

Project: Elevate
Location: 8946 E Germann Rd – Mesa, AZ 85212
Subject: Project Narrative
Date: 04/17/2018

Company Overview:

The proposed building is for Elevate, an indoor trampoline park.

Project Overview:

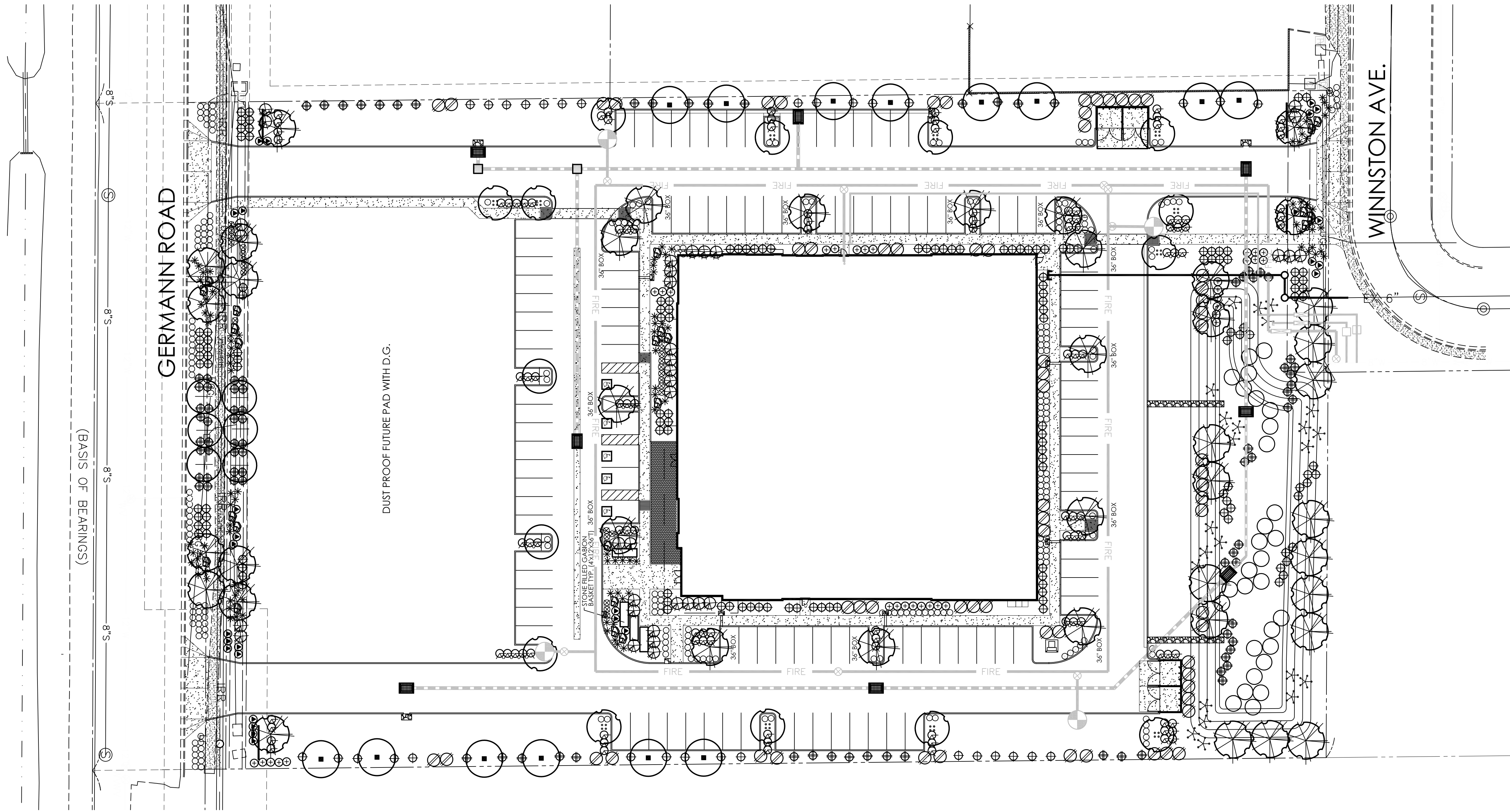
The proposed project is a 177,550 S.F. (4.08 AC.) light industrial (LI) zoned lot with a one story 29,810 SF indoor recreation building located on the north side of Germann Rd, west of Ellsworth Rd in Mesa. Light Industrial zoning surrounds the site on the north, east and west with residential/farm land south of Germann Road. Parking for the project meets the code requirements for Recreation Facilities and surrounds the building for customer and employee access. The project will feature four sided architecture composed of concrete tilt-panel walls that undulate with recesses and projections. Colored steel canopies accent the building's corners along Germann Road. Panels with form liner accent the elevations for added material and texture variation and depth.

Landscape for the site is designed to conform to city ordinances, and create an interesting street front in the undulation of screen walls and gabions. Elements from the street front are repeated near the main entrance of the building to tie the design across the site.

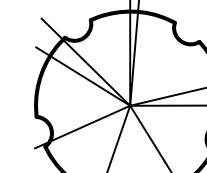
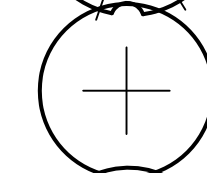
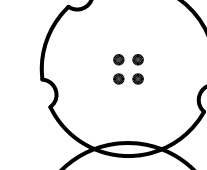
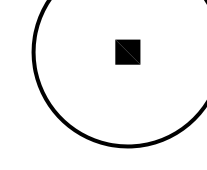
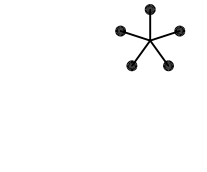
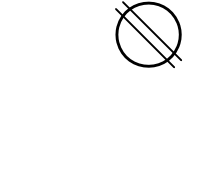
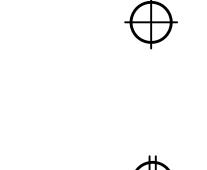
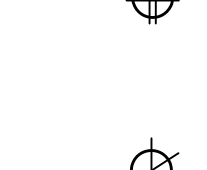
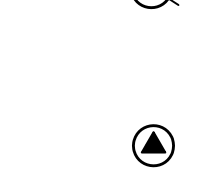
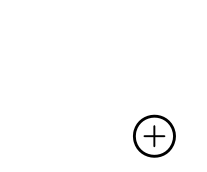
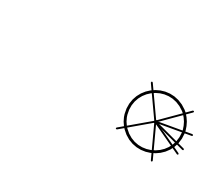
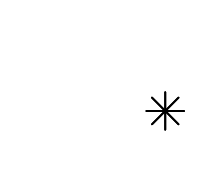

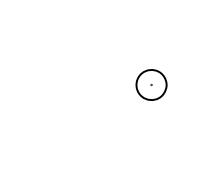
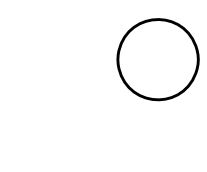



Thank you!

