



Longbow Parcel 6
1 Proposed Site Plan

Parcel 6 Site Data:

Per City of Mesa Ordinance No. 3972:
Parcel 8 Zoning: M-1-DMP
Current Gross Area: 23.95 Acres
Current Net Area: 21.83 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:

Building	Proposed Occupancy	# of Floors	Building Height	Gross Building Area
Building 6A	Flex Office/Industrial	1 to 2	36 Ft.	29,380 Sq. Ft.
Building 6B	Flex Office/Industrial	1 to 2	36 Ft.	31,400 Sq. Ft.
Building 6C	Flex Office/Industrial	1 to 2	36 Ft.	38,000 Sq. Ft.
Building 6D	Flex Office/Industrial	1 to 2	36 Ft.	18,000 Sq. Ft.
Building 6E	Industrial/ Warehouse	1	36 Ft.	33,600 Sq. Ft.
Building 6F	Industrial/ Warehouse	1	36 Ft.	28,800 Sq. Ft.
Building 6G	Industrial/ Warehouse	1	36 Ft.	28,800 Sq. Ft.
Building 6H	Industrial/Warehouse	1	36 Ft.	33,600 Sq. Ft.

Building	Spaces Required	Spaces Provided Total	Standard Spaces	Accessible Spaces
Building 6A	29,380 sf/500 = 59 spaces	118 spaces	166	5
Building 6B	31,400 sf/500 = 63 spaces	106 spaces	101	5
Building 6C	38,000 sf/500 = 76 spaces	195 spaces	189	6
Building 6D	18,000 sf/500 = 36 spaces	66 spaces	64	2
Building 6E	33,600 sf/500 = 67 spaces	67 spaces	64	3
Building 6F	28,800 sf/500 = 58 spaces	58 spaces	55	3
Building 6G	28,800 sf/500 = 58 spaces	58 spaces	55	3
Building 6H	33,600 sf/500 = 67 spaces	67 spaces	64	3

Site Plan Key Notes:

- Existing Golf Cart Path, Typical.
- Existing Longbow Golf Teebox, Fairways or Green, Typical.
- New Entrance Drive to Align With Driveway Entrance Opposite Where Occurs.
- Asphalt Paving.
- Emergency Vehicle Turn Radius per City of Mesa Standards, Typical.
- 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.
- Landscape Area, Typical.
- Accessible Parking Stall per ADAAG Section 4.6.3., Typical.
- 4'-0" Recessed Loading Area.
- Optional Future Parking. (Shown For Reference Only.)
- 8'-0" Screenwall.
- 6'-0" Wide Hike and Bike Trail: Compacted Decomposed Granite or Prepared Subgrade w/ Concrete Edging, Both Sides, Flush With Grade.

Key Plan:



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Revision
City Comments: 3.9.04
Owner: 3.9.04

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

Project No. 02002
Code File X_Parcel 8-Site.dwg
Submitted Date 03.09.04

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

Title Parcel Six Master Site Plan
Sheet No. A1.7

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