

Thursday, March 24, 2016

City of Mesa
Attn: Lesly David
Planning Department
55 N. Center St.
Mesa, AZ 85201

**Re: Proposed Development
Planning & Zoning Board – Project Narrative**

Dear Lesly:

It is our pleasure to submit to you the materials for our proposed development at 1411 South Power Road. Our team has been hard at work designing a building that blends the City of Mesa Planning Design Standards and suggestions with tenant needs and site challenges. This has resulted in what we believe to be a realistic and achievable site and building design that will bring new and exciting retail/restaurant concepts to this trade area.

Project Description

The property is a 58,765 square foot parcel located on the southeast corner of Hampton Road & Power Road. It is currently zoned Limited Commercial (LC) and our future uses will conform to existing zoning. The building is currently vacant. This former CoCo's Bakery Restaurant operated for many years, but sadly closed in late 2014. Our development request is to extend the existing building south adding $\pm 2,700$ square foot expansion. This expansion would allow re-tenanting of the building for the proposed retail/restaurant users. The final building foot print will be $\pm 9,200$ square feet with $\pm 1,256$ square feet of exterior patios.

Architecture & Site Enhancements

The design of the proposed building utilizes the existing materials currently found on the CoCo's building, but also updates the colors and visual appeal of property. There are numerous additional architectural details including additional tower elements to identify entry points. The vertical elements will add character to the roof lines while the varying materials will create interest at the pedestrian level. We are proposing outdoor seating areas for each of the future fast casual restaurants with decorative railing. We are also proposing updates and enhancements to the landscaping which will bring the property in line with the City of Mesa requirements. Finally, we will improve pedestrian access to public right of way.

Summary

This proposed project re-develops an outdated restaurant and enhances the property and the surrounding developments by refreshing the building's colors and architecture. The proposed users are compliant with the existing property zoning and the surrounding shopping center users. We feel strongly that this is a wonderful project for the City of Mesa and its community. We hope you agree!

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Russell".

Steve Russell, CCIM
Evergreen Devco, Inc.









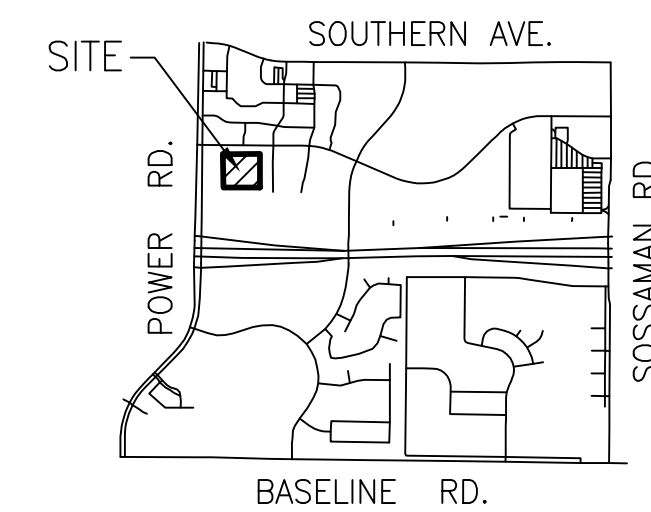


PRELIMINARY GRADING & DRAINAGE AND EXISTING UTILITY PLANS

FOR SHOPS AT POWER AND HAMPTON

SEC OF POWER ROAD AND HAMPTON AVENUE MESA, ARIZONA

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.



VICINITY MAP
SEC 31, T. 1 N., R. 7 E.

