

# LANDSCAPE PLAN

# MULCHES NOTE

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF DECOMPOSED GRANITE MULCH WITH PRE-EMERGENT APPLICATION IN ALL PLANTING AREAS. COLOR AND SIZE PER LEGEND. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

### PLANTING & IRRIGATION GUARANTEE NOTE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

# **ROOT BARRIERS NOTE**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

0'' 15'

30'

1" = 30'-0"

# CITY OF MESA MAINTENANCE REQUIREMENTS

- 1. AN IRRIGATION SYSTEM SHALL BE PROVIDED TO ALL LANDSCAPED AREAS CONTAINING LIVING PLANT MATERIALS, UNLESS OTHERWISE APPROVED.
- 2. LACK OF MAINTENANCE AS ABOVE DESCRIBED, SHALL CONSTITUTE A VIOLATION OF THIS ORDINANCE. THE PROPERTY OWNER AND/OR OCCUPANT OR LESSEE SHALL BE HELD JOINTLY AND SEVERALLY LIABLE FOR ANY INFRACTION OF THE REQUIREMENTS SET FORTH IN THIS CHAPTER.
- 3. IN THE EVENT A PLANT SPECIFIED AS REQUIRED ON AN APPROVED LANDSCAPE PLAN DIES OR IS REMOVED, THE PROPERTY OWNER AND OR OCCUPANT OR LESSEE ARE JOINTLY RESPONSIBLE AND SHALL REPLACE THE PLANT WITH ONE OF A SIMILAR SPECIES WITH A SIMILAR SIZE AS SPECIFIED IN THE APPROVED LANDSCAPE PLAN.
- 4. LANDSCAPE PLANS SHALL DESIGNATE PLANT MATERIAL TO BE KEPT IN EITHER A NATURAL STATE (MINIMAL PRUNING) OR A FORMAL STATE (REGULARLY TRIMMED AND PRUNED TO A SCULPTED APPEARANCE). PLANT MATERIALS SHALL BE MAINTAINED AS DESIGNATED.
- a. PROPERTY OWNERS SHALL MAINTAIN LANDSCAPING IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES OF THE LANDSCAPING INDUSTRY. POLLARDING OF TREES AND SIMILAR PRACTICES OF OVER PRUNING ARE DISCOURAGED.

### CITY OF MESA - CHAPTER 33 - LANDSCAPING REQUIREMENTS

	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	MIN. PLANT SIZES
11-33-3: PERIMETER LANDSCAPING					
SIGNAL BUTTE RD. (1 TREE + 6 SHRUBS / 25 LF) (120 LF)	5	5	29	30	TREES: 4 @ 36" BOX / 1 @ 24" BOX SHRUBS: 10 @ 15 GAL BOX / 10 @ 5 GA
11-33-4: INTERIOR PARKING LOT LANDSCAPING					
18 PARKING SPACES: 1 SHADE TREE AND 3 SHRUBS PER 15 SPACES (11-33-4.C)	1	3	4	23	3 @ 36" BOX
11-33-5: FOUNDATION BASE LANDSCAPING					
NORTH - PUBLIC ENTRANCE: (1 TREE / 50 LF) (25% SHRUBS) (62 LF)	N/A	N/A	N/A	N/A	N/A
WEST - SERVICE / LOADING - REQUIREMENTS N/A (11-35-6.E)	3	4	N/A	24	N/A
EAST - SECONDARY ENTRANCE: (1 TREE / 50 LF) (25% SHRUBS) (62 LF)	. 2.	- 5	N/A	30	N/A
SOUTH - DRIVE THRU - REQUIREMENTS N/A (11-35-6.E)	N/A	N/A	N/A	N/A	N/A
ADDITIONAL LANDSCAPING REQUIREMENTS					
	REQUIRED			PROVIDED	
11-33-2.P. RIGHT-OF-WAY-LANDSCAPE REQUIRED	NON-VEGETATIVE GROUNDCOVER (D.G.) MINIMUM			TREES, SHRUBS, GROUNDCOVER, AND DECOMPOSED GRANITE	
11-33-2.E. 50% REQUIRED OPEN SPACE TO BE LANDSCAPED	N/A			N/A	

### **GENERAL GRADING AND PLANTING NOTES**

- 1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- 2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- 3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP
  - of Mulch) as indicated on the grading plans.

    a. Before Starting Work, the Landscape Contractor shall verify that the rough grades of all Landscape areas are Within +/-0.1' of finish grade. See specifications for more detailed instruction on turf area and planting bed
  - PREPARATION.

    b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE
  - SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.

    c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH
  - GRADES TO BE ESTABLISHED.

    d. AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
  - e. AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.

- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- 4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
  - b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED
    WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
    IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE
    CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING
    (VIA PROPER CHANNELS).
- c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO
- SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.

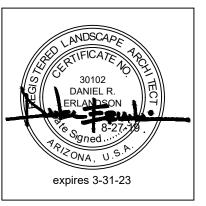
  5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY
  CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO
  SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE
  MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE
- MAINTENANCE PERIOD.

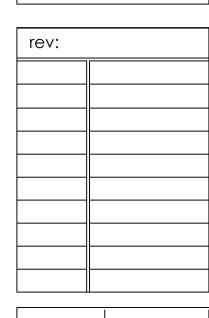
  6. ALL PLANT MATERIAL WITHIN THE SITE TRIANGLE SHALL BE LESS THAN 36"

  AND TREES OF ALL PROPERTY OF TRIANGLE SHALL BE LESS THAN 36"
- AND TREES SHALL BE TRIMMED TO 96" ABOVE FINISHED GRADE.

  7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.







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project: s19-130 date: 10.15.21

landscape plan

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