

FOUND BRASS CAP
IN HANDHOLE
W. 1/4 COR. SEC. 34
T.2., R.6E

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2046 RIVERVIEW AUTO DRIVE, Suite 400
Mesa, Arizona 85201 (480) 207-2666

30-370A-C-003

Author: 2/11/2026 10:43:34 AM

DATE:



BRPH



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CIVIL MASTER

OVERALL SITE PLAN
BOEING OPERATION SHEETS
BUILDING 50-570A
MESA, AZ
COMPOSITE FABRICATION CENTER

LEGEND

--- RIGHT-OF-WAY LINE
--- PROPERTY LINE
--- CENTERLINE
--- RIGHT IN/RIGHT OUT
--- FULL ACCESS
--- ADA ACCESSIBLE ROUTE
--- PARKING COUNT
--- HEAVY DUTY PAVEMENT

RI/RO
F
● ● ●
①
R=55'
R=35'

FIRE TRUCK
TURNING RADIUS

SITE CALCULATIONS

BUILDING HEIGHT: 55'-0"
PROPOSED BUILDING AREA: 246,086 SF (GROUND FLOOR)
EXISTING BUILDING AREA: 158,528 SF (GROUND FLOOR)
TOTAL BUILDING AREA: 404,614 SF (GROUND FLOOR)
BUILDING LOT COVERAGE: 404,614 SF / 1,642,228 SF = 25%
LOT COVERAGE: 946,050 SF / 1,642,228 SF = 58%

GROSS LOT AREA: 37.83 ± AC (1,647,869 SF)
NET LOT AREA: 37.70 ± AC (1,642,228 SF)

AMENITY OPEN SPACE REQUIRED: (1% OF BUILDING)
246,086*1%=2,461 SF
OPEN SPACE PROVIDED: 2,750 SF

PROJECT INFORMATION

APN: 141-37-009K, 141-37-004N,
141-37-004P, 141-37-053,
141-37-009M
INDUSTRIAL
LI
LI
NORTH: LI, WEST: LI, EAST:
LI, SOUTH: LI
MESA, ARIZONA

PROPOSED USE:
EXISTING ZONING:
PROPOSED ZONING:
EXISTING ZONING:

JURISDICTION:

PARKING REQUIREMENTS

PROPOSED BUILDING PARKING REQUIRED:

CITY INDUSTRIAL DEVELOPMENT:
1 PER 600 BUILDING SF:
267,761 SF / 600 SF = 447 SPACES
ACCESSIBLE REQUIRED: 10 SPACES

BICYCLE PARKING:
1 PER 10 VEHICLE SPACES = 45

PROPOSED PARKING REDUCTION:
1 PER EMPLOYEE + 0.2 PER EMPLOYEE FOR VISITORS
400 EMPLOYEE+(0.2*400 EMPLOYEE) = 480 SPACES
ACCESSIBLE PARKING: 9 SPACES

PARKING PROVIDED:

STANDARD: 268 SPACES
ACCESSIBLE: 10 SPACES

TOTAL: 278 SPACES

EXISTING PARKING: 274 SPACES

OVERALL TOTAL PARKING: 552 SPACES

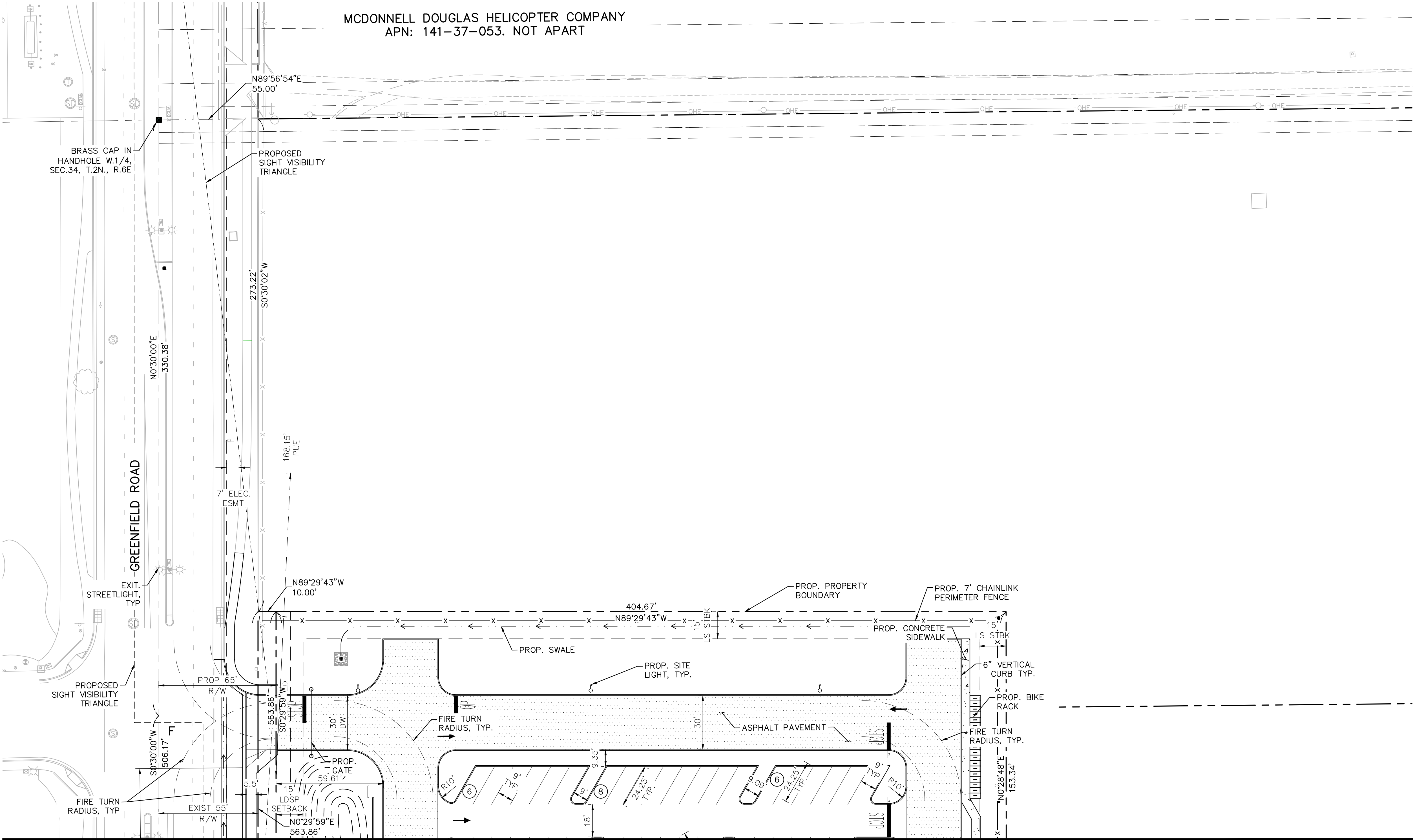
BICYCLE PARKING PROVIDED: 38 SPACES

SIGHT VISIBILITY NOTE

NO STRUCTURE, LANDSCAPING, FENCE, WALL, TERRACE OR OTHER OBSTRUCTION VIEW IN EXCESS OF TWO FEET IN HEIGHT, MEASURED FROM THE LOWEST ESTABLISHED ELEVATION OF THE NEAREST STREET CENTERLINE, SHALL BE PLACED WITHIN THE TRIANGLE FORMED BY MEASURING ALONG STREET-SIDE AND/OR ALLEY-SIDE PROPERTY LINES A DISTANCE OF 25 FEET FROM THE POINT OF INTERSECTION AND BY CONNECTING THE ENDS OF THE RESPECTIVE 25 FEET DISTANCES. (MCZO ARTICLE 1501.3.3 AND ARTICLE 1111.4, 1111.4.2, AND 1111.4.3.

