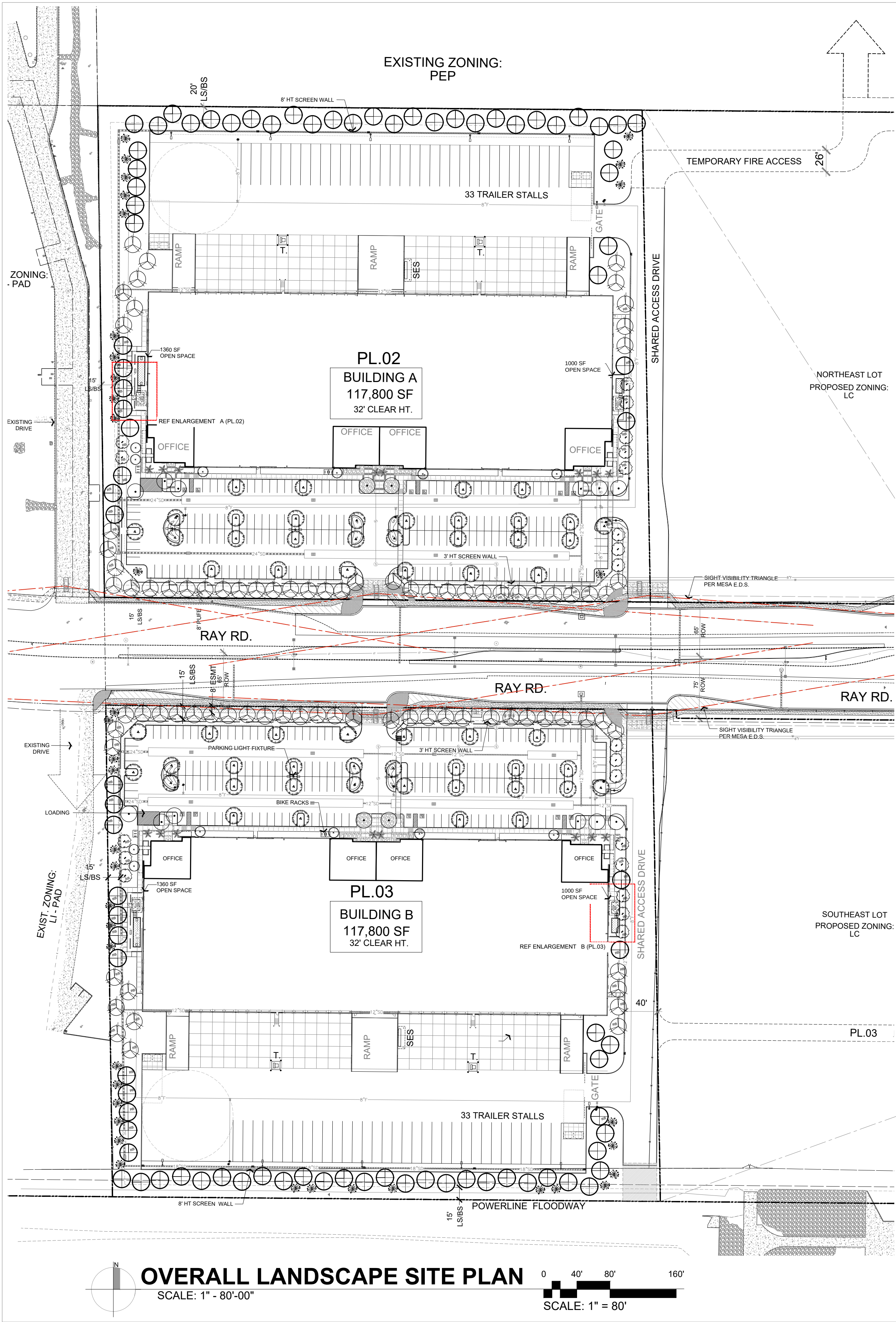




SITE DATA:

NORTHWEST LOT - BUILDING A			
Existing Zoning:	LC-PAD		
Proposed Zoning:	LI		
APN#:	304-30-022F		
Net Site Area:	390,483 S.F. (8.97 AC.)		
Building Area:	117,800 S.F.		
F.A.R.:	.30		
Parking Required:	147 Spaces		
Parking Provided:	180 Spaces		
Bicycle Parking Required:	19 Spaces		
Bicycle Parking Provided:	20 Spaces (10 Racks)		
Proposed Max Building Height	44'		
Amenity Area Required (1% of Gross Building Area)	1,178 SF		
Amenity Area Provided	2,360 SF		
Landscape Coverage:	83,478 SF (21.4%)		
Impervious Area:	306,972 SF (78.6%)		
SOUTHWEST LOT - BUILDING B			
Existing Zoning:	LC-PAD		
Proposed Zoning:	LI		
APN#:	304-30-022G		
Net Site Area:	385,620 S.F. (8.69 AC.)		
Building Area:	117,800 S.F.		
F.A.R.:	.30		
Parking Required:	147 Spaces		
Parking Provided:	180 Spaces		
Bicycle Parking Required:	19 Spaces		
Bicycle Parking Provided:	20 Spaces (10 Racks)		
Proposed Max Building Height	44'		
Amenity Area Required (1% of Gross Building Area)	1,178 SF		
Amenity Area Provided	2,360 SF		
Landscape Coverage:	77,351 SF (20.1%)		
Impervious Area:	308,269 SF (79.9%)		

OVERALL LANDSCAPE DATA:

Net Site Area (both buildings A & B) :	776,103 S.F. (17.8 AC.)
Building Area (total, both bldgs):	235,500 S.F. (5.40 AC.)
Total Landscape on-site Area (both A & B) :	160,829 S.F. (3.69 AC.)
Total Landscape as % of site:	21%

VICINITY MAP



SHEET INDEX

SHEET L-01	OVERALL LANDSCAPE SITE PLAN, NOTES, CALCS
SHEET L-02	LANDSCAPE ENLARGEMENT PLAN NORTH , QTYS
SHEET L-03	LANDSCAPE ENLARGEMENT PLAN SOUTH , QTYS

PROJECT TEAM

Owner/Developer	Architect
PARK VENTURES	BUTLER DESIGN GROUP
9920 S. Rural Rd, Suite 108-16	5013 E. Washington Street #100
Tempe, Arizona 85284-4100	Phoenix, AZ 85034
Contact: Morgan Neville	Contact: Tatiana Valdivia, Senior Planner
Ph: (480) 586-4300	Ph: (602) 218-4781
Hutchjhawk@cox.net	tvdivia@butlerdesigngroup.com
Civil Engineer	Landscape Architect
DIBBLE	LASKIN & ASSOCIATES
1640 S. Stapley Drive, Suite 120	5013 E. Washington st. Ste 110
Mesa, Arizona 85258	Phoenix, Arizona 85034
Contact: Adrian Carvajal	Contact: Hans Stoll
Ph: (480) 757-7876	Ph: (602) 840-7771
adrian.carvajal@dibblecorp.com	hans@laskindesign.com

LANDSCAPE CALCULATIONS:

BUILDING A		TREES		SHRUBS	
LOCATION NORTH		REQUIRED	FURNISHED	REQUIRED	FURNISHED
BUILDING A NORTH 663' LF					
1 TREE / PER 25' L.F.T.		26	26		
6 SHRUBS / PER 100' L.F.T.				40	41
BUILDING A EAST 544' LF					
1 TREE / PER 25' L.F.T.		22	24		
4 SHRUBS / PER 25' L.F.T.				88	106
BUILDING A WEST 600' LF					
1 TREE / PER 25' L.F.T.		24	24		
4 SHRUBS / PER 25' L.F.T.				100	108
BUILDING A SOUTH 611' LF					
1 TREE / PER 100' L.F.T.		24	24		
6 SHRUBS / PER 100' L.F.T.				38	42
BLDG A - - PARKING 186 spaces					
1 TREE / PER 15' ISLAND		36	36		
3 SHRUBS / PER 15' ISLAND				144	197
FOUNDATION PLANTING					
1 TREE / PER 50 L.F.T.		11	10	N/A	N/A
A TOTAL REQD/FURNISHD		143	142		
SIZE REQD/FURNISHED					
TREES					
36" BOX MIN 25%		36	73		
24" BOX MIN 50%		72	70		
15 GAL		0	0		
5 GAL		0	0		
TOTAL TREES		143	154		
SHRUBS					
15 GAL or Larger					4
5 GAL					749
1 GAL					474
TOTAL SHRUBS					1,227
BUILDING B		TREES		SHRUBS	
LOCATION SOUTH		REQUIRED	FURNISHED	REQUIRED	FURNISHED
BUILDING A NORTH 610' LF					
1 TREE / PER 25' L.F.T.		25	26		
6 SHRUBS / PER 100' L.F.T.				39	40
BUILDING A EAST 544' LF					
1 TREE / PER 25' L.F.T.		22	25		
4 SHRUBS / PER 25' L.F.T.				88	106
BUILDING A WEST 606' LF					
1 TREE / PER 25' L.F.T.		24	24		
4 SHRUBS / PER 25' L.F.T.				104	106
BUILDING A SOUTH 663' LF					
1 TREE / PER 100' L.F.T.		26	26		
4 SHRUBS / PER 100' L.F.T.				38	38
BLDG A - - PARKING 186 spaces					
1 TREE / PER 15' ISLAND		36	36		
3 SHRUBS / PER 15' ISLAND				144	197
FOUNDATION PLANTING					
1 TREE / PER 50 L.F.T.		11	10	N/A	N/A
A TOTAL REQD/FURNISHD		144	143		
SIZE REQD/FURNISHED					
TREES					
36" BOX MIN 25%		36	73		
24" BOX MIN 50%		72	70		
15 GAL		0	0		
5 GAL		0	0		
TOTAL TREES		143	154		
SHRUBS					
15 GAL or Larger					4
5 GAL					729
1 GAL					469
TOTAL SHRUBS					1,202

GENERAL LANDSCAPE NOTES:

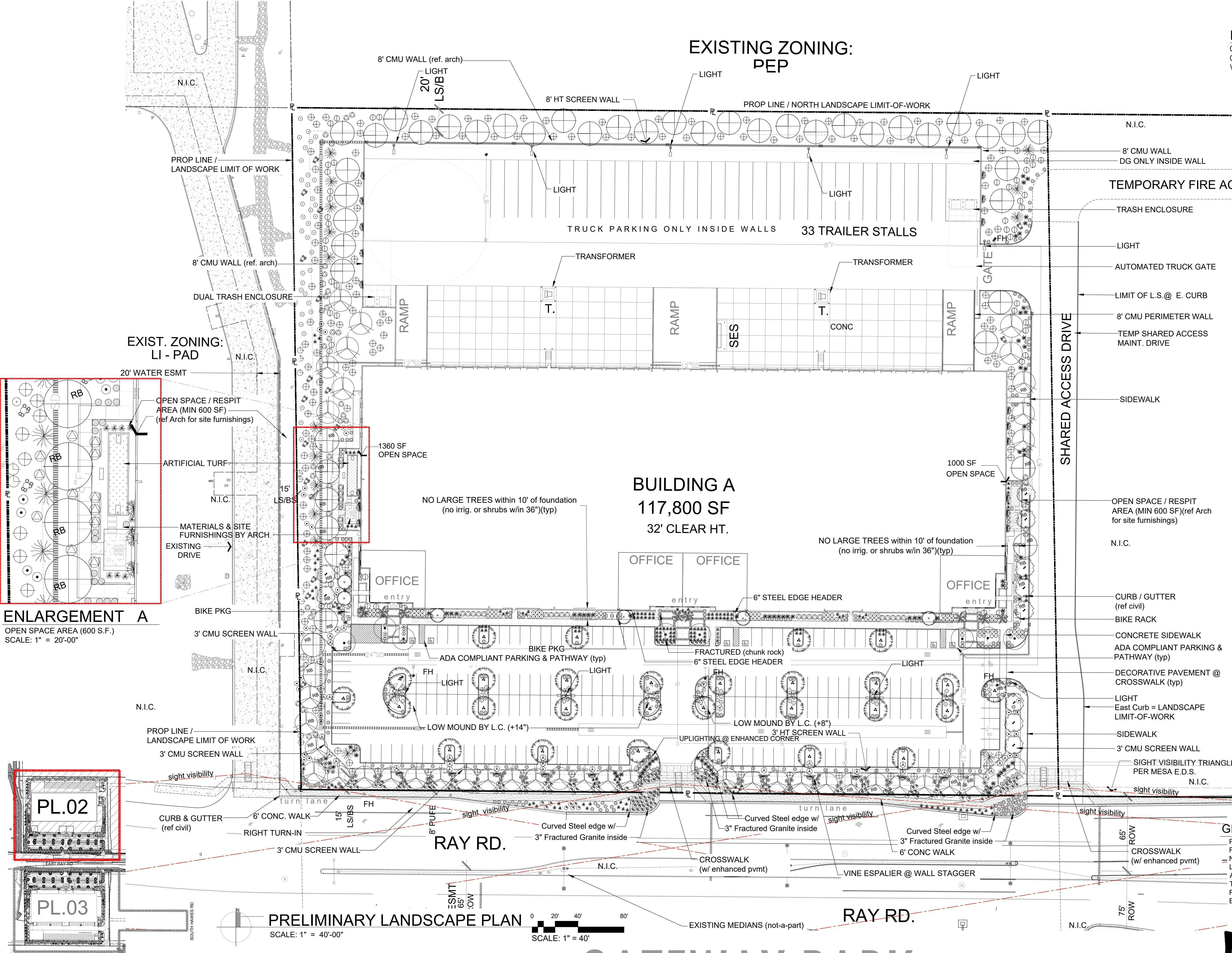
1. TREE CALIPERS FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST FOUR (4) TO SIX (6) INCHES ABOVE THE SOIL LINE, FOR TREES WITH FOUR (4) INCH CALIPER AND LESS; AND SIX (6) TO TWELVE (12) INCHES FOR TREES GREATER THAN FOUR (4) INCH CALIPER. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST SIX (6) INCHES ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR SIX (6) INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF IT'S TWO (2) LARGEST TRUNKS.
2. TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
3. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE THE LANDSCAPE MAINTENANCE SCHEDULE (SEE ATTACHED).
4. A THREE (3) FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCROACH UPON THIS CLEAR SPACE WHEN MATURE.
5. PLANTINGS WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.

