

Wentworth 80th

Business Park/Industrial
Elliot and South 80th Street

Project Narrative

Submitted by:

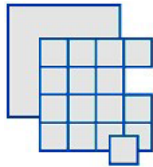
Pew & Lake, PLC

Attn: Sean B. Lake/Sarah Fitzgerald

1744 S. Val Vista Drive, Ste. 217

Mesa, AZ 85204

Phone: 480-461-4670



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

On behalf of:

Wentworth Properties



WENTWORTH

July 5, 2022

Introduction

Pew & Lake, PLC, on behalf of Wentworth Property, is pleased to submit this narrative and related exhibits for Annexation, Rezoning, Site Plan Review, and Design Review for the approximately 59.2 acres located on the northwest corner of East Elliot Road and South 80th Street in Mesa ("Property"). The Property is further identified as parcel numbers: 304-04-011P, 304-04-011Q, 304-04-012J, 304-04-912, 304-04-012Z, 304-04,011R, 304-04-012F, 304-04-012K, 304-04-012L, 304-04-011K, 304-04-011G, 304-04-011N, 304-04-913.

Proposed is what is preliminary known as Wentworth 80th – a sophisticated high end business park and industrial development. The applicant requests the following approvals from the City of Mesa:

- a. Annexation to City of Mesa
- b. Rezone from AG to LI-PAD
- c. Site Plan Review
- d. Design Review
- e. Preliminary Plat

Figure 1- Site Aerial



Proposed Annexation

The proposed annexation meets all state law requirements of A.R.S. 9-471. The requirements of A.R.S. 9-471(A)(4), A.R.S. 9-471(L), and A.R.S. 9-471(O) are described below.

The signature requirements of A.R.S. 9-471(A)(4) will be met because the only signature required for the annexation is the Applicant. The Applicant owns all real and personal property which would be subject to taxation by the City, in event of annexation. In accordance with A.R.S. 9-471(L) the equivalent City zoning of the Property that is currently zoned RU-43 will be AG, which will serve as the basis for the concurrent rezoning request. The Applicant will follow the applicable rezoning procedures.

The appropriate levels of infrastructure and services to serve the anticipated new development of the property, as required by A.R.S. 9-471(O), will easily be met as no significant changes in infrastructure are necessary. Right-of-way improvements will be installed consistent with City standards. Service schedules for fire, police, etc., will not be significantly disrupted because the existing roads which border the parcel are currently serviced by the City, and other properties developing in the area will likewise contribute their fair share in accordance with City and State regulations.

The parcels to be annexed include APNs 304-04-011N, 304-04-011G, and 304-04-011K. The parcels are currently zoned RS-43 and RU-43, in Maricopa County. After approval, the properties are requesting to be rezoned as LI-PAD.

Existing Site Conditions & Relationship to Surrounding Properties

The Property is located on the northwest corner of East Elliot Road and South 80th Street. It is currently being used for agriculture purposes. The Proposed development is located in an area with characteristics that support the proposed land uses. Elliot Road abuts the Property's South property line. The east side of the Property is 80th Street. The property to the west is vacant and the properties to the north are vacant or existing AG uses. Table 1 on the next page, summarizes the existing and surrounding land uses and designations.

Table 1- Existing and Surrounding Land Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
Subject Property	Mixed Use Activity/ Employment	AG, LC, RU-43, RS-43	Vacant, AG
North	Mixed Use Activity/ Employment	AG, LI	Vacant, AG
East	Mixed Use Activity/ Employment	LI, NC	Vacant
South	Mixed Use Activity/ Employment	LC, RM-5, MX	Vacant
West	Mixed Use Activity/ Employment	LC	Vacant

Existing General Plan

Mesa's General Plan Character Area Map (Figure 2 below) designates the Property as predominantly Mixed-Use Activity / Employment. The primary focus of the Employment character area designation is to provide for a wide range of employment opportunities in high quality settings.

The Property is also located within the Mesa Gateway Strategic Development Plan which includes the rapidly developing area around Phoenix-Mesa Gateway Airport that will become the economic engine for southeast Mesa.

Additionally, the Property is located within the Industrial Employment Character district, which signifies locations that are appropriate for manufacturing, warehousing, and other industrial operations.

The development plan is consistent with the goals of the General Plan given that its primary use is business and industrial which will facilitate job creation and support growth. The development will bring a high-quality product to the area which will complement the goals of the General Plan.

Pursuant to Title 11, Chapter 19 of the Zoning Ordinance, the Property is located in the Airport Overflight Area 3 (AOA 3) for the Mesa Gateway Airport and will comply with the respective requirements for such. The proposed mix of industrial and employment uses are the exact types of developments envisioned for this overlay. This request will provide stimulus and support to the airport for ongoing viability.

Figure 2 – Zoning Airfield Overlay Map

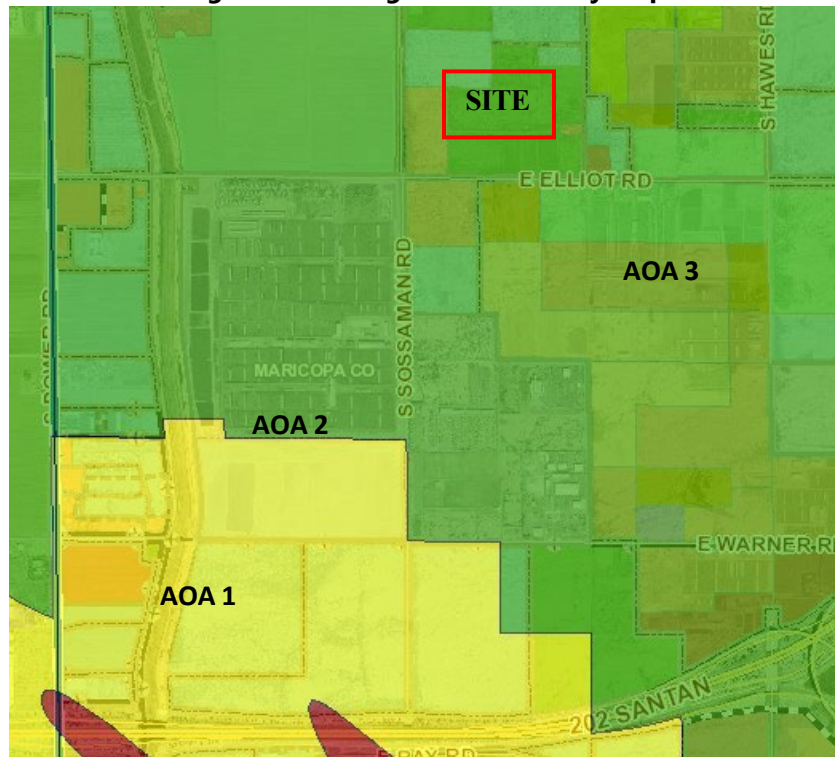


Figure 3 – Existing General Plan Map

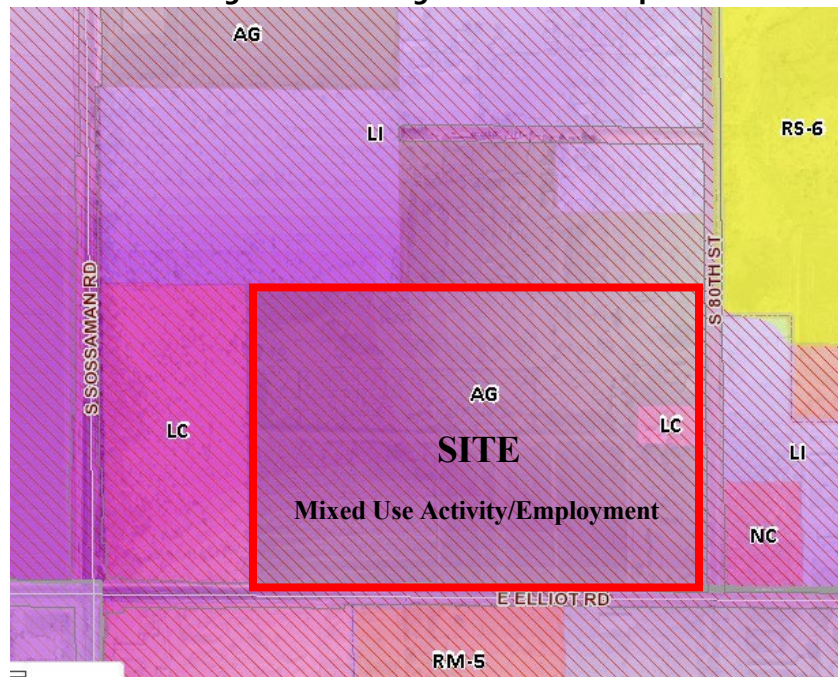


Figure 4 – Existing Zoning Map

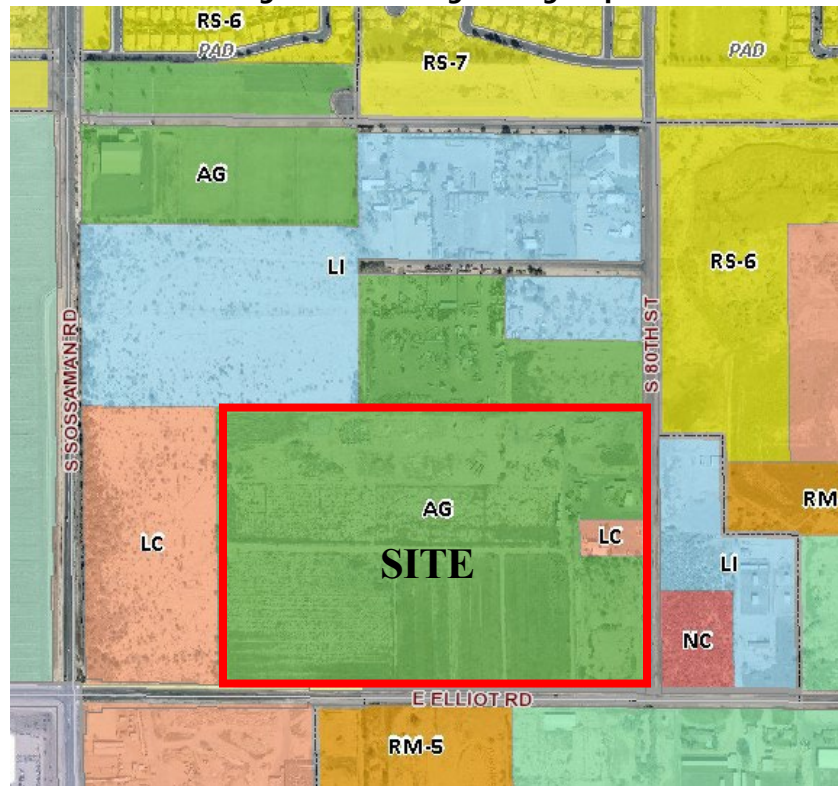
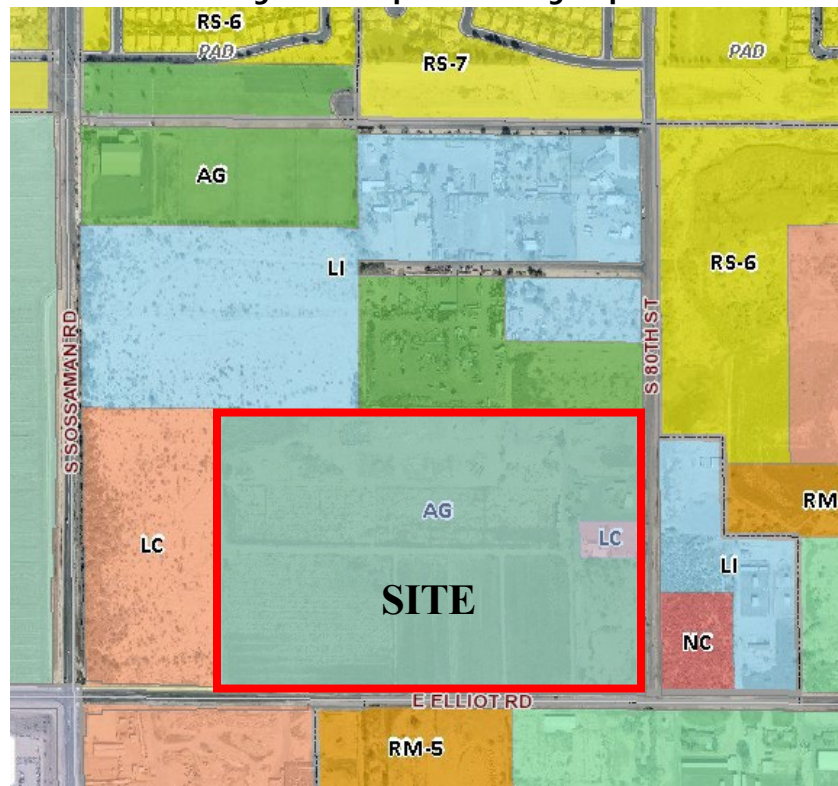


Figure 5- Proposed Zoning Map



General Plan Compliance

Mesa's General Plan character area designation on the Property is Mixed Use Activity/Employment. The proposed use conforms with the General Plan by providing employment opportunities in high quality settings.

- "The Mixed-Use Activity Districts are largescale (typically over 25 acres) . . . The goal is to help these districts be strong and viable centers of commercial activity. (General Plan, p. 7-16)." Employment designation is planned "for a wide range of employment opportunities in high quality settings on 20 acres or greater." (p. 7-22) Warehousing, retail, and office uses are typical uses (pg. 7-24)

The proposed PAD complies with this intent. An approximately 100-acre Property, the industrial/employment uses that will also service the region and help grow the local economy.

- Warehousing, retail, and office uses are typical uses (pg. 7-24)

According to the Preliminary Site Plan, warehousing, industrial, and office uses are permitted and proposed, consistent with the proposed underlying zoning and their permitted uses.

PAD Zoning and Site Plan Review

The purpose of this request is to rezone from Agricultural (AG) and Limited Commercial (LC) to Light Industrial with a Planned Area Development (LI-PAD). Specific Site Plan Review is requested for the entire property, the site plan, landscape plan, and other exhibits apply to the overall site pursuant to the City's required checklists. The table below shows requested deviations from the standard.

Table 2 - Development Standard Modifications

Standard	Required LI	Proposed LI PAD
Building Height	40'	50'
Parking	75% at 1 space per 500 Square feet plus 25% at 1 space per 375 square feet	1 space per 600 square feet, 1,648 spaces

Permitted Uses

All uses are permitted within this PAD for the property under the zoning district for City of Mesa Light Industrial (LI)

Project Description

Wentworth 80th has been designed to attract and maintain a diverse grouping of high-end client types. The design and character of the business park with cohesively complement the existing professional character of the surround Elliot Road Tech Corridor area. Building and site elements include prominent entry features that maximize visibility from Elliot Road.

The common main entryway will provide service to each building. This will effectively keep vehicle traffic flow isolated. In addition, logistics traffic will be separated from employee and visitor traffic. Sophisticated signage will be consistent throughout making navigation clear for optimal traffic flow. Entries for the access driveways will allow multi-tenant occupancy of single loaded buildings.

Front-facing site features will utilize varying site screen walls, landscape, entries, and natural planting location. Truck courts and/or yards will be within the interior of the site and fully screen behind gates of solid walled site and building components.

Preliminary Plat

The Preliminary Plat is submitted concurrently with the zoning process. Final engineering reports and associated documents will be submitted and reviewed by the City during the Final Plat process.

Phasing

The proposed development is scheduled to be completed in one phase.

Utilities and Infrastructure

Water

The City of Mesa has an existing water transmission and supply main located in East Elliot Road. This water pipe is a 30" Concrete Cylinder Pipe (CCP) located approximately 25' north of the section line and proceeds both east and west of the project limits. Along the southern frontage of the property, there are branched valves located on the north side of Elliot Road, which include a blowoff, a test point, and several valves related to the monitoring of the transmission and supply main. There is a 12" DIP stub off the 30" line at the 80th Street intersection.

Wastewater

The City of Mesa has an existing 42" gravity sewer main in East Elliot Rd. This 42" sewer pipe material is high density polyethylene (HDPE) and is located approximately 20' south of the section line and proceed both east and west of the project limits. The gravity sewer flows

from east to west. There are existing manholes located at the intersection of 80th Street and Elliot Rd (MH28280), 700' west (MH28279), 701' west (MH 28278). The approximate depths of the inverts of these manholes range from 15.48' depth to rim elevation to 16.06' depth to rim elevation.

Gas

The City of Mesa has no gas facilities along the project frontage on Elliot Road or 80th Street. The closest available City of Mesa natural gas facility is located on the west side of Sossaman Road and is a 6" steel high pressure pipe.

Power

The area is served by Salt River Project for power through overhead 12 kV lines located on the south side of Elliot Road and overhead lines along the west side of 80th Street. There is an existing overhead line servicing the site mounted on two poles approximately 600' north of Elliot Road coming off 80th Street.

Communications

Both COX Communications and Century Link services the general area with lines being underbuilt on the overhead power poles on both the south side of Elliot Road and the west side of 80th Street.

Proposed Utilities Summary

The City of Mesa requirements for additional water infrastructure shall include a 12" parallel line to the 30" transmission main along the Elliot Road frontage as well as a 12" water line extension along the 80th Street frontage.

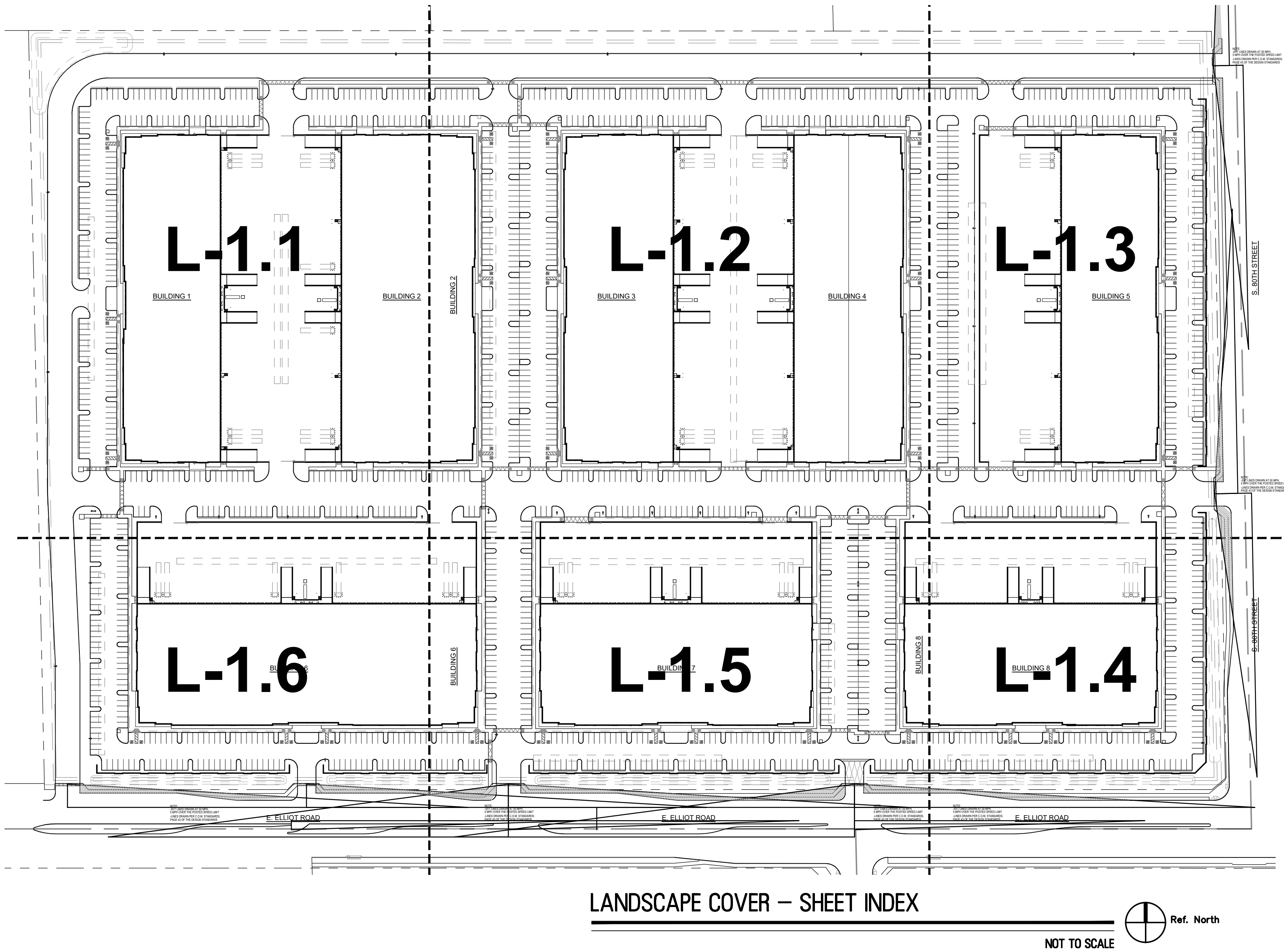
The City of Mesa requirements for additional wastewater infrastructure shall include a 10" sewer along the 80th Street frontage to connect to an existing manhole at the intersection of 80th Street and Elliot Road. Additionally, the property may connect to the existing 42" sewer in Elliot Road to extend services to the property.

Salt River Project (SRP) power will need to be coordinated and designed to be brought onto the site.

Conclusion

Wentworth Mesa implements the vision and objectives of the Mesa General Plan for this employment designated area. As proposed, the project will bring economic development and land use advantages to the City through additional business growth, jobs, and fiscal benefits to support the City's public initiatives. The conceptual plan integrates the built and natural environment through unifying landscaping elements along the project perimeter and internal driveways and parking areas. Site cohesion is achieved through the quality

architectural and landscape themes that will promote internal consistency and harmony with the surrounding streets and land uses. The configuration and programming of the buildings and site layout aim to attract quality employers and users, which will lend to making this site competitive in today's economy amidst continued growth in the surrounding communities.



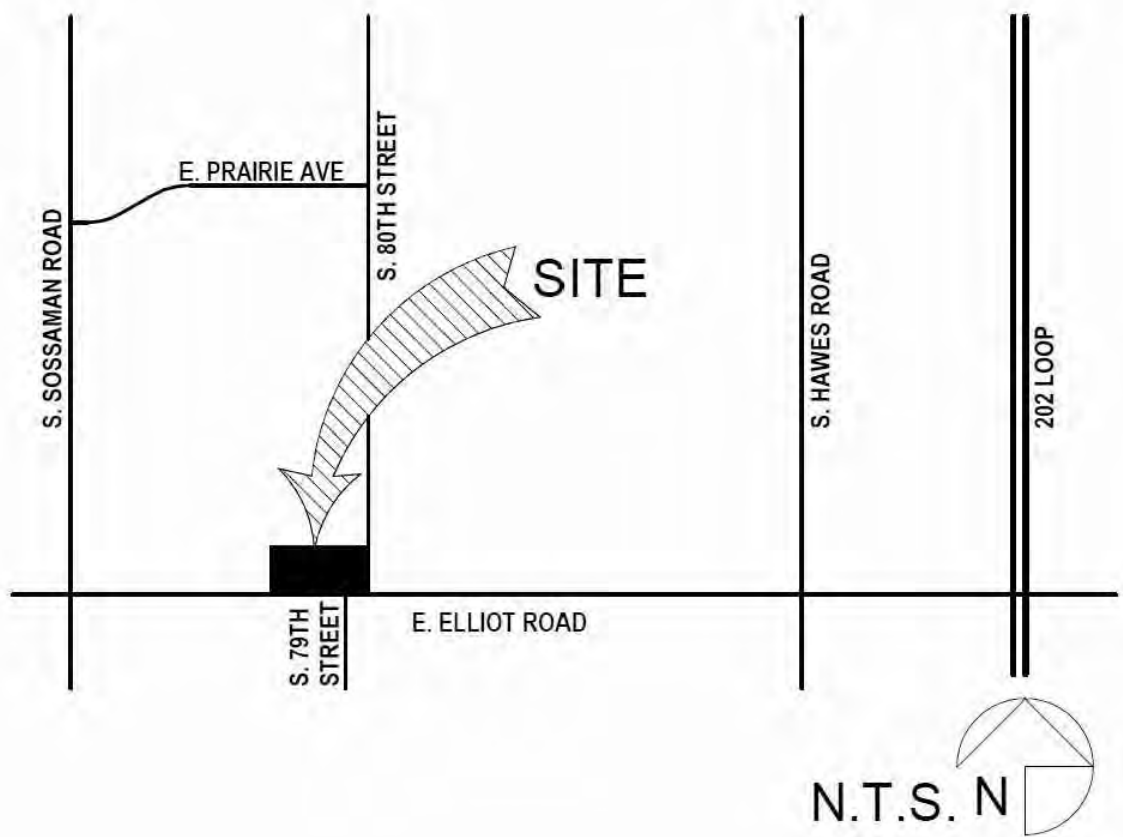
PROPOSED PLANT PALETTE

TREES	SIZE/COMMENT/QTY
PROSOPIS 'COOPER'	36" BOX / 149 QTY /
COOPERI MESQUITE	LOW BREAKING /
	MATCHED
ACACIA FARNESIANA	36" BOX / 22 QTY /
SWEET ACACIA	LOW BREAKING /
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NASHVILLE GRASS	
GROUNDCOVERS	SIZE/COMMENT/QTY
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TRAILING YELLOW LANTANA	519 QTY
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TURPENTINE BUSH	454 QTY
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BLONDE AMBITION GRAMA	361 QTY
G EREMOPHILA CARNOSA	1 GAL @ 4' O.C.,
WINTER BLAZE EMU	464 QTY
H RUELLIA BRITTONIANA	1 GAL @ 3' O.C.,
MEXICAN PETUNIA	590 QTY
INERT MATERIAL	
DG DECOMPOSED GRANITE	1/2" SCREENED,
ROCK PROS - ROSE	2" DEPTH, TYP.
DG1 DECOMPOSED GRANITE	1/2" MINUS,
ROCK PROS - MOHOGANY	2" DEPTH, TYP.

GENERAL NOTES:

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE AND COLOR AS NOTED IN LEGEND, 2" DEPTH, TYP. APPLIED OVER PRE EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- PLANT LIST/QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUNDCOVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO DEMO ALL EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN.
- STEEL HEADER TO SEPARATE ALL FRACTURED GRANITE AND DECOMPOSED GRANITE BANDS. ALL STEEL HEADER TO BE 3/16" DEPTH COLD ROLLED STEEL.

VICINITY MAP



CITY NOTES:

- ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC..., ARE TO BE REMOVED FROM THE PROJECT AREA AND DISPOSED OF PROPERLY OFFSITE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN SCARIFY EXISTING SUBGRADE, TO A MINIMUM 8-INCH DEPTH.
- SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE MADE SEVEN (7) DAYS PRIOR TO ANTICIPATED PLANTING TO DETERMINE IF ADDITIVES ARE REQUIRED. CONTRACTOR SHALL PROVIDE AND INCORPORATE SUCH ADDITIVES PRIOR TO OR AT THE TIME OF PLANTING.
- CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED WITH PLANT NAME OR PLANT NAME OF PLANT LEGEND ITEM NUMBER FROM PLANS.
- CONTRACTOR SHALL NOTIFY CITY ENGINEERING DIVISION (480-644-2253) 24-HOURS IN ADVANCE FOR APPROVAL OF STAKED PLANT LOCATIONS.
- PLANT PITS MUST BE INSPECTED BY CITY LANDSCAPE INSPECTOR PRIOR TO PLANTING BY CONTRACTOR. CONTRACTOR TO REQUEST INSPECTION 48-HOURS IN ADVANCE.
- WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY (1/3) ONE-THIRD OVER SPECIFICATION, AND A LIQUID PENETRATE, "AL-KALICHE" OR APPROVED EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL ALSO COMPLY WITH SOIL TEST RECOMMENDATIONS.
- ALL TOP SOIL MIXTURE FOR PLANTS SHALL BE FREE OF GRASS AND NOXIOUS WEEDS. SEE SECTION 795 OF THE M.A.G. SPECIFICATIONS.
- PLANT SOIL MIXTURE SHALL CONSIST OF 3 1/2-PARTS NATURAL FERTILE, FRIABLE SOIL AND ONE PART HUMUS BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6-INCH LIFTS. EACH LIFT SHALL BE WATER SETTLED, WITHOUT PUDDLING.
- ALL PLANT MATERIAL SHALL CONFORM TO GRADING, TYPE, ETC., AS SET FORTH IN THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS.
- THE CITY OF MESA RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINER TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH INSPECTIONS FOR CONDITIONS WHICH MAY DESTROY ROOT BALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST.
- 120 VOLT POWER FOR SPRINKLER SYSTEM CONTROLLER IS TO BE ORDERED FROM APPROPRIATE POWER UTILITY BY CONTRACTOR. CONTRACTOR ACTS AS OWNER AND PAYS RELATED COSTS. IF METER IS INSTALLED, METER IS TO BE IN CONTRACTOR'S NAME UNTIL FINAL APPROVAL AND/OR ACCEPTANCE OF THE PROJECT AND THEN TRANSFERRED TO THE MAINTAINING PARTY.
- THE CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND LABOR NECESSARY TO INSTALL THE COMPLETE AUTOMATIC SPRINKLER SYSTEM INCLUDING THE WATER SERVICE AND METER. THE CONTRACTOR SHALL ORDER THE WATER METER AND PAY ALL RELATED CHARGES AT THE PUBLIC WORKS SERVICES. THE CITY MAY INSTALL THE WATER SERVICE AND METER AND CHARGE THE CONTRACTOR AT THE CITY'S DISCRETION.
- THE PLANT GUARANTEE AND MAINTENANCE SHALL BE AS PER SECTION 430.8 OF M.A.G. SPECIFICATIONS UNTIL PROJECT APPROVAL AND/OR ACCEPTANCE.
- UNLESS SPECIFIED ON THE PLANS FOR REMOVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
 - DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC....
 - DAMAGES TO UTILITIES CAUSED AS A RESULT OF HIS WORK.
 - INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
- THE CONTRACTOR SHALL MAINTAIN UNCOVERED, ALL EXISTING UTILITY COVERS, BOXES, LIDS, AND MANHOLES.
- ALL EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED IN THE PLANS OR IN THE SPECIFICATION WHICH ARE REQUIRED TO COMPLETE THE INSTALLATION, SHALL BE SUPPLIED BY THE CONTRACTOR AS PART OF HIS CONTRACT WORK.

LANDSCAPE / PLANTING CALCULATIONS:

TOTAL SITE AREA: 2,452,870 S.F.	TOTAL OPEN SPACE AREA: 347,016 S.F. = 14% SITE AREA	173,508 S.F. LIVE COVERAGE REQUIRED 295,960 S.F. LIVE COVERAGE PROVIDED *
	TOTAL TREES	36" TREES
ELLIOT ROAD FRONTAGE REQUIREMENTS 1 TREE/ 6 SHRUB PER 25 L.F.	72 TREES REQUIRED 78 TREES PROVIDED	18 TREES REQUIRED 35 TREES PROVIDED
80TH STREET FRONTAGE REQUIREMENTS 1 TREE/ 6 SHRUB PER 25 L.F.	47 TREES REQUIRED 47 TREES PROVIDED	39 TREES REQUIRED 45 TREES PROVIDED
PARKING LOT REQUIREMENTS 1 TREE / 3 SHRUB PER ISLAND	259 TREES REQUIRED 262 TREES PROVIDED	24" BOX 432 SHRUBS REQUIRED 476 SHRUBS PROVIDED
NORTH PERIMETER REQUIREMENTS 3 TREE / 20 SHRUB PER 100 LF	59 TREES REQUIRED 74 TREES PROVIDED	25 TREES REQUIRED 35 TREES PROVIDED
WEST PERIMETER REQUIREMENTS 3 TREE / 20 SHRUB PER 100 LF	38 TREES REQUIRED 38 TREES PROVIDED	REMAINDER REQ. 153 TREES PROVIDED
		777 SHRUBS REQUIRED 1,361 SHRUBS PROVIDED
		30 TREES REQUIRED 74 TREES PROVIDED
		19 TREES REQUIRED 38 TREES PROVIDED
		391 SHRUBS REQUIRED 425 SHRUBS PROVIDED
		251 SHRUBS REQUIRED 251 SHRUBS PROVIDED

* LIVE COVERAGE CALCULATION BASED ON THE MZO TABLE 11-33-2-E

FIRST ISSUANCE: 5/27/22		
REVISIONS		
No.	DATE	DESCRIPTION

MATCHLINE SHEETS L-1.1

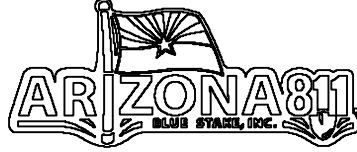
BUILDING 2

BUILDING 3

BUILDING 4

MATCHLINE SHEETS L-1.3

Contact Arizona 811 at least two full working days before you begin excavation

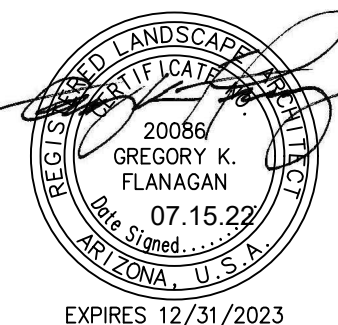

Call 811 or click Arizona811.com



G.K. FLANAGAN
ASSOCIATES

4626 N. 44th Street
PHOENIX, AZ 85018
602 . 912 . 9681
602 . 912 . 9693 fax

2929.COM

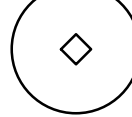
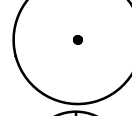


4600
EAST INDIAN SCHOOL RD
PHOENIX, ARIZONA 85018
602-840-2929
602-840-6646

WENTWORTH MESA
NWC 80TH STREET & ELLIOT ROAD
MESA, ARIZONA 85212

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVIDED: THIS CONTRACT, ALONG WITH THE OWNER TO CERTIFY AND APPROVE BLANS AND ESTIMATES WITHIN --- DAYS AFTER THE BLANS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR

PROPOSED PLANT PALETTE

TREES		SIZE/COMMENT/QTY
	PROSOPIS 'COOPERI'	36" BOX / 149 QTY /
	COOPERI MESQUITE	LOW BREAKING /
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H	RUELLIA BRITTONIANA	1 GAL @ 3' O.C.,
	MEXICAN PETUNIA	590 QTY
DG	INERT MATERIAL	1/2" SCREENED,
	DECOMPOSED GRANITE	2" DEPTH, TYP.
DG1	ROCK PROS - ROSE	
	DECOMPOSED GRANITE	1/2" MINUS,
	ROCK PROS - MOHOGANY	2" DEPTH, TYP.

CONCEPTUAL PLANTING PLAN



SCALE: 1"=30'-0"

FIRST ISSUANCE: 5/27/22

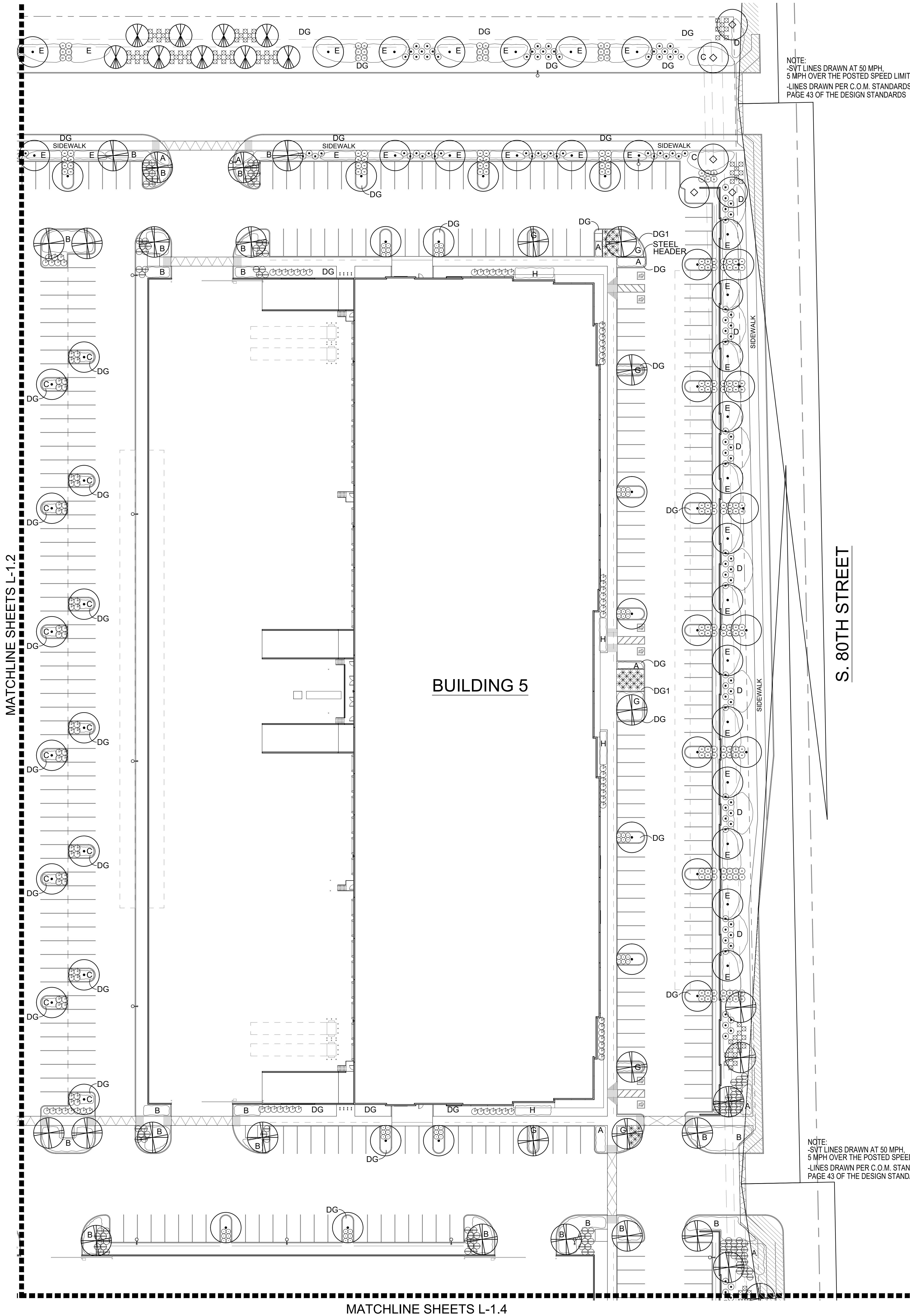
REVISIONS

No.	DATE	DESCRIPTION

PROJECT NO: 21216.00
DRAWN BY:
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**PLANTING
PLAN
07.15.2022**

L-1.2



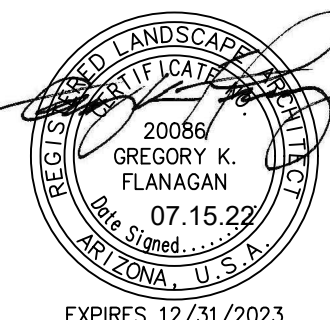
Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or c1ick Arizona811.com



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ASSOCIATES

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PHOENIX, AZ 85018
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602 . 912 . 9693 fax

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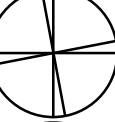


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602-840-2929
602-840-6646

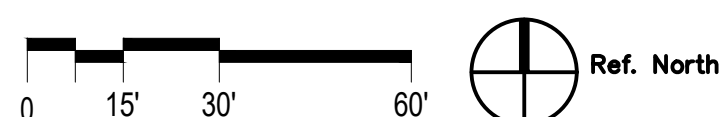
WENTWORTH MESA
NWC 80TH STREET & ELLIOT ROAD
MESA, ARIZONA 85212

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD: THIS CONTRACT, ALONG WITH THE OWNER TO CERTIFY AND APPROVE, BEARS AND ESTIMATES ARE SECURED FROM THE CONTRACTOR.

