

Warner Gateway 202

SWC Ellsworth-Warner

Project Narrative: Building 3 Accessory Use Site Plan Amendment and Design Review

Submitted by:

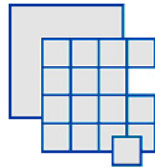
Pew & Lake, PLC

Attn: Sean B. Lake

1744 S. Val Vista Drive, Ste. 217

Mesa, AZ 85204

Ph. 480.461.4670



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

On behalf of:



Submitted to:

City of Mesa

Planning Division

55 N. Center Street

Mesa, AZ 85201

February 6, 2023

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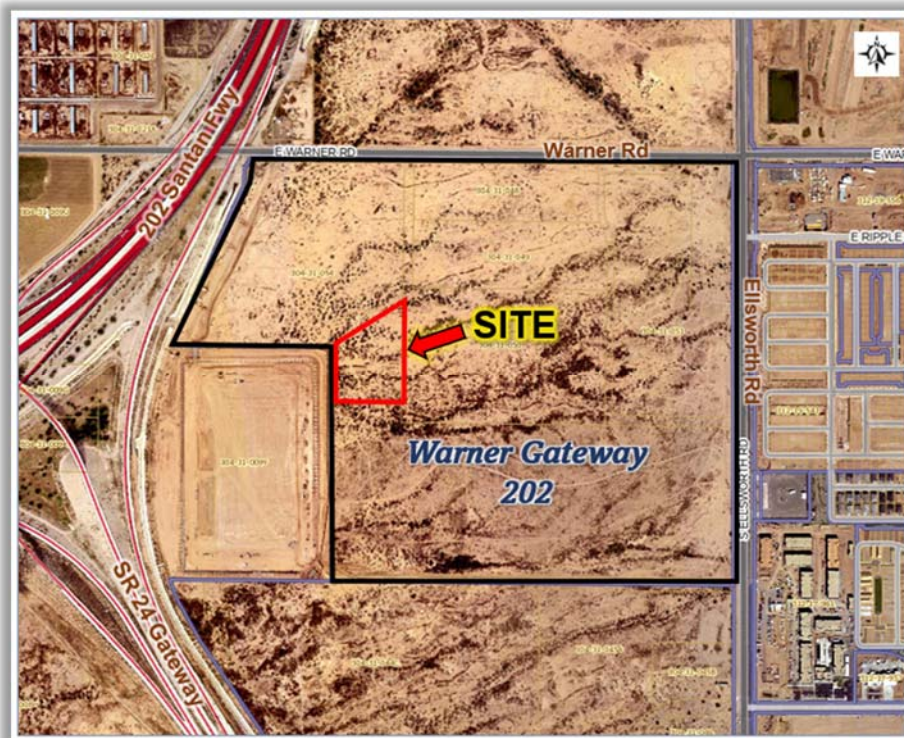
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1. Introduction

Pew & Lake, PLC, on behalf of Scannell Properties, is pleased to submit this narrative and related exhibits for a Site Plan Amendment and Design Review for the approximately 5.3 gross acres (4.97 net ac.), which is an internal parcel in the approved 168.7-acre Water Gateway 2020 site plan located at the southwest corner of Ellsworth Road and Warner Road ("Property"). The Property is further identified as a portion of APNs 304-31-050 and 304-31-054 on the Maricopa County Assessor's map.

Proposed is a private accessory vehicle and fuel services use to the approved Building 3 on the site plan. Building 3 is an industrial warehouse-office that is currently approved and under construction. This amendment is less than 1% of a change to the approved site plan, thus constituting a minor amendment. Given the proposed accessory building is located between the approved buildings and SRP transfer station, and also more than 1,200 feet from the nearest public street, it is ideally located on the site. The proposed building is buffered on every side to the surrounding streets by existing and future buildings and development.

Figure 1 – Site Aerial



2. Existing Site Conditions and Relationship to Surrounding Properties

The Property is located within a master site plan on the south side of Warner Road between Ellsworth Road and the 202 Santan Freeway. It is vacant and unremarkable in its topography. The proposed site is located in an area with characteristics that support the proposed land uses. Table 1 below summarizes the existing and surrounding land uses and designations.

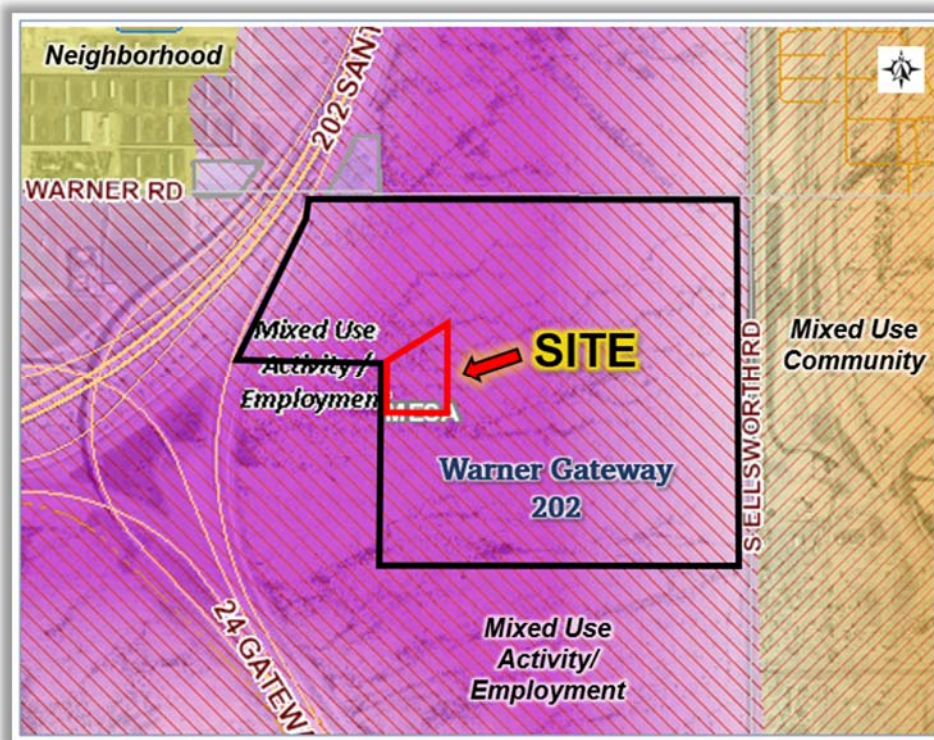
Table 1 – Existing and Surrounding Land Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
Subject Property	Mixed Use Activity District and Employment	LI PAD	Vacant
North	Mixed Use Activity District and Employment	LI PAD	Vacant
East	Mixed Use Activity District and Employment	LI PAD	Developing Employment-Business Park
South	Mixed Use Activity District and Employment	LI PAD	Vacant
West	Mixed Use Activity District and Employment	LI PAD	Developing 35-acre SRP transfer station with a perimeter screening wall

3. Existing General Plan

Mesa’s General Plan Character Area Map (Figure 3 on the next page) designates the Property as predominantly Mixed Use Activity/Employment District. The Mixed Use Activity District/Employment allows a wide variety of land uses and an employment focus, including the proposed accessory vehicle services and fuel services.

Figure 2 – Existing General Plan Map



4. Existing Zoning

The Property is zoned LI PAD, which was approved on February 28, 2022 (Case No. ZON21-00595), as shown on the zoning map below.

Figure 3 – Existing Zoning Map



5. Project Description

Proposed is an accessory vehicular fuel and services facility (VSF) that is part of an approved cold-food industrial use with advanced warehouse-storage and office space. The VSF is located on 5± acres directly to the west of Building 3 on the approved site plan. The project will comply with the city standards and is a minor amendment. As shown in Table 2 below, the proposed truck fuel and service use provides approximately 13,777 square feet of additional building area, which is less than 1% of a change and small enough to constitute a minor amendment. Proposed building coverage is 6.3% (13,777SF /4.97 ac.) on the surrounding parcel area, which is less footprint than typical, which further indicates the minor effect on the site.

Table 2 – Summary

	SF	%
Existing Business Park	1,859,969	99.3%
Proposed VSF Addition	13,777	0.7%
Total	1,873,746	100.0%

The VSF is a pre-manufactured building with storage and office space. Exterior elevations will include colors to align and complement the approved color palette for the site. The building design is compatible with the overall site because of its small size, accessory nature, and scale compared to the adjacent building.

Given that the VSF is only accessible to the employment use and operations on the site plan, it will not be open to the public.

Regarding access, the main drive routes throughout the approved site plan will remain intact. Along with the VSF proposal, minor amendments to the site plan will take place at the vehicle parking area directly adjacent to Building 3 and the west side to allow for truck delivery queuing. Updated parking counts and site data have been included in the submittal set, which meet or exceed city standards. The layout of the building and parking areas create a connected, cohesive site plan that is consistent with the surrounding area.

The location of the use is internal to the site, small scale, and screened because of the large separation to the public streets. To the north, the proposed building is separated from Warner Road by more than 1,200 feet, and it is 2,000+ feet from Elliot Road to the east where existing and future employment buildings will block views to the VSF from public streets. Also, to the west, the VSF is located 1,200+ feet to the freeway where the adjacent SRP substation and large perimeter wall will screen this site from view to vehicles heading north on the one-lane Loop 202 entry ramp. Like previous approvals, a large retention-landscape area is provided at the southwest corner of the project. Also, perimeter landscaping is proposed along the streets, thus creating additional buffers and a softened natural aesthetic for the project.

6. Amended Plat

A plat amendment document has been submitted for preliminary review. The final plat amendment and engineering reports and associated documents will be submitted and reviewed by the City during the Final Plat process.

7. Utilities and Infrastructure

The proposed development will comply with all applicable City of Mesa regulations and standards regarding right-of-way and infrastructure improvements. Utilities in the subject property's vicinity include City of Mesa for water, sewer, police, fire, gas, and waste disposal. The subject site is in SRP's electric supply service area.

Water – The proposed water services for the industrial site will connect to the approved water line in the overall site plan, which ultimately connects to the main line in Warner Road. Water services will proceed in a water easement, and each building will be served by an 8+ inch loop consistent with City standards.

Sewer – There is adequate sewer capacity to service the proposed development. For the

industrial site plan, the applicant proposes to install a sewer line consistent with City Standards and Details and will tie into sewer line within the approved site plan that ultimately connects to the services in Ellsworth Road and will comply with City standards.

Drainage – The Property generally slopes to the southwest via sheet flows to a retention basin. The proposed grading improvements allow the onsite stormwater runoff from the Property to be routed via surface flow and storm drains to a retention basin near the southwest corner of the project site. Site Grading and Drainage will be in accordance with the City of Mesa and the Flood Control District of Maricopa County drainage regulations, standards, and policies and approved overall drainage plan.

8. General Plan Compliance

Mesa’s General Plan designates the Property as both Mixed Use Activity District and Employment, which allow for some of the broadest variety of uses in a dynamic area of town. Clearly, the General Plan designation embraces the use that is accessory to approved employment uses as contemplated in this application.

The Property is also located in the area comprising the Mesa Gateway Strategic Development Plan (MGSDP), which classifies the property in the Mixed-Use Community district. The intent of this district is to “balance land uses and provide sustainability through the creating of a live/work/play community.” It allows a broad variety of land uses.

The development plan is consistent with the goals of the General Plan given that its primary use is an industrial use that will bring a variety of opportunities for business growth and economic development to the City. The plan also provides harmony with the MGSDP by providing a transition point at with landscape buffers and a balanced mix of employment uses that are not currently provided.

The proposed uses comply with the General Plan goals, objectives, and policies, as follows:

- “The Mixed Use Activity Districts are largescale (typically over 25 acres) . . . The goal is to help these districts be strong and viable centers of commercial activity. (General Plan, p. 7-16).” Employment designation is planned “for a wide range of employment opportunities in high quality settings on 20 acres or greater.” (p. 7-22) Warehousing, retail, and office uses are typical uses (pg. 7-24)

The proposed Site Plan Amendment complies with this intent because the proposed use makes the approved and permitted employment use more sustainable. This is accomplished by providing necessary support services that are common and inherent to the industrial project and the provision of goods to commercial businesses in the area.

This request addresses the following objectives of the Employment Character Area:

1. Provide for a wide range of employment opportunities in high quality settings on 20 acres or greater. (pg. 7-22)

The development will provide a variety of job opportunities relating to employment and business uses.

2. Warehousing, retail, and office uses are typical uses (pg. 7-24)

According to the Preliminary Site Plan, the proposed use is an accessory use to warehousing and industrial, uses that service commercial establishments in the city. The proposed uses are permitted and consistent with the proposed underlying zoning.

3. Major employment areas support a range of uses, such as office buildings, flex office space, hotels, restaurants, horizontal mixed use, and compatible special uses.
(pg. 7-25)

As noted above, a compatible mix of employment accessory uses are proposed. The proposed circulation plan, landscaping, and other site planning elements provide for the buffers, transitions, and vehicular and connectivity. These establish internal compatibility between the various uses.

As a regional-scale development, the proposed project addresses the following tenets of the Mixed Use Activity District:

- Provide a location for businesses and attractions located typically along arterial streets or freeway interchanges. (p. 7-18)

The proposed development is located at the intersection of two arterial streets – Ellsworth Road and Warner Road – and also the Loop 202 freeway. These provide a compatible location for the blend of regionally significant uses in the proposed development with access to multiple neighborhoods. Although there is no direct access to the Freeway at Warner Road, the project’s general vicinity to freeway visibility and access to the south supports the proposed land uses.

- A right mix of uses are provided that meet community and regional needs, including compliance with a specific area plan. (Plan Elements Goal, Character Areas Policy P4)

Proposed is a strategic mix of employment uses given the Property’s General Plan Character Area, proximity to the regional transportation corridors. It is important to craft a development plan suited to the specific

and particular needs of employment and commercial end users in today's competitive environment.

As indicated on the plans, site layout provides for compatibility internally and with respect to surrounding uses. Additionally, the Mesa Gateway Framework Plan policies are met, as provided in this narrative.

Compliance with the airport overlay: Pursuant to Title 11, Chapter 19 of the Zoning Ordinance, the Property is located in the Airport Overflight Area (AOA) for the Mesa Gateway Airport. The overall site plan complies with the respective requirements for the AOA under the existing permits and approvals. Inasmuch as the site is approximately 1.7 miles away from the airport to the northeast, it is located in the least restrictive AOA 3 Overlay and well outside the flight patterns. The proposed mix of commercial and employment uses are the very types of developments envisioned for this overlay.

9. Conclusion

Proposed is a fuel and service facility that is a minor amendment and accessory use to approved industrial buildings. The project exceeds standards in many circumstances, which combine with the unifying site elements to create a quality setting for the proposed uses. It will benefit the site and city by reducing the travel distance for trucks to access services and fueling, thus reducing pollution and increasing the sustainability of the project. As an integral component of the adjoining project, this minor amendment is part of a project that services commercial businesses and forms an important part of the local economy.

LANDSCAPE NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
2. CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
4. PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS.
5. DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
6. ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
7. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
9. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING MULCH OR DECOMPOSED GRANITE.
10. ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
12. PRIOR TO SPREADING MATERIAL GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES, APPLY WEED PRE-EMERGENT SURFLAN AS PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE, RIVER RUN, OR MULCH AS INDICATED ON PLANS. DECOMPOSED GRANITE SHALL BE WATERED, THEN COMPACTED WITH A SOD ROLLER TO A MINIMUM DEPTH OF 2" AFTER COMPACTION. PROVIDE A SECOND APPLICATION OF THE PRE-EMERGENT SURFLAN AT THE END OF THE MAINTENANCE PERIOD.
13. ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF DECOMPOSED GRANITE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY OWNER'S AGENT PRIOR TO DELIVERY.
14. STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
15. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, AND THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
16. BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 2 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
17. ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
 1 GALLON PLANT - 1 TABLET 15 GALLON PLANT - 4 TABLETS
 5 GALLON PLANT - 2 TABLET BOXED TREE - 6 TABLETS (MIN.)
 TABLETS TO BE PLACED NO DEEPER THAN 6 INCHES BELOW SOIL SURFACE.
18. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S AGENT.
19. THE OWNER'S AGENT RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON: SIZE, SHAPE, EVIDENCE OF STRESS OR IMPROPER CARE.
20. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS, THEN OBTAIN APPROVAL FROM OWNER'S AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S AGENT THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
21. PROVIDE OWNER WITH A WRITTEN GUARANTEE OF ONE YEAR FOR ALL TREES AND SIX (6) MONTHS FOR ALL OTHER PLANT MATERIAL DATED FROM START OF MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS OUTLINING MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT GUARANTEE. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM.

CITY NOTES

1. REQUIRED TREES SHALL BE MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION "RECOMMENDED TREE SPECIFICATIONS" LATEST EDITION. 11-33-2(B)2
2. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. 11-33-3(I) 2 & 3
3. NOTE EITHER A "FORMAL" OR "NATURAL" LANDSCAPE MAINTENANCE PROGRAM AND THAT THE LANDSCAPE SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPING INDUSTRY. 11-33-2(I)4
4. ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7' AND SHOW LINE OF SIGHT ON LANDSCAPE PLAN.
5. REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT A PART OF THE LANDSCAPING DESIGN. 11-33-3(A)
6. BACKFLOW PREVENTERS 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE MATERIAL LOCATED WITHIN A 6' RADIUS OF THE BACKFLOW PREVENTERS. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE MESH BASKET AND PAINTED GREEN.

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES				
	ACACIA SALICINA WILLOWLEAF ACACIA	24" BOX	127	STAKE AS REQUIRED
	PARKINSONIA FLORIDUM BLUE PALO VERDE	24" BOX 36" BOX	450 81	STAKE AS REQUIRED
	PARKINSONIA PREACOX PALO BREA	24" BOX 36" BOX	34 49	STAKE AS REQUIRED
	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE	15 GAL. 24" BOX	329 87	STAKE AS REQUIRED
	PROSOPIS 'AZT PODLESS' AZT PODLESS MESQUITE	24" BOX 36" BOX	0 -	STAKE AS REQUIRED
	CHILOPSIS LINEARIS 'DESERT DIVA' DESERT DIVA' DESERT WILLOW	24" BOX 36" BOX	32 10	STAKE AS REQUIRED
	PROSOPIS JULIFLORA VELVET MESQUITE	15 GAL.	65	STAKE AS REQUIRED
	PHOENIX DACTYLIFERA DATE PALM	25' CLEAR TRUNK	20	-
SHRUBS				
	CASSIA NEMOPHILA DESERT CASSIA	1 GAL.	150	1 GPH EMITTER
	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU	5 GAL.	987	1 GPH EMITTER
	EREMOPHILA MACULATA 'VALENTINE' VALENTINE EMU	5 GAL.	1507	1 GPH EMITTER
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE	5 GAL.	312	1 GPH EMITTER
	ACACIA REDOLENS 'DESERT CARPET' N.C.N.	1 GAL.	288	1 GPH EMITTER
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' tm RIO BRAVO SAGE	5 GAL.	1,595	1 GPH EMITTER
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' tm THUNDER CLOUD SAGE	5 GAL.	1,608	1 GPH EMITTER
	TECOMA 'CRISMON FLARE' CRISMON FLARE ESPERANZA	5 GAL.	216	1 GPH EMITTER
ACCENTS				
	HESPERALOE FUNIFERA GIANT YUCCA	5 GAL.	391	1 GPH EMITTER
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	539	1 GPH EMITTER
	HESPERALOE CAMPANULATA 'MSWN NUEVO LEON' LIONHEART® P.P.#32069	5 GAL.	1,554	1 GPH EMITTER
GROUND COVER				
	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU	1 GAL.	1,591	1 GPH EMITTER
	DECOMPOSED GRANITE "EXPRESS GOLD"	3/4" SCREENED		2" DEPTH ALL LANDSCAPE AREAS
	DECOMPOSED GRANITE RIP-RAP "EXPRESS GOLD"	6-8" SIZE		6" DEPTH AS SHOWN

NOTES:

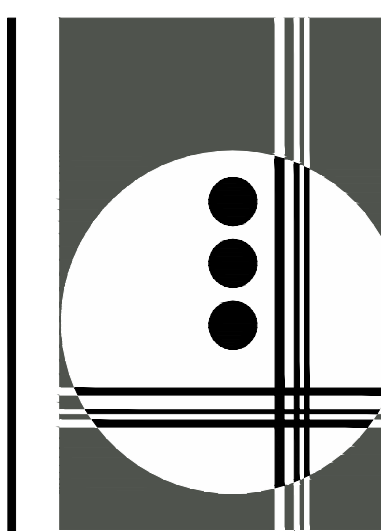
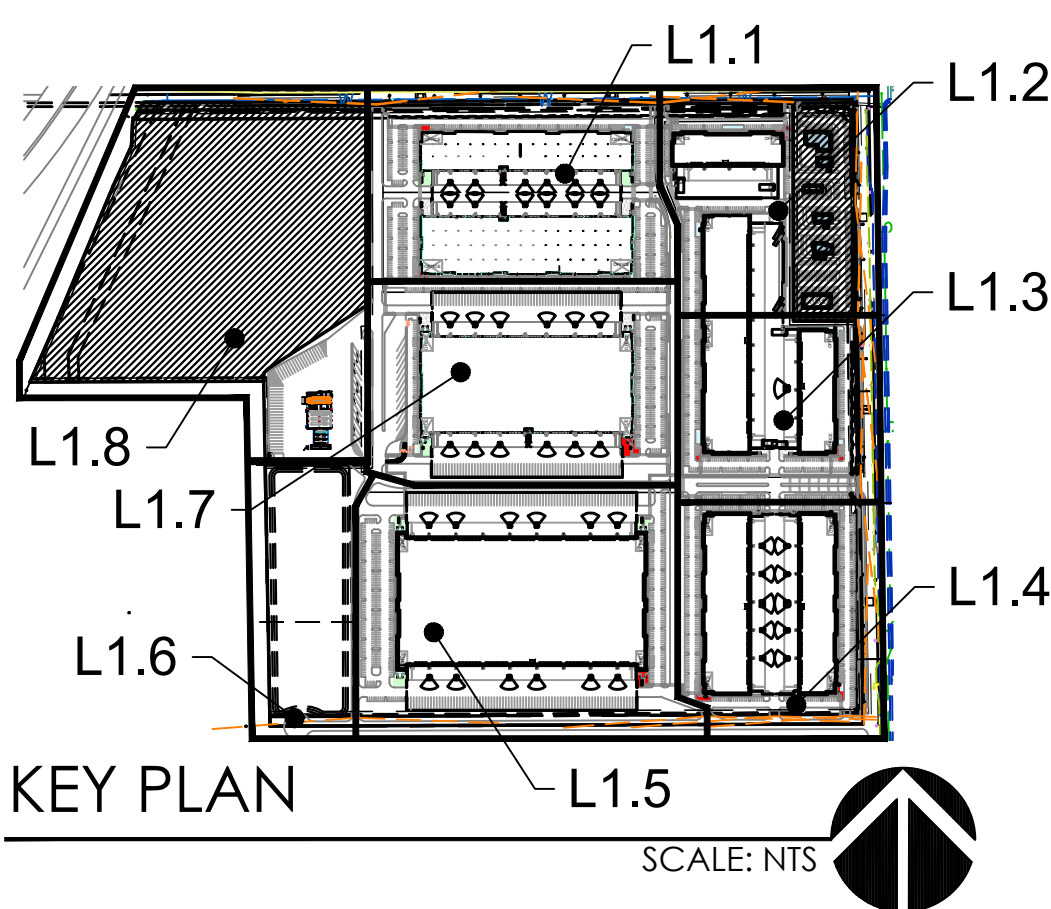
- 1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE
- 2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