Andrew Greybar

Lead Designer



LANDSCAPE LEGEND

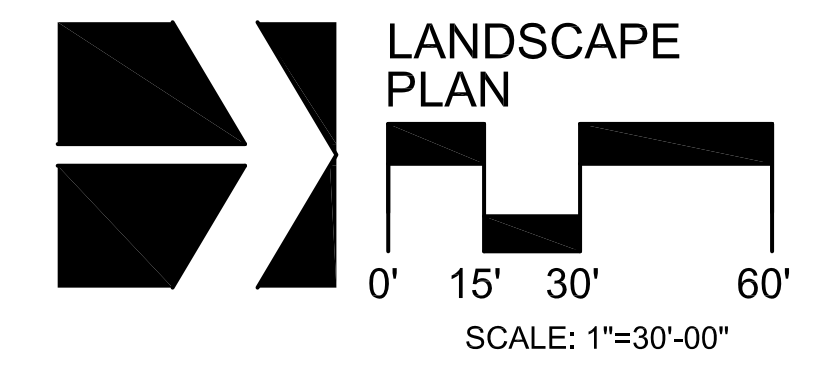
-  CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
24" BOX (MATCHING) 36" BOX AT BUILDING
-  QUERCUS VIRGINIANA
LIVE OAK
24" BOX
-  ULMUS PARVIFOLIA
CHINESE ELM
24" BOX
-  ACACIA STENOPHYLLA
SHOESTRING ACACIA
24" BOX
-  CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
-  TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
-  HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
-  DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
-  RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
-  AGAVE WEBERII
WEBBER'S AGAVE
5 GALLON
-  MUHLENBERGIA 'REGAL MIST'
REGAL MIST DEER GRASS
5 GALLON
-  PACHYCEREUS MARGINATUS
MEXICAN FENCE POST
5 GALLON
-  ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON
-  EUPHORBIA RIGIDA
GOPHER PLANT
1 GALLON
-  LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
-  ACACIA REDOLENS
'DESERT CARPET' tm
1 GALLON
-  3x3x3 SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH
-  1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



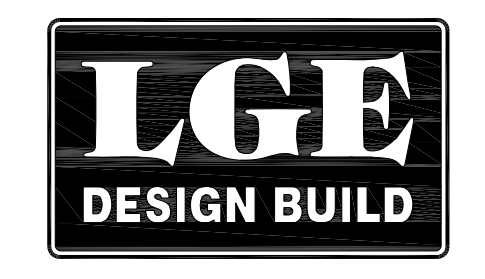
STONE FILLED GABION BASKET ENTRY FEATURE



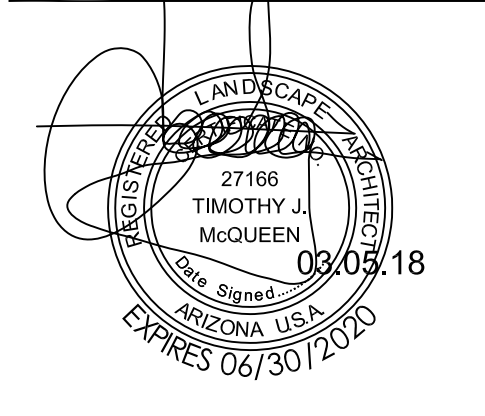
MEXICAN FENCE POST ACCENT



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602) 265-0320
EMAIL: timmcqueen@tjma.net



NUMBER	REVISION	DATE



SHEET TITLE: **LANDSCAPE PLAN**

ISSUE DATE: 03.05.18

DRAWN BY: JPM/KAW

CHECKED BY: BIM

PROJECT No.:

SHEET:

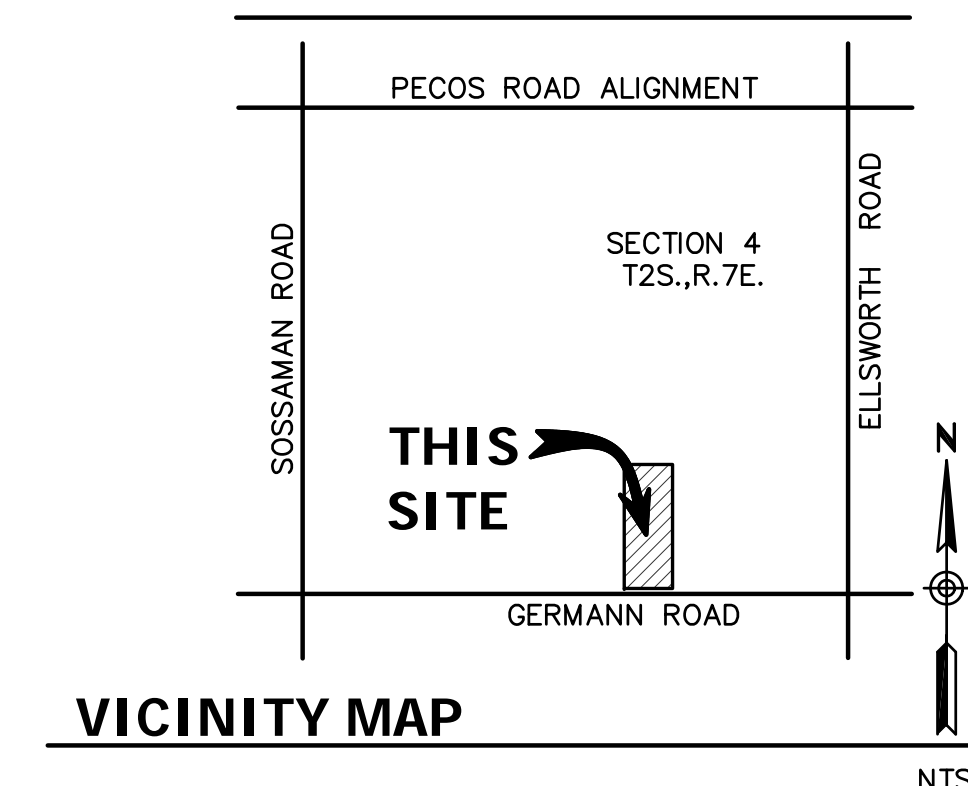
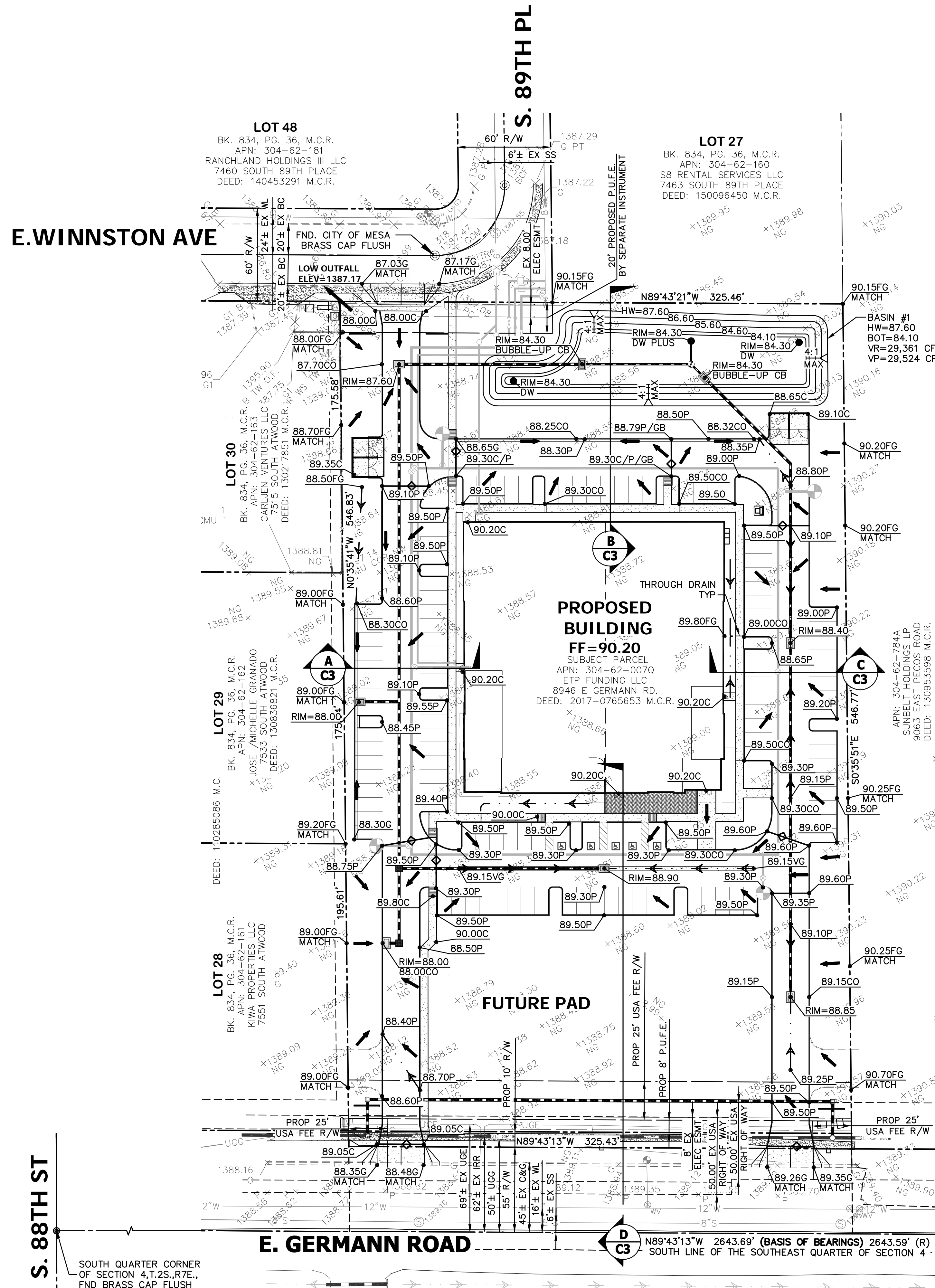
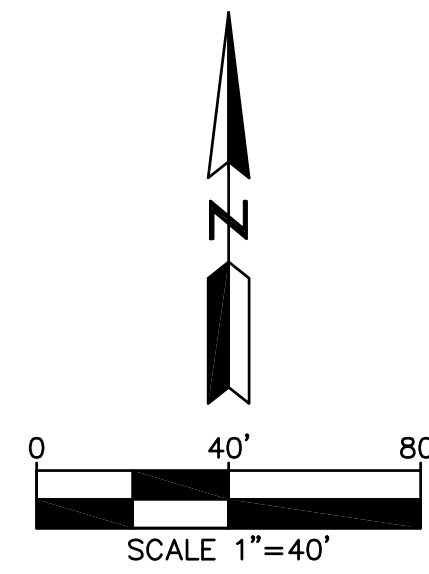
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CONCEPTUAL GRADING & DRAINAGE PLAN

FOR ELEVATE

8949 E. GERMANN ROAD MESA, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;



DEVELOPER

LGE CORPORATION
740 N. 52ND STREET
PHOENIX, ARIZONA 85008
PHONE: (480) 966-4001
FAX: (480) 966-9001
CONTACT: FRANK PETTIT

ARCHITECT

LGE CORPORATION
740 N. 52ND STREET
PHOENIX, ARIZONA 85008
PHONE: (480) 966-4001
FAX: (480) 966-9001
CONTACT: ANDREW CREYBAR

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: RUSS SCHULTE

RETENTION CALCULATIONS

100-YEAR, 2-HOUR
TOTAL SITE AREA = 4.085 AC
COMMERCIAL = 4.085 AC
RETENTION REQUIRED:
VR=C*P/12*A, P=2.2
COMMERCIAL VR = 29,361 CU.FT.
TOTAL REQUIRED = 29,361 CU.FT.
RETENTION PROVIDED:
RETENTION BASIN 1 29,524 CU.FT.
TOTAL PROVIDED 29,524 CU.FT.
TOTAL REQUIRED 29,361 CU.FT.
TOTAL EXCESS 163 CU.FT.