PROPOSED PLANT PALETTE

	TREES PROSOPIS 'COOPERI' COOPERI MESQUITE	SIZE/COMMENT/QTY 36" BOX / 149 QTY / LOW BREAKING / MATCHED
	ACACIA FARNESIANA SWEET ACACIA	36" BOX / 22 QTY / LOW BREAKING / MATCHED
	CERCIDIUM PRAECOX 'AZT #5' AZT HYBRID PALO BREA	24" BOX / 37 QTY / LOW BREAKING / MATCHED
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX / 320 QTY / LOW BREAKING / MATCHED
	EBENOPSIS EBANO TEXAS EBONY	24" BOX / 46 QTY / LOW BREAKING / MATCHED
<u>SHRUBS</u>		<u>SIZE/COMMENT/QTY</u>
*	HESPERALOE PARVIFLORA RED YUCCA	5 GAL, 211 QTY
o	OLEA EUROPAEA 'LITTLE OLLIE' DWARF OLIVE	5 GAL, 312 QTY
⊖	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL, 581 QTY
⊕	SIMMONDSIA CHINENSIS JOJOBA	5 GAL, 681 QTY
⊙	LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON SAGE	5 GAL, 764 QTY
⊛	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GAL, 613 QTY
⊠	MUHLENBERGIA RIGIDA NASHVILLE GRASS	5 GAL, 477 QTY
<u>GROUNDCOVERS</u>		<u>SIZE/COMMENT/QTY</u>
A	LANTANA 'NEW GOLD' TRAILING YELLOW LANTANA	1 GAL @ 3' O.C., 519 QTY
B	EREMOPHILA GLABRA 'MIGNEW GOLD' OUTBACK SUNRISE EMU	1 GAL @ 4' O.C., 1,379 QTY
C	CHRYSACTINIA MEXICANA DAMIANITA	1 GAL @ 3' O.C., 617 QTY
D	ERICAMERIA LARICIFOLIA 'AGUIRRE' TURPENTINE BUSH	1 GAL @ 4' O.C., 454 QTY
E	ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	1 GAL @ 5' O.C., 1,603 QTY
F	BOUTELOUA 'BLONDE AMBITION' BLONDE AMBITION GRAMA	1 GAL @ 3' O.C., 361 QTY
G	EREMOPHILA CARNOSA WINTER BLAZE EMU	1 GAL @ 4' O.C., 464 QTY
H	RUELLIA BRITTONIANA MEXICAN PETUNIA	1 GAL @ 3' O.C., 590 QTY
<u>INERT MATERIAL</u>		
DG	DECOMPOSED GRANITE ROCK PROS - ROSE	1/2" SCREENED, 2" DEPTH, TYP.
DG1	DECOMPOSED GRANITE ROCK PROS - MOHOGANY	1/2" MINUS 2" DEPTH, TYP.

CONCEPTUAL PLANTING PLAN



SCALE: 1"=30'-0"

FIRST ISSUANCE: 5/27/22

REVISIONS		
No.	DATE	DESCRIPTION

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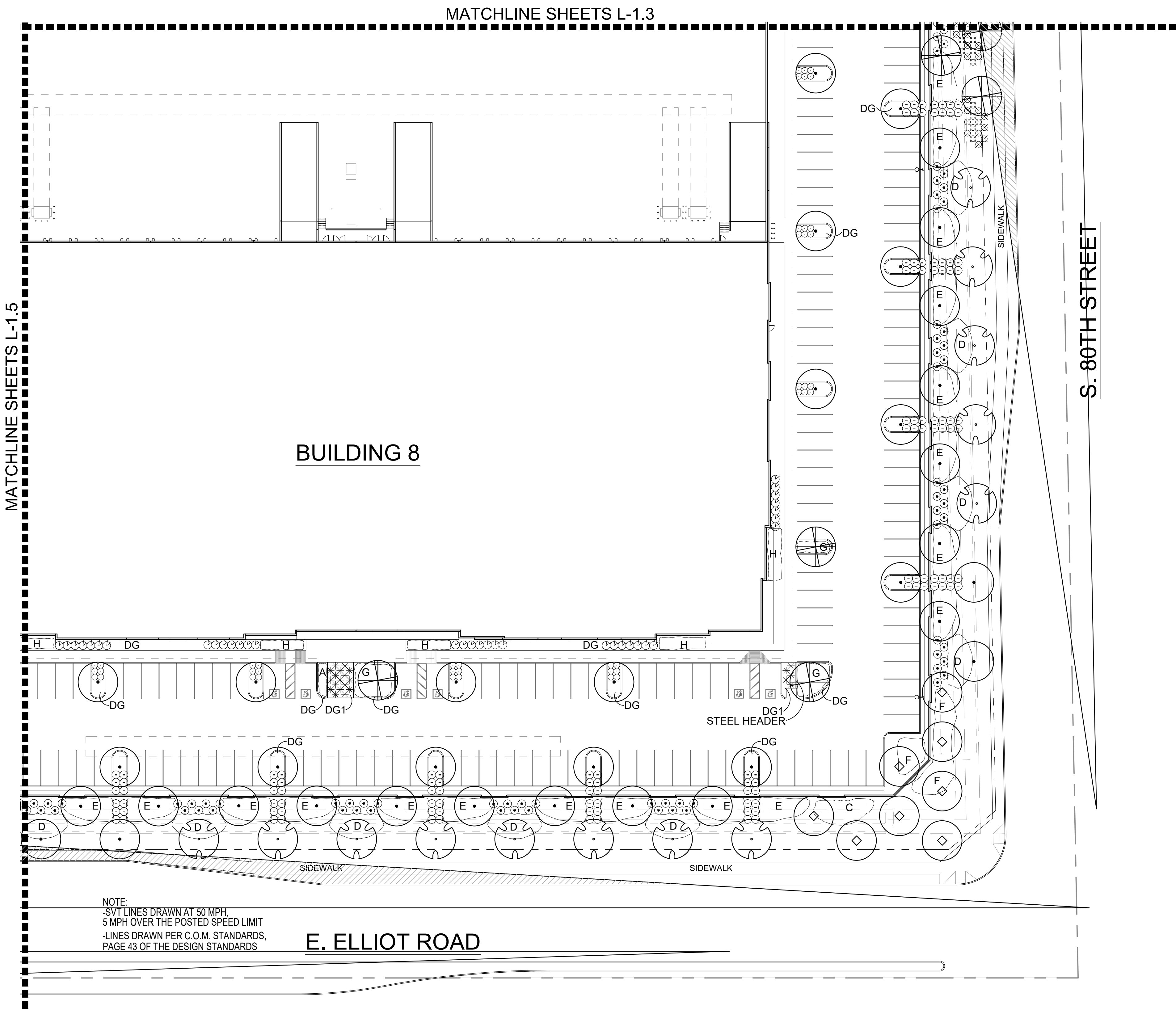
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602-840-6646 F

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MESA, ARIZONA 85212

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD: PROVIDING: THIS CONTRACT, ALONG WITH THE OWNER TO CERTIFY AND APPROVE BLANS AND ESTIMATES ARE REQUIRED FROM THE CONTRACTOR



PROPOSED PLANT PALETTE

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CONCEPTUAL PLANTING PLAN



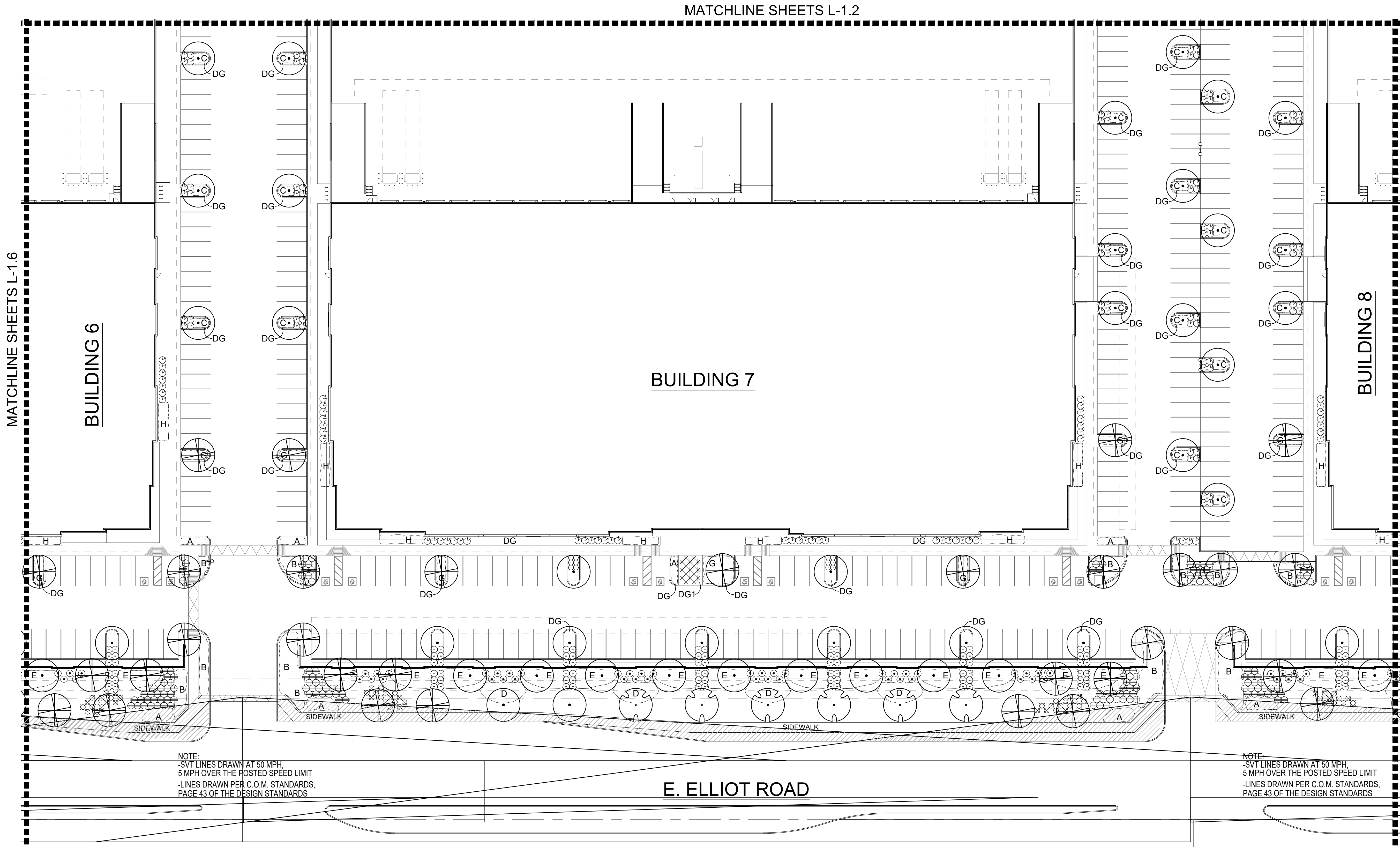
FIRST ISSUANCE: 5/27/22

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No.	DATE	DESCRIPTION

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PLAN
07.15.2022**

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NOTE:
-SVT LINES DRAWN AT 50 MPH,
5 MPH OVER THE POSTED SPEED LIMIT
-LINES DRAWN PER C.O.M. STANDARDS,
PAGE 43 OF THE DESIGN STANDARDS

NOTE:
-SVT LINES DRAWN AT 50 MPH,
5 MPH OVER THE POSTED SPEED LIMIT
-LINES DRAWN PER C.O.M. STANDARDS,
PAGE 43 OF THE DESIGN STANDARDS

CONCEPTUAL PLANTING PLAN

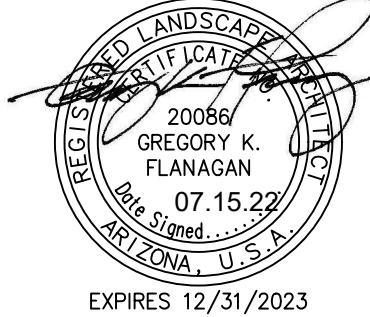
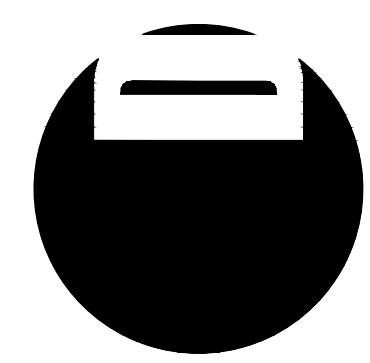


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MESA, ARIZONA 85212

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APPROVE BLANS AND ESTIMATES WITHIN --- DAYS AFTER THE BLANS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR

PROPOSED PLANT PALETTE

- TREES
PROSOPIS 'COOPERI'
COOPERI MESQUITE
ACACIA FARNESIANA
SWEET ACACIA
CERCIDIUM PRAECOX 'AZT #5'
AZT HYBRID PALO BREA
ULMUS PARVIFOLIA
EVERGREEN ELM
EBENOPSIS EBANO
TEXAS EBONY

SIZE/COMMENT/QTY
36" BOX / 149 QTY /
LOW BREAKING /
MATCHED
36" BOX / 22 QTY /
LOW BREAKING /
MATCHED
24" BOX / 37 QTY /
LOW BREAKING /
MATCHED
24" BOX / 320 QTY /
LOW BREAKING /
MATCHED
24" BOX / 46 QTY /
LOW BREAKING /
MATCHED

- SHRUBS
* HESPERALOE PARVIFLORA
RED YUCCA
OLEA EUROPAEA 'LITTLE OLLIE'
DWARF OLIVE
RUELLIA PENINSULARIS
BAJA RUELLIA
SIMMONDSIA CHINENSIS
JOJOBA
LEUCOPHYLLUM ZYGOPHYLLUM
CIMARRON SAGE
LEUCOPHYLLUM LANGMANIAE
RIO BRAVO SAGE
MUHLENBERGIA RIGIDA
NASHVILLE GRASS

SIZE/COMMENT/QTY
5 GAL, 211 QTY
5 GAL, 312 QTY
5 GAL, 581 QTY
5 GAL, 681 QTY
5 GAL, 764 QTY
5 GAL, 613 QTY
5 GAL, 477 QTY

- GROUNDCOVERS
A LANTANA 'NEW GOLD'
B EREMOPHILA GLABRA 'MIGNEW GOLD'
C OUTBACK SUNRISE EMU
D CHRYSACTINIA MEXICANA
DAMIANITA
E ERICAMERIA LARICIFOLIA 'AGUIRRE'
TURPENTINE BUSH
F ACACIA REDOLENS 'DESERT CARPET'
TRAILING ACACIA
G BOUTELOUA 'BLONDE AMBITION'
BLONDE AMBITION GRAMA
H EREMOPHILA CARNOSA
WINTER BLAZE EMU
RUELLIA BRITTONIANA
MEXICAN PETUNIA

SIZE/COMMENT/QTY
1 GAL @ 3' O.C.,
519 QTY
1 GAL @ 4' O.C.,
1,379 QTY
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1,603 QTY
1 GAL @ 3' O.C.,
361 QTY
1 GAL @ 4' O.C.,
464 QTY
1 GAL @ 3' O.C.,
590 QTY

- INERT MATERIAL
DG DECOMPOSED GRANITE
ROCK PROS - ROSE
DG1 DECOMPOSED GRANITE
ROCK PROS - MOHOGANY

1/2" SCREENED,
2" DEPTH, TYP.
1/2" MINUS,
2" DEPTH, TYP.

FIRST ISSUANCE: 5/27/22

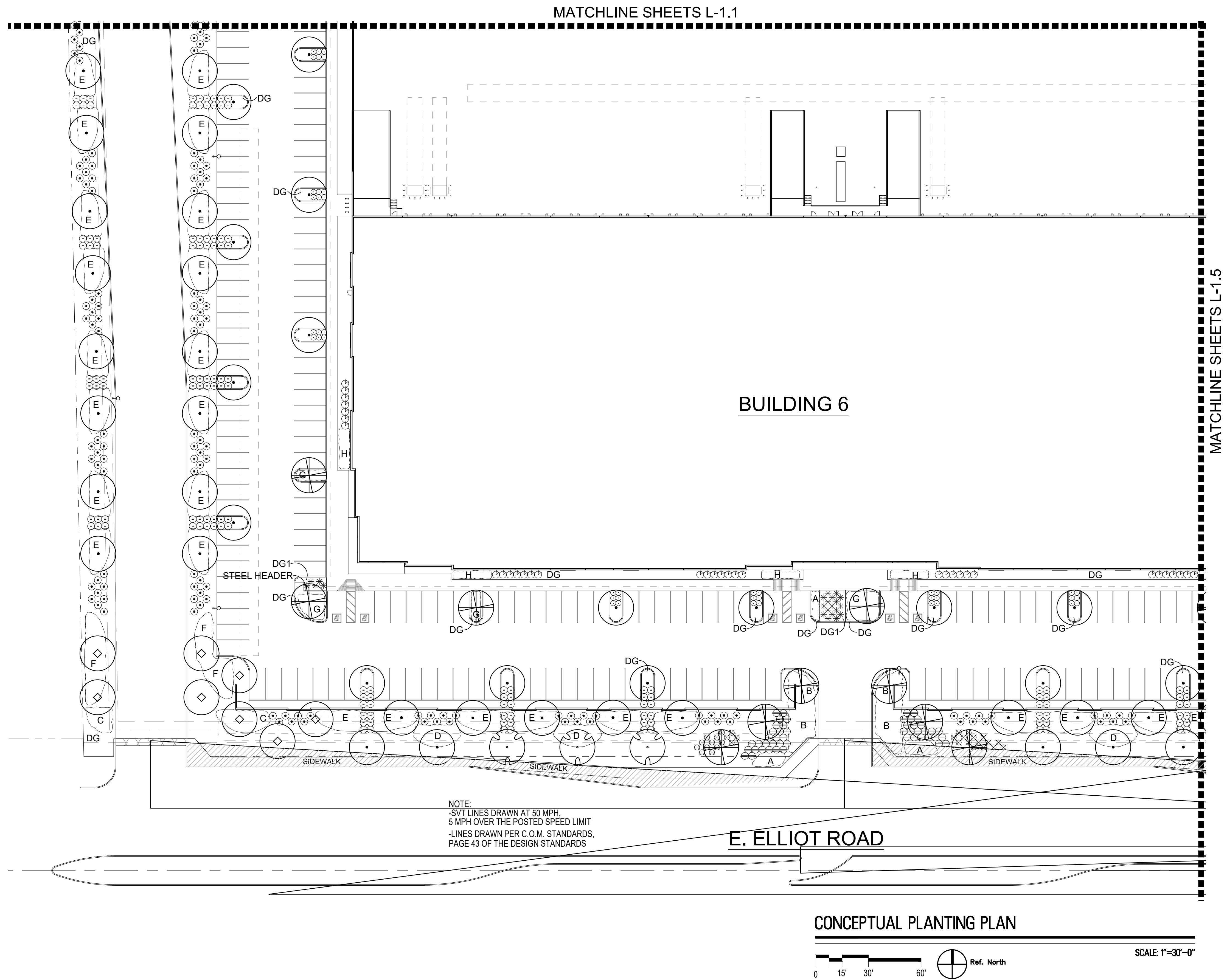
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No.	DATE	DESCRIPTION

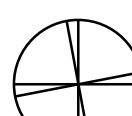
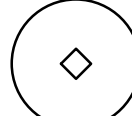
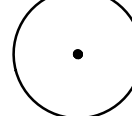
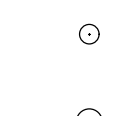
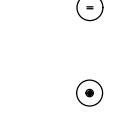
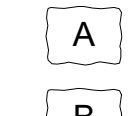
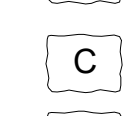
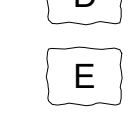
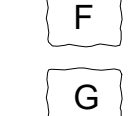
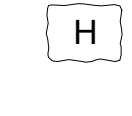
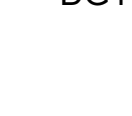
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PLAN
07.15.2022

L-1.5



PROPOSED PLANT PALETTE

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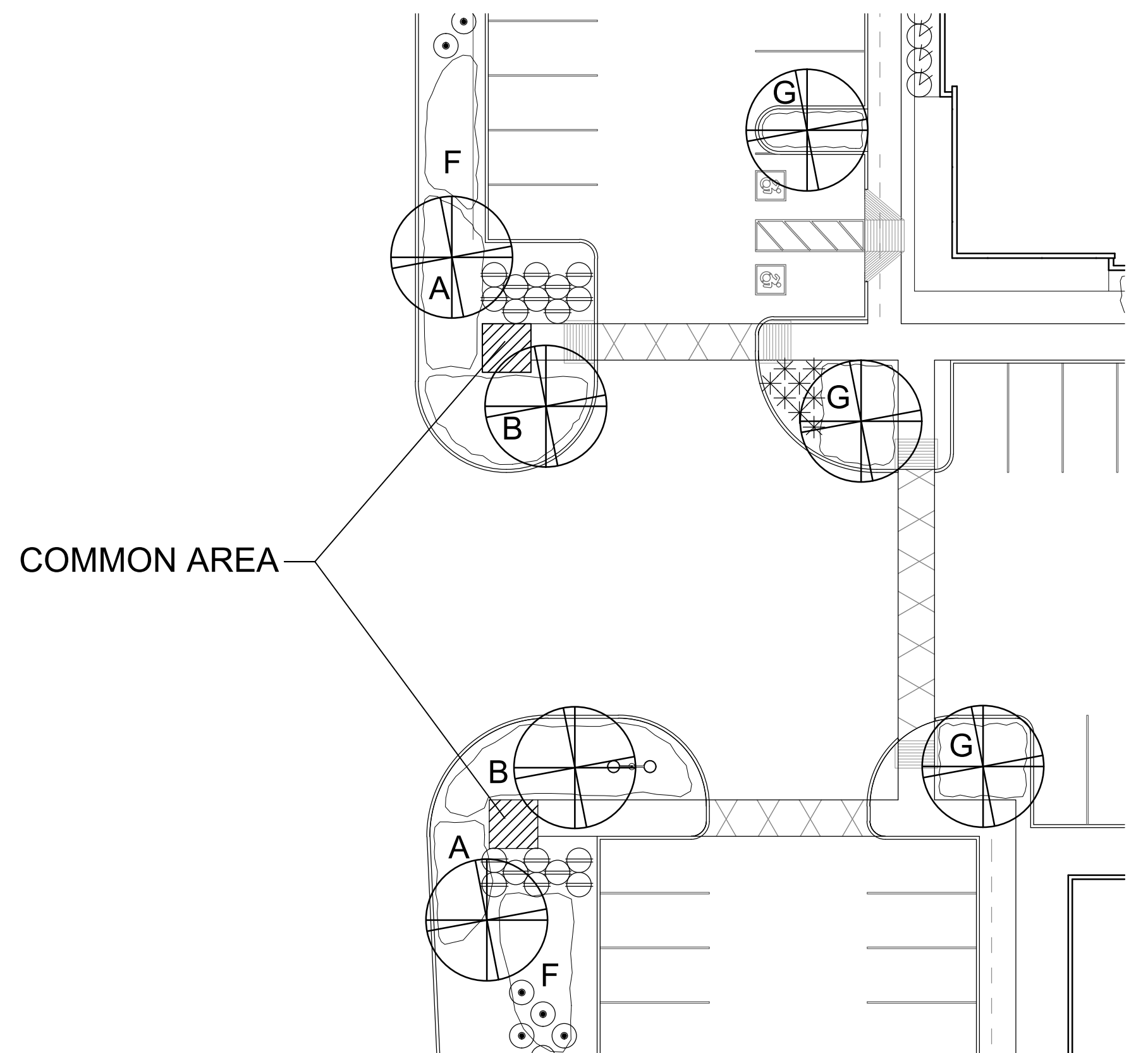
PLANTING

PLAN

07.15.2022

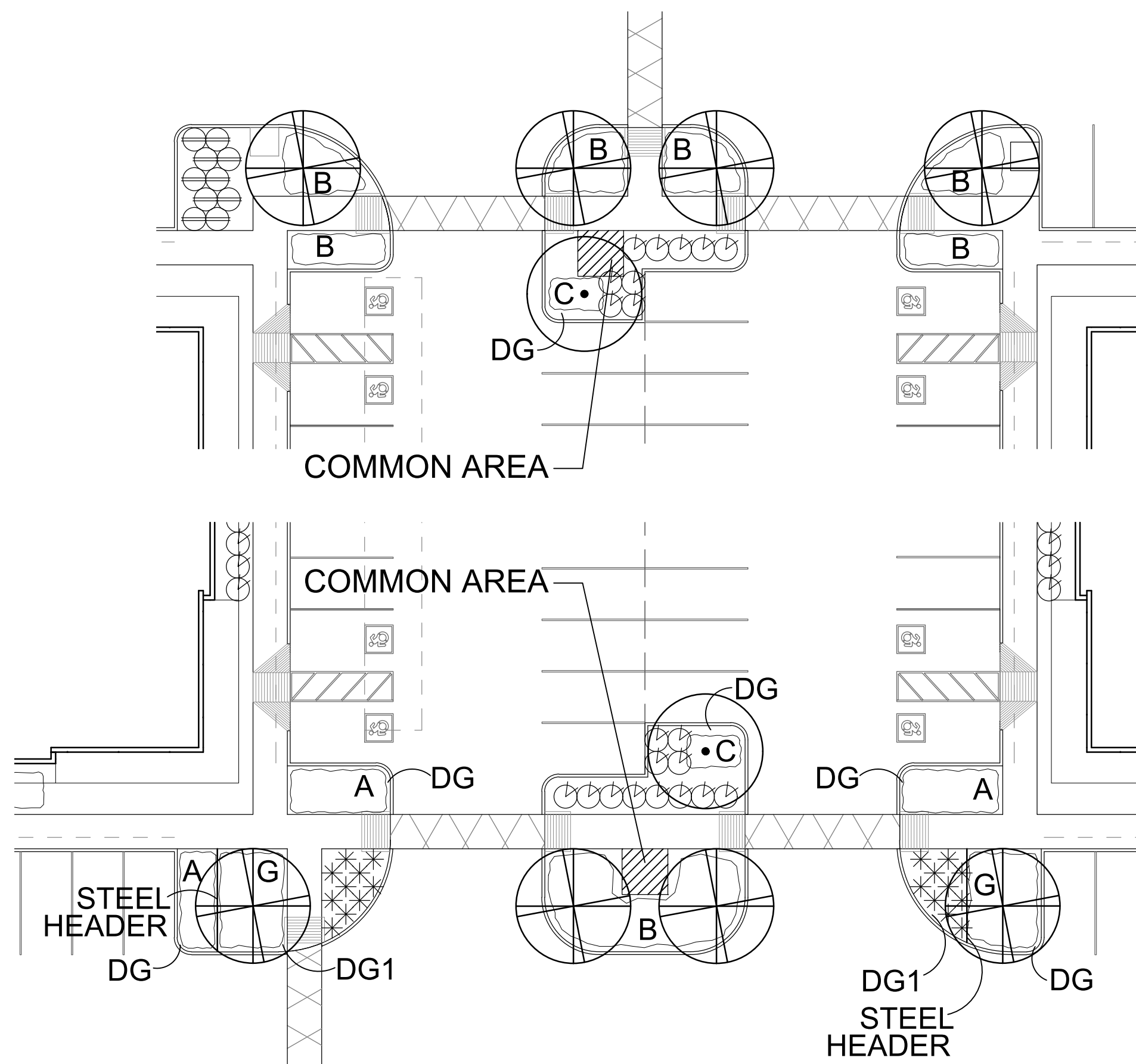
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No.	DATE	DESCRIPTION



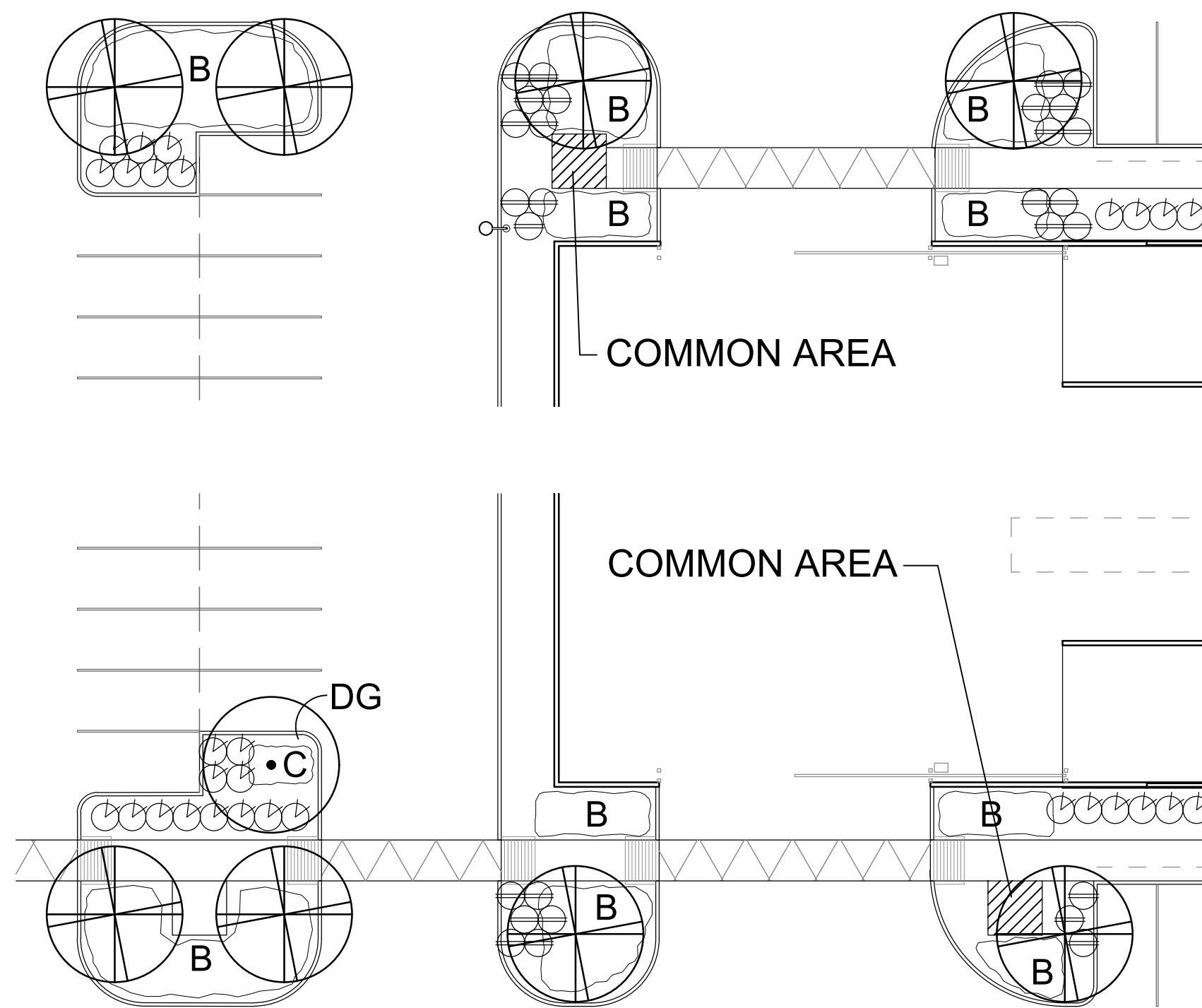
Buildings 1 and 6

0 5' 10' 20' 40' Ref. North SCALE: 1"=20'-0"



Buildings 2 and 3

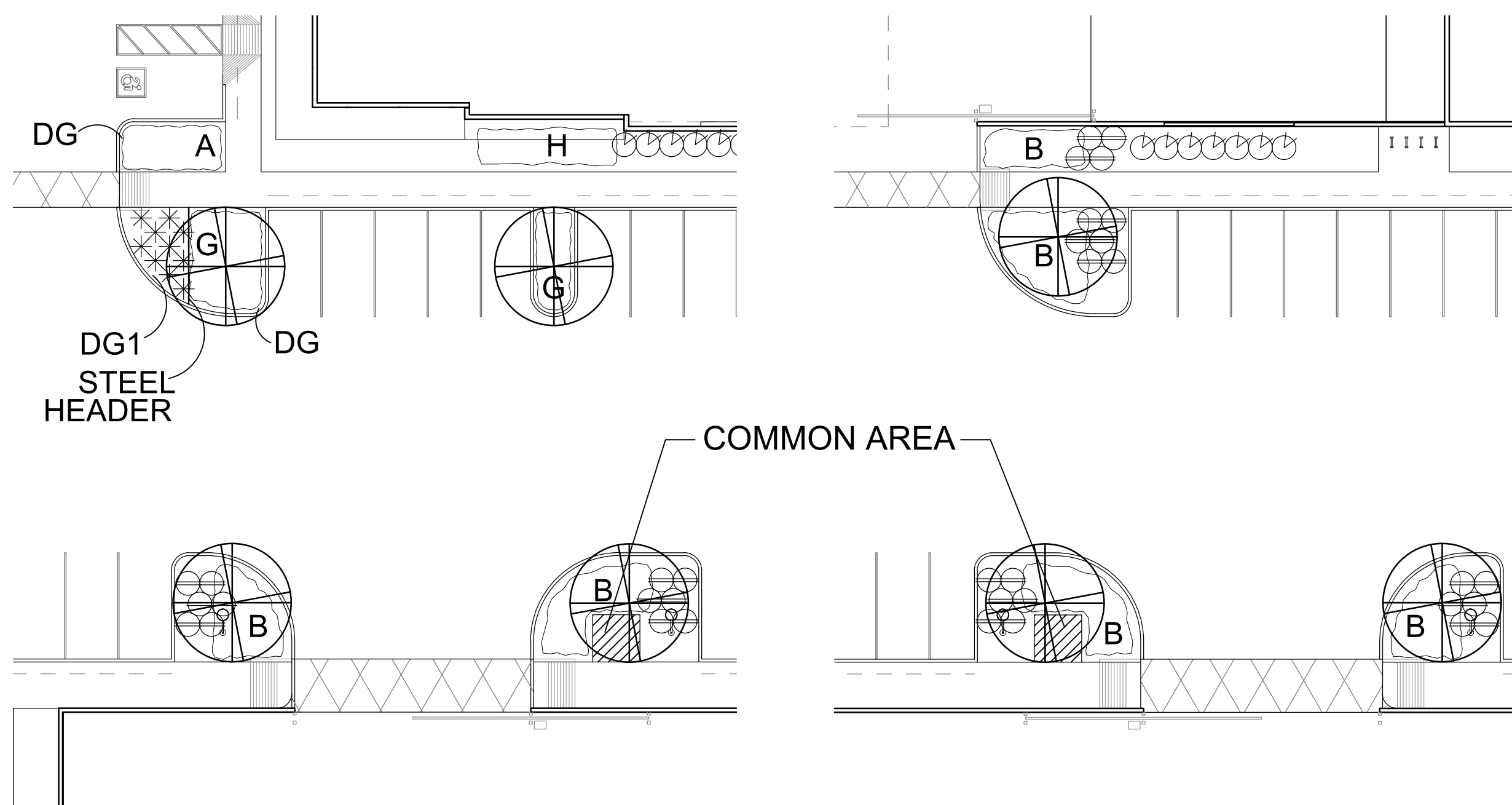
0 5' 10' 20' 40' Ref. North SCALE: 1"=20'-0"



Buildings 4 and 5

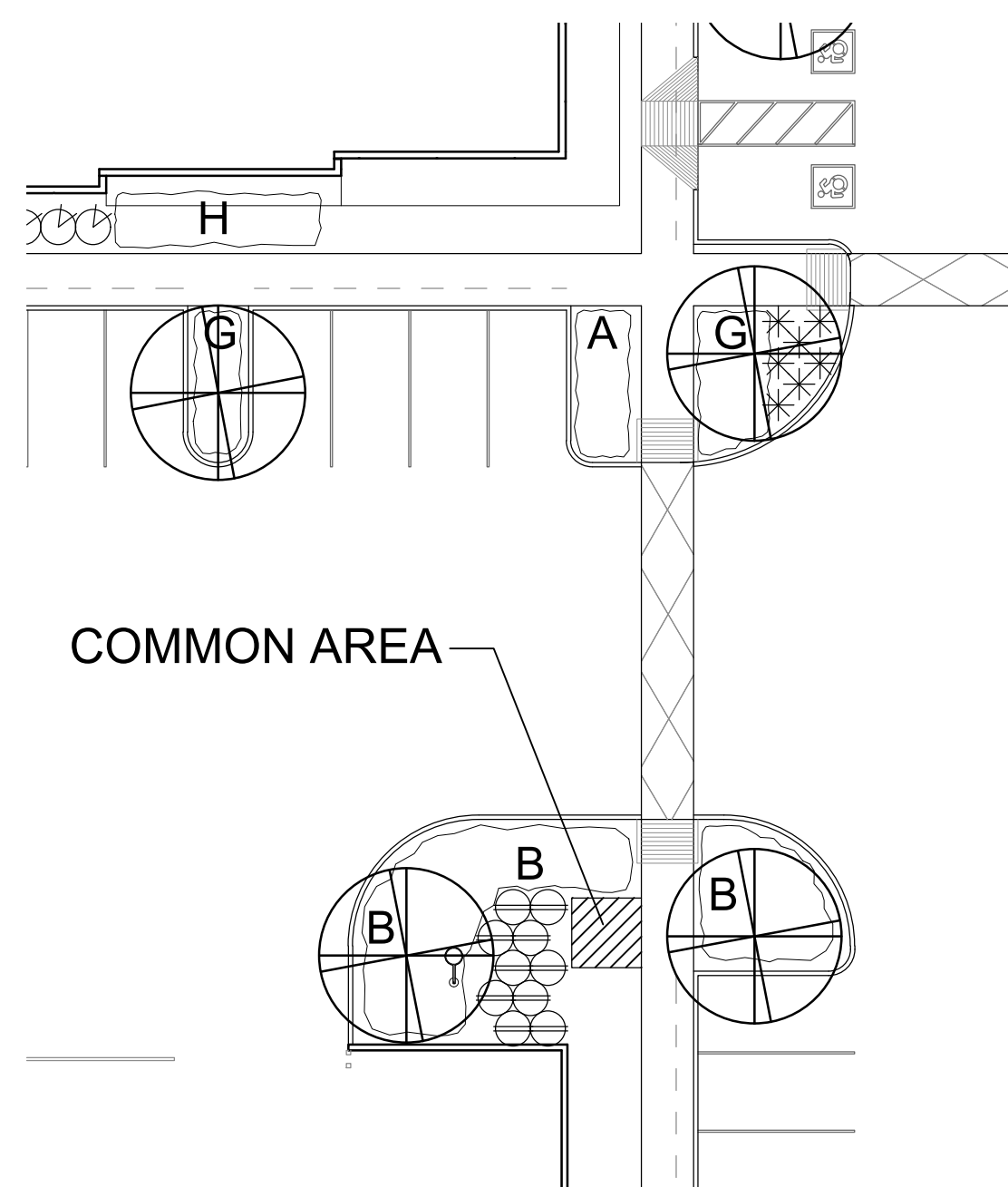
0 5' 10' 20' 40' Ref. North SCALE: 1"=20'-0"

- COMMON AREA NOTE:
- SEE ARCHITECTURAL SHEET AS-120 FOR COMMON AREA DETAILS.
 - SEE ARCHITECTURAL SHEET AS-110 FOR COMMON AREA SQUARE FOOTAGE CALCULATIONS.
 - SEE LANDSCAPE PLAN SHEETS L1.1-L1.6 FOR PLANTING LEGEND
 - EACH COMMON AREA IS TO HAVE CONCRETE BENCHES AND BOLLARD LANDSCAPE LIGHTING TYP.
 - EACH COMMON AREA IS SHADED BY A SHADE CANOPY TREE TYP.



