

The Confluence at Mesa Gateway Phase II

Introduction

On behalf of Ryan Companies US, Inc., we are pleased to submit this narrative and supporting documentation requesting rezoning to light industrial ("LI"), Site Plan Review, Design Review approval, Alternative Landscape Plan, a Special Use Permit and two requests for alternative compliance to allow the next phase of The Confluence at Mesa Gateway ("Confluence Phase II" or the "Project") on the northwest corner of Ray and Ellsworth roads. This Project will bring employment to this rapidly developing area.

Background

The Project is comprised of an approximately 17-acre parcel that is zoned agricultural ("AG"). The Project is a rectangular parcel on the northwest corner of Ellsworth and Ray Roads. The project is bordered by Ray Road to the South, vacant industrial land to the north and west, Ellsworth Road to the east and vacant land to the south and east. On March 24, 2021, the Planning and Zoning Commission of the City of Mesa heard and approved Zon21-00057 which approved the Site Plan Review, the Special Use Permit and the Alternative Landscape Plan for what is now known as Confluence Phase I. Additionally, Design Review approval for Confluence Phase I was received on May 12, 2021 in DRB21-00052.

General Plan Designation

The General Plan designation for the Project is Mixed Use Activity District/Employment. This designation requires large scale community and regional activity retail, offices, services and entertainment uses. Additionally, the goal of the Employment Character designation is to provide a wide range of employment in high quality settings. The Project fits squarely into this General Plan designation. While the subject site is 17 acres of light industrial, the immediate neighbor to the north has retail, multi-family and light industrial. This project meets the Employment Character by building a high-end business park that will have a mix of showroom and light industrial uses. It is the intent of the developer to create an employment center for the surrounding community.

Strategic Development Plan

Additionally, the Project is within the Mixed Use Community District of Mesa Gateway Strategic Development Plan (the "MGSDP"). The MGSDP requires a wide variety of uses with intense development expected at the subject site. To comply with the MGSDP, the project must have height and density while still allowing a pedestrian friendly environment. The Project is complying with the MGSDP by proposing three buildings on the 17 acres with a maximum height of 53 feet and over 352,000 square feet of employment space. When combined with the six buildings that make up Confluence Phase I, this Project achieves the density required in the MSGDP. Additionally, the buildings are designed to have the entrances, doors and windows face the street and have the truck courts facing the interior of the property. The buildings are also, as seen on the attached elevations, designed in such a manner to be aesthetically pleasing from the surface streets.

Requests

The first request is rezoning from AG to LI, the second request is for Site Plan Review of the Project. As proposed, the site plan will include three buildings with approximately 352,000 square feet. The third request seeks design review of the Project's site plan, landscaping and elevations. The fourth request is for a Special Use Permit for heights up to 53 feet where 40 feet is currently allowed under LI zoning. The fifth request is for an Alternative Landscape Plan (ALP) as allowed under the Mesa Code of Ordinances as further outlined in the Landscaping section below. Additionally, there are two requests for alternative compliance with the first regarding parapet detailing in accordance with MZO Sec. 11-7-3(B)(2)(c)(iii) and the second request is for alternative compliance for using one material for more than 50% of the façade in accordance with MZO Sec. 11-7-3(B)(5)(b).

Narrative

Ryan at PMG proposes three new multi-tenant buildings covering approximately 352,000 square feet for warehousing and light industrial uses. As seen on the attached elevations, the building vernacular is set as a contemporary design intended to meet the needs of current and future markets within the commercial industrial marketplace. The primary structural element of the project is development with tilt-up concrete construction, but the buildings have been enhanced with textured formliner, integrally colored CMU veneer accents, metal canopies, and patterned $\frac{3}{4}$ " 'V' reveals to create paint breaks with neutral paint tones in the light to medium shades of gray. The massing of the structures are designed to break up long expanses of concrete with vertical and horizontal breaks on the exterior wall that help to define scale and hierarchy of elements. The parapets are not contiguous to allow massing forms to take shape and to allow proper screening of future utilities on the roof with 4' vertical breaks on buildings over 40'.

The buildings are intended to be single story with clear heights ranging from 32' to 40' clear to allow high pile storage with integrated ESFR fire protection systems for maximum flexibility for various industrial uses. The entries have been enhanced to give the appearance of a two-story volume utilizing the clear heights for maximum visibility to the entry elements. Horizontal beam canopies are utilized at the entries as a way finder but also as an element to create horizontal accents along the entries helping scale the vertical massing.

In accordance with MZO Sec. 11-7-3(B)(2)(a), the design incorporates a change in plane and a change in texture every 50'. The change in plane is achieved through an overlapping of the parapets creating a 10" variation in plane across the building. The change in texture is achieved through the use of formliner with that is made more dramatic by incorporating a change in color as the material changes.

In accordance with MZO Sec. 11-7-3(B)(2)(c), the building changes height across the building façade. There are four different heights with the difference between the minimum and maximum heights being 4 feet.

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The tenant mix may include manufacturing, warehousing or storage with ancillary office and other uses.

Circulation

The site will be accessed from two entrances on Ray Road and one entrance on Ellsworth. Both Ray Road entrances will allow for full turn movements on the existing Ray Road alignment and westbound deceleration lanes will be constructed as required by the City. The Ellsworth Road access point will be right in right out only with a southbound deceleration lane on Ellsworth Road. The site circulation has also been designed to accommodate the future Ray Road realignment. The applicant has met with the architect hired by the property owner to the south to discuss the project and driveway alignment.

All roadways associated with the Project will be built to City of Mesa standards at the time of development. Internal roadways will be between 26' and 40' wide providing efficient internal circulation and will meet the City's fire truck turning radius requirements. This site plan promotes internal pedestrian connectivity for the development while connecting to the pedestrian path of the previously approved Phase I. The building configurations have been strategically placed to showcase the front of the buildings and allow screening of utilitarian areas such as trucking and trash collection. Balancing aesthetics with functionality is critical to meet the demands of current and future markets which creates a successful project for both the City of Mesa, future tenants, and the owner.

Truck Courts

This Project was designed to ensure that the truck courts for the buildings were faced internally so that the streetscape of the Project would be the primary facades of the buildings. Additionally, the layout was designed to segregate the office areas and street traffic from the truck and loading function. The truck court will be screened with 8-foot-high screening walls and the truck courts entrances will be secured with rolling gates. Following a modern aesthetic, functionality is critical to serving future tenants with highly functioning truck courts facing inward to best screen those areas from public view.

Parking

The parking for this Project will be calculated at 25% industrial and 75% warehousing and storage. MZO 11-32-3 requires 1 space for 600 sf for industrial and 1 space for 900 sf of warehousing and storage. The Project is proposing 352,638 sf which would require a total of 444 parking spaces. The Project is proposing 515 spaces for the development. There is a more detailed parking schedule included on the site plan. Any trailer parking will be contained within the truck courts areas and will be screened by walls or buildings from the streets and freeways. Additionally, the Project will be in compliance with all applicable Mesa ordinances regarding parking screening throughout the development. Parking areas are separated from onsite buildings by at least 10 feet. Outdoor bicycle parking will be provided in accordance with City code with 52 required and 54 provided.

Signage

Signage will comply with Mesa City Code.

Open Space

Open space requirements have also been met for both required sidewalk plazas and outdoor amenities with outdoor gathering areas with site furniture. Pursuant to Section 11-7-3(B)(1)(d), the areas will be equal to or larger than 1% of the building gross floor area and are labeled on the site plan. Enhanced landscape areas along the edges of the property have been included to help with screening from the adjacent roads and properties. There will be contiguous pedestrian access to each of the buildings to meet all accessibility requirements.

Landscape Design, Alternative Landscape Plan and Stormwater Retention

The Project will be landscaped in accordance with all applicable Mesa ordinances except for the modification detailed below. The landscape materials will be consistent with native plant materials found in the region, are drought tolerant and contribute to the reduction of heat island effects. The landscaping design will also promote the high-end business park theme carried throughout the development.

The stormwater retention will utilize surface basins along the perimeter of the property and sized to accommodate the two-hour 100-year event. Retention basins will be landscaped and maintained by the to be established owner or owner's association if there are multiple owners for the project. Storm water requirements will be mitigated with surface storm water retention and integrated with the landscape and building design for a cohesive design project.

In accordance with MCO 11-33-7, we are requesting an alternative landscape plan ("ALP") to allow a twelve (12) foot foundation base where fifteen (15) is required along the front of the buildings and as depicted on the site plan. Foundation base is allowed to be modified by an ALP as codified in 11-33-7 (b)(4).

An applicant must demonstrate that it is meeting at least 6 of the 11 design principals set out in the ordinance. Applicant is accomplishing this as follows:

1. **Innovative Design** - Specific plant groupings at the entries to the site followed by entry drive planting leading one into the site. Along the buildings accent plant material has been used to highlight the office locations. The parking lot planting has its own design theme as well as the street frontage landscaping.
2. **Plant Variety** - A diverse plant palette has been used including shade trees, deciduous trees and flowering accent trees. Shrubs of all sizes have been used in various shades of green to grey. Accent plant material and ornamental grasses have been incorporated to break up the textures of the plant material. Flowering accent groundcovers have been selected for key areas like building entries.
3. **Naturalistic Design** - The plant palette is a low water use, drought tolerant, regionally appropriate selection. Many of the plants selected are native to the high desert on the outskirts of Mesa as well as the Arizona Southwest. The perimeter planting and the retention basin planting is natural by design. The foundation plantings are more formal.

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4. **Compatibility with Surrounding Uses** - The perimeter planting and street frontage planting provided exceeds the city required minimum. In addition, a large number of the trees proposed are 36" box trees which will give the project a more mature feel from the time of planting. This will help screen the site from adjacent properties as well as incorporate the project into the area in a shorter amount of time. The plant palette used is similar to and ties into existing landscapes near this site.
5. **Water Efficiency** - The landscape irrigation system is a low water use, efficient drip system. The system is separated by trees and shrubs. Most of the site drainage is collected by site retention basins. The retention basins are naturally landscaped with low water use / native plant material. No high water use turf grass has been proposed.
6. **Storm Water Management** - All retention basins have a top dressing of decomposed granite rock and have a live coverage of plant material across at least 50% of open space landscape area.
7. **Tree Substitution** - We are proposing all trees to be a minimum of 24" box size as opposed to some areas where the city will allow for 15-gallon sized trees. In addition, a large number of the trees proposed are 36" box. This will give the site a more mature landscape feel in a shorter amount of time.
8. **Plant Viability and Longevity** - Specific plants have been used in narrow planting areas around the building and in retention basin areas that will get a lot of water at certain times of the year. The location of the plant material has been carefully drawn so that the plant material can achieve a healthy, mature size. This will also ensure that the plant material does not need to be over trimmed and sheared in order to keep up or out of the way of pedestrians.

In order to receive approval of the ALP, an applicant must show the following four things which is codified in MCO 11-33-7(c)(2):

- a. There are unique characteristics of the property, site design, or use that warrant special consideration to modify or deviate from the requirements of this Section and that the characteristics were not self-created.
- b. The ALP meets or exceeds the minimum requirements of this section, while recognizing the unusual site designs or use restraints on the property.
- c. Approval of an ALP will provide for increased consistency and compatibility with adjacent properties.
- d. The ALP conforms to the allowable modifications listed in subsection B, above, and no exceptions to the limitations on the standards that may be modified.

The modification requested is to reduce the foundation base to 12 feet where 15 feet is required. The reason for reducing the foundation base is life/ safety issues as it relates to the Fire Code. The Fire Code requires overhead apparatus access must be between 15-30 feet from the building. The Zoning Ordinance requires a 15-foot foundation base and the adjacent parking space to be 18 feet long which would mean the overhead apparatus access would be 33 feet away from the building and thereby not in compliance with the Fire Code.

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This request meets section a of the test for an ALP because of the height of the buildings that warrant special consideration. As detailed above, the MGSDP requires height and density of the buildings and, because of the height of the buildings, Fire Code requires overhead apparatus access rather than a regular ladder truck. Due to the various ordinances, the issue was not self-created.

This request also meets section b and c of the test because, as detailed above, this project meets 8 of the required design principles where 6 is required. Finally, section d is met because the reduction of foundation base is specifically called out in Subsection B of the ordinance as an allowable modification. For the reasons stated above, we respectfully request approval of the ALP.

Special Use Permit for Height

In accordance with MZO 11-70-5 a Special Use Permit ("SUP") may only be granted if all of 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;
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;
3. The proposed project will not be injurious or detrimental to the neighborhood or to the general welfare of the City; and
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

As mentioned above, the request for the SUP is to allow building heights up to 53 feet where 40 feet is allowed. The request meets the four part test as set out in Mesa Ordinance. As it relates to sections 1 and 2 of the test, the Project is designated in the Mixed Use Activity District/Employment of the General Plan and the Mixed Use Community District of the Mesa Gateway Strategic Development Plan. The height request is consistent with the General Plan designation. The Mesa Gateway Strategic Development Plan calls out that buildings should be as tall as allowed by the flight plan of the airport. It also calls out for the most intense development patterns at the location of the project. Granting this SUP will advance the goals of the General Plan and specifically addressing an objective of the Mesa Gateway Strategic Development Plan.

As to section 3, this project will not be injurious or detrimental to the neighborhood or the general welfare of the City. We will continue to work with Phoenix Mesa Gateway Airport and the FAA to seek any required approvals for this project. The additional height will help the City fill a need of these types of buildings and promote additional employment in the area. It has been the developer's experience that these building heights are required in order to attract the type of high-quality tenants that Mesa and the developer is looking to ultimately occupy these buildings. As to section 4, there is no concern about having the adequate public facilities,

services or infrastructure to serve the buildings at the height requested. With all four parts of the test satisfied, we respectfully request approval of the SUP.

Alternative Compliance for Parapet Detailing

MZO Sec. 11-7-3(B)(2)(c)(iii) requires “All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing.” Our understanding of the intent of the ordinance is to prevent long, monolithic parapets with no visible breaks. Instead of applying another material to the top of the building, the building was designed in a manner that would give the effect of parapet detailing. The buildings have four different heights of the parapet which creates a stronger visual impact.

Additionally, the most visible building facades have been articulated by approximately three feet in certain areas which also creates a visual impact of not having long runs of parapet. The design proposed with full height formliner, varying heights and articulation meets the intent of the ordinance by significantly breaking up the building facades.

Alternative Compliance for Single Material for more than 50% of the Façade

MZO Sec. 11-7-3(B)(5)(b) requires that “no more than fifty percent (50%) of the total façade may be covered with one (1) single material.” The proposed buildings are tilt concrete buildings, meaning that the exterior walls are made of concrete. In order to comply with this requirement, form liner, color variation, and other materials have been used to meet the intent of the ordinance.

MZO Sec. 11-7-3(B)(6)(b)(iv) allows for alternative compliance with this ordinance so long as the approving authority finds the “proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the and/or meets or exceeds the design objectives as described in the City’s General Plan.” As described above, the buildings are designed in a way that improves the overall architectural appeal while fitting into the context of the area and improving the overall architectural appeal of the buildings.

Conclusion

On behalf of Ryan Companies US, Inc., we respectfully request approval of the items detailed in this submittal. As a continuation Ryan Companies US, Inc.’s first industrial project in the City, we are excited to bring forth additional space to this high end business park that will provide employment for Mesa citizens and the surrounding communities.