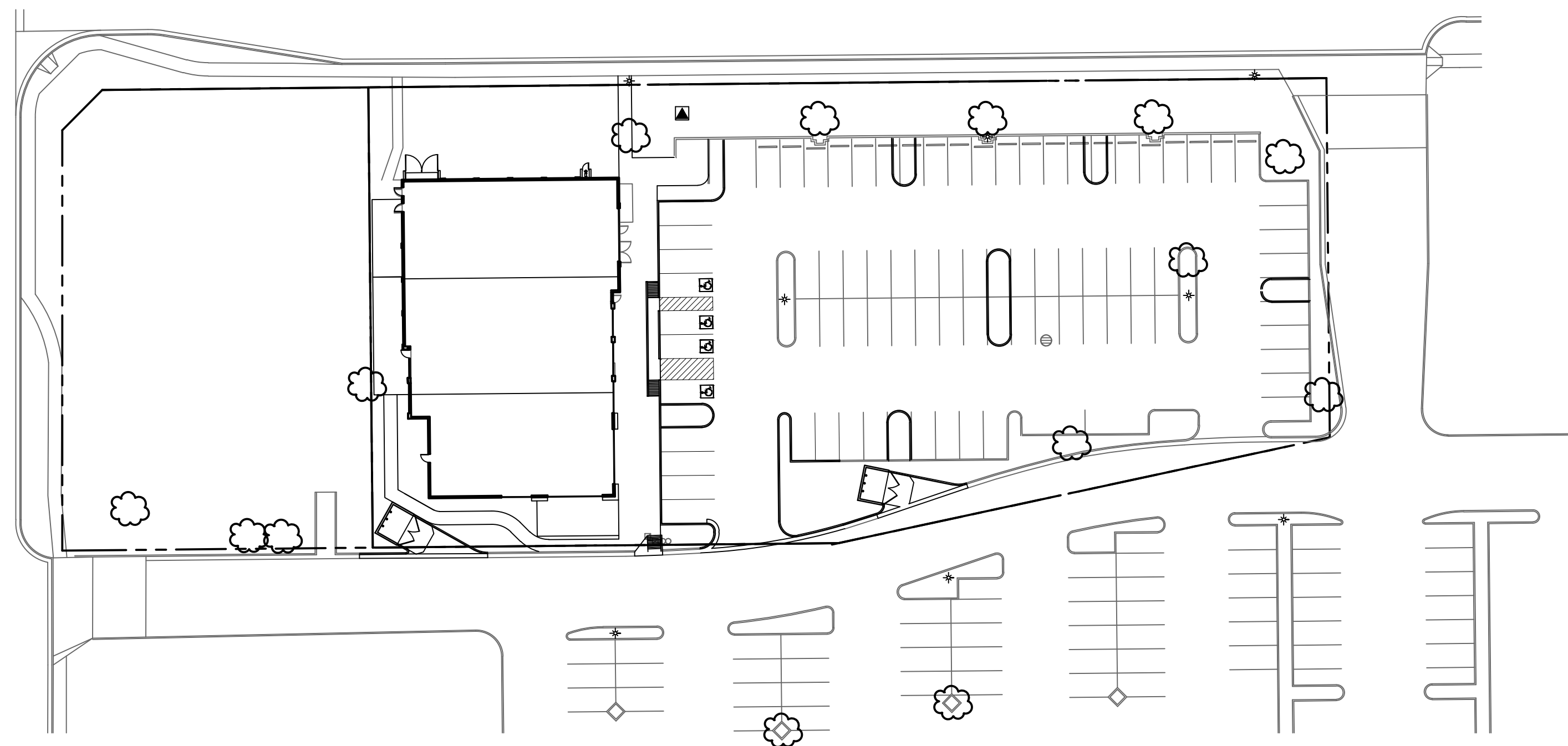
N.W. 1/4 COR. SEC. 31,
T. 1 N., R. 7 E.
FOUND BCHH

FOUND BCHH

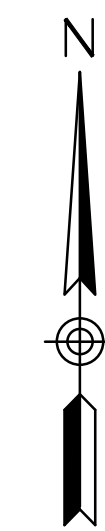
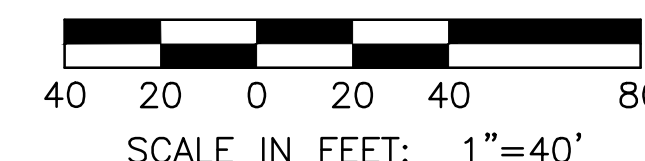
HAMPTON AVENUE

POWER ROAD

W. 1/4 CORNER SECTION 31,
T. 1 S., R. 7 E.



KEY MAP



INDEX OF PLAN SHEETS

- 1 (C-1) COVER SHEET
- 2 (C-2) PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

FLOOD ZONE/FEMA CLASSIFICATION

THE SUBJECT PROPERTY LIES ENTIRELY IN ZONE X-SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF MARICOPA, COMMUNITY PANELS NO. 04013C2295L, EFFECTIVE DATE OCTOBER 16, 2013.

PROJECT DESCRIPTION DRAINAGE STATEMENT

THIS IS AN EXISTING COMMERCIAL CENTER THAT WAS CONSTRUCTED IN EARLY 1909'S. ALL INFRASTRUCTURE INCLUSIVE OF PAVING, STORM DRAINAGE, SEWER, WATER AND RETENTION FACILITIES WERE CONSTRUCTED, APPROVED AND ACCEPTED. THIS PROJECT PROPOSES TO CONSTRUCT A 2,000± S.F. ADDITION TO THE SOUTH OF THE EXISTING BUILDING, INCLUSIVE OF NEW PATIOS. THE NEW ADDITION WILL REPLACE AN EXISTING PAVED AREA SO THERE IS NO INCREMENTAL ADDITION OF IMPERVIOUS COVER. FURTHER MORE ALL EXISTING UTILITIES SHOWN HEREON, SHALL REMAIN IN PLACE. ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED WITH OUTFALL BEING THE COMMON RETENTION BASIN ON THE WEST SIDE.

