

SUNVALLEY VILLAGE

PRELIMINARY LANDSCAPE PLAN

N W C MAIN STREET + SUNVALLEY BOULEVARD

GENERAL LANDSCAPE NOTES:

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE TOP DRESSING. ALL GRANITE IS TO BE 2" DEPTH, COLOR AS SPECIFIED, TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND CONFORMING TO LOCAL AGENCY'S APPROVED PLANT LIST.
- ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLAN IS TO BE REMOVED.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- ALL NEWLY PLANTER CONTAINER GROWN PLANTER MATERIAL IS TO BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- TYPICAL MINIMUM SETBACKS FROM EDGE OF WALKS, DRIVES AND BUILDINGS: TREES: 6 FT.; SHRUBS: 3 FT.; GROUNDCOVER: 2 FT.
- AREAS IN SIGHT TRIANGLES SHALL HAVE NO OBSTRUCTION GREATER THAN 2 FT. HT. AND TREES SHALL HAVE CANOPY HIGHER THAN 7 FT. AT TIME OF PLANTING.
- TREES TO MEET LOCAL JURISDICTIONS ZONING SIZE REQUIREMENTS AT THE TIME OF PLANTING. TREES THAT DO NOT MEET MIN. REQUIREMENTS SHALL BE REPLACED IN KIND WITH TREE THAT MEETS REQUIREMENTS.

MISC. NOTES

- THERE ARE NO EXISTING POWER LINES CROSSING OVER THIS SITE.
- A MINIMUM OF 3' CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS WHERE NOTHING WILL BE PLANTED OR WILL GROW.

NATIVE PLANT INFORMATION

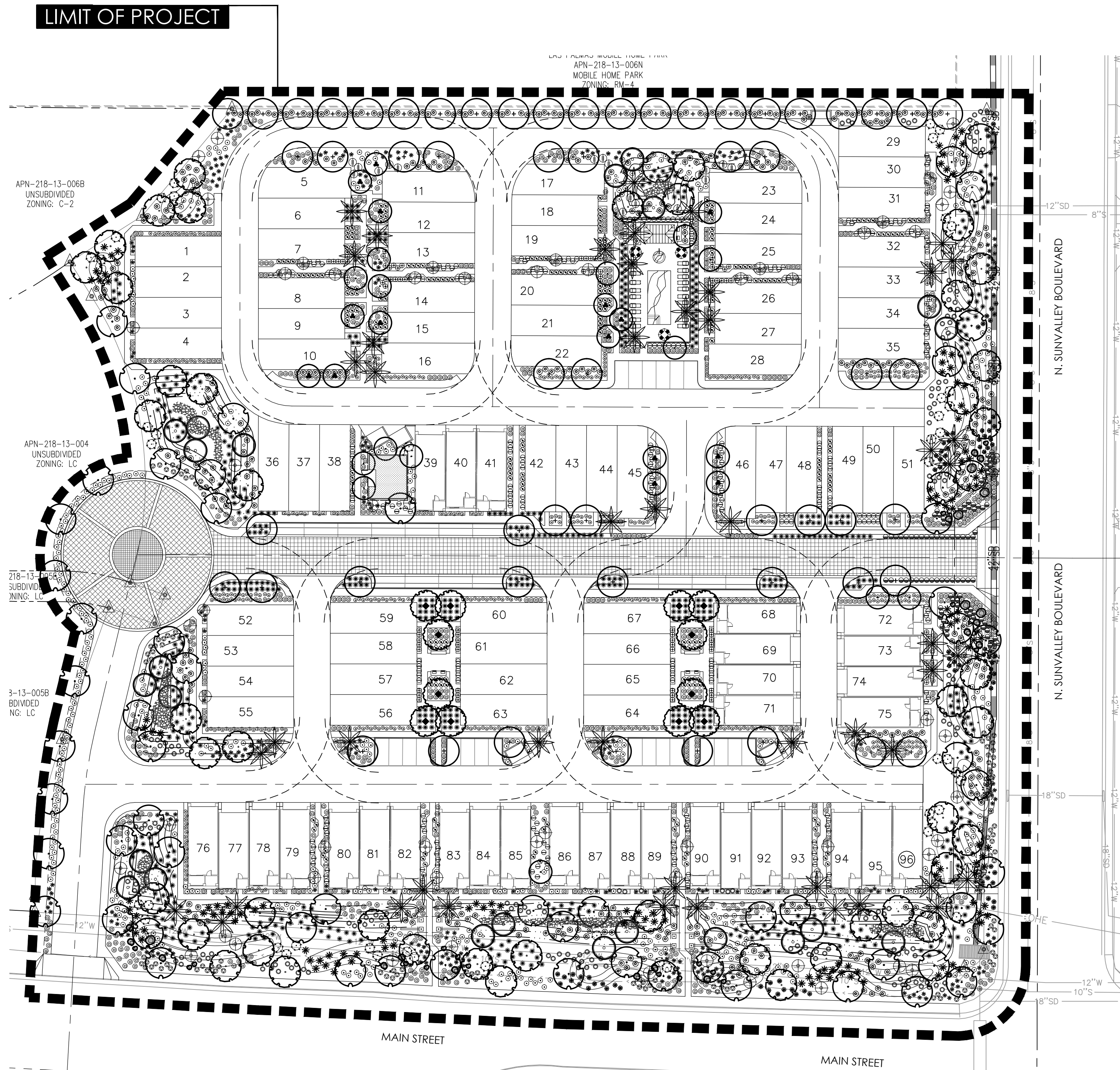
THIS PROPERTY HAS PRIMARILY BEEN CLEARED OF VEGETATION WITH SOME REMAINING PLANT MATERIAL STILL IN PLACE. ANY SALVAGEABLE MATERIAL THAT QUALIFIES PER THE CITY OF MESA'S PLANT PRESERVATION REQUIREMENTS SHALL BE INVENTORIED, TAGGED AND BE RELOCATED ON SITE DURING CONSTRUCTION.