Building 7

0 5' 10' 20' 40' Ref. North SCALE: 1"=20'-0"



Building 8

0 5' 10' 20' 40' Ref. North SCALE: 1"=20'-0"

EXISTING LEGEND

- ASPHALT EDGE
- BUILDING EDGE
- BUILDING OVERHANG
- CENTERLINE
- CHAIN LINKED FENCE
- CONCRETE EDGE
- CONCRETE SURFACE
- FIRE HYDRANT
- IRRIGATION PIPE
- SEWER PIPE
- WATER PIPE
- MAJOR/MINOR CONTOURS
- OVERHEAD ELECTRICAL LINE
- PROPERTY LINE
- STREET SIGN
- UTILITY POLE

PROPOSED LEGEND

- ASPHALT EDGE
- BUILDING EDGE
- BUILDING OVERHANG
- CENTERLINE
- CONCRETE SURFACE
- FIRE HYDRANT
- IRRIGATION PIPE
- SEWER PIPE
- WATER PIPE
- MAJOR/MINOR CONTOURS
- OVERHEAD ELECTRICAL LINE
- PROPERTY LINE
- STREET SIGN
- DRY WELL
- WATER METER
- WATER VALVE

WENTWORTH MESA INDUSTRIAL

PRELIMINARY GRADING & DRAINAGE PLANS

MARICOPA COUNTY ASSESSOR'S PARCELS:
No. 304-04-012J, 304-04-012L, 304-04-012K, 304-04-012F, 304-04-912, 304-04-012Z,
304-04-011Q, 304-04-011R, 304-04-011P,
304-04-913, 304-04-011N, 304-04-011G, 304-04-011K

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER

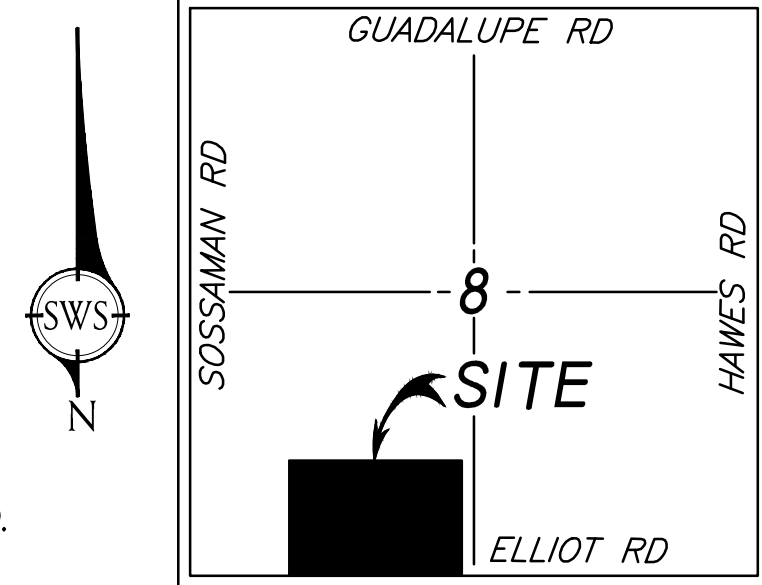
WENTWORTH PROPERTY COMPANY
ATTN: DAVID DICKSON
DDICKSON@WENTPROP.COM

ENGINEER

SWS ENGINEERING
4001 N. 3RD STREET., UNIT 165
PHOENIX, AZ 85012
PHONE: 602.848.0249
EMAIL: adam.m@sws-engr.com

ARCHITECT

DEUTSCH
4600 E. INDIAN SCHOOL RD.
PHOENIX, AZ 85018
PHONE: 602.840.2929
EMAIL: RHILLEBOE@2929.COM



VICINITY MAP
NOT TO SCALE

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF
SECTION 8, SAID LINE BEARS NORTH 89 DEGREES 37
MINUTES 53 SECONDS WEST.

BENCHMARK

FOUND 3" CITY OF MESA BRASS CAP IN HANDHOLE
AT NORTHWEST CORNER OF SOSSAMAN ROAD AND
GUADALUPE ROAD.

ELEV: 1358.997' (NAVD 88)

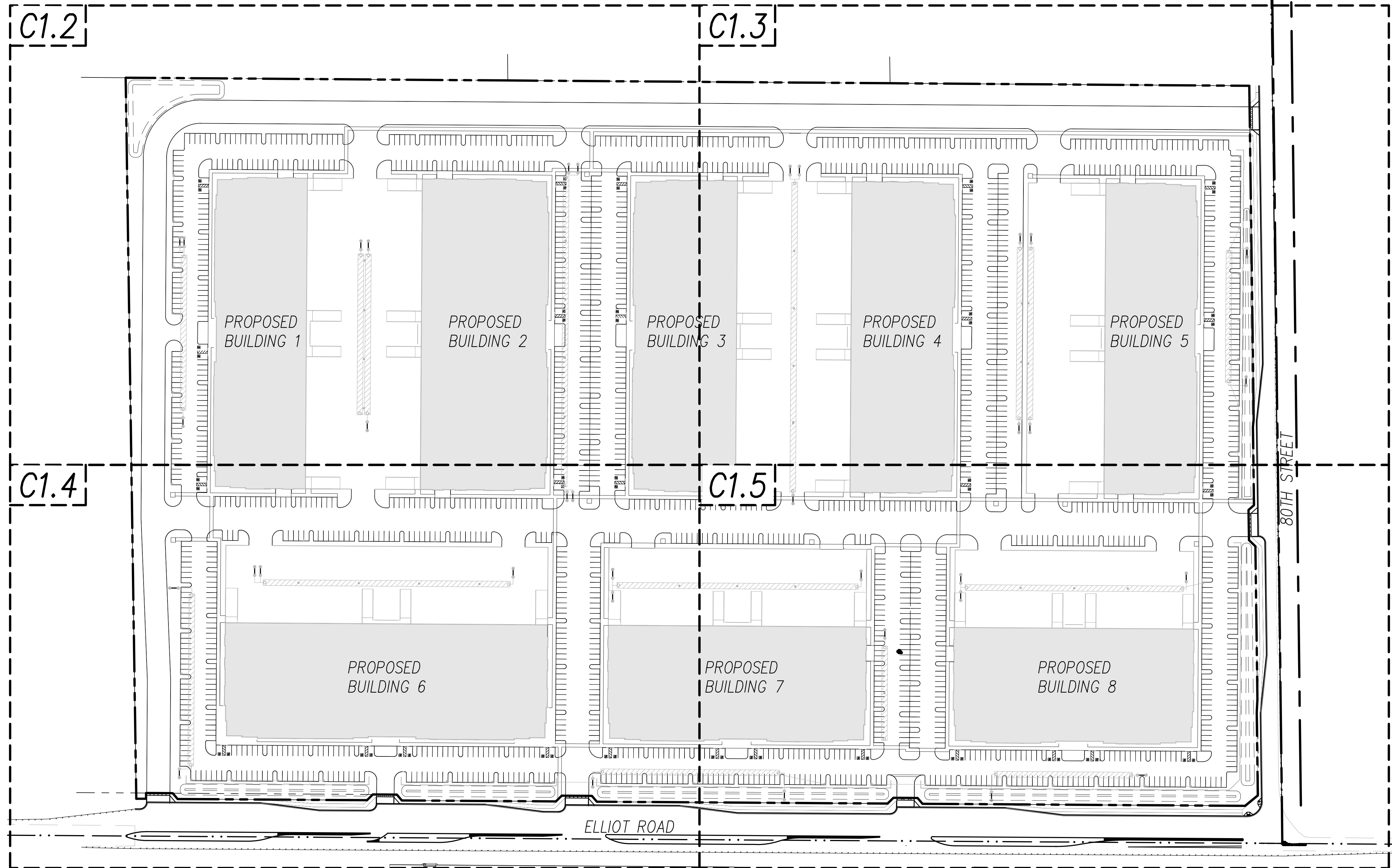
FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP
#04013C2760L, EFFECTIVE 10/16/2013, THIS
PROPERTY IS LOCATED IN FLOOD ZONE "X".

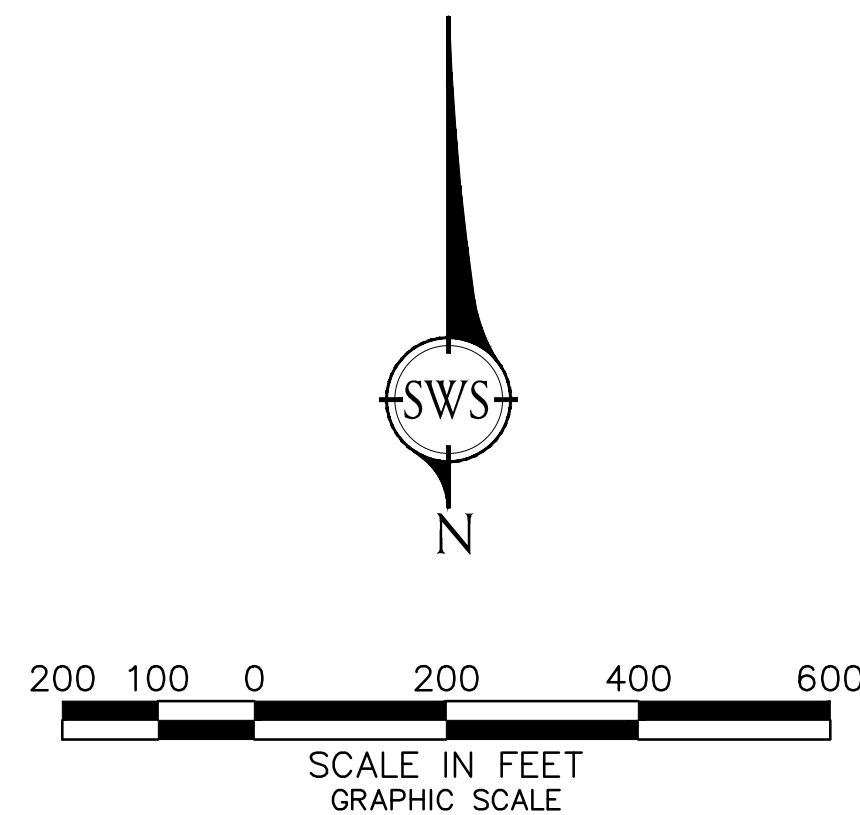
ZONE "X" IS DEFINED AS AREA/S OF 0.2% ANNUAL
CHANGE FLOOD; AREAS OF 1% ANNUAL CHANGE
FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT
OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE
MILE; AND AREAS PROTECTED BY LEVEES FROM 1%
ANNUAL CHANGE FLOOD.

SHEET INDEX

COVER SHEET	C1.0
COVER SHEET NOTES	C1.1
PRELIMINARY GRADING & DRAINAGE PLAN	C1.2
PRELIMINARY GRADING & DRAINAGE PLAN	C1.3
PRELIMINARY GRADING & DRAINAGE PLAN	C1.4
PRELIMINARY GRADING & DRAINAGE PLAN	C1.5



KEY MAP
1"=200'



PRELIMINARY
NOT FOR
CONSTRUCTION



SWS ENGINEERING, INC.
CIVIL ENGINEERING
4001 North 3rd Street, Suite 165
Phoenix, AZ 85012
P: 602-848-0249
F: 602-848-0250
www.sws-engr.com
NASHVILLE • PHOENIX
SAN DIEGO
SOSANAMAN RD
ELLIOT RD
SECTION 8
TOWNSHIP 1 SOUTH
RANGE 7 EAST
MARICOPA COUNTY, ARIZONA

PRELIMINARY GRADING &
DRAINAGE PLANS
COVER SHEET

WENTWORTH MESA
INDUSTRIAL
NWC 80TH ST. & ELLIOT ROAD
MESA, ARIZONA

DATE	REVISIONS

PA / PK:	
DRAWN BY:	
JOB NO.:	

SHEET 1 of 6
C-1.0

PRELIMINARY
NOT FOR
CONSTRUCTION

47066
MICHAEL D.
SCHWEITZER
REGISTERED PROFESSIONAL ENGINEER
ARIZONA U.S.A.

SWS ENGINEERING, INC.
CIVIL ENGINEERING • LAND PLANNING • SURVEYING
4001 North 7th Street, Suite 103
Phoenix, AZ 85012
P: 602-551-4400
SAN DIEGO • NASHVILLE • PHOENIX

SWS ENGINEERING, INC.
ENGINEERING INC.

PRELIMINARY
GRADING & DRAINAGE
PLANS

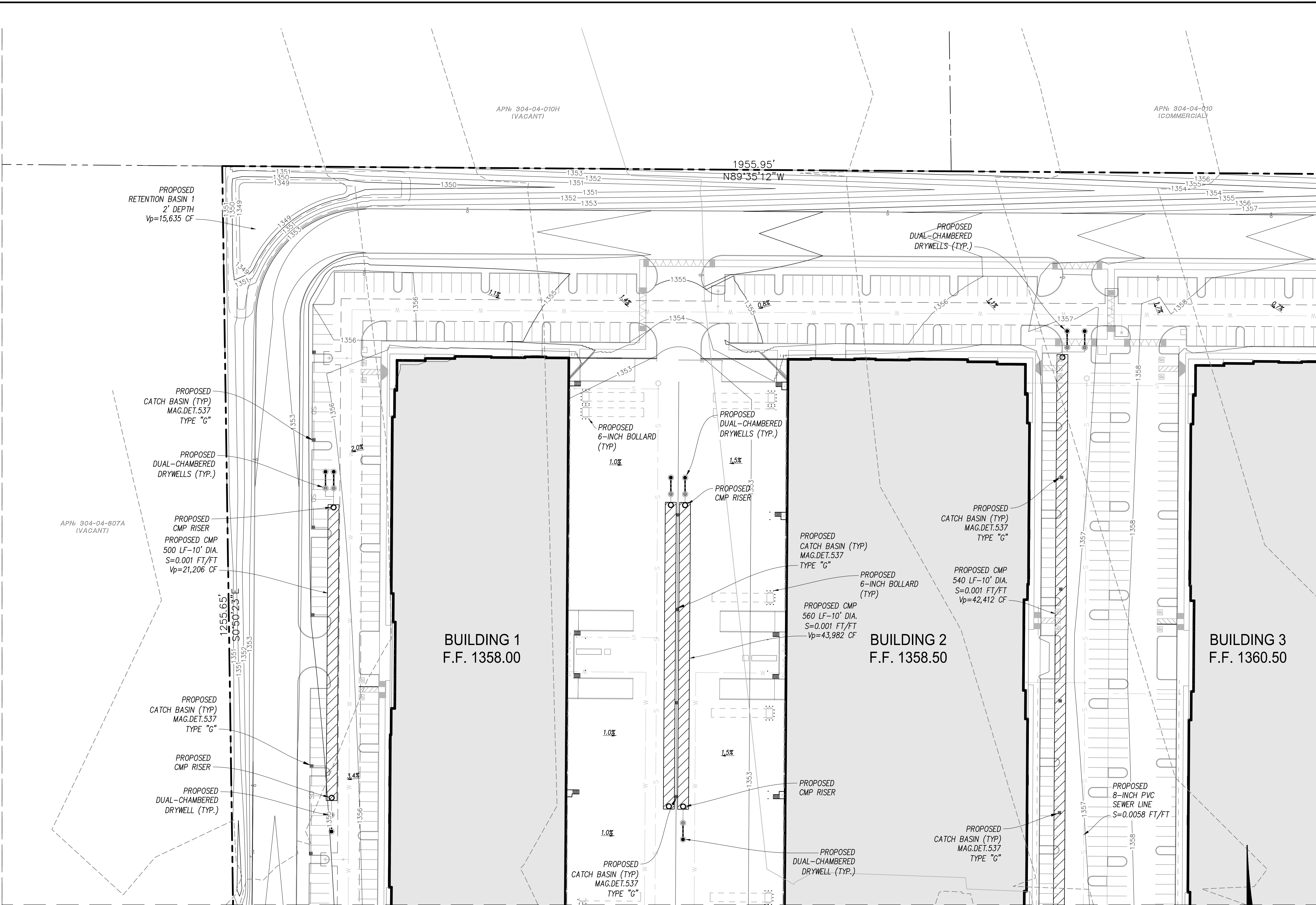
WENTWORTH MESA
INDUSTRIAL
NWC 80TH ST. & ELLIOT ROAD
MESA, ARIZONA

DATE	REVISIONS

PA / PK:	
DRAWN BY:	
JOB NO.:	

SHEET 3 of 6

C-1.2



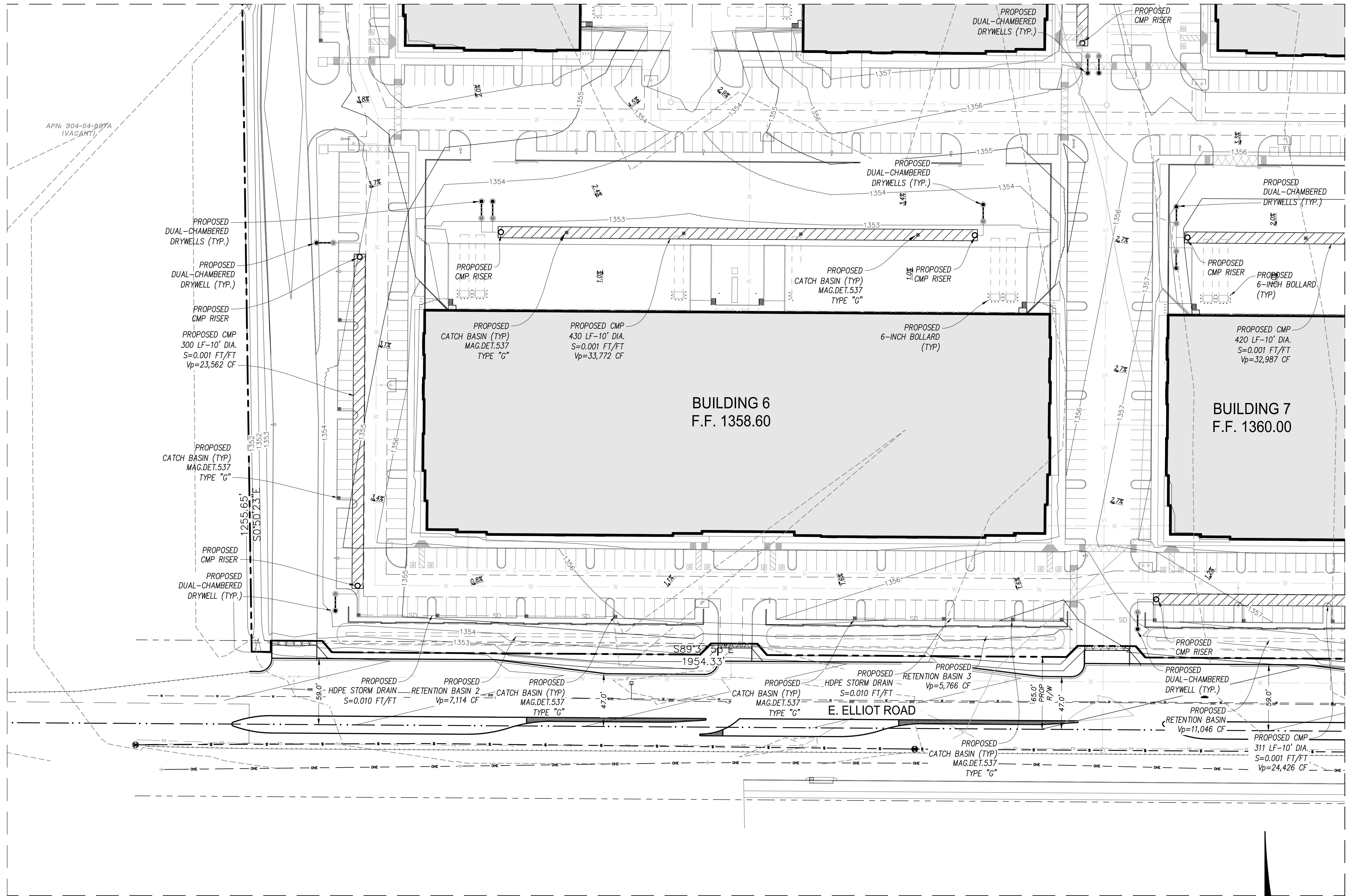
MATCHLINE - SEE SHEET C1.3

MATCHLINE - SEE SHEET C1.4

50 25 0 50 100 150

SCALE IN FEET
GRAPHIC SCALE

MATCHLINE - SEE SHEET C1.2



MATCHLINE - SEE SHEET C1.5

PRELIMINARY
NOT FOR CONSTRUCTION

SWS ENGINEERING, INC.
47066
MICHAEL D. SCHWEITZER
REGISTERED PROFESSIONAL ENGINEER
NO. 12171
ARIZONA U.S.A.

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F: 602-551-4001

LAND PLANNING
SURVEYING
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PRELIMINARY
GRADING & DRAINAGE
PLANS

WENTWORTH MESA
INDUSTRIAL
NWC 80TH ST. & ELLIOT ROAD
MESA, ARIZONA

DATE	REVISIONS

PA / PK:	
DRAWN BY:	
JOB NO.:	

SHEET 5 of 6
C-1.4

PRELIMINARY GRADING & DRAINAGE PLANS

**WENTWORTH MESA
INDUSTRIAL**
NWC 80TH ST. & ELLIOT ROAD
MESA, ARIZONA

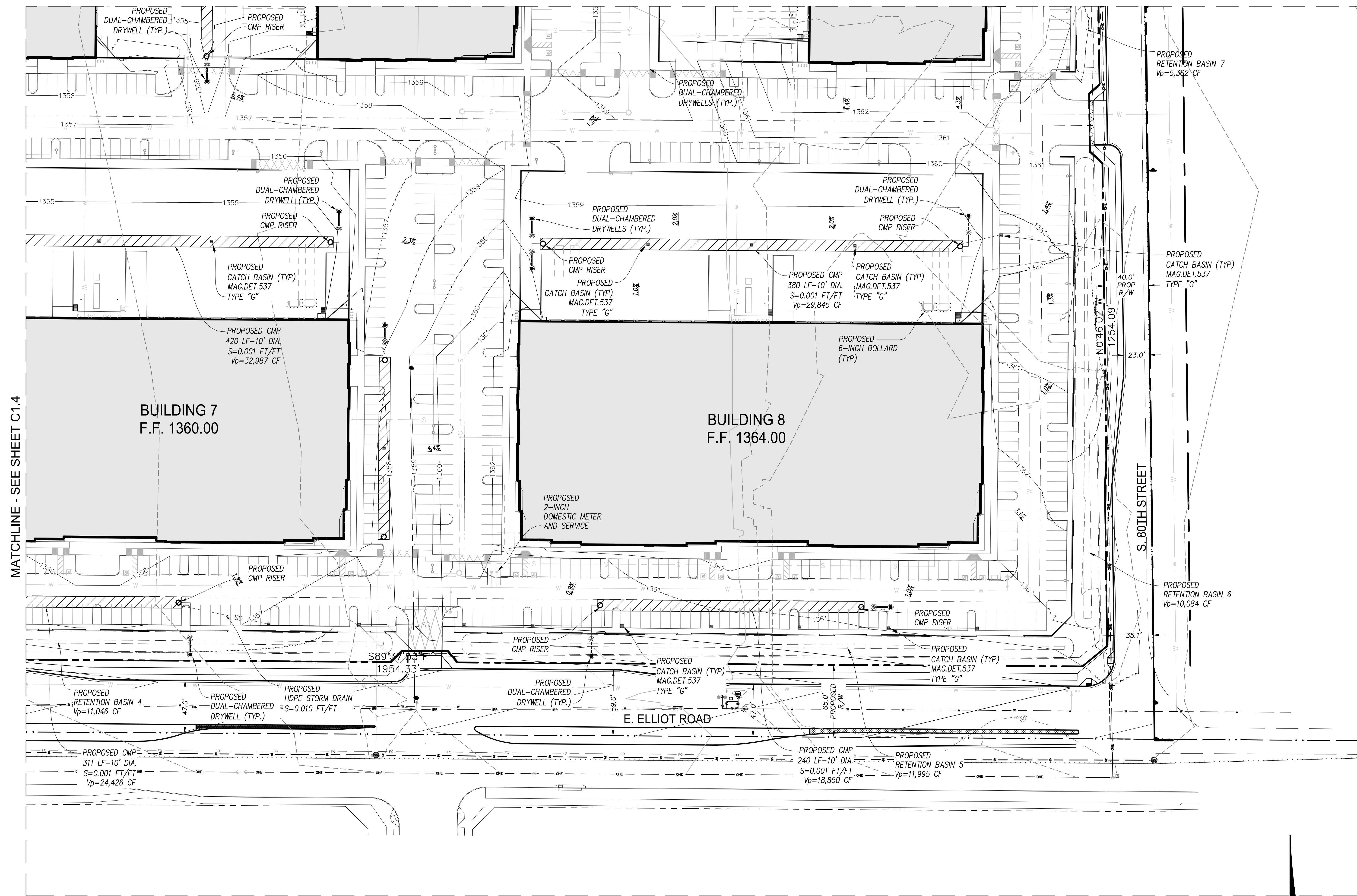
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PA / PM:	
DRAWN BY:	
JOB NO.:	

SHEET 6 of 6

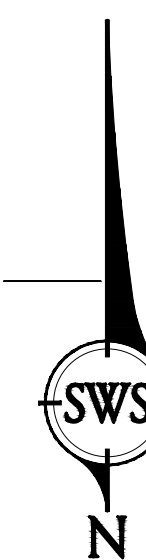
C-1.5

1000



MATCHLINE - SEE SHEET C1.4

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50 25 0 50 100 150

SCALE IN FEET
GRAPHIC SCALE

EXISTING LEGEND

- ASPHALT EDGE
- BUILDING EDGE
- BUILDING OVERHANG
- CENTERLINE
- CHAIN LINKED FENCE
- CONCRETE EDGE
- CONCRETE SURFACE
- FIRE HYDRANT
- IRRIGATION PIPE
- SEWER PIPE
- WATER PIPE
- MAJOR/MINOR CONTOURS
- OVERHEAD ELECTRICAL LINE
- PROPERTY LINE
- STREET SIGN
- UTILITY POLE

PROPOSED LEGEND

- FIRE HYDRANT
- IRRIGATION PIPE
- SEWER PIPE
- WATER PIPE
- WATER METER
- WATER VALVE

WENTWORTH MESA INDUSTRIAL

PRELIMINARY UTILITY PLANS

MARICOPA COUNTY ASSESSOR'S PARCELS:
No. 304-04-012J, 304-04-012L, 304-04-012K, 304-04-012F, 304-04-912, 304-04-012Z,
304-04-011Q, 304-04-011R, 304-04-011P,
304-04-913, 304-04-011N, 304-04-011G, 304-04-011K

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 1 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER

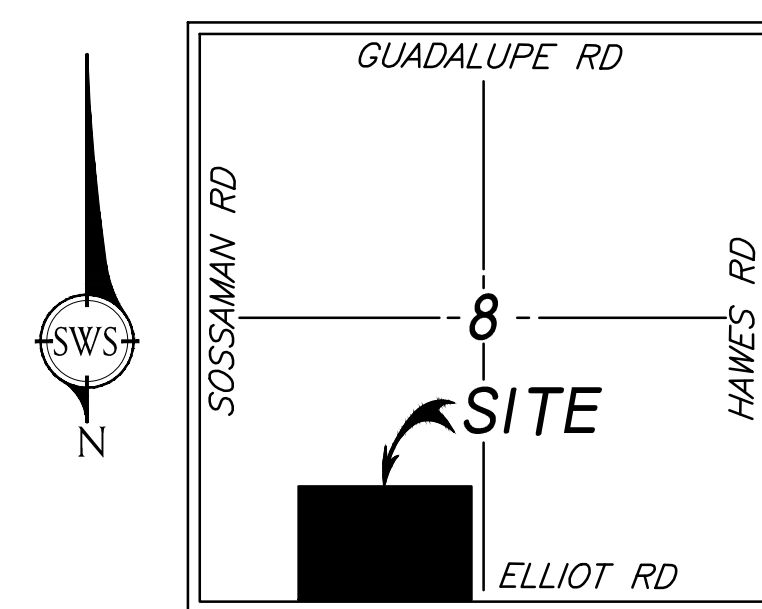
WENTWORTH PROPERTY COMPANY
ATTN: DAVID DICKSON
DDICKSON@WENTPROP.COM

ENGINEER

SWS ENGINEERING
4001 N. 3RD STREET, UNIT 165
PHOENIX, AZ 85012
PHONE: 602.848.0249
EMAIL: adam.m@sws-engr.com

ARCHITECT

DEUTSCH
4600 E. INDIAN SCHOOL RD.
PHOENIX, AZ 85018
PHONE: 602.840.2929
EMAIL: RHILLEBOE@2929.COM



VICINITY MAP
NOT TO SCALE

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF
SECTION 8, SAID LINE BEARS NORTH 89 DEGREES 37
MINUTES 53 SECONDS WEST.

BENCHMARK

FOUND 3" CITY OF MESA BRASS CAP IN HANDHOLE
AT NORTHWEST CORNER OF SOSSAMAN ROAD AND
GUADALUPE ROAD.

ELEV: 1358.997' (NAVD 88)

FLOOD ZONE

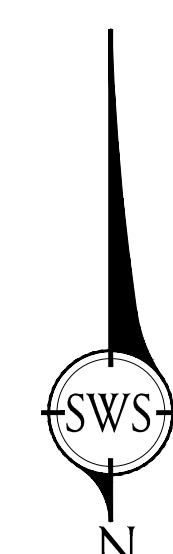
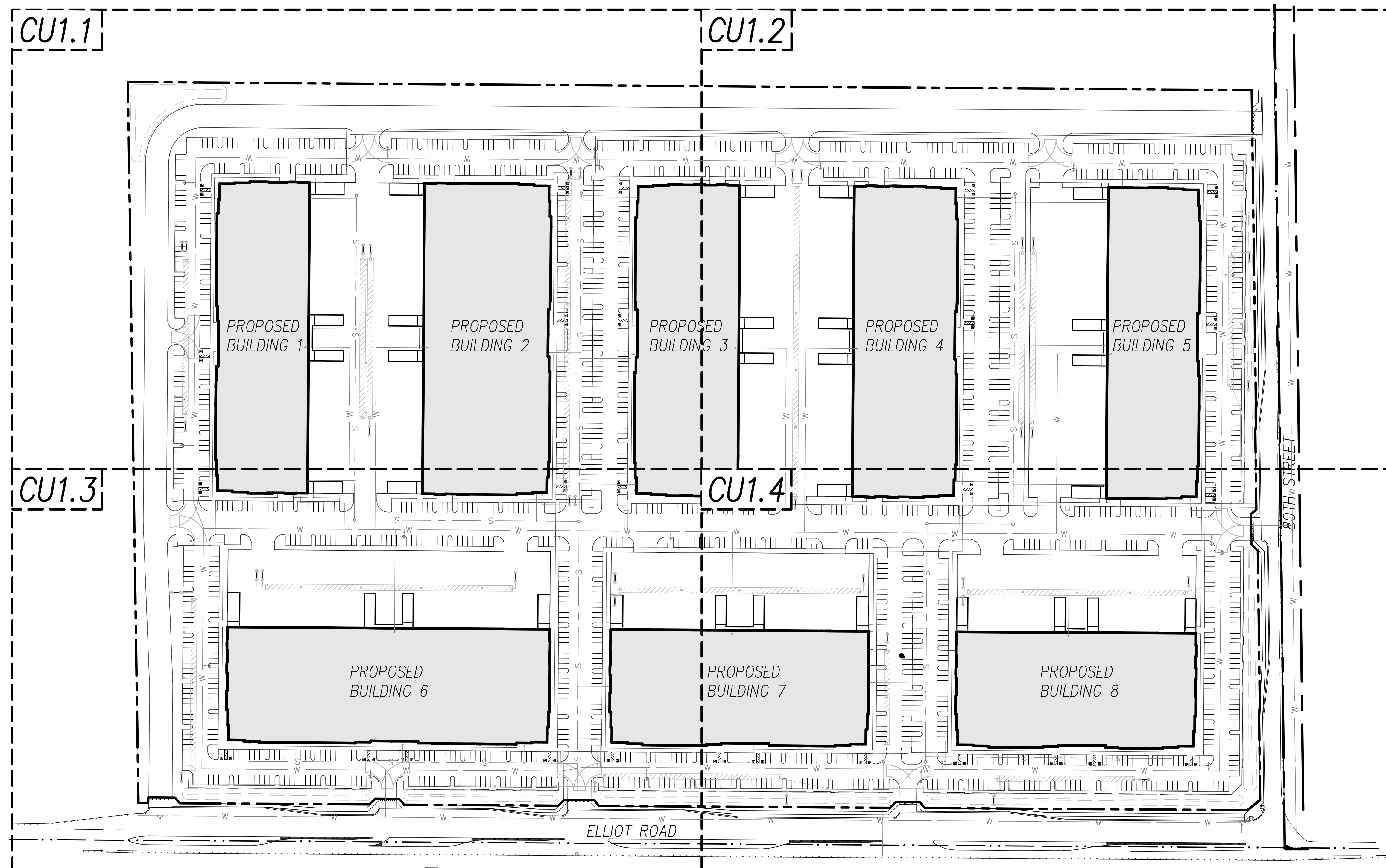
ACCORDING TO THE FLOOD INSURANCE RATE MAP
#04013C2760L, EFFECTIVE 10/16/2013, THIS
PROPERTY IS LOCATED IN FLOOD ZONE "X".

