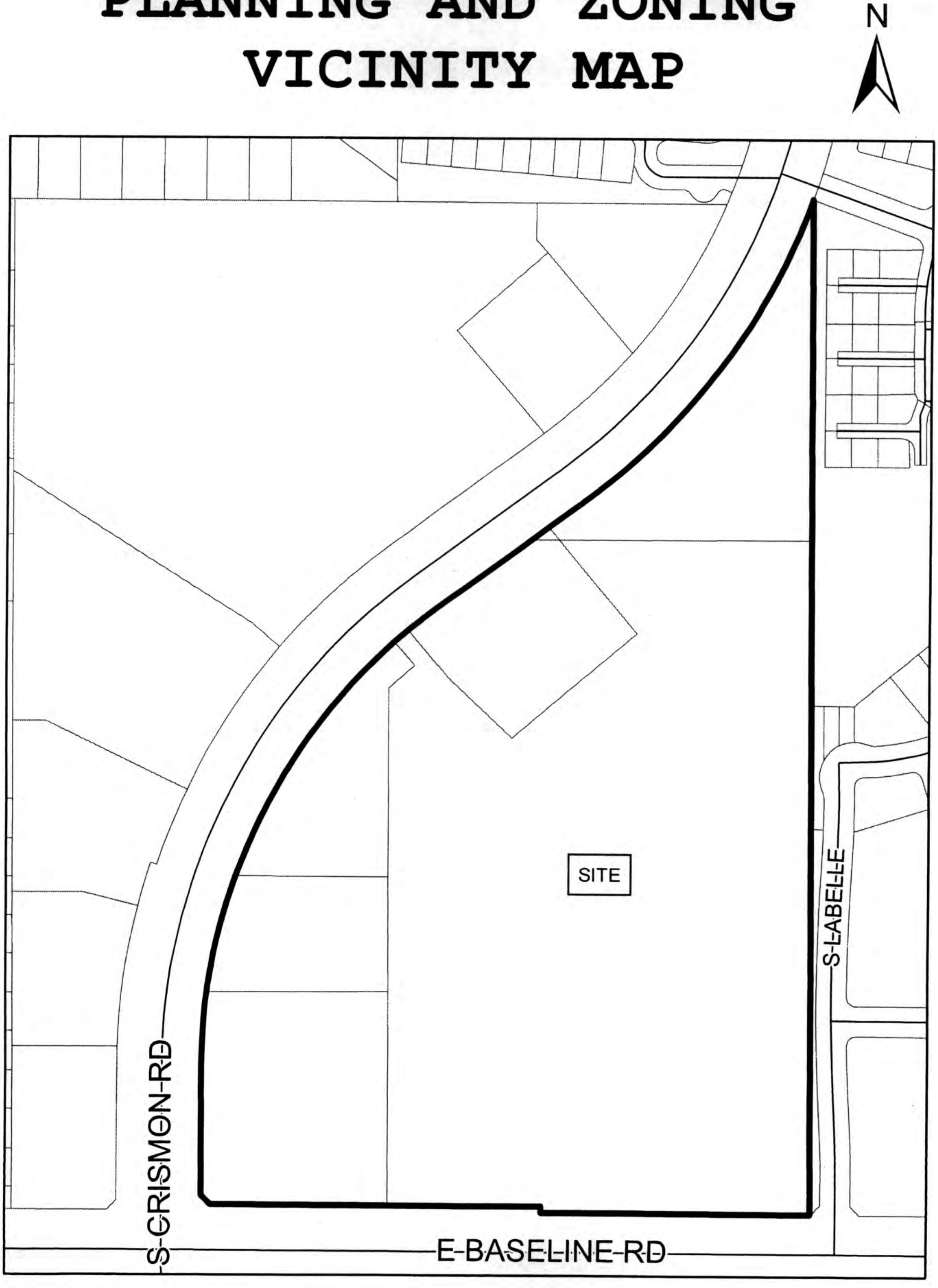
PLANNING AND ZONING VICINITY MAP


N
SITE
S-CRISMON-RD
E-BASELINE-RD
S-LABELLE

Z12-019 Z12-019 Z12-019 Z12-019 Z12-019

Banner Health

REZONING LC - LIMITED COMMERCIAL WITH A BIZ - BONUS INTENSITY ZONE OVERLAY

CRISMON COMMONS EAST – MESA, ARIZONA

LANDOWNER

CRISMON GATEWAY, L.P.

Crismon Gateway, LP
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Mesa, Arizona 85206
Contact: Richard Richmond

DEVELOPER

Banner Health

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Phone: 602-747-4000
Contact: Kip Edwards

ARCHITECT

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Contact: Erik Hanson

CONSULTANTS

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Phone: 480-233-4347
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BANNER HEALTH CENTER – MESA
LC Rezoning With A New BIZ Overlay and New Conceptual DMP Narrative

LC WITH BIZ OVERLAY DEVELOPMENT

1. Purpose of Request

This application is being submitted in support of a rezoning request for approximately 10.40 acres on Lots 1 and 2 and a part of Lots 3 and 5 of Crismon Commons East located at the northeast quadrant of the intersection of Crismon Road and Baseline Road (*Site Location Map*). The parcel is currently zoned City of Mesa C-2/LC Mixed Use with a BIZ Overlay on 5.27 acres and an approved DMP which allows for mixed use development. The zoning request for the parcel is to rezone the 24.71 acre parcel, which includes the five subdivided lots, to remove the current BIZ Overlay Zone and the approved DMP and to rezone the parcel with LC Limited Commercial Mixed Use with a new BIZ Overlay Zone on 10.40 acres at the southwest corner of the parcel to increase the maximum height within the Limited Commercial designation to 45 feet, Site Plan Review for the Phase IA and Phase IB and conceptual approval for a new phased DMP – Development Master Plan. The rezoning is being requested to allow for the Phase I, phased development of the new commercial Banner Health Center medical office development.

Zoning History/Related Cases

September 2, 1987	Annexed into the City of Mesa (Ordinance #2249)
October 5, 1987	Rezoned from County Rural 43 and R1-9 to City SR and R1-9 (Z87-66, Ordinance #2271
June 7, 204	Rezoned from R1-43 to C-2 and site plan approval on 45 acres for a multi-use commercial center on both sides of Crismon Road north of Baseline and south of US60 (Z04-33, Ordinance #4199)
May 4, 2005	Design Review approval for the right-of-way landscaping along both sides of Crismon, in Crismon Road Center median, and along the north side of Baseline (DR05-038)
May 18, 2006	Recordation of "Crismon Commons East" plat on the east side of Crismon Road (S04-42)
December 18, 2006	Pre-submittal conference to discuss the current proposal (PS07-84)
January 17, 2012	Pre-submittal conference to discuss the current proposal for a new BIZ and Site Plan Review for a new phased DMP (PS12-01)

Community Benefit

The rezoning with the new BIZ Zone Overlay will provided for the development of a new Banner Health Center ("BHC") will provide an array of potential ongoing community benefits to the City of Mesa and its developing community at large. These include:

- The new Health Center will provide outpatient healthcare services needed to protect the health and safety of the residents. The market area currently lacks sufficient healthcare resources and services to provide for current and future populations. The proposed Banner Health Center will be able to supply some of these healthcare required resources.
- This development will bring Banner Health physician to the community and be a driver to attract new healthcare related support businesses to the area.
- With the location of the Health Center facility at this proposed Site, outpatient/user travel times, out-bound/in-bound regional traffic and transportation costs to patients/users and employees will be reduced.

In addition, this new Banner Health Center will enhance the quality of life for the established community and support new development by providing the needed healthcare services and new professional employment opportunities over the phased development of the medical development. The Health Center facility at the completion of phase IB will provide for 36 physicians and approximately 100 professional support staff. The anticipated weekday operating hours for the Health Center will 7 a.m. to 8 p.m. with weekends, and subject to demand, Saturday 7 a.m. to 1 p.m. and Sundays (if needed – to-be-determined).

Business Intensity Zone Overlay Justification

The proposed BIZ Overlay District expansion on the 10.40 acres at the northeast corner of the Crismon Road and Baseline Road within the 24.71 acre Crismon Commons East is required to increase the Limited Commercial District height from 30 feet for two-story development to 45 feet for the two-story planned Banner Health Center medical office facility. The planned BHC medical facility development supports the following purposes and objectives of the BIZ Overlay District requirements:

- The phased BHC medical facility is an innovative design of superior quality that utilizes sustainable development practices in the following ways:
    - The BHC facility design is innovative in that it will bring together several medical functions and services within a single facility to provide high quality, efficient and cost effective medical care to the surrounding community. By combining various medical services within a single facility patients will reduce trips and travel to various facilities for specialty care, diagnostic services and increases the likelihood that the patient will follow through with the required care.
    - The BHC exterior design incorporates high quality building materials which will provide long term facility life cycle reduced operational costs through the use of glazing, wall section/insulation and mechanical systems which will conserve energy use.
    - The BHC uses special placed glazed openings to incorporate natural light into interior space reducing the daytime operational light levels and creates a better healing environment for patients.
    - The increase in the building height limit to 45 feet is required because of the medical facility's need for increased floor-to-floor heights to accommodate building medical infrastructure and mechanical heating/cooling and venting requirements. The majority of the height increase is to accommodate screening of rooftop mechanical equipment larger scale required for the medical facility. This mechanical equipment screening is integrated into the facility design creating additional architectural detail and scaling of the building massing.
- The Banner Health Center medical facility revised height limit will allow for development to achieve the following goals of the General Plan for the area:
    - The proposed expanded 10.40 acre BIZ within the Crismon Commons East development will support the Mesa 2025 General Plan Goal LU-1.1, ED-1 and the Objective LU-1.1 and ED-1a by providing the most advantageous economic and environmental balance of build-out land uses based on community and regional characteristics. With the growing need for healthcare services, the proposed BHC facility will bring to the community long term sustainable high dollar salaries and economic benefits with the employment of significant numbers of physicians and medical professionals. The Banner Health brand and the BHC medical facility will also serve as an employment center by creating additional

related medical business development opportunities in adjacent areas for the community.

- By placing healthcare services closer to the population need, the BHC facility promotes conservation of natural resources by reducing vehicles traveling on roadways to reach healthcare services and allows for more pedestrian use of the medical center by patients in adjacent neighborhoods. Also, the development of the BHC utilizes existing utility and transportation infrastructure and will not require medications or expanding the this existing infrastructure.

2. Description of BIZ Proposal

Nature of the Property

The Banner Health Center Site is within the Crismon Commons East subdivision includes parcels (APN 220-80-986,987,988 and 990) which is triangular in shape and approximately 24.71 acres of subdivided vacant desert land located in Mesa, Arizona. Site is within the City of Mesa jurisdiction, and located in the northeast quadrant of the intersection of Crismon Road and Baseline Road, two major developing arterial roadways providing north/south and east/west transportation corridors.

The City of Mesa Land Use Plan designates the parcel area as CC – Community Commercial Mixed Use for retail/commercial office/high density residential uses. The new proposed BIZ Overlay and the Phase IA and Phase IB Banner Health Center development is in conformance with the City of Mesa General Land Use Plan Community Commercial designation objectives and the uses.

Drainage originates from the southeast and flows to the northeast with less than a one percent gradient change across the parcel. The parcel is located in the FEMA designated Zone X and is outside all 100 year flood zones and will not require flood design or mitigation. There is one wash that runs through center of the parcel across Lots 1 and 5, which will require relocation along the east property line of Lot 5. The preliminary grading and drainage plan provides the proposed changes to the on-site drainage and changes to existing drainage easements that will be required for the Banner Health Center development. On-site retention basin storage will be provided for off-site and on-site stormwater retention per City of Mesa requirements as proposed on the Phase IA and Phase IB Development Site Plans.

All wet and dry utilities are currently available in the right-of-way or along the parcel Crismon Road and Baseline frontage

Proposed Land Use and Phasing

The proposed Master Concept Site Plan for the Crismon Commons East subdivided lots has the following phasing and land uses. Phase IA and IB are presented with fully development site plans for approval. Phases II, III and IV are proposed as future conceptual development zones within the parcel for future planned development uses, which will be presented for site plan review and approval at the time, specific projects are proposed for development.

- **Phase IA and IB**

Phase IA and Phase IB Banner Health Center – the Site is shown in the phased Master Development Plan and consists of 10.40 acres, 453,424 square feet of Site planned for commercial medical office development. The Banner Health Center development will be an outpatient medical office phased development with a planned total square footage of 87,410 square feet, which will include all required off-site and on-site improvements to support the planned facility development. Development of Phase IA is planned to start in the third quarter of 2012 with completion scheduled for second quarter of 2013. The planned Banner Health Center is an outpatient medical office development that will be developed in two phases and is designed to deliver integrated healthcare services to the community. This phased development approach, of both Site and building expansion, will allow the BHC to grow incrementally and seamlessly over time to meet the healthcare service demands of the community.

- **Phase 2 Retail**

  Phase 2 consists of approximately 1.41 acres reserved for retail uses. At the time a specific user(s) and planned development project is proposed an updated site plan will be presented to the City of Mesa Planning Department of Site Plan Review approval and Design Review approval.

- **Phase 3 Retail**

  Phase 3 consists of approximately .058 acres reserved for retail uses. At the time a specific user(s) and planned development project is proposed an updated site plan will be presented to the City of Mesa Planning Department of Site Plan Review approval and Design Review approval.

- **Phase 4 Retail**

  Phase 4 consists of approximately 1.51 acres reserved for retail uses. At the time a specific user(s) and planned development project is proposed an updated site plan will be presented to the City of Mesa Planning Department of Site Plan Review approval and Design Review approval.

- **Phase 5 Retail**

  Phase 5 consists of approximately 1.11 acres reserved for retail uses. At the time a specific user(s) and planned development project is proposed an updated site plan will be presented to the City of Mesa Planning Department of Site Plan Review approval and Design Review approval.

- **Phase 6 Retail**

  Phase 6 consists of approximately 1.46 acres reserved for retail uses. At the time a specific user(s) and planned development project is proposed an updated site plan will be presented to the City of Mesa Planning Department of Site Plan Review approval and Design Review approval.

- **Phase 7 Commercial**

  Phase 7 consists of approximately 7.20 acres reserved for commercial uses. At the time a specific user(s) and planned development project is proposed an updated site plan will be presented to the City of Mesa Planning Department of Site Plan Review approval and Design Review approval.

Parcel Area Land Use Allocation

Development Land Use	Height Required	Development Square Footage	Area Site	Parking Required	Parking Provided
Phase 1 - BHC Medical Office	2-Story (45')	87,410 SF	453,424 SF - 10.40 AC	437	456
Phase 2 - Retail	1-Story (30')	Future	61,420 SF - 1.41 AC		
Phase 3 – Retail	1-Story (30')	Future	25,265 SF – 0.58 AC		
Phase 4 – Retail	1-Story (30')	Future	65,776 SF – 1.51 AC		
Phase 5 – Retail	1-Story (30')	Future	48,352 SF – 1.11 AC		
Phase 6 – Retail	1-Story (30')	Future	63,598 SF – 1.46 AC		
Phase 7 – Commercial	2-Story (30')	Future	313,632 SF – 7.20 AC		
Common Area			44,845 SF – 1.04 AC		
			24.71 AC		

3. Relationship to Surrounding Properties

LC, Limited Commercial zoning district, with a 10.40 acre BIZ Overlay for the planned BHC facility use, the proposed development for the parcel will serve as a East Mesa medical and commercial destination and provide an outpatient medical center destination location, enhancing the delivery of healthcare and medical services to the community and provide other complimentary retail, professional office and high density residential development creating employment opportunities on the adjacent parcel within the Crismon Commons East development.

The 24.71 acre parcel is surrounded by the following existing and planned uses (Land Use Plan):

To the north	Across Crismon Road, Augusta Casitas - zoned R-2 PAD
To the east	Crismon Creek Subdivision – zoned R1-7 PAD and Crismon Creek Village (northern portion) – zoned R-2 PAD
To the south	Across Baseline Road vacant land – zoned AG & Village of Eastridge Subdivision – zoned R1-6 PAD DMP
To the west	Across Crismon Road – vacant land – Crismon Commons West – zoned C-2

4. Location and Accessibility

The Crismon Commons East parcel provides a strategic location within the eastern area of the City of Mesa. Crismon Road and the Baseline Road provides the Crismon Common East with access to two developing major arterial roadway corridors linking the site to all the new existing and planned developments in all directions. Crismon Road provides a connection with the US-60 Freeway which provides local and regional access to Crismon Commons East planned development.

The planned Crismon Commons East development is provided direct access by the following public roadways:

Crismon Road

The Crismon Commons East parcel has approximately 2,065 lineal feet of frontage along the east side of the Crismon Road, a fully-improved roadway. Crismon Road in the vicinity of the parcel is a fully improved six-lane divided arterial with raised media, sidewalks and landscaping. Crismon Road is signalized at the intersection with Baseline Road at the southeast corner of the parcel and approximately 1,085 feet to the north of the south property line at a full median break entrance access drive to the site.

Baseline Road

The Crismon Commons East parcel has approximately 1,000 lineal feet of frontage along the north side of Baseline Road. Baseline Road is a major east/west arterial roadway within the East Mesa area. Baseline Road in the vicinity of the parcel is a fully improved six-lane divided arterial with raised median, sidewalks and landscaping except for approximately 800 feet on the south side of Baseline between the Crismon Road intersection and the Eastridge subdivision. The Baseline Road median will require modification for the proposed left-turn median break for east bound traffic.

The Crismon Commons East parcel has two (2) access drives existing along the parcel's west property line from Crismon Road. One right-in/right-out and one signalized full median break. With the development of the 10.40 acre Banner Health Center development, one (1) additional right-in/right-out access drive is proposed. Baseline Road has three (3) existing right-in/right-out access drives. With the development of the Banner Health Center facility, it is proposed to delete the two (2) eastern access drive location and locate a new access approximately at the midpoint of the two existing access drive locations.

5. Public Utilities and Services

Domestic Water Supply and Distribution

The Banner Health Center Site is located within the City of Mesa water service area and will be served by the City of Mesa facilities.

Sanitary Sewer and Sewage Treatment

The Banner Health Center Site is located within the City of Mesa sanitary sewer service area and will be served by the City of Mesa facilities.

Electrical and Telephone Services

The primary electrical service provider for the Banner Health Center development will be the Salt River Project and communications services will be provided by CenturyLink Communications from existing facilities.

Gas

The Banner Health Center is located within the service area of Southwest Gas and will be served from existing facilities.

Fire and Police Protection

The City of Mesa will provide fire and police protection services to the Banner Health Center planned development.

6. Improvements and Open Space Maintenance

Public roadways adjacent to the Banner Health Center site and the Crismon Commons East parcel will be improved or modified as required to City of Mesa Standard. Crismon Road and Baseline Road frontage is fully improved except for the addition of left-turn median break to be improved on Baseline Road at the east access drive to the parcel. Landscaping and drainage facilities placed within the public right-of-ways and City of Mesa easements will be serviced and maintained by Banner Health and the owner of the remaining Crismon Commons East parcel.

All on-site private Banner Health Center improvements will be designed and constructed to City of Mesa health and safety standards to provide serviceability for all anticipated users and vehicle loads. Banner Health will have sole jurisdiction to all on-site drives and surface improvement for signage, speeds, traffic control, security and other drive lane related issues. Banner Health will provide all improvements and maintenance to assure public health and safety for all on-site drive lanes and parking surfaces. The on-site drives and parking areas will be surfaced with asphalt pavement and concrete curbing. All on-site common area drainage and landscape facilities will be maintained by Banner Health at its sole expense. Banner Health will own and control the complete Health Center site. Banner Health will enter into agreements with Crismon Gateway, LP for all shared and joint on-site improvements. Banner Health and Crismon Gateway, LP will work together to amend the existing Crismon Commons East Declaration of Cross-Easement and Use Restrictions to provide for the development and long term operational requirements for the Banner Health Center.

7. BIZ Zone Ordinance Modifications

The following are the proposed modifications to the City of Mesa Zoning Ordinance for the 10.40 acres BIZ Overlay Zone for the development of the Banner Health Center:

- The City of Mesa Zoning Ordinance Chapter 6, Commercial and Mixed Use Districts, M11-6-3, Development Standards, Table 11-6-3A for Limited Commercial limits development to two-story with a maximum height of 30 feet. The applicant requests that the height limit for the BIZ Zone Overlay area be increased to 45 feet for the following reasons:
    - The floor-to-floor requirements for the BHC facility are greater than the typical professional office facility. Added height is needed for the two-story facility to accommodate the building systems and operational requirements for heating, cooling and ventilating equipment and other required facility infrastructure.

  - Although the overall top of the structural walls height for the BHC facility is approximately 36 feet, the required mechanical equipment screening required per City of Mesa Development Code increases the overall building height ranging between 42 feet to 44 feet.

  - Without the BIZ overall height increase to 45 feet, the Health Center facility would not be allowed to be developed on the Crismon Common East site preventing Banner Health from providing healthcare services to the East Mesa area and creating up to 125 professional new employment opportunities at the full build out of the BHC – Mesa.

- The City of Mesa Zoning Ordinance Chapter 32, On-Site Parking, Loading and Circulation, 11-32-8: Bicycle and Motorcycle Parking, A. Bicycle Parking, 1. Spaces Required a. Bicycle parking is required for multi-unit residential buildings and nonresidential development. Unless otherwise expressly stated, buildings and uses subject to bicycle parking requirements must provide at least 3 bicycle parking spaces or at least 1 bicycle space per 10 on-site vehicle parking spaces actually provided, whichever is greater. After the first 50 bicycle parking spaces are provided, the required number of additional bicycle parking spaces is 1 space per 20 vehicle parking spaces.

  The applicant requests the number of bicycle parking be limited at a total of sixteen (16) spaces for the 10.40 acre BIZ Zone Overlay area for the Banner Health Center facility. The requirement for bicycle parking for a medical office facility is limited for the following reasons:

  - The facility being a regional facility with a Patient service area of up to ten (10) miles are distances greater than a patient is likely to be able to travel via bicycle.
  - Outpatients utilizing medical facilities are typical accompanied by another adult person and travel from beyond immediate neighborhoods, requiring vehicular transportation.
  - Patient utilizing the BHC facility typical have medical conditions which would not allow commuting by bicycle.
  - The major Outpatient user of the BHC facility typically will be of an older demographic and not likely to travel by bicycle.
  - Because of the qualifications of the professional medical staff required for employment at the BHC, the typically staff person have significantly longer travel distances to the BHC and could require mobility between other BHC facilities during operating hours.

- City of Mesa Zoning Ordinance Chapter 30, General Site Development Standards, 11-30-12 Trash and Refuse Collections Areas, A. General Applicability Requirements and Alternatives, 1. General Applicability Requirements. Solid waste and recycle-container enclosures are required for all commercial or industrial developments in which the aggregate gross floor area exceeds 10,000 square feet. Per the Pre-Application comments, No. 5, a. General, all commercial properties shall be designed with enclosures to accommodate one refuse and one recycling enclosure for every 20,000 square feet of building.

  The applicant requests the number of number of trash/refuse enclosures be limited at a total of two (2) shown on the Phase IB site plan for the total BHC medical office facility development for the 10.40 acre BIZ Zone Overlay area. The following reasons are provided to support the requested reduction:

- The BHC medical office facility operations produce minimal trash because all Patient records are electronically generated, viewed and digitally stored.
- Any patient documentation that is not electronic if disposed of must be shredded lby law due to Federal and State regulations which minimizing the volume of trash generated by the BHC facility.
- Any and all forms of medical wastes generated at the facility is required to be contained in the facility internally in a secure area and disposed of by means of special medical waste methods and is never placed in exterior trash bins.
- The BHC has no on-site food services further reducing the volume of trash generated by staff.

