



**REZONING APPLICATION
&
SITE PLAN APPROVAL**

for

THE LANDING 202

**On approximately 36 acres, located on the
North Side of Ray Road ¼ Mile West of
Hawes Road
Mesa, Arizona**

Submitted January 28, 2019

Second Submittal February 20, 2019

Third Submittal February 28, 2019

Submitted By

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Table of Contents

1. PROJECT TEAM.....	1
2. DEFINITIONS	2
3. PROJECT OVERVIEW	3
3.1 Existing Site Conditions	3
3.2 Existing Zoning	3
3.3 Surrounding Land Uses	3
3.4 Proposed Zoning	4
3.5 General Plan Conformance	4
3.6 Summary	5
4 GENERAL DEVELOPMENT PLAN.....	7
4.1 Land Use.....	7
4.2 Permitted Uses.....	7
4.3 Development Regulations.....	9
5 SITE DEVELOPMENT STANDARDS	10
5.1 Dimension Requirements and Bulk Regulations	10
6 PROJECT LANDSCAPE	12
6.1 Landscape Theme.....	12
6.2 Landscape Area	12
6.3 Landscape Design.....	13
7 INFRASTRUCTURE AND UTILITIES	14
7.1 Access and Circulation	14
7.2 Street Improvements	14
7.3 Traffic Signals.....	14
7.4 Water Service.....	14
7.5 Sanitary Sewer Service	14
7.6 Electrical, Telephone, and Cable Services.....	15

1. PROJECT TEAM

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2. DEFINITIONS

The following words or terms, when used in this Planned Area Development Overlay District, shall have the meanings set forth below:

Applicant: Gilmore Planning & Landscape Architecture, Inc. on behalf of the Property Owners.

City: The City of Mesa, Arizona

Owner/Developer: Crisko, LLC and Kay L. Toolson, Trustee of The Kay and Judy Toolson Joint Revocable Trust UAD January 6, 2016. The final City Resolution approving this application shall extend to any affiliated entities and any successors in title to whom the Owner(s) have assigned the rights and responsibilities of Owner/Developer.

Improvements: "Improvement" or "Improvements" shall mean, with respect to any site area, any building, structure, or construction which may affect the appearance of the site, including by way of illustration, but not limitation, all land preparation or excavation, fill and grading, utilities, landscaping, buildings, parking areas, curbing, walls, poles, towers, antenna, lighting, driveways, and signs.

Outdoor Storage: Storage occurring outside of a building or structure of materials including, but not limited to: supplies, equipment, finished goods, lumber, construction materials, pallets, vehicles, etc. for more than 24 hours. Outside Storage does NOT include:

- (i) The storage of trash and refuse within approved dumpster enclosures.
- (ii) The onsite parking of passenger vehicles for tenants and their employees, visitors and clients.
- (iii) The onsite parking of "over-the-road" trailers or intermodal containers used in the normal course of business.
- (iv) Construction materials and equipment for use on the site as part of a permitted construction project.

PAD: The Planned Area Development Overlay District for the Property that is the subject of this document. This Planned Area Development (PAD) is intended to be a stand-alone document of zoning regulations for this mixed use light industrial property. Provisions not specifically regulated by the PAD are governed by the Mesa Zoning Ordinance. This PAD provides the regulatory zoning provision designed to guide the implementation of the overall development plan through the City of Mesa development review and permit process. The zoning and development standards provided herein amend various provisions provided by the City of Mesa Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the City of Mesa Zoning Ordinance and the PAD, the PAD shall prevail.

PAD Standards: Regulations for lot area, height, and setbacks that are defined within this PAD, and shall govern the development of this Property.

Property: The Landing 202 is approximately 35.9 acres of land within the City of Mesa under control of the Owner/Developer, as further described within this document.

Zoning Ordinance: The Zoning Ordinance of the City of Mesa with a revision date of January 28, 2019.

3. PROJECT OVERVIEW

On behalf of Crisko, LLC and Kay L. Toolson, Trustee of The Kay and Judy Toolson Joint Revocable Trust UAD January 6, 2016, the property owners (Owners), Gilmore Planning & Landscape Architecture (Applicant) respectfully submits for consideration this joint application to rezone approximately net 35.9 acres (Property) from the City of Mesa's base zoning of Agriculture (AG/AF) to Light Industrial (L1/AF) with a Planned Area Development Overlay. The goal of this application is to establish the Light Industrial PAD zoning that will duplicate the permitted uses and development standards of the adjacent Marwest PAD (Z14-060). In addition to this rezoning request, there is a joint request for Site Plan Approval. There is a separate application for Design Review for the two Phase 1 structures.

The Property is situated on the north side of the Phoenix-Mesa Gateway Airport and immediately south of the Loop 202/ San Tan Freeway. It can be further defined as being on the north side of Ray Road approximately one quarter mile west of Hawes Road between two parcels that are already a part of the Marwest PAD. Refer to the attached Location Map - **Exhibit 1**, for the relative position of this Subject Property with the existing Marwest PAD.

The total buildable land area included within this rezoning application is approximately 35.9 acres and includes three parcels: 304-30-025L, 304-30-025M, and 304-30-025N.

3.1 Existing Site Conditions

The Property is currently vacant and generally in its native condition with scattered creosote and native trees. The site is relatively flat with natural grade generally falling from the northeast to the southwest at approximately .5%. Please refer to the Existing Site Conditions & Surrounding Land Uses Map attached as **Exhibit 2**.

3.2 Existing Zoning

The existing zoning is Agricultural (AG/AF). The property was annexed in 2000 as part of a larger 1,571 acre annexation (Ordinance No. 3815). The AF designation establishes that the Property is within the Airfield Overlay for the Phoenix-Mesa Gateway Airport and subject to the land use restrictions associated with the Airport Overflight Area Two (AOA 2), which is the area between the 60 and 65 DNL noise contour.

3.3 Surrounding Land Uses

The following land uses surround the Property:

North: This PAD area is defined on the north by Loop 202/ San Tan Freeway. Refer to **Exhibit 2** - Existing Zoning and Surrounding Land Use Plan that illustrates the area's existing zoning and land uses.

East: The land area east of the Property is owned by Sunbelt Land Holdings LP and is zoned Planned Employment Park (PEP).

South: South of the Property and extending to the north side of Ray Road is parcel 304-30-014A which is within the existing Marwest PAD and intended for commercial and/or light industrial projects.

Southwest: This 35.9 acre Property has frontage along Ray Road that is approximately 265 feet in length.

West: West of the Property and extending to the north side of Ray Road is parcel 304-30-020K which is within the existing Marwest PAD, and also intended for commercial and/or light industrial projects.

3.4 Proposed Zoning

The Owners are requesting to rezone these 35.9 acres from AG/AF to Light Industrial - L1/AF with a PAD Overlay. The intent is to establish the same zoning and development standards as the adjacent PAD for Marwest (Z14-060). The intent of the PAD is to blend with the adjacent zoning with very similar development criteria and design guidelines, all of which enhances the Airport/Campus District as defined in the Strategic Development Plan for Phoenix-Mesa Gateway Airport. Refer to Item 4 General Development Plan for a description of the permitted land uses associated with this PAD Overlay.

3.5 General Plan Conformance

The Mesa 2040 General Plan identifies an approximate 30 square miles centered around the Phoenix Mesa Gateway Airport as an Economic Activity Area.

“Gateway Employment Center provides the largest opportunity for new growth in Mesa”.

“Given the large size of the area, a wide range of employment activities are anticipated with an emphasis, on education, aerospace/aviation, and technology industry clusters. Particular emphasis will be placed on preservation and growth of aviation related employment opportunities”.

Similar to the Marwest PAD, the Landing 202 is situated within an Employment/Mixed Use Activity District, but more related to a Business Park, which considers office, research and development, light industrial, and supporting retail uses. Landing 202 is proposing light industrial with two structures for warehousing/distribution and possible light manufacturing based on user demand. This is very consistent with the Marwest PAD which will share cross access benefits on the adjacent parcels and overall marketability spinoffs. The location has great exposure to the Loop 202 but access limited only E. Ray Road. For aviation related users, this property provides expedient benefits for area circulation oriented to the commerce on the east and west sides of the PMGA.

Phoenix-Mesa Gateway Strategic Development Plan describes the vision for land uses in the Airport/Campus District as:

“a mixed use district centered around educational opportunities, research and development functions, and airport related uses that support the traveling public. Uses on the airport will relate to the uses across the airport boundary. Development in this area will be high-intensity and pedestrian-oriented. Its pedestrian friendliness will distinguish this district from more typical airport-adjacent developments. The transitional area or boundary of this quadrant will predominantly be high intensity employment uses that integrate well with the on-airport uses. Uses in this area will also address the needs of travelers and visitors and provide a smooth transition from the airport into the rest of the community.”

This proposed development will be subject to the land use restrictions of the Airport Overlay, but otherwise fully conforms to the current 2040 General Plan designation.

3.6 Summary

The Owners are seeking to rezone the property to L1/AF-PAD so that they may develop the property in response to the development activity that has already well underway around this north end of the Airport. The goal of Phase 1 of the project is to deliver 604,000 square feet of highly functional and affordable industrial, manufacturing, and distribution space to the Southeast Valley. Phase 1 will consist of two unique warehouse buildings focusing on the demands of tenants 118,000 to 486,000 square feet. In addition, the off-sites along the north side of E. Ray Road will include the entire frontage of Phases 1, 2, and 3, including additional lanes of traffic, curb, gutter, and a detached 6' sidewalk. While this entire frontage will be completed in one phase of construction, The Landing 202 requests that ROW landscape be limited to the area associated with PAD. The ROW landscape (streetscape) in front of phases 2 and 3 will be installed when those projects move forward with building permits at a later date.

This project site and proposed uses are ideally suited for this location because of its desirable marketing window off the Loop 202 and because it reflects the same use and nearly identical development standards as the adjacent Marwest PAD. This Project will help meet the City's goal to encourage a diversity of employment types providing increased job opportunities for Mesa residents. The proposed development can enhance the City's sales tax revenue, property tax base, generate employment opportunities and provide an excellent location for destination oriented light industrial uses.

In conjunction with this Rezoning and Site Plan Approval application is a separate application for Design Review. The Master Site Plan, Building Elevations, Landscape Plan and Infrastructure Plans are included with this Application. Development of this property will begin as soon as the Council approves the final version of this application and site plan, and the Design Review Board has approved the project design for these first two light industrial buildings.

The approval of the Marwest PAD included stipulations for: airport disclosure, noise mitigation as required by code, an aviation easement, solar development in accordance with FAA guidelines, and a FAA 7460 application if required. Where appropriate, this joint application for rezoning and site plan approval acknowledges these same or similar stipulations.

4 GENERAL DEVELOPMENT PLAN

Project Description

Landing 202 intends to attract a variety of light industrial and employment users seeking to develop projects in close proximity to the commerce associated with the Phoenix-Mesa Gateway Airport. There is an associated application for Design Review that illustrates the relationship with the adjacent Marwest PAD property. The concurrent application for Design Review for this single phase of development will establish the architectural character and site improvements including the project landscape and screen walls for this entire project. The standards proposed within this PAD are designed to support a high aesthetic standard, and blend with the adjacent Marwest PAD while recognizing the industrial/employment character of the immediate area both to the west and east. The only variations associated with the PAD Overlay include an increase in allowable building height to 54' and a reduction in the required parking from 1/900 to 1/1,100.

4.1 Land Use

Landing 202 will be developed in accordance with all land use regulations and development standards applicable to Section 11-7 for the "L-1 Light Industrial" district, and Section 11-19 for Airfield Overflight Area AOA-2 of the Mesa Zoning Ordinance unless modified herein.

4.2 Permitted Uses

The permitted uses proposed for this PAD Overlay are as follows:

EMPLOYMENT DISTRICTS	
<i>Proposed Use</i>	<i>LI</i>
Public and Semi-Public Use Classifications	
Government Offices	P
Public Safety Facilities	P
Commercial Use Classifications	
<u>Automobile/Vehicle Sales and Services</u>	
Automobile Rentals	P
Automobile/Vehicle Sales and Leasing	P
Automobile/Vehicle Service & Repair, Minor	P
Automobile/Vehicle Washing	P
Service Station	SUP
<u>Banks and Financial Institutions</u>	
With Drive-Thru Facilities	P
Building Materials and Services	P
Business Services	P

<u>Eating and Drinking Establishments</u>	
Bars/Clubs/Lounges	P
Coffee Shops/Cafes	P
Restaurants, Bar and Grill	P
Restaurants, Full Service	P
Restaurants, Limited Service	P
With Drive-Thru Facilities	P
Off-track Betting	P (14,15)
With Live Entertainment	P
<u>Food and Beverage Sales</u>	
Convenience Market	P (1,7)
Hotels and Motels	P
Laboratories	P
Light Fleet-Based Services	P
Maintenance and Repair Services	P
Medical Marijuana Dispensaries	P
<u>Offices</u>	
Business and Professional	P
Medical and Dental	P
Personal Services	P
Plant Nurseries and Garden Centers	P
<u>Retail Sales</u>	
General	P
Employment and Industrial Use Classifications	
Handicraft/Custom Manufacturing	P (5)
Light Assembly/Cabinetry	P (5)
Manufacturing, General	P (5)
Manufacturing, Limited	P (5)
Research and Development	P (5)
<u>Recycling Facilities</u>	
Reverse Vending Machines	P
Small Indoor Collection Facilities	P
<u>Warehousing and Storage</u>	
Indoor Warehousing and Storage	P
Mini-Storage	P
Wholesale	P

Transportation, Communication and Utilities Use Classifications	
<u>Communication Facilities</u>	
Facilities Within Buildings	Chap 35
<u>Transportation Facilities</u>	
Freight/Truck Terminals and Warehouses	P
Transportation Passenger Terminals	P
Specific Accessory Uses and Facilities	
Outdoor Storage	P (5)
Outdoor Display	P

Performance Standards

The following standards are referenced from Mesa Zoning Ordinance Chapter 7 Employment Districts; Section 11-7-2 Land Use Regulations

- (1) Permitted if located within an office building or other commercial building and occupying no more than 1,500 square feet, and Accessory Fuel Sales are not present.
- (5) Permitted only if all activities pertaining to the manufacturing or processing of the products are conducted entirely within an enclosed building. Accessory outdoor storage is permitted, but must be screened by a minimum 6’ masonry wall and restricted to the rear half of the lot.
- (7) Granting of a SUP is required if Accessory Fuel Sales are present.
- (9) Permitted only if fully screened by a minimum 7-foot high masonry screen wall composed of masonry blocks utilizing varying colors and textures arranged in an attractive design.
- (13) Heliports in Employment Districts shall be set a minimum of 2 full stories above the natural grade, unless associated with a hospital.
- (14) Subject to approval by the City Council and the State Racing Commission of a Tele-track Betting Establishment Permit per AAC R19-2-401 and following.
- (15) Permitted only when accessory to an Eating or Drinking establishment.

4.3 Development Regulations

Any use established or conducted within this district shall comply with the City’s Design Guidelines, except as modified below, and the following standards:

- 4.3.1 Screen walls shall conform to the standards as defined in Chapter 7 Employment Districts; 11-7-3 Development Standards C, D, and E of the Mesa Zoning Ordinance.
- 4.3.2 Landscaping, walls and screening shall conform to the standards for this district as defined in Chapter 33; Landscaping of the Mesa Zoning Ordinance, except as modified herein.
- 4.3.3 Signage shall be designed in accordance with Chapter 41; Signs of the Mesa Zoning Ordinance. A comprehensive sign plan will be processed with the first phase of development.



5 SITE DEVELOPMENT STANDARDS

Projects to be developed within Landing 202 shall be developed in accordance with the following standards:

5.1 Dimension Requirements and Bulk Regulations

The general lot area, height, and setback regulations for the Project shall be in accordance with the following PAD Standards:

<u>Bulk Regulations:</u>	<u>Allowed Per L-1:</u>	<u>PAD Standards:</u>
Minimum Site Area:	1 acre	1 acre
Minimum Lot Width:	100 ft.	100 ft.
Minimum Lot Depth:	100 ft.	100 ft.
Maximum Building Height ⁽¹⁾ :	40 ft.	54 ft.
<u>Minimum Building Setbacks</u>		
Front (E. Ray Rd.):	15 ft.	30 ft.
Front (Interior Streets):	20 ft.	20 ft.
Interior Side & Rear adjacent to Commercial & PEP ⁽²⁾	20 ft. min	20 ft. min.
Interior Side & Rear adjacent to LI:	0 ft.	0 ft.
<u>Minimum Landscape Setbacks:</u>		
E. Ray Road:	15 ft.	30 ft.
Interior Streets	20 ft.	20 ft.
Interior Side & Rear adjacent to Commercial & PEP ⁽²⁾ :	20 ft. min	20 ft. min.
Interior Side & Rear adjacent to LI:	0'	0'
<u>Parking (Table 11-32-3-A)</u>		
Warehousing & Storage - 1/900sf	672	550 (1sp/1,100sf)
Trailer Parking	NA	142

Notes

(1) Maximum Building Height for Distribution/Warehouse projects in excess of 300,000sf shall be 54ft. to the top of parapet walls, mechanical screening, and architectural embellishments, such as cupolas, domes, monuments, and towers. Parapet walls,

mechanical screening, elevator penthouses and architectural embellishments shall be limited to 10' above the roof line. Base reference for building height shall be the midpoint elevation along the adjacent curb of E. Ray Road. Building Heights shall also be influenced by the requirement to file Form 7460 with the FAA, a prerequisite for filing the Site Plan Approval Application.

(2) One (1) foot of setback for each foot of building height with a minimum 20ft. setback.

