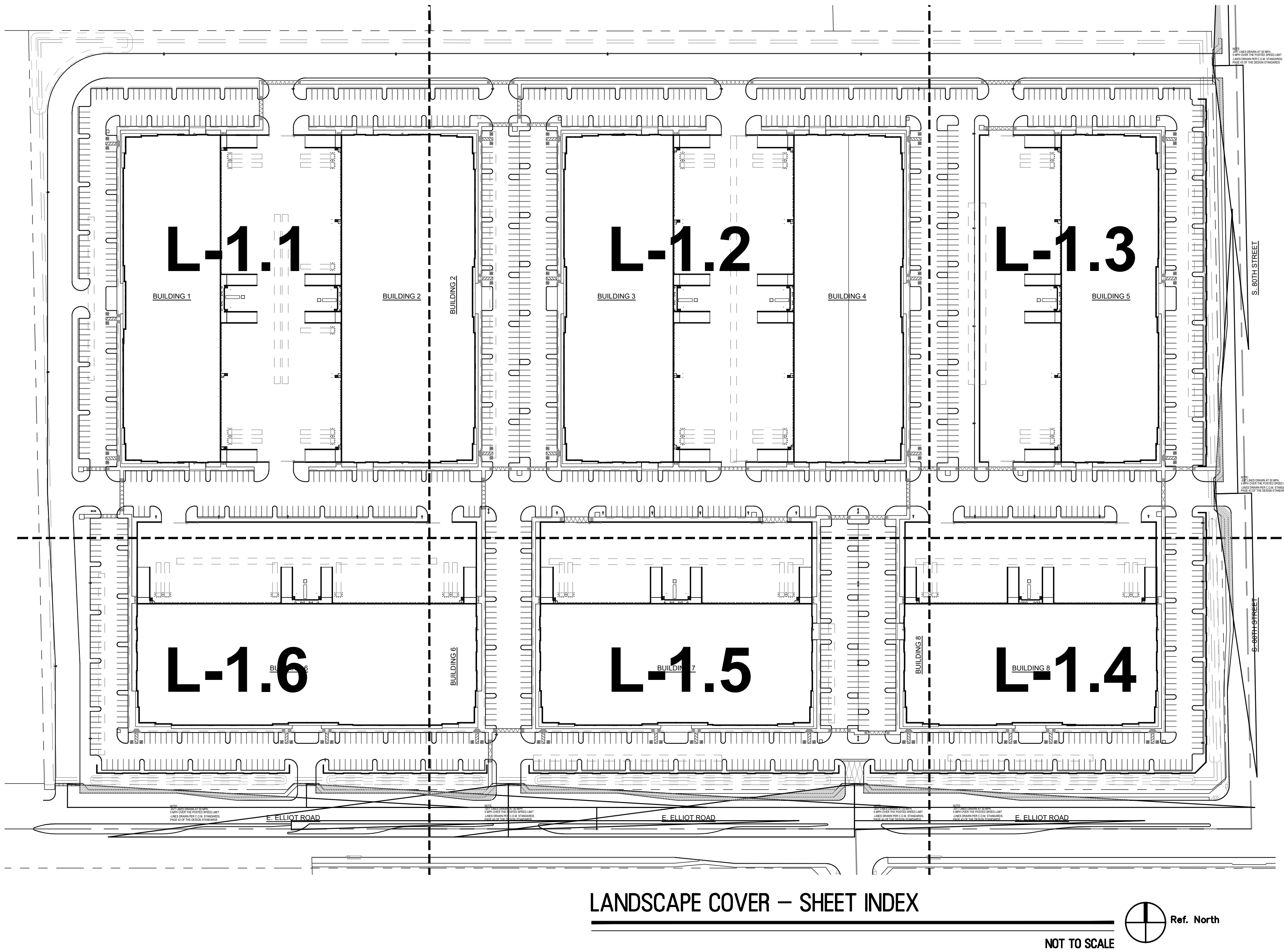




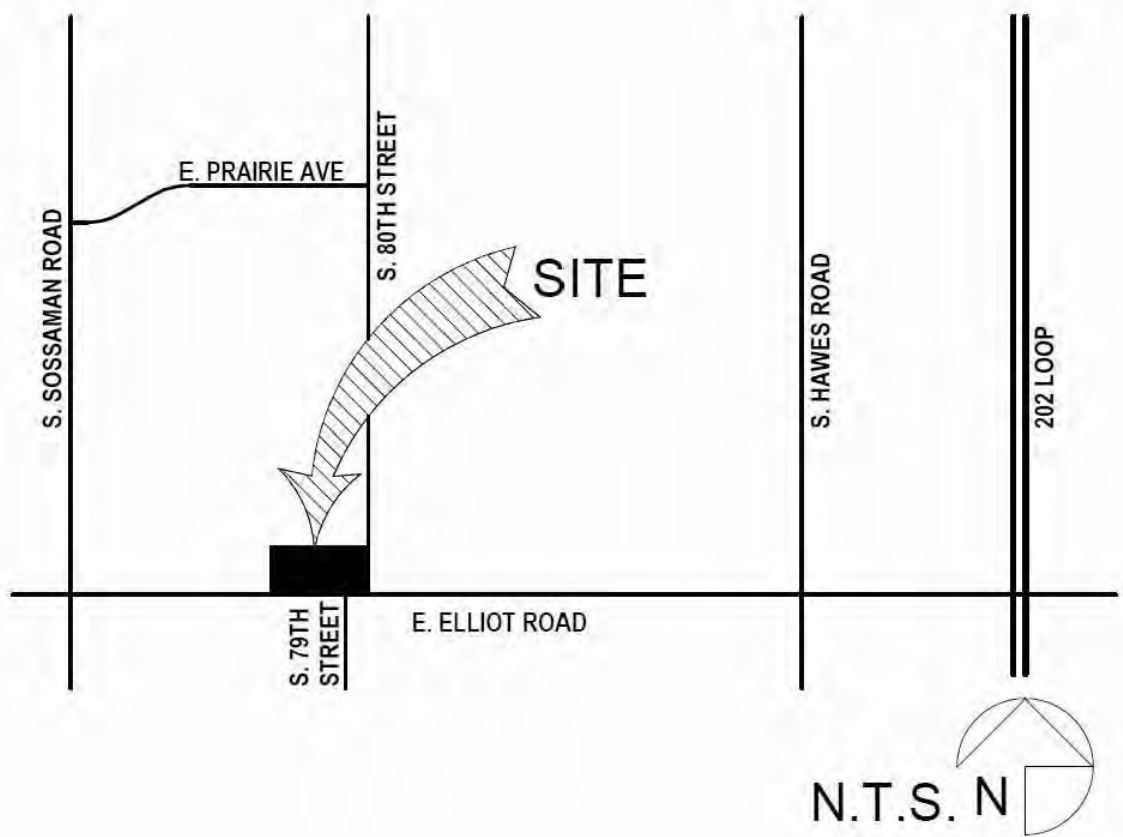
PROPOSED PLANT PALETTE

TREES	SIZE/COMMENT/QTY
PROSOPIS 'COOPER'	36" BOX / 149 QTY /
COOPERI MESQUITE	LOW BREAKING /
	MATCHED
ACACIA FARNESIANA	36" BOX / 22 QTY /
SWEET ACACIA	LOW BREAKING /
	MATCHED
CERCIDIOD PRAECOX 'AZT #5'	24" BOX / 37 QTY /
AZT HYBRID PALO BREA	LOW BREAKING /
	MATCHED
ULMUS PARVIFOLIA	24" BOX / 320 QTY /
EVERGREEN ELM	LOW BREAKING /
	MATCHED
EBENOPSIS EBANO	24" BOX / 46 QTY /
TEXAS EBONY	LOW BREAKING /
	MATCHED
SHRUBS	SIZE/COMMENT/QTY
* HESPERALOE PARVIFLORA	5 GAL, 211 QTY
RED YUCCA	
OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL, 312 QTY
DWARF OLIVE	
RUELLIA PENINSULARIS	5 GAL, 581 QTY
BAJA RUELLIA	
SIMMONDSIA CHINENSIS	5 GAL, 681 QTY
JOJOBA	
LEUCOPHYLLUM ZYGOPHYLLUM	5 GAL, 764 QTY
CIMARRON SAGE	
LEUCOPHYLLUM LANGMANIAE	5 GAL, 613 QTY
RIO BRAVO SAGE	
MUHLENBERGIA RIGIDA	5 GAL, 477 QTY
NASHVILLE GRASS	
GROUNDCOVERS	SIZE/COMMENT/QTY
A LANTANA 'NEW GOLD'	1 GAL @ 3" O.C.,
TRAILING YELLOW LANTANA	519 QTY
B EREMOPHILA GLABRA 'MIGNEW GOLD'	1 GAL @ 4" O.C.,
OUTBACK SUNRISE EMU	1,379 QTY
C CHRYSACANTHA MEXICANA	1 GAL @ 3" O.C.,
DAMIANITA	617 QTY
D ERICAMERIA LARICIFOLIA 'AGUIRRE'	1 GAL @ 4" O.C.,
TURPENTINE BUSH	454 QTY
E ACACIA REDOLENS 'DESERT CARPET'	1 GAL @ 5" O.C.,
TRAILING ACACIA	1,603 QTY
F BOUTELOUA 'BLONDE AMBITION'	1 GAL @ 3" O.C.,
BLONDE AMBITION GRAMA	361 QTY
G EREMOPHILA CARNOSA	1 GAL @ 4" O.C.,
WINTER BLAZE EMU	464 QTY
H RUELLIA BRITTONIANA	1 GAL @ 3" O.C.,
MEXICAN PETUNIA	590 QTY
INERT MATERIAL	
DG DECOMPOSED GRANITE	1/2" SCREENED,
ROCK PROS - ROSE	2" DEPTH, TYP.
DG1 DECOMPOSED GRANITE	1/2" MINUS,
ROCK PROS - MOHOGANY	2" DEPTH, TYP.

GENERAL NOTES:

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE AND COLOR AS NOTED IN LEGEND, 2" DEPTH, TYP. APPLIED OVER PRE EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- PLANT LIST/QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO DEMO ALL EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN.
- STEEL HEADER TO SEPARATE ALL FRACTURED GRANITE AND DECOMPOSED GRANITE BANDS. ALL STEEL HEADER TO BE 3/16" DEPTH COLD ROLLED STEEL.

VICINITY MAP



CITY NOTES:

- ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC..., ARE TO BE REMOVED FROM THE PROJECT AREA AND DISPOSED OF PROPERLY OFFSITE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN SCARIFY EXISTING SUBGRADE, TO A MINIMUM 8-INCH DEPTH.
- SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE MADE SEVEN (7) DAYS PRIOR TO ANTICIPATED PLANTING TO DETERMINE IF ADDITIVES ARE REQUIRED. CONTRACTOR SHALL PROVIDE AND INCORPORATE SUCH ADDITIVES PRIOR TO OR AT THE TIME OF PLANTING.
- CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED WITH PLANT NAME OR PLANT NAME OF PLANT LEGEND ITEM NUMBER FROM PLANS.
