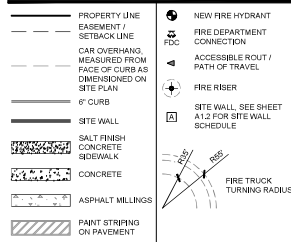


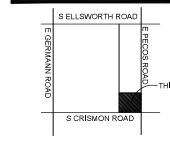
**SHEET KEYNOTES**

- 1 6" X 6" CMU PERIMETER SCREEN WALL - SEE SITE DETAILS
- 2 ASPHALT MILLINGS WITH TOPICALLY APPLIED DUST SUPPRESSION COATING - SEE SITE DETAILS
- 3 EXISTING IRRIGATION WELLHEAD TO REMAIN
- 4 TRENCH DRAIN AT TRUCK WELL, TYP. - SEE CIVIL DRAWINGS
- 5 4" HIGH GUARDRAIL MOUNTED ON 6" CONCRETE CURBING AT EACH TRUCK COCK
- 6 CONCRETE PAVING THROUGHOUT TRUCK MANEUVERING AREAS - SEE CIVIL DRAWINGS
- 7 FIRE ACCESS CLEARANCE STRIPING
- 8 NEW DECELERATION LANE
- 9 FIRE LANE WITH RED PAINTED CURB AND WHITE LETTERING
- 10 DECORATIVE SCREEN FENCE AT WELLHEAD
- 11 EXISTING POWER POLE TO BE RELOCATED - SEE CIVIL AND ELECTRICAL DRAWINGS
- 12 BOLLARD STYLE TRASH ENCLOSURE PER CITY STANDARDS - SEE SITE DETAILS
- 13 EMPLOYEE AMENITY AREA - SEE SITE DETAILS
- 14 SCREENED MECHANICAL UNIT ON CONCRETE PAD - SEE MECHANICAL DRAWINGS
- 15 FIRE DEPARTMENT CONNECTION (F.D.C.) - SEE CIVIL DRAWINGS
- 16 YARD ACCESS GATE
- 17 TRUCK WALL WITH LOADING/UNLOADING ZONE
- 18 FIRE RISER - SEE CIVIL DRAWINGS
- 19 MEGADOPOR FOR BRIDGE CRANE AND SHOP ACCESS
- 20 TRANSFORMER ON CONCRETE PAD WITH CLEAR SPACE PER UTILITY COMPANY
- 21 SERVICE ENTRANCE SECTION (S.E.S.) - SEE ELECTRICAL DRAWINGS
- 22 ENGINEERED WATERLINE TERMINATION BY PROPERTY OWNER
- 23 ASPHALT OVER ABC - SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT
- 24 PRIVATE IRRIGATION WELLHEAD EASEMENT
- 25 RETENTION BASIN, TYP. - SEE CIVIL DRAWINGS
- 26 BK6 RACK - SEE SITE DETAILS
- 27 PARKING SCREEN WALL, TYP. - SEE SITE DETAILS
- 28 LIGHT POLE, TYP. - SEE ELECTRICAL DRAWINGS AND SITE DETAILS
- 29 LANDSCAPING, TYP. - SEE LANDSCAPE DRAWINGS
- 30 UNDER GROUND STORM WATER RETENTION - SEE CIVIL DRAWINGS
- 31 SITE VISIBILITY TRIANGLE (S.V.T.), TYP. FOR 50 mph DESIGN SPEED
- 32 PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS
- 33 PAIR OF ROLLING STEEL GATES WITH HOLD BACKS AT BOTH WALLS AND KNOCK DOWN LOCK GATES TO REMAIN OPEN DURING BUSINESS HOURS - SEE SITE DETAILS
- 34 WALL PACK LIGHTING, TYP. - SEE ELECTRICAL AND PHOTOMETRIC DRAWINGS
- 35 CONCRETE SIDEWALK, TYP.
- 36 INTEGRAL COLOR CONCRETE 5x5' CROSS PATTERN - DRIVE CULVERS (DRIVEWAYS)
- 37 EXISTING OVERHEAD POWER LINES FOR WELLHEAD TO BE RELOCATED

**LEGEND**



**VICINITY MAP**



**PARCEL KEY MAP**



**F.A.A. APPROVALS:**  
 1. DETERMINATION OF NO HAZARD TO AIR NAVIGATION RECEIVED FROM F.A.A.  
 2. F.A.A. WILL BE NOTIFIED WITHIN 5 DAYS AFTER CONSTRUCTION REACHES ITS GREATEST HEIGHT (100'-2' PARTY 2).  
 3. A SEPARATE 7400 AIRSPACE STUDY FOR CONSTRUCTION CRANE WILL BE APPLIED FOR BY O.C. PRIOR TO THE CRANE BEING ON SITE.