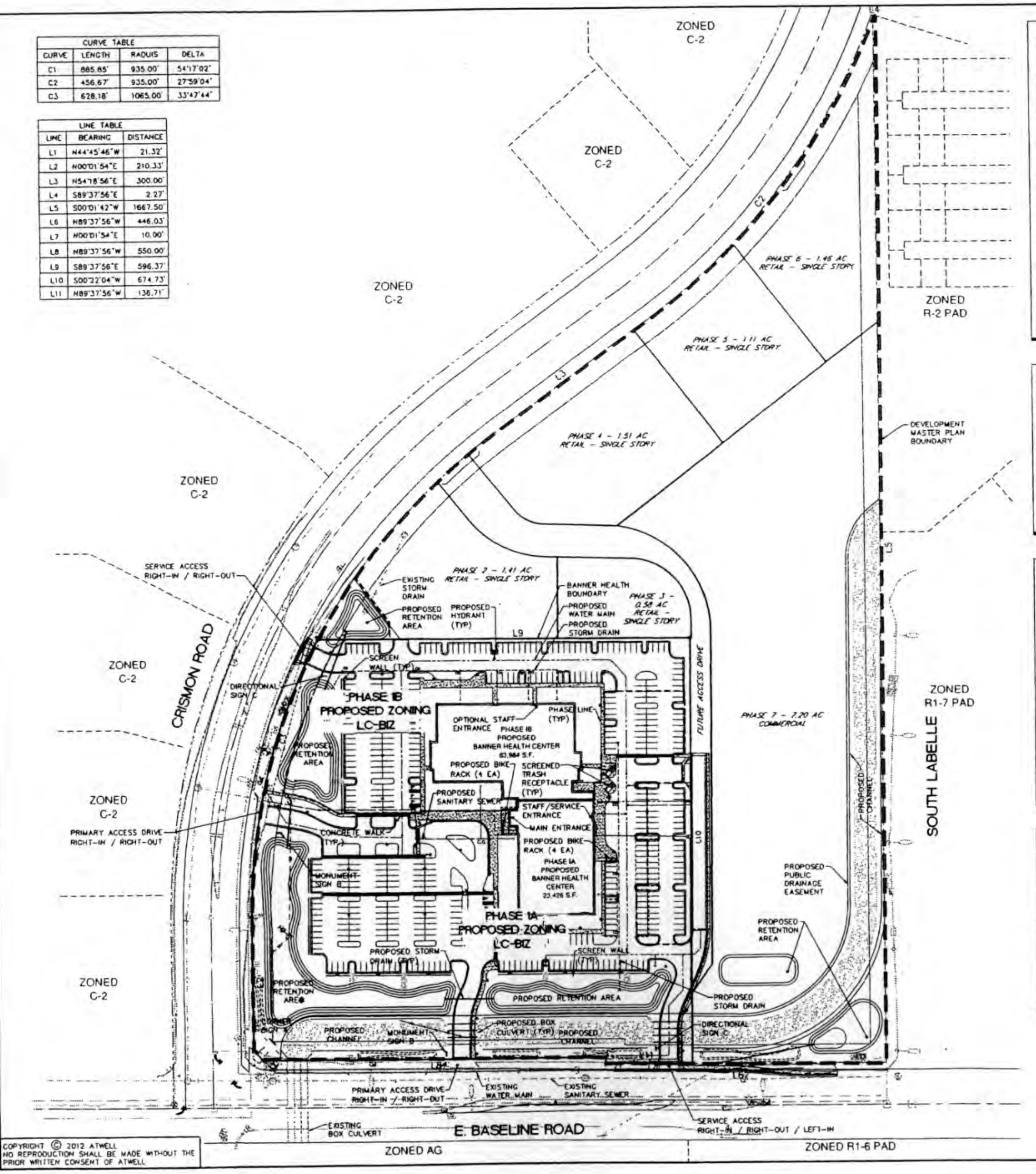
8. Project Development Site Plan and Building Orientation

The following Site Planning design principles and the Banner Health operational business healthcare service model were utilized as part of the development template of the overall BHC - Mesa Development Site Plan and building orientation and placement on the site for Phases I and II:

- The facility main entrance drives have been positioned to allow for ease of Visitor/Patient access to the Site via entrances from both the Crismon Road as well as Baseline Road to direct the Visitor/Patient to the drop-off area at the main entrance, which is the Patient/Visitor single point of entry to the facility.
- The building is orientated on the Site to maximize its "front door" exposure to the most prominent intersections, which would further reinforce Visitor/Patient way-finding on the Site and visibility of parking in close proximity to the building main entrance which is required for outpatient medical facilities.
- Maximize parking immediately adjacent to the building provides exposure to Patient access and positions the building such that parking is located as close as possible to the building Patient main entrance. A critical site design requirement for medical office Health Center development is parking fields that provide safe and secure vehicular and pedestrian movements and circulation that enhance Visitor/Patient wayfinding and main entrance access drives that lead to the main building entrance drop-off and pick-up point. If parking fields were not provided in close physical and visual proximity with sufficient capacity in the front of the building for Visitor/Patient parking, the Patient would be forced into long pedestrian travel distances and with no direct visibility of the Health Center main entrance. The parking fields in the front of the building and on the Health Center front elevations must provide approximately 70% of the parking requirement for the facility.
- Visitor/Patient and Staff/Service vehicle traffic are separated via separate entrances. However, with Phase IA development, the north Crismon Road Staff/Service entrance will not be improved. That Crismon Road Staff/Service entrance will be improved with Phase IB Site improvements, which went completed, will provide full circulation between Crismon Road and Baseline Road for Staff/Service users. The Baseline Road Visitor/Patient and Staff/Service access drives will be improved with Phase IA development. Also, the off-site Baseline Road improvements for the median east-bound left-turn traffic will be completed in Phase IA per City of Mesa requirements.

- Site lighting is a critical element to providing a safe and secure Visitor/Patient and Staff on-site experience. A 25 foot site lighting pole/fixture height is required to provide the lighting levels, light level distribution and video camera monitoring necessary to assure the site user's safety and security. All on-site lighting will be per City of Mesa Code requirements.

- All on-site service and fire drive lanes will be improved to a width of 24 and 30 feet throughout the Site to allow for full turning radius per code dimensions and required site circulation.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ZONED R-2 PAD
ZONED R1-7 PAD
ZONED AG
ZONED R1-6 PAD
CRISMON ROAD
E. BASELINE ROAD
SOUTH LABELLE
C1
C2
C3
L9
L10
PHASE 6 - 1.46 AC RETAIL - SINGLE STORY
PHASE 5 - 1.11 AC RETAIL - SINGLE STORY
PHASE 4 - 1.51 AC RETAIL - SINGLE STORY
PHASE 2 - 1.41 AC RETAIL - SINGLE STORY
PHASE 3 - 0.58 AC RETAIL - SINGLE STORY
PHASE 7 - 7.20 AC COMMERCIAL
DEVELOPMENT MASTER PLAN BOUNDARY
SERVICE ACCESS RIGHT-IN / RIGHT-OUT
EXISTING STORM DRAIN
PROPOSED RETENTION AREA
PROPOSED HYDRANT (TYP)
BANNER HEALTH BOUNDARY
PROPOSED WATER MAIN
PROPOSED STORM DRAIN
FUTURE ACCESS DRIVE
SCREEN WALL (TYP)
DIRECTIONAL SIGN C
PHASE IB PROPOSED ZONING LC-BIZ
OPTIONAL STAFF ENTRANCE
PHASE IB PROPOSED BANNER HEALTH CENTER 63,984 S.F.
PHASE LINE (TYP)
PROPOSED BIKE RACK (4 EA)
SCREENED TRASH RECEPTACLE (TYP)
PROPOSED RETENTION AREA
PROPOSED SANITARY SEWER
STAFF/SERVICE ENTRANCE
MAIN ENTRANCE
PROPOSED BIKE RACK (4 EA)
PHASE IA PROPOSED BANNER HEALTH CENTER 23,426 S.F.
CONCRETE WALK (TYP)
MONUMENT SIGN B
PRIMARY ACCESS DRIVE RIGHT-IN / RIGHT-OUT
PHASE 1A PROPOSED ZONING LC-BIZ
PROPOSED STORM DRAIN (TYP)
SCREEN WALL (TYP)
PROPOSED RETENTION AREA
PROPOSED RETENTION AREA
CORNER SIGN
PROPOSED CHANNEL
MONUMENT SIGN B
PROPOSED BOX CULVERT (TYP)
PROPOSED CHANNEL
DIRECTIONAL SIGN C
PROPOSED STORM DRAIN
PROPOSED RETENTION AREA
PROPOSED PUBLIC DRAINAGE EASEMENT
PROPOSED CHANNEL
PRIMARY ACCESS DRIVE RIGHT-IN / RIGHT-OUT
EXISTING WATER MAIN
EXISTING SANITARY SEWER
SERVICE ACCESS RIGHT-IN / RIGHT-OUT / LEFT-IN
EXISTING BOX CULVERT

CURVE TABLE			
CURVE	LENGTH	RADUIS	DELTA
C1	885.85'	935.00'	54°17'02"
C2	456.67'	935.00'	27°59'04"
C3	628.18'	1065.00'	33°47'44"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N44°45'46"W	21.32'
L2	N00°01'54"E	210.33'
L3	N54°18'56"E	300.00'
L4	S89°37'56"E	2.27'
L5	S00°01'42"W	1667.50'
L6	N89°37'56"W	446.03'
L7	N00°01'54"E	10.00'
L8	N89°37'56"W	550.00'
L9	S89°37'56"E	596.37'
L10	S00°22'04"W	674.73'
L11	N89°37'56"W	136.71'

SITE DATA TABLE

PARCEL AREAS	
PARCEL NET=GROSS	453.424 S.F. / ±10.40 ACRES
PHASE IA NET= GROSS	276,753 S.F./6.35 ACRES
PHASE IB NET=GROSS	176,671 S.F./4.05 ACRES
LAND USE	MEDICAL OFFICE
ZONING	
EXISTING	C-2 or LC
PROPOSED	LC-BIZ
PRIOR CASE NUBMER	Z07-093
PHASE IA	
OPEN SPACE	8,854 S.F.
PARKING	98,547 S.F.
PHASE IB	
OPEN SPACE	7,100 S.F
PARKING	87,751 S.F
TOTAL OPEN SPACE	
PHASE IA & IB OPEN SPACE	179,695 S.F.
PERCENTAGE OF OPEN SPACE	39.6 %

BUILDING DATA TABLE

FLOOR AREA RATIO (F.A.R.)	
PHASE I A	8.4%
TOTAL BUILD-OUT (PHASE IA & IB)	19.2%
PARKING PHASE IA	
REQUIRED (1 SPACE/200 S.F.)	118 SPACES
PROVIDED (8.70 / 1000 S.F.)	204 SPACES
BPARKING PHASE IA & IB	
REQUIRED (1 SPACE/200 S.F.)	437 SPACES
PROVIDED (5.23 / 1000 S.F.)	458 SPACES

CODE ANALYSIS

PHASE IA AND PHASE IB

BUILDING USE
USE: OUTPATIENT CLINIC
CONSTRUCTION TYPE: III B
AUTOMATIC FIRE SPRINKLERS THROUGHOUT: YES

AREA JUSTIFICATION

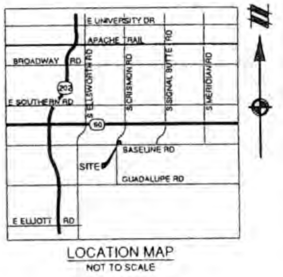
PROPOSED	
PHASE I (SINGLE-STORY)	23.426 GSF
PHASE II (TWO-STORY)	63,984 GSF
TOTAL BUILDING AREA	87,410 GSF

STORIES PROPOSED: 2

ALLOWABLE AREA
ALLOWABLE STORIES: 5
ALLOWABLE AREA: 19,000 SF
AREA INCREASE JUSTIFICATION: UNLIMITED AREA PER SECTION 507.4
BASIS OF INCREASE: TWO-STORYAUTOMATIC FIRE SPRINKLERS
THROUGHOUT PUBLIC WAYS / YARD NOT LESS THAN 60 FEET IN WIDTH

REQUEST SUMMARY

THE ZONING REQUEST FOR THE PARCEL IS TO REZONE A PORTION OF THE PARCEL, WHICH INCLUDES LOTS 1 AND 2 AND A PART OF LOTS 3 AND 5 OF CRISMON COMMONS EAST TO C-2/LC LIMITED COMMERCIAL MIXED USE WITH A NEW BIZ OVERLAY ZONE ON 10.40 ACRES AT THE SOUTHWEST CORNER OF THE CRISMON COMMONS EAST SUBDIVISION TO INCREASE THE MAXIMUM HEIGHT WITHIN THE LIMITED COMMERCIAL DESIGNATION TO 45 FEET, INCLUDING A SITE PLAN REVIEW FOR THE PHASE IA AND PHASE IB AND CONCEPTUAL APPROVAL FOR A NEW PHASED DMP - DEVELOPMENT MASTER PLAN/LAND USE PLAN. THE REZONING IS BEING REQUESTED TO ALLOW FOR THE PHASED DEVELOPMENT OF THE NEW COMMERCIAL BANNER HEALTH CENTER (BHC) MEDICAL OFFICE DEVELOPMENT.


E UNIVERSITY DR
APACHE TRAIL
BROADWAY RD
202
E SOUTHERN RD
S ELLSWORTH RD
S CRISMON RD
S SIGNAL BUTTE RD
S MERIDIAN RD
60
BASELINE RD
SITE
GUADALUPE RD
E ELLIOTT RD
N

LOCATION MAP
NOT TO SCALE

LAND OWNERS

CRISMON GATEWAY, L.P.
1423 SOUTH HIGLEY ROAD
SUITE #110
MESA, AZ 85206
CONTACT: RICHARD RICHMOND
PHONE: (480) 659-5219

BHS PROPERTIES, LLC
c/o LESKIW FAMILY GROUP
1660 LINCOLNSHIRE DRIVE
ROCHESTER HILLS, MI 48309
CONTACT: PAUL LESKIW

DEVELOPER

BANNER HEALTH
CONTACT: BILL SMITH
1441 NORTH 12TH STREET
PHOENIX, AZ 85006
PHONE: (602) 747-7128

ENGINEER

ATWELL, LLC
CONTACT: TODD LESLIE
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
PHONE: (480) 218-8831
FAX: (480) 830-4888
tleslie@atwell-group.com

ARCHITECT

HMC ARCHITECTS
CONTACT: ERIK HANSON
1001 NORTH 3RD AVENUE, STUDIO 2
PHOENIX, AZ 85003
PHONE: (602) 575-2055

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480 218 8831

Land Development & Real Estate
Power & Energy
Telecommunications
Infrastructure & Transportation
Environmental & Solid Waste
Water & Natural Resources

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34
TOWN 1 NORTH, RANGE 7 EAST
GILA AND SALT RIVER BASE AND MERIDAIN
MARICOPA COUNTY, ARIZONA

CLIENT
BANNER HEALTH

BANNER HEALTH CENTER
MESA
CRISMON COMMONS EAST – BIZ
PHASE IA & IB
PHASED CONCEPTUAL LAND USE PLAN
AND ZONING SITE PLAN

DATE 02/07/12

REVISIONS

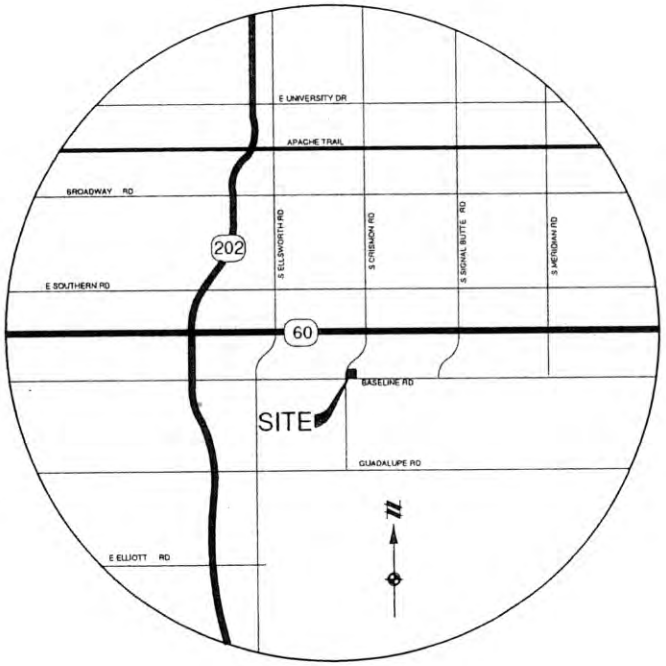
ATWELL

SCALE 0 50 100
1" = 100 FEET

DR. PVA/GAM	CH. KPK
P.M. T. LESLIE	
BOOK	
CAD FILE: ZONING SITE PLAN	
JOB 11001984	
FILE CODE: SF	
SHEET NO. 1 OF 1	

PROPOSED

BANNER HEALTH CENTER - MESA
CRISMON COMMONS EAST - BIZ
PHASE IA AND IB
NEC CRISMON ROAD AND BASELINE ROAD



SITE LOCATION MAP

NOT TO SCALE

SHEET INDEX

C1	COVER SHEET
C2	CONSTRUCTION NOTES
C3	DEMOLITION PLAN
C4	DEVELOPMENT SITE PLAN - PHASE IA
C5	DEVELOPMENT SITE PLAN - PHASE IB
C6	GRADING PLAN - PHASE IA
C7	GRADING PLAN - PHASE IB
C8	UTILITY PLAN - PHASE IA
C9	UTILITY PLAN - PHASE IB
C10	SITE CROSS SECTIONS
C11	SITE PHOTOGRAPHS

DEVELOPER

BANNER HEALTH
CONTACT: BILL SMITH
1441 NORTH 12TH STREET
PHOENIX, AZ 85006
PHONE: (602) 747-7128

LAND OWNER

CRISMON GATEWAY LP
1423 SOUTH HIGLEY ROAD
SUITE 110
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PHOENIX, AZ 85003
PHONE: (602) 575-2055

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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CLIENT
BANNER HEALTH

BANNER HEALTH CENTER
MESA
CRISMON COMMONS EAST - BIZ
PHASE IA & IB
COVER SHEET

DATE 02/07/12

[illegible]

REVISIONS

ATWELL

SCALE 0
NO SCALE
DR. PVA/GAM | CH. KPK
P.M. T. LESLIE
BOOK
CAD FILE: 11001984SF-1.0-CV
JOB 11001984
FILE CODE: SF
SHEET NO. C1

CITY OF MESA GENERAL NOTES:

THE FOLLOWING GENERAL NOTES—SHALL BE INCLUDED ON ALL PRIVATE LAND DEVELOPMENT PROJECTS THAT INVOLVE PUBLIC IMPROVEMENTS SUCH AS PUBLIC STREETS, OR CITY OF MESA UTILITIES AND FACILITIES.

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS FURNISHED BY THE MARICOPA ASSOCIATION OFGOVERNMENTS 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
2. 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) 644-4850 OR AT HTTP://WWW.MESAAZ.GOV/DEVSUSTAIN/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.
3. 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.
4. CONTRACTORS 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.
5. 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.
6. THE CONTRACTOR SHALL OBTAIN AN EARTH-MOVING PERMIT FROM THE MARICOPA COUNTY ENVIRONMENTAL ERVICES DEPARTMENT AND SHALL COMPLY WITH ITS EQUIREMENTS FOR DUST CONTROL.
7. THE ENGINEER HEREBY CERTIFIES AS EVIDENCED BY A PROFESSIONAL SEAL & SIGNATURE, THAT ALL AFECTED 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
8. 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 ENGINEERING DEPARTMENT – CONSTRUCTION SERVICES SECTION.
9. 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.
10. THE DEVELOPER SHALL PROVIDE ALL CONSTRUCTION STAKING FOR THE PROJECT.
11. 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.
12. 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.
13. 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.
14. CONTRACTORS SHALL COMPLY WITH THE PROVISIONS FOR TRAFFIC CONTROL AND BARRICADING PER THE CURRENT CITY OF MESA TRAFFIC BARRICADE MANUAL.
15. 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.
16. IF DURING THE CONSTRUCTION OF A PUBLIC FACILITY, THE CONTRACTOR FAILS TO OR IS UNABLE TO COMPLY WITH AREQUEST 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 THECONTRACTOR. EACH INCIDENT REQUIRING WORK BY CITY FORCES SHALL BE COVERED BY A SEPARATE BILLING AT THE CURRENT APPLICABLE RATES.

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

THE FOLLOWING NOTE(S) ARE REQUIRED WHENEVER THE PRIVATE LAND DEVELOPMENT PROJECT CONSTRUCTS, INSTALLS OR MODIFIES PUBLIC STREET IMPROVEMENTS. THESE NOTES ARE IN ADDITION TO THE GENERAL
REQUIREMENT NOTES.

1. THE DEVELOPER AND THE CONTRACTOR ARE REQUIRED TO COORDINATE THE PLACEMENT OR INSTALLATION OF DRIVEWAYS IN ORDER TO AVOID CONFLICT WITH UTILITY SERVICES.
2. 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.
3. 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.
4. 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.
5. 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.
5. A STANDARD RESIDENTIAL DRIVEWAY APPROACH SHALL BE CONSTRUCTED TO A MAXIMUM WIDTH OF 30 FEET UNLESS SPECIAL APPROVAL HAS BEEN OBTAINED.

CITY OF MESA PUBLIC WATER UTILITY NOTES:

THE FOLLOWING GENERAL NOTE(S) ARE REQUIRED WHENEVER A PRIVATE LAND DEVELOPMENT PROJECT CONSTRUCTS, INSTALLS OR MODIFIES THE PUBLIC WATER SYSTEM. THESE NOTES ARE IN ADDITION TO THE GENERAL
REQUIREMENTS NOTES.

1. 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.
2. 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.
3. 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.
4. WATER LINE TESTS SHALL BE CONDUCTED SO THAT EXISTING WATER LINES WILL NOT BE INCLUDED IN THE TEST OF THE NEW LINE.
5. 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.
6. 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.
7. IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE (A.A.C). R18-4-119, 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.
8. 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)-644-4850 FOR THE SPECIFIC PROCEDURE).

CITY OF MESA PUBLIC WASTEWATER UTILITY NOTES:

THE FOLLOWING GENERAL NOTES ARE REQUIRED WHENEVER A PRIVATE LAND DEVELOPMENT CONSTRUCTS, INSTALLS OR MODIFIES THE PUBLIC WASTEWATER (SEWER) SYSTEM. THESE NOTES ARE IN ADDITION TO THE GENERAL REQUIREMENTS NOTES.

1. CONTRACTORS SHALL VERIFY ALL INVERT ELEVATIONS BEFORE PROCEEDING WITH THE BALANCE OF THE UTILITY TRENCHING.
2. ALL MANHOLES PER M.A.G. DETAILS MUST NECK DOWN TO USE THE STANDARD 30INCH FRAME AND COVER.STEPS SHALL NOT BE INSTALLED WITHIN THE MANHOLE.

CITY OF MESA NATURAL GAS UTILITY NOTES:

THE FOLLOWING GENERAL NOTE(S) ARE REQUIRED WHENEVER A PRIVATE LAND DEVELOPMENT PROJECT IS INSTALLING OR MODIFYING THE CITY OF MESA NATURAL GAS UTILITY SYSTEM. THESE NOTES ARE IN ADDITION TO THE GENERAL REQUIREMENTS NOTES.

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE MOST CURRENT CITY OF MESA GAS OPERATIONS, MAINTENANCE, EMERGENCY RESPONSE AND CONSTRUCTION PRACTICE MANUAL.
2. 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.
3. BEDDING OR SHADING MATERIAL ADJACENT TO THE CITY OF MESA GAS PIPE SHALL BE SELECT SANDY TYPE SOIL FREE OF ROCK AND DEBRIS THAT WILL PASS THROUGH A 3/8-SCREEN AS INSPECTED AND APPROVED BY CITY GAS INSPECTION PERSONNEL.
4. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS AS INDICATED ON THE CITY OF MESA DETAIL M-58 WHEN TRENCHING FOR THE WATERLINE WHERE A GAS MAIN IS TO BE INSTALLED IN THE SAME TRENCH.
5. CONTACT CITY OF MESA GAS DIVISION AT 480-644-2753 FOR SCHEDULING AND COORDINATION OF THE INSTALLATION OF NATURAL GAS SERVICES AND MAINS.
6. GAS LINE SHALL MAINTAIN A NOMINAL 12-(MINIMUM OF 6-) SEPARATION FROM EXISTING WATER, SEWER, ELECTRICAL, CABLE TV AND TELCO FACILITIES.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EXISTING UTILITIES AND AVOIDING DAMAGE TOSAME. CALL (602) 263-1100 FOR BLUE STAKES. OUTSIDE MARICOPA COUNTY CALL 1-800-STAKEIT.
8. ALL GAS NOTES IN DASHED BOXES ARE TO BE COMPLETED BY CITY OF MESA CREWS OR CITY OF MESA GASLINE CONTRACTOR.

CITY OF MESA NON-CITY UTILITY NOTES:

PRIVATE LAND DEVELOPMENT PROJECTS THAT IMPACT OTHER PUBLIC UTILITIES OR ARE WITHIN OTHER GOVERNMENTAL JURISDICTIONS ARE REQUIRED TO INCLUDE THE APPROPRIATE GENERAL NOTE(S). THESE NOTES ARE IN ADDITION TO THE GENERAL REQUIREMENTS NOTES.

EL PASO NATURAL GAS:

1. THE CONTRACTOR SHALL NOTIFY EL PASO NATURAL GAS (602) 967-1686 48 HOURS PRIOR TO COMMENCING CONSTRUCTION IN THE VICINITY OF EL PASO NATURAL GAS RIGHT-OF-WAY.

MARICOPA COUNTY:

1. ALL CONSTRUCTION WITHIN MARICOPA COUNTY RIGHT-OF-WAY SHALL CONFORM TO CURRENT MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION STANDARD PROVISIONS FOR CONSTRUCTION OF STREET IMPROVEMENTS AND INSTALLATION OF UNDERGROUND UTILITIES.
2. CONTRACTORS ARE TO OBTAIN ALL NECESSARY MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION PERMITS PRIOR TO CONSTRUCTION WITHIN MARICOPA COUNTY RIGHT-OF-WAY.

ROOSEVELT WATER CONSERVATION DISTRICT (RWCD):

1. CONTRACTORS SHALL OBTAIN A PERMIT FROM RWCD PRIOR TO CROSSING, REMOVING REPLACING OR MAKING ANY MODIFICATIONS TO RWCD FACILITIES.

CITY OF MESA STORMWATER DRAINAGE AND RETENTION NOTES:

THE FOLLOWING NOTE(S) ARE REQUIRED WHENEVER A PRIVATE LAND DEVELOPMENT PROJECT IS REQUIRED TO PROVIDE RETENTION OF STORMWATER. THESE NOTES ARE IN ADDITION TO THE GENERAL REQUIREMENTS NOTES.

1. 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.
2. 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 36HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL-SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL. IN ACCORDANCE
3. 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 STREET LIGHTING NOTES:

THE FOLLOWING GENERAL NOTE(S) ARE REQUIRED WHEN A PRIVATE LAND DEVELOPMENT PROJECT WILL BE INSTALLING, CONSTRUCTING OR MODIFYING THE PUBLIC STREET LIGHTING SYSTEM. THESE NOTES ARE IN ADDITION TO THE GENERAL REQUIREMENTS NOTES.

