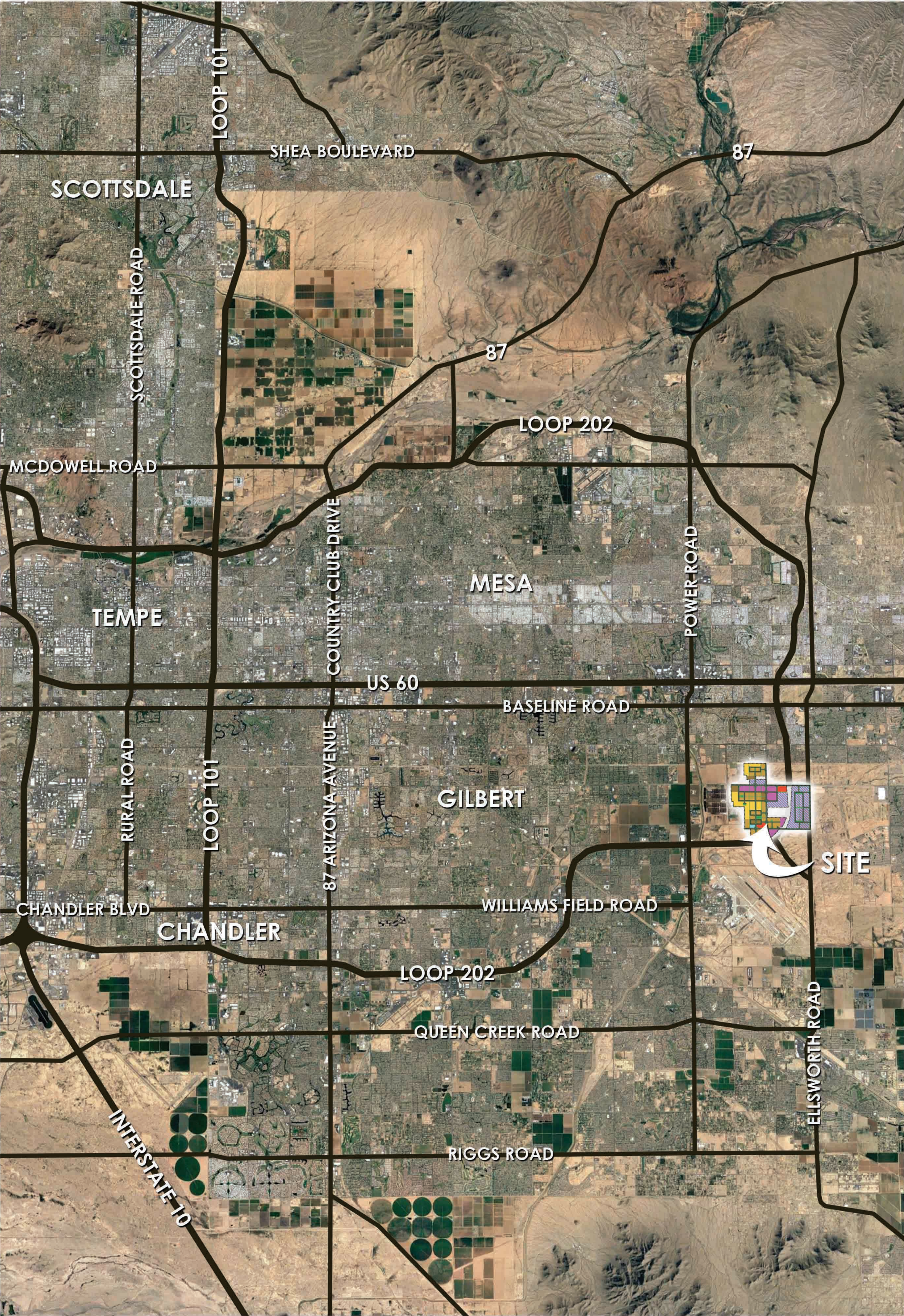
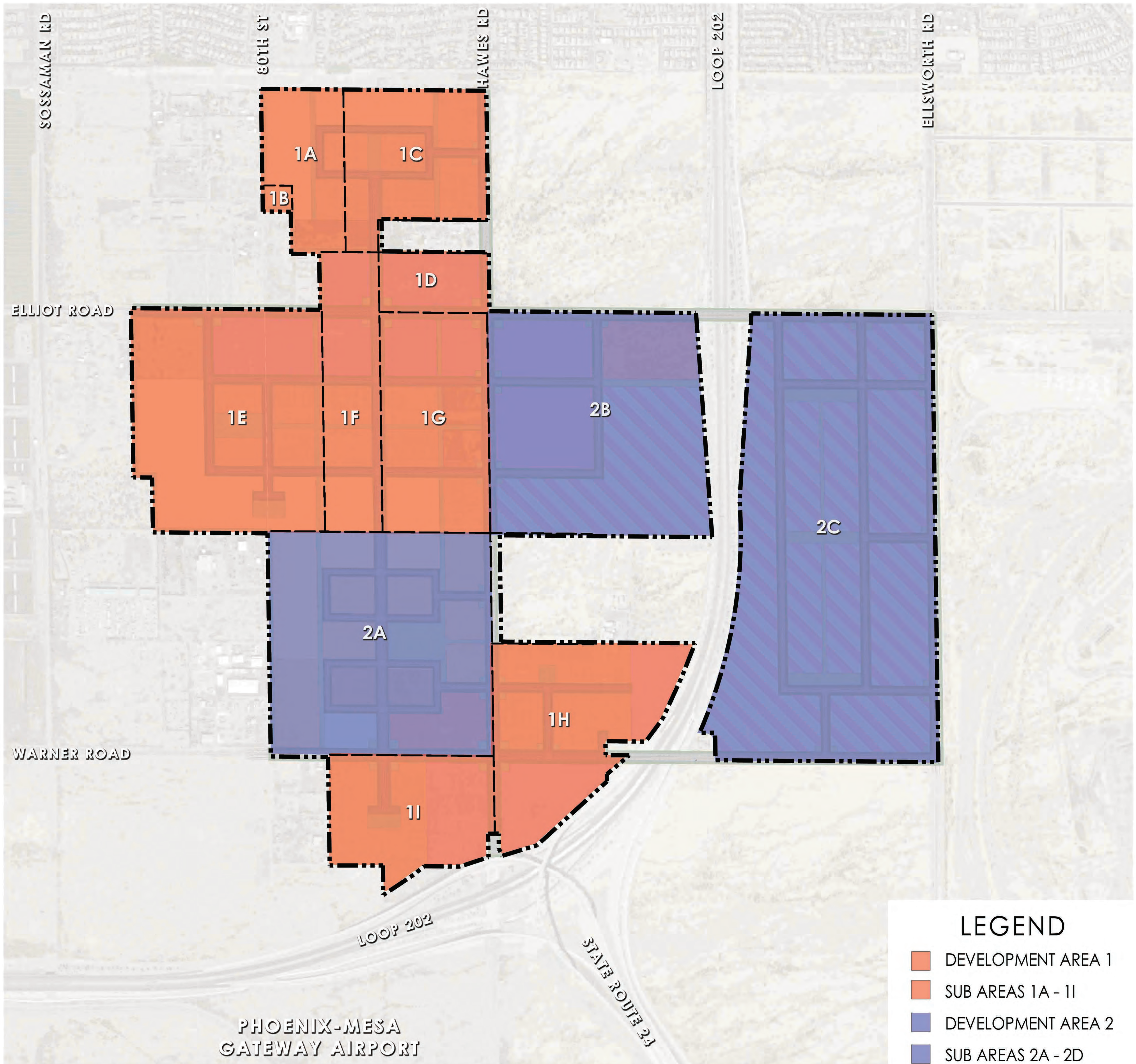


List of Exhibits

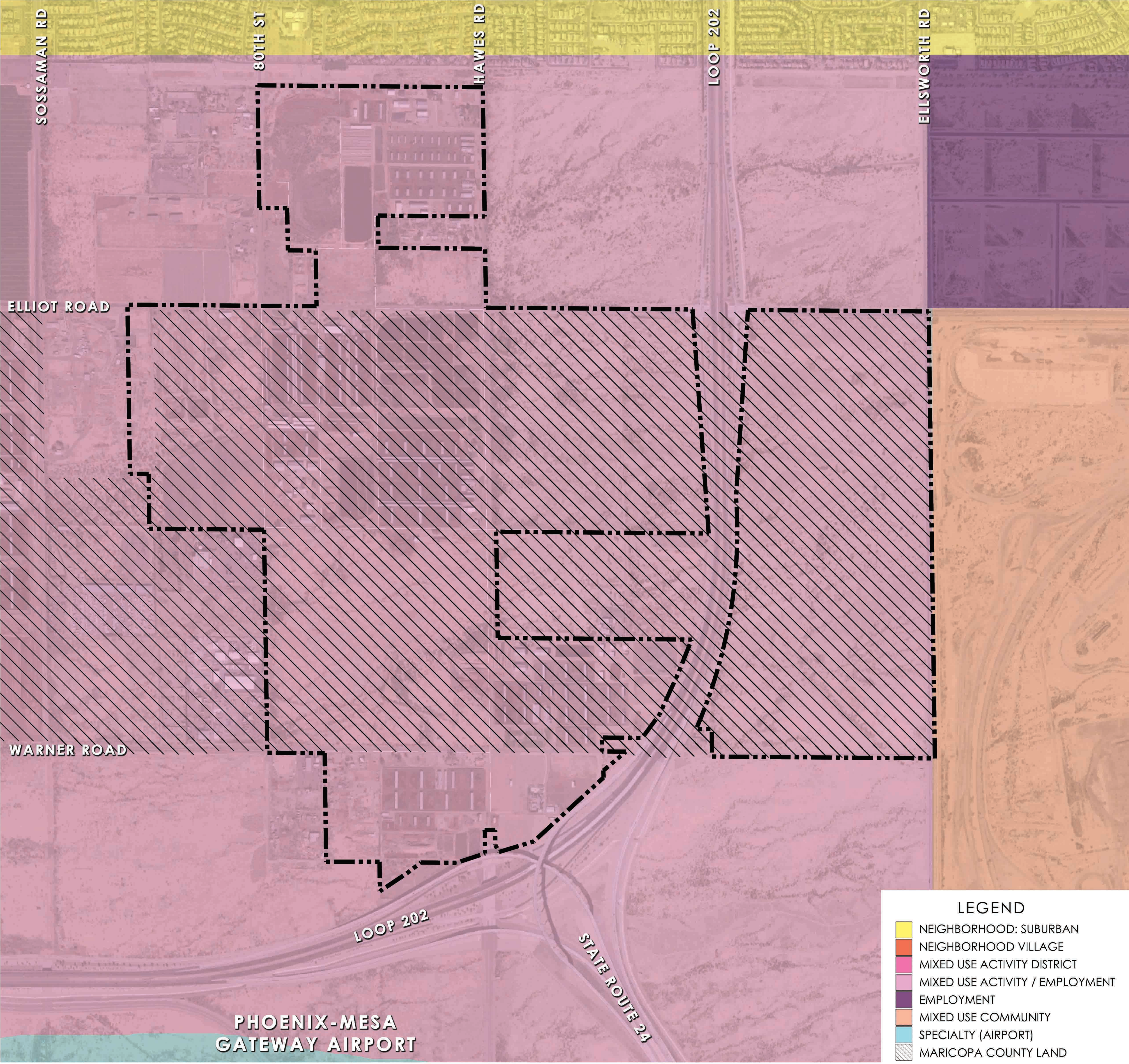
- Exhibit A: Vicinity Map
- Exhibit B: Development Areas
- Exhibit C: Existing Land Use Designations
- Exhibit D: Proposed Land Use Designations
- Exhibit E: Existing Zoning
- Exhibit F: Proposed Zoning
- Exhibit F.1: Zoning Districts and Parcels
- Exhibit G: Existing Conditions and Aerial
- Exhibit 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

