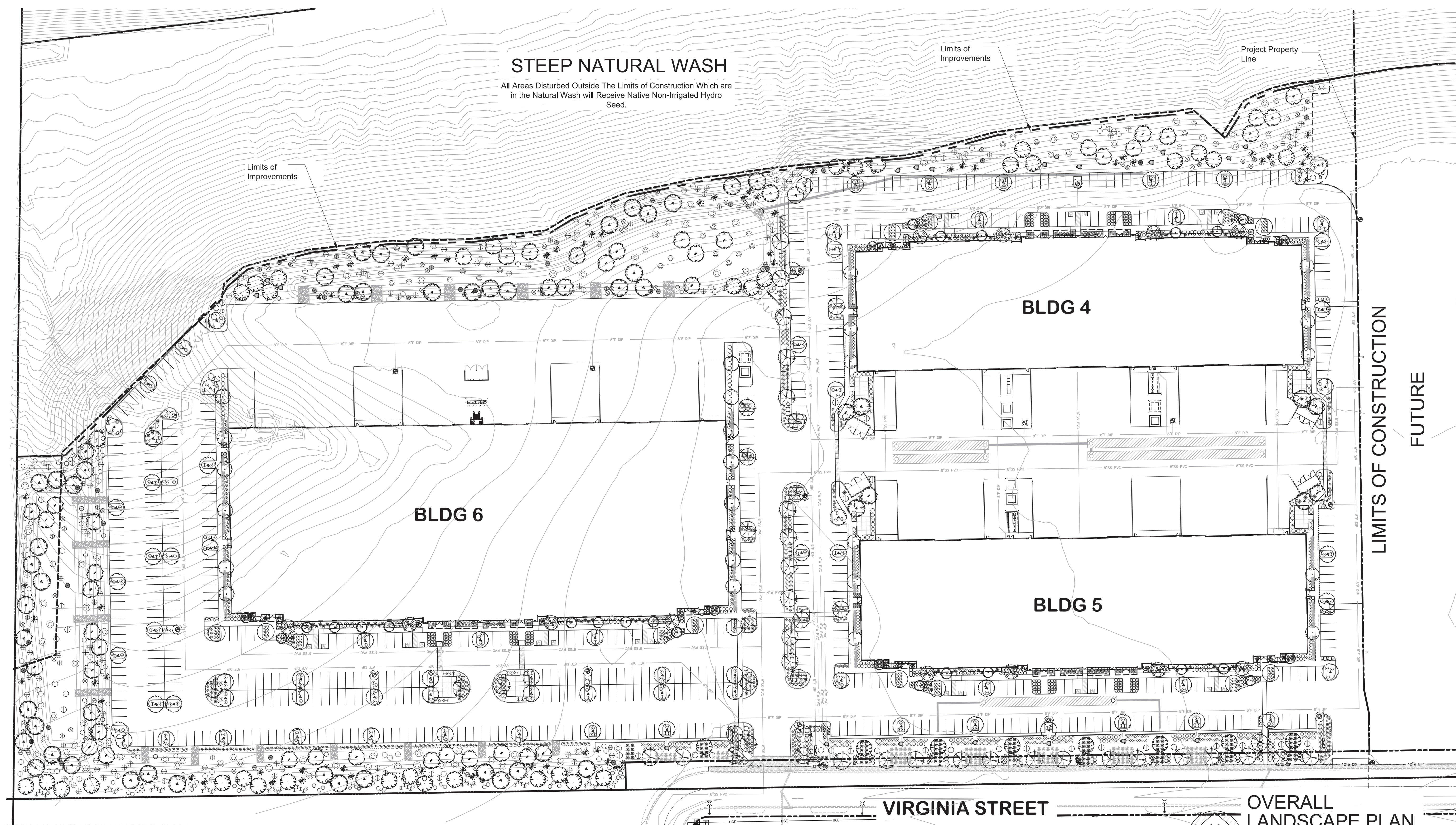




GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:

