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# **Commercial Metals Company Mesa Expansion**

Northwest Corner of the Meridian Road Alignment and  
Germann Road

## **Citizen Participation Report**

Prepared for  
City of Mesa, Arizona

February 10, 2021

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Biz Overlay Modification, Site Plan Review/Modification and  
Design Review Board Applications  
Application Numbers ZON20-00842 & DRB20-00893

The Citizen Participation Report was prepared in accordance with the City of Mesa Citizen Participation process. As prepared, the Citizen Participation Report meets the City's Citizen Participation requirements and the recommended notification area as identified by the Planning Department.

**OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION**

- A Neighborhood Notification was deemed to be the most appropriate notification technique to inform the adjacent property owners and/or interested parties of the requests.
- On January 6, 2021, Earl and Curley, P.C. mailed the required Neighborhood Notification letters. There was a total of 47 letters mailed to: property owners (within 1,000 feet of the subject site) and the Planner handling the case, to advise them of the proposed applications. According to the City there are no HOAs or registered neighborhoods within a mile of this site. A copy of the list of property owners within 1,000-feet of the subject site along with an assessor's map showing which property owners were notified, is provided in the Appendix.
- The letter provided a brief explanation of the proposed applications and explained the proposed requests and included an aerial photograph showing the site's location with a conceptual site plan overlay of the proposed CMC Steel Expansion. The letter also invited those interested to contact Earl & Curley for more information or questions. A copy of the Neighborhood Notification letter and exhibit are provided in the Appendix.
- On January 25, 2021, Earl and Curley, P.C. mailed the required notification of the Design Review Board meeting to be held on February 9, 2021. Although a smaller notification distance is required for DRB notification, there was a total of 47 letters mailed to the same property owners as the original mailer. A copy of the Neighborhood Notification letter and exhibit are provided in the Appendix.
- On February 8, 2021, Earl and Curley, P.C. mailed the required notification of the Planning and Zoning Board hearing to be held on February 24, 2021. There was a total of 47 letters mailed out to the same property owners as the original mailer. A copy of the Neighborhood Notification letter and exhibit are provided in the Appendix.

**SUMMARY OF INPUT FROM OUTREACH**

Since the original mailing on January 6<sup>th</sup> there have been multiple conversations with adjacent property owners. Below is a recap of each conversation.

- January 7, 2021: Jason Barney, Darin Barney, John Hartman, Justin Barney and Ken Barney met with CMC (Steve Henderson and Andy Sarat) to discuss the project particulars. Andy shared that the CPP letters were sent via mail earlier in the week and provided an 8 ½"x11" site plan overview that was sent with the CPP notice. We reviewed the location of the plant, being to the west of the existing plant. Jason inquired whether there will be tall buildings, whether there would be additional noise and asked what the distance from Germann to the new plant would be. CMC responded that a new stack would extend 38'-6"

above the existing stack – to an approximate elevation 1,595' (165' above grade). CMC commissioned a noise study and the study model showed fence line noise levels below 70 dBA (threshold for Zoned Industrial properties). The distance from the southern-most manufacturing building edge to Germann Road centerline is approximately 1289' with a truck scale house approximately 265' from the centerline of Germann Road.

- January 11, 2021: Rod Jarvis of Earl and Curley spoke with Dave Jarvis, owner of the property on the east side of Meridian Road alignment. Dave Jarvis expressed his concern regarding Meridian Road becoming a bottleneck and inquired as to CMC's plans to widen Meridian. Rod Jarvis stated that he would speak with CMC and return his call. Dave Jarvis also asked questions regarding the alignment of the railroad line and perimeter landscaping. Rod Jarvis gave Dave Jarvis the specifics of railroad layout and design. As for the landscape timing, Rod explained that the landscape is deferred based upon the Development Agreement with CMC and the City of Mesa. The City of Mesa will determine when CMC is supposed to install the landscaping.
- On January 28, 2021 Dave Jarvis and Reece Bawden sent a letter to Rod Jarvis, copying the City of Mesa. In the letter Dave Jarvis stated that he and Reece also represented the homes along meridian Road. They requested that an eight-foot cinder block wall be constructed along the property lines along Meridian and Pecos Roads. Additionally, they requested landscape along the wall to soften the appearance of the wall and manufacturing facility. On February 5, 2021 Rod Jarvis responded that CMC would comply with all City of Mesa requirements for landscape and screening.

Should any adjacent property owners and/or other interested individuals raise any concerns between now and the date of the hearings, the Project Team will make every effort to address those concern in the appropriate manner, such as, but not limited, to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Mesa, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.

This concludes the Citizen Participation Report for the proposed CMC Steel Expansion located at the northwest corner of Germann Road and Meridian Road alignment.

# APPENDIX



January 6, 2021

RE: Northwest Corner of Germann Road and Meridian Road alignment  
Case No.: ZON20-00842

Dear ***Property Owner or Neighborhood Association President/Member:***

The purpose of this letter is to inform you that our office has recently filed a Site Plan Amendment, Design Review Board and Biz Overlay modification request to expand the existing steel micro mill sited at the Commercial Metals Company (CMC) Steel Arizona facility located at the northwest corner of the Meridian Road Alignment and Germann Road. CMC will expand its existing operations with the addition of another steel micro mill to the west of the existing mill on CMC's property. The property is on approximately 227 acres zoned M-2 (General Industrial), Bonus Intensity Zone (BIZ), Council Use Permit (CUP), and designated on the City of Mesa General Plan as General Industrial. The existing mill operates on approximately 64 acres and the expansion will operate on another 84 acres. The expansion is located strategically to continue the extensive on-site buffering of the manufacturing process from surrounding properties planned for future residential/commercial development. The expansion mill will produce concrete reinforcing rebar and merchant products from recycled metal. The steel mill will comply with all local, state and federal environmental standards, and the use will not adversely affect the designated industrial area. CMC anticipates adding 186 new jobs to the over 240 employees currently working at the facility.

Attached is the proposed site plan. This request is solely for the expansion of the existing operation. The existing use and operations are approved uses for this site. The amendment to the BIZ Overlay is to allow for an increased stack height from 126.5-feet to 165-feet.

Please be advised that meetings and hearings before the Planning and Zoning Board and Design Review Board are planned to review the Site Plan Amendment and BIZ Overlay modification. Specific meeting and hearing dates have not yet been set. You should receive a subsequent notice identifying the date and location of the meeting/hearings when they have been scheduled.

Again, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at (602) 265-0094.

Sincerely,

Handwritten signature of Rodney Q. Jarvis in black ink, with the word "FOR." written below it.

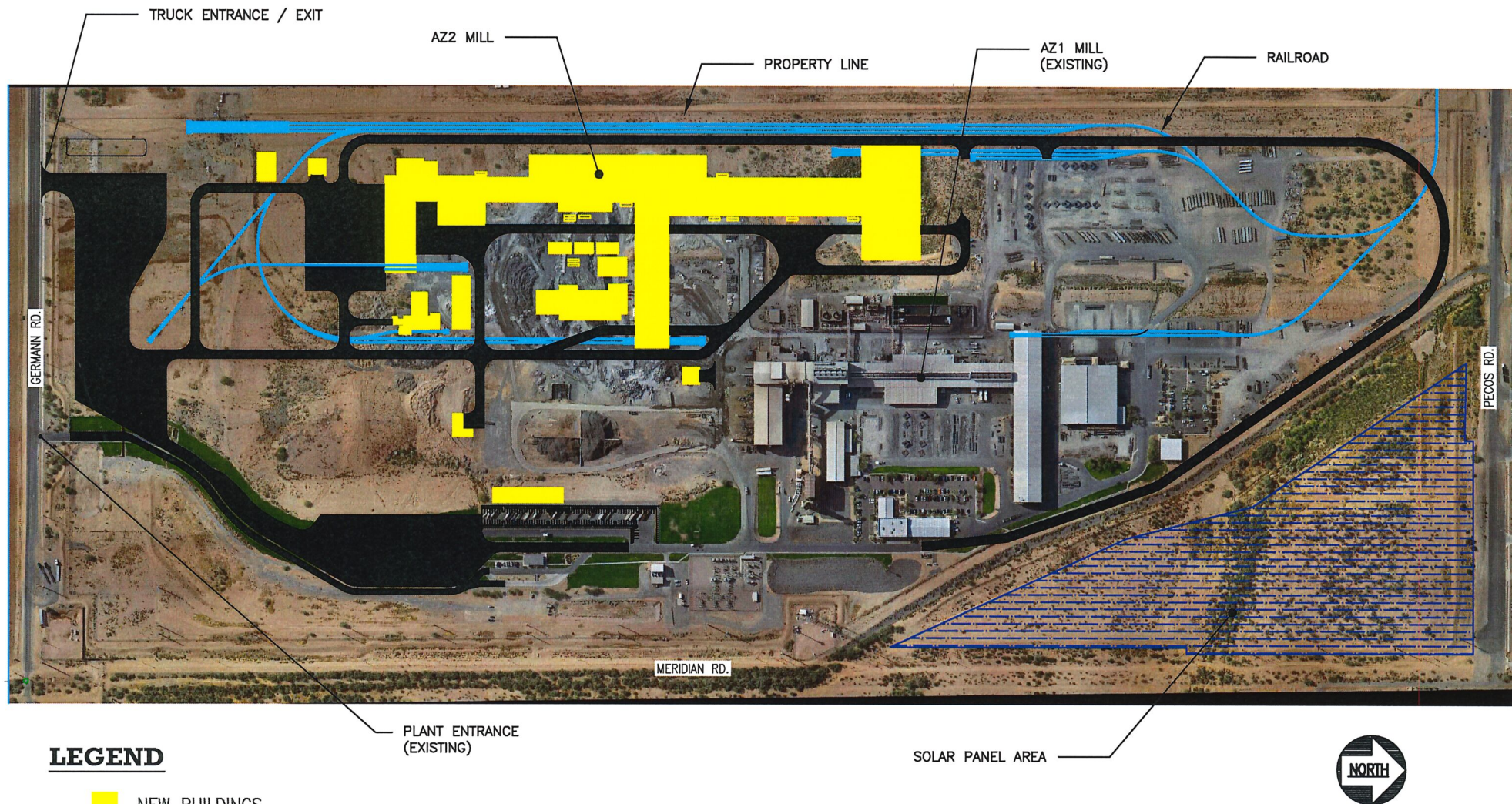
**Rodney Q. Jarvis**

Partner

o (602) 265-0094

[rjarvis@earlcurley.com](mailto:rjarvis@earlcurley.com)





## **CMC - AZ2**

(PRELIMINARY, IN-PROGRESS DESIGN)

<p>PO's 1000 feet – 47 RNO's – 0 IP – 1 TOTAL – 48 O:\INDEX\CMC Steel\Median &amp; Pecos_2020 submittal\Notification\Notification Labels - 1000 Feet.docx</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-34-016T SIGNAL BUTTE GATEWAY LLC 2251 N 32ND ST STE 30 MESA, AZ 85213</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-34-016V YBL LLC 8525 N 75TH AVE PEORIA, AZ 85345</p>	CMC/MEDIAN & PECOS/SUB.
<p>PARCEL 304-34-016Y YBL LLC 8525 N 75TH AVE PEORIA, AZ 85345</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-34-019C SIGNAL BUTTE 20 DJB LLC 2251 N 32ND ST NO 30 MESA, AZ 85213</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-34-019D SIGNAL BUTTE 20 DJB LLC 2251 N 32ND ST NO 30 MESA, AZ 85213</p>	CMC/MEDIAN & PECOS/SUB.
<p>PARCEL 304-34-020D SIGNAL BUTTE 10 LLC 2251 N 32ND ST UNIT 30 MESA, AZ 85213</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-34-020Y CRM OF AMERICA HOLDINGS LLC 15800 S AVALON BLVD RANCHO, CA 90220</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-34-033C PM INDUSTRIAL HOLDINGS LP/ETAL PO BOX 78325 ATLANTA, GA 30357</p>	CMC/MEDIAN & PECOS/SUB.
<p>PARCEL PENDING PENDING PENDING,</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-34-037A MGC PURE CHEMICALS AMERICA INC 6560 S MOUNTAIN RD MESA, AZ 85201</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-34-037C MGC PURE CHEMICALS AMERICA INC 6560 S MOUNTAIN RD MESA, AZ 85201</p>	CMC/MEDIAN & PECOS/SUB.
<p>PARCEL 304-34-037D MGC PURE CHEMICALS AMERICA INC 6560 S MOUNTAIN RD MESA, AZ 85201</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-34-037E MGC PURE CHEMICALS AMERICA INC 6560 S MOUNTAIN RD MESA, AZ 85201</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-34-038 CACTUS WASTE SYSTEMS LLC P O BOX 29246 PHOENIX, AZ 85038</p>	CMC/MEDIAN & PECOS/SUB.
<p>PARCEL 304-34-043 DAWSON MARTIN L/BARBARA SUSAN 17251 E SHEA BLVD #100 FOUNTAIN HILLS, AZ 85268</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-34-044 MESA CITY OF 20 E MAIN ST STE 650 MESA, AZ 85211</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-34-057B MATHESON TRI GAS INC 150 ALLEN RD NO 302 BASKING RIDGE, NJ 7920</p>	CMC/MEDIAN & PECOS/SUB.
<p>PARCEL 304-34-057D PM INDUSTRIAL HOLDINGS LP/ETAL PO BOX 78325 ATLANTA, GA 30357</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-34-929A SIGNAL BUTTE 20 DJB LLC 2251 N 32ND ST NO 30 MESA, AZ 85213</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-34-929B RAIN DECK LLC 19349 E GERMANN RD STE 1 QUEEN CREEK, AZ 85242</p>	CMC/MEDIAN & PECOS/SUB.
<p>PARCEL 304-34-930 CRM OF AMERICA HOLDINGS LLC 1301 DOVE ST SUITE 940 NEWPORT BEACH, CA 92660</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-34-931 VAN CO PROPERTIES LLC 4502 E UNIVERSITY PHOENIX, AZ 85034</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-34-933 SIGNAL BUTTE GATEWAY LLC 2251 N 32ND ST STE 30 MESA, AZ 85213</p>	CMC/MEDIAN & PECOS/SUB.
<p>PARCEL 304-63-002C TRW VEHICLE SAFETY SYSTEMS INC 11202 E GERMAIN RD QUEEN CREEK, AZ 85142</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-63-002D SRP AGRICULTURAL IMP &amp; POWER DIST PO BOX 52025 PHOENIX, AZ 85072</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-63-003G COMMERCIAL METALS COMPANY 6565 N MACARTHUR BLVD STE 800 IRVING, TX 75039</p>	CMC/MEDIAN & PECOS/SUB.
<p>PARCEL 304-63-003K MESA CITY OF 20 E MAIN ST STE 650 MESA, AZ 85211</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-63-003M COMMERCIAL METALS COMPANY 6565 N MACARTHUR BLVD STE 800 IRVING, TX 75039</p>	CMC/MEDIAN & PECOS/SUB.	<p>PARCEL 304-63-003N COMMERCIAL METALS COMPANY 6565 N MACARTHUR BLVD STE 800 IRVING, TX 75039</p>	CMC/MEDIAN & PECOS/SUB.

CMC/MEDIAN & PECOSISUB.

PARCEL 304-63-003P  
TRW VEHICLE SAFETY SYSTEMS INC  
11202 E GERMANN  
QUEEN CREEK, AZ 85242

CMC/MEDIAN & PECOSISUB.

PARCEL 304-63-004C  
MESA CITY OF  
20 E MAIN ST STE 650  
MESA, AZ 85211

CMC/MEDIAN & PECOSISUB.

PARCEL 304-63-004E  
COMMERCIAL METALS COMPANY  
6565 N MACARTHUR BLVD STE 800  
IRVING, TX 75039

CMC/MEDIAN & PECOSISUB.

PARCEL 304-63-004F  
TRW VEHICLE SAFETY SYSTEMS INC  
11202 E GERMAIN RD  
QUEEN CREEK, AZ 85142

CMC/MEDIAN & PECOSISUB.

PARCEL 304-63-005  
TRW VEHICLE SAFETY SYSTEMS INC  
11202 E GERMAIN RD  
QUEEN CREEK, AZ 85142

CMC/MEDIAN & PECOSISUB.

PARCEL 304-63-009G  
NEWELL A & KATHERINE M BARNEY  
TR/BARNEY G/K  
22340 E QUEEN CREEK RD  
QUEEN CREEK, AZ 85242

CMC/MEDIAN & PECOSISUB.

PARCEL 304-63-009J  
NEWELL A & KATHERINE M BARNEY TR/BARNEY G/K  
22340 E QUEEN CREEK RD  
QUEEN CREEK, AZ 85242

CMC/MEDIAN & PECOSISUB.

PARCEL 304-63-012Q  
NEWELL A & KATHERINE M BARNEY  
TR/BARNEY G/K  
22340 E QUEEN CREEK RD  
QUEEN CREEK, AZ 85242

CMC/MEDIAN & PECOSISUB.

PARCEL 304-63-012U  
BARNEY FARMS I LLC  
22340 E QUEEN CREEK RD  
QUEEN CREEK, AZ 85242

CMC/MEDIAN & PECOSISUB.

PARCEL 304-63-012V  
BARNEY FARMS I LLC  
22340 E QUEEN CREEK RD  
QUEEN CREEK, AZ 85242

CMC/MEDIAN & PECOSISUB.

PARCEL 304-63-016  
BYNER CATTLE COMPANY  
333 N CENTRAL AVE  
PHOENIX, AZ 85004

CMC/MEDIAN & PECOSISUB.

PARCEL 304-63-017  
BYNER CATTLE COMPANY  
333 N CENTRAL AVE  
PHOENIX, AZ 85004

CMC/MEDIAN & PECOSISUB.

PARCEL 304-63-024  
BARNEY FARMS I LLC  
22340 E QUEEN CREEK RD  
QUEEN CREEK, AZ 85242

CMC/MEDIAN & PECOSISUB.

PARCEL 304-63-025  
BARNEY FARMS I LLC  
22340 E QUEEN CREEK RD  
QUEEN CREEK, AZ 85242

CMC/MEDIAN & PECOSISUB.

PARCEL 304-63-028  
BARNEY FARMS HOMEOWNERS ASSOCIATION  
9140 S KYRENE RD SUITE 202  
TEMPE, AZ 85284

CMC/MEDIAN & PECOSISUB.

PARCEL 304-63-039B  
FULTON HOMES CORPORATION  
9140 S KYRENE RD STE 202  
TEMPE, AZ 85284

CMC/MEDIAN & PECOSISUB.

PARCEL 304-63-581  
BARNEY FARMS I LLC  
22340 E QUEEN CREEK RD  
QUEEN CREEK, AZ 85242

CMC/MEDIAN & PECOSISUB.

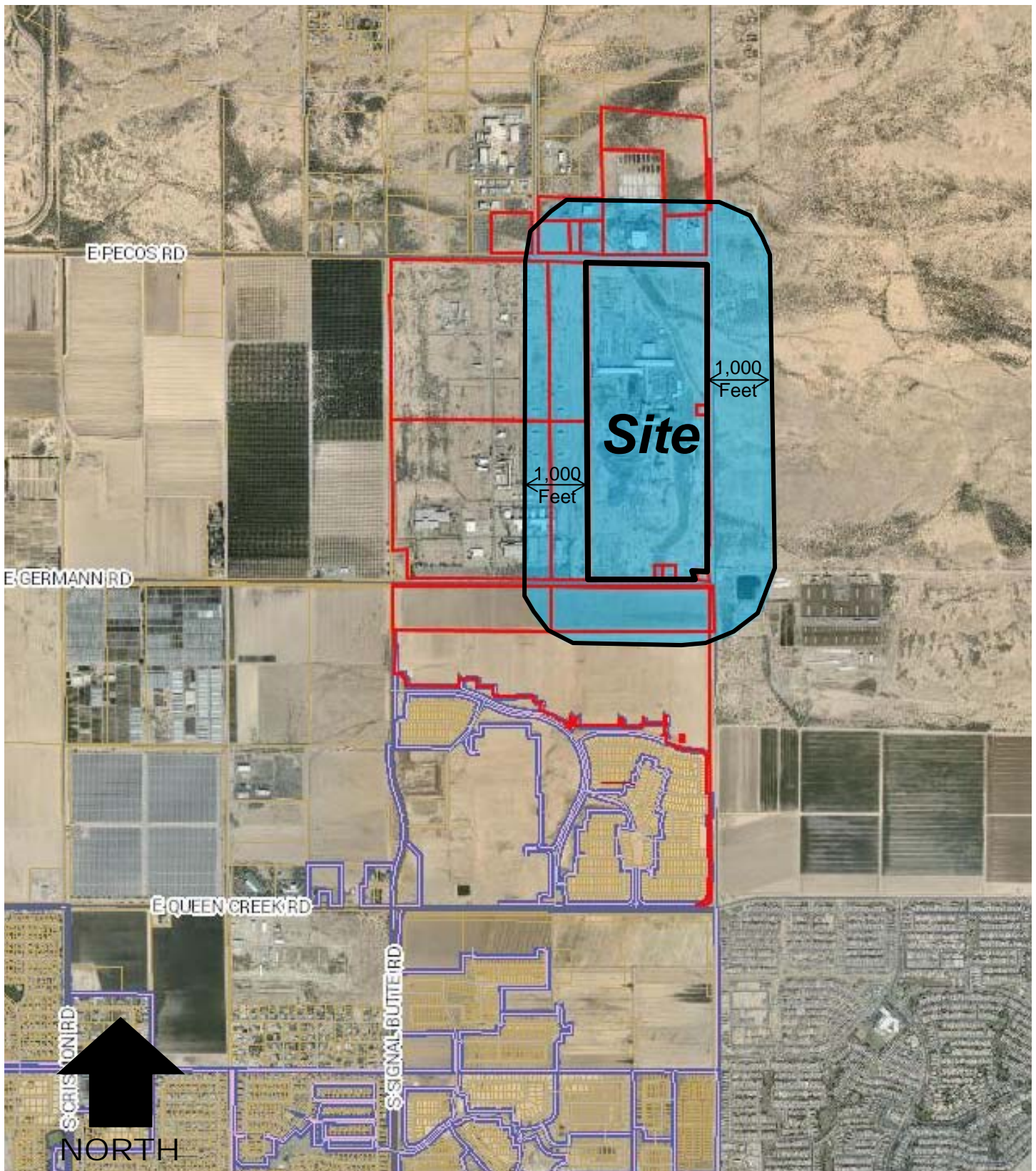
PARCEL 304-34-016Q  
SIGNAL BUTTE GATEWAY LLC  
2251 N 32ND ST STE 30  
MESA, AZ 85213

CMC/MEDIAN & PECOSISUB.