EXISTING LEGEND

- CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE
- EASEMENT
- MAJOR CONTOUR
- MINOR CONTOUR
- SANITARY SEWERLINE
- WATERLINE
- CHAIN LINK FENCE
- POWER POLE
- STREET LIGHT
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- SPOT ELEVATION

PROPOSED LEGEND

- SEWER LINE
- FIRELINE
- WATER LINE
- GRADE BREAK
- FLOW LINE
- STORM PIPE
- DRYWELL W/INTERCEPTOR
- DRYWELL
- DIRECTION OF SLOPE
- SPOT ELEVATION
- BACKFLOW DEVICE
- WATER METER
- FIRE HYDRANT
- TAPPING SLEEVE & VALVE
- WATER VALVE
- DRAIN BASIN
- CONCRETE HATCH

VICINITY MAP

SHEET INDEX

CIVIL SHEETS
CONCEPTUAL GRADING & DRAINAGE PLAN C1
CONCEPTUAL UTILITY PLAN C2
CONCEPTUAL CROSS SECTIONS C3

BENCHMARK

BRASS TAG NW CORNER IN BRIDGE @ SOSSAMAN & GERMANN
CITY OF MESA BENCHMARK
ELEVATION = 1356.84 NAVD88 DATUM

BASIS OF BEARING

THE BEARING OF NORTH 89°43'13" WEST ALONG THE MONUMENT LINE OF E GERMANN ROAD PER FINAL PLAT GATEWAY AIRPORT COMMERCE PARK, 834/36 M.C.R.

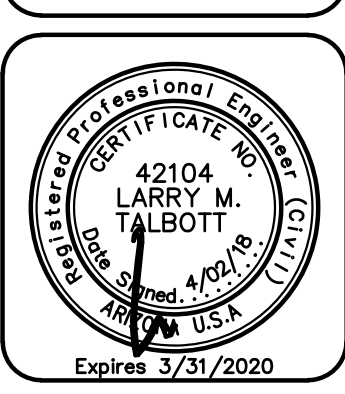
LOT AREAS:

LOT AREA: 4.085 ACRES± (177,942 SQ.FT.)

