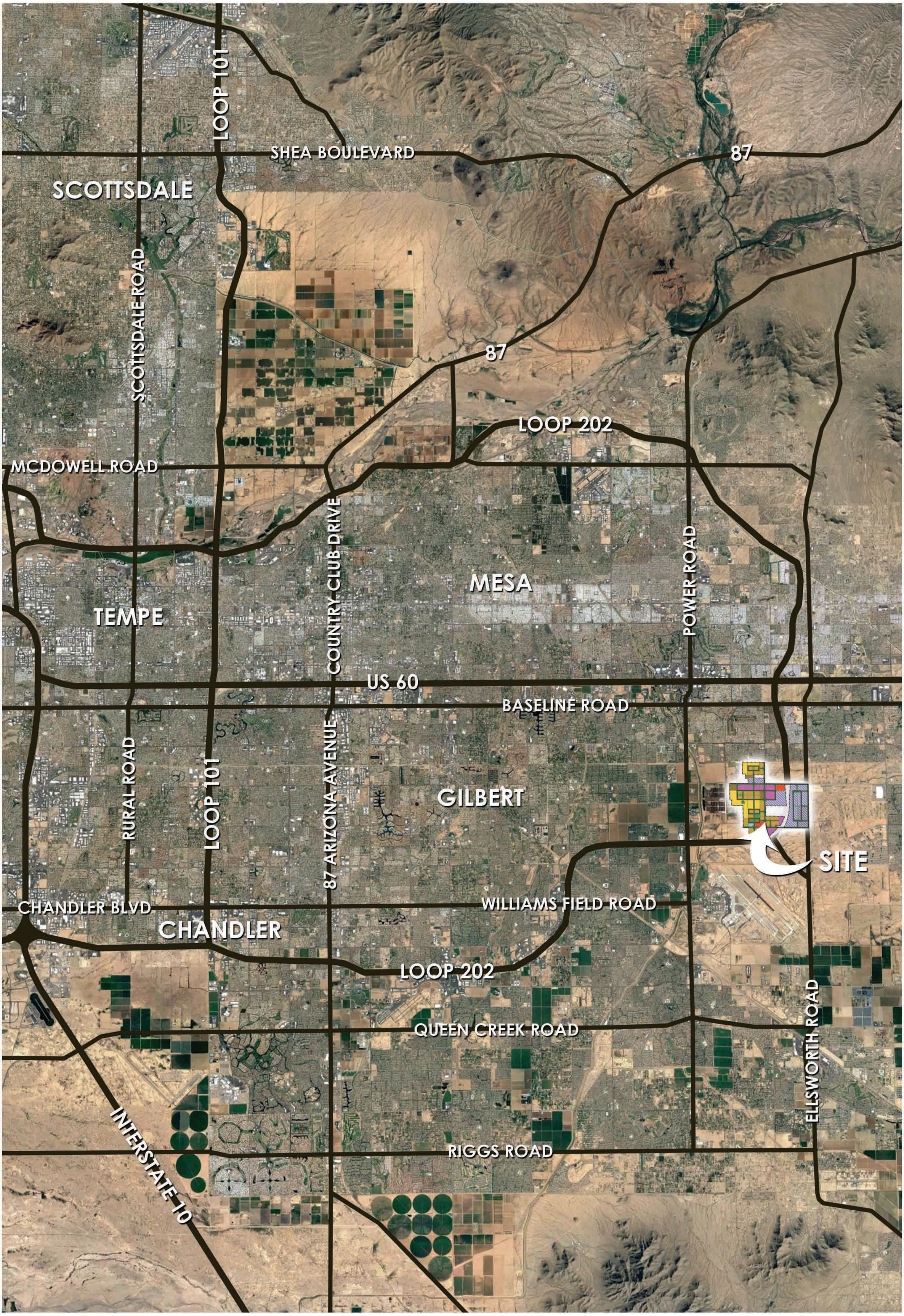
List of Exhibits

Exhibit A: Vicinity Map
Exhibit B: Development Areas
Exhibit C: Existing Land Use Designations
Exhibit D: Proposed Land Use Designations
Exhibit E: Existing Zoning
Exhibit F: Proposed Zoning
Exhibit F.1: Zoning Districts and Parcels
Exhibit G: Existing Conditions and Aerial
Exhibit H: Surrounding Uses
Exhibit I: Updated Airport Land Use Compatibility Plan
Exhibit J: Pedestrian Sheds
Exhibit K: Project Theming
Exhibit L: Open Space Buffer
Exhibit M: Loop 202 & Warner
Exhibit N: Open Space Master Plan
Exhibit O: Trails Master Plan
Exhibit P: Urban Park Concept
Exhibit Q: Approved Plant Palette
Exhibit R: Circulation Master Plan
Exhibit S: Street Sections
Exhibit T: Conceptual Street Landscape
Exhibit U: Master Development Plan
Exhibit V: Conceptual Village Plan
Exhibit W: Citizen Participation Summary
Exhibit X: Zoning District Legal Descriptions
Exhibit Y: Development Standards



October 23rd 2018

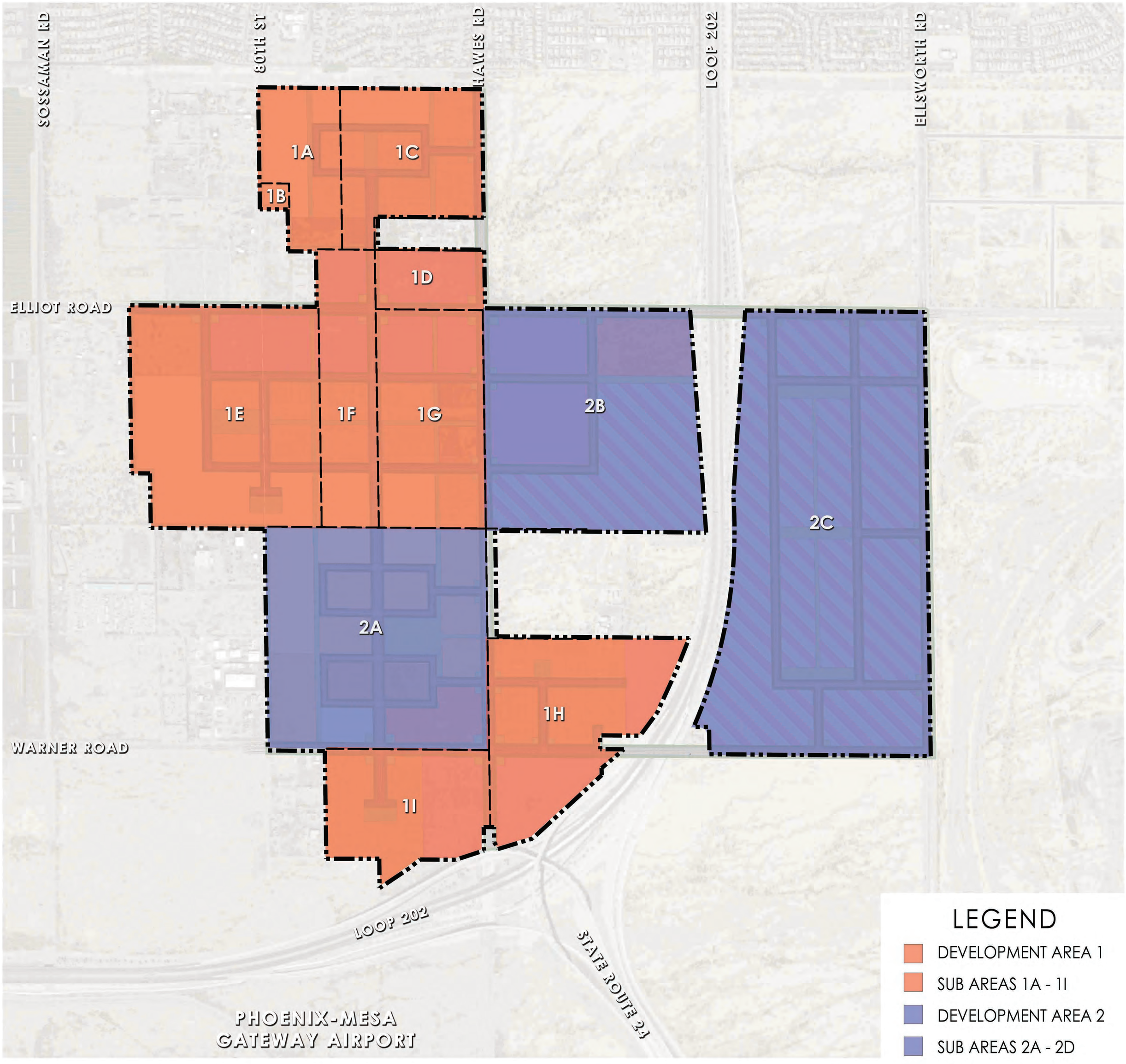
GREEY|PICKETT

HAWES CROSSING

EXHIBIT A: VICINITY MAP

0' 600' 1200' 1800'

SCALE: 1" = 600'



January 16th 2019

GREEY|PICKETT

HAWES CROSSING

EXHIBIT B: DEVELOPMENT AREAS

0' 400' 800' 1200'

SCALE: 1" = 400'

SOSSAMAN RD

80TH ST

HAWES RD

LOOP 202

ELLSWORTH RD

ELLIOT ROAD

WARNER ROAD

LOOP 202

STATE ROUTE 24

PHOENIX-MESA
GATEWAY AIRPORT

LEGEND

- NEIGHBORHOOD: SUBURBAN
- NEIGHBORHOOD VILLAGE
- MIXED USE ACTIVITY DISTRICT
- MIXED USE ACTIVITY / EMPLOYMENT
- EMPLOYMENT
- MIXED USE COMMUNITY
- SPECIALTY (AIRPORT)
- MARICOPA COUNTY LAND

October 23rd 2018

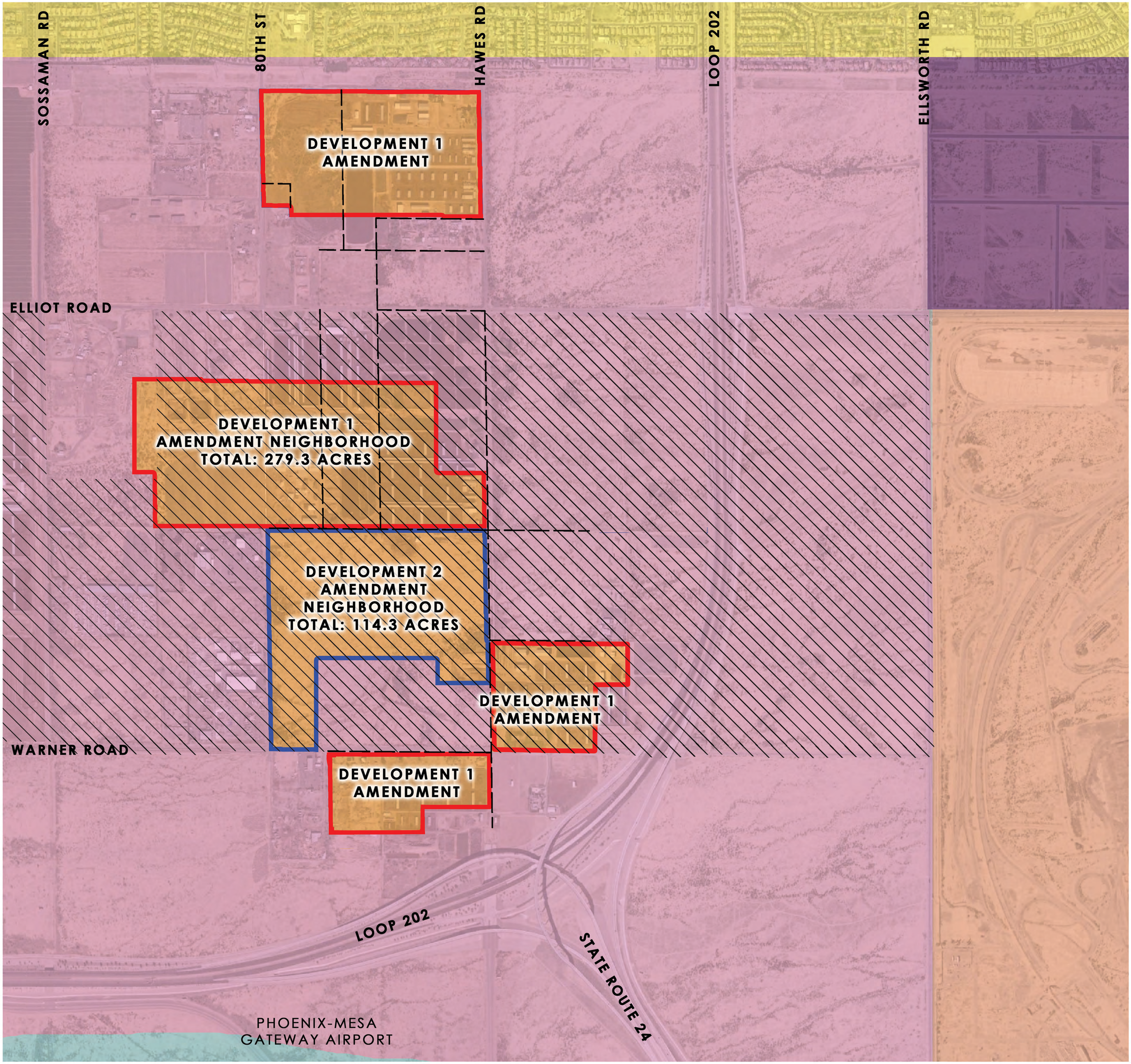
GREEY|PICKETT

HAWES CROSSING

EXHIBIT C: EXISTING LAND USE DESIGNATIONS

0' 400' 800' 1200'

