

# THE CUBES at MESA GATEWAY BUILDINGS D

Northeast Corner of Germann and Crismon Roads

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

Case No. ZON21-XXXXX

Initial Submittal: May 22022  
2<sup>nd</sup> Submittal: TBD

# THE CUBES at MESA GATEWAY BUILDINGS D

## DEVELOPMENT TEAM

**CLAYCO**

THE ART & SCIENCE OF BUILDING

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

**WM**  
**WITHEY MORRIS PLC**  
ATTORNEYS AT LAW

**Lamar Johnson  
Collaborative**

On Behalf of

**CRG** | INTEGRATED  
REAL ESTATE  
SOLUTIONS

Application Contact:

Withey Morris PLC

2525 East Arizona Biltmore Circle, Suite A212

Phoenix, Arizona 85016

Phone. 602.230.0600

Email: [George@WitheyMorris.com](mailto:George@WitheyMorris.com)



# THE CUBES at MESA GATEWAY

## BUILDING D

### Table of Contents

<b>I. Project Overview</b>	4
A. Proposed Project & Existing Property	4
B. Relationship to Adjacent Properties	4
C. Zoning History	5
D. Site Layout & Information	5
<b>II. Special Use Permit (SUP) Request and Justification</b>	8
A. Parking Reduction SUP	8
B. Height Increase SUP	9
<b>III. Adherence with Site Plan Review (SPR) Criteria</b>	10
<b>IV. Adherence with Design Review (DR) Criteria</b>	14
A. Design Review Criteria	14
B. Quality Development Design	17
C. Alternative Design Criteria	20

Exhibits	
Aerial Map	Tab A
Zoning Map	Tab B
General Plan & Associated Maps	Tab C
Legal Description	Tab D

## I. Project Overview

### A. Proposed Project & Existing Property

CRG is a leading national developer of high-quality, successful industrial projects and the Owner and Developer of the roughly 264-acre planned, multi-building industrial development known as the *Cubes at Mesa Gateway*. This application and associated documents encompass roughly 62.83 acres, known as "Building D," and represent the third project within the larger development. The project proposes a multi-tenant industrial use building of roughly 1M square feet and associated site improvements. Specifically, this application requests Site Plan Review (SPR), a Special Use Permit (SUP) related to parking standards and building height, and Design Review (DR).

The *Cubes at Mesa Gateway* consists of roughly 264-acres located east of Crismon Road, between Pecos Road and Germann Road in the City of Mesa, Assessor Parcel No. 304-63-006V (the "Property"). See Aerial Map attached at **TAB A**. The Property is ideally located for the planned development, situated just 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 Property is already appropriately zoned General Industrial (GI). 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 including "mega projects" which develop over large land assemblages and employ large quantities of skilled individuals. The *Cubes at Mesa Gateway* will be a major contributor to the realization of that vision.

## **B. Relationship to Adjacent Properties**

The Property is bound by Pecos Road 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 industrial uses. Specifically:

- North: Pecos Road. IND-2 zoned property within Maricopa County.
- 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.

## **C. Zoning History**

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.

## **D. Site Information**

### 1) Site Development Data:

Site Data is recorded on Exhibit C1.0 Site Plan; the site area is approximately 62.83 Acres. The project includes 1,004,880 sq. ft. of new building construction and will include three street entrances – one for automobile use only and two for trucking entry and exiting, which both also support automobile traffic. The building will be a multi-tenant mixed-use occupancy including office and warehouse storage.

### 2) Site Access:

Three (3) site entrances are planned from Crismon Road. The center entry is the main automobile and public entrance. The south and north entrances are the main truck traffic entrances and exits and provide secondary exits for automobile traffic. Gated controlled entry into the trucking operations areas is organized inside the site allowing free circulation of automobile traffic around the site through the south street entrance.

### 3) Site Circulation:

Internal circulation of automobiles is limited to the public parking lots on the east west sides, which are connected by a perimeter road on the south boundary. Access to trucking and operations areas is controlled by card-access gates on the east and west ends of the truck operations dock areas. Emergency responder access to the gated truck operations areas will be provided by security system monitoring and communications equipment. A two-way drive is provided along the south boundary. The drive allows automobile or truck traffic to circulate freely around the east end of the building without re-entering the public roads.

### 4) Parking and Trailer Storage:

The site includes the following parking quantities:

- Automobiles: 422 spaces.
- Trailer Parking: 306 spaces.

A Special Use Permit for Parking Reduction is being requested for this project. See SUP application documents for details.

### 5) Landscaping:

Low maintenance, drought tolerant plants will be utilized in the project landscaping 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 100-foot-wide transmission line easement runs along the Crismon Road street frontage, so plants were selected for these areas from the SRP approved plant list. The screen wall along the north and west parking lots will have a pattern created by integrating a secondary block that is a distinct color and texture than the field masonry. There will also be 9' 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.

The storm water basins and conveyance channels located on the west, north, and east boundaries will have some trees and shrubs at the high end of the channel to provide buffering to the adjacent parcels. There are two detention basins located on the west side of the property which will hold stormwater. The basins will receive a covering of a mix of different color and sized gravels/aggregates to differentiate them from the adjacent decomposed granite coverings and provide a variety of surface colors.

The amenity patios at each corner entrance will have decorative planting adjacent to provide shade and buffering. Bike parking is conveniently located near the main entries on the west side. All automobile parking lots are supported by a collector sidewalk. Connections to the public sidewalks at the Crismon Road are provided at the southwest and northwest corners of the site. Lane crossings are provided by colored asphalt with a stamped texture.

#### 6) Stormwater Design

Retention of the 100-year frequency, 2-hour duration storm event is required. On-site private catch basins will collect and convey stormwater to the retention facilities. For this project an open retention basin system will provide for storage of the flood volume. Basins are provided in the west, north and east yard areas. Discharge of the retained volume will be provided via dry wells due to the lack of existing drainage infrastructure in the area. Dry wells will be sized per the Maricopa County Drainage Design Manual. The underground piping system has also been sized to accommodate retention of the adjacent public right-of-way stormwater runoff. The retention systems will be specific to each individual lot/building and their respective public road frontages. Retention design shall be in conformance with the Engineering & Design Standards dated 2021 for the City of Mesa.

## II. Special Use Permit Request and Justification

### A. Parking Reduction SUP

As recommended by City Staff at the Pre-Submittal meeting on May 11, 2021, the Applicant is requesting a reduction in required amount of parking provided. City of Mesa Ordinance Table 11-32-3.A notes the following parking ratios:

- 75% of Floor Area - 1 space per 500 square feet.
- 25% of Floor Area - 1 space per 375 square feet.

This ratio would be 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, the Applicant is requesting a reduction to the following proposed ratios which yield required parking as noted:

- 60,000 sq. ft. at a ratio of 1 space per 375 square feet. Office use at 15,000 sq. ft. per tenant entrance  
60,000 sq. ft. @ 1 space per 375 sq. ft. = **160 spaces**
- 944,880 sq. ft. at a ratio of 1 space per 4,000 square feet – Warehouse use.  
944,880 sq. ft. @ 1 space per 4,000 sq. ft. = **237 spaces required.**

Total spaces required = **397 spaces.**

The proposed design provides 422 spaces.

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 expected to be a mix of warehousing and office uses, having minimal staffing requirements in comparison to the large square foot area of the proposed building. The majority of the building area will be used for storage having a lower employee density and the parking reduction requested is aimed at providing an adequate amount of parking for the lightly staffed warehousing function. The proposed design provides compliance with the expected percentage of office use and the required parking ratio.

- 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. The design provides 160 spaces for office area occupancy. This leaves 262 spaces available to serve the lightly occupied storage areas anticipated. The requested parking ratio for storage areas is also consistent with other successful, large-scale industrial projects.

- 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. 160 spaces are provided to support office occupancy equivalent to 15,000 sq. ft. of office use per tenant entrance provided. While this is lower than the required 25% for Shell Buildings required by the MZO, the office area occupancy is projected to be less than 25% of the floor area for the market being served and the users the building will attract.

## **B. Building Height Increase SUP**

Building height is limited by the MZO to 50 feet above the average level of the lot covered by the building. For a building of this large floor area, the clear structure height is recommended to be 40 feet high to meet the needs of tenants in this market. Accounting for roof slopes for adequate storm drainage the projected building height exceeds the 50-foot limit stated in the MZO. The Applicant is requesting a slight increase in the allowable building height as follows.

- For this building, grade varies from finished floor elevation to the dock pavement elevation which is 4 feet below finished floor. Therefore, the average level of the lot is 2 feet below finished floor.
- The highest parapet wall height in the proposed design is 52 feet above finished floor.
- The allowable building height requested is 54 feet, a 4-foot increase.

### 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. The only 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 "1<sup>st</sup> Review Consolidated Comments," dated May 11, 2021

- 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 "d" on the north and south dock facades only, and item "e". See Section IV.C below.

- 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” office and warehousing development. 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, colored and textured concrete, and aluminum and glass openings and entrances.
- Employee and Visitor Amenities: Common open space is provided in the publicly accessible environments fronting Crismon Road, and in the parking lot environment on the east side of the building. Approximately 11,530 sq. ft. of amenity plaza area is provided to support the public and employee amenities. The building entrance plaza at each western corner provides 3,390 sq. ft. of patio and entry space featuring site furnishings for outdoor tables, benches, planters, and a shaded area covered by a metal panel canopy. The eastern corner entry plazas each provide 2,375 sq. ft. of open amenity space with tables, umbrellas, and bench seating. These areas are bordered by landscape planting beds. This is a generous area to support the anticipated building employee and visitor population. The MZO requires Common Open Space to be provided equaling 1% of the building area, or approximately 10,050 sq. ft. The proposed design exceeds this requirement while providing generous outdoor amenity space for the public and employees.

- 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.

**Response:** The neighboring sites are presently agricultural in use, and do not feature any buildings developed to the current municipal standards. The first building of this development, the recently approved Mesa Building C, established many successful architectural and landscape design strategies that were approved by Mesa in Design Review. These design strategies have also been implemented in the recently submitted Buildings A and B, as well as in this current submission for Building D. Improvements requested by staff and the Design Review Board for the designs of Buildings A, B, and C have been implemented in the design for Building D. The project design will set a good and compliant precedent for future development by implementing the MZO and Municipal Quality Development Design Guidelines. The design is also compatible with the previously submitted project for Building C, the first project in the Mesa at Gateway development.

- 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 eyebrow canopies, landscaping, and glassy storefront entries. All facades feature wall mounted lighting (directed downward for dark-sky compliance) to provide a softly illuminated and welcoming building during evening times. The focal design elements at the building corners employ special façade lighting to illuminate the accent color and metal cornices and eyebrow canopies. Canopies for entry and shade provide down-lighting as well, to help create focal arrival points for the public.

- 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 facade fronting Crismon Road features varied scale, changes in massing and façade height, varied colors, textures and patterns, accent lighting, and 12-foot-tall storefront window systems serving office and entrance areas.

- 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

### 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 of 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 of 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 design of Building D will greatly enhance the appearance of this area which is planned for more large-scale industrial and employment uses. The project is in keeping with the existing and anticipated built environment.

- 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, aluminum and glass storefront window systems, and high-quality aluminum canopies with integral lighting. 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. However, 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 Sections I.D.(5) and 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 considered to be energy efficient.

**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 featuring shade umbrellas. Also, the 12-foot-high base of the façade is designed using darker materials and colors which limits reflected sunlight and glare for approaching pedestrians and passers-by. Insulated glazing is dark grey tinted and does not feature any reflective coating on the outer pane. This reduces glare from glass surfaces and adds to the shading coefficient provided to openings in the building exterior.

## **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 very large building area proposed is appropriately buffered from the street environment and neighboring sites. The facades requiring staging of functional dock operations are located in enclosed, secure truck operations courts. Dock operations areas are screened from public view with an 8-foot-high masonry wall at the ends of the truck docks, and a 6-foot high masonry wall for the remainder of the enclosures. The dock facades support drive-in doors allowing the user to have functional access to the operations areas adjacent to the building in the truck court. The public street environment is created along Crismon Road. The building architecture features special materials and compositional elements to establish the building corners as the primary entry points, which are supported by a large amenity area and a shade canopy at the west entrances (see description below). These areas provide ideal outdoor dining spaces that are separate from the building entries and so offer diversity of use to tenants and the public. The architecture also includes compositional features and recessed areas to help manage the long façade and break it down into reasonable massing, and to stage open amenity patio and landscape islands featuring shaded seating and landscaping.

#### **2. Parking Loading and Vehicular Access**

Public and employee parking is organized on the west and east sides of the building site. Parking bays are kept small, well below the 200-car threshold outlined in the MZO. The lots are landscaped and screened according to all municipal guidelines and provide 422 total parking spaces, including ADA required accessible spaces.

A loading dock area is organized on both the north and south sides of the building. Trucking traffic into the operations areas is secured by

night-gates with card access systems and detect-to-exit sensor controls. The entrance drives provide off-street truck stacking for trucks to eliminate truck overflow onto Crismon Road. Multitenant occupancy typically generates a light and dispersed truck traffic pattern. A two-way drive is provided on the south side of the building eliminating the need for trucks to exit and re-enter the site to arrive at any assigned dock position.

Automobile traffic may enter and exit the site at any entrance, although a dedicated automobile entry is provided in the center of the Crismon Road frontage to serve the building. Trucking traffic will enter the site at the designated north and south entrances on Crismon Road and will exit the site primarily at these same entrances. Truck circulation is two-way through the truck docks. Trucks may exit the operations area through either the east or west gates and proceed to a convenient site entrance on Crismon Road using the south two-way drive as needed.

### 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 and east façades and around the 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 that include shade umbrellas. 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. A photometric plan is provided to indicate locations of light and light levels at the ground plane.



## 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 includes recessed planes and overlapped concrete building panels having various parapet heights to break up the building scale and avoid monumentality. The length of the building is segmented into smaller sections by recessed vertical planes along the street facades, and by vertical sections of accent colors along the loading dock and operations area facades. 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 concrete masonry veneer is included at the building base where entries are developed, and at façade recesses.

The architecture is compatible with the forms and materials employed in the Cubes at Mesa Gateway Industrial Park. A four-color scheme is designed to pattern the large façade surfaces. White and medium gray surfaces are predominant, with dark gray surfaces incorporated in the entry areas and at the base of facades. Split-faced concrete masonry veneer is provided in a coordinating charcoal grey color adjacent to entries and amenity patios. This adds texture and material quality to reinforce human scale where visitors and employees are circulating closest to the facade. An accent red color is associated with the main entries at the building corners. Parapet heights are set high enough to fully screen anticipated rooftop mechanical equipment.

The building facades at entrance areas are expressed with a 2-foot-deep metal panel eyebrow canopy detail. The eyebrow canopy is situated at 12 feet high and coordinates with tall storefront entrance window openings serving the office area. Storefront framing systems feature tinted insulating glass to provide window openings into office area spaces. High windows above office areas are glazed with black spandrel glass, or with vision glass where they open into warehouse areas, enhancing daylight and time-of-day awareness for employees. All window and storefront frames are dark-bronze/black anodized aluminum.

Elsewhere in the warehouse areas, clerestory windows are included in the composition to enliven the facades and provide daylight in these spaces. Perimeter lighting fixtures are building mounted on the façade and include accent lighting at entrances, general illumination of the dock and operations areas, and required exit lighting at egress doors. Special façade lighting is

provided at the corner accent areas to focus light and attention on the accent color and metal canopy and cornice elements.

Exterior Material and Systems:

The building exterior wall is constructed of site cast concrete tilt-up load bearing wall panels. Steel columns set on concrete foundations support the roof structure which consists of steel girders, beams and joists with a prefinished white primed 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 and having an anodized finish in dark bronze / black color.

### **C. Alternative Design Criteria Adherence**

Per Ordinance Section 11-6-3.B.7, *“Conditions may exist where strict compliance to Site Planning and Design Standards of this Chapter are impractical or impossible...”* Such conditions exist in the implementation of this project. Specifically,

- Ordinance Section 11-7-3.B.2.a.i, which requires that publicly visible facades (viewed from rights-of-way or private property), may not have blank, uninterrupted wall lengths 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.
- Ordinance Section 11-7-3.B.5.a, which requires that facades shall incorporate at least three different and distinct materials.
- Ordinance Section 11-7-3.B.5.b, which requires no more than 50% of the total façade may be covered within one (1) single material.

#### Wall Articulation – Ordinance Section 11-7-3.B.2.a.i

The façade design features the following elements noted in the ordinance language: changes in plane, changes in texture, and windows. We propose that the following additional elements be considered as “equivalent elements” that are consistent with the nature of concrete industrial buildings: façade reveals and patterns of color. Taken as a whole composition and including the patterned colors proposed the façades comply with the 50-foot limitation for the arrangement of features. The design presents a well-proportioned and scaled composition that is consistent with other industrial buildings in the Mesa region.

### Façade Materials – 3 Distinct Materials Required - Ordinance Section 11-7-3.B.5.a

By virtue of the construction type (tilt-up construction) and the functional use (large, manufacturing and industrial tenants) strict adherence to all Design Standards is not practical. The public facing facades present building entrances, amenity areas, and potential diverse interior uses that support the introduction of varied materials such as masonry veneer, glazed aluminum storefront entrances, and windows. These facades comply with the three-material minimum rule. The dock facades however do not support this approach due to the uniformity of industrial functional requirements. We request that the three-material rule be waived for the dock areas, while acknowledging that the design still presents a varied composition of colored patterns, clerestory windows, varied parapet heights, dock overhead doors, and dock equipment which serve to add compositional elements, functional as they may be.

### Façade Materials – Single Material Limited to 50% - Ordinance Section 11-7-3.B.5.b

By virtue of the construction type (tilt-up construction) and the functional use (large, manufacturing and industrial tenants) strict adherence to all Design Standards is not practical. Specifically, per Ordinance Section 11-7-3, not more than 50% of the total façade may be covered within one (1) single material. This standard is an impossibility for a series of large, concrete, tilt-up construction buildings. The building structural perimeter is composed entirely of concrete except for openings for doorways, glazing, loading doors, etc. Any alternative materials would need to be “veneered;” applied as an exterior finish on top of the structural concrete panels. On such large building, with single elevations running in excess of 570 to 1,700 feet long, 50% veneer coverage is both cost-prohibitive and counter to the preferred aesthetic appeal or context of the area.

Nonetheless, the team has worked diligently to provide an acceptable alternative design solution that meets the intent of the Ordinance while providing a more appropriate design for the ultimate project and use. The design strategy 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. However, 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. Accent materials include textured concrete, split faced integrally colored concrete masonry veneer, metal panel cornices and canopies, and metal and glass storefront window systems, all

in addition to smooth concrete surfaces that feature three painted colors of off-white and grey and an accent red special coating.

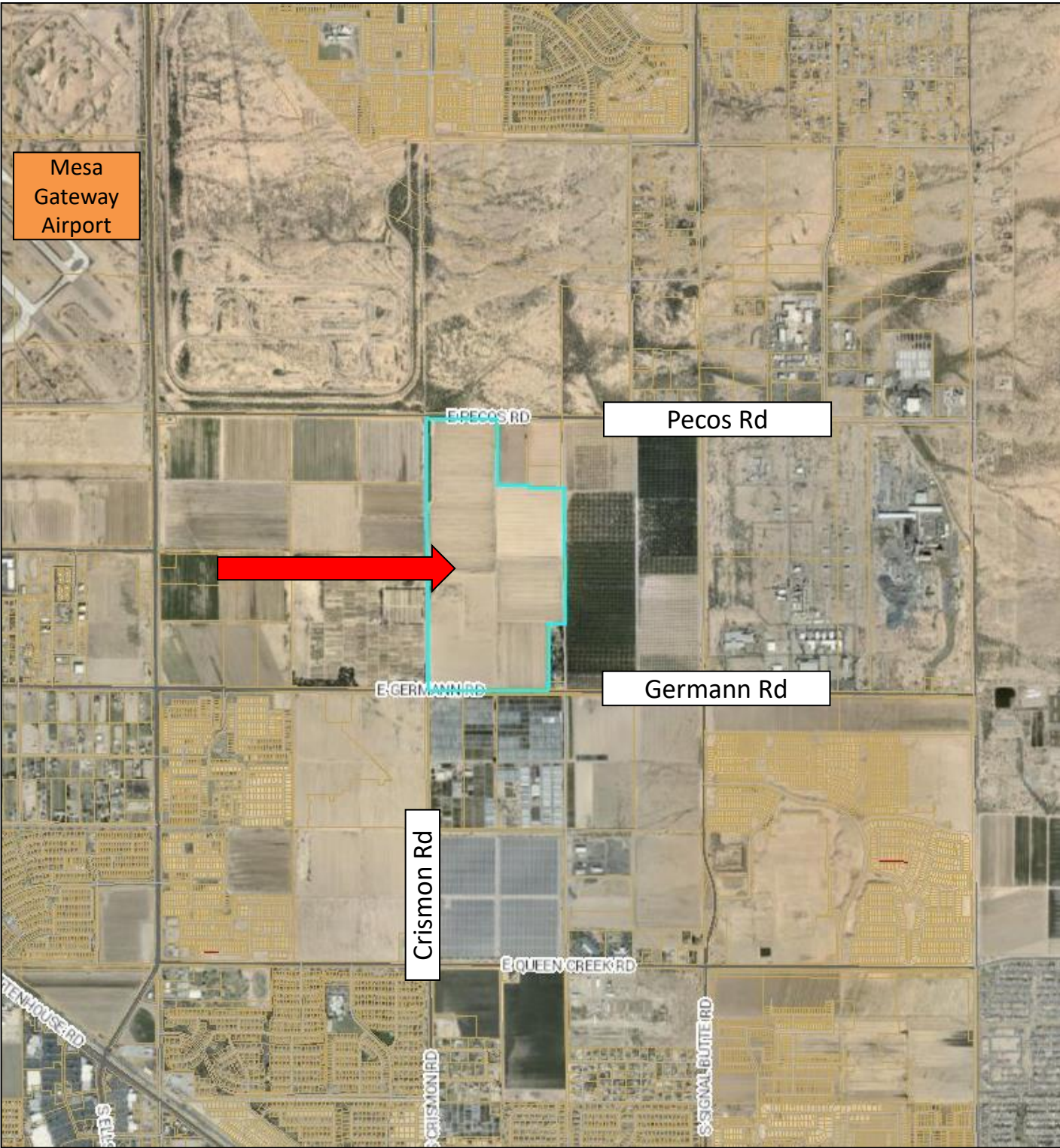
As required by the Alternative Compliance requirements, the proposed alternative design for this project is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and meets or exceeds the design objectives as described in the City's General Plan.

