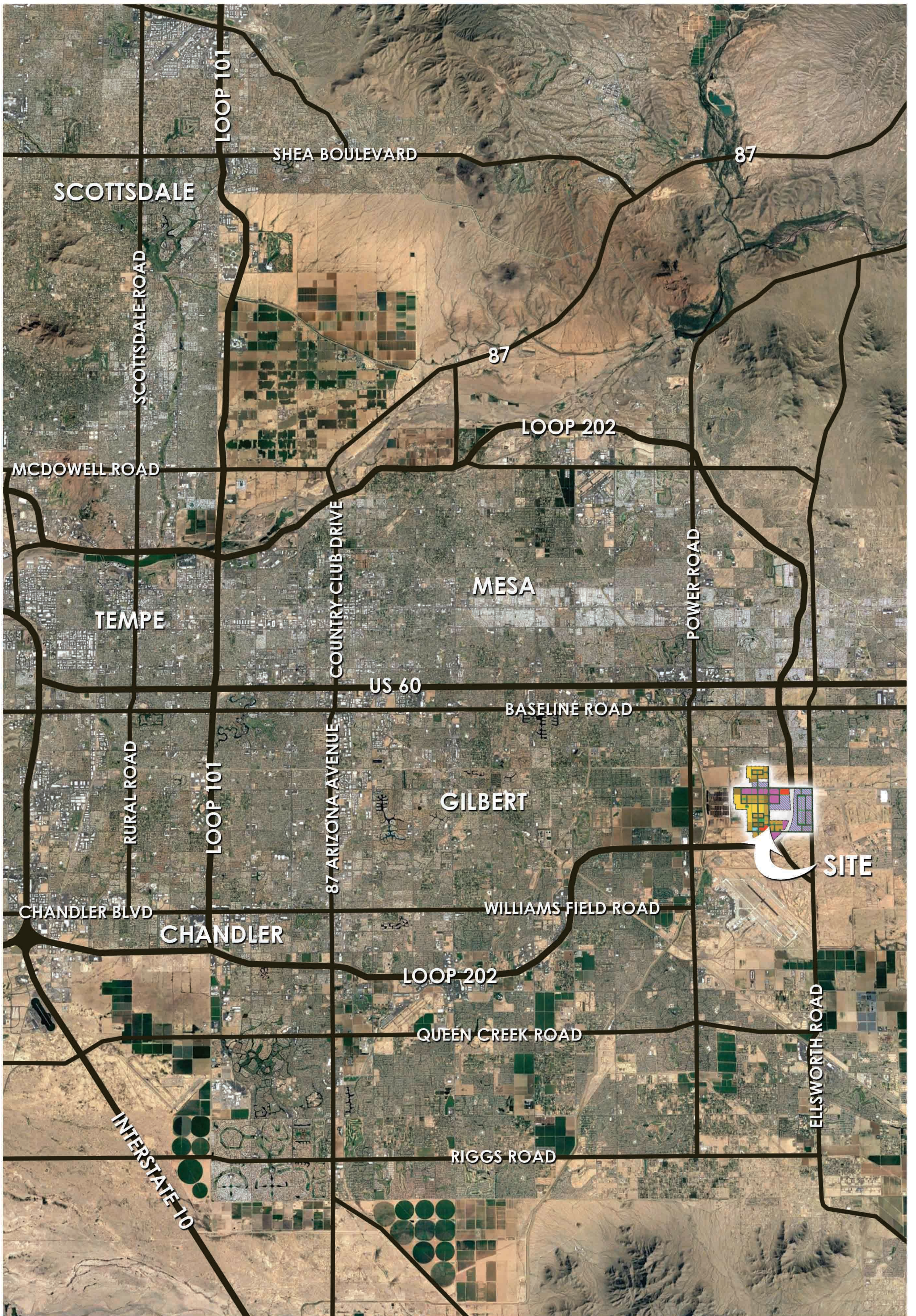


## List of Exhibits

- Exhibit A: Vicinity Map
- Exhibit B: Development Areas
- Exhibit C: Existing Land Use Designations
- Exhibit D: Proposed Land Use Designations
- Exhibit E: Existing Zoning
- Exhibit F: Proposed Zoning
- Exhibit F.1: Zoning Districts and Parcels
- Exhibit G: Existing Conditions and Aerial
- Exhibit H: Surrounding Uses
- Exhibit I: Updated Airport Land Use Compatibility Plan
- Exhibit J: Pedestrian Sheds
- Exhibit K: Project Theming
- Exhibit L: Open Space Buffer
- Exhibit M: Loop 202 & Warner
- Exhibit N: Open Space Master Plan
- Exhibit O: Trails Master Plan
- Exhibit P: Urban Park Concept
- Exhibit Q: Approved Plant Palette
- Exhibit R: Circulation Master Plan
- Exhibit S: Street Sections
- Exhibit T: Conceptual Street Landscape
- Exhibit U: Master Development Plan
- Exhibit V: Conceptual Village Plan