- CONTRACTOR SHALL NOTIFY CITY ENGINEERING DIVISION (480-644-2253) 24-HOURS IN ADVANCE FOR APPROVAL OF STAKED PLANT LOCATIONS.
- PLANT PITS MUST BE INSPECTED BY CITY LANDSCAPE INSPECTOR PRIOR TO PLANTING BY CONTRACTOR. CONTRACTOR TO REQUEST INSPECTION 48-HOURS IN ADVANCE.
- WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY (1/3) ONE-THIRD OVER SPECIFICATION, AND A LIQUID PENETRANT, "AL-KALICHE" OR APPROVED EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL ALSO COMPLY WITH SOIL TEST RECOMMENDATIONS.
- ALL TOP SOIL MIXTURE FOR PLANTS SHALL BE FREE OF GRASS AND NOXIOUS WEEDS. SEE SECTION 795 OF THE M.A.G. SPECIFICATIONS.
- PLANT SOIL MIXTURE SHALL CONSIST OF 3 1/2-PARTS NATURAL FERTILE, FRIABLE SOIL AND ONE PART HUMUS BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6-INCH LIFTS. EACH LIFT SHALL BE WATER SETTLED, WITHOUT PUDDLING.
- ALL PLANT MATERIAL SHALL CONFORM TO GRADING, TYPE, ETC., AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS.
- THE CITY OF MESA RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINER TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH INSPECTIONS FOR CONDITIONS WHICH MAY DESTROY ROOT BALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST.
- 120 VOLT POWER FOR SPRINKLER SYSTEM CONTROLLER IS TO BE ORDERED FROM APPROPRIATE POWER UTILITY BY CONTRACTOR. CONTRACTOR ACTS AS OWNER AND PAYS RELATED COSTS. IF METER IS INSTALLED, METER IS TO BE IN CONTRACTOR'S NAME UNTIL FINAL APPROVAL AND/OR ACCEPTANCE OF THE PROJECT AND THEN TRANSFERRED TO THE MAINTAINING PARTY.
- THE CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND LABOR NECESSARY TO INSTALL THE COMPLETE AUTOMATIC SPRINKLER SYSTEM INCLUDING THE WATER SERVICE AND METER. THE CONTRACTOR SHALL ORDER THE WATER METER AND PAY ALL RELATED CHARGES AT THE PUBLIC WORKS SERVICES. THE CITY MAY INSTALL THE WATER SERVICE AND METER AND CHARGE THE CONTRACTOR AT THE CITY'S DISCRETION.
- THE PLANT GUARANTEE AND MAINTENANCE SHALL BE AS PER SECTION 430.8 OF M.A.G. SPECIFICATIONS UNTIL PROJECT APPROVAL AND/OR ACCEPTANCE.
- UNLESS SPECIFIED ON THE PLANS FOR REMOVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
 - DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC....
 - DAMAGES TO UTILITIES CAUSED AS A RESULT OF HIS WORK.
 - INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
- THE CONTRACTOR SHALL MAINTAIN UNCOVERED, ALL EXISTING UTILITY COVERS, BOXES, LIDS, AND MANHOLES.
- ALL EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED IN THE PLANS OR IN THE SPECIFICATION WHICH ARE REQUIRED TO COMPLETE THE INSTALLATION, SHALL BE SUPPLIED BY THE CONTRACTOR AS PART OF HIS CONTRACT WORK.

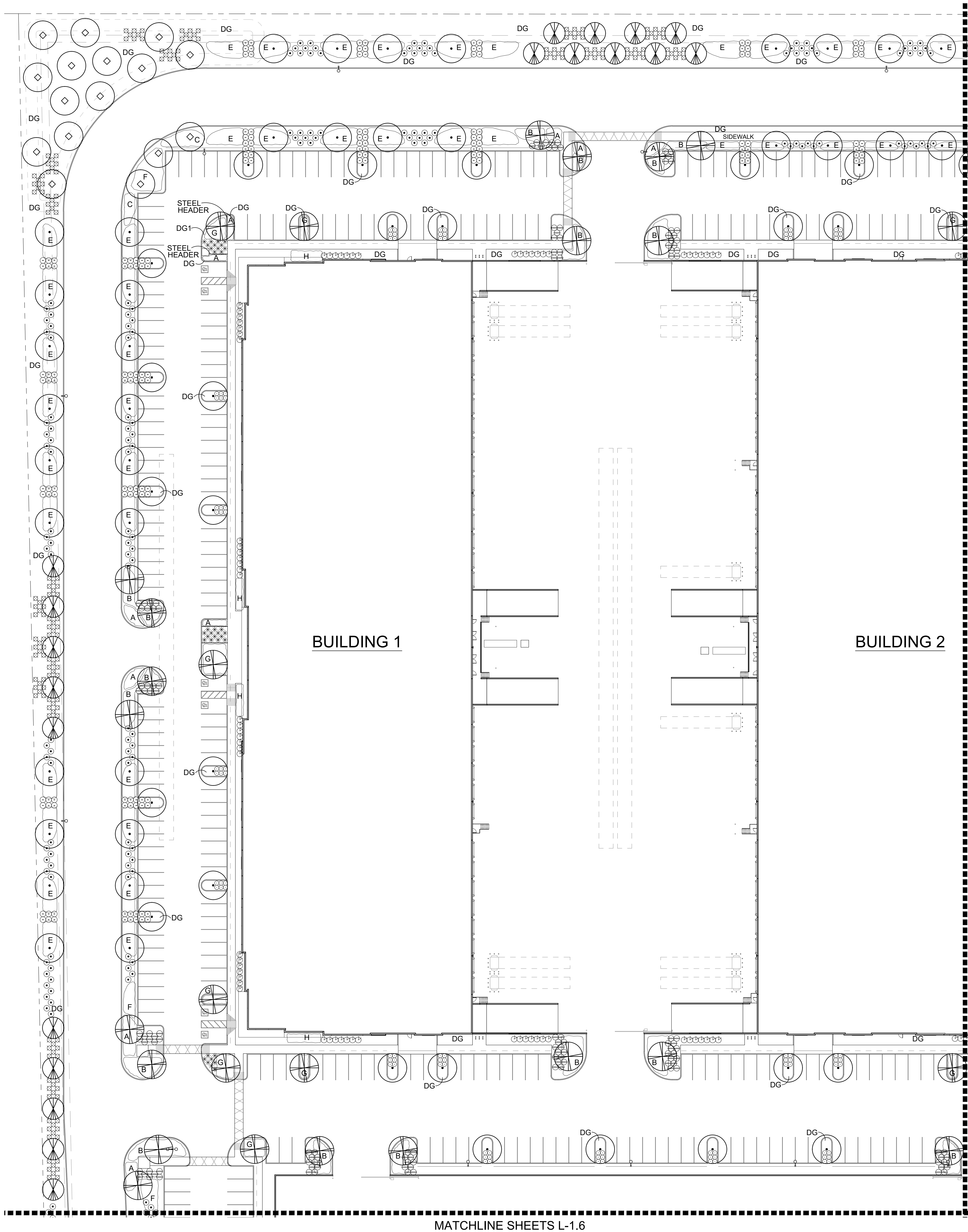
LANDSCAPE / PLANTING CALCULATIONS:

TOTAL SITE AREA: 2,452,870 S.F.	TOTAL OPEN SPACE AREA: 347,016 S.F. = 14% SITE AREA	173,508 S.F. LIVE COVERAGE REQUIRED 295,960 S.F. LIVE COVERAGE PROVIDED *
	TOTAL TREES	36" TREES
ELLIOT ROAD FRONTAGE REQUIREMENTS 1 TREE/ 6 SHRUB PER 25 L.F.	72 TREES REQUIRED 78 TREES PROVIDED	18 TREES REQUIRED 35 TREES PROVIDED
80TH STREET FRONTAGE REQUIREMENTS 1 TREE/ 6 SHRUB PER 25 L.F.	47 TREES REQUIRED 47 TREES PROVIDED	39 TREES REQUIRED 45 TREES PROVIDED
PARKING LOT REQUIREMENTS 1 TREE / 3 SHRUB PER ISLAND	259 TREES REQUIRED 262 TREES PROVIDED	24" BOX 432 SHRUBS REQUIRED 476 SHRUBS PROVIDED
NORTH PERIMETER REQUIREMENTS 3 TREE / 20 SHRUB PER 100 LF	59 TREES REQUIRED 74 TREES PROVIDED	25 TREES REQUIRED 35 TREES PROVIDED
WEST PERIMETER REQUIREMENTS 3 TREE / 20 SHRUB PER 100 LF	38 TREES REQUIRED 38 TREES PROVIDED	REMAINDER REQ. 153 TREES PROVIDED
		777 SHRUBS REQUIRED 1,361 SHRUBS PROVIDED
		30 TREES REQUIRED 74 TREES PROVIDED
		19 TREES REQUIRED 38 TREES PROVIDED
		391 SHRUBS REQUIRED 425 SHRUBS PROVIDED
		251 SHRUBS REQUIRED 251 SHRUBS PROVIDED

* LIVE COVERAGE CALCULATION BASED ON THE MZO TABLE 11-33-2-E

FIRST ISSUANCE: 5/27/22		
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No.	DATE	DESCRIPTION

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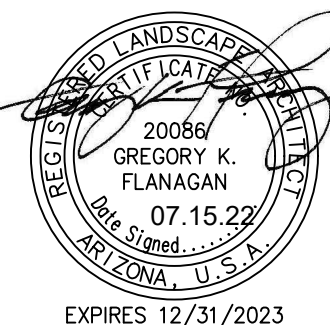


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602 . 912 . 9693 fax

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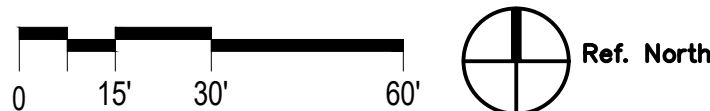


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602-840-2929
602-840-6646

PROPOSED PLANT PALETTE

TREES		SIZE/COMMENT/QTY
PROSOPIS 'COOPERI'	36" BOX / 149 QTY /	LOW BREAKING / MATCHED
COOPERI MESQUITE		
ACACIA FARNESIANA	36" BOX / 22 QTY /	LOW BREAKING / MATCHED
SWEET ACACIA		
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AZT HYBRID PALO BREA		
ULMUS PARVIFOLIA	24" BOX / 320 QTY /	LOW BREAKING / MATCHED
EVERGREEN ELM		
EBENOPSIS EBANO	24" BOX / 46 QTY /	LOW BREAKING / MATCHED
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LEUCOPHYLLUM LANGMANIAE	5 GAL, 613 QTY	
RIO BRAVO SAGE		
MUHLENBERGIA RIGIDA	5 GAL, 477 QTY	
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TRAILING YELLOW LANTANA		
B EREMOPHILA GLABRA 'MIGNEW GOLD'	1 GAL @ 4' O.C.,	1,379 QTY
OUTBACK SUNRISE EMU		
C CHRYSACTINIA MEXICANA	1 GAL @ 3' O.C.,	617 QTY
DAMIANITA		
D ERICAMERIA LARICIFOLIA 'AGUIRRE'	1 GAL @ 4' O.C.,	454 QTY
TURPENTINE BUSH		
E ACACIA REDOLENS 'DESERT CARPET'	1 GAL @ 5' O.C.,	1,603 QTY
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F BOUTELOUA 'BLONDE AMBITION'	1 GAL @ 3' O.C.,	361 QTY
BLONDE AMBITION GRAMA		
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WINTER BLAZE EMU		
H RUELLIA BRITTONIANA	1 GAL @ 3' O.C.,	590 QTY
MEXICAN PETUNIA		
INERT MATERIAL		1/2" SCREENED,
DG DECOMPOSED GRANITE	ROCK PROS - ROSE	2" DEPTH, TYP.
DECOMPOSED GRANITE		1/2" MINUS,
DG1 ROCK PROS - MOHOGANY		2" DEPTH, TYP.

CONCEPTUAL PLANTING PLAN



SCALE: 1"=30'-0"