PRELIMINARY DRAINAGE REPORT
FOR
THE CONFLUENCE AT MESA
GATEWAY PHASE II

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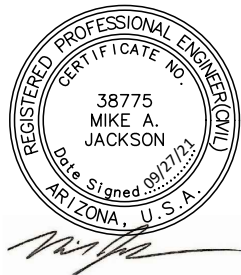
SEPTEMBER 2021



Civil & Environmental Consultants, Inc.

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Appendix B – Existing & Proposed Drainage Area Maps

Appendix C – Hydrology Calculations

Appendix D – Preliminary Grading and Drainage Plans

1.0 INTRODUCTION

The purpose of this Preliminary Drainage Report is to provide the drainage analysis for the proposed The Confluence at Mesa Gateway Phase II located on the northwest corner at intersection of E. Ray Road and S. Ellsworth Road. The site is further described as:

- A portion of the northeast quarter of Section 21, Township 1 South, Range 7 East of the Gila and Salt River Meridian, Maricopa County, Arizona.
- Assessor's Parcel Number(s): 304-31-010E and 304-31-010H

Refer to the Vicinity Map on the following page.

The proposed project will be constructed on vacant parcels with a net area of approximately 743,028 sf (17.06 ac) designated as light industrial (LI) zoning. The development will consist of three warehouse buildings with loading areas, designated parking, and drainage facilities for the conveyance of onsite and offsite flows. Ingress and egress will be provided by the proposed drives off Ray Road and the existing drive north of the project allowing access from Ellsworth Road.

This preliminary drainage report will provide discussions and calculations defining the onsite and offsite storm water management concepts to comply with the drainage requirements established by City of Mesa Engineering Department and Maricopa County. The preparation of this report has been done in accordance with the 2019 Engineering & Design Standards and the Drainage Design Manual for Maricopa County, Volumes I and II, Hydrology and Hydraulics.

2.0 PROJECT BACKGROUND

2.1 EXISTING CONDITIONS

The existing site is currently vacant and drains northeast to southwest with average slopes of 0.3%. The site is mostly undeveloped with the exception of existing retention basins along the northern and western property boundaries. The 3-foot deep retention basins collect runoff from the adjacent development and bleed-off to an existing pump located west of the subject property.

Per the previous drainage report, *Drainage Report for Ryan at Phoenix Mesa Gateway*, retention basins R3, R4, R5, and R7 were designed to retain the 100-year, 2-hour storm even for drainage areas A3, A4, A5, A7 and a portion of A1. Refer to **Appendix B** for the adjacent development's Overall Drainage Plan.

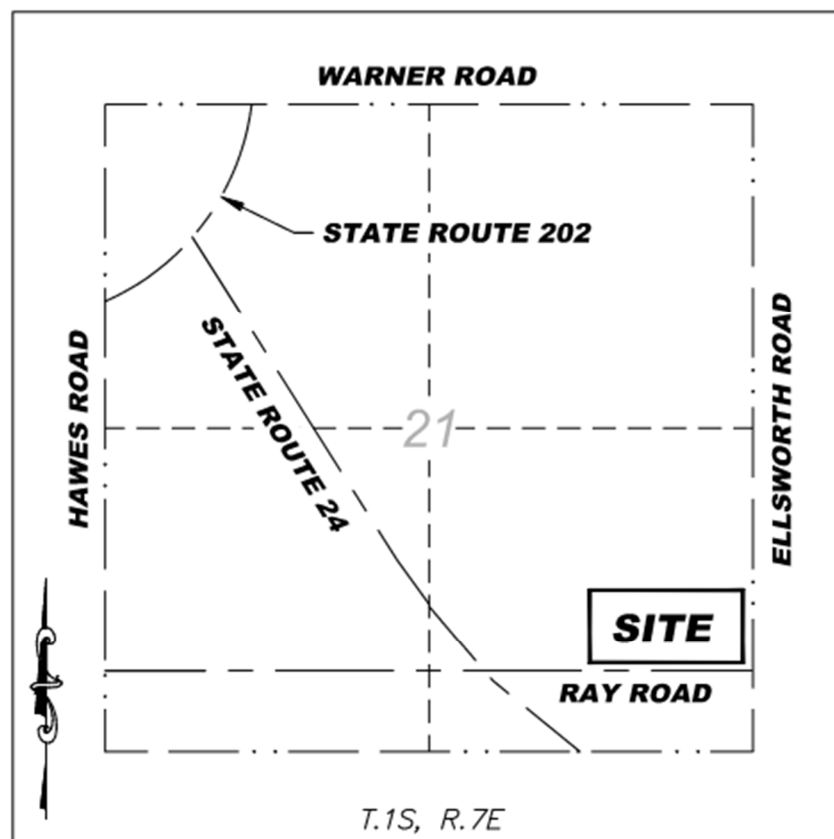
The drainage areas illustrated in the Overall Drainage Plan were divided into sub-areas in order to analyze the offsite peak flows affecting the site. The rational method was used to determine the peak flows at each curb opening and the volume required for each sub-area was obtained through methodology 3.1.1 of this report. Refer to **Appendix B** for the Existing Conditions Drainage Area Map and **Appendix C** for Existing Peak Runoff Calculations.

The site is currently not affected by any offsite flows along the right-of way. There is an existing berm located along the east and south boundaries serving as a barrier between onsite and offsite flows. There is an existing catch basin, EX. CB-1, located northeast of the project site that collects runoff along Ellsworth Road. Runoff along Ray Road drains east west and is eventually captured by an existing catch basin located west of the subject site. Both catch basins discharge to the existing public drainage system.

Refer to the Existing Conditions Drainage Area Map in **Appendix B**.

2.1.1 FEMA Map

The subject property is located within the Flood Insurance Rate Map (FIRM) #04013C274M, dated November 4, 2015, designated as an “X” (shaded) flood zone. This area 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% chance annual flood.” Refer to the **Appendix A** for a copy of the FIRMette map for this area.



VICINITY MAP

N.T.S.

3.0 PROPOSED CONDITIONS

3.1 STORMWATER DESIGN

Drainage for the site will be handled through underground storm drains conveying onsite and offsite drainage through the site and connect to the proposed underground retention system. Onsite retention will be provided for the 100-year, 2-hour storm event and will discharge storm water within 36-hours via bleed-off pipes and pump system. The ultimate outfall for the site is located at the southwest corner of the site at an elevation of 1382.55.

Refer to **Appendix B**, Exhibit 2- Proposed Conditions Drainage Area Map for basin and outfall locations.

3.1.1 Stormwater Retention

The computations included in this report are based on the standards and methodologies presented in Town of Gilbert Public Works and Engineering Standards and Drainage Design Manual. The storm water retention required for the 50-year, 24-hour storm event is given by the following equation:

Volume required= $V_R = A \times C \times (P/12)$; Where:

A = drainage area (s.f.)

C = runoff coefficient; 0.95 for Industrial

P = 100-year, 2-hour rainfall depth, 2.2 inches

Refer to **Appendix C** – Retention Required for the required storage calculations for each drainage area.

Onsite retention will consist of an underground retention systems. The underground systems will consist 6-foot deep by 10-foot wide Stormcapture system connected to bleed-off pipes and a pump to ensure draining of the system within 36-hours.

Refer to **Appendix C** for Retention Volume Provided Calculations

The following table represent summarizes the retention required and provided for the proposed development:

RETENTION	DRAINAGE		VOLUME	VOLUME	EXCESS/
BASIN	AREA	AREA	REQUIRED	PROVIDED	SHORT
I.D.	(sf)	(Ac)	(cf)	(cf)	(cf)
1	269,152	6.17	46,877	47,250	373
2	345,055	7.92	60,098	63,000	2,902
3	344,257	7.90	59,958	60,668	710
4	254,818	5.85	44,380	46,200	1,820
5	154,343	3.55	26,881	29,400	2,519
TOTAL	1,367,625	31.39	238,194	246,518	8,324

3.1.2 Hydrologic Analysis

The rational method was used to compute the onsite peak discharges for the 10-year and 100-year storm event, assuming a 5-minute time of concentration, and utilizing a weighted runoff coefficient.

Refer to **Appendix C** for Peak Runoff Calculations.

3.1.3 Onsite Hydraulics and Drainage Infrastructure

Surface flows will be routed along concrete gutters or on the asphalt pavement. Overland flow will be captured by proposed catch basins and will discharge to the proposed underground retention system via storm drains. Hydraulic analysis for proposed drainage infrastructure will be provided in the final drainage report.

3.1.4 Offsite Hydraulics Drainage Infrastructure

Improvements for offsite drainage include the placement of a curb inlets along the proposed deceleration lanes along Ray Road. The existing catch basin, EX.CB-1 will be modified to drain on site in order to retain half of the runoff along Ellsworth Road. Calculations for curb inlet design will be provided in the final drainage report.

3.1.5 Bleed-off Calculations

The proposed underground retention basins will drain within 36-hours through bleed-off pipes. The size of each pipe opening was determined based on the capacity of each opening to convey the flow rate required to drain each basin in 36-hours. The table below summarizes the orifice size required for each bleed-off pipe:

BLEED- OFF OPENING REQUIRED			
RETENTION	VOLUME	FLOW RATE	ORIFICE
BASIN	PROVIDED	REQUIRED	SIZE
ID	(cf)	(CFS)	(IN)
1	47,250	0.37	2.00
2	63,000	0.49	3.00
3	60,668	0.47	3.00
4	46,200	0.36	2.00
5	29,400	0.23	2.00

A pump will be used to project the bleed-flow from the site to the existing bleed-off system within the adjacent development, and ultimately, to the existing storm drain system along Ray Road.

4.0 CONCLUSION

The Mesa Gateway Phase II project will adhere to City of Mesa drainage criteria to retain the 100-year, 2-hour storm event with proposed underground retention system. Offsite flows along the frontage will be captured and retained onsite. Proposed retentions basins will drain within 36-hours via bleed-off pipes and pump system. The proposed retention systems are adequate to retain onsite drainage and will not cause adverse impact top the existing infrastructure.

5.0 REFERENCES

1. Drainage Report for RYAN at PHOENIX MESA GATEWAY, IMEG; 2021
2. 2019 Engineering Design Standards , City of Mesa; April 2029
3. Drainage Design Manual for Maricopa County, Arizona, Volume I, Hydrology, Flood Control District of Maricopa County, Fourth Edition, Dec 14, 2018
4. Drainage Design Manual for Maricopa County, Arizona, Volume II, Hydraulics, Flood Control District of Maricopa County, Dec 14, 2018

APPENDIX A
FEMA FIRM RATE MAP

National Flood Hazard Layer FIRMMette



111°38'37"W 33°19'39"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

111°38'W 33°19'8"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



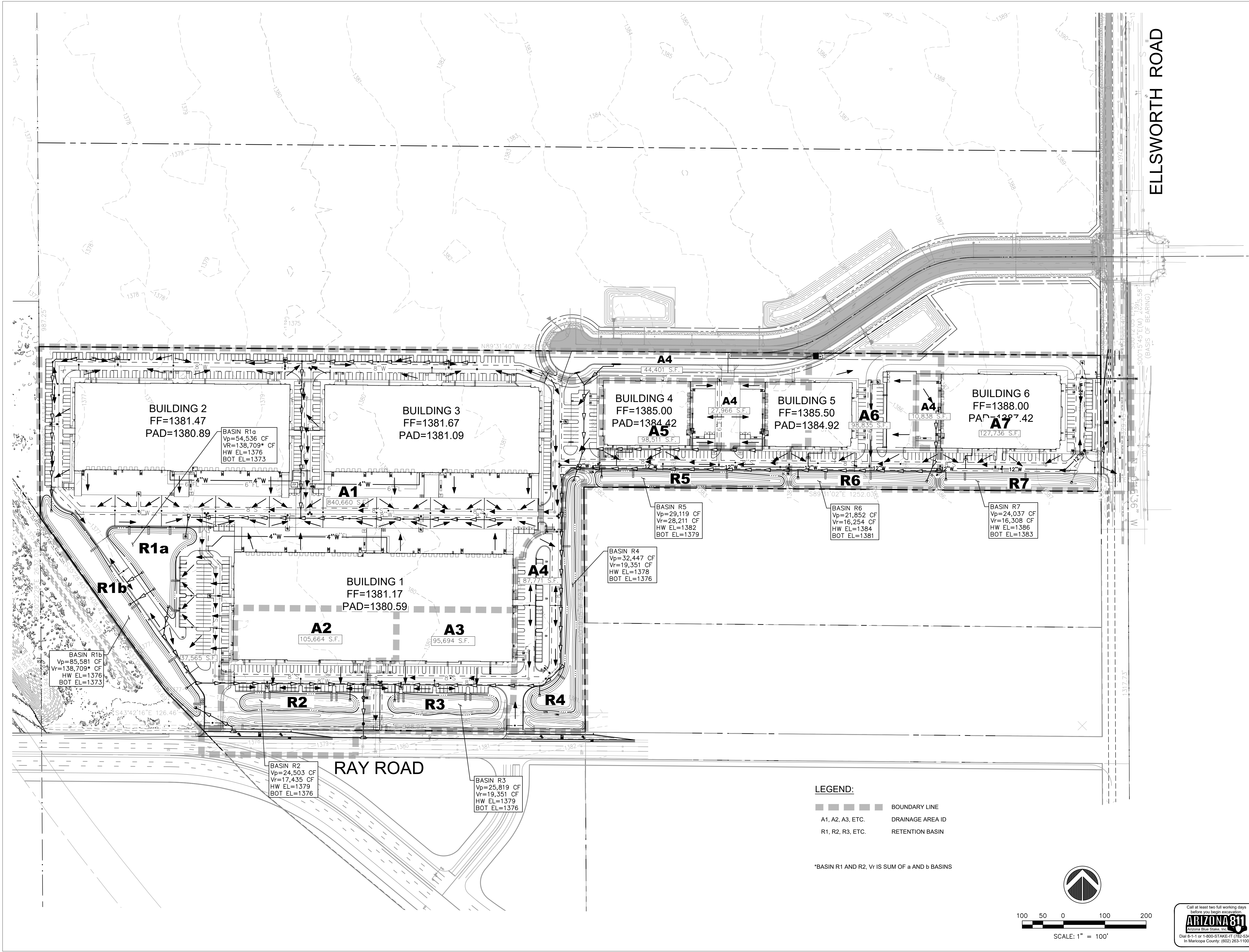
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/5/2021 at 5:10 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX B
EXISTING & PROPOSED DRAINAGE AREA MAPS



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PROJECT INFORMATION

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Arizona

JOHN THOMPSON

REGISTRATION NO.	DATE
38775	7/06/2021

© 2019 RYAN A+E, INC.