5.2 Site Lighting

Lighting shall be provided with the development of each Site in accordance with Section 11-30-5: Lighting and Illumination of the Mesa Zoning Ordinance. Site lighting shall be provided for security throughout all parking areas, service areas, and building entries and exits.

5.3 Site Design, Grading, and Drainage

This Project Site faces a number of unique site design and engineering challenges, most of which are the result of the property's configuration and the limited access. Some of these design challenges include:

- Site Planning/Circulation: The property's only frontage for access is along E. Ray Road. The configuration and curvature of this arterial road requires shared access with the adjacent properties in order to provide safe and efficient turning movements to and from E. Ray Road. The existing median break fronting the Subject Property is intended for full turning movements which facilitate access for both the north and south sides of E. Ray Road. As illustrated on the attached Master Site Plan, this Property will share access through the adjacent properties using cross access easements. Of particular importance is the access point at the southeast corner of the Phase 3 property. Building 1A will be relying on this access to allow truck circulation to the east side of the building. Westbound traffic on E. Ray Road will rely on this right turn to provide direct access to the east side. Eastbound truck traffic from Power Road will use the full turning intersection at the property's frontage.

The Master Site Plan included as **Exhibit 3** illustrates light industrial / warehouse buildings with their truck courts centered and/or oriented to a side of rear yard and are not directly visible from E Ray Road. This Master Site Plan is also being processed for Site Plan Approval and illustrates the intended development when City Council approves this request for rezoning.

- Site Grading & Drainage: The site is relatively flat with the existing grade falling generally from northeast to southwest. The Property will be responsible for collecting storm water flows from both off-site along East Ray Road and from on-site runoff. The sizing of new catch basins, storm drains and retention basins will be determined according to the current design criteria in the City of Mesa's Engineering Design Standards.

6 PROJECT LANDSCAPE

6.1 Landscape Theme

A Master Landscape Theme has been designed for both the project's perimeter streetscape and typical conditions on-site. Proposed landscape standards for the project will equal or exceed the size and quantities of plant material referenced in the Mesa Zoning Ordinance. Details of the proposed landscape theme with layout, quantities, and sizes of plant material will be submitted for review and approval for each development when submitted for Site Plan Approval. The landscape plans and details in the PAD are conceptual only and may be modified as approved by the City. The goals for the project landscape include the following:

- Create an attractive low water landscape that presents a lush and distinctive landscape, enhancing the perimeter streetscape with the interior development parcels.
- Allow for the spacing and concentration of required quantities to create view corridors into the Property and at strategic locations based on the location's architectural features. Where public viewing needs to be screened, concentrate a mix of deciduous and non-deciduous
- Design hardscape features and site furniture that can blend with the proposed architecture in a meaningful and complementary manner.
- Design common area open spaces that enhance the entrance experience, yet extend that theme throughout the Project.
- Design the project landscape within the common area open spaces to make the pedestrian network highly visible and convenient with shade.
- Plant material selected for color, texture, scale, and seasonal flowering placed in a thematic pattern can reinforce the landscape theme throughout the project.

The selection of landscape materials prescribed for trees, shrubs, groundcovers and accents are selected from the Arizona Department of Water Resources low water use plant list for the Phoenix Active Management Area (Phoenix AMA). A Master Plant Schedule has been prepared reflecting the Marwest PAD, please refer to **Exhibit 5**.

6.2 Landscape Area

The amount of landscaped area for the Park shall equal or exceed an overall value of 10% of the total net, developable area of the Property. This landscaped area shall include: landscape setbacks, parking lot landscaping, individual or shared retention basins, street frontage landscape, foundation planting areas, and all other areas of the Property not containing buildings, structures, or pavement. As referenced in item 3.6 above, the associated landscape for this PAD is limited the approximate 265' of frontage that is defined by the property boundaries. Buildings 2 and 3 will complete their landscape frontage matching the character of this initial installation.

6.3 Landscape Design

The size and quantities of plant material shall conform to the landscape standards in Chapter 33 of the Mesa Zoning Ordinance, except as modified herein. Details of the landscape theme and layout with quantities and sizes of plant material will be resolved with the Design Review Approval. Due to the complexity of the access and satisfying the required lines of site for turning movements, the ultimate landscape design may necessarily be impacted to satisfy the visibility clearance requirements at intersections and driveways.

In order to screen the truck bays from E. Ray Road, the project landscape incorporates an extensive landscape screen massed around the entrance and within the retention basins that can effectively screen the views from E. Ray Road. Ironwoods (*Olneya tesota*) and Mulgas (*Acaicia anuera*) are both non-deciduous and will provide year round visual mitigation. The mesquite trees are placed in the retention basins due to their ability to handle storm flow volumes and standing water. Within 2-3 years as these trees mature, the screening will become much more effective. To reinforce the screening, screen walls are also placed around the entrance to the truck courts to block any direct views.

A Conceptual Landscape Plan has been prepared and included here as **Exhibit 6**.

7 INFRASTRUCTURE AND UTILITIES

7.1 Access and Circulation

East Ray Road: is partially improved with two lanes of traffic (one each way) with a parallel bike lane and a raised 16' wide median. The City of Mesa's Transportation Plan calls for East Ray Road to be a Primary Arterial with 6 lanes of traffic. There is an existing ROW of 130' providing adequate space to expand for the roadway for additional vehicular lanes. Existing improvements include a median break for full turning movements near the midpoint of the Property. The median is finished with a raised curb and the outside lanes are finished with an asphalt turndown.

Additional median breaks and right-in and right-out driveways are illustrated on the Master Site Plan, **Exhibit 3**. The proposed locations are necessary to achieve the Property's full development potential in accordance with the City's long range plans for development around PMGA.

7.2 Street Improvements

Street improvements will be constructed per City of Mesa standards and in conformance with the approved stipulations of this Application. Dedications for additional rights-of-way, if required, will occur with a Map of Dedication or as determined by the City of Mesa Engineering Department with the development of this property.

7.3 Traffic Signals

The Owner shall participate in the cost for a traffic signal at the proposed location illustrated on the Master Site Plan. Details to be resolved with the Mesa Engineering Department as a condition of completing the required off-site improvement plans. This may be subject to a future signal warrant study.

7.4 Water Service

The Owner shall install all onsite water improvements required to serve the Property in accordance with Mesa's Engineering Standards in effect at the time of Permit Application. There is an existing water line within East Ray Road. Details of the final layout are referenced on the Preliminary Plans prepared by Hunter Engineering and included with this submittal.

7.5 Sanitary Sewer Service

The Owner shall install all onsite sanitary sewer improvements required to serve the Property in accordance with Mesa's Engineering Standards in effect at the time of Permit Application. There is an existing sanitary sewer line within East Ray Road. Details of the final layout are referenced on the Preliminary Plans prepared by Hunter Engineering and included with this submittal.

7.6 Electrical, Telephone, and Cable Services

Owner shall install all on-site electrical, telephone and cable improvements required to serve the Property.

EXHIBITS

1. Vicinity Map
2. Existing Conditions / Existing Zoning and Surrounding Land Uses
3. Master Site Plan
4. Architectural Building Elevations
5. Master Plant Schedule
6. Conceptual Landscape Plant

FEMA INFORMATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C XXXXX (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE_____

ZONE: X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE: A IS DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED.

ZONE: AE ARE DEFINED AS BASE FLOOD ELEVATIONS DETERMINED.

ZONE: AH IS DEFINED AS FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.

ZONE: AQ IS DEFINED AS FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

ZONE: AR IS DEFINED AS SPECIAL FLOOD HAZARD AREA FORMERLY PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY A FLOOD CONTROL SYSTEM THAT WAS SUBSEQUENTLY DECERTIFIED. ZONE AR INDICATES THAT THE FORMER FLOOD CONTROL SYSTEM IS BEING RESTORED TO PROVIDE PROTECTION FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD.

ZONE: A99 IS DEFINED AS AN AREA TO BE PROTECTED FROM 1% ANNUAL CHANCE FLOOD BY A FEDERAL FLOOD PROTECTION SYSTEM UNDER CONSTRUCTION; NO BASE FLOOD ELEVATIONS DETERMINED.

ZONE: D IS DEFINED AS AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.

LEGAL DESCRIPTION

REAL PROPERTY IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, DESCRIBED AS FOLLOWS: THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

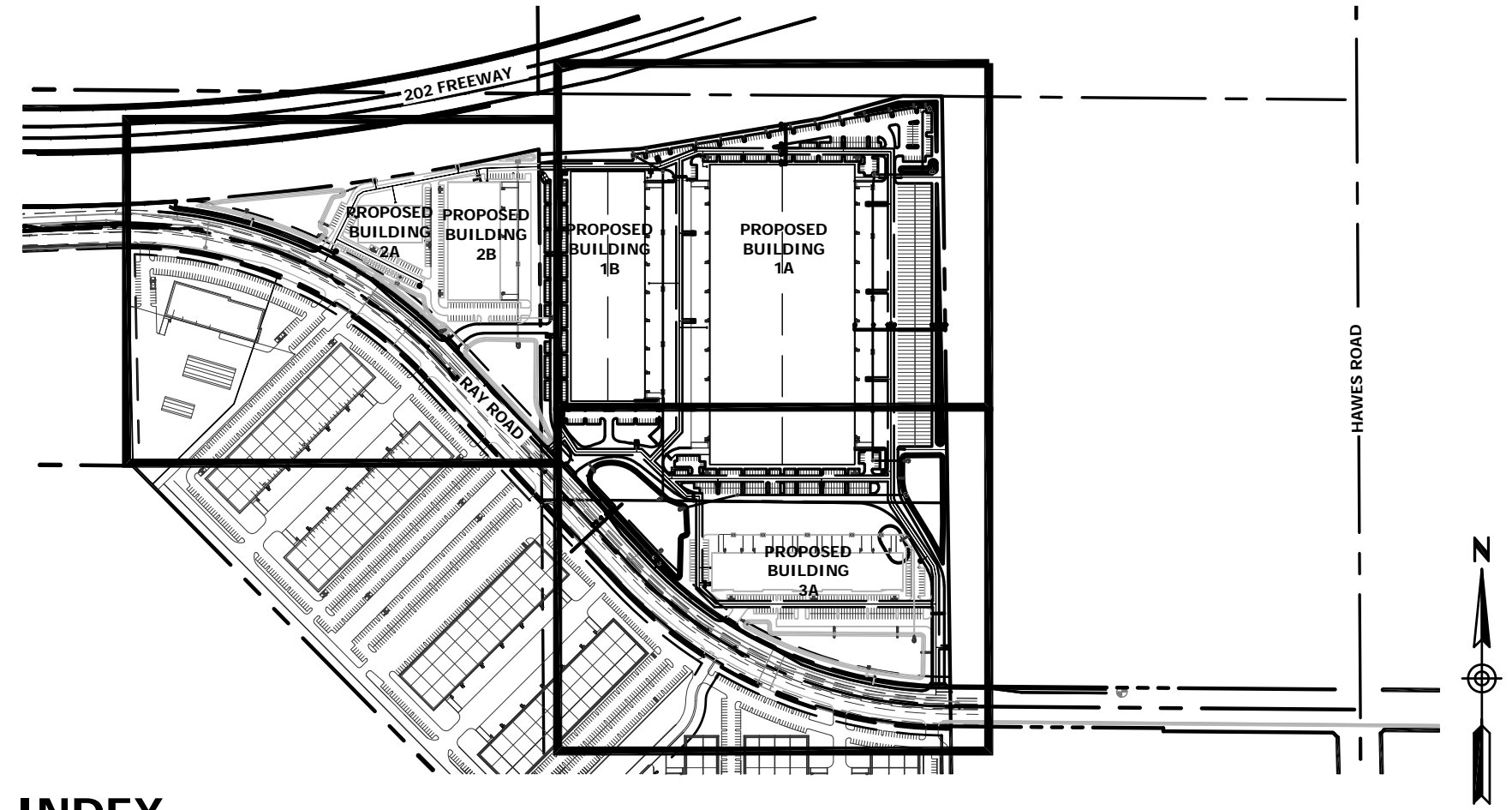
ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER	P	PAVEMENT
B/C	BACK OF CURB	PAE	PUBLIC ACCESS EASEMENT
BOT	BOTTOM	PDE	PUBLIC DRAINAGE EASEMENT
BRW	BOTTOM OF RETAINING WALL	P	PROPERTY LINE
BVC	BEGINNING OF VERTICAL CURVE	POB	POINT OF BEGINNING
C	CONCRETE	POC	POINT OF COMMENCEMENT
C	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
CF	CUBIC FEET	Pufe	PUBLIC UTILITY FACILITIES EASEMENT
C&G	CURB & GUTTER	PVI	POINT OF VERTICAL INTERSECTION
CY	CUBIC YARD	PVMT	PAVEMENT
DE	DRAINAGE EASEMENT	PVC	PAVEMENT/CONCRETE
DW	DRYWELL	RCW	RECLAIMED WATER
EA	EACH	R/W	RIGHT OF WAY
EL	ELEVATION	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
ESMT	EASEMENT	SS	SANITARY SEWER
EVC	END OF VERTICAL CURVE	S/W	SIDEWALK
EX	EXISTING	STA	STATION
EXG	EXISTING GRADE	SY	SQUARE YARDS
F/C	FACE OF CURB	TC	TOP OF CURB
FF	FINISH FLOOR	TEL	TELEPHONE
FG	FINISH GRADE	TF	TOP OF FOOTING
FL	FLOWLINE	THR	TOP OF HANDRAIL
FT/FT	FOOT PER FOOT	TPOB	TRUE POINT OF BEGINNING
FM	FORCE MAIN	TRW	TOP OF RETAINING WALL
G	GUTTER	TS	TRAFFIC SIGNAL
GB	GRADE BREAK	TW	TOP OF WALL
GR	GRATE	UGFO	UNDERGROUND FIBER OPTIC
HP	HIGH POINT	UGE	UNDERGROUND ELECTRIC
HW	HIGH WATER	UGT	UNDERGROUND TELEPHONE
IE	INVERT ELEVATION	UTS	UNDERGROUND TRAFFIC SIGNAL
IRR	IRRIGATION	VCP	VITRIFIED CLAY PIPE
LF	LINEAR FEET	VG	VALLEY GUTTER
LIE	LANDSCAPE IRRIGATION EASEMENT	VNAE	VEHICULAR NON-ACCESS EASEMENT
LP	LOW POINT	VOL	VOLUME
MCR	MARICOPA COUNTY RECORDER	VOL	VOLUME PROVIDED
ML	MATCH LINE	VR	VOLUME REQUIRED
M	MONUMENT LINE	W	WATER
MUTE	MULTI USE TRAIL EASEMENT	WLE	WATER LINE EASEMENT
NTS	NOT TO SCALE	WTP	WATER TREATMENT PLANT
OHE	OVERHEAD ELECTRIC	WWTP	WASTEWATER TREATMENT PLANT

CONCEPTUAL GRADING, DRAINAGE AND UTILITY PLAN

FOR THE LANDING 202 EAST RAY ROAD MESA, ARIZONA

REAL PROPERTY IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;



MAP INDEX

SHEET INDEX

COVER SHEET	.....C1
CONCEPTUAL GRADING AND DRAINAGE PLANS	.....C2-C4
CONCEPTUAL UTILITY PLANS	.....C5-C7

EXISTING LEGEND

RIGHT OF WAY	---
PROPERTY LINE	---
CENTERLINE	---
EASEMENT LINE	---
WATER LINE	---
WATER LINE	---
SANITARY SEWER LINE	---
SPOT ELEVATION	+1349.16
FIRE HYDRANT	+
WATER VALVE	+
IRRIGATION CONTROL VALVE	+
SANITARY SEWER MANHOLE	+
SANITARY SEWER CLEANOUT	+
SIGN	+
LIGHT POLE	+
ELECTRICAL RISER	+
ELECTRICAL CABINET	+

PROPOSED LEGEND

DIRECTION OF SLOPE	←
SEWER LINE	---
WATER LINE	---
FIRE LINE	---
EASEMENT	---
SAWCUT	---
GRADE BREAK	---
CATCH BASIN	+
DRYWELL	+
SPOT ELEVATION	90.50P
SECTION CALLOUT	+
FLOW LINE	→
BACKFLOW PREVENTOR	+
TAPPING SLEEVE & VALVE	+
SANITARY SEWER CLEANOUT	+

OWNER

MARWEST ENTERPRISES, LLC
6710 N. SCOTTSDALE RD 140
SCOTTSDALE, ARIZONA 85253
CONTACT: DAVID MARTENS, JD/MTA
PHONE: (602) 390-5403

ARCHITECT

WARE MALCOMB
8181 N VIA DE NEGOCIO
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 800-5291
PHONE: (480) 767-1001
CONTACT: ERIC ZITNY, AIA
EMAIL: EZITNY@WAREMALCOMB.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
CONTACT: LARRY TALBOTT, V.P.
EMAIL: LTALBOTT@HUNTERENGINEERINGPC.COM

RETENTION CALCULATIONS

SITE AREA: 56.17 AC

RETENTION REQUIRED:
 $V_R = (C) \cdot (P/12) \cdot (A)$ $P=2.2$
 $V_R = (0.90) \cdot (2.2/12) \cdot (56.17) \cdot (43,560) = 403,716$ CF

TOTAL REQUIRED = 403,716 CU.FT.

