

EAST PECOS ROAD
(1 TREE 6 SHRUBS PER 25 L.F.T.)
PROPERTY LINE = 382'
15 TREES REQUIRED (8-24" BOX)
20 TREES PROVIDED (20-24" BOX)
90SHRUBS REQUIRED
112 SHRUBS PROVIDED

S. 80th STREET
(1 TREE 6 SHRUBS PER 25 L.F.T.)
PROPERTY LINE = 587'
23 TREES REQUIRED (12-24" BOX)
27 TREES PROVIDED (27-24" BOX)
138 SHRUBS REQUIRED
152 SHRUBS PROVIDED

EAST PROPERTY LINE
(1 TREE 4 SHRUBS PER 25 L.F.T.)
PROPERTY LINE = 1263'
51 TREES REQUIRED (26-24" BOX)
58 TREES PROVIDED (58-24" BOX)
204 SHRUBS REQUIRED
290 SHRUBS PROVIDED

WEST PROPERTY LINE
(1 TREE 4 SHRUBS PER 25 L.F.T.)
PROPERTY LINE = 672'
27 TREES REQUIRED (14-24" BOX)
30 TREES PROVIDED (30-24" BOX)
108 SHRUBS REQUIRED
150 SHRUBS PROVIDED

SOUTH PROPERTY LINE
(1 TREE 4 SHRUBS PER 25 L.F.T.)
PROPERTY LINE = 1276'
51 TREES REQUIRED (26-24" BOX)
47 TREES PROVIDED (47-24" BOX)
204 SHRUBS REQUIRED
223 SHRUBS PROVIDED

NORTH PROPERTY LINE
(1 TREE 4 SHRUBS PER 25 L.F.T.)
PROPERTY LINE = 889'
36 TREES REQUIRED (18-24" BOX)
40 TREES PROVIDED (40-24" BOX)
204 SHRUBS REQUIRED
223 SHRUBS PROVIDED

PERIMETER LANDSCAPE
(25% OF TOTAL TREES TO BE 36" BOX)
203 TREES REQUIRED
51 36" BOX TREES REQUIRED
55 36" BOX TREES PROVIDED

MINIMUM 15' FOUNDATION
BASE ALONG ENTRY SIDE OF
BUILDING (20' AT ENTRIES)

VISIBILITY TRIANGLES PER
ZONING SIGHT TRIANGLES

MINIMUM 20'x20' WITH
900 S.F. TOTAL
FOUNDATION BASE
AREA AT ENTRIES

MINIMUM 10' SIDE
FOUNDATION BASE
ADJACENT TO PARKING

20' STREET BUILDING AND
LANDSCAPE SETBACK

3' CMU PARKING
SCREEN WALL

8' UTILITY EASEMENT

VISIBILITY TRIANGLES PER
ZONING SIGHT TRIANGLES

PUBLIC UTILITY EASEMENT

LANDSCAPE COVERAGE
LANDSCAPE AREA: 181,682 SQ.FT.
LANDSCAPE COVERAGE REQUIRED: 90,841 SQ.FT. (50%)
LANDSCAPE COVERAGE PROVIDED: 110,826 SQ.FT. (61%)

VISIBILITY TRIANGLES PER
ZONING SIGHT TRIANGLES
15' STREET BUILDING AND
LANDSCAPE SETBACK

9' ELECTRICAL EASEMENT

3' CMU PARKING
SCREEN WALL

FIRE ACCESS GATE

FIRE TURNING RADIUS, TYP.

OPEN SPACE AMENITY
REFER TO ENLARGED PLANS

15' LANDSCAPE SETBACK

MINIMUM 10' FOUNDATION
BASE ALONG SIDE OF BUILDING
AT PARKING

MINIMUM 5' FOUNDATION BASE
ADJACENT TO DRIVE AISLE

E. PECOS ROAD

BUILDING A
96,882 S.F.
32' CLEAR

BUILDING B
324,800 S.F.
36' CLEAR

MINIMUM 15' FOUNDATION
BASE ALONG ENTRY SIDE OF
BUILDING (20' AT ENTRIES)