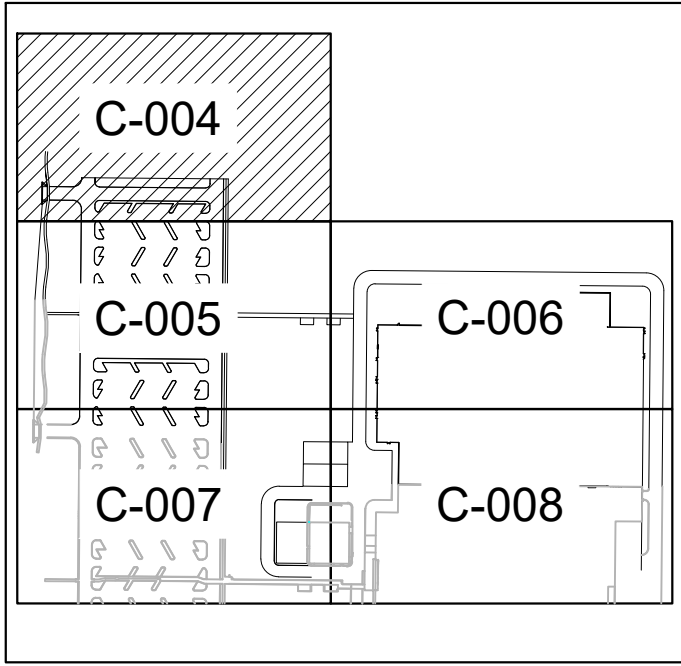
NOTE:

ALL DIMENSIONS ARE TO FACE OF CURB
UNLESS OTHERWISE NOTED.

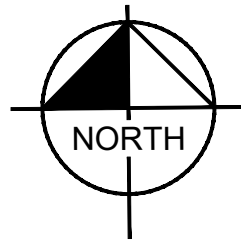
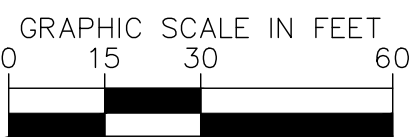


FOUNDATION BASE MAIN BUILDING			
BUILDING FACE	AREA (SF)	LENGTH (LF)	AVERAGE DEPTH (LF)
NORTH	43891	600.08	73.14
WEST	11182	488.83	22.87
EAST	9546	488.83	19.52
SOUTH	0	600.08	0.00

FOUNDATION BASE CUP			
BUILDING FACE	AREA (SF)	LENGTH (LF)	AVERAGE DEPTH (LF)
NORTH	3863	90.33	42.77
WEST	467	93.83	5.00
EAST	0	93.83	0.00
SOUTH	447	90.33	5.00



KEY MAP



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CURRENT REVISION	SYMBOL	DATE
07/06/26		
SHEET	C-004	
JOB NO.	C08117.001	COMP NO.
DWG NO.	50-570A-C-004	

SITE PLAN
BOEING OPERATION SHEETS
BUILDING 50-570A
MESA, AZ
ADV. COMPOSITE FABRICATION CENTER

CIVIL MASTER

ACCEPTABILITY
THIS DESIGN AND/OR
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STM	07/06/26
ENGINEER	07/06/26
STM	07/06/26
CHECKED	07/06/26
STM	07/06/26
APPROVED	

SUBTITLE
TITLE
CIVIL MASTER

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DATE:

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BOEING®



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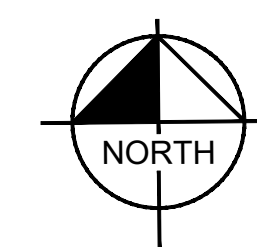
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	PROPERTY LINE
	CENTERLINE
R/RO F	RIGHT IN/RIGHT OUT FULL ACCESS
	ADA ACCESSIBLE ROUTE
	PARKING COUNT
	HEAVY DUTY PAVEMENT

R=55'

R=35'

FIRE TRUCK
TURNING RADIUS

MATCHLINE SEE SHEET C-006



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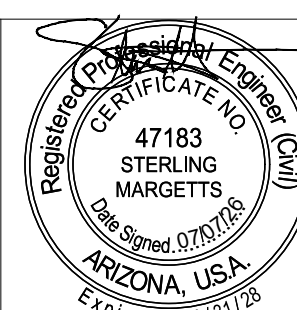
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SHEET	C-005	07/06/26
JOB NO.	C08117.001	COMP NO.
DWG NO.	50-570A-C-005	