Ryan McCann, AICP, Planner II  
55 N. Center St., First Floor  
Mesa, AZ 85201



Maricopa County



CMC Steel  
(Application No(s): ZON20-00842  
Meridian & Pecos  
1,000 Feet Property Ownership



January 25, 2021

***RE: Design Review Board Hearing  
Commercial Metals Company  
NWC of Germann Road and Meridian Road  
Biz Overlay Amendment, Site Plan Review/Modification, and Design Review  
Applications (Case numbers ZON20-00842/DRB20-00893)***

Dear Neighbor,

We have applied for Design Review (and companion Biz Overlay Amendment and Site Plan Modification applications) for the property located at the northwest corner of Germann Road and Meridian Road. This request is to expand the existing steel micro mill. The case number assigned to this project is ZON20-00842/DRB20-00893.

There are three companion requests being filed concurrently. The first request seeks an amendment to the Subject Site's current Biz Overlay zoning to allow an increase in stack height from 126.5-feet to 165-feet. The second request seeks Site Plan Review/Modification approval. As proposed, the expansion will operate on 84-acres. The expansion is located strategically to continue the extensive on-site buffering of the manufacturing process from surrounding properties planned for future residential/commercial development. The expansion mill will produce concrete reinforcing rebar and merchant products from recycled metal. The steel mill will comply with all local, state and federal environmental standards, and the use will not adversely affect the designated industrial area. The third companion request seeks Design Review of the Project's site plan, landscaping plan, and elevations.

This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division. 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) 265-0094 or e-mail me at [rjarvis@earlcurley.com](mailto:rjarvis@earlcurley.com)

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on February 9, 2021, in the Lower Level of the City Council Chambers. The meeting will begin at 4:30 p.m.

Because of the current public health emergency, the Lower Level of the City Council Chambers is closed for Design Review Board Meetings. However, the live meeting may be listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts. The meeting can also be watched live on-line through zoom at <https://mesa11.zoom.us/j/5301232921>.

Public participation will be available electronically and telephonically. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card at <https://www.mesaaz.gov/government/advisory-boards-committees/board-of-adjustment/online->

[meeting-comment-card](#) at least 1 hour prior to the start of the meeting. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

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 Ryan McCann of their Planning Division staff. He can be reached at 480-644-4691 or [ryan.mccann@mesaaz.gov](mailto:ryan.mccann@mesaaz.gov) should you have any questions regarding the public hearing process. If you have sold your property in the interim, please forward this correspondence to the new owner.

Sincerely,

A handwritten signature in black ink, appearing to read "Rod Jarvis", with the word "FOR" written in a smaller, less legible script to the right.

**Rod Jarvis**

Partner

o (602) 265-0094

[rjarvis@earlcurley.com](mailto:rjarvis@earlcurley.com)

Attachments: Site Plan  
Landscape Plan  
Elevations

LEGEND

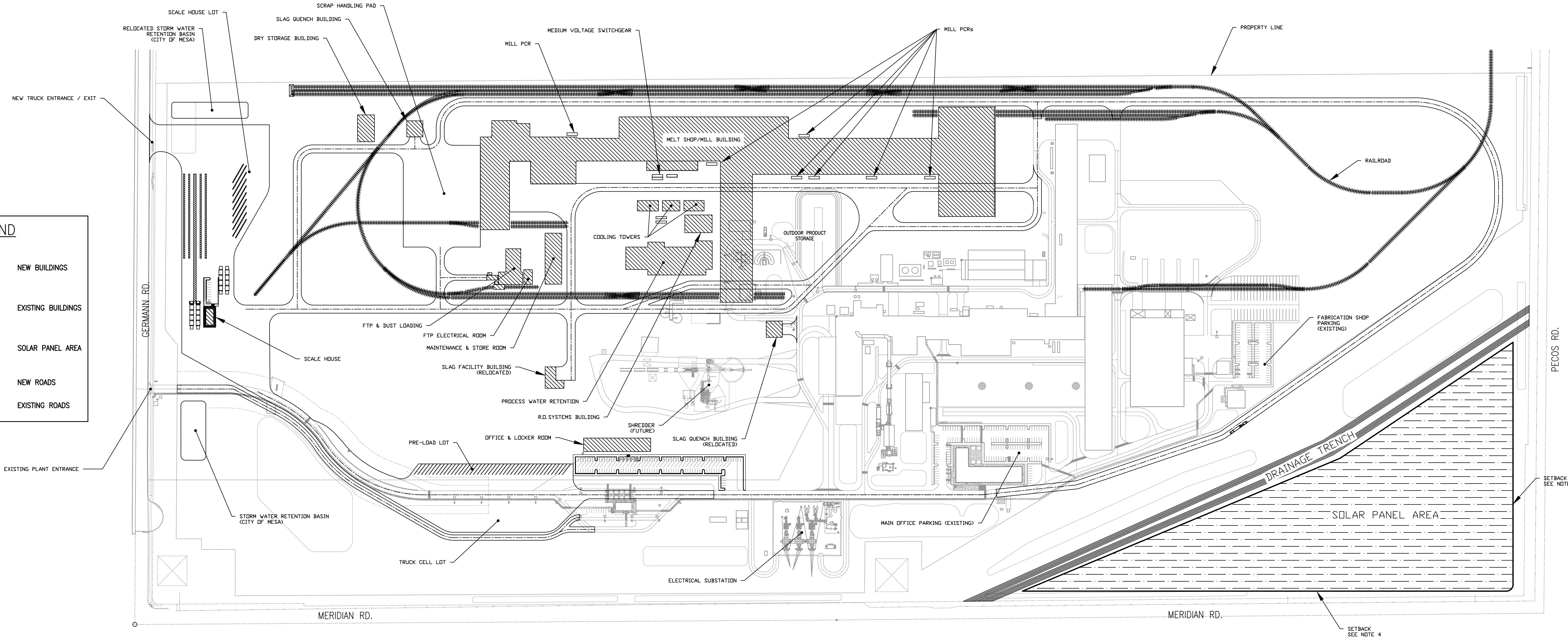
NEW BUILDINGS

EXISTING BUILDINGS

SOLAR PANEL AREA

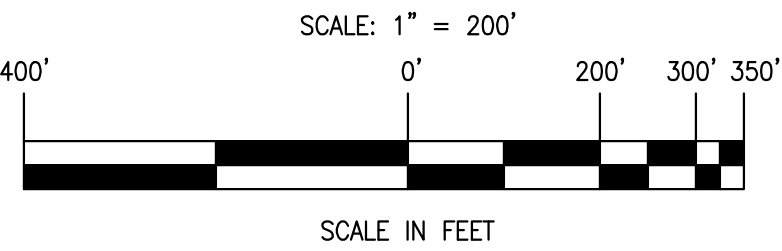
NEW ROADS

EXISTING ROADS



CMC STEEL ARIZONA

AZ2 - SITE PLAN



NOTES:

1. REFER TO DRAWING 8099-0710-GA-007 FOR APPROVED CITY OF MESA SITE PLAN
2. REFER TO DRAWING 8099-0710-GA-007 FOR EXISTING BUILDING OCCUPANCY CLASSIFICATION, CONSTRUCTION TYPE, AND AREA UNDER ROOF.
3. REFER TO CITY OF MESA PERMIT NO. BLD2007-09800 FOR LANDSCAPE DRAWINGS. LANDSCAPING IS NOT SHOWN FOR CLARITY.
4. SOLAR PANEL AREA SHOWN, IS SETBACK A MINIMUM DISTANCE OF 15'-0" FROM THE RIGHT-OF-WAY OF THE ADJACENT ROADWAYS. AN 8'-0" TALL WALL, WILL BE INSTALLED TO SCREEN THE SOLAR PANEL AREA FROM THE VIEW OF THE ADJACENT ROADWAYS.

GENERAL

DESCRIPTION	ESTIMATED ACREAGE
AZ1 (EXISTING)	63.7
AZ2 (NEW)	83.6
SITE TOTAL ACRES (GROSS)	227

BUILDINGS

DESCRIPTION	OCCUPANCY CLASSIFICATION	CONSTRUCTION TYPE	AREA (SQ.FT.)
MELT SHOP/MILL BUILDING	F-2	IIB	421,777
FTP & DUST LOADING	H-4	IIB	10,292
FTP ELECTRICAL ROOM	F-2	IIB	1,765
MAINTENANCE & STORE ROOM	F-2	IIB	11,780
DRY STORAGE BUILDING	H-4	IIB	6,300
SLAG QUENCH BUILDING	F-2	IIB	3,600
SLAG FACILITY (TMS)	F-2	IIB	3,200
MEDIUM VOLTAGE SWITCHGEAR	F-2	IIB	640
MILL PCRs	F-2	IIB	320
OFFICE & LOCKER ROOM	B	IIB	12,500
SCALE HOUSE OFFICE	B	IIB	1,770

EXISTING PARKING

BUILDING NO.	BUILDING DESCRIPTION	STANDARD SPOTS	HANDICAP SPOTS	VAN ACCESSIBLE SPOTS	TOTAL SPOTS
25	SCALE HOUSE	9	1	1	10
27	MAIN OFFICE	147	5	4	152
17	SLAG FACILITIES	9	1	1	10
02	FABRICATION SHOP	80	4	4	84

EMERGENCY VEHICLE ROADS

DESCRIPTION	MEASUREMENT
INSIDE TURNING RADIUS	35'-0" MIN
OUTSIDE TURNING RADIUS	55'-0" MIN
ROAD WIDTH	20'-0" MIN

DEVELOPED AREAS

DESCRIPTION	ESTIMATED AREA (SQ.FT.)
COOLING TOWERS	8,500
PROCESS WATER RETENTION	32,000
SCRAP HANDLING PAD	108,000
OUTDOOR PRODUCT STORAGE	115,000
TRUCK WAITING LOT	87,500
PRE-LOAD LOT	60,000
SCALE HOUSE LOT	308,750
SOLAR PANEL AREA	1,742,400

LOT COVERAGE

DESCRIPTION	AREA (SQ.FT.)	COVERAGE (%)
IMPERMEABLE SURFACES	3,747,547.99	37.9

NEW PARKING

BUILDING NO.	BUILDING DESCRIPTION	STANDARD SPOTS	HANDICAP SPOTS	VAN ACCESSIBLE SPOTS	TOTAL SPOTS
N/A	SCALE HOUSE	9	1	1	10
N/A	OFFICE & LOCKER ROOM	116	4	4	120

NEW ROADS

DESCRIPTION	MEASUREMENT
INSIDE TURNING RADIUS	45'-0"
OUTSIDE TURNING RADIUS	75'-0"
ROAD WIDTH	30'-0"
TRUCK ENTRANCE/EXIT WIDTH	100'-0"

THIS DRAWING AND THE INFORMATION IT CONTAINS IS THE PROPERTY OF COMMERCIAL METALS COMPANY AND ITS SUBSIDIARIES. IT IS SUBMITTED ONLY IN CONNECTION WITH THE TRANSACTION TO WHICH IT PERTAINS AND MUST NOT BE USED IN ANY MANNER DETRIMENTAL TO THE INTEREST OF COMMERCIAL METALS COMPANY AND ITS SUBSIDIARIES. THIS DRAWING IS NOT TO BE COPIED OR REPRODUCED AND MUST BE RETURNED UPON REQUEST.

NO.

REVISION

BY

DATE

CMC Commercial Metals

COMMERCIAL METALS COMPANY  
CMC STEEL ARIZONA  
11444 E. GERMANN ROAD  
MESA, ARIZONA 85212-9700

DRAWN BY:  
RKS

DATE:  
10/08/20

DEPARTMENT:  
ENGINEERING

CHK'D BY:  
ACS

DATE:  
12/07/20

PROJECT:  
AZ2

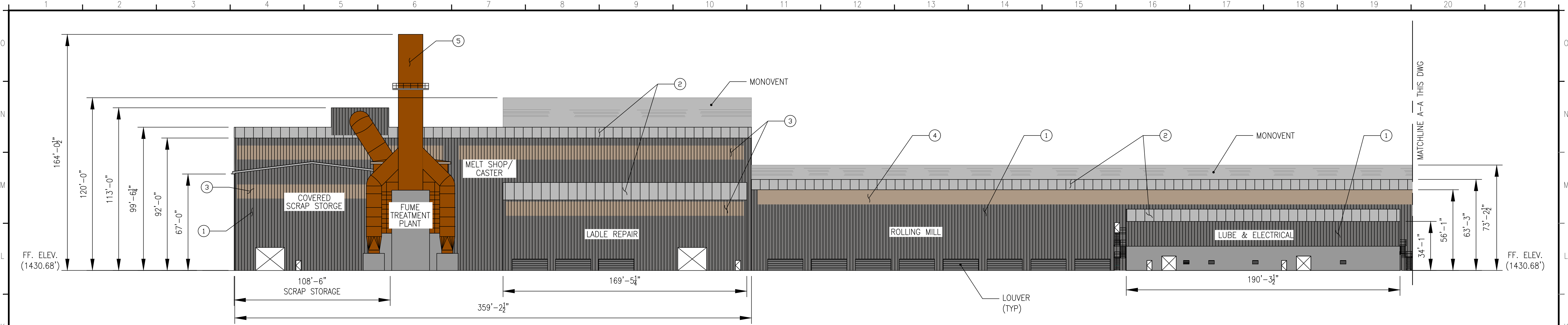
TITLE:  
AZ2 - FORMAL APPLICATION FOR DR  
SITE PLAN

DRAWING NUMBER:  
1056-20-001-FA-001

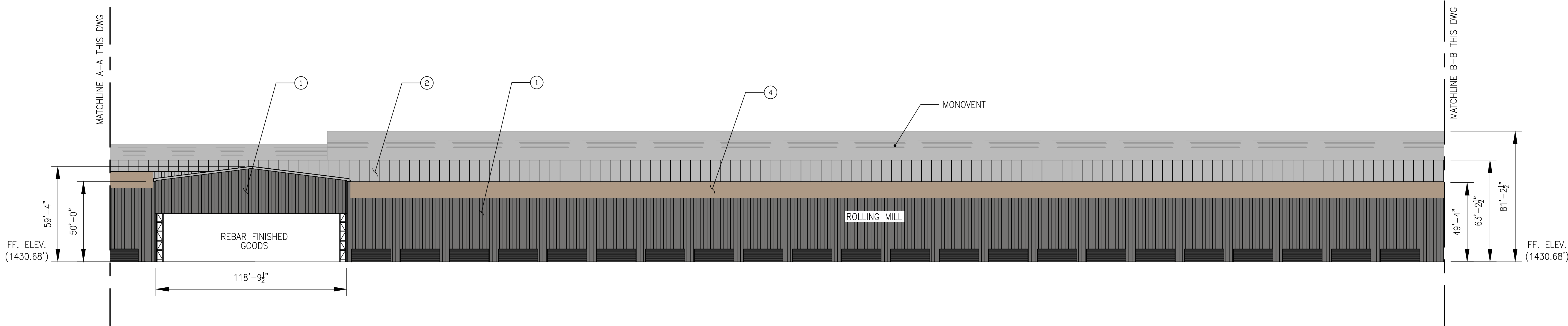
SHEET:  
1 OF 1

REV:  
2

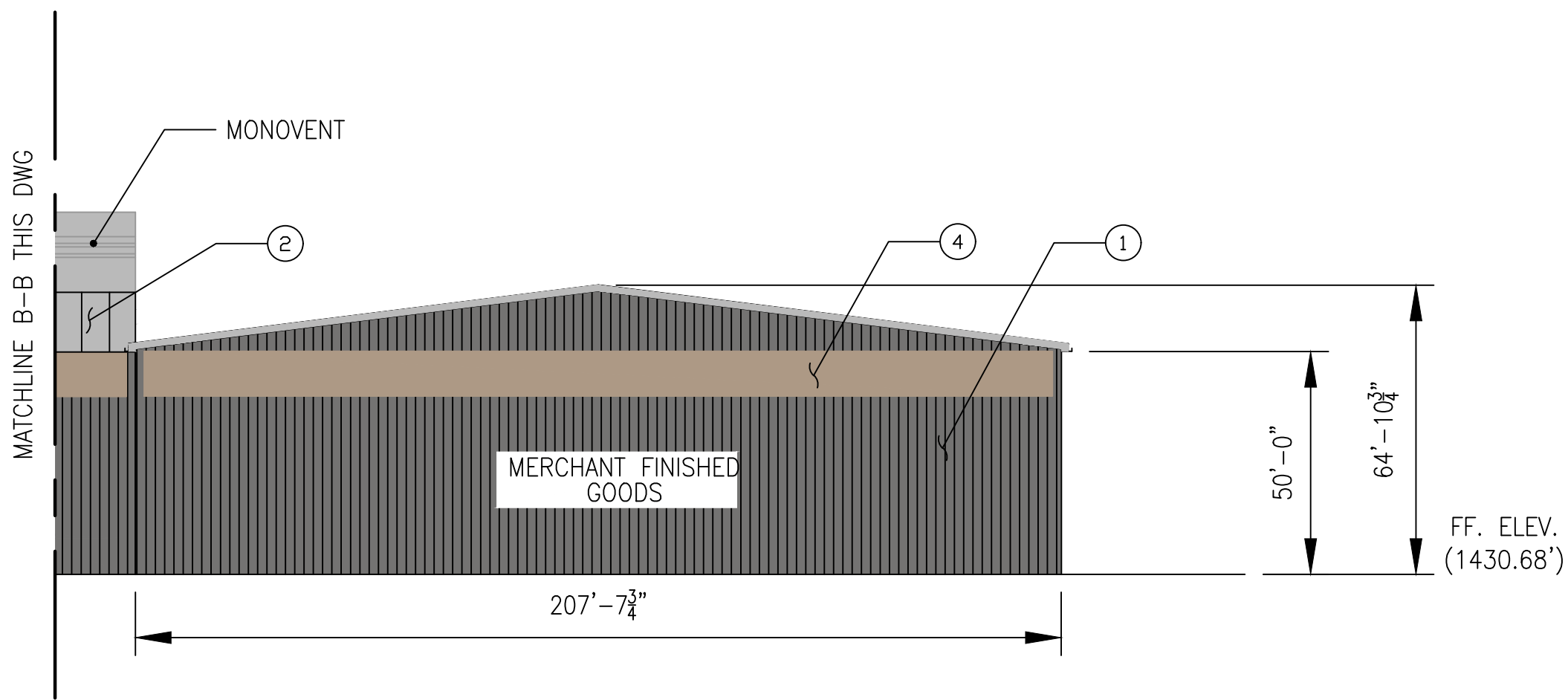




EAST ELEVATION (LOOKING WEST)  
SCALE: 1/32"=1'-0"