SCALE: 1" = 400'



May 10, 2019

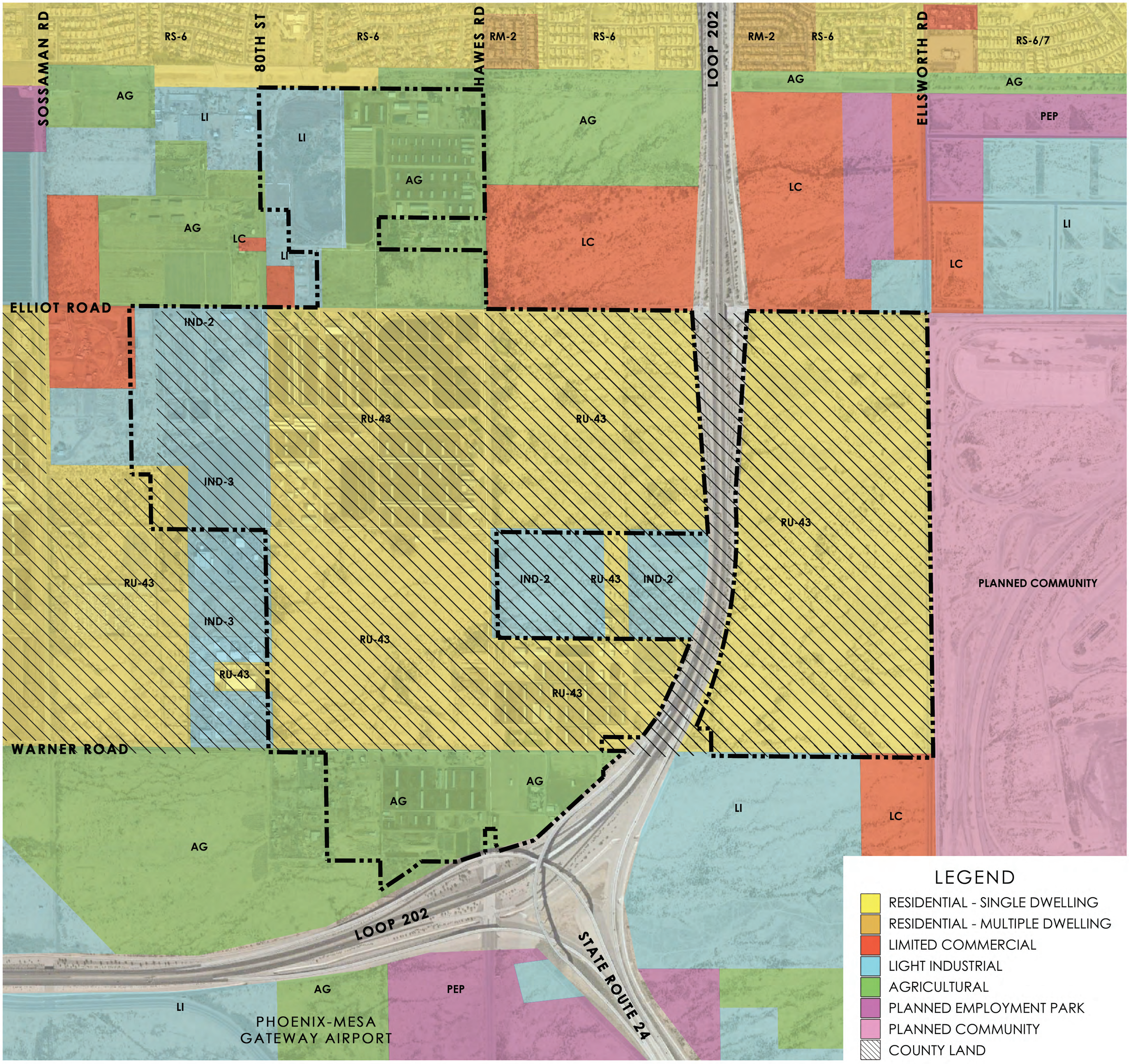
GREEY|PICKETT

HAWES CROSSING

EXHIBIT D: PROPOSED LAND USE DESIGNATIONS

0' 400' 800' 1200'

SCALE: 1" = 400'



March 20, 2019

GREEY|PICKETT

HAWES CROSSING

EXHIBIT E: EXISTING ZONING

0' 400' 800' 1200'

SCALE: 1" = 400'

SOSSAMAN RD

80TH ST

HAWES RD

LOOP 202

ELLSWORTH RD

ELLIOT ROAD

RS-6
34.8 AC

RSL-2.5
55.9 AC

RM-5
7.8 AC

Mixed Use
159.0 AC

RM-5
17.9 AC

Limited
Comm.
23.5 AC

General
Commercial
67.1 AC

Mixed Use
45.9 AC

RSL-2.5
62.3 AC

RM-5
13.8
AC

Light
Indutrial
73.2 AC

RSL-4.0
121.3 AC

RSL-2.5
63.2 AC

Light
Indutrial
168.0 AC

RSL-2.5
16.9
AC

RM-5
17.4 AC

Gen.
Comm.
18.0
AC

RSL-2.5
42.9 AC

Office
Comm.
8.7 AC

Limited
Comm.
20.1 AC

WARNER ROAD

RSL-2.5
39.1 AC

General
Commercial
54.6 AC

LOOP 202

STATE ROUTE 24

PHOENIX-MESA
GATEWAY AIRPORT

AUGUST 8, 2019

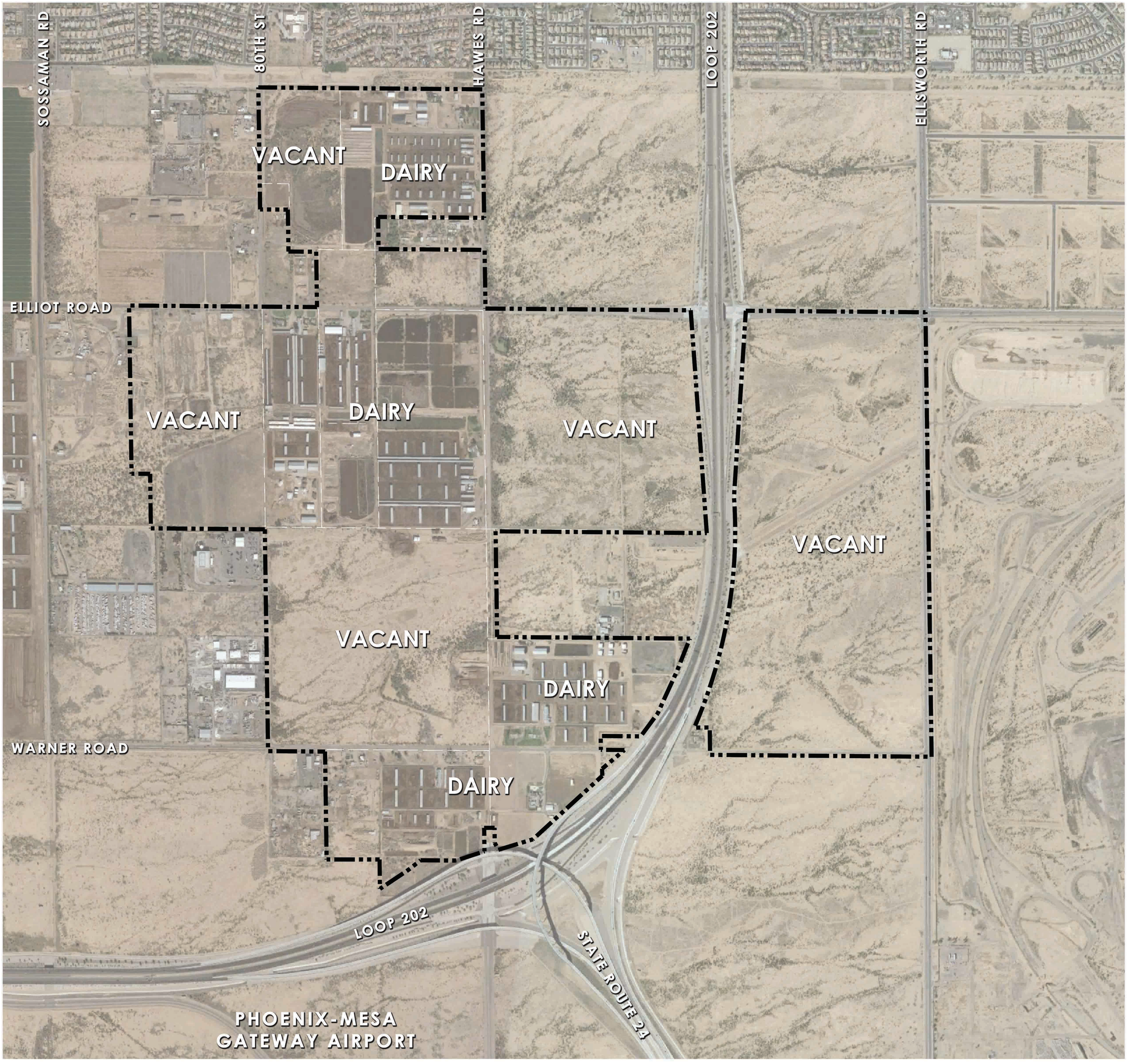
GREEY|PICKETT

HAWES CROSSING

EXHIBIT F: PROPOSED ZONING

0' 400' 800' 1200'

SCALE: 1" = 400'



