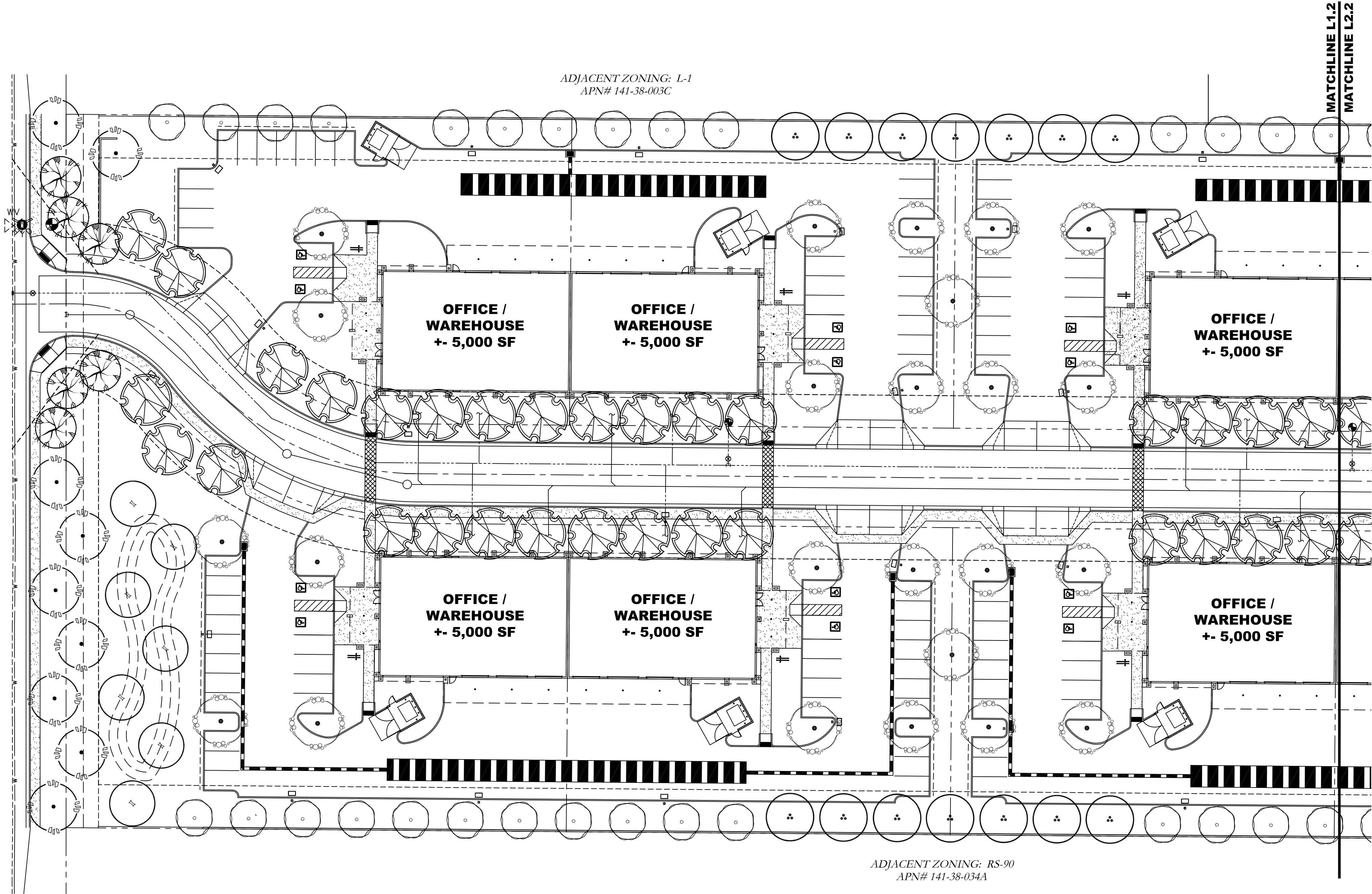


ADJACENT
ZONING: L-1

HIGLEY ROAD



LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL SITE CONDITIONS AND UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION AND NOTIFY LANDSCAPE ARCHITECT AND OWNER OF ANY DISCREPENCIES.
- CONTRACTOR IS RESPONSIBLE TO REPAIR AND/OR REPLACE ANY DAMAGES MADE TO EXISTING PLANT MATERIAL, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. AT HIS OR HER EXPENSE
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FINISHED GRADES AND FOR MAINTAINING POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS. ALL FINISHED GRADES TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL. SLOPES NOT TO EXCEED 4:1.
- QUANTITIES ON PLAN ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES ILLUSTRATED ON PLANS PRIOR TO BIDDING PROJECT.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND THE LOCAL MUNICIPALITY WHERE WHICH PLANS ARE APPROVED.
- PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE (TWO WEEK NOTICE).
- TREE HEIGHT AND CALIPER SHALL COMPLY WITH 'ARIZONA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT TYPE AND SIZE OF TREE
- LANDSCAPE ARCHITECT, OWNER AND LOCAL MUNICIPALITY RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE OVERALL PROJECT DESIGN INTENT.
- ALL TREES SHALL BE UPRIGHT STANDARD OR HIGH-BREAKING MULTI-TRUNK. LOW BREAKING TREES SHALL NOT BE APPROVED OR INSTALLED.
- ALL TREE LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY HOLES BEING DUG.
- UNDER NO CIRCUMSTANCE SHALL ANY TREE BE PLANTED WITHIN 6' OF ANY BUILDING WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 6' FROM PUBLIC ACCESSWAYS, UTILITY CABINETS AND FIRE HYDRANTS.
- SHRUBS, AT MATURITY, TO BE A MIN. OF 6' FROM ANY SIDE OF A FIRE HYDRANT. CONFIRM ALL HYDRANT LOCATION WITH THE CIVIL ENGINEERING PLANS.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 8'-8"
- FOR ALL TREE PLANTING THAT ENCOUNTERS HARDPAN/CALICHE PROVIDE SEPARATE UNIT PRICE TO INSTALL TREES WITH AN AUGER.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND NATURALLY WITH ALL NEW CONSTRUCTION.