MINIMUM 20'x20' WITH 900 S.F. TOTAL
FOUNDATION BASE AREA AT ENTRIES

MINIMUM 20'x20' WITH 900 S.F.
TOTAL FOUNDATION BASE
AREA AT ENTRIES

MINIMUM 5' SIDE FOUNDATION
BASE ADJACENT TO DRIVE AISLE

15' LANDSCAPE SETBACK

8' HT CMU YARD SCREEN
WALL

LANDSCAPE LEGEND

- CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
24" BOX (37)
- PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
36" BOX (50)
- CHITALPA TASKENENSIS
CHITALPA
24" BOX (83)
- ACACIA SALICINA
WILLOW ACACIA
24" BOX (91)
- CAESALPINIA CACALACO
CASCALOTE
36" BOX (63)

TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (78)

EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON (155)

HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (566)

HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON (485)

ECHINOCACTUS GRUSONII
GOLDEN BARREL CACTUS
10" ROUND (MATCHING) (60)

DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (77)

PACHYCREUS MARGINATUS
MEXICAN FENCE POST
3-STALK GROUPING (2.5', 2', 1' TALL) (19)

LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (294)

LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (160)

ACACIA REDOLENS
'DESERT CARPET' tm
5 GALLON (180)

CONVOVULUS CNEORUM
BUSH MORNING GLORY
5 GALLON (272)

EREMOPHILA GLABRA
'MINGENW GOLD'
5 GALLON (103)

ROSEMARINUS PROSTRATA
TRAILING ROSMARY
5 GALLON (78)

3'x3'x3' SURFACE SELECT
GRANITE BOULDER (BURY 1/3)
MINIMUM 2000lbs EACH (20)

1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

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



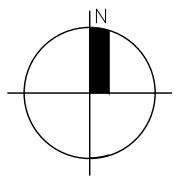
LGE | **DESIGNGROUP**

CONCEPTUAL LANDSCAPE PLAN

La.01

1"=80'-0"

0 40 80 160



LGE | **DESIGNBUILD**

80TH ST & PECOS

Mesa, Arizona

08.18.22

This artist rendering is for conceptual design only and should not be referred to as a construction document
THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LGE DESIGN GROUP AND LGE DESIGN BUILD AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

15' STREET BUILDING AND
LANDSCAPE SETBACK

9' ELECTRICAL EASEMENT

3' CMU PARKING
SCREEN WALL

FIRE ACCESS GATE

FIRE TURNING RADIUS, TYP.

OPEN SPACE AMENITY
REFER TO ENLARGED PLANS

15' LANDSCAPE SETBACK

MINIMUM 10' FOUNDATION
BASE ALONG SIDE OF BUILDING
AT PARKING

MINIMUM 5' FOUNDATION BASE
ADJACENT TO DRIVE AISLE

15' LANDSCAPE
SETBACK

E. PECOS ROAD

65'-0"
R.O.W.

10'-0"

MINIMUM 15' FOUNDATION
BASE ALONG ENTRY SIDE OF
BUILDING (20' AT ENTRIES)

MINIMUM 20'x20' WITH 900 S.F. TOTAL
FOUNDATION BASE AREA AT ENTRIES

45'-0"

5'-0"

BUILDING A
96,882 S.F.
32' CLEAR

15'-0"

EAST PECOS ROAD
(1 TREE 6 SHRUBS PER 25 L.F.T.)
PROPERTY LINE = 382'
15 TREES REQUIRED (8-24" BOX)
20 TREES PROVIDED (20-24" BOX)
90SHRUBS REQUIRED
112 SHRUBS PROVIDED

S. 80th STREET
(1 TREE 6 SHRUBS PER 25 L.F.T.)
PROPERTY LINE = 587'
23 TREES REQUIRED (12-24" BOX)
27 TREES PROVIDED (27-24" BOX)
138 SHRUBS REQUIRED
152 SHRUBS PROVIDED

EAST PROPERTY LINE
(1 TREE 4 SHRUBS PER 25 L.F.T.)
PROPERTY LINE = 1283'
51 TREES REQUIRED (26-24" BOX)
58 TREES PROVIDED (58-24" BOX)
204 SHRUBS REQUIRED
290 SHRUBS PROVIDED

WEST PROPERTY LINE
(1 TREE 4 SHRUBS PER 25 L.F.T.)
PROPERTY LINE = 672'
27 TREES REQUIRED (14-24" BOX)
30 TREES PROVIDED (30-24" BOX)
108 SHRUBS REQUIRED
150 SHRUBS PROVIDED

SOUTH PROPERTY LINE
(1 TREE 4 SHRUBS PER 25 L.F.T.)
PROPERTY LINE = 1276'
51 TREES REQUIRED (26-24" BOX)
47 TREES PROVIDED (47-24" BOX)
204 SHRUBS REQUIRED
223 SHRUBS PROVIDED

