

Parcel 1 Site Data:

Per City of Mesa Zoning Ordinance No. 3972:
 Parcel 1 Zoning: M-1-DMP and Conceptual M-1-BIZ
 Current Gross Area: 33.07 Acres
 Current Net Area: 28.91 Acres
 Land use: Employment

Required Setback Information per Ordinance No. 3972, Section 2.15:

Front Setback: Not Less Than 30 Ft.
 Double Frontage Setback: Not Less Than 30 Ft.
 Corner Setback: Not Less Than 30 Ft.
 Side Setback: Not Less Than 15 Ft.
 Rear Setback: Not Less Than 20 Ft., Except where the rear of any parcel abuts any golf course property the setback required shall be based on the relationship of the turf and golf boundaries but shall not be less than 10 Ft.

Required Parking Information:

Parking needs shall not be less than the City of Mesa parking requirements at the time of review and construction.

Independent Commercial Building and Uses:
 General Offices: 1 space / 375 Sq. Ft. G.F.A.

Group Industrial Buildings:
 Shell (no specific use): 1 space / 500 Sq. Ft. G.F.A.

Independent Industrial Buildings:
 Warehouses: 1 space / 900 Sq. Ft. G.F.A.
 Manufacturing: 1 space / 600 Sq. Ft. G.F.A.

Required Standard Stall Size: 9 Ft. x 18 Ft.

Accessible parking spaces shall be provided and maintained pursuant to the applicable Section of the Mesa City Code and the Americans with Disabilities Act.

Proposed Building Data:

All Proposed Building Data is maintained pursuant to the applicable Sections of the Mesa City Code, UBC, Americans with Disabilities Act, and the Development Master Plan and City of Mesa Ordinance No. 3972:

Total Building Area: 340,250 s.f.

Building 1A
 Proposed Occupancy: Office
 # of Floors: 2
 Building Height: 36 Ft.
 Gross Building Area: 68,740 Sq. Ft.

Building 1B
 Proposed Occupancy: Office
 # of Floors: 3 w/ 1 Level Underground Parking
 Building Height: 51 Ft.
 Gross Building Area: 103,610 Sq. Ft.

Building 1C
 Proposed Occupancy: Industrial
 # of Floors: 1
 Building Height: 36 Ft.
 Gross Building Area: 55,200 Sq. Ft.

Building 1D
 Proposed Occupancy: Industrial
 # of Floors: 1
 Building Height: 36 Ft.
 Gross Building Area: 67,200 Sq. Ft.

Building 1E
 Proposed Occupancy: Industrial
 # of Floors: 1
 Building Height: 36 Ft.
 Gross Building Area: 54,500 Sq. Ft.

Proposed Parking Information:

Building 1A
 Spaces Required: 68,740 sf/375 = 183 spaces
 Spaces Provided Total: 331 spaces
 Standard Spaces: 188
 Accessible Spaces: 4
 3 Structure/Covered

Building 1B
 Spaces Required: 103,612 sf/375 = 276 spaces
 Spaces Provided Total: 531 spaces
 Standard Spaces: 312
 Accessible Spaces: 6
 5 Structure/Covered