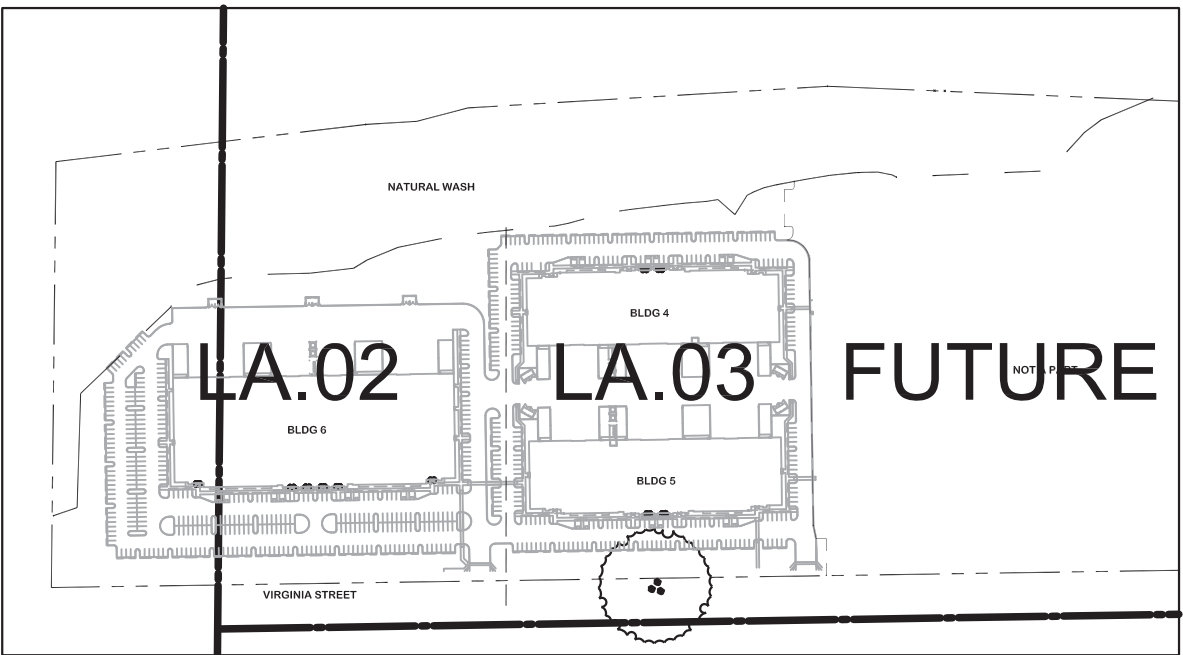
POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. 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.

EXISTING SITE CONDITION NOTES:

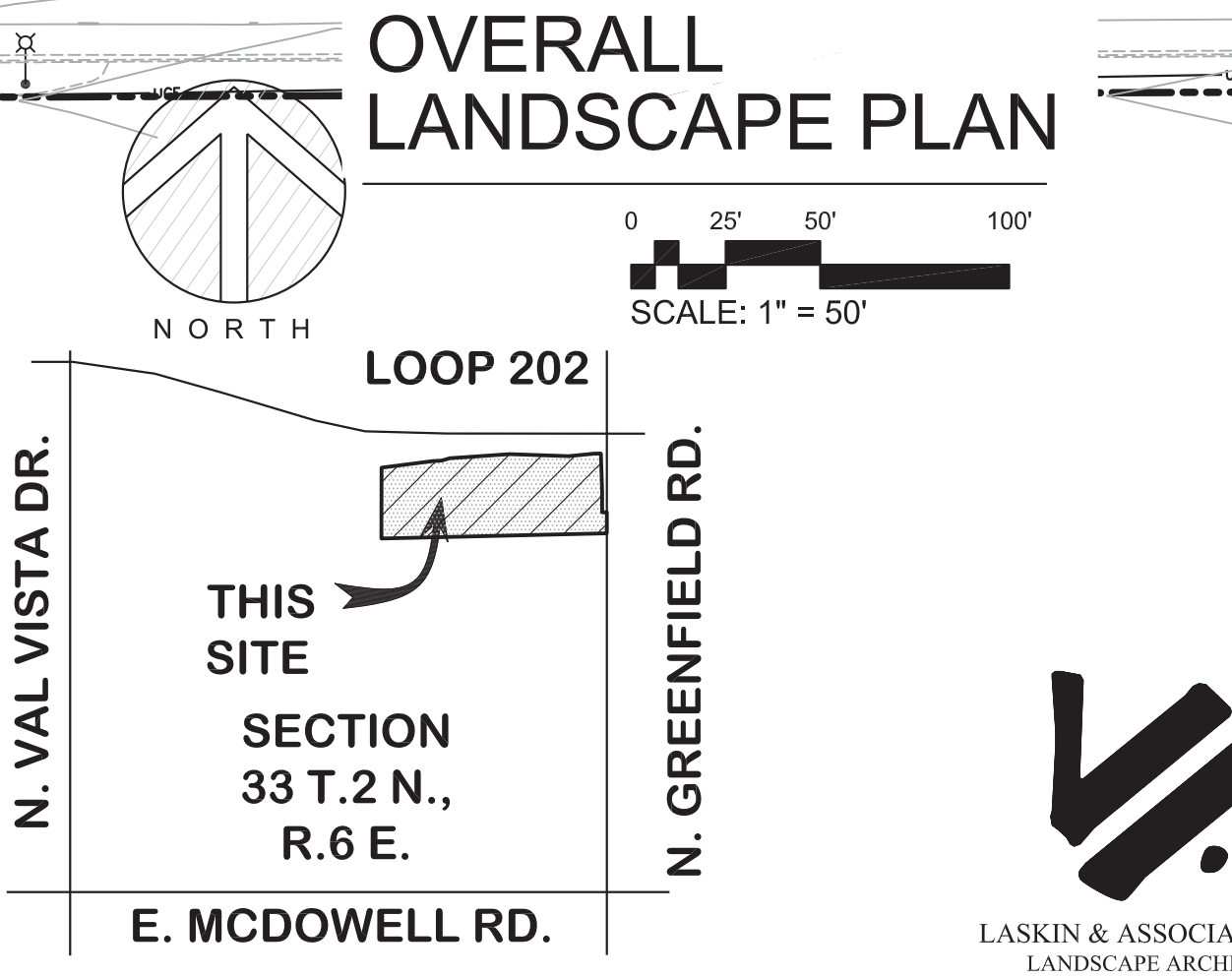
EXISTING STREETScape LANDSCAPE AND IRRIGATION WAS FIELD VERIFIED ON 06/29/2021. ALL PLANT MATERIAL SHOWN WAS FOUND TO BE HEALTHY. IRRIGATION SYSTEM CURRENTLY WORKING PROPERLY. GENERAL CONTRACTOR TO HOLD A PRE-CON MEETING BETWEEN LANDSCAPE ARCHITECT, LANDSCAPE CONTRACTOR, TO REVIEW THE CURRENT CONDITION OF AREAS TO BE PROTECTED IN PLACE PRIOR TO NEW CONSTRUCTION OR AGREES TO BE HELD TO SITE CONDITIONS RECORDED ON 06/29//2021 BY LASKIN AND ASSOCIATES IF EXISTING LANDSCAPE DECLINES OR IRRIGATION SYSTEM IS DAMAGED DURING NEW CONSTRUCTION.

PROJECT DATA

SITE AREA:		
MASTER SITE GROSS:	±54.6 AC	
MASTER SITE NET:	±52.6 AC	
PHASE 1 SITE GROSS:	±27.2 AC	
PHASE 1 SITE NET:	±27.6 AC	
EXISTING ZONING:	L-1	
PROPOSED ZONING:	L-1	
APN:	141-25-290	
EXISTING USE:	VACANT LAND	
PROPOSED USE:	OFFICE, WAREHOUSE, PRODUCTION & DISTRIBUTION	
OCCUPANCY:		
CONSTRUCTION TYPE:		
BUILDING HEIGHT PROPOSED:	45' -0" (MAX ROOF HEIGHT)	
BUILDING 5 PARKING:		
REGULAR STALLS:	317	
HANDICAP STALLS:	6	
BUILDING 6 PARKING:		
REGULAR STALLS:	123	
HANDICAP STALLS:	6	
BUILDING 7 PARKING:		
REGULAR STALLS:	124	
HANDICAP STALLS:	0	



KEY INDEX PLAN N.T.S



VICINITY MAP N.T.S

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Mesa Grandview
PROJECT ADDRESS, CITY, STATE, ZIP
PRELIMINARY LANDSCAPE PLAN

LANDSCAPE PLAN
39009
22AUG22

LA.01
OF 3



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
5013 E Washington Street
Suite 110
Phoenix, Arizona 85034
p (602) 940-7771
email: info@laskindesign.com
www.laskindesign.com