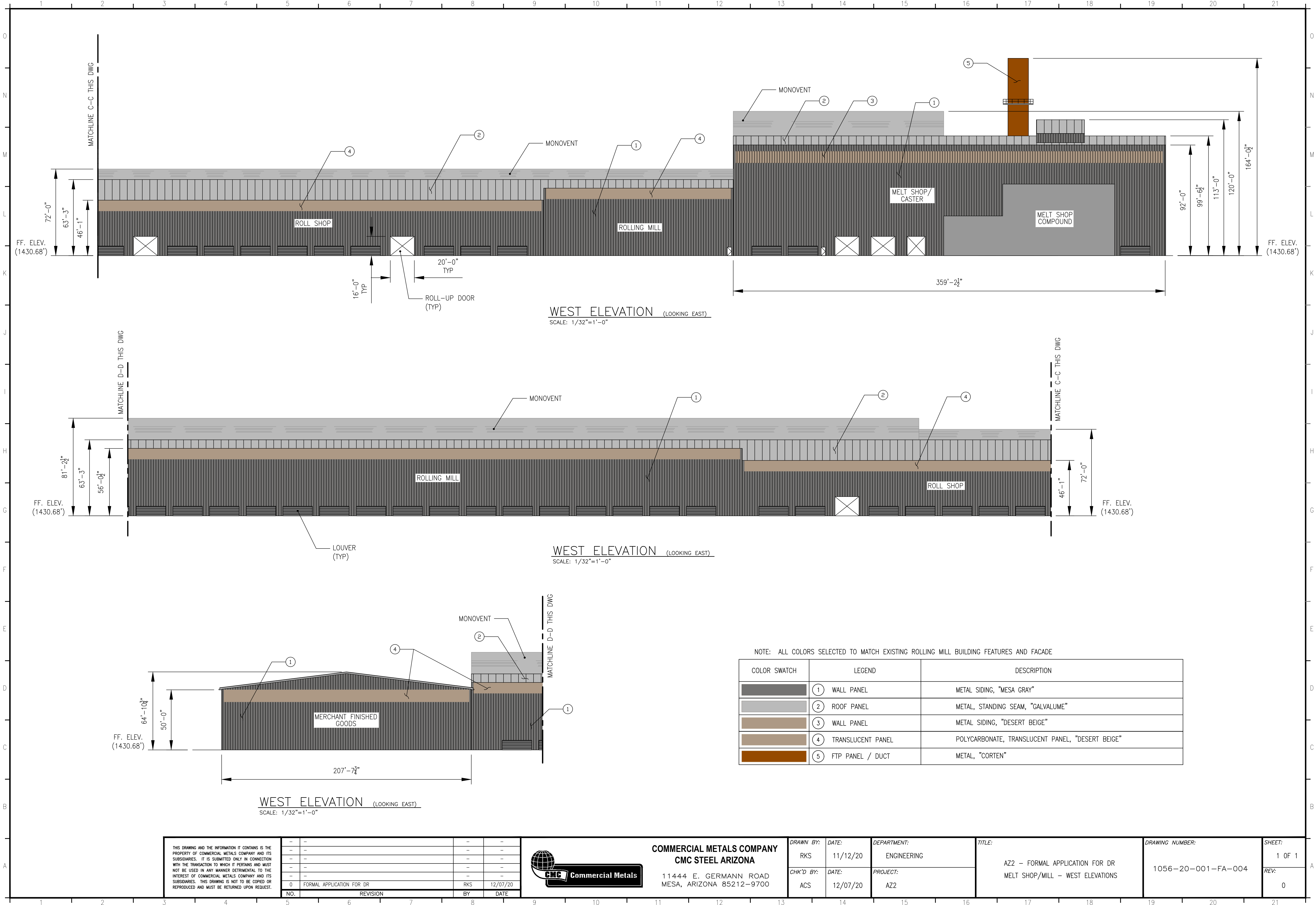
EAST ELEVATION (LOOKING WEST)  
SCALE: 1/32"=1'-0"



EAST ELEVATION (LOOKING WEST)  
SCALE: 1/32"=1'-0"

NOTE: ALL COLORS SELECTED TO MATCH EXISTING ROLLING MILL BUILDING FEATURES AND FACADE

COLOR SWATCH	LEGEND	DESCRIPTION
	① WALL PANEL	METAL SIDING, "MESA GRAY"
	② ROOF PANEL	METAL, STANDING SEAM, "GALVALUME"
	③ WALL PANEL	METAL SIDING, "DESERT BEIGE"
	④ TRANSLUCENT PANEL	POLYCARBONATE, TRANSLUCENT PANEL, "DESERT BEIGE"
	⑤ FTP PANEL / DUCT	METAL, "CORTEN"



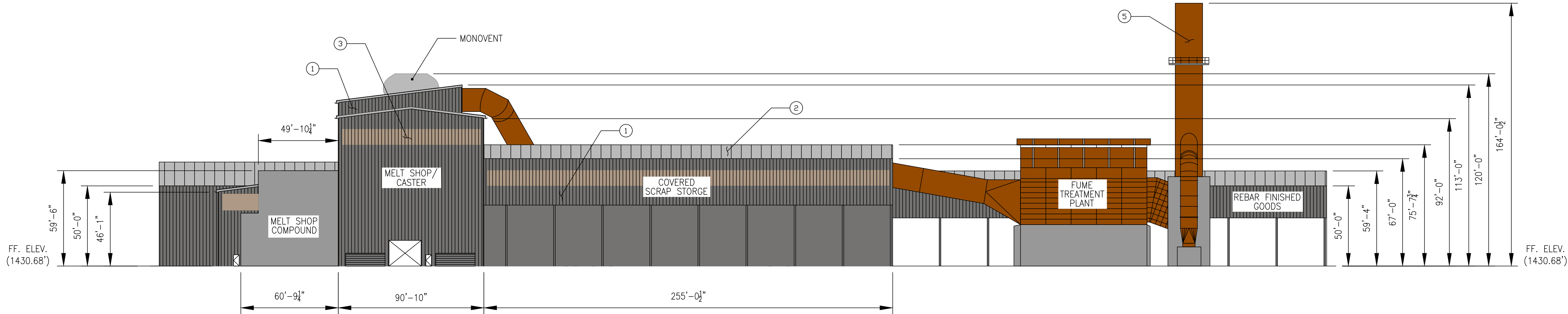
WEST ELEVATION (LOOKING EAST)  
SCALE: 1/32"=1'-0"

WEST ELEVATION (LOOKING EAST)  
SCALE: 1/32"=1'-0"

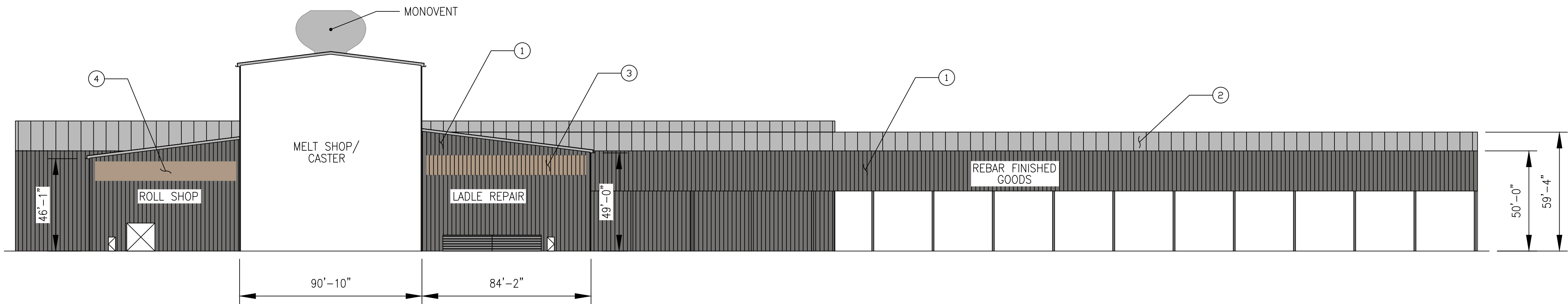
WEST ELEVATION (LOOKING EAST)  
SCALE: 1/32"=1'-0"

NOTE: ALL COLORS SELECTED TO MATCH EXISTING ROLLING MILL BUILDING FEATURES AND FACADE

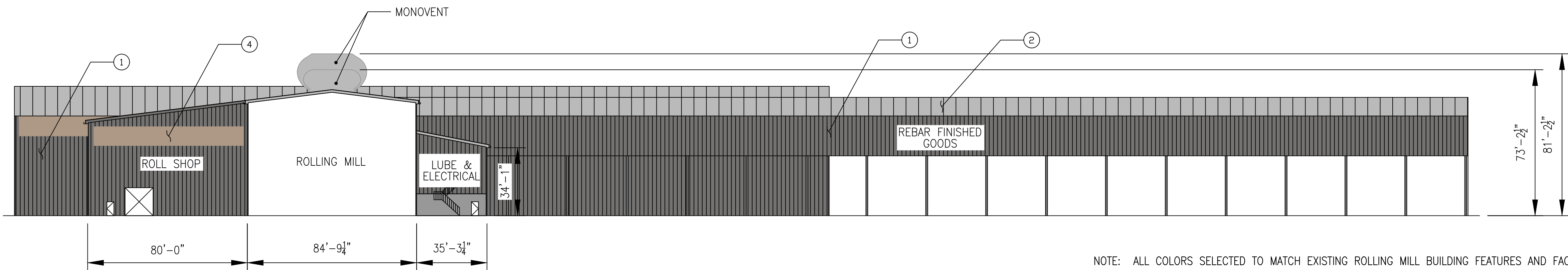
COLOR SWATCH	LEGEND	DESCRIPTION
	① WALL PANEL	METAL SIDING, "MESA GRAY"
	② ROOF PANEL	METAL, STANDING SEAM, "GALVALUME"
	③ WALL PANEL	METAL SIDING, "DESERT BEIGE"
	④ TRANSLUCENT PANEL	POLYCARBONATE, TRANSLUCENT PANEL, "DESERT BEIGE"
	⑤ FTP PANEL / DUCT	METAL, "CORTEN"



SOUTH ELEVATION (LOOKING NORTH)  
SCALE: 1/32"=1'-0"



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



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

NOTE: ALL COLORS SELECTED TO MATCH EXISTING ROLLING MILL BUILDING FEATURES AND FACADE

COLOR SWATCH	LEGEND	DESCRIPTION
	① WALL PANEL	METAL SIDING, "MESA GRAY"
	② ROOF PANEL	METAL, STANDING SEAM, "GALVALUME"
	③ WALL PANEL	METAL SIDING, "DESERT BEIGE"
	④ TRANSLUCENT PANEL	POLYCARBONATE, TRANSLUCENT PANEL, "DESERT BEIGE"
	⑤ FTP PANEL / DUCT	METAL, "CORTEN"

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0	FORMAL APPLICATION FOR DR	RKS	12/07/20
NO.	REVISION	BY	DATE

**COMMERCIAL METALS COMPANY**  
**CMC STEEL ARIZONA**


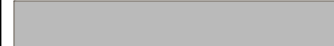



11444 E. GERMANN ROAD  
MESA, ARIZONA 85212-9700

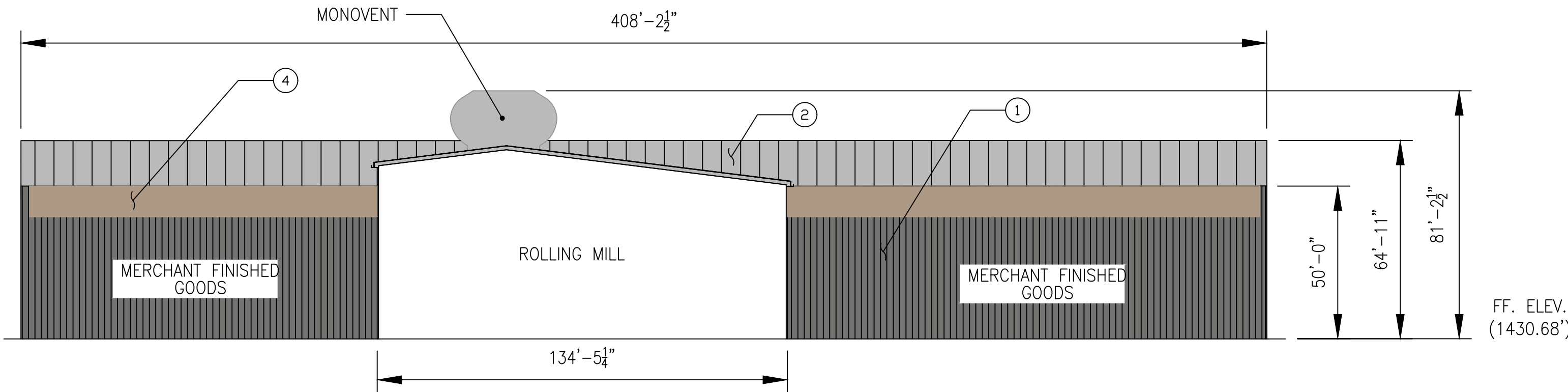
DRAWN BY: RKS	DATE: 11/12/20	DEPARTMENT: ENGINEERING
CHK'D BY: ACS	DATE: 12/07/20	PROJECT: AZ2

TITLE:  AZ2 - FORMAL APPLICATION FOR DR MELT SHOP/MILL - SECTION VIEWS	DRAWING NUMBER:  1056-20-001-FA-005
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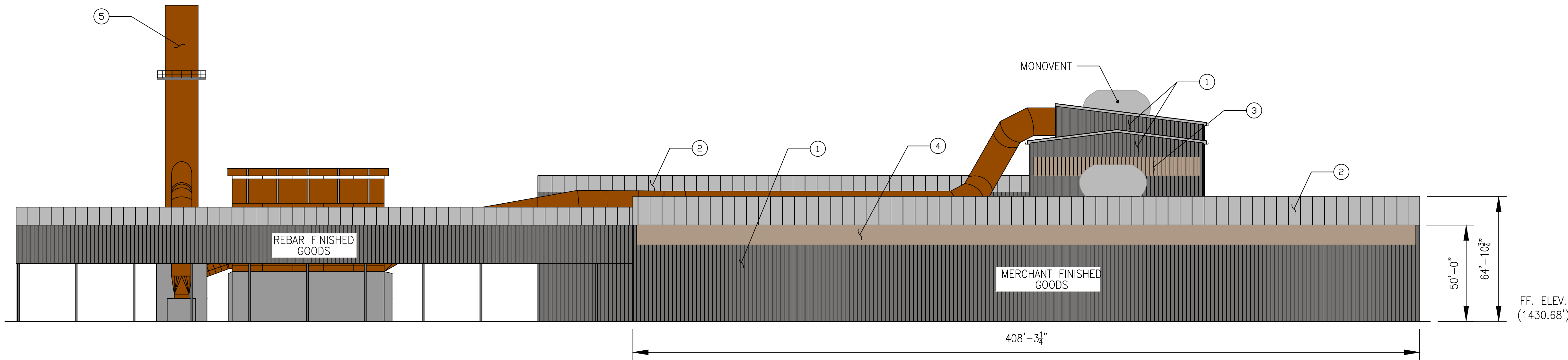
SHEET: 1 OF 1
REV: 0



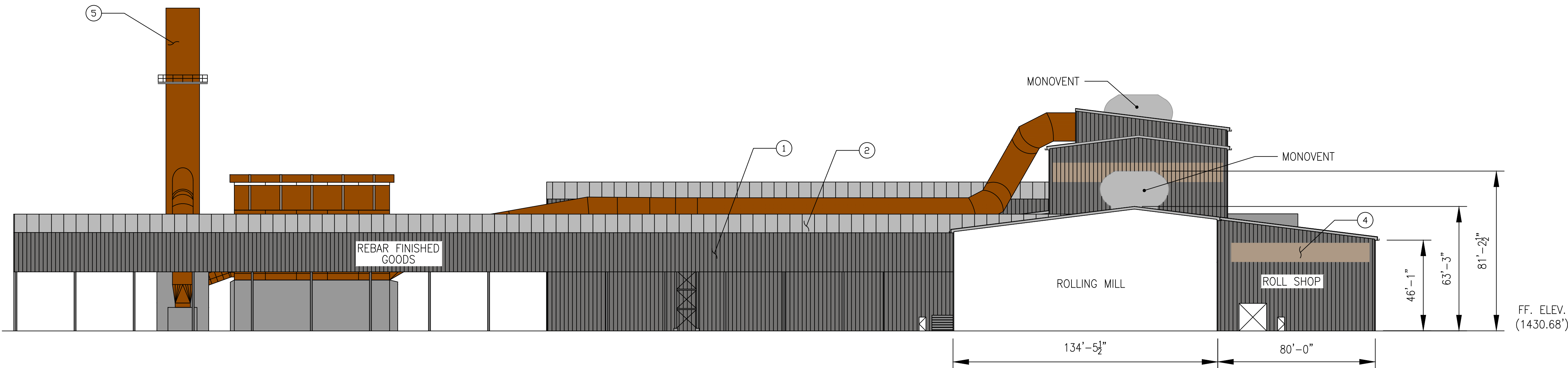
NOTE: ALL COLORS SELECTED TO MATCH EXISTING ROLLING MILL BUILDING FEATURES AND FACADE		
COLOR SWATCH	LEGEND	DESCRIPTION
	① WALL PANEL	METAL SIDING, "MESA GRAY"
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	③ WALL PANEL	METAL SIDING, "DESERT BEIGE"
	④ TRANSLUCENT PANEL	POLYCARBONATE, TRANSLUCENT PANEL, "DESERT BEIGE"
	⑤ FTP PANEL / DUCT	METAL, "CORTEN"



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



NORTH ELEVATION (LOOKING SOUTH)  
SCALE: 1/32"=1'-0"

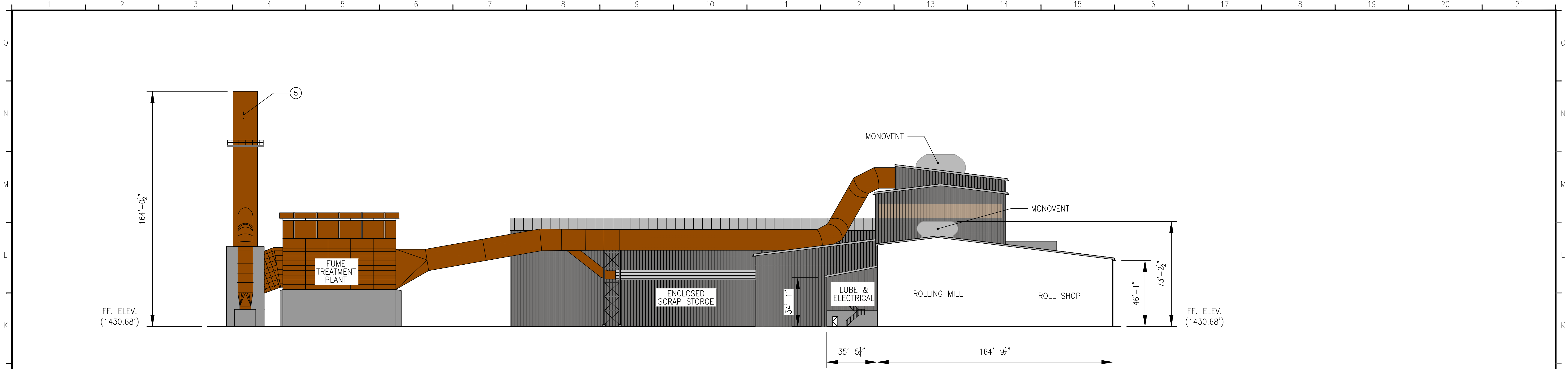


SECTION D-D  
SCALE: 1/32"=1'-0"

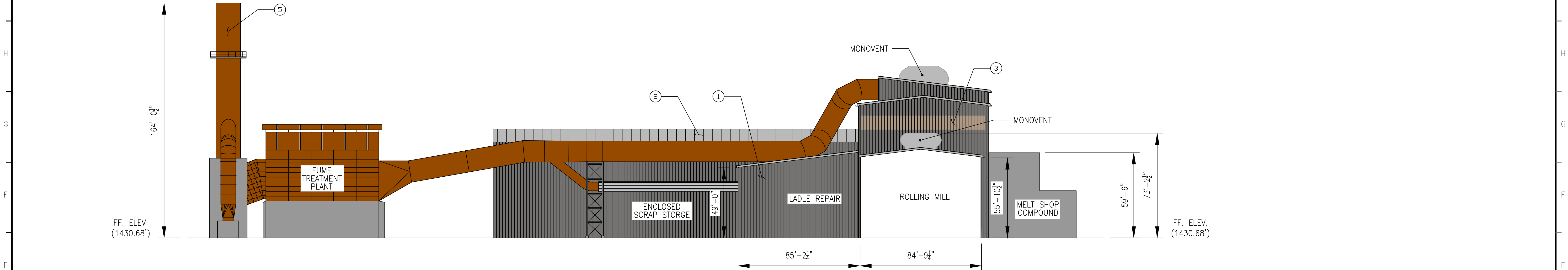
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0	FORMAL APPLICATION FOR DR	RKS	12/07/20	
NO.	REVISION	BY	DATE	

	<b>COMMERCIAL METALS COMPANY</b> <b>CMC STEEL ARIZONA</b>	11444 E. GERMANN ROAD MESA, ARIZONA 85212-9700	

DRAWN BY:	DATE:	DEPARTMENT:	TITLE:	DRAWING NUMBER:	SHEET:
RKS	11/12/20	ENGINEERING	AZ2 - FORMAL APPLICATION FOR DR MELT SHOP/MILL - SECTION VIEWS	1056-20-001-FA-006	1 OF 1
CHK'D BY:	DATE:	PROJECT:			REV:
ACS	12/07/20	AZ2		0	



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



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

NOTE: ALL COLORS SELECTED TO MATCH EXISTING ROLLING MILL BUILDING FEATURES AND FACADE

COLOR SWATCH	LEGEND	DESCRIPTION
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	④ TRANSLUCENT PANEL	POLYCARBONATE, TRANSLUCENT PANEL, "DESERT BEIGE"
	⑤ FTP PANEL / DUCT	METAL, "CORTEN"

