

PROJECT EARL at MESA GATEWAY

Northeast Corner of Germann and Crismon Roads

SITE PLAN REVIEW (SPR)
DESIGN REVIEW (DR)
SPECIAL USE PERMIT (SUP)

Case No. ZON22-00154
Case No. DRB22-00148

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DEVELOPMENT TEAM



Kimley»»Horn



On Behalf of



Applicant Contact:

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

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I. Project Overview

A. Project Overview

JX Nippon Mining and Metals USA, Inc.(JX), is a leading provider of sputtering targets, products and high purity materials essential to sustaining Semiconductor processing capability and growth in the United States and Europe. JX desires to bring a new manufacturing facility to Mesa and has identified this property as its next base of operations in Arizona.

The Property is approximately 63.63 net acres located at the northeast corner of Germann and Crismon Roads, with identified address as 10430 E. Germann Rd, Mesa, Arizona, 85212. See Aerial Map attached at **TAB A**. The Property is currently owned by CRG as part of a 264-acre site. The Property is surrounded by farms on the east, west, and south, and vacant land to the north. The land to the east is owned by the Arizona State Land Department. The Property is ideally located for the planned development, situated southeast of the Mesa Gateway Airport and with easy access to the State Route 24 (Gateway Freeway) and the Loop 202 Freeway (Santan Freeway).

The proposed development, Project Earl at Mesa Gateway, will be a modern high technology manufacturing site consisting of multiple attractive, high-quality industrial buildings which is consistent with the industrial vision for the area. The first phase of the plans include construction of two (2) manufacturing buildings and an adjacent office building. Subsequent phases may be coming later and may include significantly more square footage(sf) and additional buildings. Potential future buildings will have similar

design features to those shown within this current package, including building and parking coverage ratios, landscaping, building elevations, solar canopies at the parking areas and color palettes providing a modern master planned high technology manufacturing site.

B. Request

This application request Design Review (DR), Site Plan Review (SPR) and a Special Use Permit (SUP) for building height increase and parking reduction.

C. Relationship to Adjacent Properties

The Property is bound by CRG owned land to the North, Germann Road to the South, Crismon Road to the West and Merrill Road to the East. The majority of the Property surrounding the Property is zoned and planned for heavy industrial uses.

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

D. Zoning, General Plan, and Area Plan

In 1990, as part of a larger 3,300-acre +/- annexation effort, the Property was annexed into the City of Mesa via the adoption of Ordinance No. 2473. Shortly thereafter, zoning was established for the 3,300-acres including the Property, via the adoption of Ordinance No. 2496 (Case No. Z90-007).

In 1996, as part of a larger rezoning case for 320-acres of land, the Property was rezoned from R1-43 and R1-43-AF to M-2 and M-2 AF via the adoption of Ordinance No. 3245 (Case No. Z96-67). The City has since updated the Zoning Ordinance and re-named the M-2 Zoning District as GI Zoning District.

The Property is currently zoned General Industrial (GI) which is consistent with the plan to develop the Property into a high-tech facility in direct support with the US initiative to develop and sustain Semiconductor processing capability in the United States. See Zoning Map attached at **TAB B**.

The Property has a General Plan designation of *Employment* and is located within the Airfield Overlay (AF) District. The Property is also within the Mesa Gateway Strategic Development Plan, which designates this area as the Logistics and Commerce District. Additionally, the Property is within a designated Opportunity Zone – the Gateway Area Opportunity Zone. See General Plan and associated maps attached at **TAB C**.

All of the above stated designations support and encourage the proposed development. The proposal is consistent with the designations. Specifically, they encourage heavy and light industrial uses as well as business park uses compatible with activities associated with the Mesa Gateway Airport. For years, the City of Mesa has envisioned this area for large employment and industrial uses. Project Earl at Mesa Gateway will be a major contributor to the realization of that vision.

E. Site Information

1) Site Development Data:

Site Data is shown on Site Plan at **Exhibit D**. The site area is approximately 63.63 Acres. The project includes approximately 239,200 sq. ft. of new manufacturing/warehouse buildings (2 attached buildings) and an attached office building of 27,200 square feet.

2) Site Access & Circulation:

One (1) full access site entrance is planned from Crismon Road and two (2) on Germann Road. Internal circulation of automobiles is limited to the public parking lots on the perimeters and truck circulation on the internal drives.

3) Parking:

The site includes the following parking quantities:

- Automobiles: 300 spaces provided; 473 required

A Special Use Permit for Parking Reduction is being requested for this project. See Section II below for details on the SUP request and justification. *473 parking spaces are required per the City of Mesa, however JX Nippon Mining and Metals only requires 300, which is also in line with the LEED (Leadership in Energy and Environmental Design) goals for this project, please refer to the included plans.*

4) Landscaping:

Low maintenance, drought tolerant plants will be utilized throughout the project landscape with all landscaped areas to receive a covering of decomposed granite. Care was taken to create visual interest with the planting by selecting trees and shrubs with different color blooms that will accent the building. A 100ft. transmission line SRP easement is located along the Crismon Road and a 30ft. easement along Germann Road, and plants were selected for these areas from the approved plant list. A meandering decomposed granite path was also added through both SRP easements to active the area and allow a place for employee to walk and jog during breaks.

The screen wall along the parking lots will have a modern pattern to match the building aesthetic with the use of integral color block. The walls will have both a horizontal and vertical stagger to meet City of Mesa requirements. There will also be breaks in the wall that align to the parking islands behind. Taller shrubs will be planted within this gap to maintain screening while breaking up the length of the façade.

Outdoor employee amenity areas will have decorative planting adjacent to provide shade and buffering. A landscaped common open space is also provided at either end of the office building that will provide shade trees and bench seating. Bike parking is conveniently located near each end of the main building entries. Sidewalk connections will connect the entries to the parking lot and connect to the Crimson Road and Germann Road sidewalks.

5) Stormwater Design

Retention of the 100-year frequency, 2-hour duration storm event is required. For this project, combination of surface and underground retention basins will provide for storage of the flood volume. Discharge of the retained volume will be provided via dry wells. Dry wells will be sized per the Maricopa County Drainage Design Manual. The basins have also been sized to accommodate retention of the adjacent public right-of-way stormwater runoff. Retention design shall be in conformance with the Engineering & Design Standards dated 2021 for the City of Mesa.

II. Special Use Permit Requests and Justification

Parking Reduction SUP

473 parking spaces are required per the City of Mesa, however JX Nippon Mining and Metals only requires 300, which is also in line with the LEED goals for this project, therefore a Special Use Permit is requested in reference to this (please refer to the included plans).

The Applicant is requesting a reduction in required amount of parking provided. City of Mesa Ordinance Table 11-32-3.A regarding parking notes Office parking at a ratio of 1 space per 375 square feet and Warehousing and Storage uses at a parking ratio of 1 space per 900 square feet. This ratio would be highly inappropriate for the proposed building use. It would also create a large and wasteful expanse of asphalt surface parking spaces which would go unused. For this, and other reasons provided herein and as noted above, the Applicant is requesting a reduction to 1 space per 797 square feet. The project adheres to the Special Use Permit criteria for the justification of reduced parking noted in Ordinance Section 11-32-6-A, as discussed below:

1) Special Conditions - including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site – exist that will reduce parking demand at this site.

Response: The nature of the proposed operation is a mix of manufacturing, warehousing and office uses, having less staffing requirements in comparison to the large square foot area of the proposed building. Most of the building area will be used for manufacturing and storage having a lower employee density across a multiple shift operation. This area includes space reserved for future manufacturing operations, so the parking demand is lower for the initial period of occupancy.

2) The use will adequately be served by the proposed parking.

Response: The use will be adequately served by the proposed parking provided in the design. 473 parking spaces are required per the City of Mesa, however JX Nippon Mining and Metals only requires 300, which is also in line with the LEED goals for this project for parking reduction, therefore a Special Use Permit is requested in reference to this (please refer to the included plans). The requested parking ratio is also consistent with other successful, large-scale industrial projects, including the ratio requested for Building C in the first phase of this project.

3) The parking demand will not exceed the capacity of or have a detrimental impact on any on-street parking in the surrounding area.

Response: The criteria will not require any on-street or offsite parking. 300 spaces are provided to support 248 expected employees and the surplus for visitor parking.

Building Height SUP

The Applicant is requesting a special use permit to increase the proposed building height for the proposed development. The City of Mesa Ordinance Table 11-7-3 regarding building heights in G1 zoning districts allow a maximum height of 50 feet. In order to provide additional flexibility with operations and the type of rooftop mounted equipment that may be required for operations, we are requesting a SUP for a maximum height of 60 feet. Because the property is within the Airfield Overlay District, an increase in height requires a Special Use Permit approval. The project adheres to the Special Use Permit criteria for the justification of increased building height for the following additional reasons.

A humble building height increase request, of only of 10 feet (resulting in a total potential maximum building height of 60 feet) would allow JX Nippon Mining and Metals USA, Inc.(JX), the extra flexibility to ensure the proper operation and function of their facility, both present and future. This additional height would allow the installation of the proper

future roof top equipment and even more importantly, the proper future equipment screening, which will be fully integrated as part of the master façade design. This requested building height increase, will also allow the building parapets to properly screen the roof top units, (instead of using the typical mechanical screen), which will result in a much more streamlined, integrated and aesthetically pleasing building. Lastly, (and as described in the included drawings), although the maximum proposed building height is shown as 52 feet, the requested 60 feet building height SUP request, is mainly to allow for future building accommodation proper equipment screening.

III. Adherence with Site Plan Review (SPR) Criteria

The project has been designed to adhere to the Site Plan Review (SPR) criteria specifically noted in Ordinance Section 11-69-5.A - Review Criteria as follows:

A. The project is consistent with and conforms to the adopted General Plan and any applicable sub-area or neighborhood area plans (except no analysis of the use if it is permitted in the zoning district on the property), is consistent with the development standards of this Ordinance, and is consistent with and meets the intent of any applicable design guidelines.

Response: The project complies with this requirement. The Property has a General Plan designation of *Employment* and is located within the Mesa Gateway Strategic Development Plan, which designates the site as Logistics and Commerce District. The project is in keeping with the Employment designation, which the General Plan notes as "large areas devoted primarily to industrial, office, warehousing and related uses." Employment areas also provide for a wide range of employment opportunities in high-quality settings. The project provides all this. A development standard being modified is parking which, as noted in the previous section, is fully justified. The project also complies with the applicable design guidelines as noted in this narrative.

B. The project is consistent with all conditions of approval imposed on the property whether by ordinance, resolution or otherwise.

Response: The project complies with all conditions imposed on the Property. The design also responds to the review comments provided by the Planning Division in its Pre-Submittal Review, document titled "1st Review Consolidated Comments, dated September 30, 2022.

C. The overall design of the project, including but not limited to the site layout, architecture of the buildings or structures, scale, massing, exterior design, landscaping, lighting, and signage, will enhance the appearance and features of the site and surrounding natural and built environment.

Response: The project design responds to specific comments on Building Elevations regarding the building architecture offered by the Planning Division, numbered 5.a through 5.f, excepting item “e.” See Section IV.C below. The project design allows draws upon the existing context, current fabric of adjacent buildings as well as local and familiar building materials, while still making a unique gesture to JX Nippon Mining & Metals.

D. The site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

Response: The site design presents a “state of the art” tech manufacturing facility. Compliance with MZO site and landscape design requirements, and City of Mesa Quality Development Design Guidelines provides a professional and suitable environment. See also the points outlined in item E below.

E. Project details, colors, materials, and landscaping are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

Response: The project fully complies with this requirement by providing details, colors, materials, and landscaping which are internally consistent and integrated in a manner visually consistent with the architectural design. Specifically:

- Project design details comply with the requirements of MZO Section 11-7-3.B Site Planning and Design Standards.
- Character and Image: The surrounding sites are primarily undeveloped. The project design sets a high standard for establishing an architecture that features varied building massing; interest in composition, color and pattern; safe and functional site lighting; and varied building materials that include masonry appearance, colored and textured metal panels where appropriate, and glass openings and entrances.
- Employee and Visitor Amenities: Areas of common open space are provided at either end of the office building and throughout the site as shown (please refer to the included drawings. This is a generous area to support the anticipated building employee and visitor population previously outlined.

F. The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts. The build mass and scale are minimized by both vertical articulation, varied building sizes and careful articulation of various architectural materials as shown.

Response: The neighboring sites are presently agricultural in use, and do not feature any buildings developed to the current municipal standards. The project design will set a

good and compliant precedent for future development by implementing the MZO and Municipal Quality Development Design Guidelines.

G. The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well-designed building facades, rooflines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

Response: The project design complies with this requirement. See responses to item E preceding. The design presents a modern style of architecture featuring a facade with varied parapet heights, recessed planes, and patterns of color, texture, material, and openings. Pedestrians arrive at entries that are scaled down with landscaping, and storefront entries. Certain facades also include wall mounted lighting (directed downward for dark-sky compliance) to provide a softly illuminated and welcoming building during evening times.

H. The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts, and nearby residential neighborhoods.

Response: The nearby areas are undeveloped agricultural uses. However, the project design presents a streetscape that is fully compliant with the landscaping and development standards as defined by the MZO and Municipal Quality Development Design Guidelines. In areas accessible to the public, parking, sidewalks, landscaping, lighting, and the façade design of the building all contribute to the creation of a high-quality commercial business environment.

I. Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

Response: The building facades fronting Crismon Road and Germann Roads feature varied scale, changes in massing and façade height, varied colors, textures and patterns, accent lighting, and tall storefront window systems serving office and entrance areas, which face Germann Road.

J. The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.

Response: The landscape design features native desert plants and appropriate trees, shrubs, and ground cover materials to accentuate the natural environment. The plants require minimal irrigation beyond establishment, and as native varieties should thrive with

naturally occurring rainfall. Parking areas are screened with patterned masonry walls and landscape trees and shrubs. See also Section 1.D.(5) preceding.

IV. Adherence with Design Review (DR) Criteria

This development requests use and acceptance of Per MZO 11-7-3.6. b. iv: - Development Standards/ Alternative Compliance for portions of the project that are not in strict compliance with current ordinances.

A. Design Review Criteria

The project has been designed to adhere to the Design Review (DR) criteria specifically noted in Ordinance Section 11-71-6.A - Review Criteria.

1) The project is consistent with the applicable goals, objectives and policies of the general plan and any applicable sub-area or neighborhood area plans; all the development standards of this ordinance; other adopted Council policies, as may be applicable; and any specific conditions of approval placed on the zoning of the property.

Response: The project is consistent with the Employment designations, the Airfield Overlay (AF) designation and the Mesa Gateway Strategic Development Plan designation. The project consolidates a large area of land for the provision of a large-scale industrial and employment use. The project also adheres to all the development standards of the existing zoning designation, including the requested reduction to reduce required parking, which adheres to the ordinance SUP provisions for such a request.

2) The overall design of the project including its scale, massing, site plan, exterior design, and landscaping will enhance the appearance and features of the project site, the street type, and surrounding natural and built environment.

Response: The buildings will greatly enhance the appearance of this area which is planned for more large-scale, industrial and employment uses. The project is line with the existing and anticipated built environment and provides a modern yet welcoming architecture elegance.

3) The overall design will create a distinctive and appealing community by providing architectural interest in areas visible from streets, sidewalks, and public areas.

Response: The design creates lively amenity patios in public access areas that include attractive landscaping, shading, and site furnishings for seating, outdoor meeting, and outdoor dining. Materials used at entries introduce texture and human scale elements, and include textured colored masonry appearance, aluminum and glass storefront window systems, architectural metal panels with integral lighting at the office area.

Entries and amenity areas are served throughout the site by sidewalks and foundation landscaping areas.

4) The project site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

Response: See Section III.D and E above.

5) Project details, colors, materials, and landscaping, are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design and creates a safe, attractive and inviting environment at the ground floor of buildings on sides used by the public

Response: See item 3 above in this section. See Section III.E preceding.

6) The project is compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.

Response: See Section III.F preceding.

7) The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present well designed building facades on all sides, rooflines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

Response: The project design complies with this requirement. See Section III responses to items E, F, and G preceding.

8) The project creates visual variety and relief in building and avoids a large-scale, bulky, or box-like appearance.

Response: The design presents a modern style of architecture featuring a facade with varied parapet heights, recessed planes, and patterns of color, texture, material, lighting, and openings. The building mass is organized into smaller scale groups of compositional elements. While some elements repeat to establish a rhythm and order in the building mass, the color, pattern, and placement of openings vary within in each grouped mass element. Monotony is avoided, and visual interest is maintained without creating disorder through the principal of "same but different" employed in the composition.

9) The streetscapes, including street trees, lighting, and pedestrian furniture, are consistent with the character of activity centers, commercial districts and nearby residential neighborhoods.

Response: See Section III.H preceding.

10) Street frontages are attractive and interesting for pedestrians and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.

Response: See Section I.D.(5) and Section III.J preceding.

11) The proposed landscaping plan is suitable for the type of project and site conditions and will improve the appearance of the community by enhancing the building and site design; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Mesa's climate.

Response: See Section III.J preceding.

12) The project has been designed to be energy efficient including, but not limited to, building siting, and landscape design. The project also mitigates the effects of solar exposure for users and pedestrians. For purposes of this criterion, buildings that meet environmental standards such as LEED™, Green Globes, or equivalent third-party certification are energy efficient. Solar canopies are introduced at the parking areas for sustainability.

Response: The building is designed to meet or exceed the requirements of the International Energy Conservation Code. Solar exposure for building occupants and visitors is managed through landscape shading, shade canopies, eyebrow canopies at building entries, and site furnishings.

B. Quality Development Design Compliance

The City of Mesa has implemented the Quality Development Design Guidelines as a collection of aspirational documents that will establish policy, emphasize high quality development, create a common vision for quality development in Mesa and promote innovation and flexibility for development projects. Chapter 7 of this document provides specific policy recommendation for Industrial buildings. This project is responsive to those policy aspirations as follows:

SITE DESIGN

1. Building Placement and Orientation

The building is set back generously from the street and site boundaries, so that the large building area proposed is appropriately buffered from the street environment and neighboring sites. The facades requiring staging of functional dock operations are located on the north sides. The public street environment is created along Crismon Road and Germann Road. The building architecture features special materials and compositional elements to establish the building corners as the near entry points

supported amenity areas and shade canopies (see description below). The architecture also includes compositional features and recessed areas to help manage the long façade area and break it down into reasonable massing, and to stage open amenity patio areas featuring shaded seating and landscaped islands.

2. Parking Loading and Vehicular Access

Public and employee parking is organized along Germann Road to the south and along the northern perimeter. Parking bays are kept small, well below the car threshold outlined in the MZO, and sheltered under solar canopies. There will also be (6) electric vehicle charging stations. The lots are landscaped and screened according to all municipal guidelines, and provide 300 parking spaces, including ADA required accessible spaces.

Loading areas are organized internal to the site. Trucking traffic is strictly controlled. Truck traffic occurs on the North side, behind plant building and therefore ideally separated from all employee parking, pedestrian circulation and screened from both Crismon and Germain Roads (please refer to plans).

Automobile traffic may enter the site from entrances on Crismon Road and Germann Road and may exit the site at any of the three entrances. Trucking traffic will enter the site at the Crismon entrance and will exit the site primarily at the Crismon entrance as well or along the east driveway provided along Germann Road.

3. Landscaping and Shading

The landscape design is described in items I.D.(9) and III.J preceding. Landscape planning supports amenity open space areas, screens parking, provides natural perimeter development and buffering of the project site, all as indicated in MZO and Mesa Quality Development Design Guidelines. Foundation planting area is provided at the base of the west façade and around the western building corners outside of the screened dock areas. Shading is provided at public open areas by a combination of constructed shade canopies, trees, and site furnishings. Shading will also be provided by the building mass during morning hours.

4. Exterior Lighting

The site is lit using a combination of façade mounted lighting equipment, canopy downlighting, and pole mounted area lighting equipment. Fixtures provide dark-sky cutoff control of illumination.

ARCHITECTURAL DESIGN

1. Building Description:

Architectural Design

The building façade is designed to create three-dimensional interest and to convey an appropriately scaled composition of forms and surfaces. The building form varies in scale both in footprints and in height to create a rich blend of structures as opposed to a single large mass, while also having various parapet heights to break up the monumental scale. The length of the building is segmented into smaller sections by contrasting materials and planes, along the street facades, and by vertical sections of accent colors. Windows, lighting, material texture, and color blocks are used to create variation and interest in the composition. To enhance the material quality of the building, textured masonry veneers, architectural metal panels, mix of materials orientation and adjacent gardens for outdoor use. This all results in a very welcoming campus.

The architecture is compatible with the forms and materials employed in the Cubes at Mesa Gateway Industrial Park. A multi-color scheme is designed to pattern the large façade surfaces of the local area and owner brand. Architectural metal panels are included in key areas. Split-face masonry veneer is provided in a coordinating color. This adds texture and material quality to reinforce human scale where visitors and employees are circulating closest to the facade. 12-foot-high storefront framing systems with tinted insulating glass provides window openings into office area spaces. High clerestory windows above the warehouse and manufacturing areas enhancing daylight and time-of-day awareness for employees.

Perimeter lighting fixtures are building mounted on certain portions of the façade and include accent lighting at entrances, general illumination of the dock operations areas, and required exit lighting at egress doors.

Exterior Material and Systems:

The building exterior wall is constructed of a steel frame system clad with IMP panels and masonry veneers. Steel columns set on concrete foundations support the roof structure which consists of steel girders, beams with a steel roof deck. The roof system on the metal deck includes rigid insulation boards and a single-ply TPO roof membrane. Window openings will be constructed with an aluminum storefront framing system glazed with tinted insulating glass units.

v. Adherence with Alternative Design Review (DR) Criteria

The proposed design solutions adhere to the City's General Plan, Quality Development Design Guidelines for Industrial projects, and addresses market expectations which are critical to the ultimate success of this project and benefits to the City of Mesa.

1. Uninterrupted wall lengths exceeding 50-feet in length (publicly visible facades viewed from rights-of-way or private property). Section-11-7-3(B)(2)(a)(i) of the MZO:

Alternative design request includes utilizing intermittent panelized sections of painted concrete tilt panels exceeding 50 feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions for the following reasons:

- The architectural design intent of the proposed buildings is to express JX Nippon's high quality, technology and best in class products and services. This is achieved through the proposed modern design, clean & consistent sight lines and meticulous choice of materials that best represent the products and core values at JX Nippon Mining and Metals USA, Inc.(JX), while still fully integrated and consistent within the local context and vernacular.

Uninterrupted wall lengths exceeding 50-feet in length as well as some of the materials suggested further above (windows, trellis with vines, etc.) seem to suggest a more traditional design which, respectfully, may not be consistent with or ideal with the mentioned modern vision for JX Nippon Mining and Metals USA, Inc.(JX),

2. Flat roofs or facades with a horizontal eave, fascia, or parapet, in excess of 100 feet in length must provide vertical modulation. Section 11-7-3.B.2 of the MZO:

Alternative Design Per Section 11-7-3.B.2 of the MZO is respectfully requested for the following reason:

- To achieve the (JX Nippon Mining) modern design goals (please also refer to response above), vertical modulation was minimized. This allowed the different material to seamlessly transition into each other, while maintaining a powerful and pleasing building profile. This also established clean sight lines, as well as providing an elegant but welcoming image, from both Crismon and Germann Roads, while fully integrated and consistent within the local context and vernacular.

- Proposing vertical modulation every 100 feet, may result in a more repetitive and or traditional design which, respectfully, may not be consistent or ideal with mentioned modern vision for JX Nippon Mining and Metals USA, Inc.(JX)

3. No more than fifty percent (50%) of the total façade may be covered with one (1) single material. Section 7-3(B)(5)(a) and (b) of the MZO:

Alternative Design Per Section 11-7-3(B)(6) of the MZO is respectfully requested for more than fifty percent (50%) material use for the following reasons:

- The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conforms with the City's Quality Development Design Guidelines for Industrial projects.
- The alternative design criteria proposed is aesthetically complementary to the site and overall design concepts, are contextually appropriate, improve local architectural appeal and meet or exceed the design objectives, and the City's General Plan.
- Project meets market expectations critical to the success of this project and provide maximum benefits to all stake holders.
- Predominant use of masonry veneer materials complies with sustainable practices for locally sourced and fabricated materials, reducing the overall carbon footprint of the buildings. This project is also pursuing LEED goals.
- Design is consistent with examples provided in the Quality Development Design Guidelines for Industrial projects and as recently approved on other similar projects in the area.
- The architectural design intent of the proposed buildings is to express JX Nippon's high quality, technology and best in class products and services. The location, extent and selection of the chosen (modern) exterior materials are consistent with the design ideals, brand and company values at JX Nippon Mining and Metals USA, Inc.(JX).

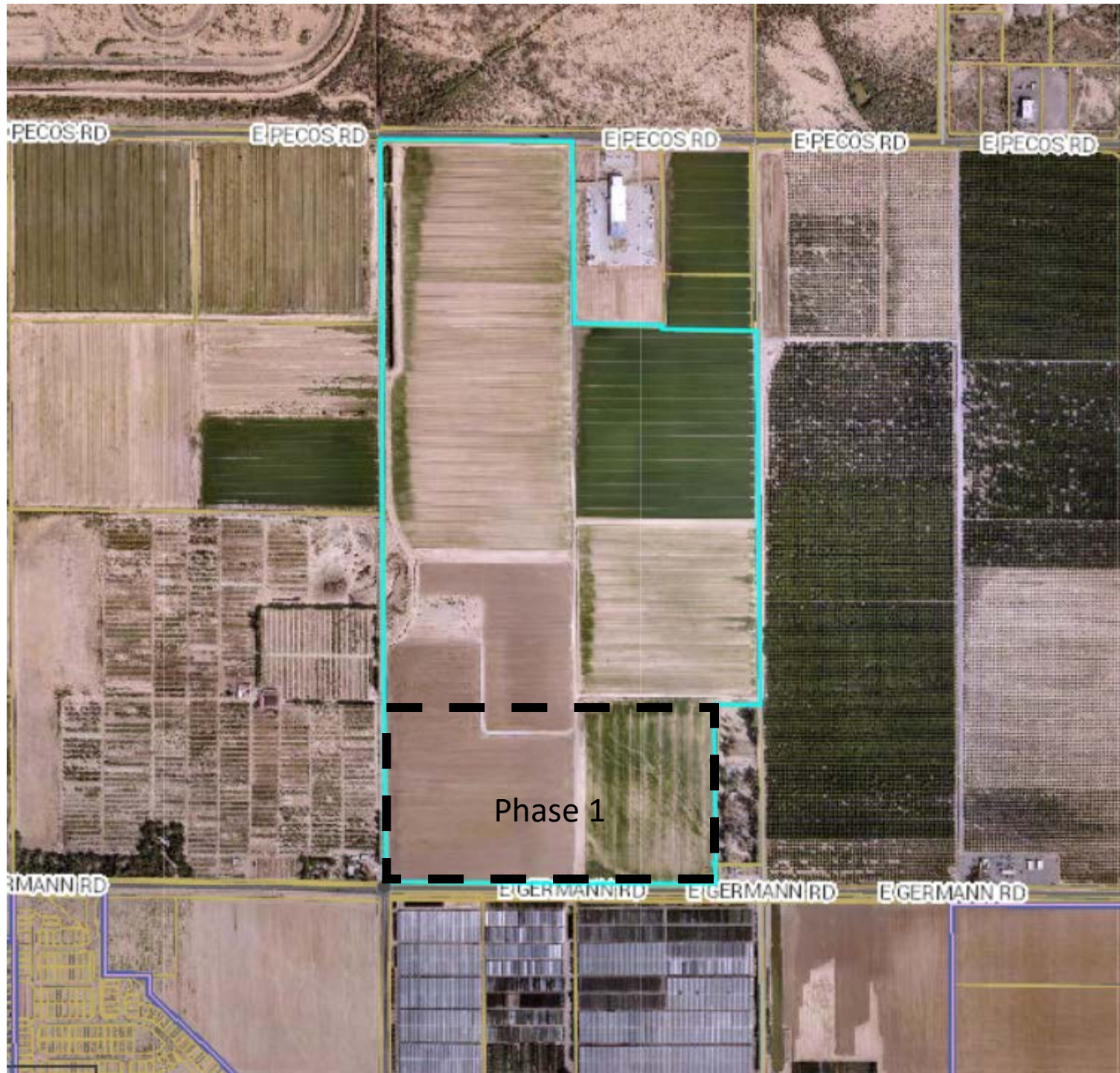
4. All parapets must have detailing such as cornices, moldings, trim, or variations in brick coursing. Section 11-7-3.B.2 of the MZO:

Alternative Design Per Section 11-7-3.B.2 of the MZO for parapet detailing is respectfully requested for the following reasons:

- The design goal of the proposed facades is to express the company values at JX Nippon Mining and Metals USA, Inc. as an industry leader in technology while simultaneously absorbing and integrating the local architecture and landscape (please also refer to responses above). This is collectively accomplished via a modern yet warm and inviting building design.
- The above-described parapets, cornices, moldings, trim, or variations, brick coursing etc., seem to suggest a more traditional design which, respectfully, may not be ideal or consistent with mentioned modern vision for JX Nippon Mining and Metals USA (JX).
- Integrated parapets will be utilized to screen roof top equipment.