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ENGINEER STM	07/06/26
CHECKED STM	07/06/26
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SUBTITLE

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TITLE

1

1

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CIVIL MASTER

SITE PLAN
BOEING OPERATION SHEETS
BUILDING 50-570A
MESA, AZ
OV. COMPOSITE FABRICATION CENTER

LEGEND

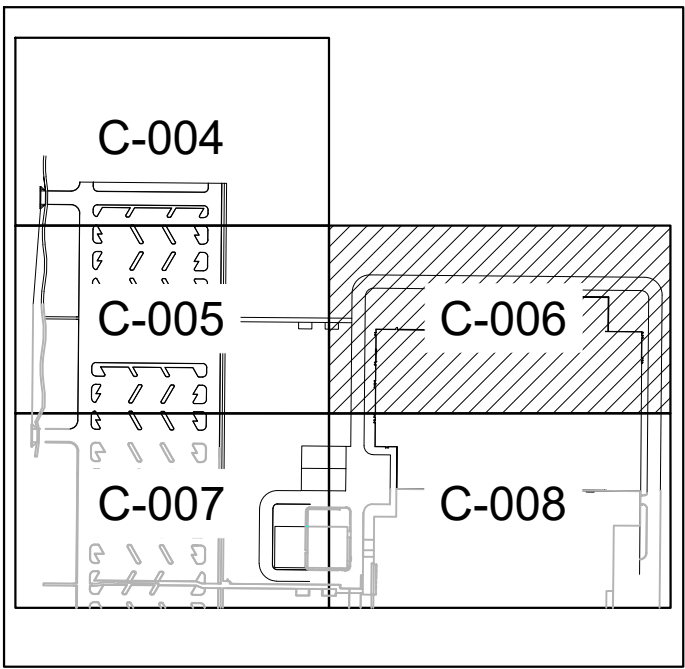
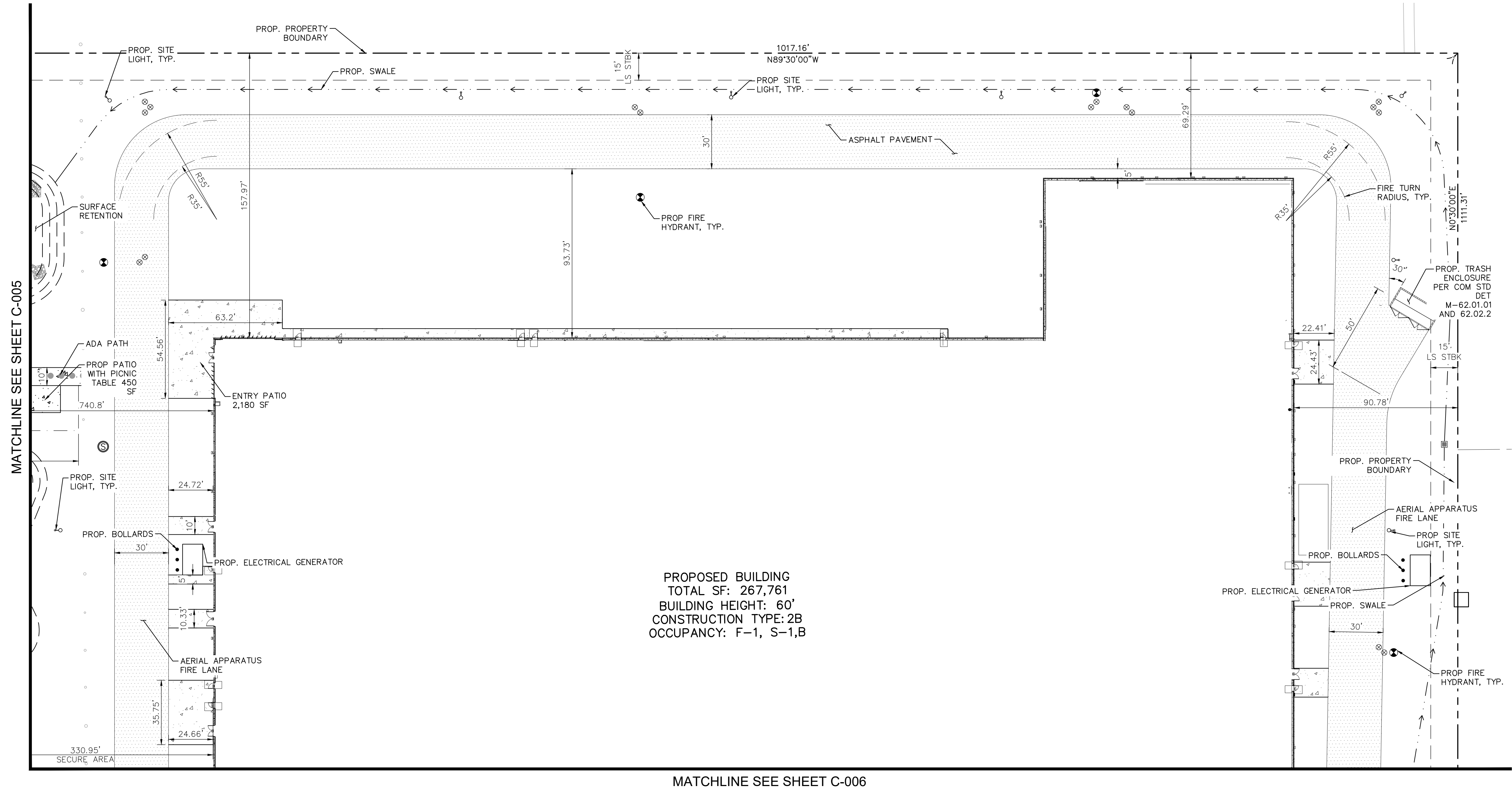
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--- PROPERTY LINE
--- CENTERLINE