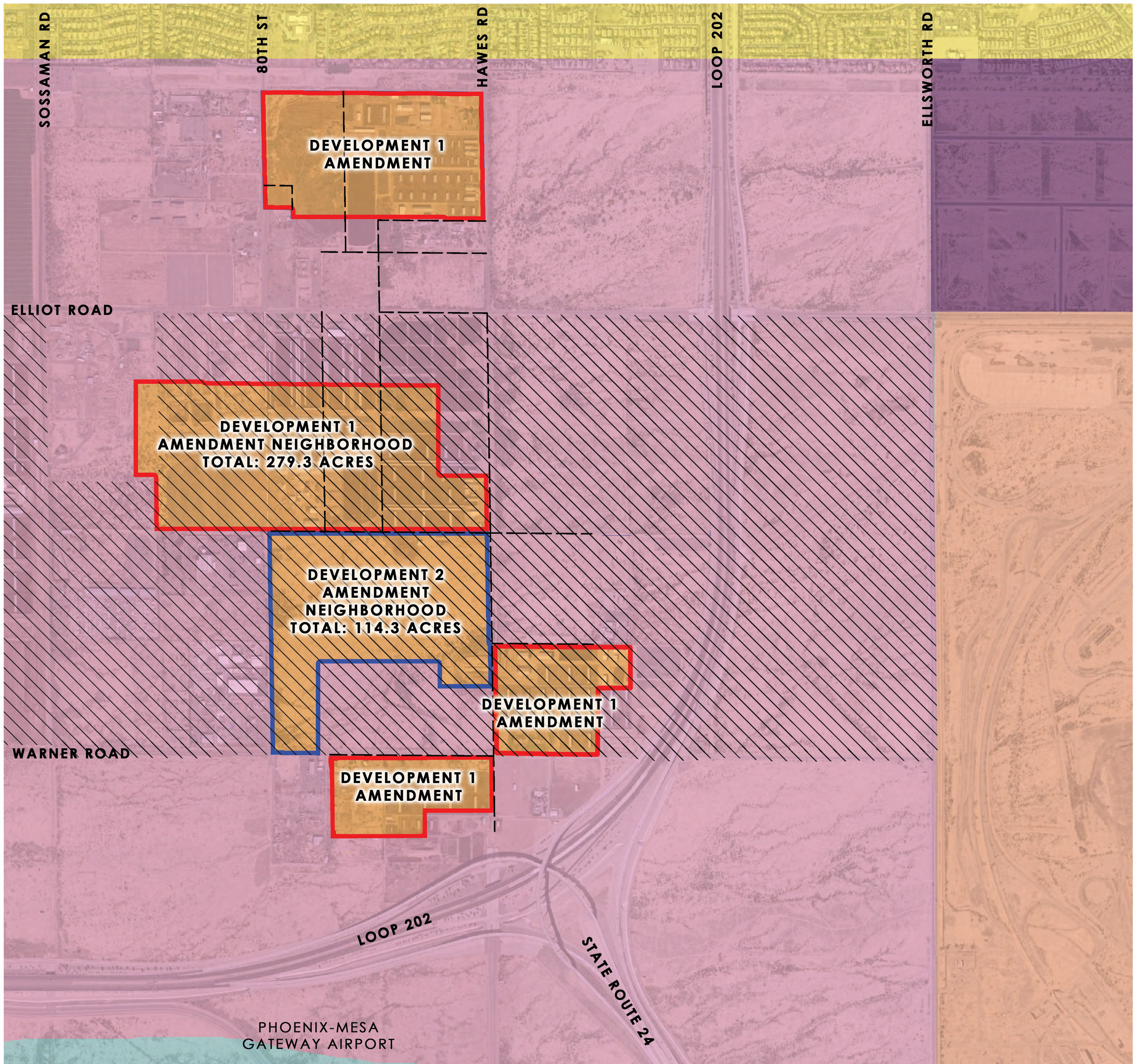


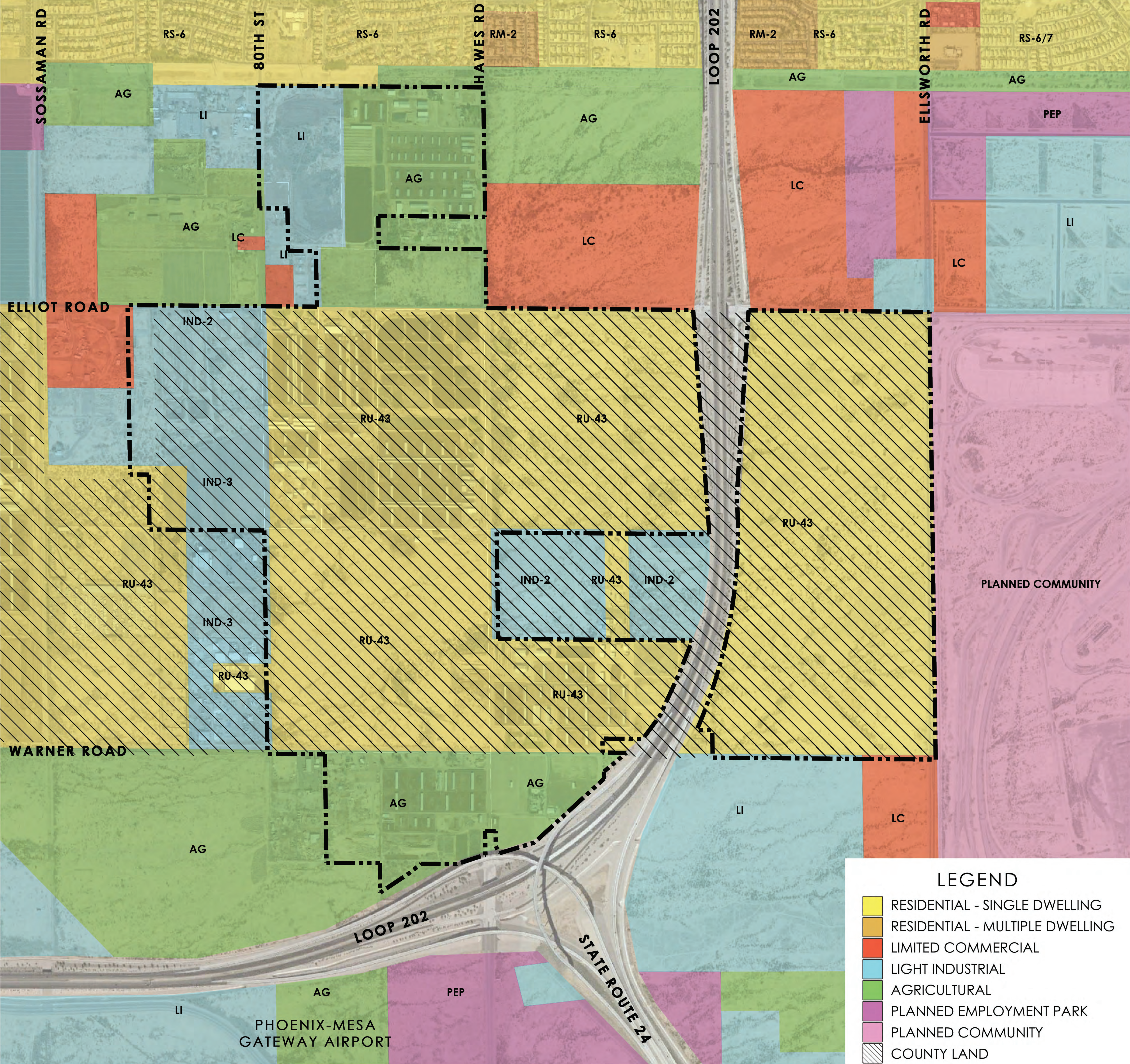


LEGEND

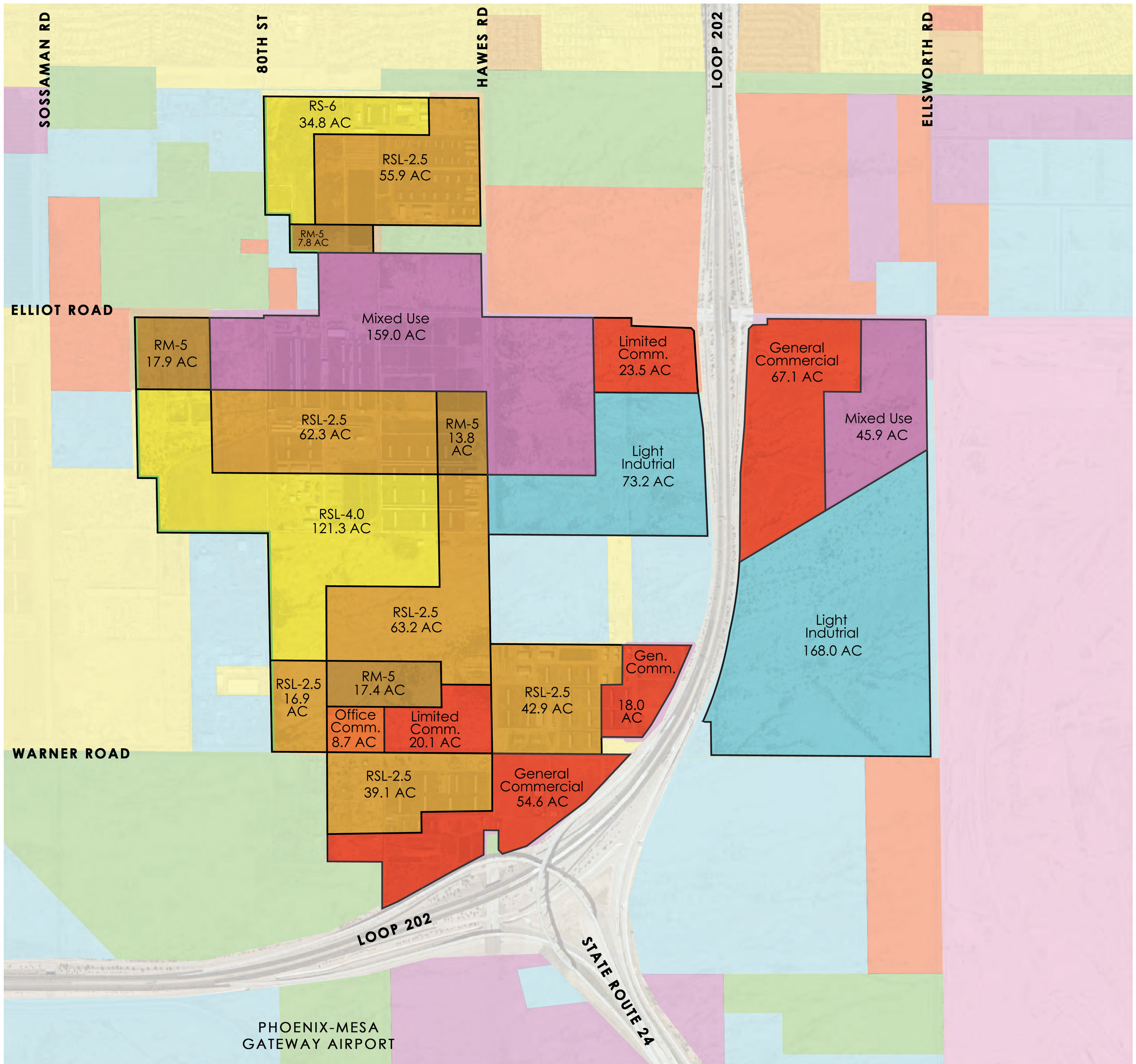
- DEVELOPMENT AREA 1
- SUB AREAS 1A - 1I
- DEVELOPMENT AREA 2
- SUB AREAS 2A - 2D