LEGEND

<ul style="list-style-type: none"> ◻ FOUND BRASS CAP IN HAND HOLE ● FOUND BRASS CAP FLUSH ⊙ FOUND MONUMENT AS SHOWN ○ SET 1/2" REBAR WITH RLS 57382 CAP △ SET NAIL WITH RLS 57382 TAG ----- EASEMENT LINE ----- PROPERTY LINE ----- BOUNDARY LINE 	<ul style="list-style-type: none"> ▣ EXISTING CATCH BASIN ⊕ EXISTING STORM DRAIN MANHOLE ⊕ EXISTING SIGN ⊕ EXISTING SANITARY SEWER MANHOLE ⊕ EXISTING SEWER CLEANOUT ⊕ EXISTING TRAFFIC SIGNAL ⊕ EXISTING FIRE HYDRANT ⊕ EXISTING BACKFLOW PREVENTER ⊕ EXISTING WATER VALVE ⊕ EXISTING GAS VENT ⊕ EXISTING COMMUNICATION MANHOLE ⊕ EXISTING UTILITY POLE 	<ul style="list-style-type: none"> ⊕ EXISTING SHUT OFF SWITCH ⊕ EXISTING PULL/JUNCTION BOX ⊕ EXISTING ELECTRIC UTILITY ⊕ EXISTING TELEPHONE MANHOLE ⊕ EXISTING LIGHT POLE ⊕ EXISTING OVERHEAD ELECTRIC ⊕ EXISTING STORM DRAIN ⊕ EXISTING SEWER MAIN ⊕ EXISTING FIBER OPTIC ⊕ EXISTING WATER MAIN ⊕ EXISTING TELEPHONE LINE ⊕ EXISTING SPOT ELEVATION 	<ul style="list-style-type: none"> P XX.XX SPOT ELEVATION C CONCRETE ELEVATION CO CURB OPENING ELEVATION GR GRATE ELEVATION P PAVEMENT ELEVATION --- PROPOSED STORM DRAIN --- PROPOSED WATER LINE --- PROPOSED SEWER LINE ○ PROPOSED SEWER CLEANOUT ○ PROPOSED BACKFLOW ⊕ PROPOSED WATER METER ⊕ PROPOSED CATCH BASIN ⊕ PROPOSED STORM DRAIN MANHOLE 	<ul style="list-style-type: none"> ▨ PROPOSED RIPRAP --- PROPOSED FLOW LINE --- SLOPE OUT 4:1 MAXIMUM --- PROPOSED WALL --- DRAINAGE AREA BOUNDARY → FLOW ARROW ⊕ DRAINAGE AREA DESIGNATOR
---	--	--	---	---

ARCHITECT

VERTICAL DESIGN STUDIOS
4650 EAST COTTON CENTER BLVD.,
SUITE 200
PHOENIX, AZ 85040
PHONE: (602) 393-9353
CONTACT: TRISH FLOWER

OWNER/DEVELOPER

EVERGREEN DEVELOPMENT
2390 E. CAMELBACK ROAD, SUITE 410
PHOENIX, ARIZONA 85016
PHONE: (602) 567-7116
FAX: (602) 567-7155
CONTACT: STEVE RUSSELL

ENGINEER

OPTIMUS CIVIL DESIGN GROUP
4650 EAST COTTON CENTER BLVD.,
SUITE 200
PHOENIX, ARIZONA 85034
PHONE: (602) 286-9300
FAX: (602) 286-9400
CONTACT: JEFF BEHRANA

LEGAL DESCRIPTION

LOT 2, SUPERSTITION SPRINGS PARCEL G, ACCORDING TO BOOK 359 OF MAPS, PAGE 15, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARINGS

N. 89°26'55" E. ALONG HAMPTON AVE. PER THE RECORDED PLAT OF "SUPERSTITION SPRING PARCEL G" IN BOOK 359 OF MAPS PAGE 15, M.C.R.

BENCHMARK

A FOUND BRASS TAG ON TOP OF CURB AT THE NORTHEAST CORNER OF POWER ROAD AND US 60. ELEVATION: 1371.80 (CITY OF MESA DATUM)

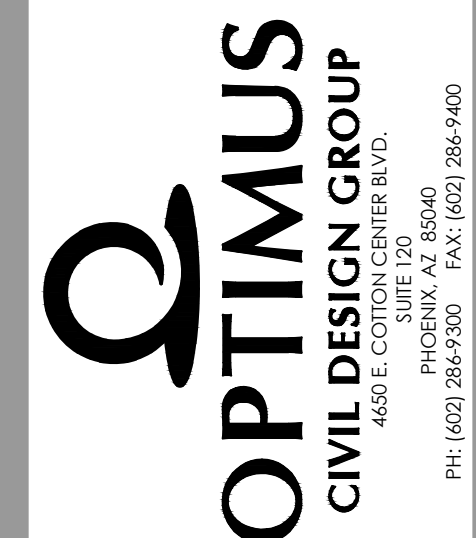
AREA

GROSS: 58,765 S.F. OR 1.35 AC.

SHOPS AT POWER AND BASELINE

COVER SHEET

A PORTION OF THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DESIGNED: AJR
DRAWN: JS
CHECKED: JDB
DATE: 5/15/15
JOB NO.: 151208

DRAWING NO

C-1

1 of 2

USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY OPTIMUS CIVIL DESIGN GROUP. OPTIMUS CIVIL DESIGN GROUP SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

RETAIL SHOPS HAMPTON & POWER

MESA

(landscape & irrigation plan)

project consultants

developers:

EVERGREEN DEVELOPMENT
2390 EAST CAMELBACK ROAD #410
PHOENIX, ARIZONA 85016
PROJECT CONTACT: STEVE RUSSELL
PHONE: 602.808.8600

architecture:

VERTICAL DESIGN STUDIOS
4650 EAST COTTON CENTER BLVD. #130
PHOENIX, ARIZONA 85040
PROJECT CONTACT: TRISH FLOWERS
PHONE: 602.395.1000
EMAIL: tflowers@verticaldesignstudios.com

landscape architecture:

DESIGN ETHIC, LLC
8526 EAST MITCHELL DRIVE
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077

site data:

GROSS SITE AREA: 58,765 SF (1.39 ACRES)
ON-SITE LANDSCAPE AREA: 15,338 S.F. (27 %)