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

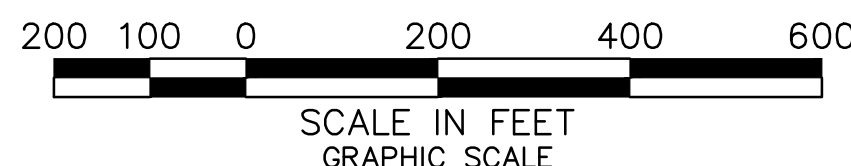
SHEET INDEX

COVER SHEET
PRELIMINARY UTILITY PLAN
PRELIMINARY UTILITY PLAN
PRELIMINARY UTILITY PLAN
PRELIMINARY UTILITY PLAN

CU1.0
CU1.1
CU1.2
CU1.3
CU1.4



KEY MAP
1"=200'



SCALE IN FEET
GRAPHIC SCALE

PRELIMINARY
NOT FOR
CONSTRUCTION



SWS ENGINEERING, INC.
47066
MICHAEL D. SCHWEITZER
SURVEYOR
STATE OF ARIZONA
SOS SASSAMAN RD
LAND PLANNING
4001 North 3rd Street, Suite 165
Phoenix, AZ 85012
P: 602-848-0249
F: 602-848-0249
SAN DIEGO • NASHVILLE • PHOENIX
DATE: Jul 15, 22 3:55pm
BY: adam.m
FILE: W22-190P - Wentworth Mesa Industrial Prelim Utility Plans - DRC COVER - UTIL.dwg

PRELIMINARY UTILITY
PLANS
COVER SHEET

WENTWORTH MESA
INDUSTRIAL
NWC 80TH ST. & ELLIOT ROAD
MESA, ARIZONA

REMARKS

DATE

PA / PK

DRAWN BY:

JOB NO.:

SHEET 1 of 5

CU-1.0

PRELIMINARY
NOT FOR
CONSTRUCTION

47066
MICHAEL D.
SCHWEITZER
REGISTERED PROFESSIONAL ENGINEER
ARIZONA U.S.A.

SW
ENGINEERING, INC.

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LAND PLANNING
SURVEYING

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www.sw-engineering.com

PRELIMINARY
UTILITY PLANS

WENTWORTH MESA
INDUSTRIAL
NWC 80TH ST. & ELLIOT ROAD
MESA, ARIZONA

DATE	REVISIONS

PA / PK:	
DRAWN BY:	
JOB NO.:	

SHEET 2 of 5

CU-1.1

Fri, 15 Jul 2022

P:\2022\22-190P - Wentworth\PROD\Planning\DRG\22-190P_DRC02.dwg

The diagram illustrates the proposed utility infrastructure for three industrial buildings. Building 1 (F.F. 1358.00) and Building 2 (F.F. 1358.50) are connected to an 8" private sewer main. Building 3 (F.F. 1360.50) has its own sewer connection. Water lines (12" D.I.P.) and fire hydrants are shown along the perimeter. Various manholes (SSMH, SSCO) and risers are indicated with elevations. The plan includes matchlines to sheets CU1.2 and CU1.3, and a north arrow pointing towards the top right.

50 25 0 50 100 150

SCALE IN FEET
GRAPHIC SCALE

SW
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N

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MICHAEL D.
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www.sw-engineering.com

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PRELIMINARY
UTILITY PLANS

WENTWORTH MESA
INDUSTRIAL
NWC 80TH ST. & ELLIOT ROAD
MESA, ARIZONA

DATE	REVISIONS

PA / PK:	
DRAWN BY:	
JOB NO.:	

SHEET 2 of 5

CU-1.1

Fri, 15 Jul 2022

PRELIMINARY
UTILITY PLANS

**WENTWORTH MESA
INDUSTRIAL**
NWC 80TH ST. & ELLIOT ROAD
MESA, ARIZONA

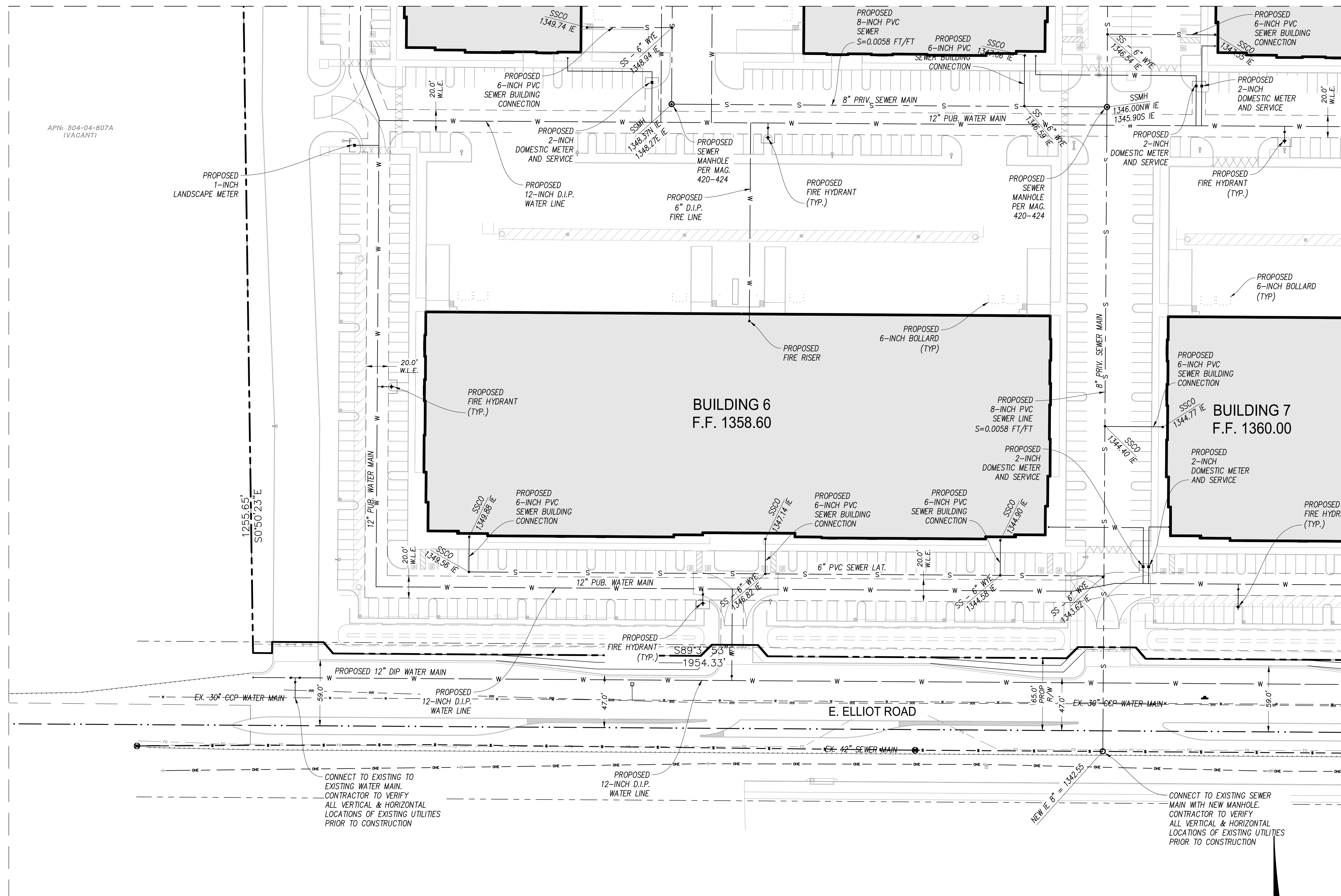
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PA / PM:	
DRAWN BY:	
JOB NO.:	

SHEET 3 of 5
CU-1.2
Jul 2022



MATCHLINE - SEE SHEET CU1.1



APN: 304-04-807A
(VACANT)

**PRELIMINARY
NOT FOR
CONSTRUCTION**

47066
MICHAEL D.
SCHWEITZER
Date Signed 7/18/20
ARIZONA, U.S.A.

INC.
SURVEYING

PHOENIX •

ENGINEER
LAND PLANNING
#165
NASHVILLE
2-190P DR002

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1000 North Street, Suite 100
San Diego, CA 92101
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Fax: 619-594-1501
www.ingramco.com

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Phoenix, AZ 85018
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north@PROXY



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DATE

DATE					
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JOB NO.:	

SHEET 4 of 4

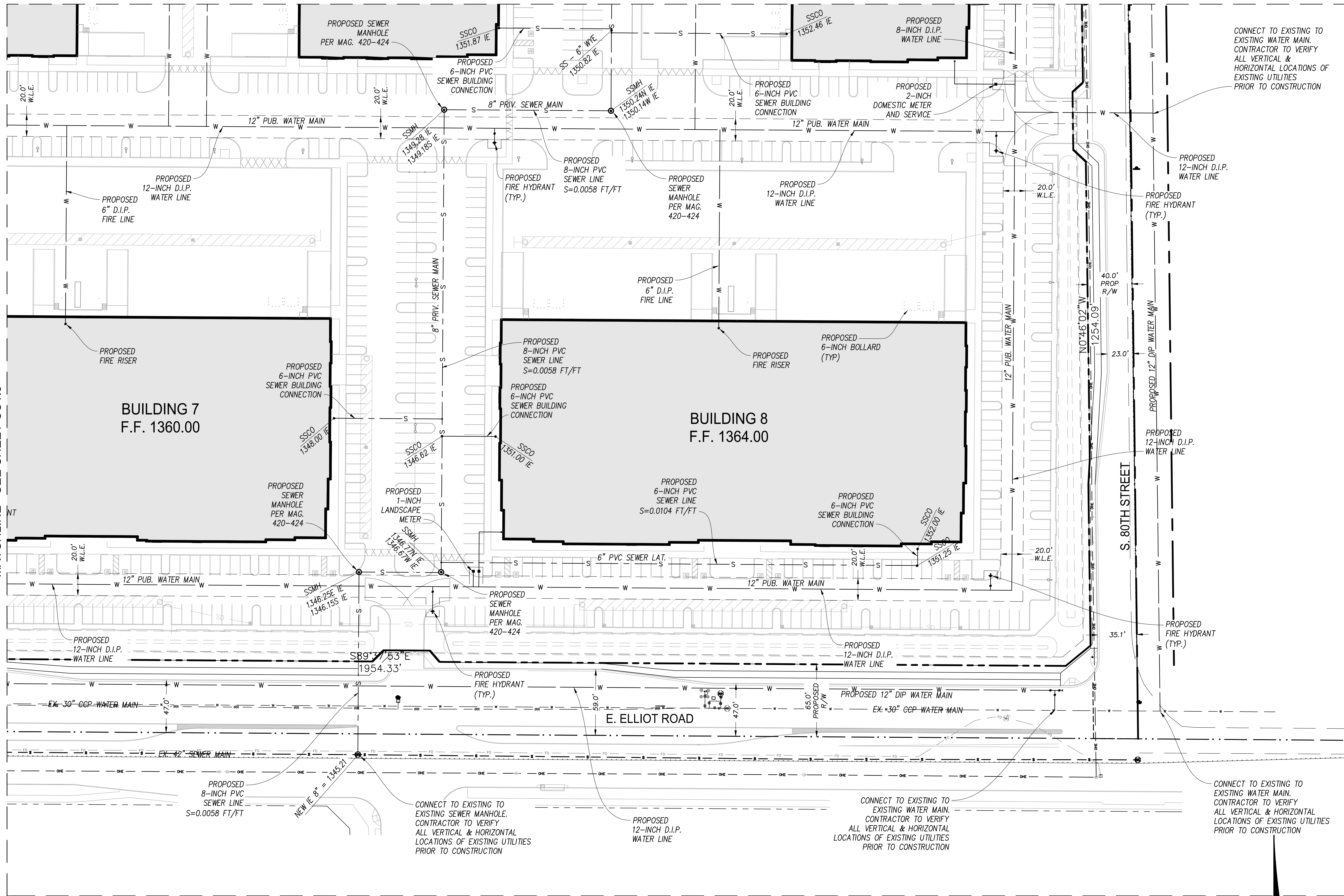
CU-1.3

SHEET 4 of 4

CU-1.3

MATCHLINE - SEE SHEET CU1.2

MATCHLINE - SEE SHEET CU1.3

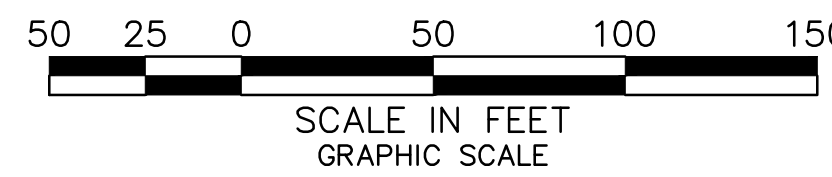
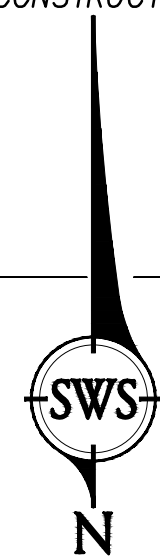


CONNECT TO EXISTING TO EXISTING WATER MAIN. CONTRACTOR TO VERIFY ALL VERTICAL & HORIZONTAL LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION

CONNECT TO EXISTING TO EXISTING WATER MAIN. CONTRACTOR TO VERIFY ALL VERTICAL & HORIZONTAL LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION

CONNECT TO EXISTING TO EXISTING WATER MAIN. CONTRACTOR TO VERIFY ALL VERTICAL & HORIZONTAL LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION

CONNECT TO EXISTING TO EXISTING SEWER MANHOLE. CONTRACTOR TO VERIFY ALL VERTICAL & HORIZONTAL LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION



PRELIMINARY
NOT FOR CONSTRUCTION

SWS ENGINEERING, INC.
47066
MICHAEL D. SCHWEITZER
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PHOENIX, AZ 85012
P. 602-551-4406
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WWW.SWSENG.COM

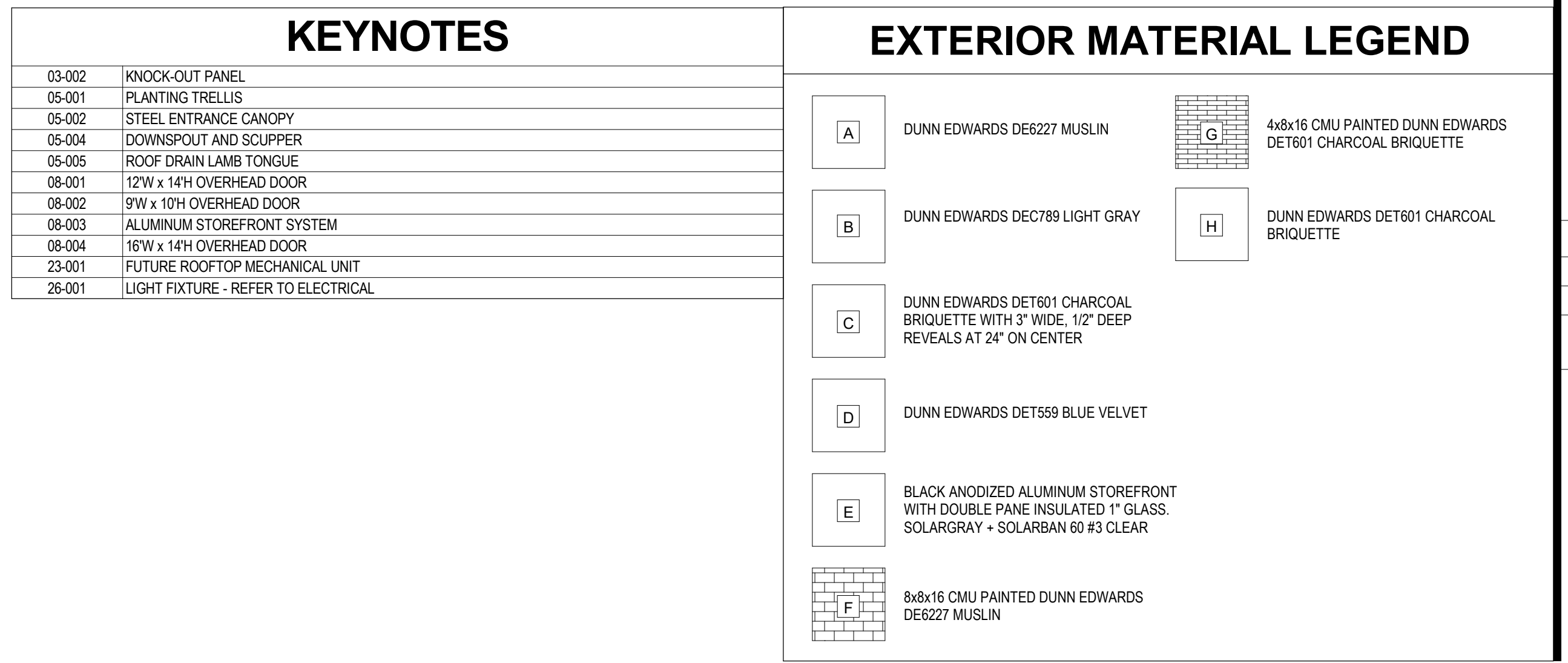
PRELIMINARY
UTILITY PLANS

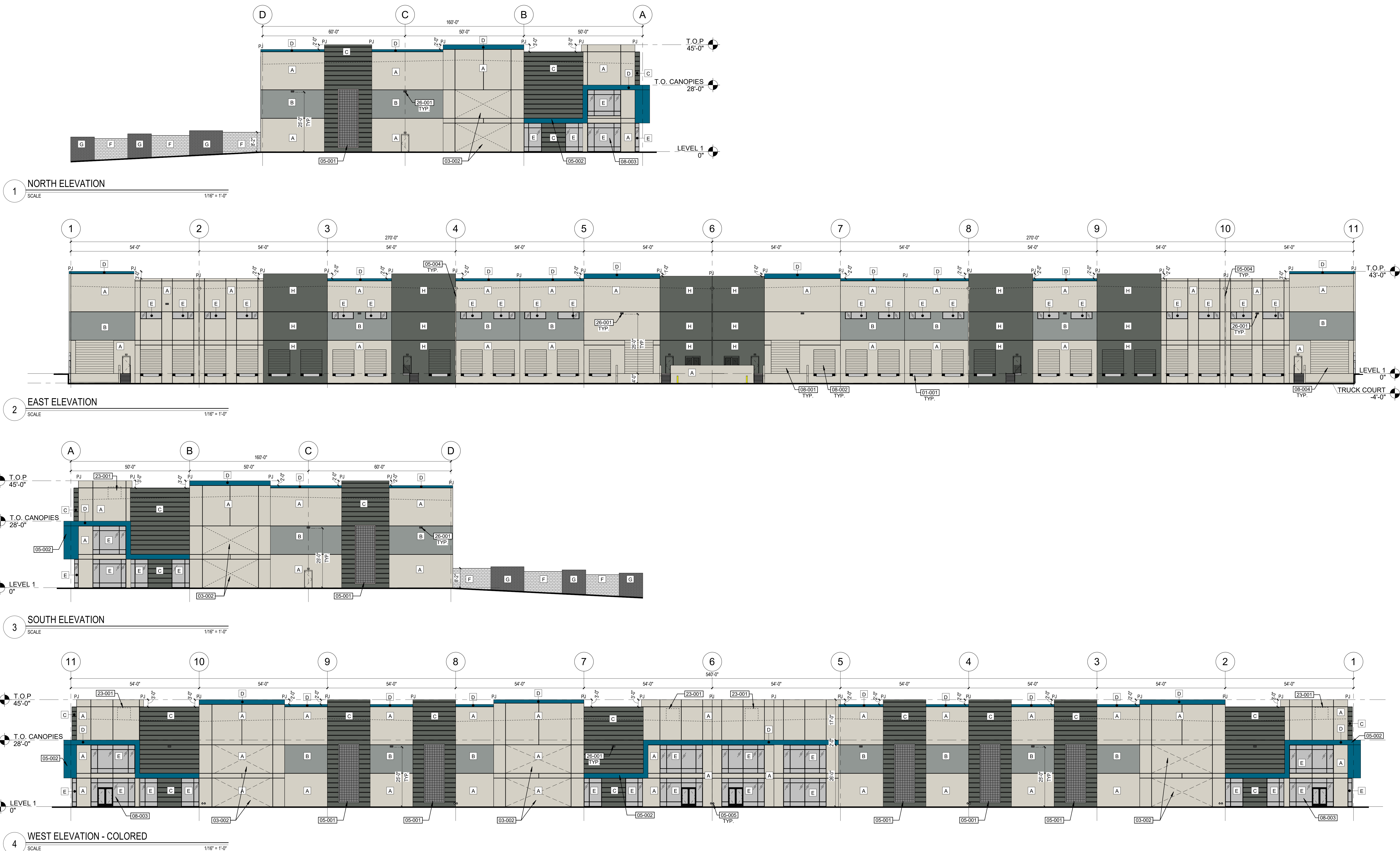
WENTWORTH MESA INDUSTRIAL
NWC 80TH ST. & ELLIOT ROAD
MESA, ARIZONA

REVISIONS
DATE

PA / PK:
DRAWN BY:
JOB NO.:

SHEET 5 of 5
CU-1.4





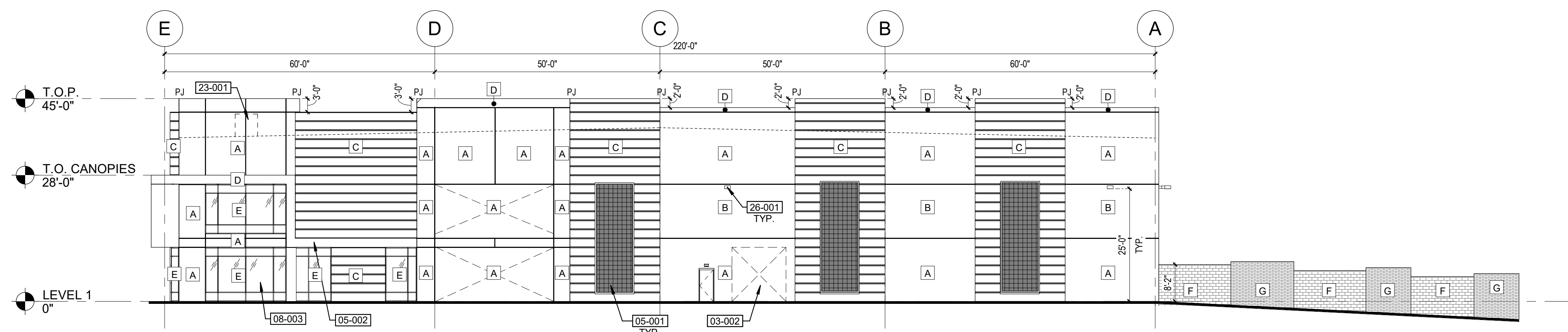
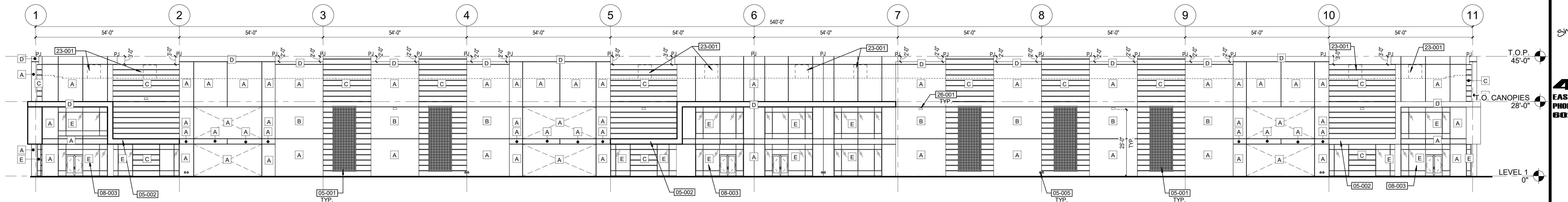
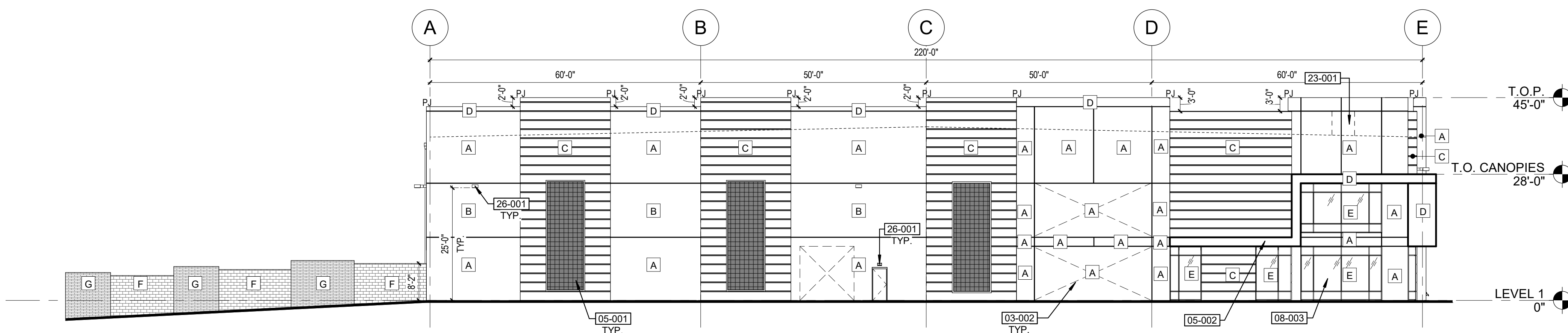
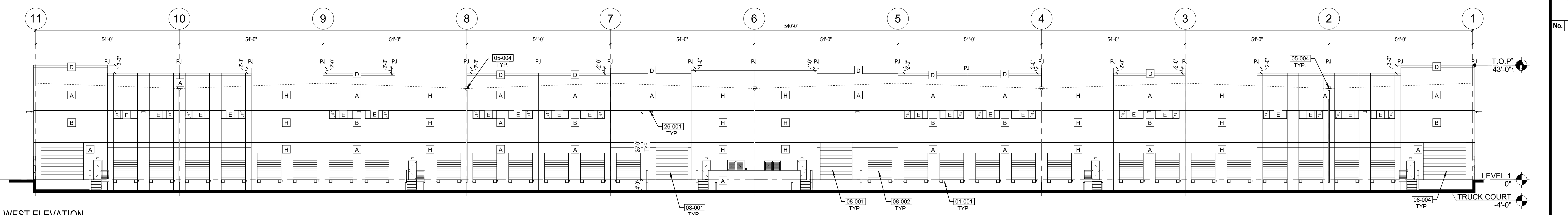
NORTH ELEVATION			EAST ELEVATION			SOUTH ELEVATION			WEST ELEVATION		
MATERIAL	AREA...	%	MATERIAL	AREA (SF)	%	MATERIAL	AREA...	%	MATERIAL	AREA...	%
CONCRETE TILT WALL			CONCRETE TILT WALL			CONCRETE TILT WALL			CONCRETE TILT WALL		
COLOR A	3,670	45.79%	COLOR A	11,732	47.47%	COLOR A	3,673	45.8...	COLOR A	11,939	49.68%
COLOR B	633	7.90%	COLOR B	2,287	9.25%	COLOR B	633	7.89%	COLOR B	1,449	6.03%
COLOR C	1,830	22.83%	COLOR H	6,307	25.52%	COLOR C	1,830	22.8...	COLOR C	6,856	28.53%
COLOR D	116	1.45%	COLOR D	328	1.33%	COLOR D	116	1.44%	COLOR D	325	1.35%
WINDOWS (E)	612	7.64%	WINDOWS (E)	538	2.18%	WINDOWS (E)	612	7.63%	WINDOWS (E)	2,786	11.59%
MASONRY (F)	501	6.25%	MASONRY (F)	-	0.00%	MASONRY (F)	501	6.25%	MASONRY (F)	-	0.00%
MASONRY (G)	396	4.94%	MASONRY (G)	-	0.00%	MASONRY (G)	396	4.94%	MASONRY (G)	-	0.00%
CANOPY (D)	233	2.91%	CANOPY (D)	-	0.00%	CANOPY (D)	233	2.91%	CANOPY (D)	676	2.81%
OH DOOR	-	0.00%	OH DOOR	3,399	13.76%	OH DOOR	-	0.00%	OH DOOR	-	0.00%
HM DOOR	24	0.30%	HM DOOR	122	0.49%	HM DOOR	24	0.30%	HM DOOR	-	0.00%
	8,015	100%		24,713	100%		8,018	100%		24,031	100%

KEYNOTES

01-001	EDGE OF DOCK BUMPER WITH C-CHANNEL CAST INTO THE EDGE FOR PROTECTION, PAINTED TO MATCH WALL
03-002	KNOCK-OUT PANEL
05-001	PLANTING TRELLIS
05-002	STEEL ENTRANCE CANOPY
05-004	DOWNSPOUT AND SCUPPER
05-005	ROOF DRAIN LAMB TONGUE
08-001	12W x 14H OVERHEAD DOOR
08-002	9W x 10H OVERHEAD DOOR
08-003	ALUMINUM STOREFRONT SYSTEM
08-004	16W x 14H OVERHEAD DOOR
23-001	FUTURE ROOFTOP MECHANICAL UNIT
26-001	LIGHT FIXTURE - REFER TO ELECTRICAL

EXTERIOR MATERIAL LEGEND

A	DUNN EDWARDS DE5227 MUSLIN	G	4x8x16 CMU PAINTED DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
B	DUNN EDWARDS DEC789 LIGHT GRAY	H	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
C	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE WITH 3" WIDE, 1/2" DEEP REVEALS AT 24" ON CENTER		
D	DUNN EDWARDS DET559 BLUE VELVET		
E	BLACK ANODIZED ALUMINUM STOREFRONT WITH DOUBLE PANE INSULATED 1" GLASS, SOLARGRAY + SOLARBAN 60 #3 CLEAR		
F	8x8x16 CMU PAINTED DUNN EDWARDS DE6227 MUSLIN		

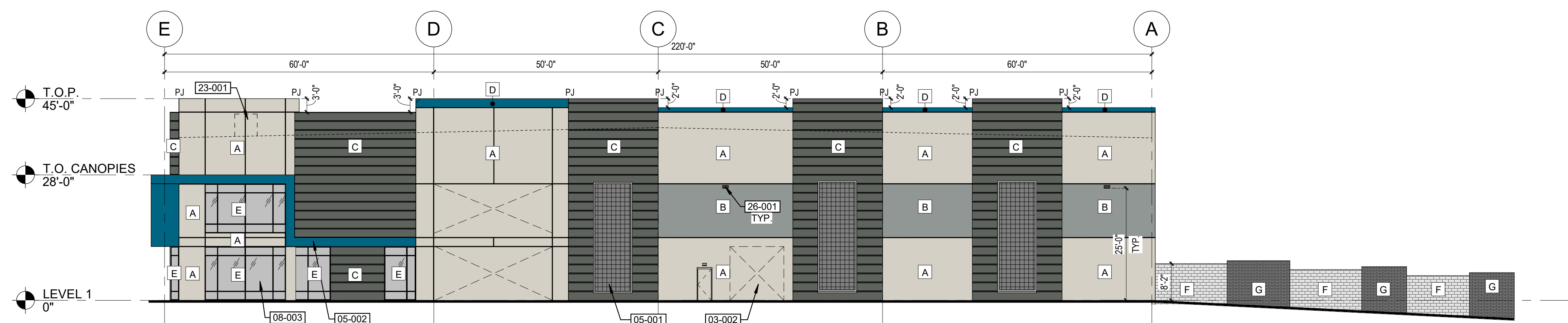

1 NORTH ELEVATION
 SCALE 1/16" = 1'-0"

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

3 SOUTH ELEVATION
 SCALE 1/16" = 1'-0"

4 WEST ELEVATION
 SCALE 1/16" = 1'-0"

KEYNOTES

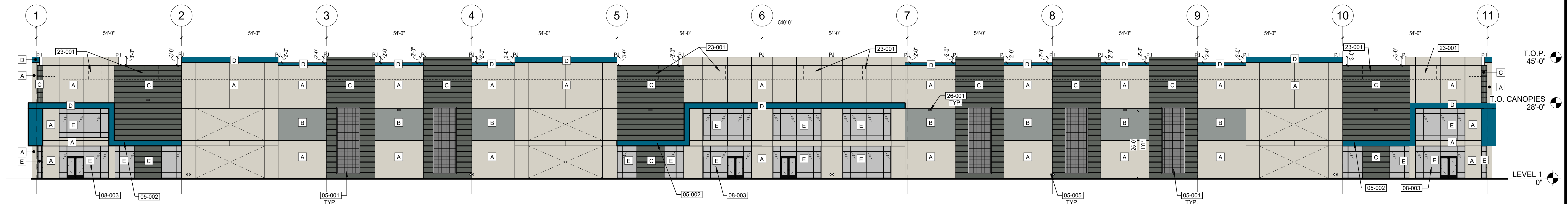
01-001	EDGE OF DOCK BUMPER WITH C-CHANNEL CAST INTO THE EDGE FOR PROTECTION, PAINTED TO MATCH WALL
03-002	KNOCK-OUT PANEL
05-001	PLANTING TRELLIS
05-002	STEEL ENTRANCE CANOPY
05-004	DOWNSPOUT AND SCUPPER
05-005	ROOF DRAIN LAMB TONGUE
08-001	12W x 16H OVERHEAD DOOR
08-002	9W x 10H OVERHEAD DOOR
08-003	ALUMINUM STOREFRONT SYSTEM
08-004	16W x 14H OVERHEAD DOOR
23-001	FUTURE ROOFTOP MECHANICAL UNIT
26-001	LIGHT FIXTURE - REFER TO ELECTRICAL

EXTERIOR MATERIAL LEGEND

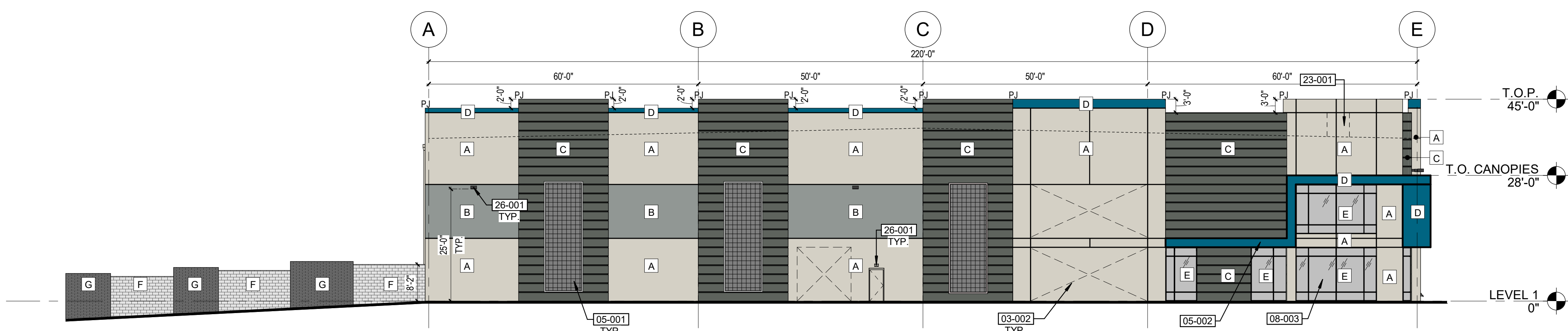
A	DUNN EDWARDS DE6227 MUSLIN	G	4x8x16 CMU PAINTED DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
B	DUNN EDWARDS DEC789 LIGHT GRAY	H	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
C	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE WITH 2" WIDE 1/2" DEEP REVEALS AT 24" ON CENTER		
D	DUNN EDWARDS DET569 BLUE VELVET		
E	BLACK ANODIZED ALUMINUM STOREFRONT WITH DOUBLE PANE INSULATED 1" GLASS SOLARGRAY + SOLARBAN 60 #3 CLEAR		
F	8x8x16 CMU PAINTED DUNN EDWARDS DE6227 MUSLIN		



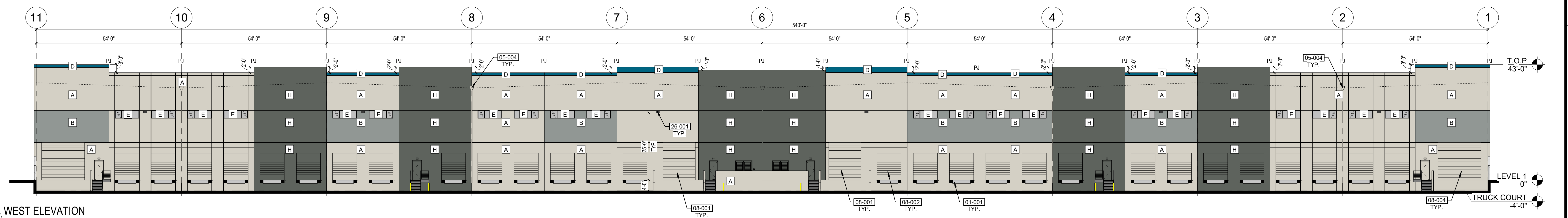
1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