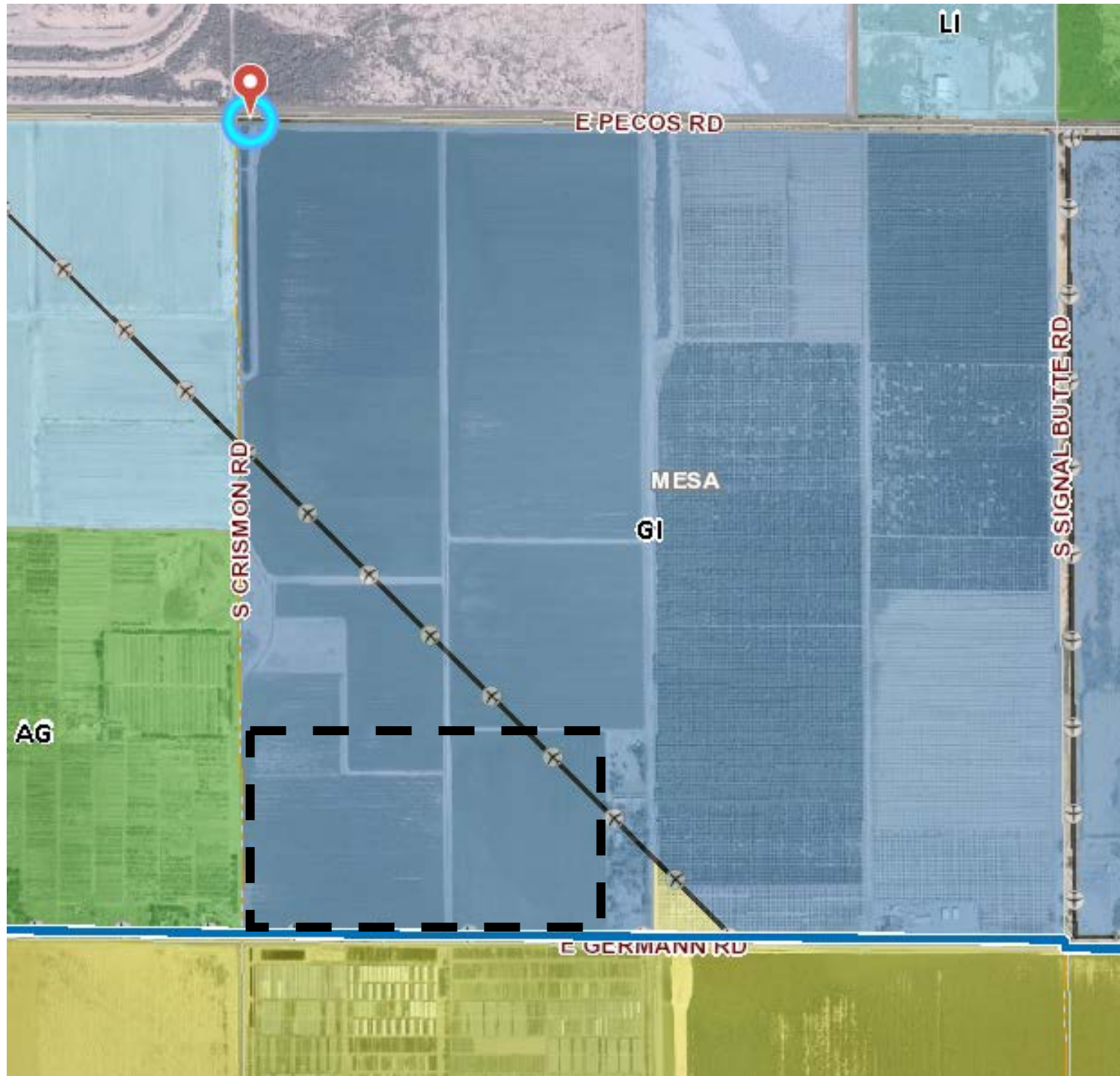
TAB A

Aerial Map



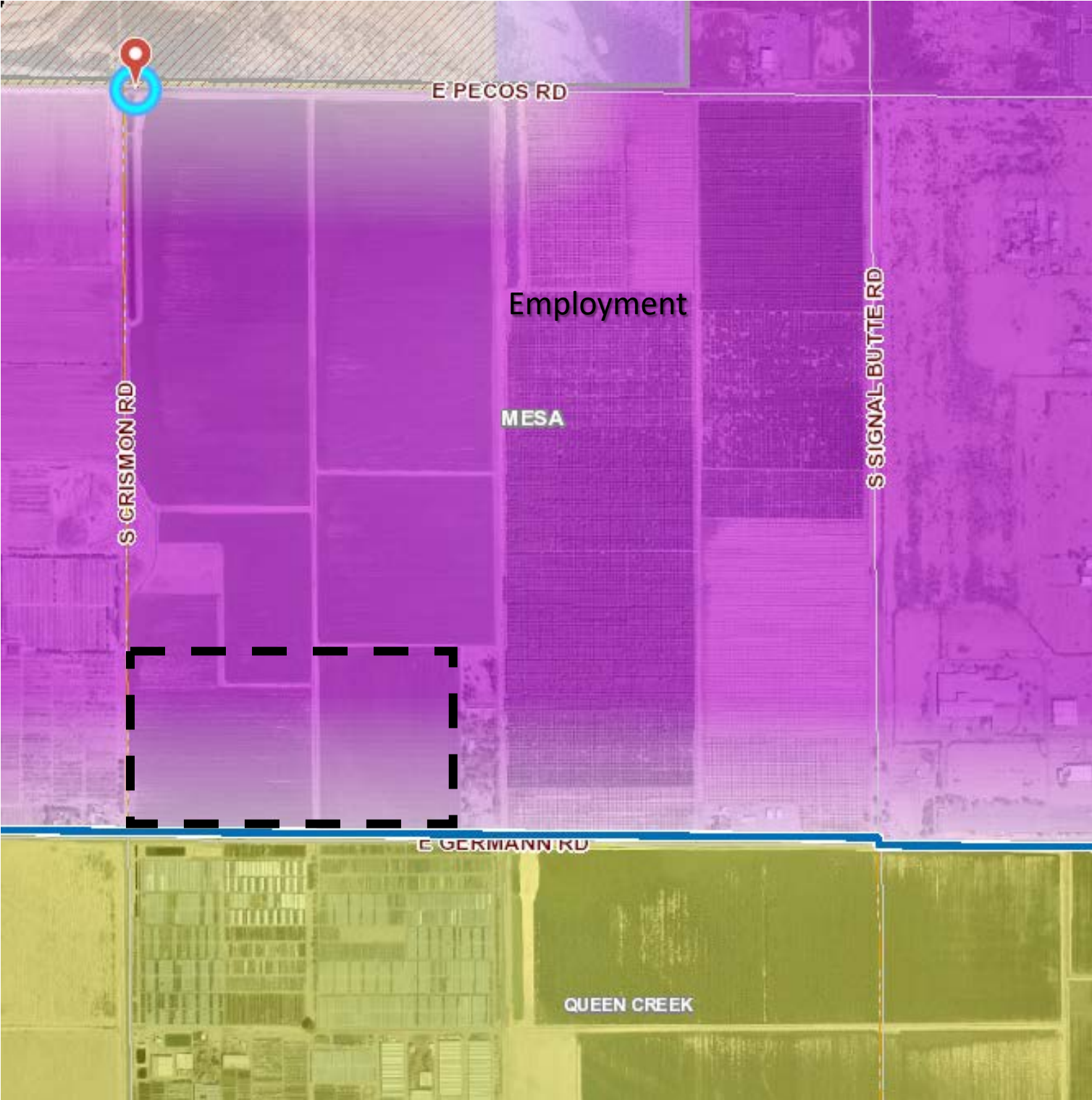
TAB B

Zoning Map

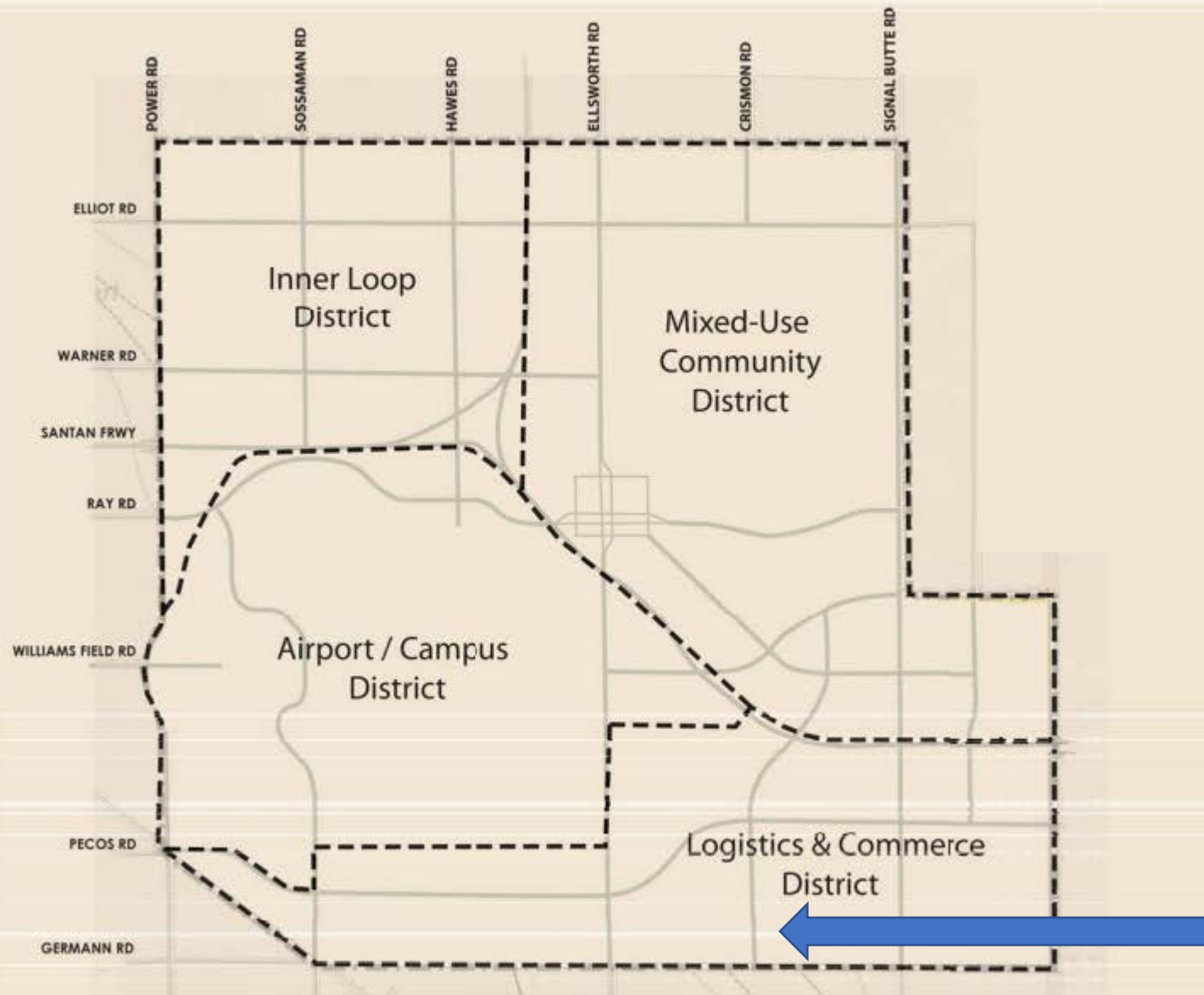


TAB C

General Plan Map



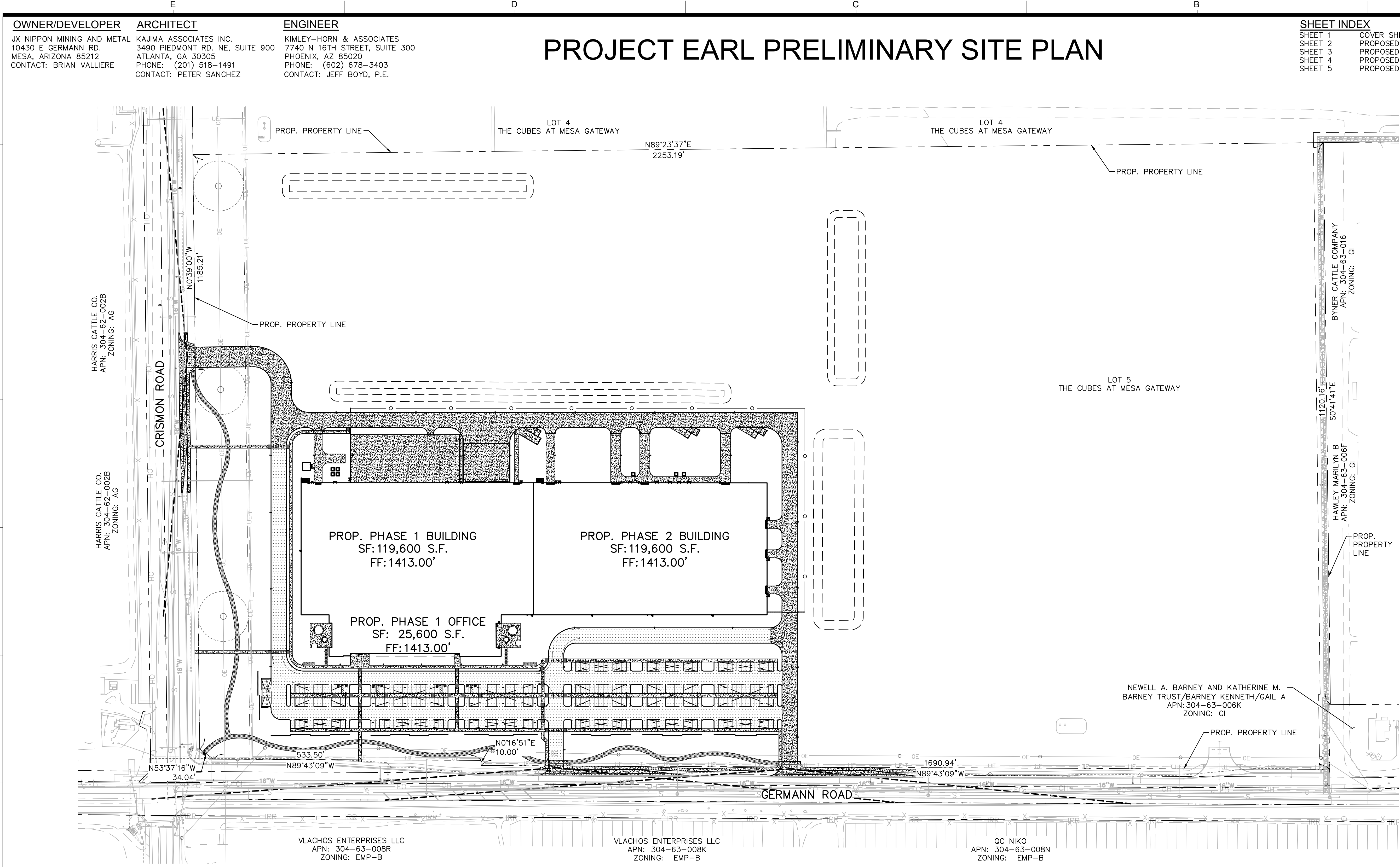
Mesa Gateway Development Plan



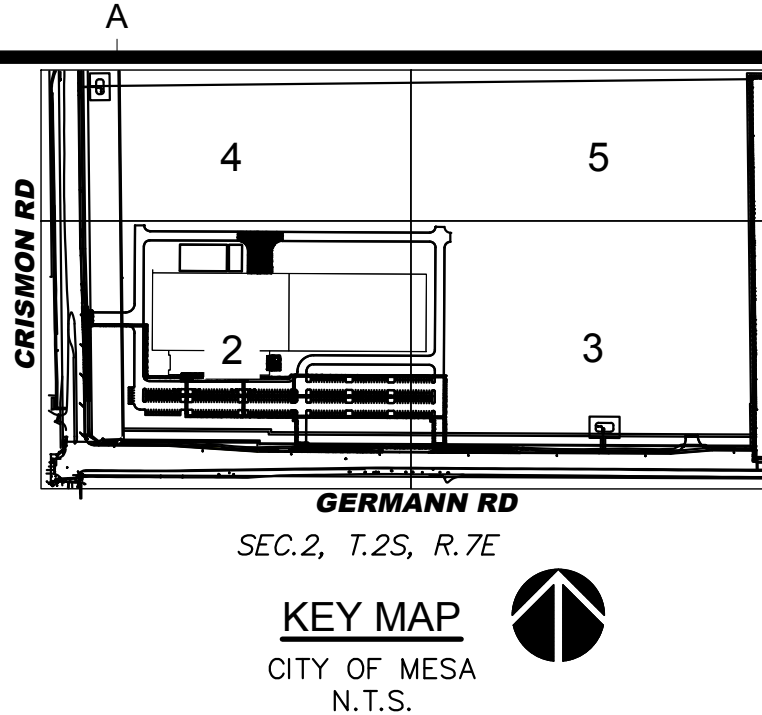
Note: Roadways shown are preliminary and subject to change based on future study and approval by the City of Mesa.

FRAMEWORK MAP

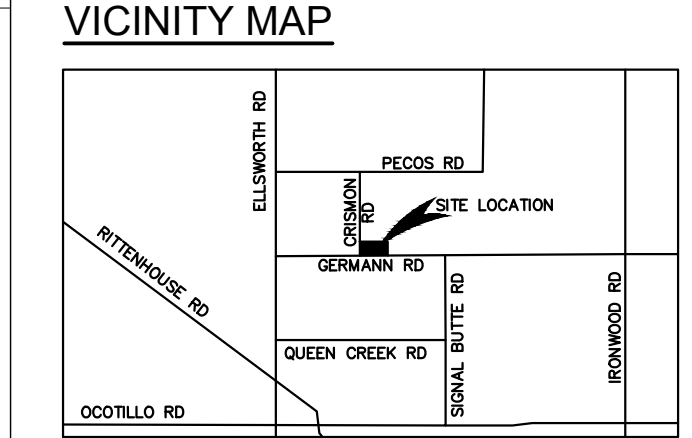
TAB D



SHEET INDEX	
SHEET 1	COVER SHEET
SHEET 2	PROPOSED SITE PLAN
SHEET 3	PROPOSED SITE PLAN
SHEET 4	PROPOSED SITE PLAN
SHEET 5	PROPOSED SITE PLAN

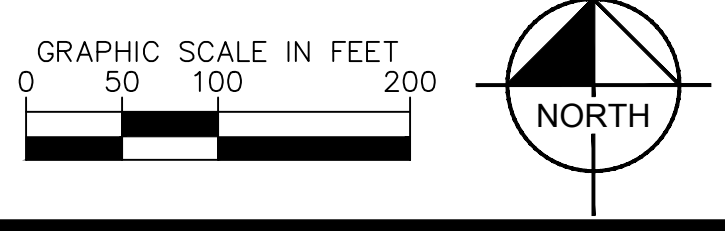


PROJECT DATA:	
ASSESSOR'S PARCEL NUMBER:	304-63-006V
GROSS AREA:	63.63 ACRES 2,771,864 SF)
TOTAL BUILDING AREA:	266,400 SF
EXISTING ZONING:	GI (GENERAL INDUSTRIAL)
PROPOSED ZONING:	GI (GENERAL INDUSTRIAL)
JURISDICTION:	CITY OF MESA, ARIZONA
CONSTRUCTION TYPE:	TYPE II-B
OPEN SPACE	
OPEN SPACE REQUIRED:	2,664 SF
1% OF BUILDING GROSS FLOOR AREA	(266,400 SF * 1% = 2,664 SF)
OPEN SPACE PROVIDED:	3,718 SF
SETBACKS	
WEST PROPERTY LINE:	15 FEET LANDSCAPE
SOUTH PROPERTY LINE:	15 FEET LANDSCAPE
NORTH PROPERTY LINE:	NONE
EAST PROPERTY LINE:	NONE
PARKING REQUIRED	
1 SPACE PER 600 S.F. OF INDUSTRIAL USE	
1 SPACE PER 375 S.F. OF OFFICE USE	
1 BICYCLE SP/ 10 PROVIDED STANDARD SPACES	
PHASE 1 PROPOSED BUILDING USE:	
WAREHOUSE:	0 S.F.
INDUSTRIAL:	119,600 S.F.
OFFICE:	27,200 S.F.
PHASE 2 PROPOSED BUILDING USE:	
WAREHOUSE:	119,600 S.F.
PARKING REQUIRED	
(239,200 SF * 1 SP/600 SF)	400 SPACES
(27,200 SF * 1 SP/375 SF)	73 SPACES
TOTAL PARKING REQUIRED:	473 SPACES
PARKING PROVIDED	
TOTAL PROPOSED STANDARD PARKING PROVIDED*	300 SPACES
*A 20% PARKING REDUCTION HAS BEEN APPLIED TO ACHIEVE LEED CERTIFICATION FOR PARKING	
ACCESSIBLE PARKING REQUIRED	
REQUIRED ACCESSIBLE PARKING	8 SPACES
REQUIRED VAN ACCESSIBLE PARKING	2 SPACES
ACCESSIBLE PARKING PROVIDED	
TOTAL PROPOSED PROVIDED ACCESSIBLE PARKING	9 SPACES
REQUIRED BICYCLE PARKING	
(300 SPACES * 1 SP/ 10 STANDARD SPACES):	30 SPACES
PROVIDED BICYCLE PARKING	
TOTAL PROPOSED BICYCLE SPACES	30 SPACES



LEGAL DESCRIPTION:
LOT 5, THE CUBES AT MESA GATEWAY SUBDIVISION, A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT DESCRIPTION
THE PROPOSED PROJECT WILL INCLUDE THE CONSTRUCTION OF TWO NEW INDUSTRIAL BUILDINGS, OFFICE BUILDING, AND TRUCK LOADING AND DOCK. NEW EMPLOYEE PARKING WILL BE LOCATED TO THE SOUTH OF THE PROPOSED NEW BUILDING DEVELOPMENT.



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STRUCTURAL ENGINEER
MECHANICAL (PLUMBING)
FIRE PROTECTION
ELECTRICAL ENGINEER
CIVIL ENGINEER &
LANDSCAPE ARCHITECT

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SEAL:

JX NIPPON MINING AND METAL
10430 E. GERMANN RD, MESA,
ARIZONA 85212
PROJECT EARL

DATE	#	REMARKS	REVISIONS:
------	---	---------	------------

PRELIMINARY SITE PLAN COVER SHEET

SHEET TITLE:	PROJECT NO.:
PROJECT MANAGER:	291550002
PROJECT DESIGNER:	
DRAWN BY:	MKC
CHECKED BY:	JCB
SCALE:	1"=100'

PRINTED ON: 3/21/2022

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2790L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". 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.

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PROJECT EARL

DATE # REMARKS

REVISIONS:

PRELIMINARY SITE PLAN

SHEET TITLE:

PROJECT NO.: 291550002

PROJECT MANAGER:

PROJECT DESIGNER:

DRAWN BY: MKC

CHECKED BY: JCB

SCALE: 1"=50'

SHEET:

PRE-SP 2

2 OF 5

MATCH LINE - SEE SHEET 4

FIRE TURNING RADIUS

LEGEND

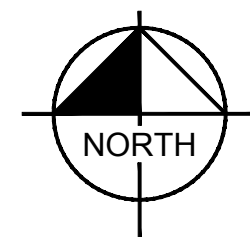
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F	EXISTING FIRELINE
W	EXISTING WATER MAIN/SERVICE
S	EXISTING SANITARY SEWER LINE
G	EXISTING GAS
E	EXISTING ELECTRIC
S	PROPOSED SANITARY SEWER LINE
F	PROPOSED FIRELINE
W	PROPOSED WATER SERVICE/SERVICE
X	EXISTING FENCE
IRR	EXISTING IRRIGATION LINE
O	PROPOSED FENCE
OE	PROPOSED OVERHEAD ELECTRICAL
---	EXISTING STORM DRAIN
---	PROPOSED STORM DRAIN
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING FIRE HYDRANT
---	PROPOSED FIRE DEPARTMENT CONNECTION
---	PROPOSED STORM MANHOLE
---	PROPOSED CATCH BASIN
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED ASPHALT PAVEMENT

MATCH LINE - SEE SHEET 3

NOTES

- ADD 0.5' TO PAVEMENT (P) ELEVATIONS FOR TOP OF CURB ELEVATIONS FOR VERTICAL CURBS.
- ALL SPOT ELEVATIONS ARE FINISHED GRADE PAVEMENT (P), GUTTER/GRATE (G), TOP OF CURB (TC), OR SIDEWALK (SW) ELEVATIONS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL USE SPOT ELEVATIONS, PROPOSED CONTOURS, AND SLOPES TO ESTABLISH GRADES.
- SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
- REFER TO LANDSCAPE PLANS FOR SLOPE TREATMENT.
- ALL FILL SLOPES SHALL BE COMPACTED TO 95% RELATIVE DENSITY.
- REFER TO BUILDING ARCHITECTURE AND STRUCTURAL PLANS FOR EXACT BUILDING FOUNDATION THICKNESS CHANGES.

