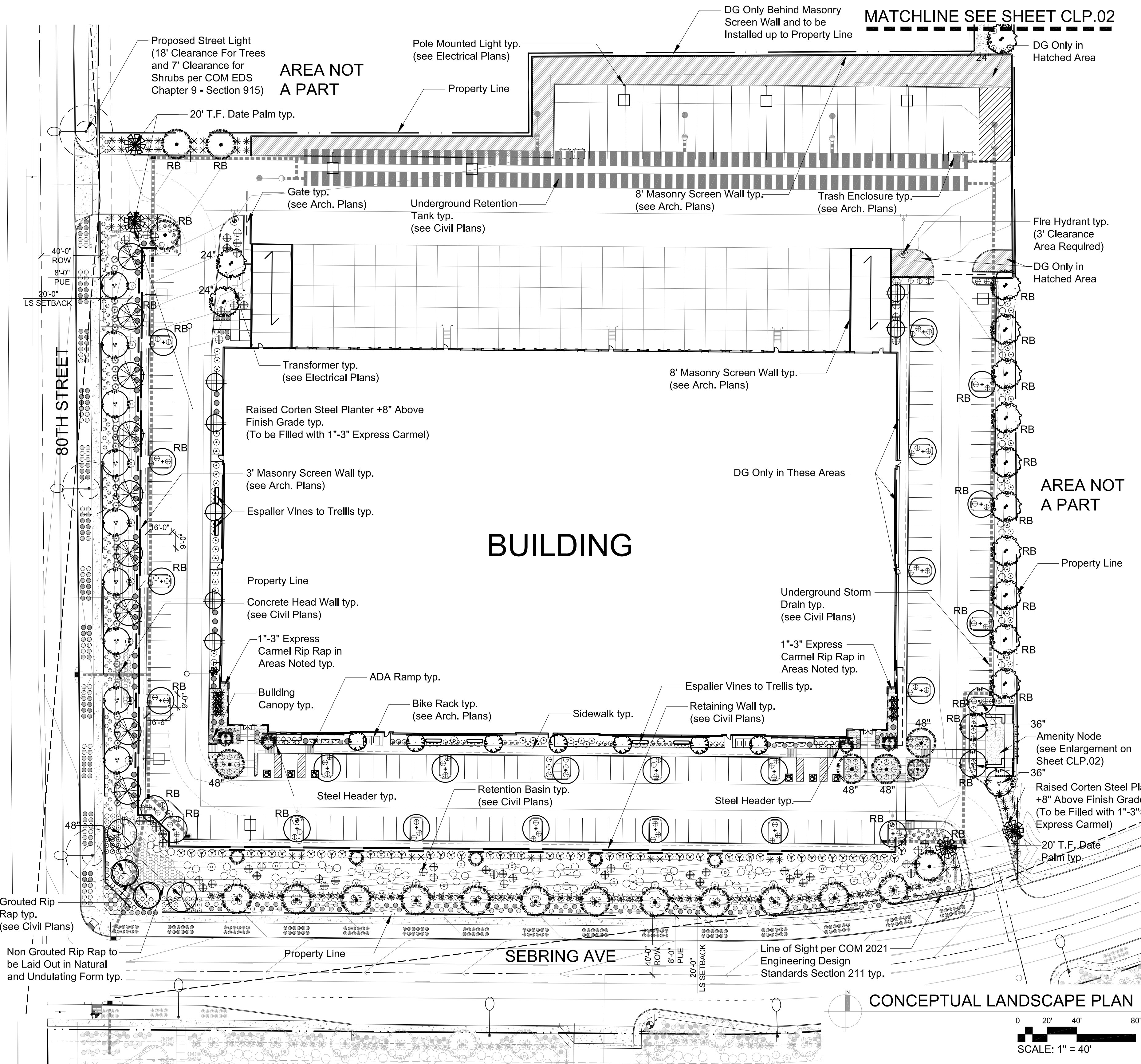




SIGHT DISTANCE DESIGN NOTE:  
SIGHT VISIBILITY TRIANGLES HAVE BEEN DESIGNED  
FOR 45 MPH + 5 TOTALING 50 MPH.