1. STREET LIGHT CONDUITS SHOULD BE INSTALLED PRIOR TO DRIVEWAY INSTALLATIONS. IF STREETLIGHT CONDUIT IS INSTALLED AFTER DRIVEWAY INSTALLATION, CONTRACTOR SHALL BORE CONDUIT UNDER THE DRIVEWAY PER CITY OF MESA DETAIL M-18. MEANDERING THE CONDUIT BEHIND THE DRIVEWAY ENTRANCE WILL NOT BE PERMITTED.
2. MATERIALS AND INSTALLATION OF THIS PROJECT SHALL COMPLY WITH THE CURRENT MESA STANDARD DETAILS, AMENDMENTS TO THE UNIFORM STANDARD DETAILS, THE CITY OF MESA ENGINEERING PROCEDURE MANUAL AND AMENDMENTS TO THE CITY OF MESA ENGINEERING PROCEDURE MANUAL.
3. THE CONTRACTOR SHALL HAVE AT LEAST AN IMSA-CERTIFIED LEVEL I (1) STREET LIGHT TECHNICIAN OR AN IMSA LEVEL I (1) TRAFFIC SIGNAL TECHNICIAN ON SITE DURING ALL PHASES OF ANY STREET LIGHT WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE VERIFICATION OF THIS CERTIFICATION. IF A JOB SITE IS INSPECTED AND NO TECHNICIAN IS PRESENT ON SITE, ANY WORK ASSOCIATED WITH THE STREET LIGHTS WILL BE SUSPENDED.
4. ALL TREES SHALL BE PLANTED A MINIMUM OF EIGHTEEN (18) FEET FROM STREET LIGHT POLES AND LIGHTING CONTROL CABINETS. ALL SHRUBS SHALL BE PLANTED A MINIMUM OF SEVEN (7) FEET FROM STREET LIGHT POLES AND LIGHTING CONTROL CABINETS.
5. ALL CONDUIT, CONDUCTORS, WIRE, AND QUANTITIES SHALL BE MEASURED BY THE LINEAR FOOT HORIZONTALLY BETWEEN POLES, PULL BOXES AND CONTROL CABINETS. NO ADDITIONAL PAYMENT WILL BE MADE FOR SWEEPS AND VERTICAL RUNS, AS THEY SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND INCLUDED IN THE HORIZONTAL MEASUREMENT OF THE QUANTITIES.
6. CONDUITS SHOULD BE INSTALLED PRIOR TO DRIVEWAY INSTALLATIONS. IF CONDUIT IS INSTALLED AFTER DRIVEWAY INSTALLATION, THE CONTRACTOR SHALL BORE UNDER THE DRIVEWAY, PER (M-18), FOR CONDUIT INSTALLATION. MEANDERING THE CONDUIT BEHIND THE ENTRANCE WILL NOT BE ALLOWED.
7. NOTE: THE LOCATION OF THE TRAFFIC SIGNAL FIBER OPTIC CONDUIT (TSFO) AS SHOWN IS DRAWN AT AN OFFSET AND IS FOR GRAPHICAL REPRESENTATION ONLY AND SHALL BE INSTALLED IN A JOINT TRENCH WITH THE STREET LIGHT CONDUIT PER COM DETAIL (M-93.3 & 93.4).
8. AREAS WHERE 24" OF COVER IS NOT POSSIBLE SEE CHAPTER 9 OF THE CITY OF MESA ENGINEERING & DESIGN STANDARDS. THESE AREAS SHALL BE IDENTIFIED ON PLANS. SUPPLY FULL CONFLICT DATA, INCLUDING TOP OF CURB, SIZE AND MATERIAL OF PIPE, INVERT ETC.
9. TO RETURN SALVAGED STREET LIGHT MATERIALS THE CONTRACTOR SHALL CONTACT THE STREET LIGHT FOREMAN FOR THE AREA THE WORK IS OCCURRING IN. WEST OF VAL VISTA CALL 480-644-3178. EAST OF VAL VISTA CALL 480-644-5077. ARRANGEMENTS TO DELIVER MATERIALS MUST BE MADE A MINIMUM OF 48 HOURS IN ADVANCE. THE CONTRACTOR IS RESPONSIBLE FOR UNLOADING AND STACKING ALL MATERIALS. A CITY OF MESA STAFF MEMBER MUST BE PRESENT WHEN MATERIALS ARE DELIVERED TO GET CREDIT FOR THE SALVAGE MATERIALS.
10. ALL EXISTING CONCRETE DISTURBED OR DAMAGED DURING THE INSTALLATION OR REMOVAL OF STREET LIGHTING SYSTEMS SHALL BE REPLACED IN KIND. THE WORK IS TO ENGINEERING CONSTRUCTION INSPECTOR.
11. ALL EXISTING LANDSCAPE, HARDSCAPE OR SPRINKLER SYSTEMS DISTURBED OR DAMAGED DURING THE INSTALLATION OR REMOVAL OF STREET LIGHTING SYSTEMS SHALL BE REPLACED IN KIND. THE WORK IS TO BE COORDINATED WITH THE CITY OF MESA ENGINEERING CONSTRUCTION INSPECTOR.
12. THE CONTRACTOR IS TO USE UTMOST CAUTION WHILE WORKING AROUND ALL OVERHEAD AND UNDERGROUND UTILITIES. SPECIFICALLY ELECTRIC, GAS, WATER, SEWER AND FIBER OPTIC LINES.

CITY OF MESA PUBLIC TRAFFIC SIGNAL NOTES:

THE FOLLOWING GENERAL NOTE(S) ARE REQUIRED WHEN A PRIVATE LAND DEVELOPMENT PROJECT WILL BE INSTALLING, CONSTRUCTING OR MODIFYING THE PUBLIC TRAFFIC SIGNAL SYSTEM. THESE NOTES ARE IN ADDITION TO THE GENERAL REQUIREMENTS NOTES.

1. CONTRACTORS SHALL CONTACT THE CITY OF MESA TRAFFIC SIGNALS SUPERVISOR (480) 644-3122 PRIOR TO ANY WORK WITHIN THE VICINITY OF OR THROUGH A SIGNALIZED INTERSECTION, WHICH WILL CHANGE TRAFFIC LANE PATTERNS.
2. CONTRACTORS ARE ADVISED THAT DAMAGE TO ANY TRAFFIC SIGNAL EQUIPMENT (DETECTOR LOOPS, PULLBOXES, CONDUIT, ETC.) AS A RESULT OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR AND INSPECTED BY THE CITY OF MESA TRAFFIC SIGNALS GROUP. DETECTOR LOOPS SHALL BE REINSTALLED WITHIN TWENTY-FOUR (24) HOURS OF REMOVAL AND PRIOR TO THE PLACEMENT OF THE ASPHALT FINISH COURSE.
3. THE CONTRACTOR SHALL HAVE AT LEAST AN IMSA-CERTIFIED LEVEL II (2) TRAFFIC SIGNAL TECHNICIAN ON SITE DURING ALL PHASES OF ANY TRAFFIC SIGNAL WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE VERIFICATION OF THIS CERTIFICATION. IF A JOB SITE IS INSPECTED AND NO TECHNICIAN IS PRESENT ON SITE, ANY WORK ASSOCIATED WITH THE TRAFFIC SIGNAL WILL BE SUSPENDED.
4. IN TRAFFIC AREAS ADD A SLURRY CAP TO THE TRAFFIC SIGNAL FIBER OPTIC (TSFO) CONDUIT TRENCH WHERE THE M 48" DEPTH REQUIRED PER (M-93.3 & M-93.4) CANNOT BE MAINTAINED. IN NON-TRAFFIC AREAS (BACK OF SIDEWALK) IF THE TSFO CONDUIT IS INSTALLED AT A DEPTH OF LESS THAN 36", A 6" SLURRY CAP IS REQUIRED. THE MINIMUM ALLOWABLE DEPTH FOR TSFO CONDUITS IS 24". THE CITY OF MESA ENGINEERING CONSTRUCTION INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO INSTALLING CONDUITS WHEN ANY VARIATION TO DETAIL (M-93.3 & M-93.4) IS REQUIRED. IF TSFO CONDUIT IS REQUIRED TO MEANDER VERTICALLY OR HORIZONTALLY, NO CONDUIT BEND SHALL EXCEED 45 DEGREES.
5. TSFO CONDUITS SHALL BE INSTALLED 48" DEEP IN A JOINT TRENCH WITH STREET LIGHT CONDUIT PER (M-93.3 & M-93.4).

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A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34
TOWN 1 NORTH, RANGE 7 EAST
GILA AND SALT RIVER BASE AND MERIDAIN
MARICOPA COUNTY, ARIZONA

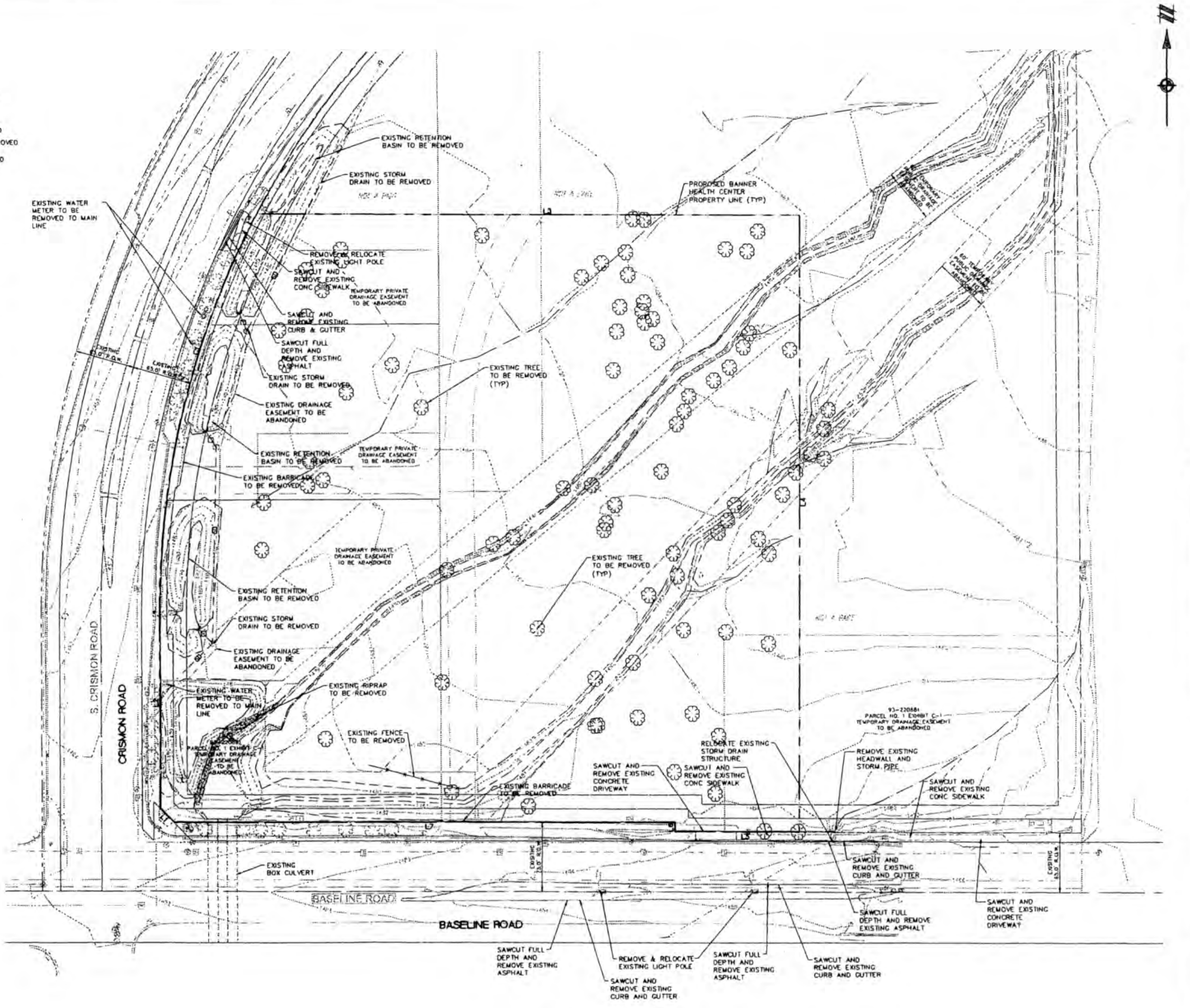
CLIENT
BANNER HEALTH
BANNER HEALTH CENTER
MESA
CRISMON COMMONS EAST – BIZ
PHASE IA & IB
CONSTRUCTION NOTES

DATE 02/07/12
[illegible]
REVISIONS

ATWELL
SCALE 0
NO SCALE
DR. PVA/GAM CH. KPK
P.M. T. LESLIE
BOOK
CAD FILE: 11001984SF-2.0-N
JOB 11001984
FILE CODE: SF
SHEET NO. C2

LEGEND

- CONTOUR LINES
- CENTER LINE
- PROPERTY BOUNDARY
- EASEMENT LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS
- EXIST CURB & GUTTER
- EXISTING ASPHALT TO BE REMOVED
- EXIST CURB & GUTTER TO BE REMOVED
- EXISTING SIDEWALK TO BE REMOVED
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC SWITCH CABINET
- ELECTRIC VAULT
- FIBER OPTIC INDICATOR
- GAS METER
- GAS VALVE
- GAS LINE INDICATOR
- CLEANOUT
- STORM DRAIN MANHOLE
- CATCH BASIN
- STORM GRATE
- DRY WELL
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- HOSE BIB
- BACK FLOW PREVENTION PIPE
- RELIEF VALVE
- IRRIGATION VALVE
- IRRIGATION MANHOLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL WITH ARM
- TRAFFIC CONTROL BOX
- LIGHT POLE WITH ARM
- LIGHT POLE
- JUNCTION BOX
- TELEPHONE MANHOLE
- SIGN


EXISTING RETENTION BASIN TO BE REMOVED
EXISTING STORM DRAIN TO BE REMOVED
EXISTING WATER METER TO BE REMOVED TO MAIN LINE
REMOVE & RELOCATE EXISTING LIGHT POLE
SAWCUT AND REMOVE EXISTING CONC SIDEWALK
TEMPORARY PRIVATE DRAINAGE EASEMENT TO BE ABANDONED
SAWCUT AND REMOVE EXISTING CURB & GUTTER
SAWCUT FULL DEPTH AND REMOVE EXISTING ASPHALT
EXISTING STORM DRAIN TO BE REMOVED
EXISTING DRAINAGE EASEMENT TO BE ABANDONED
EXISTING RETENTION BASIN TO BE REMOVED
TEMPORARY PRIVATE DRAINAGE EASEMENT TO BE ABANDONED
EXISTING BARRICADE TO BE REMOVED
EXISTING 65.0' R.O.W.
EXISTING 65.0' R.O.W.
PROPOSED BANNER HEALTH CENTER PROPERTY LINE (TYP)
EXISTING TREE TO BE REMOVED (TYP)
EXISTING TREE TO BE REMOVED (TYP)
TEMPORARY PRIVATE DRAINAGE EASEMENT TO BE ABANDONED
EXISTING RETENTION BASIN TO BE REMOVED
EXISTING STORM DRAIN TO BE REMOVED
EXISTING DRAINAGE EASEMENT TO BE ABANDONED
EXISTING WATER METER TO BE REMOVED TO MAIN LINE
EXISTING RIPRAP TO BE REMOVED
PARCEL NO. 1 EXHIBIT C-1 TEMPORARY DRAINAGE EASEMENT TO BE ABANDONED
EXISTING FENCE TO BE REMOVED
EXISTING BARRICADE TO BE REMOVED
S. CRISMON ROAD
CRISMON ROAD
EXISTING BOX CULVERT
BASELINE ROAD
BASELINE ROAD
93-220881
PARCEL NO. 1 EXHIBIT C-1 TEMPORARY DRAINAGE EASEMENT TO BE ABANDONED
RELOCATE EXISTING STORM DRAIN STRUCTURE
SAWCUT AND REMOVE EXISTING CONCRETE DRIVEWAY
SAWCUT AND REMOVE EXISTING CONC SIDEWALK
REMOVE EXISTING HEADWALL AND STORM PIPE
SAWCUT AND REMOVE EXISTING CONC SIDEWALK
SAWCUT AND REMOVE EXISTING CURB AND GUTTER
EXISTING 65.0' R.O.W.
EXISTING 65.0' R.O.W.
SAWCUT FULL DEPTH AND REMOVE EXISTING ASPHALT
SAWCUT AND REMOVE EXISTING CONCRETE DRIVEWAY
SAWCUT FULL DEPTH AND REMOVE EXISTING ASPHALT
SAWCUT AND REMOVE EXISTING CURB AND GUTTER
REMOVE & RELOCATE EXISTING LIGHT POLE
SAWCUT FULL DEPTH AND REMOVE EXISTING ASPHALT
SAWCUT AND REMOVE EXISTING CURB AND GUTTER
L1
L3
L5
N

CURVE TABLE			
CURVE	LENGHT	RADUIS	DELTA
C1	456.87'	935.00'	27°59'04"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N44°45'46"W	21.32'
L2	N00°01'54"E	210.33'
L3	S89°37'56"E	596.37'
L4	S00°22'04"W	674.73'
L5	N89°37'56"W	136.71'
L6	N00°01'54"E	10.00'
L7	N89°37'56"W	550.00'

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MESA
CRISMON COMMONS EAST – BIZ
PHASE IA & IB
DEMOLITION PLAN

DATE 02/07/12
03-05-2012 PER MESA COMMENTS

REVISIONS

ATWELL

SCALE 0 25 50 1" = 50 FEET	
DR. PVA/CAM	CH. KPK
P.M. T. LESLIE	
BOOK	
CAD FILE: 11001984SF-3.0-D	
JOB 11001984	
FILE CODE SF	
SHEET NO. C3	

SITE DATA TABLE

PARCEL AREAS	
PHASE 1 PARCEL NET=GROSS	453,424 S.F. / ±10.40 ACRES
PHASE IA NET= GROSS	276,753 S.F./6.35 ACRES
PHASE IB NET=GROSS	176,671 S.F./4.05 ACRES
CRISMON COMMONS EAST LOTS 1 & 2 AND A PORTION OF LOTS 3 & 5	
LAND USE	MEDICAL OFFICE
ZONING	
EXISTING	C-2 OR LC W/BIZ OVERLAY
PROPOSED	LC- W/ NEW 10.40 BIZ OVERLAY
AREA JUSTIFICATION	
PHASE IA (SINGLE STORY)	23,426 S.F.
PHASE IB (TWO-STORY)	63,984 S.F
TOTAL BUILD-OUT (PHASE IA & IB)	87,410 S.F
FLOOR AREA RATIO (F.A.R.)	
PHASE I A	8.4%
TOTAL BUILD-OUT (PHASE IA & IB)	19.2%
PARKING PHASE IA	
REQUIRED (1 SPACE/200 S.F.)	118 SPACES
PROVIDED (8.36 / 1000 S.F.)	196 SPACES
PARKING PHASE IA & IB	
REQUIRED (1 SPACE/200 S.F.)	437 SPACES
PROVIDED (5.14 / 1000 S.F.)	450 SPACES
ADA SPACES	12 SPACES
ADA VAN SPACES	2 SPACES
BUILDING USE	
USE	OUTPATIENT CLINIC
OCCUPANCY CLASSIFICATION	B
CONSTRUCTION TYPE	II B
AUTOMATIC FIRE SPRINKLERS THROUGHOUT	YES
OCCUPANCY LOAD IA	347
OCCUPANCY LOAD IB	930
ALLOWABLE AREA	
ALLOWABLE STORIES	UP TO 5
ALLOWABLE AREA	19,000 S.F.
AREA INCREASE JUSTIFICATION	UNLIMITED AREA PER SECTION 507.4
RETENTION VOLUME CALCULATIONS	
VOLUME REQUIRED	117,069 C.F.
VOLUME PROVIDED	120,770 C.F
PHASE IA	
LANDSCAPE AREA	8,854 S.F.
PARKING	93,626 S.F.
PHASE IB	
LANDSCAPE AREA	7,100 S.F
PARKING	87,751 S.F
TOTAL OPEN SPACE	
PHASE IA & IB OPEN SPACE	184,616 S.F.
PERCENTAGE OF OPEN SPACE	39.6 %

CURVE TABLE

CURVE	LENGHT	RADUIS	DELTA
C1	456.67'	935.00'	27°59'04"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N44°45'46"W	21.32'
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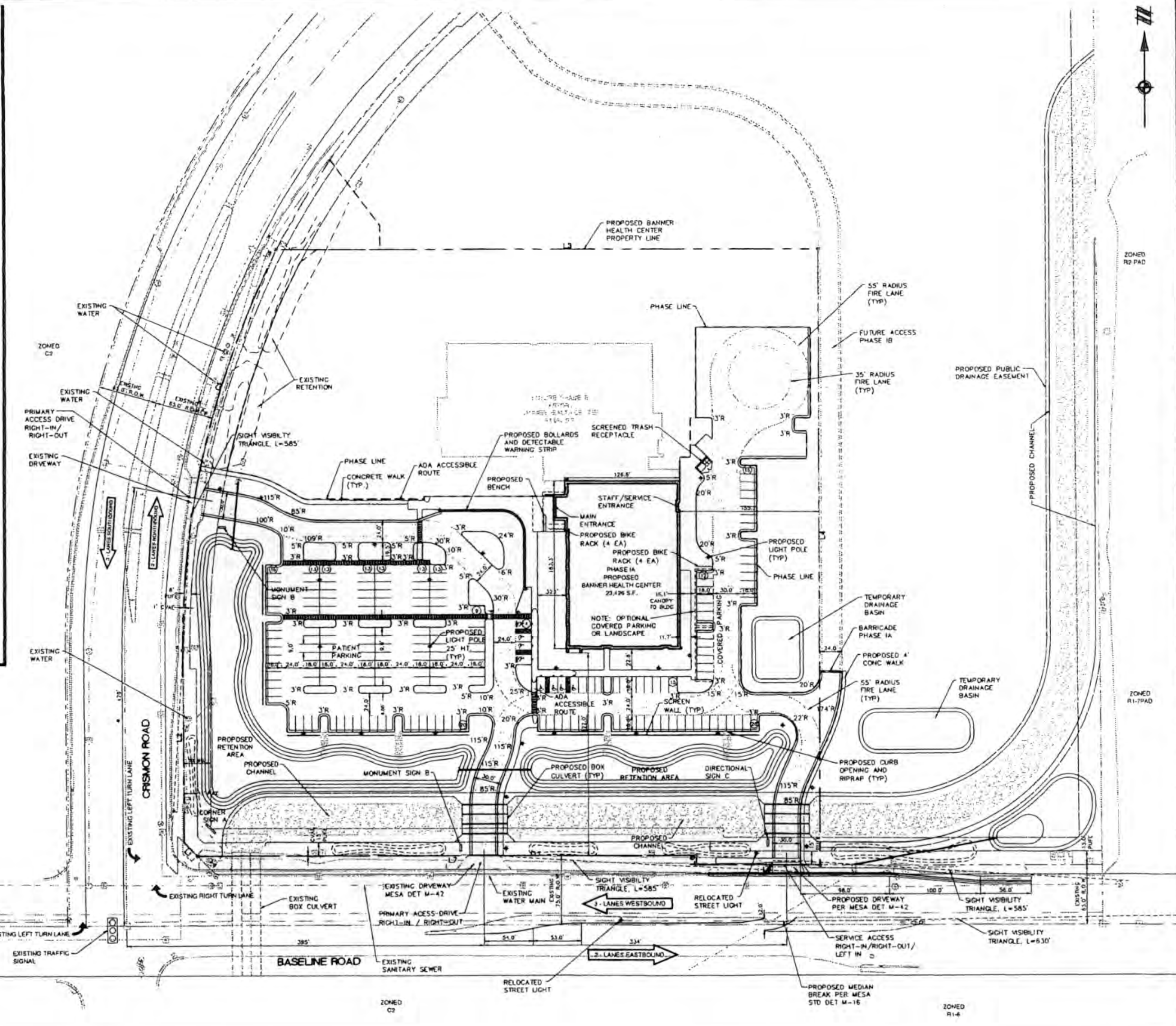
PROPOSED BANNER HEALTH CENTER PROPERTY LINE
EXISTING WATER
ZONED C2
EXISTING RETENTION
PRIMARY ACCESS DRIVE RIGHT-IN/ RIGHT-OUT
EXISTING DRIVEWAY
SIGHT VISIBILTY TRIANGLE, L=585'
PHASE LINE
CONCRETE WALK (TYP.)
ADA ACCESSIBLE ROUTE
PROPOSED BOLLARDS AND DETECTABLE WARNING STRIP
SCREENED TRASH RECEPTACLE
PROPOSED BENCH
STAFF/SERVICE ENTRANCE
MAIN ENTRANCE
PROPOSED BIKE RACK (4 EA)
PHASE IA PROPOSED BANNER HEALTH CENTER 23,426 S.F.
NOTE: OPTIONAL COVERED PARKING OR LANDSCAPE
COVERED PARKING
PROPOSED LIGHT POLE (TYP)
PROPOSED LIGHT POLE 25' HT. (TYP)
PATIENT PARKING
MONUMENT SIGN B
55' RADIUS FIRE LANE (TYP)
FUTURE ACCESS PHASE IB
35' RADIUS FIRE LANE (TYP)
TEMPORARY DRAINAGE BASIN
BARRICADE PHASE IA
PROPOSED 4' CONC WALK
PROPOSED PUBLIC DRAINAGE EASEMENT
PROPOSED CHANNEL
ZONED R2 PAD
ZONED R1-7PAD
ZONED R1-6
PROPOSED RETENTION AREA
PROPOSED CHANNEL
PROPOSED BOX CULVERT (TYP)
DIRECTIONAL SIGN C
SCREEN WALL (TYP)
PROPOSED CURB OPENING AND RIPRAP (TYP)
CORNER SIGN A
CRISMON ROAD
2 LANES NORTHBOUND
2 LANES SOUTHBOUND
EXISTING LEFT TURN LANE
EXISTING RIGHT TURN LANE
EXISTING TRAFFIC SIGNAL
EXISTING BOX CULVERT
EXISTING DRIVEWAY MESA DET M-42
PRIMARY ACESS-DRIVE RIGHT-IN / RIGHT-OUT
EXISTING WATER MAIN
EXISTING SANITARY SEWER
SIGHT VISIBILTY TRIANGLE, L=585'
3-LANES WESTBOUND
3-LANES EASTBOUND
BASELINE ROAD
RELOCATED STREET LIGHT
PROPOSED DRIVEWAY PER MESA DET M-42
SERVICE ACCESS RIGHT-IN/RIGHT-OUT/ LEFT IN
PROPOSED MEDIAN BREAK PER MESA STD DET M-16
SIGHT VISIBILITY TRIANGLE, L=585'
SIGHT VISIBILITY TRIANGLE, L=630'
395'
334'
ZONED C2
ZONED R1-6

