# **Kimley»Horn**

February 7th, 2024

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

# **RE:** *Planning & Zoning Major Site Plan Modification and Rezoning request for a new Planned Area Development (PAD) for parcels APN 139-12-023, 139-12-024A, 139-12-024B, 139-12-029A & 139-12-030.*

To Whom It May Concern:

Kimley-Horn and Associates, Inc., on behalf of Asbury Automotive Group, has prepared this narrative for a Planning and Zoning Major Site Plan Modification and Rezoning Request for a new Planned Area Development (PAD) for the redevelopment of the existing Larry H. Miller Ford Dealership and Larry H. Miller Fleet Dealership located at the intersection of S. Mesa Drive and E. Auto Center Drive in Mesa, Arizona. The existing dealership showrooms and outdoor service bays that currently act as the perimeter screen wall will be replaced with a new showrooms, service drive and enclosed shop buildings, while the existing parts building by the original Ford Dealership will remain in place but will receive a new roof and various other renovations. A new 8' height CMU block screen wall will be located on the North property line of the Ford site and will connect from the Shop to the Parts building, while a new 8' height CMU block screen wall will be located on the South and East property lines of the Pro-Elite site and will connect into the corners of the new Shop to create a secured/screened storage lot. Associated site improvements will include a new customer and display parking areas, secured storage lots, updated utilities, grading and drainage improvements, and all new site landscaping. The sites are currently zoned LI (Light Industrial) and according to City of Mesa Zoning Ordinance Table 11-7-2, automotive sales and service is a permitted use in LI zoning.

The new Larry H. Miller Ford Dealership is designed to meet the current Ford brand standards but will utilize colors and materials that will be consistent with both the Collision Center on the NE Corner of the property and the new Pro-Elite dealership located across the street while also meeting City of Mesa requirements. The site will undergo a major reconstruction including upgraded utilities, new underground retention, new display, and storage lots, and all new landscaping to match the previously approved PAD along with current City of Mesa standards. However, since the primary use of the property is automotive sales, the design team does propose to deviate from the requirement for parking lot screen walls as that would impact the visibility to the new inventory vehicles. The primary requirement for parking lot screen walls is to screen headlights, and since the parking adjacent to the right-of-way will be used as vehicle display, that will not be a concern with this particular development and would be consistent with current site conditions and the original PAD. A parking reduction is also requested (75% reduction) for customer and employee spaces. Due to the function of dealerships, there is normally only a limited amount of customer parking needed for sales, as the majority of the customers are dropping cars off for service only. If the services spaces were included with the customer and employee total, we would actually exceed the requirement. Since total parking on site far exceed the minimum standards, the dealership could reduce the amount of inventory or service spaces if more customer or employee spaces are needed in the future.

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The project is also seeking alternative compliance for the South façade and the amount of metal materials utilized on the building façade since these items are brand standards for all Ford Dealerships. Please see the alternative compliance requests listed below.

The new Larry H. Miller Pro-Elite Dealership is designed to meet the current Ford Pro-Elite brand standards but will utilize colors and materials that will be consistent with both the new Collision Center and Ford Dealership located across the street while also meeting City of Mesa requirements. The site will undergo a major reconstruction including upgraded utilities, new underground retention, new display, and storage lots, and all new landscaping to match the previously approved PAD along with current City of Mesa standards. However, since the primary use of the property is automotive sales, the design team does propose to deviate from the requirement for parking lot screen walls as that would impact the visibility to the new inventory vehicles. The primary requirement for parking lot screen walls is to screen headlights, and since the parking adjacent to the right-of-way will be used as vehicle display, that will not be a concern with this particular development and would be consistent with current site conditions. A parking reduction is also requested (75% reduction) for customer and employee spaces. Due to the function of dealerships, there is normally only a limited amount of customer parking needed for sales, as the majority of the customers are dropping cars off for service only. If the services spaces were included with the customer and employee total, we would actually be much closer to meeting the requirement. Since total parking on site far exceed the minimum standards, the dealership could reduce the amount of inventory or service spaces if more customer or employee spaces are needed in the future. Additionally, due to the lot shape and size/dimensions of the new building/shop required by the brand standards, the building cannot get any closer to Mesa Drive, but has been positioned in a way to correlate with the Ford Dealership to the North, optimize visibility to from the West and ensures the optimal display space between the showroom and Mesa Drive. See next sheet for a table of requested site plan deviations.

Deviation	City Code	Existing PAD	Provided	Reason
Request	Requirement	Requirement		
Parking	1 Space per 375	No specific	L.H.M. Ford	Dealerships only require a limited
Reduction	SF of Gross	requirement.	79 Employee &	amount of customer parking (for
(Ford/Pro-Elite)	Building Floor		Custom Spaces	sales) compared to standard
	Area		(75% Reduction)	retail as the majority of the
	L.H.M. Ford		L.H.M. Pro-Elite	customers are dropping cars off
	(Total Rei'd 290)		35 Employee &	for service. Employee counts are
	L.H.M. Pro-Elite		Customer Spaces	about normal, but combined, its
	(Total Req'd 137)		(75% Reduction)	drastically less than typical retail.
				If service vehicle parking was
				included, we would be closer to
				the requirement. Total parking
				for each site is nearly double

### Site Plan / PAD Deviation Requests

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	1	1	I	I
				the requirement. If more
				customer or employee spaces
				are needed in the future, we can
				reduce amount of inventory or
				service.
Parking Screen	3' Height Screen	Eliminates 3'	None	Head in stalls are all display
Walls	Wall for head in	Height Screen		spaces. Walls would block
(Ford/Pro-Elite)	parking.	wall		visibility to for sale inventory
		requirement		vehicles Requirement is to block
		for Lots 1 & 8.		headlights and that will not be an
				issue since vehicles are not
				regularly moving and dealership
				is closed overnight. No walls
				were provided with original
				dealership.
Remove	Refer to Existing	10' Landscape	10' Provided on	Existing PAD allows zero lot line
Eastern Portion	PAD.	Buffer on	Western portion,	and the existing building is
10' Landscape		Southern	None to the East	currently on property line with no
Buffer		Property Line		buffer today. Building is planned
(Pro-Elite)		unless zero		to be removed and replaced with
		BLDG setback		new 8' CMU wall.
		utilized		
Entry Drive	50' Min. Throat	No specific	50' Provided for	West drive aisle meets 50' and
Throat Depth	Depth	requirement.	all cross-drive	others are not "cross-drive
(Pro-Elite)		-	aisles.	aisles".
				Both drives on East have 50'
				from travel lanes. Transportation
				was supportive of current design
				in DRB review call.

### Larry H. Miller Ford - Building Alternative Compliance Request

### **Materials**

The exterior materials required by Ford include a combination of three different metals. Each metal has a different color and/or texture to define different portions of the building. The Brushed Aluminum Silver, Metal Composite Material (MCM-1) is strictly reserved by Ford to be used at the feature brand wall, which stretches across the South facade. This is the Ford Signature Building feature which customers will recognize as being distinctly a Ford dealership. The darker Pewter (MCM-2) is reserved for other front of house areas and gives depth to building behind the brand wall. Both MCM-1 and MCM-2 are panelized to break up the façade into a human scale. The third metal material is a deeply ribbed metal panel (FMW-1) which adds texture and shadow to the back of house portions of

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the building. These three different materials are used in addition to painted pre-cast concrete and in conjunction with doors, windows and canopies to break up the building to human scale proportions.

### **Articulations**

Great effort was put in, and in some cases against the plain utilitarian function of the building, to articulate all façades to meet the Mesa Design Guidelines. The south facing façade has a continuous run of glazing, interrupted by the entry portal, around the customer showroom to meet the design requirements of the Ford Signature Building. The 80' long curtain wall extends beyond the 50' requirement but is panelized into sections of 10'-0". This is a retail environment where views into and out of the showroom are favorable. We request alternative compliance for this façade to have the continuous runs of curtain wall and glazing as required by the Ford Signature Building.

### Larry H. Miller Pro-Elite - Building Alternative Compliance Request

### Materials

The exterior material CMU-1 slightly exceeds the 50% maximum on both the South and East building facades; however it will be painted with two separate colors as shown on the elevations EP-1 (Gauntlet Gray) as the primary color and EP2 (Mindful Gray) as the accent color on upper portions of the walls. Even though the base material is the same, the vertical and horizontal articulations along with the two contrasting shade of grays creates a unique façade that does not appear to be dominated with a single material which is the intent of the code. Additionally, the South and East facades are completed enclosed behind a perimeter screen wall, and only the top half of those elevations will be visible to the general public.

Asbury Automotive Group is pleased to work with the City of Mesa on this Major Site Plan modification and Planned Area Development PAD process.

Please feel free to reach out with any questions. Sincerely,

Kimley-Horn and Associates, Inc

Andrew Valestin

Andrew Valestin, PLA

APPR			
AP		WNER/DEVELOPER	LANDSCAPE ARCHITECT
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	E	MAIL: CASTELLON@ASBURYAUTO.COM	EMAIL: ANDREW.VALESTIN@KIMLEY-HORN.COM
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		Y OF MESA LANDSCAPE NOTES	
	1.		N OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL
		BE RESPONSIBLE FOR THE FOLLOWING:	
SCRIPTION		<ul> <li>A. DAMAGES TO SUCH UTILITIES CAUSED AS A RE</li> <li>B. DAMAGES TO EXISTING WALKS, WALLS, DRIVES</li> </ul>	S, CURBS, ETC.
DESC			AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. MATERIALS SHALL COMPLY WITH SECTIONS 424, 425, 757, AND 795 OF THE
		MAG STANDARD SPECIFICATIONS AS AMENDED BY PROCEDURES MANUAL, LANDSCAPE & IRRIGATION ST	THE CITY OF MESA IN THE CURRENT EDITION OF THE MESA ENGINEERING ANDARDS
	3.		THE EXISTING SPRINKLER SYSTEM TO THE SATISFACTION OF THE CITY AT
	4.	LANDSCAPE REMOVAL IS A NON-PAY ITEM UNLESS OT	
	5.		IALL BE REMOVED FROM PROJECT AREA AND DISPOSED OF PROPERLY OFF EXISTING SUBGRADE, MINIMUM SIX (6) INCHES DEPTH).
	6.	DAMAGE TO TURF SHALL BE REPAIRED BY CONT SURROUNDING GRADES, EXCESS SOIL, ROCK, ETC. SI	RACTOR, I.E., RUTS FILLED WITH CLEAN SOIL, COMPACTED TO MATCH HALL BE REMOVED TO LEAVE THE SITE CLEAN.
	7.	ALL PLANT MATERIAL, OTHER THAN TREES, SHALL	. CONFORM TO GRADING, TYPE, ETC. AS SET FORTH IN THE <u>AMERICAN</u> IN ASSOCIATION OF NURSERYMEN. ALL TREES SHALL CONFORM TO THE
		CURRENT ARIZONA NURSERY ASSOCIATION TREE	SPECIFICATIONS AND MAG SPEC 795.7. SHOULD ANY CONFLICTS IN THE
	8.	SPECIFICATIONS OCCUR, THE ARIZONA NURSERY ASS CITY RESERVES THE RIGHT TO INSPECT SHRUBS AN	OCIATION'S SPECIFICATIONS SHALL PREVAIL. ID CONTAINERED TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH
	9.	,	RACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST TO CITY. PLANTING BY THE CONTRACTOR BY REQUESTING AN INSPECTION 48 HOURS
	10.	IN ADVANCE. ROUGH AND FINE GRADING TO ESTABLISH UNIFORM S	MOOTH GRADE IS INCLUDED IN THIS PROJECT
	- 11.	SOIL TEST FOR FERTILITY AND ADDITIVE RECOMM	IENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE COMPLETED BY QUIRED. CONTRACTOR SHALL PROVIDE COPY OF SOIL TEST RESULTS FOR
	-	REVIEW AND APPROVAL TO ENGINEERING INSPEC	TOR AT LEAST SEVEN DAYS PRIOR TO ANTICIPATED PLANTING. AFTER
		APPROVAL BY THE CITY, THE CONTRACTOR SHALL PF OF PLANTING.	ROVIDE AND INCORPORATE ANY ADDITIVES REQUIRED PRIOR TO OR AT TIME
	12.		ND ONE HALF PARTS NATURAL FERTILE, FRIABLE SOIL AND ONE PART HUMUS LLING IN PITS. BACKFILLING SHALL BE IN 6" LIFTS WITH EACH LIFT WATER
	13.	SETTLED WITHOUT PUDDLING.	ATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED
		WITH PLANT NAME OR PLANT LEGEND ITEM NUMBER I	FROM PLANS.
	14.	FINAL GRADE AS NECESSARY. NPI UNLESS OTHERWIS	
	15.		PROVIDED BY THE CITY OF MESA. THE CONTRACTOR SHALL PROVIDE ALL LABOR NECESSARY TO INSTALL THE COMPLETE AUTOMATIC SPRINKLER
REUSE		SYSTEM FROM THE METER (WATER USAGE CHARGE CITY OF MESA). CONTRACTOR SHALL ORDER METER	S SHALL BE PAID BY CONTRACTOR UNTIL PROJECT FINAL ACCEPTANCE BY
PREPARED.		,	LOCATING THE UNDERGROUND SPRINKLER SYSTEMS IN ADVANCE OF
AS PREF	17.	CONTRACTOR TO VERIFY DEPTH OF ALL INLET STRU	JCTURES AND SPRINKLER SYSTEMS PRIOR TO TRENCHING FOR LOW-FLOW
SHM TI HO	- 10		DAYS AFTER THE NOTICE TO PROCEED IS GIVEN AS REQUIRED TO DRY THE
ns Frank Milch	19.	AREA SUFFICIENTLY TO BEGIN CONSTRUCTION. CONTRACTOR SHALL ARRANGE FOR SPRINKLER	SYSTEM SHUTDOWN DURING CONSTRUCTION BY CONTACTING THE
Jurgens	≧ 20.	ENGINEERING INSPECTOR.	. BE ALLOWED IN THE TOP SIX (6) INCHES OF TOPSOIL WHERE TURF
Jacob.Jurgens SE AND_CLENT F	ABILI	ESTABLISHMENT IS SPECIFIED. ROCK REMOVAL AS N	ECESSARY IS INCLUDED IN THIS PROJECT (NPI).
RPC	21.	SPECIFICATION, AND A LIQUID PENETRATOR, "AL	DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY ONE-THIRD (1/3) OVER -KALICHE" OR EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER
11:16am specific PU	™ 22.		
L H	ה נ		CUMENTS USED FOR CONSTRUCTION, ONE COMPLETE SET OF CONTRACT NTS. KEEP DOCUMENTS CURRENT. DO NOT PERMANENTLY COVER WORK
202 7 FOR		UNTIL AS-BUILT INFORMATION IS RECORDED.	TIONS. RECORD WORK WHICH IS INSTALLED DIFFERENTLY THAN SHOWN ON
Jan 12, NDED ONL	ASSOCIA	THE CONSTRUCTION DRAWINGS. RECORD	ACCURATE REFERENCE DIMENSIONS, MEASURED FROM AT LEAST TWO
NTE NTE	UN AND	CONTROLLER OR CONTROLLER UNIT, EACH S	RRIGATION SYSTEM VALVE, EACH BACKFLOW PREVENTION DEVICE, EACH LEEVE END, EACH STUB-OUT FOR FUTURE PIPE OR WIRING CONNECTIONS,
Layout: L1 CC_xUT SERMCE, IS 1	23.	AND OTHER IRRIGATION COMPONENTS ENCLO FOR PARKS AND RETENTION BASINS: CONTRACTOR	SED WITHIN A VALVE BOX. SHALL INSTALL DECOMPOSED GRANITE TO A ROLLED DEPTH OF TWO (2)
×LS( 7 ×LS( 7 ×LS(			INUS WITH THE COLOR AS SPECIFIED ON THE PLANS. PRE-EMERGENT ER PLACEMENT OF DECOMPOSED GRANITE PER THE MANUFACTURER'S
Drd.d CCC		RECOMMENDATIONS. PRE-EMERGENT HERBICIDE SH	ALL BE SURFLAN, DACTHAL, OR APPROVED EQUAL. NOT MORE THAN 8% OF 00 MESH SCREEN, 15% THROUGH A #40 MESH SCREEN, 98% THROUGH A #4
ord\LS_Fo xvF_xBM_ as an INSTR		MESH SCREEN, AND 100% SHALL PASS THROUGH	A 1/2" MESH SCREEN. SAMPLE TO BE PROVIDED FOR CITY REVIEW AND
a Forc ord x/ AN	NOI 24.	APPROVAL. <u>FOR STREET LANDSCAPE PROJECTS</u> : CONTRACTOR S	
×LS_F ED HER	IHURIZA	<ul><li>A. DECOMPOSED GRANITE GROUND COVER SHAL</li><li>B. PLACE AND ROLL TO TWO (2) INCH TOTAL DEPT</li></ul>	TH OVER 85% COMPACTED SUBGRADE.
×TP ×TP ×TP	25. 26.	PRE-EMERGENT HERBICIDE SURFLAN, DACTHAL, OR A BE APPLIED BEFORE AND AFTER GRANITE PLACEMEN	
ury mesa ford\Cadd\Plans\Mesa Fo xGD_Ford xUT_Ford xTP xLS_Ford			
ford d xUT		CKNOWLEDGEMENT E APPLICANT HEREBY REPRESENTS THAT THESE CON	STRUCTION DOCUMENTS COMPLY WITH ALL ZONING APPROVALS, DESIGN
mesc D_For	RE TH	VIEW BOARD APPROVALS, BUILDING AND ENGINEERING S	STANDARDS AND ALL APPLICABLE REQUIREMENTS OF THE MESA CITY CODE. ION FROM OR FAILURE TO COMPLY WITH THE REQUIREMENTS OF ANY SUCH
asbury ord xG		PROVAL OR STANDARD WILL RESULT IN THE DENIAL OF	CERTIFICATE OF OCCUPANCY AND MAY RESULT IN ADDITIONAL PENALTIES MESA ZONING AND BUILDING CODES. APPROVAL OF THE CONSTRUCTION
3002 BMLF(		CUMENTS SHALL NOT IMPLY APPROVAL OF ANY DEVIA	TION FROM THE PLANS APPROVED AND STIPULATED BY DESIGN REVIEW
A\291798002_asbu B_Ford_xBM_Ford_> NT_POETHER WIT THE	BO BO	ARD, PLANNING & ZONING BOARD, AND CITY COUNCIL, OF	( FROM BUILDING AND ENGINEERING STANDARDS."
	5		

# PRELIMINARY LANDSCAPE PLANS FOR LARRY H. MILLER FORD MESA 460 EAST AUTO CENTER DRIVE MESA, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA,

## **GENERAL LANDSCAPE NOTES**

- ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.
- SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
- CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT. IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES. INCONSISTENCIES. OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER. OR THE LANDSCAPE ARCHITECT 5 MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.
- 6. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER
- 7. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
- THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
- 9. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION
- 10. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
- 11. ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER, AT NO ADDITIONAL COST TO THE OWNER. IF OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL 12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO
- COMMENCING CONSTRUCTION. 13. CONTRACTOR IS TO MAINTAIN CONTROLLED PEDESTRIAN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT
- CONSTRUCTION PERIOD. 14. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND
- PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL 15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, ROCK MULCH AND OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY. IF NECESSARY. THE
- CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM. 16. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL
- ACCEPTANCE BY OWNER. 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO
- EXISTING ELEMENTS THAT ARE TO REMAIN. 18. EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER CIVIL SPECIFICATIONS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL SPECIFICATIONS.
- 19. PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.
- 20. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION. PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
- 21. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
- 22. LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.
- 23. ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- 24. INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED. 25. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOVING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.
- 26. ROCK MULCH: ALL AREAS LABELED ROCK MULCH ON THE PLANS ARE TO BE APPROVED BY OWNER. 2" MINIMUM DEPTH THROUGHOUT ENTIRE PROJECT. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW TOP OF CURB OR SIDEWALK.
- 27. AREAS TO RECEIVE ROCK MULCH SHALL BE SPRAYED AT LEAST ONCE WITH A CONTACT HERBICIDE PRIOR TO PLANTING OPERATIONS IMMEDIATELY PRIOR TO PLACEMENT OF ROCK MULCH. CONTRACTOR TO APPLY PRE-EMERGENT PER MANUFACTURER RECOMMENDATIONS.
- 28. ROCK MULCH SHALL EXTEND UNDER TREES AND SHRUBS.
- 29. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF THE WORK BY THE OWNERS REPRESENTATIVE. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.
- 30. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH-LIST ITEMS. THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH THE OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING. WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH-LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
- 31. ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.

# CITY OF MESA NOTES

- SIGNAGE REQUIRES A SEPARATE SIGN PERMIT.
- REQUIRED TREES SHALL BE MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION "RECOMMENDED TREE SPECIFICATIONS" LATEST EDITION. 11-33-2(B)2
- 3. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. 11-33-3(I) 2 & 3
- PLANT MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30-INCHES IN HEIGHT AT FULL MATURITY. 1105.3
- TREES PLANTED WITH THE SIGHT DISTANCE TRIANGLES SHALL BE 24-INCH TO 42-INCH BOX SPECIMENS WITH NO BRANCHES LOWER THAN 8-FEET ABOVE THE SIDEWALK ELEVATION, AND 14-FEET OVER VEHICULAR TRAFFIC WAYS. 1105.4
- REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT A PART OF THE LANDSCAPING DESIGN. 11-33-3(A)

## **GENERAL IRRIGATION NOTES**

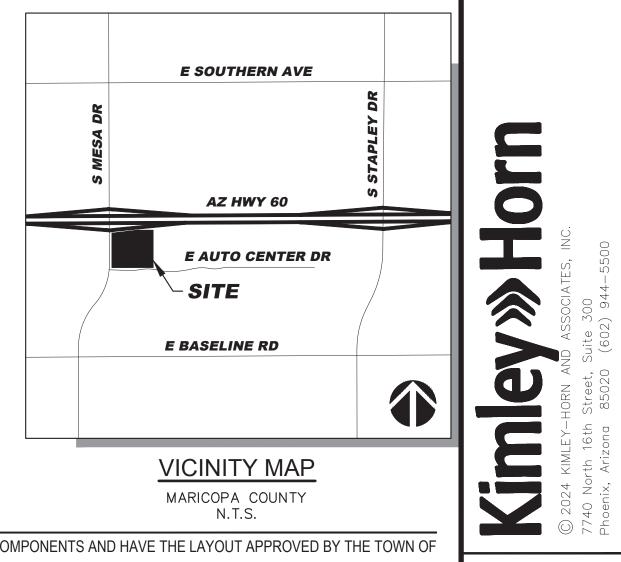
- ALTERATIONS.
- REPRESENTATIVE.
- OVERTHROW ONTO ANY PAVED SURFACES.
- PIPING IS SHOWN ON THE PLANS.

# **CITY OF MESA LANDSCAPE STANDARDS**

REQUIREMENT	REQUIRE	Ð	PROVIDED		
GENERAL LANDSCAPE MIN. 10% SITE TO BE LANDSCAPE	10% (80,	.770 SF)	23.2% (187,033 SF	)	
INTERIOR PARKING LOT PARKING ISLANDS • 1 TREE, 3 SHRUBS / ISLAND MIN. 10% PARKING LOT TREES = 36		NDS = .0 TREES, 330 SHRUBS ES = 11 - 36" BOX TREE	110 TREES (1 EXST.), 427 SHRUBS 11 - 36" BOX TREE		
OPEN SPACE 50% LIVE COVERAGE (67,621 SF) • EVERGREEN TREE • SHADE TREES • ORNAMENTAL TREES • ORNAMENTAL TREES • LARGE SHRUBS (8' HT.) • MEDIUM SHRUBS (4-8' HT.) • MEDIUM SHRUBS (4-8' HT.) • SMALL SHRUBS (4-8' HT.) • COLUMNAR EVERGREEN TREE • COLUMNAR EVERGREEN TREE • COLUMNAR EVERGREEN SHRU • EVERGREEN GROUNDCOVER O FOUNDATION BASES EXTERIOR WALLS WITH PUBLIC ENT • 1 TREE / 50 LF • 10% MIN. @ 36" BOX, • LANDSCAPE AREA - 33% MIN. EXTERIOR WALLS WITHOUT PUBLIC • 1 TREE / 50 LF	•       50 (         •       25 (         •       50 (         •       50 (         •       25 (         •       10 (         •       25 (         •       10 (         •       25 (         •       10 (         •       25 (         •       10 (         •       25 (         •       10 (         •       25 (         •       10 (         •       25 (         •       10 (         •       25 (         •       10 (         •       25 (         •       5 (         •       5 (         •       5 (         •       5 (         •       5 (         •       5 (         •       5 (         •       5 (         •       5 (         •       5 (         •       5 (         •       5 (         •       5 (         •       5 (         •       5 (         •       <	CREDITS (SF) (EACH) CREDITS (SF) (EACH) REDITS (SF) (EACH) CREDITS (SF) (EACH) CREDITS (SF) (EACH) CREDITS (SF) (EACH) CREDITS (SF) (EACH) CREDITS (SF) (EACH) CREDITS (SF) (EACH)	<ul> <li>O PLANTS / 0 G</li> <li>13 PLANTS / 33</li> <li>96 PLANTS / 4</li> <li>227 PLANTS / 5</li> <li>776 PLANTS / 6</li> <li>0 PLANTS / 0 G</li> <li>0 PLANTS / 0 G</li> <li>60 PLANTS / 1</li> </ul>	25 CREDITS (SF) ,800 CREDITS (SF) 5,675 CREDITS (SF) 7,760 CREDITS (SF) CREDITS (SF) 500 CREDITS (SF) 2,295 CREDITS (SF)	
PERIMETER LANDSCAPE NORTH PERIMETER - ADOT ROW 1 TREE/6 SHRUBS PER 25 LF WEST PERIMETER - MESA DRIVE 1 TREE/6 SHRUBS PER 25 LF 25% MIN. TREES TO BE 36" BO 50% MIN. SHRUBS TO BE 5 GA SOUTH PERIMETER - AUTO CENTER 1 TREE/6 SHRUBS PER 25 LF 25% MIN. TREES TO BE 36" BO 50% MIN. SHRUBS TO BE 5 GA EAST PERIMETER NO BUFFER REQUIRED	X 644 LF = 25% @ 3 50% @ 5 DRIVE 746 LF = X 25% @ 3 L. 50% @ 5	ER REQUIRED 26 TREES, 154 SHRUBS 36" BOX = 7 TREES 5 GAL. = 74 SHRUBS 30 TREES, 180 SHRUBS 36" BOX = 8 TREES 5 GAL. = 90 SHRUBS ER REQUIRED	131 LF OF LANDSCAPE         NO BUFFER REQUIRED         26 TREES, 180 SHRUBS         25% @ 36" BOX = 16 TREES         50% @ 5 GAL. = 176 SHRUBS         30 TREES, 305 SHRUBS         25% @ 36" BOX = 21 TREES         50% @ 5 GAL. = 213 SHRUBS         NO BUFFER REQUIRED		
FOUNDATION BASE AREA		1	AVERAGE DEPTH		
	BASE AREA REQUIRED			1	
• SOUTH WALL (241 LF)	• 3,585 SF	• 4,995 SF	• 20.7 LF		

EXTERIOR WALLS	BASE AREA REQUIRED	BASE AREA PROVIDED	AVERAGE DEPTH
<ul><li>SOUTH WALL (241 LF)</li><li>WEST WALL (341 LF)</li></ul>	<ul><li>3,585 SF</li><li>5,115 SF</li></ul>	<ul><li>4,995 SF</li><li>6,495 SF</li></ul>	<ul><li>20.7 LF</li><li>19.0 LF</li></ul>

\*PER CITY OF MESA ZONING ORDINANCE 11-33-5, FOUNDATION BASE DOES NOT INCLUDE LOADING AND SERVICES AREAS IN NORTH OR EAST SIDES OF PROPOSED BUILDING



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PROJECT No.