A.D.A./FAIR HOUSING REQUIREMENTS

- THE SIDEWALK / HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SIDEWALKS TO MEET ALL STATE AND FEDERAL REQ. INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING GUIDELINES.
- THE SIDEWALK HARDSCAPE CONTRACTOR SHALL COORDINATE ALL SIDEWALK CONSTRUCTION WITH THE CIVIL ENGINEER'S SITE ACCESSIBILITY PLAN. SHOULD A DISCREPANCY EXIST BETWEEN THE PLANS, THE CONTRACTOR SHALL NOTIFY THIS OFFICE IMMEDIATELY.
- FINISH FLOOR ELEVATIONS, SIDEWALK ELEVATIONS, DRAINAGE BASINS, TOP OF FOOTING ELEVATIONS AND ACCESSIBILITY INFORMATION HAS BEEN PROVIDED BY OTHERS. LANDSCAPE ARCHITECTS RESPONSIBILITY IS LIMITED TO THE HORIZONTAL CONTROL OF HARDSCAPE RELATED ELEMENTS ONLY (WHERE SHOWN ON PLANS). ALL VERTICAL CONTROL ASSOCIATED WITH THIS PROJECT IS RESPONSIBILITY OF THE CIVIL ENGINEER AS IT DIRECTLY RELATES TO THE DRAINAGE OF THE PROJECT.

IRRIGATION NOTES

- ALL LANDSCAPE AREAS ARE TO BE WATERED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.



OVERALL SITE PLAN

NOT TO SCALE



PROJECT TEAM

APPLICANT / OWNER REP:

PINNACLE INCOME INVESTORS
PO BOX 4997
SCOTTSDALE, AZ 85261
PH: (480) 390-6006
CONTACT: FRANK DELARMI
fdellarmi@msn.com

CIVIL ENGINEER:

D&M ENGINEERING
1020 E GILBERT DR # D, TEMPE, AZ
85281
PH: (480) 350-9590
CONTACT: DURAN THOMPSON
duran.thompson@dmengineer.com

LANDSCAPE ARCHITECT:

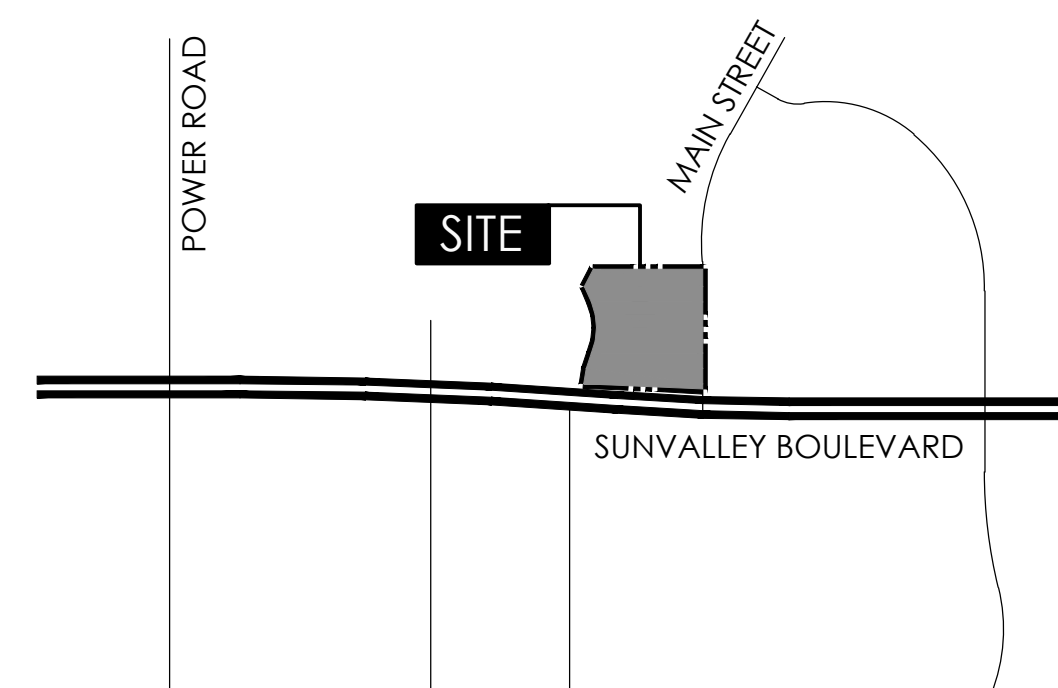
YOUNG DESIGN GROUP
7234 EAST SHOEMAN LN.
SUITE 8
SCOTTSDALE, AZ 85251
PH: (480) 257-3312
CONTACT: JOE YOUNG
jyoung@youngdg.com

ZONING CONSULTANT:

GREG LOPER, A.I.C.P.
MOBILE: 602-550-7004
greg.lop@hotmai.com

VICINITY MAP

NOT TO SCALE



SHEET INDEX

L0.1	COVER SHEET + NOTES
L0.2	PRELIMINARY LANDSCAPE PLAN
L1.1 THRU L1.3	PRELIMINARY LANDSCAPE PLAN
L2.1 / L2.2	HARDSCAPE DETAILS

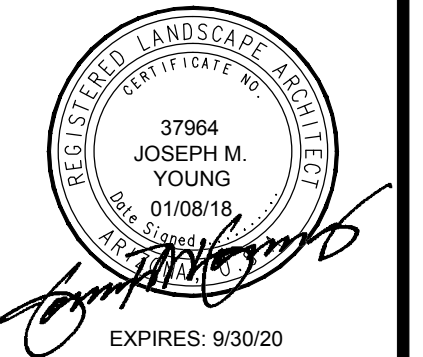
APPROVAL

DATE: 10/11/17	
JOB NO:	1619
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	12/22/17
CITY	01/08/18
SUBMITTED FOR:	
PRELIMINARY LANDSCAPE PLAN + HARDSCAPE DETAILS	
SHEET NO.	
L0.1	
1 OF 7	

