

ZONING : LC (n.i.c.)

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LANDSCAPE LEGEND ALL TREES TO MEET OR EXCEED A.N.A. SPECS

During bid it shall be the responsibility of the Contractor to determine required quantities of plants, as no compensation will be made for error in plant quantities. If plant counts occur on plant legend, it is for the convenience of the contractor only. Verify plant counts with plan. in case of discrepancy, plan shall govern.

TREES	SIZE
Prosopis glandulosa (var. torreyana) Honey Mesquite	24" box UON, matching 36" box matching
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	36" box standard low breaking
Quercus Virginiana 'Heritage' Heritage Live Oak	24" box UON, multi 36" box multi
Acacia anuera Mulga Tree	36" box
Chilopsis Linearis Desert Willow	24" box, matching
Fouquieria splendens Ocotillo	8' - 8 cane min.
Existing Tree to remain and be protected	selectively trim to 7' canopy

SHRUBS	SIZE
Muhlenbergia rigens Deer grass	5 gal.
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.
Simmondsia chinensis Jojoba	5 gal.
Caesalpinia pulcherrima Red Bird Of Paradise	5 gal.
Eremophila maculata 'Valentine' Valentine Bush	5 gal.
Dasyliiron quadrangulatum Toothless Desert Spoon	5 gal.
Agave Murpheyi Murphey Agave	5 gal.
Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	15 gal.
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Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.
Dodonaea viscosa Hopbush	5 gal.
Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1 gal
Opuntia santa rita Purple Prickly Pear	6 pad min.
Yucca Pallida Pale leaf Yucca	5 gal.
Hesperaloe funifera Giant hesperaloe	5 gal.
Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1 gal
Eremophila Glabra 'Mingenew Gold' Outback Sunrise Emu	1 gal
Olea europaea " Little Ollie" Dwarf Olive	5 gal.

INERT MATERIAL	SIZE
Mulch - DESERT TAN (3/4" minus) 2" min thickness in all L.S. areas (submit sample to LA for approval) By Custom Landscape Materials	
'Dust Control' area (future / potential) to receive Soilworks Gorilla-Snot® dust suppression system - topical application	
Fractured Granite rip-rap (match DG color) (4" to 6") install at down-spouts, roof drains & drainage outlets	
3/16" thick x 6" high STEEL EDGE HEADER (to enclose Fractured Granite Rip-rap @ entries, per plan)	

PRELIMINARY LANDSCAPE PLAN NOTES:

- The entire site will be maintained in accordance with City of Mesa standards.
- All trees will be 24" box 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.
- 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.
- Quantities are for submittal purposes only.
- 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".
- 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.
- All trees located within SVT to be 36" box + Standard Trunk.

LOT COVERAGE CALCULATIONS

Building / Impervious Surface Area (+/- 18.8% of Entire Site): 1,429,640 S.F. (32.82 acres)

Total Landscape Area (+/- 18.8% of Entire Site): 332,446 S.F. (7.63 acres)

TOTAL OPEN SPACE CALCULATIONS

Total Landscape Area (+/- 18.8% of Entire Site): 332,446 S.F. (7.63 acres)

Amenity Nodes Area:

- Single Node: 780 S.F. (30' dia. ea)

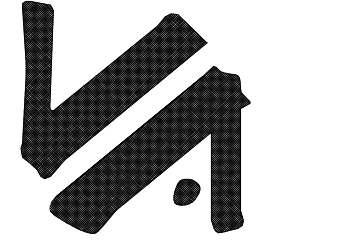
- Total Amenity Nodes (5): x3,120 S.F. (0.071 acres)

PROJECT DATA

Existing Zoning: LC
APN(S)#: 304-03-041B, 304-03-847A, 304-03-846J
Gross Site Area: 1,857,265 S.F. (42.6 AC.)
Net Site Area: 1,762,086 S.F. (40.5 AC.)
Net Industrial Site Area: 1,587,716 S.F. (36.5 AC.)
Remainder Parcel Site Area: 174,471 S.F. (4.0 AC.)
Industrial Building Area: 516,601 S.F.
% Coverage (Based on Industrial site area): 32.5%
Proposed Height: 45 ft - 50 ft
Parking Industrial :
Parking Required (Industrial 1 : 600 sf) : 736 Spaces
Parking Provided : 770 Spaces
ADA Parking Required : 15 Spaces
ADA Parking Provided : 30 Spaces
Bicycle Parking Provided : 80 Spaces