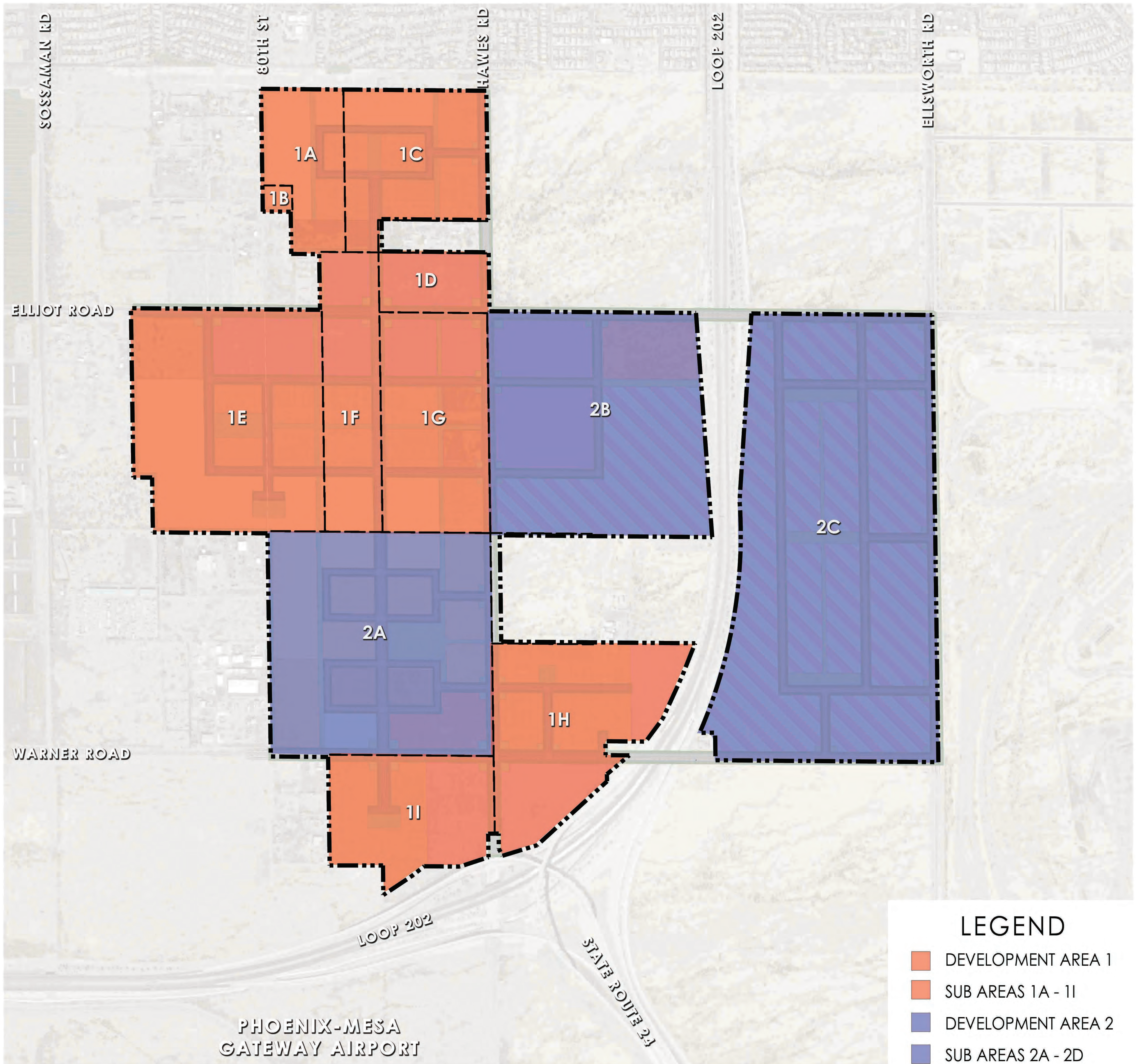




# HAWES CROSSING

## EXHIBIT A: VICINITY MAP

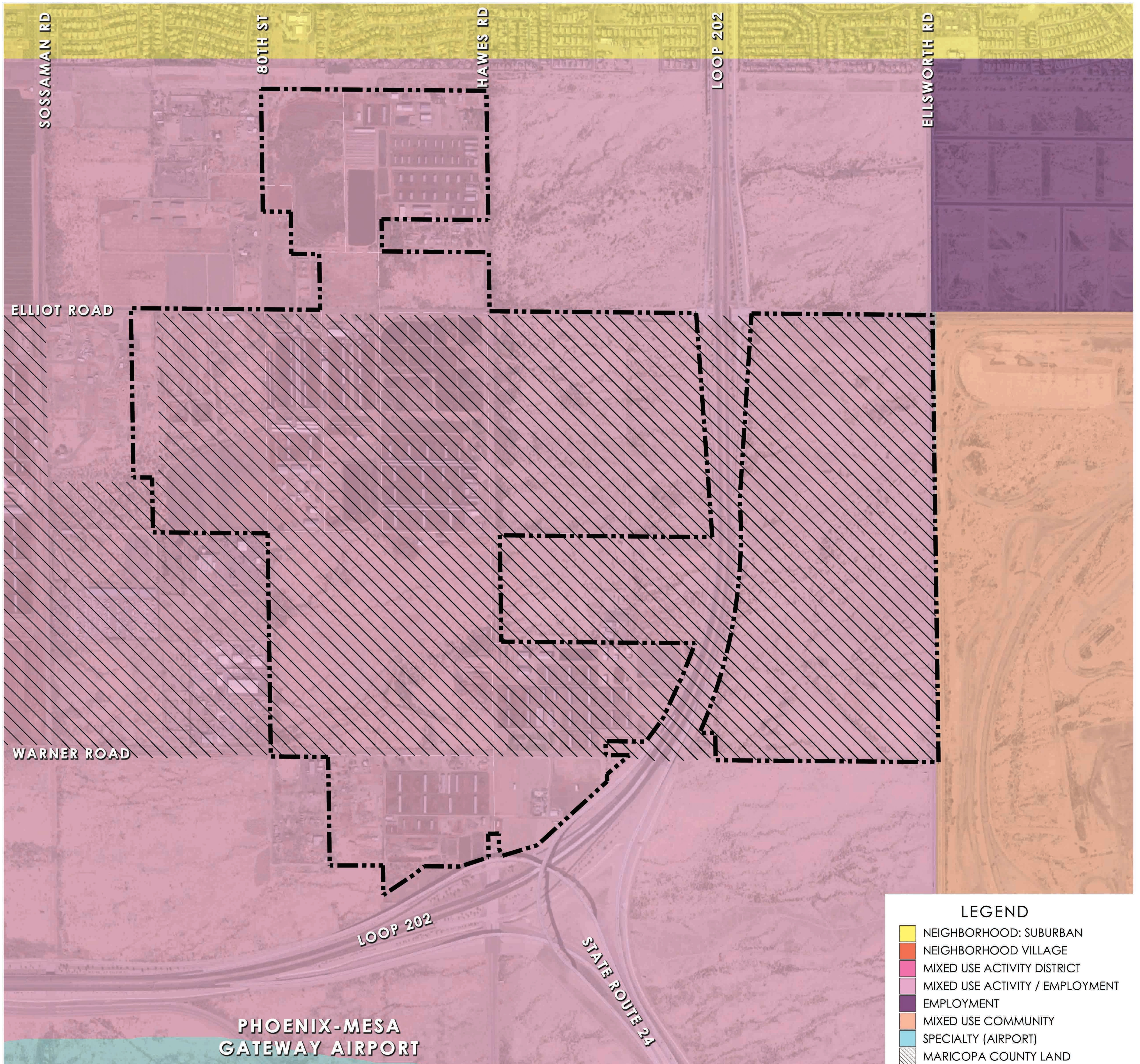




### LEGEND

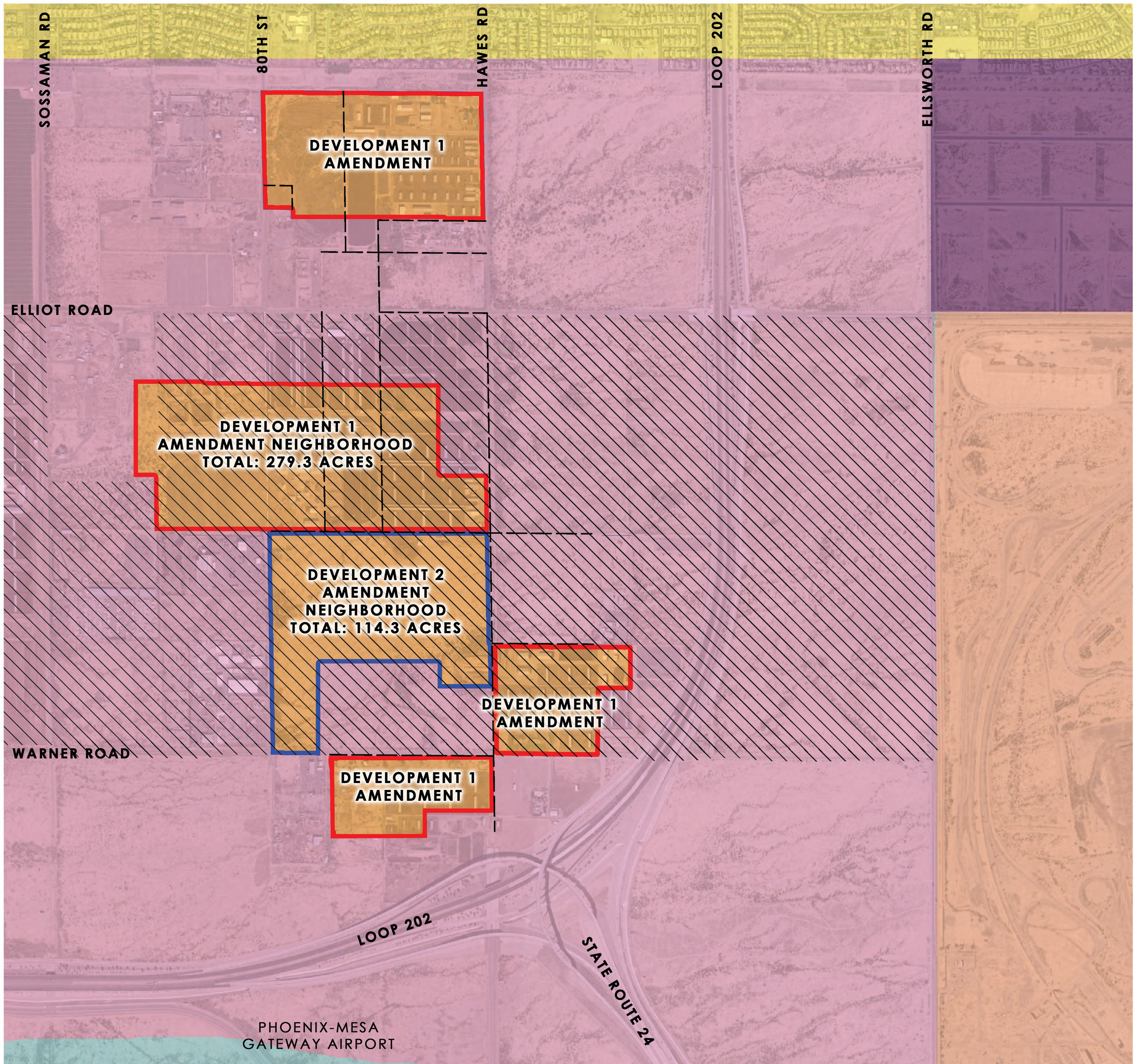
- DEVELOPMENT AREA 1
- SUB AREAS 1A - 1I
- DEVELOPMENT AREA 2
- SUB AREAS 2A - 2D



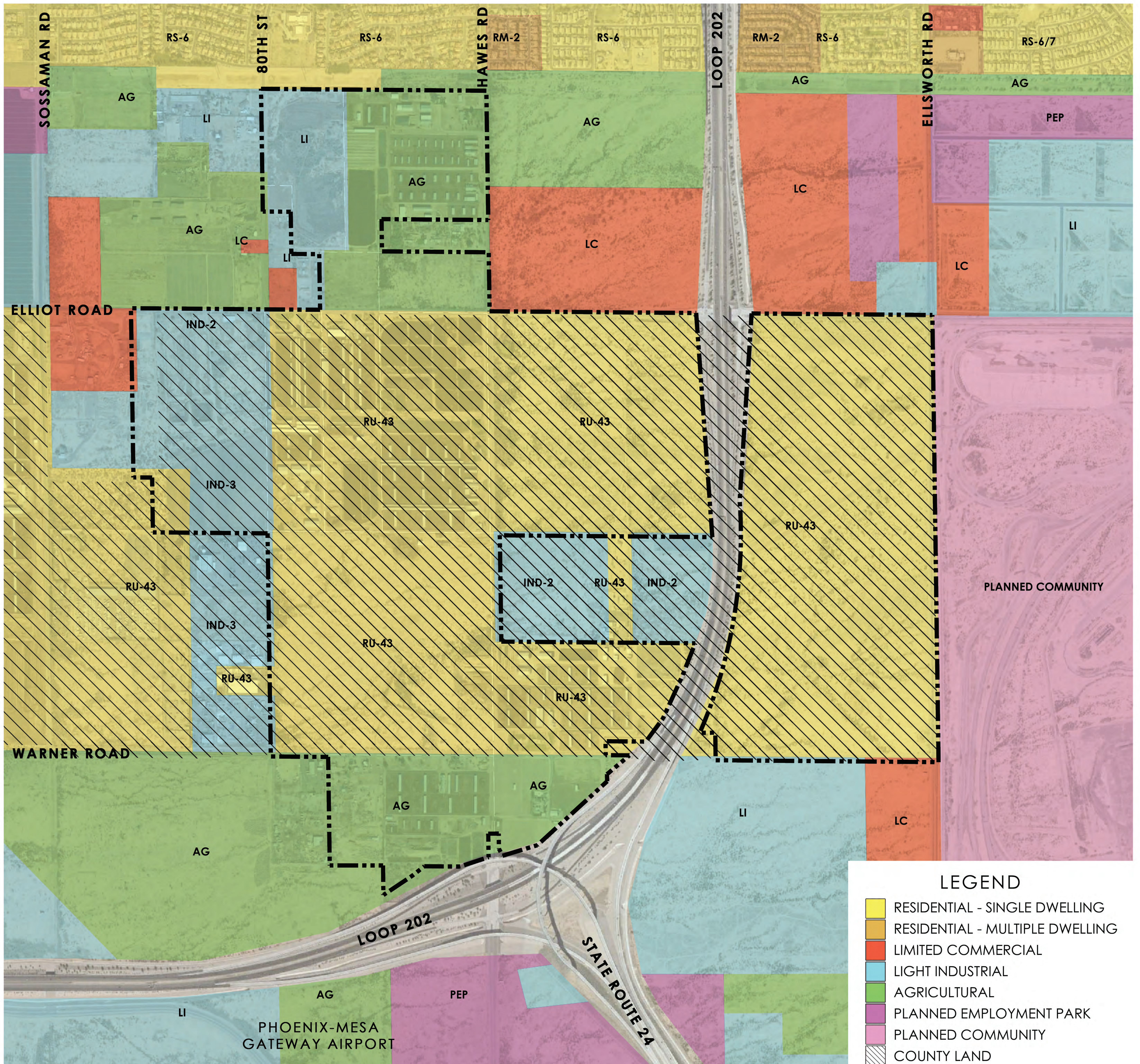


HAWES CROSSING  
 EXHIBIT C: EXISTING LAND USE DESIGNATIONS







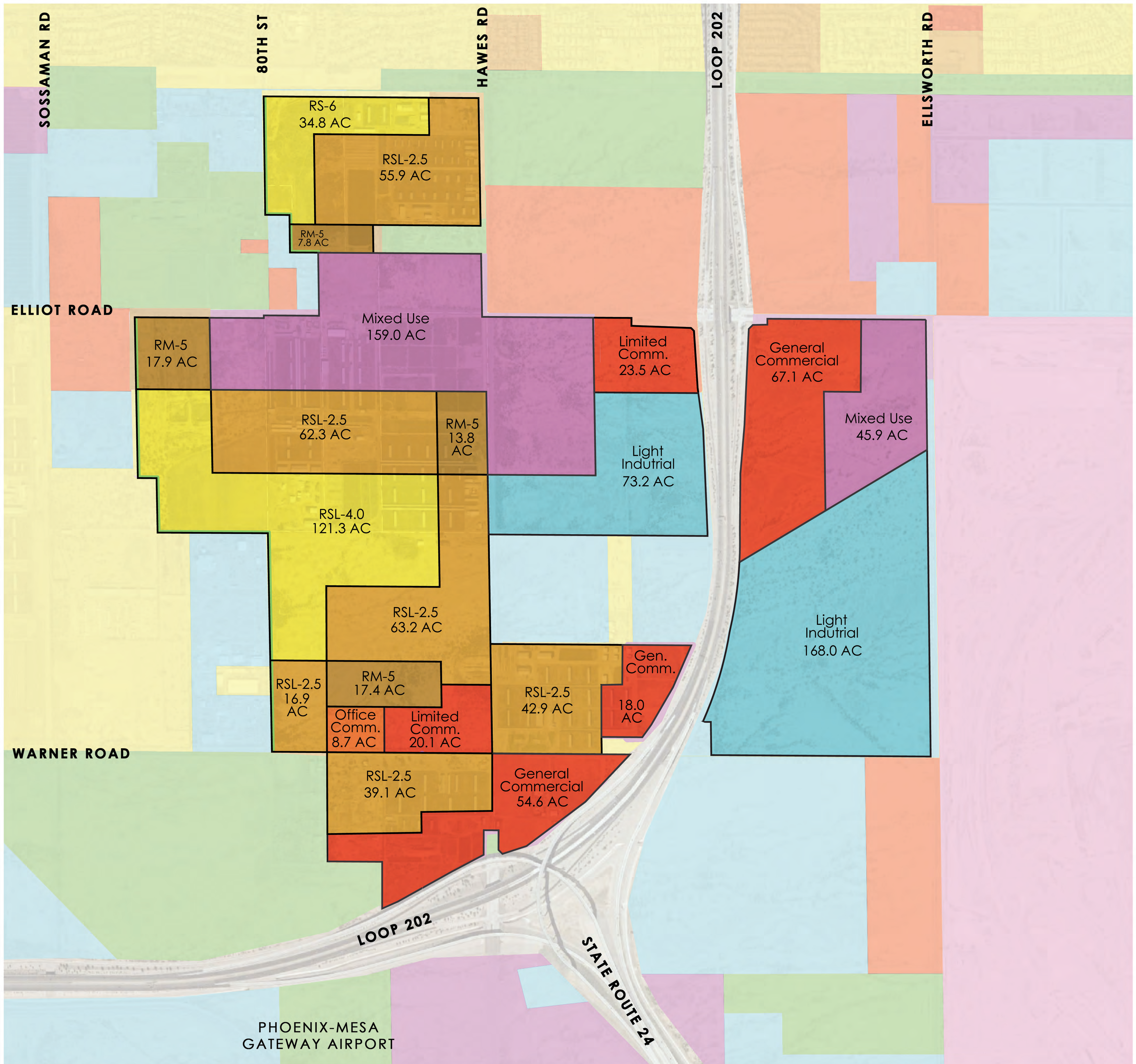


### LEGEND

- RESIDENTIAL - SINGLE DWELLING
- RESIDENTIAL - MULTIPLE DWELLING
- LIMITED COMMERCIAL
- LIGHT INDUSTRIAL
- AGRICULTURAL
- PLANNED EMPLOYMENT PARK
- PLANNED COMMUNITY
- COUNTY LAND

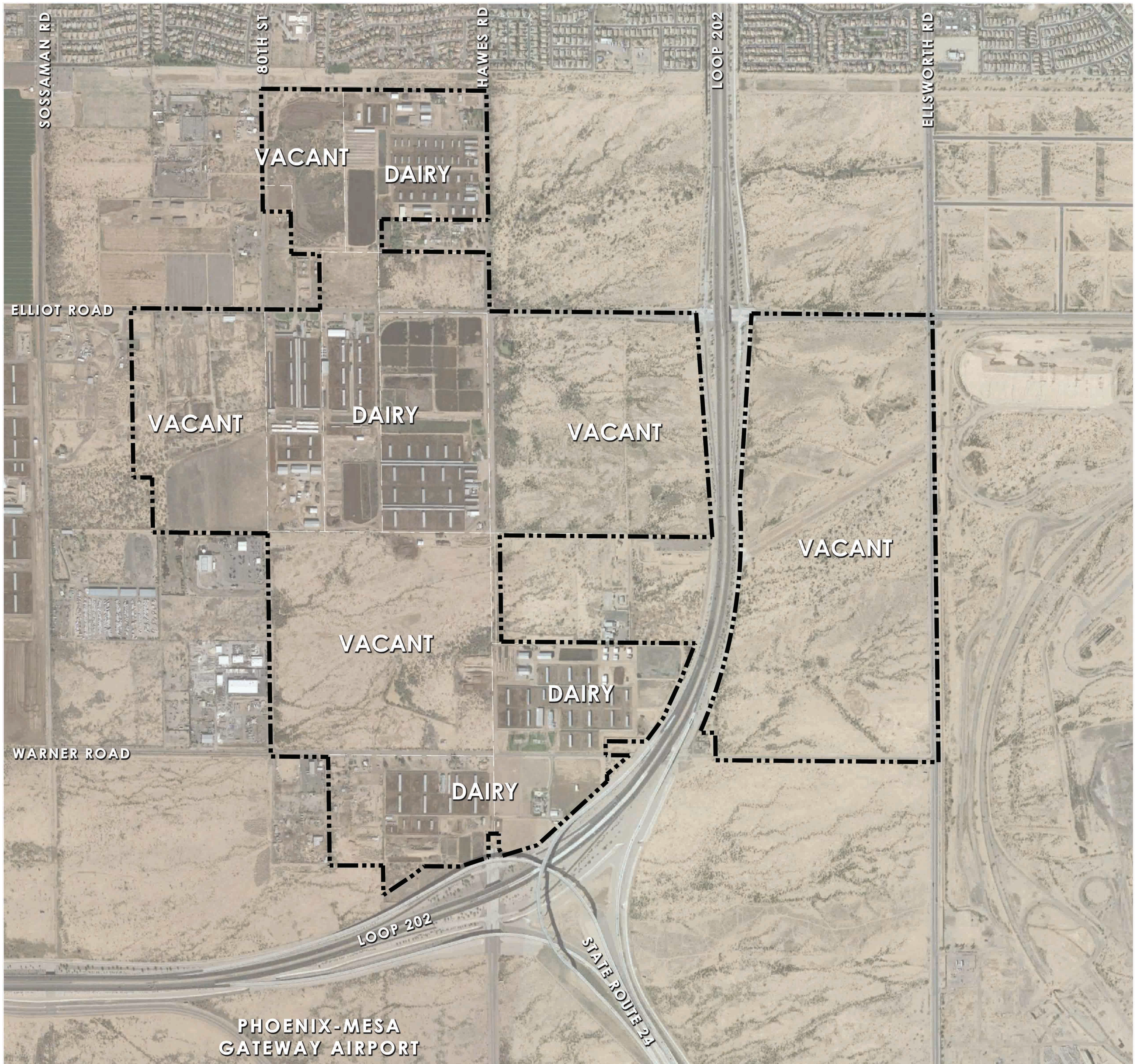
## HAWES CROSSING EXHIBIT E: EXISTING ZONING