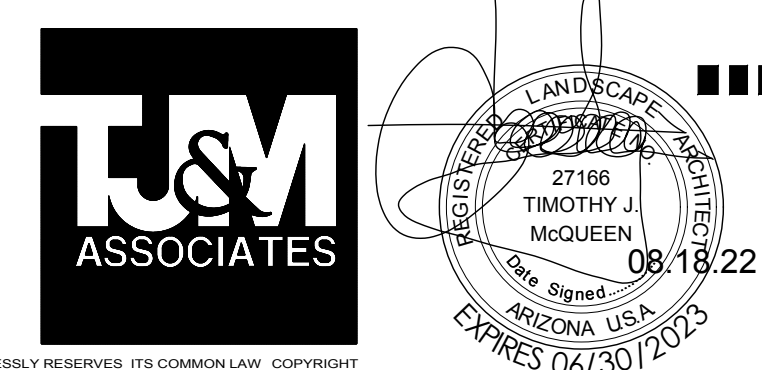
NORTH PROPERTY LINE
(1 TREE 4 SHRUBS PER 25 L.F.T.)
PROPERTY LINE = 889'
36 TREES REQUIRED (18-24" BOX)
40 TREES PROVIDED (40-24" BOX)
204 SHRUBS REQUIRED
223 SHRUBS PROVIDED

PERIMETER LANDSCAPE
(25% OF TOTAL TREES TO BE 36" BOX)
203 TREES REQUIRED
51 36" BOX TREES REQUIRED
55 36" BOX TREES PROVIDED

LANDSCAPE COVERAGE
LANDSCAPE AREA: 181,682 SQ.FT.
LANDSCAPE COVERAGE REQUIRED: 90,841 SQ.FT. (50%)
LANDSCAPE COVERAGE PROVIDED: 110,826 SQ.FT. (61%)

- LANDSCAPE LEGEND**
- CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
24" BOX (37)
 - PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
36" BOX (50)
 - CHITALPA TASKENENSIS
CHITALPA
24" BOX (83)
 - ACACIA SALICINA
WILLOW ACACIA
24" BOX (91)
 - CAESALPINIA CACALACO
CASCALOTE
36" BOX (63)
 - TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (78)
 - EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON (155)
 - HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (566)
 - HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON (485)
 - ECHINOCACTUS GRUSONII
GOLDEN BARREL CACTUS
10" ROUND (MATCHING) (60)
 - DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (77)
 - PACHYCEREUS MARGINATUS
MEXICAN FENCE POST
3-STALK GROUPING (2.5', 2', 1' TALL) (19)
 - LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (294)
 - LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (160)
 - ACACIA REDOLENS
'DESERT CARPET' tm
5 GALLON (180)
 - CONVOVULUS CNEORUM
BUSH MORNING GLORY
5 GALLON (272)
 - EREMOPHILA GLABRA
'MINGENEW GOLD'
5 GALLON (103)
 - ROSEMARINUS PROSTRATA
TRAILING ROSMARY
5 GALLON (78)
 - 3'x3'x3' SURFACE SELECT
GRANITE BOULDER (BURY 1/3)
MINIMUM 2000lbs EACH (20)
 - 1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

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



MATCH LINE SEE SHEET La.02

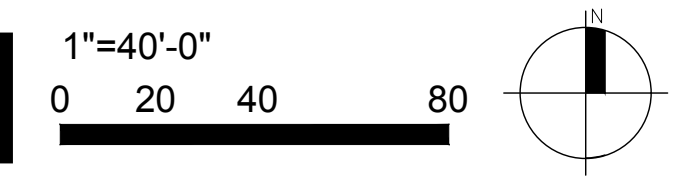
80TH ST & PECOS

Mesa, Arizona
08.18.22

LGE | DESIGNGROUP

CONCEPTUAL LANDSCAPE PLAN

La.01



LGE | DESIGNBUILD

This artist rendering is for conceptual design only and should not be referred to as a construction document
THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LGE DESIGN GROUP AND LGE DESIGN BUILD AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

MINIMUM 15' FOUNDATION
BASE ALONG ENTRY SIDE OF
BUILDING (20' AT ENTRIES)

