

Home2 Suites by Mesa Longbow is located to the south of E. Longbow Parkway, directly adjacent to the 18th hole and Longbow Golf Course Club House. The property is currently zoned LI-PAD (Z08-063). This application is requesting a CUP since the property is within the AOA 2 overflight area of Falcon Field, and a BIZ overlay is required as the proposed building will be +53' tall, exceeding the 40' limit.

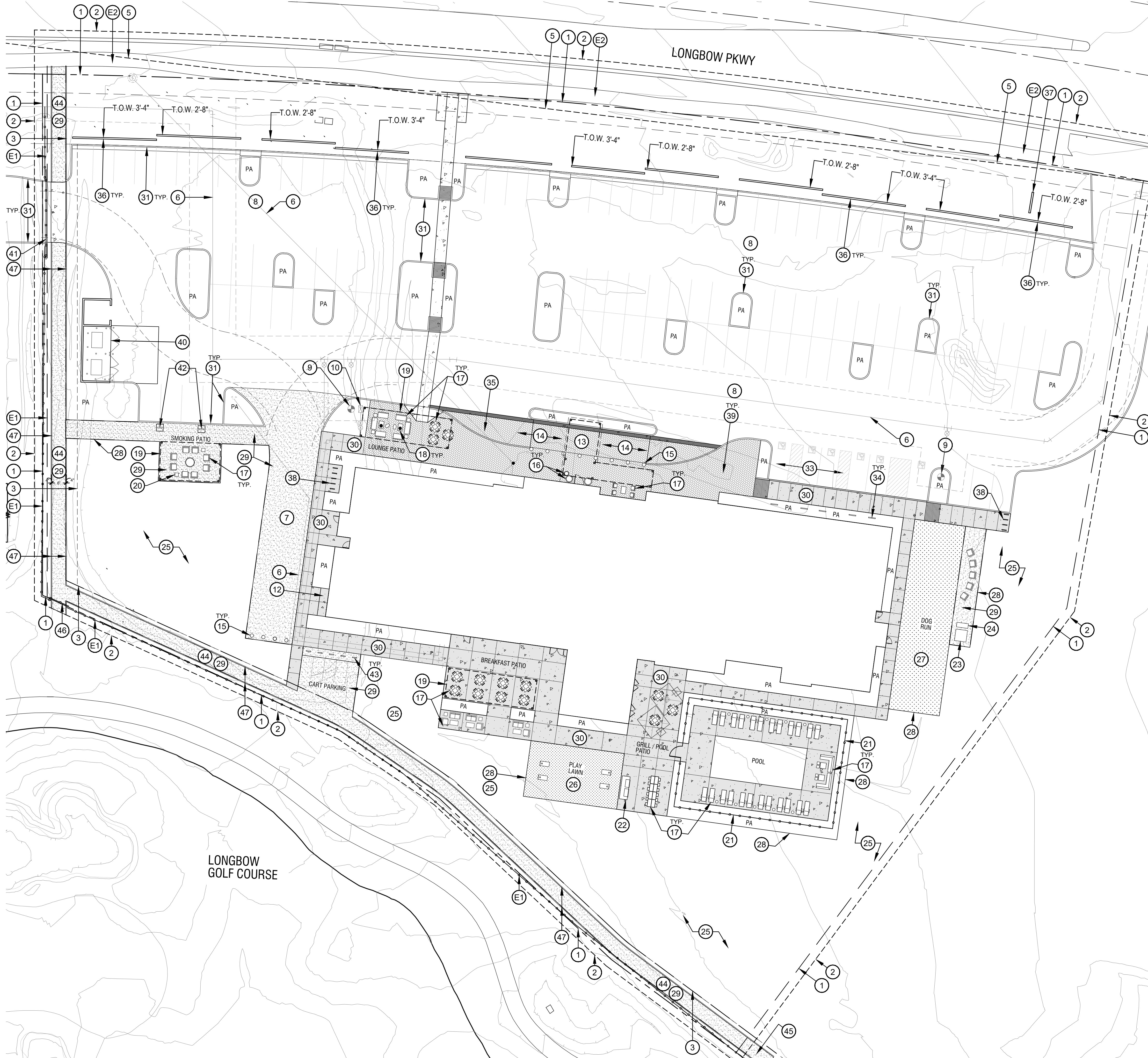
The proposed hotel will be an asset and service the development of Longbow Business Park and other adjacent commercial and light industrial properties in the surrounding neighborhoods and the Falcon Field Sub-Area, including Falcon Field itself.

Located at 5705 E. Longbow Parkway to provide elegant views while allowing access to the main thoroughfare and adjacent golf property, the primary views fall north towards Red Mountain and Longbow Golf Course to the south. The hotel itself allows for 111 keys, an event lawn, multiple terraces and patios, an outdoor pool with golf course views and direct access via golf cart to the adjacent course. The four-story building is clad in materials, textures colors and details in compliance with the Longbow Design Guidelines dated October 2005 (Longbow Business Park and Golf Club). It also meets the Falcon Field Sub-Area Plan for contemporary design, with the project integrating simple building forms with creative design elements, contemporary building materials, and color integrated with the hardscape and landscape.

The CUP required since the property is within the AOA 2 overflight area of Falcon Field. The General Plan character for the site is Employment.

1. The proposed project is consistent with the General Plan use designation. The hotel is a support services facility to Longbow Business Park, Falcon Field, and the surrounding residential and commercial neighborhoods.
2. The location, size, design, and operating characteristics are consistent with the purposes of providing support services to Longbow Business Park, Falcon Field and surrounding neighborhoods. An extended stay hotel, the project can serve the needs of business travelers and vacationers staying several days or weeks.
3. The proposed project will not be injurious or detrimental the adjacent or surrounding properties. The hotel will serve and promote business activity to surrounding businesses.
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project. All public utilities are available adjacent to the site along Longbow Parkway. Public streets connect to the adjacent Falcon Field and the freeway within a couple of miles.

The BIZ overlay request is to increase building height limit from 40' to 53', which includes the beacon/tower brand symbol of the hotel chain. The proposed height increase will provide for another level of guest rooms, and yet maintain a moderate and agreeable height and mass agreeable with the surrounding neighborhood. It will provide greater use and available service for the surrounding businesses in Longbow Business Park and Longbow Golf Club, with ease of access, promoting shorter drives and even pedestrian access between work, play, and sleeping locations.

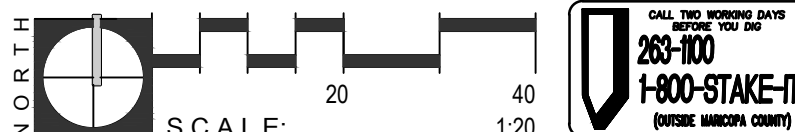


KEYNOTES

- CONTROL JOINT
- PA PLANTING AREA.
- 1 PROPERTY / R.O.W LINE.
- 2 LIMIT OF CONSTRUCTION / DISTURBANCE.
- 3 EASEMENT.
- 4 NOT USED.
- 5 SIGHT VISIBILITY TRIANGLE.
- 6 UNDERGROUND UTILITY. SEE CIVIL DRAWINGS.
- 7 FIRELANE - SEE CIVIL DRAWINGS.
- 8 ASPHALT DRIVE - SEE CIVIL DRAWINGS.
- 9 FIRE HYDRANT - MAINTAIN 5' CLEAR PLANTING.
- 10 WATER METER / BACKFLOW PREVENTER.
- 11 NOT USED.
- 12 SES EQUIPMENT AREA.
- 13 PORTE COCHERE.
- 14 DROP OFF AREA.
- 15 BOLLARDS.
- 16 CONCRETE POTS.
- 17 SITE FURNISHINGS. FOR REFERENCE ONLY.
- 18 OUTDOOR FIRE PIT.
- 19 TRELLIS. SEE ARCH DRAWINGS.
- 20 SMOKER RECEPTACLE.
- 21 POOL TUBE STEEL FENCE.
- 22 GRILL.
- 23 DOG WASH.
- 24 PET WASTE STATION.
- 25 NATURAL DESERT LANDSCAPE.
- 26 ARTIFICIAL TURF AREA.
- 27 ARTIFICIAL TURF PET AREA.
- 28 STEEL HEADER. SEE DETAIL _/H_.
- 29 STABILIZED DECOMPOSED GRANITE. SEE DETAIL _/H_.
- 30 CONCRETE. SEE DETAIL _/H_.
- 31 VERTICAL CURB - SEE CIVIL DRAWINGS.
- 32 NOT USED.
- 33 ADA PARKING / CURB RAMP - SEE CIVIL DRAWINGS.
- 34 ADA SIGN POST - SEE CIVIL DRAWINGS.
- 35 DRIVEABLE PAVER ON GRADE. SEE DETAIL _ / H_.
- 36 SCREEN WALL. SEE ARCHITECTURAL DRAWINGS.
- 37 SIGN. SEE SIGNAGE DRAWINGS.
- 38 BIKE STATION. SEE ARCHITECTURAL DRAWINGS.
- 39 FLAG POLE.
- 40 TRASH RECEPTACLE / ENCLOSURE.
- 41 STEEL AUTOMATIC ACCESS GATE.
- 42 ELECTRIC CAR CHARGING STATION.
- 43 GOLF CART CHARGING STATION.
- 44 FITNESS TRAIL.
- 45 FUTURE FITNESS TRAIL EXTENSION.
- 46 STEEL SLIDING GATE, SIMILAR TO ACCESS GATE.
- 47 CONCRETE HEADER. COLOR: TBD.
- E1 EXISTING STEEL FENCE.
- E2 EXISTING CONCRETE SIDEWALK.

HARDSCAPE LEGEND

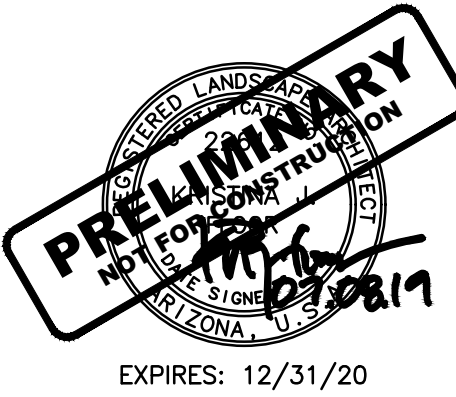
- DRIVABLE PAVERS. ACKER-STONE HOLLAND / PRECAST CONCRETE PAVERS. FINISH: STANDARD. COLOR: CHARCOAL. THICKNESS: 10CM. MICRO CHAMFER. HERRINGBONE PATTERN.
- CONCRETE PARKING CONNECTION. FINISH: HEAVY BROOM. COLOR: NATURAL GREY.
- CONCRETE HARDSCAPE. FINISH: MEDIUM BROOM. COLOR: NATURAL GREY.
- CONCRETE BAND. FINISH: ACID ETCH. COLOR: GRAPHITE.
- STABILIZED DECOMPOSED GRANITE. GRANITE EXPRESS. COLOR: EXPRESS BROWN. BY PIONEER. PHONE: 602.818.0723.
- ARTIFICIAL TURF PLAY LAWN. DUPONT™ FOREVERLAWN® SELECT HD. 115 OUNCE. 1-3/4" BLADE HEIGHT. BY FOREVER LAWN. PHONE: 480.813.2235.
- ARTIFICIAL TURF DOG RUN. K9GRASS CLASSIC. 87 OUNCE. 3/4" BLADE HEIGHT. BY FOREVER LAWN. PHONE: 480.813.2235.