PRELIMINARY LANDSCAPE PLAN NOTES:

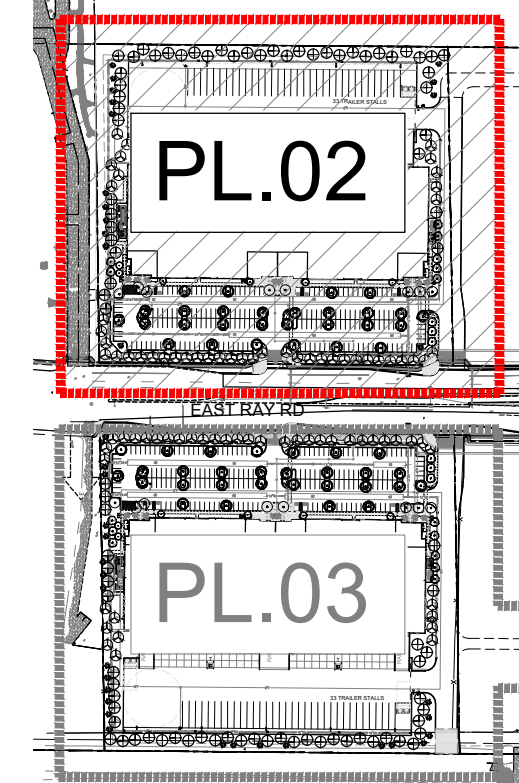
1. THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF MESA STANDARDS
2. ALL TREES WILL BE 24" BOX OR LARGER.
3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
4. DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP.
5. ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
6. STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
7. FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.
8. QUANTITIES ARE FOR SUBMITTAL PURPOSES ONLY.
9. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS. LOCATION OF ALL TREES IN SVT TO BE SURVEYED AND STAKED BY CONTRACTOR, LOCATIONS TO BE APPROVED BY CITY TRANSPORTATION DEPARTMENT PRIOR TO INSTALL. ALL TREES WITHIN SVT TO BE OF A SPECIES THAT WHEN FULLY MATURE WILL HAVE A TRUNK DIAMETER OF UNDER 12".
11. AT TIME OF COMPLETION, ALL TREES IN SVT. TO BE PRUNE TO 8' MEASURED FROM TOP OF CURB TO BOTTOM OF CANOPY, AND 14' HT. AS MEASURED FROM HIGHEST POINT OF ADJACENT PAVEMENT.
12. ALL TREES LOCATED WITHIN SVT TO BE 36" BOX + STANDARD TRUNK.