**SITE DATA**

PROJECT:	KOMATSU SALES AND SERVICE FACILITY	
ADDRESS:	2917 E PECOS ROAD MESA, AZ 85212	
OWNER:	KOMATSU 1405 S DISTRIBUTION DR SALT LAKE CITY, UT 84104	
SCOPE:	A NEW LIGHT INDUSTRIAL BUILDING	
LEGAL DESCRIPTION:	SEE CIVIL	
ASSESSOR PARCEL NO.:	35422001A	
ZONING:	CURRENT - LI (LIGHT INDUSTRIAL) PROPOSED - LPAD (LIGHT INDUSTRIAL WITH PLANNED AREA DEVELOPMENT OVERLAY)	
SITE AREA:	1,116,554 S.F., 25.83 ACRES	
GROSS AREA:	973,459 S.F., 22.35 ACRES	
NET AREA:	26,600 S.F., 0.61 ACRES	
BUILDING AREA:	ADMIN BLOCK 26,600 S.F. MECH SHOP 50,050 S.F. WAREHOUSE 50,050 S.F. EMPLOYEE BLOCK 11,000 S.F. MAIN SHOP 100,100 S.F. TOTAL (GROSS) 237,800 S.F.	
STORIES:	ADMIN BLOCK 2-STORIES MECH SHOP 1-STORY WAREHOUSE 1-STORY EMPLOYEE BLOCK 2-STORIES HISTORY 1-STORY	
LOT COVERAGE:	75.17% (MINIMUM SURFACE PER CHAPTER 15 SECTION 15.03.01 OF MGS)	
LANDSCAPE AREA:	210,000 S.F.	
LANDSCAPE COVERAGE:	23.50%	
OCCUPANCY:	B, F-1, S-1, M, A-3	
CONSTRUCTION TYPE:	I-B-B w/ A, F.E.S.	
ALLOWABLE AREA:	UNLIMITED	
CLEAR HEIGHT:	VARIABLE	
<b>DEVELOPMENT STANDARD MODIFICATIONS</b>		
STANDARD	LI	PROPOSED LI PAD
BUILDING HEIGHT:	40'	65'
ZONING:	CURRENT - LI (LIGHT INDUSTRIAL) PROPOSED - LPAD (LIGHT INDUSTRIAL WITH PLANNED AREA DEVELOPMENT OVERLAY)	
SITE AREA:	42,755 S.F., ± 0.92 ACRES	
FENCED AREA:	158 S.F.	
LOT COVERAGE:	47.41%	
LANDSCAPE AREA:	397 S.F.	
LANDSCAPE COVERAGE:	53%	
FENCE HEIGHT:	6"	
<b>DEVELOPMENT STANDARD MODIFICATIONS</b>		
STANDARD	LI	PROPOSED LI PAD
MINIMUM SITE AREA (ACRES):	1.0	0.02
MINIMUM LOT WIDTH (FT.):	100	3.5 MINIMUM (27.5 MAXIMUM)
MINIMUM LOT DEPTH (FT.):	100	1.5 MINIMUM (27.5 MAXIMUM)
MINIMUM SETBACK ALONG PROPERTY LINES FROM MAIN STREET/PARKING SIDE:	15'	0' (NONE)
PERMETER LANDSCAPING REQUIREMENTS:	1 TREE AND 6 SHRUBS PER 25' LINEAR FEET OF STREET	NONE (NO LANDSCAPING CAN BE PROVIDED AS PROPERTY LINE IS 0')
PEDESTRIAN CONNECTION TO PUBLIC SIDEWALK:	CONNECTION TO PUBLIC SIDEWALK	NONE (WELLHEAD AREA IS PRIVATE PROPERTY WITH LIMITED ACCESS FOR MAINTENANCE PURPOSES ONLY. ENTRY TO PARCEL 4 WILL BE FROM PARCEL 1 ONLY DUE TO RESTRICTED PUBLIC ACCESS.)
SETBACKS AT INTERSECTIONS (15'-15' R.O.W. WITH ARTERIAL):	MINIMUM 50' RADIUS	0' RADIUS

**PARKING CALCULATIONS**

BUILDING AREA CALCULATIONS			
OCCUPANCY	1ST FLOOR	2ND FLOOR	TOTALS
OFFICE	13,330 S.F.	13,330 S.F.	26,660 S.F.
WAREHOUSE	50,050 S.F.	-	50,050 S.F.
SHOP	50,050 S.F.	-	50,050 S.F.
EMPLOYEE AREA	5,500 S.F.	5,500 S.F.	11,000 S.F.
LIGHT INDUSTRIAL	100,100 S.F.	-	100,100 S.F.
TOTAL	219,030 S.F.	18,830 S.F.	237,860 S.F.

REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	26,660 S.F.	1/375	71.1
WAREHOUSE	50,050 S.F.	1/600	56.61
SHOP	50,050 S.F.	1/600	83.42
EMPLOYEE AREA	11,000 S.F.	1/375	29.33
LIGHT INDUSTRIAL	100,100 S.F.	1/600	166.83
TOTAL			407.29 ± 407

**PARKING PROVIDED**  
 TOTAL REGULAR SPACES 338  
 TOTAL ACCESSIBLE SPACES 9  
 TOTAL SPACES ON SITE 407

BIKE PARKING CALCULATIONS			
RATIO	REQUIRED	PROVIDED	
1/(150 SF) (REMAINING)	22	22	

**AMENITY AREA INFORMATION / CALCS**  
 REQUIRED: 1% OF 237,860 SF = 2,379 SF  
 PROVIDED:  
 AMENITY 1 = 1,510 SF  
 AMENITY 2 = 1,125 SF  
 TOTAL = 2,635 SF



730 N. 52nd St, Ste. 203  
 Phoenix, Arizona 85008  
 P 602.935.5260

CawleyArchitects.com



**KOMATSU SALES AND SERVICE FACILITY**

9927  
 E. PECOS ROAD  
 MESA  
 ARIZONA  
 85212

**DATE**  
 PRE-SUBMITTAL 03-04-2024  
 DR SUBMITTAL 05-27-2024  
 SUP SUBMITTAL 05-27-2024  
 DR/SUP 2nd SUBMITTAL 07-15-2024  
 DR/SUP 3rd SUBMITTAL 08-12-2024  
 DR/REZONING UPDATE SUBMITTAL 09-03-2024