HOME 2 SUITES BY HILTON
MESA LONGBOW

CONCORDEASTRIDGE

FLOOR
associates

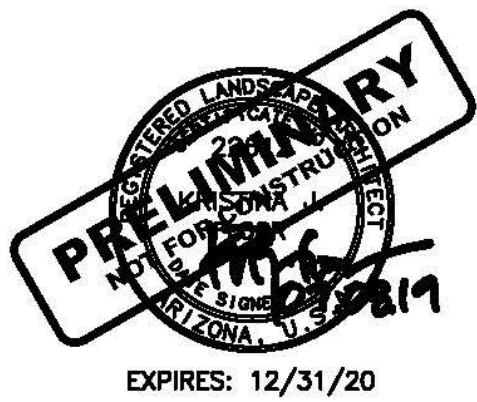
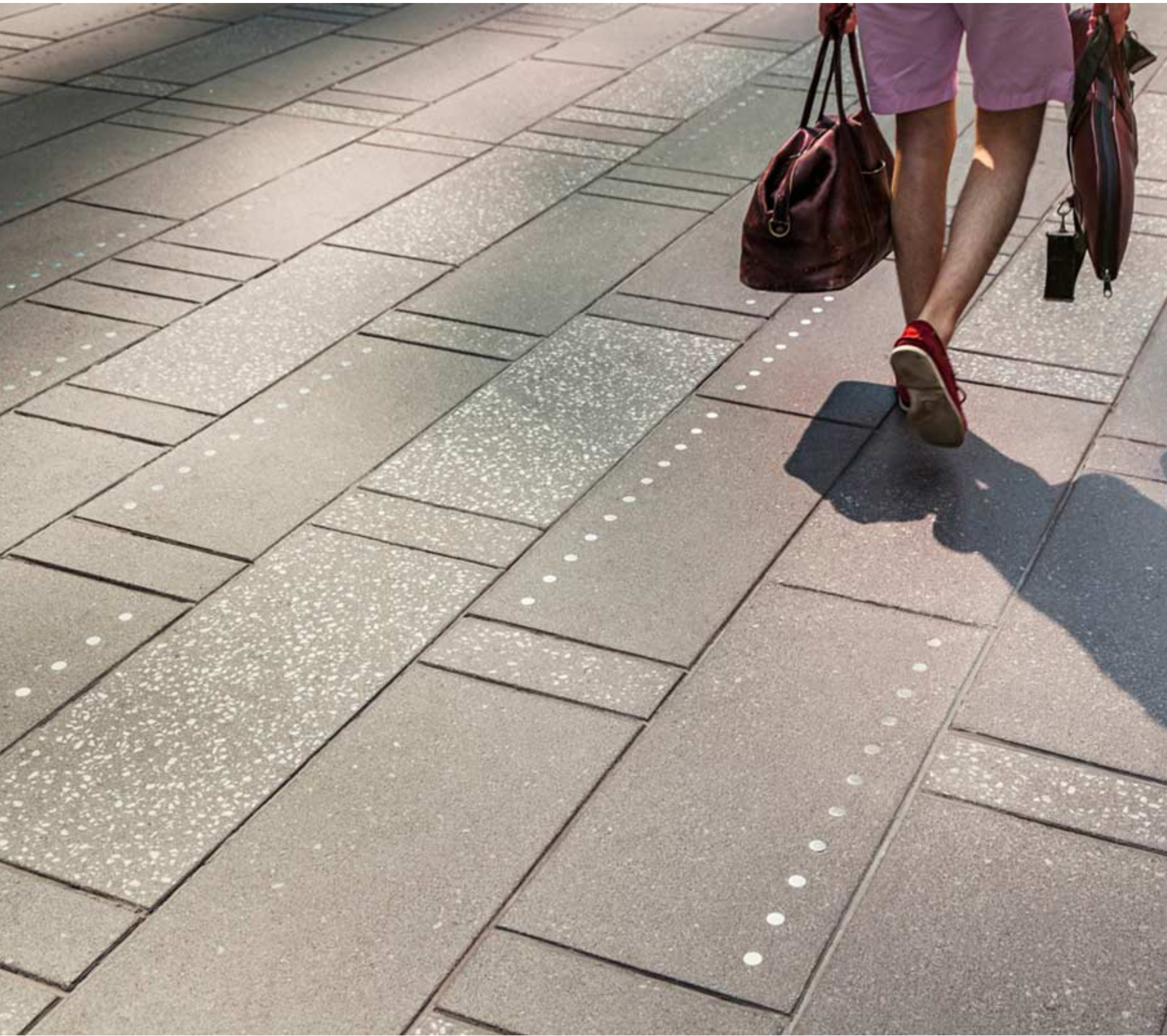
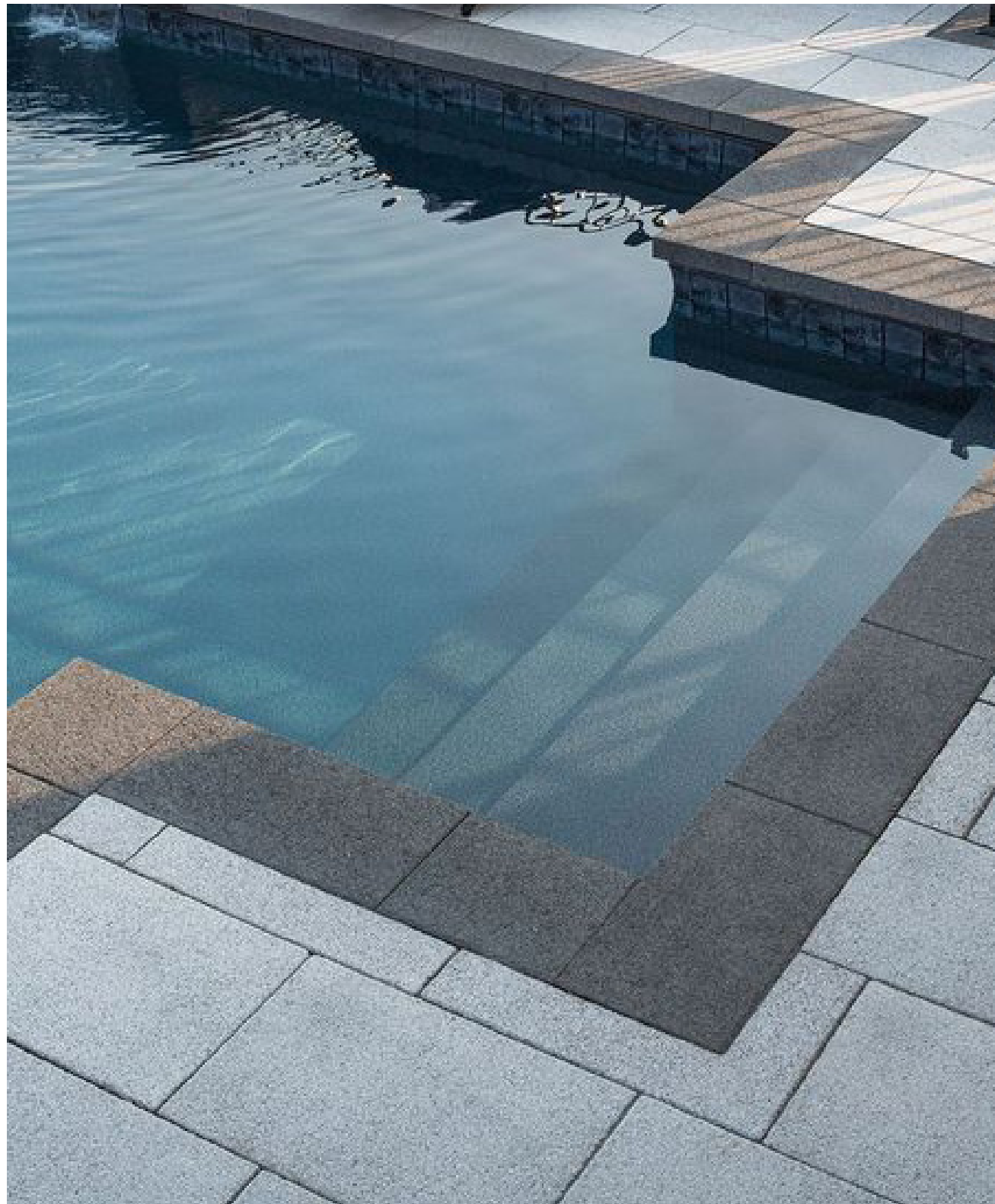


NUM	ISSUE TITLE	DATE
1	Design Review	05/28/2019
2	Planning & Zoning	06/03/2019
3	Planning & Zoning	07/08/2019

Hardscape Plan

Project Sheet Date: 07/08/19
Project Number: AP1717
Checked By: Checker
Drawn By: Author

H-101



NUM	ISSUE TITLE	DATE
1.	Design Review	05/28/2019
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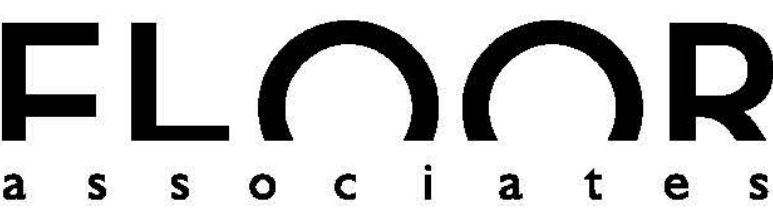
Hardscape Materials

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HOME 2 SUITES BY HILTON
MESA LONGBOW

CONCORDEASTRIDGE



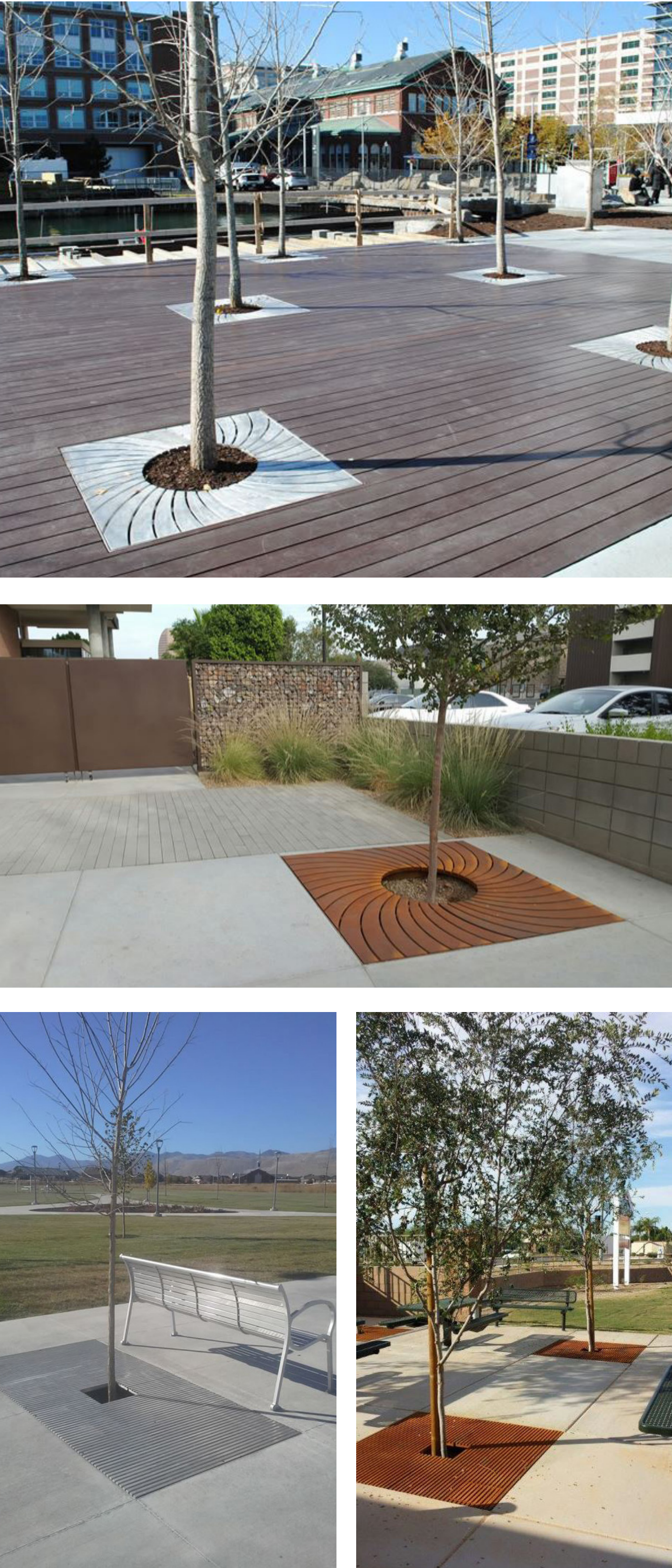
BIKE RACKS



BOLLARDS



TREE GRATES



PLANTERS



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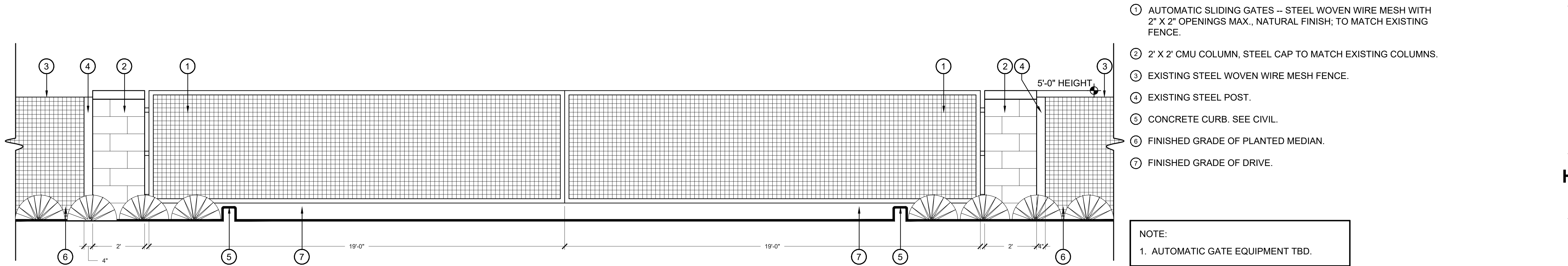
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MESA LONGBOW

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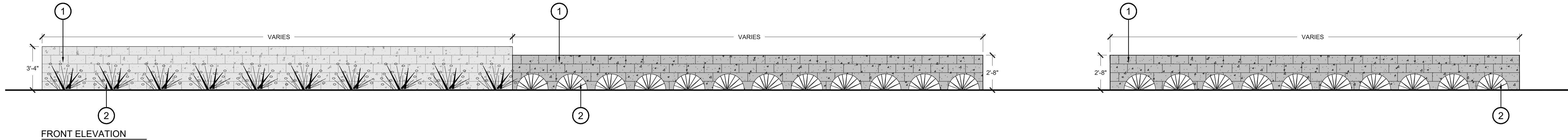
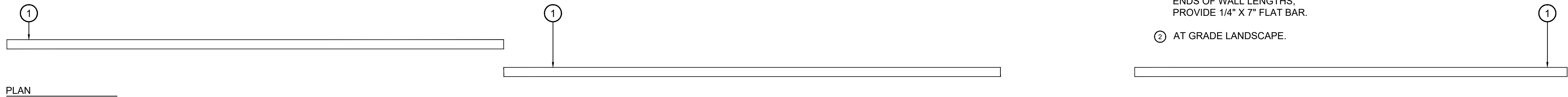
FLOOR
a s s o c i a t e s



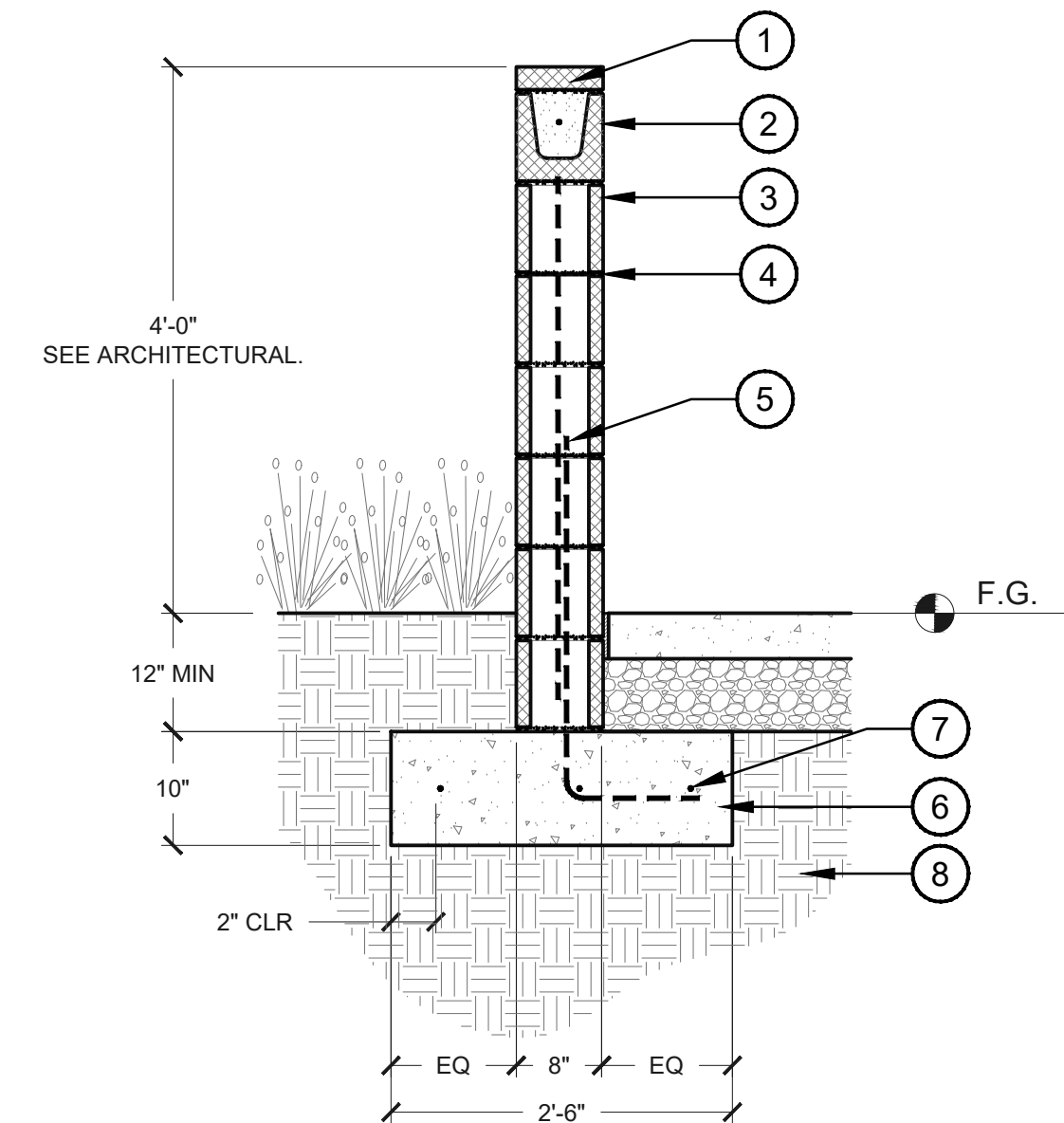
EXPIRES: 12/31/20



1 ENTRY/EXIT GATE
SCALE: 1/2" = 1'-0" RESIDENTIAL ENTRY/EXIT GATE



2 PARKING SCREEN WALLS
SCALE: 1/4" = 1'-0" ELEV-48



3 CMU SCREEN WALL
SCALE: 3/4" = 1'-0" HD-CMU SCREEN WALL

- ① 2"x8"x16" CMU CAP
- ② 8"x8"x16" CMU BOND. BEAM W/ #4 CONT
- ③ 8"x8"x16" CMU
- ④ JOINT REINFORCING @ 16" VERT.
- ⑤ #4 @ 32" O.C. LAP 30x BAR DIA. ALTERNATE ANGLES. GROUT SOLID CELLS
- ⑥ C.I.P. CONCRETE FOOTING
- ⑦ 3-#4 CONT.
- ⑧ COMPACT SUBGRADE
- ⑨ ADJACENT CONDITIONS VARY. SEE HARDSCAPE PLANS

