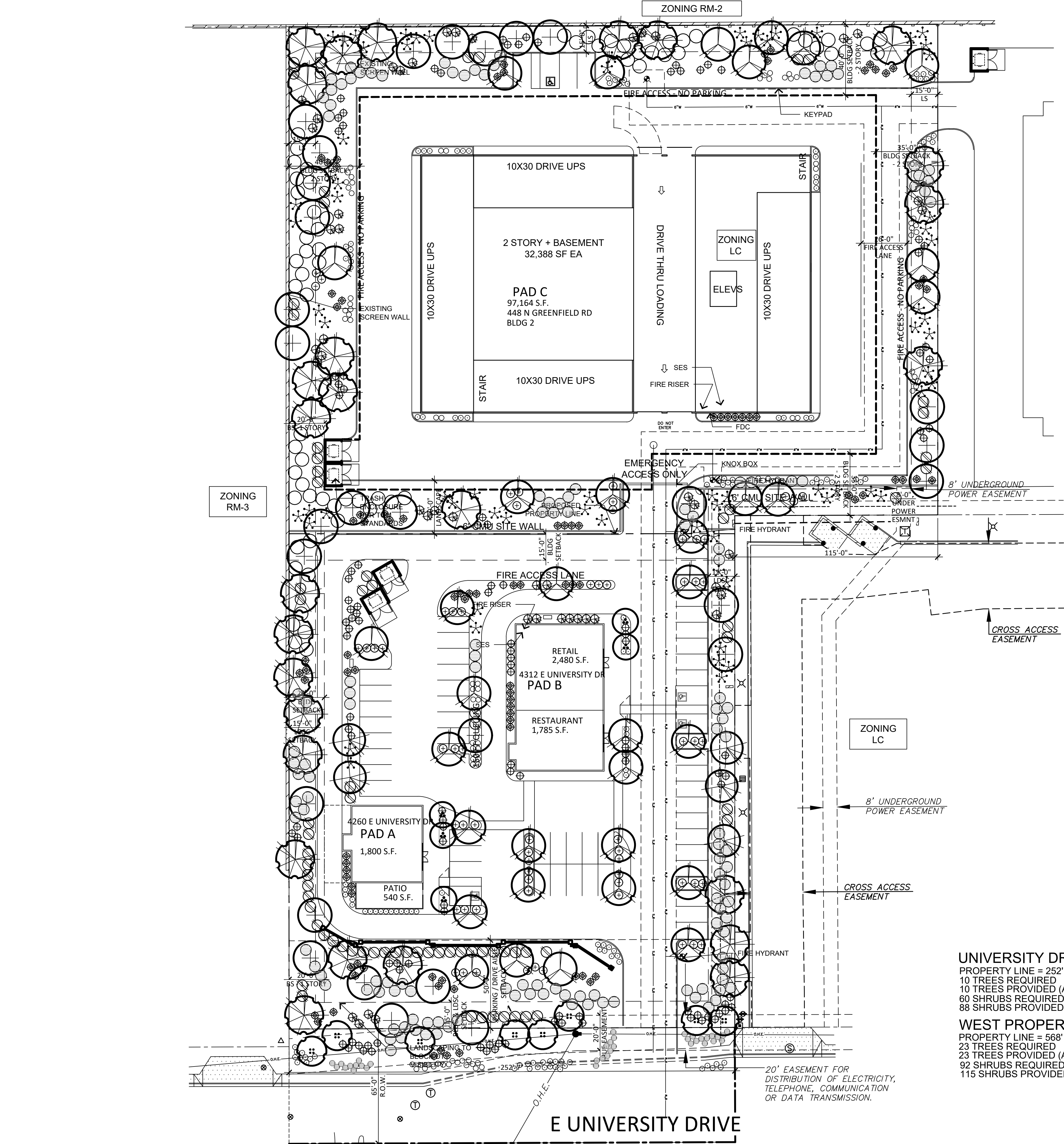




LANDSCAPE LEGEND

- CERCIDIUM 'HYBRID'  
DESERT MUSEUM PALO VERDE  
36" BOX
- ACACIA SALICINA  
WILLOW ACACIA  
24" BOX
- ACACIA STENOPHYLLA  
SHOESTRING ACACIA  
36" BOX
- CERCIDIUM FLORIDUM  
BLUE PALO VERDE  
36" BOX
- PROSOPIS 'RIO-SALADO'  
HYBRID THORNLESS MESQUITE  
24" BOX
- SOPHORA SECUNDIFLORA  
TEXAS MOUNTAIN LAUREL  
36" BOX
- TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
- CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON
- EREMOPHILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON
- LEUCOPHYLLUM FRUTESCENS  
'GREEN CLOUD'  
5 GALLON
- HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
- HESPERALOE PARVIFLORA  
YELLOW YUCCA  
5 GALLON
- ACACIA REDOLENS  
'DESERT CARPET' tm  
5 GALLON
- EREMOPHILA GLABRA  
'MINGENEW GOLD'  
5 GALLON
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
5 GALLON
- LANTANA MONTEVIDENSIS  
TRAILING PURPLE  
5 GALLON
- CONVOVULUS CNEORUM  
BUSH MORNING GLORY  
5 GALLON
- 1/2" SCREENED ROCK PROS MAHOGANY  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

UNIVERSITY DRIVE

PROPERTY LINE = 252'  
10 TREES REQUIRED  