DRAWN BY	CHECKED BY
RMR	JS

JOB NO.	DATE
20006050.00	07/06/21

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
	03/19/2021	BID SET
A	03/19/2021	CITY SUBMITTAL SET
	04/22/2021	PLANNING RESUBMITTAL
	05/03/2021	PLANNING RESUBMITTAL
	05/10/2021	PLAN CHECK SUBMITTAL
1	07/06/2021	PLAN CHECK RESUBMITTAL

**PLAN CHECK
RESUBMITTAL**
07/06/2021

**OVERALL
DRAINAGE PLAN**

C5



DRAWING NO.:		EXISTING CONDITIONS DRAINAGE AREA MAP		DATE:	08/16/21	DRAWN BY:	DRAFT
				DWG SCALE:	AS SHOWN	CHECKED BY:	DRAFT
				PROJECT NO:		313-692	
				APPROVED BY:			DRAFT



CEE

Civil & Environmental Consultants, Inc.
11811 N. Tatum Blvd., Suite 3057 - Phoenix, AZ 85028
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**RYAN COMPANIES
THE CONFLUENCE AT MESA
GATEWAY PHASE II AT MESA, AZ
NW CORNER RAY RD & ELLSWORTH RD
MESA, AZ, 85201**

PROPOSED CONDITIONS DRAINAGE AREA MAP				DATE:	08/16/21	DRAWN BY:	DRAFT	
				DWG SCALE:		AS SHOWN	CHECKED BY:	DRAFT
				PROJECT NO:		313-692		
				APPROVED BY:		DRAFT		

DRAWING NO.: _____

EXHIBIT 2

SHEET

2

OF

2

APPENDIX C

HYDROLOGY CALCULATIONS



NOAA Atlas 14, Volume 1, Version 5
Location name: Mesa, Arizona, USA*
Latitude: 33.3245°, Longitude: -111.6374°
Elevation: 1384.53 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.190 (0.159-0.232)	0.247 (0.209-0.303)	0.335 (0.280-0.409)	0.403 (0.334-0.488)	0.494 (0.404-0.597)	0.565 (0.456-0.680)	0.637 (0.505-0.765)	0.710 (0.553-0.852)	0.810 (0.614-0.972)	0.885 (0.658-1.07)
10-min	0.288 (0.242-0.353)	0.377 (0.318-0.462)	0.510 (0.427-0.622)	0.613 (0.509-0.743)	0.752 (0.614-0.908)	0.860 (0.694-1.03)	0.969 (0.769-1.17)	1.08 (0.842-1.30)	1.23 (0.935-1.48)	1.35 (1.00-1.62)
15-min	0.358 (0.301-0.437)	0.467 (0.395-0.572)	0.633 (0.529-0.771)	0.760 (0.631-0.921)	0.932 (0.762-1.13)	1.07 (0.860-1.28)	1.20 (0.952-1.44)	1.34 (1.04-1.61)	1.53 (1.16-1.83)	1.67 (1.24-2.01)
30-min	0.482 (0.405-0.589)	0.629 (0.532-0.770)	0.852 (0.713-1.04)	1.02 (0.849-1.24)	1.25 (1.03-1.52)	1.44 (1.16-1.73)	1.62 (1.28-1.95)	1.81 (1.41-2.17)	2.06 (1.56-2.47)	2.25 (1.67-2.71)
60-min	0.596 (0.502-0.729)	0.779 (0.658-0.953)	1.05 (0.882-1.29)	1.27 (1.05-1.54)	1.55 (1.27-1.88)	1.78 (1.43-2.14)	2.00 (1.59-2.41)	2.24 (1.74-2.68)	2.55 (1.93-3.06)	2.78 (2.07-3.35)
2-hr	0.682 (0.577-0.819)	0.885 (0.750-1.07)	1.18 (0.991-1.41)	1.40 (1.17-1.68)	1.71 (1.41-2.04)	1.95 (1.58-2.32)	2.19 (1.75-2.61)	2.44 (1.92-2.89)	2.77 (2.12-3.29)	3.03 (2.27-3.62)
3-hr	0.728 (0.616-0.884)	0.932 (0.791-1.14)	1.22 (1.03-1.49)	1.45 (1.22-1.76)	1.78 (1.46-2.13)	2.03 (1.64-2.43)	2.30 (1.83-2.75)	2.58 (2.02-3.08)	2.97 (2.25-3.55)	3.28 (2.42-3.93)
6-hr	0.878 (0.758-1.04)	1.11 (0.962-1.31)	1.42 (1.23-1.67)	1.67 (1.43-1.96)	2.00 (1.69-2.34)	2.27 (1.88-2.64)	2.54 (2.08-2.96)	2.82 (2.27-3.29)	3.22 (2.51-3.74)	3.53 (2.69-4.11)
12-hr	0.994 (0.873-1.14)	1.25 (1.10-1.44)	1.58 (1.38-1.81)	1.84 (1.60-2.10)	2.19 (1.88-2.49)	2.46 (2.09-2.79)	2.74 (2.29-3.11)	3.02 (2.49-3.43)	3.39 (2.73-3.88)	3.69 (2.91-4.24)
24-hr	1.20 (1.07-1.35)	1.52 (1.36-1.71)	1.94 (1.73-2.18)	2.28 (2.03-2.56)	2.75 (2.42-3.08)	3.12 (2.73-3.48)	3.50 (3.04-3.92)	3.90 (3.34-4.37)	4.45 (3.74-5.00)	4.88 (4.04-5.51)
2-day	1.25 (1.13-1.41)	1.60 (1.43-1.80)	2.07 (1.85-2.32)	2.44 (2.17-2.73)	2.95 (2.61-3.30)	3.35 (2.93-3.74)	3.77 (3.27-4.22)	4.20 (3.60-4.71)	4.80 (4.04-5.40)	5.27 (4.37-5.96)
3-day	1.34 (1.22-1.50)	1.71 (1.55-1.91)	2.23 (2.01-2.48)	2.64 (2.37-2.93)	3.22 (2.88-3.57)	3.69 (3.27-4.08)	4.18 (3.67-4.63)	4.69 (4.08-5.20)	5.40 (4.62-6.02)	5.97 (5.05-6.69)
4-day	1.44 (1.31-1.58)	1.83 (1.66-2.02)	2.39 (2.17-2.64)	2.85 (2.58-3.14)	3.50 (3.15-3.84)	4.02 (3.60-4.42)	4.58 (4.07-5.04)	5.17 (4.55-5.70)	6.01 (5.20-6.64)	6.68 (5.73-7.41)
7-day	1.58 (1.44-1.75)	2.02 (1.84-2.23)	2.64 (2.40-2.91)	3.15 (2.86-3.47)	3.88 (3.49-4.25)	4.46 (3.99-4.89)	5.08 (4.51-5.58)	5.74 (5.05-6.32)	6.68 (5.79-7.37)	7.43 (6.37-8.24)
10-day	1.72 (1.57-1.90)	2.20 (2.01-2.42)	2.88 (2.62-3.16)	3.43 (3.11-3.75)	4.20 (3.80-4.59)	4.81 (4.33-5.27)	5.47 (4.88-5.99)	6.16 (5.45-6.75)	7.13 (6.22-7.84)	7.91 (6.83-8.72)
20-day	2.13 (1.94-2.35)	2.74 (2.49-3.02)	3.59 (3.25-3.95)	4.24 (3.83-4.66)	5.11 (4.61-5.61)	5.78 (5.19-6.36)	6.47 (5.78-7.12)	7.17 (6.36-7.89)	8.11 (7.13-8.96)	8.83 (7.70-9.79)
30-day	2.49 (2.27-2.73)	3.19 (2.91-3.50)	4.17 (3.80-4.57)	4.92 (4.48-5.38)	5.93 (5.38-6.49)	6.71 (6.05-7.34)	7.51 (6.74-8.22)	8.31 (7.42-9.12)	9.40 (8.31-10.4)	10.2 (8.97-11.3)
45-day	2.91 (2.65-3.20)	3.74 (3.40-4.10)	4.88 (4.44-5.36)	5.73 (5.21-6.29)	6.86 (6.21-7.52)	7.70 (6.94-8.44)	8.55 (7.68-9.38)	9.39 (8.38-10.3)	10.5 (9.29-11.6)	11.3 (9.96-12.5)
60-day	3.24 (2.96-3.55)	4.16 (3.79-4.56)	5.42 (4.94-5.94)	6.34 (5.77-6.95)	7.54 (6.84-8.26)	8.43 (7.61-9.23)	9.31 (8.38-10.2)	10.2 (9.11-11.2)	11.3 (10.0-12.4)	12.1 (10.7-13.4)

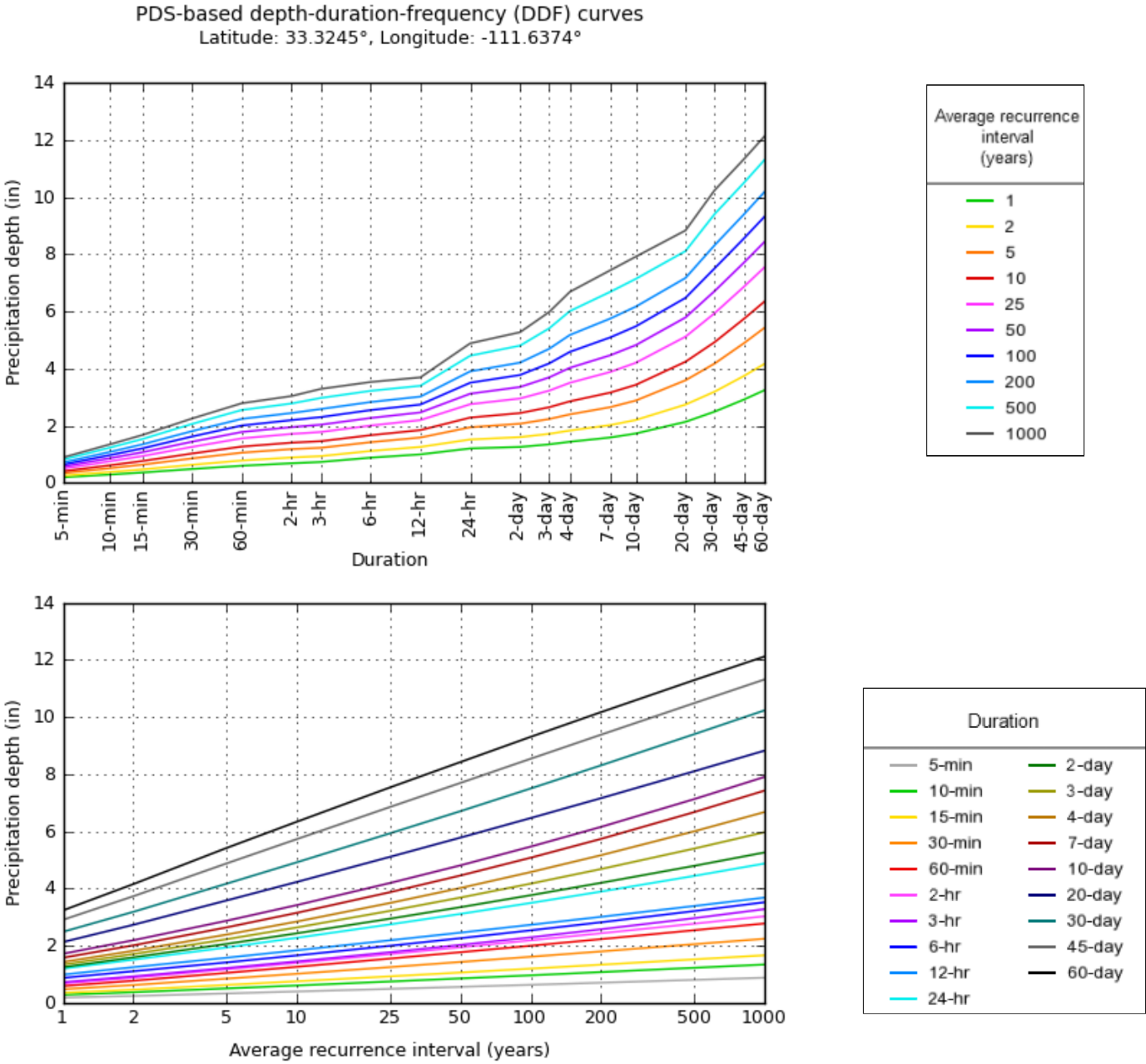
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical



Maps & aerials

Small scale terrain



NOAA Atlas 14, Volume 1, Version 5
Location name: Mesa, Arizona, USA*
Latitude: 33.3245°, Longitude: -111.6374°
Elevation: 1384.53 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