NOTE:
PAINT AND SCORING PATTERN TO MATCH CMU SCREEN WALLS ON ADJACENT PROPERTY TO THE NORTH (CIGNA MEDICAL GROUP)

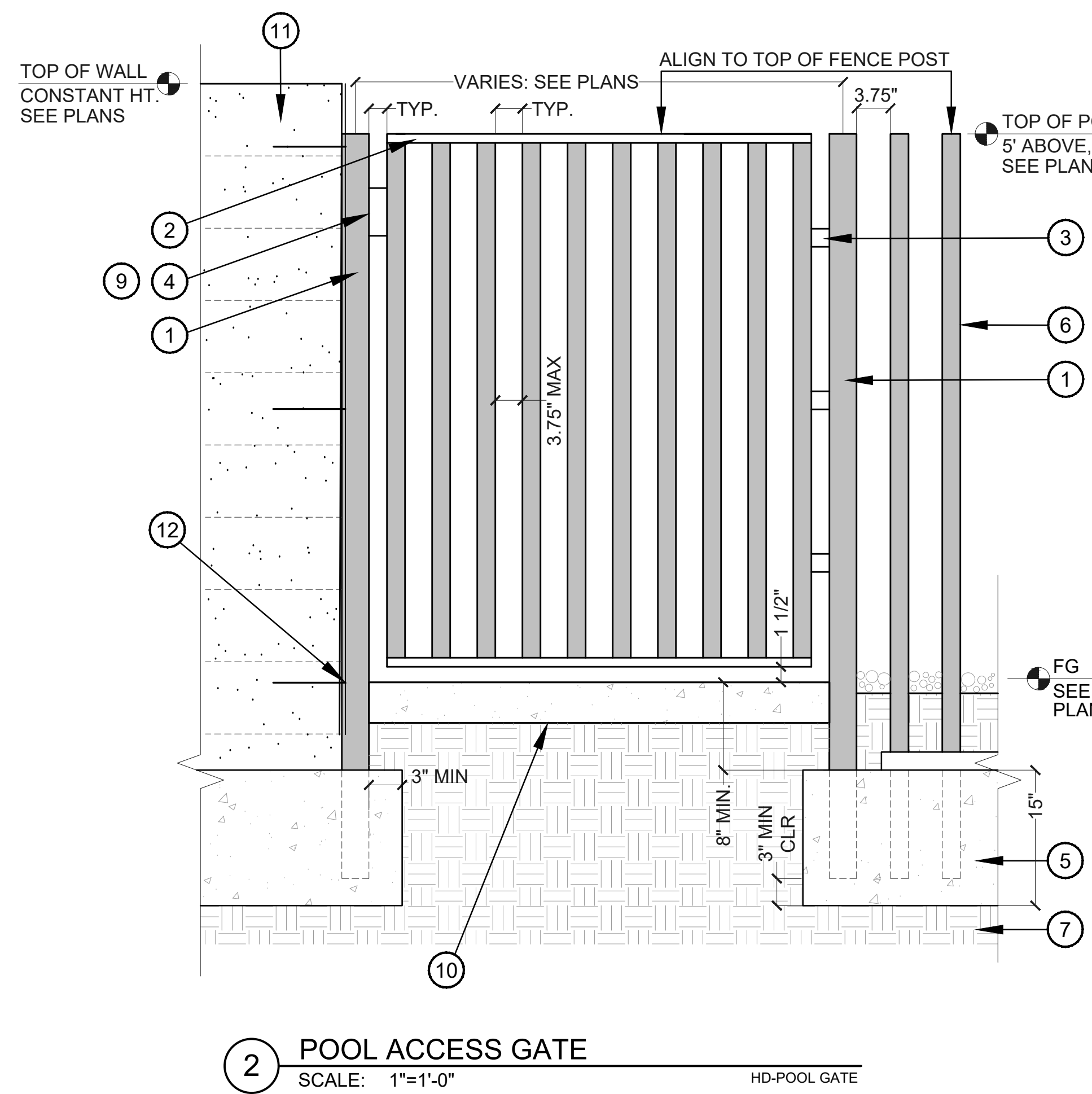
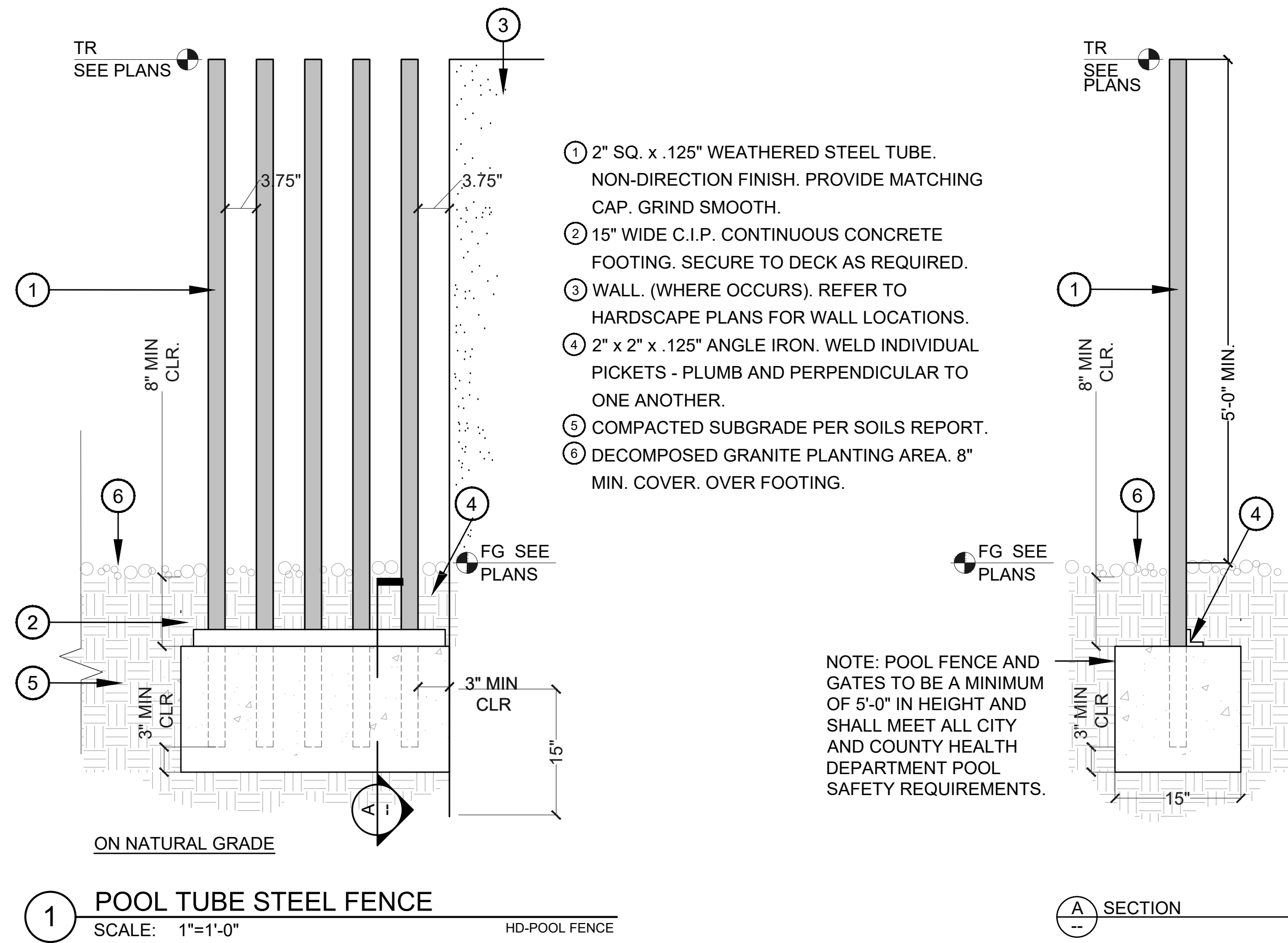
GROUT SOLID ALL CELLS BELOW GRADE

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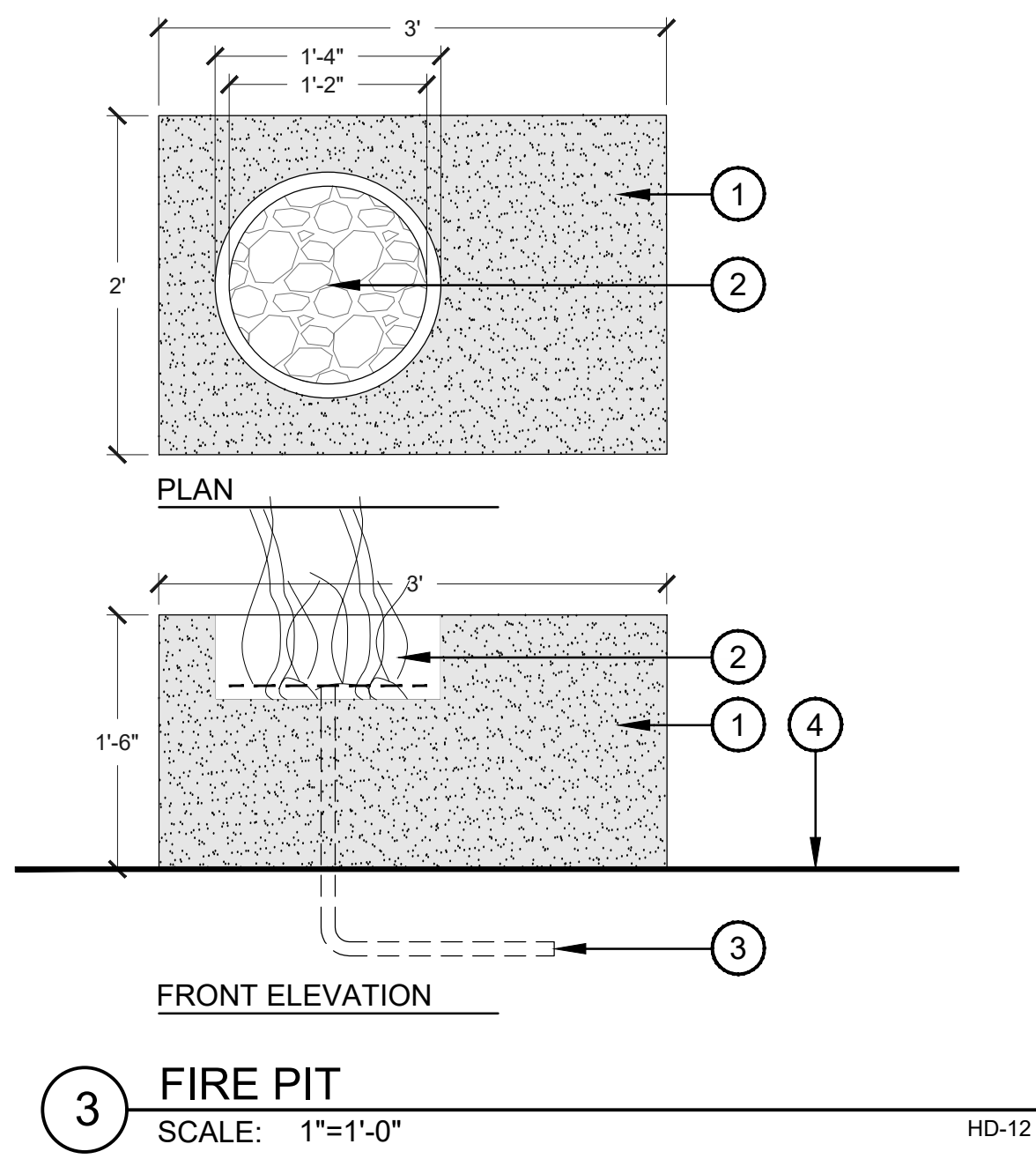
Hardscape Elevations

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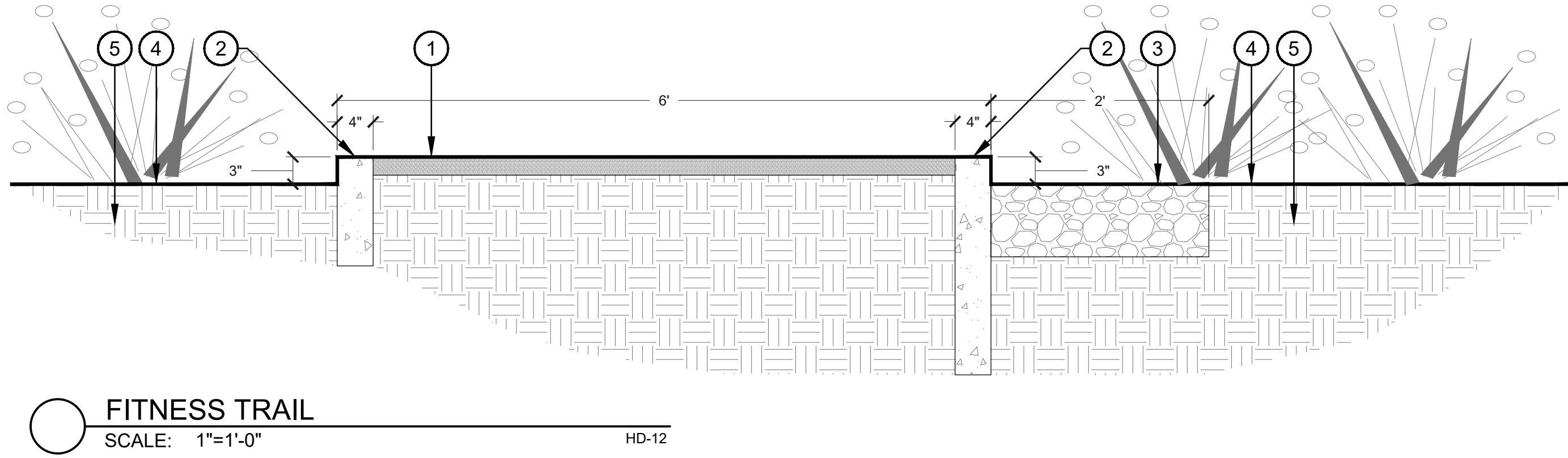
H-203