Not for construction unless approved by local government

young | design | group
Landscape Architecture
+ Land Planning
7234 east shoeman lane
suite 8
scottsdale, arizona 85251
tel. 480.257.3312

y|d|g



PRELIMINARY LANDSCAPE PLAN FOR
SUNVALLEY VILLAGE
MESA | ARIZONA

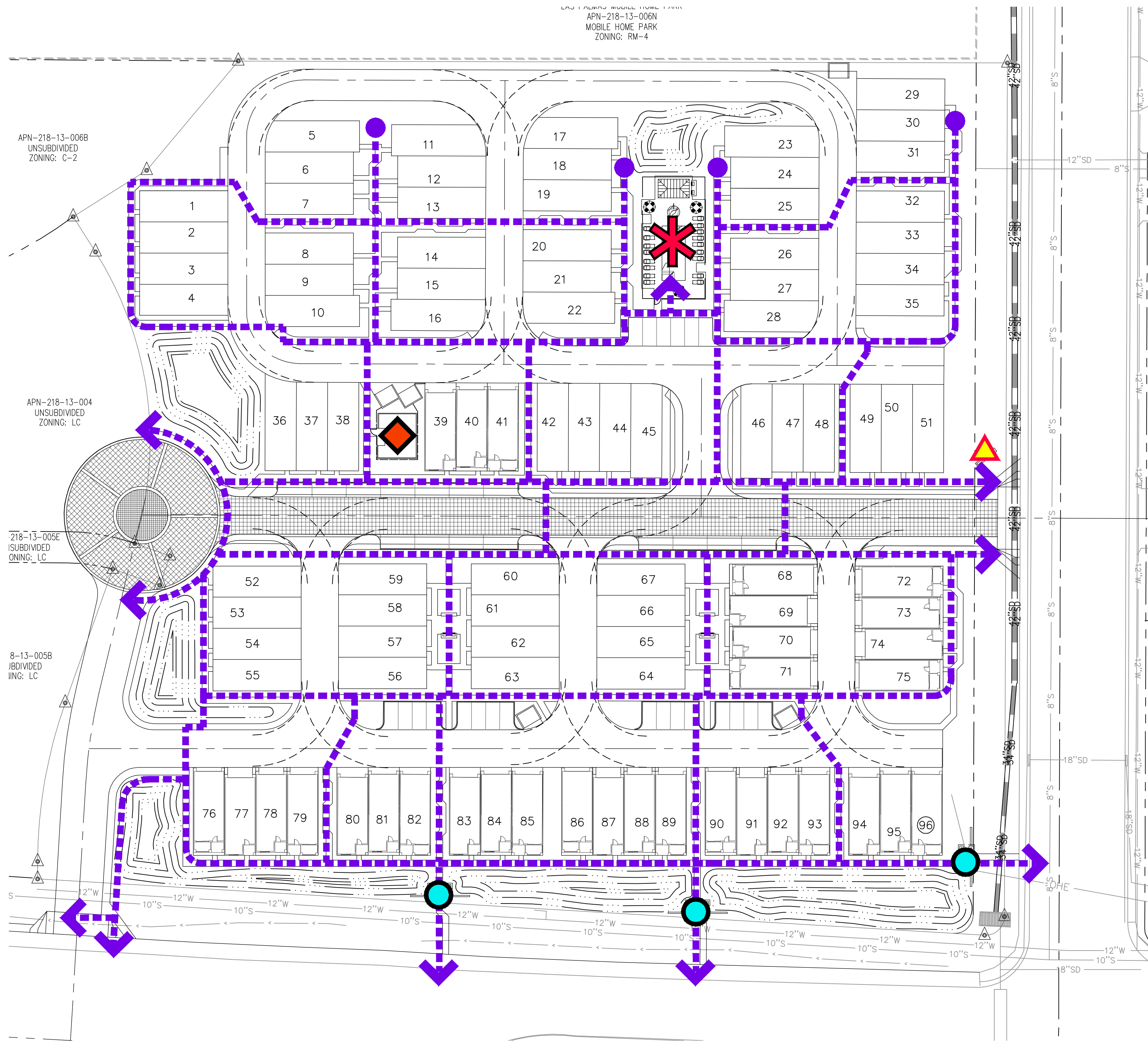
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TRACKING NUMBERS:

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KEY

- ENHANCED PAVEMENT TREATMENT
- PEDESTRIAN CONNECTION
- CENTRAL AMENITY SPACE
- COMMUNITY MONUMENT / SIGNAGE
- PET PARK
- PEDESTRIAN TRELLIS FEATURE

PEDESTRIAN CIRCULATION / SITE ELEMENTS PLAN

NOT TO SCALE

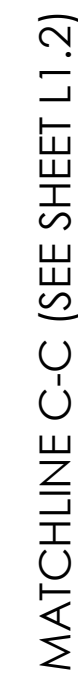
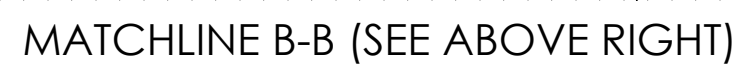
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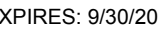
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L0.2
2 OF 7

TRACKING NUMBERS:

D.G.

