

- ### LANDSCAPE LEGEND
- CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
24" BOX 6.5T, 4.5W (7)
 - CAESALPINIA CACALACO
CASCALOTE
36" BOX (MULTI) 6T, 4W (5)
 - QUERCUS VIRGINIANA
LIVE OAK
36" BOX, 7T, 4W (3)
 - ACACIA SALICINA
WILLOW ACACIA
24" BOX (8)
 - TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (32)
 - RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON (15)
 - HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (45)
 - DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (27)
 - ROSEMARINUS PROSTRATA
TRAILING ROSMARY
5 GALLON (38)
 - LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (57)
 - 1/2" SCREENED PINK CORAL
DECOMPOSED GRANITE (MATCHING EXIST.)
2" DEPTH IN ALL LANDSCAPE AREAS
- ### EXIST. LANDSCAPE
- EXISTING TREE
PROTECT FROM CONSTRUCTION
 - EXISTING SHRUB
PROTECT FROM CONSTRUCTION

CITY OF MESA LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS TO RECEIVE 2" LAYER DECOMPOSED GRANITE
 2. ALL LANDSCAPE AREA TO BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
 3. THE HEIGHTS AND CALIPERS SHALL COMPLY WITH 'ARIZONIA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT SIZE AND TYPE OF TREE.
 4. REQUIRED TREES SHALL BE PROVIDED IN EQUAL NUMBERS OF 15 GALLON SIZE AND 24" BOX SIZE OR LARGER.
 5. REQUIRED SHRUBS SHALL HAVE A MATURE GROWTH HEIGHT OF 18" AT LEAST 50% OF REQUIRE SHRUBS SHALL BE 5 GALLON SIZE.
 6. PLANT MATERIAL SHALL BE CALCULATED BASED ON A LINEAR MODULE OF 25 FEET. TREES AND SHRUBS MAY BE CLUSTERED.
- ARTERIAL STREET:**
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- MAJOR, MIDSECTION COLLECTOR STREET:**
(2) TREES AND (6) SHRUBS PER 25' OF STREET FRONTAGE
- COLLECTOR/INDUSTRIAL/COMMERICAL STREET:**
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
- PUBLIC OR PRIVATE LOCAL STREET:**
(1) TREES AND (4) SHRUBS PER 25' OF STREET FRONTAGE
7. PLANT MATERIAL SIZES REQUIRED:
TREES: (TOTAL REQUIRED TREES):
25% SHALL BE 36" BOX OR LARGER
50% SHALL BE 24" BOX OR LARGER
NO TREES LESS THAN 15 GALLON
SHRUBS: (TOTAL REQUIRED SHRUBS):
50% SHALL BE 5 GALLON OR LARGER.
NO SHRUBS LESS THAN 1 GALLON
 8. 1 TREES AND 3 SHRUBS FOR EVERY 15' PARKING ISLAND
PARKING SHALL BE INSTALLED @ EACH END OF ROW OF STALLS AND IN BETWEEN FOR MAXIMUM OF EIGHT CONTIGUOUS PARKING SPACES
 9. FOUNDATION LANDSCAPING: LANDSCAPING TO A MINIMUM HEIGHT OF 18" IS REQUIRED IMMEDIATELY ADJACENT TO, OR PROVIDED IN PLANTER AREAS ADJACENT TO BUILDING, WHICH HAVE FRONTAGE ON A PUBLIC STREET. PLANTING AREAS MUST BE A MIN. OF 5' WIDE AND A MIN. OF 50% PLANT COVERAGE.
 10. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST THE APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION".
 11. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL NUMBER DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES".
 12. ALL WORK WILL BE DONE UNDER SEPARATE PERMIT FOR SIGNS".
 13. ALL LANDSCAPING INSTALLED WITH THIS PROJECT TO BE MAINTAINED BY OWNERS ASSOC. OR OWNERS ASSOCIATION OF COMMERCIAL SUBDIVISION OR MANAGEMENT COMPANY IF COMMERCIAL RENTALS
 14. THAT ALL TREES AND SHRUBS LOCATED IN LINE-OF-SIGHT WILL BE MAINTAINED TO A CLEAR AREA BETWEEN OF 3' TO 7'
 15. RIP-RAP MUST BE ON NATURAL MATERIALS MATCHING D.G COLORS CONCRETE OR GUNITE MUST BE COLORED TO MATCH D.G. COLOR
 16. TREES SHALL BE PLANTED @ LEAST 20' AWAY FROM ANY STREET LIGHT POLE OR LOCATION. SHRUBS SHALL BE PLANTED @ LEAST 7' FEET AWAY FROM ANY STREET LIGHT POLE OR LCC.
 17. 10% OF TOTAL TREES IN PARKING SHALL BE 36" BOX OR LARGER.

