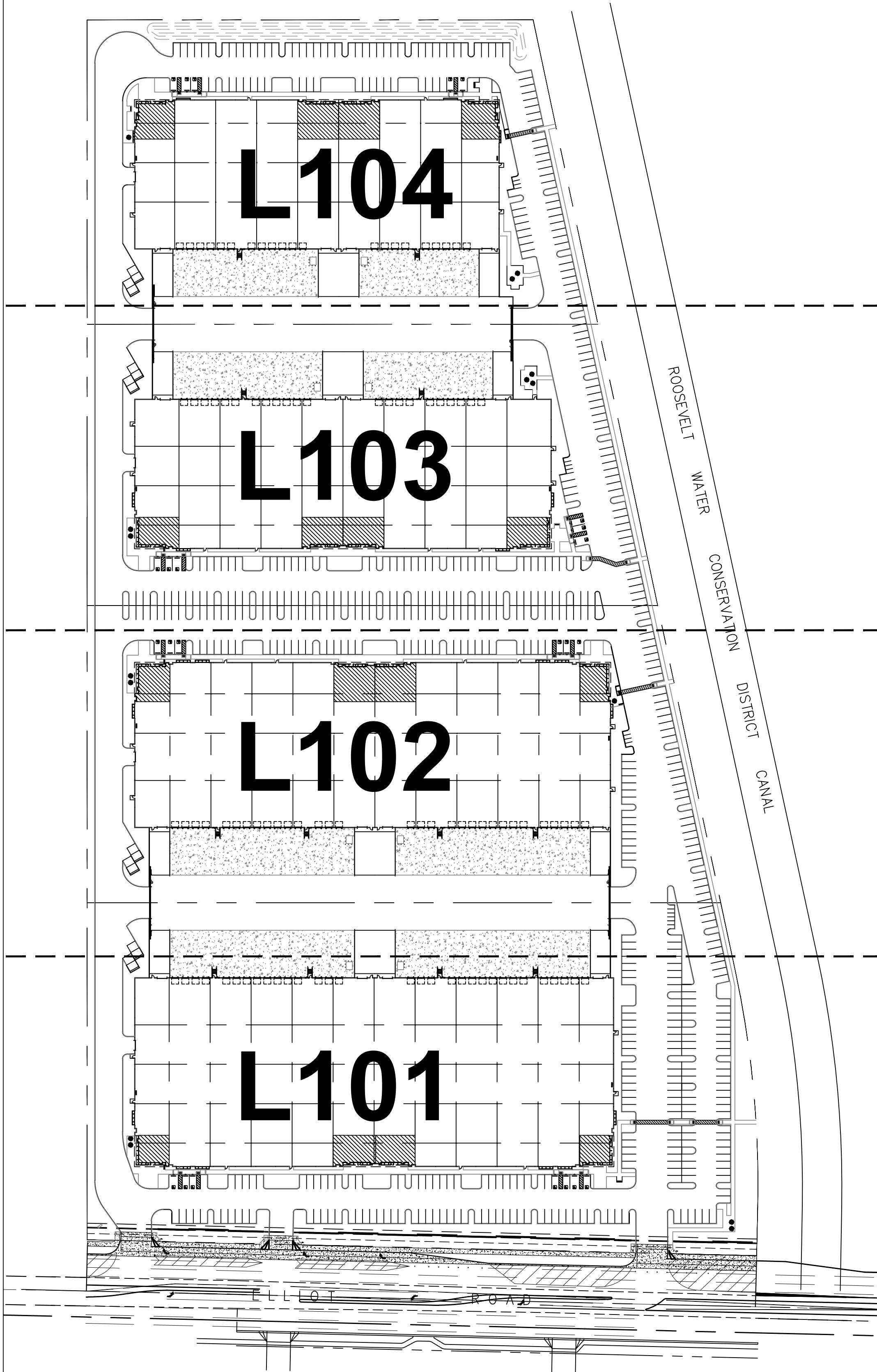
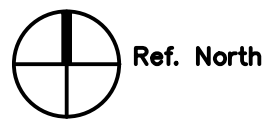