October 23rd 2018

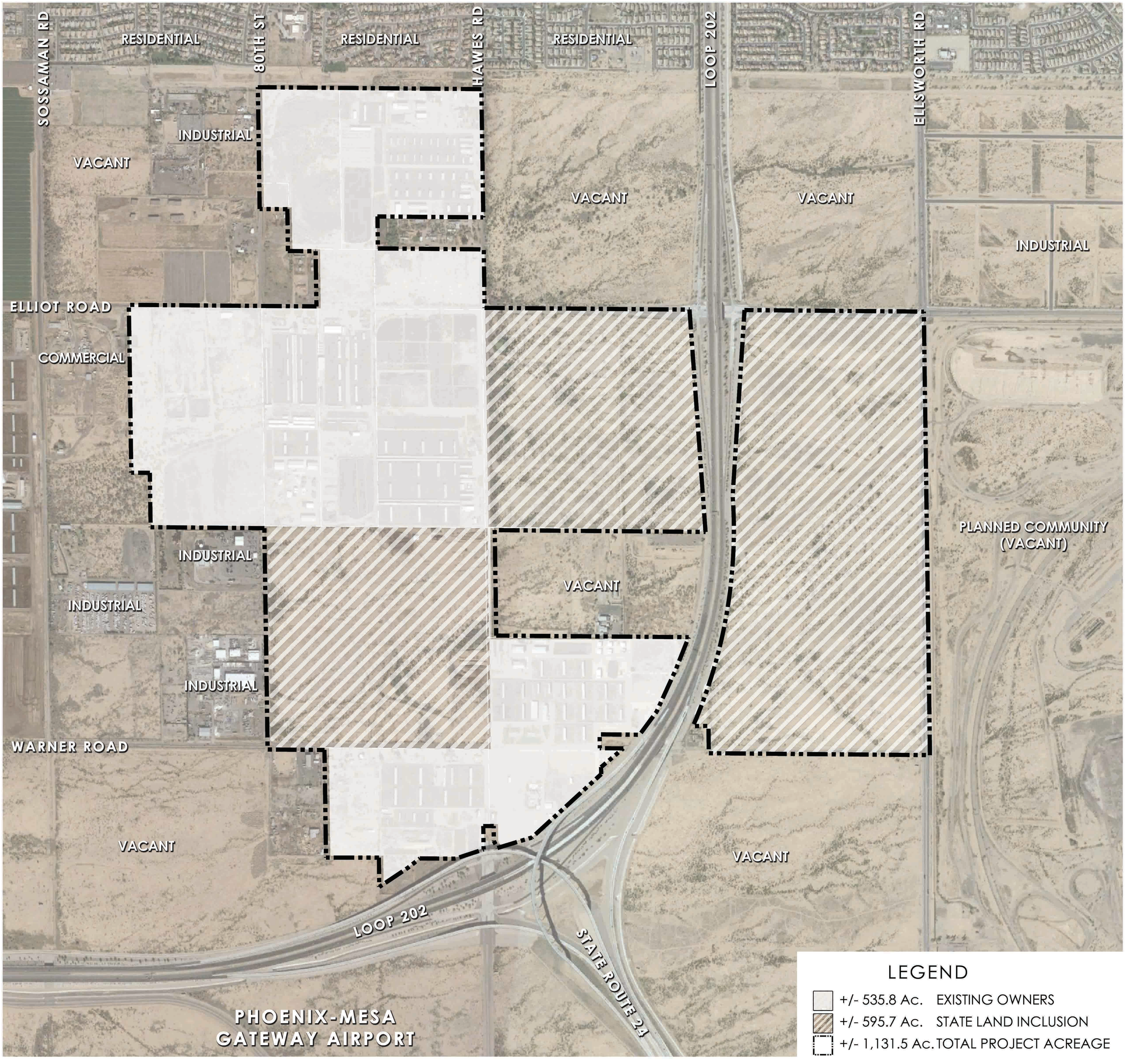
GREEY|PICKETT

HAWES CROSSING

EXHIBIT G: EXISTING CONDITIONS & AERIAL

0' 400' 800' 1200'

SCALE: 1" = 400'



LEGEND

+/- 535.8 Ac.	EXISTING OWNERS
+/- 595.7 Ac.	STATE LAND INCLUSION
+/- 1,131.5 Ac.	TOTAL PROJECT ACREAGE

October 23rd 2018

GREEY|PICKETT

HAWES CROSSING

EXHIBIT H: SURROUNDING USES

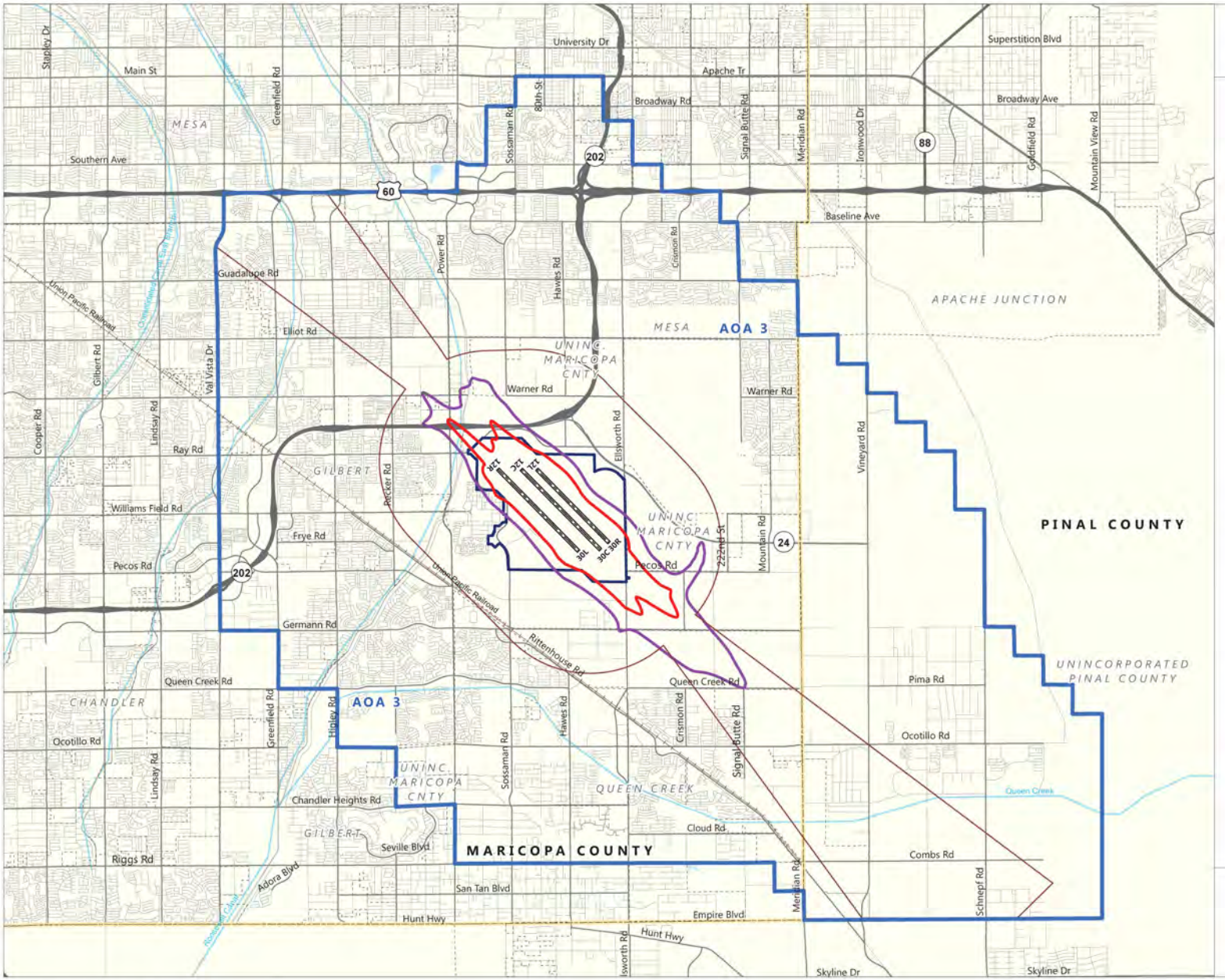
0' 400' 800' 1200'

SCALE: 1" = 400'

CURRENT MAP

PHOENIX-MESA GATEWAY AIRPORT

JANUARY 2017



LEGEND

- Existing Airport Boundary
- Municipal Boundary
- County Boundary
- Updated AOA 1
- Updated AOA 2
- Updated AOA 3
- 14 CFR Part 77 Horizontal and Outer Approach Surfaces
- Highway
- Arterial Street
- Local Street
- Railroad
- Waterways

NORTH

0 8,800 ft.

SOURCES: Phoenix-Mesa Gateway Airport Layout Plan, April 8, 2015 (airport property boundary); Airport Airspace Drawing, April 2015 (14 Part 77); Maricopa County Department of Transportation, 2012 (streets and highways); U.S. Census Bureau, 2014 (municipal boundaries, railroad); Ricondo & Associates, based upon a review of aircraft flight tracks and noise complaint location data, August 2014 (Study Area); Ricondo & Associates, based upon a review of aircraft flight tracks and noise complaint location data, October 2016 (Potential New AOA)

PREPARED BY: Ricondo & Associates, Inc., January 20167

Updated Airport Planning Area and Overlay Zones

SOSSAMAN RD

80TH ST

HAWES RD

LOOP 202

ELLSWORTH RD

ELLIOT ROAD

RS-6
34.8 AC

RSL-2.5
55.9 AC

RM-5
7.8 AC

Mixed Use
159.0 AC

RM-5
17.9 AC

RSL-2.5
62.3 AC

RM-5
13.8
AC

Limited
Comm.
23.5 AC

General
Commercial
67.1 AC

Mixed Use
45.9 AC

Light
Indutrial
73.2 AC

RSL-4.0
121.3 AC

RSL-2.5
63.2 AC

Light
Indutrial
168.0 AC

RSL-2.5
16.9
AC

RM-5
17.4 AC

Office
Comm.
8.7 AC

Limited
Comm.
20.1 AC

RSL-2.5
42.9 AC

Gen.
Comm.
18.0
AC

RSL-2.5
39.1 AC

General
Commercial
54.6 AC

WARNER ROAD

LOOP 202

STATE ROUTE 24

PHOENIX-MESA
GATEWAY AIRPORT

LEGEND

- 1/4 MILE SHED - PARK SPACE
- 1/4 MILE SHED - COMMERICIAL
- 1/4 MILE SHED - EMPLOYMENT/MIXED USE
- 1/4 MILE SHED - OFFICE

AUGUST 8, 2019

GREEY|PICKETT

HAWES CROSSING

EXHIBIT J: PEDESTRIAN SHEDS

0' 400' 800' 1200'

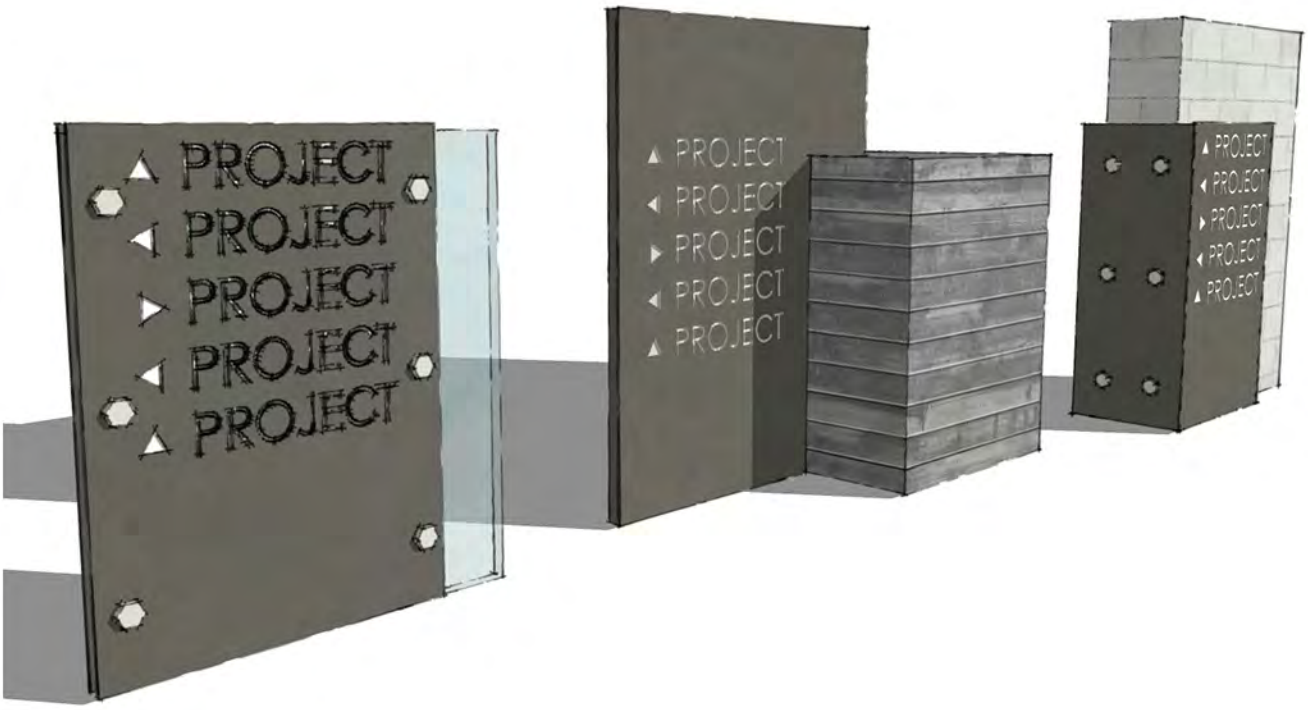
SCALE: 1" = 400'

