

MCDONNELL DOUGLAS HELICOPTER COMPANY
APN: 141-37-053.

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
PROPOSED USE: INDUSTRIAL
EXISTING ZONING: LI
PROPOSED ZONING: LI
EXISTING ZONING: NORTH: LI, WEST: LI, EAST:
LI, SOUTH: LI
JURISDICTION: MESA, ARIZONA

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

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

LEGEND

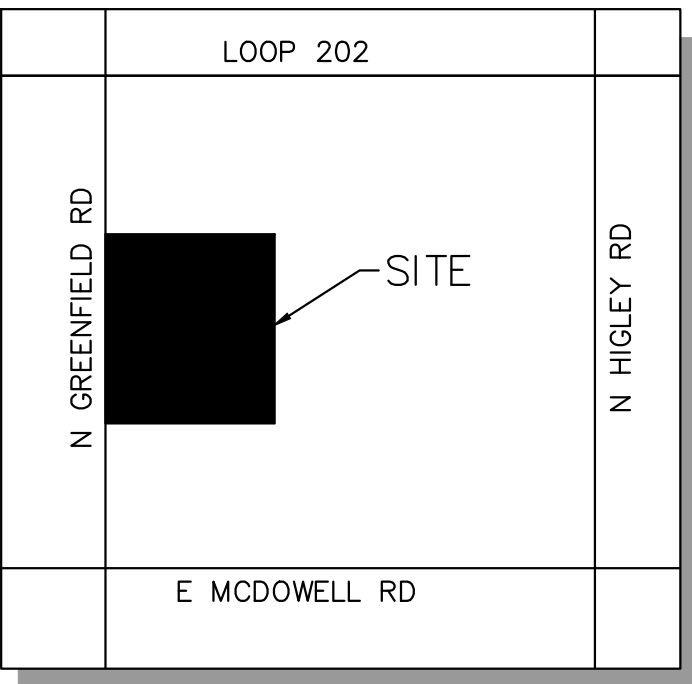
- RIGHT-OF-WAY LINE
PROPERTY LINE
CENTERLINE
HEAVY DUTY PAVEMENT
F
RI/RO
PARKING COUNT
FIRE TRUCK TURNING RADIUS

NOTE:

ALL DIMENSIONS ARE TO FACE OF CURB
UNLESS OTHERWISE NOTED.

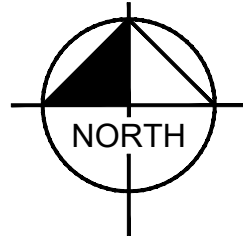
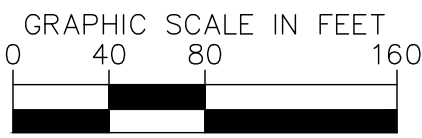
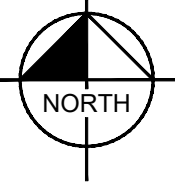
NARRATIVE

PROJECT CONSIST OF EXPANSION OF THE EXISTING
INDUSTRIAL BUILDING WITH ASSOCIATED SITE
IMPROVEMENTS INCLUDING PARKING AND UTILITIES.



VICINITY MAP

CITY OF MESA
N.T.S.



Kimley»Horn

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

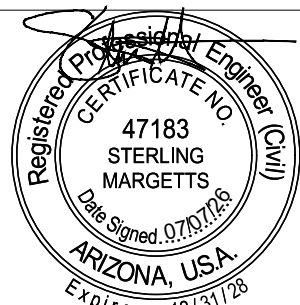
CURRENT REVISION	SYMBOL	DATE
SHEET	C-003	07/06/26
JOB NO.	C08117.001	COMP NO.
DWG NO.	50-570A-C-003	

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

ACCEPTABILITY
THIS DESIGN AND/OR
SPECIFICATION IS APPROVED

APPROVED BY	DEPT.	DATE

DRAWN	DATE
AMF	07/06/26
CHECKED	07/06/26
STM	07/06/26
ENGINEER	07/06/26
STM	07/06/26
CHECKED	07/06/26
STM	07/06/26
APPROVED	
APPROVED	