- ALL BOULDERS ARE TO BE GRANITE 'SURFACE SELECT', SIZED PER PLAN, AND BURIED 1/3 BELOW SOIL FINISH GRADE
- CONTRACTOR SHALL PROVIDE A 2 LB SAMPLE OF THE PROPOSED DECOMPOSED GRANITE FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER.
- CONTRACTOR, AT NO ADDITIONAL COST TO THE OWNER, SHALL SUSPEND PLANTING DURING PERIODS OF NEAR FREEZING / FROST DANGER. CONTRACTOR TO BE LIABLE FOR FROST DAMAGE TO STOCK PLANTED PRIOR, DURING, OR AFTER A FROST EPISODE OR FORECAST HAS OCCURRED.
- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEAN UP MUST BE COMPLETED PRIOR TO FINAL APPROVAL OR CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE IN RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE OWNER UNTIL THE COMMUNITY ASSOCIATION TAKES OVER MAINTENANCE.
- ALL TREES TO BE UNCONDITIONALLY GUARANTEED FOR ONE YEAR AFTER INSTALLATION. ALL OTHER PLANTS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF 90 DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY/OWNER. ANY PLANT MATERIALS NOT APPROVED BY CITY/OWNER PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED SHALL BE FURTHER GUARANTEED UNTIL MAY 20TH OF THE FOLLOWING CALENDAR YEAR.
- TREES, SHRUBS, VINES, GROUNDCOVERS AND TURF WHICH HAVE TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS FROM THE DATE OF REPLACEMENT.
- LOCATE ALL NEW SHRUBS, ACCENTS, GROUNDCOVER, ETC. TO ENSURE THAT NO PART OF THE PLANT ENROACHES ONTO ANY HARDSCAPE AREAS WHEN MATURE DIAMETER IS REACHED.

PLANT MATERIAL CALCULATIONS

MAJOR STREET:
TREES: 1 PER 25 LF
SHRUBS: 6 PER 25LF

HIGLEY RD. (330 LF)
REQUIRED: 13 TREES
78 SHRUBS
PROVIDED: 14 TREES
TBD SHRUBS
TREE SIZE: (25%) 15G; (50%) 24"B; (25%) 36"B
SHRUB SIZE: (50%) 5 GAL; (50%) 1 GAL

GENERAL SITE REQ:
BUFFERYARD:
1 TREE & 5 SHRUBS PER 25LF
TREE SIZE: 24"B
SHRUB SIZE: (50%) 5 GAL; (50%) 1 GAL

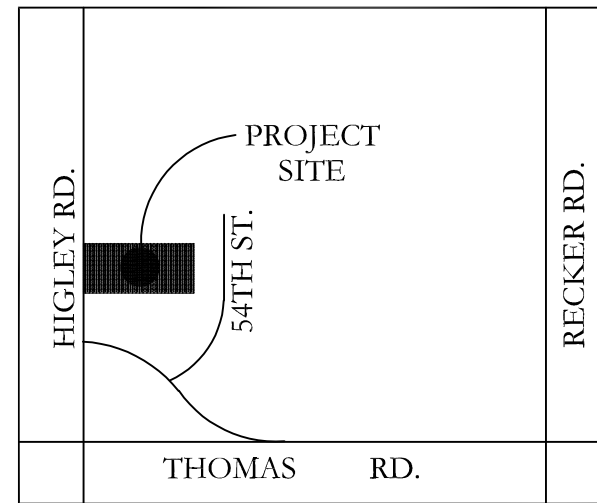
PARKING LOT:
1 TREE & 3 SHRUBS PER ISLAND
1 TREE & 6 SHRUBS EVERY 8 SPACES
TREE SIZE: (90%) 24"B; (10%) 36"B