Exhibit K-1
Theming - Primary Monumentation

Exhibit K-2
Theming - Secondary Monumentation

Exhibit K-3
Theming - Street Theming

Exhibit K-4
Theming - Community Signage



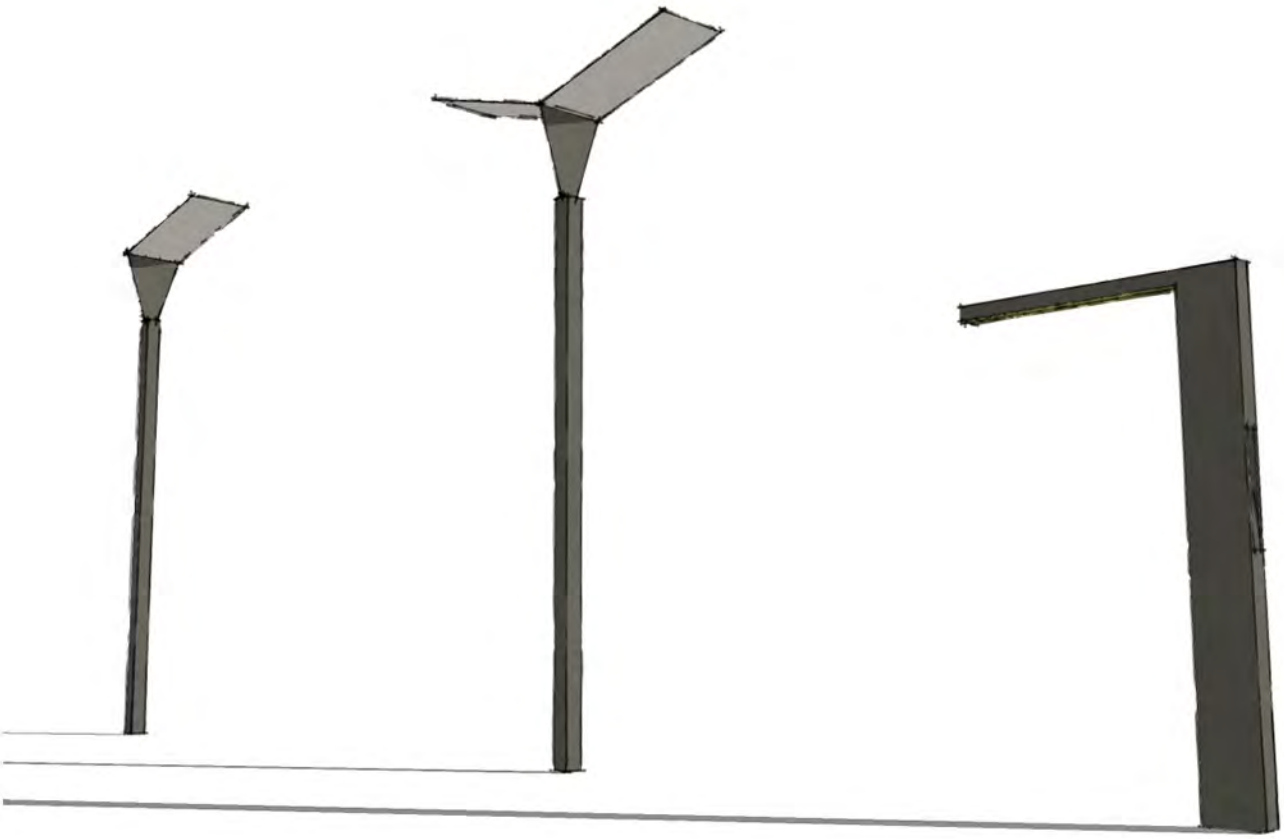
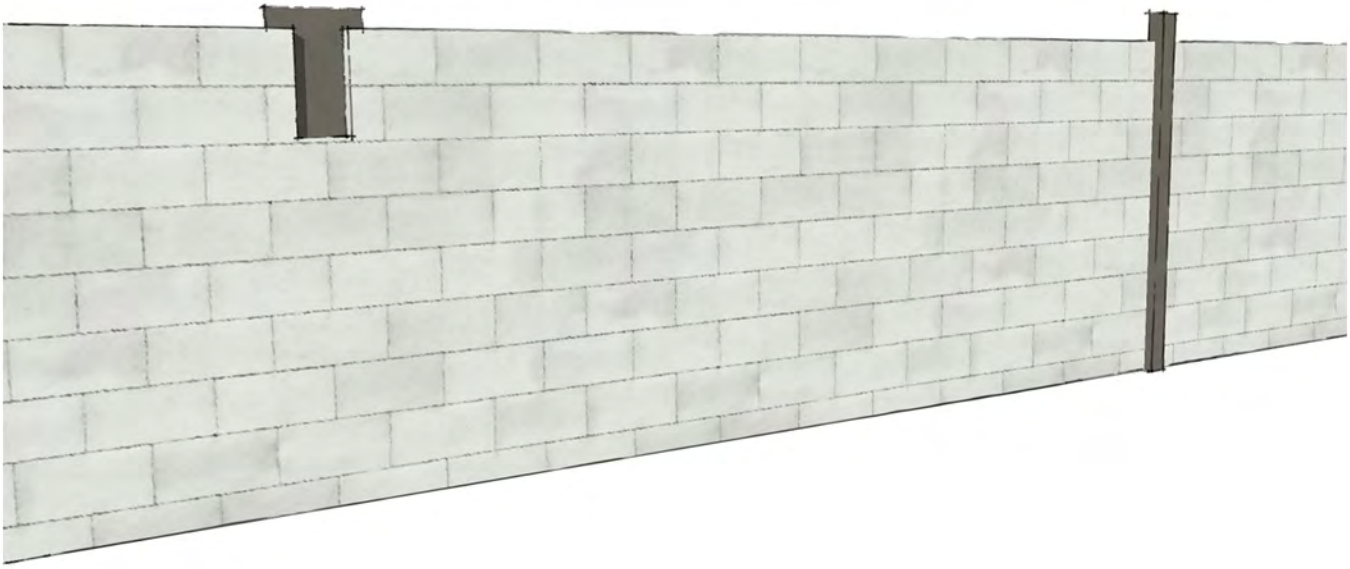


Exhibit K-5
Theming - Kit of Parts



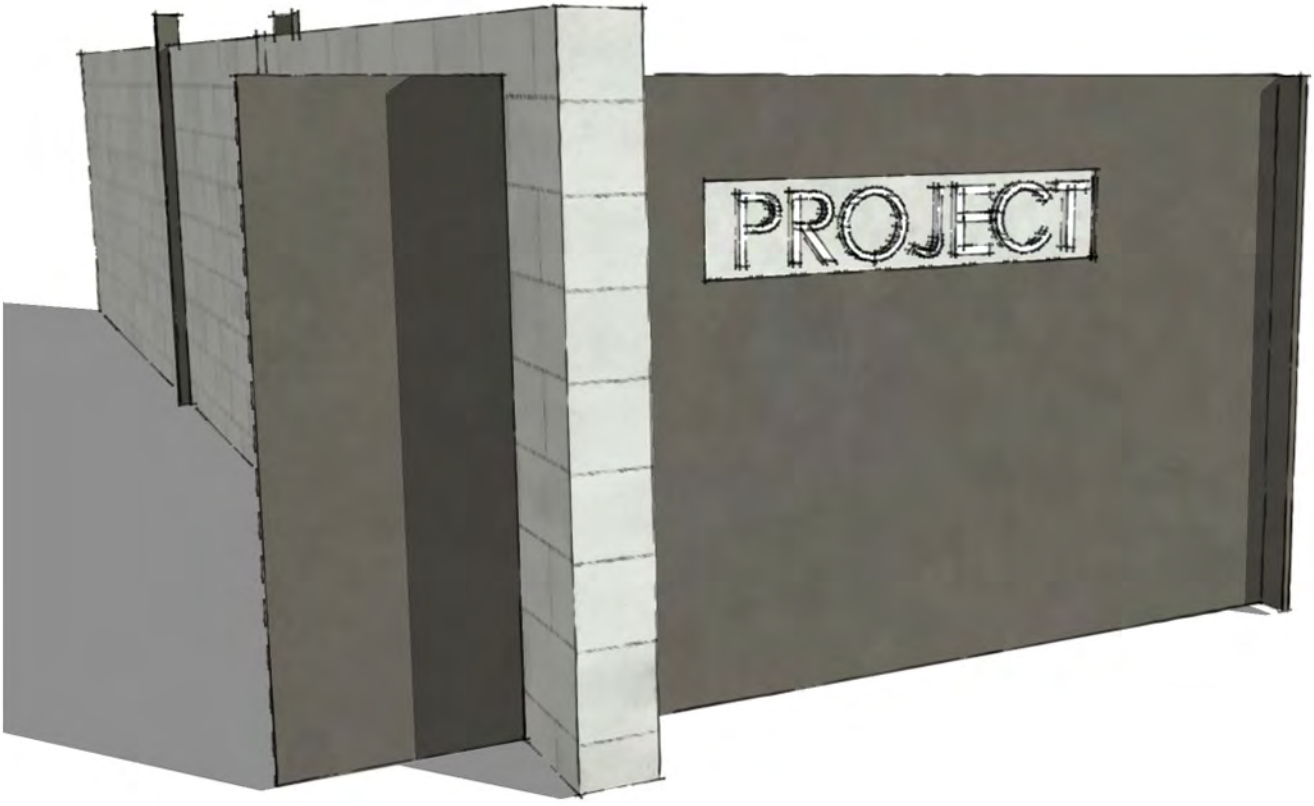
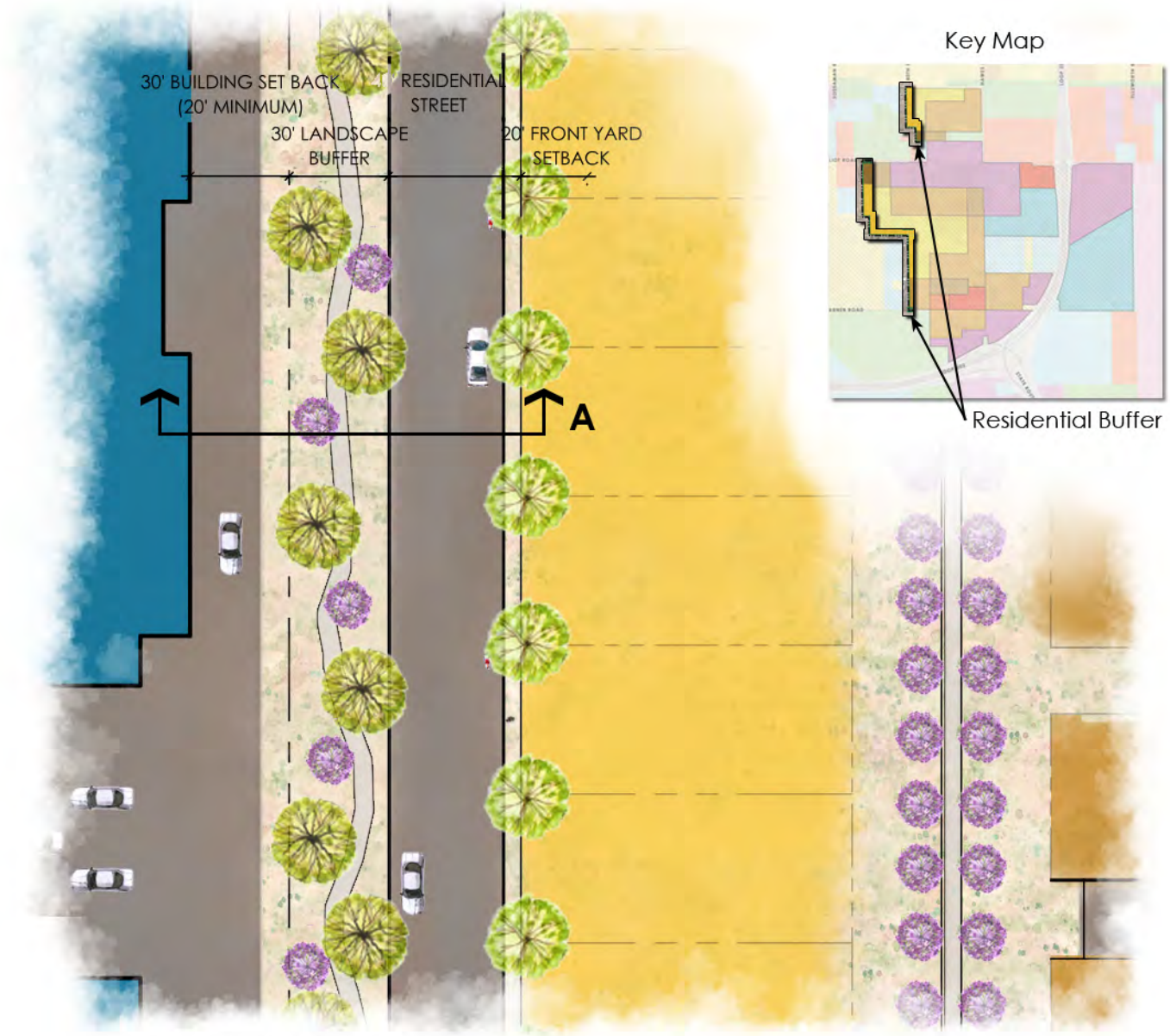
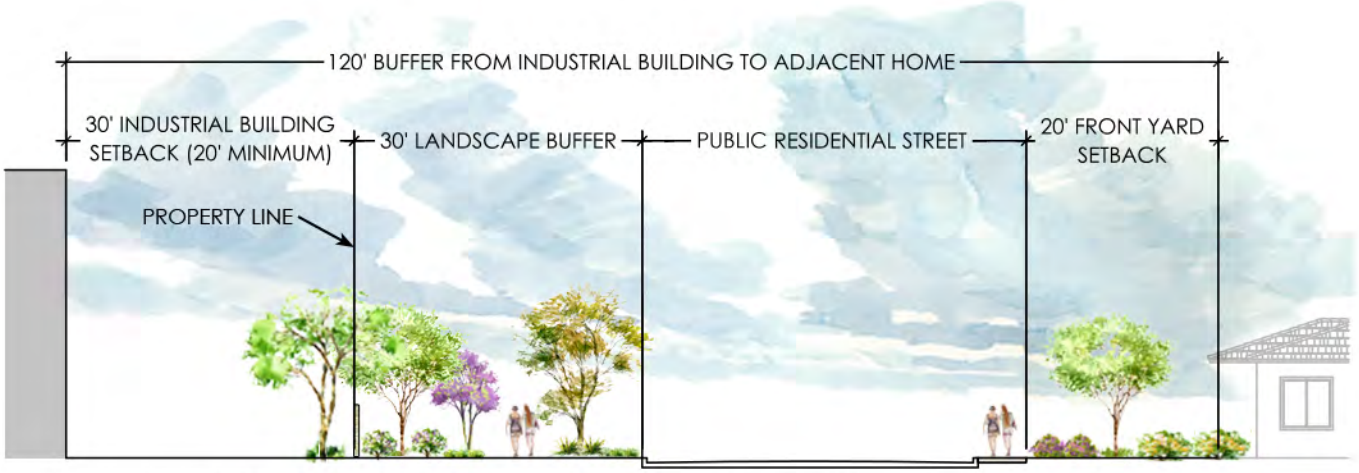