RETENTION PROVIDED:

BASIN 1	.....	97,145	CF
BASIN 2	.....	16,092	CF
BASIN 3	.....	92,134	CF
BASIN 4	.....	7,359	CF
BASIN 5	.....	67,600	CF
BASIN 6	.....	5,189	CF
BASIN 7	.....	6,232	CF
BASIN 8	.....	3,663	CF
BASIN 9	.....	6,700	CF
BASIN 10	.....	25,428	CF
BASIN 11	.....	149,212	CF
BASIN 12	.....	3,836	CF
BASIN 13	.....	15,150	CF
TOTAL PROVIDED	.....	495,740	CF

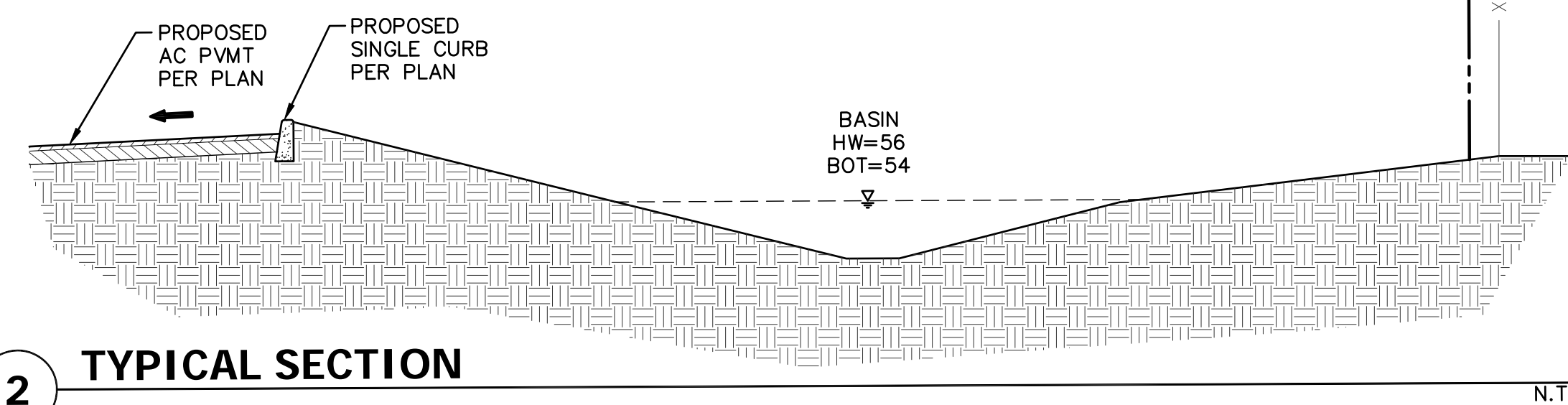
RETENTION TOTALS:

TOTAL REQUIRED	.....	403,716	CF
TOTAL PROVIDED	.....	495,740	CF
TOTAL EXCESS	.....	92,024	CF

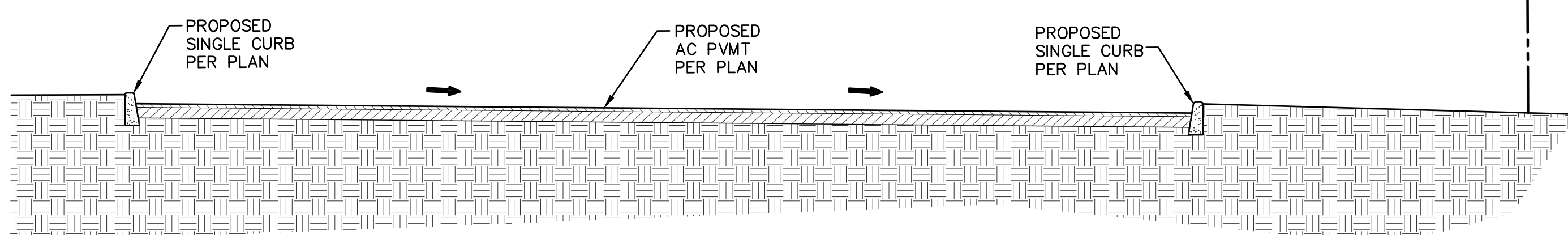
RETENTION NOTE

RETENTION IMPROVEMENTS WILL BE PHASED AS NECESSARY. FULL BASINS MAY BE CONSTRUCTED ON FUTURE PHASES OR TEMPORARY BASINS MAY BE UTILIZED. ALL BASINS WILL FOLLOW THE CITY OF MESA DESIGN REQUIREMENTS.

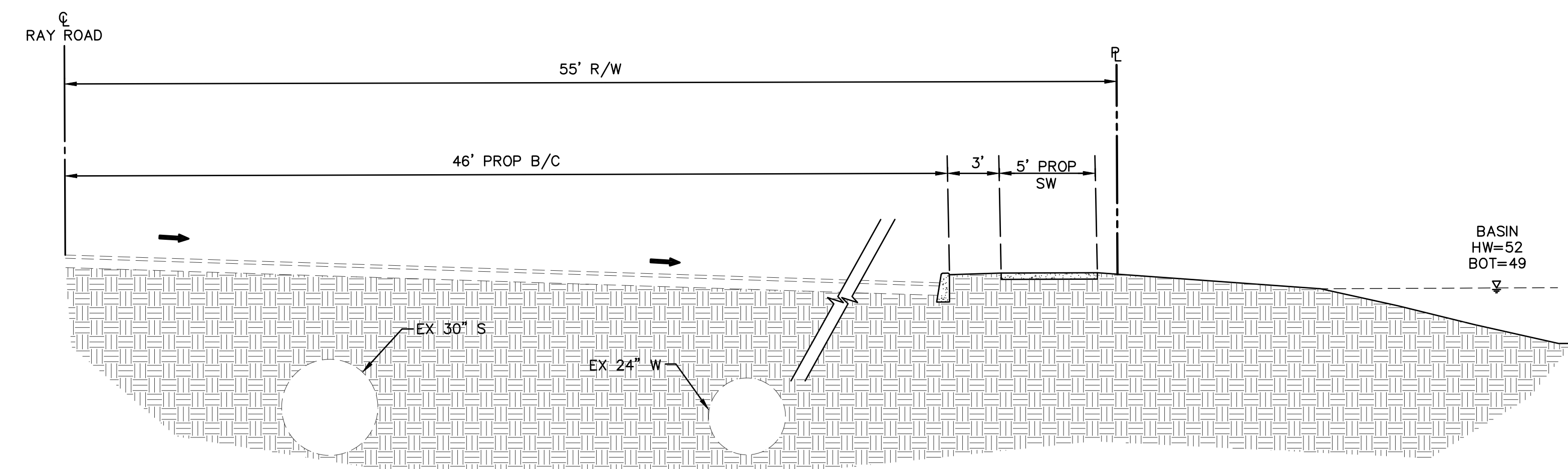
SUBSTANTIAL EXCESS VOLUMES ARE SHOWN ON THESE PLANS. BASINS MAY BE MODIFIED OR SHALLOWED IN THE FUTURE TO REDUCE THE EXCESS VOLUME.



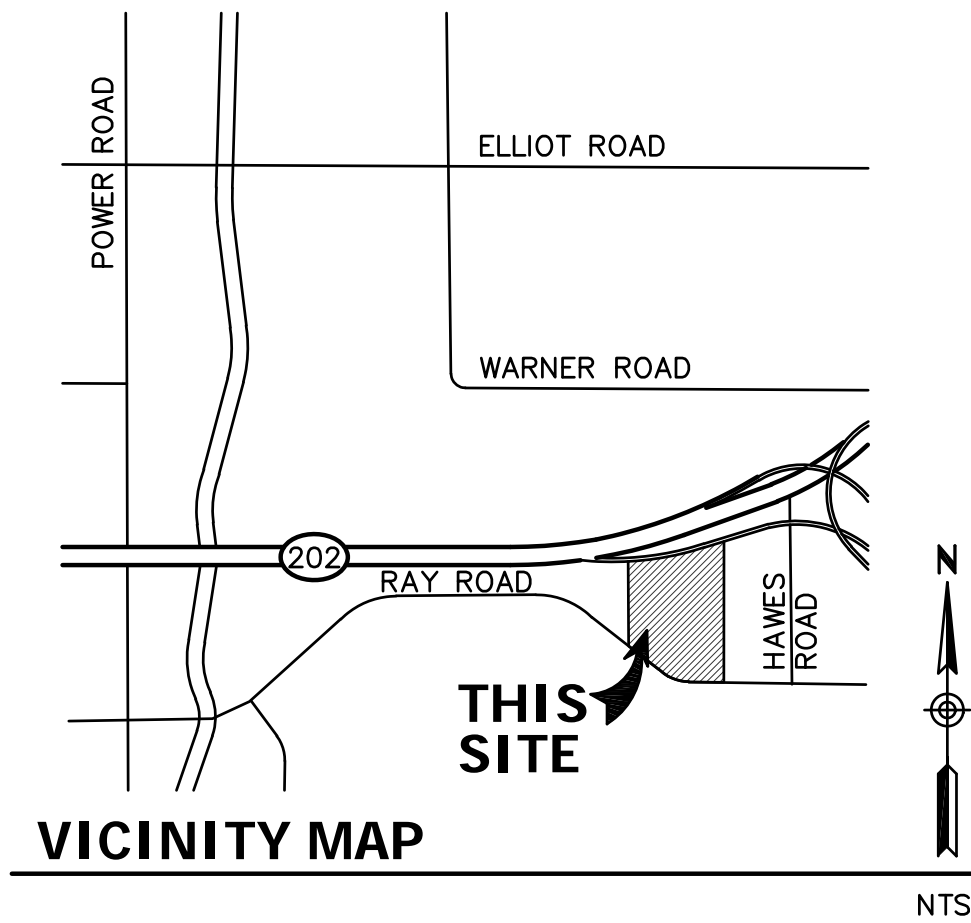
2 TYPICAL SECTION



1 TYPICAL SECTION



3 TYPICAL SECTION



VICINITY MAP

APN #
304-30-020K, 025L, 025M, 025N & 014A

BENCHMARK

CITY OF MESA BRASS TAG ON TOP OF CURB AT THE NORTHEAST CORNER OF HWY 202 FREEWAY AND POWER ROAD. ELEVATION= 1324.10 (CITY OF MESA NAVD88 DATUM)

ONSITE BENCHMARK #1:
IRON BAR IN MEDIAN OF RAY ROAD, 1600"± WEST OF PROPERTY. ELEVATION= 1346.71.

ONSITE BENCHMARK #2:
NORTH BOLT ON FIRE HYDRANT WITH TAG STAMPED "BURY". ELEVATION= 1354.88.

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 7 EAST WHICH BEARS.

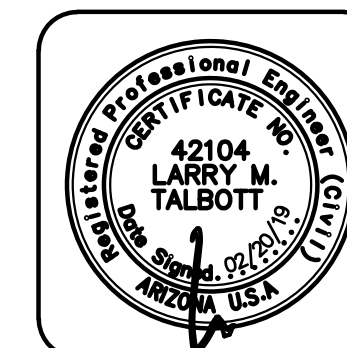
SITE ACREAGE

TOTAL AREA = 56.17

NO.	DATE	REVISION	BY

DESIGN BY: JLN
DRAWN BY: LEW
CHECKED BY: JLN

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



CONCEPTUAL COVER SHEET FOR THE LANDING 202 EAST RAY ROAD MESA, ARIZONA

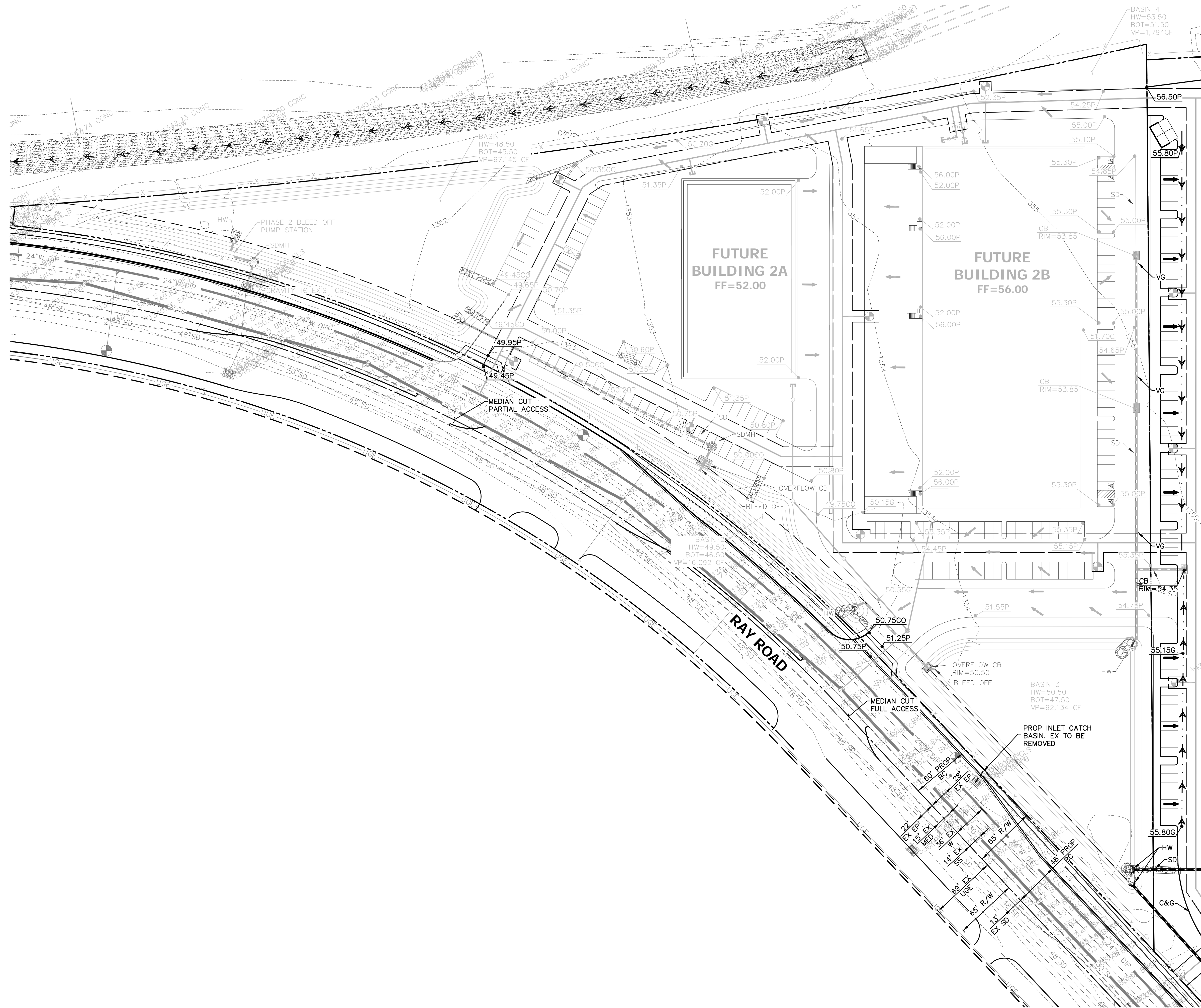


THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

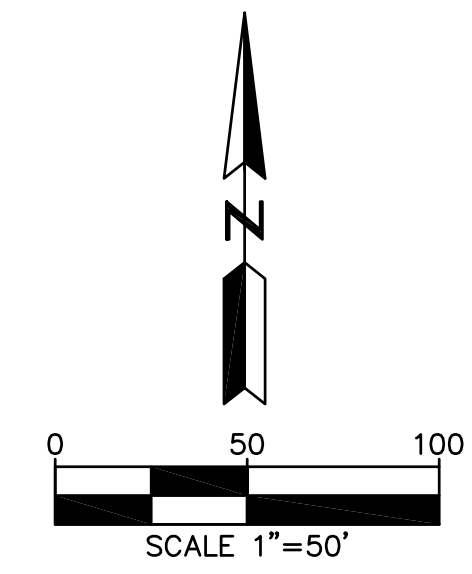
PROJECT NAME:
THE LANDING 202

HE NO.: MARW005
SCALE: NTS

SHEET:
C1



MATCH LINE - SEE SHEET C3



NO.	DATE	REVISION	BY

DESIGN BY: JIN
DRAWN BY: LEW
CHECKED BY: JIN

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
THE LANDING 202
EAST RAY ROAD
MESA, ARIZONA**