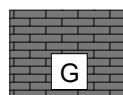
4 WEST ELEVATION

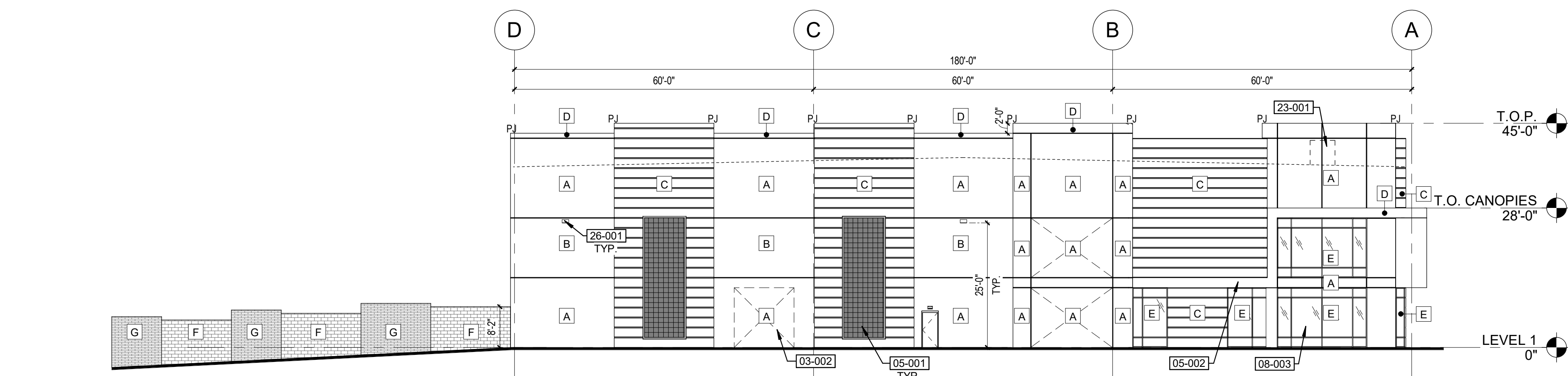
NORTH ELEVATION			EAST ELEVATION			SOUTH ELEVATION			WEST ELEVATION		
MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%
CONCRETE TILT WALL			CONCRETE TILT WALL			CONCRETE TILT WALL			CONCRETE TILT WALL		
COLOR A	4,382	41.08%	COLOR A	11,683	48.56%	COLOR A	4,382	41.08%	COLOR A	11,729	47.44%
COLOR B	899	8.43%	COLOR B	1,465	6.09%	COLOR B	899	8.43%	COLOR B	2,287	9.25%
COLOR C	3,630	34.03%	COLOR C	7,357	30.58%	COLOR C	3,630	34.03%	COLOR H	6,307	25.51%
COLOR D	141	1.32%	COLOR D	311	1.29%	COLOR D	141	1.32%	COLOR D	344	1.39%
WINDOWS (E)	612	5.74%	WINDOWS (E)	2,555	10.62%	WINDOWS (E)	612	5.74%	WINDOWS (E)	538	2.17%
MASONRY (F)	745	6.99%	MASONRY (F)	-	0.00%	MASONRY (F)	745	6.99%	MASONRY (F)	-	0.00%
CANOPY (D)	233	2.18%	CANOPY (D)	688	2.86%	CANOPY (D)	233	2.18%	CANOPY (D)	-	0.00%
OH DOOR	-	0.00%	OH DOOR	-	0.00%	OH DOOR	-	0.00%	OH DOOR	3,399	13.75%
HM DOOR	24	0.23%	HM DOOR	-	0.00%	HM DOOR	24	0.23%	HM DOOR	122	0.49%
	10,666	100%		24,059	100%		10,666	100%		24,726	100%

KEYNOTES

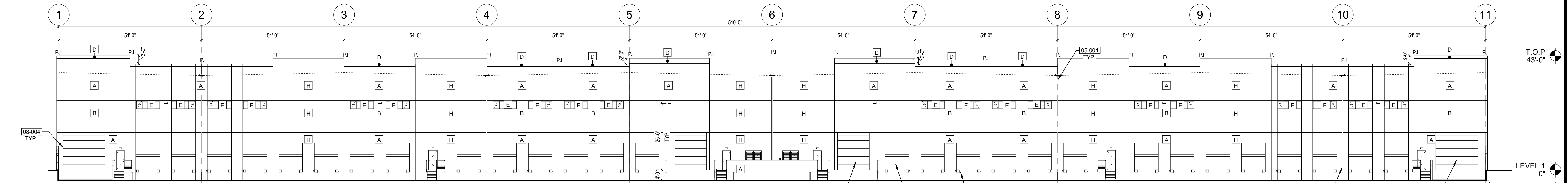
01-001	EDGE OF DOCK BUMPER WITH C-CHANNEL CAST INTO THE EDGE FOR PROTECTION, PAINTED TO MATCH WALL
03-002	KNICK-OUT PANEL
05-001	PLANTING TRELLIS
05-002	STEEL ENTRANCE CANOPY
05-004	DOWNSPOUT AND SCUPPER
05-005	ROOF DRAIN LAMB TONGUE
08-001	12W x 14H OVERHEAD DOOR
08-002	27W x 10H OVERHEAD DOOR
08-003	ALUMINUM STOREFRONT SYSTEM
08-004	16W x 14H OVERHEAD DOOR
23-001	FUTURE ROOFTOP MECHANICAL UNIT
26-001	LIGHT FIXTURE - REFER TO ELECTRICAL

EXTERIOR MATERIAL LEGEND

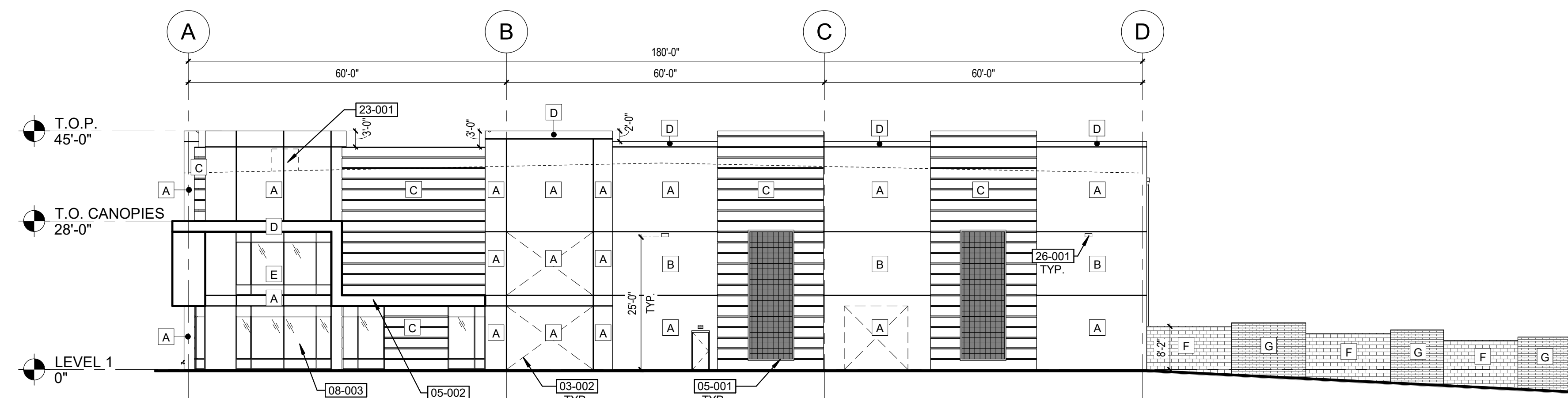
	DUNN EDWARDS DE6227 MUSLIN		4x8x16 CMU PAINTED DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
	DUNN EDWARDS DEC789 LIGHT GRAY		DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE WITH 3" WIDE, 1/2" DEEP REVEALS AT 24" ON CENTER		
	DUNN EDWARDS DET559 BLUE VELVET		
	BLACK ANODIZED ALUMINUM STOREFRONT WITH DOUBLE PANE INSULATED 1" GLASS. SOLARGRAY + SOLARBAN 60 #3 CLEAR		
	8x8x16 CMU PAINTED DUNN EDWARDS DE6227 MUSLIN		



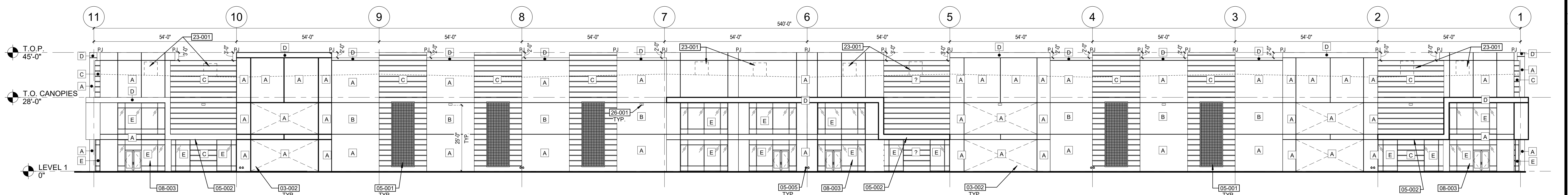
1 NORTH ELEVATION
SCALE 1/16" = 1'-0"



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



3 SOUTH ELEVATION
SCALE 1/16" = 1'-0"



4 WEST ELEVATION
SCALE 1/16" = 1'-0"

KEYNOTES

01-001	EDGE OF DOCK BUMPER WITH C-CHANNEL CAST INTO THE EDGE FOR PROTECTION. PAINTED TO MATCH WALL.
03-002	KNOCK-OUT PANEL
05-001	PLANTING TRELLIS
05-002	STEEL ENTRANCE CANOPY
05-004	DOWNSPOUT AND SCUPPER
05-005	ROOF DRAIN LAMB TONGUE
08-001	12W x 14H OVERHEAD DOOR
08-002	19W x 10H OVERHEAD DOOR
08-003	ALUMINUM STOREFRONT SYSTEM
08-004	16W x 14H OVERHEAD DOOR
23-001	FUTURE ROOFTOP MECHANICAL UNIT
26-001	LIGHT FIXTURE - REFER TO ELECTRICAL

EXTERIOR MATERIAL LEGEND

[A]	DUNN EDWARDS DE6227 MUSLIN	[G]	4x8x16 CMU PAINTED DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
[B]	DUNN EDWARDS DEC789 LIGHT GRAY	[H]	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
[C]	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE WITH 3" WIDE, 12" DEEP REVEALS AT 24" ON CENTER		
[D]	DUNN EDWARDS DET559 BLUE VELVET		
[E]	BLACK ANODIZED ALUMINUM STOREFRONT WITH DOUBLE PANE INSULATED 1" GLASS. SOLARGRAY + SOLARBAN 60 43 CLEAR		
[F]	8x8x16 CMU PAINTED DUNN EDWARDS DE6227 MUSLIN		



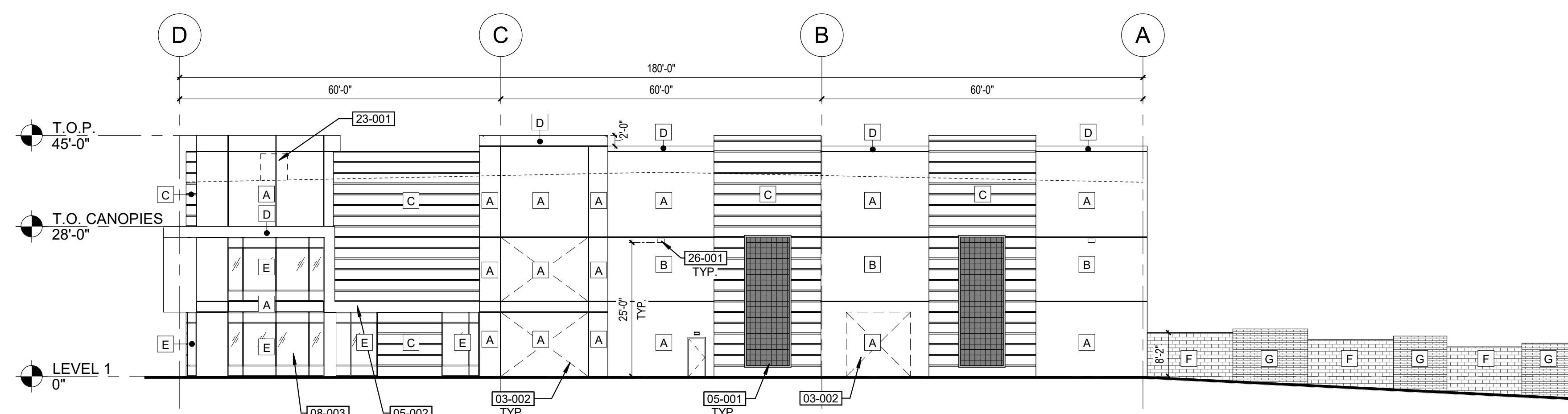
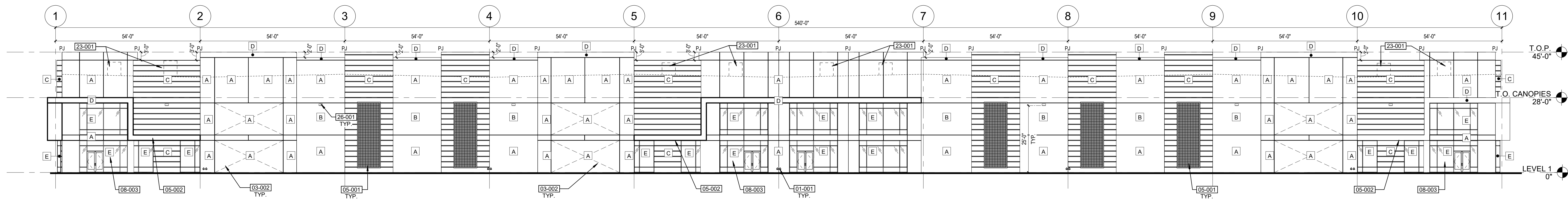
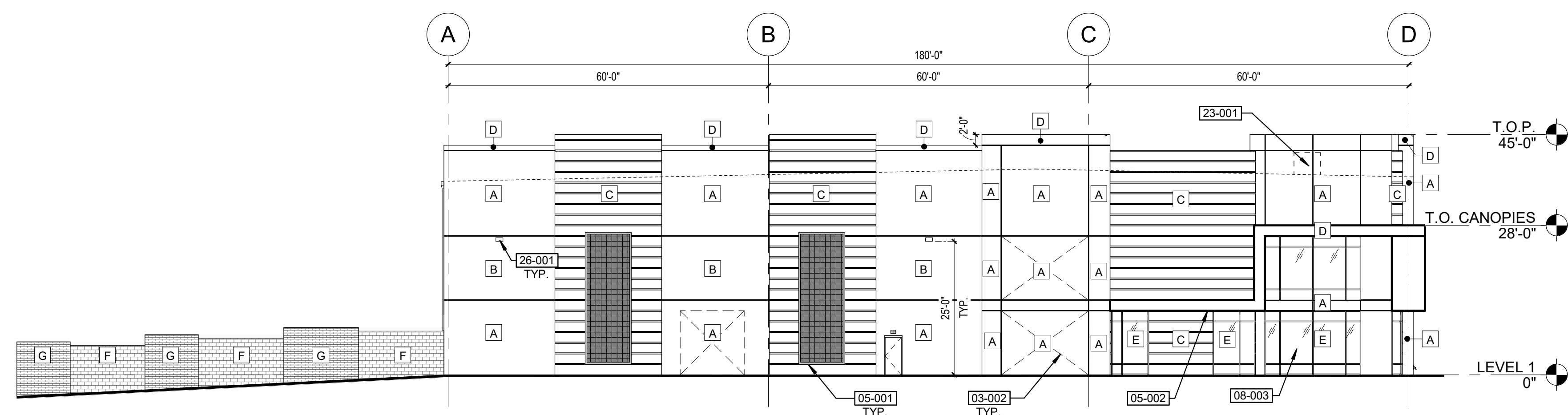
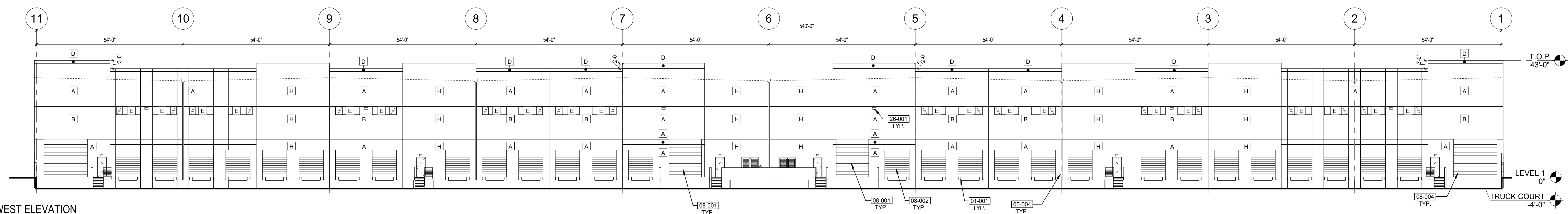
NORTH ELEVATION			EAST ELEVATION			SOUTH ELEVATION			WEST ELEVATION		
MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%
CONCRETE TILT WALL			CONCRETE TILT WALL			CONCRETE TILT WALL			CONCRETE TILT WALL		
COLOR A	3,607	40.70%	COLOR A	11,724	47.44%	COLOR A	3,607	40.70%	COLOR A	11,701	47.97%
COLOR B	782	8.83%	COLOR B	2,287	9.25%	COLOR B	782	8.83%	COLOR B	1,479	6.06%
COLOR C	2,731	30.82%	COLOR H	6,307	25.52%	COLOR C	2,731	30.82%	COLOR C	7,423	30.43%
COLOR D	111	1.25%	COLOR D	336	1.36%	COLOR D	111	1.25%	COLOR D	325	1.33%
WINDOWS (E)	629	7.10%	WINDOWS (E)	538	2.18%	WINDOWS (E)	629	7.10%	WINDOWS (E)	2,786	11.42%
MASONRY (F)	745	8.41%	MASONRY (F)	-	0.00%	MASONRY (F)	745	8.41%	MASONRY (F)	-	0.00%
CANOPY (D)	233	2.63%	CANOPY (D)	-	0.00%	CANOPY (D)	233	2.63%	CANOPY (D)	676	2.77%
OH DOOR	-	0.00%	OH DOOR	3,399	13.76%	OH DOOR	-	0.00%	OH DOOR	-	0.00%
HM DOOR	24	0.28%	HM DOOR	122	0.49%	HM DOOR	24	0.28%	HM DOOR	-	0.00%
	8,862	100%		24,712	100%		8,862	100%		24,390	100%

KEYNOTES

01-001	EDGE OF DOCK BUMPER WITH C-CHANNEL CAST INTO THE EDGE FOR PROTECTION. PAINTED TO MATCH WALL.
03-002	KNOCK-OUT PANEL
05-001	PLANTING TRELLIS
05-002	STEEL ENTRANCE CANOPY
05-004	DOWNSPOUT AND SCUPPER
05-005	ROOF DRAIN LAMB TONGUE
08-001	12W x 14H OVERHEAD DOOR
08-002	19W x 10H OVERHEAD DOOR
08-003	ALUMINUM STOREFRONT SYSTEM
08-004	16W x 14H OVERHEAD DOOR
23-001	FUTURE ROOFTOP MECHANICAL UNIT
26-001	LIGHT FIXTURE - REFER TO ELECTRICAL

EXTERIOR MATERIAL LEGEND

A	DUNN EDWARDS DE6227 MUSLIN	G	4x8x16 CMU PAINTED DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
B	DUNN EDWARDS DEC788 LIGHT GRAY	H	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
C	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE WITH 3" WIDE, 12" DEEP REVEALS AT 24" ON CENTER		
D	DUNN EDWARDS DET559 BLUE VELVET		
E	BLACK ANODIZED ALUMINUM STOREFRONT WITH DOUBLE PANE INSULATED 1" GLASS. SOLARGRAY + SOLARBAN 60 #3 CLEAR		
F	8x8x16 CMU PAINTED DUNN EDWARDS DE6227 MUSLIN		

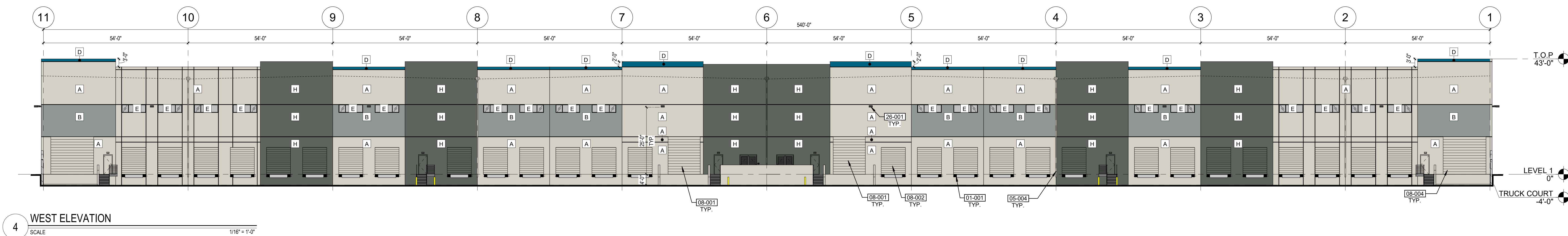
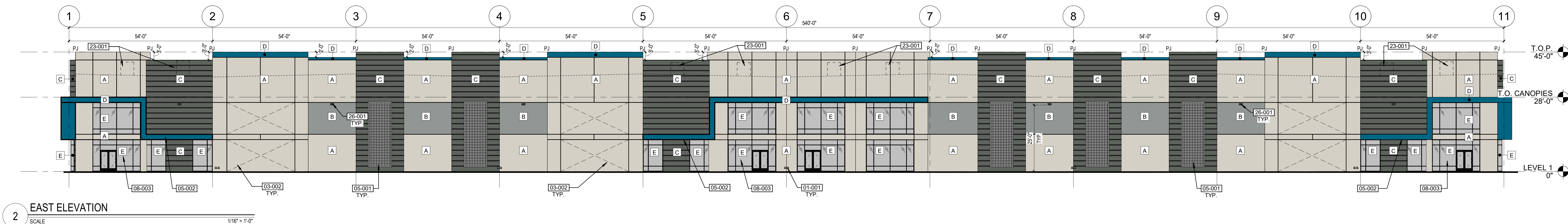
1 NORTH ELEVATION
SCALE 1/16" = 1'-0"2 EAST ELEVATION
SCALE 1/16" = 1'-0"3 SOUTH ELEVATION
SCALE 1/16" = 1'-0"4 WEST ELEVATION
SCALE 1/16" = 1'-0"

KEYNOTES

01-001	EDGE OF DOCK BUMPER WITH C-CHANNEL CAST INTO THE EDGE FOR PROTECTION, PAINTED TO MATCH WALL
03-002	KNOCK-OUT PANEL
05-001	PLANTING TRELLIS
05-002	STEEL ENTRANCE CANOPY
05-004	DOWNSPOUT AND SCUPPER
08-001	12W x 14H OVERHEAD DOOR
08-002	9W x 10H OVERHEAD DOOR
08-003	ALUMINUM STOREFRONT SYSTEM
08-004	16W x 14H OVERHEAD DOOR
23-001	FUTURE ROOFTOP MECHANICAL UNIT
26-001	LIGHT FIXTURE - REFER TO ELECTRICAL

EXTERIOR MATERIAL LEGEND

[A]	DUNN EDWARDS DE6227 MUSLIN	[G]	4x16 CMU PAINTED DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
[B]	DUNN EDWARDS DEC789 LIGHT GRAY	[H]	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
[C]	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE WITH 3" WIDE, 10" DEEP REVEALS AT 24" ON CENTER		
[D]	DUNN EDWARDS DET559 BLUE VELVET		
[E]	BLACK ANODIZED ALUMINUM STOREFRONT WITH DOUBLE PANE INSULATED 1" GLASS: SOLARGRAY + SOLARBAN 60 R3 CLEAR		
[F]	8x16 CMU PAINTED DUNN EDWARDS DE6227 MUSLIN		



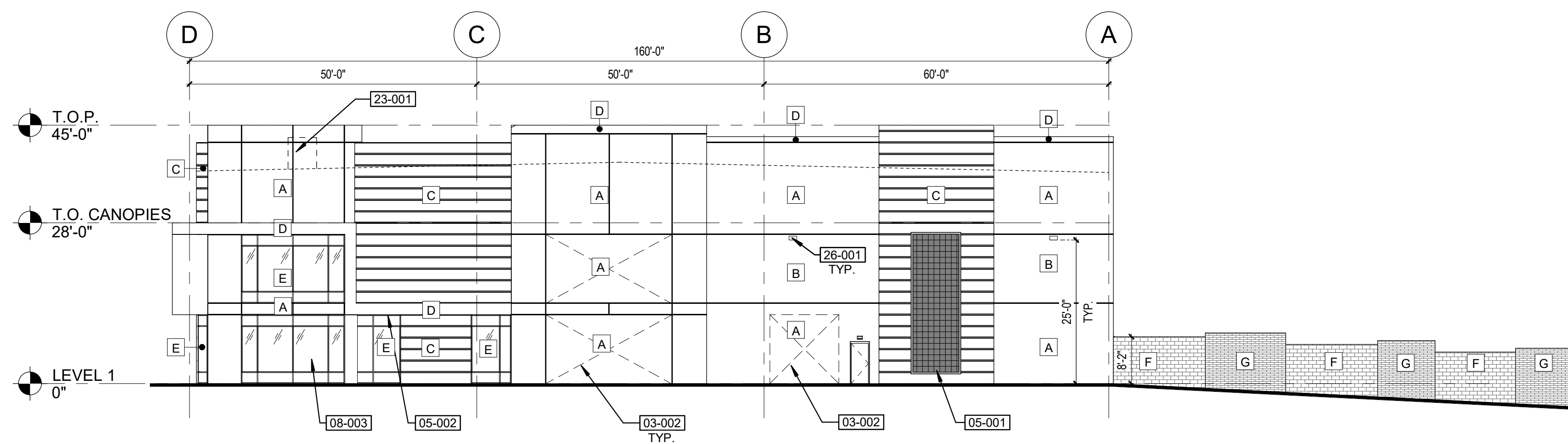
NORTH ELEVATION			EAST ELEVATION			SOUTH ELEVATION			WEST ELEVATION		
MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%
CONCRETE TILT WALL			CONCRETE TILT WALL			CONCRETE TILT WALL			CONCRETE TILT WALL		
COLOR A	3,607	40.70%	COLOR A	11,724	47.44%	COLOR A	3,607	40.70%	COLOR A	11,701	47.97%
COLOR B	782	8.83%	COLOR B	2,287	9.25%	COLOR B	782	8.83%	COLOR B	1,479	6.06%
COLOR C	2,731	30.82%	COLOR C	6,307	25.52%	COLOR C	2,731	30.82%	COLOR C	7,423	30.43%
COLOR D	111	1.25%	COLOR D	336	1.38%	COLOR D	111	1.25%	COLOR D	325	1.33%
WINDOWS (E)	629	7.10%	WINDOWS (E)	538	2.16%	WINDOWS (E)	629	7.10%	WINDOWS (E)	2,786	11.42%
MASONRY (F)	745	8.41%	MASONRY (F)	-	0.00%	MASONRY (F)	745	8.41%	MASONRY (F)	-	0.00%
CANOPY (D)	233	2.63%	CANOPY (D)	-	0.00%	CANOPY (D)	233	2.63%	CANOPY (D)	276	2.77%
OH DOOR	-	0.00%	OH DOOR	3,399	13.76%	OH DOOR	-	0.00%	OH DOOR	-	0.00%
HM DOOR	24	0.28%	HM DOOR	122	0.49%	HM DOOR	24	0.28%	HM DOOR	-	0.00%
	8,862	100%		24,712	100%		8,862	100%		24,390	100%

01-001	EDGE OF DOWNSPUTTER WITH C-CHANNEL CAST INTO THE EDGE FOR PROTECTION. PAINTED TO MATCH WALL.
03-002	KNOCK-OUT PANEL
05-001	PLANTING TRELLIS
05-002	STEEL ENTRANCE CANOPY
05-004	DOWNSPOUT AND SCUPPER
08-001	12W x 14H OVERHEAD DOOR
08-002	9W x 10H OVERHEAD DOOR
08-003	ALUMINUM STOREFRONT SYSTEM
08-004	16W x 14H OVERHEAD DOOR
23-001	FUTURE ROOFTOP MECHANICAL UNIT
26-001	LIGHT FIXTURE - REFER TO ELECTRICAL

	DUNN EDWARDS DEC227 MUSLIN		4x6x16 CMU PAINTED DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
	DUNN EDWARDS DEC789 LIGHT GRAY		DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE WITH 3" WIDE, 1/2" DEEP REVEALS AT 24" ON CENTER		
	DUNN EDWARDS DET559 BLUE VELVET		
	BLACK ANODIZED ALUMINUM STOREFRONT WITH DOUBLE PANE INSULATED 1" GLASS. SOLARGRAY + SOLARBAN 60 #3 CLEAR		
	8x6x16 CMU PAINTED DUNN EDWARDS DEC227 MUSLIN		

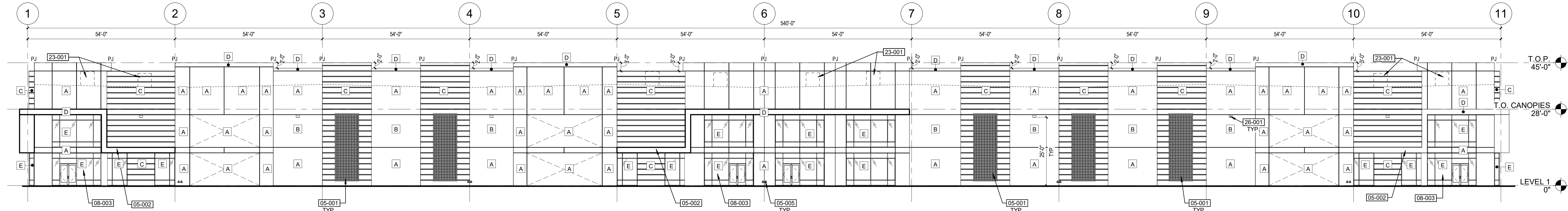
A-204A

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION: THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES WITHIN 30 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR



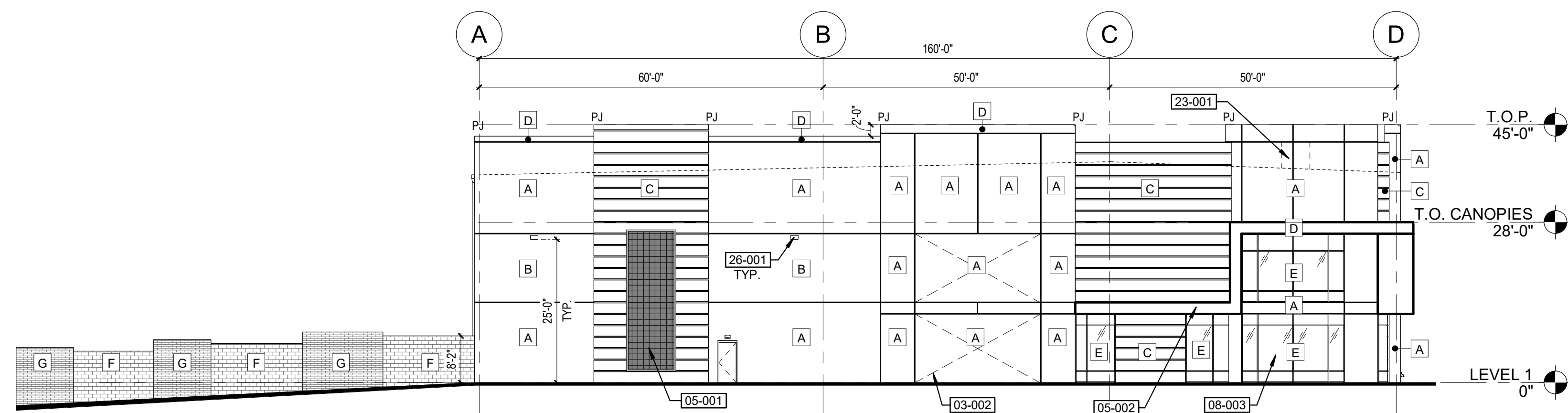
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SCALE 1/16" = 1'-0"



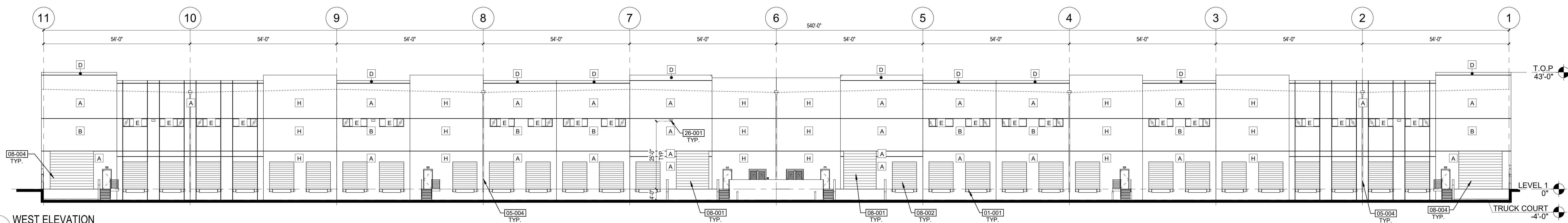
2 EAST ELEVATION

SCALE 1/16" = 1'-0"



3 SOUTH ELEVATION

SCALE 1/16" = 1'-0"



4 WEST ELEVATION

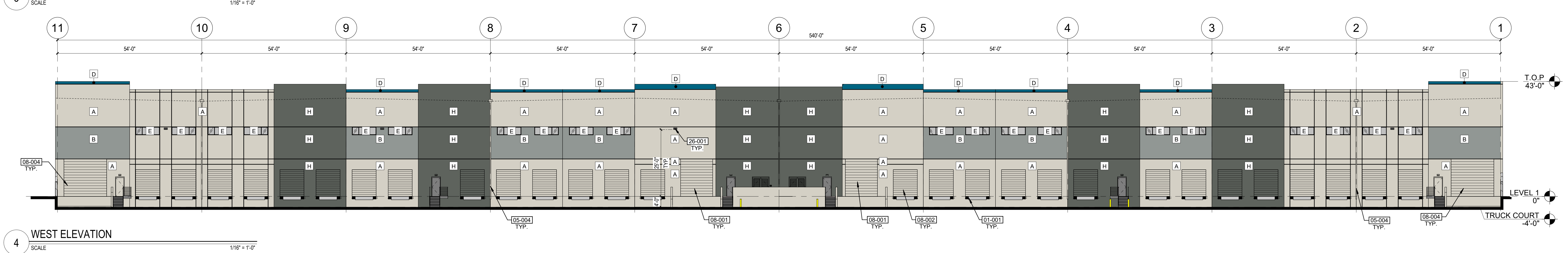
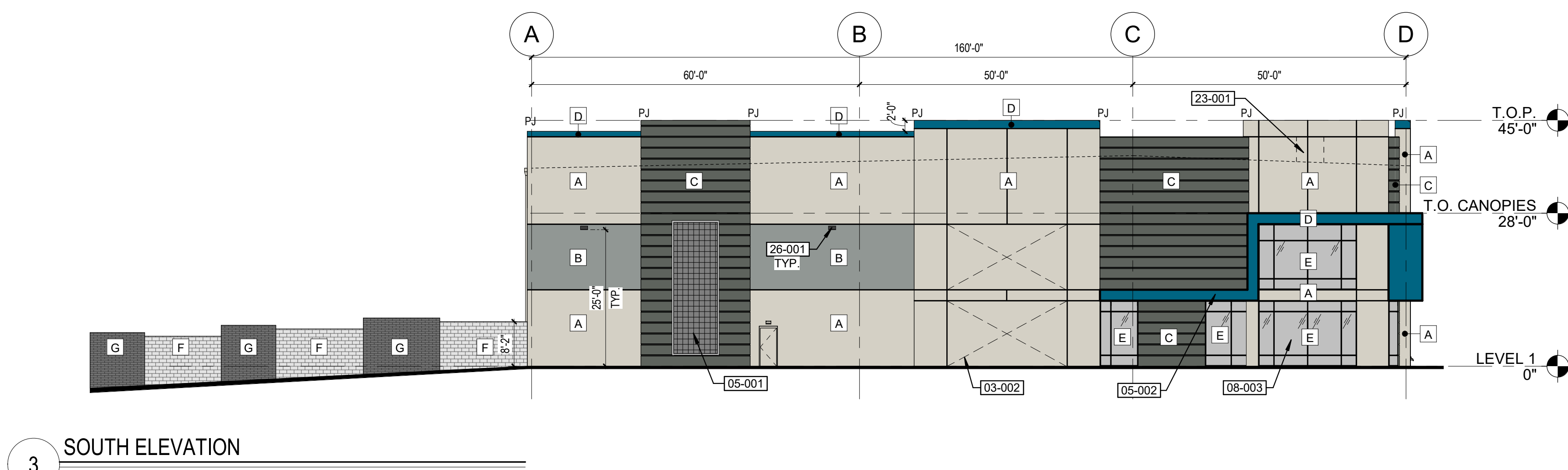
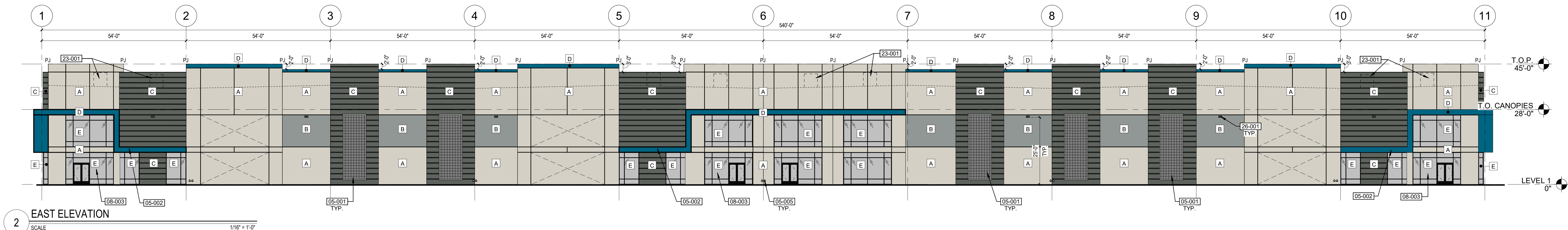
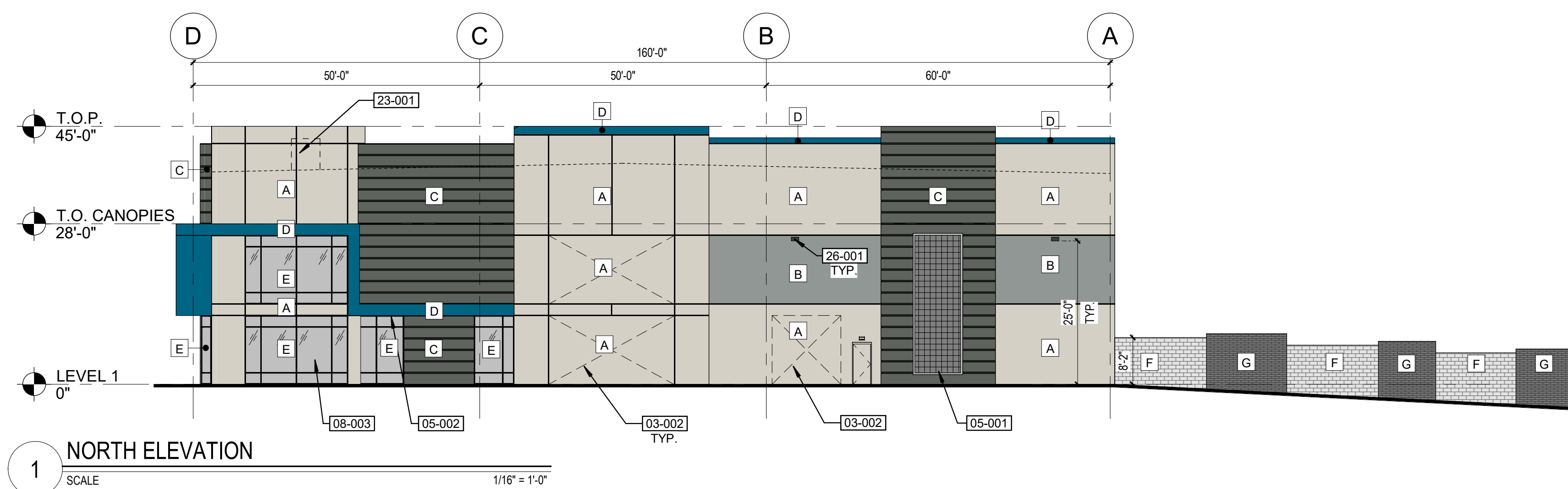
SCALE 1/16" = 1'-0"