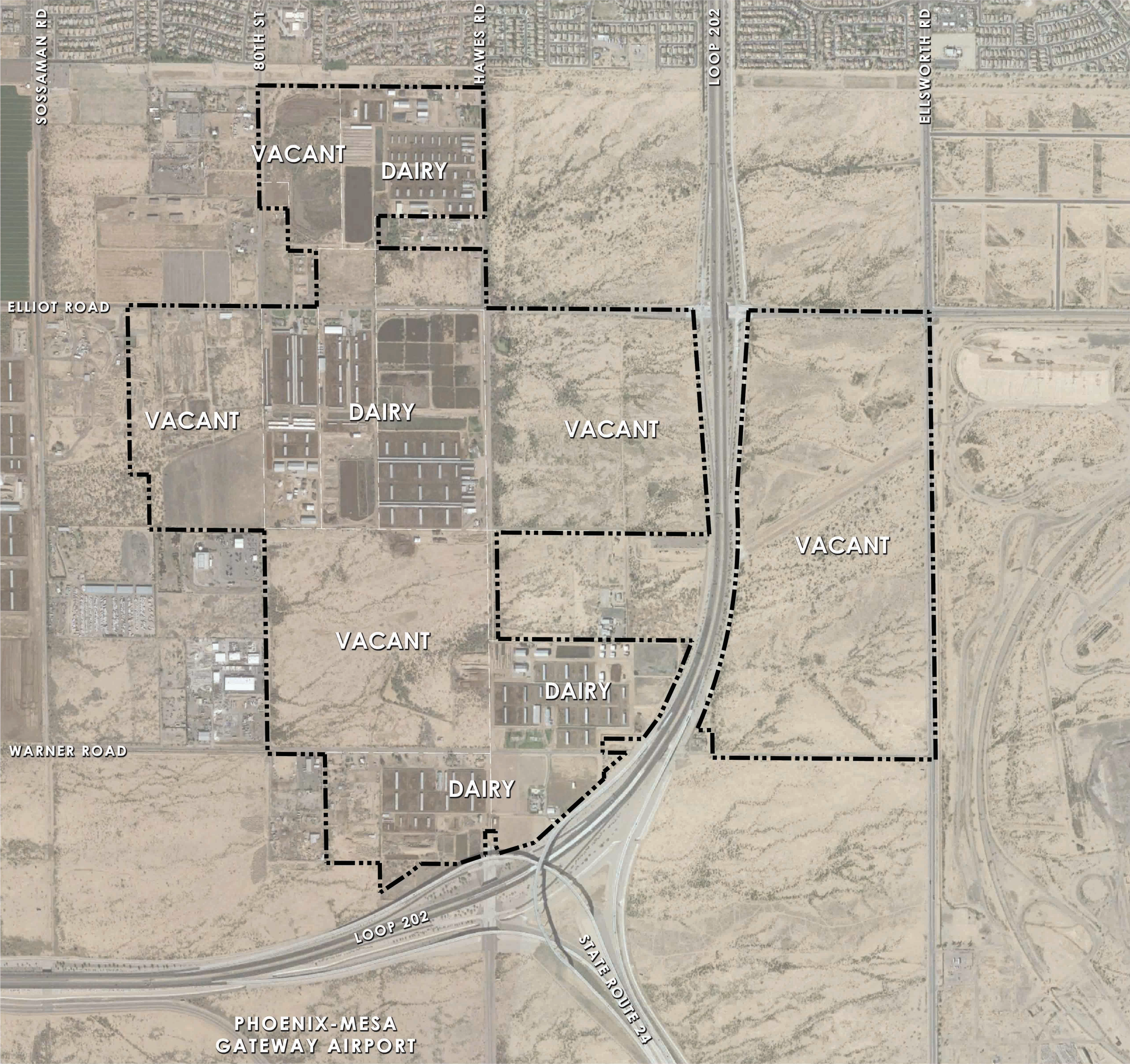


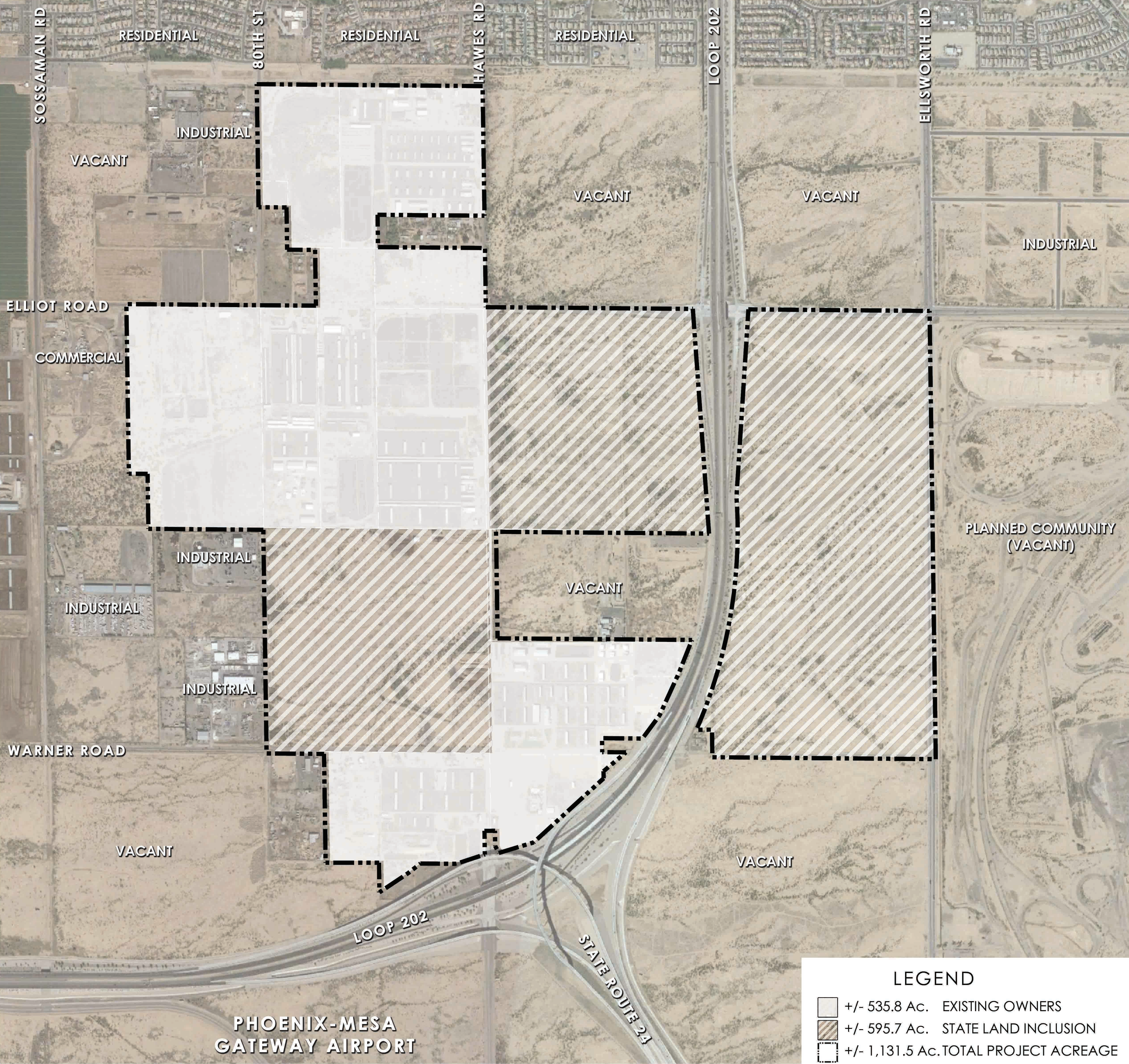
HAWES CROSSING
EXHIBIT E: EXISTING ZONING



HAWES CROSSING

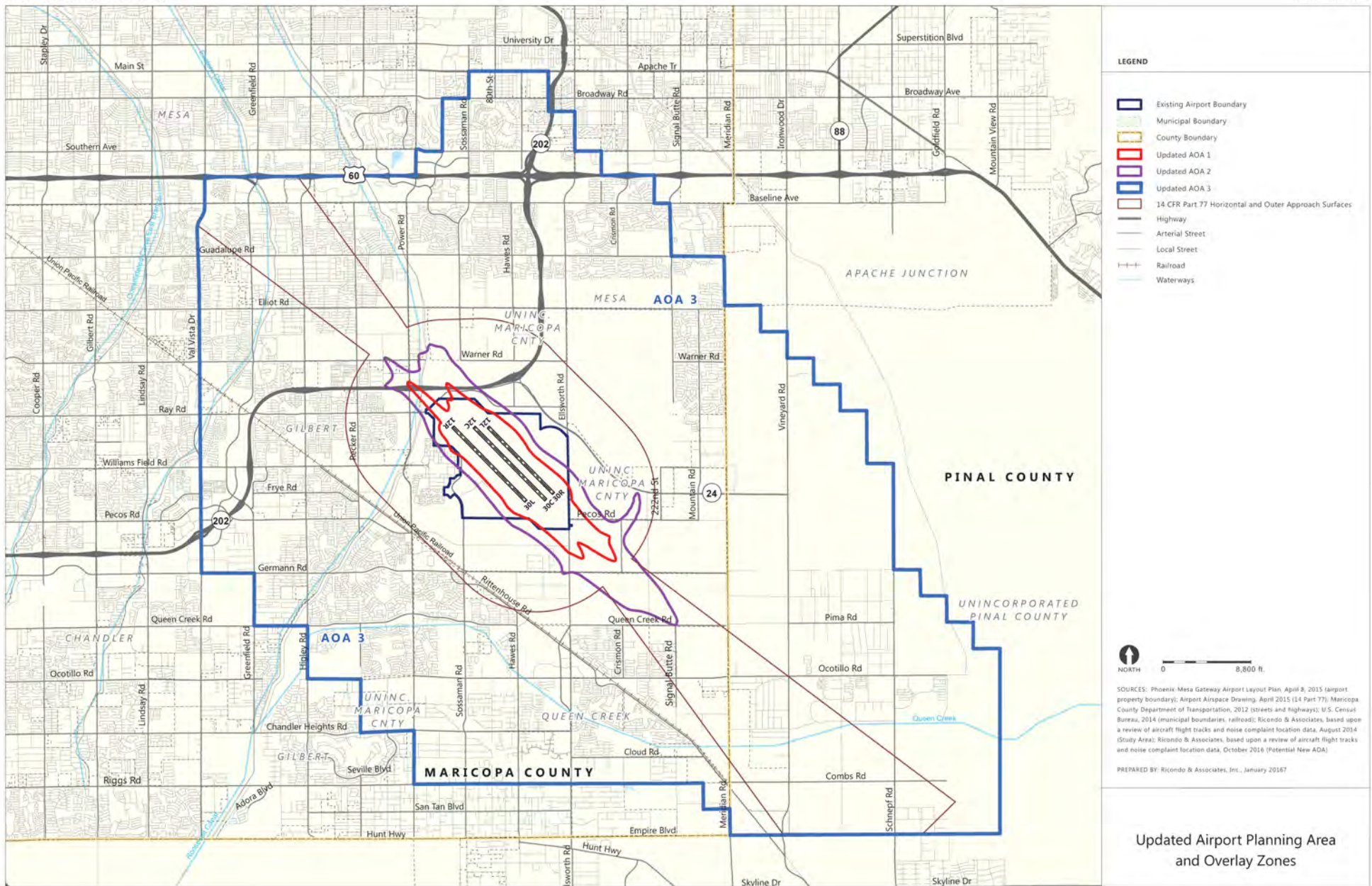
EXHIBIT F: PROPOSED ZONING

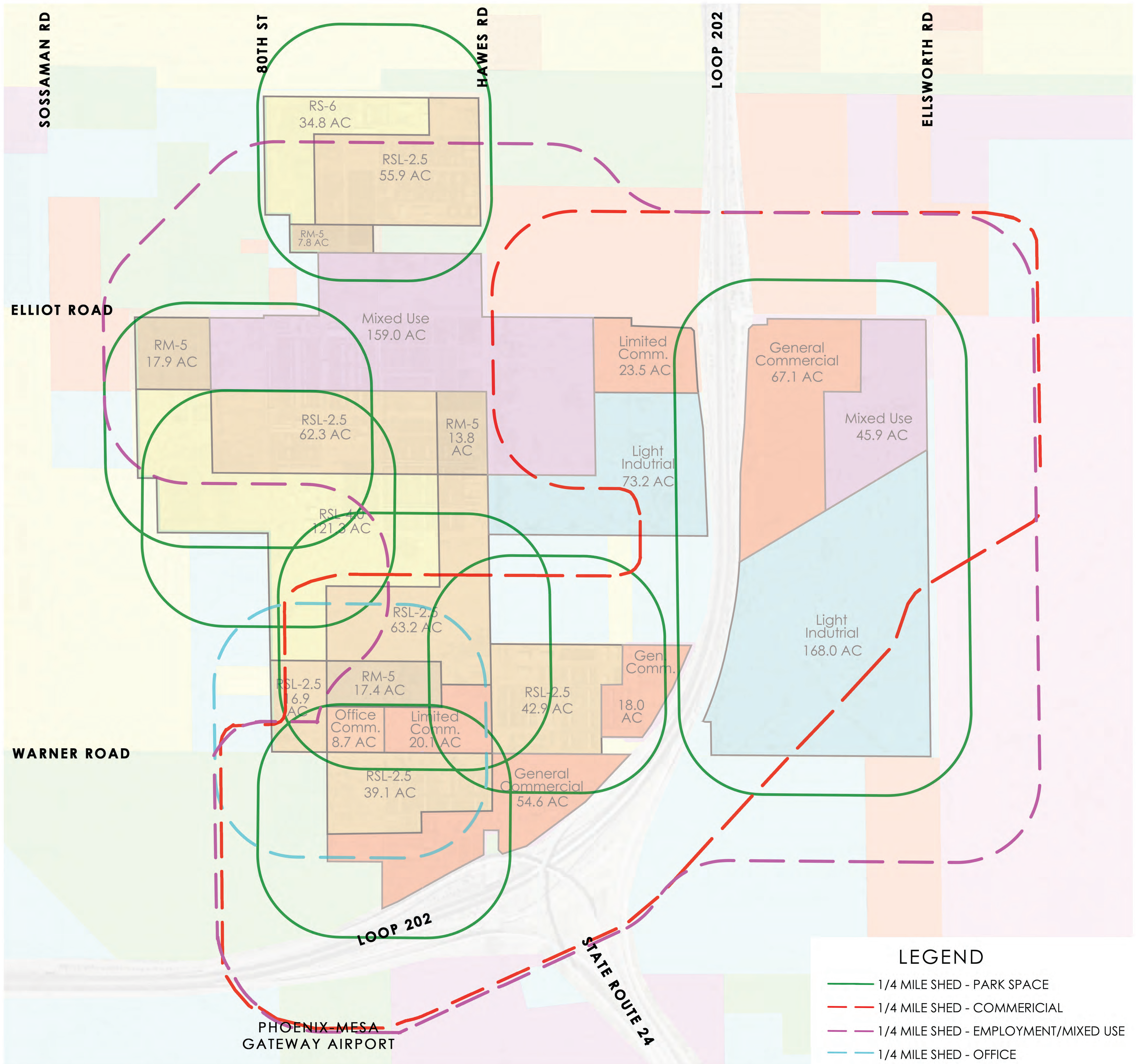




PHOENIX-MESA GATEWAY AIRPORT

JANUARY 2017





LEGEND

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



Exhibit K-1
Theming - Primary Monumentation



Exhibit K-2
Theming - Secondary Monumentation



Exhibit K-3
Theming - Street Theming



Exhibit K-4
Theming - Community Signage

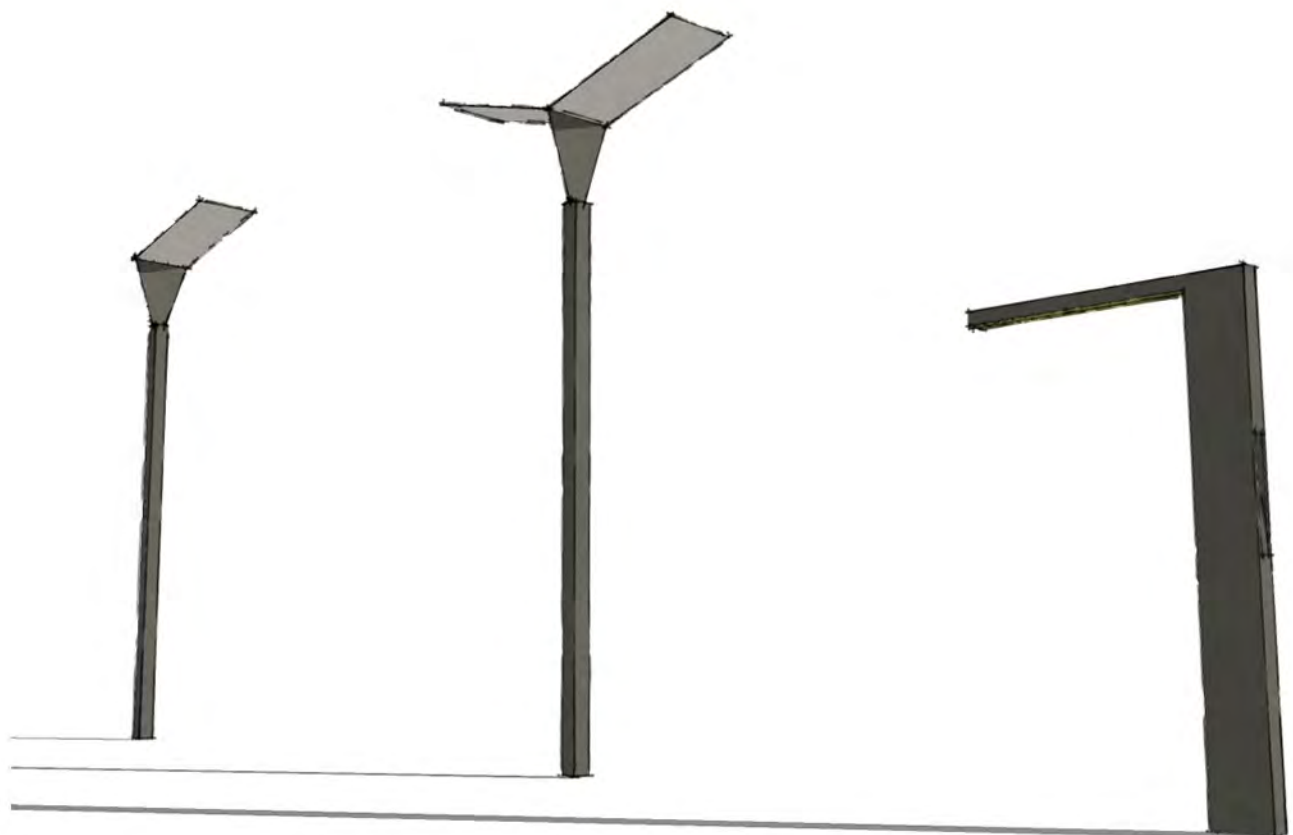
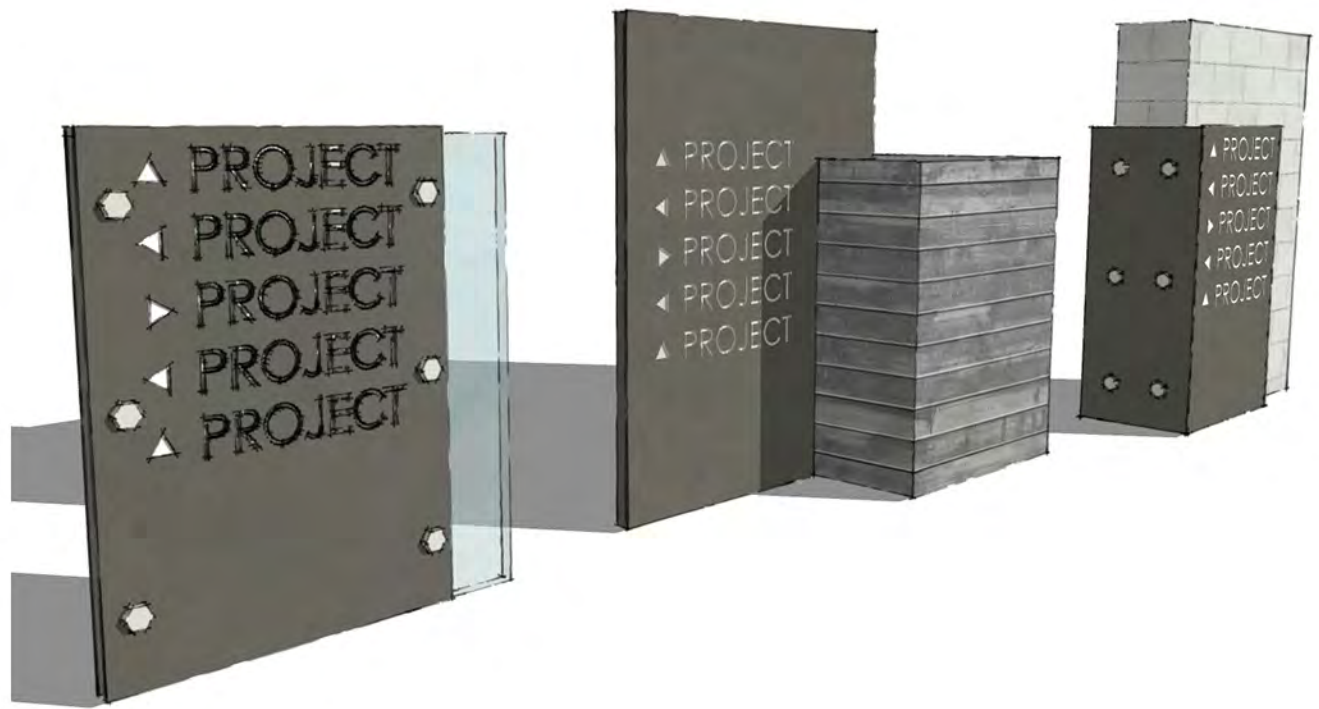