LANDSCAPE CALCULATIONS (BUILDINGS 1-9)

	REQUIRED	PROVIDED
STREET FRONTAGE LANDSCAPE (WARNER ROAD) 1,769 LF DIVIDED BY 1 TREE, 6 SHRUBS PER 25 LF	71 TREES, 426 SHRUBS 18-36" BOX, 36-24" BOX, 17-15 GAL.	63 TREES, 768 SHRUBS 18-36" BOX, 45-24" BOX <small>(18-36" BOX AS REQUIRED, 36-24" BOX AS REQUIRED, AND 32-24" BOX TREES PROVIDED IN LIEU OF 17-15 GAL. REQUIRED.)</small>
STREET FRONTAGE LANDSCAPE (ELLSWORTH ROAD) 1637 LF DIVIDED BY 1 TREE, 6 SHRUBS PER 25 LF	66 TREES, 396 SHRUBS 17-36" BOX, 33-24" BOX, 16-15 GAL.	55 TREES, 464 SHRUBS 24-36" BOX, 32-24" BOX <small>(17-36" BOX AS REQUIRED, 32-24" BOX AS REQUIRED, AND 30-24" BOX TREES PROVIDED IN LIEU OF 16-15 GAL. REQUIRED.)</small>
STREET FRONTAGE LANDSCAPE (STARFIRE ROAD) 2471 LF DIVIDED BY 1 TREE, 6 SHRUBS PER 25 LF	99 TREES, 594 SHRUBS 25-36" BOX, 50-24" BOX, 24-15 GAL.	81 TREES, 866 SHRUBS 38-36" BOX, 43-24" BOX <small>(25-36" BOX AS REQUIRED, 43-24" BOX AS REQUIRED, AND 40-36" BOX TREES PROVIDED IN LIEU OF 17-24" BOX REQUIRED.)</small>
LANDSCAPE ADJACENT TO WEST PERIMETER 2,770 LF DIVIDED BY 3 TREE, 20 SHRUBS PER 100 LF	84 TREES, 554 SHRUBS 0-24" BOX, 84-15 GAL.	97 TREES, 601 SHRUBS 39-24" BOX, 58-15 GAL.
LANDSCAPE PER PARKING SPACES ONE TREE, 3 SHRUBS PER ISLAND	340 TREES, 1019 SHRUBS 34-36" BOX, 306-24" BOX	340 TREES, 1019 SHRUBS 34-36" BOX, 306-24" BOX
BUILDING 1, COMMON AREA OPEN SPACE (1% OF GFA) > FOUNDATION LANDSCAPING FOR BUILDING 1 > 1,200 LF DIVIDED BY 1 TREE PER 50 LF	1,394 SF 24 TREES 3-36" BOX, 21-24" BOX	8,709 SF 24 TREES 4-36" BOX, 20-24" BOX
BUILDING 2, COMMON AREA OPEN SPACE (1% OF GFA) > FOUNDATION LANDSCAPING FOR BUILDING 2 > 1,364 LF DIVIDED BY 1 TREE PER 50 LF	2,094 SF 28 TREES 3-36" BOX, 25-24" BOX	9,000 SF 28 TREES 4-36" BOX, 24-24" BOX
BUILDING 3, COMMON AREA OPEN SPACE (1% OF GFA) > FOUNDATION LANDSCAPING FOR BUILDING 3 > 1,020 LF DIVIDED BY 1 TREE PER 50 LF	3,537 SF 21 TREES 3-36" BOX, 18-24" BOX	11,842 SF 21 TREES 4-36" BOX, 17-24" BOX
BUILDING 4, COMMON AREA OPEN SPACE (1% OF GFA) > FOUNDATION LANDSCAPING FOR BUILDING 4 > 1,075 LF DIVIDED BY 1 TREE PER 50 LF	1,184 SF 22 TREES 3-36" BOX, 19-24" BOX	1,296 SF 22 TREES 3-36" BOX, 19-24" BOX
BUILDING 5, COMMON AREA OPEN SPACE (1% OF GFA) > FOUNDATION LANDSCAPING FOR BUILDING 5 > 1,155 LF DIVIDED BY 1 TREE PER 50 LF	1,488 SF 23 TREES 3-36" BOX, 20-24" BOX	1,572 SF 23 TREES 4-36" BOX, 19-24" BOX
BUILDING 6, COMMON AREA OPEN SPACE (1% OF GFA) > FOUNDATION LANDSCAPING FOR BUILDING 6 > 1,324 LF DIVIDED BY 1 TREE PER 50 LF	5,577 SF 27 TREES 3-36" BOX, 24-24" BOX	8,951 SF 27 TREES 4-36" BOX, 23-24" BOX
BUILDING 7, COMMON AREA OPEN SPACE (1% OF GFA) > FOUNDATION LANDSCAPING FOR BUILDING 7 > 796 LF DIVIDED BY 1 TREE PER 50 LF	728 SF 16 TREES 2-36" BOX, 14-24" BOX	1,949 SF 16 TREES 4-36" BOX, 12-24" BOX
BUILDING 8, COMMON AREA OPEN SPACE (1% OF GFA) > FOUNDATION LANDSCAPING FOR BUILDING 8 > 1400 LF DIVIDED BY 1 TREE PER 50 LF	1,978 SF 28 TREES 3-36" BOX, 25-24" BOX	4,029 SF 28 TREES 3-36" BOX, 25-24" BOX
BUILDING 9, COMMON AREA OPEN SPACE (1% OF GFA) > FOUNDATION LANDSCAPING FOR BUILDING 9 > 838 LF DIVIDED BY 1 TREE PER 50 LF	811 SF 17 TREES 2-36" BOX, 15-24" BOX	4,018 SF 17 TREES 3-36" BOX, 14-24" BOX
TOTAL NUMBER OF 24" BOX	606 TREES	672 TREES
TOTAL NUMBER OF 36" BOX (OR LARGER) TREES	119 TREES	184 TREES
TOTAL NUMBER OF 5 GALLON SHRUBS	3,028 SHRUBS	3,718 SHRUBS
REQUIRED		PROVIDED
TOTAL COMMON AREA OPEN SPACE	18,797 SF	51,365 SF

SHEET INDEX

COVER SHEET	L0.1
MASTER LANDSCAPE PLAN	L1.0
LANDSCAPE PLANS (THIS PHASE)	L1.1 - L1.8
LANDSCAPE PLANS (FUTURE PHASES)	L1.2, 1.8



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PLANNING
LANDSCAPE ARCHITECTURE

SCANNELL PROPERTIES - WARNER GATEWAY 202 INDUSTRIAL
EAST WARNER ROAD
MESA, AZ
PREPARED FOR:

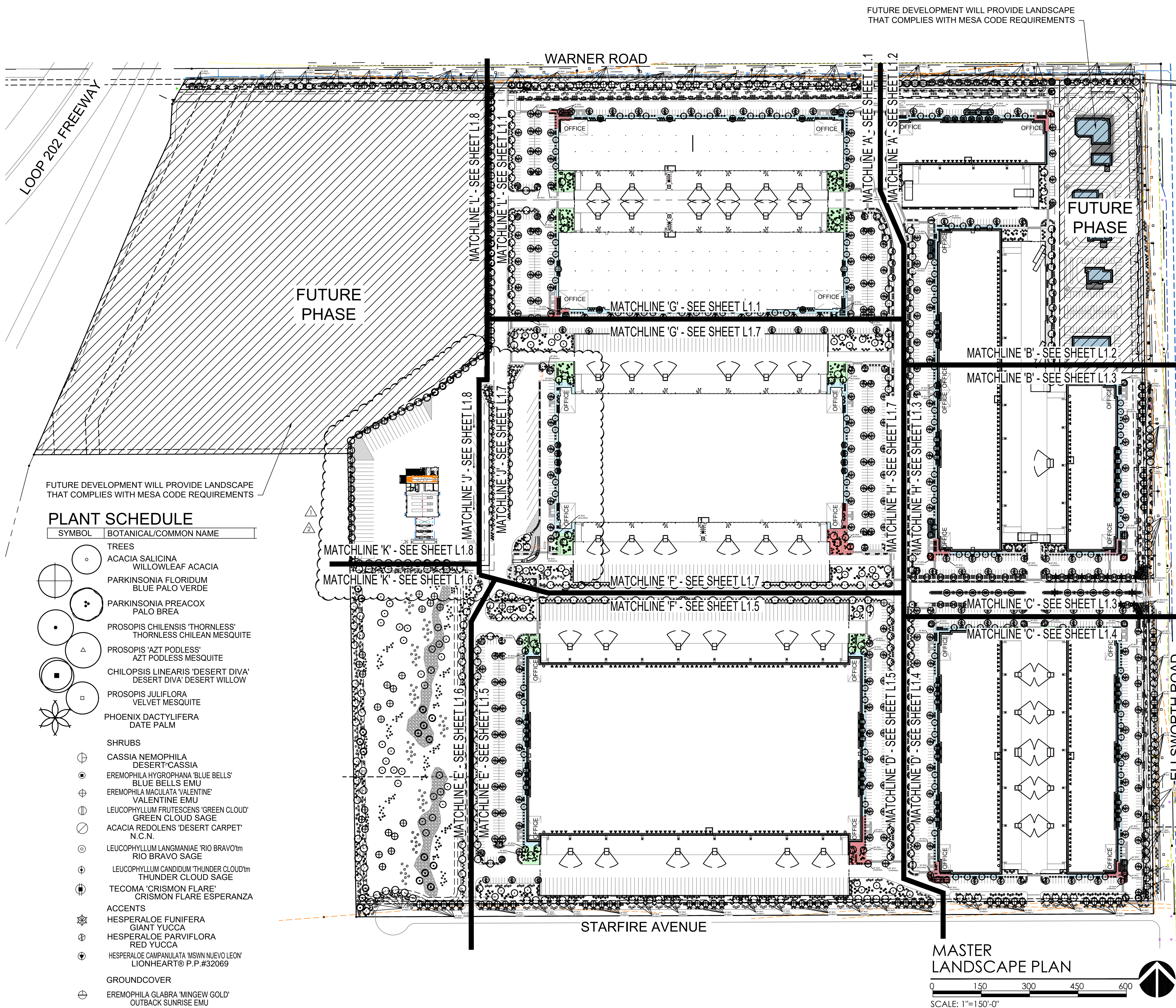
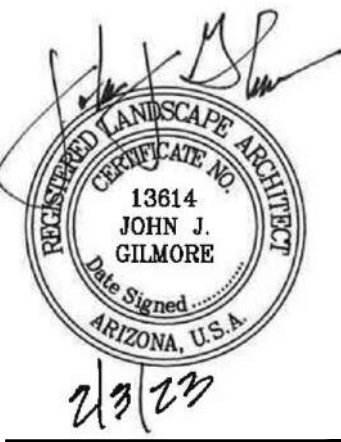
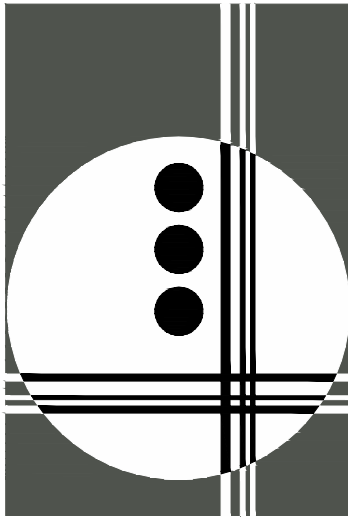
JOB NO. 21029
DRAWN BY. TCB
APPROVED BY. JJG
DATE. 2.8.22



1. OWNER/ SYSCO CHANGES 2-3-23
2. CITY COMMENTS 3-10-23
3.
4.

LANDSCAPE PLAN
SHEET

L0.1
1 OF 10



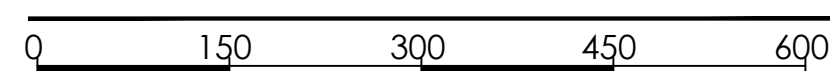
FUTURE DEVELOPMENT WILL PROVIDE LANDSCAPE THAT COMPLIES WITH MESA CODE REQUIREMENTS

FUTURE DEVELOPMENT WILL PROVIDE LANDSCAPE THAT COMPLIES WITH MESA CODE REQUIREMENTS

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME
TREES	
○	ACACIA SALICINA WILLOWLEAF ACACIA
●	PARKINSONIA FLORIDUM BLUE PALO VERDE
⊙	PARKINSONIA PREACOX PALO BREA
△	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE
◻	PROSOPIS 'AZT PODLESS' AZT PODLESS MESQUITE
⊕	CHILOPSIS LINEARIS 'DESERT DIVA' DESERT DIVA' DESERT WILLOW
⊖	PROSOPIS JULIFLORA VELVET MESQUITE
⊗	PHOENIX DACTYLIFERA DATE PALM
SHRUBS	
⊕	CASSIA NEMOPHILA DESERT CASSIA
⊖	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU
⊗	EREMOPHILA MACULATA 'VALENTINE' VALENTINE EMU
⊕	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE
⊖	ACACIA REDOLENS 'DESERT CARPET' N.C.N.
⊗	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO SAGE
⊕	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' THUNDER CLOUD SAGE
⊖	TECOMA 'CRISMON FLARE' CRISMON FLARE ESPERANZA
ACCENTS	
⊕	HESPERALOE FUNIFERA GIANT YUCCA
⊖	HESPERALOE PARVIFLORA RED YUCCA
⊗	HESPERALOE CAMPANULATA 'MSWIN NUEVO LEON' LIONHEART® P.P.#32069
GROUND COVER	
⊕	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU
⊖	DECOMPOSED GRANITE "EXPRESS GOLD"
⊗	DECOMPOSED GRANITE RIP-RAP "EXPRESS GOLD"

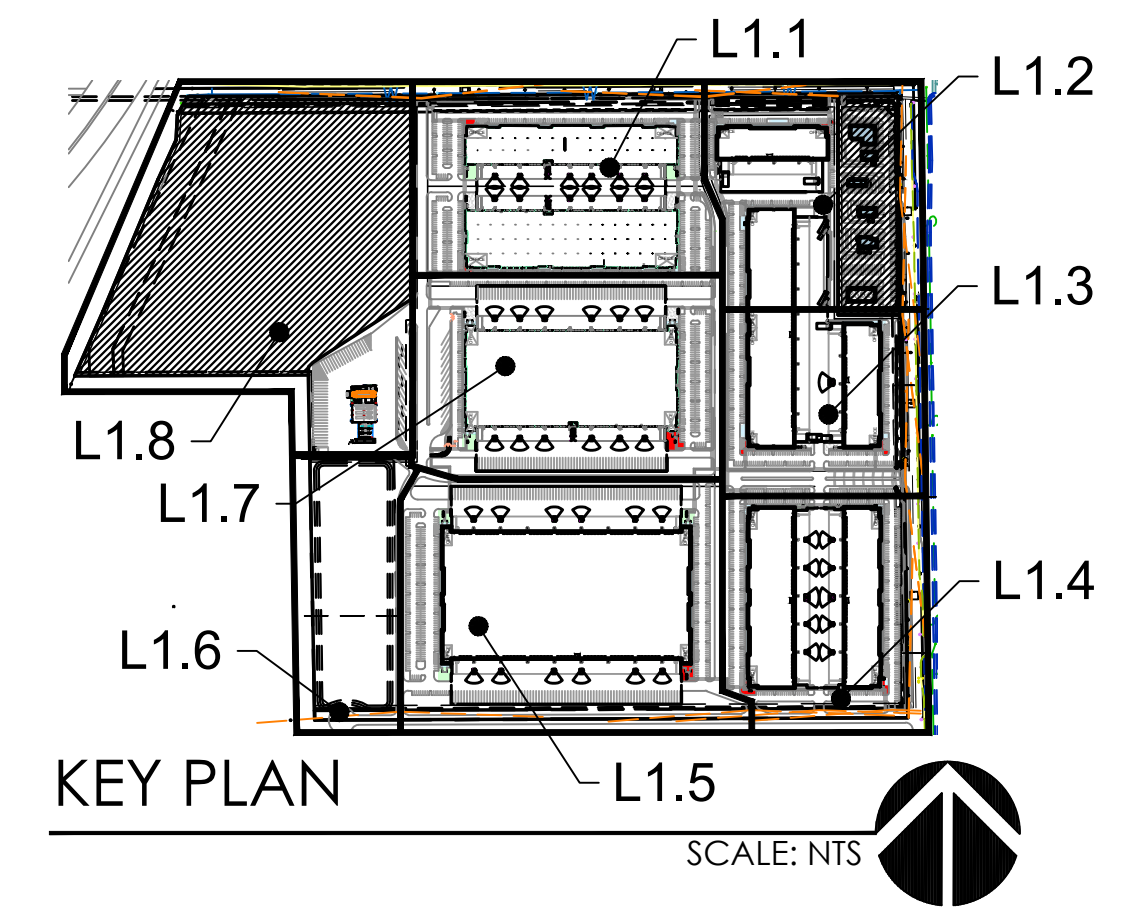
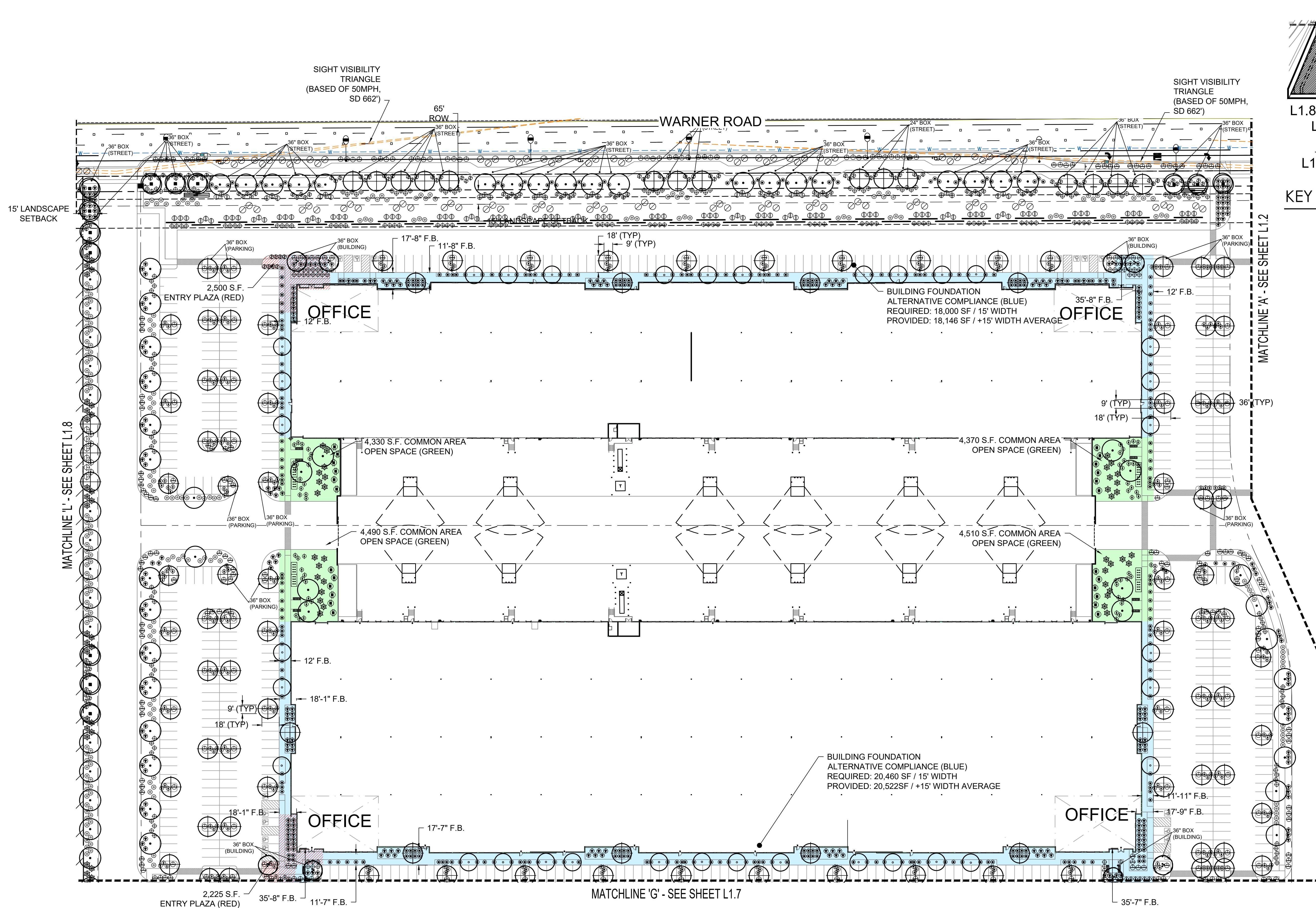
**MASTER
LANDSCAPE PLAN**



SCALE: 1"=150'-0"

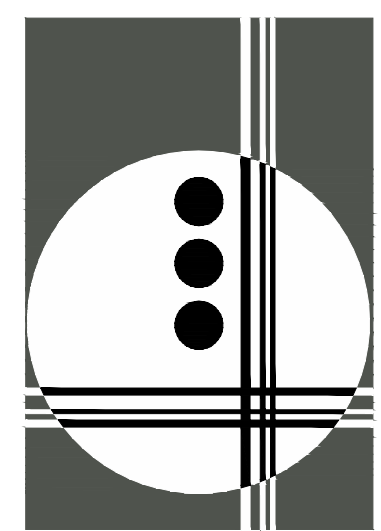


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PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME
TREES	
○	ACACIA SALICINA WILLOWLEAF ACACIA
○	PARKINSONIA FLORIDUM BLUE PALO VERDE
○	PARKINSONIA PREACOX PALO BREA
○	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE
○	PROSOPIS 'AZT PODLESS' AZT PODLESS MESQUITE
○	CHILOPSIS LINEARIS 'DESERT DIVA' DESERT DIVA' DESERT WILLOW
○	PROSOPIS JULIFLORA VELVET MESQUITE
○	PHOENIX DACTYLIFERA DATE PALM
SHRUBS	
⊕	CASSIA NEMOPHILA DESERT CASSIA
⊕	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU
⊕	EREMOPHILA MACULATA 'VALENTINE' VALENTINE EMU
⊕	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE
⊕	ACACIA REDOLENS 'DESERT CARPET' N.C.N.
⊕	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO SAGE
⊕	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' THUNDER CLOUD SAGE
⊕	TECOMA 'CRISMON FLARE' CRISMON FLARE ESPERANZA
ACCENTS	
⊕	HESPERALOE FUNIFERA GIANT YUCCA
⊕	HESPERALOE PARVIFLORA RED YUCCA
⊕	HESPERALOE CAMPANULATA 'MISIN NUEVO LEON' LIONHEART® P.P.#32069
GROUNDCOVER	
⊕	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU
⊕	DECOMPOSED GRANITE "EXPRESS GOLD"
⊕	DECOMPOSED GRANITE RIP-RAP "EXPRESS GOLD"



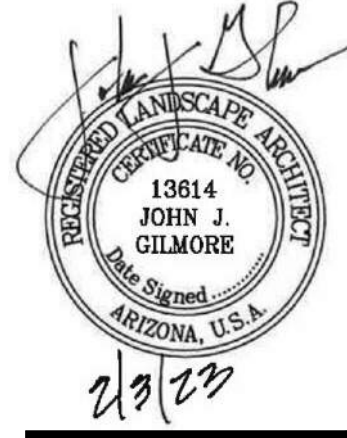
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SCANNELL PROPERTIES - WARNER GATEWAY 202 INDUSTRIAL
EAST WARNER ROAD
MESA, AZ
PREPARED FOR:

JOB NO. 21029
DRAWN BY: TCB
APPROVED BY: JJG
DATE: 2.8.22

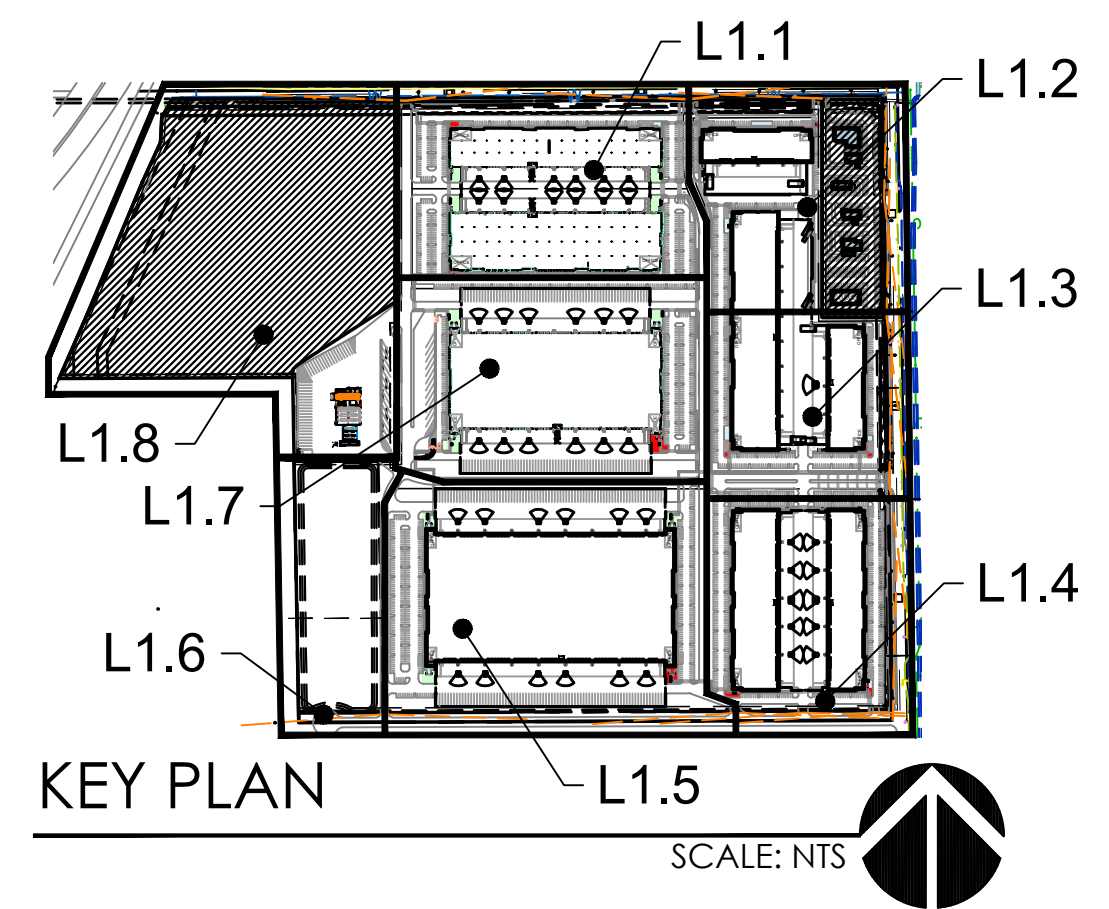
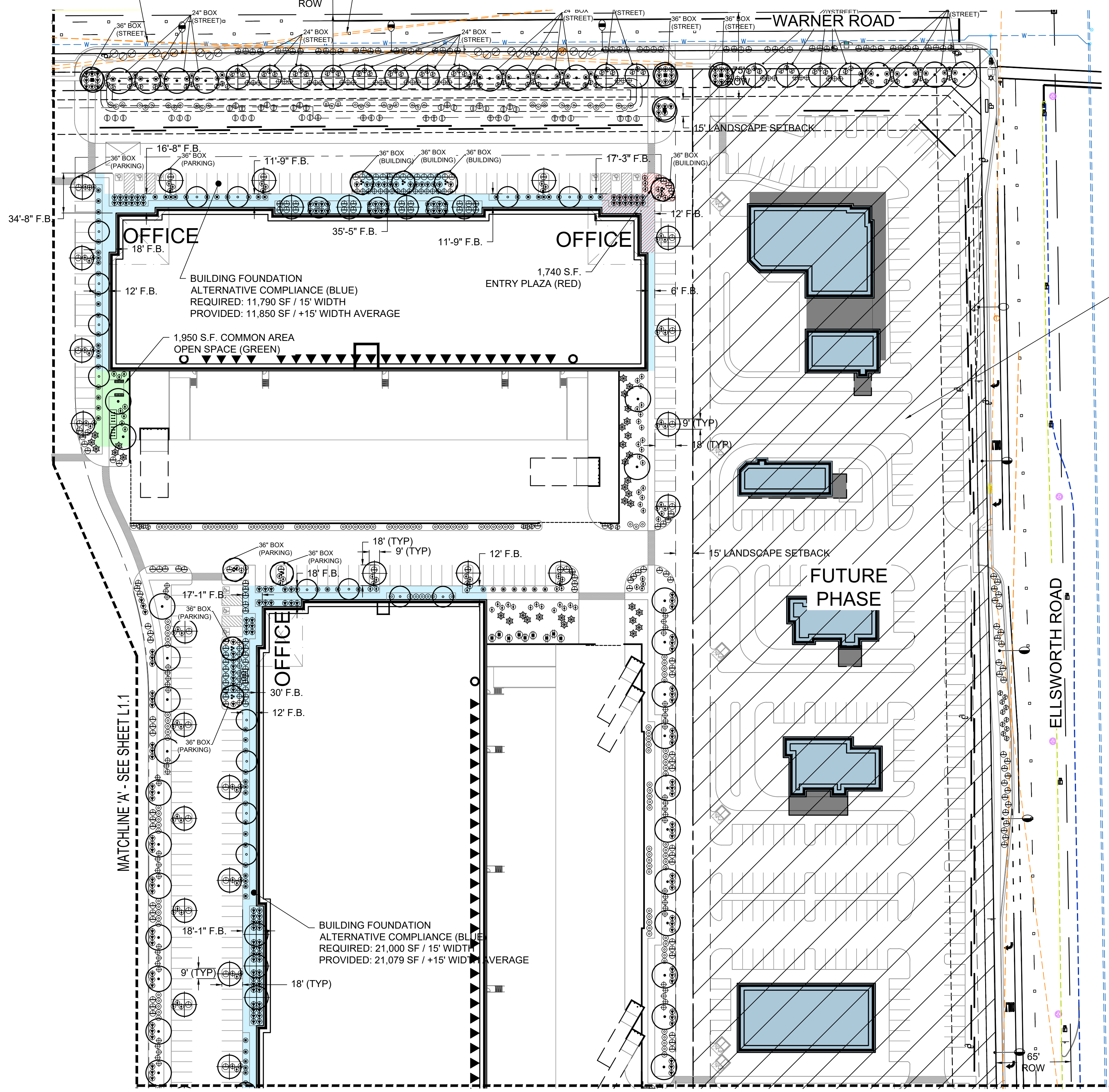


1. OWNER/ SYSCO CHANGES 2-3-23
2. CITY COMMENTS 3-10-23
- 3.
- 4.

LANDSCAPE PLAN
SHEET

SIGHT VISIBILITY TRIANGLE (BASED OF 50MPH, SD 662')

SIGHT VISIBILITY TRIANGLE (BASED OF 50MPH, SD 662')



FUTURE DEVELOPMENT WILL PROVIDE LANDSCAPE THAT COMPLIES WITH MESA CODE REQUIREMENTS

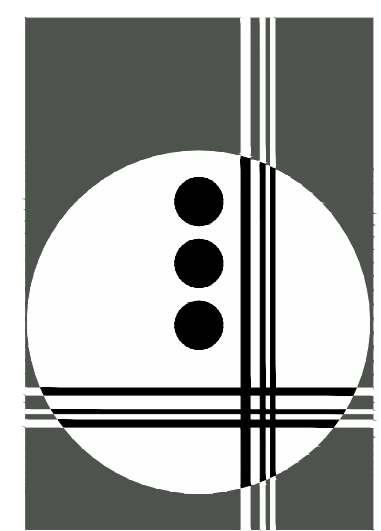
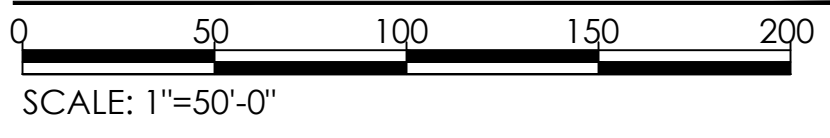
PLANT SCHEDULE

SYMBOL	BOTANICAL/Common NAME
TREES	
○	ACACIA SALICINA WILLOWLEAF ACACIA
●	PARKINSONIA FLORIDUM BLUE PALO VERDE
⊙	PARKINSONIA PREACOX PALO BREA
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⊙	PHOENIX DACTYLIFERA DATE PALM
SHRUBS	
⊕	CASSIA NEMOPHILA DESERT CASSIA
⊖	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS' EMU
⊕	EREMOPHILA MACULATA 'VALENTINE' VALENTINE' EMU
⊖	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE
⊗	ACACIA REDOLENS 'DESERT CARPET' N.C.N.
⊙	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM RIO BRAVO SAGE
⊕	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM THUNDER CLOUD SAGE
⊖	TECOMA 'CRISMON FLARE' CRISMON FLARE ESPERANZA
ACCENTS	
⊕	HESPERALOE FUNIFERA GIANT YUCCA
⊖	HESPERALOE PARVIFLORA RED YUCCA
⊖	HESPERALOE CAMPANULATA 'MSWIN NUEVO LEON' LIONHEART® P.P.#32069
GROUND COVER	
⊕	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU
⊖	DECOMPOSED GRANITE "EXPRESS GOLD"
⊖	DECOMPOSED GRANITE RIP-RAP "EXPRESS GOLD"

MATCHLINE 'A' - SEE SHEET L1.1

MATCHLINE 'B' - SEE SHEET L1.3

LANDSCAPE PLAN



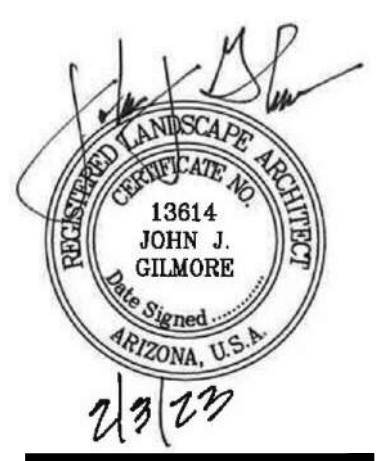
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SCANNELL PROPERTIES - WARNER GATEWAY 202 INDUSTRIAL
EAST WARNER ROAD
MESA, AZ
PREPARED FOR:

JOB NO. 21029
DRAWN BY: TCB
APPROVED BY: JJG
DATE: 2.8.22

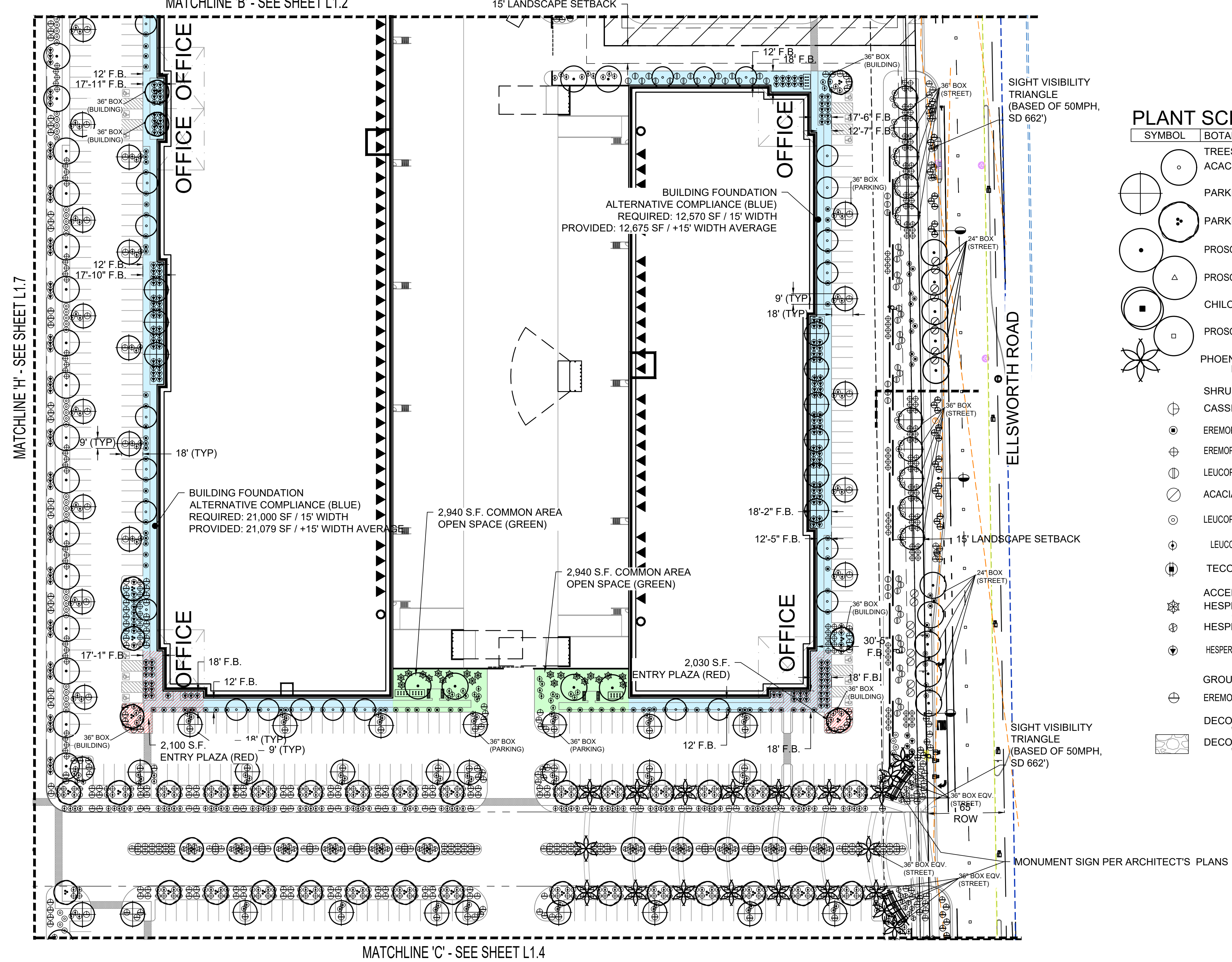


1. OWNER/ SYSCO CHANGES 2-3-23
2. CITY COMMENTS 3-10-23
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LANDSCAPE PLAN

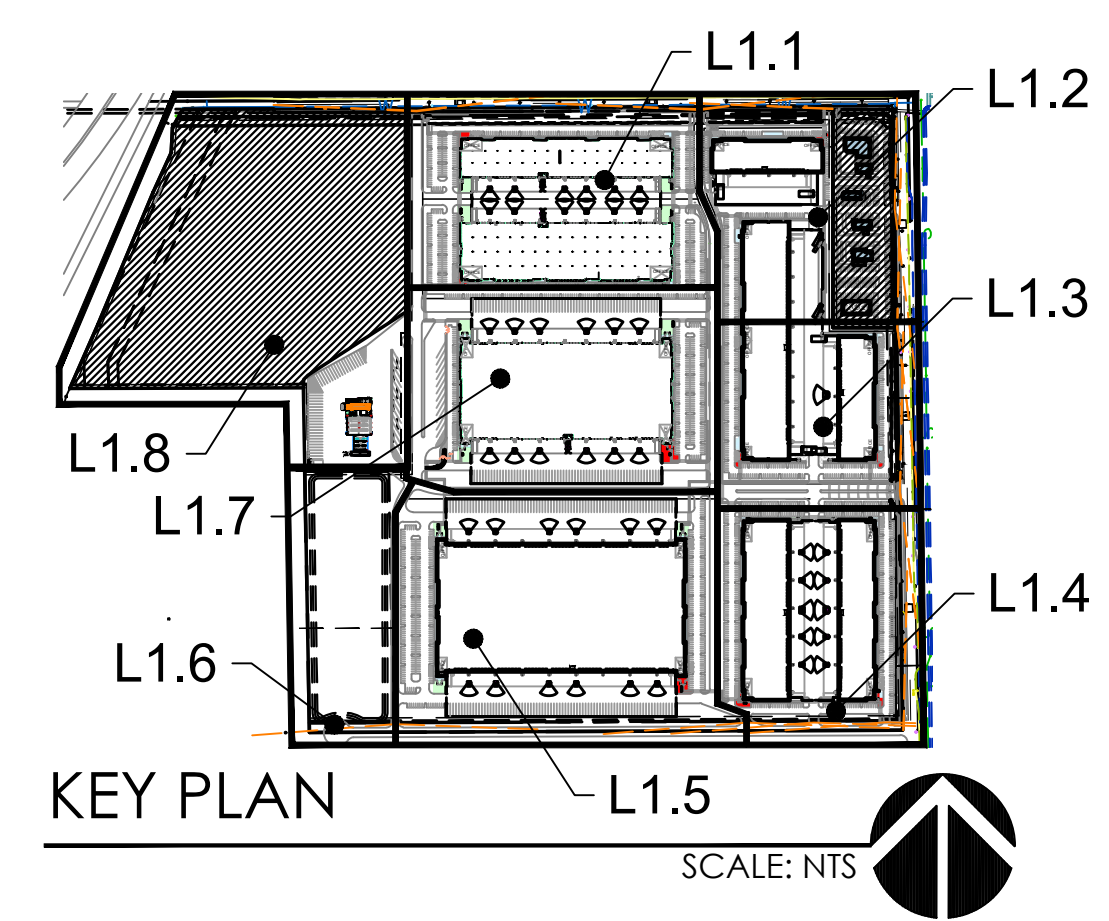
SHEET

L1.2
4 OF 10

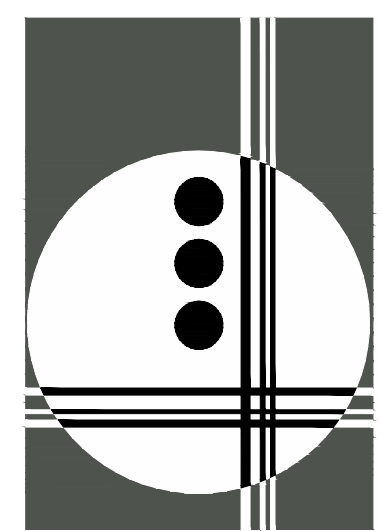
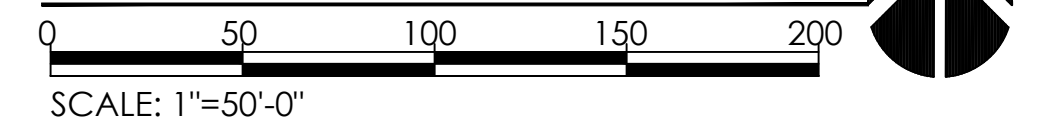


PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME
TREES	
○	ACACIA SALICINA WILLOWLEAF ACACIA
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⊕	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM RIO BRAVO SAGE
⊕	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' TM THUNDER CLOUD SAGE
⊕	TECOMA 'CRISMON FLARE' CRISMON FLARE ESPERANZA
ACCENTS	
★	HESPERALOE FUNIFERA GIANT YUCCA
★	HESPERALOE PARVIFLORA RED YUCCA
★	HESPERALOE CAMPANULATA 'MSW NUEVO LEON' LIONHEART® P.P.#32069
GROUND COVER	
⊕	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU
⊕	DECOMPOSED GRANITE "EXPRESS GOLD"
⊕	DECOMPOSED GRANITE RIP-RAP "EXPRESS GOLD"