LANDSCAPE COVER SHEET



NOT TO SCALE

MASTER PLANT LIST

TREES		SIZE/COMMENT/QTY
	CERCIDIUM PRAECOX 'AZT #5' AZT HYBRID PALO BREA	36" BOX / 33 QTY / LOW-BREAKING / MATCHED
	PROSOPIS 'AZT SEEDLESS' AZT HYBRID PODLESS MESQUITE	36" BOX / 18 QTY / LOW BREAKING / MATCHED
	CERCIDIUM PRAECOX 'AZT #5' AZT HYBRID PALO BREA	24" BOX / 28 QTY / LOW BREAKING / MATCHED
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SHRUBS		SIZE/COMMENT/QTY
	ALOE VERA YELLOW BLOOMING ALOE	5 GAL, 95 QTY
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	MUHLENBERGIA RIGIDA NASHVILLE GRASS	5 GAL, 135 QTY
	NERIUM OLEANDER 'PETITE SALMON' DWARF OLEANDER	5 GAL, 180 QTY
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	DECOMPOSED GRANITE PALOMINO GOLD	3/8" MINUS, 2" DEPTH, TYP.
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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.
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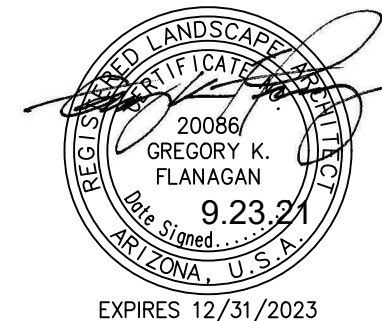
- ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC..., ARE TO BE REMOVED FROM THE PROJECT AREA AND DISPOSED OF PROPERLY OFFSITE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN SCARIFY EXISTING SUBGRADE, TO A MINIMUM 8-INCH DEPTH.
- SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND 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 PENETRATE, "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 TRANSFERED 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: 1,138,981 S.F.	TOTAL OPEN SPACE AREA: 131,840 S.F. = 11.5% SITE AREA		65,920 S.F. LIVE COVERAGE REQUIRED 70,859 S.F. LIVE COVERAGE PROVIDED		
	TOTAL TREES	36" TREES	24" BOX	TOTAL SHRUBS	5 GALLON SHRUBS
ELLIOT ROAD FRONTAGE REQUIREMENTS 1 TREE / 6 SHRUB PER 25 L.F.	34 TREES REQUIRED 34 TREES PROVIDED	9 TREES REQUIRED 12 TREES PROVIDED	17 TREES REQUIRED 22 TREES PROVIDED	204 SHRUBS REQUIRED 288 SHRUBS PROVIDED	102 SHRUBS REQUIRED 168 SHRUBS PROVIDED
PARKING LOT REQUIREMENTS 1 TREE / 3 SHRUB PER ISLAND	112 TREES REQUIRED 112 TREES PROVIDED	28 TREES REQUIRED 38 TREES PROVIDED	REMAINDER REQ. 74 TREES PROVIDED	336 SHRUBS REQUIRED 561 SHRUBS PROVIDED	N / A
WEST PERIMETER REQUIREMENTS 3 TREE / 20 SHRUB PER 100 LF	46 TREES REQUIRED 47 TREES PROVIDED	N / A	23 TREES REQUIRED 47 TREES PROVIDED	306 SHRUBS REQUIRED 446 SHRUBS PROVIDED	N / A
NORTH PERIMETER REQUIREMENTS 3 TREE / 20 SHRUB PER 100 LF	17 TREES REQUIRED 21 TREES PROVIDED	N / A	9 TREES REQUIRED 21 TREES PROVIDED	113 SHRUBS REQUIRED 299 SHRUBS PROVIDED	N / A
EAST PERIMETER REQUIREMENTS 3 TREE / 20 SHRUB PER 100 LF	48 TREES REQUIRED 50 TREES PROVIDED	N / A	24 TREES REQUIRED 50 TREES PROVIDED	319 SHRUBS REQUIRED 498 SHRUBS PROVIDED	N / A
FOUNDATION PLANTING REQUIREMENTS - 3,850 LF 1 TREE PER 50 L.F.	77 TREES REQUIRED 78 TREES PROVIDED	8 TREES REQUIRED 18 TREES PROVIDED	REMAINDER REQ. 60 TREES PROVIDED	N / A	N / A



hpa, inc.
18831 bardeen avenue - ste. #100
irvine, ca
92612
tel: 949•863•1770
fax: 949•863•0851
email: hpa@hparchs.com