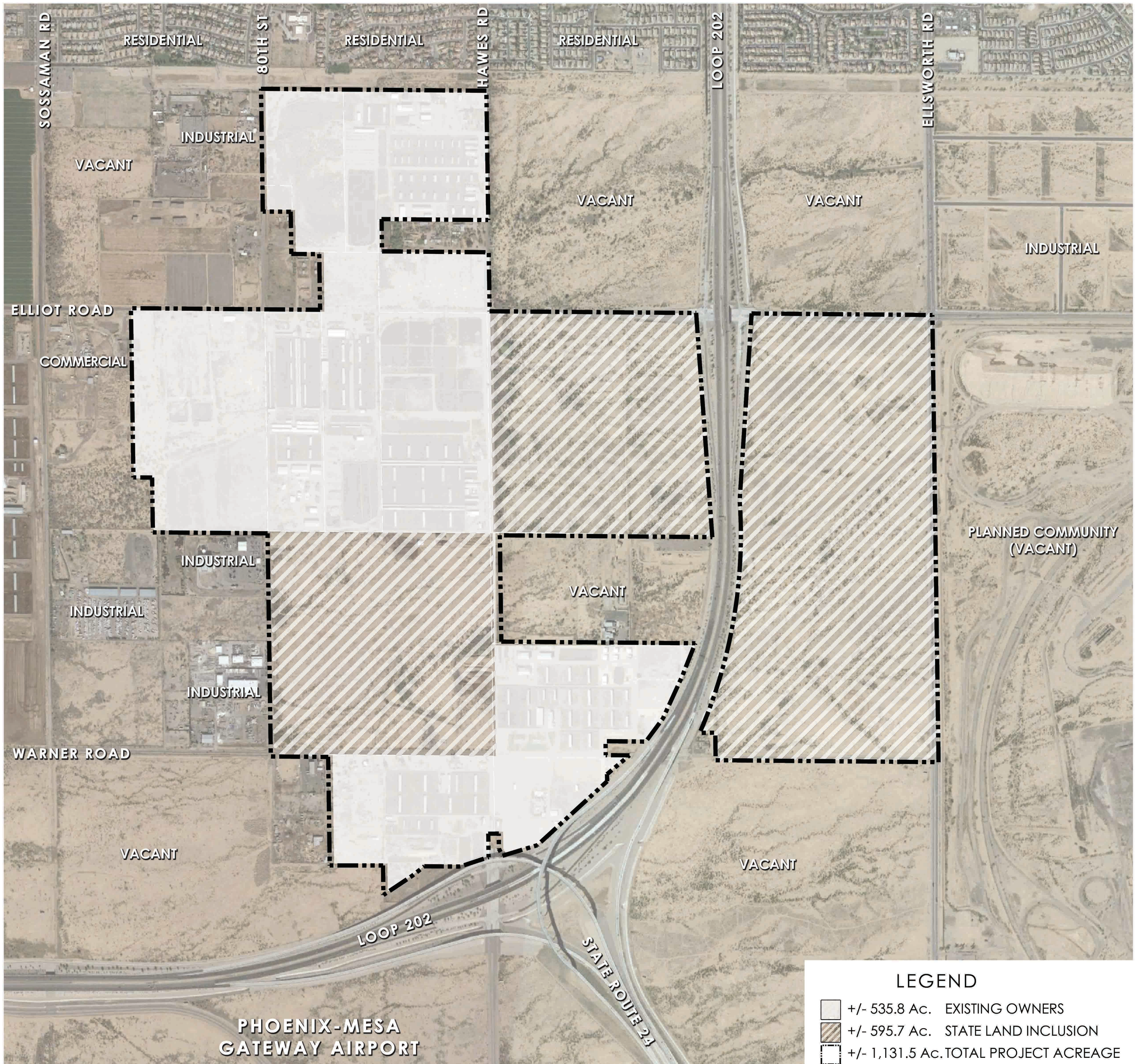


### HAWES CROSSING EXHIBIT F: PROPOSED ZONING







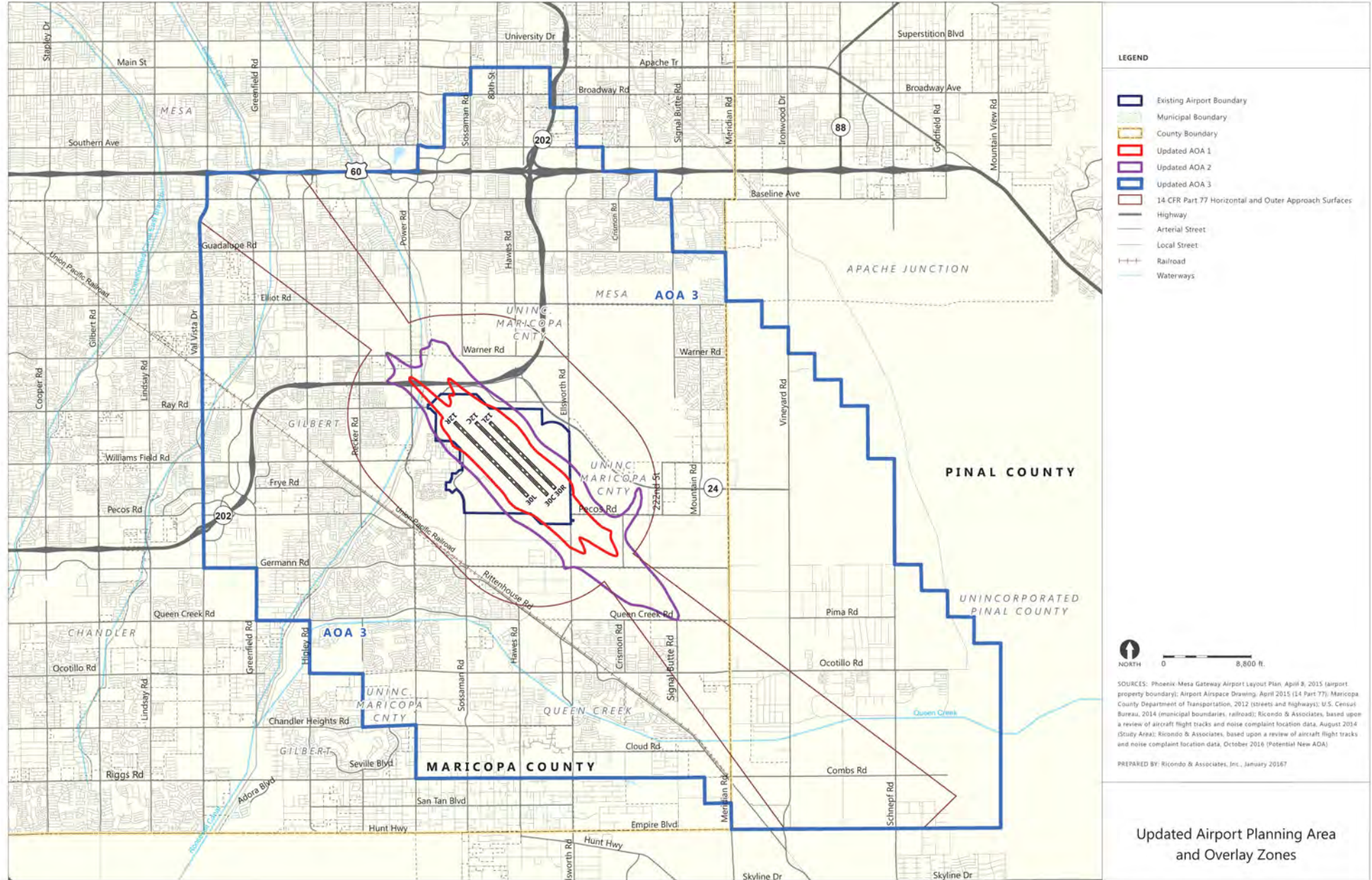




# CURRENT MAP

PHOENIX-MESA GATEWAY AIRPORT

JANUARY 2017



- LEGEND**
- Existing Airport Boundary
  - Municipal Boundary
  - County Boundary
  - Updated AOA 1
  - Updated AOA 2
  - Updated AOA 3
  - 14 CFR Part 77 Horizontal and Outer Approach Surfaces
  - Highway
  - Arterial Street
  - Local Street
  - Railroad
  - Waterways

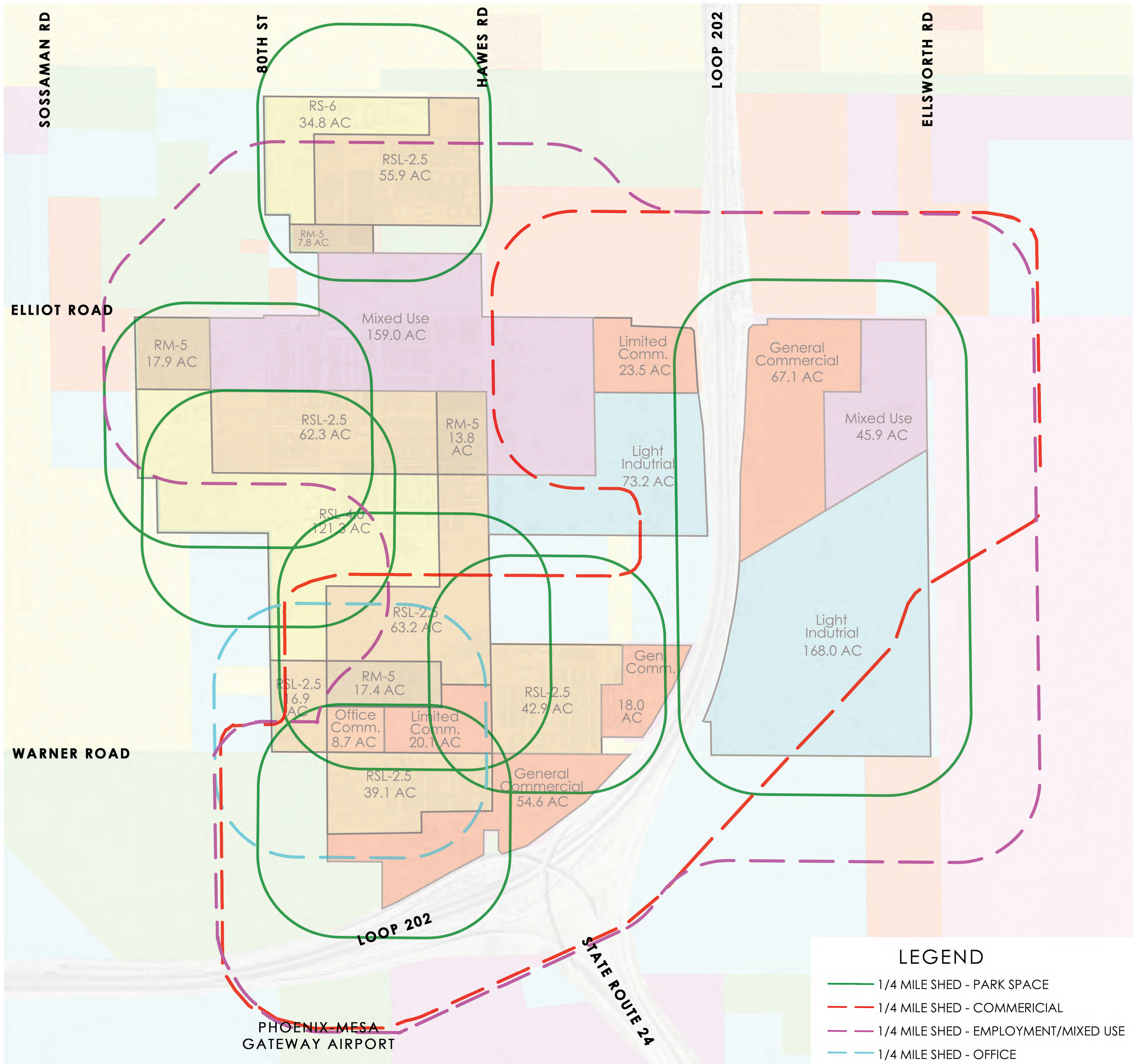


SOURCES: Phoenix-Mesa Gateway Airport Layout Plan, April 9, 2015 (airport property boundary); Airport Airspace Drawing, April 2015 (14 Part 77); Maricopa County Department of Transportation, 2012 (streets and highways); U.S. Census Bureau, 2014 (municipal boundaries, railroad); Ricardo & Associates, based upon a review of aircraft flight tracks and noise complaint location data, August 2014 (Study Areas); Ricardo & Associates, based upon a review of aircraft flight tracks and noise complaint location data, October 2016 (Potential New AOAs)

PREPARED BY: Ricardo & Associates, Inc., January 2016/7

## Updated Airport Planning Area and Overlay Zones





**LEGEND**

- 1/4 MILE SHED - PARK SPACE
- 1/4 MILE SHED - COMMERCIAL
- 1/4 MILE SHED - EMPLOYMENT/MIXED USE
- 1/4 MILE SHED - OFFICE