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NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	2.28 (1.91-2.78)	2.96 (2.51-3.64)	4.02 (3.36-4.91)	4.84 (4.01-5.86)	5.93 (4.85-7.16)	6.78 (5.47-8.16)	7.64 (6.06-9.18)	8.52 (6.64-10.2)	9.72 (7.37-11.7)	10.6 (7.90-12.8)
10-min	1.73 (1.45-2.12)	2.26 (1.91-2.77)	3.06 (2.56-3.73)	3.68 (3.05-4.46)	4.51 (3.68-5.45)	5.16 (4.16-6.21)	5.81 (4.61-6.99)	6.49 (5.05-7.79)	7.39 (5.61-8.88)	8.08 (6.01-9.73)
15-min	1.43 (1.20-1.75)	1.87 (1.58-2.29)	2.53 (2.12-3.08)	3.04 (2.52-3.68)	3.73 (3.05-4.50)	4.26 (3.44-5.13)	4.81 (3.81-5.78)	5.36 (4.18-6.43)	6.11 (4.64-7.34)	6.68 (4.96-8.04)
30-min	0.964 (0.810-1.18)	1.26 (1.06-1.54)	1.70 (1.43-2.08)	2.05 (1.70-2.48)	2.51 (2.05-3.03)	2.87 (2.32-3.46)	3.24 (2.57-3.89)	3.61 (2.81-4.33)	4.12 (3.12-4.94)	4.49 (3.34-5.41)
60-min	0.596 (0.502-0.729)	0.779 (0.658-0.953)	1.05 (0.882-1.29)	1.27 (1.05-1.54)	1.55 (1.27-1.88)	1.78 (1.43-2.14)	2.00 (1.59-2.41)	2.24 (1.74-2.68)	2.55 (1.93-3.06)	2.78 (2.07-3.35)
2-hr	0.341 (0.288-0.410)	0.442 (0.375-0.532)	0.589 (0.496-0.706)	0.702 (0.586-0.842)	0.854 (0.704-1.02)	0.974 (0.792-1.16)	1.10 (0.876-1.30)	1.22 (0.958-1.45)	1.39 (1.06-1.64)	1.52 (1.14-1.81)
3-hr	0.242 (0.205-0.294)	0.310 (0.263-0.378)	0.407 (0.343-0.495)	0.484 (0.405-0.586)	0.591 (0.486-0.710)	0.677 (0.547-0.810)	0.765 (0.609-0.916)	0.859 (0.671-1.03)	0.988 (0.749-1.18)	1.09 (0.808-1.31)
6-hr	0.147 (0.127-0.173)	0.186 (0.161-0.219)	0.237 (0.205-0.279)	0.278 (0.238-0.326)	0.334 (0.282-0.390)	0.378 (0.315-0.440)	0.425 (0.347-0.493)	0.472 (0.379-0.549)	0.537 (0.420-0.624)	0.589 (0.449-0.686)
12-hr	0.083 (0.072-0.095)	0.104 (0.091-0.119)	0.131 (0.115-0.150)	0.153 (0.133-0.174)	0.182 (0.156-0.207)	0.204 (0.174-0.231)	0.227 (0.190-0.258)	0.250 (0.206-0.284)	0.282 (0.227-0.322)	0.306 (0.242-0.352)
24-hr	0.050 (0.045-0.056)	0.063 (0.057-0.071)	0.081 (0.072-0.091)	0.095 (0.085-0.107)	0.115 (0.101-0.128)	0.130 (0.114-0.145)	0.146 (0.126-0.163)	0.162 (0.139-0.182)	0.185 (0.156-0.208)	0.203 (0.168-0.230)
2-day	0.026 (0.023-0.029)	0.033 (0.030-0.037)	0.043 (0.039-0.048)	0.051 (0.045-0.057)	0.061 (0.054-0.069)	0.070 (0.061-0.078)	0.079 (0.068-0.088)	0.088 (0.075-0.098)	0.100 (0.084-0.112)	0.110 (0.091-0.124)
3-day	0.019 (0.017-0.021)	0.024 (0.022-0.026)	0.031 (0.028-0.034)	0.037 (0.033-0.041)	0.045 (0.040-0.050)	0.051 (0.045-0.057)	0.058 (0.051-0.064)	0.065 (0.057-0.072)	0.075 (0.064-0.084)	0.083 (0.070-0.093)
4-day	0.015 (0.014-0.016)	0.019 (0.017-0.021)	0.025 (0.023-0.027)	0.030 (0.027-0.033)	0.036 (0.033-0.040)	0.042 (0.038-0.046)	0.048 (0.042-0.052)	0.054 (0.047-0.059)	0.063 (0.054-0.069)	0.070 (0.060-0.077)
7-day	0.009 (0.009-0.010)	0.012 (0.011-0.013)	0.016 (0.014-0.017)	0.019 (0.017-0.021)	0.023 (0.021-0.025)	0.027 (0.024-0.029)	0.030 (0.027-0.033)	0.034 (0.030-0.038)	0.040 (0.034-0.044)	0.044 (0.038-0.049)
10-day	0.007 (0.007-0.008)	0.009 (0.008-0.010)	0.012 (0.011-0.013)	0.014 (0.013-0.016)	0.017 (0.016-0.019)	0.020 (0.018-0.022)	0.023 (0.020-0.025)	0.026 (0.023-0.028)	0.030 (0.026-0.033)	0.033 (0.028-0.036)
20-day	0.004 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.007-0.008)	0.009 (0.008-0.010)	0.011 (0.010-0.012)	0.012 (0.011-0.013)	0.013 (0.012-0.015)	0.015 (0.013-0.016)	0.017 (0.015-0.019)	0.018 (0.016-0.020)
30-day	0.003 (0.003-0.004)	0.004 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.006-0.007)	0.008 (0.007-0.009)	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.012 (0.010-0.013)	0.013 (0.012-0.014)	0.014 (0.012-0.016)
45-day	0.003 (0.002-0.003)	0.003 (0.003-0.004)	0.005 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.009 (0.008-0.010)	0.010 (0.009-0.011)	0.010 (0.009-0.012)
60-day	0.002 (0.002-0.002)	0.003 (0.003-0.003)	0.004 (0.003-0.004)	0.004 (0.004-0.005)	0.005 (0.005-0.006)	0.006 (0.005-0.006)	0.006 (0.006-0.007)	0.007 (0.006-0.008)	0.008 (0.007-0.009)	0.008 (0.007-0.009)

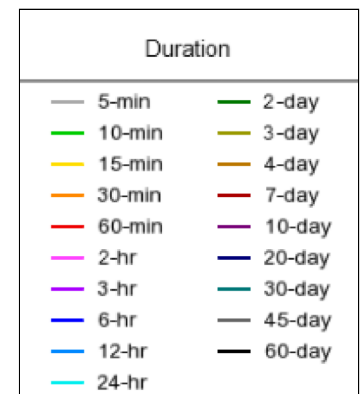
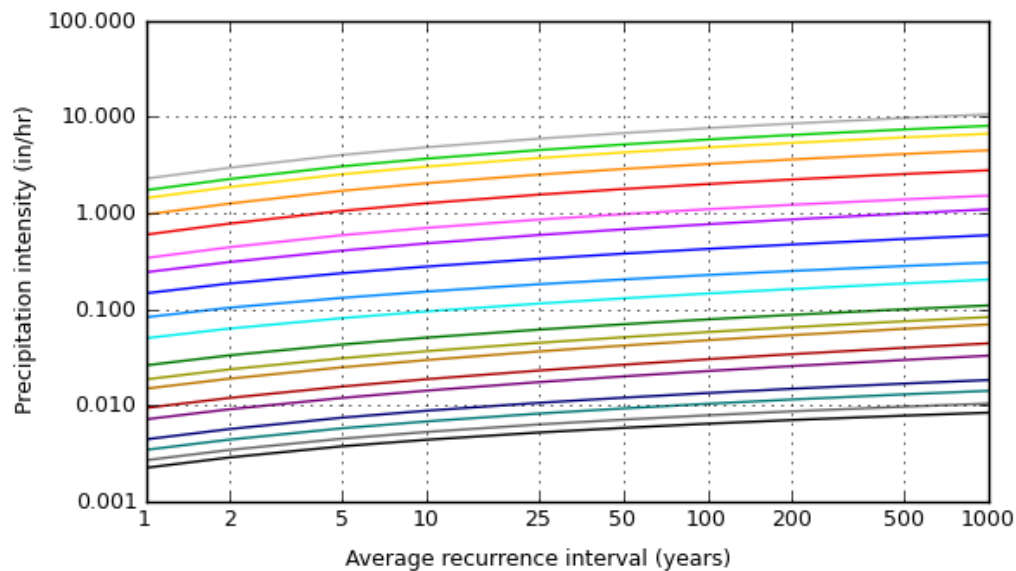
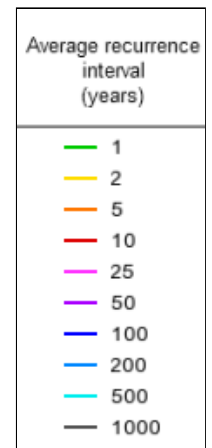
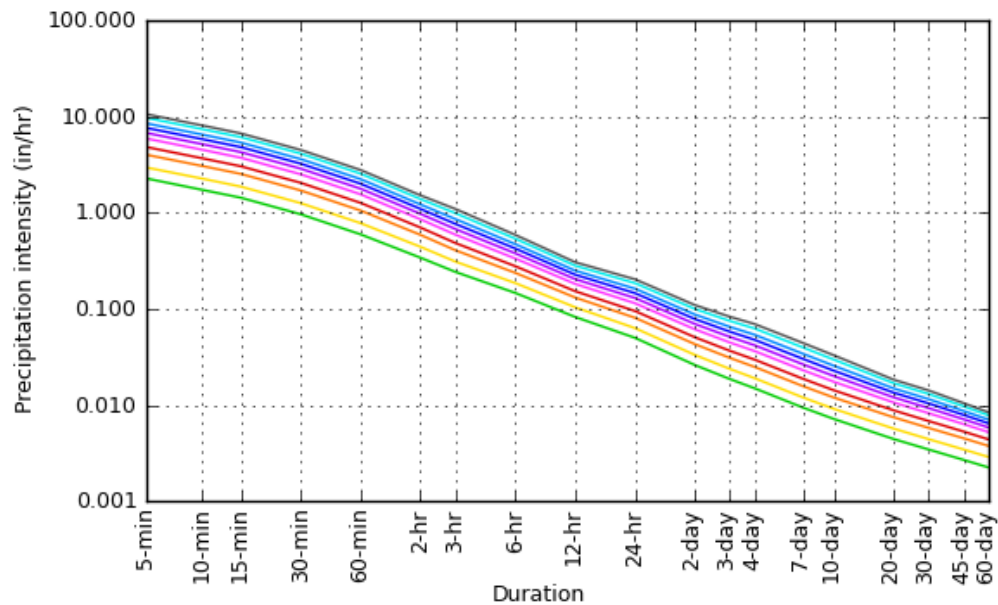
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
 Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
 Please refer to NOAA Atlas 14 document for more information.

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PF graphical

PDS-based intensity-duration-frequency (IDF) curves

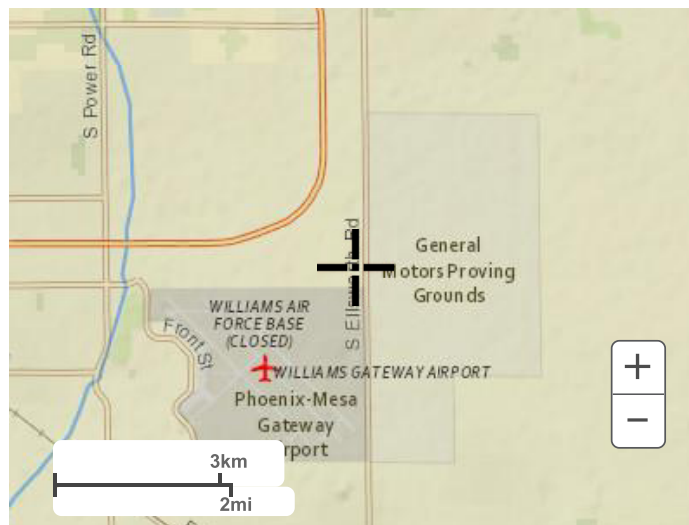
Latitude: 33.3245°, Longitude: -111.6374°



NOAA Atlas 14, Volume 1, Version 5

Created (GMT): Thu Aug 5 21:01:41 2021

[Back to Top](#)**Maps & arials****Small scale terrain**



Large scale terrain



Large scale map



Large scale aerial

Project Name: Mesa Gateway Phase II**CEC JOB: 313-692****DATE: 08/16/2021****PREPARED BY: KA****CHECKED BY:****RETENTION REQUIRED = (D/12 * C * A)**

D= 2.2 Inches

A= Area, SF

RETENTION	DRAINAGE			Cwt	VOLUME		VOLUME	EXCESS/
BASIN	AREA	AREA	AREA		REQUIRED		PROVIDED	SHORT
I.D.	I.D.	(sf)	(Ac)		(cf)		(cf)	(cf)
1	1A	108,732	2.50	0.95	18,937	46,877	47,250	373
	1B	7,106	0.16	0.95	1,238			
	A3.1	24,473	0.56	0.95	4,262			
	A3.2	18,840	0.43	0.95	3,281			
	A3.3	39,667	0.91	0.95	6,909			
	A4.1	25,454	0.58	0.95	4,433			
	A4.4	44,880	1.03	0.95	7,817			
2	2A	210,894	4.84	0.95	36,731	60,098	63,000	2,902
	2B	10,404	0.24	0.95	1,812			
	A4.2	51,765	1.19	0.95	9,016			
	A4.3	27,966	0.64	0.95	4,871			
	A5.1	25,711	0.59	0.95	4,478			
	A5.4	18,315	0.42	0.95	3,190			
3	3A	246,254	5.65	0.95	42,889	59,958	60,668	710
	3B	5,173	0.12	0.95	901			
	A5.2	39,300	0.90	0.95	6,845			
	A5.3	10,716	0.25	0.95	1,866			
	A7.1	42,814	0.98	0.95	7,457			
4	4A	104,717	2.40	0.95	18,238	44,380	46,200	1,820
	4B	7,457	0.17	0.95	1,299			
	A7.2	47,480	1.09	0.95	8,269			
	A7.3	39,590	0.91	0.95	6,895			
	OFF-1	55,574	1.28	0.95	9,679			
5	5A	28,796	0.66	0.95	5,015	26,881	29,400	2,519
	OFF-2A	32,577	0.75	0.95	5,674			
	OFF-2B	22,177	0.51	0.95	3,862			
	OFF-2C	11,182	0.26	0.95	1,948			
	6A	31,780	0.73	0.95	5,535			
	7A	27,831	0.64	0.95	4,847			
TOTAL		1,367,625	31.39			238,194	246,518	8,324

Project Name: Mesa Gateway Phase II

CEC JOB: 313-692

DATE: 08/16/2021

PREPARED BY: KA

CHECKED BY:

RETENTION VOLUME PROVIDED CALCULATIONS

CONICAL METHOD

$$\text{RETENTION PROVIDED} = (\text{ELEV1} - \text{ELEV2}) / 3 * ((A1 + A2 + (A1 * A2)^{0.5}))$$

RETENTION BASIN ID	ELEV.	AREA (SF)	DEPTH DIFF. (FT)	AVG VOLUME (CF)	CUM VOLUME (CF)
3A	1380.00	442	0.00		
	1381.00	4,270	1.00	2,028	2,028
	1382.00	8,224	1.00	6,140	8,168
TOTAL					8,168

RETENTION VOLUME PROVIDED CALCULATIONS

7'X15'X10' UG StormCapture Calculations

U.G. SYSTEM #	STORMCAPTURE BOX VOLUME (CF)	# OF BOXES	VOLUME PROVIDED (CF)
1	1050	45	47,250
2	1050	60	63,000
3	1050	50	52,500
4	1050	44	46,200
5	1050	28	29,400
TOTAL	5,250	227	238,350

Project Name: Mesa Gateway Phase II**CEC JOB: 313-692****DATE: 08/16/2021****PREPARED BY: KA****CHECKED BY:****RATIONAL METHOD**

