# Citizen Participation Report

# Eastmark RV & Boat Storage 10630 E. Pecos Road

**Date:** May 25, 2021

**Purpose:** This report provides results of the implementation of the Citizen Participation Plan for the Eastmark RV & Boat Storage. The site is located at 10630 E. Pecos Road at the northeast corner of Pecos Road and 222<sup>nd</sup> Street and the application is for site plan review to allow for the development of an RV Storage Facility. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application, and applicable materials are attached.

# Contact:

Adam Baugh, Withey Morris PLC 2525 E. Arizona Biltmore Cir. Suite A-212 Phoenix, AZ 85016 (602) 230-0600 adam@witheymorris.com

# **Pre-submittal Meeting:**

The pre-submittal meeting with City of Mesa planning staff was held on April 21, 2020. Staff reviewed the application and recommended we send notice letters to property owners, HOAs, and neighborhood associations as defined in the Citizen Participation Plan. Staff is not requiring a neighborhood meeting. However, adjacent property owners will receive notification letters that have contact information for the project should they have any questions regarding the project.

# **Correspondence and Calls:**

- 1) Initial mailing sent to contact list, including HOAs, and property owners on 8/20/20. (See the attached list and example of materials mailed)
- 2) 2<sup>nd</sup> mailings sent to contact list, including HOAs, and property owners on 5/21/21. (See the attached list and example of materials mailed)
- 3) Sign posted on the Property regarding the upcoming hearings on 5/25/21.

## Concerns:

We did not receive any correspondence or calls from adjacent property owners or the public and therefore did not hear any concerns regarding the request.

August 19, 2020

Notice of Project

Dear Property Owner or Resident:

Our firm represents Mad Aim Investments, LLC, who owns a property at 10630 E. Pecos Road, Mesa, Arizona (the "Property"), as shown on the enclosed map. The site is currently vacant and zoned Light Industrial (LI). Our client is proposing to develop an outdoor RV and boat storage facility on the Property, which is permitted by right in the LI zoning district.

We have filed Site Plan and Design Review applications with the City of Mesa. No new buildings, canopies, lighting, or permanent structures are proposed at this time. The character and image of the development will be established by the decorative perimeter fence and streetscape landscaping. Access to the site will be from 222nd Street with a gated entrance and electronic keypad. The conceptual site plan is attached to this letter.

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

Thank you for your courtesy and consideration.

Sincerely,

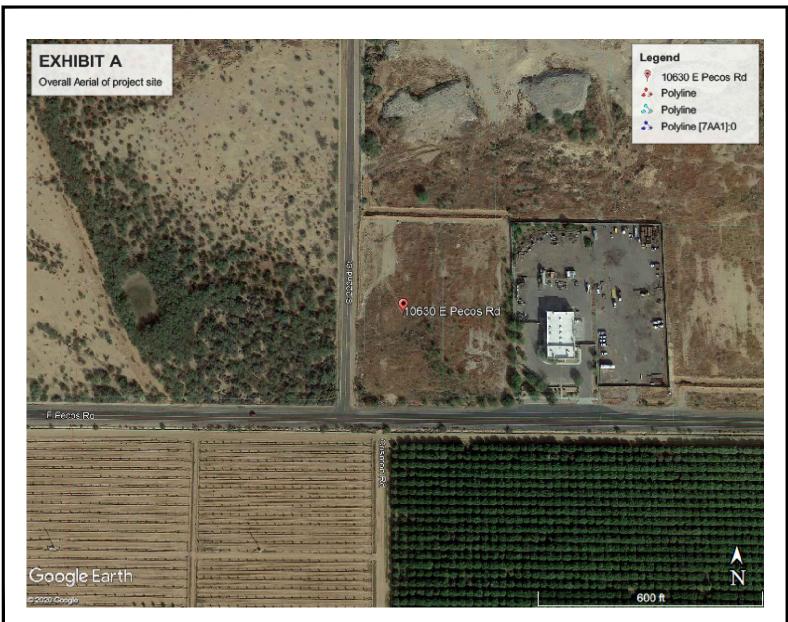
WITHEY MORRIS P.L.C.

Haush Blean

By

Hannah Bleam

**Enclosures** 



EASTIMARK RV & BOAT STORAGE

DRAWN BY:

SHEET

4/2/20

SCALE: DATE:

OF.