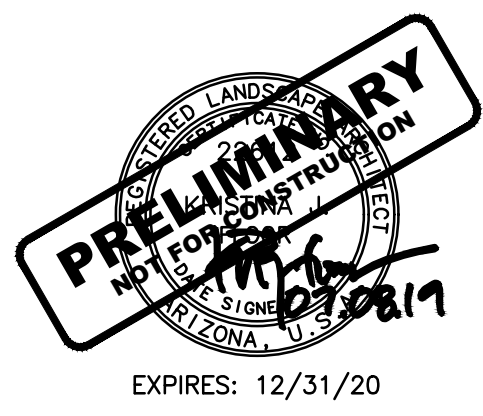
- 1 3" x 3" SQ. WEATHERED STEEL. POST CAP END, GRIND SMOOTH.
 - 2 1/2" x 3" WEATHERED STEEL FLAT BAR TOP & BOTTOM. CENTER GATE POST MEMBERS ON FLAT BAR FRAME. GRIND SMOOTH.
 - 3 CONTRACTOR TO PROVIDE 3 SELF-CLOSING HINGES WELDED TO POST / GATE. GATE TO SWING OUT FROM POOL AREA.
 - 4 PROVIDE KEYED ENTRY 54" ABOVE FINISH GRADE. PROVIDE POWER TO LOCATION FOR KEY PAD ACCESS.
 - 5 CONCRETE FOOTING.
 - 6 FENCE, WHERE OCCURS. SEE DETAIL 4/H-402.
 - 7 COMPACTED SUBGRADE PER SOILS REPORT.
 - 8 1/2" FIBER EXPANSION JOINT WITH TRAFFIC SEALANT.
 - 9 PROVIDE ELECTRONIC CARD READER ACCESS FOR ALL POOL/PERIMETER GATES.
 - 10 CONCRETE PAVING. SEE 2/H-401 FOR DETAIL.
 - 11 BUILDING FACE, WHERE OCCURS.
 - 12 ANCHOR POST TO CMU WALL - REFER TO STRUCTURAL.
- NOTE:
POOL FENCE AND GATES TO BE A MINIMUM OF 5'-0" IN HEIGHT AND SHALL MEET ALL CITY AND COUNTY HEALTH DEPARTMENT POOL SAFETY REQUIREMENTS.
- PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT'S REVIEW PRIOR TO FABRICATION.
- CONDITIONS VARY, REFER TO PLANS FOR CMU WALL LOCATIONS VS. POOL FENCE LOCATIONS FOR HINGE POST. MAINTAIN DIMENSIONAL RELATIONSHIPS FOR EACH CONDITION.



- 1 CONCRETE FIRE FEATURE.
- 2 NATURAL GAS FIRE ELEMENT WITH STONE MEDIA. ELECTRONIC IGNITION
- 3 GAS SUPPLY.
- 4 FINISHED GRADE CONCRETE WALK.

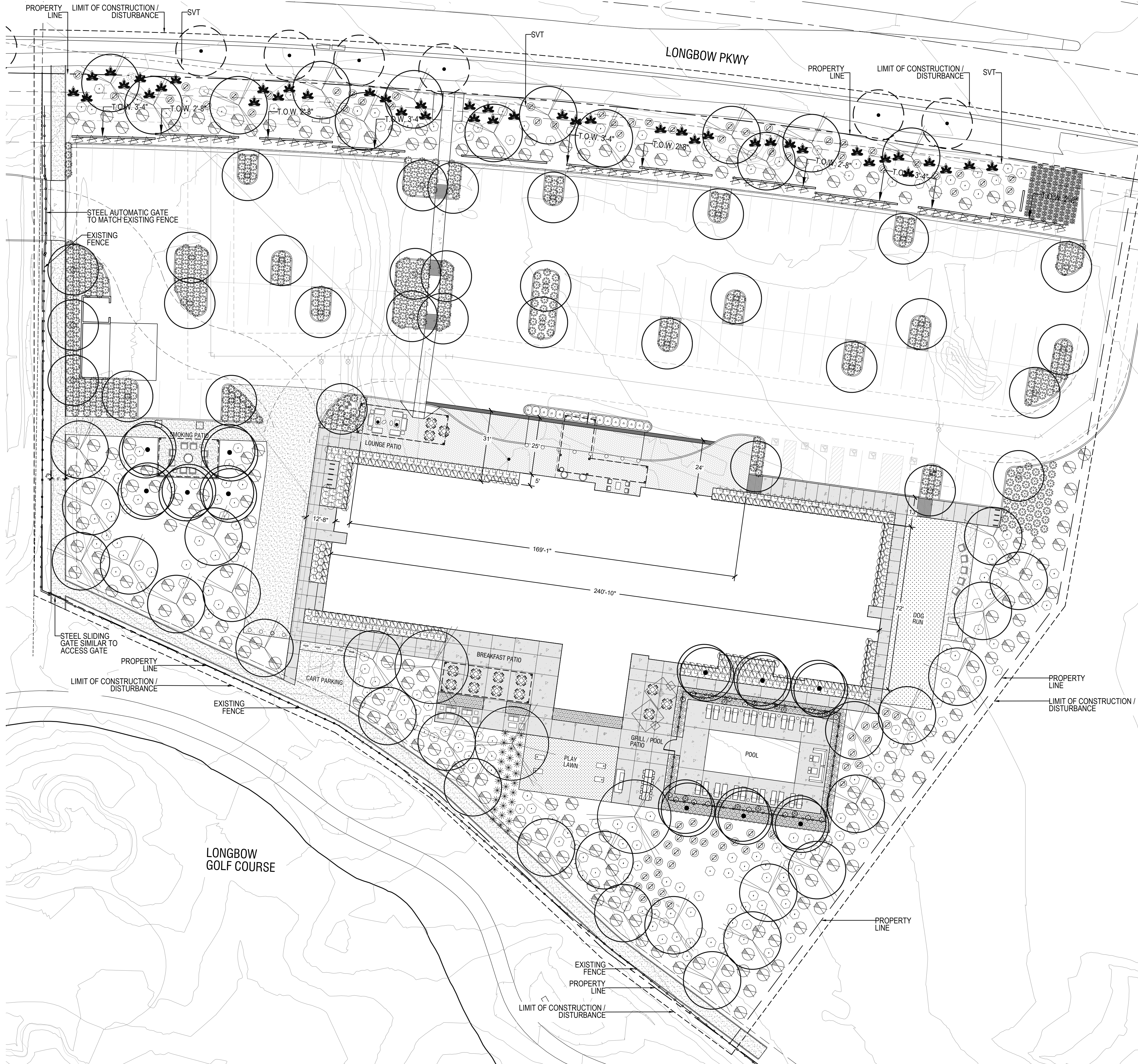


- 1 STABILIZED 1/4" MINUS DECOMPOSED GRANITE PATH- REFER TO SPECIFICATIONS. SEE PLANT LEGEND FOR GRANITE COLOR.
- 2 COLORED CONCRETE HEADER.
- 3 RIP-RAP SECTION
- 4 LANDSCAPE. SEE LANDSCAPE PLAN.
- 5 COMPACTED SUBGRADE.



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PLANT LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W	QTY.
TREES				
●	EXISTING TREE TO REMAIN IN PLACE			--
○	CERCIDILUM SONORAN EMERALD	48" BOX	4.0' CAL. 14H X 10W	14
○	SONORAN EMERALD PALO VERDE	36" BOX	2.25' CAL. 10H X 7W	32
○	CERCIDILUM 'DESERT MUSEUM'	60" BOX	4.0' CAL. 12H X 11W	3
○	DESERT MUSEUM PALO VERDE	MULTI	2.5' CAL. 10H X 8W	40
○	OLNEYA TESOTA			
○	IRONWOOD			
○	PROSOPIS THORNLESS HYBRID 'AZT'			
○	'AZT' THORNLESS HYBRID MESQUITE			
SHRUBS				
○	AMBROSIA DUMOSA	5 GAL		81
○	BURSAGE	5 GAL		219
○	ENCHELIA FARINOSA	5 GAL		196
○	BRITTELBUSH	5 GAL		154
○	LARREA TRIDENTATA			
○	CREOSOTE			
○	LEUCOPHYLLUM CANDIDUM			
○	THUNDER CLOUD™			
○	TEXAS RANGER			
ACCENTS				
○	AGAVE DESMETTIANA	5 GAL		34
○	SMOOTH AGAVE	5 GAL		462
○	ALOE BARBADENSIS	5 GAL		31
○	MEDICINAL ALOE	5 GAL		16
○	DASYLIRION WHEELERI	5 GAL		479
○	DESERT SPOON	5 GAL		28
○	MUHLENBERGIA RIGENS	5 GAL		44
○	DEER GRASS	5 GAL		153
○	HESPERALOE PARVIFLORA	5 GAL		55
○	'PERPA' BRAKELIGHTS®			
○	BRAKELIGHTS® RED YUCCA			
○	PACHYCREUS MARGINATUS			
○	MEXICAN FENCE POST			
○	OPUNTIA SANTA RITA TUBAC™			
○	TUBAC™ PURPLE PRICKLY PEAR			
GROUND COVER				
○	LANTANA SPECIES 'NEW GOLD'	5 GAL		
○	NEW GOLD LANTANA			
VINE				
○	BOUGAINVILLEA SPP.	5 GAL		
○	BOUGAINVILLEA VINE			
TURF				
○	ARTIFICIAL TURF PLAY LAWN.			
○	SEE H-101 / HARDSCAPE DRAWINGS.			
○	ARTIFICIAL TURF DOG RUN.			
○	SEE H-101 / HARDSCAPE DRAWINGS.			
TOPDRESS / DUST CONTROL				
○	3/4" SCREENED DECOMPOSED GRANITE, 2"			
○	MIN DEPTH. COLOR: EXPRESS BROWN. BY			
○	PIONEER. PHONE: 602.818.0723. TOP			
○	DRESSING IN ALL PLANTING AREAS.			

LANDSCAPE FOUNDATION BASE:

- EXTERIOR WALL WITH PUBLIC ENTRANCE (NORTH SIDE)- AVERAGE MINIMUM WIDTH 15' IS MET WITH DIMENSIONS VARYING FROM 13'-31', AVERAGING 27' WIDTH. (MZO 11-33-5. A.1 AND 11-33-5. A.3)
- BUILDINGS GREATER THAN 10,000 S.F. SHALL HAVE ENTRY PLAZA WITH MINIMUM WIDTH AND DEPTH OF 20' AND MINIMUM AREA OF 900 S.F. (MZO 11-33-5. A.1.I) PROPOSED ENTRY PLAZA IS 25'X116'= 4225 S.F.)
- EXTERIOR WALLS WITHOUT A PUBLIC ENTRANCE REQUIRE A MINIMUM 10' FOUNDATION BASE. THE EAST, SOUTH AND WEST WALLS EXCEED THE MINIMUM AS THERE IS NO CURBING AND DRIVE AISLES ALONG THOSE SIDES. (MZO 11-33-5 A.2)
- LANDSCAPE AREAS, TREE QUANTITIES AND SIZES MEET ZONING REQUIREMENTS IN THE FOUNDATION BASE (MZO 11-33-5. B)



EXPIRES: 12/31/20

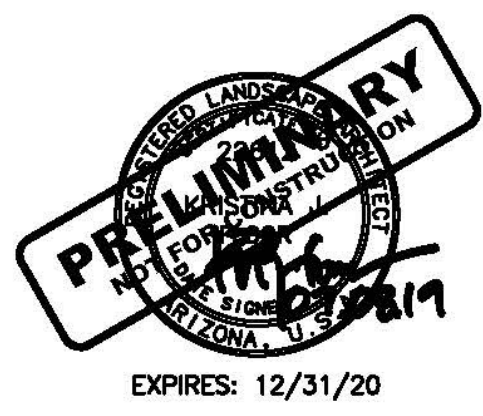
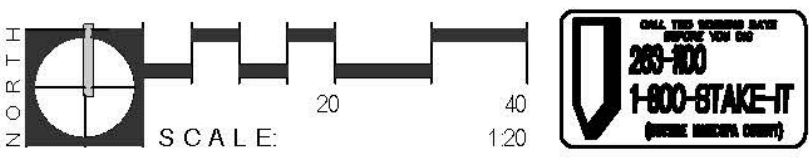
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Landscape Plan

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PRELIMINARY SKETCH FOR
REFERENCE ONLY.



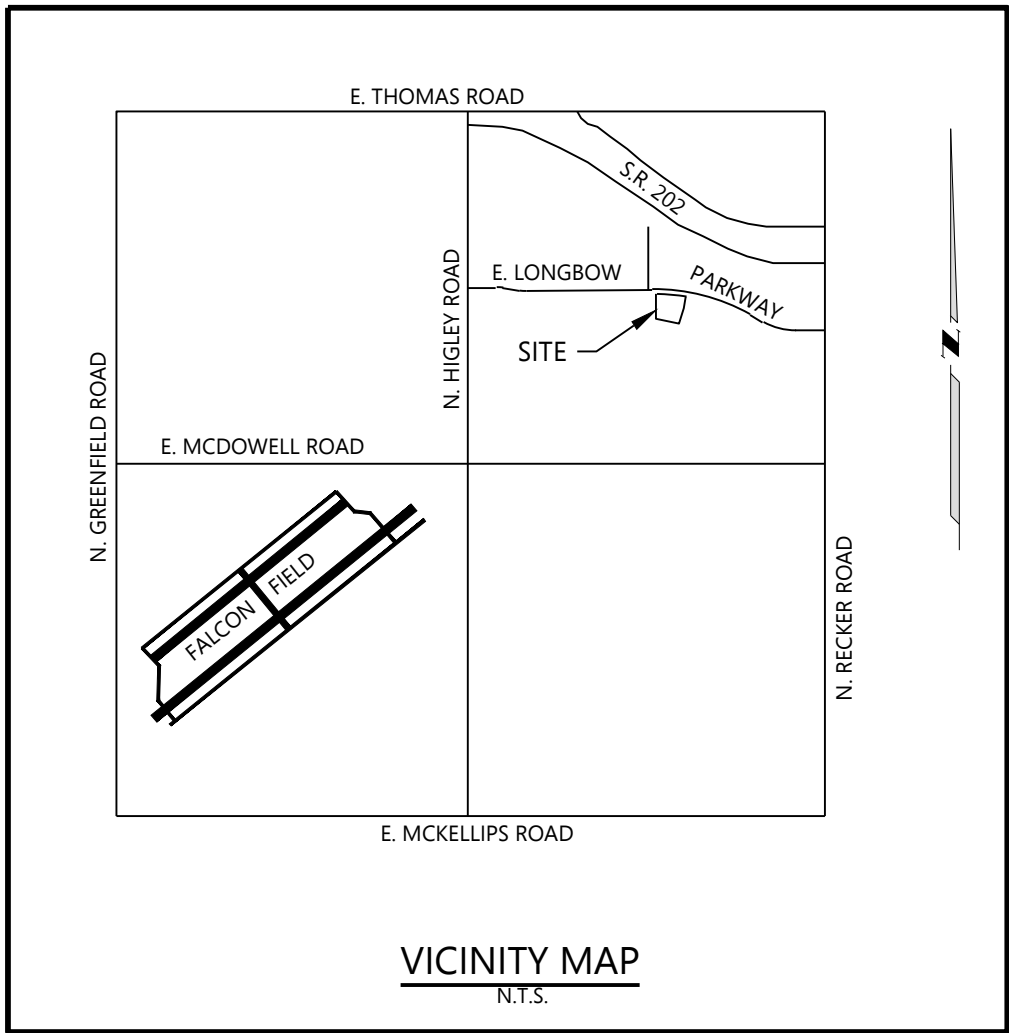
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Landscape Plan Rendering	
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PRELIMINARY CIVIL IMPROVEMENT PLANS

LONGBOW HOTEL

BEING A PORTION OF THE SOUTHEAST QUARTER OF
SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE
GILA & SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF LOT 2, OF THE FINAL PLAT OF LONGBOW BUSINESS PARK AND GOLF CLUB, AS RECORDED IN BOOK 829, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, BEING SITUATED IN SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN,

MARICOPA COUNTY , ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING A POINT ON A NON-TANGENT CURVE WHOSE RADIUS BEARS SOUTH 00°54'13" WEST, 2,955.00 FEET;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF E. LONGBOW PARKWAY AS DEPICTED ON SAID PLAT, EASTERLY, 477.19 FEET ALONG SAID CURVE, CONCAVE TO THE SOUTH, THROUGH A CENTRAL ANGLE OF 09°15'09";

THENCE ALONG A NEW LINE THROUGH SAID LOT 2, SOUTH 10°09'22" WEST, 187.22 FEET;

THENCE SOUTH 36°38'06" WEST, 238.76 FEET TO THE SOUTHERLY LINES OF SAID LOT 2;

THENCE ALONG THE SAID SOUTHERLY LINES OF SAID LOT 2, THE FOLLOWING 4 COURSES;

THENCE NORTH 53°21'54" WEST, 67.14 FEET;

THENCE NORTH 46°51'51" WEST, 101.59 FEET;

THENCE NORTH 55°36'14" WEST, 50.77 FEET;

THENCE NORTH 65°28'14" WEST, 141.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE ALONG THE WEST LINE OF SAID LOT 2, NORTH 00°00'00" WEST, 224.72 FEET TO THE POINT OF BEGINNING.