KEYNOTES

01-001	EDGE OF DOCK BUMPER WITH C-CHANNEL CAST INTO THE EDGE FOR PROTECTION, PAINTED TO MATCH WALL
03-002	KNOCK-OUT PANEL
05-001	PLANTING TRELLIS
05-002	STEEL ENTRANCE CANOPY
05-004	DOWNSPOUT AND SCUPPER
05-005	ROOF DRAIN LAMB TONGUE
08-001	12W x 14H OVERHEAD DOOR
08-002	8W x 10H OVERHEAD DOOR
08-003	ALUMINUM STOREFRONT SYSTEM
08-004	16W x 14H OVERHEAD DOOR
23-001	FUTURE ROOFTOP MECHANICAL UNIT
26-001	LIGHT FIXTURE - REFER TO ELECTRICAL

EXTERIOR MATERIAL LEGEND

[A]	DUNN EDWARDS DE227 MUSLIN	[G]	4x8x16 CMU PAINTED DUNN EDWARDS DET801 CHARCOAL BRIQUETTE
[B]	DUNN EDWARDS DEC789 LIGHT GRAY	[H]	DUNN EDWARDS DET801 CHARCOAL BRIQUETTE
[C]	DUNN EDWARDS DET801 CHARCOAL BRIQUETTE WITH 5" WIDE 1/2" DEEP REVEALS AT 24" ON CENTER		
[D]	DUNN EDWARDS DET559 BLUE VELVET		
[E]	BLACK ANODIZED ALUMINUM STOREFRONT WITH DOUBLE PANE INSULATED 1" GLASS SOLARGRAY + SOLARBAN 60 R3 CLEAR		
[F]	8x8x16 CMU PAINTED DUNN EDWARDS DE227 MUSLIN		



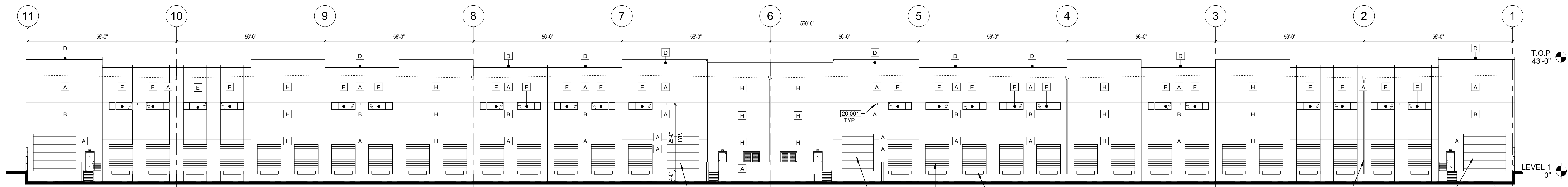
NORTH ELEVATION			EAST ELEVATION			SOUTH ELEVATION			WEST ELEVATION		
MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%
CONCRETE TILT WALL			CONCRETE TILT WALL			CONCRETE TILT WALL			CONCRETE TILT WALL		
COLOR A	3,668	47.15%	COLOR A	11,909	49.63%	COLOR A	3,668	47.15%	COLOR A	11,728	47.46%
COLOR B	633	8.14%	COLOR B	1,449	6.04%	COLOR B	633	8.14%	COLOR B	2,287	9.25%
COLOR C	1,830	23.52%	COLOR C	6,857	28.57%	COLOR C	1,830	23.52%	COLOR H	6,307	25.52%
COLOR D	103	1.33%	COLOR D	321	1.34%	COLOR D	103	1.33%	COLOR D	329	1.33%
WINDOWS (E)	612	7.87%	WINDOWS (E)	2,786	11.61%	WINDOWS (E)	612	7.87%	WINDOWS (E)	538	2.18%
MASONRY (F)	676	8.69%	MASONRY (F)	-	0.00%	MASONRY (F)	676	8.69%	MASONRY (F)	-	0.00%
CANOPY (D)	233	2.99%	CANOPY (D)	676	2.82%	CANOPY (D)	233	2.99%	CANOPY (D)	-	0.00%
OH DOOR	-	0.00%	OH DOOR	-	0.00%	OH DOOR	-	0.00%	OH DOOR	3,399	13.76%
HM DOOR	24	0.31%	HM DOOR	-	0.00%	HM DOOR	24	0.31%	HM DOOR	122	0.49%
	7,779	100%		23,997	100%		7,779	100%		24,709	100%

KEYNOTES

01-001	EDGE OF DOCK BUMPER WITH C-CHANNEL CAST INTO THE EDGE FOR PROTECTION. PAINTED TO MATCH WALL
03-002	KNOCK-OUT PANEL
05-001	PLANTING TRELLIS
05-002	STEEL ENTRANCE CANOPY
05-004	DOWNSPOUT AND SCUPPER
05-005	ROOF DRAIN LAMB TONGUE
08-001	12W x 14H OVERHEAD DOOR
08-002	9W x 10H OVERHEAD DOOR
08-003	ALUMINUM STOREFRONT SYSTEM
08-004	16W x 14H OVERHEAD DOOR
23-001	FUTURE ROOFTOP MECHANICAL UNIT
26-001	LIGHT FIXTURE - REFER TO ELECTRICAL

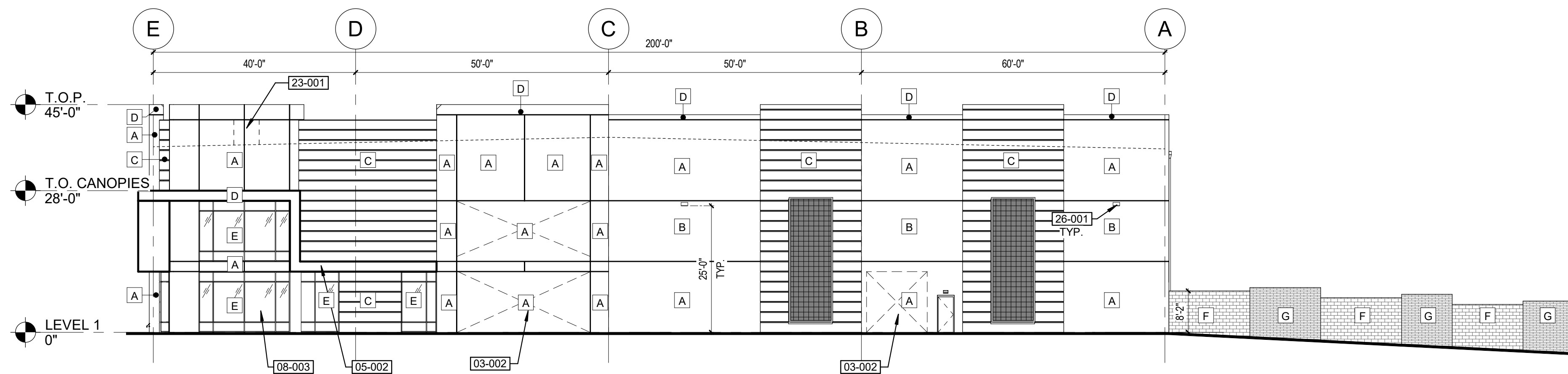
EXTERIOR MATERIAL LEGEND

A	DUNN EDWARDS DE6227 MUSLIN	G	4x8x16 CMU PAINTED DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
B	DUNN EDWARDS DEC789 LIGHT GRAY	H	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
C	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE WITH 3" WIDE 1/2" DEEP REVEALS AT 24" ON CENTER		
D	DUNN EDWARDS DET559 BLUE VELVET		
E	BLACK ANODIZED ALUMINUM STOREFRONT WITH DOUBLE PANE INSULATED 1" GLASS. SOLARGRAY + SOLARBAN 60 #3 CLEAR		
F	8x8x16 CMU PAINTED DUNN EDWARDS DE6227 MUSLIN		



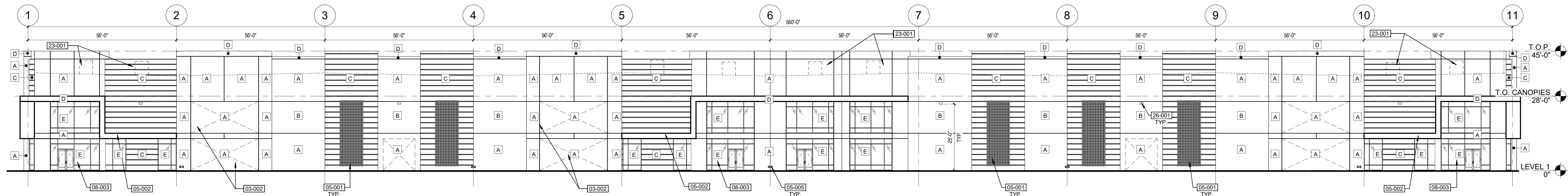
1 NORTH ELEVATION

SCALE 1/16" = 1'-0"



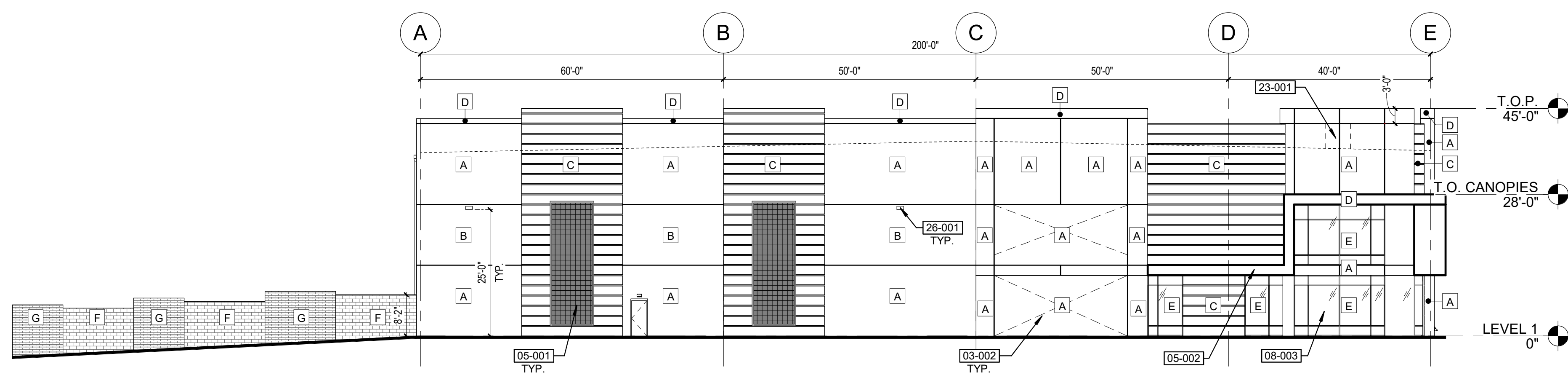
2 EAST ELEVATION

SCALE 1/16" = 1'-0"



3 SOUTH ELEVATION

SCALE 1/16" = 1'-0"



4 WEST ELEVATION

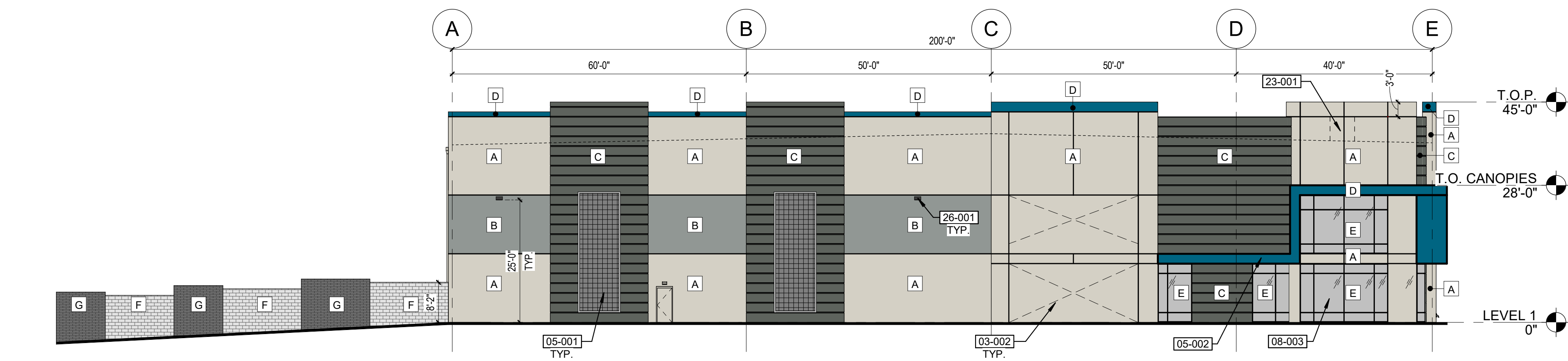
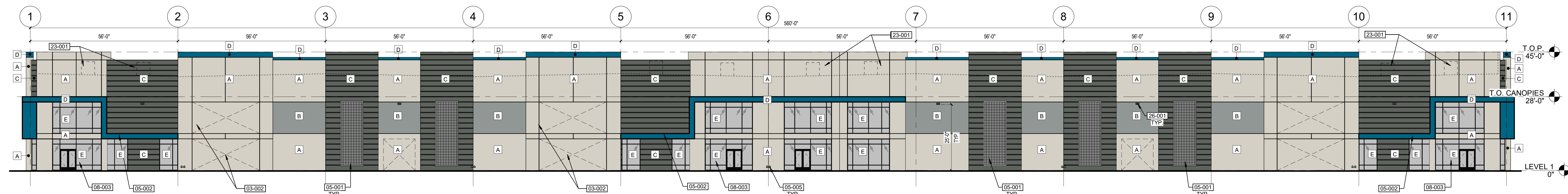
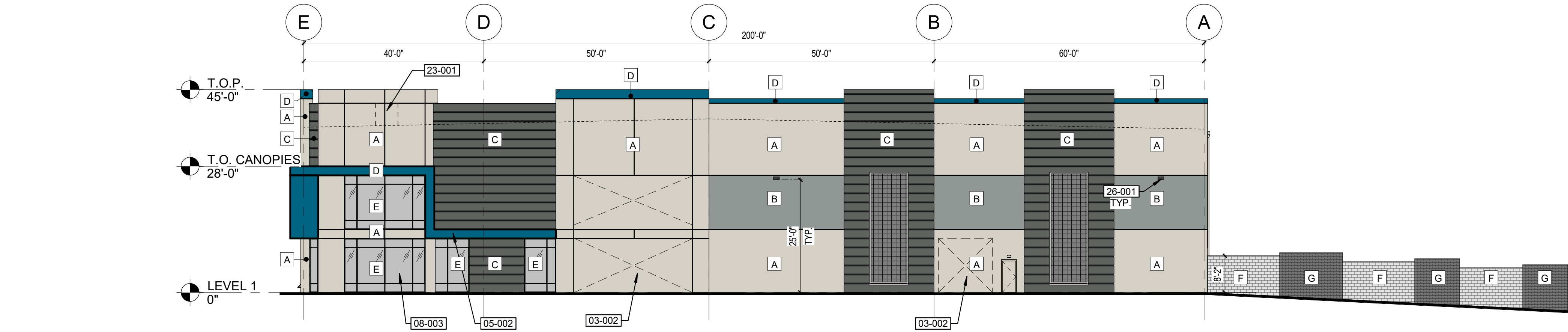
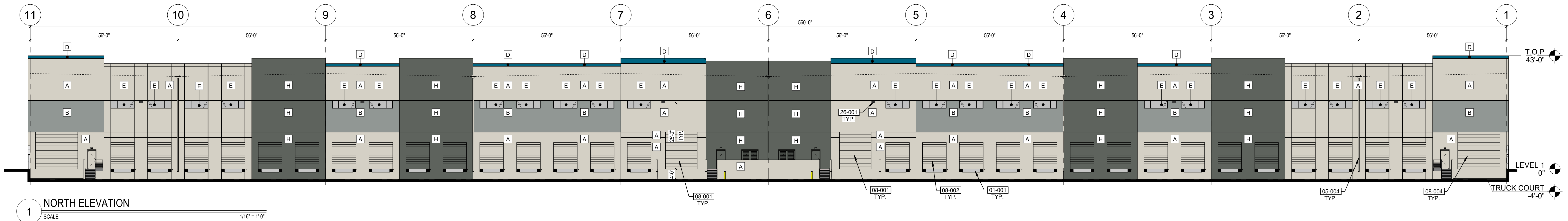
SCALE 1/16" = 1'-0"

KEYNOTES

01-001	EDGE OF DOCK BUMPER WITH C-CHANNEL CAST INTO THE EDGE FOR PROTECTION, PAINTED TO MATCH WALL
03-002	KNOCK-OUT PANEL
05-001	PLANTING TRELLIS
05-002	STEEL ENTRANCE CANOPY
05-004	DOWNSPOUT AND SCUPPER
05-005	ROOF DRAIN LAMB TONGUE
08-001	12W x 14H OVERHEAD DOOR
08-002	9W x 10H OVERHEAD DOOR
08-003	ALUMINUM STOREFRONT SYSTEM
08-004	16W x 14H OVERHEAD DOOR
23-001	FUTURE ROOFTOP MECHANICAL UNIT
26-001	LIGHT FIXTURE - REFER TO ELECTRICAL

EXTERIOR MATERIAL LEGEND

A	DUNN EDWARDS DER227 MUSLIN	G	4x8x16 CMU PAINTED DUNN EDWARDS DET801 CHARCOAL BRIQUETTE
B	DUNN EDWARDS DEC789 LIGHT GRAY	H	DUNN EDWARDS DET801 CHARCOAL BRIQUETTE
C	DUNN EDWARDS DET801 CHARCOAL BRIQUETTE WITH 3" WIDE, 1/2" DEEP REVEALS AT 24" ON CENTER		
D	DUNN EDWARDS DET559 BLUE VELVET		
E	BLACK ANODIZED ALUMINUM STOREFRONT WITH DOUBLE PANE INSULATED 1" GLASS SOLARGRAY + SOLARBAN 60 #3 CLEAR		
F	8x8x16 CMU PAINTED DUNN EDWARDS DER227 MUSLIN		



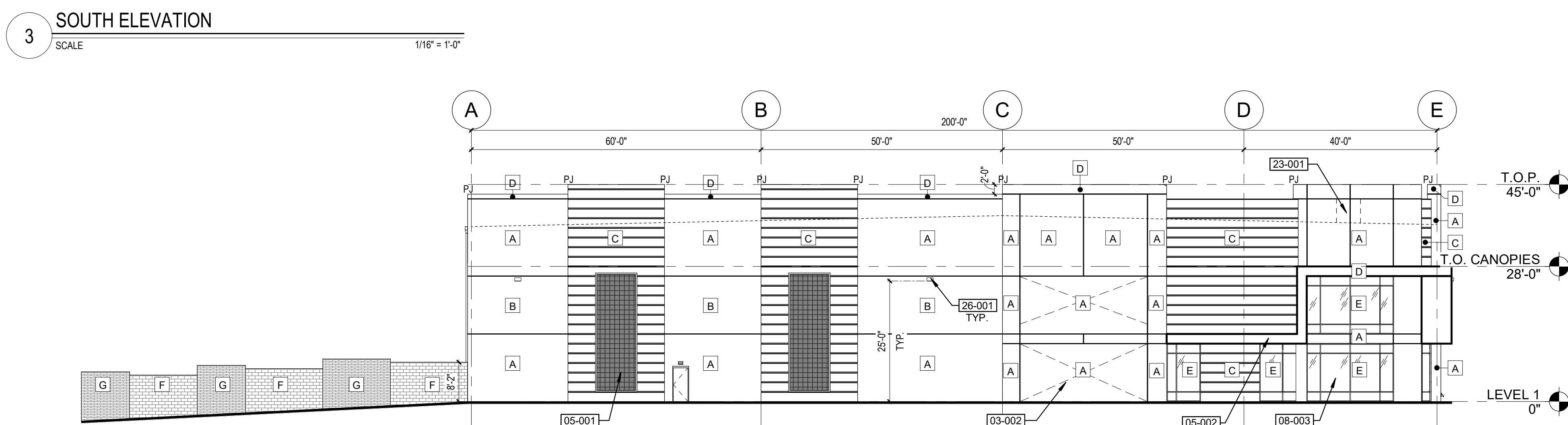
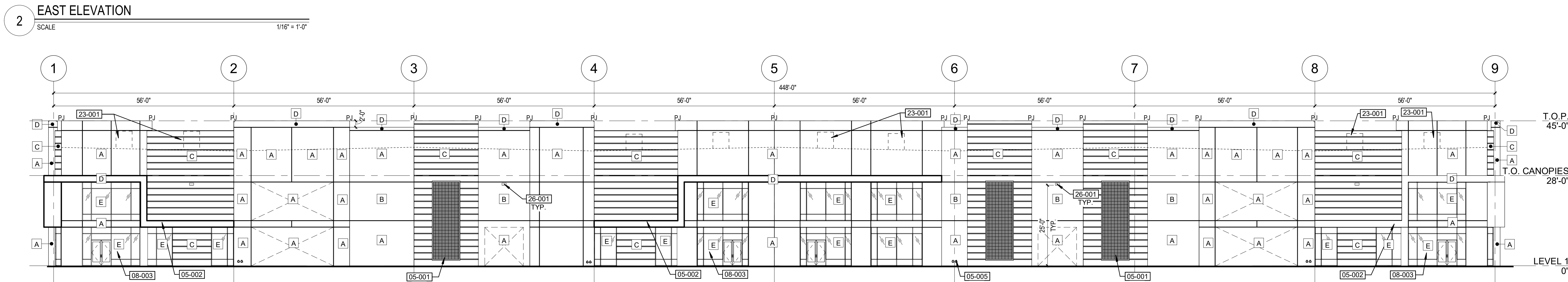
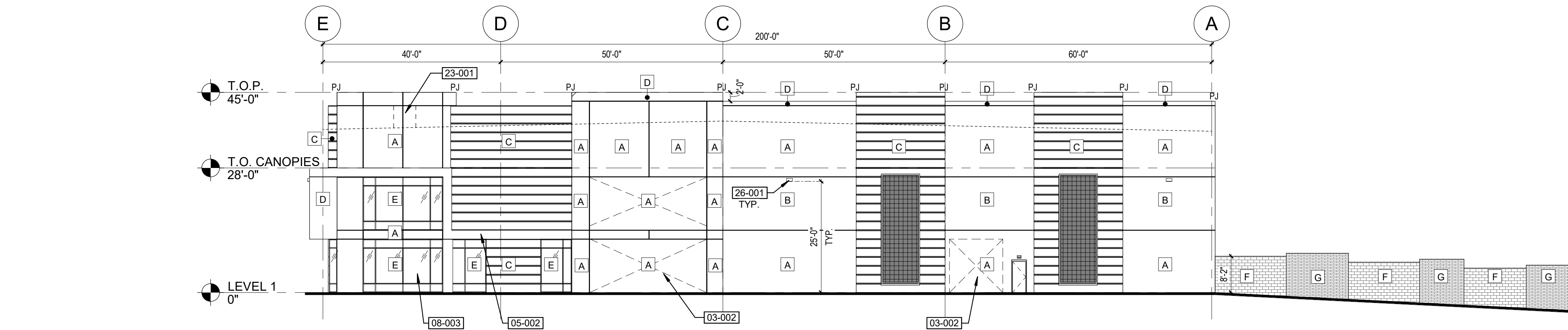
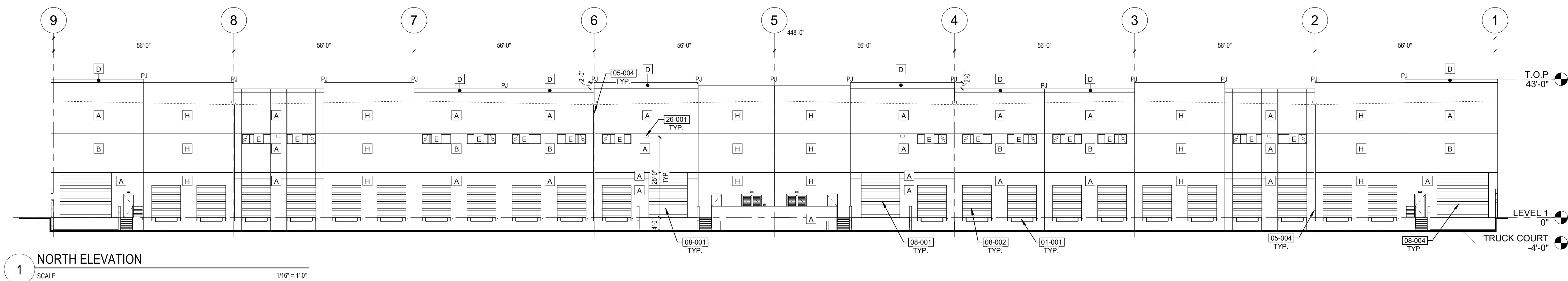
NORTH ELEVATION			EAST ELEVATION			SOUTH ELEVATION			WEST ELEVATION		
MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%
CONCRETE TILT WALL			CONCRETE TILT WALL			CONCRETE TILT WALL			CONCRETE TILT WALL		
COLOR A	12,212	47.50%	COLOR A	4,281	44.03%	COLOR A	12,290	48.94%	COLOR A	4,281	44.03%
COLOR B	2,390	9.30%	COLOR B	858	8.83%	COLOR B	1,612	6.42%	COLOR B	858	8.83%
COLOR H	7,300	28.40%	COLOR C	2,781	28.60%	COLOR C	7,452	29.68%	COLOR C	2,781	28.60%
COLOR D	345	1.34%	COLOR D	140	1.44%	COLOR D	349	1.39%	COLOR D	140	1.44%
WINDOWS (E)	599	2.33%	WINDOWS (E)	630	6.48%	WINDOWS (E)	2,720	10.83%	WINDOWS (E)	630	6.48%
MASONRY (F)	-	0.00%	MASONRY (F)	745	7.66%	MASONRY (F)	-	0.00%	MASONRY (F)	745	7.66%
CANOPY (D)	-	0.00%	CANOPY (D)	262	2.69%	CANOPY (D)	688	2.74%	CANOPY (D)	262	2.69%
OH DOOR	2,764	10.75%	OH DOOR	-	0.00%	OH DOOR	-	0.00%	OH DOOR	-	0.00%
HM DOOR	98	0.38%	HM DOOR	24	0.25%	HM DOOR	-	0.00%	HM DOOR	24	0.25%
	25,707	100%		9,722	100%		25,111	100%		9,722	100%

KEYNOTES

01-001	EDGE OF DOCK BUMPER WITH C-CHANNEL CAST INTO THE EDGE FOR PROTECTION. PAINTED TO MATCH WALL.
03-002	KNICK-OUT PANEL
05-001	PLANTING TRELLIS
05-002	STEEL ENTRANCE CANOPY
05-004	DOWNSPOUT AND SCUPPER
05-005	ROOF DRAIN LAMB TONGUE
08-001	12W x 14H OVERHEAD DOOR
08-002	5W x 10H OVERHEAD DOOR
08-003	ALUMINUM STOREFRONT SYSTEM
08-004	16W x 14H OVERHEAD DOOR
23-001	FUTURE ROOFTOP MECHANICAL UNIT
26-001	LIGHT FIXTURE - REFER TO ELECTRICAL

EXTERIOR MATERIAL LEGEND

A	DUNN EDWARDS DE6227 MUSLIN	G	4x8x16 CMU PAINTED DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
B	DUNN EDWARDS DEC7289 LIGHT GRAY	H	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
C	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE WITH 3" WIDE, 1/2" DEEP REVEALS AT 24" ON CENTER		
D	DUNN EDWARDS DET559 BLUE VELVET		
E	BLACK ANODIZED ALUMINUM STOREFRONT WITH DOUBLE PANE INSULATED 1" GLASS. SOLARGRAY + SOLARBAN 60 #3 CLEAR		
F	8x8x16 CMU PAINTED DUNN EDWARDS DE6227 MUSLIN		

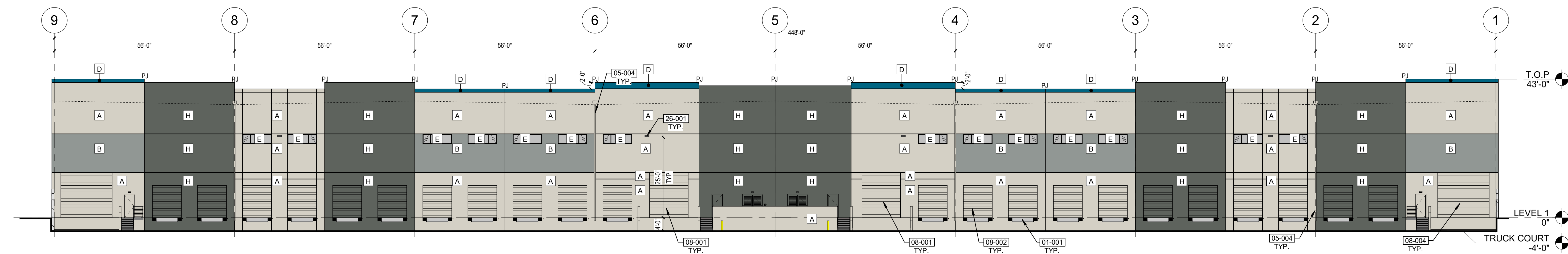


KEYNOTES

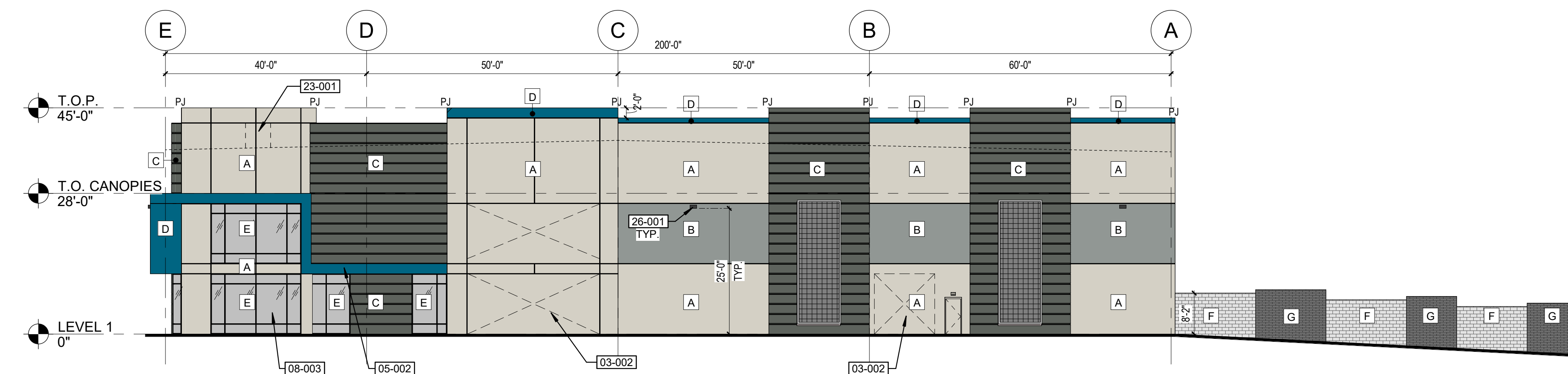
01-001	EDGE OF DOCK BUMPER WITH C-CHANNEL CAST INTO THE EDGE FOR PROTECTION, PAINTED TO MATCH WALL
03-002	KNOCK-OUT PANEL
05-001	PLANTING TRELLIS
05-002	STEEL ENTRANCE CANOPY
05-004	DOWNSPOUT AND SCUPPER
05-005	ROOF DRAIN LAMB TONGUE
08-001	12W x 16H OVERHEAD DOOR
08-002	5W x 10H OVERHEAD DOOR
08-003	ALUMINUM STOREFRONT SYSTEM
08-004	16W x 14H OVERHEAD DOOR
23-001	FUTURE ROOFTOP MECHANICAL UNIT
26-001	LIGHT FIXTURE - REFER TO ELECTRICAL

EXTERIOR MATERIAL LEGEND

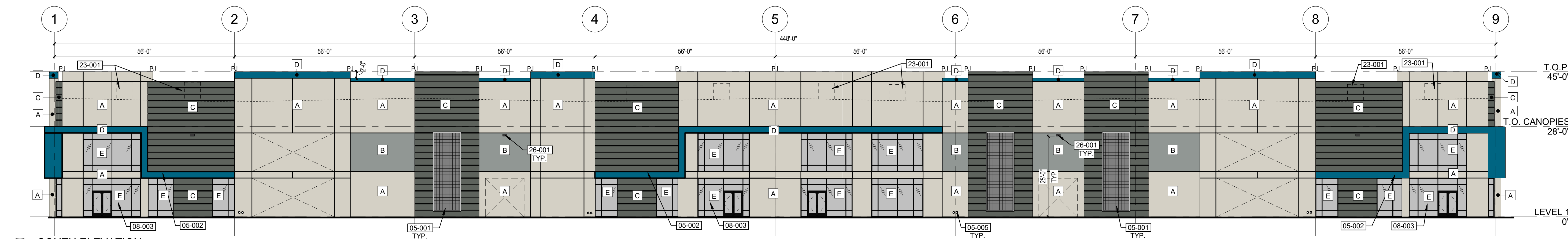
[A]	DUNN EDWARDS DE6227 MUSLIN	[G]	4x8x16 CMU PAINTED DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
[B]	DUNN EDWARDS DEC789 LIGHT GRAY	[H]	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
[C]	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE WITH 3\" HIGH REVEALS AT 24\" ON CENTER		
[D]	DUNN EDWARDS DET599 BLUE VELVET		
[E]	BLACK ANODIZED ALUMINUM STOREFRONT WITH DOUBLE PANE INSULATED 1\" GLASS SOLARGRAY + SOLARBAN 60 R3 CLEAR		
[F]	8x8x16 CMU PAINTED DUNN EDWARDS DE6227 MUSLIN		



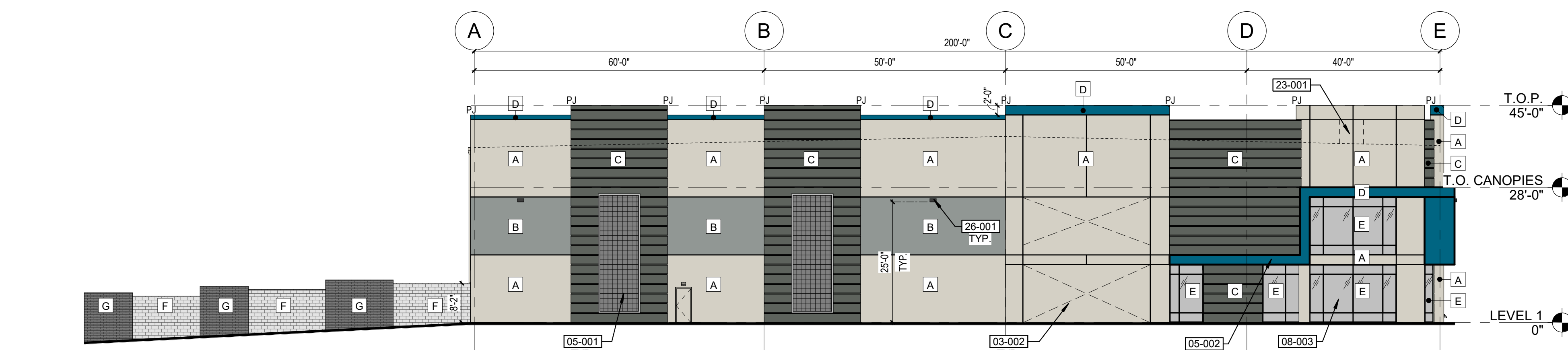
1 NORTH ELEVATION
 SCALE 1/16" = 1'-0"