291798006

SCALE (H):NONE

SCALE (V):NONE

DRAWN BY: JMW

DESIGN BY: JAJ

CHECK BY: AAV DATE: 01/12/2024

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CONTRACTOR SHALL REVIEW AND FIELD VERIFY LAYOUT OF ALL IRRIGATION SYSTEM COMPONENTS AND HAVE THE LAYOUT APPROVED BY THE TOWN OF GILBERT OR OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY COMPONENTS AND COMPLETING THE INSTALLATION OF A FULLY AUTOMATIC AND OPERATIVE IRRIGATION SYSTEM, AS INDICATED ON THE PLANS, PRIOR TO THE START OF ANY PLANTING OPERATIONS

SYSTEM DESIGN REQUIRES A MINIMUM STATIC PRESSURE OF 55 PSI. CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIAL OR STARTING IRRIGATION AND NOTIFY CONSULTANT AND TOWN OF GILBERT REPRESENTATIVE OF ANY DIFFERENCE FROM PRESSURE INDICATED. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT AND THE TOWN OF GILBERT REPRESENTATIVE. HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM

ALL PIPING AND WIRING PLACED UNDER PAVED AREAS SHALL BE PER THE MOST CURRENT VERSION OF MAG SPECIFICATIONS AND DETAILS SECTION 440.12.3, C. SLEEVE INSTALLATIONS SHALL BE COMPLETED PRIOR TO THE START OF ANY PAVING OPERATIONS (SEE ENGINEERING PAVING PLANS). WHERE NECESSARY, VERIFY EXISTING SLEEVE LOCATIONS AND DETERMINE CONDITION AND COMPATIBILITY WITH DESIGN PRIOR TO THE START OF ANY OTHER WORK: SLEEVING BENEATH EXISTING PAVEMENTS SHALL BE INSTALLED BY BORING UNLESS OTHERWISE APPROVED BY THE OWNER'S

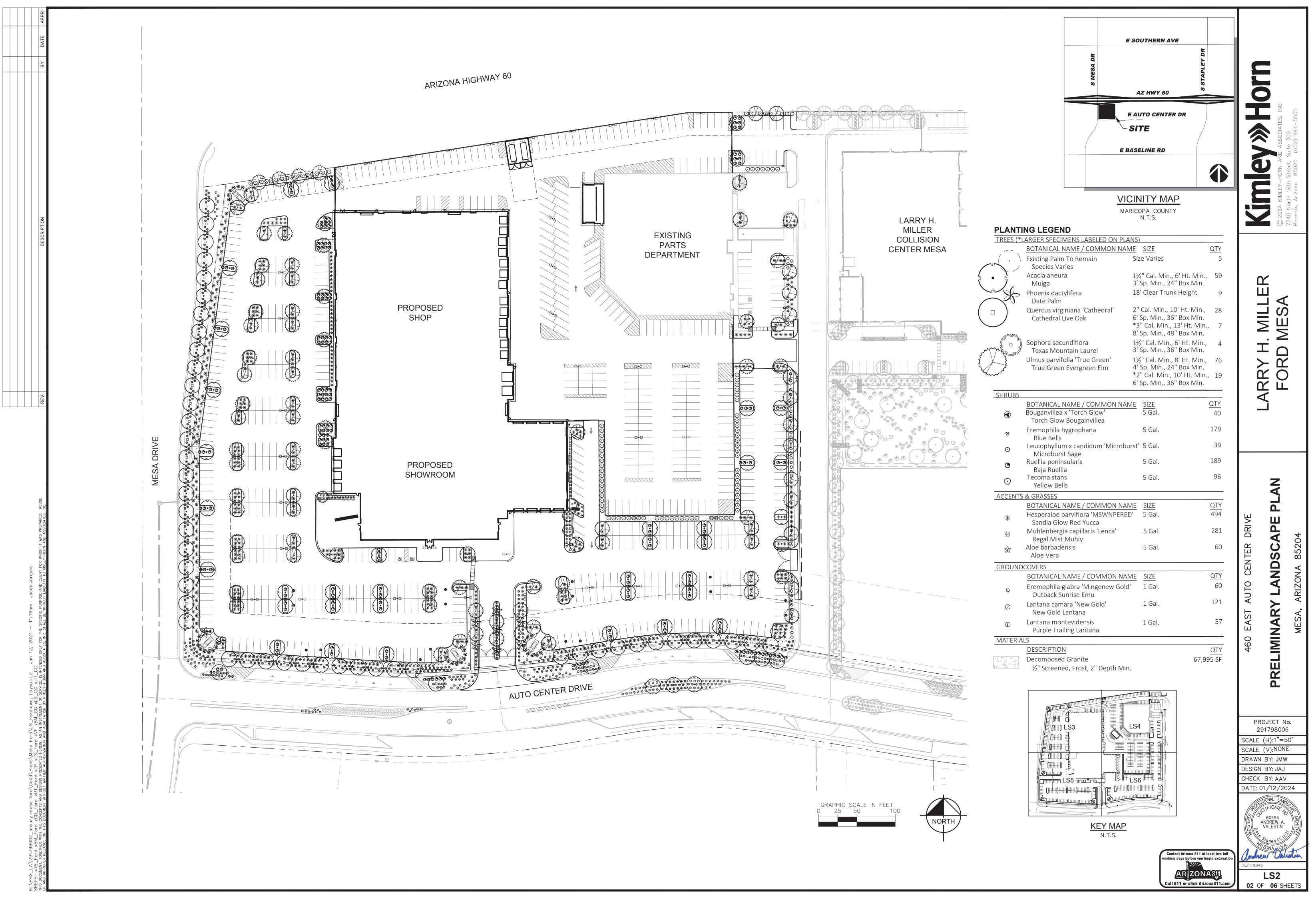
THE IRRIGATION SYSTEM LAYOUT SHOWN ON THE DRAWINGS IS GENERALLY SCHEMATIC. ALL VALVES, COMPONENTS, PIPING, FITTINGS AND EQUIPMEN SHALL BE LOCATED WITHIN LANDSCAPE AREAS UNLESS SLEEVED OR OTHERWISE SHOWN OR APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING NEW IRRIGATION SYSTEM COMPONENTS AND CONNECTION WHICH WILL PROVIDE FULL AUTOMATIC OPERATION AND 100% COMPLETE COVERAGE TO ALL PLANTS AS INDICATED ON THE PLANS WITHOUT RUN-OFF OR

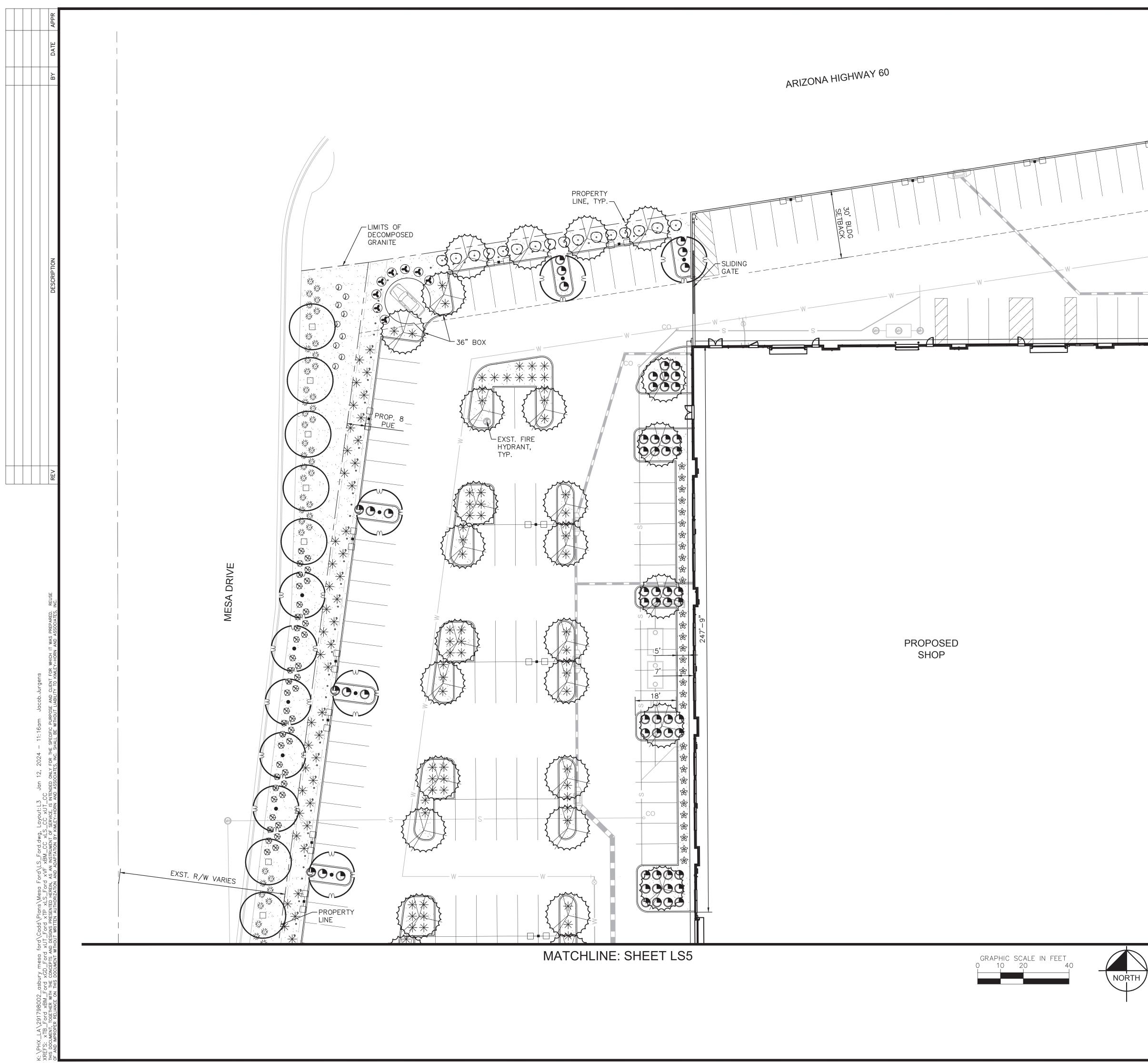
REFER TO DETAILS AND MANUFACTURER'S DIRECTIONS FOR INSTALLATION PROCEDURES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING, FITTINGS, AND RISERS TO EACH PLANT EMITTER AS SPECIFIED AND AS DETAILED. WHETHER OR NOT



Call 811 or click Arizona811.com

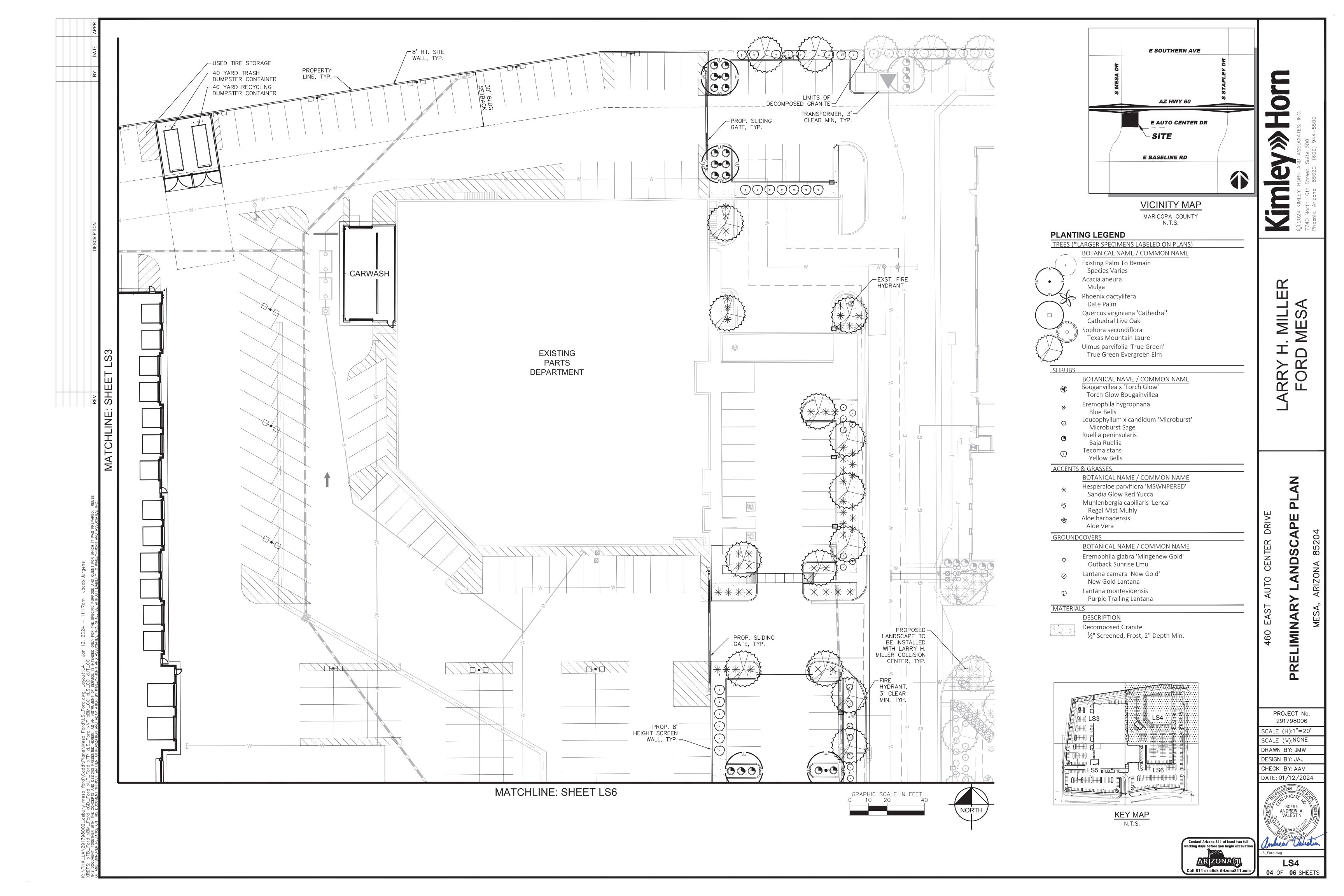


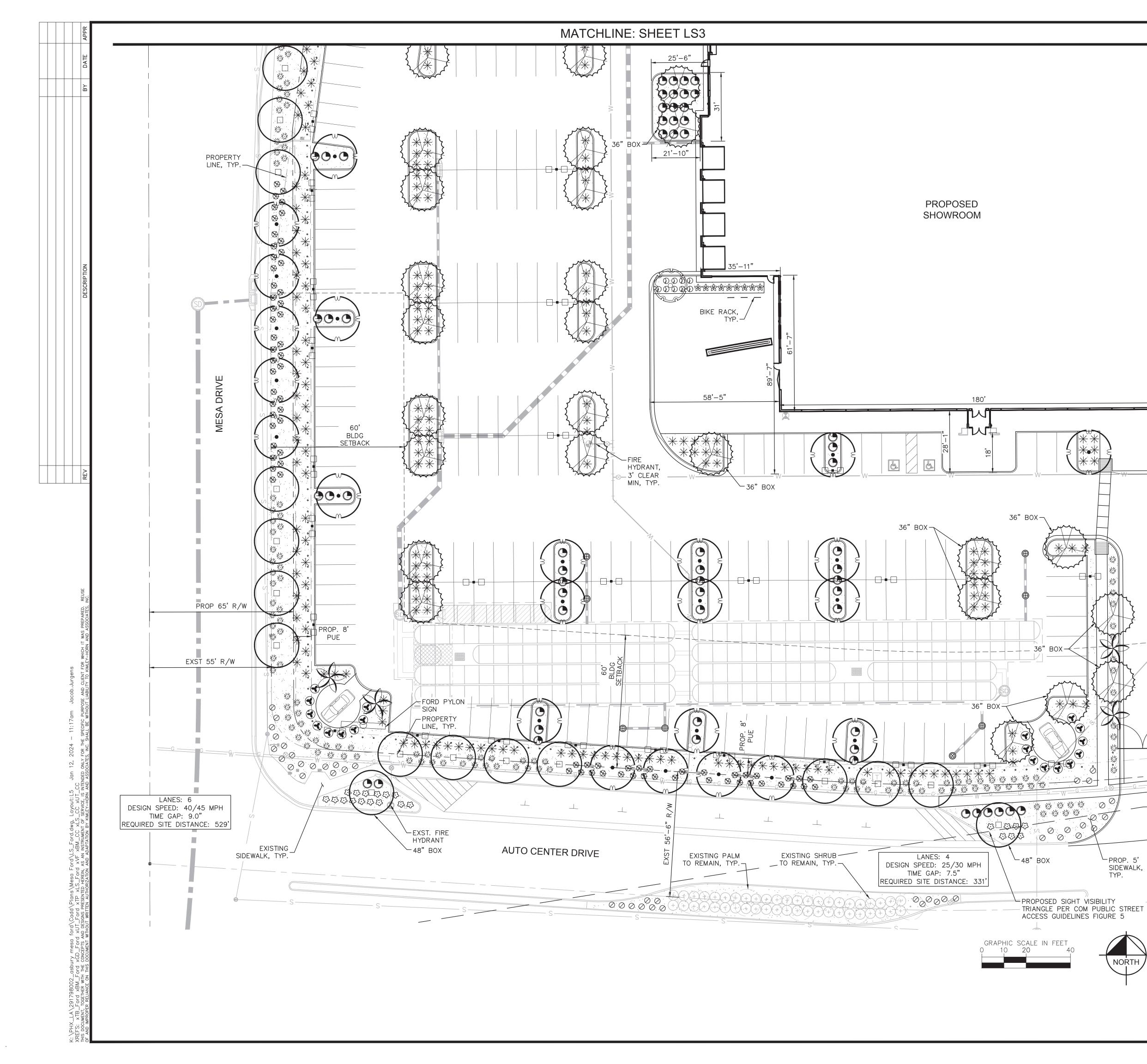


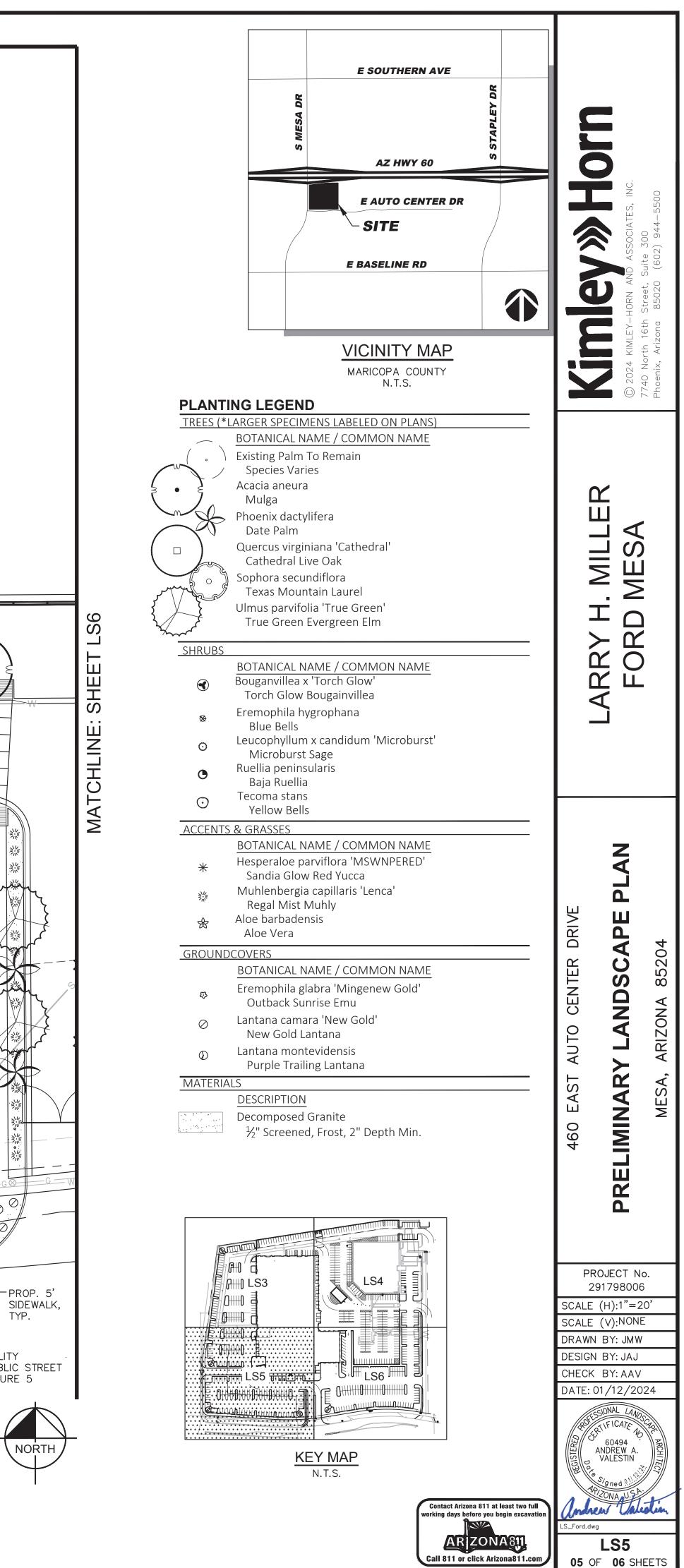
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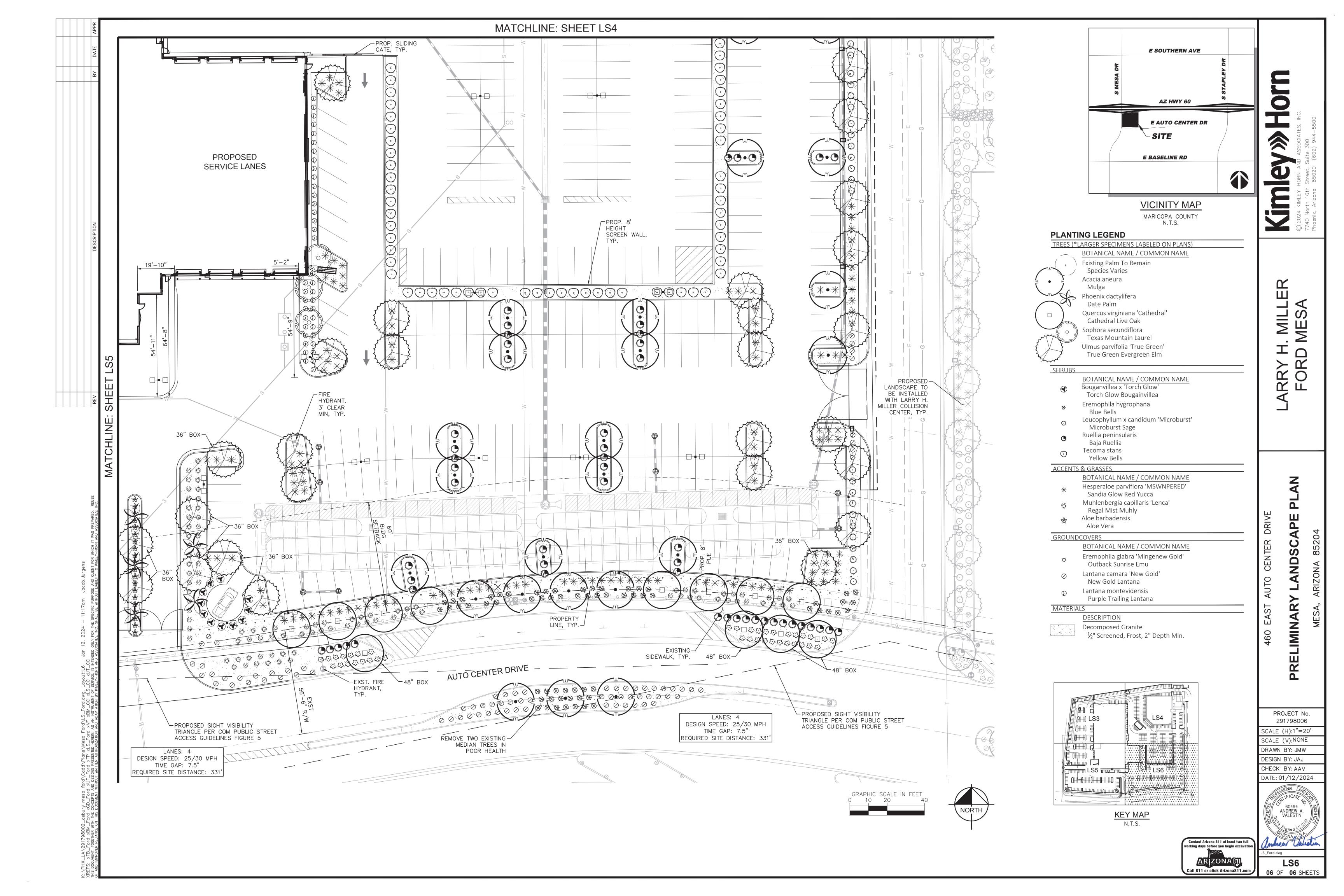
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TREES (*LARGER SPECIMENS LABELED ON PLANS)         BOTANICAL NAME / COMMON NAME         Existing Palm To Remain         Species Varies         Acacia aneura         Mulga         Phoenix dactylifera         Date Palm         Quercus virginiana 'Cathedral'         Cathedral Live Oak         Sophora secundiflora         Texas Mountain Laurel         Ulmus parvifolia 'True Green'         True Green Evergreen Elm         SHRUBS         BOTANICAL NAME / COMMON NAME         Bouganvillea x 'Torch Glow'         Torch Glow Bougainvillea         Eremophila hygrophana         Blue Bells         O       Leucophyllum x candidum 'Microburst'         Microburst Sage         Ruellia peninsularis         Baja Ruellia         Tecoma stans	LARRY H. MILLER FORD MESA
Yellow Bells         ACCENTS & GRASSES         BOTANICAL NAME / COMMON NAME         *       Hesperaloe parviflora 'MSWNPERED' Sandia Glow Red Yucca         *       Muhlenbergia capillaris 'Lenca' Regal Mist Muhly *         *       Aloe barbadensis 	460 EAST AUTO CENTER DRIVE PRELIMINARY LANDSCAPE PLAN MESA, ARIZONA 85204
<image/>	PROJECT No. 291798006 SCALE (H):1"=20' SCALE (V):NONE DRAWN BY: JMW DESIGN BY: JAJ CHECK BY: AAV DATE: 01/12/2024











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OWNER/DEVELOPER ASBURY AUTOMOTIVE GROUP 2905 PREMIERE PARKWAY, SUITE 300 DULUTH, GA 30097 PH: (818) 415-1771 CONTACT: ADA CASTELLON EMAIL: CASTELLON@ASBURYAUTO.COM

**CIVIL ENGINEER** 

KIMLEY-HORN AND ASSOCIATES, INC 7740 N. 16TH STREET, SUITE 300 PHOENIX, AZ 85020 PH: (602) 944-5500 CONTACT: BRYCE QUIGLEY, PE EMAIL: BRYCE.QUIGLEY@KIMLEY-HORN.COM LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC 7740 N. 16TH STREET, SUITE 300 PHOENIX, AZ 85020 PH: (602) 906-1103 CONTACT: ANDREW VALESTIN, PLA EMAIL: ANDREW.VALESTIN@KIMLEY-HORN.COM

## ARCHITECT

PRAXIS3 100 PEACHTREE STREET NW, SUITE 1450 ATLANTA, GA 30303 PH: (678) 904-7450 CONTACT: KRISTIN FRAILEY, RA EMAIL: KFRAILEY@PRAXIS3.COM

# **CITY OF MESA LANDSCAPE NOTES**

- LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL BE RESPONSIBLE FOR THE FOLLOWING:
  - A. DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES.
- B. DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC. C. INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- INSTALLATION OF ALL LANDSCAPE AND IRRIGATION MATERIALS SHALL COMPLY WITH SECTIONS 424, 425, 757, AND 795 OF THE MAG STANDARD SPECIFICATIONS AS AMENDED BY THE CITY OF MESA IN THE CURRENT EDITION OF THE MESA ENGINEERING
- PROCEDURES MANUAL, LANDSCAPE & IRRIGATION STANDARDS CONTRACTOR SHALL REPAIR ANY DAMAGE MADE TO THE EXISTING SPRINKLER SYSTEM TO THE SATISFACTION OF THE CITY AT NO ADDITIONAL COST TO THE CITY.
- LANDSCAPE REMOVAL IS A NON-PAY ITEM UNLESS OTHERWISE NOTED.
- ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC, SHALL BE REMOVED FROM PROJECT AREA AND DISPOSED OF PROPERLY OFF THE SITE AT THE CONTRACTOR'S EXPENSE (SCARIFY EXISTING SUBGRADE, MINIMUM SIX (6) INCHES DEPTH)
- DAMAGE TO TURF SHALL BE REPAIRED BY CONTRACTOR, I.E., RUTS FILLED WITH CLEAN SOIL, COMPACTED TO MATCH SURROUNDING GRADES, EXCESS SOIL, ROCK, ETC. SHALL BE REMOVED TO LEAVE THE SITE CLEAN.
- ALL PLANT MATERIAL, OTHER THAN TREES, SHALL CONFORM TO GRADING, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES SHALL CONFORM TO THE CURRENT ARIZONA NURSERY ASSOCIATION TREE SPECIFICATIONS AND MAG SPEC 795.7. SHOULD ANY CONFLICTS IN THE SPECIFICATIONS OCCUR. THE ARIZONA NURSERY ASSOCIATION'S SPECIFICATIONS SHALL PREVAIL
- CITY RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINERED TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH INSPECTIONS WHICH MAY DESTROY ROOTBALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST TO CITY. 9. PLANT PITS SHALL BE INSPECTED BY CITY PRIOR TO PLANTING BY THE CONTRACTOR BY REQUESTING AN INSPECTION 48 HOURS
- IN ADVANCE. ROUGH AND FINE GRADING TO ESTABLISH UNIFORM SMOOTH GRADE IS INCLUDED IN THIS PROJECT. 10.
- SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE COMPLETED BY 11. CONTRACTOR TO DETERMINE IF ADDITIVES ARE REQUIRED. CONTRACTOR SHALL PROVIDE COPY OF SOIL TEST RESULTS FOR REVIEW AND APPROVAL TO ENGINEERING INSPECTOR AT LEAST SEVEN DAYS PRIOR TO ANTICIPATED PLANTING. AFTER APPROVAL BY THE CITY, THE CONTRACTOR SHALL PROVIDE AND INCORPORATE ANY ADDITIVES REQUIRED PRIOR TO OR AT TIME OF PLANTING.
- 12. PLANT PIT SOIL MIXTURE SHALL CONSIST OF FOUR AND ONE HALF PARTS NATURAL FERTILE, FRIABLE SOIL AND ONE PART HUMUS BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6" LIFTS WITH EACH LIFT WATER SETTLED WITHOUT PUDDLING.
- 13. CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED WITH PLANT NAME OR PLANT LEGEND ITEM NUMBER FROM PLANS.
- ALL EXISTING (GAS, ELECTRIC, WATER, ETC.) COVERS AND BOXES SHALL REMAIN UNCOVERED. CONTRACTOR TO ADJUST TO FINAL GRADE AS NECESSARY. NPI UNLESS OTHERWISE NOTED.
- 15. THE CONTRACTOR SHALL INSTALL WATER METER PROVIDED BY THE CITY OF MESA. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS INCLUDING ALL APPURTENANCES AND LABOR NECESSARY TO INSTALL THE COMPLETE AUTOMATIC SPRINKLER SYSTEM FROM THE METER (WATER USAGE CHARGES SHALL BE PAID BY CONTRACTOR UNTIL PROJECT FINAL ACCEPTANCE BY CITY OF MESA). CONTRACTOR SHALL ORDER METER FROM DEVELOPMENT SERVICES.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE UNDERGROUND SPRINKLER SYSTEMS IN ADVANCE OF CONSTRUCTION. THE SPRINKLER SYSTEM LOCATIONS NOTED ON PLANS ARE FOR REFERENCE ONLY.
- 17. CONTRACTOR TO VERIFY DEPTH OF ALL INLET STRUCTURES AND SPRINKLER SYSTEMS PRIOR TO TRENCHING FOR LOW-FLOW CHANNEL
- 18. CONTRACTOR TO PROVIDE PUMPING WITHIN FIVE (5) DAYS AFTER THE NOTICE TO PROCEED IS GIVEN AS REQUIRED TO DRY THE AREA SUFFICIENTLY TO BEGIN CONSTRUCTION.
- 19. CONTRACTOR SHALL ARRANGE FOR SPRINKLER SYSTEM SHUTDOWN DURING CONSTRUCTION BY CONTACTING THE ENGINEERING INSPECTOR. 20. NO ROCKS LARGER THAN 1" IN DIAMETER SHALL BE ALLOWED IN THE TOP SIX (6) INCHES OF TOPSOIL WHERE TURF
- ESTABLISHMENT IS SPECIFIED. ROCK REMOVAL AS NECESSARY IS INCLUDED IN THIS PROJECT (NPI). 21. WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY ONE-THIRD (1/3) OVER
- SPECIFICATION, AND A LIQUID PENETRATOR, "AL-KALICHE" OR EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURER'S RECOMMENDATIONS.
- 22. PROJECT RECORD DRAWINGS FOR IRRIGATION SYSTEM:
  - A. MAINTAIN ON SITE AND SEPARATE FROM DOCUMENTS USED FOR CONSTRUCTION, ONE COMPLETE SET OF CONTRACT DOCUMENTS AS PROJECT RECORD DOCUMENTS. KEEP DOCUMENTS CURRENT. DO NOT PERMANENTLY COVER WORK UNTIL AS-BUILT INFORMATION IS RECORDED.
  - B. RECORD PIPE AND WIRING NETWORK ALTERATIONS. RECORD WORK WHICH IS INSTALLED DIFFERENTLY THAN SHOWN ON THE CONSTRUCTION DRAWINGS. RECORD ACCURATE REFERENCE DIMENSIONS, MEASURED FROM AT LEAST TWO PERMANENT REFERENCE POINTS, OF EACH IRRIGATION SYSTEM VALVE, EACH BACKFLOW PREVENTION DEVICE, EACH CONTROLLER OR CONTROLLER UNIT, EACH SLEEVE END, EACH STUB-OUT FOR FUTURE PIPE OR WIRING CONNECTIONS, AND OTHER IRRIGATION COMPONENTS ENCLOSED WITHIN A VALVE BOX.
- FOR PARKS AND RETENTION BASINS: CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE TO A ROLLED DEPTH OF TWO (2) 23. INCHES. DECOMPOSED GRANITE SHALL BE 1/2" MINUS WITH THE COLOR AS SPECIFIED ON THE PLANS. PRE-EMERGENT HERBICIDE SHALL BE APPLIED BEFORE AND AFTER PLACEMENT OF DECOMPOSED GRANITE PER THE MANUFACTURER'S RECOMMENDATIONS. PRE-EMERGENT HERBICIDE SHALL BE SURFLAN, DACTHAL, OR APPROVED EQUAL. NOT MORE THAN 8% OF DECOMPOSED GRANITE SHALL PASS THROUGH A #200 MESH SCREEN, 15% THROUGH A #40 MESH SCREEN, 98% THROUGH A #4 MESH SCREEN, AND 100% SHALL PASS THROUGH A 1/2" MESH SCREEN. SAMPLE TO BE PROVIDED FOR CITY REVIEW AND APPROVAL.
- 24. FOR STREET LANDSCAPE PROJECTS: CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE AS FOLLOWS:
- A. DECOMPOSED GRANITE GROUND COVER SHALL BE 1/2" SIZE SCREENED AND WASHED. B. PLACE AND ROLL TO TWO (2) INCH TOTAL DEPTH OVER 85% COMPACTED SUBGRADE.
- 25. PRE-EMERGENT HERBICIDE SURFLAN, DACTHAL, OR APPROVED EQUAL SHALL
- 26. BE APPLIED BEFORE AND AFTER GRANITE PLACEMENT.