Owner:



MIG
REAL STATE

660 Newport Center Drive
Suite 1300
Newport Beach, CA 92660

Project:

ELLIOT ROAD &
POWER ROAD

Mesa, AZ

Consultants:

Civil:	KIMLEY-HORN
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	G.K. FLANAGAN
Fire Protection:	-
Soils Engineer:	-

Title:
LANDSCAPE
COVER SHEET

Project Number: 21247

Drawn by:

Date: 09/23/21

Revision:

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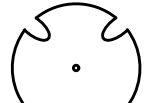
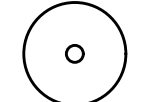
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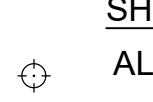
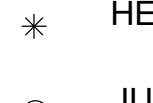
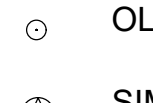
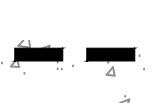


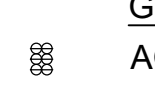
G.K. FLANAGAN
ASSOCIATES

4626 N. 44th Street
PHOENIX, AZ 85018
602 . 912 . 9691
602 . 912 . 9693 fax

MASTER PLANT LIST

TREES		SIZE/COMMENT/QTY
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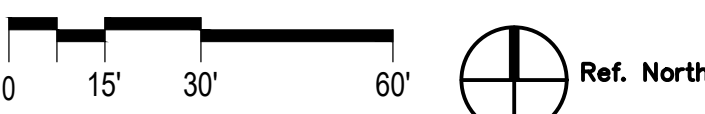
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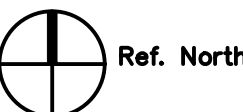
MATCHLINE SHEETS L-102



PLANTING PLAN



SCALE: 1"=30'-0"



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Fire Protection:	-
Soils Engineer:	-

Title:
PLANTING
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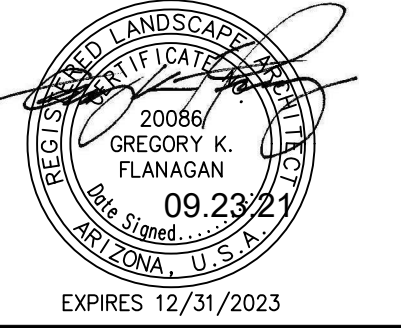
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Mesa, AZ

Civil:	KIMLEY-HORN
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	G.K. FLANAGAN
Fire Protection:	-
Soils Engineer:	-

Project Number: 21247
 Drawn by:
 Date: 09/23/21
 Revision:

Sheet:

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L102



0 15' 30' 60'

Ref. North

SCALE: 1"=30'-0"



MASTER PLANT LIST

TREES		SIZE/COMMENT/QTY
	CERCIDIMUM PRAECOX 'AZT #5'	36" BOX / 33 QTY /
	AZT HYBRID PALO BREA	LOW-BREAKING /
		MATCHED
	PROSOPIS 'AZT SEEDLESS'	36" BOX / 18 QTY /
	AZT HYBRID PODLESS MESQUITE	LOW BREAKING /
		MATCHED
	CERCIDIMUM PRAECOX 'AZT #5'	24" BOX / 69 QTY /
	AZT HYBRID PALO BREA	LOW BREAKING /
		MATCHED
	ULMUS PARVIFOLIA	24" BOX / 69 QTY /
	EVERGREEN ELM	LOW BREAKING /
		MATCHED
	PROSOPIS 'COOPERI'	24" BOX / 28 QTY /
	COOPERI MESQUITE	LOW BREAKING /
		MATCHED
	CHILOPSIS LINEARIS 'BI-COLOR'	24" BOX / 78 QTY /
	HYBRID DESERT WILLOW	LOW-BREAKING /
		MATCHED
	CAESALPINIA CACALACO 'SIERRA SUN'	24" BOX / 40 QTY /
	SMOOTH CASCALOTE	LOW-BREAKING /
		MATCHED