Exhibit K-1  
Theming - Primary Monumentation





Exhibit K-2  
Theming - Secondary Monumentation





Exhibit K-3  
Theming - Street Theming





Exhibit K-4  
Theming - Community Signage



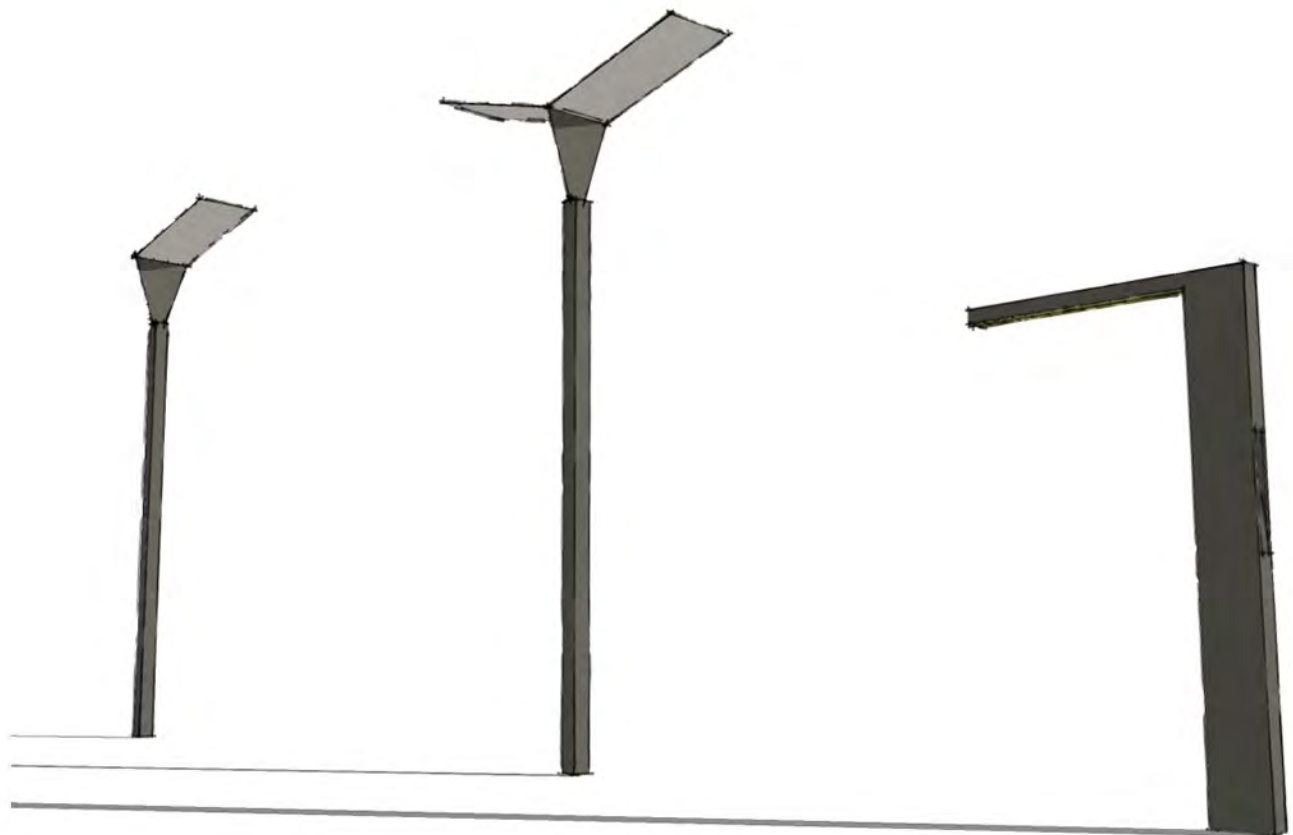
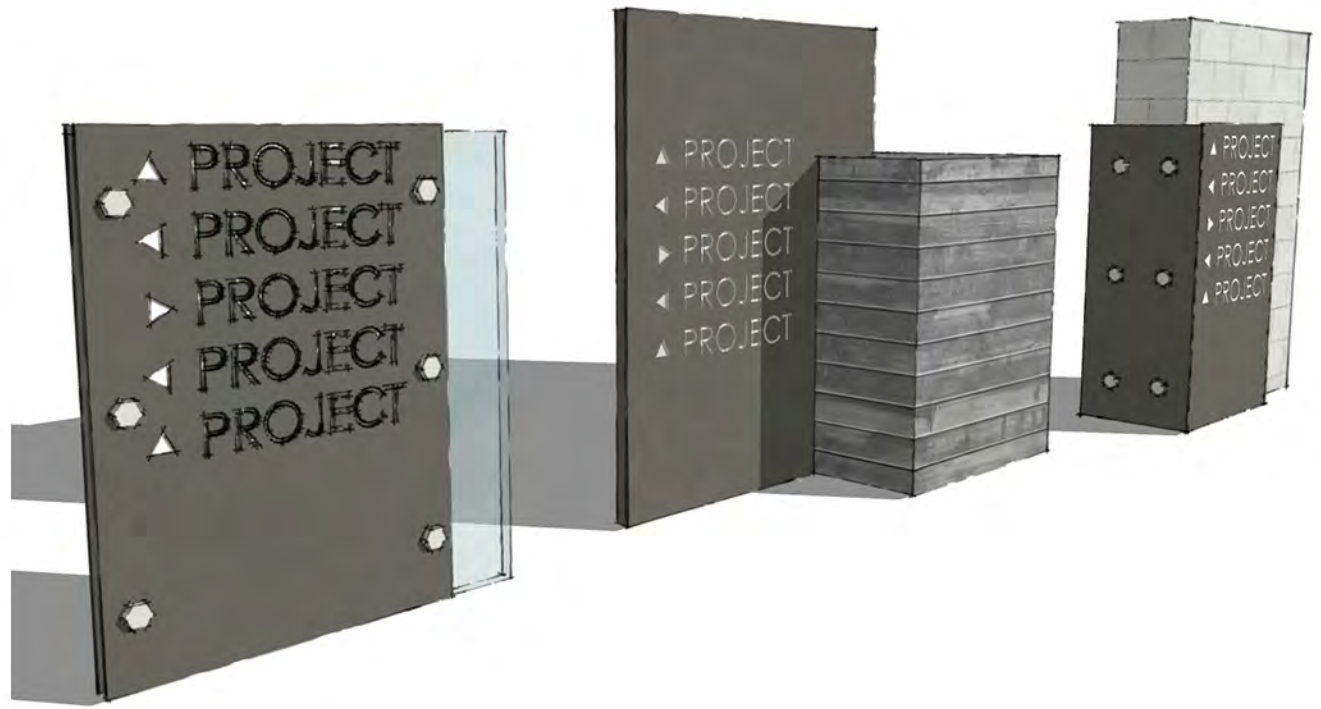


Exhibit K-5  
Theming - Kit of Parts



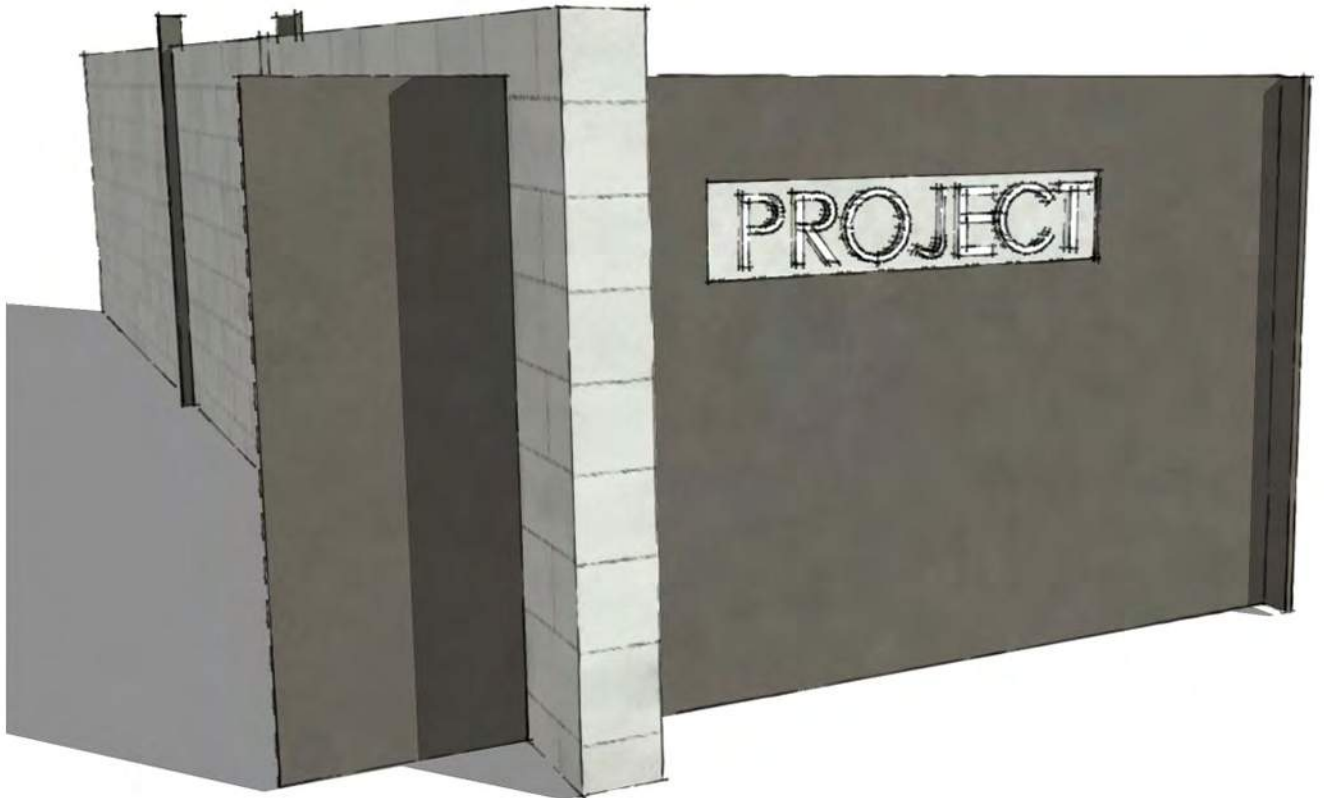
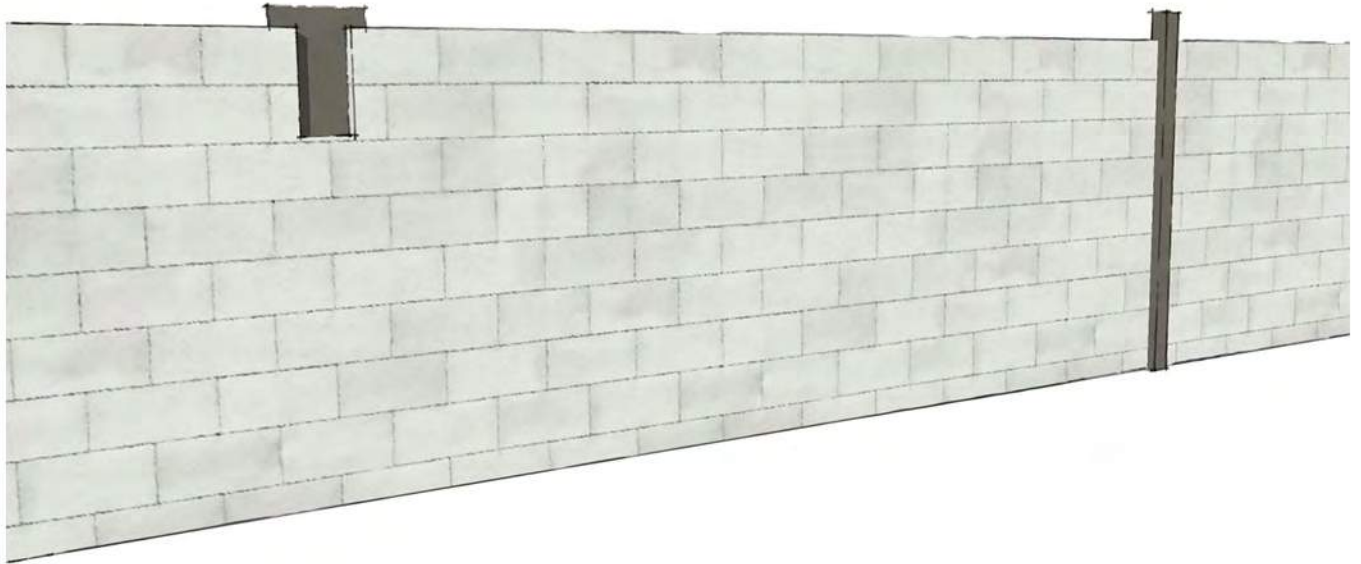
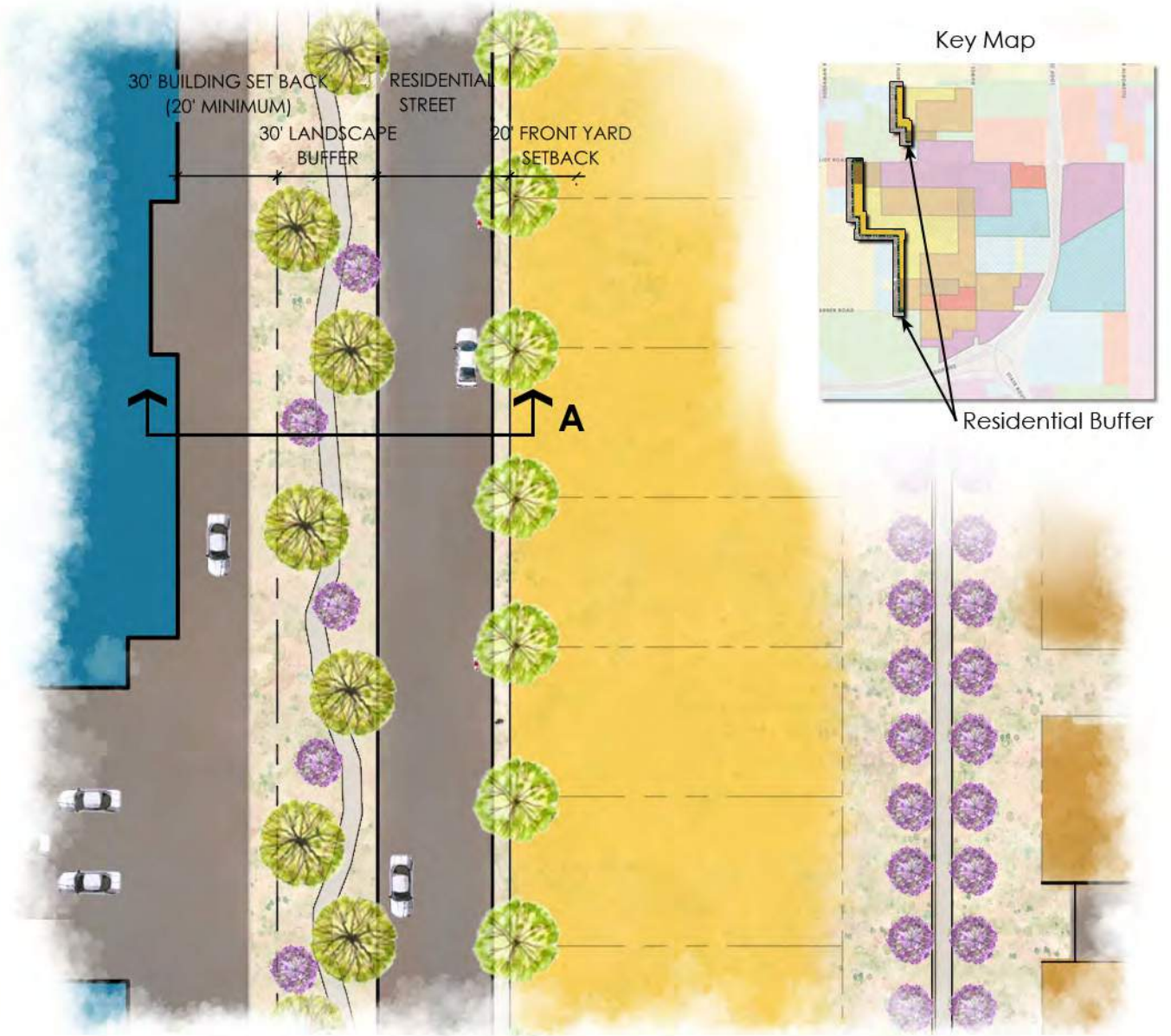
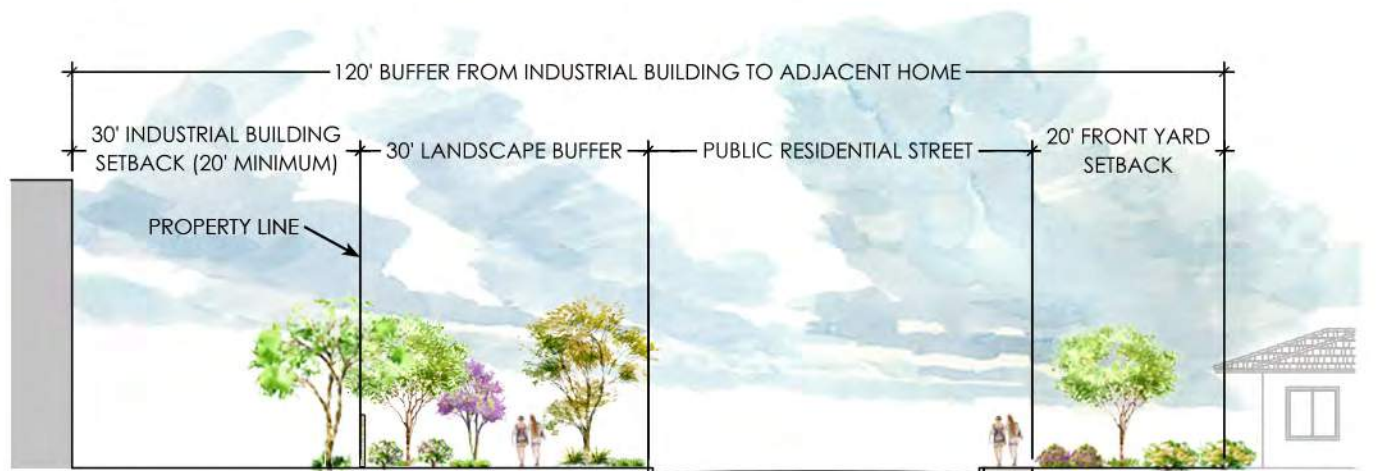