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



3 SOUTH ELEVATION
 SCALE 1/16" = 1'-0"



4 WEST ELEVATION
 SCALE 1/16" = 1'-0"

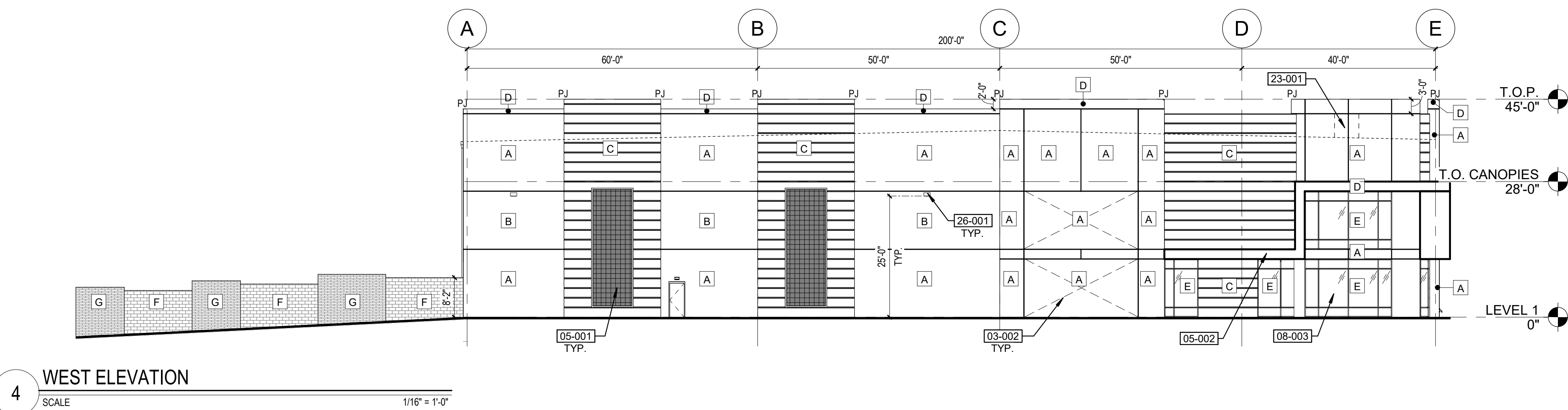
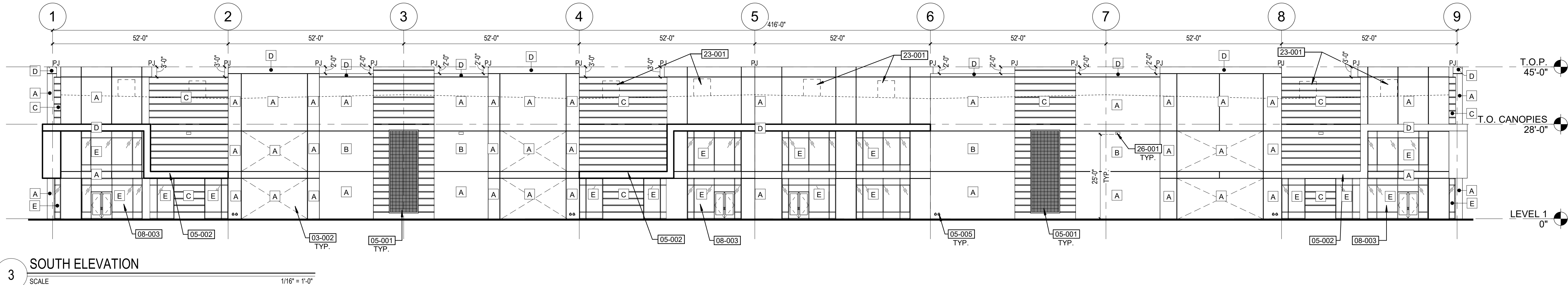
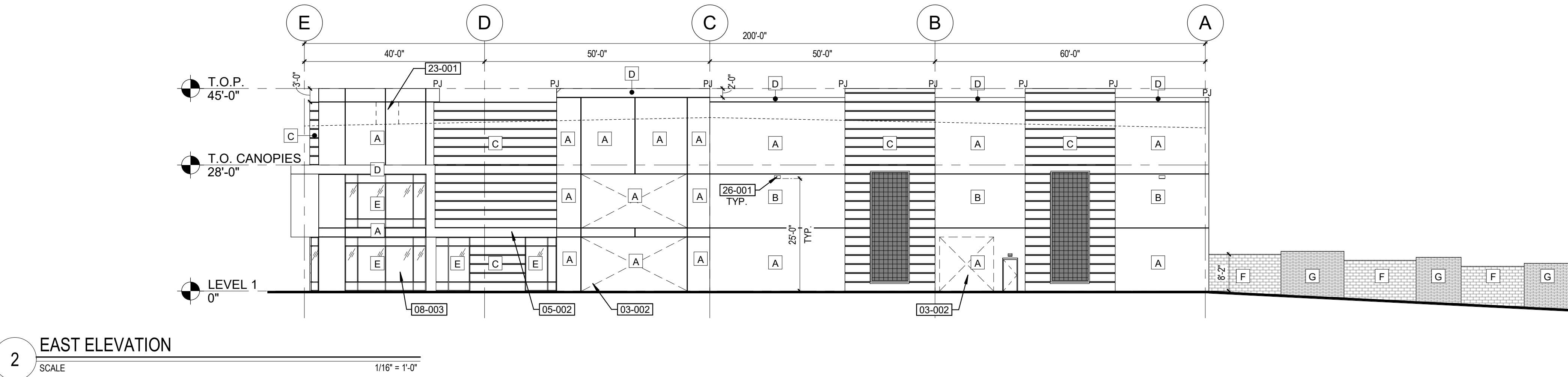
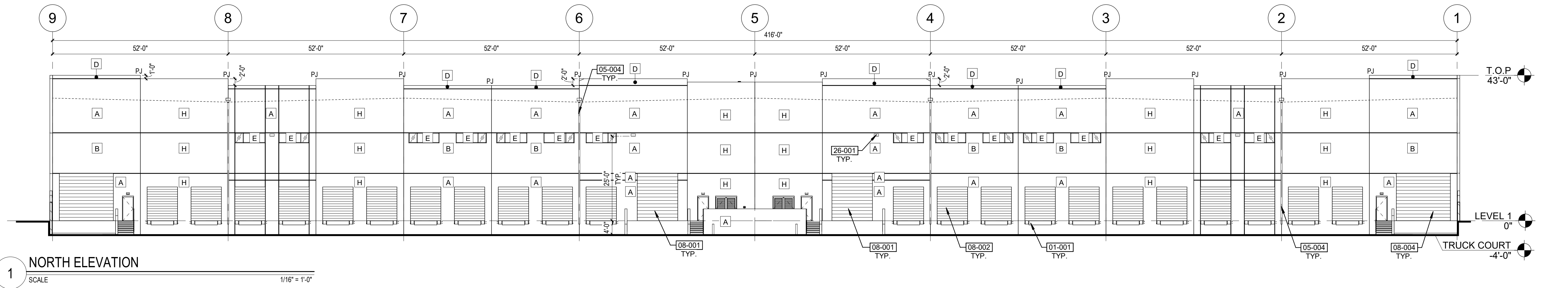
NORTH ELEVATION			EAST ELEVATION			SOUTH ELEVATION			WEST ELEVATION		
MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%
CONCRETE TILT WALL			CONCRETE TILT WALL			CONCRETE TILT WALL			CONCRETE TILT WALL		
COLOR A	8,738	42.31%	COLOR A	4,281	44.03%	COLOR A	10,098	49.93%	COLOR A	4,281	44.03%
COLOR B	1,802	8.73%	COLOR B	858	8.83%	COLOR B	921	4.56%	COLOR B	858	8.83%
COLOR H	6,579	31.86%	COLOR C	2,781	28.60%	COLOR C	5,652	27.95%	COLOR C	2,781	28.60%
COLOR D	292	1.42%	COLOR D	140	1.44%	COLOR D	278	1.37%	COLOR D	140	1.44%
WINDOWS (E)	378	1.83%	WINDOWS (E)	630	6.48%	WINDOWS (E)	2,586	12.79%	WINDOWS (E)	630	6.48%
MASONRY (F)	-	0.00%	MASONRY (F)	745	7.66%	MASONRY (F)	-	0.00%	MASONRY (F)	745	7.66%
CANOPY (D)	-	0.00%	CANOPY (D)	262	2.69%	CANOPY (D)	688	3.40%	CANOPY (D)	262	2.69%
OH DOOR	2,764	13.38%	OH DOOR	-	0.00%	OH DOOR	-	0.00%	OH DOOR	-	0.00%
HM DOOR	98	0.47%	HM DOOR	24	0.25%	HM DOOR	-	0.00%	HM DOOR	24	0.25%
	20,651	100%		9,722	100%		20,223	100%		9,722	100%

KEYNOTES

01-001	EDGE OF DOCK BUMPER WITH C-CHANNEL CAST INTO THE EDGE FOR PROTECTION, PAINTED TO MATCH WALL.
03-002	KNOCKOUT PANEL
05-001	PLANTING TRELLIS
05-002	STEEL ENTRANCE CANOPY
05-004	DOWNSPOUT AND SCUPPER
05-005	ROOF DRAIN LAMB TONGUE
08-001	12W x 14H OVERHEAD DOOR
08-002	2W x 10H OVERHEAD DOOR
08-003	ALUMINUM STOREFRONT SYSTEM
08-004	16W x 14H OVERHEAD DOOR
23-001	FUTURE ROOFTOP MECHANICAL UNIT
26-001	LIGHT FIXTURE - REFER TO ELECTRICAL

EXTERIOR MATERIAL LEGEND

A	DUNN EDWARDS DE6227 MUSLIN	G	4x16 CMU PAINTED DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
B	DUNN EDWARDS DEC789 LIGHT GRAY	H	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
C	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE WITH 5" WIDE, 1/2" DEEP REVEALS AT 24" ON CENTER		
D	DUNN EDWARDS DET599 BLUE VELVET		
E	BLACK ANODIZED ALUMINUM STOREFRONT WITH DOUBLE PANE INSULATED 1" GLASS SOLARGRAY + SOLARBAN 60 #3 CLEAR		
F	8x16 CMU PAINTED DUNN EDWARDS DE6227 MUSLIN		

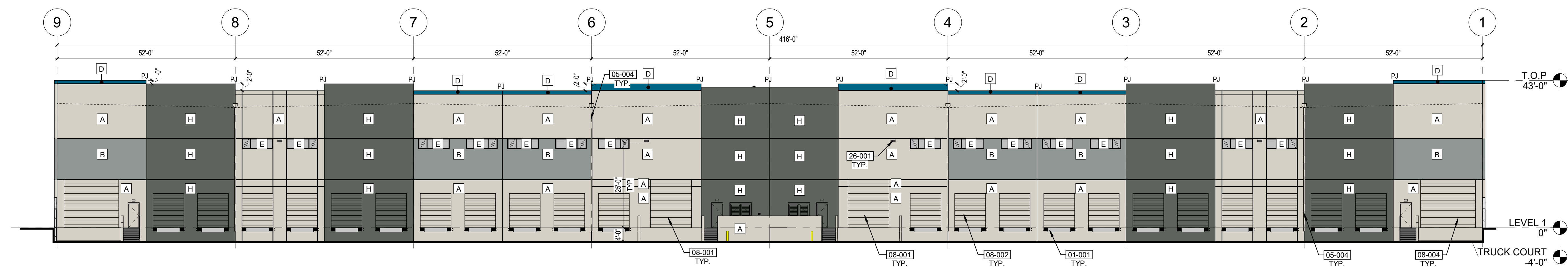
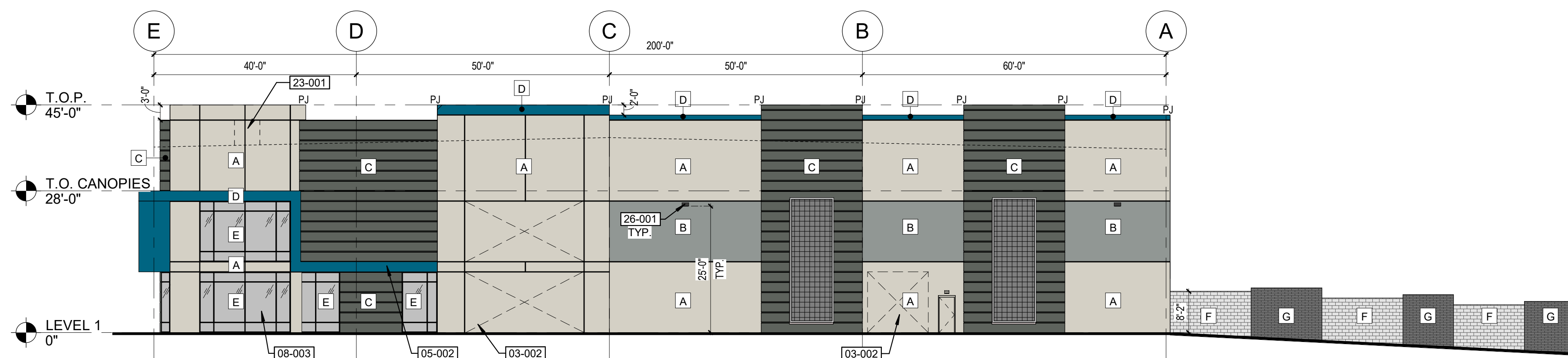
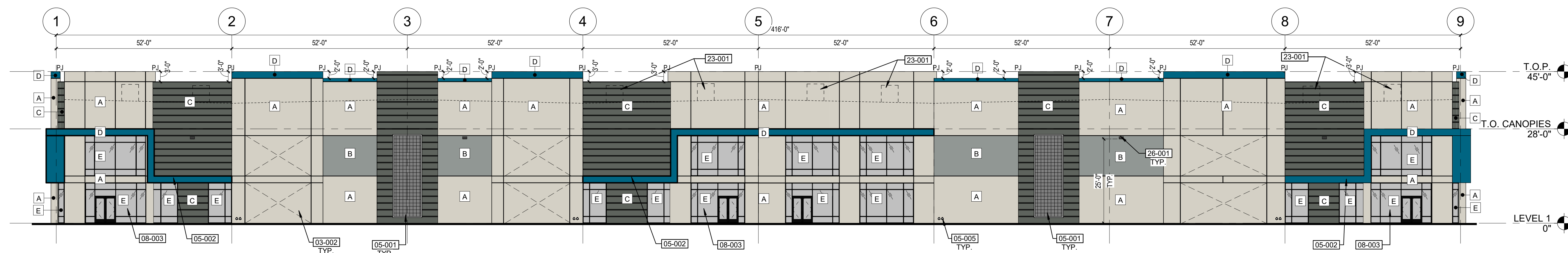
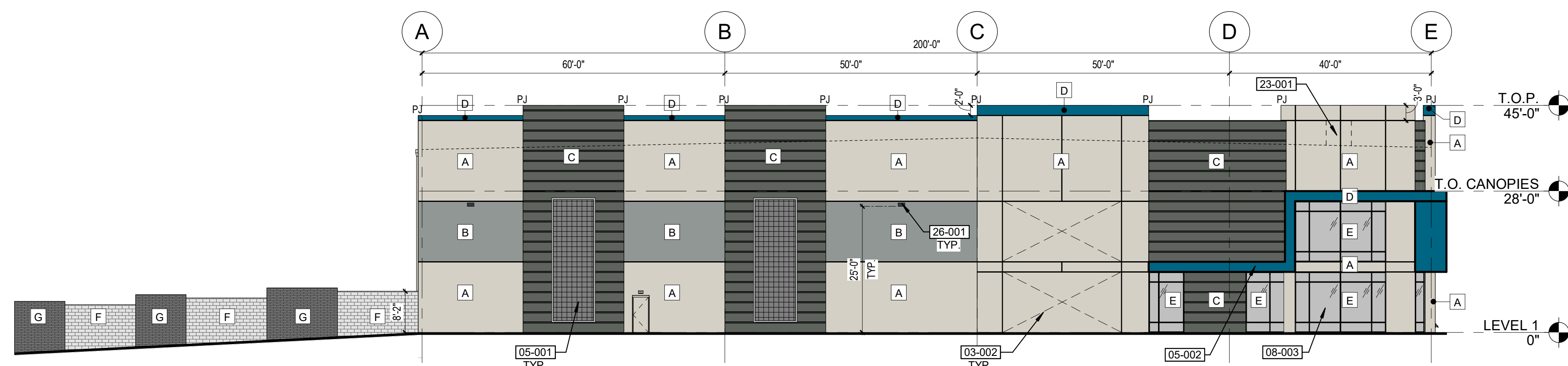


KEYNOTES

01-001	EDGE OF DOCK BUMPER WITH C-CHANNEL CAST INTO THE EDGE FOR PROTECTION, PAINTED TO MATCH WALL
03-002	KNOCKOUT PANEL
05-001	PLANTING TRELLIS
05-002	STEEL ENTRANCE CANOPY
05-004	DOWNSPOUT AND SCUPPER
05-005	ROOF DRAIN LAMB TONGUE
08-001	12W x 14H OVERHEAD DOOR
08-002	9W x 10H OVERHEAD DOOR
08-003	ALUMINUM STOREFRONT SYSTEM
08-004	16W x 14H OVERHEAD DOOR
23-001	FUTURE ROOFTOP MECHANICAL UNIT
26-001	LIGHT FIXTURE - REFER TO ELECTRICAL

EXTERIOR MATERIAL LEGEND

[A]	DUNN EDWARDS DE6227 MUSLIN	[G]	4x8x16 CMU PAINTED DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
[B]	DUNN EDWARDS DEC789 LIGHT GRAY	[H]	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
[C]	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE WITH 5" WIDE, 12" DEEP REVEALS AT 24" ON CENTER		
[D]	DUNN EDWARDS DET599 BLUE VELVET		
[E]	BLACK ANODIZED ALUMINUM STOREFRONT WITH DOUBLE PANE INSULATED 1" GLASS SOLARGRAY + SOLARBAN 60 R3 CLEAR		
[F]	8x8x16 CMU PAINTED DUNN EDWARDS DE6227 MUSLIN		

1 NORTH ELEVATION
SCALE 1/16" = 1'-0"2 EAST ELEVATION
SCALE 1/16" = 1'-0"3 SOUTH ELEVATION
SCALE 1/16" = 1'-0"4 WEST ELEVATION
SCALE 1/16" = 1'-0"

NORTH ELEVATION			EAST ELEVATION			SOUTH ELEVATION			WEST ELEVATION		
MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%	MATERIAL	AREA (SF)	%
CONCRETE TILT WALL			CONCRETE TILT WALL			CONCRETE TILT WALL			CONCRETE TILT WALL		
COLOR A	8,156	42.42%	COLOR A	4,281	44.03%	COLOR A	8,874	47.19%	COLOR A	4,281	44.03%
COLOR B	1,660	8.63%	COLOR B	858	8.83%	COLOR B	931	4.95%	COLOR B	858	8.83%
COLOR H	5,886	30.62%	COLOR C	2,781	28.60%	COLOR C	5,475	29.12%	COLOR C	2,781	28.60%
COLOR D	280	1.46%	COLOR D	140	1.44%	COLOR D	250	1.33%	COLOR D	140	1.44%
WINDOWS (E)	378	1.97%	WINDOWS (E)	630	6.48%	WINDOWS (E)	2,586	13.75%	WINDOWS (E)	630	6.48%
MASONRY (F)	-	0.00%	MASONRY (F)	745	7.66%	MASONRY (F)	-	0.00%	MASONRY (F)	745	7.66%
CANOPY (D)	-	0.00%	CANOPY (D)	262	2.69%	CANOPY (D)	688	3.66%	CANOPY (D)	262	2.69%
OH DOOR	2,768	14.40%	OH DOOR	-	0.00%	OH DOOR	-	0.00%	OH DOOR	-	0.00%
HM DOOR	98	0.51%	HM DOOR	24	0.25%	HM DOOR	-	0.00%	HM DOOR	24	0.25%
	19,225	100%		9,722	100%		18,804	100%		9,722	100%

KEYNOTES

01-001	EDGE OF DOCK BUMPER WITH C-CHANNEL CAST INTO THE EDGE FOR PROTECTION. PAINTED TO MATCH WALL.
03-002	KNOCKOUT PANEL
05-001	PLANTING TRELLIS
05-002	STEEL ENTRANCE CANOPY
05-004	DOWNSPOUT AND SCUPPER
05-005	ROOF DRAIN LAMB TONGUE
08-001	12W x 14H OVERHEAD DOOR
08-002	19W x 10H OVERHEAD DOOR
08-003	ALUMINUM STOREFRONT SYSTEM
08-004	16W x 14H OVERHEAD DOOR
23-001	FUTURE ROOFTOP MECHANICAL UNIT
26-001	LIGHT FIXTURE - REFER TO ELECTRICAL

EXTERIOR MATERIAL LEGEND

A	DUNN EDWARDS DE5227 MUSLIN	G	4x8x16 CMU PAINTED DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
B	DUNN EDWARDS DEC789 LIGHT GRAY	H	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE
C	DUNN EDWARDS DET601 CHARCOAL BRIQUETTE WITH 3" WIDE 1/2" DEEP REVEALS AT 24" ON CENTER		
D	DUNN EDWARDS DET559 BLUE VELVET		
E	BLACK ANODIZED ALUMINUM STOREFRONT WITH DOUBLE PANE INSULATED 1" GLASS. SOLARGRAY + SOLARBAN 60 R3 CLEAR		
F	8x8x16 CMU PAINTED DUNN EDWARDS DE5227 MUSLIN		

Citizen Participation Plan
Wentworth Mesa
Business Park/Industrial
Northwest corner of East Elliot Road and South 80th Street
July 5, 2022

Purpose:

The purpose of this Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts that will be made, and the efforts already made, by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's requests to the City of Mesa for Rezoning and Site Plan Review. These requests are being made for the proposed development located on a 59.2-acre property on the northwest corner of East Elliot Road and South 80th Street in Mesa. (This property is further identified as parcel numbers: 304-04-011P, 304-04-011Q, 304-04-012J, 304-04-912, 304-04-012Z, 304-04-011R, 304-04-012F, 304-04-012K, 304-04-012L, 304-04-011K, 304-04-011G, 304-04-011N, 304-04-913 on the Maricopa County Assessor's Map). The proposed project is *Wentworth Mesa*, a high-quality business park and industrial development.

By providing opportunities for citizen participation, the Applicant has ensured, and will continue to ensure, that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The Applicant will provide neighborhood notice for future public hearings and any other meetings requested by citizens.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
Sean.Lake@pewandlake.com

Sarah Fitzgerald

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
sarah.fitzgerald@pewandlake.com

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions will be taken, to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list will be developed for citizens and agencies in this area including:

- a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;
- b. Registered neighborhood associations and Homeowners Associations within 1 mile of the project – Will be provided by the City of Mesa.

A neighborhood meeting will be held with the applicant present to provide the opportunity to discuss the proposed project. A copy of the meeting minutes and sign-in sheets will be provided after the meeting.

The applicant will respond to all questions and comments raised at the neighborhood meeting, which will be summarized and submitted. The notification list for the neighborhood meeting includes the above-referenced contact list of all property owners within 1000+ ft. of the subject property. A copy of the notification letter and contact list will be submitted.

2. A sign-in sheet will be collected at the neighborhood meeting in an effort to notify those in attendance of any upcoming meetings, including the public meetings. Presentations will be made to groups of citizens upon request.
3. For public hearing notice, applicant will post a minimum of one (1) 4' x 4' sign(s) on the property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Schedule:

Pre-Application Submittal	February 15, 2022
Formal Submittal to City	May 31, 2022
Design Review Board Submittal	June 20, 2022
Follow-Up Submittal	July 5, 2022
Neighborhood Meeting	July 20, 2022
Planning & Zoning Public Hearing	TBD

Citizen Participation Report
Wentworth Mesa
Business Park/Industrial
Northwest corner of East Elliot Road and South 80th Street
August 29, 2022

Purpose:

The purpose of this Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts that have been made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's requests to the City of Mesa for Rezoning and Site Plan Review and Design Review Board. These requests are being made for the proposed development located on a 59.2-acre property on the northwest corner of East Elliot Road and South 80th Street in Mesa. (This property is further identified as parcel numbers: 304-04-011P, 304-04-011Q, 304-04-012J, 304-04-912, 304-04-012Z, 304-04-011R, 304-04-012F, 304-04-012K, 304-04-012L, 304-04-011K, 304-04-011G, 304-04-011N, 304-04-913 on the Maricopa County Assessor's Map). The proposed project is *Wentworth Mesa*, a high-quality business park and industrial development.

By providing opportunities for citizen participation, the Applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The Applicant provided neighborhood notice for public hearings and any other meetings requested by citizens.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Sean B. Lake

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
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Sarah Fitzgerald

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1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
sarah.fitzgerald@pewandlake.com

Action Plan:

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

1. A contact list was developed for citizens and agencies in this area including:

- a. Interested neighbors – focused on 1000+ feet from parent parcel, but may include more;
- b. Registered neighborhood associations and Homeowners Associations within 1 mile of the project – Will be provided by the City of Mesa.

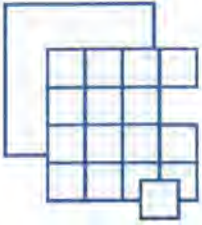
A neighborhood meeting was held with the applicant present to provide the opportunity to discuss the proposed project. A copy of the meeting minutes and sign-in sheets were provided after the meeting.

The applicant responded to all questions and comments raised at the neighborhood meeting, which were summarized and submitted. The notification list for the neighborhood meeting includes the above-referenced contact list of all property owners within 1000+ ft. of the subject property. A copy of the notification letter and contact list were submitted.

2. A sign-in sheet was collected at the neighborhood meeting in an effort to notify those in attendance of any upcoming meetings, including the public meetings. Presentations will be made to groups of citizens upon request.
3. For public hearing notice, the applicant posted one (1) 4' x 4' sign(s) on the property. The sign was placed on the property on August 29, 2022, two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) were submitted to the Planning Staff to be kept in the case file.

Schedule:

Pre-Application Submittal	February 15, 2022
Formal Submittal to City	May 31, 2022
Design Review Board Submittal	June 20, 2022
Neighborhood Meeting	July 20, 2022
Public Hearings Sign Posting	August 29, 2022
Design Review Board Meeting	September 13, 2022
Planning & Zoning Public Hearing	September 14, 2022



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

July 5, 2022

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor:

Together with our client, Wentworth Properties, we are pleased to invite you to an online neighborhood meeting to receive your input regarding a rezoning and proposed development on the approximately 58.7 acres of land located northwest corner of East Elliot Road and South 80th Street. The proposed development is a high-quality employment-industrial commercial site.

Specifically requested are the following: (1) Site Plan Review, (2) Rezoning from Agricultural (AG) and Limited Commercial (LC) to Light Industrial with a Planned Area Development (LI – PAD), (3) Preliminary Plat, (4) Annexation, and (5) Design Review Board.

This letter has been sent to nearby property owners to notify of an upcoming neighborhood meeting to discuss this request and receive comments and feedback that will inform the development process. A copy of the preliminary site plan has been enclosed with this letter.

A neighborhood meeting will be held electronically via Zoom, a free online meeting service, as follows:

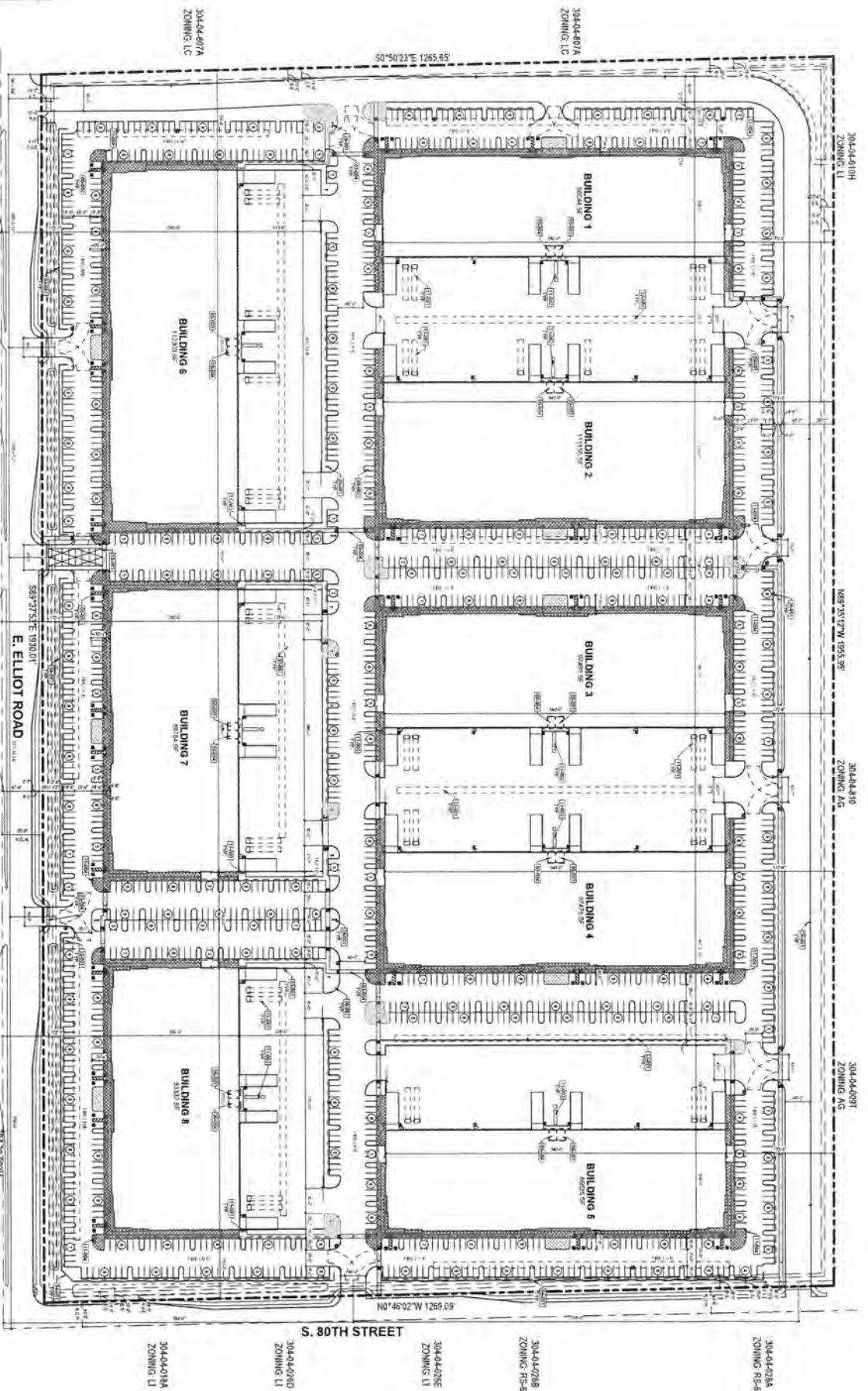
Date: July 20, 2022
Time: 6:00 p.m. (Arizona Time)
Website: www.zoom.us
Meeting ID: 958 8788 0802
Password: 100

If you wish to participate in the online meeting, before the meeting begins, please connect, and if asked, fill in your contact information. Then, Zoom will email you a link and options for entering the meeting by phone or device at the date and time above.

Should you have any questions, feel free to contact me or Sarah Fitzgerald at our office at 480-461-4670 or via email at sean.lake@pewandlake.com or sarah.fitzgerald@pewandlake.com. We welcome any comments and feedback on this request and would be happy to discuss it with citizens or groups upon request.

Sincerely,

Sean B. Lake
PEW & LAKE, PLC



ZONING RS

KEYNOTES

LEGEND

ZONING FM-5

COMMON AND ENTRY AREA			
COMMON AREA		ENTRY	
APPROXIMATE	PERCENTAGE	REASON	PERCENT
BULLDOG #1	98%	100%	100%
BULLDOG #2	100%	90%	90%
BULLDOG #3	97%	100%	97%
BULLDOG #4	91%	100%	90%
BULLDOG #5	98%	100%	90%

CALCULATIONS	
A	PERIOD FROM LINE A
INVOICED	INVOICED PERIOD
2,901	12,460
7,364	18,773
174	13,585
274	14,505
324	22,803

[illegible]

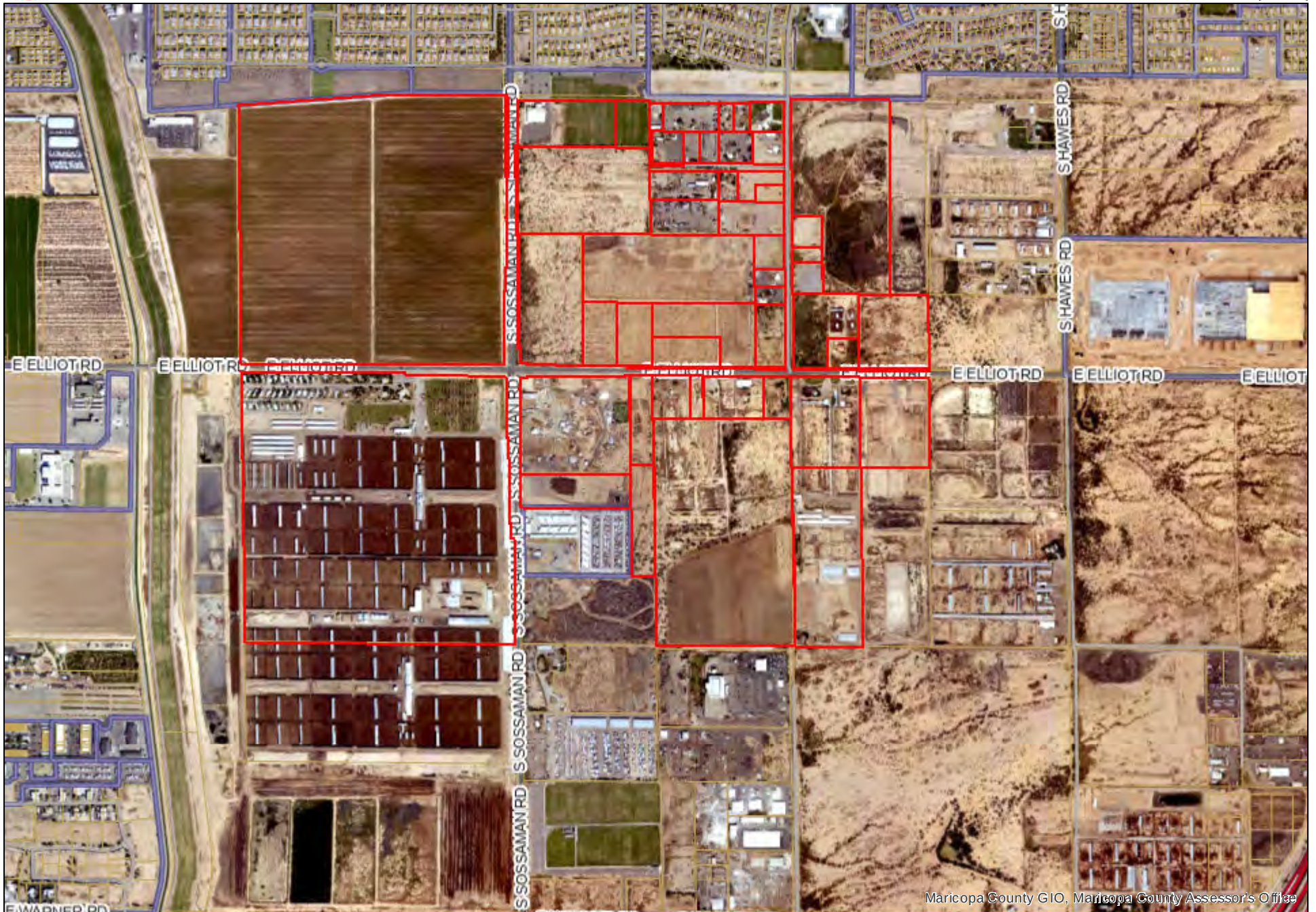
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97	98	99	100

VICINITY MAP

ECTNO 201409



1000' Prop Owner Map



1000' Prop Owner List

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_S	MAIL_ZIP
7810 LIBERTY LLC	422 E JUANITA AVE	MESA	AZ	85204
80TH AND PRAIRIE HOLDINGS 1 LLC	21738 E ORION WY	QUEEN CREEK	AZ	85242-6448
80TH AND PRAIRIE HOLDINGS 2 LLC	21738 E ORION WY	QUEEN CREEK	AZ	85242-6448
80TH AND PRAIRIE HOLDINGS 3 LLC	21738 E ORION WY	QUEEN CREEK	AZ	85242-6448
ANM ENTERPRISES INC	7805 E PALOMA AVE	MESA	AZ	85212
B & K LAND & INV CO	11611 S HIGLEY RD	HIGLEY	AZ	85236
BAL-2020 LLC	701 N 44TH ST	PHOENIX	AZ	85008
BETA SERVICE CORP	PO BOX 399	TEMPE	AZ	85280
DODDS ELLIOT AND SOSSAMAN TRUST	11243 S SOSSAMAN RD	MESA	AZ	85212
ELLIOT COMMERCIAL DEVELOPMENT LLC	235 E WARM SPRINGS RD STE 107	LAS VEGAS	NV	89119
FEENSTRA CHARLES L/BARBARA M TR	19711 E ELLIOT RD	MESA	AZ	85212
FRANKS JUSTIN/WEIDENDENER SHALENA	PO BOX 1249	QUEEN CREEK	AZ	85142
GATEWAY WARNER LLC	PO BOX 1774	GILBERT	AZ	85299
HOODENPYLE RONALD R/ARDITH A	3256 S 80TH ST	MESA	AZ	85212
HP LAND DEVELOPMENT LLC	PO BOX 1249	QUEEN CREEK	AZ	85142
LENNAR ARIZONA LLC	1665 W ALAMEDA DR SUITE 130	TEMPE	AZ	85282
MANGUM CAROLYN RUTH/SWYERS CAROLYN R	7911 E PRAIRIE AVE	MESA	AZ	85212
MCMILLAN ALEX/CHRISINA/ETAL	3291 S THISTLE PL	CHANDLER	AZ	85248
MESA CITY OF	20 E MAIN ST STE 650	MESA	AZ	85211
PALOMA COMMUNITY CHURCH	3215 S SOSSAMAN	MESA	AZ	85212
PENDING	PENDING	PENDING		
REDPOINT CONTRACTING HOLDINGS LLC	39506 N DAISY MOUNTAIN	PHOENIX	AZ	85086
ROBO LAND LLC	19965 E ELLIOT	MESA	AZ	85212
ROWLEY FAMILY TRUST	523 N GRAHAM RANCH RD	PAYSON	AZ	85541
SCD SOSSAMAN LLC	14614 N KIERLAND BLVD STE 100	SCOTTSDALE	AZ	85254
SHEPHERD MATTHEW SCOTT	3222 S 80TH ST	MESA	AZ	85212
STONE APPLICATIONS LLC	2801 CENTERVILLE RD 1ST FL PMB 811	WILMINGTON	DE	19808
T L C ENTERPRISES	5570 NW 38TH TER	COCONUT CREEK	FL	33073
TAYLOR MORRISON ARIZONA INC	4900 N SCOTTSDALE RD SUITE 2200	SCOTTSDALE	AZ	85251
TLC FOUNDATION LP	5536 E SOLANO DR	PARADISE VALLEY	AZ	85253
TORRES JOSE A/IDOLINA	7915 E PALOMA AVE	MESA	AZ	85212
VALE REBECCA A	7923 E PALOMA AVE	MESA	AZ	85212
VPTM HAWES CROSSING LB LLC	901 MARQUETTE AVE S STE 3300	MINNEAPOLIS	MN	55402

Wentworth 80th Neighborhood Meeting Summary

ZON22-00607

NWC of East Elliot Road and South 80th Street

Date: July 20, 2022, 6:00 p.m.

