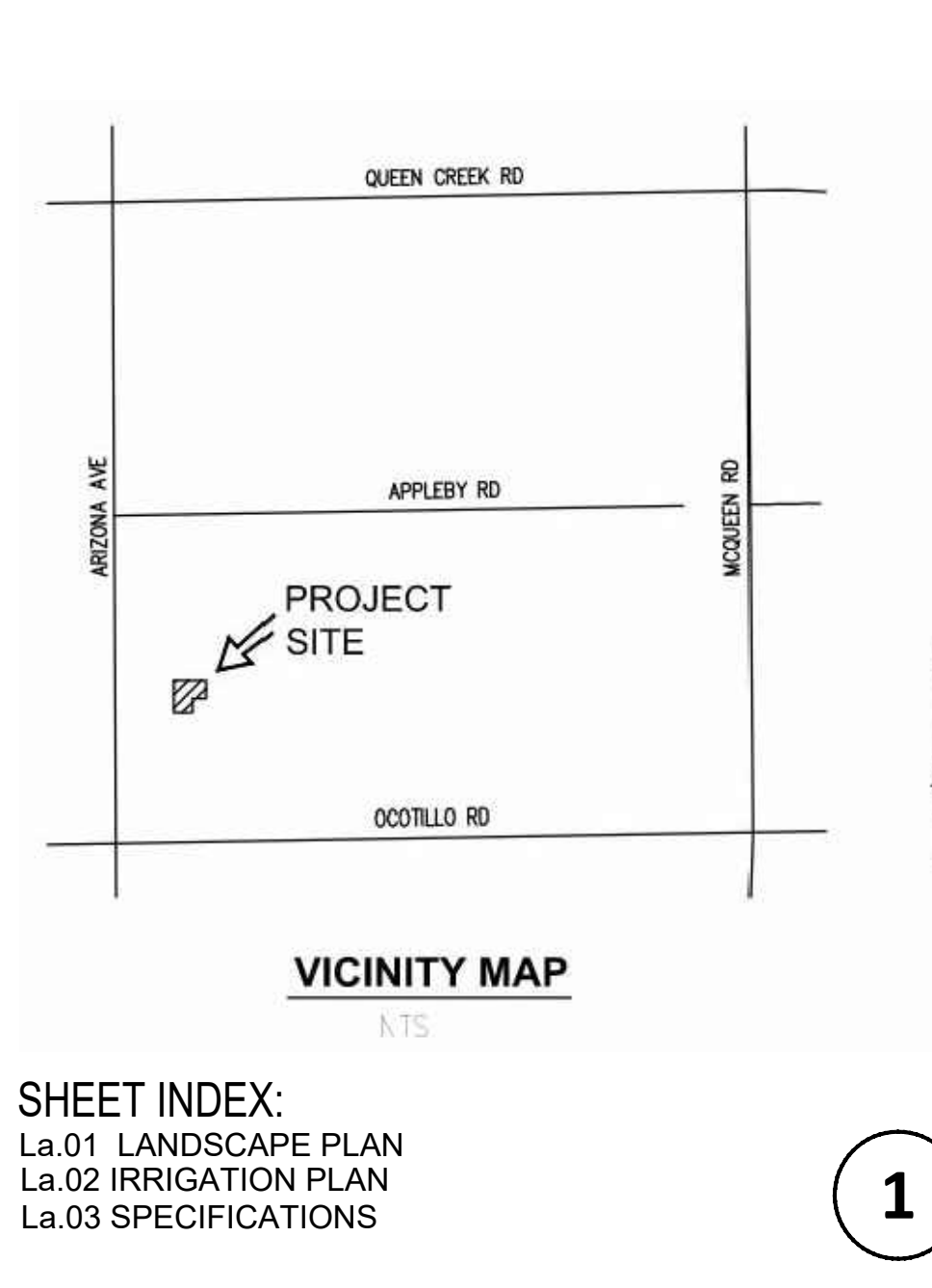