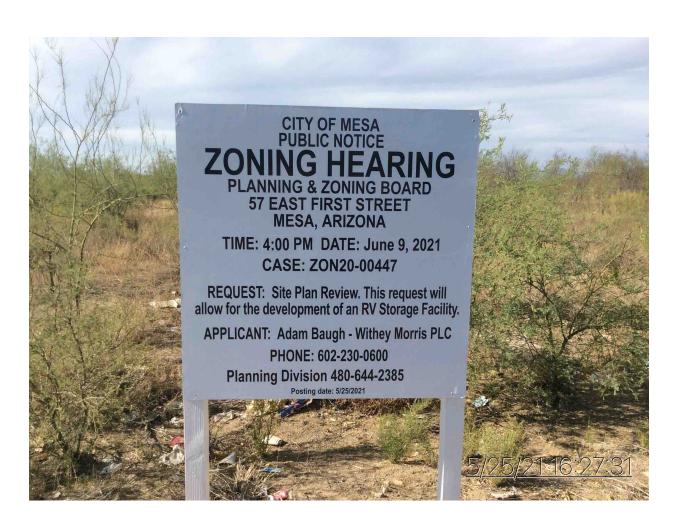
MARICOPA COUNTY

MESA, ARIZONA **EXHIBIT** 

& Associates 602-263-1177 www.RPAENG.COM RITOCH-POWELL

Parcel Number	Owner	Mailing Address
304-34-015D	TUCKER PROPERTIES LTD	4010 E GROVE CIRCLE MESA AZ 85206
304-34-015E	TUCKER PROPERTIES LTD	4010 E GROVE CIRCLE MESA AZ 85206
304-34-016Q	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-016T	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-016V	YBL LLC	8525 N 75TH AVE PEORIA AZ 85345
304-34-016Y	YBL LLC	8525 N 75TH AVE PEORIA AZ 85345
304-34-016Z	VAN CO PROPERTIES LLC	4502 E UNIVERSITY PHOENIX AZ 85034
304-34-019C	SIGNAL BUTTE 20 DJB LLC	2251 N 32ND ST NO 30 MESA AZ 85213
304-34-019E	SIGNAL BUTTE 20 DJB LLC	2251 N 32ND ST NO 30 MESA AZ 85213
304-34-020D	SIGNAL BUTTE 10 LLC	2251 N 32ND ST UNIT 30 MESA AZ 85213
304-34-931	VAN CO PROPERTIES LLC	4502 E UNIVERSITY PHOENIX AZ 85034
304-34-933	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-934	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-935	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-36-003	HOME REAL ESTATE INVESTMENTS LLC	1465 E MOTORPLEX LOOP STE 200 GILBERT AZ 85297
304-63-005	TRW VEHICLE SAFETY SYSTEMS INC	11202 E GERMAIN RD QUEEN CREEK AZ 85242-9361
304-63-016	BYNER CATTLE COMPANY	333 N CENTRAL AVE PHOENIX AZ 85004-2121

Eastmark HOA, 6263 N. Scottsdale Road, Suite 330, Scottsdale AZ 85250





# AFFIDAVIT OF PUBLIC POSTING

, 2021
Date: MCU 25th, 2021
I, Maria Hitt, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to ZON20-00447(case number), on the 15th day of 17th graph, 2021. 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 this 35th day of may, 2021
Notany Public  MARYBETH CONRAD  Notany Public - Arizona  Maricopa County  Commission # 591461  My Comm. Expires Oct 25, 2024



May 21, 2021

RE: Notice of Hearing ZON20-00447 & DRB20-00446 10630 E Pecos Road

Dear Property Owner or Resident:

Our firm represents Mad Aim Investments, LLC, who owns a property at 10630 E. Pecos Road, Mesa, Arizona (the "Property"), as shown on the enclosed map. The site is currently vacant and zoned Light Industrial (LI). Our client is proposing to develop an outdoor RV and boat storage facility on the Property, which is permitted by right in the LI zoning district.

This letter is being sent to all property owners within 500 feet of the property at the request of the City of Mesa Planning Division. We have filed Site Plan and Design Review applications with the City of Mesa (Case Nos ZON20-00447 & DRB20-00446). No new buildings, canopies, or permanent structures are proposed at this time. The character and image of the development will be established by the decorative perimeter fence and streetscape landscaping. Access to the site will be from 222nd Street with a gated entrance and electronic keypad. Enclosed for your review is a copy of the site plan and elevations of the proposed development.

There will be two separate hearings for each case, Design Review and Zoning, as described below:

# Design Review Board (DRB20-00446)

This application will be scheduled for consideration by the Mesa Design Review Board at their meeting held on June 8, 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.

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.

# Planning & Zoning Commission (ZON20-00447)

This application will be scheduled for consideration by the Mesa Planning and Zoning Board at their meeting held on June 9, 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 or www.youtube.com/user/cityofmesa11/live, or listened to by calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 530 123 2921 and following the prompts.

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 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 these cases to Evan Balmer of their Planning Division staff. He can be reached at 480-644-3654 or evan.balmer@mesaaz.gov, should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

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

Thank you for your courtesy and consideration.