Preliminary Landscape Plan

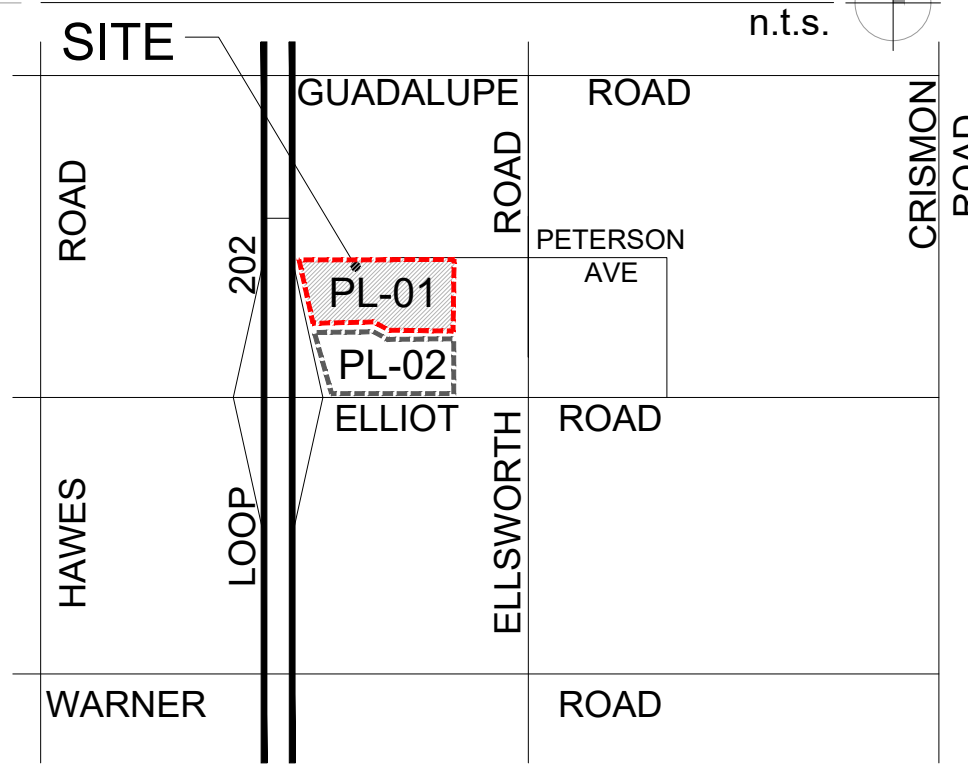
Elliot Gateway
NEC Elliot Road & Loop 202
Mesa, Arizona



LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
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Phoenix, Arizona 85012
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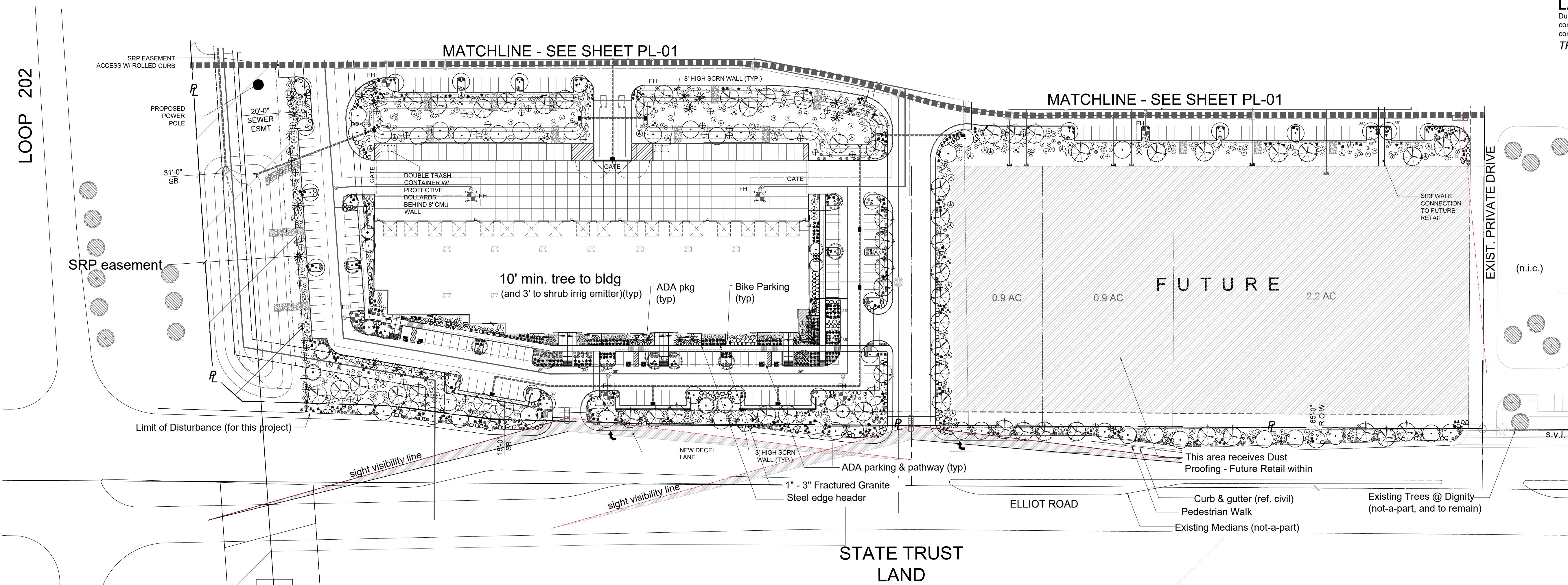
VICINITY MAP



Butler Design Group, Inc.
architects & planners

PL-01

04-16-21 R1
05-10-21 R2
20069-ST07



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.

6. THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

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Parking Industrial :	
Parking Required (Industrial 1 : 600 sf) :	736 Spaces
Parking Provided :	770 Spaces
ADA Parking Required :	15 Spaces
ADA Parking Provided :	30 Spaces
Bicycle Parking Provided :	80 Spaces

LANDSCAPE DATA -	
Gross Site Area:	1,857,265 S.F. (42.6 AC.)
Building Area:	515,960 S.F.
Landscape on-site Area:	332,446 S.F.
TOTAL Landscape Area:	332,446 S.F.
Elliot Road Frontage length	1,280 L.F.
Trees required:	52
Trees provided:	54
West Property Line	1,246 L.F.
Trees required:	36
Ocotillo + large shrubs provided due to sewer easement	
North Property Line	1,416 L.F.
Trees required:	43
Trees provided:	43

BUILDING FOUNDATION LANDSCAPE & IRRIGATION NOTE:

- Positive drainage of a minimum of 5% needs to be maintained from building exterior wall for a minimum of 10'.
- No irrigation emitter or Root Ball to be within 32" of bldg. and shall be irrigated with a maximum of 1 gph. No emitters are to be located between the buildings and the plant material.
- Any plant material requiring greater than 1 gph irrigation, including turf and annuals, shall be at least 5' from outside of face of building. All irrigation lines, other than those supplying individual emitters, shall not be placed closer than 5' to building.
- No large trees are to be planted within a min of 10' from buildings. Small patio trees w/ canopies of 10' or less may be planted at least 5' away from bldgs. Tree roots are to be discouraged to grow under foundations.
- Trees within 8' of Bdg to receive ROOT BARRIERS.

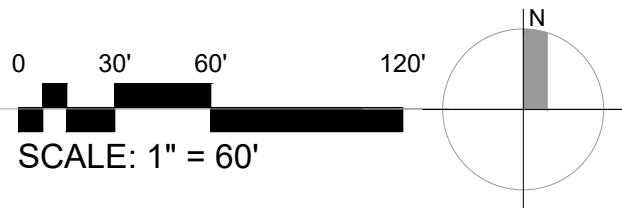
TREE NOTE:

Trees to meet or exceed ANA specifications. During bid it shall be the responsibility of the Contractor to determine required quantities of plants, as no compensation will be made for error in plant quantities. If plant counts occur on plant legend, it is for the convenience of the contractor only. Verify plant counts with plan. in case of discrepancy, plan shall govern.