BOEING COMPANY
APN: 141-37-009K

BRPH

BOEING

Kimley»Horn

DESIGN BY:

DATE:

BY APPROVED DATE

REVISION

SYM

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

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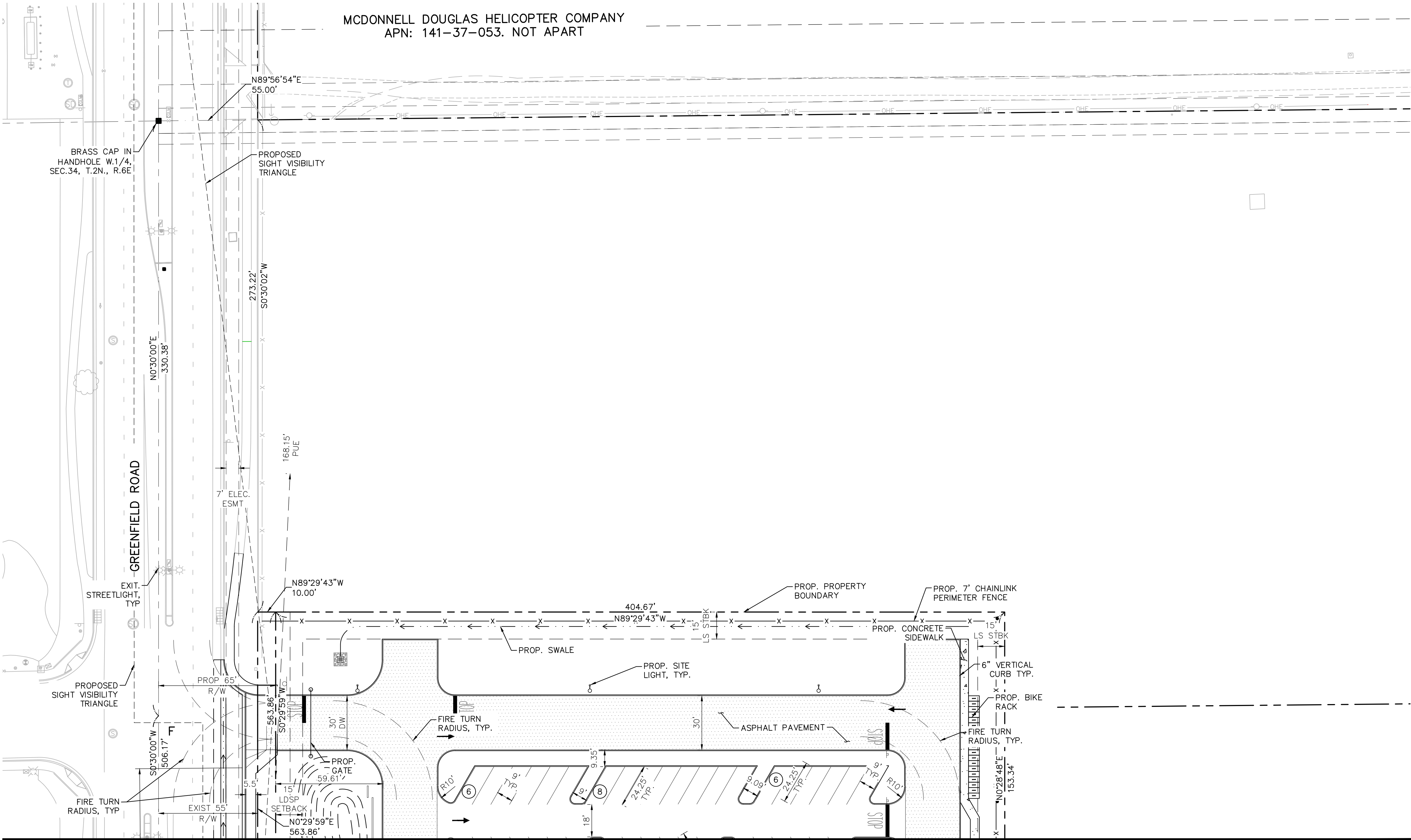
BICYCLE PARKING PROVIDED: 38 SPACES

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.