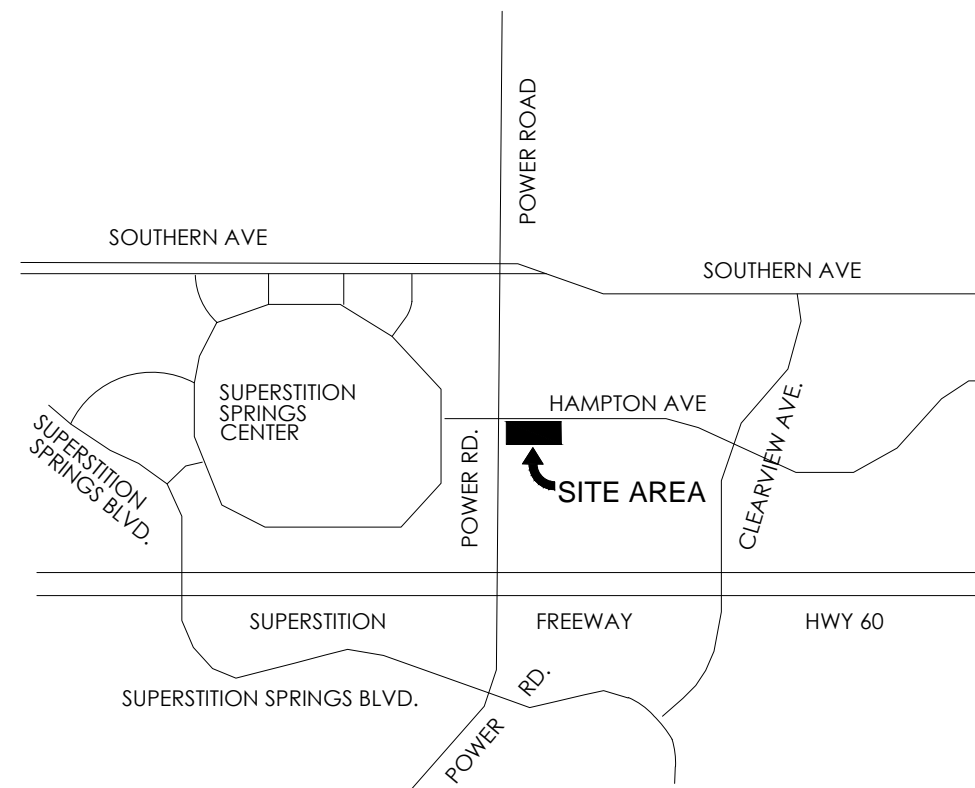
city of mesa notes

ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IS IN CONFORMANCE WITH THE LOW WATER USE PLANT LIST PROVIDED BY THE ARIZONA DEPT. OF WATER RESOURCES.

ALL LANDSCAPING INSTALLED WITH THIS PROJECT SHALL BE MAINTAINED BY MANAGEMENT COMPANY.

ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'

ALL BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF OF THE BACKFLOW PREVENTER. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED TO MATCH THE PRIMARY BUILDING COLOR.



not to scale

existing landscape & irrigation notes

1. SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION WITHIN 24 HOURS OF THE OBSERVATION.
2. CONTRACTOR TO INSPECT EXISTING IRRIGATION SYSTEM AND VERIFY THAT THE SYSTEM IS WORKING PROPERLY.
3. ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE(S) THAT DIE DUE TO: LACK OF WATER, LACK OF MAINTENANCE OR CARE, NEGLIGENCE OR VANDALISM SHALL BE REPLACED BY A SIMILAR SPECIES OF TREE. (MINIMUM 48" BOX) AT NO ADDITIONAL COST TO OWNER. PALMS THAT DIE SHALL BE REPLACED WITH LIKE TYPE: HEIGHT AND SIZE. ALL SHRUBS AND GROUND COVER SHALL BE REPLACED WITH 5 GALLON PLANTS.
4. LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH NEW DECOMPOSED GRANITE MATCHING EXISTING. BLEND ALL DISTURBED AREAS WITH UNDISTURBED SO THERE IS A SMOOTH TRANSITION BETWEEN ALL EDGES. REPLACE ALL DISTURBED, BROKEN OR DAMAGED HEADERS WITH MATCHING TYPE.
5. ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UN-INTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: HAND WATERING, TEMPORARY ABOVE GROUND IRRIGATION, EXISTING SYSTEM, ETC.
6. THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERAL HEADS AND ETC. SHALL BE REPAIRED AND REPLACED TO MAINTAIN CONTINUOUS WATER.
7. PROVIDE NEW SCHEDULE 40 SLEEVES AT ALL NEW DRIVES. (SEE SLEEVE SCHEDULE FOR SIZE.) ANY EXISTING IRRIGATION SYSTEM IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND GUARANTEE 100% COVERAGE.
8. EXISTING TREES TO REMAIN SHALL BE SELECTIVELY PRUNED.
9. ALL EXISTING SHRUBS WITHIN THE SIGHT DISTANCE LINES AND SIGHT VISIBILITY TRIANGLES SHALL BE SELECTIVELY PRUNED SO THAT THEY DO NOT EXCEED A MAXIMUM HEIGHT OF 30 INCHES.
10. ALL EXISTING TREES SHALL BE TRIMMED TO MAINTAIN A CLEAR A MINIMUM CANOPY HEIGHT OF 7 FEET.

plant legend

	botanical name	common name	emitters	size	qty	comments
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existing trees