UTILITY COMPANY APPROVALS

THESE PLANS HAVE BEEN SUBMITTED TO THE FOLLOWING UTILITY COMPANIES AND THE WORK CONTAINED IN THESE PLANS HAS BEEN APPROVED BY THESE COMPANIES WITHIN THEIR AREA OF INTEREST. THE SIZE AND LOCATIONS, AS SHOWN, OF THE GAS, TELEPHONE AND POWER LINES, AND CONNECTIONS AGREE WITH THE INFORMATION CONTAINED IN THE UTILITY COMPANY'S RECORDS. WHERE THE WORK TO BE DONE CONFLICTS WITH ANY OF THESE UTILITIES, THE CONFLICTS SHALL BE RESOLVED AS SPECIFIED IN THE SPECIAL PROVISIONS AND/OR AS OTHERWISE NOTED ON THESE PLANS. CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORESEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OR UTILITY RELOCATION.

SALT RIVER POWER DISTRICT	BECKY THOMAS	-
	COMPANY REP. CONTACTED	DATE
SRVWUA	ROBERT MAURER	-
	COMPANY REP. CONTACTED	DATE
ARIZONA PUBLIC SERVICE	LAUREN HICKS	-
	COMPANY REP. CONTACTED	DATE
CENTURY LINK	CONFLICT REVIEWER LIAISON	-
	COMPANY REP. CONTACTED	DATE
EL PASO NATURAL GAS CO.	STEVE WEATHERHEAD	-
	COMPANY REP. CONTACTED	DATE
SOUTHWEST GAS CO.	ISABEL FIGUEROA	-
	COMPANY REP. CONTACTED	DATE
COX COMMUNICATIONS	T.M.C. DV 2-01	-
	COMPANY REP. CONTACTED	DATE

LEGEND

	PROPERTY LINE	C.O.M.	CITY OF MESA
	RIGHT OF WAY LINE	(R&M)	RECORD & MEASURED
	SECTION LINE	(R)	RECORD
	CENTER LINE	(M)	MEASURED
	EASEMENT LINE	FND.	FOUND
	CONTOUR LINE	R.O.W.	RIGHT OF WAY
	UNDERGROUND UTILITY	M.C.R.	MARICOPA COUNTY RECORDER OFFICE
	SURVEY MONUMENT IN HANDHOLE	A.P.N.	ASSESSOR PARCEL NUMBER
	SURVEY MONUMENT FLUSH	TC	TOP CURB ELEVATION
	SET SURVEY MONUMENT WITH CAP MARKED RLS 38175	G	GUTTER ELEVATION
	FOUND SURVEY MONUMENT	P	PAVEMENT ELEVATION
	SIGN (2-POST)	C	CONCRETE ELEVATION
	SIGN	NG	NATURAL GROUND
	UNDERGROUND ELECTRIC	INV	INVERT
	ELECTRIC CABINET	TB	TOP BANK
	ELECTRIC MANHOLE	BB	BOTTOM BANK
	ELECTRIC TRANSFORMER	T	UNDERGROUND TELEPHONE
	ELECTRIC VAULT	T.VLT.	TELEPHONE VAULT
	POWER POLE W/LIGHT	W	UNDERGROUND WATER
	STREET LIGHT W/ MAST ARM	W.V.	WATER VALVE
	UNDERGROUND GAS	F.H.	FIRE HYDRANT
	UNDERGROUND SEWER		SAGUARO CACTUS
	SEWER MANHOLE		PALM TREE
	UNDERGROUND STORM DRAIN		TREE

EASEMENTS

- 6 APPROACH SURFACES, TRANSITIONAL SURFACES, HORIZONTAL SURFACE EASEMENT AND AVIGATION EASEMENT PER RECORDING NO. 96-0154620
- 7 FALCON FIELD AIRPORT SOUND CONTOURS AND PRIMARY FLIGHT TRACT PER RECORDING NO. 2001-0285395.
- 8a 45' R.O.W. DEDICATED TO THE CITY OF MESA AS SHOWN ON THE MAP OF DEDICATION DATED FEBRUARY 7, 2003 IN BOOK 622 OF MAPS, PAGE 48.
- 8b 8' WIDE PUBLIC UTILITY AND FACILITY EASEMENT AS SHOWN ON THE MAP OF DEDICATION DATED FEBRUARY 7, 2003 IN BOOK 622 OF MAPS, PAGE 48.
- 12a 10' WIDE PRIVATE TRAIL EASEMENT AS SET FORTH ON THE RECORDED PLAT OF LONGBOW BUSINESS PARK AND GOLF CLUB, RECORDED APRIL 14, 2006 IN BOOK 829 OF MAPS, PAGE 44 AND AFFIDAVIT OF CHANGE RECORDED JULY 6, 2006 IN RECORDING NO. 20060905662.
- 12b 30' BUILDING SETBACK LINE AS SET FORTH ON THE RECORDED PLAT OF LONGBOW BUSINESS PARK AND GOLF CLUB, RECORDED APRIL 14, 2006 IN BOOK 829 OF MAPS, PAGE 44 AND AFFIDAVIT OF CHANGE RECORDED JULY 6, 2006 IN RECORDING NO. 20060905662.

SHEET INDEX

- C1 COVER SHEET
- C2 NOTES
- C3 GRADING & DRAINAGE PLAN
- C4 GOLF CLUB EXISTING CONDITION MAP
- C5 UTILITY PLAN

DRAINAGE STATEMENT

PROJECT NARRATIVE:
THE PROPOSED PROJECT CONSISTS OF A SINGLE FREESTANDING 4-STORY HOTEL BUILDING WITH AMENITY AREA AND ASSOCIATED PAVED ASPHALT PARKING LOT, LANDSCAPE AND STORMWATER CONVEYANCE INFRASTRUCTURE. SITE DEVELOPMENT IS LOCATED ON A SINGLE LOT IN "LONGBOW BUSINESS PARK AND GOLF COURSE".

EXISTING DRAINAGE CONDITIONS:
THE EXISTING SITE IS A VACANT UNDEVELOPED LOT. THE LONGBOW PARKWAY STREET FRONTAGE IS FULLY IMPROVED WITH CURB, GUTTER AND SIDEWALK. A STREET CURB INLET IS LOCATED ALONG THE SITES STREETS FRONTAGE THAT CONVEYS STORMWATER FROM LONGBOW PARKWAY, VIA A PIPE ONTO THE SITE. STORMWATER FROM THE VACANT SITE AND LONGBOW PARKWAY ARE RETAINED IN A TEMPORARY ON-SITE SURFACE BASIN.

PROPOSED DRAINAGE CONDITIONS:
THE MASTER DRAINAGE PLAN FOR "LONGBOW BUSINESS PARK AND GOLF COURSE" WAS DESIGNED TO ACCOMMODATE ALL OF THE ON LOT RETENTION REQUIREMENTS GENERATED BY THE BUSINESS PARK LOTS WITHIN THE GOLF COURSE. THE PROPOSE SITE DESIGN INCLUDES INSTALLATION OF PERMANENT DRAINAGE INFRASTRUCTURE TO CONVEY BOTH THE STORMWATER FROM LONGBOW PARKWAY AND THE SITE INTO THE GOLF COURSE. THE ORIGINAL APPROVED MASTER DRAINAGER REPORT, SPECIFIES CONVEYANCE OF SITES STORMWATER TO GOLF COURSE BASIN NO. 6. VIA STORM DRAIN PIPES INSTALLED A CROSS THE GOLF COURSE. TO AVOID CONSTRUCTION IN THE GOLF COURSE, LONGBOW CLUB HOUSE AND GOLF COURSE IS STIPULATING THAT SUBJECT SITE'S STORMWATER BE CONVEYED THROUGH THE CLUB HOUSES EXISTING PARKING LOT INTO AND EXISTING DRAINAGE SWALE LOCATED WEST OF THE SAID EXISTING GOLF CLUB PARKING LOT. STORMWATER WOULD THEN BE CONVEYED TO GOLF COURSE BASIN NO. 5. BASED ON THE SAID MASTER DRAINAGE REPORT GOLF COURSE BASIN NO. 5 HAS EXCESS CAPACITY AND WOULD BE CAPABLE OF ACCEPTING THE REQUIRED STORMWATER RETENTION VOLUME FROM THE SUBJECT SITE.

STORMWATER FROM LONGBOW PARKWAY WILL BE CONVEYED VIA A STORM DRAIN TO GOLF COURSE PARKING LOT. STORMWATER FROM SUBJECT SITE WILL BE CONVEYED TO GOLF COURSE CLUB HOUSE PARKING VIA SHEET FLOW THROUGH PARKING LOT AND VIA A SCUPPER UNDER THE PROPOSED FITNESS TRAIL. THE PROPOSED FINISH FLOOR ELEVATION OF 1427.00- FEET IS APPROXIMATELY 6- FEET ABOVE THE SITE OUTFALL ELEVATIONS.

THE SITE IS LOCATED IN FLOOD ZONE 'X' AND IS NOT IMPACTED BY OFF-SITE FLOODS. THE PROPOSED SITE DEVELOPMENT WILL NOT HAVE ANY ADVERSE IMPACT ON THE ON-SITE AND OFFSITE DRAINAGE PATTERNS.

RETENTION CALCULATIONS

RETENTION VOLUME CALCULATIONS					
VOLUME REQUIRED					
DRAINAGE AREA	AREA (Sq. Ft.)	AREA (ACRES)	"C" (2.16 per NOAA)	V _r (Acre-Feet)	V _r (CF)
On-site	136,831	3.12	0.96	0.18	0.53
Offs site	18,880	0.43	0.96	0.18	0.07
Total	154,711	3.55		0.61	20,496
VOLUME REQUIRED =				0.61	20,496

RETENTION VOLUME CALCULATIONS					
VOLUME PROVIDED					
DRAINAGE AREA	V _p (Acre-Feet)	Basin 1 (Home 2 Suite)	Basin 2 (Home 2 Suite)	Existing Basin 5 (Longbow Club House)	Total
On-site	0.53				0.53
Offs site	0.07	0.09	0.06	0.79*	0.94
TOTAL	0.61				0.94

*Note: In accordance to "Longbow Business Park and Golf Club Addendum to Master Drainage Report" dated July 23rd 2002, the excess volume provided by Existing Basin 5 within the premises of the existing Longbow Golf Club House, is 0.79 Acre-Feet; said exce

SITE ADDRESS

5705 EAST LONGBOW PARKWAY
MESA, ARIZONA 85215

SITE AREA

LOT 2A:		
(GROSS)	=	157,305 SQ. FT. OR 3.6113 ACRES MORE OR LESS
(NET)	=	135,831 SQ. FT. OR 3.1183 ACRES MORE OR LESS

ASSESSORS PARCEL NUMBER

A.P.N. 141-41-008A

BENCHMARK

BRASS TAG ON THE TOP OF CURB LOCATED AT THE SOUTHWEST CORNER AT INTERSECTION OF NORTH RECKER ROAD & EAST THOMAS ROAD.

ELEVATION: 1447.17 NAVD88 DATUM

BASIS OF BEARING

THE EAST LINE OF THE SE 1/4 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST, GILA & SALT RIVER MERIDIAN, BEARING N00°24'14"W PER FINAL PLAT "LONGBOW BUSINESS PARK AND GOLF CLUB" RECORDED BOOK 829 OF MAPS, PAGE 44, M.C.R.

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN SHADED ZONE "X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; PER FIRM MAP NO. 04013C2280L DATED OCTOBER 16, 2013.

ZONING

THE SUBJECT PROPERTY IS ZONED L-1 PAD (LIMITED INDUSTRIAL PLANNED AREA DEVELOPMENT)

UTILITY

UNDERGROUND UTILITIES & STORM DRAIN LOCATIONS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND "BLUE STAKE" MARKINGS AND AVAILABLE MAPS OBTAINED FROM UTILITY COMPANIES AND THE CITY OF MESA, AZ. ACTUAL LOCATIONS MAY VARY FROM LOCATIONS SHOWN HEREON.

OWNER / DEVELOPER

LONGBOW HOTEL ASSOCIATES I, LLC
115 W. CANON PREDIDO
SANTA BARBARA, CA 93110
CONTACT: CHRIS HAHS
EMAIL: CHAHS@SOMERACAPITAL.COM

ENGINEER

WESTWOOD PROFESSIONAL SERVICES
6909 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, AZ 85254
TELE: 480-747-6558
CONTACT: MICHAEL CAYLOR, P.E.
EMAIL: MICHAEL.CAYLOR@WESTWOODPS.COM

ASBUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER / LAND SURVEYOR _____ DATE _____

REGISTRATION NUMBER _____

APPROVALS

APPROVED: _____ DATE _____
CITY OF MESA

PRELIMINARY NOT FOR
CONSTRUCTION
06-03-2019

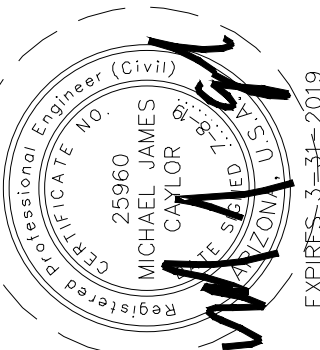


SHEET NUMBER:

5
OF
C1

DATE: 06-03-2019
PROJ: 0003360

COVER SHEET
LONGBOW HOTEL
5705 E. LONGBOW PARKWAY
MESA, ARIZONA



INITIAL ISSUE: 5/28/2019

DESIGNED:	MGO	CHECKED:	MIC
DRAWN:	WIC	FIELD CREW:	
FIELD WORK DATE:		SCALE:	1" =
		HORIZONTAL	
		VERTICAL	

Westwood
6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254
Phone: (480) 747-6558
Fax: (480) 367-6025
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Westwood Professional Services, Inc.