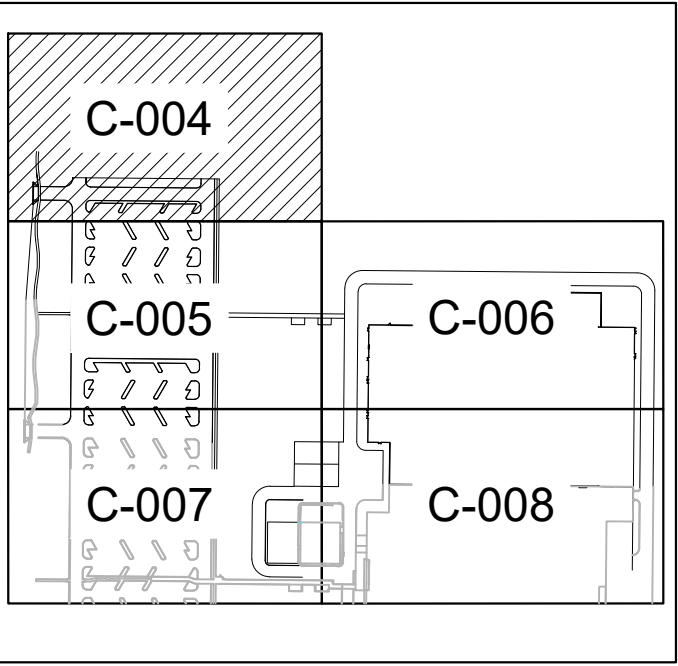
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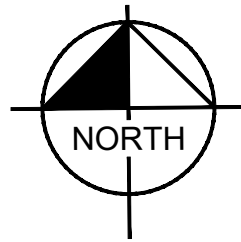
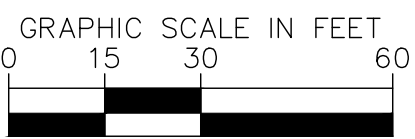


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SOUTH	447	90.33	5.00



KEY MAP



Kimley»Horn

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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	

MATCHLINE SEE SHEET C-005

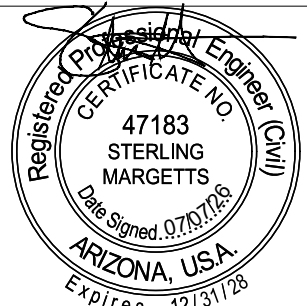
Kimley»Horn

DESIGN BY:

DATE:

BRPH

BOEING



ACCEPTABILITY

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APPROVED BY	DEPT.	DATE

DRAWN	DATE
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CHECKED	07/06/26
STM	
ENGINEER	07/06/26
STM	
CHECKED	07/06/26
STM	
APPROVED	

SUBTITLE

TITLE

CIVIL MASTER

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

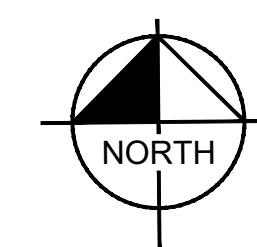
	RIGHT-OF-WAY LINE
	PROPERTY LINE
	CENTERLINE
	RIGHT IN/RIGHT OUT FULL ACCESS
	ADA ACCESSIBLE ROUTE
	PARKING COUNT
	HEAVY DUTY PAVEMENT

R=55'

R=35'

FIRE TRUCK
TURNING RADIUS

MATCHLINE SEE SHEET C-006



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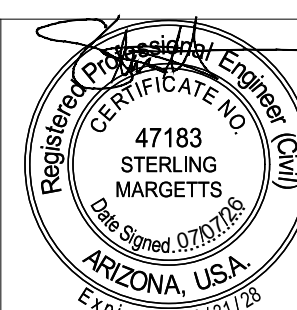
CURRENT REVISION	SYMBOL	DATE
SHEET	C-005	07/06/26
JOB NO.	C08117.001	COMP NO.
DWG NO.	50-570A-C-005	

SYM	REVISION	BY	APPROVED	DATE

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DATE:



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ENGINEER STM	07/06/26
CHECKED STM	07/06/26
APPROVED	
APPROVED	

SUBTITLE

1

TITLE

1

1

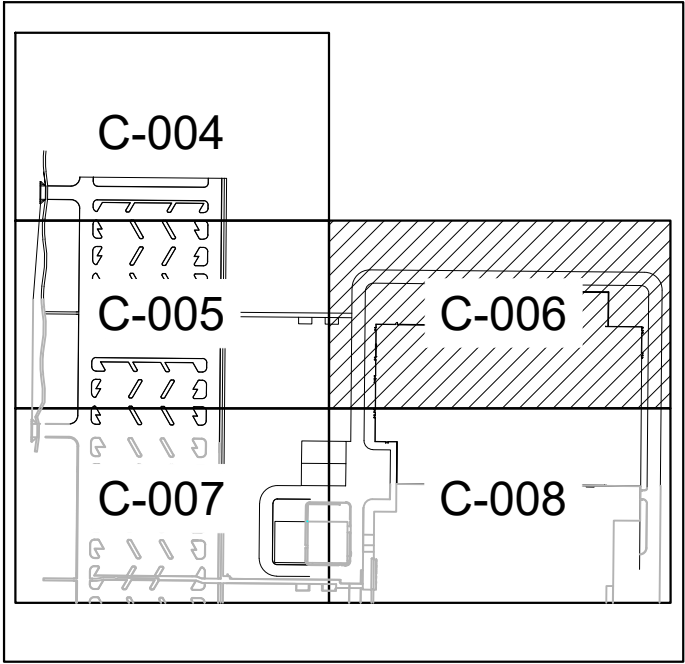
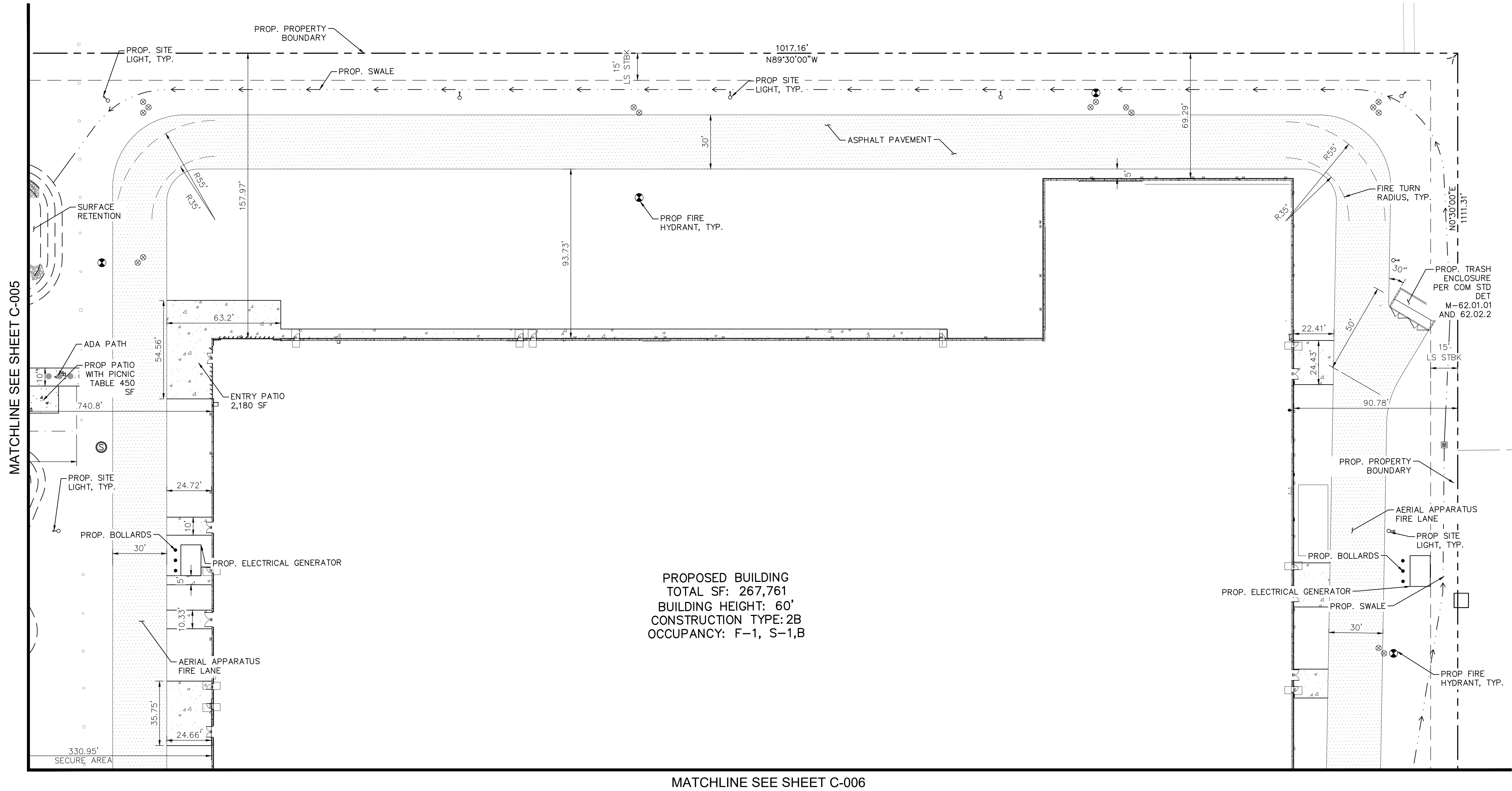
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CIVIL MASTER

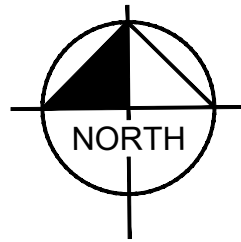
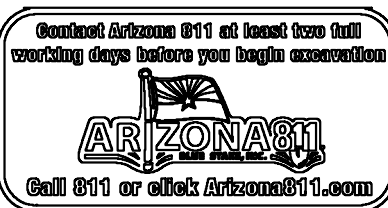
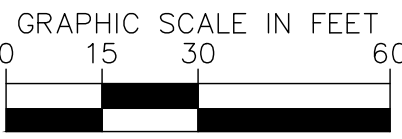
SITE PLAN
BOEING OPERATION SHEETS
BUILDING 50-570A
MESA, AZ
OV. COMPOSITE FABRICATION CENTER

LEGEND

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



KEY MAP



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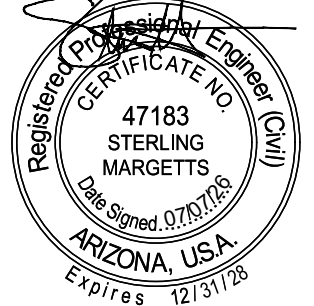
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STM	07/06/26	
ENGINEER	07/06/26	
STM	07/06/26	TITLE
CHECKED	07/06/26	
STM	07/06/26	
APPROVED		CIVIL MASTER