LANDSCAPE LEGEND

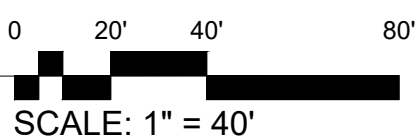
TREES		SIZE	QTY
	Chilopsis linearis 'Bubba'	24" box	21
	Seedless Desert Willow -Bubba var.	Multi-Trunk	
	Ulmus parviflora 'True green'	36" Box	82
	Chinese Evergreen elm True green var.	Standard	
	RB = Root Barrier for trees between 6' and 10' of Utility (typ)		
	Olea europaea 'Wilsonii' Multi	36" Box	16
	Wilson var. Fruitless Olive	Multi-Trunk	
	Prosopis velutina 'Hybrid Cooperii'	24" Box U.O.N.	90
	Cooper's Thornless Mesquite	15 Gallon	
	Caesalpinia mexicana	24" Box	12
	Mexican Bird of Paradise	Multi-Trunk	
	Trachycarpus fortunei	approx 24" Box	16
	Windmill Palm	4' tall Matching	
	Fouquieria splendens	8' Tall - 10 Cane Minimum	39
	Ocotillo		
	Quercus virginiana "Heritage"	36" Box	57
	Heritage Live Oak	Standard - Matching	
SHRUBS / ACCENTS / VINES		SIZE	QTY
	Dasyliroa wheeleri	5 Gallon	122
	Desert Spoon		
	Vauquelinia californica	5 Gallon	61
	Arizona Rosewood		
	Hesperaloe parviflora 'Perpa'	3 Gallon	352
	Brake Light Red Yucca		
	Ruellia Simplex	5 Gallon	10
	Mexican Bluebell		
	Hesperaloe parviflora 'Yellow'	5 Gallon	288
	Yellow Yucca		
	Muhlenbergia rigida "Nashville"	5 Gallon	35
	Nashville Grass		
	Hesperaloe funifera	5 Gallon	155
	Giant Hesperaloe		
	Caesalpinia pulcherrima	5 Gallon	133
	Red Bird of Paradise		
	Senna Wislizenii	5 Gallon	144
	Shrubby Senna		
	Eremophila hygrophana	5 Gallon	60
	Blue Bells		
	Tecoma stans	5 Gallon	241
	Yellow Bells		
	Opuntia sp. Kelly's Choice	3 pad min	37
	Kelly's var. Purple Prickly Pear		
	Bougainvillea 'Barbara Karst'	5 Gallon	49
	Staked Bougainvillea 'espalier to screen'		
GROUNDCOVERS		SIZE	QTY
	Eremophila glabra "Mingnew Gold"	1 Gallon	286
	Outback Sunrise Emu		
	Lantana montevidensis	1 Gallon	718
	Trailing Lantana 50/50 mix 'Purple & Gold mound'		
	Decomposed Granite-3/4" Screened Rock Pros Mahogany		
	2" min thickness in all landscape areas		
	Submit samples to Landscape Architect		
	Rip-Rap 3" - 6" Rock Pros Painted Desert		
	3" min thickness in all landscape areas		
	Submit samples to Landscape Architect		
	Dust Proofing if required in future Phase areas to be 1/4" minus		
	Rock Pros Rose 2" min thickness in all landscape areas		
	Submit samples to Landscape Architect		



ENLARGEMENT A
OPEN SPACE AREA (600 S.F.)
SCALE: 1" = 20'-00"



PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 40'-00"



LANDSCAPE LEGEND

QTY OF PLANTS, AS NO COMPENSATION WILL BE MADE FOR ERROR IN QUANTITIES IF PLANT COUNTS OCCUR ON PLANT LEGEND. IT IS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. VERIFY PLANT COUNTS W/ PLAN. IN CASE OF DISCREPANCY, PLANS SHALL GOVERN.