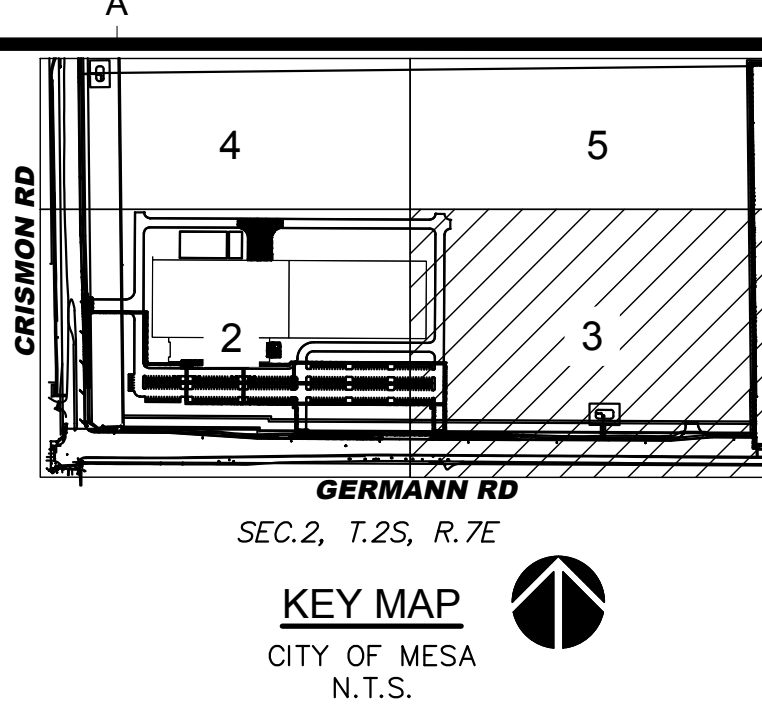
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PRINTED ON: 3/21/2022

MATCH LINE - SEE SHEET 5

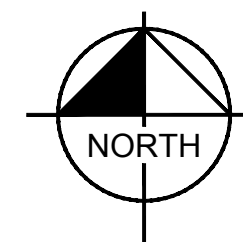
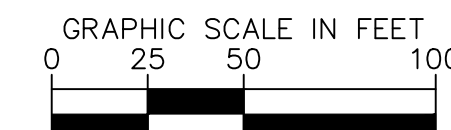
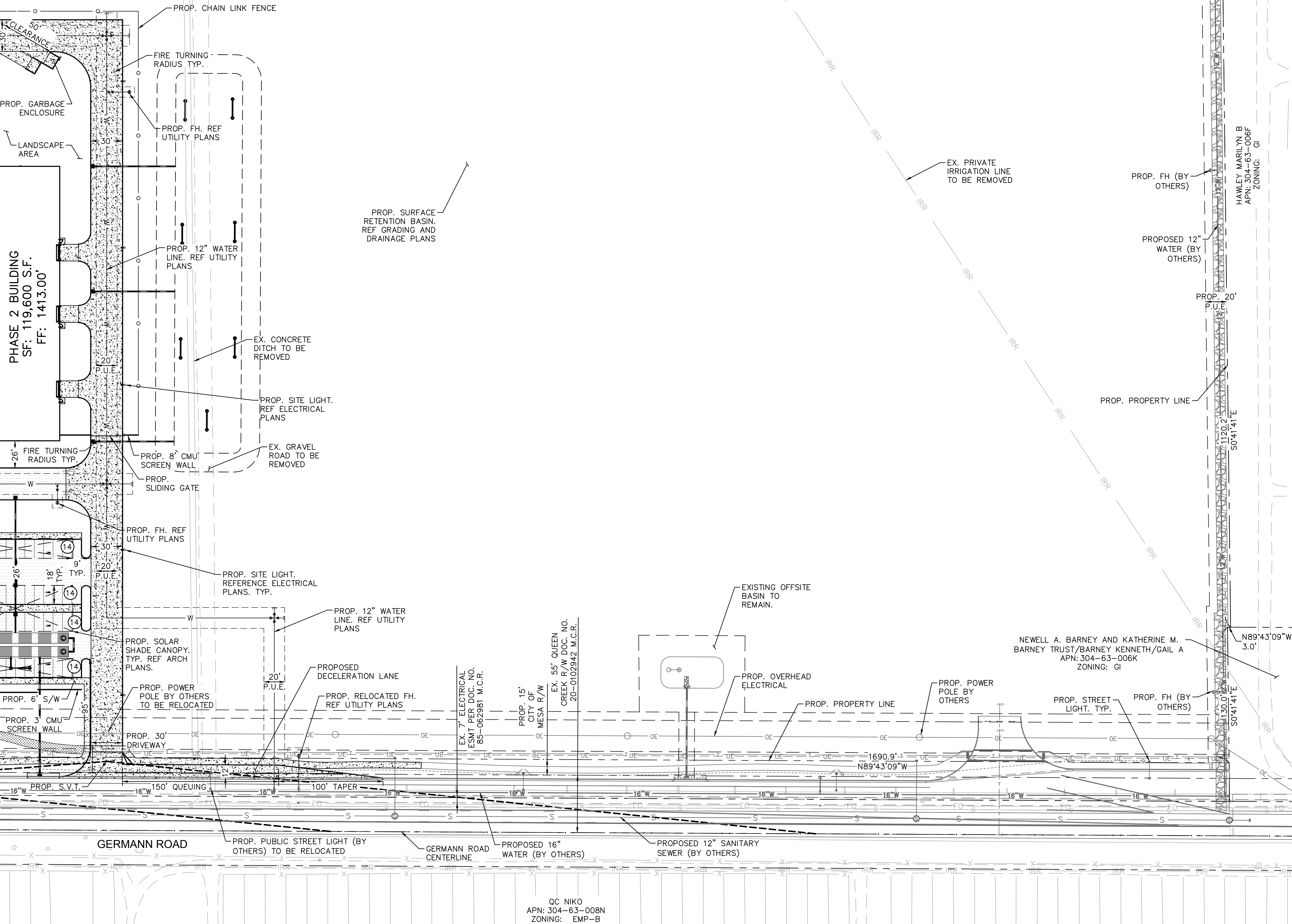
FIRE TURNING RADIUS



LEGEND

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| --- | EXISTING IMPROVEMENTS |
| --- | PROPOSED IMPROVEMENTS |
| --- | EXISTING EASEMENT |
| --- | STREET CENTERLINE |
| F | EXISTING FIRELINE |
| W | EXISTING WATER MAIN/SERVICE |
| S | EXISTING SANITARY SEWER LINE |
| G | EXISTING GAS |
| E | EXISTING ELECTRIC |
| S | PROPOSED SANITARY SEWER LINE |
| F | PROPOSED FIRELINE |
| W | PROPOSED WATER SERVICE/SERVICE |
| X | EXISTING FENCE |
| IRR | EXISTING IRRIGATION LINE |
| O | PROPOSED FENCE |
| OE | PROPOSED OVERHEAD ELECTRICAL |
| --- | EXISTING STORM DRAIN |
| --- | PROPOSED STORM DRAIN |
| --- | EXISTING SANITARY SEWER MANHOLE |
| --- | EXISTING FIRE HYDRANT |
| --- | PROPOSED FIRE DEPARTMENT CONNECTION |
| --- | PROPOSED STORM MANHOLE |
| --- | PROPOSED CATCH BASIN |
| --- | PROPOSED CONCRETE PAVEMENT |
| --- | PROPOSED ASPHALT PAVEMENT |

MATCH LINE - SEE SHEET 2



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PROJECT EARL

DATE # REMARKS

REVISIONS:

PRELIMINARY SITE PLAN

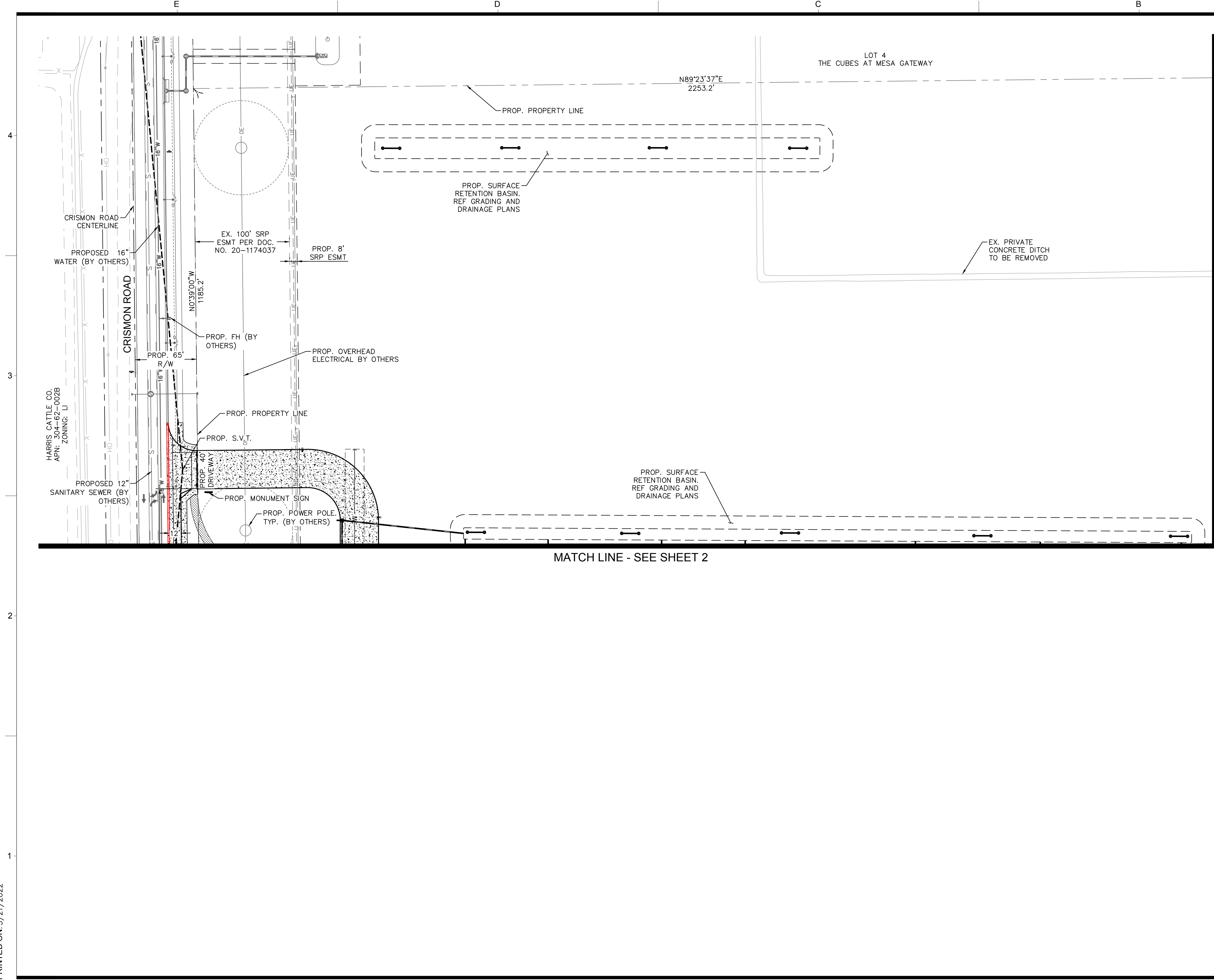
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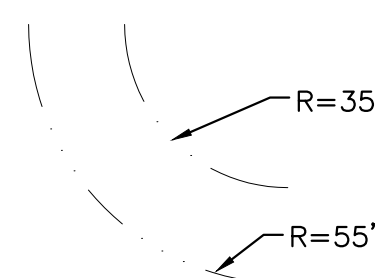
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PRINTED ON: 3/21/2022

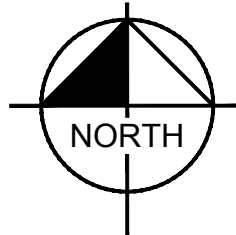
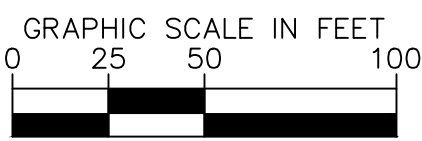
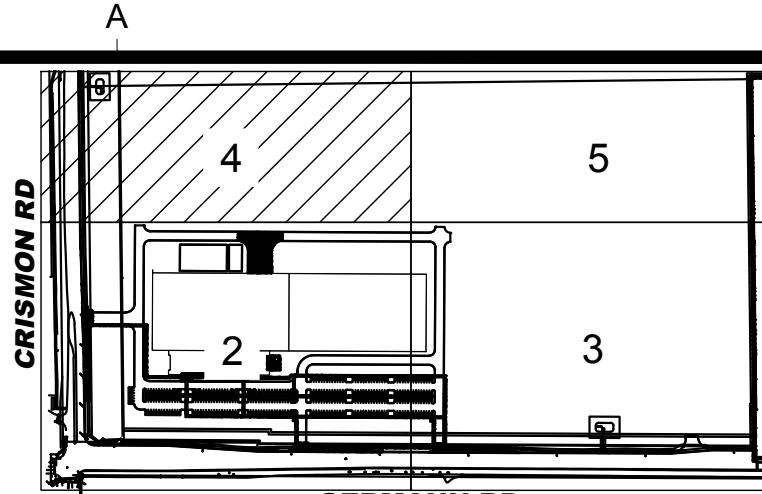


FIRE TURNING RADIUS



LEGEND

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| --- | PROPOSED IMPROVEMENTS |
| --- | EXISTING EASEMENT |
| --- | STREET CENTERLINE |
| --- | EXISTING FIRELINE |
| --- | EXISTING WATER MAIN/SERVICE |
| --- | EXISTING SANITARY SEWER LINE |
| --- | EXISTING GAS |
| --- | EXISTING ELECTRIC |
| --- | PROPOSED SANITARY SEWER LINE |
| --- | PROPOSED FIRELINE |
| --- | PROPOSED WATER SERVICE/SERVICE |
| --- | EXISTING FENCE |
| --- | EXISTING IRRIGATION LINE |
| --- | PROPOSED FENCE |
| --- | PROPOSED OVERHEAD ELECTRICAL |
| --- | EXISTING STORM DRAIN |
| --- | PROPOSED STORM DRAIN |
| --- | EXISTING SANITARY SEWER MANHOLE |
| --- | EXISTING FIRE HYDRANT |
| --- | PROPOSED FIRE DEPARTMENT CONNECTION |
| --- | PROPOSED STORM MANHOLE |
| --- | PROPOSED CATCH BASIN |
| --- | PROPOSED CONCRETE PAVEMENT |
| --- | PROPOSED ASPHALT PAVEMENT |



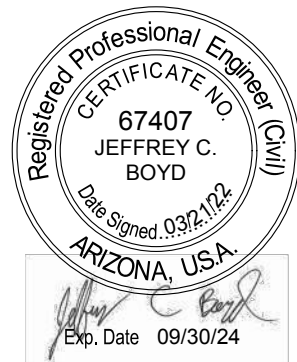
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PROJECT EARL

DATE # REMARKS

REVISIONS:

PRELIMINARY SITE PLAN

SHEET TITLE:

PROJECT NO.: 291550002

PROJECT MANAGER:

PROJECT DESIGNER:

DRAWN BY: MKC

CHECKED BY: JCB

SCALE: 1"=50'

SHEET:

PRE-SP 4

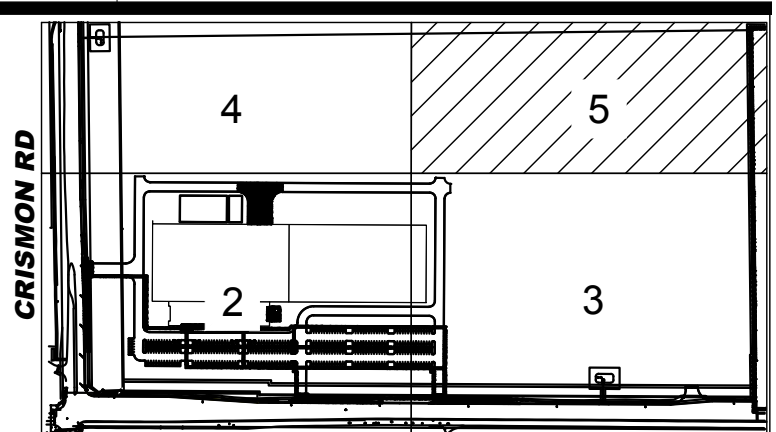
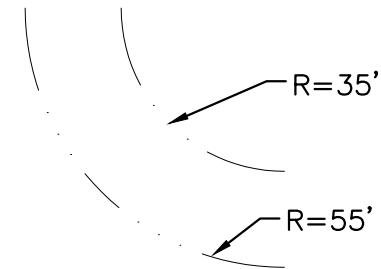
4 OF 5

PRINTED ON: 3/21/2022

MATCH LINE - SEE SHEET 4

MATCH LINE - SEE SHEET 3

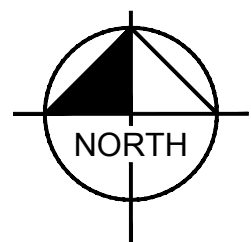
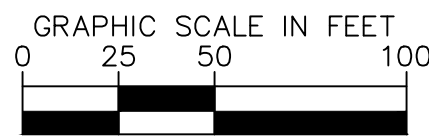
FIRE TURNING RADIUS



KEY MAP
CITY OF MESA
N.T.S.

LEGEND

- | | |
|-----|-------------------------------------|
| --- | EXISTING IMPROVEMENTS |
| --- | PROPOSED IMPROVEMENTS |
| --- | EXISTING EASEMENT |
| --- | STREET CENTERLINE |
| F | EXISTING FIRELINE |
| W | EXISTING WATER MAIN/SERVICE |
| S | EXISTING SANITARY SEWER LINE |
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| --- | PROPOSED CATCH BASIN |
| --- | PROPOSED CONCRETE PAVEMENT |
| --- | PROPOSED ASPHALT PAVEMENT |



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10430 E. GERMANN RD, MESA,
ARIZONA 85212
PROJECT EARL

DATE # REMARKS

REVISIONS:

PRELIMINARY SITE PLAN

SHEET TITLE:

PROJECT NO.: 291550002

PROJECT MANAGER:

PROJECT DESIGNER:

DRAWN BY: MKC

CHECKED BY: JCB

SCALE: 1"=50'

SHEET:

PRE-SP 5

5 OF 5

PRINTED ON:
3/18/2022 3:47:26 PM

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ARCHITECT:
STRUCTURAL ENGINEER:
MECHANICAL / PLUMBING /
FIRE PROTECTION /
ELECTRICAL ENGINEER:
CIVIL ENGINEER &
LANDSCAPE ARCHITECT:



SEAL:



JX NIPPON MINNING AND METAL

10430 E. Germann Rd, Mesa,
Arizona 85212

PROJECT EARL, AZ

PROJECT:

DATE	#	REMARKS
2022-02-09	5	ISSUED FOR 1st CITY PLAN & DESIGN REVIEW
2022-03-18	6	ISSUED FOR 2nd CITY PLAN & DESIGN REVIEW

REVISIONS:

SITE DETAIL

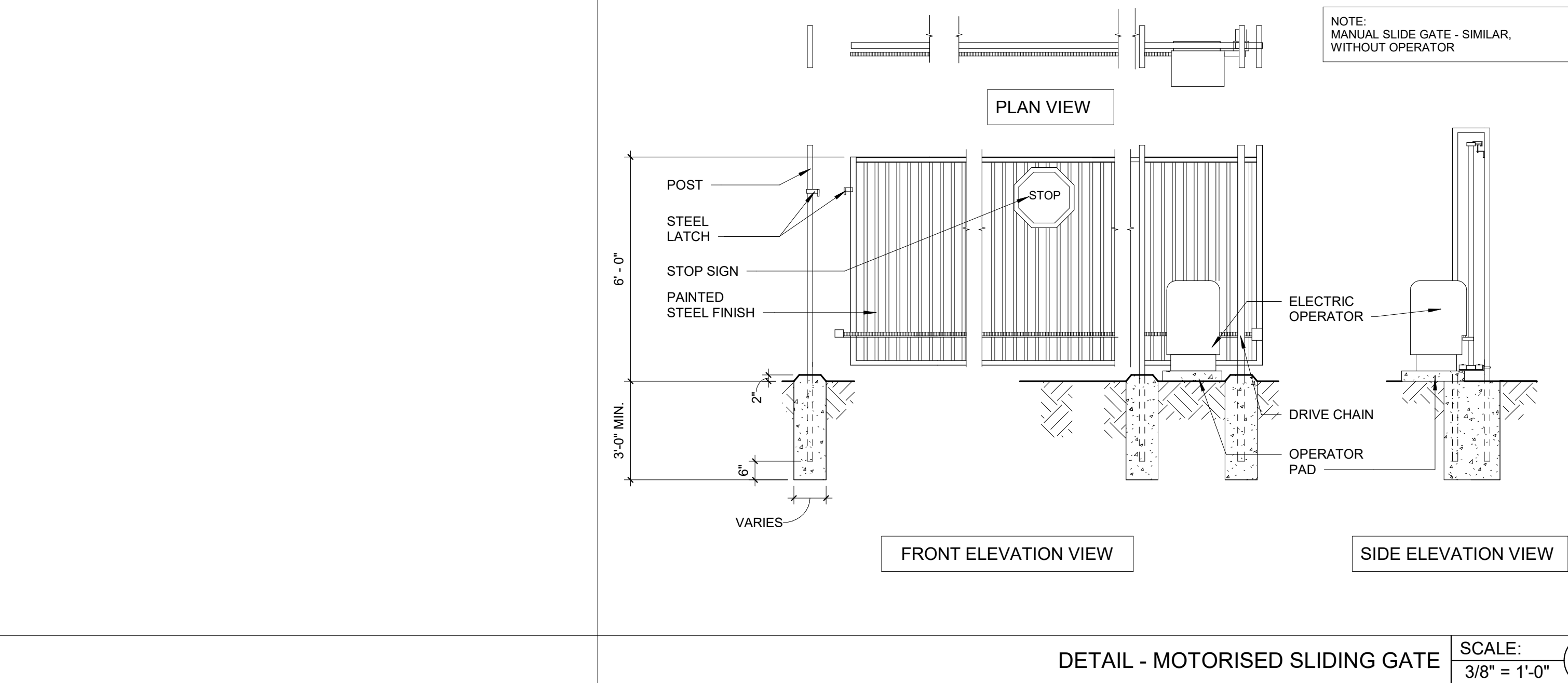
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DRAWN BY:	Author
CHECKED BY:	Checker
SCALE:	As indicated

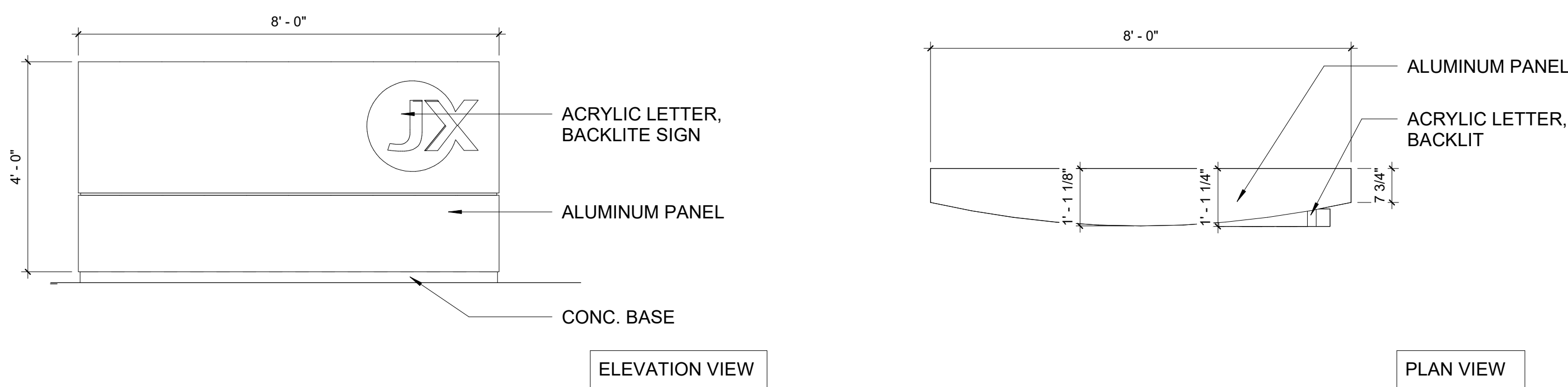
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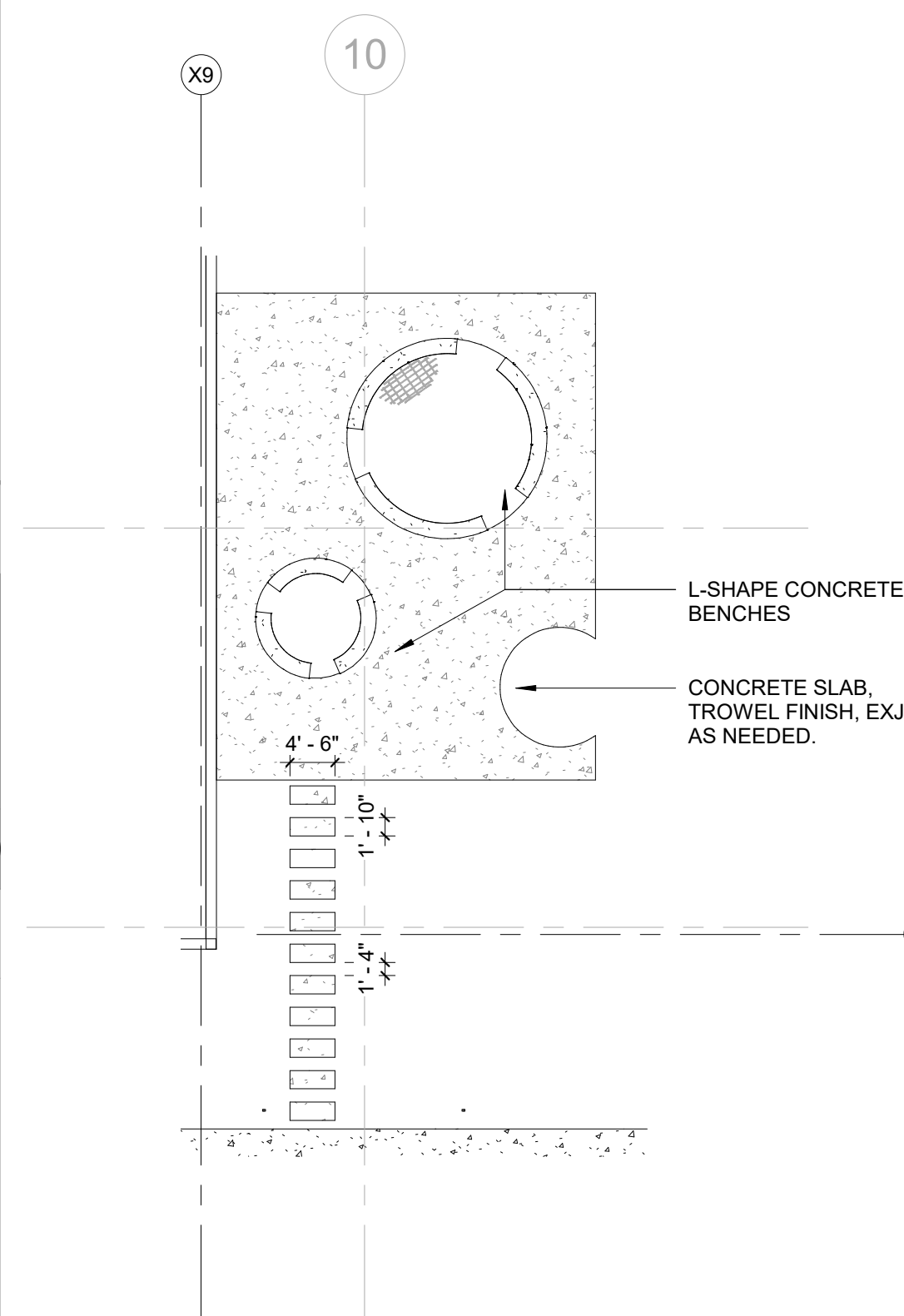
NOT FOR CONSTRUCTION



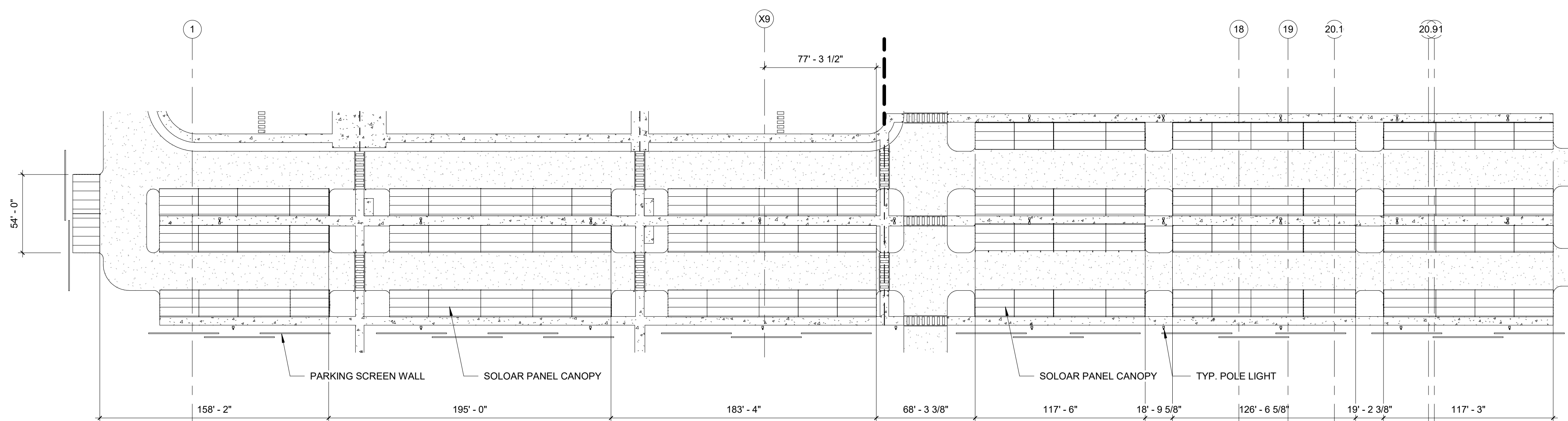
DETAIL - MOTORISED SLIDING GATE SCALE: 3/8" = 1'-0" 4