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

CURRENT REVISION	SYMBOL	DATE
SHEET	C-006	07/06/26
JOB NO.	C08117.001	COMP NO.
DWG NO.	50-570A-C-006	

LEGEND

--- RIGHT-OF-WAY LINE
--- PROPERTY LINE
--- CENTERLINE

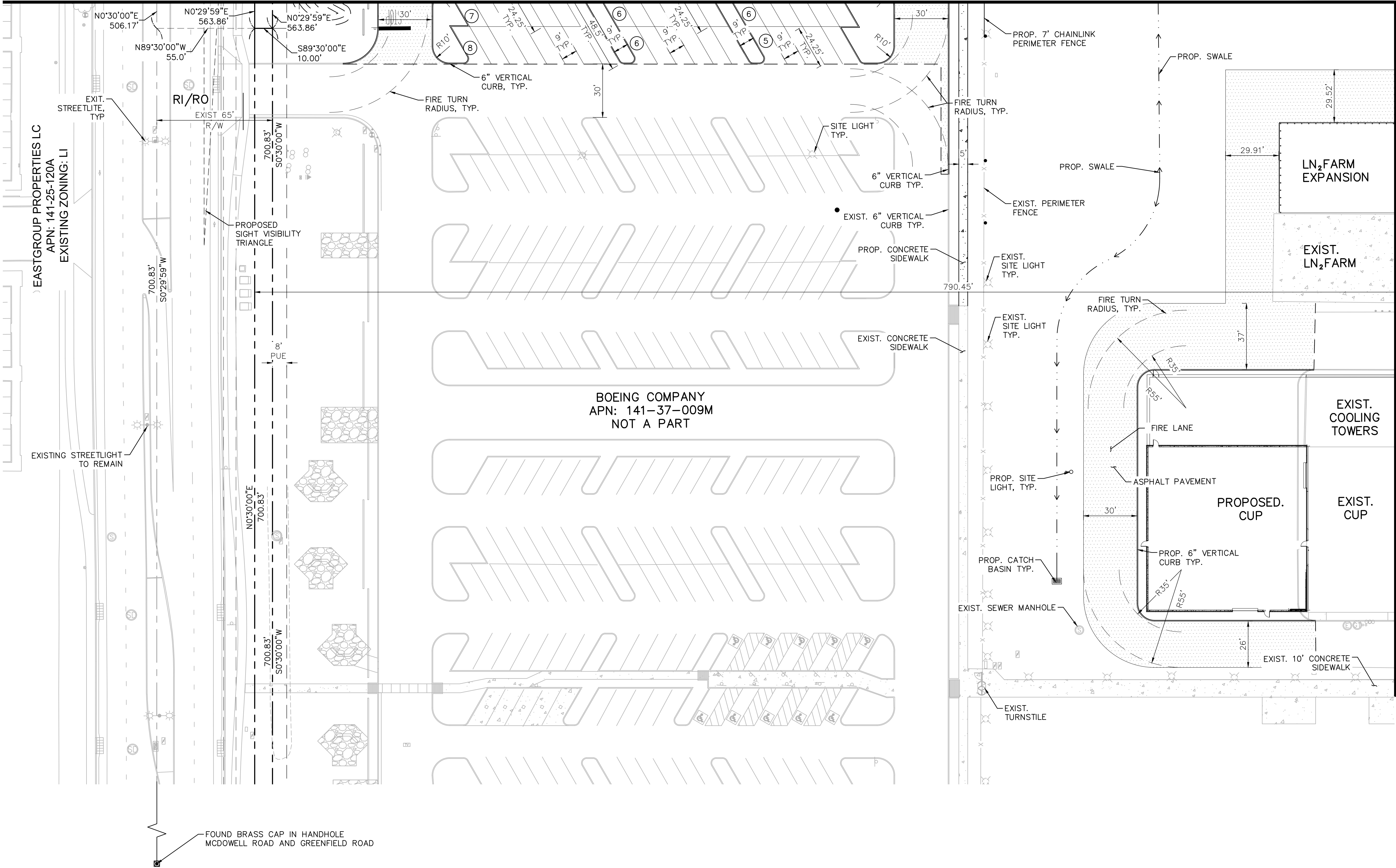
RI/RO
F
RIGHT IN/RIGHT OUT
FULL ACCESS
ADA ACCESSIBLE ROUTE

● ● ●
PARKING COUNT

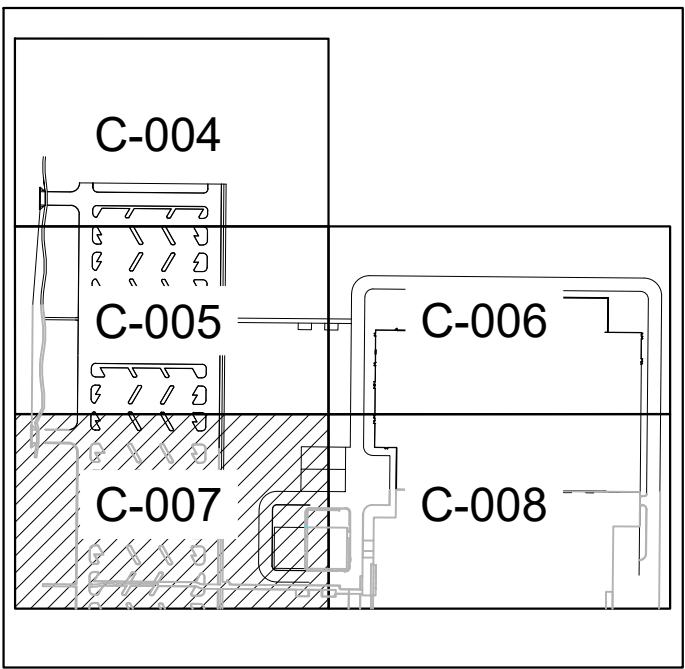
①
HEAVY DUTY PAVEMENT

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

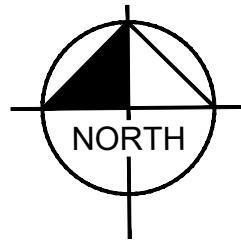
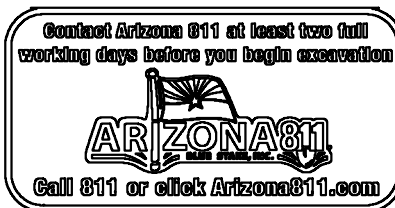
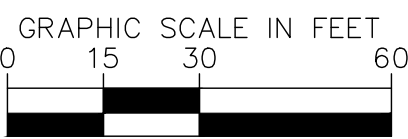
MATCHLINE SEE SHEET C-005



MATCHLINE SEE SHEET C-008



KEY MAP



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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	

SYM	REVISION	BY	APPROVED	DATE

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DESIGN BY:

DATE:

BRPH

BOEING



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CHECKED	07/06/26
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