BANNER HEALTH
BANNER HEALTH CENTER
MESA
CRISMON COMMONS EAST - BIZ
PHASE IA & IB
DEVELOPMENT SITE PLAN - PHASE IA

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REVISIONS

ATWELL

SCALE	1" = 50 FEET
DR. PVA/CAM	CH. KPK
P.M. T LESLIE	
BOOK	
CAD FILE: 11001984SF-4.0-L-IA	
JOB 11001984	
FILE CODE: SF	
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USE	OUTPATIENT CLINIC
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CONSTRUCTION TYPE	II B
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OCCUPANCY LOAD IA	347
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RETENTION VOLUME CALCULATIONS	
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VOLUME PROVIDED	120,770 C.F.
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LANDSCAPE AREA	8,854 S.F.
PARKING	93,626 S.F.
PHASE IB	
LANDSCAPE AREA	7,100 S.F
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TOTAL OPEN SPACE	
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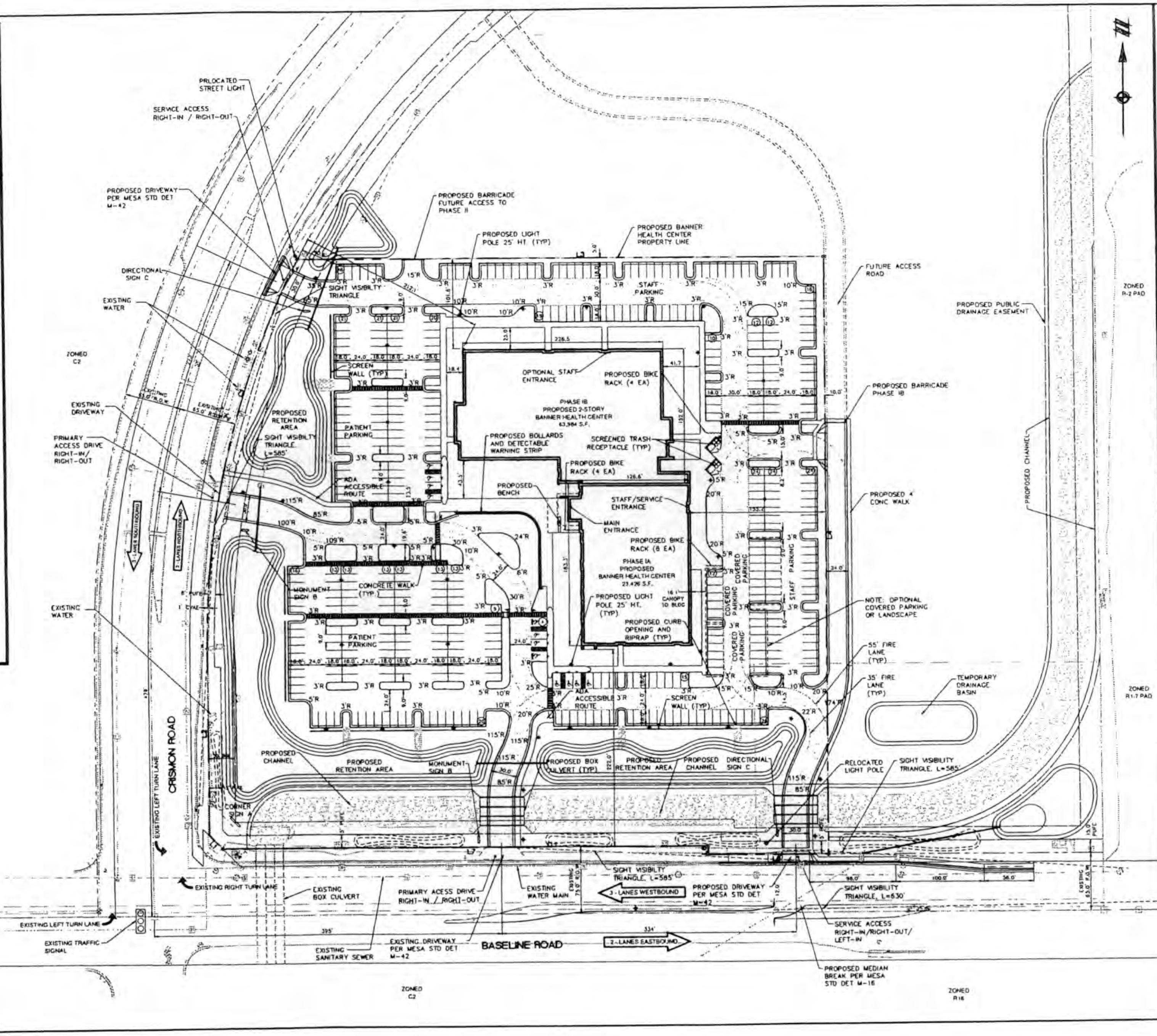
PRLOCATED STREET LIGHT
SERVICE ACCESS RIGHT-IN / RIGHT-OUT
PROPOSED DRIVEWAY PER MESA STD DET M-42
DIRECTIONAL SIGN C
EXISTING WATER
EXISTING DRIVEWAY
PRIMARY ACCESS DRIVE RIGHT-IN/ RIGHT-OUT
EXISTING WATER
ZONED C2
PROPOSED BARRICADE FUTURE ACCESS TO PHASE II
PROPOSED LIGHT POLE 25' HT. (TYP)
PROPOSED BANNER HEALTH CENTER PROPERTY LINE
STAFF PARKING
FUTURE ACCESS ROAD
ZONED R-2 PAD
PROPOSED PUBLIC DRAINAGE EASEMENT
SIGHT VISIBILITY TRIANGLE
SCREEN WALL (TYP)
PATIENT PARKING
PROPOSED RETENTION AREA
SIGHT VISIBILITY TRIANGLE L=585'
ADA ACCESSIBLE ROUTE
OPTIONAL STAFF ENTRANCE
PROPOSED BIKE RACK (4 EA)
PHASE IB PROPOSED 2-STORY BANNER HEALTH CENTER 63,984 S.F.
PROPOSED BOLLARDS AND DETECTABLE WARNING STRIP
SCREENED TRASH RECEPTACLE (TYP)
PROPOSED BIKE RACK (4 EA)
PROPOSED BENCH
STAFF/SERVICE ENTRANCE
MAIN ENTRANCE
PROPOSED BIKE RACK (8 EA)
PHASE IA PROPOSED BANNER HEALTH CENTER 23,426 S.F.
PROPOSED LIGHT POLE 25' HT. (TYP)
16.1' CANOPY TO BLDG
PROPOSED CURB OPENING AND RIPRAP (TYP)
PROPOSED BARRICADE PHASE IB
PROPOSED 4' CONC WALK
PROPOSED CHANNEL
COVERED PARKING
NOTE: OPTIONAL COVERED PARKING OR LANDSCAPE
55' FIRE LANE (TYP)
35' FIRE LANE (TYP)
TEMPORARY DRAINAGE BASIN
ZONED R1-7 PAD
MONUMENT SIGN B
CONCRETE WALK (TYP)
PATIENT PARKING
ADA ACCESSIBLE ROUTE
SCREEN WALL (TYP)
PROPOSED CHANNEL
PROPOSED RETENTION AREA
MONUMENT SIGN B
PROPOSED BOX CULVERT (TYP)
PROPOSED RETENTION AREA
PROPOSED CHANNEL
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RELOCATED LIGHT POLE
SIGHT VISIBILITY TRIANGLE, L=585'
CORNER SIGN A
CRISMON ROAD
2-LANES NORTHBOUND
2-LANES SOUTHBOUND
EXISTING LEFT TURN LANE
EXISTING RIGHT TURN LANE
EXISTING BOX CULVERT
PRIMARY ACESS DRIVE RIGHT-IN / RIGHT-OUT
EXISTING WATER MAIN
SIGHT VISIBILITY TRIANGLE, L=585'
3-LANES WESTBOUND
PROPOSED DRIVEWAY PER MESA STD DET M-42
SIGHT VISIBILITY TRIANGLE, L=530'
SERVICE ACCESS RIGHT-IN/RIGHT-OUT/ LEFT-IN
EXISTING LEFT TURN LANE
EXISTING TRAFFIC SIGNAL
EXISTING SANITARY SEWER
EXISTING DRIVEWAY PER MESA STD DET M-42
BASELINE ROAD
2-LANES EASTBOUND
PROPOSED MEDIAN BREAK PER MESA STD DET M-16
ZONED C2
ZONED R18
395'
334'

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LEGEND

- CONTOUR LINES
- CENTER LINE
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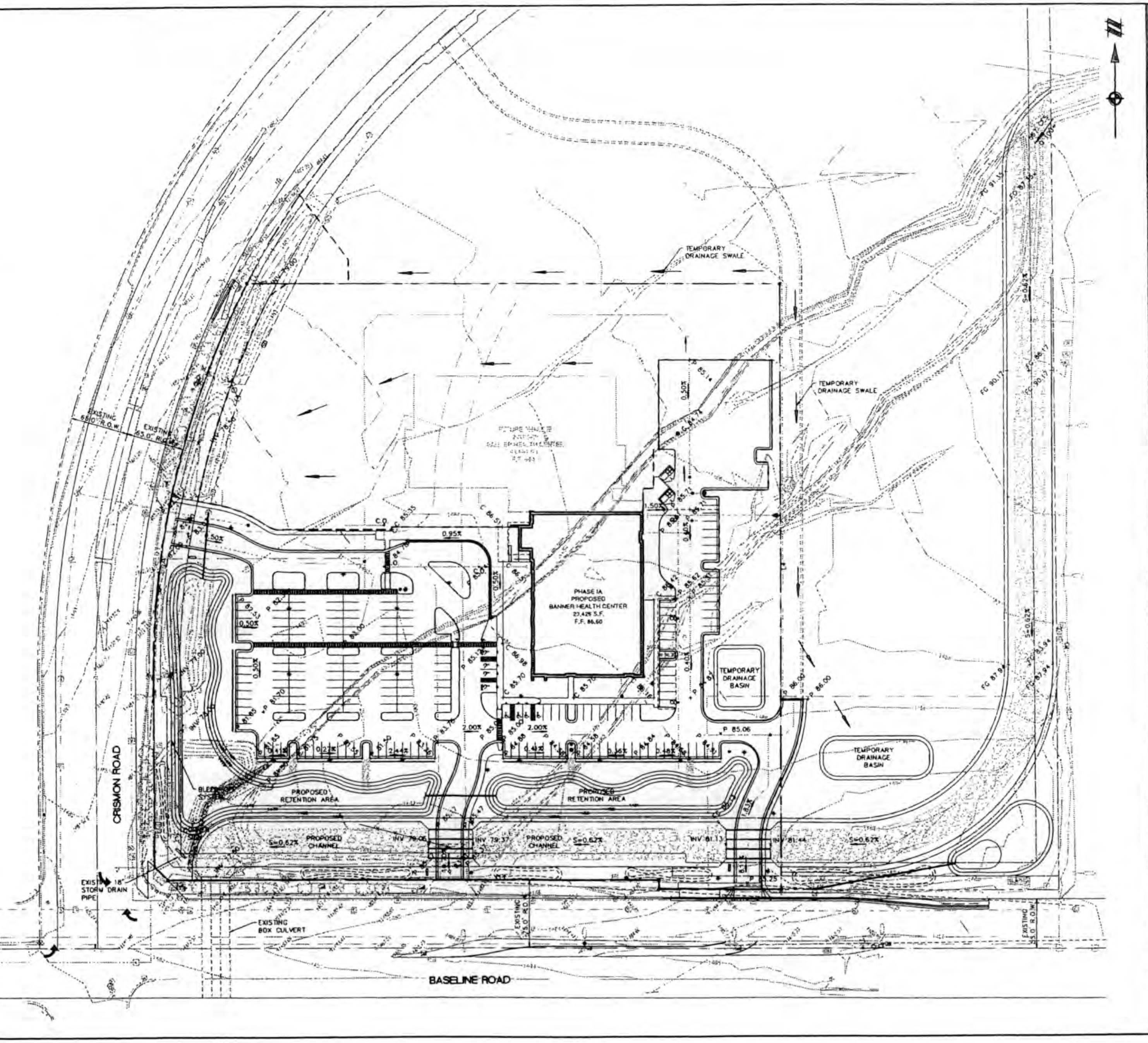
- EASEMENT LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS
- EXIST CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED ASPHALT
- PROPOSED PRIVATE WATER LINE
- PROPOSED PRIVATE SEWER LINE
- PROPOSED RIDGE LINE
- PROPOSED RIPRAP
- DIRECTION OF FLOW
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED SANITARY SEWER MANHOLE
- P 97.45 PROPOSED PAVEMENT ELEVATION
- C 97.45 PROPOSED GRATE ELEVATION
- C 97.45 PROPOSED CONCRETE ELEVATION
- INV 97.45 PROPOSED INVERT ELEVATION
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC SWITCH CABINET
- ELECTRIC VAULT
- FIBER OPTIC INDICATOR
- GAS METER
- GAS VALVE
- GAS LINE INDICATOR
- CLEANOUT
- STORM DRAIN MANHOLE
- CATCH BASIN
- STORM GRATE
- DRY WELL
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- HOSE BIB
- BACK FLOW PREVENTION PIPE
- RELIEF VALVE
- IRRIGATION VALVE
- IRRIGATION MANHOLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL WITH ARM
- TRAFFIC CONTROL BOX
- LIGHT POLE WITH ARM
- LIGHT POLE
- JUNCTION BOX
- TELEPHONE MANHOLE


N
TEMPORARY DRAINAGE SWALE
TEMPORARY DRAINAGE SWALE
FUTURE PHASE IB
PHASE IA
PROPOSED
BANNER HEALTH CENTER
23,426 S.F.
F.F. 86.60
TEMPORARY DRAINAGE BASIN
TEMPORARY DRAINAGE BASIN
PROPOSED RETENTION AREA
PROPOSED RETENTION AREA
PROPOSED CHANNEL S=0.62%
PROPOSED CHANNEL S=0.62%
S=0.62%
INV 79.06
INV 79.37
INV 81.13
INV 81.44
P 85.06
P 86.00
0.95%
0.50%
2.00%
1.50%
C.O.
FG 90.17
FG 91.55
FG 87.94
EXISTING 65.0' R.O.W.
EXISTING 65.0' R.O.W.
EXISTING 55.0' R.O.W.
EXISTING 18" STORM DRAIN PIPE
EXISTING BOX CULVERT
CRISMON ROAD
BASELINE ROAD

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MARICOPA COUNTY, ARIZONA

CLIENT
BANNER HEALTH

BANNER HEALTH CENTER
MESA
CRISMON COMMONS EAST - BIZ
PHASE IA & IB

GRADING PLAN - PHASE IA

DATE 02/07/12
03-03-2012 PER MESA COMMENTS

REVISIONS

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SCALE 0 25 50 1" = 50 FEET	
DR. PVA/CAM	CH. KPK
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BOOK	
CAD FILE: 11001984SF-6.0-G-1A	
JOB 11001984	
FILE CODE: SF	
SHEET NO. C6	

LEGEND

- CONTOUR LINES
- CENTER LINE
- PROPERTY BOUNDARY
- EASEMENT LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS
- EXIST CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED ASPHALT
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- PROPOSED SANITARY SEWER MANHOLE
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- C 97.45 PROPOSED GRATE ELEVATION
- C 97.45 PROPOSED CONCRETE ELEVATION
- INV 97.45 PROPOSED INVERT ELEVATION
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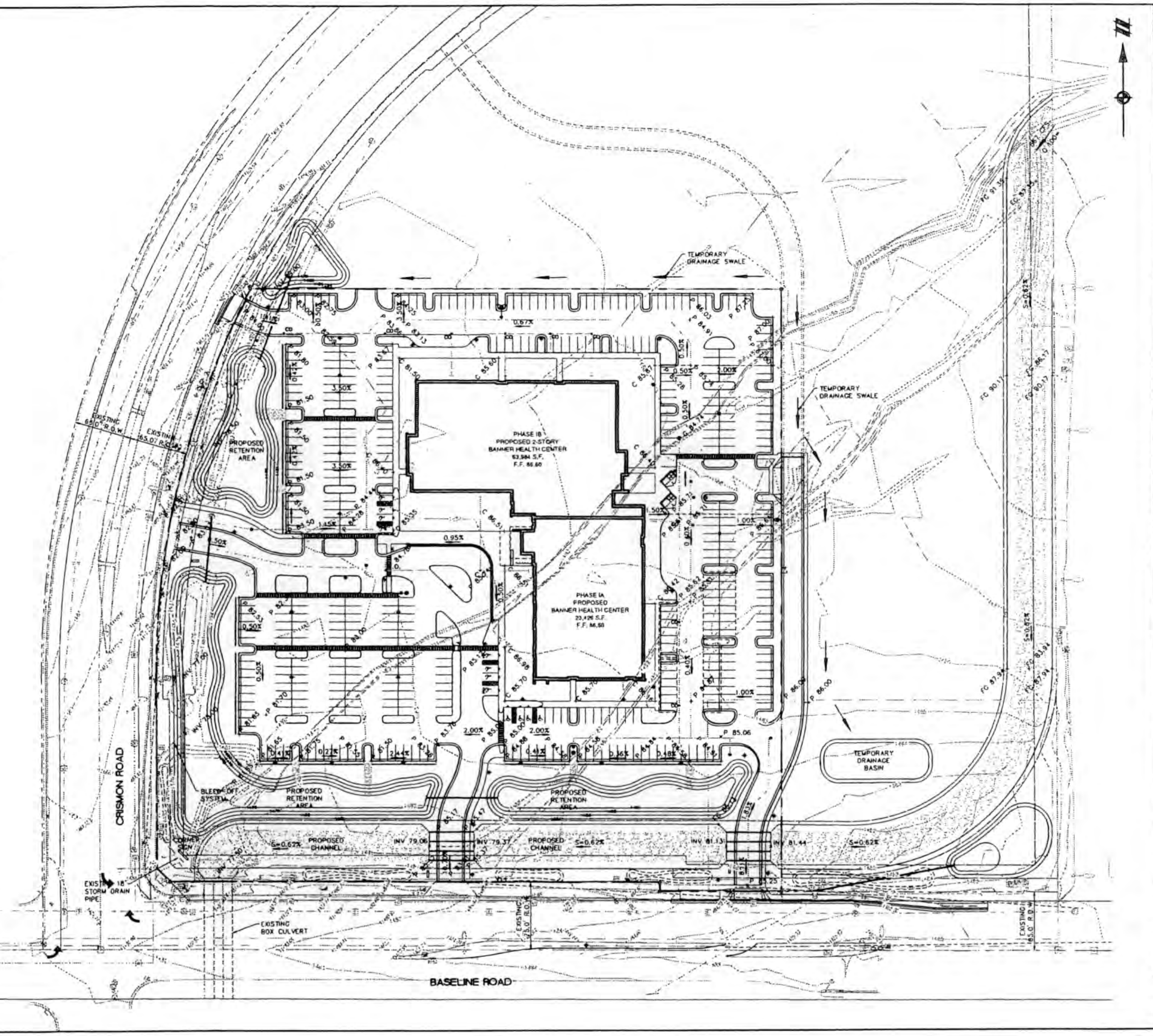
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PHASE IA PROPOSED BANNER HEALTH CENTER 23,426 S.F. F.F. 86.60
PROPOSED RETENTION AREA
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TEMPORARY DRAINAGE BASIN
BLEED OFF SYSTEM
CORNER SIGN
PROPOSED CHANNEL
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CRISMON ROAD
BASELINE ROAD
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1.00%
2.00%
3.50%
0.50%
0.67%
P 85.06
P 86.00
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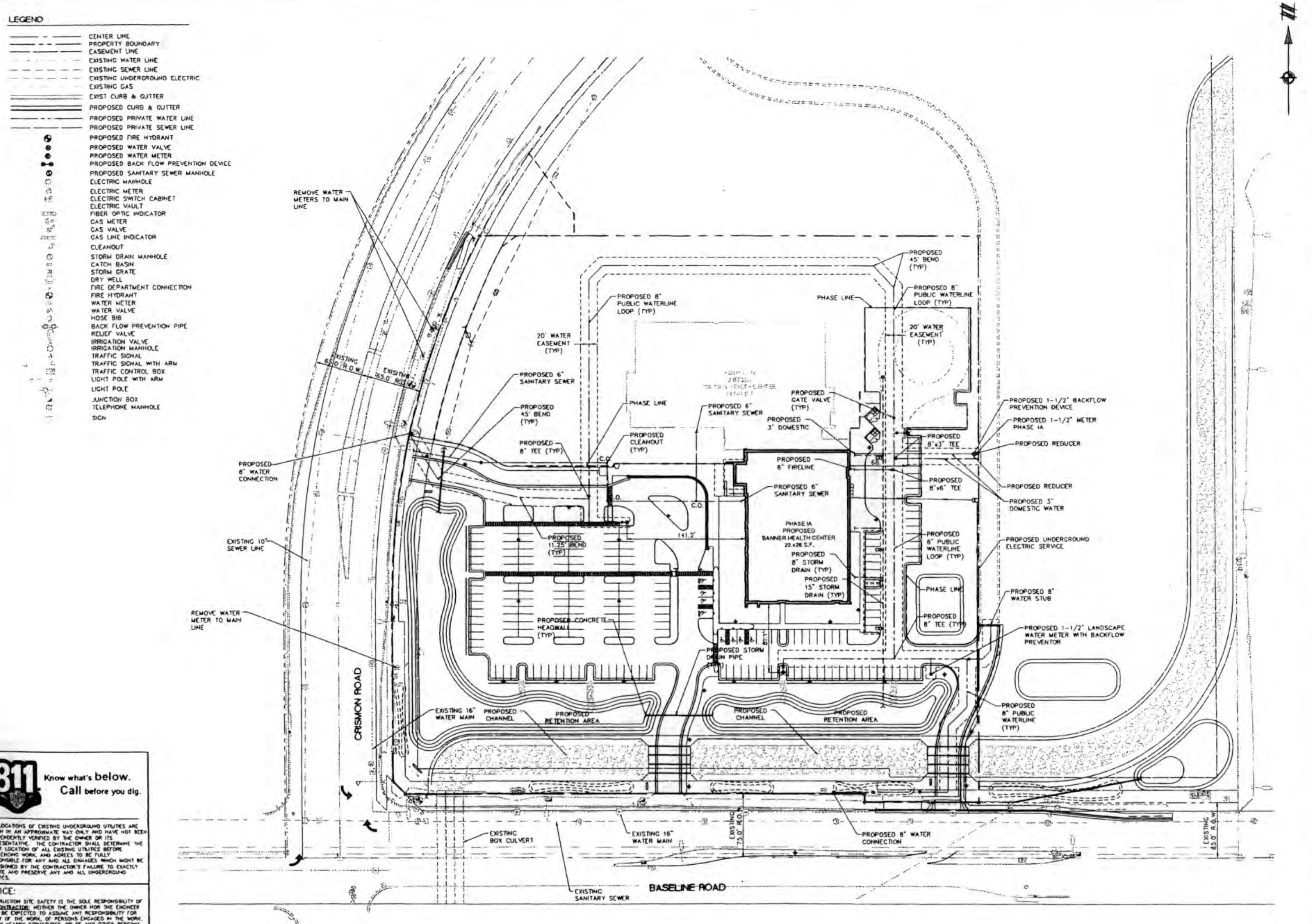
LEGEND
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EASEMENT LINE
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EXISTING SEWER LINE
EXISTING UNDERGROUND ELECTRIC
EXISTING GAS
EXIST CURB & GUTTER
PROPOSED CURB & GUTTER
PROPOSED PRIVATE WATER LINE
PROPOSED PRIVATE SEWER LINE
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPOSED WATER METER
PROPOSED BACK FLOW PREVENTION DEVICE
PROPOSED SANITARY SEWER MANHOLE
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TRAFFIC CONTROL BOX
LIGHT POLE WITH ARM
LIGHT POLE
JUNCTION BOX
TELEPHONE MANHOLE
SIGN
REMOVE WATER METERS TO MAIN LINE
EXISTING 65.0' R.O.W.
EXISTING 65.0' R.O.W.
PROPOSED 8" WATER CONNECTION
EXISTING 10" SEWER LINE
REMOVE WATER METER TO MAIN LINE
CRISMON ROAD
20' WATER EASEMENT (TYP)
PROPOSED 6" SANITARY SEWER
PROPOSED 45' BEND (TYP)
PROPOSED 8" TEE (TYP)
PROPOSED 8" PUBLIC WATERLINE LOOP (TYP)
PHASE LINE
PROPOSED CLEANOUT (TYP)
C.O.
PROPOSED 11.25' BEND (TYP)
141.2'
PROPOSED 6" SANITARY SEWER
PROPOSED 3" DOMESTIC
PROPOSED GATE VALVE (TYP)
PROPOSED 6" FIRELINE
PROPOSED 6" SANITARY SEWER
PHASE IA PROPOSED BANNER HEALTH CENTER 23,426 S.F.
PROPOSED 8" STORM DRAIN (TYP)
PROPOSED 15" STORM DRAIN (TYP)
PROPOSED CONCRETE HEADWALL (TYP)
PROPOSED STORM DRAIN PIPE
EXISTING 16" WATER MAIN
PROPOSED CHANNEL
PROPOSED RETENTION AREA
PROPOSED CHANNEL
PROPOSED RETENTION AREA
PROPOSED 45' BEND (TYP)
PHASE LINE
PROPOSED 8" PUBLIC WATERLINE LOOP (TYP)
20' WATER EASEMENT (TYP)
PROPOSED 8"x3" TEE
PROPOSED 8"x6" TEE
PROPOSED 8" PUBLIC WATERLINE LOOP (TYP)
PHASE LINE
PROPOSED 8" TEE (TYP)
PROPOSED 1-1/2" BACKFLOW PREVENTION DEVICE
PROPOSED 1-1/2" METER PHASE IA
PROPOSED REDUCER
PROPOSED REDUCER
PROPOSED 3" DOMESTIC WATER
PROPOSED UNDERGROUND ELECTRIC SERVICE
PROPOSED 8" WATER STUB
PROPOSED 1-1/2" LANDSCAPE WATER METER WITH BACKFLOW PREVENTOR
PROPOSED 8" PUBLIC WATERLINE (TYP)
EXISTING BOX CULVERT
EXISTING 16" WATER MAIN
EXISTING 75.0' R.O.W.
PROPOSED 8" WATER CONNECTION
EXISTING 65.0' R.O.W.
EXISTING SANITARY SEWER
BASELINE ROAD
N

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CLIENT
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BANNER HEALTH CENTER
MESA
CRISMON COMMONS EAST - BIZ
PHASE IA & IB
UTILITY PLAN - PHASE IA