VISIBILITY TRIANGLES PER
ZONING SIGHT TRIANGLES

MINIMUM 20'x20' WITH
900 S.F. TOTAL
FOUNDATION BASE
AREA AT ENTRIES

LI ZONING

MINIMUM 10' SIDE
FOUNDATION BASE
ADJACENT TO PARKING

20' STREET BUILDING AND
LANDSCAPE SETBACK

3' CMU PARKING
SCREEN WALL

8' UTILITY EASEMENT

VISIBILITY TRIANGLES PER
ZONING SIGHT TRIANGLES

PUBLIC UTILITY EASEMENT

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: timmqueen@tjma.net



80TH ST & PECOS

Mesa, Arizona
08.18.22

LGE | DESIGNGROUP

CONCEPTUAL LANDSCAPE PLAN

This artist rendering is for conceptual design only and should not be referred to as a construction document
THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LGE DESIGN GROUP AND LGE DESIGN BUILD AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

15' LANDSCAPE
SETBACK

BUILDING B
324,800 S.F.
36' CLEAR

LANDSCAPE LEGEND

- CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
24" BOX (37)
- PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
36" BOX (50)
- CHITALPA TASKENENSIS
CHITALPA
24" BOX (83)
- ACACIA SALICINA
WILLOW ACACIA
24" BOX (91)
- CAESALPINIA CACALACO
CASCALOTE
36" BOX (63)
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (78)
- EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON (155)
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (566)
- HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON (485)
- ECHINOCACTUS GRUSONII
GOLDEN BARREL CACTUS
10" ROUND (MATCHING) (60)
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (77)
- PACHYCEREUS MARGINATUS
MEXICAN FENCE POST
3-STALK GROUPING (2.5', 2', 1' TALL) (19)
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (294)
- LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (160)
- ACACIA REDOLENS
'DESERT CARPET' 1m
5 GALLON (180)
- CONVOVULUS CNEORUM
BUSH MORNING GLORY
5 GALLON (272)
- EREMOPHILA GLABRA
'MINGENW GOLD'
5 GALLON (103)
- ROSEMARINUS PROSTRATA
TRAILING ROSMARY
5 GALLON (78)
- 3'x3'x3' SURFACE SELECT
GRANITE BOULDER (BURY 1/3)
MINIMUM 2000lbs EACH (20)

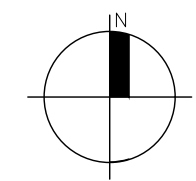
1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

MATCH LINE SEE SHEET La.03

La.02

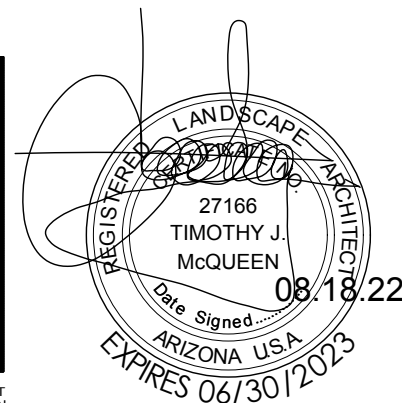
1"=40'-0"