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

LEGEND

--- RIGHT-OF-WAY LINE
--- PROPERTY LINE
--- CENTERLINE

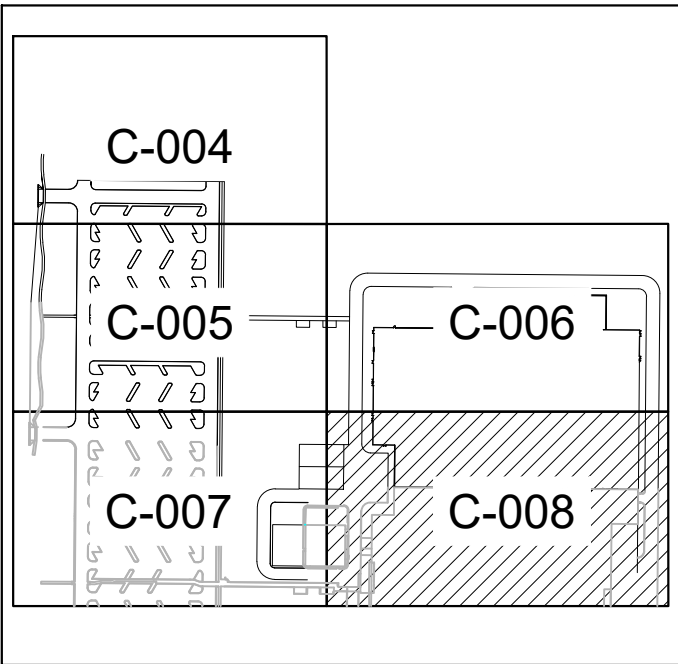
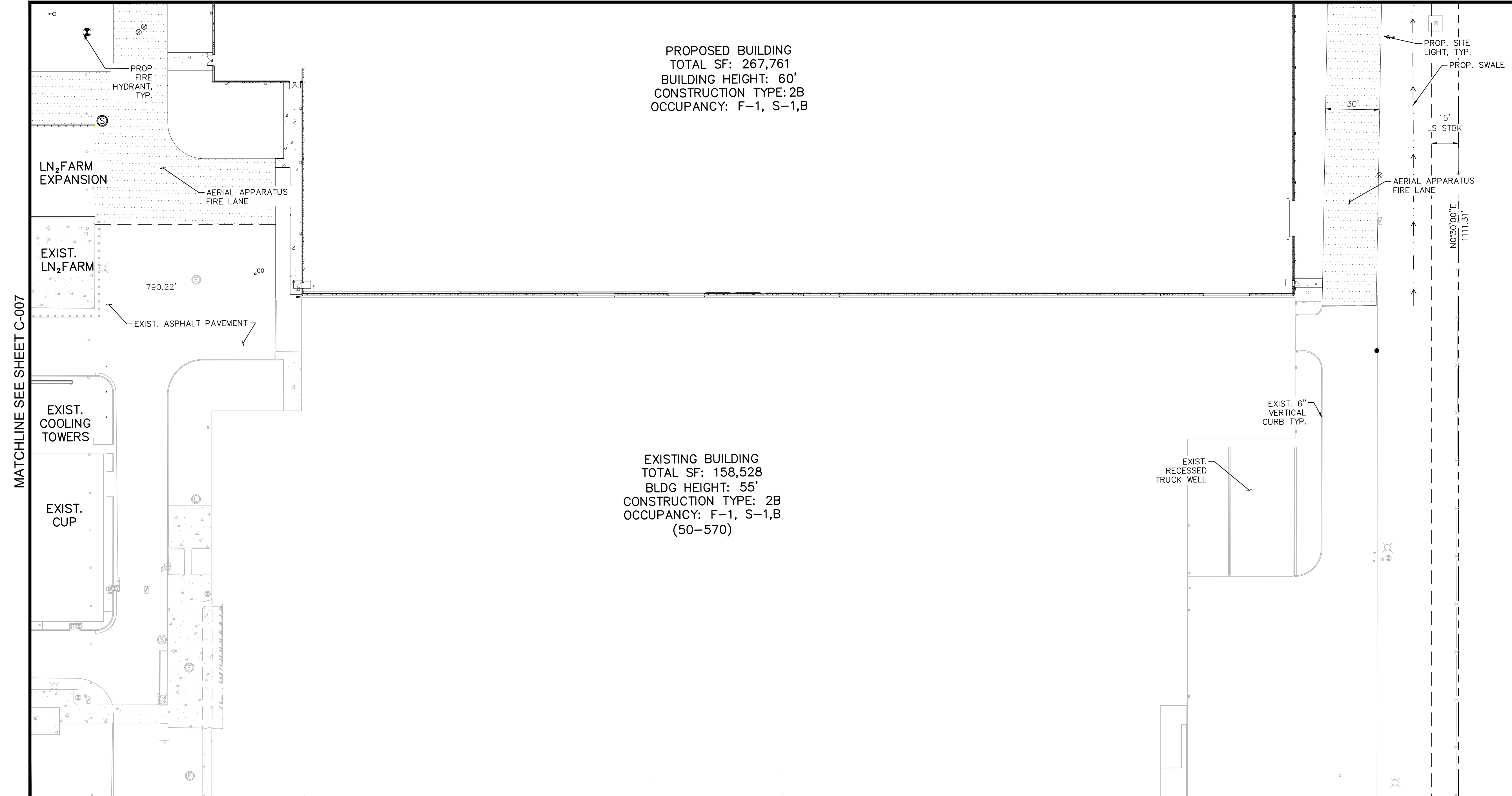
RI/RO
F
● ● ●
①
HEAVY DUTY PAVEMENT

RIGHT IN/RIGHT OUT
FULL ACCESS
ADA ACCESSIBLE ROUTE
PARKING COUNT
HEAVY DUTY PAVEMENT

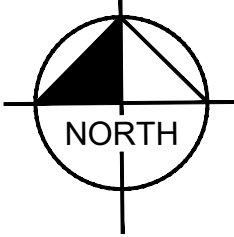
R=55'
R=35'

FIRE TRUCK
TURNING RADIUS

MATCHLINE SEE SHEET C-006



KEY MAP



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CURRENT REVISION	SYMBOL	DATE
SHEET	C-008	07/06/26
JOB NO.	C08117.001	COMP NO.
DWG NO.	50-570A-C-008	

SYM	REVISION	BY	APPROVED	DATE

Kimley»Horn

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BOEING



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AMP	07/06/26	
CHECKED	07/06/26	
STM	07/06/26	
ENGINEER	07/06/26	
CHECKED	07/06/26	TITLE
STM	07/06/26	
APPROVED	07/06/26	
APPROVED		CIVIL MASTER

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MESA, AZ
ADV. COMPOSITE FABRICATION CENTER