CITY OF MESA - GENERAL NOTES

- ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS FURNISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE CITY OF MESA. ALL WORK AND MATERIALS NOT IN CONFORMANCE WITH THESE AMENDED SPECIFICATIONS AND DETAILS ARE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- SEPARATE RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL PUBLIC UTILITIES, PUBLIC STREET IMPROVEMENTS, AND RIGHT-OF-WAY LANDSCAPING. FOR INFORMATION REGARDING AVAILABILITY AND COST OF RIGHT-OF-WAY PERMITS, CONTACT THE PERMIT SERVICES SECTION OF THE BUILDING SAFETY DIVISION AT (480) 644-4273 OR AT [HTTP://WWW.MESAAZ.GOV/DEV/SUSTAIN/CONSTRUCTIONPERMITS.ASPX](http://www.mesaaaz.gov/dev/sustain/constructionpermits.aspx). THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED UNLESS OTHERWISE NOTED. CONTRACTORS MUST HOLD THE APPROPRIATE CLASS OF LICENSE AND SHALL HAVE ON FILE WITH THE PERMIT SERVICES SECTION PROOF OF INSURANCE COVERAGE. PERMITS BECOME INVALID AND MUST BE UPDATED IF WORK HAS NOT BEGUN WITHIN NINETY (90) DAYS. PERMITS ALSO BECOME INVALID IF THE CONTRACTOR'S INSURANCE LAPSES OR IS VOIDED.
- TWENTY FOUR (24) HOURS PRIOR TO THE COMMENCEMENT OF ANY WORK, CONSTRUCTION OR INSTALLATIONS ASSOCIATED WITH THIS PERMIT, THE PERMITTEE SHALL NOTIFY CITY OF MESA ENGINEERING CONSTRUCTION SERVICES AT (480) 644-2253 OF INTENT TO BEGIN AND REQUEST/SCHEDULE PRELIMINARY FIELD REVIEW AT THE PROJECT SITE WITH THE CITY OF MESA ENGINEERING CONSTRUCTION INSPECTOR. FAILURE TO PROVIDE PROPER INSPECTION NOTIFICATION AS PRESCRIBED ABOVE, SHALL RESULT IN THIS PERMIT BECOMING INVALID AND WORK BEING STOPPED.
- CONTRACTOR'S SHALL COMPLY WITH THE REQUIREMENTS TO OBTAIN THE NECESSARY RIGHT-OF-WAY PERMITS AND SHALL COMPLY WITH THE RIGHT-OF-WAY PERMIT CONDITIONS AS FOUND ON THE BACK OF THE PERMIT FORM.
- THE CITY OF MESA PARKS & RECREATION DIVISION IS NOT REPRESENTED BY BLUE STAKE. WHEN THE CONTRACTOR EXCAVATES NEAR OR ADJACENT TO A CITY PARK, THE CONTRACTOR SHALL CONTACT THE PARKS & RECREATION ADMINISTRATION SECTION AT (480) 644-2354 TO REQUEST ASSISTANCE IN LOCATING ALL THEIR UNDERGROUND FACILITIES.
- THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL SERVICES DEPARTMENT AND SHALL COMPLY WITH ITS REQUIREMENTS FOR DUST CONTROL.
- THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFFECTED UTILITY COMPANIES BOTH PUBLIC AND PRIVATE HAVE BEEN CONTACTED AND ALL EXISTING AND/OR PROPOSED UTILITY LINES AND OTHER RELATED INFORMATION HAVE BEEN TRANSFERRED ONTO THESE PLANS. THE ENGINEER OR ARCHITECT ALSO HEREBY CERTIFIES THAT ALL EXISTING AND/OR PROPOSED PUBLIC RIGHT-OF-WAY OR EASEMENT HAVE BEEN CORRECTLY PLOTTED/SHOWN.
- THE ENGINEER, OR LAND SURVEYOR OF RECORD SHALL CERTIFY UPON COMPLETION OF CONSTRUCTION THAT ALL PUBLIC IMPROVEMENTS (WATER AND SEWER UTILITIES, STORM SEWER, CONCRETE, PAVING, STREET LIGHTS, ETC.) HAVE BEEN INSTALLED AT THE LOCATIONS AND ELEVATIONS SHOWN ON THE APPROVED PLANS. ANY CHANGES SHALL BE REFLECTED ON 'AS-BUILT' DRAWINGS PROVIDED BY THE ENGINEER TO THE CITY'S ENGINEERING DEPARTMENT.
- THE REGISTERED ENGINEER OR LAND SURVEYOR SHALL CERTIFY THAT THE MINIMUM HORIZONTAL AND VERTICAL SEPARATION BETWEEN UTILITIES WITHIN PUBLIC RIGHT-OFWAY OR EASEMENTS HAS BEEN MAINTAINED AS REQUIRED BY LAW OR POLICY.
- THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.
- THE DEVELOPER OR THE ENGINEER IS RESPONSIBLE FOR ARRANGING FOR THE RELOCATION OR REMOVAL OF ALL UTILITIES OR FACILITIES THAT ARE IN CONFLICT WITH THE PROPOSED PUBLIC IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE RELOCATION OF ALL UTILITIES, POWER POLES, IRRIGATION DRY-UPS, RESETS REMOVALS BY OTHERS, ETC.
- THE CONTRACTORS SHALL LOCATE ALL UTILITIES PRIOR TO EXCAVATION AND AVOID DAMAGE TO SAME. CALL (602) 263-1100 FOR BLUE STAKE TWO WORKING DAYS PRIOR TO DIGGING. CALL SALT RIVER PROJECT FOR POLE BRACING, ELECTRIC SERVICE OR CONSTRUCTION SCHEDULING AT (602) 273-8888.
- WHEN GAS MAINS AND/OR SERVICES ARE EXPOSED, CONTACT THE CITY OF MESA AT (480) 644-2261 FOR INSPECTION OF THE EXPOSED PIPE AND COATING PRIOR TO BACKFILLING OF THE TRENCH.
- CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADING PER THE CURRENT CITY OF MESA TRAFFIC BARRICADE MANUAL.
- IF A FIRE HYDRANT IS NEEDED TO OBTAIN CONSTRUCTION WATER, THE CONTRACTOR SHALL OBTAIN A FIRE HYDRANT METER FROM PERMIT SERVICES AND PAY ALL APPLICABLE FEES AND CHARGES.
- IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH A REQUEST OF THE ENGINEERING CONSTRUCTION INSPECTOR, AND IT IS NECESSARY FOR CITY FORCES TO DO WORK THAT IS NORMALLY THE CONTRACTOR'S RESPONSIBILITY, THE CITY SHALL BE JUSTIFIED IN BILLING THE CONTRACTOR. EACH INCIDENT REQUIRING WORK BY CITY FORCES SHALL BE COVERED BY A SEPARATE BILLING AT THE CURRENT APPLICABLE RATES.
- THE CONTRACTOR IS ADVISED THAT DAMAGE TO PUBLIC SERVICES OR SYSTEMS AS A RESULT OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY INSPECTOR. UNLESS OTHERWISE APPROVED BY THE CITY, ALL REPAIRS SHALL BE DONE WITHIN 24 HOURS. THE CONTRACTOR IS ADVISED THAT ANY COSTS RELATED TO REPAIR OR REPLACEMENT OF DAMAGED PUBLIC SERVICES AND SYSTEMS AS A RESULT OF CONTRACTOR'S ACTIVITIES SHALL BE BORNE BY THE CONTRACTOR.

CITY OF MESA - STORMWATER DRAINAGE & RETENTION NOTES

- THE ENGINEER, OR LAND SURVEYOR SHALL CERTIFY THAT THE REQUIRED STORM WATER RETENTION HAS BEEN PROVIDED. THE CERTIFICATION SHALL ALSO INDICATE THE ACTUAL VOLUME PROVIDED. SUCH CERTIFICATION SHALL BE PROVIDED TO BUILDING SAFETY DIVISION - BUILDING INSPECTIONS WHEN THE RETENTION AREA IS TO REMAIN PRIVATE PROPERTY AND TO ENGINEERING CONSTRUCTION SERVICES WHEN THE RETENTION AREA IS TO BECOME CITY OF MESA PROPERTY.
- ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNERS AND ARE TO BE REPLACED BY THE OWNERS WHEN THEY CEASE TO DRAIN WATER IN A 36-HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL-SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL. IN ACCORDANCE WITH ARIZONA REVISED STATUTES, DRYWELLS ARE REQUIRED TO BE REGISTERED WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (A.D.E.Q.) IT IS THE OWNER'S RESPONSIBILITY TO REGISTER ALL DRYWELLS. AN AQUIFER PROTECTION PERMIT MAY BE REQUIRED BY A.D.E.Q. FOR DRYWELLS DEEMED TO BE HAZARDOUS TO GROUNDWATER.

CITY OF MESA - PUBLIC WATER UTILITY NOTE

- ALL PUBLIC WATER MAIN MATERIALS SHALL BE PER SECTION 610.3 OF THE M.A.G. UNIFORM STANDARD SPECIFICATIONS. ALL DUCTILE IRON PIPE (D.I.P.) WATER MAINS SHALL HAVE POLYETHYLENE CORROSION PROTECTION PER SECTION 610.5 OF THE M.A.G. UNIFORM STANDARD SPECIFICATIONS.
- ALL NEW WATERLINES THAT REQUIRE SERVICE DISRUPTION IN ORDER TO CONNECT TO THE CITY SYSTEM SHALL REQUIRE A DAYTIME TIE-IN. THE CONTRACTOR SHALL COMPLETE ALL WORK NECESSARY TO RESTORE UTILITY SERVICE AND FULLY OPEN THE TIE-IN AREA TO VEHICULAR TRAFFIC WITHIN THE TIME FRAME ALLOWED BY THE CITY OF MESA ENGINEERING CONSTRUCTION INSPECTOR.
- THE CONTRACTOR SHALL INSTALL A TEMPORARY PLUG OR VALVE ON A SECTION OF NEW WATER LINE TO TEST LINES BEFORE CONNECTING TO THE EXISTING PUBLIC WATER SYSTEM WHERE THERE IS NO WATER VALVE ON THE EXISTING LINE.
- WATER LINE TESTS SHALL BE CONDUCTED SO THAT EXISTING WATER LINES WILL NOT BE INCLUDED IN THE TEST OF THE NEW LINE.
- THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE A MANUFACTURER AND MODEL DESIGNATED IN THE CURRENT "LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES" AS PUBLISHED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH, UNIVERSITY OF SOUTHERN CALIFORNIA.
- THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA "LIST OF APPROVED INSPECTORS" PRIOR TO THE REQUEST FOR FINAL INSPECTION.
- IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE (A.A.C.) R18-4-213, ALL MATERIALS ADDED AFTER JANUARY 1, 1993, WHICH MAY COME INTO CONTACT WITH DRINKING WATER, SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 AND 61.
- PER CITY ORDINANCE NO. 2341, ALL WATER METERS ARE TO BE PURCHASED FROM THE CITY OF MESA. METERS TWO INCHES OR LESS WILL BE DELIVERED AND INSTALLED BY CITY FORCES. METERS LARGER THAN TWO INCHES WILL BE DELIVERED BY THE CITY AND INSTALLED BY THE CONTRACTOR AND REQUIRE SCHEDULING AND INSPECTIONS WITH CITY FORCES (CONTACT BUILDING SAFETY – PERMIT SERVICES (480)-644-485F FOR THE SPECIFIC PROCEDURE).

CITY OF MESA-PUBLIC STREET/RIGHT OF WAY IMPROVEMENT NOTES

- THE DEVELOPER AND THE CONTRACTOR ARE REQUIRED TO COORDINATE THE PLACEMENT OR INSTALLATION OF DRIVEWAYS IN ORDER TO AVOID CONFLICT WITH UTILITY SERVICES.
- ALL FRAMES, COVERS, VALVE BOXES, MANHOLES, ETC., SHALL BE INSTALLED TO FINISH GRADE OR SHALL BE ADJUSTED TO FINISH GRADE AFTER PLACING OF ASPHALTIC SURFACE COURSE BY THE CONTRACTOR PER M.A.G. STANDARD DETAIL 270 AND 422.
- THE CONTRACTOR SHALL ADJUST ALL FRAMES, COVERS, VALVE BOXES, MANHOLES, ETC. THAT ARE LOCATED WITHIN THE PARKWAY AREA AFTER FINAL GRADING AND INSTALLATION OF LANDSCAPING.
- ALL LANDSCAPING IMPROVEMENTS, INCLUDING IRRIGATION SYSTEMS WITHIN THE PUBLIC RIGHT-OF-WAY OR RETENTION BASINS THAT ARE TO BE MAINTAINED BY THE CITY OF MESA, SHALL BE IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION STANDARDS BOOKLET.
- THE STREET PAVING PERMITTEE/CONTRACTOR IS HEREBY NOTIFIED THAT IN THE EVENT THAT ACCEPTANCE OF THE PUBLIC STREET PAVING IS DELAYED, SIX MONTHS OR MORE AFTER THE PAVEMENT WAS INSTALLED, THE PERMITTEE/CONTRACTOR SHALL APPLY A SEAL COAT TO THE PAVEMENT. TYPE OF MATERIAL AND RATE OF APPLICATION WILL BE DIRECTED BY THE CITY OF MESA ENGINEERING DEPARTMENT - FIELD SUPERVISING ENGINEER.
- A STANDARD RESIDENTIAL DRIVEWAY APPROACH SHALL BE CONSTRUCTED TO A MAXIMUM WIDTH OF 30 FEET UNLESS SPECIAL APPROVAL HAS BEEN OBTAINED.