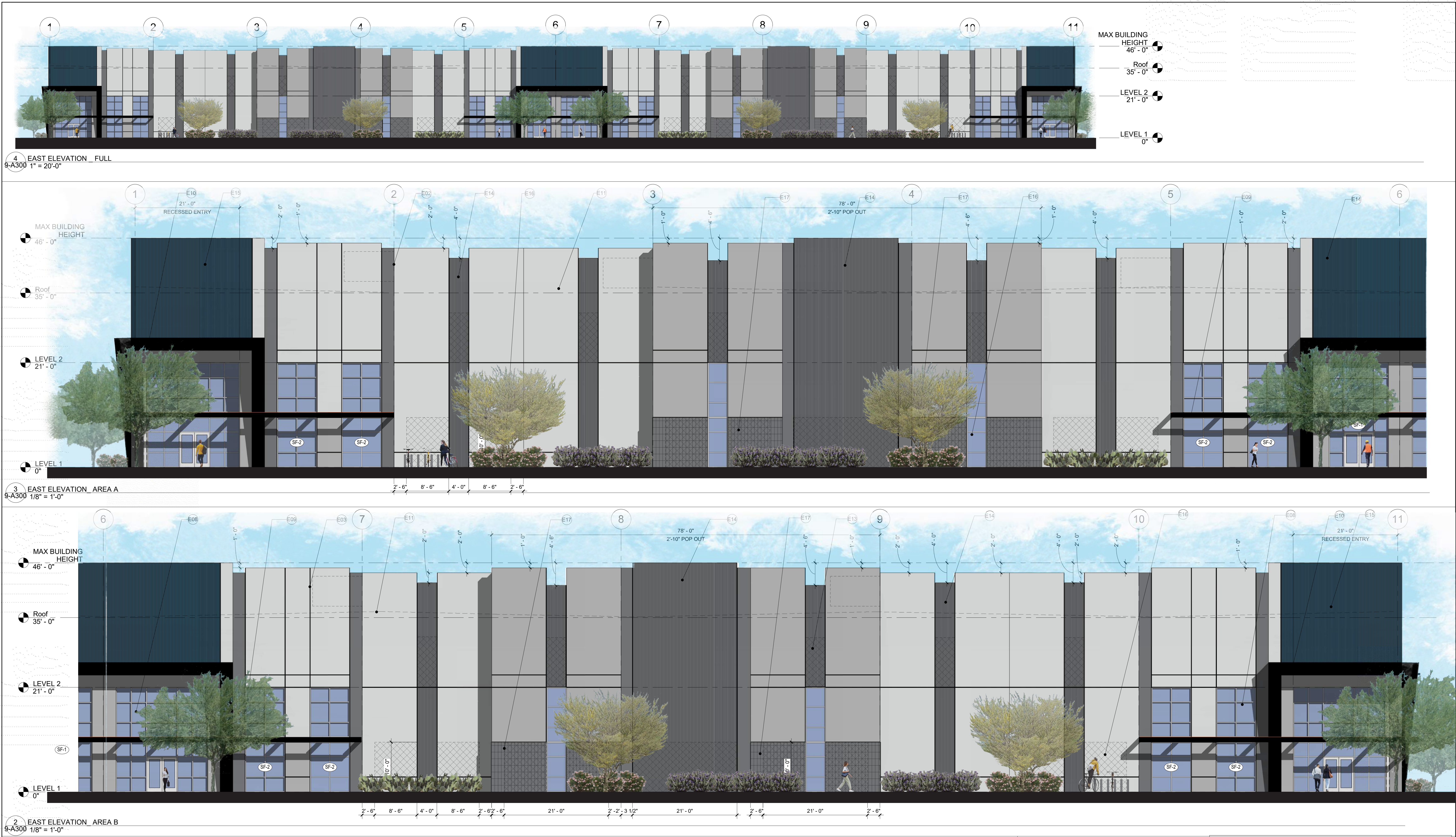
$Q = C \cdot I \cdot A$

C = 0.95 (Industrial)**A = Area, Acre**

EXISTING PEAK RUNOFF CALCULATIONS									
AREA	AREA	Tc	I₁₀	I₅₀	I₁₀₀	Cwt	Q₁₀	Q₅₀	Q₁₀₀
I.D.	(ac)	(min.)	(in/hr)	(in/hr)	(in/hr)		(cfs)	(cfs)	(cfs)
A3.1	0.56	5	4.84	6.78	7.64	0.95	2.57	3.61	4.06
A3.2	0.43	5	4.84	6.78	7.64	0.95	1.98	2.77	3.12
A4.1	0.58	5	4.84	6.78	7.64	0.95	2.67	3.74	4.21
A4.2	1.19	5	4.84	6.78	7.64	0.95	5.47	7.66	8.64
A5.1	0.59	5	4.84	6.78	7.64	0.95	2.71	3.80	4.28
A5.2	0.90	5	4.84	6.78	7.64	0.95	4.14	5.80	6.53
A7.1	0.98	5	4.84	6.78	7.64	0.95	4.51	6.31	7.11
A7.2	1.09	5	4.84	6.78	7.64	0.95	5.01	7.02	7.91
EX-1	0.99	5	4.84	6.78	7.64	0.95	4.55	6.38	7.19
EX-2	0.93	5	4.84	6.78	7.64	0.95	4.28	5.99	6.75

PROPOSED PEAK RUNOFF CALCULATIONS									
AREA	AREA	Tc	I₁₀	I₅₀	I₁₀₀	Cwt	Q₁₀	Q₅₀	Q₁₀₀
I.D.	(ac)	(min.)	(in/hr)	(in/hr)	(in/hr)		(cfs)	(cfs)	(cfs)
1A	2.50	5	4.84	6.78	7.64	0.95	11.50	16.10	18.15
1B	0.16	5	4.84	6.78	7.64	0.95	0.74	1.03	1.16
2A	4.84	5	4.84	6.78	7.64	0.95	22.25	31.17	35.13
2B	0.24	5	4.84	6.78	7.64	0.95	1.10	1.55	1.74
3A	5.65	5	4.84	6.78	7.64	0.95	25.98	36.39	41.01
3B	0.12	5	4.84	6.78	7.64	0.95	0.55	0.77	0.87
4A	2.40	5	4.84	6.78	7.64	0.95	11.04	15.46	17.42
4B	0.17	5	4.84	6.78	7.64	0.95	0.78	1.09	1.23
5A	0.66	5	4.84	6.78	7.64	0.95	3.03	4.25	4.79
6A	0.73	5	4.84	6.78	7.64	0.95	3.36	4.70	5.30
7A	0.64	5	4.84	6.78	7.64	0.95	2.94	4.12	4.65
OFF-1	1.28	5	4.84	6.78	7.64	0.95	5.89	8.24	9.29
OFF-2A	0.75	5	4.84	6.78	7.64	0.95	3.45	4.83	5.44
OFF-2B	0.51	5	4.84	6.78	7.64	0.95	2.34	3.28	3.70
OFF-2C	0.26	5	4.84	6.78	7.64	0.95	1.20	1.67	1.89

APPENDIX D
PRELIMINARY GRADING AND DRAINAGE PLANS



FRONT FACADE MATERIAL BREAKDOWN (NEW)		FRONT FACADE MATERIAL BREAKDOWN (OLD)		FINISH LEGEND	
PT 1 LIGHTHOUSE -	8,515.02 SF (34.5%)	PT 1 LIGHTHOUSE -	9,193.02 SF (39.6%)	PT -1 - LIGHTHOUSE - DUNN EDWARDS - DEW385	
PT 2 SILVER POLISH -	3,564.36 SF (15.3%)	PT 2 SILVER POLISH -	3,564.36 SF (15.3%)	PT-2 - SILVER POLISH - DUNN EDWARDS - DE6374	
PT 3 STORM CLOUD -	1,306.98 SF (5.6%)	PT 3 STORM CLOUD -	1,306.98 SF (5.7%)	PT-3 - STORM CLOUD - DUNN EDWARDS - DE6362	
GLASS/STOREFRONT -	2,980.17 SF (15.4%)	GLASS/STOREFRONT -	2,004.17 SF (8.7%)	FORMLINER TEXTURE - 3/4" DEEP 2" CEDAR GRAPESTAKES	
CMU VENEER -	880 SF (3.7%)	CMU VENEER -	880 SF (3.8%)	METAL PANEL CANOPY - BLX BLACK - APOLIC	
METAL PANEL/ CANOPY -	853.41 SF (3.6%)	METAL PANEL/ CANOPY -	853.41 SF (3.7%)	STEEL BEAM CANOPY - PAINTED BLACK TO MATCH METAL PANEL	
FORMLINER -	3,276.39 SF (14.1%)	FORMLINER -	5,379.39 SF (23.2%)	STOREFRONT GLAZING W/ CLEAR ANODIZED FRAME	
FORMLINER - DE5811	1,846.39 SF (7.8%)			KNOCKOUT PANEL	
TOTAL -	23,222.72 SF (100%)	TOTAL -	23,181.33 SF (100%)	CMU VENEER - ECHELON - BLACK MOUNTAIN	
				FORMLINER TEXTURE - 3/4" DEEP 2" CEDAR GRAPESTAKES - DUNN EDWARDS - SUMMER NIGHT -DE5811	

Keynote Legend	
Key Value	Keynote Text
E02	PANEL JOINT, TYP
E03	PANEL "V" REVEAL, TYP
E08	STOREFRONT GLAZING, CLEAR ANODIED FRAME W/ SOLAR GREY GLASS, SEE STOREFRONT ELEVATIONS, TYP
E09	STEEL BEAM CANOPY
E10	ENTRANCE CANOPY WRAPPED IN METAL PANEL, SEE FINISH LEGEND
E11	ROOF LINE BEHIND TILT PANEL
E13	KNOCKOUT FOR POSSIBLE FUTUTRE CLEARSTORY WINDOWS WITHIN TILT PANEL , TYP
E14	FORMLINER TEXTURE ON TILT PANEL, SEE FINISH LEGEND
E15	BUILDING ADDRESS SIGNAGE LOCATION, ADDRESS NUMBERS TO BE 12" HIGH MIN. WITH 2" STROKE PER FPD 505.1, MFC 505.1.
E16	KNOCKOUT FOR FUTURE OFFICE
E17	CMU VENEER, SEE FINISH LEGEND TYP

RYAN

RYAN A+E, INC.
3300 E. Camelback Road, Ste 100
Phoenix, AZ 85018
602-322-6100 tel
602-322-6300 fax

WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS

KEY PLAN

PROJECT INFORMATION

**THE CONFLUENCE
AT MESA
GATEWAY
PHASE II**

ELLSWORTH RD
MESA, ARIZONA 85212

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	11/04/2021	PLANNING RESUBMITTAL

**PLANNING
RESUBMITTAL**

11/04/2021

**BUILDING 9-
EXTERIOR
ELEVATIONS**

9-A300

THE CONFLUENCE

AT MESA

GATEWAY

PHASE II

Ray Rd

Mesa, Arizona 85201

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PLANNING

RESUBMITTAL

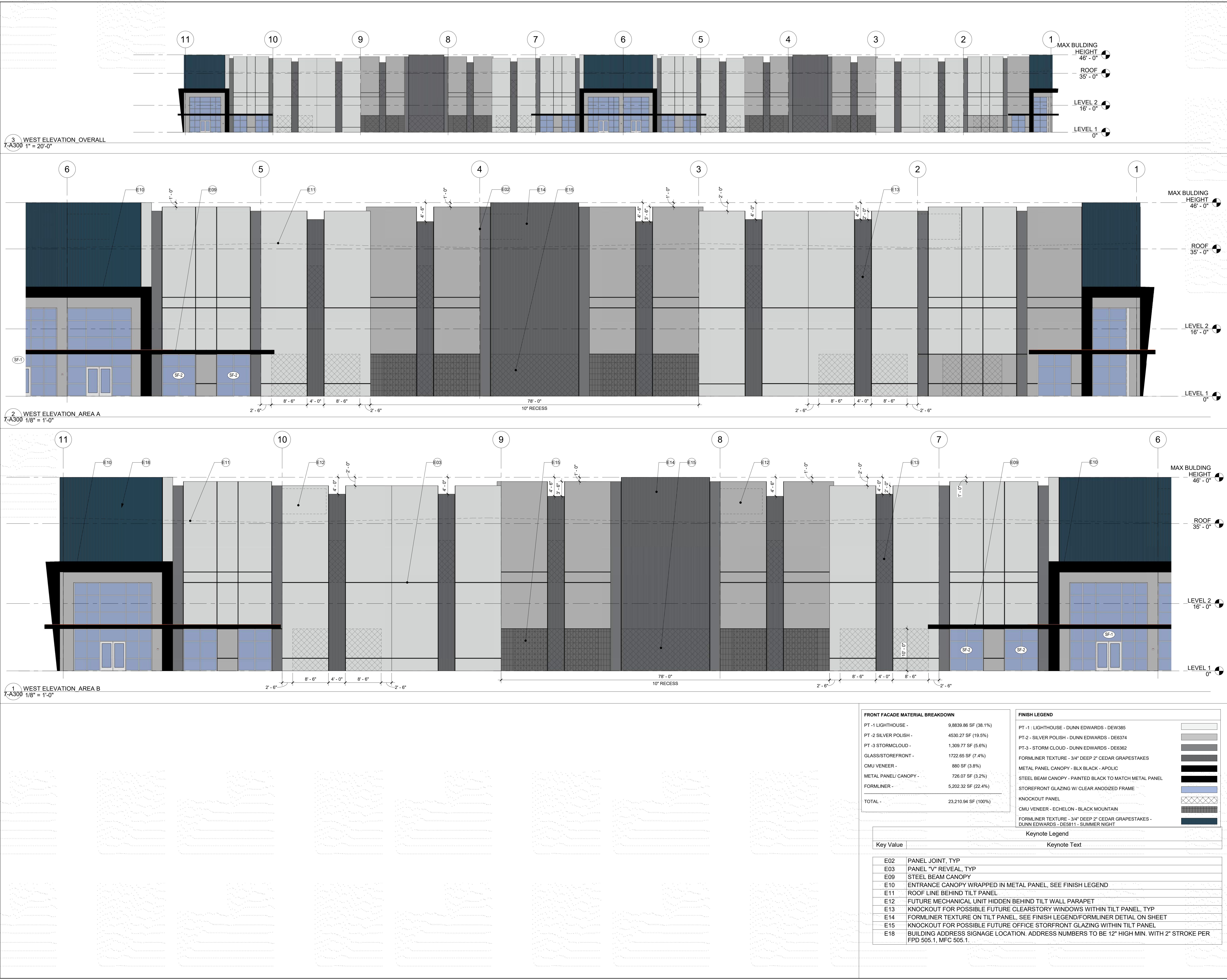
11/04/2021

BUILDING 7 -

EXTERIOR

ELEVATIONS

7-A300



FRONT FACADE MATERIAL BREAKDOWN

PT -1 LIGHTHOUSE - 9,8839.86 SF (38.1%)

PT -2 SILVER POLISH - 4530.27 SF (19.5%)

PT -3 STORMCLOUD - 1,309.77 SF (5.6%)

GLASS/STOREFRONT - 1722.65 SF (7.4%)

CMU VENEER - 880 SF (3.8%)

METAL PANEL/ CANOPY - 726.07 SF (3.2%)

FORMLINER - 5,202.32 SF (22.4%)

TOTAL - 23,210.94 SF (100%)

FINISH LEGEND

PT -1 : LIGHTHOUSE - DUNN EDWARDS - DEW385

PT-2 - SILVER POLISH - DUNN EDWARDS - DE6374

PT-3 - STORM CLOUD - DUNN EDWARDS - DE6362

FORMLINER TEXTURE - 3/4" DEEP 2" CEDAR GRAPESTAKES

METAL PANEL CANOPY - BLX BLACK - APOLIC

STEEL BEAM CANOPY - PAINTED BLACK TO MATCH METAL PANEL

STOREFRONT GLAZING W/ CLEAR ANODIZED FRAME

KNOCKOUT PANEL

CMU VENEER - ECHELON - BLACK MOUNTAIN

FORMLINER TEXTURE - 3/4" DEEP 2" CEDAR GRAPESTAKES - DUNN EDWARDS - DE6811 - SUMMER NIGHT

Keynote Legend

Key Value

Keynote Text

E02 PANEL JOINT, TYP

E03 PANEL "V" REVEAL, TYP

E09 STEEL BEAM CANOPY

E10 ENTRANCE CANOPY WRAPPED IN METAL PANEL, SEE FINISH LEGEND

E11 ROOF LINE BEHIND TILT PANEL

E12 FUTURE MECHANICAL UNIT HIDDEN BEHIND TILT WALL PARAPET

E13 KNOCKOUT FOR POSSIBLE FUTURE CLEARSTORY WINDOWS WITHIN TILT PANEL, TYP

E14 FORMLINER TEXTURE ON TILT PANEL, SEE FINISH LEGEND/FORMLINER DETAIL ON SHEET

E15 KNOCKOUT FOR POSSIBLE FUTURE OFFICE STORFRONT GLAZING WITHIN TILT PANEL

E18 BUILDING ADDRESS SIGNAGE LOCATION. ADDRESS NUMBERS TO BE 12" HIGH MIN. WITH 2" STROKE PER FPD 505.1, MFC 505.1.