# GATEWAY INTERCHANGE - PHASE III

N.W.C. Loop 202 & Hawes Road  
Proposed Industrial Development  
Mesa, Arizona

## LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS  
(U.O.N. UNLESS OTHERWISE NOTED)  
(tm - MSN trade marked by Mountain States Nursery)

| TREES                                                               | SIZE                                              | QTY      |
|---------------------------------------------------------------------|---------------------------------------------------|----------|
| Thevetia peruviana<br>Yellow Oleander Tree                          | 36" Box<br>Multi-Trunk                            | 01       |
| Prosopis alba<br>Argentina Mesquite 'Thornless'                     | 24" Box<br>Multi-Trunk                            | 09       |
| Quercus virginiana<br>Southern Live Oak                             | 24" Box<br>Matching , Standard                    | 24       |
| Quercus virginiana 'Cathedral'<br>Cathedral Oak Tree                | 36" Box<br>Standard                               | 07       |
| Ebenopsis ebano<br>Texas Ebony                                      | 48" Box<br>Standard                               | 02       |
| Pistacia chinensis "Red Push"<br>Red Push Pistache Tree             | 36" Box U.O.N<br>48" Box<br>Standard              | 16<br>04 |
| Olivea tesota<br>Ironwood                                           | 48" Box<br>Standard, Low Breaker                  | 02       |
| Nerium oleander (Tree Form)<br>White Oleander Tree                  | 36" Box<br>Standard                               | 09       |
| Parkinsonia florida<br>Blue Palo Verde                              | 36" Box U.O.N<br>24" Box<br>Standard, Low Breaker | 10<br>23 |
| Phoenix dactylifera<br>Date Palm<br>Diamond Cut, Matching, Straight | 20' Trunk Ft                                      | 04       |
| Champaerops humilis<br>Mediterranean Fan Plam                       | 24" Box<br>Single Trunk                           | 07       |
| Caeslphinia mexicana<br>Mexican Bird of Paradise                    | 15 Gallon<br>Multi-Trunk                          | 07       |
| Parkinsonia hybrid 'Desert Museum'<br>Desert Museum                 | 24" Box U.O.N<br>36" Box<br>Standard, Low Breaker | 09<br>04 |

## PROJECT TEAM

|                                                                                                                                                                                   |                                                                                                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Developer / Owner<br>EastGroup Properties<br>2141 E. Camelback Rd, # 250<br>Phoenix, Arizona 85016<br>Contact: Mike Sacco<br>Ph: (602) 840-8600<br>Mike.Sacco@eastgroup.net       | Architect<br>Butler Design Group<br>5013 E. Washington St, # 100<br>Phoenix, Arizona 85034<br>Contact: Toby Rogers<br>Ph: (602) 957-1800<br>trogers@butlerdesigngroup.com                      |
| Civil Engineer<br>Hilgart Wilson<br>2141 E Highland Avenue, Ste 250<br>Phoenix, Arizona 85016<br>Contact: Casey Whiteman<br>Ph: (602) 730-3835<br>Em: CWhiteman@hilgartwilson.com | Landscape Architect<br>Laskin & Associates, Inc<br>5013 E. Washington Street, Ste 110<br>Phoenix, Arizona 85034<br>Contact: Stanley Berinson<br>Ph: (602) 840-7771<br>stanley@laskindesign.com |

## PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:

- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF MESA STANDARDS.
- ALL TREES WILL BE 15 GALLON OR LARGER.
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
- DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN.
- ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
- STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
- FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.

## GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:

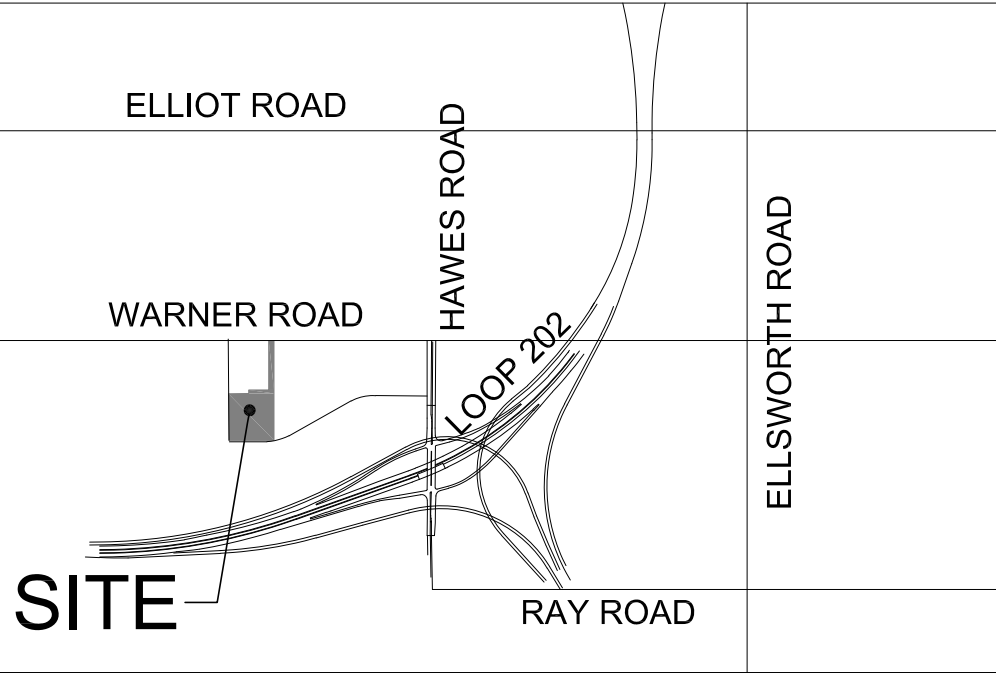
POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED.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

| SHRUBS                                                   | SIZE      | QTY |
|----------------------------------------------------------|-----------|-----|
| Bougainvillea 'Torch Glow'<br>Torch Glow                 | 5 Gallon  | 56  |
| Leucophyllum compacta<br>Compact Sage                    | 5 Gallon  | 83  |
| Leucophyllum SP.<br>Lynn's Legacy tm                     | 5 Gallon  | 160 |
| Caeslphinia mexicana<br>Mexican Bird of Paradise         | 5 Gallon  | 100 |
| Dasyliroin wheeleri<br>Desert Spoon                      | 5 Gallon  | 37  |
| Hesperaloe X 'Perfu' PP# 218728<br>Pink Parade Yucca     | 5 Gallon  | 24  |
| Nerium oleander 'Petite Pink'<br>Petite Pink Oleander    | 5 Gallon  | 54  |
| Agave americana 'Variegata'<br>Var. Century Plant        | 5 Gallon  | 48  |
| Eremophila hygrophana<br>Blue Bells                      | 5 Gallon  | 20  |
| Lantana x 'New Gold'<br>New Gold Lantana                 | 5 Gallon  | 319 |
| Hesperaloe parviflora 'Yellow'<br>Yellow Yucca           | 5 Gallon  | 108 |
| Nolina texana<br>Texas Bear Grass                        | 1 Gallon  | 75  |
| Lantana x 'Dallas Red'<br>Dallas Red Lantana             | 5 Gallon  | 36  |
| Eremophila glabra 'Mingenew Gold'<br>Outback Sunrise Emu | 5 Gallon  | 98  |
| Convolvulus oneorum<br>Bush Morning Glory                | 1 Gallon  | 235 |
| Tecoma x 'Sparky'<br>Sparky Tecoma                       | 5 Gallon  | 59  |
| Ericameria laricifolia<br>Turpentine Bush                | 5 Gallon  | 18  |
| Hesperaloe funifera<br>Giant Hesperaloe                  | 5 Gallon  | 59  |
| Hesperaloe parviflora 'Perpa'<br>Brakelight Yucca        | 5 Gallon  | 38  |
| Lonicera japonica 'Halliana'<br>Hall's Honeysuckle       | 15 Gallon | 18  |