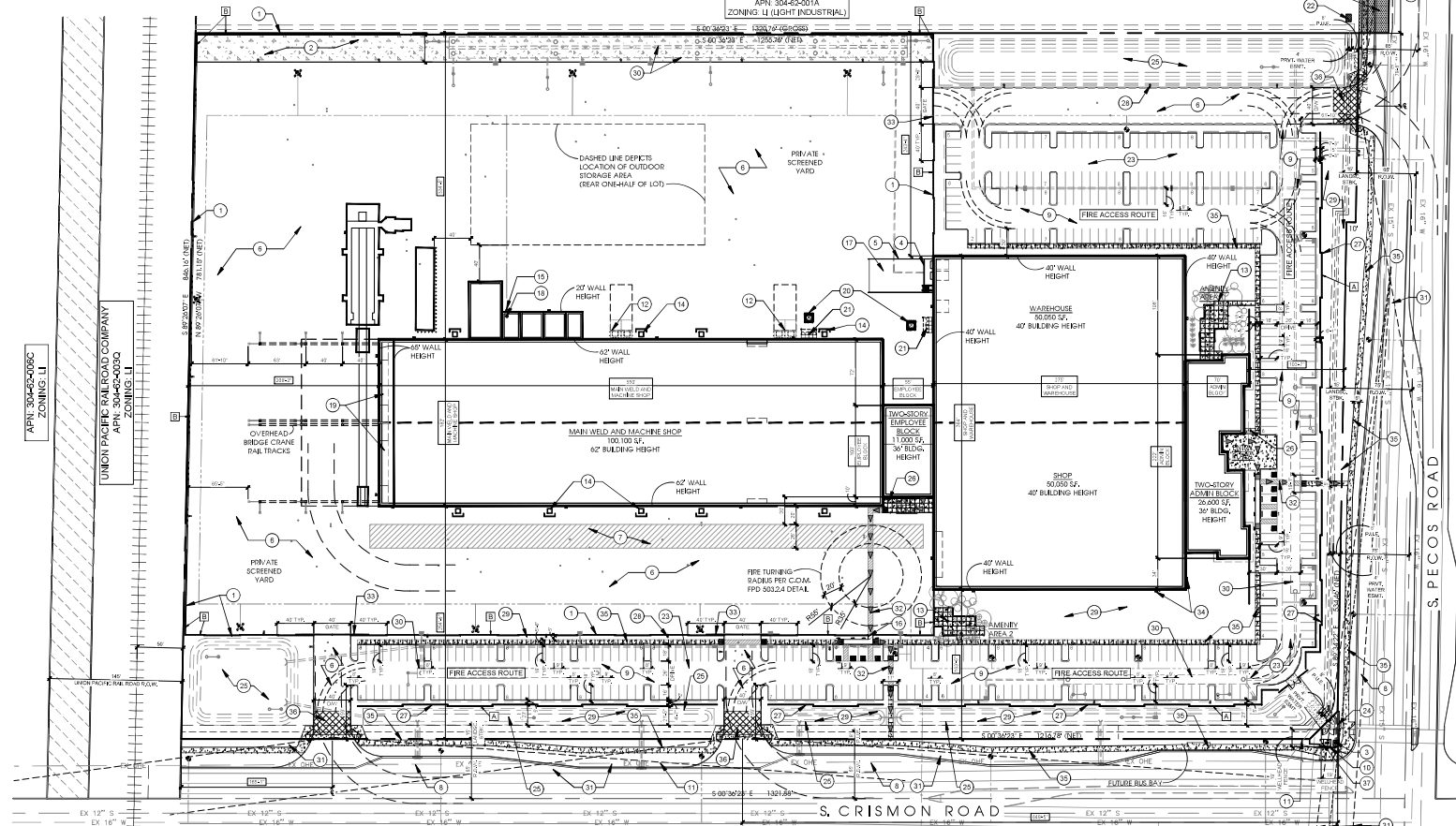
DRAWN BY: JD & JS

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SEE PLAN

Project: 23071  
**A1.1**



APN: 304-63-8778 ZONING: GI | APN: 304-63-8774 ZONING: GI | APN: 304-63-8776 ZONING: GI | APN: 304-63-8775 ZONING: GI





**KOMATSU SALES AND SERVICE FACILITY**

9927  
E. PECOS ROAD  
MESA  
ARIZONA  
85212

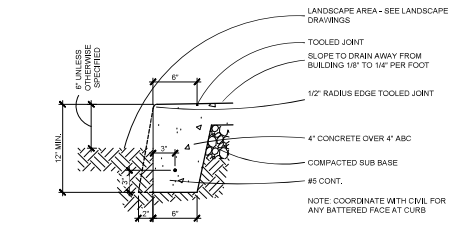
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DR SUBMITTAL 05-27-2024
SUP SUBMITTAL 05-27-2024
DR/SUP 2nd SUBMITTAL 07-15-2024
DR/SUP 3rd SUBMITTAL 08-12-2024

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SEE DETAILS

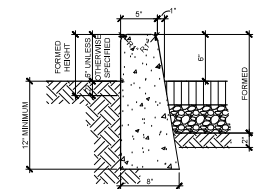
Project: 23071  
**A1.2**



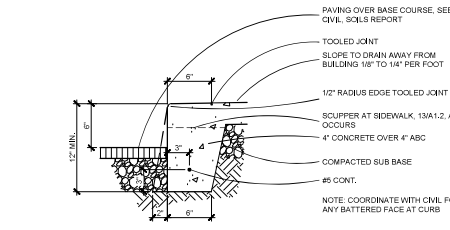
**1 SIDEWALK AT LANDSCAPE**  
SCALE: 1 1/2" = 1'-0"

**NOTES:**

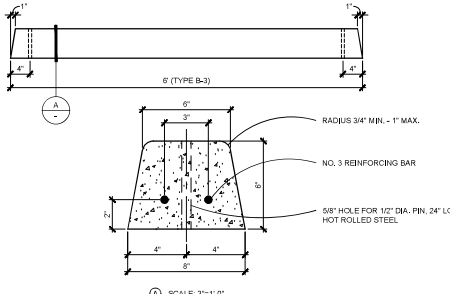
1. ALL VERTICAL SURFACES TO BE FORMED
2. VERTICAL SURFACES DOWN FROM 2" BELOW UNDISTURBED SOIL MAY BE PLACED AGAINST NEAT CUT "B" APPROVED BY THE ENGINEER AND CONCRETE WILL NOT EXTEND MORE THAN 1" BEYOND THEORETICAL FACE.
3. ALL EXPOSED SURFACES TO BE STRIPED GREEN AND TROWEL FINISHED.
4. CONCRETE CURBS CONFORM TO SECT. 340.
5. MAXIMUM SPACING OF CONSTRUCTION JOINTS IS 10'-0".
6. CONCRETE TO BE CLASS 'B' PER SECT. 725.
7. WHEN PAVEMENT AND BASE COURSE EQUALS OR EXCEEDS 10" IN DEPTH, THE ENTIRE ROADWAY SIDE OF THE CURB SHALL BE FORMED. THE TOTAL CURB HEIGHT REMAINS 18" UNLESS NOTED OTHERWISE.