LANDSCAPE PLAN



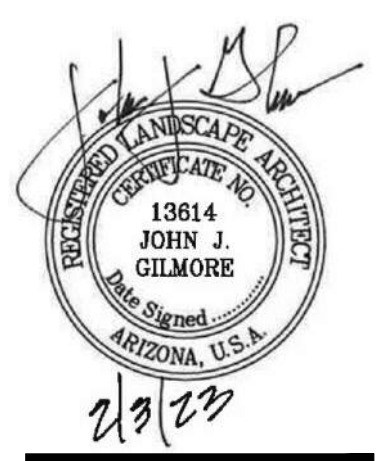
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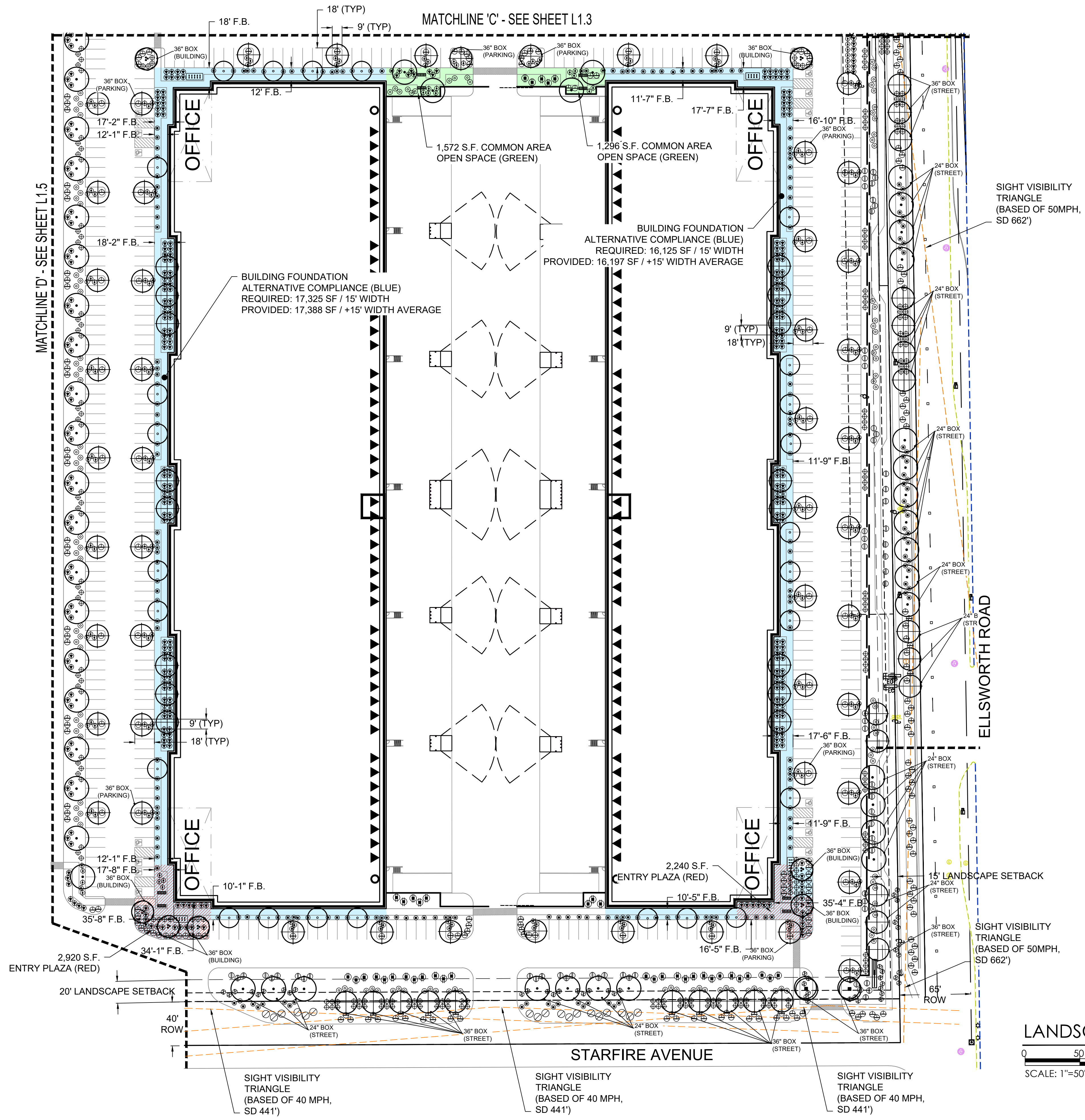
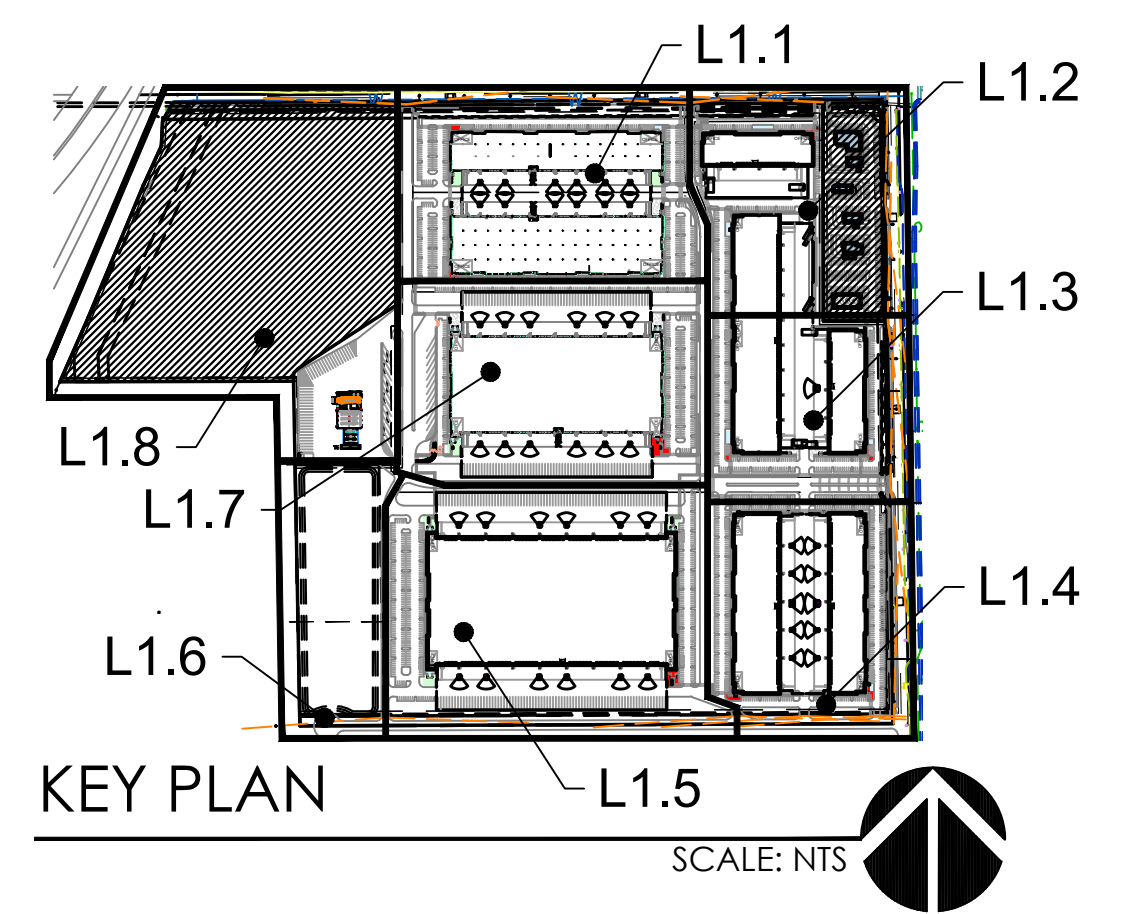
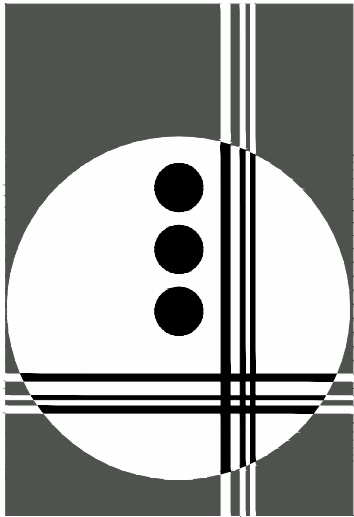
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SCANNELL PROPERTIES - WARNER GATEWAY 202 INDUSTRIAL
EAST WARNER ROAD
MESA, AZ
PREPARED FOR:

JOB NO. 21029
DRAWN BY: TCB
APPROVED BY: JJC
DATE: 2.8.22

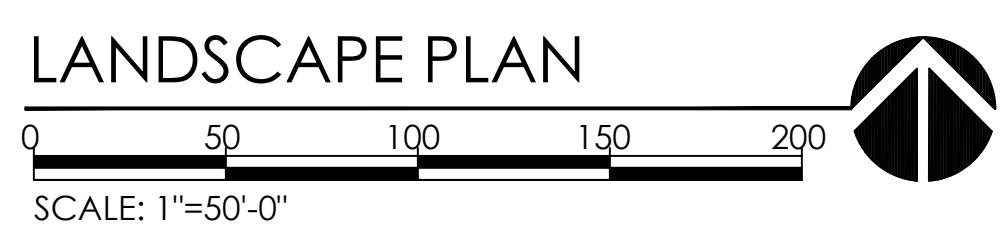


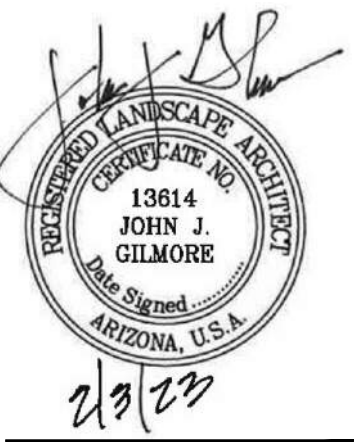
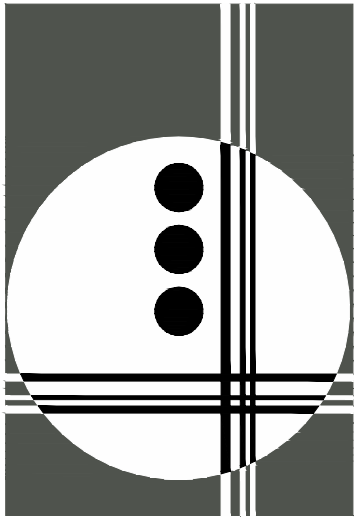
1. OWNER/ SYSCO CHANGES 2-3-23
2. CITY COMMENTS 3-10-23
- 3.
- 4.



PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME
TREES	
○	ACACIA SALICINA WILLOWLEAF ACACIA
○	PARKINSONIA FLORIDUM BLUE PALO VERDE
○	PARKINSONIA PREACOX PALO BREA
○	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE
○	PROSOPIS 'AZT PODLESS' AZT PODLESS MESQUITE
○	CHILOPSIS LINEARIS 'DESERT DIVA' DESERT DIVA' DESERT WILLOW
○	PROSOPIS JULIFLORA VELVET MESQUITE
○	PHOENIX DACTYLIFERA DATE PALM
SHRUBS	
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⊕	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU
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⊕	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE
⊕	ACACIA REDOLENS 'DESERT CARPET' N.C.N.
⊕	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' tm RIO BRAVO SAGE
⊕	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' tm THUNDER CLOUD SAGE
⊕	TECOMA 'CRISMON FLARE' CRISMON FLARE ESPERANZA
ACCENTS	
⊕	HESPERALOE FUNIFERA GIANT YUCCA
⊕	HESPERALOE PARVIFLORA RED YUCCA
⊕	HESPERALOE CAMPANULATA 'MSWN NUEVO LEON' LIONHEART® P.P.#32069
GROUNDCOVER	
⊕	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU
⊕	DECOMPOSED GRANITE 'EXPRESS GOLD'
⊕	DECOMPOSED GRANITE RIP-RAP 'EXPRESS GOLD'

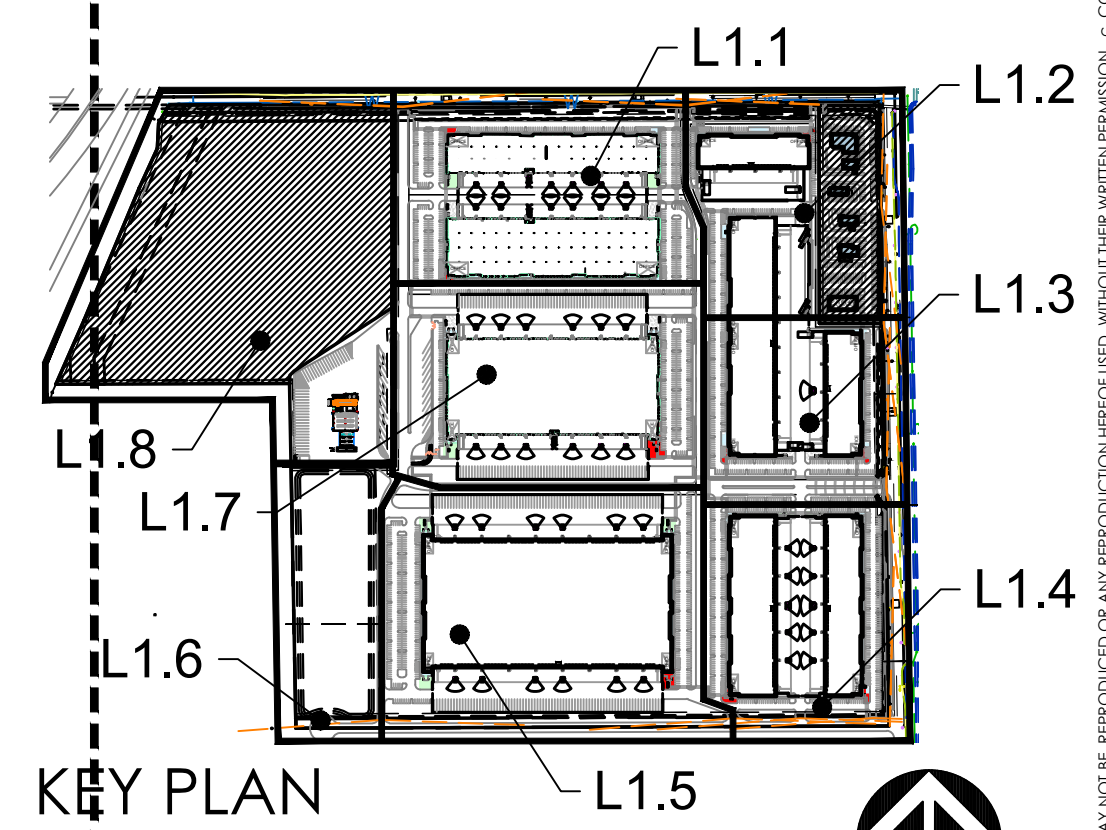




MATCHLINE 'F' - SEE SHEET L1.7

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME
TREES	
○	ACACIA SALICINA WILLOWLEAF ACACIA
○	PARKINSONIA FLORIDUM BLUE PALO VERDE
○	PARKINSONIA PREACOX PALO BREA
○	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE
○	PROSOPIS 'AZT PODLESS' AZT PODLESS MESQUITE
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○	PROSOPIS JULIFLORA VELVET MESQUITE
○	PHOENIX DACTYLIFERA DATE PALM
SHRUBS	
⊕	CASSIA NEMOPHILA DESERT CASSIA
⊕	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU
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⊕	ACACIA REDOLENS 'DESERT CARPET' N.C.N.
⊕	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' [™] RIO BRAVO SAGE
⊕	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' [™] THUNDER CLOUD SAGE
⊕	TECOMA 'CRISMON FLARE' CRISMON FLARE ESPERANZA
ACCENTS	
⊕	HESPERALOE FUNIFERA GIANT YUCCA
⊕	HESPERALOE PARVIFLORA RED YUCCA
⊕	HESPERALOE CAMPANULATA 'MSWN NUEVO LEON' LIONHEART [®] P.P.#32069
GROUNDCOVER	
⊕	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU
⊕	DECOMPOSED GRANITE "EXPRESS GOLD"
⊕	DECOMPOSED GRANITE RIP-RAP "EXPRESS GOLD"

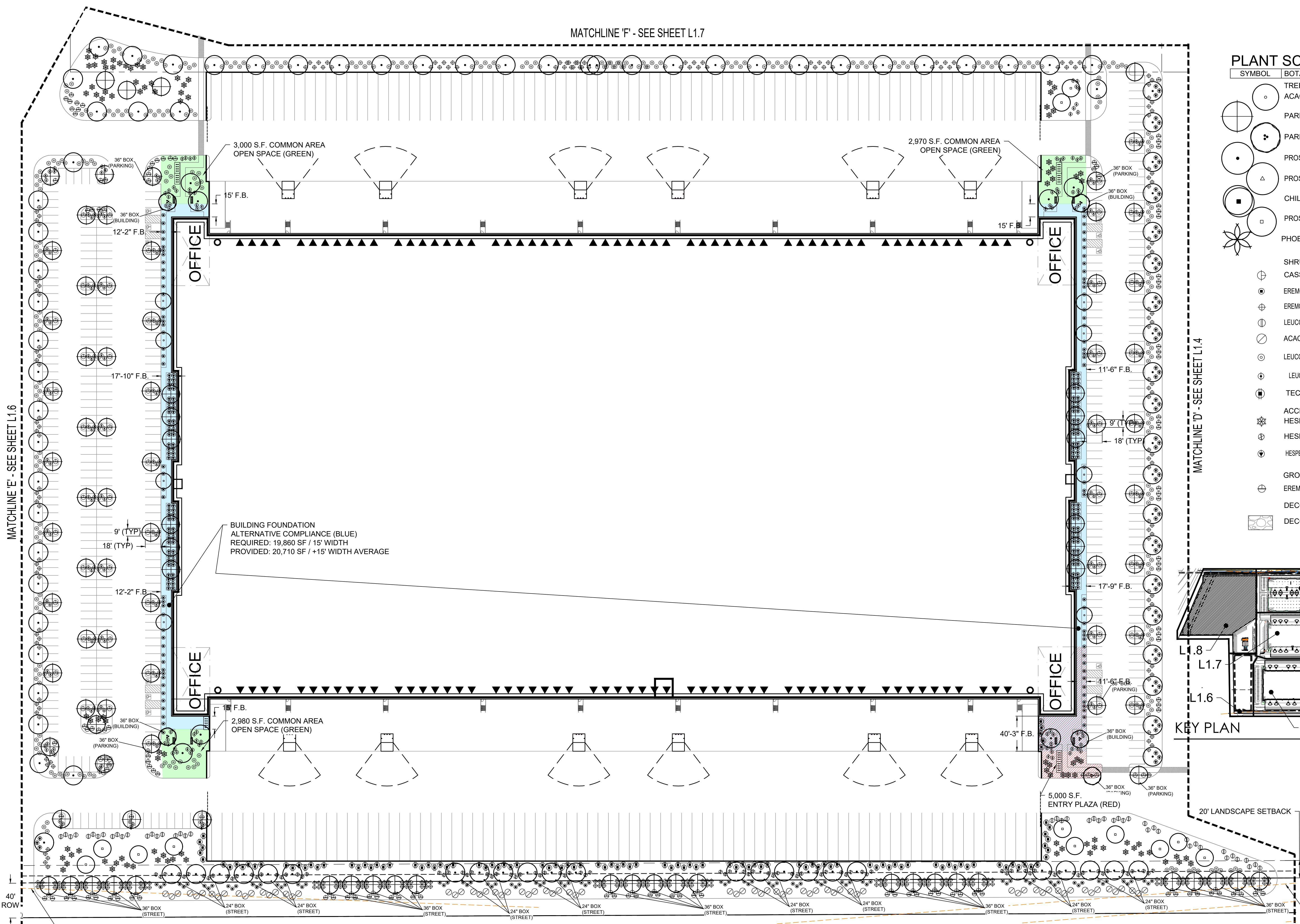


KEY PLAN

SCALE: NTS

MATCHLINE 'E' - SEE SHEET L1.6

MATCHLINE 'D' - SEE SHEET L1.4

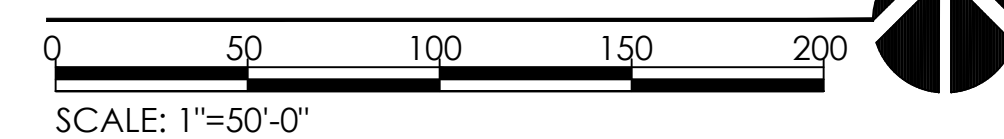


BUILDING FOUNDATION
ALTERNATIVE COMPLIANCE (BLUE)
REQUIRED: 19,860 SF / 15' WIDTH
PROVIDED: 20,710 SF / +15' WIDTH AVERAGE

SIGHT VISIBILITY
TRIANGLE
(BASED OF 40 MPH,
SD 441)

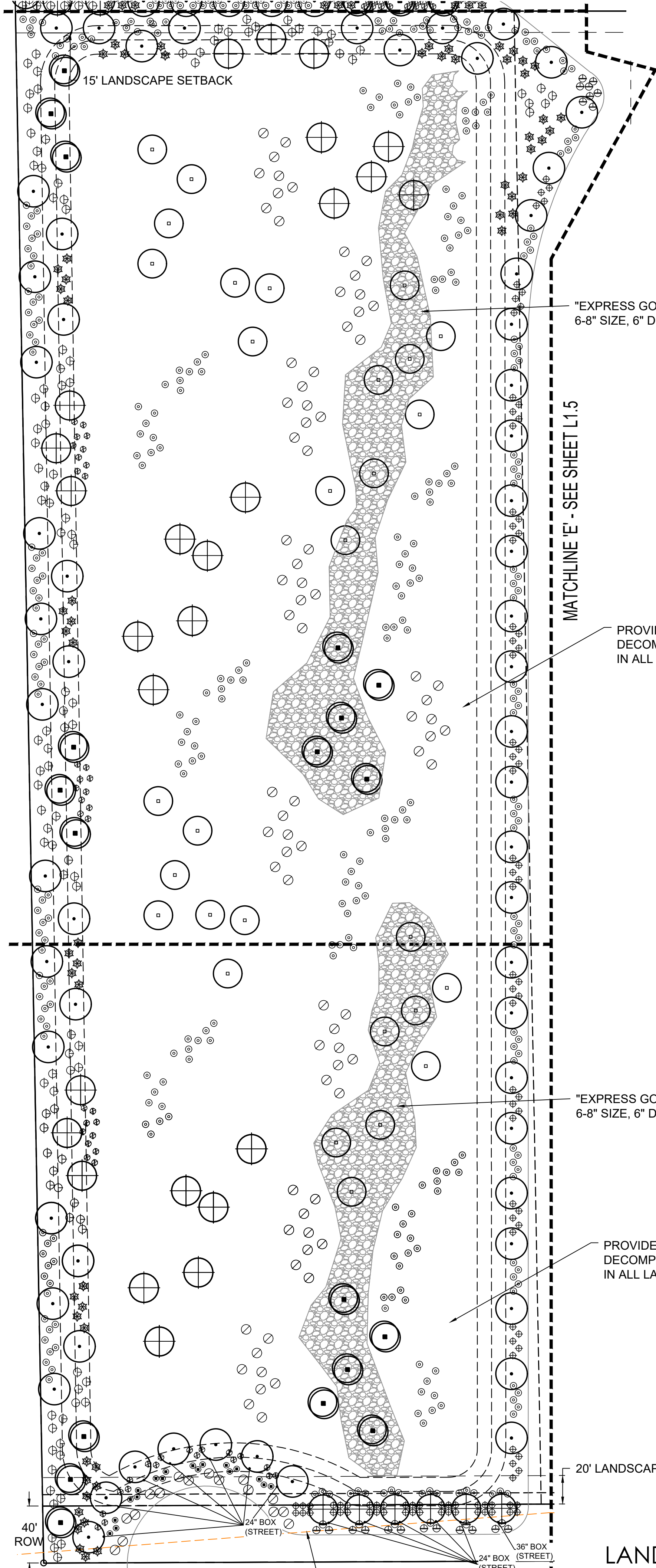
SIGHT VISIBILITY
TRIANGLE
(BASED OF 40 MPH,
SD 441)

LANDSCAPE PLAN



SCALE: 1"=50'-0"

MATCHLINE 'K' - SEE SHEET L1.8



"EXPRESS GOLD" RIP-RAP,
6-8" SIZE, 6" DEPTH (TYP)

PROVIDE "EXPRESS GOLD", 3/4" SCREENED,
DECOMPOSED GRANITE GROUNDCOVER
IN ALL LANDSCAPE AREAS, 2" DEPTH (TYP).

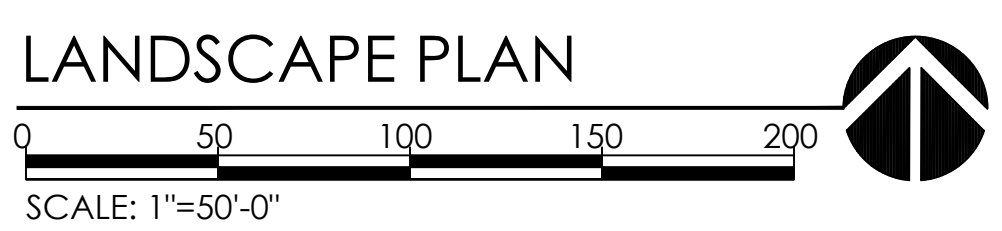
"EXPRESS GOLD" RIP-RAP,
6-8" SIZE, 6" DEPTH (TYP)

PROVIDE "EXPRESS GOLD", 3/4" SCREENED,
DECOMPOSED GRANITE GROUNDCOVER
IN ALL LANDSCAPE AREAS, 2" DEPTH (TYP).