# ACKNOWLEDGEMENT

THE APPLICANT HEREBY REPRESENTS THAT THESE CONSTRUCTION DOCUMENTS COMPLY WITH ALL ZONING APPROVALS, DESIGN REVIEW BOARD APPROVALS, BUILDING AND ENGINEERING STANDARDS AND ALL APPLICABLE REQUIREMENTS OF THE MESA CITY CODE. THE APPLICANT ACKNOWLEDGES AND AGREES ANY DEVIATION FROM OR FAILURE TO COMPLY WITH THE REQUIREMENTS OF ANY SUCH APPROVAL OR STANDARD WILL RESULT IN THE DENIAL OF CERTIFICATE OF OCCUPANCY AND MAY RESULT IN ADDITIONAL PENALTIES AND/OR ENFORCEMENT ACTIONS AS PROVIDED IN THE MESA ZONING AND BUILDING CODES. APPROVAL OF THE CONSTRUCTION DOCUMENTS SHALL NOT IMPLY APPROVAL OF ANY DEVIATION FROM THE PLANS APPROVED AND STIPULATED BY DESIGN REVIEW BOARD, PLANNING & ZONING BOARD, AND CITY COUNCIL, OR FROM BUILDING AND ENGINEERING STANDARDS."

# PRELIMINARY LANDSCAPE PLANS FOR LARRY H. MILLER PRO ELITE 461 EAST AUTO CENTER DRIVE MESA, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

# **GENERAL LANDSCAPE NOTES**

1. 2.	ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE		
۷.	CONSIDERED INCIDENTAL WORK.	6	
3.	CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.	G	ENERAL
ŀ.	CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY	1.	CONTRACTO
	INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE		BY THE TOW
	ARCHITECT, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE	2.	THE CONTRA
	CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE	۷.	FULLY AUTO
	CONTRACTOR'S RISK.		OPERATION
	DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, OR THE LANDSCAPE ARCHITECT		
	MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.	3.	SYSTEM DE
	THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.		ORDERING
	THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE		DIFFERENCE
	CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.		REPRESENT
	THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE	4.	ALL PIPING
	UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING,		DETAILS SEC
	OR CONSTRUCTION ACTIVITY.		ENGINEERIN
	THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN		COMPATIBIL
	EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.		INSTALLED E
).	ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO,	5.	THE IRRIGAT
	PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.	υ.	AND EQUIPN
	ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER, AT NO ADDITIONAL COST TO THE OWNER. IF		OWNER'S RE
	OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL.		COMPONEN
•	CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.		AS INDICATE
	CONTRACTOR IS TO MAINTAIN CONTROLLED PEDESTRIAN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT	6.	REFER TO D
•	CONSTRUCTION PERIOD.	0.	NEFERIUU
·.	MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND	7.	THE CONTR
	PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.		<b>OPERATION</b>
5.	IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, ROCK MULCH AND OTHER MATERIALS TRACKED		SPECIFIED A
	ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.		TY OF ME
5	PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL		
	ACCEPTANCE BY OWNER.	RE	QUIREMENT
	THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO	G	ENERAL LAND
	EXISTING ELEMENTS THAT ARE TO REMAIN.	M	IN. 10% SITE
3.	EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER CIVIL SPECIFICATIONS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL		TERIOR PARK
	SPECIFICATIONS. ANT EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED FER CIVIL		ARKING ISLAN
).	PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL		1 TREE, 3
	DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.		I INLL, J
Э.	ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL		IIN. 10% PAR
	FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER		PEN SPACE
	ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.		D% LIVE COVI
1.	OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.	•	EVERGREE
2.	LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION.	•	SHADE TR
	ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO	•	
_	ADDITIONAL COST TO THE CLIENT.	•	
	ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED.	•	MEDIUM SMALL SH
	THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING	•	COLUMNA
- •	TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING	•	COLUMNA
	FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOVING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR	•	EVERGREE
~	PROPER CARE AND UPKEEP.	•	PERENNIA
).	ROCK MULCH: ALL AREAS LABELED ROCK MULCH ON THE PLANS ARE TO BE APPROVED BY OWNER. 2" MINIMUM DEPTH THROUGHOUT ENTIRE PROJECT. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW TOP OF CURB OR	FC	OUNDATION I
	SIDEWALK.	E>	KTERIOR WAL
7.	AREAS TO RECEIVE ROCK MULCH SHALL BE SPRAYED AT LEAST ONCE WITH A CONTACT HERBICIDE PRIOR TO PLANTING	•	1 TREE / 5
	OPERATIONS IMMEDIATELY PRIOR TO PLACEMENT OF ROCK MULCH. CONTRACTOR TO APPLY PRE-EMERGENT PER	•	10% MIN.
	MANUFACTURER RECOMMENDATIONS.		LANDSCA
	ROCK MULCH SHALL EXTEND UNDER TREES AND SHRUBS.	PE	RIMETER LA
).	CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF THE WORK BY THE OWNERS REPRESENTATIVE. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME ALL	N	ORTH PERIMI
	MAINTENANCE RESPONSIBILITY.	•	1 TREE/6 S
).	PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH-LIST ITEMS. THEN OBTAIN APPROVAL	•	25% MIN. 50% MIN.
	FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH THE OWNER'S REPRESENTATIVE THE START		/EST PERIMET
	DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING,		1 TREE/6 S
	WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT	•	25% MIN.
1	WRITTEN REQUEST FOR FINAL PUNCH-LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD. ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL	•	50% MIN.
1.	ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.	S	DUTH PERIME
~1-			NO BUFFE AST PERIMETE
11	Y OF MESA NOTES		NO BUFFE
	SIGNAGE REQUIRES A SEPARATE SIGN PERMIT. REQUIRED TREES SHALL BE MINIMUM SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION "RECOMMENDED TREE		
	SPECIFICATIONS" LATEST EDITION. 11-33-2(B)2	FC	DUNDATIC
	ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED	FX	TERIOR WAL
	LANDSCAPE PLAN. 11-33-3(I) 2 & 3 PLANT MATERIAL WITHIN THE SIGHT DISTANCE TRIANGLE SHALL NOT EXCEED 30-INCHES IN HEIGHT AT FULL MATURITY. 1105.3		WEST WA
		. —	

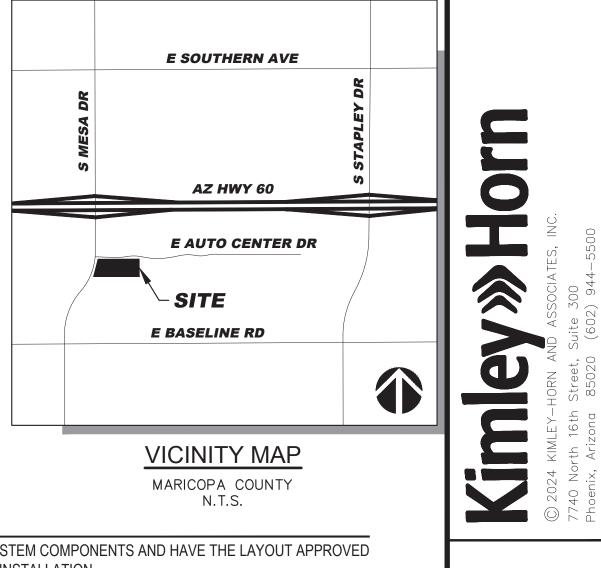
TREES PLANTED WITH THE SIGHT DISTANCE TRIANGLES SHALL BE 24-INCH TO 42-INCH BOX SPECIMENS WITH NO BRANCHES LOWER THAN 8-FEET ABOVE THE SIDEWALK ELEVATION, AND 14-FEET OVER VEHICULAR TRAFFIC WAYS. 1105.4

REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT A PART OF THE LANDSCAPING DESIGN. 11-33-3(A)

# **IRRIGATION NOTES**

# ESA LANDSCAPE STANDARDS

REQUIREMENT	F	REQUIRE	D		PROVIDED	
GENERAL LANDSCAPE						
MIN. 10% SITE TO BE LANDSCAPE	1	10% (25,4	146 SF)		15.5% (39,324 SF)	
NTERIOR PARKING LOT						
PARKING ISLANDS	2	47 ISLAN	DS =			
• 1 TREE, 3 SHRUBS / ISLAND		47	TREES, 141 SHRUBS		47 TREES , 250 SHRUBS	
MIN. 10% PARKING LOT TREES = 36	5" BOX	47 TREES	= 5 - 36" BOX TREE		5 - 36" BOX TREE	
OPEN SPACE			_			
50% LIVE COVERAGE (52,384 SF)	4	26,192 SF			26,890 SF • 85 PLANTS / 8,500 CREDITS (SF)	
EVERGREEN TREE			CREDITS (SF) (EACH) REDITS (SF) (EACH)		<ul> <li>O PLANTS / 0 CREDITS (SF)</li> </ul>	
SHADE TREES			REDITS (SF) (EACH)		<ul> <li>2 PLANTS / 50 CREDITS (SF)</li> </ul>	
ORNAMENTAL TREES     LARCE SUBURS (8'LUT)			REDITS (SF) (EACH)		<ul> <li>98 PLANTS / 4,900 CREDITS (SF)</li> </ul>	
<ul> <li>LARGE SHRUBS (8' HT.)</li> <li>MEDIUM SHRUBS (4-8' HT.)</li> </ul>			REDITS (SF) (EACH)		<ul> <li>143 PLANTS / 3,575 CREDITS (SF)</li> </ul>	
<ul> <li>MEDIUM SHRUBS (4-8' H1.)</li> <li>SMALL SHRUBS (&lt;4' HT.)</li> </ul>			REDITS (SF) (EACH)		<ul> <li>464 PLANTS / 4,640 CREDITS (SF)</li> </ul>	
<ul> <li>SMALL SHRUBS (&lt;4 HT.)</li> <li>COLUMNAR EVERGREEN TREE</li> </ul>			REDITS (SF) (EACH)		<ul> <li>O PLANTS / 0 CREDITS (SF)</li> </ul>	
<ul> <li>COLUMNAR EVERGREEN SHRL</li> </ul>			REDITS (SF) (EACH)		<ul> <li>O PLANTS / O CREDITS (SF)</li> </ul>	
EVERGREEN GROUNDCOVER			REDITS (SF) (EACH)		<ul> <li>115 PLANTS / 2,875 CREDITS (SF)</li> <li>470 PLANTS / 2,350 CREDITS (SF)</li> </ul>	
PERENNIAL GROUNDCOVER O	R GRASSES		EDITS (SF) (EACH)			
OUNDATION BASES					· · · · · · · · · · · · · · · · · · ·	
EXTERIOR WALLS WITH PUBLIC ENT		WEST SID	E OF BUILDING:			
• 1 TREE / 50 LF	1	179 LF = 4	4 TREES			
• 10% MIN. @ 36" BOX,	1	MIN. 1 TF	REE @ 36" BOX		1 TREE @ 36" BOX	
• LANDSCAPE AREA - 33% MIN.	6	50 LF OF	LANDSCAPE		129 LF OF LANDSCAPE	
PERIMETER LANDSCAPE						
NORTH PERIMETER - AUTO CENTER	DRIVE					
• 1 TREE/6 SHRUBS PER 25 LF		751 LF = 3	31 TREES, 186 SHRUBS		31 TREES, 581 SHRUBS	
• 25% MIN. TREES TO BE 36" BO		25%@36	6" BOX = 8 TREES		25% @ 36" BOX = 21 TREES	
• 50% MIN. SHRUBS TO BE 5 GA	L. 5	50%@5	GAL. = 93 SHRUBS		50% @ 5 GAL. = 291 SHRUBS	
WEST PERIMETER - MESA DRIVE						
• 1 TREE/6 SHRUBS PER 25 LF			13 TREES, 78 SHRUBS		13 TREES, 262 SHRUBS	
• 25% MIN. TREES TO BE 36" BO			$5^{"}$ BOX = 4 TREES		25% @ 36" BOX = 7 TREES 50% @ 5 GAL. = 131 SHRUBS	
<ul> <li>50% MIN. SHRUBS TO BE 5 GA SOUTH PERIMETER</li> </ul>	L. 5	ou%@5	GAL. = 39 SHRUBS		2019 CAL: - 121 2UKUD2	
NO BUFFER REQUIRED		NO BUFFI	ER REQUIRED		NO BUFFER REQUIRED	
EAST PERIMETER			• • • • = =			
NO BUFFER REQUIRED	1	NO BUFFER REQUIRED		NO BUFFER REQUIRED		
OUNDATION BASE AREA	CALCULA	TIONS				
EXTERIOR WALLS	BASE AREA RE	QUIRED	BASE AREA PROVIDED	D AV	/ERAGE DEPTH	
• WEST WALL (179 LF)	2,685 SF		• 3,850 SF	•	21.5 LF (15 LF REQ'D)	
	430 SF		• 482 SF	•	5.6 LF (5 LF REQ'D)	
* PER CITY OF MESA ZONING ORDIN AND SERVICES AREAS IN SOUTH, E		,			LUDE LOADING	



R SHALL REVIEW AND FIELD VERIFY LAYOUT OF ALL IRRIGATION SYSTEM COMPONENTS AND HAVE THE LAYOUT APPROVED N OF GILBERT OR OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION.

ACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY COMPONENTS AND COMPLETING THE INSTALLATION OF A DMATIC AND OPERATIVE IRRIGATION SYSTEM, AS INDICATED ON THE PLANS, PRIOR TO THE START OF ANY PLANTING

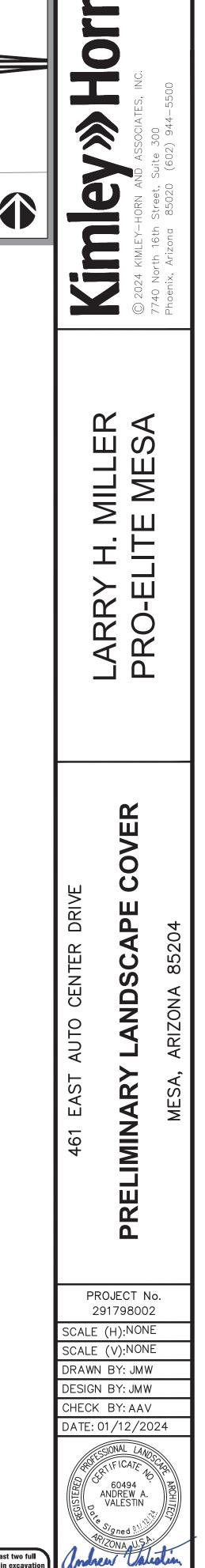
SIGN REQUIRES A MINIMUM STATIC PRESSURE OF 55 PSI. CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO MATERIAL OR STARTING IRRIGATION AND NOTIFY CONSULTANT AND TOWN OF GILBERT REPRESENTATIVE OF ANY FROM PRESSURE INDICATED. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT AND THE TOWN OF GILBERT ATIVE. HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.

AND WIRING PLACED UNDER PAVED AREAS SHALL BE PER THE MOST CURRENT VERSION OF MAG SPECIFICATIONS AND TION 440.12.3,C. SLEEVE INSTALLATIONS SHALL BE COMPLETED PRIOR TO THE START OF ANY PAVING OPERATIONS (SEE IG PAVING PLANS). WHERE NECESSARY, VERIFY EXISTING SLEEVE LOCATIONS AND DETERMINE CONDITION AND ITY WITH DESIGN PRIOR TO THE START OF ANY OTHER WORK; SLEEVING BENEATH EXISTING PAVEMENTS SHALL BE. 3Y BORING UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.

TION SYSTEM LAYOUT SHOWN ON THE DRAWINGS IS GENERALLY SCHEMATIC. ALL VALVES, COMPONENTS, PIPING, FITTINGS. IENT SHALL BE LOCATED WITHIN LANDSCAPE AREAS UNLESS SLEEVED OR OTHERWISE SHOWN OR APPROVED BY THE EPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING NEW IRRIGATION SYSTEM TS AND CONNECTION WHICH WILL PROVIDE FULL AUTOMATIC OPERATION AND 100% COMPLETE COVERAGE TO ALL PLANTS ED ON THE PLANS WITHOUT RUN-OFF OR OVERTHROW ONTO ANY PAVED SURFACES.

ETAILS AND MANUFACTURER'S DIRECTIONS FOR INSTALLATION PROCEDURES.

RACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY AL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING, FITTINGS, AND RISERS TO EACH PLANT EMITTER AS AND AS DETAILED. WHETHER OR NOT PIPING IS SHOWN ON THE PLANS.



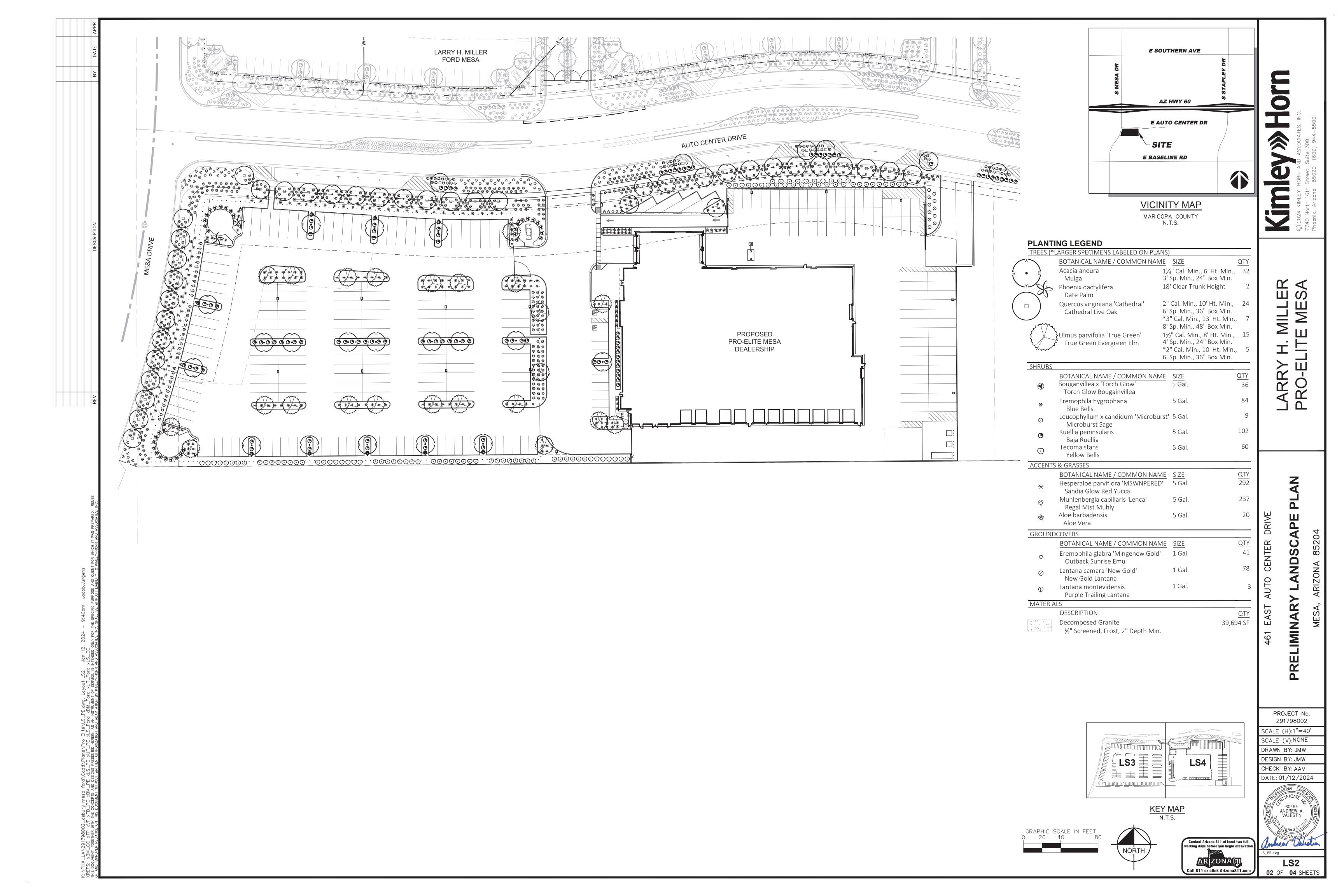
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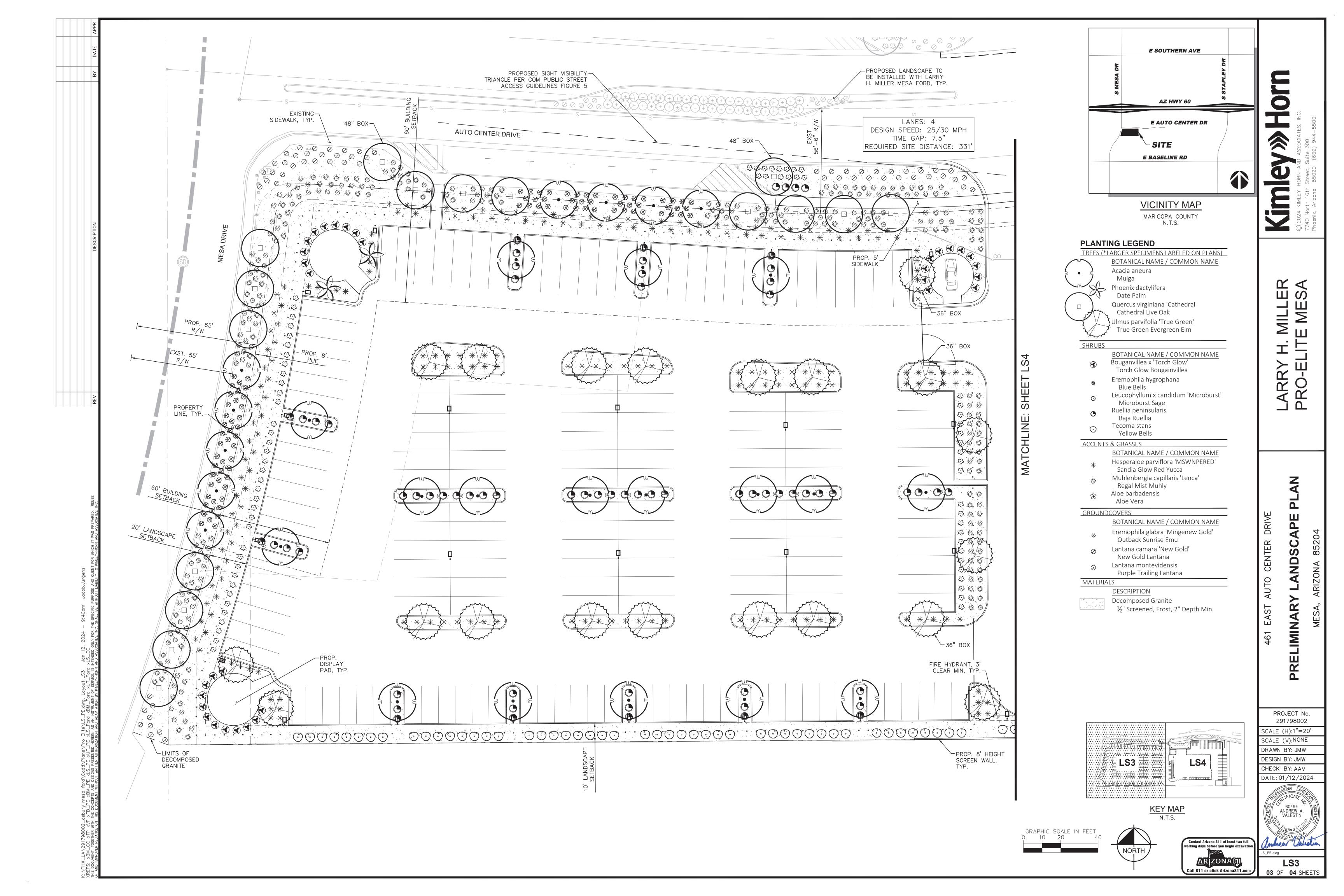
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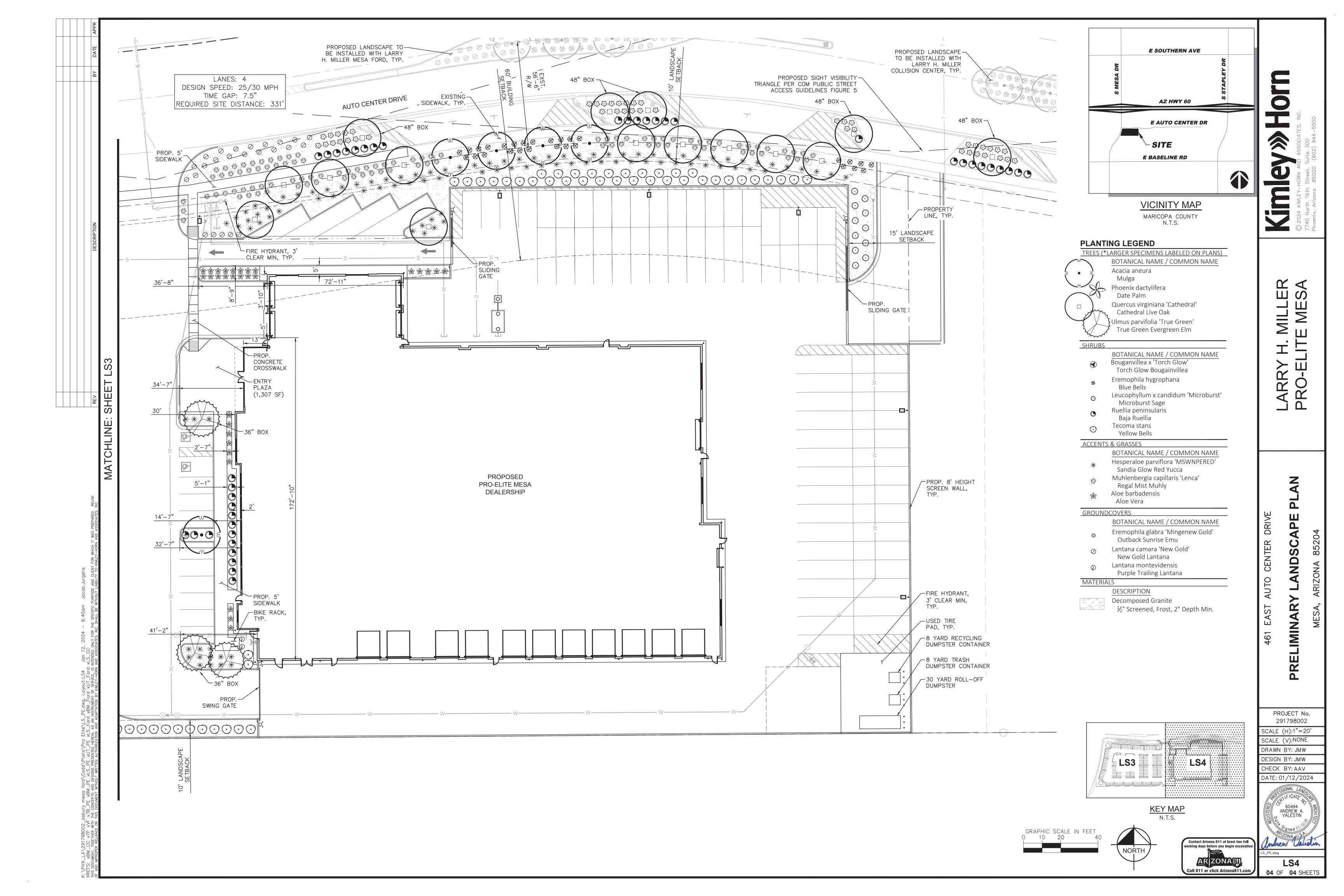
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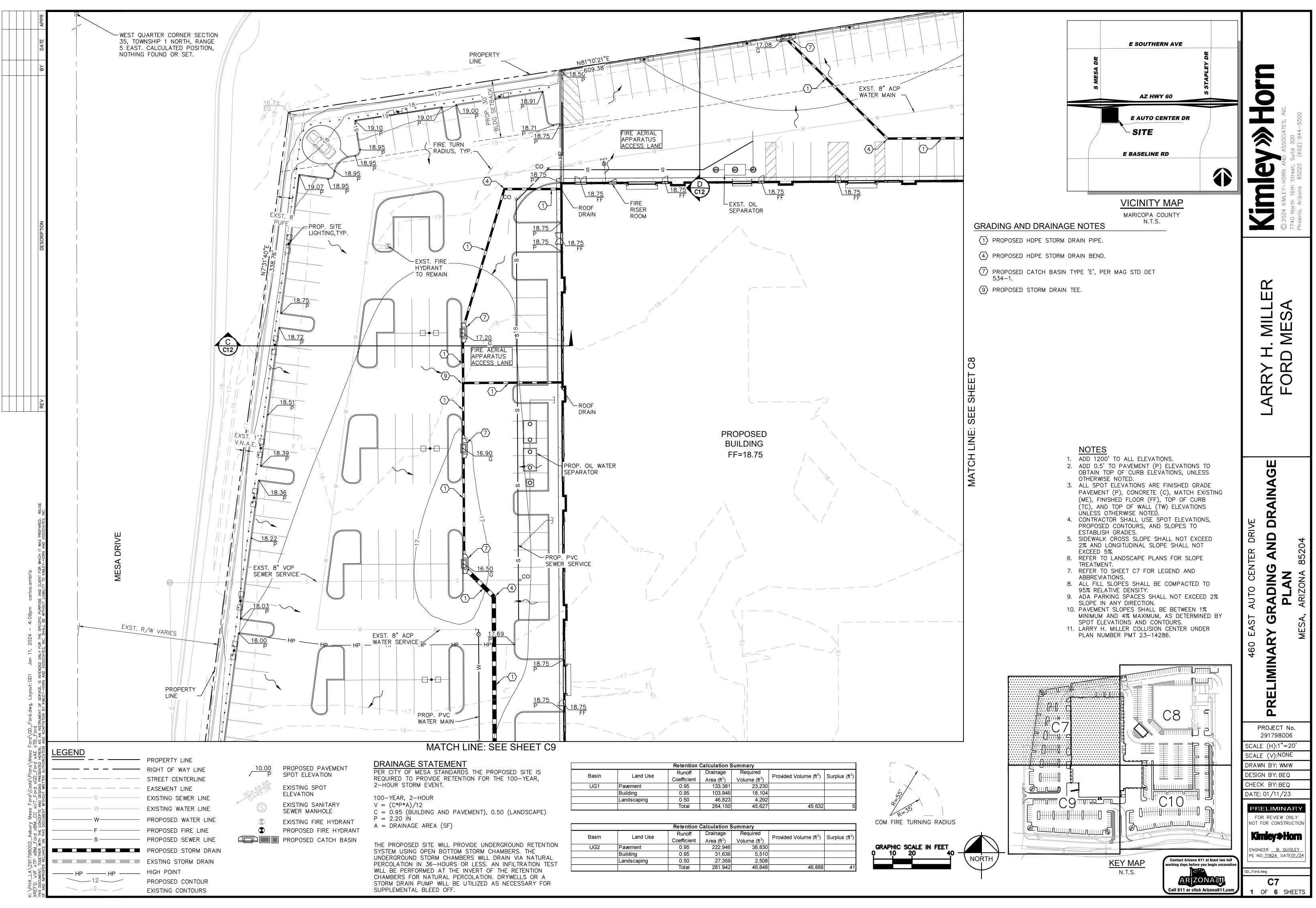
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Call 811 or click Arizona811.com