## INERT MATERIALS Submit Samples to LA for Approval

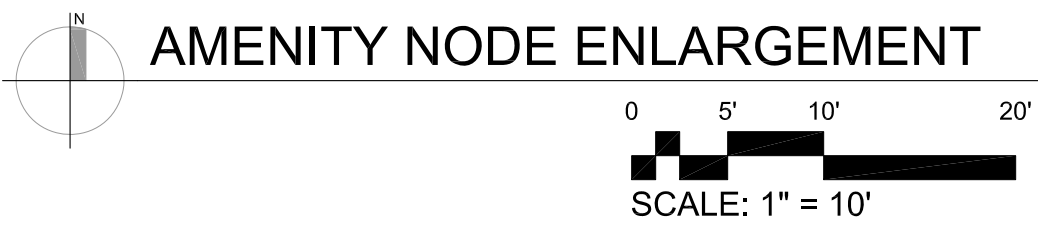
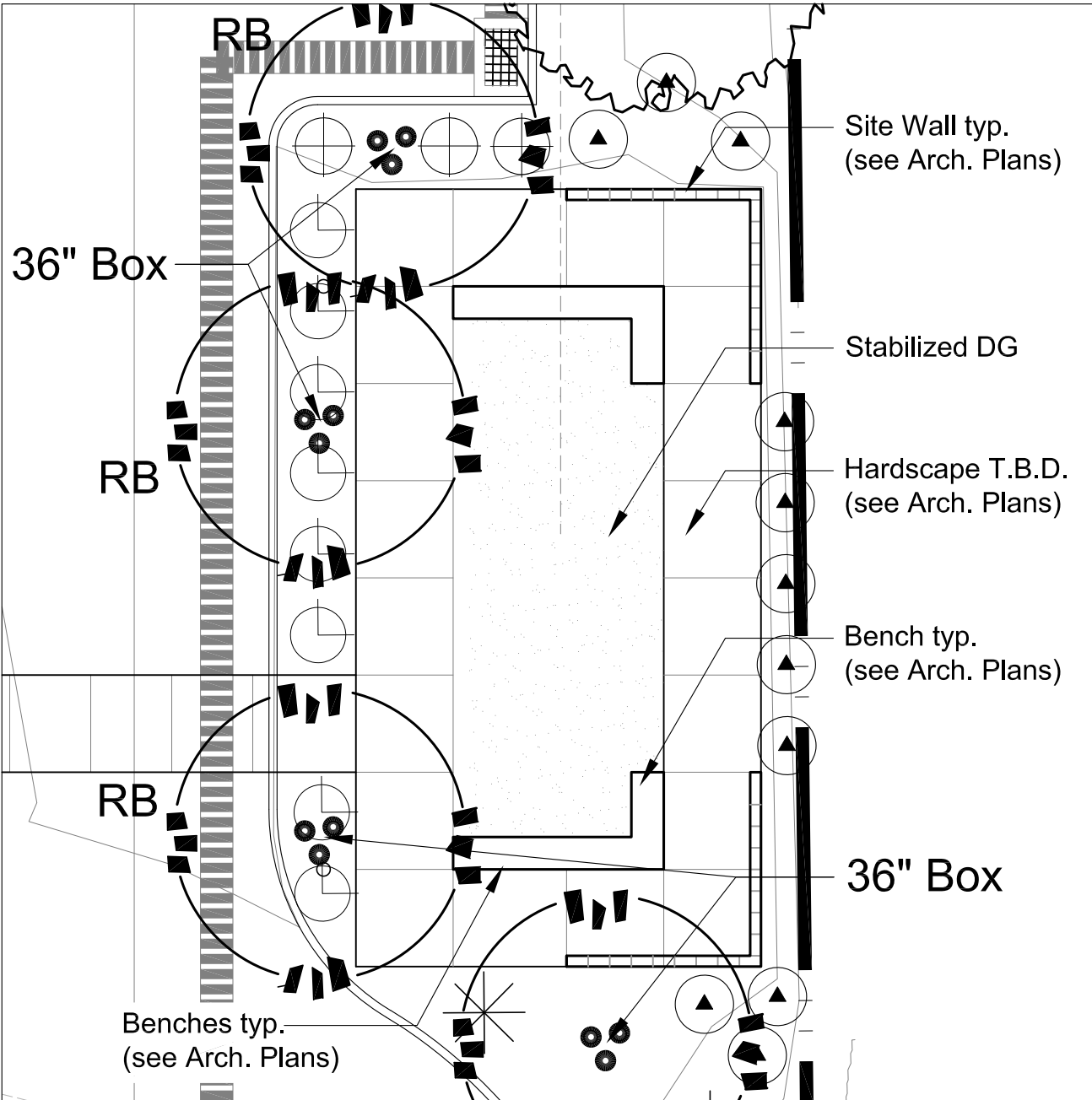
|                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decomposed Granite Screened 3/4" RockPros Rose<br>2" depth in all landscape areas                                                                             |
| Decomposed Granite Screened 3/4" RockPros Rose<br>1" depth in noted landscape areas                                                                           |
| Decomposed Granite 1" - 3" Express Carmel<br>2" depth in noted landscape areas                                                                                |
| Grouted Rip-Rap: 3" to 6" RockPro Rose<br>Place filter fabric under rock, & roll up edges to prevent erosion, place at all curb cuts. see Civil for locations |
| Non Grouted Rip-Rap: 3"-6" RockPro Rose; Place filter fabric under rock, & roll up edges to prevent erosion; 3" min. depth and bury 2"                        |
| Stabilized Decomposed Granite - 1/4" Minus Rock Pros Rose<br>3" min thickness with 95% Compaction in Noted Areas                                              |
| 3/16" x 6" Steel header<br>Secure Every 48" with Metal Stake                                                                                                  |
| Root Barrier<br>To be Placed at Trees within 7' of Utility Line                                                                                               |