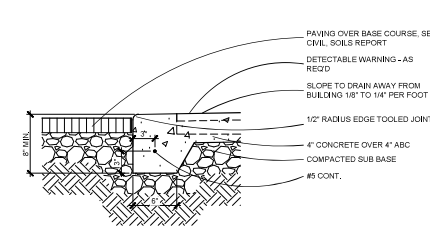
**2 CURB TERMINATION M.A.G. STD. DET. #222**  
SCALE: 1 1/2" = 1'-0"



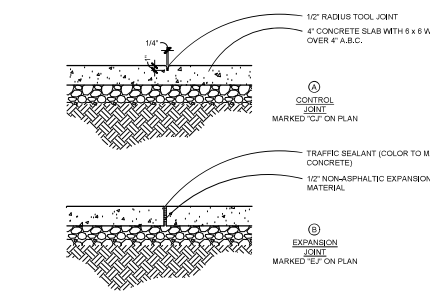
**3 SIDEWALK / CURB AT ASPHALT**  
SCALE: 1 1/2" = 1'-0"



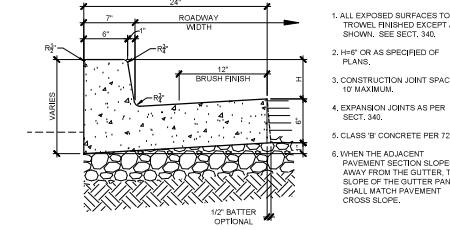
**4 VERTICAL CURB M.A.G. STD. DET. #220**  
SCALE: 1 1/2" = 1'-0"



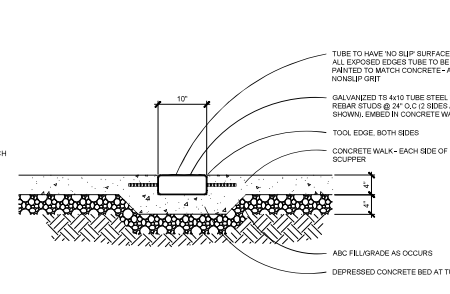
**5 SIDEWALK CONTROL JOINTS**  
SCALE: 1" = 1'-0"



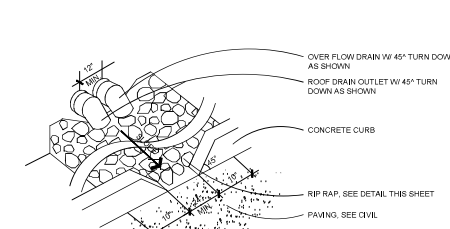
**6 CONCRETE PARKING CURB**  
SCALE: 1" = 1'-0"



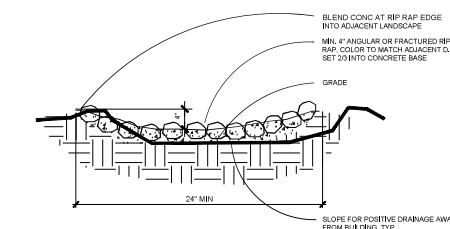
**7 SCUPPER THRU SIDEWALK**  
SCALE: 1" = 1'-0"



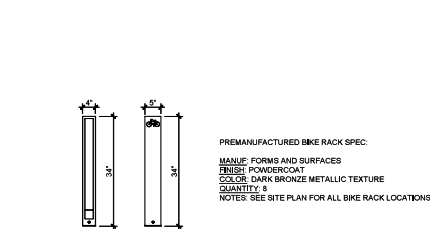
**8 RIP RAP**  
SCALE: 1" = 1'-0"



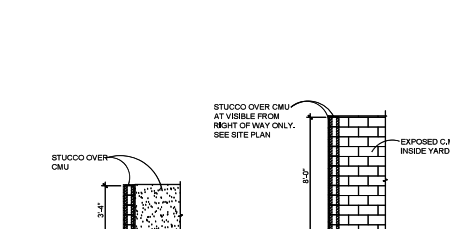
**9 CONCRETE TROUGH**  
SCALE: 1 1/2" = 1'-0"



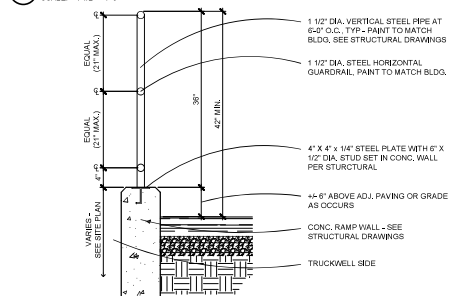
**10 BIKE RACKS, TYP.**  
SCALE: 1 1/2" = 1'-0"



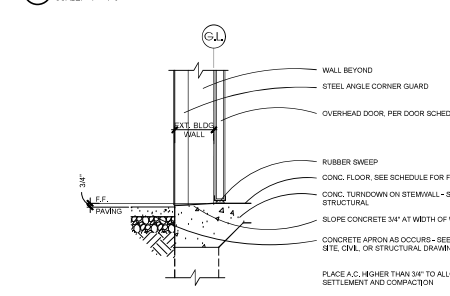
**11 GUARDRAIL AT LOADING DOCK**  
SCALE: 1" = 1'-0"



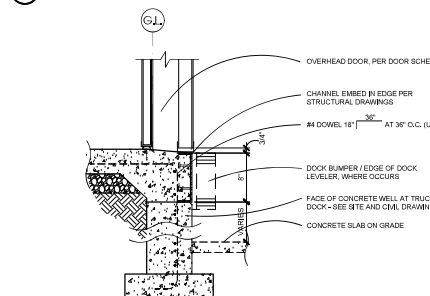
**12 THRESHOLD AT OVERHEAD DOOR**  
SCALE: 1" = 1'-0"



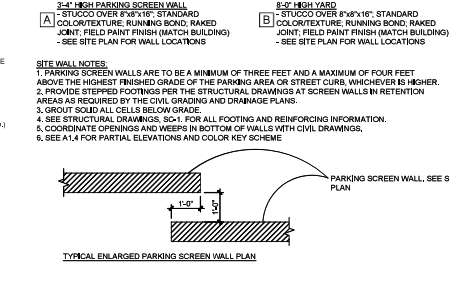
**13 O.H. DOOR SILL AT TRUCKWELL**  
SCALE: 1" = 1'-0"