NO.	DATE	REVISION	BY

DESIGN BY: RS
DRAWN BY: TDN
CHECKED BY: RS

HUNTER ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



CONCEPTUAL GRADING AND DRAINAGE PLAN FOR ELEVATE 8949 E. GERMANN ROAD MESA, ARIZONA 85212



THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME: ELEVATE

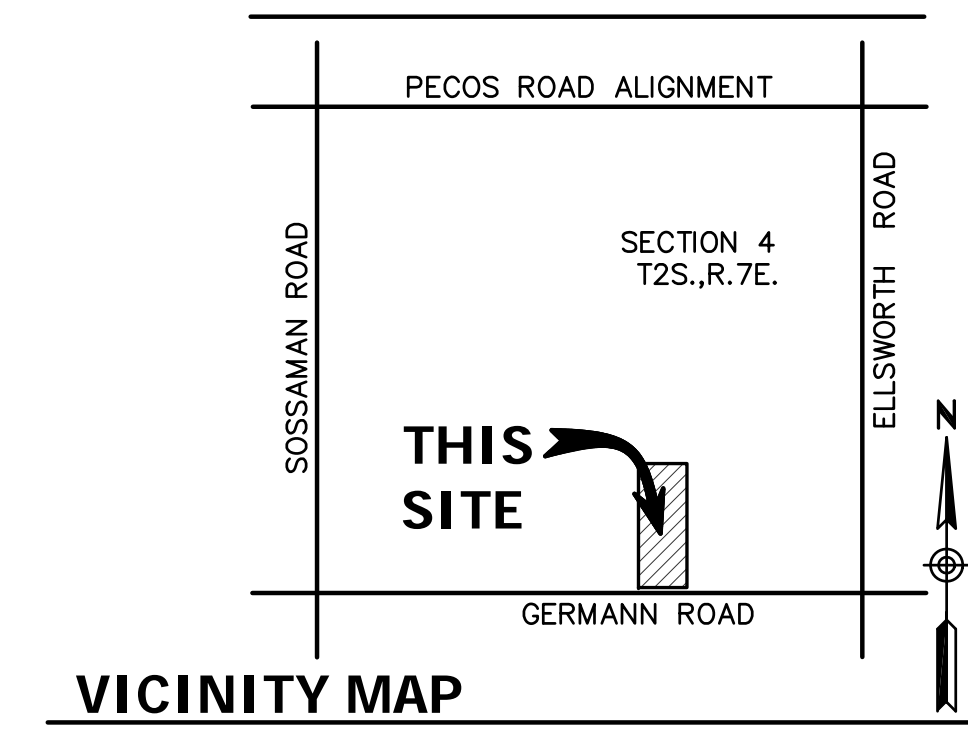
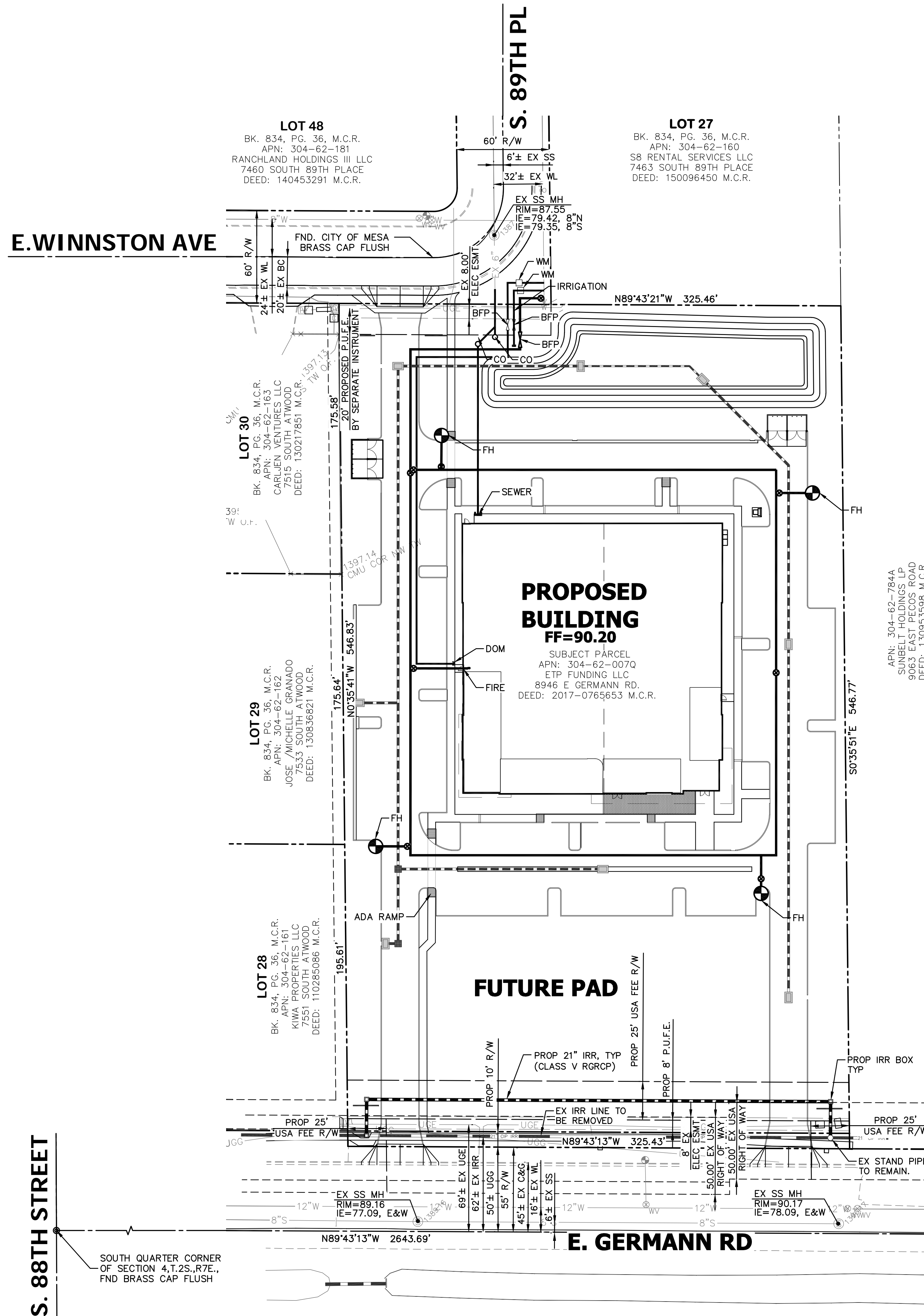
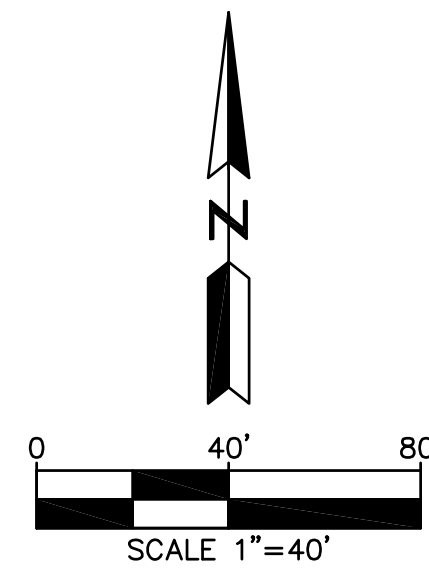
HE NO.: LGEC245

SCALE: 1"=40'

SHEET: C1

CONCEPTUAL UTILITY PLAN FOR ELEVATE 8949 E. GERMANN ROAD MESA, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;



VICINITY MAP

DEVELOPER

LGE CORPORATION
740 N. 52ND STREET
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PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: RUSS SCHULTE

LOT AREAS:

LOT AREA: 4.085 ACRES± (177,942 SQ.FT.)

NO.	DATE	REVISION	BY

DESIGN BY: RS
DRAWN BY: TBN
CHECKED BY: RS

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



CONCEPTUAL UTILITY PLAN
FOR
ELEVATE
8949 E. GERMANN ROAD
MESA, ARIZONA 85212

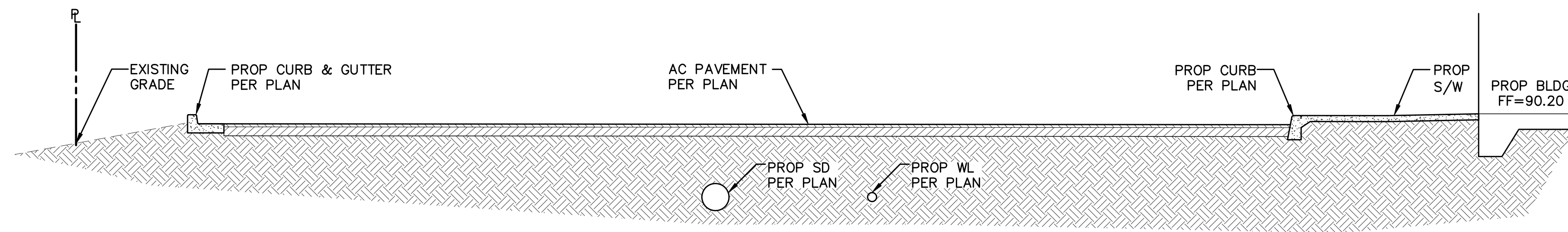


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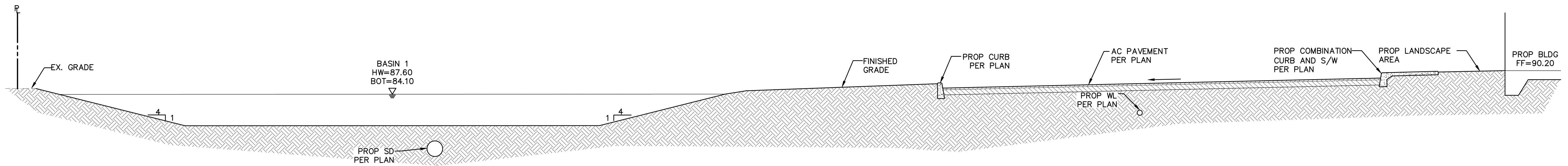
PROJECT NAME:
ELEVATE

HE NO.: LGEC245
SCALE: 1"=40'

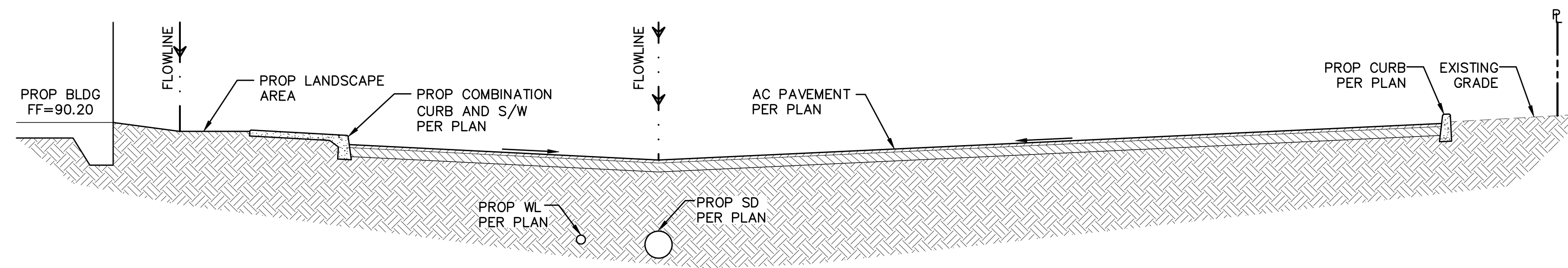
SHEET:
C2



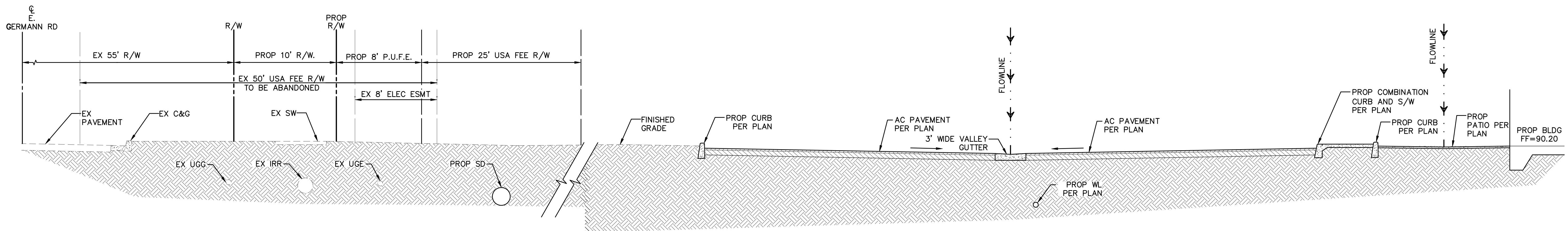
A N.T.S.



B N.T.S.



C N.T.S.



D N.T.S.

NO.	DATE	REVISION	BY

DESIGN BY: RS
 DRAWN BY: TBN
 CHECKED BY: RS

HUNTER
 ENGINEERING
 10450 NORTH 74TH STREET,
 SUITE 200
 SCOTTSDALE, AZ 85258
 T 480 991 3985
 F 480 991 3986

CIVIL AND SURVEY



**CONCEPTUAL TYPICAL SECTIONS
 FOR
 ELEVATE
 8949 E. GERMANN ROAD
 MESA, ARIZONA 85212**

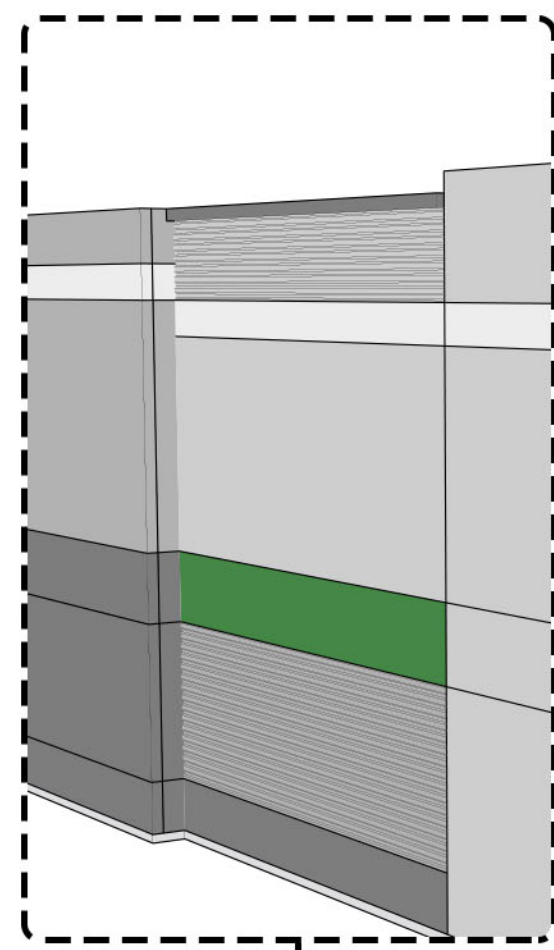
CONTACT ARZONA811 AT LEAST 7 BUSINESS DAYS BEFORE YOUR CONSTRUCTION.
ARZONA811
 CALL 811 OR VISIT ARIZONA811.COM

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

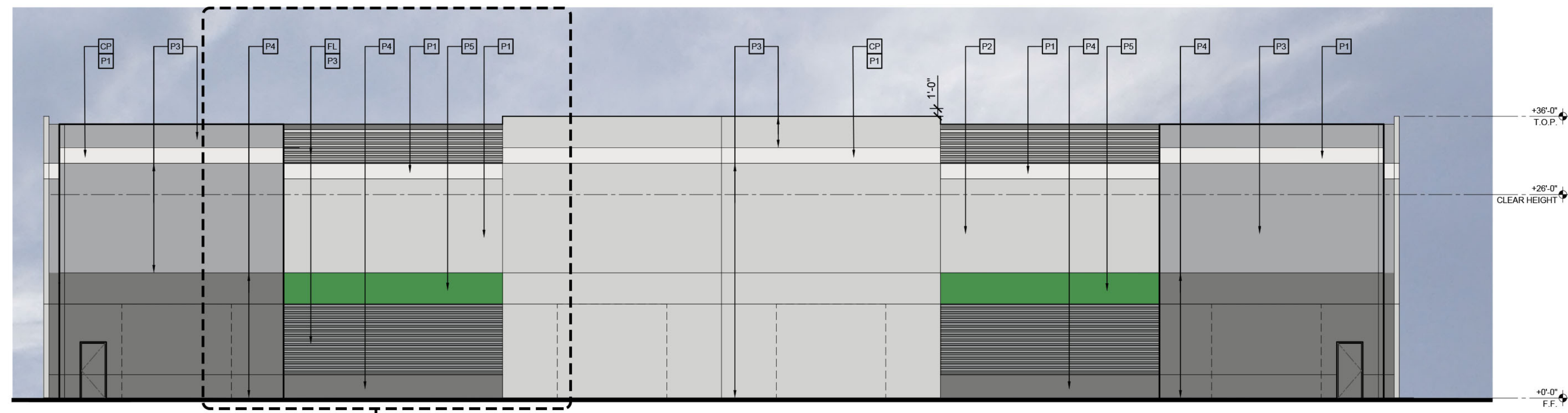
PROJECT NAME:
 zoom
 ELEVATE
 LAYER

HE NO.: LGEC245
 SCALE: NTS

SHEET:
C3



NORTH ELEVATION



NOTE: ALL MECHANICAL UNITS TO SCREENED BY PARAPET.

GENERAL NOTES:

1. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR ROLL-UP DOOR HEIGHTS.
3. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.
4. PROVIDE PRICING FOR OPTIONAL 32'-0" CLEAR HEIGHT.

MATERIAL/FINISH SCHEDULE:

KEY:	DESCRIPTION:
CP	CONCRETE TILT PANEL
FL	CONCRETE FORM LINER (USE HIGH GLOSS PAINT)
M1	METAL PARAPET CAP

CANOPY KEY:

KEY:	DESCRIPTION:
CD	CORRUGATED STEEL DECK CANOPY - PAINTED P4
CF	16" CHANNEL CANOPY FRAME - PAINTED P4

GLAZING KEY:

MATERIAL:	DESCRIPTION:
FRAMES	ARCADIA ANODIZED ALUMINUM STOREFRONT - CLEAR (AC-2)
EXTERIOR GLAZING	1" CLEAR INSULATED GLAZING

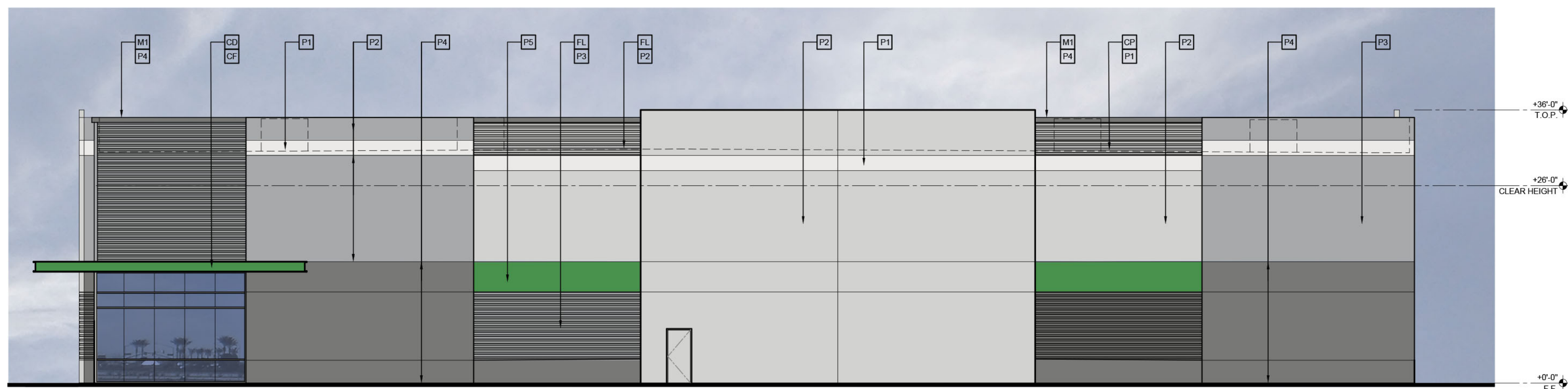
PAINT KEY:

KEY:	DESCRIPTION:
P1	DUNN EDWARDS - DE6372 "LACE VEIL"
P2	DUNN EDWARDS - DE6366 "SILVER SPOON"
P3	DUNN EDWARDS - DE6375 "CASTLEROCK"
P4	DUNN EDWARDS - DE6369 "LEGENDARY GRAY"
P5	DUNN EDWARDS - PAINT TO MATCH "GREEN OF ELEVATE LOGO"

PAINTING NOTES:

1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED.
2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

EAST ELEVATION



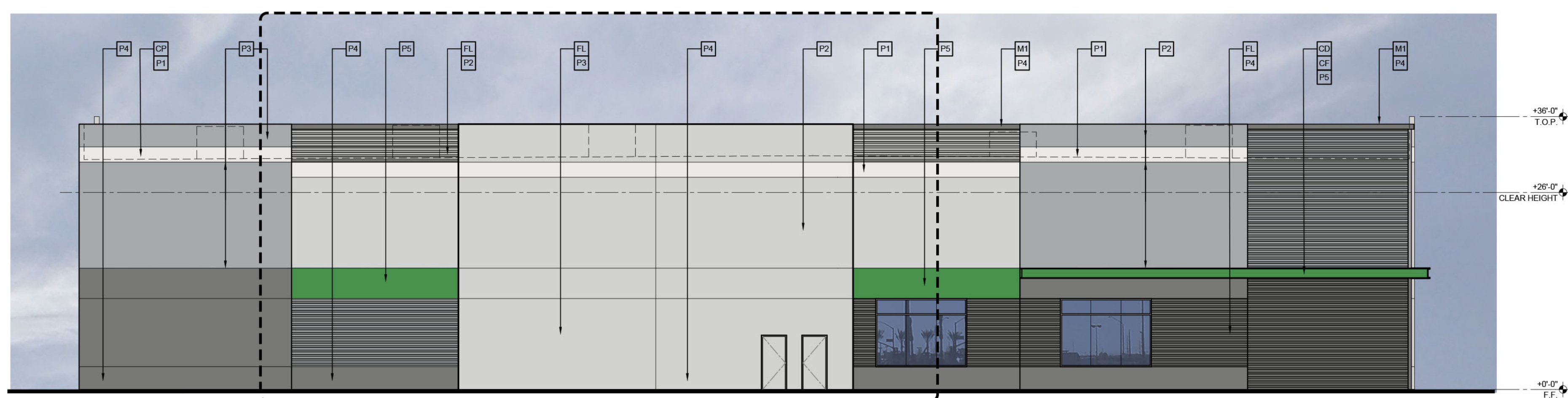
SCALE: 3/32" = 1'-0"

SOUTH ELEVATION

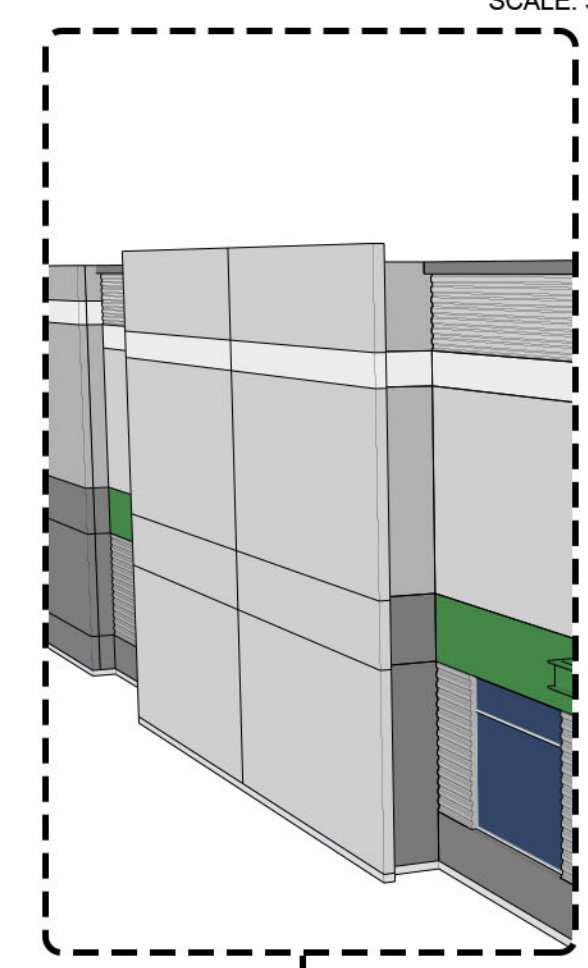


SCALE: 3/32" = 1'-0"

WEST ELEVATION



SCALE: 3/32" = 1'-0"



NUMBER	REVISION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE:	EXTERIOR ELEVATIONS
ISSUE DATE:	04/06/2018
DRAWN BY:	KAW
CHECKED BY:	AG
PROJECT No.:	
SHEET:	

A4.1



Citizen Participation Plan for Elevate #PRS-17-00523

Date: January 26, 2018

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, registered neighborhood associations and HOA's in the vicinity of the site of an application for Elevate. This site is located at 8946 E. Germann Road, and there is an application for a new 1 story recreational facility on 4.08 acres of vacant land. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Ben McRae, Studio Director / Principal
LGE Design Group
740 N. 52nd Street
Phoenix, Arizona 85008
(480) 966-4001; (602) 225-2788 (FAX)
Email: Benm@lgedesigngroup.com

Pre-application Meeting: The pre-application meeting with the City of Mesa planning staff was held on December 18, 2017. Staff reviewed the application and recommended that adjacent residents within 500' and registered neighborhoods and HOA's within 1 mile of the project be notified of the proposal.

Action Plan: In order to provide effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts of the development that members of the community may have.

A contact list will be developed for citizens in this area including:

- All registered Neighborhoods and Homeowners Associations within 1 mile of the project.
- Interested neighbors within 500' of the project.

All persons listed on the contact list will receive a letter describing the project and a site plan along with contact information to direct any comments, questions or concerns. Presentations will be made to groups of citizens, registered Neighborhoods or HOA's upon request. All materials such as comments, petitions, notification letters, notification lists, and any citizen sign in lists recorded at requested presentations received will be copied to the City of Mesa Planner.

Schedule:

Pre-submittal meeting – December 18, 2017
Notification letters mailed – TBD
Application submittal – TBD
Submittal of Citizen Participation Report and Notification Materials – TBD
Planning and Zoning Board Hearing – TBD



Ryan McCann
Planner 1
City of Mesa Planning Division
55 N. Center Street
Mesa, AZ. 85201

RE: ZON18-00065

CITIZEN PARTICIPATION REPORT

Elevate
8946 E. Germann Rd.,
Mesa, AZ. 85212

Citizen Participation Neighborhood Notification Results:

We did not receive any comments, questions or concerns from the citizens that were notified by mail therefore we did not have a neighborhood meeting since we did not have any issues to address with the public.

Lori Hunt
Architectural Project Coordinator
LGE Design Group