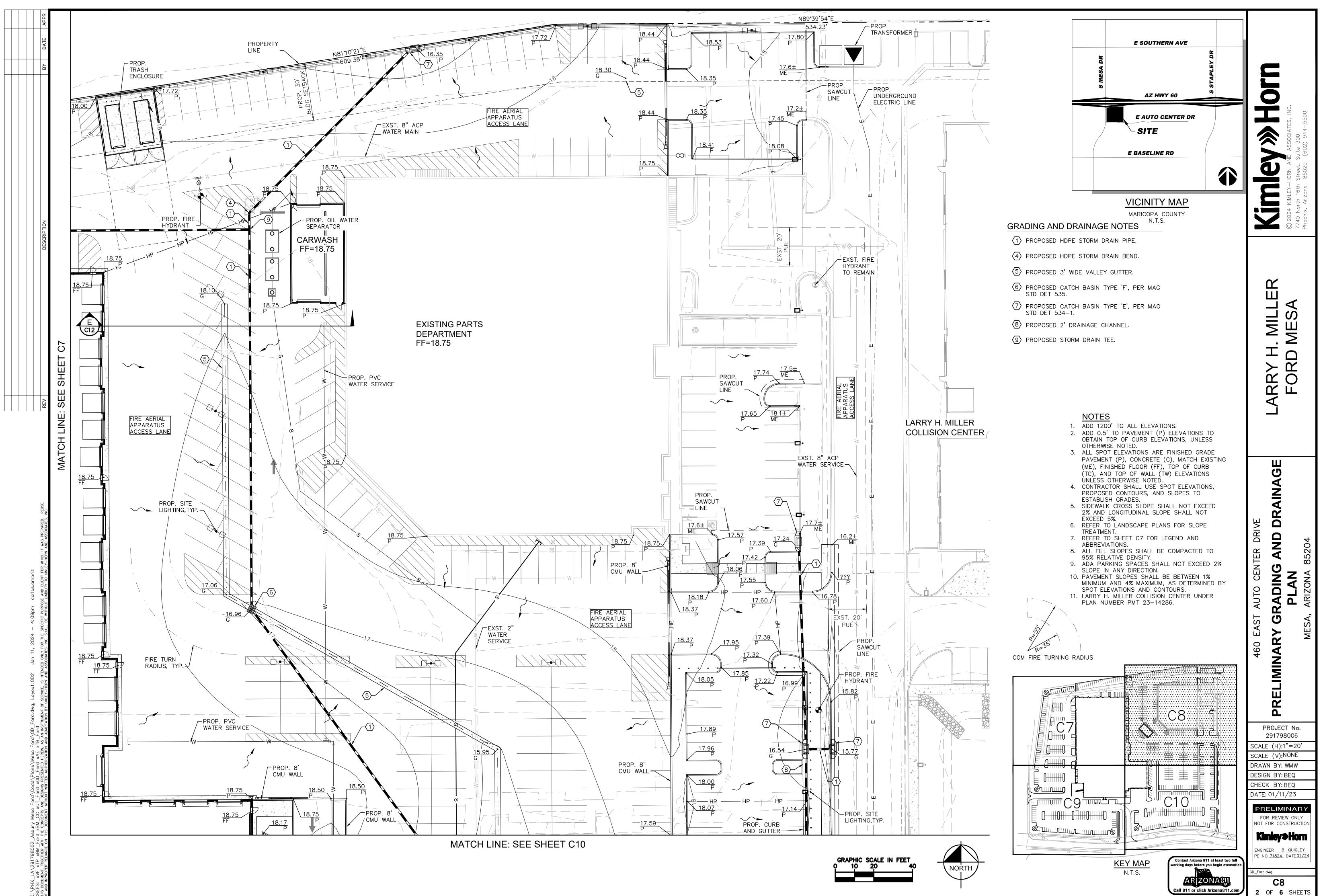


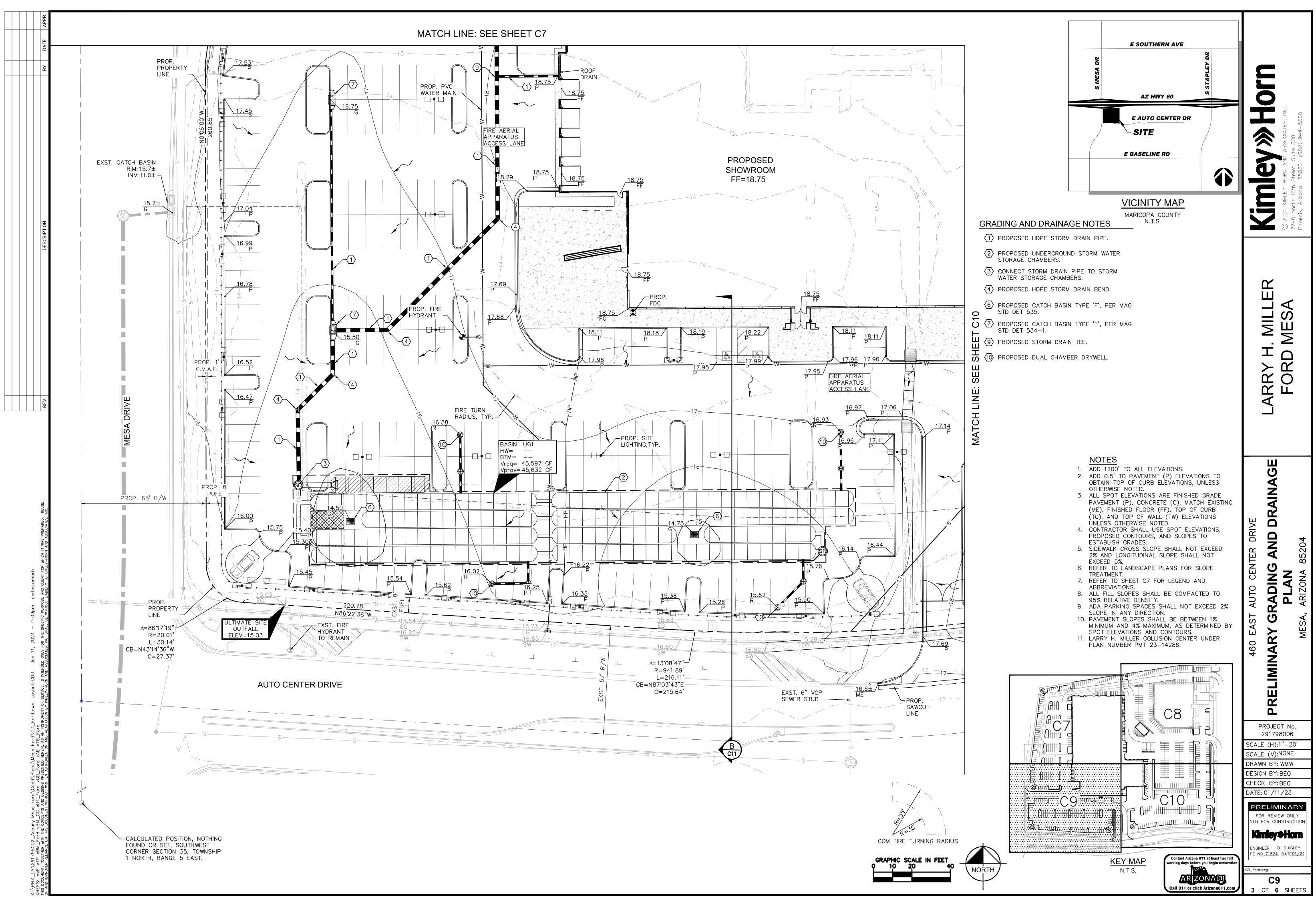


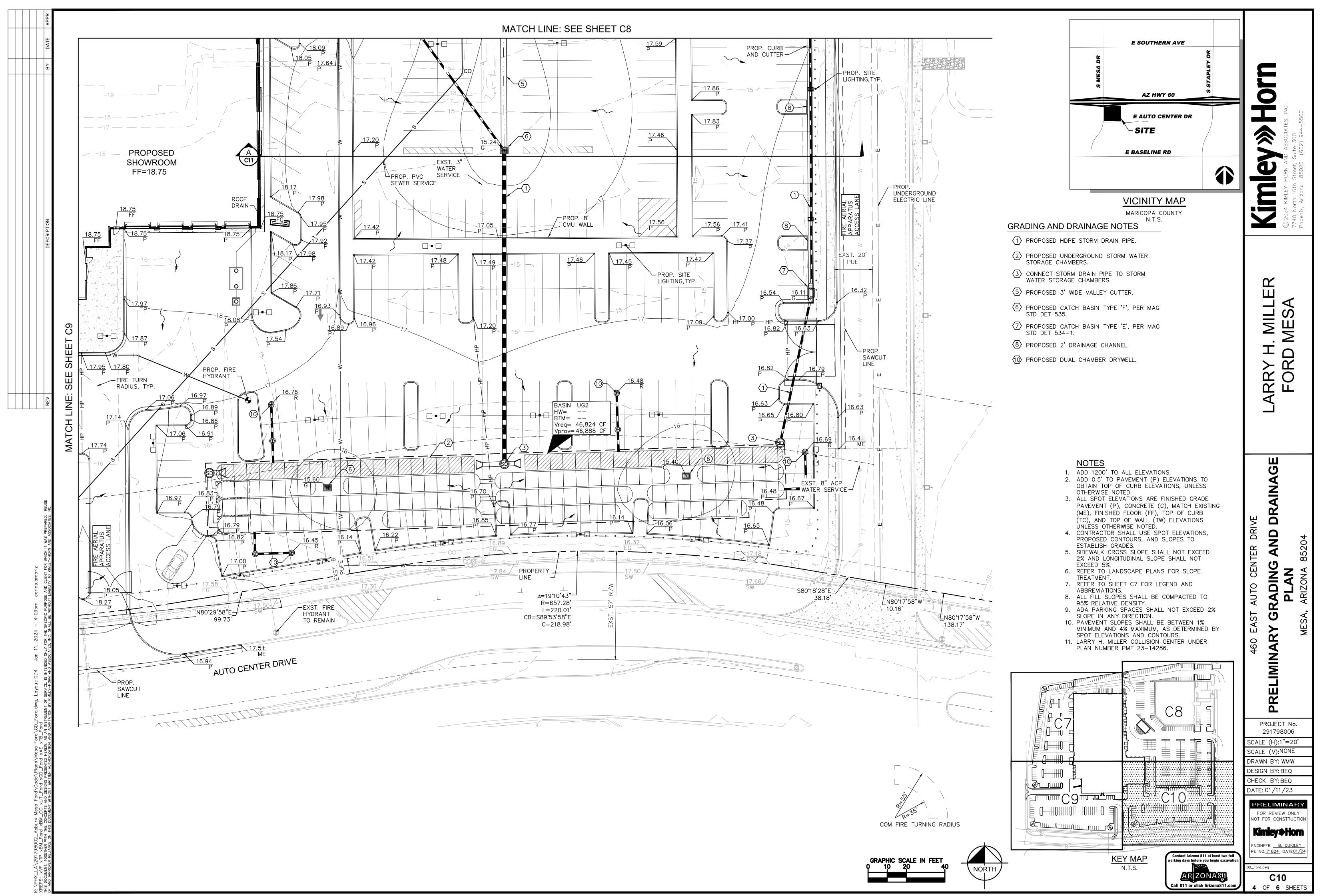


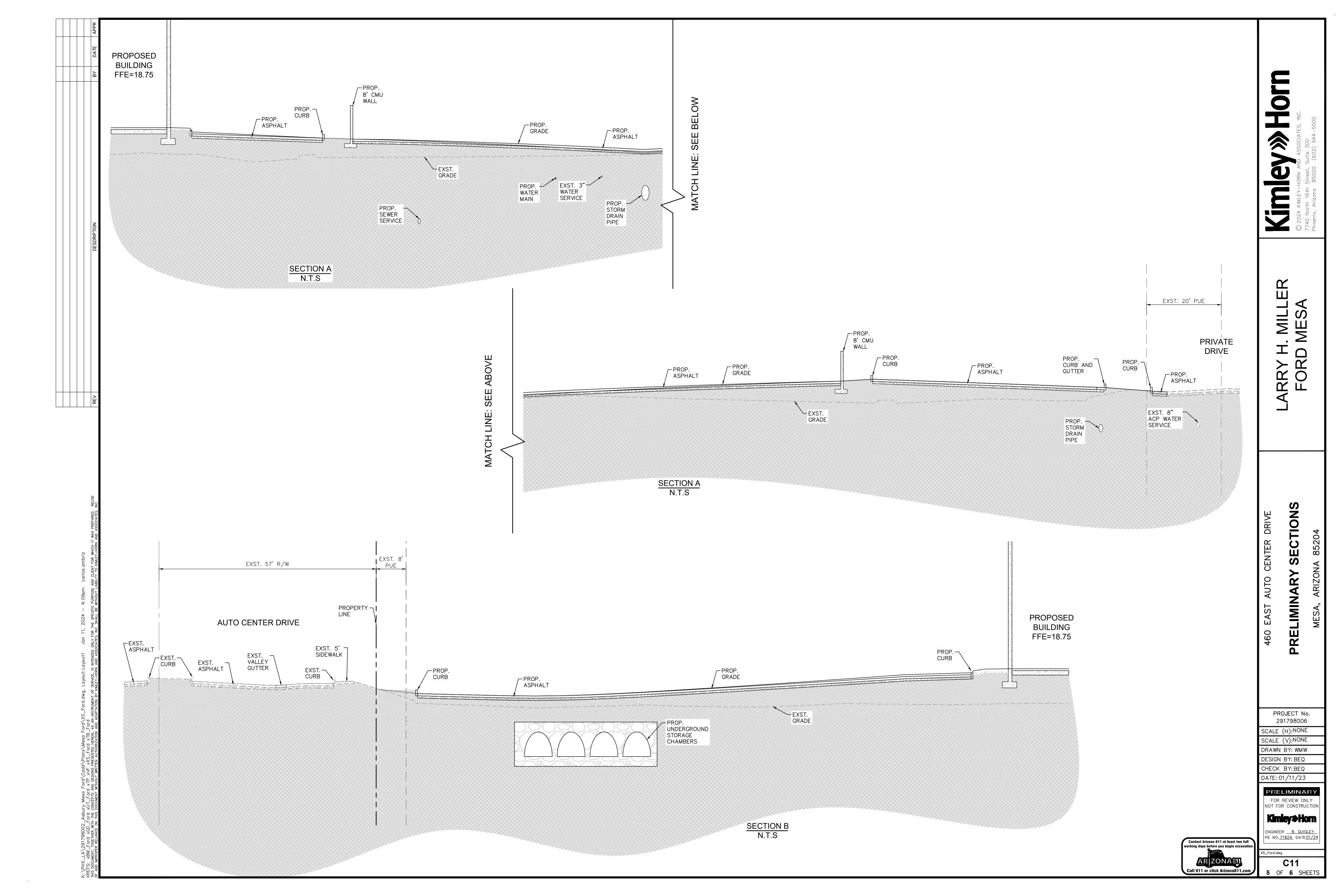
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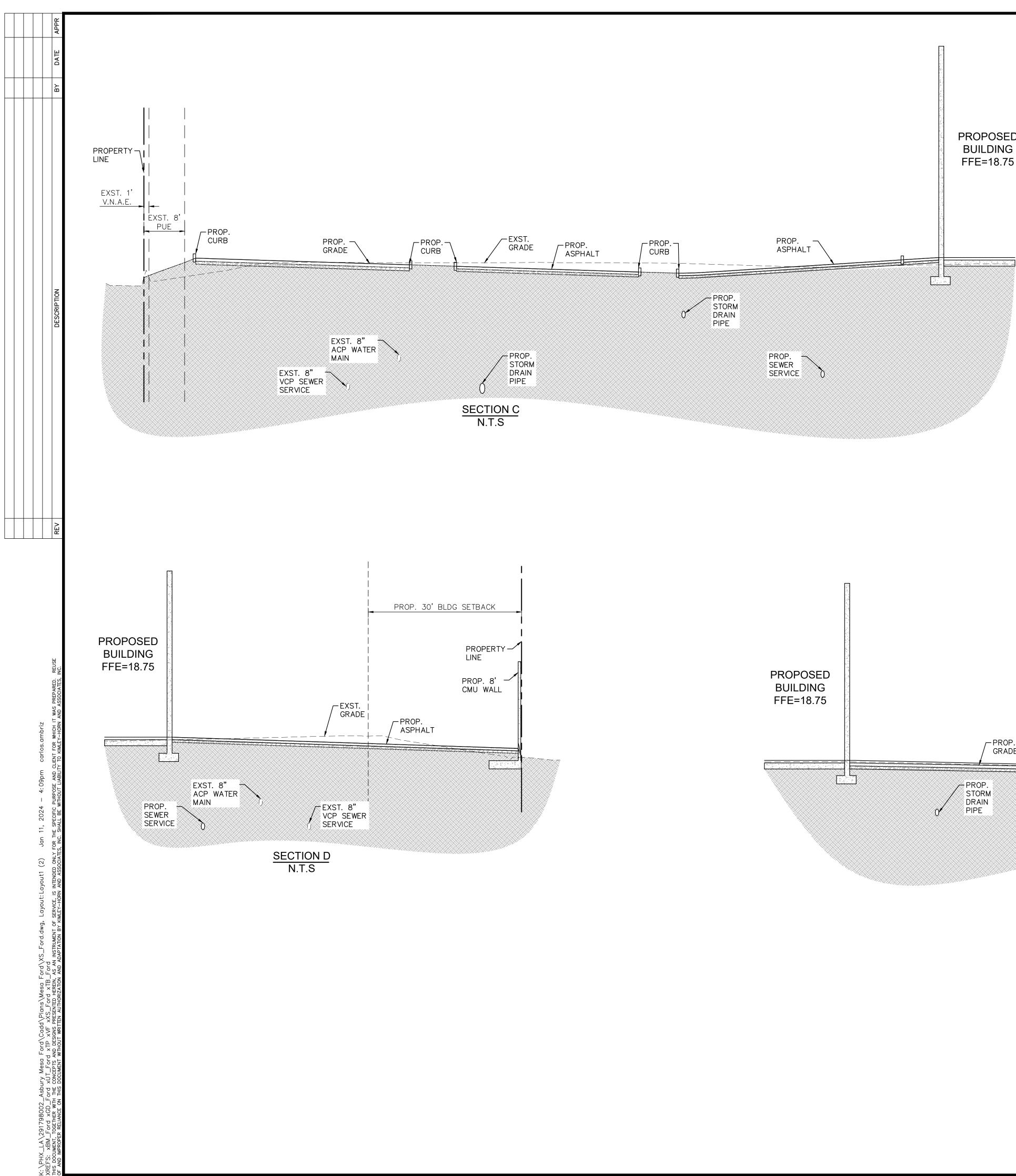
Retention Calculation Summary									
Basin	Land Use	Runoff	Drainage	Required	Drovided Velume (# <sup>3</sup> )	Surplus (ft <sup>3</sup> )			
Dasin	Land Use	Coefficient	Area (ft <sup>2</sup> )	Volume (ft <sup>3</sup> )	Provided Volume (ft <sup>3</sup> )	Surplus (It*)			
UG1	Pavement	0.95	133,381	23,230					
	Building	0.95	103,946	18,104					
	Landscaping	0.50	46,823	4,292					
		Total	284,150	45,627	45,632	5			