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Preliminary Landscape Plan



Elliot Gateway
NEC Elliot Road & Loop 202
Mesa, Arizona



PROJECT TEAM

Developer / Owner
Trammell Crow Company
2575 E. Camelback Rd, Ste 400
Phoenix, Arizona 85016
Contact: Collin Weisenburger
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cweisenburger@trammellcrow.com

Civil Engineer
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Scottsdale, Arizona 85258
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jhunter@hunterengineeringpc.com

Architect
Butler Design Group
5017 E. Washington St. Ste 107
Phoenix, Arizona 85034
Contact: Glenn Hurd
Ph: (602) 957-1800
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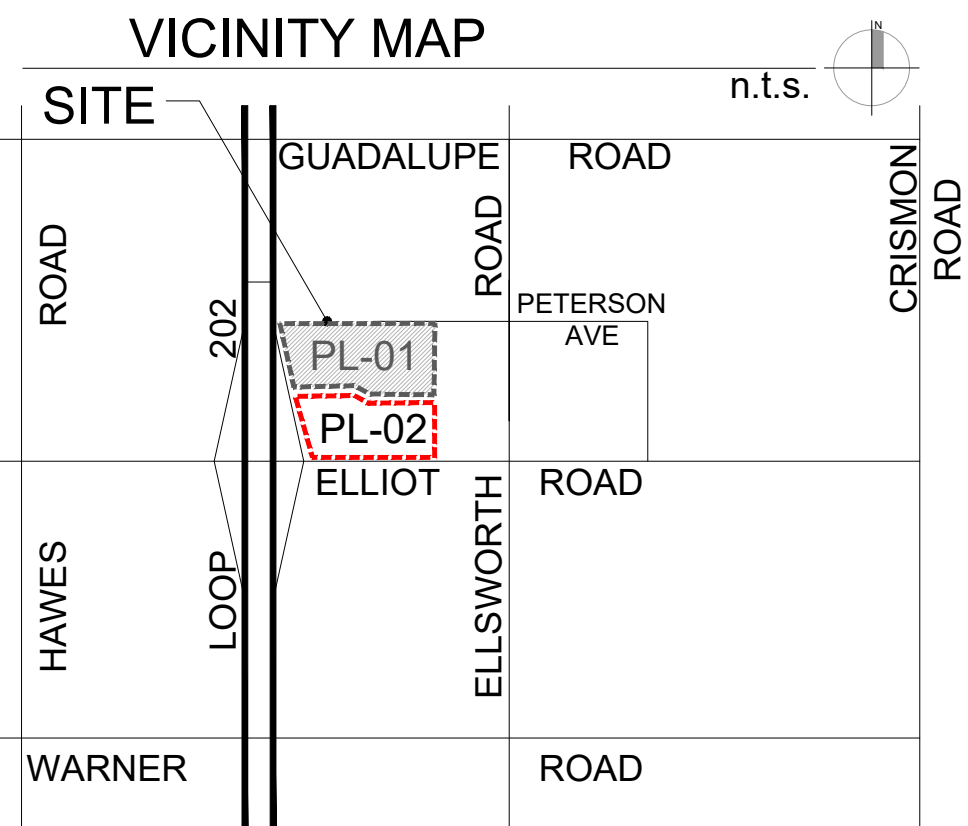
Landscape Architect
Laskin & Associates, Inc
67 E. Weldon Avenue, Ste 230
Phoenix, Arizona 85012
Contact: Hardy Laskin
Ph: (602) 840-7771
hardy@laskindesign.com

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N O T E : THERE IS NO NATIVE TREES OR CACTUS WITHIN OUR
LIMITS-OF-DISTURBRANCE TO BE SALVAGED OR REMAIN-IN-PLACE.



Butler Design Group, Inc
architects & planners

PL-02