Thank you

Tab A



# Aerial Map

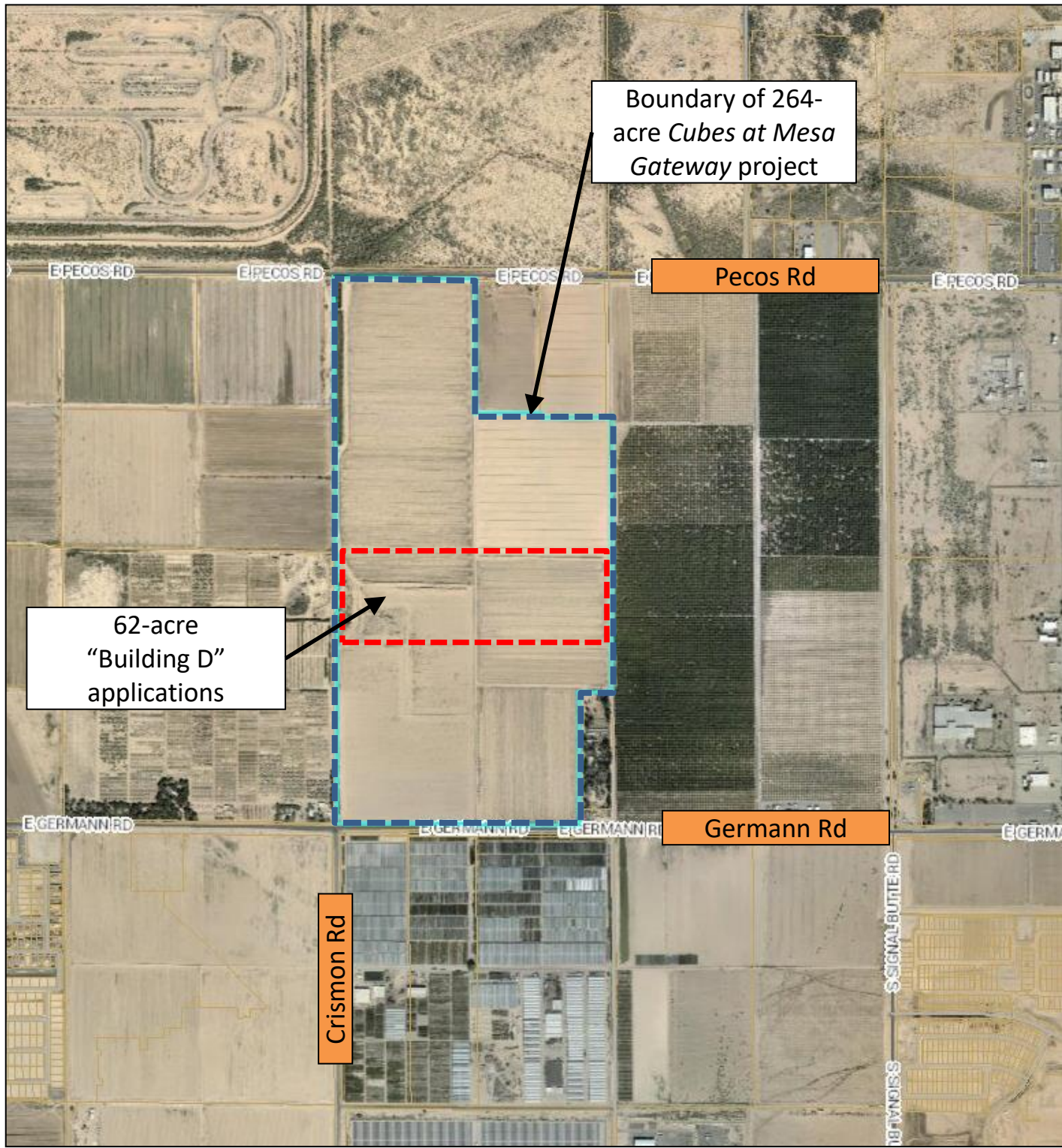


NEC of Germann and Crismon





# Aerial Map



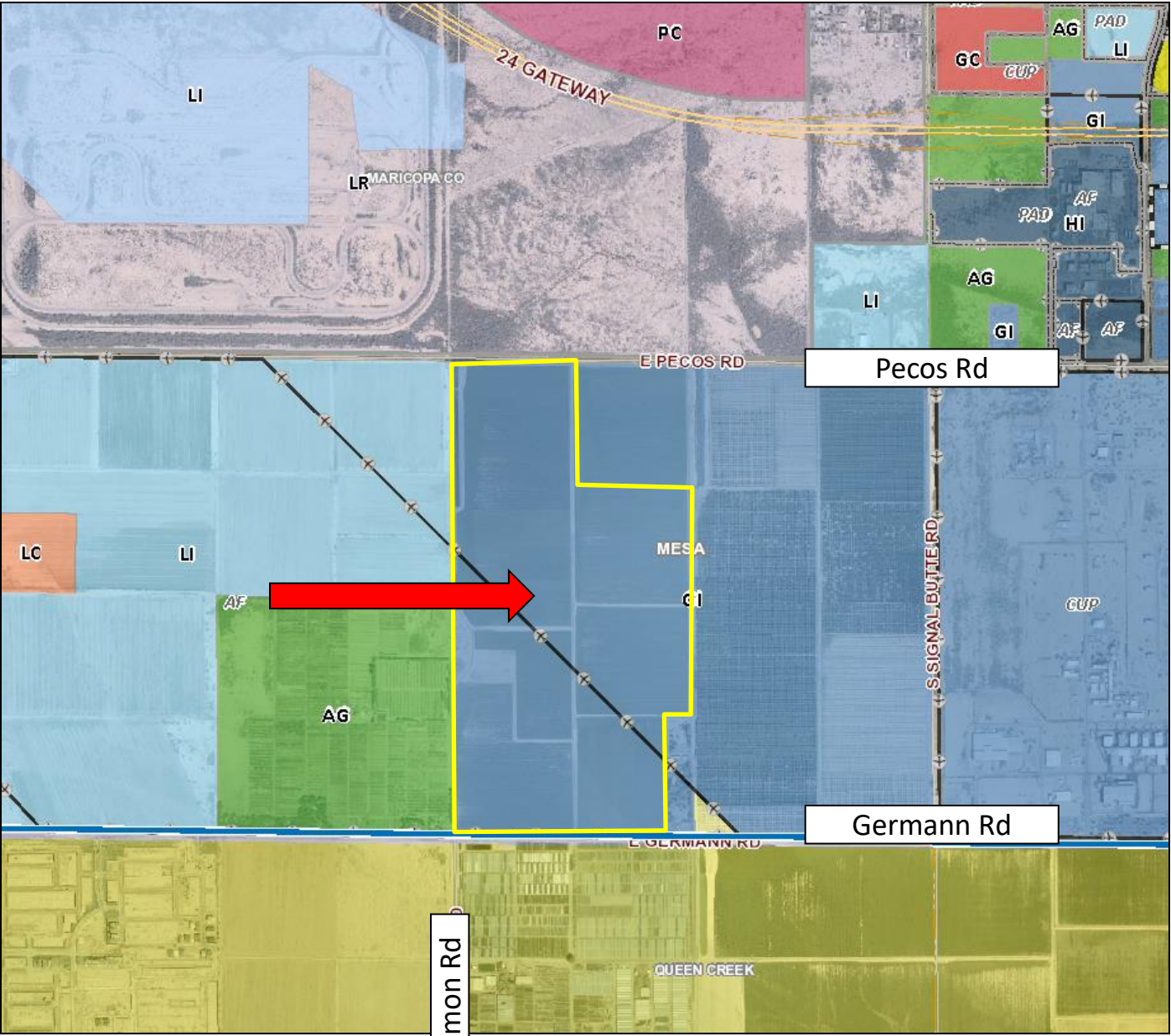
NEC of Germann and Crismon – Building D



# Tab B



# Zoning Map = GI

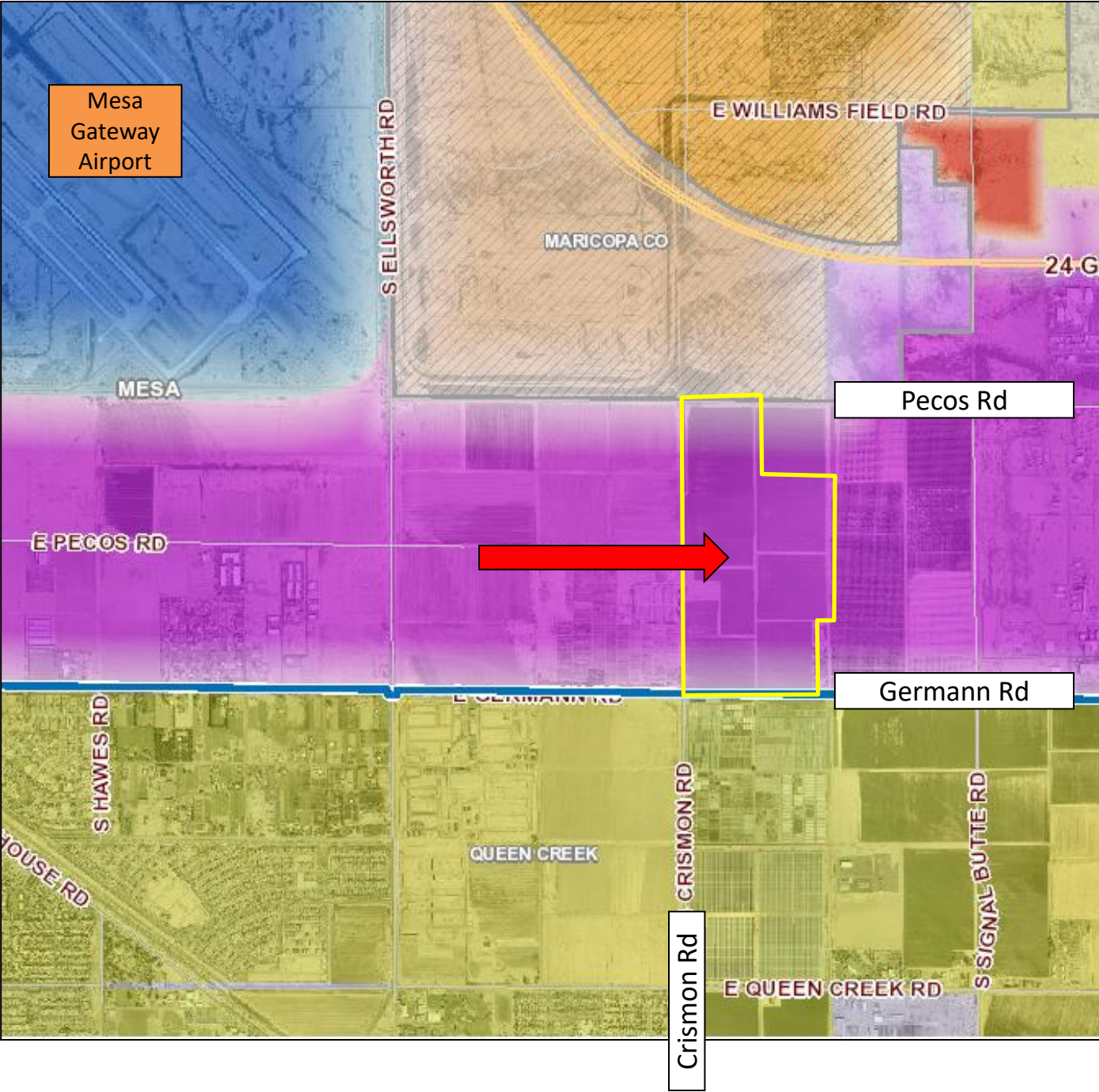


NEC of Germann and Crismon



# Tab C

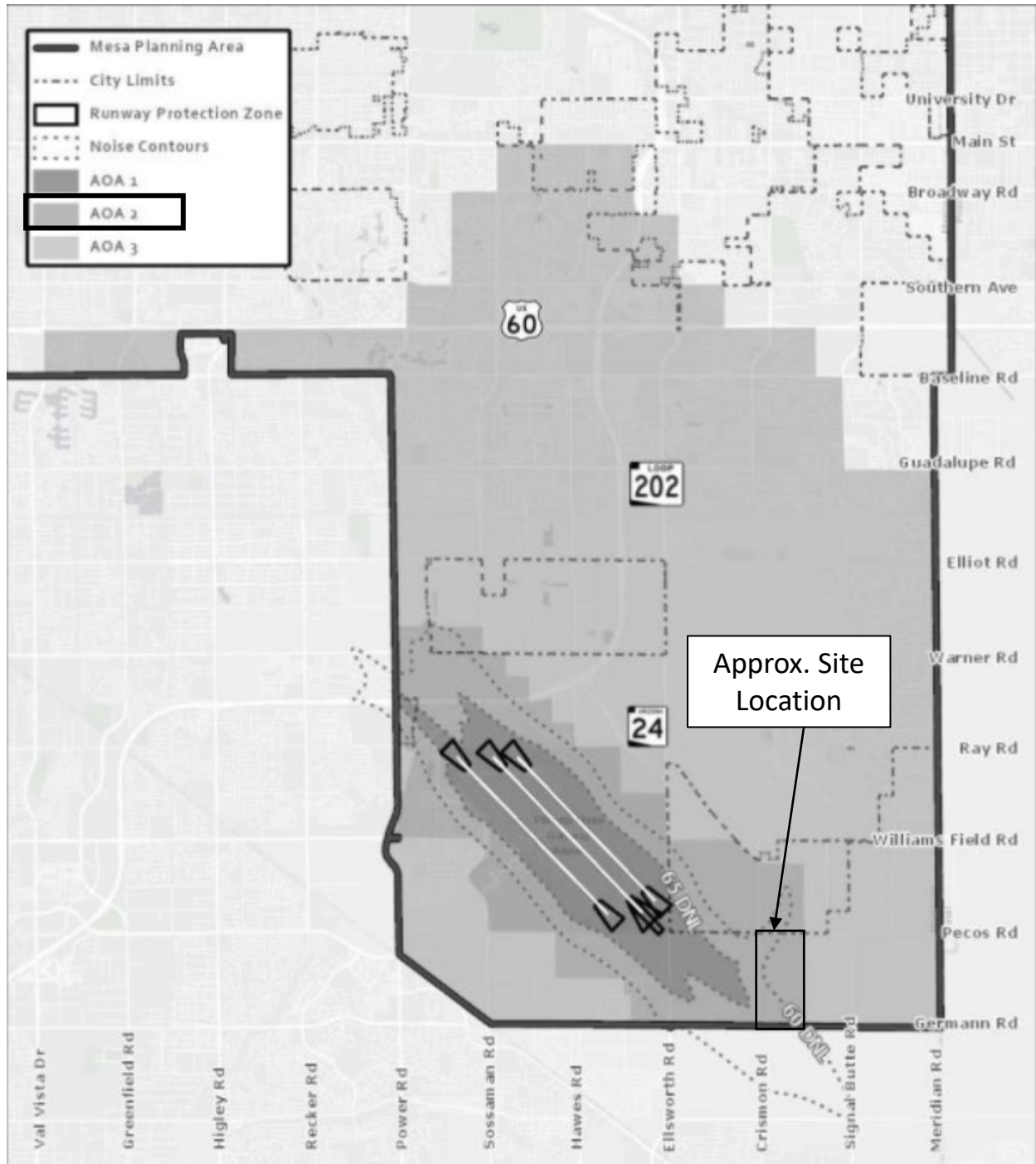
# General Plan Map = Employment



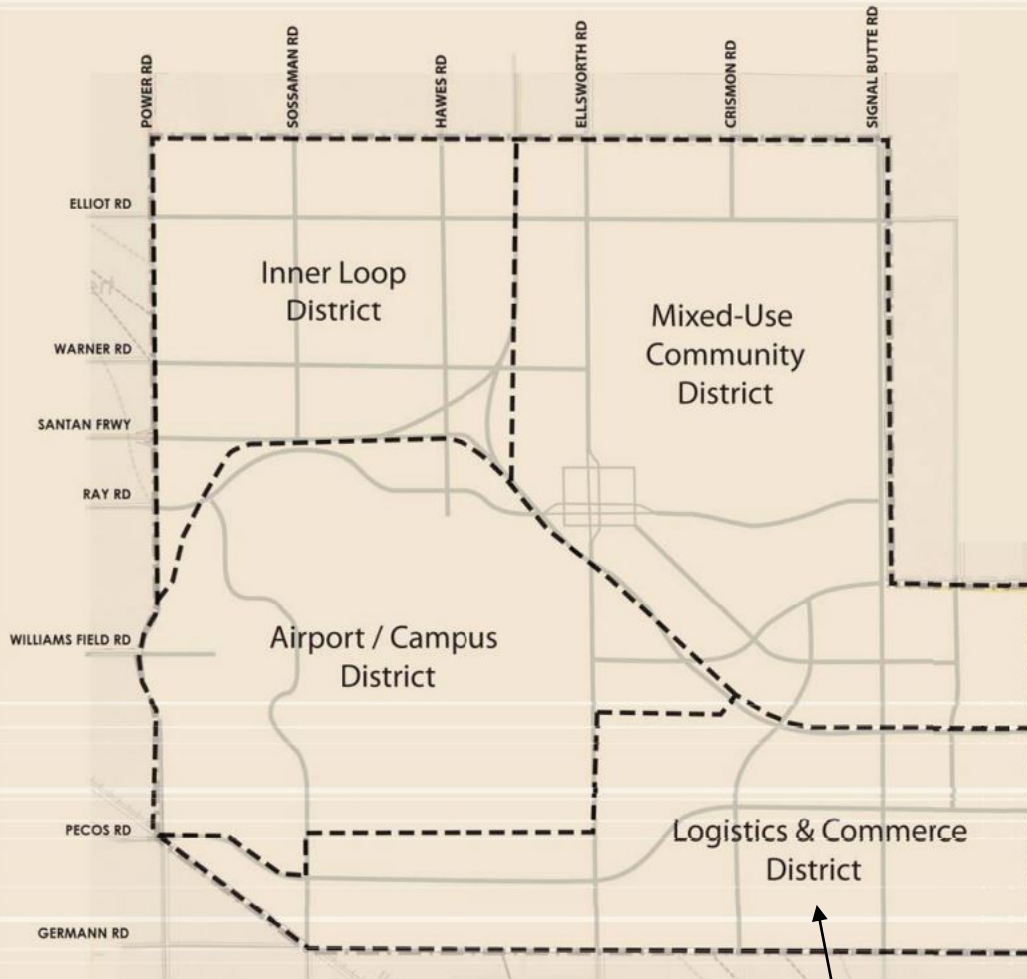
NEC of Germann and Crismon



# Airfield Overlay District (AF): Airport Overflight Area Two (AOA 2)



# Mesa Gateway Strategic Development Plan: Logistics & Commerce District



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

FRAMEWORK MAP

Approximate Site Location



GENERAL SITE NOTES

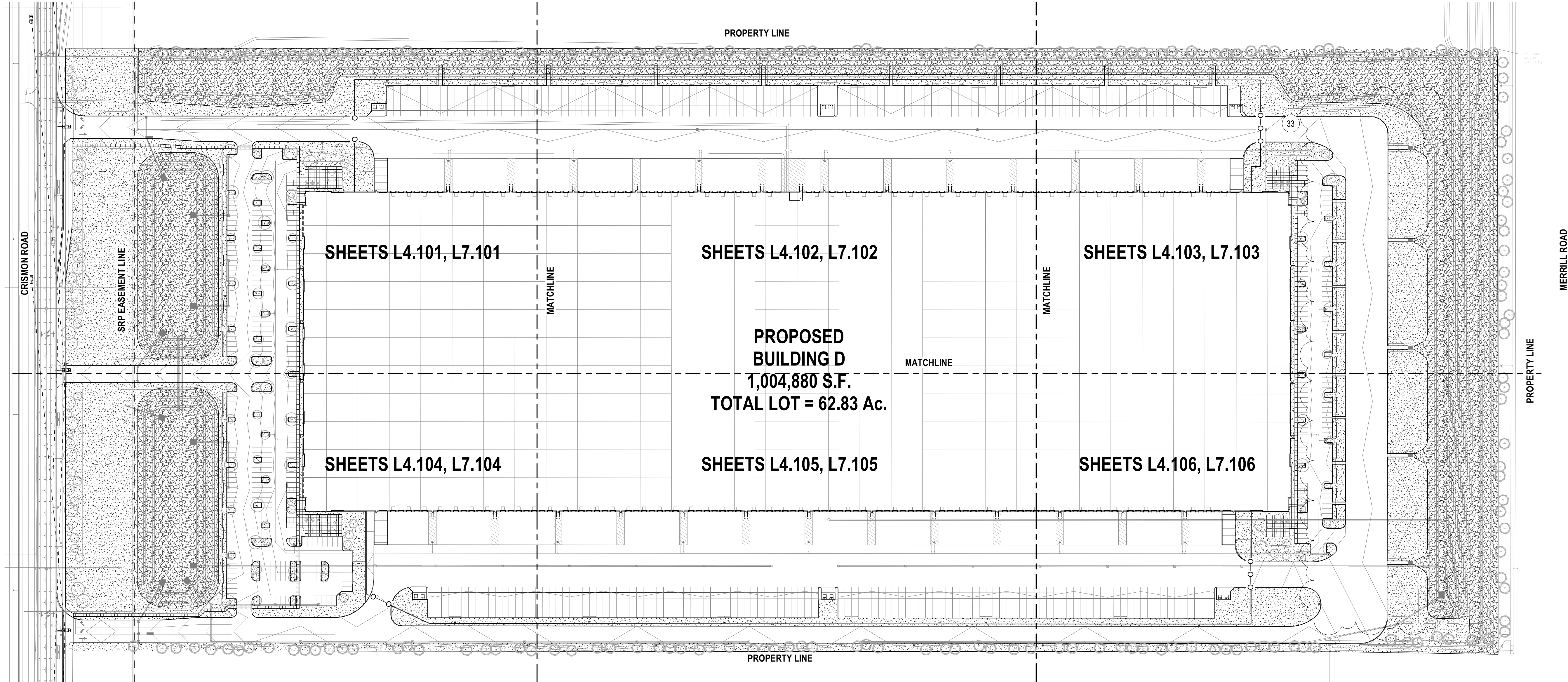
1. THE CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH ALL LAWS, CODE, ORDINANCES, RULES AND REGULATIONS OF ALL GOVERNING AGENCIES. OCCUPANTS ADJACENT TO THE E PROJECT AREA BOUNDARIES SHALL CONTINUE UNINTERRUPTED OCCUPANCY DURING CONSTRUCTION OF THE PROJECT.
2. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY AND ALL CONFLICTS WITH WORK RELATED TO THE HARDSCAPE AND LANDSCAPE FEATURES PRIOR TO INSTALLATION OF THE UTILITIES IN ORDER TO MAINTAIN THE HIGHEST LEVEL OF DESIGN INTENT OF THE HARDSCAPE AND LANDSCAPE FEATURES.
3. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA, OR SAMPLES FOR SUCH PORTIONS OF THE WORK.
4. COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.
5. THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.
6. THE CONTRACTOR SHALL COORDINATE THE WORK WITH EQUIPMENT, FURNISHINGS AND SYSTEMS PRESENT OR PROVIDED BY THE OWNER.
7. VERIFY LOCATIONS OF ALL BUILDINGS, WALLS, EXISTING STRUCTURES, PIPES, ELECTRICAL AND ALL ELEMENTS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND ENGINEERING DRAWINGS. INFORMATION IN LANDSCAPE ARCHITECTURE PACKAGE IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND ENGINEERING INFORMATION. ADDITIONAL UTILITIES AND SITE ELEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREIN.

8. VERIFY LOCATION OF ALL ADJACENT AND BELOW-GRADE ELECTRICAL, PLUMBING, DATA, CONDUIT, PIPING, DRAINAGE STRUCTURES AND OTHER UTILITY CONNECTIONS WITH THE APPROPRIATE AS-BUILT OR ENGINEERING DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THIS VERIFICATION AND THE PROTECTION OF THESE ELEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE INCURRED DURING THE EXECUTION OF THE WORK.
9. THE CONTRACTOR SHALL HAVE ALL BELOW-GRADE UTILITY AND SLEEVING WORK INSPECTED AND APPROVED PRIOR TO BEGINNING HARDSCAPE LAYOUT/MARKING/STAKING AND CONSTRUCTION.
10. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS TO COORDINATE SERVICE ROUTING OF ALL UTILITIES INCLUDING BUT NOT LIMITED TO WATER, GAS, TELEPHONE, ELECTRICAL, STORM, SEWER, AND IRRIGATION WITH THE OWNER AND TO AVOID CONFLICTS WITH HARDSCAPE AND LANDSCAPE FEATURES. ALL CONSTRUCTION MUST COMPLY WITH THE PROJECT SPECIFICATIONS AND NOT INTERFERE WITH BUILDING ELEMENTS TO BE PRESERVED.
11. ALL MATERIAL SHALL BE NEW, UNUSED AND TO THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED.
12. PERFORM THE WORK AT THE PROJECT SITE DURING HOURS SPECIFIED BY THE OWNER.
13. ANY DAMAGE INCURRED DURING THE EXECUTION OF CONSTRUCTION TO EXISTING TREES OR STRUCTURES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING ALL WALLS, PAVEMENTS, AND OTHER SURFACES PRIOR TO FINAL INSPECTION.

15. REFERENCE TO SCALE IS FOR FULL-SIZE DRAWINGS. DIMENSIONS SHOWN ON DRAWINGS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE FROM DRAWINGS.
16. THE CONTRACTOR IS RESPONSIBLE FOR ACCURATE HORIZONTAL AND VERTICAL ALIGNMENT AND PREPARATION OF LAYOUT/MARKING/STAKING. THE CONTRACTOR IS REQUIRED TO PERFORM CONSTRUCTION LAYOUT/MARKING/STAKING AND SET ELEVATIONS FOR THE FORM WORK PRIOR TO INSPECTION BY THE ARCHITECT FOR APPROVAL.
17. ALL BUILDINGS, WALLS, COLUMNS, STRUCTURES, AND ANY VERTICAL ELEMENTS THAT ABOUT CONCRETE PAVING ARE TO HAVE EXPANSION JOINT AS DETAILED HEREWITH.
18. ALL FORM WORK SHALL BE APPROVED FOR GEOMETRY AND GRADES BY THE ARCHITECT PRIOR TO INSTALLATION OF PAVEMENT, PLANTERS OR WALLS.
19. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING TO BE PARALLEL UNLESS OTHERWISE NOTED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
20. "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTES.
21. "SIMILAR" OR "SIM" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.
22. "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE THE E NOTED SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS SHALL BE PROVIDED.

23. "ALIGN" INDICATES ACCURATELY PROVIDE FINISH OF FACES OF MATERIALS IN STRAIGHT, TRUE, AND PLUMB RELATION TO ADJACENT MATERIALS.
24. TAKE ALL DIMENSIONS FROM FACE OF FIXED OBJECTS, WALL, OR BUILDING OR TO CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED. ALL DIMENSIONS CALLED OUT AS "EQUAL" ARE EQUIDISTANT MEASUREMENTS TO DESIGNATED CENTERLINE(S).
25. ALL LANDSCAPE DIMENSIONS TAKEN TO CENTERLINE OF BUILDING COLUMN SHALL MEAN THE FIRST ROW OF COLUMNS CLOSEST TO THE FACE OF THE BUILDING. SEE ARCHITECTURAL AND AS-BUILT DRAWINGS FOR CORRESPONDING COLUMN LINES.
26. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LIKE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
27. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE ENGINEERING AND AS-BUILT DRAWINGS FOR COLUMN GRID, CENTERLINES, BUILDING FACES, AND BENCHMARKS.
28. SEE DRAWINGS FOR DIMENSION OF SITE ELEMENTS. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
29. IF DIMENSIONS VARY BY 1" OR MORE, CONTACT THE ARCHITECT FOR REVIEW AND CONFIRMATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
30. FINISH ELEVATIONS ARE INDICATED TO THE FACE OF PAVEMENT OR FINISHED GRADE OF SOIL AS APPLICABLE, UNLESS OTHERWISE NOTED.

31. ALL NEW WORK TO MEET FLUSH WITH ALL EXISTING GRADES AND FINISH FLOOR ELEVATIONS AT DOORS, THRESHOLDS, STAIRWELLS, PAVEMENTS TO REMAIN, COLUMNS, AND BUILDING ELEMENTS EXCEPT AS NOTED HEREIN.
32. GRADES BETWEEN SPOT ELEVATIONS ARE INTENDED TO BE CONSTANT SLOPES.
33. NO FINISHED SLOPES SHALL BE LESS THAN ½ (HALF) PERCENT AND ALL SHALL HAVE A POSITIVE FLOW.
34. THE CONTRACTOR SHALL PROVIDE PLANT MATERIAL QUANTITIES TO MATCH THE DRAWINGS AND TO PROVIDE TOTAL COVERAGE AT THE SPECIFIED SPACING.
35. THERE SHALL BE NO SUBSTITUTIONS OF PLANT MATERIAL WITHOUT APPROVAL OF THE OWNER/ARCHITECT. THE OWNER/ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON COMPLETE INFORMATION SUBMITTED BY THE CONTRACTOR. SUBSTITUTIONS SHALL NOT BE MADE UNLESS DRAWINGS AND/OR WRITTEN REQUESTS ARE SUBMITTED TO THE OWNER/ARCHITECT FOR APPROVAL.



1 SITE REFERENCE PLAN  
1" = 100'-0"

CLAYCO  
THE ART & SCIENCE OF BUILDING  
2199 INNERBELT BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
Ph 314.429.3137

Lamar Johnson  
Collaborative  
2199 INNERBELT BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
Ph 314.429.1010



CRG INTEGRATED  
REAL ESTATE  
SOLUTIONS

MESA - BUILDING D  
E PECOS RD & S CRISMON RD, MESA, AZ 85212

DRAWING ISSUE

DESCRIPTION	DATE
DESIGN REVIEW	04/25/2022
DESIGN REVIEW REV. 2	6/24/2022

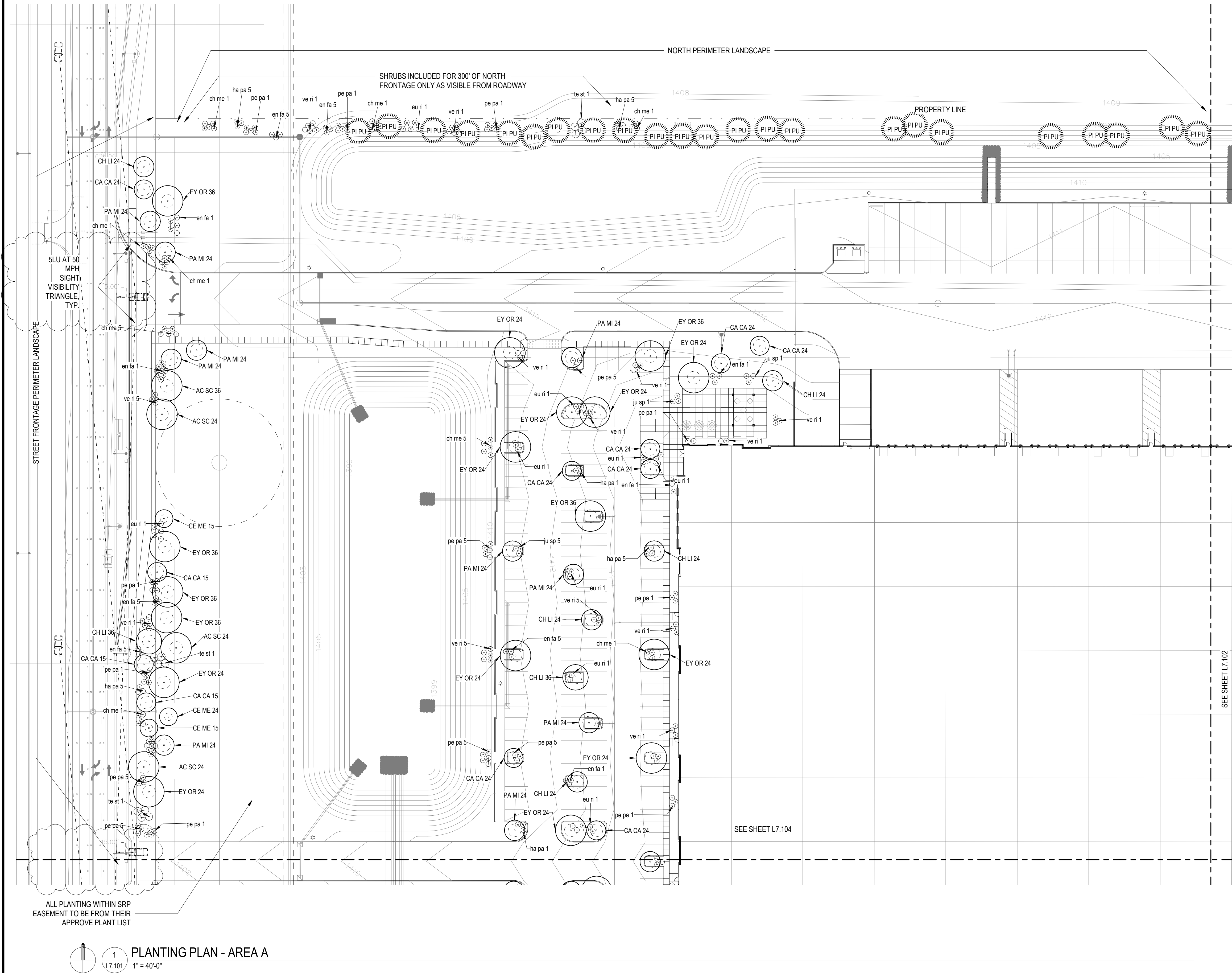
DRAWING TITLE  
SITE REFERENCE PLAN

DRAWING NO.