VISIBILITY TRIANGLE INFO:

VISIBILITY TRIANGLES ARE BASED ON CITY OF MESA PUBLIC STREET ACCESS GUIDELINES DATED FEB. 15, 2005.

STREET SPEED: 45 MPH
STREET CROSS SECTION 4LU
FIGURE 2.3 (50MPH DESIGN SPEED) SD=625'

ADDITIONAL NOTES:

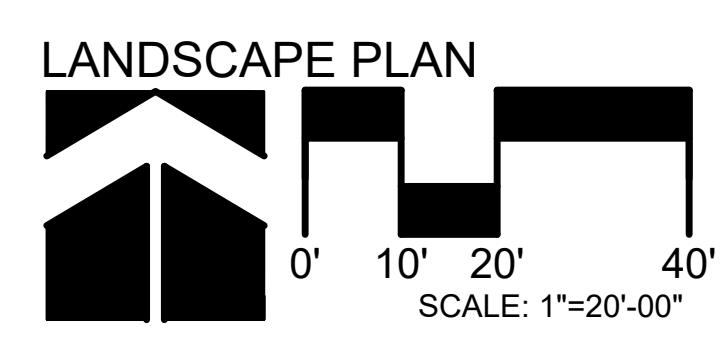
THIS LANDSCAPE IS TO BE MAINTAINED ON A WEEKLY BASIS USING A NATURAL MAINTENANCE PROGRAM AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPE INDUSTRY.

PLANT MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30-INCHES IN HEIGHT AT FULL MATURITY. (1105.4)
TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLES SHALL BE 24-INCH TO 42-INCH BOX SPECIMENS WITH NO BRANCHES LOWER THAN 8- FEET ABOVE THE SIDEWALK ELEVATION, AND 14- FEET OVER VEHICULAR TRAFFI WAYS.

ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THIS OWNER OR LESSEE IN ACCORDANCE WITH THESE APPROVED PLANS

REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM EN-CROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT PART OF THE LANDSCAPE DESIGN.

- VIA NORTHGATE (SOUTH)**
PROPERTY LINE = 261'
10 TREES REQUIRED
10 TREES PROVIDED (ALL 24" BOX OR LARGER)
60 SHRUBS REQUIRED
60 SHRUBS PROVIDED
- WEST PROPERTY LINE**
PROPERTY LINE = 245' (90' PLANTABLE)
4 TREES REQUIRED
4 TREES PROVIDED (ALL 24" BOX OR LARGER)
16 SHRUBS REQUIRED
16 SHRUBS PROVIDED
- NORTH PROPERTY LINE**
PROPERTY LINE = 260' (0' PLANTABLE)
0 TREES REQUIRED
0 TREES PROVIDED
0 SHRUBS REQUIRED
2 SHRUBS PROVIDED
- EAST PROPERTY LINE**
PROPERTY LINE = 265' (55' PLANTABLE)
2 TREES REQUIRED
2 TREES PROVIDED (ALL 24" BOX OR LARGER)
8 SHRUBS REQUIRED
8 SHRUBS PROVIDED
- PARKING LOT**
PARKING STALLS = 23
6 TREES REQUIRED
6 TREES PROVIDED
18 SHRUBS REQUIRED
18 SHRUBS PROVIDED
- LANDSCAPE COVERAGE**
LANDSCAPE AREA: 10,667 SQ.FT.
LANDSCAPE COVERAGE REQUIRED: 5,334 SQ.FT. (50%)
LANDSCAPE COVERAGE PROVIDED: 6,133 SQ.FT. (57%)



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PROJECT NUMBER:	2356240-01
PROJECT MANAGER:	JEFF K
DRAWN BY:	JEFF K
CHECKED BY:	JEFF K

NO.	REVISION	DATE

SHEET DESCRIPTION

LANDSCAPE PLAN

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

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SHEET NO.

La.01

ISSUE DATE:

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