#	SPECIES VARY SEE LEGEND			EXISTING	14	REMAIN IN PLACE
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existing shrubs

☼	DASYLIIRION WHEELERI DESERT SPOON			EXISTING	44	REMAIN IN PLACE
☐	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE			EXISTING	21	REMAIN IN PLACE
⊕	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE			EXISTING	13	REMAIN IN PLACE
☼	SENNA ARTEMISIOIDES FEATHERY CASSIA			EXISTING	19	REMAIN IN PLACE
☉	NERIUM OLEANDER PETITE PINK OLEANDER			EXISTING	8	REMAIN IN PLACE
⊕	LANTANA MONTEVIDENSIS PURPLE LANTANA			EXISTING	5	REMAIN IN PLACE

trees

☐	ACACIA SALICINA WILLOW ACACIA	(5 @ 1.0 GPH)	1" CAL. /24" BOX	2		H., W., CAL. STAKE IN PLACE
☐	PARKINSONIA X. 'DESERT MUSEUM' 'DESERT MUSEUM'	(6 @ 1.0 GPH)	1" CAL. /24" BOX	15		H., W., CAL. STAKE IN PLACE
☐	CAESALPINIA CACALACO 'SMOOTHIE' THORNLESS CASCALOTE	(5 @ 1.0 GPH)	1" CAL. /24" BOX	6		H., W., CAL. STAKE IN PLACE
☐	PROSOPIS SEEDLESS HYBRID 'AZITM' 'AZITM' SEEDLESS HYBRID MESQUITE	(5 @ 1.0 GPH)	1" CAL. /24" BOX	2		H., W., CAL. STAKE IN PLACE

shrubs

☐	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	5 GAL.		12		PLANT AT 4' O.C.
☉	NERIUM OLEANDER PETITE PINK OLEANDER	5 GAL.		11		PLANT AT 4' O.C.
☉	RUPELLIA BRITTONIANA MEXICAN PETUNIA	5 GAL.		68		PLANT AT 4' O.C.
☼	SENNA ARTEMISIOIDES FEATHERY CASSIA	5 GAL.		7		PLANT AT 4' O.C.
☐	TECOMA ALATA ORANGE JUBILEE	5 GAL.		13		PLANT AT 4' O.C.

accents

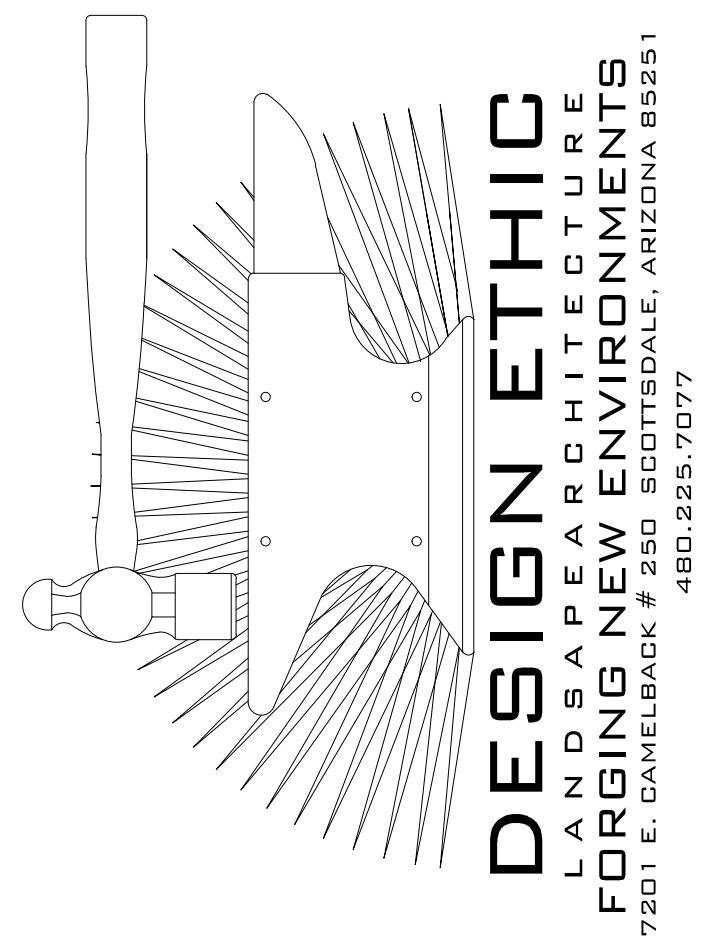
☼	DASYLIIRION WHEELERI DESERT SPOON	5 GAL.		26		PLANT AT 4' O.C.
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groundcover

⊕	LANTANA MONTEVIDENSIS PURPLE LANTANA	1 GAL.		46		PLANT AT 4' O.C.
⊕	LANTANA 'NEW GOLD'	1 GAL.		43		PLANT AT 2' O.C.

inerts

	DECOMPOSED GRANITE MATCH EXISTING				15,338 SF	2" MINIMUM IN ALL PLANTERS
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PROJECT: HAMPTON & POWER RETAIL
 SEC HAMPTON ROAD AND POWER ROAD
 MESA, ARIZONA
 SHEET TITLE:

PROJECT:

JOB NO: 16-017
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 03.23.2016
REVISED:

SHEET

PL.01 of PL.02

CALL TWO WORKING DAYS
BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)