Exhibit K-6
Theming - Kit of Parts



Residential Buffer Plan Adjacent to Industrial



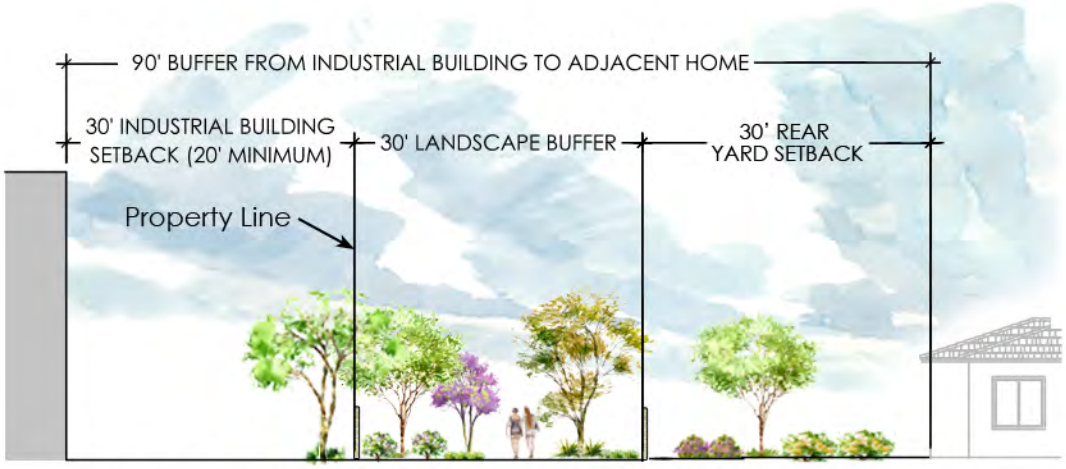
Section A - Front Yard Residential Buffer Section Adjacent to Industrial

Exhibit L1

Residential Buffer Adjacent to Industrial & Trail Section

Key Map

Residential Buffer Plan Adjacent to Industrial



Section B - Rear Yard Residential Buffer Section Adjacent to Industrial

Exhibit L2
Residential Buffer Adjacent to Industrial & Trail Section

Exhibit L-3
Interior Open Space & Trail Connectivity

Exhibit M
Loop 202 & Warner

SOSSAMAN RD

80TH ST

HAWES RD

LOOP 202

ELLSWORTH RD

ELLIOT ROAD

S-6
34.8 AC

RSL-2.5
55.9 AC

RM-5
7.8 AC

Mixed Use
159.0 AC

RM-5
17.9 AC

Limited Comm.
23.5 AC

RSL-2.5
62.3 AC

RM-5
13.8 AC

Light Industrial
73.2 AC

RSL-4.0
21.3 AC

RSL-2.5

6.4 Acres

RSL-2.5
16.9 AC

RM-5
17.4 AC

Office Comm.
8.7 AC

Limited Comm.
20 AC

RSL-2.5
42.9 AC

Gen. Comm.
18.0 AC

RSL-2.5
39.1 AC

General Commercial
54.6 AC

General Commercial
67.1 AC

Mixed Use
45.9 AC

Light Industrial
168.0 AC

WARNER ROAD

LOOP 202

STATE ROUTE 24

PHOENIX-MESA
GATEWAY AIRPORT

*The location, size, and configuration of the open space and trails are conceptual and subject to change during the Specific Plan process.

LEGEND

- COMMUNITY PARKS (4 Ac. Min.)
- NEIGHBORHOOD PARKS (1- 4 Ac.)
- POCKET PARKS
- URBAN PLAZAS
- OPEN SPACE

AUGUST 8, 2019

GREEY|PICKETT

HAWES CROSSING
EXHIBIT N: OPEN SPACE MASTER PLAN

0' 400' 800' 1200'

SCALE: 1" = 400'

SOSSAMAN RD

80TH ST

HAWES RD

LOOP 202

ELLSWORTH RD

ELLIOT ROAD

WARNER ROAD

LOOP 202

STATE ROUTE 24

PHOENIX-MESA
GATEWAY AIRPORT

RS-6
34.8 AC

RSL-2.5

RM-5
7.8 AC

Mixed Use
159.0 AC

RM-5
17.9 AC

Limited
Comm.
23.5 AC

General
Commercial
67.1 AC

RSL-2.5
62.3 AC

RM-5
13.8
AC

Mixed Use
45.9 AC

Light
Industrial
73.2 AC

RSL-4.0
121.3 AC

RSL-2.5
63.2 AC

Light
Industrial
168.0 AC

Gen.
Comm.
18.0
AC

RSL-2.5
16.9
AC

RM-5
17.4 AC

Office
Comm.
8.7 AC

Limited
Comm.
20.1 AC

RSL-2.5
42.9 AC

RSL-2.5
39.1 AC

General
Commercial
54.6 AC

LEGEND

- OPEN SPACE TRAILS
- THEME STREET TRAILS
- ON STREET TRAILS
- OPEN SPACE

AUGUST 8, 2019

GREEY|PICKETT

HAWES CROSSING

EXHIBIT O: TRAILS MASTER PLAN

0' 400' 800' 1200'

SCALE: 1" = 400'

Exhibit P
Urban Park Concept

Exhibit Q – Approved Plant Palette

Plant Materials List

The following plants are approved for use in all zoning categories within the Inner Loop and are subject to specific characteristics due to cold tolerance, soil conditions, or other special microclimatic needs. Others may sunburn in certain exposures. Parcel developers should review the use of all plants with a knowledgeable professional or consult appropriate reference material. Some plants are inappropriate to the environment because they are potentially destructive to the native species.

The following plants are approved for use in all areas throughout the Inner Loop.

TREES

BOTANICAL NAME	COMMON NAME
Acacia aneura 'Mulga'	Acacia Aneura
Acacia greggii	Catclaw
Acacai rigidula	Blackbrush Acacia
Bachharis salicifolia	Seep Willow
Callistemon viminalis	Bottle Brush Tree
Carya sp.	Pecan
Celtis reticulata	Canyon Hackberry
Cercidium (see Parkinsonia)	Palo Verde
Chilopsis linearis	Desert Willow
Chilopsis linearis 'Bubba'	Desert Willow
Chilopsis linearis 'Lucretia Hamilton'	Desert Willow
Chiltalpa tashkentensis	Chiltalpa
Cupressus arizonica	Arizona Cypress
Dalbergia sissoo	Indian Rosewood
Franxinus uhdei (Wenzig) Lingelsh	Shamel Ash, Tropical Ash
Franxinus velutina	Arizona Ash
Fraxinus velutina 'Bonita'	Bonita Ash
Fraxinus velutina 'Fan-tex'	Fan-tex Ash
Gleditsia tricanthos inermis	Honeylocust
Jacaranda mimosifolia	Jacaranda
Juglans major	Arizona Walnut
Juniperus monospermus	One Seed Juniper
Olea europaea 'wilsonii'	Fruitless Olive
Olneya tesota	Ironwood
Parkinsonia hybrid 'Desert Museum'	Desert Museum Palo Verde
Parkinsonia microphyllum	Foothills Palo Verde

Pinus eldarica	Afgan Pine, Eldarica Pine
Pinus halepensis	Aleppo Pine
Pistacia atlantica x Intergerrima	Red Push Pistache
Pistacia vera L.	Pistachio
Populus fremontii	Cottonwood
Prosopis glandulosa	Honey Mesquite
Prosopis hybrid 'Phoenix'	Phoenix Mesquite, Argentine Mesquite, Thornless South American Mesquite, Chilean Mesquite
Prosopis pubescens	Screwbean Mesquite
Prosopis velutina	Velvet Mesquite
Quercus emoryii	Emory Oak
Quercus virginiana	Live Oak
Salix exigua	Coyote Willow
Salix gooddingii	Goodding's Willow
Tipuana Tipu	Tipu
Ulmus parvifolia	Chinese Elm
Ulmus parvifolia Allee	Chinese Elm Allee, Chinese Elm Bosque
Vitex agnus-castus	Chaste Tree
Brahea armata	Mexican Blue Palm
Chamaerops humilis	Mediterranean Fan Palm
Phoenix canariensis	Canary Island Date Palm
Phoenix dactylifera	Date Palm
Washingtonia filifera	California Fan Palm, Hybrid Fan Palm
Acacia willardiana	Palo Blanco
Bauhinia blankeana	Hong Kong Orchid Tree
Bauhinia lunaroides	Anacacho Orchid
Caesalpinia cacalaco	Cascalote
Cercis canadensis v. 'Mexicana'	Mexican Redbud
Chorisia speciosa	Silk Floss Tree
Citrus sp.	Citrus Tree
Cordia boisserii	Texas Olive
Cupressus sempervirens	Italian Cypress
Diospyros texana	Texas persimmon
Fraxinus greggii	Littleleaf Ash
Nerium oleander 'Sister Agnes'	Giant White Oleander
Lagerstroemia indica	Crape Myrtle
Laurua nobilis	Bay Laurel
Olea europaea 'swan hill'	Swan Hill Olive
Pithecellobium flexicaule	Texas Ebony
Pithecellobium mexicanum	Mexican Ebony
Pithecellobium pallens	Tenaza