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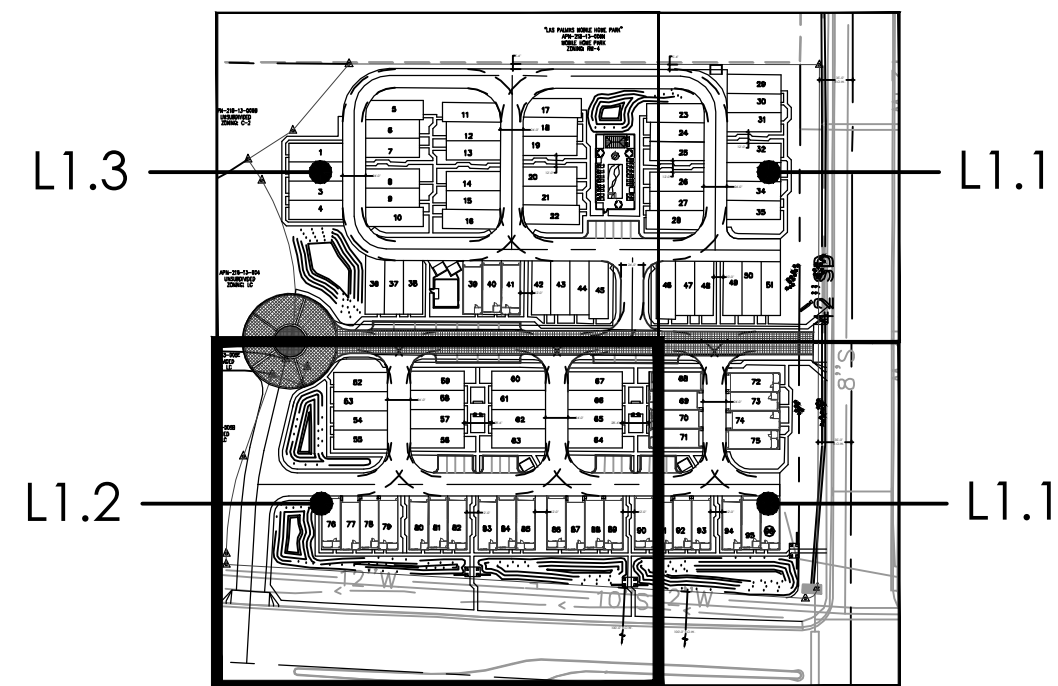
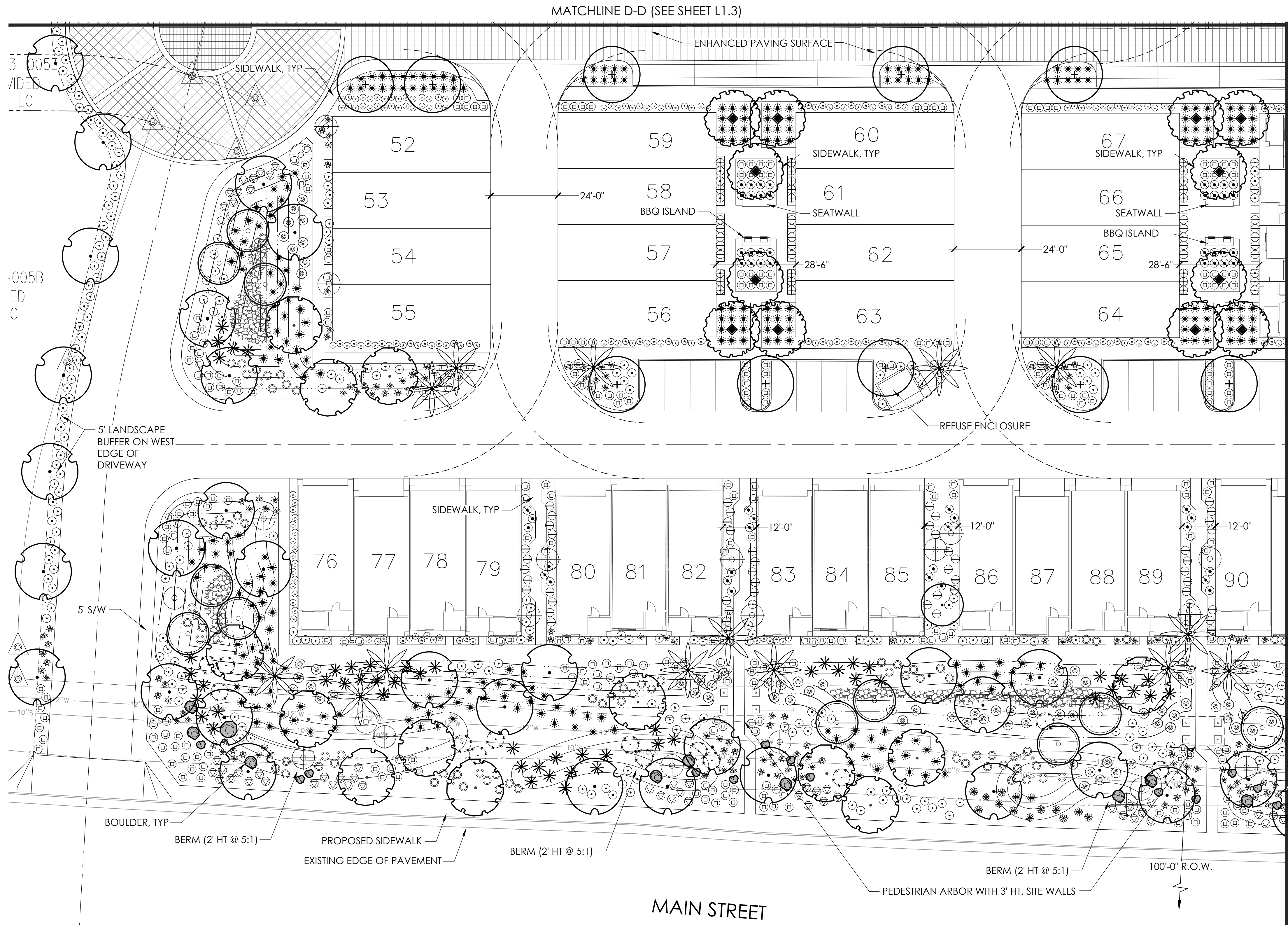