LANDSCAPE LEGEND

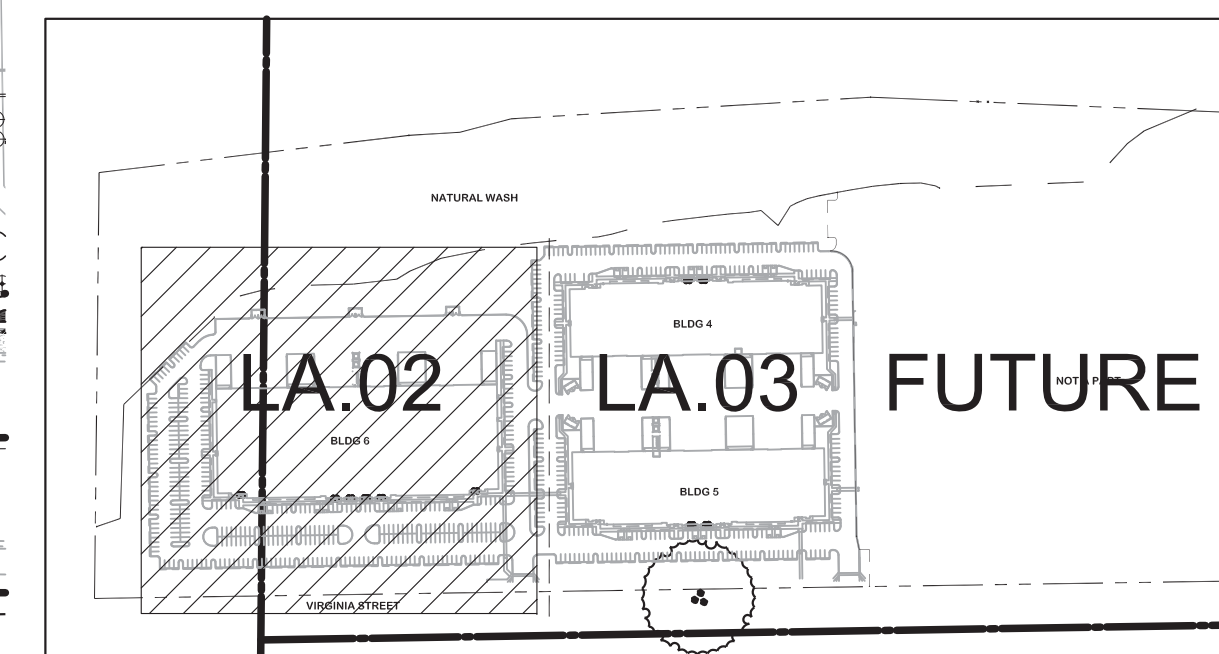
ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)

TREES and PALMS		SIZE	QTY
	Acacia aneura Mulga Tree	36" Box Matching, Standard	14
	Caesalpinia cacalaco 'Smooth' Thornless Cascalote	24" Box Multi Trunk	52
	Quercus virginiana Live Oak	36" Box Standard	81
	Caesalpinia mexicana Mexican Bird of Paradise	36" Box Multi Trunk	28
	Prosopis hybrid 'AZT' Thornless Mesquite	24" Box Matching, Multi Trunk	48
	Parkinsonia hybrid Desert Museum	48" Box Multi Trunk High Breaker	13
	Acacia stenophylla Shoestring Acacia (Stake with 10' lodge pole)	24" Box Multi Trunk	11
	Quercus virginiana 'Cathedral' Cathedral Oak	48" Box Standard	12
	Cereus Peruvian Monstrose	3' tall Bare root	24
	Ebenopsis ebano Texas Ebony	24" Box Multi Trunk	41
	Parkinsonia hybrid Desert Museum	36" Box Multi Trunk High Breaker	47
	Phoenix dactylifera Date Palm	30' T.F. Straight, Diamond Cut Matching	12