20' LANDSCAPE SETBACK

40' ROW
24' BOX (STREET)
36' BOX (STREET)
24' BOX (STREET)

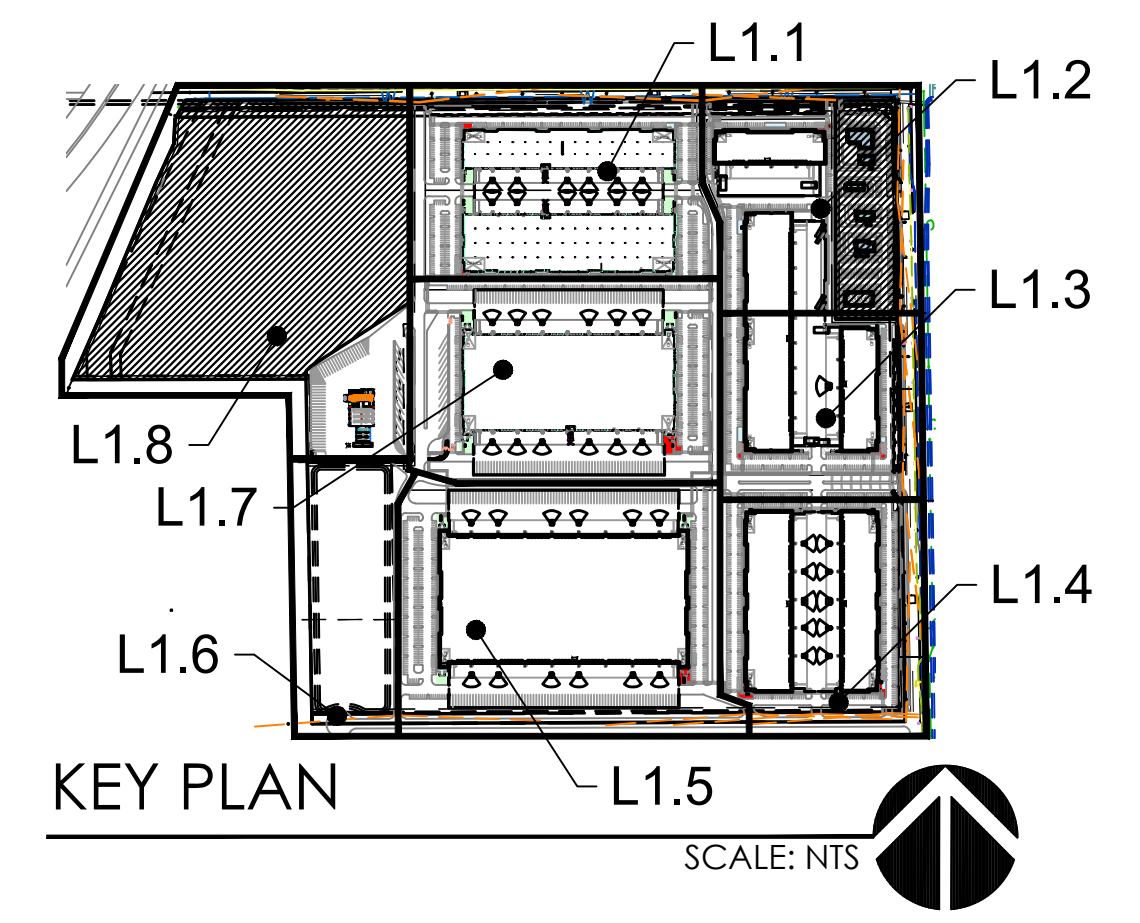
STARFIRE AVENUE
SIGHT VISIBILITY TRIANGLE
(BASED ON 40 MPH,
SD 441')



LANDSCAPE PLAN

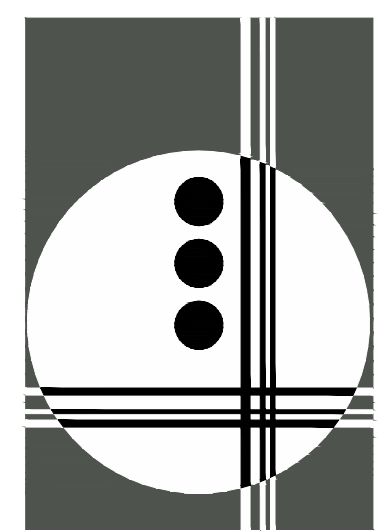
PLANT SCHEDULE

SYMBOL	BOTANICAL/Common NAME
TREES	
○	ACACIA SALICINA WILLOWLEAF ACACIA
○	PARKINSONIA FLORIDUM BLUE PALO VERDE
○	PARKINSONIA PREACOX PALO BREA
○	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE
○	PROSOPIS 'AZT PODLESS' AZT PODLESS MESQUITE
○	CHILOPSIS LINEARIS 'DESERT DIVA' DESERT DIVA DESERT WILLOW
○	PROSOPIS JULIFLORA VELVET MESQUITE
○	PHOENIX DACTYLIFERA DATE PALM
SHRUBS	
⊕	CASSIA NEMOPHILA DESERT CASSIA
⊕	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU
⊕	EREMOPHILA MACULATA 'VALENTINE' VALENTINE EMU
⊕	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' GREEN CLOUD SAGE
⊕	ACACIA REDOLENS 'DESERT CARPET' N.C.N.
⊕	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' tm RIO BRAVO SAGE
⊕	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' tm THUNDER CLOUD SAGE
⊕	TECOMA 'CRISMON FLARE' CRISMON FLARE ESPERANZA
ACCENTS	
⊕	HESPERALOE FUNIFERA GIANT YUCCA
⊕	HESPERALOE PARVIFLORA RED YUCCA
⊕	HESPERALOE CAMPANULATA 'MSWN NUEVO LEON' LIONHEART® P.P.#32069
GROUNDCOVER	
⊕	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU
⊕	DECOMPOSED GRANITE "EXPRESS GOLD"
⊕	DECOMPOSED GRANITE RIP-RAP "EXPRESS GOLD"



KEY PLAN

SCALE: NTS



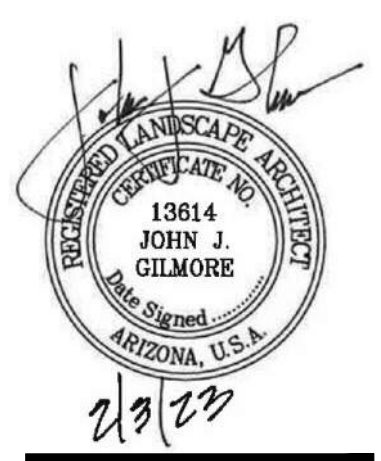
GILMORE
PLANNING & LANDSCAPE ARCHITECTURE

2211 N. 7th Street
Phoenix, Az 85006
T 602.266.5622
F 602.266.5707
www.getgilmore.com

PLANNING
LANDSCAPE ARCHITECTURE

SCANNELL PROPERTIES - WARNER GATEWAY 202 INDUSTRIAL
EAST WARNER ROAD
MESA, AZ
PREPARED FOR:

JOB NO. 21029
DRAWN BY: TCB
APPROVED BY: JJG
DATE: 2.8.22



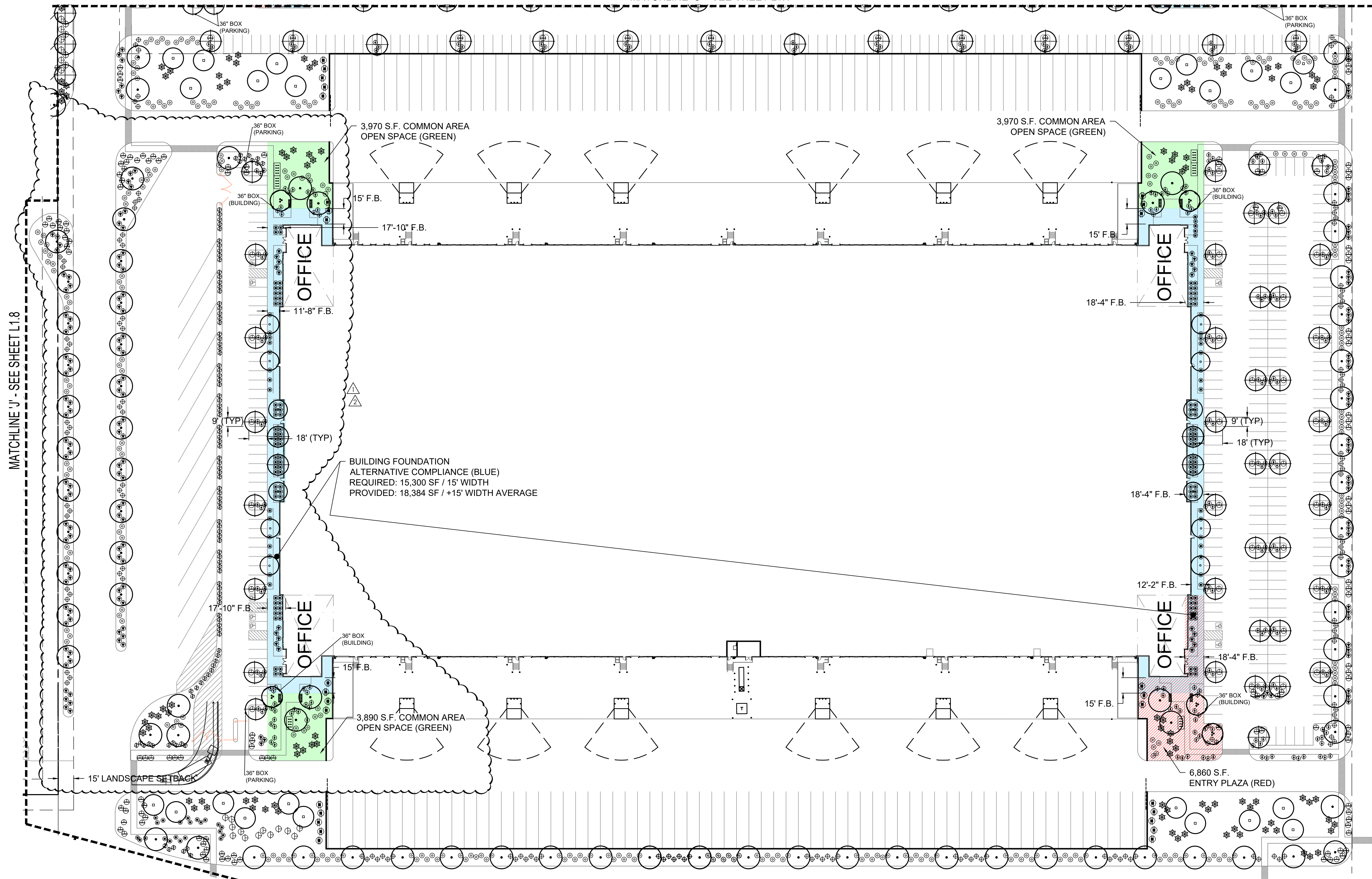
1. OWNER/ SYSCO CHANGES 2-3-23
2. CITY COMMENTS 3-10-23
- 3.
- 4.

LANDSCAPE PLAN
SHEET

L1.6
8 OF 10

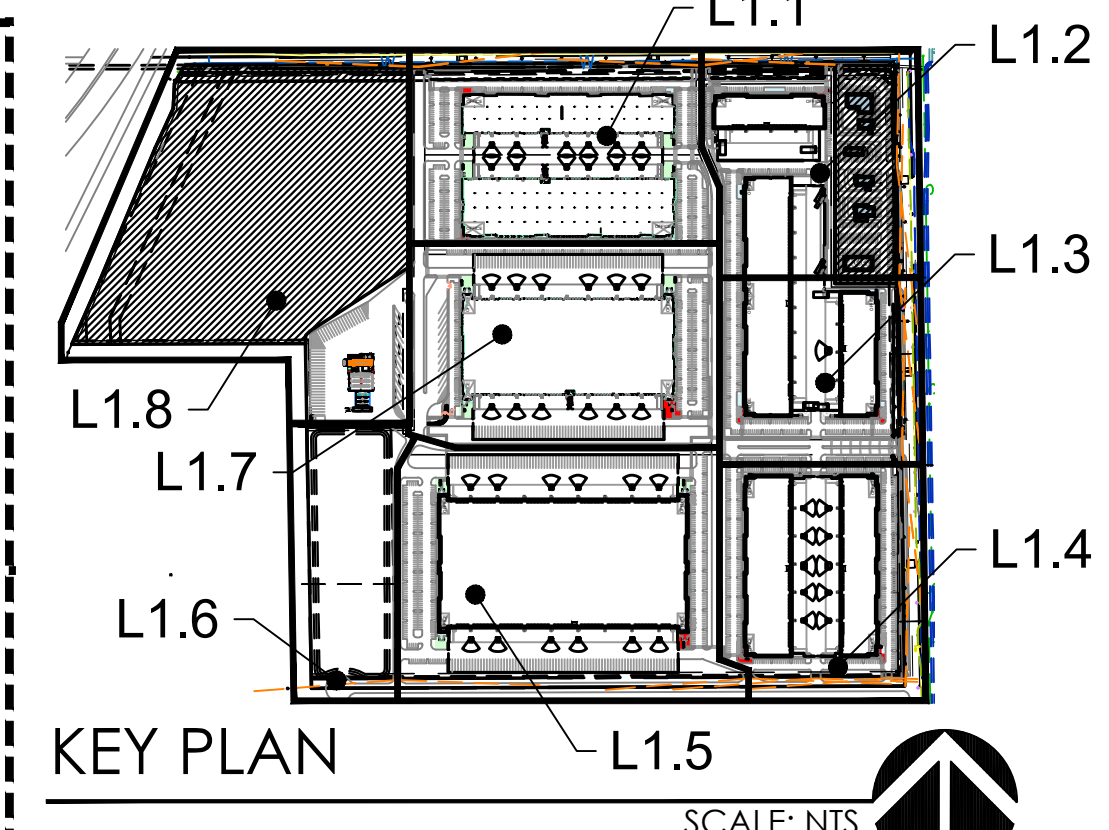
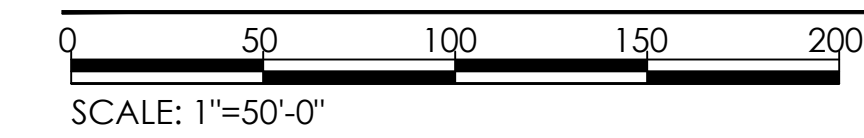
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MATCHLINE 'G' - SEE SHEET L1.1



MATCHLINE 'F' - SEE SHEET L1.5

LANDSCAPE PLAN

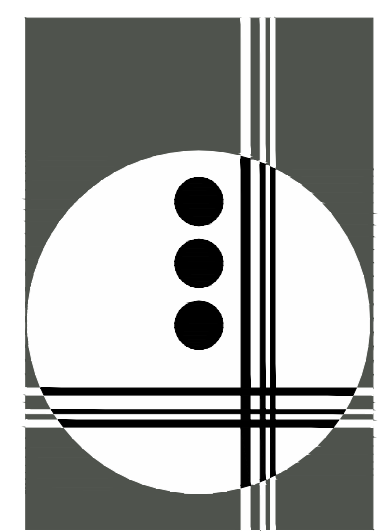


PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME
TREES	
○	ACACIA SALICINA WILLOWLEAF ACACIA
○	PARKINSONIA FLORIDUM BLUE PALO VERDE
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○	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE
○	PROSOPIS 'AZT PODLESS' AZT PODLESS MESQUITE
○	CHILOPSIS LINEARIS 'DESERT DIVA' DESERT DIVA' DESERT WILLOW
○	PROSOPIS JULIFLORA VELVET MESQUITE
○	PHOENIX DACTYLIFERA DATE PALM
SHRUBS	
⊕	CASSIA NEMOPHILA DESERT CASSIA
⊕	EREMOPHILA HYGROPHANA 'BLUE BELLS' BLUE BELLS EMU
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⊕	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' tm THUNDER CLOUD SAGE
⊕	TECOMA 'CRISMON FLARE' CRISMON FLARE ESPERANZA
ACCENTS	
⊕	HESPERALOE FUNIFERA GIANT YUCCA
⊕	HESPERALOE PARVIFLORA RED YUCCA
⊕	HESPERALOE CAMPANULATA 'MSWN NUEVO LEON' LIONHEART® P.P.#32069
GROUNDCOVER	
⊕	EREMOPHILA GLABRA 'MINGEW GOLD' OUTBACK SUNRISE EMU
⊕	DECOMPOSED GRANITE "EXPRESS GOLD"
⊕	DECOMPOSED GRANITE RIP-RAP "EXPRESS GOLD"

MATCHLINE 'J' - SEE SHEET L1.8

MATCHLINE 'H' - SEE SHEET L1.3



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PLANNING
LANDSCAPE ARCHITECTURE

SCANNELL PROPERTIES - WARNER GATEWAY 202 INDUSTRIAL
EAST WARNER ROAD
MESA, AZ
PREPARED FOR:

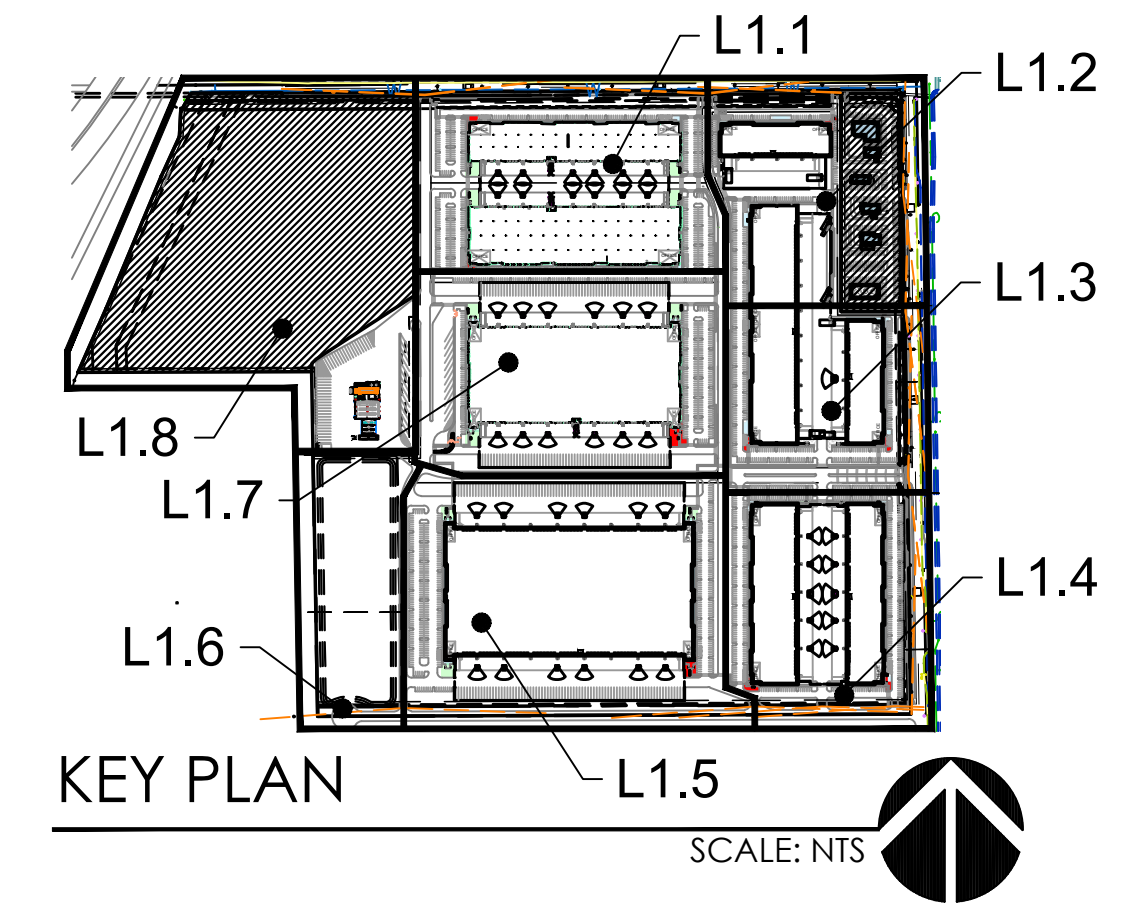
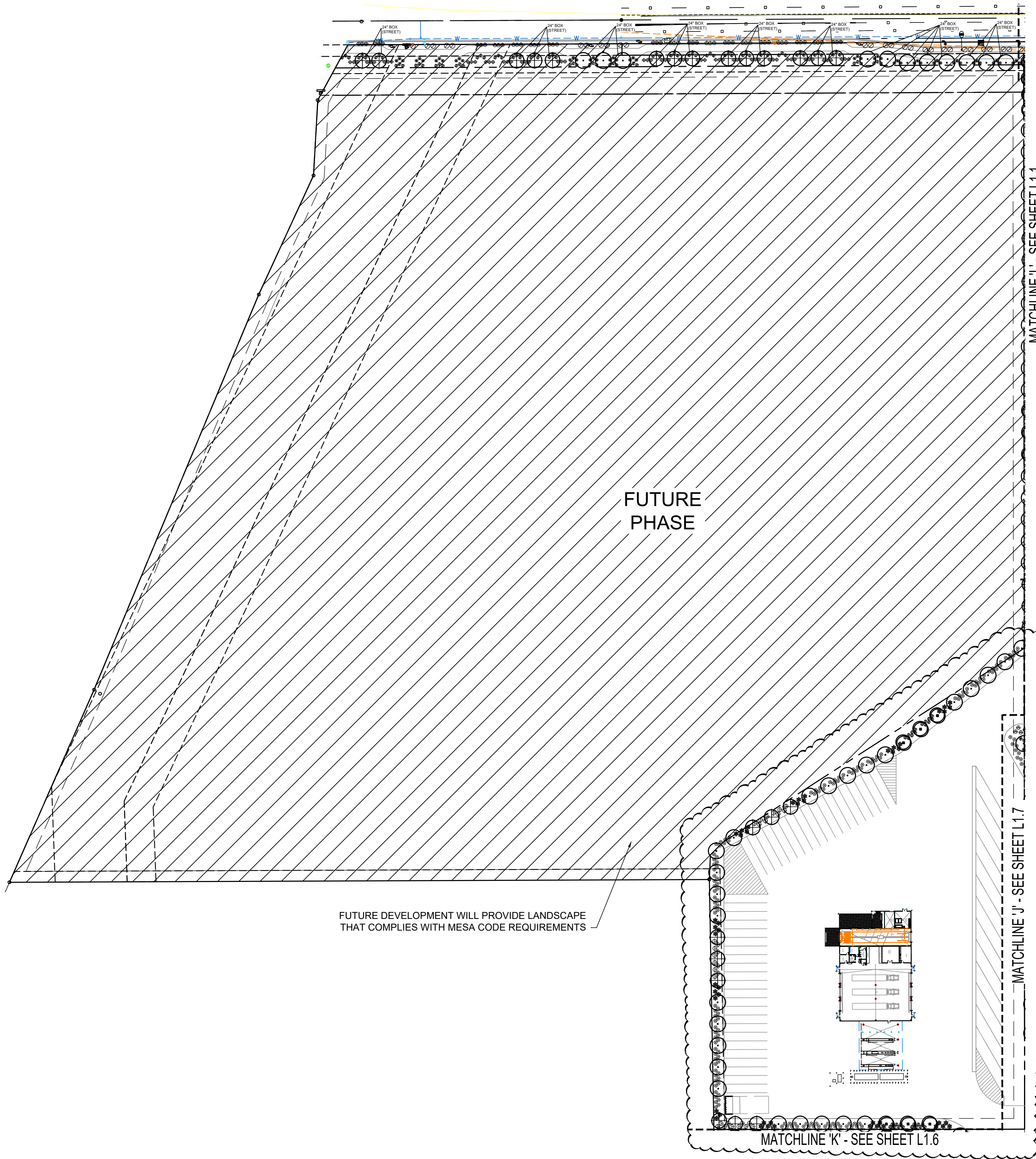
JOB NO. 21029
DRAWN BY: TCB
APPROVED BY: JJG
DATE: 2.8.22