RI/RO
F
RIGHT IN/RIGHT OUT
FULL ACCESS
ADA ACCESSIBLE ROUTE

● ● ●
PARKING COUNT

①
HEAVY DUTY PAVEMENT

R=55'
R=35'
FIRE TRUCK
TURNING RADIUS



KEY MAP

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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JOB NO.	C08117.001	COMP NO.
DWG NO.	50-570A-C-006	

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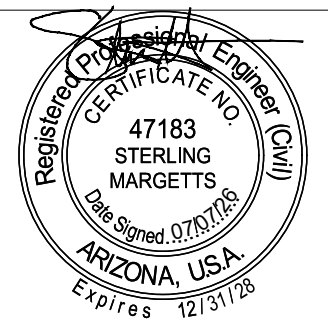
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BOEING



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MESA, AZ
ADV. COMPOSITE FABRICATION CENTER

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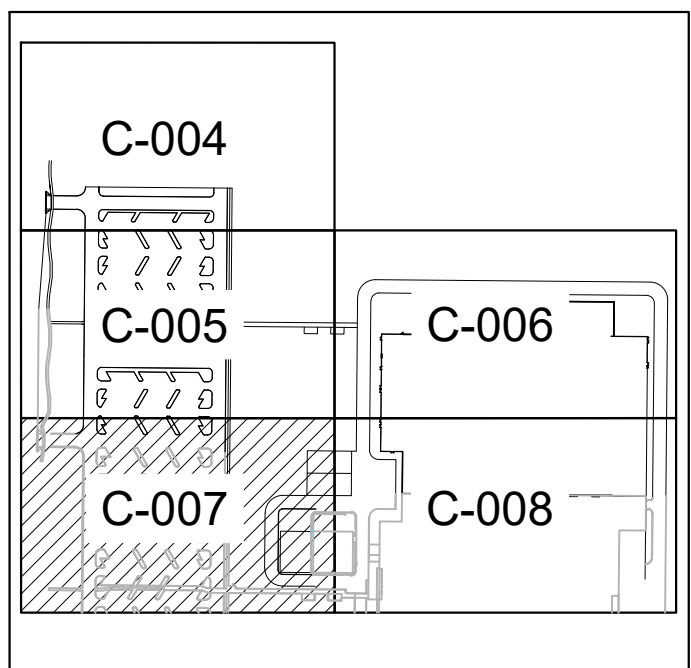
R=55'