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NO.	REVISION	BY	DATE
0	FORMAL APPLICATION FOR DR	RKS	12/07/20

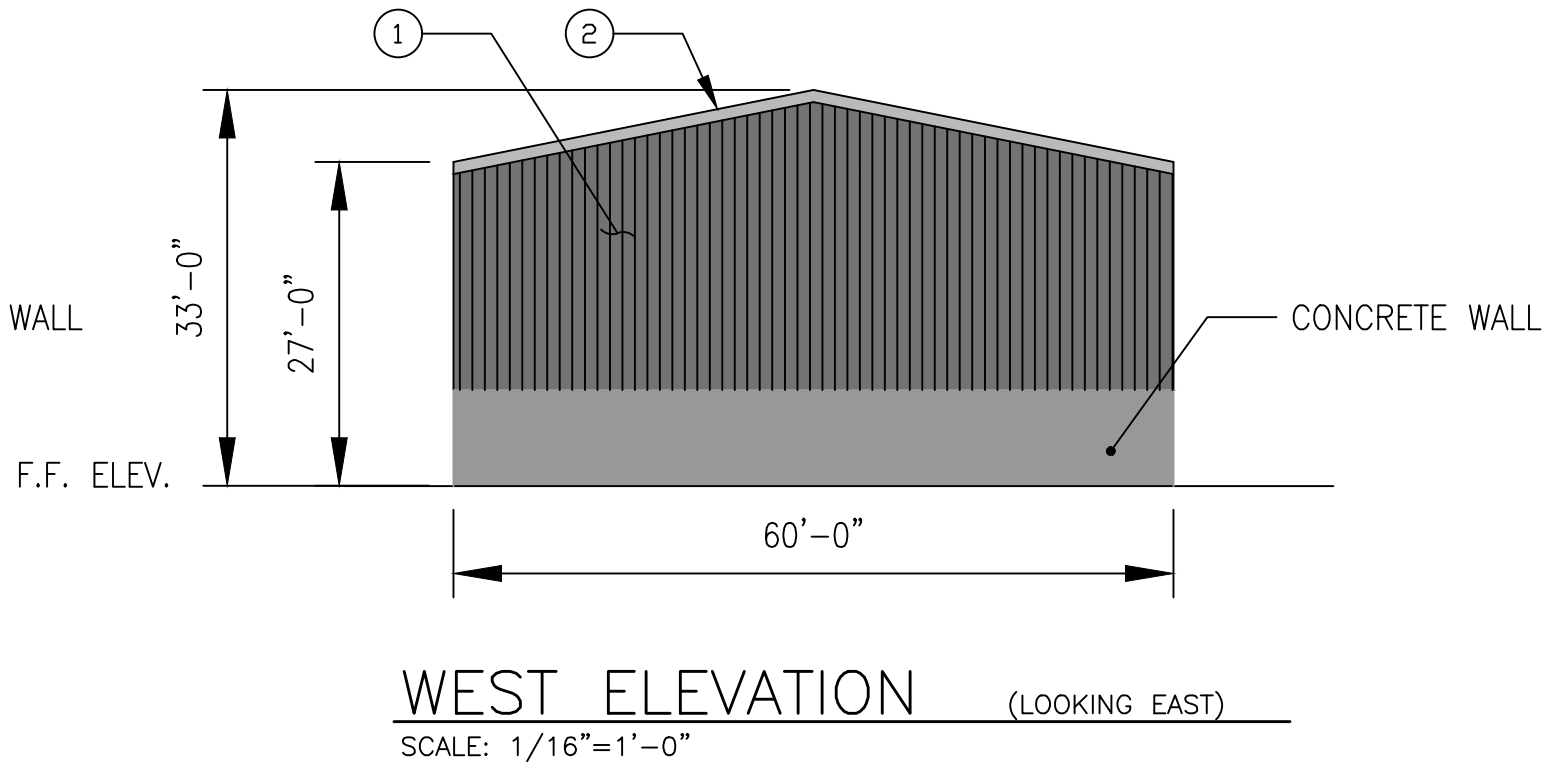
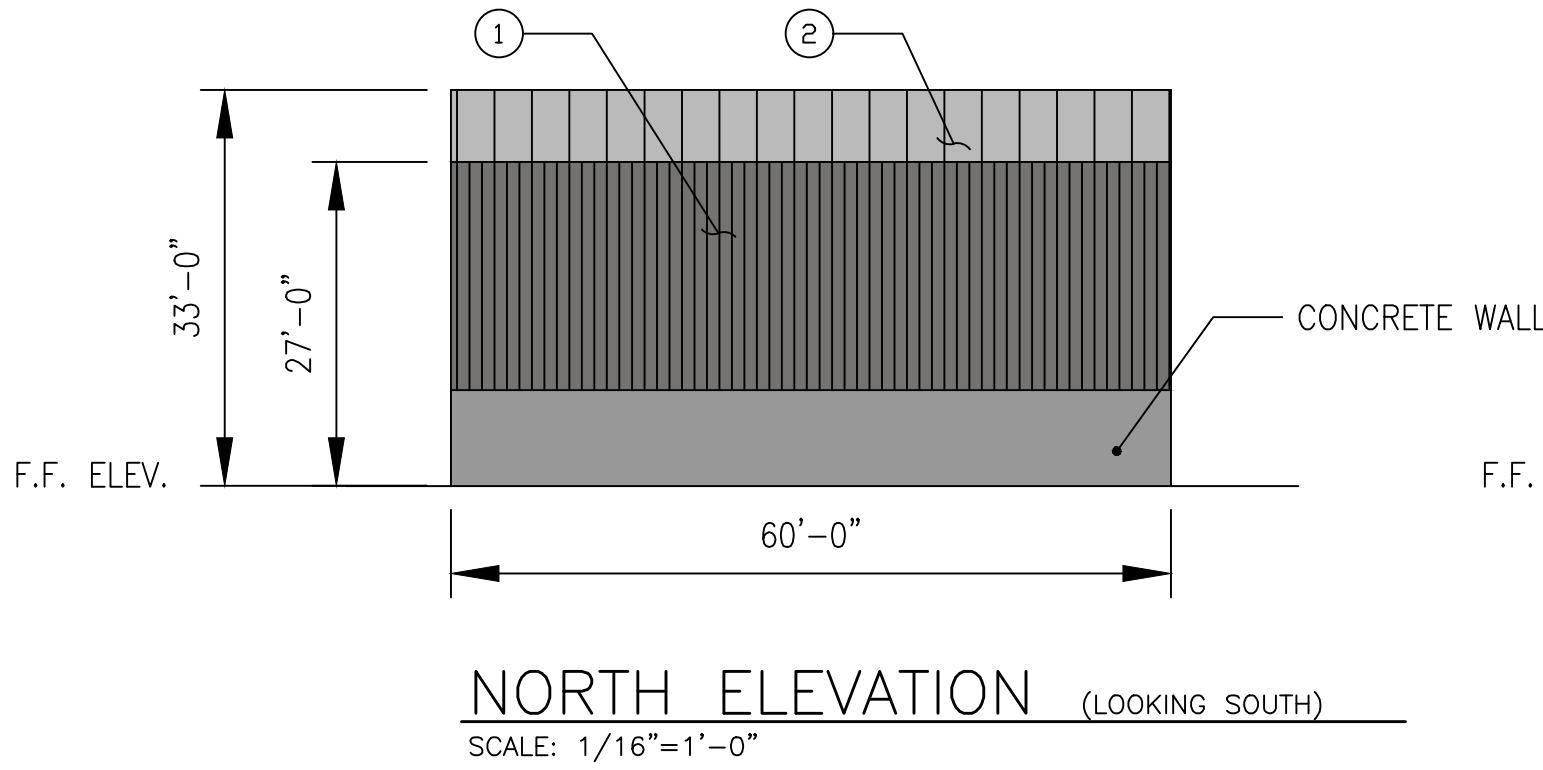
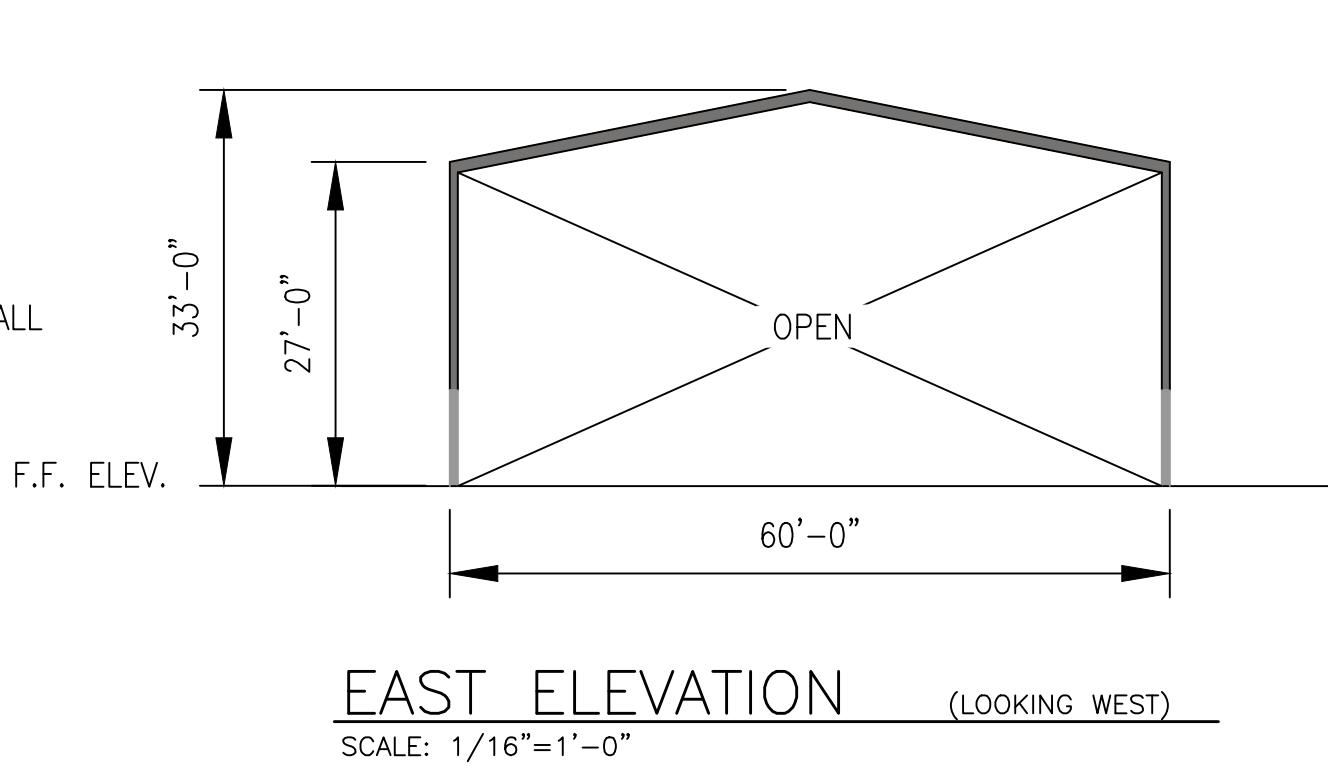
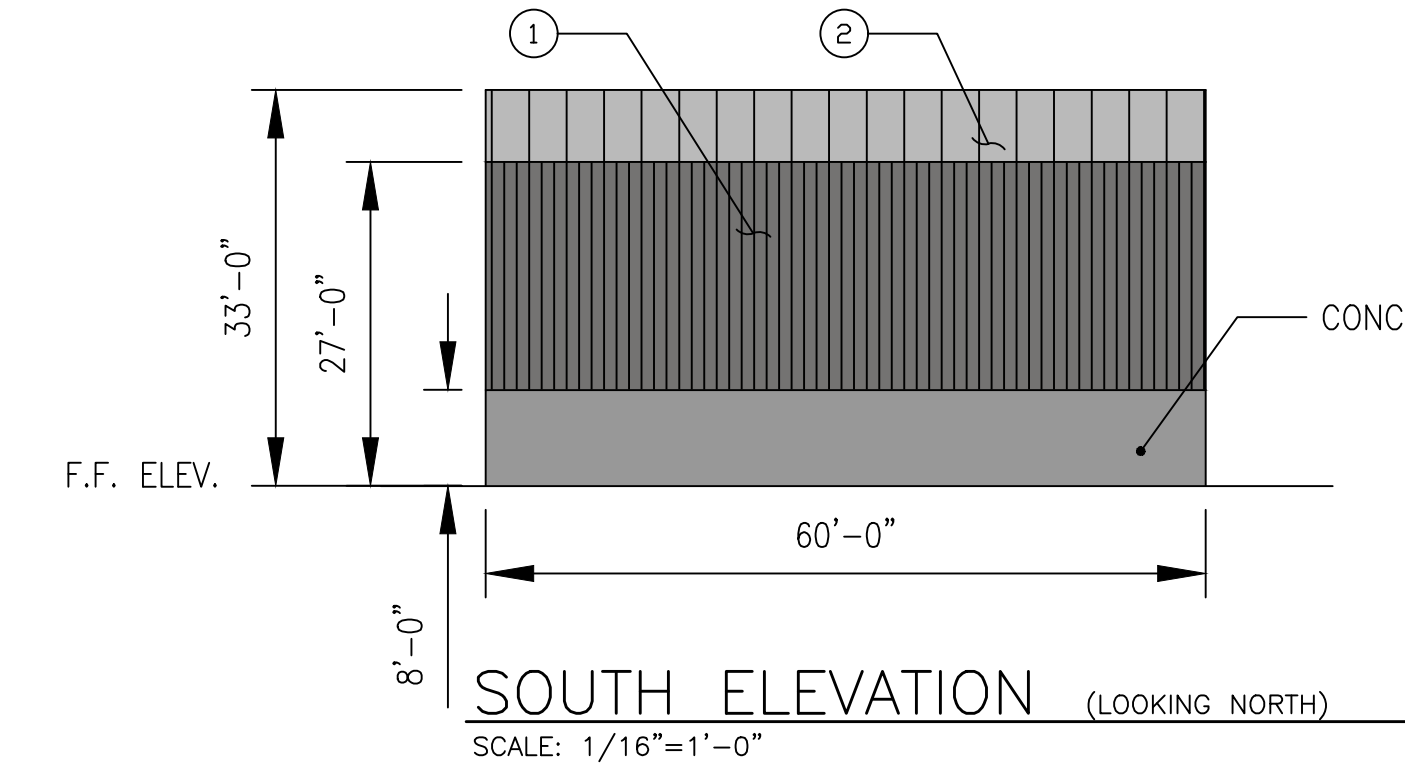
**COMMERCIAL METALS COMPANY**  
**CMC STEEL ARIZONA**

11444 E. GERMANN ROAD  
MESA, ARIZONA 85212-9700

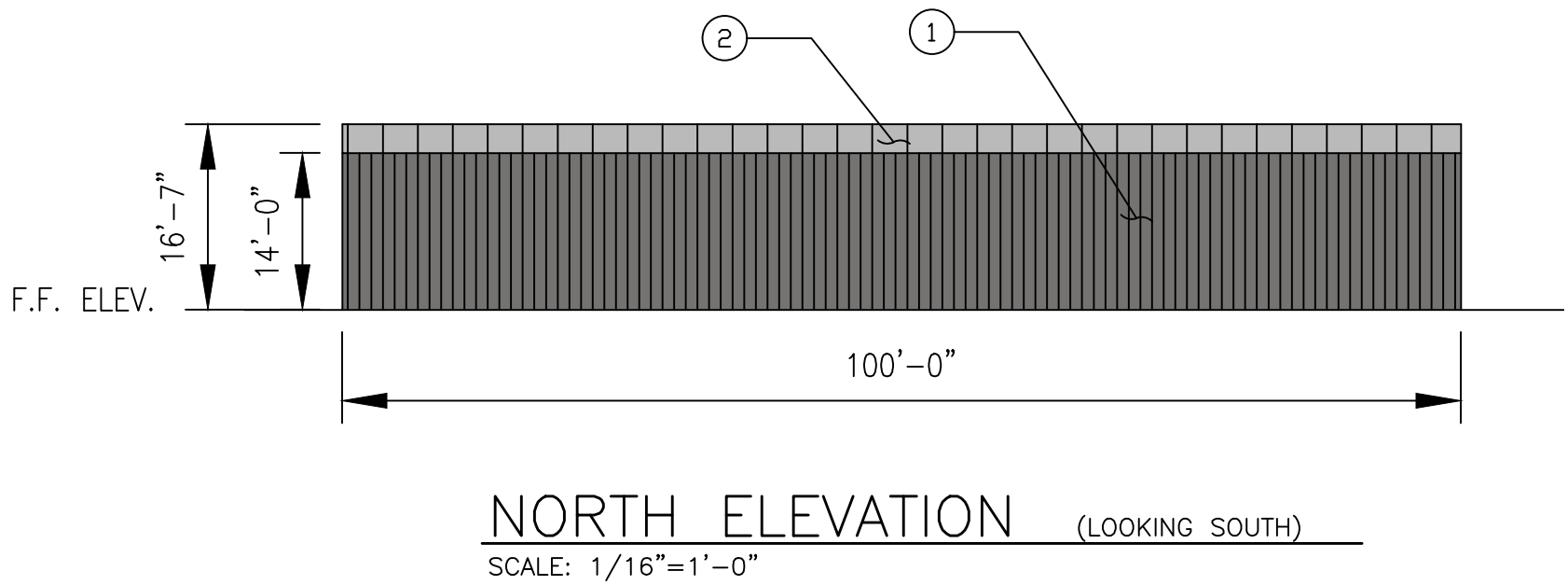
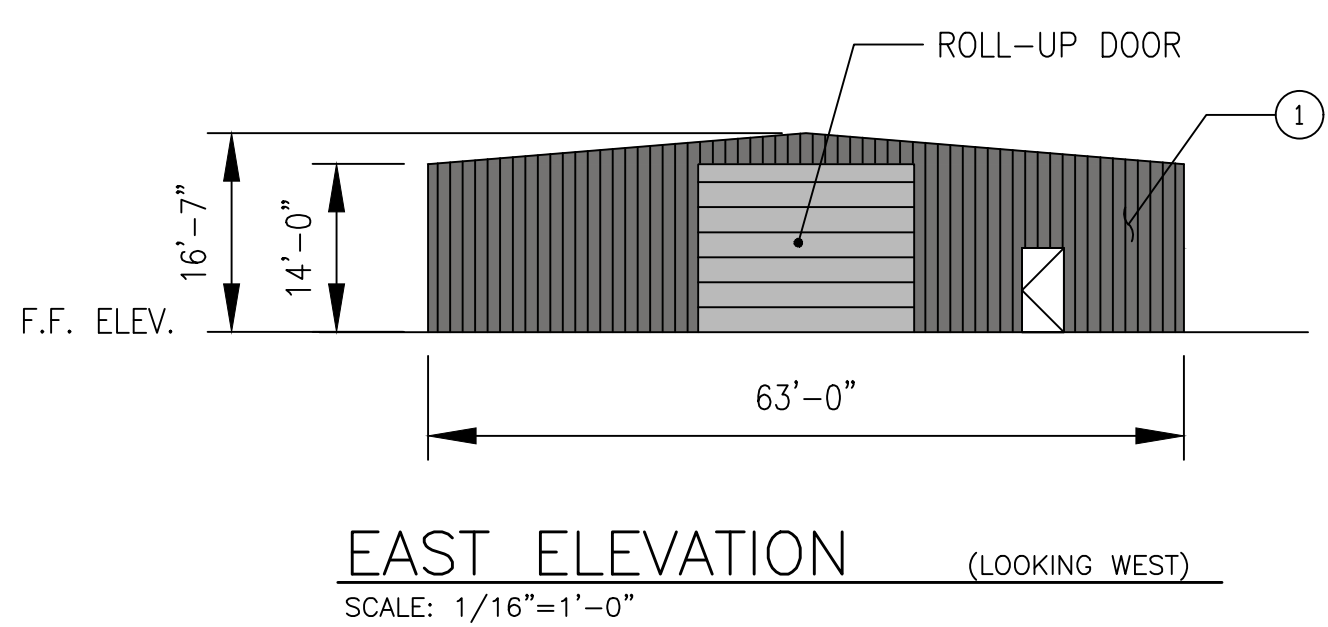
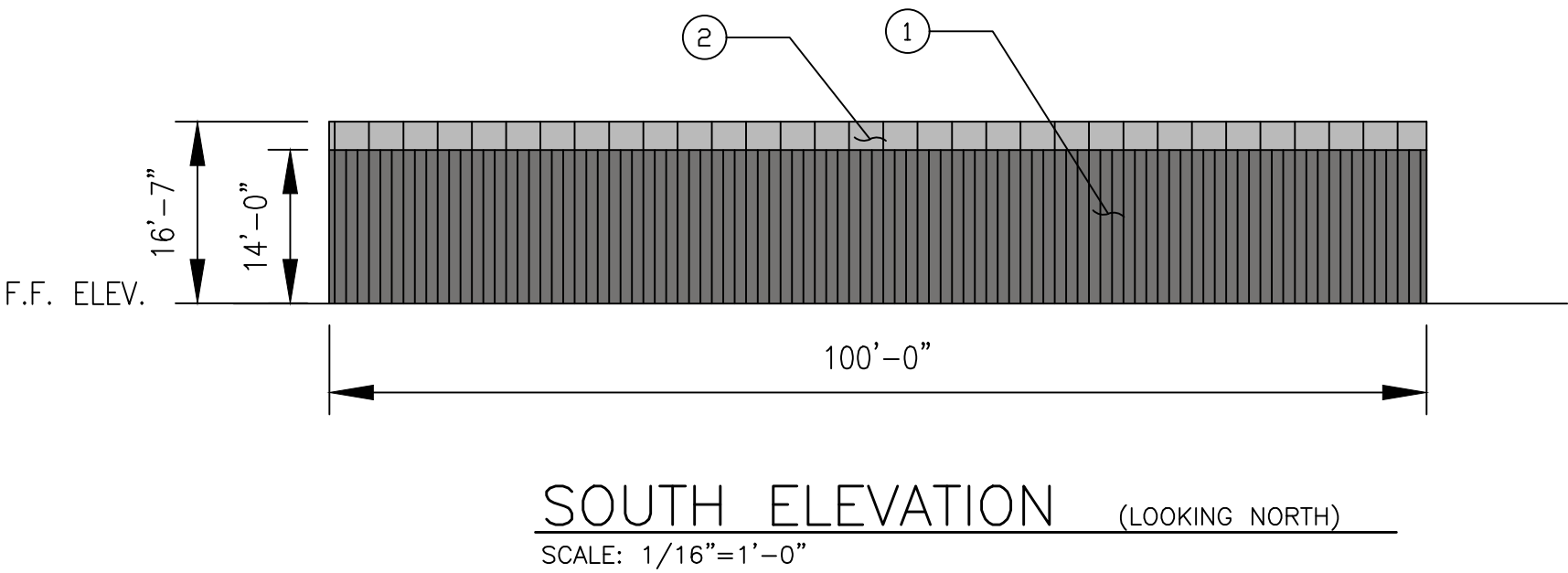
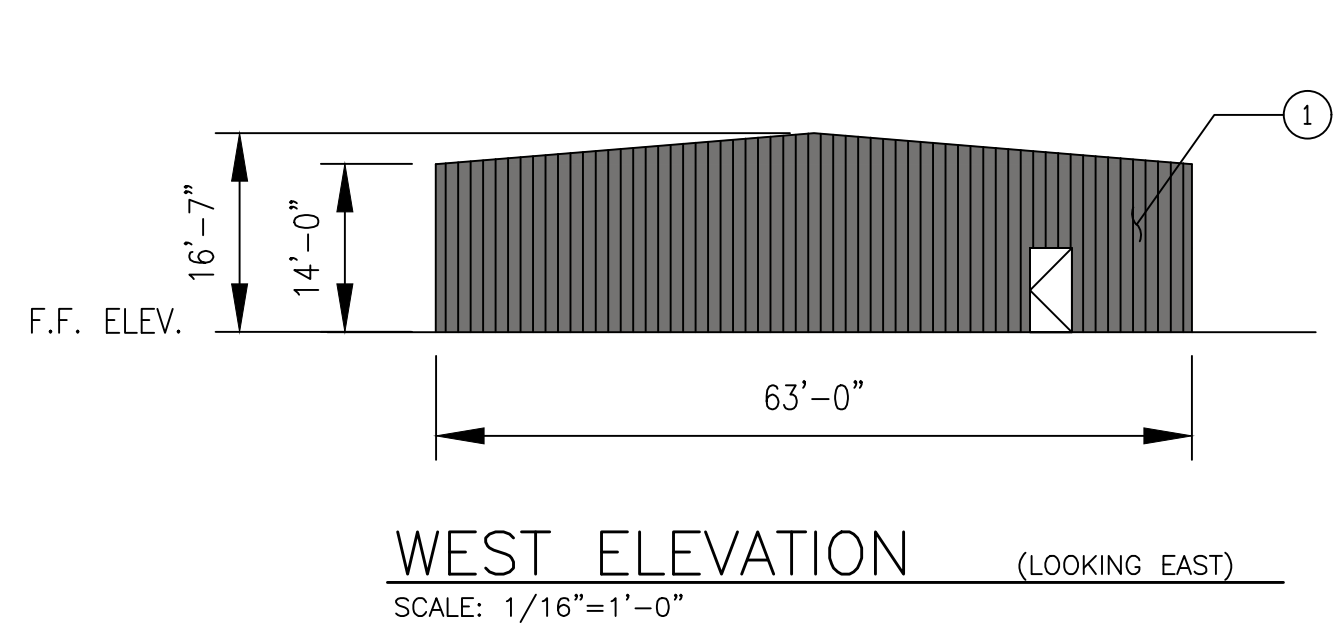
DRAWN BY:	DATE:	DEPARTMENT:
RKS	11/12/20	ENGINEERING
CHK'D BY:	DATE:	PROJECT:
ACS	12/07/20	AZZ