Exhibit K-5
Theming - Kit of Parts

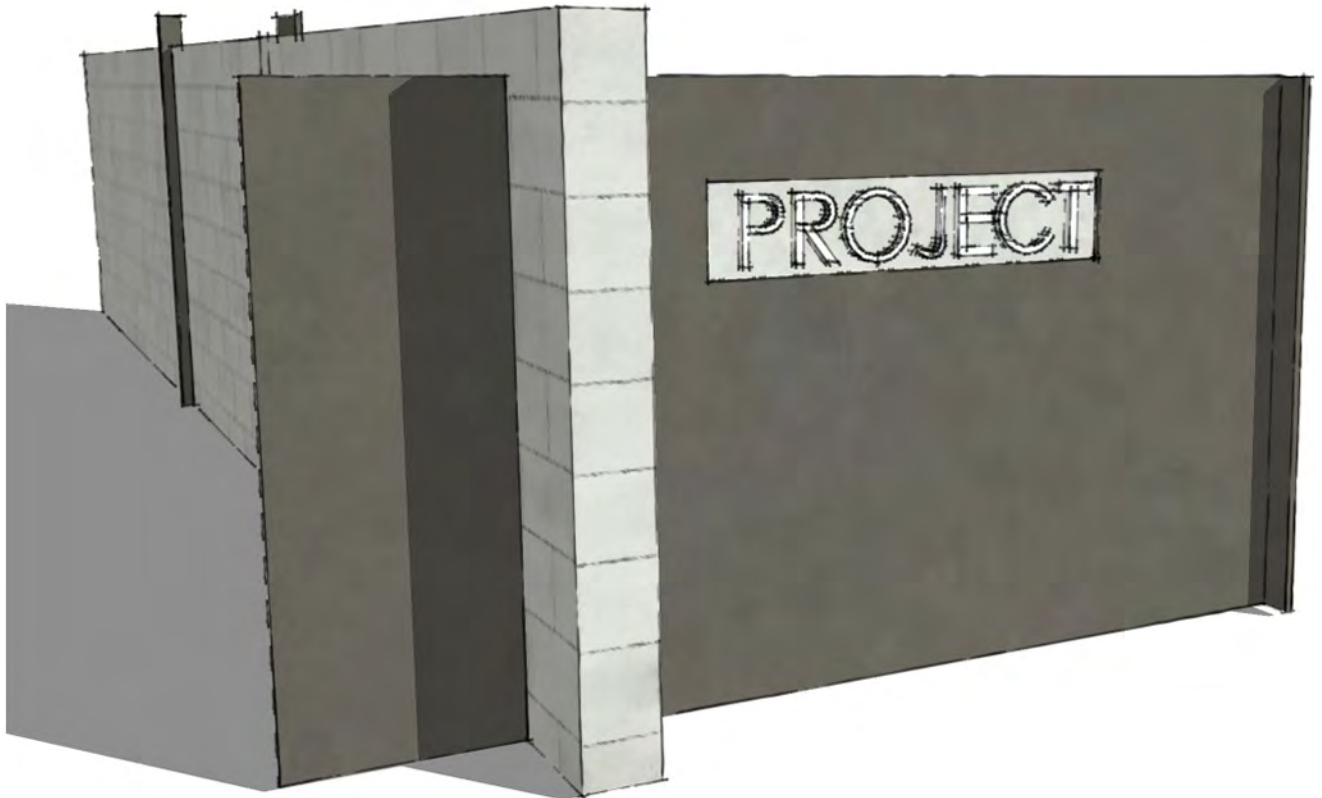
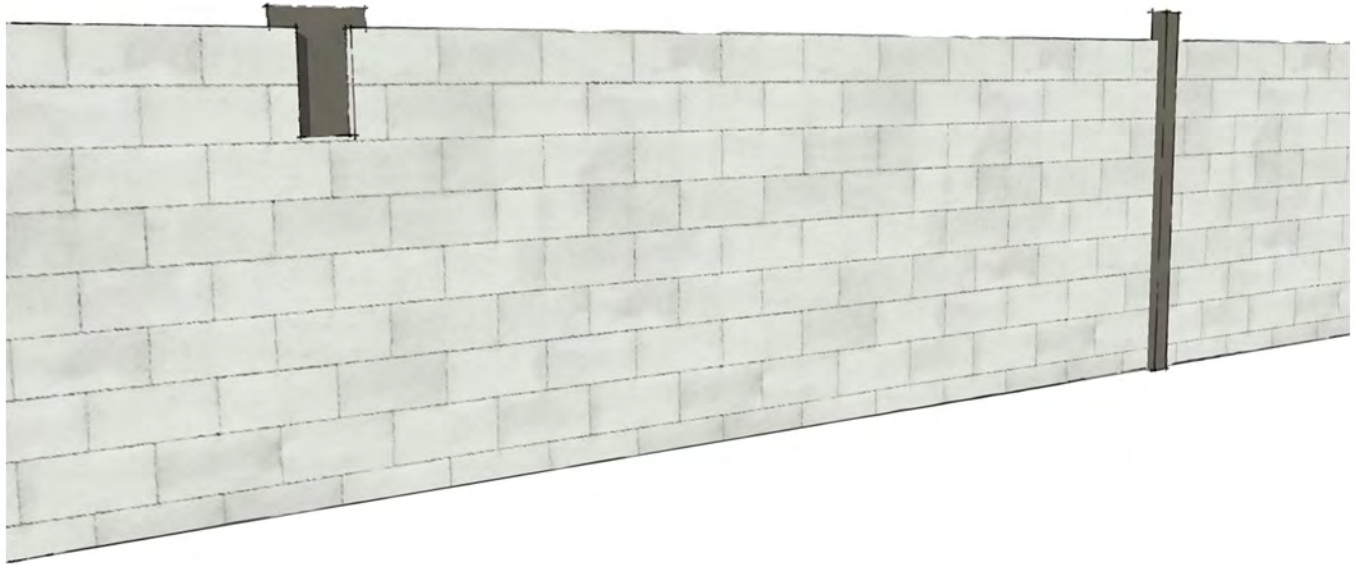
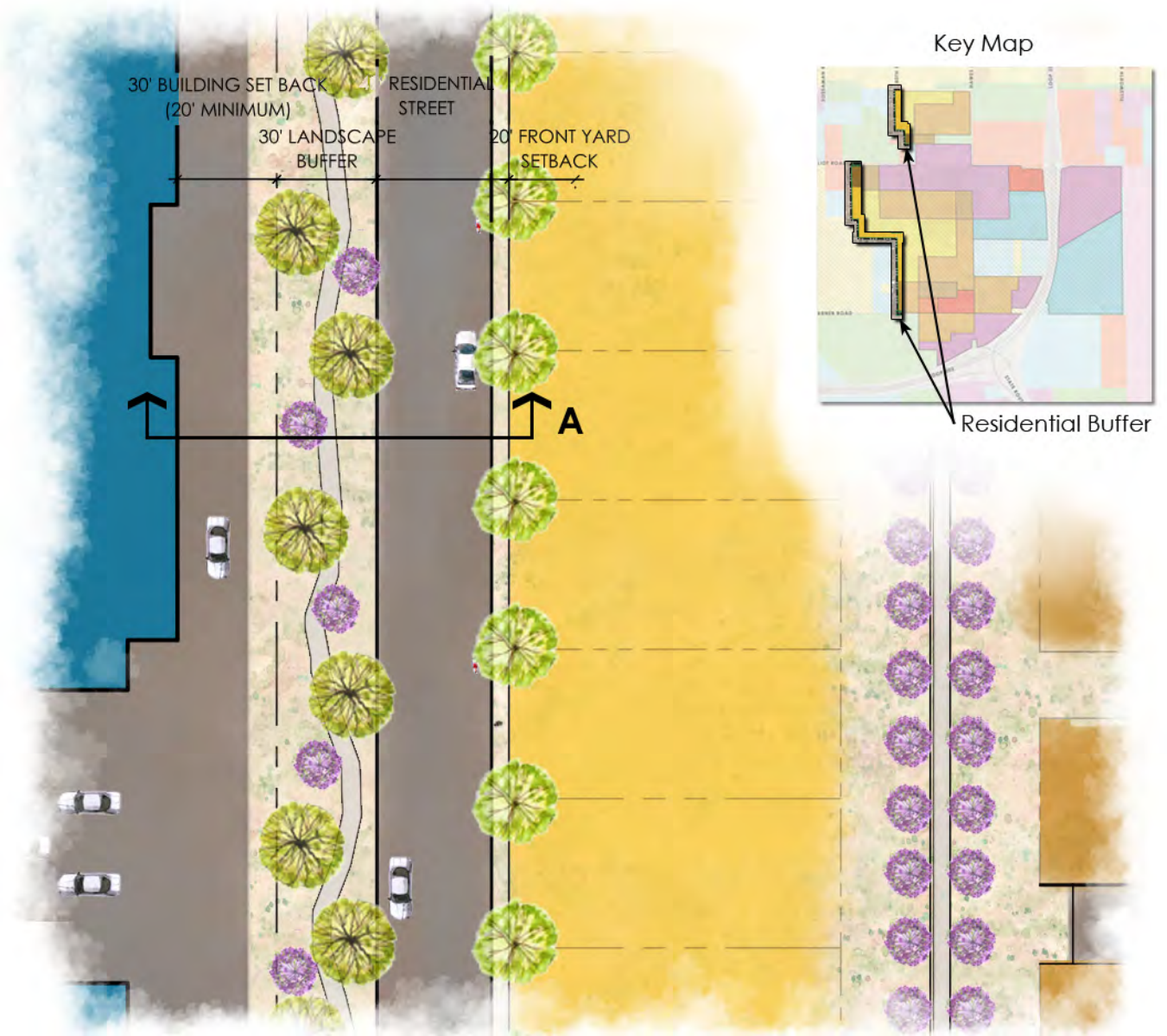
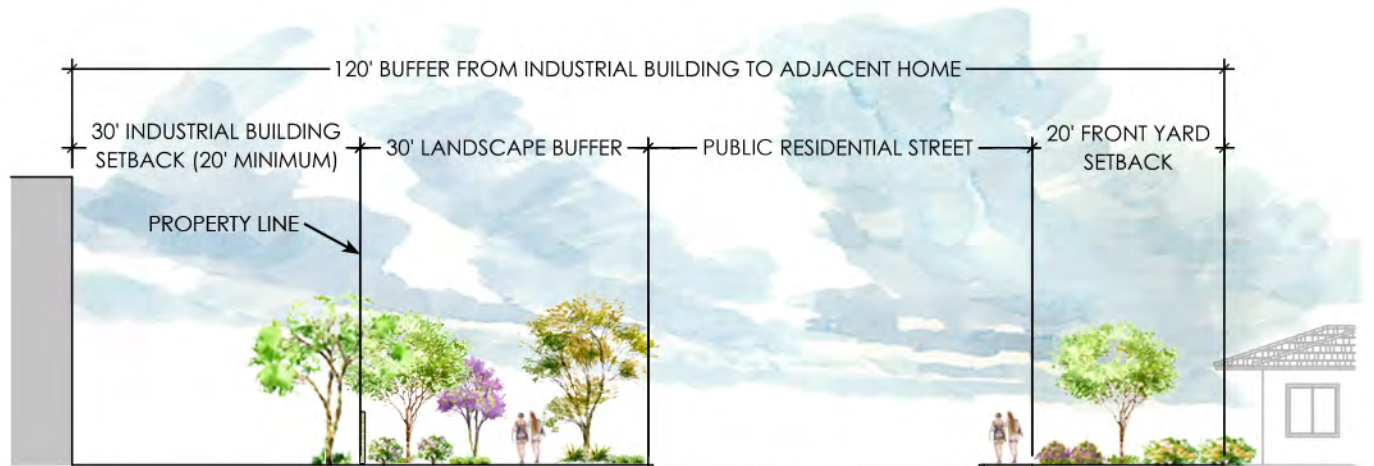