1. OWNER/ SYSCO CHANGES 2-3-23
2. CITY COMMENTS 3-10-23
- 3.
- 4.

LANDSCAPE PLAN
SHEET

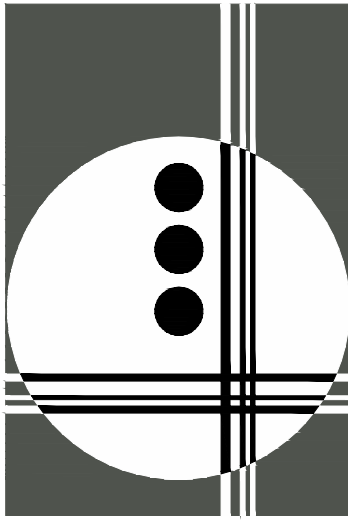
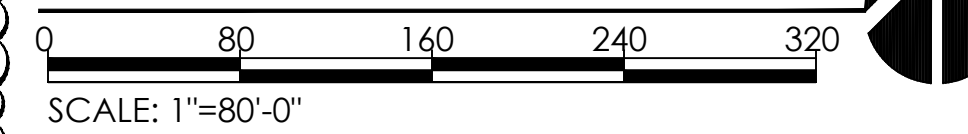
L1.7
9 OF 10



PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME
TREES	
○	ACACIA SALICINA WILLOWLEAF ACACIA
○	PARKINSONIA FLORIDUM BLUE PALO VERDE
○	PARKINSONIA PREACOX PALO BREA
○	PROSOPIS CHILENSIS 'THORNLESS' THORNLESS CHILEAN MESQUITE
○	PROSOPIS 'AZT PODLESS' AZT PODLESS MESQUITE
○	CHILOPSIS LINEARIS 'DESERT DIVA' DESERT DIVA 'DESERT WILLOW
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○	PHOENIX DACTYLIFERA DATE PALM
SHRUBS	
⊕	CASSIA NEMOPHILA DESERT CASSIA
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LANDSCAPE PLAN



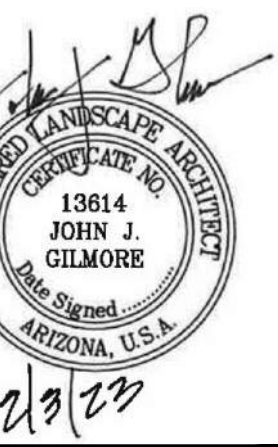
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PLANNING
LANDSCAPE ARCHITECTURE

SCANNELL PROPERTIES - WARNER GATEWAY 202 INDUSTRIAL
EAST WARNER ROAD
MESA, AZ
PREPARED FOR:

JOB NO. 21029
DRAWN BY: TCB
APPROVED BY: JJG
DATE: 2.8.22



1. OWNER/ SYSCO CHANGES 2-3-23
2. CITY COMMENTS 3-10-23
- 3.
- 4.

LANDSCAPE PLAN
SHEET

L1.8
10 OF 10

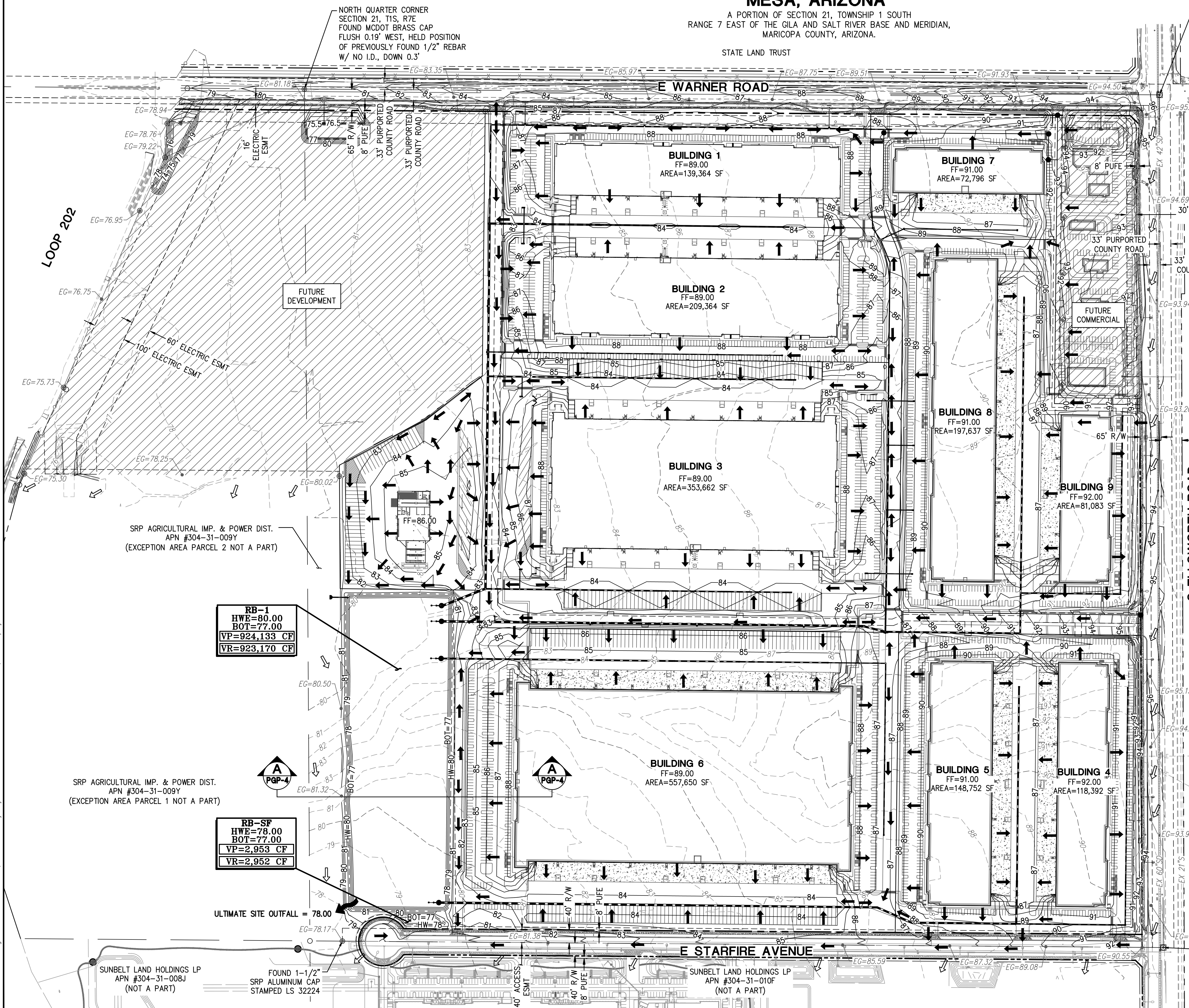
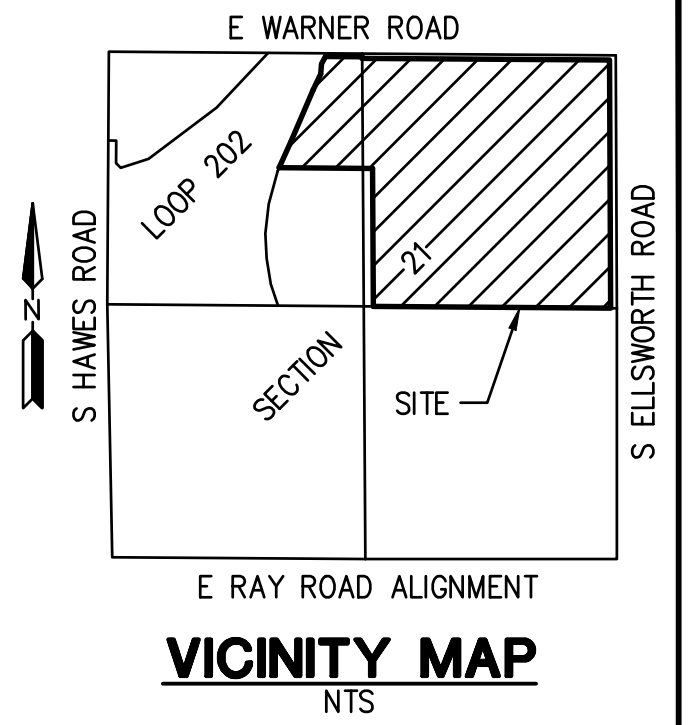
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OVERALL PRELIMINARY GRADING PLAN MESA GATEWAY 202 MESA, ARIZONA

A PORTION OF SECTION 21, TOWNSHIP 1 SOUTH
RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

STATE LAND TRUST

NORTHEAST CORNER
SECTION 21, T1S, R7E
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HAND HOLE
STAMPED T1S, R7E, S15, S16,
S21, S22, RLS 35694,
DATED 2007, DOWN 0.5'



LEGEND

- ELECTRIC MANHOLE
- UTILITY POLE
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- ELECTRIC PULL BOX
- ELECTRIC PANEL
- ELECTRIC CABINET
- LIGHT POLE
- TRAFFIC SIGNAL PULL BOX
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- FIBER OPTIC MARKER
- GRATE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER STUB OUT
- GAS VALVE
- GAS MARKER
- SANITARY SEWER MANHOLE
- FLOW ARROW
- EX FLOW ARROW
- CHAIN LINK FENCE
- BARB WIRE FENCE
- PROPOSED CONTOUR ELEVATION
- EX CONTOUR ELEVATION
- SD
- WAT
- ESMT
- PUFE
- WATER
- EASEMENT
- PUBLIC UTILITY
- FACILITY EASEMENT

SHEET INDEX

- 1 PGP-1 OVERALL PRELIMINARY GRADING PLAN
- 2 PGP-2 PRELIMINARY GRADING PLAN
- 3 PGP-3 PRELIMINARY GRADING PLAN
- 4 PGP-4 PRELIMINARY GRADING PLAN
- 5 PGP-5 PRELIMINARY GRADING PLAN

OWNER/DEVELOPER

SCANNELL PROPERTIES
294 GROVE LANE, SUITE 140
WAYZATA, MN 55391
PHONE: (763) 331-8851
CONTACT: MR. SCOTT MOE

ARCHITECT

WARE MALCOMB
2777 E. CAMELBACK RD, SUITE #325
PHOENIX, AZ 85016
PHONE: (480) 800-5299
CONTACT: DOUGLAS GULLO

ENGINEER

HILGARTWILSON
2141 E HIGHLAND AVE SUITE #250
PHOENIX, AZ 85016
PHONE: (602) 490-0535
CONTACT: CASEY WHITEMAN

RETENTION VOLUME

VOLUME PROVIDED=870,950 CF
VOLUME REQUIRED=864,009 CF

FLOOD PLAIN DESIGNATION

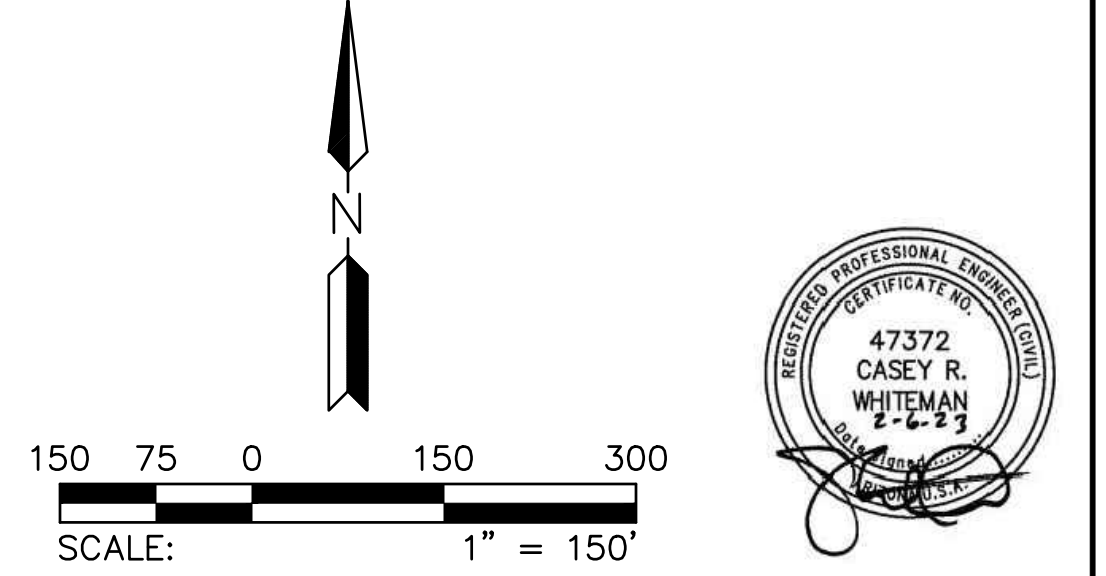
THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN, AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2760L, PANEL NUMBER 2760 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

BENCHMARK

BENCHMARK IS A FOUND P.K. NAIL W/ TAG AT THE NORTHWEST CORNER OF HAWES ROAD & ELLIOT ROAD ON THE SOUTH SIDE OF A HEADWALL.
CITY OF MESA BENCHMARK
ELEVATION: 1377.52'
DATUM: NAVD88

BASIS OF BEARING

BASIS OF BEARING IS S89°33'10"E ALONG THE EAST-WEST MID-SECTION LINE OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



MESA GATEWAY 202
SCANNELL 202 & WARNER ROAD
MESA, ARIZONA

OVERALL PRELIMINARY GRADING PLAN

PROJ. NO.	2298
DATE:	FEB 2023
SCALE:	AS NOTED
DESIGNED: DB	DRAWN: CM
REV.	APPROVED: CW

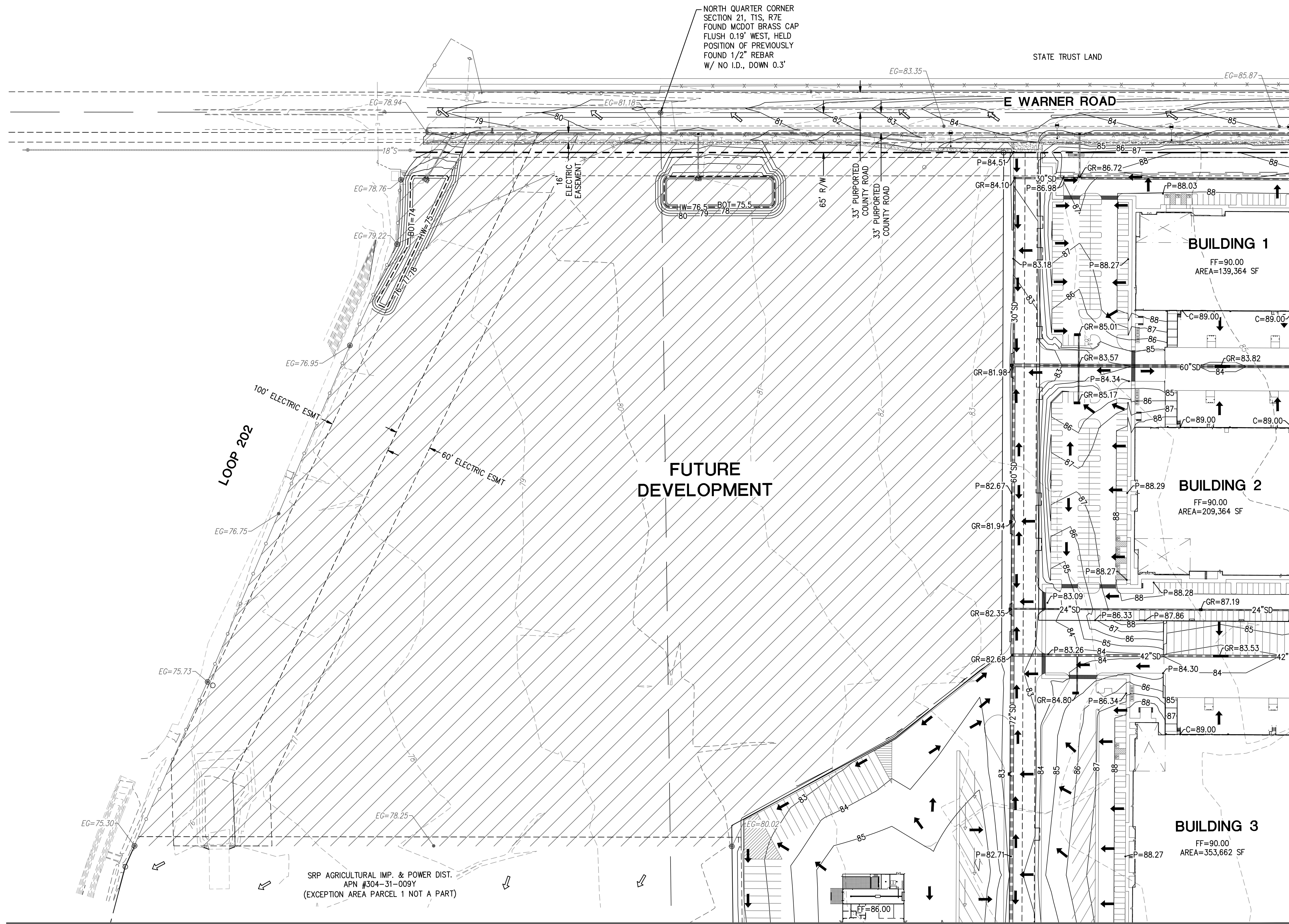


DWG. NO.
PGP-1

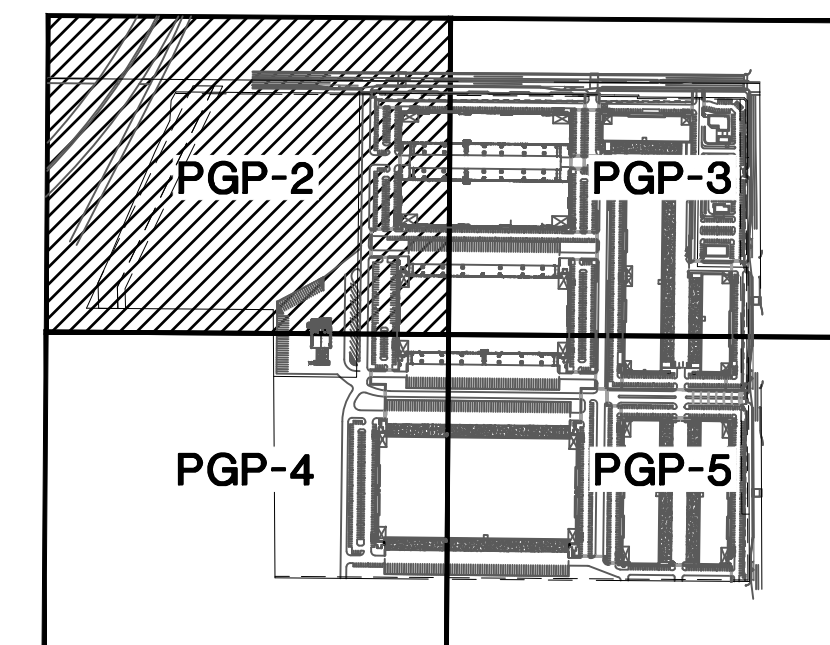
SHT. 1 OF 5

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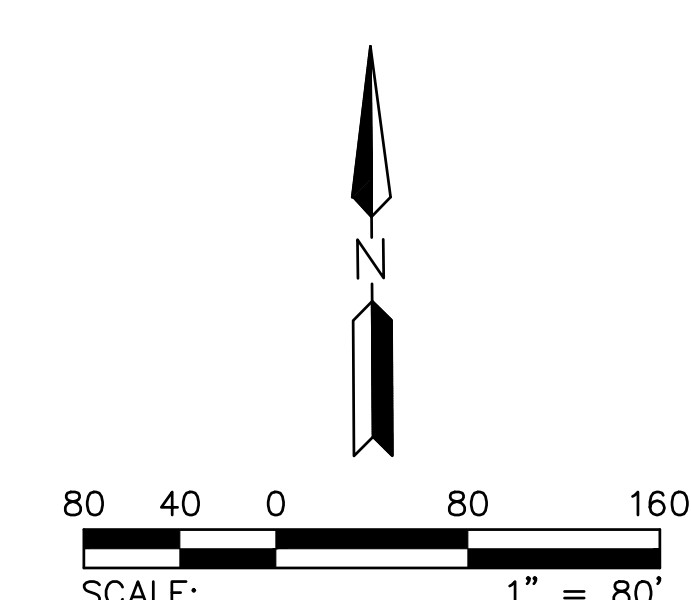
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MATCHLINE, SEE SHEET PGP-3



KEY MAP
N.T.S.



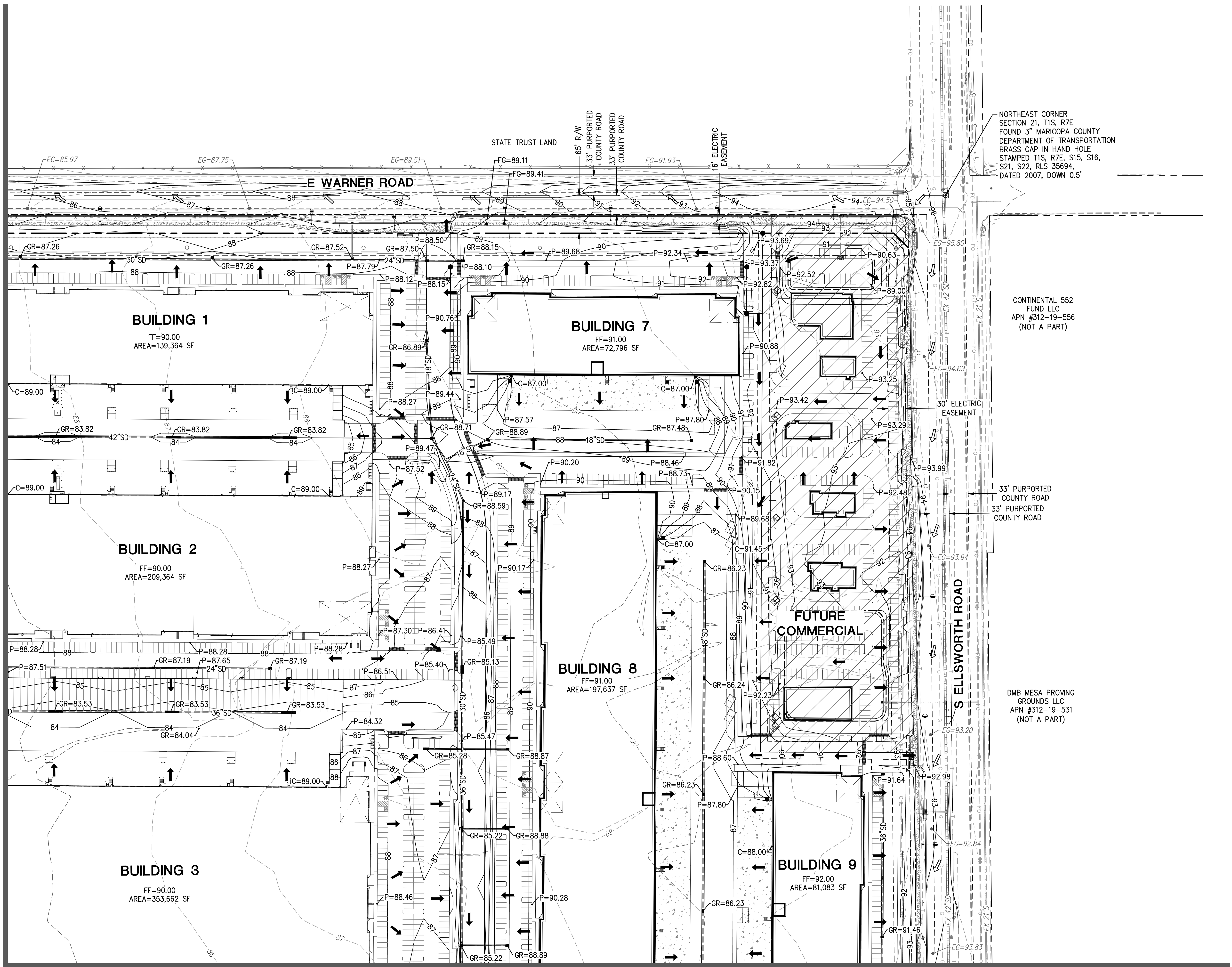
MESA GATEWAY 202	
SCANNELL 202 & WARNER ROAD MESA, ARIZONA	
PRELIMINARY GRADING PLAN	
PROJ. NO.	2298
DATE	FEB 2023
SCALE	AS NOTED
DESIGNED: DB	DRAWN: CM
APPROVED: CW	
REV.	DWG. NO.
	PGP-2
	SHT. 2 OF 5

MATCHLINE, SEE SHEET PGP-4

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MATCHLINE, SEE SHEET PGP-2

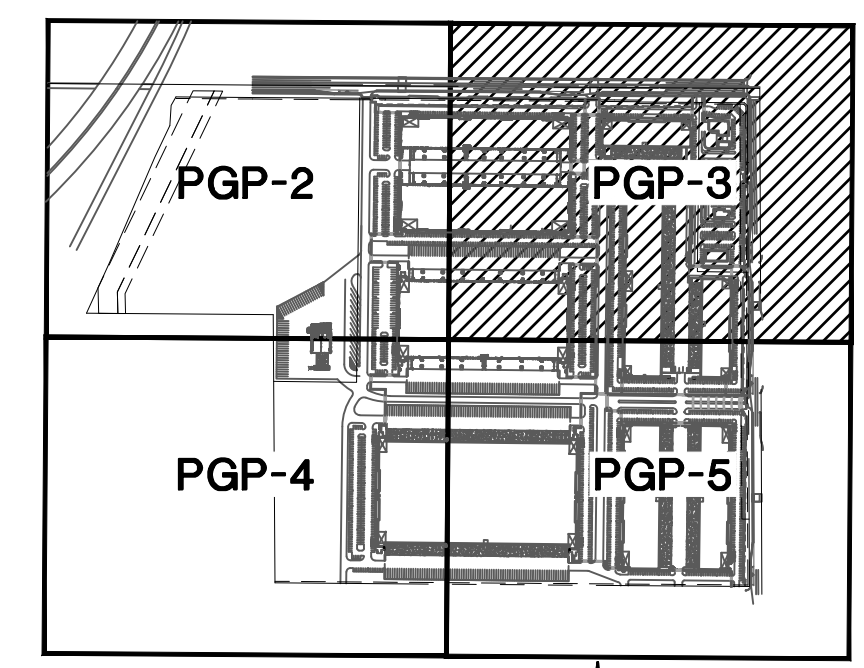
MATCHLINE, SEE SHEET PGP-5



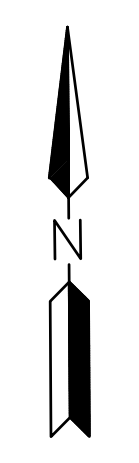
NORTHEAST CORNER
SECTION 21, T1S, R7E
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HAND HOLE
STAMPED T1S, R7E, S15, S16,
S21, S22, RLS 35694,
DATED 2007, DOWN 0.5'

CONTINENTAL 552
FUND LLC
APN #312-19-556
(NOT A PART)

DMB MESA PROVING
GROUNDS LLC
APN #312-19-531
(NOT A PART)



KEY MAP
N.T.S.