Plantanus wrightii	Arizona Sycamore
Prunus armeniaca	Apricot
Prunus cerasifea	Purple Leaf Plum
Prunus persica	Peach
Pyrus calleryana 'Bradford'	Bradford Pear
Pyrus kawakamii	Evergreen Pear
Quercus suber	Cork Oak
Sophora japonica	Japanese Pagoda Tree
Sophora secundiflora	Texas Mountain Laurel
Thevetia peruviana	Mexican Oleander

SHRUBS

BOTANICAL NAME	COMMON NAME
Abutilon palmeri	Indian Mallow
Acacia craspedocarpa	Leather Leaf Acacia
Alyogyne huegelii	Blue Hibiscus
Ambrosia abrosoides	Giant Bursage
Ambrosia deltoidea	Bursage
Anisicathus quadrifidus	Mountain Flame
Atriplex canescens	Fourwing Saltbrush
Atriplex lentiformis	Quail Bush
Buddleia marrubifolia	Woolly Butterfly Bush
Buxus m. japonica	Japanese Boxwood
Caesalpinia gilliesii	Mexican Bird of Paradise
Caesalpinia mexicana	Yellow Bird of Paradise
Caesalpinia pulcherrima	Desert Bird of Paradise
Calliandra californica	Red Fairy Duster
Calliandra eriophylla	Native Fairy Duster
Callistemon citrinus 'Little John'	Little John
Carissa grandifolora 'Compacta'	Natal Plum
Cassia artemisoides	Silver Cassia
Celtis pallida	Desert Hackberry
Cordia parvifolia	Littleleaf Olive
Dalea frutescens	Black Dalea
Dalea pulchra	Indigo Bush
Dodonaea viscosa	Hopbush
Dodonaea viscosa 'Purpurea'	Purple-leafed Hopbush
Encelia farinosa	Brittlebush
Ephedra viridis	Mormon Tea
Justicia californica	Chuparosa
Justicia spicigera	Mexican Honeysuckle
Larrea tridentata	Creosote

Leucophyllum sp.	Sage (small)
Leucophyllum sp.	Sage (large)
Leucophyllum frutescens	Texas Ranger
Leucophyllum frutescens 'Compacta'	Texas Ranger
Leucophyllum laevigatum	Chihuahuan Sage
Leucophyllum laevigatum 'Rio Bravo'	Chihuahuan Sage
Leucophyllum zygophyllum 'Cimarron'	Cimarron Texas Ranger
Lycium andersonii	Wolfberry
Lycium fremontii	Wolfberry
Myrtus boetica	Twisted Myrtle
Myrtus communis	Myrtle
Nerium oleander Dwarf	Dwarf Oleander
Nerium oleander	Common Oleander
Perovskia atriplicifolia	Russian Sage
Psilostrophe cooperi	Paperflower
Rhus ovata	Sugarbush
Rhus virens	Evergreen Sumac
Rosmarinus officinalis 'Huntington Carpet'	Upright Rosemary
Ruellia brittoniana	Ruellia
Ruellia peninsularis	Baja Ruellia
Russellia equisetaformis	Coral Fountain
Salvia coccinea	Scarlet Sage
Salvia greggii	Autumn Sage
Salvia leucantha	Mexican Bush Sage
Sambucus mexicana	Mexican Elderberry
Senna covesii	Desert Senna
Simmondsia chinensis	Jojoba
Tecomaria capensis	Cape Honeysuckle
Tecoma stans	Yellow Tecoma Stans
Tecoma stans 'Orange Jubilee'	Orange Tecoma Stans
Vauquelinia californica	Arizona Rosewood
Vigueria deltoidea	Goldeneye
Xylosma congesta 'Compacta'	Compact Xylosma
Ziziphus obtusifoloia	Grey Thorn

ACCENTS

BOTANICAL NAME	COMMON NAME
Agave americana 'Marginata'	Century Plant
Agave bovicornuta	Cowhorn Agave
Agave desmenttiana	Agave
Agave geminiflora	Twin Flowered Agave
Agave parryi 'Truncata'	Parry's Agave
Agave schidigera 'Durano Delight'	Durango Delight Agave
Agave vilimoriana	Octopus Agave
Agave sp.	Agave
Aloe barbadensis	Yellow Aloe
Aloe x 'Blue Elf'	Blue Elf Aloe
Aloe sp.	Aloe
Asclepias subulata	Desert Milkweed
Asparagus densiflorus 'foxtail'	Asparagus Fern

PERENNIALS and GROUNDCOVERS

BOTANICAL NAME	COMMON NAME
Acacia redolens	Prostrate Acacia
Baileya multiradiata	Desert Marigold
Bulbine frutescens	Bulbine
Convovulus cneorum	Bush Morning Glory
Dalea captata 'Sierra Gold'	Dalea
Dyssodia acerosa	Shrubby Dogweed
Dyssodia pentachaeta	Dogweed
Echinacea purpurea	Coneflower
Eschscholzia californica sp. Mexicana	Mexican Gold Poppy
Gazania rigens 'Sun Gold'	Gazania sp.
Lantana camara 'New Gold'	Lantana
Lantana montevidensis	Lantana
Lantana camara 'Radiation'	Lantana
Lavender sp.	Lavender
Lippa nodiflora	Frogfruit
Liriope muscari	Lilyturf
Lupinus sparsiflorus	Desert Lupine
Melampodium leucanthum	Blackfoot Daisy
Penstemon parryii	Parry Penstemon

Penstemon sp.	Penstemon
Portulacaria afra	Elephant Food
Ratibida columnifera	Mexican Hat
Rosmarinus officinalis Prostratal	Prostrate Rosemary
Sphaeralcea ambigua	Desert Globemallow
Sphagneticola trilobata	Yellow Dot
Setcreasea pallida	Purple Heart
Tetranauris acaulis	Angelita Daisy
Verbena gooddingii	Native Verbena
Verbena pulchella	Verbena
Zephryanthes candida	White Rain Lily
Common Annuals (to season)	Colorful Annuals (in pots or defined beds)

GRASSES

BOTANICAL NAME	COMMON NAME
Aristida purpurea	Purple Three Awn
Bouteloua curtipendula	Sideouts Grama
Bouteloua gracilis	Blue Grama
Bouteloua gracilis 'Blond Ambition'	Blond Ambition Blue Grama
Cynodon dactylon Hybrid	Hybrid Bermunda
Distichlis spocate	Saltgrass
Lolium sp.	Rye Grass (seasonal only)
Muhlenbergia capillaris	Regal Mist
Muhlenbergia lindheimeri	Lindheimer's Muhly
Muhlenbergia rigens	Deergrass
Muhlenbergia rigens 'Nashville'	Nashville Deergrass
Nolina sp.	Beargrass
Paspalum Vaginatum	Seashore Paspalum
Sporobolus airoides	Alkali Sacaton
Sporobolus cryptandrus	Sand Dropseed

VINES

BOTANICAL NAME	COMMON NAME
Antigonon leptopus	Queen's Wreath Vine
Bougainvillea spp.	Bougainvillea
Campsis radicans	Trumpet Vine
Ficus pumila	Creeping Fig Vine
Gelsemium sempervirens	Caroline Jasmine
Hardendergia violacea	Lilac Vine

Lonicera japonica 'Halliana'	Hall's Honeysuckle
Macfadyena unguis-cati	Cat's Claw
Mascagnia macroptera	Yellow Orchid Vine
Parthenocissus sp. Hacienda	Hacienda Creeper
Passiflora caerulea	Passion Vine
Podranea ricasoliana	Pink Trumpet Vine
Rosa banksiae	Lady Banks Rose
Solanum jasminoides	White Potato Vine
Trachelospermum jasminoides	Star Jasmine
Vigna caracalla	Snail Vine
Vitis sp. 'Roger's Red'	Roger's Red Vine (grape)

PROHIBITED PLANT LIST

BOTANICAL NAME	COMMON NAME
Baccharis sarathroides	Desert Broom
Brassica tournefortii	Saharan Mustard
Bromus rubens	Red Bromegrass
Casuarina species	Beefwood
Centaurea melitensis	Malta Starthistle
Chamaecyparis species	False Cypress
Cynodon dactylon	Common Bermuda Grass
Grevillea robusta	Silk Oak
Pennisetum ciliare	Buffel Grass
Tamarix aphylla	Tamarisk or Salt Cedar
Morus Alba	White Mulberry

SOSSAMAN RD

80TH ST

HAWES RD

LOOP 202

ELLSWORTH RD

ELLIOT ROAD

WARNER ROAD

RS-6
34.8 AC

RSL-2.5

RM-5
7.8 AC

Mixed Use
19.0 AC

RM-5
17.9 AC

Limited
Comm.
23.5 AC

General
Commercial
67.1 AC

RSL-2.5
62.3 AC

RM-5
13.8
AC

Mixed Use
25.9 AC

Light
Industrial
73.2 AC

RSL-4.0
121.3 AC

RSL-2.5
63.2 AC

Light
Industrial
168.0 AC

Gen.
Comm.

