

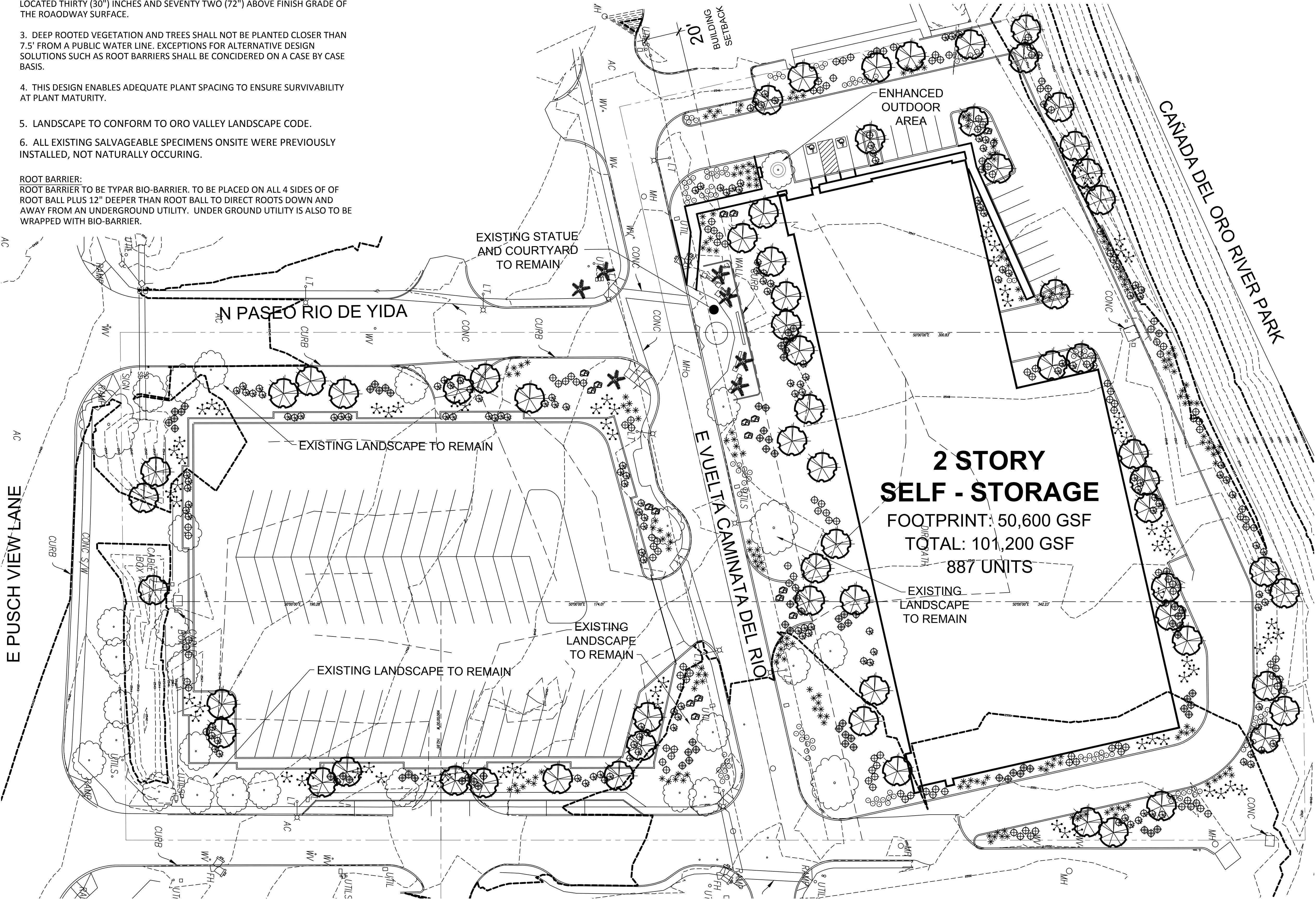
GENERAL LANDSCAPE NOTES:

1. PROPERTY OWNER SHALL MAINTAIN BUFFERYARD PLANTINGS TO ENSURE UNOBSTRUCTED VISIBILITY TO MOTORISTS. ALL SHRUBS, ACCENTS, AND GROUNDCOVERS SHALL NOT EXCEED THIRTY (30") INCHES IN HEIGHT WITHIN SITE VISIBILITY TRIANGLES. TREES WITHIN SITE VISIBILITY TRIANGLES WILL BE MAINTAINED TO ENSURE THAT BRANCHES / FOLIAGE IS NOT BELOW A HEIGHT OF SIX (6') FEET.
2. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES MUST BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED THIRTY (30") INCHES AND SEVENTY TWO (72") ABOVE FINISH GRADE OF THE ROADWAY SURFACE.
3. DEEP ROOTED VEGETATION AND TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM A PUBLIC WATER LINE. EXCEPTIONS FOR ALTERNATIVE DESIGN SOLUTIONS SUCH AS ROOT BARRIERS SHALL BE CONSIDERED ON A CASE BY CASE BASIS.
4. THIS DESIGN ENABLES ADEQUATE PLANT SPACING TO ENSURE SURVIVABILITY AT PLANT MATURITY.
5. LANDSCAPE TO CONFORM TO ORO VALLEY LANDSCAPE CODE.
6. ALL EXISTING SALVAGEABLE SPECIMENS ONSITE WERE PREVIOUSLY INSTALLED, NOT NATURALLY OCCURRING.

ROOT BARRIER:

ROOT BARRIER TO BE TYPAR BIO-BARRIER. TO BE PLACED ON ALL 4 SIDES OF OF ROOT BALL PLUS 12" DEEPER THAN ROOT BALL TO DIRECT ROOTS DOWN AND AWAY FROM AN UNDERGROUND UTILITY. UNDER GROUND UTILITY IS ALSO TO BE WRAPPED WITH BIO-BARRIER.

CONCEPTUAL LANDSCAPE PLAN FOR THE SELF-STORAGE AT MERCADO DEL RIO



LANDSCAPE LEGEND /
WATER USE SCHEDULE

SYMBOL	BOTANICAL NAME / COMMON NAME	QUANTITY	SIZE	WATER USE TYPE	ADWR ANNUAL USE AT MATURITY (GALLONS)	ANNUAL WATER USE QUANTITY TIMES ADWR ANNUAL USE (GALLONS)	MONTHLY WATER USE ADWR ANNUAL USE DEVIDED BY 12 MONTHS
	PROSOPIS HYBRID 'PHOENIX' PHOENIX THORNLESS MESQUITE	46	24" BOX	2	10,137	466,302	38,859
	SIMMONDSIA CHINENSIS JOJOBA	64	5 GAL.	1	263	16,832	1,403
	CALLIANDRA CALIFORNICA RED FAIRY DUSTER	155	5 GAL.	1	70	10,850	904
	HESPERALOE PARVIFLORA RED YUCCA	144	5 GAL.	1	70	10,080	840
	DASYLIRION WHEELERII DESERT SPOON	55	5 GAL.	1	110	6,050	504
	ALOE 'BLUE ELF' BLUE ELF ALOE	196	1 GAL.	2	35	6,860	571
	PENSTEMON PARRYI PARRY'S PENSTEMON	124	1 GAL.	1	70	8,680	723
TOTAL WATER USE AT MATURITY:						525,654	43,805

MATCH EXISTING
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

3'x3' SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH

APPROVED BY:

PLANNING AND ZONING ADMINISTRATOR

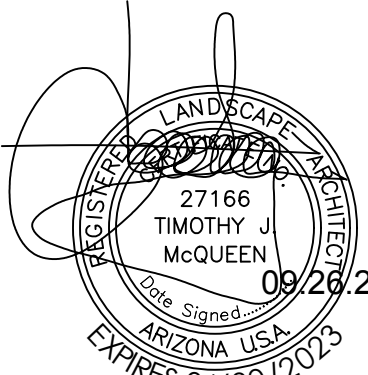
DATE

SHEET INDEX
1. La.01 LANDSCAPE PLAN

ARCHITECT
WARE MALCOMB
2777 E. CAMELBACK RD. SUITE 325
PHOENIX, AZ 85016
480.767.1001
DCOUTURE@WAREMALCOMB.COM

SITE ADDRESS
XXXX EAST PUSCH VIEW LANE
VALLEY, ARIZONA 85737

STEAM PUMP VILLAGE SELF-STORAGE
A PORTION OF SECTION 5,6,7 AND 8,
T-12-S, R-14-E, G&SRB&M, TOWN OF
ORO VALLEY, PIMA COUNTY, ARIZONA



T.J. McQUEEN & ASSOCIATES, INC.

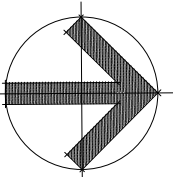
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602) 265-0320

EMAIL: timmcqueen@tjmla.net



PLAN
NORTH



LANDSCAPE PLAN

SCALE: 1"=30'-0"

CONCEPT LANDSCAPE PLAN
FOR THE
SELF-STORAGE AT
MERCADO DEL RIO
LANDSCAPE PLAN

La.01

OF

2