HAMPTON & POWER RETAIL
SEC HAMPTON ROAD AND POWER ROAD
MESA, ARIZONA

PROJECT:

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PL.02 of PL.02

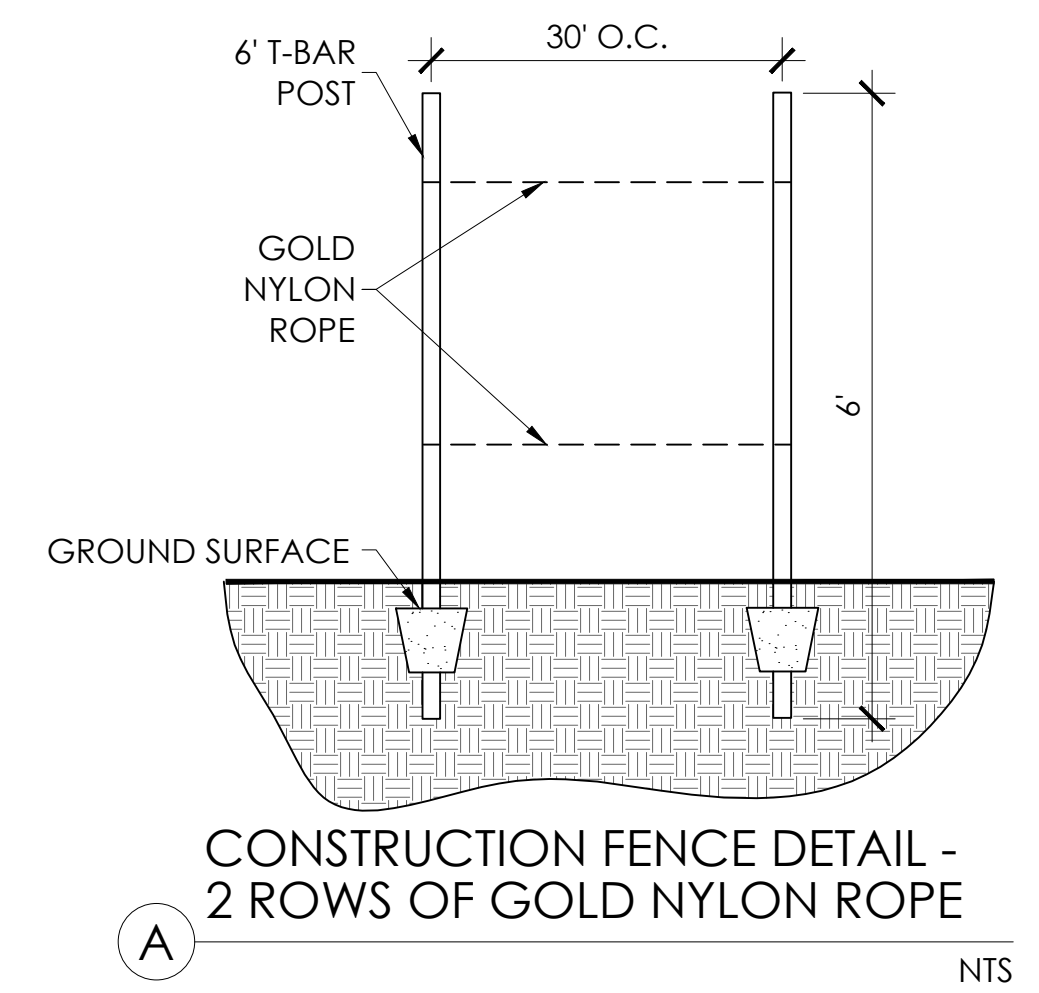
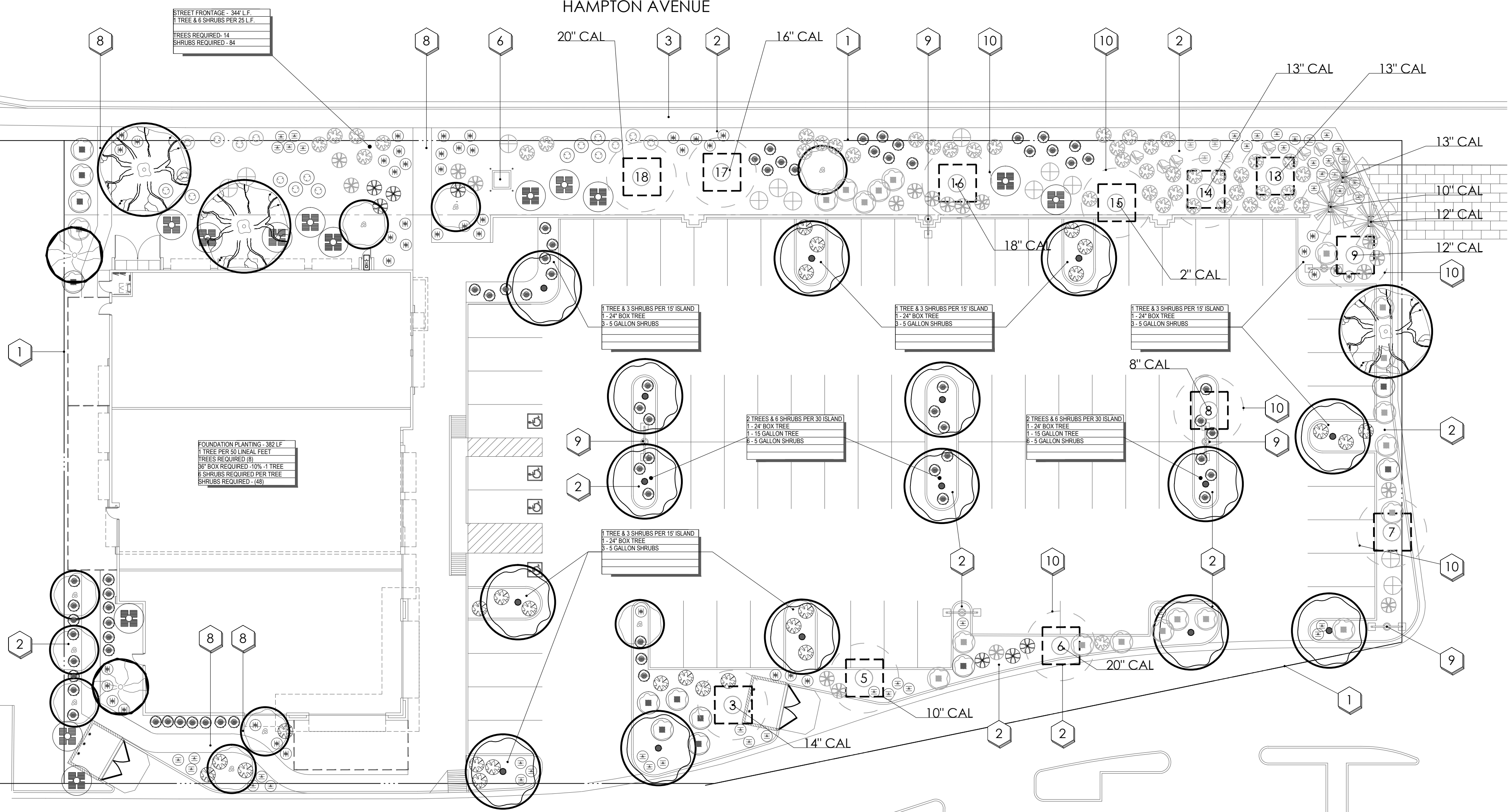
plant legend

