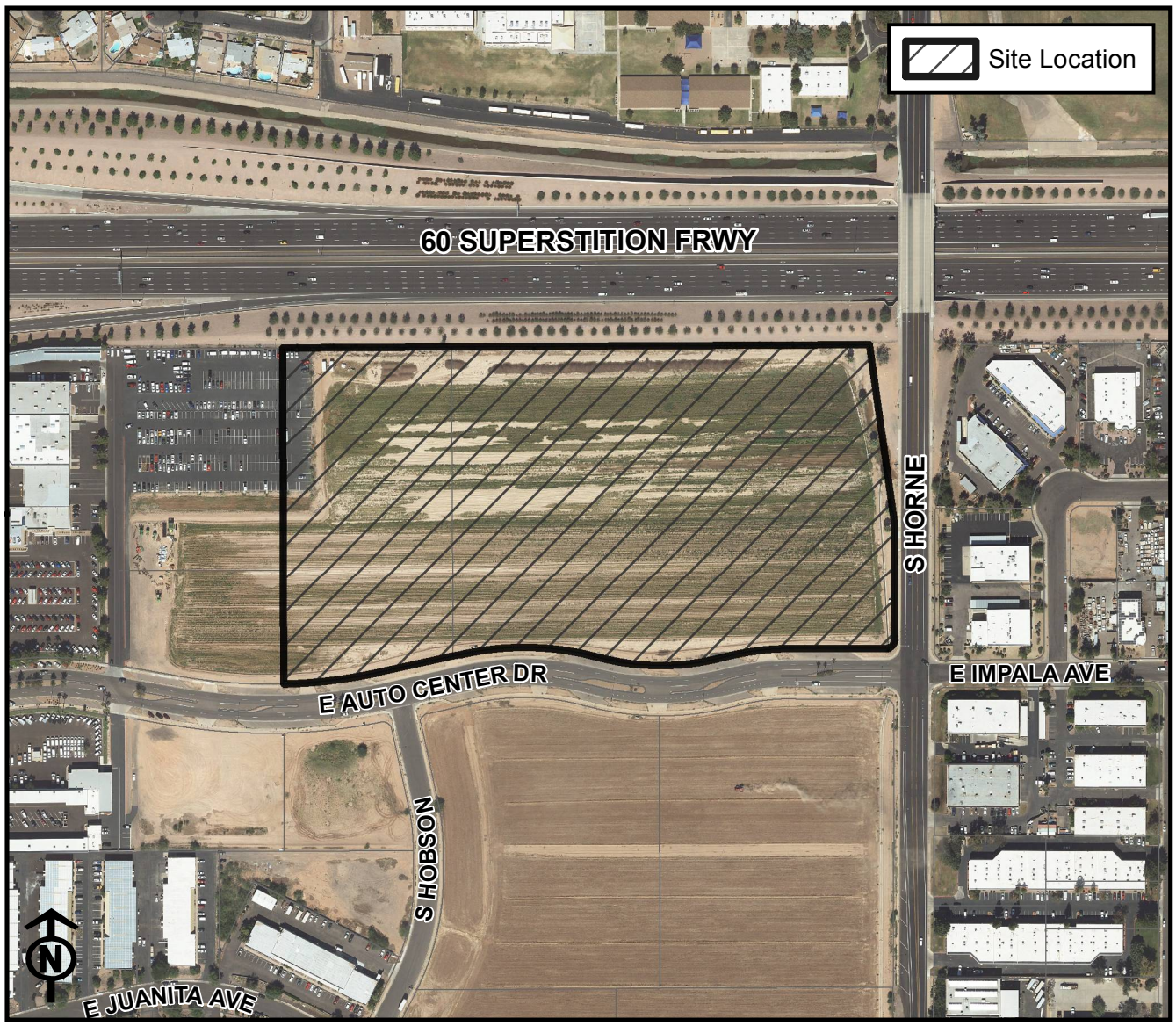

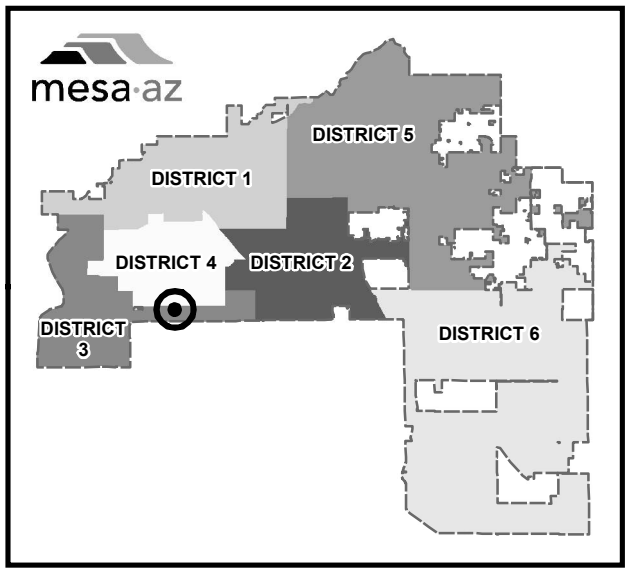

PLANNING AND ZONING VICINITY MAP

CASE:

Z15-002

PROJECT:

METRO EAST VALLEY COMMERCE CENTER

ADDRESS:

THE 500 TO 800 BLOCKS OF EAST AUTO CENTER DRIVE (NORTH SIDE) - DISTRICT 3

REQUEST:

REZONE FROM LI PAD TO LI PAD AND SITE PLAN REVIEW TO ALLOW FOR THE MODIFICATION OF THE PAD FOR THE DEVELOPMENT OF AN INDUSTRIAL PARK.

Z15-002
Z15-002
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Z15-002

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Planning and Zoning Board

Case Information

CASE NUMBER:	**Z15-002 (PLN2014-00591)**
LOCATION/ADDRESS:	500 – 800 blocks of East Auto Center Drive
GENERAL VICINITY:	Located east of Mesa Drive on the south side of the Superstition Freeway
REQUEST:	Rezone from LI PAD to LI PAD with Site Plan Review.
PURPOSE:	Development of an industrial park.
COUNCIL DISTRICT:	District 3
OWNER:	Puppyfeathers Limited Partnership
APPLICANT:	Withey Morris PLC – Michael B. Withey
STAFF PLANNER:	Kim Steadman

SITE DATA

PARCELS:	139-12-025 & 139-12-026
PARCEL SIZE:	21.5± acres
EXISTING ZONING:	Limited Industrial-Planned Area Development (LI PAD)
GENERAL PLAN DESIGNATION:	Employment
CURRENT LAND USE:	Agricultural

SITE CONTEXT

NORTH:	(Across US 60**)** existing charter school	– zoned AG
EAST:	(Across Horne) existing office industrial development	– zoned LI
SOUTH:	(Across E. Auto Center Dr.) existing agricultural use	– zoned LI PAD
WEST:	Existing auto-oriented use	– zoned LI PAD

ZONING HISTORY/RELATED CASES:

December 16, 1974:	Annexed to City.	(Ord. #907)
April 21, 1975:	Comparative zoning to AG.	(Z75-012)
January 28, 1985:	Rezone to LI PAD for an auto center.	(Z84-187)
January 18, 1988:	Establish design guidelines for an auto center.	(Z87-083)

STAFF RECOMMENDATION:	**Approval with Conditions**
P&Z BOARD DECISION:	☐ Approval with conditions. ☐ Denial
PROP 207 WAIVER:	☐Signed ☐ Not Signed

PROJECT DESCRIPTION/REQUEST

This site has approvals in place that would help it develop as an element of an 8-lot auto mall. Previous cases established design guidelines and modifications to code, all tailored to auto sales. Lots 1, 2 & 8, to the west of this site, had their site plans approved through the original Planned Area Development (PAD) and have developed as an auto dealership. The remainder of the auto mall PAD, Lots 3-7, has not developed yet. The current proposal comprises lots 3-5, removing them from the original PAD and creating a new Planned Area Development that serves this non-auto development.

The current case proposes an office/industrial development for the site. This means the auto-use provisions of the existing PAD no longer apply. The proposal is to start with a clean slate, establishing a new PAD tailored to the current development.

The request is for four, multi-tenant, office/industrial buildings placed in a straightforward, foursquare pattern on the site. The public façades of the buildings face outward toward public drive aisles and parking. The three outward-facing elevations of each building have architectural detailing, doors and windows of a pedestrian scale. The more-industrial side of each building, with multiple overhead doors, faces a common interior aisle that runs east/west through the center of the site. Enclosed yards, if desired by individual tenants, will also be located in this interior area.

The General Plan has a guideline for Employment Districts that promotes "architectural detailing appropriate for industrial buildings on all sides within 300' of a street or public parking area." Another applicable guideline is "Screening from public view required for outdoor storage…" Staff is presenting this project to the Design Review Board at a work session on January 13, 2015 to determine that the design complies with these guidelines. (See DR15-002.)

The site is accessed from both East Auto Center Drive and South Horne. The main entry drive runs north, from East Auto Center Drive between the buildings. It is enhanced by theme walls and additional landscaping. There are also two minor entry drives from this street, at the east and west ends of the site. East Auto Center Drive was built with diagonal parking spaces along the sides of the street. Mesa's Transportation Division has determined that most of the existing spaces create "visibility triangle" conflicts at the new entry drives. The site plan has been revised to remove the diagonal parking. The applicant also proposes revisions to existing landscape medians along this street. A single entry drive from South Horne is located to access the central, more industrial, drive aisle that serves the rear of the buildings.

MODIFICATIONS TO DEVELOPMENT STANDARDS

Requested Modification:	Code Requirement:	Applicant Proposes:	Staff Proposes:
Building Height:	40'	**56'**	**Approval**
Outdoor Storage:	Only in rear ½ of site	**In central aisle**	**In central aisle behind 8' walls.**
Landscape Setbacks: • Streets: • Freeway: • West P/L: • East P/L	↓ 20' 15' 0' 20'	↓ **10' in limited areas** **5' +2' car overhang** **5' +2' car overhang** **6' +2' car overhang***	↓ **Per Site Plan.** **Per Site Plan.** **Per Site Plan.** **Per Site Plan.**
Screen Walls: • East P/L: • FWY: • West P/L	↓ Screen all parking N/A N/A	↓ **Delete on north end** None None	↓ **Per Site Plan.** Meets Code. Meets Code.
Parking:	749 required	**650 provided**	**Per Site Plan.**
Bike Parking:	42 required	**16 provided**	**Per Site Plan.**

*This reduction is limited to the area north of the drive entry on Horne.

MODIFICATIONS

The modifications to landscape setbacks help this large industrial project finesse the constraints of the existing, curvilinear East Auto Valley Drive. While the curved road makes for a few pinch

points it also creates landscape yards that exceed minimum along much of the street. The result is a more naturalistic landscape area out front. The reduction to landscape yard along the freeway frontage is justified by the existence of a very tall, landscaped freeway berm in this area that already provides the desired screening. This same justification works for reduced landscaping and the deletion of a parking screening wall along Horne, north of the proposed drive entry. Horne is raised in this area to pass over the freeway.

The Zoning Ordinance calculates a specific balance between parking for different kinds of uses for Group Industrial shell buildings. This assumes the possibility of many different uses as tenants fill the building, any of the approved uses listed in the Ordinance. Per the Narrative the "ownership anticipates a good portion of the project will be sold or leased to users that are "Industrial" (1space per 600 square feet) or "Warehousing" (1space per 900 square feet). This parking ratio is consistent with the employment centers totaling approximately 3,000,000 square feet that the applicant owns and successfully operates in the Phoenix metro area."

A modification to the required number of bicycle parking spaces (16 vs. 42) is based on the location of this project along a freeway in the middle of an industrial park, a good distance from most public transportation. 16 spaces are proposed.

Modifications can be approved as a part of a Planned Area Development, and are justified by building design and site design that create a unique alternative to conventional development. This design provides well-designed landscaping in excess of minimum requirements in several areas of the site. This, combined with the quality design and materials of the buildings and site walls provide an overall level of quality that justifies the modifications to Code.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Plan, which included a neighborhood meeting and mailing letters to all property owners within 500' of the site. The letters described the project and resulted in one phone call requesting information but without raising concerns.

The applicant posted the property per requirements and mailed notification letters for the public hearing to the same 500' radius. These efforts did not result in any attendees at the neighborhood meeting or any requests for information (from the applicant or staff).

CONFORMANCE WITH THE GENERAL PLAN

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and in commercial/employment areas of activity. Rather than focusing on individual land uses, the Plan focuses on the "character of development in different areas." Character types combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs.

Criteria for review of development

The following criteria have been developed for use during the review process to determine whether or not the proposed development is achieving the vision and goals established in this Plan and thus meeting the statute requirements.

1. Is the proposed development consistent with furthering the intent and direction contained in the General Plan?

The General Plan focuses on creating land development patterns that emphasize the character of place and focusing on those principles that build neighborhoods, stabilize the job base, and improve the sense of place.
The existing zoning and proposed use of this property is consistent with the guiding principles of the General Plan.

The Plan also describes 5 key elements to be considered with development to help move the City toward the goal of becoming a more complete, recognizable City. The five elements include:

1. High Quality Development
2. Changing Demographics
3. Public Health
4. Urban Design and Place-Making
5. Desert Environment

The desert environment is acknowledged through the use of recessed windows with shading devices and desert-appropriate plant material.

2. Is the proposed development consistent with adopted sub-area or neighborhood plans?

This area does not have an established sub-area plan, but has been identified as an employment corridor. The proposed project will allow for a high quality Light Industrial development within this employment corridor along the south side of US 60.

3. Is the proposed development consistent with the standards and guidelines established for the applicable character type(s)?

The Character Area map of the Mesa 2040 General Plan defines this location as *Employment Districts* which are defined as follows:

Employment Districts

> Focus: Employment Districts is a character type that is primarily used for employment-type land uses of at least 20 acres and typically have minimal connection to the surrounding area. Examples of employment districts include areas for large manufacturing facilities, warehousing, business parks, etc. Employment districts may include supporting retail and office areas but rarely include any type of residential uses... The goal for these districts is to provide for a wide range of employment opportunities in high quality settings. (p. 7-22)

Of the sub-types appropriate to *Employment Districts* this request aligns well with the *Industrial* sub-type (p. 7-24) which is defined as:

> The Industrial character type signifies locations appropriate for manufacturing, warehousing, and other industrial operations. These areas typically have larger lots and require provision of access and circulation by large vehicles. These industries typically provide quality jobs and require protection from encroachment of non-compatible uses.

The General Plan includes the following “form and guidelines” items that apply to this

request:

- Generally single-story buildings often with big building masses that may have very tall ceiling heights.
- Screening from public view required for outdoor storage and production.
- Architectural detailing appropriate for industrial buildings on all sides within 300' of a street or public parking area.

Building design, site design and landscaping design for this project meet the form guidelines and are appropriate to the Employment District Character Type.

4. Will the proposed development serve to strengthen the character of the area by:

• Providing appropriate infill development;

This request will facilitate infill development of a large site that is surrounded on three sides by developed land.

• Removing development that is deteriorated and/or does not contribute to the quality of the surrounding area;

N/A

• Adding to the mix of uses to further enhance the intended character of the area;

The proposed industrial use adds to the mix of uses in the immediate area.

• Improving the streetscape and connectivity within the area;

The request will provide a well landscaped streetscape appropriate to an Employment District.

• Meeting or exceeding the development quality of the surrounding area?

The design of this project exceeds minimum standards, justifying the modifications to Code that are being granted through the PAD.

5. Does the proposed development provide appropriate transitions between uses? In more urban areas these transitions should generally be accomplished by design elements that allow adjacent buildings to be in close proximity to one another. In more suburban locations these transitions should be addressed through separation of uses and/or screening?

Yes, the proposed transect requires a building form that focuses on a transition from an Urban form along Main Street to the adjacent single-residential uses to the north.

STAFF ANALYSIS

SUMMARY:

Previous case history resulted in a PAD with modifications and design standards tailored to an auto dealership use. It never developed that way, and the current proposal is for an Employment use that is appropriate in the Limited Industrial base zoning district and in this location along a freeway corridor. The requested modifications to dimensional standards are minimal and justifiable. The requested reduction in parking for cars and bikes will, per the owner's extensive experience, provide appropriate parking to the development. The design quality of the buildings and site will be confirmed by the Design Review process.

CONCLUSION:
Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:
1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan, and building elevations except as otherwise conditioned.
2. Compliance with all requirements of Design Review approval through DR15-002.
3. Compliance with requirements for Visibility Triangles at drive entrances.
4. Compliance with all City development codes and regulations.
5. Signs (detached and attached) need separate approval and permit for locations, size, and quantity.
6. Outdoor storage is approved in the east-west corridor that runs between the buildings, and is conditioned upon the construction of 8'-tall masonry screening walls of materials and finishes approved through DR15-002. Screen walls shall fully screen the outdoor storage area for each tenant space while leaving a 24' wide access aisle through the center of the east-west corridor.

G:\P&Z Case folders\Z15\Z15-002 Metro EV Commerce\Z15-002 Metro East Valley Commerce Center PLN2014-00591.docx

PROJECT TEAM

OWNER: PUPPYFEATHERS LIMITED PARTNERSHIP
460 E. AUTO CENTER DRIVE
MESA, ARIZONA 85204

OWNER: MCP/ACQUISITION, LLC
1500 N. PRIEST DRIVE, SUITE 132
TEMPE, ARIZONA 85281
(602) 452-2573 (602) 452-2571 (FAX)

ATTORNEY WITHEY MORRIS, PLC
2525 E. ARIZONA BILTMORE CIRCLE, SUITE A-212
PHOENIX, ARIZONA 85016
(602) 230-0600 (602) 212-1787

ARCHITECT: MCCALL & ASSOCIATES
JEFF MCCALL, REGISTRATION # 29137
4307 N. CIVIC CENTER PLAZA
SCOTTSDALE, ARIZONA 85251
(480) 946-0066 946-2082 (FAX)

CIVIL: CEG
NATHAN COTTRELL, REGISTRATION # 34081
12409 W. INDIAN SCHOOL ROAD, C-303
AVONDALE, ARIZONA 85392
(623) 536-1993 748-9008 (FAX)

LANDSCAPE: RYAN AND ASSOCIATES
PHILLIP R. RYAN, REGISTRATION # 14891
575 W. CHANDLER BLVD., SUITE 229
CHANDLER, ARIZONA 85225
(480) 899-5813 963-3674 (FAX)

PROJECT INFORMATION

ZONING: (EXISTING / PROPOSED)	PAD
APN:	LOT 3: 139-12-025
	LOT 4: 139-12-026
SITE AREA: (NET)	21.34 ACRES - 933,672 S.F.
LOT COVERAGE:	345,290 S.F. / 933,672 S.F. = 37%
SITE AREA: (GROSS)	24.19 ACRES - 1,054,091 S.F.
BUILDING HEIGHT PROPOSED:	56'-0" PROPOSED
OCCUPANCY CLASSIFICATION:	B/F1/S1
TYPE OF CONSTRUCTION:	III-B, SPRINKLERED
ALLOWABLE FLOOR AREA:	UNLIMITED AREA
BUILDING AREA:	
BUILDING A:	128,161 S.F.
BUILDING B:	89,859 S.F.
BUILDING C:	74,662 S.F.
BUILDING D:	52,608 S.F.
TOTAL BUILDING AREA:	345,290 S.F.