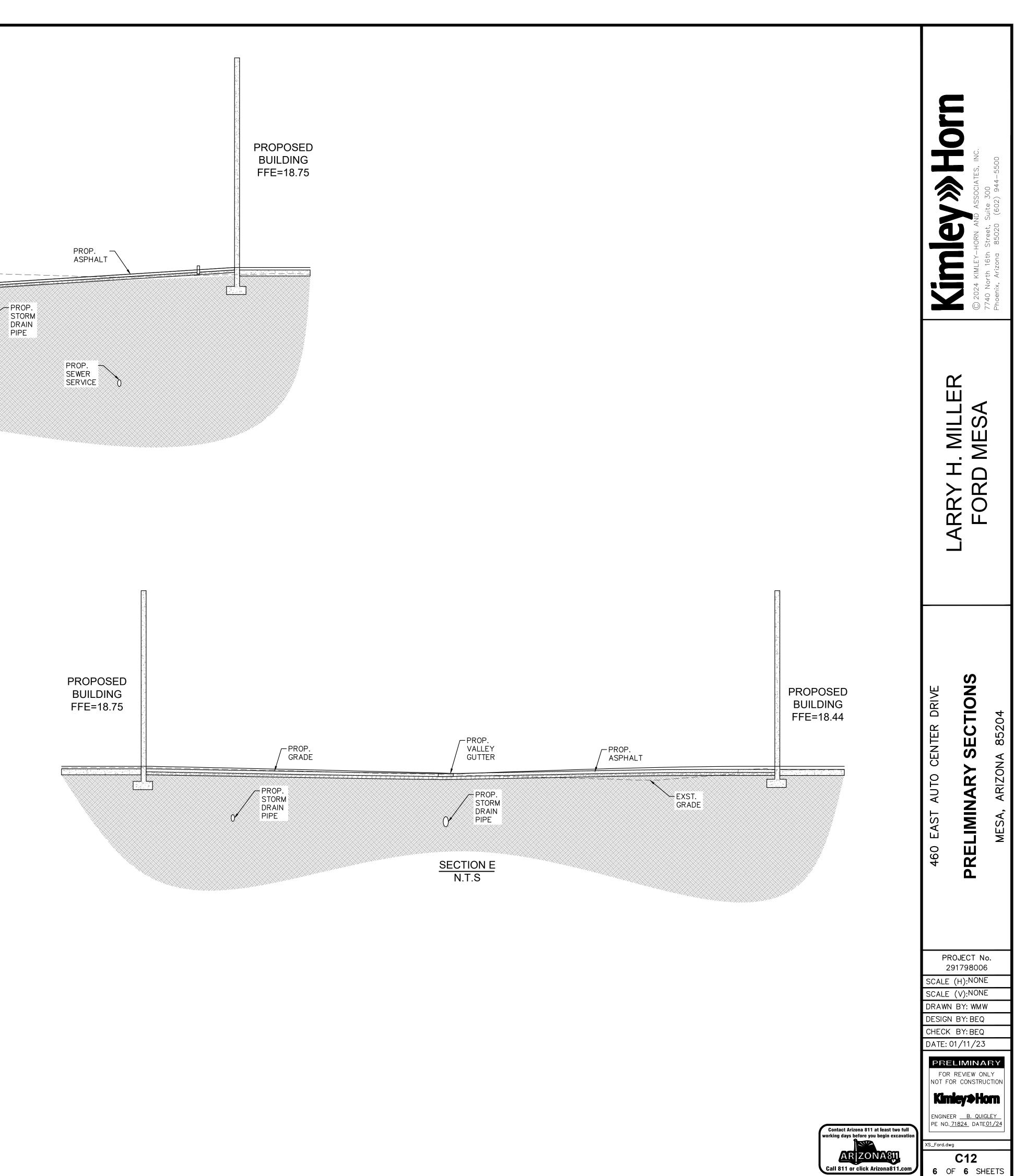


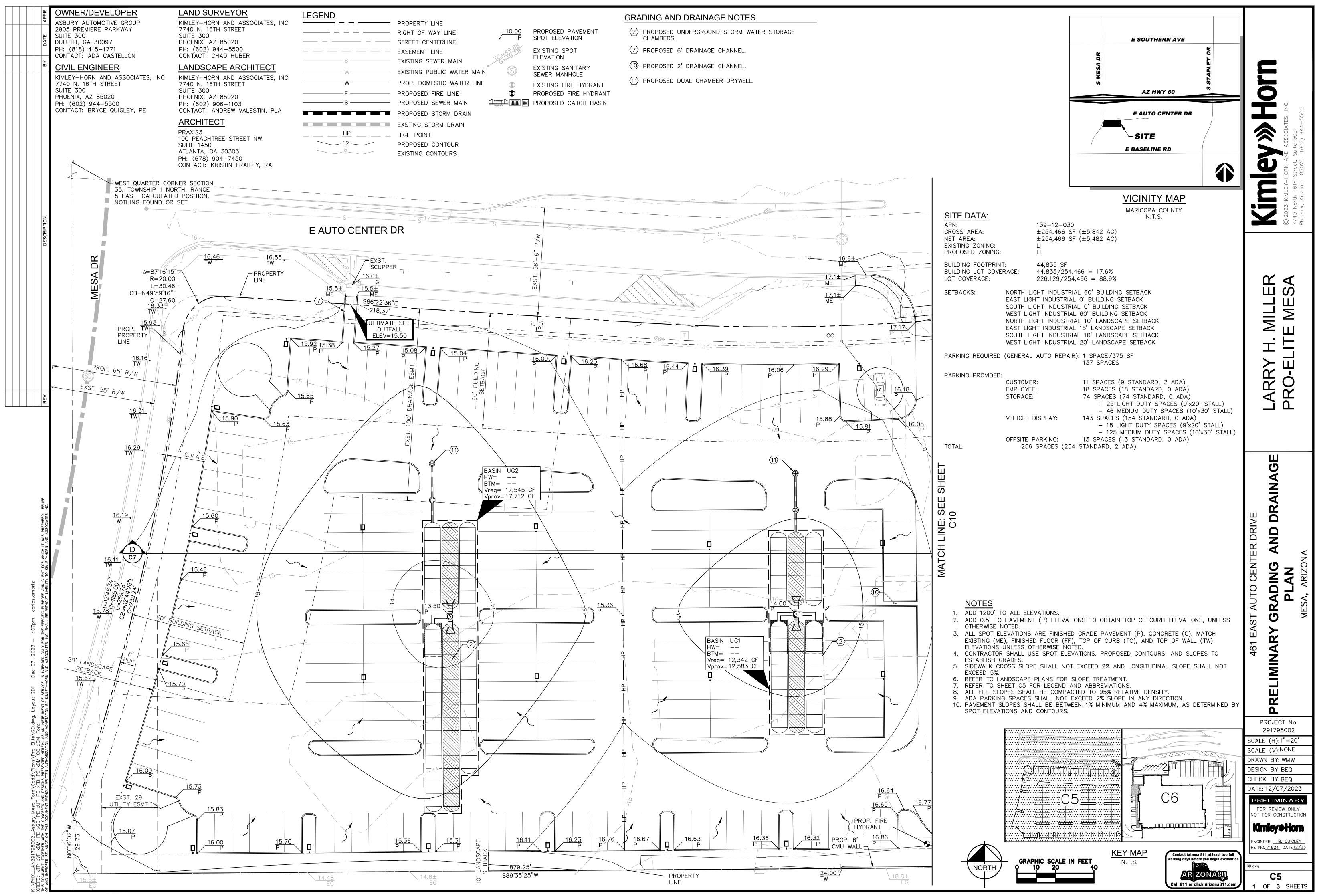


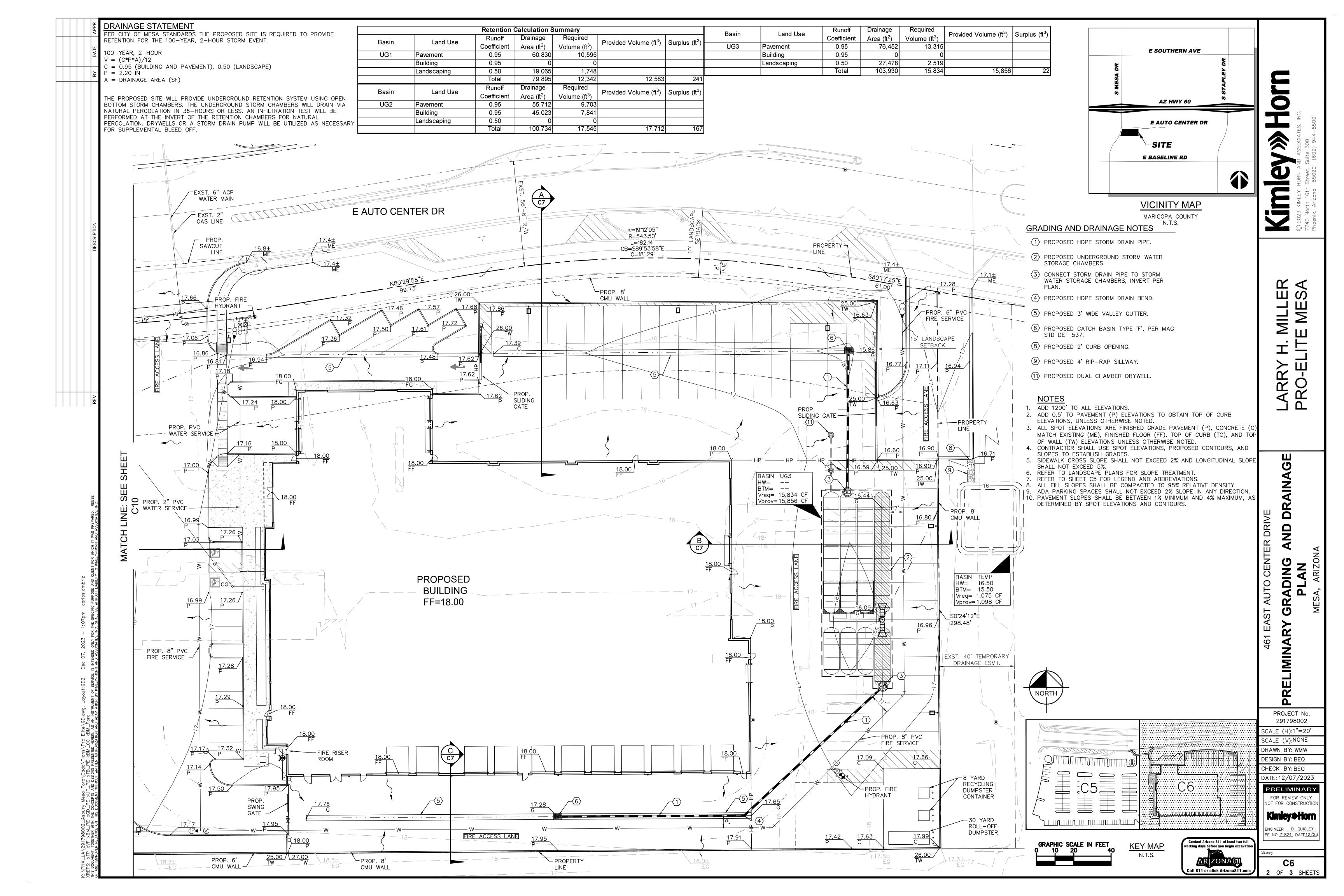


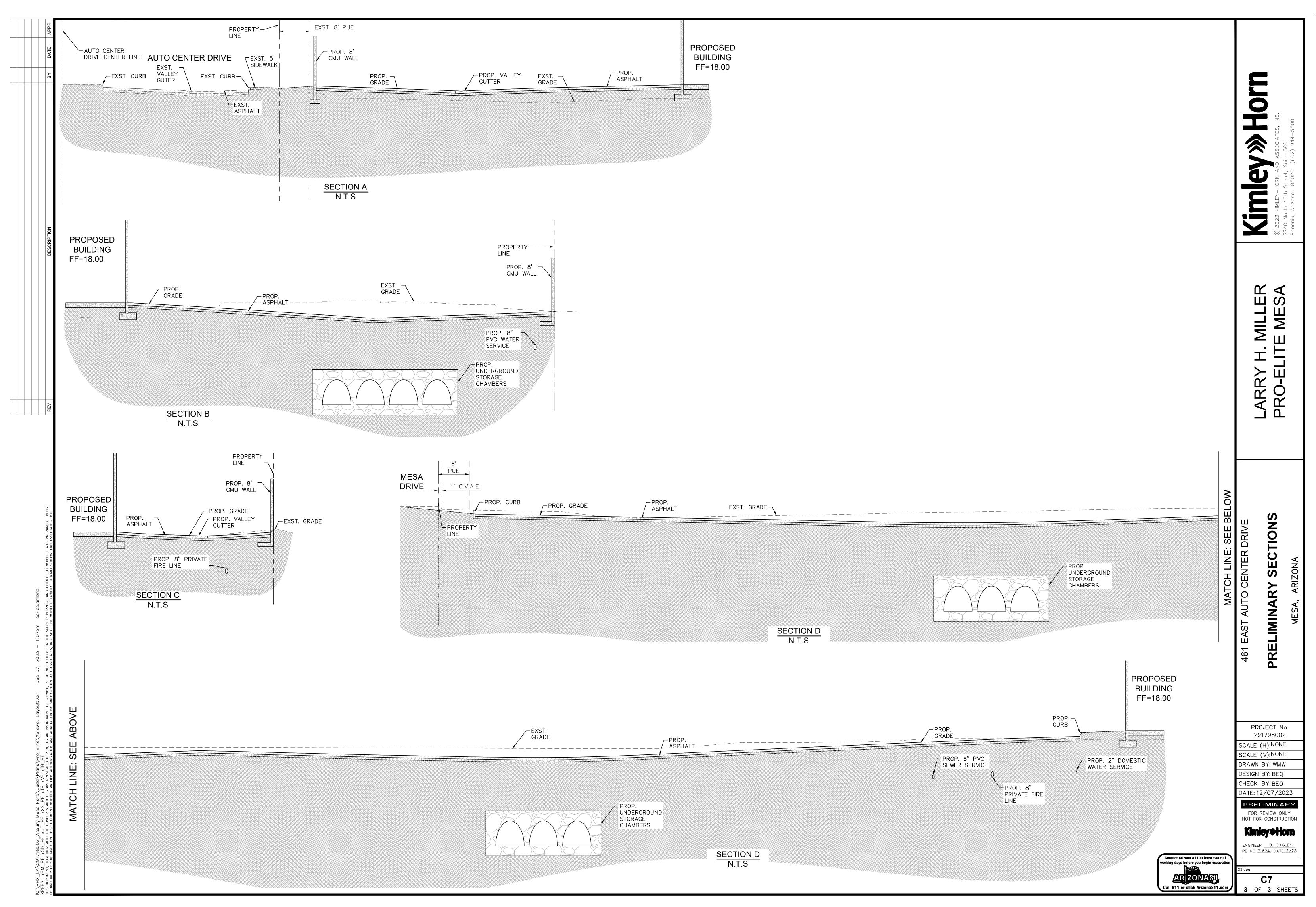








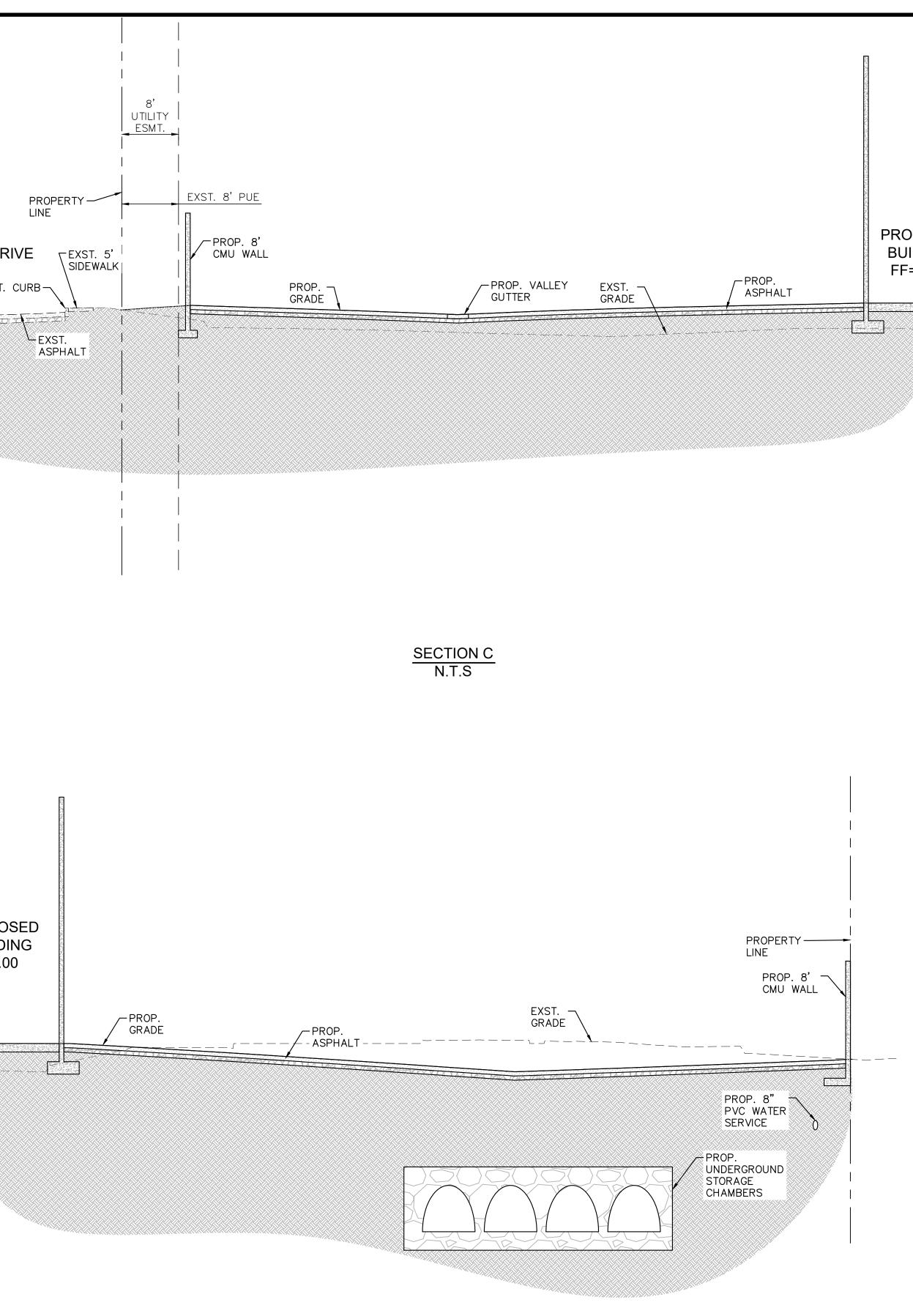




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	BY D/		
AUTO CENTER DRIVE CENTER LINE AUTO CENTER DRIVI EXST. CURB VALLEY CUTER EXST. CURB	DESCRIPTION		
PROPOSE BUILDING FF=18.00	I IT WAS PREPARED. REUSE RAND ASSOCIATES, INC.		
	K:\PHX_LA\291798002_Asbury Mesa Ford\Cadd\Plans\Pro Elite\XS.dwg, Layout:XS2 Dec 07, 2023 - 1:07pm carlos.ambriz XREFS: xBM_PE xGD_PE xUT_PE xXS_PE xTP xVF xTB_PE THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND		

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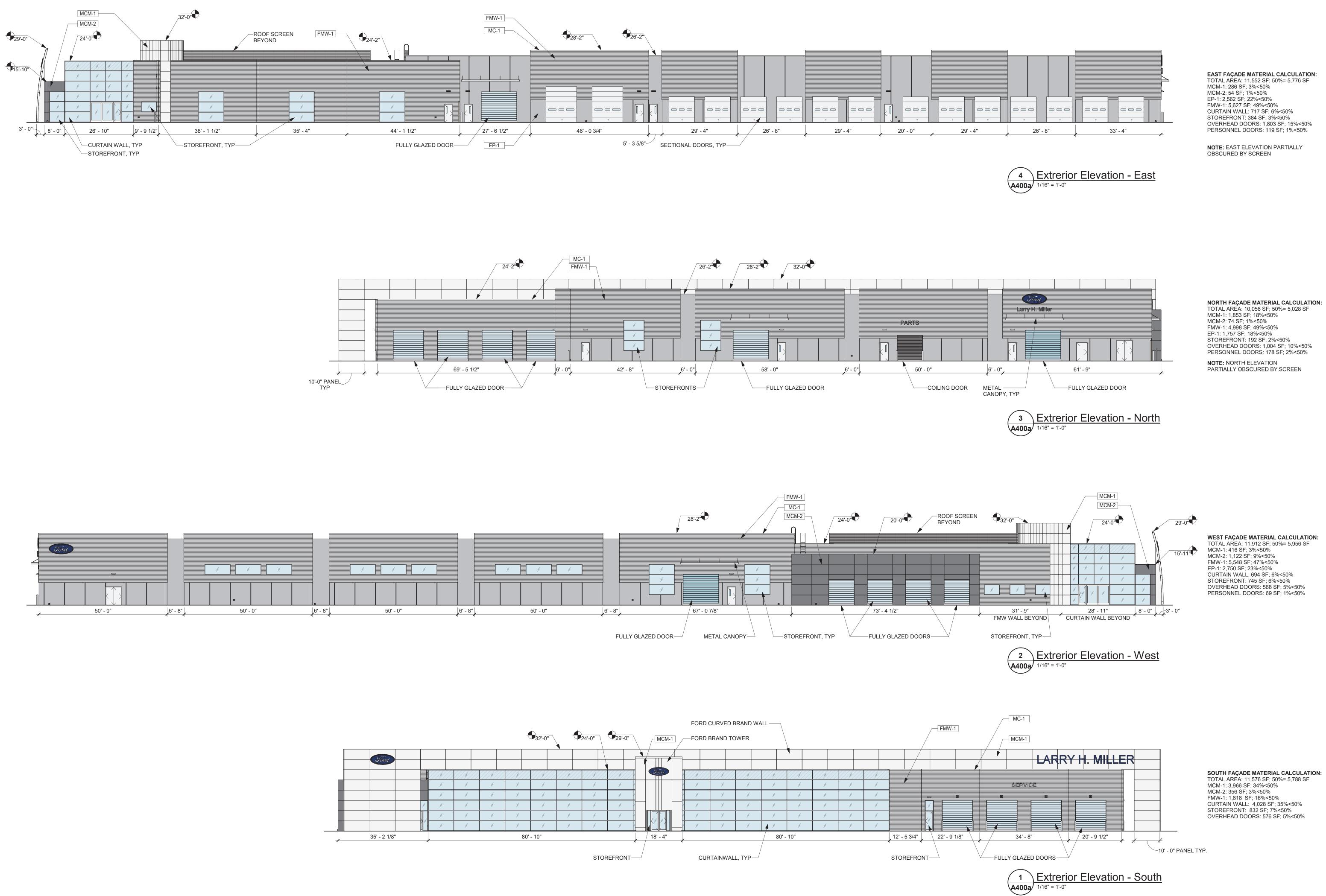
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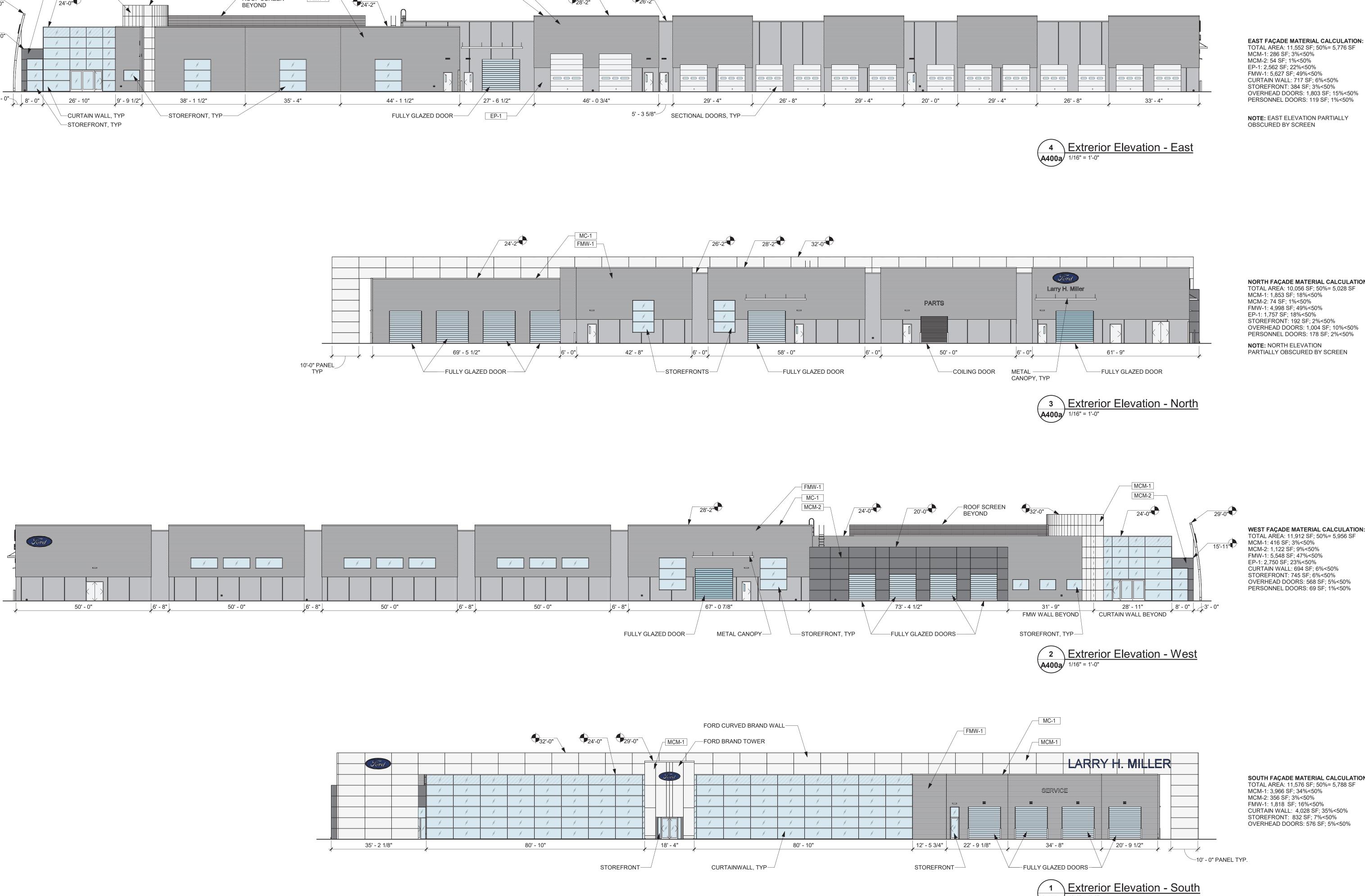
	Coss kimley & HOOR © 2023 kimley-Horn and associates, INC. 7740 North 16th Street, Suite 300 Phoenix, Arizona 85020 (602) 944–5500
	LARRY H. MILLER PRO-ELITE MESA
Contact Arizona 811 at least two full working days before you begin excavation	PROJECT No. 291798002 SCALE (H): SCALE (V): DRAWN BY: DESIGN BY: CHECK BY: DATE: PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Konley Hom NOT FOR CONSTRUCTION ENGINEER <u>B. QUIGLEY</u> PE NO.71824_DATE12/23

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PROPOSED BUILDING FF=18.00



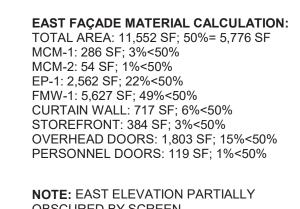


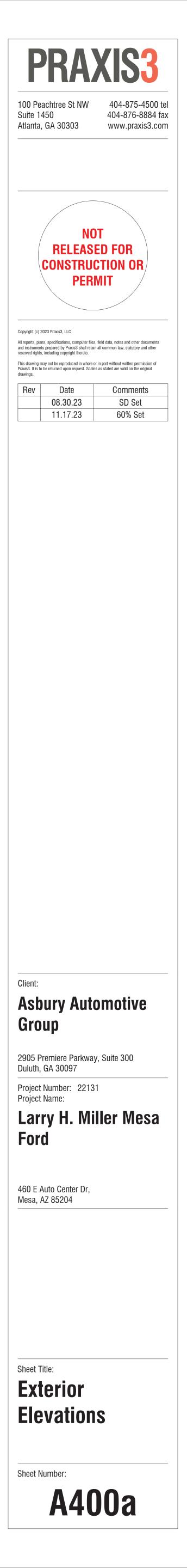


# EXTERIOR FINISH LEGEND

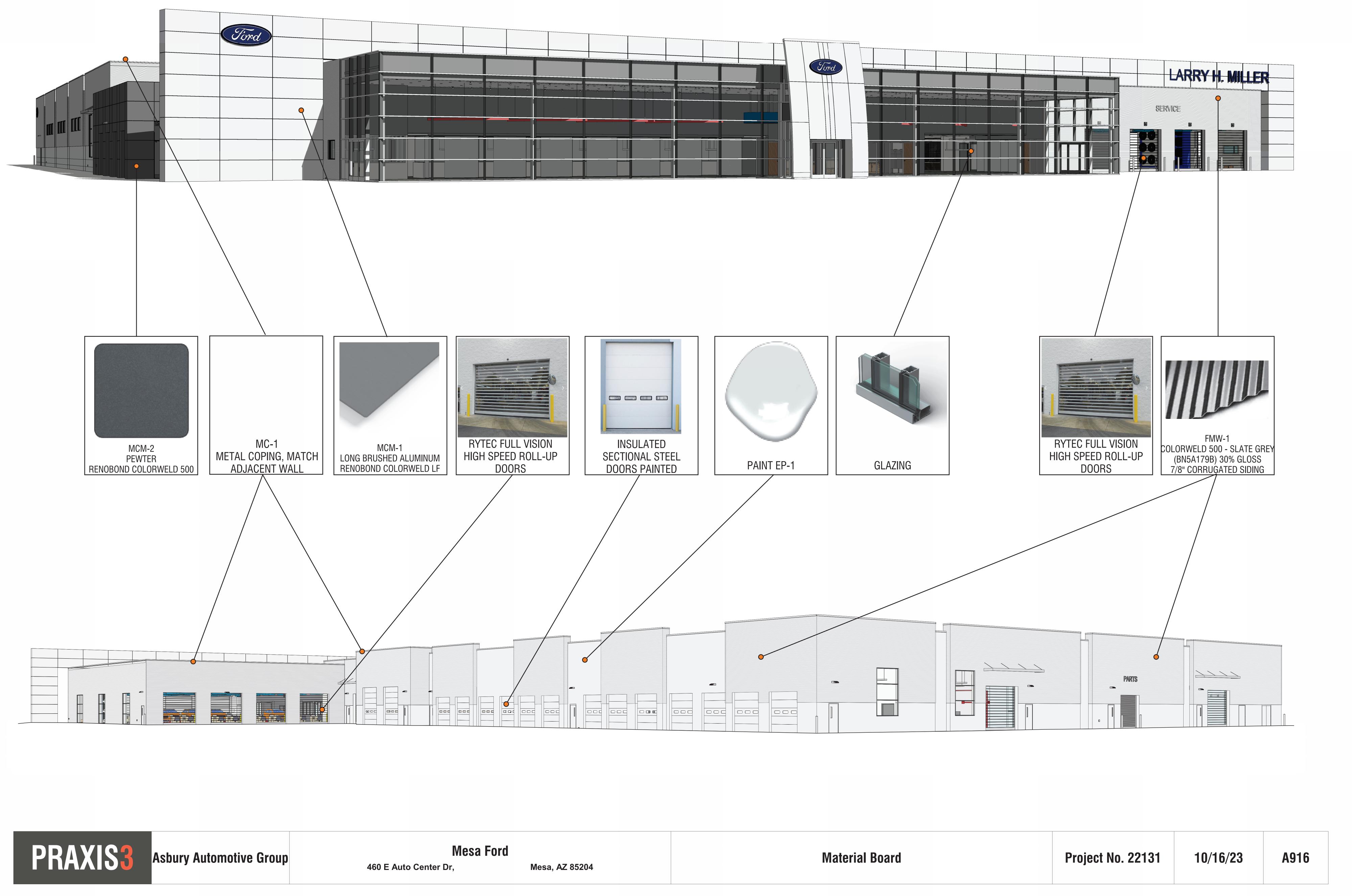
	CODE	MATERIAL	MANUFACTURER	COLOR	TYPE	REMARKS	CONTACT
PANELS	MCM-1	METAL COMPOSITE MATERIAL	ARCONIC	LONG BRUSHED ALUMINUM	RENOBOND COLORWELD LF	-	ALISA BOLLINGER P: 478-230-3600   E: alisa.bollinger@arconic.com
	MCM-2	METAL COMPOSITE MATERIAL	ARCONIC	PEWTER	RENOBOND COLORWELD 500	-	
	FMW-1	CORRUGATED METAL PANEL	ARCONIC	COLORWELD 500 - SLATE GREY (BN5A179B), 30% GLOSS	7/8" CORRUGATED SIDING	-	
MISC	EP-1	EXTERIOR PAINT	BENJAMIN MOORE	2132-70 MINERAL ICE	ULTRA SPEC EXTERIOR SATIN	SEE PAINT SCHEDULE	BETH MAGUIRE P: 847-372-1854   E: beth.maguire@benjaminmoore.com
	MC-1	METAL COPING	SEE SPEC	TO MATCH ADJACENT WALL	-	-	-
	BO-1	BOLLARD	SEE SPEC	PAINT EP-1, UNO	-	-	-