BLDG. FOUNDATION BASE:
1 TREE PER 50 LF
TREE SIZE: (90%) 24"B; (10%) 36"B

50% OF OPEN SPACE AND BUFFERYARD TO BE COVERED AT MATURITY

PROJECT SITE DATA

OWNER.....BOYLE FAMILY LP
745 N. STAPLEY DR.
MESA, AZ 85203
PH: 480.964.3823
ZONING.....LI
GROSS SITE AREA.....10.17 AC
NET SITE AREA.....9.84 AC
BUILDING AREA.....51,840 SF
PARKING AREA.....25,433 SF
REQ. PARKING LANDSCAPE.....2,543 SF (10%)
PROV. PARKING LANDSCAPE.....7,198 SF (28%)
R.O.W. LANDSCAPE AREA.....14,209 SF
OTHER LANDSCAPE AREA.....116,801 SF
TOTAL LANDSCAPE AREA.....138,208 SF (32%)



VICINITY MAP NTS

PLANT MATERIAL SCHEDULE

SYMBOL	SPECIES	SIZE / QTY.
TREES AND PALMS		
	ULMUS PARVIFOLIA CHINESE ELM	24" BOX / 38
	ACACIA ANEURA MULGA	24" BOX / 76
	ACACIA SMALLII SWEET ACACIA	24" BOX / 13
	JACARANDA MIMOSIFOLIA JACARANDA	36" BOX / 14
	PISTACIA 'RED PUSH' RED PUSH PISTACHE	26" BOX / 12
	FRAXINUS VELUTINA ARIZONA ASH	36" BOX / 39
	DAHLBERGIA SISSOO SISSOO TREE	24" BOX / 32
	CERCIDIUM 'DESERT MUSEUM' THORNLESS PALO VERDE HYBRID	24" BOX / 9
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX / TBD
	PYRUS KAWAKAMII EVERGREEN PEAR	24" BOX / TBD
	CHITALPA TASHKENTENSIS 'PINK DAWN' CHITALPA	24" BOX / TBD
	NERIUM OLEANDER RED TREE OLEANDER	24" BOX / TBD

ALL TREES LOCATED IN PARKING LOT ISLANDS OR ADJACENT TO HARDSCAPE AND/OR PEDESTRIAN AREAS SHALL BE SINGLE-TRUNK, STANDARD VARIETIES.

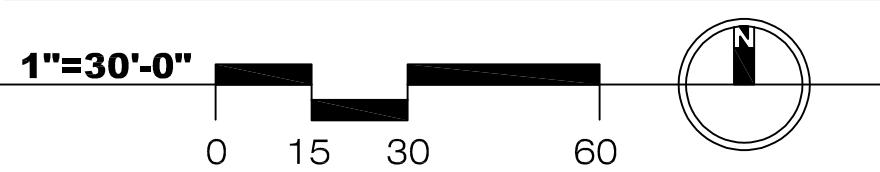
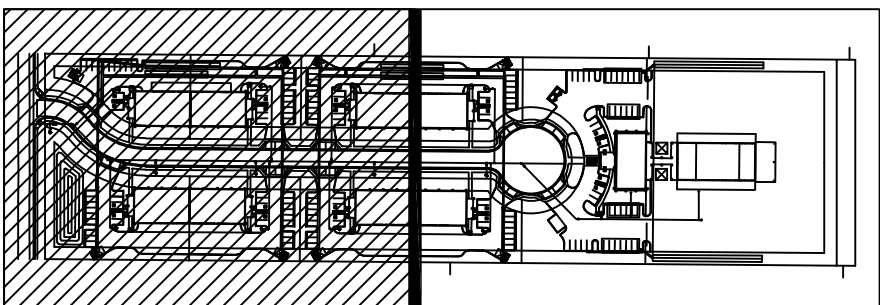
SHRUBS, SUCCULENTS & CACTI		
	RUELLIA BRITTONIANA LONG-LEAF BLUE RUELLIA	5 GAL /
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL /
	TECOMA STANS V. ANGUSTATA YELLOW BELLS	5 GAL /
	TECOMA STANS HYBRID' ORANGE JUBILEE	5 GAL /
	CALLIANDRA CALIFORNICA BAJA RED FAIRY DUSTER	5 GAL /
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL /
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN RAY SAGE	5 GAL /
	LEUCOPHYLLUM LANGMANIAE LANGMAN'S SAGE	5 GAL /
	LEUCOPHYLLUM FRUTESCENS PINK COMPACTA	5 GAL /
	LEUCOPHYLLUM CANDIDUM VIOLET SILVERLEAF	5 GAL /
	SALVIA LEUCANTHA MEXICAN SAGE	5 GAL /
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL /
	BOUGAINVILLEA SPP. TORCH GLOW	5 GAL /
	ROSA SINENSIS RED HIBISCUS	5 GAL /
	NERIUM OLEANDER 'DWARF' PETITE PINK	5 GAL /
	SENNA ARTEMISIOIDES GREEN FEATHERY SENNA	5 GAL /
	EUPHORBIA RIGIDA GOPHER PLANT	5 GAL /
	JUSTICIA SPOICIGERA MEXICAN HONEYSUCKLE	5 GAL /
	DIETES VEGETA FORTNIGHT LILY	5 GAL /
	STRELITZIA REGINAE AFRICAN BIRD OF PARADISE	5 GAL /