MESA | ARIZONA

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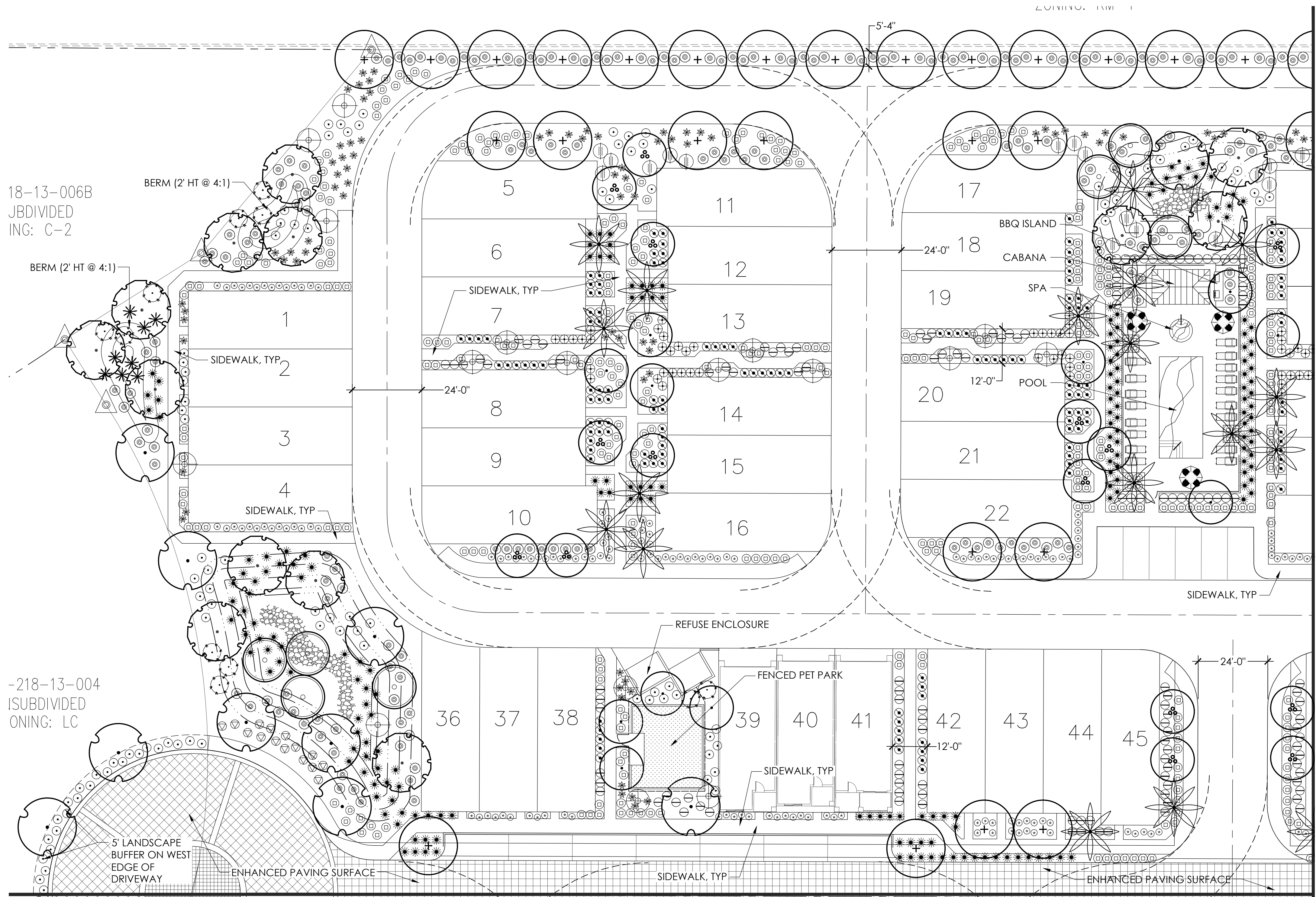
OF 7



SHEET KEY

PLANT SCHEDULE

TREES		SIZE / REMARKS
CHIFOSIS LINEARIS	24" BOX /	STANDARD TRUNK
DESERT WILLOW	24" BOX /	STANDARD TRUNK
ACACIA SALICINA	24" BOX /	STANDARD TRUNK
WEeping ACACIA	24" BOX /	STANDARD TRUNK
CERCIDIUM PRAECOX	24" BOX /	MULTI-TRUNK
PALO BREA	24" BOX /	MULTI-TRUNK
CAEALPINIA CACALACO	24" BOX /	MULTI-TRUNK
CASCALOTE	24" BOX /	MULTI-TRUNK
WASHINGTONIA ROBUSTA	14" / 16" / 18"	MIXED
MEXICAN FAN PALM	24" BOX /	SINGLE TRUNK
PISTACHIA CHINENSIS 'RED PUSH'	24" BOX /	SINGLE TRUNK
RED PUSH PISTACHE	24" BOX /	SINGLE TRUNK
QUERCUS VIRGINIANA 'HERITAGE'	24" BOX /	SINGLE TRUNK
LIVE OAK	24" BOX /	SINGLE TRUNK
PROSOPIS HYBRID 'SEEDLESS' AZT	24" BOX /	MULTI-TRUNK
SEEDLESS HYBRID MESQUITE	24" BOX /	MULTI-TRUNK
SHRUBS		
BOUGAINVILLEA 'B. KARST'	5 GAL	
BARBARA KARST BOUGAINVILLEA	5 GAL	
CAESALPINIA HYBRID 'SIERRA SUN'	5 GAL	
SIERRA SUN HYBRID	5 GAL	
LEUCOPHYLLUM CANDIDUM	5 GAL	
THUNDER CLOUD SAGE	5 GAL	
LEUCOPHYLLUM LAEVIGATUM	5 GAL	
CHIHUAHUA SAGE	5 GAL	
CAESALPINIA PULCHERRIMA	5 GAL	
RED BIRD OF PARADISE	5 GAL	
* CARISSA GRANDIFLORA 'TUTTLE'	5 GAL	
TUTTLE'S NATAL PLUM	5 GAL	
MYRTUS COMMUNIS	5 GAL	
DWARF MYRTLE	5 GAL	
NERIUM OLEANDER 'P. PINK'	5 GAL	
PETITE PINK OLEANDER	5 GAL	
PLUMBAGO CAPENSIS	5 GAL	
PLUMBAGO	5 GAL	
OLEA EUROPAEA 'MONTRA'	1 GAL	
LITTLE OLLIE DWARF OLIVE	5 GAL	
RUELLIA BRITTONIANA	5 GAL	
BRITISH RUELLIA	5 GAL	
ACCENTS / VINES		
AGAVE WEBERI	5 GAL	
WEBER'S AGAVE	5 GAL	
ASCLEPIUS SUBULATA	5 GAL	
DESERT MILKWEED	5 GAL	
HESPERALOE FUNIFERA	5 GAL	
GIANT HESPERALOE	5 GAL	
HESPERALOE PARVIFLORA	5 GAL	
HESPERALOE	5 GAL	
MUHLENBERGIA CAPILLARIS	1 GAL	
REGAL MIST DEER GRASS	5 GAL	
RUSSELLIA EQUISETIFORMIS	5 GAL	
CORAL FOUNTAIN	5 GAL	
GROUND COVER		
ACACIA REDOLENS	1 GAL	
TRAILING ACACIA	ROLLED SOD	
CYNODON DACTYLON	ROLLED SOD	
HYBRID BERMUDA SOD	ROLLED SOD	
LANTANA 'NEW GOLD'	1 GAL	
'NEW GOLD' LANTANA	1 GAL	
LANTANA CAMARA 'DALLAS RED'	1 GAL	
'DALLAS RED' LANTANA	1 GAL	
LANTANA 'PURPLE'	1 GAL	
PURPLE TRAILING LANTANA	1 GAL	
ROSMARINUS OFFICINALIS	1 GAL	
TRAILING ROSEMARY	1 GAL	
INERT MATERIALS		
D.G.	DECOMPOSED GRANITE	1/2" SCREENED
	EXPRESS CARAMEL	2" MIN DEPTH
	4" SCREENED NATIVE ROCK	2"-3" DIA
	EXPRESS CARAMEL	SIZE PER PLAN
	GRANITE BOULDERS	SIZE PER PLAN
	SURFACE SELECT	SIZE PER PLAN