MONUMENT SIGN DETAILS SCALE: 1/2" = 1'-0" 3



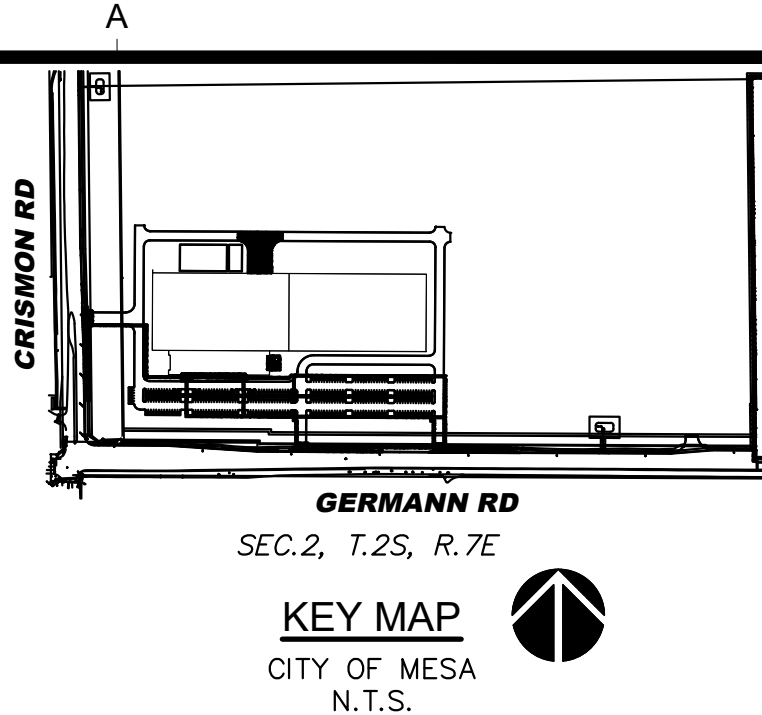
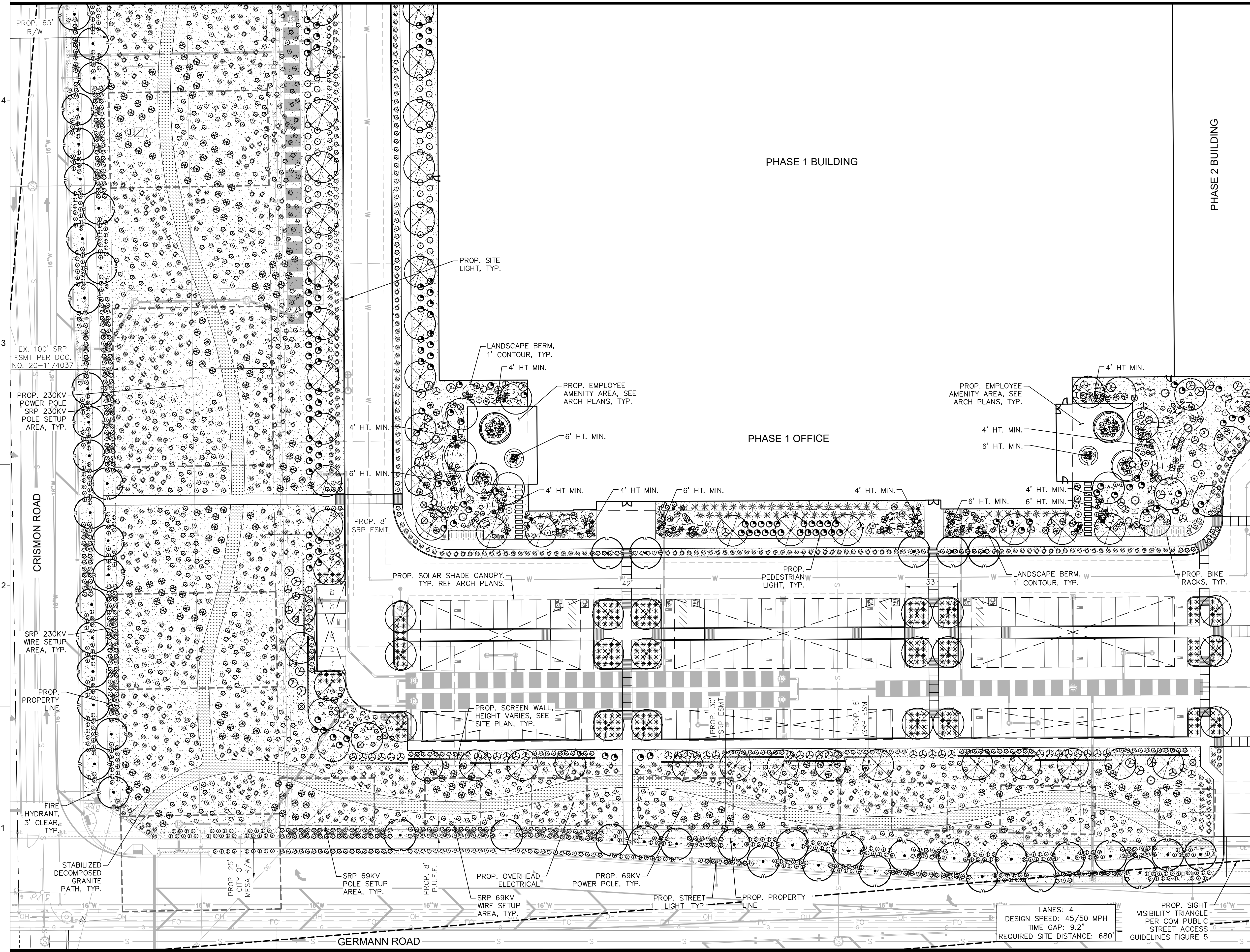
ENLARGED PLAN - JX GARDEN EAST SCALE: 1/16" = 1'-0" 2



ENLARGED PLAN - SOLAR PANEL CANOPY SCALE: 1" = 50'-0" 1

PRINTED ON:

MATCHLINE: SEE SHEET LS3



PLANTING LEGEND

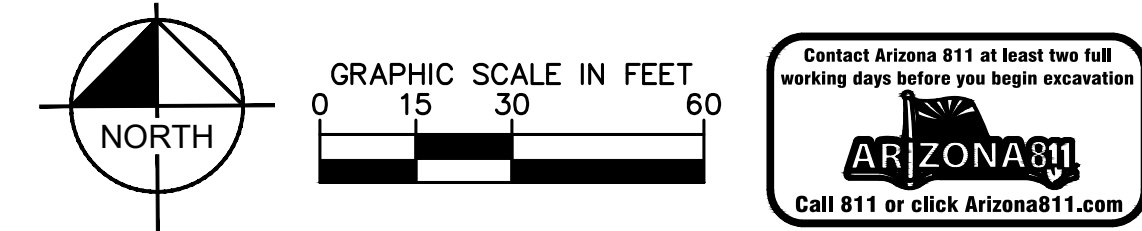
TREES* (LARGER SPECIES LABELED ON PLAN)			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Acacia aneura	1½" Cal. Min., 24" Box	66	
Mulga	*2" Cal. Min., 36" Box	8	
Olneya tesota	4" Cal. Min., 48" Box	4	
Ironwood			
Parkensonia x 'Desert Museum'	1½" Cal. Min., 24" Box	13	
Desert Museum Palo Verde			
Prosopis x 'Leslie Roy'	1½" Cal. Min., 24" Box	133	
Leslie Roy Mesquite	*2" Cal. Min., 36" Box	8	

SHRUBS		
BOTANICAL NAME / COMMON NAME	SIZE	QTY
Ambrosia deltoidea	5 Gal.	73
Triangle-leaf Bursage		
Encelia farinosa	5 Gal.	490
Brittlebush		
Eremophila glabra 'Minegew Gold'	1 Gal.	2,214
Outback Sunrise Emu		
Lantana montevidensis 'Purple'	1 Gal.	495
Purple Trailing Lantana		
Larrea tridentata	5 Gal.	160
Creosote		
Leucophyllum compacta	5 Gal.	167
Compact Sage		
Simmondsia chinensis	5 Gal.	226
Jojoba		
Ruellia peninsularis	5 Gal.	252
Desert Ruellia		

ACCENTS (*LARGER SPECIES LABELED ON PLAN)

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Agave bovicornuta	15 Gal.	18
Cow's Horn Agave		
Agave parryi	5 Gal.	17
Parry's Agave		
Carnegiea gigantea	2' Ht. Min.	7
Saguaro	*4' Ht. Min.	8
	*6' Ht. Min.	4
Dasyliroa wheeleri	5 Gal.	69
Desert Spoon		
Echinocactus grusonii	10" Dia. Min.	35
Golden Barrel Cactus		
Echinocereus triglochidiatus	3 Head Min.	20
Claret Cup Hedgehog		
Fouquieria splendens	6' Ht. Min.	21
Ocotillo	8 Canes Min.	
Hesperaloe funifera	5 Gal.	176
Giant Yucca		
Hesperaloe parviflora 'MSWNPERRMA'	5 Gal.	525
Desert Dusk Red Yucca		
Muhlenbergia rigida 'Nashville'	1 Gal.	1,635
Nashville Muhly		
Opuntia engelmannii	6 Pads Min.	29
Engelmann's Cactus		
Opuntia rufida	6 Pads Min.	7
Blind Prickly Pear Cactus		
Opuntia santa-rita	6 Pads Min.	27
Purple Prickly Pear Cactus		
Pachycereus marginatus	3' Ht. Min.	8
Mexican Fencepost		
Pachycereus schottii	3' Ht. Min.	10
Senita Cactus		

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Decomposed Granite, Express Carmel		257,965 SF
½" Screened, 2" Depth Min.		
Stabilized Decomposed Granite, Express Carmel		15,075 SF
With Stabilizer from Stabilizer Solutions		
¼" Minus, 3" Depth Min.		
Decomposed Granite, Express Carmel		66,100 SF
3" Minus, 2" Depth Min.		
Decorative Boulder, Surface Select	2' Dia. Min.	47
	3' Dia. Min.	30



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WWW.KIMLEY-HORN.COM



JX NIPPON MINING AND METAL
10430 E. GERMANN RD, MESA, ARIZONA 85212

PROJECT EARL

DATE # REMARKS REVISIONS:

PRELIMINARY LANDSCAPE PLAN

SHEET TITLE:

PROJECT NO.: 291550002
PROJECT MANAGER: _____
PROJECT DESIGNER: _____
DRAWN BY: JAJ
CHECKED BY: AAV
SCALE: 1"=30'

SHEET:

LS-1

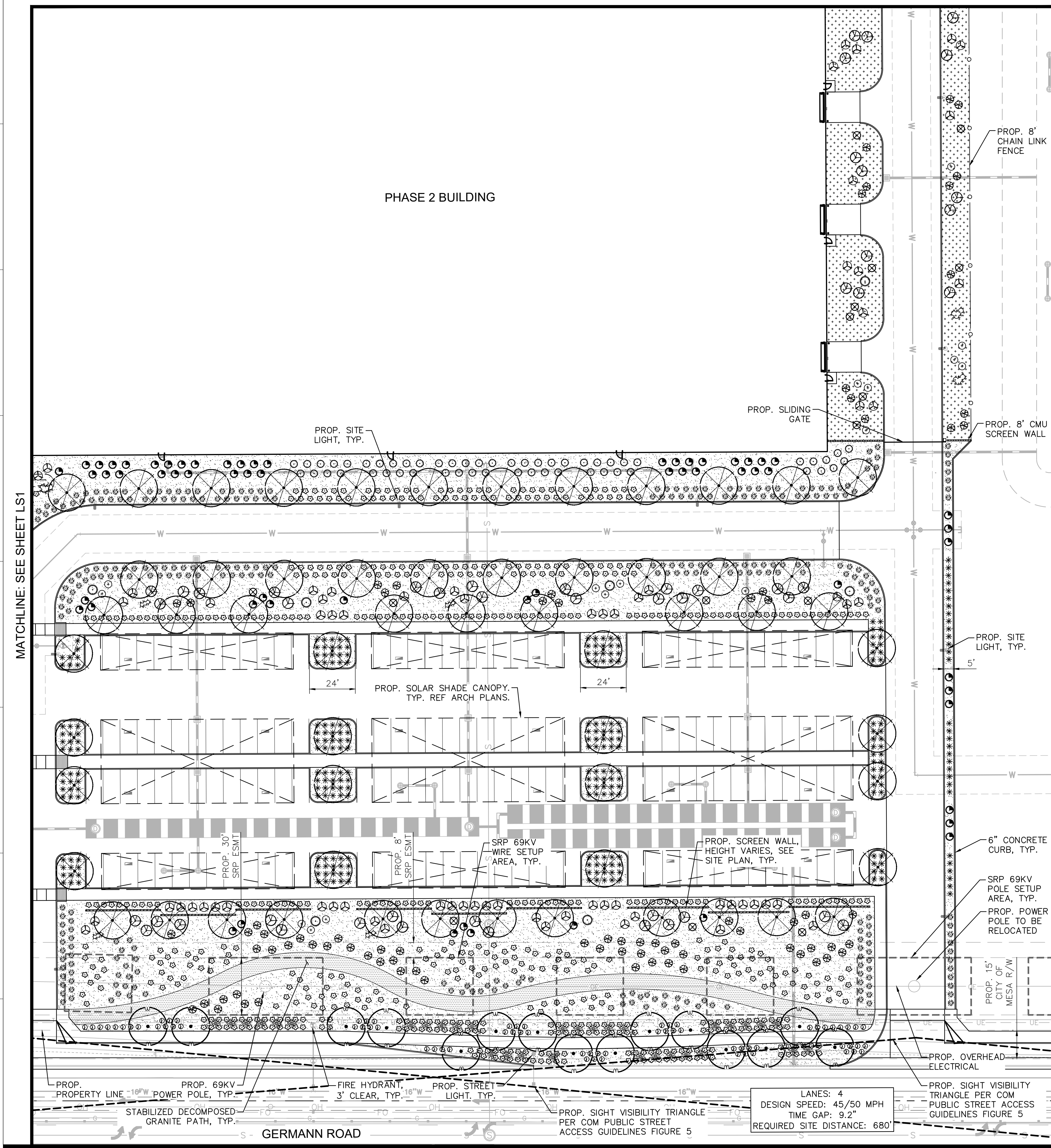
1 OF 4

PRINTED ON:

4
3
2
1

MATCHLINE: SEE SHEET LS1

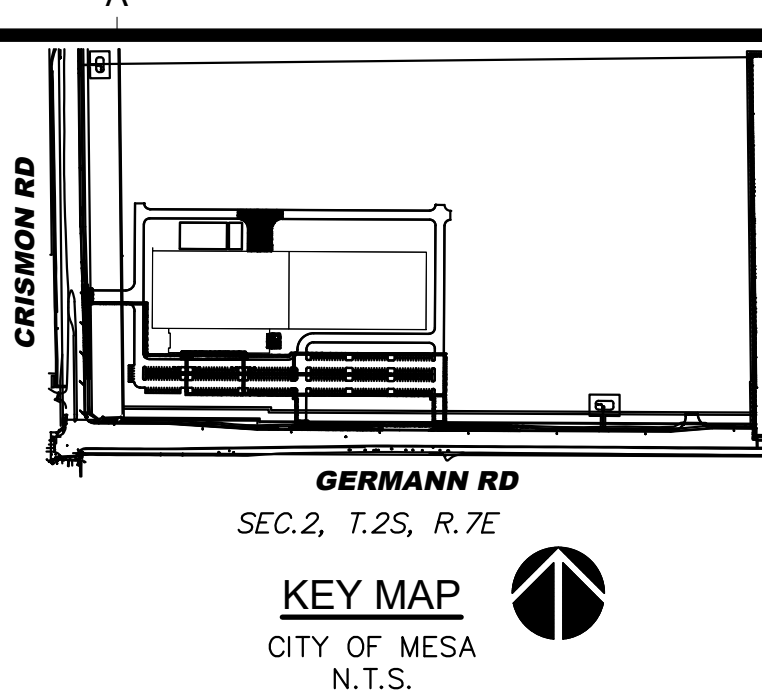
MATCHLINE: SEE SHEET LS3



LANDSCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
PERIMETER LANDSCAPE NORTH PERIMETER <ul style="list-style-type: none">UNDEVELOPED LAND WEST PERIMETER - CRISMON ROAD: <ul style="list-style-type: none">CITY OF MESA ROWURBAN PRINCIPAL ARTERIAL1 TREE / 25 LF, 6 SHRUBS / 25 LF SOUTH PERIMETER - GERMANN ROAD: <ul style="list-style-type: none">TOWN OF QUEEN CREEK ROWURBAN PRINCIPAL ARTERIAL1 TREE / 30 LF, 6 SHRUBS / 25 LF EAST PERIMETER <ul style="list-style-type: none">UNDEVELOPED LAND	5' LANDSCAPE STRIP MIN. 755 LF = 31 TREES, 186 SHRUBS 25% @ 36" BOX = 8 TREES 50% @ 5 GAL. = 93 SHRUBS 1,080 LF = 36 TREES, 216 SHRUBS UP TO TWO (2) TREE SPECIES 50% SHADING (6,680 SF)	PROVIDED 755 LF = 31 TREES, 508 SHRUBS 25% @ 36" BOX = 8 TREES 50% @ 5 GAL. = 93 SHRUBS 1,080 LF = 36 TREES, 699 SHRUBS ONE (1) TREE SPECIES PROVIDED 53.3% (3,562 SF) SHADING PROVIDED
INTERIOR PARKING LOT PARKING ISLANDS <ul style="list-style-type: none">1 TREE, 3 SHRUBS / ISLAND MIN. 10% PARKING LOT TREES = 36" BOX	43 ISLANDS = 43 TREES, 129 SHRUBS 43 TREES TOTAL = 5 - 36" BOX TREES	43 TREES, 495 SHRUBS 5 - 36" BOX TREES
RETENTION BASIN <ul style="list-style-type: none">LANDSCAPE IN ALL AREAS OF BASIN (SLOPE, TOP AND BOTTOM)		PROVIDED
FOUNDATION BASE <ul style="list-style-type: none">10% OF TREES: 36" BOX25% MIN. LANDSCAPE AREA OF ADJACENT WALL (1,469 LF) WEST FOUNDATION (443 LF) <ul style="list-style-type: none">1 TREE / 50 LF NORTH FOUNDATION (98 LF) <ul style="list-style-type: none">1 TREE / 50 LF SOUTH FOUNDATION (928 LF) <ul style="list-style-type: none">1 TREE / 50 LF	3 TREES (36" BOX) 387 LF LANDSCAPE 111 LF 9 TREES 25 LF 2 TREES 232 LF 19 TREES	3 TREES (36" BOX) 760 LF LANDSCAPE 443 LF 15 TREES 82 LF 2 TREES 881 LF 24 TREES
OPEN SPACE 50% LIVE COVERAGE (257,965 SF) <ul style="list-style-type: none">SHADE TREESORNAMENTAL TREESLARGE SHRUBS (8' HT.)MEDIUM SHRUBS (4-8' HT.)SMALL SHRUBS (<4' HT.)EVERGREEN GROUNDCOVERPERENNIAL GROUNDCOVER OR GRASSES	128,983 SF <ul style="list-style-type: none">50 CREDITS (SF) (EACH)25 CREDITS (SF) (EACH)50 CREDITS (SF) (EACH)25 SCREDITS (SF) (EACH)10 CREDITS (SF) (EACH)25 CREDITS (SF) (EACH)5 CREDITS (SF) (EACH)	134,905 SF <ul style="list-style-type: none">158 PLANTS / 7,900 CREDITS (SF)74 PLANTS / 1,850 CREDITS (SF)437 PLANTS / 21,850 CREDITS (SF)1,465 PLANTS / 36,625 CREDITS (SF)72 PLANTS / 720 CREDITS (SF)2,212 PLANTS / 55,300 CREDITS (SF)2,132 PLANTS / 10,660 CREDITS (SF)

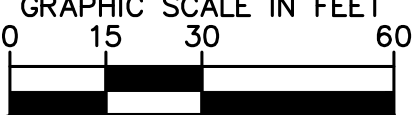
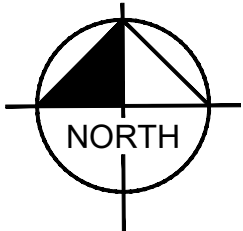
** DOES NOT INCLUDE AREAS WITHIN THE LOADING AREA / TRUCK DOCK ENCLOSURE OR 5' BUFFER LANDSCAPE AREA AT THE FAR EASTERN EDGE OF THE SITE.



PLANTING LEGEND

TREES* (LARGER SPECIES LABELED ON PLAN)	BOTANICAL NAME / COMMON NAME
	Acacia aneura
	Mulga
	Olneya tesota
	Ironwood
	Parkensonia x 'Desert Museum'
	Desert Museum Palo Verde
	Prosopis x 'Leslie Roy'
	Leslie Roy Mesquite
SHRUBS	BOTANICAL NAME / COMMON NAME
	Ambrosia deltoidea
	Triangle-leaf Bursage
	Encelia farinosa
	Brittlebush
	Eremophila glabra 'Minegew Gold'
	Outback Sunrise Emu
	Lantana montevidensis 'Purple'
	Purple Trailing Lantana
	Larrea tridentata
	Creosote
	Leucophyllum compacta
	Compact Sage
	Simmondsia chinensis
	Joboba
	Ruellia peninsularis
	Desert Ruellia
ACCENTS (*LARGER SPECIES LABELED ON PLAN)	BOTANICAL NAME / COMMON NAME
	Agave bovicornuta
	Cow's Horn Agave
	Agave parryi
	Parry's Agave
	Carnegiea gigantea
	Saguaro
	Dasyliion wheeleri
	Desert Spoon
	Echinocactus grusonii
	Golden Barrel Cactus
	Echinocereus triglochidiatus
	Claret Cup Hedgehog
	Fouquieria splendens
	Ocotillo
	Hesperaloe funifera
	Giant Yucca
	Hesperaloe parviflora 'MSWNPENMA'
	Desert Dusk Red Yucca
	Muhlenbergia rigida 'Nashville'
	Nashville Muhly
	Opuntia engelmannii
	Engelmann's Cactus
	Opuntia rufida
	Blind Prickly Pear Cactus
	Opuntia santa-rita
	Purple Prickly Pear Cactus
	Pachycereus marginatus
	Mexican Fencepost
	Pachycereus schottii
	Senita Cactus

BOTANICAL NAME / COMMON NAME
Decomposed Granite, Express Carmel 1/2" Screened, 2" Depth Min.
Stabilized Decomposed Granite, Express Carmel With Stabilizer from Stabilizer Solutions 1/4" Minus, 3" Depth Min.
Decomposed Granite, Express Carmel 3" Minus, 2" Depth Min.
Decorative Boulder, Surface Select



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JX NIPPON MINING AND METAL
10430 E. GERMANN RD, MESA, ARIZONA 85212
PROJECT EARL

DATE # REMARKS REVISIONS:

PRELIMINARY LANDSCAPE PLAN

SHEET TITLE: PROJECT NO.: 291550002
PROJECT MANAGER: PROJECT DESIGNER: DRAWN BY: JAJ
CHECKED BY: AAV
SCALE: 1"=30'

SHEET: LS-2
2 OF 4

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10430 E. GERMANN RD, MESA,
ARIZONA 85212
PROJECT EARL

DATE # REMARKS

REVISIONS:

PRELIMINARY LANDSCAPE PLAN

SHEET TITLE:

PROJECT NO.: 291550002

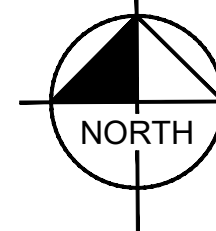
PROJECT MANAGER:

PROJECT DESIGNER:

DRAWN BY: JAJ

CHECKED BY: AAV

SCALE: 1"=30'



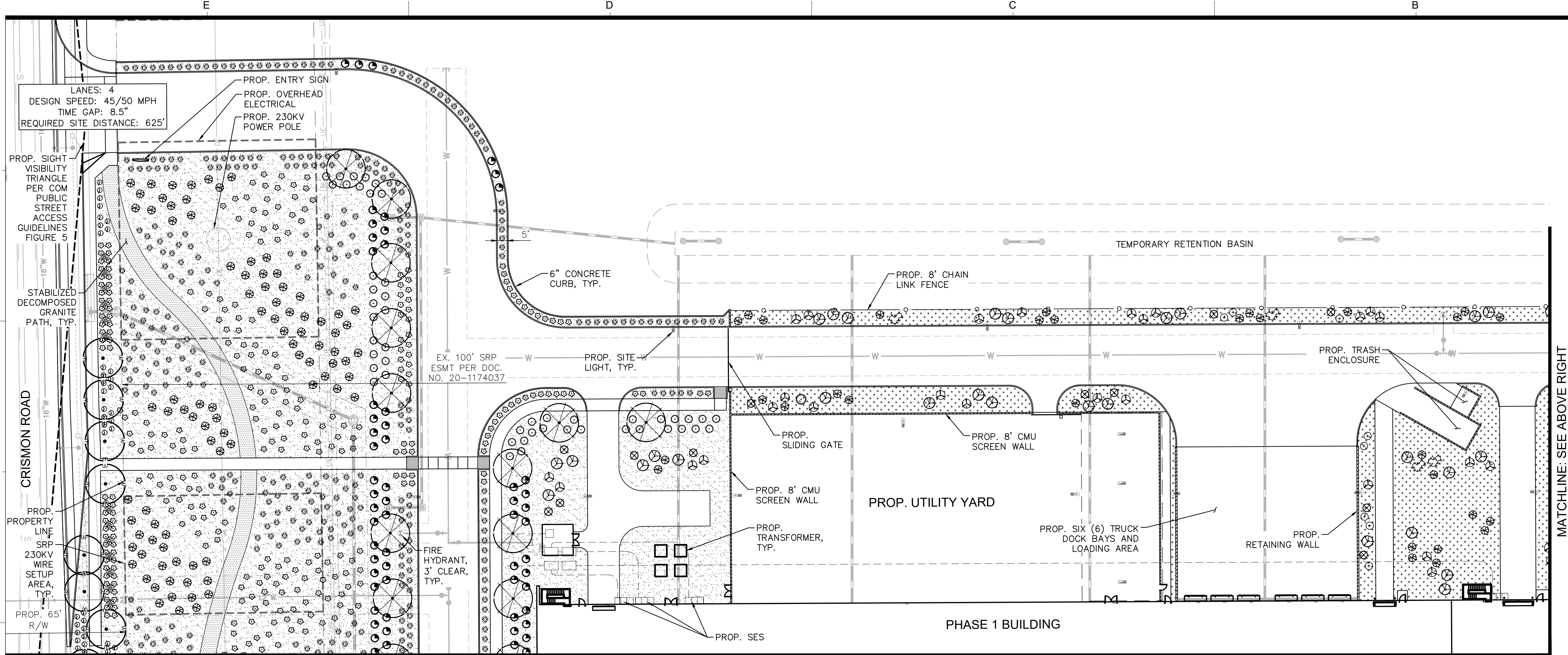
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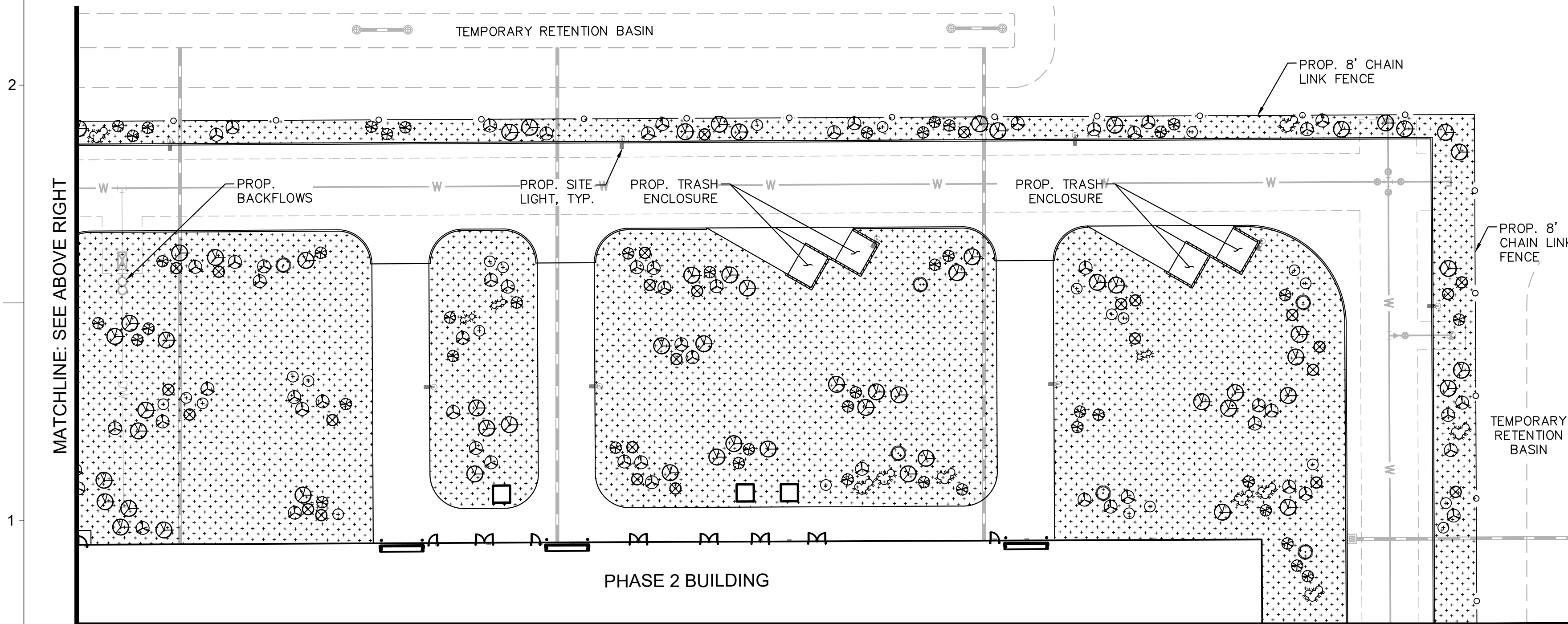
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LS-3