L1.000

Job # 20.005838





1 PLANTING PLAN - AREA A  
L7.101 1" = 40'-0"

CITY OF MESA GENERAL NOTES FOR LANDSCAPE PLAN

1. LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL BE RESPONSIBLE FOR THE FOLLOWING:
2. DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES.
3. DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC.
4. INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
5. INSTALLATION OF ALL LANDSCAPE AND IRRIGATION MATERIALS SHALL COMPLY WITH SECTIONS 424, 425, 757, AND 795 OF THE MAG STANDARD SPECIFICATIONS.
6. CONTRACTOR SHALL REPAIR ANY DAMAGE MADE TO THE EXISTING SPRINKLER SYSTEM TO THE SATISFACTION OF THE CITY AT NO ADDITIONAL COST TO THE CITY.
7. LANDSCAPE REMOVAL IS A NON-PAY ITEM UNLESS OTHERWISE NOTED.
8. ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC. NOTED TO BE REMOVED ON THE PLANS AND SPECIFICATIONS SHALL BE REMOVED FROM PROJECT AREA AND DISPOSED OF PROPERLY OFF THE SITE AT THE CONTRACTOR'S EXPENSE (SCARIFY EXISTING SUBGRADE, MINIMUM SIX (6) INCHES DEPTH).
9. DAMAGE TO TURF SHALL BE REPAIRED BY CONTRACTOR, I.E., RUTS FILLED WITH CLEAN SOIL, COMPACTED TO MATCH SURROUNDING GRADES, EXCESS SOIL, ROCK, ETC. SHALL BE REMOVED TO LEAVE THE SITE CLEAN.
10. ALL PLANT MATERIAL, OTHER THAN TREES, SHALL CONFORM TO GRADING, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSEYMEN. ALL TREES SHALL CONFORM TO THE CURRENT ARIZONA NURSERY ASSOCIATION TREE SPECIFICATIONS AND MAG SPEC 795.7. SHOULD ANY CONFLICTS IN THE SPECIFICATIONS OCCUR, THE ARIZONA NURSERY ASSOCIATION'S SPECIFICATIONS SHALL PREVAIL.
11. CITY RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINERED TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH INSPECTIONS WHICH MAY DESTROY ROOTBALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST TO CITY.
12. PLANT PITS SHALL BE INSPECTED BY CITY PRIOR TO PLANTING BY THE CONTRACTOR BY REQUESTING AN INSPECTION 48 HOURS IN ADVANCE.
13. ROUGH AND FINE GRADING TO ESTABLISH UNIFORM SMOOTH GRADE IS INCLUDED IN THIS PROJECT.
14. SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE COMPLETED BY CONTRACTOR TO DETERMINE IF ADDITIVES ARE REQUIRED. CONTRACTOR SHALL PROVIDE COPY OF SOIL TEST RESULTS FOR REVIEW AND APPROVAL TO ENGINEERING INSPECTOR AT LEAST SEVEN (7) DAYS PRIOR TO ANTICIPATED PLANTING. AFTER APPROVAL BY THE CITY, THE CONTRACTOR SHALL PROVIDE AND INCORPORATE ANY ADDITIVES REQUIRED PRIOR TO OR AT TIME OF PLANTING.
15. PLANT PIT SOIL MIXTURE SHALL CONSIST OF FOUR AND ONE-HALF PARTS NATURAL FERTILE, FRIABLE SOIL AND ONE PART HUMUS BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6" LIFTS WITH EACH LIFT WATER SETTLED WITHOUT PUDDLING.
16. CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED WITH PLANT NAME OR PLANT LEGEND ITEM NUMBER FROM PLANS.
17. ALL EXISTING (GAS, ELECTRIC, WATER, ETC.) COVERS AND BOXES SHALL REMAIN UNCOVERED. CONTRACTOR TO ADJUST TO FINAL GRADE AS NECESSARY. NON-PAY ITEM (NPI) UNLESS OTHERWISE NOTED.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE UNDERGROUND SPRINKLER SYSTEMS IN ADVANCE OF CONSTRUCTION. THE SPRINKLER SYSTEM LOCATIONS NOTED ON PLANS ARE FOR REFERENCE ONLY.
19. CONTRACTOR TO VERIFY DEPTH OF ALL INLET STRUCTURES AND SPRINKLER SYSTEMS PRIOR TO TRENCHING FOR LOW-FLOW CHANNEL.
20. CONTRACTOR TO PROVIDE PUMPING WITHIN FIVE (5) DAYS AFTER THE NOTICE TO PROCEED IS GIVEN AS REQUIRED TO DRY THE AREA SUFFICIENTLY TO BEGIN CONSTRUCTION.
21. CONTRACTOR SHALL ARRANGE FOR SPRINKLER SYSTEM SHUTDOWN DURING CONSTRUCTION BY CONTACTING THE ENGINEERING INSPECTOR.
22. NO ROCKS LARGER THAN 1" IN DIAMETER SHALL BE ALLOWED IN THE TOP SIX (6) INCHES OF TOPSOIL WHERE TURF ESTABLISHMENT IS SPECIFIED. ROCK REMOVAL AS NECESSARY IS A NON-PAY (NPI) ITEM UNLESS OTHERWISE NOTED.
23. WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY ONE-THIRD (1/3) OVER SPECIFICATION, AND A LIQUID PENETRATOR, "AL-KALICHE" OR EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURER'S RECOMMENDATIONS.
24. CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE TO A ROLLED DEPTH PER THE APPROVED PLANS AND SPECIFICATIONS. DECOMPOSED GRANITE SHALL BE PER THE APPROVED PLANS AND SPECIFICATIONS WITH THE COLOR AS SPECIFIED ON THE PLANS. PRE-EMERGENT HERBICIDE SHALL BE APPLIED BEFORE AND AFTER PLACEMENT OF DECOMPOSED GRANITE PER THE MANUFACTURER'S RECOMMENDATIONS. PRE-EMERGENT HERBICIDE SHALL BE SURFLAN, DACTHAL, OR APPROVED EQUAL. SAMPLE TO BE PROVIDED FOR CITY REVIEW AND APPROVAL. CONTRACTOR SHALL WASH OFF ROCK MULCH ONCE FINAL PLACEMENT HAS OCCURRED.
25. RESTORE ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS, COMPONENTS AND LANDSCAPE AREAS IMPACTED BY ANY WORK UNDER THIS CONTRACT. RESTORE ALL EXISTING IRRIGATION AND LANDSCAPE IN ACCORDANCE WITH THE LANDSCAPE RESTORATION NOTES INDICATED WITHIN THESE DOCUMENTS. AT A MINIMUM, ALL RESTORATION SHALL BE IN ACCORDANCE WITH M.A.G. SPECIFICATION 107.9 - PROTECTION AND RESTORATION OF PROPERTY AND LANDSCAPE. ALL RESTORATION WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY OF MESA ENGINEER.
26. ALL RESTORATION WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REFERENCED DETAILS AND ANY ADDITIONAL DETAILS PROVIDED.
27. REFER TO LANDSCAPE PLANTING SHEETS AND ENGINEERING DRAWINGS FOR ADDITIONAL RESTORATION NOTES AND REQUIRED COORDINATION.

TREE LEGEND				
Code	Botanical Name	Cultivar	Common Name	Size

AC SC 24	Acacia schaffneri		Schaffner's acacia	24" BOX
AC SC 36	Acacia schaffneri		Schaffner's acacia	36" BOX
CA CA 15	Caesalpinia cacalaco	'Smoothie'	Thornless Cascadote	15 GAL.
CA CA 24	Caesalpinia cacalaco	'Smoothie'	Thornless Cascadote	24" BOX
CE ME 15	Cercis mexicana		Mexican Redbud	15 GAL.
CE ME 24	Cercis mexicana		Mexican Redbud	24" BOX
CH LI 24	Chilopsis Linearis		Desert Willow	24" BOX
CH LI 36	Chilopsis Linearis		Desert Willow	36" BOX
EY OR 24	Eysenhardtia orthocarpa		Kidneywood	24" BOX
EY OR 36	Eysenhardtia orthocarpa		Kidneywood	36" BOX
PA MI 24	Parkinsonia microphylla		Foothill Palo Verde	24" BOX
PI PU	Pinus cembroides		Mexican Pinon Pine	15 GAL.

SHRUB LEGEND				
Code	Botanical Name	Cultivar	Common Name	Size

ch me 1	Chrysacdinia mexicana		Damianita Daisy	1 Gal
ch me 5	Chrysacdinia mexicana		Damianita Daisy	5 Gal.
en fa 1	Encelia farinosa		Brittlebush	1 Gal
en fa 5	Encelia farinosa		Brittlebush	5 Gal.
eu ri 1	euphorbia rigida		Gopher Plant	1 Gal
eu ri 5	euphorbia rigida		Gopher Plant	5 Gal.
ha pa 1	Hamelia patens	'Sierra Red'	Fire Bush	1 Gal
ha pa 5	Hamelia patens	'Sierra Red'	Fire Bush	5 Gal.
ju sp 1	Justicia spicigera		Mexican Honeysuckle	1 Gal
ju sp 5	Justicia spicigera		Mexican Honeysuckle	5 Gal.
pe pa 1	Penstemon parryi		Parry's Penstemon	1 Gal
pe pa 5	Penstemon parryi		Parry's Penstemon	5 Gal.
te st 1	Tecoma stans	'Gold Star'	Yellow Bells	1 Gal
te st 5	Tecoma stans	'Gold Star'	Yellow Bells	5 Gal.
ve ri 1	verbena rigida		Sandpaper Verbena	1 Gal
ve ri 5	verbena rigida		Sandpaper Verbena	5 Gal.

NOTE: NUMBER IN PLANT CODE INDICATED PLANT SIZE, NOT QUANTITY.

CLAYCO  
THE ART & SCIENCE OF BUILDING

2199 INNERBELT BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
Ph 314.429.5100 Fx 314.429.3137

Lamar Johnson  
Collaborative

2199 INNERBELT BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
Ph 314.429.5100



CRG INTEGRATED  
REAL ESTATE  
SOLUTIONS.

MESA - BUILDING D  
E PECOS RD & S CRISMON RD, MESA, AZ 85212

DRAWING ISSUE

DESCRIPTION	DATE
DESIGN REVIEW	04/25/2022
DESIGN REVIEW	05/31/2022
REVISION 1	
P-Z REVIEW REV 1	06/06/2022
DESIGN REVIEW REV. 2	6/24/2022

DRAWING TITLE  
PLANTING PLAN - AREA A

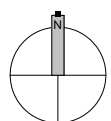
DRAWING NO.

L7.101

Job # 20.005838

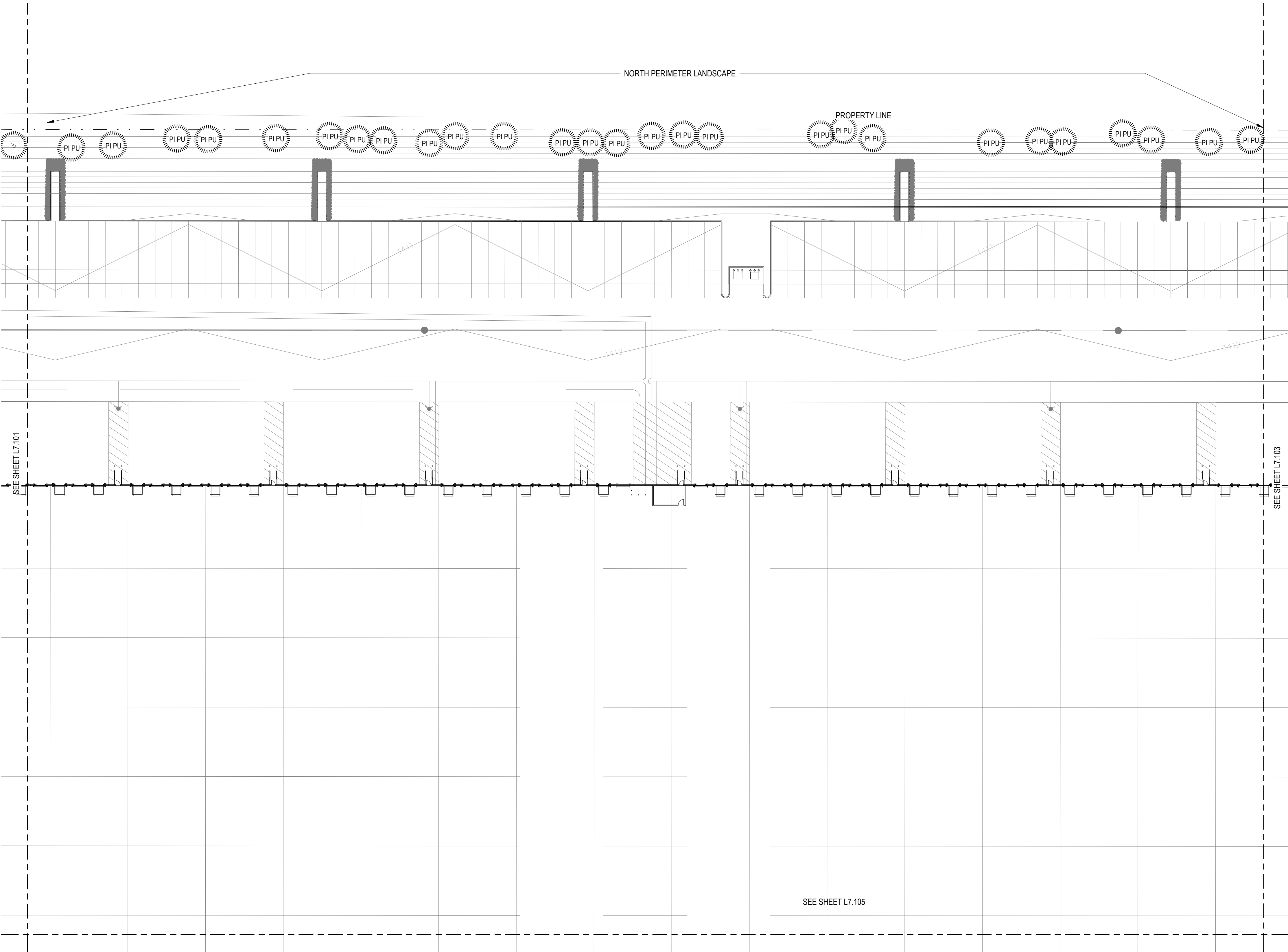
4/26/2022 5:08:18 PM

Copyright © 2019 Lamar Johnson Collaborative



1  
L7.102 1" = 40'-0"

PLANTING PLAN - AREA B



CITY OF MESA GENERAL NOTES FOR LANDSCAPE PLAN

- LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL BE RESPONSIBLE FOR THE FOLLOWING:
- DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES.
- DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC.
- INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- INSTALLATION OF ALL LANDSCAPE AND IRRIGATION MATERIALS SHALL COMPLY WITH SECTIONS 424, 425, 757, AND 795 OF THE MAG STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL REPAIR ANY DAMAGE MADE TO THE EXISTING SPRINKLER SYSTEM TO THE SATISFACTION OF THE CITY AT NO ADDITIONAL COST TO THE CITY.
- LANDSCAPE REMOVAL IS A NON-PAY ITEM UNLESS OTHERWISE NOTED.
- ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC. NOTED TO BE REMOVED ON THE PLANS AND SPECIFICATIONS SHALL BE REMOVED FROM PROJECT AREA AND DISPOSED OF PROPERLY OFF THE SITE AT THE CONTRACTOR'S EXPENSE (SCARIFY EXISTING SUBGRADE, MINIMUM SIX (6) INCHES DEPTH).
- DAMAGE TO TURF SHALL BE REPAIRED BY CONTRACTOR, I.E., RUTS FILLED WITH CLEAN SOIL, COMPACTED TO MATCH SURROUNDING GRADES, EXCESS SOIL, ROCK, ETC. SHALL BE REMOVED TO LEAVE THE SITE CLEAN.
- ALL PLANT MATERIAL, OTHER THAN TREES, SHALL CONFORM TO GRADING, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSEYMEN. ALL TREES SHALL CONFORM TO THE CURRENT ARIZONA NURSERY ASSOCIATION TREE SPECIFICATIONS AND MAG SPEC 795.7. SHOULD ANY CONFLICTS IN THE SPECIFICATIONS OCCUR, THE ARIZONA NURSERY ASSOCIATION'S SPECIFICATIONS SHALL PREVAIL.
- CITY RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINERED TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH INSPECTIONS WHICH MAY DESTROY ROOTBALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST TO CITY.
- PLANT PITS SHALL BE INSPECTED BY CITY PRIOR TO PLANTING BY THE CONTRACTOR BY REQUESTING AN INSPECTION 48 HOURS IN ADVANCE.
- ROUGH AND FINE GRADING TO ESTABLISH UNIFORM SMOOTH GRADE IS INCLUDED IN THIS PROJECT.
- SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE COMPLETED BY CONTRACTOR TO DETERMINE IF ADDITIVES ARE REQUIRED. CONTRACTOR SHALL PROVIDE COPY OF SOIL TEST RESULTS FOR REVIEW AND APPROVAL TO ENGINEERING INSPECTOR AT LEAST SEVEN (7) DAYS PRIOR TO ANTICIPATED PLANTING. AFTER APPROVAL BY THE CITY, THE CONTRACTOR SHALL PROVIDE AND INCORPORATE ANY ADDITIVES REQUIRED PRIOR TO OR AT TIME OF PLANTING.
- PLANT PIT SOIL MIXTURE SHALL CONSIST OF FOUR AND ONE-HALF PARTS NATURAL FERTILE, FRIABLE SOIL AND ONE PART HUMUS BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6" LIFTS WITH EACH LIFT WATER SETTLED WITHOUT PUDDLING.
- CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED WITH PLANT NAME OR PLANT LEGEND ITEM NUMBER FROM PLANS.
- ALL EXISTING (GAS, ELECTRIC, WATER, ETC.) COVERS AND BOXES SHALL REMAIN UNCOVERED. CONTRACTOR TO ADJUST TO FINAL GRADE AS NECESSARY. NON-PAY ITEM (NPI) UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE UNDERGROUND SPRINKLER SYSTEMS IN ADVANCE OF CONSTRUCTION. THE SPRINKLER SYSTEM LOCATIONS NOTED ON PLANS ARE FOR REFERENCE ONLY.
- CONTRACTOR TO VERIFY DEPTH OF ALL INLET STRUCTURES AND SPRINKLER SYSTEMS PRIOR TO TRENCHING FOR LOW-FLOW CHANNEL.
- CONTRACTOR TO PROVIDE PUMPING WITHIN FIVE (5) DAYS AFTER THE NOTICE TO PROCEED IS GIVEN AS REQUIRED TO DRY THE AREA SUFFICIENTLY TO BEGIN CONSTRUCTION.
- CONTRACTOR SHALL ARRANGE FOR SPRINKLER SYSTEM SHUTDOWN DURING CONSTRUCTION BY CONTACTING THE ENGINEERING INSPECTOR.
- NO ROCKS LARGER THAN 1" IN DIAMETER SHALL BE ALLOWED IN THE TOP SIX (6) INCHES OF TOPSOIL WHERE TURF ESTABLISHMENT IS SPECIFIED. ROCK REMOVAL AS NECESSARY IS A NON-PAY (NPI) ITEM UNLESS OTHERWISE NOTED.
- WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY ONE-THIRD (1/3) OVER SPECIFICATION, AND A LIQUID PENETRATOR, "AL-KALICHE" OR EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE TO A ROLLED DEPTH PER THE APPROVED PLANS AND SPECIFICATIONS. DECOMPOSED GRANITE SHALL BE PER THE APPROVED PLANS AND SPECIFICATIONS WITH THE COLOR AS SPECIFIED ON THE PLANS. PRE-EMERGENT HERBICIDE SHALL BE APPLIED BEFORE AND AFTER PLACEMENT OF DECOMPOSED GRANITE PER THE MANUFACTURER'S RECOMMENDATIONS. PRE-EMERGENT HERBICIDE SHALL BE SURFLAN, DACTHAL, OR APPROVED EQUAL. SAMPLE TO BE PROVIDED FOR CITY REVIEW AND APPROVAL. CONTRACTOR SHALL WASH OFF ROCK MULCH ONCE FINAL PLACEMENT HAS OCCURRED.
- RESTORE ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS, COMPONENTS AND LANDSCAPE AREAS IMPACTED BY ANY WORK UNDER THIS CONTRACT. RESTORE ALL EXISTING IRRIGATION AND LANDSCAPE IN ACCORDANCE WITH THE LANDSCAPE RESTORATION NOTES INDICATED WITHIN THESE DOCUMENTS. AT A MINIMUM, ALL RESTORATION SHALL BE IN ACCORDANCE WITH M.A.G. SPECIFICATION 107.9 - PROTECTION AND RESTORATION OF PROPERTY AND LANDSCAPE. ALL RESTORATION WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY OF MESA ENGINEER.
- ALL RESTORATION WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REFERENCED DETAILS AND ANY ADDITIONAL DETAILS PROVIDED.
- REFER TO LANDSCAPE PLANTING SHEETS AND ENGINEERING DRAWINGS FOR ADDITIONAL RESTORATION NOTES AND REQUIRED COORDINATION.

TREE LEGEND				
Code	Botanical Name	Cultivar	Common Name	Size
AC SM 24	Acacia smallii		Sweet Acacia	24" BOX
AC SM 36	Acacia smallii		Sweet Acacia	36" BOX
CA CA 15	Caesalpinia cacalaco	'Smoothie'	Thornless Cascalote	15 GAL.
CA CA 24	Caesalpinia cacalaco	'Smoothie'	Thornless Cascalote	24" BOX
CE ME 15	Cercis mexicana		Mexican Redbud	15 GAL.
CE ME 24	Cercis mexicana		Mexican Redbud	24" BOX
CH LI 24	Chilopsis Linearis		Desert Willow	24" BOX
CH LI 36	Chilopsis Linearis		Desert Willow	36" BOX
EU TO 24	Eucalyptus torquata		Coral Gum	24" BOX
EU TO 36	Eucalyptus torquata		Coral Gum	36" BOX
PA MI 24	Parkinsonia microphylla		Foothill Palo Verde	24" BOX
PI PU	Pinus cembroides		Mexican Pinon Pine	15 GAL.

SHRUB LEGEND				
Code	Botanical Name	Cultivar	Common Name	Size
ch me 1	Chrysacdinia mexicana		Damianita Daisy	1 Gal
ch me 5	Chrysacdinia mexicana		Damianita Daisy	5 Gal.
en fa 1	Encelia farinosa		Brittlebush	1 Gal
en fa 5	Encelia farinosa		Brittlebush	5 Gal.
eu ri 1	euphorbia rigida		Gopher Plant	1 Gal
eu ri 5	euphorbia rigida		Gopher Plant	5 Gal.
ha pa 1	Hamelia patens	'Sierra Red'	Fire Bush	1 Gal
ha pa 5	Hamelia patens	'Sierra Red'	Fire Bush	5 Gal.
ju sp 1	Justicia spicigera		Mexican Honeysuckle	1 Gal
ju sp 5	Justicia spicigera		Mexican Honeysuckle	5 Gal.
pe pa 1	Penstemon parryi		Parry's Penstemon	1 Gal
pe pa 5	Penstemon parryi		Parry's Penstemon	5 Gal.
te st 1	Tecoma stans	'Gold Star'	Yellow Bells	1 Gal
te st 5	Tecoma stans	'Gold Star'	Yellow Bells	5 Gal.
ve ri 1	verbena rigida		Sandpaper Verbena	1 Gal
ve ri 5	verbena rigida		Sandpaper Verbena	5 Gal.

NOTE: NUMBER IN PLANT CODE INDICATED PLANT SIZE, NOT QUANTITY.

CLAYCO  
THE ART & SCIENCE OF BUILDING

2199 INNERBELT BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
Ph 314.429.5100 Fx 314.429.3137

Lamar Johnson  
Collaborative

2199 INNERBELT BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
Ph 314.429.1010



04.25.2022

CRG INTEGRATED  
REAL ESTATE  
SOLUTIONS.

MESA - BUILDING D  
E PECOS RD & S CRISMON RD, MESA, AZ 85212

DRAWING ISSUE

DESCRIPTION	DATE
DESIGN REVIEW	04/25/2022

1

DRAWING TITLE  
PLANTING PLAN - AREA B

DRAWING NO.