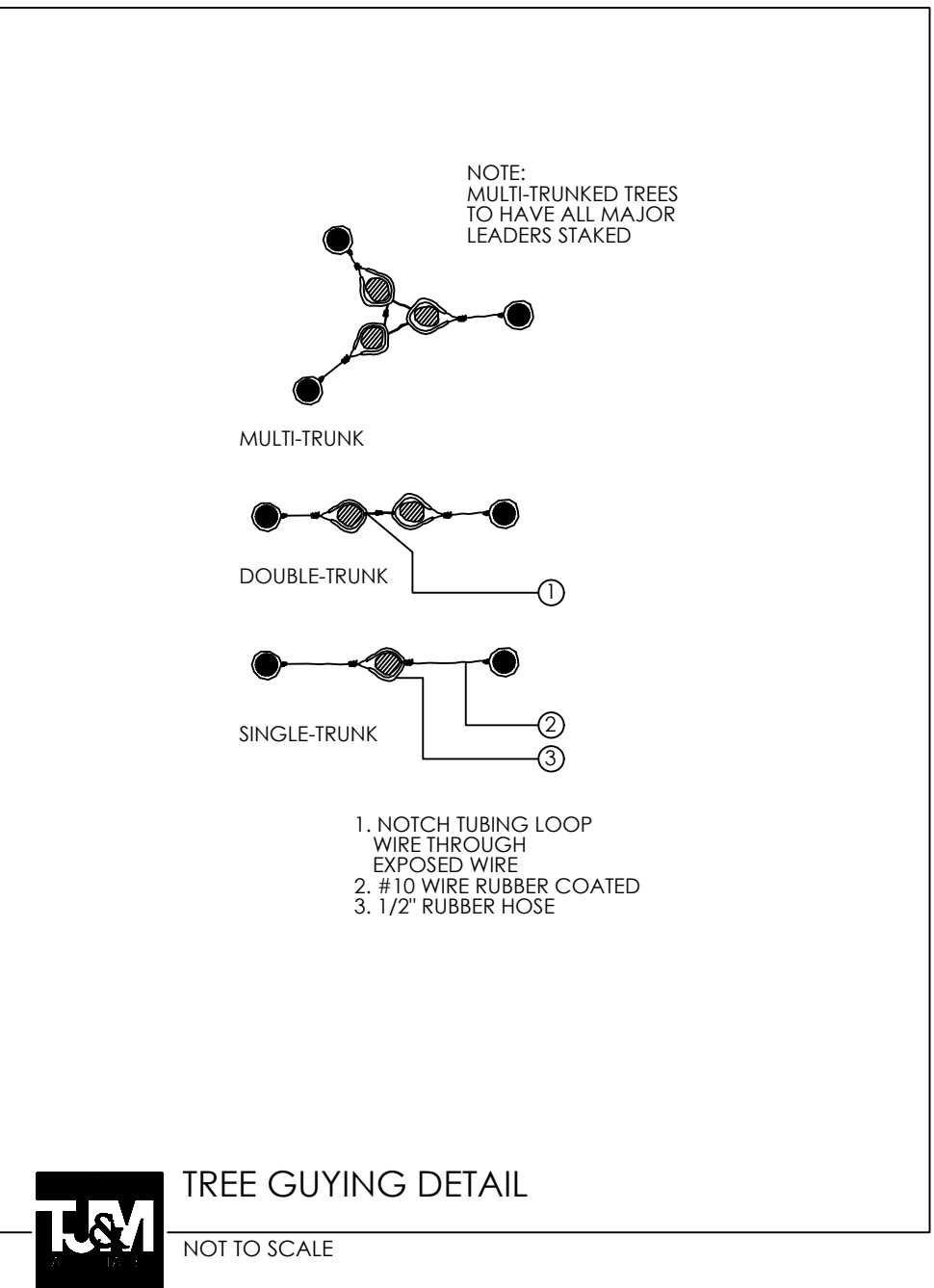
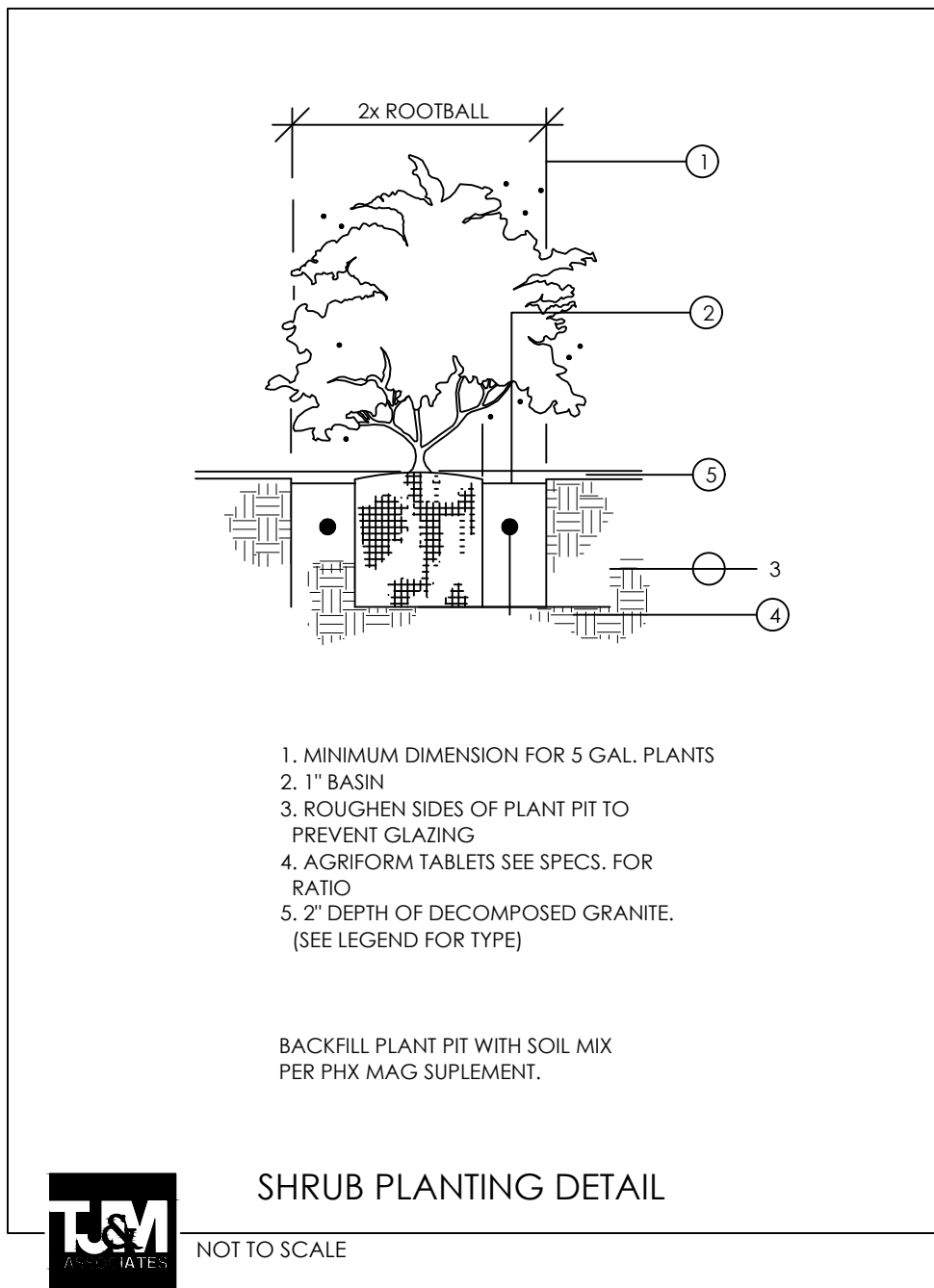