Exhibit K-6  
Theming - Kit of Parts





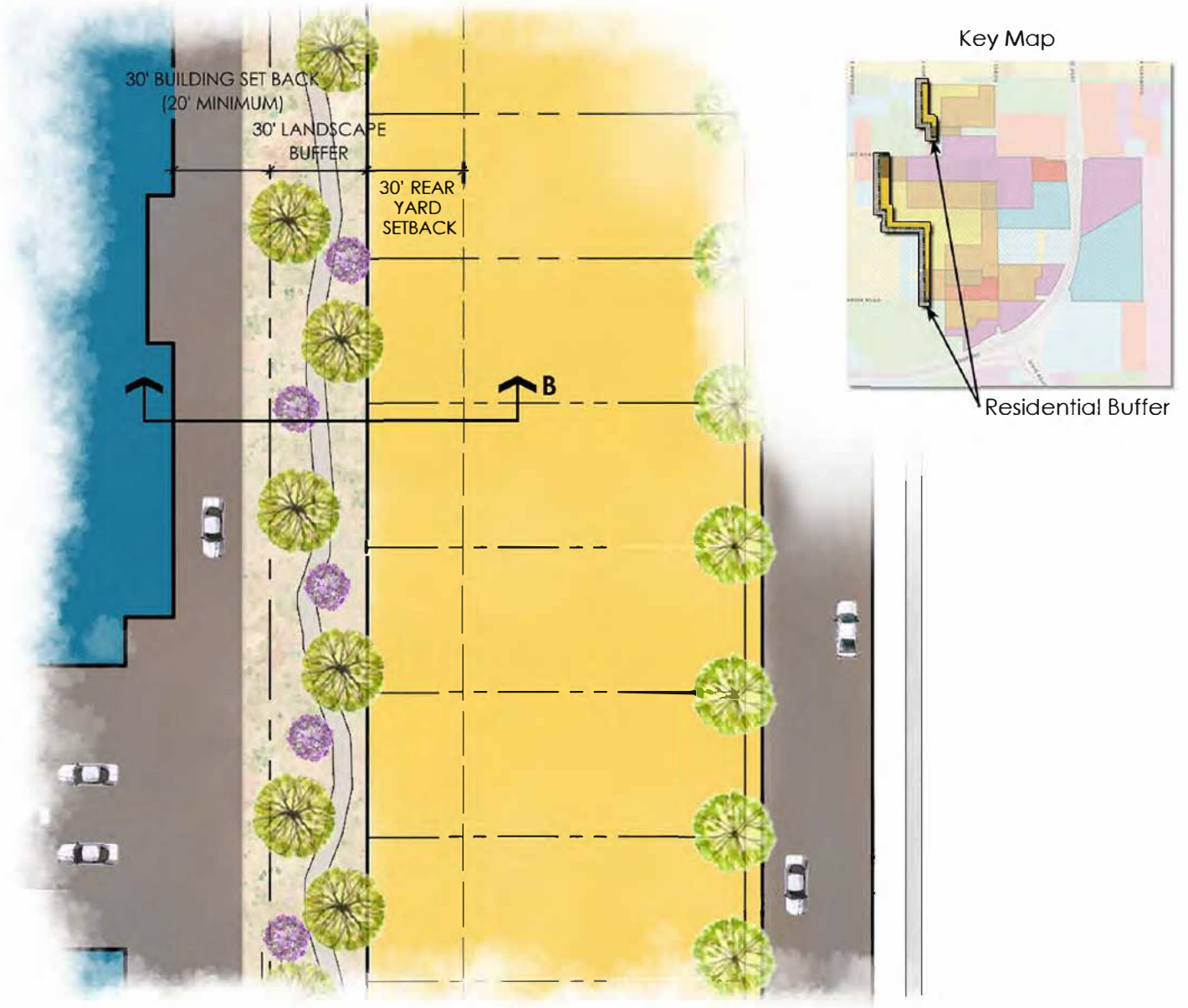
Residential Buffer Plan Adjacent to Industrial



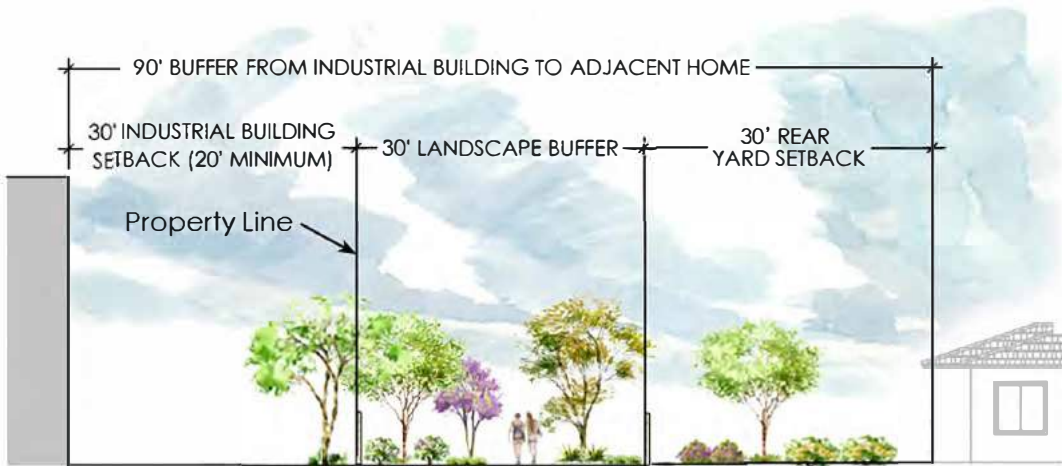
Section A - Front Yard Residential Buffer Section Adjacent to Industrial

Exhibit L1  
Residential Buffer Adjacent to Industrial & Trail Section





Residential Buffer Plan Adjacent to Industrial



Section B - Rear Yard Residential Buffer Section Adjacent to Industrial

Exhibit L2  
Residential Buffer Adjacent to Industrial & Trail Section





\*There will be limited on street parking (parking prohibition will be needed) adjacent to cluster homes to allow for trash pickup.

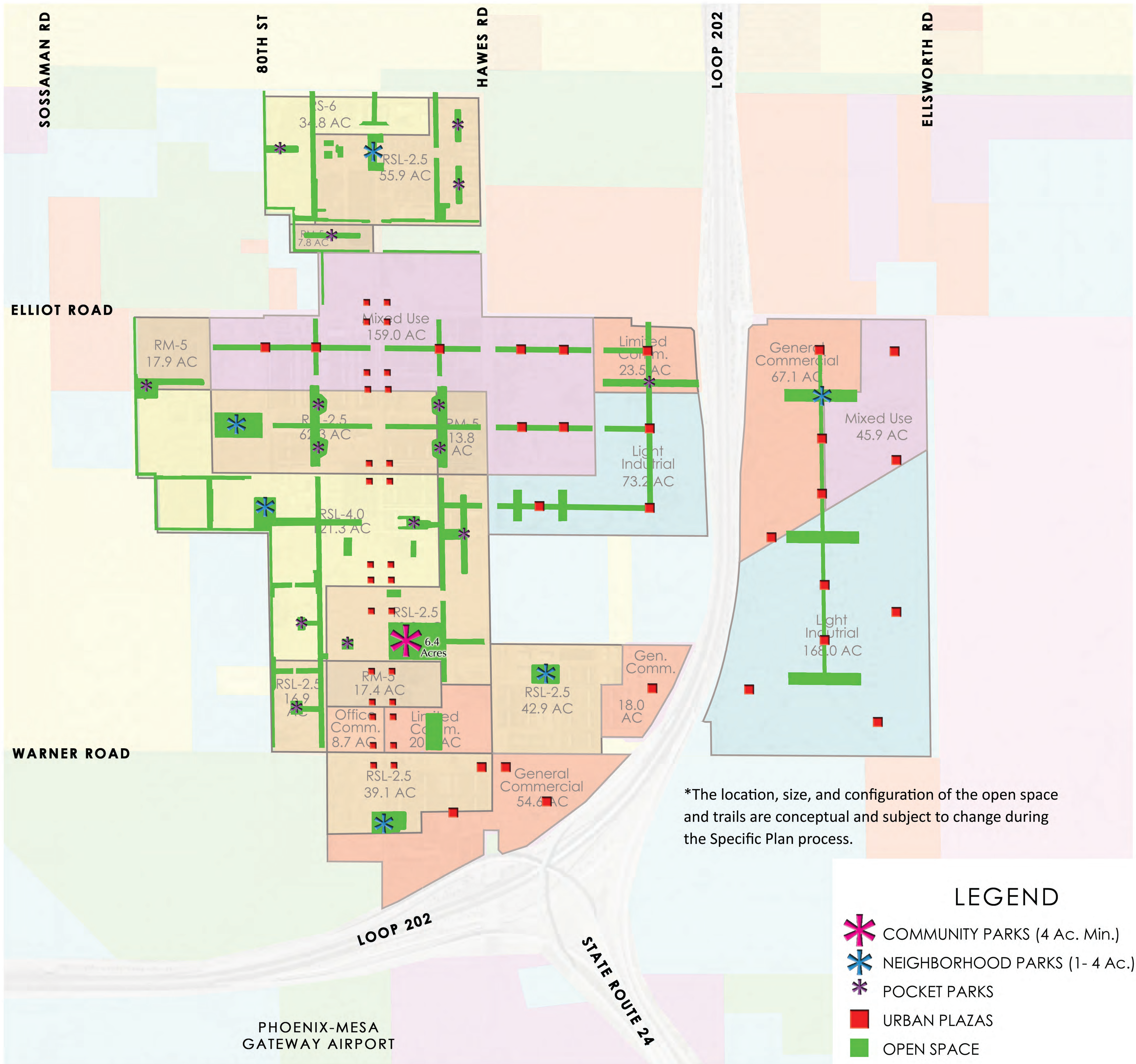
Exhibit L-3  
Interior Open Space & Trail Connectivity