80 40 0 80 160
SCALE: 1" = 80'



MESA GATEWAY 202	
SCANNELL 202 & WARNER ROAD MESA, ARIZONA	
PRELIMINARY GRADING PLAN	
PROJ. NO.	2298
DATE:	FEB 2023
SCALE:	AS NOTED
DESIGNED: DB	DRAWN: CM
REV.	APPROVED: CW
DWG. NO. PGP-3	
SHT. 3 OF 5	

MATCHLINE, SEE SHEET PGP-2

BUILDING 3

FF=90.00
AREA=353,662 SF

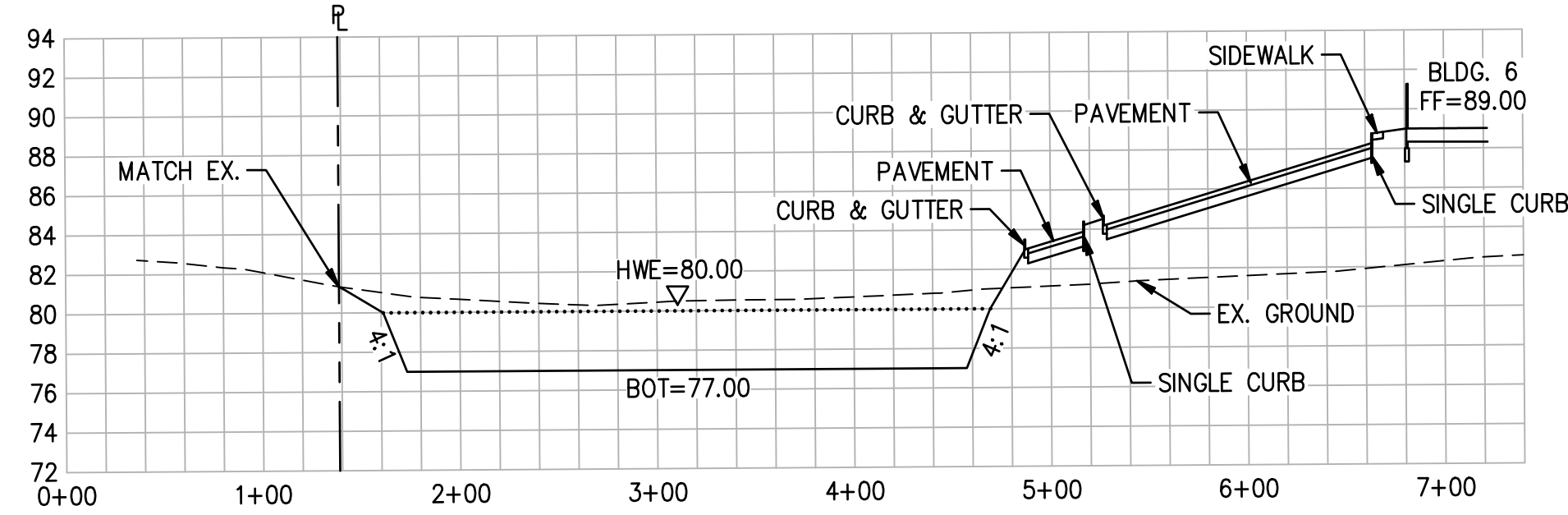
SRP AGRICULTURAL IMP. & POWER DIST.
APN #304-31-009Y
(EXCEPTION AREA PARCEL 2 NOT A PART)

SRP AGRICULTURAL IMP. & POWER DIST.
APN #304-31-009Y
(EXCEPTION AREA PARCEL 1 NOT A PART)

RB-1
HWE=80.00
BOT=77.00
VP=924,133 CF
VR=923,170 CF

BUILDING 6

FF=89.00
AREA=557,650 SF

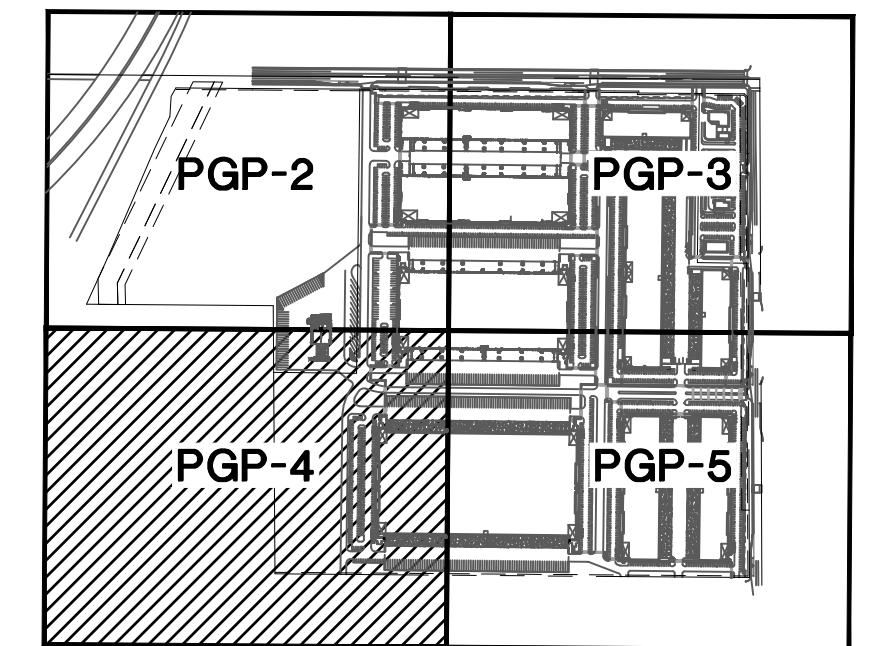


RB-SF
HWE=78.00
BOT=77.00
VP=2,953 CF
VR=2,952 CF

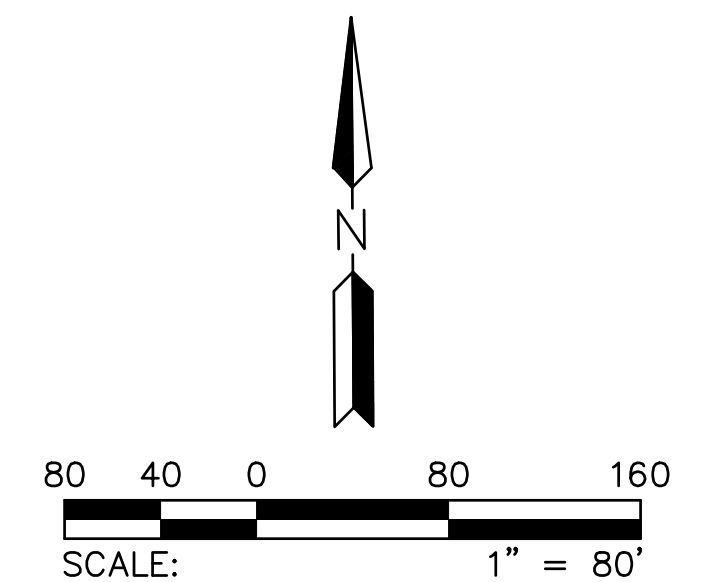
ULTIMATE SITE
OUTFALL = 78.00

FOUND 1-1/2"
SRP ALUMINUM CAP
STAMPED LS 32224

SUNBELT LAND HOLDINGS LP
APN #304-31-008J
(NOT A PART)



N



MESA GATEWAY 202
SCANNELL 202 & WARNER ROAD
MESA, ARIZONA

PRELIMINARY GRADING PLAN

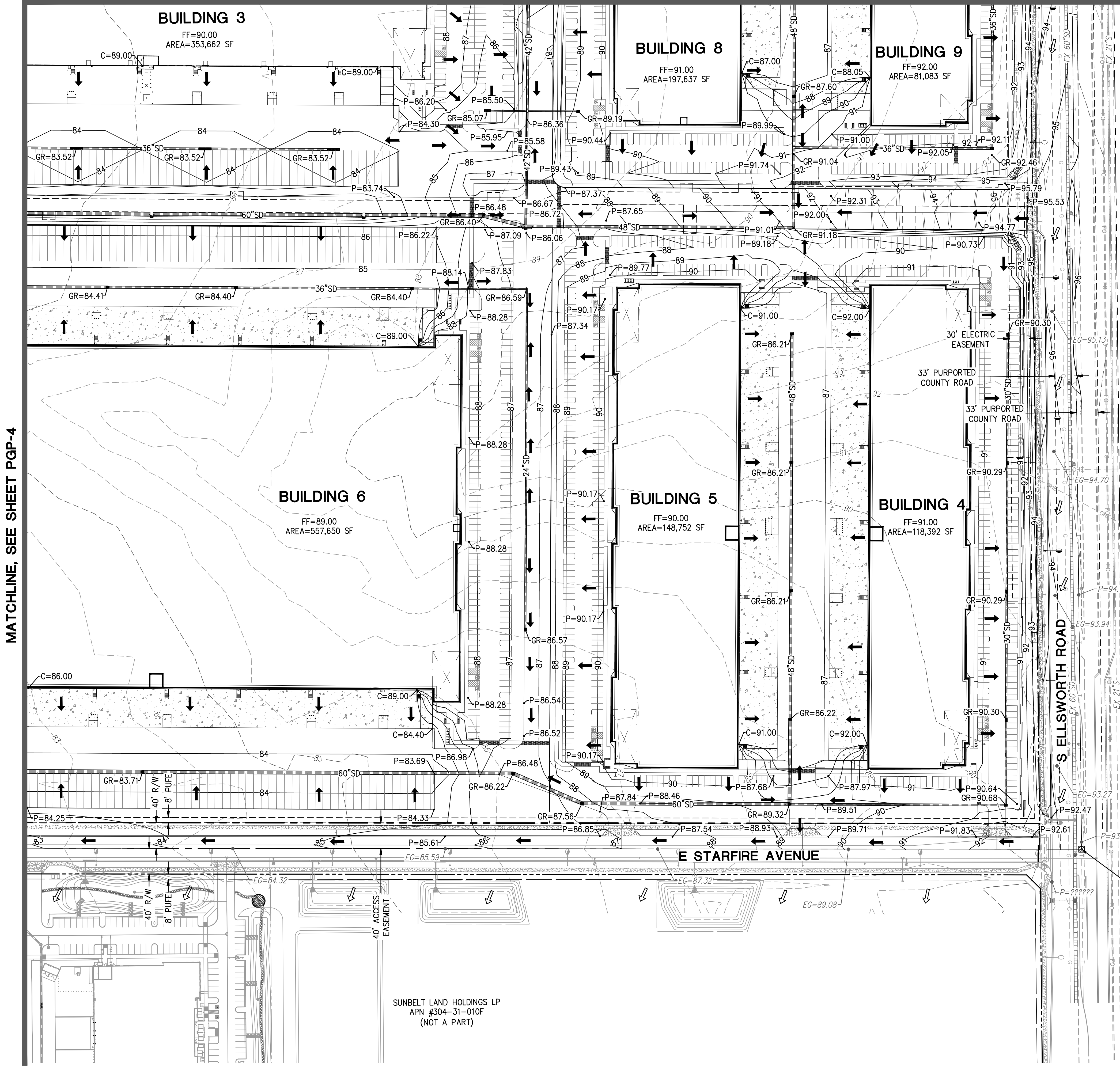
PROJ. NO.	2298	
DATE:	FEB 2023	
SCALE:	AS NOTED	DESIGNED: DB DRAWN: CM APPROVED: CW
REV.		

PGP-4

SHT. 4 OF 5

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MATCHLINE, SEE SHEET PGP-3



DMB MESA PROVING
GROUNDS LLC
APN #312-19-531
(NOT A PART)

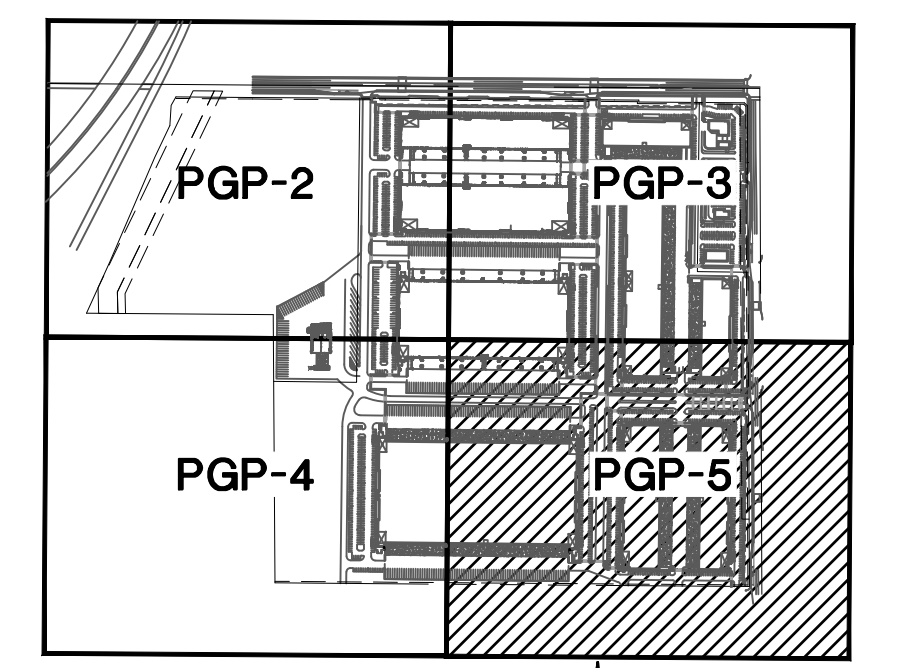
DMB MESA PROVING
GROUNDS LLC
APN #312-17-959
(NOT A PART)

ACERO EASTMARK LLC
APN #312-17-961
(NOT A PART)

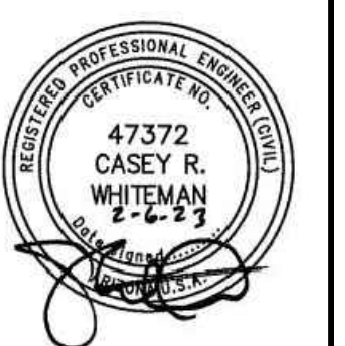
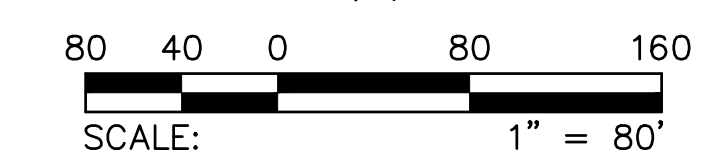
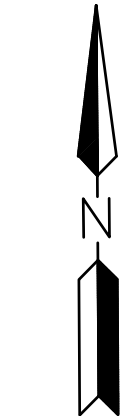
EAST QUARTER CORNER
SECTION 21, T1S, R7E
FOUND 3" MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION
BRASS CAP IN HAND HOLE
STAMPED T1S, R7E, S21, S22,
RLS 26411, DATED 2010, DOWN 0.5'

SUNBELT LAND HOLDINGS LP
APN #304-31-010F
(NOT A PART)

MATCHLINE, SEE SHEET PGP-4



KEY MAP
N.T.S.



MESA GATEWAY 202	
SCANNELL 202 & WARNER ROAD MESA, ARIZONA	
PRELIMINARY GRADING PLAN	
PROJ. NO.	2298
DATE:	FEB 2023
SCALE:	AS NOTED
DESIGNED: DB	DRAWN: CM
REV.	APPROVED: CW
PGP-5	
SHT. 5 OF 5	

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KEYNOTES

- A** SHERWIN WILLIAMS:
PEPPERCORN - SW 7674
- B** SHERWIN WILLIAMS:
MINDFUL GRAY - SW 7016
- C** CMU
- D** SHERWIN WILLIAMS
BLUE MOSQUE - SW 6789
- E** BLACK ANODIZED ALUMINUM MULLION SYSTEM W/
HIGH PERFORMANCE INSULATED GLAZING - VITRO
OPTIBLUE GLASS



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

PERSPECTIVE VIEW W/ MATERIAL REFERENCES TO MAIN INDUSTRIAL BUILDINGS

MESA GATEWAY
MESA, ARIZONA - PHX21-0031-00

WARE MALCOMB

05.30.2023

PAGE
2



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

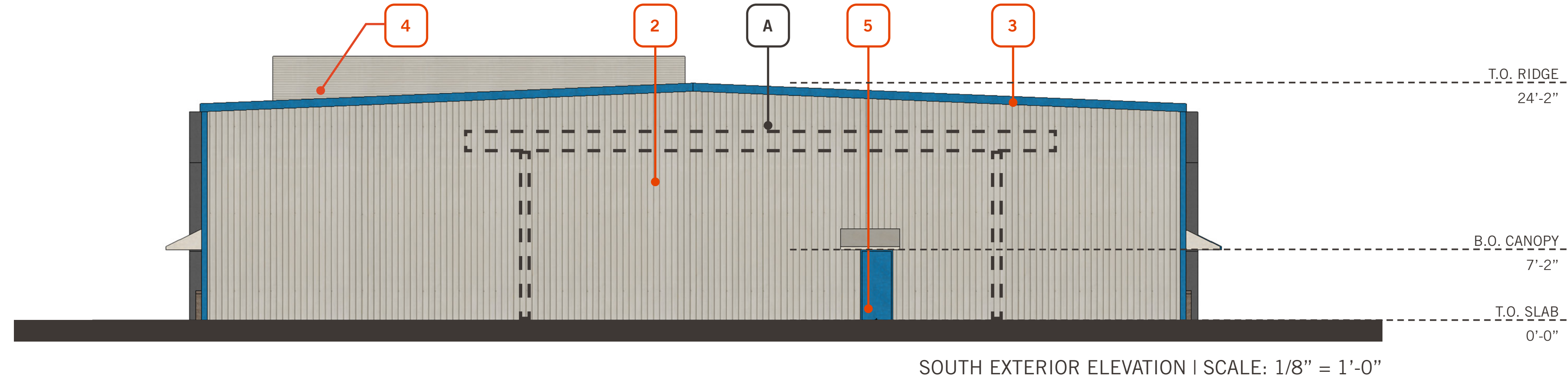
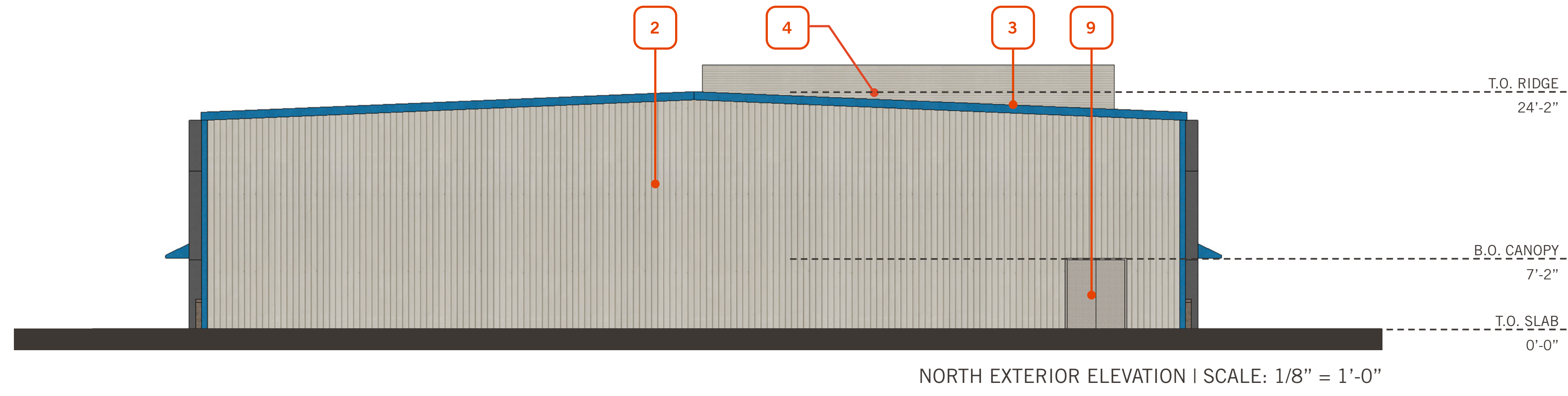
PERSPECTIVE VIEW