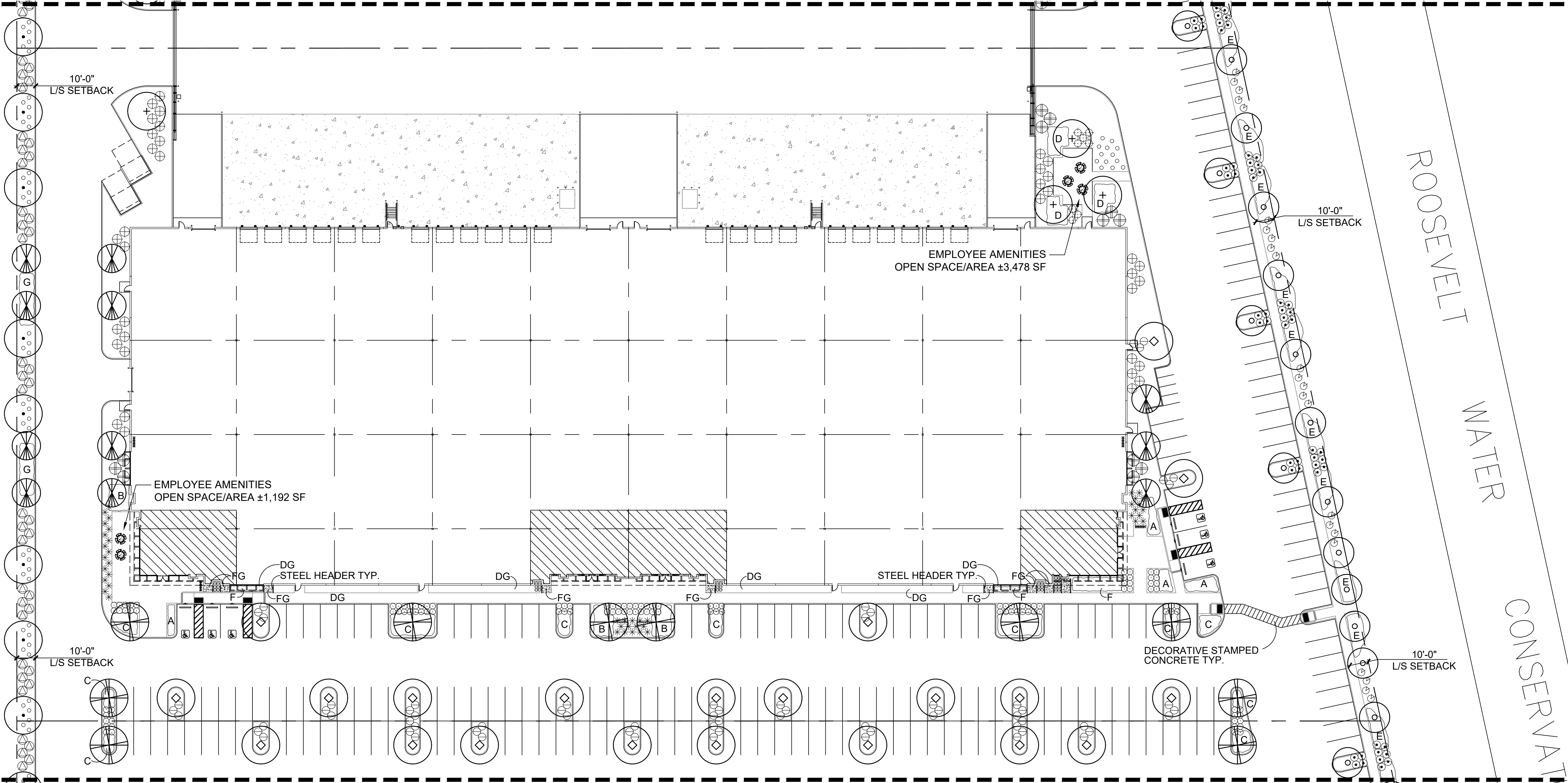
SHRUBS		SIZE/COMMENT/QTY
	ALOE VERA	5 GAL, 95 QTY
	YELLOW BLOOMING ALOE	
	HESPERALOE PARVIFLORA	5 GAL, 139 QTY
	RED YUCCA	
	JUSTICIA CALIFORNICA	5 GAL, 198 QTY
	CHUPAROSA	
	LEUCOPHYLLUM ZYGOPHYLLUM	5 GAL, 99 QTY
	CIMARRON SAGE	
	MUHLENBERGIA RIGIDA	5 GAL, 135 QTY
	NASHVILLE GRASS	
	NERIUM OLEANDER 'PETITE SALMON'	5 GAL, 180 QTY
	DWARF OLEANDER	
	OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL, 430 QTY
	DWARF OLIVE	
	SIMMONDSIA CHINENSIS	5 GAL, 135 QTY
	JOJOBA	
	TECOMA 'BELLS OF FIRE'	5 GAL, 35 QTY
	ORANGE TECOMA	
	LEUCOPHYLLUM LANGMANIAE	5 GAL, 255 QTY
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GROUNDCOVERS		SIZE/COMMENT/QTY
	AGAVE PARRYI 'ESTRELLA'	5 GAL, 120 QTY