R=35'

FIRE TRUCK
TURNING RADIUS

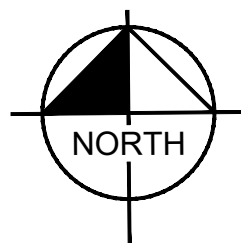
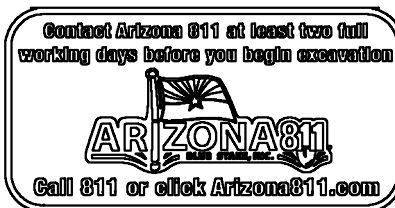
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MATCHLINE SEE SHEET C-008



GRAPHIC SCALE IN FEET

A horizontal line with tick marks at 0, 15, 30, and 60. The segment between 0 and 15 is white. The segment between 15 and 30 is black. The segment between 30 and 60 is white.



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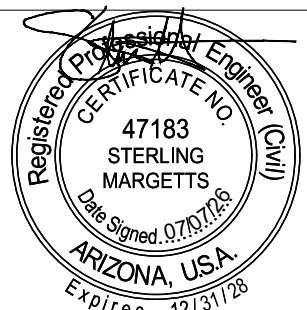
CURRENT REVISION	SYMBOL	DATE
SHEET	C-007	07/06/26
JOB NO.	C08117.001	COMP NO.
DWG NO.	50-570A-C-007	