PARKING SPACES REQUIRED:

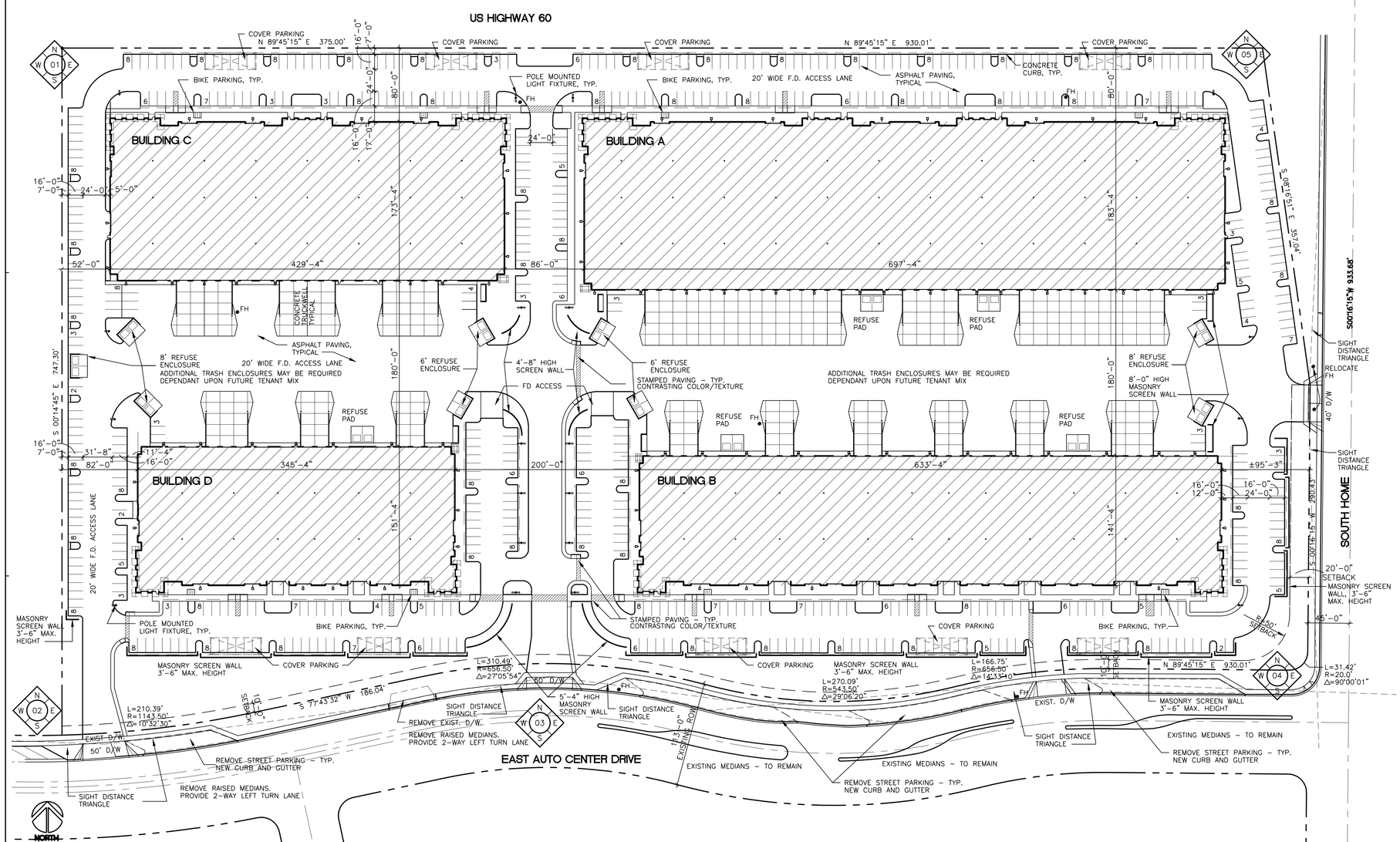
BUILDING AREA:			345,290 S.F.
	75%	258,968 SF / 500 S.F. =	518 SPACES
	25%	86,322 SF / 375 S.F. =	231 SPACES
CALCULATED AS GROUP INDUSTRIAL			
TOTAL SPACES REQUIRED:			749 SPACES
TOTAL PARKING SPACES PROVIDED:			642 SPACES
REQUIRED ACCESSIBLE SPACES:			14 SPACES
ACCESSIBLE SPACES PROVIDED:			20 SPACES
BIKE PARKING PROVIDED:			16 SPACES

PROJECT NARRATIVE

THE PROJECT IS THE DEVELOPMENT OF APPROXIMATELY 21.3 ACERS. THE SITE WILL INCLUDE 4 BUILDINGS DESIGNED FOR OFFICE AND LIGHT INDUSTRIAL USES. THE BUILDING ARE CONSTRUCTED OF CONCRETE TILT UP WALLS WITH STORE FRONT GLAZING AND METAL BANDING WITH A FLAT, WOOD PANELIZED ROOF SYSTEM.

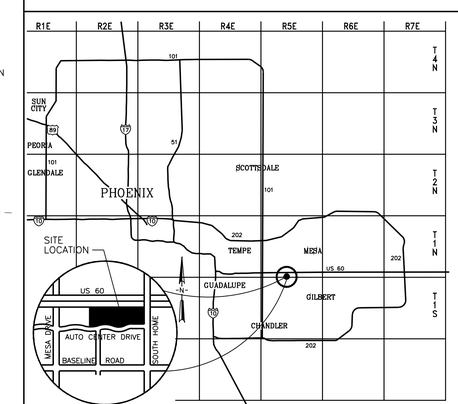
LEGAL DESCRIPTION

LOT 3 AND 4 OF THE AUTOMOTIVE CENTER AMENDED, ACCORDING TO THE MAP OF RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN THE BOOK 317 OF MAPS, PAGE 5.



CONCEPTUAL SITE PLAN

30' 60' 120' SCALE : 1"=60'-0"



VICINITY MAP

McCALL & associates, inc.
4307 n. civic center plaza
scottsdale, az 85251
tel:(480) 946-0066
fax:(480) 946-5432

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NOTICE OF ALTERNATIVE BILLING CYCLE
ARIZONA REVISED STATUTES 32-1158 REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES FOR PROGRESS PAYMENTS WITHIN THIRTY DAYS. A WRITTEN DESCRIPTION OF THE ALTERNATIVE BILLING CYCLE TO BE USED ON THE PROJECT IS AVAILABLE FROM THE OWNER OR OWNER'S DESIGNATED AGENT AT ADDRESS AND THE OWNER OR ITS DESIGNATED AGENT SHALL ACCEPT THIS BILLING PROCEDURE ON REQUEST.

NOTICE OF PROGRESS PAYMENTS PROCEDURE: THE CONTRACT ALLOWS THE OWNER ITS TIME TO MAKE PAYMENTS AFTER APPROVAL, CERTIFICATION AND APPROVAL OF BILLING ESTIMATES.

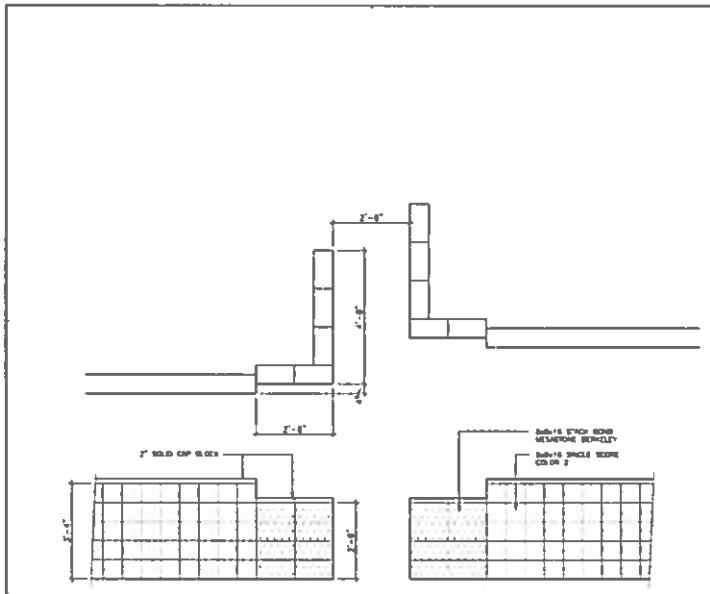
sheet title: **SITE PLAN**

project: **METRO EAST VALLEY COMMERCE CENTER**
US60 AND MESA DRIVE
MESA, AZ

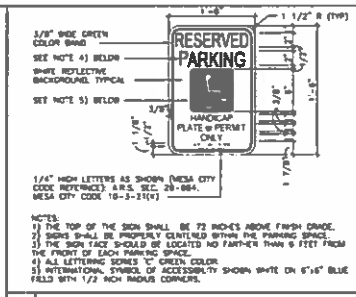
date: 12/2014
job no.: 14024
revision:

REGISTERED ARCHITECT
CERTIFICATE NO. 29137
JEFFREY N. McCALL
Date Signed 12/2014
ARIZONA, U.S.A.
Expires 06/30/2016

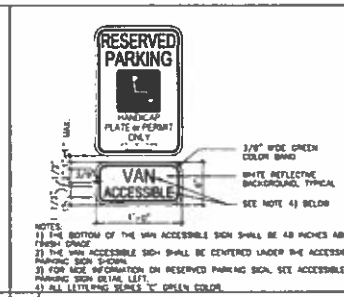
A1.1



18 SCREEN WALL ELEVATION AT AUTO PARKING



9 ACCESSIBLE PARKING SIGNAGE



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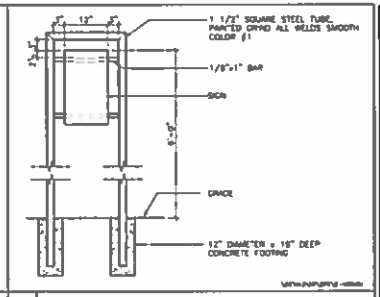

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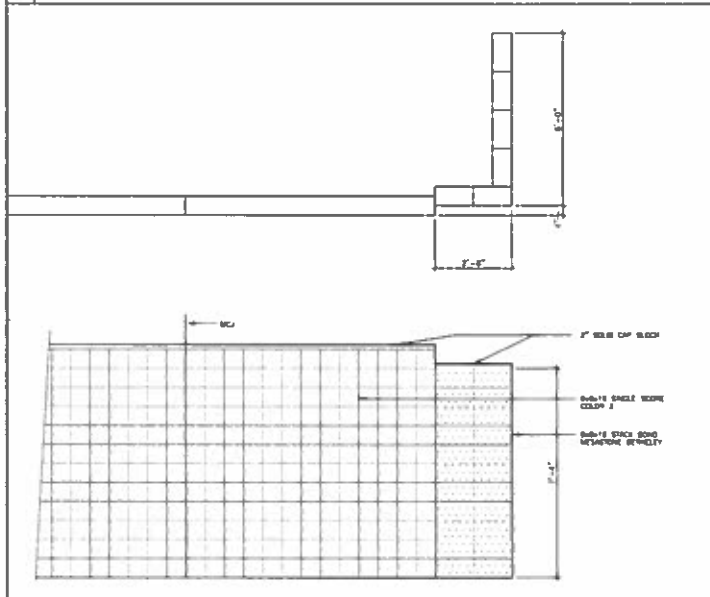
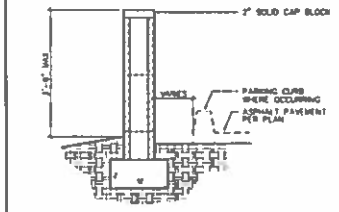
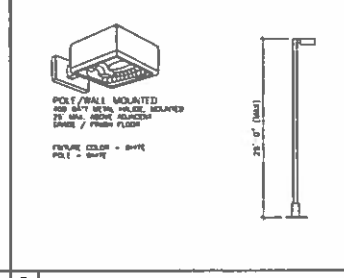


20 SCREEN WALL ELEVATION AT TRUCK LOADING

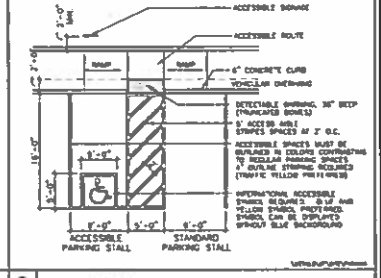


NOTE:
SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FOOTING SIZE. GROUT ALL CELLS SOLID BELOW GRADE.

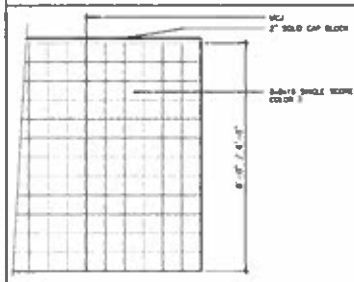
10 TYPICAL SCREEN WALL



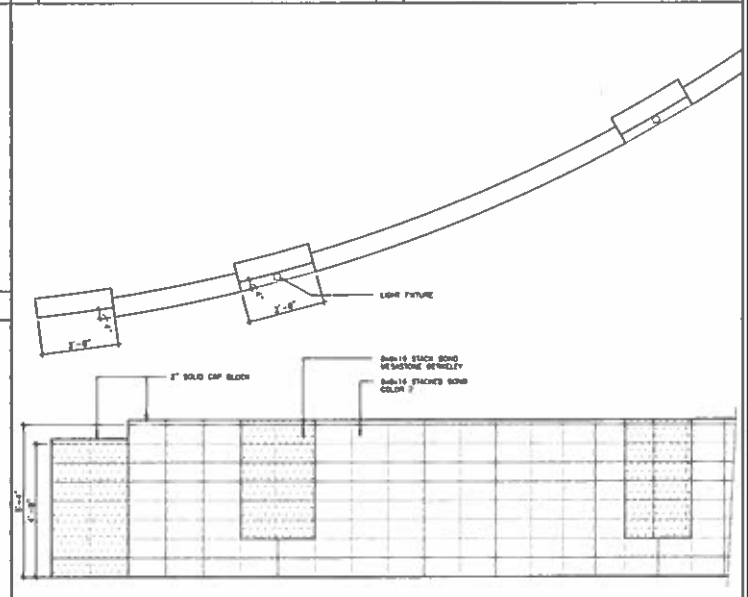
6 SITE LIGHTING



2 TYPICAL PARKING SPACES



12 ELEVATION AT REFUSE ENCLOSURE AND GBB



8 SCREEN WALL ELEVATION AT SITE ENTRY

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sheet title
SITE DETAILS

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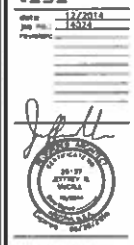
METRO EAST VALLEY COMMERCE CENTER
USGS AND MESA DRIVE
MESA, AZ

date 12/2014
job no. 14074
revisions



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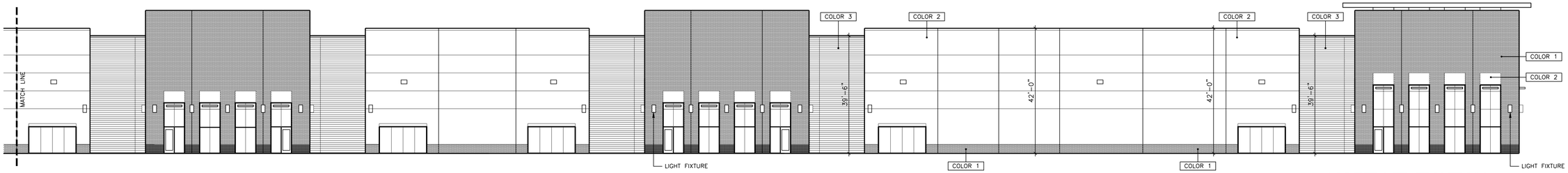
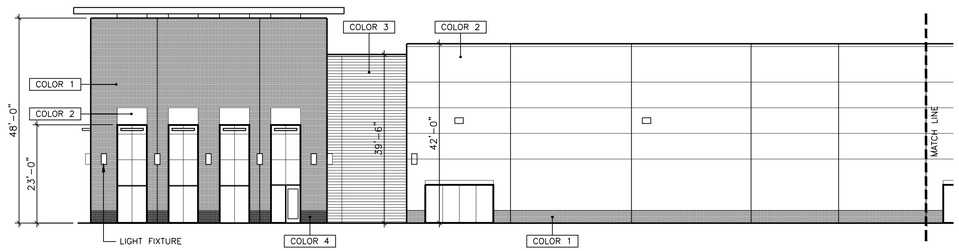


NORTH ELEVATION



NORTH ELEVATION

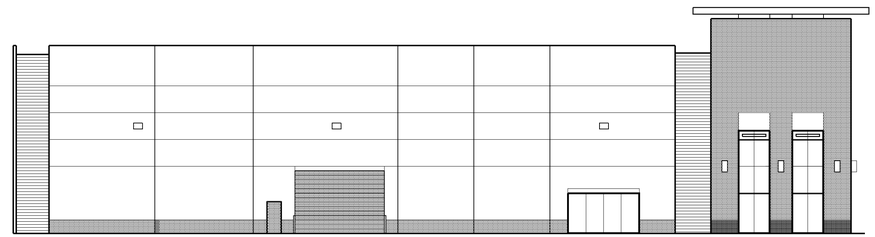
COLOR / MATERIALS LEGEND

CONCRETE TILT PANEL, MASONRY SITE WALLS

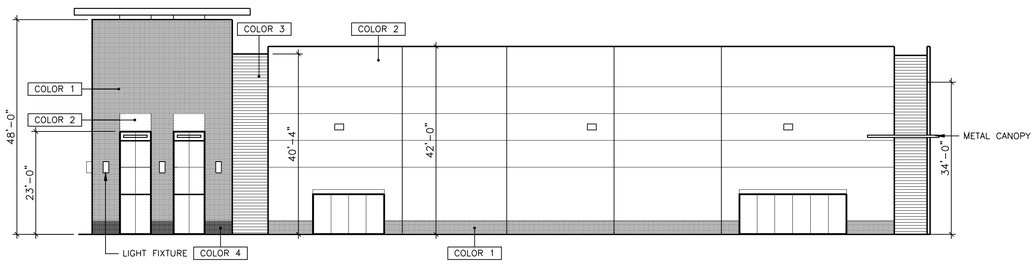
COLOR 1	FRAZEE – GYPSUM CL2732D
COLOR 2	FRAZEE – OTTER TAIL CLW1002W
COLOR 3	FRAZEE – VAULT CL3255D
COLOR 4	FRAZEE – DINGO CL2744D
COLOR 5	FRAZEE – BLACKTOP CL3237N

STOREFRONT SYSTEM
2x6 – FRONT GLAZED CLEAR ANODIZED ALUMINUM

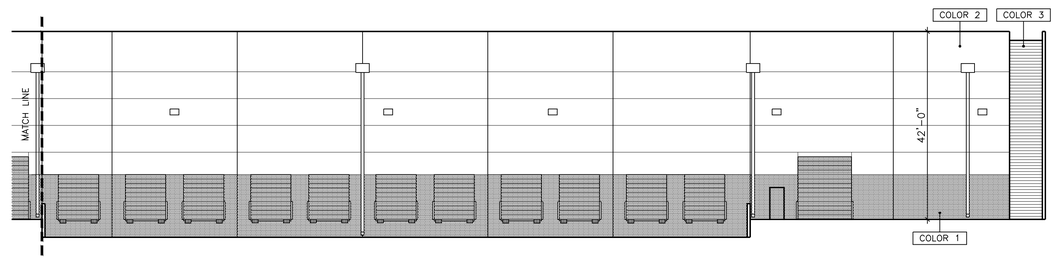
GLAZING
1" INSULATED, ECLIPSE ADVANTAGE ARCTIC BLUE



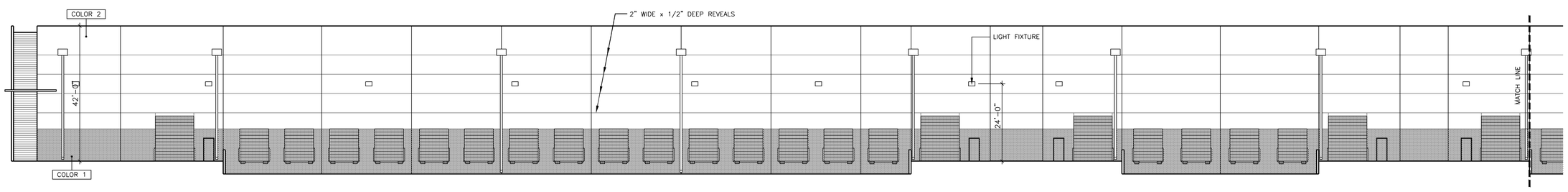
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



SOUTH ELEVATION

BUILDING A ELEVATIONS

SCALE : 1/16"=1'-0"

McCALL & associates, inc.

4307 n. civic center plaza
scottsdale, az 85251
tel:(480) 946-0066
fax:(480) 946-5432

this drawing is an instrument of service, and shall remain the property of the architect. this drawing shall not be reproduced or used for any purpose, in whole or in part, without the written consent of the architect.

NOTICE OF ALTERNATIVE BILLING CYCLE
STATE LAW (ARS 32-2191.01) NOW REQUIRES THE SUBMISSION OF BILLINGS OR ESTIMATES FOR PROGRESS PAYMENTS WITHIN THIRTY DAYS. A WRITTEN DESCRIPTION OF THE PROJECT'S BILLING CYCLE ALLOWED TO THE PROJECT IS AVAILABLE FROM THE OWNER AT THE OWNER'S DESIGNATED AGENT AT ADDRESS AND THE OWNER OR ITS DESIGNATED AGENT SHALL PROVIDE THIS DOCUMENT ON REQUEST.

NOTE: PROGRESS PAYMENTS WILL BE MADE ON THE CONTRACT ALONE THE OWNER IS MAKE INDEPENDENT PAYMENTS AFTER CERTIFICATION AND APPROVAL OF BILLING ESTIMATES.