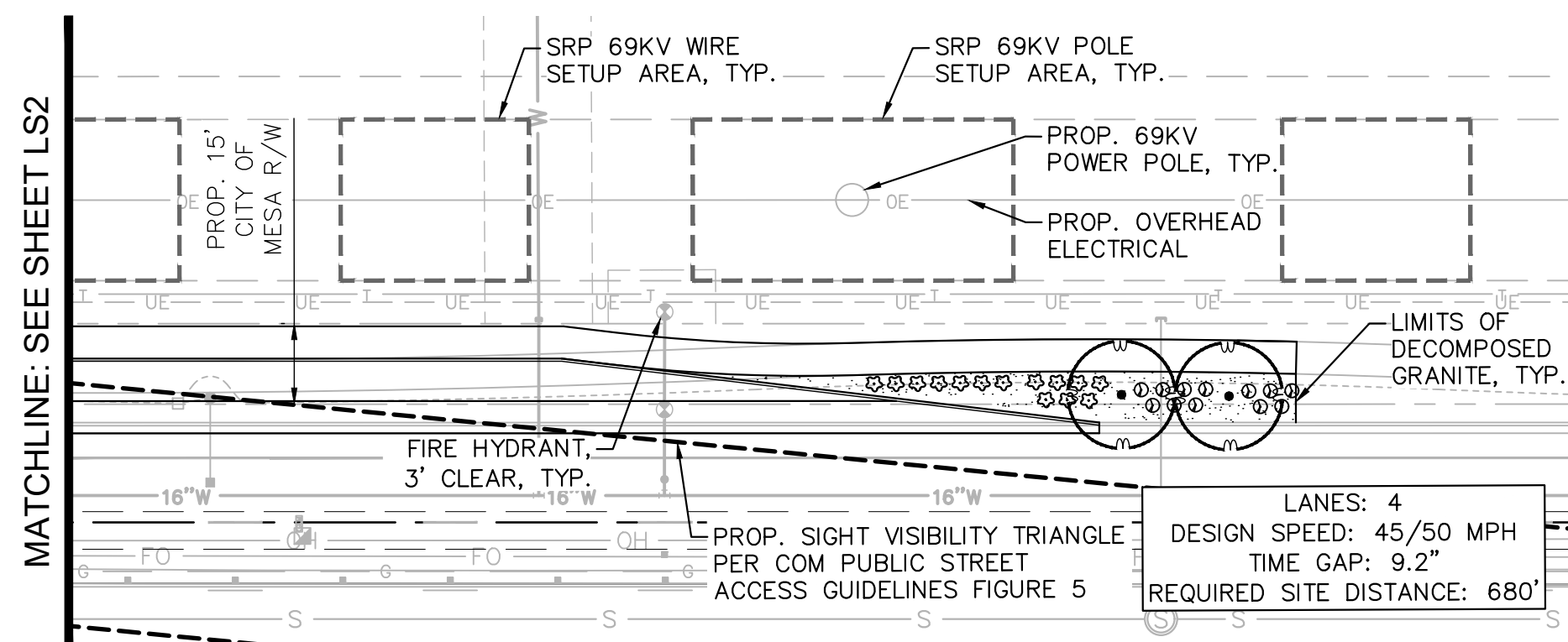
3 OF 4



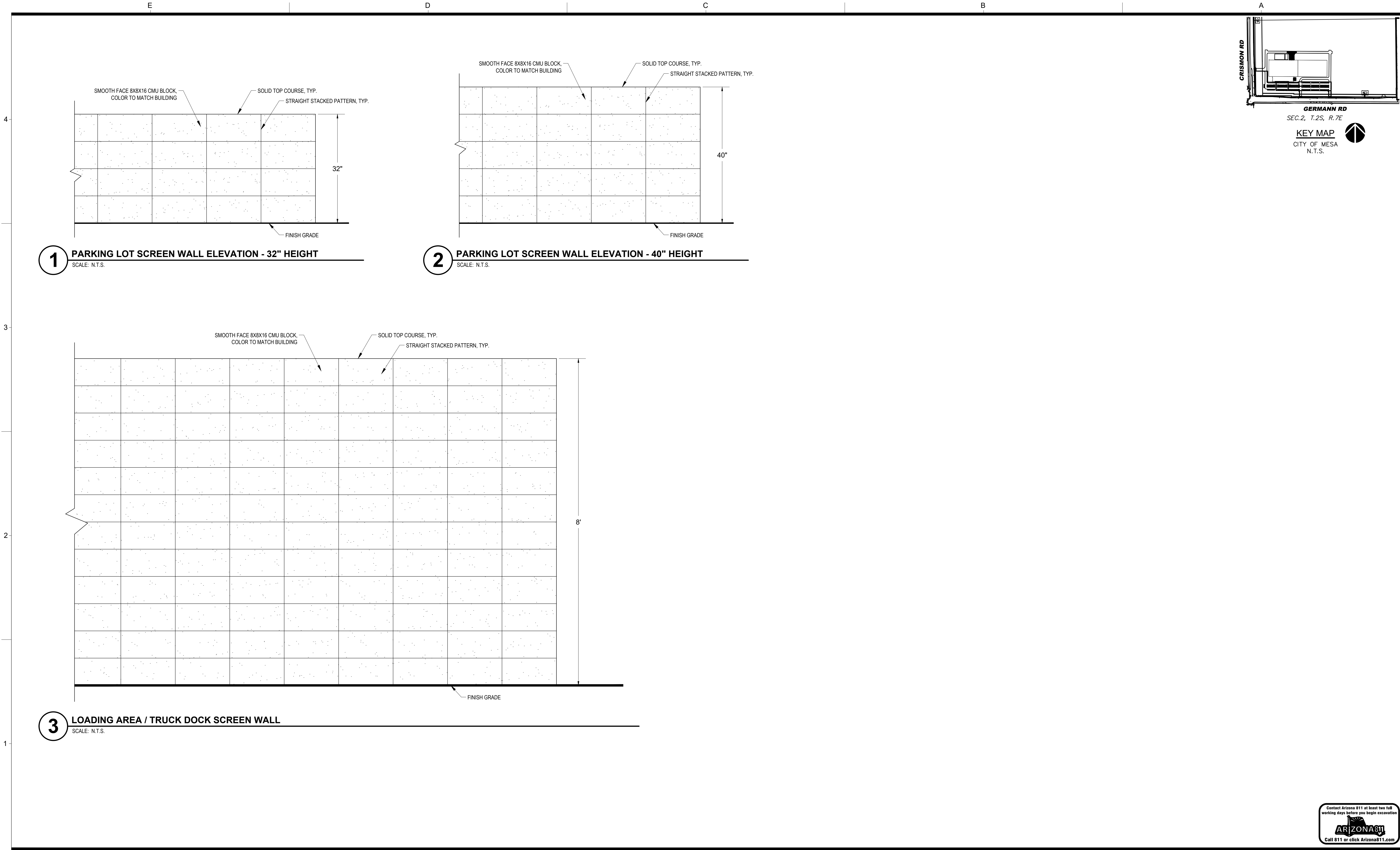
MATCHLINE: SEE SHEET LS1



MATCHLINE: SEE SHEET LS2



PRINTED ON:



1 PARKING LOT SCREEN WALL ELEVATION - 32" HEIGHT
SCALE: N.T.S.

2 PARKING LOT SCREEN WALL ELEVATION - 40" HEIGHT
SCALE: N.T.S.

3 LOADING AREA / TRUCK DOCK SCREEN WALL
SCALE: N.T.S.



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KIMLEY-HORN AND ASSOCIATES, INC. STRUCTURAL ENGINEER:
7740 N. 16th Street, Suite 300, Phoenix, AZ 85020
Kimley»Horn MECHANICAL / PLUMBING /
ELECTRICAL ENGINEER:
CIVIL ENGINEER & LANDSCAPE ARCHITECT:

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PROJECT:
JX NIPPON MINING AND METAL
10430 E. GERMANN RD, MESA,
ARIZONA 85212
PROJECT EARL

DATE	#	REMARKS	REVISIONS:
------	---	---------	------------

SHEET TITLE:
PRELIMINARY LANDSCAPE DETAILS

PROJECT NO.:	291550002
PROJECT MANAGER:	
PROJECT DESIGNER:	
DRAWN BY:	JAJ
CHECKED BY:	AAV
SCALE:	NONE

SHEET:
LS-4
4 OF 4

PRINTED ON: 3/21/2022

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JX NIPPON MINING AND METAL
10430 E. GERMANN RD, MESA,
ARIZONA 85212
PROJECT EARL

DATE # REMARKS

REVISIONS:

**PRELIMINARY GRADING
AND DRAINAGE PLAN**

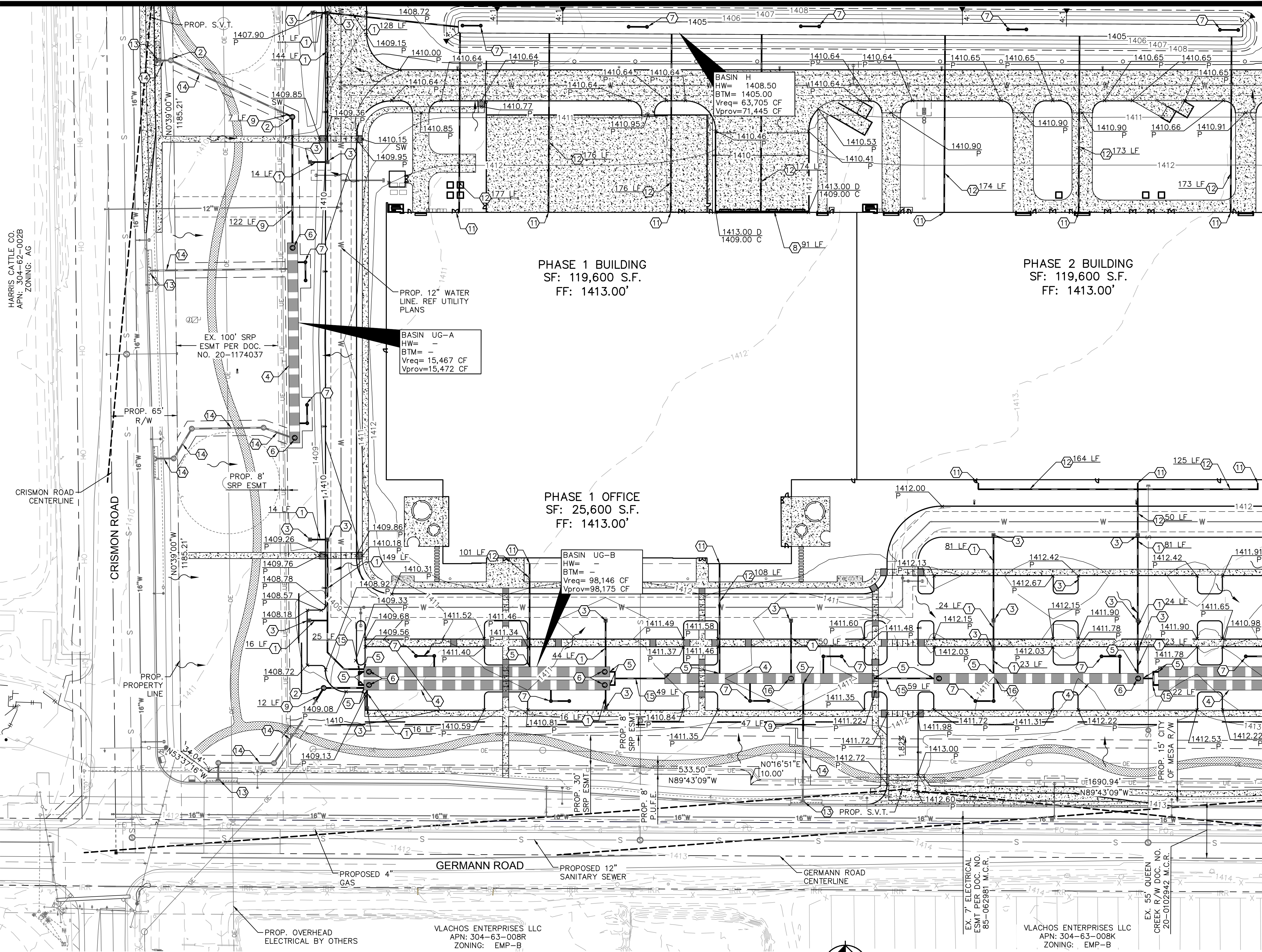
SHEET TITLE:

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

SHEET:

PRE-GD 1
1 OF 5

MATCH LINE - SEE SHEET 3



LEGEND

- EXISTING IMPROVEMENTS
- PROPOSED IMPROVEMENTS
- EXISTING EASEMENT
- STREET CENTERLINE
- EXISTING FIRELINE
- EXISTING WATER MAIN/SERVICE
- EXISTING SANITARY SEWER LINE
- EXISTING GAS
- EXISTING ELECTRIC
- PROPOSED SANITARY SEWER LINE
- PROPOSED FIRELINE
- PROPOSED WATER SERVICE/SERVICE
- EXISTING FENCE
- EXISTING IRRIGATION LINE
- PROPOSED FENCE
- PROPOSED OVERHEAD ELECTRICAL BY OTHERS
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- PROPOSED CONTOUR
- EXISTING CONTOURS
- PROPOSED PAVEMENT ELEVATION
- EXISTING PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- GUTTER/GRATE ELEVATION
- FINISH GRADE ELEVATION
- PAVEMENT ELEVATION
- TOP OF CURB ELEVATION
- SIDEWALK ELEVATION
- FINISHED FLOOR ELEVATION
- GUTTER ELEVATION
- FLOW ARROW

NOTES

- ADD 0.5' TO PAVEMENT (P) ELEVATIONS FOR TOP OF CURB ELEVATIONS FOR VERTICAL CURBS.
- ALL SPOT ELEVATIONS ARE FINISHED GRADE PAVEMENT (P), GUTTER/GRATE (G), TOP OF CURB (TC), OR SIDEWALK (SW) ELEVATIONS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL USE SPOT ELEVATIONS, PROPOSED CONTOURS, AND SLOPES TO ESTABLISH GRADES.
- SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
- REFER TO LANDSCAPE PLANS FOR SLOPE TREATMENT.
- ALL FILL SLOPES SHALL BE COMPACTED TO 95% RELATIVE DENSITY.
- REFER TO BUILDING ARCHITECTURE AND STRUCTURAL PLANS FOR EXACT BUILDING FOUNDATION THICKNESS CHANGES.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2790L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". 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.

GRADING CONSTRUCTION NOTES

- PROPOSED 12" HDPE STORM DRAIN PIPE.
- PROPOSED 5" DIA MANHOLE PER MAG STD DET 520 WITH SOLID LID.
- PROPOSED CATCH BASIN TYPE 'G' PER MAG STD DET 537 SINGLE GRATE.
- PROPOSED 10' DIA CMP RETENTION TANK.
- PROPOSED STORM DRAIN CONNECTION TO UNDERGROUND RETENTION TANK.
- PROPOSED UNDERGROUND RETENTION ACCESS RISER.
- PROPOSED MAXWELL PLUS DUAL-CHAMBERED DRYWELL.
- PROPOSED R-4990-DX 14" WIDE UNBOLTED NEENAH R-4990-DX SERIES TRENCH DRAIN (TYPE 'A' GRATE) WITH BLACK POWDER COATED FINISH.
- PROPOSED 15" RCP STORM DRAIN PIPE
- PROPOSED HEADWALL WITH SAFETY RAIL TYPE 'U' PER MAG STD DET 501 AND 145. TRASH RACK PER MAG STD 502.
- PROPOSED BUILDING ROOF DRAIN CONNECTION WITH TWO-WAY CLEANOUT
- PROPOSED 12" SCHEDULE 40 PVC STORM DRAIN PIPE.
- PROPOSED CURB INLET CATCH BASIN TYPE 'D' PER MAG STD DET 533-1.
- PROPOSED 15" RCP STORM DRAIN (INSTALLED BY OTHERS) TO REMAIN.
- PROPOSED EQUALIZER STORM DRAIN PIPE.
- PROPOSED OPEN GRATE INLET STRUCTURE.



PRINTED ON: 3/21/2022

FLOOD ZONE
ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2790L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". 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.

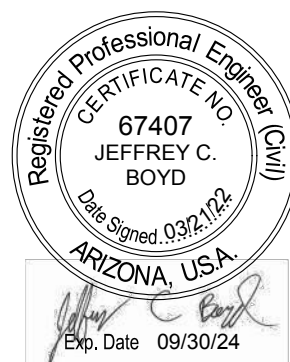
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ARCHITECTURE • ENGINEERING • INTERIORS

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3490 PIEDMONT RD. NE, SUITE 900, ATLANTA, GA 30305
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16th Street, Suite 300, Phoenix, AZ 85020

Kimley»Horn

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PHONE: 602-944-5500 FAX: 602-944-7423
WWW.KIMLEY-HORN.COM



JX NIPPON MINING AND METAL
10430 E. GERMANN RD, MESA,
ARIZONA 85212
PROJECT EARL

DATE # REMARKS

REVISIONS:

**PRELIMINARY GRADING
AND DRAINAGE PLAN**

SHEET TITLE:

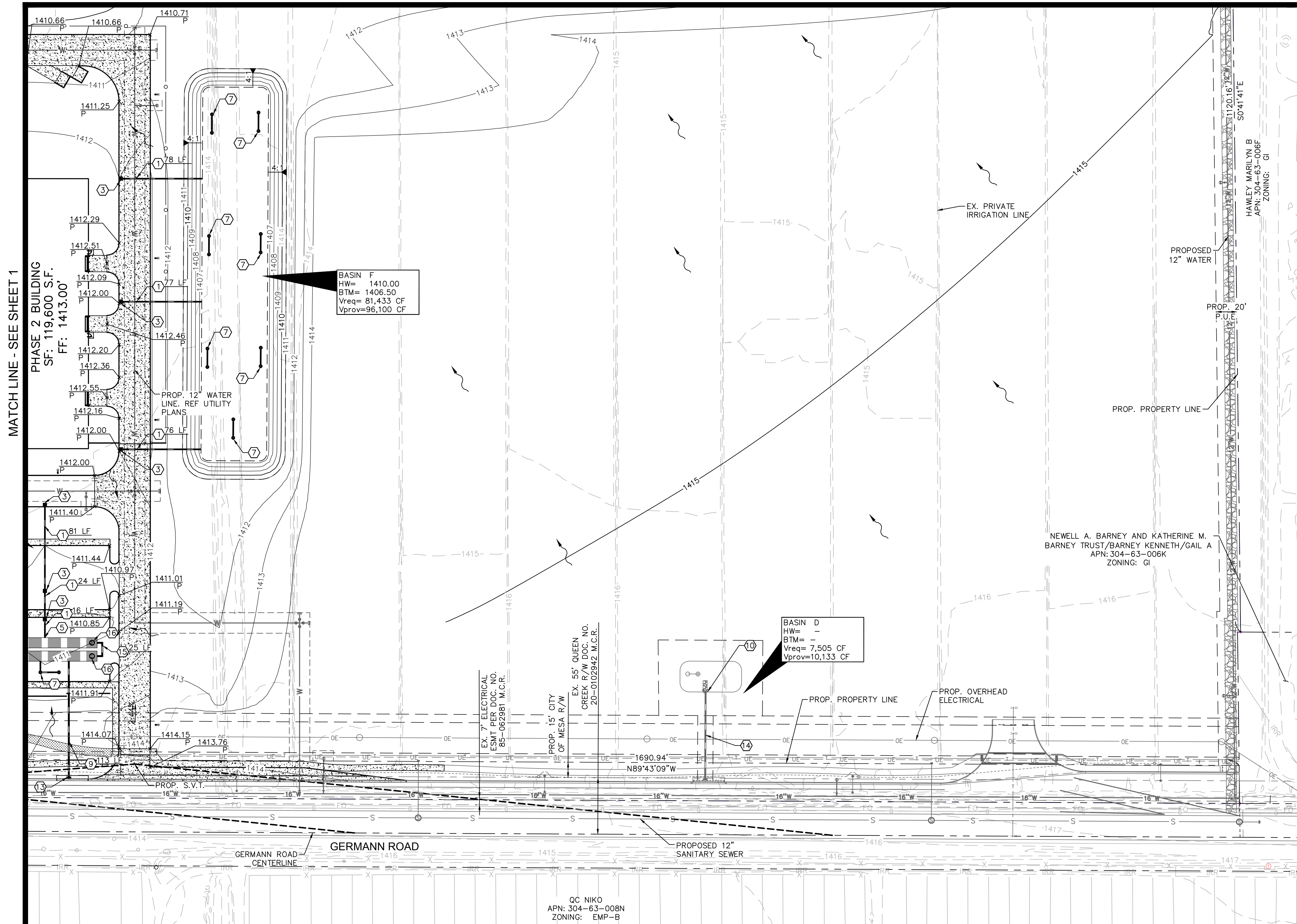
PROJECT NO.: 291550002
PROJECT MANAGER: _____
PROJECT DESIGNER: _____
DRAWN BY: MKC
CHECKED BY: JCB
SCALE: 1"=50'

SHEET:

PRE-GD 2
2 OF 5



MATCH LINE - SEE SHEET 4



LEGEND

---	EXISTING IMPROVEMENTS
---	PROPOSED IMPROVEMENTS
---	EXISTING EASEMENT
---	STREET CENTERLINE
F	EXISTING FIRELINE
W	EXISTING WATER MAIN/SERVICE
S	EXISTING SANITARY SEWER LINE
G	EXISTING GAS
E	EXISTING ELECTRIC
S	PROPOSED SANITARY SEWER LINE
F	PROPOSED FIRELINE
W	PROPOSED WATER SERVICE/SERVICE
X	EXISTING FENCE
IRR	EXISTING IRRIGATION LINE
O	PROPOSED FENCE
OE	PROPOSED OVERHEAD ELECTRICAL BY OTHERS
---	EXISTING STORM DRAIN
---	PROPOSED STORM DRAIN
HP	PROPOSED HIGH POINT
LP	PROPOSED LOW POINT
12	PROPOSED CONTOUR
-2-	EXISTING CONTOURS
85.00 P	PROPOSED PAVEMENT ELEVATION
(85.00) P	EXISTING PAVEMENT ELEVATION
M/E	MATCH EXISTING ELEVATION
G	GUTTER/GRATE ELEVATION
FG	FINISH GRADE ELEVATION
P	PAVEMENT ELEVATION
TC	TOP OF CURB ELEVATION
SW	SIDEWALK ELEVATION
FF	FINISHED FLOOR ELEVATION
G	GUTTER ELEVATION
---	FLOW ARROW

GRADING CONSTRUCTION NOTES

1. PROPOSED 12" HDPE STORM DRAIN PIPE.
2. PROPOSED 5' DIA MANHOLE PER MAG STD DET 520 WITH SOLID LID.
3. PROPOSED CATCH BASIN TYPE 'G' PER MAG STD DET 537 SINGLE GRATE.
4. PROPOSED 10' DIA CMP RETENTION TANK.
5. PROPOSED STORM DRAIN CONNECTION TO UNDERGROUND RETENTION TANK.
6. PROPOSED UNDERGROUND RETENTION ACCESS RISER.
7. PROPOSED MAXWELL PLUS DUAL-CHAMBERED DRYWELL.
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9. PROPOSED 15" RCP STORM DRAIN PIPE
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14. PROPOSED 15" RCP STORM DRAIN (INSTALLED BY OTHERS) TO REMAIN.
15. PROPOSED EQUALIZER STORM DRAIN PIPE.
16. PROPOSED OPEN GRATE INLET STRUCTURE.

NOTES

1. ADD 0.5' TO PAVEMENT (P) ELEVATIONS FOR TOP OF CURB ELEVATIONS FOR VERTICAL CURBS.
2. ALL SPOT ELEVATIONS ARE FINISHED GRADE PAVEMENT (P), GUTTER/GRATE (G), TOP OF CURB (TC), OR SIDEWALK (SW) ELEVATIONS UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL USE SPOT ELEVATIONS, PROPOSED CONTOURS, AND SLOPES TO ESTABLISH GRADES.
4. SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
5. REFER TO LANDSCAPE PLANS FOR SLOPE TREATMENT.
6. ALL FILL SLOPES SHALL BE COMPACTED TO 95% RELATIVE DENSITY.
7. REFER TO BUILDING ARCHITECTURE AND STRUCTURAL PLANS FOR EXACT BUILDING FOUNDATION THICKNESS CHANGES.

PRINTED ON: 3/21/2022

LEGEND	
	EXISTING IMPROVEMENTS
	PROPOSED IMPROVEMENTS
	EXISTING EASEMENT
	STREET CENTERLINE
	EXISTING FIRELINE
	EXISTING WATER MAIN/SERVICE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS
	EXISTING ELECTRIC
	PROPOSED SANITARY SEWER LINE
	PROPOSED FIRELINE
	PROPOSED WATER SERVICE/SERVICE
	EXISTING FENCE
	EXISTING IRRIGATION LINE
	PROPOSED FENCE
	PROPOSED OVERHEAD ELECTRICAL BY OTHERS
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	PROPOSED STORM DRAIN
	PROPOSED HIGH POINT
	PROPOSED LOW POINT
	PROPOSED CONTOUR
	EXISTING CONTOURS
	PROPOSED PAVEMENT ELEVATION
	EXISTING PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	GUTTER/GRATE ELEVATION
	FINISH GRADE ELEVATION
	PAVEMENT ELEVATION
	TOP OF CURB ELEVATION
	SIDEWALK ELEVATION
	FINISHED FLOOR ELEVATION
	GUTTER ELEVATION
	FLOW ARROW

MATCH LINE - SEE SHEET 1

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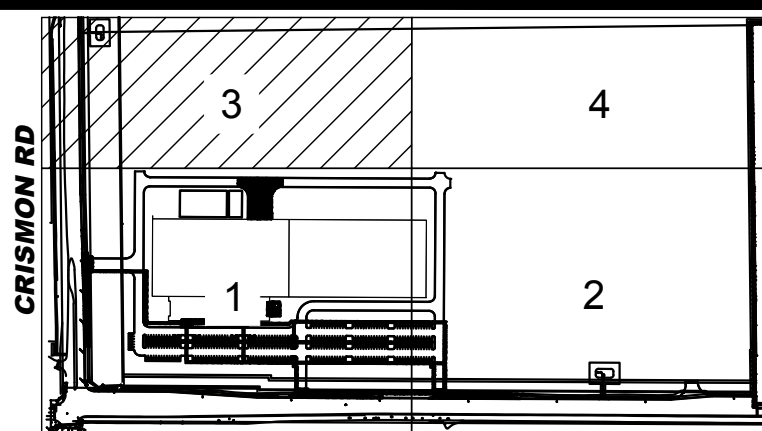
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MATCH LINE - SEE SHEET 4



KEY MAP
CITY OF MESA
N.T.S.