0 20 40 80



LGE | DESIGNBUILD

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



80TH ST & PECOS

Mesa, Arizona
08.18.22

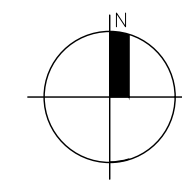
LGE | DESIGNGROUP

CONCEPTUAL LANDSCAPE PLAN

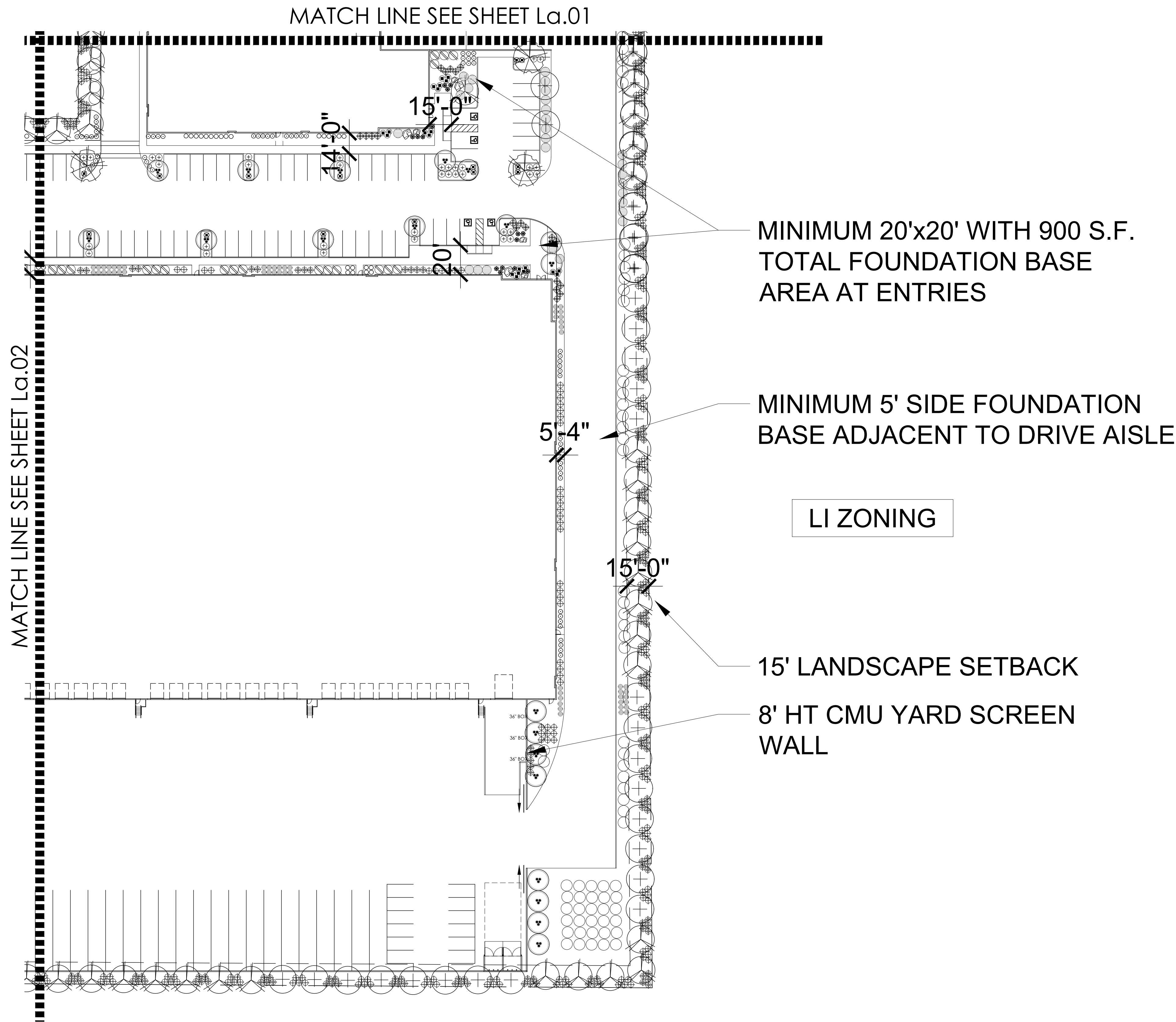
This artist rendering is for conceptual design only and should not be referred to as a construction document
THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LGE DESIGN GROUP AND LGE DESIGN BUILD AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

L_a.03

1"=40'-0"
0 20 40 80



LGE | DESIGNBUILD



LANDSCAPE LEGEND

- CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
24" BOX (37)
- PISTACIA X 'RED-PUSH'
RED PUSH PISTACHE
36" BOX (50)
- CHITALPA TASKENENSIS
CHITALPA
24" BOX (83)
- ACACIA SALICINA
WILLOW ACACIA
24" BOX (91)
- CAESALPINIA CACALACO
CASALOTE
36" BOX (63)
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (78)
- EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON (155)
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (566)
- HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON (485)
- ECHINOCACTUS GRUSONII
GOLDEN BARREL CACTUS
10" ROUND (MATCHING) (60)
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (77)
- PACHYCEREUS MARGINATUS
MEXICAN FENCE POST
3-STALK GROUPING (2.5', 2', 1' TALL) (19)
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (294)
- LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (160)
- ACACIA REDOLENS
'DESERT CARPET' tm
5 GALLON (180)
- CONVOVULUS CNEORUM
BUSH MORNING GLORY
5 GALLON (272)
- EREMOPHILA GLABRA
'MINGENEW GOLD'
5 GALLON (103)
- ROSEMARINUS PROSTRATA
TRAILING ROSMARY
5 GALLON (78)
- 3'x3'x3' SURFACE SELECT
GRANITE BOULDER (BURY 1/3)
MINIMUM 2000lbs EACH (20)

1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS