

# **PROJECT EARL at MESA GATEWAY**

Northeast Corner of Germann and Crismon Roads

COUNCIL USE PERMIT (CUP)

Case No. ZON24-\_\_\_\_\_

Initial Submittal: August \_\_, 2024

On Behalf of



Applicant Contact:

Withey Morris Baugh, PLC  
2525 East Arizona Biltmore Circle, Suite A212  
Phoenix, Arizona 85016  
Phone. 602.230.0600  
Email: Adam@wmbattorneys.com

## Table of Contents

<b>I. Project Overview</b>	4
A. Project Overview	4
B. Request	5
C. Relationship to Adjacent Properties	5
D. Zoning, General Plan and Area Plans	5
E. Council Use Permit	6
<b>Exhibits</b>	
Aerial Map	Tab A
Zoning Map	Tab B
General Plan & Associated Maps	Tab C
Site Plan	Tab D



## **A. Project Overview**

JX Metals USA, Inc (JX), is a leading provider of sputtering targets, products and high purity materials essential to sustaining Semiconductor processing capability and growth in the United States and Europe. JX is building a new manufacturing facility in Mesa to become its next base of operations in Arizona.

The Property is approximately 63.63 net acres located at the northeast corner of Germann and Crismon Roads. See Aerial Map attached at **TAB A**. The Property is currently owned by CRG as part of a 264-acre site.

In 2022, the project received approvals (Site Plan, Design Review, and Special Use Permit) to allow for the development of a 264,800 square foot office and manufacturing building in the GI District (case no. ZON22-00154).

Project Earl at Mesa Gateway will be a modern high technology manufacturing site consisting of multiple attractive, high-quality industrial buildings which is consistent with the industrial vision for the area.

Per Table 11-7-2 of the Mesa Zoning Ordinance (MZO), offices and manufacturing are permitted uses in the GI zoning district. One component of the manufacturing process is metal refining and casting, which is permissible in the GI district subject to a Council Use Permit (CUP).

## **B. Request**

This application requests Council Use Permit (CUP) for Metal Refining, Casting, and Extrusion.

## **C. Relationship to Adjacent Properties**

The majority of the Property surrounding the Property is zoned and planned for heavy industrial uses.

- North: GI zoned property within the City of Mesa (CRG).
- South: Germann Road. EMP-B zoned property within the Town of Queen Creek.
- West: Crismon Road. LI and AG zoned property within the City of Mesa.
- East: Merrill Road. GI zoned property within the City of Mesa.

## **D. Zoning, General Plan, and Area Plan**

The Property is currently zoned General Industrial (GI) which is consistent with the plan to develop the Property into a high-tech facility in direct support with the US initiative to develop and sustain semiconductor processing capability in the United States.

The General Plan character area designation on the property is Employment. Per Chapter 7 of the General Plan, the primary focus of the Employment character area designation is to provide for a wide range of employment opportunities in high-quality settings. Examples of employment-type land uses include areas for large manufacturing facilities, warehousing, and business park-type land uses. The planned industrial development for manufacturing uses will be consistent with the intent of the Employment character area designation. The request is consistent with the review criteria outlined in Chapter 15 (pg. 15-1&2) of the Mesa 2040 General Plan.

The subject property is also located within the Logistics and Commerce District of the Mesa Gateway Strategic Development Plan (MGSDP). The Logistics and Commerce District is envisioned to provide a high-quality employment environment that is compatible with increasing over-flight activities associated with the nearby Phoenix-Mesa Gateway Airport. The subject request conforms to the purpose and intent of the Mesa Gateway Strategic Development Plan.

Lastly, the site is within the Airfield Overlay District, specifically within Airport Overflight Area Two (AOA 2). The location of the property within the Airfield Overlay is due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-7-2 of the MZO, the AOA 2 allows development of office and manufacturing uses.

The proposed development is not in the direct flight path of the Phoenix-Mesa Gateway airport runways; however, the development will likely experience noise from the airport. Phoenix-Mesa Gateway Airport staff reviewed the subject request and had no concerns with the proposed development of the site for non-residential uses.

## **E. Council Use Permit**

Per Section 11-70-6, a CUP shall be granted when the following criteria are met.

1. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;

**Response:** The proposal is consistent with the underlying zoning, general plan, area plan and overlay designations. Specifically, they encourage heavy and light industrial uses as well as office and manufacturing uses compatible with activities associated with the Mesa Gateway Airport. For years, the City of Mesa has envisioned this area for large employment and industrial uses. Project Earl at Mesa Gateway will be a major contributor to the realization of that vision.

2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;

**Response:** The proposed metal casting occurs inside the already approved building. No exterior changes are necessary to allow this operation. As a result, the existing site plan and design review approvals already demonstrate the characteristics of the proposed project are consistent with the purposes of the district.

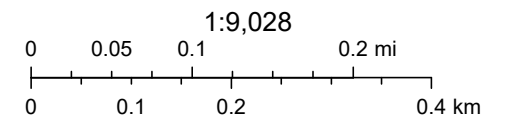
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and

**Response:** The proposed metal casting occurs inside the already approved building. There are no external impacts associated with the internal operations. Accordingly, it will have no impact on adjacent or surrounding properties, or the general welfare of the City.

4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

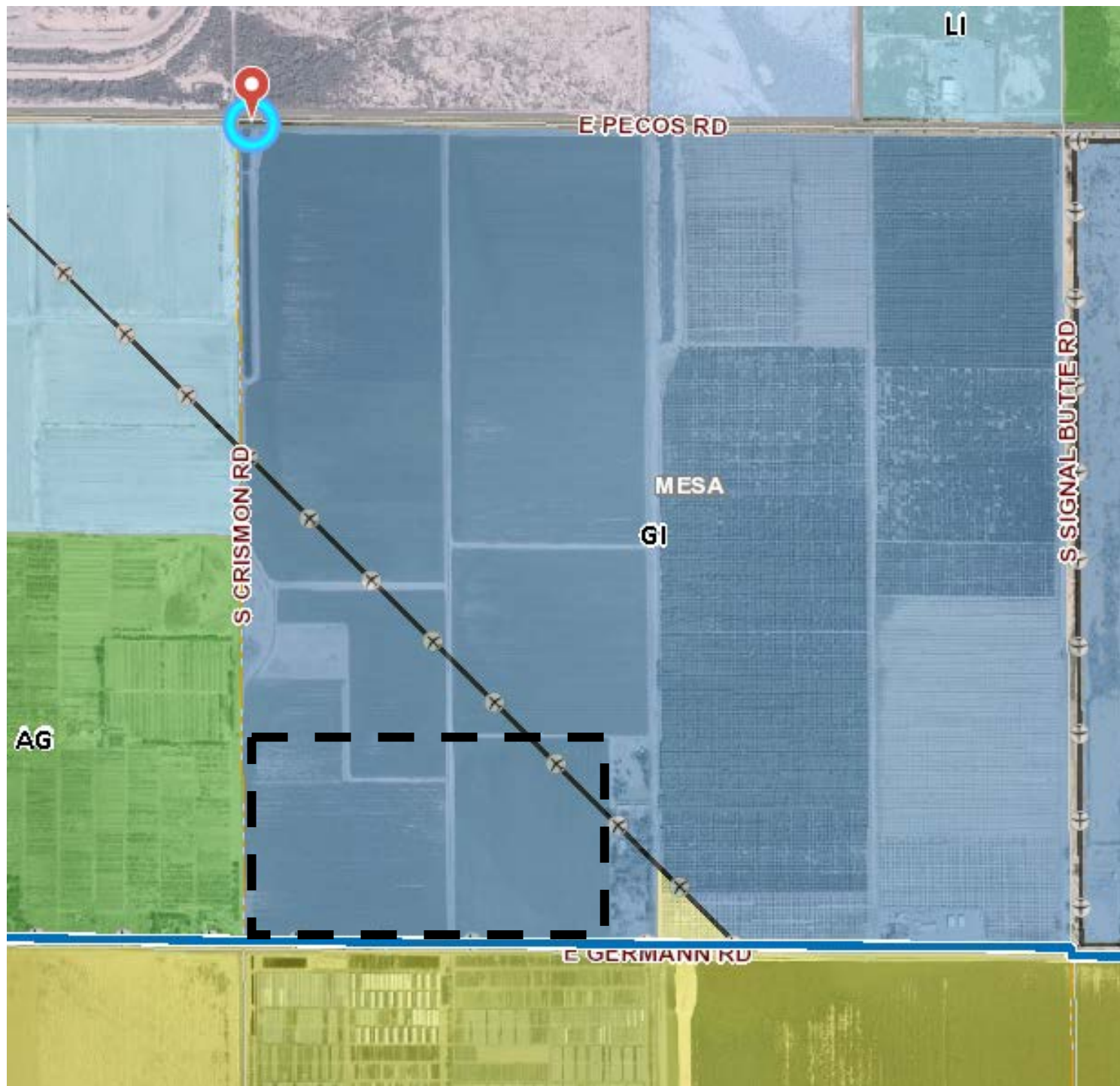
**Response:** Adequate infrastructure exists in the area and was required to be installed when the project was first approved and built.

# Aerial Map



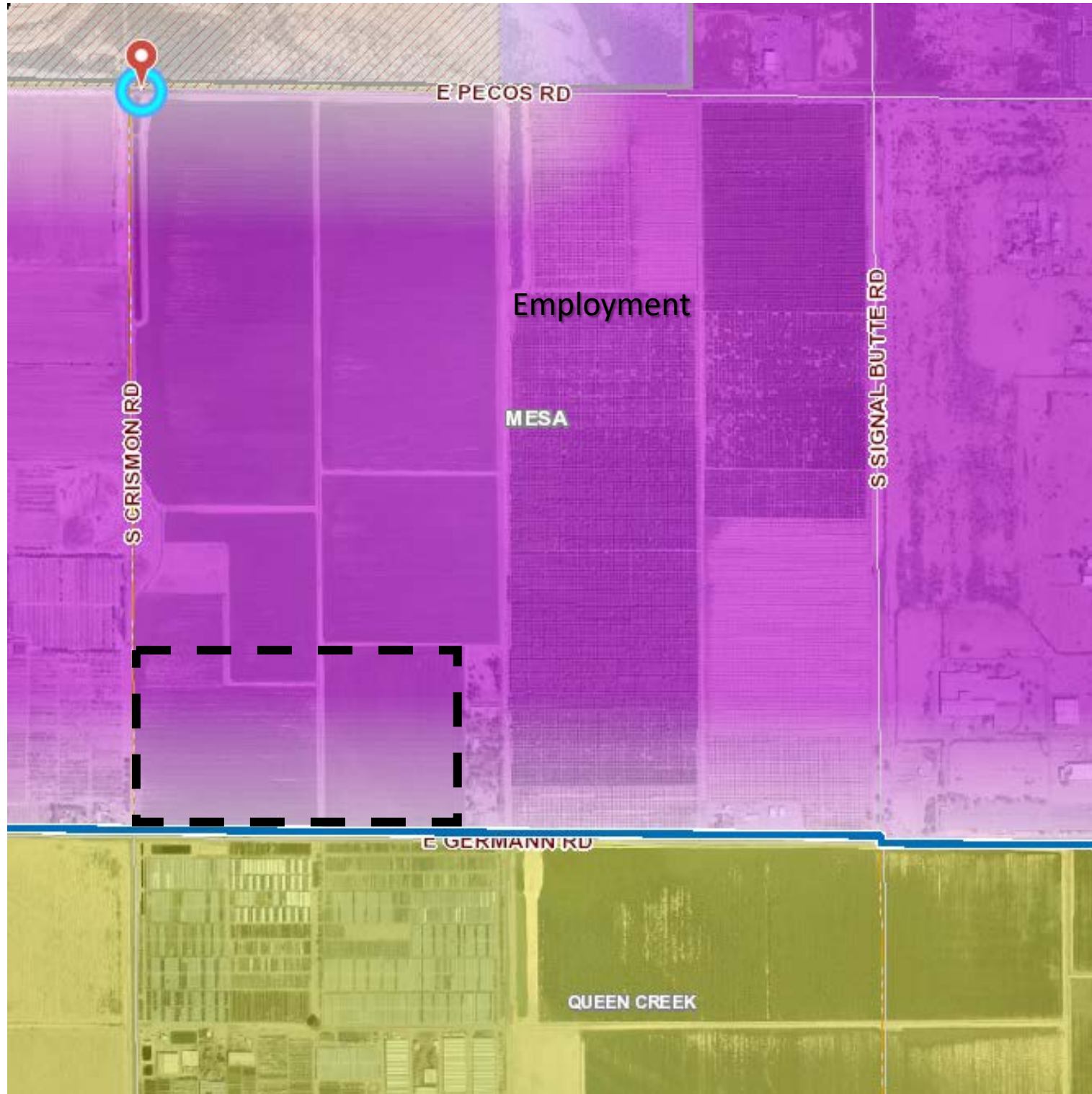
Maricopa County GIO, Maricopa County Assessor's Office

# Zoning Map

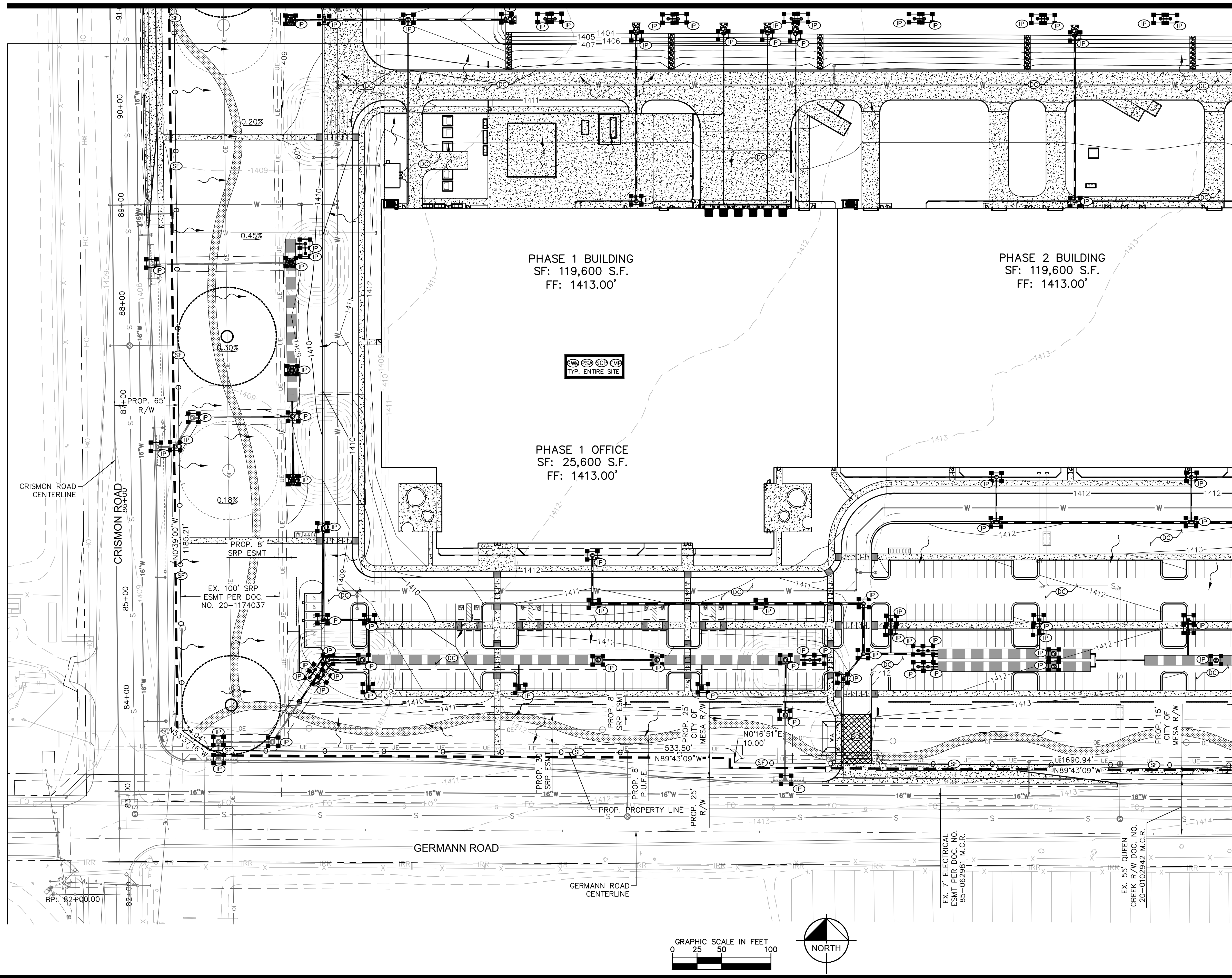




# General Plan Map



MATCH LINE - SEE SHEET 4



LEGEND

- INLET PROTECTION PER BMP SPC-7
- STABILIZED CONSTRUCTION ENTRANCE PER EC-5
- SILT FENCE PER BMP SPC-5  
NOTE: STRAW WADDLES (SPC-1) ARE AN ACCEPTABLE ALTERNATIVE TO SILT FENCE. FLOW ARROWS
- DESIGNATED WASHOUT AREA PER GH-4 AND DETAIL H-8 ON SHEET SW09.
- LIMITS OF DISTURBANCE
- DUST CONTROL PER BMP EC-7
- SOLID WASTE MANAGEMENT PER GH-2
- EQUIPMENT MAINTENANCE PROCEDURES PER GH-3
- PROTECTED CHEMICAL AND MATERIALS STORAGE AREA PER GH-1
- SPILL CONTAINMENT PLAN PER GH-5

MATCH LINE - SEE SHEET 3

TIMING OF CONTROLS/MEASURES

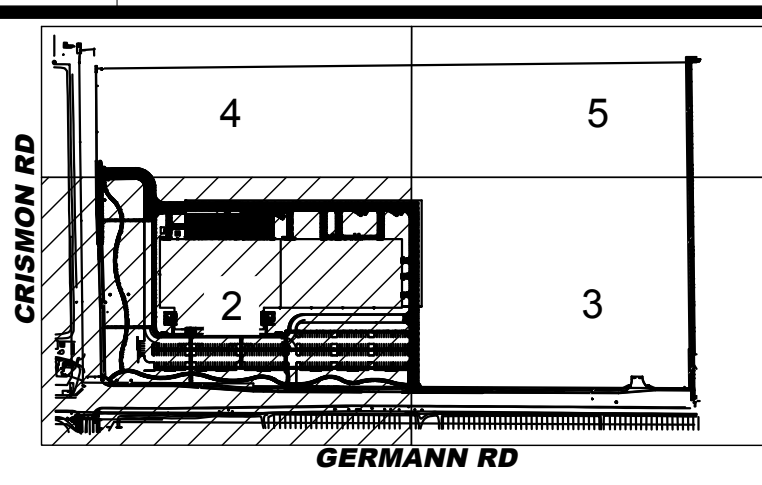
PER THE CONSTRUCTION SEQUENCE, THE SILT FENCES, AND TREATMENT DEVICES SHALL BE INSTALLED ON SITE PRIOR TO ANY COMMENCEMENT OF CLEARING AND GRUBBING FOR CONSTRUCTION ACTIVITIES. AREAS WHERE CONSTRUCTION ACTIVITIES CEASE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH A TEMPORARY MEASURE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA SHALL BE STABILIZED WITH PERMANENT LANDSCAPING AND/OR PAVEMENT. AFTER THE ENTIRE SITE IS STABILIZED, THE SEDIMENT ACCUMULATED IN THE SILT FENCES, CHECK DAMS, AND TREATMENT DEVICES WILL BE REMOVED.

RECORD MAINTENANCE

INSPECTION RECORDS SHALL BE KEPT ON SITE AT THE JOB TRAILER AT ALL TIMES. EACH INSPECTION SHALL REQUIRE AN INSPECTION FORM TO BE FILLED OUT AND SIGNED BY THE INSPECTOR.

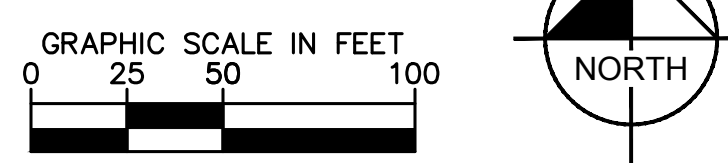
THE CONTRACTOR SHALL KEEP RECORDS OF ALL CONSTRUCTION ACTIVITIES ON SITE. THE RECORDS SHALL INCLUDE START AND END DATES FOR ALL MAJOR CONSTRUCTION ACTIVITIES INVOLVING GRADING. THE CONTRACTOR SHALL ALSO MAKE RECORD OF WHEN STABILIZATION IS INITIATED AND COMPLETED AND ANY REASON FOR DELAYS.

ALL INSPECTION RECORDS SHALL BE MAINTAINED BY THE CONTRACTOR FOR AT LEAST 3 YEARS AFTER CONSTRUCTION IS COMPLETED.



KEY MAP  
CITY OF MESA  
N.T.S.

PRINTED ON: 12/15/2022



**KAJIMA ASSOCIATES INC.**  
ARCHITECTURE • ENGINEERING • INTERIORS  
3490 PIEDMONT ROAD, SUITE 800 ATLANTA, GEORGIA 30305 (404) 812-8600

**KAJIMA ASSOCIATES, INC.** ARCHITECT  
3490 PIEDMONT RD. NE, SUITE 900, ATLANTA, GA 30305  
**KIMLEY-HORN AND ASSOCIATES, INC.** STRUCTURAL ENGINEER  
7740 N. 16th Street, Suite 300, Phoenix, AZ 85020  
**Kimley»Horn** MECHANICAL/PLUMBING/FIRE PROTECTION/ELECTRICAL ENGINEER  
CIVIL ENGINEER & LANDSCAPE ARCHITECT  
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
7740 N. 16th STREET, SUITE 300, PHOENIX, AZ 85020  
PHONE: 602-944-5500 FAX: 602-944-7423  
WWW.KIMLEY-HORN.COM

SEAL:

**JX** PROJECT:  
**JX NIPPON MINNING AND METALS**  
10036 E. GERMANN RD, MESA, ARIZONA 85212  
**PROJECT EARL**

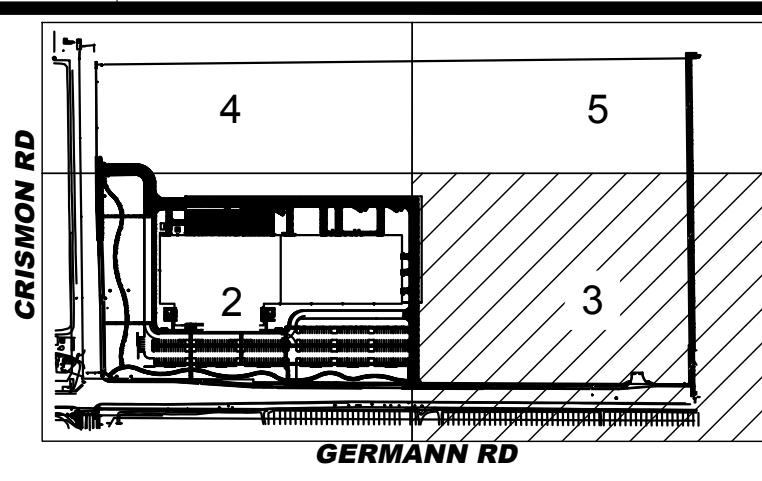
DATE	#	REMARKS	REVISIONS:
2021-12-17	1	ISSUED FOR SCHEMATIC DESIGN	
2022-05-13	8	ISSUED FOR DESIGN DEVELOPMENT	
2022-06-30	10	RE-ISSUED TO CITY OF MESA	
2022-07-18	11	ISSUED FOR PERMIT	
2022-09-15	13	ISSUED FOR PERMIT RESUBMISSION-1	
2022-12-15	19	ISSUED FOR PERMIT RESUBMISSION-2	

SHEET TITLE:  
**STORMWATER MANAGEMENT PLAN**

PROJECT NO.:	291550002
PROJECT MANAGER:	
PROJECT DESIGNER:	
DRAWN BY:	MKC
CHECKED BY:	JCB
SCALE:	1"=50'

Contact Arizona 811 at least two full working days before you begin excavation  
**ARIZONA811**  
Call 811 or click Arizona811.com

MATCH LINE - SEE SHEET 5



KEY MAP  
CITY OF MESA  
N.T.S.

LEGEND

- INLET PROTECTION PER BMP SPC-7
- STABILIZED CONSTRUCTION ENTRANCE PER EC-5
- SILT FENCE PER BMP SPC-5  
NOTE: STRAW WADDLES (SPC-1) ARE AN ACCEPTABLE ALTERNATIVE TO SILT FENCE. FLOW ARROWS
- DESIGNATED WASHOUT AREA PER GH-4 AND DETAIL H-8 ON SHEET SW09.
- LIMITS OF DISTURBANCE
- DUST CONTROL PER BMP EC-7
- SOLID WASTE MANAGEMENT PER GH-2
- EQUIPMENT MAINTENANCE PROCEDURES PER GH-3
- PROTECTED CHEMICAL AND MATERIALS STORAGE AREA PER GH-1
- SPILL CONTAINMENT PLAN PER GH-5

TIMING OF CONTROLS/MEASURES

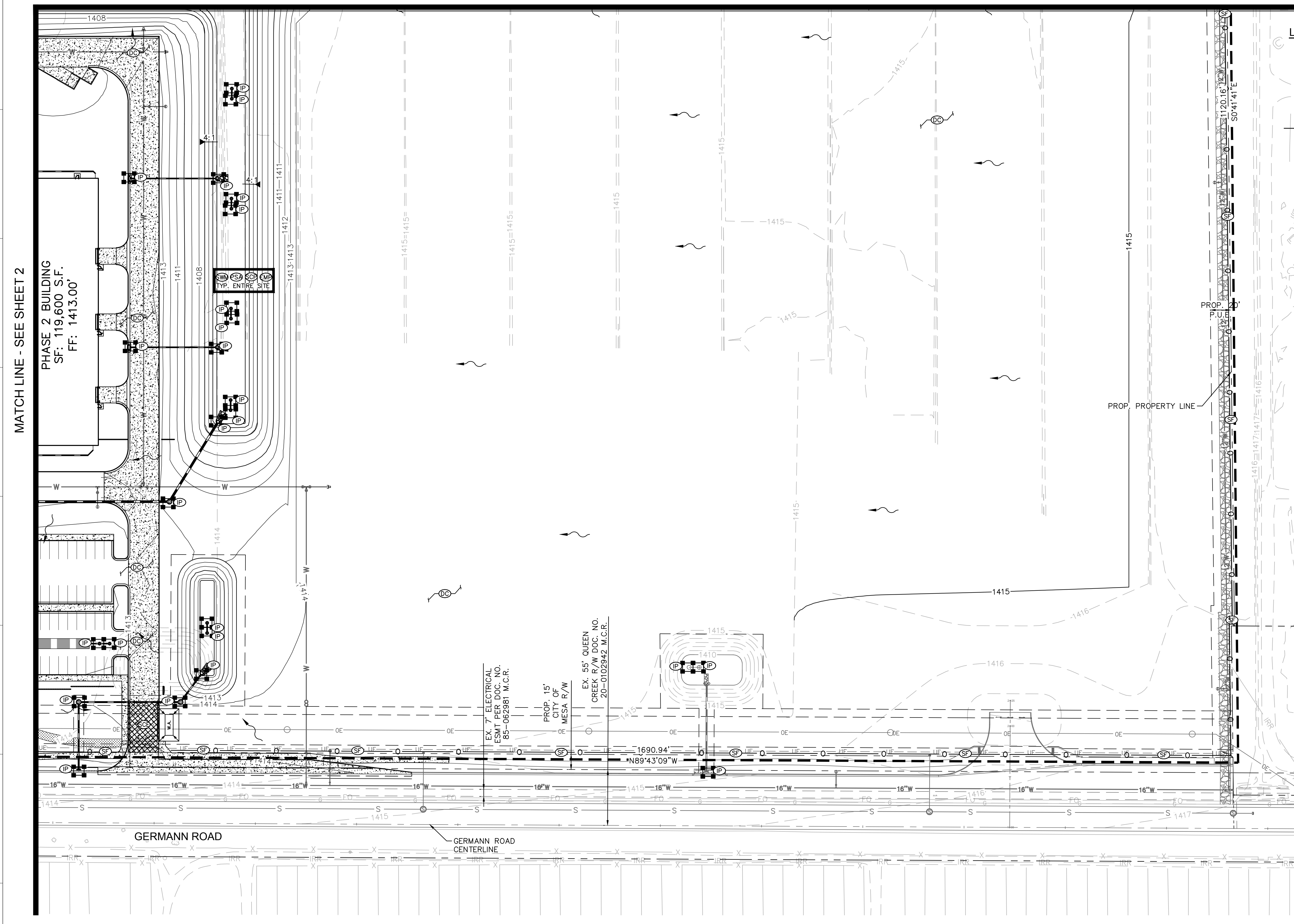
PER THE CONSTRUCTION SEQUENCE, THE SILT FENCES, AND TREATMENT DEVICES SHALL BE INSTALLED ON SITE PRIOR TO ANY COMMENCEMENT OF CLEARING AND GRUBBING FOR CONSTRUCTION ACTIVITIES. AREAS WHERE CONSTRUCTION ACTIVITIES CEASE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH A TEMPORARY MEASURE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA SHALL BE STABILIZED WITH PERMANENT LANDSCAPING AND/OR PAVEMENT. AFTER THE ENTIRE SITE IS STABILIZED, THE SEDIMENT ACCUMULATED IN THE SILT FENCES, CHECK DAMS, AND TREATMENT DEVICES WILL BE REMOVED.

RECORD MAINTENANCE

INSPECTION RECORDS SHALL BE KEPT ON SITE AT THE JOB TRAILER AT ALL TIMES. EACH INSPECTION SHALL REQUIRE AN INSPECTION FORM TO BE FILLED OUT AND SIGNED BY THE INSPECTOR.

THE CONTRACTOR SHALL KEEP RECORDS OF ALL CONSTRUCTION ACTIVITIES ON SITE. THE RECORDS SHALL INCLUDE START AND END DATES FOR ALL MAJOR CONSTRUCTION ACTIVITIES INVOLVING GRADING. THE CONTRACTOR SHALL ALSO MAKE RECORD OF WHEN STABILIZATION IS INITIATED AND COMPLETED AND ANY REASON FOR DELAYS.

ALL INSPECTION RECORDS SHALL BE MAINTAINED BY THE CONTRACTOR FOR AT LEAST 3 YEARS AFTER CONSTRUCTION IS COMPLETED.



MATCH LINE - SEE SHEET 2

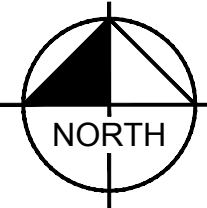
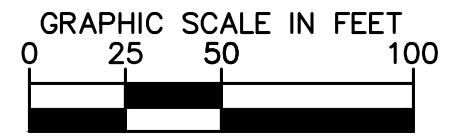
PHASE 2 BUILDING  
SF: 119,600 S.F.  
FF: 1413.00'

GERMANN ROAD

EX. 7' ELECTRICAL  
ESMT PER DOC. NO.  
85-062981 M.C.R.

PROP. 15'  
CITY OF  
MESA R/W

EX. 55' QUEEN  
CREEK R/W DOC. NO.  
20-0102942 M.C.R.



PRINTED ON: 12/15/2022

**KAJIMA ASSOCIATES INC.**  
ARCHITECTURE • ENGINEERING • INTERIORS

3490 PIEDMONT ROAD, SUITE 900 ATLANTA, GEORGIA 30305 (404) 812-8600  
THE IDEAS, DESIGNS, DRAWINGS AND SPECIFICATIONS REPRESENTED HERE ARE AND SHALL REMAIN THE PROPERTY OF KAJIMA ASSOCIATES, INC. AND ANY REPRODUCTIONS, REUSE, SALE OR OTHER DISTRIBUTION OF THESE DOCUMENTS FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND/OR ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. © COPYRIGHT BY KAJIMA ASSOCIATES, INC.

**Kimley»Horn**  
7740 N. 16th Street, Suite 300, Phoenix, AZ 85020  
PHONE: 602-944-5500 FAX: 602-944-7423  
WWW.KIMLEY-HORN.COM

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
7740 N. 16th STREET, SUITE 300, PHOENIX, AZ 85020  
PHONE: 602-944-5500 FAX: 602-944-7423  
WWW.KIMLEY-HORN.COM



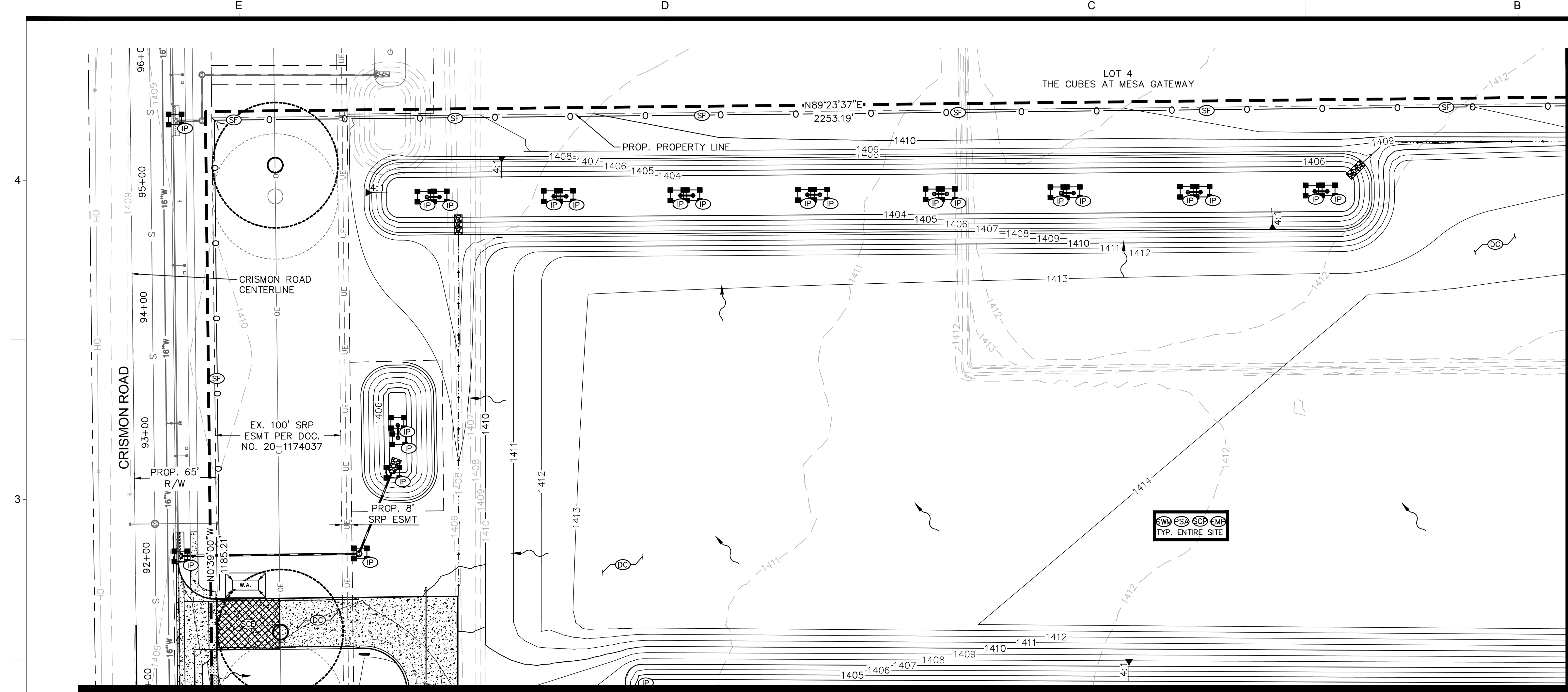
**JX** JX NIPPON MINNING AND METALS  
10036 E. GERMANN RD, MESA, ARIZONA 85212  
**PROJECT EARL**

DATE	#	REMARKS	REVISIONS:
2021-12-17	1	ISSUED FOR SCHEMATIC DESIGN	
2022-05-13	8	ISSUED FOR DESIGN DEVELOPMENT	
2022-06-30	10	RE-ISSUED TO CITY OF MESA	
2022-07-18	11	ISSUED FOR PERMIT	
2022-09-15	13	ISSUED FOR PERMIT RESUBMISSION-1	
2022-12-15	19	ISSUED FOR PERMIT RESUBMISSION-2	

**STORMWATER MANAGEMENT PLAN**

PROJECT NO.:	291550002
PROJECT MANAGER:	
PROJECT DESIGNER:	
DRAWN BY:	MKC
CHECKED BY:	JCB
SCALE:	1"=50'





**LEGEND**

- INLET PROTECTION PER BMP SPC-7
- STABILIZED CONSTRUCTION ENTRANCE PER EC-5
- SILT FENCE PER BMP SPC-5  
NOTE: STRAW WADDLES (SPC-1) ARE AN ACCEPTABLE ALTERNATIVE TO SILT FENCE. FLOW ARROWS
- DESIGNATED WASHOUT AREA PER GH-4 AND DETAIL H-8 ON SHEET SW09.
- LIMITS OF DISTURBANCE
- DUST CONTROL PER BMP EC-7
- SOLID WASTE MANAGEMENT PER GH-2
- EQUIPMENT MAINTENANCE PROCEDURES PER GH-3
- PROTECTED CHEMICAL AND MATERIALS STORAGE AREA PER GH-1
- SPILL CONTAINMENT PLAN PER GH-5

**TIMING OF CONTROLS/MEASURES**

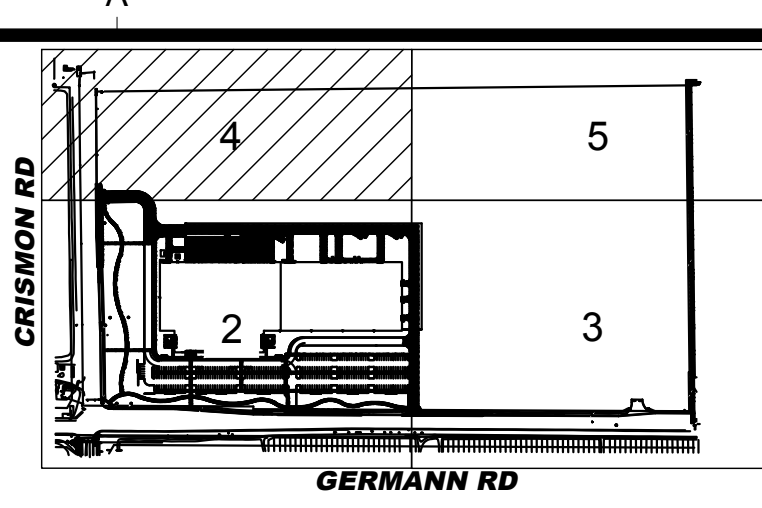
PER THE CONSTRUCTION SEQUENCE, THE SILT FENCES, AND TREATMENT DEVICES SHALL BE INSTALLED ON SITE PRIOR TO ANY COMMENCEMENT OF CLEARING AND GRUBBING FOR CONSTRUCTION ACTIVITIES. AREAS WHERE CONSTRUCTION ACTIVITIES CEASE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH A TEMPORARY MEASURE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA SHALL BE STABILIZED WITH PERMANENT LANDSCAPING AND/OR PAVEMENT. AFTER THE ENTIRE SITE IS STABILIZED, THE SEDIMENT ACCUMULATED IN THE SILT FENCES, CHECK DAMS, AND TREATMENT DEVICES WILL BE REMOVED.

**RECORD MAINTENANCE**

INSPECTION RECORDS SHALL BE KEPT ON SITE AT THE JOB TRAILER AT ALL TIMES. EACH INSPECTION SHALL REQUIRE AN INSPECTION FORM TO BE FILLED OUT AND SIGNED BY THE INSPECTOR.

THE CONTRACTOR SHALL KEEP RECORDS OF ALL CONSTRUCTION ACTIVITIES ON SITE. THE RECORDS SHALL INCLUDE START AND END DATES FOR ALL MAJOR CONSTRUCTION ACTIVITIES INVOLVING GRADING. THE CONTRACTOR SHALL ALSO MAKE RECORD OF WHEN STABILIZATION IS INITIATED AND COMPLETED AND ANY REASON FOR DELAYS.

ALL INSPECTION RECORDS SHALL BE MAINTAINED BY THE CONTRACTOR FOR AT LEAST 3 YEARS AFTER CONSTRUCTION IS COMPLETED.

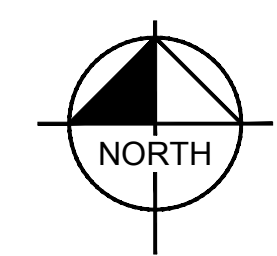
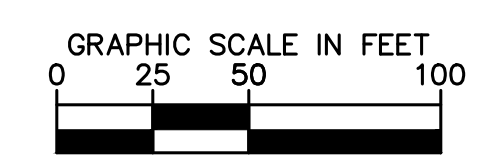


**KEY MAP**  
CITY OF MESA  
N.T.S.

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 5

PRINTED ON: 12/15/2022



**KAJIMA ASSOCIATES INC.**  
ARCHITECTURE • ENGINEERING • INTERIORS  
3450 PIEDMONT ROAD, SUITE 800 ATLANTA, GEORGIA 30305 (404) 812-8600  
THE IDEAS, DESIGNS, DRAWINGS, AND SPECIFICATIONS REPRESENTED HERE ARE AND SHALL REMAIN THE PROPERTY OF KAJIMA ASSOCIATES, INC. AND ANY REPRODUCTIONS, REUSE, SALE OR OTHER DISTRIBUTION OF THESE DOCUMENTS FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND/OR ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. © COPYRIGHT BY KAJIMA ASSOCIATES, INC.

**KAJIMA ASSOCIATES, INC.** ARCHITECT:  
3450 PIEDMONT RD. NE, SUITE 900, ATLANTA, GA 30305  
**KIMLEY-HORN AND ASSOCIATES, INC.**  
7740 N. 16th Street, Suite 300, Phoenix, AZ 85020  
**Kimley»Horn**  
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
7740 N. 16th STREET, SUITE 300, PHOENIX, AZ 85020  
PHONE: 602-944-5500 FAX: 602-944-7423  
WWW.KIMLEY-HORN.COM

SEAL:

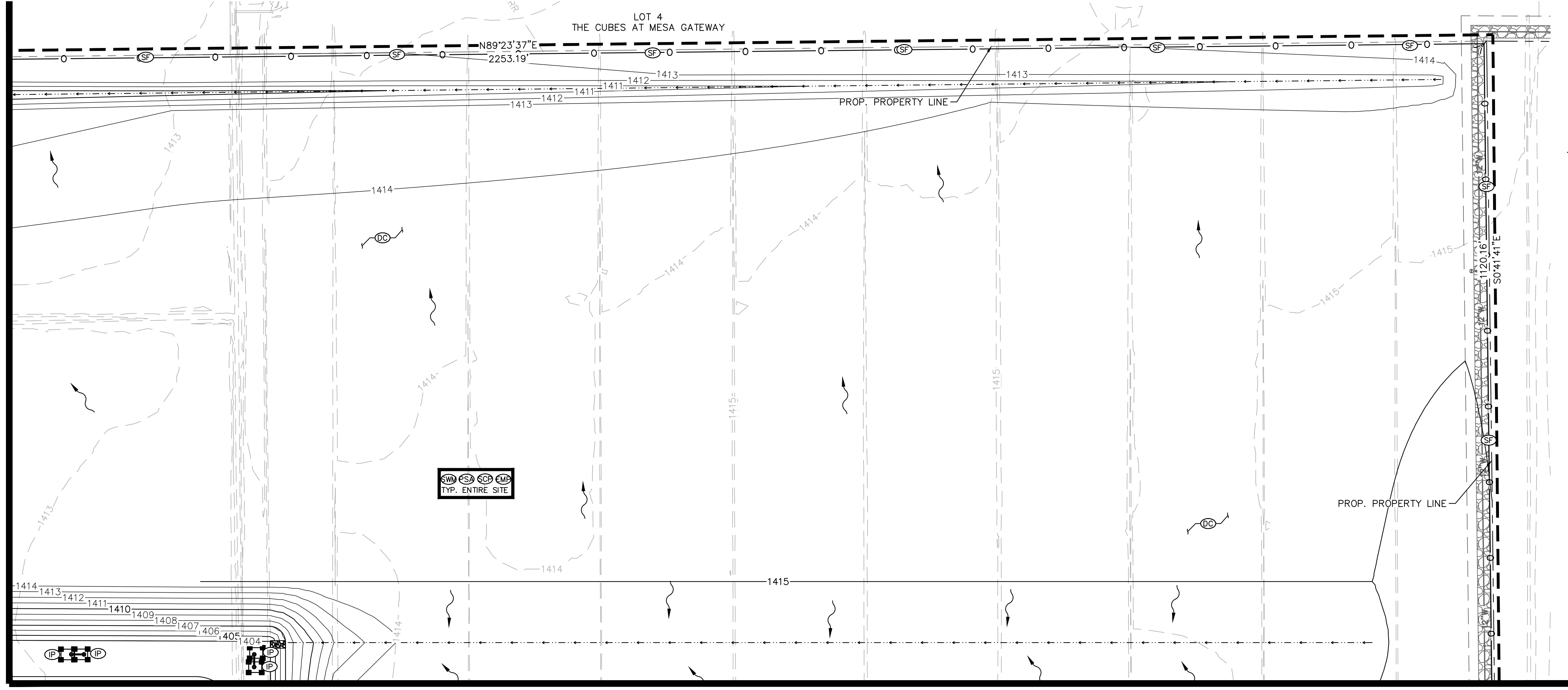
**JX** **JX NIPPON MINNING AND METALS**  
10036 E. GERMANN RD, MESA, ARIZONA 85212  
**PROJECT EARL**

DATE	#	REMARKS	REVISIONS:
2021-12-17	1	ISSUED FOR SCHEMATIC DESIGN	
2022-05-13	8	ISSUED FOR DESIGN DEVELOPMENT	
2022-06-30	10	RE-ISSUED TO CITY OF MESA	
2022-07-18	11	ISSUED FOR PERMIT	
2022-09-15	13	ISSUED FOR PERMIT RESUBMISSION-1	
2022-12-15	19	ISSUED FOR PERMIT RESUBMISSION-2	

**STORMWATER MANAGEMENT PLAN**

SHEET TITLE: **STORMWATER MANAGEMENT PLAN**

PROJECT NO.:	291550002
PROJECT MANAGER:	
PROJECT DESIGNER:	
DRAWN BY:	MKC
CHECKED BY:	JCB
SCALE:	1"=50'



**LEGEND**

- INLET PROTECTION PER BMP SPC-7
- STABILIZED CONSTRUCTION ENTRANCE PER EC-5
- SILT FENCE PER BMP SPC-5  
NOTE: STRAW WADDLES (SPC-1) ARE AN ACCEPTABLE ALTERNATIVE TO SILT FENCE. FLOW ARROWS
- DESIGNATED WASHOUT AREA PER GH-4 AND DETAIL H-8 ON SHEET SW09.
- LIMITS OF DISTURBANCE
- DUST CONTROL PER BMP EC-7
- SOLID WASTE MANAGEMENT PER GH-2
- EQUIPMENT MAINTENANCE PROCEDURES PER GH-3
- PROTECTED CHEMICAL AND MATERIALS STORAGE AREA PER GH-1
- SPILL CONTAINMENT PLAN PER GH-5

**TIMING OF CONTROLS/MEASURES**

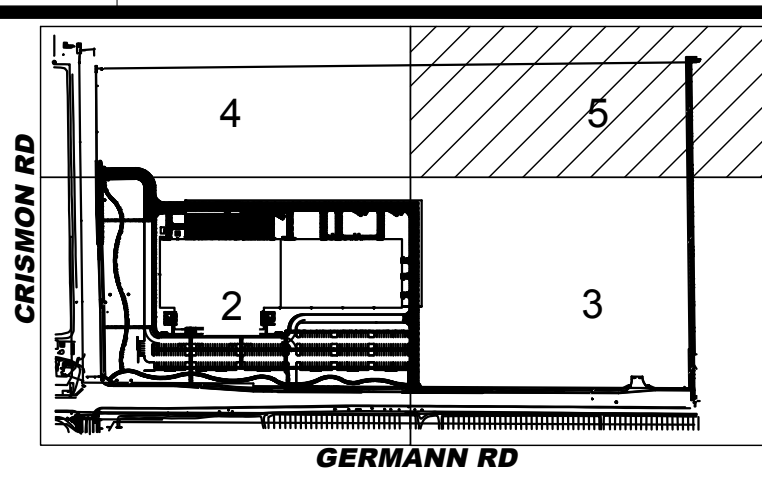
PER THE CONSTRUCTION SEQUENCE, THE SILT FENCES, AND TREATMENT DEVICES SHALL BE INSTALLED ON SITE PRIOR TO ANY COMMENCEMENT OF CLEARING AND GRUBBING FOR CONSTRUCTION ACTIVITIES. AREAS WHERE CONSTRUCTION ACTIVITIES CEASE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH A TEMPORARY MEASURE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA SHALL BE STABILIZED WITH PERMANENT LANDSCAPING AND/OR PAVEMENT. AFTER THE ENTIRE SITE IS STABILIZED, THE SEDIMENT ACCUMULATED IN THE SILT FENCES, CHECK DAMS, AND TREATMENT DEVICES WILL BE REMOVED.

**RECORD MAINTENANCE**

INSPECTION RECORDS SHALL BE KEPT ON SITE AT THE JOB TRAILER AT ALL TIMES. EACH INSPECTION SHALL REQUIRE AN INSPECTION FORM TO BE FILLED OUT AND SIGNED BY THE INSPECTOR.

THE CONTRACTOR SHALL KEEP RECORDS OF ALL CONSTRUCTION ACTIVITIES ON SITE. THE RECORDS SHALL INCLUDE START AND END DATES FOR ALL MAJOR CONSTRUCTION ACTIVITIES INVOLVING GRADING. THE CONTRACTOR SHALL ALSO MAKE RECORD OF WHEN STABILIZATION IS INITIATED AND COMPLETED AND ANY REASON FOR DELAYS.

ALL INSPECTION RECORDS SHALL BE MAINTAINED BY THE CONTRACTOR FOR AT LEAST 3 YEARS AFTER CONSTRUCTION IS COMPLETED.

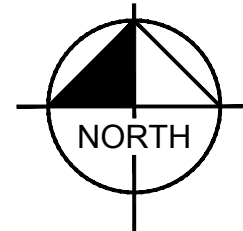
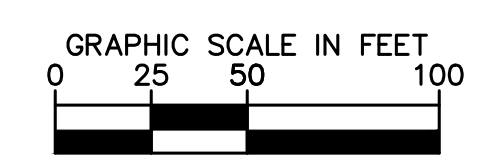


**KEY MAP**  
CITY OF MESA  
N.T.S.

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 3

PRINTED ON: 12/15/2022



**KAJIMA ASSOCIATES INC.**  
ARCHITECTURE • ENGINEERING • INTERIORS  
3490 PIEDMONT ROAD, SUITE 900 ATLANTA, GEORGIA 30305 (404) 812-8600  
THE IDEAS, DESIGNS, DRAWINGS, AND SPECIFICATIONS REPRESENTED HERE ARE AND SHALL REMAIN THE PROPERTY OF KAJIMA ASSOCIATES, INC. AND ANY REPRODUCTIONS, REUSE, SALE OR OTHER DISTRIBUTION OF THESE DOCUMENTS FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND/OR ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. © COPYRIGHT BY KAJIMA ASSOCIATES, INC.

**KAJIMA ASSOCIATES, INC.** ARCHITECT:  
3490 PIEDMONT RD. NE, SUITE 900, ATLANTA, GA 30305  
**KIMLEY-HORN AND ASSOCIATES, INC.**  
7740 N. 16th Street, Suite 300, Phoenix, AZ 85020  
**Kimley»Horn**  
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
7740 N. 16th STREET, SUITE 300, PHOENIX, AZ 85020  
PHONE: 602-944-5500 FAX: 602-944-7423  
WWW.KIMLEY-HORN.COM

SEAL:  
  
Exp. Date 09/30/24

**JX** PROJECT:  
**JX NIPPON MINNING AND METALS**  
10036 E. GERMANN RD, MESA, ARIZONA 85212  
**PROJECT EARL**

DATE	#	REMARKS	REVISIONS:
2021-12-17	1	ISSUED FOR SCHEMATIC DESIGN	
2022-05-13	8	ISSUED FOR DESIGN DEVELOPMENT	
2022-06-30	10	RE-ISSUED TO CITY OF MESA	
2022-07-18	11	ISSUED FOR PERMIT	
2022-09-15	13	ISSUED FOR PERMIT RESUBMISSION-1	
2022-12-15	19	ISSUED FOR PERMIT RESUBMISSION-2	

**STORMWATER MANAGEMENT PLAN**

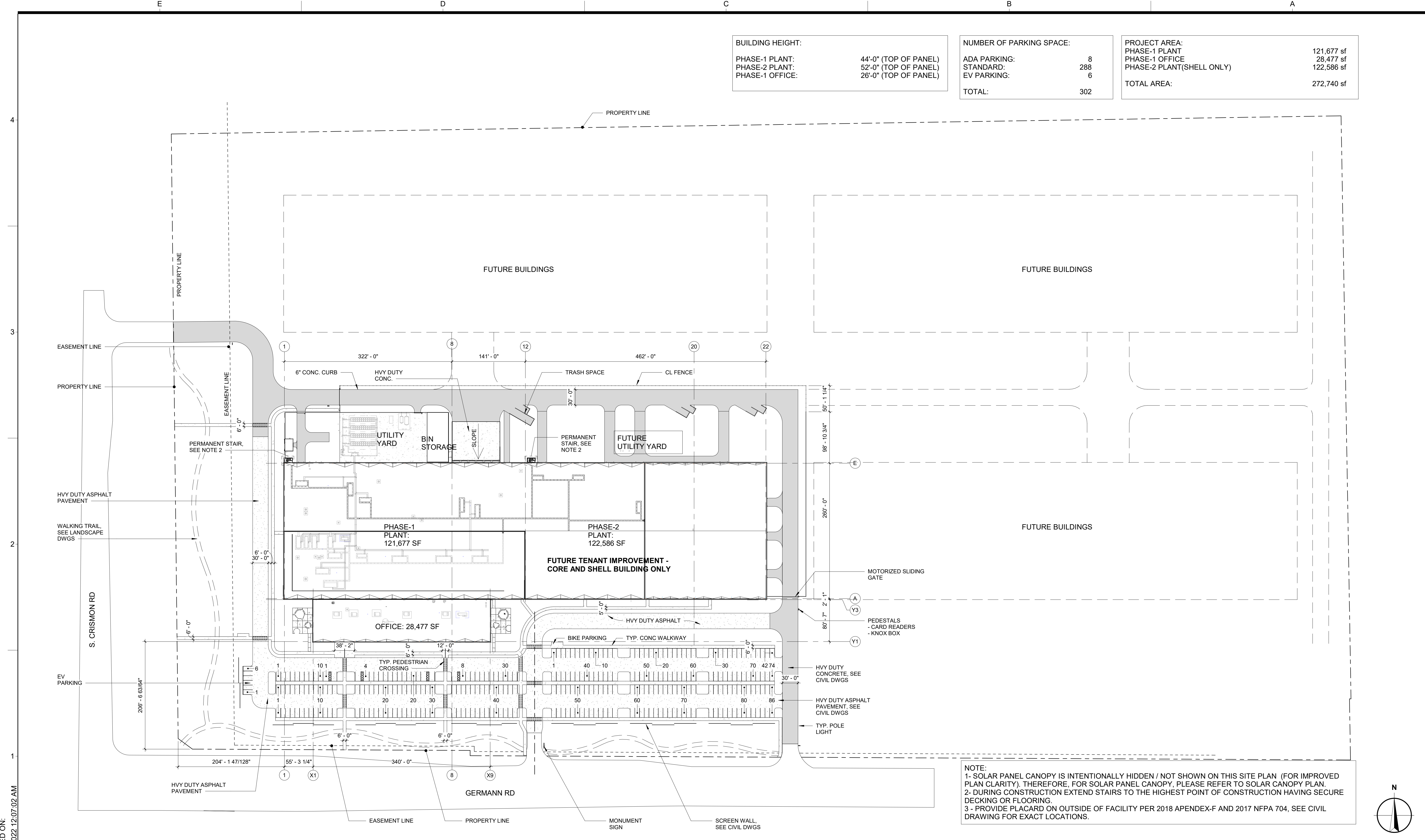
SHEET TITLE: **STORMWATER MANAGEMENT PLAN**

PROJECT NO.:	291550002
PROJECT MANAGER:	
PROJECT DESIGNER:	
DRAWN BY:	MKC
CHECKED BY:	JCB
SCALE:	1"=50'

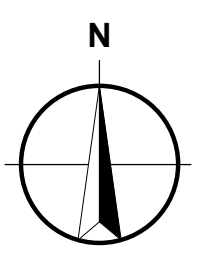
BUILDING HEIGHT:	
PHASE-1 PLANT:	44'-0" (TOP OF PANEL)
PHASE-2 PLANT:	52'-0" (TOP OF PANEL)
PHASE-1 OFFICE:	26'-0" (TOP OF PANEL)

NUMBER OF PARKING SPACE:	
ADA PARKING:	8
STANDARD:	288
EV PARKING:	6
TOTAL:	302

PROJECT AREA:		121,677 sf
PHASE-1 PLANT		28,477 sf
PHASE-1 OFFICE		122,586 sf
PHASE-2 PLANT(SHELL ONLY)		
TOTAL AREA:		272,740 sf



NOTE:  
 1- SOLAR PANEL CANOPY IS INTENTIONALLY HIDDEN / NOT SHOWN ON THIS SITE PLAN (FOR IMPROVED PLAN CLARITY). THEREFORE, FOR SOLAR PANEL CANOPY, PLEASE REFER TO SOLAR CANOPY PLAN.  
 2- DURING CONSTRUCTION EXTEND STAIRS TO THE HIGHEST POINT OF CONSTRUCTION HAVING SECURE DECKING OR FLOORING.  
 3 - PROVIDE PLACARD ON OUTSIDE OF FACILITY PER 2018 APENDEX-F AND 2017 NFPA 704, SEE CIVIL DRAWING FOR EXACT LOCATIONS.



PRINTED ON: 12/17/2022 12:07:02 AM

MASTER SITE PLAN SCALE: 1" = 80'-0" 2

**KAJIMA ASSOCIATES INC.**  
 ARCHITECTURE • ENGINEERING • INTERIORS  
 3490 PIEDMONT ROAD, SUITE 900 ATLANTA, GEORGIA 30305 (404) 812-8500  
THE IDEAS, DESIGNS, DRAWINGS, AND SPECIFICATIONS REPRESENTED HERE ARE AND SHALL REMAIN THE PROPERTY OF KAJIMA ASSOCIATES, INC. AND ANY REPRODUCTIONS, RESALE, OR OTHER DISPOSITION OF THESE DOCUMENTS FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND/OR ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. © COPYRIGHT BY KAJIMA ASSOCIATES, INC.

**KAJIMA ASSOCIATES, INC.** ARCHITECT  
 3490 PIEDMONT RD. NE, SUITE 900, ATLANTA, GA 30305  
**Kimley-Horn**  
 7740 N. 16th Street, Suite 300, Phoenix, AZ 85020  
STRUCTURAL ENGINEER  
 MECHANICAL / PLUMBING / FIRE PROTECTION / ELECTRICAL ENGINEER  
 CIVIL ENGINEER / LANDSCAPE ARCHITECT



**JX JX NIPPON MINING AND METALS**  
 10036 E. Germann Rd, Mesa, Arizona 85212  
**PROJECT EARL**

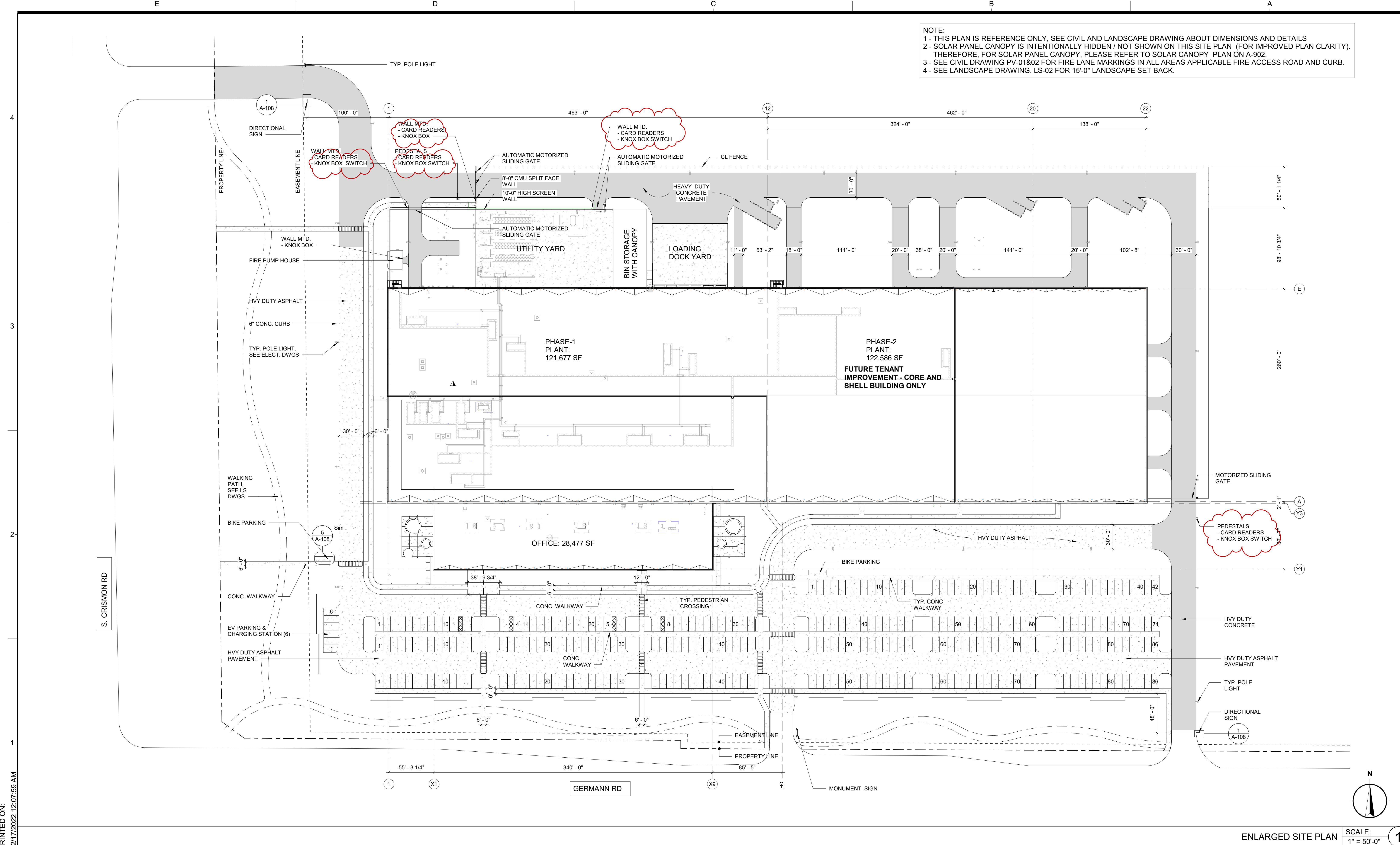
DATE	#	REMARKS	REVISIONS:
2021-12-17	1	ISSUED FOR SCHEMATIC DESIGN	
2022-05-13	8	ISSUED FOR DESIGN DEVELOPMENT	
2022-06-09	10	DD REVISION-2	
2022-07-18	11	ISSUED FOR PERMIT	
2022-09-15	13	ISSUED FOR PERMIT RESUBMISSION-1	
2022-12-15	19	ISSUED FOR PERMIT RESUBMISSION-2	

SHEET TITLE: **MASTER SITE PLAN**

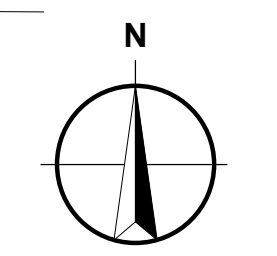
PROJECT NO.:	80-21940
PROJECT MANAGER:	KAI
PROJECT DESIGNER:	KAI
DRAWN BY:	Author
CHECKED BY:	Checker
SCALE:	1" = 80'-0"

**A-101**

NOTE:  
 1 - THIS PLAN IS REFERENCE ONLY, SEE CIVIL AND LANDSCAPE DRAWING ABOUT DIMENSIONS AND DETAILS  
 2 - SOLAR PANEL CANOPY IS INTENTIONALLY HIDDEN / NOT SHOWN ON THIS SITE PLAN (FOR IMPROVED PLAN CLARITY). THEREFORE, FOR SOLAR PANEL CANOPY, PLEASE REFER TO SOLAR CANOPY PLAN ON A-902.  
 3 - SEE CIVIL DRAWING PV-01&02 FOR FIRE LANE MARKINGS IN ALL AREAS APPLICABLE FIRE ACCESS ROAD AND CURB.  
 4 - SEE LANDSCAPE DRAWING. LS-02 FOR 15'-0" LANDSCAPE SET BACK.



PRINTED ON: 12/17/2022 12:07:59 AM



ENLARGED SITE PLAN SCALE: 1" = 50'-0" 1

**KAJIMA ASSOCIATES INC.**  
 ARCHITECTURE • ENGINEERING • INTERIORS  
 3490 PIEDMONT ROAD, SUITE 900 ATLANTA, GEORGIA 30305 (678) 612-8500  
THE IDEAS, DESIGNS, DRAWINGS, AND SPECIFICATIONS REPRESENTED HERE ARE AND SHALL REMAIN THE PROPERTY OF KAJIMA ASSOCIATES, INC. AND ANY REPRODUCTIONS, RESALE OR OTHER DISPOSITION OF THESE DOCUMENTS FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN CONSENT OF THE ARCHITECT AND/OR ENGINEER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. © COPYRIGHT BY KAJIMA ASSOCIATES, INC.

**KAJIMA ASSOCIATES, INC.** ARCHITECT  
 3490 PIEDMONT RD. NE, SUITE 900, ATLANTA, GA 30305  
**Kimley-Horn**  
 7740 N. 16th Street, Suite 300, Phoenix, AZ 85020  
 STRUCTURAL ENGINEER  
 MECHANICAL / PLUMBING / FIRE PROTECTION / ELECTRICAL ENGINEER  
 CIVIL ENGINEER / LANDSCAPE ARCHITECT



**JX JX NIPPON MINING AND METALS**  
 10036 E. Germann Rd, Mesa, Arizona 85212  
**PROJECT EARL**

DATE	#	REMARKS	REVISIONS:
2021-12-17	1	ISSUED FOR SCHEMATIC DESIGN	
2022-03-17	4	UPDATED	
2022-05-13	8	ISSUED FOR DESIGN DEVELOPMENT	
2022-05-20	9	DD REVISION-1	
2022-06-09	10	DD REVISION-2	
2022-07-18	11	ISSUED FOR PERMIT	
2022-09-15	13	ISSUED FOR PERMIT RESUBMISSION-1	
2022-12-15	19	ISSUED FOR PERMIT RESUBMISSION-2	

SHEET TITLE: **PROJECT SITE PLAN**

PROJECT NO.:	80-21940
PROJECT MANAGER:	KAI
PROJECT DESIGNER:	KAI
DRAWN BY:	Author
CHECKED BY:	Checker
SCALE:	1" = 50'-0"

**A-102**