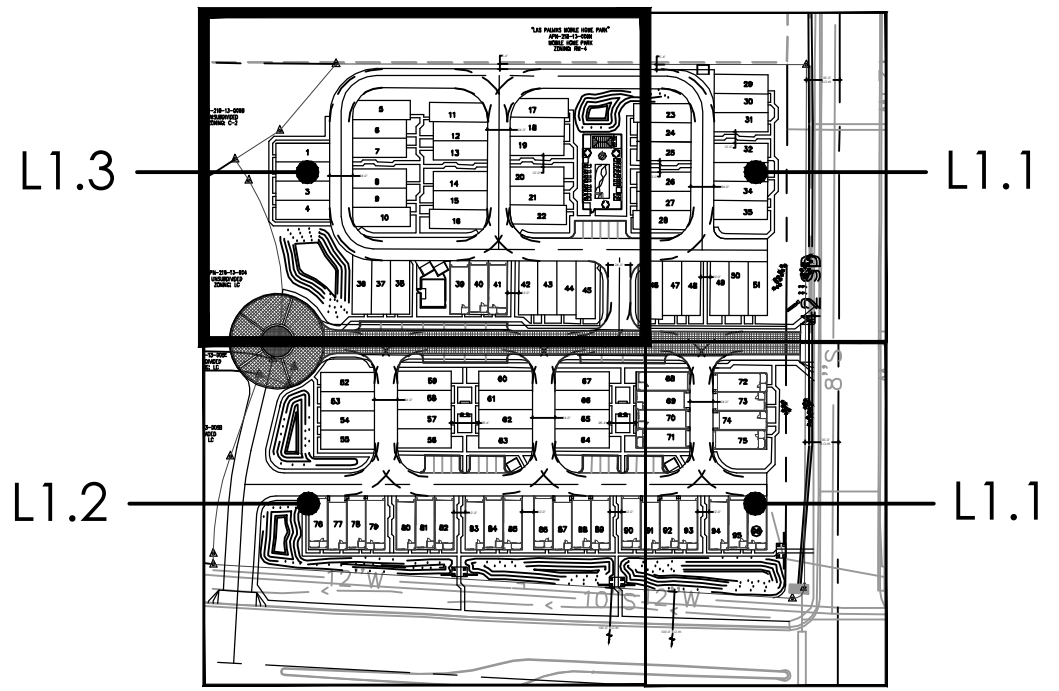


18-13-006B
JBDIVIDED
ING: C-2

-218-13-004
ISUBDIVIDED
ONING: LC

MATCHLINE B-B (SEE SHEET L1.1)

MATCHLINE A-A (SEE SHEET L1.1)