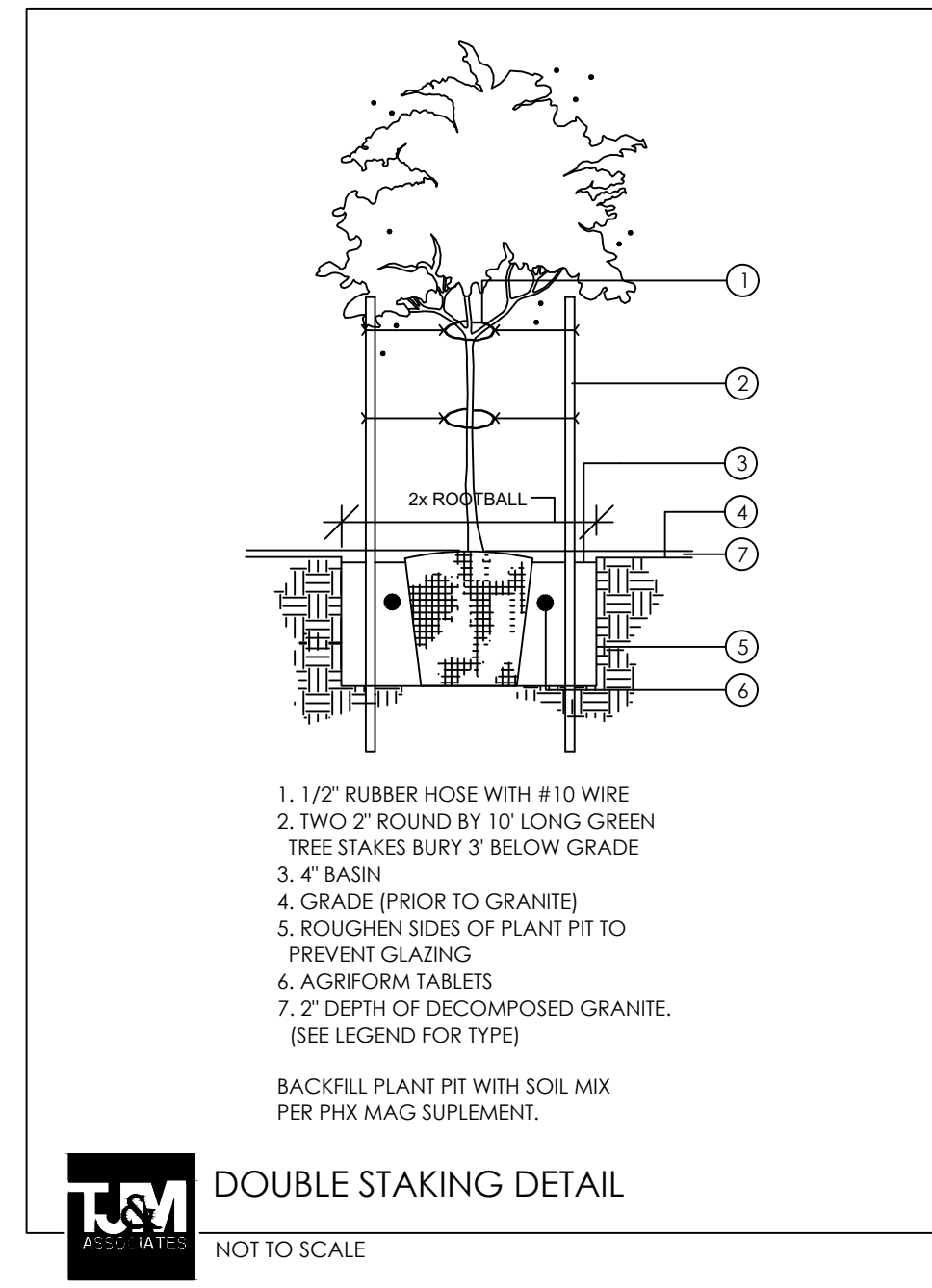


ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS" SEE SEC. 1903(6)(c)

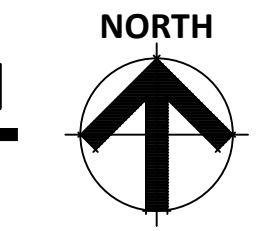
LANDSCAPE LEGEND

	TREES		MULHENBERGIA 'REGAL MIST' REGAL MIST DEER GRASS 5 GALLON (18)
	QUERCUS VIRGINIANA LIVE OAK 24" BOX 6.5T, 4.0W, 1.5" CALIP. (9)		GROUND COVER
	EXISTING TREE PROTECT FROM CONSTRUCTION		LANTANA MONTEVIDENSIS 'NEW GOLD' 5 GALLON (96)
	SHRUBS		LANTANA MONTEVIDENSIS TRAILING PURPLE 5 GALLON (31)
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON (46)		INERT GROUND COVER
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON (4)		MATCH EXISTING GRANITE DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS



SHEET INDEX:
La.01 LANDSCAPE PLAN
La.02 IRRIGATION PLAN
La.03 SPECIFICATIONS

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



CITY OF CHANDLER LANDSCAPE NOTES:

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- NO OBSTRUCTIONS TO VIEW SHALL BE ERRECTED, CONSTRUCTED OR PARKED WITHIN THE SIGHT VISIBILITY AREA ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6'. ALL SHRUBS IN THIS AREA MAY NOT A MATURITY HEIGHT OVER 24"
- ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATED OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIAL, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.
- TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM DATE OF REPLACEMENT.
- ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLANS. SEE SECTION 1902 (6)(H)
- PARKING LOT TREES ARE TO HAVE A MINIMUM CLEAR CANOPY DISTANCE OF FIVE (5) FEET. SEE SECTION 1903 (6)(G)(C)(4), ZONING CODE.
- ALL LANDSCAPE AREAS SHALL BE GRADED SO THAT FINISHED GRADE SURFACES OF ALL NONLIVING MATERIALS (I.E. DECOMPOSED GRANITE, CRUSHED ROCK, MULCH ETC.) ARE ONE AND ONE HALF (1 1/2) INCHES BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903(6)(C)(11), ZONING CODE
- TREES MUST BE PLACED MIN. OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS SHRUBS MUST BE AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT, P.I.V. OR FDC. SEE SECTION 1903 (6)(J)(1), ZONING CODE
- ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR SEE SECTION 1903 (6)(H), ZONING CODE
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED\CORRECTED BEFORE THE FIELD INSPECTOR WILL ACCEPT\PASS THE SIGN IN THE FIELD OR ISSUE AN CERTIFICATE OF OCCUPANCY FOR A PROJECT
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACK FLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
- ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS, AND SHADE STRUCTURES REQUIRE A SEPARATE SUBMITAL AND PERMITS.