Exhibit K-6
Theming - Kit of Parts

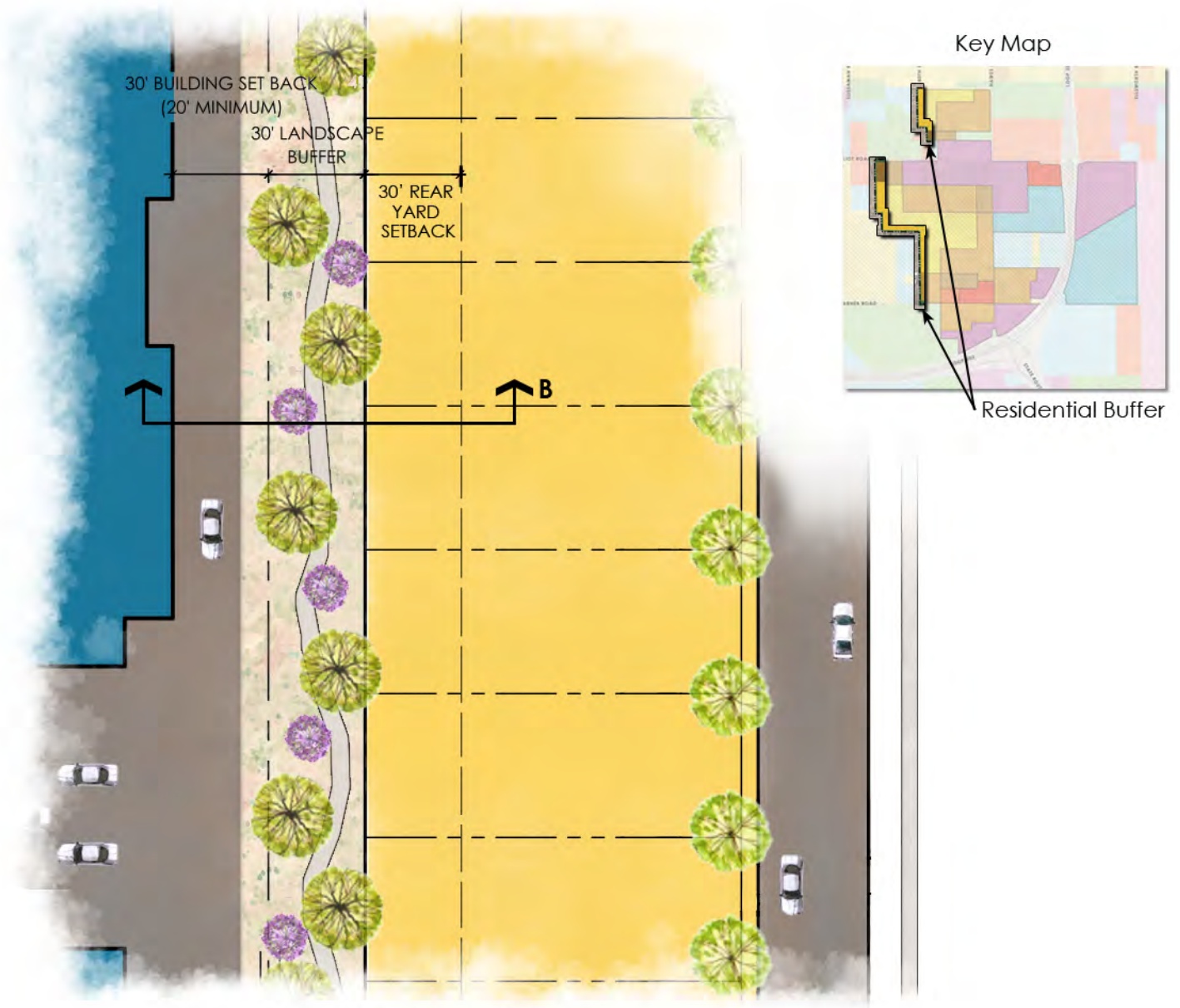


Residential Buffer Plan Adjacent to Industrial

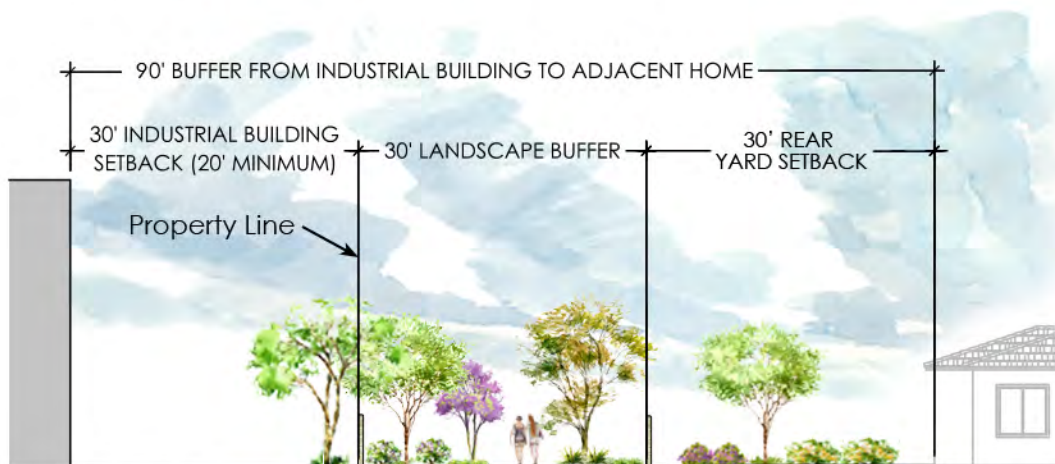


Section A - Front Yard Residential Buffer Section Adjacent to Industrial

Exhibit L1
Residential Buffer Adjacent to Industrial & Trail Section



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

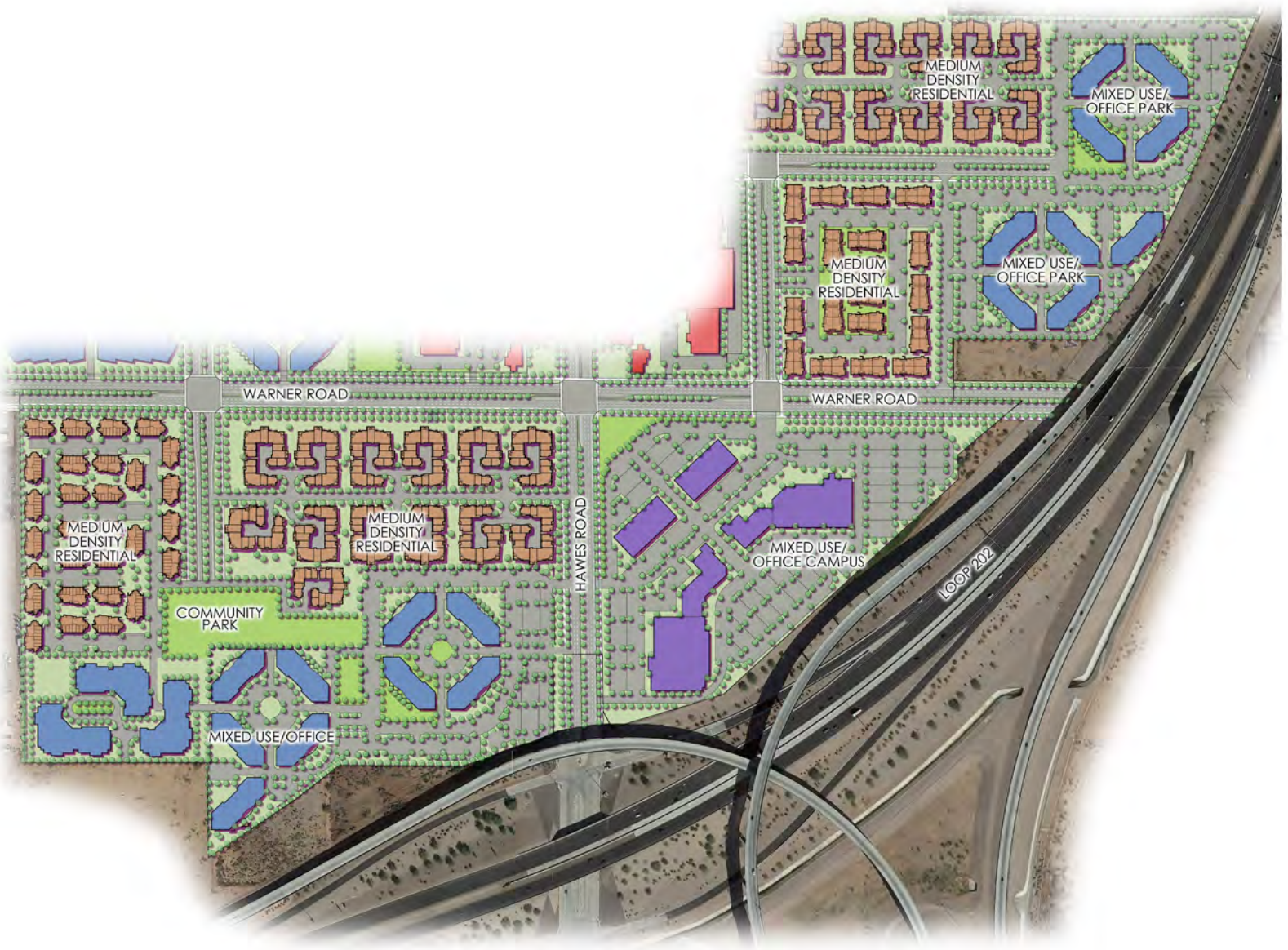
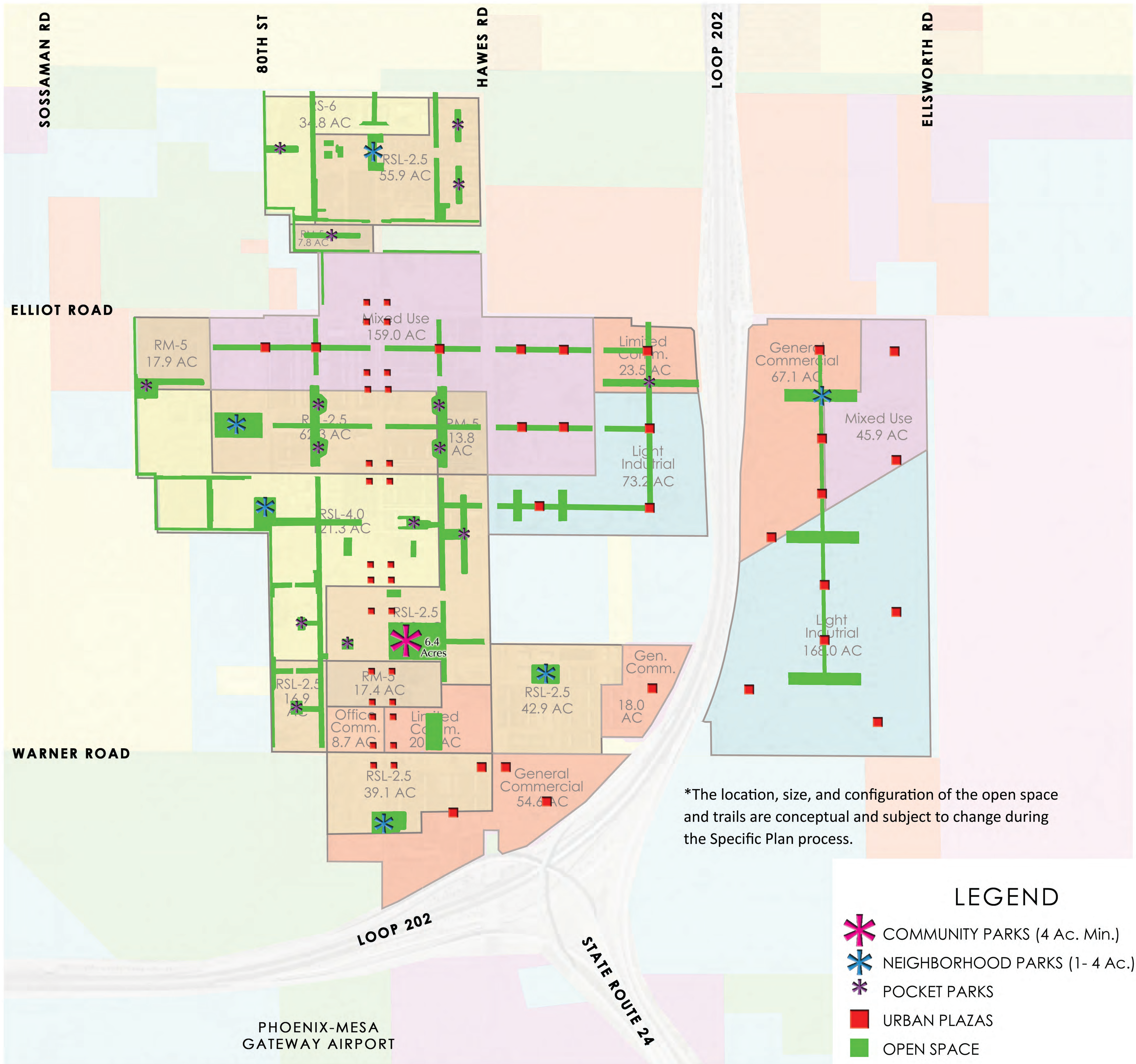
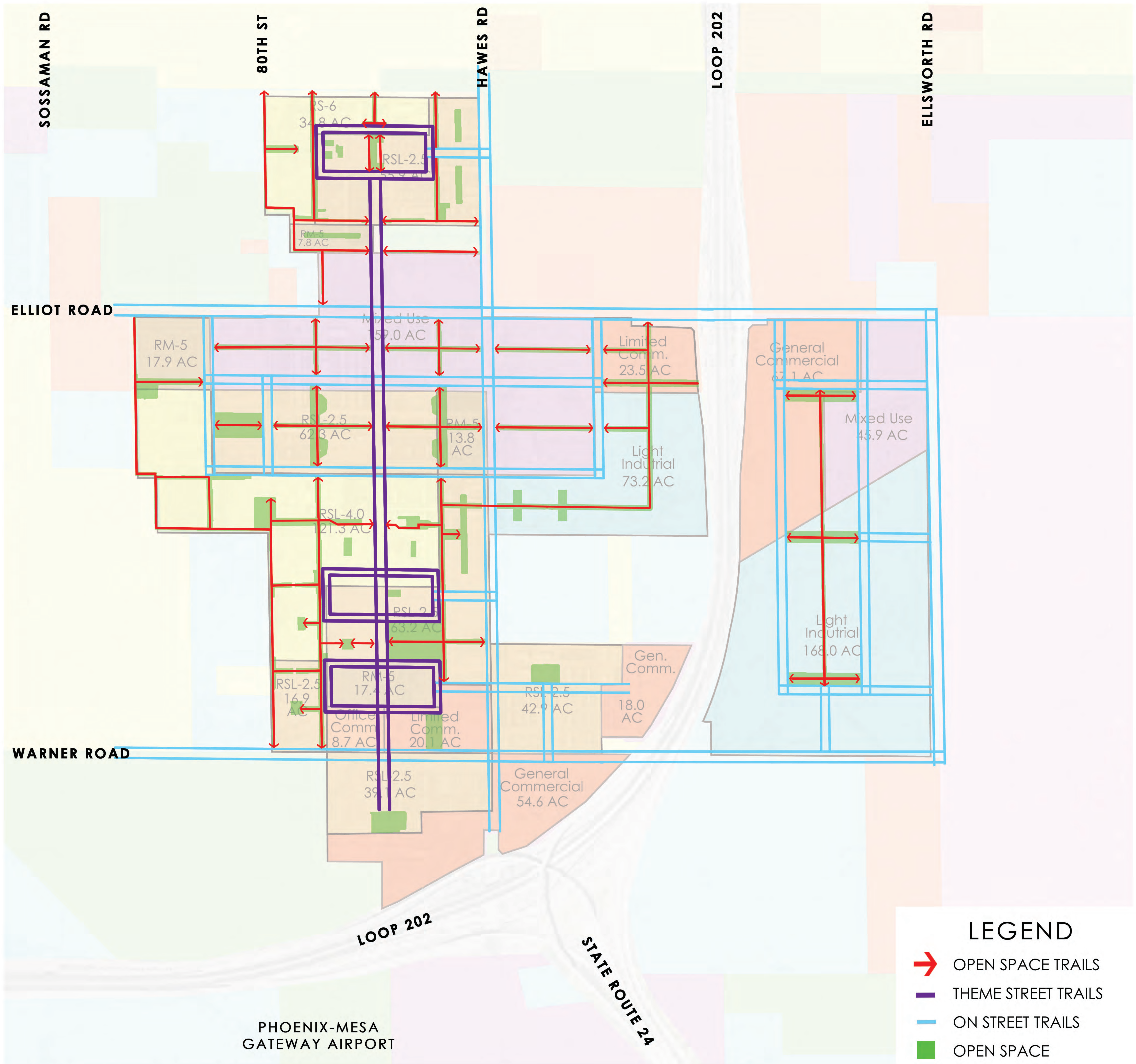