**14 SITE WALL DETAILS**  
SCALE: 1 1/2" = 1'-0"

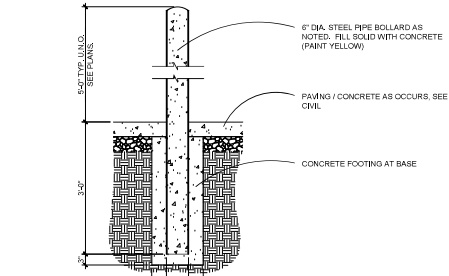


**15 PARKING SCREEN WALL**  
SCALE: 1 1/2" = 1'-0"

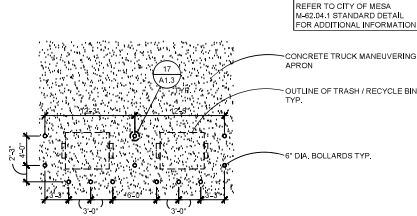


**16 TYPICAL ENLARGED PARKING SCREEN WALL PLAN**  
SCALE: 1 1/2" = 1'-0"

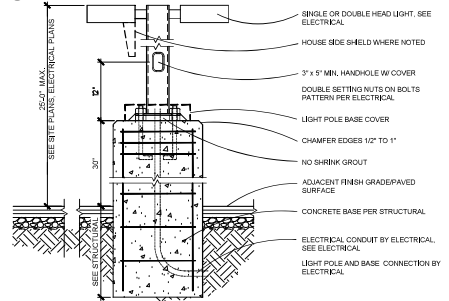
- STUCCO OVER CMU AT VISIBLE FROM RIGHT OF WAY ONLY. SEE SITE PLAN.**
- EXPOSED CMU, INSIDE YARD.**
- 3'-4" HIGH PARKING SCREEN WALL**  
A - STUCCO OVER 8"X8"X16" STANDARD COLOR/TEXTURE, RUNNING BOND, RAKED JOINT, FIELD PAINT FINISH (MATCH BUILDING) - SEE SITE PLAN FOR WALL LOCATIONS
- 8'-0" HIGH YARD**  
B - STUCCO OVER 8"X8"X16" STANDARD COLOR/TEXTURE, RUNNING BOND, RAKED JOINT, FIELD PAINT FINISH (MATCH BUILDING) - SEE SITE PLAN FOR WALL LOCATIONS
- SITE WALL NOTES:**
1. PARKING SCREEN WALLS ARE TO BE A MINIMUM OF THREE FEET AND A MAXIMUM OF FOUR FEET ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER.
  2. PROVIDE STEPPED FOOTINGS PER THE STRUCTURAL DRAWINGS AT SCREEN WALLS IN RETENTION AREAS AS REQUIRED BY THE CIVIL GRADING AND DRAINAGE PLANS.
  3. GROUT SCAB ALL CELLS BELOW GRADE.
  4. SEE STRUCTURAL DRAWINGS, SCH. 1, FOR ALL FOOTING AND REINFORCING INFORMATION.
  5. COORDINATE OPENINGS AND WEIRS IN BOTTOM OF WALLS WITH CIVIL DRAWINGS.
  6. SEE A1.4 FOR PARTIAL ELEVATIONS AND COLOR KEY SCHEME.
- OVERHEAD DOOR, PER DOOR SCHEDULE**
- CHANNEL EMBED IN EDGE PER STRUCTURAL DRAWINGS**
- #4 DOWEL 18" @ 36" O.C. (L.O.S.)**
- DOCK BUMPER / EDGE OF DOCK LEVELER, WHERE OCCURS**
- FACE OF CONCRETE WELL AT TRUCK DOCK - SEE SITE AND CIVIL DRAWINGS**
- CONCRETE SLAB ON GRADE**
- PARKING SCREEN WALL, SEE SITE PLAN**
- TYPICAL ENLARGED PARKING SCREEN WALL PLAN**



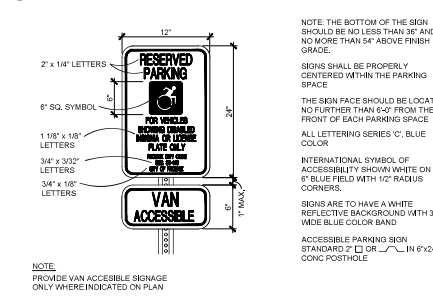
17 PIPE BOLLARD



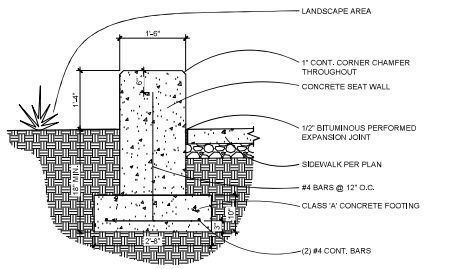
18 DOUBLE BOLLARD TYPE TRASH ENCLOSURE, TYP.



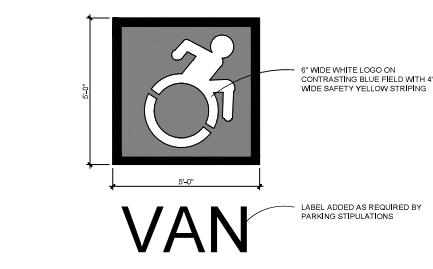
21 LIGHT POLE



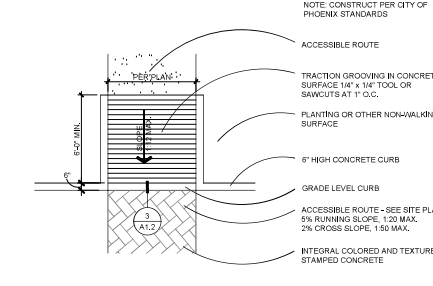
22 ACCESSIBLE PARKING SIGN



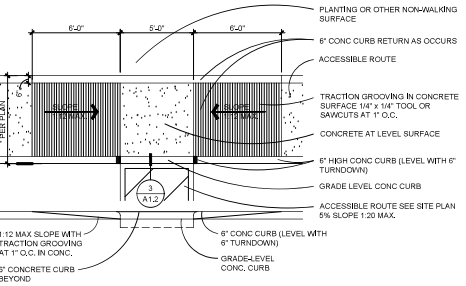
25 SITE AMENITY SEAT SECTION DETAIL



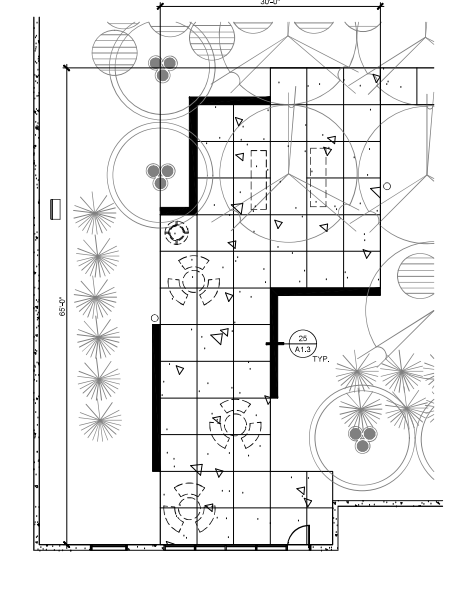
26 PAINTED ACCESSIBLE PAVEMENT SYMBOL



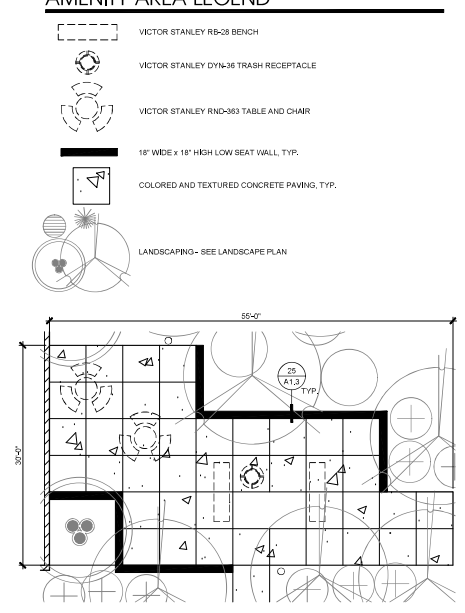
13 CURB RAMP



15 CURB RAMP



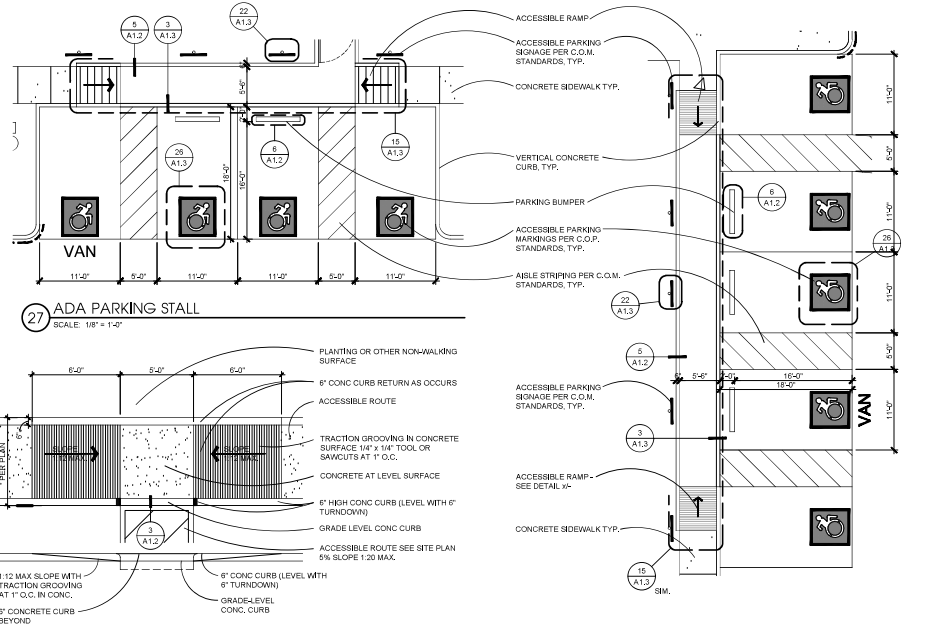
23 1,510 S.F. AMENITY AREA 1



24 1,125 S.F. AMENITY AREA 2

AMENITY AREA LEGEND

- VICTOR STANLEY RB-28 BENCH
- VICTOR STANLEY DYN-36 TRASH RECEPTACLE
- VICTOR STANLEY RND-063 TABLE AND CHAIR
- 18" WIDE x 18" HIGH LOW SEAT WALL, TYP.
- COLORED AND TEXTURED CONCRETE PAVING, TYP.
- LANDSCAPING - SEE LANDSCAPE PLAN



27 ADA PARKING STALL

32 ADA PARKING STALL



KOMATSU SALES AND SERVICE FACILITY

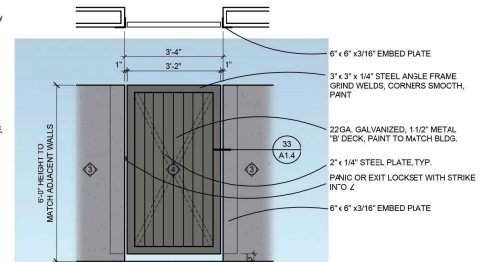
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85212

DATE  
PRE-SUBMITTAL  
03-04-2024  
DR SUBMITTAL  
05-27-2024  
SUP SUBMITTAL  
05-27-2024  
DR/SUP 2nd SUBMITTAL  
07-15-2024  
DR/SUP 3rd SUBMITTAL  
08-12-2024

DRAWN BY: JD & JS  
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SEE DETAILS



**HARDWARE GROUP NO. G-01-KEYED EXIT HARDWARE - GATE ORNAMENTAL**  
PROVIDE EACH HARDWARE WITH THE FOLLOWING:

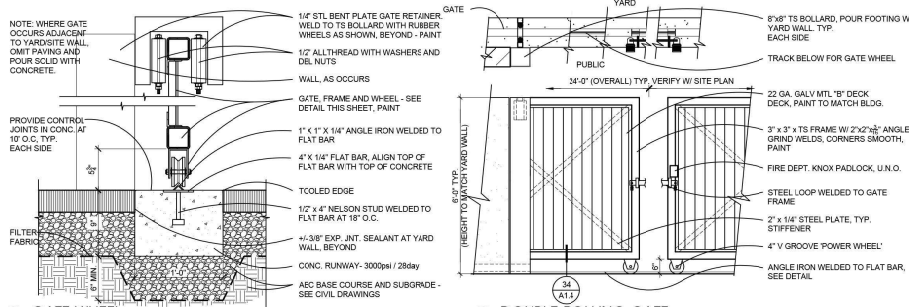
DESCRIPTION	CATALOG NUMBER	FINISH	MTS
PANIC HARDWARE	LD 22 RL C/F 15843	600	NOB
RIM CYLINDER	20-057 K/C	643E	SC4
FRIC CORE	23-030 C/D BK	606	SC4
SURECLOSE	100 X SM AS REQ'D BY GATE VENDOR	600	DOT
SILENCER	SR64	GRY	I/E

GATE VENDOR TO PROVIDE ANGLE STOP AT CLOSED AND 90 DEGREE OPEN POSITION  
GATE VENDOR TO PROVIDE MOUNTING PLATES, LOCK STRIKE PROTECTION AND ANGLE TO PREVENT TAMPERING WITH DEVICE