MESA GATEWAY
MESA, ARIZONA - PHX21-0031-00

WARE MALCOMB

05.30.2023

PAGE
3



KEYNOTES

1

BLACK ANODIZED ALUMINUM MULLION SYSTEM W/ HIGH PERFORMANCE INSULATED GLAZING - VITRO OPTIBLUE GLASS

2

PRE-FINISHED METAL SIDING: COLOR: SW 7016 - MINDFUL GRAY

3

PRE-FINISHED METAL TRIM: COLOR: SW 6789 - BLUE MOSQUE

4

PRE-FINISHED METAL ROOFING AND MECH SCREEN: COLOR: SW 6182 - ETHEREAL WHITE

5

MAN DOORS TO MATCH COLOR: SW 6789 - BLUE MOSQUE

6

ROLL UP DOORS TO MATCH COLOR: SW 7016 - MINDFUL GRAY

7

EIFS: COLOR: SW 7674 - PEPPERCORN

8

CMU WAINSCOT

9

MAN DOORS TO MATCH COLOR: SW 7016 - MINDFUL GRAY

A

CANOPY OUTLINE

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

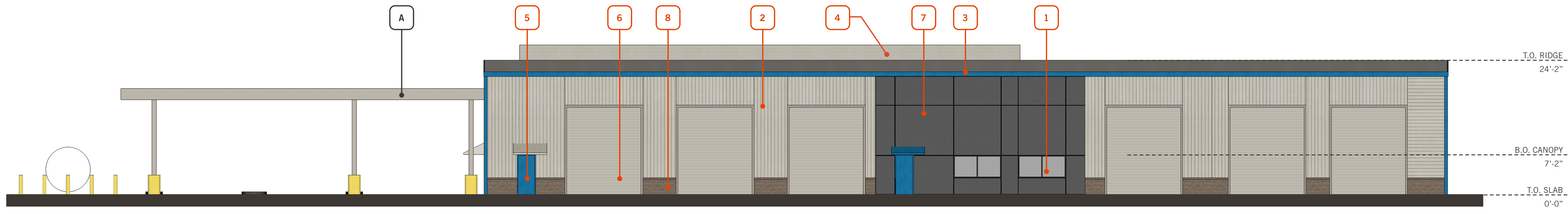
ELEVATIONS

MESA GATEWAY
MESA, ARIZONA - PHX21-0031-00

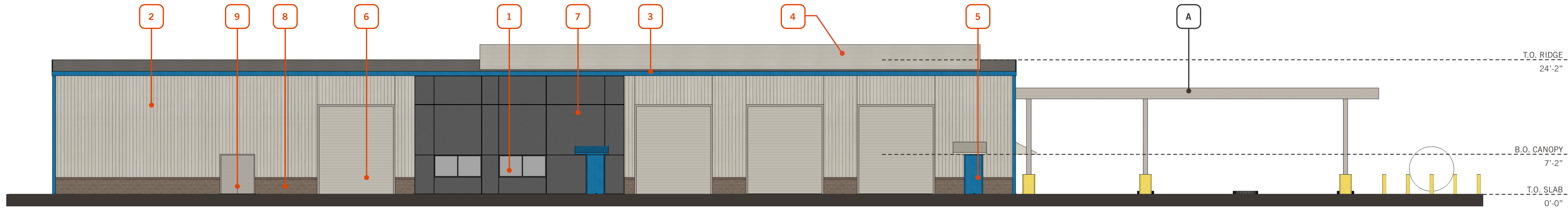
WARE MALCOMB

05.30.2023

PAGE 4



EAST EXTERIOR ELEVATION | SCALE: 1/8" = 1'-0"



WEST EXTERIOR ELEVATION | SCALE: 1/8" = 1'-0"

KEYNOTES

- | | | | |
|--|--|---|--------------------------------|
| <p>1 BLACK ANODIZED ALUMINUM MULLION SYSTEM W/ HIGH PERFORMANCE INSULATED GLAZING - VITRO OPTIBLUE GLASS</p> <p>2 PRE-FINISHED METAL SIDING: COLOR: SW 7016 - MINDFUL GRAY</p> <p>3 PRE-FINISHED METAL TRIM: COLOR: SW 6789 - BLUE MOSQUE</p> | <p>4 PRE-FINISHED METAL ROOFING AND MECH SCREEN: COLOR: SW 6182 - ETHEREAL WHITE</p> <p>5 MAN DOORS TO MATCH COLOR: SW 6789 - BLUE MOSQUE</p> <p>6 ROLL UP DOORS TO MATCH COLOR: SW 7016 - MINDFUL GRAY</p> | <p>7 EIFS: COLOR: SW 7674 - PEPPERCORN</p> <p>8 CMU WAINSCOT</p> <p>9 MAN DOORS TO MATCH COLOR: SW 7016 - MINDFUL GRAY</p> | <p>A CANOPY OUTLINE</p> |
|--|--|---|--------------------------------|

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

Citizen Participation Plan

Gateway 202 Site Plan Amendment SWC Ellsworth Road and Warner Rd.

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts to be made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a minor Site Plan Review and Plat Amendment. These requests are for the proposed 5-acre amendment to an approved 168.7-acre development located at the southwest corner of Ellsworth Road and Warner Road in Mesa. (The "Property").

By providing opportunities for citizen participation, the applicant will ensure that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The applicant will provide neighborhood notice for an online neighborhood meeting. The format proposed is consistent with the City's notice with guidelines for the Citizen Participation and Neighborhood Outreach for site plan review. These guidelines permit methods such as zoom, telephonic platforms, and video conferencing options, or similar methods, which is proposed in this Citizen Participation Plan.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Sean.Lake@pewandlake.com

Sarah Fitzgerald

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
sfitzgerald@pewandlake.com

Action Plan:

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

1. A contact list has been developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;

- b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).
- 2. An online neighborhood meeting will be held by the applicant to provide the opportunity for members of the public to discuss the proposed project. It will be held using Zoom's online meeting technology, which complies with City policies. An attendance/participation list and a summary of the meeting will be submitted to the Planning Division.
- 3. The notification list for the neighborhood meeting will include the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within 1/2 mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list is attached to this Plan.
- 4. The notice letter will list the options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. This procedure will allow the neighbors to view the project details and contact the applicant regarding the project.
- 5. Those who provide contact information to the applicant will be added to the public hearing notification list. A meeting summary and outline of the comments and issues provided to the applicant will be submitted to the City Staff along with the Citizen Participation Report for this case.
- 6. Presentations will be made to groups of citizens or neighborhood associations upon request.
- 7. If a public hearing is required, the applicant will comply with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the City.

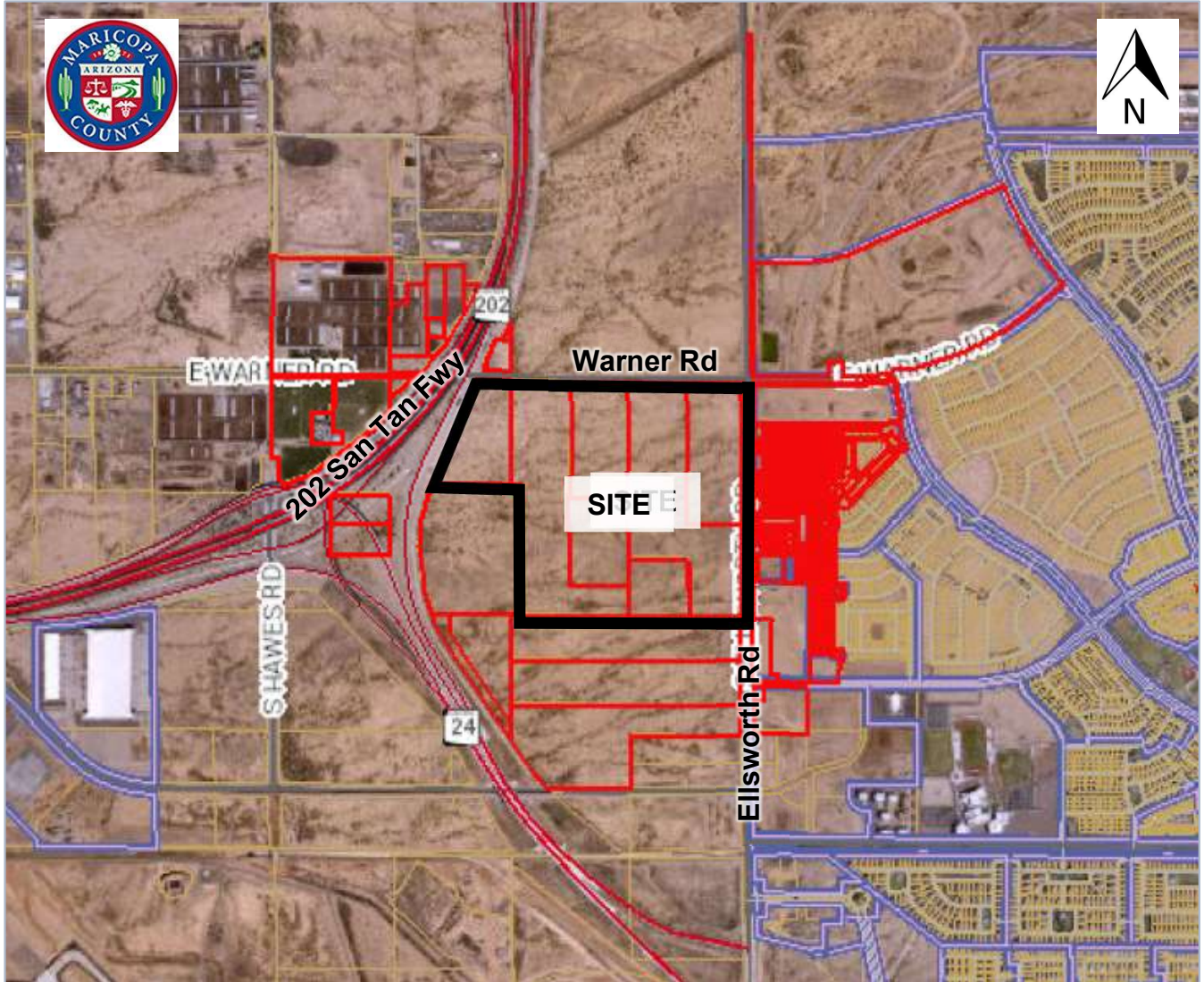
Tentative Schedule:

Formal Submittal to City	February 6, 2023
<i>Follow-Up Submittal</i>	<i>March 13, 2023</i>
<i>Planning & Zoning Public Hearing if required</i>	<i>TBD, May 10, 2023</i>

Attached Exhibits:

- 1) Notification map of surrounding property owners within 1,000 ft. of the Property
- 2) List of property owners within 1,000 ft. of the Property (based on the Maricopa County Assessor Records) HOAs within ½ mile, and registered neighborhood contacts within 1 mile of the property (provided by the city)

Property Owners within 1,000 Feet+
Warner Gateway 202
SWC Ellsworth Rd. & Warner Rd.



**Property Owners, 1,000+ Feet
Warner Gateway 202
SWC Ellsworth Rd. Warner Rd.**

Owner	Address	City	State	Zip
ACERO EASTMARK LLC	1101 SE TECH CENTER DR STE 160	VANCOUVER	WA	98683
ARCHIBALD JAXSON/ELDEN	9259 E STATIC AVE	MESA	AZ	85212
ARIZONA STATE OF TRANSPORTATION DEPT OF	205 S 17TH AVE	PHOENIX	AZ	85007-3212
ASHTON WOODS ARIZONA L L C	8655 E VIA DE VENTURA STE F-250	SCOTTSDALE	AZ	85258
ASHTON WOODS ARIZONA LLC	8655 E VIA DE VENTURA SUITE F-250	SCOTTSDALE	AZ	85258
BD218 LLC	5110 N 40TH ST STE 110	PHOENIX	AZ	85018
CONTINENTAL 552 FUND LLC	W134 N8675 EXECUTIVE PARKWAY	MENOMONEE FALLS	WI	53051
DAIRY VAN RIJN	20102 E WARNER RD	MESA	AZ	85212
DMB MESA PROVING GROUNDS LLC	14646 N KIERLAND BLVD STE 165	SCOTTSDALE	AZ	85254
DMB MESA PROVING GROUNDS LLC	14646 N KIERLAND BLVD	SCOTTSDALE	AZ	85254
JEN ARIZONA 51 LLC	2222 W PINNACLE PEAK RD SUITE 140	PHOENIX	AZ	85027
JOSE JOHN TIMOTHY/SVETLANA KATRAEVA	9260 E SATURN AVE	MESA	AZ	85212
LS EASTMARK LLC	7600 E DOUBLETREE RANCH ROAD STE 240	SCOTTSDALE	AZ	85258
LS-EASTMARK V LLC	7600 E DOUBLETREE RANCH RD STE 240	SCOTTSDALE	AZ	85258
MESA CITY OF	PO BOX 1466	MESA	AZ	85211
MESA GATEWAY OWNER LLC	3900 E CAMELBACK RD STE 100	PHOENIX	AZ	85018
RAIZADA SRAJAL	9258 E STATIC AVE	MESA	AZ	85212
S R P AGRICULTURAL IMP & POWER DIST	P O BOX 52025	PHOENIX	AZ	85072
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT	PO BOX 52025	PHOENIX	AZ	85072
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT A	PO BOX 52025	PHOENIX	AZ	85072-2025
SUNBELT LAND HOLDINGS LP	8095 OTHELLO AVE	SAN DIEGO	CA	92111
TUFFLY FREDERICK M	7606 E AKRON ST	MESA	AZ	85207
VAN RIJN DAIRY	20102 E WARNER RD	MESA	AZ	85212

Source: Maricopa County Assessor, 2021

HOAs within 1/2 Mile and Neighborhood Associations within 1 Mile

Warner Gateway 202, SWC Ellsworth Road & Warner Road

Registered Neighborhoods and City of Mesa									
Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	City	State	Zip
Eastmark	Suzanne	Walden-Wells	10100	E	Ray	Rd	Mesa	AZ	85212

HOA Name	Corp Comm Link
Eastmark	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=16931004

Source: City of Mesa, 2021

Citizen Participation Report

Gateway 202 Site Plan Amendment SWC Ellsworth Road and Warner Rd.

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts that were made by the applicant to inform citizens and property owners in the vicinity concerning the applicant's requests to the City of Mesa for a minor Site Plan Review and Plat Amendment. These requests are for the proposed 5-acre amendment to an approved 168.7-acre development located at the southwest corner of Ellsworth Road and Warner Road in Mesa. (The "Property").

By providing opportunities for citizen participation, the applicant has ensured that those most affected by this application have had adequate opportunity to learn about and comment on the proposed plan. The applicant provided neighborhood notice for an online neighborhood meeting. The format was consistent with the City's notice with guidelines for the Citizen Participation and Neighborhood Outreach for site plan review.

Contact Information:

The individuals who coordinated the Citizen Participation activities are shown below:

Sean B. Lake

Pew & Lake, P.L.C.
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Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
sfitzgerald@pewandlake.com

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community have relating to the proposed development:

1. A contact list was developed for citizens and agencies in this area including:
 - a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;
 - b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).

2. An online neighborhood meeting was held by the applicant on March 7, 2023 to provide the opportunity for members of the public to discuss the proposed project. It was held using Zoom’s online meeting technology, which complies with City policies. No members of the public were in attendance.
3. The notification list for the neighborhood meeting included the above-referenced contact list of all property owners within 1000+ ft. of the subject property , HOAs within ½ mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists was provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list is attached to this Plan.
4. The notice letter provided options for contacting the applicant by phone or by the online neighborhood meeting to ask questions, comment on the request, and receive feedback from the applicant. There have been no calls received related to this application.
5. For the public hearing, the applicant complied with City requirements, which included posting two (2) 4’ x 4’ sign(s) on the property. The sign(s) were placed on the property on May 30, 2023, more than two weeks prior to the Planning & Zoning Board meeting, in accordance with City requirements. A notarized document with attached photograph of the signs is attached to this report.

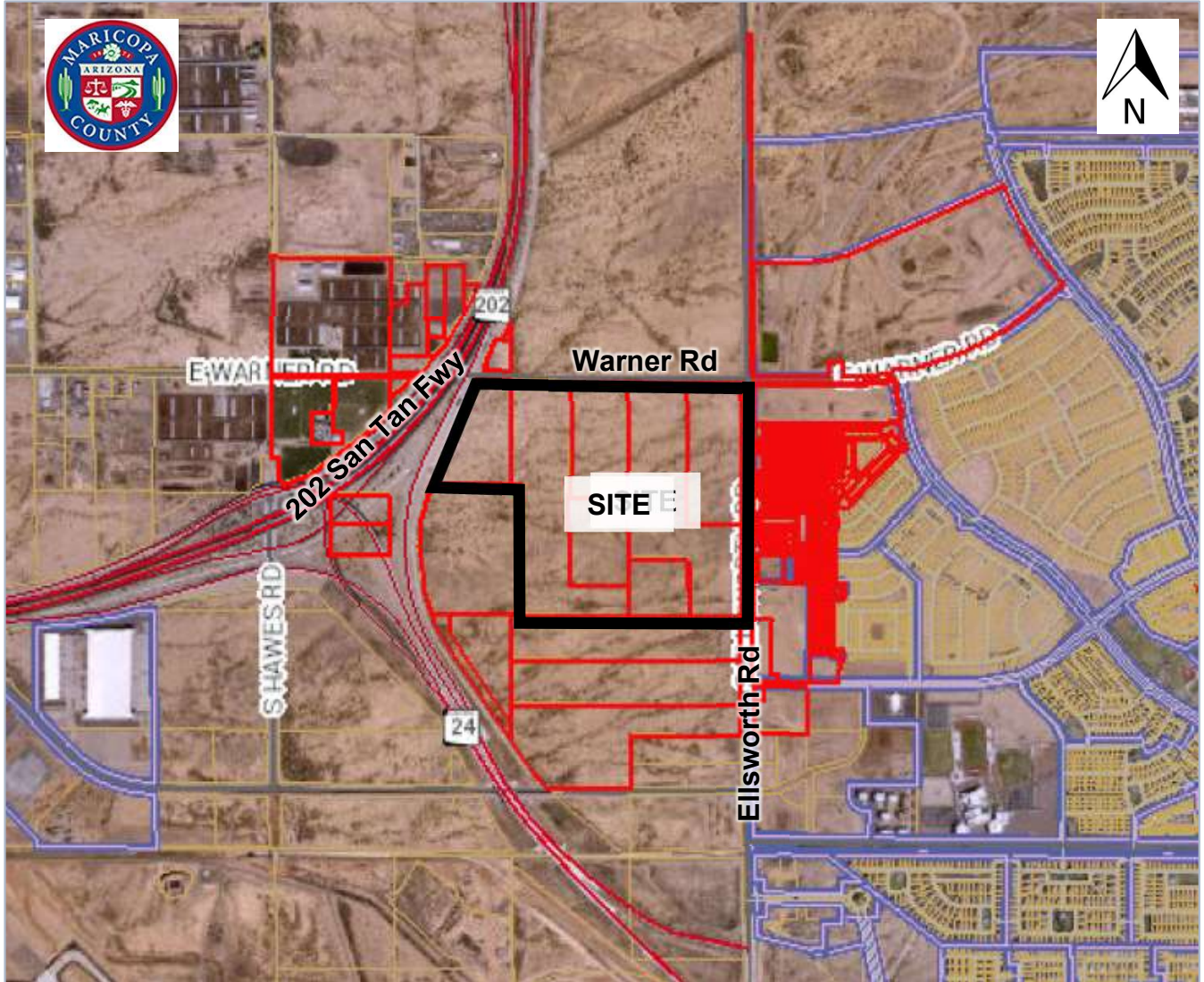
Project Schedule:

Formal Submittal to City	January 6, 2023
<i>2nd Submittal</i>	<i>March 13, 2023</i>
<i>3rd Submittal</i>	<i>April 17, 2023</i>
<i>4th Submittal (comment resolution)</i>	<i>May 30, 2023</i>
<i>Planning & Zoning Public Hearing</i>	<i>June 14, 2023</i>

Attachments

1. Neighborhood Meeting notification map and lists
2. Neighborhood Meeting Summary
3. Public Hearing Sign Posting Photos and Affidavit

Property Owners within 1,000 Feet+
Warner Gateway 202
SWC Ellsworth Rd. & Warner Rd.



**Property Owners, 1,000+ Feet
Warner Gateway 202
SWC Ellsworth Rd. Warner Rd.**

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MESA GATEWAY OWNER LLC	3900 E CAMELBACK RD STE 100	PHOENIX	AZ	85018
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SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT A	PO BOX 52025	PHOENIX	AZ	85072-2025
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VAN RIJN DAIRY	20102 E WARNER RD	MESA	AZ	85212

Source: Maricopa County Assessor, 2021

HOAs within 1/2 Mile and Neighborhood Associations within 1 Mile

Warner Gateway 202, SWC Ellsworth Road & Warner Road

Registered Neighborhoods and City of Mesa									
Neighborhood Name	First Name	Last Name	St No	St Dir	St Name	StType	City	State	Zip
Eastmark	Suzanne	Walden-Wells	10100	E	Ray	Rd	Mesa	AZ	85212

HOA Name	Corp Comm Link
Eastmark	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=16931004

Source: City of Mesa, 2021

**Warner Gateway 202
Site Plan Amendment and Design Review
ZON23-00092/DRB23-0093**

Neighborhood Meeting 3/7/2023

Location: Zoom.us

Time: 6:00 PM

Hosted by: Sean B. Lake & Sarah Fitzgerald – Pew & Lake, PLC.

Summary:

The Zoom meeting opened at 5:45 PM and ended at 6:15 PM. No neighbors were in attendance.

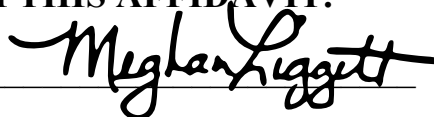
City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

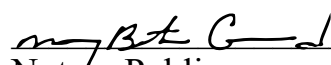
Date:

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # on . The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

Applicant's/Representative's signature: 

SUBSCRIBED AND SWORN before me on


Notary Public



CITY OF MESA
PUBLIC NOTICE

ZONING HEARING

PLANNING & ZONING BOARD

57 EAST FIRST STREET

MESA, ARIZONA

TIME: 4:00 PM DATE: June 14, 2023

CASE: ZON23-00092

REQUEST: Site Plan Review. This request will allow for an accessory minor automobile repair facility.

APPLICANT: Pew & Lake

PHONE: (480) 461-4670

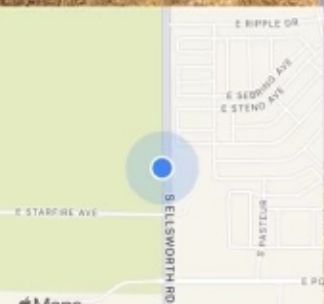
Planning Division: (480) 644-2385

Posting date: 5/30/2023

May 30, 2023 03:00PM

S Ellsworth Rd

Maricopa County



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

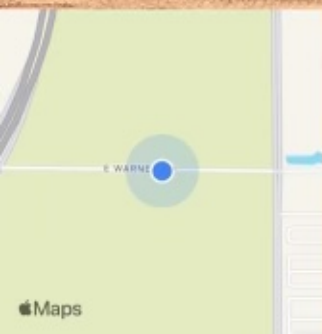
TIME: 4:00 PM DATE: June 14, 2023
CASE: ZON23-00092

REQUEST: Site Plan Review. This request will allow for an accessory minor automobile repair facility.

APPLICANT: Pew & Lake
PHONE: (480) 461-4670

Planning Division: (480) 644-2385

Posting date: 5/30/2023



May 30, 2023 02:39PM
20316-20382 E Warner Rd
Maricopa County