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CHECKED STM	07/06/26
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MESA, AZ
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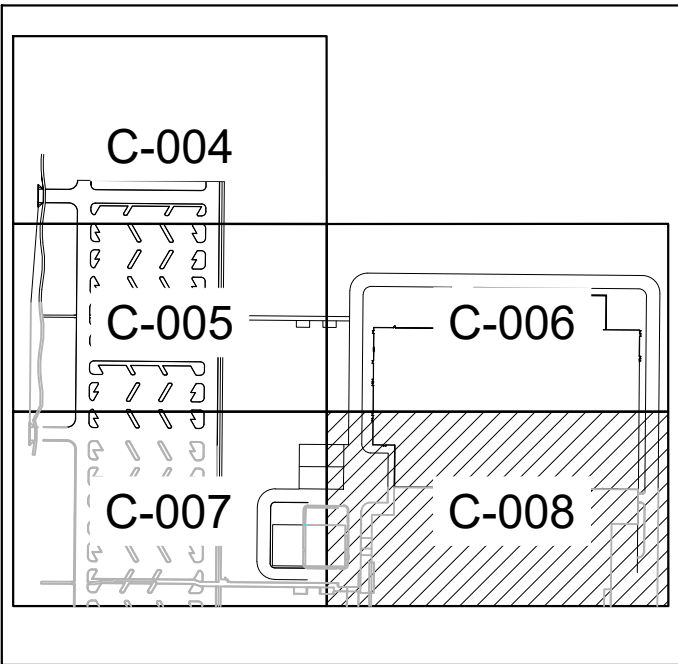
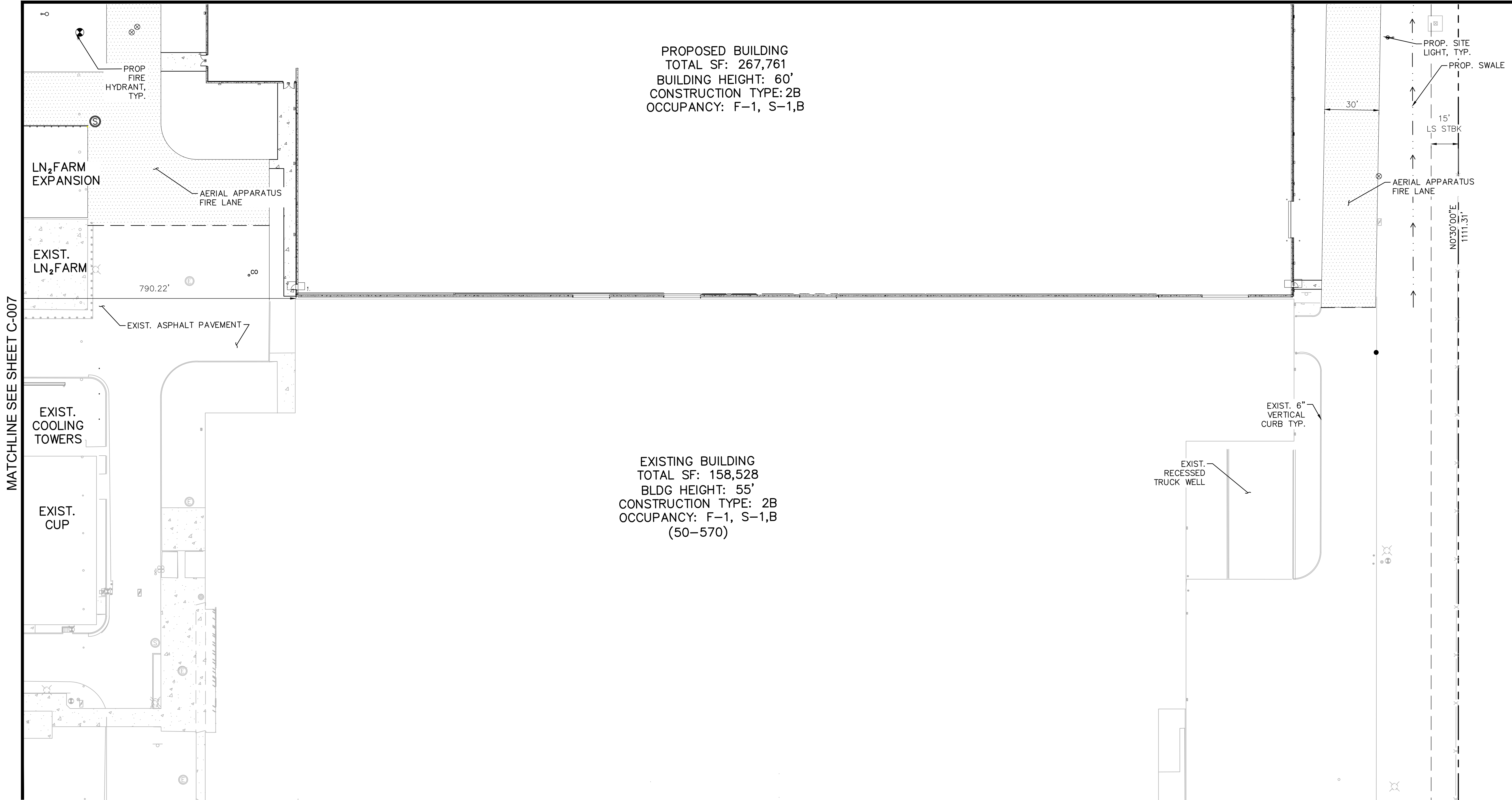
RI/RO
F
● ● ●
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RIGHT IN/RIGHT OUT
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PARKING COUNT
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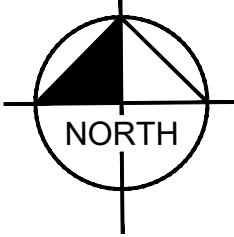
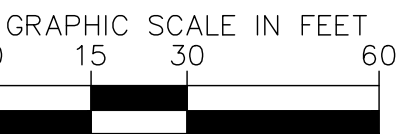
R=55'
R=35'

FIRE TRUCK
TURNING RADIUS

MATCHLINE SEE SHEET C-006



KEY MAP



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BOEING OPERATION SHEETS
BUILDING 50-570A
MESA, AZ
ADV. COMPOSITE FABRICATION CENTER

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