Sincerely,

WITHEY MORRIS P.L.C.

induy Millard

Βv

Adam Baugh

**Enclosures** 

#### LEGAL DESCRIPTION: SITE PLAN PARCELNO.1 | APN 304-34-01=71; FOR A PORTION OF PARCEL, A OF THE LAND SPLIT MAP RECORDED IN BOOK 609, PAGE 6, BEING A PORTION OF THE SOUTH-SAND COLORITOR OF THE SOUTH-SAND THE SOUTH SOUTH OF THE SOUTH SOUTH OF THE SOUTH SOUTH OF THE SOUTH SOUTH OF THE SOUTH **EASTMARK RV & BOAT STORAGE** A PORTION OF THE SOUTHEAST CUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANCE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35, SAID POINT BEING A 2 INCH MARICOPA COUNTY ALUMINUM CAP E. FRYE STAMPED L.S. #36563; THENCE WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTIONSS, A DISTANCE OF 1062,00 FEET, TO THE POINT OF BEGINNING: THENCE CONTINUING WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST GUARTER OF SAID SECTION 35, A DISTANCE OF 229,63 FEET, TO A POINT ON THE EXISTING 30 POOT EAST RIGHT-OF-WAY LINE OF 222ND STREET, AS RECORDED DOCUMENT NO, 03-1096365, RECORDS OF MARICOPA COLINTY, ARIZONA; PECOS ROAD PROPOSED DOUBLE ENCLOSURE FOR TRASH APN 304-34-933 THENCE NORTH 00" 56" 23" WEST, ALONG THE EXISTING 30 FOOT (UNDEVELOPED) EAST RIGHT OF WAY LINE OF 222ND STREET, A DISTANCE OF 560,08 FEET; THENCE EAST, A DISTANCE OF 231,28 FEET; VICINITY MAP APN 304-34-935 (UNDEVELOPED) THENCE SOUTH 00: 46" 17" EAST, A DISTANCE OF 560,05 FEET, TO PARCEL NO. 2 APN 304-34-931 : OWNER/DEVELOPER: CONTRACTOR: A PORTION OF PARCEL A, OF THE LAND SPLIT MAP RECORDED IN 12. APOAT TWO OF PROCEEDING THE MOUNT OF THE SOUTHEAST OUARTER OF SECTION 35. TOWNSHIP I SOUTH, RANGE 7 EAST OF THE GILLA AND SALT RIVER BASE AND MERIDININ, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: MAD AIM INVESTMENTS, LLC ATTEN; ALISON AVALOS FLEMING COMPLETE ATTN: ROBERT HAGGARD RV SPACES PO BOX 13006 CHANDLER, AZ 85248 PHONE: 480-610-1494 ALIAVALOS@GMAIL,COM 1736 S. NEVADA WAY MESA, ARIZONA 85204 PHONE: 480-237-0765 RHAGGARD@FLEMING SPACES @ 9' EA COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35. SAID POINT BEING A 2 INCH MARICOPA COUNTY ALUMINUM CAR GATE ENGINEER: 15 SPACES 0 40'X12' THENCE WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST RITOCH-POWELL & ASSOCIATES ATTN: JOHN BISHOP, PM 53 E. MAIN ST., STE 502 QUARTER OF SAID SECTION 35, A DISTANCE OF 862,00 FEET, TO THENCE CONTINUING WEST, ALONG THE SOUTH LINE OF THE MESA, AZ 85201 222ND STREET SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 200,00 FEET; THENCE NORTH 00\* 46' 17" WEST, A DISTANCE OF 580,05 66 SPACES O PHONE: 480-539-7497 50'X12' ALONG NORTH, EAST, AND SOUTH PERIMETER WALLS JBISHOP REPARKS.COM RV SPACES 50'\_ THENCE EAST A DISTANCE OF 700 00 FEET PROJECT DESCRIPTION: THENCE SOUTH 00: 46" 17" EAST, A DISTANCE OF 560,05 FEET TO DESIGN BUILD PROJECT TO CONSTRUCT AN RV & BOAT STORAGE FACILITY. 32" N89"27"38"W SITE INFORMATION AND PROJECT DATA: ø 17 SPACES 6-40'X12' ADDRESS: 10630 E. PECOS ROAD, MESA, AZ 85212 -16 SPACES 6 ASSESSOR'S NUMBER(S); APN# 304-34-016Z (2,953 ACRES) APN#304-34-931 (2,571 ACRES) LEGEND GROSS AREA: NET AREA: LOT COVERAGE: ZONING: MINIMUM LOT DEPTH: MINIMUM LOT WIDTH: 257,849,26 SF (5,919 ACRES) 213,120,47 SF (4,993 ACRES) 174,653,62 SF (82%) UI (LIGHT INDUSTRIAL) 100 FEET SAWCUT LINE GRAVEL NO'24'04" 80.00 PROPERTYLINE **RV SPACES** APN 304-34-016Y EASEMENT/BUILDING SETBACK LINE (DEVELOPED) SECTION LINE 100 FEET APN 304-34-015E (UNDEVELOPED) 24 SPACES MAXIMUM LOT COVERAGE: MAXIMUM HEIGHT; 90% 40 FEET RIGHT OF WAY ROADWAY EXISTING OVERHEAD ELECTRIC -LOT LINE FRONT AND STREET FACING SETBACK: 16 SPACES O EXISTING FENCE ARTERIAL: COMMERCIAL/INDUSTRIAL/LOCAL: INTERIOR SIDE AND REAR; 15 FEET 17 SPACES @ EXISTING WATER LINE 5897774171 45'X12' SETRACK VARIES EXISTING SEWER LINE HEIGHT OF STORED VEHICLE 20. EXISTING UNDERGROUND ELECTRIC RV SPACES EXISTING STORM DRAIN EXISTING TELEPHONE SERVICE LOT LINE EXISTING GAS LINE NOTE: A SETRACK WILL BE PROVIDED FOR NOTE: A SETACK WILL BE PROVIDED FOR VEHICLES STORED ON THIS SITE AT A RATIO OF 1:1 FROM ALL LOT LINES FOR STORED VEHICLES WITH A HEIGHT GREATER THAN THE 8 FOOT SCREEN WALL. PROPERTY CORNER -17 SPACES @ 35'X12' EXISTING WATER METER W S89"27"41"E NOTE: THERE ARE NO BUILDINGS PLANNED FOR THIS SITE EXISTING SEWER MANHOLE FUTURE SEWER LINE-PROPOSED FIRE HYDRANT EXISTING STORM DRAIN MANHOLE NOTE:SCALE FACTOR EXAGERRATED FOR CLARITY ON APPURTENANCES IDENTIFIED ON THIS PLAN. EXISTING FIRE HYDRANT RV SPACES EXISTING WATER VALVE RETENTION EXISTING PEDESTAL 3" OVERALL DEPTH EXISTING 8" WATER LINE N89"27"41"W 219.82" EXISTING POWER POLE 0.5' FREEBOARD ----EXISTING SIGN 10.00 EXISTING SEWER STUR-EXISTING OVERHEAD LIGHT EXISTING 16" WATER E. PECOS ROAD ----3 - x - 12 5 - X - - 12 5 X ---x -\* EXISTING 12" SEWER LINE