**36 YARD ACCESS GATE**  
SCALE: 1/2" = 1'-0"

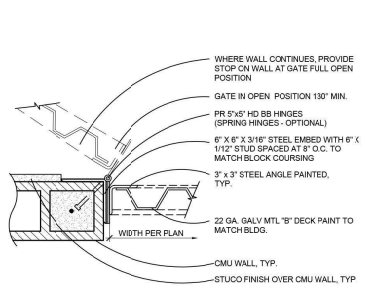
**COLOR KEY**

KEY	MANUF. COLOR NAME
①	LACE VEIL DE 6372
②	SILVER POLISH DE 6374
③	FORMAL GRAY DE 6382
④	'BCAT ANCHOR' DE 6377
⑤	'COOL DECEMBER' DE 6383
⑥	'DOVER STRAITS' DE 6886

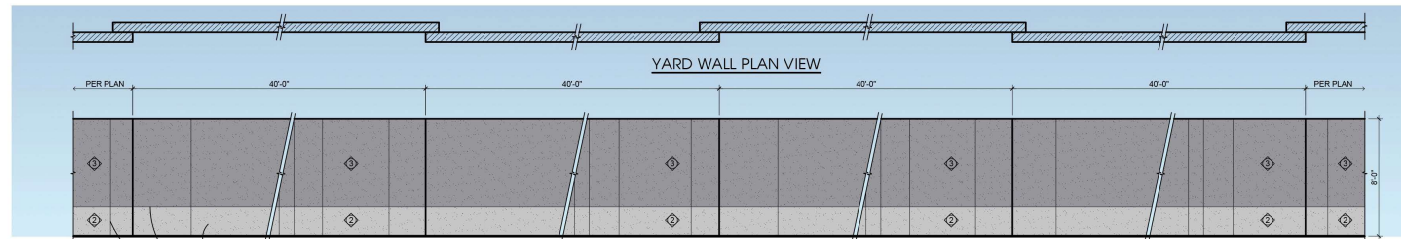


**35 DOUBLE ROLLING GATE**  
SCALE: 1/2" = 1'-0"

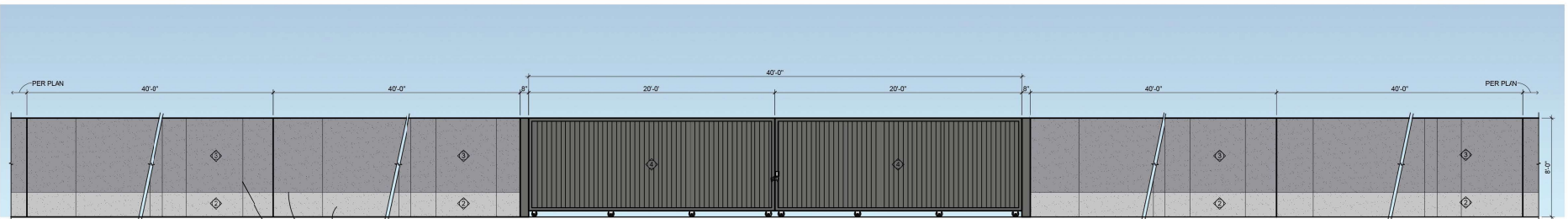
**34 GATE WHEEL**  
SCALE: 1 1/2" = 1'-0"



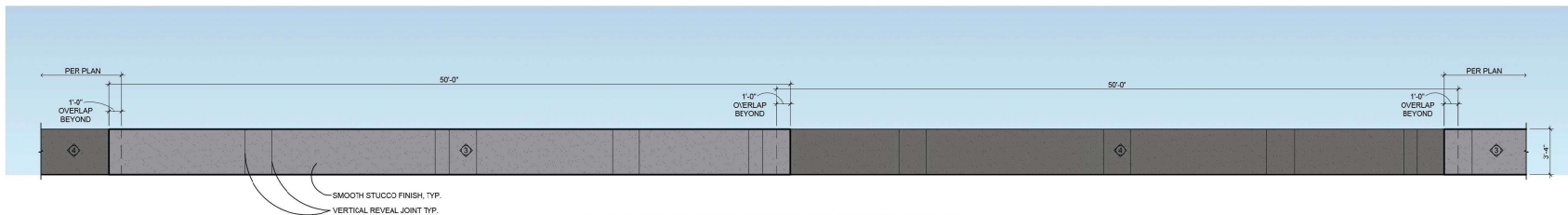
**33 YARD ACCESS GATE HINGE**  
SCALE: 1 1/2" = 1'-0"



**38 8'-0" HIGH YARD WALL PAINT SCHEME, TYP. (YARD WALLS VISIBLE FROM PECOS RD. & CRISMON RD.)**  
SCALE: 1/4" = 1'-0"



**42 8'-0" HIGH ROLLING GATE & YARD WALL PAINT SCHEME, TYP. (YARD WALLS VISIBLE FROM PECOS RD. & CRISMON RD.)**  
SCALE: 1/4" = 1'-0"



**46 3'-4" HIGH PARKING SCREEN WALL PAINT SCHEME, TYP.**  
SCALE: 1/4" = 1'-0"



**KOMATSU SALES AND SERVICE FACILITY**

9927  
E. PECOS ROAD  
MESA  
ARIZONA  
85212

DATE	
PRE-SUBMITTAL	03-04-2024
DR SUBMITTAL	05-27-2024
SUP SUBMITTAL	05-27-2024
DR/SUP 2nd SUBMITTAL	07-15-2024
DR/SUP 3rd SUBMITTAL	08-12-2024
DR/RECONING UPDATE SUBMITTAL	09-03-2024