RSL-2.5
16.9
AC

RM-5
17.4 AC

RSL-2.5
42.9 AC

18.0
AC

Office
Comm.
8.7 AC

Limited
Comm.
20.1 AC

RSL-2.5
39.1 AC

General
Commercial
54.6 AC

LOOP 202

STATE ROUTE 24

PHOENIX-MESA
GATEWAY AIRPORT

LEGEND

- A - ARTERIAL ROADWAY
- B1 - URBAN COLLECTOR
- B2 - URBAN COLLECTOR
- C - COMMUNITY COLLECTOR

AUGUST 8, 2019

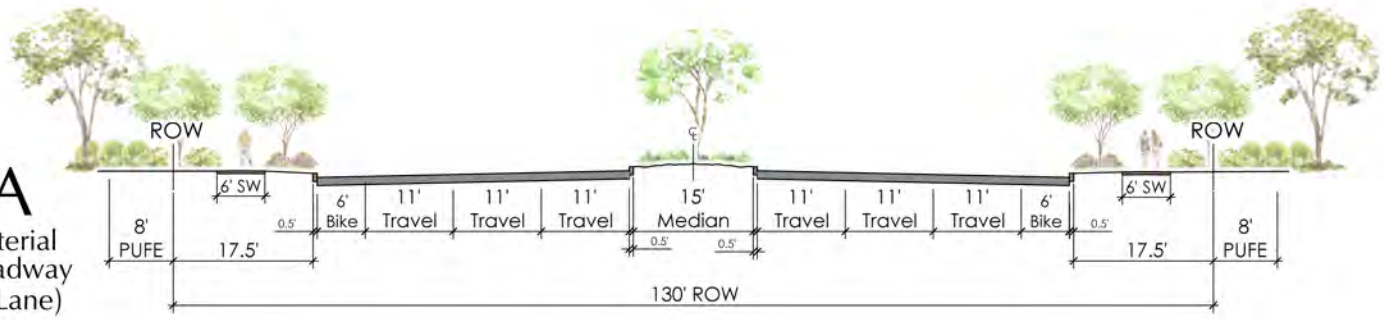
GREEY|PICKETT

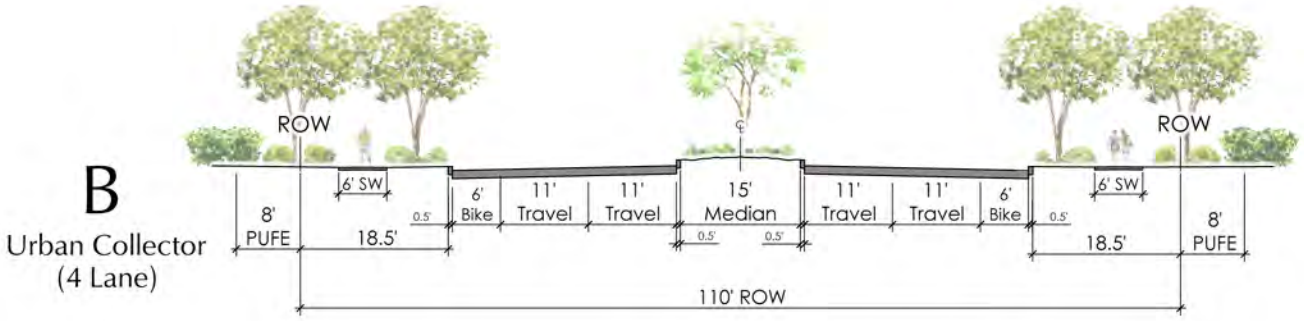
HAWES CROSSING

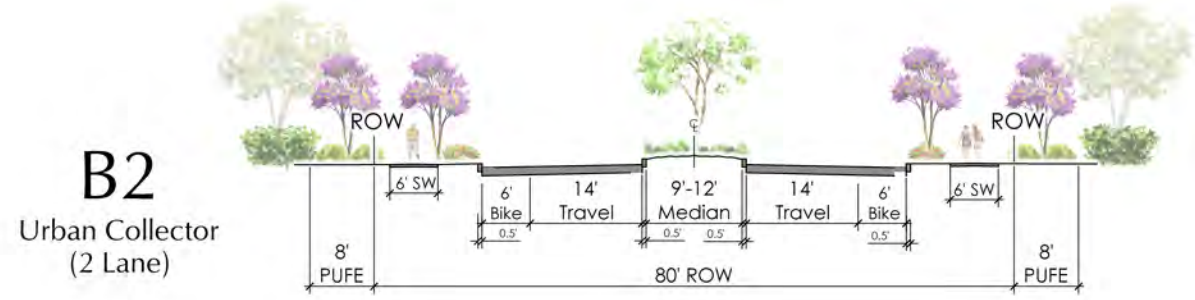
EXHIBIT R: CIRCULATION MASTER PLAN

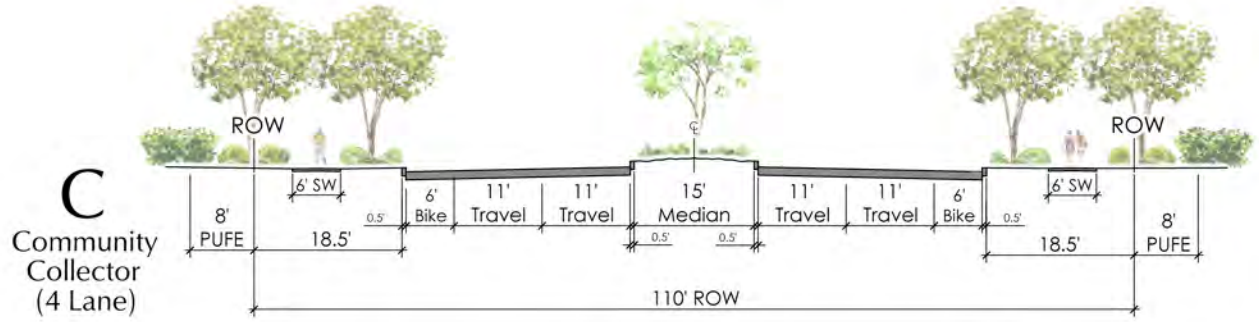
0' 400' 800' 1200'

SCALE: 1" = 400'



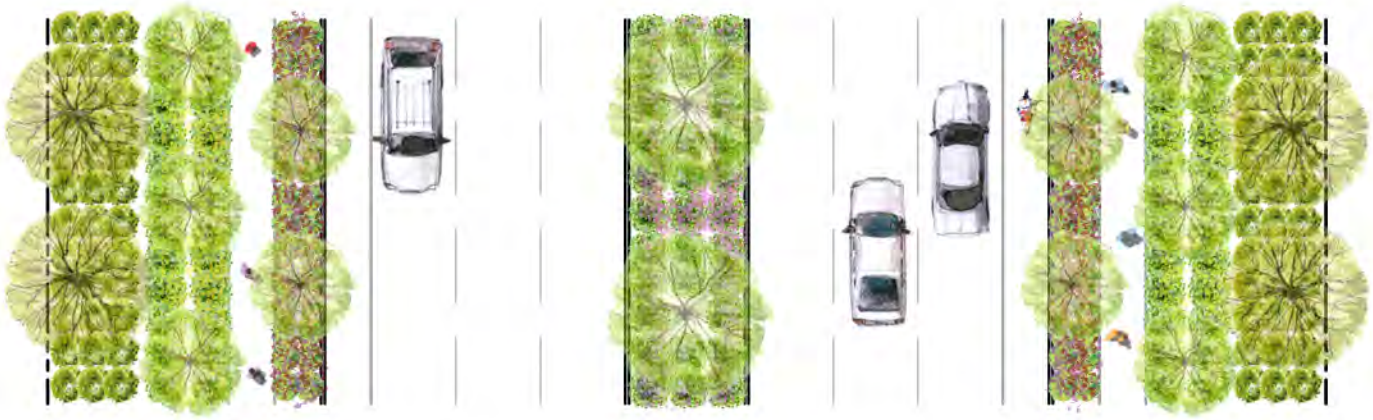






* Planted landscape area to include PUE, PUFE & sidewalk

Exhibit S
Street Sections



Semi-formal mix of tall and medium height trees

A - Arterial Roadway (6 Lane)

* Planted landscape area to include PUE, PUFE & sidewalk

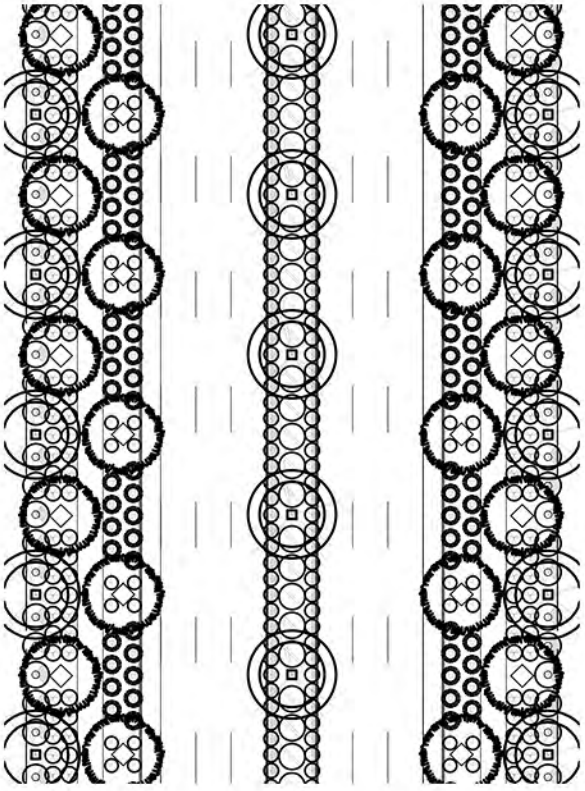


Exhibit T-1
Conceptual Street Landscape

Very formal tall, medium, and low tree clusters or groves with shrub hedges, linear and boxed color with accent planting

B1 - Urban Collector (4 Lane)

* Planted landscape area to include PUE, PUFE & sidewalk

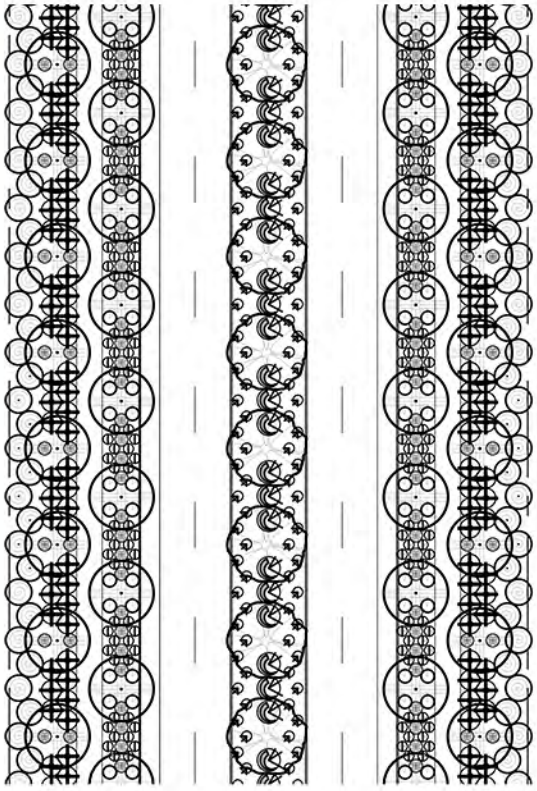
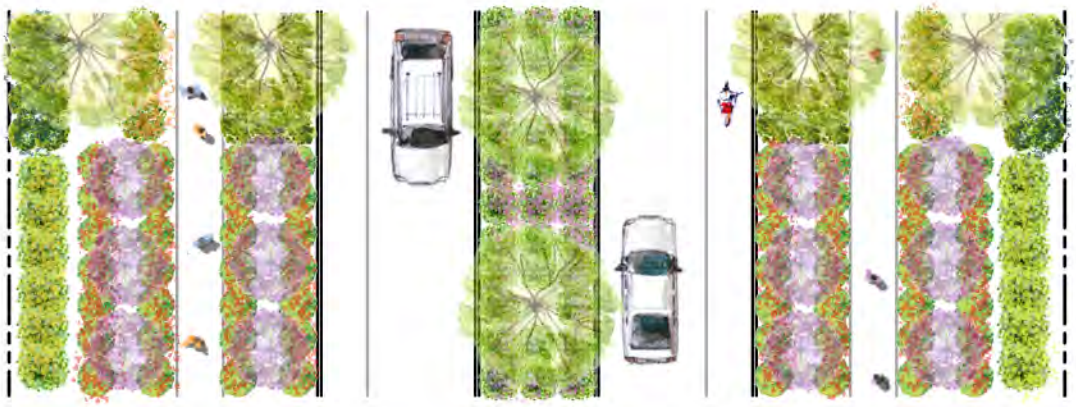
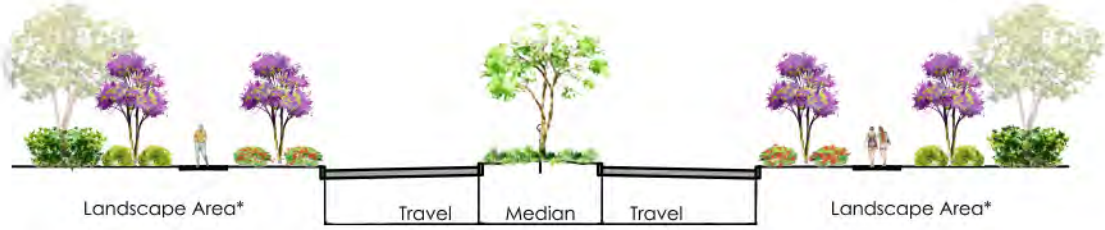


Exhibit T-2
Conceptual Street Landscape

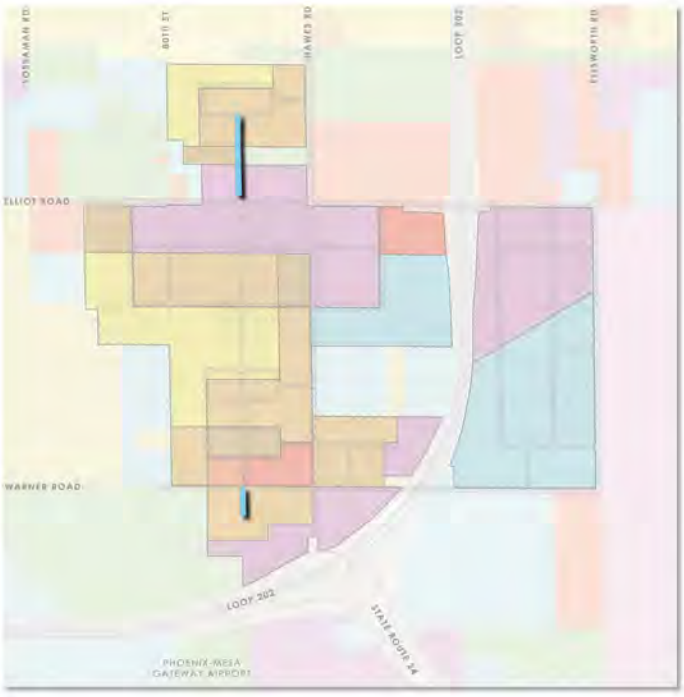


Very formal tall, medium, and low tree clusters or groves with shrub hedges, linear and boxed color with accent planting