CONTACT ARZONAS11 AT A LEAST 72 HOURS BEFORE THE BEGINNING OF CONSTRUCTION.
ARZONAS11
CALL 811 OR VISIT ARZONAS11.COM

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

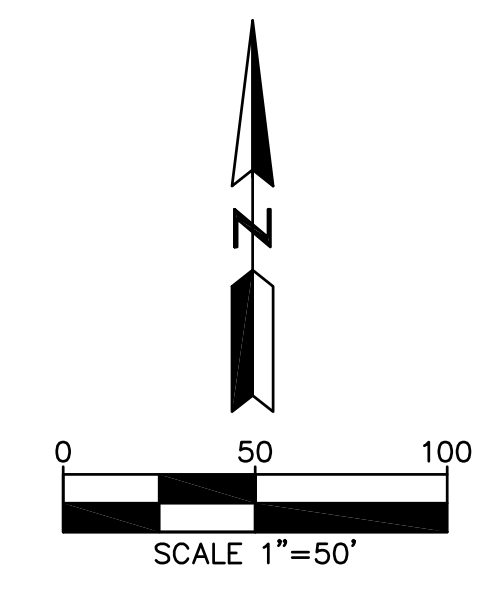
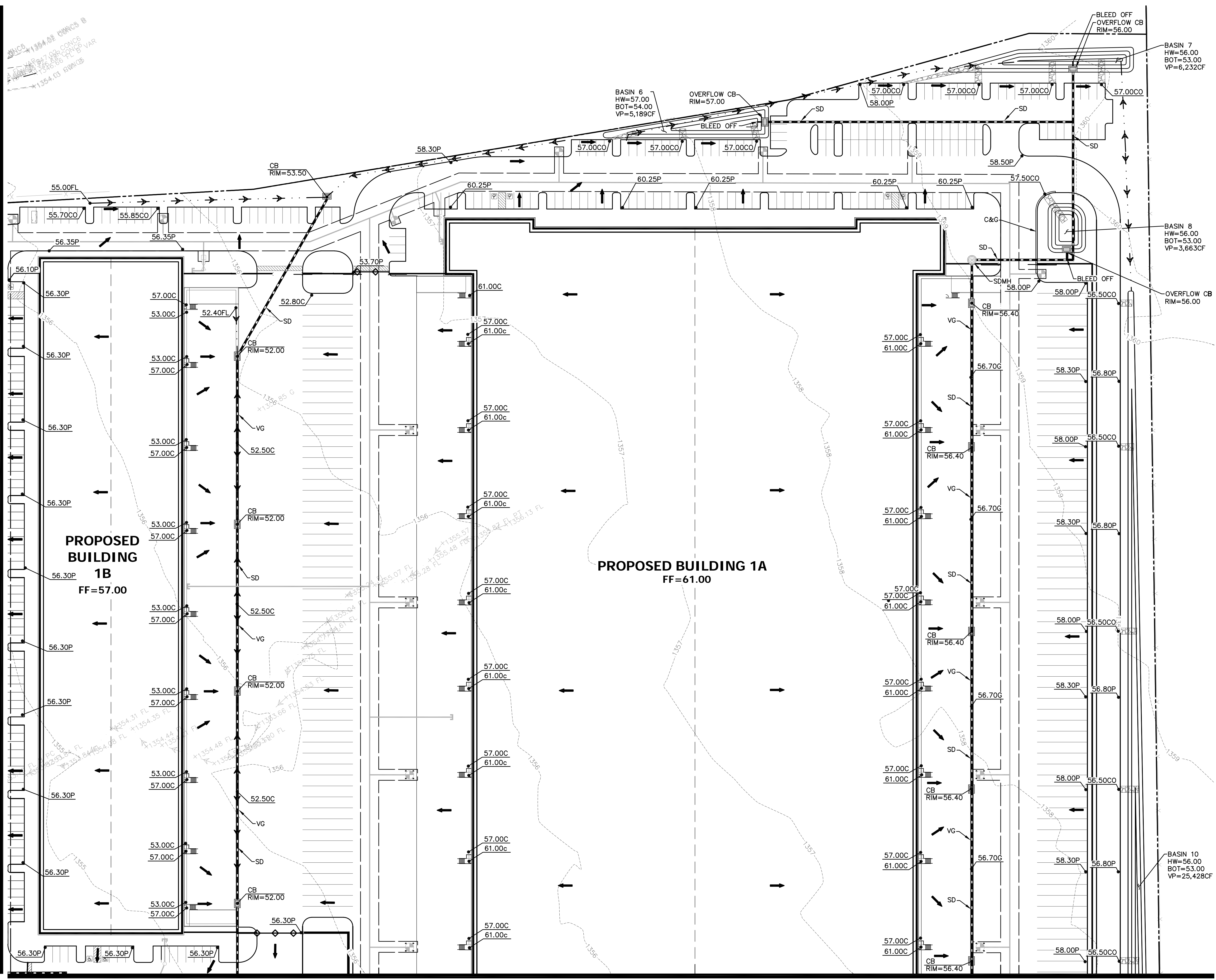
PROJECT NAME:
THE LANDING 202

HE NO.: MARWOODS
SCALE: 1"=50'

SHEET:
C2

1354.02 CONC B
 1354.03 CONC C
 1354.04 CONC D
 1354.05 CONC E
 1354.06 CONC F
 1354.07 CONC G
 1354.08 CONC H
 1354.09 CONC I
 1354.10 CONC J
 1354.11 CONC K
 1354.12 CONC L
 1354.13 CONC M
 1354.14 CONC N
 1354.15 CONC O
 1354.16 CONC P
 1354.17 CONC Q
 1354.18 CONC R
 1354.19 CONC S
 1354.20 CONC T
 1354.21 CONC U
 1354.22 CONC V
 1354.23 CONC W
 1354.24 CONC X
 1354.25 CONC Y
 1354.26 CONC Z

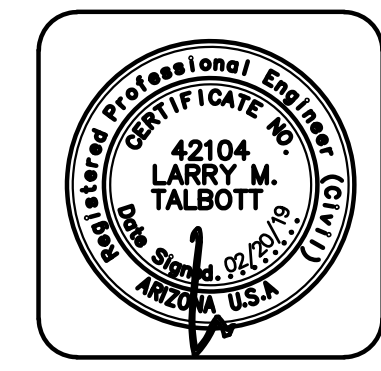
MATCH LINE - SEE SHEET C2



NO.	DATE	REVISION	BY

DESIGN BY: JIN
 DRAWN BY: LEW
 CHECKED BY: JJZ

HUNTER
 ENGINEERING
 10450 NORTH 74TH STREET, SUITE 200
 SCOTTSDALE, AZ 85258
 T 480 981 3985
 F 480 981 3986



CONCEPTUAL GRADING AND DRAINAGE PLAN
 FOR
THE LANDING 202
EAST RAY ROAD
MESA, ARIZONA



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

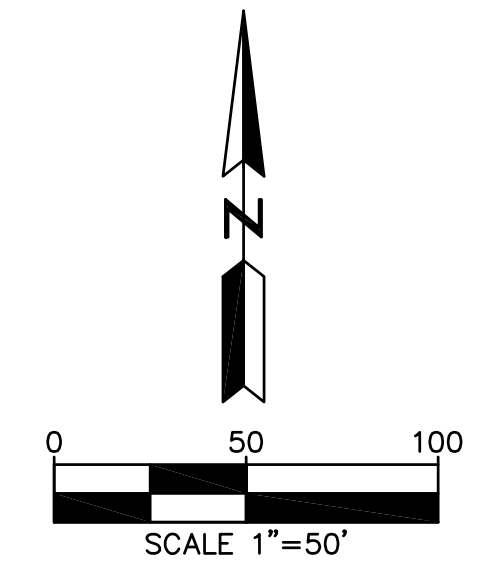
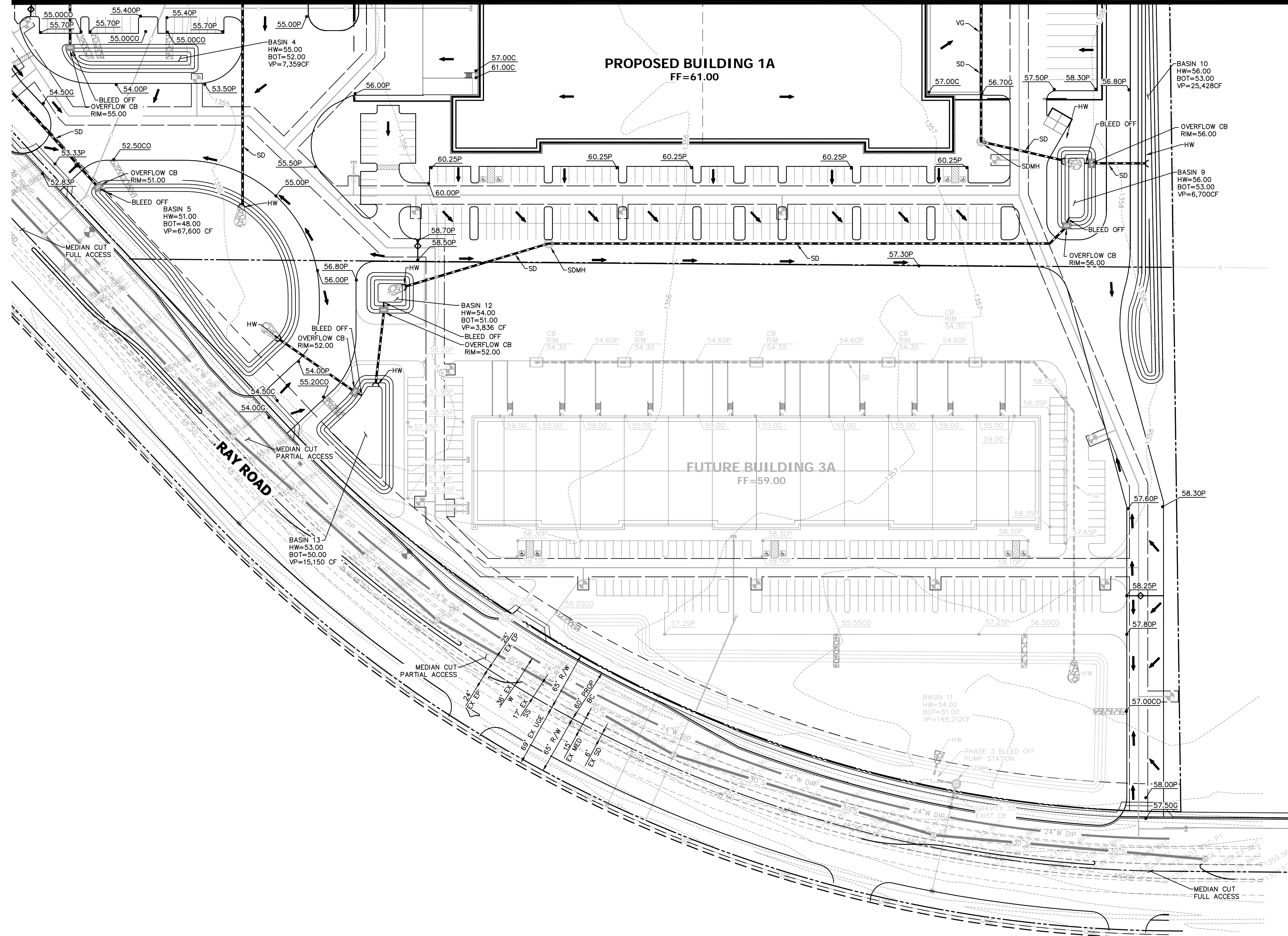
PROJECT NAME:
 THE LANDING 202

HE NO.: MARWOODS
 SCALE: 1"=50'

SHEET:
C3

MATCH LINE SEE SHEET 4

MATCH LINE - SEE SHEET C3



NO.	DATE	REVISION	BY

DESIGN BY: JJN
 DRAWN BY: LEW
 CHECKED BY: JJN

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



CONCEPTUAL GRADING AND DRAINAGE PLAN
 FOR
THE LANDING 202
EAST RAY ROAD
MESA, ARIZONA

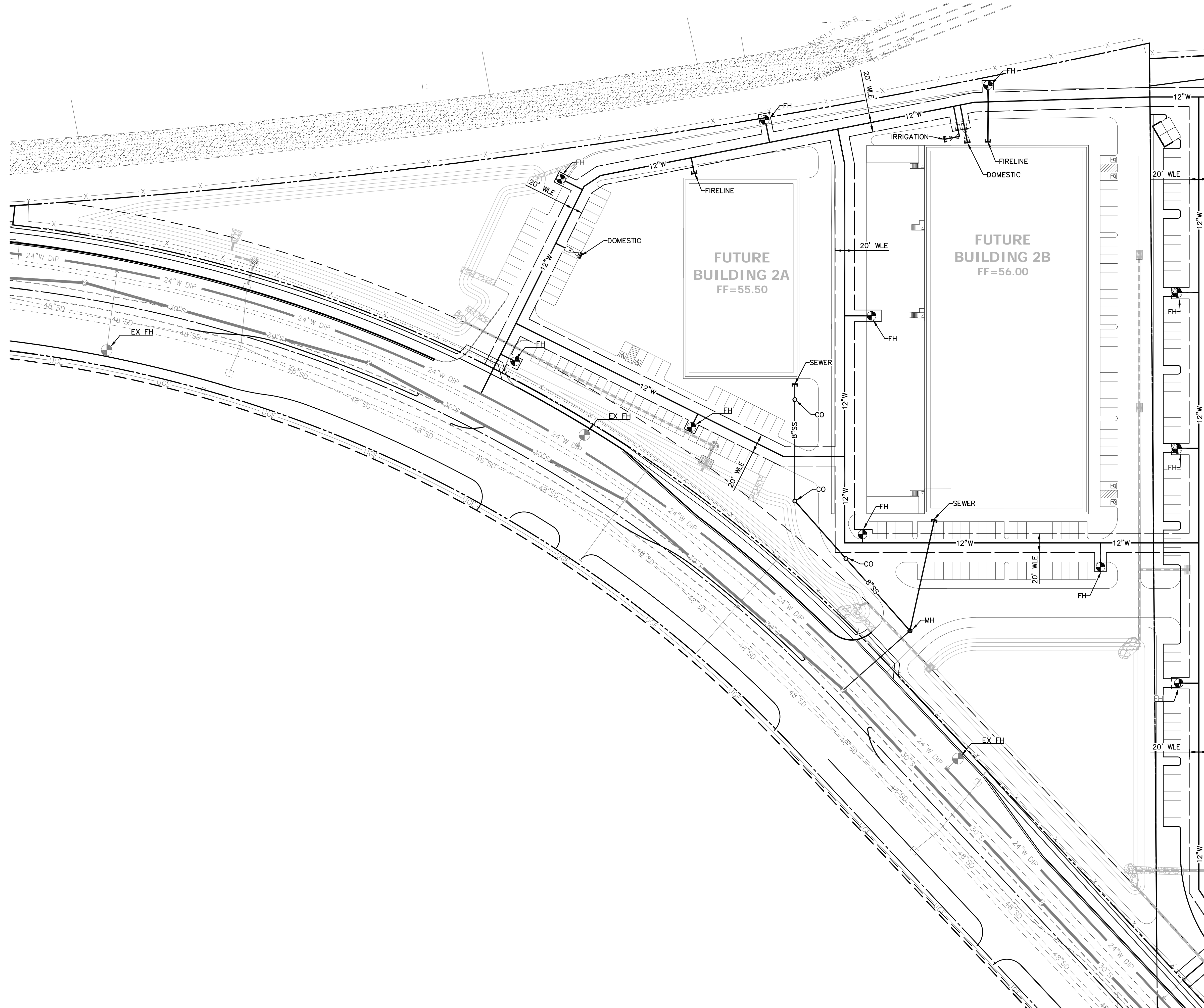
CONTACT ARIZONA811 AT A LEAST 2 TO 3 WORKING DAYS BEFORE THE BEGIN DATE OF CONSTRUCTION.
ARIZONA811
 CALL 811 OR VISIT ARIZONA811.COM

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

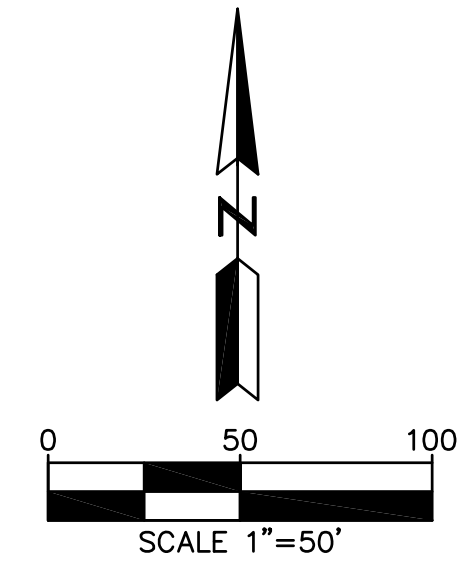
PROJECT NAME:
THE LANDING 202

HE NO.: MARWOODS
 SCALE: 1"=50'