HARRIS CATTLE CO.
APN: 304-62-002B
ZONING: LI

LOT 4
THE CUBES AT MESA GATEWAY
APN: 304-63-006V

N89°23'37"E
2253.19'

BASIN E
HW= 1405.60
BTM= 1404.00
Vreq= 2,450 CF
Vprov=10,133 CF

BASIN C
HW= 1408.00
BTM= 1404.50
Vreq= 54,831 CF
Vprov=61,193 CF

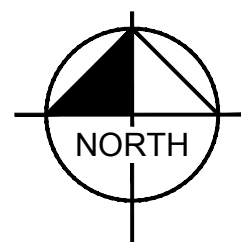
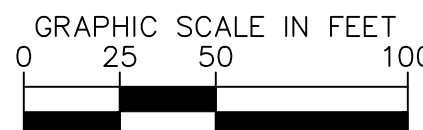
EX. 100' SRP
ESMT PER DOC.
NO. 20-1174037

PROP. OVERHEAD
ELECTRICAL BY OTHERS

PROP. PROPERTY LINE

PROP. 8'
SRP ESMT

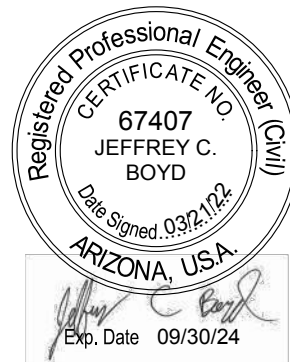
EX. PRIVATE
CONCRETE DITCH
TO BE REMOVED



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JX NIPPON MINNING AND METAL
10430 E. GERMANN RD, MESA,
ARIZONA 85212
PROJECT EARL

PROJECT:

DATE # REMARKS

REVISIONS:

SHEET TITLE:

PROJECT NO.: 291550002

PROJECT MANAGER:

PROJECT DESIGNER:

DRAWN BY: MKC

CHECKED BY: JCB

SCALE: 1"=50'

SHEET:

PRE-GD 3

3 OF 5

**PRELIMINARY GRADING
AND DRAINAGE PLAN**

PRINTED ON: 3/21/2022

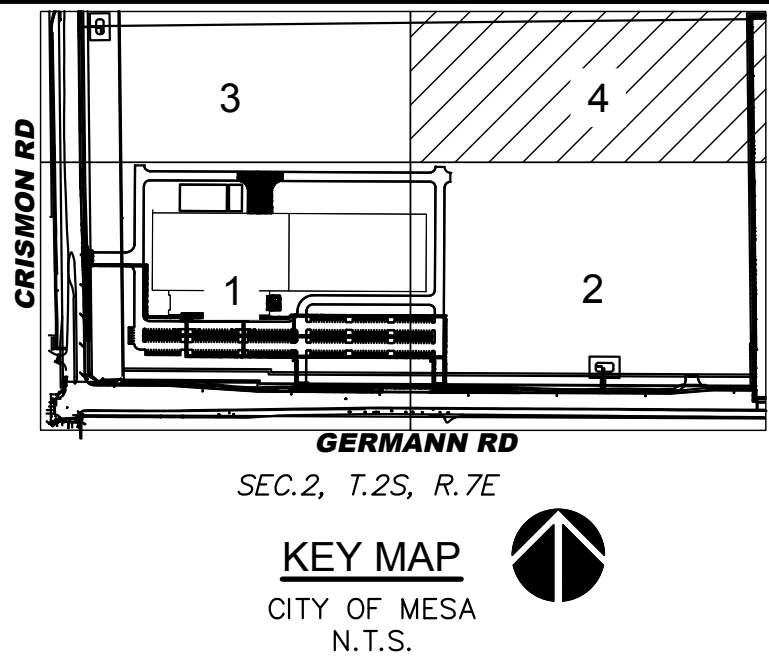
MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 2

LEGEND

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FF	FINISHED FLOOR ELEVATION
G	GUTTER ELEVATION
~>	FLOW ARROW

BASIN G
HW= 1410.00
BTM= 1407.00
Vreq= 66,669 CF
Vprov=71,396 CF



GRADING CONSTRUCTION NOTES

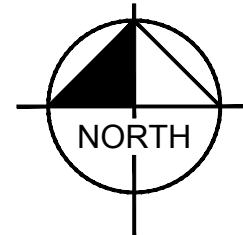
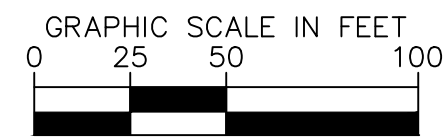
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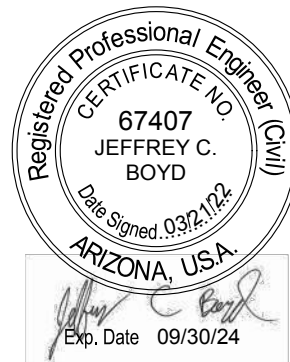
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PROJECT EARL

DATE # REMARKS

REVISIONS:

SHEET TITLE:

**PRELIMINARY GRADING
AND DRAINAGE PLAN**

PROJECT NO.: 291550002

PROJECT MANAGER:

PROJECT DESIGNER:

DRAWN BY: MKC

CHECKED BY: JCB

SCALE: 1"=50'

SHEET:

PRE-GD 4

4 OF 5

PRINTED ON: 3/21/2022

RETENTION CALCULATIONS

Overall Retention Summary - Project Earl - 100-Yr 2-Hr Storm Event							
Drainage Area	Land Use	Area [A]		Runoff Coefficient	Precipitation Depth [P]	Required Storage (V _{REQ} = CPA/12)	
		sf	ac		in	cf	ac-ft
3--4*	Offsite Road Improvement	39,908	0.92	0.90	2.20	7,505	0.17
3--3*	Offsite Road Improvement	37,379	0.86	0.90	2.20	6,803	0.16
3--2*	Offsite Road Improvement	40,965	0.94	0.90	2.20	7,443	0.17
3--1*	Offsite Road Improvement	45,670	1.05	0.90	2.20	8,347	0.19
1--14*	Offsite Road Improvement	41,042	0.94	0.90	2.20	7,280	0.17
1--13*	Offsite Road Improvement	28,326	0.65	0.90	2.20	4,551	0.10
1--12*	Offsite Road Improvement	21,947	0.50	0.90	2.20	3,636	0.08
1--11*	Offsite Road Improvement	13,193	0.30	0.90	2.20	2,450	0.06
45	Landscape Area	30,025	0.69	0.60	2.20	3,303	0.08
50	Landscape Area	52,160	1.20	0.60	2.20	5,738	0.13
55	Landscape Area	55,089	1.26	0.80	2.20	8,080	0.19
60	Landscape Area	67,328	1.55	0.60	2.20	7,406	0.17
65	Pavement/Building Area	14,251	0.33	0.85	2.20	2,221	0.05
70	Pavement/Building Area	104,206	2.39	0.90	2.20	17,194	0.39
75	Pavement/Building Area	79,571	1.83	0.90	2.20	13,129	0.30
80	Pavement/Building Area	89,352	2.05	0.90	2.20	14,743	0.34
85	Pavement/Building Area	61,421	1.41	0.90	2.20	10,135	0.23
90	Pavement/Building Area	60,863	1.40	0.90	2.20	10,042	0.23
95	Pavement/Building Area	61,208	1.41	0.90	2.20	10,099	0.23
100	Undeveloped Desert	715,971	16.44	0.60	2.20	78,757	1.81
105	Undeveloped Desert	606,352	13.92	0.60	2.20	66,699	1.53
110	Pavement/Undeveloped Desert	246,812	5.67	0.75	2.20	33,937	0.78
115	Undeveloped Desert	498,464	11.44	0.60	2.20	54,831	1.26
120	Landscape Area	29,381	0.67	0.60	2.20	3,232	0.07
125	Pavement/Building Area	24,333	0.56	0.60	2.20	2,677	0.06
Total	Industrial	3,011,503	69.13	0.74	2.20	390,236	8.96

*THE VOLUMES FOR THESE TRIBUTARY AREAS ARE BASED OFF OF THE DRAINAGE NARRATIVE FROM THE OFFSITE IMPROVEMENT PLANS PROVIDED BY OTHERS

DRYWELL SUMMARY

Drywell Summary					
Drainage Area	Retention Basin	Volume	Disposal Rate	Drywells Required	Drain Time
		cf	cfs	ea	hr
UG-A	CMP Tank	15,467	0.10	2	22
UG-B	CMP Tank	98,146	0.10	8	35
Basin-C	CMP Tank	54,831	0.10	5	31
Basin-D*	Surface	7,505	0.10	1	21
Basin-E*	Surface	2,450	0.10	1	7
Basin-F	Surface	81,433	0.10	7	33
Basin-G	Surface	66,699	0.10	6	31
Basin-H	Surface	63,705	0.10	5	36
Total	Surface/CMP Tank	390,236	0.10	35	31

*THE VOLUME PROVIDED FOR THESE BASINS ARE EXISTING AND TO BE PROVIDED BY OTHERS

UNDERGROUND RETENTION SUMMARY

Underground Retention Summary						
Drainage Area	Retention Basin	Required Volume	Diameter	Required Length	Provided Length	Provided Storage
		cf	ft	lf	lf CMP	cf
UG-A	CMP Tank	15,467	10	197	197	15,472
UG-B	CMP Tank	98,146	10	1250	1250	98,175
Total	CMP Tank	113,613	10	1447	1447	113,647

SURFACE RETENTION SUMMARY

Overall Surface Retention Summary			
Drainage Area	Retention Basin	Required Storage	Provided Storage
		cf	cf
Basin-C	Surface	54,831	61,193
Basin-D*	Surface	7,505	10,133
Basin-E*	Surface	2,450	10,133
Basin-F	Surface	81,433	96,100
Basin-G	Surface	66,699	71,396
Basin-H	Surface	63,705	71,445
Total	Surface	276,623	320,400

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

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



PROJECT:
JX NIPPON MINNING AND METAL
10430 E. GERMANN RD, MESA,
ARIZONA 85212
PROJECT EARL

DATE # REMARKS

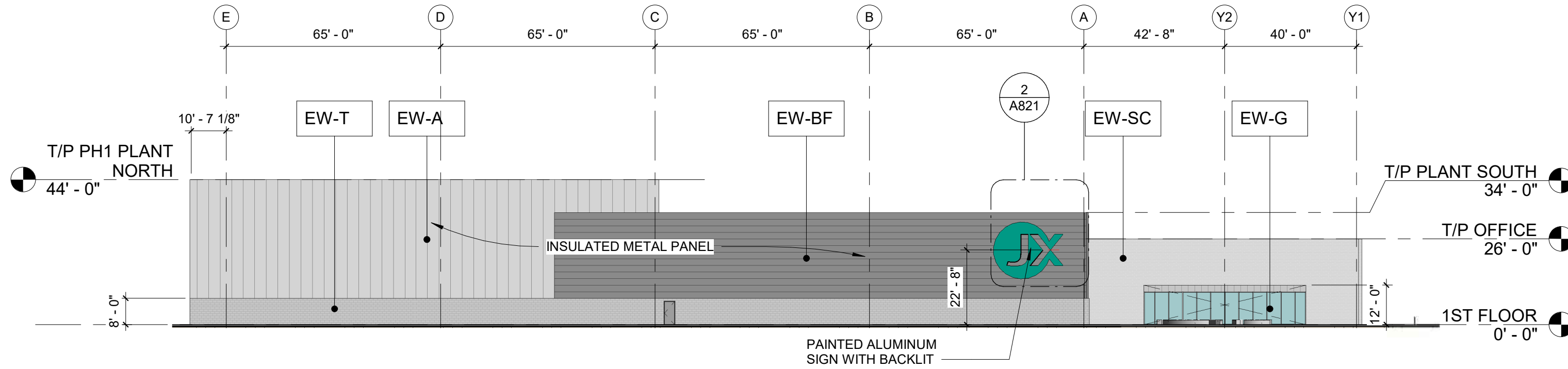
REVISIONS:

PRELIMINARY GRADING
AND DRAINAGE PLAN
NOTES

SHEET TITLE:
PROJECT NO.: 291550002
PROJECT MANAGER:
PROJECT DESIGNER:
DRAWN BY: MKC
CHECKED BY: JCB
SCALE: NONE

SHEET:
PRE-GD 5
5 OF 5

COLOR/MATERIAL SCHEDULE					
MARK	DESCRIPTION	FINISH/COLOR	MODEL	MANUFACTURER	COMMENTS/NOTE
EW-A	INSULATED METAL PANEL		KS SERIES	KINGSPAN	
EW-BF	INSULATED METAL PANEL		KARRIER PANEL - FLAT	KINGSPAN	
EW-BW	INSULATED METAL PANEL		KARRIER PANEL - MODIFIED SHARK FIN	KINGSPAN	ACCENT PLANK: CONVEX PLAN
EW-C	INSULATED METAL PANEL		KARRIER PANEL - FLAT	KINGSPAN	
EW-SC	STACKED STONE VENEER PANEL		WHITE/IVORY	TBD	
EW-T	TILE FINISH ON IMP		AVORI SATIN	NEOLITH	
EW-T1	TILE FINISH ON IMP		BASALT GREY	NEOLITH	
EW-T2	TILE FINISH ON IMP		BETON	NEOLITH	
EW-W	TILE FINISH ON IMP		SUMMER DALE	NEOLITH	
EW-M	INSULATED METAL PANEL		KS SERIES		
EC1	NICHIHA PANEL - CEILING		SUMMER DALE	NEOLITH	
GLAZING	STOREFRONT GLASS WALL		TRIFAB 451/451T SSG SYSTEM	KAWNEER	1" DOUBLE PANE TEMPERED LOW E GLASS, SHGC-0.25 (SOLARBAN 60(2) SOLARGRAY+CLEAR, VITRO)

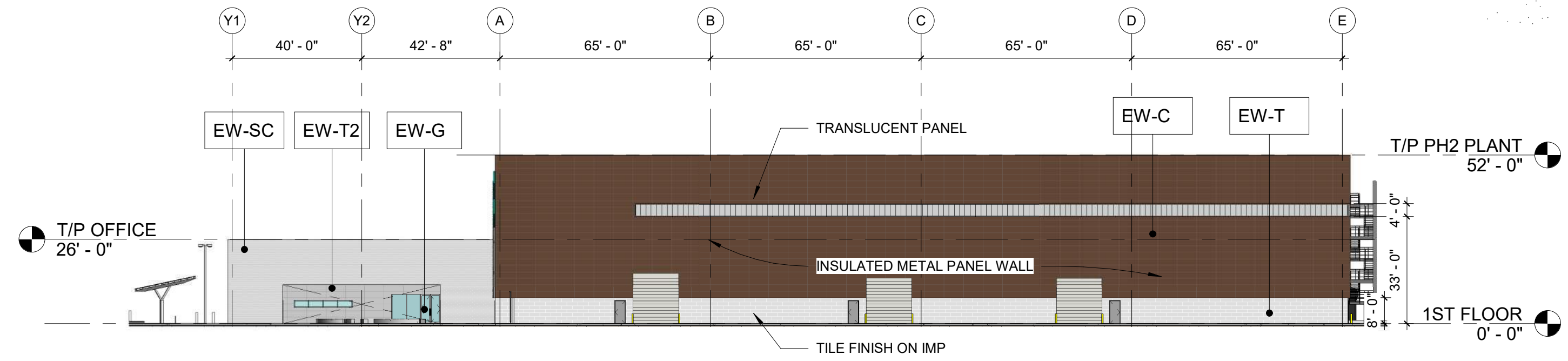


COLOR ELEV VIEW - WEST

SCALE: 1" = 30'-0"

4

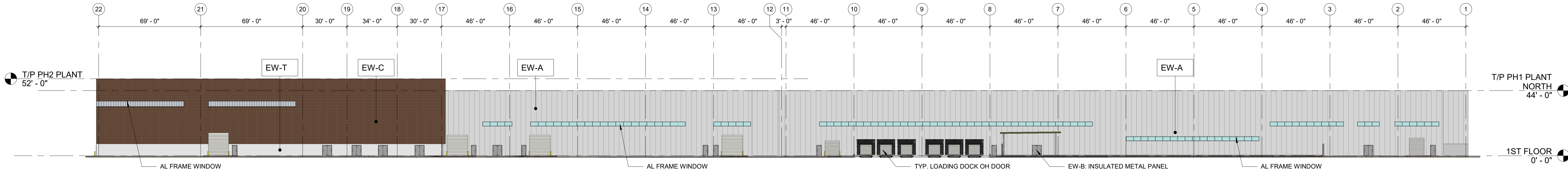
BUILDING ELEVATION MATERIAL CALCULATIONS				
	NORTH : SQ FT (%)	WEST : SQ FT (%)	EAST : SQ FT (%)	SOUTH: SQ FT (%)
INSULATED METAL PANEL	37053.42 (87.62%)	8511.6 (66.3%)	10412.67 (85.69%)	24874.2 (64.6%)
STONE VENEER ON IMP	-	1563 (12.2%)	1584.42 (10.0%)	6042.04 (15.7%)
GLASS	1998.1 (4.72%)	490.83 (3.52%)	1057.1 (6.67%)	3194.64 (8.3%)
METAL ACCENT WALL	-	-	-	120 (0.30%)
TILE FINISH ON IMP	1565.54 (3.7%)	2249.2 (17.51%)	2091.76 (13.19%)	4257.55 (11%)
DOOR/OPENING	1664 (3.96%)	30.6 (0.47%)	706 (4.45%)	135 (1.2%)
TOTAL	42286.5 (100%)	12845.2 (100%)	15851.87 (100%)	38503.42 (100%)



COLOR ELEV VIEW - EAST

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

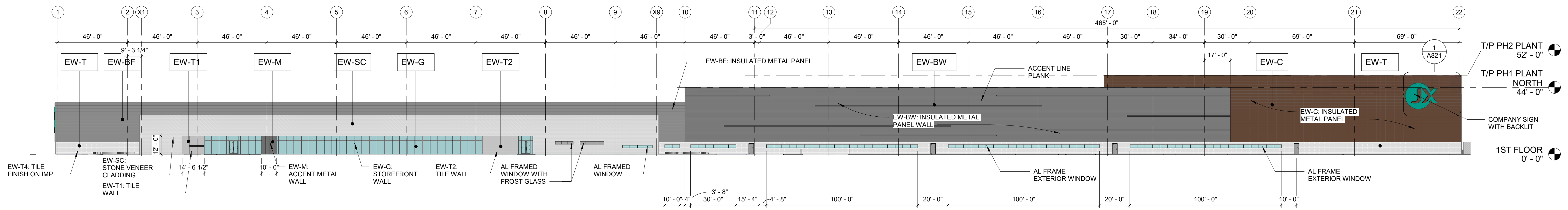
3



COLOR ELEV VIEW - NORTH

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

2



COLOR ELEV VIEW - SOUTH

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

1

PRINTED ON: 3/18/2022 2:16:58 AM

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Kimlev-Horn
7740 N. 16th Street, Suite 300, Phoenix, AZ 85020

ARCHITECT:

STRUCTURAL ENGINEER:
MECHANICAL/PLUMBING/
FIRE PROTECTION/
ELECTRICAL ENGINEER:
CIVIL ENGINEER &
LANDSCAPE ARCHITECT:



SEAL:



JX NIPPON MINNING AND METAL
10430 E. Germann Rd, Mesa,
Arizona 85212

PROJECT:

PROJECT EARL, AZ

DATE	#	REMARKS
2022-02-09	5	ISSUED FOR 1st CITY PLAN & DESIGN REVIEW
2022-03-18	6	ISSUED FOR 2nd CITY PLAN & DESIGN REVIEW

REVISIONS:

ELEVATION - COLOR

SHEET TITLE:

PROJECT NO.:	80-21940
PROJECT MANAGER:	KAI
PROJECT DESIGNER:	KAI
DRAWN BY:	Author
CHECKED BY:	Checker
SCALE:	As indicated

SHEET:

A212

NOT FOR CONSTRUCTION

- 01:

INSULATED METAL PANEL-1
- 02:

INSULATED METAL PANEL-2
- 03:

INSULATED METAL PANEL-3
- 03A:

INSULATED METAL PANEL-3A
- ACCENT LINE PLANK
- 04:

INSULATED METAL PANEL-4
- 06:

STOREFRONT GLASS WALL
- 07:

TRANSLUCENT WALL PANEL
- 08:

TILE FINISH PANEL WALL
- 09:

TILE FINISH PANEL WALL
- 10:

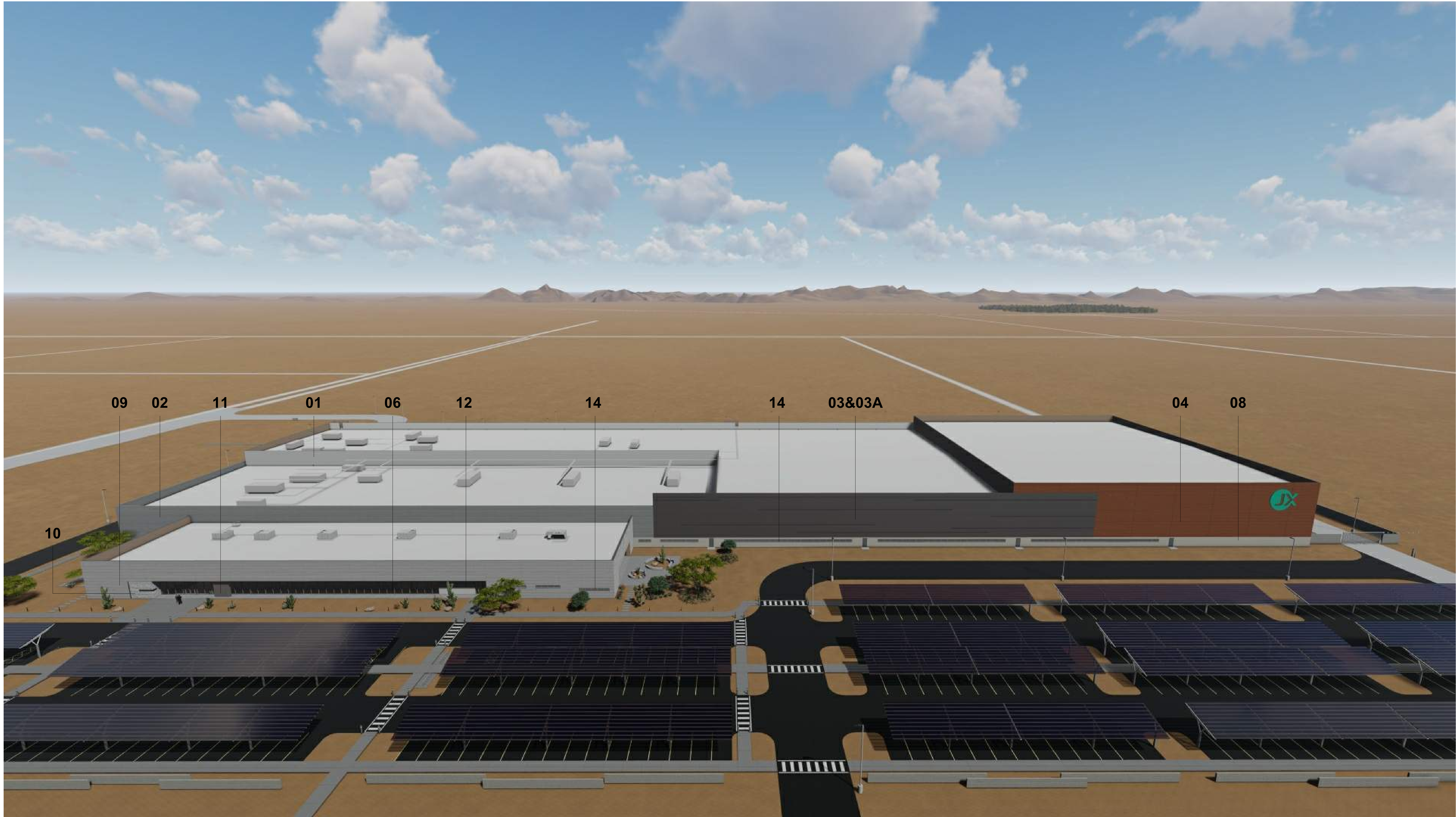
ACCENT WALL-1 - STONE
CLADDING VENEER
- 11:

ACCENT WALL-2
- 12:

ACCENT WALL-3
- 13:

WALL & CEILING PANEL - WOOD
PATTERN
- 14:

ALUMINUM WINDOW FRAME &
GLAZING (DOUBLE PANE)



- 01:

INSULATED METAL PANEL-1
- 02:

INSULATED METAL PANEL-2
- 03:

INSULATED METAL PANEL-3
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- 12:

ACCENT WALL-3
- 13:

WALL & CEILING PANEL - WOOD
PATTERN
- 14:

ALUMINUM WINDOW FRAME &
GLAZING (DOUBLE PANE)



- | | | |
|--|--|--|
| 01: INSULATED METAL PANEL-1 | 07: TRANSLUCENT WALL PANEL | 13: WALL & CEILING PANEL - WOOD PATTERN |
| 02: INSULATED METAL PANEL-2 | 08: TILE FINISH PANEL WALL | 14: ALUMINUM WINDOW FRAME & GLAZING (DOUBLE PANE) |
| 03: INSULATED METAL PANEL-3 | 09: TILE FINISH PANEL WALL | |
| 03A: INSULATED METAL PANEL-3A - ACCENT LINE PLANK | 10: ACCENT WALL-1 - STONE CLADDING VENEER | |
| 04: INSULATED METAL PANEL-4 | 11: ACCENT WALL-2 | |
| 06: STOREFRONT GLASS WALL | 12: ACCENT WALL-3 | |



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INSULATED METAL PANEL-1
- 02:

INSULATED METAL PANEL-2
- 03:

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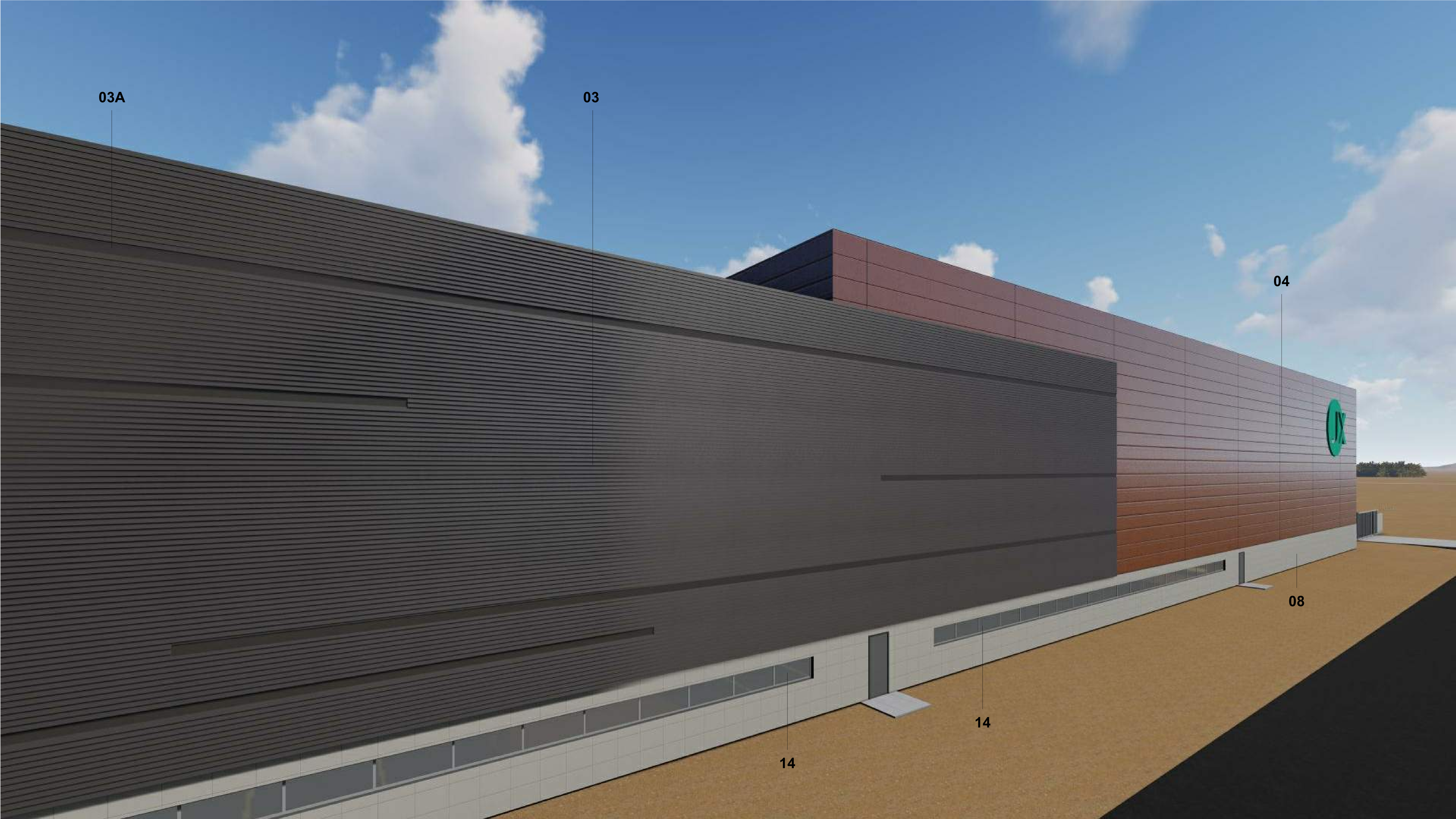
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- 12:

ACCENT WALL-3
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WALL & CEILING PANEL - WOOD
PATTERN
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GLAZING (DOUBLE PANE)





PROJECT EARL at MESA GATEWAY

Northeast Corner of Germann and Crismon Road

Citizen Participation Plan

SITE PLAN REVIEW (SPR)
AND DESIGN REVIEW (DR)
SPECIAL USE PERMIT (SUP)

Case No. ZON22-_____

Case No. DRB22-_____



I. Introduction

The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site. The Applicant is requesting a Site Plan Review (SPR) and Design Review (DR), and Special Use Permit (SUP) for a parking reduction, in order to develop a technology manufacturing site. The Property is approximately 63.63 net acres located at the northeast corner of Germann and Crismon Roads, with identified address as 10430 E. Germann Rd, Mesa, Arizona, 85212. See attached aerial map.