1. PAINT EXTERIOR HOLLOW METAL DOORS, EP-1, UNO. 2. PAINT ALUMINUM CANOPIES EP-1, UNO.

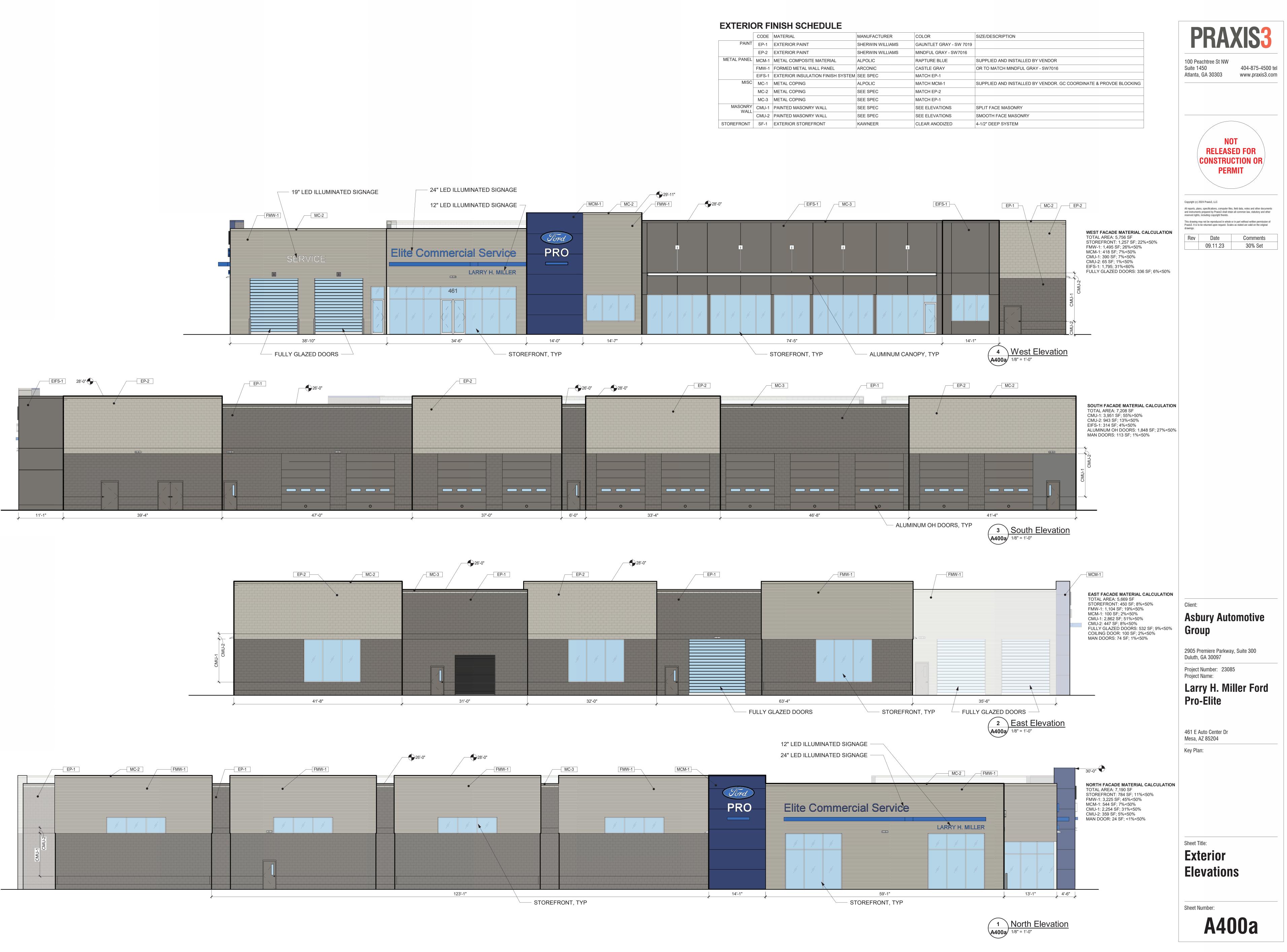


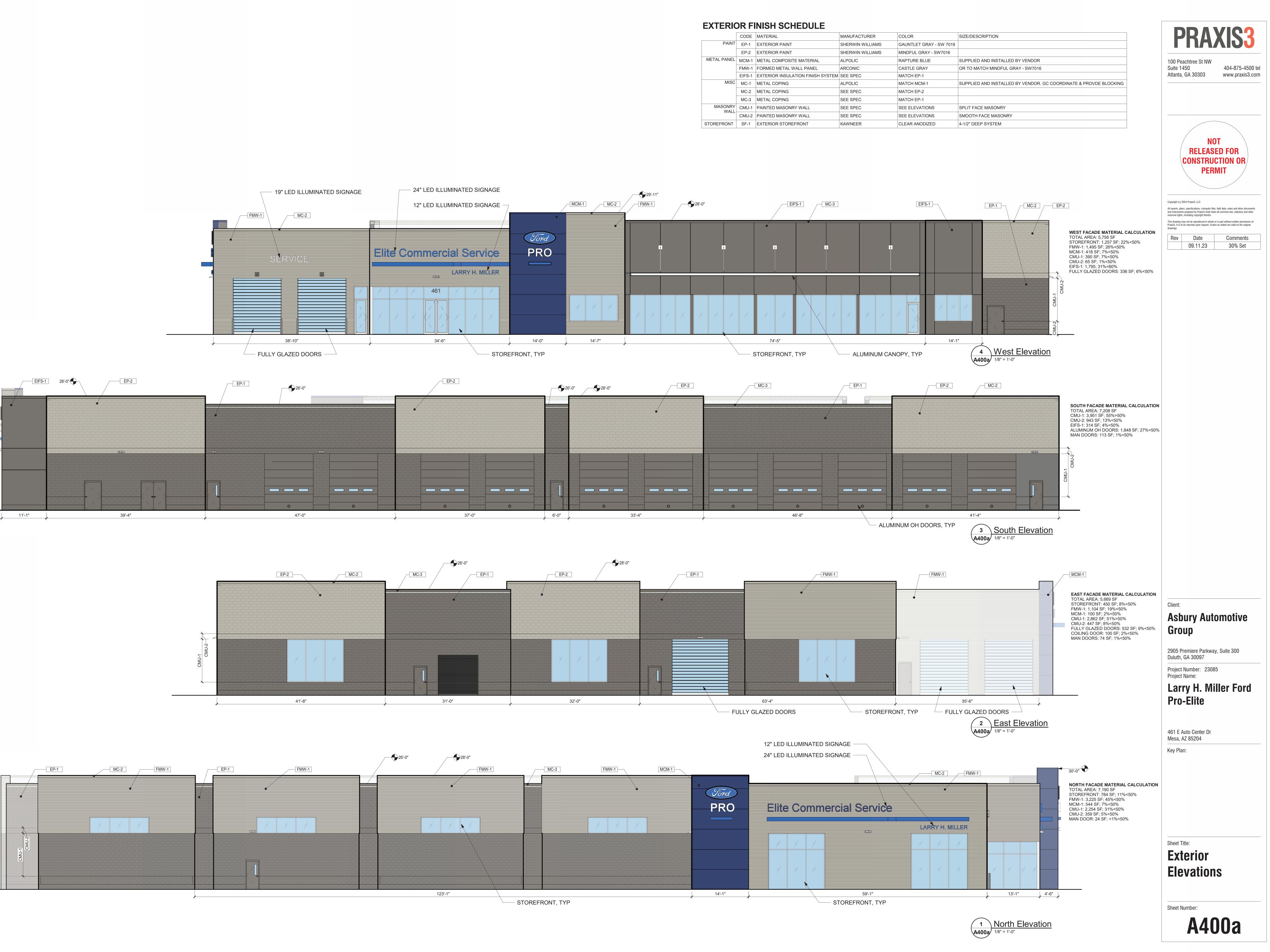


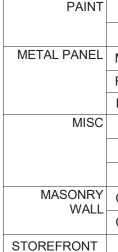








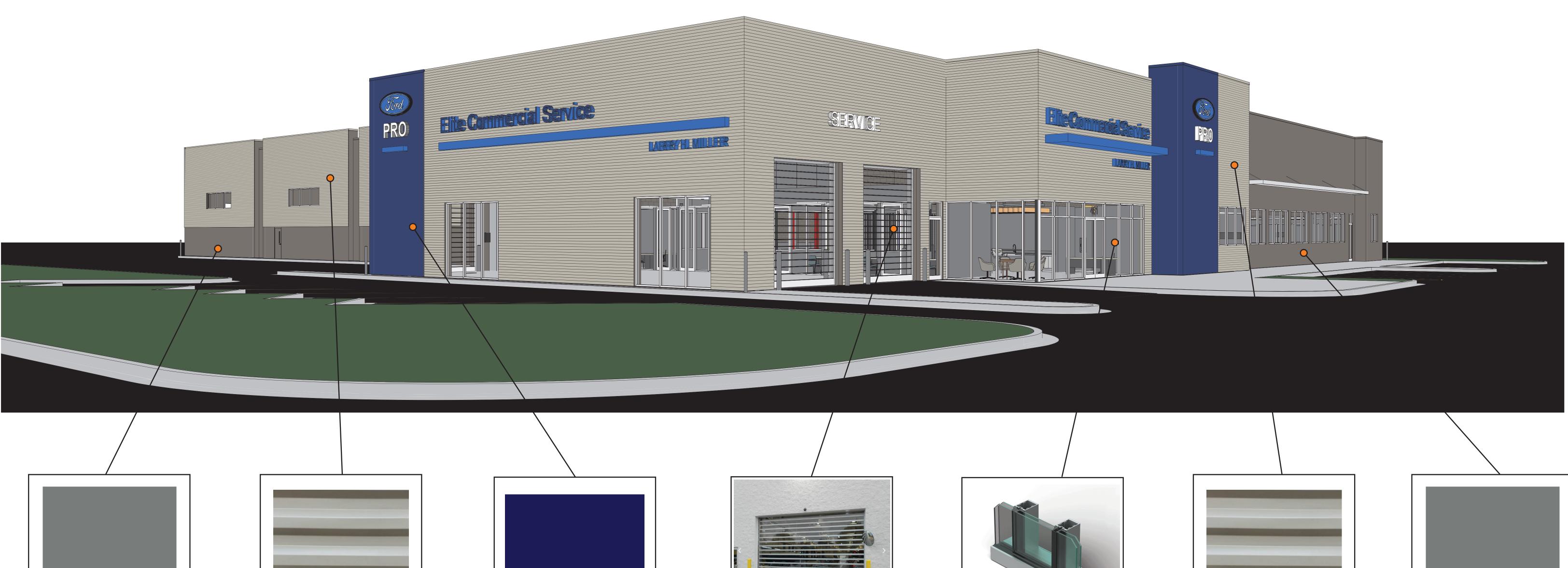


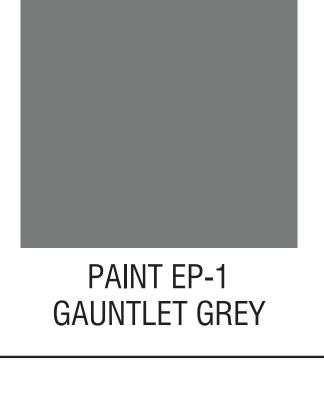


CODE	MATERIAL	MANUFACTURER	COLOR	SIZE/DESCRIPTION
EP-1	EXTERIOR PAINT	SHERWIN WILLIAMS	GAUNTLET GRAY - SW 7019	
EP-2	EXTERIOR PAINT	SHERWIN WILLIAMS	MINDFUL GRAY - SW7016	
MCM-1	METAL COMPOSITE MATERIAL	ALPOLIC	RAPTURE BLUE	SUPPLIED AND INSTALLED BY VENDOR
FMW-1	FORMED METAL WALL PANEL	ARCONIC	CASTLE GRAY	OR TO MATCH MINDFUL GRAY - SW7016
EIFS-1	EXTERIOR INSULATION FINISH SYSTEM	SEE SPEC	MATCH EP-1	
MC-1	METAL COPING	ALPOLIC	MATCH MCM-1	SUPPLIED AND INSTALLED BY VENDOR. GC COORDINATE & PROVDE BLOCKING
MC-2	METAL COPING	SEE SPEC	MATCH EP-2	
MC-3	METAL COPING	SEE SPEC	MATCH EP-1	
CMU-1	PAINTED MASONRY WALL	SEE SPEC	SEE ELEVATIONS	SPLIT FACE MASONRY
CMU-2	PAINTED MASONRY WALL	SEE SPEC	SEE ELEVATIONS	SMOOTH FACE MASONRY
SF-1	EXTERIOR STOREFRONT	KAWNEER	CLEAR ANODIZED	4-1/2" DEEP SYSTEM









PRAXIS3

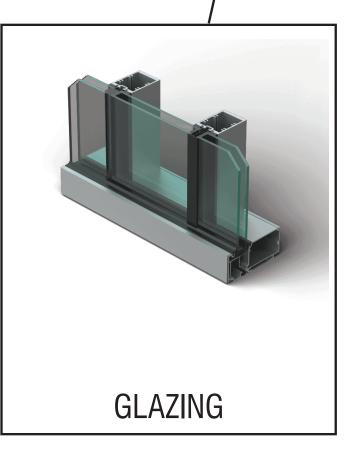
FMW-1 CORRUGATED METAL SIDING CASTLE GREY



Asbury Automotive Group







# Larry H. Miller Ford Pro-Elite

461 E Auto Center Dr Mesa, AZ 85204

**Material Board** 





Project No. 23085

10/27/23

MB



# Larry H. Miller Ford Mesa 460 East Auto Center Drive

**Citizen Participation Plan** 

Prepared for:

Asbury Automotive Group 2905 Premiere Parkway, Suite 300 Duluth, GA 30097

Prepared by: **Kimley »Horn** 

7740 N. 16<sup>th</sup> Street, Suite 131 Suite 300 Phoenix, AZ 85020

291798006 November 2023

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2.2 Mailing List	. 3
2.3 Contact Dates	. 3
2.4 Correspondence Received	.3

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- A Site Location Map and Legal Description
- B Neighborhood Notification Map
- C Neighborhood Notification Mailing List
- D Neighborhood Notification Letters and Sign Posting
- E Correspondence Received from Notification

### **1.0 INTRODUCTION**

### **1.1 PROJECT DESCRIPTION**

Asbury Automotive Group is proposing a Major Site Plan Modification to build a 103,690 square foot Dealership Showroom at the Southeast corner of Highway US 60 and Mesa Drive. The site is currently zoned Light Industrial Planned Area Development, LI PAD, per the City of Mesa zoning map. The Major Site Plan Modification is for the replacement of the existing dealership showroom and outdoor service bays with a brand-new showroom, service drive and enclosed shop building, along with renovations to the existing parts building currently on site. Associated site improvements will include a new right in/right out entry point on Mesa Drive, new customer and display parking areas, secured storage lot, and all new site landscaping. The proposed Major Site Plan Modification process through the City of Mesa requires a Citizen Participation Plan.

### 1.2 LOCATION

The existing Larry H. Miller Ford Dealership encompasses approximately 12.35<u>+</u> acres of an overall 18.54<u>+</u> acre parcel in a portion of the Southwest Quarter of Section 35, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian in Maricopa County, Arizona. The site at the Southeast corner of Highway US 60 and Mesa Drive and is APN 139-12-023. More specifically, the development is bounded by Highway US 60 to the North, Mesa Drive to the West, Auto Center Drive to the South, and existing Light Industrial to the East (See Appendix A for Site Location Map and Legal Descriptions).

### 1.3 PURPOSE

This Citizen Participation Plan outlines the notification efforts and input received from the surrounding community regarding the proposed Major Site Plan Modification of the existing Larry H. Miller Ford Dealership site at the Southeast corner of Highway US 60 and Mesa Drive.

### 2.0 PROJECT NOTIFICATION

### 2.1 NOTIFICATION AREA

In accordance with the City of Mesa Citizen Participation Plan requirements provided at the preapplication meeting an area of 1000' surrounding the subject project was selected as the required notification area. See Appendix B for Neighborhood Notification map.

### 2.2 MAILING LIST

From the City of Mesa and Maricopa County records a list of City-wide list of interested parties, property owners within the 1000' notification area, registered neighborhoods within 1 mile, and Home Owner Associations (HOA) located within ½ mile were obtained. See Appendix B for the mailing list of City-wide interested parties, property owners, registered neighborhoods, and HOA's.

### 2.3 CONTACT DATES

The City-wide interested parties, property owners, registered neighborhoods, and HOA's in the mailing will be contacted through first class mail to notify them of the proposed project. The community will be sent notification letters on the following dates regarding the proposed Major Site Plan Modification.

### November 13<sup>th</sup>, 2023

The letters and attachments that were included in the mailing notifications are included in Appendix D. A neighborhood meeting has been scheduled for Tuesday, December 5<sup>th</sup>, 2023, 6:00pm – 7:00pm at the existing Larry H. Miller Ford Mesa Dealership Showroom to solicit neighborhood input.

### 2.4 CORRESPONDENCE RECEIVED

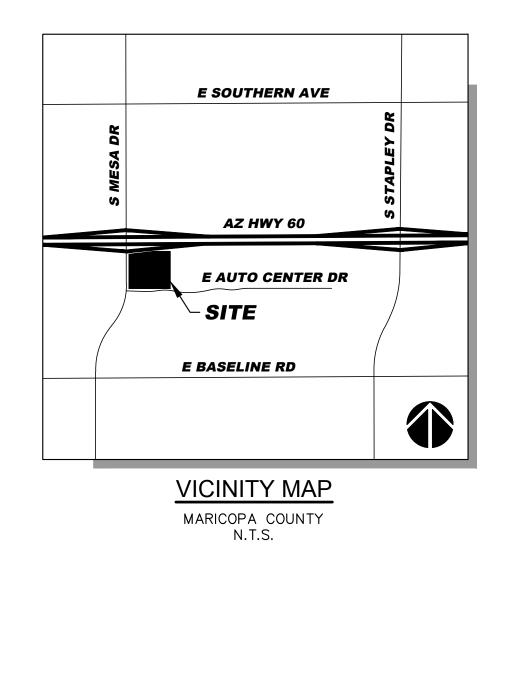
See Appendix E for correspondence received from notification efforts.

## Appendix A

Site Location Map and Legal Descriptions

### **OVERALL LEGAL DESCRIPTION**

LOT 1, MESA AUTOMOTIVE CENTER AMENDED, ACCORDING TO BOOK 317 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA.

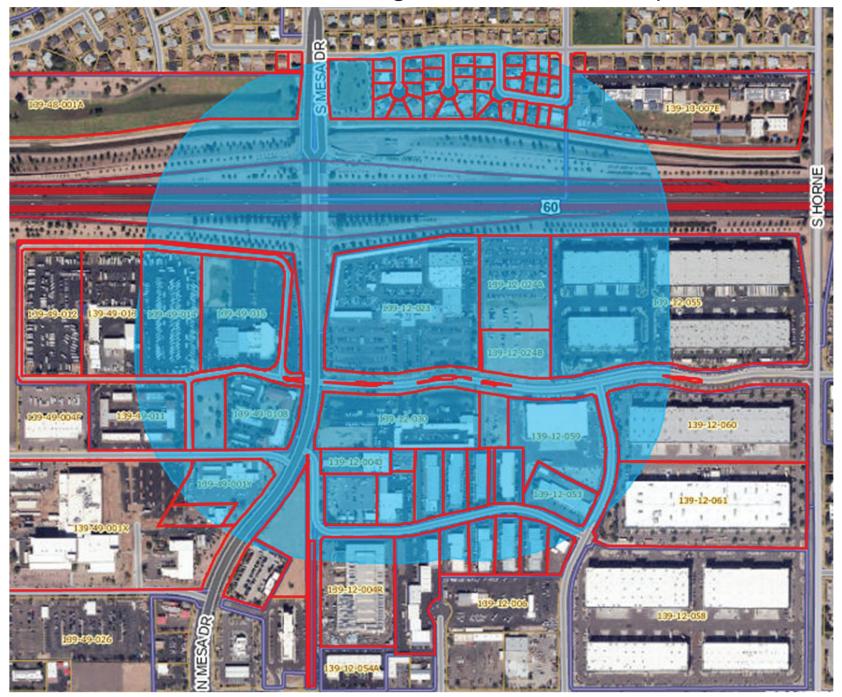


**Kimley**»Horn

### Appendix B

Neighborhood Notification Map

## Larry H. Miller Mesa Ford Dealership 1000 Foot Neighbor Buffer List Map



### Appendix C

Neighborhood Notification Mailing List

Parcel Number	Owner
139-12-004J	1837 PROPERTY LLC
139-12-004J	K MATKEM CO OF AZ LLC
139-12-004K	WATTE INVESTMENTS LLC
139-12-005A	RICHARD N REESE FAMILY 2 LLC
139-12-0055	US WEST BUILDING LLC
139-12-009D 139-12-009E	ZIMMERMAN JOAN GOODMAN TR/MANDEL WILLIAM TR 526 EAST JUANITA LLC
139-12-009F	BRAGMAR INVESTMENTS LTD PARTNERSHIP
139-12-023 139-12-024A	LHM MFD LLC LHM MFD LLC
139-12-024B	
139-12-029A	
139-12-030	
139-12-032	
139-12-033	
139-12-034	LHM MFD LLC
139-12-038	LHM MFD LLC
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139-12-045	
139-12-046	ANTHONY AND MARILYN IPPOLITO FAMILY TRUST
139-12-047	MESA COMMONS L L C
139-12-048	BEECROFT EARL D/SHERRIE
139-12-049A	RBS INVESTMENTS LLC
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139-12-053	TRI CITY READY MIX INC
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139-12-058	METRO EAST VALLEY HOLDINGS PHASE THREE LLC
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139-12-061	METRO EAST VALLEY PHASE II LLC
139-49-001M	MARICOPA COUNTY
139-49-001X	MARICOPA COUNTY OF
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139-49-011	15230 N 75TH ST LLC/RGA PROPERTIES LLC/ETAL
139-49-013	VELOCITY PROPERTIES LLC
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139-49-015	B C BERGE LLC
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139-49-027F	KFH BASELINE & MESA LLC
139-49-028A	DP LAND HOLDINGS V LLC
139-49-971	BG EDGE HOTEL PROPERTY IV LLC
139-49-972A	KFH BASELINE & MESA LLC
139-49-973	KFH BASELINE & MESA LLC

1837 S MESA DR MESA 85210 419 E JUANITA AVE MESA 85204 1945 S LEE CIR MESA 85204 1944 S HOBSON MESA 85204 1919 S LEE CIR MESA 85204 526 E JUANITA AVE MESA 85204 460 E AUTO CENTER DR MESA 85204 461 E AUTO CENTER DR MESA 85204 460 E AUTO CENTER DR MESA 85204 563 E JUANITA AVE MESA 85204 557 E JUANITA AVE MESA 85204 541 F ILIANITA AVE MESA 85204 529 E JUANITA AVE MESA 85204 515 E JUANITA AVE MESA 85204 451 E JUANITA AVE MESA 85204 422 E JUANITA AVE MESA 85204 440 E JUANITA AVE MESA 85204 456 E JUANITA AVE MESA 85204 456 E JUANITA AVE MESA 85204 506 E JUANITA AVE MESA 85204 516 E JUANITA AVE MESA 85204 564 E JUANITA AVE MESA 85204 720 F ALITO CENTER DR MESA 85204 730 E BASELINE RD MESA 85204 555 E AUTO CENTER DR MESA 85204 709 E AUTO CENTER DR MESA 85202 1830 S HORNE MESA 85204 331 E COURY AVE MESA 85210 358 E JAVELINA AVE MESA 85210 351 E COURY AVE MESA 85210 1760 S MESA DR MESA 85210 1750 S MESA DR MESA 85210 240 E COURY AVE MESA 85210 1740 S MESA DR MESA 85210 1720 S MESA DR MESA 85210 1720 S MESA DR MESA 85210 1939 S MESA DR MESA 85210

Property Address

1861 S MESA DR MESA 85210 404 E BASELINE RD MESA 85210

Mailing Address 2122 E HIGHLAND AVE STE 450 PHOENIX AZ USA 85016 6612 SNOWDRIFT RD ALLENTOWN PA USA 18106 7975 E MCCLAIN DR SCOTTSDALE AZ USA 85260 9150 S 300 W SANDY UT USA 84070 126 OLD MOUNT KISCO RD ARMONK NY USA 10504 4625 S PROCYON LAS VEGAS NV USA 89103 2150 E HIGHLAND AVE 207 PHOENIX AZ USA 850164721 5134 N CENTRAL AVE PHOENIX AZ USA 85012 2905 PREMIERE PKWY STE 300 DUI UTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2293 TRIPALDI WAY HAYWARD CA USA 94545 PO BOX 5771 SCOTTSDALE AZ USA 85261 1345 F SORENSON ST MESA A7 USA 85203 75 W BASELINE RD GILBERT AZ USA 85234 2538 E DESERT LN GILBERT AZ USA 85234 2150 F HIGHLAND AVE 207 PHOENIX A7 USA 85016 3385 E BARBARITA AVE GILBERT AZ USA 85234 5123 E CALLE DEL NORTE PHOENIX AZ USA 85018 2150 E HIGHLAND AVE STE 207 PHOENIX AZ USA 85016 2150 E HIGHLAND AVE STE 207 PHOENIX AZ USA 85016 PO BOX 5771 SCOTTSDALE A7 USA 85261 3111 BEL AIR DR STE 26A LAS VEGAS NV USA 891035667 1261 E FAIRFIELD ST MESA AZ USA 85203 1500 N PRIEST DR 132 TEMPE AZ USA 85281 1230 W WASHINGTON ST STE 203 TEMPE AZ USA 85281 1230 W WASHINGTON ST STE 203 TEMPE AZ USA 85281 1230 W WASHINGTON ST STE 203 TEMPE A7 USA 85288 1230 W WASHINGTON ST STE 203 TEMPE AZ USA 85288 2801 W DURANGO PHOENIX AZ USA 85009 2801 W DURANGO ST PHOENIX AZ USA 85009 2801 W DURANGO PHOENIX AZ USA 85009 1236 W EDGEWATER DR GILBERT AZ USA 85233 1236 W EDGEWATER DR GILBERT AZ USA 85233 2150 E HIGHLAND AVE 207 PHOENIX AZ USA 85016 7430 COPLEY PARK PL SAN DIEGO CA USA 92111 7430 COPLEY PARK PL SAN DIEGO CA USA 92111 2401 W BELL RD PHOENIX AZ USA 85023 7430 COPLEY PARK PL SAN DIEGO CA USA 92111 7430 COPLEY PARK PL SAN DIEGO CA USA 92111 2401 W BELL RD PHOENIX AZ USA 85023 PO BOX 3475 TULSA OK USA 74105 2701 E CAMELBACK RD STE 180 PHOENIX AZ USA 85016 2021 E BELL RD PHOENIX AZ USA 85022 4420 MADISON AVE STE 104 KANSAS CITY MO USA 64111 2701 E CAMELBACK RD STE 180 PHOENIX AZ USA 85016 2701 E CAMELBACK RD STE 180 PHOENIX AZ USA 85016

Registered Neighborhoods and City of Mesa						
Neighborhood Name	First Name	Last Name	Address	Unit City	State	Zip
Casa Mesa	Delma	Dickerman	1238 S Lesueur	Mesa	AZ	85204
Casa Mesa	Jean	Decker	553 E Glade Ave	Mesa	AZ	85204
Heritage Park Neighborhood	Alta	Davidsen	131 E Grove	Mesa	AZ	85210
Heritage Park Neighborhood	Margaret	Hargis	269 E Hampton	Mesa	AZ	85210
Kay Circle Neighbors	Deanna	Villanueva-Saucedo	1513 S Kay Cir	Mesa	AZ	85204
Neighborgood	Julian	Ramirez	843 E Garnet Ave	Mesa	AZ	85204
Poinsettia	Hannah	Meek	1119 E 10th Ave	Mesa	AZ	85204
Poinsettia	Ray	Speakman	1055 E 9th Dr	Mesa	AZ	85204
Sunset Mesa	Felecia	Zahn	615 E Glade	Mesa	AZ	85204

HOA Name	Corp Comm Link
Melody Terrace Condominiums	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10481051
Melody Villa Condominium Association	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10699840
The Palms at Mesa Homeowners Association	https://ecorp.azcc.gov/BusinessSearch/BusinessInfo?entityNumber=18927471

### Appendix D

Neighborhood Notification Letters

November 13, 2023

# Kimley **»Horn**

#### Notice of Application Notification Letter

Dear Neighbor,

The purpose of this letter is to inform you that an application has been filed with the City of Mesa for a Planning and Zoning – Major Site Plan Modification approval for the existing Larry H. Miller Ford Dealership located at 460 East Auto Center Drive at the Southeast corner of Highway US 60 and Mesa Drive (APN 139-12-023). The proposed site plan application is for the replacement of the existing dealership showroom and outdoor service bays with a brand-new showroom, service drive and enclosed shop building, along with renovations to the existing parts building currently on site. Associated site improvements will include a new right in/right out entry point on Mesa Drive, new customer and display parking areas, secured storage lot, and all new site landscaping. Enclosed for your review is a copy of the site plan, landscape plan and elevations of the proposed development.

A Neighborhood Meeting has been scheduled and is open invitation to those interested in attendance. The meeting will be held on:

Tuesday, December 5<sup>th</sup>, 2023, 6:00pm – 7:00pm Larry H. Miller Ford Mesa 460 East Auto Center Drive (Dealership Showroom) Mesa, Arizona 85204

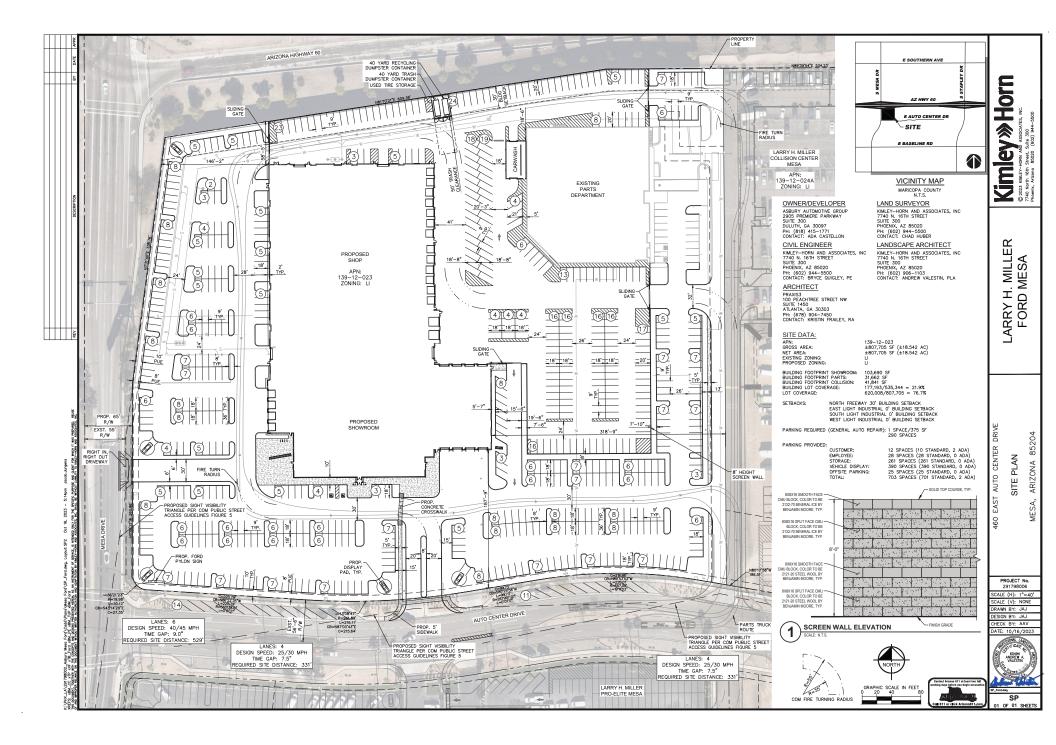
This application has not received an indication from the City of Mesa as to when this case may be presented to the City's Planning and Zoning Board or Design Review Board for approval consideration. When scheduling of this case does occur, the City will mail notifications to all of the property owners within 500' of the project site. If you have any questions regarding this application, please call me at 602-906-1103 or by email at andrew.valestin@kimley-horn.com. The City of Mesa has assigned this case to Kwasi Abebrese of their Planning Division staff. He can be reached at 480-644-2764 or Kwasi.Abebrese@mesaaz.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

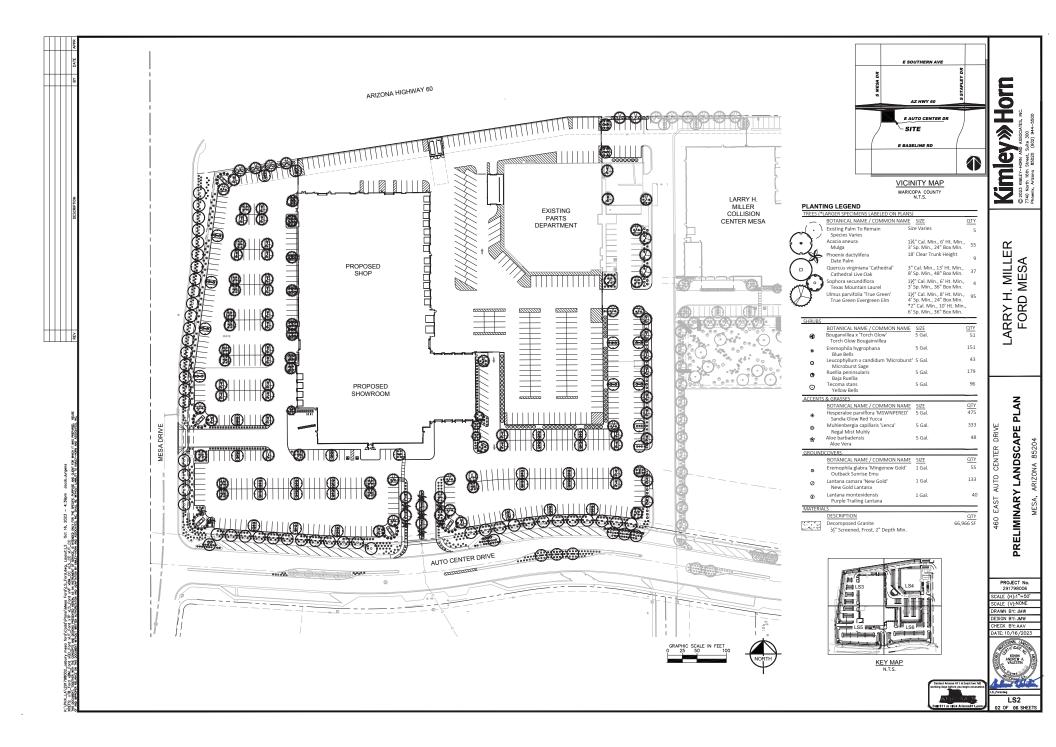
Sincerely,

andrew Valeation

Andrew Valestin, PLA Kimley Horn and Associates, Inc. 7740 N. 16<sup>th</sup> Street, Suite 300 Phoenix, AZ 85020 Phone: 602-906-1103 andrew.valestin@kimley-horn.com

Attachments: Site Plan, Landscape Plan, and Elevations





#### EXTERIOR FINISH LEGEND

EXTERNORT INIGHT EESEND							
			MANUFACTURER	COLOR	TYPE	REMARKS	CONTACT
PANELS	MCM-1	METAL COMPOSITE MATERIAL	ARCONIC	LONG BRUSHED ALUMINUM	RENOBOND COLORWELD LF	-	
	MCM-2	METAL COMPOSITE MATERIAL	ARCONIC	PEWTER	RENOBOND COLORWELD 500		ALISA BOLLINGER P: 478-230-3600   E: alisa.bollinger@arconic.com
		CORRUGATED METAL PANEL	ARCONIC	COLORWELD 500 - SLATE GREY (BN5A179B), 30% GLOSS	7/8" CORRUGATED SIDING		
MISC	EP-1	EXTERIOR PAINT	BENJAMIN MOORE	2132-70 MINERAL ICE	ULTRA SPEC EXTERIOR SATIN	SEE PAINT SCHEDULE	BETH MAGUIRE P: 847-372-1854   E: beth.maguire@benjaminmoore.com
	MC-1	METAL COPING	SEE SPEC	TO MATCH ADJACENT WALL	-	-	-
	BO-1	BOLLARD	SEE SPEC	PAINT EP-1, UNO	-	-	
NOTES:							

PRAXIS3

100 Peachtree St NW 404-875-4500 tel Suite 1450 404-876-8884 fax Atlanta, GA 30303 www.praxis3.com

> NOT Released for

1. PAINT EXTERIOR HOLLOW METAL DOORS, EP-1, UNO. 2. PAINT ALUMINUM CANOPIES EP-1, UNO.



10/16/2023 6:32:4



### Appendix E

Correspondence Received from Notification



### Larry H. Miller Pro-Elite Mesa 461 East Auto Center Drive

**Citizen Participation Plan** 

Prepared for:

Asbury Automotive Group 2905 Premiere Parkway, Suite 300 Duluth, GA 30097

Prepared by: **Kimley »Horn** 

7740 N. 16<sup>th</sup> Street, Suite 131 Suite 300 Phoenix, AZ 85020

291798002 November 2023

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1.2 Location	.2
1.3 Purpose	.2
2.0 Project Notification	.3
2.1 Notification Area	. 3
2.2 Mailing List	. 3
2.3 Contact Dates	. 3
2.4 Correspondence Received	.3

#### List of Appendices

- A Site Location Map and Legal Description
- B Neighborhood Notification Map
- C Neighborhood Notification Mailing List
- D Neighborhood Notification Letters and Sign Posting
- E Correspondence Received from Notification

### **1.0 INTRODUCTION**

#### **1.1 PROJECT DESCRIPTION**

Asbury Automotive Group is proposing a Major Site Plan Modification to build a 44,835 square foot Dealership Showroom at the Southeast corner of Auto Center Drive and Mesa Drive. The site is currently zoned Light Industrial Planned Area Development, LI PAD, per the City of Mesa zoning map. The Major Site Plan Modification is for the replacement of the existing fleet dealership showroom and outdoor service bays with a brand-new Pro-Elite showroom, service drive and enclosed shop building. Associated site improvements will include a new customer and display parking areas, secured storage lot, and all new site landscaping. The proposed Major Site Plan Modification process through the City of Mesa requires a Citizen Participation Plan.