L7.102

Job # 20.005838





△

- NOTE: NUMBER IN PLANT CODE INDICATED PLANT SIZE, NOT QUANTITY

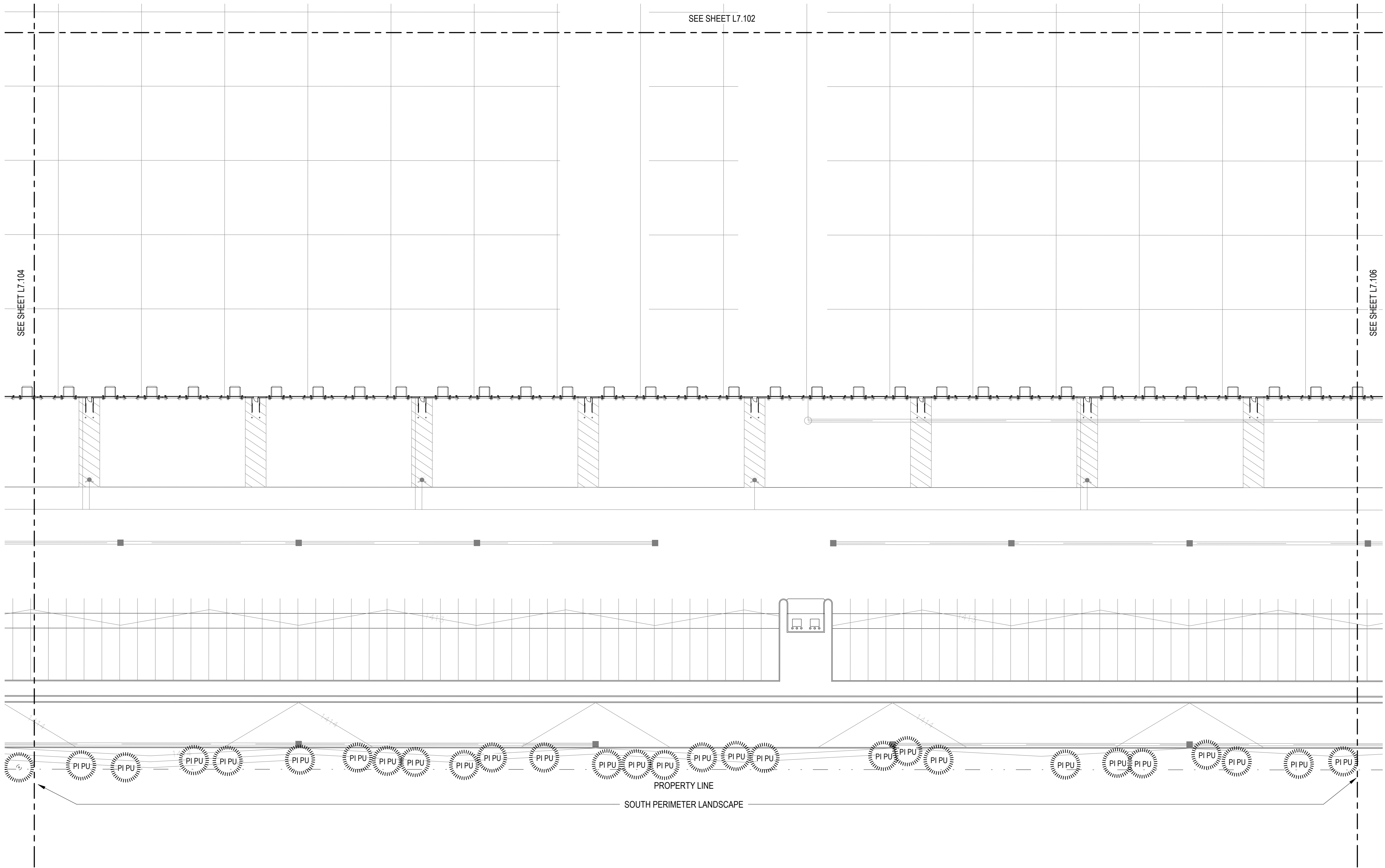
Job #	20.005838
-------	-----------





4/26/2022 5:08:25 PM

Copyright © 2019 Lamar Johnson Collaborative



1  
L7.105  
1" = 40'-0"

PLANTING PLAN - AREA E

CITY OF MESA GENERAL NOTES FOR LANDSCAPE PLAN

1. LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL BE RESPONSIBLE FOR THE FOLLOWING:
2. DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES.
3. DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC.
4. INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
2. INSTALLATION OF ALL LANDSCAPE AND IRRIGATION MATERIALS SHALL COMPLY WITH SECTIONS 424, 425, 757, AND 795 OF THE MAG STANDARD SPECIFICATIONS.
3. CONTRACTOR SHALL REPAIR ANY DAMAGE MADE TO THE EXISTING SPRINKLER SYSTEM TO THE SATISFACTION OF THE CITY AT NO ADDITIONAL COST TO THE CITY.
4. LANDSCAPE REMOVAL IS A NON-PAY ITEM UNLESS OTHERWISE NOTED.
5. ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC. NOTED TO BE REMOVED ON THE PLANS AND SPECIFICATIONS SHALL BE REMOVED FROM PROJECT AREA AND DISPOSED OF PROPERLY OFF THE SITE AT THE CONTRACTOR'S EXPENSE (SCARIFY EXISTING SUBGRADE, MINIMUM SIX (6) INCHES DEPTH).
6. DAMAGE TO TURF SHALL BE REPAIRED BY CONTRACTOR, I.E., RUTS FILLED WITH CLEAN SOIL, COMPACTED TO MATCH SURROUNDING GRADES, EXCESS SOIL, ROCK, ETC. SHALL BE REMOVED TO LEAVE THE SITE CLEAN.
7. ALL PLANT MATERIAL, OTHER THAN TREES, SHALL CONFORM TO GRADING, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES SHALL CONFORM TO THE CURRENT ARIZONA NURSERY ASSOCIATION TREE SPECIFICATIONS AND MAG SPEC 795.7. SHOULD ANY CONFLICTS IN THE SPECIFICATIONS OCCUR, THE ARIZONA NURSERY ASSOCIATION'S SPECIFICATIONS SHALL PREVAIL.
8. CITY RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINERED TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH INSPECTIONS WHICH MAY DESTROY ROOTBALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST TO CITY.
9. PLANT PITS SHALL BE INSPECTED BY CITY PRIOR TO PLANTING BY THE CONTRACTOR BY REQUESTING AN INSPECTION 48 HOURS IN ADVANCE.
10. ROUGH AND FINE GRADING TO ESTABLISH UNIFORM SMOOTH GRADE IS INCLUDED IN THIS PROJECT.
11. SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE COMPLETED BY CONTRACTOR TO DETERMINE IF ADDITIVES ARE REQUIRED. CONTRACTOR SHALL PROVIDE COPY OF SOIL TEST RESULTS FOR REVIEW AND APPROVAL TO ENGINEERING INSPECTOR AT LEAST SEVEN (7) DAYS PRIOR TO ANTICIPATED PLANTING. AFTER APPROVAL BY THE CITY, THE CONTRACTOR SHALL PROVIDE AND INCORPORATE ANY ADDITIVES REQUIRED PRIOR TO OR AT TIME OF PLANTING.
12. PLANT PIT SOIL MIXTURE SHALL CONSIST OF FOUR AND ONE-HALF PARTS NATURAL FERTILE, FRIABLE SOIL AND ONE PART HUMUS BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6" LIFTS WITH EACH LIFT WATER SETTLED WITHOUT PUDDLING.
13. CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED WITH PLANT NAME OR PLANT LEGEND ITEM NUMBER FROM PLANS.
14. ALL EXISTING (GAS, ELECTRIC, WATER, ETC.) COVERS AND BOXES SHALL REMAIN UNCOVERED. CONTRACTOR TO ADJUST TO FINAL GRADE AS NECESSARY. NON-PAY ITEM (NPI) UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE UNDERGROUND SPRINKLER SYSTEMS IN ADVANCE OF CONSTRUCTION. THE SPRINKLER SYSTEM LOCATIONS NOTED ON PLANS ARE FOR REFERENCE ONLY.
16. CONTRACTOR TO VERIFY DEPTH OF ALL INLET STRUCTURES AND SPRINKLER SYSTEMS PRIOR TO TRENCHING FOR LOW-FLOW CHANNEL.
17. CONTRACTOR TO PROVIDE PUMPING WITHIN FIVE (5) DAYS AFTER THE NOTICE TO PROCEED IS GIVEN AS REQUIRED TO DRY THE AREA SUFFICIENTLY TO BEGIN CONSTRUCTION.
18. CONTRACTOR SHALL ARRANGE FOR SPRINKLER SYSTEM SHUTDOWN DURING CONSTRUCTION BY CONTACTING THE ENGINEERING INSPECTOR.
19. NO ROCKS LARGER THAN 1" IN DIAMETER SHALL BE ALLOWED IN THE TOP SIX (6) INCHES OF TOPSOIL WHERE TURF ESTABLISHMENT IS SPECIFIED. ROCK REMOVAL AS NECESSARY IS A NON-PAY (NPI) ITEM UNLESS OTHERWISE NOTED.
20. WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY ONE-THIRD (1/3) OVER SPECIFICATION, AND A LIQUID PENETRATOR, "AL-KALICHE" OR EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURER'S RECOMMENDATIONS.
21. CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE TO A ROLLED DEPTH PER THE APPROVED PLANS AND SPECIFICATIONS. DECOMPOSED GRANITE SHALL BE PER THE APPROVED PLANS AND SPECIFICATIONS WITH THE COLOR AS SPECIFIED ON THE PLANS. PRE-EMERGENT HERBICIDE SHALL BE APPLIED BEFORE AND AFTER PLACEMENT OF DECOMPOSED GRANITE PER THE MANUFACTURER'S RECOMMENDATIONS. PRE-EMERGENT HERBICIDE SHALL BE SURFLAN, DACTHAL, OR APPROVED EQUAL. SAMPLE TO BE PROVIDED FOR CITY REVIEW AND APPROVAL. CONTRACTOR SHALL WASH OFF ROCK MULCH ONCE FINAL PLACEMENT HAS OCCURRED.
22. RESTORE ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS, COMPONENTS AND LANDSCAPE AREAS IMPACTED BY ANY WORK UNDER THIS CONTRACT. RESTORE ALL EXISTING IRRIGATION AND LANDSCAPE IN ACCORDANCE WITH THE LANDSCAPE RESTORATION NOTES INDICATED WITHIN THESE DOCUMENTS. AT A MINIMUM, ALL RESTORATION SHALL BE IN ACCORDANCE WITH M.A.G. SPECIFICATION 107.9 - PROTECTION AND RESTORATION OF PROPERTY AND LANDSCAPE. ALL RESTORATION WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY OF MESA ENGINEER.
23. ALL RESTORATION WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REFERENCED DETAILS AND ANY ADDITIONAL DETAILS PROVIDED.
24. REFER TO LANDSCAPE PLANTING SHEETS AND ENGINEERING DRAWINGS FOR ADDITIONAL RESTORATION NOTES AND REQUIRED COORDINATION.

TREE LEGEND				
Code	Botanical Name	Cultivar	Common Name	Size
AC SM 24	Acacia smallii		Sweet Acacia	24" BOX
AC SM 36	Acacia smallii		Sweet Acacia	36" BOX
CA CA 15	Caesalpinia cactalaco	'Smoothie'	Thornless Cascadote	15 GAL.
CA CA 24	Caesalpinia cactalaco	'Smoothie'	Thornless Cascadote	24" BOX
CE ME 15	Cercis mexicana		Mexican Redbud	15 GAL.
CE ME 24	Cercis mexicana		Mexican Redbud	24" BOX
CH LI 24	Chilopsis linearis		Desert Willow	24" BOX
CH LI 36	Chilopsis linearis		Desert Willow	36" BOX
EU TO 24	Eucalyptus torquata		Coral Gum	24" BOX
EU TO 36	Eucalyptus torquata		Coral Gum	36" BOX
PA MI 24	Parkinsonia microphylla		Foothill Palo Verde	24" BOX
PI PU	Pinus cembroides		Mexican Pinon Pine	15 GAL.

SHRUB LEGEND				
Code	Botanical Name	Cultivar	Common Name	Size

ch me 1	Chrysanthemum mexicana		Damianita Daisy	1 Gal.
ch me 5	Chrysanthemum mexicana		Damianita Daisy	5 Gal.
en fa 1	Encelia farinosa		Brittlebush	1 Gal.
en fa 5	Encelia farinosa		Brittlebush	5 Gal.
eu ri 1	euphorbia rigida		Gopher Plant	1 Gal.
eu ri 5	euphorbia rigida		Gopher Plant	5 Gal.
ha pa 1	Hamelia patens	'Sierra Red'	Fire Bush	1 Gal.
ha pa 5	Hamelia patens	'Sierra Red'	Fire Bush	5 Gal.
ju sp 1	Justicia spicigera		Mexican Honeysuckle	1 Gal.
ju sp 5	Justicia spicigera		Mexican Honeysuckle	5 Gal.
pe pa 1	Penstemon parryi		Parry's Penstemon	1 Gal.
pe pa 5	Penstemon parryi		Parry's Penstemon	5 Gal.
te st 1	Tecoma stans	'Gold Star'	Yellow Bells	1 Gal.
te st 5	Tecoma stans	'Gold Star'	Yellow Bells	5 Gal.
ve ri 1	verbena rigida		Sandpaper Verbena	1 Gal.
ve ri 5	verbena rigida		Sandpaper Verbena	5 Gal.

NOTE: NUMBER IN PLANT CODE INDICATED PLANT SIZE, NOT QUANTITY.

CLAYCO  
THE ART & SCIENCE OF BUILDING

Lamar Johnson  
Collaborative

2199 INNERBELT BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
Ph 314.429.1010



CRG  
INTEGRATED  
REAL ESTATE  
SOLUTIONS.

MESA - BUILDING D  
E PECOS RD & S CRISMON RD, MESA, AZ 85212

DRAWING ISSUE

DESCRIPTION	DATE
DESIGN REVIEW	04/25/2022

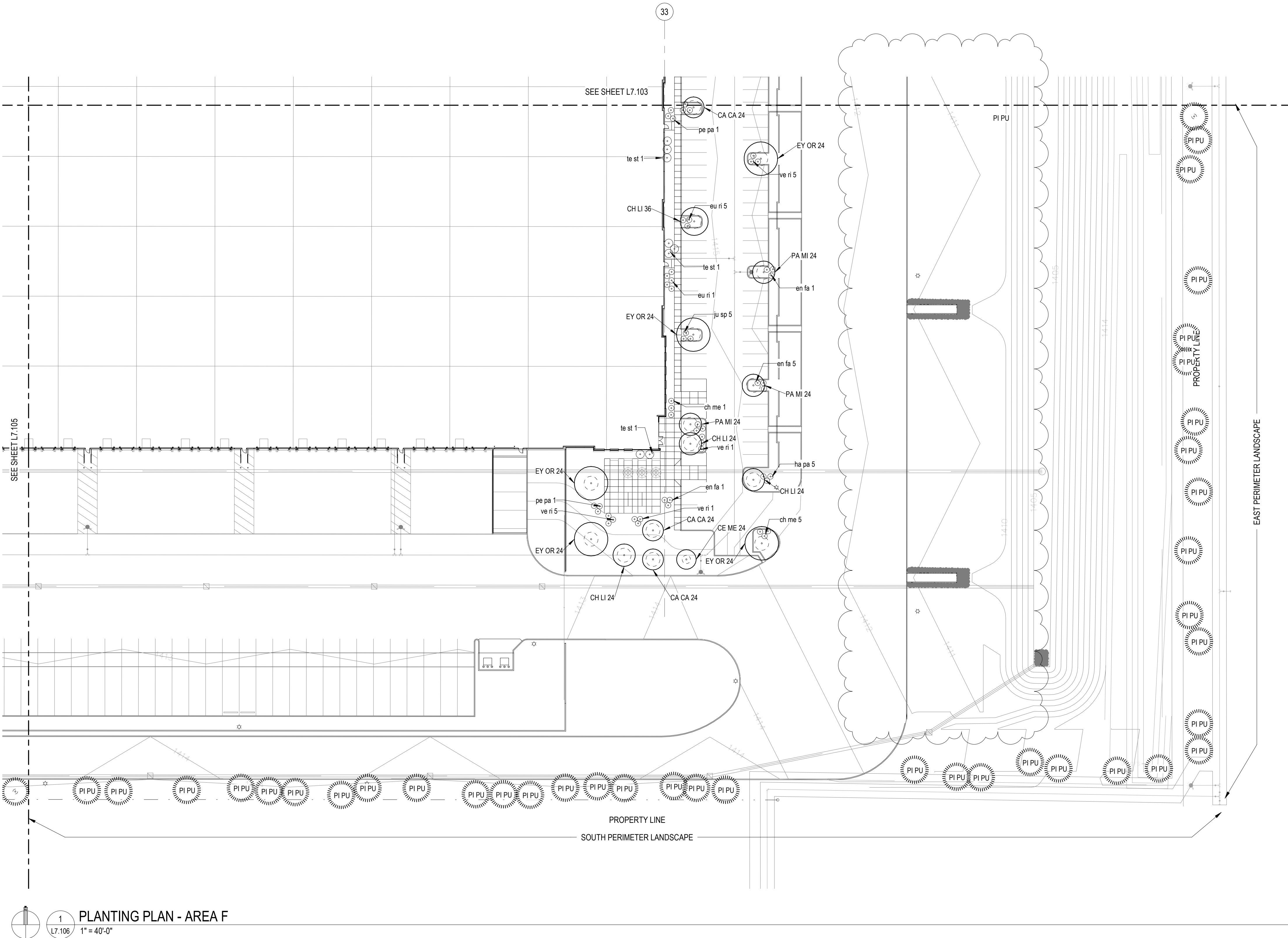
1

DRAWING TITLE  
PLANTING PLAN - AREA E

DRAWING NO.

L7.105

Job # 20.005838



CITY OF MESA GENERAL NOTES FOR LANDSCAPE PLAN

1. LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL BE RESPONSIBLE FOR THE FOLLOWING:
2. DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES.
3. DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC.
4. INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
2. INSTALLATION OF ALL LANDSCAPE AND IRRIGATION MATERIALS SHALL COMPLY WITH SECTIONS 424, 425, 757, AND 795 OF THE MAG STANDARD SPECIFICATIONS.
3. CONTRACTOR SHALL REPAIR ANY DAMAGE MADE TO THE EXISTING SPRINKLER SYSTEM TO THE SATISFACTION OF THE CITY AT NO ADDITIONAL COST TO THE CITY.
4. LANDSCAPE REMOVAL IS A NON-PAY ITEM UNLESS OTHERWISE NOTED.
5. ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC. NOTED TO BE REMOVED ON THE PLANS AND SPECIFICATIONS SHALL BE REMOVED FROM PROJECT AREA AND DISPOSED OF PROPERLY OFF THE SITE AT THE CONTRACTOR'S EXPENSE (SCARIFY EXISTING SUBGRADE, MINIMUM SIX (6) INCHES DEPTH).
6. DAMAGE TO TURF SHALL BE REPAIRED BY CONTRACTOR, I.E., RUTS FILLED WITH CLEAN SOIL, COMPACTED TO MATCH SURROUNDING GRADES, EXCESS SOIL, ROCK, ETC. SHALL BE REMOVED TO LEAVE THE SITE CLEAN.
7. ALL PLANT MATERIAL, OTHER THAN TREES, SHALL CONFORM TO GRADING, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES SHALL CONFORM TO THE CURRENT ARIZONA NURSERY ASSOCIATION TREE SPECIFICATIONS AND MAG SPEC 795.7. SHOULD ANY CONFLICTS IN THE SPECIFICATIONS OCCUR, THE ARIZONA NURSERY ASSOCIATION'S SPECIFICATIONS SHALL PREVAIL.
8. CITY RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINERED TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH INSPECTIONS WHICH MAY DESTROY ROOTBALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST TO CITY.
9. PLANT PITS SHALL BE INSPECTED BY CITY PRIOR TO PLANTING BY THE CONTRACTOR BY REQUESTING AN INSPECTION 48 HOURS IN ADVANCE.
10. ROUGH AND FINE GRADING TO ESTABLISH UNIFORM SMOOTH GRADE IS INCLUDED IN THIS PROJECT.
11. SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE COMPLETED BY CONTRACTOR TO DETERMINE IF ADDITIVES ARE REQUIRED. CONTRACTOR SHALL PROVIDE COPY OF SOIL TEST RESULTS FOR REVIEW AND APPROVAL TO ENGINEERING INSPECTOR AT LEAST SEVEN (7) DAYS PRIOR TO ANTICIPATED PLANTING. AFTER APPROVAL BY THE CITY, THE CONTRACTOR SHALL PROVIDE AND INCORPORATE ANY ADDITIVES REQUIRED PRIOR TO OR AT TIME OF PLANTING.
12. PLANT PIT SOIL MIXTURE SHALL CONSIST OF FOUR AND ONE-HALF PARTS NATURAL FERTILE, FRIABLE SOIL AND ONE PART HUMUS BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6" LIFTS WITH EACH LIFT WATER SETTLED WITHOUT PUDDLING.
13. CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED WITH PLANT NAME OR PLANT LEGEND ITEM NUMBER FROM PLANS.
14. ALL EXISTING (GAS, ELECTRIC, WATER, ETC.) COVERS AND BOXES SHALL REMAIN UNCOVERED. CONTRACTOR TO ADJUST TO FINAL GRADE AS NECESSARY. NON-PAY ITEM (NPI) UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE UNDERGROUND SPRINKLER SYSTEMS IN ADVANCE OF CONSTRUCTION. THE SPRINKLER SYSTEM LOCATIONS NOTED ON PLANS ARE FOR REFERENCE ONLY.
16. CONTRACTOR TO VERIFY DEPTH OF ALL INLET STRUCTURES AND SPRINKLER SYSTEMS PRIOR TO TRENCHING FOR LOW-FLOW CHANNEL.
17. CONTRACTOR TO PROVIDE PUMPING WITHIN FIVE (5) DAYS AFTER THE NOTICE TO PROCEED IS GIVEN AS REQUIRED TO DRY THE AREA SUFFICIENTLY TO BEGIN CONSTRUCTION.
18. CONTRACTOR SHALL ARRANGE FOR SPRINKLER SYSTEM SHUTDOWN DURING CONSTRUCTION BY CONTACTING THE ENGINEERING INSPECTOR.
19. NO ROCKS LARGER THAN 1" IN DIAMETER SHALL BE ALLOWED IN THE TOP SIX (6) INCHES OF TOPSOIL WHERE TURF ESTABLISHMENT IS SPECIFIED. ROCK REMOVAL AS NECESSARY IS A NON-PAY (NPI) ITEM UNLESS OTHERWISE NOTED.
20. WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY ONE-THIRD (1/3) OVER SPECIFICATION, AND A LIQUID PENETRATOR, "AL-KALICHE" OR EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURER'S RECOMMENDATIONS.
21. CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE TO A ROLLED DEPTH PER THE APPROVED PLANS AND SPECIFICATIONS. DECOMPOSED GRANITE SHALL BE PER THE APPROVED PLANS AND SPECIFICATIONS WITH THE COLOR AS SPECIFIED ON THE PLANS. PRE-EMERGENT HERBICIDE SHALL BE APPLIED BEFORE AND AFTER PLACEMENT OF DECOMPOSED GRANITE PER THE MANUFACTURER'S RECOMMENDATIONS. PRE-EMERGENT HERBICIDE SHALL BE SURFLAN, DACTHAL, OR APPROVED EQUAL. SAMPLE TO BE PROVIDED FOR CITY REVIEW AND APPROVAL. CONTRACTOR SHALL WASH OFF ROCK MULCH ONCE FINAL PLACEMENT HAS OCCURRED.
22. RESTORE ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS, COMPONENTS AND LANDSCAPE AREAS IMPACTED BY ANY WORK UNDER THIS CONTRACT. RESTORE ALL EXISTING IRRIGATION AND LANDSCAPE IN ACCORDANCE WITH THE LANDSCAPE RESTORATION NOTES INDICATED WITHIN THESE DOCUMENTS. AT A MINIMUM, ALL RESTORATION SHALL BE IN ACCORDANCE WITH M.A.G. SPECIFICATION 107.9 - PROTECTION AND RESTORATION OF PROPERTY AND LANDSCAPE. ALL RESTORATION WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY OF MESA ENGINEER.
23. ALL RESTORATION WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE REFERENCED DETAILS AND ANY ADDITIONAL DETAILS PROVIDED.
24. REFER TO LANDSCAPE PLANTING SHEETS AND ENGINEERING DRAWINGS FOR ADDITIONAL RESTORATION NOTES AND REQUIRED COORDINATION.

TREE LEGEND				
Code	Botanical Name	Cultivar	Common Name	Size
AC SC 24	Acacia schaffneri		Schaffner's acacia	24" BOX
AC SC 36	Acacia schaffneri		Schaffner's acacia	36" BOX
CA CA 15	Caesalpinia cocalaco	'Smoothie'	Thornless Cascadote	15 GAL.
CA CA 24	Caesalpinia cocalaco	'Smoothie'	Thornless Cascadote	24" BOX
CE ME 15	Cercis mexicana		Mexican Redbud	15 GAL.
CE ME 24	Cercis mexicana		Mexican Redbud	24" BOX
CH LI 24	Chilopsis Linearis		Desert Willow	24" BOX
CH LI 36	Chilopsis Linearis		Desert Willow	36" BOX
EY OR 24	Eysenhardtia orthocarpa		Kidneywood	24" BOX
EY OR 36	Eysenhardtia orthocarpa		Kidneywood	36" BOX
PA MI 24	Parkinsonia microphylla		Foothill Palo Verde	24" BOX
PI PU	Pinus cembroides		Mexican Pinon Pine	15 GAL.

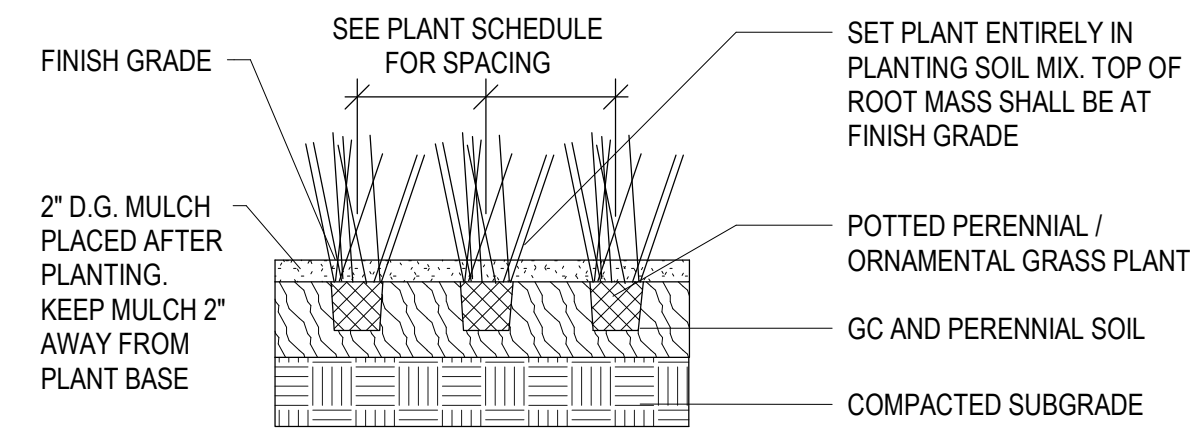
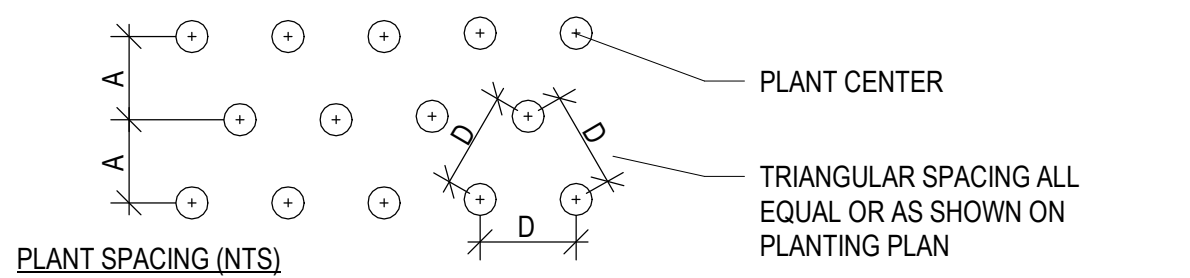
SHRUB LEGEND				
Code	Botanical Name	Cultivar	Common Name	Size

ch me 1	Chrysactinia mexicana		Damianita Daisy	1 Gal
ch me 5	Chrysactinia mexicana		Damianita Daisy	5 Gal.
en fa 1	Encelia farinosa		Brittlebush	1 Gal.
en fa 5	Encelia farinosa		Brittlebush	5 Gal.
eu ri 1	euphorbia rigida		Gopher Plant	1 Gal
eu ri 5	euphorbia rigida		Gopher Plant	5 Gal.
ha pa 1	Hamelia patens	'Sierra Red'	Fire Bush	1 Gal
ha pa 5	Hamelia patens	'Sierra Red'	Fire Bush	5 Gal.
ju sp 1	Justicia spicigera		Mexican Honeysuckle	1 Gal
ju sp 5	Justicia spicigera		Mexican Honeysuckle	5 Gal.
pe pa 1	Penstemon parryi		Parry's Penstemon	1 Gal
pe pa 5	Penstemon parryi		Parry's Penstemon	5 Gal.
te st 1	Tecoma stans	'Gold Star'	Yellow Bells	1 Gal
te st 5	Tecoma stans	'Gold Star'	Yellow Bells	5 Gal.
ve ri 1	verbena rigida		Sandpaper Verbena	1 Gal
ve ri 5	verbena rigida		Sandpaper Verbena	5 Gal.