## Vicinity Map



03/06/2023  
22051\_ST03





AMENITY NODE LEGEND

- Stabilized Decomposed Granite
- 1/4\"/>

|                                  | TREES      |                     | SHRUBS     |              |
|----------------------------------|------------|---------------------|------------|--------------|
| LOCATION                         | REQUIRED   | FURNISHED           | REQUIRED   | FURNISHED    |
| <b>NORTH 674'-0"</b>             |            |                     |            |              |
| <b>NORTH PERIMETER</b>           |            |                     |            |              |
| 3 TREE / PER 100 L.F.T.          | 20         | 03                  |            |              |
| 20 SHRUBS / PER 100 L.F.T.       |            |                     | 130        | 24           |
| <b>EAST 1114'-0"</b>             |            |                     |            |              |
| <b>EAST PERIMETER</b>            |            |                     |            |              |
| 3 TREE / PER 100 L.F.T.          | 34         | 34                  |            |              |
| 20 SHRUBS / PER 100 L.F.T.       |            |                     | 211        | 215          |
| <b>SOUTH 609'-0"</b>             |            |                     |            |              |
| <b>SEBRING AVE</b>               |            |                     |            |              |
| 1 TREE / PER 25 L.F.T.           | 24         | 24                  |            |              |
| 4 SHRUBS / PER 25 L.F.T.         |            |                     | 96         | 700          |
| <b>WEST 505'-0"</b>              |            |                     |            |              |
| <b>80TH STREET</b>               |            |                     |            |              |
| 1 TREE / PER 25 L.F.T.           | 20         | 21                  |            |              |
| 4 SHRUBS / PER 25 L.F.T.         |            |                     | 80         | 361          |
| <b>PARKING LOT</b>               |            |                     |            |              |
| 1 TREE / PER 15' ISLAND          | 28         | 28                  |            |              |
| 3 SHRUBS / PER 15' ISLAND        |            |                     | 99         | 99           |
| <b>FOUNDATION PLANTING</b>       |            |                     |            |              |
| 1 TREE / PER 50 L.F.T. 1,022'-0" | 20         | 30                  | N/A        | N/A          |
| <b>TOTAL REQD/FRNSHD</b>         | <b>146</b> | <b>140</b>          | <b>616</b> | <b>1,399</b> |
| <b>SIZE REQD/FURNISHED</b>       |            |                     |            |              |
| TREES 36" BOX MIN 25%            | <b>30</b>  | <b>55 (36"/48")</b> |            |              |
| 24" BOX MIN 50%                  | <b>60</b>  | <b>65</b>           |            |              |
| 15 GAL                           | <b>0</b>   | <b>07</b>           |            |              |
| 5 GAL                            | <b>0</b>   | <b>0</b>            |            |              |
| Date Palms                       | <b>0</b>   | <b>04</b>           |            |              |
| <b>TOTAL TREES</b>               | <b>75</b>  | <b>131</b>          |            |              |
| SHRUBS 15 GAL or Larger          |            |                     |            | <b>25</b>    |
| 5 GAL                            |            |                     |            | <b>1,317</b> |
| 1 GAL                            |            |                     |            | <b>310</b>   |
| CACTI                            |            |                     |            | <b>0</b>     |
| <b>TOTAL SHRUBS</b>              |            |                     |            | <b>1,652</b> |

PROJECT DATA

Existing Zoning: AG  
Proposed Zoning: LI-PAD  
APN#: 304-30-015C & 304-30-015D  
Gross Site Area: +/- 410,838 S.F. (9.4 AC.)  
Net Site Area: +/- 363,109 S.F. (8.3 AC.)  
Total Building Area: 119,019 S.F.  
Coverage: 32.8%

Parking Required

Office 25% - 29,754 S.F. @ 1/375 S.F.: 79 Spaces  
Warehouse 75% - 89,264 S.F. @ 1/900 S.F.: 99 Spaces

Total Parking Required: 178 Spaces  
Parking Provided: 179 Spaces  
ADA Parking Required: 6 Spaces  
ADA Parking Provided: 6 Spaces  
Proposed Building Height: 44'-6" T.O.P.

