

**Parcel 4 Site Data:**

Per City of Mesa Ordinance No. 3972:  
 Parcel 7 Zoning: M1-DWP  
 Current Gross: 22.73 Acres  
 Current Net Area: 20.00 Acres  
 Land use: Retail/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.  
 Restaurant: 1 space / 75 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:** 195,890 s.f.

**Building 7A.1**  
 Proposed Occupancy: Office  
 # of Floors: 3  
 Building Height: 50 Ft.  
 Gross Building Area: 76,110 Sq. Ft.

**Building 7A.2**  
 Proposed Occupancy: Restaurant  
 # of Floors: 1  
 Building Height: 30 Ft.  
 Gross Building Area: 7,650 Sq. Ft.

**Building 7B**  
 Proposed Occupancy: Office  
 # of Floors: 1 to 2  
 Building Height: 22 Ft. to 36 Ft.  
 Gross Building Area: 43,860 Sq. Ft.

**Building 7C**  
 Proposed Occupancy: Office  
 # of Floors: 3  
 Building Height: 52 Ft.  
 Gross Building Area: 44,820 Sq. Ft.

**Building 7D**  
 Proposed Occupancy: Office/Retail  
 # of Floors: 2  
 Building Height: 35 Ft.  
 Gross Building Area: 23,450 Sq. Ft.

**Proposed Parking Information:**

**Building 7A.1**  
 Spaces Required: 76,110 sf/375 = 203 spaces  
 Spaces Provided Total: 351 spaces  
 Standard Spaces: 343  
 Accessible Spaces: 8

**Building 7A.2**  
 Spaces Required: 7,650 sf/75 = 102 spaces  
 Spaces Provided Total: 102 spaces  
 Standard Spaces: 97  
 Accessible Spaces: 5

**Building 7B**  
 Spaces Required: 43,860 sf/375 = 117 spaces  
 Spaces Provided Total: 224 spaces  
 Standard Spaces: 217  
 Accessible Spaces: 7

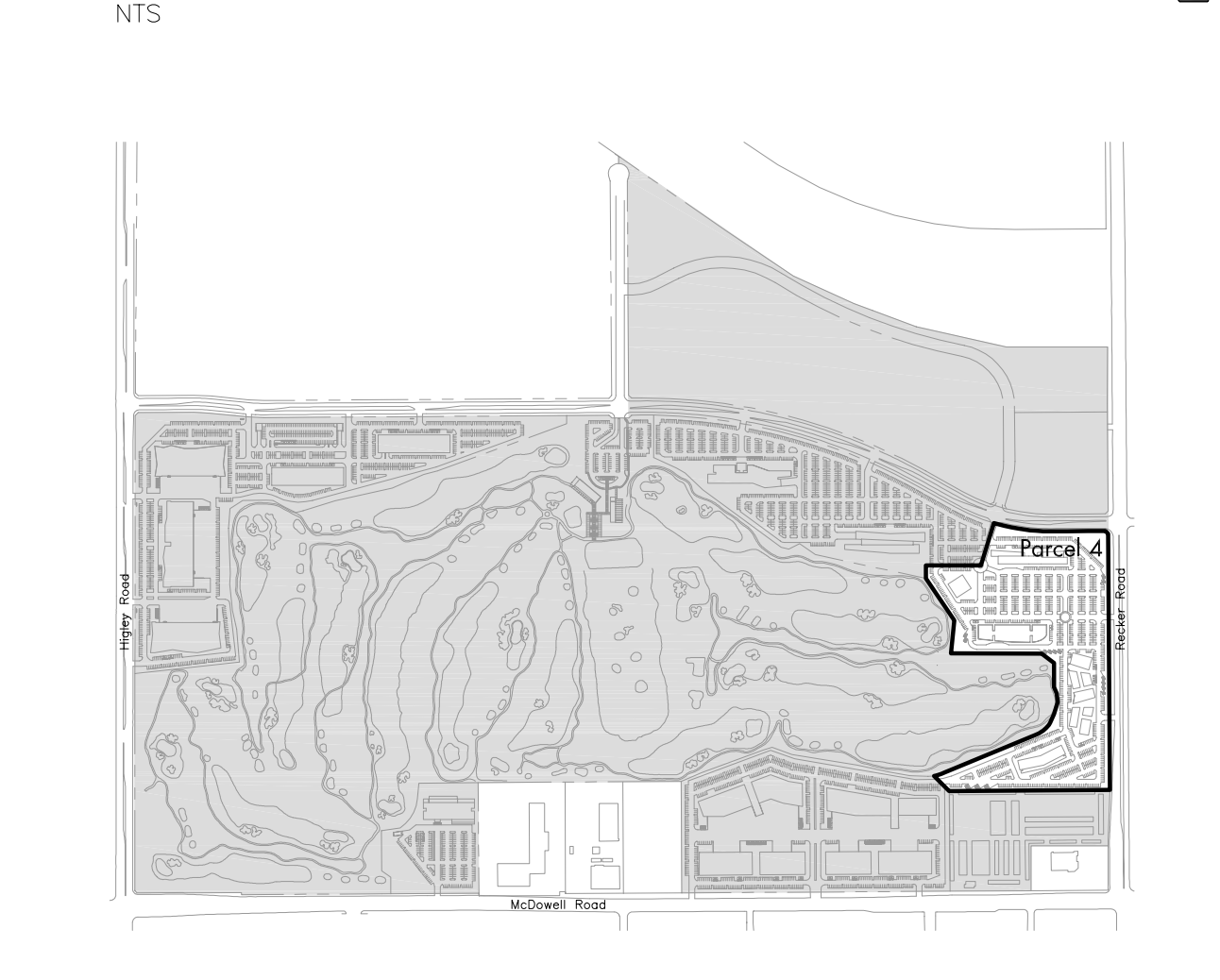
**Building 7C**  
 Spaces Required: 44,820 sf/375 = 120 spaces  
 Spaces Provided Total: 226 spaces  
 Standard Spaces: 221  
 Accessible Spaces: 7

**Building 7D**  
 Spaces Required: 23,450 sf/375 = 63 spaces  
 Spaces Provided Total: 123 spaces  
 Standard Spaces: 117  
 Accessible Spaces: 6

**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.
- Loading Area.
- Monument Signage Easement.
- Parcel Lines Shown are Approximate and Subject to Recording of the Subdivision Plat.
- 20'-0" Wide Fire Lane: Compacted Decomposed Granite o/ Prepared Subgrade per Mesa Fire Department Detail FPD 902-1 (Option 1).
- Existing Fire Hydrant.
- Existing Public Sidewalk.
- 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.)
- 6'-0" Wide Hike and Bike Trail: Compacted Decomposed Granite o/ Prepared Subgrade w/ Concrete Edging, Both Sides, Flush With Grade.

**Key Plan:**



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**City of Mesa Architects, P.C.**  
 responsible for any unnoted  
 errors. Any information not  
 been incorporated as a plan item  
 shall remain the responsibility  
 of the user of these notes.  
 Not Noted: All rights reserved.

**Revision**

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

**Project No.** 02002  
**Code File** X\_Parcel 7-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 Four  
 Master Site Plan

**Sheet No.**  
 A1.6

**LONGBOW**  
**PARCEL SEVEN**  
 MESA, ARIZONA 85215

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