I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF STREET CURB.

06.10.24
REGISTERED LANDSCAPE ARCHITECT DATE

LANDSCAPE CALCULATIONS:

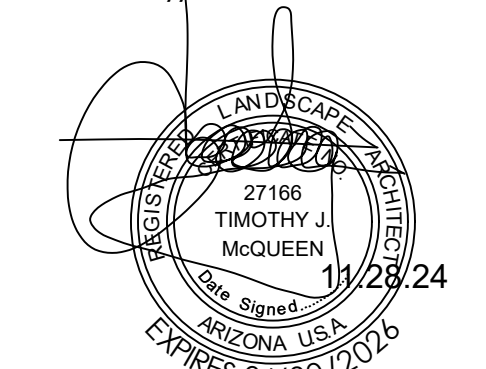
TOTAL SITE AREA:	51,973	SQ.FT.	1.19	AC (LIMITS OF CONSTRUCTION)
TOTAL BUILDING AREA:	8,489	SQ.FT.	16	% OF SITE AREA
TOTAL LANDSCAPE AREA:	7,238	SQ.FT.	14	% OF SITE AREA
TOTAL PARKING AREA:	15,193	SQ.FT.	48	% OF SITE AREA
LANDSCAPE IN PARKING AREA:	5,400	SQ.FT.	29	% OF SITE AREA
PARKING LOT INTERIOR SURFACE AREA SHALL BE LANDSCAPED				
TOTAL TURF AREA:	0	SQ.FT.	0	% OF LS AREA
SHRUBS\GROUNDCOVERS:	4,705	SQ.FT.	65	% OF LS AREA
INORANGIC\GRANITE:	7,238	SQ.FT.	100	% OF NON TURF LS AREA
DECOMPOSED GRANITE IS TO EXTEND UNDER ALL PLANTINGS				

STREET FRONTAGE TREES:	N/A	L.FT.	N/A	PROVIDED	N/A
STREET FRONTAGE SHRUBS:	N/A	L.FT.	N/A	PROVIDED	N/A
PERIMETER TREES:	N/A	L.FT.	N/A	PROVIDED	N/A
PERIMETER SHRUBS:	N/A	L.FT.	N/A	PROVIDED	N/A
DISSIMILAR LAND USE BUFFER				REQUIRED	PROVIDED
PERIMETER TREES:	N/A	L.FT.	N/A	N/A	N/A
PERIMETER SHRUBS:	N/A	L.FT.	N/A	N/A	N/A
INTERIOR LANDSCAPE				REQUIRED	PROVIDED
INTERIOR TREES:	7,238	SQ.FT.	7 TREES	7 TREES (ALL 24" BOX OR LARGER)	
PERIMETER SHRUBS:	7,238	SQ.FT.	48 SHRUBS	55 SHRUBS	
COVERAGE:	7,238	SQ.FT.	50% (3,619)	65% (4,705)	
PARKING LOT				REQUIRED	PROVIDED
PLANTER TREES:	12			12 TREES (ALL 24" BOX)	
PLANTER SHRUBS:				60 SHRUBS	



1/10/2025, 8:15:59 AM
CIV24-0112
Teresa Richardson

00075 - Site (Teresa Richardson)
IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE CITY SITE DEVELOPMENT INSPECTOR A COPY OF THE APPROVED/STAMPED PLANS FOR INSPECTIONS; PLEASE MAKE AVAILABLE PRIOR TO SCHEDULING INSPECTIONS- TO SCHEDULE YOUR INSPECTIONS, YOU MAY GO ONLINE AT <https://developmentpermits.chandleraz.gov/clics>



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10446 N. 74th Street, Suite 150
Scottsdale, Arizona 85258
P.(602)265-0320

EMAIL: timmcqueen@tjma.net



design by: RH
drawn by: RL
checked by: RH

La.01
project #: 23057

IRKAA
ARCHITECTS
10010 W. BUCKINGHAM ROAD, PHOENIX, ARIZONA 85043
602-955-2900

DATE: 11-30-23
LANDSCAPE PLAN

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBMISSION OF BILLS OF MATERIALS OR ESTIMATES ON BILLY CYCLES OTHER THAN MONTHLY. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR THE CERTIFICATION AND APPROVAL OF BILLY CYCLE ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLY CYCLES APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.

NEW COMMERCIAL PAD
PAD 58 AT PASEO LINDO SHOPPING CENTER
NEC OF ARIZONA AVE AND OCCOTILLO RD.
CHANDLER, AZ

SCHEMATIC LAYOUT

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