WENTWORTH MESA
NWC 80TH STREET & ELLIOT ROAD
MESA, ARIZONA 85212

FIRST ISSUANCE: 5/27/22

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PROJECT NO: 21216.00

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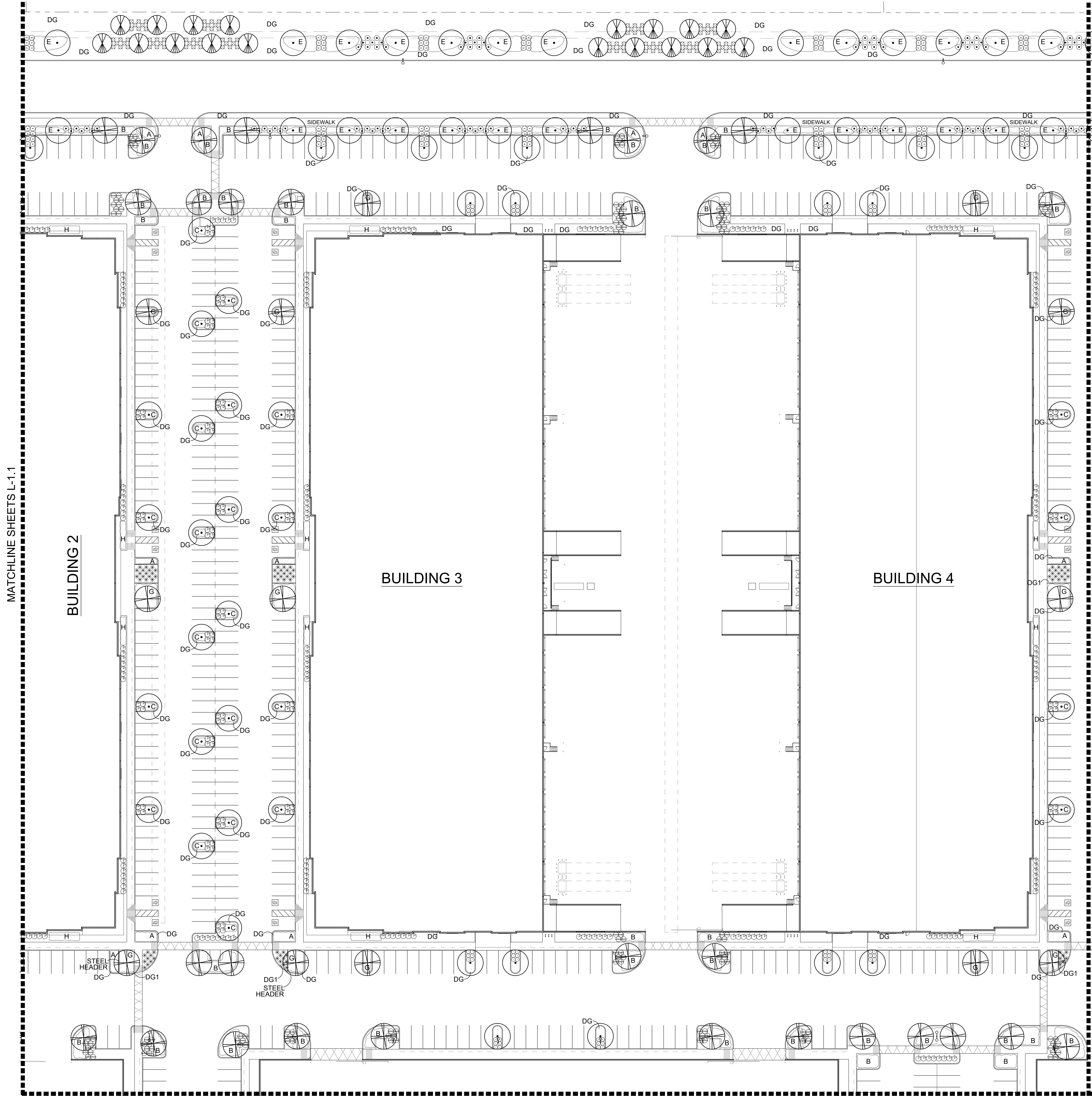
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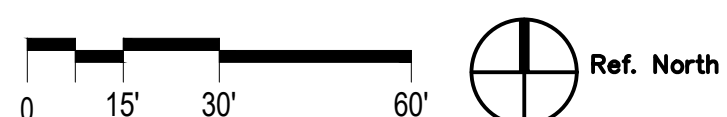


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602-840-6646

PROPOSED PLANT PALETTE

TREES		SIZE/COMMENT/QTY
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	EBENOPSIS EBANO	24" BOX / 46 QTY /
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	BAJA RUELLIA	
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	RIO BRAVO SAGE	
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	NASHVILLE GRASS	
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	TRAILING YELLOW LANTANA	519 QTY
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CONCEPTUAL PLANTING PLAN



SCALE: 1"=30'-0"

WENTWORTH MESA
NWC 80TH STREET & ELLIOT ROAD
MESA, ARIZONA 85212

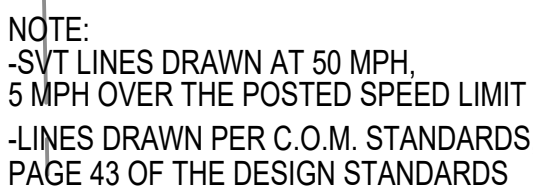
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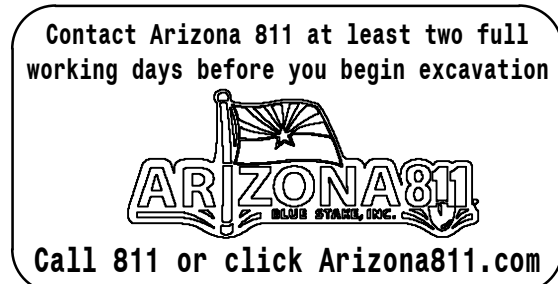
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S. 80TH STREET

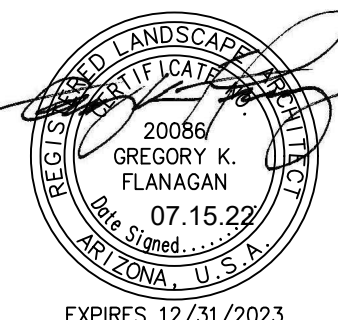
NOTE:
-SVT LINES DRAWN AT 50 MPH,
5 MPH OVER THE POSTED SPEED LIMIT
-LINES DRAWN PER C.O.M. STANDARDS
PAGE 43 OF THE DESIGN STANDARDS



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MATCHLINE SHEETS L-1.2

MATCHLINE SHEETS L-1.4

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- | | | SIZE/COMMENT/QUANTITY |
|-----------------------|--|--|
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2" DEPTH, TYP. |

CONCEPTUAL PLANTING PLAN



SCALE: 1"=30'-0"

FIRST ISSUANCE: 5/27/22

REVISIONS

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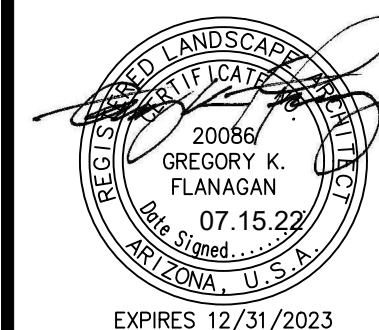
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MESA, ARIZONA 85212