**THE CONFLUENCE
AT MESA
GATEWAY
PHASE II**

Ray Rd
Mesa, Arizona 85201

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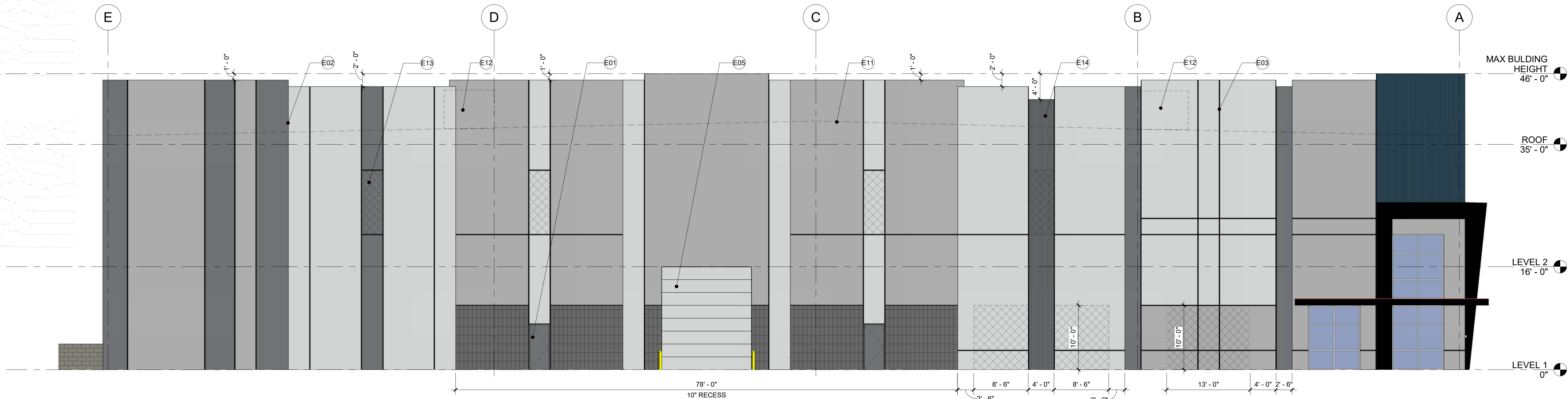
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11/04/2021

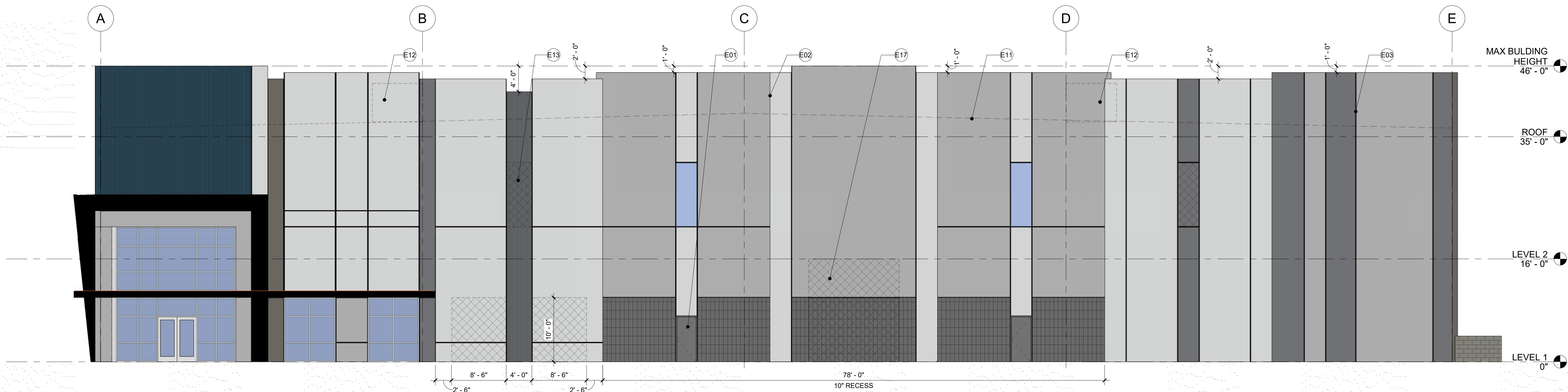
**BUILDING 7-
EXTERIOR
ELEVATIONS**

7-A301

2 NORTH ELEVATION
7-A301 1/8" = 1'-0"



1 SOUTH ELEVATION
7-A301 1/8" = 1'-0"



SIDE FACADE MATERIAL BREAKDOWN (SOUTH)	
PT-1 LIGHTHOUSE -	3,235 SF (33.8%)
PT-2 SILVER POLISH -	3,190 SF (33.2%)
PT-3 STORMCLOUD -	973 SF (10.2%)
GLASS/STOREFRONT -	613 SF (6.4%)
CMU VENEER -	647 SF (6.8%)
METAL PANEL/ CANOPY -	227 SF (2.3%)
FORMLINER -	657 SF (6.8%)
DOOR (HM, DRIVE IN OR DOCK) -	48 SF (.5%)
TOTAL -	9,590 SF (100%)

SIDE FACADE MATERIAL BREAKDOWN (NORTH)	
PT-1 LIGHTHOUSE -	3,252 SF (34.4%)
PT-2 SILVER POLISH -	3,596 SF (38.0%)
PT-3 STORMCLOUD -	972 SF (10.3%)
GLASS/STOREFRONT -	240 SF (2.5%)
CMU VENEER -	507 SF (5.4%)
METAL PANEL/ CANOPY -	171 SF (1.8%)
FORMLINER -	446 SF (4.7%)
DOOR (HM, DRIVE IN OR DOCK) -	272 SF (2.9%)
TOTAL -	9,456 SF (100%)

FINISH LEGEND	
PT-1 : LIGHTHOUSE - DUNN EDWARDS - DEW385	
PT-2 : SILVER POLISH - DUNN EDWARDS - DE6374	
PT-3 : STORM CLOUD - DUNN EDWARDS - DE6362	
FORMLINER TEXTURE - 3/4" DEEP 2" CEDAR GRAPESTAKES	
METAL PANEL CANOPY - BLX BLACK - APOLIC	
STEEL BEAM CANOPY - PAINTED BLACK TO MATCH METAL PANEL	
STOREFRONT GLAZING W/ CLEAR ANODIZED FRAME	
KNOCKOUT PANEL	
CMU VENEER - ECHELON - BLACK MOUNTAIN	
FORMLINER TEXTURE - 3/4" DEEP 2" CEDAR GRAPESTAKES - DUNN EDWARDS - DE6811 - SUMMER NIGHT	

Keynote Legend	
Key Value	Keynote Text

E01	HM DOOR, PAINTED
E02	PANEL JOINT, TYP
E03	PANEL "V" REVEAL, TYP
E05	DRIVE IN DOOR, TYP
E11	ROOF LINE BEHIND TILT PANEL
E12	FUTURE MECHANICAL UNIT HIDDEN BEHIND TILT WALL PARAPET
E13	KNOCKOUT FOR POSSIBLE FUTURE CLEARSTORY WINDOWS WITHIN TILT PANEL, TYP
E14	FORMLINER TEXTURE ON TILT PANEL, SEE FINISH LEGEND/FORMLINER DETAIL ON SHEET
E17	KNOCKOUT FOR FUTURE DOORS

Ray Rd
Mesa, Arizona 85201

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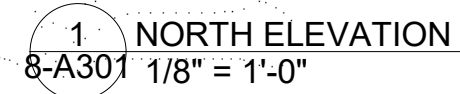
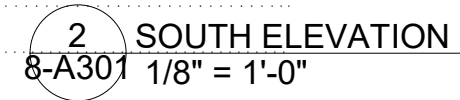
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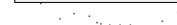
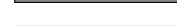
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11/04/2021

BUILDING 8 - EXTERIOR ELEVATIONS

3-A301



FINISH LEGEND	
PT -1 : LIGHTHOUSE - DUNN EDWARDS - DEW385	
PT-2 - SILVER POLISH - DUNN EDWARDS - DE6374	
PT-3 - STORM CLOUD - DUNN EDWARDS - DE6362	
FORMLINER TEXTURE - 3/4" DEEP 2" CEDAR GRAPESTAKES	
METAL PANEL CANOPY - BLX BLACK - APOLIC	
STEEL BEAM CANOPY - PAINTED BLACK TO MATCH METAL PANEL	
STOREFRONT GLAZING W/ CLEAR ANODIZED FRAME	
KNOCKOUT PANEL	
CMU VENEER - ECHELON - BLACK MOUNTAIN	
FORMLINER TEXTURE - 3/4" DEEP 2" CEDAR GRAPESTAKES - DUNN EDWARDS - DE 5811 - SUMMER NIGHT	

Keynote Legend	
Key Value	Keynote Text
E01	HM DOOR, PAINTED
E02	PANEL JOINT, TYP
E03	PANEL "V" REVEAL, TYP
E05	DRIVE IN DOOR, TYP
E09	STEEL BEAM CANOPY
E10	ENTRANCE CANOPY WRAPPED IN METAL PANEL, SEE FINISH LEGEND
E11	ROOF LINE BEHIND TILT PANEL
E12	MECHANICAL UNIT HIDDEN BEHIND TILT WALL PARAPET
E13	KNOCKOUT FOR POSSIBLE FUTURE CLEARSTORY WINDOWS WITHIN TILT PANEL , TYP
E14	FORMLINER TEXTURE ON TILT PANEL, SEE FINISH LEGEND
E16	KNOCKOUT FOR FUTURE OFFICE



OWNER

CONSULTANTS

KEY PLAN

ELLSWORTH RD
MESA, ARIZONA 85212

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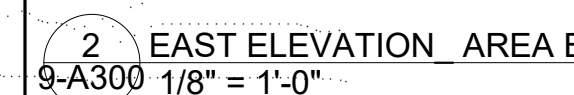
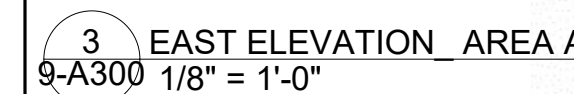
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11/04/2021

BUILDING 9- EXTERIOR ELEVATIONS

9-A300



FRONT FACADE MATERIAL BREAKDOWN (NEW)	
PT 1 LIGHTHOUSE -	8,515.02 SF (34.5%)
PT 2 SILVER POLISH -	3,564.36 SF (15.3%)
PT 3 STORM CLOUD -	1,306.98 SF (5.6%)
GLASS/STOREFRONT -	2,980.17 SF (15.4%)
CMU VENEER -	880 SF (3.7%)
METAL PANEL / CANOPY -	853.41 SF (3.6%)
FORMLINER -	3,276.39 SF (14.1%)
FORMLINER - DE5811	1,846.39 SF (7.8%)
TOTAL -	23,222.72 SF (100%)

FRONT FACADE MATERIAL BREAKDOWN (OLD)	
PT 1 LIGHTHOUSE -	9,193.02 SF (39.6%)
PT 2 SILVER POLISH -	3,564.36 SF (15.3%)
PT 3 STORM CLOUD -	1,306.98 SF (5.7%)
GLASS/STOREFRONT -	2,004.17 SF (8.7%)
CMU VENEER -	880 SF (3.6%)
METAL PANEL/ CANOPY -	853.41 SF (3.7%)
FORMLINER -	5,379.39 SF (23.2%)
TOTAL -	23,181.33 SF (100%)

FINISH LEGEND	
PT -1 : LIGHTHOUSE - DUNN EDWARDS - DEW385	
PT-2 - SILVER POLISH - DUNN EDWARDS - DE6374	
PT-3 - STORM CLOUD - DUNN EDWARDS - DE6362	
FORMLINER TEXTURE - 3/4" DEEP 2" CEDAR GRAPESTAKES	
METAL PANEL CANOPY - BLX BLACK - APOLIC	
STEEL BEAM CANOPY - PAINTED BLACK TO MATCH METAL PANEL	
STOREFRONT GLAZING W/ CLEAR ANODIZED FRAME	
KNOCKOUT PANEL	
CMU VENEER - ECHELON - BLACK MOUNTAIN	
FORMLINER TEXTURE - 3/4" DEEP 2" CEDAR GRAPESTAKES - DUNN EDWARDS - SUMMER NIGHT - DE5811	

Keynote Legend	
Key Value	Keynote Text

E02	PANEL JOINT, TYP
E03	PANEL "V" REVEAL, TYP
E08	STOREFRONT GLAZING. CLEAR ANODIED FRAME W/ SOLAR GREY GLASS. SEE STOREFRONT ELEVATIONS, TYP
E09	STEEL BEAM CANOPY
E10	ENTRANCE CANOPY WRAPPED IN METAL PANEL, SEE FINISH LEGEND
E11	ROOF LINE BEHIND TILT PANEL
E13	KNOCKOUT FOR POSSIBLE FUTUTURE CLEARSTORY WINDOWS WITHIN TILT PANEL, TYP
E14	FORMLINER TEXTURE ON TILT PANEL, SEE FINISH LEGEND
E15	BUILDING ADDRESS SIGNAGE LOCATION. ADDRESS NUMBERS TO BE 12" HIGH MIN. WITH 2" STROKE PER FPD 505.1, MFC 505.1.
E16	KNOCKOUT FOR FUTURE OFFICE
E17	CMU VENEER, SEE FINISH LEGEND TYP

THE CONFLUENCE

AT MESA

GATEWAY

PHASE II

ELLSWORTH RD

MESA, ARIZONA 85212

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RESUBMITTAL

11/04/2021

BUILDING 9-

EXTERIOR

ELEVATIONS

9-A301

SIDE FACADE MATERIAL BREAKDOWN (SOUTH)(NEW)

PT 1 LIGHTHOUSE -	5,065.04 SF (42.8%)
PT 2 SILVER POLISH -	3,240.25 (27.4%)
PT 3 STORM CLOUD -	1,028.15 (8.7%)
GLASS/STOREFRONT -	779.35 SF (6.6%)
CMU VENEER -	646.04 SF (5.5 %)
METAL PANEL/ CANOPY -	200.74 SF (1.7%)
FORMLINER -	336.13 SF (2.8%)
FORMLINER - SUMMER NIGHT	486.67 SF (4.1%)
DOOR (HM, DRIVE IN OR DOCK) -	47.78 SF (.4%)
TOTAL -	11,830.15 SF (100%)

SIDE FACADE MATERIAL BREAKDOWN (SOUTH)

PT 1 LIGHTHOUSE -	5,247.26 SF (44.7%)
PT 2 SILVER POLISH -	3,136.85 (26.7%)
PT 3 STORM CLOUD -	1,028.15 (8.7%)
GLASS/STOREFRONT -	616.67 SF (5.3%)
CMU VENEER -	646.04 SF (5.5 %)
METAL PANEL/ CANOPY -	200.74 SF (1.7%)
FORMLINER -	811.17 SF (6.9%)
DOOR (HM, DRIVE IN OR DOCK) -	47.78 SF (.4%)
TOTAL -	11,734.66 SF (100%)

SIDE FACADE MATERIAL BREAKDOWN (NORTH SIDE)(NEW)