DRAWN BY: JD & JS

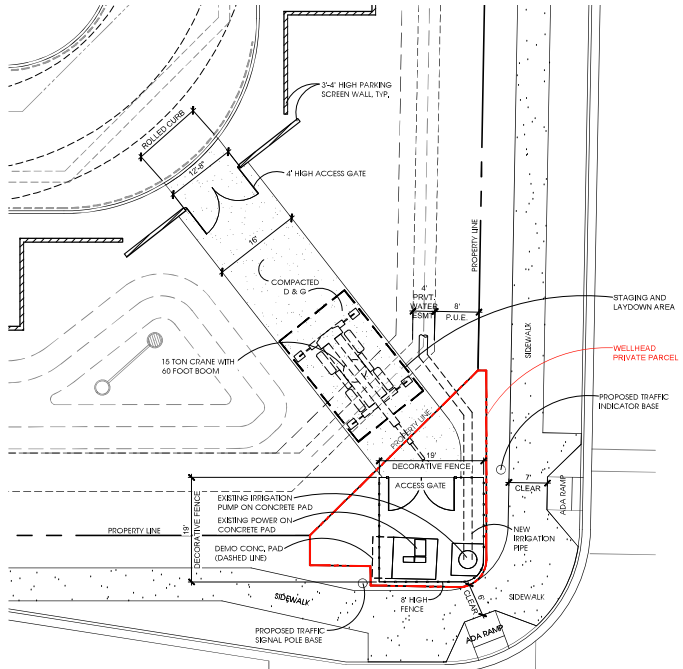
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All discrepancies found on these documents shall be resolved by the architect. The architect's decisions shall be final and binding on the contractor.

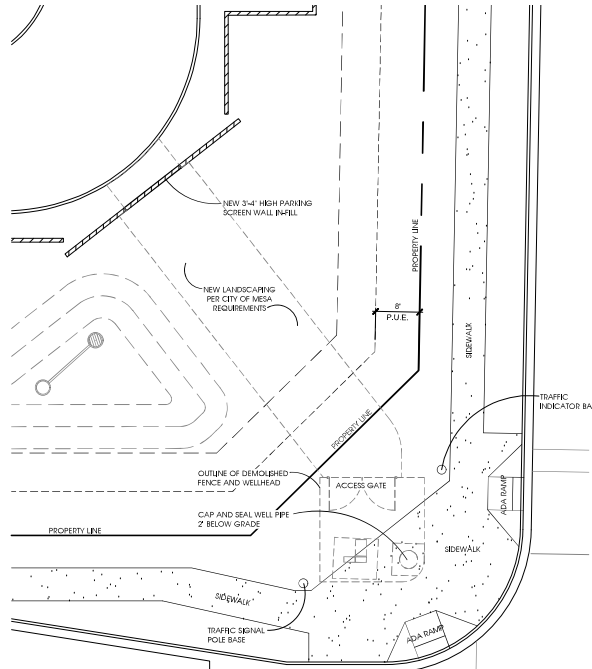
WELLHEAD SITE PLAN

Project: 23071

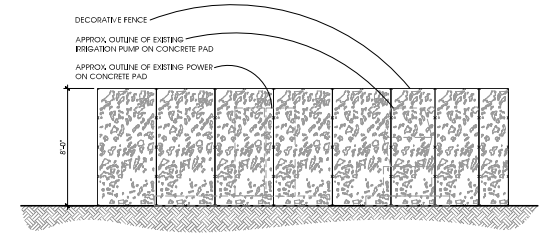
**A1.5**



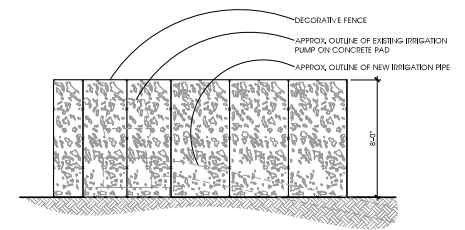
ENLARGED WELLHEAD PLAN (ACTIVE WELLHEAD)  
SCALE: 3/32" = 1'-0"



ENLARGED WELLHEAD PLAN (DECOMMISSIONED WELLHEAD)  
SCALE: 3/32" = 1'-0"

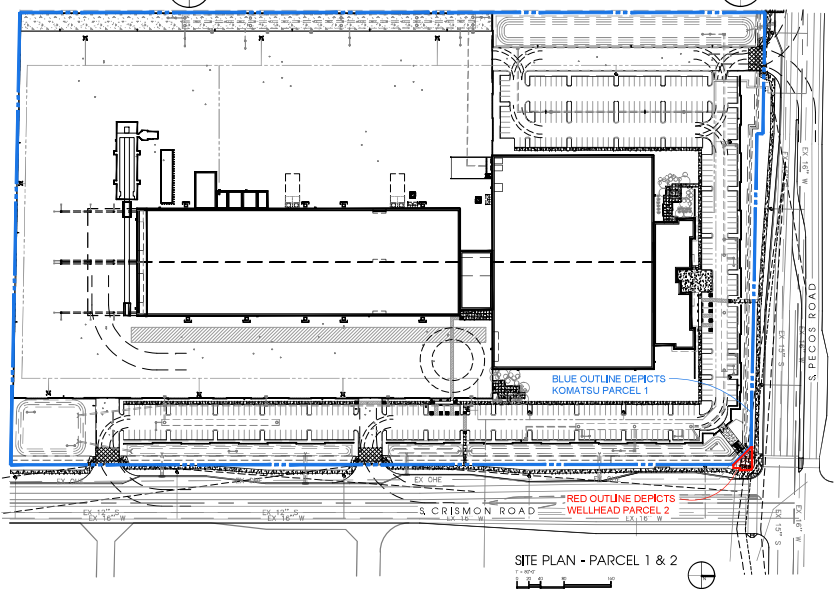


WELLHEAD FENCE EAST ELEVATION  
SCALE: 1/4" = 1'-0"



WELLHEAD FENCE NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

WELLHEAD FENCE IS PAINTED [Color Swatch] / FORMAL GRAY DE6382 TO MATCH THE BUILDING



SITE PLAN - PARCEL 1 & 2

**ACTIVE & DECOMMISSIONED WELLHEAD SUMMARY**

**ACTIVE WELLHEAD ACTION SCOPE**

- DEDICATED PRIVATE PARCEL FOR WELLHEAD WITH ACCESS AGREEMENT
- TRUCK ACCESS FOR WELLHEAD MAINTENANCE AND FOR EVENTUAL ABANDONMENT
- DECORATIVE FENCE SCREEN

**POST DECOMMISSIONED WELLHEAD ACTION SCOPE**

- PRIVATE PARCEL TO BE REDEDICATED TO CITY OF MESA
- NEW SIDEWALK AND NEW LANDSCAPING PER CITY OF MESA STANDARD REQUIREMENTS



WELLHEAD FENCE CONCEPT PERSPECTIVE  
SCALE: N.T.S.