Exhibit M
Loop 202 & Warner





LEGEND

OPEN SPACE TRAILS

THEME STREET TRAILS

ON STREET TRAILS

OPEN SPACE



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

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Acacia aneura 'Mulga'	Acacia Aneura
Acacia greggii	Catclaw
Acacia rigidula	Blackbrush Acacia
Bachcharis 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
Chilopsis tashkentensis	Chilopsis
Cupressus arizonica	Arizona Cypress
Dalbergia sissoo	Indian Rosewood
Fraxinus uhdei (Wenzig) Lingelsh	Shamel Ash, Tropical Ash
Fraxinus 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 monosperma	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
Pinus halepensis
Pistacia atlantica x Intergerima
Pistacia vera L.
Populus fremontii
Prosopis glandulosa

Prosopis hybrid 'Phoenix'

Prosopis pubescens
Prosopis velutina
Quercus emoryi
Quercus virginiana
Salix exigua
Salix gooddingii
Tipuana Tipu
Ulmus parvifolia
Ulmus parvifolia Allee
Vitex agnus-castus
Brahea armata
Chamaerops humilis
Phoenix canariensis
Phoenix dactylifera
Washingtonia filifera
Acacia willardiana
Bauhinia blakeana
Bauhinia lunaroides
Caesalpinia cacalaco
Cercis canadensis v. 'Mexicana'
Chorisia speciosa
Citrus sp.
Cordia boissieri
Cupressus sempervirens
Diospyros texana
Fraxinus greggii
Nerium oleander 'Sister Agnes'
Lagerstroemia indica
Laurus nobilis
Olea europaea 'swan hill'
Pithecellobium flexicaule
Pithecellobium mexicanum
Pithecellobium pallens

Afgan Pine, Eldarica Pine
Aleppo Pine
Red Push Pistache
Pistachio
Cottonwood
Honey Mesquite
Phoenix Mesquite, Argentine Mesquite,
Thornless
South American Mesquite, Chilean
Mesquite
Screwbean Mesquite
Velvet Mesquite
Emory Oak
Live Oak
Coyote Willow
Goodding's Willow
Tipu
Chinese Elm
Chinese Elm Allee, Chinese Elm Bosque
Chaste Tree
Mexican Blue Palm
Mediterranean Fan Palm
Canary Island Date Palm
Date Palm
California Fan Palm, Hybrid Fan Palm
Palo Blanco
Hong Kong Orchid Tree
Anacacho Orchid
Cascalote
Mexican Redbud
Silk Floss Tree
Citrus Tree
Texas Olive
Italian Cypress
Texas persimmon
Littleleaf Ash
Giant White Oleander
Crape Myrtle
Bay Laurel
Swan Hill Olive
Texas Ebony
Mexican Ebony
Tenaza

Plantanus wrightii
Prunus armeniaca
Prunus cerasifea
Prunus persica
Pyrus calleryana 'Bradford'
Pyrus kawakamii
Quercus suber
Sophora japonica
Sophora secundiflora
Thevetia peruviana

Arizona Sycamore
Apricot
Purple Leaf Plum
Peach
Bradford Pear
Evergreen Pear
Cork Oak
Japanese Pagoda Tree
Texas Mountain Laurel
Mexican Oleander

SHRUBS

BOTANICAL NAME

COMMON NAME

Abutilon palmeri
Acacia craspedocarpa
Alyogyne huegelii
Ambrosia abrosoides
Ambrosia deltoidea
Anisicathus quadrifidus
Atriplex canescens
Atriplex lentiformis
Buddleia marrubifolia
Buxus m. japonica
Caesalpinia gilliesii
Caesalpinia mexicana
Caesalpinia pulcherrima
Calliandra californica
Calliandra eriophylla
Callistemon citrinus 'Little John'
Carissa grandiflora 'Compacta'
Cassia artemisoides
Celtis pallida
Cordia parvifolia
Dalea frutescens
Dalea pulchra
Dodonaea viscosa
Dodonaea viscosa 'Purpurea'
Encelia farinosa
Ephedra viridis
Justicia californica
Justicia spicigera
Larrea tridentata

Indian Mallow
Leather Leaf Acacia
Blue Hibiscus
Giant Bursage
Bursage
Mountain Flame
Fourwing Saltbrush
Quail Bush
Woolly Butterfly Bush
Japanese Boxwood
Mexican Bird of Paradise
Yellow Bird of Paradise
Desert Bird of Paradise
Red Fairy Duster
Native Fairy Duster
Little John
Natal Plum
Silver Cassia
Desert Hackberry
Littleleaf Olive
Black Dalea
Indigo Bush
Hopbush
Purple-leaved Hopbush
Brittlebush
Mormon Tea
Chuparosa
Mexican Honeysuckle
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
Russelia equisetiformis	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 obtusifolia	Grey Thorn

ACCENTS

BOTANICAL NAME

COMMON NAME

Agave americana 'Marginata'	Century Plant
Agave bovicornuta	Cowhorn Agave
Agave desmentiana	Agave
Agave geminiflora	Twin Flowered Agave
Agave parryi 'Truncata'	Parry's Agave
Agave schidigera 'Durango 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 GROWDCOVERS

BOTANICAL NAME

COMMON NAME

Acacia redolens	Prostrate Acacia
Baileya multiradiata	Desert Marigold
Bulbine frutescens	Bulbine
Convolvulus 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 parryi	Parry Penstemon

Penstemon sp.
 Portulacaria afra
 Ratibida columnifera
 Rosmarinus officinalis Prostratal
 Sphaeralcea ambigua
 Sphagneticola trilobata
 Setcreasea pallida
 Tetraena acaulis
 Verbena gooddingii
 Verbena pulchella
 Zephryanthus candida
 Common Annuals (to season)

Penstemon
 Elephant Food
 Mexican Hat
 Prostrate Rosemary
 Desert Globemallow
 Yellow Dot
 Purple Heart
 Angelita Daisy
 Native Verbena
 Verbena
 White Rain Lily
 Colorful Annuals (in pots or defined beds)

GRASSES

BOTANICAL NAME

Aristida purpurea
 Bouteloua curtipendula
 Bouteloua gracilis
 Bouteloua gracilis 'Blond Ambition'
 Cynodon dactylon Hybrid
 Distichlis spicata
 Lolium sp.
 Muhlenbergia capillaris
 Muhlenbergia lindheimeri
 Muhlenbergia rigens
 Muhlenbergia rigens 'Nashville'
 Nolina sp.
 Paspalum Vaginaturn
 Sporobolus airoides
 Sporobolus cryptandrus

COMMON NAME

Purple Three Awn
 Sideouts Grama
 Blue Grama
 Blond Ambition Blue Grama
 Hybrid Bermuda
 Saltgrass
 Rye Grass (seasonal only)
 Regal Mist
 Lindheimer's Muhly
 Deergrass
 Nashville Deergrass
 Beargrass
 Seashore Paspalum
 Alkali Sacaton
 Sand Dropseed

VINES

BOTANICAL NAME

Antigonon leptopus
 Bougainvillea spp.
 Campsis radicans
 Ficus pumila
 Gelsemium sempervirens
 Hardendergia violacea

COMMON NAME

Queen's Wreath Vine
 Bougainvillea
 Trumpet Vine
 Creeping Fig Vine
 Caroline Jasmine
 Lilac Vine

Lonicera japonica 'Halliana'
Macfadyena unguis-cati
Mascagnia macroptera
Parthenocissus sp. Hacienda
Passiflora caerulea
Podranea ricasoliana
Rosa banksiae
Solanum jasminoides
Trachelospermum jasminoides
Vigna caracalla
Vitis sp. 'Roger's Red'

Hall's Honeysuckle
Cat's Claw
Yellow Orchid Vine
Hacienda Creeper
Passion Vine
Pink Trumpet Vine
Lady Banks Rose
White Potato Vine
Star Jasmine
Snail Vine
Roger's Red Vine (grape)

