

Exhibit E



Development Services 1st Plan Review Comments

Project Address: 1439 N POWER RD, MESA, AZ 85207
Project Title: POWER BEACH PARK
Permit No.: PMT19-17732
Date: January 09, 2020
Submittal Cycle:

Provide a response to each comment and identify the location of revision on plans if applicable.

Resubmittals must be made within 180 days from the date of this notification.

Other Review		
Review By: Marisol Vazquez	(480) 644-4420	Marisol.Vazquez@MesaAZ.gov
<ol style="list-style-type: none">1. Resubmit/upload a complete plan set with your revisions. Each comment must include a written response and indicate the plan sheet number where the revision was made. Be advised that items changed, added, or deleted may create additional conditions requiring new comments upon re-submittal. [Page 1]		

Planning Review		
Review By: Marisol Vazquez	(480) 644-4420	Marisol.Vazquez@MesaAZ.gov
<ol style="list-style-type: none">1. Parking lot landscape islands. One shade tree and three shrubs shall be provided for every 15-foot parking island. 11-33-4.D [Page 7]2. Per section 11-33-3.4 (table) 1 tree and 6 shrubs are required per 25 linear feet of street frontage. Landscaping has not been provided as required by table. Provide a detailed calculations table of all landscape material; indicate minimum required tree and shrub quantities per property line and actual quantities to be installed. Scientific name and plant size need to be provided. [Page 7]3. Please provide detail sheet on vending structures. [Page 7]4. Provide details on the palapa shade structures. [Page 7]5. Revise plans to comply with section §11-33-4.B Interior Parking Lot Landscaping. Parking lot landscape islands shall be installed at each end of a row of stalls and in between for maximum 8 contiguous parking spaces. Landscape islands shall be a minimum of eight feet wide and 15 feet in length for single-row and 30 feet in length for a double-row parking. All measurements are to face of curb. [Page 7]6. Signage by separate permit. [Page 10]7. Make the following note on your plans:<ol style="list-style-type: none">a. Required trees shall be minimum size as specified in the Arizona Nursery Association "Recommended Tree Specifications" latest edition. 11-33-2(B)2b.		

Planning Review		
Review By: Marisol Vazquez	(480) 644-4420	Marisol.Vazquez@MesaAZ.gov
<p>All landscape material installed shall be maintained by owner/or lessee in accordance with the approved landscape plan. 11-33-3(I) 2 & 3</p> <p>c.</p> <p>Note either a “formal” or “natural” landscape maintenance program and that the landscape shall be maintained in accordance with the best management practice of the landscaping industry. 11-33-2(I)4</p> <p>d.</p> <p>All trees and shrubs located in the line-of-sight will be maintained for a clear area between 3' to 7' and show line of sight on landscape plan.</p> <p>e.</p> <p>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)</p> <p>f.</p> <p>Backflow preventers 2” or larger shall be screened with landscape material located within a 6'radius of the backflow preventers. All backflow preventers less than 2” shall be placed in a wire mesh basket and painted green. (The Police Department's Crime Prevention Division has requested the change to green to discourage theft.) [Page 11]</p> <p>8. Please clarify use of stage. Per section §11-86-3 Mesa Zoning Ordinance entertainment is not an allowed use. [Page 19]</p> <p>9. Provide location of trash/refuse.</p> <p>Trash/refuse collection areas, including enclosures, should be an integral component of the project</p> <p>Please provide detail sheet of materials, construction and design per §11-30-12.C Mesa Zoning Ordinance. [Page 19]</p> <p>10. Provide size of parking spaces. Min 9' x 18' are required. [Page 19]</p> <p>11. The light level at the boundary of the project, measured 36 inches above ground level, shall be not more than 0.5-foot candles (5 Lux) above ambient light level. Provide lighting to meet night sky ordinance Title 4, Chapter 4 of the Mesa City Code and §11-30-5. Revise and coordinate changes on all related sheets. [Page 28]</p>		

Building Review		
Review By: Donna Canale	(480) 644-4087	Donna.Canale@MesaAZ.gov
<p>1. Explain the gas lines. If they will have propane tanks, there are guidelines for this. If it will require a gas meter, calculations and clearances are required. [Page 6]</p> <p>2. Indicate the height of the walls around the volleyball court. [Page 6]</p> <p>3. Provide a dimensioned plan for the restrooms. Show ADA signage, fixtures, mounting heights. This submittal is incomplete. More comments could occur on the next round. [Page 20]</p>		