	botanical name	common name	emitters	size	qty	comments
existing trees						
#	SPECIES VARY SEE LEGEND		EXISTING		12	REMAIN IN PLACE
existing shrubs						
⊗	DASYLIRON WHEELERI	DESERT SPOON	EXISTING		44	REMAIN IN PLACE
⊕	LEUCOPHYLLUM FRUTESCENS	'GREEN CLOUD'	EXISTING		21	REMAIN IN PLACE
⊕	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	EXISTING		13	REMAIN IN PLACE
⊕	SENNA ARTEMISIOIDES	FEATHERY CASSIA	EXISTING		19	REMAIN IN PLACE
⊕	NERIUM OLEANDER	PETITE PINK OLEANDER	EXISTING		8	REMAIN IN PLACE
⊕	LANTANA MONTEVIDENSIS	PURPLE LANTANA	EXISTING		5	REMAIN IN PLACE
trees						
⊗	ACACIA SALICINA	WILLOW ACACIA	(5 @ 1.0 GPH)	1" CAL. /24" BOX	2	H., W., CAL. STAKE IN PLACE
⊗	PARKINSONIA X. 'DESERT MUSEUM'	'DESERT MUSEUM'	(6 @ 1.0 GPH)	1" CAL. /24" BOX	15	H., W., CAL. STAKE IN PLACE
⊗	CAESALPINIA CACALACO	'SMOOTHIE'	(5 @ 1.0 GPH)	1" CAL. /24" BOX	9	H., W., CAL. STAKE IN PLACE
⊗	PROSOPIS SEEDLESS	HYBRID 'AZT™'	(5 @ 1.0 GPH)	1" CAL. /24" BOX	2	H., W., CAL. STAKE IN PLACE
⊗		'AZT™' SEEDLESS				
⊗		HYBRID MESQUITE				
shrubs						
⊕	LEUCOPHYLLUM FRUTESCENS	'GREEN CLOUD'	5 GAL.		12	PLANT AT 4' O.C.
⊕		GREEN CLOUD SAGE				
⊕	NERIUM OLEANDER	PETITE PINK OLEANDER	5 GAL.		11	PLANT AT 4' O.C.
⊕	RUPELLIA BRITTONIANA	MEXICAN PETUNIA	5 GAL.		68	PLANT AT 4' O.C.
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⊕	TECOMA ALATA	ORANGE JUBILEE	5 GAL.		13	PLANT AT 4' O.C.
accents						
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inerts						
	DECOMPOSED GRANITE	MATCH EXISTING			15,338 SF	2" MINIMUM IN ALL PLANTERS