SHEET:
C4



MATCH LINE SEE SHEET C6



NO.	DATE	REVISION	BY

DESIGN BY: JIN
 DRAWN BY: LEW
 CHECKED BY: JIN

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

CIVIL AND SURVEY



**CONCEPTUAL UTILITY PLAN
 FOR
 THE LANDING 202
 EAST RAY ROAD
 MESA, ARIZONA**

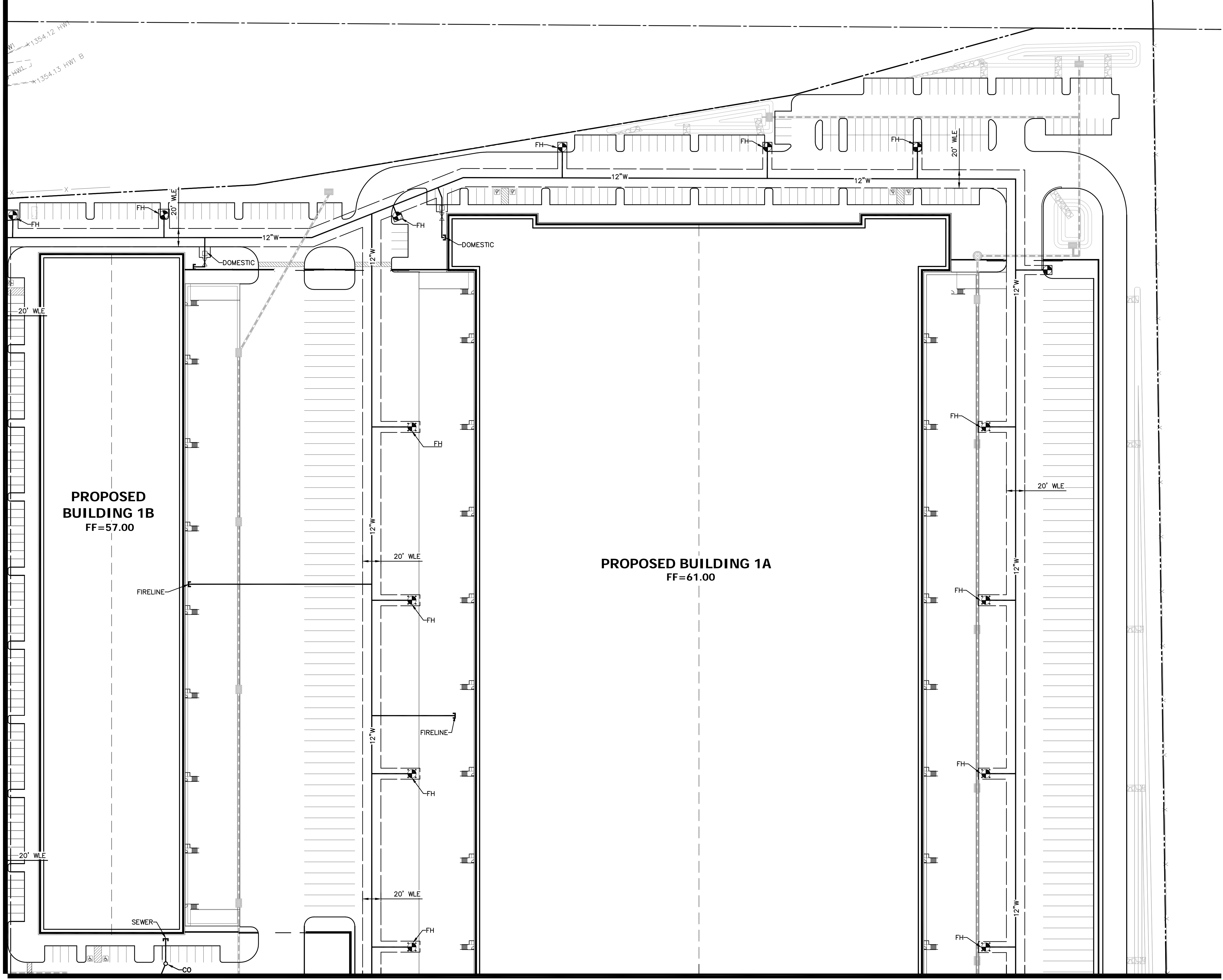


THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
 THE LANDING 202

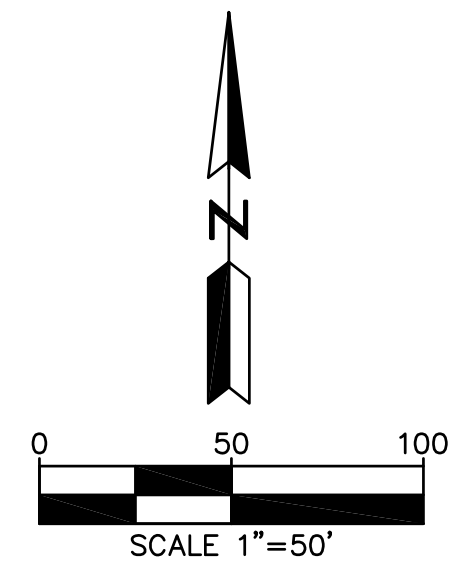
HE NO.: MARW005
 SCALE: 1"=50'

SHEET:
C5



MATCH LINE SEE SHEET C5

MATCH LINE SEE SHEET C7



NO.	DATE	REVISION	BY

DESIGN BY: JIN
 DRAWN BY: LEW
 CHECKED BY: JIN

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

CIVIL AND SURVEY



**CONCEPTUAL UTILITY PLAN
 FOR
 THE LANDING 202
 EAST RAY ROAD
 MESA, ARIZONA**



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

PROJECT NAME:
 THE LANDING 202

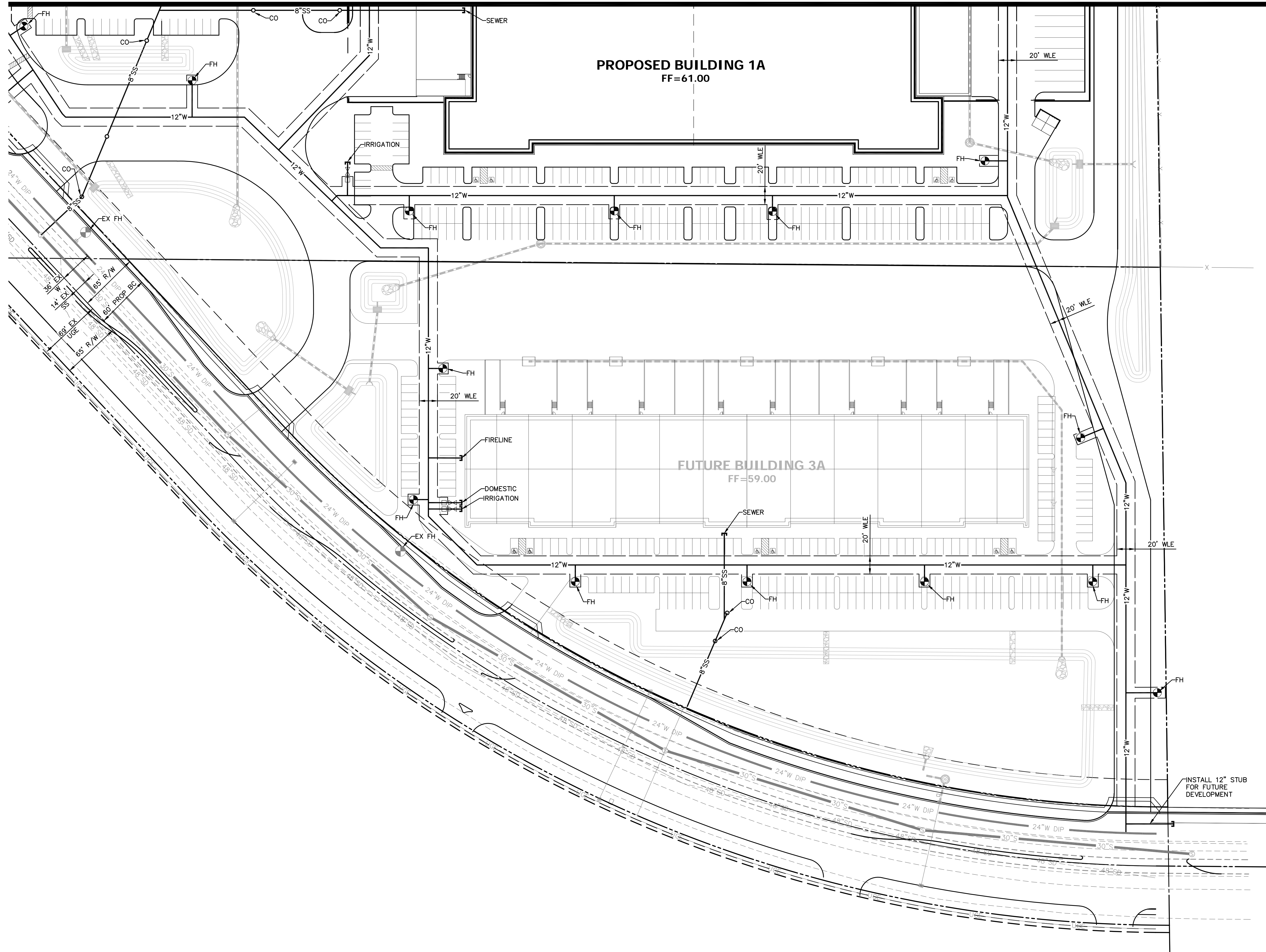
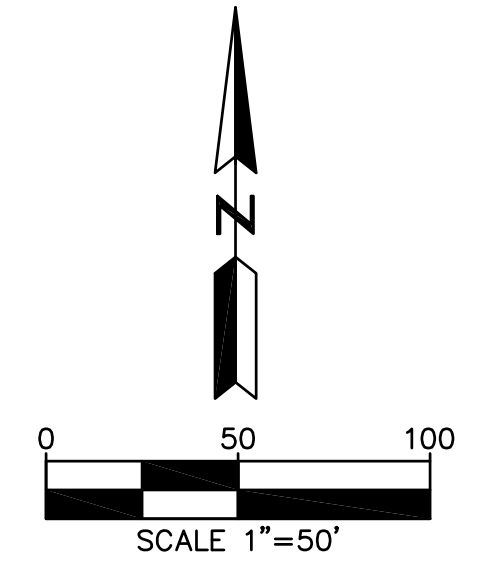
HE NO.: MARW005
 SCALE: 1"=50'

SHEET:
C6

MATCH LINE SEE SHEET C6

PROPOSED BUILDING 1A
FF=61.00

FUTURE BUILDING 3A
FF=59.00



NO.	DATE	REVISION	BY

DESIGN BY: JLN
 DRAWN BY: LEW
 CHECKED BY: JLN

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
 THE LANDING 202
 EAST RAY ROAD
 MESA, ARIZONA**

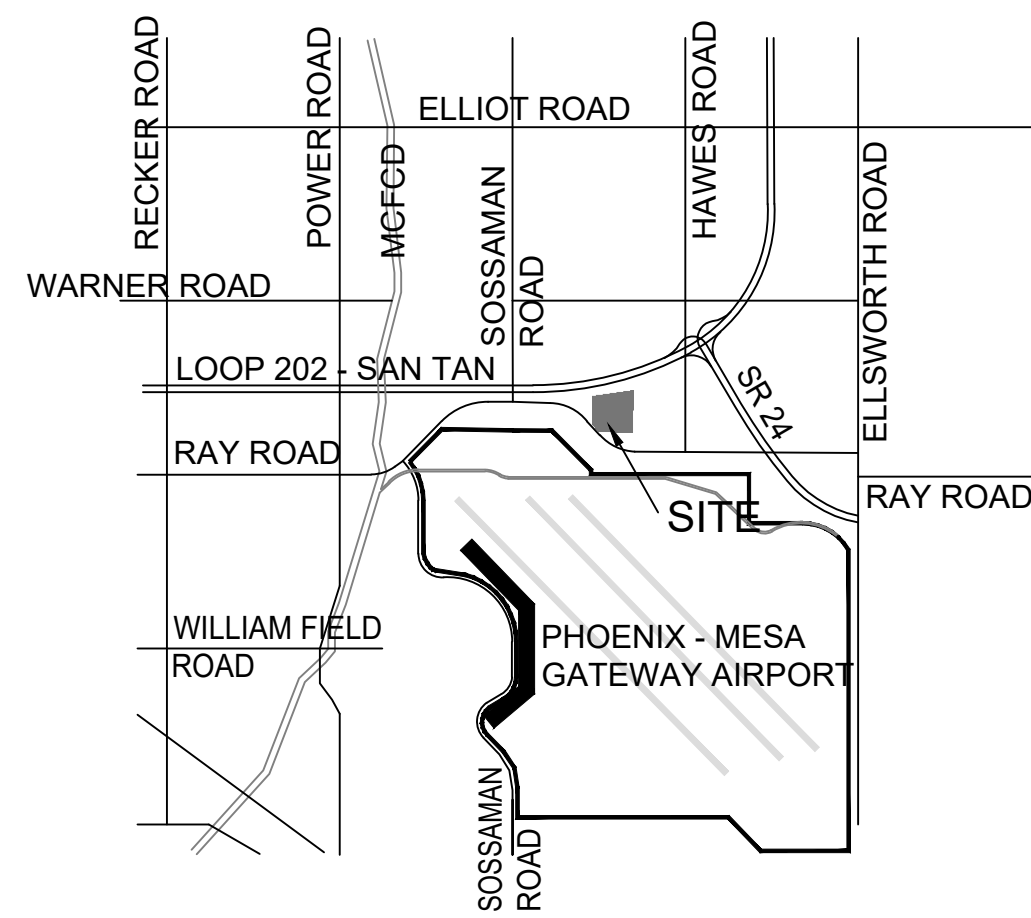


THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

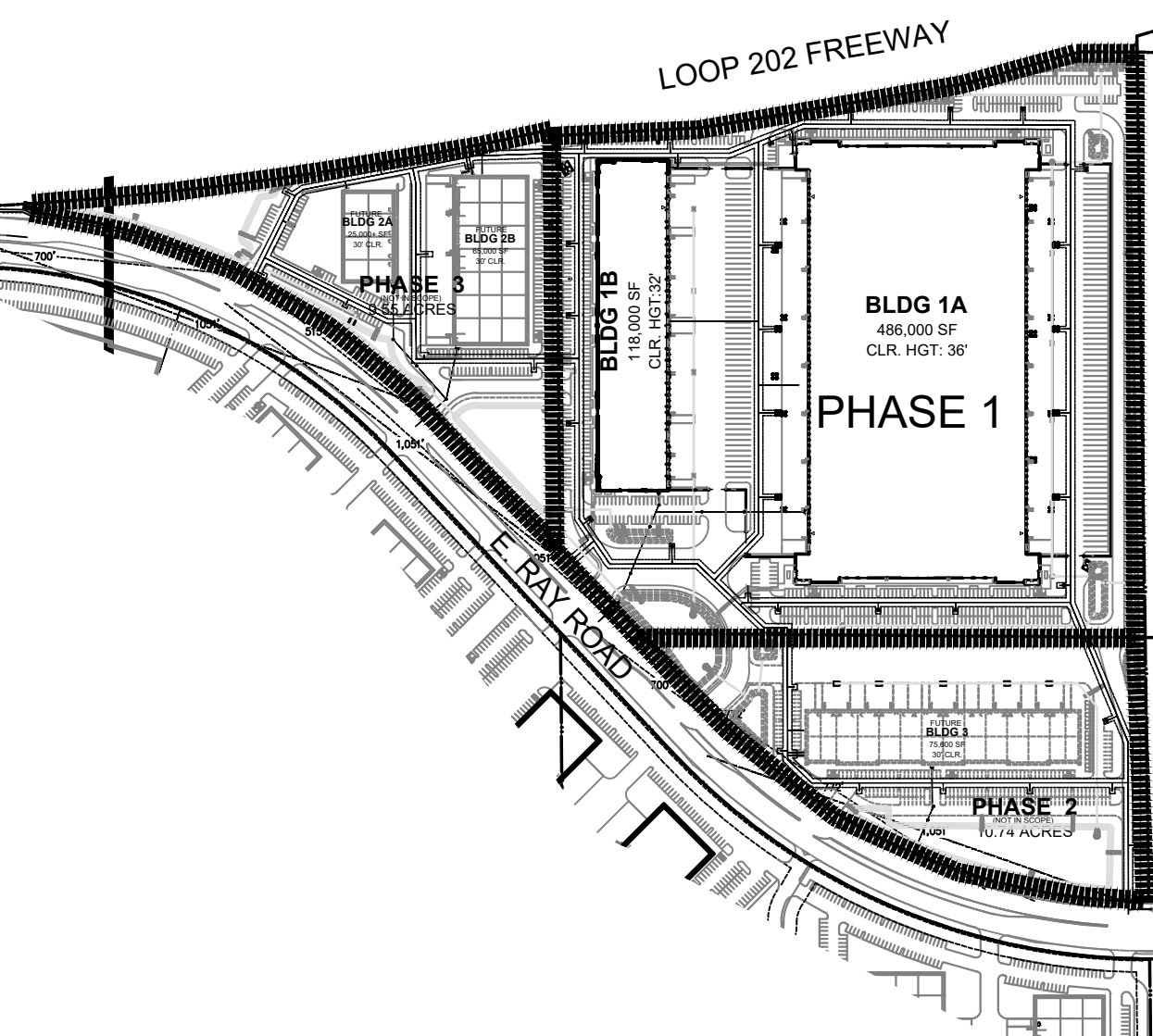
PROJECT NAME:
 THE LANDING 202

HE NO.: MARWOODS
 SCALE: 1"=50'

