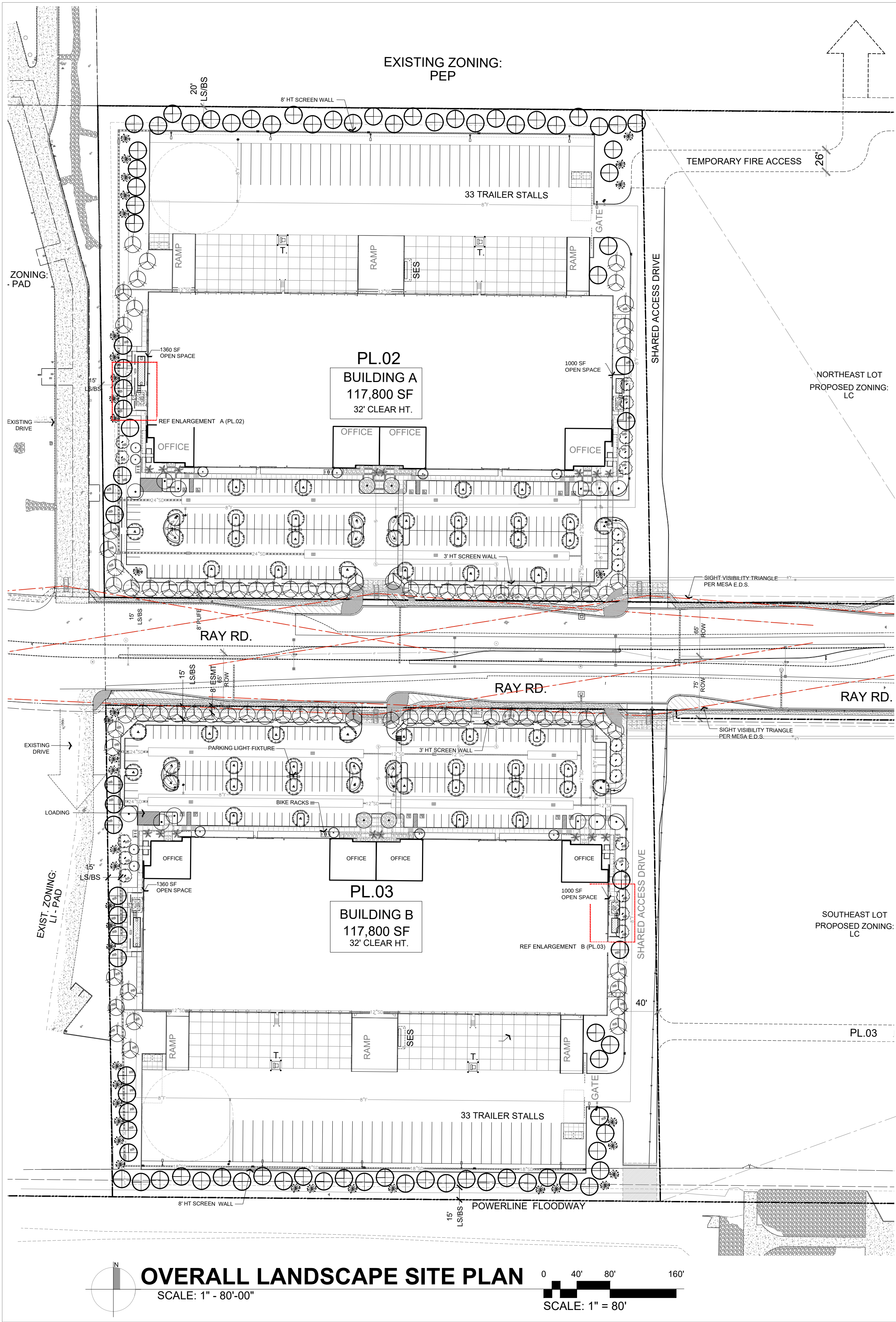




SITE DATA:

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	
	REQUIRED	FURNISHED	REQUIRED	FURNISHED
LOCATION NORTH				
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	
	REQUIRED	FURNISHED	REQUIRED	FURNISHED
LOCATION SOUTH				
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		
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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 CALIPER 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

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	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 Multi-Trunk	
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
Dasyliiron 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		



GATEWAY PARK
RAY ROAD & HAWES ROAD
Mesa, Arizona

PL.01 of 3

PRELIMINARY
not for construction

REGISTERED LANDSCAPE ARCHITECT
20088
HARDY A. LASKIN
5/15/25
DATE SIGNED
ARIZONA U.S.A.

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
5013 E. Washington St.
Suite 110
Phoenix, Arizona 85034
p (602) 840-7771
www.laskindesign.com

Butler Design Group, Inc
architects & planners

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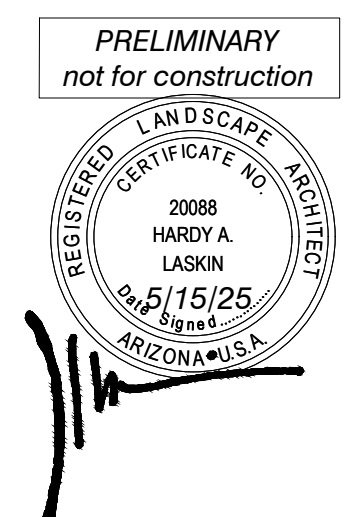
TREES	SIZE
Chilopsis linearis 'Bubba' Seedless Desert Willow - Bubba var.	24" box Multi-Trunk
Ulmus parviflora 'True green' Chinese Evergreen elm True green var.	36" Box Standard
RB = Root Barrier for trees between 6' and 10' of Utility (typ)	
Olea europaea 'Wilsonii' Multi Wilson var. Fruitless Olive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