SHEET KEY

PLANT SCHEDULE

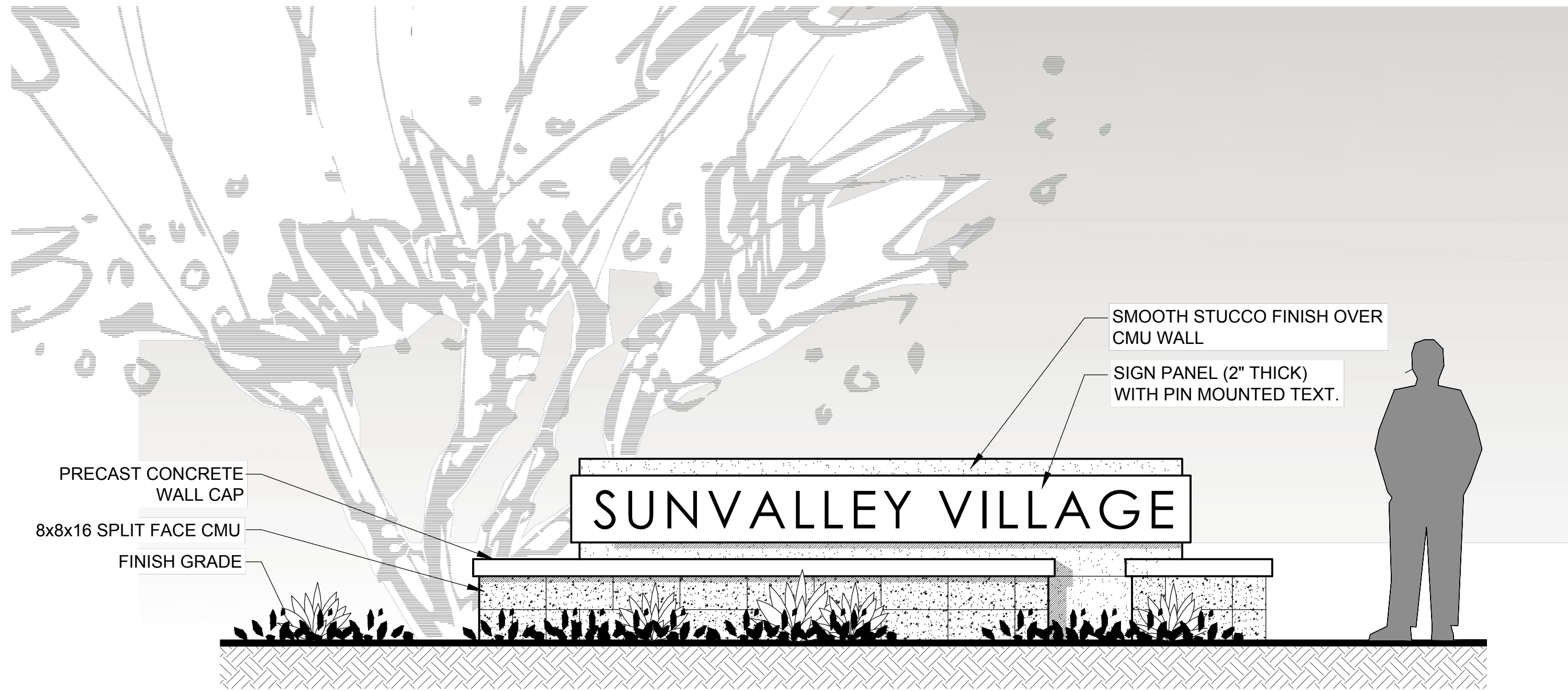
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HESPERALOE PARVIFLORA HESPERALOE	5 GAL
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GROUND COVER	
ACACIA REDOLENS TRAILING ACACIA	1 GAL
CYNODON DACTYLON HYBRID BERMUDA SOD	ROLLED SOD
LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL
LANTANA CAMARA 'DALLAS RED' 'DALLAS RED' LANTANA	1 GAL
LANTANA 'PURPLE' PURPLE TRAILING LANTANA	1 GAL
ROSMARINUS OFFICINALIS TRAILING ROSEMARY	1 GAL
INERT MATERIALS	
D.G. DECOMPOSED GRANITE EXPRESS CARAMEL	1/2" SCREENED 2" MIN DEPTH
4" SCREENED NATIVE ROCK EXPRESS CARAMEL	2"-3" DIA
GRANITE BOULDERS SURFACE SELECT	SIZE PER PLAN

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EXPIRES: 9/30/20

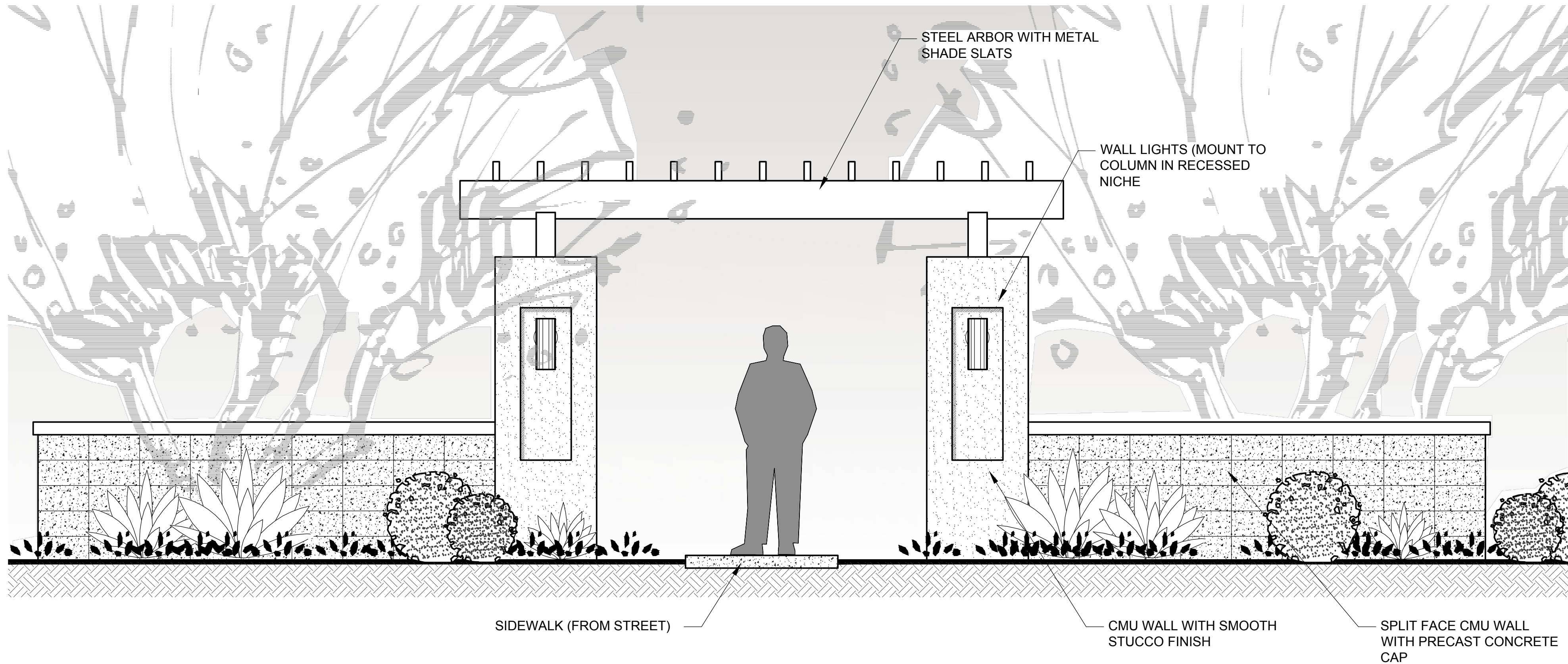
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+ HARDSCAPE
DETAILS
SHEET NO.
L1.3
5 OF 7