SHRUBS / ACCENTS		SIZE	QTY
	Dasylirion wheeleri Desert Spoon	5 Gallon	60
	Caesalpinia gilliesii Yellow Bird of Paradise	5 Gallon	84
	Hesperaloe parviflora Yellow Yucca	5 Gallon	305
	Agave murphyi Murphy's Agave	5 Gallon	203
	White Iceberg Shrub Rose Rosa spp. 'Iceberg'	5 Gallon	126
	Ambrosia deltoidea Triangle Bursage	5 Gallon	161
	Salvaged Carnegiea gigantea Saguaro	See Salvage Plan	20
	Ericameria laricifolia Turpentine Bush	5 Gallon	152
	Leucophyllum laevigatum Chihuahuan Sage	5 Gallon	312
	Eremophila maculata 'Valentine' Valentine Bush	5 Gallon	150
	Hesperaloe parviflora - "Perpa" Brake Light Yucca	5 Gallon	225
	Larrea tridentata Creosote Bush	5 Gallon	83
	Hesperaloe funifera Giant Yucca	5 Gallon	70
	Bouteloua gracilis Blonde Ambition PP #22,048	5 Gallon	314
	Bougainvillea 'Torch Glow' Torch Glow	5 Gallon	394
	Cordia parvifolia Littleleaf Olive	5 Gallon	37
	Tecoma stans Orange Jubilee	5 Gallon	132
	Fouquieria splendens Ocotillo	4' Tall Min. 5 Cane	60

GROUNDCOVERS		SIZE	QTY
	Lantana X New Gold tm New Gold	5 Gallon	324
	Lantana X Red Lantana	5 Gallon	387
	Decomposed Granite 5/8" Screened RockPro Painted Desert 2" min thickness in all landscape areas		
	Grouted Rip-Rap 3" - 6" RockPro Painted Desert 6" min thickness in all landscape areas		
	Non - Grouted Rip-Rap 3" - 6" RockPro Painted Desert 6" min thickness in all landscape areas		

MATCHLINE SEE SHEET LA.03



KEY INDEX PLAN



N.T.SASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

5013 E Washington Street
Suite 110
Phoenix, Arizona 85034
P (602) 940-7771
email: info@laskindesign.com
www.laskindesign.com

STEEP NATURAL WASH

All Areas Disturbed Outside The Limits of Construction Which are in the Natural Wash will Receive Native Non-Irrigated Hydro Seed.

Limits of Improvements

Retention Basin typ.
(see Civic Plans)

Refuse Unit

Retention Basin typ.
(see Civic Plans)

Retention Basin typ.
(see Civic Plans)

Refuse Unit

Transformers
(see Electrical Plans)

Masonry Wall
(see Architectural Plans)

Masonry Wall
(see Architectural Plans)

Back Row of Plants to
be Installed 40" From
Building

Back Row of Plants to
be Installed 40" From
Building

BLDG 6

Back Row of Plants to
be Installed 40" From
Building

Center on Window

Center on Window

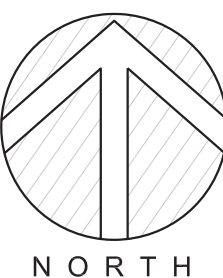
Center on Building Pop Out

Amenity Area
(see Architectural Plans)

Retention Basin typ.
(see Civic Plans)