	PARRYI AGAVE	
	ERICAMERIA LARICIFOLIA 'AGUIRRE'	1 GAL, 365 QTY
	TURPENTINE	
	LANTANA 'NEW GOLD'	1 GAL @ 3' O.C.,
	TRAILING YELLOW LANTANA	271 QTY
	EREMOPHILA GLABRA 'MIGNEW GOLD'	1 GAL @ 3' O.C.,
	OUTBACK SUNRISE EMU	316 QTY
	EREMOPHILA CARNOSA	1 GAL @ 4' O.C.,
	WINTER BLAZE EMU	334 QTY
	BOUTELOUA 'BLONDE AMBITION'	1 GAL @ 3' O.C.,
	BLONDE AMBITION GRAMA	451 QTY
	ACACIA REDOLENS 'DESERT CARPET'	1 GAL @ 5' O.C.,
	TRAILING ACACIA	494 QTY
	ALOE 'BLUE ELF'	3 GAL @ 2' O.C.,
	BLUE ELF ALOE	180 QTY
	RUELLIA BRITTONIANA	1 GAL @ 4' O.C.,
	MEXICAN PETUNIA	267 QTY
INERT MATERIAL		
DG	DECOMPOSED GRANITE	3/8" MINUS,
	PALOMINO GOLD	2" DEPTH, TYP.
FG	FRACTURED GRANITE	1"-3" NATURAL,
	ROCK PROS - MOHOGANY	4" DEPTH, TYP.