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND

FIRST ISSUANCE: 5/27/22

REVISIONS

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PROJECT NO: 21216.00

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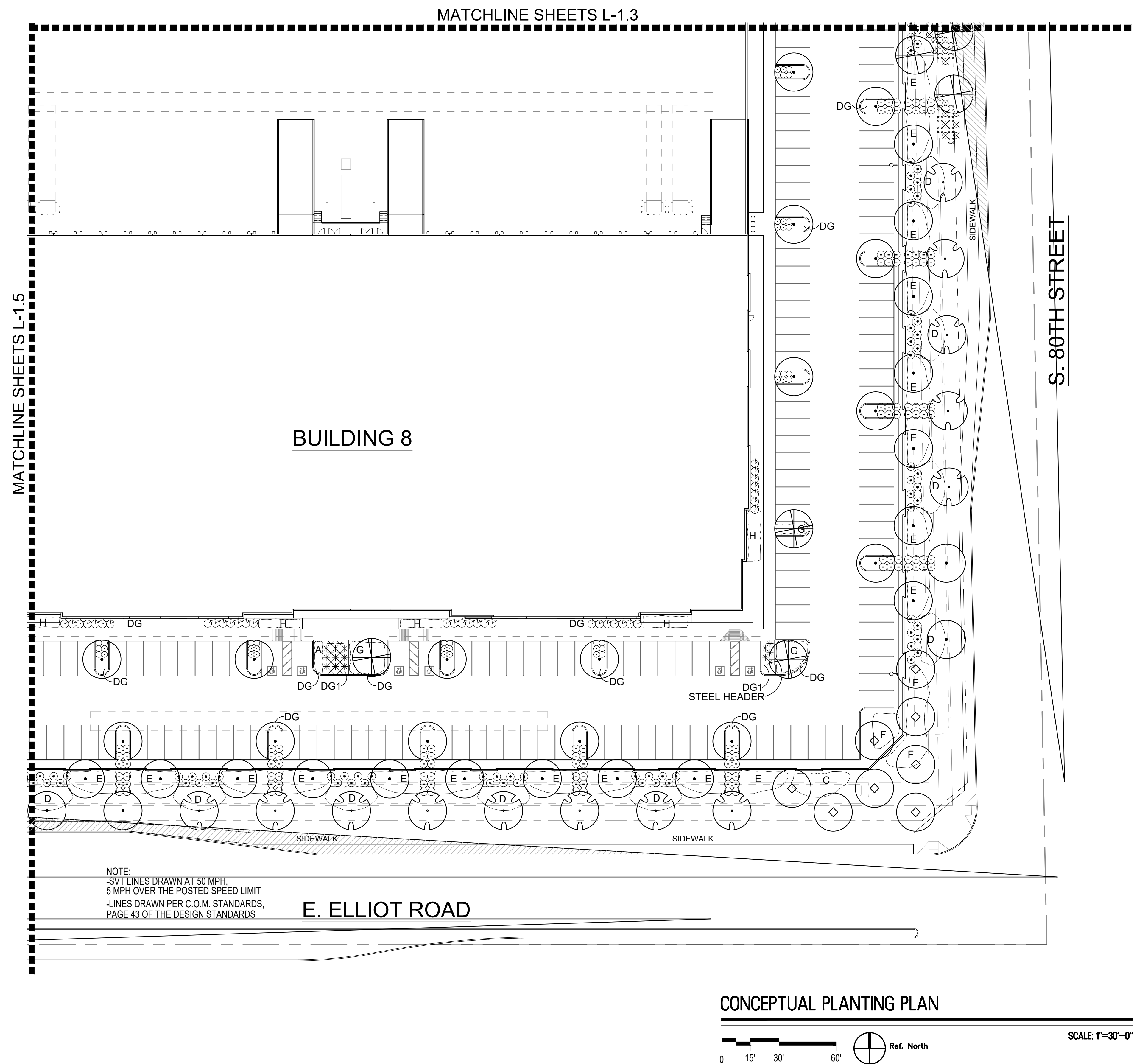
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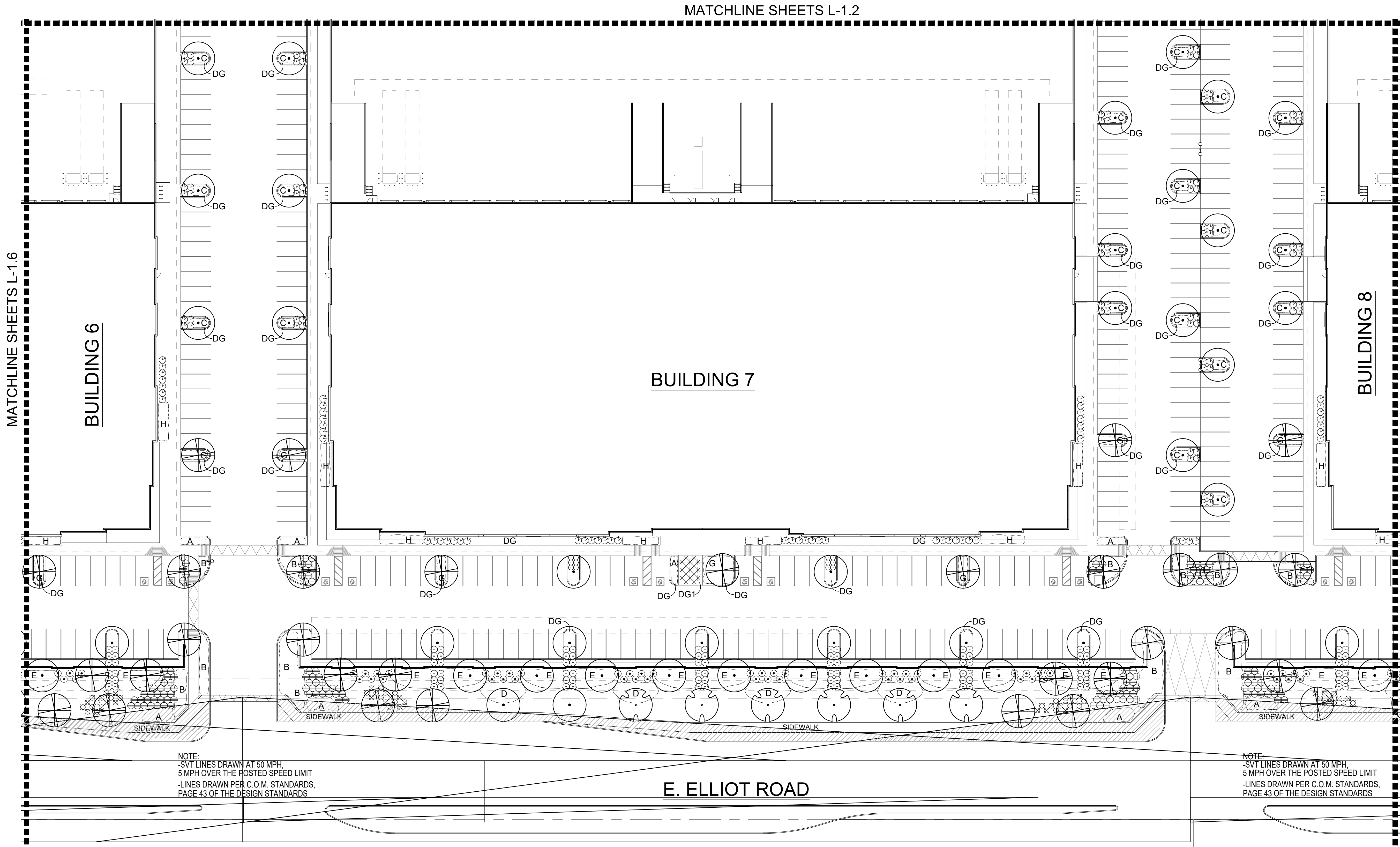
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PLANTING PLAN

07.15.2022

L-1.4





Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811

Call 811 or click Arizona811.com

G.K. FLANAGAN ASSOCIATES

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4600
EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-840-2929
602-840-6646

WENTWORTH MESA
NWC 80TH STREET & ELLIOT ROAD
MESA, ARIZONA 85212

FIRST ISSUANCE: 5/27/22

REVISIONS		
No.	DATE	DESCRIPTION

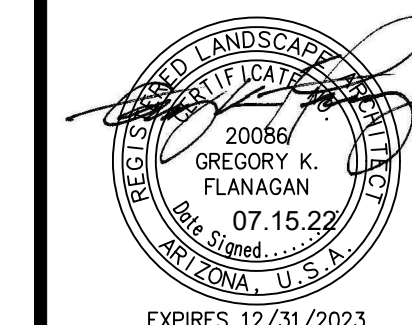
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PLANTING PLAN
07.15.2022

L-1.5

PROPOSED PLANT PALETTE

TREES		SIZE/COMMENT/QTY
	PROSOPIS 'COOPERI'	36" BOX / 149 QTY /
	COOPERI MESQUITE	LOW BREAKING /
	ACACIA FARNESIANA	36" BOX / 22 QTY /
	SWEET ACACIA	LOW BREAKING /
	CERCIDIUM PRAECOX 'AZT #5'	24" BOX / 37 QTY /
	AZT HYBRID PALO BREA	LOW BREAKING /
	ULMUS PARVIFOLIA	24" BOX / 320 QTY /
	EVERGREEN ELM	LOW BREAKING /
	EBENOPSIS EBANO	24" BOX / 46 QTY /
	TEXAS EBONY	LOW BREAKING /
	TEXAS EBONY	MATCHED
SHRUBS		SIZE/COMMENT/QTY
	HESPERALOE PARVIFLORA	5 GAL, 211 QTY
	RED YUCCA	5 GAL, 312 QTY
	OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL, 581 QTY
	DWARF OLIVE	5 GAL, 681 QTY
	RUELLIA PENINSULARIS	5 GAL, 764 QTY
	BAJA RUELLIA	5 GAL, 613 QTY
	SIMMONDSIA CHINENSIS	5 GAL, 477 QTY
	JOJOBA	5 GAL, 211 QTY
	LEUCOPHYLLUM ZYGOPHYLLUM	5 GAL, 312 QTY
	CIMARRON SAGE	5 GAL, 613 QTY
	LEUCOPHYLLUM LANGMANIAE	5 GAL, 477 QTY
	RIO BRAVO SAGE	5 GAL, 211 QTY
	MUHLENBERGIA RIGIDA	5 GAL, 211 QTY
	NASHVILLE GRASS	5 GAL, 211 QTY
GROUNDCOVERS		SIZE/COMMENT/QTY
	LANTANA 'NEW GOLD'	1 GAL @ 3' O.C.,
	EREMOPHILA GLABRA 'MIGNEW GOLD'	519 QTY
	OUTBACK SUNRISE EMU	1 GAL @ 4' O.C.,
	CHRYSACTINIA MEXICANA	1,379 QTY
	DAMIANITA	1 GAL @ 3' O.C.,
	ERICAMERIA LARICIFOLIA 'AGUIRRE'	617 QTY
	TURPENTINE BUSH	1 GAL @ 4' O.C.,
	ACACIA REDOLENS 'DESERT CARPET'	454 QTY
	TRAILING ACACIA	1 GAL @ 5' O.C.,
	BOUTELOUA 'BLONDE AMBITION'	1,603 QTY
	BLONDE AMBITION GRAMA	1 GAL @ 3' O.C.,
	EREMOPHILA CARNOSA	361 QTY
	WINTER BLAZE EMU	1 GAL @ 4' O.C.,
	RUELLIA BRITTONIANA	464 QTY
	MEXICAN PETUNIA	1 GAL @ 3' O.C.,
	MEXICAN PETUNIA	590 QTY
INERT MATERIAL		SIZE/COMMENT/QTY
	DECOMPOSED GRANITE	1/2" SCREENED,
	ROCK PROS - ROSE	2" DEPTH, TYP.
	DECOMPOSED GRANITE	1/2" MINUS,
	ROCK PROS - MOHOGANY	2" DEPTH, TYP.