PT 1 LIGHTHOUSE -	5,211.76 SF (44.6%)
PT 2 SILVER POLISH -	3,604.24 (30.8%)
PT 3 STORM CLOUD -	1,028.15 (8.5%)
GLASS/STOREFRONT -	332.50 SF (2.2%)
CMU VENEER -	506.67 SF (4.3 %)
METAL PANEL/ CANOPY -	195.18 SF (1.8%)
FORMLINER -	336 SF (2.9%)
FORMLINER - SUMMER NIGHT	277.40 SF (2.4%)
DOOR (HM, DRIVE IN OR DOCK) -	271.78 SF (2.5%)
TOTAL -	11,739.81 SF (100%)

SIDE FACADE MATERIAL BREAKDOWN (NORTH SIDE)

PT 1 LIGHTHOUSE -	5,211.76 SF (44.6%)
PT 2 SILVER POLISH -	3,679.24 (30.5%)
PT 3 STORM CLOUD -	1,028.15 (8.5%)
GLASS/STOREFRONT -	252.50 SF (2.2%)
CMU VENEER -	506.67 SF (4.3 %)
METAL PANEL/ CANOPY -	171.31 SF (1.8%)
FORMLINER -	613.25 SF (5.5%)
DOOR (HM, DRIVE IN OR DOCK) -	271.78 SF (2.5%)
TOTAL -	11,734.66 SF (100%)

FINISH LEGEND

PT -1 : LIGHTHOUSE - DUNN EDWARDS - DEW385	
PT-2 - SILVER POLISH - DUNN EDWARDS - DE6374	
PT-3 - STORM CLOUD - DUNN EDWARDS - DE6362	
FORMLINER TEXTURE - 3/4" DEEP 2" CEDAR GRAPESTAKES	
METAL PANEL CANOPY - BLX BLACK - APOLIC	
STEEL BEAM CANOPY - PAINTED BLACK TO MATCH METAL PANEL	
STOREFRONT GLAZING W/ CLEAR ANODIZED FRAME	
KNOCKOUT PANEL	
CMU VENEER - ECHELON - BLACK MOUNTAIN	
FORMLINER TEXTURE - 3/4" DEEP 2" CEDAR GRAPESTAKES - DUNN EDWARDS - SUMMER NIGHT -DE5811	

Key Value	Keynote Text
E01	HM DOOR, PAINTED
E02	PANEL JOINT, TYP
E03	PANEL "V" REVEAL, TYP
E05	DRIVE IN DOOR, TYP
E08	STOREFRONT GLAZING. CLEAR ANODIED FRAME W/ SOLAR GREY GLASS. SEE STOREFRONT ELEVATIONS, TYP
E10	ENTRANCE CANOPY WRAPPED IN METAL PANEL, SEE FINISH LEGEND
E11	ROOF LINE BEHIND TILT PANEL
E12	MECHANICAL UNIT HIDDEN BEHIND TILT WALL PARAPET
E13	KNOCKOUT FOR POSSIBLE FUTUTRE CLEARSTORY WINDOWS WITHIN TILT PANEL , TYP
E14	FORMLINER TEXTURE ON TILT PANEL, SEE FINISH LEGEND
E16	KNOCKOUT FOR FUTURE OFFICE

The Law Offices of
GARRY D. HAYS, PC

August 16, 2021

PROJECT NAME: Confluence at Mesa Gateway Phase II
LOCATION: Northwest corner of Ray and Ellsworth

Dear Area Property Owner,

This letter is being sent to notify you of a Rezoning, Site Plan Review and Special Use Permit filed with the City of Mesa's Planning Department for the northwest corner of Ray and Ellsworth Roads. The application is requesting approval of the second phase of a high end business park that is comprised of three buildings of various sizes as depicted on the site plan. The purpose of this letter is to share with the community the plans for this project. Enclosed with this letter is a copy of the proposed site plan and elevations.

If you have questions or comments please feel free to contact me at 602-308-0579 or ghays@lawgdh.com.

Sincerely,

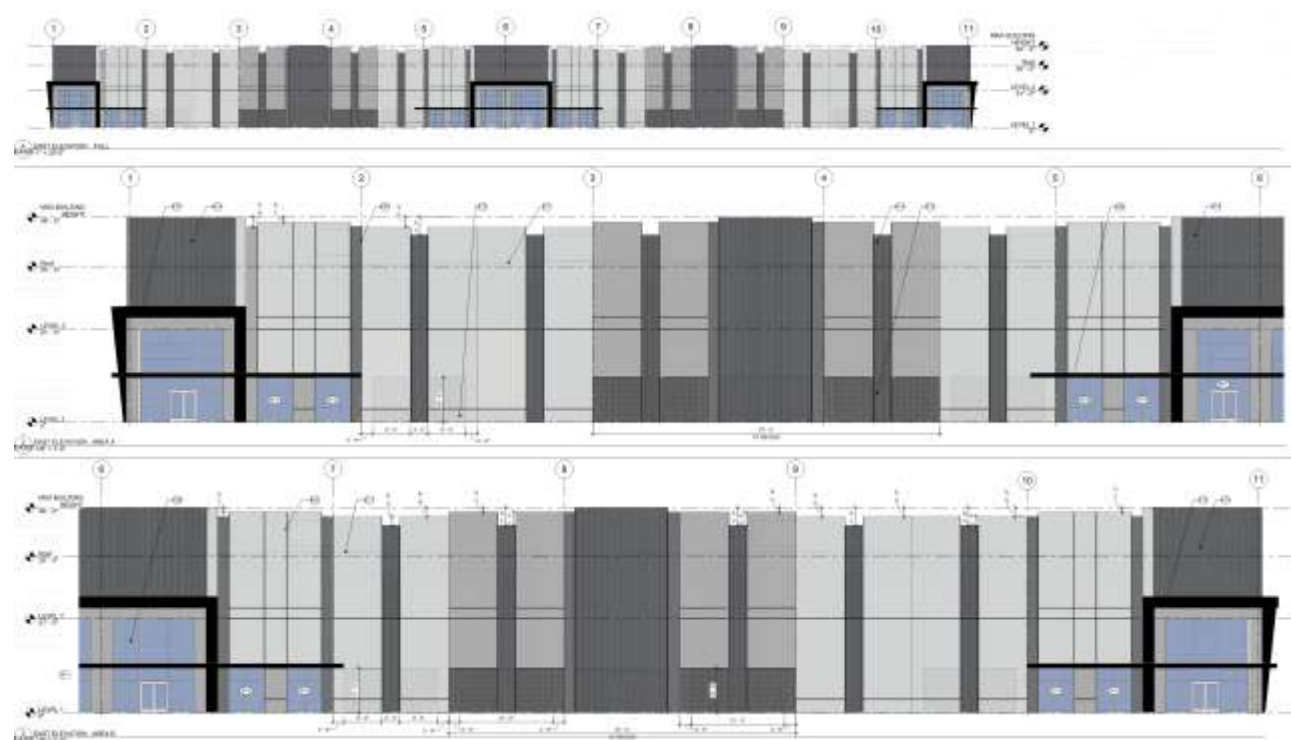
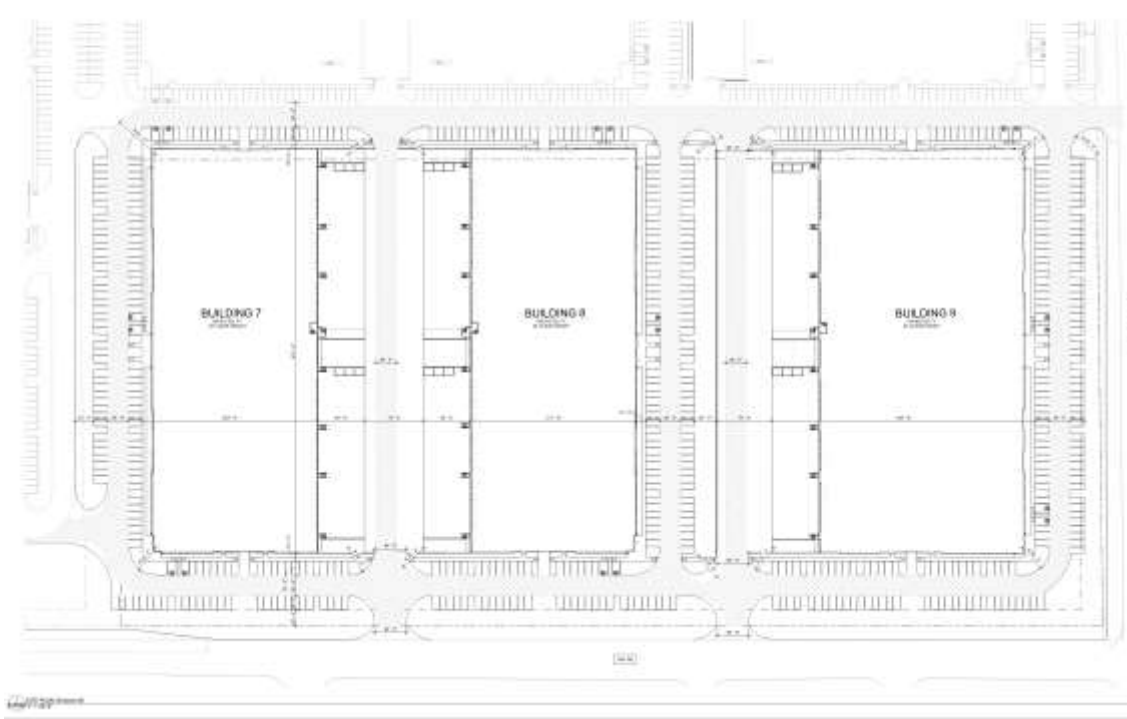


Garry D. Hays

Enclosure

Preliminary Site Plan and Elevations

PROJECT INFORMATION			
Project Name:	Preliminary Site Plan and Elevations		
Client:	[Redacted]		
Architect:	[Redacted]		
Engineer:	[Redacted]		
Contractor:	[Redacted]		
Location:	[Redacted]		
Scale:	1" = 10' - 0"		
Sheet No.:	1 of 1		
Revision:	[Redacted]		
Notes:	[Redacted]		



[illegible][illegible]

Parcel Number	Owner	Property Address	Mailing Address
304-31-008F	MESA CITY OF		PO BOX 1466 MESA AZ 85211
304-31-008H	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-008N	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-008P	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-008Q	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-008R	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-008S	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-008T	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-009Y	S R P AGRICULTURAL IMP & POWER DIST		P O BOX 52025 PHOENIX AZ 85072
304-31-010C	GRUPO AZTEX LTD LTD	5210 S ELLSWORTH RD MESA 85212	24731 S LINDSAY CHANDLER AZ 85249
304-31-010E	MUSHSON PARTNERS LLC		10801 E HAPPY VALLEY RD LOT 87 SCOTTSDALE AZ 85255
304-31-010F	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-010G	SUNBELT LAND HOLDINGS LP	4908 S ELLSWORTH RD MESA 85212	8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-010H	MUSHSON PARTNERS LLC	9156 E RAY RD MESA 85212	10801 E HAPPY VALLEY RD LOT 87 SCOTTSDALE AZ 85255
304-31-011E	ARIZONA DEPARTMENT OF TRANSPORTATION		205 S 17TH AVE MAIL DROP 612E PHOENIX AZ 85007
304-31-011F	MESA GATEWAY OWNER LLC	8928 E RAY RD MESA 85212	3900 E CAMELBACK RD STE 100 PHOENIX AZ 85018
304-31-012D	SCANNELL PROPERTIES NO 507 LLC		8801 RIVER CROSSING BLVD SUITE 300 INDIANAPOLIS IN 46240
304-31-012M	SCANNELL PROPERTIES NO 507 LLC		8801 RIVER CROSSING BLVD SUITE 300 INDIANAPOLIS IN 46240
304-31-013G	SCANNELL PROPERTIES NO 507 LLC	9063 E WARNER RD MESA 85212	8801 RIVER CROSSING BLVD SUITE 300 INDIANAPOLIS IN 46240
304-32-882	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-883	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-884	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-885	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-886	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-887	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-888	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-889	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-890	PREMIERE MULTI-FAMILY AT EASTMARK II LLC		3947 LANDMARK ST CULVER CITY CA 90232
304-32-891	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-892	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-34-936B	EASTMARK COMMUNITY ALLIANCE INC		7600 E DOUBLETREE RANCH RD STE-300 SCOTTSDALE AZ 85258
304-34-980	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY		2801 W DURANGO ST PHOENIX AZ 85009
304-35-012B	PHOENIX MESA GATEWAY AIRPORT AUTHORITY		5835 S SOSSAMAN RD MESA AZ 85212
304-35-012C	ARIZONA DEPARTMENT OF TRANSPORTATION		205 S 17TH AVE MAIL DROP 612E PHOENIX AZ 85007
304-35-013A	ARIZONA DEPARTMENT OF TRANSPORTATION		205 S 17TH AVE MAIL DROP 612E PHOENIX AZ 85007
304-35-016C	PHOENIX-MESA GATEWAY AIRPORT AUTHORITY		600 S POWER RD BLDG 41 MESA AZ 85206-5219
312-17-943	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-17-957	MESA CITY OF		PO BOX 1466 MESA AZ 85211
312-17-960	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-17-961	ACERO EASTMARK LLC		1101 SE TECH CENTER DR STE 160 VANCOUVER WA 98683
312-17-962	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
313-25-863	QUIKTRIP CORPORATION		PO BOX 3475 TULSA OK 74101-3475
313-25-865	PPGN-ELLSWORTH LLLP		17700 N PACESETTER WAY SUITE 100 SCOTTSDALE AZ 85255
313-25-867	PPGN-ELLSWORTH LLLP		17700 N PACESETTER WAY SUITE 100 SCOTTSDALE AZ 85255
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The Law Offices of
GARRY D. HAYS, PC

NWC Ray and Ellsworth RYAN Confluence Phase II
CASE# ZON21-0790 and DRB21-0791
Parcels 304-31-010H and 304-31-010E

CITIZEN PARTICIPATION REPORT

Date: August 16, 2021
Updated November 30, 2021

Developer: Ryan Companies Inc.

Applicant/Zoning Attorney: Law Offices of Garry D Hays PC
2198 E Camelback Road, Suite 230
Phoenix, Arizona 85016
602.308.0579 email: ghays@lawgdh.com

The purpose of this Citizen Participation Plan is to inform, citizens, property owners, neighborhood associations, agencies, schools and businesses in the vicinity of the site of the application for Confluence at Mesa Gateway Phase II ("Project"). The Project is located at the NWC of Ray Road and Ellsworth Road, just to the northeast of Mesa Gateway Airport. This is an application for Rezoning, Site Plan Approval and a Special Use Permit of 17 acres for Light Industrial zoning for three flex industrial multi-tenant buildings consisting of 352,000+/- sf. This Citizen Participation Plan shall ensure that those affected by this application will have adequate opportunity to learn and comment on the proposal.

General Plan Compliance

This Project will confirm with the Mesa General Plan.

Affected Neighbors

Neighbors may contact Garry Hays, Law Offices of Garry D. Hays, for additional information or to register any comments via phone or email at the contact information listed above.

Pre-application meeting (PRS21-00563):

A pre-application meeting with City of Mesa planning staff was held on June 29, 2021. Staff reviewed the application and recommended that adjacent property owners within 1,000 feet of the property be included in this participation plan.