RITOCH-POWELL & Associates 602-263-1177 www.ritochpowell.com

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51420 JOHN IV, CATT

STORAGE

& BOAT

EASTMARK

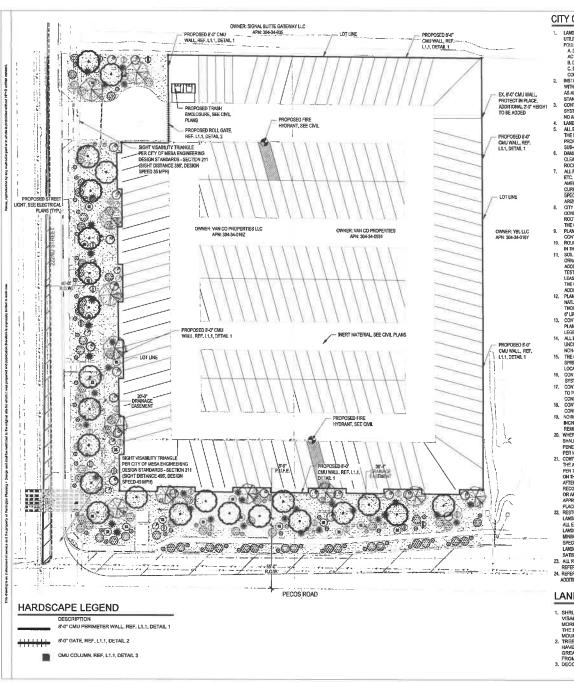
RV &

PLAN

9 9 9

SP01

Call Did or white Sales



## CITY OF MESA LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL BE RESPONSIBLE FOR THE
- A. DAMES TO SUCH JITH ITTES CAUSED AS A RESULT OF THE CONTRACTORS B. DANAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC.
  C. INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING
- CONDITION PRIOR TO SUBMITTING A BID. INSTALLATION OF ALL LANDSCAPE AND IRRIGATION MATERIAL SHALL COMPLY WITH SECTIONS 424, 425, 757, AND 795 OF THE MAG STANDARD SPECIFICATIONS AS AMENDED BY THE CITY OF MESA IN MANUAL, LANDSCAPE AND IRRIGATION
- CONTRACTOR SHALL REPAIR ANY DAMAGE MADE TO THE EXISTING SPRINKLER SYSTEM AND FLOOD IRRIGATION SYSTEM TO THE SATISFACTION OF THE CITY AT NO ADDITIONAL COST TO THE CITY.