10 TREES PROVIDED (ALL 24" BOX OR LARGER)  
60 SHRUBS REQUIRED  
88 SHRUBS PROVIDED

WEST PROPERTY LINE

PROPERTY LINE = 568'  
23 TREES REQUIRED  
23 TREES PROVIDED (ALL 24" BOX OR LARGER)  
92 SHRUBS REQUIRED  
115 SHRUBS PROVIDED

NORTH PROPERTY LINE

PROPERTY LINE = 370'  
15 TREES REQUIRED  
15 TREES PROVIDED (ALL 24" BOX OR LARGER)  
60 SHRUBS REQUIRED  
33 SHRUBS PROVIDED

EAST PROPERTY LINE

PROPERTY LINE = 568'  
23 TREES REQUIRED  
23 TREES PROVIDED (ALL 24" BOX OR LARGER)  
92 SHRUBS REQUIRED  
115 SHRUBS PROVIDED

SITE DATA

PARCEL NUMBER: 140-14-003M  
EXISTING ZONING: LC (MINI-STORAGE WITH CUP)  
GROSS SITE AREA: 4.40 ACRES(191,833 S.F.)  
NET SITE AREA: 4.02 ACRES (175,259 S.F.)  
MAX. HEIGHT: 30'-0"  
MAX F.A.R.:

PROPOSED USE: RETAIL / RESTAURANT / STORAGE

BUILDING AREA:  
PAD-A: RESTAURANT WITH D/T 1,800 S.F.  
PAD-B: RETAIL 3,207 S.F.  
PAD-B: RESTAURANT WITH D/T 1,800 S.F.  
PAD-C: MINI STORAGE 101,835 S.F.

TOTAL AREA: 108,642 S.F.

PARKING REQUIRED:  
RESTAURANT WITH DT: 1PER 100 S.F. 36 SPACES  
RESTAURANT PATIO: 1 PER 200 S.F. 2 SPACES  
RETAIL - 1 PER 375 S.F. 9 SPACES  
MINI STORAGE - 4 SPACES 4 SPACES