NOTE: NUMBER IN PLANT CODE INDICATED PLANT SIZE, NOT QUANTITY.

DESCRIPTION	DATE
DESIGN REVIEW	04/25/2022
DESIGN REVIEW	05/31/2022
REVISION 1	
P-Z REVIEW REV 1	06/06/2022
DESIGN REVIEW REV. 2	6/24/2022



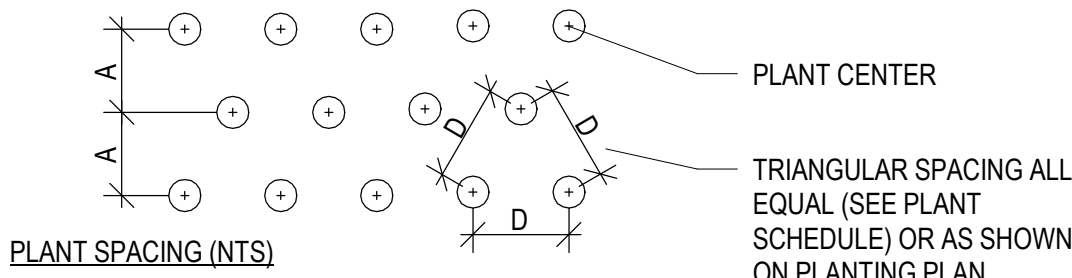


E4 PERENNIAL AND GRASS PLANTING  
L7.301 1/2" = 1'-0"

SPACING "D"	ROW "A"	PLANTS PER SQ. FT.
24" O.C.	20.8"	0.29
18" O.C.	15.6"	0.50
12" O.C.	10.4"	1.15
10" O.C.	8.7"	1.66
8" O.C.	6.9"	2.60
6" O.C.	5.2"	4.00

NOTES:  
PLANT QUANTITIES WERE DETERMINED BY MULTIPLYING AREA (SQ. FT.) BY NUMBER OF PLANTS PER SQ. FT. FOR REQUIRED SPACING

QUANTITY OF GROUND COVER AND SPACING AS NOTED IN PLANTING SCHEDULE

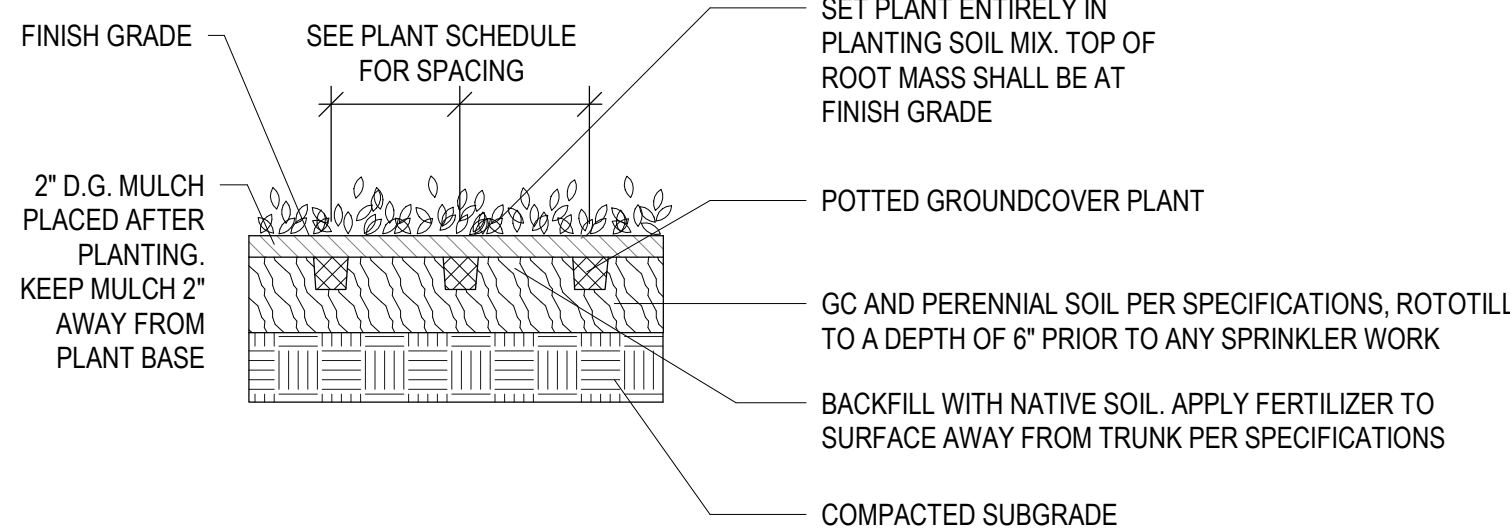


SPACING "D"	ROW "A"	PLANTS PER SQ. FT.
12" O.C.	10.4"	1.15
10" O.C.	8.7"	1.66
8" O.C.	6.9"	2.60
6" O.C.	5.2"	4.00

NOTES:  
PLANT QUANTITIES WERE DETERMINED BY MULTIPLYING AREA (SQ. FT.) BY NUMBER OF PLANTS PER SQ. FT. FOR REQUIRED SPACING

QUANTITY OF GROUND COVER AND SPACING AS NOTED IN PLANTING SCHEDULE

D = ON CENTER DIMENSION AS NOTED ON PLAN/SCHEDULE  
A = 0.86 OF DIMENSION "X"



C4 GROUND COVER PLANTING  
L7.301 1/2" = 1'-0"

## PLANT SCHEDULE

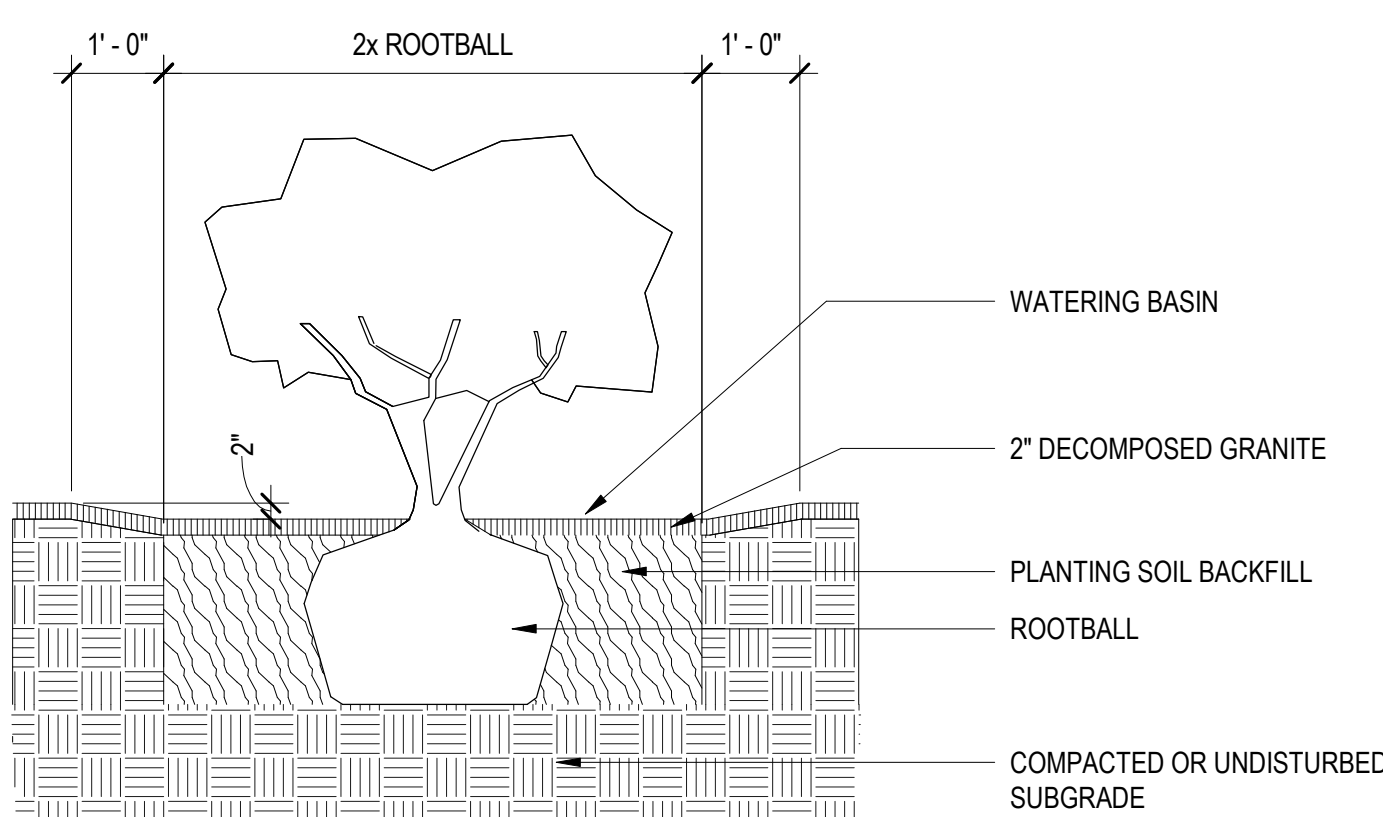
TREES							
Type Mark	Count	Botanical Name	Cultivar	Common Name	Method	Size	Landscape Comments
AC SM 24	16	Acacia smallii		Sweet Acacia	Container	24" BOX	
AC SM 36	4	Acacia smallii		Sweet Acacia	Container	36" BOX	
CA CA 15	6	Caesalpinia cacalaco	'Smoothie'	Thornless Cascadote	Container	15 GAL.	
CA CA 24	26	Caesalpinia cacalaco	'Smoothie'	Thornless Cascadote	Container	24" BOX	
CE ME 15	5	Cercis mexicana		Mexican Redbud	Container	15 GAL.	
CE ME 24	16	Cercis mexicana		Mexican Redbud	Container	24" BOX	
CH LI 24	21	Chilopsis linearis		Desert Willow	Container	24" BOX	
CH LI 36	4	Chilopsis linearis		Desert Willow	Container	36" BOX	
EU TO 24	13	Eucalyptus torquata		Coral Gum	Container	24" BOX	
EU TO 36	10	Eucalyptus torquata		Coral Gum	Container	36" BOX	
PA MI 24	16	Parkinsonia microphylla		Foothill Palo Verde	Container	24" BOX	
PI PU	183	Pinus cembroides		Mexican Pinon Pine	Container	15 GAL.	NON-DECIDUOUS

SHRUBS							
Code	Count	Botanical Name	Cultivar	Common Name	Method	Size	Landscape Comments
ch me 1	79	Chrysanthemum mexicana		Damianita Daisy	Container	1 Gal	
ch me 5	52	Chrysanthemum mexicana		Damianita Daisy	Container	5 Gal.	
en fa 1	46	Encelia farinosa		Brittlebush	Container	1 Gal	
en fa 5	33	Encelia farinosa		Brittlebush	Container	5 Gal.	
eu ri 1	66	euphorbia rigida		Gopher Plant	Container	1 Gal	
eu ri 5	21	euphorbia rigida		Gopher Plant	Container	5 Gal.	
ha pa 1	18	Hamelia patens	'Sierra Red'	Fire Bush	Container	1 Gal	
ha pa 5	49	Hamelia patens	'Sierra Red'	Fire Bush	Container	5 Gal	
ju sp 1	15	Justicia spicigera		Mexican Honeysuckle	Container	1 Gal	
ju sp 5	18	Justicia spicigera		Mexican Honeysuckle	Container	5 Gal.	
pe pa 1	74	Penstemon parryi		Parry's Penstemon	Container	1 Gal	
pe pa 5	42	Penstemon parryi		Parry's Penstemon	Container	5 Gal.	
te st 1	24	Tecoma stans	'Gold Star'	Yellow Bells	Container	1 Gal	
te st 5	5	Tecoma stans	'Gold Star'	Yellow Bells	Container	5 Gal.	
ve ri 1	118	verbena rigida		Sandpaper Verbena	Container	1 Gal	
ve ri 5	43	verbena rigida		Sandpaper Verbena	Container	5 Gal.	

NOTE: NUMBER IN PLANT CODE INDICATED PLANT SIZE, NOT QUANTITY.

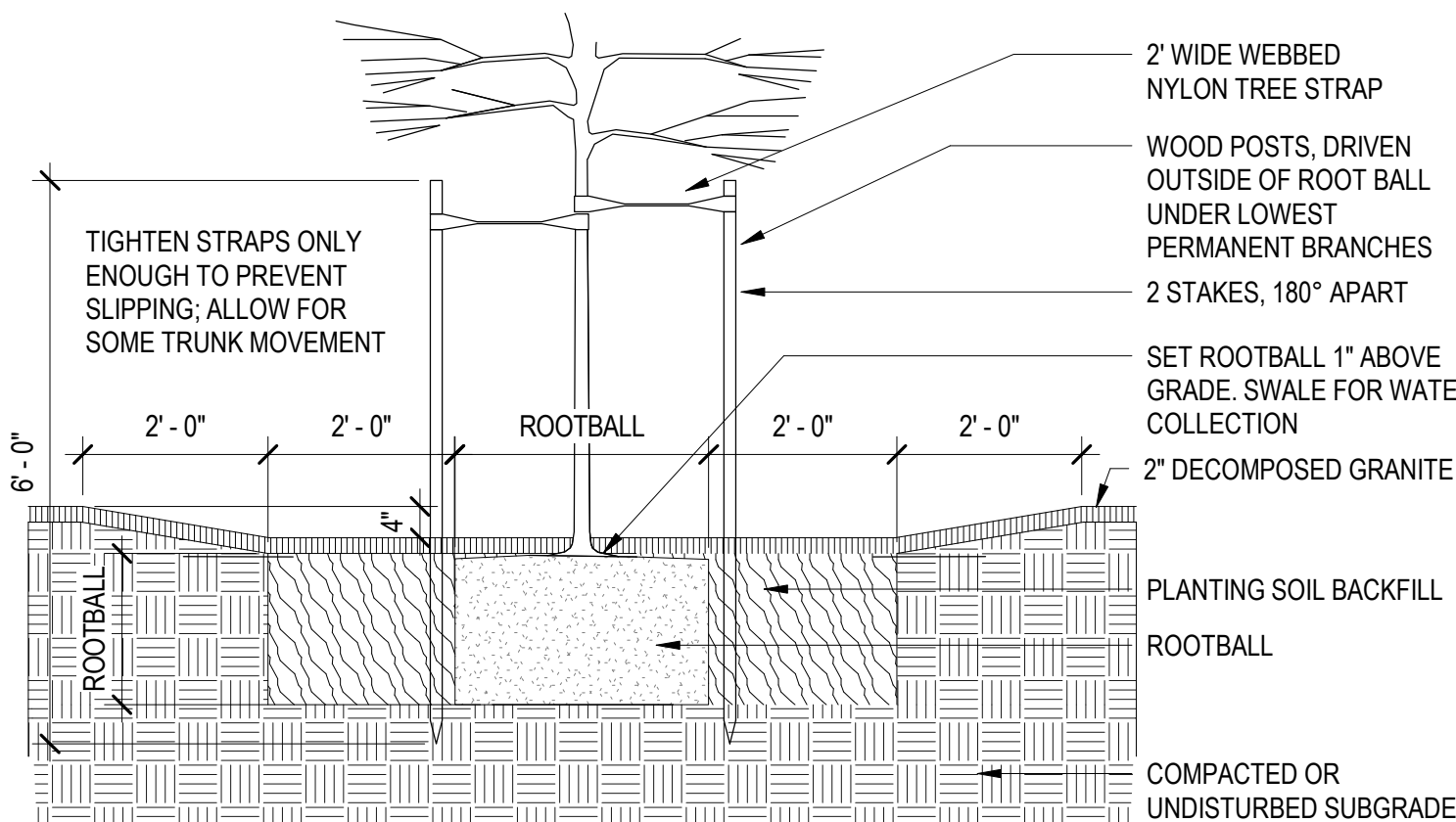
## PLANTING NOTES

- CONTRACTOR IS RESPONSIBLE FOR ALL RELATED EXISTING CONDITIONS, PIPES AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
- REF. SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS, EXECUTION AND PLAN PROTECTION.
- PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. REFER TO PLANTING SCHEDULE AND LEGENDS FOR SYMBOLS, ABBREVIATIONS, BOTANICAL AND COMMON NAMES, SIZES, ESTIMATED QUANTITIES AND OTHER REMARKS.
- WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES IN PLANTING SCHEDULE ARE FOR INFORMATION ONLY. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN QUANTITY TAKEOFFS FOR ALL PLANT MATERIAL AND SIZES SHOWN ON THE DRAWINGS. IN CASE OF DISCREPANCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION.
- CONTRACTOR IS RESPONSIBLE TO 'RESTORE' ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED TO A CONDITION THAT MEETS OR EXCEEDS THE CONDITIONS PRIOR TO THE DISTURBANCE.
- ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE SUBSTANTIAL COMPLETION OF THE LANDSCAPE CONTRACT AT FULL REPLACEMENT VALUE INCLUDING LABOR TO REPLACE PLANT MATERIALS.
- ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY AND OF THE SIZE AND TYPE SPECIFIED IN THE PLANT SCHEDULE.
- THE SITE SHALL BE FINISH GRADED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN FINISHED GRADES AND RE-GRADE ANY AREAS DISTURBED BY LANDSCAPE OPERATIONS.
- ANY CLEAN, EXCESS SOIL FROM LANDSCAPE OPERATIONS SHALL BE WASTED ON SITE AT THE DISCRETION OF THE CONTRACTOR OR DISPOSED OF OFF SITE. ALL CONSTRUCTION DEBRIS FROM LANDSCAPE OPERATIONS SHALL BE DISPOSED OF OFF SITE.
- ALL PLANTING AREAS MUST BE FREE OF ALL WEEDS AND DEBRIS BEFORE PLANTING, SODDING, AND/OR SEEDING.
- ALL LANDSCAPE MATERIALS INSTALLED SHALL BE MAINTAINED BY OWNER OR LEASEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL NON-PAVED AREAS WITHIN SITE BOUNDARIES SHALL BE COVERED IN 12" DECOMPOSED GRANITE, AT 2" DEPTH PER ZONING ORDINANCE. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO THE GROUND PRIOR TO PLACEMENT OF DECOMPOSED GRANITE TO PREVENT WEED GROWTH.
- SIGHT TRIANGLES AT INTERSECTIONS TO BE KEPT CLEAR OF TREES AND TALL SHRUBS.
- NO SHRUBS WITH A MATURE HEIGHT OF 3' OR GREATER TO BE INSTALLED WITHIN 10' OF CURB OR R.O.W.
- ALL TREES SHALL COMPLY WITH LATEST AMENDED EDITION OF THE A.N.A. RECOMMENDED TREE SPECIFICATIONS.
- SEE CIVIL FOR SIGNAGE



- NOTES:
- PLANT PITS SHALL NOT BE AUGER DUG. SIDES OF PIT SHALL BE RAKED TO LOOSEN PRIOR TO SETTING SHRUB IN PITS.
  - GENTLY LOOSEN ROOTS AROUND EXTERIOR OF ROOTBALL.
  - DO NOT PLANT ROOT BOUND PLANTS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY TO VERIFY CONDITION OF PLANT IF ANY QUESTION.
  - REMOVE ENTIRE CONTAINER FROM ALL PLANTS PRIOR TO PLANTING.
  - DO NOT PRUNE NEW PLANTS WITHOUT LANDSCAPE ARCHITECT APPROVAL/DIRECTION.

## SHRUB PLANTING



- GENERAL NOTES:
- TREES TO BE STAKED ONLY AS SPECIFIED. SEE PLANT SCHEDULE.
  - STAKES SHALL BE REMOVED NO LATER THAN THE END OF FIRST GROWING SEASON AFTER PLANTING.

- PLANTING NOTES:
- SIDES OF PLANTING PITS ARE TO BE LOOSENOED OR RAKED BEFORE SETTING TREE IN PIT.
  - EXCAVATE DEPTH OF PLANTING PIT TO THE SAME DEPTH AS THE ROOTBALL.
  - THE WIDTH OF THE PLANTING PIT SHALL BE 2X THE WIDTH OF THE ROOTBALL.
  - GENTLY LOOSEN ROOTS AROUND THE EXTERIOR OF ROOTBALL.
  - CENTER TREE IN PLANTING PIT.
  - INSPECT ROOT BALLS AT POINT OF PURCHASE TO AVOID PURCHASE OF ROOTBOUND MATERIALS
  - REMOVE ENTIRE CONTAINER FROM ALL PLANTS PRIOR TO PLANTING.
  - NEW TREES SHALL NOT BE PRUNED UNLESS DIRECTED BY OWNER.
  - FORM SWALE AROUND EACH TREE AS SHOWN FOR WATER COLLECTION
  - REMOVE ALL NURSERY STAKES.

- BACKFILL NOTES:
- PROVIDE MULCH AMENDMENT WITH BACKFILL FOR ALL NON-DESERT TREES.
  - BACKFILL MIX SHALL CONSIST OF 3 PARTS NATIVE SOIL TO 1 PART MULCH. PROVIDE 1 CUP GYPSUM IN BOTTOM OF PLANTING PIT.
  - INCLUDE 16-20-0 AMMONIUM PHOSPHATE FERTILIZER IN PLANTING PIT FOR NON-DESERT TREES. MIX INTO BACKFILL. DO NOT SPREAD ON TOP OF SOIL.

- STAKING NOTES:
- USE 2-2" DIA. LODGE POLE STAKES-DOUGLAS FIR OR APPROVED HARDWOOD.
  - DRIVE STAKE MIN. 12" INTO FIRM UNDISTURBED SOIL BELOW THE EXCAVATED DEPTH.
  - PLACE STAKES OUTSIDE THE ROOTBALL.
  - HEIGHT OF STAKE MAY VARY DEPENDING ON NEED FOR SUPPORT.
  - PLACE THE TOP TIE FOR MAXIMUM SUPPORT. THE BOTTOM TIE SHOULD BE APPROXIMATELY HALFWAY BETWEEN THE TOP TIE AND THE GROUND.
  - ALWAYS PLACE STAKE TO PREVENT DAMAGE TO TREE AND CAMBIUM.

- MISC. NOTES:
- REMOVE ALL PLASTIC TREE TIE TAPE, BAMBOO NURSERY STAKE, WIRE TIES, AND LABELS FROM TREES AFTER THEY HAVE BEEN APPROVED.
  - BACKFILL ANY HOLES LEFT IN ROOTBALL FROM NURSERY STAKES. BACKFILL SHALL BE CLEAN SOIL, NOT D.G.
  - SWALE SHALL BE A SMOOTH TRANSITION- NO ABRUPT GRADE CHANGES.
  - SWALE SHALL BE TESTED FOR WATER HOLDING CAPACITY PRIOR TO PLACING D.G.
  - PROVIDE ADDITIONAL WIRE HOSE TIE WHEN THE TREE IS NOT RIGIDLY SUPPORTED BY THE TWO REQUIRED SUPPORTS.
  - 2" D.G. TOP LAYER ALSO SUITABLE.

B1 TREE PLANTING AND STAKING - SINGLE TRUNK  
L7.301 1/2" = 1'-0"



GRAPHIC SCALE

1000

0

50

100

200

400

( IN FEET )

1 inch = 100 ft.

LEGEND

DRAINAGE AREA LABEL

EXISTING CONTOUR ELEV.

PROPOSED CONTOUR ELEV.

PROPOSED STORM PIPE

PROPOSED FLOW ARROW

EXISTING FLOW ARROW

DRAINAGE AREA LIMIT

BUILDING NUMBER

FINISH FLOOR ELEV.

RETENTION BASIN INFORMATION

ON-1

1400

SD

BLDG D

FF=1417.00

RB-1A

HW=1408.00

BOT=1405.00

VB=

VP=

PROJECT DATA

PROPOSED USE:

APN NUMBERS:

EXISTING ZONING:

PROPOSED ZONING:

NET AREA:

GROSS AREA:

FLOOR COVERAGE RATIO

LOT COVERAGE MAXIMUM

LOT COVERAGE PROVIDED

BUILDING HEIGHT MAXIMUM

BUILDING HEIGHT PROVIDED

INDOOR WAREHOUSING & STORAGE

304-63-006V

GI - GENERAL INDUSTRIAL

GI - GENERAL INDUSTRIAL

2,736,881 SF / 62.83 AC

2,736,881 SF / 62.83 AC

1,004,880 SF / 2,736,881 SF = 36.7%

90%

61.8 AC (72%)

50'

52'

SPECIAL USE PERMIT REQUIRED

ARCHITECT

LAMAR JOHNSON COLLABORATIVE

2199 INNERBELT BUSINESS CENTER DRIVE

ST. LOUIS, MISSOURI 63114

PHONE: (314) 592-5623

CONTACT: JOE SCHNIEDERS

ENGINEER

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.

257 CHESTERFIELD BUSINESS PARKWAY

ST. LOUIS, MO 63005

PHONE: (636) 530-9100

CONTACT: GEORGE STOCK, P.E. PRESIDENT

BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS: N89°26'06"E.

OWNER/DEVELOPER

CRG

7800 FORSYTH BLVD, 3RD FLOOR

ST. LOUIS, MO 63105

APPLICANT / LAND USE ATTORNEY

WITHEY MORRIS, PLC

2525 E. ARIZONA BILTMORE CIRCLE, STE A-212

PHOENIX, AZ 85016

PHONE: (602) 346-4619

CONTACT: STEPHANIE WATNEY

PECOS ROAD

CRISMON ROAD

SITE

MERRILL ROAD

GERMANN ROAD

VICINITY MAP

SEC 2, T. 2 S., R. 7 E.