#### **1.2 LOCATION**

The existing Larry H. Miller Pro-Elite Dealership is an approximately 12.35<u>+</u> acre parcel in a portion of the Southwest Quarter of Section 35, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian in Maricopa County, Arizona. The site at the Southeast corner of Auto Center Drive and Mesa Drive and is APN 139-12-030. More specifically, the development is bounded by Auto Center Drive to the North, Mesa Drive to the West, existing Light Industrial to the South, and vacant land zoned Light Industrial to the East (See Appendix A for Site Location Map and Legal Descriptions).

#### 1.3 PURPOSE

This Citizen Participation Plan outlines the notification efforts and input received from the surrounding community regarding the proposed Major Site Plan Modification of the existing Larry H. Miller Pro-Elite Dealership site at the Southeast corner of Auto Center Drive and Mesa Drive.

### 2.0 PROJECT NOTIFICATION

#### 2.1 NOTIFICATION AREA

In accordance with the City of Mesa Citizen Participation Plan requirements provided at the preapplication meeting an area of 1000' surrounding the subject project was selected as the required notification area. See Appendix B for Neighborhood Notification map.

### 2.2 MAILING LIST

From the City of Mesa and Maricopa County records a list of City-wide list of interested parties, property owners within the 1000' notification area, registered neighborhoods within 1 mile, and Home Owner Associations (HOA) located within ½ mile were obtained. See Appendix B for the mailing list of City-wide interested parties, property owners, registered neighborhoods, and HOA's.

### 2.3 CONTACT DATES

The City-wide interested parties, property owners, registered neighborhoods, and HOA's in the mailing will be contacted through first class mail to notify them of the proposed project. The community will be sent notification letters on the following dates regarding the proposed Major Site Plan Modification.

#### November 13<sup>th</sup>, 2023

The letters and attachments that were included in the mailing notifications are included in Appendix D. A neighborhood meeting has been scheduled for Tuesday, December 5<sup>th</sup>, 2023, 6:00pm – 7:00pm at the existing Larry H. Miller Pro-Elite Mesa Dealership Showroom to solicit neighborhood input.

#### 2.4 CORRESPONDENCE RECEIVED

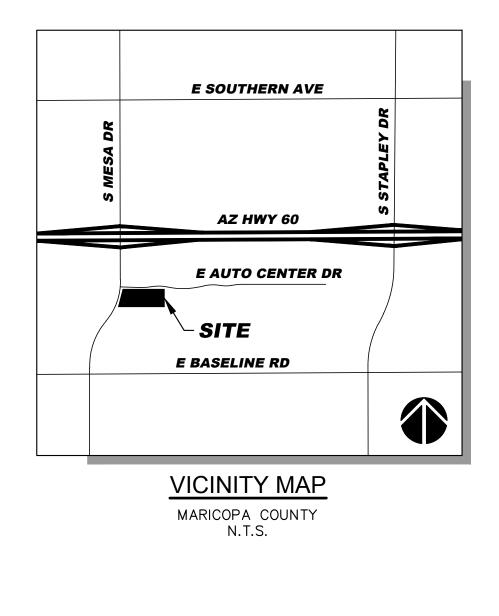
See Appendix E for correspondence received from notification efforts.

### Appendix A

Site Location Map and Legal Descriptions

### **OVERALL LEGAL DESCRIPTION**

LOT 8, MESA AUTOMOTIVE CENTER AMENDED, ACCORDING TO BOOK 317 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA.

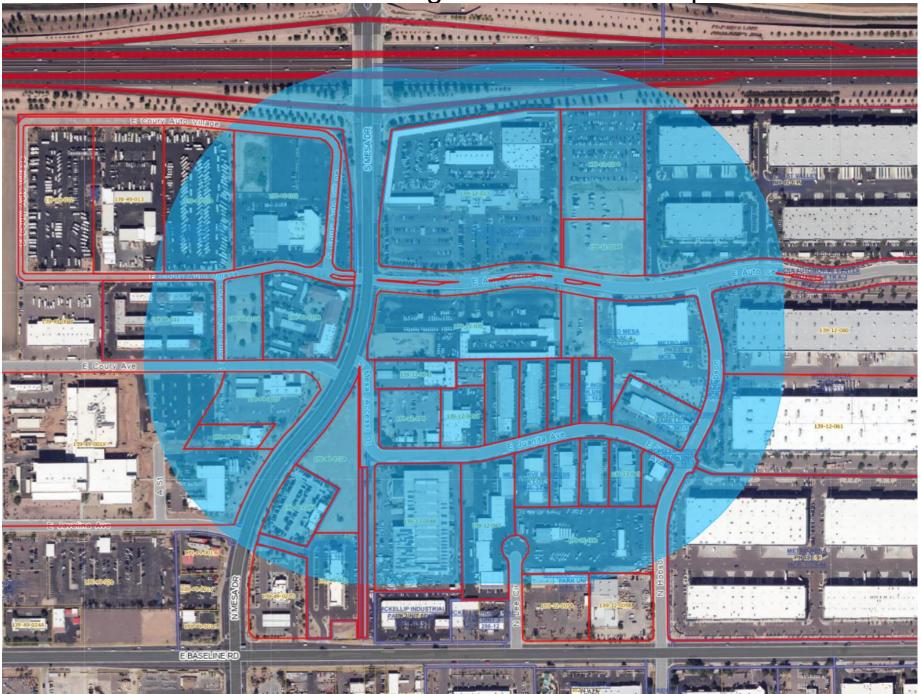


**Kimley Worn** 

### Appendix B

Neighborhood Notification Map

## Larry H. Miller Pro-Elite Dealership 1000 Foot Neighbor Buffer List Map



### Appendix C

Neighborhood Notification Mailing List

Parcel Number	Owner
139-12-004J	1837 PROPERTY LLC
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139-12-004K	WATTE INVESTMENTS LLC
139-12-005A	RICHARD N REESE FAMILY 2 LLC
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Property Address

1861 S MESA DR MESA 85210 404 E BASELINE RD MESA 85210

Mailing Address 2122 E HIGHLAND AVE STE 450 PHOENIX AZ USA 85016 6612 SNOWDRIFT RD ALLENTOWN PA USA 18106 7975 E MCCLAIN DR SCOTTSDALE AZ USA 85260 9150 S 300 W SANDY UT USA 84070 126 OLD MOUNT KISCO RD ARMONK NY USA 10504 4625 S PROCYON LAS VEGAS NV USA 89103 2150 E HIGHLAND AVE 207 PHOENIX AZ USA 850164721 5134 N CENTRAL AVE PHOENIX AZ USA 85012 2905 PREMIERE PKWY STE 300 DUI UTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2293 TRIPALDI WAY HAYWARD CA USA 94545 PO BOX 5771 SCOTTSDALE AZ USA 85261 1345 F SORENSON ST MESA A7 USA 85203 75 W BASELINE RD GILBERT AZ USA 85234 2538 E DESERT LN GILBERT AZ USA 85234 2150 F HIGHLAND AVE 207 PHOENIX A7 USA 85016 3385 E BARBARITA AVE GILBERT AZ USA 85234 5123 E CALLE DEL NORTE PHOENIX AZ USA 85018 2150 E HIGHLAND AVE STE 207 PHOENIX AZ USA 85016 2150 E HIGHLAND AVE STE 207 PHOENIX AZ USA 85016 PO BOX 5771 SCOTTSDALE A7 USA 85261 3111 BEL AIR DR STE 26A LAS VEGAS NV USA 891035667 1261 E FAIRFIELD ST MESA AZ USA 85203 1500 N PRIEST DR 132 TEMPE AZ USA 85281 1230 W WASHINGTON ST STE 203 TEMPE AZ USA 85281 1230 W WASHINGTON ST STE 203 TEMPE AZ USA 85281 1230 W WASHINGTON ST STE 203 TEMPE A7 USA 85288 1230 W WASHINGTON ST STE 203 TEMPE AZ USA 85288 2801 W DURANGO PHOENIX AZ USA 85009 2801 W DURANGO ST PHOENIX AZ USA 85009 2801 W DURANGO PHOENIX AZ USA 85009 1236 W EDGEWATER DR GILBERT AZ USA 85233 1236 W EDGEWATER DR GILBERT AZ USA 85233 2150 E HIGHLAND AVE 207 PHOENIX AZ USA 85016 7430 COPLEY PARK PL SAN DIEGO CA USA 92111 7430 COPLEY PARK PL SAN DIEGO CA USA 92111 2401 W BELL RD PHOENIX AZ USA 85023 7430 COPLEY PARK PL SAN DIEGO CA USA 92111 7430 COPLEY PARK PL SAN DIEGO CA USA 92111 2401 W BELL RD PHOENIX AZ USA 85023 PO BOX 3475 TULSA OK USA 74105 2701 E CAMELBACK RD STE 180 PHOENIX AZ USA 85016 2021 E BELL RD PHOENIX AZ USA 85022 4420 MADISON AVE STE 104 KANSAS CITY MO USA 64111 2701 E CAMELBACK RD STE 180 PHOENIX AZ USA 85016 2701 E CAMELBACK RD STE 180 PHOENIX AZ USA 85016

Registered Neighborhoods and City of Mesa						
Neighborhood Name	First Name	Last Name	Address	Unit City	State	Zip
Casa Mesa	Delma	Dickerman	1238 S Lesueur	Mesa	AZ	85204
Casa Mesa	Jean	Decker	553 E Glade Ave	Mesa	AZ	85204
Heritage Park Neighborhood	Alta	Davidsen	131 E Grove	Mesa	AZ	85210
Heritage Park Neighborhood	Margaret	Hargis	269 E Hampton	Mesa	AZ	85210
Kay Circle Neighbors	Deanna	Villanueva-Saucedo	1513 S Kay Cir	Mesa	AZ	85204
Neighborgood	Julian	Ramirez	843 E Garnet Ave	Mesa	AZ	85204
Poinsettia	Hannah	Meek	1119 E 10th Ave	Mesa	AZ	85204
Poinsettia	Ray	Speakman	1055 E 9th Dr	Mesa	AZ	85204
Sunset Mesa	Felecia	Zahn	615 E Glade	Mesa	AZ	85204

HOA Name	Corp Comm Link
Melody Terrace Condominiums	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10481051
Melody Villa Condominium Association	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10699840
The Palms at Mesa Homeowners Association	https://ecorp.azcc.gov/BusinessSearch/BusinessInfo?entityNumber=18927471

### Appendix D

Neighborhood Notification Letters

November 13, 2023

# Kimley **»Horn**

#### Notice of Application Notification Letter

Dear Neighbor,

The purpose of this letter is to inform you that an application has been filed with the City of Mesa for a Planning and Zoning – Major Site Plan Modification approval for the new Larry H. Miller Pro-Elite Dealership located at 461 East Auto Center Drive at the Southeast corner of Highway US 60 and Mesa Drive (APN 139-12-030). The proposed site plan application is for the replacement of the existing fleet dealership showroom and outdoor service bays with a brand-new Pro-Elite showroom, service drive and enclosed shop building. Associated site improvements will include a new customer and display parking areas, secured storage lot, and all new site landscaping. Enclosed for your review is a copy of the site plan, landscape plan and elevations of the proposed development.

A Neighborhood Meeting has been scheduled and is open invitation to those interested in attendance. The meeting will be held on:

Tuesday, December 5<sup>th</sup>, 2023, 6:00pm – 7:00pm Larry H. Miller Ford Mesa 460 East Auto Center Drive (Dealership Showroom) Mesa, Arizona 85204

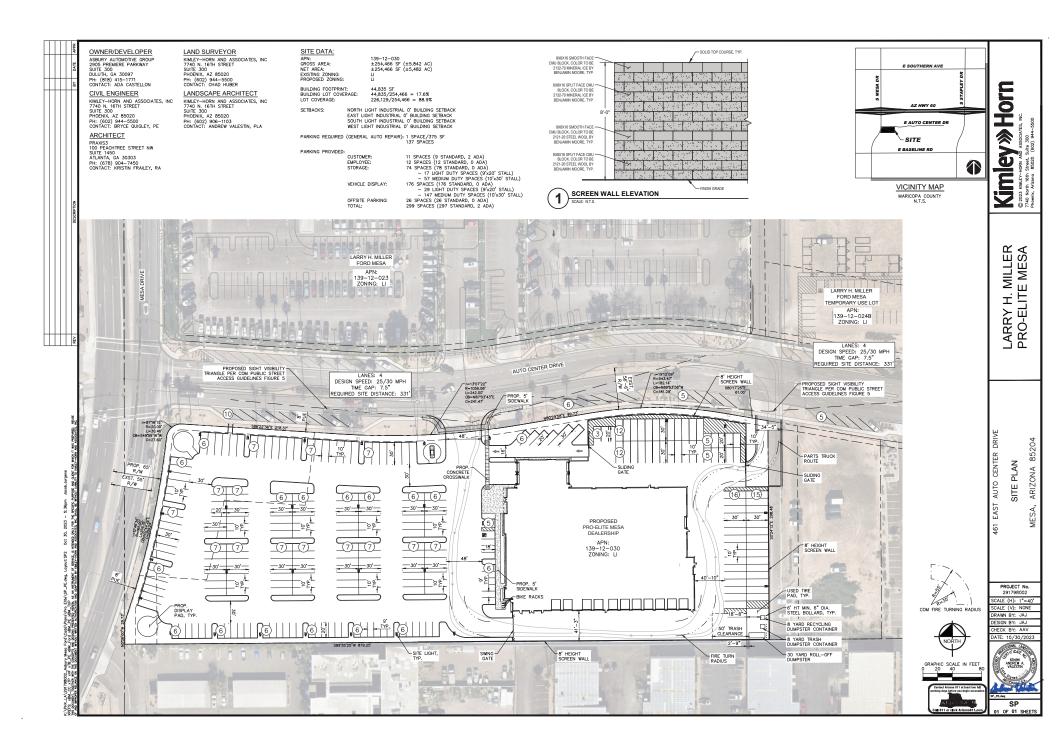
This application has not received an indication from the City of Mesa as to when this case may be presented to the City's Planning and Zoning Board or Design Review Board for approval consideration. When scheduling of this case does occur, the City will mail notifications to all of the property owners within 500' of the project site. If you have any questions regarding this application, please call me at 602-906-1103 or by email at andrew.valestin@kimley-horn.com. The City of Mesa has assigned this case to Kwasi Abebrese of their Planning Division staff. He can be reached at 480-644-2764 or Kwasi.Abebrese@mesaaz.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

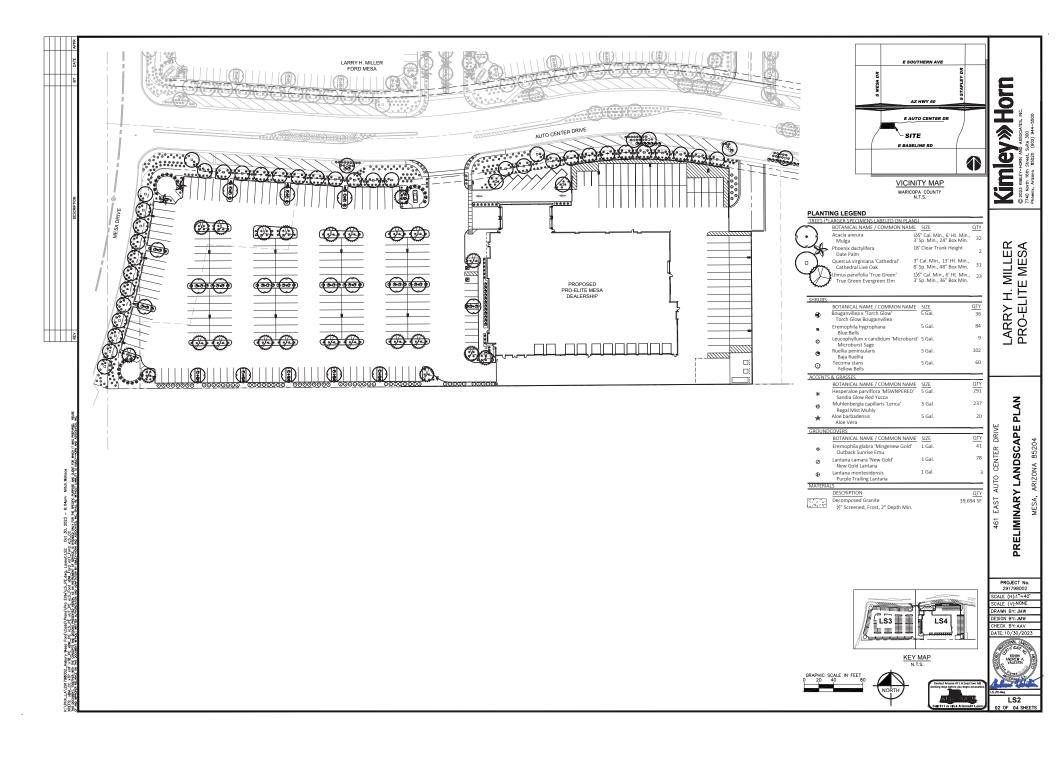
Sincerely,

andrew Valeation

Andrew Valestin, PLA Kimley Horn and Associates, Inc. 7740 N. 16<sup>th</sup> Street, Suite 300 Phoenix, AZ 85020 Phone: 602-906-1103 andrew.valestin@kimley-horn.com

Attachments: Site Plan, Landscape Plan, and Elevations









### Appendix E

Correspondence Received from Notification



## Larry H. Miller Ford Mesa 460 East Auto Center Drive and Larry H. Miller Pro-Elite Mesa 461 East Auto Center Drive

**Citizen Participation Report** 

Prepared for:

Asbury Automotive Group 2905 Premiere Parkway, Suite 300 Duluth, GA 30097



7740 N. 16<sup>th</sup> Street, Suite 300 Phoenix, AZ 85020

291798006 and 291798007 February 19, 2024

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1.0 Introduction	.2
1.1 Project Description	2
1.2 Location	2
1.3 Purpose	.2
2.0 Project Notification	.3
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2.2 Mailing List	. 3
2.3 Contact Dates	. 3
2.4 Correspondence Received	. 3

#### List of Appendices

- A Site Location Map and Legal Description
- B Neighborhood Notification Map
- C Neighborhood Notification Mailing List
- D Neighborhood Notification Letters and Sign Posting
- E Correspondence Received from Notification
- F Neighborhood Meeting Documentation

### **1.0 INTRODUCTION**

#### **1.1 PROJECT DESCRIPTION**

Asbury Automotive Group is proposing a rezoning from Light Industrial with a Planned Area Development overlay (LI-PAD) to Light Industrial with a new Planned Area Development overlay (LI-PAD) and a Major Site Plan Modification to build a 103,690 square foot Showroom Dealership at the Southeast corner of Highway US 60 and Mesa Drive and a 44,835 square foot Dealership Showroom at the Southeast corner of Auto Center Drive and Mesa Drive.

The Major Site Plan Modification for the existing Ford Dealership includes the replacement of the existing dealership showroom and outdoor service bays with a brand-new showroom, service drive and enclosed shop building, along with renovations to the existing parts building currently on site. Associated site improvements will include new customer and display parking areas, secured storage lot, and all new site landscaping. The Major Site Plan Modification for the existing fleet dealership includes the replacement of the existing fleet dealership showroom and outdoor service bays with a brand-new Pro-Elite showroom, service drive and enclosed shop building. Associated site improvements will include a new customer and display parking areas, secured storage lot, and all new site landscaping.

The rezoning from Light Industrial with a Planned Area Development overlay (LI-PAD) to Light Industrial with a new Planned Area Development overlay (LI-PAD) and the proposed Major Site Plan Modification process through the City of Mesa requires a Citizen Participation Report.

#### 1.2 LOCATION

The existing Larry H. Miller Ford Dealership encompasses approximately 12.35<u>+</u> acres of an overall 18.54<u>+</u> acre parcel in a portion of the Southwest Quarter of Section 35, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian in Maricopa County, Arizona. The site at the Southeast corner of Highway US 60 and Mesa Drive and is APN 139-12-023. More specifically, the development is bounded by Highway US 60 to the North, Mesa Drive to the West, Auto Center Drive to the South, and existing Light Industrial to the East (See Appendix A for Site Location Map and Legal Descriptions).

The existing Larry H. Miller Pro-Elite Dealership is an approximately 5.48<u>+</u> acre parcel in a portion of the Southwest Quarter of Section 35, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian in Maricopa County, Arizona. The site at the Southeast corner of Auto Center Drive and Mesa Drive and is APN 139-12-030. More specifically, the development is bounded by Auto Center Drive to the North, Mesa Drive to the West, existing Light Industrial to the South, and vacant land zoned Light Industrial to the East (See Appendix A for Site Location Map and Legal Descriptions).

#### 1.3 PURPOSE

This Citizen Participation Report outlines the notification efforts and input received from the surrounding community regarding the rezoning from Light Industrial with a Planned Area Development overlay (LI-PAD) to Light Industrial with a new Planned Area Development overlay (LI-PAD) and the proposed Major Site Plan Modification of the existing Larry H. Miller Ford Dealership site at the Southeast corner of Highway US 60 and Mesa Drive and the existing Larry H. Miller Pro-Elite Dealership site at the Southeast corner of Auto Center Drive and Mesa Drive.

### 2.0 PROJECT NOTIFICATION

#### 2.1 NOTIFICATION AREA

In accordance with the City of Mesa Citizen Participation Report requirements provided at the preapplication meeting an area of 1000' surrounding the subject project was selected as the required notification area. See Appendix B for Neighborhood Notification map.

#### 2.2 MAILING LIST

From the City of Mesa and Maricopa County records a list of City-wide list of interested parties, property owners within the 1000' notification area, registered neighborhoods within 1 mile, and Home Owner Associations (HOA) located within ½ mile were obtained. See Appendix B for the mailing list of City-wide interested parties, property owners, registered neighborhoods, and HOA's.

### 2.3 CONTACT DATES

The City-wide interested parties, property owners, registered neighborhoods, and HOA's in the mailing were contacted through first class mail to notify them of the proposed project. The community was sent notification letters on the following dates regarding the rezoning from Light Industrial with a Planned Area Development overlay (LI-PAD) to Light Industrial with a new Planned Area Development overlay (LI-PAD) to Light Industrial with a new Planned Area Development overlay (LI-PAD) for the two automotive dealerships and the proposed Major Site Plan Modifications.

Neighborhood Meeting Notification: November 13th, 2023

DRB Meeting Notification: January 29th, 2024

Planning and Zoning Notification: February 8th, 2024

The letters and attachments that were included in the mailing notifications are included in Appendix D. The neighborhood meeting and DRB meeting were conducted as scheduled on the following dates.

Neighborhood Meeting: December 5<sup>th</sup>, 2023, 6:00pm – 7:00pm

DRB Meeting: February 13th, 2024, at 4:30pm

The planning and zoning meeting will be conducted on Wednesday, February 28th, 2024, at 5:00pm.

#### 2.4 CORRESPONDENCE RECEIVED

There were eight people who attended the neighborhood meeting in addition to members of the design team. All eight were employees of the dealership.

See Appendix E for correspondence received from notification efforts.

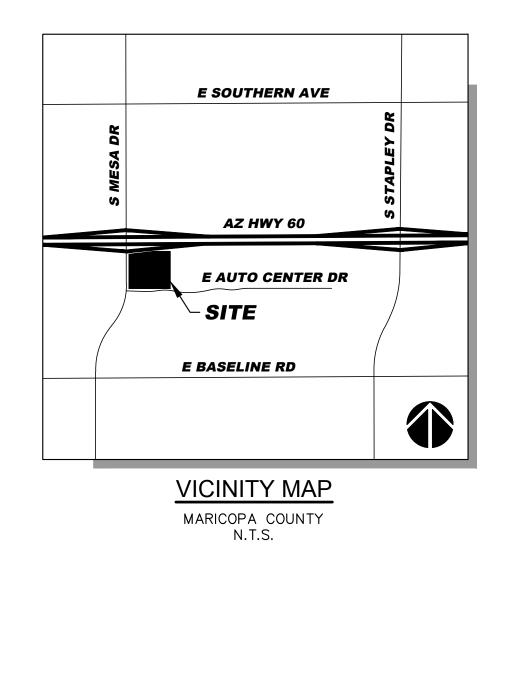
3

### Appendix A

Site Location Map and Legal Descriptions

## **OVERALL LEGAL DESCRIPTION**

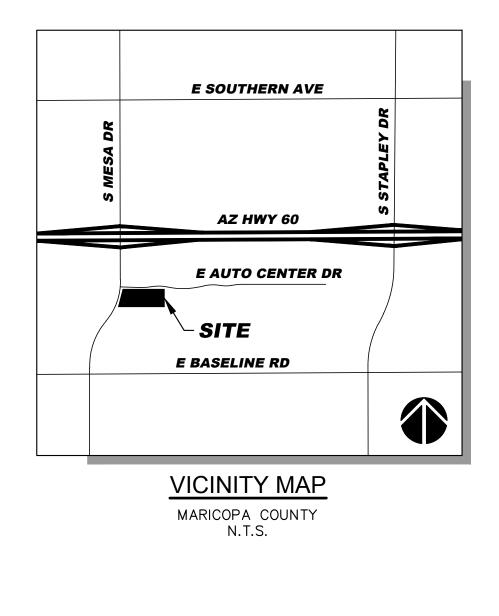
LOT 1, MESA AUTOMOTIVE CENTER AMENDED, ACCORDING TO BOOK 317 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA.



**Kimley**»Horn

## **OVERALL LEGAL DESCRIPTION**

LOT 8, MESA AUTOMOTIVE CENTER AMENDED, ACCORDING TO BOOK 317 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA.

