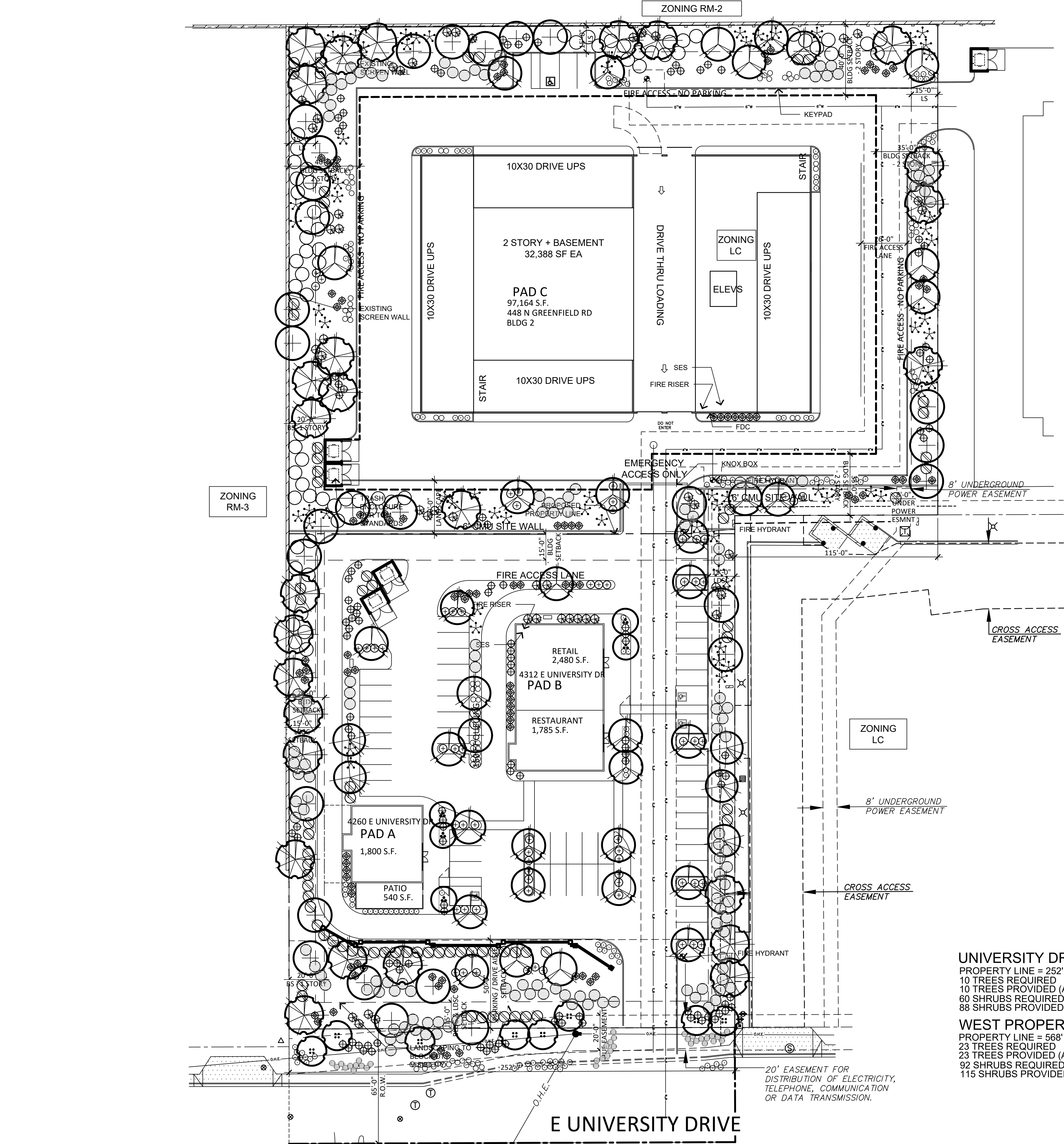




LANDSCAPE LEGEND

- 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
'MINGENW 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