GENERAL NOTES:

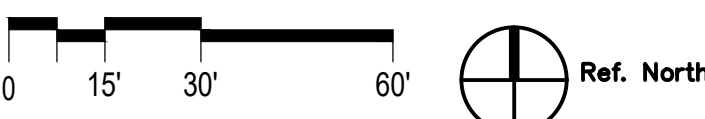
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MATCHLINE SHEETS L-104



MATCHLINE SHEETS L-102

PLANTING PLAN



SCALE: 1"=30'-0"



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Owner:



MIG
REAL STATE

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Project:

ELLIOT ROAD &
POWER ROAD

Mesa, AZ

Consultants:

Civil:	KIMLEY-HORN
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	G.K. FLANAGAN
Fire Protection:	-
Soils Engineer:	-

Title:
PLANTING
PLAN

Project Number: 21247

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Date: 09/23/21

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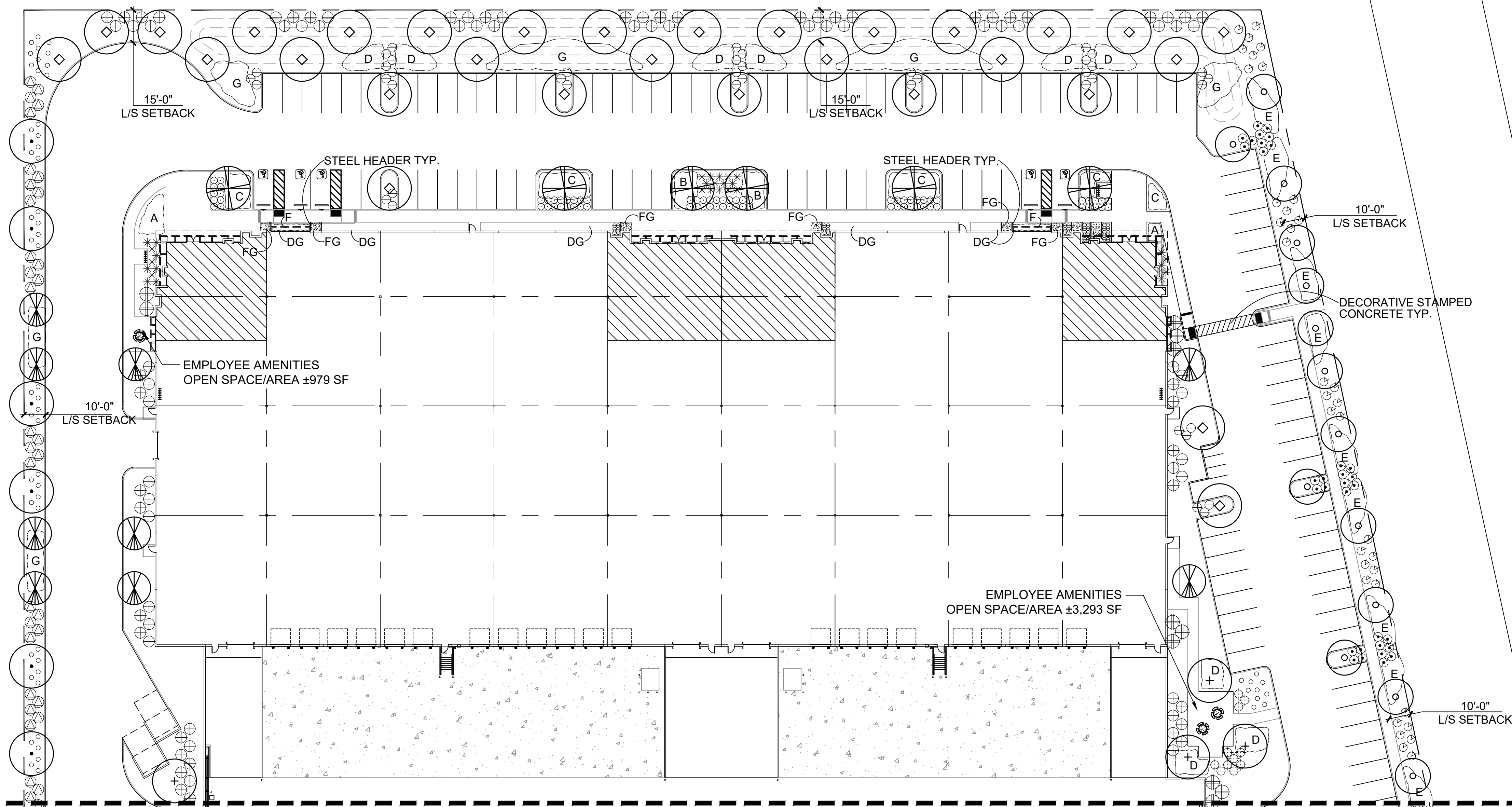
L103

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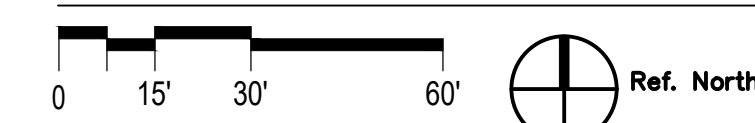
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PLANTING PLAN



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ELLIOT ROAD &
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Mesa, AZ

Civil:	KIMLEY-HORN
Structural:	-
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Plumbing:	-
Electrical:	-
Landscape:	G.K. FLANAGAN
Fire Protection:	-
Soils Engineer:	-

Title:
PLANTING
PLAN

Project Number: 21247

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TABLE 1

104

104

E104

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