  LANDSCAPE REMOVAL IS A NON-PAY ITEM UNLESS OTHERWISE NOTED.
- ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC. NOTED TO BE REMOVED ON THE PLANS SHALL BE REMOVED FROM PROJECT AREA AND DISPOSED OF THE PLANS SHALL BE REMOVED FROM PROJECT AREA AND DISPOSED OF PROPERLY OF THE SITE AT THE CONTRACTORS EXPENSE (SCARIFY EXISTING SUB-GRADE, MINIMUM 8 INCHES DEPTH).

  DAMAGE TO TURE SHALL BE REPAIRED BY CONTRACTOR, I.E. RUTS FILLED WITH
- CLEAN SOIL, COMPACTED TO MATCH SURROUNDING GRADES, EXCESS SOIL.
- OCEAN SOIL, COMPACTED TO MINICO SOMEONIOUS POPULOS, ELCESS SOIL.

  ROCK, ETC. SHALL BE REMOVED TO LEAVE THE SITE CLEAN.

  ALL PLANT MATERIAL, DTHER 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 AMERICAN ASSOCIATION OF MAINSEY WAS ALT TREES SPING COMMINIATION OF CURRENT AT MODEL BUSINESS ASSOCIATION TREE SPICETICATIONS AND MAG SPEC TREST, SHOULD ANY CORFILDIS THE SPECIFICATION SHOULD REVEAL AREZONA KIRSESPY ASSOCIATION SPECIFICATION SHILL PREVAIL. CITY RESERVES THE RIGHT TO RISHED SHILL WAS AND COMMININE TREES FOR CONDITION OF ROOT BHALL FOR ANY SHOULD SHIP WAS WHICH MAY DESTROY CONDITION OF ROOT BHALL FOR ANY SHOULD SHIP WAS THE SHOW THE CONDITION OF ROOT BHALL FOR ANY SHOULD SHIP WAS THE CONDITION OF ROOT BHALL FOR ANY SHOULD SHIP WAS THE CONDITION OF ROOT BHALL FOR ANY SHOULD SHIP WAS THE CONDITION OF ROOT BHALL FOR ANY SHOULD SHIP WAS THE CONDITION OF ROOT BHALL FOR ANY SHOULD SHIP WAS THE CONDITION OF ROOT BHALL FOR ANY SHOULD SHIP WAS THE CONDITION OF ROOT BHALL FOR ANY SHOULD SHIP WAS THE CONDITION OF ROOT BHALL FOR ANY SHOULD SHIP WAS THE CONDITION OF ROOT BHALL FOR ANY SHIP SHIP WAS THE CONDITION OF ROOT BHALL FOR ANY SHIP SHIP WAS THE CONDITION OF ROOT BHALL FOR ANY SHIP SHIP WAS THE CONDITION OF ROOT BHALL FOR ANY SHIP SHIP WAS THE CONDITION OF ROOT BHALL FOR ANY SHIP SHIP WAS THE CONDITION OF ROOT BHALL FOR ANY SHIP SHIP WAS THE CONDITION OF ROOT BHALL FOR ANY SHIP SHIP WAS THE CONDITION OF T
- ROOT BALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST TO
- IN ILC CLIT.

  PLANT PITS SHALL BE INSPECTED BY CITY PRIOR TO PLANTING BY THE
  CONTRACTOR BY REQUESTING AN INSPECTION 48 HOURS IN ADVANCE.

  10. ROUGH AND FINE GRADING TO ESTABLISH UNIFORM SMOOTH GRAD IS INCLUDED.
- 11. SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND SUIL 1531 FOR PERILLITY AND AUDITIVE RELOWMENDALIDAS [TONS [TONS CONTRACTOR TO DETERMINE IT ADDITIVES ARE REQUIRED, CONTRACTOR SIMIL PROVIDE A COPY OF THE SOIL TEST RESULTS FOR RENDEW AND APPROVAL TO REMIDERANCE MISPECTOR AT LEASE SEVEN (7) DAYS PRIOR TO ANTICIPATED PLANTING, AFTER APPROVAL BY THE CITY, THE CONTRACTOR SHALL PROVIDE AND INCORPORATE ANY ADDITIVES REQUIRED PRIOR TO AT AT THE TIME OF PLANTING.
- PLANT PIT SOIL MIXTURE SHALL CONSIST OF FOUR AND ONE HALF PARTS NATURAL FERTILE, FRIABLE SOIL AND ONE PART HUMUS BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6" LIFTS WITH EACH LIFT WATER SETTLED WITHOUT PUDDLING.
- 13 CONTRACTOR SHALL STAKE TREE AND SHRIPLING FOR SCALLON CONTRACTOR SHALL STAVE TREE AND SHRUB LOCATIONS FOR SQALLON PLANTS AND LARGER, STAKES SHALL BE MARKED WITH PLANT MAME OR PLANT LEGEND TIEM NUMBER FROM PLANS.
  ALL EXISTING GAS, ELECTRIC, WATER, ETC.) COVERS AND BOXES SHALL REMAIN UNCOVERED. CONTRACTOR TO ADJUST TO FRAL GRADE AS NECESSARY.
- UNION WHEEL CONTINUENT OF ADMINISTRATION TO PRIVIL STRUME AS RECESSION.1
  THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE UNDERGROUND
  SPRINGLER SYSTEM IN ADVANCE OF CONSTRUCTION. THE SPRINKLER SYSTEM
  LOCATIONS MOTEO ON PLANS ARE FOR REFERENCE ONLY.
- LOCATIONS NOT BUY MEANS AND FOR THE REPRESENCE OUT.