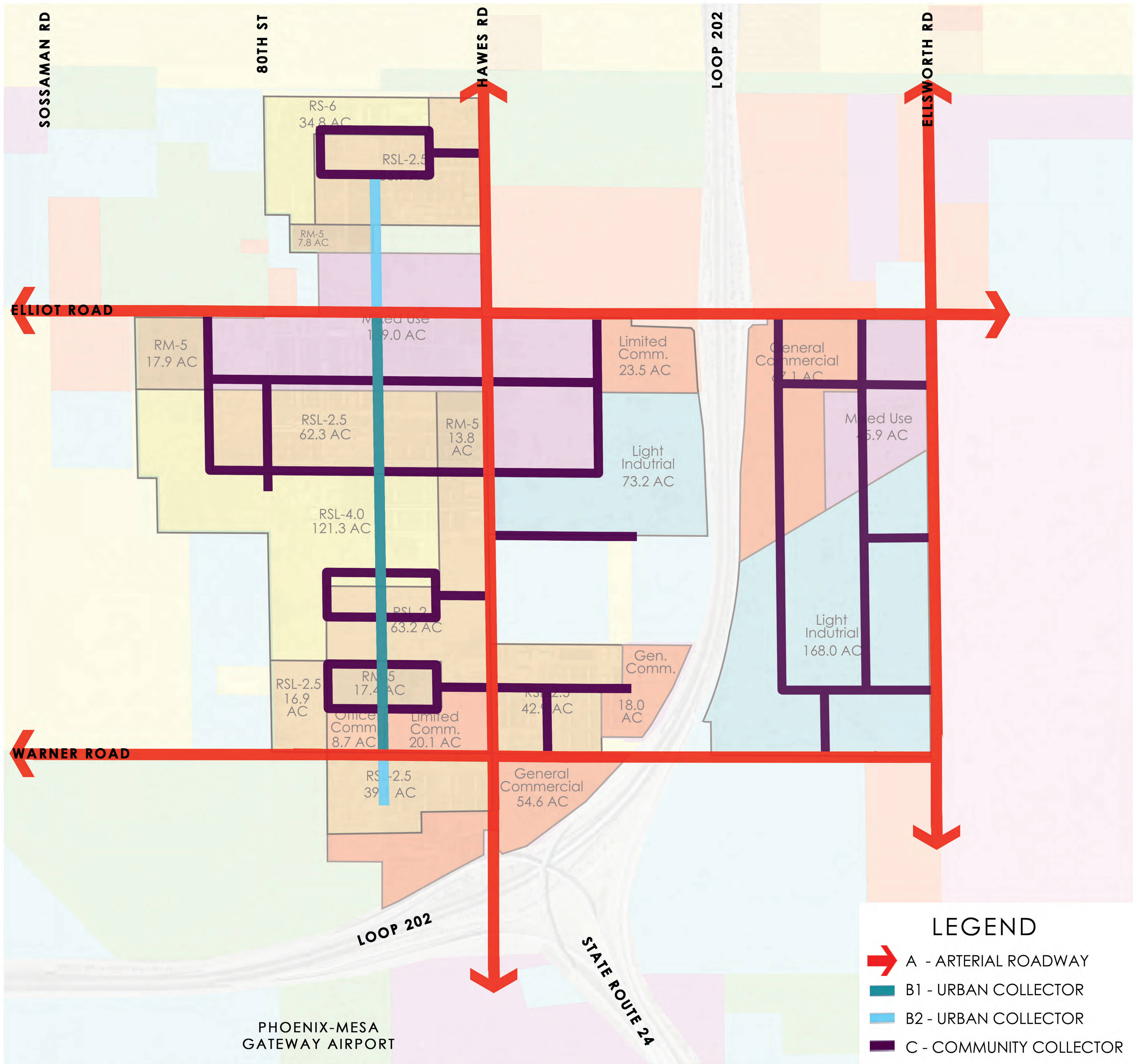
PROHIBITED PLANT LIST

BOTANICAL NAME

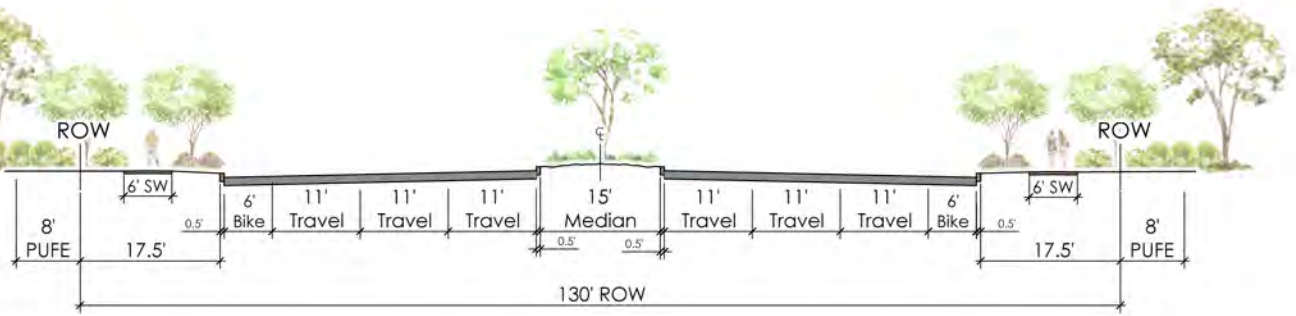
Baccharis sarathroides
Brassica tournefortii
Bromus rubens
Casuarina species
Centaurea melitensis
Chamaecyparis species
Cynodon dactylon
Grevillea robusta
Pennisetum ciliare
Tamarix aphylla
Morus Alba

COMMON NAME

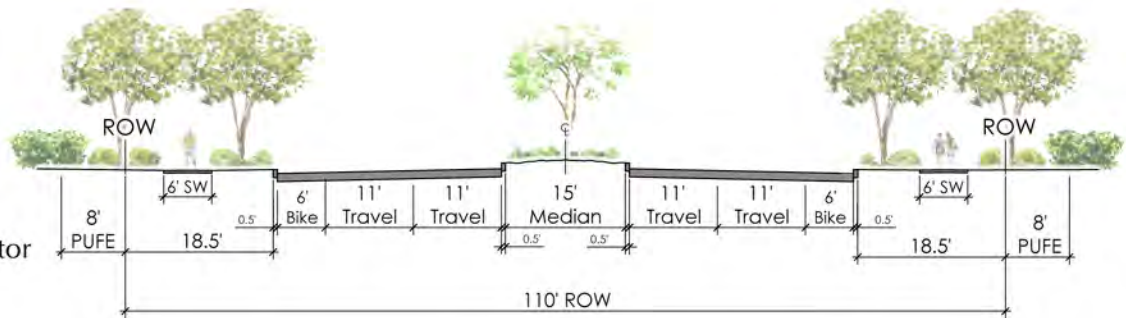
Desert Broom
Saharan Mustard
Red Brome grass
Beefwood
Malta Starthistle
False Cypress
Common Bermuda Grass
Silk Oak
Buffel Grass
Tamarisk or Salt Cedar
White Mulberry



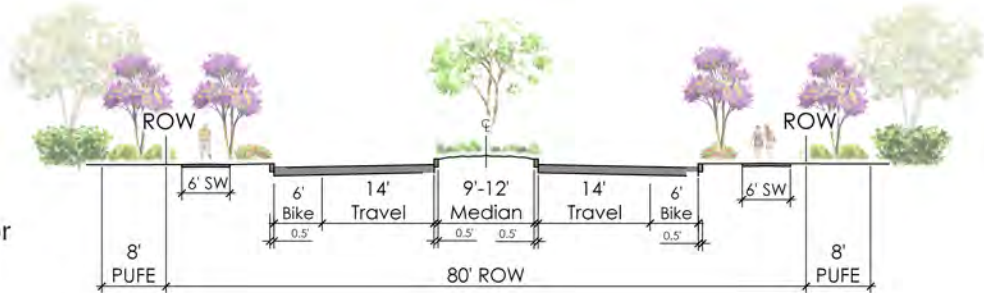
A
Arterial
Roadway
(6 Lane)



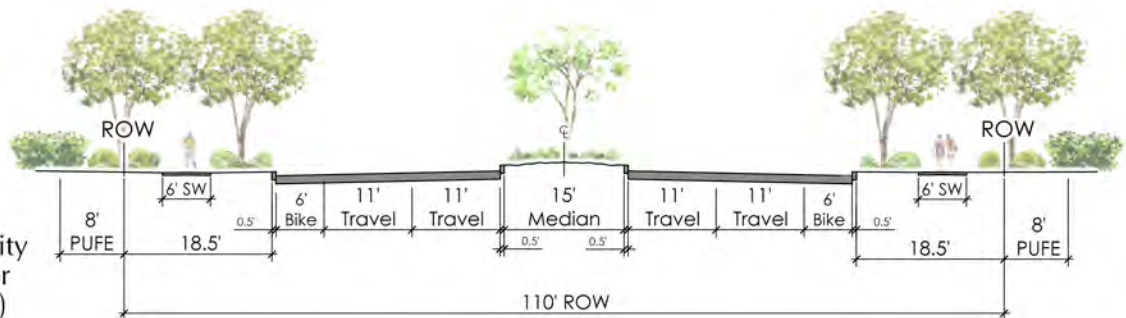
B
Urban Collector
(4 Lane)



B2
Urban Collector
(2 Lane)

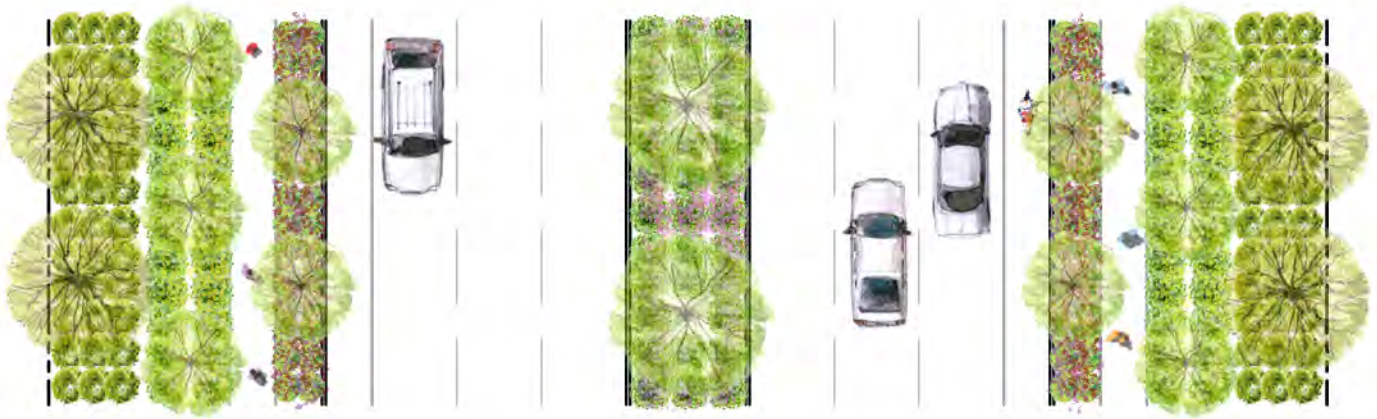


C
Community
Collector
(4 Lane)



* Planted landscape area to include PUE, PUE & 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, PUF & sidewalk

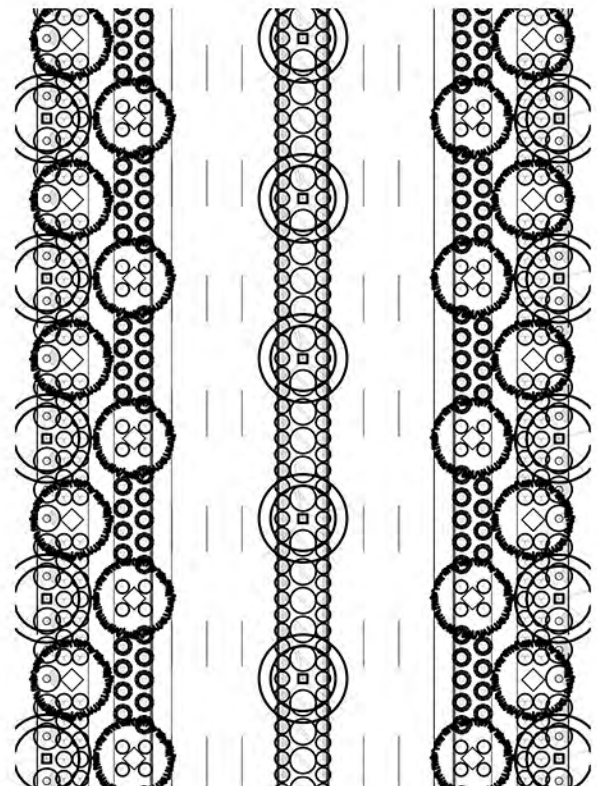
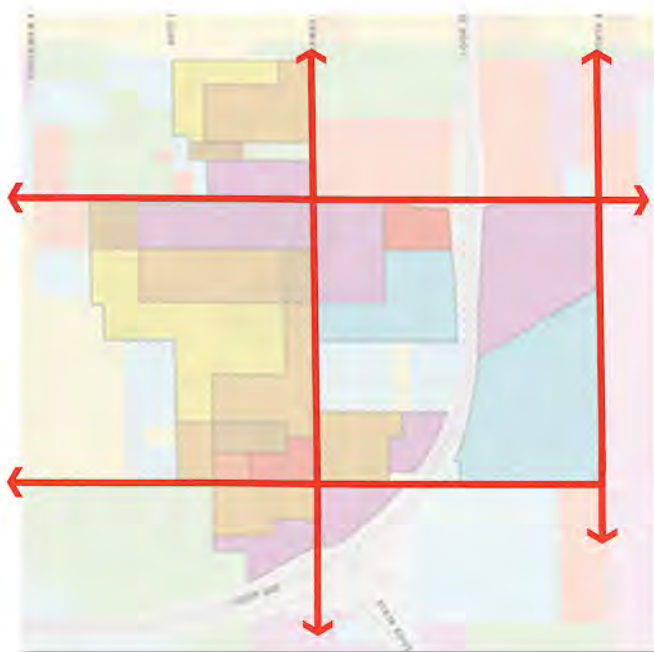


Exhibit T-1
Conceptual Street Landscape



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, PUF & sidewalk

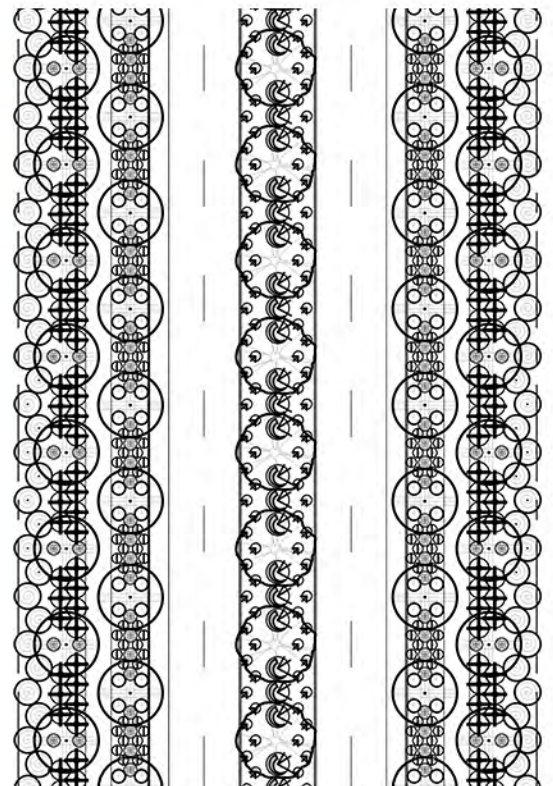
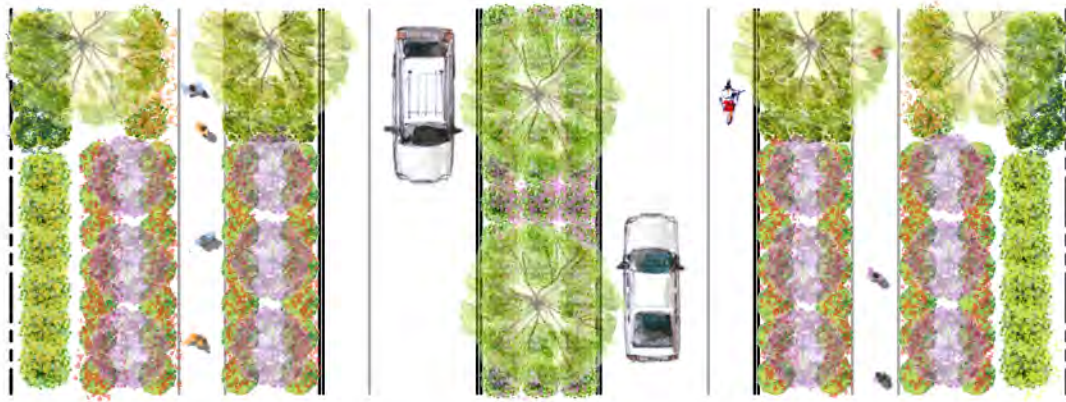
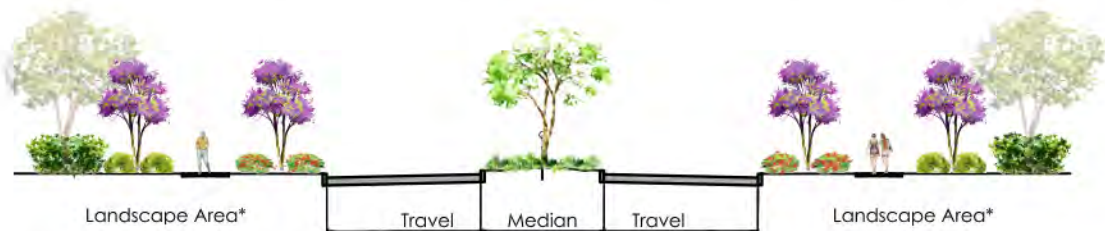