VINES & GROUNDCOVER		
	BOUGAINVILLEA SPECTABILIS BARB KARST VARIETY	15 GAL / STAKED
	BOUGAINVILLEA SPECTABILIS PURPLE VARIETY	15 GAL / STAKED
	LANTANA MONTEVIDENSIS NEW GOLD	1 GAL /
	LANTANA MONTEVIDENSIS TRAILING PURPLE	1 GAL /
	LANTANA MONTEVIDENSIS TRAILING WHITE	1 GAL /
	LANTANA MONTEVIDENSIS TRAILING RED	1 GAL /
	RUELLIA BRITTONIANA 'KATIE' DWARF PURPLE RUELLIA	1 GAL /

MATERIALS

NO SYMBOL	DESERT VARNISH ROCK IN ALL NON-TURF AREAS. COLOR DESERT BROWN OR AN APPROVED EQUAL MINED FROM A LOCAL QUARRY. SUBMIT SAMPLES FOR PRIOR APPROVAL.
	3' - 5' DIA. 'SURFACE SELECT' GRANITE BOULDERS COLOR: TO MATCH DG; BURY 1/3 OF BOULDER

KEY MAP



7296 east paradise drive
scottsdale, arizona 85260
phone : 602 . 790 . 7247
email : jeffp7171@gmail.com

HIGLEY 202 INDUSTRIAL COMMERCE

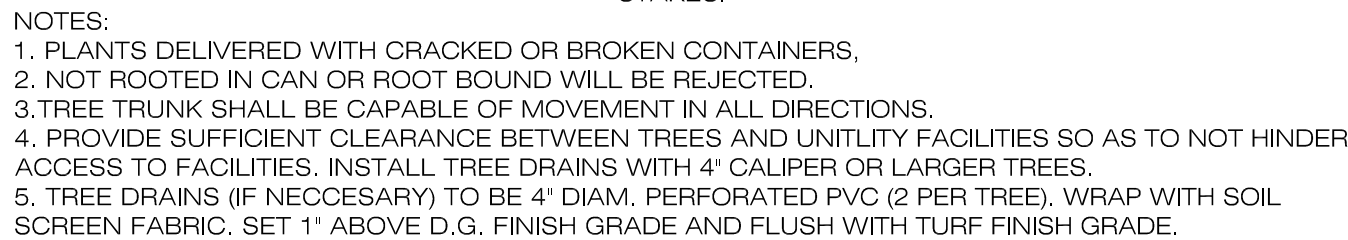
3800 Block of N. Higley Rd.
Mesa, Arizona 85215

Project No.
22-115

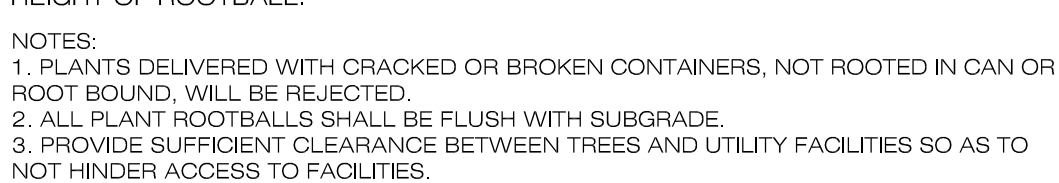
Original Submittal Date:
PREAPP: June 20, 2022

Project Phase & Revisions:
PRELIM: Oct. 21, 2022
PRELIM: Dec. 19, 2022

PRELIMINARY PLANTING PLAN



NOT TO SCALE



NOT TO SCALE



1"=30'-0"

0 15 30 60