DATE 02/07/12
03-02-2012 PER MESA COMMENTS

REVISIONS

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P.M. T. LESLIE	
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JOB 11001984	
FILE CODE: SF	
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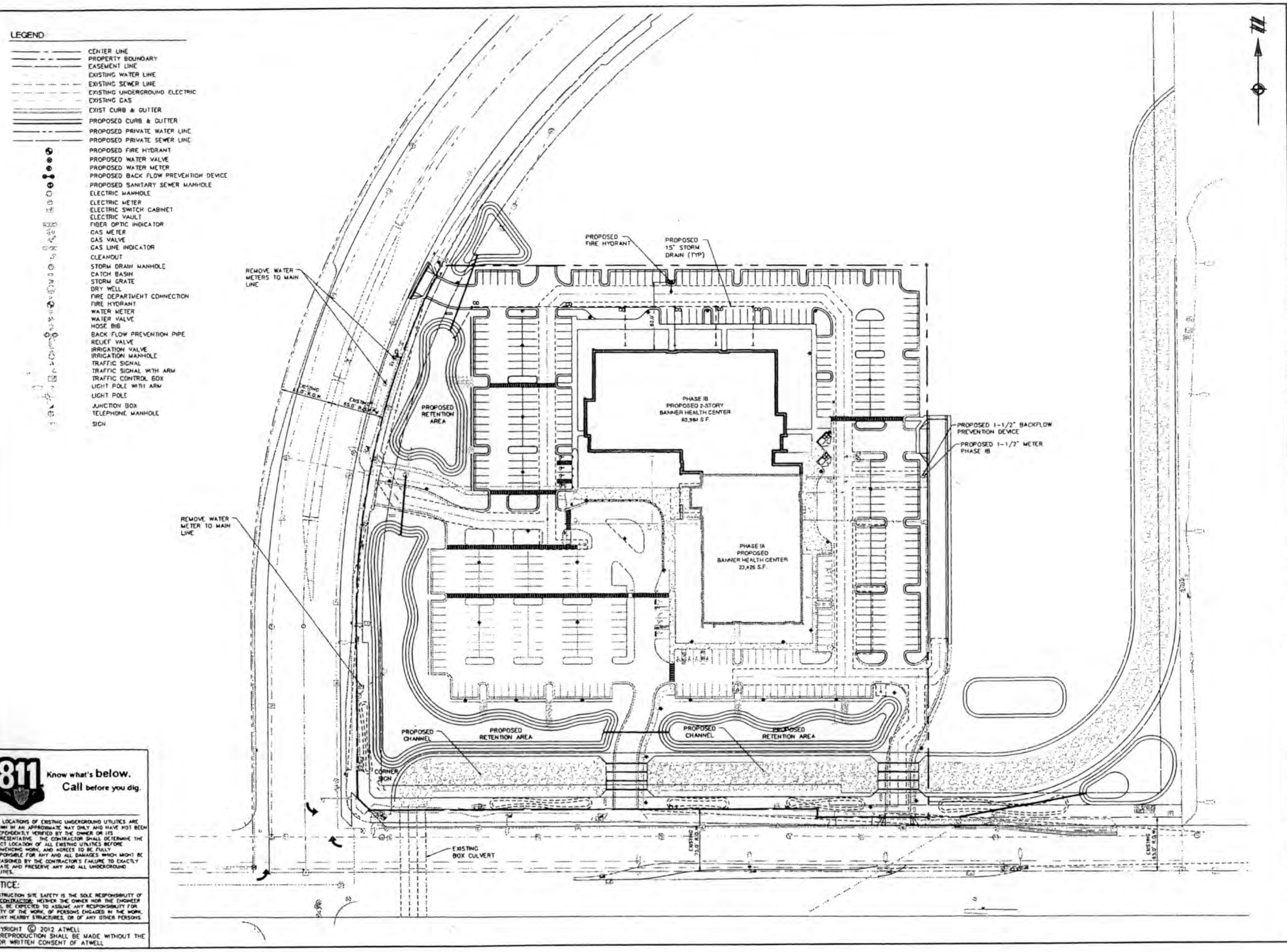
LEGEND
CENTER LINE
PROPERTY BOUNDARY
EASEMENT LINE
EXISTING WATER LINE
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EXISTING GAS
EXIST CURB & GUTTER
PROPOSED CURB & GUTTER
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PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPOSED WATER METER
PROPOSED BACK FLOW PREVENTION DEVICE
PROPOSED SANITARY SEWER MANHOLE
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC SWITCH CABINET
ELECTRIC VAULT
FIBER OPTIC INDICATOR
GAS METER
GAS VALVE
GAS LINE INDICATOR
CLEANOUT
STORM DRAIN MANHOLE
CATCH BASIN
STORM GRATE
DRY WELL
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
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TRAFFIC CONTROL BOX
LIGHT POLE WITH ARM
LIGHT POLE
JUNCTION BOX
TELEPHONE MANHOLE
SIGN
REMOVE WATER METERS TO MAIN LINE
REMOVE WATER METER TO MAIN LINE
EXISTING 65.0' R.O.W.
EXISTING 65.0' R.O.W.
PROPOSED FIRE HYDRANT
PROPOSED 15" STORM DRAIN (TYP)
PROPOSED RETENTION AREA
PHASE IB PROPOSED 2-STORY BANNER HEALTH CENTER 63,984 S.F.
PHASE 1A PROPOSED BANNER HEALTH CENTER 23,426 S.F.
PROPOSED 1-1/2" BACKFLOW PREVENTION DEVICE
PROPOSED 1-1/2" METER PHASE IB
PROPOSED CHANNEL
PROPOSED RETENTION AREA
PROPOSED CHANNEL
PROPOSED RETENTION AREA
CORNER SIGN
EXISTING BOX CULVERT
EXISTING 75.0' R.O.W.
EXISTING 65.0' R.O.W.

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UTILITY PLAN - PHASE 1B

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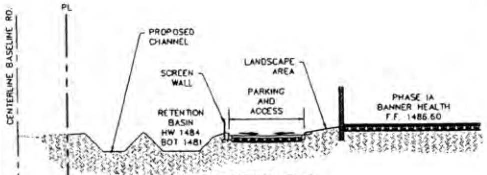
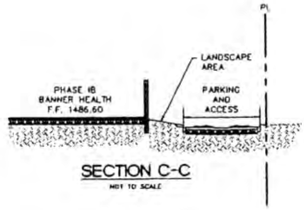

CENTERLINE BASELINE RD
PL
PROPOSED CHANNEL
SCREEN WALL
RETENTION BASIN
HW 1484
BOT 1481
LANDSCAPE AREA
PARKING AND ACCESS
PHASE IA
BANNER HEALTH
F.F. 1486.60

SECTION B-B
NOT TO SCALE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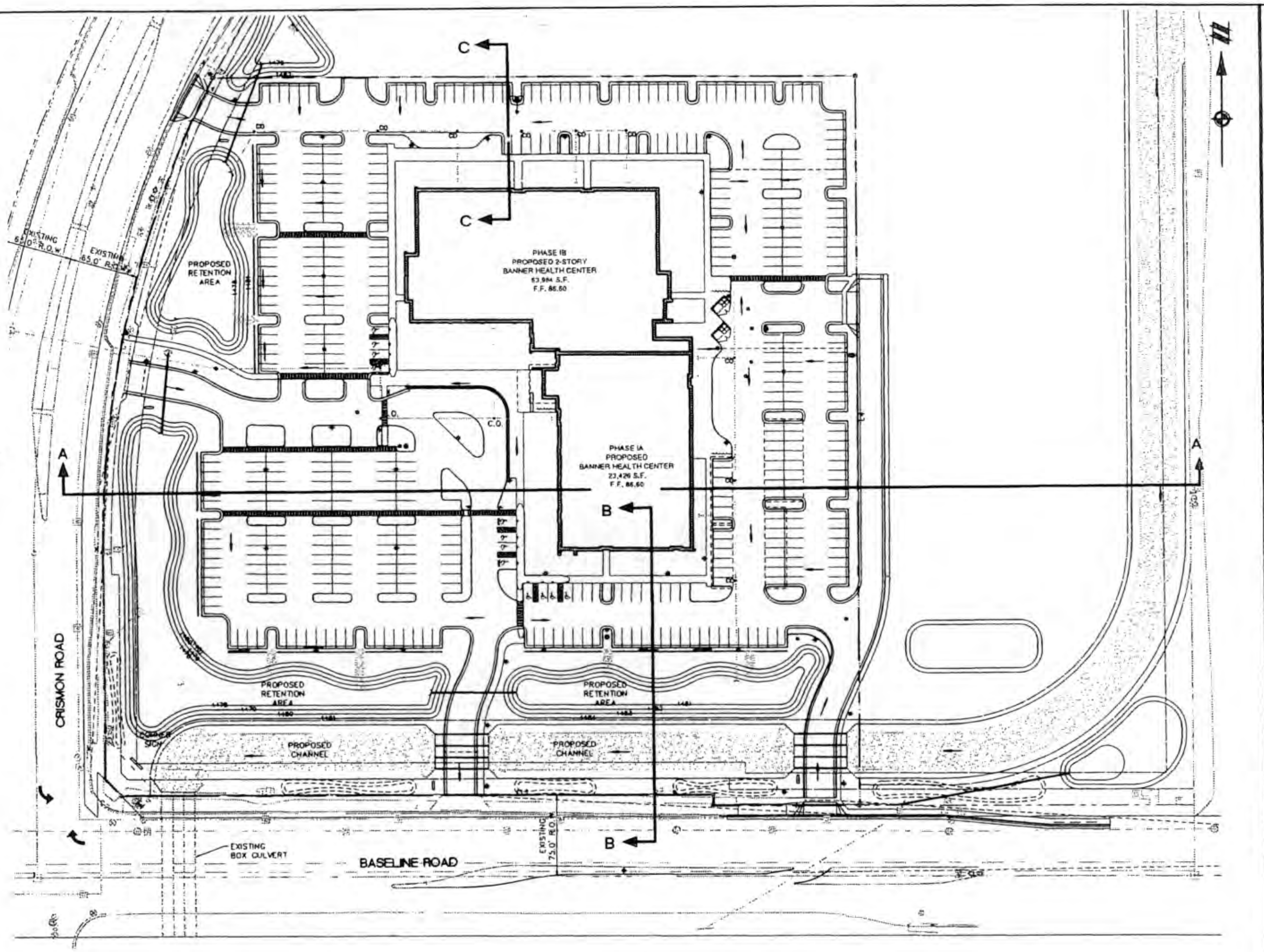
PHASE IB
BANNER HEALTH
F.F. 1486.60
LANDSCAPE AREA
PARKING AND ACCESS

SECTION C-C
NOT TO SCALE


C
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C.O.
C.O.
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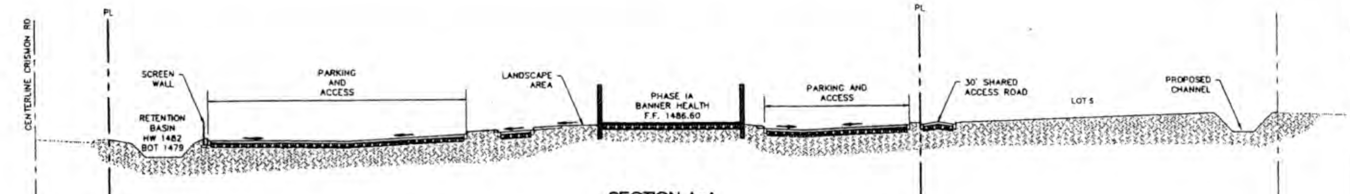
PROPOSED CHANNEL
PROPOSED CHANNEL
EXISTING 65.0' R.O.W.
EXISTING 65.0' R.O.W.
CRISMON ROAD
BASELINE ROAD
EXISTING BOX CULVERT
EXISTING 75.0' R.O.


CENTERLINE CRISMON RD
PL
PL
SCREEN WALL
RETENTION BASIN
HW 1482
BOT 1479
PARKING AND ACCESS
LANDSCAPE AREA
PHASE IA
BANNER HEALTH
F.F. 1486.60
PARKING AND ACCESS
30' SHARED ACCESS ROAD
LOT 5
PROPOSED CHANNEL

SECTION A-A
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PHASE IA & IB
SITE CROSS SECTIONS

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JOB 11001984
FILE CODE: SF
SHEET NO. C10

LOCATION MAP

E UNIVERSITY DR
APACHE TRAIL
BROADWAY RD
E SOUTHERN RD
ELLSWORTH RD
CRISMON RD
SIGNAL BUTTE RD
MERIDIAN RD
BASELINE RD
SITE
GUADALUPE RD
E ELLIOTT RD

LANDSCAPE SCHEDULE

All tree sizes to meet or exceed Arizona Nurseryman Association (ANA) Specifications
U.O.N. - Unless otherwise noted

TREES Item	Size	Quantity
Acacia salicina Willow Acacia	24" box Std. Trunk	6
Cercidium hybrid Desert Museum Palo Verde	24"/36" box Multi trunk	73/14
Prosopis hybrid 'Phoenix' ™ Phoenix Mesquite	15 gal. Multi trunk	38
Pistacia chinensis Chinese Pistache	15 gal. Std. trunk	23
Quercus virginiana Southern Live Oak	24" box Std. trunk	42
Ulmus parvifolia Evergreen Elm	15 gal. Std. trunk	19

SHRUBS & ACCENTS Item	Size	Quantity
Calliandra californica Baja Red Fairy Duster	5 gal.	121
Callistemon citrinus 'Little John' Little John Bottlebrush	1 gal.	180
Agave palmeri Palmer Agave	5 gal.	44
Eremophila maculata 'Valentine' ™ Valentine Bush	5 gal.	105
Hesperaloe parviflora Red Yucca	5 gal.	38
Lantana camara Gold Mound Lantana	1 gal.	213
Leucophyllum frutescens 'Green Cloud' ™ Green Cloud Sage	5 gal.	135
Muhlenbergia capillaris 'Regal Mist' ™ Regal Mist Grass	5 gal.	69
Tecoma stans Gold Star	5 gal.	177

GROUNDCOVERS Item	Size	Quantity
Lantana species 'New Gold' New Gold Lantana	1 gal.	120
Rosmarinus officinalis 'Huntington Carpet' Trailing Rosemary	1 gal.	91
Acacia redolens 'Desert Carpet' ™ Desert Carpet	1 gal.	85

LANDSCAPE NOTES

1. ALL PLANTING AREAS SHALL RECEIVE 2" DEEP DECOMPOSED GRANITE COVERAGE. RIVER ROCK IN MATCHING COLOR TO BE PLACED ON BOTTOM OF RETENTION BASINS DRAINAGE CHANNEL.
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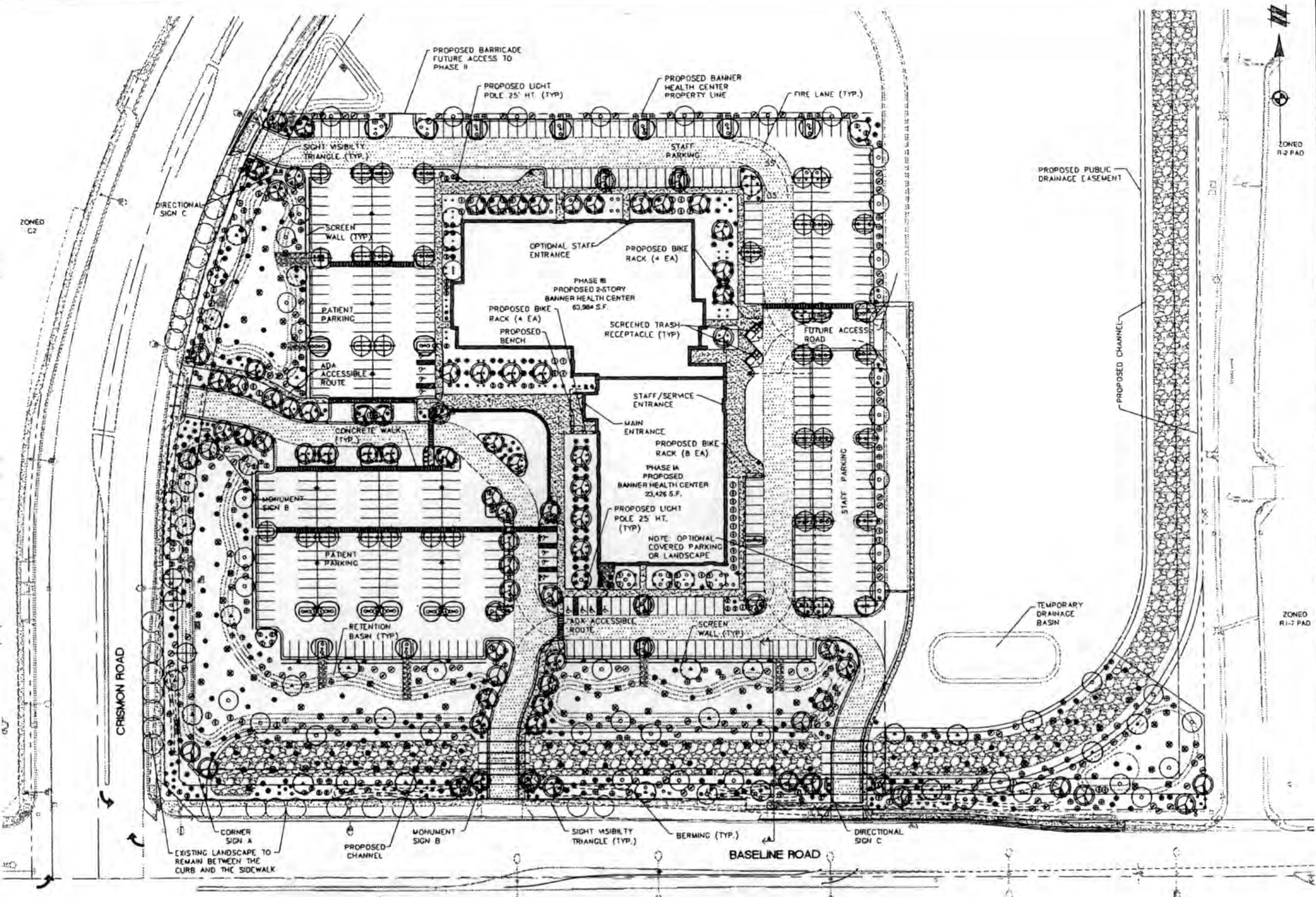
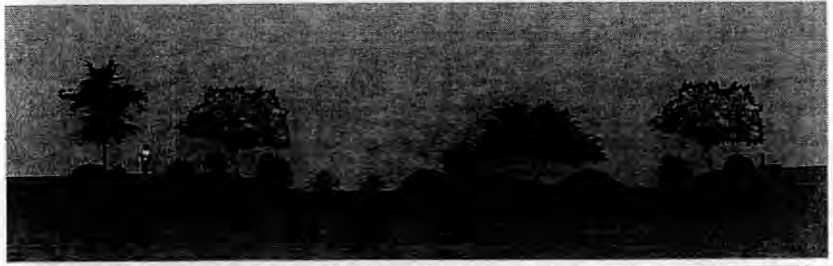

PROPOSED BARRICADE FUTURE ACCESS TO PHASE II
PROPOSED LIGHT POLE 25' HT. (TYP)
PROPOSED BANNER HEALTH CENTER PROPERTY LINE
FIRE LANE (TYP.)
ZONED R-2 PAD
PROPOSED PUBLIC DRAINAGE EASEMENT
SIGHT VISIBILITY TRIANGLE (TYP.)
STAFF PARKING
ZONED C2
DIRECTIONAL SIGN C
SCREEN WALL (TYP)
OPTIONAL STAFF ENTRANCE
PROPOSED BIKE RACK (4 EA)
PHASE IB PROPOSED 2-STORY BANNER HEALTH CENTER 63,984 S.F.
PROPOSED BIKE RACK (4 EA)
PROPOSED BENCH
SCREENED TRASH RECEPTACLE (TYP)
FUTURE ACCESS ROAD
PROPOSED CHANNEL
PATIENT PARKING
ADA ACCESSIBLE ROUTE
STAFF/SERVICE ENTRANCE
MAIN ENTRANCE
PROPOSED BIKE RACK (8 EA)
PHASE IA PROPOSED BANNER HEALTH CENTER 23,426 S.F.
CONCRETE WALK (TYP.)
MONUMENT SIGN B
STAFF PARKING
PROPOSED LIGHT POLE 25' HT. (TYP)
NOTE: OPTIONAL COVERED PARKING OR LANDSCAPE
PATIENT PARKING
TEMPORARY DRAINAGE BASIN
ZONED R1-7 PAD
CRISMON ROAD
RETENTION BASIN (TYP)
ADA ACCESSIBLE ROUTE
SCREEN WALL (TYP)
CORNER SIGN A
EXISTING LANDSCAPE TO REMAIN BETWEEN THE CURB AND THE SIDEWALK
PROPOSED CHANNEL
MONUMENT SIGN B
SIGHT VISIBILITY TRIANGLE (TYP.)
BERMING (TYP.)
DIRECTIONAL SIGN C
BASELINE ROAD

BASELINE RD. - SECTION A-A



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A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34
TOWN 1 NORTH, RANGE 7 EAST
GILA AND SALT RIVER BASE AND MERIDIAN
MARICOPA COUNTY, ARIZONA

CLIENT
BANNER HEALTH
BANNER HEALTH CENTER
MESA
CRISMON COMMONS EAST - BIZ
PHASE IA & IB

DATE
02/07/12
04/02/12
04/06/12

REVISIONS

50733
SAKLIN
MORIC

SCALE 0 25 50
1" = 50 FEET
DR. SM | CH. SM
P.M. S. MORIC
BOOK
CAD FILE:
JOB 11001984
FILE CODE SF
SHEET NO.
LA-1.0

LOCATION MAP

APACHE TRAIL
BROADWAY RD
SOUTHERN RD
BASELINE RD
SITE
GUADALUPE RD
ELLIOTT RD

LANDSCAPE SCHEDULE

[illegible]

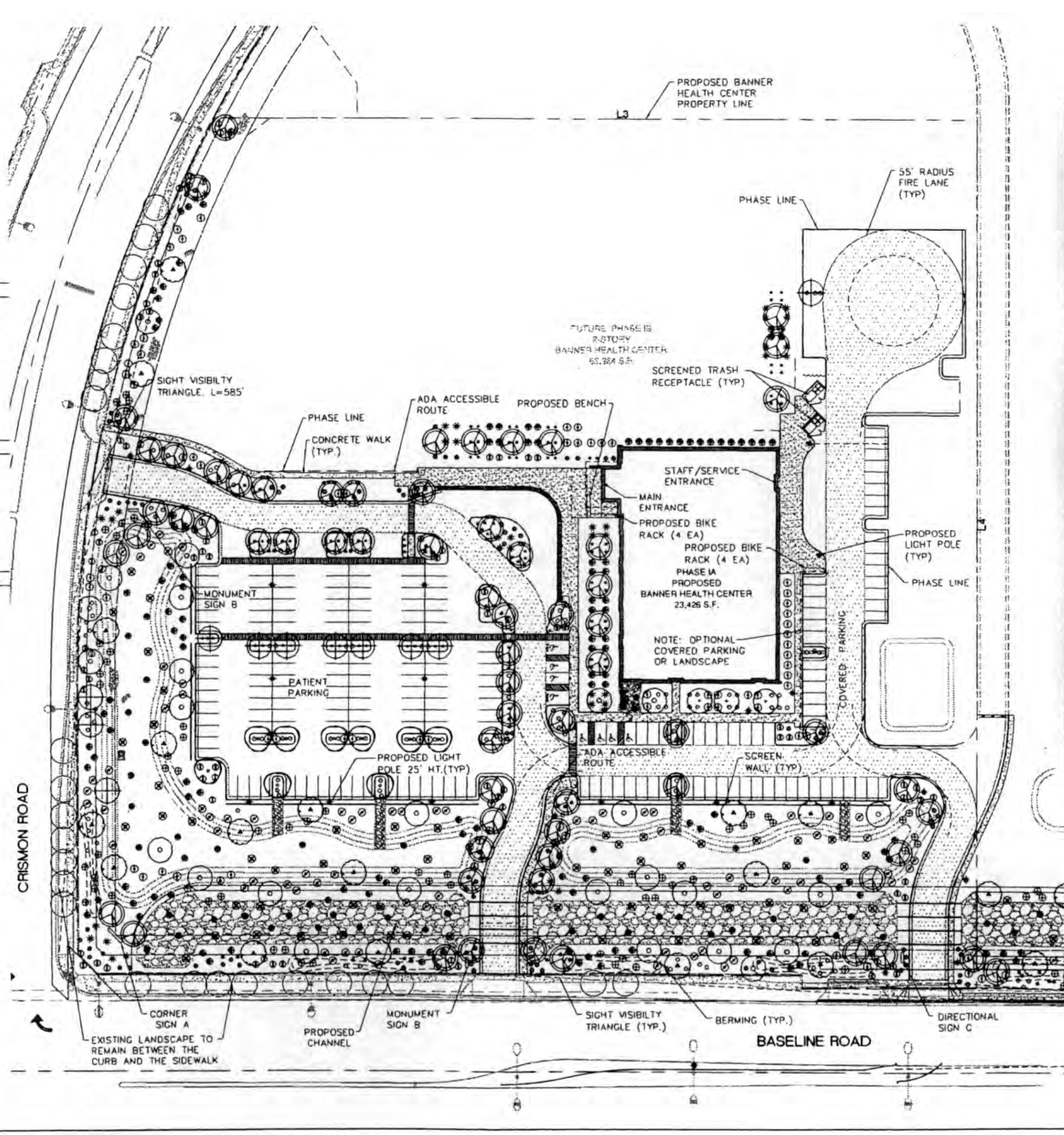
TREES Item	Size	Quantity
[illegible]	24" box Std. Trunk	3
[illegible]	[illegible] Multi-trunk	[illegible]
[illegible]	15 gal. Multi-trunk	[illegible]
[illegible]	15 gal. Std. trunk	21
[illegible]	24" box Std. Trunk	21
[illegible]	15 gal. Std. Trunk	5

SHRUBS & ACCENTS Item	Size	Quantity
[illegible]	5 gal.	[illegible]
[illegible]	1 gal.	[illegible]
[illegible]	5 gal.	[illegible]
[illegible]	5 gal.	[illegible]
[illegible]	5 gal.	[illegible]
[illegible]	1 gal.	[illegible]
[illegible]	5 gal.	[illegible]
[illegible]	5 gal.	[illegible]
[illegible]	5 gal.	[illegible]

GROUNDCOVERS Item	Size	Quantity
[illegible]	1 gal.	[illegible]
[illegible]	1 gal.	[illegible]
[illegible]	1 gal.	[illegible]

LANDSCAPE NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]



PROPOSED BANNER HEALTH CENTER PROPERTY LINE
L3
L4
PHASE LINE
55' RADIUS FIRE LANE (TYP)
FUTURE PHASE IB 2-STORY BANNER HEALTH CENTER 65,384 S.F.
SCREENED TRASH RECEPTACLE (TYP)
SIGHT VISIBILTY TRIANGLE, L=585'
ADA ACCESSIBLE ROUTE
PROPOSED BENCH
PHASE LINE
CONCRETE WALK (TYP.)
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PROPOSED LIGHT POLE (TYP)
PHASE LINE
MONUMENT SIGN B
NOTE: OPTIONAL COVERED PARKING OR LANDSCAPE
COVERED PARKING
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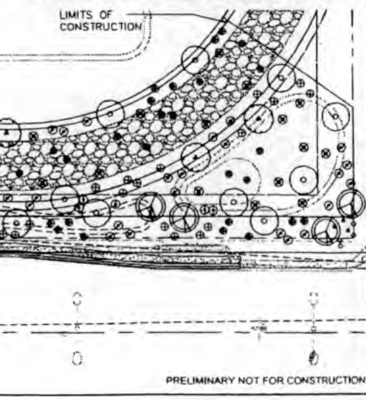
PHOTOS BELOW REPRESENT A DRAINAGE CHANNEL CONDITION SIMILAR TO THE ONE OUR SITE. THE LANDSCAPE SHOWN IS A MINIMUM LANDSCAPE DENSITY THAT WILL BE REPRESENTED ON OUR SITE.