Exhibit T-2
Conceptual Street Landscape



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

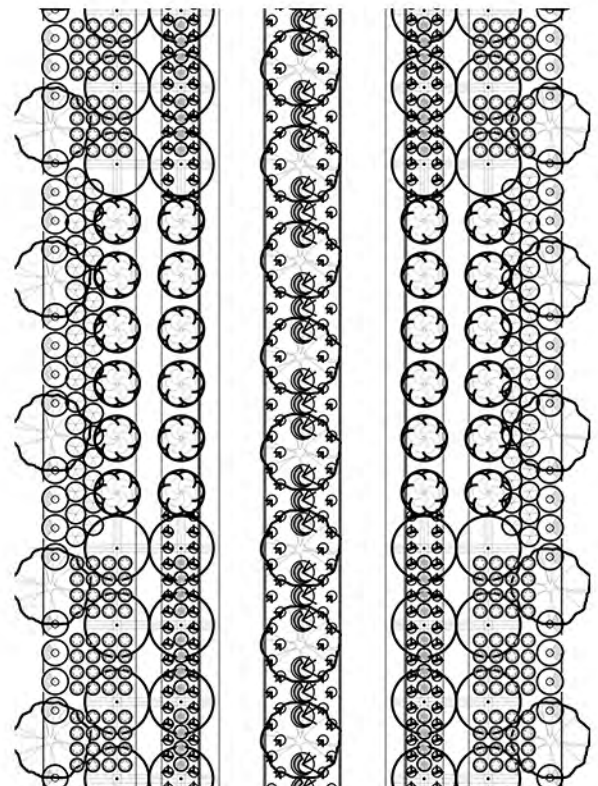
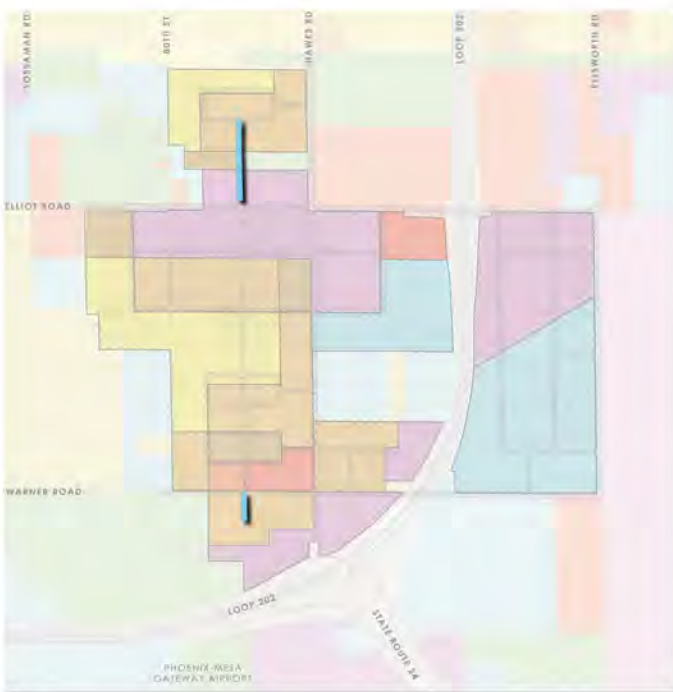
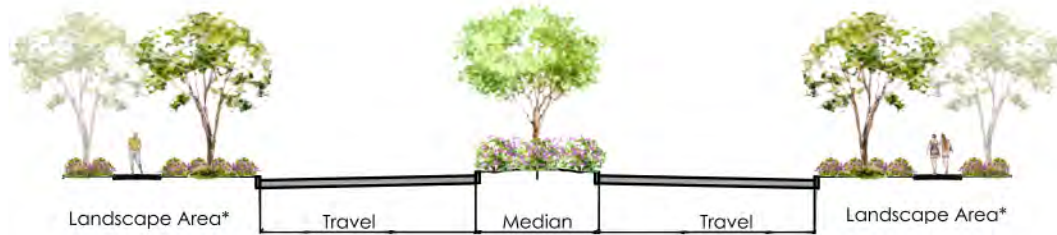


Exhibit T-3
Conceptual Street Landscape



Diamond pattern tree forms with small breaks of accent trees



C - Community Collector (4 Lane)

* Planted landscape area to include PUE, PUF & sidewalk

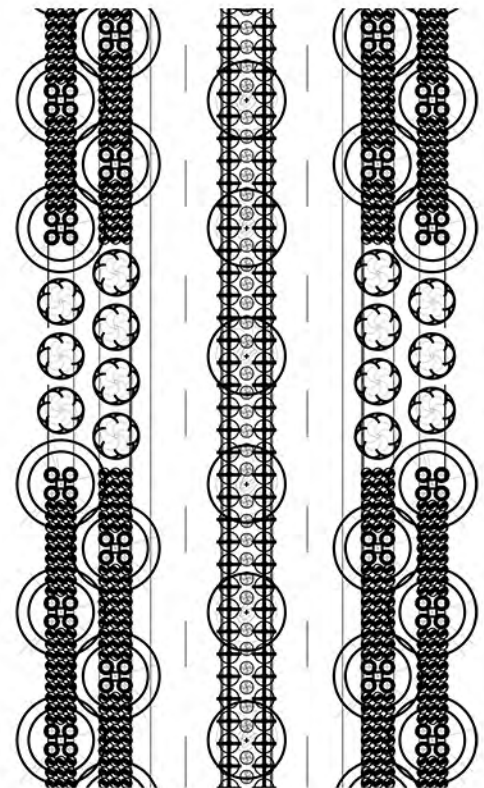
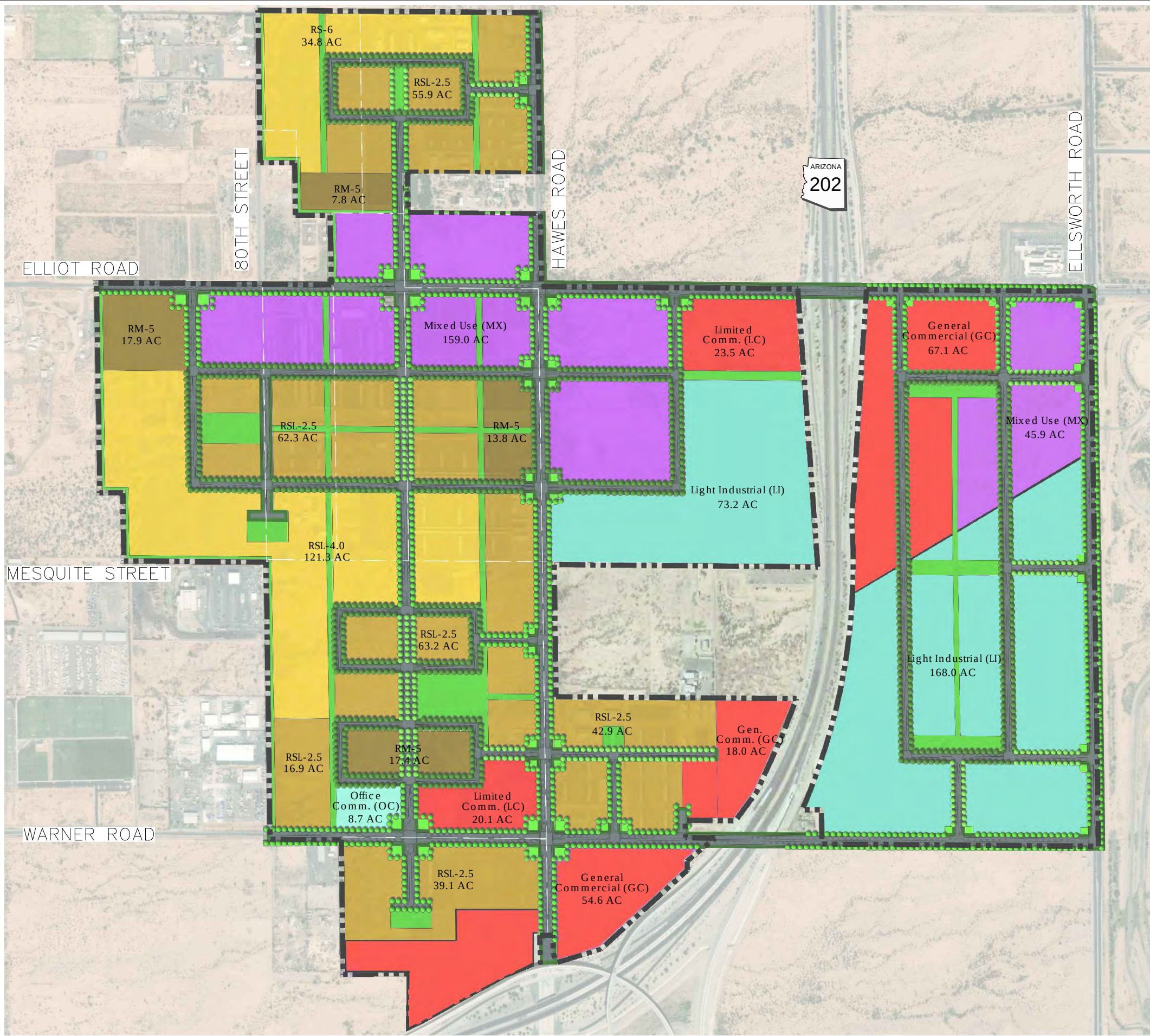


Exhibit T-4
Conceptual Street Landscape



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

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

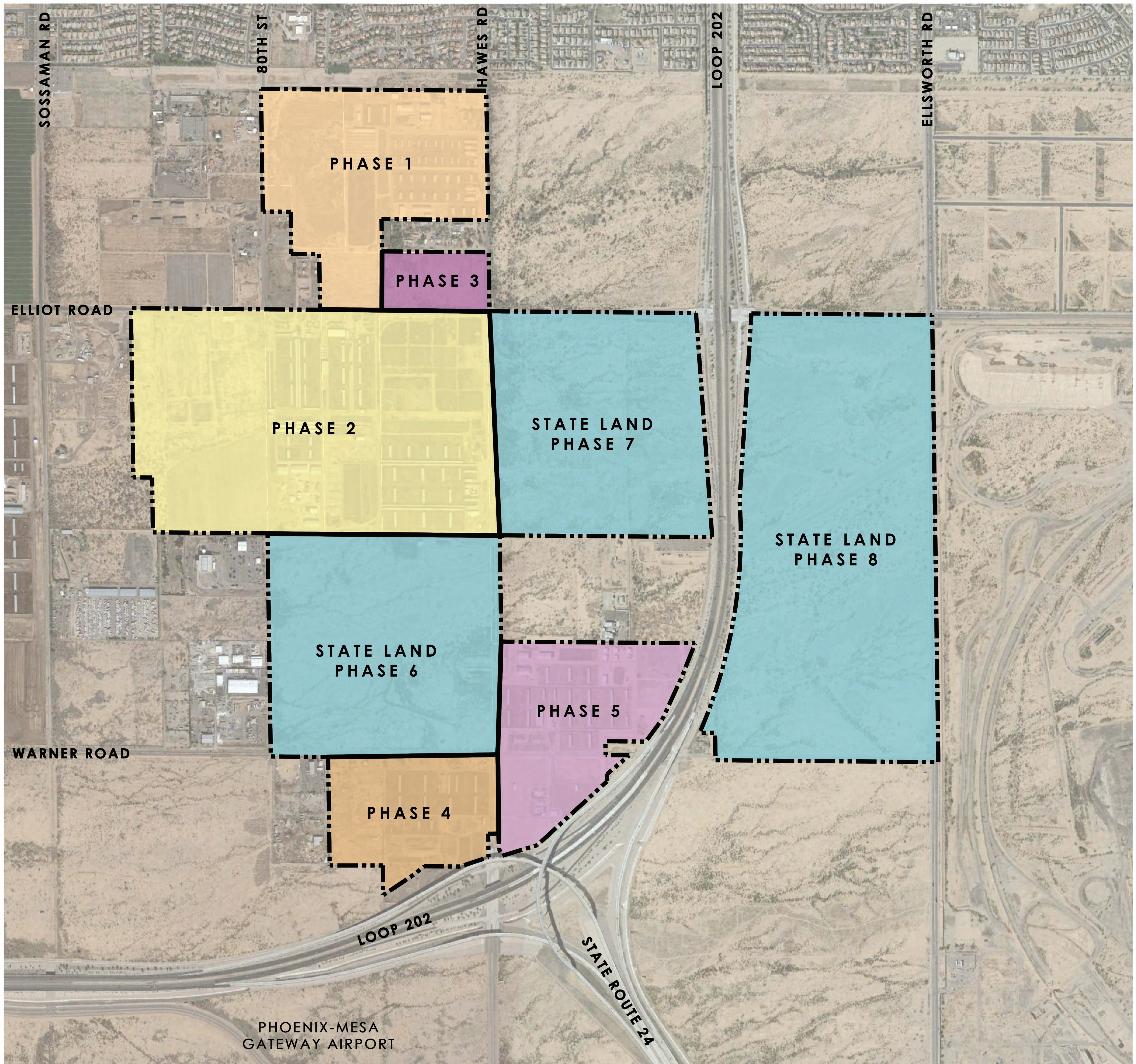
HAWES CROSSING

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





HAWES CROSSING

EXHIBIT V: CONCEPTUAL PHASING PLAN