Location: Virtual meeting via Zoom

Hosts: Sean Lake & Sarah Fitzgerald, Pew & Lake PLC.,

Attendees: David Dickson (Developer), Theresa (Property Owner)

Summary: Sean Lake provided a PowerPoint presentation (See attached for PowerPoint slides provided) to overview of the site, requests to the City of Mesa, and description of proposed development. Mr. Lake then responded to the attendees comments, questions, and suggestions. The meeting concluded around 6:25 p.m.

Questions:

1. When is the anticipated P&Z Hearing?
- *August 24, 2022.*
2. How many stories are the buildings?
- *One story buildings with a proposed height of 50'.*
3. Will they be able to manufacture within the buildings?
- *Yes.*
4. Will this building be attractive?
- *Yes, the design is high quality, thoughtful, and enhanced.*
5. Will you be selling the buildings or leasing?
- *The buildings will be for lease.*
6. Will the people working there have food options on site?
- *No. However, there are several restaurants within 1 mile of the site.*



WENTWORTH MESA

ZON22-00607

Elliot Road & 80th Street



58.7 acres located on
the northwest corner
of East Elliot Road and
South 80th Street

Parcel Numbers:

304-04-011P, 304-04-011Q

304-04-012J, 304-04-912

304-04-012Z, 304-04-011R

304-04-012F, 304-04-012K

304-04-012L, 304-04-011K

304-04-011G, 304-04-011N

304-04-913.

Requests to City of Mesa:

Rezone, Site Plan Review,
Annexation

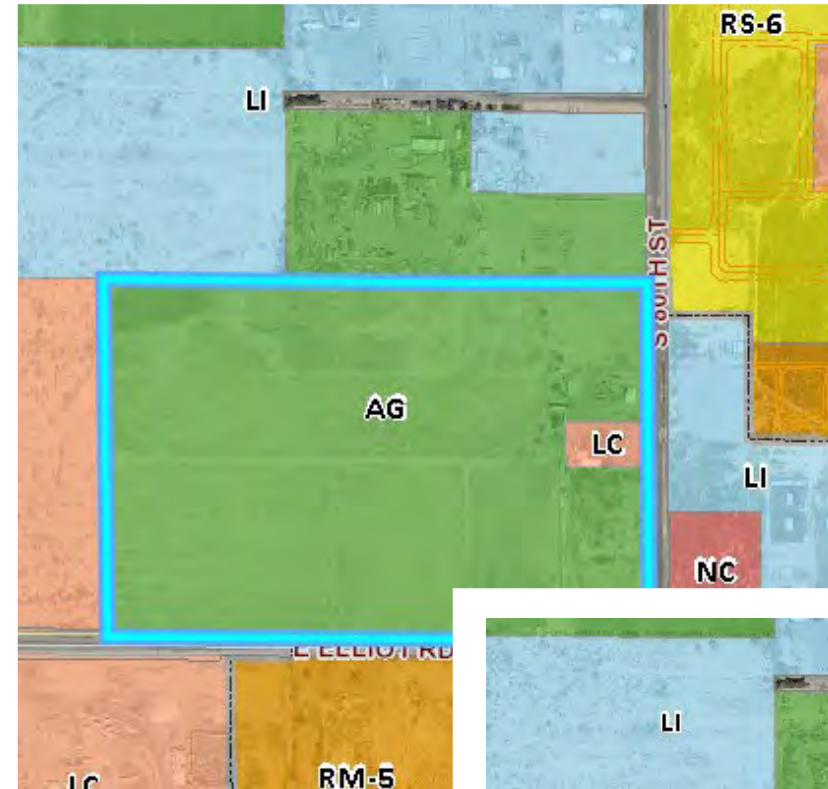


City of Mesa General Plan

- Mixed-Use Activity / Employment character area
- Mesa Gateway Strategic Development Plan
- Industrial Employment Character District
- The development plan is consistent with the goals of the General Plan

Existing and Proposed Zoning

- The subject property is currently zoned Agricultural (AG) and Limited Commercial (LC).
- A rezone has been requested to Light Industrial with a Planned Area Development (LI-PAD).
- The rezone request is consistent with the General Plan.
- Poposed use of industrial shell structures with associated offices are allowable uses in the LI-PAD zone.



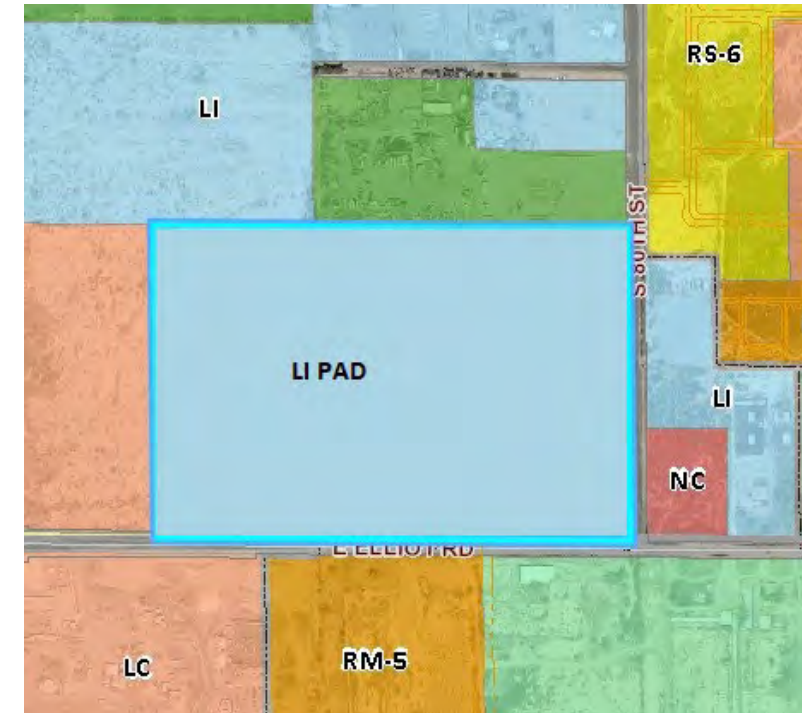
Existing Zoning

- Agriculture
- Limited Commercial



Proposed zoning

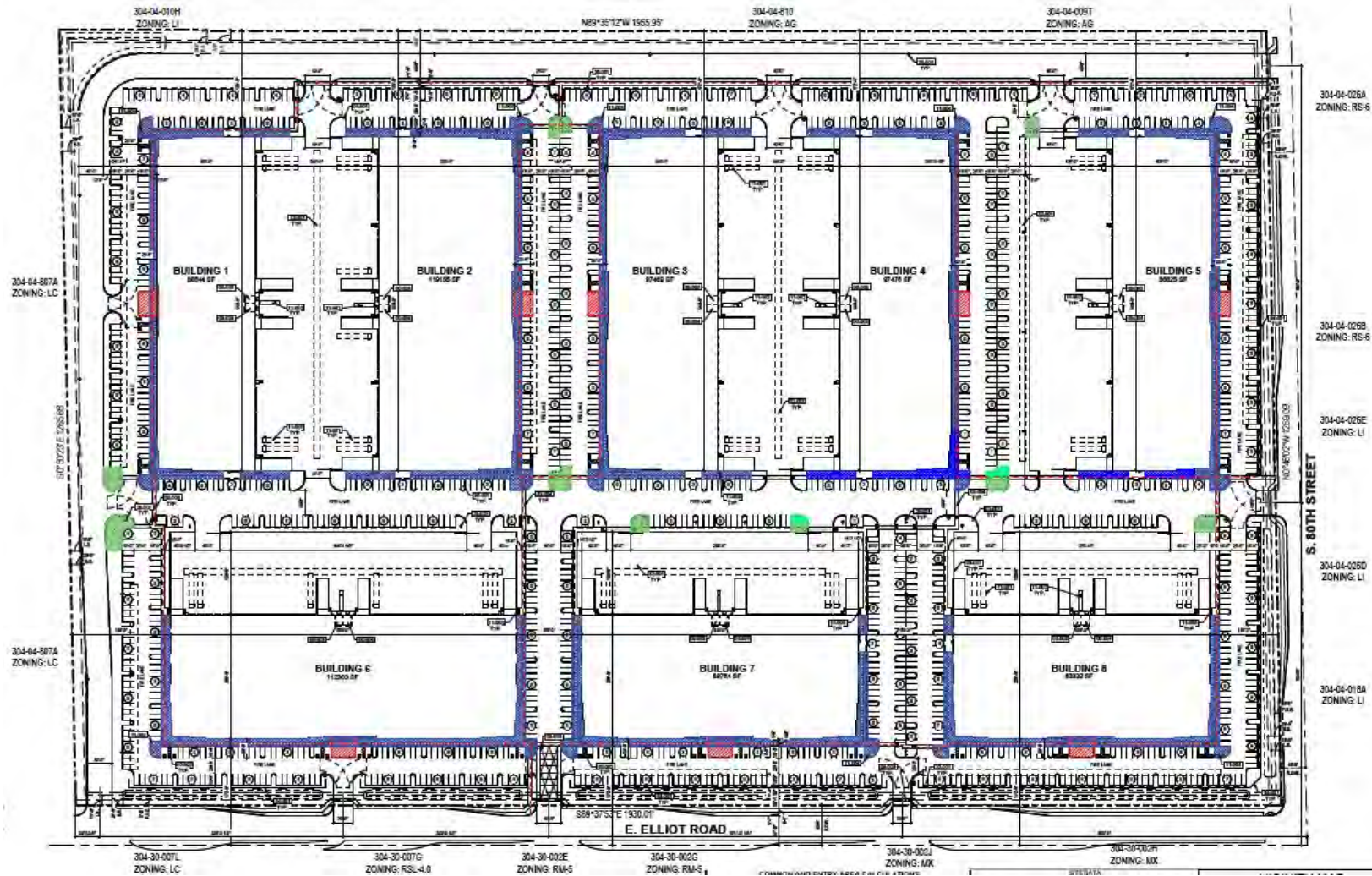
- Light Industrial
- Planned Area Development



Development Plan

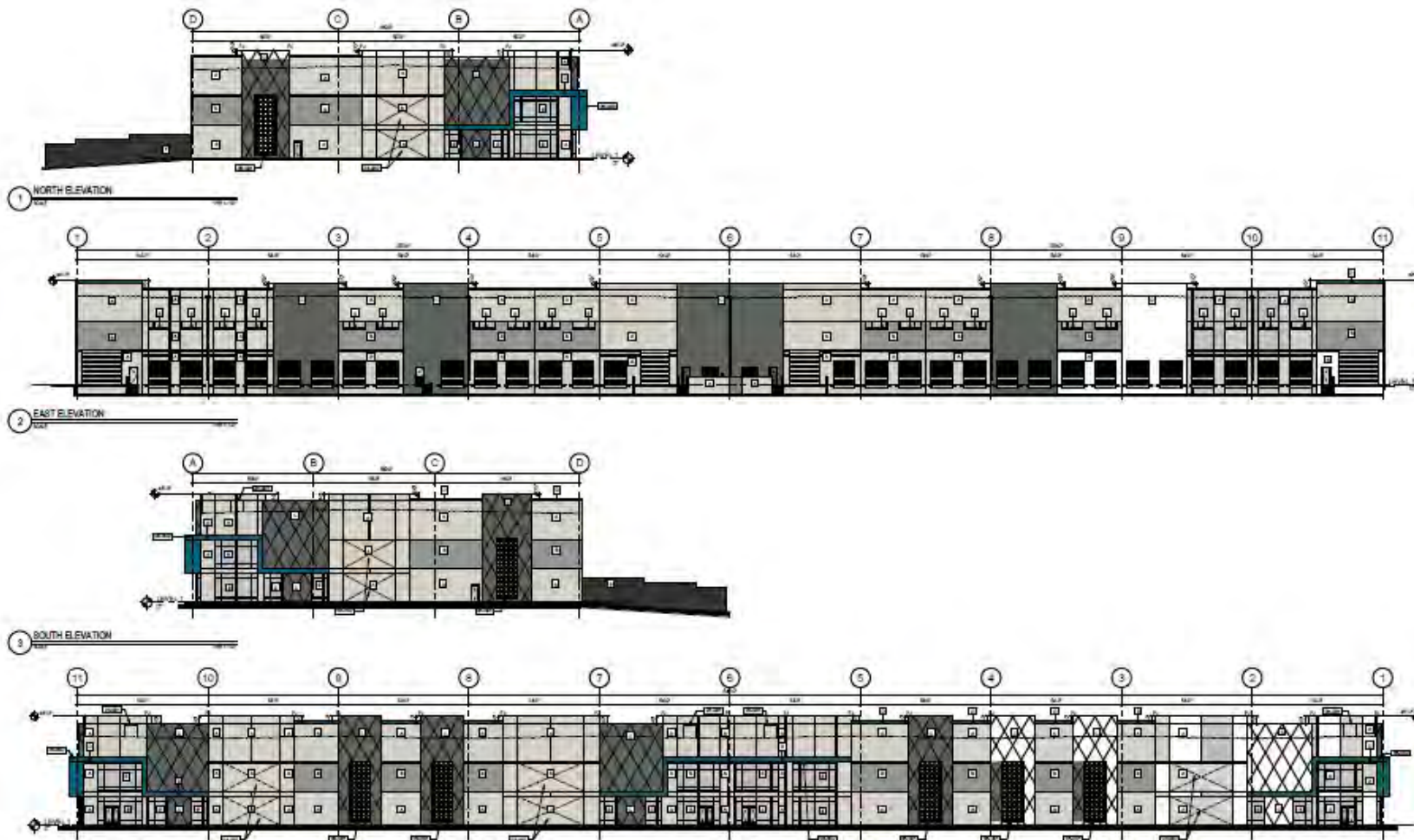
The proposed development consists of eight buildings located northeast of Elliot Road and South of 80th Street.

The design and character of the business park will cohesively complement the existing professional character of the surrounding Elliot Road Tech Corridor area.



Conceptual Design Character

- The Light Industrial Use of the building prefers to have walls uninterrupted by windows in the warehouse portion of the building.
- Clerestory windows have been provided in warehouse areas to allow natural daylight and break up the façade.
- Visual interest is provided with multiple textures in the concrete tilt panel walls, trellises with climbing plants, and canopies at the full height storefront glazing at the office areas.
- Great effort has been made to make the dock side elevations visually interesting using color, texture, cornices, and clerestory windows that make up the four-sided nature of the proposed design concept



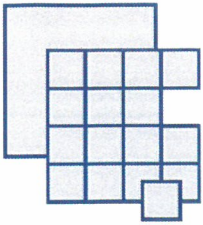


QUESTIONS?

CASE RECORD:
ZON22-00607

SEAN B. LAKE - PEW & LAKE, PLC.
SEAN.LAKE@PEWANDLAKE.COM

SARAH FITZGERALD PEW & LAKE, PLC.
SARAH.FITZGERALD@PEWANDLAKE.COM



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

August 29, 2022

NOTICE OF PUBLIC MEETING DESIGN REVIEW BOARD

Meeting Date: Tuesday, September 13th, 2022
Time: 4:30 p.m.
Location: Virtual and In-Person Meeting held at the City Council Chambers (lower level)
57 E. 1st Street, Mesa, AZ 85201 (see below online participation instructions)
Request: Review by the Design Review Board of a proposed Light Industrial
Development
Address: Approximately 58.70 gross acres of vacant land located on the NWC of 80th
Street & Elliot Road.
Parcel Numbers: 304-04-011P, 304-04-11Q, 304-04-011R, 304-04-012F, 304-04-012J, 304-04-
012K, 304-04-012L, 304-04-012Z, 304-04-912.
Case #: DRB22-00673
*Call Planning Division to verify date and time (480) 644-4273

Dear Neighbor:

Pew & Lake, PLC, on behalf of our client Wentworth Properties, is providing notice of its application to the City of Mesa for Design Review of a proposed light industrial development on the approximately 58.70 gross acres of vacant land located at the northwest corner of South 80th Street and East Elliot Road. You are invited to attend a work session of the Design Review Board at the date, time, and place above and provide any input you may have regarding this proposal.

Proposed for the site is a light industrial development comprised of warehouse and distribution buildings and manufacturing. The property will have eight buildings totaling of approximately 772,768 SF. Enclosed with this letter are copies of the site plan and elevations.

The Design Review Board reviews building design, landscape plans, parking layout and site layout. The Design Review Board does not review or discuss the actual use of the land (such as gas station, apartments or office building). Those issues are typically addressed by the Planning and Zoning Board, City Council or other public input processes.

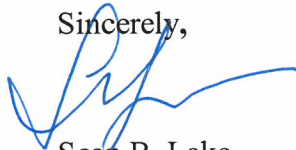
This letter is being sent to all neighboring property owners within 500 feet of the boundaries of the proposed development site as required by the Planning Division. It is also being sent to property owners who attended the July 20th, 2022, neighborhood meeting concerning this project and provided their address. Registered neighborhood groups within one mile of the subject site and all homeowner associations with ½ mile of the site are also being notified. The public can

attend the meeting either in-person or electronically and telephonically. The live meeting may be listened to by calling **888-788-0099 or 877-853-5247 (toll free)** using meeting **ID 530 123 2921** and following the prompts. The meeting may also be watched via a video conferencing platform at the following link: <https://mesa11.zoom.us/j/5301232921>. If you want to provide a written comment or speak telephonically at the meeting, **at least 1 hour prior to the start of the meeting, please submit an online comment card** at the following link: <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online-meeting-comment-card>.

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 the same number: **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.

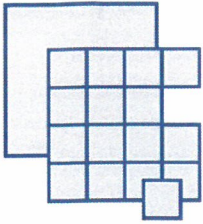
If you have any questions regarding this proposal, please contact our office via phone at 480-461-4670 or via email at Sean.lake@pewandlake.com or Sarah.fitzgerald@pewandlake.com. The City of Mesa has assigned this case to Mr. Joshua Grandlienard, a member of the Planning Division staff. He can be reached at 480-644-4691 or at Joshua.Grandlienard@mesaaz.gov should you have any questions regarding the public meeting process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



Sean B. Lake
PEW & LAKE, PLC

Enclosures



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

August 29, 2022

NOTICE OF PLANNING & ZONING BOARD HEARING

Dear Neighbor,

We have applied for rezoning and site plan review for the property located East of Elliot Road and South of 80th Street. This request will allow for an industrial development. The case number assigned to this project is ZON22-00607.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on September 14, 2022, in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal. Enclosed for your review is a copy of the site plan and elevations of the proposed development.

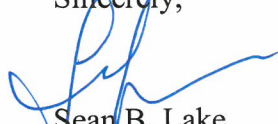
This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at Mesa11.com/live or www.youtube.com/user/cityofmesa11/live, or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.** If you want to provide a written comment or speak telephonically at the meeting, **at least 1 hour prior to the start of the meeting**, please submit an **online comment card** at <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card>.

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.

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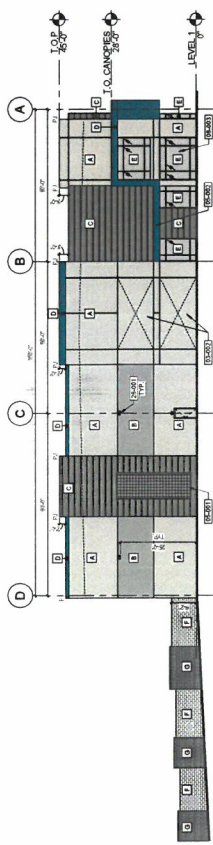
Sincerely,



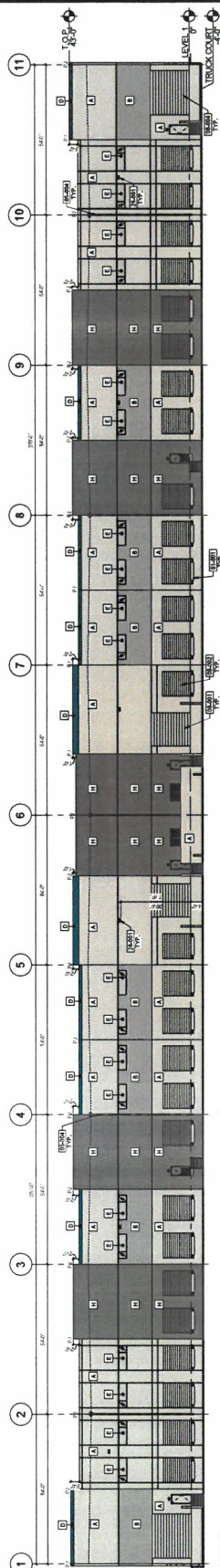
Sean B. Lake

PEW & LAKE, PLC.

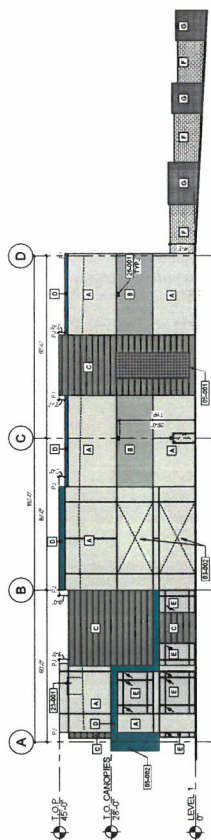
Enclosures



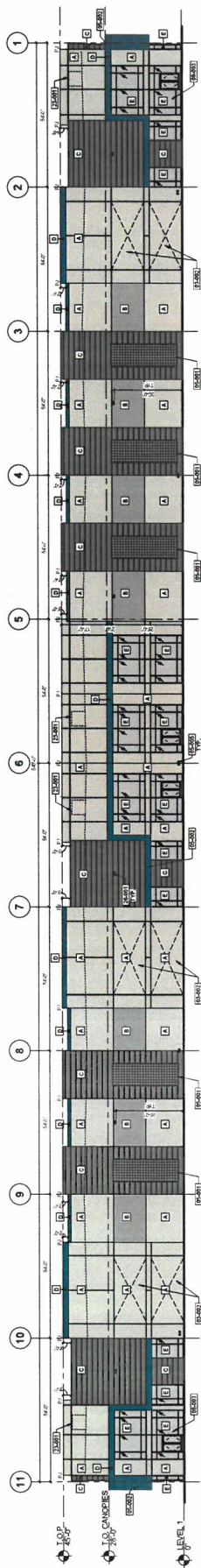
1 NORTH ELEVATION



2 EAST ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION - COLORED

KEYNOTES

NORTH ELEVATION	EAST ELEVATION	SOUTH ELEVATION	WEST ELEVATION
AREA: 11,732	AREA: 11,732	AREA: 11,732	AREA: 11,732
WALL: 48.7%	WALL: 48.7%	WALL: 48.7%	WALL: 48.7%
WINDOWS: 11.9%	WINDOWS: 11.9%	WINDOWS: 11.9%	WINDOWS: 11.9%
DOOR: 0.0%	DOOR: 0.0%	DOOR: 0.0%	DOOR: 0.0%
ROOF: 0.0%	ROOF: 0.0%	ROOF: 0.0%	ROOF: 0.0%
LANDSCAPE: 0.0%	LANDSCAPE: 0.0%	LANDSCAPE: 0.0%	LANDSCAPE: 0.0%
OTHER: 39.4%	OTHER: 39.4%	OTHER: 39.4%	OTHER: 39.4%

EXTERIOR MATERIAL LEGEND

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City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 08/29/22

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 # ZON22-00607, on NWC Elliot Rd & 80th St. 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 08/29/22

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: September 14, 2022
CASE: ZON22-00607

REQUEST: Rezone from Agriculture (AG),
Limited Commercial (LC) and Single Residence
43 (RS-43) to Light Industrial with a Planned
Area Development Overlay (LI-PAD) and Site
Plan Review. This request will allow for an
industrial development.

APPLICANT: Pew & Lake, PLC.
PHONE: 480-461-4670
Planning Division: (480) 644-2385

Posting date: 8/29/2022



Aug 29, 2022 08:14AM
19362-19418 E Elliot Rd
Maricopa County

80TH AND PRAIRIE HOLDINGS 1 LLC
21738 E ORION WY
QUEEN CREEK, AZ 85242-6448

80TH AND PRAIRIE HOLDINGS 2 LLC
21738 E ORION WY
QUEEN CREEK, AZ 85242-6448

80TH AND PRAIRIE HOLDINGS 3 LLC
21738 E ORION WY
QUEEN CREEK, AZ 85242-6448

BAL-2020 LLC
701 N 44TH ST
PHOENIX, AZ 85008

DODDS ELLIOT AND SOSSAMAN
TRUST
11243 S SOSSAMAN RD
MESA, AZ 85212

GATEWAY WARNER LLC
PO BOX 1774
GILBERT, AZ 85299

LENNAR ARIZONA LLC
1665 W ALAMEDA DR SUITE 130
TEMPE, AZ 85282

MANGUM CAROLYN RUTH/SWYERS
CAROLYN R
7911 E PRAIRIE AVE
MESA, AZ 85212

MCMILLAN ALEX/CHRISINA/ETAL
3291 S THISTLE PL
CHANDLER, AZ 85248

MESA CITY OF
20 E MAIN ST STE 650
MESA, AZ 85211

ROBO LAND LLC
19965 E ELLIOT
MESA, AZ 85212

ROWLEY FAMILY TRUST
523 N GRAHAM RANCH RD
PAYSON, AZ 85541

SCD SOSSAMAN LLC
14614 N KIERLAND BLVD STE 100
SCOTTSDALE, AZ 85254

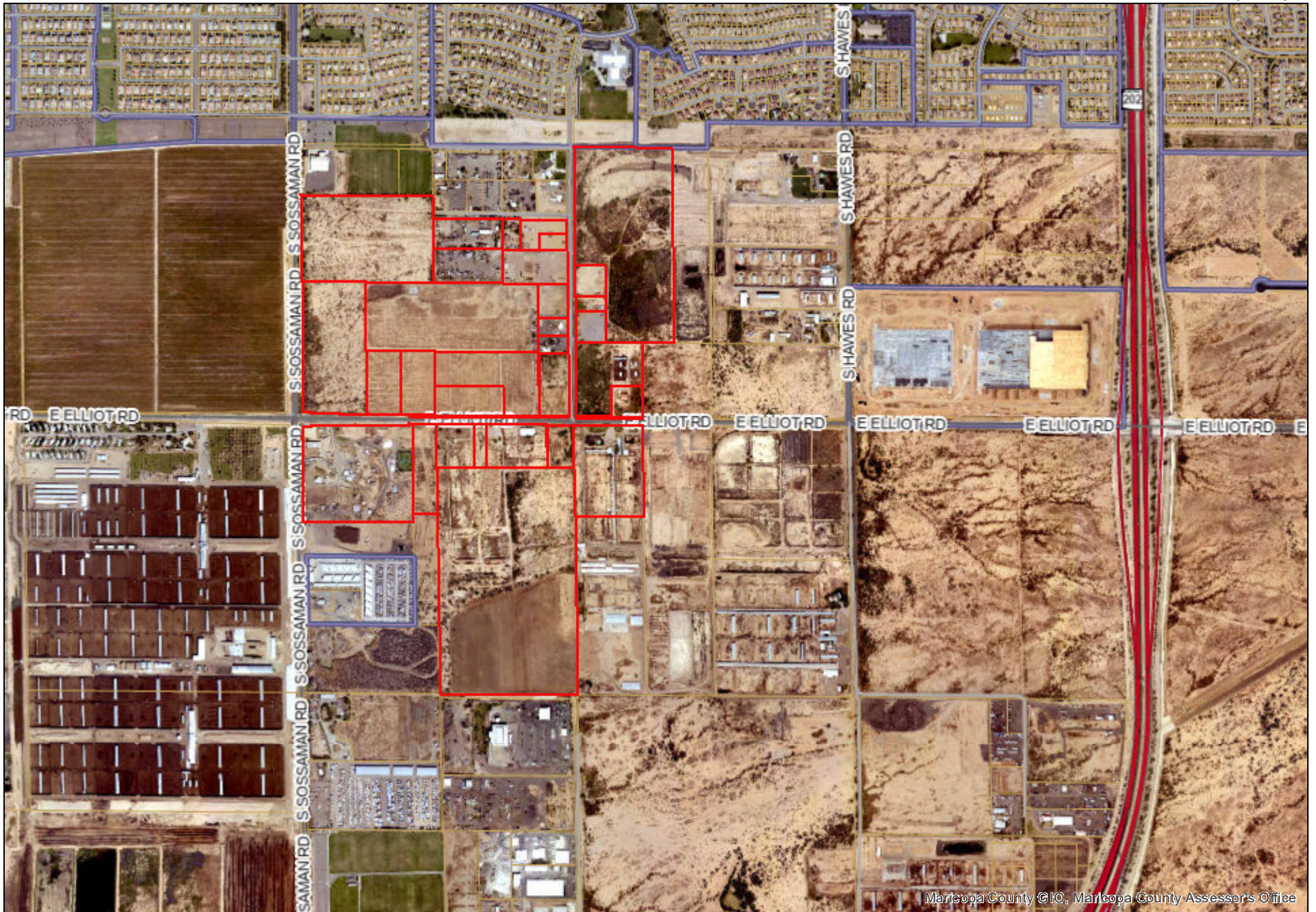
T L C ENTERPRISES
5570 NW 38TH TER
COCONUT CREEK, FL 33073

TAYLOR MORRISON ARIZONA INC
4900 N SCOTTSDALE RD SUITE 2200
SCOTTSDALE, AZ 85251

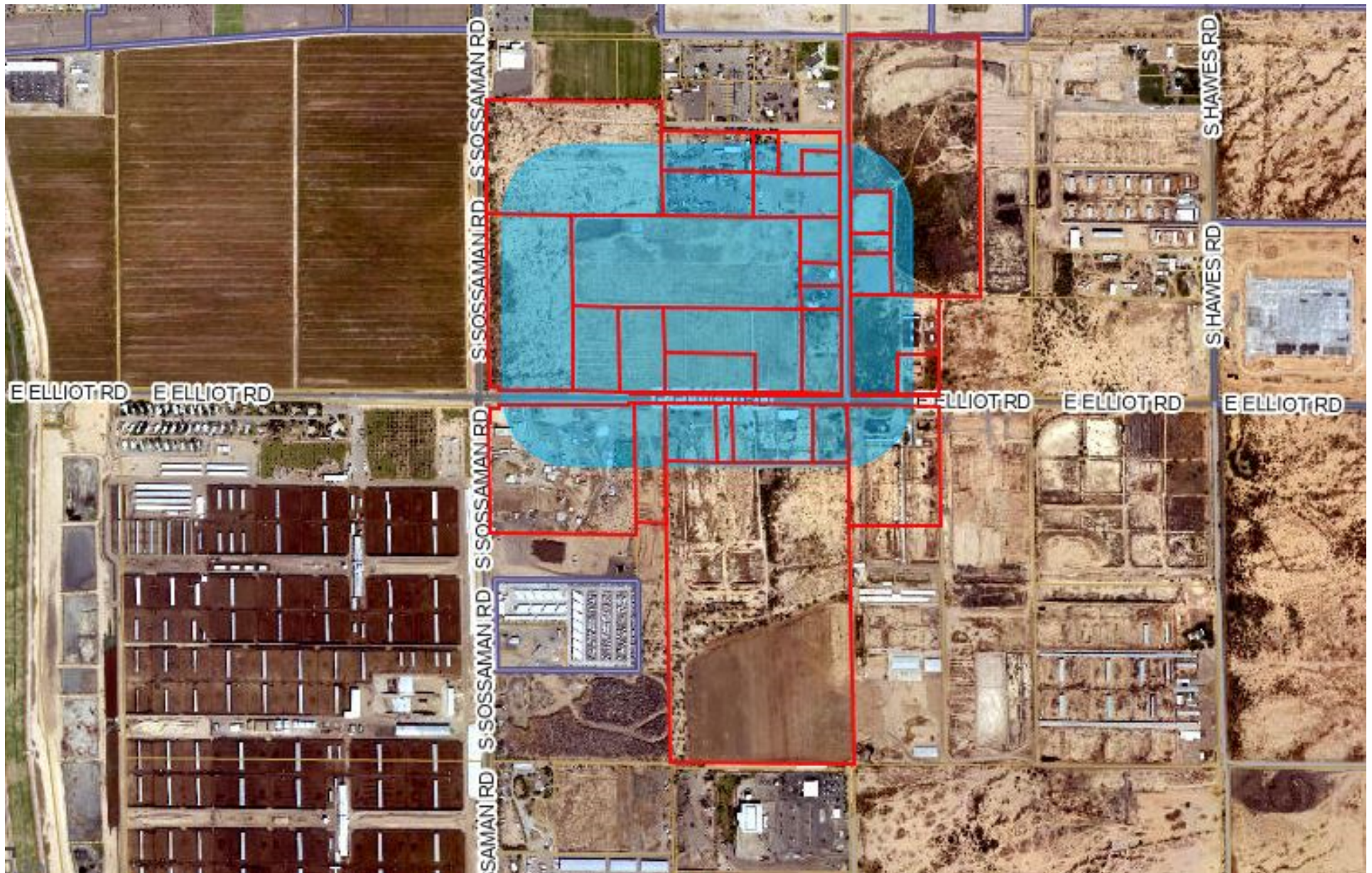
TLC FOUNDATION LP
5536 E SOLANO DR
PARADISE VALLEY, AZ 85253



500' Prop Owner Map



500' Prop Owner Map





August 23, 2022

City of Mesa Planning Department
55 N. Center St.
Mesa, Arizona 85201

PRS22-00167, ZON22-00607

Wentworth Mesa

NWC of South 80th Street. and East Elliot Rd., Mesa, AZ

Parcel numbers: 304-04-011P, 304-04-11Q, 304-04-011R, 304-04-012F, 304-04-012J, 304-04-012K, 304-04-012L, 304-04-012Z, 304-04-912. Lot consolidation is underway.

Parking Requirements, Alternative Design

The project team respectfully requests use and acceptance of Development Standards/ Alternative Compliance per MZO 11-7-3.6.b.iv, for the following portions of this industrial project that are not in strict compliance with design standards:

- Section 11-32-3-A of the MZO Shell buildings (no specified use) to provide parking at 75% at 1 space per 500 square feet plus 25% at 1 space per 375 square feet

This industrial project seeks to utilize the Industrial standard ratio for parking outlined in Mesa Zoning Ordinance Chapter 32: On-site Parking, Loading and Circulation Table 11-32-3.A: Required Parking Spaces By Use for a ratio of 1 space per 600 square feet. Under this ratio we would be required to provide a total of 1,288 spaces and providing 1,648 spaces.

Sincerely,

Randy Hilleboe
Senior Project Manager