CITY OF MESA - MISCELLANEOUS NOTES

VERTICAL CONSTRUCTION WITH COMBUSTIBLE MATERIALS SHALL NOT BEGIN PRIOR TO THE ACCEPTANCE OF FIRE ACCESS ROAD AND FIRE HYDRANTS, 2006 I.F.C. SECTION 501.4

STRUCTURE CONSTRUCTION, ALTERATION OR DEMOLITION SHALL COMPLY WITH REQUIREMENTS OF I.F.C. CHAPTER 14 AND N.F.P.A. 241, 2006 I.F.C. SECTION 1401.1

ENGINEER NOTES

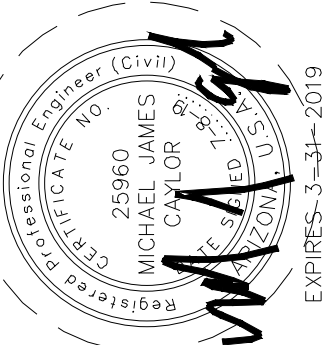
- ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST MAG STANDARD DETAILS AND SPECIFICATIONS WITH THE TOWN OF GILBERT'S ADDITIONS AND DELETIONS.
- A STAMPED APPROVED SET OF PLANS SHALL REMAIN ONSITE AT ALL TIMES. ANY DEVIATIONS FROM THE PLANS OR SPECIFICATIONS MUST BE APPROVED BY THE ENGINEER AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY SITE CONSULTANTS OF ANY DISCREPANCIES BETWEEN THE CIVIL PLANS AND SITE CONDITIONS, A MINIMUM OF 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION IN THE AFFECTED AREA. FAILURE TO DO SO SHALL RESULT IN ANY DISCREPANCIES BEING THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE, MAINTENANCE, REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS AND UTILITIES IN THE WORK AREA AND ON ADJACENT PROPERTIES WHICH HAVE BEEN REMOVED OR DAMAGED DURING THE COURSE OF CONSTRUCTION. ALL REPAIRS, REPLACEMENT, OR CLEANUP SHALL BE DONE TO THE SATISFACTIONS OF AND AT NO ADDITIONAL EXPENSE TO THE UTILITY COMPANY AND OWNER.
- CONTRACTOR TO MINIMIZE DISTURBANCE OF EXISTING GROUND AND VEGETATION. ADJACENT TO WORK AREAS AND SHALL RESTORE ALL GRADED AND DISTURBED AREAS TO MATCH ADJACENT NATURAL CONDITIONS. ALL ONSITE PRIVATE WATER AND SEWER TO BE REVIEWED, APPROVED AND INSPECTED BY THE BUILDING DEPARTMENT.
- THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN HE SHALL REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT OR TESTING ANY PORTION.
- THE CONTRACTOR SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEER. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
- EXISTING UNDERGROUND UTILITIES SHOWN ARE PER UTILITY COMPANY RECORDS. CONTRACTOR TO FIELD VERIFY LOCATION/ELEVATION OF ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION PERMITS.
- DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE CONTROL OF EARTH SPILLAGE, RUNOFF AND CONSTRUCTION WATER AND SHALL PROTECT ADJACENT PROPERTY AND EXISTING STRUCTURES FROM SUCH.
- CLEARING AND GRUBBING SHALL INCLUDE THE REMOVAL AND LEGAL DISPOSAL OFFSITE OF ALL VEGETATION, RUBBLE AND DEBRIS FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, HAULING AND APPLICATION OF WATER REQUIRED FOR COMPACTIONS AND DUST CONTROL.
- NO JOB SHALL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENTS AND SIDEWALKS HAVE BEEN SWEEPED CLEAN OF ALL DIRT AND DEBRIS.
- ESTIMATED QUANTITIES SHOWN ARE FOR BONDING & PERMIT PURPOSES ONLY. CONTRACTOR TO MAKE HIS OWN DETERMINATION OF QUANTITIES.
- ALL WALL CONSTRUCTION REQUIRES A SEPARATE PERMIT THROUGH THE BUILDING DEPARTMENT.
- ALL ONSITE PRIVATE WATER AND SEWER TO BE REVIEWED, APPROVED AND INSPECTED BY THE BUILDING DEPARTMENT.
- ALL ADA REQUIREMENTS TO BE CONSTRUCTED PER APPROVED ARCHITECT'S PLANS. SEE ARCHITECTURAL SITE PLAN FOR SITE DIMENSIONS.
- OWNER AND/OR HIS REPRESENTATION (CONTRACTOR) ARE RESPONSIBLE FOR FILING NOTICE OF TERMINATION (NOT) AT COMPLETION OF PROJECT.



SHEET NUMBER:

5 OF C2

DATE: 06-03-2019
PROJ: 0015360



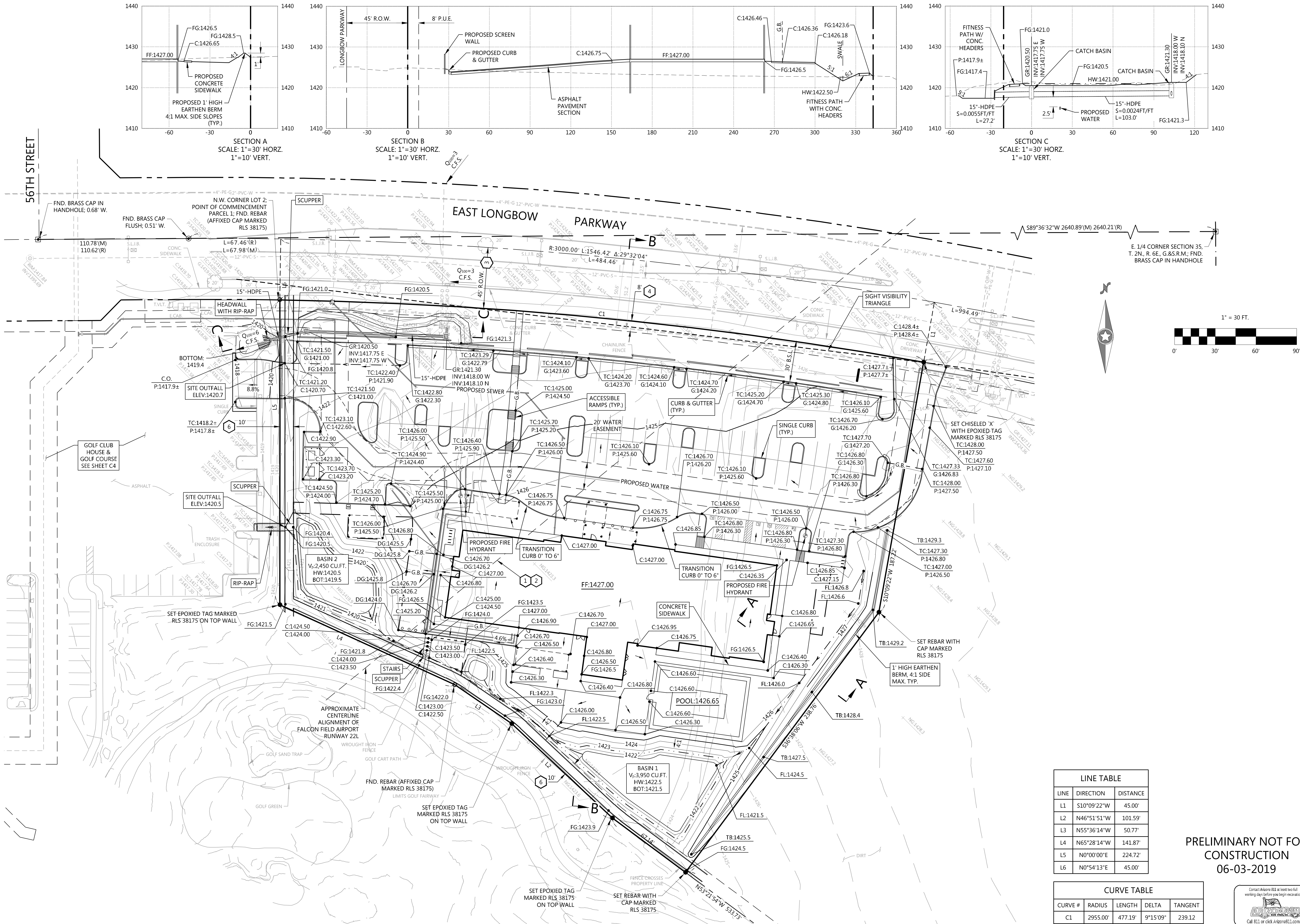
NOTES
5705 E. LONGBOW PARKWAY
LONGBOW HOTEL
MESA, ARIZONA

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DESIGNED:	MGO
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FIELD CREW:	
FIELD WORK DATE:	
SCALE: 1" =	HORIZONTAL
SCALE: 1" =	VERTICAL

INITIAL ISSUE:	5-28-2019
REV #	#
REV #	#
REV #	#
REV #	#



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S10°09'22"W	45.00'
L2	N46°51'51"W	101.59'
L3	N55°36'14"W	50.77'
L4	N65°28'14"W	141.87'
L5	N0°00'00"E	224.72'
L6	N0°54'13"E	45.00'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	2955.00'	477.19'	9°15'09"

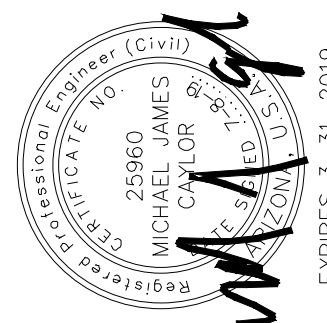
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CONSTRUCTION
06-03-2019



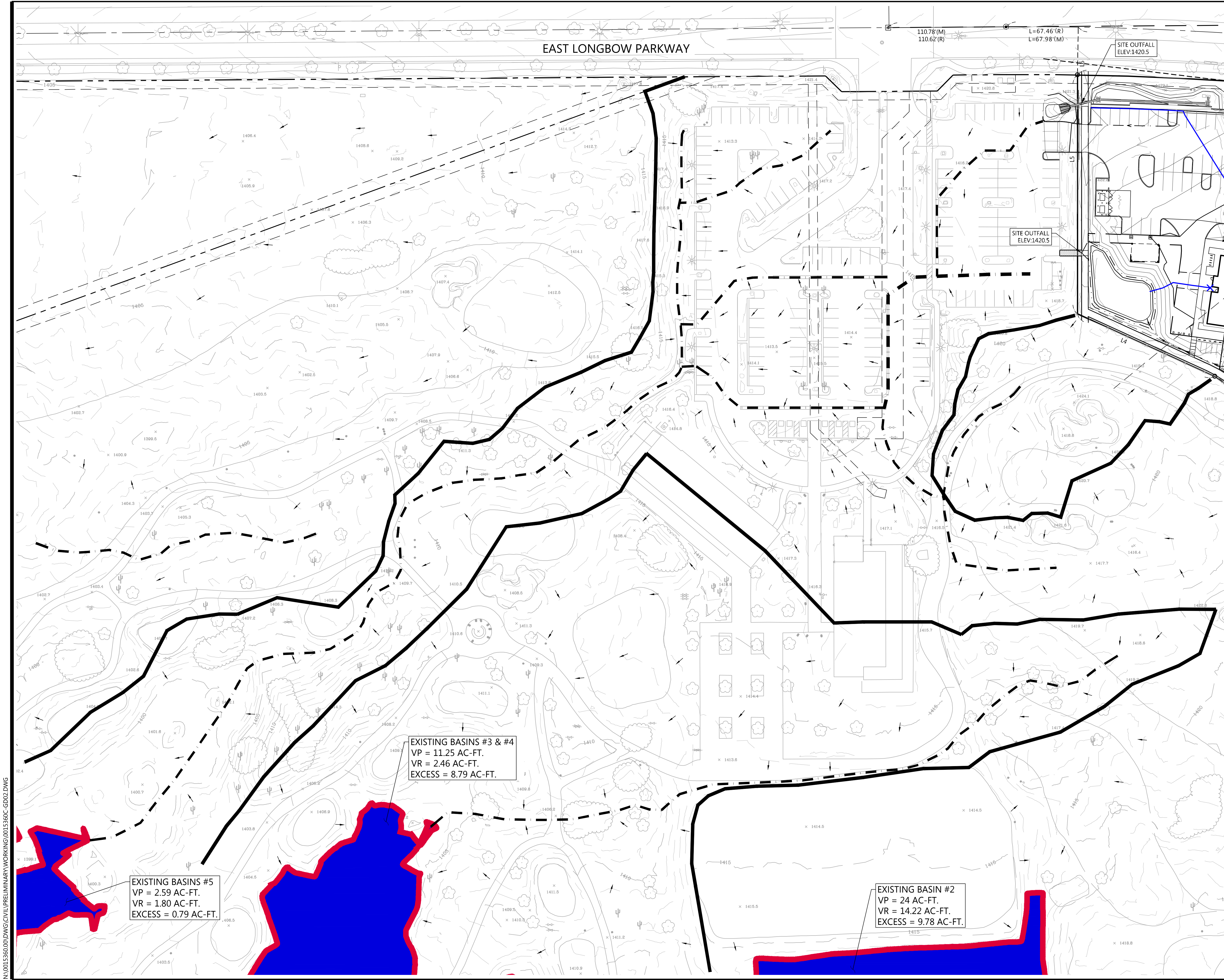
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FIELD WORK DATE:		
SCALE:	1" = 30'	
SCALE:	1" = 30'	

Westwood
6909 East Greenway Parkway, Suite 250
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GRADING & DRAINAGE PLAN
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5705 E. LONGBOW PARKWAY
MESA, ARIZONA



SHEET NUMBER:
C3 OF **5**
DATE: 06-03-2019
PROJ: 0015360



PRELIMINARY NOT FOR
CONSTRUCTION
06-03-2019



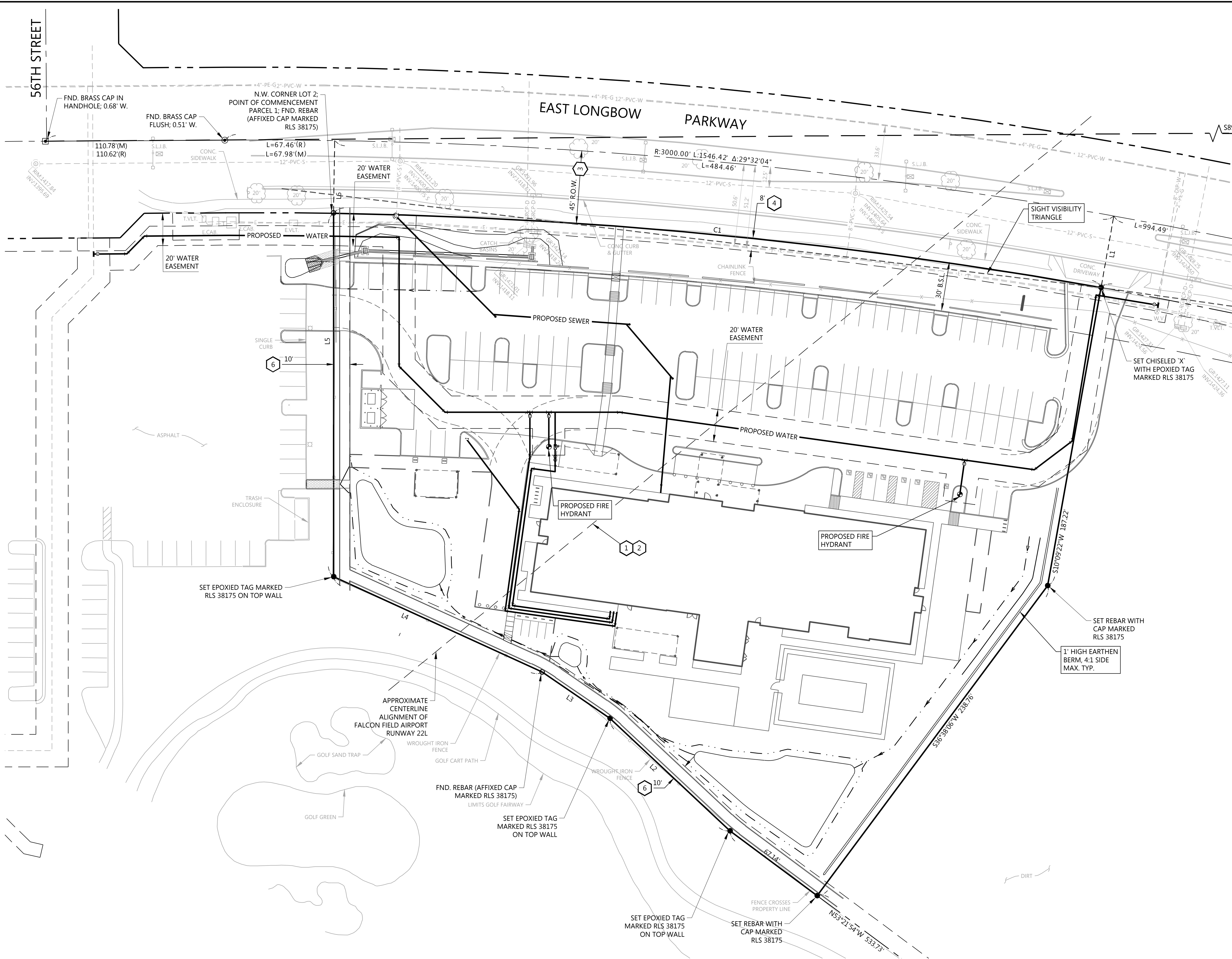
Westwood
6009 East Greenway Parkway, Suite 250
Mesa, Arizona 85206
Phone: (480) 747-6558
Fax: (480) 367-8025
www.westwoodps.com

GOLF CLUB EXISTING CONDITION MAP
LONGBOW HOTEL
5705 E. LONGBOW PARKWAY
MESA, ARIZONA

SHEET NUMBER: **C4** OF **5**

DATE: 06-03-2019
PROJ: 0003360

DESIGNED:	MGO	INITIAL ISSUE:	5/28/2019
CHECKED:	MIC	REV:	
DRAWN:	WIC	REV:	
FIELD CREW:		REV:	
FIELD WORK DATE:		REV:	
SCALE: 1" =	#	HORIZONTAL	
SCALE: 1" =	#	VERTICAL	



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S10°09'22"W	45.00'
L2	N46°51'51"W	101.59'
L3	N55°36'14"W	50.77'
L4	N65°28'14"W	141.87'
L5	N0°00'00"E	224.72'
L6	N0°54'13"E	45.00'

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	2955.00'	477.19'	9°15'09"	239.12'

PRELIMINARY NOT FOR
CONSTRUCTION
06-03-2019



SHEET NUMBER:

C5 OF 5

DATE: 06-03-2019
PROJ: 0005360

UTILITY PLAN
LONGBOW HOTEL
5705 E. LONGBOW PARKWAY
MESA, ARIZONA

Westwood

6009 East Greenway Parkway, Suite 250
Mesa, Arizona 85205
Phone: (480) 747-6558
Fax: (480) 367-8025
www.westwoodps.com

Westwood Professional Services, Inc.