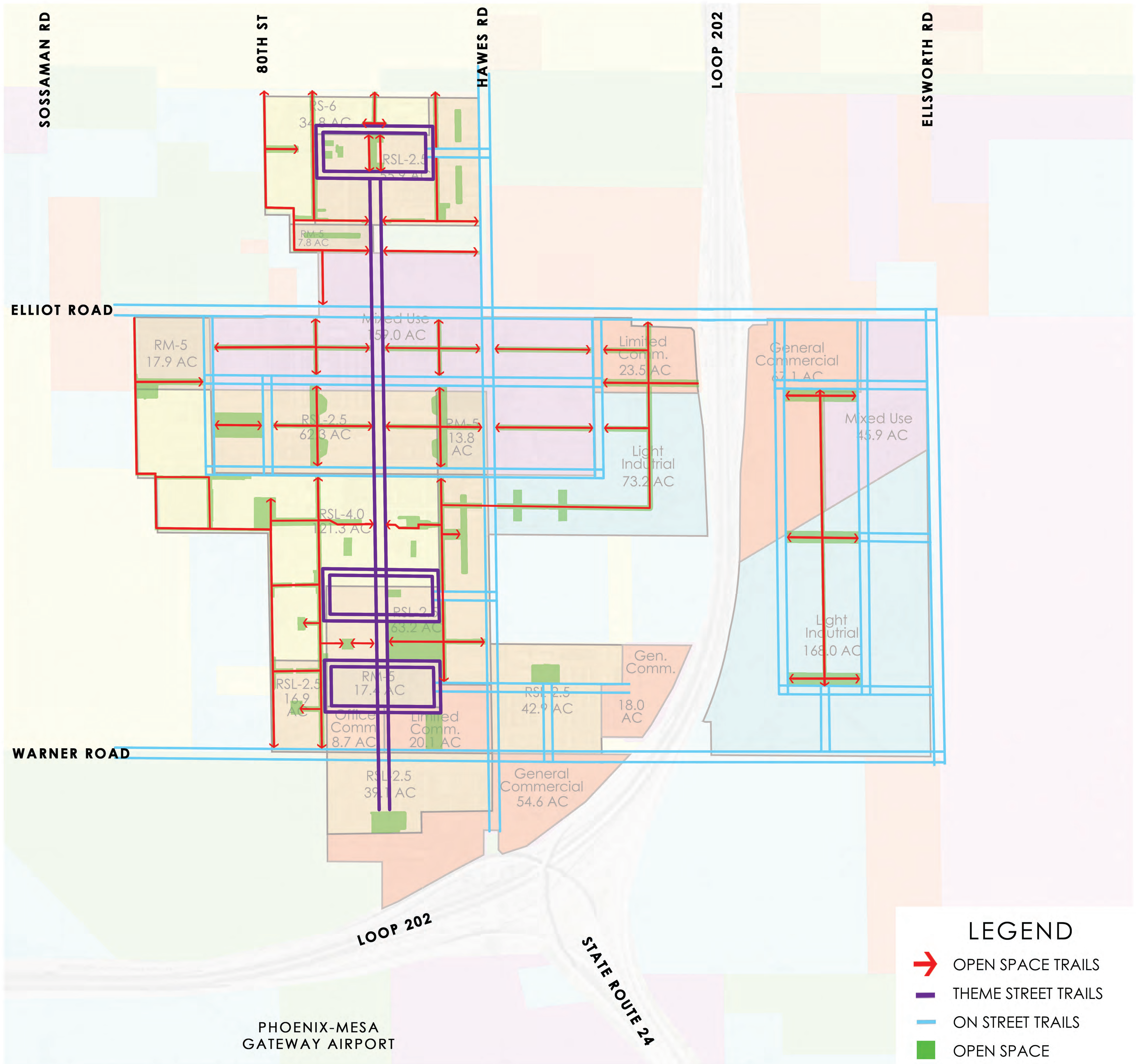


Exhibit M  
Loop 202 & Warner









**LEGEND**

-  OPEN SPACE TRAILS
-  THEME STREET TRAILS
-  ON STREET TRAILS
-  OPEN SPACE





Exhibit P  
Urban Park Concept



## Exhibit Q – Approved Plant Palette

### Plant Materials List

The following plants are approved for use in all zoning categories within the Inner Loop and are subject to specific characteristics due to cold tolerance, soil conditions, or other special microclimatic needs. Others may sunburn in certain exposures. Parcel developers should review the use of all plants with a knowledgeable professional or consult appropriate reference material. Some plants are inappropriate to the environment because they are potentially destructive to the native species.

The following plants are approved for use in all areas throughout the Inner Loop.

### TREES

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Acacia aneura 'Mulga'	Acacia Aneura
Acacia greggii	Catclaw
Acacia rigidula	Blackbrush Acacia
Bachharis salicifolia	Seep Willow
Callistemon viminalis	Bottle Brush Tree
Carya sp.	Pecan
Celtis reticulata	Canyon Hackberry
Cercidium (see Parkinsonia)	Palo Verde
Chilopsis linearis	Desert Willow
Chilopsis linearis 'Bubba'	Desert Willow
Chilopsis linearis 'Lucretia Hamilton'	Desert Willow
Chiltalpa tashkentensis	Chiltalpa
Cupressus arizonica	Arizona Cypress
Dalbergia sissoo	Indian Rosewood
Fraxinus uhdei (Wenzig) Lingelsh	Shamel Ash, Tropical Ash
Fraxinus velutina	Arizona Ash
Fraxinus velutina 'Bonita'	Bonita Ash
Fraxinus velutina 'Fan-tex'	Fan-tex Ash
Gleditsia tricanthos inermis	Honeylocust
Jacaranda mimosifolia	Jacaranda
Juglans major	Arizona Walnut
Juniperus monosperma	One Seed Juniper
Olea europaea 'wilsonii'	Fruitless Olive
Olneya tesota	Ironwood
Parkinsonia hybrid 'Desert Museum'	Desert Museum Palo Verde
Parkinsonia microphyllum	Foothills Palo Verde



<i>Pinus eldarica</i>	Afgan Pine, Eldarica Pine
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pistacia atlantica</i> x <i>Intergerrima</i>	Red Push Pistache
<i>Pistacia vera</i> L.	Pistachio
<i>Populus fremontii</i>	Cottonwood
<i>Prosopis glandulosa</i>	Honey Mesquite
	Phoenix Mesquite, Argentine Mesquite,
	Thornless
	South American Mesquite, Chilean
	Mesquite
	Screwbean Mesquite
<i>Prosopis pubescens</i>	Velvet Mesquite
<i>Prosopis velutina</i>	Emory Oak
<i>Quercus emoryii</i>	Live Oak
<i>Quercus virginiana</i>	Coyote Willow
<i>Salix exigua</i>	Goodding's Willow
<i>Salix gooddingii</i>	Tipu
<i>Tipuana Tipu</i>	Chinese Elm
<i>Ulmus parvifolia</i>	Chinese Elm Allee, Chinese Elm Bosque
<i>Ulmus parvifolia</i> Allee	Chaste Tree
<i>Vitex agnus-castus</i>	Mexican Blue Palm
<i>Brahea armata</i>	Mediterranean Fan Palm
<i>Chamaerops humilis</i>	Canary Island Date Palm
Phoenix canariensis	Date Palm
Phoenix dactylifera	California Fan Palm, Hybrid Fan Palm
Washingtonia filifera	Palo Blanco
Acacia willardiana	Hong Kong Orchid Tree
Bauhinia blankeana	Anacacho Orchid
Bauhinia lunaroides	Cascalote
Caesalpinia cacalaco	Mexican Redbud
Cercis canadensis v. 'Mexicana'	Silk Floss Tree
Chorisia speciosa	Citrus Tree
Citrus sp.	Texas Olive
Cordia boissierii	Italian Cypress
Cupressus sempervirens	Texas persimmon
Diospyros texana	Littleleaf Ash
Fraxinus greggii	Giant White Oleander
Nerium oleander 'Sister Agnes'	Crape Myrtle
Lagerstroemia indica	Bay Laurel
Laurua nobilis	Swan Hill Olive
Olea europaea 'swan hill'	Texas Ebony
Pithecellobium flexicaule	Mexican Ebony
Pithecellobium mexicanum	Tenaza
Pithecellobium pallens	



Plantanus wrightii  
Prunus armeniaca  
Prunus cerasifea  
Prunus persica  
Pyrus calleryana 'Bradford'  
Pyrus kawakamii  
Quercus suber  
Sophora japonica  
Sophora secundiflora  
Thevetia peruviana

Arizona Sycamore  
Apricot  
Purple Leaf Plum  
Peach  
Bradford Pear  
Evergreen Pear  
Cork Oak  
Japanese Pagoda Tree  
Texas Mountain Laurel  
Mexican Oleander

## SHRUBS

### BOTANICAL NAME

### COMMON NAME

Abutilon palmeri  
Acacia craspedocarpa  
Alyogyne huegelii  
Ambrosia abrosoides  
Ambrosia deltoidea  
Anisicathus quadrifidus  
Atriplex canescens  
Atriplex lentiformis  
Buddleia marrubifolia  
Buxus m. japonica  
Caesalpinia gilliesii  
Caesalpinia mexicana  
Caesalpinia pulcherrima  
Calliandra californica  
Calliandra eriophylla  
Callistemon citrinus 'Little John'  
Carissa grandiflora 'Compacta'  
Cassia artemisoides  
Celtis pallida  
Cordia parvifolia  
Dalea frutescens  
Dalea pulchra  
Dodonaea viscosa  
Dodonaea viscosa 'Purpurea'  
Encelia farinosa  
Ephedra viridis  
Justicia californica  
Justicia spicigera  
Larrea tridentata

Indian Mallow  
Leather Leaf Acacia  
Blue Hibiscus  
Giant Bursage  
Bursage  
Mountain Flame  
Fourwing Saltbrush  
Quail Bush  
Woolly Butterfly Bush  
Japanese Boxwood  
Mexican Bird of Paradise  
Yellow Bird of Paradise  
Desert Bird of Paradise  
Red Fairy Duster  
Native Fairy Duster  
Little John  
Natal Plum  
Silver Cassia  
Desert Hackberry  
Littleleaf Olive  
Black Dalea  
Indigo Bush  
Hopbush  
Purple-leafed Hopbush  
Brittlebush  
Mormon Tea  
Chuparosa  
Mexican Honeysuckle  
Creosote



Leucophyllum sp.	Sage (small)
Leucophyllum sp.	Sage (large)
Leucophyllum frutescens	Texas Ranger
Leucophyllum frutescens 'Compacta'	Texas Ranger
Leucophyllum laevigatum	Chihuahuan Sage
Leucophyllum laevigatum 'Rio Bravo'	Chihuahuan Sage
Leucophyllum zygophyllum 'Cimarron'	Cimarron Texas Ranger
Lycium andersonii	Wolfberry
Lycium fremontii	Wolfberry
Myrtus boetica	Twisted Myrtle
Myrtus communis	Myrtle
Nerium oleander Dwarf	Dwarf Oleander
Nerium oleander	Common Oleander
Perovskia atriplicifolia	Russian Sage
Psilostrophe cooperi	Paperflower
Rhus ovata	Sugarbush
Rhus virens	Evergreen Sumac
Rosmarinus officinalis 'Huntington Carpet'	Upright Rosemary
Ruellia brittoniana	Ruellia
Ruellia peninsularis	Baja Ruellia
Russellia equisetiformis	Coral Fountain
Salvia coccinea	Scarlet Sage
Salvia greggii	Autumn Sage
Salvia leucantha	Mexican Bush Sage
Sambucus mexicana	Mexican Elderberry
Senna covesii	Desert Senna
Simmondsia chinensis	Jojoba
Tecomaria capensis	Cape Honeysuckle
Tecoma stans	Yellow Tecoma Stans
Tecoma stans 'Orange Jubilee'	Orange Tecoma Stans
Vauquelinia californica	Arizona Rosewood
Viguiera deltoidea	Goldeneye
Xylosma congesta 'Compacta'	Compact Xylosma
Ziziphus obtusifolia	Grey Thorn



## ACCENTS

### BOTANICAL NAME

### COMMON NAME

Agave americana 'Marginata'	Century Plant
Agave bovicornuta	Cowhorn Agave
Agave desmentiana	Agave
Agave geminiflora	Twin Flowered Agave
Agave parryi 'Truncata'	Parry's Agave
Agave schidigera 'Durano Delight'	Durango Delight Agave
Agave vilimoriana	Octopus Agave
Agave sp.	Agave
Aloe barbadensis	Yellow Aloe
Aloe x 'Blue Elf'	Blue Elf Aloe
Aloe sp.	Aloe
Asclepias subulata	Desert Milkweed
Asparagus densiflorus 'foxtail'	Asparagus Fern

## PERENNIALS and GROUNDCOVERS

### BOTANICAL NAME

### COMMON NAME

Acacia redolens	Prostrate Acacia
Baileya multiradiata	Desert Marigold
Bulbine frutescens	Bulbine
Convolvulus cneorum	Bush Morning Glory
Dalea captata 'Sierra Gold'	Dalea
Dyssodia acerosa	Shrubby Dogweed
Dyssodia pentachaeta	Dogweed
Echinacea purpurea	Coneflower
Eschscholzia californica sp. Mexicana	Mexican Gold Poppy
Gazania rigens 'Sun Gold'	Gazania sp.
Lantana camara 'New Gold'	Lantana
Lantana montevidensis	Lantana
Lantana camara 'Radiation'	Lantana
Lavender sp.	Lavender
Lippa nodiflora	Frogfruit
Liriope muscari	Lilyturf
Lupinus sparsiflorus	Desert Lupine
Melampodium leucanthum	Blackfoot Daisy
Penstemon parryii	Parry Penstemon



Penstemon sp.  
Portulacaria afra  
Ratibida columnifera  
Rosmarinus officinalis Prostratal  
Sphaeralcea ambigua  
Sphagneticola trilobata  
Setcreasea pallida  
Tetranauris acaulis  
Verbena gooddingii  
Verbena pulchella  
Zephryanthes candida  
Common Annuals (to season)

Penstemon  
Elephant Food  
Mexican Hat  
Prostrate Rosemary  
Desert Globemallow  
Yellow Dot  
Purple Heart  
Angelita Daisy  
Native Verbena  
Verbena  
White Rain Lily  
Colorful Annuals (in pots or defined beds)

## GRASSES

### BOTANICAL NAME

Aristida purpurea  
Bouteloua curtipendula  
Bouteloua gracilis  
Bouteloua gracilis 'Blond Ambition'  
Cynodon dactylon Hybrid  
Distichlis spocate  
Lolium sp.  
Muhlenbergia capillaris  
Muhlenbergia lindheimeri  
Muhlenbergia rigens  
Muhlenbergia rigens 'Nashville'  
Nolina sp.  
Paspalum Vaginatatum  
Sporobolus airoides  
Sporobolus cryptandrus

### COMMON NAME

Purple Three Awn  
Sideouts Grama  
Blue Grama  
Blond Ambition Blue Grama  
Hybrid Bermunda  
Saltgrass  
Rye Grass (seasonal only)  
Regal Mist  
Lindheimer's Muhly  
Deergrass  
Nashville Deergrass  
Beargrass  
Seashore Paspalum  
Alkali Sacaton  
Sand Dropseed

## VINES

### BOTANICAL NAME

Antigonon leptopus  
Bougainvillea spp.  
Campsis radicans  
Ficus pumila  
Gelsemium sempervirens  
Hardendergia violacea

### COMMON NAME

Queen's Wreath Vine  
Bougainvillea  
Trumpet Vine  
Creeping Fig Vine  
Caroline Jasmine  
Lilac Vine



Lonicera japonica 'Halliana'  
Macfadyena unguis-cati  
Mascagnia macroptera  
Parthenocissus sp. Hacienda  
Passiflora caerulea  
Podranea ricasoliana  
Rosa banksiae  
Solanum jasminoides  
Trachelospermum jasminoides  
Vigna caracalla  
Vitis sp. 'Roger's Red'

Hall's Honeysuckle  
Cat's Claw  
Yellow Orchid Vine  
Hacienda Creeper  
Passion Vine  
Pink Trumpet Vine  
Lady Banks Rose  
White Potato Vine  
Star Jasmine  
Snail Vine  
Roger's Red Vine (grape)