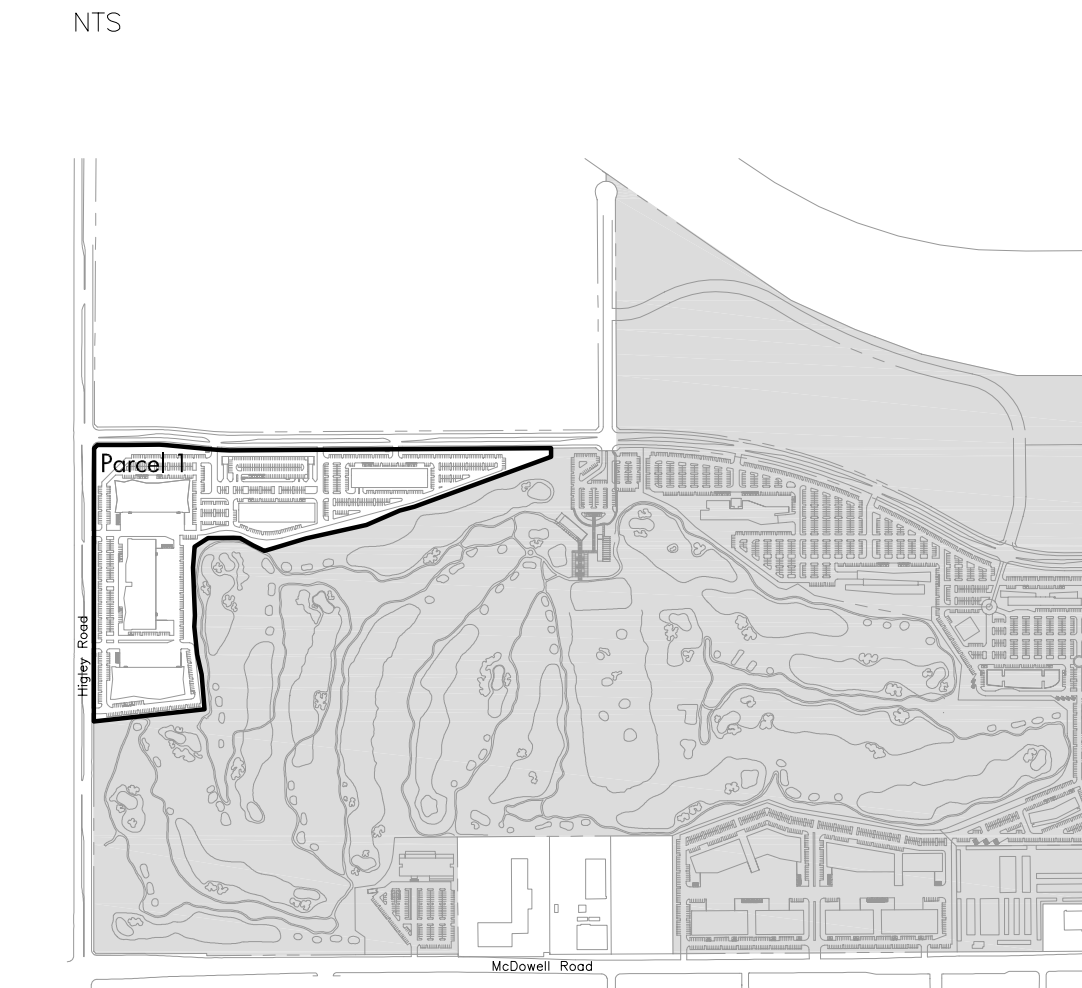
Building 1D
 Spaces Required: 67,200 @ 1:500 sf = 134 spaces
 Spaces Provided: 212 spaces
 Accessible Spaces: 7

Building 1E
 Spaces Required: 54,500 @ 1:500 sf = 109 spaces
 Spaces Provided: 124 spaces
 Accessible Spaces: 5

Site Plan Key Notes:

- Existing Golf Cart Path, Typical.
- Existing Longbow Golf Teebox, Fairways or Green, Typical.
- Existing 20'-0" P.U.E.
- Existing Driveway Entrance Location.
- New Entrance Drive to Align With Driveway Entrance Opposite Where Occurs.
- Refuse/Recycle Location:
 Refuse Enclosure per City of Mesa Detail M-62.2 and/or Trash Compactor per approval by City of Mesa Waste Management.
- Asphalt Paving.
- Emergency Vehicle Turn Radius per City of Mesa Standards, Typical.
- Building Underground Parking.
- Landscape Area, Typical.
- Accessible Parking Stall per ADAAG Section 4.6.3., Typical.
- 4'-0" Recessed Loading Area.
- Existing Electrical Box.
- Existing Traffic Signal.
- 2-Level Parking Structure.
- Existing Fire Hydrants.
- Existing Public Sidewalk.
- Existing Street Light Fixture, Typical.
- Deceleration Lane Per City of Mesa Standards. (Coordination With Existing Streetscape To Be Verified Upon Final Location of Drive Entry.)
- 6'-0" Wide Hike and Bike Trail: Compacted Decomposed Granite o/ Prepared Subgrade w/ Concrete Edging, Both Sides, Flush With Grade.
- Monument Signage Easement.

Key Plan:



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Revision

Plan Review No. PS04-005
Plan Reviewer No.
Drawn By / Checked By CJ/PMK

Project No. 02002
Code File X_Parcel 1-Site.dwg
Submitted Date 03.09.04

- PRE-SUBMITTAL DRAWINGS
- PLANNING & ZONING REVIEW
- DESIGN REVIEW BOARD
- PRELIMINARY TECHNICAL REVIEW
- CITY SUBMITTAL
- PERMIT DRAWINGS

Title
 Parcel One
 Master Site Plan

Sheet No.
 A1.3

LONGBOW
PARCEL ONE
 MESA, ARIZONA 85215

ANOTHER
DAEDALUS
 DEVELOPMENT
 DAEDALUS REAL ESTATE ADVISORS, L.L.C.