DATE:

65402

GEORGE M. STOCK

06-24-2022

GEORGE M. STOCK

E-35402

REGISTRATION NUMBER: 12910

257 Chesterfield Business Parkway

St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9000

e-mail: general@stockassc.com

Web: www.stockassc.com

PREPARED BY:

Lamar Johnson Collaborative

2199 INNERBELT BUSINESS CENTER DRIVE

ST. LOUIS, MISSOURI 63114

PH 314 429 5100 FX 314 429 3137

CLAYCO

THE ART & SCIENCE OF BUILDING

2199 INNERBELT BUSINESS CENTER DRIVE

ST. LOUIS, MISSOURI 63114

PH 314 429 5100 FX 314 429 3137

CRG

INTEGRATED REAL ESTATE SOLUTIONS

RETENTION CALCULATIONS

Project name:	The Cubes at Mesa Gateway - Building 4	Calculated By:			J.M.B.		
Project number:	7219	Checked By:			G.M.S.		
Project Location:	Mesa, Arizona	Date:			3/28/2022		
Retention Calculations Summary							
Volume Required = C * (P / 12) * A    A = Plan-view area of an individual drainage area    C = Coefficient (100-Yr, 2-Hr)    P = 2.2 in (100-Yr, 2-Hr)							
Retention Basin ID	Drainage Area (s) ID	Area A (ft²)	Area A (ac)	C Coefficient, 100-Yr	Retention Volume Required 100-Yr, 2-Hr (ft³)	Total Retention Volume Required 100-Yr, 2-Hr (ft³)	Retention Volume Provided (ft³)
RB-1	ON-1	881,325	20.23	0.82	132,493	144,301	146,600
	OFF-1	13,195	0.30	0.95	2,319		
	OFF-2	27,020	0.62	0.95	4,749		
	OFF-3	26,975	0.62	0.95	4,741		
RB-2	ON-2	1,785,355	40.99	0.87	287,353	287,353	316,300
Total:		2,733,870	62.8			431,654	462,900

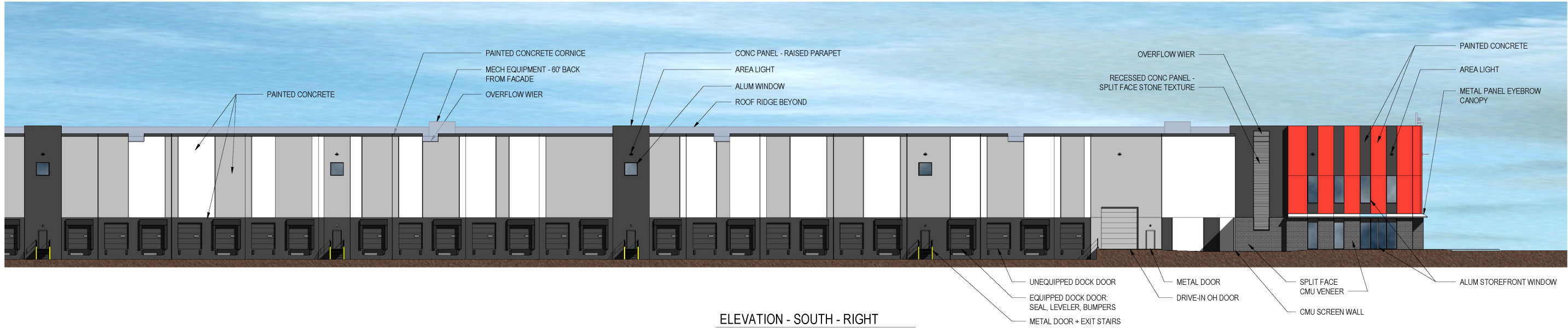
DE-WATERING CALCULATIONS

Project name:	The Cubes at Mesa Gateway - Building 4	Calculated By:			J.M.B.	
Project number:	7219	Checked By:			G.M.S.	
Project Location:	Mesa, Arizona	Date:			3/28/2022	
Dewatering Calculations Summary						
Retention Basin ID	Retention Volume to Be Dewatered (ft³)	Drywell Disposal Rate (cfs)	Required Number of Drywells (ea)	Provided Number of Drywells (ea)	Total Drywell Drain Rate (Rt) (cfs)	Time to Drain T=Vp/3600Rt (hrs)
RB-1	144,301	0.1	11.1	12.0	1.2	33.4
RB-2	287,353	0.1	22.2	23.0	2.3	34.7
Total:						

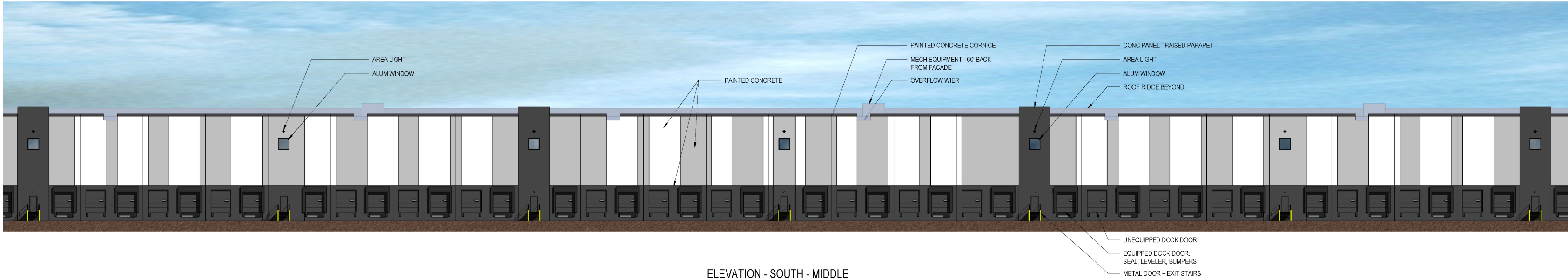
Copyright © Lamar Johnson Collaborative

CRG Job # 006766 STOCK Job # 222-7219

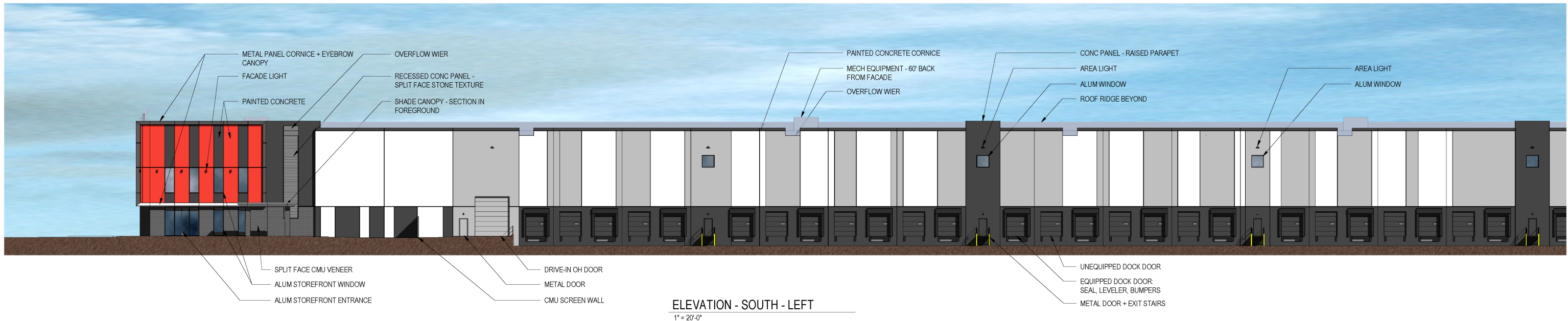




ELEVATION - SOUTH - RIGHT  
1" = 20'-0"



ELEVATION - SOUTH - MIDDLE  
1" = 20'-0"



ELEVATION - SOUTH - LEFT  
1" = 20'-0"



OVERALL ELEVATION - SOUTH  
1" = 60'-0"

CLAYCO  
THE ART & SCIENCE OF BUILDING  
2169 INNERBELT BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
PH 314.429.5100 FX 314.429.3137

Lamar Johnson  
Collaborative  
2199 INNERBELT BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
PH 314.429.1010



CRG INTEGRATED  
REAL ESTATE  
SOLUTIONS

CRG CUBES AT MESA BLDG D  
E PECOS RD & S SCRIPSON RD, MESA, AZ 85212

DRAWING ISSUE

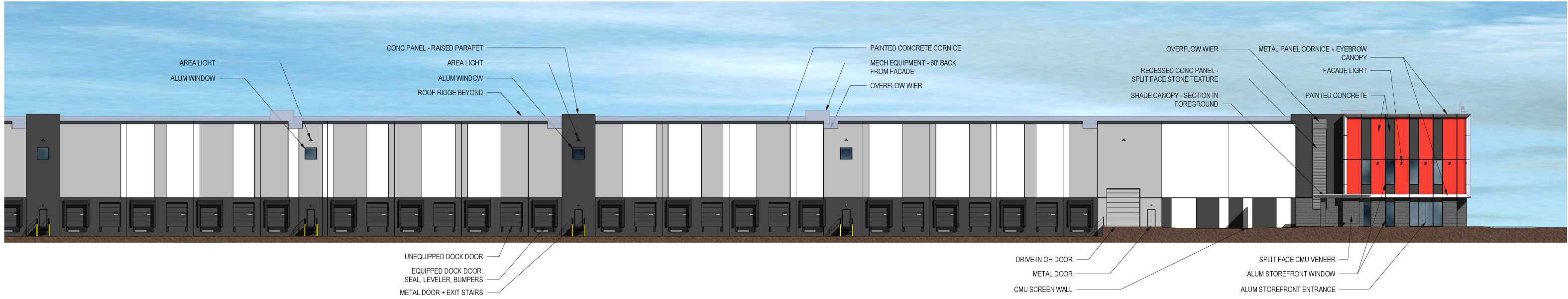
DESCRIPTION	DATE
DESIGN REVIEW	04.25.2022
DESIGN REVIEW - REV. 1	05.31.2022

DRAWING TITLE  
BUILDING ELEVATIONS -  
SOUTH COLORED

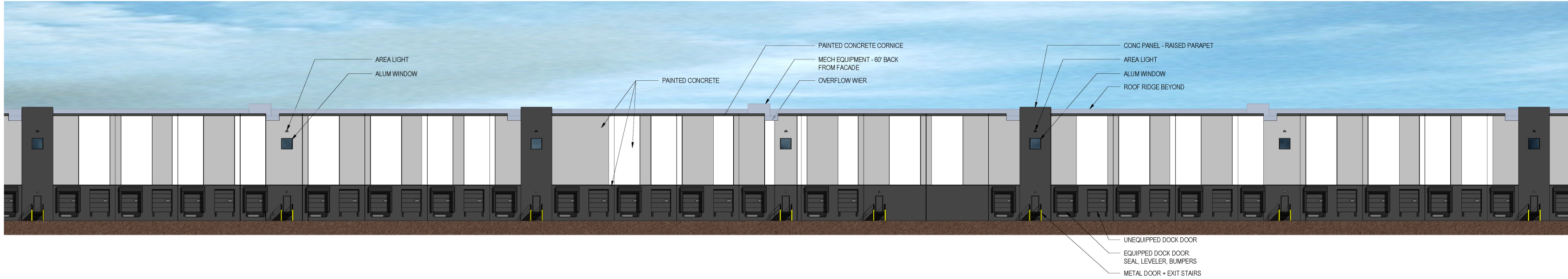
DRAWING NO.  
A3-02

Job # 006766

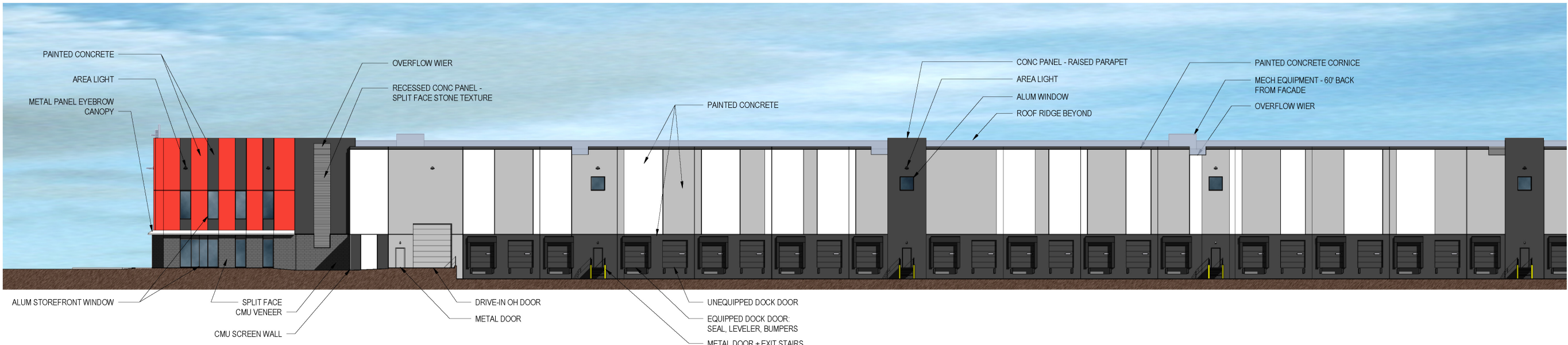




ELEVATION - NORTH - RIGHT  
1" = 20'-0"



ELEVATION - NORTH - MIDDLE  
1" = 20'-0"



ELEVATION - NORTH - LEFT  
1" = 20'-0"



OVERALL ELEVATION - NORTH  
1" = 60'-0"

CLAYCO  
THE ART & SCIENCE OF BUILDING  
2169 INNERBELT BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
PH 314.429.5100 FX 314.429.3137

Lamar Johnson  
Collaborative  
2199 INNERBELT BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
PH 314.429.1010



CRG INTEGRATED  
REAL ESTATE  
SOLUTIONS

CRG CUBES AT MESA BLDG D  
E PECOS RD & S SCRIPSON RD, MESA, AZ 85212

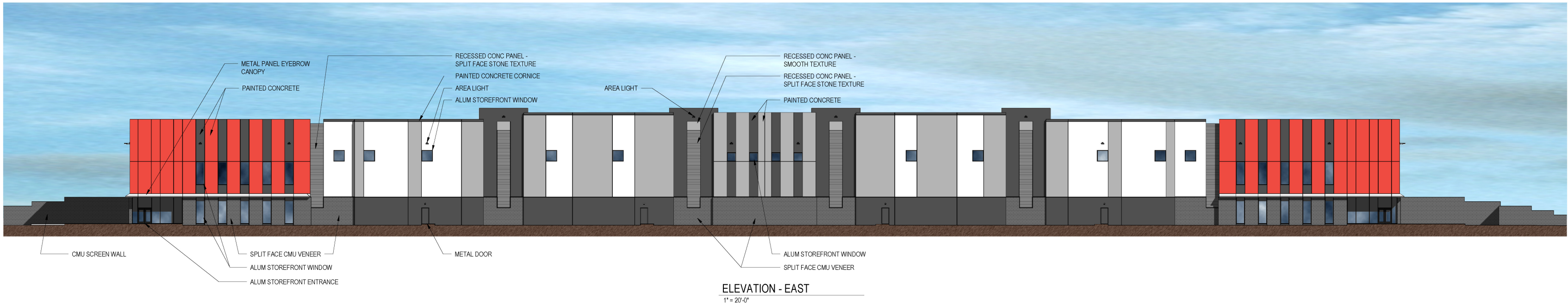
DRAWING ISSUE	
DESCRIPTION	DATE
DESIGN REVIEW	04.25.2022
DESIGN REVIEW - REV. 1	05.31.2022

DRAWING TITLE  
BUILDING ELEVATIONS -  
NORTH COLORED

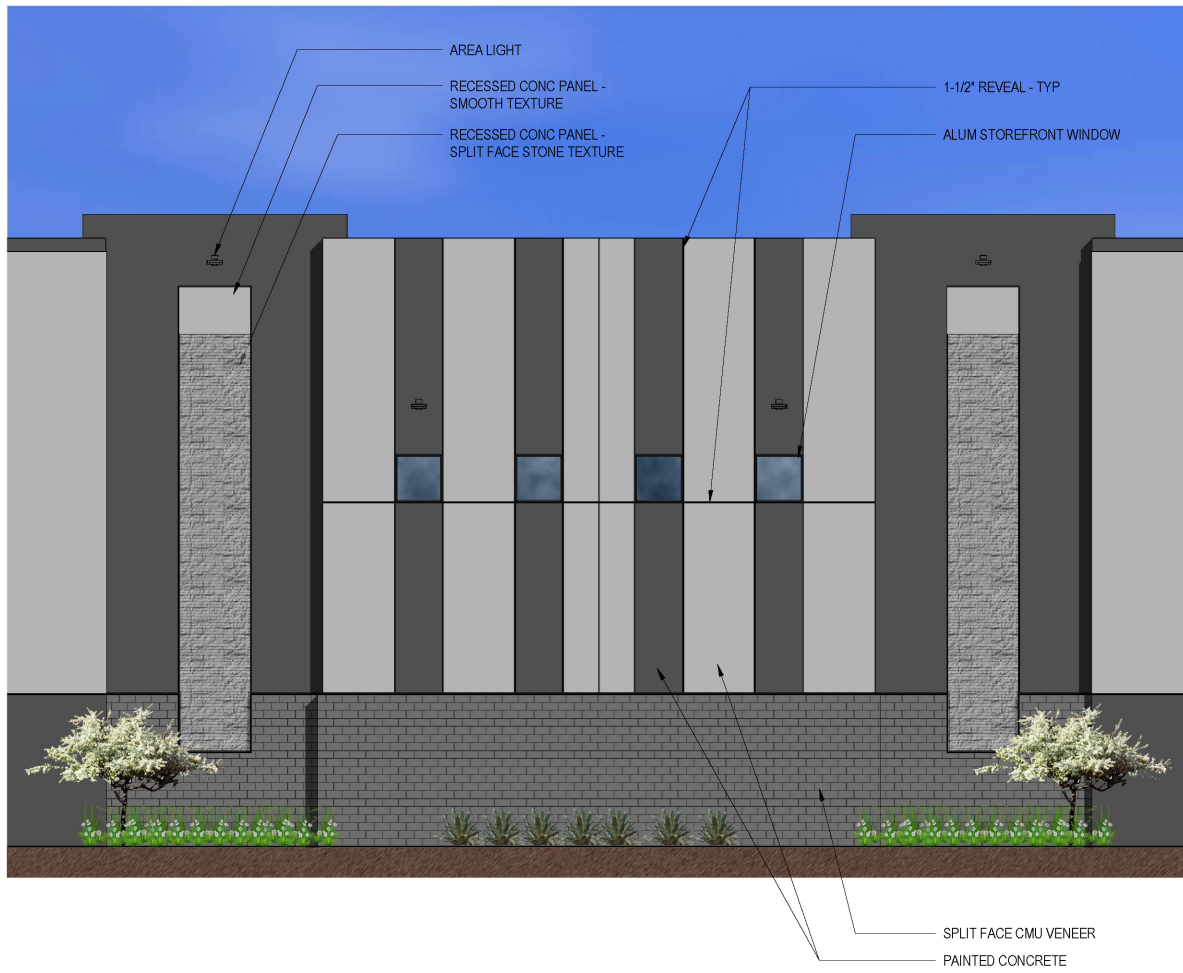
DRAWING NO.  
A3-03

Job # 006766





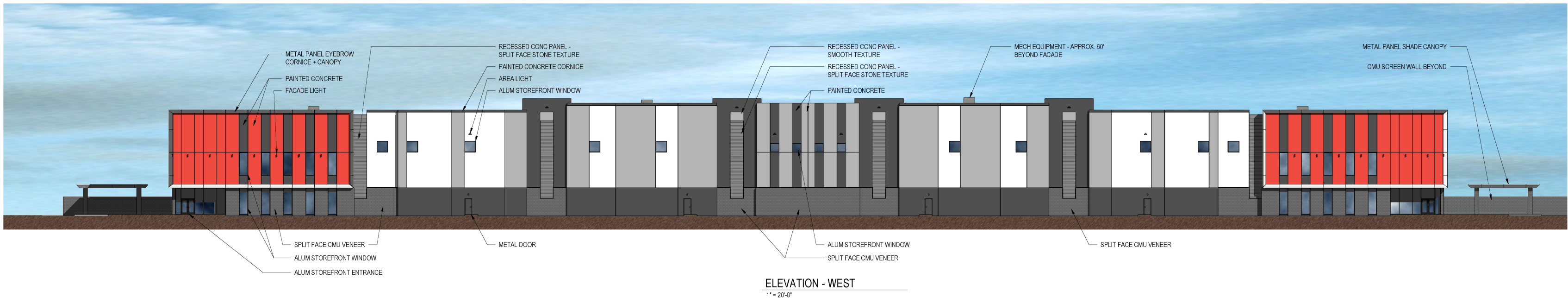
ELEVATION - EAST  
1" = 20'-0"



ELEVATION DETAIL - WEST  
1/8" = 1'-0"



ELEVATION DETAIL - WEST  
1/8" = 1'-0"



ELEVATION - WEST  
1" = 20'-0"





**CLAYCO**  
THE ART & SCIENCE OF BUILDING  
2199 INNERBELT BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
Ph 314.429.3100 Fx 314.429.3137

**Lamar Johnson  
Collaborative** 

2199 INNERBELT BUSINESS CENTER DRIVE  
ST. LOUIS, MISSOURI 63114  
Ph 314.429.1010



CRG | INTEGRATED  
REAL ESTATE  
SOLUTIONS

**CRG CUBES AT MESA BLDG D**  
E PECOS RD & S SCRIPSON RD | MESA, AZ 85212

[illegible]

WING TITLE  
ENLARGED ELEVATION  
DETAILS - COLORED  
WING NO.  
**A3-04**

006766
--------

# THE CUBES at MESA GATEWAY

## BUILDING D

### **CITIZEN PARTICIPATION PLAN**

Crismon and Germann Roads  
Case # ZON22-XXXX / DR22-XXXX

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

Initial Submittal: May 2, 2022

## **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 Property is currently zoned General Industrial (GI). The application requests Site Plan Review (SPR) and a Special Use Permit (SUP) for changes to parking and building height, and Design Review (DR).

These applications will allow the development of Building D, a roughly 1M sqft building within the larger Cubes at Mesa Gateway industrial park. The project is consistent with the City's General Plan designation, overlays, and zoning designations and is compatible with the existing and anticipated surrounding uses. This Citizen Participation Plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

## **II. Contact**

George Pasquel III  
Withey Morris, PLC  
2525 East Arizona Biltmore Circle  
Phoenix, Arizona 85016  
602-230-0600  
Email: George@witheymorris.com

## **III. Contact List**

Parties affected by such an application typically includes properties owners within 1000-feet of the Property (as identified by the Maricopa County Assessor's Map), residents, registered neighborhoods, homeowners' associations, and/or other interested parties as identified by the City of Mesa. It should be noted, City Staff

has informed the Applicant that no neighborhood groups or associates exist in the vicinity of this project. A copy of the contact list and map of the mailing area are attached at **TAB A**.

#### **IV. Notification Technique / Notice of Meetings**

Property owners and Interested parties affected by the applications will be notified of the requests through an informational mailing. Additional mailings with hearing dates will also occur in the future as well as sign postings on site. Given the isolated nature of the site, conformance with long-anticipated development within the area, utilization of the existing zoning district, and lack of associations or nearby residents, the Applicant anticipates foregoing an open house meeting in lieu of direct correspondence (emails / phone calls / etc.) with any interested parties that reach out to the Applicant or City.

#### **V. Response Procedures**

The Applicant shall respond to citizens that express interest. Individual meetings will be conducted upon specific request. The City of Mesa will be available to answer questions regarding the review and public hearing process. Parties affected by the applications may also share their feelings about the project by writing to the City of Mesa, at 55 East Center Street, Mesa, Arizona 85211.

#### **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. Copies of the applications containing the complete details of the requests shall be kept on file with the City of Mesa.

## **VII. Inquiries**

Inquiries will be documented in the Citizen Participation Report

## **VIII. Tentative Schedule for Implementation**

1. Pre-Submittal Conference:	May 11, 2021
2. SPR, SUP and DR submittal:	May 2, 2022
3. Project Notification letters	May
4. Resubmit application materials:	June
5. Hearing Notification letters:	June
6. DRB Study Session Meeting	July
7. Citizen Participation Report submitted:	Aug
8. Site Posting for Planning and Zoning Board:	Aug
9. Planning and Zoning Board hearing:	Aug
10. City Council hearing:	Sep

Tab A



BYNER CATTLE COMPANY

333 N CENTRAL AVE

PHOENIX, AZ 85004-2121

HAWLEY MARILYN B

10360 E GERMANN RD

QUEEN CREEK, AZ 85242

NEWELL A BARNEY AND KATHERINE M BARNEY  
TRUST/BARNEY GAIL A/KENNETH L

22340 E QUEEN CREEK RD

QUEEN CREEK, AZ 85242

PACIFIC PROVING LLC

2201 E CAMELBACK RD STE 650

PHOENIX, AZ 85016

VLACHOS ENTERPRISES LLC

140 N CENTER ST

MESA, AZ 85201

CUBES AT MESA GATEWAY LLC

2199 INNERBELT BUSINESS CENTER DR

ST LOUIS, MO 63114

JORDE FARMS 3 LLC

8601 N SCOTTSDALE RD #335

SCOTTSDALE, AZ 85253

NEWELL A BARNEY AND KATHERINE M BARNEY  
TRUST/BARNEY KENNETH/GAIL A

22340 E QUEEN CREEK RD

QUEEN CREEK, AZ 85142

PECOS-MERRILL 20 LLC

5730 ECHO CANYON DR

PHOENIX, AZ 85018

WILLIAMS GATEWAY LAND INV LP/GFLP/ET  
AL

2812 N NORWALK ST STE 105

MESA, AZ 85215

HARRIS CATTLE CO

PO BOX 167

QUEEN CREEK, AZ 85242

MESA CITY OF

PO BOX 1466

MESA, AZ 85211

OLD DOMINION FREIGHT LINE INC

500 OLD DOMINION WAY

THOMASVILLE, NC 27360

SUNBELT LAND HOLDINGS LP

8095 OTHELLO AVE

SAN DIEGO, CA 92111

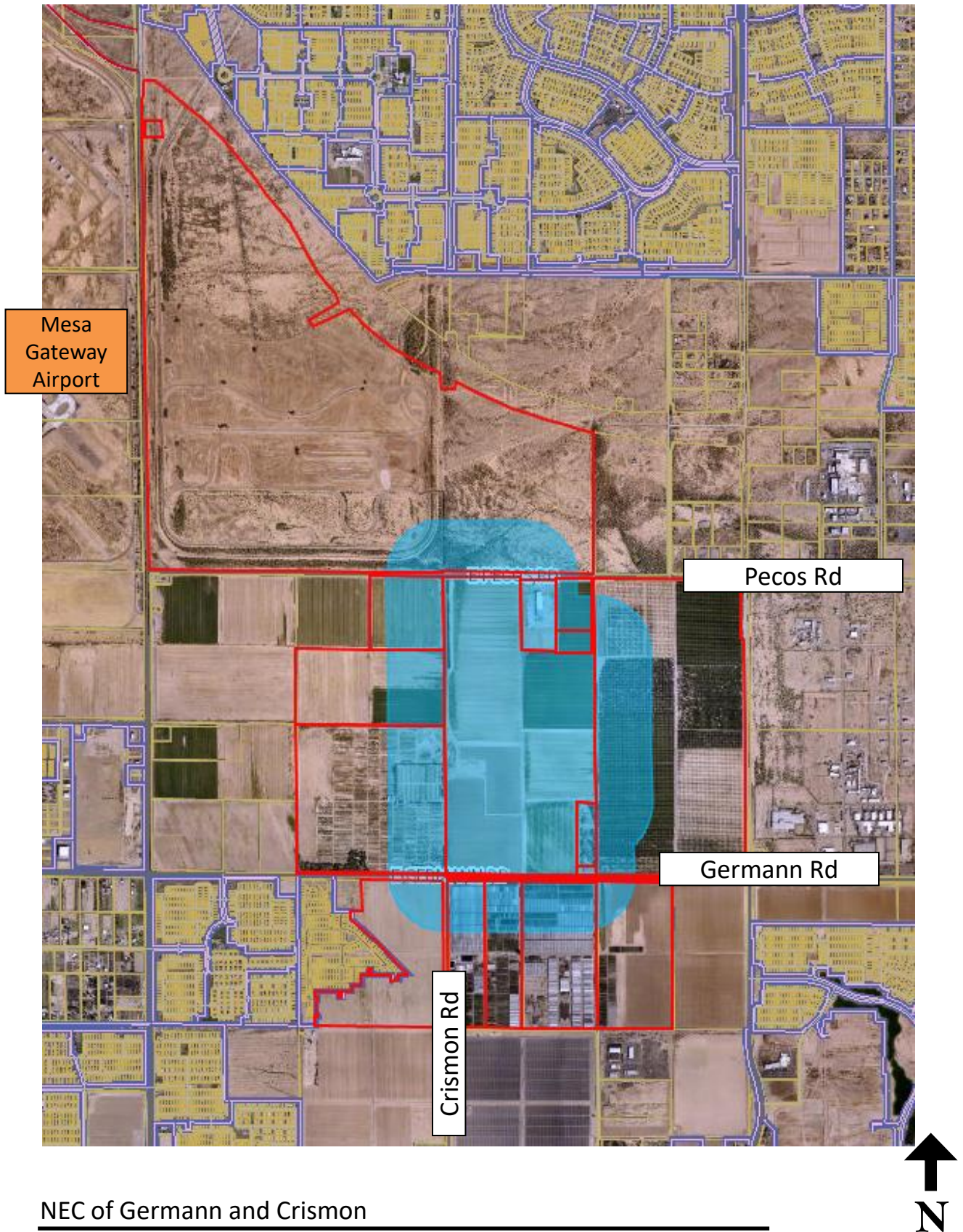
MESA DEVELOPMENT SERVICES

ATTN: CASSIDY WELCH

PO BOX 1466

MESA, AZ 85211

# 1,000 ft Property Owner List



## Dawn Dallman

---

**From:** Elisha Rust  
**Sent:** Wednesday, April 28, 2021 8:37 AM  
**To:** Dawn Dallman  
**Cc:** Cynthia Ezcurra  
**Subject:** FW: Pre-Submittal Agenda for meeting date 05-11-2021  
**Attachments:** Center and University\_Amy Malloy.xlsx; 3815 E Thomas Rd\_Krista Zinser.xlsx; 8462 E Warner\_Josh Hannon.xlsx

Hello Dawn,

I hope you are having a great day. I have attached the documents. The one below does not have nearby neighborhoods or HOAs.