## PROHIBITED PLANT LIST

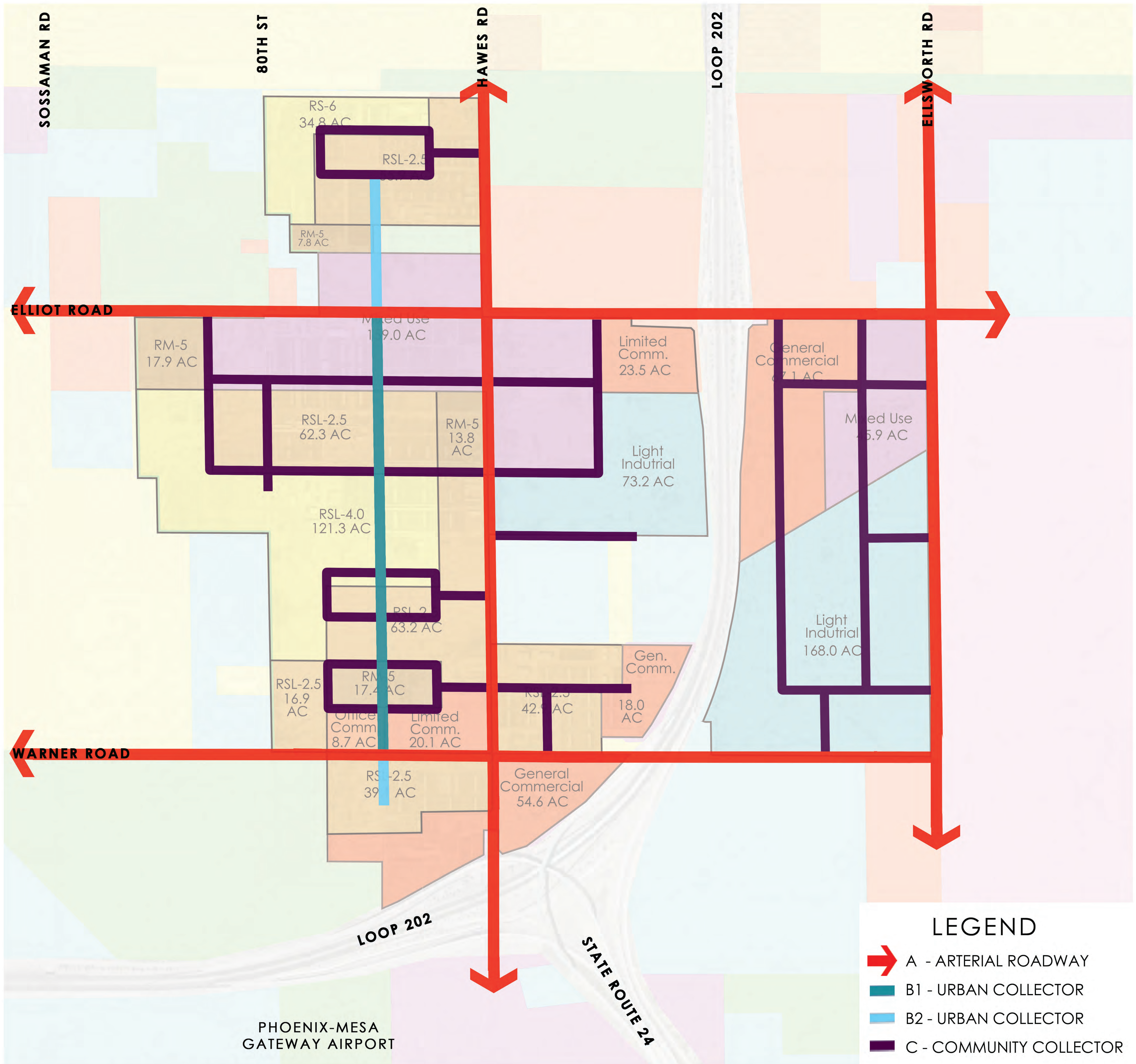
### BOTANICAL NAME

Baccharis sarathroides  
Brassica tournefortii  
Bromus rubens  
Casuarina species  
Centaurea melitensis  
Chamaecyparis species  
Cynodon dactylon  
Grevillea robusta  
Pennisetum ciliare  
Tamarix aphylla  
Morus Alba

### COMMON NAME

Desert Broom  
Saharan Mustard  
Red Bromegrass  
Beefwood  
Malta Starthistle  
False Cypress  
Common Bermuda Grass  
Silk Oak  
Buffel Grass  
Tamarisk or Salt Cedar  
White Mulberry



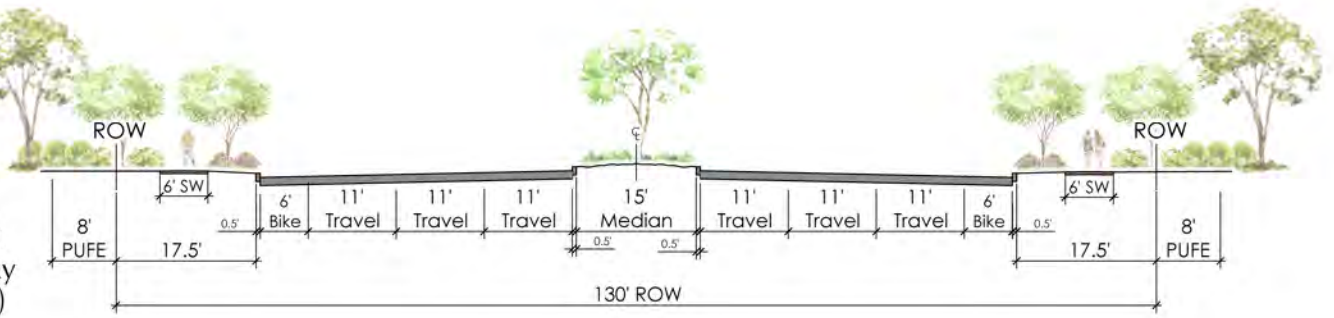


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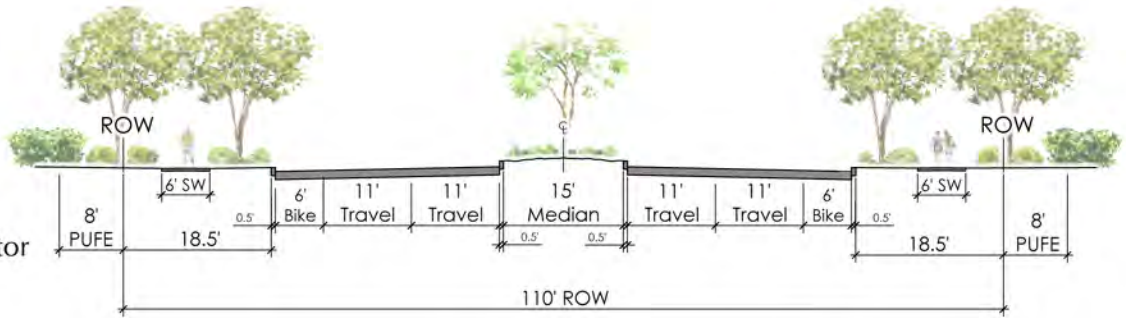
-  A - ARTERIAL ROADWAY
-  B1 - URBAN COLLECTOR
-  B2 - URBAN COLLECTOR
-  C - COMMUNITY COLLECTOR



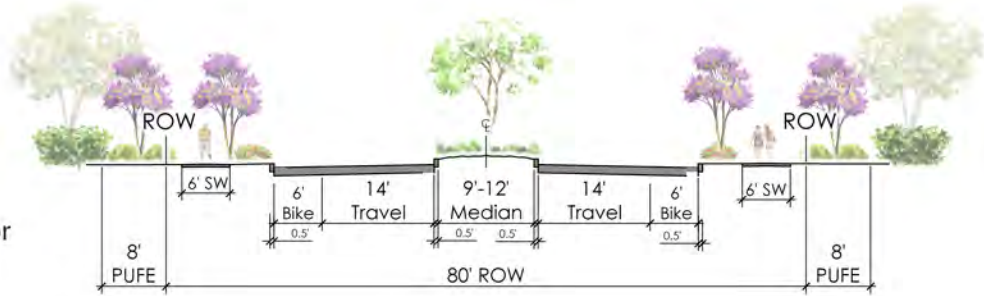
**A**  
Arterial  
Roadway  
(6 Lane)



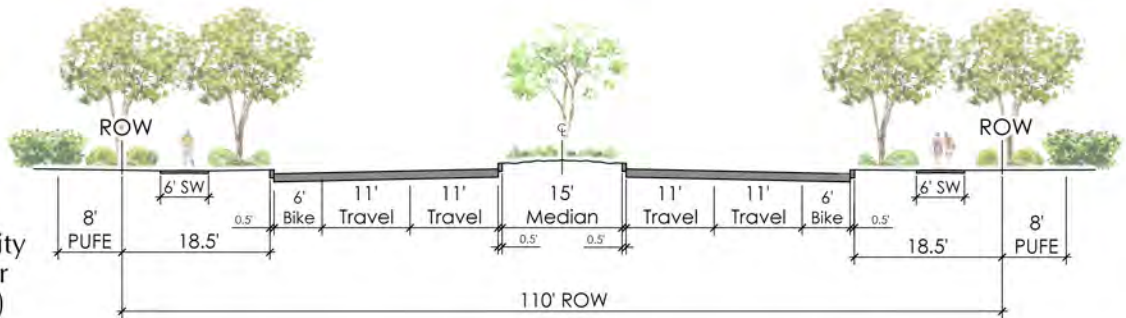
**B**  
Urban Collector  
(4 Lane)



**B2**  
Urban Collector  
(2 Lane)



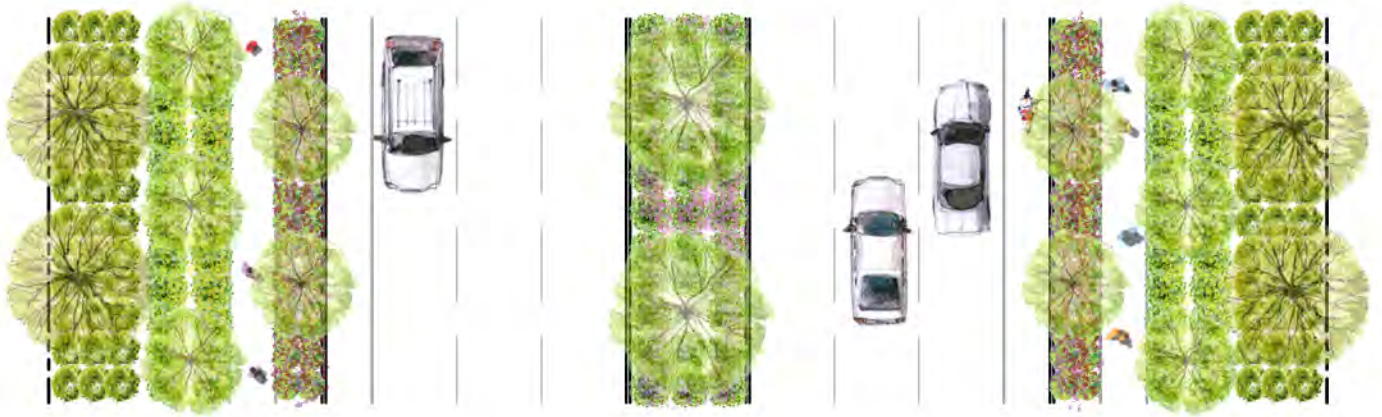
**C**  
Community  
Collector  
(4 Lane)



\* Planted landscape area to include PUF, PUF & sidewalk

Exhibit S  
Street Sections





Semi-formal mix of tall and medium height trees



A - Arterial Roadway (6 Lane)

\* Planted landscape area to include PUE, PUF & sidewalk

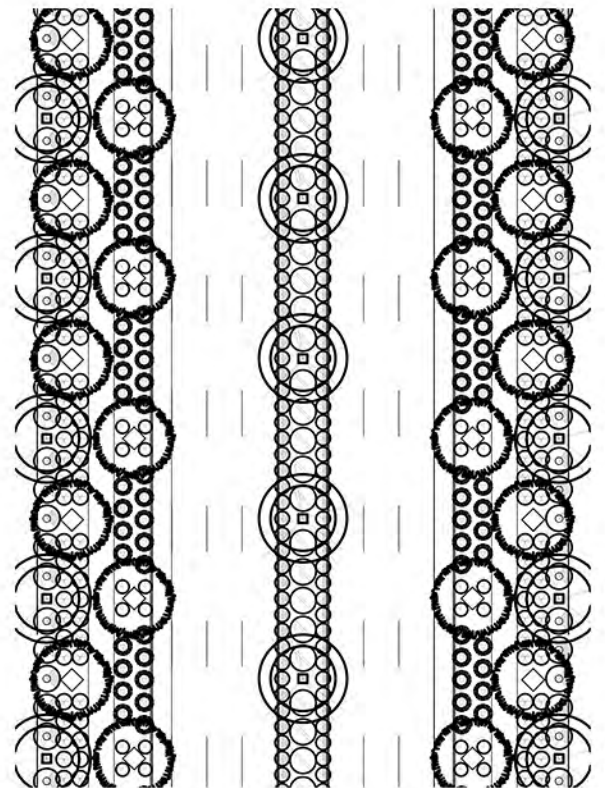
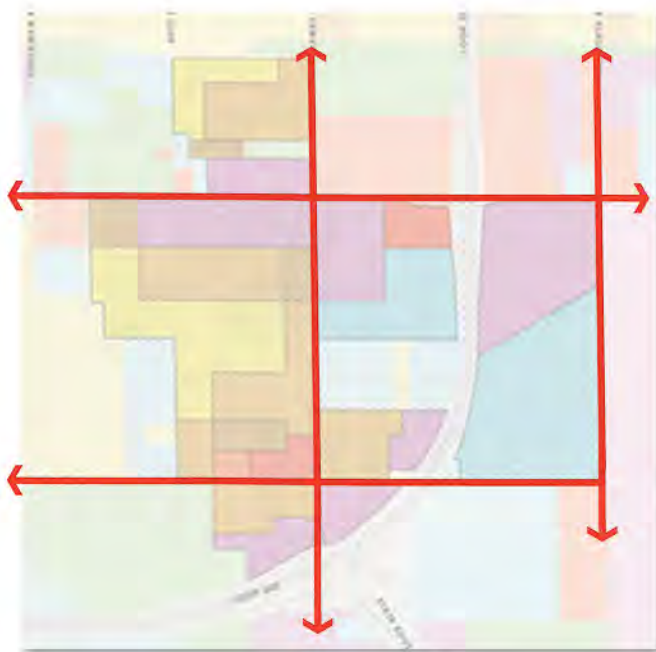