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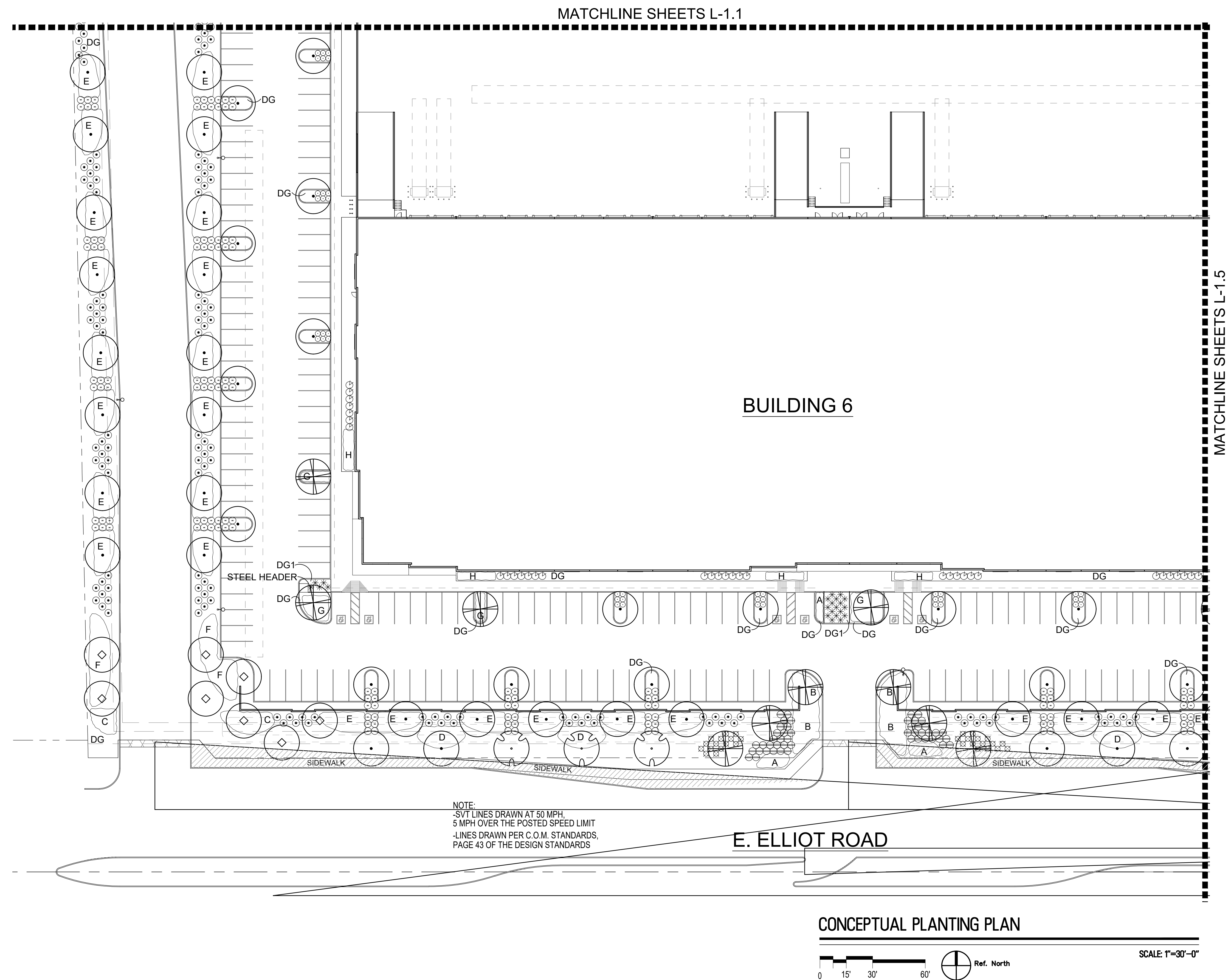
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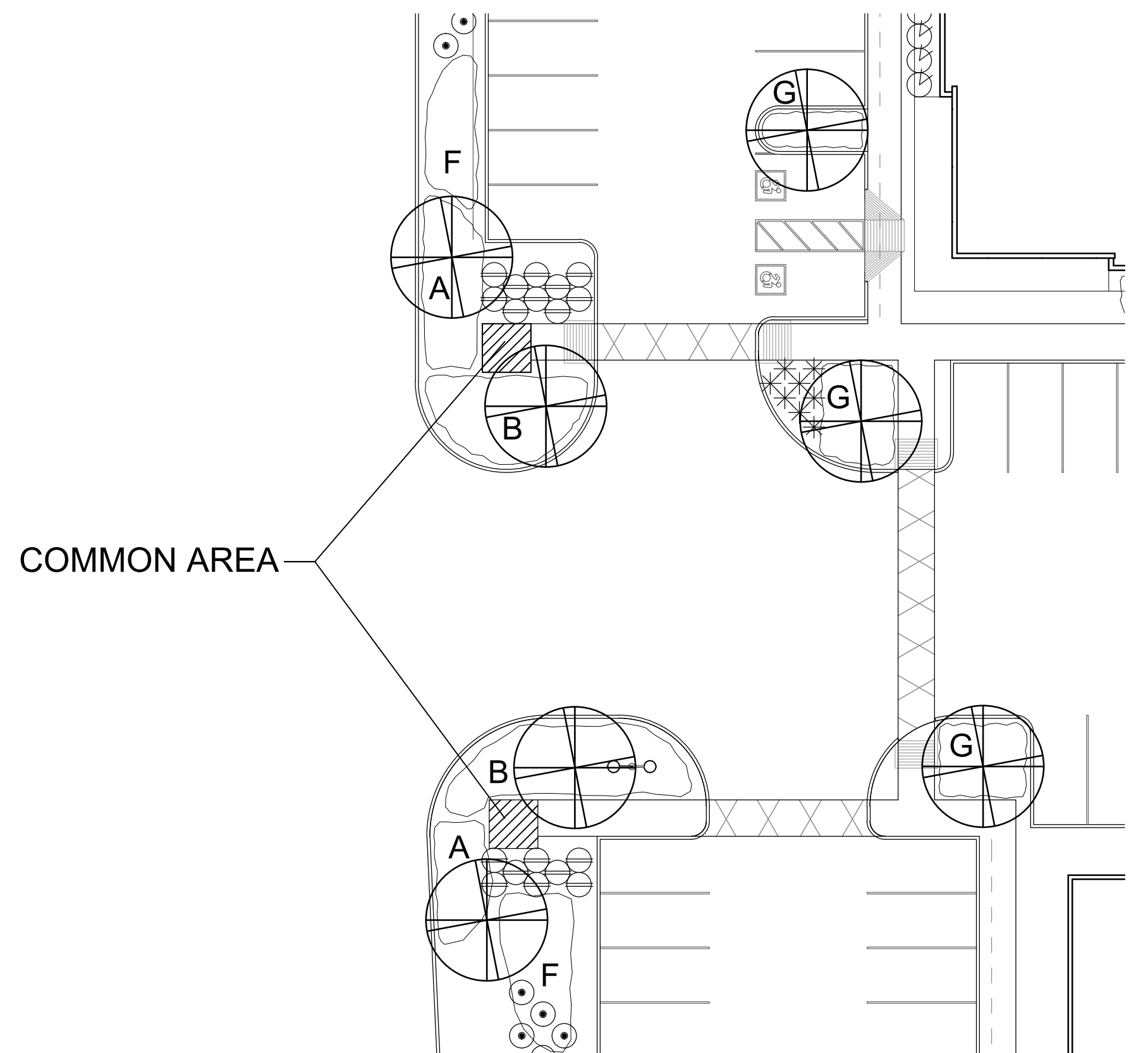
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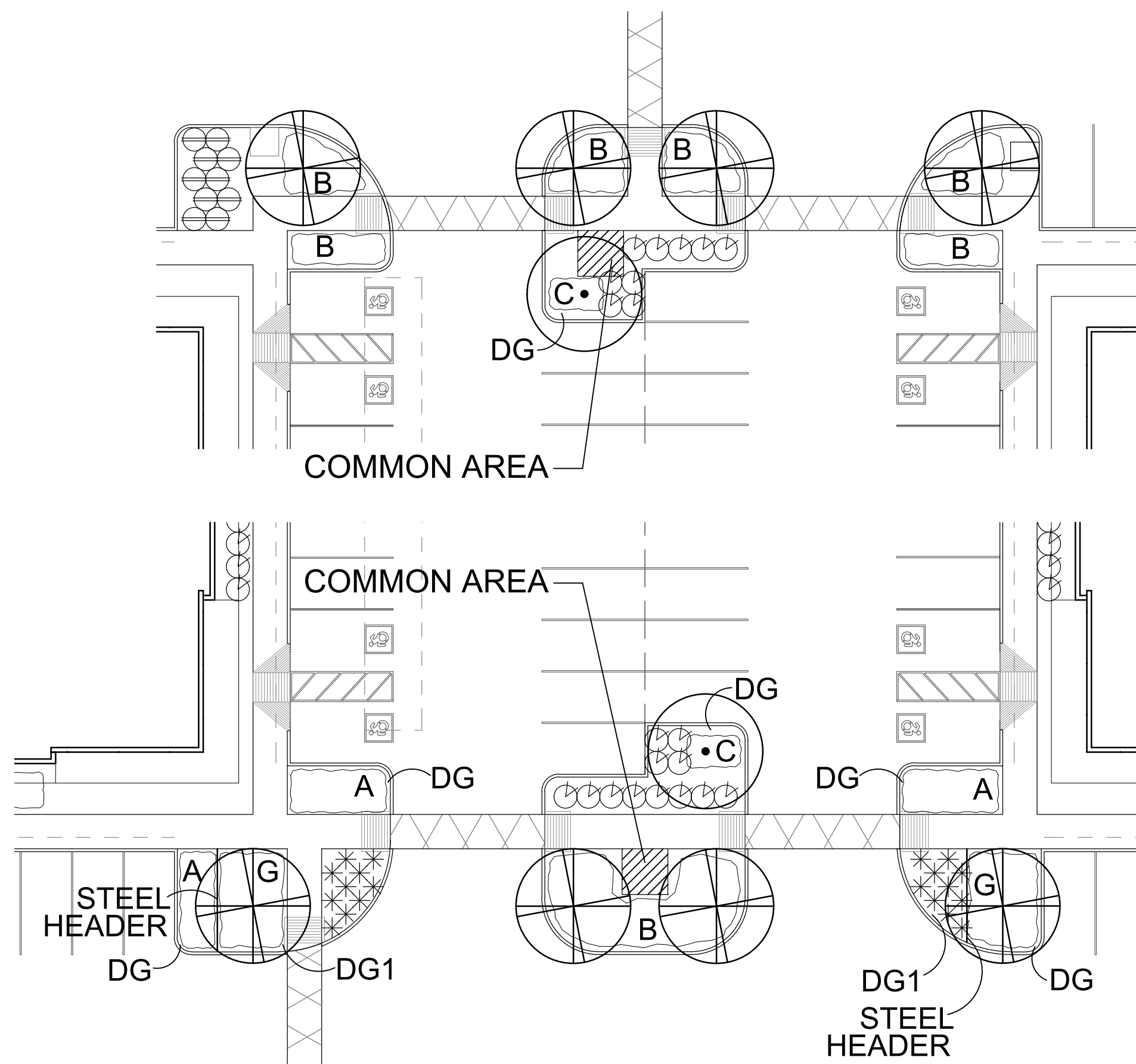
**PLANTING
PLAN
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L-1.6