TREES	SIZE
Chilopsis linearis 'Bubba'	24" box
Seedless Desert Willow -Bubba var.	Multi-Trunk
Ulmus parviflora 'True green'	36" Box
Chinese Evergreen elm True green var.	Standard
RB = Root Barrier for trees between 6' and 10' of Utility (typ)	
Olea europaea 'Wilsonii' Multi	36" Box
Wilson var. Fruitless Olive	Multi-Trunk
Prosopis velutina 'Hybrid Cooperii'	24" Box U.O.N.
Cooper's Thornless Mesquite	15 Gallon
Caesalpinia mexicana	24" Box
Mexican Bird of Paradise	Multi-Trunk
Trachycarpus fortunei	approx 24" Box
Windmill Palm	4' tall Matching
Fouquieria splendens	8' Tall - 10 Cane Minimum
Ocotillo	
Quercus virgiana "Heritage"	36" Box
Heritage Live Oak	Standard - Matching

SHRUBS / ACCENTS / VINES	SIZE
Dasyllirion wheeleri	5 Gallon
Desert Spoon	
Vauquelinia californica	5 Gallon
Arizona Rosewood	
Hesperaloe parviflora 'Perpa'	3 Gallon
Brake Light Red Yucca	
Ruellia Simplex	5 Gallon
Mexican Bluebell	
Hesperaloe parviflora 'Yellow'	5 Gallon
Yellow Yucca	
Muhlenbergia rigida "Nashville"	5 Gallon
Nashville Grass	
Hesperaloe funifera	5 Gallon
Giant Hesperaloe	
Caesalpinia pulcherrima	5 Gallon
Red Bird of Paradise	
Senna Wislizenii	5 Gallon
Shrubby Senna	
Eremophila hygrophana	5 Gallon
Blue Bells	
Tecoma stans	5 Gallon
Yellow Bells	
Opuntia sp. Kelly's Choice	3 pad min
Kelly's var. Purple Prickly Pear	
Bougainvillea 'Barbara Karst'	5 Gallon
Staked Bougainvillea 'espalier to screen'	

GROUNDCOVERS	SIZE
Eremophila glabra "Mingnew Gold"	1 Gallon
Outback Sunrise Emu	
Lantana montevidensis	1 Gallon
Trailing Lantana 50/50 mix 'Purple & Gold mound'	
Decomposed Granite-3/4" Screened Rock Pros Mahogany	2" min thickness in all landscape areas
Submit samples to Landscape Architect	
Rip-Rap 3" - 6" Rock Pros Painted Desert	3" min thickness in all landscape areas
Submit samples to Landscape Architect	
Dust Proofing if required in future Phase areas to be 1/4" minus	
Rock Pros Rose 2" min thickness in all landscape areas	
Submit samples to Landscape Architect	

GENERAL BLDG FOUNDATION & IRRIGATION NOTE:

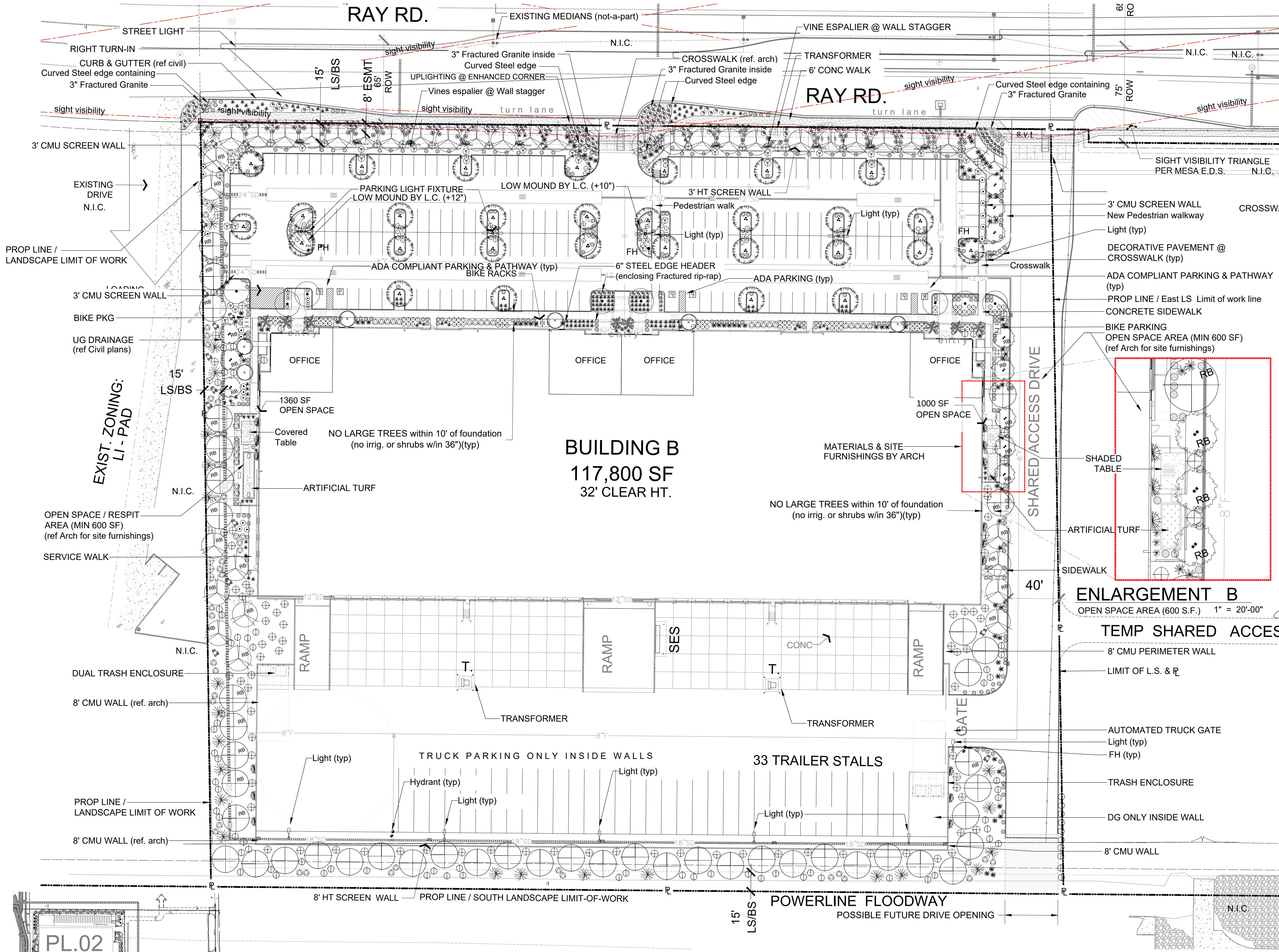
POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

12.18.2024
23005



GATEWAY PARK
RAY ROAD & HAWES ROAD
Mesa, Arizona





LANDSCAPE LEGEND		
QTY OF PLANTS, AS NO COMPENSATION WILL BE MADE FOR ERROR IN QUANTITIES IF PLANT COUNTS OCCUR ON PLANT LEGEND, IT IS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. VERIFY PLANT COUNTS W/ PLAN. IN CASE OF DISCREPANCY, PLANS SHALL GOVERN.		
TREES		SIZE
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	Caesalpinia mexicana	24" Box
	Mexican Bird of Paradise	Multi-Trunk
	Trachycarpus fortunei	approx 24" Box
	Windmill Palm	4' tall Matching
	Fouquieria splendens	8' Tall - 10 Cane Minimum
	Ocotillo	
	Quercus virginiana "Heritage"	36" Box
	Heritage Live Oak	Standard - Matching

SHRUBS / ACCENTS / VINES		SIZE
	Dasylirion wheeleri	5 Gallon
	Desert Spoon	
	Vauquelinia californica	5 Gallon
	Arizona Rosewood	
	Hesperaloe parviflora 'Perpa'	3 Gallon
	Brake Light Red Yucca	
	Ruellia Simplex	5 Gallon
	Mexican Bluebell	
	Hesperaloe parviflora 'Yellow'	5 Gallon
	Yellow Yucca	
	Muhlenbergia rigida "Nashville"	5 Gallon
	Nashville Grass	
	Hesperaloe funifera	5 Gallon
	Giant Hesperaloe	