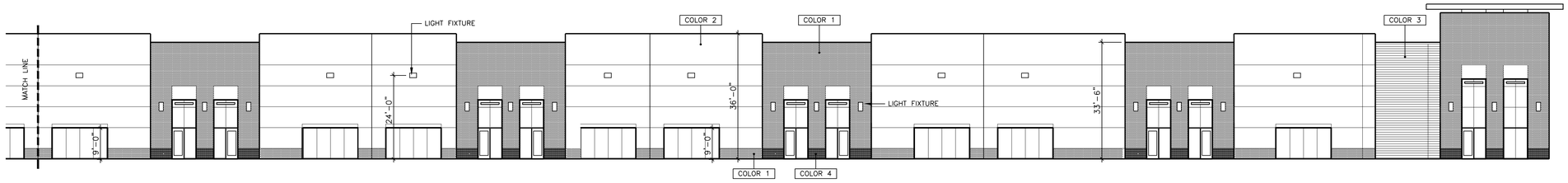
sheet title:
BUILDING A ELEVATIONS

project:
METRO EAST VALLEY COMMERCE CENTER
US60 AND MESA DRIVE
MESA, AZ

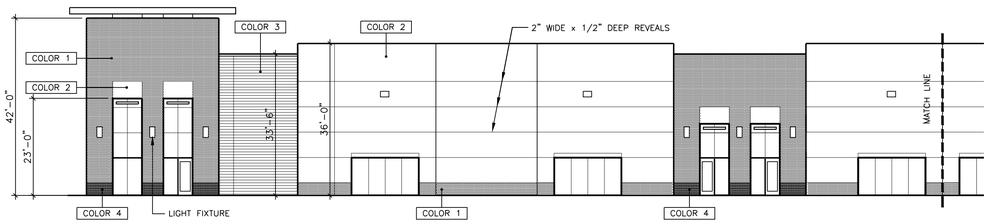
date: 11/2014
job no.: 14024
revision:

REGISTERED ARCHITECT
CERTIFICATE NO. 29137
JEFFREY N. McCALL
Date Signed 11/2014
ARIZONA, U.S.A.
Expires 06/30/2015

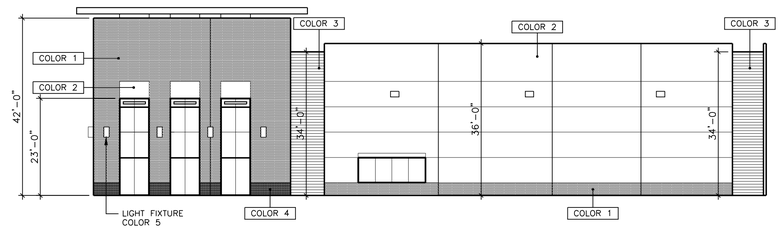
A3.1



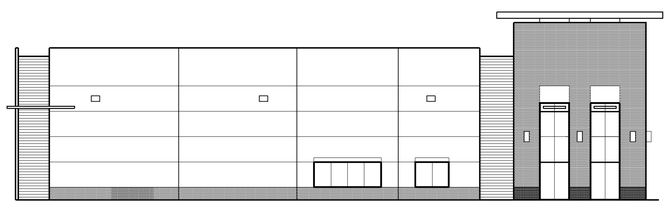
SOUTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

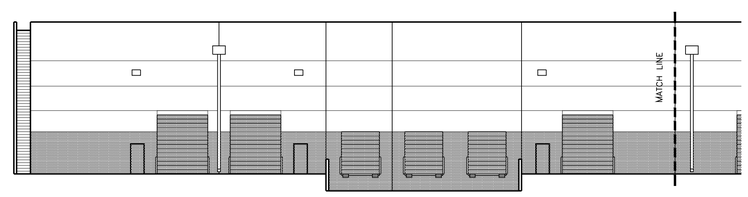
COLOR / MATERIALS LEGEND

CONCRETE TILT PANEL, MASONRY SITE WALLS

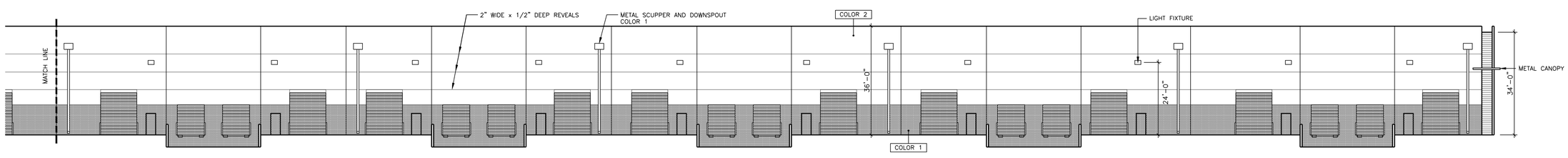
COLOR 1	FRAZEE – GYPSUM CL2732D
COLOR 2	FRAZEE – OTTER TAIL CLW1002W
COLOR 3	FRAZEE – VAULT CL3255D
COLOR 4	FRAZEE – DINGO CL2744D
COLOR 5	FRAZEE – BLACKTOP CL3237N

STOREFRONT SYSTEM
2x6 – FRONT GLAZED CLEAR ANODIZED ALUMINUM

GLAZING
1" INSULATED, ECLIPSE ADVANTAGE ARCTIC BLUE



NORTH ELEVATION



NORTH ELEVATION

BUILDING B ELEVATIONS

SCALE : 1/16"=1'-0"

McCALL & associates, inc.
4307 n. civic center plaza
scottsdale, az 85251
tel:(480) 946-0066
fax:(480) 946-5432

this drawing is an instrument of service, and shall remain the property of the architect. this drawing shall not be reproduced or used for any purpose, in whole or in part, without the written consent of the architect.

NOTICE OF ALTERNATIVE BILLING CYCLE
THE OWNER'S PROJECT MANAGER MAY REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES AT LEAST ONCE EVERY THIRTY DAYS. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE AS MAY BE THE PROJECT IS AVAILABLE FROM THE OWNER OR THE OWNER'S DESIGNATED AGENT AT ADDRESS AND PHONE NUMBER ON REQUEST. AND THE OWNER OR ITS DESIGNATED AGENT SHALL PROVIDE THIS ALTERNATE BILLING CYCLE TO CONTRACTORS WHEN REQUESTING PROPOSALS. THE CONTRACT ALLOWS THE OWNER ITS MAKE PAYMENTS TO CONTRACTOR BASED UPON CERTIFICATION AND APPROVAL OF BILLING ESTIMATES.

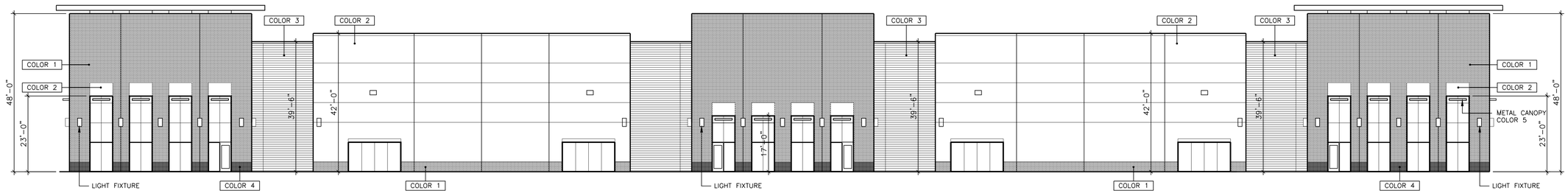
sheet title:
BUILDING B ELEVATIONS

project:
METRO EAST VALLEY COMMERCE CENTER
US60 AND MESA DRIVE
MESA, AZ

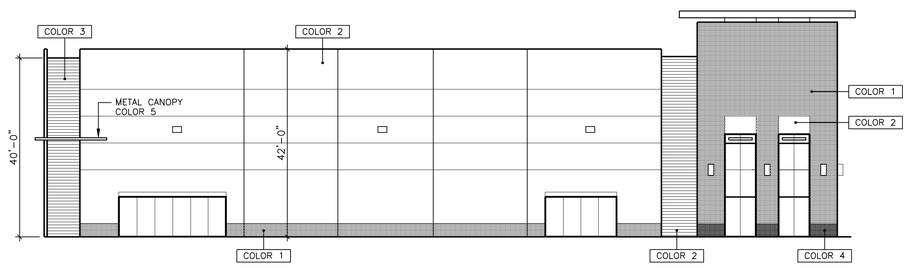
date: 11/2014
job no.: 14024
revision:

REGISTERED ARCHITECT
CERTIFICATE NO. 29137
JEFFREY N. McCALL
11/2014
Date Signed
ARIZONA, U.S.A.
Expires 06/30/2015

A3.2



NORTH ELEVATION



EAST ELEVATION

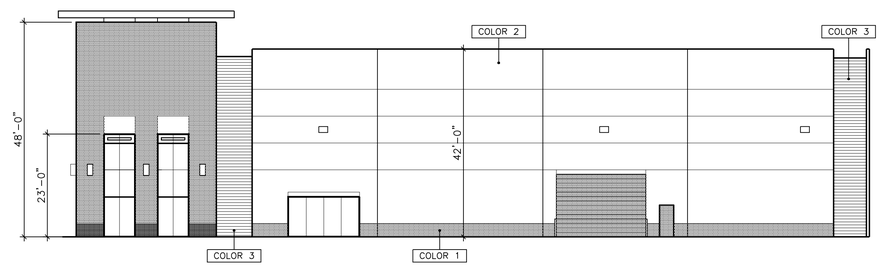
COLOR / MATERIALS LEGEND

CONCRETE TILT PANEL, MASONRY SITE WALLS

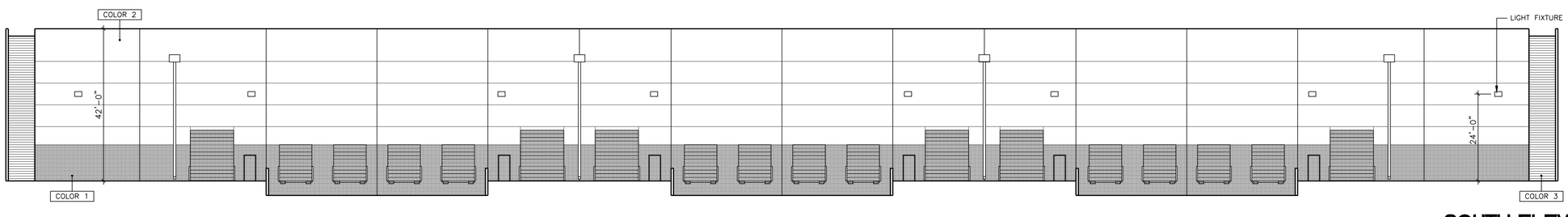
COLOR 1	FRAZEE – GYPSUM CL2732D
COLOR 2	FRAZEE – OTTER TAIL CLW1002W
COLOR 3	FRAZEE – VAULT CL3255D
COLOR 4	FRAZEE – DINGO CL2744D
COLOR 5	FRAZEE – BLACKTOP CL3237N

STOREFRONT SYSTEM
2x6 – FRONT GLAZED CLEAR ANODIZED ALUMINUM

GLAZING
1" INSULATED, ECLIPSE ADVANTAGE ARCTIC BLUE



WEST ELEVATION



SOUTH ELEVATION

BUILDING C ELEVATIONS

SCALE : 1/16"=1'-0"

McCALL & associates, inc.
4307 n. civic center plaza
scottsdale, az 85251
tel:(480) 946-0066
fax:(480) 946-5432

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NOTICE OF ALTERNATIVE BILLING CYCLE
THIS WORK MAY BE SUBJECT TO PROGRESS ESTIMATES. REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN ADVANCE OF THE ACTUAL WORK. THIRTY DAYS, A WRITTEN DESCRIPTION OF SUCH ALTERNATIVE BILLING CYCLE AND THE PROJECT IS AVAILABLE FROM THE OWNER OR THE OWNER'S DESIGNATED AGENT AT ADDRESS AND PHONE NUMBER SHOWN ON PROJECT SIGNS AND THE OWNER OR ITS DESIGNATED AGENT SHALL PROVIDE THIS ALTERNATIVE BILLING CYCLE.
NOTICE OF CHANGE IN PAYMENT PROCEDURE:
THE CONTRACT ALLOWS THE OWNER ITS MAKE PAYMENT BASED UPON PROGRESS ESTIMATES, CERTIFICATION AND APPROVAL OF BILLING.

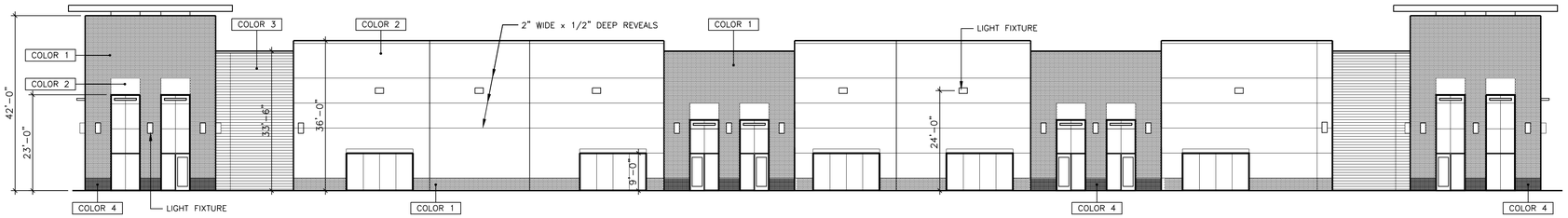
sheet title: BUILDING C ELEVATIONS

project: METRO EAST VALLEY COMMERCE CENTER
US60 AND MESA DRIVE
MESA, AZ

date: 11/2014
job no.: 14024
revision:

REGISTERED ARCHITECT
CERTIFICATE NO. 29137
JEFFREY N. McCALL
11/2014
Date Signed
ARIZONA, U.S.A.
Expires 06/30/2015

A3.3



SOUTH ELEVATION

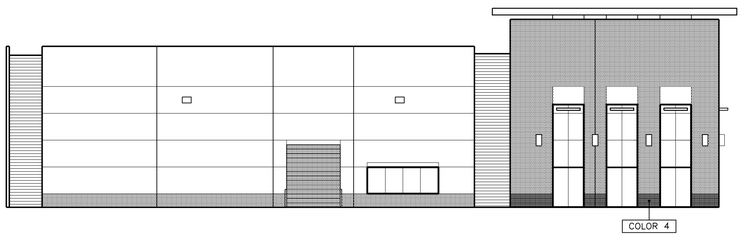
COLOR / MATERIALS LEGEND

CONCRETE TILT PANEL, MASONRY SITE WALLS

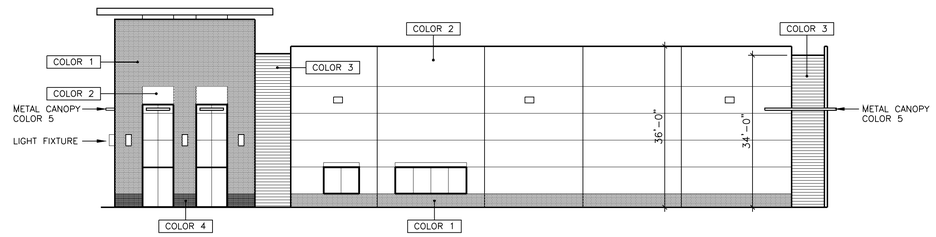
COLOR 1	FRAZEE – GYPSUM CL2732D
COLOR 2	FRAZEE – OTTER TAIL CLW1002W
COLOR 3	FRAZEE – VAULT CL3255D
COLOR 4	FRAZEE – DINGO CL2744D
COLOR 5	FRAZEE – BLACKTOP CL3237N

STOREFRONT SYSTEM
2x6 – FRONT GLAZED CLEAR ANODIZED ALUMINUM

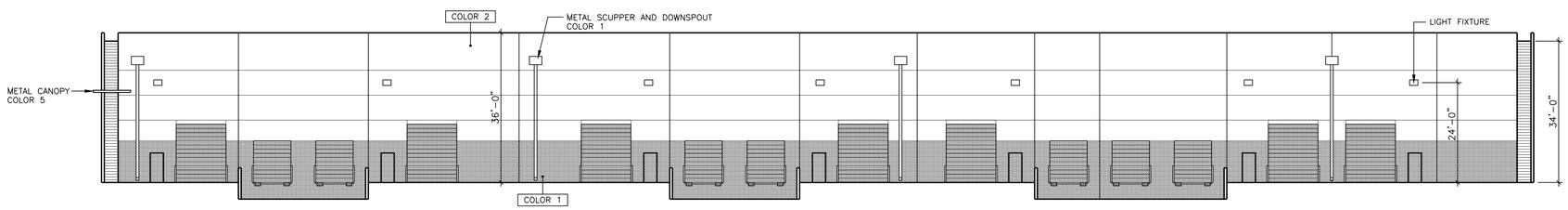
GLAZING
1" INSULATED, ECLIPSE ADVANTAGE ARCTIC BLUE



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

BUILDING D ELEVATIONS

SCALE : 1/16"=1'-0"

McCALL & associates, inc.
4307 n. civic center plaza
scottsdale, az 85251
tel:(480) 946-0066
fax:(480) 946-5432

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NOTICE OF ALTERNATIVE BILLING CYCLE
THIS CONTRACT ALLOWS THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM THE OWNER OR THE OWNER'S DESIGNATED AGENT AT ADDRESS ADDRESS AND THE OWNER OR ITS DESIGNATED AGENT SHALL PROVIDE THIS DESCRIPTION ON REQUEST.

NOTICE OF EXTENDED PAYMENT PROVISION
THE CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN THIRTY (30) DAYS AFTER CERTIFICATION AND APPROVAL OF BILLING ESTIMATES.

sheet title:
BUILDING D ELEVATIONS

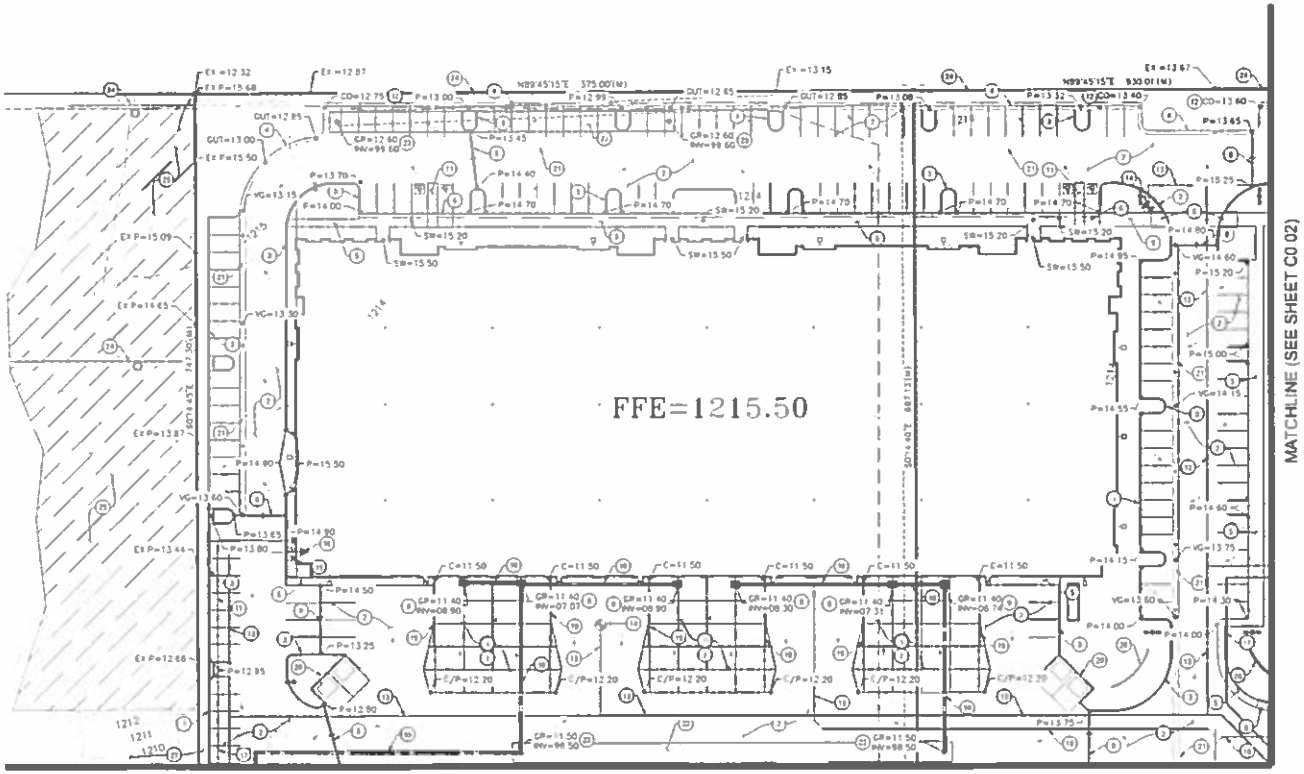
project:
METRO EAST VALLEY COMMERCE CENTER
US60 AND MESA DRIVE
MESA, AZ

date: 11/2014
job no.: 14024
revision:

REGISTERED ARCHITECT
CERTIFICATE NO.
29137
JEFFREY N.
McCALL
11/2014
Date Signed
ARIZONA, U.S.A.
Expires 06/30/2013

A3.4

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
FOR
METRO MESA
APN: 139-12-025 & 139-12-026
NW CORNER OF AUTOCENTER DRIVE AND HORNE



GRAPHIC SCALE

NORTH

SITE AREA
GROSS AREA = 1,054,058 S.F. (24.198 AC)
NET AREA = 938,876 S.F. (21.535 AC)
DISTURBED AREA = 954,039 S.F. (21.902 AC)

LEGAL DESCRIPTION
LOTS 3-7 MESA AUTOMOTIVE CENTER AMENDED, ACCORDING TO MARICOPA COUNTY RECORDER, BOOK OF MAPS 317 PAGE 5, AND LOT 8 MESA AUTOMOTIVE CENTER II ACCORDING TO MARICOP COUNTY RECORDER, BOOK OF MAPS 329, PAGE 9, MARICOPA COUNTY ARIZONA

FLOOD INFO - FIRM DATA
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO 04013C2265L, DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN SHADED ZONE X SHADED ZONE X IS DESCRIBED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

OFFSITE DRAINAGE
"THERE ARE NO OFFSITE FLOWS AFFECTING THE SITE. ALL ONSITE FLOWS WILL BE RETAINED ONSITE AND WILL NOT ACCEPT ANY OFFSITE FLOWS

ELEVATION BENCHMARK
BRASS TAG FOUND AT THE INTERSECTION OF MESA DRIVE AND BASELINE ROAD
ELEVATION = 1213.50 (NAVD88 DATUM)

NEW CONSTRUCTION
1 NEW CONCRETE PAVEMENT
2 NEW ASPHALT PAVEMENT
3 NEW CONCRETE CURB
4 NEW CONCRETE CURB AND GUTTER
5 NEW CONCRETE SIDEWALK
6 NEW SIDEWALK RAMP
7 NEW CONCRETE TRUCK WELL, 4' DEEP @ BLDG
8 NEW SURFACE GRADEBREAK
9 NEW M.A.G. STD DTL. 535 CONCRETE CATCH BASIN
10 NEW H.D.P.E. STORM DRAIN PIPE
11 2% MAXIMUM SLOPE FOR ADA PARKING SPACES
12 NEW REVERSE CURB OPENING
13 NEW FIRE LINE
14 NEW FIRE HYDRANT
15 NEW FIRE DEPARTMENT CONNECTION
16 NEW FIRE RISER
17 NEW DOMESTIC WATERLINE
18 NEW SANITARY SEWER LINE
19 NEW RETAINING WALL
20 NEW TRASH ENCLOSURE
21 NEW VALLEY GUTTER
22 NEW 10' DIA UNDERGROUND STORAGE TANK INVERT AS SHOWN (BOTTOM OF STORAGE TANKS)
23 NEW 12" DIA CATCH BASIN W/12" RISER PIPE FROM STORAGE TANK INVERTS AS SHOWN
24 EXISTING FENCE
25 EXISTING PAVEMENT
26 NEW SCREEN WALL
27 EXISTING RETENTION BASIN

CALL FOR THE BLUE STAKER
602-263-1100
Blue Stake Center

OWNER

ENGINEER
CTG INC
P.O. BOX 2340
GLENDALE, AZ 85311
(623) 936-1993
CONTACT: NICHOLAS BROWN

ARCHITECT

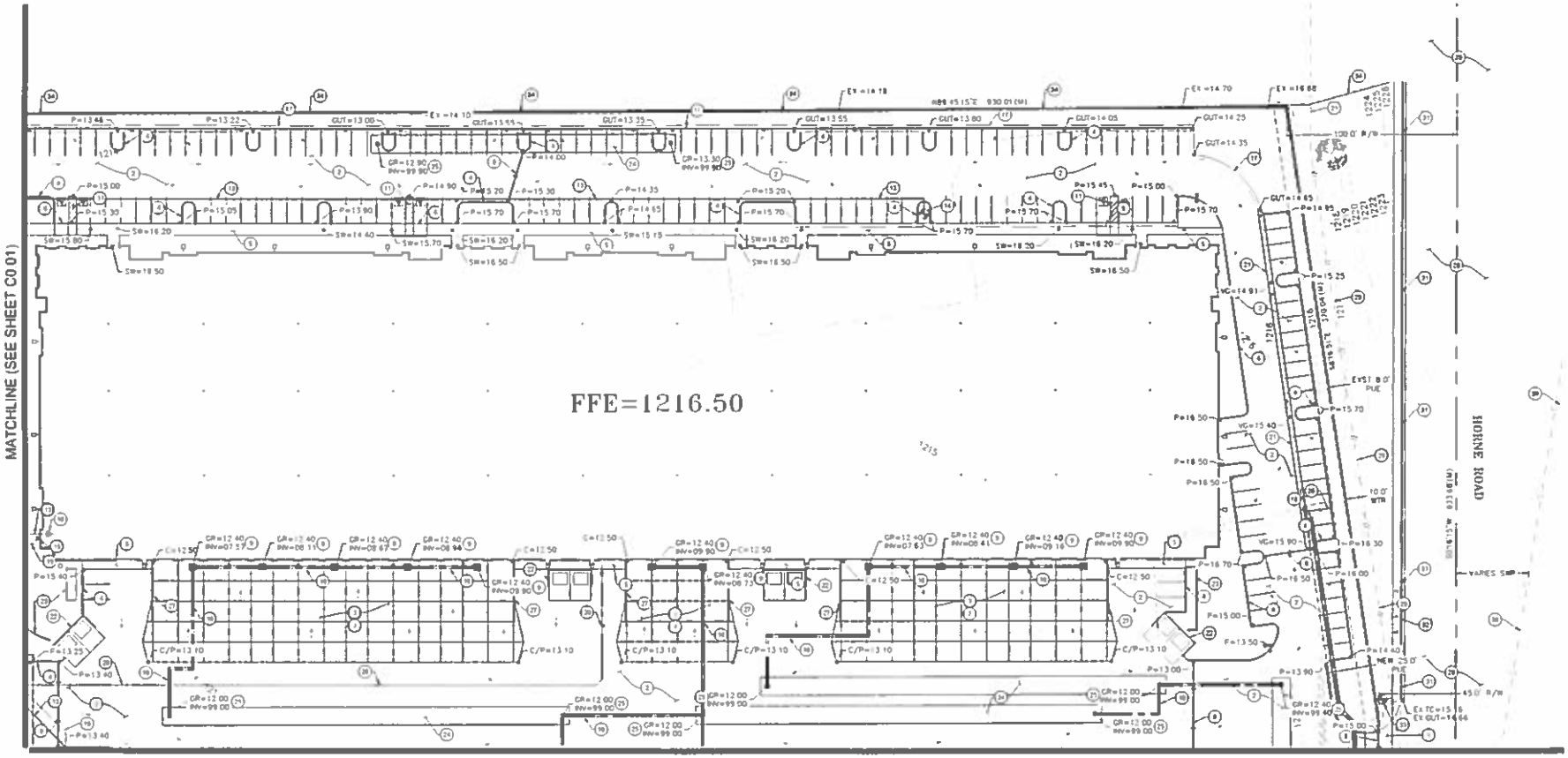
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
METRO MESA
NW CORNER OF AUTOCENTER DR AND HORNE
MESA, ARIZONA

DRAWN BY	SMZ
CHECKED BY	NJC
DATE	11/04/14
SCALE	1"=50'
PROJECT #	14-083
LAST MODIFIED	
LAST MODIFIED BY	

PO BOX 2340
GLENDALE AZ 85311
PH (623) 936-1993

QS #
SDEV #
KIVA #

SHEET 1 OF 4
C0.01



GRAPHIC SCALE

NORTH

NEW CONSTRUCTION

1. NEW CONCRETE DRIVEWAY ENTRANCE
2. NEW ASPHALT PAVEMENT
3. NEW CONCRETE PAVEMENT
4. NEW CONCRETE CURB
5. NEW CONCRETE SIDEWALK
6. NEW SIDEWALK RAMP
7. NEW CONCRETE TRUCK WELL, 4' DEEP @ BLDG.
8. NEW SURFACE GRADEBREAK
9. NEW M.A.G. STD DTL. 535 CONCRETE CATCH BASIN
10. NEW HDPE STORM DRAIN PIPE
11. 2% MAXIMUM SLOPE FOR ADA PARKING SPACES
12. NOT USED
13. NEW FIRE LINE
14. NEW FIRE HYDRANT
15. NEW FIRE DEPARTEMENT CONNECTION
16. NEW FIRE RISER
17. NEW CONCRETE CURB AND GUTTER
18. CONNECT NEW HDPE PIPE TO EXISTING STORM DRAIN PIPE
19. NEW DOMESTIC WATERLINE
20. NEW SANITARY SEWER LINE
21. NEW VALLEY GUTTER
22. NEW TRASH ENCLOSURE
23. NEW SCREEN WALL
24. NEW 10' DIA UNDERGROUND STORAGE TANK INVERT AS SHOWN (BOTTOM OF STORAGE TANKS)
25. NEW 12" DIA CATCH BASIN W/12" RISER PIPE FROM STORAGE TANK INVERTS AS SHOWN
26. EXISTING STORM DRAIN PIPE
27. NEW RETAINING WALL
28. EXISTING ASPHALT PAVEMENT
29. EXISTING WATER LINE
30. EXISTING SEWER LINE
31. EXISTING CURB AND GUTTER
32. EXISTING DRIVEWAY
33. RELOCATED HYDRANT SEE SHEET C0.04 FOR PREVIOUS LOCATION
34. EXISTING FENCE

CALL FOR THE BLUE STAKES 602-263-1100 Blue Stake Center

OWNER

ENGINEER

SEC INC
P.O. BOX 1360
GLENDALE, AZ 85311
(623) 539-1993
CONTACT MICHELLE BROWN

ARCHITECT

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
METRO MESA
NW CORNER OF AUTOCENTER DR AND HORNE
MESA, ARIZONA

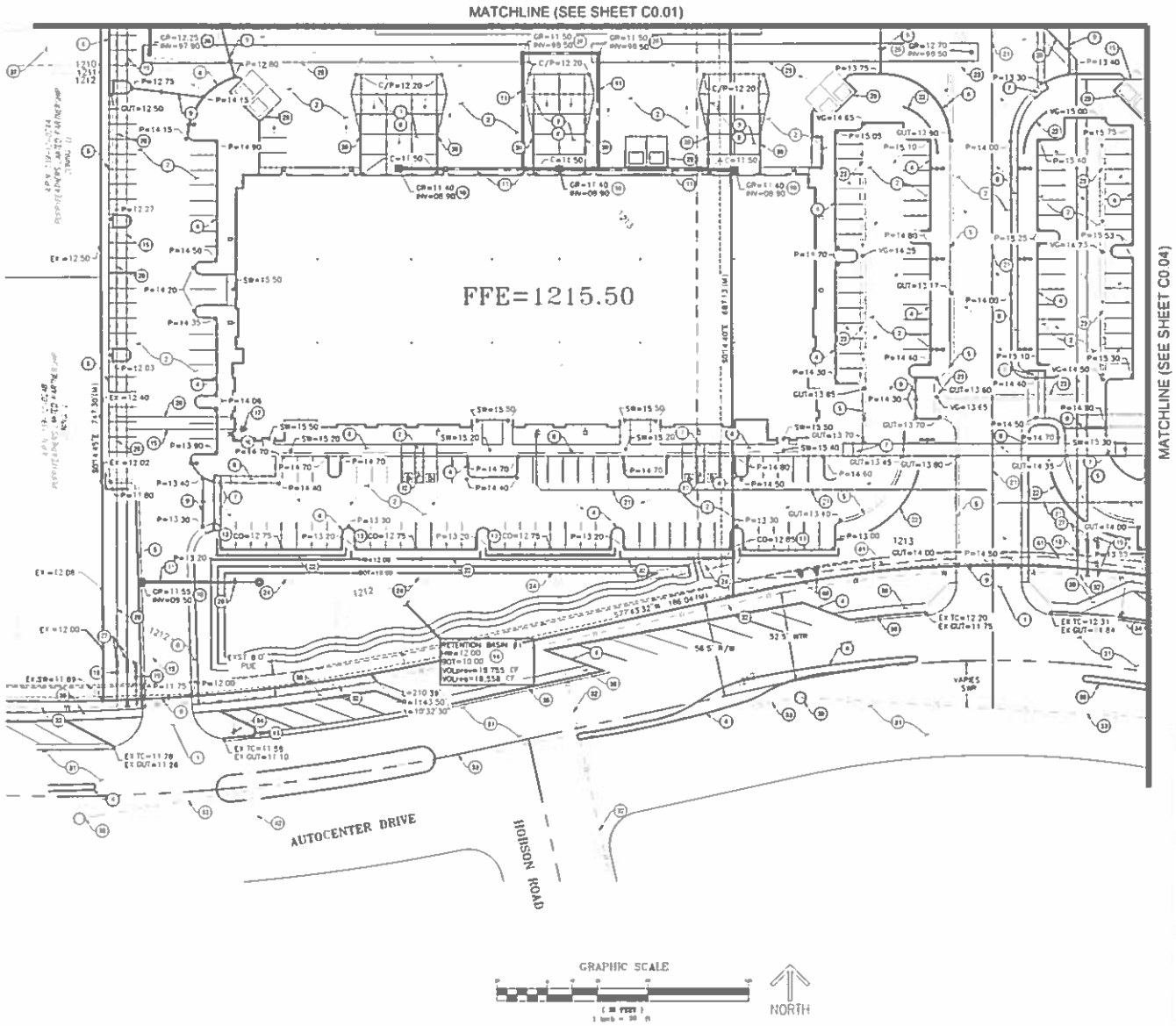
DRAWN BY	SMZ
CHECKED BY	MJC
DATE	11/04/14
SCALE	1=30
PROJECT #	14-083
LAST MODIFIED	
LAST MODIFIED BY	

PO BOX 1360
GLENDALE AZ 85311
PH (623) 539-1993

SHEET 2 OF 4

C0.02

KIVA # SDEV # CS #



NEW CONSTRUCTION

1. NEW CONCRETE DRIVEWAY ENTRANCE
2. NEW ASPHALT PAVEMENT
3. NEW CONCRETE PAVEMENT
4. NEW CONCRETE CURB
5. NEW CONCRETE CURB AND GUTTER
6. NEW CONCRETE SIDEWALK
7. NEW SIDEWALK RAMP
8. NEW CONCRETE TRUCK WELL, 4' DEEP @ BLDG
9. NEW SURFACE GRADEBREAK
10. NEW M.A.G. STD. DTL. 535 CONCRETE CATCH BASIN
11. NEW H.D.P.E. STORM DRAIN PIPE
12. 2% MAXIMUM SLOPE FOR ADA PARKING SPACES
13. NEW CURB OPENING
14. NEW RETENTION BASIN
15. NEW FIRE LINE
16. NEW FIRE DEPARTMENT CONNECTION
17. NEW FIRE RISER
18. NEW DOMESTIC WATER SERVICE/METER
19. NEW LANDSCAPE WATER SERVICE/METER
20. NEW DOMESTIC WATERLINE
21. NEW SANITARY SEWER LINE
22. NEW CMU BLOCK SCREEN WALL
23. NEW VALLEY GUTTER
24. NEW RIP RAP
25. NEW 10' DIA UNDERGROUND STORAGE TANK INVERT AS SHOWN (BOTTOM OF STORAGE TANKS)
26. NEW 12" DIA CATCH BASIN W/12" RISER PIPE FROM STORAGE TANK INVERTS AS SHOWN
27. NEW BACKFLOW PREVENTER
28. NEW DUAL CHAMBER DRYWELL
29. NEW TRASH ENCLOSURE
30. NEW RETAINING WALL
31. EXISTING PAVEMENT
32. EXISTING WATER LINE
33. EXISTING SEWER LINE
34. EXISTING FIRE HYDRANT
35. EXISTING CURB AND GUTTER
36. EXISTING CONCRETE CURB
37. EXISTING RETENTION BASIN
38. EXISTING SIDEWALK
39. EXISTING SEWER MANHOLE
40. EXISTING TRANSFORMER
41. EXISTING POWER LINE TO REMAIN
42. EXISTING STORM DRAIN PIPE
43. EXISTING CATCH BASIN

The existing dual water line is CALL FOR THE BLUE STAKES 602-263-1100 Blue Stake Center

OWNER

ENGINEER

CDG, INC.
P.O. BOX 2368
GLENDALE, AZ 85311
(623) 536-1993
CONTACT: NICHOLAS BROWN

ARCHITECT

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
METRO MESA
NW CORNER OF AUTOCENTER DR AND HORNE
MESA, ARIZONA

DRAWN BY	SMZ
CHECKED BY	NJC
DATE	11/04/14
SCALE	1"=30'
PROJECT #	14-083
LAST MODIFIED	
LAST MODIFIED BY	

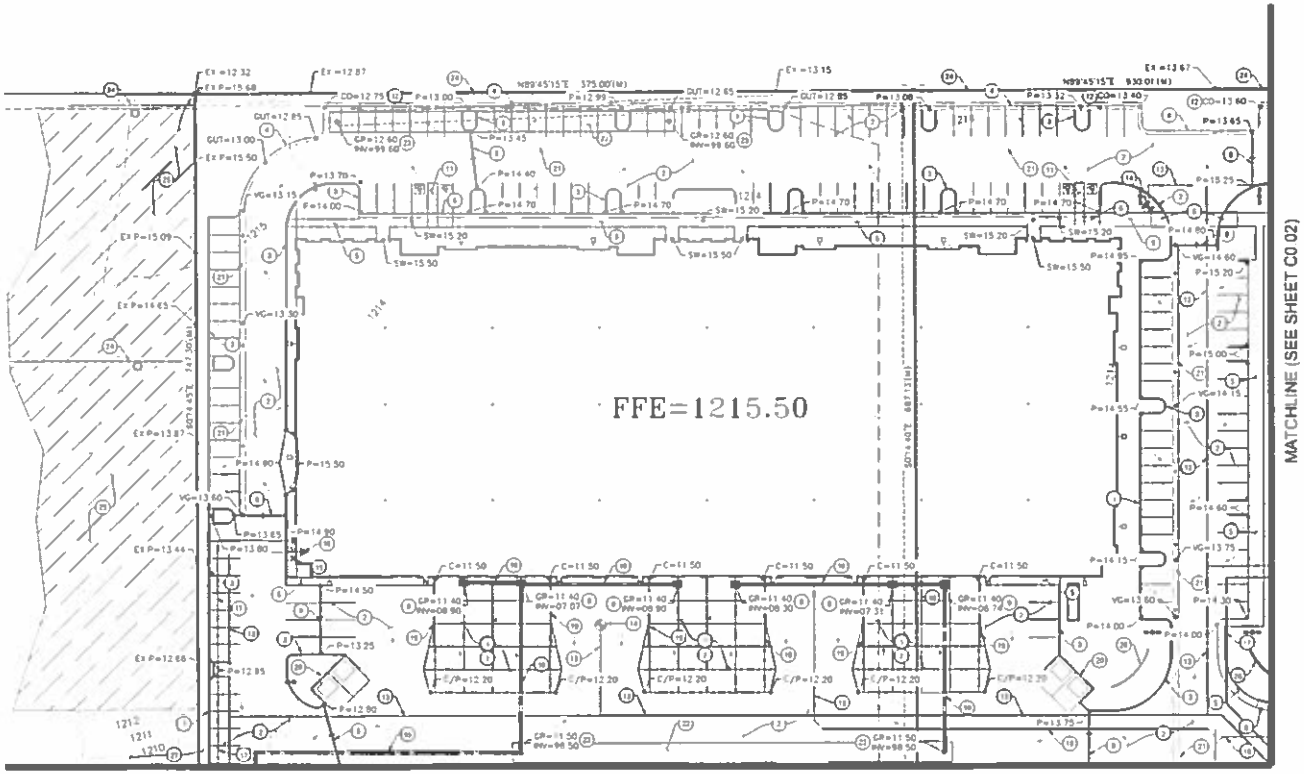
PO BOX 2368
GLENDALE, AZ 85311
PH: (623) 536-1993