The Law Offices of
GARRY D. HAYS, PC

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 that members of the community may have:

1. A contact list will be developed for citizens and agencies in this area including:
Interested neighbors – focused on 1000 feet from the site and any HOAs or registered neighborhoods within the required notification zone.
2. All persons listed on the contact list will receive a letter describing the Project, a copy of the site plan and an invitation to a neighborhood meeting that will be held virtually.

The meeting will be an introduction to the project and opportunity to ask questions and state concerns (if needed). A virtual sign in sheet will be used. Copies of the sign in sheet and any comments will be given to the City of Mesa Planner assigned to this project.
3. Presentations will be made to groups of citizens or neighborhood associations upon request.
4. Results of the Neighborhood meeting held on October 13, 2021:
No members of the public attended. Representatives of the development team had the virtual meeting open for 30 minutes.

Schedule: Pre-submittal meeting: - June 29, 2021
First neighborhood meeting – October 13 2021
Application submittal – August 16, 2021
Submittal of Citizens Participation Report and Notification materials November 30, 2021
Planning and Zoning Board Hearing – December 15, 2021

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 11/30/21

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON21-00790, on NWC Ellsworth and Ray Rd. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

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

Applicant's/Representative's signature:

Meghan Liggett

SUBSCRIBED AND SWORN before me on 11/30/21

MaryBeth Conrad
Notary Public



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: December 15, 2021
CASE: ZON21-00790

REQUEST: Rezone from Agriculture (AG)
to Light Industrial (LI); Site Plan Review,
and Special Use Permit (SUP). This request will
allow for an industrial development.

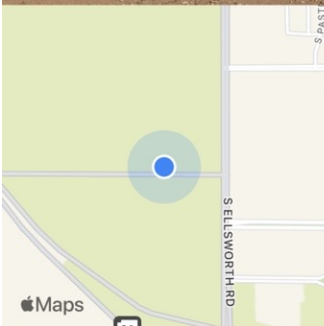
APPLICANT: Law Offices of Garry D. Hays PC

PHONE: 602-256-4443

Planning Division 480-644-2385

Posting date: 11/30/2021

Nov 30, 2021 at 9:15:38 AM
N 33° 19' 24", W 111° 38' 16"
E Ray Rd
Mesa AZ 85212



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: December 15, 2021

CASE: ZON21-00790

REQUEST: Rezone from Agriculture (AG)
to Light Industrial (LI); Site Plan Review,
and Special Use Permit (SUP). This request will
allow for an industrial development.

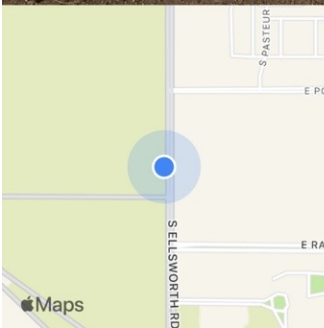
APPLICANT: Law Offices of Garry D. Hays PC

PHONE: 602-256-4443

Planning Division 480-644-2385

Posting date: 11/30/2021

Nov 30, 2021 at 8:45:15 AM
N 33° 19' 27", W 111° 38' 9"
S Ellsworth Rd
Mesa AZ 85212



The Law Offices of
GARRY D. HAYS, PC

November 30, 2021

Dear Neighbor,

We have applied for rezoning, site plan review and special use permit for the property located at the northwest corner of Ray Rd and Ellsworth Rd. This request is for development of a light industrial building. The case number assigned to this project is ZON21-00790.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-308-0579 or e-mail me at ghays@lawgdh.com.

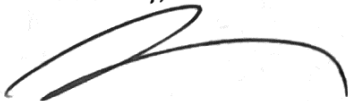
This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on December 15, 2021 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card at <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

The City of Mesa has assigned this case to Joshua Grandlienard of their Planning Division staff. He can be reached at 480-644-4691 or Joshua.Grandlienard@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



Garry D. Hays

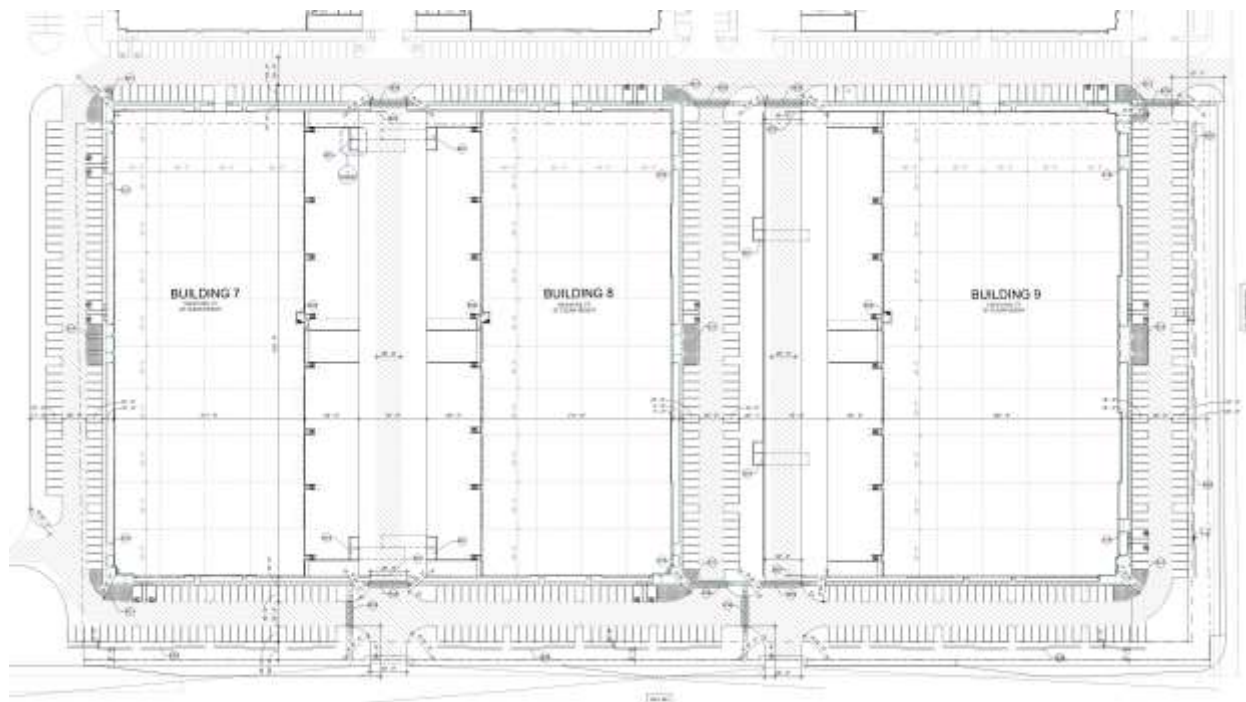
Enclosure

2198 E. Camelback Rd., Suite 230
Phoenix, AZ 85016

Conceptual Building Elevation



Conceptual Site Plan



The Law Offices of
GARRY D. HAYS, PC

November 29, 2021

Dear Neighbor,

We have applied for rezoning, special use permit, design review and site plan approval for the property located at the northwest corner of Ray and Ellsworth Roads. This request is for development of a light industrial development. The case number assigned to this project is DRB21-00791.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602.308.0579 or e-mail me at ghays@lawgdh.com.

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on December 14, 2021 in the Lower Level of the City Council Chambers. The meeting will begin at 3:00 p.m.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be listened to by calling **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.**

Public participation will be available electronically and telephonically. If you want to provide a written comment or speak telephonically at the meeting, please submit an **online comment card** at <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting.** If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

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Sincerely,



Garry Hays

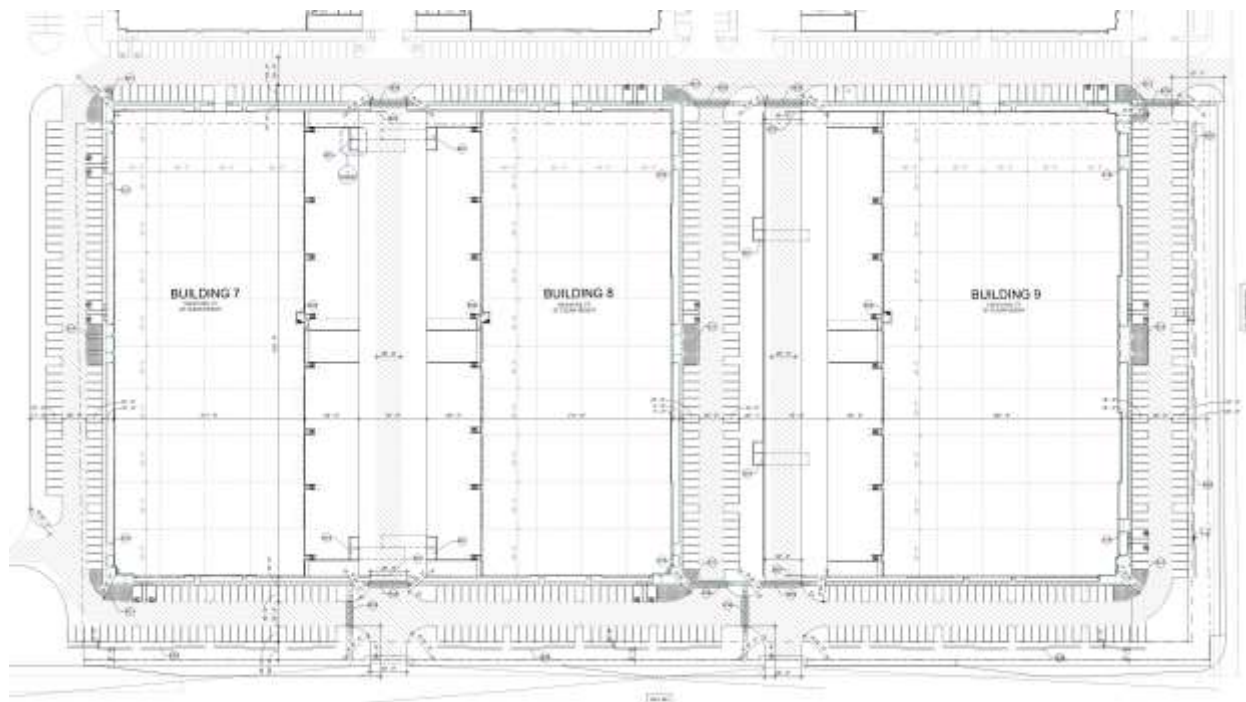
Enclosures

2198 E. Camelback Rd., Suite 230
Phoenix, AZ 85016

Conceptual Building Elevation



Conceptual Site Plan



Confluence Phase 2 Neighborhood Meeting Notice Map 11-29-21

The image displays two screenshots of a web application, likely a GIS or property management system, showing property information and a map. The top screenshot shows a property details page for 304-31-0100, with a sidebar on the left and a map on the right. The bottom screenshot shows the same property details page, but with a different map view.

Property Information (Top Screenshot):

- Owner Information:**
 - Owner Name: HILLTOP HOLDINGS LLC
 - Property Address: 304-31-0100
 - Mailing Address: 304-31-0100
 - Address: 304-31-0100
 - Deed: 00000001
 - Frontage: 0.000000
 - Side Date: 0.000000
 - Side Price: 0.000000
- Property Information:**
 - Latitude: 33.222222, -111.622222
 - UTM: 23 11 70
 - Jurisdiction: 4454
 - Zone: 401
 - PLC: 4310
 - Lot Area (sq ft): 432,242
 - MCR#: 0.000000
 - Subdivision: 0.000000
 - Lot #: 0.000000
 - Construction Year: 0.000000
 - Living Space (sq ft): 0.000000
- Valuation Information:**
 - Tax Year: 2020
 - Assessed Value: 0.000000
 - Market Value: 0.000000

Property Information (Bottom Screenshot):

- Owner Information:**
 - Owner Name: HILLTOP HOLDINGS LLC
 - Property Address: 304-31-0100
 - Mailing Address: 304-31-0100
 - Address: 304-31-0100
 - Deed: 00000001
 - Frontage: 0.000000
 - Side Date: 0.000000
 - Side Price: 0.000000
- Property Information:**
 - Latitude: 33.222222, -111.622222
 - UTM: 23 11 70
 - Jurisdiction: 4454
 - Zone: 401
 - PLC: 4310
 - Lot Area (sq ft): 432,242
 - MCR#: 0.000000
 - Subdivision: 0.000000
 - Lot #: 0.000000
 - Construction Year: 0.000000
 - Living Space (sq ft): 0.000000
- Valuation Information:**
 - Tax Year: 2020
 - Assessed Value: 0.000000
 - Market Value: 0.000000

Map Information (Both Screenshots):

- Search By:**
 - Address
 - Parcel ID
 - Owner
 - Address
- Features selected: 17**
- 304-31-0080:**
 - Owner: HILLTOP HOLDINGS LLC
 - Property Address: 304-31-0080
 - Mailing Address: 304-31-0080
 - Address: 304-31-0080
 - Deed: 00000001
 - Frontage: 0.000000
 - Side Date: 0.000000
 - Side Price: 0.000000
- 304-31-0081:**
 - Owner: HILLTOP HOLDINGS LLC
 - Property Address: 304-31-0081
 - Mailing Address: 304-31-0081
 - Address: 304-31-0081
 - Deed: 00000001
 - Frontage: 0.000000
 - Side Date: 0.000000
 - Side Price: 0.000000

Parcel Number	Owner	Property Address	Mailing Address
304-31-008Q	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-008R	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-010C	GRUPO AZTEX LTD LTD	5210 S ELLSWORTH RD MESA 85212	24731 S LINDSAY CHANDLER AZ 85249
304-31-010E	MUSHSON PARTNERS LLC		10801 E HAPPY VALLEY RD LOT 87 SCOTTSDALE AZ 85255
304-31-010F	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-010G	SUNBELT LAND HOLDINGS LP	4908 S ELLSWORTH RD MESA 85212	8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-010H	MUSHSON PARTNERS LLC	9156 E RAY RD MESA 85212	10801 E HAPPY VALLEY RD LOT 87 SCOTTSDALE AZ 85255
304-31-011F	MESA GATEWAY OWNER LLC	8928 E RAY RD MESA 85212	3900 E CAMELBACK RD STE 100 PHOENIX AZ 85018
	PENDING		
	PENDING		
304-32-882	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-884	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-885	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-886	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-887	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-888	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-892	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
312-17-961	ACERO EASTMARK LLC		1101 SE TECH CENTER DR STE 160 VANCOUVER WA 98683
312-17-962	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-31-008Q	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE SAN DIEGO CA 92111
304-31-008R	SUNBELT LAND HOLDINGS LP		8095 OTHELLO AVE SAN DIEGO CA 92111
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304-31-010H	MUSHSON PARTNERS LLC	9156 E RAY RD MESA 85212	10801 E HAPPY VALLEY RD LOT 87 SCOTTSDALE AZ 85255
304-31-011F	MESA GATEWAY OWNER LLC	8928 E RAY RD MESA 85212	3900 E CAMELBACK RD STE 100 PHOENIX AZ 85018
	PENDING		
	PENDING		
304-32-882	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-884	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-885	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-886	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
304-32-887	DMB MESA PROVING GROUNDS LLC		14646 N KIERLAND BLVD STE 165 SCOTTSDALE AZ 85254
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312-17-961	ACERO EASTMARK LLC		1101 SE TECH CENTER DR STE 160 VANCOUVER WA 98683
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