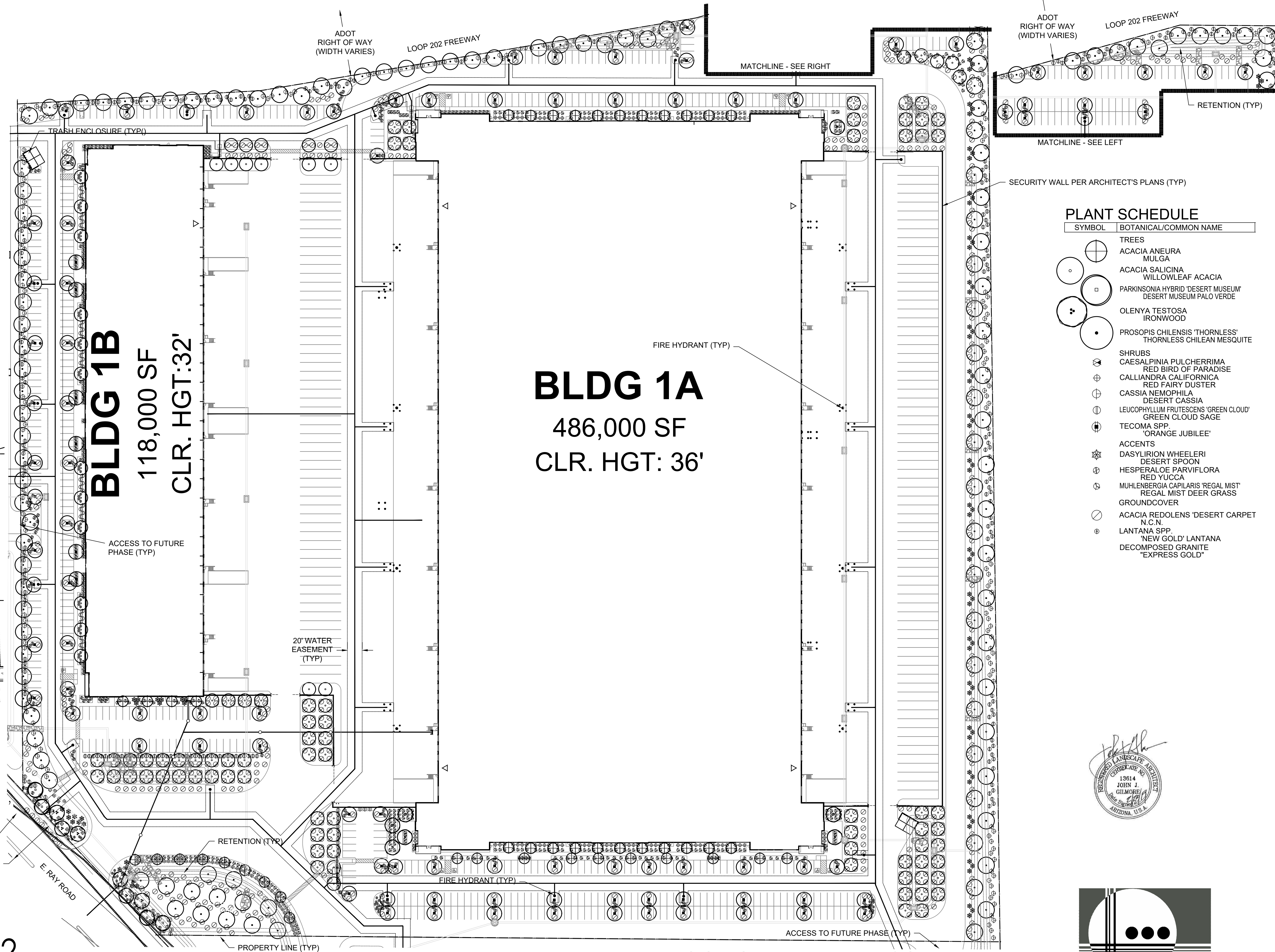
SHEET:
C7



VICINITY MAP
NTS
North



KEY MAP
NTS
North



PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME
TREES	
⊕	ACACIA ANEURA
⊙	MULGA
⊕	ACACIA SALICINA
⊙	WILLOWLEAF ACACIA
⊕	PARKINSONIA HYBRID 'DESERT MUSEUM'
⊙	DESERT MUSEUM PALO VERDE
⊕	OLENYA TESTOSA
⊙	IRONWOOD
⊕	PROSOPIS CHILENSIS 'THORNLESS'
⊙	THORNLESS CHILEAN MESQUITE
SHRUBS	
⊕	CAESALPINIA PULCHERRIMA
⊙	RED BIRD OF PARADISE
⊕	CALLIANDRA CALIFORNICA
⊙	RED FAIRY DUSTER
⊕	CASSIA NEMOPHILA
⊙	DESERT CASSIA
⊕	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'
⊙	GREEN CLOUD SAGE
⊕	TECOMA SPP.
⊙	'ORANGE JUBILEE'
ACCENTS	
⊕	DASYLIRION WHEELERI
⊙	DESERT SPOON
⊕	HESPERALOE PARVIFLORA
⊙	RED YUCCA
⊕	MUHLENBERGIA CAPULARIS 'REGAL MIST'
⊙	REGAL MIST DEER GRASS
GROUNDCOVER	
⊕	ACACIA REDOLENS 'DESERT CARPET'
⊙	N.C.N.
⊕	LANTANA SPP.
⊙	'NEW GOLD' LANTANA
⊕	DECOMPOSED GRANITE
⊙	'EXPRESS GOLD'

THE LANDING 202

MESA, AZ
PREPARED FOR: CRISKO, LLC AND KAY L. TOOLSON, TRUSTEE OF THE KAY AND JUDY TOOLSON JOINT REVOCABLE TRUST UAD

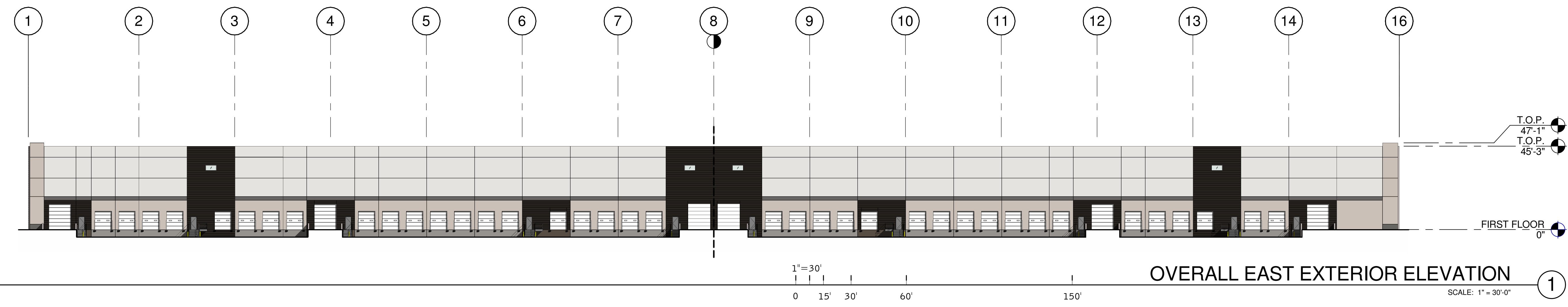
CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 60'
DATE: 02.28.19
GPLA JOB# 19008

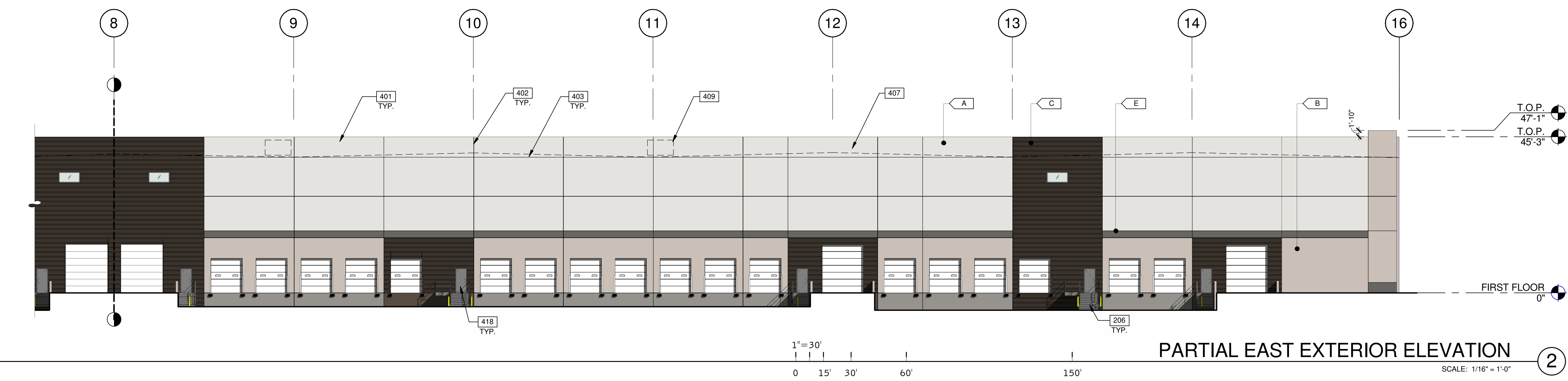
NORTH



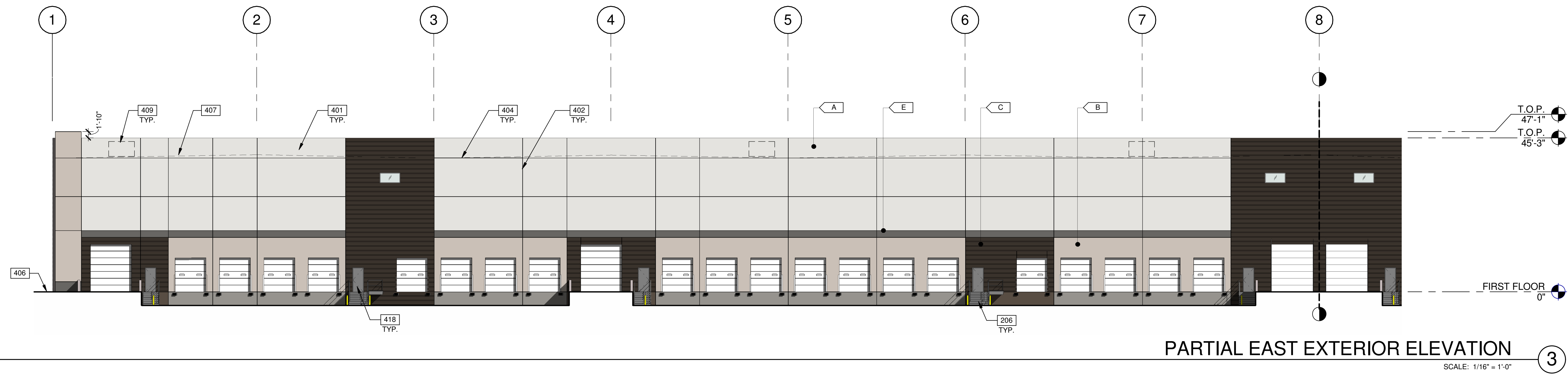
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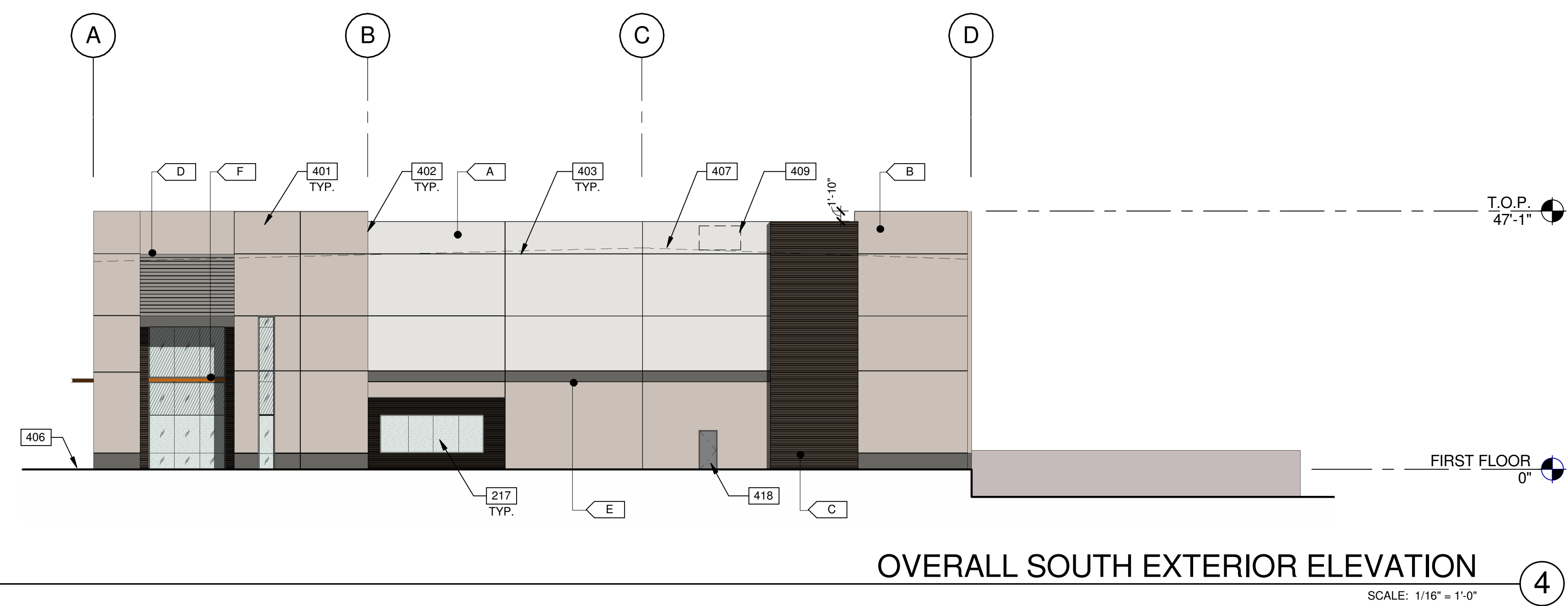
OVERALL EAST EXTERIOR ELEVATION 1
SCALE: 1" = 30'-0"



PARTIAL EAST EXTERIOR ELEVATION 2
SCALE: 1/16" = 1'-0"



PARTIAL EAST EXTERIOR ELEVATION 3
SCALE: 1/16" = 1'-0"



OVERALL SOUTH EXTERIOR ELEVATION 4
SCALE: 1/16" = 1'-0"

NOTES:

- 206 EXTERIOR STEEL STAIR, BOLTED TO TILT PANEL/ GRADE RAMP WALL.
- 217 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
- 401 CONCRETE WALL, PAINTED.
- 402 CONCRETE WALL JOINT.
- 403 1/2" V-REVEAL.
- 404 CONCRETE FORM LINER.
- 406 FINISH GRADE, VARIES.
- 407 LINE OF ROOF BEYOND.
- 409 FULLY SCREENED MECHANICAL UNIT BEYOND.
- 418 METAL MAN DOOR, PAINTED.

LEGEND

- GLASS:
- VISION GLASS
 - TEMPERED GLASS
 - SPANDREL GLASS
- ALL GLASS TO BE PPG AZURIA GLAZING IN CLEAR ANODIZED STOREFRONT FRAME

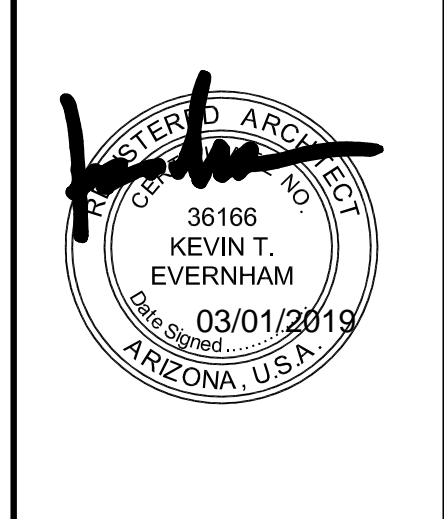
COLOR LEGEND

- COLORS:
- PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.
- A BASE COLOR: DUNN EDWARDS CRYSTAL HAZE DE6219
 - B SECONDARY COLOR: DUNN EDWARDS FLINTSTONE DE6221
 - C ACCENT COLOR: DUNN EDWARDS ESPRESSO MACCHIATO DE1680
 - D ACCENT COLOR: DUNN EDWARDS COAL MINER DET613
 - E ACCENT COLOR: DUNN EDWARDS BLACK POOL DE6315
 - F CANOPY: DUNN EDWARDS SWEET POTATOES DE5201