TITLE:	DRAWING NUMBER:	SHEET:
AZZ - FORMAL APPLICATION FOR DR MELT SHOP/MILL - SECTION VIEWS	1056-20-001-FA-007	1 OF 1
		REV: 0

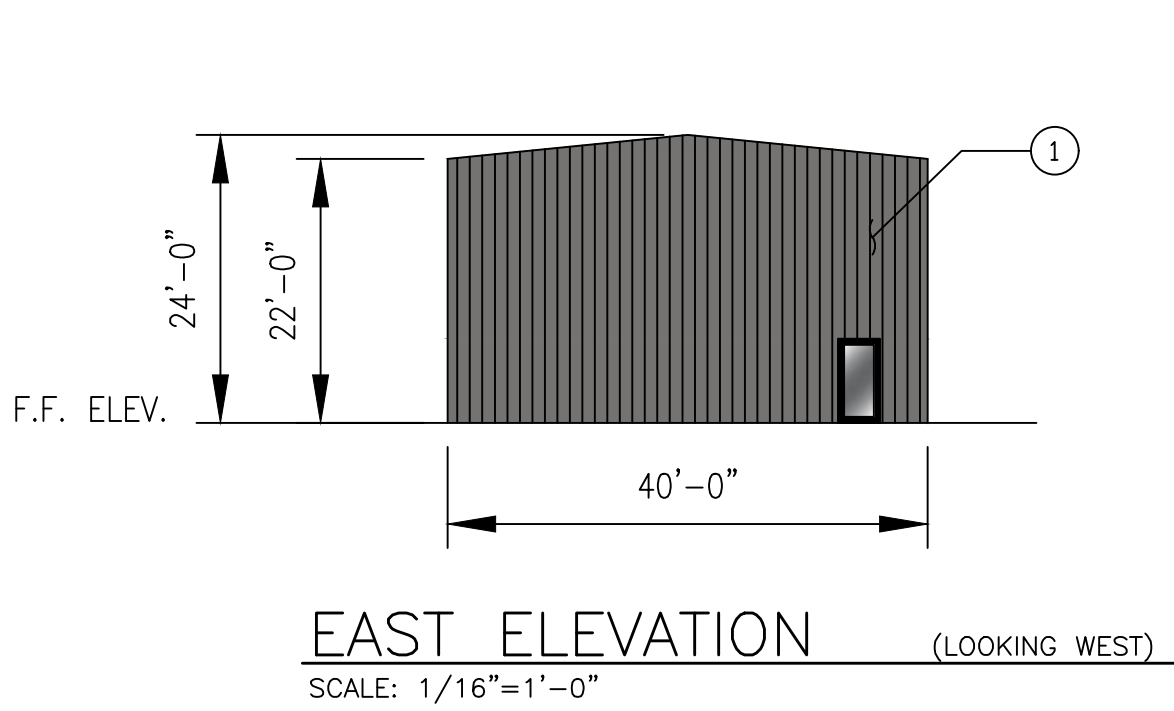
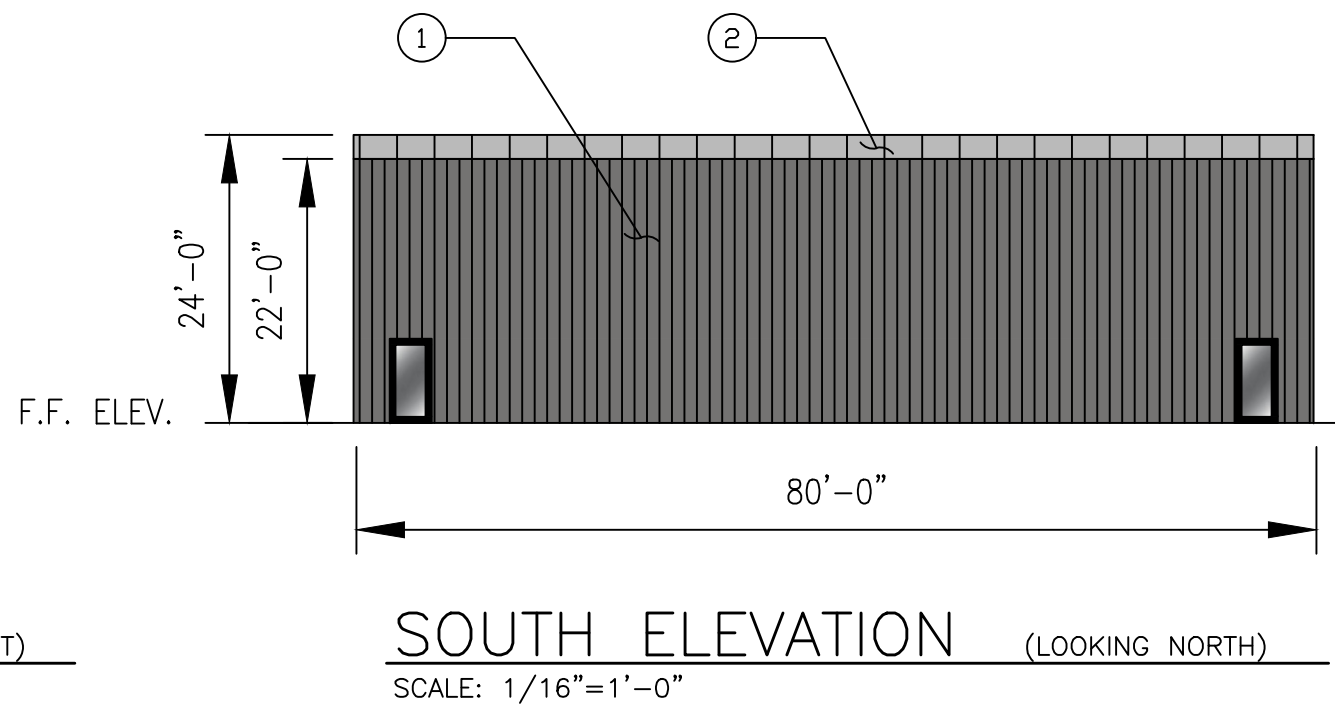
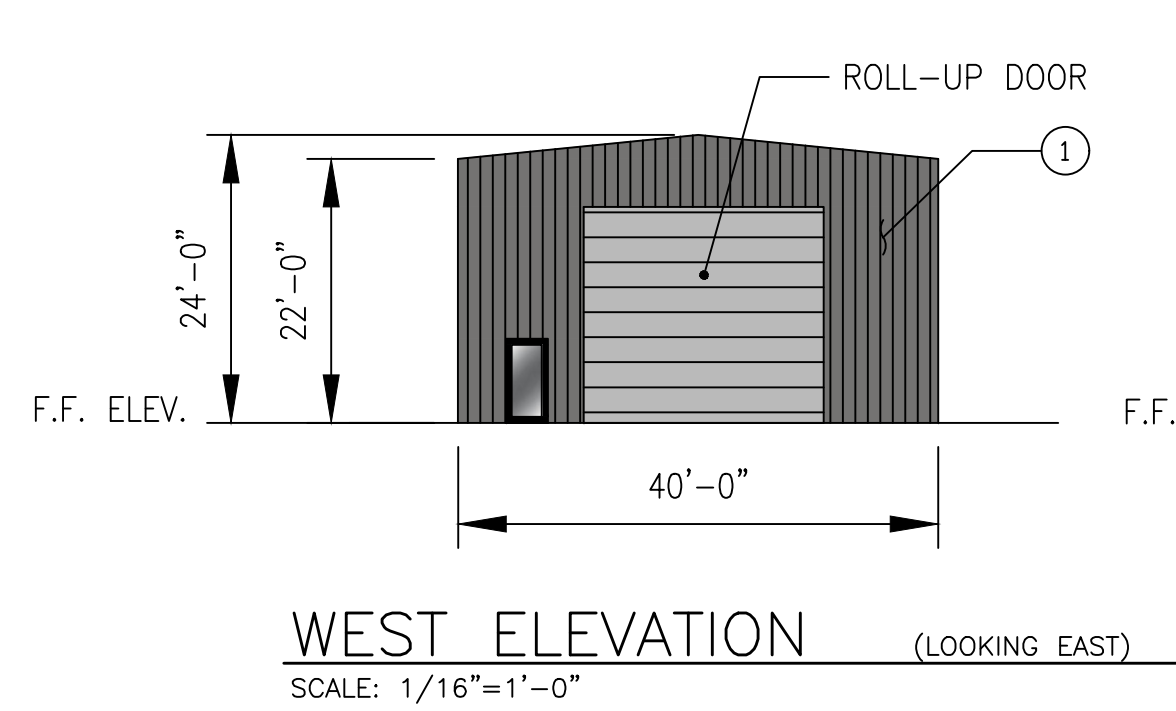
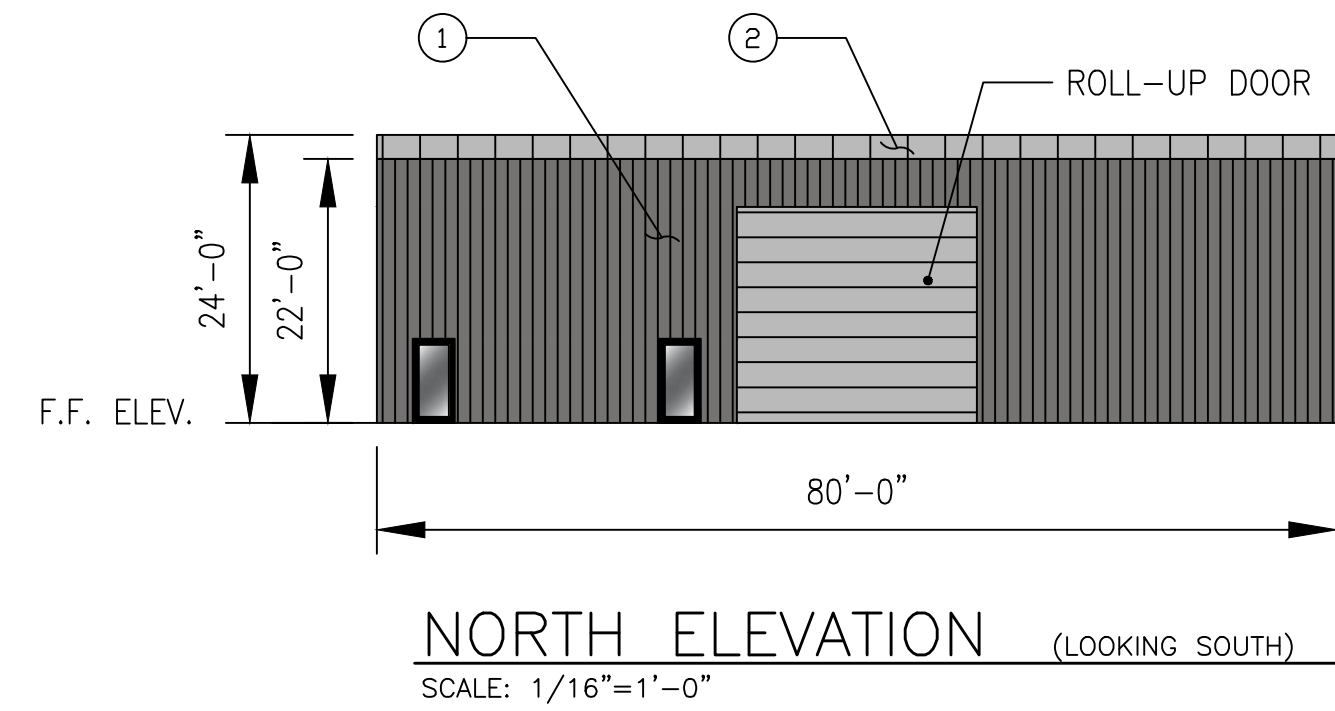
SLAG QUENCH BUILDING (AZ2)



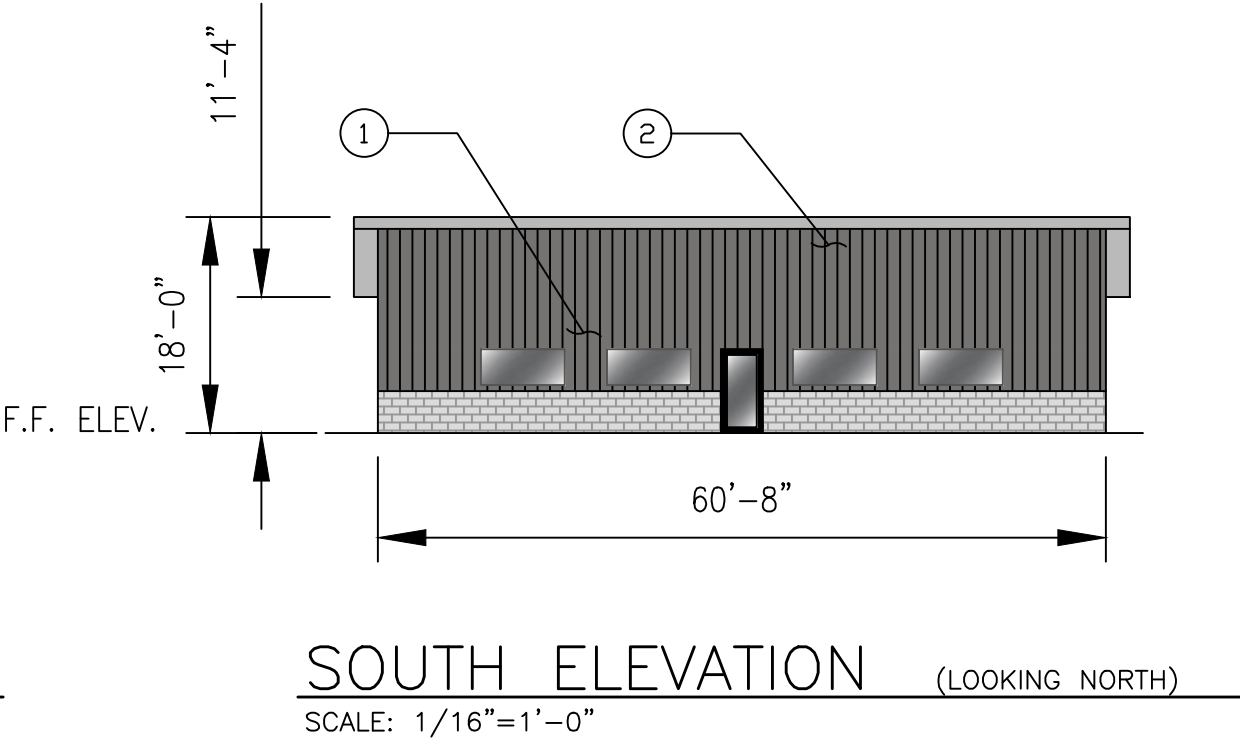
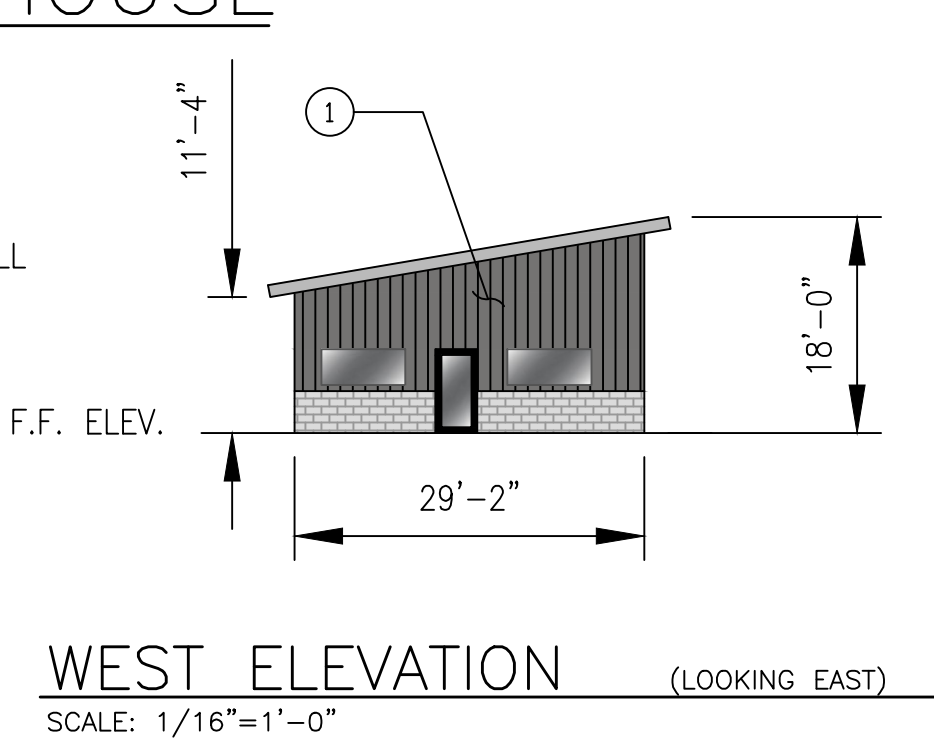
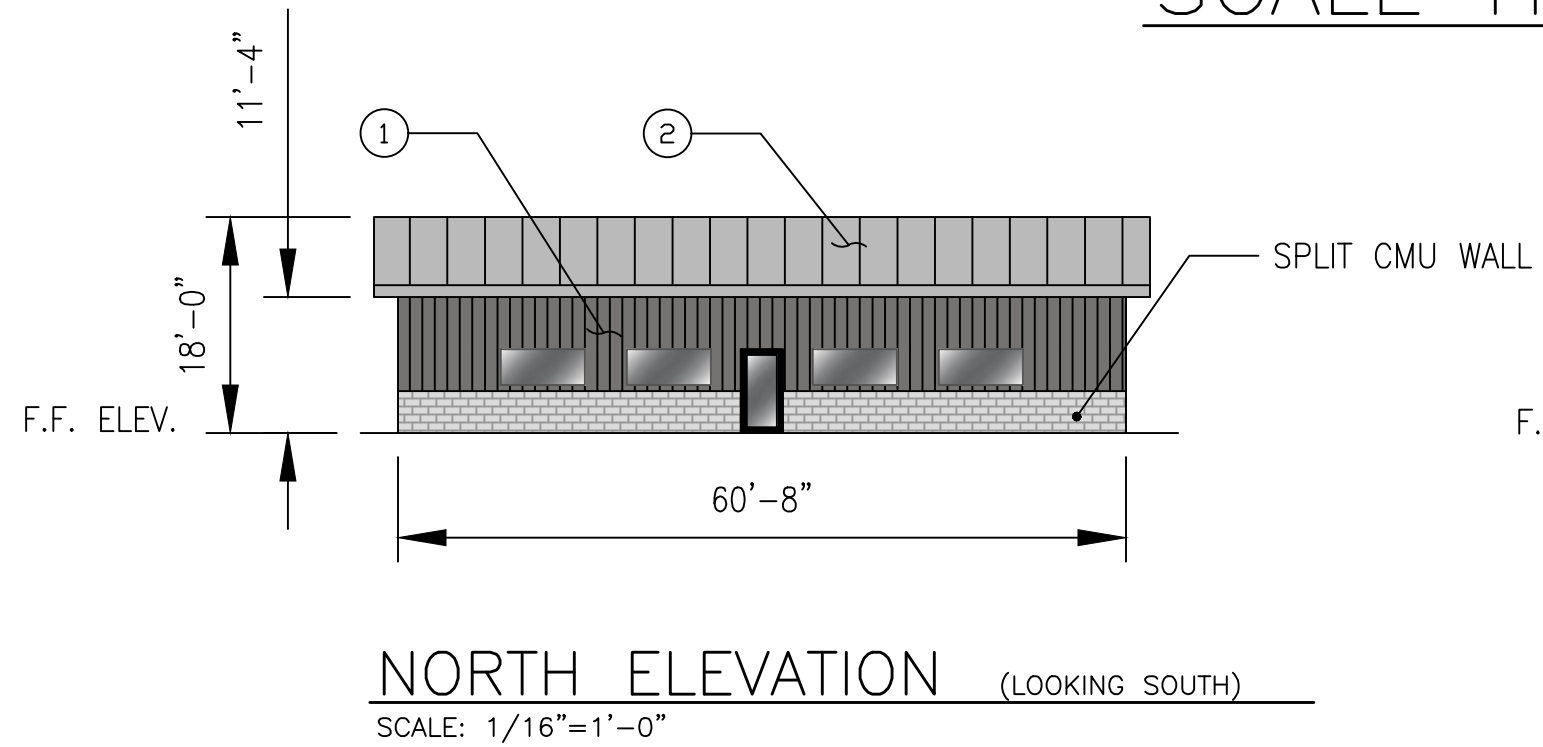
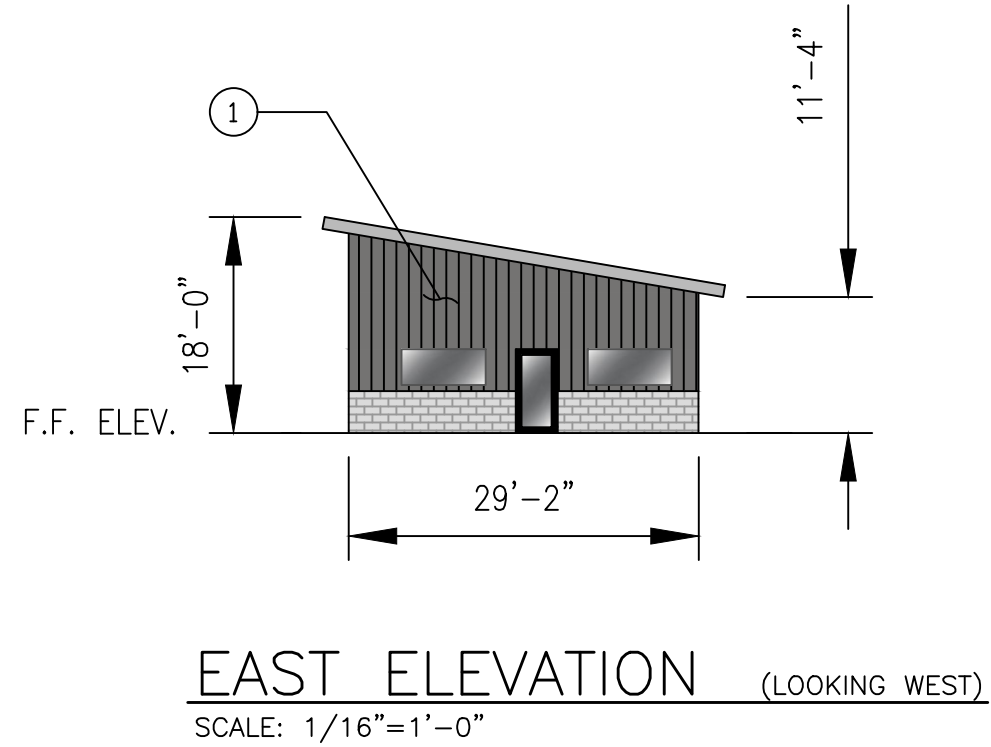
DRY GOODS STORAGE