inventory plant list

Plant #	Inventory Designation	Intended Designation	Species	Scientific Name	Caliper (In)	Height (Ft)	Width (Ft)	Plant Condition
1	NS	D	Palo Brea	Parkinsonia Praecox	4	6	6	NH
2	S	P	Palo Brea	Parkinsonia Praecox	13	28	20	H
3	S	P	Palo Brea	Parkinsonia Praecox	14	30	30	H
4	NS	D	Palo Brea	Parkinsonia Praecox	11	25	25	H
5	S	P	Thornless Chilean Mesquite	Prosopis Chilensis	10	20	20	H
6	S	P	Foothills Palo Verde	Parkinsonia microphylla	20	25	30	H
7	S	P	Thornless Chilean Mesquite	Prosopis Chilensis	9	18	18	H
8	S	P	Thornless Chilean Mesquite	Prosopis Chilensis	8	16	16	H
9	S	P	Thornless Chilean Mesquite	Prosopis Chilensis	12	26	26	H
10	S	P	Mexican Fan Palm	Washingtonia Robusta	10	30	8	H
11	S	P	Mexican Fan Palm	Washingtonia Robusta	12	30	8	H
12	S	P	Mexican Fan Palm	Washingtonia Robusta	13	30	8	H
13	S	P	Palo Brea	Parkinsonia Praecox	14	35	30	NH
14	S	P	Palo Brea	Parkinsonia Praecox	14	30	30	NH
15	S	P	Guajillo	Acacia Berlandieri	2	10	10	H
16	S	P	Palo Brea	Parkinsonia Praecox	18	35	35	H
17	S	P	Thornless Chilean Mesquite	Prosopis Chilensis	16	25	25	NH
18	S	P	Palo Brea	Parkinsonia Praecox	20	25	25	NH
19	NS	D	Willow Acacia	Acacia Salicina	18	40	20	H
20	NS	D	Willow Acacia	Acacia Salicina	10	28	12	H
21	NS	D	Willow Acacia	Acacia Salicina	8	15	12	H
22	NS	D	Willow Acacia	Acacia Salicina	20	40	15	H

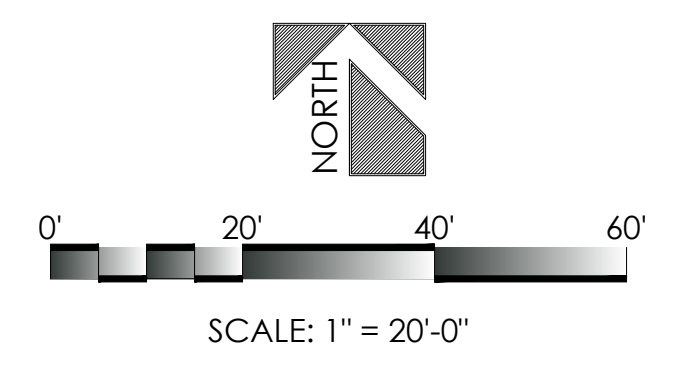
P= PROTECT IN PLACE
NS = NON - SALVAGEABLE
S= SALVAGEABLE
D= DESTROY
H=HEALTHY
NH= NOT HEALTHY
DI=DIING

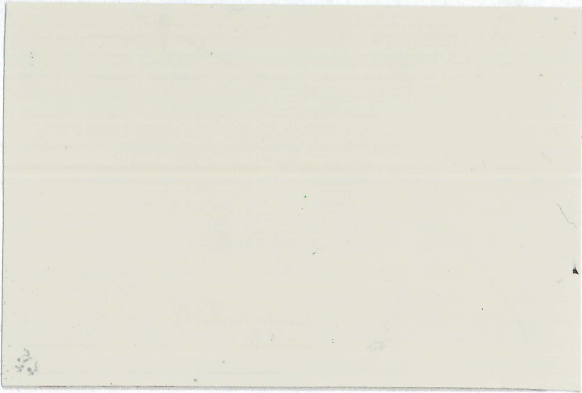


CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
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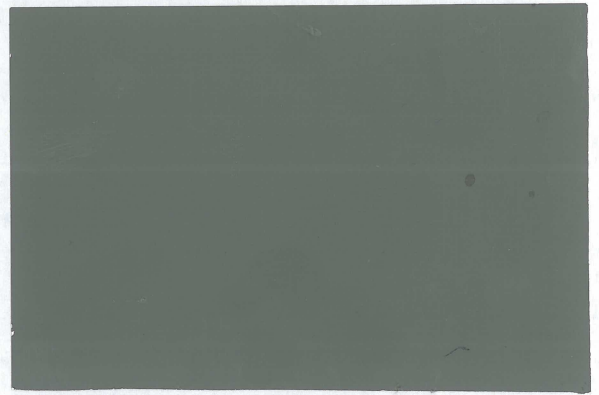
planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SIGHT DISTANCE LINE PER CITY REQUIREMENTS
- 4 EXISTING SIDEWALK
- 5 FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
- 6 EXISTING TRANSFORMER
- 7 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 8 PROPOSED 5'-0" SIDEWALK.
- 9 EXISTING POWER POLE.
- 10 EXISTING TREE TO REMAIN (TYPICAL)
- 11 PROTECT IN PLACE FENCING (TYPICAL). SEE DETAIL 'A', THIS SHEET





**A. DE6191 'EXCLUSIVE IVORY'
BY DUNN EDWARDS**



**D. SW7019 'GAUNTLET GRAY'
BY SHERWIN WILLIAMS**



**B. DE6176 'CREAMY CAMEO'
BY DUNN EDWARDS**



**E. SW6106 'KLIM BEIGE'
BY SHERWIN WILLIAMS**



**C. CL3234D 'SHOAL'
BY FRAZEE COLOR LIFE**



**F. SW6254 'LAZY GRAY'
BY SHERWIN WILLIAMS
(MATCH TO CLEAR ANODIZED METAL)**