

Future Red Mountain Freeway / Loop 202

Parcel 3 Site Data:

- Per City of Mesa Ordinance No. 3972:
- Parcel 3 Zoning: M-1-DMP and Conceptual M-1-BIZ
Current Net Area (Acres) 300,443 sf (6.9 ac)
Land use: Employment
- Parcel 4 Zoning: M-1-DMP and Conceptual M-1-BIZ
Current Net Area (Acres) 336,678 sf (7.7 ac)
Land use: Employment
- Parcel 5 Zoning: M-1-DMP and Conceptual M-1-BIZ
Current Net Area (Acres) 326,742 sf (7.5 ac)
Land use: Employment
- Parcel 6 Zoning: M-1-DMP
Current Net Area (Acres) 866,022 sf (19.9 ac)
Land use: Employment
- Parcel 6A Zoning: M-1-DMP
Current Net Area (Acres) 137,656 sf (3.2 ac)
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:

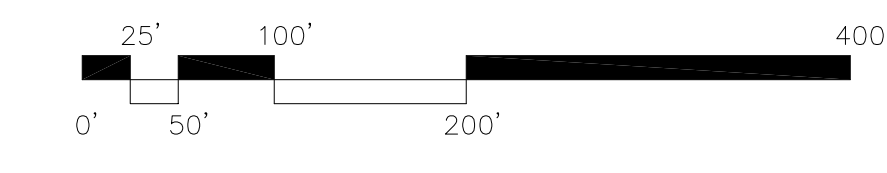
Parking needs shall not be less than the City of Mesa parking requirements at the time of review and construction.

Independent Commercial Building and Uses:
General Offices/Retail: 1 space / 375 Sq. Ft. G.F.A.
Hotel: 1 space per room or suite of rooms with individual exits plus ancillary use requirements
Restaurant: 1 space / 75 Sq. Ft. G.F.A.
Theater: 1 space / 75 Sq. Ft. used for public assembly

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.

Longbow Parcel 3 Proposed Site Plan



Proposed Building Data:

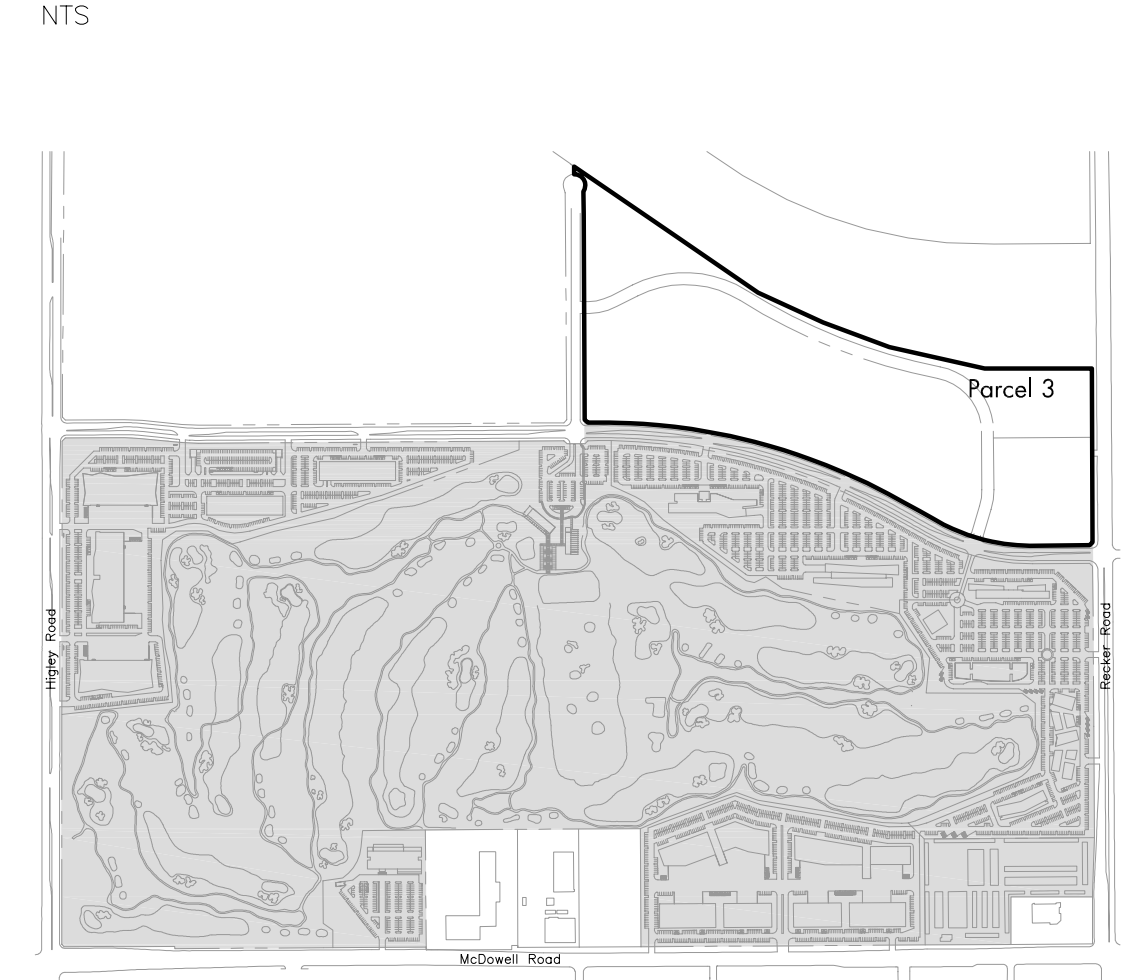
All Proposed Building Data is maintained pursuant to the applicable Sections of the Mesa City Code, UBC, Americans with Disabilities Act, and the Development Master Plan and City of Mesa Ordinance No. 3972:

Total Building Area:				Proposed Parking Information:			
Building	Use	# of Floors	Building Height	Gross Area	Parking Required	Standard Parking Provided	Accessible Parking Required/Provided
A	Health Club	2	40 Ft.	32,500 Sq. Ft.	32,500 sf/100 = 325 sp	362 sp	8
B	Office	3	65 Ft.	106,500 Sq. Ft.	106,500 sf/375 = 284 sp	268 sp	7
C	Hotel	3	65 Ft.	60,000 Sq. Ft.	1 per Room = 100 sp	100 sp	3 sp Covered
D	Theater	1	40 Ft.	50,000 Sq. Ft.	50,000 sf/ 75 sf Gross Assembly Area = 566 sp	504 sp	4
E	Restaurant	1	24 Ft.	7,500 Sq. Ft.	7,500 sf/75 = 100 sp	77 sp	2 sp Covered
F	Restaurant	1	24 Ft.	6,400 Sq. Ft.	6,400 sf/75 = 85 sp	85 sp	4
G	Restaurant	1	24 Ft.	7,000 Sq. Ft.	7,000 sf/75 = 93 sp	93 sp	3
H	Retail	1	28 Ft.	6,000 Sq. Ft.	6,000 sf/375 = 16 sp	16 sp	4
J	Bookstore	1	40 Ft.	26,400 Sq. Ft.	26,400 sf/375 = 70 sp	70 sp	3
K	Retail	1	28 Ft.	8,000 Sq. Ft.	8,000 sf/375 = 21 sp	21 sp	3
L	Retail	1	28 Ft.	14,400 Sq. Ft.	14,400 sf/375 = 38 sp	38 sp	3
M	Retail	1	28 Ft.	4,800 Sq. Ft.	4,800 sf/375 = 13 sp	13 sp	3
N	Grocery	1	40 Ft.	22,300 Sq. Ft.	22,300 sf/375 = 60 sp	60 sp	3
P	Retail	1	28 Ft.	12,000 Sq. Ft.	12,000 sf/375 = 32 sp	32 sp	3
Q	Restaurant	1	24 Ft.	3,600 Sq. Ft.	3,600 sf/75 = 48 sp	48 sp	2
R	Restaurant	1	24 Ft.	3,600 Sq. Ft.	3,600 sf/75 = 48 sp	48 sp	2
S	Restaurant	1	24 Ft.	4,800 Sq. Ft.	4,800 sf/75 = 64 sp	64 sp	3
T	Restaurant	1	24 Ft.	4,800 Sq. Ft.	4,800 sf/75 = 64 sp	64 sp	3
U	Restaurant	1	24 Ft.	8,500 Sq. Ft.	8,500 sf/75 = 113 sp	113 sp	3
V	Retail/Office	2	36 Ft.	27,000 Sq. Ft.	27,000 sf/375 = 72 sp	98 sp	5
W	Bank	1	36 Ft.	3,900 Sq. Ft.	3,900 sf/375 = 10 sp	35 sp	2
TOTAL BUILDING AREA:					2,222 sp	2,547 sp	
					(Quartz Road On-Street Parking	167 sp)	

Site Plan Key Notes:

- Existing Right-of-Way.
- Existing Driveway Entrance To Remain.
- Parcel Lines Shown are Approximate and Subject to Recording of the Subdivision Plat.
- Existing Catch Basin and Underground Pipe.
- Proposed 60'-0" R.O.W. for 30'-0" wide street with adjacent 90' Parking.
- 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.
- Landscape Area, Typical.
- Accessible Parking Stall per ADAAG Section 4.6.3., Typical.
- 2-Level Parking Structure.
- New Sidewalk per City of Mesa Standards.
- Deceleration Lane Per City of Mesa Standards. (Coordination With Existing Streetscape To Be Verified Upon Final Location of Drive Entry.)
- Monument Signage Easement.
- Pedestrian Circulation: Concrete Sidewalk / Hardscape.

Key Plan:



OWNER
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c/o Dedaalus Red Estate
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Phoenix, Arizona 85018
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Revision
City Comments 3.9.04
Owner 3.9.04

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

Project No. 02002
Code File X_Retail-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 Three Master Site Plan
Sheet No. A1.4

LONGBOW
MESA, ARIZONA 85215

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