SLAG FACILITIES (TMS)



SCALE HOUSE



NOTE: ALL COLORS SELECTED TO MATCH EXISTING ROLLING MILL BUILDING FEATURES AND FACADE

COLOR SWATCH	LEGEND	DESCRIPTION
	① WALL PANEL	METAL SIDING, "MESA GRAY"
	② ROOF PANEL	METAL, STANDING SEAM, "GALVALUME"

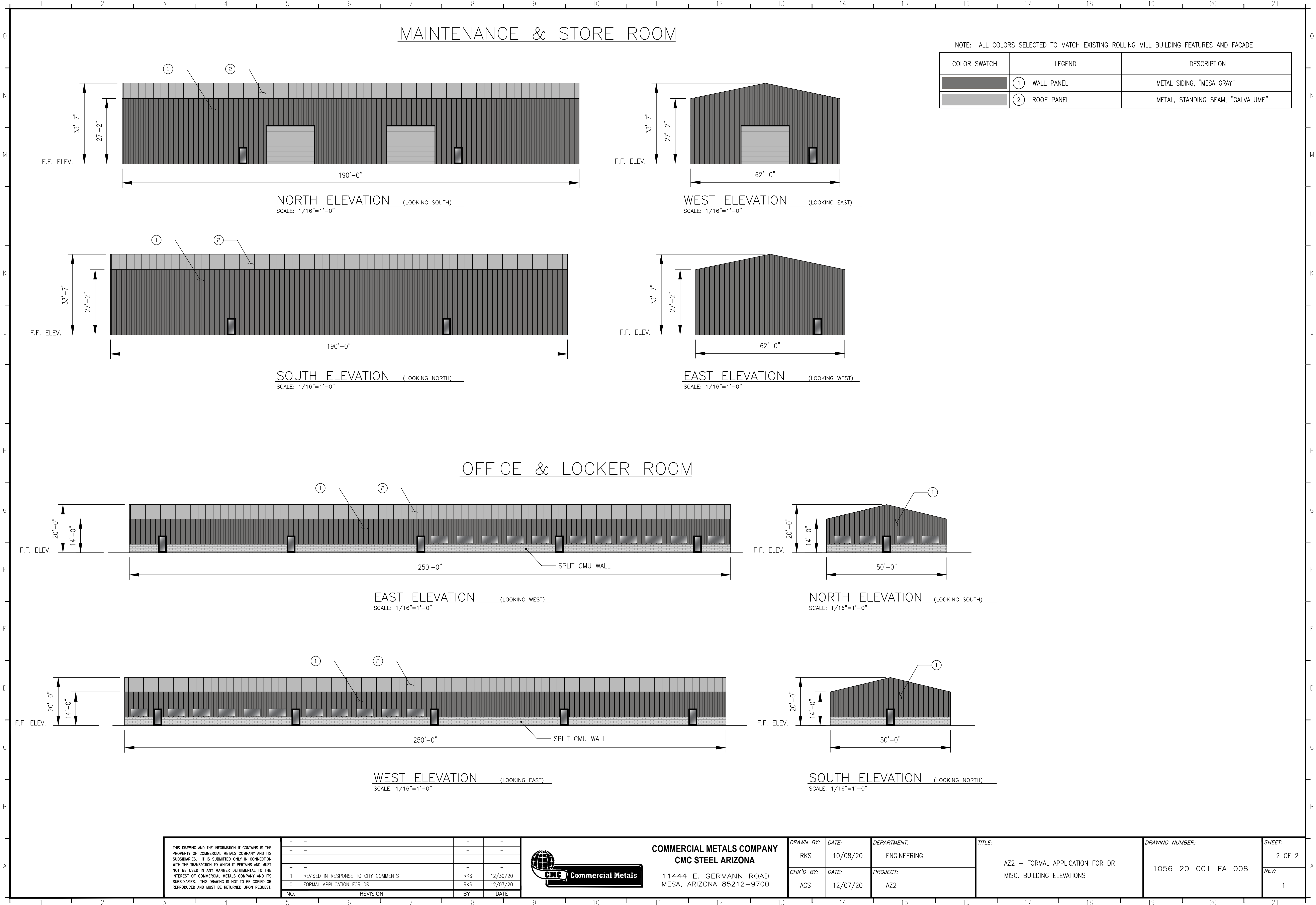
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	-	-	-	-
	1	REVISED IN RESPONSE TO CITY COMMENTS	RKS	12/30/20
	0	FORMAL APPLICATION FOR DR	RKS	12/07/20
	NO.	REVISION	BY	DATE

**COMMERCIAL METALS COMPANY**  
**CMC STEEL ARIZONA**  
11444 E. GERMANN ROAD  
MESA, ARIZONA 85212-9700

DRAWN BY: RKS	DATE: 11/12/20	DEPARTMENT: ENGINEERING
CHK'D BY: ACS	DATE: 12/07/20	PROJECT: AZ2

TITLE: AZ2 - FORMAL APPLICATION FOR DR MISC. BUILDING ELEVATIONS	DRAWING NUMBER: 1056-20-001-FA-008	SHEET: 1 OF 2 REV: 1
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	1	REVISED IN RESPONSE TO CITY COMMENTS	RKS	12/30/20
	0	FORMAL APPLICATION FOR DR	RKS	12/07/20
	NO.	REVISION	BY	DATE



COMMERCIAL METALS COMPANY

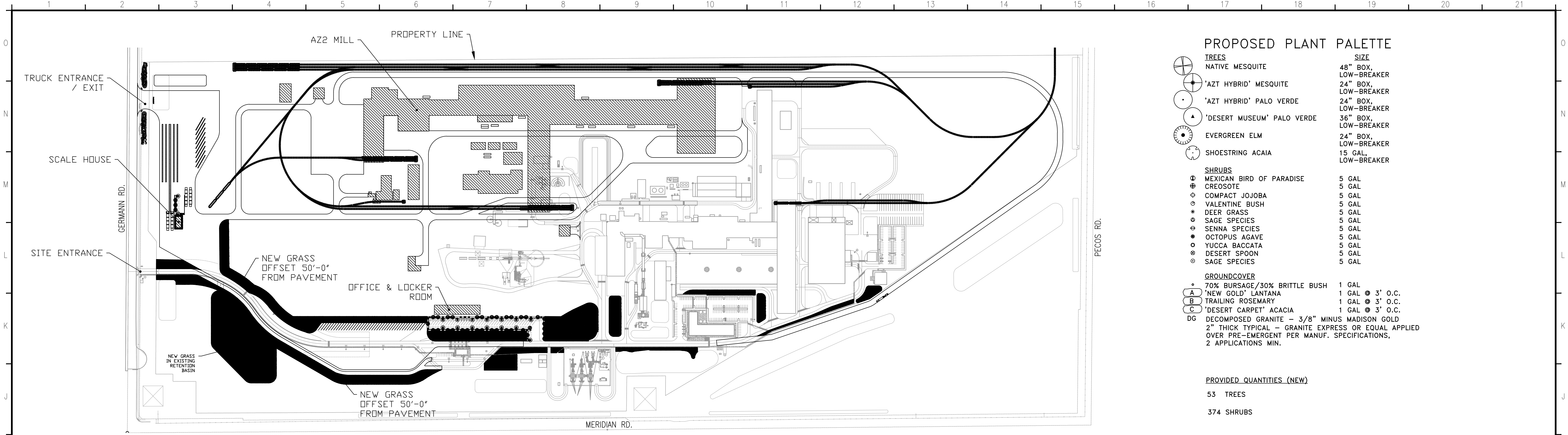
CMC STEEL ARIZONA

11444 E. GERMANN ROAD  
MESA, ARIZONA 85212-9700

DRAWN BY: RKS	DATE: 10/08/20	DEPARTMENT: ENGINEERING	TITLE:  AZ2 - FORMAL APPLICATION FOR DR MISC. BUILDING ELEVATIONS	DRAWING NUMBER:  1056-20-001-FA-008	SHEET: 2 OF 2
CHK'D BY: ACS	DATE: 12/07/20	PROJECT: AZ2			

REV:	1
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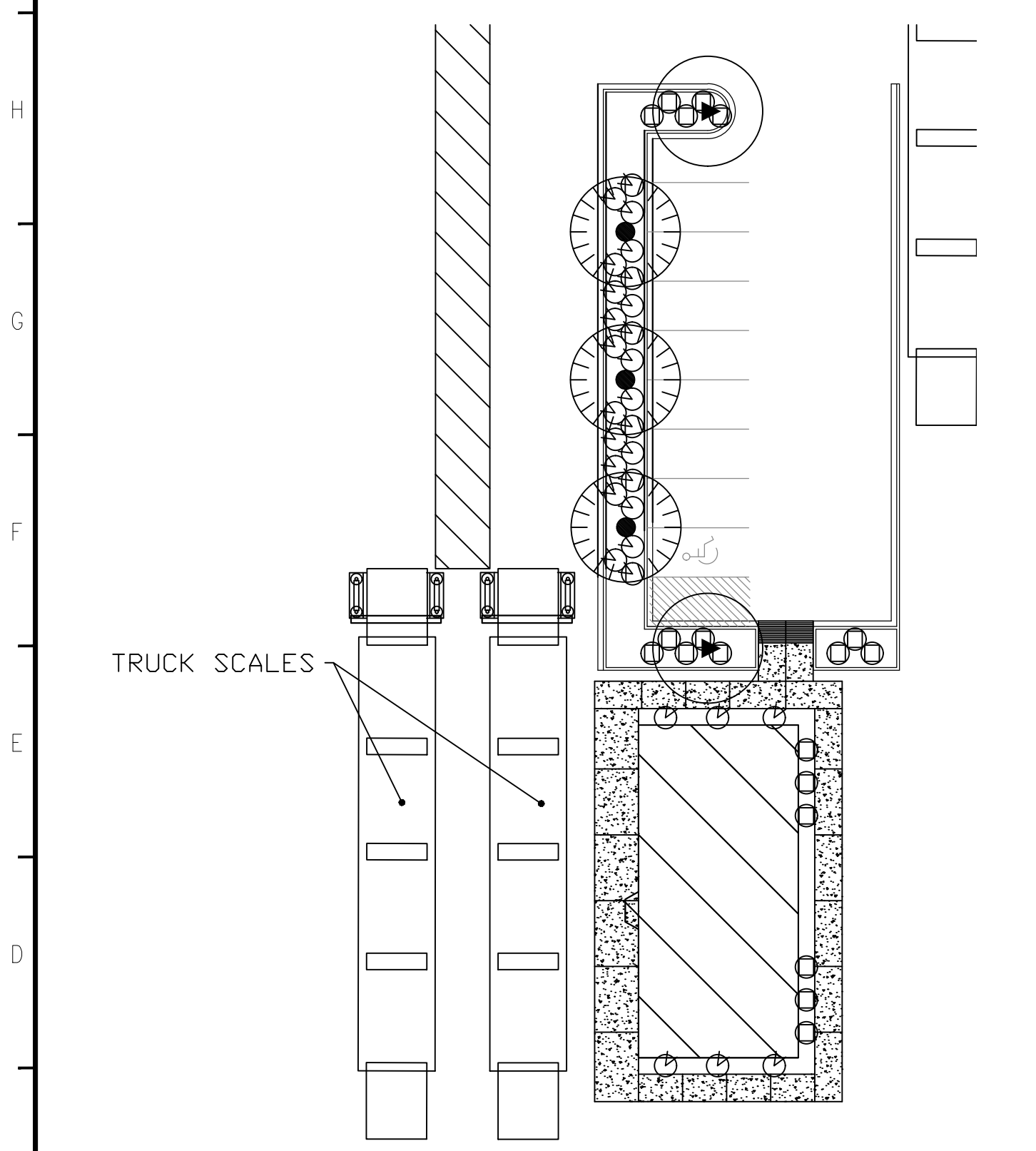
AZ2 INTERIOR LANDSCAPING PLAN  
SCALE: 1"=250'-0"

- PROPOSED PLANT PALETTE**
- | TREES                      | SIZE                 |
|----------------------------|----------------------|
| NATIVE MESQUITE            | 48" BOX, LOW-BREAKER |
| 'AZT HYBRID' MESQUITE      | 24" BOX, LOW-BREAKER |
| 'AZT HYBRID' PALO VERDE    | 24" BOX, LOW-BREAKER |
| 'DESERT MUSEUM' PALO VERDE | 36" BOX, LOW-BREAKER |
| EVERGREEN ELM              | 24" BOX, LOW-BREAKER |
| SHOESTRING ACAIA           | 15 GAL, LOW-BREAKER  |
- 
- | SHRUBS                   |       |
|--------------------------|-------|
| MEXICAN BIRD OF PARADISE | 5 GAL |
| CREOSOTE                 | 5 GAL |
| COMPACT JOJOBA           | 5 GAL |
| VALENTINE BUSH           | 5 GAL |
| DEER GRASS               | 5 GAL |
| SAGE SPECIES             | 5 GAL |
| SENNA SPECIES            | 5 GAL |
| OCTOPUS AGAVE            | 5 GAL |
| YUCCA BACCATA            | 5 GAL |
| DESERT SPOON             | 5 GAL |
| SAGE SPECIES             | 5 GAL |
- 
- | GROUND COVER                 |                 |
|------------------------------|-----------------|
| 70% BURSAGE/30% BRITTLE BUSH | 1 GAL           |
| 'NEW GOLD' LANTANA           | 1 GAL @ 3' O.C. |
| TRAILING ROSEMARY            | 1 GAL @ 3' O.C. |
| 'DESERT CARPET' ACACIA       | 1 GAL @ 3' O.C. |
- DG DECOMPOSED GRANITE - 3/8" MINUS MADISON GOLD  
2" THICK TYPICAL - GRANITE EXPRESS OR EQUAL APPLIED OVER PRE-EMERGENT PER MANUF. SPECIFICATIONS, 2 APPLICATIONS MIN.