ENLARGEMENT B
OPEN SPACE AREA (600 S.F.) 1" = 20'-00"

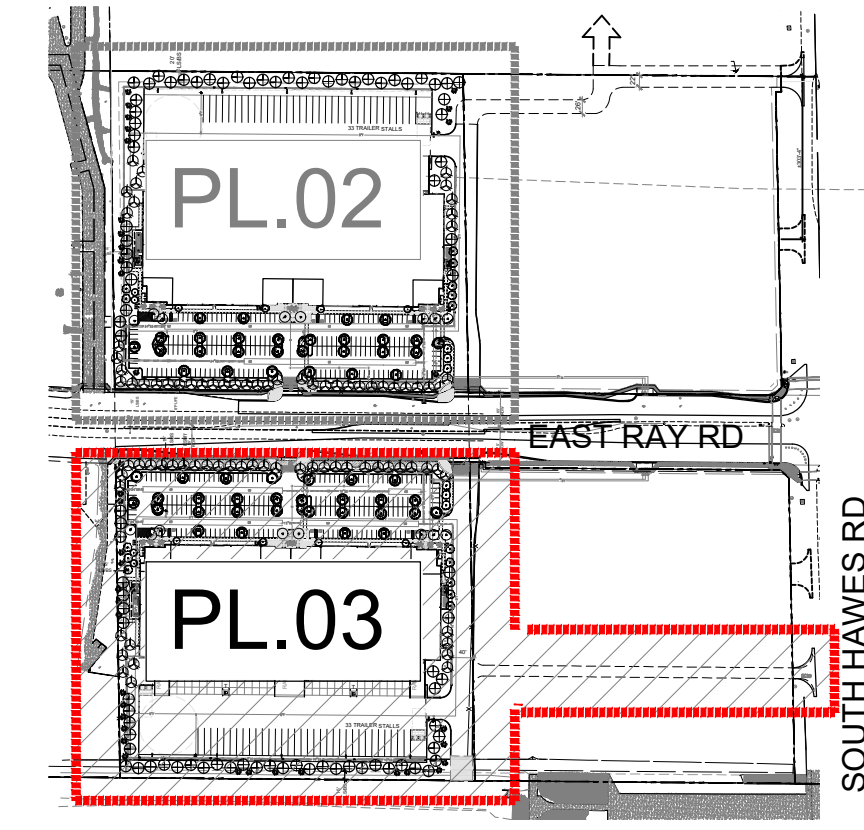
TEMP SHARED ACCESS MAINT. DRIVE

FUTURE 3/4 ACCESS

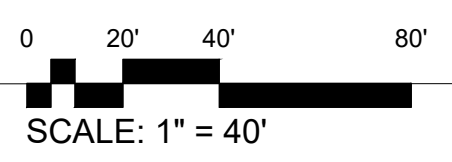
	Caesalpinia pulcherrima	5 Gallon
	Red Bird of Paradise	
	Senna Wislizenii	5 Gallon
	Shrubby Senna	
	Eremophila hygrophana	5 Gallon
	Blue Bells	
	Tecoma stans	5 Gallon
	Yellow Bells	
	Opuntia sp. Kelly's Choice	3 pad min
	Kelly's var. Purple Prickly Pear	
	Bougainvillea 'Barbara Karst'	5 Gallon
	Staked Bougainvillea 'espalier to screen'	

GROUNDCOVERS		SIZE
	Eremophila glabra "Mingnew Gold"	1 Gallon
	Outback Sunrise Emu	
	Lantana montevidensis	1 Gallon
	Trailing Lantana 50/50 mix 'Purple & Gold mound'	
Decomposed Granite-3/4" Screened Rock Pros Mahogany		
2" min thickness in all landscape areas		
Submit samples to Landscape Architect		
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3" min thickness in all landscape areas		
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GENERAL BLDG FOUNDATION & IRRIGATION NOTE:
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PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 40'-00"



GATEWAY PARK
RAY ROAD & HAWES ROAD
Mesa, Arizona



12.18.2024
23005