  CONTRACTOR TO VERIFY DEPTH OF ALL RUE! STRUCTURES AND SPRINKLER
  SYSTEMS PRIOR TO TRENCHING FOR LOW-FLOW CHANNEL.

  CONTRACTOR TO PROVIDE PUMPING WITHIN FIVE (5) DAYS AFTER THE NOTICE
  TO PROCEED IS GIVEN AS REQUIRED TO DRY THE AREA SUFFICIENTLY TO BEGIN CONSTRUCTION.
- CONSTRUCTION.

  8. CONTRACTOR SHALL ARRANGE FOR SPRINKLER SYSTEM SHUTDOWN DURING CONSTRUCTOR BY CONTACTING THE ENGINEERING INSPECTOR.

  19. NO ROCKS LARGER THAN 1" IN DIAMETER SHALL BE ALLOWED IN THE TOP SIX (6) INCHES OF TOPSOIL WHERE TURE ESTABLISHMENT IS SPECIFIED, ROCK
- REMOVAL AS NECESSARY IS A ONNEAN (NOT EXCHANGE IN 53 FEMPLE). MOVE WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INDEARSED BY ONE-THIRD (18) OVER SECOFFICATION, AND A LIQUID PENETRATOR, "ALKALICHE" OR EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURER'S RECOMMENDATIONS.
- 21. CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE TO A ROLLED DEPTH PER CONTINGUION SHALL INSTALL DECOMPOSED GRANTE I DIA NOLLED DEPTH PER THE APPROVED PLANS AND SPECIFICATIONS, DECOMPOSED GRANTE SHALL BE PER THE APPROVED PLANS AND SPECIFICATIONS WITH THE COLOR AS SPECIFIED ON THE PLANS, PRE-BURGENT HERBICIDE SHALL BE APPLIED BEFORE AND THE PLANS, PRE-BURGENT HERBICIDE SHALL BE APPLIED BEFORE AND THE PLANS, PRE-BURGENT HERBICIDE SHALL BE APPLIED BEFORE AND THE PLANS OF THE PLANS AND THE PLANS THE AFTER PLACEMENT OF DECOMPOSED GRANITE PER THE MANUFACTURER'S RECOMMENDATIONS. PRE-EMERGENT HERBICIDE SHALL BE SURFLAN, DACTHAL, OR APPROVED EQUAL. SAMPLE TO BE PROVIDED FOR CITY REVIEW AND APPROVAL CONTRACTOR SHALL WASH OFF ROCK MULCH ONCE FINAL PLACEMENT HAS OCCURRED.

  22. RESTORE ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS, COMPONENTS AND
- LANDSCAPE AREAS IMPACTED BY ANY WORK UNDER THIS CONTRACT, RESTORE ALL EXISTING IRRIGATION AND LANDSCAPE IN ACCORDANCE WITH THE LANDSCAPE RESTORATION NOTES INDICATED WITHIN THESE DOCUMENTS, AT A MINIMUM, ALL RESTORATION SHALL BE IN ACCORDANCE WITH M.A.G. SPECIFICATION 107.9 - PROTECTION AND RESTORATION OF PROPERTY AND LANDSCAPE, ALL RESTORATION WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE CITY OF MESA ENGINEER.

  23. ALL RESTORATION WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE
- REFERENCED DETAILS AND ANY ADDITIONAL DETAILS PROVIDED.
- REFER TO LANDSCAPE PLANTING SHEETS AND ENGINEERING DRAWINGS FOR ADDITIONAL RESTORATION NOTES AND REQUIRED COORDINATION.

## LANDSCAPE NOTES

- VISABILITY TRIANGLE SHALL HAVE A MATURE HEIGHT OF NOT MORE THAN 24 INCHES, HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT, AND TOTAL HEIGHT OF ANY MOUNDING.
- 2. TREES PLANTED IN WITHIN SIGHT VISABILITY TRIANGLES SHALL TREES PLANTED IN WITHIN SIGHT VISABILITY TRIANGLES SHALL HAVE A CLEAR TRUNK PRUNED TO A HEIGHT OF SEVEN FEET OF GREATER UPON INSTALLATION. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT.
   DECOMPOSED GRANTE SHALL FADE TO LOT LINE.