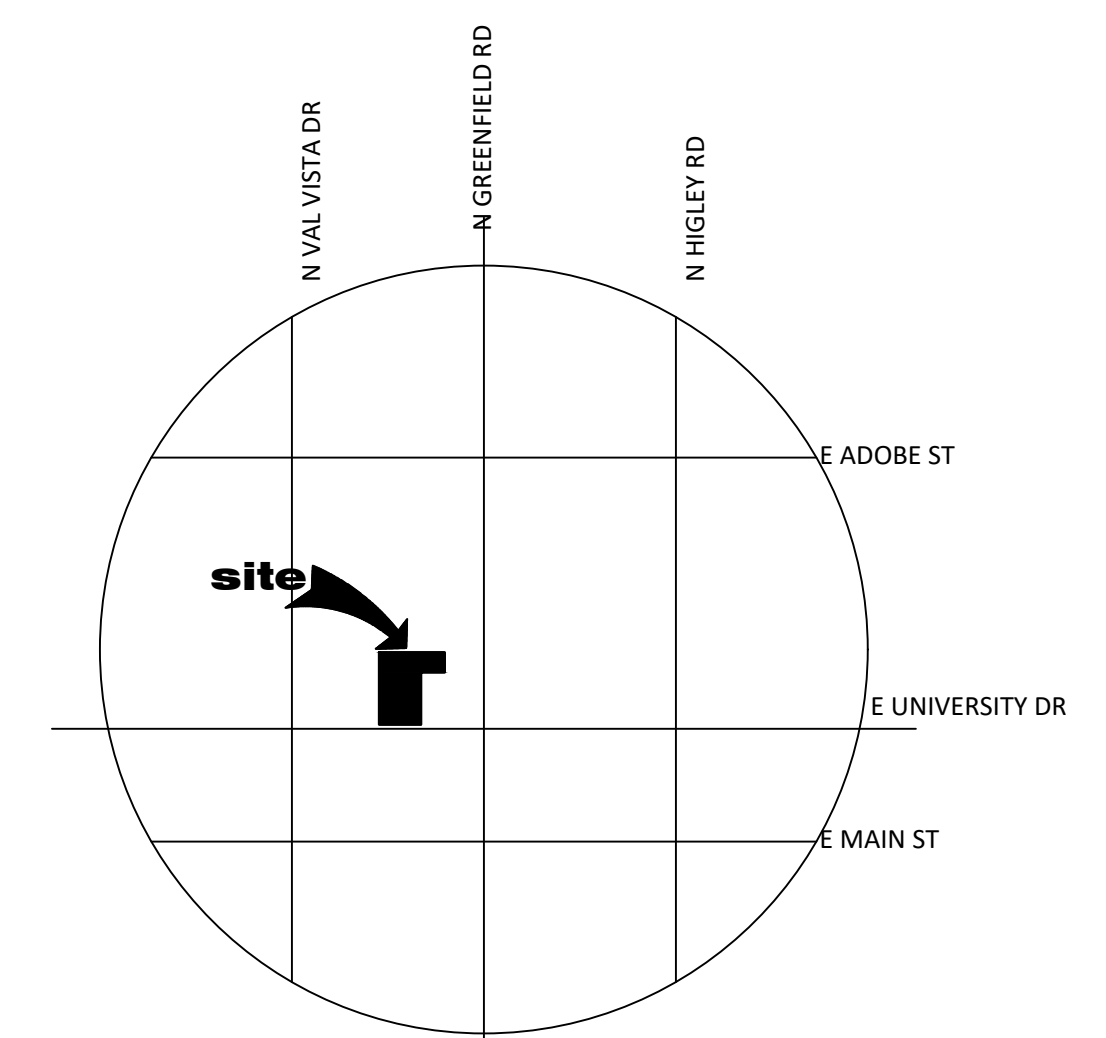
TOTAL PARKING REQUIRED: 51 SPACES

TOTAL PARKING PROVIDED: 52 SPACES

ACCESSIBLE SPACES REQUIRED: 03 SPACES  
ACCESSIBLE SPACES PROVIDED: 05 SPACES

LANDSCAPE DATA

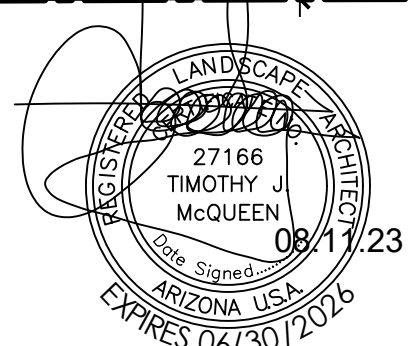
LANDSCAPE AREA: 49,935 S.F.  
PERCENT LANDSCAPE: 28%



VICINITY MAP

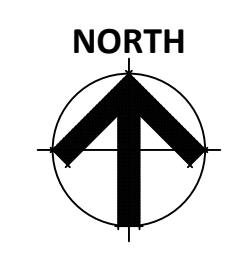
SCALE: N.T.S.

T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
10450 N. 74th Street , Suite 120  
Scottsdale, Arizona 85258  
P.(602)265-0320  
EMAIL: timmcqueen@tjmla.net



LANDSCAPE PLAN

SCALE: 1" = 30'-0"



UNIVERSITY MULTI-USE

4312 E UNIVERSITY DRIVE  
MESA ARIZONA 85205  
DATE: 08.11.23 (PRELIMINARY)

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