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Building Review		
Review By: Donna Canale	(480) 644-4087	Donna.Canale@MesaAZ.gov
<p>4. Provide a full set of architectural and engineering drawings for the restrooms. Drawings are needed for any shade structures. [Page 20]</p> <p>5. Contact Gene Gonzales for grease trap sizing. 480-644-5770. [Page 21]</p> <p>6. Provide photometrics to show light cut-off at property lines. [Page 28]</p>		

Civil Review		
Review By: Demian Thomas	480-644-4623	Demian.Thomas@mesaaz.gov
<p>1. Add directional data to all street names on all applicable plan sheets. [Page 2]</p> <p>2. Add to keynote 4 per MAG 230. Reference the size of sidewalk to be installed as well. [Page 2]</p> <p>3. Add to keynote 5 per MAG 220. [Page 2]</p> <p>4. Bleed-off is required for retention basins greater than a foot in depth. Per section 806.21.3.1 of the City of Mesa Engineering and Design Standards Manual: For surface basins, gravity bleed-off is the preferred method of storm water disposal for those surface basins that do not qualify for direct percolation (e.g., that are more than 12-inches deep). The engineer shall use a gravity bleed-off solution for such basins if a sufficiently deep storm drain system (or other acceptable gravity outfall) is located within a reasonable distance as determined by the City. [Page 2]</p> <p>5. Dimension the driveway opening. [Page 2]</p> <p>6. Key note 9 in plan view is not referenced in the notes. [Page 2]</p> <p>7. Plan(s) must clearly identify and dimension all existing and/or proposed City of Mesa R/W and easements. Identify and dimension the existing 55-foot R/W at Power Rd. as well as the required 10-feet of additional R/W to be dedicated. Reference C.O.M. std. dtl. M-19.01 for R/W requirements. [Page 2]</p> <p>8. The bottom of basin elevation for retention area 2A is shown at 88.0 and the bottom contour at 89.5. Revise as necessary. [Page 2]</p> <p>9. The existing catch basin at the corner of Power and Halifax will need to be relocated to drain the Halifax half street storm water flows. The existing catch basin as shown is in conflict with the proposed sidewalk as well. Revise as necessary and/or address. [Page 2]</p> <p>10. The existing storm drain manhole will be in conflict with the proposed ADA ramp at the corner of Power and Halifax. [Page 2]</p> <p>11. The HW contour elevation of 91.0 is higher than the curb opening at 89.80 in the parking lot. Verify the design will drain properly to retention area 2A. Revise/address. [Page 2]</p> <p>12. This project is required to dedicate an additional 10-feet of R/W at Power Rd. Provide all required documents for the dedication, 1) Sealed graphic exhibit 2) Legal description 3) Title Report and/or Deed. [Page 2]</p> <p>13. Backflow to be installed per C.O.M. std. dtl. M-31.03. Add a Key note and reference the size to</p>		

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Civil Review		
Review By: Demian Thomas	480-644-4623	Demian.Thomas@mesaaz.gov
<p>be installed. Backflow device size to match meter size. [Page 3]</p> <p>14. Extend existing 8" sewer in Halifax from stub-out at Power to the east property line (Comment provided by C.O.M. Water Resources Department). [Page 3]</p> <p>15. Plan references a cleanout on the proposed 2-inch water service. [Page 3]</p> <p>16. Remove M-44.03 from Key note 6 on the utility sheet. [Page 3]</p> <p>17. There is an existing 6-inch ACP water line in Halifax. Consider connection to this waterline to avoid pavement cuts within Power Rd. Add the location of the existing 6-inch ACP waterline to the plan. Revise/address. [Page 3]</p> <p>18. Typo [Page 3]</p> <p>19. Water meters are to be installed per C.O.M. std. dtls. M-49.01 and M-49.02. Revise Key note 6 as necessary. Add M-29 for the installation of 1.5" meters. [Page 3]</p> <p>20. Coordinate the size of the water meter and backflow with the Civil Plans. Reference backflow per C.O.M. std. dtl. M-31.03. [Page 9]</p>		