## PLANTING MATERIAL LEGEND

~	TREES	SIZE	NOTES	QTY
<b>€</b>	Ulmus parvifolis. Chinese Elm Caliper Size: 1.75"	10, H X 8, M 36, 8 <sup>0</sup> ×	*ADWR	12
$\odot$	Querous virginiana Live Cak Caliper Size: 2.0°	24" Box 8" H X 3" W	*ADWR	23
	GROUNDCOVERS			QTY
	Lentare montovidensis Trailing Lantane 'Gold'	5 Gallon	*ADWR	68

	Trailing Lantana 'Gold'	• •••••	*ADWR	
	SHRUBS / ACCEN	TS		QTY
(1)	Leucophyllum frutescens Texas Sago	5 Gallon	*ADWR	30
Ö	Caesalpinia pulcherims Red Bird of Paradise	5 Gallon	*ADWR	20
⊕ _	Callrandra eriophylla Pink Fairy Duster	5 Gallon	*ADVAR	23
O	Salvis leucanths Mexican Bush Sage	5 Gallon	*ADWR	18
ø	Hesperatos parviflora Red Yucca	5 Gellion	*ADWR	61
*	Desylirion wheeleri Desert Spoon	5 Gallon	*ADWR	35
	LANDSCAPE MAT	ERIALS		
	Decomposed Granite. 3/4" n planting eress per plan.	ninus, Madison Go	old 2" deep in	48,32

"ADWR = Arizona Department of Water Resources Approved

\*SVT = Sight Visibility Triangle

### SHEET INDEX

PRELIMINARY LANDSCAPE PLAN

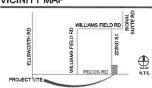
## OWNER CONTACT

MAD AIM INVESTMENTS LLC ATTEN: ALISON AVALOS PO BOX 13006 PO BOX 13006 CHANDLER, ARIZONA 85248 PHONE: 480-510-1494 ALIAVALOS@GMAIL,COM

## LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D) 1921 S. ALMA SCHOOL RD. MESA, AZ 85210 JASON HARRINGTON, RLA, ASLA, ASIC, APWA (480) 250-0116 JASON@HARRINGTONPLANNINGDESIGN.COM

## VICINITY MAP



## CITY OF MESA LANDSCAPE CALCULATIONS

	REQUIRED	PROVIDED
STREET FRONTAGE LANDSCAPE PER 11-33-3 MESA Z/O ARTERIAL STREET 1 TREE/6 SHRUBS PER 25 LINEAR FT FRONTAGE (4 TREES / 24 SHRUB PER 100 FT FRONTAGE)	PECOS ROAD: 430' / 25' = 17.2 TREES 103.2 SHRUBS	16 TREES 135 SHRUBS 24° BOX = 66.6% 36° BOX = 33,3%
STREET FRONTAGE LANDSCAPE PER 11-33-3 MESA Z/O COLLECTOR STREET 1 TREE/6 SHRUBS PER 25 LINEAR FT FRONTAGE (4 TREES / 24 SHRUB PER 100 FT FRONTAGE)	222ND STREET: 4967 / 25 = 19.8 TREES 118.8 SHRUBS	20 TREES 134 SHRUBS 24" BOX = 65% 36" BOX = 35%
REQUIRED TREE SIZES A MINIMUM OF 25% OF THE TOTAL REQUIRED TREES SHALL BE 36-INCH OR LARGER BOX TREES	TOTAL TREES = 35 TREES   35" BOX = 8.75 TREES (25%)	36" BOX = 12 TREES (34,3%)

1.800.782.534





BOAT ∞ ш EASTMARK RV 8 STORAGE

PECOS ROAD rizona 85212

ΑĒ

10630 Mesa,

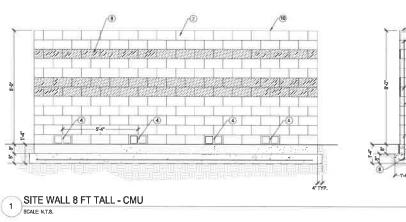


LANDSCAPE PACKAGE

April 29, 2021 CHECKBY: JEH FROAND.: 2020-021 CASE NO NORTH

PRELIMINARY LANDSCAPE PLAN

1 of 2



1 #4 HOR. CONT. REBAR.

(2) 8" X 8" X 16" C.M.U. SCREEN WALL. STANDARD SMOOTH BLOCK FINISH, INTEGRAL COLOR -DAVIS COLOR "BAYOU(8138)" OR APPROVED EQUAL

(3) #4 VERT, REBAR @ 36\* O.C.

(4) CMU DRAIN BLOCK @ 5'-4" O.C.