DESIGNED: MGO

CHECKED: MIC

DRAWN: WIC

FIELD CREW:

FIELD WORK DATE:

SCALE: 1" = 30'

HORIZONTAL

VERTICAL

INITIAL ISSUE: 5/28/2019

REV: 1

REV: 2

REV: 3

REV: 4



HOME 2 SUITES BY HILTON
MESA LONGBOW

CONCORDEASTRIDGE



1 NORTH ELEVATION COLOR
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION COLOR
SCALE: 1/8" = 1'-0"

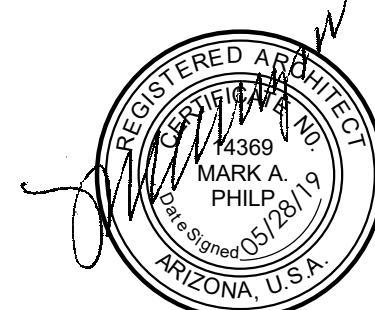
MATERIAL LEGEND

- 1 WEATHERED STEEL PANELS/VENEER
- 2 NATURAL STONE VENEER (CEDAR CREEK CALISTOGA)
- 3 TRANSLUCENT GLASS
- 4 CLEAR GLASS AT WINDOWS AND DOORS
- 5 EIFS RIBBED - 1" HORIZONTAL SOTUT X FINE FINISH, SW 7017 DORIAN GRAY COLOR
- 6 EIFS BANDS - HORIZONTAL BANDS OF EIFS STOLIX X FINE FINISH, 7017 DORIAN GRAY COLOR
- 7 EIFS INSERT - EIFS STOLIT X FINE FINISH, SW 7020 BLACK FOX COLOR
- 8 EIFS BRAND - LIMESTONE FINISH, BM FLOWER POWER 398 COLOR FOR BRAND IDENTITY
- 9 PAINTED ALUMINUM WINDOW FRAME
- 10 METAL SCREEN WALL (CENTRIA)

NUM	ISSUE TITLE	DATE
1	Design Review	05/28/2019

NOT FOR CONSTRUCTION

Building Elevations - Color



Project Sheet Date: 05/28/19
Project Number: AP1717
Checked By: Checker
Drawn By: Author

A-31_01c

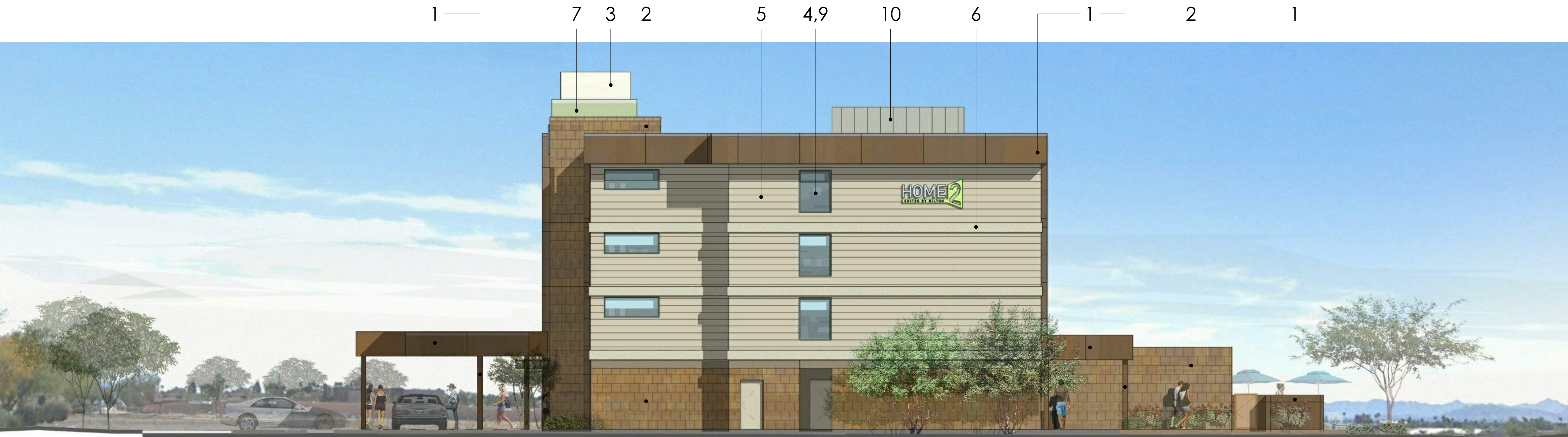


HOME 2 SUITES BY HILTON
MESA LONGBOW

CONCORDEASTRIDGE



1 SOUTH ELEVATION COLOR
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION COLOR
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

- 1 WEATHERED STEEL PANELS/VENEER
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NUM	ISSUE TITLE	DATE
1	Design Review	05/28/2019

Building Elevations - Color



Project Sheet Date: 05/28/19
Project Number: AP1717
Checked By: Checker
Drawn By: Author

A-31_02c

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Citizen Participation Plan

Record No. Zon19-00403

Date: July 8, 2019

Purpose:

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, institutions and businesses in the vicinity of the site of an application for the Home 2 Suites by Hilton at the Longbow Business Park and Golf Club. This site is located at 5705 East Longbow Parkway, located midway between Higley and Recker Roads. The use of the site is compliant with existing zoning requirements but requires a use permit for a height exemption from 40 feet to 53 feet, which is well within FAA restrictions (already approved). This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Scott Ebert

9455 E. Ironwood Square Drive

Scottsdale, AZ 85258

480.295.4750

email: sebert@concordeastridge.com

Action Plan:

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts of the development that members of the community may have.

1. A contact list (see attached) has been developed for citizens and associations in the area including:

- All registered neighborhood associations within one mile of the project.
- Homeowners Associations within one half mile of the project.

- There are no residences within 1,000 feet of site, but we will reach out the registered individuals within the closest neighborhoods.
2. All persons and entities listed on the contact list will receive a letter (see attached) describing the project, the anticipated project schedule milestones, site plan and invitation to a neighborhood meeting to be held The Grille at Longbow Golf Club.
- The meeting will be an introduction to the project, and opportunity for attendees to ask questions and state concerns. A sign-in list will be maintained and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project (Cassidy Welch).
3. Presentations will be made to groups of citizens or neighborhood associations upon request.
[All materials such as sign-in lists and comments, will be copied to the City of Mesa].

Schedule:

- Pre-Application meeting: 3/26/19
- Planning and Zoning Submittal: 5/20/19
- Invitations to Neighborhood Meeting sent: 6/27/19
- Citizen Participation Plan submitted: 7/8/19
- Neighborhood Meeting: 7/17/19
- Notifications re: Design Review work session sent: 7/30/19
- Separate notifications re: P&Z Hearing sent: 7/30/19
- Submittal of Citizen Participation Report and Notification materials: 7/30/19
- Design Review work session: 8/13/19
- Planning and Zoning Hearing: 8/14/19

Citizen Participation Plan and Report

Record No. Zon19-00403

Date: July 30, 2019

Purpose:

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, institutions and businesses in the vicinity of the site of an application for the Home 2 Suites by Hilton at the Longbow Business Park and Golf Club. This site is located at 5643 East Longbow Parkway, located midway between Higley and Recker Roads. The use of the site is compliant with existing zoning requirements but requires a use permit for a height exemption from 40 feet to 53 feet, which is well within FAA restrictions (already approved). This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

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- o The meeting will be an introduction to the project, and opportunity for attendees to ask questions and state concerns. A sign-in list will be maintained, and comment forms provided.

Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project (Cassidy Welch).

3. Presentations will be made to groups of citizens or neighborhood associations upon request.

Report: No requests from individuals or organizations were received.

[All materials such as sign-in lists and comments, will be copied to the City of Mesa].

Schedule and Report:

- o **Pre-Application meeting held: 3/26/19**
- o **Planning and Zoning Submittal made: 5/20/19**
- o **Notifications and Invitations sent for Neighborhood meetings: 6/25/19**
- o **Neighborhood Meeting Report: 7/17/19**

Between 5 and 7 pm Concord Eastridge and Allen+Philp (Mike Haller, Scott Ebert, Jon Green, Leslie Eastridge, Matt Kosednar and Joe Tomson) hosted an open house event at the Longbow Golf Clubhouse in accordance with our submitted Citizen Participation Plan. We were prepared with mounted exhibits, refreshments, a sign-in sheet and comment cards. There were no attendees at all in spite of our having sent out 25 invitations, including nine homeowners' associations.

We did receive a positive email response from one invitee (Pond) that thinks a hotel in the area is long overdue.

- o **Sign Posted giving public notice of Zoning Hearing : 7/30/19**
- o **Affidavit of Public Posting provided to Mesa Planning Department : 7/30/19**
- o **Submittal of Citizen Participation Report and Notification materials: 7/30/19**
- o **Planning and Zoning Hearing: 8/15/19**

Attachments

Contact List for all notices and Invitations:

Example letter for Planning and Zoning Hearing

Example letter for Design Review Work Session

Contact List

First Name	Last Name	Address	City	State	Zip
Judy	Teague	2223 N 56th St	Mesa	AZ	85215
Annie	Colegrove	2223 N 56th St	Mesa	AZ	85215
Richard	Fontinel	5902 E Nance St	Mesa	AZ	85215
Sherry	Brooks	5830 E Nance St	Mesa	AZ	85215
Sandy	Moreno	5942 E Nance St	Mesa	AZ	85215
Traci	Hill-Vandagriff	2513 N Sea Pines St	Mesa	AZ	85215
Keith	Burns	6307 E Mills	Mesa	AZ	85205
Don	DeBaca	4710 E Falcon Dr #205	Mesa	AZ	85215
Nicole	MacFarlane	6122 E Quartz Cir	Mesa	AZ	85215
Mike	Turner	6305 E Presidio	Mesa	AZ	85207
Kim	Sheley	201 S Greenfield Rd	Mesa	AZ	85206
Lothaire	Bluth	2610 E University	Mesa	AZ	85213
Jan	Pond	3506 N Arabella	Mesa	AZ	85215
Lindsey	Balinkie	P.O Box 1466 Ste 250	Mesa	Az	85211
Camelot Property Owners Association	Nicole Young	150 E. Alamo Suite #3	Chandler	AZ	85225
Brown Community Management Inc	Ironwood at Red Mountain	7255 E Hampton Ave #101	Mesa	AZ	85209
Mesa Desert Heights	HOA	6245 E Omega St	Mesa	AZ	85215
Painted Mountain Golf Villas	HOA	6302 E McKellips Rd	Mesa	AZ	85215
The Wells Home Owners Association	Scott Brenner	5735 E McDowell Road	Mesa	AZ	85215
Brown Community Management Inc	Villa Royale	7255 E Hampton Ave #101	Mesa	AZ	85209
Apache Wells	HOA	2223 N 56th St	Mesa	AZ	85215
Regency at Ridgeview Estates	HOA	PO Box 20034	Mesa	AZ	85277-0034

July 30, 2019

Addressee

**RE: New Hotel at Longbow Business Park and Golf Club
Planning and Zoning Hearing**

Interested parties:

Concord Eastridge, Inc., a Scottsdale based commercial development company, has acquired a site in the Longbow Business Park and Golf Club where we intend to build a hotel. As part of the development process, we are reaching out to residents in the nearby neighborhoods to inform you of our building intentions and to gain your input on our development plan.

The project is going to be a Home 2 Suites by Hilton, comprising 111 rooms in four-stories, located next to the entry drive to the Longbow Golf Club clubhouse. It will be an extended-stay facility without a restaurant or meeting rooms. Amenities will include a pool, and site amenities will be as you would expect of a quality hotel. It will comply with the Longbow design standards regarding materials, signage and outward appearances. The planned groundbreaking is scheduled for September 2019 with an anticipated 14-month construction duration.

The Planning and Zoning Hearing for this project is at 4:00 p.m., August 14th at Mesa City offices (Upper Level City Council Chambers, 57 E 1st St.). This is your notification to attend if you would like. In the meantime, if you or anyone you know wants to be included in this hearing, or if you have questions or concerns, please write to me.

Scott Ebert

Senior Project Director
9455 E Ironwood Square Drive
Scottsdale, AZ 85258
sebert@concordeastridge.com

July 30, 2019

Addressee

**RE: New Hotel at Longbow Business Park and Golf Club
Design Review Work Session**

Interested parties:

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The Design Review work session for this project is at 4:30 p.m., August 13th at Mesa City offices (Lower Level City Council Chambers, 57 E 1st St.). This is your notification to attend if you would like. In the meantime, if you would like to be included in this presentation, or if you have questions or concerns, you may write to me.

Scott Ebert

Senior Project Director
9455 E Ironwood Square Drive
Scottsdale, AZ 85258
sebert@concordeastridge.com

CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

4:00 PM DATE: August 14, 2019
CASE: ZON19-00403

Request: A Council Use Permit (CUP) to allow a hotel use in the Airport Overflight Area-2 (AOA-2); a Bonus Intensity Zone Overlay (BIZ) to allow modifications to the Light Industrial (LI) development standards; and Site Plan Review.

Applicant: Longbow Hotel
Associates I, LLC
Phone: 805.679.6314
Planning Division (480) 644-2385

Posting date: July 26, 2019