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civil engineering

2777 E. Camelback Rd. Suite 225
Phoenix, AZ 85016
F: 480.937.2288

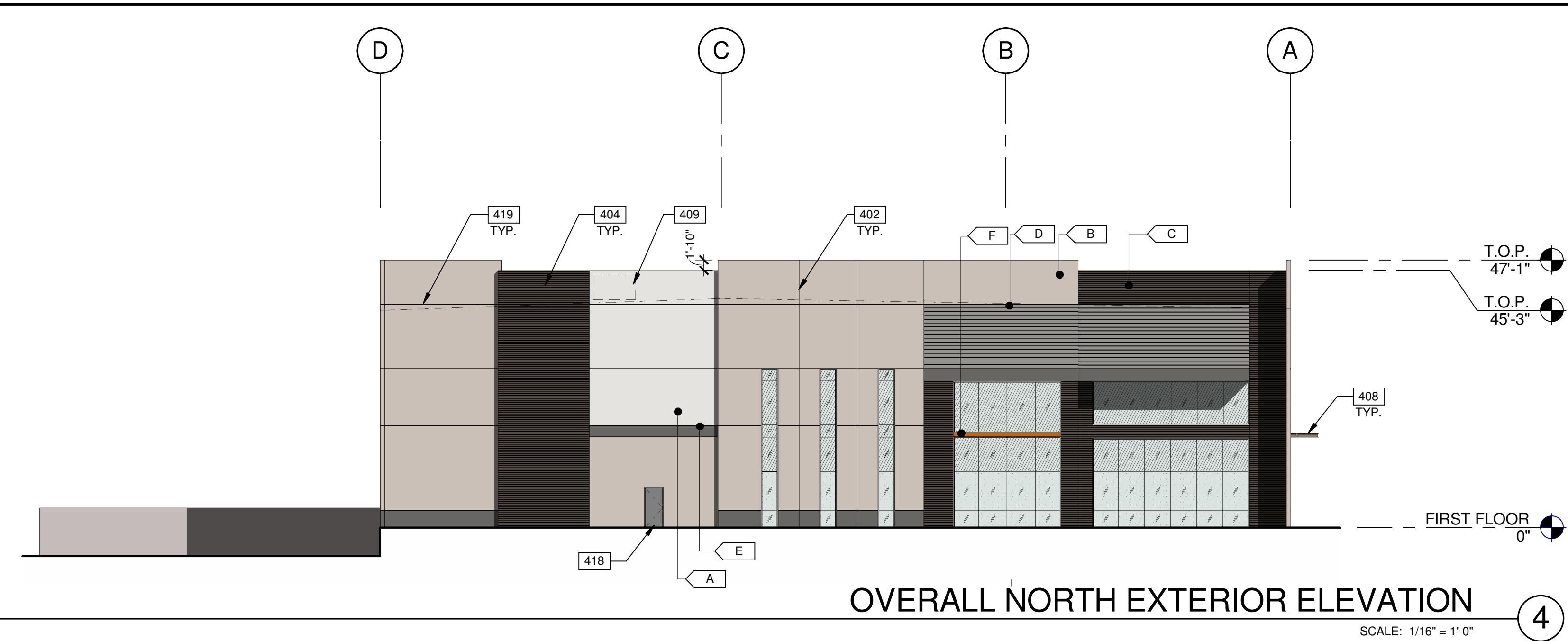
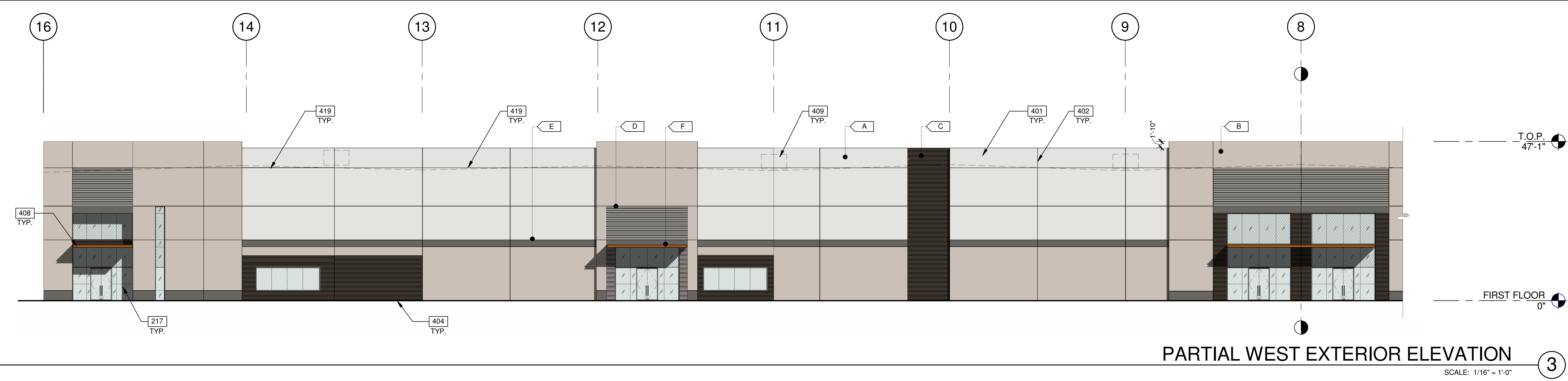
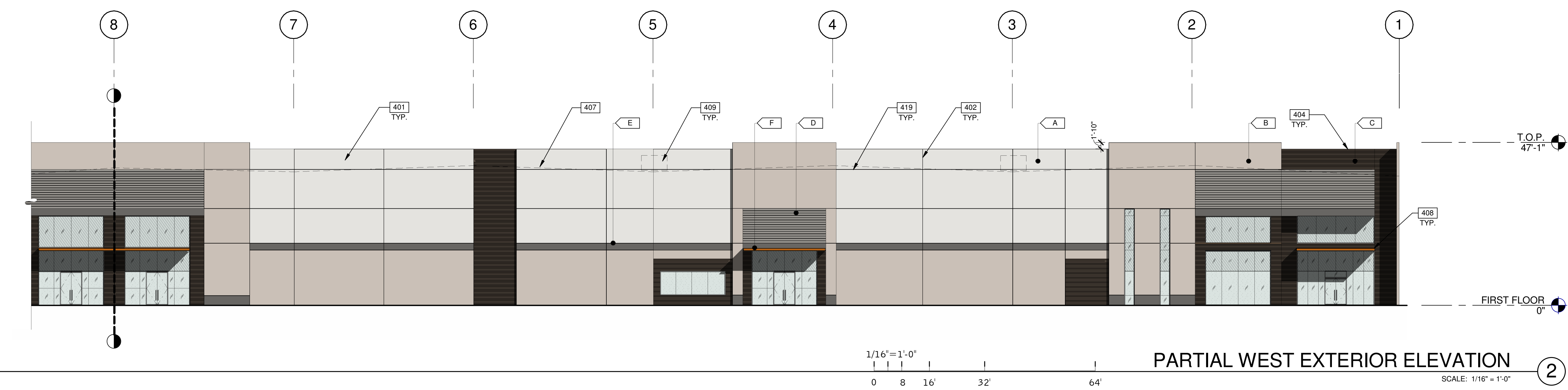
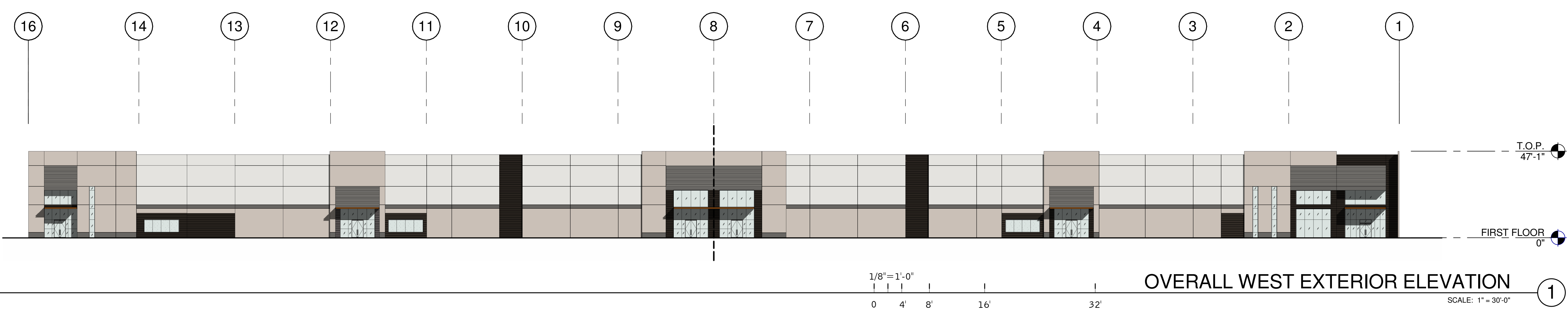


THE LANDING 202
EAST RAY ROAD
GATEWAY MESA, AZ 85212

EXTERIOR ELEVATIONS	
DATE	REMARKS
02.28.2019	DESIGN REVIEW RESUBMITTAL

PA/PM:	E. ZITNY
DRAWN BY:	H.B.
JOB NO.:	PHX18-0113-00

SHEET
A4.1



- NOTES:**
- 217 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
 - 401 CONCRETE WALL, PAINTED.
 - 402 CONCRETE WALL JOINT.
 - 404 CONCRETE FORM LINER.
 - 407 LINE OF ROOF BEYOND.
 - 408 METAL CANOPY - PAINTED.
 - 409 FULLY SCREENED MECHANICAL UNIT BEYOND.
 - 418 METAL MAN DOOR, PAINTED.
 - 419 3/4" V-REVEAL.

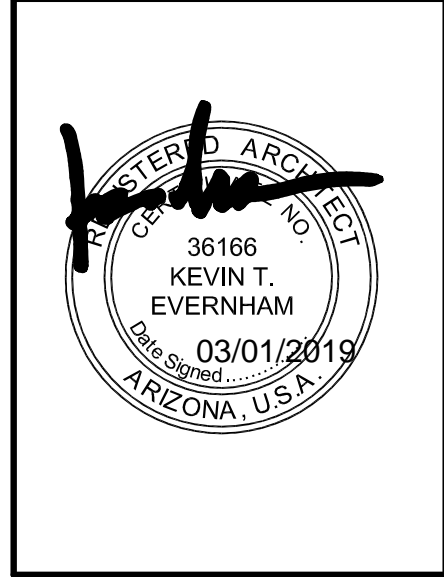
- LEGEND**
- GLASS:
- VISION GLASS
 - TEMPERED GLASS
 - SPANDREL GLASS
- ALL GLASS TO BE PPG AZURIA GLAZING IN CLEAR ANODIZED STOREFRONT FRAME

- COLOR LEGEND**
- PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.
- A BASE COLOR: DUNN EDWARDS CRYSTAL HAZE DE6219
 - B SECONDARY COLOR: DUNN EDWARDS FLINTSTONE DE6221
 - C ACCENT COLOR: DUNN EDWARDS ESPRESSO MACCHIATO DET680
 - D ACCENT COLOR: DUNN EDWARDS COAL MINER DET613
 - E ACCENT COLOR: DUNN EDWARDS BLACK POOL DE6315
 - F CANOPY: DUNN EDWARDS SWEET POTATOES DE5201

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THE LANDING 202
EAST RAY ROAD
GATEWAY MESA, AZ 85212

EXTERIOR ELEVATIONS	
DATE	REMARKS
02/26/2019	DESIGN REVIEW RESUBMITTAL

PA/PM: E. ZITNY
DRAWN BY: H.B.
JOB NO.: PHX18-0113-00

SHEET
A42



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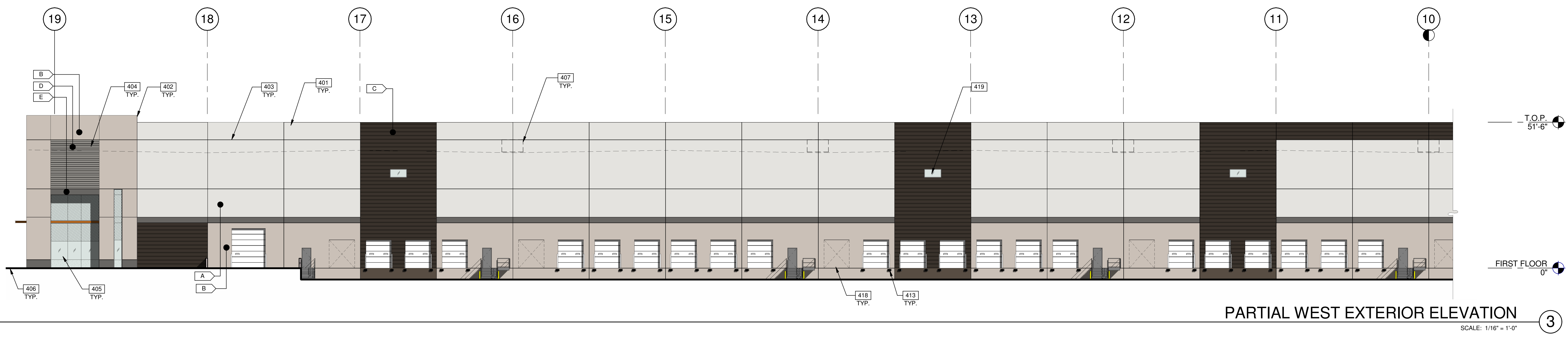
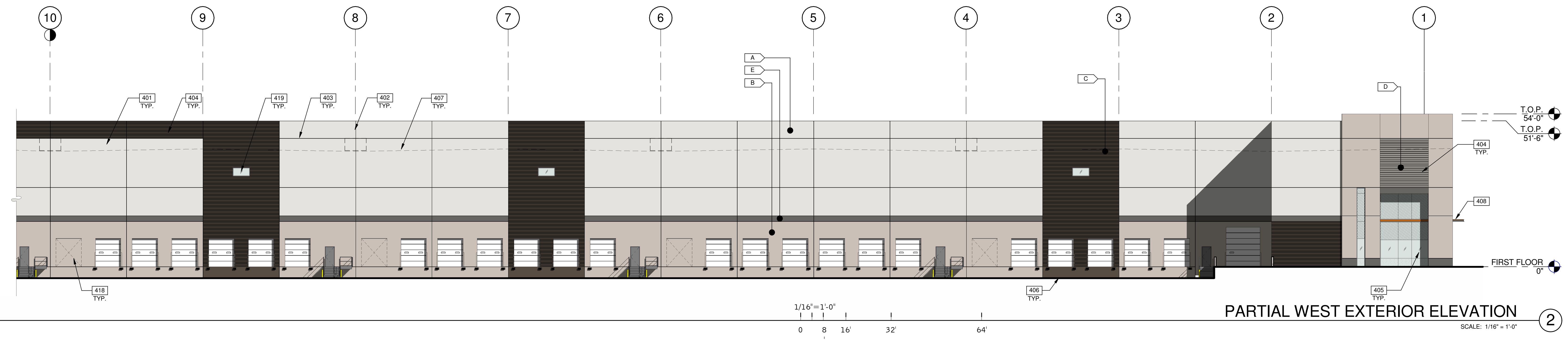
THE LANDING 202
EAST RAY ROAD
GATEWAY MESA, AZ 85212

EXTERIOR ELEVATIONS

DATE	REVISIONS
02/28/2019 <td>DESIGN REVIEW SUBMITTAL</td>	DESIGN REVIEW SUBMITTAL

P/APP: E. ZITNY
DRAWN BY: H.B.
JOB NO.: PHX18-0113-00

SHEET
A4.3



LEGEND

- GLASS:**
- VISION GLASS
 - TEMPERED GLASS
 - SPANDELL GLASS

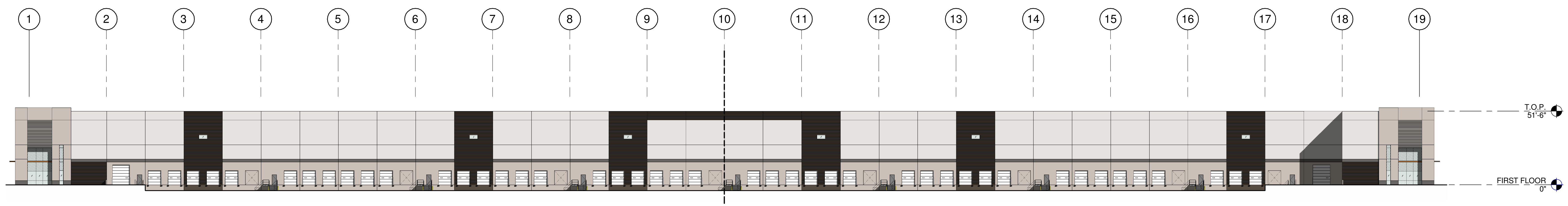
ALL GLASS TO BE VITRO AZURIA GLAZING IN CLEAR ANODIZED STOREFRONT FRAME

COLOR LEGEND

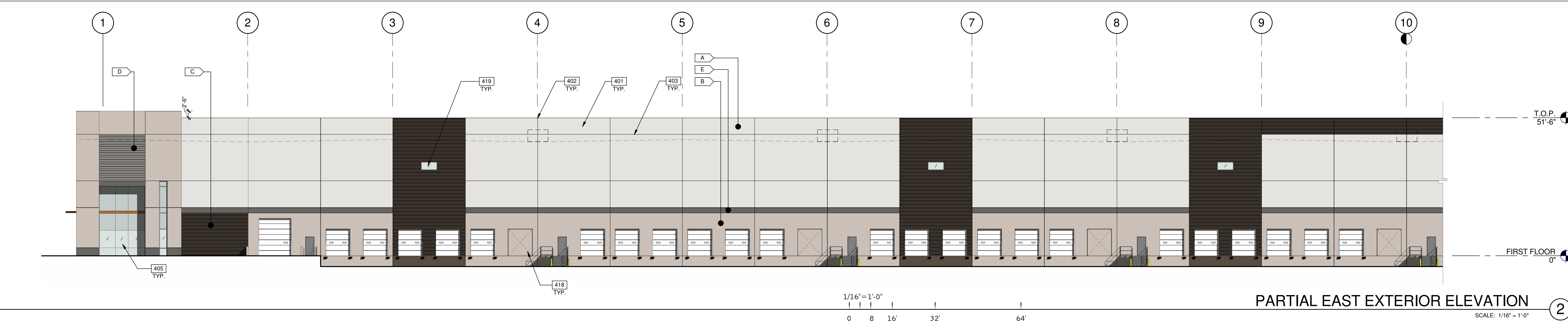
- COLORS:**
- PROVIDE 6" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.
- A BASE COLOR: DUNN EDWARDS CRYSTAL HAZE DE8219
 - B SECONDARY COLOR: DUNN EDWARDS FLINTSTONE DE8221
 - C ACCENT COLOR: DUNN EDWARDS ESPRESSO MACCHIATO DET880
 - D ACCENT COLOR: FORMLINER PAINTED DUNN EDWARDS COAL MINER DET813
 - E ACCENT COLOR: DUNN EDWARDS BLACK POOL DE8315
 - F CANOPY: DUNN EDWARDS SWEET POTATOES DE8201

NOTES:

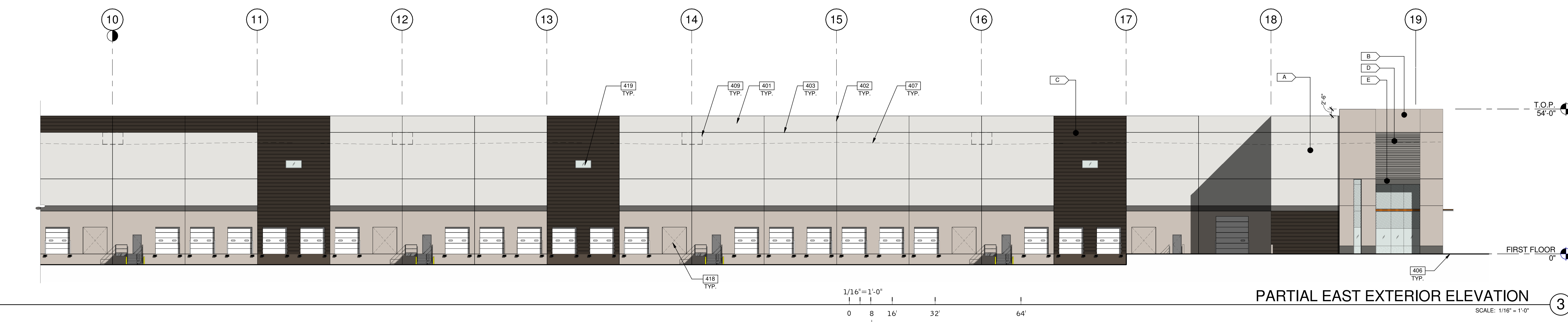
- SEE SHEET A0.2 FOR GENERAL NOTES
- 401 CONCRETE WALL, PAINTED.
 - 402 CONCRETE WALL JOINT.
 - 403 1/2" V-REVEAL.
 - 404 CONCRETE FORM LINER.
 - 405 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
 - 406 FINISH GRADE, VARIES.
 - 407 LINE OF ROOF BEYOND.
 - 408 METAL CANOPY - PAINTED.
 - 413 DOCK BUMPER.
 - 418 KNOCK OUT PANEL FOR FUTURE DOOR OR STOREFRONT.
 - 419 CLERESTORY WINDOW.