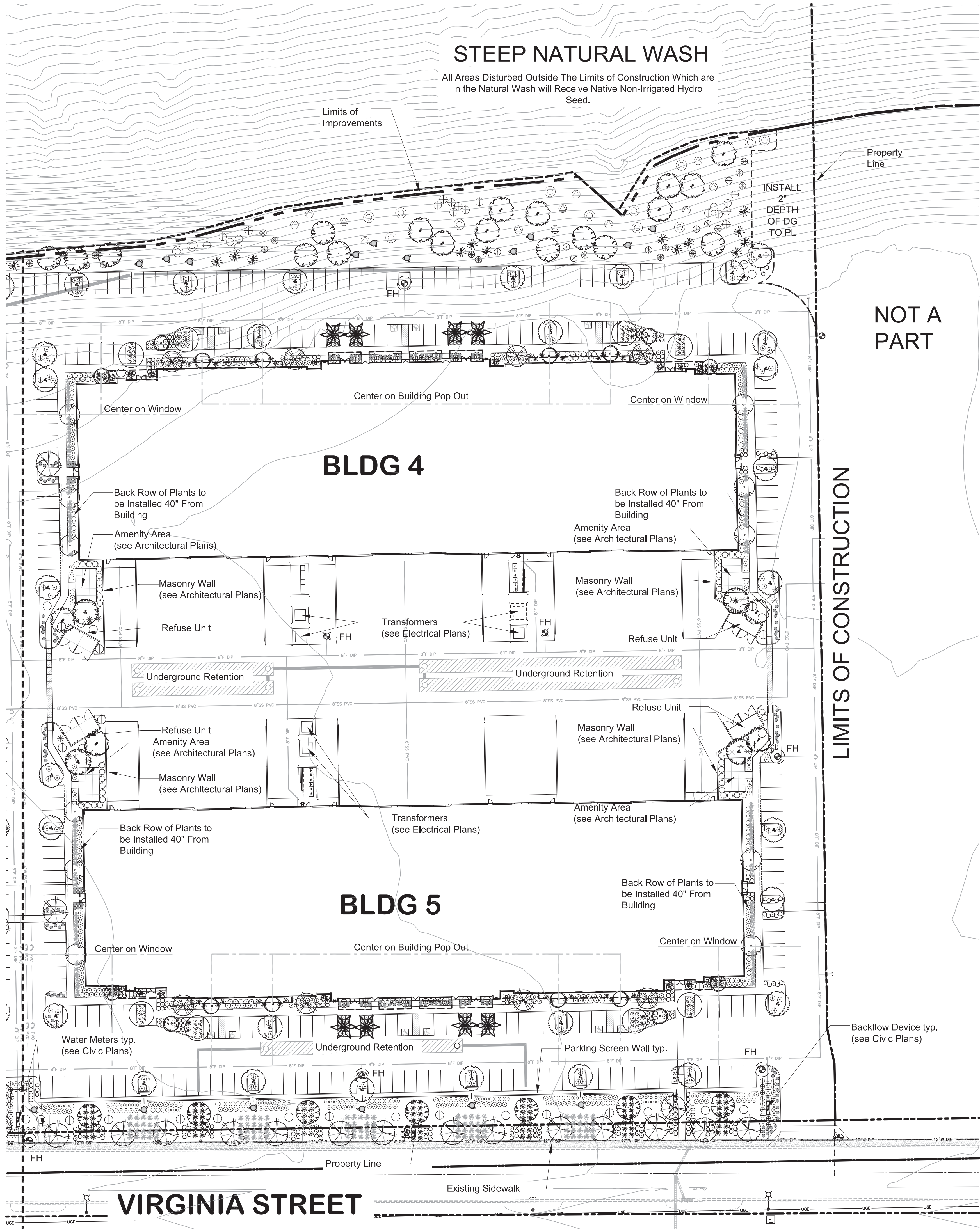
Property Line

LANDSCAPE PLAN

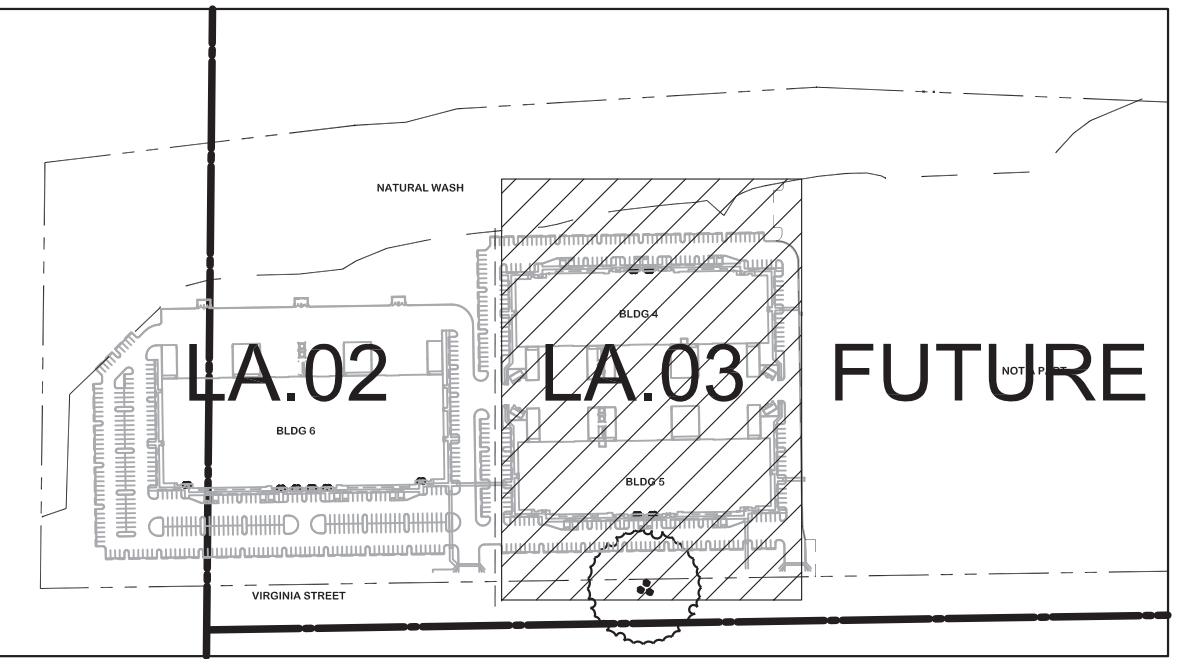
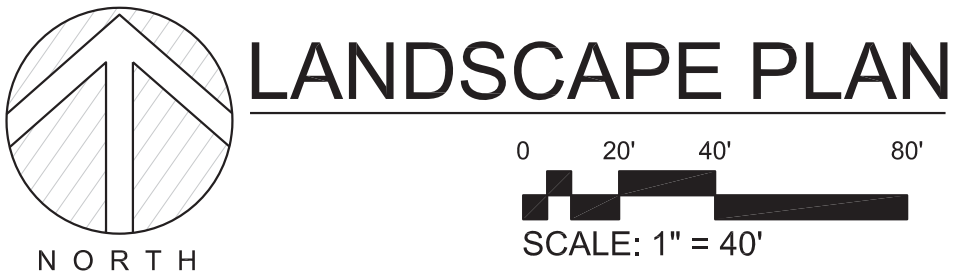