9:30	PRS21-00351 Withey Morris PLC	10003 E Pecos Rd  APN: 30463006V	The Cubes at Mesa Gateway		6	
Cassidy Welch						

Please let us know if you have any questions. Have a wonderful day.

Take care,

Elisha Rust  
Community Engagement Coordinator  
[480-644-3002](tel:480-644-3002) | [elisha.rust@mesaaz.gov](mailto:elisha.rust@mesaaz.gov)



# THE CUBES at MESA GATEWAY

## BUILDING D

### **CITIZEN PARTICIPATION REPORT**

Crismon and Germann Roads  
Case # ZON22-00479 / DR22-00480

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

Initial Submittal: May 2, 2022  
Final Submittal: June 24, 2022

## **I. Introduction**

The purpose of this Citizen Participation Report is to provide a summary of outreach efforts to date regarding a planned industrial development. The Property is currently zoned General Industrial (GI). The application requests Site Plan Review (SPR) and a Special Use Permit (SUP) for changes to parking and building height, and Design Review (DR).

These applications will allow the development of Building D, a roughly 1M sqft building within the larger Cubes at Mesa Gateway industrial park. The project is consistent with the City's General Plan designation, overlays, and zoning designations and is compatible with the existing and anticipated surrounding uses. This Citizen Participation Plan ensures that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

## **II. Contact**

George Pasquel III  
Withey Morris, PLC  
2525 East Arizona Biltmore Circle  
Phoenix, Arizona 85016  
602-230-0600  
Email: George@witheymorris.com

## **III. Contact List**

Parties affected by such an application typically includes properties owners within 1000-feet of the Property (as identified by the Maricopa County Assessor's Map), residents, registered neighborhoods, homeowners' associations, and/or other interested parties as identified by the City of Mesa. It should be noted, City Staff

has informed the Applicant that no neighborhood groups or associates exist in the vicinity of this project. A copy of the contact list and map of the mailing area are attached at **TAB A**.

#### **IV. Notification Technique / Notice of Meetings**

On May 25, 2022, first class letters were mailed to the Contact List. The letter alerted the recipient submitted applications on the property, provided information and exhibits on the project, provided contact information for the City and the Applicant and encouraged the recipient to contact the City or the Applicant with any questions or comments. See letter attached at **TAB B**.

On May 31, 2022, first class letters were again mailed to the Contact List. The letter provided updated information on the Project and provided hearing dates and participation details for the upcoming Development Review Board meeting. The letter again provided contact information for the City and the Applicant and encouraged the recipient to contact the City of the Applicant with any questions or comments. See letter attached at **TAB C**.

On June 6, 2022, the Property was posted with three (3) separate hearing notification signs per the City requirements. The signs provided project information and information on the upcoming Planning & Zoning Board meeting. The sign also provided contact information for the Applicant and the City. See sign affidavit and information attached at **TAB D**.

On June 23, 2022, first class letters were again mailed to the Contact List. The letter provided updated information on the Project and provided hearing dates and participation details for the upcoming Planning & Zoning Board meeting. The letter again provided contact information for the City and the Applicant and encouraged the recipient to contact the City of the Applicant with any questions or comments. See letter attached at **TAB E**

## **V. Inquiries**

To date, the Applicant has not received any inquiries regarding this specific project and applications. This is likely because this project represents the third such application within the Cubes project and any interested members of the public have likely already been briefed on the overall Cubes concept in the past. The Applicant has been in near constant contact with the City, which has not notified the Applicant of any public inquiries.

## **VI. Summary of Outreach**

Given the recent outreach on two (2) previous applications within the larger Cubes project and this subsequent outreach performed specifically for this Building D application, the public has been well-informed of the development proposal for this site. It is clear no concerns from the public exist. Nonetheless, the Applicant will continue to be available to discuss the project with any interested parties.



Tab A

HARRIS CATTLE CO  
PO BOX 167  
QUEEN CREEK, AZ 85242

SUNBELT LAND HOLDINGS LP  
8095 OTHELLO AVE  
SAN DIEGO, CA 92111

JORDE FARMS 3 LLC  
8601 N SCOTTSDALE RD #335  
SCOTTSDALE, AZ 85253

HAWLEY MARILYN B  
10360 E GERMANN RD  
QUEEN CREEK, AZ 85242

NEWELL A BARNEY AND KATHERINE M  
BARNEY TRUST/BARNEY KENNETH/GAIL A  
22340 E QUEEN CREEK RD  
QUEEN CREEK, AZ 85142

WILLIAMS GATEWAY LAND INV  
LP/GFLP/ET AL  
2812 N NORWALK ST STE 105  
MESA, AZ 85215

NEWELL A BARNEY AND KATHERINE M  
BARNEY TRUST/BARNEY GAIL A/KENNETH L  
22340 E QUEEN CREEK RD  
QUEEN CREEK, AZ 85242

LYONS DEVELOPMENT LLC  
4320 E BROWN RD SUITE 110  
MESA, AZ 85205

MESA CITY OF  
PO BOX 1466  
MESA, AZ 85211

CUBES AT MESA GATEWAY LLC  
2199 INNERBELT BUSINESS CENTER DR  
ST LOUIS, MO 63114

OLD DOMINION FREIGHT LINE INC  
500 OLD DOMINION WAY  
THOMASVILLE, NC 27360

VLACHOS ENTERPRISES LLC  
140 N CENTER ST  
MESA, AZ 85201

BYNER CATTLE COMPANY  
333 N CENTRAL AVE  
PHOENIX, AZ 85004

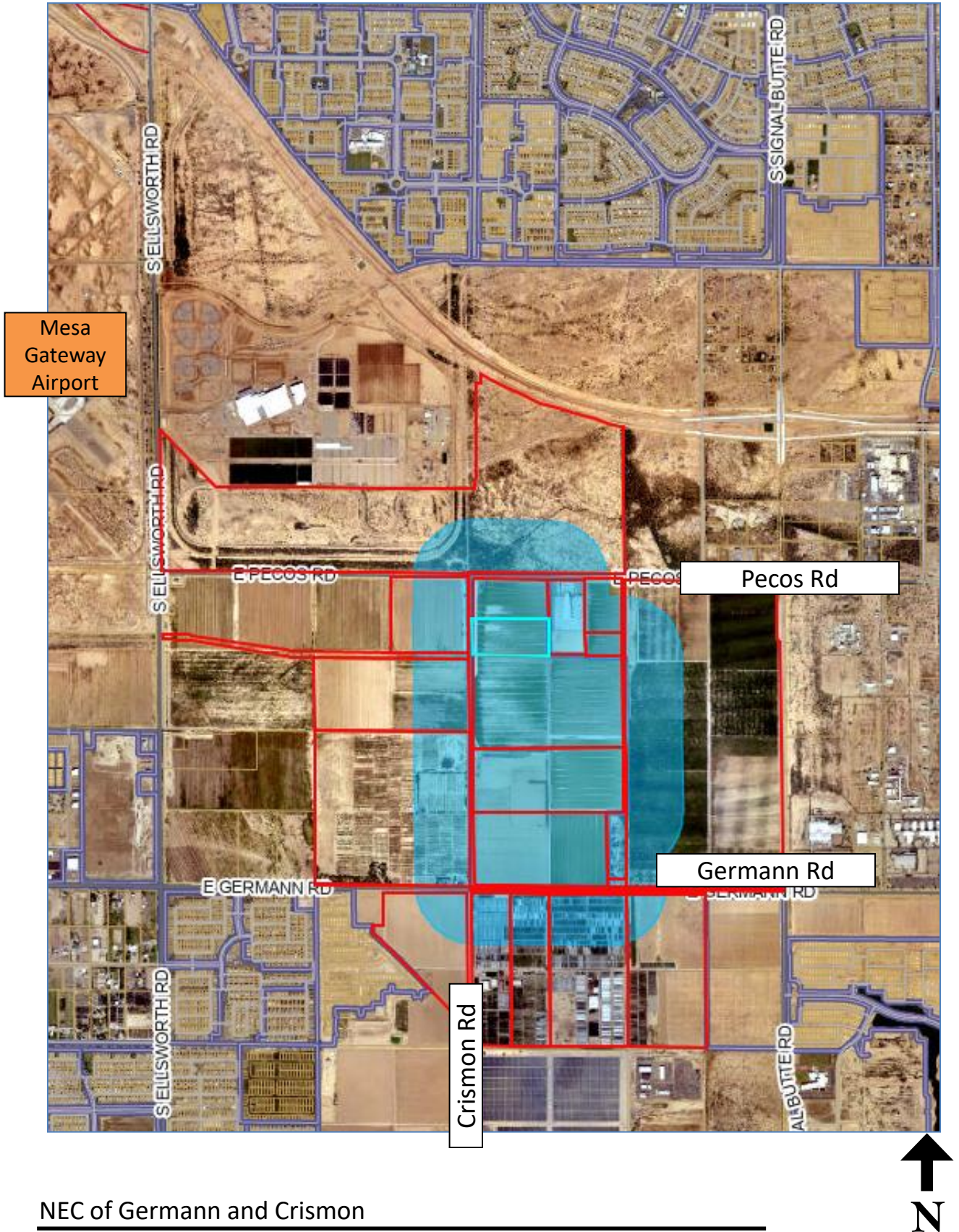
PACIFIC PROVING LLC  
2801 E. CAMELBACK ROAD STE 450  
PHOENIX, AZ 85016

PECOS-MERRILL 20 LLC  
5730 ECHO CANYON DR  
PHOENIX, AZ 85018

MESA DEVELOPMENT SERVICES  
ATTN: CASSIDY WELCH  
PO BOX 1466  
MESA, AZ 85211



# 1,000 ft Property Owner List



# Tab B



May 25, 2022

**Notice of Application for Site Plan Review (SPR), Special Use Permit (SUP) and Design Review (DR)**

Building D: +/-62-acre Property Located East of Crismon Road, North of Germann Road in Mesa

Case No ZON22-00479 / DRB22-00480

Dear Property Owner (or) Interested Party:

On behalf of the property owner, our office has recently filed applications with the City of Mesa to allow for the development of a new building within the *Cubes at Mesa Gateway* project, a roughly 264-acre planned, multi-building industrial and warehousing complex located between Pecos Road and Germann Road, east of Crismon Road as seen on the attached aerial map. You may recall receiving previous correspondence from our office regarding other buildings within this development. These most recently filed applications only apply to a +/- 62-acre segment of property within the larger *Cubes* development and consists of one (1), roughly 1M sqft building, known as "Building D," with associated improvements. The applications include a Site Plan Review (SPR) and Design Review (DR), along with a Special Use Permit (SUP) to reduce the required parking and allow additional building height. The purpose of this letter is simply to introduce ourselves and the project, and to let you know you should be receiving future notifications regarding the City's planned review of these applications.


The entire 264-acre site, including the subject 62-acre Property, has a General Plan designation of Employment and is located within the Commerce District of the Mesa Gateway Strategic Development Plan. The entire site is also zoned General Industrial (GI). These zoning and General Plan designations will not be changed. This is not a rezoning application, and the anticipated uses are already permitted by right. The SPR and DR applications are for the review of the site layout and building design and the SUP application is for a reduction in parking ratios to 1/375 for office and 1 / 4,000 sqft for warehouse and an increase in allowable building height by roughly four (4) feet. Given the planned use of the building, the requested parking ratio is more than adequate to serve the site and the extra feet of building height is insignificant.

Attached for reference is the preliminary site plan along with a sample elevation. The site is accessed off Crismon Road by two (2) drive aisles that lead directly to truck loading areas. A center drive aisle is primarily for auto traffic. Vehicular parking is centrally located and allows for circulation within the parking area without conflicting with truck traffic. The building is oriented to provide visual interest to the public frontage, while also screening the truck loading docks and associated uses from adjacent view. Pedestrian entry plazas are provided near the center and the southwest corner of the building. Large, landscaped setback with trees, shrubs and screen walls are located along Crismon.

This letter is being sent to the neighboring property owners within 1000-feet, HOA's within 1/2-mile and City registered neighborhoods within 1-mile, as provided by the City. I would be happy to speak with you regarding these pending applications and any questions you may have. Feel free to contact me at (602) 230-0600 or e-mail at [George@witheymorris.com](mailto:George@witheymorris.com). You may also contact the City of Mesa Planner assigned to this case, Cassidy Welch, at (480) 644-2591 or [Cassidy.Welch@mesaAZ.gov](mailto:Cassidy.Welch@mesaAZ.gov). You will also receive future mailing notifications regarding the City's planned hearing schedule for review of these applications. Signs will also be posted on site with hearing information.

Again, I would be happy to speak with you regarding this project and can be reached at (602) 230-0600 or e-mail at [George@witheymorris.com](mailto:George@witheymorris.com). Please note, no meetings or hearings are scheduled at this time to review this project.

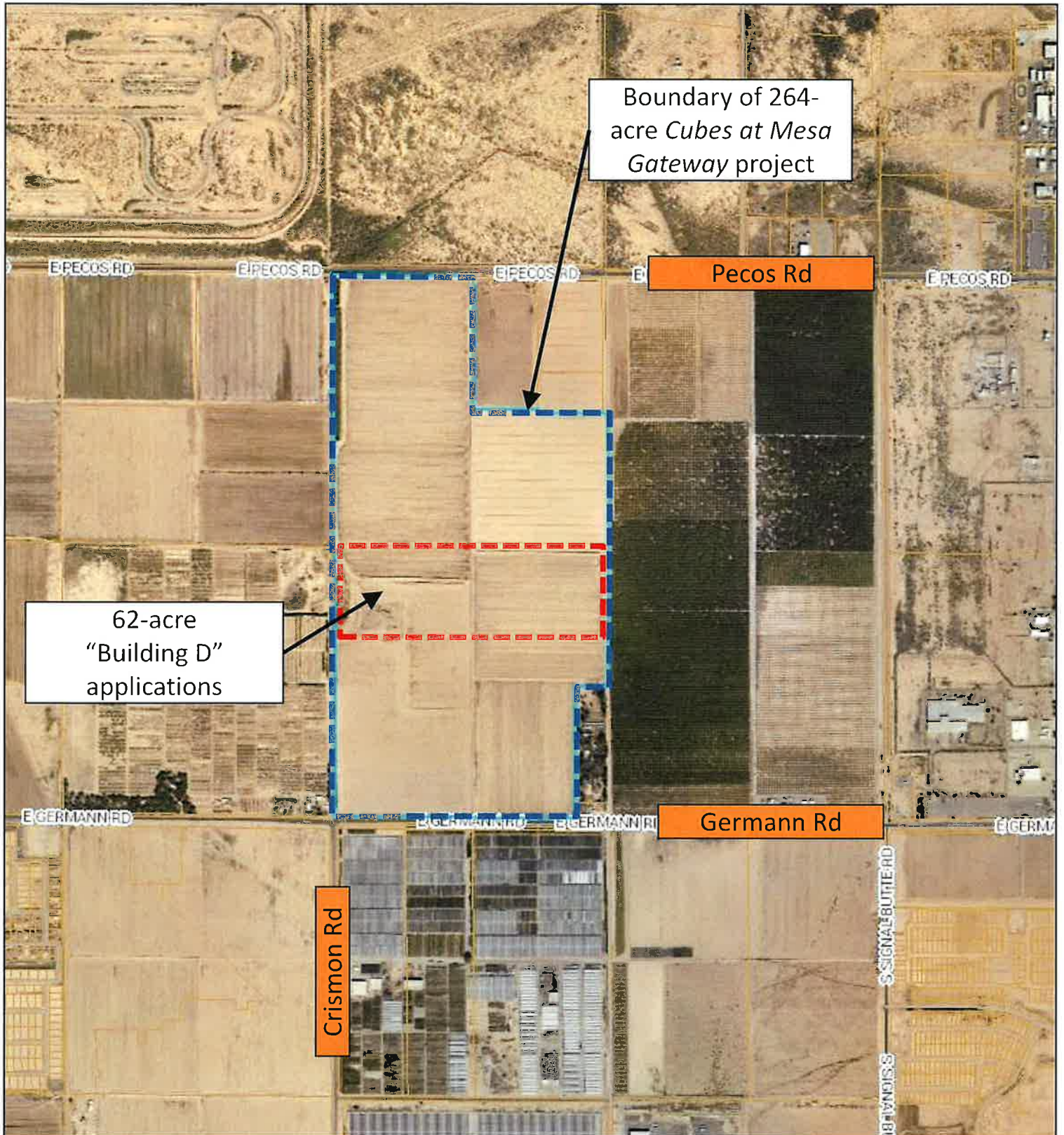
Sincerely yours,

  
WITHEY MORRIS PLC  
By George Pasquel III

Enclosure(s): aerial, preliminary site plan, sample elevations



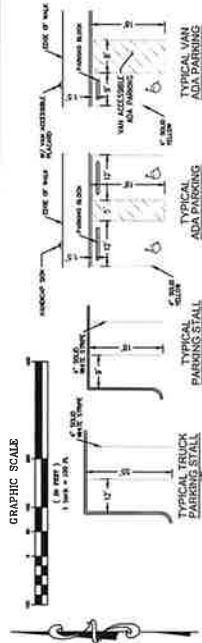
# Aerial Map



NEC of Germann and Crismon – Building D







PARKING SUMMARY			
PARKING STALL	PROPOSED	REQUIRED	ADA PROVIDED/ADA REQUIRED
OPEN (SURFACE)	422	397*	18
TRAFFIC SIGNAL	506		

REQUIRED PARKING PER CITY CODE	MINIMUM # OF SPACES	USER AREA	SPACES REQUIRED
25% BLDG. AREA	1,375.50 FT <sup>2</sup>	251,270 SF	670
75% BLDG. AREA	4,126.50 FT <sup>2</sup>	753,660 SF	1926
		TOTAL REQUIRED	2118
		TOTAL PROVIDED	422

REQUESTED PLANNING	MINIMUM # OF SPACES	USER AREA	SPACES REQUIRED
OFFICE	1,375 SQ.FT.	80,000 SF	160
WAREHOUSE	1,400 SQ.FT.	344,000 SF	217
		TOTAL REQUIRED	397
		TOTAL PROVIDED	422

**CROSS WALK NOTE:**  
ON-SITE PEDESTRIAN CROSSWALKS TO BE  
STAMPED CONCRETE, RAISED (3" MINIMUM)  
ACROSS PARKING LOT DRIVE AISLES.

## PROJECT DATA

PROPOSED USE:  
APN NUMBERS:  
EXISTING ZONING:  
PROPOSED ZONING:  
NET AREA:  
GROSS AREA:  
FLOOR COVERAGE:  
LOT COVERAGE:  
LOT COVERAGE P:  
BUILDING HEIGHT:  
BUILDING HEIGHT:

1000 WASHING & STORAGE  
 304-63-000V  
 G - GENERAL INDUSTRIAL  
 G - GENERAL INDUSTRIAL  
 2,736,661 SF / 62.83 AC  
 2,736,661 SF / 62.83 AC  
 1,001,880 SF / 23,136,661 SF = 36.7%  
 90%  
 61.8 AC (77%)  
 50'  
 50'

**PROJECT DESCRIPTION**  
NEW CONSTRUCTION OF A WAREHOUSE.  
DESIGN WILL INCLUDE GRADING & DRAINAGE,  
ROADS, UTILITIES AND OFFSITE IMPROVEMENTS.

## PROJECT DESCRIPTION

NEW CONSTRUCTION OF A WAREHOUSE. DESIGN WILL INCLUDE GRADING & DRAINAGE, ROADS, UTILITIES AND OFFSITE IMPROVEMENTS.

## BASIS OF BEARING

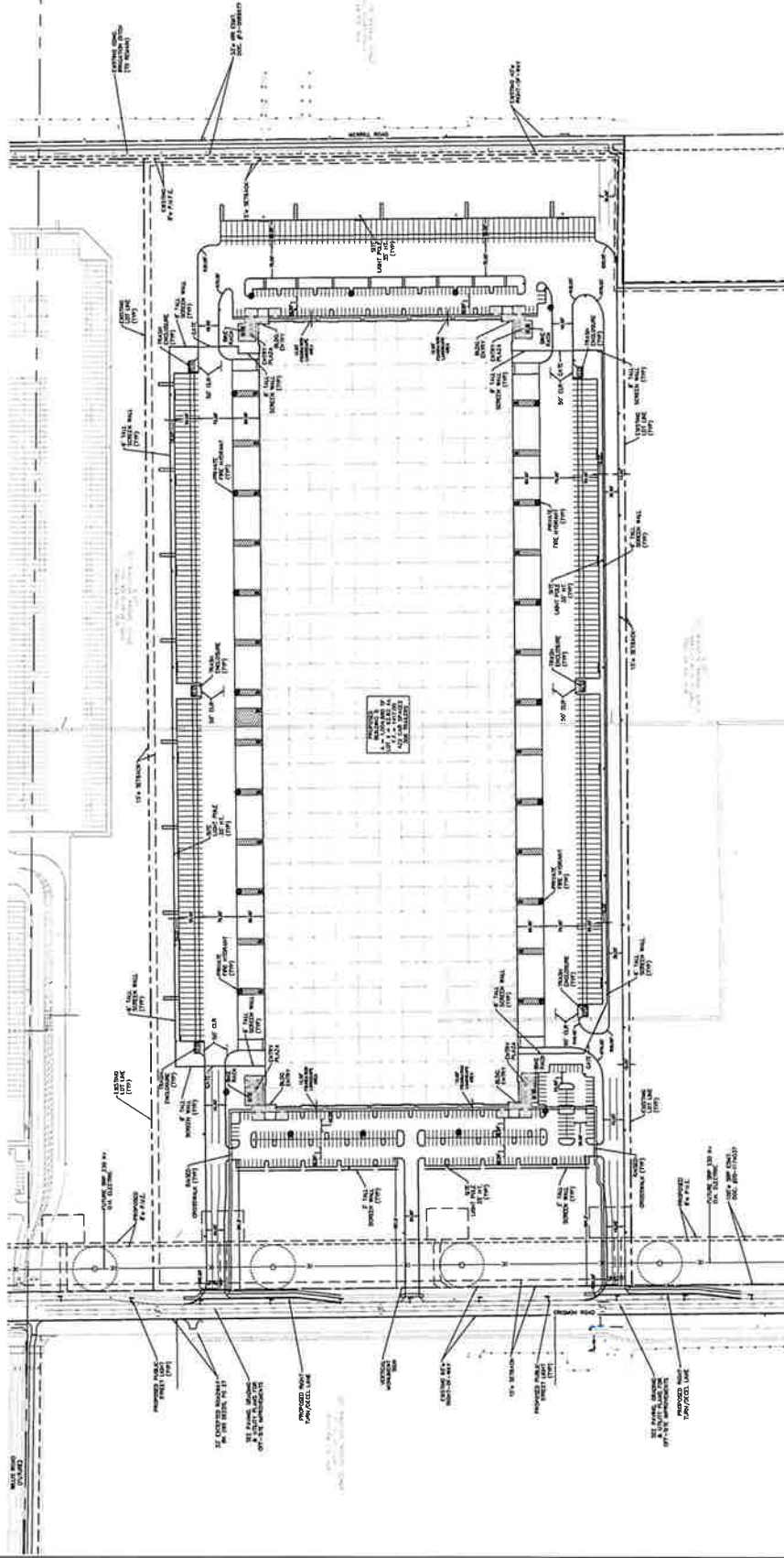
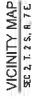
THE NORTH LINE OF THE NORTHWEST  
QUARTER OF SECTION 2, TOWNSHIP 2  
SOUTH, RANGE 7 EAST OF THE GILA AND  
SALT RIVER MERIDIAN, MARICOPA COUNTY,  
ARIZONA. SAID LINE BEARS: N89°05'00"E.