OVERALL EAST EXTERIOR ELEVATION 1
SCALE: 1" = 30'-0"



PARTIAL EAST EXTERIOR ELEVATION 2
SCALE: 1/16" = 1'-0"



PARTIAL EAST EXTERIOR ELEVATION 3
SCALE: 1/16" = 1'-0"

LEGEND

- GLASS:**
- VISION GLASS
 - TEMPERED GLASS
 - SPANDREL GLASS

ALL GLASS TO BE VITRO AZURIA GLAZING IN CLEAR ANODIZED STOREFRONT FRAME

COLOR LEGEND

- COLORS:**
- A** BASE COLOR: DUNN EDWARDS CRYSTAL HAZE DE8219
 - B** SECONDARY COLOR: DUNN EDWARDS FLINTSTONE DE8221
 - C** ACCENT COLOR: DUNN EDWARDS ESPRESSO MACCHIATO DET680
 - D** ACCENT COLOR: FORMLINER PAINTED DUNN EDWARDS COAL MINER DET613
 - E** ACCENT COLOR: DUNN EDWARDS BLACK POOL DE8315
 - F** CANOPY: DUNN EDWARDS SWEET POTATOES DE8201

NOTES:

- SEE SHEET A0.2 FOR GENERAL NOTES
- 401 CONCRETE WALL, PAINTED.
 - 402 CONCRETE WALL JOINT.
 - 403 1/2" V-REVEAL.
 - 405 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
 - 406 FINISH GRADE; VARIES
 - 407 LINE OF ROOF BEYOND.
 - 409 FULLY SCREENED MECHANICAL UNIT BEYOND.
 - 418 KNOCK OUT PANEL FOR FUTURE DOOR OR STOREFRONT.
 - 419 CLERESTORY WINDOW.

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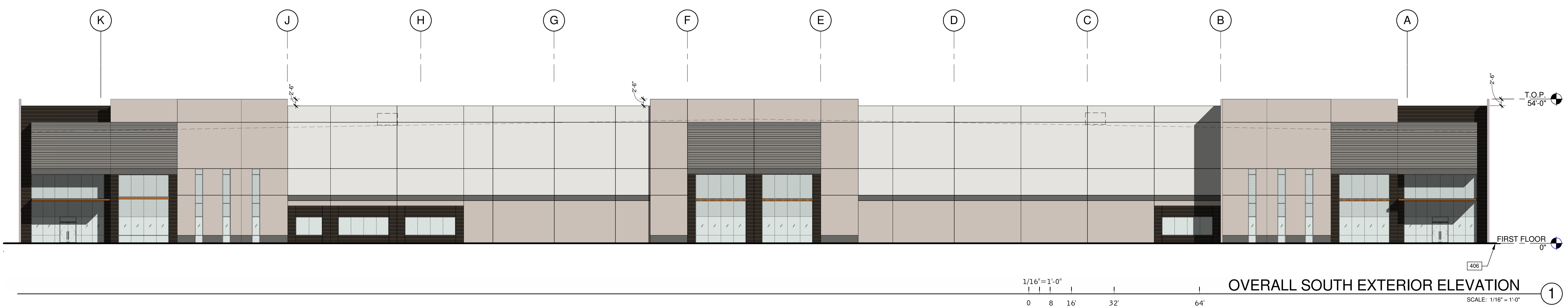


THE LANDING 202
EAST RAY ROAD
GATEWAY MESA, AZ 85212

EXTERIOR ELEVATIONS	
DATE	REMARKS
02/28/2019	DESIGN REVIEW SUBMITTAL

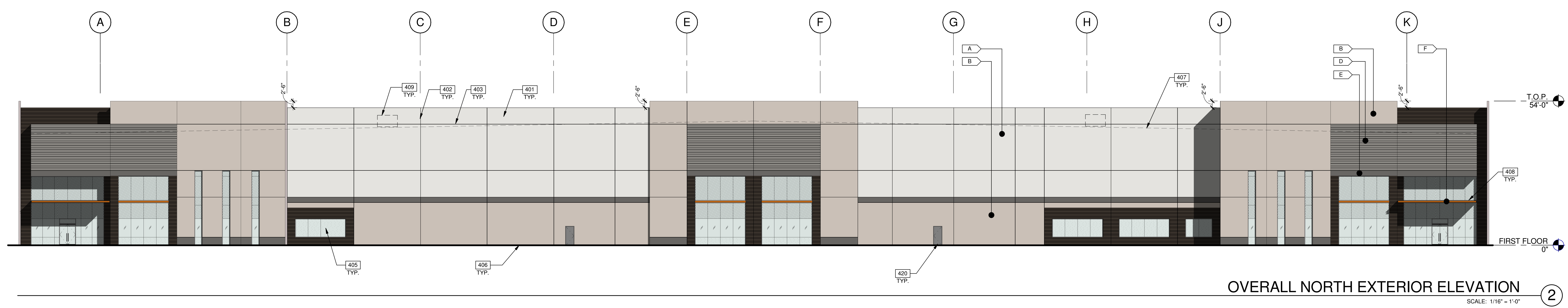
PA/PM:	E. ZITNY
DRAWN BY:	H.B.
JOB NO.:	PHX18-0113-00

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3/1/2019 1:02:11 AM



OVERALL SOUTH EXTERIOR ELEVATION

1


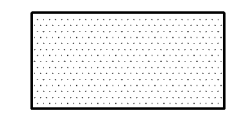



OVERALL NORTH EXTERIOR ELEVATION

2

LEGEND

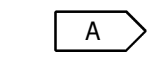
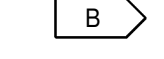
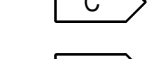

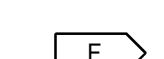

GLASS:

-  VISION GLASS
-  TEMPERED GLASS
-  SPANDEL GLASS

ALL GLASS TO BE VITRO AZURIA GLAZING IN CLEAR ANODIZED STOREFRONT FRAME

COLOR LEGEND

COLORS:

-  BASE COLOR: DUNN EDWARDS CRYSTAL HAZE DE6219
-  SECONDARY COLOR: DUNN EDWARDS FLINTSTONE DE6221
-  ACCENT COLOR: DUNN EDWARDS ESPRESSO MACCHIATO DE6880
-  ACCENT COLOR: FORMLINER PAINTED DUNN EDWARDS COAL MINER DET613
-  ACCENT COLOR: DUNN EDWARDS BLACK POOL DE6315
-  CANOPY: DUNN EDWARDS SWEET POTATOES DE5201

NOTES:

- 401 CONCRETE WALL, PAINTED.
- 402 CONCRETE WALL JOINT.
- 403 1/2" V-REVEAL.
- 405 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
- 406 FINISH GRADE, VARIES.
- 407 LINE OF ROOF BEYOND.
- 408 METAL CANOPY - PAINTED.
- 409 FULLY SCREENED MECHANICAL UNIT BEYOND.
- 420 METAL MAN DOOR, PAINTED.

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THE LANDING 202
EAST RAY ROAD
GATEWAY MESA, AZ 85212

EXTERIOR ELEVATIONS	
DATE	REMARKS
02.28.2019 <td>DESIGN REVIEW RESUBMITTAL</td>	DESIGN REVIEW RESUBMITTAL

PA/PM: E. ZITNY
DRAWN BY: H.B.
JOB NO.: PHX18-0113-00

SHEET
A4.5
3/1/2019 1:10:20 AM



CITIZEN PARTICIPATION PLAN

In support of a

REZONING APPLICATION

for

LANDING 202

On approximately 36 acres, located on the
North Side of Ray Road ¼ Mile West of
Hawes Road
Mesa, Arizona

Submitted January 28, 2019

Submitted By

Gilmore Planning & Landscape Architecture, Inc.
2211 N. Seventh Street
Phoenix, AZ 85006
602-266-5622

PURPOSE OF THE CITIZENS PARTICIPATION

On behalf of Crisko, LLC and Kay L. Toolson, Trustee of The Kay and Judy Toolson Joint Revocable Trust UAD January 6, 2016, the property owner (Owner), Gilmore Planning & Landscape Architecture (Applicant) presents this Citizen Participation Plan (CPP) in conjunction with an application to rezone 35.9 acres from Agriculture (AG/AF) to Light Industrial (L1/AF) with a Planned Area Development Overlay. The Property is situated on the north side of the Phoenix-Mesa Gateway Airport and immediately south of the Loop 202/ San Tan Freeway. It can be further defined as being on the north side of Ray Road between two parcels that are already a part of the Marwest PAD.

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, and other registered groups in the vicinity of the Property of a rezoning application. that will adopt a development program that duplicates the development character of the adjacent properties. This CPP is intended to notify the surrounding property owners and encourage them to participate in the process by providing opportunities opportunity to learn about and comment and share their concerns.

Applicant for the Owner:

Jack Gilmore
Gilmore Planning & Landscape Architecture
2211 N. Seventh Street
Phoenix, Arizona 85006
(602) 266-5622; (602) 266-5707 (FAX)
e-mail: jjilmore@getgilmore.com

Pre-application Meeting: The pre-application meeting with City of Mesa planning staff was scheduled for January 28, 2019 (PRS19-00027). In addition to the Staff review comments for the subsequent rezoning application, Staff reviewed the Pre-App Submittal and recommended that the main entrance feature proposed for the current PAD is retained for this amendment, which has been incorporated into the preliminary development plan. Staff also reviewed the notification requirements for area residents and nearby registered neighborhoods. Because the proposed land uses are intended to reflect the same permitted uses as the Marwest PAD, and there is no existing single family residential north of the US 60 adjacent to or within ½ mile of the property, a neighborhood meeting will not be scheduled; however; notification letters will be sent with encouragement to call and send e-mails with questions.

Action Plan: In order 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 of the development that members of the community may have including:

1. A contact list will be developed for citizens and agencies in this area including:
 - All property owners within 1,000' of the Property. A surrounding ownership map with corresponding mailing labels have also been prepared and attached with this report. It is understood that the City will issue the letters of notification with related exhibits seeking public comment for consideration prior to any public hearings. Public comments and questions may be directed to the applicant, Jack Gilmore, or to the designated Staff Planner for the City of Mesa, **Lesley Davis**. Contacts will be recorded and notes prepared for consideration and inclusion within the Citizen Participation Final Report.
 - All registered neighborhood associations within one mile of the project.
2. All persons listed on the contact list will receive a letter describing the project, site plan, and an invitation to call or contact our office to answer any questions regarding the proposed project. As the Applicant, GPLA will prepare a record of calls and correspondence from the surrounding property owners, neighbors and any of the registered interest groups. This record will be included with the Citizen Participation Report.
3. Depending on the character of responses to the letters of notification, the decision to schedule a neighborhood meeting/open house will be determined in consultation with Mesa's Planning Department prior to preparing and submitting the Citizens Participation Report.
4. Presentations will be made to groups of citizens or neighborhood associations upon request. All materials such as sign-in lists, comments, and petitions received will be copied to the City of Mesa.

Communication and Feedback with the Neighbors: With the distribution of the initial Notification Letter, neighbors, registered groups, and any other interested groups or individuals will be encouraged to call, e-mail, or schedule an appointment to meet with the Applicant, Jack Gilmore. Our experience has taught us that open communication that responds quickly to these types of inquiries can be very effective in resolving issues and well as exposing legitimate site planning issues that warrant further consideration within the application. Recording these inquiries and responses is an effective check and balance when these same respondents appear at the public hearings. This first letter will typically include notification that the Property will be posted with signs indicating the dates for the Public Hearings.

Communication with the Mesa Planning Staff: As the Applicant, our office will record all incoming correspondence including: telephone calls (dates, names, and issues), e-mails, and letters received from neighbors and interested groups. Copies will be scanned and forwarded to **Lesley Davis**, the Senior Staff Planner assigned as the City's liaison for this PAD Amendment.

Schedule to Complete the Citizen Participation Plan

	<u>Date</u>
1.) Pre-Application Meeting:	January 28, 2019
2.) PAD Application Submittal:	January 28, 2019
3.) Submit Citizen Participation Plan:	January 28, 2019
4.) Notification Letters mailed:	February 6, 2019
5.) Follow-up Submittal Deadline:	March 5, 2019
6.) Submit Citizen Participation Report:	March 25, 2019
7.) Planning and Zoning Board Hearing:	April 17, 2019
8.) City Council Hearing:	May 2019



CITIZEN PARTICIPATION REPORT

In support of a

REZONING & SITE PLAN APPROVAL

for

THE LANDING 202

**On approximately 36 acres, located on the
North Side of Ray Road ¼ Mile West of
Hawes Road
Mesa, Arizona**

Submitted March 5, 2019

Submitted By

**Gilmore Planning & Landscape Architecture, Inc.
2211 N. Seventh Street
Phoenix, AZ 85006
602-266-5622**

OVERVIEW

On behalf of Crisko, LLC and Kay L. Toolson, Trustee of The Kay and Judy Toolson Joint Revocable Trust UAD January 6, 2016, the property owner (Owner), Gilmore Planning & Landscape Architecture (Applicant) presents this Citizen Participation Report (CPR) in conjunction with a joint application to rezone 35.9 acres from Agriculture (AG/AF) to Light Industrial (L1/AF) with a Planned Area Development Overlay and obtain Site Plan Approval. The Property is situated on the north side of the Phoenix-Mesa Gateway Airport and immediately south of the Loop 202/ San Tan Freeway. It can be further defined as being on the north side of Ray Road between two parcels that are already a part of the Marwest PAD.

This report reviews our effort to communicate with our neighbors, with City Staff, and PMGA. There are six property owners within 500' of the Subject Property. Two of those entities are Marwest related ownerships that represent the adjacent properties, whose development standards are the basis for this rezoning and PAD Overlay.

Applicant for the Owner:

Jack Gilmore
Gilmore Planning & Landscape Architecture
2211 N. Seventh Street
Phoenix, Arizona 85006
(602) 266-5622; (602) 266-5707 (FAX)
e-mail: jgilmore@getgilmore.com

Designated Staff Planner for the City of Mesa

Cassidy Welch
City of Mesa Planning Dept.
55 N. Center St., First Floor
Mesa, AZ 85201
(480) 644-3594
e-mail: Lisa.Davis@MesaAZ.gov

Action Plan:

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

1. Separate contact lists were developed for citizens within 500' and 1,000' of the Subject Property. Copies have been included with this submittal along with an area map illustrating the ownership within both the 500' perimeter and the 1,000' perimeter boundaries. In accordance with the Rezoning process, notification letters and supporting exhibits have been sent to the adjacent property owners within the 500' boundary.
2. We don't believe this project will have any impact on any of the adjacent properties. There are no residences within the 500' boundary and no registered associations have requested notification. For these reasons, a Neighborhood Meeting was not required.

Communication and Feedback with the Neighbors:

1. On January 31, the Applicant met with Tony Bianchi, Airport Planner for the Phoenix – Mesa Gateway Airport (PMGA). Tony was more involved when this Applicant prepared the previous zoning application for the Marwest PAD (Z14-60). This application involves 35.9 acres immediately adjacent to the Marwest PAD and will be sharing access off E. Ray Road. The development standards for The Landing 202 are nearly identical to the Marwest PAD. Once Tony understood the context for the location and the intent to blend with adjacent PAD development standards, he had no concerns.

Our previous experience with the Marwest PAD addressed the height criteria and FAA notification requirements. This Landing 202 PAD is still within the Airfield Overlay for the PMGA and subject to the land use restrictions associated with the Airport Overflight Area Two (AOA 2), which is the area between the 60 and 65 DNL noise contour.

2. Except for the two Marwest entities, there has been no other communication with any other area property owners. The notification letters prepared by our office were delivered on March 4th to City Staff. All persons listed on the contact list will receive a letter describing the project, site plan, and an invitation to call or contact our office to answer any questions regarding the proposed project. That letter also references the Planning and Zoning Board Hearing on March 20th and invites them to attend. As the Applicant, GPLA will prepare a record of any calls and correspondence from the surrounding property owners, neighbors and any of the registered interest groups. This record will be shared with Cassidy Welch as soon as the communication occurs.

Schedule to Complete the Citizen Participation Plan

	<u>Date</u>
1.) Pre-Application Meeting:	January 28, 2019
2.) PAD Application Submittal:	January 28, 2019
3.) Submit Citizen Participation Plan:	January 28, 2019
4.) Meeting with Tony Bianchi, PMGA Planner	January 31, 2019
5.) Submit PAD Design Guidelines	February 5, 2019
6.) 1 st Review Comments Issued	February 7, 2019
7.) 2 nd Submittal Deadline:	February 20, 2019
8.) 2 nd Review Comments Issued	February 25, 2019
9.) 3 rd Submittal Deadline	February 28, 2019
10.) Sealed Notification Letters filed	March 4, 2019
11.) Post Property	March 4, 2019
12.) Submit Citizen Participation Report:	March 5, 2019
13.) Planning and Zoning Board Hearing:	March 20, 2019
14.) City Council Hearing:	May 6, 2019