LIMITS OF CONSTRUCTION

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PHASE IA

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MORIC

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LOCATION MAP

E UNIVERSITY DR
APACHE TRAIL
BROADWAY RD
E SOUTHERN AVE
SITE
BASELINE RD
GUADALUPE RD
E ELLIOTT RD

LANDSCAPE SCHEDULE

All tree sizes to meet or exceed Arizona Nurseryman Association (ANA) Specifications.
U.O.N. - Unless otherwise noted

	TREES Item	Size	Quantity
○	Acacia salicina Willow Acacia	24" box Std. Trunk	3
○	Cercidium hybrid Desert Museum Palo Verde	[illegible] Multi-trunk	[illegible]
○	[illegible] Phoenix [illegible]	15 gal. Multi-trunk	[illegible]
○	Pistacia chinensis Chinese Pistache	24" box Std. trunk	[illegible]
⊕	Quercus virginiana Southern Live Oak	24" box Std. trunk	[illegible]
○	Ulmus parvifolia Evergreen Elm	15 gal. Std. trunk	[illegible]

	SHRUBS & ACCENTS Item	Size	Quantity
⊕	Calliandra californica Baja Red Fairy Duster	5 gal.	[illegible]
•	Callistemon viminalis 'Little John' Little John Bottlebrush	1 gal.	[illegible]
✳	Agave palmeri Palmer Agave	5 gal.	[illegible]
⦶	Eremophila maculata 'Valentine' ™ Valentine Bush	5 gal.	[illegible]
■	Hesperaloe parviflora Red Yucca	5 gal.	[illegible]
⊙	Lantana camara Gold Mound Lantana	1 gal.	[illegible]
⊘	Leucophyllum frutescens 'Green Cloud' ™ Green Cloud Sage	5 gal.	[illegible]
●	Muhlenbergia capillaris 'Regal Mist' ™ Regal Mist Grass	5 gal.	[illegible]
●	Tecoma stans Gold Star	1 gal.	[illegible]

	GROUNDCOVERS Item	Size	Quantity
●	Lantana species 'New Gold' New Gold Lantana	1 gal.	[illegible]
⦶	Rosmarinus officinalis 'Huntington Carpet' Trailing Rosemary	1 gal.	[illegible]
⊗	Acacia redolens 'Desert Carpet' ™ Desert Carpet	1 gal.	[illegible]

LANDSCAPE NOTES

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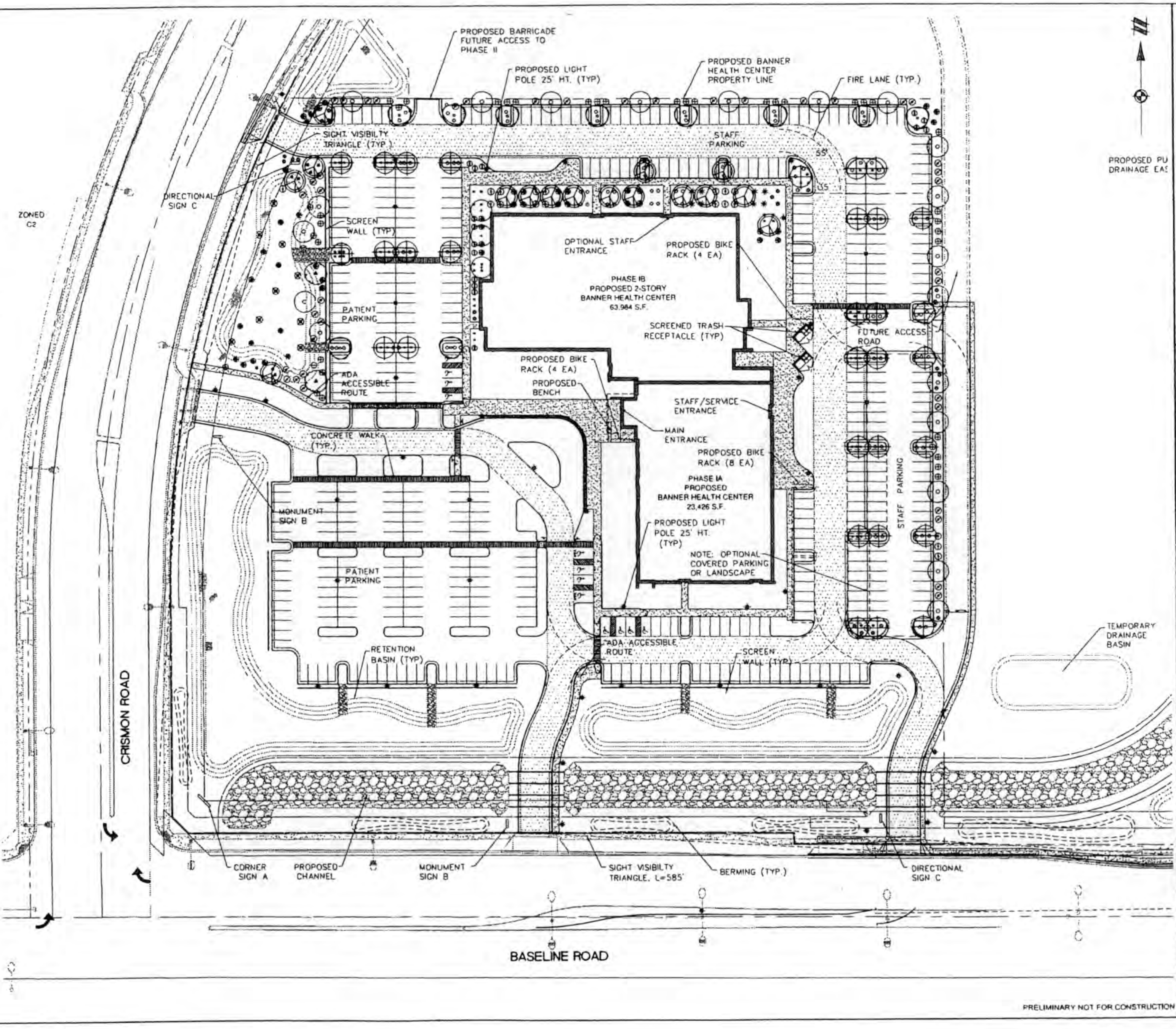
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CORNER SIGN A
PROPOSED CHANNEL
MONUMENT SIGN B
SIGHT VISIBILITY TRIANGLE, L=585'
BERMING (TYP.)
DIRECTIONAL SIGN C
BASELINE ROAD
55'
135'

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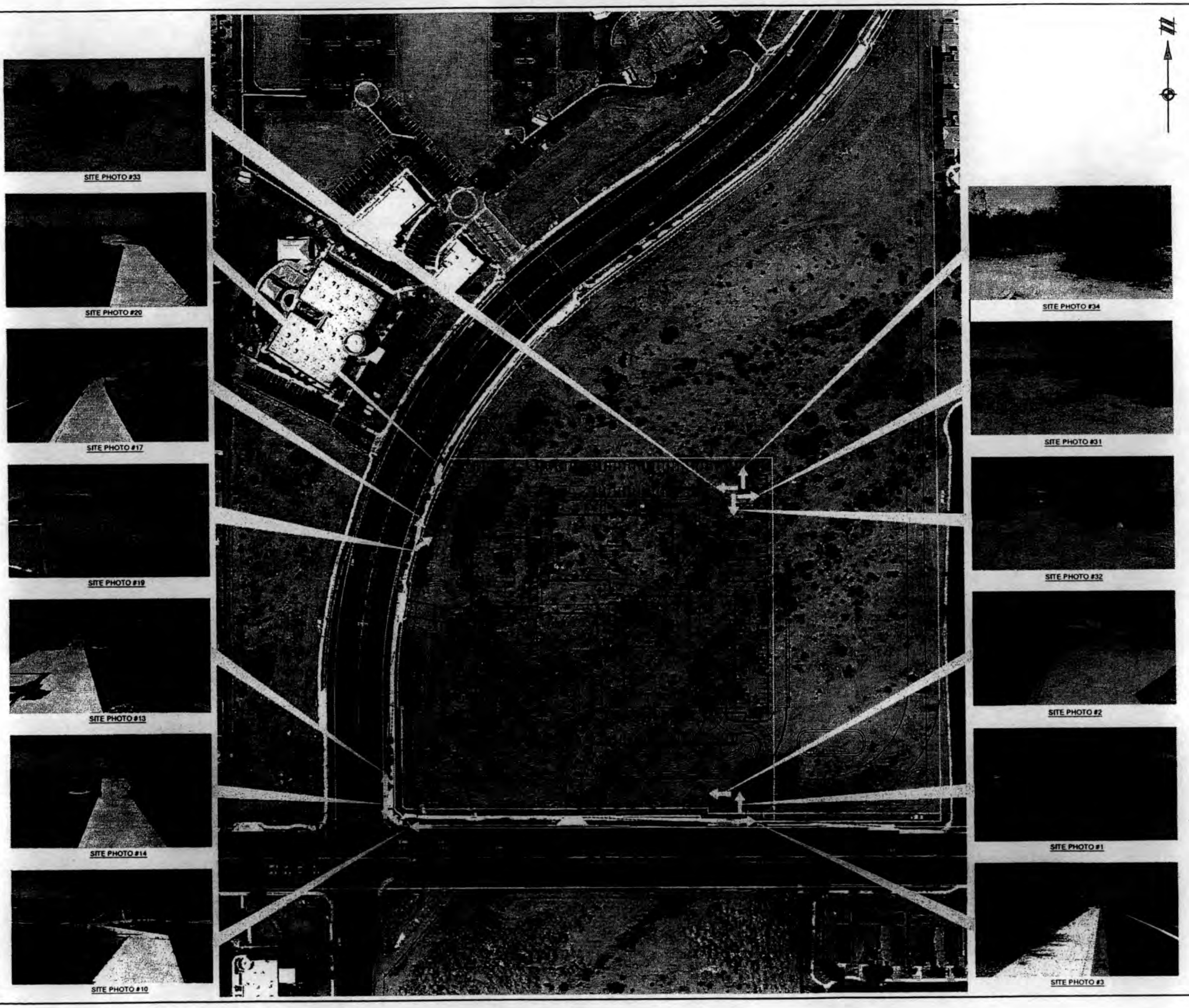
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PHASE IA & IB
SITE PHOTOGRAPHS

DATE 02/07/12
03-03-2012 PER MESA COMMENTS

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1" = 50 FEET
DR. PVA/CAM CH. KPK
P.M. T. LESLIE
BOOK
CAD FILE: 11001984SF-11.0-P
JOB 11001984
FILE CODE: SF
SHEET NO. C11

Banner Health.

CITIZENS PARTICIPATION REPORT

BANNER HEALTH CENTER – MESA

NEC CRISMON ROAD AND BASELINE ROAD SITE
MESA, ARIZONA

CITY OF MESA ZONING CASE NO. Z12-19

LC and LC-BIZ to LC and LC-BIZ and Site Plan Modification

REZONING OF 24.71 ACRES

LOTS 1, 2, 3, 4, and 5, CRISMON COMMONS EAST

APRIL 2, 2012

PREPARED BY:

BANNER HEALTH DEVELOPMENT AND CONSTRUCTION

BILL SMITH, PROJECT EXECUTIVE
1900 NORTH HIGLEY ROAD
GILBERT, ARIZONA

BANNER HEALTH CENTER – MESA PROJECT

REZONING CITIZENS PARTICIPATION MEETING REPORT

CITY OF MESA-APPLICATION CASE:	Z12-19
MEETING DATE:	March 22, 2012
TIME:	5 P.M. to 6:30 P.M.
LOCATION:	City of Mesa Fire Station No. 217 10434 East Baseline Road Mesa, Arizona
ATTENDING:	Banner Health Project Members, Three Local Residents Attended (See sign In Sheet)
PRESENTATION & EXHIBITS:	Banner Health had available for review the project BIZ zoning exhibit, Phase IA and Phase IB concept site plans and landscape plans, project facility elevations and perceptive front elevation of Phase IA of the project site. The Banner team reviewed the Banner Health Center project concept, site plans and facility elevations with attending meeting home owners. There being no other attendees, the meeting was adjourned at 6:35 P.M.
ATTACHMENTS:	Meeting Sign Sheet Affidavit of Neighborhood Notice Meeting Graphic Exhibits

OVERVIEW:

This report provides results of the implementation of the Citizen Participation Plan for the Crismon Commons East mixed use planned commercial development. This site is located at northeast corner of Crismon Road and Baseline Road and is an application for the rezoning of 25 acres with a revised BIZ overlay new site plan. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

CONTACT:

Bill Smith
Banner Health Development and Construction
1900 North Higley Road
Gilbert, Arizona 85234
480-394-7004; 480-534-3106 Fax
Bill.smith@bannerhealth.com

NEIGHBORHOOD MEETINGS:

The following is date and locations of the meeting where citizens were invited to discuss the applicant's proposal [comments, sign in lists and other feedback are attached;

1. February 22, 2012, City of Mesa Fire Station No. 217, 10434 East Baseline Road, Mesa, Arizona
   5 P.M. to 6:30 P.M. – 3 citizens in attendance

Correspondence and Telephone Calls:

1. Letters mailed to contact list (129), including homes, apartments, HOAs, schools and Neighborhood Associations on March 7, 2012.

Results:

There are 129 persons on the contact list as of the date of this Citizen Participation Report (see attached)

1. **Summary of concerns, issues and problems and how concerns were addressed:**
    - Luana Cartuccio – concern that 2nd story of the Banner Health Center would provide direct views into their backyard. After fully understand the Banner development plan Luana indicated that she supports the Banner Health Center project.
    - Natalie Banas – concern construction noise during daytime hours since she works evening and must sleep during the daytime hours. It was discussed that the construction of the facility will only require 6 months to complete the facility.
    - Natalie Hajdu Voakes called Banner Health on March 21, 2012 and expressed the following concerns that the Banner Health Center project would destroy her afternoon sunsets, ruin the natural trail experiences she enjoys walking on the site, the project would be terrible for property values and extra traffic.

2. **There were no concerns, issues or problems not addressed at the meeting.**

Banner Health

Meeting Sign In

March 22, 2012
Date

Banner Health Center – Mesa
Rezoning – Neighborhood Meeting SITE NEC CRISMON RD & BASELINE RD.
Meeting Name

Name	Address
LUANA CARTUCCIO	10101 E. JACOB AVE
Lauren Banas	1723 S. Chatsworth
Natalie Banas	" " " " irish1823@gmail.com
PAUL KLUMB (BANNER HEALTH)	2520 S. BALA DRIVE TEMPE, AZ
Bill Smith (Banner Health Project Executive)	1900 N. Higley Rd Gilbert, AZ 85234
Philip Wirth (Seller/Owner Rep/Broker)	14080 N Northsight Blvd. Scottsdale, AZ 85260

Contact List for Property Ownerships in the Vicinity of Crismon Commons East
Zoning Case No. Z12-19

Owner	MAIL_ADDR1	MAIL_CITY	STATE	MAIL_ZIP	MAIL_COI	APN
CRISMON CREEK HOMEOWNERS ASSOCIATION	2345 S ALMA SCHOOL RD STE 210	MESA	AZ	85210	USA	22081087
CRISMON CREEK HOMEOWNERS ASSOCIATION	2345 S ALMA SCHOOL RD STE 210	MESA	AZ	85210	USA	22081377A
CRISMON CREEK HOMEOWNERS ASSOCIATION	2345 S ALMA SCHOOL RD STE 210	MESA	AZ	85210	USA	22081960
CRISMON CREEK HOMEOWNERS ASSOCIATION	2345 S ALMA SCHOOL RD STE 210	MESA	AZ	85210	USA	22081371
CRISMON CREEK HOMEOWNERS ASSOCIATION	2345 S ALMA SCHOOL RD STE 210	MESA	AZ	85210	USA	22081373
CRISMON CREEK HOMEOWNERS ASSOCIATION	2345 S ALMA SCHOOL RD STE 210	MESA	AZ	85210	USA	22081088
STERNBERG KAREN A/PULLI ANGELO J SR	1550 E HIGGINS RD STE 119	ELK GROVE VILLAGE	IL	600071627	USA	22081057
BOEK SCOTT G/DENISE E	10152 E JACOB AVE	MESA	AZ	85208	USA	22081025
SANZ VICTOR/LILIA I	10153 E JAVELINA AVE	MESA	AZ	85208	USA	22081056
PETSCHKE MYRNA L	10156 E JACOB AVE	MESA	AZ	85208	USA	22081026
AUGUSTA CASITAS HOMEOWNERS ASSOC	7255 E HAMPTON AVE STE 101	MESA	AZ	85209	USA	22086194
AUGUSTA CASITAS HOMEOWNERS ASSOC	7255 E HAMPTON AVE STE 101	MESA	AZ	85209	USA	22086195
AUGUSTA CASITAS HOMEOWNERS ASSOC	7255 E HAMPTON AVE STE 101	MESA	AZ	85209	USA	22086193
OLMSTED KAREN L	203 HALLMARK ST	HOT SPRINGS	AR	71913	USA	22086125
SNEATH CARA D	31645 N ROYAL OAK WY	QUEEN CREEK	AZ	852436341	USA	22086106
WIEST HELEN R	10128 E KNOWLES AVE	MESA	AZ	85212	USA	31211646
GARZA DAVID A/MARY H	10144 E KNOWLES AVE	MESA	AZ	85212	USA	31211643
AUGUSTA RANCH LP	2875 MICHELLE STE 220	IRVINE	CA	92606	USA	31201006
LIPSKI ROBERT F/PATRICIA A	10150 E JUANITA AVE	MESA	AZ	85208	USA	22081104
K HOVNANIAN GREAT WESTERN HOMES LLC	20830 N TATUM BLVD STE 250	PHOENIX	AZ	85050	USA	22081415
CRISMON CREEK VILLAGE HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209	USA	22081692
CRISMON CREEK VILLAGE HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209	USA	22081372A
CRISMON CREEK VILLAGE HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209	USA	22081686
CRISMON CREEK VILLAGE HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209	USA	22081687
CRISMON CREEK VILLAGE HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209	USA	22081089
CRISMON CREEK VILLAGE HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209	USA	22081690
CRISMON CREEK VILLAGE HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209	USA	22081681
CRISMON CREEK VILLAGE HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209	USA	22081695
CRISMON CREEK VILLAGE HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209	USA	22081696
CRISMON CREEK VILLAGE HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209	USA	22081691
CRISMON CREEK VILLAGE HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209	USA	22081961
CRISMON CREEK VILLAGE HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209	USA	22081697
CRISMON CREEK VILLAGE HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209	USA	22081688
CRISMON CREEK VILLAGE HOMEOWNERS ASSOCIATION	7255 E HAMPTON AVE STE 101	MESA	AZ	85209	USA	22081689
DRAPER THOMAS A/LYNN M TR	1650 S CRISMON RD NO 1	MESA	AZ	85208	USA	22086104
MERCER GLENN T/PATRICIA A	4265 S AVENIDA DE ANGELES	GOLD CANYON	AZ	85218	USA	31211641
ALBRIGHT CURT R/ASHLEY L	10148 E KNOWLES AVE	MESA	AZ	85209	USA	31211642
WL CRISMON LLC	416 S 8TH STREET STE 200	BOISE	ID	837011277	USA	22081774
KENNEDY JOANNE	10118 E KNOWLES AVE	MESA	AZ	85212	USA	31211648
JONES RICHARD L JR TR	1530 NW MARINE DR	PORTLAND	OR	97211	USA	22080986
CRISMON GATEWAY LP/ETAL	PMB 148 10105 E VIA LINDA	SCOTTSDALE	AZ	85258	USA	22080990
CRISMON GATEWAY LP/ETAL	PMB 148 10105 E VIA LINDA	SCOTTSDALE	AZ	85258	USA	22080988
CRISMON GATEWAY LP/ETAL	PMB 148 10105 E VIA LINDA	SCOTTSDALE	AZ	85258	USA	22080987
CRISMON GATEWAY LP/ETAL	PMB 148 10105 E VIA LINDA	SCOTTSDALE	AZ	85258	USA	22080989
DOBSON JOEL	1800 AMIS AVE	AUSTIN	TX	787342636	USA	22086192
LOS PADRES LIMITED PARTNERSHIP	601 N RIATA ST	GILBERT	AZ	85234	USA	22081412
TUTOR CRISMON GROUP LLC	7938 IVANHOE AVE SUITE B	LA JOLLA	CA	92037	USA	22081776
ADAMS PAYNE M/HATHCOCK KELLI E	1644 S CHATSWORTH	MESA	AZ	85209	USA	22081413
BORTON DAVID A/JILL A	1752 S CHATSWORTH	MESA	AZ	85209	USA	22081660
SYDNEY CRISMON DEVELOPMENTS LLC	8130 E CACTUS RD STE 500	SCOTTSDALE	AZ	85260	USA	22081956
HERCZEG GINA E	1756 E CHATSWORTH	MESA	AZ	85209	USA	22081658
DREYER LINDSAY M	1764 S CHATSWORTH	MESA	AZ	85209	USA	22081654
HAJDU NATALIE S	1762 S CHATSWORTH	MESA	AZ	85209	USA	22081655
MITREVSKI ALEX/VERICA	40 ANN ST	GARFIELD	NJ	70263680	USA	22081629
AYERH MARIA I/CHRISTIAN N	1656 S CHATSWORTH	MESA	AZ	85209	USA	22081407
GLOVER WILLIAM M/DURFEE ERICA	1742 S CHATSWORTH	MESA	AZ	85209	USA	22081665
BUSCHE JAMIE R	1650 S CHATSWORTH	MESA	AZ	85209	USA	22081410
CRISMON CB ONE LLC	8310 E CACTUS RD STE 500	SCOTTSDALE	AZ	85260	USA	22081778
VALASCO PAUL M/PEGGY M/MICHAEL/CLARY ASHLEY	1654 S CHATSWORTH	MESA	AZ	85209	USA	22081408
ARM OF SAVE THE FAMILY FOUNDATION OF ARIZONA	450 W 4TH PL	MESA	AZ	85201	USA	22081670
ARM OF SAVE THE FAMILY FOUNDATION OF ARIZONA	450 W 4TH PL	MESA	AZ	85201	USA	22081671
ELLIS JACOB R/BRIAN R	1738 S CHATSWORTH	MESA	AZ	85209	USA	22081667
MCCORMICK JAMES MICHAEL/FLORES JESSICA MARIE	1751 S CHATSWORTH	MESA	AZ	85209	USA	22081651
BROWN TODD	1709 S CHATSWORTH	MESA	AZ	85209	USA	22081673
SCHULER CHAD KENNETH	1753 S CHATSWORTH	MESA	AZ	85209	USA	22081652
HARRIS CHRIS	10202 E JUANITA AVE	MESA	AZ	85209	USA	22081107
DOWNS ANDREW/NANCY/SCHIESTEL JOHN P/TONI M	1002 9TH AVE	LANGDEN	ND	58249	USA	22081674
ZHU LI MEI	1652 E CHATSWORTH	MESA	AZ	85209	USA	22081409
RHYNE ERIC L/REBECCA	1746 S CHATSWORTH	MESA	AZ	85209	USA	22081663
GIANOLA-BLAND MICAN/PARIS	1760 S CHATSWORTH	MESA	AZ	85209	USA	22081656
FIRSTBANK	10403 W COLFAX AVE	LAKEWOOD	CO	80215	USA	22081773

GRAHAM REAL ESTATE ONE LLC	3518 6TH AVE STE 201	TACOMA	WA	98406	USA	22081779
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081798
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081797
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081812
WL CRISMON LLC	8385 W EMERALD ST	BOISE	ID	83704	USA	22081775
BRYANT ROB/WEBER KIM	1750 S CHATSWORTH	MESA	AZ	85209	USA	22081661
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081802
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081794
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081800
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081806
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081801
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081796
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081811
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081808
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081803
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081810
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081807
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081804
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081951
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081809
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081814
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081799
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081805
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081793
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081813
WELLS FARGO BANK NATIONAL ASSOCIATION	333 MARKET STREET 17TH FL	SAN FRANCISCO	CA	94105	USA	22081795
BONNETT WILLIAM KARL/NANCY LEE	10164 E JUANITA AVE	MESA	AZ	85209	USA	22081106
GRUSZKA MONIKA K	8149 E COLUMBUS AVE	SCOTTSDALE	AZ	85251	USA	22081664
WALDER CLARENCE L SR/GAIL N	10158 E KNOWLES AVE	MESA	AZ	85209	USA	31211640
JETT JAMES F	1740 S CHATSWORTH	MESA	AZ	85209	USA	22081666
MARX VINCENT T/LISA A	1734 S CHATSWORTH	MESA	AZ	85209	USA	22081669
ZIONS FIRST NATIONAL BANK	ONE S MAIN ST STE 500	SALT LAKE CITY	UT	84133	USA	22081955
MISSMAN MATT/JENNY	1754 S CHATSWORTH	MESA	AZ	85209	USA	22081659
ZIONS FIRST NATIONAL BANK	ONE S MAIN ST STE 500	SALT LAKE CITY	UT	84133	USA	22081953
ZIONS FIRST NATIONAL BANK	ONE S MAIN ST STE 500	SALT LAKE CITY	UT	84133	USA	22081952
ZIONS FIRST NATIONAL BANK	ONE S MAIN ST STE 500	SALT LAKE CITY	UT	84133	USA	22081954
STANLEY JON M/JESSICA B	1755 S CHATSWORTH	MESA	AZ	85209	USA	22081653
M & I MARSHALL & ILSLEY BANK	770 N WATER ST	MILWAUKEE	WI	53202	USA	31201978
DRY CHARLES L/TERI	11465 E NAVARRO AVE	MESA	AZ	85209	USA	22081668
FURLONG KEVIN/JILL	5605 NEWGATE AVE N	STILLWATER	MN	55082	USA	22086124
VILLAGES AT EASTRIDGE HOA	633 E RAY RD UN 122	GILBERT	AZ	85295	USA	31211726
DRAZ LILLIAN L TR	10 S WILLE ST	MT PROSPECT	IL	60056	USA	22081024
DUCK DIANA	1650 S CRISMON RD 2	MESA	AZ	85209	USA	22086105
MELLOR TODD R	10155 E JACOB AVE	MESA	AZ	85208	USA	22081023
DONAHUE JOANNA/MICHAEL	1648 S CHATSWORTH	MESA	AZ	85209	USA	22081411
REDDELL JOHN B JR/FINCH-REDDELL KARA LYNN	1642 S CHATSWORTH	MESA	AZ	85209	USA	22081414
PRICE JASON RICHARD	1658 S CHATSWORTH	MESA	AZ	85209	USA	22081406
CROY MICHAEL/MARIA	3901 WILLOW VIEW DR	LAKE IN THE HILLS	IL	60156	USA	22081672
DEKING LINDA	10124 E KNOWLES AVE	MESA	AZ	85212	USA	31211647
BRANDO YVONNE L	10132 E KNOWLES AVE	MESA	AZ	85212	USA	31211645
MEFFORD BRENT/KACEY	10158 E JUANITA AVE	MESA	AZ	85209	USA	22081105
MEZA JESUS	10013 E IMPALA AVE	MESA	AZ	85209	USA	22081630
SMITH CHRISTOPHER A/BROOKE L	1758 S CHATSWORTH	MESA	AZ	85209	USA	22081657
NF REALTY GROWTH FUND 2 LP	7901 N 47TH ST	PARADISE VALLEY	AZ	85253	USA	22081662
DOTY LINDA E	10164 E KNOWLES AVE	MESA	AZ	85212	USA	31211639
BROADWATER RICHARD	10138 E KNOWLES AVE	MESA	AZ	85209	USA	31211644
AZCA SUN HOLDINGS LLC	165 N REDWOOD DR STE 250	SAN RAFAEL	CA	949031955	USA	22081055

Banner Health®

1441 North 12th Street, Phoenix, AZ 85006
602-495-4000
BannerHealth.com

Notice of Neighborhood Meeting

March 7, 2012

Dear Neighbor,

You are cordially invited to a neighborhood meeting regarding a proposed Rezoning by Banner Health in your area.