(5) FINISHED GRADE.

(6) 95% COMPACTED SUBGRADE.

7 CONCRETE FOOTING.

(8) #4 HOR. CONT. REBAR.

(9) 8" X 8" X 16" C.M.U. SCREEN WALL. SPLIT FACE BLOCK, INTEGRAL COLOR - DAVIS COLORS "KAILUA (677)" OR APPROVED EQUAL

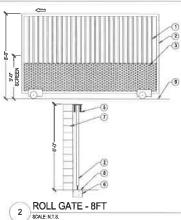
(1) B" X B" X 16" C,M.U, INVERTED SOLID BOTTOM LINTEL AS CAP, INTEGRAL COLOR - DAVIS COLORS "BAYOU (6130)" OR APPROVED EQUAL

DETAIL PROVIDED FOR REFERENCE ONLY.

2. CONTRACTOR TO PROVIDE SHOP DRAWING OF FOOTING FOR DEFERRED SUBMITTAL.

3. DAVIS COLORS, (323) 265-8323,

https://www.daviscolors.com/



PICKETS 1". PLACE 4" O.C.

(2) GATE FRAME 2"

3 PERFERATED METAL. SEE NOTES FOR SIZE

4 V-GROOVE WHEEL (5) PINCH ROLLER BRACKET

6 CONCRETE RIBBON

(7) EXISTING WALL (B) FINISH GRADE

NOTES:

1. DETAIL PROVIDED FOR REFERENCE ONLY

GATE
 MANUFACTURER; AMERICAN FENCE CO.
 PRODUCT; HOLDMAN SERVICE GATE
 WEBSITE; https://www.americantence.com/
 PERFORATED SCREEN

MANUFACTURER: MC NICHOLS CO.

ITEM #: 164/21/14 / MRSBTE into All Managements and 14 OVERALL WIDTH TO BE FIELD VERSTED.

4. OVERALL WIDTH TO BE FIELD VERSTED.

5. GATE 5 SCREEN TO BE PAINTED DINN EDWARDS TREASURE CHEST (DEIZZH, SHOP DEMANG TO BE FROVIDED BY MANUFACTURER.

7. POWER SOURCE TO BE COORDINATED BY CONTRACTOR.

EASTMARK RV & BOAT STORAGE

1921 S Alma School Rd, Suite Mesa, Arizona 85290 Tal: 480-250-0118

PRELIMINAR

10630 E PECOS ROAD Mesa, Arizona 85212



Predminary Submittel 06.24.20 ISSUE DATE

LANDSCAPE PACKAGE

April 29, 2021

DRAWN BY: TKW

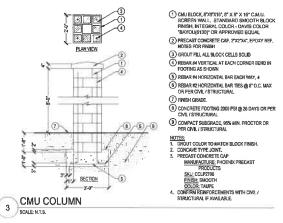
CHECK BY: JEH

PROJ. NO.: 2020-021

CASE NO.:

PRELIMINARY WALL DETAILS

2 of 2



Parcel Number	Owner	Mailing Address
304-34-015D	TUCKER PROPERTIES LTD	4010 E GROVE CIRCLE MESA AZ 85206
304-34-015E	TUCKER PROPERTIES LTD	4010 E GROVE CIRCLE MESA AZ 85206
304-34-016Q	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-016T	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-016V	YBL LLC	8525 N 75TH AVE PEORIA AZ 85345
304-34-016Y	YBL LLC	8525 N 75TH AVE PEORIA AZ 85345
304-34-016Z	VAN CO PROPERTIES LLC	4502 E UNIVERSITY PHOENIX AZ 85034
304-34-019C	SIGNAL BUTTE 20 DJB LLC	2251 N 32ND ST NO 30 MESA AZ 85213
304-34-019E	SIGNAL BUTTE 20 DJB LLC	2251 N 32ND ST NO 30 MESA AZ 85213
304-34-020D	SIGNAL BUTTE 10 LLC	2251 N 32ND ST UNIT 30 MESA AZ 85213
304-34-931	VAN CO PROPERTIES LLC	4502 E UNIVERSITY PHOENIX AZ 85034
304-34-933	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-934	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-34-935	SIGNAL BUTTE GATEWAY LLC	2251 N 32ND ST STE 30 MESA AZ 85213
304-36-003	HOME REAL ESTATE INVESTMENTS LLC	1465 E MOTORPLEX LOOP STE 200 GILBERT AZ 85297
304-63-005	TRW VEHICLE SAFETY SYSTEMS INC	11202 E GERMAIN RD QUEEN CREEK AZ 85242-9361
304-63-016	BYNER CATTLE COMPANY	333 N CENTRAL AVE PHOENIX AZ 85004-2121

Eastmark HOA, 6263 N. Scottsdale Road, Suite 330, Scottsdale AZ 85250