B2 - Urban Collector (2 Lane)

* Planted landscape area to include PUE, PUFE & sidewalk



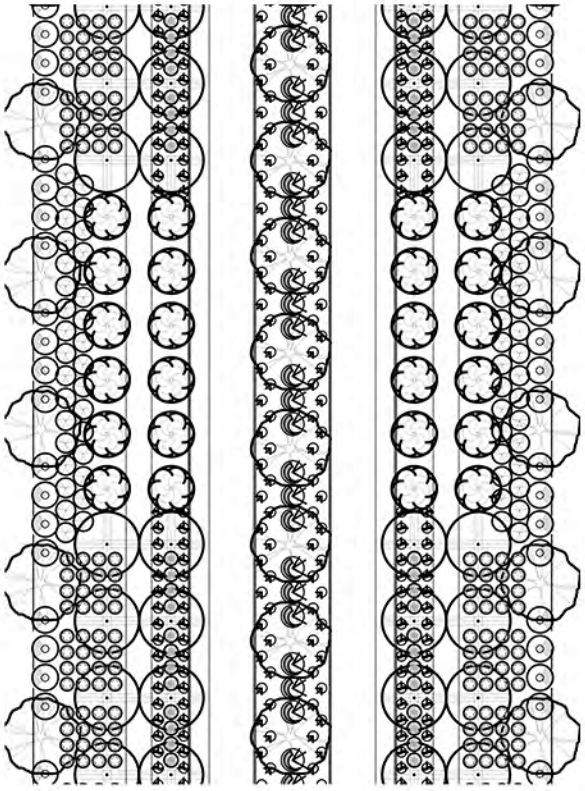


Exhibit T-3
Conceptual Street Landscape

Diamond pattern tree forms with small breaks of accent trees

C - Community Collector (4 Lane)

* Planted landscape area to include PUE, PUFE & sidewalk

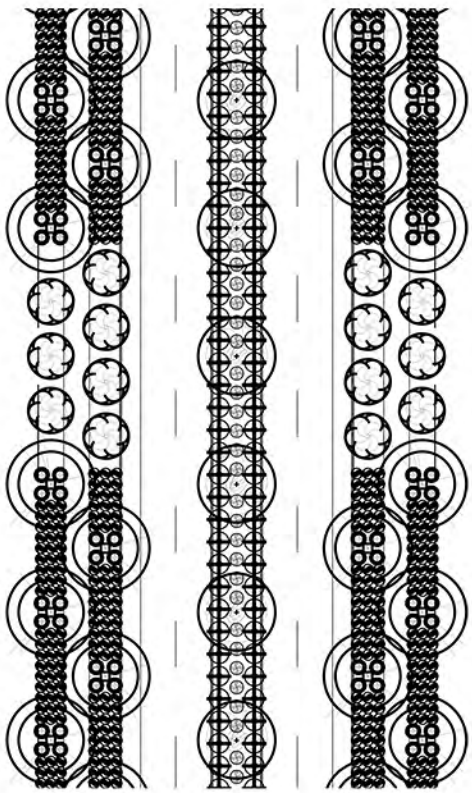
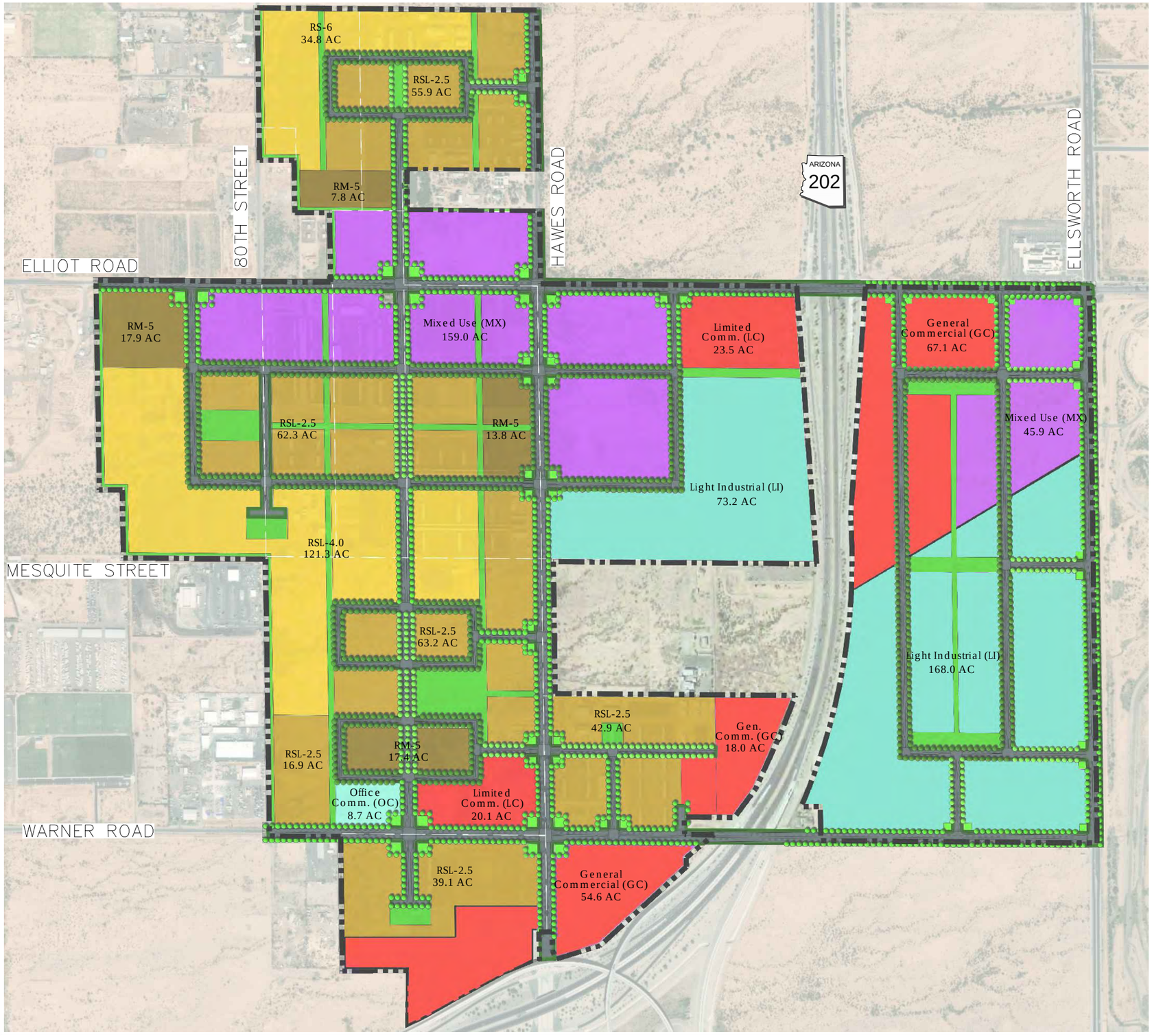


Exhibit T-4
Conceptual Street Landscape



LEGEND

PROJECT BOUNDARY

ZONING CATEGORIES

- RS-6 & RSL-4.0
- RSL-2.5
- RM-5
- MIXED USE (MX)
- LIGHT INDUSTRIAL (LI)
- LIMITED COMMERCIAL (LC) & GENERAL COMMERCIAL (GC)
- OFFICE (OC)
- PARK/OPEN SPACE
- RIGHT OF WAY/ROADWAY

NOTES

1) LAND USE PLAN PROVIDED BY GREEY-PICKETT.
2) LAND USE PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE.

N

1000 500 0 1000 2000

SCALE FEET

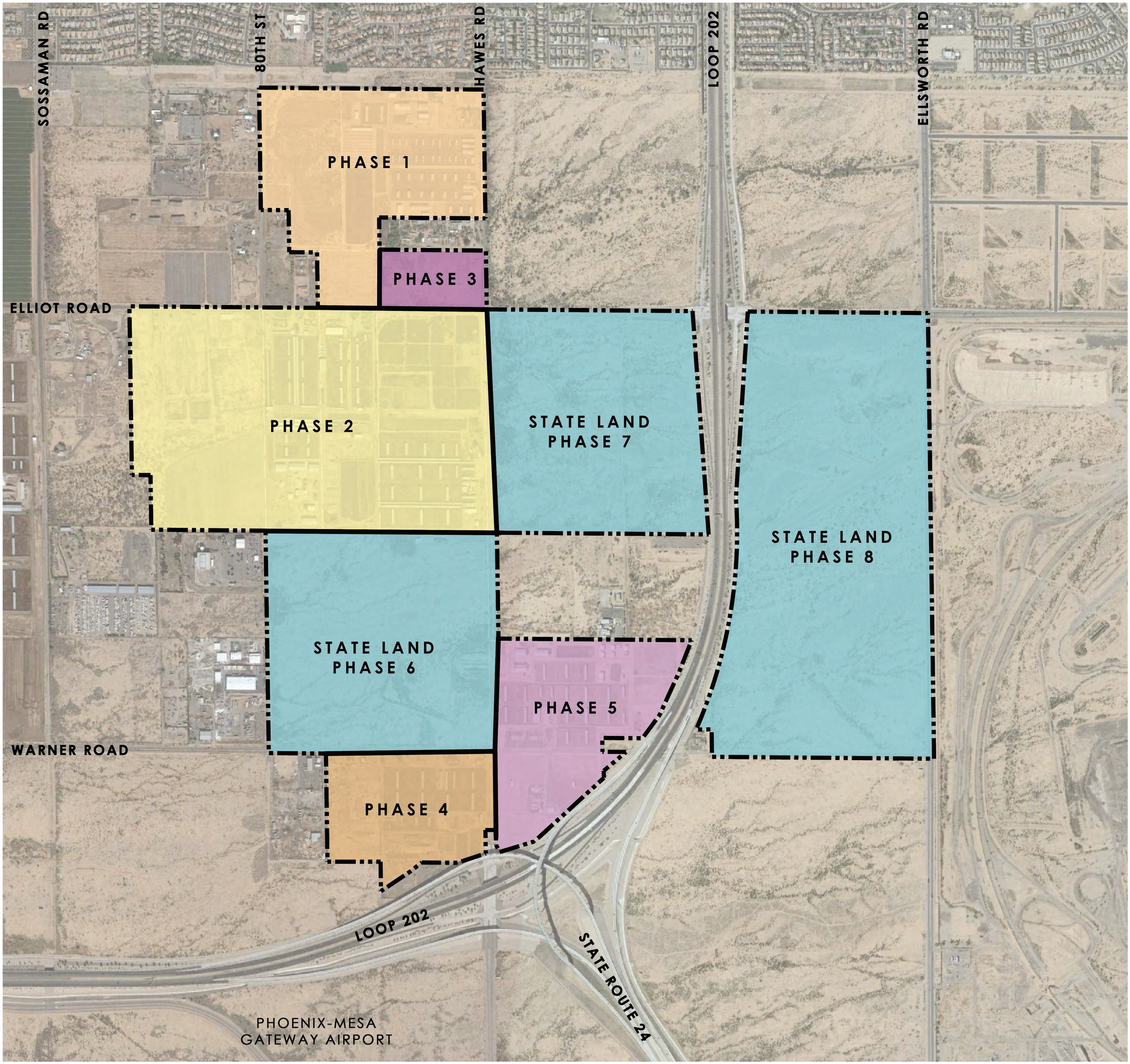
GREEY|PICKETT

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

HAWES CROSSING
ELLIOT RD & LOOP 202
MESA, AZ

MASTER DEVELOPMENT PLAN

PROJ. NO.:	1833.01
DATE:	SEP 2019
SCALE:	1"=1000'
DRAWN BY:	MAJ
CHECKED BY:	MI



May 10, 2019

GREEY|PICKETT

HAWES CROSSING

EXHIBIT V: CONCEPTUAL PHASING PLAN

0' 400' 800' 1200'

SCALE: 1" = 400'