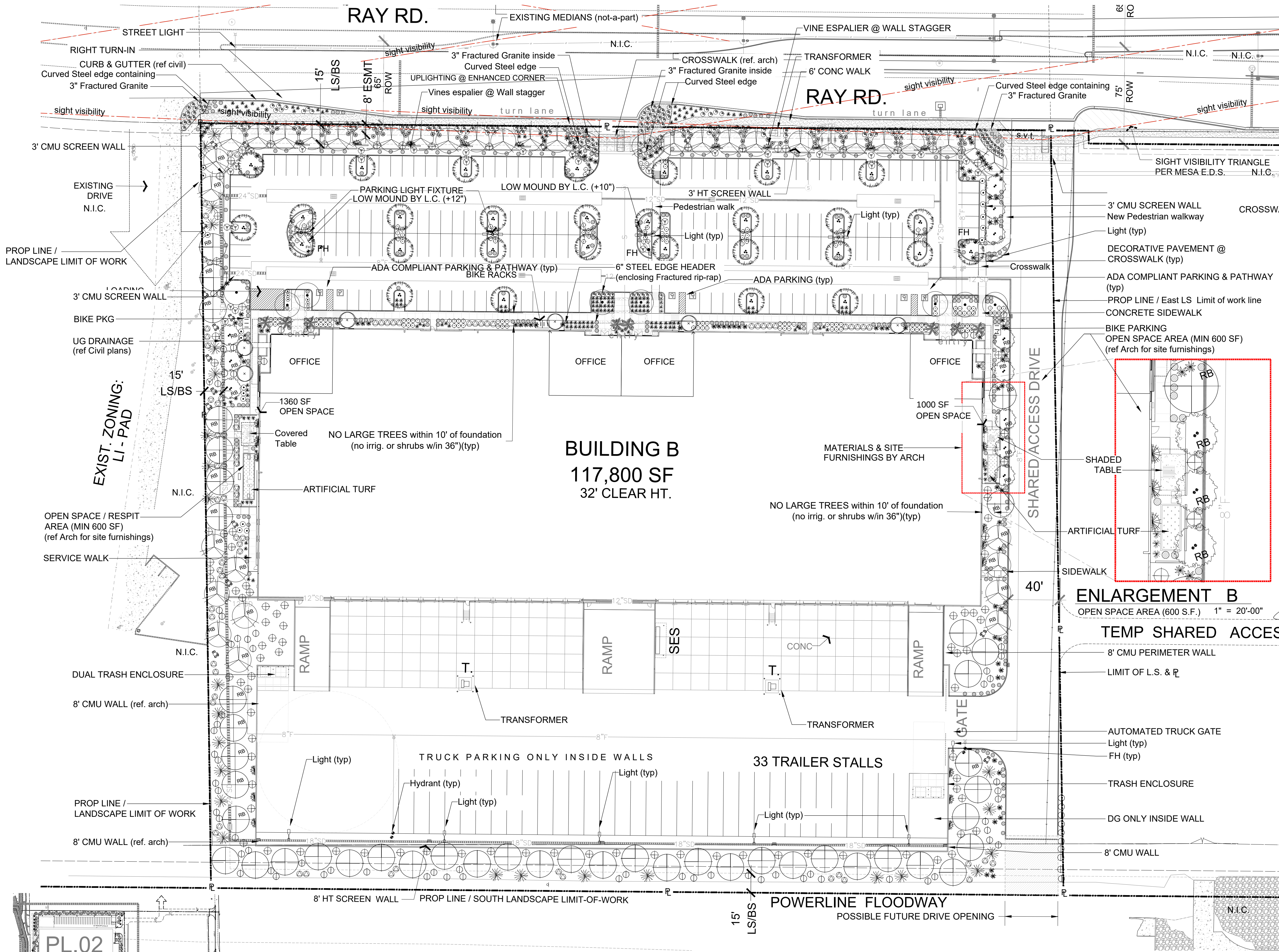
	Dasyliiron wheeleri Desert Spoon	5 Gallon
	Vauquelinia californica Arizona Rosewood	5 Gallon
	Hesperaloe parviflora 'Perpa' Brake Light Red Yucca	3 Gallon
	Ruellia Simplex Mexican Bluebell	5 Gallon
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 Gallon
	Muhlenbergia rigida "Nashville" Nashville Grass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

ANGLE		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	

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 5' FROM THE BUILDING FOUNDATION. LANDSCAPE 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. ONLY 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.

2.18.2024
23005





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 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'	

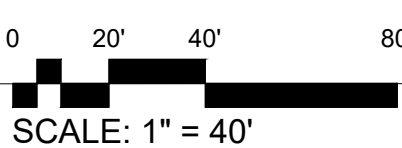
GROUNDCOVERS		SIZE
	Eremophila glabra "Mingnew Gold"	1 Gallon
	Outback Sunrise Emu	
	Lantana montevidensis	1 Gallon
	Trailing Lantana 50/50 mix 'Purple & Gold mound'	
Decomposed Granite-3/4" Screened Rock Pros Mahogany		
2" min thickness in all landscape areas		
Submit samples to Landscape Architect		
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.

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 40'-00"



GATEWAY PARK

RAY ROAD & HAWES ROAD

Mesa, Arizona



12.18.2024 23005

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of 3