SHEET 3 OF 4

C0.03

KIVA # SDEV # QS #

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
FOR
METRO MESA
APN: 139-12-025 & 139-12-026
NW CORNER OF AUTOCENTER DRIVE AND HORNE



GRAPHIC SCALE

NORTH

SITE AREA
GROSS AREA = 1,054,058 S.F. (24.198 AC)
NET AREA = 938,876 S.F. (21.535 AC)
DISTURBED AREA = 954,039 S.F. (21.902 AC)

LEGAL DESCRIPTION
LOTS 3-7 MESA AUTOMOTIVE CENTER AMENDED, ACCORDING TO MARICOPA COUNTY RECORDER, BOOK OF MAPS 317 PAGE 5, AND LOT 8 MESA AUTOMOTIVE CENTER II ACCORDING TO MARICOP COUNTY RECORDER, BOOK OF MAPS 329, PAGE 9, MARICOPA COUNTY ARIZONA

FLOOD INFO - FIRM DATA
ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO 04013C2265L, DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN SHADED ZONE X SHADED ZONE X IS DESCRIBED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

OFFSITE DRAINAGE
"THERE ARE NO OFFSITE FLOWS AFFECTING THE SITE. ALL ONSITE FLOWS WILL BE RETAINED ONSITE AND WILL NOT ACCEPT ANY OFFSITE FLOWS

ELEVATION BENCHMARK
BRASS TAG FOUND AT THE INTERSECTION OF MESA DRIVE AND BASELINE ROAD
ELEVATION = 1213.50 (NAVD88 DATUM)

NEW CONSTRUCTION
1 NEW CONCRETE PAVEMENT
2 NEW ASPHALT PAVEMENT
3 NEW CONCRETE CURB
4 NEW CONCRETE CURB AND GUTTER
5 NEW CONCRETE SIDEWALK
6 NEW SIDEWALK RAMP
7 NEW CONCRETE TRUCK WELL, 4' DEEP @ BLDG
8 NEW SURFACE GRADEBREAK
9 NEW M.A.G. STD DTL. 535 CONCRETE CATCH BASIN
10 NEW H.D.P.E. STORM DRAIN PIPE
11 2% MAXIMUM SLOPE FOR ADA PARKING SPACES
12 NEW REVERSE CURB OPENING
13 NEW FIRE LINE
14 NEW FIRE HYDRANT
15 NEW FIRE DEPARTMENT CONNECTION
16 NEW FIRE RISER
17 NEW DOMESTIC WATERLINE
18 NEW SANITARY SEWER LINE
19 NEW RETAINING WALL
20 NEW TRASH ENCLOSURE
21 NEW VALLEY GUTTER
22 NEW 10' DIA UNDERGROUND STORAGE TANK INVERT AS SHOWN (BOTTOM OF STORAGE TANKS)
23 NEW 12" DIA CATCH BASIN W/12" RISER PIPE FROM STORAGE TANK INVERTS AS SHOWN
24 EXISTING FENCE
25 EXISTING PAVEMENT
26 NEW SCREEN WALL
27 EXISTING RETENTION BASIN

CALL FOR THE BLUE STAKER
602-263-1100
Blue Stake Center

OWNER

ENGINEER
CTG INC
P.O. BOX 2340
GLENDALE, AZ 85311
(623) 936-1993
CONTACT: NICHOLAS BROWN

ARCHITECT

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
METRO MESA
NW CORNER OF AUTOCENTER DR AND HORNE
MESA, ARIZONA

DRAWN BY	SMZ
CHECKED BY	NJC
DATE	11/04/14
SCALE	1"=50'
PROJECT #	14-083
LAST MODIFIED	
LAST MODIFIED BY	

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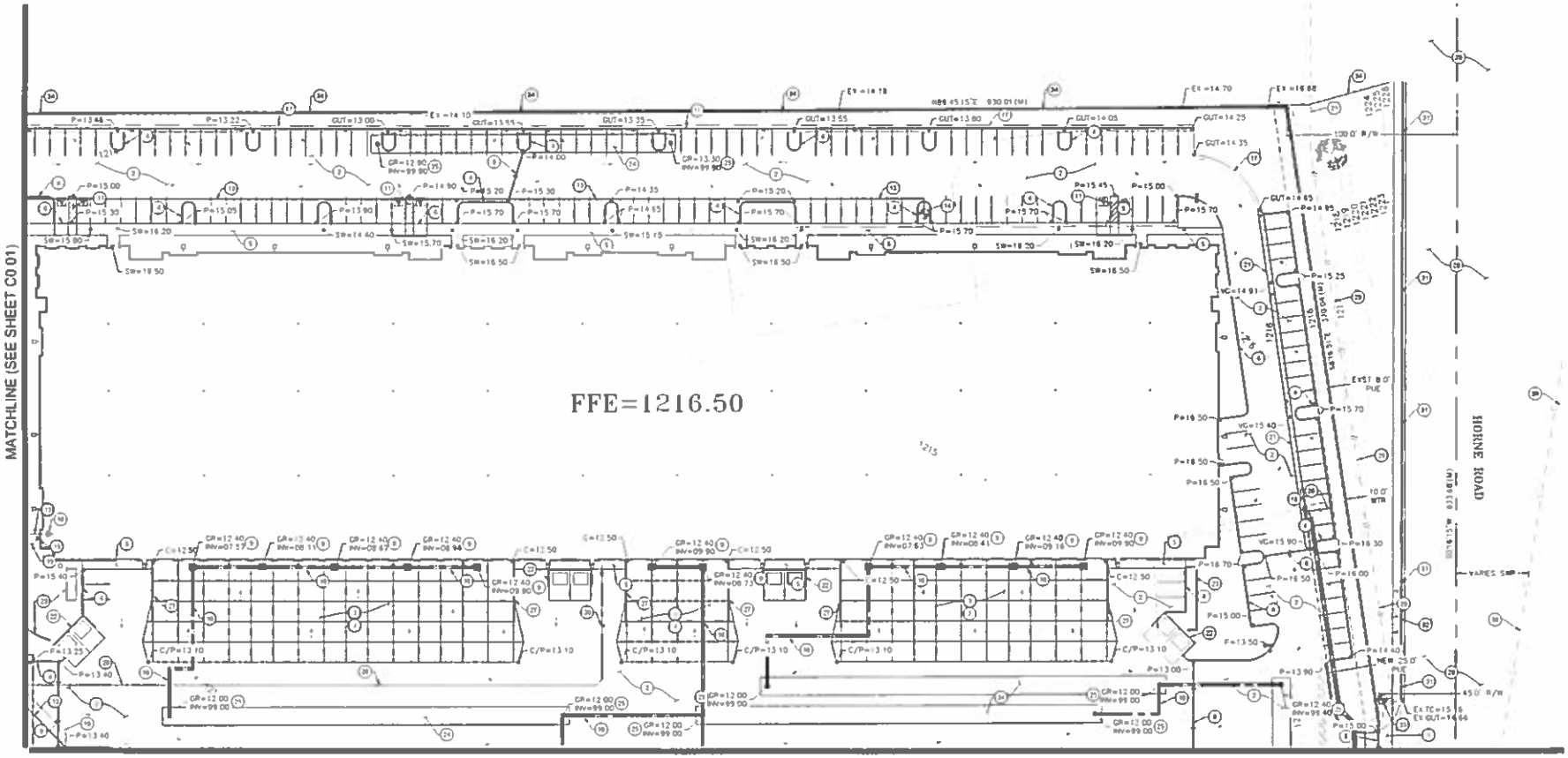
GLENDALE AZ 85311
PH (623) 936-1993

QS #
SDEV #
KIVA #

SHEET 1 OF 4
C0.01



GRAPHIC SCALE

NORTH

NEW CONSTRUCTION

1. NEW CONCRETE DRIVEWAY ENTRANCE
2. NEW ASPHALT PAVEMENT
3. NEW CONCRETE PAVEMENT
4. NEW CONCRETE CURB
5. NEW CONCRETE SIDEWALK
6. NEW SIDEWALK RAMP
7. NEW CONCRETE TRUCK WELL, 4' DEEP @ BLDG.
8. NEW SURFACE GRADEBREAK
9. NEW M.A.G. STD DTL. 535 CONCRETE CATCH BASIN
10. NEW HDPE STORM DRAIN PIPE
11. 2% MAXIMUM SLOPE FOR ADA PARKING SPACES
12. NOT USED
13. NEW FIRE LINE
14. NEW FIRE HYDRANT
15. NEW FIRE DEPARTEMENT CONNECTION
16. NEW FIRE RISER
17. NEW CONCRETE CURB AND GUTTER
18. CONNECT NEW HDPE PIPE TO EXISTING STORM DRAIN PIPE
19. NEW DOMESTIC WATERLINE
20. NEW SANITARY SEWER LINE
21. NEW VALLEY GUTTER
22. NEW TRASH ENCLOSURE
23. NEW SCREEN WALL
24. NEW 10' DIA UNDERGROUND STORAGE TANK INVERT AS SHOWN (BOTTOM OF STORAGE TANKS)
25. NEW 12" DIA CATCH BASIN W/12" RISER PIPE FROM STORAGE TANK INVERTS AS SHOWN
26. EXISTING STORM DRAIN PIPE
27. NEW RETAINING WALL
28. EXISTING ASPHALT PAVEMENT
29. EXISTING WATER LINE
30. EXISTING SEWER LINE
31. EXISTING CURB AND GUTTER
32. EXISTING DRIVEWAY
33. RELOCATED HYDRANT SEE SHEET C0.04 FOR PREVIOUS LOCATION
34. EXISTING FENCE

CALL FOR THE BLUE STAKES 602-263-1100 Blue Stake Center

OWNER

ENGINEER

SEC INC
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CONTACT MICHELLE BROWN

ARCHITECT

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
METRO MESA
NW CORNER OF AUTOCENTER DR AND HORNE
MESA, ARIZONA

DRAWN BY	SMZ
CHECKED BY	MJC
DATE	11/04/14
SCALE	1=30
PROJECT #	14-083
LAST MODIFIED	
LAST MODIFIED BY	

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SHEET 2 OF 4

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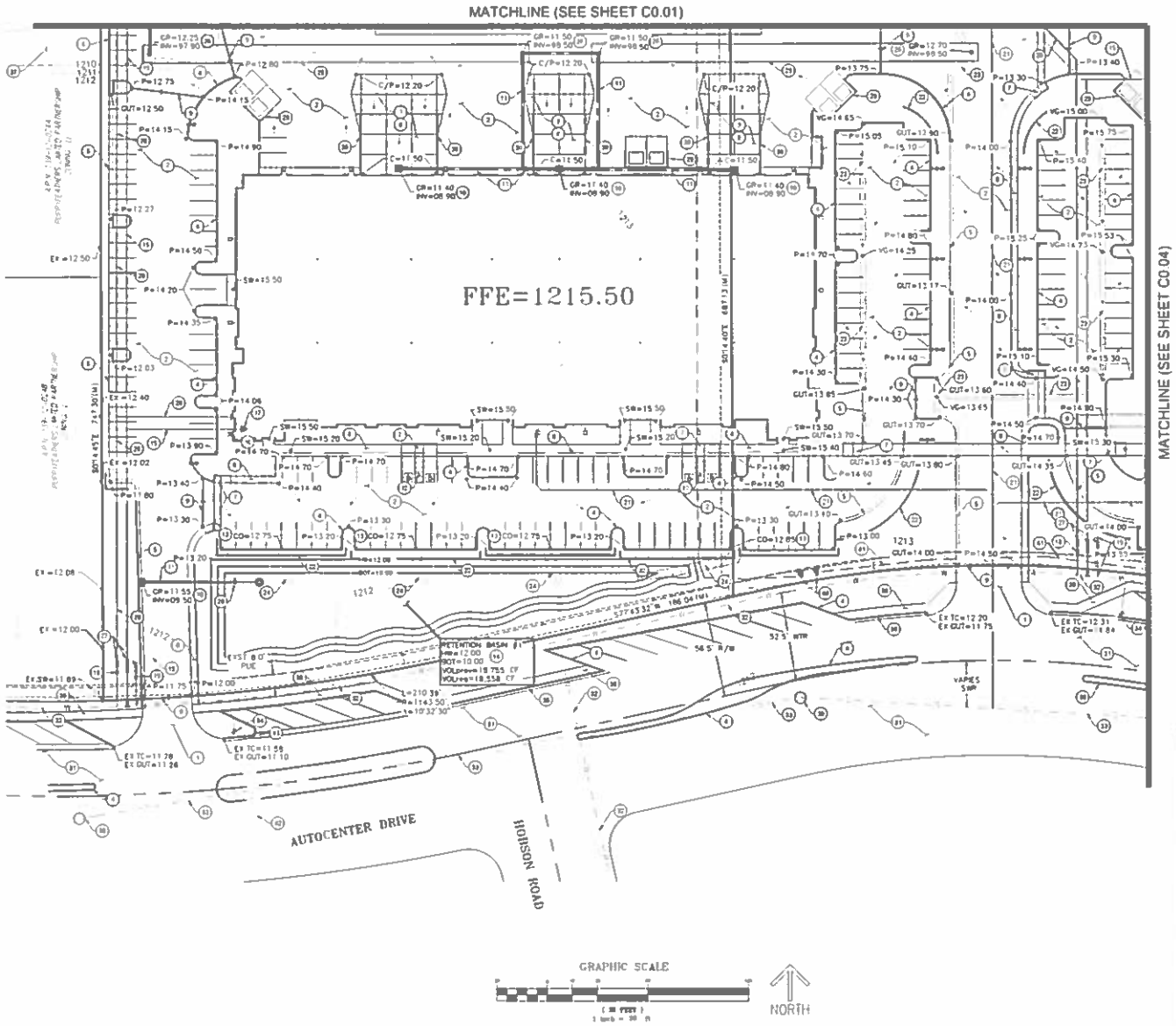
KIVA # SDEV # CS #



NEW CONSTRUCTION

1. NEW CONCRETE DRIVEWAY ENTRANCE
2. NEW ASPHALT PAVEMENT
3. NEW CONCRETE PAVEMENT
4. NEW CONCRETE CURB
5. NEW CONCRETE CURB AND GUTTER
6. NEW CONCRETE SIDEWALK
7. NEW SIDEWALK RAMP
8. NEW CONCRETE TRUCK WELL, 4' DEEP @ BLDG
9. NEW SURFACE GRADEBREAK
10. NEW M.A.G. STD. DTL. 535 CONCRETE CATCH BASIN
11. NEW H.D.P.E. STORM DRAIN PIPE
12. 2% MAXIMUM SLOPE FOR ADA PARKING SPACES
13. NEW CURB OPENING
14. NEW RETENTION BASIN
15. NEW FIRE LINE
16. NEW FIRE DEPARTMENT CONNECTION
17. NEW FIRE RISER
18. NEW DOMESTIC WATER SERVICE/METER
19. NEW LANDSCAPE WATER SERVICE/METER
20. NEW DOMESTIC WATERLINE
21. NEW SANITARY SEWER LINE
22. NEW CMU BLOCK SCREEN WALL
23. NEW VALLEY GUTTER
24. NEW RIP RAP
25. NEW 10' DIA UNDERGROUND STORAGE TANK INVERT AS SHOWN (BOTTOM OF STORAGE TANKS)
26. NEW 12" DIA CATCH BASIN W/12" RISER PIPE FROM STORAGE TANK INVERTS AS SHOWN
27. NEW BACKFLOW PREVENTER
28. NEW DUAL CHAMBER DRYWELL
29. NEW TRASH ENCLOSURE
30. NEW RETAINING WALL
31. EXISTING PAVEMENT
32. EXISTING WATER LINE
33. EXISTING SEWER LINE
34. EXISTING FIRE HYDRANT
35. EXISTING CURB AND GUTTER
36. EXISTING CONCRETE CURB
37. EXISTING RETENTION BASIN
38. EXISTING SIDEWALK
39. EXISTING SEWER MANHOLE
40. EXISTING TRANSFORMER
41. EXISTING POWER LINE TO REMAIN
42. EXISTING STORM DRAIN PIPE
43. EXISTING CATCH BASIN

The existing dual water line is CALL FOR THE BLUE STAKES 602-263-1100 Blue Stake Center

OWNER

ENGINEER

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GLENDALE, AZ 85311
(623) 536-1993
CONTACT: NICHOLAS BROWN

ARCHITECT

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
METRO MESA
NW CORNER OF AUTOCENTER DR AND HORNE
MESA, ARIZONA

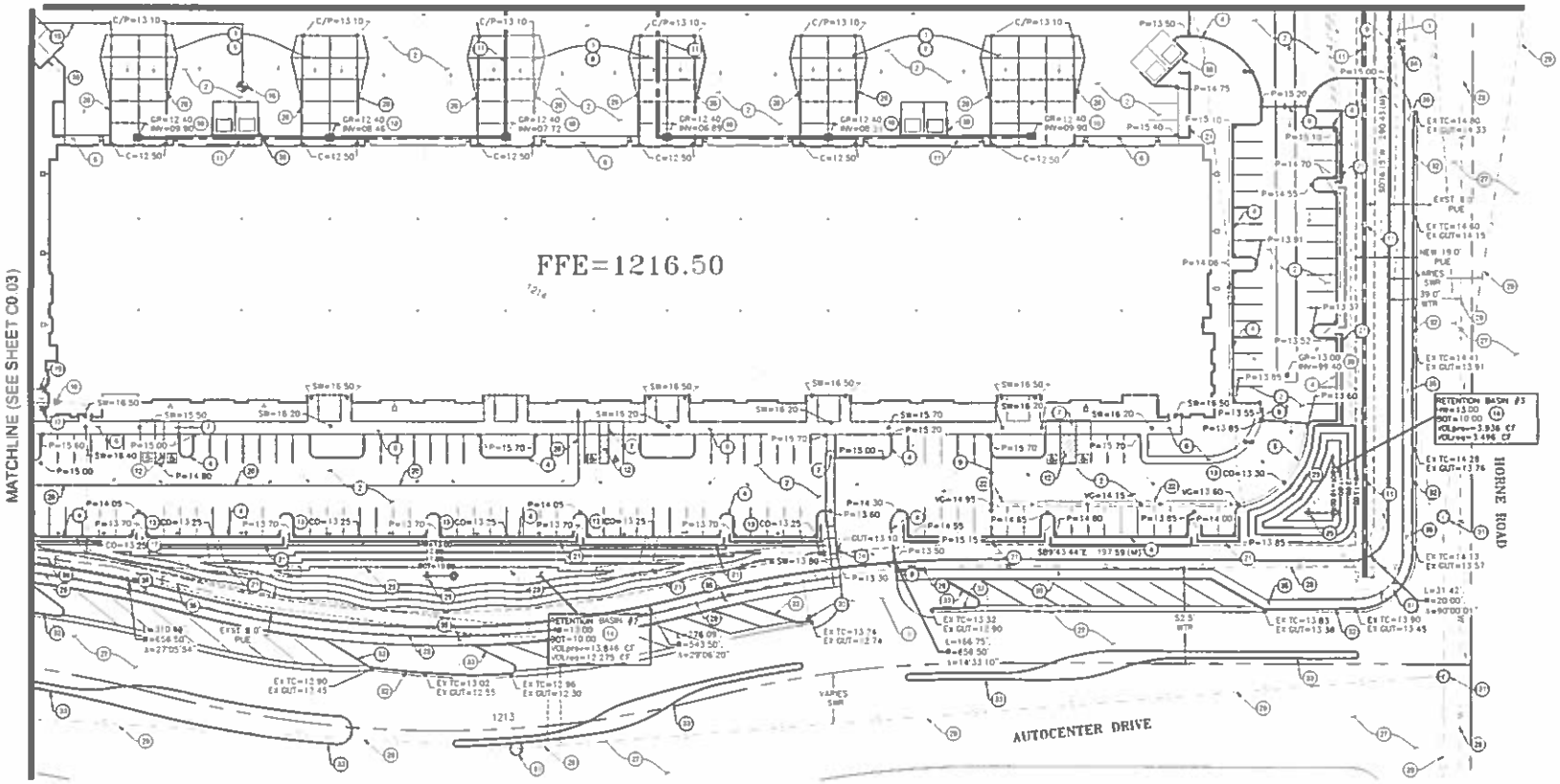
DRAWN BY	SMZ
CHECKED BY	NJC
DATE	11/04/14
SCALE	1"=30'
PROJECT #	14-083
LAST MODIFIED	
LAST MODIFIED BY	