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%

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

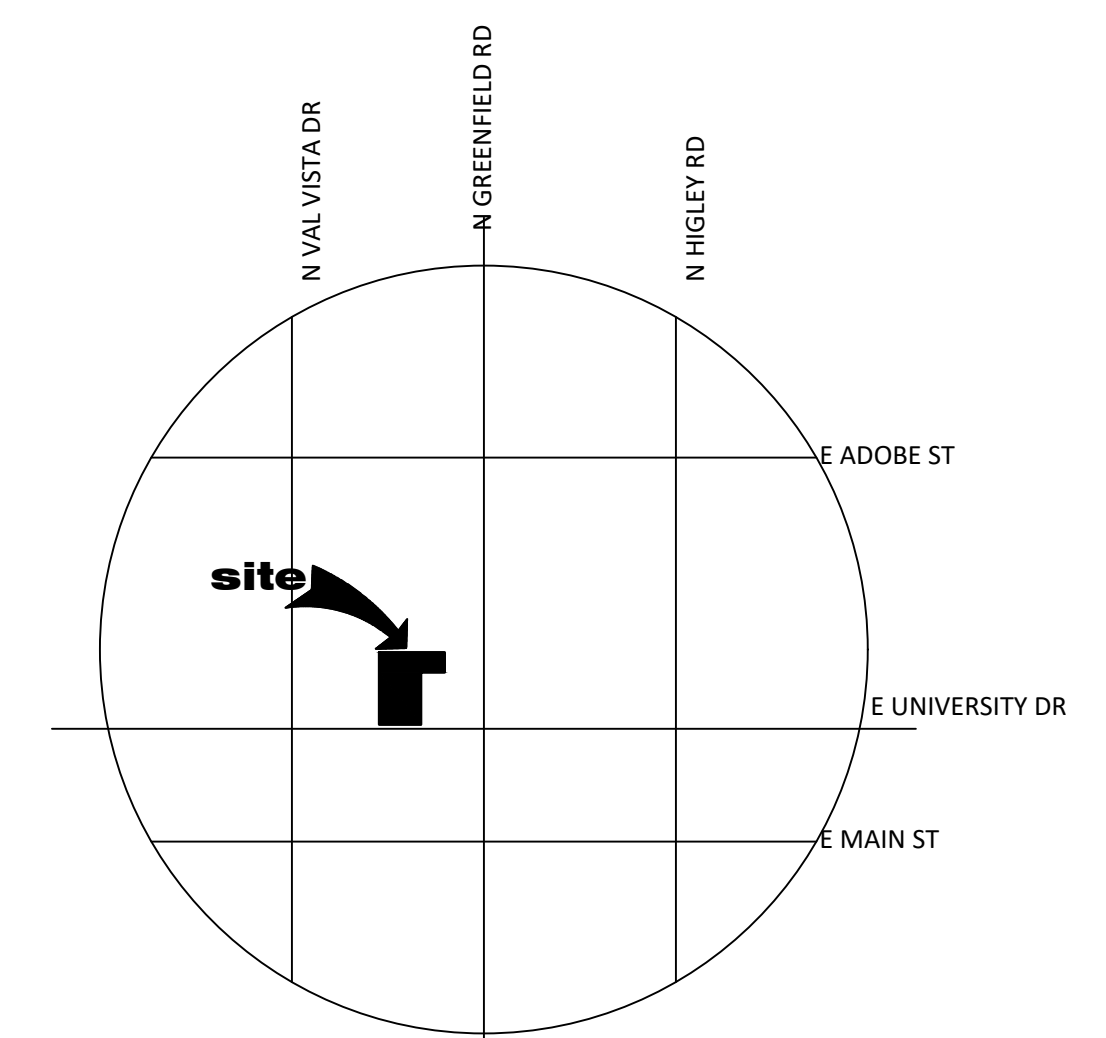
PROPERTY LINE = 568'
23 TREES REQUIRED
23 TREES PROVIDED (ALL 24" BOX OR LARGER)
92 SHRUBS REQUIRED
115 SHRUBS PROVIDED

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

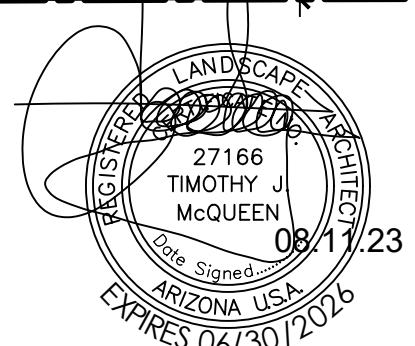
PROPERTY LINE = 568'
23 TREES REQUIRED
23 TREES PROVIDED (ALL 24" BOX OR LARGER)
92 SHRUBS REQUIRED
115 SHRUBS PROVIDED



VICINITY MAP

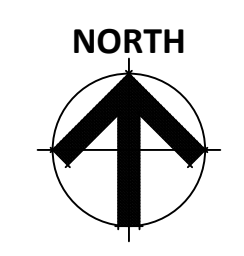
SCALE: N.T.S.

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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