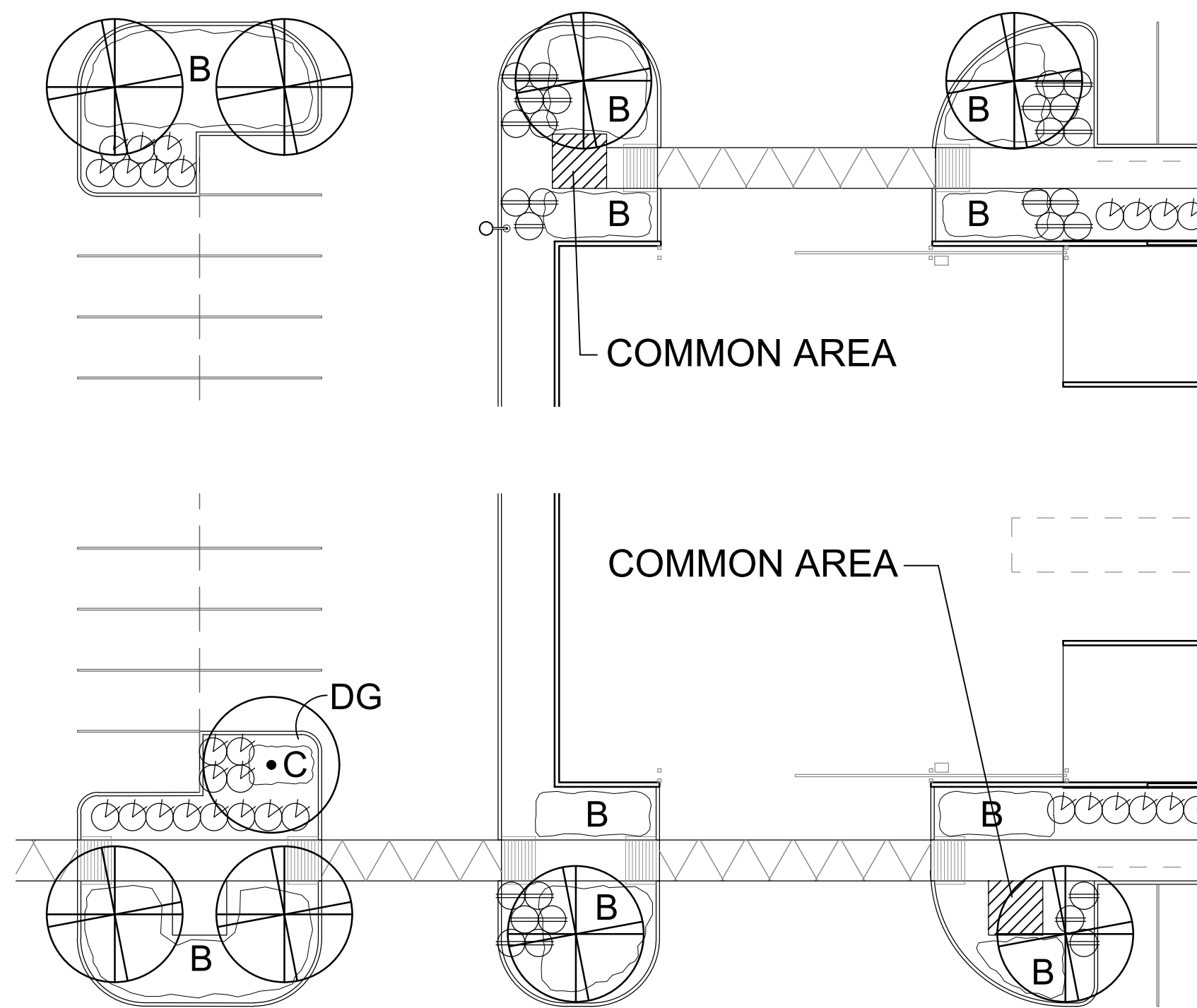




Buildings 1 and 6



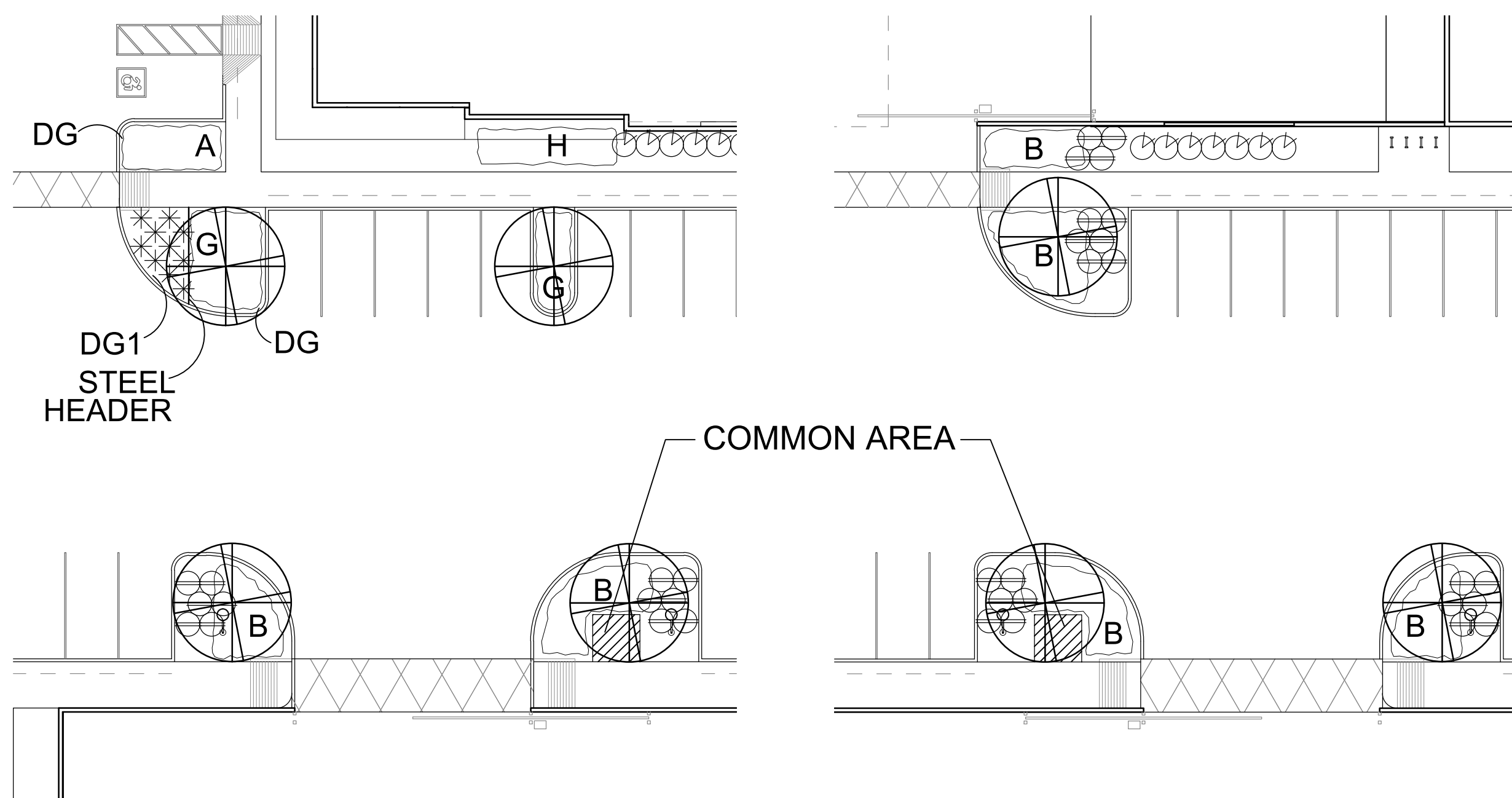
Buildings 2 and 3



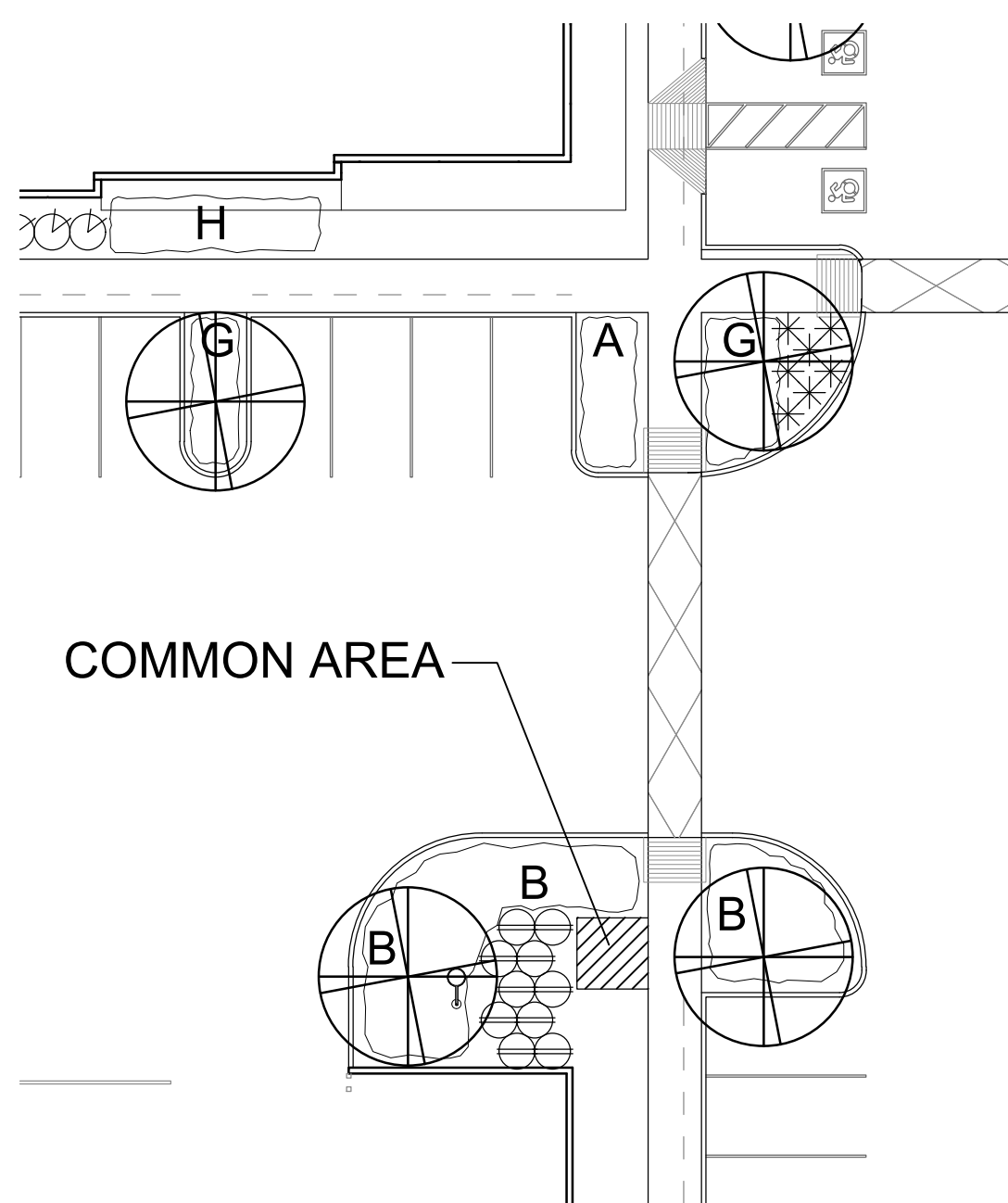
Buildings 4 and 5



- COMMON AREA NOTE:
- SEE ARCHITECTURAL SHEET AS-120 FOR COMMON AREA DETAILS.
 - SEE ARCHITECTURAL SHEET AS-110 FOR COMMON AREA SQUARE FOOTAGE CALCULATIONS.
 - SEE LANDSCAPE PLAN SHEETS L1.1-L1.6 FOR PLANTING LEGEND
 - EACH COMMON AREA IS TO HAVE CONCRETE BENCHES AND BOLLARD LANDSCAPE LIGHTING TYP.
 - EACH COMMON AREA IS SHADED BY A SHADE CANOPY TREE TYP.



Building 7



Building 8