The proposed development, Project Earl at Mesa Gateway, will be a modern high technology manufacturing site consisting of multiple attractive, high-quality industrial buildings which is consistent with the industrial vision for the area. The first phase of the plans include construction of two (2) manufacturing buildings and an adjacent office building. Subsequent phases will be coming later and may include significantly more square footage(sf) and additional buildings. Future buildings will have similar design features to those shown within this current package, including building and parking coverage ratios, landscaping, building elevations, solar canopies at the parking areas and color palettes providing a modern master planned high technology manufacturing site.

The project is consistent with the City's General Plan designation and compatible with the surrounding uses. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

II. Contact

Adam Baugh
Withey Morris, PLC
2525 East Arizona Biltmore Circle
Phoenix, Arizona 85016
602-230-0600 / Email: adam@witheymorris.com

III. Contact List

Parties affected by the applications may include properties owners within 500-feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, homeowners' associations, and other neighborhood entities identified by the City of Mesa and interested parties which may request to be placed on the Contact List. To provide additional outreach, the Applicant has decided to expand the notification to 1,000-feet. A copy of the contact list and map of the mailing area are attached.

IV. Notification Technique / Notice of Meetings

Citizens, registered neighborhoods, homeowners' associations, and other interested parties affected by the SPR / DR / SUP applications will be notified of the application through an informational mailing to be sent following the submittal. The letter will introduce the Applicant, provide information on the project, provide contact information for the City and the Applicant and encourage the recipient to contact the City or the Applicant with any questions or comments.

Once hearings are scheduled, another mailing will be sent out with detailed information on the hearing and how to participate. The hearing notification letter will again encourage the recipient to contact the City or the Applicant with any questions or comments.

When the SPR / DR application is scheduled for consideration by the Planning & Zoning Commission, new letters will be distributed with hearing information and a sign posted on site – as directed by the City.

V. Response Procedures

The Applicant will be available to discuss the project with any and all citizens expressing interest in the project. Phone conversations are typically the most efficient and appreciated means of discussing projects, but Individual meetings

(virtual or otherwise) will be conducted upon request. The City of Mesa is also available to answer questions regarding the review and public hearing process.

VI. Status Procedures

The Applicant shall keep the City of Mesa informed of the status of its citizen participation efforts through a Citizen Participation Report or other correspondence with the assigned City Staff. Copies of the applications containing the complete details of the requests shall be kept on file with the City of Mesa.

VII. Inquiries

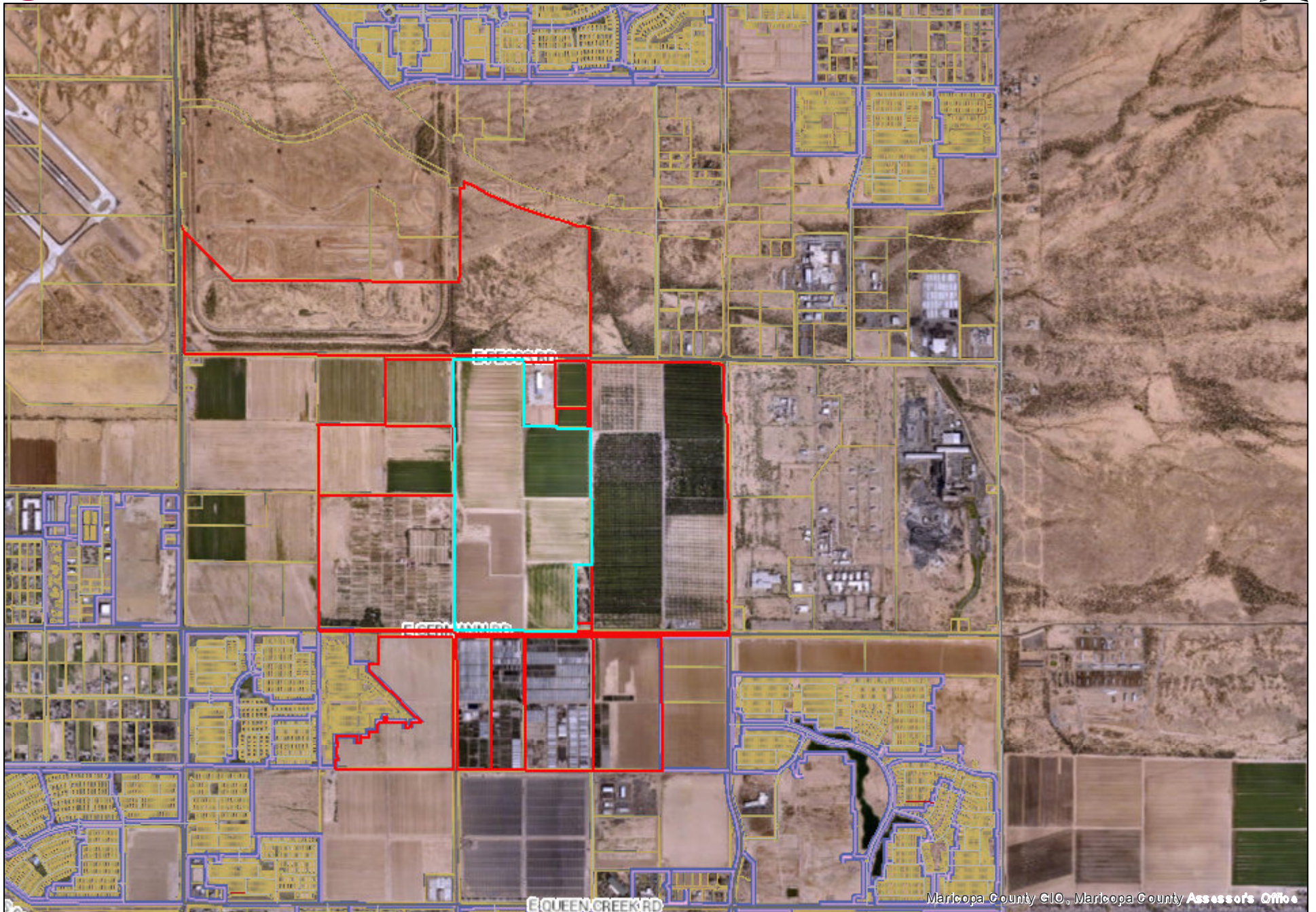
Information regarding project inquiries will be documented in the Citizen Participation Report and/or provided to the assigned City Staff.

VIII. Schedule for Implementation

1. SPR / DR Submittal	February 14, 2022
2. Initial DR/SPR notification letters	Feb/March 2022
3. DR hearing notification letters	March 2022
4. DR Design Review Board hearing	April 12, 2022
5. SPR Planning & Zoning notifications	April 2022
6. SPR/DR Planning & Zoning Board hearing	May 11, 2022
7. SPR/DR City Council hearing	May/June 2022



Map



Parcel Number	Owner	Mailing Address
304-62-002A	HARRIS CATTLE CO	PO BOX 167 QUEEN CREEK AZ 85242
304-62-002B	HARRIS CATTLE CO	PO BOX 167 QUEEN CREEK AZ 85242
304-62-005	SUNBELT LAND HOLDINGS LP	8095 OTHELLO AVE SAN DIEGO CA 92111
304-62-006	SUNBELT LAND HOLDINGS LP	8095 OTHELLO AVE SAN DIEGO CA 92111
304-62-018K	JORDE FARMS 3 LLC	8601 N SCOTTSDALE RD #335 SCOTTSDALE AZ USA 85253
304-63-006F	HAWLEY MARILYN B	10360 E GERMANN RD QUEEN CREEK AZ 85242
304-63-006K	NEWELL A BARNEY AND KATHERINE M BARN	22340 E QUEEN CREEK RD QUEEN CREEK AZ 85142
304-63-006L	WILLIAMS GATEWAY LAND INV LP/GFLP/ET	2812 N NORWALK ST STE 105 MESA AZ 85215
304-63-006M	NEWELL A BARNEY AND KATHERINE M BARN	22340 E QUEEN CREEK RD QUEEN CREEK AZ 85242
304-63-006S	LYONS DEVELOPMENT LLC	4320 E BROWN RD SUITE 110 MESA AZ USA 85205
304-63-006T	MESA CITY OF	PO BOX 1466 MESA AZ 85211
304-63-006V	CUBES AT MESA GATEWAY LLC	2199 INNERBELT BUSINESS CENTER DR ST LOUIS MO USA 63114
304-63-006W	OLD DOMINION FREIGHT LINE INC	500 OLD DOMINION WAY THOMASVILLE NC 27360
304-63-008H	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ 85201
304-63-008J	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ 85201
304-63-008K	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ 85201
304-63-008L	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ 85201
304-63-008M	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ 85201
304-63-008N	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ 85201
304-63-008P	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ 85201
304-63-008Q	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ 85201
304-63-008R	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ 85201
304-63-009D	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ 85201
304-63-009F	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ 85201
304-63-016A	BYNER CATTLE COMPANY	333 N CENTRAL AVE PHOENIX AZ 85004-2121
304-63-017	BYNER CATTLE COMPANY	333 N CENTRAL AVE PHOENIX AZ 85004-2121
313-25-859N	PACIFIC PROVING LLC	2201 E CAMELBACK RD STE 650 PHOENIX AZ 85016

PROJECT EARL at MESA GATEWAY

Northeast Corner of Germann and Crismon Road

Citizen Participation Report

SITE PLAN REVIEW (SPR)
AND DESIGN REVIEW (DR)
SPECIAL USE PERMITS (SUP)



Submitted: April 25, 2022

I. Introduction

This report provides results of the implementation of the Citizen Participation Plan for proposed industrial development. The Applicant is requesting a Site Plan Review (SPR) and Design Review (DR), and Special Use Permits (SUP) for the development of a technology manufacturing site. The Property is approximately 63.63 net acres located at the northeast corner of Germann and Crismon Roads, with identified address as 10430 E. Germann Rd, Mesa, Arizona, 85212.

This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. All outreach and notice materials are attached.

II. Contact

Adam Baugh
Withey Morris, PLC
2525 East Arizona Biltmore Circle
Phoenix, Arizona 85016
602-230-0600
Email: adam@witheymorris.com

III. Correspondence

- a. April 8, 2022: Initial letters sent to property owners and neighborhood associations within 1,000 feet of the site.
- b. April 22, 2022: Design Review letters are sent to property owners and neighborhood associations within 1,000 feet of the site.
- c. April 22, 2022: Planning and Zoning Hearing Notices letters are sent to property owners and neighborhood associations within 1,000 feet of the site.

- d. April 22, 2022: Planning and Zoning Hearing Notice sign postings are posted on the site.

Attachment A has copies of all the mailings and sign posting attached.

IV. Results

There are currently 27 people on the mailing list. See contact list attached in Attachment A.

There has been no correspondence on the site and therefore no issues have been raised by adjacent property owners.

Attachment A



April 8, 2022

Notice of Project

Dear Property Owner or Resident:

Our firm represents JX Nippon Mining & Metals USA, Inc (the "Applicant"), regarding +/- 63 acres of vacant land located at the northeast corner of Germann and Crismon Roads (the "Property"), as shown on the enclosed map. The Property is currently zoned General Industrial (GI) which is consistent with the plan to develop the Property into a high-tech facility. In 1996, as part of a larger rezoning case for 320-acres of land, the Property was rezoned from R1-43 and R1-43-AF to M-2 and M-2 AF via the adoption of Ordinance No. 3245 (Case No. Z96-67). The City has since updated the Zoning Ordinance and re-named the M-2 Zoning District as GI Zoning District.

We wanted to inform you that we have filed a site plan review, design review, and special use permit application with the City of Mesa for this project. The proposed project is for the development of a technology manufacturing site. The Property is ideally located for the planned development, situated southeast of the Mesa Gateway Airport and with easy access to the State Route 24 (Gateway Freeway) and the Loop 202 Freeway (Santan Freeway). The proposed development will be a modern high technology manufacturing site consisting of multiple attractive, high-quality industrial buildings which is consistent with the industrial vision for the area. The plans include construction of two (2) manufacturing buildings and an adjacent office building. The conceptual site plan and renderings are attached to this letter.

When hearing dates are scheduled, we will send out another mailing notifying you of those dates and times. If you have any questions or would like to meet with the applicant or the development team, please feel free to contact me at 602-230-0600 or adam@witheymorris.com.

Thank you for your courtesy and consideration.

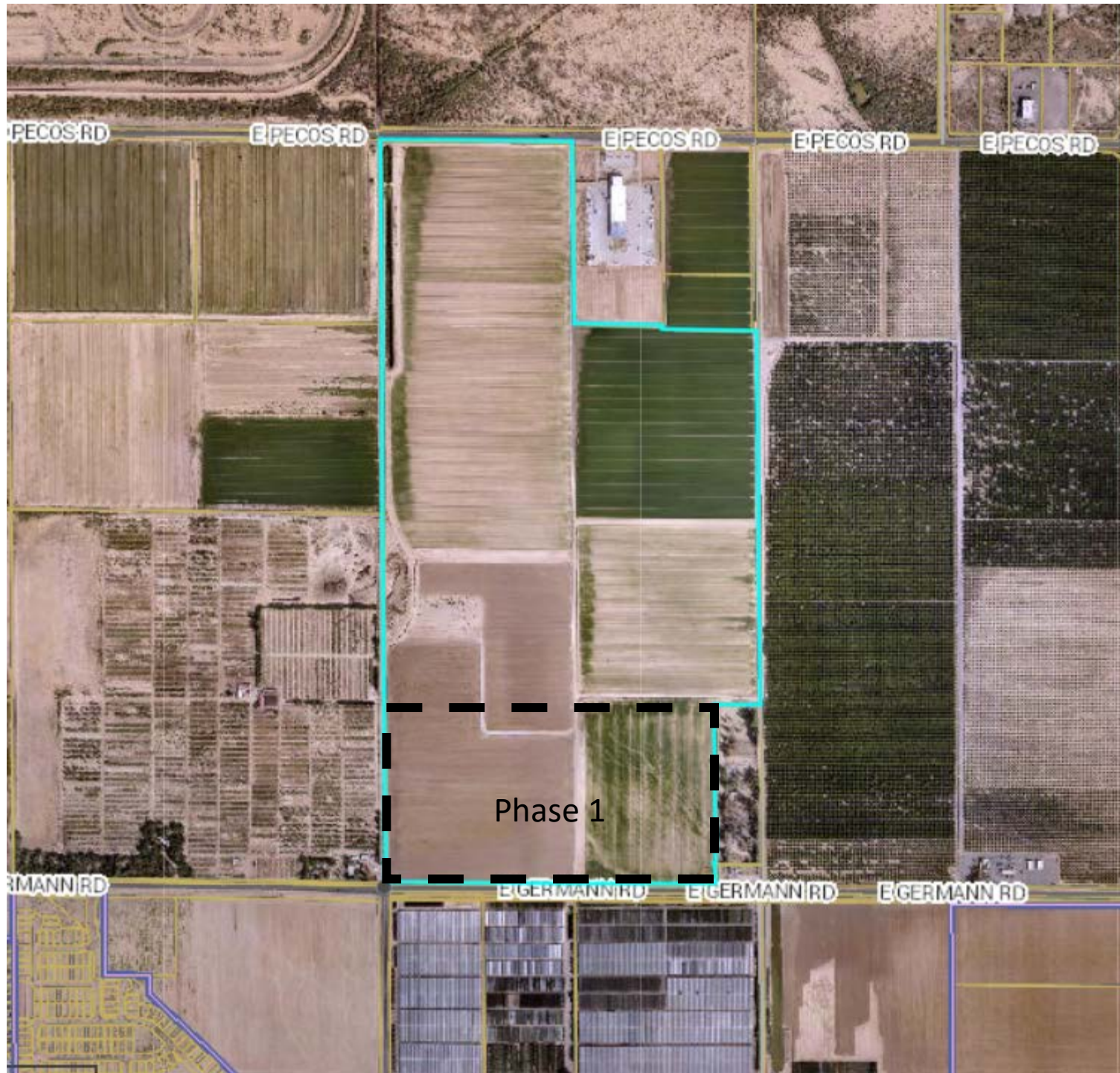
Sincerely,

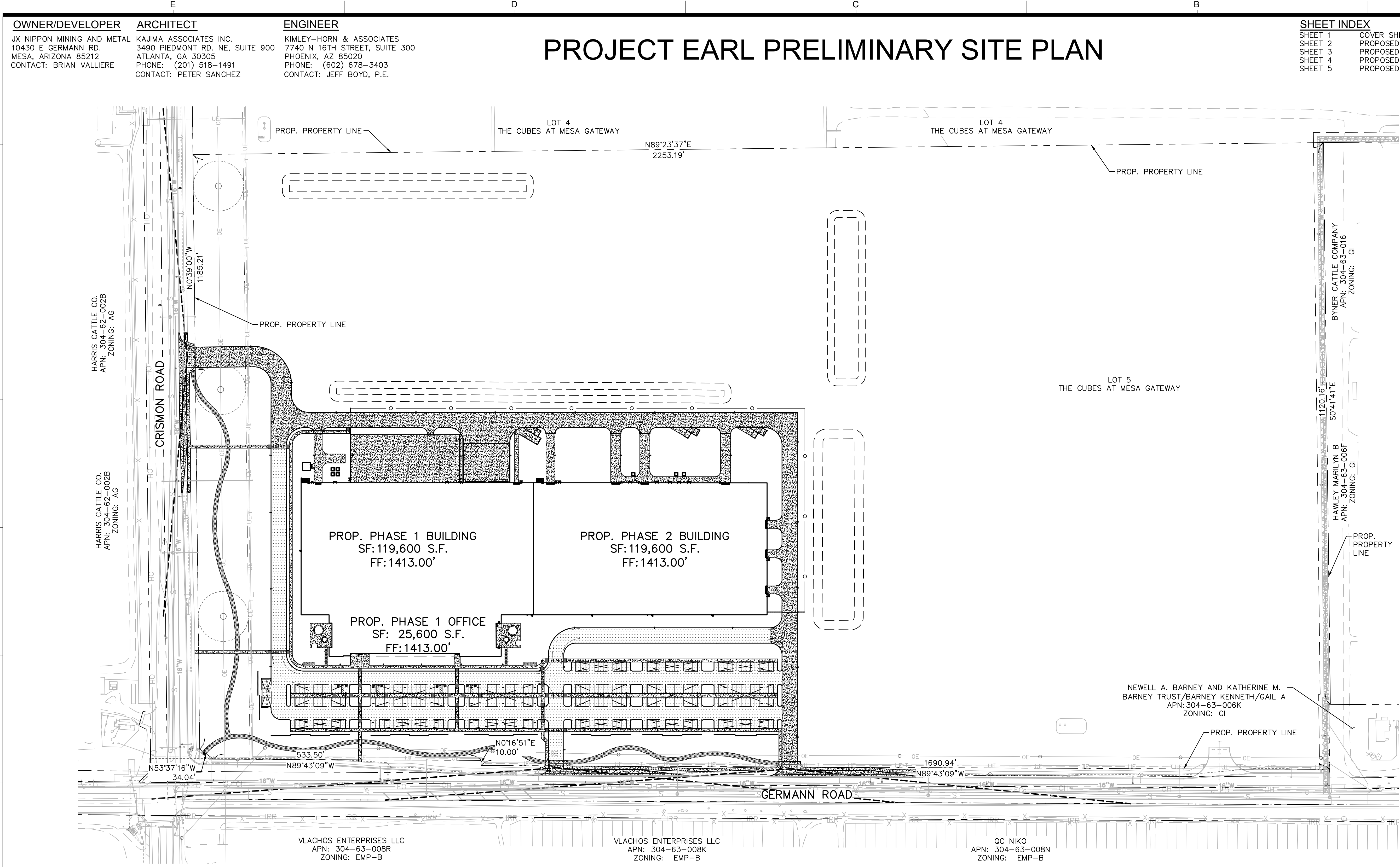
WITHEY MORRIS P.L.C.

By 
G. Adam Baugh

Enclosures

Aerial Map





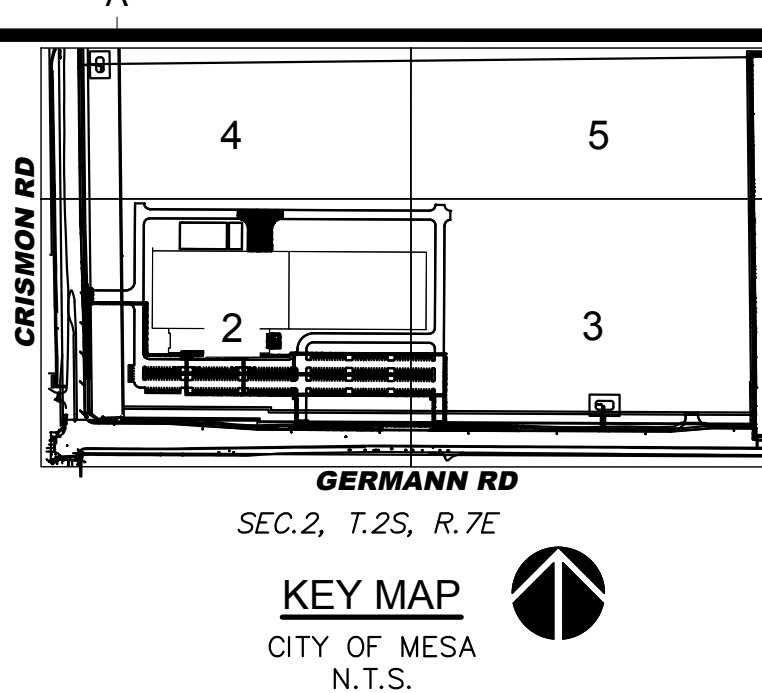
OWNER/DEVELOPER
JX NIPPON MINING AND METAL
10430 E GERMANN RD.
MESA, ARIZONA 85212
CONTACT: BRIAN VALLIERE

ARCHITECT
KAJIMA ASSOCIATES INC.
3490 PIEDMONT RD. NE, SUITE 900
ATLANTA, GA 30305
PHONE: (201) 518-1491
CONTACT: PETER SANCHEZ

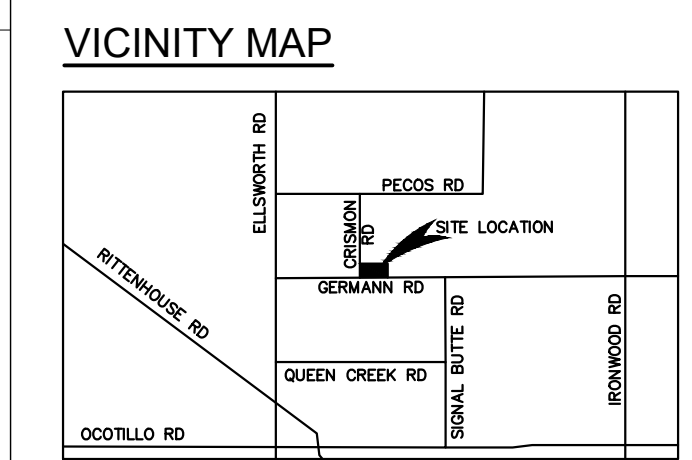
ENGINEER
KIMLEY-HORN & ASSOCIATES
7740 N 16TH STREET, SUITE 300
PHOENIX, AZ 85020
PHONE: (602) 678-3403
CONTACT: JEFF BOYD, P.E.

PROJECT EARL PRELIMINARY SITE PLAN

SHEET INDEX	
SHEET 1	COVER SHEET
SHEET 2	PROPOSED SITE PLAN
SHEET 3	PROPOSED SITE PLAN
SHEET 4	PROPOSED SITE PLAN
SHEET 5	PROPOSED SITE PLAN

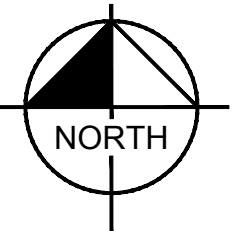
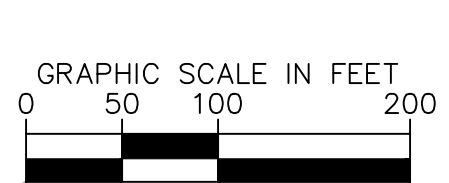


PROJECT DATA:	
ASSESSOR'S PARCEL NUMBER:	304-63-006V
GROSS AREA:	63.63 ACRES (2,771,864 SF)
TOTAL BUILDING AREA:	266,400 SF
EXISTING ZONING:	GI (GENERAL INDUSTRIAL)
PROPOSED ZONING:	GI (GENERAL INDUSTRIAL)
JURISDICTION:	CITY OF MESA, ARIZONA
CONSTRUCTION TYPE:	TYPE II-B
OPEN SPACE	
OPEN SPACE REQUIRED:	2,664 SF
1% OF BUILDING GROSS FLOOR AREA (266,400 SF * 1% = 2,664 SF)	
OPEN SPACE PROVIDED:	3,718 SF
SETBACKS	
WEST PROPERTY LINE:	15 FEET LANDSCAPE
SOUTH PROPERTY LINE:	15 FEET LANDSCAPE
NORTH PROPERTY LINE:	NONE
EAST PROPERTY LINE:	NONE
PARKING REQUIRED	
1 SPACE PER 600 S.F. OF INDUSTRIAL USE	
1 SPACE PER 375 S.F. OF OFFICE USE	
1 BICYCLE SP/ 10 PROVIDED STANDARD SPACES	
PHASE 1 PROPOSED BUILDING USE:	
WAREHOUSE:	0 S.F.
INDUSTRIAL:	119,600 S.F.
OFFICE:	27,200 S.F.
PHASE 2 PROPOSED BUILDING USE:	
WAREHOUSE:	119,600 S.F.
PARKING REQUIRED	
(239,200 SF * 1 SP/600 SF)	400 SPACES
(27,200 SF * 1 SP/375 SF)	73 SPACES
TOTAL PARKING REQUIRED:	473 SPACES
PARKING PROVIDED	
TOTAL PROPOSED STANDARD PARKING PROVIDED*	300 SPACES
*A 20% PARKING REDUCTION HAS BEEN APPLIED TO ACHIEVE LEED CERTIFICATION FOR PARKING	
ACCESSIBLE PARKING REQUIRED	
REQUIRED ACCESSIBLE PARKING	8 SPACES
REQUIRED VAN ACCESSIBLE PARKING	2 SPACES
ACCESSIBLE PARKING PROVIDED	
TOTAL PROPOSED PROVIDED ACCESSIBLE PARKING	9 SPACES
REQUIRED BICYCLE PARKING	
(300 SPACES * 1 SP/ 10 STANDARD SPACES):	30 SPACES
PROVIDED BICYCLE PARKING	
TOTAL PROPOSED BICYCLE SPACES	30 SPACES



LEGAL DESCRIPTION:
LOT 5, THE CUBES AT MESA GATEWAY SUBDIVISION, A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT DESCRIPTION
THE PROPOSED PROJECT WILL INCLUDE THE CONSTRUCTION OF TWO NEW INDUSTRIAL BUILDINGS, OFFICE BUILDING, AND TRUCK LOADING AND DOCK. NEW EMPLOYEE PARKING WILL BE LOCATED TO THE SOUTH OF THE PROPOSED NEW BUILDING DEVELOPMENT.