## ENGINEER

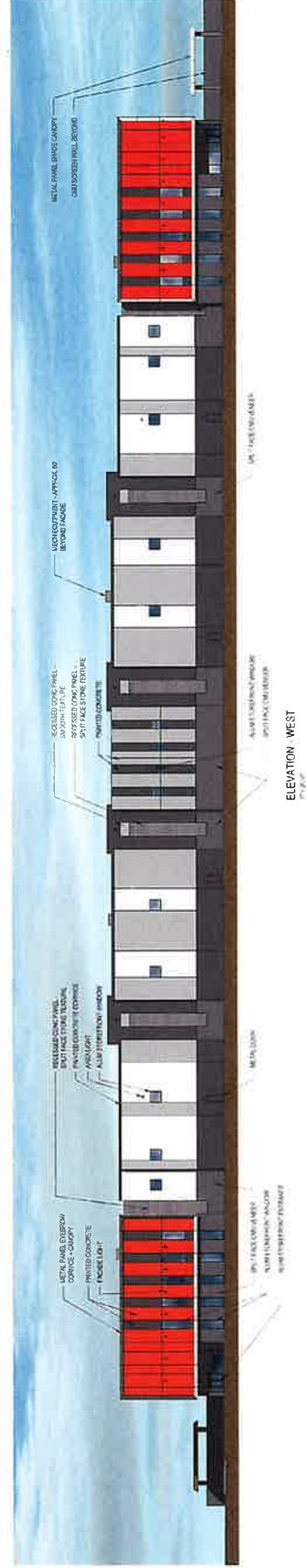
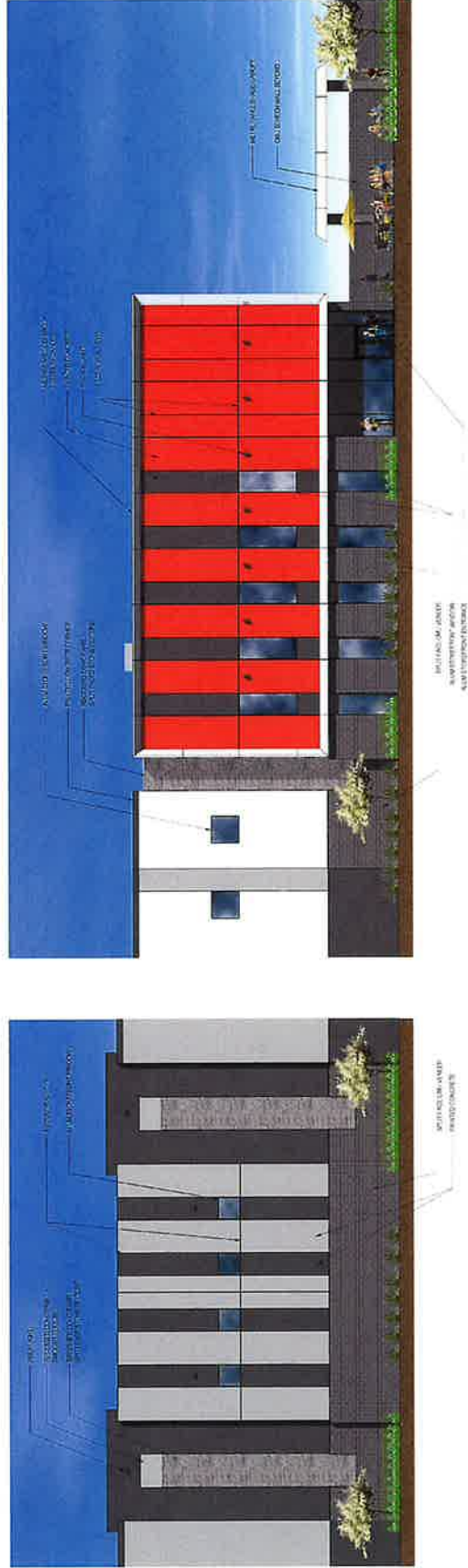
**STOCK & ASSOCIATES CONSULTING  
ENGINEERS, INC.**  
257 CHESTERFIELD BUSINESS PARKWAY  
ST. LOUIS, MO 63005  
PHONE: (636) 530-9100  
CONTACT: GEORGE STOCK, P.E., PRESIDENT

**USE ATTORNEY**

WATNEY MORRIS, PLC  
2525 E. ARIZONA BLVD. #200  
ORACLE, AZ 85016  
PHONE: (602) 346-4819  
CONTACT: STEPHANIE WATNEY









Entrance View

# Tab C





May 31, 2022

**Notice of Design Review Board Meeting – Cubes Building D**  
+/-62-acre Property Located East of Crismon Road, North of Germann Road in Mesa  
Case No ZON22-00479 / DRB22-00480

Dear Property Owner (or) Interested Party:

On behalf of the property owner, our office has recently filed application with the City of Mesa to allow for the development of a new buildings within the *Cubes at Mesa Gateway* project, a roughly 264-acre planned, multi-building industrial and warehousing complex located between Pecos Road and Germann Road, east of Crismon Road as seen on the attached aerial map. The current applications only apply to a 62-acre segment of the larger, 264-acre development and consists of one (1) warehouse / industrial building with associated improvements. The applications include a Site Plan Review (SPR) and Design Review (DR), along with a Special Use Permit (SUP) to reduce the required parking.

You may recall receiving previous correspondence from our office regarding this site and other sites within the larger Cubes project. The purpose of this follow-up letter is to let you know this application has now been scheduled for consideration by the Mesa Design Review Board under Case No. DRB22-00480 at their meeting held on June 14, 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 platform 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** at <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card> at **least 1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting**. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak. For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

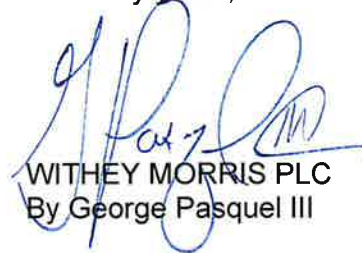
The entire 264-acre site, including the subject 62-acre Property, has a General Plan designation of *Employment* and is located within the Commerce District of the Mesa Gateway Strategic Development Plan. The entire site is also zoned General Industrial (GI). These zoning and General Plan designations will not be changed. This is not a rezoning application, and the anticipated uses are already permitted by right. The SPR, DR and SUP applications are for a new, roughly 1M sq ft development, referred to as "Building D," within the larger *Cubes at Mesa Gateway* project. Attached for reference is the preliminary site plan along with a sampling of typical elevations.

This letter is being sent to the neighboring property owners within 1000-feet, HOA's within 1/2-mile and City registered neighborhoods within 1-mile, as provided by the City. I would be happy to speak with you regarding these pending applications and any questions you may have. Feel free to contact me

at (602) 230-0600 or e-mail at [George@witheymorris.com](mailto:George@witheymorris.com). You may also contact the City of Mesa Planner assigned to this case, Cassidy Welch, at (480) 644-2591 or [Cassidy.Welch@mesaAZ.gov](mailto:Cassidy.Welch@mesaAZ.gov).

Again, I would be happy to speak with you regarding this project and can be reached at (602) 230-0600 or e-mail at [George@witheymorris.com](mailto:George@witheymorris.com).

Sincerely yours,

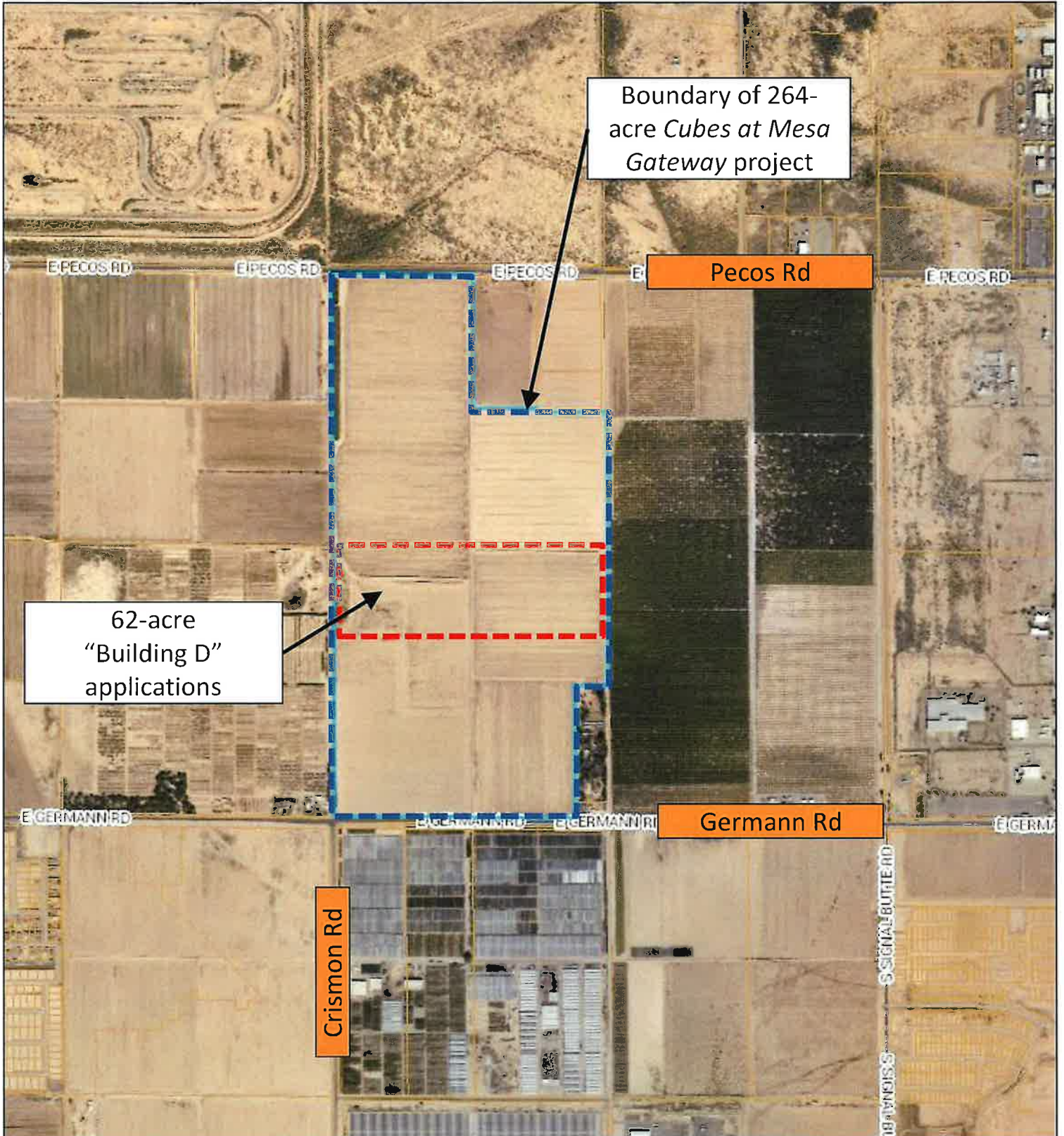


WITHEY MORRIS PLC  
By George Pasquel III

Enclosure(s): aerial, preliminary site plan, sample elevations



# Aerial Map

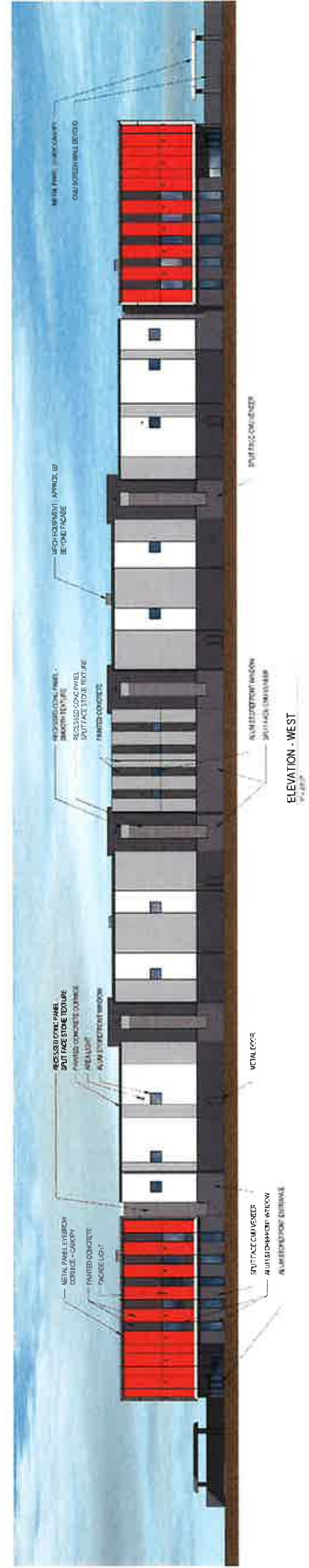
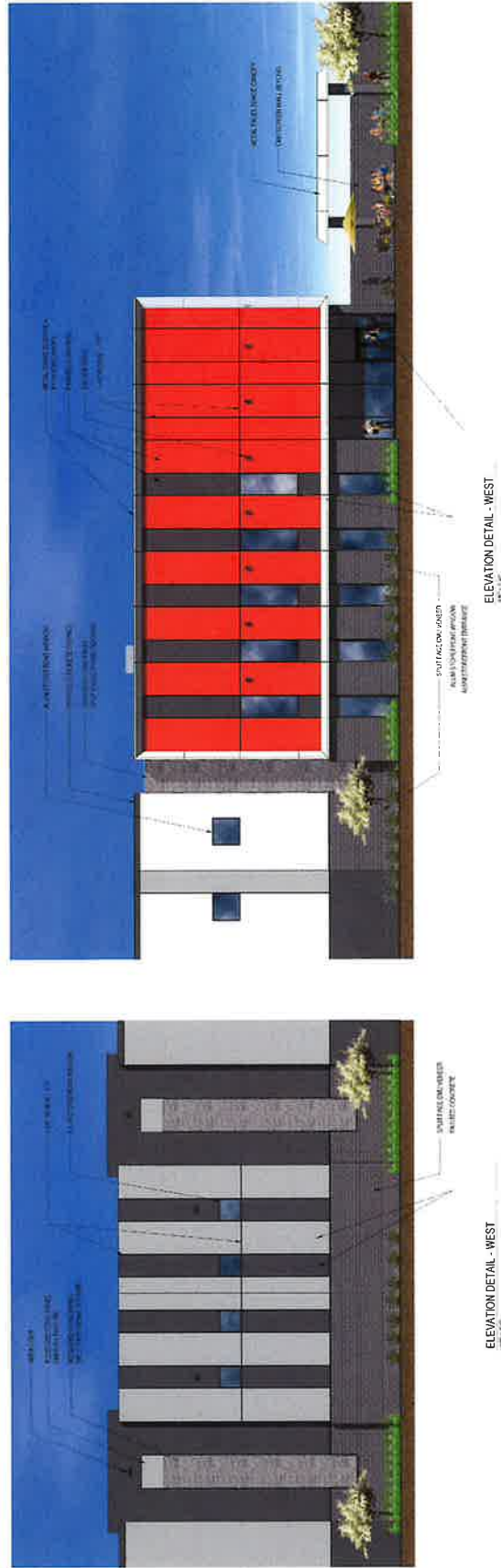
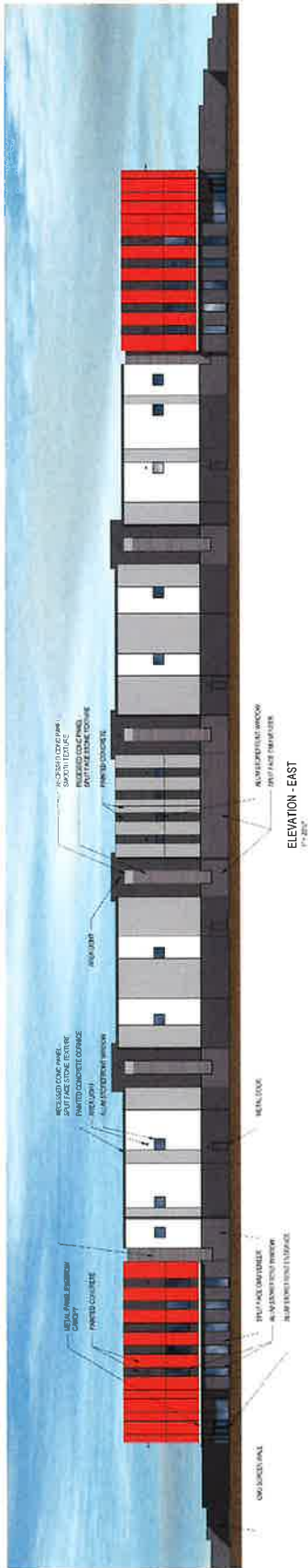


NEC of Germann and Crismon – Building D











Entrance View

# Tab D



City of Mesa Planning Division

## AFFIDAVIT OF PUBLIC POSTING

Date: 06/06/22

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 # ZON22-00479, on SEC Pecos rd & Crismon RD. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

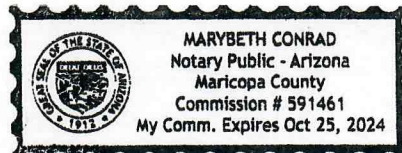
**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature:

*Meghan Liggett*

SUBSCRIBED AND SWORN before me on 06/06/22

*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: July 13, 2022  
CASE: ZON22-00479

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

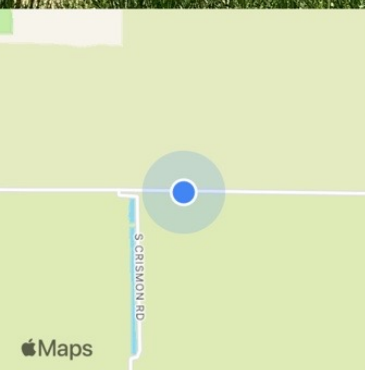
APPLICANT: George Pasquel/ Whitey Morris, PLC  
PHONE: 602-230-0600  
Planning Division: 480-644-2385

Pasting date: 3/5/2022

E Pecos Rd  
Mesa AZ 85212

+33.292059,-111.615972

Monday, June 6, 2022 at 9:53:41 AM





CITY OF MESA  
PUBLIC NOTICE  
**ZONING HEARING**

PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA

TIME: 4:00 PM DATE: July 13, 2022  
CASE: ZON22-00479

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

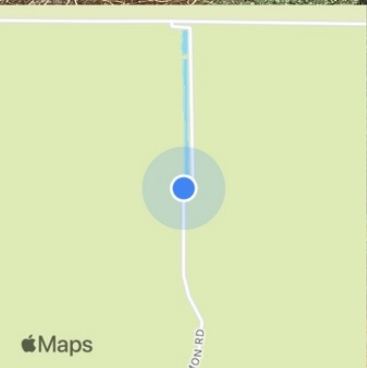
APPLICANT: George Pasquel/ Whitey Morris, PLC  
PHONE: 602-230-0600  
Planning Division: 480-644-2385

Posting date: 6/6/2022

S Crismon Rd  
Mesa AZ 85212

+33.287570,-111.617696

Monday, June 6, 2022 at 9:28:34 AM





CITY OF MESA  
PUBLIC NOTICE  
**ZONING HEARING**

PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA

TIME: 4:00 PM DATE: July 13, 2022  
CASE: ZON22-00479

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

APPLICANT: George Pasquel/ Whitey Morris, PLC  
PHONE: 602-230-0600  
Planning Division: 480-644-2385

Posting date: 6/6/2022

10000-10498 E Germann Rd  
Mesa AZ 85212

+33.277641, -111.613472

Monday, June 6, 2022 at 8:20:50 AM

S CREMONA RD

E GERMAN RD

Apple Maps

# Tab E





June 23, 2022

**Notice of Planning & Zoning Board Hearing**

**Cubes at Mesa Gateway – Building D**

**+/-62-acre Property Located East of Crismon Road, North of Germann Road in Mesa  
Case No ZON22-00479 / DRB22-00480**

Dear Property Owner (or) Interested Party:

On behalf of the property owner, our office has recently filed application with the City of Mesa to allow for the development of a new building within the *Cubes at Mesa Gateway* project, a roughly 264-acre planned, multi-building industrial and warehousing complex located between Pecos Road and Germann Road, east of Crismon Road as seen on the attached aerial map. The current applications filed only apply to a +/-62-acre segment of property within the larger 264-acre development and consists of one (1) warehouse / industrial building with associated improvements. The applications include a Site Plan Review (SPR) and Design Review (DR), along with a Special Use Permit (SUP) to reduce the required parking and slightly increase building height.

You may recall receiving previous correspondence from our office regarding this, or other sites within the *Cubes* development. The purpose of this follow-up letter is simply to let you know this application (ZON22-00479) has now been scheduled for consideration by the Mesa Planning & Zoning Board at their meeting scheduled for July 13, 2022. The meeting will begin at 4:00 p.m. in the City Council Chambers located at 57 East First Street in Mesa.

The public may attend the meeting in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](http://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](http://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.

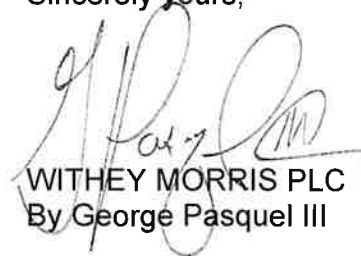
The entire 264-acre site, including the subject +/-62-acre Property, has a General Plan designation of Employment and is located within the Commerce District of the Mesa Gateway Strategic Development Plan. The site is also zoned General Industrial (GI). These zoning and General Plan designations will not be changed. This is not a rezoning application, and the anticipated uses are already permitted by right. The SPR, DR and SUP applications are for a new, roughly 1M sqft development, referred to as "Building D." within the larger *Cubes at Mesa Gateway* project. Attached for reference is the preliminary site plan along with a sample elevation. The

Planning & Zoning Board will review the SPR application for the site layout and the SUP application for a reduction in parking ratios from 75% at 1/500 sqft and 25% at 1/375 sqft to a more appropriate 1/4,000 sqft. Office space within the buildings would still park at 1/375 sqft. Given the planned use of the building, this requested parking ratio is more than adequate to serve the site.

I would be happy to speak with you regarding these pending applications and any questions you may have. Feel free to contact me at (602) 230-0600 or e-mail at [George@witheymorris.com](mailto:George@witheymorris.com). You may also contact the City of Mesa Planner assigned to this case, Cassidy Welch, at (480) 644-2591 or [Cassidy.Welch@mesaAZ.gov](mailto:Cassidy.Welch@mesaAZ.gov).

Again, I would be happy to speak with you regarding this project and can be reached at (602) 230-0600 or e-mail at [George@witheymorris.com](mailto:George@witheymorris.com). Please note, no meetings or hearings are scheduled at this time to review this project.

Sincerely yours,



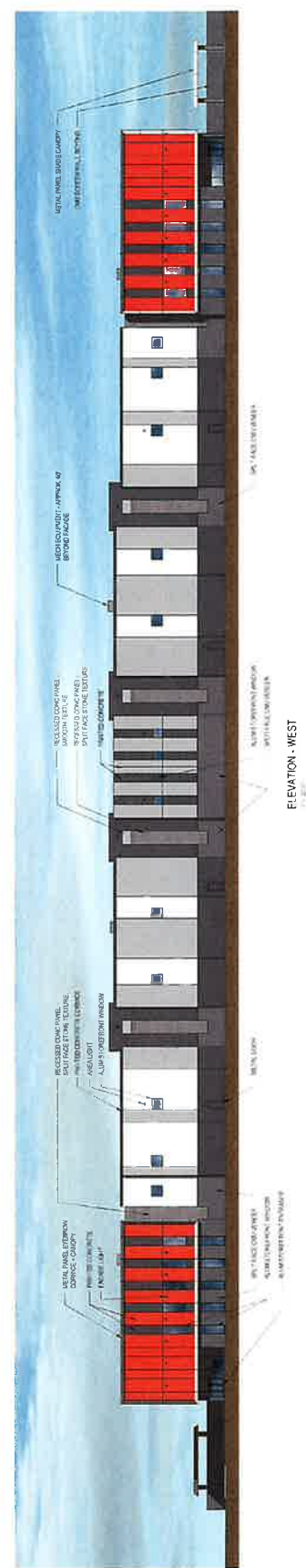
WITHEY MORRIS PLC  
By George Pasquel III

Enclosure(s): Building D - aerial, preliminary site plan, sample elevations



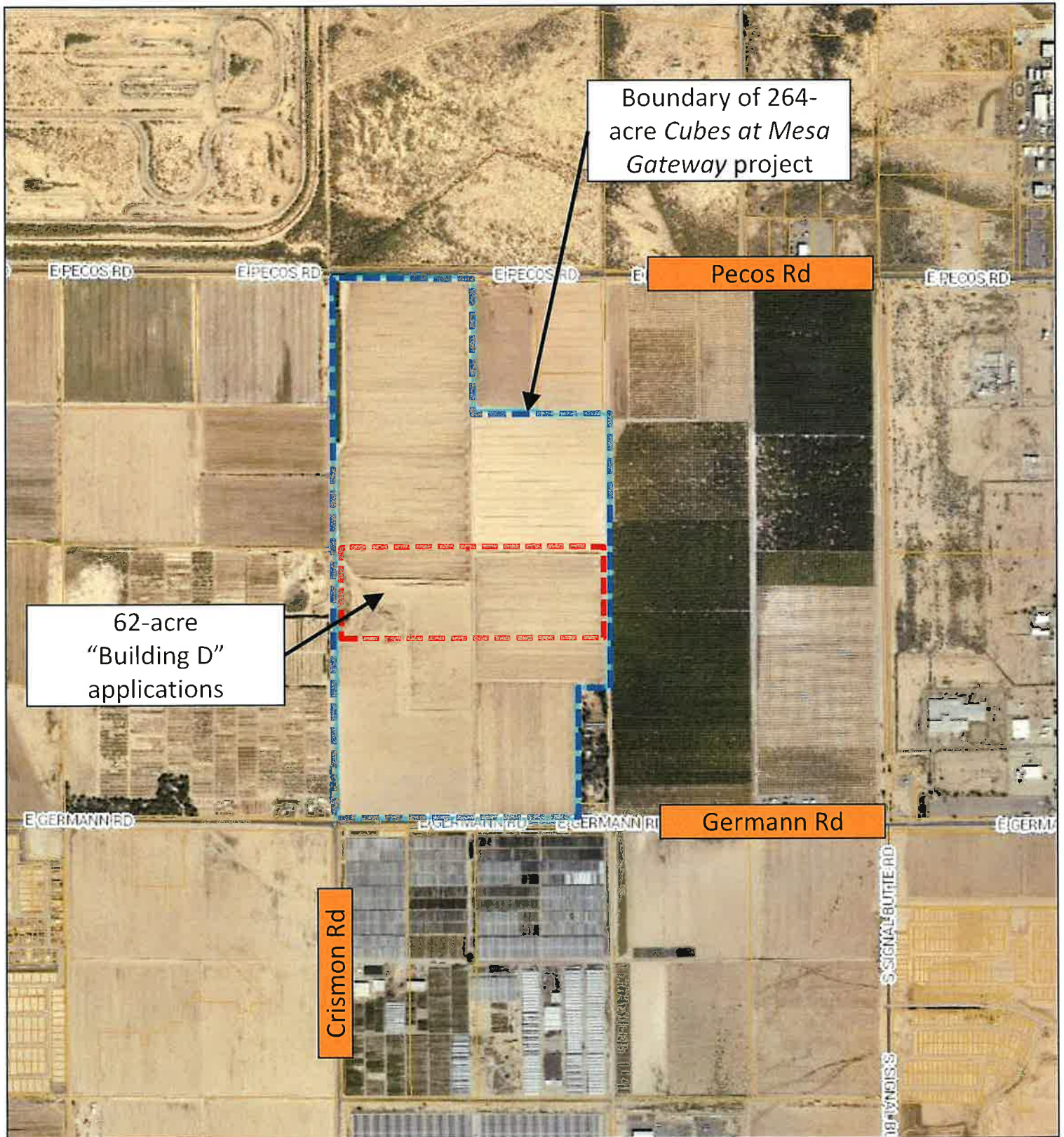
Entrance View







# Aerial Map



NEC of Germann and Crismon – Building D