The 24.71 acre property is located at the northeast corner of Crismon Road and Baseline Road in the City of Mesa. Our request will be for the City of Mesa to rezone the property from the current zoning classification of C-2, with a Business Intensity Zone Overlay (BIZ) and Development Master Plan (DMP) to Limited Commercial (LC) with an amended Business Intensity Zone Overlay BIZ and Site Plan approval for Phase IA and IB Banner Health Center medical office development plan and revised conceptual Master Development Plan uses on the remainder of the property. The City of Mesa zoning district designation will not change the allowed development land uses for the 24.71 acre Crismon Gateway development. The C-2, Commercial City of Mesa Zoning District has been renamed as LC, Limited Commercial Zoning District. The revision of the BIZ on the property will allow for a height increase on 10.40 acres in the vicinity of Crismon Road and Baseline Road intersection to 45 feet for the development of the Banner Health Center ("BHC") medical office project. The BHC will be a Banner Health owned and operated medical office facility designed to deliver integrated healthcare services.

The location of this site is identified on the enclosed map. A neighborhood meeting will be held at the City of Mesa Fire Station Number 217 at the time and place listed below to discuss the proposed Rezoning and answer any questions you may have. If we elect to proceed with our application there will be future public hearings before the City of Mesa Planning Commission and City Council, and you will be notified of those hearings.

The neighborhood meeting will be held:

Thursday, March 22, 2012
5:00 – 6:30 PM
City of Mesa Fire Station No. 217
10434 East Baseline Road
Mesa, Arizona

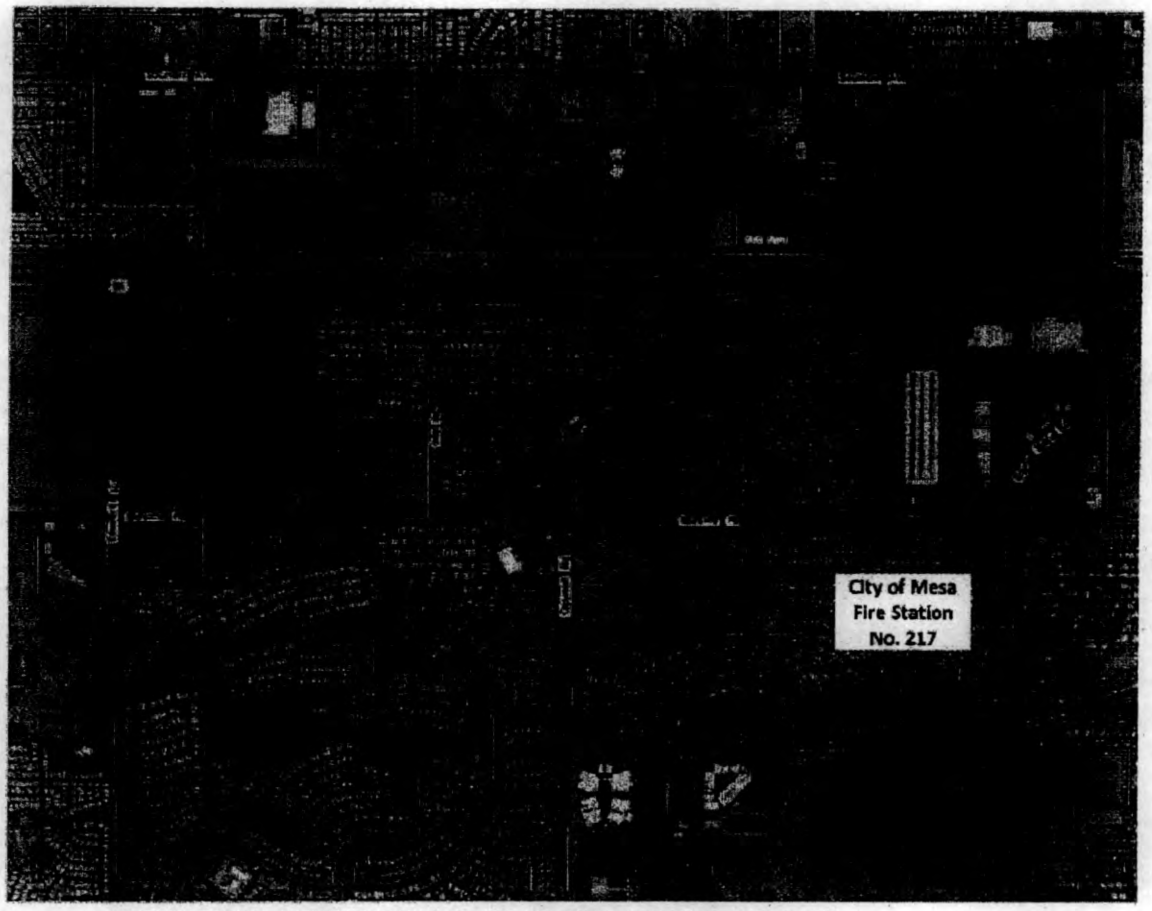
If you have any questions regarding this Rezoning Neighborhood Meeting, please contact Robin Hadley, Banner Health at 480-394-7004.

Sincerely,

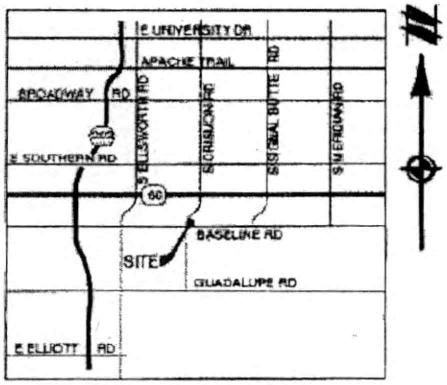
William Smith

Banner Health, Project Executive
Attachment: Project site map

BANNER HEALTH SITE LOCATION MAP
NEIGHBORHOOD MEETING LOCATION

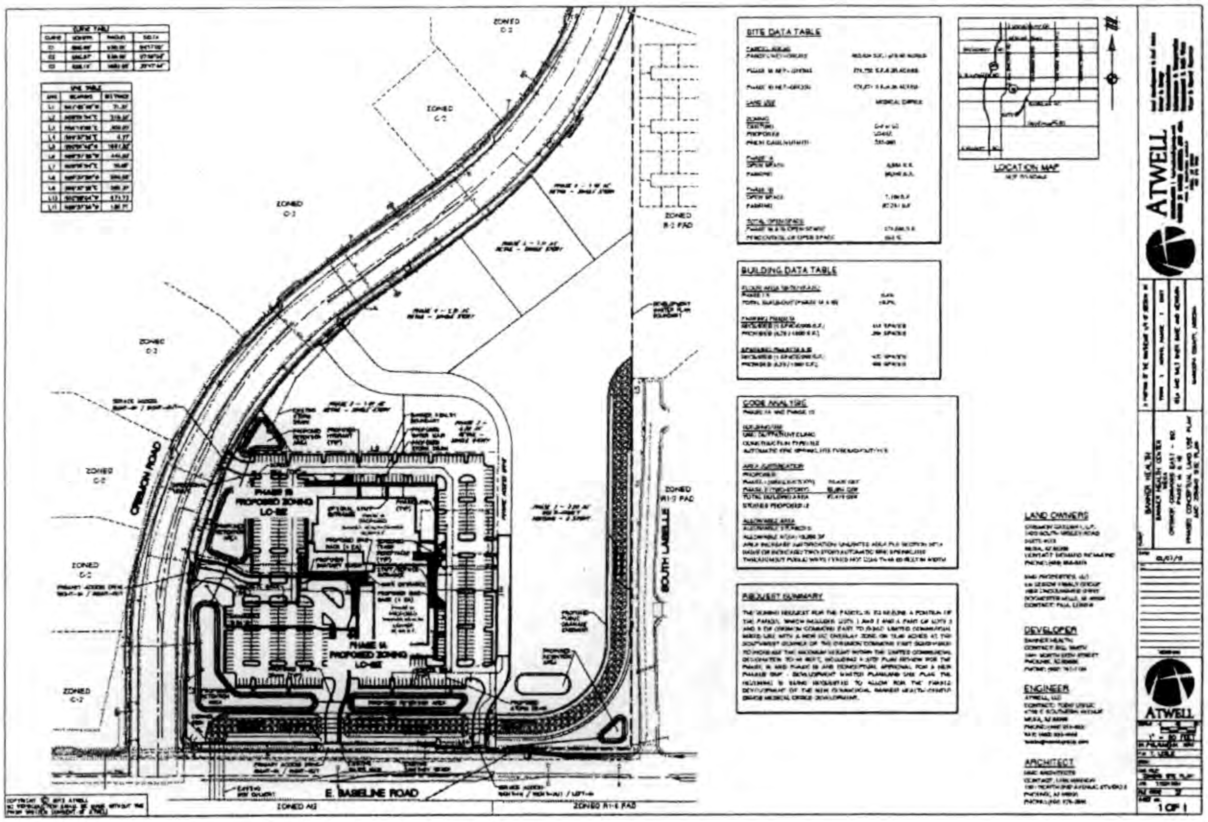

City of Mesa
Fire Station
No. 217

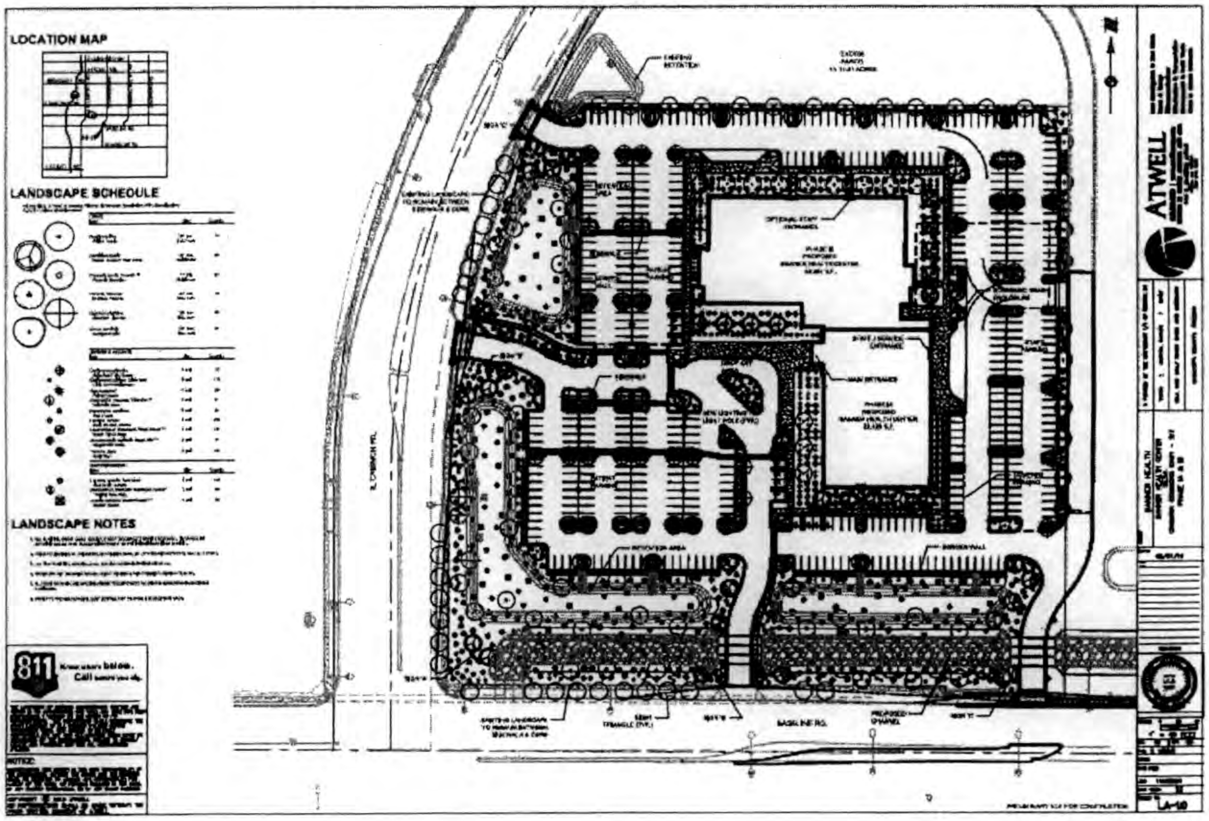
NEIGHBORHOOD MEETING LOCATION CITY OF MESA FIRE STATION NO. 217
10434 EAST BASELINE ROAD
MESA, ARIZONA

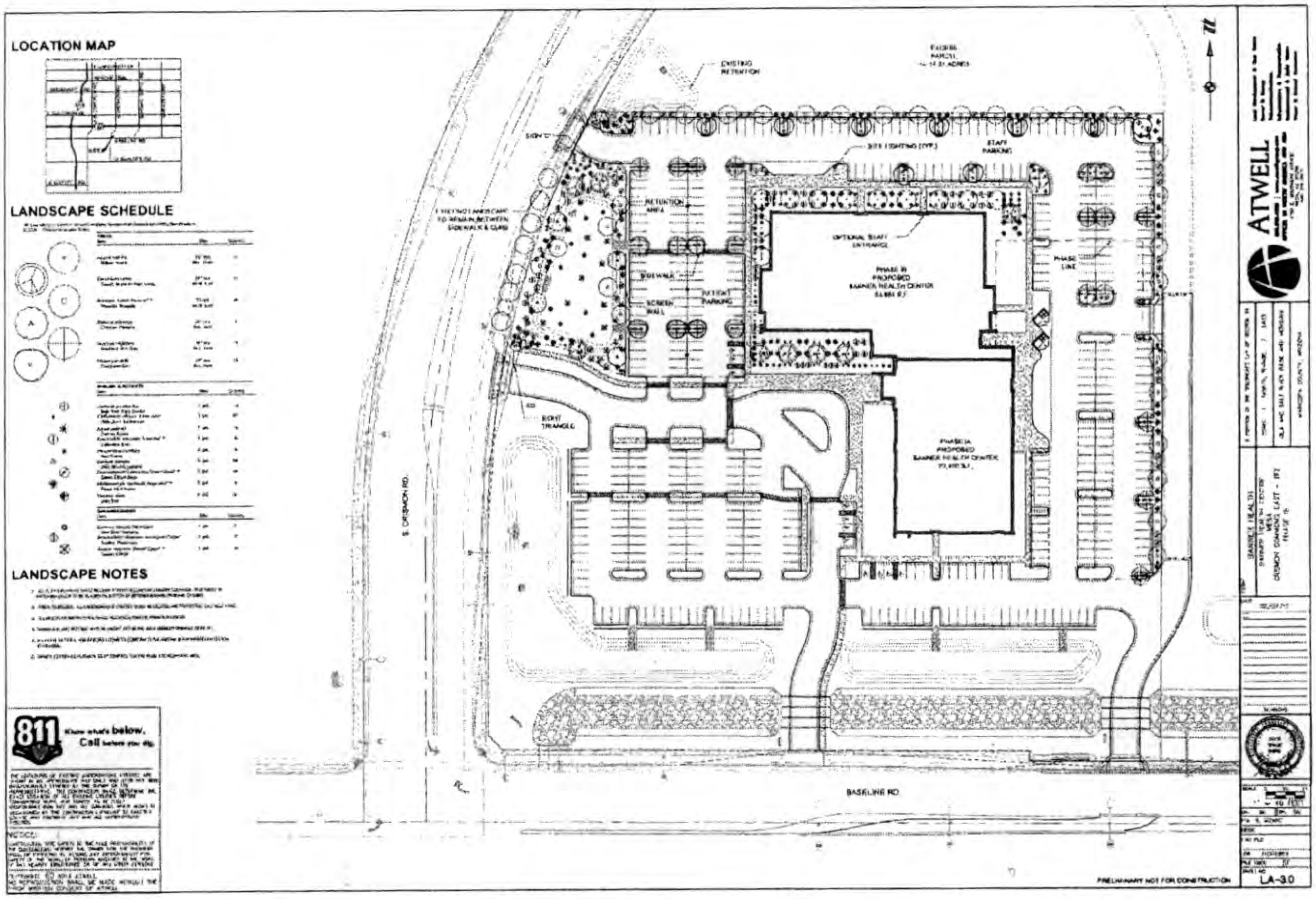

E UNIVERSITY DR
APACHE TRAIL
BROADWAY RD
E SOUTHERN RD
S ELLSWORTH RD
S CRISMON RD
S SIGNAL BUTTE RD
S MERIDIAN RD
60
BASELINE RD
SITE
GUADALUPE RD
E ELLIOTT RD
N