PO BOX 2368
GLENDALE, AZ 85311
PH: (623) 536-1993

SHEET 3 OF 4

C0.03

KIVA # SDEV # QS #



NEW CONSTRUCTION

1. NEW CONCRETE DRIVEWAY ENTRANCE
2. NEW ASPHALT PAVEMENT
3. NEW CONCRETE PAVEMENT
4. NEW CONCRETE CURB
5. NEW CONCRETE CURB AND GUTTER
6. NEW CONCRETE SIDEWALK
7. NEW SIDEWALK RAMP
8. NEW CONCRETE TRUCK WELL, 6' DEEP @ BLDG
9. NEW SURFACE GRADE BREAK
10. NEW M.A.G. STD DTL 535 CONCRETE CATCH BASIN
11. NEW H.D.P.E. STORM DRAIN PIPE
12. 2% MAXIMUM SLOPE FOR ADA PARKING SPACES
13. NEW CURB OPENING
14. NEW RETENTION BASIN
15. NEW FIRE LINE
16. NEW FIRE HYDRANT
17. NEW FIRE DEPARTMENT CONNECTION
18. NEW FIRE RISER
19. NEW DOMESTIC WATERLINE
20. NEW SANITARY SEWER LINE
21. NEW CMU BLOCK SCREEN WALL
22. NEW VALLEY GUTTER
23. NEW RIP RAP
24. NEW CONCRETE SCUPPER
25. NEW DUAL CHAMBER DRYWELL
26. NEW RETAINING WALL
27. EXISTING PAVEMENT
28. EXISTING WATER LINE
29. EXISTING SEWER LINE
30. EXISTING FIRE HYDRANT TO REMAIN
31. EXISTING SEWER MANHOLE
32. EXISTING CURB AND GUTTER
33. EXISTING CONCRETE CURB
34. EXISTING HYDRANT TO BE RELOCATED SEE SHEET C0.02 FOR LOCATION
35. EXISTING CONCRETE SIDEWALK
36. EXISTING POWER LINE
37. EXISTING ADA RAMP
38. NEW TRASH ENCLOSURE
39. NEW 12" DIA CATCH BASIN W/12" RISER PIPE FROM STORAGE TANK INVERTS AS SHOWN

CALL FOR THE BLUE STAKE
602-263-1100
Blue Stake Center

OWNER

ENGINEER

CEG INC.
P.O. BOX 2360
GLENDALE, AZ 85311
(623) 936-1993
CONTACT NICHOLAS BROWN

ARCHITECT

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
METRO MESA
NW CORNER OF AUTOCENTER DR AND HORNE
MESA, ARIZONA

DRAWN BY	SMZ
CHECKED BY	NJC
DATE	11/04/14
SCALE	1"=30'
PROJECT #	14-083
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GLENDALE AZ 85311
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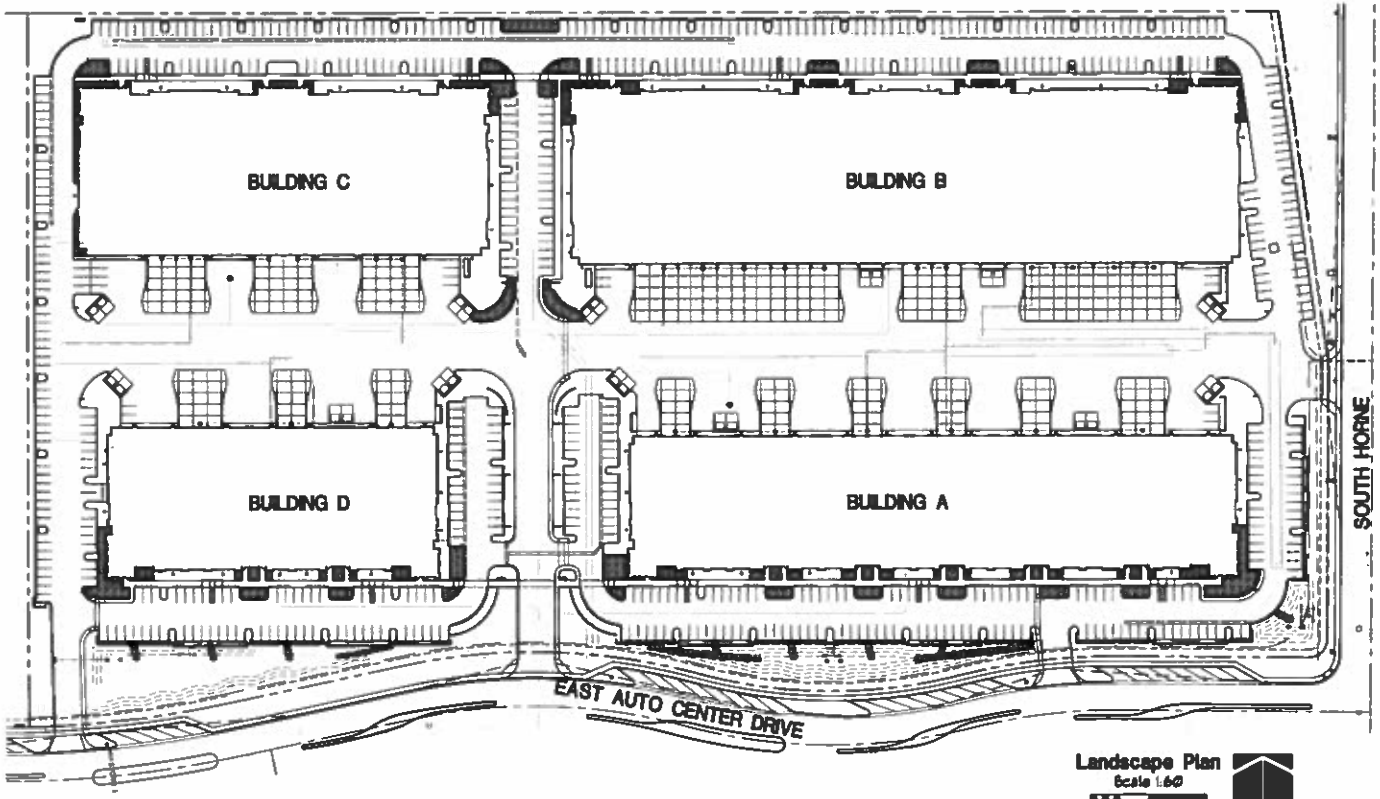
SHEET 4 OF 4

C0.04

KIVA # SDEV # QS #

GENERAL NOTES:

1. TREE HEIGHTS AND CALIPERS WILL COMPLY WITH 'ARIZONA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT TYPE AND SIZE OF TREE.
2. LANDSCAPING IN RIGHT-OF-WAY REQUIRED, MUST BE NORGANIC OR CONFORMANCE WITH LOW WATER USING PLANT LIST AVAILABLE FROM THE CITY OF MESA PUBLIC WORKS ADMINISTRATION, SEPARTE ENGINEERING PERMIT REQUIRED FOR LANDSCAPING WITHIN RIGHT-OF-WAY.
3. MAXIMUM SLOPE OF RETENTION BASINS ADJACENT TO PUBLIC RIGHT-OF-WAY IS 1:6 (BOTH SIDES OF BASIN) AND 1:4 ON INTERIOR PROPERTY LINES.
4. MAXIMUM GRADE CHANGE AT PROPERTY LINE IS 2 FEET.
5. THE REQUIRED BACKFLOW PREVENTION ASSEMBLY SHALL BE MANUFACTURER AND MODEL DESIGNATED IN THE CURRENT 'LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES' AS PUBLISHED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH, UNIVERSITY OF SOUTHERN CALIFORNIA.
6. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE TESTED AND APPROVED BY A CERTIFIED TECHNICIAN DESIGNATED IN THE CURRENT CITY OF MESA LIST OF APPROVED INSPECTORS PRIOR TO THE REQUEST FOR FINAL INSPECTION.
7. INSTALL A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY PER CITY OF MESA STANDARD DETAIL 11-2.2.
8. WATER SERVICE INSTALLATION FOR WATER METER SHALL BE INSTALLED PER CITY OF MESA STD. DETAIL 11-4.1 11-4.2.
9. TREES SHALL BE PLANTED AT LEAST 30 FEET AWAY FROM ANY STREET LIGHT POLE OR LIGHTING CONTROL CABINETS.(C) SHRUB SHALL BE PLANTED AT LEAST 7 FEET AWAY FROM ANY STREET LIGHT POLE OR LCC. SEE SECTION 10.2.31 IN THE CITY OF MESA ENGINEERING PROCEDURE MANUAL.
10. ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
11. ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' AND 7' FROM PAVED SURFACE WHERE SIGHT LINE OCCURS. SEE LANDSCAPE PLAN FOR SIGHT LINE.
12. THERE ARE NO EXISTING OVER-HEAD POWER LINES ON THIS PROJECT SITE.
13. BACKFLOW DEVICES (OR PROTECTIVE CAGES) TO BE PAINTED TO MATCH BUILDING COLOR.
14. SIGNAGE REQUIRES A SEPARATE SIGN PERMIT.



PLANT SCHEDULE: (FOR THIS SHEET ONLY)

	BAUHINIA RORBURA MEXICAN PAN PALM	BOXED TRUNKS STRAIGHT, 20' TRUNK HT.	8 TOTAL
	ULMUS PARVIFOLIA SHARPEN ELM	24" BOX PREFUT 18' HT, 4.5' SP, 1 1/2" CAL.	14 TOTAL
	CERCIDIUM FLORIDUM 'CIH' DESERT MUSEUM PALO VERDE	24" BOX PREFUT STD. 8' HT, 4.5' SP, 1 1/2" CAL.	8 TOTAL
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX PREFUT 8' HT, 6' SP, 3 1/4" CAL.	25 TOTAL
	PROSOPIS CHILENSIS THORNLESS MESQUITE	24" BOX PREFUT 8' HT, 4.5' SP, FULL-TRUNK, 1 1/2" CAL.	40 TOTAL
	CHITALPA TASHKENSIS CHITALPA	24" BOX PREFUT 8' HT, 4.5' SP, 1 1/4" CAL.	104 TOTAL
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GALLON TREE FORM	36 TOTAL
	SAPHORA SECUNDIFLORA TEXAS FOUNTAIN LAUREL	5 GALLON PREFUT 6' HT, 6' SP, 1" CAL.	84 TOTAL
	PHAS ELEGRICA HONEY, PHS	24" BOX PREFUT 18' HT, 4.5' SP, 1 1/2" CAL.	17 TOTAL
	ACACIA FARNESIANA FARNESIAN ACACIA	24" BOX PREFUT 8' HT, 4' SP, 1 1/2" CAL.	199 TOTAL
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON	140 TOTAL
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL PAIR CAN	416 TOTAL
	RUELLIA PENINSULARIS SONORAN DESERT RUELLIA	5 GALLON FULL PAIR CAN	34 TOTAL
	AGAVE MUSCHA MUSCHA AGAVE	5 GALLON FULL PAIR CAN	283 TOTAL
	RUELLIA BRITTONIANA CALIFORNICA RUELLIA	5 GALLON FULL PAIR CAN	114 TOTAL
	NERIUM OLEANDER 'DIP' DWARF PINK OLEANDER	5 GALLON FULL PAIR CAN	248 TOTAL
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	5 GALLON FULL PAIR CAN	368 TOTAL
	CASSIA SHUMTI GREEN DESERT CASSIA	5 GALLON FULL PAIR CAN	336 TOTAL
	ROSMARINUS OFF. PROSTRATUS DWARF ROSEMARY	5 GALLON FULL PAIR CAN	302 TOTAL
	TECOMA STANS V. STANS YELLOW BELLS	5 GALLON FULL PAIR CAN	39 TOTAL
	BOUGAINVILLEA 'CRIMSON BELL' RED BUSH BOUGAINVILLEA	5 GALLON FULL PAIR CAN	82 TOTAL
	ACACIA REDOLENS 'DC' DESERT CARPET REDOLENS	5 GALLON FULL PAIR CAN	436 TOTAL
	LANTANA MONTEVIDENSIS 'NAS' NEW GOLD LANTANA	1 GALLON FULL PAIR CAN	40 TOTAL
	MELIA TELOBATA YELLOW DOT	1 GALLON @ 24" O.C. FULL PAIR CAN	AS REQUIRED
	DECOMPOSED GRANITE	3/4" SCREENED	13,133 S.F.
	GRANITE COBBLE	3"-4" COBBLE	12,535 S.F.

LANDSCAPE CALCULATIONS CHART

AREA	FORMULA	REQUIRED 24" BOX TREES	REQUIRED 15" BOX TREES	REQUIRED 5 GAL. TREES	REQUIRED 5-GALLON	PROVIDED 24" BOX TREES	PROVIDED 15" BOX TREES	PROVIDED 5 GAL. TREES	PROVIDED 5-GALLON
SOUTH HORNE (1,020 L.F.)	(1 TREE AND 6 5-GALLON/ 25 L.F. OF FRONTAGE) (25% 24" BOX, 50% 15" BOX, 25% 5 GAL.- MIN.)	1	14	1	156	1	21	0	156
PARKING LOT (1,150 S' ISLANDS)	6' ISLAND: (1) TREE AND (3) 5-GALLON 30' ISLAND: (1) TREE AND (6) 5-GALLON (10% 5% OF REQ'D. TREES TO BE 24" BOX- BALANCE OF TREES TO BE 15" BOX)	5	10	0	222	1	14	0	216
FOUNDATION BASE (2,133 L.F.)	(1) TREE/ 50 L.F. (10% OF REQ'D. TREES TO BE 24" BOX- BALANCE OF TREES TO BE 15" BOX) (TREES WITHIN 30 FT. OF THE FOUNDATION MAY BE COUNTED TOWARD THIS REQUIREMENT)	1	36	0	N.A.	1	62	0	N.A.
NORTH AND WEST PROPERTY LINES (1,850 L.F.)	(1) 24" BOX TREE AND (20) 5 GAL. SHRUBS/ 100 L.F.	0	163	0	400	1	68	0	400
EAST AUTO CENTER DRIVE (1,000 L.F.)	(1 TREE AND 4 5-GALLON/ 25 L.F. OF FRONTAGE) (25% 24" BOX, 50% 15" BOX, 25% 5 GAL.-MIN.)	13	21	14	216	13	21	14	241

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landscape architect p.c.
landscape architecture & planning
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mesa, arizona 85206
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McCALL & associates, inc.
4337 n. civic center plaza
scottsdale, az 85251
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fax:(480) 946-5432

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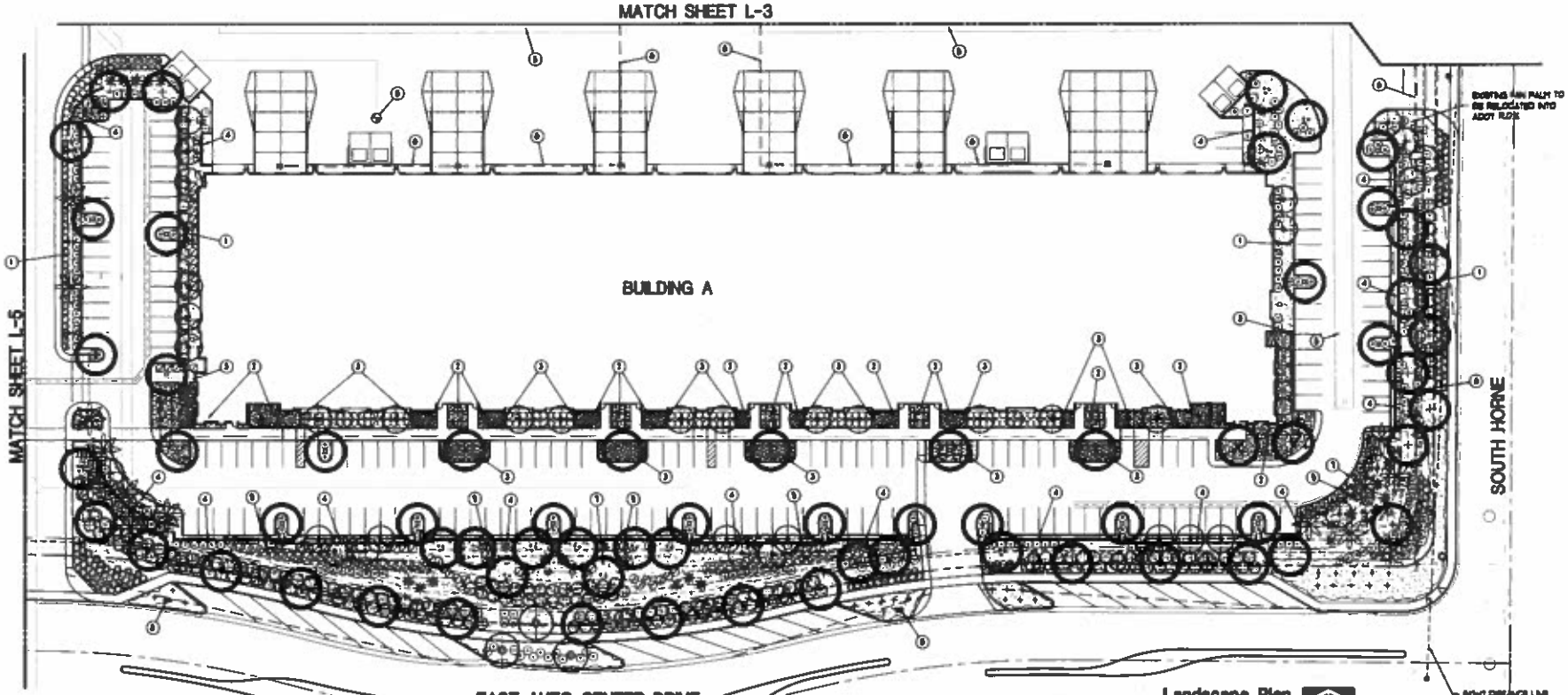
sheet title: LANDSCAPE PLAN

project: METRO EAST VALLEY COMMERCE CENTER
US60 AND MESA DRIVE
MESA, AZ

date: 10/2014
job no.: 13014

L-1



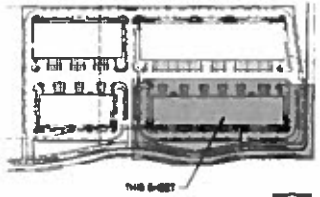
PLANT SCHEDULE: (FOR THIS SHEET ONLY)

	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	SEASED TRUNK STRAIGHT, 25' TRUNK HT.		14 TOTAL
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX MINIMUM 18' HT., 4.5' SP., 1 1/2" CAL.		8 TOTAL
	CERCIDIUM FLORIDUM 'DPL' DESERT MUSEUM PALO VERDE	24" BOX MINIMUM STD. 24 TOTAL 8' HT., 4.5' SP., 1 1/2" CAL.		
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX MINIMUM 8' HT., 6' SP., 3 1/4" CAL.		8 TOTAL
	PROSOPIS CHILENSIS THORNLESS MESQUITE	24" BOX MINIMUM 8' HT., 4.5' SP., MULTI-TRUNK, 1 1/2" CAL.		15 TOTAL
	CHITALPA TASHKENSIS CHITALPA	24" BOX MINIMUM 8' HT., 4.5' SP., 1 1/4" CAL.		36 TOTAL
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GALLON TREE FORM		11 TOTAL
	SARCOCCA RUSCIFOLIA TEXAS MOUNTAIN LAUREL	5 GALLON MINIMUM 6' HT., 5' SP., 7' CAL.		22 TOTAL
	PINUS ELDERICA MONDEL PINE	24" BOX MINIMUM 18' HT., 4.5' SP., 1 1/2" CAL.		3 TOTAL
	ACACIA PENDULA PENDULA ACACIA	24" BOX MINIMUM 8' HT., 4' SP., 1 1/2" CAL.		8 TOTAL
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON		31 TOTAL
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL, PART CAN		116 TOTAL
	RUELLIA PENINSULARIS SONORAN DESERT RUELLIA	5 GALLON FULL, PART CAN		13 TOTAL
	AGAVE ULSCHII ULSCH'S AGAVE	5 GALLON FULL, PART CAN		59 TOTAL
	RUELLIA BRITTONIANA CALIFORNICA RUELLIA	5 GALLON FULL, PART CAN		68 TOTAL
	NERIUM OLEANDER 'D.P.' DWARF PINK OLEANDER	5 GALLON FULL, PART CAN		134 TOTAL
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	5 GALLON FULL, PART CAN		145 TOTAL
	CASSIA SYRITE GREEN DESERT CASSIA	5 GALLON FULL, PART CAN		9 TOTAL
	ROSMARINUS OFF. PROSTRATUS DWARF ROSEMARY	5 GALLON FULL, PART CAN		86 TOTAL
	TECOMA STANS V. STANS YELLOW BELLS	5 GALLON FULL, PART CAN		9 TOTAL
	BOUGAINVILLEA 'CRIMSON BELL' RED BUSH BOUGAINVILLEA	5 GALLON FULL, PART CAN		53 TOTAL
	ACACIA REDOLENS 'D.C.' DESERT CARPET REDOLENS	5 GALLON FULL, PART CAN		33 TOTAL
	LANTANA MONTEVIDENSIS 'ALB' NEW GOLD LANTANA	1 GALLON FULL, PART CAN		350 TOTAL
	MEDILIA TRILOBATA YELLOW DOT	1 GALLON @ 24" O.C. FULL, PART CAN		AS REQUIRED
	DECOPONED GRANITE	3/4" SCREENED		53,169 S.F.
	GRANITE COBBLE	3"-4" COBBLE		8,718 S.F.