0 20' 40' 80'
SCALE: 1" = 40'

MATCHLINE SEE SHEET LA.02



LANDSCAPE LEGEND			
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KEY INDEX PLAN N.T.S

LOCATION	TREES		SHRUBS	
	REQUIRED	FURNISHED	REQUIRED	FURNISHED
NORTH 1,528'-0" LF				
3 TREE / PER 100' L.F.T.	45	81		
6 SHRUBS / PER 100' L.F.T.			92	355
EAST 0'-0" LF				
ADJACENT FUTURE LOTS				
1 TREE / PER 25 L.F.T.	N/A	N/A		
4 SHRUBS / PER 25 L.F.T.			N/A	N/A
SOUTH 1,500'-0" LF				
VIRGINIA ROAD				
1 TREE / PER 25 L.F.T.	60	70		
6 SHRUBS / PER 25 L.F.T.			360	675
WEST 383'-0" LF				
3 TREE / PER 100' L.F.T.	12	24		
4 SHRUBS / PER 25' L.F.T.			62	262
PARKING LOT				
1 TREE / PER 15' ISLAND	100	112		
3 SHRUBS / PER 15' ISLAND			300	425
FOUNDATION PLANTING				
1 TREE / PER 50 L.F.T.	58	60	N/A	N/A
TOTAL REQ'D/FRNSHD	235	359	674	1,717
SIZE REQ'D/FURNISHED				
TREES 36" BOX MIN 25%	60	195		
24" BOX MIN 50%	118	152		
15 GAL	57	0		
5 GAL	0	0		
Date Palms	0	12		
TOTAL TREES	235	359		
SHRUBS 15 GAL or Larger			24	
5 GAL			2,708	
1 GAL			711	
POT/FLAT			0	
Existing				
TOTAL SHRUBS			3,443	

SIGHT DISTANCE DESIGN NOTE:

SIGHT VISIBILITY TRIANGLES HAVE BEEN DEIGNED FOR A 40 MPH + 5 TOTALING 45 MPH.

OPEN SPACE CALCULATIONS

TOTAL LANDSCAPE AREA +/- 25.4% = 221,518 S.F. = (5.08 ACRES)

MASTER SITE NET: 52.6 AC

UNDISTRUBED SITE NET: 32.6 AC

DISTRUBED SITE AREA: 20.0 AC - 871,200 SF

LANDSCAPE COVERAGE:

- EVERGREE TREES 25,800 SF

- SHADE TREES 3,650 SF

- ORNAMENTAL TREES 700 SF

- LARGE SHRUBS 40,000 SF

- MEDIUM SHRUBS 42,075 SF

- SMALL SHRUBS 2,250 SF

- GROUNDCOVER 7,110 SF

121,585 SF LS AREA / 83,445 SF OPEN SPACE COVERAGE = 68.6%



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
5013 E Washington Street
Suite 110
Phoenix, Arizona 85034
P (602) 940-7771
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Mesa Grandview
PROJECT ADDRESS, CITY, STATE, ZIP
PRELIMINARY LANDSCAPE PLAN

LANDSCAPE PLAN

39009
22AUG22

LA.03
OF 3

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