Fire Review		
Review By: Pablo Hernandez	480-644-4273	Pablo.Hernandez@MesaAZ.gov
<p>1. Fire sprinklers will be required in all buildings and structures per Mesa Fire Code 903.2. unless exempted by the 6 listed exemptions of 903.2.1. Upon construction plan submittal, provide plans for these systems or defer. If deferring, annotate the request on the Title Sheet and a \$500 fee will be added to the permit for each deferred submittal request. [Page 1]</p> <p>2. Fire sprinklers will be required in all buildings and structures per Mesa Fire Code 903.2. unless exempted by the 6 listed exemptions of 903.2.1. Upon construction plan submittal, provide plans for these systems or defer. If deferring, annotate the request on the Title Sheet and a \$500 fee will be added to the permit for each deferred submittal request. [Page 20]</p>		

Civil Review		
Review By: Bill Cummings		Bill.Cummings@MesaAZ.gov
<p>1. Please indicate how trash and recycle services will be handled [Page 2]</p>		

Civil Review		
Review By: David Barrier		David.Barrier@mesaaz.gov
<p>1.</p> <p>Provide off-site streetlight photo-metrics to verify that they comply with current standards for the proposed use. These to be submitted with the construction plan submittal.</p>		

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Civil Review		
Review By: David Barrier		David.Barrier@mesaaz.gov
<p>Provide Street Light plans per Chapter 9 of the Engineering & Design Standards. Reference Section 919 for submittal requirements.</p> <p>Where the land development project is adjacent to or adjoining an existing public street with existing public street lighting, the public street improvements associated with the proposed project shall not result in degradation of the existing lighting levels below the required minimum levels. The developer shall perform a lighting analysis for any project that results in a change of pedestrian conflict area classification or requires the addition, conversion, removal, replacement, or relocation of any streetlight(s). Projects in which the lighting analysis shows that lighting levels do not the meet required standards, or will be impacted negatively, the proposed project shall improve the existing public street lighting system to meet the required standards. [Page 2]</p> <ol style="list-style-type: none">2. ALL SIGNING & STRIPING INSTALLATION AND MODIFICATIONS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. SUBMIT PLANS FOR REVIEW PER THE CITY OF MESA SIGNING & PAVEMENT MARKINGS DESIGN PROCEDURES MANUAL. [Page 2]3. AT END OF SIDEWALK, INSTALL R9-9 WITH OM4-3 ON EACH SIDE. [Page 2]4. MAINTAIN EXISTING R1-1 AND D3 SIGNING, INCLUDE ON SIGNING PLAN SHEET [Page 2]5. PARKING STALLS ARE TO BE SET BACK 50' FROM PROPERTY LINE PER CITY CODE 11-32-4 A. MODIFY SITE PLAN TO COMPLY – THIS APPLIES TO TYPICAL PARKING AND THE VENDOR PARKING PLAN. [Page 2]6. SIDEWALK TO BE 6' WIDE ON POWER RD & 5' ON HALLIFAX FRONTAGES. [Page 2]7. VERIFY ROW AND PUF E AND IF NOT MEETING CURRENT CODE REQUIREMENTS, DEDICATE TO MEET CITY OF MESA DETAIL M-19.01. ROW TO BE 65-FEET ON POWER RD, 25-FEET ON HALIFAX [Page 2]8. PROVIDE MORE DETAIL ON THE PROPOSED GATE OPERATION. WHEN WILL THE GATE BE CLOSED? THE GATE SHOULD BE LOCATED FURTHER EAST SO THAT A VEHICLE CAN STACK BETWEEN THE BACK OF SIDEWALK AND GATE WHEN CLOSED. [Page 7]9. THERE SHALL BE CLEAR DELINEATION BETWEEN THE PAVED PARKING LOT AREA & RECREATIONAL AREA. HOW WILL THIS BE MAINTAINED WITH THE PROPOSED FOOD TRUCK PARKING PLAN WHICH SHOWS PROPOSED VENDOR SPACES WITHIN THE RECREATIONAL AREA. [Page 7]10. PROVIDE MORE INFORMATION REGARDING VENDOR/FOOD TRUCK OPERATIONS. MUST MAINTAIN ON-SITE PARKING FOR VISITORS DURING ANY EVENT. ON-STREET PARKING IS PROHIBITED ON POWER RD AND NOT ACCOMODATED OR SUPPORTED ON HALIFAX. MODIFY PARKING PLAN AND PROPOSED OPERATIONS TO FULLY ACCOMMODATE THE ANTICIPATED PARKING. [Page 21]		

NOTE: It is the applicant's responsibility to ensure that all comments are addressed as a whole. Each comment must include a written response and indicate the plan sheet number where the revision was made. Be advised that items changed, added, or deleted may create additional conditions requiring new comments. If you have questions regarding for a plan reviewer please contact them at the number provided.