PLAN KEY NOTES:

1. INSTALL 3" DEEP, 3/4" SCREENED DECOPONED GRANITE THRU-OUT PLANTING AREA
2. INSTALL 3"-4" DIA. COBBLE
3. INSTALL 6"x18" CONCRETE HEADER
4. DECORATIVE SCREEN WALL
5. UNDERGROUND STORM WATER RETENTION PIPE
6. DRAINAGE PIPE
7. RETENTION BASIN PER CIVIL DWGS.
8. FIRE HYDRANT
9. COBBLE PER CIVIL DWGS.

Landscape Plan
Scale 1:30
30 15 0 30
GRAPHIC SCALE
NORTH



Site Key Map
NORTH

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landscape architecture & planning
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fax:(480) 946-5432

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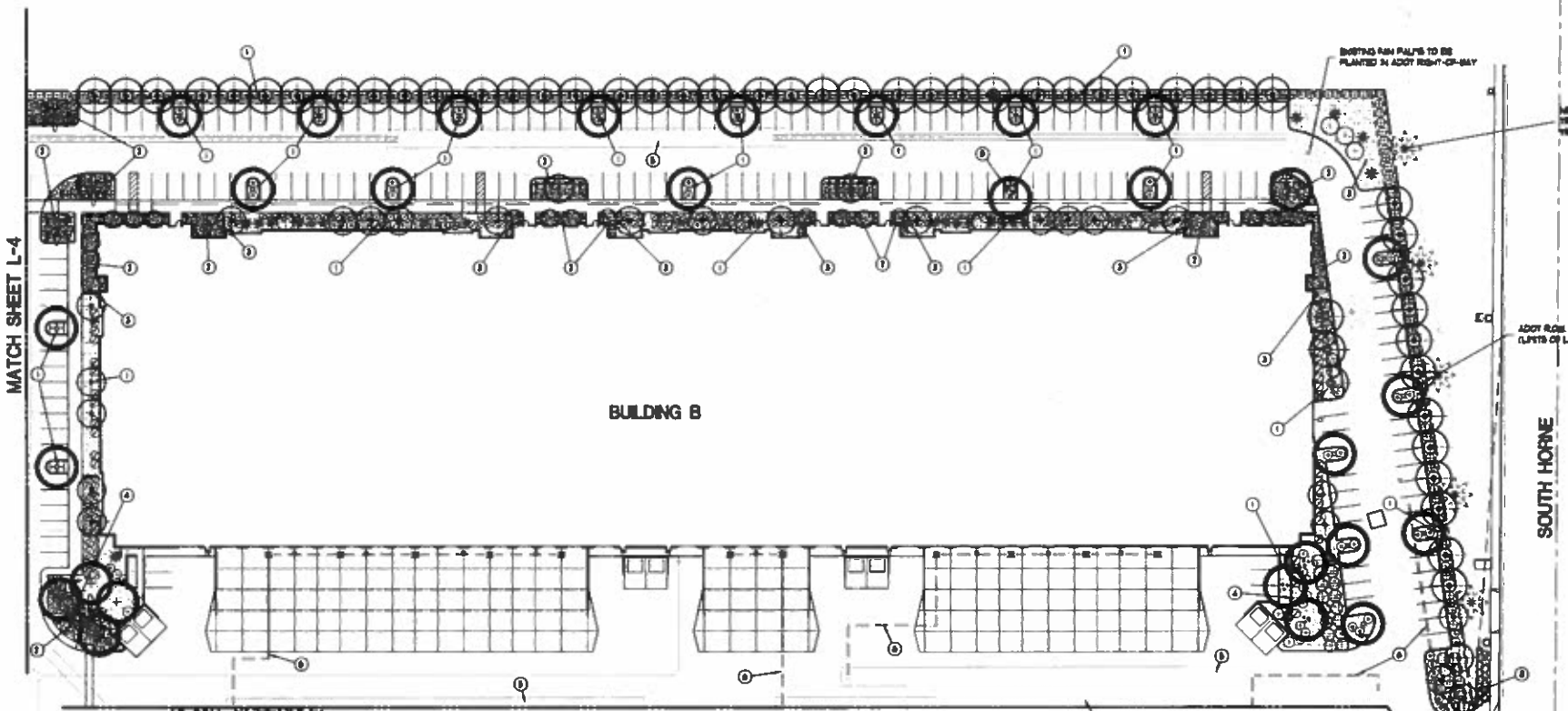
sheet title: LANDSCAPE PLAN

project: METRO EAST VALLEY COMMERCE CENTER
U360 AND MESA DRIVE
MESA, AZ

date: 10/2014
job no.: 14024
revision:

L-2



PLANT SCHEDULE (FOR THIS SHEET ONLY)

WASHINGTONIA ROBUSTA MEXICAN FAN PALM	BOXED TRUNKS STRAIGHT, 35' TRUNK HT.		4 TOTAL
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX MINIMUM 18' HT, 4.5' SP, 1 1/2" CAL.		8 TOTAL
CERCIDIUM FLORIDUM 'DVL' DESERT MUSEUM PALO VERDE	24" BOX MINIMUM, 6CL 8' HT, 4.5' SP, 1 1/2" CAL.		35 TOTAL
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX MINIMUM 8' HT, 6' SP, 2 1/2" CAL.		4 TOTAL
PROSOPIS CHILENSIS THORNLESS MESQUITE	24" BOX MINIMUM 8' HT, 4.5' SP, MULTI-TRUNK, 1 1/2" CAL.		4 TOTAL
CHITALPA TASHKENSIS CHITALPA	24" BOX MINIMUM 8' HT, 4.5' SP, 1 1/2" CAL.		26 TOTAL
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GALLON TREE FORM		6 TOTAL
SAPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	5 GALLON MINIMUM 6' HT, 5' SP, 1" CAL.		26 TOTAL
PINUS ELDERICA HONDEL PINE	24" BOX MINIMUM 18' HT, 4.5' SP, 1 1/2" CAL.		3 TOTAL
ACACIA FARNESIANA FARNESE ACACIA	24" BOX MINIMUM 8' HT, 4' SP, 1 1/2" CAL.		41 TOTAL
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON		30 TOTAL
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL PART CAN		63 TOTAL
RUELLIA PENINSULARIS SONORAN DESERT RUELLIA	5 GALLON FULL PART CAN		8 TOTAL
AGAVE WILSONI WILSON'S AGAVE	5 GALLON FULL PART CAN		18 TOTAL
RUELLIA BRITTONIANA CALIFORNICA RUELLIA	5 GALLON FULL PART CAN		56 TOTAL
NERIUM OLEANDER 'DP' DWARF PINK OLEANDER	5 GALLON FULL PART CAN		31 TOTAL
CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	5 GALLON FULL PART CAN		8 TOTAL
CASSIA SIMPLEX GREEN DESERT CASSIA	5 GALLON FULL PART CAN		149 TOTAL
ROSMARINUS OFF. PROSTRATUS DWARF ROSEMARY	5 GALLON FULL PART CAN		187 TOTAL
TECOMA STANS V. STANS YELLOW BELLS	5 GALLON FULL PART CAN		6 TOTAL
BOUGAINVILLEA 'CRIMSON SNOW' RED BUSH BOUGAINVILLEA	5 GALLON FULL PART CAN		9 TOTAL
ACACIA REDOLENS 'D.C.' DESERT CARPET REDOLENS	5 GALLON FULL PART CAN		33 TOTAL
LANTANA MONTEVIDENSIS 'NAS' NEW GOLD LANTANA	1 GALLON FULL PART CAN		6 TOTAL
MEDILLA TRILOBATA YELLOW DOT	1 GALLON @ 24" O.C. FULL PART CAN		AS REQUIRED
DECOMPOSED GRANITE	3/4" SCREENED		21,969 S.F.
GRANITE COBBLE	3"-4" COBBLE		6,48 S.F.

PLAN KEY NOTES:

1. INSTALL 2" DEEP, 3/4" SCREENED DECOMPOSED GRANITE THRU-OUT PLANTING AREA
2. INSTALL 3"-4" DIA. COBBLE
3. INSTALL 6"x6" CONCRETE HEADER
4. DECORATIVE SCREEN WALL
5. UNDERGROUND STORM WATER RETENTION PIPE
6. DRAINAGE PIPE
7. RETENTION BASIN PER CIVIL DWGS
8. FIRE HYDRANT
9. COBBLE PER CIVIL DWGS

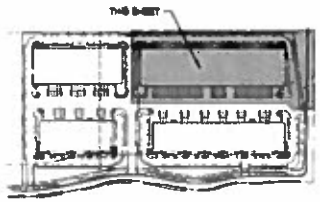
Landscape Plan

Scale 1:30

30 15 0 30

GRAPHIC SCALE

NORTH



Site Key Map

NORTH

McCALL & associates, inc.
4307 n. civic center plaza
scottsdale, az 85251
tel:(480) 946-0066
fax:(480) 946-5432

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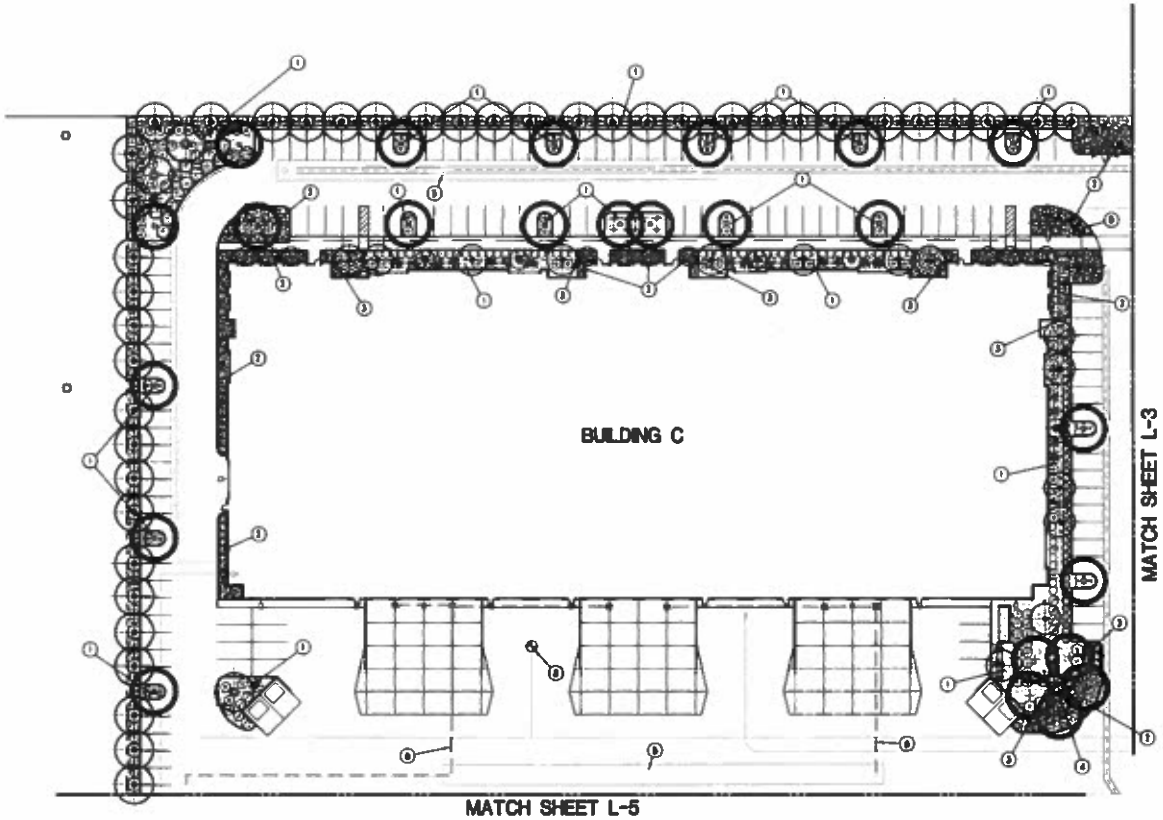
sheet title
LANDSCAPE PLAN

project
METRO EAST VALLEY COMMERCE CENTER
U360 AND MESA DRIVE
MESA, AZ

date 10/2014
job no. 13024
revision

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
3647 n. beachwood place
mesa, arizona 85213
(480) 833-3013 fax (480) 833-3014

L-3



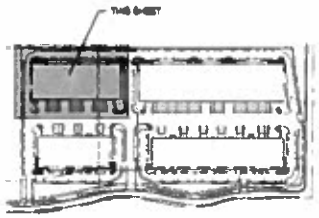
Landscape Plan
Scale 1:30
GRAPHIC SCALE
NORTH

PLAN KEY NOTES:

1. INSTALL 1" DEEP ¾" SCREENED DECOMPOSED GRANITE THRU-OUT PLANTING AREA
2. INSTALL 3"-4" DIA. COBBLE
3. INSTALL 6"x6" CONCRETE HEADER
4. DECORATIVE SCREEN WALL
5. UNDERGROUND STORM WATER RETENTION PIPE
6. DRAINAGE PIPE
7. RETENTION BASIN PER CIVIL DWGS
8. FIRE HYDRANT
9. COBBLE PER CIVIL DWGS

PLANT SCHEDULE: (FOR THIS SHEET ONLY)

WASHINGTONIA ROBUSTA MEXICAN FAN PALM	SCANNED TRUNKS STRAIGHT, 30' TRUNK HT.	4 TOTAL	
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX MINIMUM 10' HT, 4.5' SP, 1 1/2" CAL	6 TOTAL	
CERCIDIUM FLORIDUM 'DH' DESERT MUSEUM PALO VERDE	24" BOX MINIMUM, STD. 8' HT, 4.5' SP, 1 1/2" CAL	6 TOTAL	
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX MINIMUM 7' HT, 6' SP, 3 1/4" CAL	5 TOTAL	
PROSOPIS CHILENSIS THORNLESS MESQUITE	24" BOX MINIMUM 8' HT, 4.5' SP, MULTI-TRUNK, 1 1/2" CAL	6 TOTAL	
CHITALPA TASHKENSIS CHITALPA	24" BOX MINIMUM 8' HT, 4.5' SP, 1 1/4" CAL	14 TOTAL	
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GALLON TREE FORM	6 TOTAL	
SAPINDUS DRUMMONDIA TEXAS FOUNTAIN LAUREL	3 GALLON MINIMUM 6' HT, 5' SP, 1" CAL	2 TOTAL	
PINUS ELDERICA MONDEL PINE	24" BOX MINIMUM 10' HT, 4.5' SP, 1 1/2" CAL	3 TOTAL	
ACACIA HULSA HULSA ACACIA	24" BOX MINIMUM 8' HT, 4' SP, 1 1/2" CAL	46 TOTAL	
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON	75 TOTAL	
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL PLANT CAN	20 TOTAL	
RUELLIA PENINSULARIS SONORAN DESERT RUELLIA	5 GALLON FULL PLANT CAN	8 TOTAL	
AGAVE SILOAM SILOAM'S AGAVE	5 GALLON FULL PLANT CAN	45 TOTAL	
RUELLIA BRITTONIANA CALIFORNICA RUELLIA	5 GALLON FULL PLANT CAN	5 TOTAL	
NERIUM OLEANDER 'DP' DWARF PINK OLEANDER	5 GALLON FULL PLANT CAN	11 TOTAL	
CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	5 GALLON FULL PLANT CAN	134 TOTAL	
CASSIA STURTII GREEN DESERT CASSIA	5 GALLON FULL PLANT CAN	175 TOTAL	
ROSMARINUS OFF PROSTRATUS DWARF ROSEMARY	5 GALLON FULL PLANT CAN	46 TOTAL	
TECOMA STANS V STANS YELLOW BELLS	5 GALLON FULL PLANT CAN	14 TOTAL	
BOUGAINVILLEA 'CRIMSON BUDS' RED BUSH BOUGAINVILLEA	5 GALLON FULL PLANT CAN	9 TOTAL	
ACACIA REDOLENS 'DC' DESERT CARPET REDOLENS	5 GALLON FULL PLANT CAN	16 TOTAL	
LANTANA MONTEVIDENSIS 'NG' NEW GOLD LANTANA	1 GALLON FULL PLANT CAN	42 TOTAL	
MEDELLA TRILOBATA YELLOW DOT	1 GALLON @ 24" O.C. FULL PLANT CAN	AS REQUIRED	
DECOMPOSED GRANITE	3/4" SCREENED	12,755 SF.	
GRANITE COBBLE	3"-4" COBBLE	3,000 SF.	



Site Key Map
NORTH

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fax:(480) 946-5432

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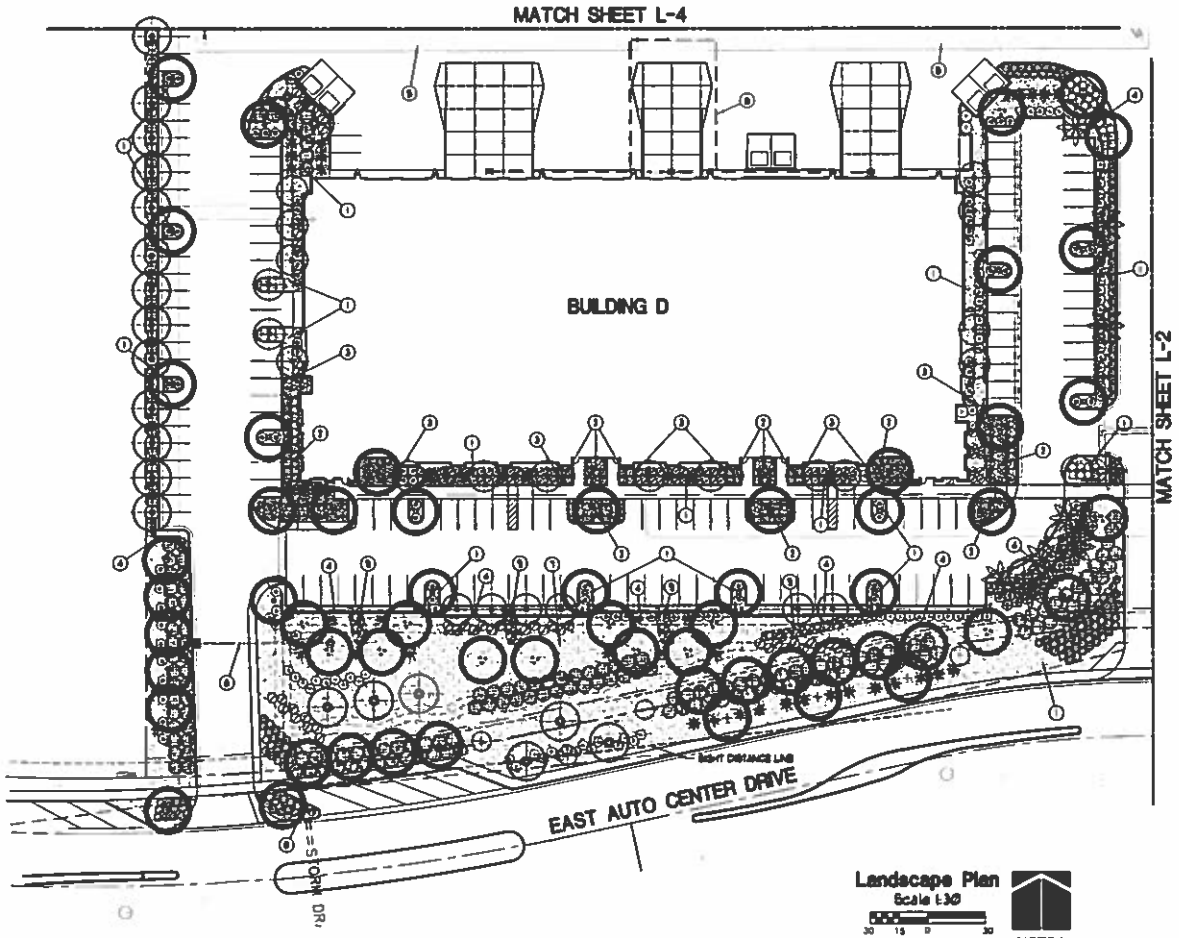
sheet title: LANDSCAPE PLAN

project: METRO EAST VALLEY COMMERCE CENTER
U360 AND MESA DRIVE
MESA, AZ

date: 10/2014
job no.: 14024
revision:

L-4



Landscape Plan
Scale 1:30
30 15 0 30
GRAPHIC SCALE
NORTH

PLANT SCHEDULE: (FOR THIS SHEET ONLY)

	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	SCANNED TRUNK STRAIGHT, 25' TRUNK HT.	9 TOTAL
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX MINIMUM 10' HT, 4.5' SP., 1 1/2" CAL.	6 TOTAL
	CERCIDIUM FLORIDUM 'DTM' DESERT MUSEUM PALO VERDE	24" BOX MINIMUM, STD. (T) 8' HT, 4.5' SP., 1 1/2" CAL.	11 TOTAL
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX MINIMUM 8' HT, 6' SP., 2 1/4" CAL.	6 TOTAL
	PROSOPIS CHILENSIS THORNLESS MESQUITE	24" BOX MINIMUM 8' HT, 4.5' SP., MULTI-TRUNK, 1 1/2" CAL.	35 TOTAL
	CHITALPA TASHKENSIS CHITALPA	24" BOX MINIMUM 8' HT, 4.5' SP., 1 1/4" CAL.	36 TOTAL
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	15 GALLON TREE FORM	4 TOTAL
	SAPHORA SECUNDIFLORA TEXAS FOUNTAIN LAUREL	5 GALLON MINIMUM 6' HT, 5' SP., 1" CAL.	9 TOTAL
	PINUS ELDERICA MONDEL PINE	24" BOX MINIMUM 10' HT, 4.5' SP., 1 1/2" CAL.	8 TOTAL
	ACACIA MILGA MILGA ACACIA	24" BOX MINIMUM 8' HT, 4' SP., 1 1/2" CAL.	15 TOTAL
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON	58 TOTAL
	LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL, PAINT CAN	16 TOTAL
	RUELLIA PENINSULARIS SONORAN DESERT RUELLIA	5 GALLON FULL, PAINT CAN	1 TOTAL
	AGAVE SELOINI SELOIN'S AGAVE	5 GALLON FULL, PAINT CAN	18 TOTAL
	RUELLIA BRITTONIANA CALIFORNICA RUELLIA	5 GALLON FULL, PAINT CAN	45 TOTAL
	NERIUM OLEANDER 'DP' DWARF PINK OLEANDER	5 GALLON FULL, PAINT CAN	68 TOTAL
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	5 GALLON FULL, PAINT CAN	93 TOTAL
	CASSIA SIMPTI GREEN DESERT CASSIA	5 GALLON FULL, PAINT CAN	43 TOTAL
	ROSMARINUS OFF. PROSTRATUS DWARF ROSEMARY	5 GALLON FULL, PAINT CAN	9 TOTAL
	TECOMA STANS V STANS YELLOW BELLS	5 GALLON FULL, PAINT CAN	4 TOTAL
	BOUGAINVILLEA 'CRIMSON BELL' RED BUSH BOUGAINVILLEA	5 GALLON FULL, PAINT CAN	75 TOTAL
	ACACIA REDOLENS 'DC' DESERT CARPET REDOLENS	5 GALLON FULL, PAINT CAN	56 TOTAL
	LANTANA MONTEVIDENSIS 'NG' NEW GOLD LANTANA	1 GALLON FULL, PAINT CAN	56 TOTAL
	MEDILLA TRILOBATA YELLOW OCT	1 GALLON @ 24" O.C. FULL, PAINT CAN	AS REQUIRED
	DECOMPOSED GRANITE	3/4" SCREENED	46,895 S.F.
	GRANITE COBBLE	3"-4" COBBLE	4,849 S.F.

PLAN KEY NOTES:

1. INSTALL 2" DEEP, 3/4" SCREENED DECOMPOSED GRANITE THRU-OUT PLANTING AREA
2. INSTALL 3"-4" DIA. COBBLE
3. INSTALL 6"x6" CONCRETE HEADER
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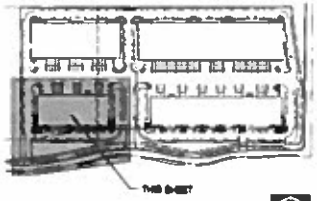
9. COBBLE PER CIVIL DWGS.



Site Key Map

NORTH

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fax:(480) 946-5432

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sheet title: LANDSCAPE PLAN

project: METRO EAST VALLEY COMMERCE CENTER
US60 AND MESA DRIVE
MESA, AZ

date: 10/2014
job no.: 14024
revisions:

L-5

METRO

EAST VALLEY
COMMERCE CENTER

CITIZEN PARTICIPATION REPORT
Southwest Corner of US 60 and Horne Street

Case # Z15-002

Submitted: December 29, 2014

I. Introduction

This report provides results of the implementation of the Citizen Participation Plan for Metro East Valley Commerce Center. This site is approximately 21.5 gross acres located at the Southwest corner of US 60 & Horne St (the "Property"). The property will remain zoned Light Industrial (L-I). This application is for simply for a PAD amendment. This report provides evidence that citizens, neighbors, public agencies and interested person have had adequate opportunity to learn about and comment on the proposed PAD amendment addressed in the application.

II. Contact

Jessi Thornton
Withey Morris, PLC
2525 East Arizona Biltmore Circle
Phoenix, Arizona 85016
602-230-0600
Email: jessi@witheymorris.com

III. Contact List

Property owners within 500-feet of the Property as identified by the Maricopa County Assessor's Map, residents, registered neighborhoods, and homeowners associations identified by the City of Mesa. A copy of the contact list and map of the mailing area are attached.

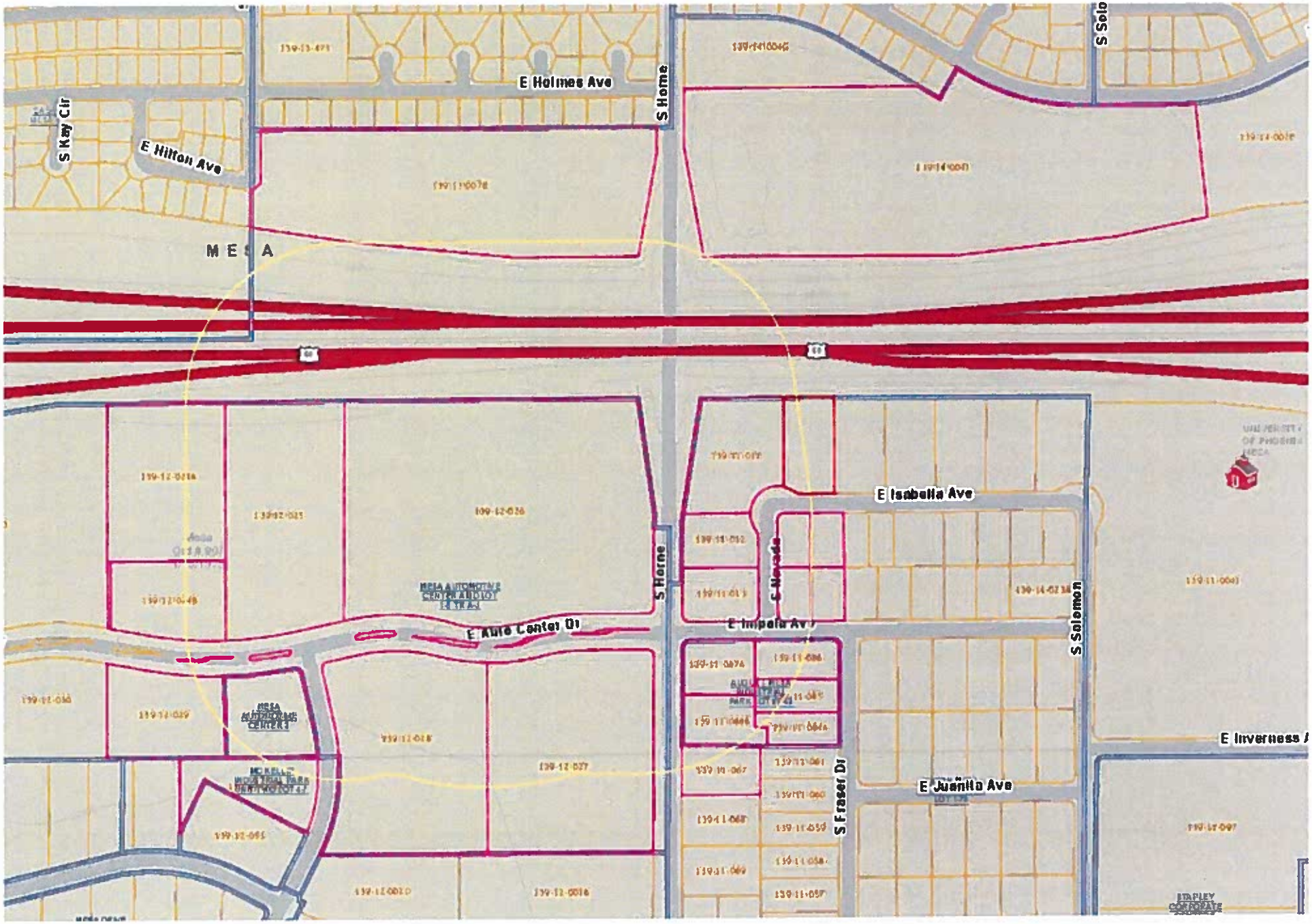
IV. Notification Technique / Notice of Meetings

Citizens, registered neighborhoods and homeowners associations identified by the City of Mesa were notified of the application through two informational mailings and an open house meeting.

1. A letter was mailed on December 8, 2014 to the contact list. The letter notified recipients of the application to the Planning and Zoning Board and invited them to the open house meeting.
2. A second letter regarding the application, dated December 26, 2014, was mailed to notify members of the contact list of the January 21, 2014 Planning and Zoning Board hearing. The letters were prepared for mailing and delivered to the City of Mesa on December 29, 2014.

V. Neighborhood Meeting

An open house meeting was held on December 23, 2014 at Mesa Fire Station 202, 830 South Stapley Drive from 5:30 p.m. to 6:30 p.m. There were no residents in attendance at this meeting. No correspondence or telephone calls have been received by our office regarding this case.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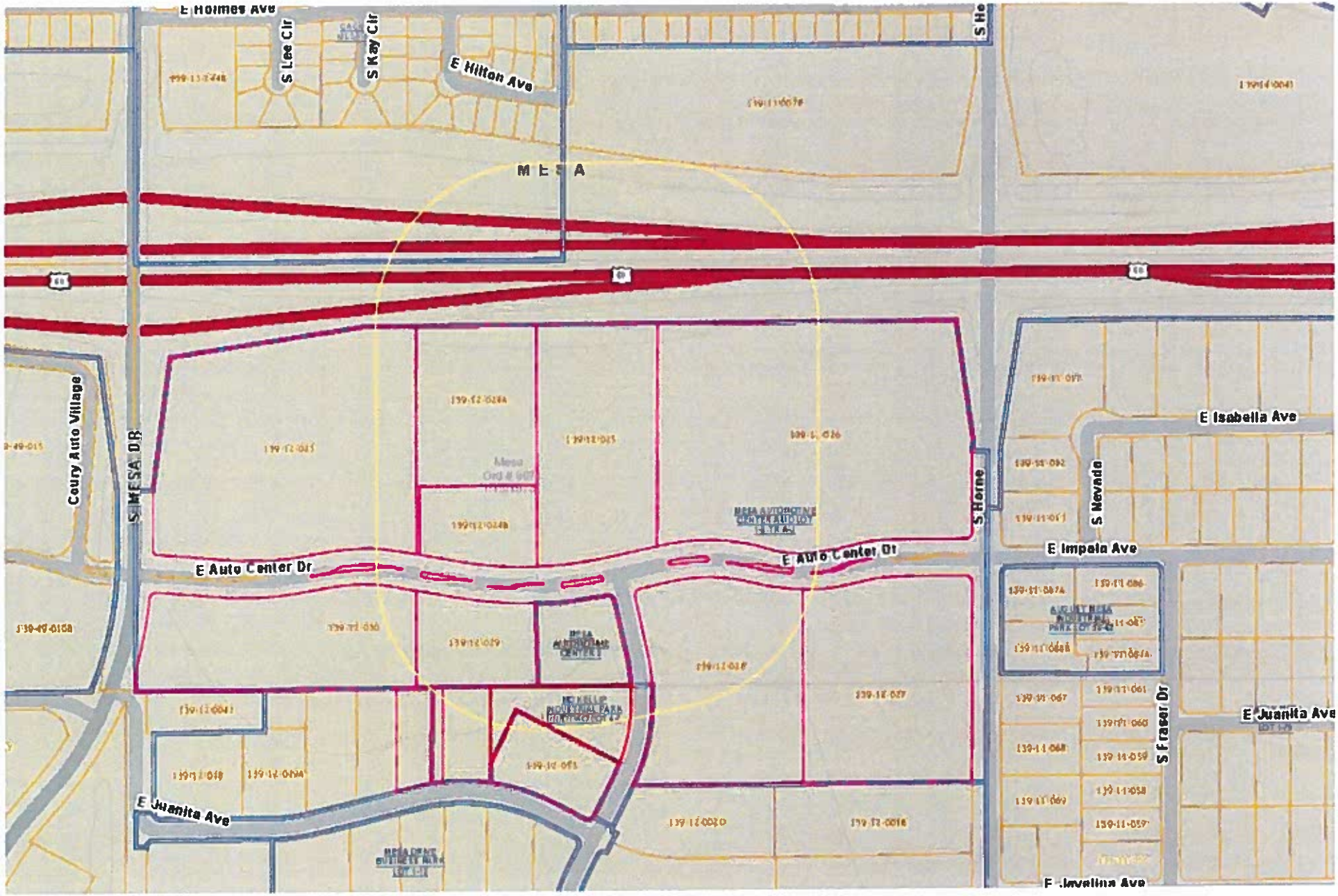
S Horne
S Solo
S Kay Cir
E Hilton Ave
M E S A
E Isabella Ave
E Nevada
S Horne
E Auto Center Dr
E Impala Ave
S Solomon
E Inverness A
E Juanita Ave
S Fraser Dr


E Holmes Ave
S Lee Cir
S Kay Cir
E Hilton Ave
M E S A
Coury Auto Village
S MESA DR
E Auto Center Dr
E Auto Center Dr
S Horne
E Isabella Ave
S Nevada
E Impala Ave
S Fraser Dr
E Juanita Ave
E Juanita Ave
E Javelina Ave

Deanna Villanueva-Saucedo
Kay Circle Neighbors
1513 South Kay Circle
Mesa, AZ 85204

Hannah Meek
Poinsettia
1119 East 10th Avenue
Mesa, AZ 85204

Annette Wilkins
Sherwood Manor
1004 East Hampton Avenue
Mesa, AZ 85204

Jean Decker
Casa Mesa
553East Glade Avenue
Mesa, AZ 85204

Dianne Melander
Heritage Park Neighborhood
320 East Harmony Avenue
Mesa, AZ 85210

Mark Roady
Country Cousins Mobile Home Park
PO Box 27671
Scottsdale, AZ 85255

Jacquie Salas
Pasadena Neighborhood
303 East Franklin Avenue
Mesa, AZ 85210

Delma Dickerman
Casa Mesa
1238 South Lesueur
Mesa, AZ 85204

Miles George
Heritage Park Neighborhood
1410 South Hedge
Mesa, AZ 85210

Roger Joyner
Beall Park 2
1039 South Grand
Mesa, AZ 85210

Juan Candelaria
Pasadena Neighborhood
918 South Pasadena
Mesa, AZ 85210

526 EAST JUANITA LLC
2150 E HIGHLAND AVE #207
PHOENIX, AZ 85016

ALLRED INVESTMENTS LLC
17872 MITCHELL NORTH STE 250
IRVINE, CA 92614

ART & BOB HOLDING CO 96 L L C
1743 S HORNE ST STE 200
MESA, AZ 85204

BERGE FORD INC
P O BOX 4008
MESA, AZ 85201

BRAGMAR INVESTMENTS LTD PARTNERSHIP
5134 N CENTRAL AVE
PHOENIX, AZ 85012

CHOICE EDUCATION AND DEV CORP
1460 S HORNE
MESA, AZ 85204

EJB PROPERTIES LLC
2767 E VIA DEL ARBOLES
GILBERT, AZ 85298

FAITH REAL ESTATE LLC
2401 N 76TH PL
SCOTTSDALE, AZ 85257

LAKE CENTER ASSOCIATES (ARIZONA) LLP
828 E ISABELLE ST
MESA, AZ 85204

LEL LLC
2739 E JADE PL
CHANDLER, AZ 85286

CITY OF MESA
20 E MAIN ST STE 650
PO BOX 1466
MESA, AZ 85211

NEZNEROL LIMITED PARTNERSHIP
842 E ISABELLA AVE STE 102
MESA, AZ 85204

P & K PROPRTIES LLC
1734 S FRASER DR
MESA, AZ 85204

PRESSON P V SEVEN LLC
2122 E HIGHLAND AVE STE 400
PHOENIX, AZ 85016

PUPPYFEATHERS LIMITED PARTNERSHIP
460 E AUTO CENTER DR
MESA, AZ 85204

PUPPYFEATHERS LTD PARTNERSHIP
PO BOX 4008
MESA, AZ 85211

SOUTH HOME INVESTMENT LLC
856 E MAIN
MESA, AZ 85201

TRI CITY READY MIX INC
1261 E FAIRFIELD ST
MESA, AZ 85203

TRI-CITY MASONRY LLC
858 E IMPALA AVE
MESA, AZ 85204

ZIMMERMAN JOAN GOODMAN TR
3111 BEL AIR DR STE 26A
LAS VEGAS, NV 89103

ZIMMERMAN JOAN GOODMAN TR/MANDEL WILLIAM TR
2150 E HIGHLAND STE 207
PHOENIX, AZ 85016

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STAT	MAIL_ZIP	MAIL_COU	APN
526 EAST JUANITA LLC	2150 E HIGHLAND AVE #207	PHOENIX	AZ	85016	USA	13912009E
ALLRED INVESTMENTS LLC	17872 MITCHELL NORTH STE 250	IRVINE	CA	92614	USA	13911084A
ART & BOB HOLDING CO 96 L L C	1743 S HORNE ST STE 200	MESA	AZ	85204	USA	13911087A
BERGE FORD INC	P O BOX 4008	MESA	AZ	85201	USA	13912035
BRAGMAR INVESTMENTS LTD PARTNERSHIP	5134 N CENTRAL AVE	PHOENIX	AZ	85012	USA	13912009F
CHOICE EDUCATION AND DEV CORP	1460 S HORNE	MESA	AZ	85204	USA	13913007E
EJB PROPERTIES LLC	2767 E VIA DEL ARBOLES	GILBERT	AZ	85298	USA	13911086
FAITH REAL ESTATE LLC	2401 N 76TH PL	SCOTTSDALE	AZ	85257	USA	13911012
LAKE CENTER ASSOCIATES (ARIZONA) LLP	828 E ISABELLE ST	MESA	AZ	85204	USA	13911011
LEL LLC	2739 E JADE PL	CHANDLER	AZ	85286	USA	13911013
MESA CITY OF	20 E MAIN ST STE 650 PO BOX 1466	MESA	AZ	85211	USA	13914004J
NEZNEROL LIMITED PARTNERSHIP	842 E ISABELLA AVE STE 102	MESA	AZ	85204	USA	13911010
P & K PROPRTIES LLC	1734 S FRASER DR	MESA	AZ	85204	USA	13911085
PRESSON P V SEVEN LLC	2122 E HIGHLAND AVE STE 400	PHOENIX	AZ	85016	USA	13911067
PUPPYFEATHERS LIMITED PARTNERSHIP	460 E AUTO CENTER DR	MESA	AZ	85204	USA	13912041
PUPPYFEATHERS LTD PARTNERSHIP	PO BOX 4008	MESA	AZ	85211	USA	13912008A
SOUTH HOME INVESTMENT LLC	856 E MAIN	MESA	AZ	85201	USA	13911088B
TRI CITY READY MIX INC	1261 E FAIRFIELD ST	MESA	AZ	85203	USA	13912053
TRI-CITY MASONRY LLC	858 E IMPALA AVE	MESA	AZ	85204	USA	13911014
ZIMMERMAN JOAN GOODMAN TR	3111 BEL AIR DR STE 26A	LAS VEGAS	NV	89103	USA	13912052
ZIMMERMAN JOAN GOODMAN TR/MANDEL WILLIAM TR	2150 E HIGHLAND STE 207	PHOENIX	AZ	85016	USA	13912009D