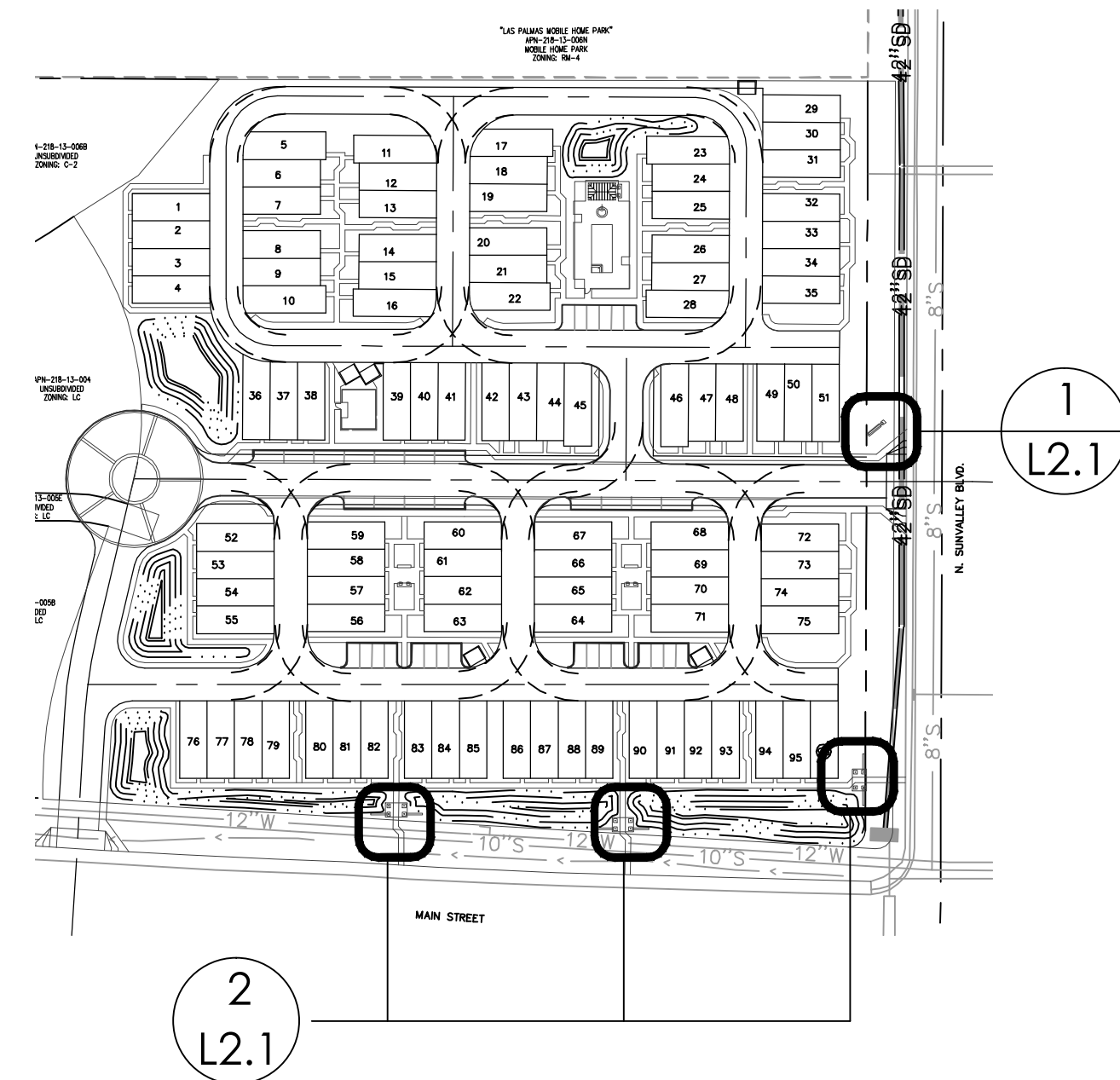
1
L2.1 MONUMENT SIGN

SCALE: 1/2" = 1'-0"



2
L2.1 PEDESTRIAN ARBOR

SCALE: 1/2" = 1'-0"



KEY PLAN

PRELIMINARY LANDSCAPE PLAN FOR
SUNVALLEY VILLAGE
MESA | ARIZONA

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PRELIMINARY
LANDSCAPE PLAN
+ HARDSCAPE
DETAILS

SHEET NO.
L2.1
6 OF 7



APN-218-13-004
UNSUBDIVIDED
ZONING: LC

5' LANDSCAPE BUFFER

APN-218-13-005E
UNSUBDIVIDED
ZONING: LC

APN-218-13-005B
UNSUBDIVIDED
ZONING: LC

5' LANDSCAPE BUFFER

N0°10'12"E 11.20'

L=103.75, R=307.00
D=19°21'50"

N19°31'59"E 90.99'

R=335.0'
L=58.2'

S13°21'42"W 117.33'

N3°24'08"E 165.62'

TRACT B

TRACT F

114

14

76

21.0'

10"S

10"S

12"W

10"S

12"W