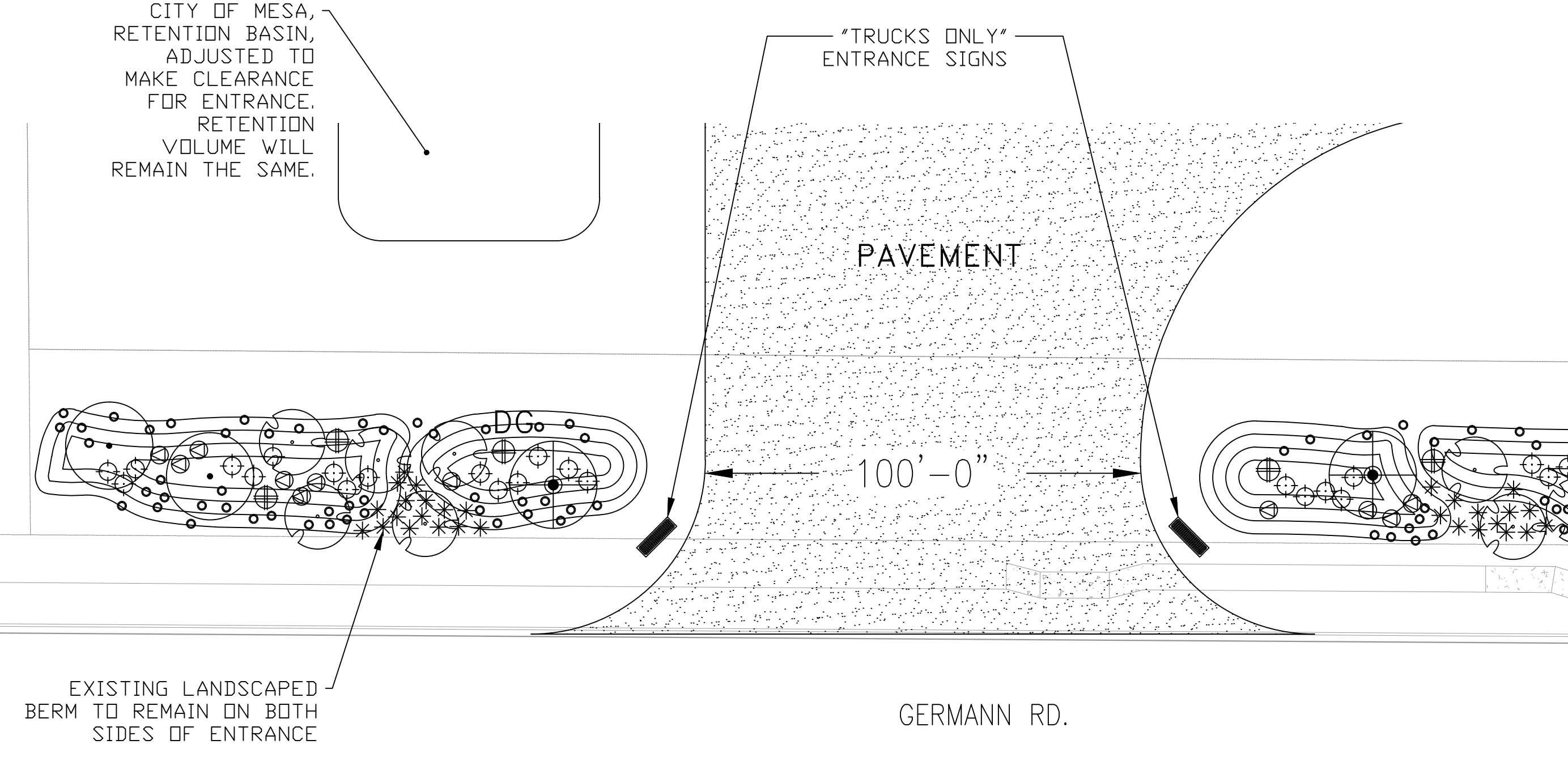
PROVIDED QUANTITIES (NEW)

53 TREES

374 SHRUBS



SCALE HOUSE LANDSCAPING  
SCALE: 1"=50'-0"



TRUCK ENTRANCE / EXIT LANDSCAPING  
SCALE: 1"=25'-0"

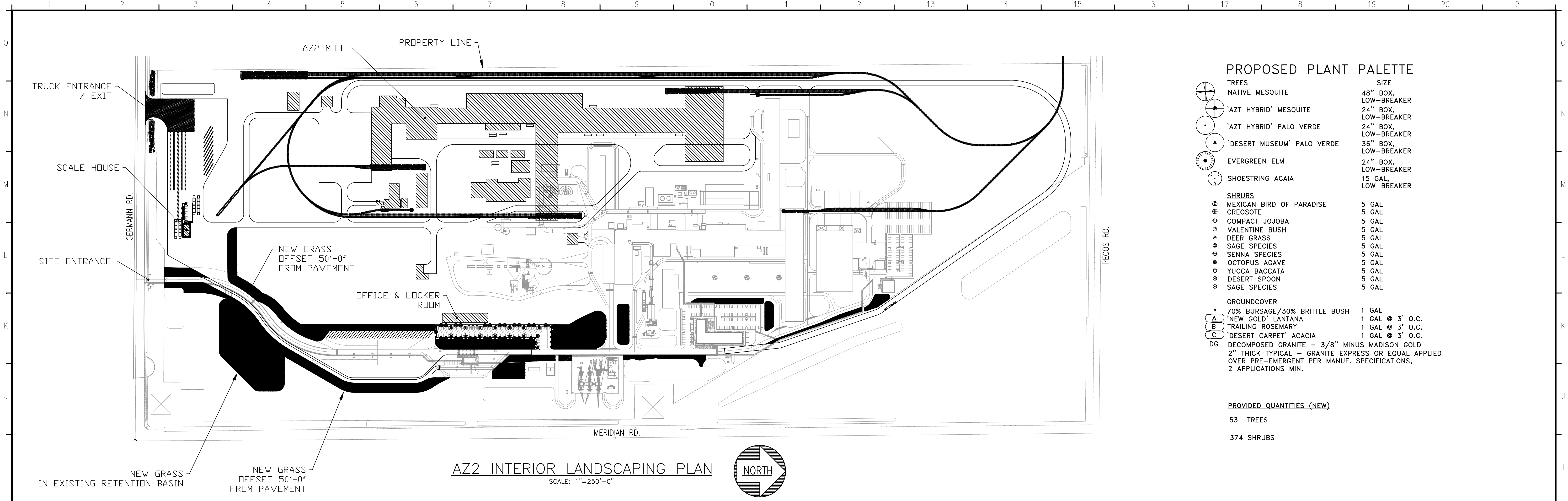


EXISTING ENTRANCE SIGN. "TRUCKS ONLY"  
ENTRANCE SIGN WILL MATCH STYLE AND DESIGN

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1	ADDED LANDSCAPE DETAILS	RKS	01/19/21	
	0 FORMAL APPLICATION FOR DR	RKS	12/07/20	
NO.	REVISION	BY	DATE	

	<b>COMMERCIAL METALS COMPANY</b> <b>CMC STEEL ARIZONA</b> 11444 E. GERMANN ROAD MESA, ARIZONA 85212-9700	DRAWN BY: RKS	DATE: 12/30/20	DEPARTMENT: ENGINEERING	TITLE: AZ2 FORMAL APPLICATION FOR DR ADDITIONAL INTERIOR LANDSCAPING	DRAWING NUMBER: 1056-20-001-FA-011	SHEET: 1 OF 2
		CHK'D BY: ACS	DATE: 01/04/21	PROJECT: AZ2			



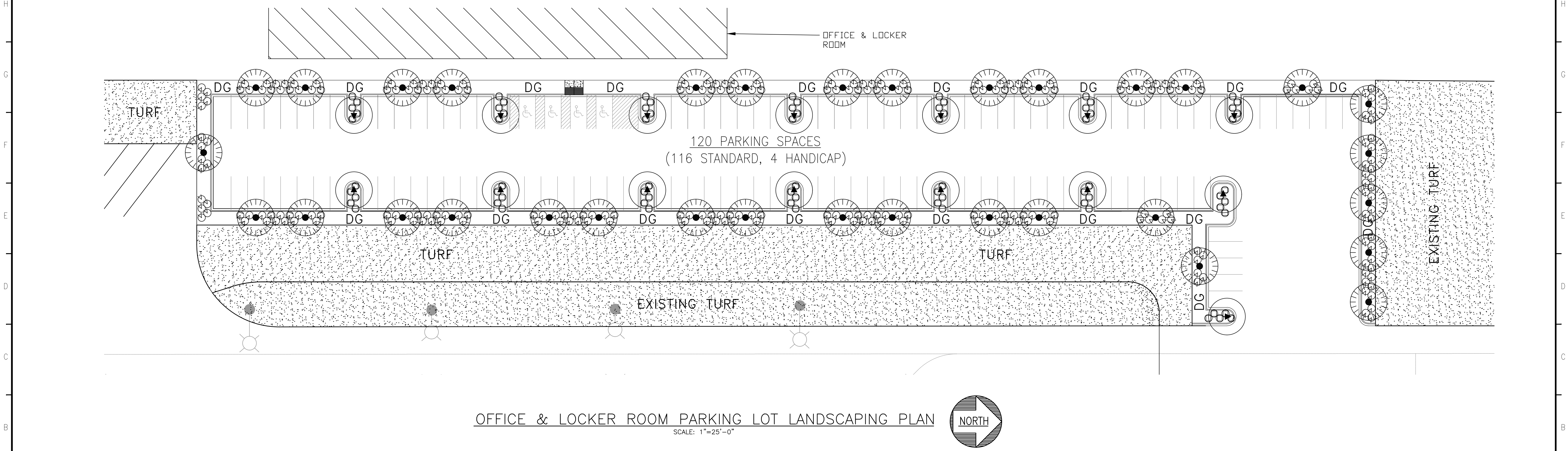


- PROPOSED PLANT PALETTE**
- TREES**
- |                            | SIZE                 |
|----------------------------|----------------------|
| NATIVE MESQUITE            | 48" BOX, LOW-BREAKER |
| 'AZT HYBRID' MESQUITE      | 24" BOX, LOW-BREAKER |
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| EVERGREEN ELM              | 24" BOX, LOW-BREAKER |
| SHOESTRING ACAIA           | 15 GAL, LOW-BREAKER  |
- SHRUBS**
- |                          |       |
|--------------------------|-------|
| MEXICAN BIRD OF PARADISE | 5 GAL |
| CREOSOTE                 | 5 GAL |
| COMPACT JOJOBA           | 5 GAL |
| VALENTINE BUSH           | 5 GAL |
| DEER GRASS               | 5 GAL |
| SAGE SPECIES             | 5 GAL |
| SENNA SPECIES            | 5 GAL |
| OCTOPUS AGAVE            | 5 GAL |
| YUCCA BACCATA            | 5 GAL |
| DESERT SPOON             | 5 GAL |
| SAGE SPECIES             | 5 GAL |
- GROUNDCOVER**
- |                              |                 |
|------------------------------|-----------------|
| 70% BURSAGE/30% BRITTLE BUSH | 1 GAL           |
| 'NEW GOLD' LANTANA           | 1 GAL @ 3' O.C. |
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| 'DESERT CARPET' ACACIA       | 1 GAL @ 3' O.C. |
- DECOMPOSED GRANITE - 3/8" MINUS MADISON GOLD  
2" THICK TYPICAL - GRANITE EXPRESS OR EQUAL APPLIED OVER PRE-EMERGENT PER MANUF. SPECIFICATIONS, 2 APPLICATIONS MIN.

**PROVIDED QUANTITIES (NEW)**

53 TREES

374 SHRUBS



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	—	—	—	—							
	—	—	—	—							
	1	ADDED LANDSCAPE DETAILS	RKS	01/19/21							
	0	FORMAL APPLICATION FOR DR	RKS	12/07/20							
NO.	REVISION		BY	DATE							
<div><div></div><div><b>COMMERCIAL METALS COMPANY</b> <b>CMC STEEL ARIZONA</b> 11444 E. GERMANN ROAD MESA, ARIZONA 85212-9700</div></div>											
DRAWN BY:	RKS	DATE:	12/30/20	DEPARTMENT:	ENGINEERING	TITLE:	AZ2 FORMAL APPLICATION FOR DR ADDITIONAL INTERIOR LANDSCAPING	DRAWING NUMBER:	1056-20-001-FA-011	SHEET:	2 OF 2
CHK'D BY:	ACS	DATE:	01/04/21	PROJECT:	AZ2					REV:	1

# Earl & Curley

ZONING & LAND USE LAW

---

February 10, 2021

RE: Northwest Corner of Germann Road and Meridian Road alignment  
Case No.: ZON20-00842

Dear *Property Owner* or *Neighborhood Association President/Member*:

We have applied for a Site Plan Amendment, Design Review Board and Biz Overlay modification to expand the existing steel micro mill sited at the Commercial Metals Company (CMC) Steel Arizona facility located at the northwest corner of the Meridian Road Alignment and Germann Road. CMC will expand its existing operations with the addition of another steel micro mill to the west of the existing mill on CMC's property. The property is on approximately 227 acres zoned M-2 (General Industrial), Bonus Intensity Zone (BIZ), Council Use Permit (CUP), and designated on the City of Mesa General Plan as General Industrial. The existing mill operates on approximately 64 acres and the expansion will operate on another 84 acres. The expansion is located strategically to continue the extensive on-site buffering of the manufacturing process from surrounding properties planned for future residential/commercial development. The expansion mill will produce concrete reinforcing rebar and merchant products from recycled metal. The steel mill will comply with all local, state and federal environmental standards, and the use will not adversely affect the designated industrial area. CMC anticipates adding 186 new jobs to the over 240 employees currently working at the facility. The case number assigned to this project is ZON20-00842.

Attached is the proposed site plan. This request is solely for the expansion of the existing operation. The existing use and operations are approved uses for this site. The amendment to the BIZ Overlay is to allow for an increased stack height from 126.5-feet to 165-feet.

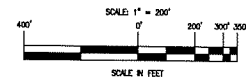
This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me at 602-265-0094 or email me at [rjarvis@earlcurley.com](mailto:rjarvis@earlcurley.com).

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on February 24, 2021 in the City Council Chambers. The meeting will begin at 4:00 p.m.

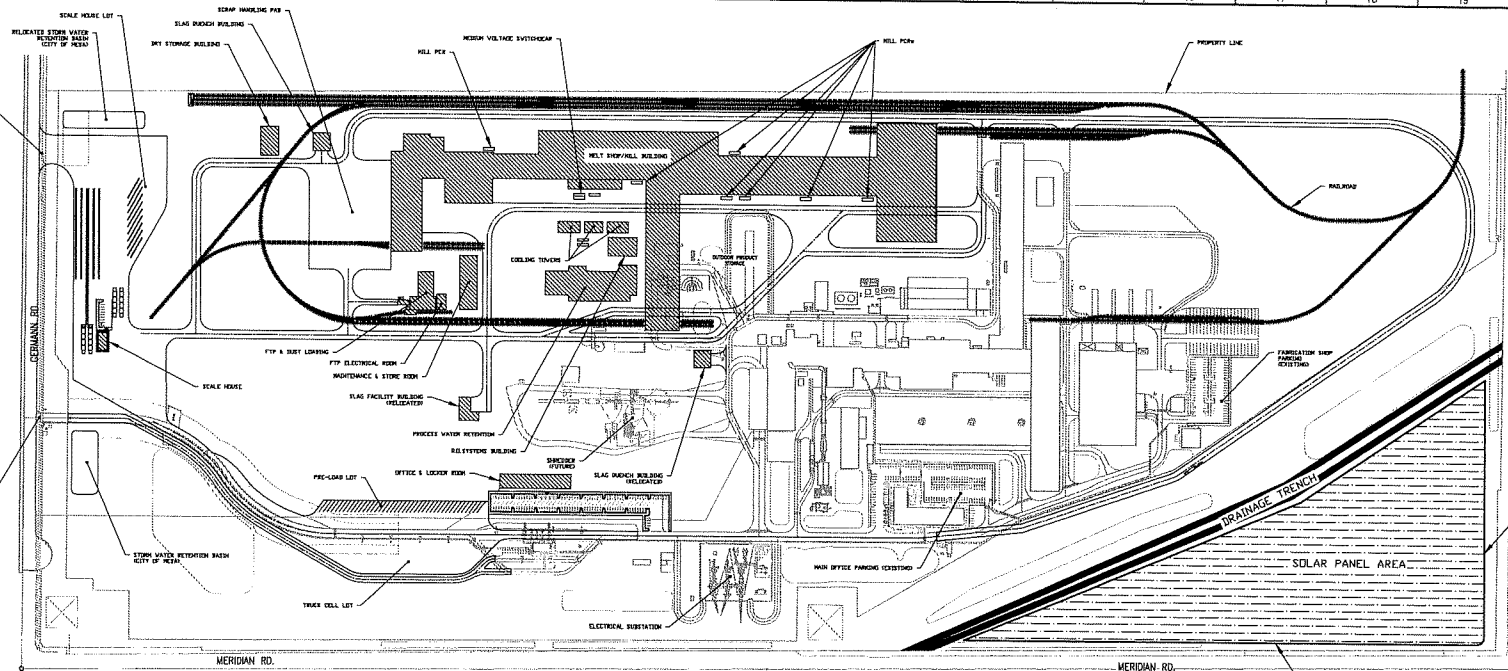
Because of the current public health emergency, the City Council Chambers is closed for Planning and Zoning meetings. However, the live meeting may be watched on local cable **Mesa channel 11**, online at [Mesa11.com/live](http://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](http://www.youtube.com/user/cityofmesa11/live), or listen to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.

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

# CMC STEEL ARIZONA AZ2 - SITE PLAN



LEGEND	
	NEW BUILDINGS
	EXISTING BUILDINGS
	SOLAR PANEL AREA
	NEW ROADS
	EXISTING ROADS



## NOTES:

1. REFER TO DRAWING 8099-0710-CA-007 FOR APPROVED CITY OF MESA SITE PLAN.
2. REFER TO DRAWING 8099-0710-SA-007 FOR EXISTING BUILDING OCCUPANCY CLASSIFICATION, CONSTRUCTION TYPE, AND AREA UNDER ROOF.
3. REFER TO CITY OF MESA PERMIT NO. 802007-0900 FOR LANDSCAPE DRAWINGS. LANDSCAPING IS NOT SHOWN FOR CLARITY.
4. SOLAR PANEL AREA SHOWN IS SETBACK A MINIMUM DISTANCE OF 15'-0" FROM THE RIGHT-OF-WAY OF THE ADJACENT ROADWAYS, AN 8'-0" TALL WALL WILL BE INSTALLED TO SCREEN THE SOLAR PANEL AREA FROM THE VIEW OF THE ADJACENT ROADWAYS.

## GENERAL

DESCRIPTION	ESTIMATED ACREAGE
AZ1 (EXISTING)	63.7
AZ2 (NEW)	63.6
SITE TOTAL ACRES (GROSS)	227

## DEVELOPED AREAS

DESCRIPTION	ESTIMATED AREA (SQ.FT.)
COOLING TOWERS	8,300
PROCESS WATER RETENTION	32,000
SCRAP HANDLING PAD	106,000
OUTDOOR PRODUCT STORAGE	115,000
TRUCK WAITING LOT	87,500
PRE-LOAD LOT	60,000
SCALE HOUSE LOT	306,750
SOLAR PANEL AREA	1,742,400

## LOT COVERAGE

DESCRIPTION	AREA (SQ.FT.)	COVERAGE (%)
IMPERMEABLE SURFACES	3,747,547.99	37.9

## BUILDINGS

DESCRIPTION	OCCUPANCY CLASSIFICATION	CONSTRUCTION TYPE	AREA (SQ.FT.)
MELT SHOP/WALL BUILDING	F-2	IB	421,777
FTP & DUST LOADING	H-4	IB	10,292
FTP ELECTRICAL ROOM	F-2	IB	1,765
MAINTENANCE & STORE ROOM	F-2	IB	11,780
DRY STORAGE BUILDING	H-4	IB	6,300
SLAG QUENCH BUILDING	F-2	IB	3,600
SLAG FACILITY (TWO)	F-2	IB	5,000
MEDIUM VOLTAGE SWITCHGEAR	F-2	IB	640
MILL PCN	F-2	IB	320
OFFICE & LOCKER ROOM	B	IB	12,500
SCALE HOUSE OFFICE	B	IB	1,770

## EXISTING PARKING

BUILDING NO.	BUILDING DESCRIPTION	STANDARD SPOTS	HANDICAP SPOTS	VAN ACCESSIBLE SPOTS	TOTAL SPOTS
25	SCALE HOUSE	9	1	1	11
27	MAIN OFFICE	147	5	4	152
17	SLAG FACILITIES	9	1	1	11
02	FABRICATION SHOP	80	4	4	84

## NEW PARKING

BUILDING NO.	BUILDING DESCRIPTION	STANDARD SPOTS	HANDICAP SPOTS	VAN ACCESSIBLE SPOTS	TOTAL SPOTS
N/A	SCALE HOUSE	9	1	1	11
N/A	OFFICE & LOCKER ROOM	116	4	4	120

## EMERGENCY VEHICLE ROADS

DESCRIPTION	MEASUREMENT
INSIDE TURNING RADIUS	35'-0" MIN
OUTSIDE TURNING RADIUS	55'-0" MIN
ROAD WIDTH	20'-0" MIN

## NEW ROADS

DESCRIPTION	MEASUREMENT
INSIDE TURNING RADIUS	45'-0"
OUTSIDE TURNING RADIUS	75'-0"
ROAD WIDTH	30'-0"
TRUCK ENTRANCE/EXIT WIDTH	100'-0"

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NO.	REVISION	BY	DATE
1	REMOVED SOLAR PANEL AREA	RKS	01/18/21
2	REVISED IN RESPONSE TO CITY COMMENTS	RKS	12/29/20
3	FORMAL APPLICATION FOR DR	RKS	12/07/20



