

A1 SITE AREA LAYOUT
1" = 80'-0"

OWNERSHIP OF INSTRUMENTS OF SERVICE
ALL REPORTS, PLANS, SPECIFICATIONS, CONTRACTS, FIELD DATA, NOTES AND INSTRUMENTS PREPARED BY OR UNDER THE CLOSE PERSONAL SUPERVISION AND CONTROL OF THE ARCHITECT OR ENGINEER OR DESIGNER SHALL REMAIN THE PROPERTY AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ENGINEER OR DESIGNER. ALL CONTRACTS, SPECIFICATIONS AND INSTRUMENTS OF SERVICE SHALL BE SUBJECT TO THE ARCHITECT'S OR ENGINEER'S OR DESIGNER'S STANDARD CONDITIONS OF CONTRACT AND SHALL BE SUBJECT TO THE ARCHITECT'S OR ENGINEER'S OR DESIGNER'S STANDARD CONDITIONS OF CONTRACT AND SHALL BE SUBJECT TO THE ARCHITECT'S OR ENGINEER'S OR DESIGNER'S STANDARD CONDITIONS OF CONTRACT.

No. REVISIONS/SUBMISSIONS

SOUTHERN COMMERCIAL
MESA, ARIZONA

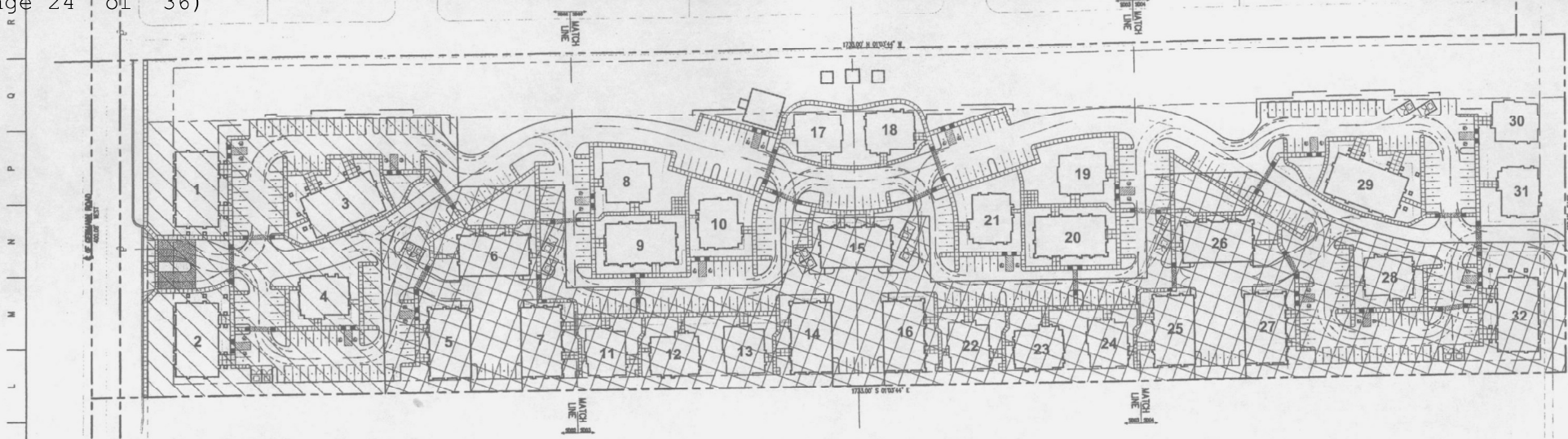
DREAM CATCHER
PLANNING AND DESIGN
2454 E. SOUTHERN AVE., S
MESA, ARIZONA
480-66
FAX 480-66
WWW.DCPLAN.COM

DRAWING TITLE:
SITE AREA LAYOUT

DESIGNED BY: RLC	PROJ: S
DRAWN BY: DED	SCALE:
CHECKED BY: RLC	DATE: 30 JUN 2005
DATE: 30 JUN 2005	DATA FILE:

DESIGNED BY: RLC
DRAWN BY: DED
CHECKED BY: RLC
DATE: 30 JUN 2005
DATA FILE:

Revised Site Plan



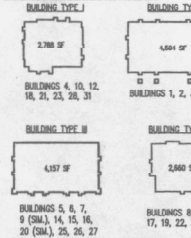
J1 ARCHITECTURAL SITE PLAN - OVERALL

1" = 60'-0"

PROJECT : SOUTH GATE COMMERCE PARK
LOCATION : NORTHEAST CORNER OF GERMANN ROAD AND 86TH STREET, MESA, ARIZONA
OWNER : LADELL CALL
 8660 E. WATERFORD CIRCLE,
 MESA, AZ 85206
 (480) 987-1019
CONTACT : RANDOLPH L. CARTER, INCARB
 DREAM CATCHERS PLANNING & DESIGN, LLC
 2454 E. SOUTHERN AVE., SUITE 110
 MESA, AZ 85204
 (480) 668-8015
BUILDING CODES : I.R.C. (2003 EDITION)
 I.M.C. (2003 EDITION)
 U.F.C. (2000 EDITION) U.F.C. (1997 EDITION) STANDARDS - V. 2
 U.P.C. (1994 EDITION) W/ STATE PLUMBING COMMISSION AMENDMENTS
 N.E.C. (2002 EDITION)
 FEDERAL ADAAG W/ IMPLEMENTING RULES
ASSESSOR'S PARCEL NO. : 304-62-007X
EXISTING ZONING : PEP
 M-1
PROPOSED ZONING : C-1 PAD
 M-1 PAD
 OS PAD
GROSS SITE AREA : 693,202 SF / 15.91 AC (APPROXIMATE)
NET SITE AREA : 667,198 SF / 15.32 AC (APPROXIMATE)
DESIGNATED USE: GROUP COMMERCIAL: C-1 PAD 16,300 SF
 GROUP INDUSTRIAL: M-1 PAD 60,921 SF
 GROUP GENERAL OFFICE: OS PAD 34,810 SF
 TOTAL 111,831 SF
LOT COVERAGE: 111,831 SF / 667,198 SF = 16.76%
OCCUPANCY : B
TYPE OF CONSTRUCTION : V8

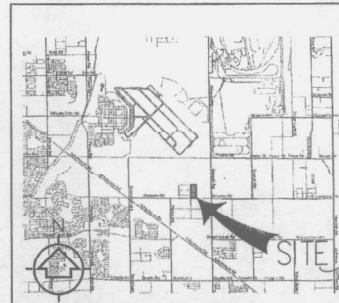
AUTOMATIC FIRE SPRINKLERS : NO - ALL BUILDINGS ON SITE ARE LESS THAN 5,000 SQUARE FEET IN AREA.
ALLOWABLE BUILDING HEIGHT : 30'-0"
PARKING REQUIRED : 16,300 SF GROUP COMMERCIAL + 1 SPACE/300 SF = 55 SPACES
 60,921 SF GROUP INDUSTRIAL + 1 SPACE/500 SF = 122 SPACES
 34,810 SF GROUP GENERAL OFFICE + 1 SPACE/375 SF = 93 SPACES
 TOTAL REQUIRED PARKING = 270 SPACES
PARKING PROVIDED : UNCOVERED (INCLUDES 32 A.D.A. ACCESSIBLE SPACES) 326 SPACES
 COVERED 62 SPACES
 TOTAL PROVIDED PARKING 388 SPACES

BUILDING TYPE LEGEND:



OWNERSHIP OF INSTRUMENTS OF SERVICE
 ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND INSTRUMENTS PREPARED BY DREAM CATCHERS PLANNING AND DESIGN LLC ("DC") ARE SUBJECT TO INSTRUMENTS OF SERVICE WHICH REMAIN THE PROPERTY AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT OF THE PROJECT OWNER. IF ANY CONFLICTS OR DISCREPANCIES ARE FOUND BETWEEN THE CONTRACT DOCUMENTS AND INSTRUMENTS OF SERVICE, THE CONTRACT DOCUMENTS SHALL PREVAIL. INSTRUMENTS OF SERVICE ARE SUBJECT TO THE INSTRUMENTS OF SERVICE OF THE ARCHITECT OR ENGINEER, AND IS SUBJECT TO THE INSTRUMENTS OF SERVICE OF DREAM CATCHERS PLANNING AND DESIGN LLC SUBJECT TO THE

APPROVED PLANS
CITY COUNCIL
DATE: 9-19-05
WITH STIPS: YES NO



SOUTH GATE COMMERCE
 MESA, ARIZONA

DREAM CATCHER
 PLANNING AND DESIGN
 2454 E. SOUTHERN AVE., S
 MESA, ARIZONA
 480-668-8015
 FAX 480-668-8016

OVERALL SITE PLAN

DESIGNED BY: RLC
CHECKED BY: DED
DATE: 30 JUN 2005
SCALE: AS SHOWN
PROJECT NO.: 05-001

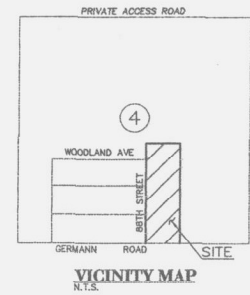
A1 PROJECT INFORMATION

A17 VICINITY MAP

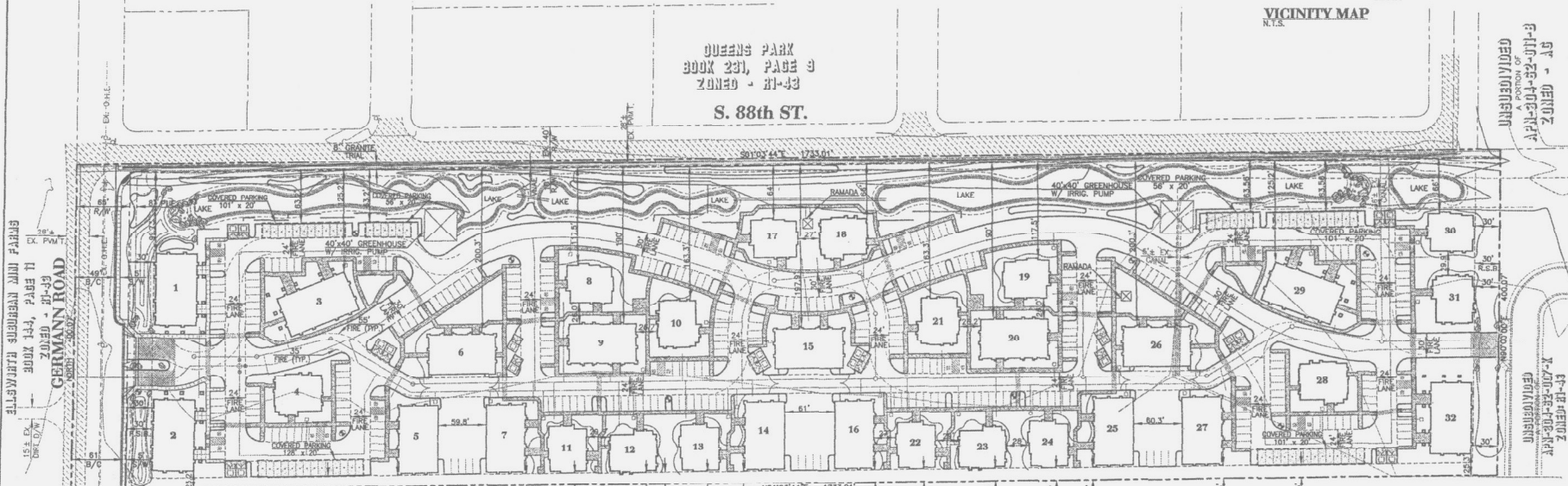
Revised Site Plan

PRELIMINARY PLAT / SITE PLAN FOR SOUTHGATE COMMERCE PARK

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



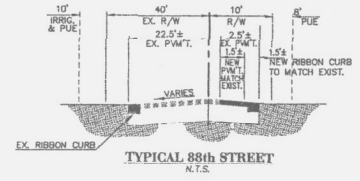
QUEENS PARK
BOOK 231, PAGE 9
ZONED - R1-43
S. 88th ST.



UNSUBDIVIDED
A PORTION OF
APN-304-32-011-3
ZONED - A5

UNSUBDIVIDED
A PORTION OF
APN-304-32-017-X
ZONED - R1-43

UNSUBDIVIDED
A PORTION OF
APN-304-32-007-X
ZONED: R1-43



NOTES

1. THIS SUBMISSION IS LOCATED WITHIN THE CITY OF MESA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING ASSURED WATER SUPPLY.
2. ALL UTILITIES NEW OR RELOCATED SHALL BE PLACED UNDERGROUND.
3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE PUBLIC UTILITIES & FACILITIES EASEMENTS EXCEPT PAVING, NOR ANY PLANTING EXCEPT AS APPROVED BY CITY LANDSCAPE ARCHITECT. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF MESA SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
4. STRUCTURES AND LANDSCAPING AT THE INTERSECTION OF PUBLIC STREETS AND PRIVATE ACCESS WAY, WITHIN A TRIANGLE MEASURING 33' ALONG THE PUBLIC STREET AND 15' ALONG THE PRIVATE ACCESS WAY RIGHT-OF-WAY LINES, WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'.
5. "AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING THE PRIVATE STREETS & COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS, INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH THE APPROVED PLANS.
6. THIS SITE LIES WITHIN A FLOOD AREA DESIGNATED AS "ZONE X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 2605, DATED DECEMBER 3, 1993. "ZONE X" IS DESIGNATED AS "AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD."
7. BUILDING PADS TO BE DEDICATED AS SEPARATE OWNERSHIP ON THE FINAL PLAT WITH ALL OTHER AREAS DESIGNATED AS "TRACTS". TRACT USES TO BE FURTHER DEFINED THROUGHOUT THE C.C.&R.'s.

ENGINEER

D&M ENGINEERING
1833 W. MAIN ST. SUITE 141
MESA, ARIZONA 85201
PHONE: (480) 350-9590
FAX: (480) 350-9486

DEVELOPER/OWNER

ALC BUILDERS
9550 EAST WATERFORD CIRCLE
QUEEN CREEK, ARIZONA 85242
PHONE: 480-987-1019

BENCHMARK

B.C.F. INT. OF GERMANN
ROAD / 88th ST.
NAVD88 ELEV. = 1393.44

SITE AREA

GROSS AREA (TO SEC. LINE) = 16.373 ACRES
NET AREA (TO NEW R/W) = 15.381 ACRES

EX. ZONING

P.E.P. & M-1

PROP. ZONING

O.S., C-1 & M-1
SEE EXHIBIT "E" NARRATIVE

D&M Engineering
DORAN THOMPSON, P.E.
1833 W. MAIN ST., SUITE 141
MESA, AZ 85201
PH: (480) 350-9590
FAX: (480) 350-9486
E-MAIL: dmengineering@qwest.net



SOUTHGATE COMMERCE PARK
PRELIMINARY PLAT/SITEPLAN

NO.	DATE	BY	DESCRIPTION



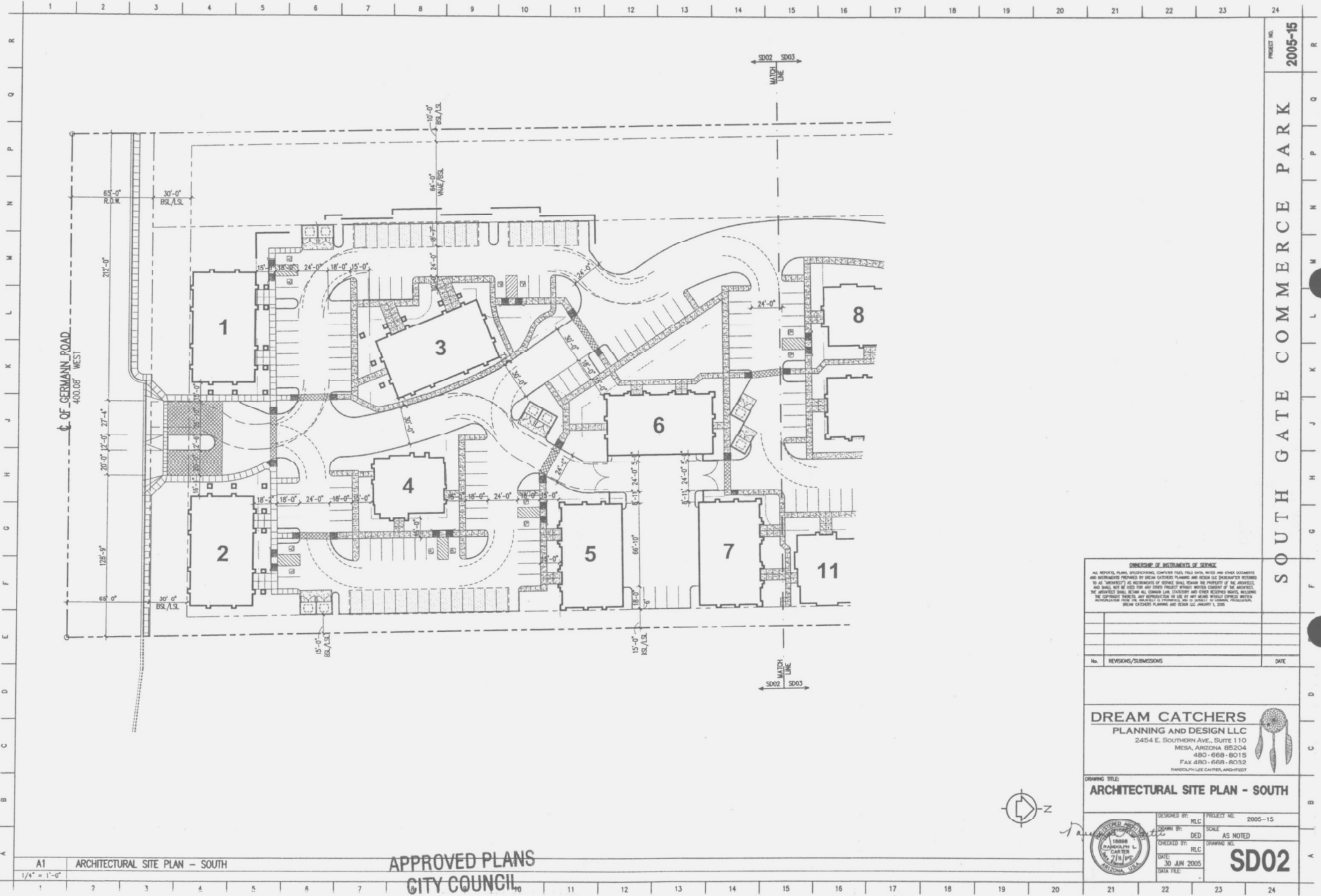
DESIGNED: DTT
DRAWN: AGY
CHECKED: DTT
DATE: 09/07/04
SCALE: 1"=60'
PROJECT: D4D104
FILE NAME: Pre-Grading

SHEET
1 OF 3

APPROVED PLANS
CITY COUNCIL

DATE: 9-19-05
WITH STIPS: YES NO

F:\2004\09\04\PRELIM\PRELIM\PLAT-1-04\PRELIM\PLAT-1-04.PLT, JARBA, YAZBE



PROJECT NO. 2005-15
 SOUTH GATE COMMERCE PARK

DISCLAIMER OF INSTRUMENTS OF SERVICE
 ALL REPORTS, PLANS, SPECIFICATIONS, CONTRACT FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PROVIDED BY DREAM CATCHERS PLANNING AND DESIGN LLC REPRESENTS RETURNED TO AS "INSTRUMENTS" AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT, AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW COPYRIGHT AND OTHER RIGHTS RESERVED INCLUDING THE COPYRIGHT IN THESE PLANS AND INSTRUMENTS AS WELL AS ANY PATENTS OR OTHER RIGHTS RESERVED. INSTRUMENTS OF SERVICE ARE PROVIDED TO THE CLIENT BY DREAM CATCHERS PLANNING AND DESIGN LLC JANUARY 1, 2005

No.	REVISIONS/SUBMISSIONS	DATE

DREAM CATCHERS
 PLANNING AND DESIGN LLC
 2454 E. Southern Ave., Suite 110
 Mesa, Arizona 85204
 480-668-8015
 FAX 480-668-8032
 MESA/DULLES CENTER, ARIZONA

DRAWING TITLE:
ARCHITECTURAL SITE PLAN - SOUTH

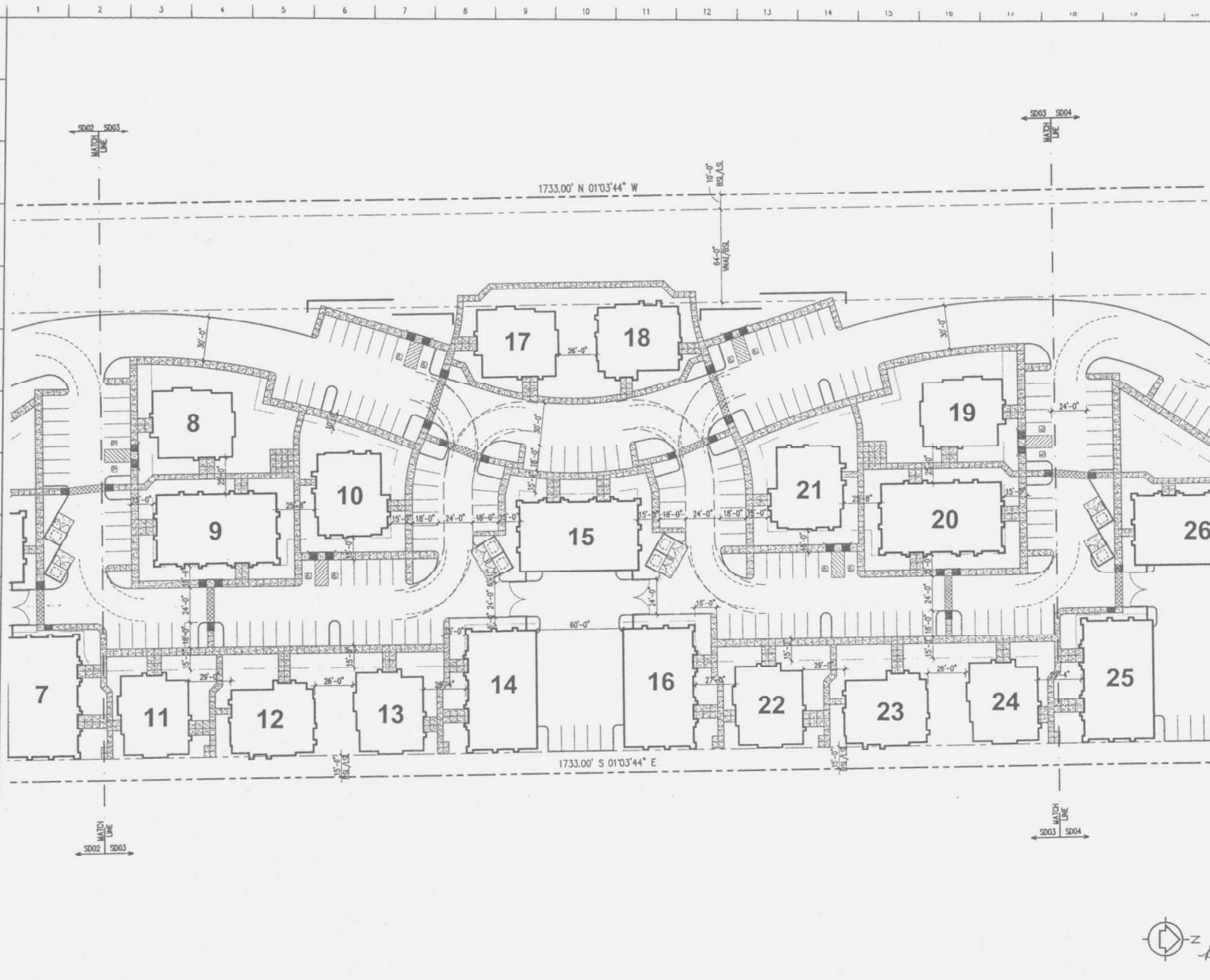
DESIGNED BY: RLC	PROJECT NO. 2005-15
DRAWN BY: DED	SCALE AS NOTED
CHECKED BY: RLC	DRAWING NO. SD02
DATE: 30 JUN 2005	
DRAWN BY: RLC	
DRAWN BY: RLC	

18888 SANDROUH L. CATER
 7/11/PS
 NATIONAL 1/05

APPROVED PLANS
 CITY COUNCIL

DATE: 9-19-05
 WITH STIPS: YES NO

A1 ARCHITECTURAL SITE PLAN - SOUTH
 1/4" = 1'-0"



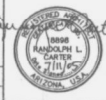
DIRECTION OF INSTRUMENTS OF SERVICE
 ALL REPORTS, PLANS, SPECIFICATIONS, CONTRACTS, FEES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS PREPARED BY DREAM CATCHERS PLANNING AND DESIGN LLC OR ANY OF ITS AFFILIATES OR CONTRACTORS SHALL BE THE PROPERTY OF DREAM CATCHERS PLANNING AND DESIGN LLC. NO PART OF ANY INSTRUMENT OF SERVICE SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DREAM CATCHERS PLANNING AND DESIGN LLC. ANY VIOLATION OF THIS AGREEMENT SHALL BE SUBJECT TO CRIMINAL PROSECUTION AND CIVIL DAMAGES. DREAM CATCHERS PLANNING AND DESIGN LLC, 2454 E. SOUTHERN AVENUE, SUITE 110, MESA, ARIZONA 85204, 480-668-8015, FAX 480-668-8032, RANDOLPH LEE CARTER, ARCHITECT

No.	REVISIONS/SUBMISSIONS	DATE

DREAM CATCHERS
 PLANNING AND DESIGN LLC
 2454 E. SOUTHERN AVE., SUITE 110
 MESA, ARIZONA 85204
 480-668-8015
 FAX 480-668-8032
 RANDOLPH LEE CARTER, ARCHITECT

DRAWING TITLE:
ARCHITECTURAL SITE PLAN - CENTER

DESIGNED BY: RLC	PROJECT NO.: 2005-15
DRAWN BY: DED	SCALE: AS NOTED
CHECKED BY: RLC	DRAWING NO.: SD03
DATE: 30 JUN 2005	DATE FILE:



PROJECT NO. 2005-15
SOUTH GATE COMMERCE PARK

A1 ARCHITECTURAL SITE PLAN - CENTER

APPROVED PLANS
 CITY COUNCIL

DATE: 9-19-05
 WITH STIPS: YES NO