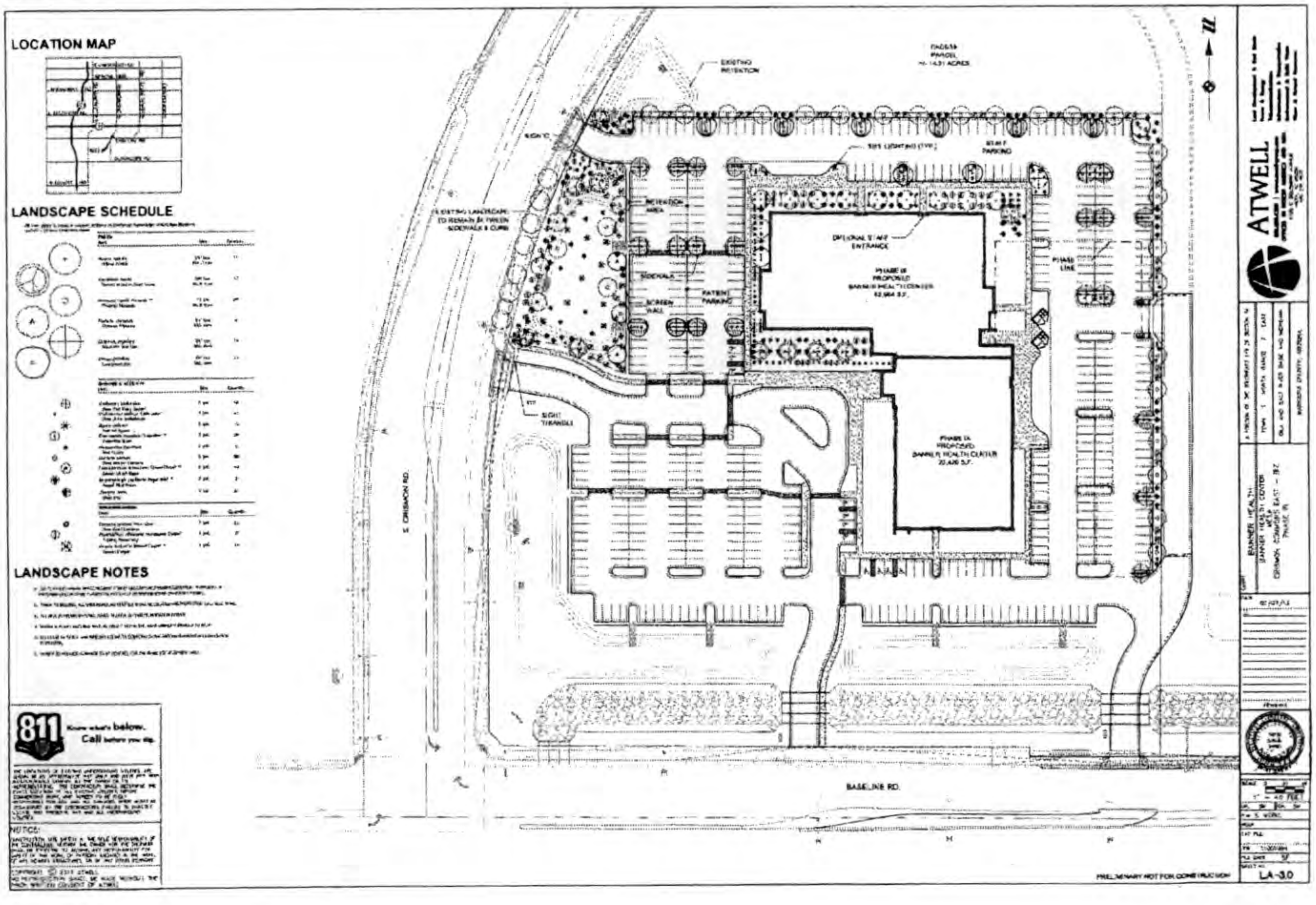
LOCATION MAP
NOT TO SCALE

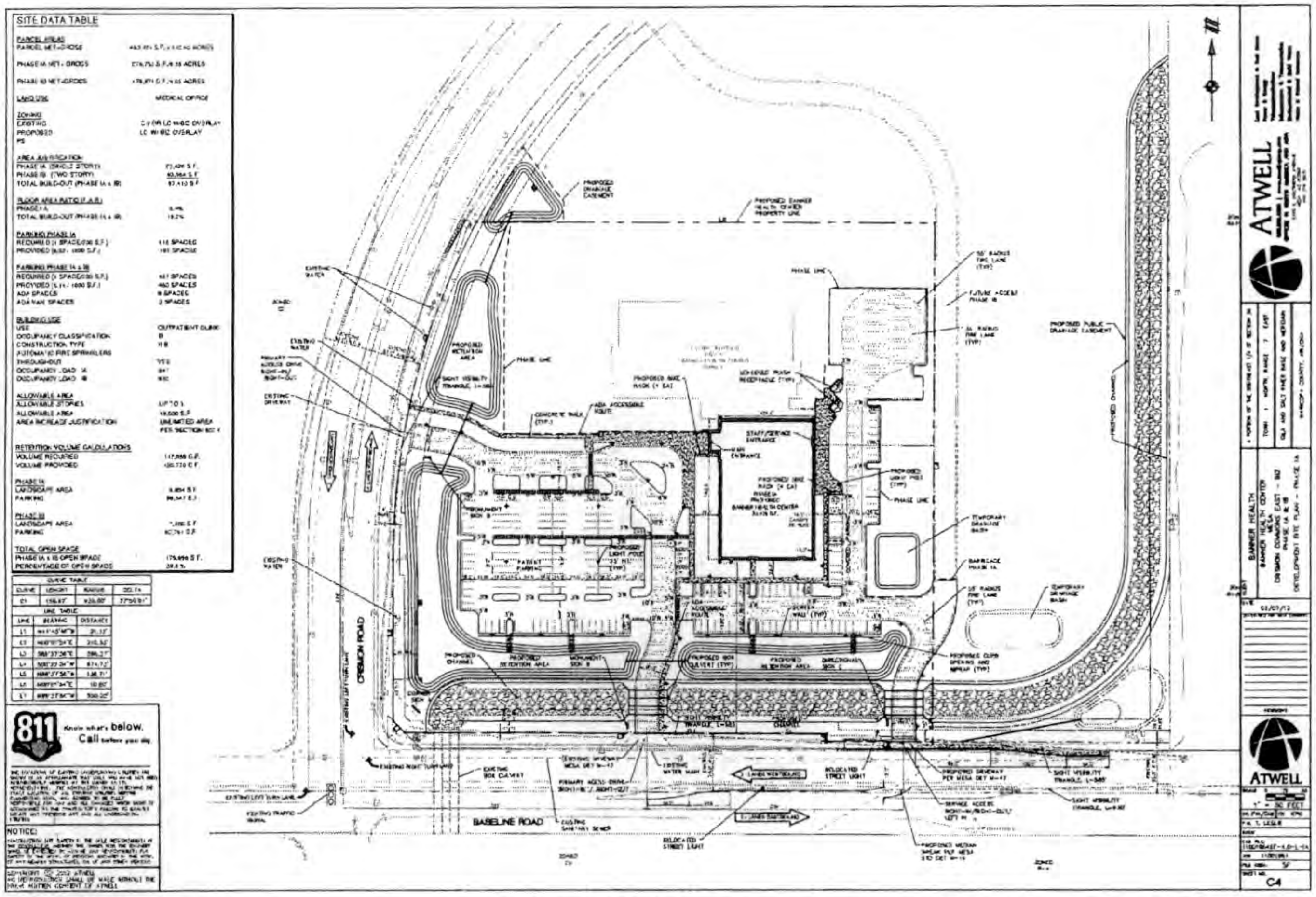
MEETING PRESENTATION PROJECT EXHIBIT GRAPHICS

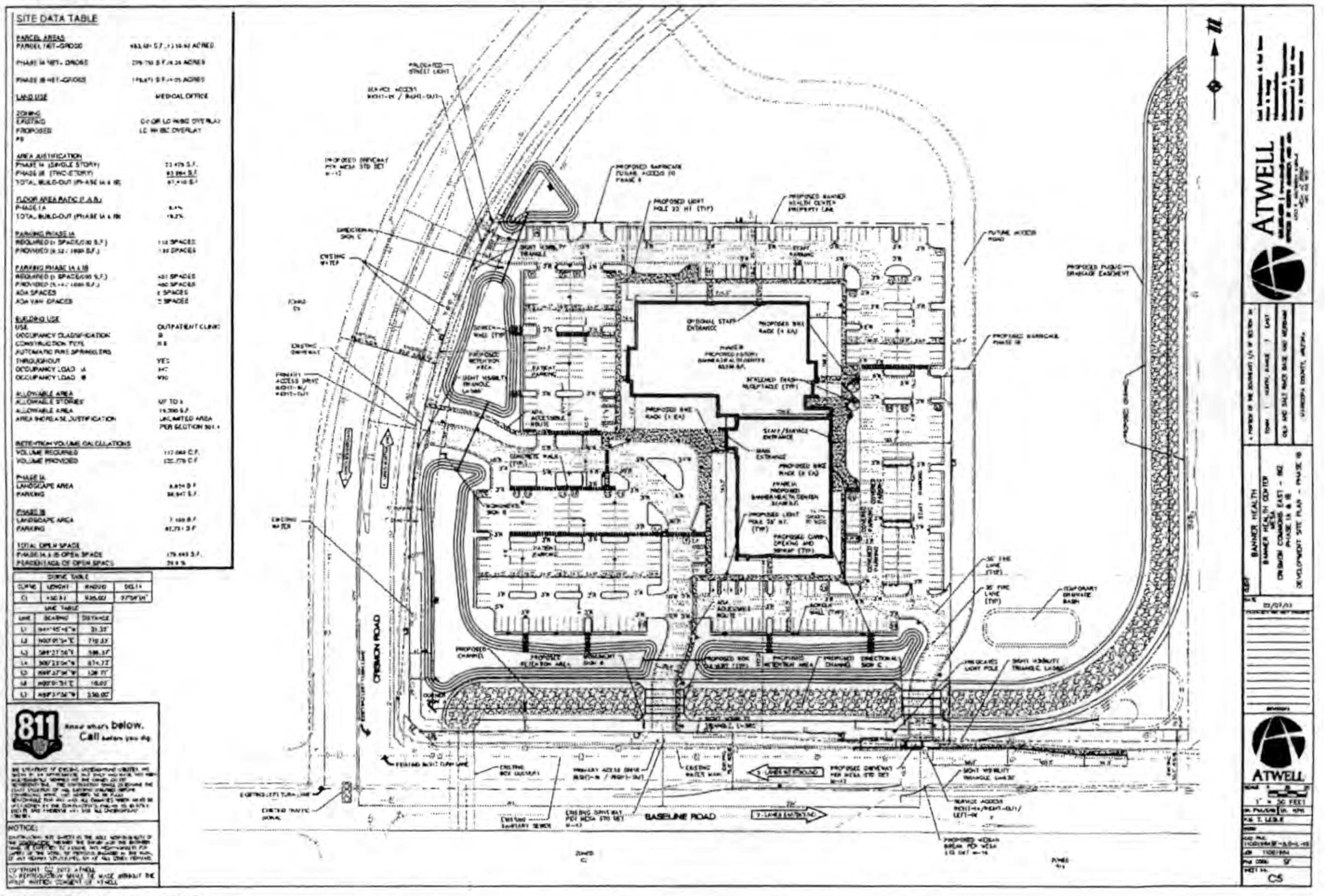

ZONED C-2
ZONED R1-6 PAD
CRISMON ROAD
SOUTH LABELLE
E. BASELINE ROAD
ZONED AG
ZONED R1-6 PAD
PHASE IB PROPOSED ZONING LO-BIZ
PHASE IA PROPOSED ZONING LO-BIZ
SITE DATA TABLE
BUILDING DATA TABLE
CODE ANALYSIS
REQUEST SUMMARY
LOCATION MAP
LAND OWNERS
DEVELOPER
ENGINEER
ARCHITECT
ATWELL
1 OF 1


LOCATION MAP
LANDSCAPE SCHEDULE
LANDSCAPE NOTES
811 Know what's below. Call before you dig.
NOTICE
BASELINE RD.
ATWELL
LA-10


LOCATION MAP
LANDSCAPE SCHEDULE
LANDSCAPE NOTES
811 Know what's below. Call before you dig.
NOTICE:
EXISTING RETENTION
SIGN 'C'
SITE LIGHTING (TYP.)
STAFF PARKING
EXISTING LANDSCAPE TO REMAIN BETWEEN SIDEWALK & CURB
RETENTION AREA
OPTIONAL STAFF ENTRANCE
PHASE IB PROPOSED BANNER HEALTH CENTER
PHASE LINE
SIDEWALK
SCREEN WALL
PATIENT PARKING
SIGHT TRIANGLE
PHASE IA PROPOSED BANNER HEALTH CENTER
S. CRISMON RD.
BASELINE RD.
ATWELL
BANNER HEALTH
CRISMON COMMONS EAST
LA-3.0
PRELIMINARY NOT FOR CONSTRUCTION


LOCATION MAP
LANDSCAPE SCHEDULE
LANDSCAPE NOTES
811 Know what's below. Call before you dig.
NOTICE:
EXISTING RETENTION
SIGN 'C'
SITE LIGHTING (TYP.)
STAFF PARKING
EXISTING LANDSCAPE TO REMAIN BETWEEN SIDEWALK & CURB
RETENTION AREA
OPTIONAL STAFF ENTRANCE
PHASE IB PROPOSED BANNER HEALTH CENTER
PHASE LINE
SIDEWALK
SCREEN WALL
PATIENT PARKING
SIGHT TRIANGLE
PHASE IA PROPOSED BANNER HEALTH CENTER
S. CRISMON RD.
BASELINE RD.
ATWELL
BANNER HEALTH
CRISMON COMMONS EAST
LA-3.0
PRELIMINARY NOT FOR CONSTRUCTION


SITE DATA TABLE
811 Know what's below. Call before you dig.
NOTICE:
CRISMON ROAD
BASELINE ROAD
ATWELL
BANNER HEALTH
DEVELOPMENT SITE PLAN – PHASE IA
C4


SITE DATA TABLE
811 Know what's below. Call before you dig.
NOTICE:
CRISMON ROAD
BASELINE ROAD
ATWELL
BANNER HEALTH
DEVELOPMENT SITE PLAN – PHASE IB
C5

BHC –MESA CASE Z12-19

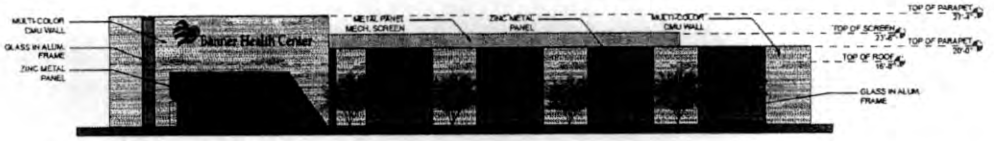
Banner Health

BANNER HEALTH CENTERS - MESA

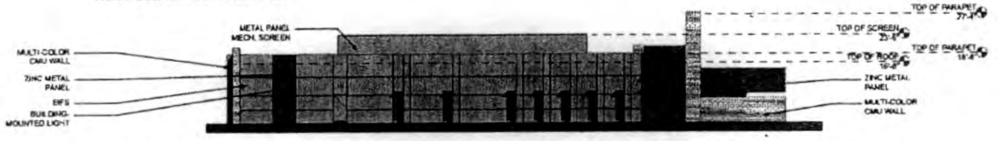
CRISMON COMMONS EAST - BIZ

ELEVATIONS - PHASE 1A

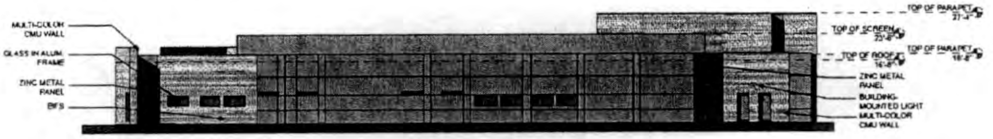
HMC Architects


MULTI-COLOR CMU WALL
GLASS IN ALUM. FRAME
ZINC METAL PANEL
Banner Health Center
METAL PANEL MECH. SCREEN
ZINC METAL PANEL
MULTI-COLOR CMU WALL
TOP OF PARAPET 27'-3"
TOP OF SCREEN 23'-8"
TOP OF PARAPET 20'-0"
TOP OF ROOF 16'-8"
GLASS IN ALUM. FRAME

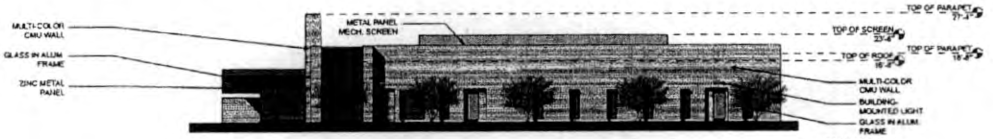
WEST ELEVATION - PHASE 1A


METAL PANEL MECH. SCREEN
MULTI-COLOR CMU WALL
ZINC METAL PANEL
EIFS
BUILDING-MOUNTED LIGHT
TOP OF PARAPET 27'-4"
TOP OF SCREEN 23'-8"
TOP OF ROOF 16'-8"
TOP OF PARAPET 18'-8"
ZINC METAL PANEL
MULTI-COLOR CMU WALL

NORTH ELEVATION - PHASE 1A


MULTI-COLOR CMU WALL
GLASS IN ALUM. FRAME
ZINC METAL PANEL
EIFS
TOP OF PARAPET 27'-4"
TOP OF SCREEN 23'-8"
TOP OF ROOF 16'-8"
TOP OF PARAPET 18'-8"
ZINC METAL PANEL
BUILDING-MOUNTED LIGHT
MULTI-COLOR CMU WALL

EAST ELEVATION - PHASE 1A


MULTI-COLOR CMU WALL
GLASS IN ALUM. FRAME
ZINC METAL PANEL
METAL PANEL MECH. SCREEN
TOP OF PARAPET 27'-3"
TOP OF SCREEN 23'-8"
TOP OF ROOF 16'-8"
TOP OF PARAPET 18'-8"
MULTI-COLOR CMU WALL
BUILDING-MOUNTED LIGHT
GLASS IN ALUM. FRAME

SCALE: 3/32" = 1'-0"
0' 4' 8' 16' 32'

SOUTH ELEVATION - PHASE 1A

A2

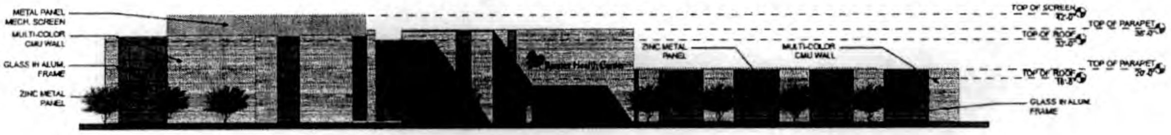
Banner Health

BANNER HEALTH CENTERS - MESA

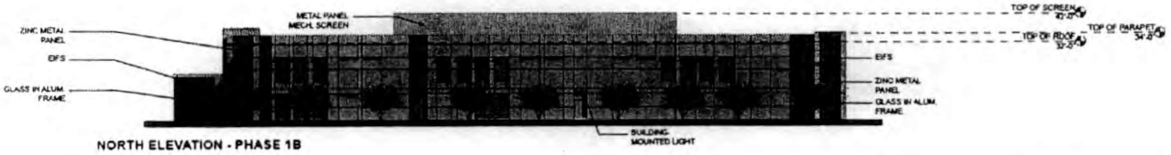
CRISMON COMMONS EAST - BIZ

ELEVATIONS - PHASE 1B

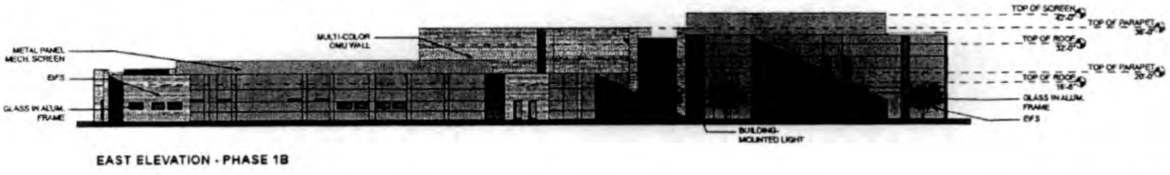
HMC Architects


METAL PANEL MECH. SCREEN
MULTI-COLOR CMU WALL
GLASS IN ALUM. FRAME
ZINC METAL PANEL
Banner Health Center
ZINC METAL PANEL
MULTI-COLOR CMU WALL
TOP OF SCREEN 42'-0"
TOP OF PARAPET 36'-0"
TOP OF ROOF 32'-0"
TOP OF PARAPET 20'-0"
TOP OF ROOF 16'-8"
GLASS IN ALUM. FRAME

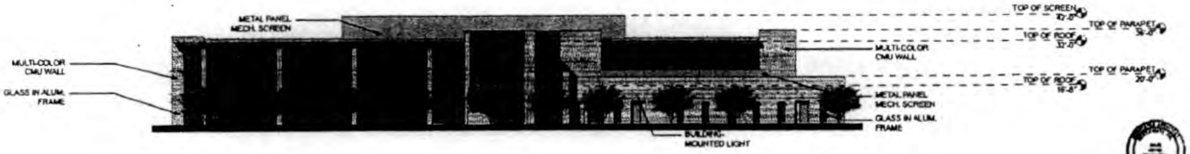
WEST ELEVATION - PHASE 1B


METAL PANEL MECH. SCREEN
ZINC METAL PANEL
EIFS
GLASS IN ALUM. FRAME
TOP OF SCREEN 42'-0"
TOP OF PARAPET 34'-0"
TOP OF ROOF 32'-0"
EIFS
ZINC METAL PANEL
GLASS IN ALUM. FRAME
BUILDING-MOUNTED LIGHT

NORTH ELEVATION - PHASE 1B


MULTI-COLOR CMU WALL
METAL PANEL MECH. SCREEN
EIFS
GLASS IN ALUM. FRAME
TOP OF SCREEN 42'-0"
TOP OF PARAPET 36'-0"
TOP OF ROOF 32'-0"
TOP OF PARAPET 20'-0"
TOP OF ROOF 16'-8"
GLASS IN ALUM. FRAME
EIFS
BUILDING-MOUNTED LIGHT

EAST ELEVATION - PHASE 1B

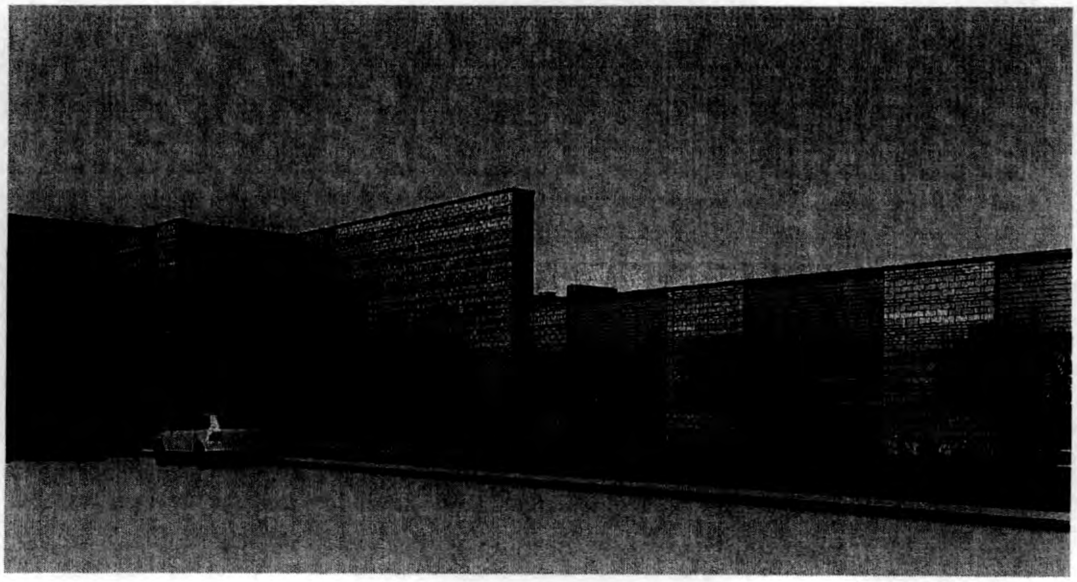

METAL PANEL MECH. SCREEN
MULTI-COLOR CMU WALL
GLASS IN ALUM. FRAME
TOP OF SCREEN 42'-0"
TOP OF PARAPET 36'-0"
TOP OF ROOF 32'-0"
MULTI-COLOR CMU WALL
TOP OF PARAPET 20'-0"
TOP OF ROOF 16'-8"
METAL PANEL MECH. SCREEN
GLASS IN ALUM. FRAME
BUILDING-MOUNTED LIGHT

SOUTH ELEVATION - PHASE 1B

SCALE: 1/16" = 1'-0"
0' 8' 16' 32'

A6

PERSPECTIVE VIEW



Jeff McVay

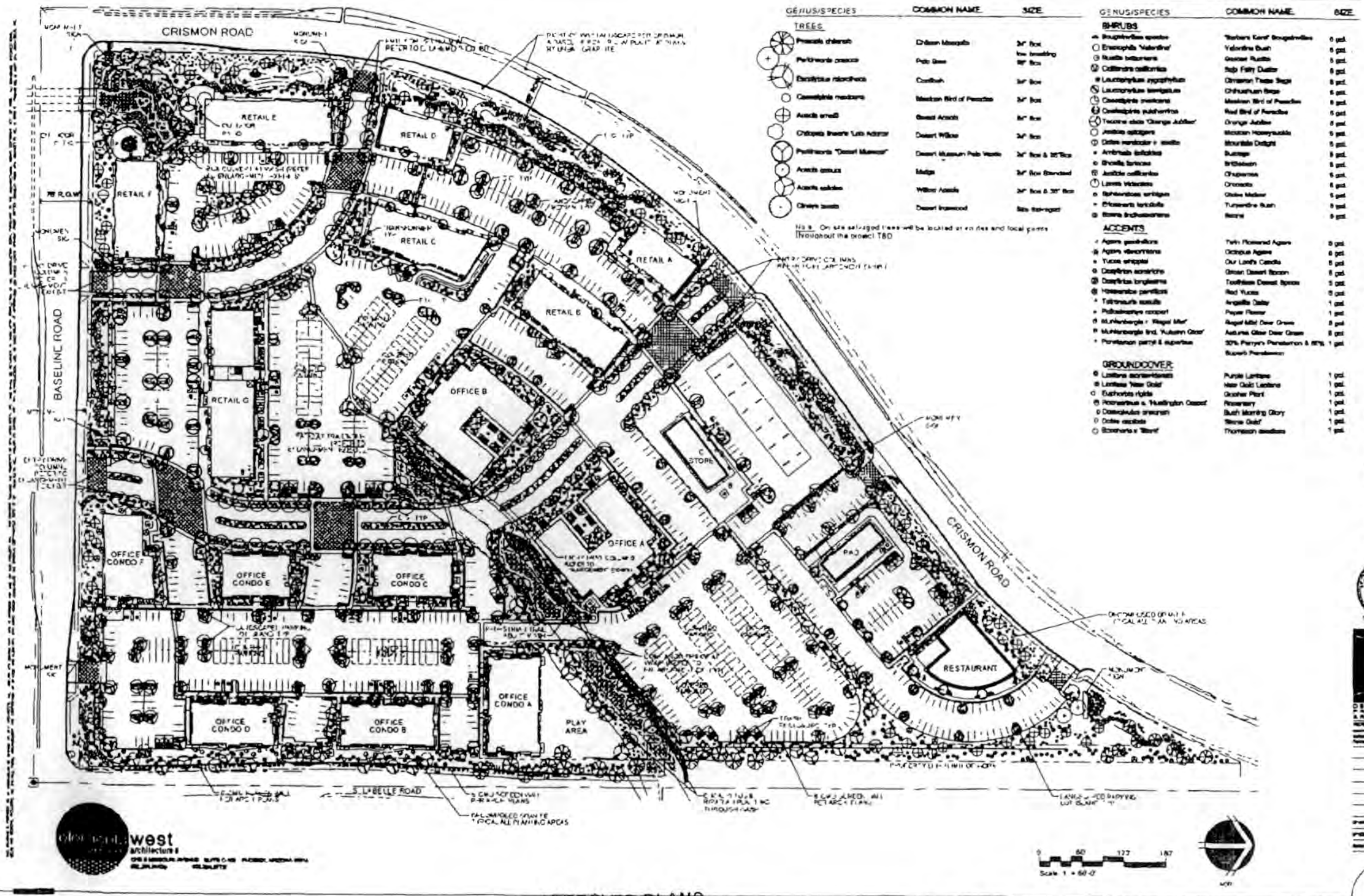
From: natalie banas <irish1823@gmail.com>
Sent: Wednesday, March 21, 2012 5:23 PM
To: Jeff McVay
Subject: Banner Building on Crismon

Jeff-

I've heard a rumor from a neighbor that Banner Health is planning on building a 4 story building on Crismon south of the 60. This concerns me for several reasons. I would like to go on record with my concerns. First of all I am concerned with how this new building is going to effect my property value and taxes. I want to sell my house in the next few years, I already have the economy against me, I believe this building is going to hurt me too. Secondly, the addition for a 4 story building is going to ruin my view of the mountains, and use of the nature paths in my subdivision. Third I work night shift, I don't want to be tossing and turning to the sound of construction hammers while I am trying to sleep before my shift at the hospital for years while the building is under construction. Lastly, I don't want to deal with the increase in traffic this project is going to bring. Banner has enough healthcare buildings, they don't need more.

Sincerely,

--
Natalie Banas



PLANT PALETTE

GENUS/SPECIES	COMMON NAME	SIZE
TREES		
Prosopis chilensis	Chilean Mesquite	24" Box
Parkinsonia praecox	Palo Brea	low branching 36" Box
Eucalyptus microtheca	Coolibah	24" Box
Caesalpinia mexicana	Mexican Bird of Paradise	24" Box
Acacia smallii	Sweet Acacia	24" Box
Chilopsis linearis 'Lois Adams'	Desert Willow	24" Box
Parkinsonia "Desert Museum"	Desert Museum Palo Verde	24" Box & 36" Box
Acacia aneura	Mulga	24" Box Standard
Acacia salicina	Willow Acacia	24" Box & 36" Box
Olneya tesota	Desert Ironwood	Site Salvaged

Note: On site salvaged trees will be located at entries and focal points throughout the project TBD

GENUS/SPECIES	COMMON NAME	SIZE
SHRUBS		
Bougainvillea spectabilis	'Barbara Karst' Bougainvillea	5 gal
Eremophila 'Valentine'	Valentine Bush	5 gal
Ruellia brittoniana	Desert Ruellia	5 gal
Calliandra californica	Baja Fairy Duster	5 gal
Leucophyllum zygophyllum	Cimarron Texas Sage	5 gal
Leucophyllum laevigatum	Chihuahuan Sage	5 gal
Caesalpinia mexicana	Mexican Bird of Paradise	5 gal
Caesalpinia pulcherrima	Red Bird of Paradise	5 gal
Tecoma stans 'Orange Jubilee'	Orange Jubilee	5 gal
Justicia spicigera	Mexican Honeysuckle	5 gal
Dalea versicolor v. sessilis	Mountain Delight	5 gal
Ambrosia deltoidea	Bursage	5 gal
Encelia farinosa	Brittlebush	5 gal
Justicia californica	Chuparosa	5 gal
Larrea tridentata	Creosote	5 gal
Sphaeralcea ambigua	Globe Mallow	5 gal
Ericameria laricifolia	Turpentine Bush	5 gal
Simmondsia chinensis	Jojoba	5 gal
ACCENTS		
Agave geminiflora	Twin Flowered Agave	5 gal
Agave vilmoriniana	Octopus Agave	5 gal
Yucca whipplei	Our Lord's Candle	5 gal
Dasylirion acrotriche	Green Desert Spoon	5 gal
Dasylirion longissima	Toothless Desert Spoon	5 gal
Hesperaloe parviflora	Red Yucca	5 gal
Tetraneuris acaulis	Angelita Daisy	1 gal
Psilostrophe cooperi	Paper Flower	1 gal
Muhlenbergia r. 'Regal Mist'	Regal Mist Deer Grass	5 gal
Muhlenbergia lind. 'Autumn Glow'	Autumn Glow Deer Grass	5 gal
Penstemon parryi & superbus	50% Parry's Penstemon & 50% Superb Penstemon	1 gal
GROUNDCOVER:		
Lantana montevidensis	Purple Lantana	1 gal
Lantana 'New Gold'	New Gold Lantana	1 gal
Euphorbia rigida	Gopher Plant	1 gal
Rosmarinus o. 'Huntington Carpet'	Rosemary	1 gal
Convolvulus cneorum	Bush Morning Glory	1 gal
Dalea capitata	'Sierra Gold'	1 gal
Baccharis x 'Starn'	Thompson [illegible]	1 gal

CRISMON GATEWAY
MIXED USE PROJECT
NEC CRISMON AND BASELINE
MESA, ARIZONA, 85207

DESIGNERS OF PROGRESSIVE ARCHITECTURE

west architecture

L-2
OF
2

PRELIMINARY LANDSCAPE PLAN

APPROVED PLANS
CITY COUNCIL

DATE: 10/15/07
WITH STIPS: YES ☒ NO ☐

Z07-93

Currently Approved Siteplan
Z07-93