KAJIMA ASSOCIATES INC.
ARCHITECTURE • ENGINEERING • INTERIORS
3490 PIEDMONT ROAD, SUITE 900 ATLANTA, GEORGIA 30305 (404) 812-8600
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KAJIMA ASSOCIATES, INC.
3490 PIEDMONT RD. NE, SUITE 900, ATLANTA, GA 30305
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16th Street, Suite 300, Phoenix, AZ 85020
Kimley»Horn
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7740 N. 16th STREET, SUITE 300, PHOENIX, AZ 85020
PHONE: 602-944-5500 FAX: 602-944-7423
WWW.KIMLEY-HORN.COM



JX
JX NIPPON MINING AND METAL
10430 E. GERMANN RD, MESA, ARIZONA 85212
PROJECT EARL

DATE	#	REMARKS	REVISIONS:
------	---	---------	------------

PRELIMINARY SITE PLAN COVER SHEET

SHEET TITLE:	PROJECT NO.:
PROJECT MANAGER:	291550002
PROJECT DESIGNER:	
DRAWN BY:	MKC
CHECKED BY:	JCB
SCALE:	1"=100'

SHEET:
PRE-SP 1
1 OF 5

- 01:

INSULATED METAL PANEL-1
- 02:

INSULATED METAL PANEL-2
- 03:

INSULATED METAL PANEL-3
- 03A:

INSULATED METAL PANEL-3A
- ACCENT LINE PLANK
- 04:

INSULATED METAL PANEL-4
- 06:

STOREFRONT GLASS WALL
- 07:

TRANSLUCENT WALL PANEL
- 08:

TILE FINISH PANEL WALL
- 09:

TILE FINISH PANEL WALL
- 10:

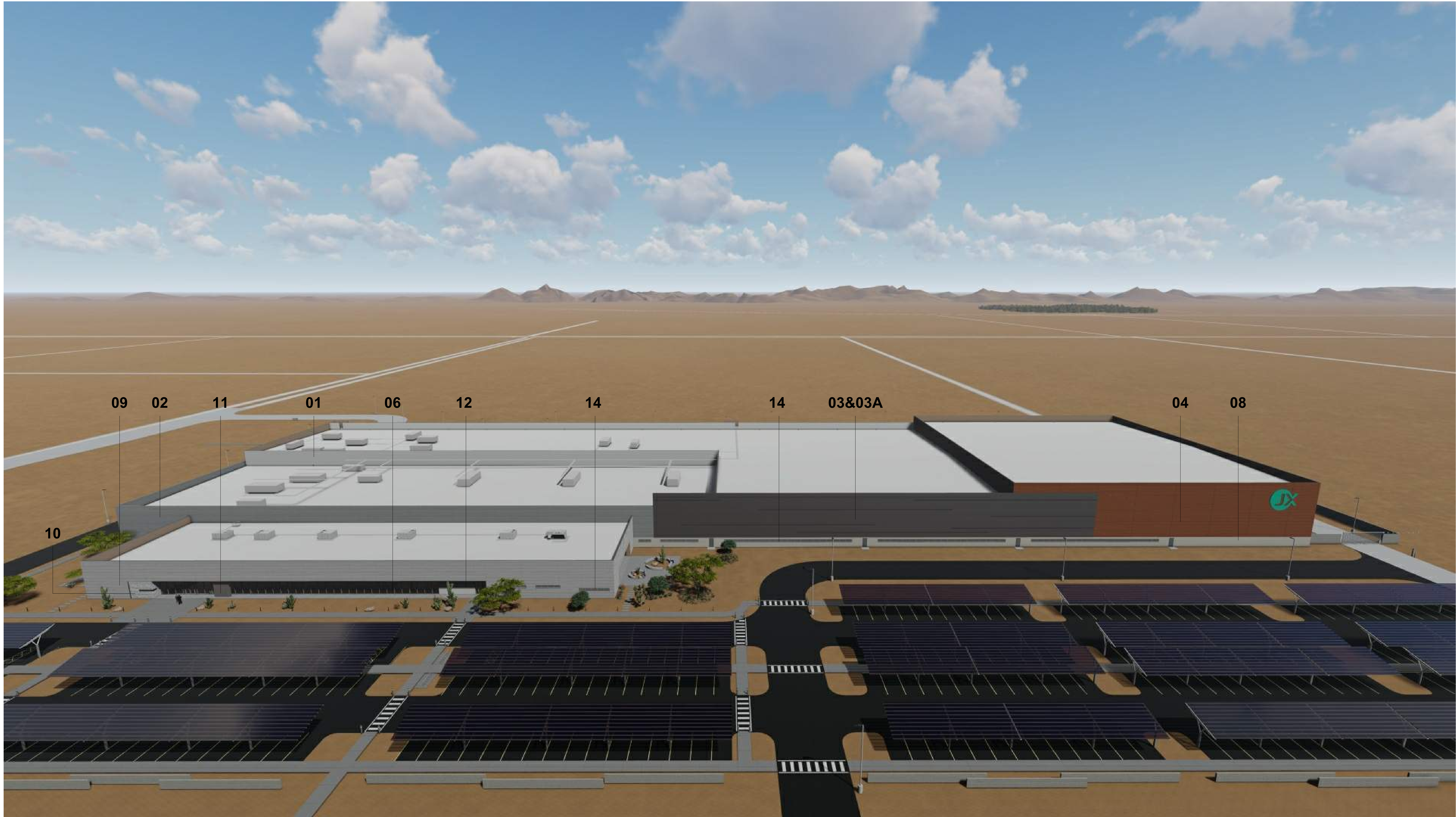
ACCENT WALL-1 - STONE
CLADDING VENEER
- 11:

ACCENT WALL-2
- 12:

ACCENT WALL-3
- 13:

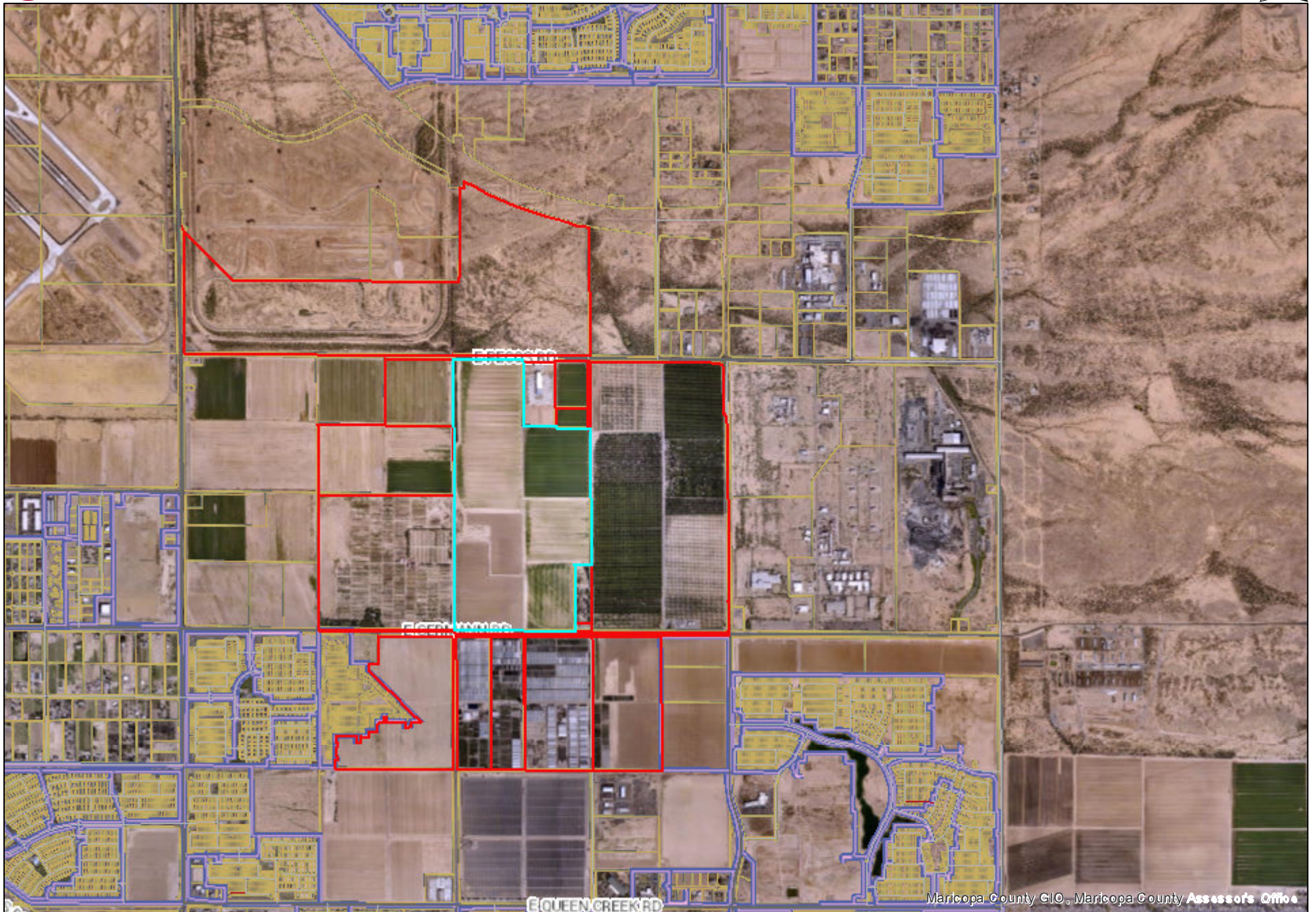
WALL & CEILING PANEL - WOOD
PATTERN
- 14:

ALUMINUM WINDOW FRAME &
GLAZING (DOUBLE PANE)





Map



Parcel Number	Owner	Mailing Address
304-62-002A	HARRIS CATTLE CO	PO BOX 167 QUEEN CREEK AZ 85242
304-62-002B	HARRIS CATTLE CO	PO BOX 167 QUEEN CREEK AZ 85242
304-62-005	SUNBELT LAND HOLDINGS LP	8095 OTHELLO AVE SAN DIEGO CA 92111
304-62-006	SUNBELT LAND HOLDINGS LP	8095 OTHELLO AVE SAN DIEGO CA 92111
304-62-018K	JORDE FARMS 3 LLC	8601 N SCOTTSDALE RD #335 SCOTTSDALE AZ USA 85253
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304-63-006S	LYONS DEVELOPMENT LLC	4320 E BROWN RD SUITE 110 MESA AZ USA 85205
304-63-006T	MESA CITY OF	PO BOX 1466 MESA AZ 85211
304-63-006V	CUBES AT MESA GATEWAY LLC	2199 INNERBELT BUSINESS CENTER DR ST LOUIS MO USA 63114
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304-63-008M	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ 85201
304-63-008N	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ 85201
304-63-008P	VLACHOS ENTERPRISES LLC	140 N CENTER ST MESA AZ 85201
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2201 E CAMELBACK RD STE 650
PHOENIX AZ 85016



April 21, 2022

RE: Notice of Hearings
ZON22-00154 & DRB22-00148
Northeast corner of Germann and Crismon Roads

Dear Property Owner or Resident:

Our firm represents JX Nippon Mining & Metals USA, Inc (the "Applicant"), regarding +/- 63 acres of vacant land located at the northeast corner of Germann and Crismon Roads (the "Property"), as shown on the enclosed map. The Property is currently zoned General Industrial (GI) which is consistent with the plan to develop the Property into a high-tech facility. We have filed a site plan review & special use permits (case number ZON22-00154) and a design review application (case number DRB22-00148) with the City of Mesa for this project.

The proposed project is for the development of a technology manufacturing site. The Property is ideally located for the planned development, situated southeast of the Mesa Gateway Airport and with easy access to the State Route 24 (Gateway Freeway) and the Loop 202 Freeway (Santan Freeway). The proposed development will be a modern high technology manufacturing site consisting of multiple attractive, high-quality industrial buildings which is consistent with the industrial vision for the area. The plans include construction of two (2) manufacturing buildings and an adjacent office building. The conceptual site plan and renderings are attached to this letter.

This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division. If you have any questions regarding this proposal, please call me at 602-230-0600 or e-mail me at adam@withey-morris.com.

DRB22-00148 (Design Review)

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on **May 10, 2022** in the Lower Level of the City Council Chambers. The meeting will begin at 4:30 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 via a video conferencing at <https://mesa11.zoom.us/j/5301232921> 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** online 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.
ZON22-00154 (Site Plan Review and Special Use Permits)

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on **May 11, 2022** 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 both cases to Cassidy Welsh of their Planning Division staff. She can be reached at (480)644-2591 or Cassidy.Welch@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.

If you have any questions or would like to meet with the applicant or the development team, please feel free to contact me at 602-230-0600 or adam@withey-morris.com.

Thank you for your courtesy and consideration.

Sincerely,

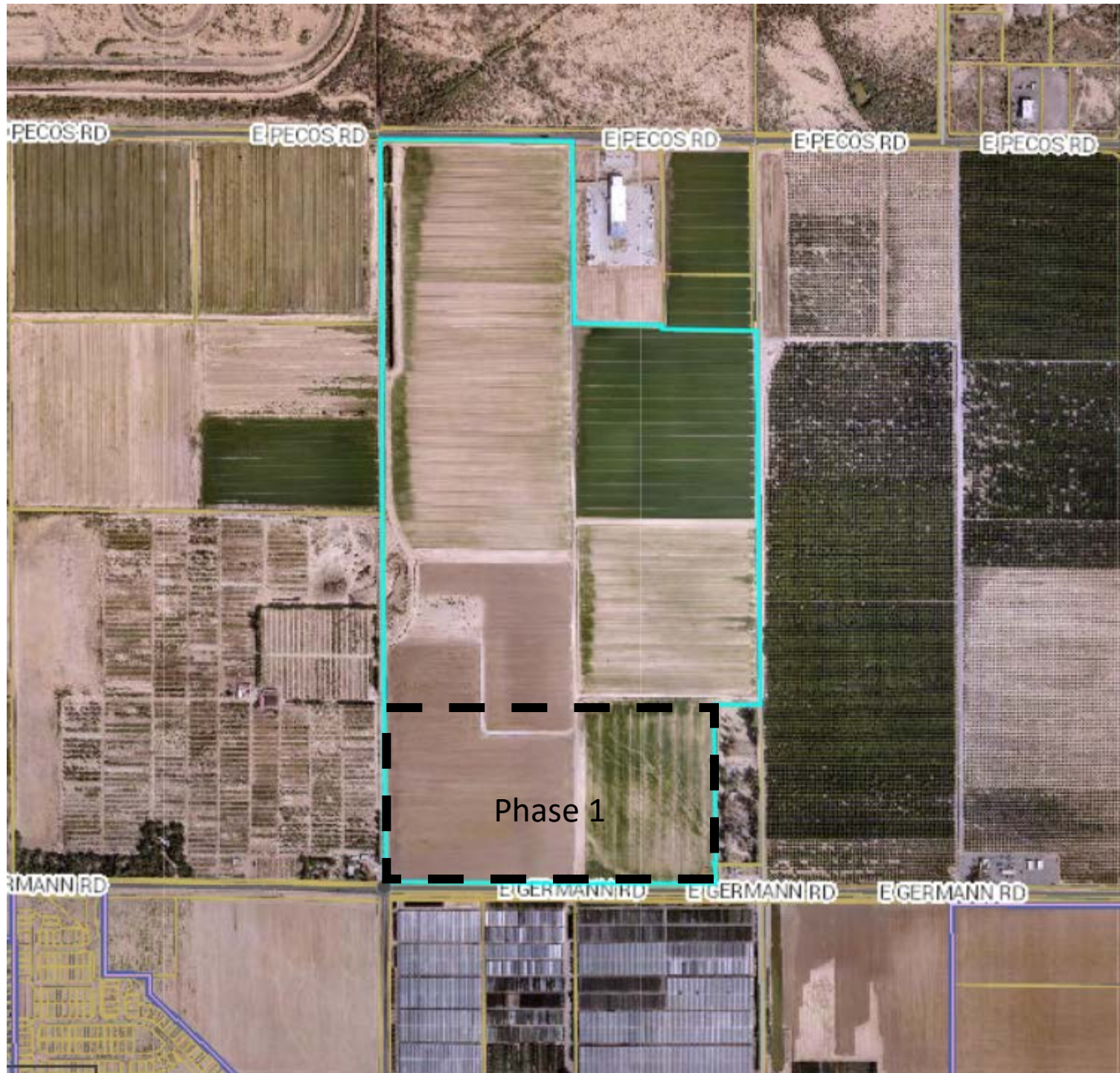
WITHEY MORRIS P.L.C.



By  for
Adam Baugh

Enclosures

Aerial Map



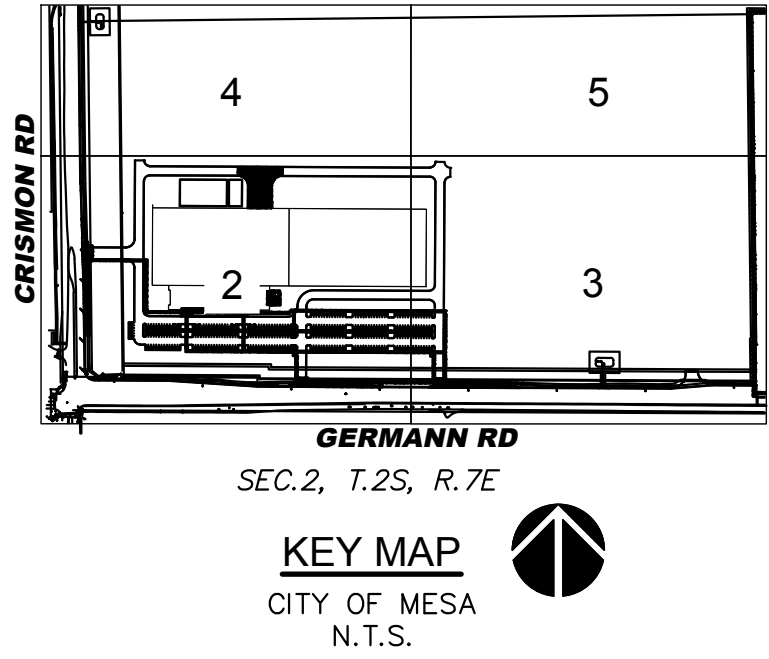
OWNER/DEVELOPER
JX NIPPON MINING AND METAL
10430 E GERMANN RD.
MESA, ARIZONA 85212
CONTACT: BRIAN VALLIERE

ARCHITECT
KAJIMA ASSOCIATES INC.
3490 PIEDMONT RD. NE, SUITE 900
ATLANTA, GA 30305
PHONE: (201) 518-1491
CONTACT: PETER SANCHEZ

ENGINEER
KIMLEY-HORN & ASSOCIATES
7740 N 16TH STREET, SUITE 300
PHOENIX, AZ 85020
PHONE: (602) 678-3403
CONTACT: JEFF BOYD, P.E.

PROJECT EARL PRELIMINARY SITE PLAN

SHEET INDEX	
SHEET 1	COVER SHEET
SHEET 2	PROPOSED SITE PLAN
SHEET 3	PROPOSED SITE PLAN
SHEET 4	PROPOSED SITE PLAN
SHEET 5	PROPOSED SITE PLAN



PROJECT DATA:	
ASSESSOR'S PARCEL NUMBER:	304-63-006V
GROSS AREA:	63.63 ACRES (2,771,864 SF)
TOTAL BUILDING AREA:	266,400 SF
EXISTING ZONING:	GI (GENERAL INDUSTRIAL)
PROPOSED ZONING:	GI (GENERAL INDUSTRIAL)
JURISDICTION:	CITY OF MESA, ARIZONA
CONSTRUCTION TYPE:	TYPE II-B

OPEN SPACE	
OPEN SPACE REQUIRED:	2,664 SF
1% OF BUILDING GROSS FLOOR AREA (266,400 SF * 1% = 2,664 SF)	
OPEN SPACE PROVIDED:	3,718 SF

SETBACKS	
WEST PROPERTY LINE:	15 FEET LANDSCAPE
SOUTH PROPERTY LINE:	15 FEET LANDSCAPE
NORTH PROPERTY LINE:	NONE
EAST PROPERTY LINE:	NONE

PARKING REQUIRED	
1 SPACE PER 600 S.F. OF INDUSTRIAL USE	
1 SPACE PER 375 S.F. OF OFFICE USE	
1 BICYCLE SP/ 10 PROVIDED STANDARD SPACES	

PHASE 1 PROPOSED BUILDING USE:	
WAREHOUSE:	0 S.F.
INDUSTRIAL:	119,600 S.F.
OFFICE:	27,200 S.F.
PHASE 2 PROPOSED BUILDING USE:	
WAREHOUSE:	119,600 S.F.

PARKING REQUIRED	
(239,200 SF * 1 SP/600 SF)	400 SPACES
(27,200 SF * 1 SP/375 SF)	73 SPACES
TOTAL PARKING REQUIRED:	473 SPACES

PARKING PROVIDED	
TOTAL PROPOSED STANDARD PARKING PROVIDED*	300 SPACES

*A 20% PARKING REDUCTION HAS BEEN APPLIED TO ACHIEVE LEED CERTIFICATION FOR PARKING

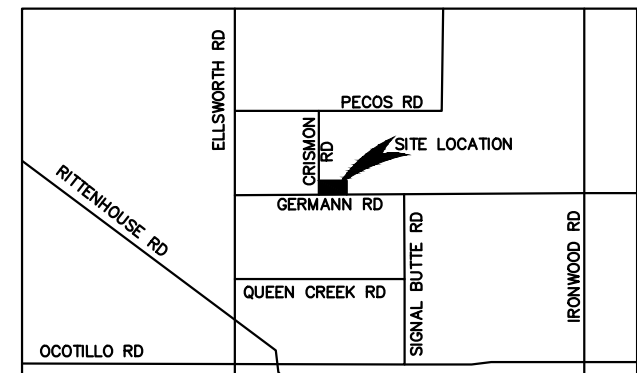
ACCESSIBLE PARKING REQUIRED	
REQUIRED ACCESSIBLE PARKING	8 SPACES
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ACCESSIBLE PARKING PROVIDED	
TOTAL PROPOSED PROVIDED ACCESSIBLE PARKING	9 SPACES

REQUIRED BICYCLE PARKING	
(300 SPACES * 1 SP/ 10 STANDARD SPACES):	30 SPACES

PROVIDED BICYCLE PARKING	
TOTAL PROPOSED BICYCLE SPACES	30 SPACES

VICINITY MAP



LEGAL DESCRIPTION:

LOT 5, THE CUBES AT MESA GATEWAY SUBDIVISION, A PORTION OF THE WEST HALF OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

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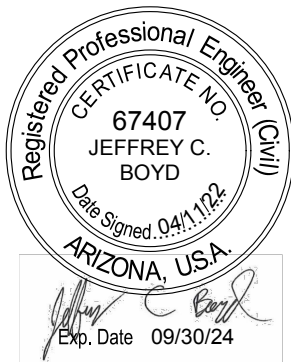
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JX NIPPON MINING AND METAL
10430 E. GERMANN RD, MESA,
ARIZONA 85212

PROJECT EARL

PROJECT:

DATE # REMARKS

REVISIONS:

SHEET TITLE:

PROJECT NO.: 291550002

PROJECT MANAGER:

PROJECT DESIGNER:

DRAWN BY: MKC

CHECKED BY: JCB

SCALE: 1"=100'

**PRELIMINARY SITE
PLAN COVER
SHEET**

SHEET:

PRE-SP 1

1 OF 5



- 01:

INSULATED METAL PANEL-1
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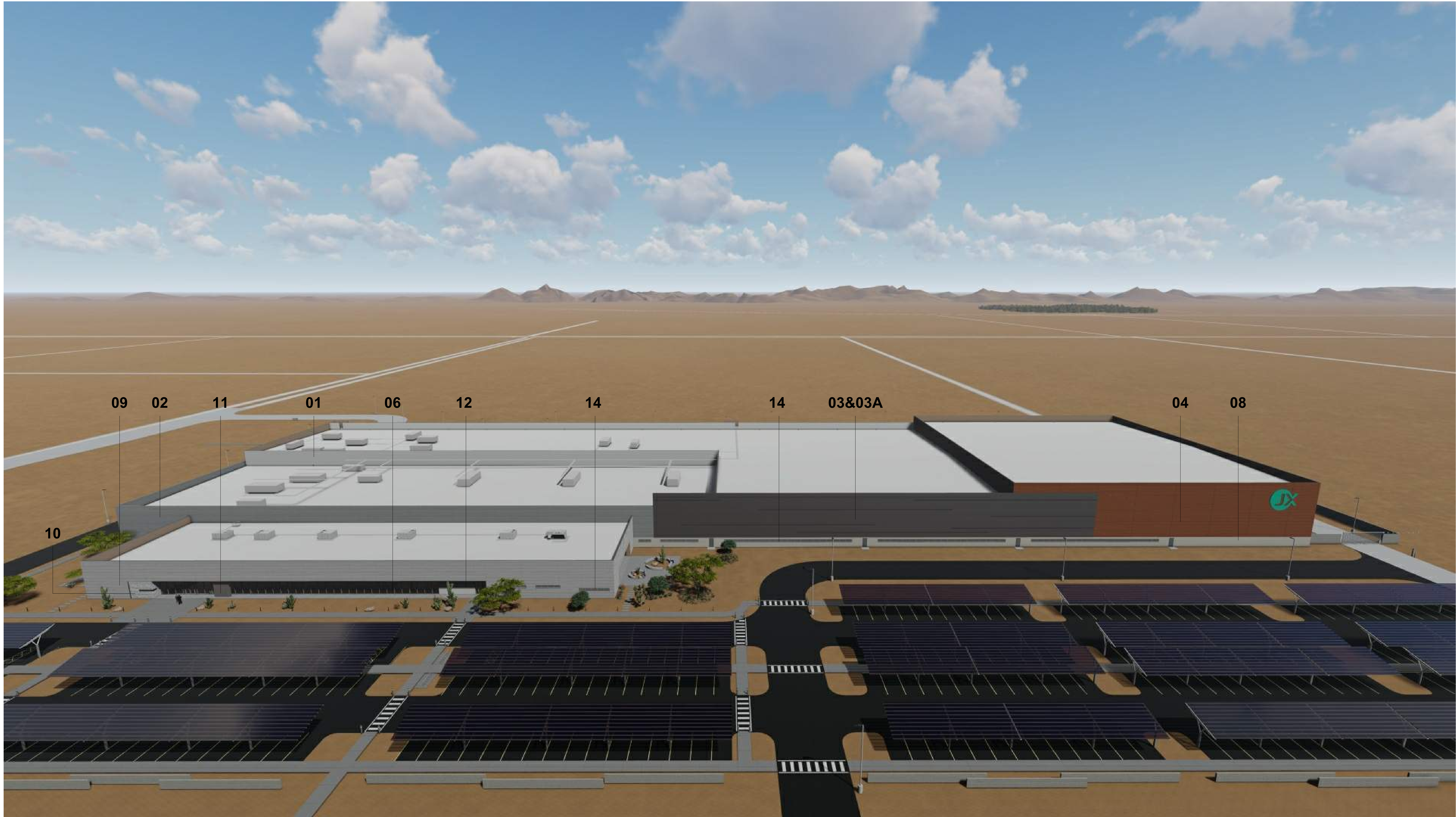
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City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 04/22/22

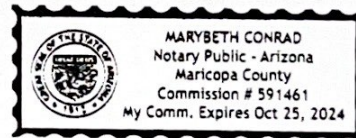
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON22-00154, on NEC German Rd and Crismon. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so 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 04/22/22

Marybeth Conrad
Notary Public

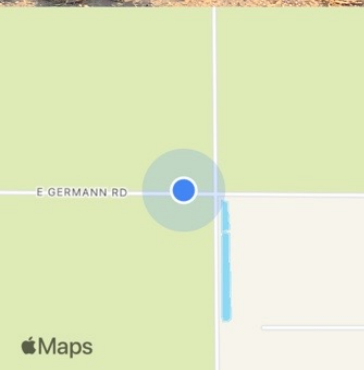




CITY OF MESA
PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA
TIME: 4:00 PM DATE: May 11, 2022
Case: ZON22-00154

Request: Site Plan Review; and Special
Use Permits. This request will allow for
an industrial development.

Applicant: Adam Baugh, Withey Morris, PLC
PHONE: 602-230-0600
Planning Division 480-644-2385
Posting date: 4/22/2022



10430 E Germann Rd
Mesa AZ 85212

+33.277630,-111.610077

Friday, April 22, 2022 at 6:18:55 AM



CITY OF MESA
PUBLIC NOTICE
ZONING HEARING

PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA

TIME: 4:00 PM DATE: May 11, 2022

Case: ZON22-00154

Request: Site Plan Review; and Special
Use Permits. This request will allow for
an industrial development.

Applicant: Adam Baugh, Withey Morris, PLC
PHONE: 602-230-0600
Planning Division 480-644-2385

Posting date: 4/22/2022

10000–10498 E Germann Rd
Mesa AZ 85212

+33.277626,-111.617522

Friday, April 22, 2022 at 6:42:44 AM