Exhibit T-1  
Conceptual Street Landscape





Very formal tall, medium, and low tree clusters or groves with shrub hedges, linear and boxed color with accent planting



B1 - Urban Collector (4 Lane)

\* Planted landscape area to include PUE, PUF & sidewalk

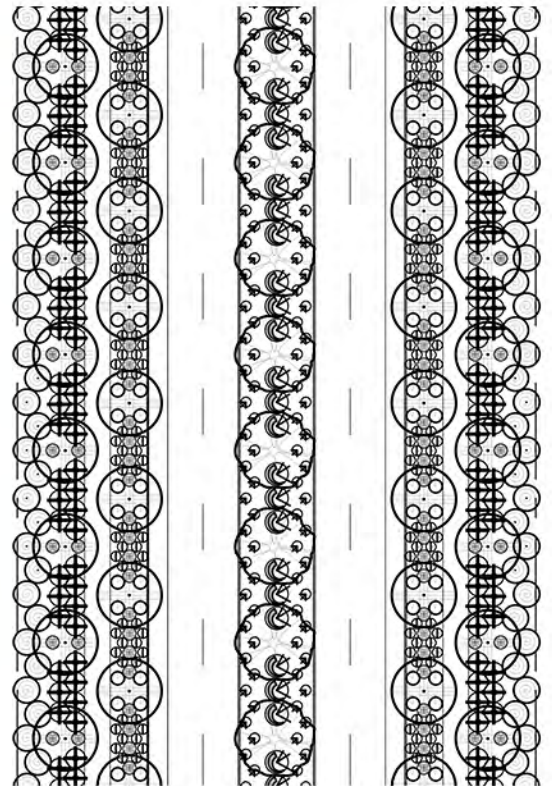
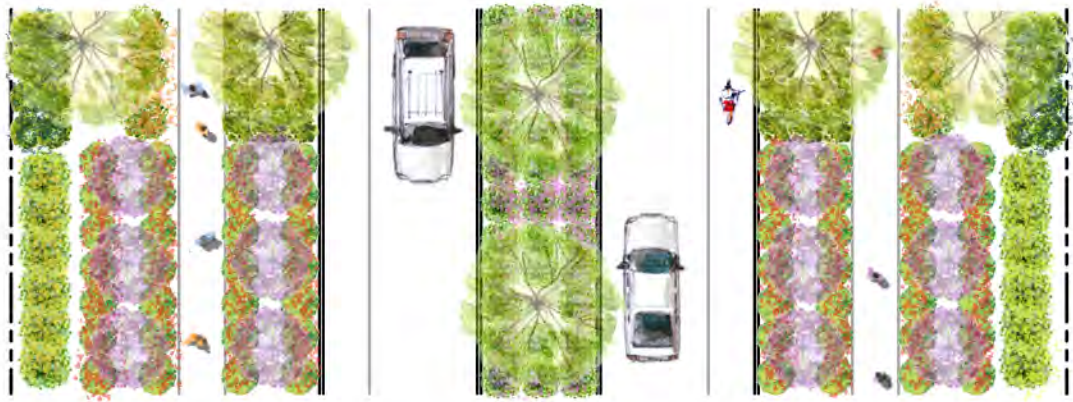
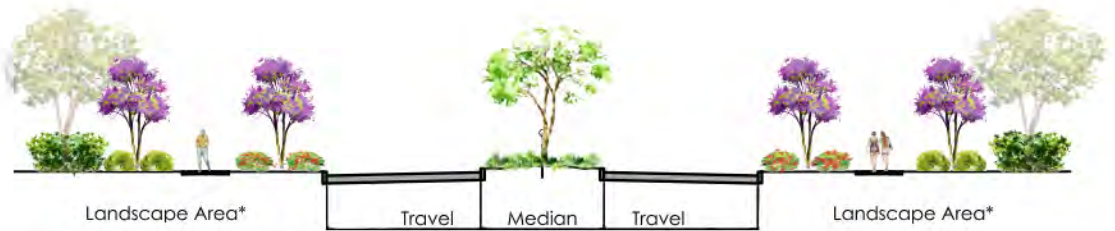


Exhibit T-2  
Conceptual Street Landscape



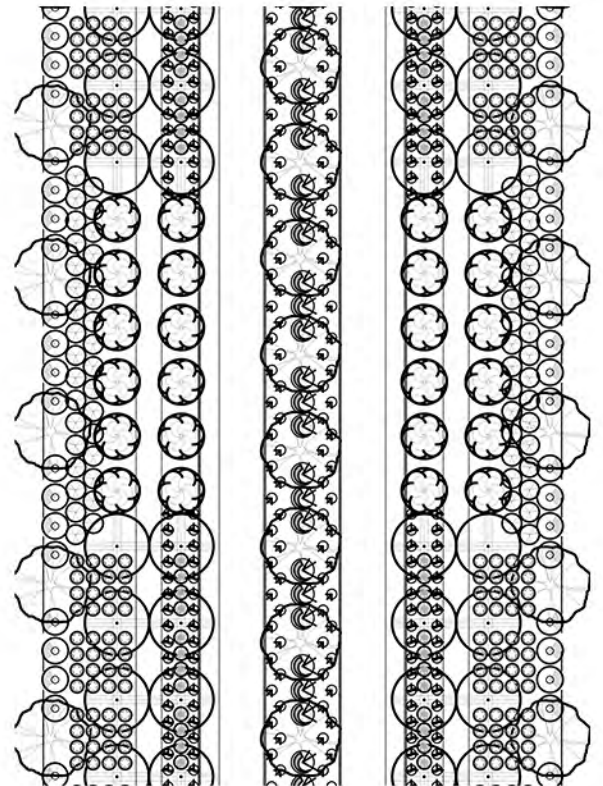
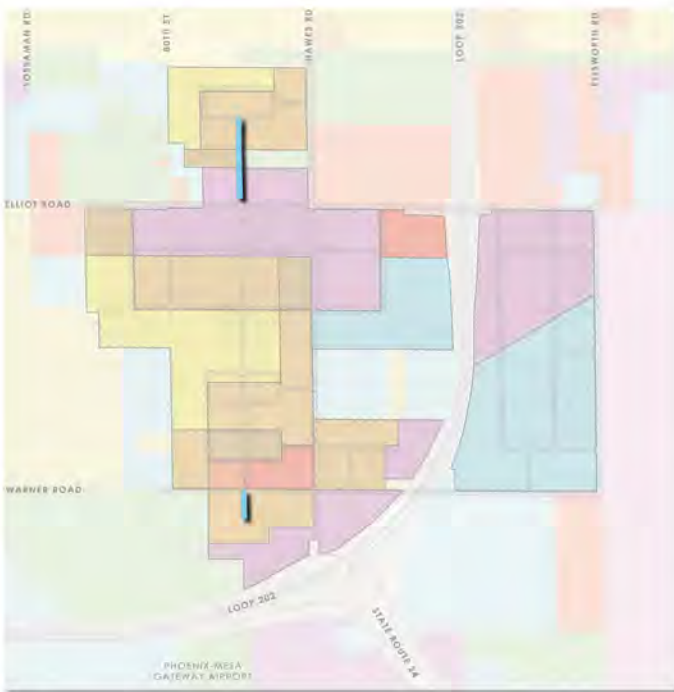


Very formal tall, medium, and low tree clusters or groves with shrub hedges, linear and boxed color with accent planting



## B2 - Urban Collector (2 Lane)

\* Planted landscape area to include PUE, PUF & sidewalk



## Exhibit T-3 Conceptual Street Landscape





Diamond pattern tree forms with small breaks of accent trees



C - Community Collector (4 Lane)

\* Planted landscape area to include PUE, PUF & sidewalk

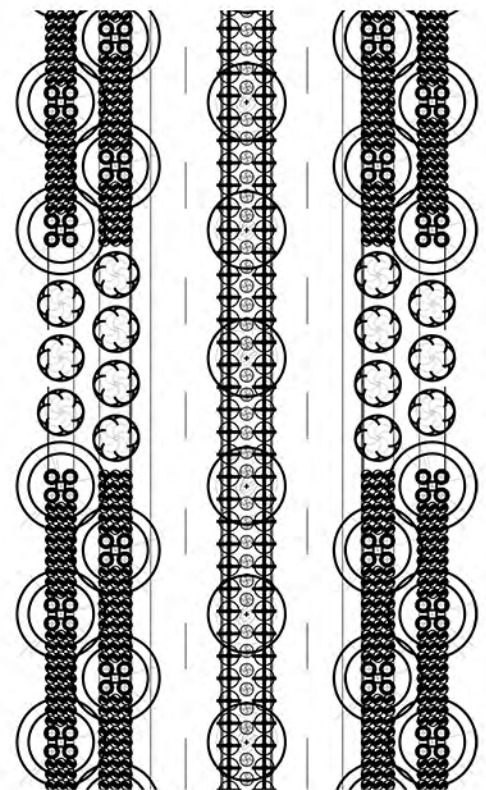
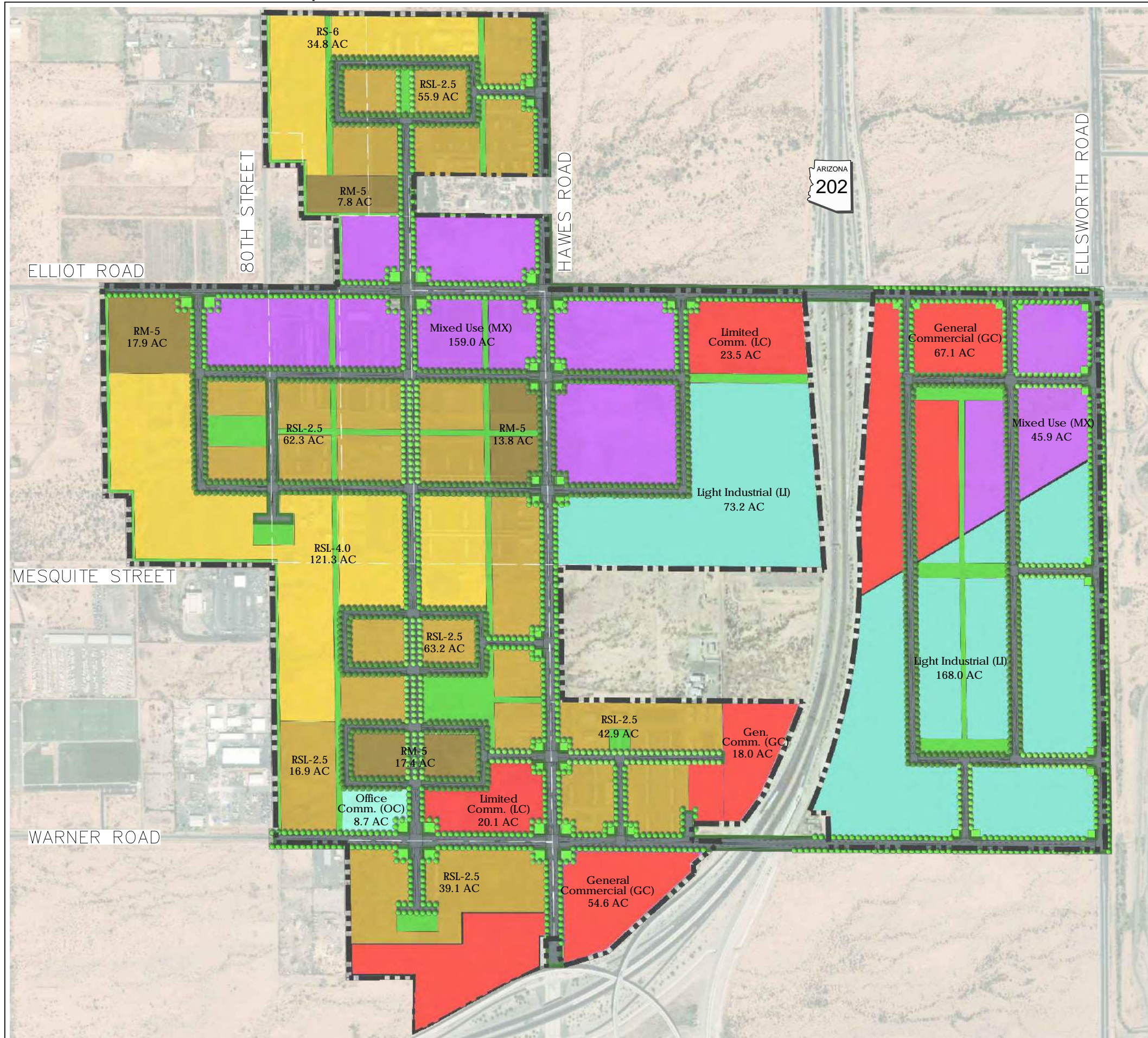


Exhibit T-4  
Conceptual Street Landscape



# Exhibit U - Master Development Plan



## LEGEND

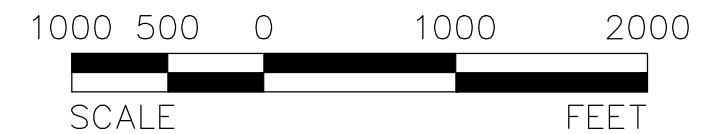
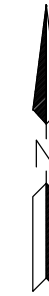
PROJECT BOUNDARY

ZONING CATEGORIES

- RS-6 & RSL-4.0
- RSL-2.5
- RM-5
- MIXED USE (MX)
- LIGHT INDUSTRIAL (LI)
- LIMITED COMMERCIAL (LC) & GENERAL COMMERCIAL (GC)
- OFFICE (OC)
- PARK/OPEN SPACE
- RIGHT OF WAY/ROADWAY

## NOTES

- 1) LAND USE PLAN PROVIDED BY GREY-PICKETT.
- 2) LAND USE PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE.



**GREY | PICKETT**

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**HAWES CROSSING**  
 ELLIOT RD & LOOP 202  
 MESA, AZ  
**MASTER DEVELOPMENT PLAN**

PROJ. NO.: 1833.01  
 DATE: SEP 2019  
 SCALE: 1"=1000'  
 DRAWN BY: MAJ  
 CHECKED BY: MI