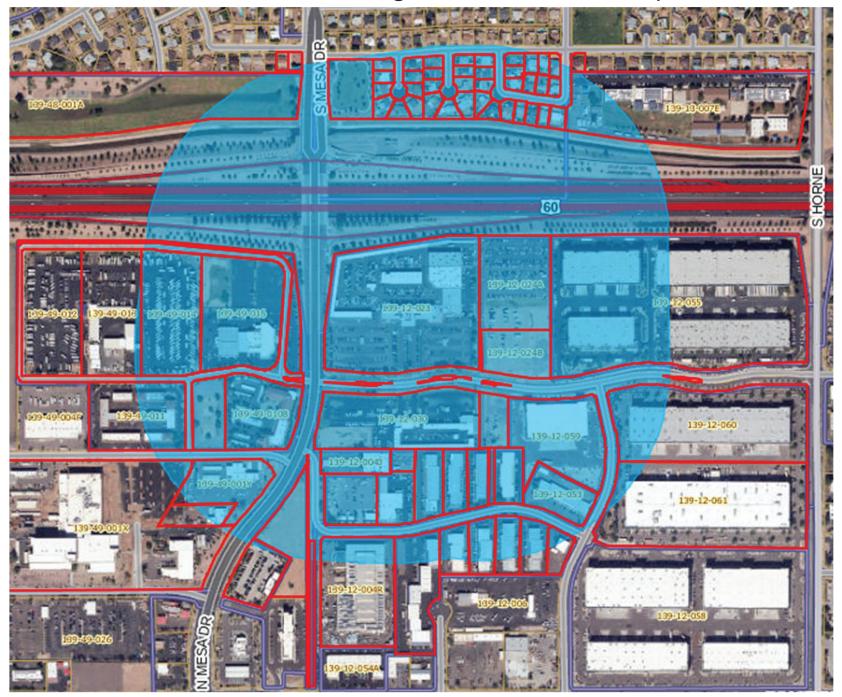


**Kimley Worn** 

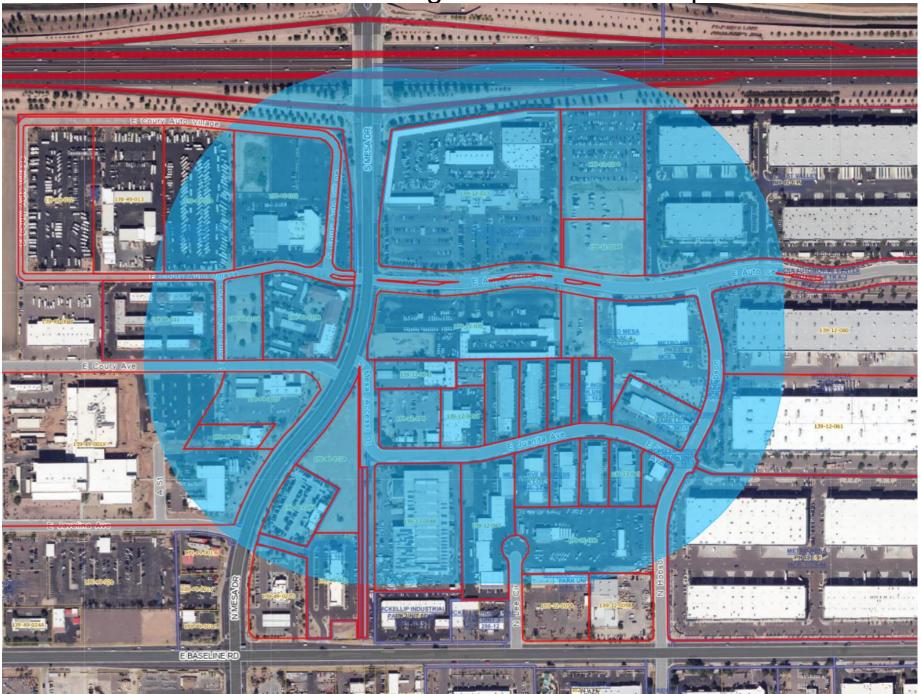
### Appendix B

Neighborhood Notification Map

# Larry H. Miller Mesa Ford Dealership 1000 Foot Neighbor Buffer List Map



# Larry H. Miller Pro-Elite Dealership 1000 Foot Neighbor Buffer List Map



## Appendix C

Neighborhood Notification Mailing List

# Larry H. Miller Ford Dealership Mailing List

Parcel Number Owner 139-12-004J 1837 PROPERTY LLC	
139-12-009D ZIMMERMAN JOAN GOODMAN TR/MANDEL WILLIAM	TR
139-12-009E 526 EAST JUANITA LLC	
139-12-009F BRAGMAR INVESTMENTS LTD PARTNERSHIP	
139-12-023 LHM MFD LLC	
139-12-024A LHM MFD LLC	
139-12-024B LHM MFD LLC	
139-12-029A LHM MFD LLC	
139-12-030 LHM MFD LLC	
139-12-032 LHM MFD LLC	
139-12-033 LHM MFD LLC	
139-12-034 LHM MFD LLC	
139-12-042 CHC REAL ESTATE ARIZONA LLC	
139-12-043 JUANITA PROPERTIES LLC	
139-12-044 D & C STALEY TRUST	
139-12-045 ALUMA LINE INC	
139-12-046 ANTHONY AND MARILYN IPPOLITO FAMILY TRUST	
139-12-048 BEECROFT EARL D/SHERRIE	
139-12-049A RBS INVESTMENTS LLC	
139-12-049B DJ WADE INVESTMETNS LLC/LEWIS BUS PARK LLC	
139-12-050A DJ WADE INVESTMETNS LLC/LEWIS BUS PARK LLC	
139-12-051A JUANITA PROPERTIES LLC	
139-12-052 ZIMMERMAN JOAN GOODMAN TR	
139-12-053 TRI CITY READY MIX INC	
139-12-059 METRO EAST VALLEY HOLDINGS PHASE THREE LLC	
139-49-001M MARICOPA COUNTY	
139-49-001Y MARICOPA COUNTY	
139-49-010A MD1750 LLC	
139-49-010B MD1750 LLC	
139-49-015 B C BERGE LLC	
139-49-017 VELOCITY PROPERTIES LLC	
139-49-028A DP LAND HOLDINGS V LLC	
139-49-972A KFH BASELINE & MESA LLC	

Property Address 1837 S MESA DR MESA 85210 526 E JUANITA AVE MESA 85204 460 E AUTO CENTER DR MESA 85204 461 E AUTO CENTER DR MESA 85204 563 E JUANITA AVE MESA 85204 557 E JUANITA AVE MESA 85204 541 E JUANITA AVE MESA 85204

529 E JUANITA AVE MESA 85204

515 E JUANITA AVE MESA 85204

422 E JUANITA AVE MESA 85204

440 E JUANITA AVE MESA 85204

456 F ILIANITA AVE MESA 85204

456 E JUANITA AVE MESA 85204

506 E JUANITA AVE MESA 85204

516 F JUANITA AVE MESA 85204

564 E JUANITA AVE MESA 85204

331 E COURY AVE MESA 85210

351 E COURY AVE MESA 85210

1760 S MESA DR MESA 85210

1750 S MESA DR MESA 85210

1720 S MESA DR MESA 85210

1861 S MESA DR MESA 85210

555 E AUTO CENTER DR MESA 85204

Mailing Address

2122 E HIGHLAND AVE STE 450 PHOENIX AZ USA 85016 4625 S PROCYON LAS VEGAS NV USA 89103 2150 E HIGHLAND AVE 207 PHOENIX AZ USA 850164721 5134 N CENTRAL AVE PHOENIX AZ USA 85012 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DULUTH GA USA 30097 2905 PREMIERE PKWY STE 300 DUI UTH GA USA 30097 2293 TRIPALDI WAY HAYWARD CA USA 94545 PO BOX 5771 SCOTTSDALE AZ USA 85261 1345 E SORENSON ST MESA AZ USA 85203 75 W BASELINE RD GILBERT AZ USA 85234 2538 E DESERT LN GILBERT AZ USA 85234 3385 E BARBARITA AVE GILBERT AZ USA 85234 5123 E CALLE DEL NORTE PHOENIX AZ USA 85018 2150 F HIGHLAND AVE STE 207 PHOENIX AZ USA 85016 2150 E HIGHLAND AVE STE 207 PHOENIX AZ USA 85016 PO BOX 5771 SCOTTSDALE AZ USA 85261 3111 BEL AIR DR STE 26A LAS VEGAS NV USA 891035667 1261 E FAIRFIELD ST MESA AZ USA 85203 1230 W WASHINGTON ST STE 203 TEMPE AZ USA 85281 2801 W DURANGO PHOENIX AZ USA 85009 2801 W DURANGO PHOENIX AZ USA 85009 1236 W EDGEWATER DR GILBERT AZ USA 85233 1236 W EDGEWATER DR GILBERT AZ USA 85233 2401 W BELL RD PHOENIX AZ USA 85023 7430 COPLEY PARK PL SAN DIEGO CA LISA 92111 2021 E BELL RD PHOENIX AZ USA 85022 2701 E CAMELBACK RD STE 180 PHOENIX AZ USA 85016

# Larry H. Miller Pro-Elite Dealership Mailing List

	-
Parcel Number	Owner
139-12-004J	1837 PROPERTY LLC
139-12-004R	K MATKEM CO OF AZ LLC
139-12-005A	WATTS INVESTMENTS LLC
139-12-005B	RICHARD N REESE FAMILY 2 LLC
139-12-006	US WEST BUILDING LLC
139-12-009D	ZIMMERMAN JOAN GOODMAN TR/MANDEL WILLIAM TR
139-12-009E	526 EAST JUANITA LLC
139-12-009F	BRAGMAR INVESTMENTS LTD PARTNERSHIP
139-12-023	LHM MFD LLC
139-12-024A	LHM MFD LLC
139-12-024B	LHM MFD LLC
139-12-029A	LHM MFD LLC
139-12-030	LHM MFD LLC
139-12-032	LHM MFD LLC
139-12-033	LHM MFD LLC
139-12-034	LHM MFD LLC
139-12-038	LHM MFD LLC
139-12-042	CHC REAL ESTATE ARIZONA LLC
139-12-043	JUANITA PROPERTIES LLC
139-12-044	D & C STALEY TRUST
139-12-045	ALUMA LINE INC
139-12-046	ANTHONY AND MARILYN IPPOLITO FAMILY TRUST
139-12-047	MESA COMMONS L L C
139-12-048	BEECROFT EARL D/SHERRIE
139-12-049A	RBS INVESTMENTS LLC
139-12-049B	DJ WADE INVESTMETNS LLC/LEWIS BUS PARK LLC
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139-12-051A	JUANITA PROPERTIES LLC
139-12-052	ZIMMERMAN JOAN GOODMAN TR
139-12-053	TRI CITY READY MIX INC
139-12-055	METRO EAST VALLEY HOLDINGS LLC
139-12-058	METRO EAST VALLEY HOLDINGS PHASE THREE LLC
139-12-059	METRO EAST VALLEY HOLDINGS PHASE THREE LLC
139-12-060	METRO EAST VALLEY PHASE II LLC
139-12-061	METRO EAST VALLEY PHASE II LLC
139-49-001M	MARICOPA COUNTY
139-49-001X	MARICOPA COUNTY OF
139-49-001Y	MARICOPA COUNTY
139-49-010A	MD1750 LLC
139-49-010B	MD1750 LLC
139-49-011	15230 N 75TH ST LLC/RGA PROPERTIES LLC/ETAL
139-49-013	VELOCITY PROPERTIES LLC
139-49-014	VELOCITY PROPERTIES LLC
139-49-015	B C BERGE LLC
139-49-016	VELOCITY PROPERTIES LLC
139-49-017	VELOCITY PROPERTIES LLC
139-49-018A	BERGE BRENT C TR
139-49-027D	QUIKTRIP CORPORATION
139-49-027F	KFH BASELINE & MESA LLC
139-49-028A	DP LAND HOLDINGS V LLC
139-49-971	BG EDGE HOTEL PROPERTY IV LLC
139-49-972A	KFH BASELINE & MESA LLC
139-49-973	KFH BASELINE & MESA LLC

Property Address 1837 S MESA DR MESA 85210 419 E JUANITA AVE MESA 85204 1945 S LEE CIR MESA 85204 1944 S HOBSON MESA 85204 1919 S LEE CIR MESA 85204

526 E JUANITA AVE MESA 85204 460 E AUTO CENTER DR MESA 85204

461 E AUTO CENTER DR MESA 85204

460 E AUTO CENTER DR MESA 85204

563 E JUANITA AVE MESA 85204 557 E JUANITA AVE MESA 85204 541 F ILIANITA AVE MESA 85204 529 E JUANITA AVE MESA 85204 515 E JUANITA AVE MESA 85204 451 F JUANITA AVE MESA 85204 422 E JUANITA AVE MESA 85204 440 E JUANITA AVE MESA 85204 456 E JUANITA AVE MESA 85204 456 E JUANITA AVE MESA 85204 506 E JUANITA AVE MESA 85204 516 E JUANITA AVE MESA 85204 564 E JUANITA AVE MESA 85204 720 F ALITO CENTER DR MESA 85204 730 E BASELINE RD MESA 85204 555 E AUTO CENTER DR MESA 85204 709 E AUTO CENTER DR MESA 85202 1830 S HORNE MESA 85204 331 E COURY AVE MESA 85210 358 E JAVELINA AVE MESA 85210 351 E COURY AVE MESA 85210 1760 S MESA DR MESA 85210 1750 S MESA DR MESA 85210 240 E COURY AVE MESA 85210 1740 S MESA DR MESA 85210

1720 S MESA DR MESA 85210

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Registered Neighborhoods and City of Mesa						
Neighborhood Name	First Name	Last Name	Address	Unit City	State	Zip
Casa Mesa	Delma	Dickerman	1238 S Lesueur	Mesa	AZ	85204
Casa Mesa	Jean	Decker	553 E Glade Ave	Mesa	AZ	85204
Heritage Park Neighborhood	Alta	Davidsen	131 E Grove	Mesa	AZ	85210
Heritage Park Neighborhood	Margaret	Hargis	269 E Hampton	Mesa	AZ	85210
Kay Circle Neighbors	Deanna	Villanueva-Saucedo	1513 S Kay Cir	Mesa	AZ	85204
Neighborgood	Julian	Ramirez	843 E Garnet Ave	Mesa	AZ	85204
Poinsettia	Hannah	Meek	1119 E 10th Ave	Mesa	AZ	85204
Poinsettia	Ray	Speakman	1055 E 9th Dr	Mesa	AZ	85204
Sunset Mesa	Felecia	Zahn	615 E Glade	Mesa	AZ	85204

HOA Name	Corp Comm Link
Melody Terrace Condominiums	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10481051
Melody Villa Condominium Association	https://ecorp.azcc.gov/PublicBusinessSearch/PublicBusinessInfo?entityNumber=10699840
The Palms at Mesa Homeowners Association	https://ecorp.azcc.gov/BusinessSearch/BusinessInfo?entityNumber=18927471

## Appendix D

Neighborhood Notification Letters and Sign Posting

# Kimley »Horn

#### Notice of Public Meeting Planning and Zoning Board Hearing – February 28<sup>th</sup> 2024

Dear Neighbor,

We have applied for a rezone from Light Industrial with a Planned Area Development overlay (LI-PAD) to Light Industrial with a new Planned Area Development overlay (LI-PAD) and Major Site Plan Modification. This request will allow for the modification to two automobile dealerships in case No. #ZON23-00940.

This letter is being sent to all property owners within 1000 feet of the property and HOAs and neighborhoods within 1 mile at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan, landscape plan, and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-906-1103 or e-mail me at andrew.valestin@kimley-horn.com.

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on February 28, 2024 in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched on local cable Mesa channel 11, online at <u>Mesa11.com/live</u> or <u>www.youtube.com/user/cityofmesa11/live</u>, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting <u>https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card</u> at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

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

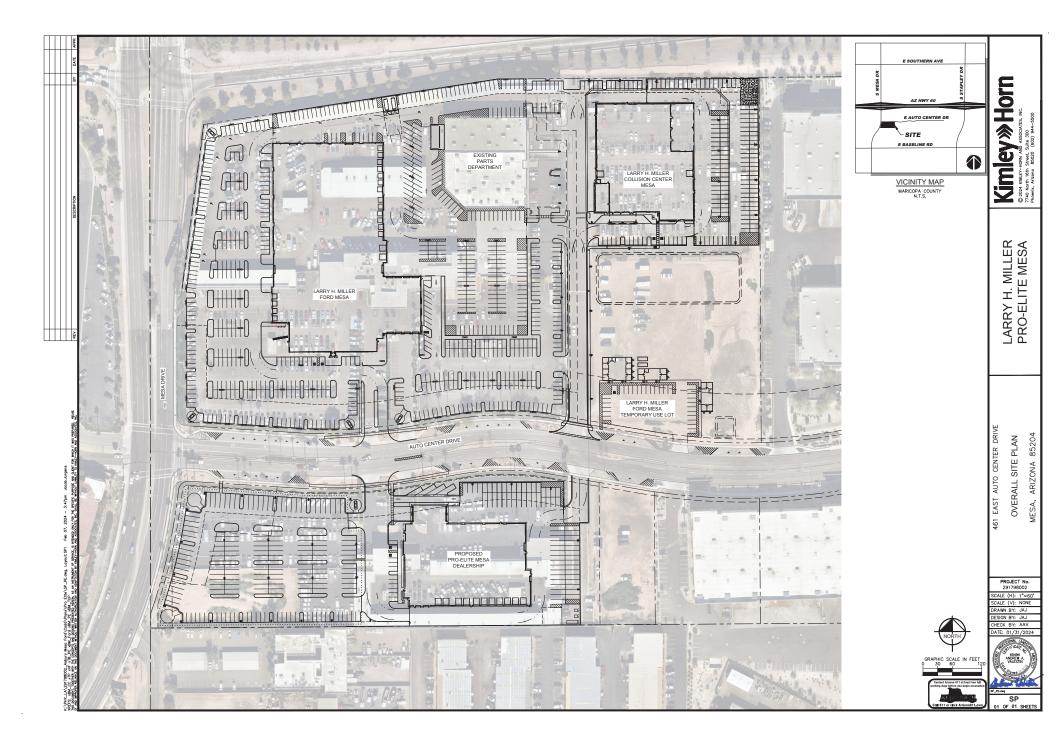
The City of Mesa has assigned this case to Kwasi Abebrese of their Planning Division staff. He can be reached at 480-644-2764 or Kwasi.Abebrese@mesaaz.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

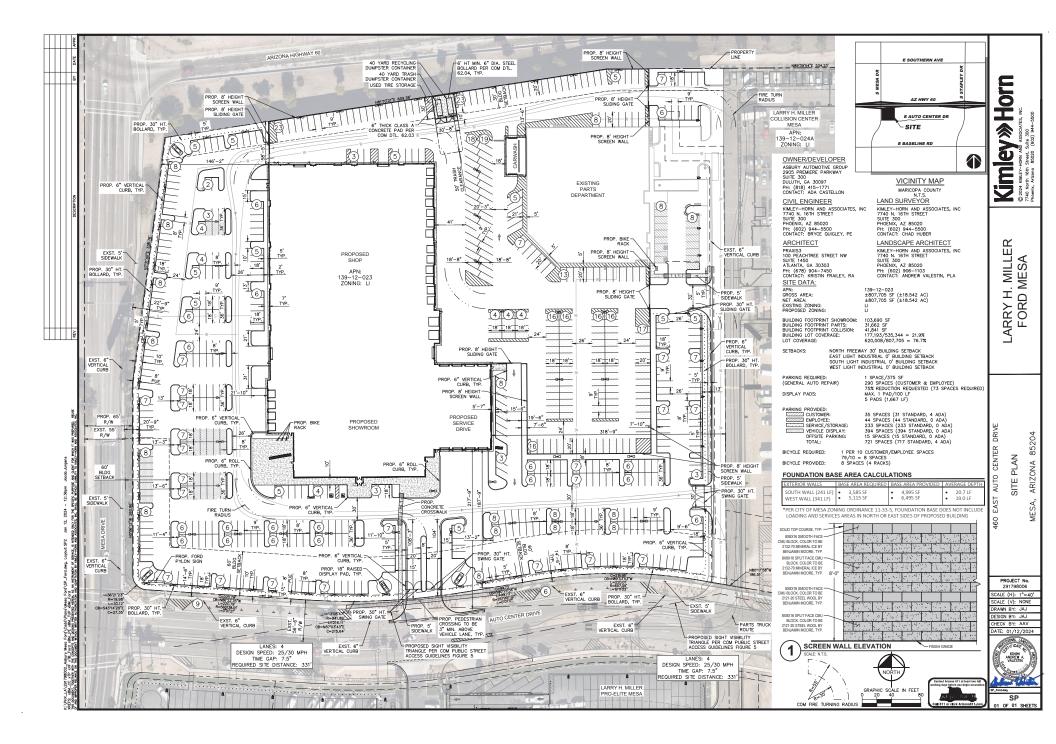
Sincerely,

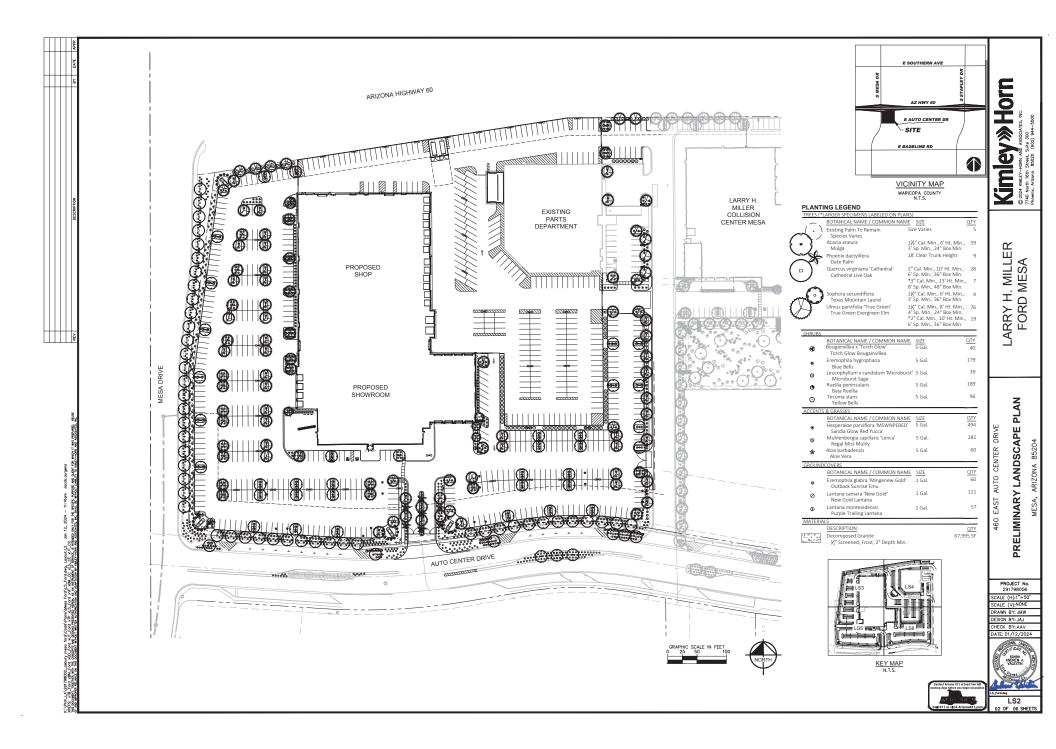
andrew Valestin

Andrew Valestin, PLA Kimley Horn and Associates, Inc. 7740 N. 16<sup>th</sup> Street, Suite 300 Phoenix, AZ 85020 Phone: 602-906-1103 andrew.valestin@kimley-horn.com

Attachments: Site Plan, Landscape Plan, and Elevations







#### EXTERIOR FINISH LEGEND

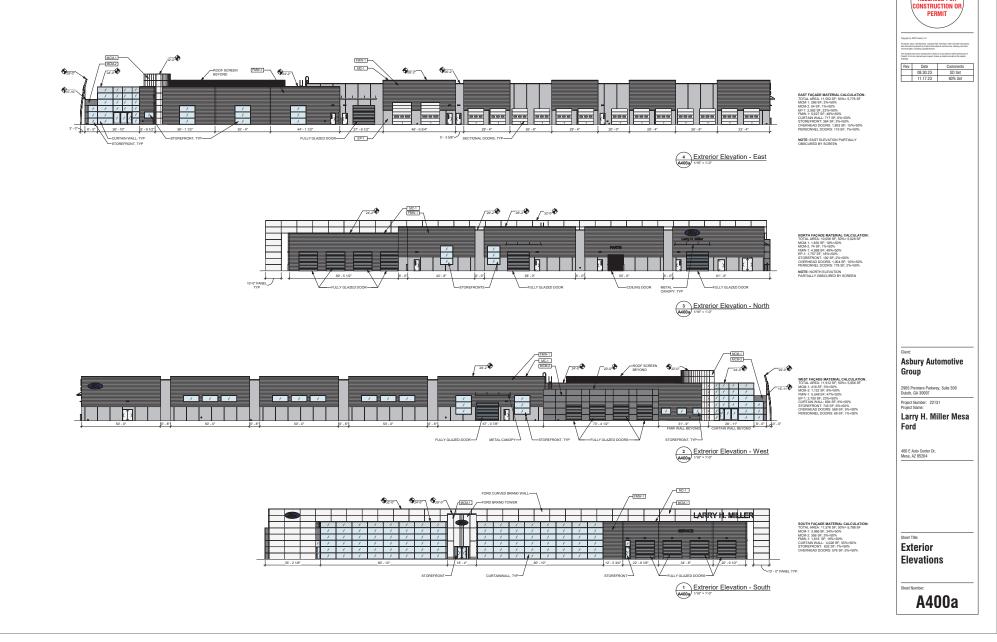
EXTENSION								
		MATERIAL	MANUFACTURER	COLOR	TYPE	REMARKS	CONTACT	
PANEI	8 MCM-1	METAL COMPOSITE MATERIAL	ARCONIC	LONG BRUSHED ALUMINUM	RENOBOND COLORWELD LF	-		
	MCM-2	METAL COMPOSITE MATERIAL	ARCONIC	PEWTER	RENOBOND COLORWELD 500		ALISA BOLLINGER P: 478-230-3600 I E: alisa bolingen®arconic.com	
		CORRUGATED METAL PANEL	ARCONIC	COLORWELD 500 - SLATE GREY (BN5A179B), 30% GLOSS	7/8" CORRUGATED SIDING		· · · · · · · · · · · · · · · · · · ·	
MIS	C EP-1	EXTERIOR PAINT	BENJAMIN MOORE	2132-70 MINERAL ICE	ULTRA SPEC EXTERIOR SATIN	SEE PAINT SCHEDULE	BETH MAGUIRE P: 847-372-1854   E: beth.maguire@benjaminmoore.com	
	MC-1	METAL COPING	SEE SPEC	TO MATCH ADJACENT WALL	-	-	-	
	BO-1	BOLLARD	SEE SPEC	PAINT EP-1, UNO	-	-	-	
NOTES								

PRAXIS3

100 Peachtree St NW 404-875-4500 te Suite 1450 404-876-8884 fax Atlanta, GA 30303 www.praxis3.com

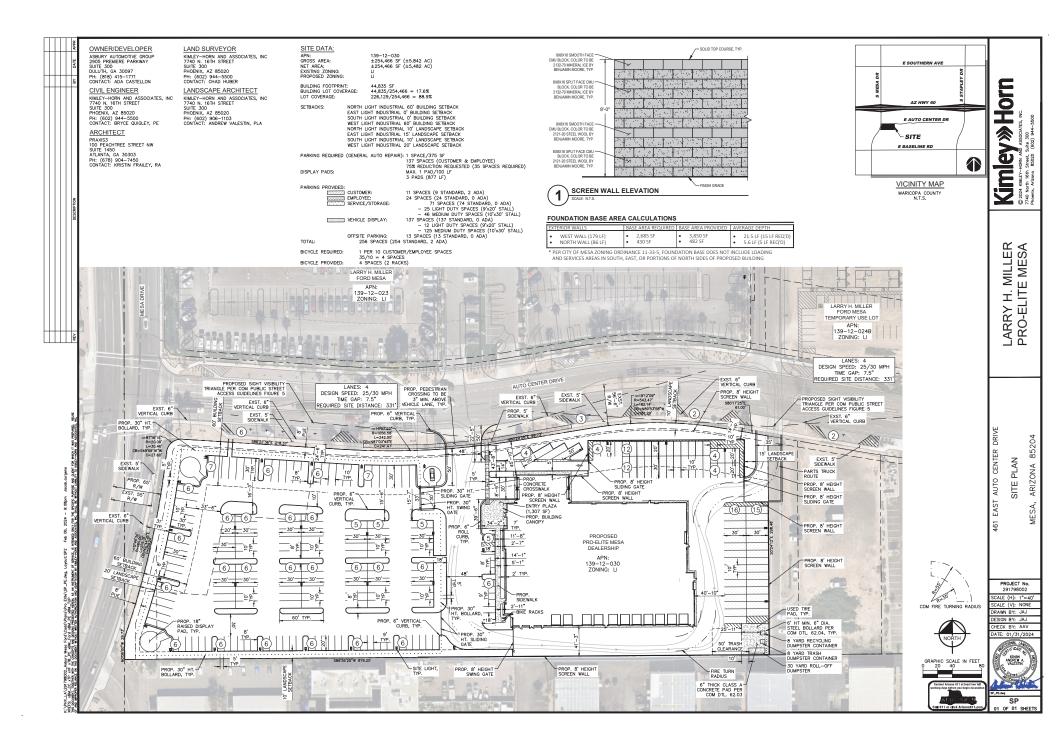
> NOT RELEASED FOR

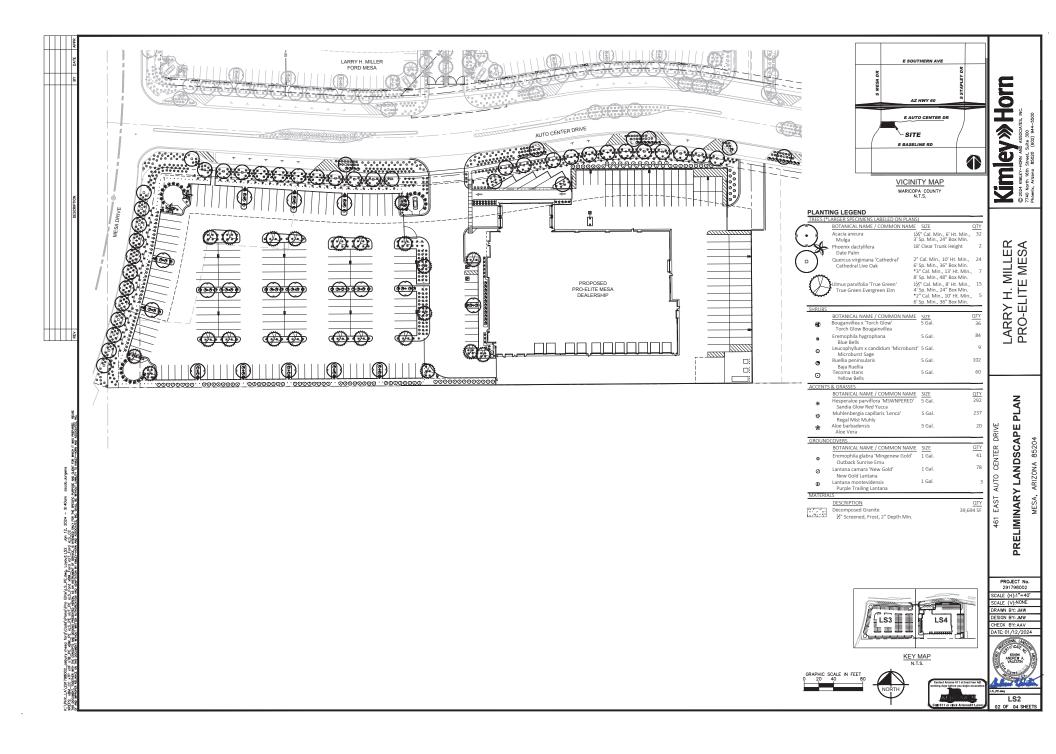
1. PAINT EXTERIOR HOLLOW METAL DOORS, EP-1, UNO. 2. PAINT ALUMINUM CANOPIES EP-1, UNO.



2/1/2023 3:08:











**City of Mesa Planning Division** 

## **AFFIDAVIT OF PUBLIC POSTING**

Date: 02/09/24

I, Patrick Anspaugh, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON23-00940, on <u>NEC Auto Center Dr & Mesa Dr.</u>. 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:

SUBSCRIBED AND SWORN before me on 02/09/24

Votary Public





# CITY OF MESA PUBLIC NOTICE

PLANNING & ZONING BOARD 57 EAST FIRST STREET MESA, ARIZONA TIME: 4:00 PM DATE: February 28, 2024 CASE: ZON23-00940

Request: Rezone from Light Industrial with a Planned Area Development overlay (LI-PAD) to Light Industrial with a new Planned Area Development overlay (LI-PAD) and Major Site Plan Modification. This request will allow for the modification to two automobile dealerships.

> APPLICANT: Andrew Valestin PHONE: 602-906-1103 Planning Division 480-644-2385 Posting date: 2/09/2024

> > February 9, 2024 at 8:24 AM 463–514 E Auto Center Dr Maricopa County

# CITY OF MESA PUBLIC NOTICE

PLANNING & ZONING BOARD 57 EAST FIRST STREET MESA, ARIZONA TIME: 4:00 PM DATE: February 28, 2024 CASE: ZON23-00940

MILL

E JUNNITA AVA

Heritage Park

Maps

0

ER

Request: Rezone from Light Industrial with a Planned Area Development overlay (LI-PAD) to Light Industrial with a new Planned Area Development overlay (LI-PAD) and Major Site Plan Modification. This request will allow for the modification to two automobile dealerships.

> APPLICANT: Andrew Valestin PHONE: 602-906-1103 Planning Division 480-644-2385 Posting date: 2/09/2024

> > February 9, 2024 at 7:59 AM 443–457 E Auto Center Dr

> > > Maricopa County

## Appendix E

Correspondence Received from Notification

No comments or correspondence received from notification.

## Appendix F

Neighborhood Meeting Documentation

# **Kimley**»Horn

#### Larry H. Miller Mesa Ford and Pro-Elite

Neighborhood Meeting December 05, 2023 6:00pm

Please sign in:

Name	Address			Phone	Email
John Brutovsky	41862	L Lucera	In Maricopa	480-309.1831	Johnbrutousky @ Hotmail. Com
Ruan Durham			·		rdurham 19 @ icloud. com
Alfon Cabellino				-	alforso. casellino & Charlot r. can
Olda Kenny	1350 E	15worth	, Mesa	818 915 1771	adrimanie Kenny @ gmail. com
Osrav Vloyles	6830 S. ZQ			(602) 820-2006	Osce. Nobles E (hmarto, ram
Kingi Alebrer	55 N (	Center ?			Kingi. adebrea @ mesaal. gap
D. Susin		,	1	•	down Sagen @ chail. ca.
Duncan Kastilaha				_	Kortilahind@gnoil.com
Jose Bracamente	•				jose . bracamonte@ 16m auto. c
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