COMMERCIAL METALS COMPANY  
CMC STEEL ARIZONA  
11444 E. GERMAN ROAD  
MESA, ARIZONA 85212-9700

DRAWN BY: RKS	DATE: 10/06/20
CHECKED BY: ACS	DATE: 12/07/20

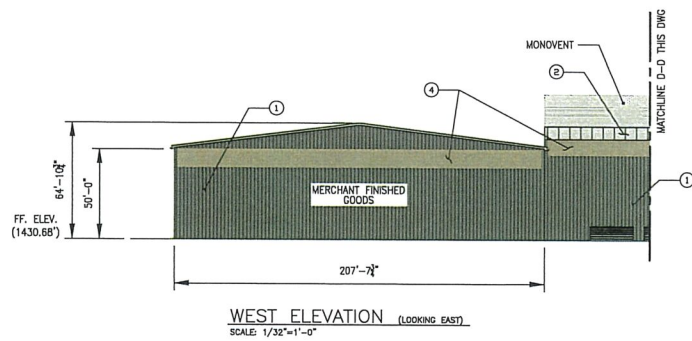
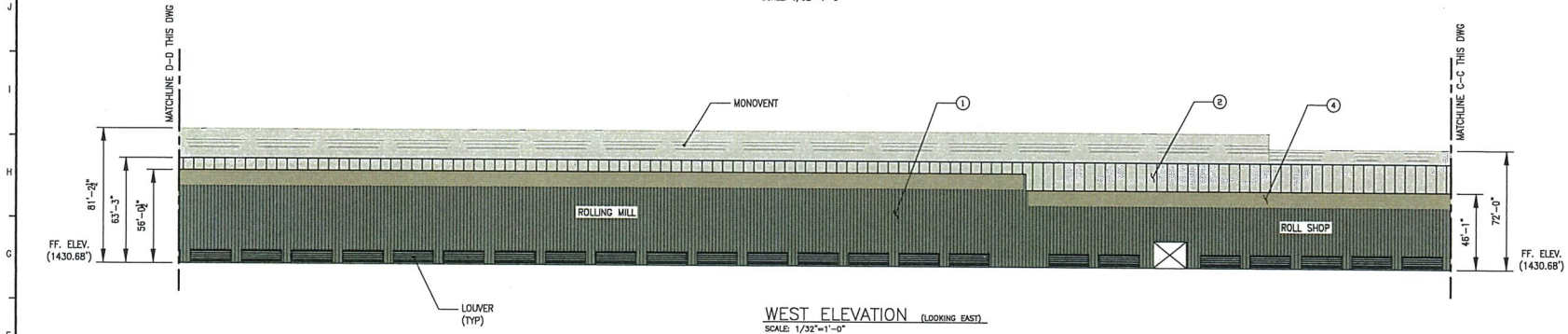
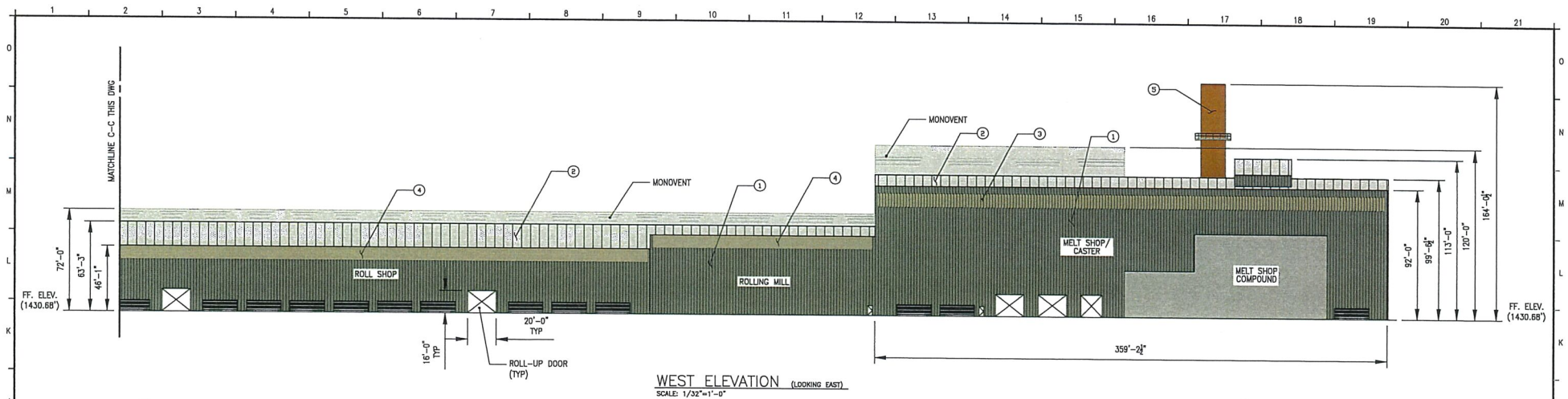
DEPARTMENT: ENGINEERING
PROJECT: AZ2

TITLE: AZ2 - FORMAL APPLICATION FOR DR SITE PLAN
--

DRAWING NUMBER: 1056-20-001-FA-001
---------------------------------------

SHEET: 1 OF 1
REV: 2





NOTE: ALL COLORS SELECTED TO MATCH EXISTING ROLLING MILL BUILDING FEATURES AND FACADE

COLOR SWATCH	LEGEND	DESCRIPTION
1	WALL PANEL	METAL SIDING, "MESA GRAY"
2	ROOF PANEL	METAL, STANDING SEAM, "GALVALUME"
3	WALL PANEL	METAL SIDING, "DESERT BEIGE"
4	TRANSLUCENT PANEL	POLYCARBONATE, TRANSLUCENT PANEL, "DESERT BEIGE"
5	FTP PANEL / DUCT	METAL, "CORTEN"

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NO.	REVISION	BY	DATE
0	FORMAL APPLICATION FOR DR	RKS	12/07/20



COMMERCIAL METALS COMPANY  
CMC STEEL ARIZONA  
11444 E. GERMAN ROAD  
MESA, ARIZONA 85212-9700

DRAWN BY: RKS  
CHK'D BY: ACS  
DATE: 11/12/20  
DATE: 12/07/20






DEPARTMENT: ENGINEERING  
PROJECT: AZ2

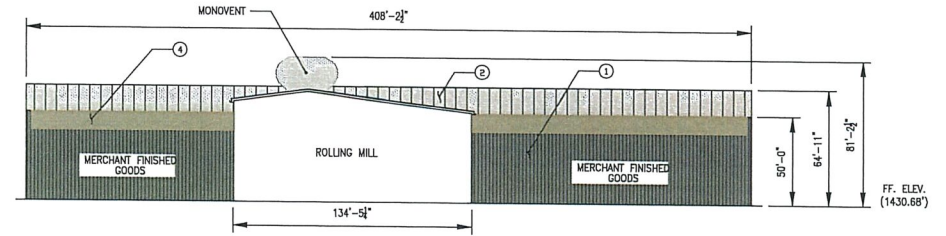
TITLE: AZ2 - FORMAL APPLICATION FOR DR  
MELT SHOP/MILL - WEST ELEVATIONS

DRAWING NUMBER: 1056-20-001-FA-004

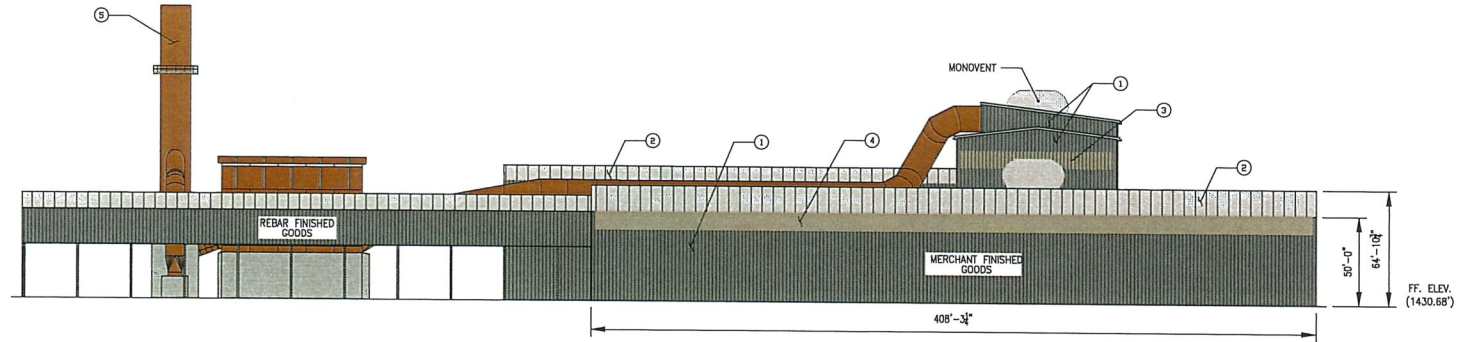
SHEET: 1 OF 1  
REV: 0

NOTE: ALL COLORS SELECTED TO MATCH EXISTING ROLLING MILL BUILDING FEATURES AND FACADE

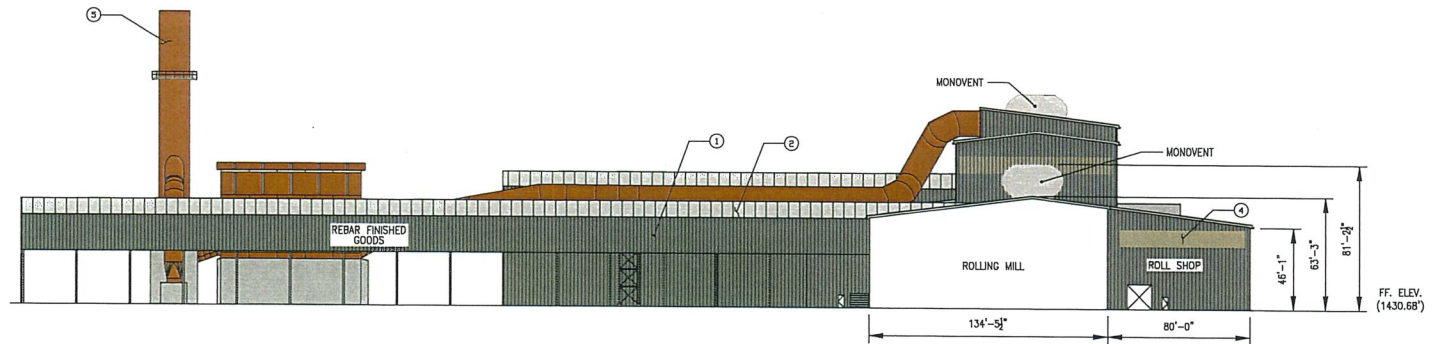
COLOR SWATCH	LEGEND	DESCRIPTION
	① WALL PANEL	METAL SIDING, "MESA GRAY"
	② ROOF PANEL	METAL, STANDING SEAM, "GALVALUME"
	③ WALL PANEL	METAL SIDING, "DESERT BEIGE"
	④ TRANSLUCENT PANEL	POLYCARBONATE, TRANSLUCENT PANEL, "DESERT BEIGE"
	⑤ FTP PANEL / DUCT	METAL, "CORTEN"




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



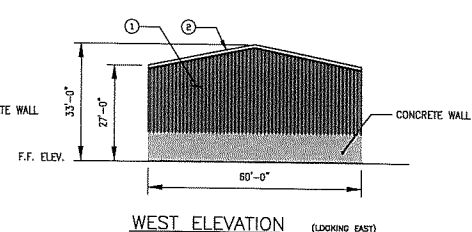
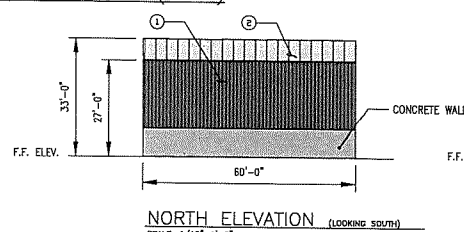
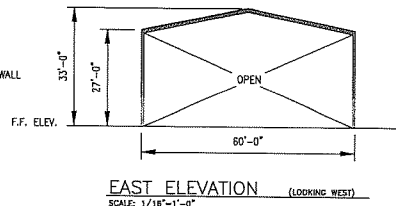
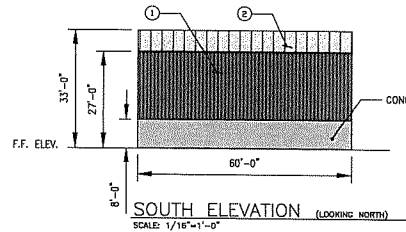
NORTH ELEVATION (LOOKING SOUTH)  
SCALE: 1/32"=1'-0"



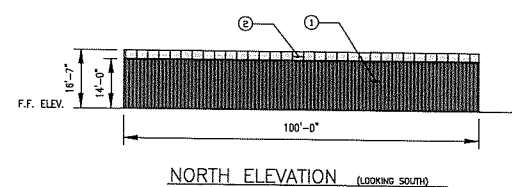
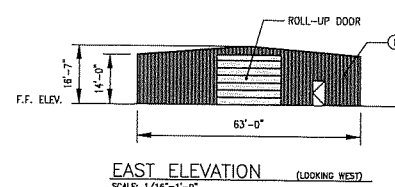
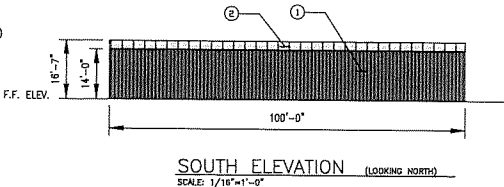
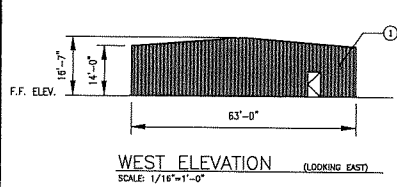
SECTION D-D  
SCALE: 1/32"=1'-0"

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	0	FORMAL APPLICATION FOR DR	RKS	12/07/20			CHK'D BY: ACS	DATE: 12/07/20	PROJECT: AZZ			

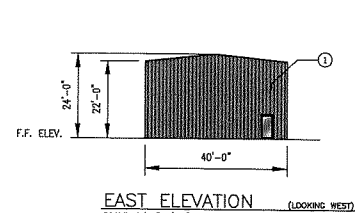
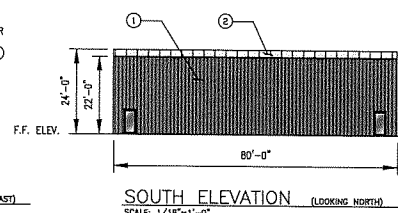
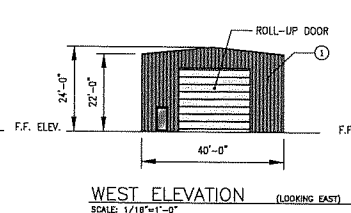
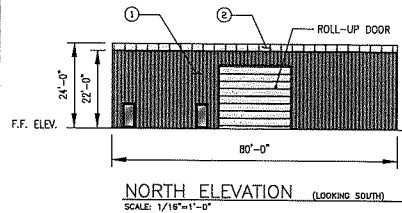
## SLAG QUENCH BUILDING (AZ2)



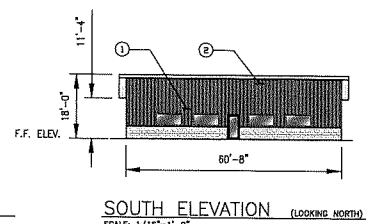
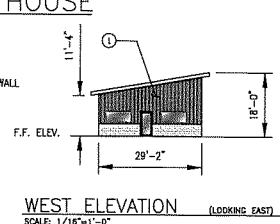
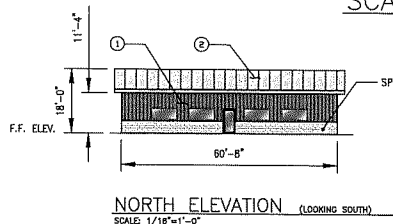
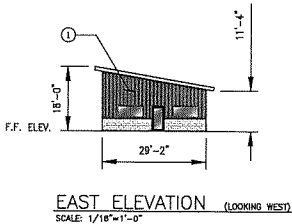
## DRY GOODS STORAGE



## SLAG FACILITIES (TMS)



## SCALE HOUSE



NOTE: ALL COLORS SELECTED TO MATCH EXISTING ROLLING MILL BUILDING FEATURES AND FACADE

COLOR SWATCH	LEGEND	DESCRIPTION
1	WALL PANEL	METAL SIDING, "MESA GRAY"
2	ROOF PANEL	METAL, STANDING SEAM, "GALVALUME"

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NO.	REVISION	BY	DATE
1	REVISED IN RESPONSE TO CITY COMMENTS	RKS	12/30/20
2	FORMAL APPLICATION FOR DR	RKS	12/07/20



COMMERCIAL METALS COMPANY  
CMC STEEL ARIZONA  
11444 E. GERMANN ROAD  
MESA, ARIZONA 85212-9700

DRAWN BY: RKS  
CHECKED BY: ACS  
DATE: 11/12/20  
DATE: 12/07/20

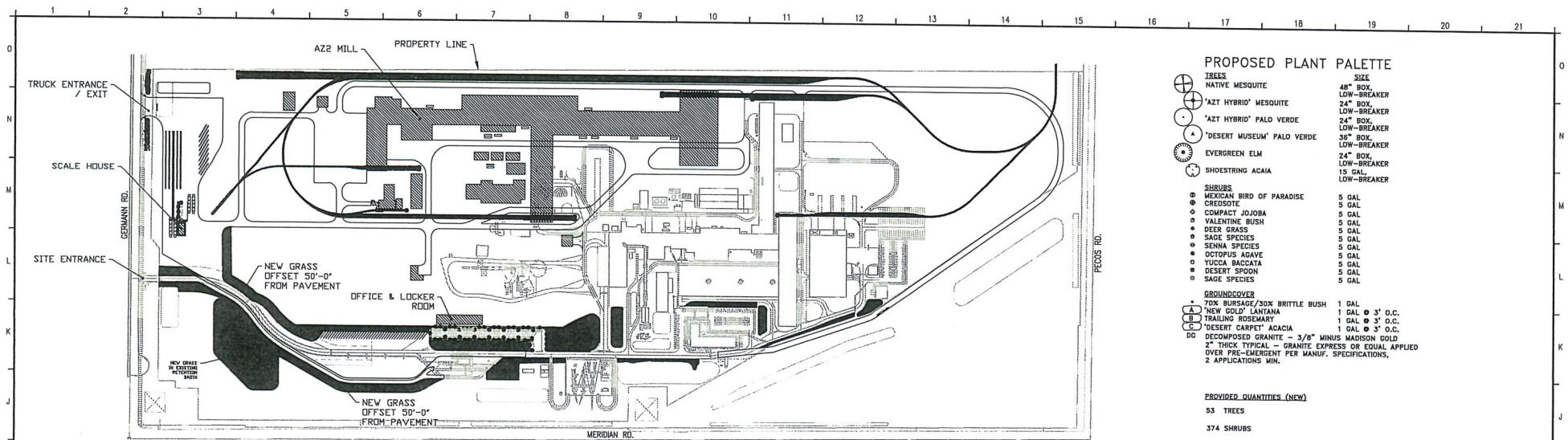
DEPARTMENT: ENGINEERING  
PROJECT: AZ2

TITLE: AZ2 - FORMAL APPLICATION FOR DR  
MISC. BUILDING ELEVATIONS

DRAWING NUMBER: 1056-20-001-FA-00B

SHEET: 1 OF 2  
REV: 1





**AZ2 INTERIOR LANDSCAPING PLAN**  
SCALE: 1"=250'-0"



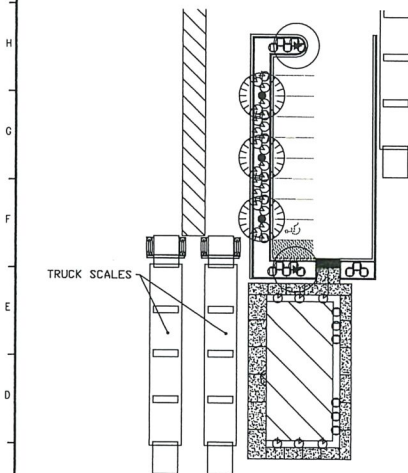
**PROPOSED PLANT PALETTE**

TREES	SIZE
● NATIVE MESQUITE	48" BOX, LOW-BREAKER
● 'AZT HYBRID' MESQUITE	24" BOX, LOW-BREAKER
● 'AZT HYBRID' PALO VERDE	24" BOX, LOW-BREAKER
● 'DESERT MUSEUM' PALO VERDE	36" BOX, LOW-BREAKER
● EVERGREEN ELM	24" BOX, LOW-BREAKER
● SHOESTRING ACACIA	15 GAL, LOW-BREAKER
<b>SHRUBS</b>	
● MEXICAN BIRD OF PARADISE	5 GAL
● CREOSOTE	5 GAL
● COMPACT JOJOBA	5 GAL
● VALENTINE BUSH	5 GAL
● DEER GRASS	5 GAL
● SAGE SPECIES	5 GAL
● SENNA SPECIES	5 GAL
● OCTOPUS AGAVE	5 GAL
● YUCCA BACCATA	5 GAL
● DESERT SPOON	5 GAL
● SAGE SPECIES	5 GAL
<b>GROUND COVER</b>	
● 70X BURSAGE/30X BRITTLE BUSH	1 GAL
● NEW GOLD LANTANA	1 GAL @ 3' O.C.
● TRAILING ROSEMARY	1 GAL @ 3' O.C.
● DESERT CARPET ACACIA	1 GAL @ 3' O.C.
● DECOMPOSED GRANITE - 3/8" MINUS MADISON GOLD OVER PRE-EMERGENT PER MANUF. SPECIFICATIONS, 2 APPLICATIONS MIN.	

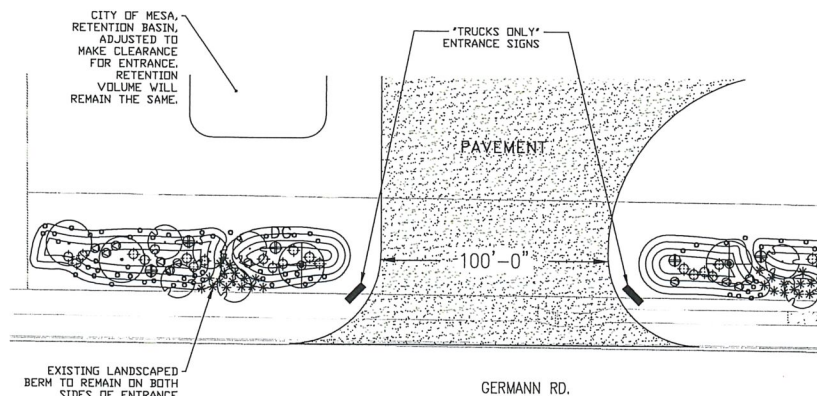
**PROVIDED QUANTITIES (NEW)**

53 TREES

374 SHRUBS



**SCALE HOUSE LANDSCAPING**  
SCALE: 1"=50'-0"



**TRUCK ENTRANCE / EXIT LANDSCAPING**  
SCALE: 1"=25'-0"



EXISTING ENTRANCE SIGN. "TRUCKS ONLY"  
ENTRANCE SIGN WILL MATCH STYLE AND DESIGN

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<p>NO. REVISION</p>				<p>CHKD BY: ACS DATE: 01/04/21</p>		<p>PROJECT: AZ2</p>	<p>REV: 1</p>			