Common Open Space Required:  
BLDG. 119,019 SF @ 1%: 1,190 S.F.  
Total Open Space Required: 1,190 S.F.  
Open Space Provided: 1,200 S.F.

AVERAGE FOUNDATION NOTES:

Front Entry Foundation Base Required: 15'-0"  
Non Entry Foundation Base Required: 10'-0"

South Front Entry Foundation Base Required: 15' x 457'-6" = 6,863 SF  
Provided: 8,643 SF  
West Non Entry Foundation Base Required: 5' x 281'-6" = 1,408 SF  
Provided: 2,627 SF  
East Non Entry Foundation Base Required: 5' x 281'-6"= 1,408 SF  
Provided: 3,129 SF

OPEN SPACE CALCULATIONS

TOTAL LANDSCAPE AREA  
+/- 20.7% OF ENTIRE SITE: 85,181 S.F. (1.96 ACRES)

LANDSCAPE COVERAGE:  
- EVERGREEN TREES 9,000 SF  
- SHADE TREES 1,200 SF  
- ORNAMENTAL TREES 425 SF  
- LARGE SHRUBS 11,400 SF  
- MEDIUM SHRUBS 17,050 SF  
- SMALL SHRUBS 380 SF  
- GROUNDCOVER 17,200 SF  
85,181 SF LS AREA / 56,655 SF OPEN SPACE COVERAGE = 66.5%  
(MINIMUM 50% REQUIRED PER 11-33-2: GENERAL REQUIREMENTS SECTION E - OPEN SPACE)

AMENITY NODES AREA:  
- SINGLE NODE: MINIMUM 256 S.F. (16' X 16')  
- REQUIRED: 1,190 SF  
- SITE AMENITY AREA TOTAL PROVIDED: 1,200 S.F. (0.03 ACRES)

PROJECT TEAM

Developer / Owner  
EastGroup Properties  
2141 E. Camelback Rd, # 250  
Phoenix, Arizona 85016  
Contact: Mike Sacco  
Ph: (602) 840-8600  
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Architect  
Butler Design Group  
5013 E. Washington St, # 100  
Phoenix, Arizona 85034  
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trogers@butlerdesigngroup.com

Civil Engineer  
Hilgart Wilson  
2141 E Highland Avenue, Ste 250  
Phoenix, Arizona 85016  
Contact: Casey Whiteman  
Ph: (602) 730-3835  
Em: CVWhiteman@HilgartWilson.com

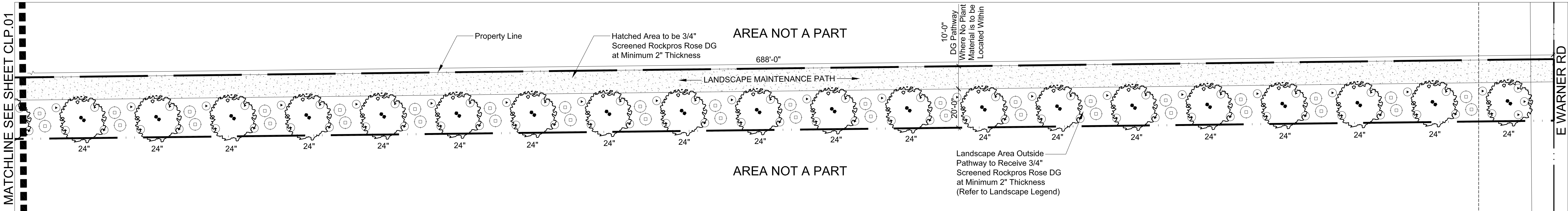
Landscape Architect  
Laskin & Associates, Inc  
5013 E. Washington Street, Ste 110  
Phoenix, Arizona 85034  
Contact: Stanley Berinson  
Ph: (602) 840-7771  
stanley@laskindesign.com

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N.W.C. Loop 202 & Hawes Road  
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