





PROJECT DATA

OVERALL SITE DATA:
 TOTAL SITE AREA: ±20.00 NET ACRES
 COMMERCIAL SITE AREA: ±6.83 NET ACRES
 NORTH & SOUTH RESIDENTIAL VILLAGES SITE AREA: ±13.36 NET ACRES
 PROPOSED USE: RETAIL AND MULTI-FAMILY RESIDENTIAL
 PROPOSED ZONING: LC-PAD CUP
 CURRENT ZONING: LI-PAD

PROPOSED LOT COVERAGE: 78.89% (10.5 AC/459,236 SF)

COMMERCIAL SITE DATA:
 SEE THE COMMERCIAL SITE PLAN FOR ADDITIONAL INFORMATION

MULTI-FAMILY RESIDENTIAL

SITE DATA:
 MAXIMUM HEIGHT: 3-STORIES / 38'-0" TO TOP OF PARAPET
 PROPOSED DENSITY: 26.87 DU/NET AC ON 13.36 AC PORTION OF SITE
 OPEN SPACE REQUIRED: 150 S.F./UNIT @ 359 UNITS = 53,850 S.F.
 COMMON OPEN SPACE PROVIDED: 123,355 S.F.

TOTAL UNIT MIX:

ONE BEDROOM UNITS:	164	(46%)
TWO BEDROOM UNITS:	171	(47%)
THREE BEDROOM UNITS:	24	(7%)
TOTAL:	359	D.U.

UNIT TYPE

UNIT TYPE	LIVABLE AREA	UNITS
LOFT	1 BED/1 BA 776 S.F.	8
UNIT A1	1 BED/1 BA 660 S.F.	90
UNIT A2	1 BED/1 BA 760 S.F.	66
UNIT B1	2 BED/2 BA 1099 S.F.	171
UNIT C1	3 BED/2 BA 1395 S.F.	24
TOTAL:		359 D.U.
AVG. S.F.		337,177 S.F.
		939 S.F.

LOT COVERAGE (FOOTPRINT)

BUILDING TYPE:	TYPE 1:	TYPE 2:	TYPE 3:	LOFT:	CLUBHOUSE:	POOL CABANA:	RAMADA:	TOTAL:
TYPE 1: 26 PLEX	11,828 S.F.	13	153,764 S.F.					
TYPE 2: 13 PLEX	5,364 S.F.	1	5,364 S.F.					
TYPE 3: LOFT	1,609 S.F.	4	6,436 S.F.					
CLUBHOUSE	8,167 S.F.	1	8,167 S.F.					
POOL CABANA	1,040 S.F.	1	1,040 S.F.					
RAMADA	256 S.F.	1	256 S.F.					
TOTAL:		21	175,027 S.F.					30% LOT COVERAGE

PARKING:

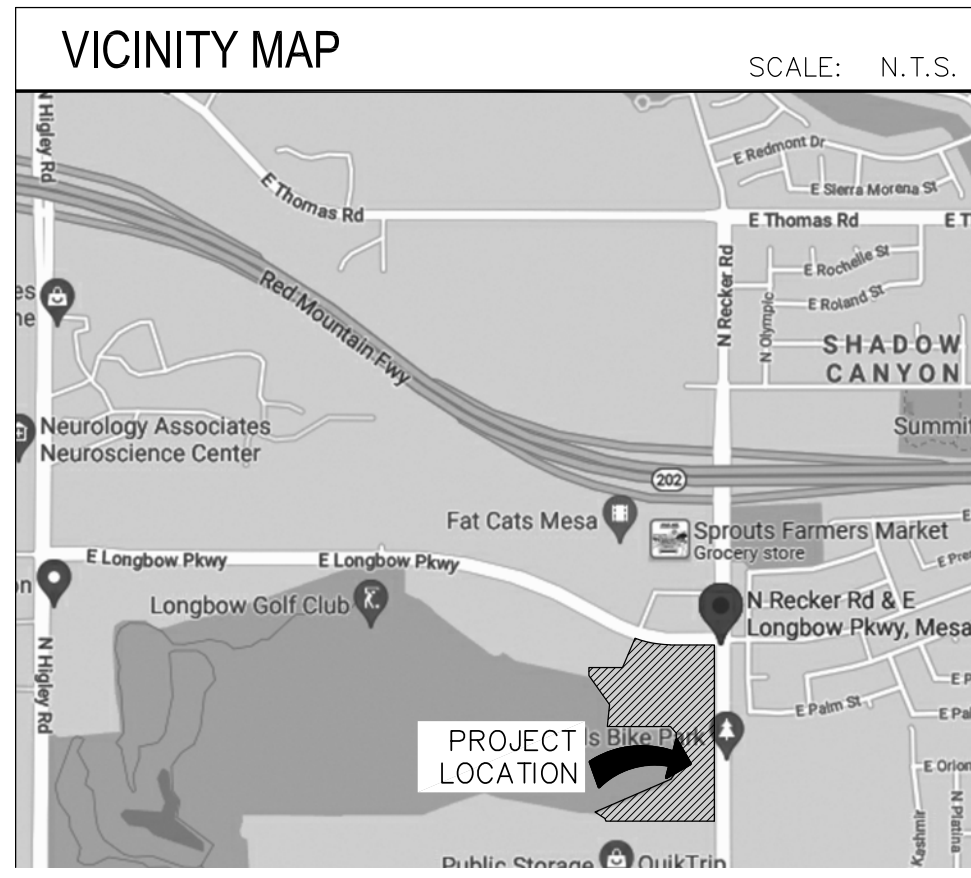
REQUIRED: 359 DWELLING UNITS X 2.1 P.S./DWELLING UNIT
 TOTAL: 754 P.S.

PROVIDED:

PRIVATE GARAGE PARKING	185 P.S.
TANDEM PARKING	161 P.S.
CARPORIT PARKING	174 P.S.
UNCOVERED PARKING	144 P.S.
TOTAL PROVIDED:	664 P.S.

COMPACT PARKING: 1.85 P.S. PER DWELLING UNIT
 ACCESSIBLE PARKING: 5.5% 37 P.S.
 2% 14 P.S.

BICYCLE PARKING:
 1/10 PARKING SPACES UP TO 50, 1/20 REMAINING PARKING SPACES
 REQUIRED: 500/10 + 164/20 = 58.2
 PROVIDED: 60



biltform architecture group, LLC.
 11460 north cave creek road - suite 11
 phoenix - arizona 85020
 Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY
 NOT FOR
 CONSTRUCTION

ASCEND at LONGBOW HIGHPOINT
 MIXED USE PROJECT
 CITY OF MESA, ARIZONA

D.R. HORTON
 America's Builder

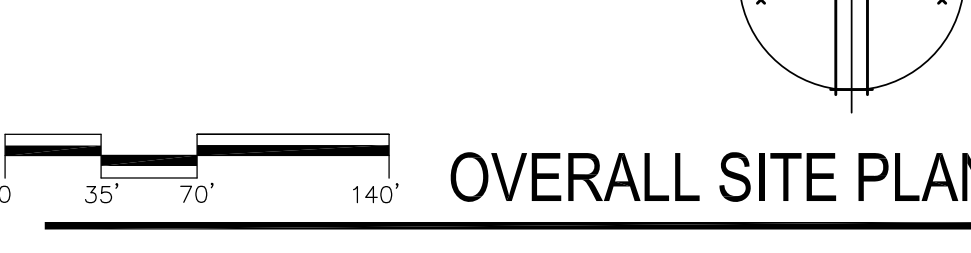
1341 Horton Circle
 Arlington, Texas 76011
 Phone: (817) 390-8264

REVISIONS:

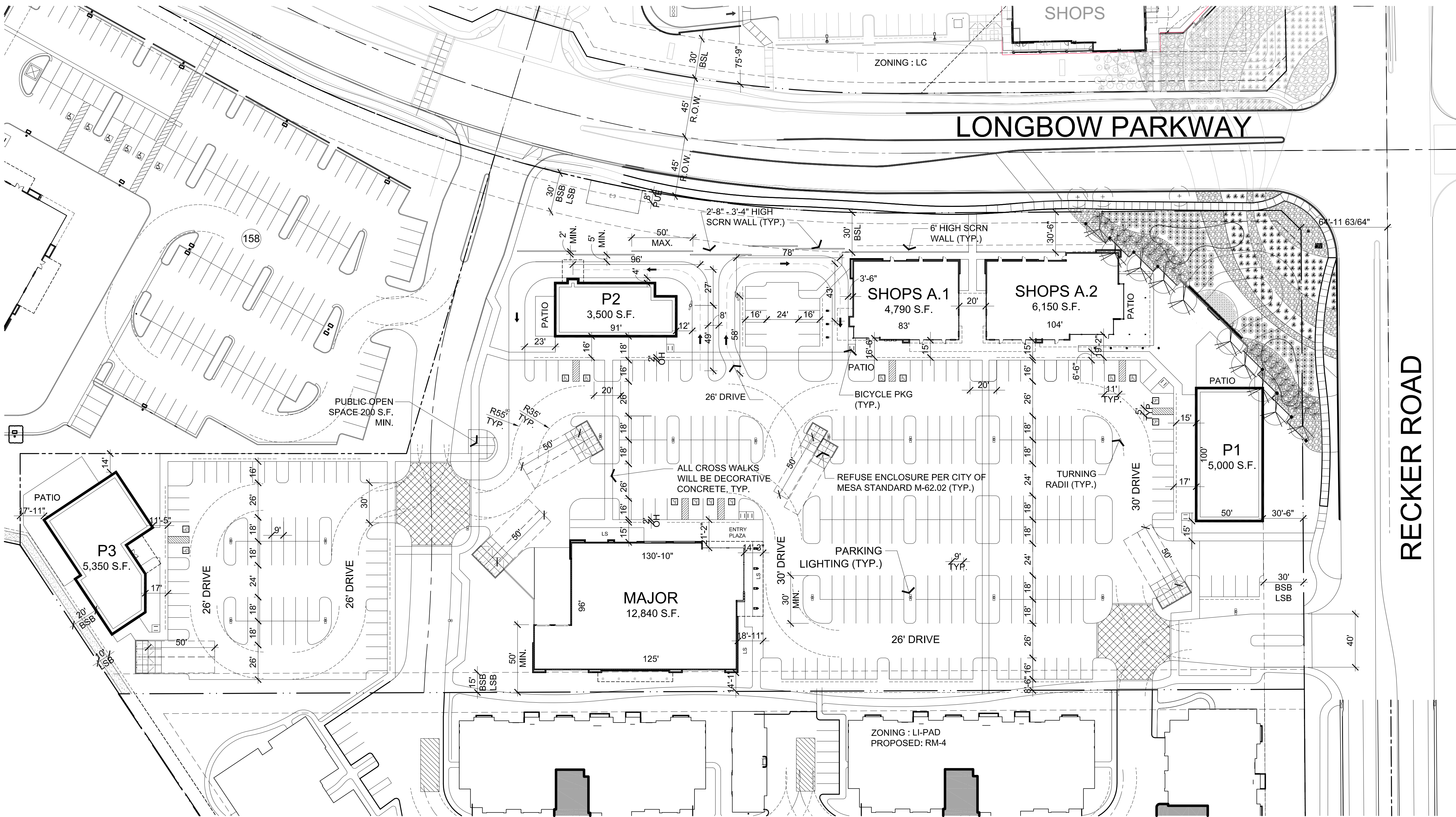
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REZONE SUBMITTAL

JOB NO: 21-031
 DATE: SEPTEMBER 7, 2021
 SCALE: 1"=70'-0"
 SHEET NO:



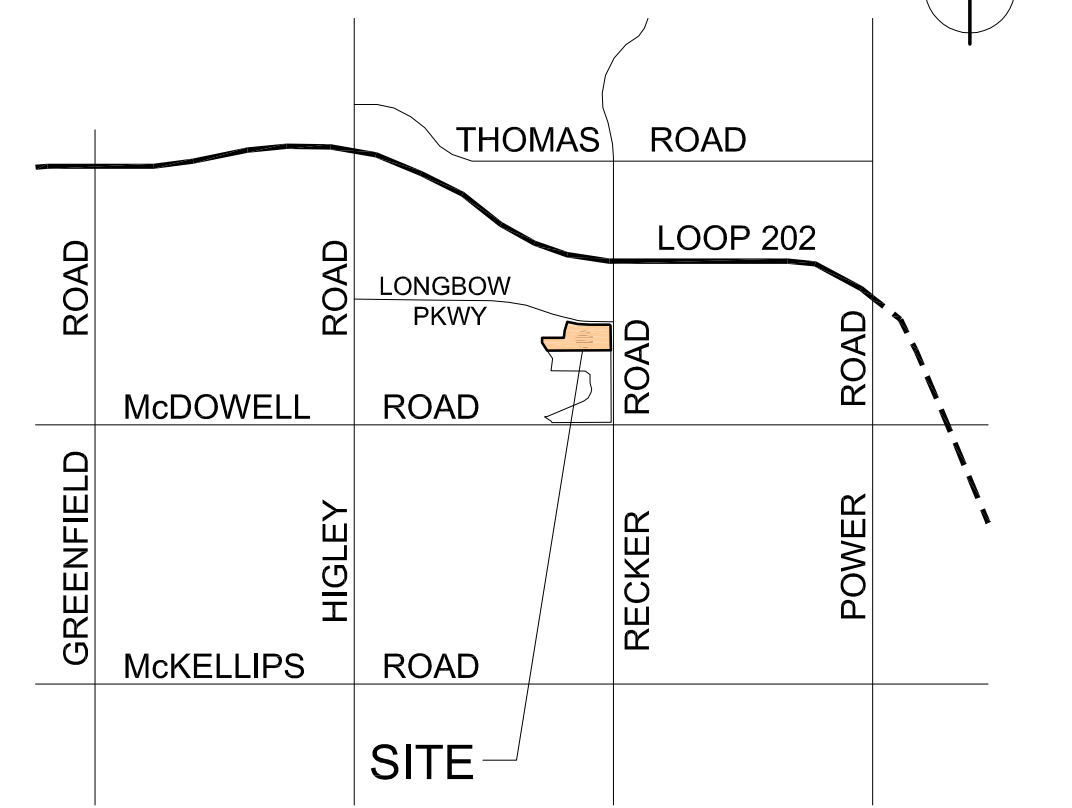
A1.0-MF
 OVERALL SITE PLAN
 © BILTFORM ARCHITECTURE GROUP, INC.



PROJECT DATA

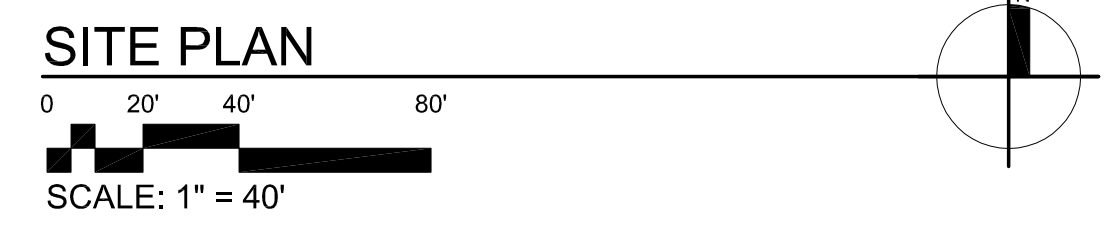
Existing Zoning:	LI-PAD
Proposed Zoning:	LC
APN#:	A portion of 141-41-010
Net Site Area:	289,662 S.F. (6.6 AC.)
Building Area:	38,080 S.F.
Building Coverage:	38,080 S.F. / 289,662 S.F. = 13.1%
Lot Coverage (max. 80%):	206,738 S.F. / 289,662 S.F. = 71.4%
Public Open Space Required (5 S.F. per 1,000 S.F.):	191 S.F.
Public Open Space Provided:	200 S.F.
Proposed Building Height:	30 feet Max.
Parking Required	
Retail @ 1/375 S.F. (21,780 S.F.):	58 Spaces
Restaurant @ 1/75 S.F. (10,800 S.F.):	144 Spaces
Restaurant w/ drive through @ 1/100 S.F. (5,500 S.F.):	55 Spaces
Patios @ 1/200 S.F. (4,600 S.F.):	23 Spaces
Total Parking Required:	280 Spaces
Parking Provided:	280 Spaces
ADA Parking Required:	7 Spaces
ADA Parking Provided:	14 Spaces
Bicycle Parking Required (1/10 spaces):	28 Spaces
Bicycle Parking Provided:	28 Spaces

VICINITY MAP



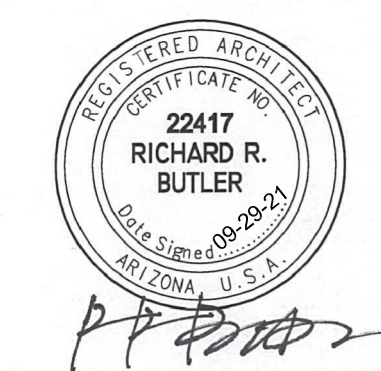
PROJECT TEAM

<p>Developer DHI Communities 20410 N. 19th Ave Phoenix, Arizona 85027 Contact: Andrew J. Wiley Ph: (214) 707-8252 Em: ajwiley@drhorton.com</p>	<p>Architect Butler Design Group 5017 E. Washington St. Ste 107 Phoenix, Arizona 85034 Contact: Lanny Shaw Ph: (602) 957-1800 lshaw@butlerdesigngroup.com</p>
<p>Civil Engineer Hilgart Wilson 2141 E. Highland Ave, Ste 250 Phoenix, Arizona 85016 Contact: Casey Whiteman Ph: (602) 490-0535 cwhiteman@HilgartWilson.com</p>	<p>Landscape Architect Biltform Landscape Architecture 11460 N. Cave Creek Rd. Ste 110 Phoenix, Arizona 85020 Contact: Dave Flynn Ph: (602) 285-9200 dave@biltform.com</p>



Longbow Marketplace II

SWC Longbow Parkway & Recker Road
Mesa, Arizona

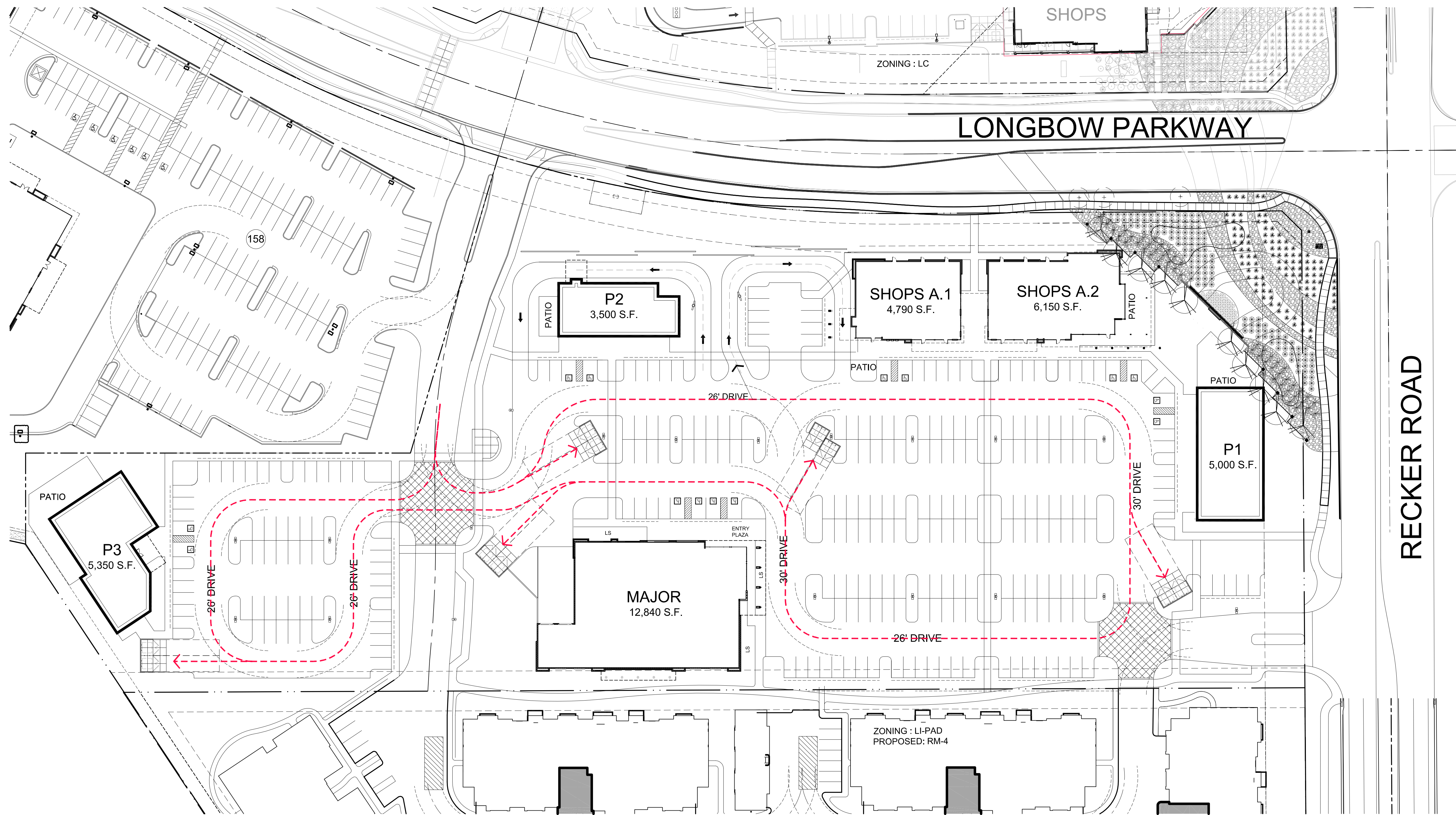


SP01
SITE PLAN

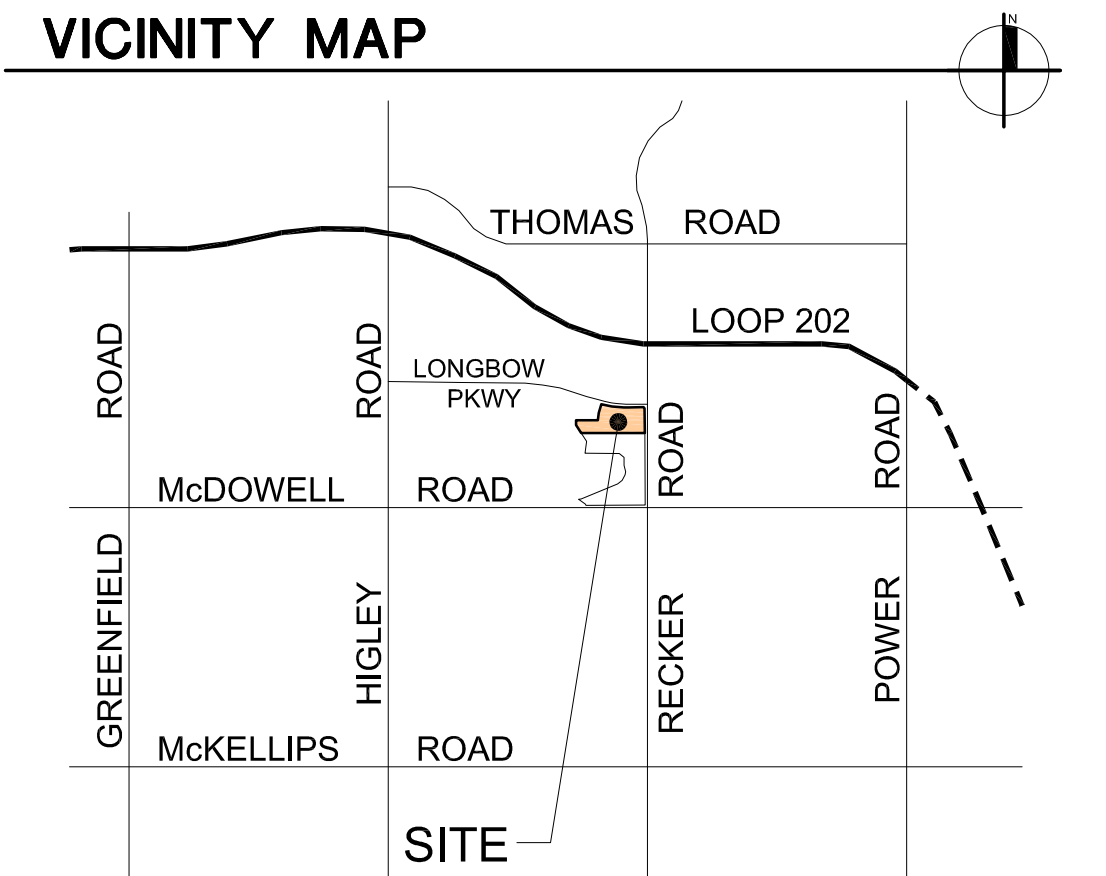


Butler Design Group, Inc
architects & planners

09-29-2021
21051-ST12



NOTE: ALL TRASH ENCLOSURES TO COMPLY WITH CITY OF MESA STANDARD DETAILS M62.01-M62.04



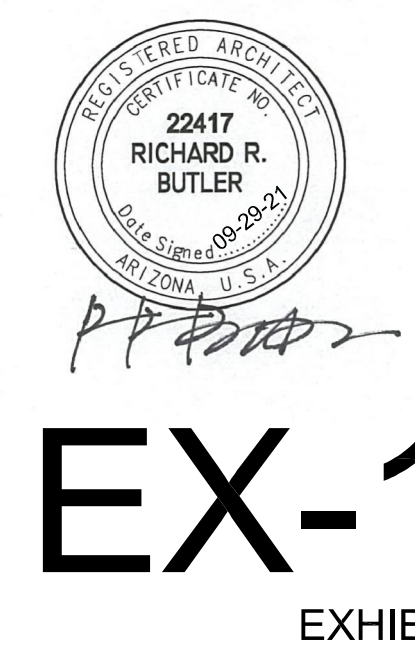
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Longbow Marketplace II

SWC Longbow Parkway & Recker Road
Mesa, Arizona



09-29-2021
21051-ST12

EX-1
EXHIBIT

Butler Design Group, Inc.
architects & planners



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 PROPOSED ZONING: LC-PAD CUP
 CURRENT ZONING: LI-PAD

PROPOSED LOT COVERAGE: 78.89% (10.5 AC/459,236 SF)

COMMERCIAL SITE DATA:
 SEE THE COMMERCIAL SITE PLAN FOR ADDITIONAL INFORMATION

MULTI-FAMILY RESIDENTIAL SITE DATA:
 MAXIMUM HEIGHT: 3-STORIES / 38'-0" TO TOP OF PARAPET
 PROPOSED DENSITY: 26.87 DU/NET AC ON 13.36 AC PORTION OF SITE
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 COMMON OPEN SPACE PROVIDED: 123,355 S.F.

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ONE BEDROOM UNITS:	164	(46%)
TWO BEDROOM UNITS:	171	(47%)
THREE BEDROOM UNITS:	24	(7%)
TOTAL:	359	D.U.

LOT COVERAGE (FOOTPRINT)

LOT TYPE	LIVABLE AREA	UNITS	
LOFT	1 BED/1 BA	776 S.F.	8 6,208 S.F.
UNIT A1	1 BED/1 BA	660 S.F.	90 59,400 S.F.
UNIT A2	1 BED/1 BA	760 S.F.	66 50,160 S.F.
UNIT B1	2 BED/2 BA	1099 S.F.	171 187,929 S.F.
UNIT C1	3 BED/2 BA	1395 S.F.	24 33,480 S.F.
TOTAL:			359 D.U. 337,177 S.F.
AVG. S.F.			939 S.F.

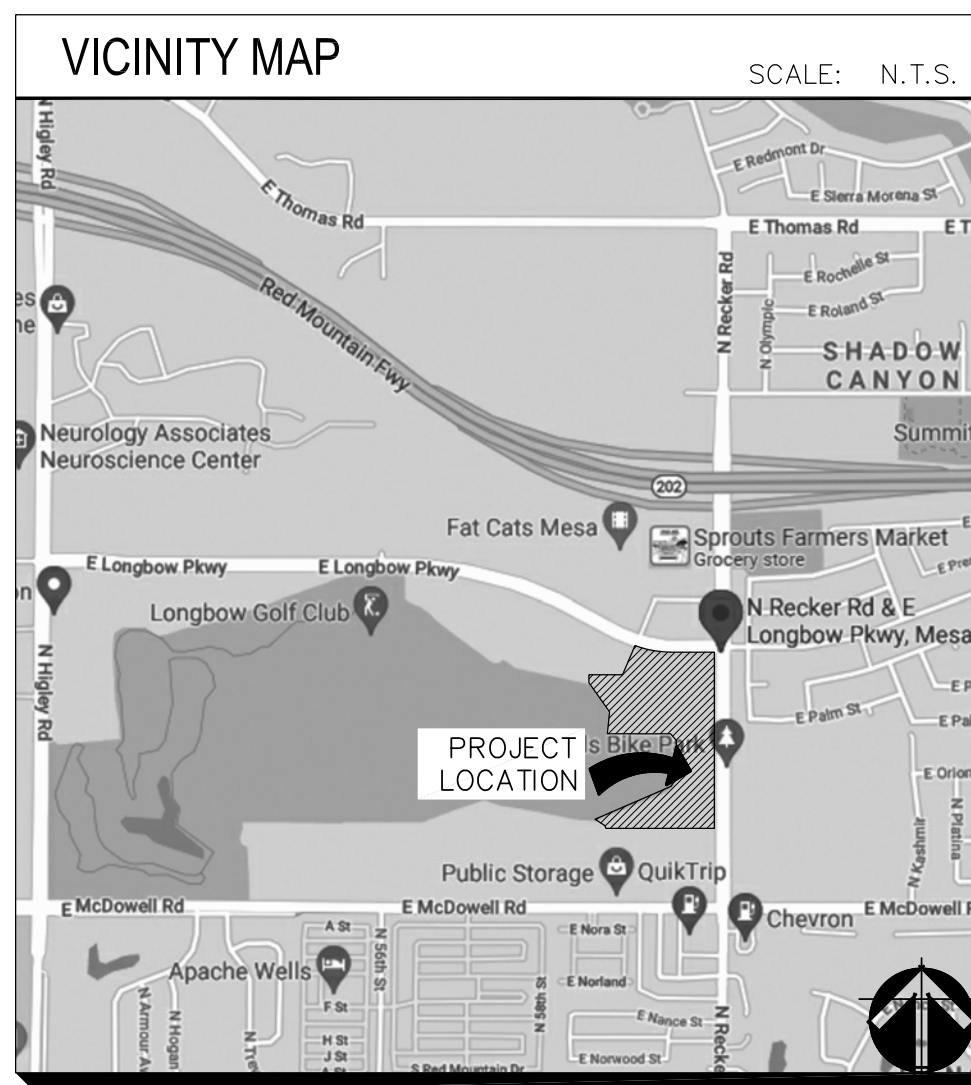
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 TOTAL: 754 P.S.

PROVIDED:

PRIVATE GARAGE PARKING	185 P.S.
TANDEM PARKING	161 P.S.
CARPORT PARKING	174 P.S.
UNCOVERED PARKING	144 P.S.
TOTAL PROVIDED:	664 P.S.

COMPACT PARKING: 1.85 P.S. PER DWELLING UNIT
 ACCESSIBLE PARKING: 5.5% 37 P.S.
 PROVIDED: 2% 14 P.S.

BICYCLE PARKING:
 1/10 PARKING SPACES UP TO 50, 1/20 REMAINING PARKING SPACES.
 REQUIRED: 500/10 + 164/20 = 58.2
 PROVIDED: 60



REVISIONS:

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REZONE SUBMITTAL

JOB NO: 21-031
 DATE: SEPTEMBER 7, 2021
 SCALE: 1"=50'-0"
 SHEET NO:

A1.1-MF
 ENLARGED SITE PLAN

© BILTFORM ARCHITECTURE GROUP, INC.

bilt form
 architecture

biltform architecture group, LLC.
 11460 north cave creek road . suite 111
 phoenix , arizona 85020
 Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY
 NOT FOR
 CONSTRUCTION

ASCEND at LONGBOW HIGHPOINT
 MIXED USE PROJECT
 CITY OF MESA, ARIZONA

D.R. HORTON
 America's Builder

1341 Horton Circle
 Arlington, Texas 76010
 Phone: (817) 390-9264



GOLF COURSE
(NOT A PART)

SELF STORAGE
(NOT A PART)

PROJECT DATA

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UNIT TYPE

UNIT TYPE	LIVABLE AREA	UNITS
LOFT	776 S.F.	8
UNIT A1	660 S.F.	90
UNIT A2	760 S.F.	66
UNIT B1	1099 S.F.	171
UNIT C1	1395 S.F.	24
TOTAL:	359 D.U.	337,177 S.F.
AVG. S.F.		939 S.F.

LOT COVERAGE (FOOTPRINT)

BUILDING TYPE:	AREA	UNITS
TYPE 1: 26 PLEX	11,828 S.F.	13
TYPE 2: 13 PLEX	5,364 S.F.	1
TYPE 3: LOFT	1,609 S.F.	4
CLUBHOUSE	8,167 S.F.	1
POOL CABANA	1,040 S.F.	1
RAMADA	256 S.F.	1
TOTAL:	21	175,027 S.F.
		30% LOT COVERAGE

PARKING:

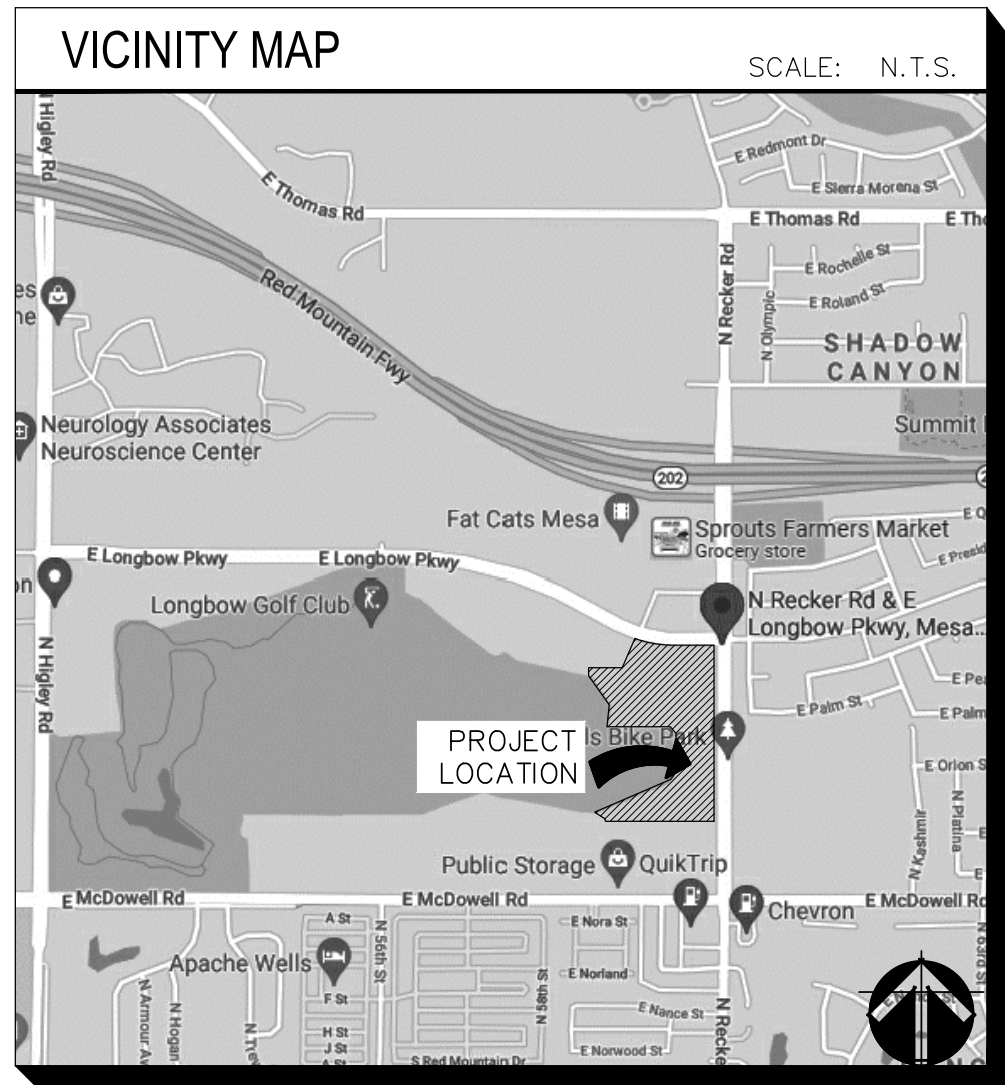
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REVISIONS:

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REZONE SUBMITTAL

JOB NO: 21-031
 DATE: SEPTEMBER 7, 2021
 SCALE: 1"=50'-0"
 SHEET NO:

A1.2-MF

OPENSOURCE SITE PLAN

0 25' 50' 100'

NORTH

bilt form
architecture

biltform architecture group, LLC.

11460 north cave creek road - suite 11
 phoenix, arizona 85020
 Phone 602.285.9200 Fax 602.285.9229

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MIXED USE PROJECT
CITY OF MESA, ARIZONA

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PROJECT DATA

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BUILDING TYPE:	AREA	UNITS
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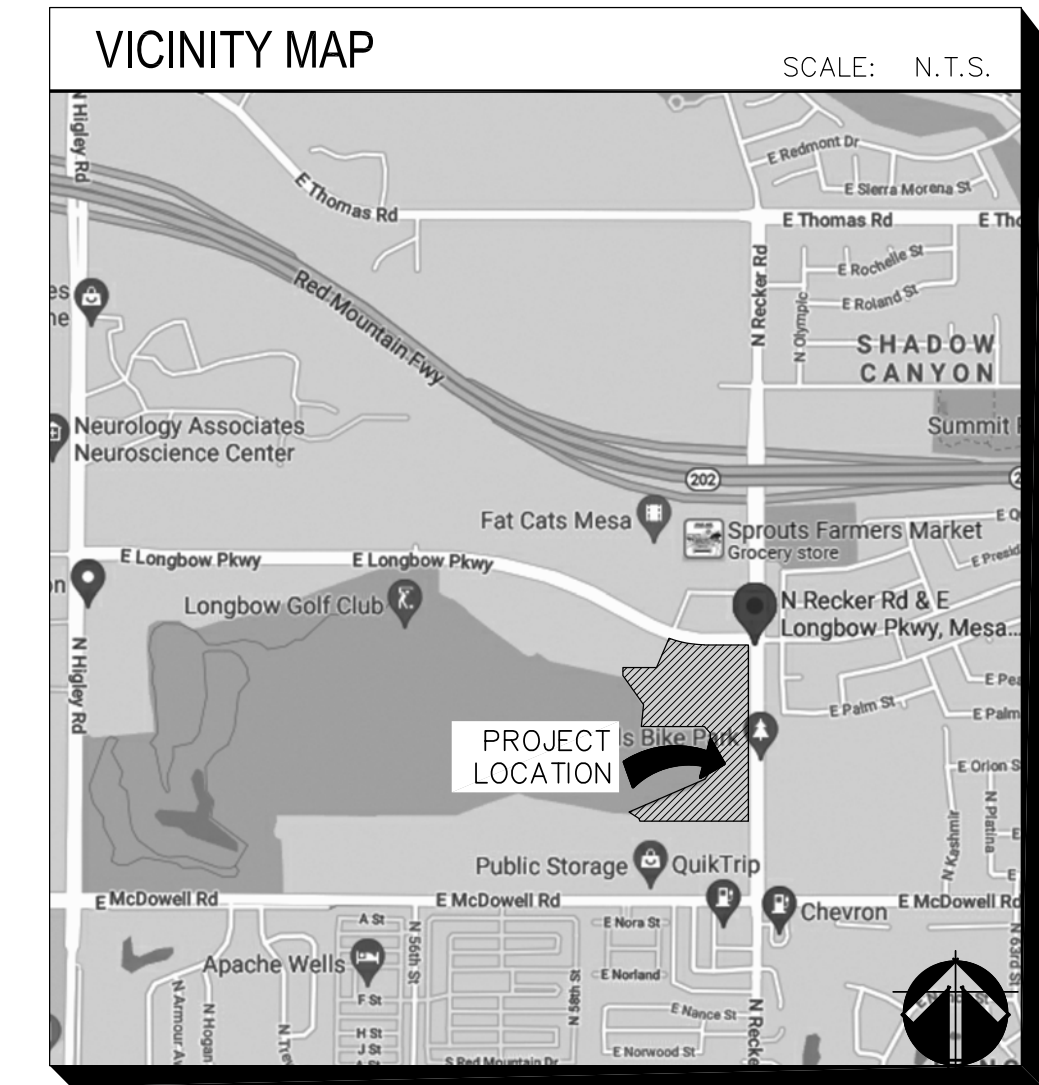
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REZONE SUBMITTAL

JOB NO: 21-031
 DATE: SEPTEMBER 7, 2021
 SCALE: 1"=50'-0"
 SHEET NO:

A1.3-MF

FOUNDATION BASE EXHIBIT

bilt form architecture

biltform architecture group, LLC.
 11460 north cave creek road, suite 11
 phoenix, arizona 85020
 Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY
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 CONSTRUCTION

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 MIXED USE PROJECT
 CITY OF MESA, ARIZONA

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- CLUBHOUSE/LEASING OFFICE:**
- LEASING OFFICE
 - CLUB ROOM
 - CONFERENCE ROOM
 - FITNESS CENTER
 - BUSINESS CENTER
 - MAIL ROOM
 - REST ROOM

- SWIMMING POOL & CABANA:**
- BBQ'S
 - BAR AREA
 - REST ROOMS
 - POOL EQUIPMENT

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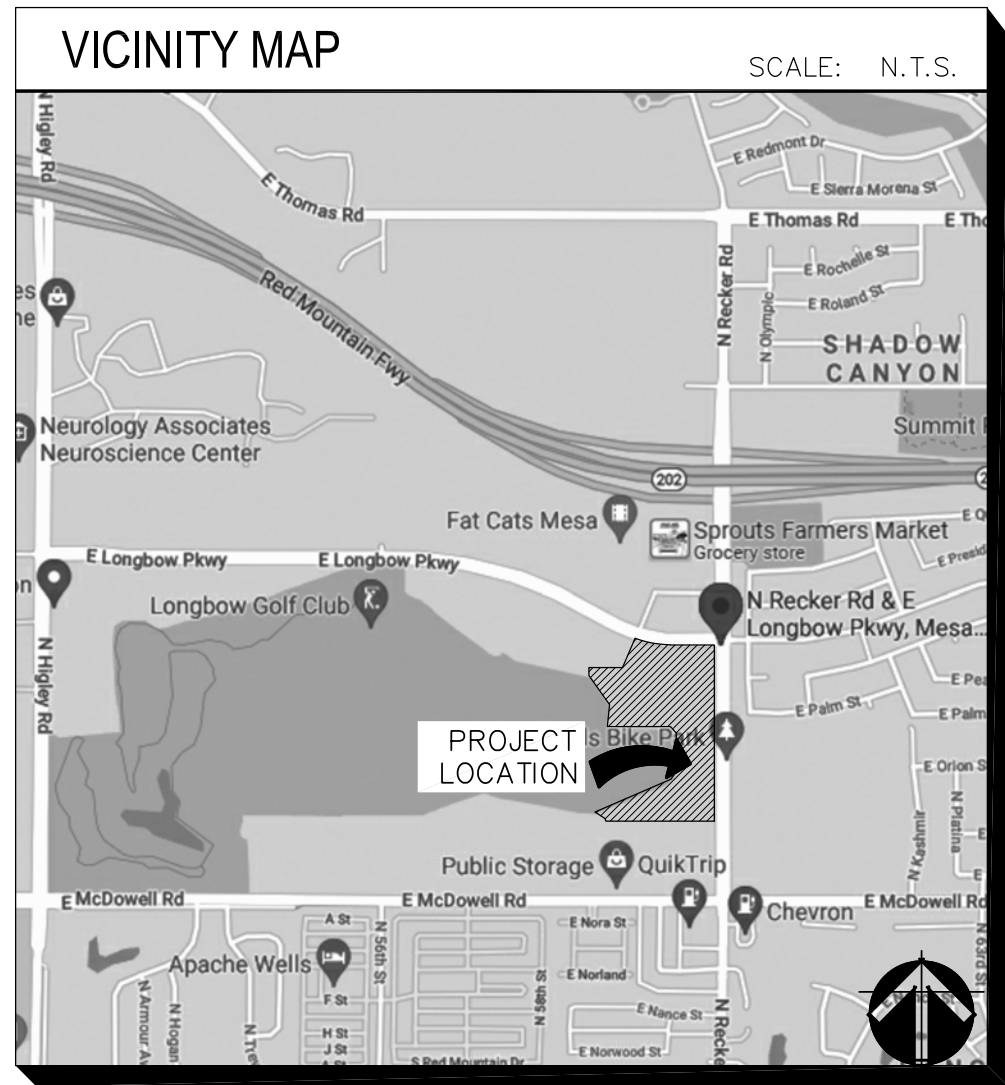
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DATE: SEPTEMBER 7, 2021

SCALE: 1"=50'-0"

SHEET NO:

A1.4-MF

AMENITY EXHIBIT

ASPEND at LONGBOW HIGHPOINT

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CITY OF MESA, ARIZONA

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TOTAL:	359	D.U.

UNIT TYPE

UNIT TYPE	LIVABLE AREA	UNITS
LOFT	776 S.F.	8
UNIT A1	660 S.F.	90
UNIT A2	50,160 S.F.	66
UNIT B1	1,099 S.F.	171
UNIT C1	1,395 S.F.	24
TOTAL:	359 D.U.	337,177 S.F.
AVG. S.F.		939 S.F.

LOT COVERAGE (FOOTPRINT)

BUILDING TYPE:	TYPE 1:	TYPE 2:	TYPE 3:	LOFT:	CLUBHOUSE:	POOL CABANA:	RAMADA:	TOTAL:
TYPE 1: 26 PLEX	11,828 S.F.	13	153,764 S.F.					
TYPE 2: 13 PLEX	5,364 S.F.	1	5,364 S.F.					
TYPE 3: LOFT	1,609 S.F.	4	6,436 S.F.					
CLUBHOUSE	8,167 S.F.	1	8,167 S.F.					
POOL CABANA	1,040 S.F.	1	1,040 S.F.					
RAMADA	256 S.F.	1	256 S.F.					
TOTAL:	21	175,027 S.F.	30% LOT COVERAGE					

PARKING:

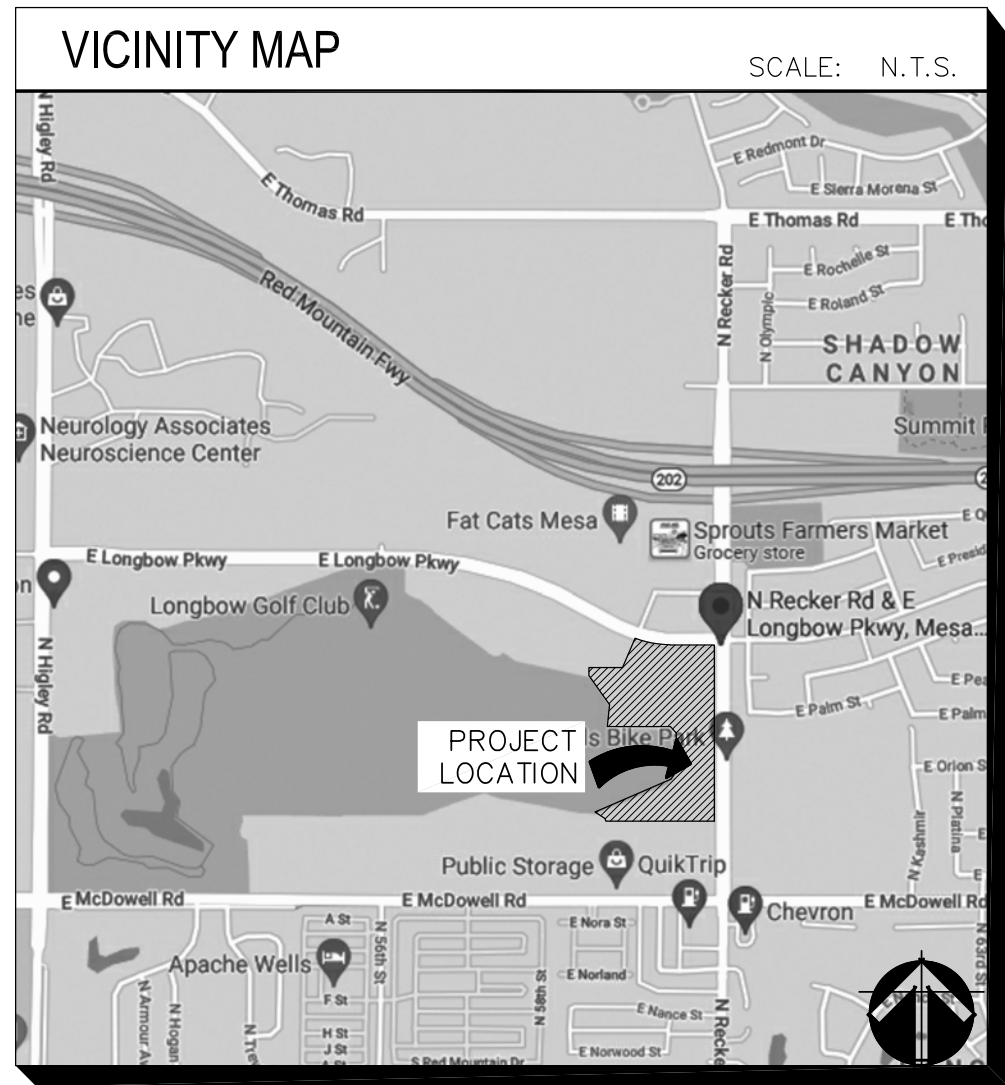
REQUIRED: 359 DWELLING UNITS X 2.1 P.S./DWELLING UNIT = 754 P.S.

PROVIDED:

PRIVATE GARAGE PARKING	185 P.S.
TANDEM PARKING	161 P.S.
CARPPOOL PARKING	174 P.S.
UNCOVERED PARKING	144 P.S.
TOTAL PROVIDED:	664 P.S.

COMPACT PARKING: 1.85 P.S. PER DWELLING UNIT
 ACCESSIBLE PARKING: 5.5% 37 P.S.
 TOTAL PROVIDED: 2% 14 P.S.

BICYCLE PARKING: 1/10 PARKING SPACES UP TO 50, 1/20 REMAINING PARKING SPACES
 REQUIRED: 500/10 = 164/20 = 58.2
 PROVIDED: 60



REVISIONS:

1	
2	
3	
4	

REZONE SUBMITTAL

JOB NO: 21-031
 DATE: SEPTEMBER 7, 2021
 SCALE: 1"=50'-0"
 SHEET NO:

A1.5-MF

PEDESTRIAN ROUTE EXHIBIT

bilt form
 architecture

biltform architecture group, LLC.

11460 north cave creek road, suite 11
 phoenix, arizona 85020
 Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY
 NOT FOR
 CONSTRUCTION

ASCEND at LONGBOW HIGHPOINT
 MIXED USE PROJECT
 CITY OF MESA, ARIZONA

D.R. HORTON
 America's Builder

1341 Horton Circle
 Arlington, Texas 76011
 Phone: (817) 390-8264

© BILTFORM ARCHITECTURE GROUP, INC.



- CLUBHOUSE/LEASING OFFICE:**
- LEASING OFFICE
 - CLUB ROOM
 - CONFERENCE ROOM
 - FITNESS CENTER
 - BUSINESS CENTER
 - MAIL ROOM
 - REST ROOM

- SWIMMING POOL & CABANA:**
- BBQ'S
 - BAR AREA
 - REST ROOMS
 - POOL EQUIPMENT

PROJECT DATA

OVERALL SITE DATA:

TOTAL SITE AREA: ±20.00 NET ACRES
 COMMERCIAL SITE AREA: ±8.83 NET ACRES
 NORTH & SOUTH RESIDENTIAL VILLAGES SITE AREA: ±13.36 NET ACRES
 PROPOSED USE: RETAIL AND MULTI FAMILY RESIDENTIAL
 PROPOSED ZONING: LC-PAD CUP
 CURRENT ZONING: LI-PAD

PROPOSED LOT COVERAGE: 78.89% (10.5 AC/459,236 SF)

COMMERCIAL SITE DATA:

SEE THE COMMERCIAL SITE PLAN FOR ADDITIONAL INFORMATION

MULTI-FAMILY RESIDENTIAL

SITE DATA:

MAXIMUM HEIGHT: 3-STORIES / 38'-0" TO TOP OF PARAPET
 PROPOSED DENSITY: 26.87 DU/NET AC ON 13.36 AC PORTION OF SITE
 OPEN SPACE REQUIRED: 150 S.F./UNIT @ 359 UNITS = 53,850 S.F.
 COMMON OPEN SPACE PROVIDED: 123,355 S.F.

TOTAL UNIT MIX:

ONE BEDROOM UNITS:	164	(46%)
TWO BEDROOM UNITS:	171	(47%)
THREE BEDROOM UNITS:	24	(7%)
TOTAL:	359	D.U.

UNIT TYPE

UNIT TYPE	LIVABLE AREA	UNITS
LOFT	776 S.F.	8
UNIT A1	660 S.F.	90
UNIT A2	760 S.F.	66
UNIT B1	1099 S.F.	171
UNIT C1	1395 S.F.	24
TOTAL:	359 D.U.	337,177 S.F.
AVG. S.F.		939 S.F.

LOT COVERAGE (FOOTPRINT)

BUILDING TYPE:	AREA	UNITS
TYPE 1: 26 PLEX	11,828 S.F.	13
TYPE 2: 13 PLEX	5,364 S.F.	1
TYPE 3: LOFT	1,609 S.F.	4
CLUBHOUSE	8,167 S.F.	1
POOL CABANA	1,040 S.F.	1
RAMADA	256 S.F.	1
TOTAL:	21	175,027 S.F.
		30% LOT COVERAGE

PARKING:

REQUIRED: 359 DWELLING UNITS X 2.1 P.S./DWELLING UNIT

TOTAL:	754 P.S.
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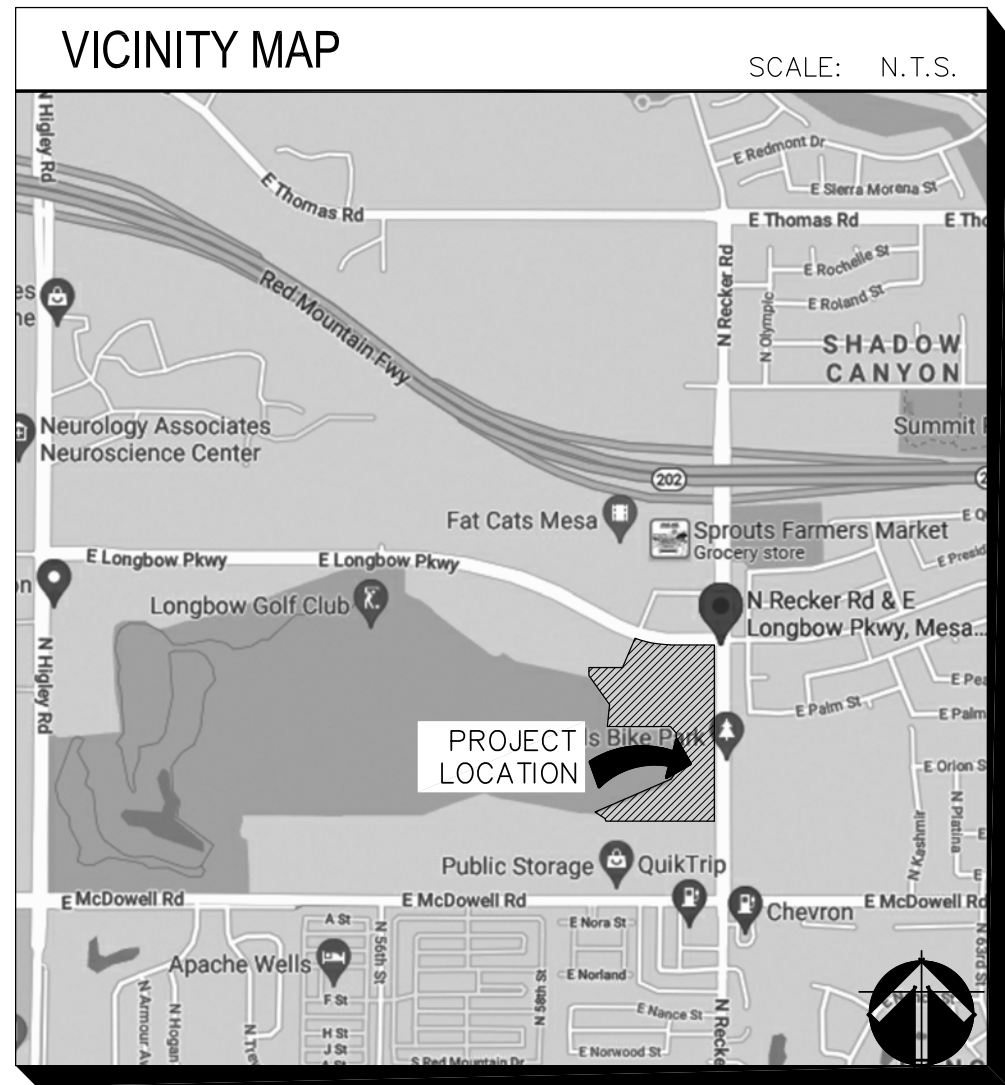
PROVIDED:

PRIVATE GARAGE PARKING	185 P.S.
TANDEM PARKING	161 P.S.
CARPPOOL PARKING	174 P.S.
UNCOVERED PARKING	144 P.S.
TOTAL PROVIDED:	664 P.S.
	1.85 P.S. PER DWELLING UNIT
COMPACT PARKING	5.5% 37 P.S.
ACCESSIBLE PARKING:	2% 14 P.S.

BICYCLE PARKING: 1/10 PARKING SPACES UP TO 50, 1/20 REMAINING PARKING SPACES

REQUIRED: 500/10 = 164/20 = 58.2

PROVIDED: 60



REVISIONS:

△	
△	
△	
△	

REZONE SUBMITTAL

JOB NO: 21-031
 DATE: SEPTEMBER 7, 2021
 SCALE: 1"=50'-0"
 SHEET NO:

A1.6-MF

TRAIL CONNECTIVITY SITE PLAN

0 25' 50' 100'

NORTH

bilt form
architecture

biltform architecture group, LLC.

11460 north cave creek road , suite 11
 phoenix , arizona 85020
 Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY
NOT FOR
CONSTRUCTION

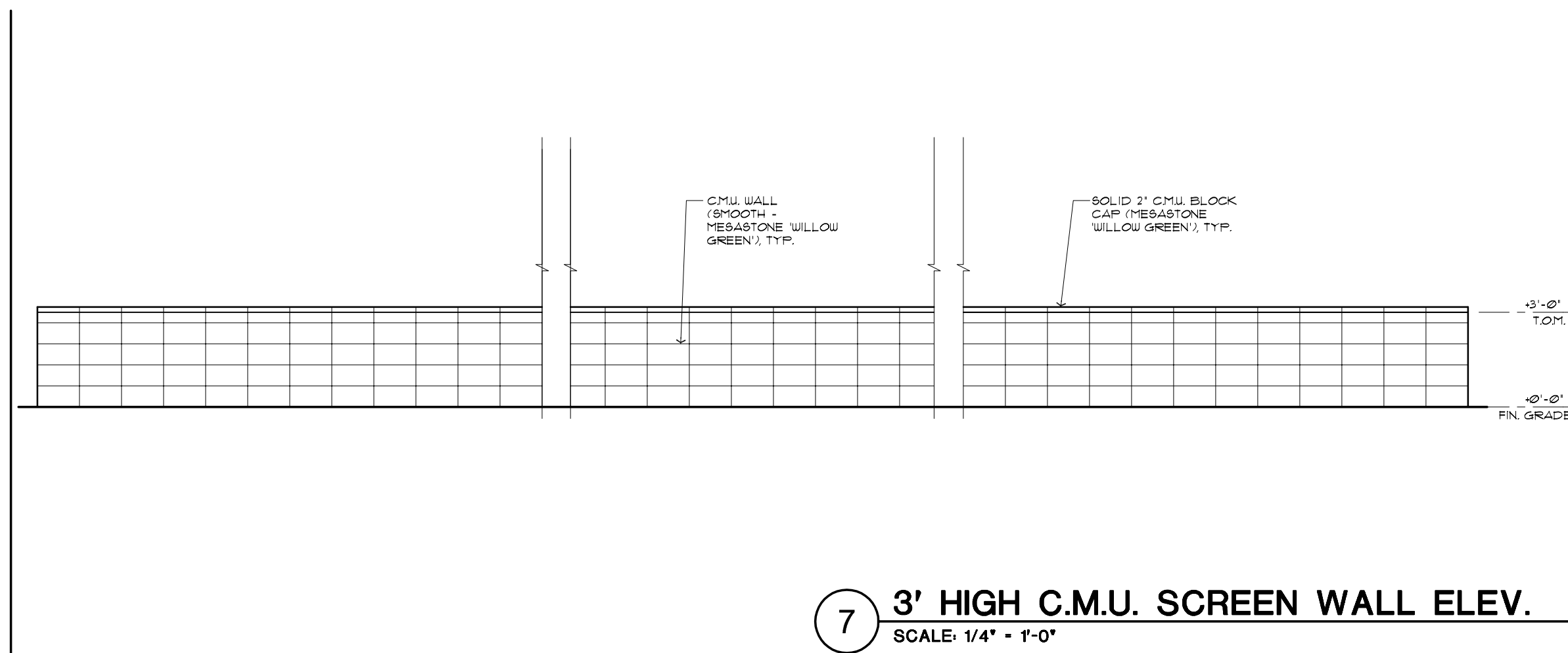
ASCEND at LONGBOW HIGHPOINT
MIXED USE PROJECT
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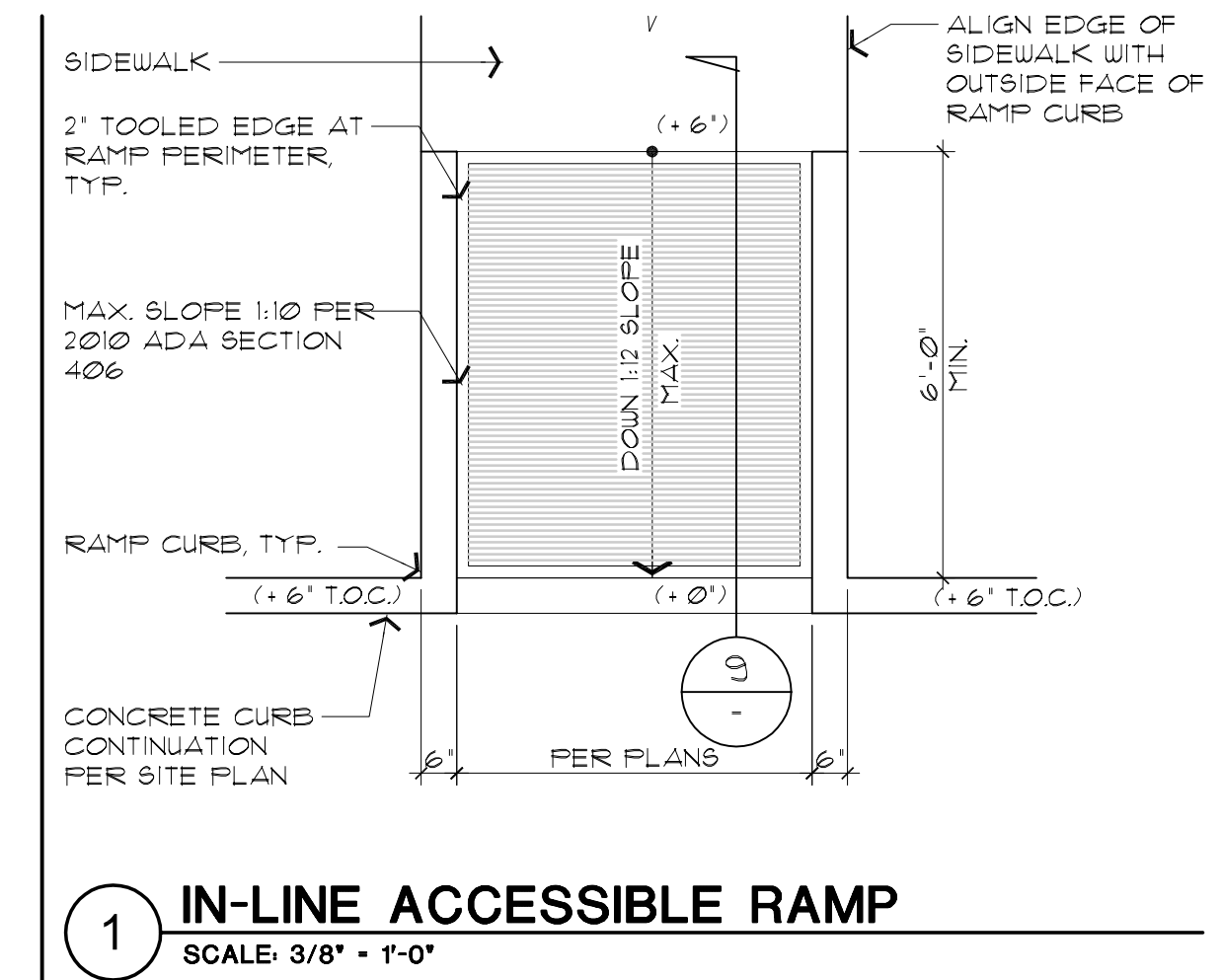
© BILTFORM ARCHITECTURE GROUP, INC.



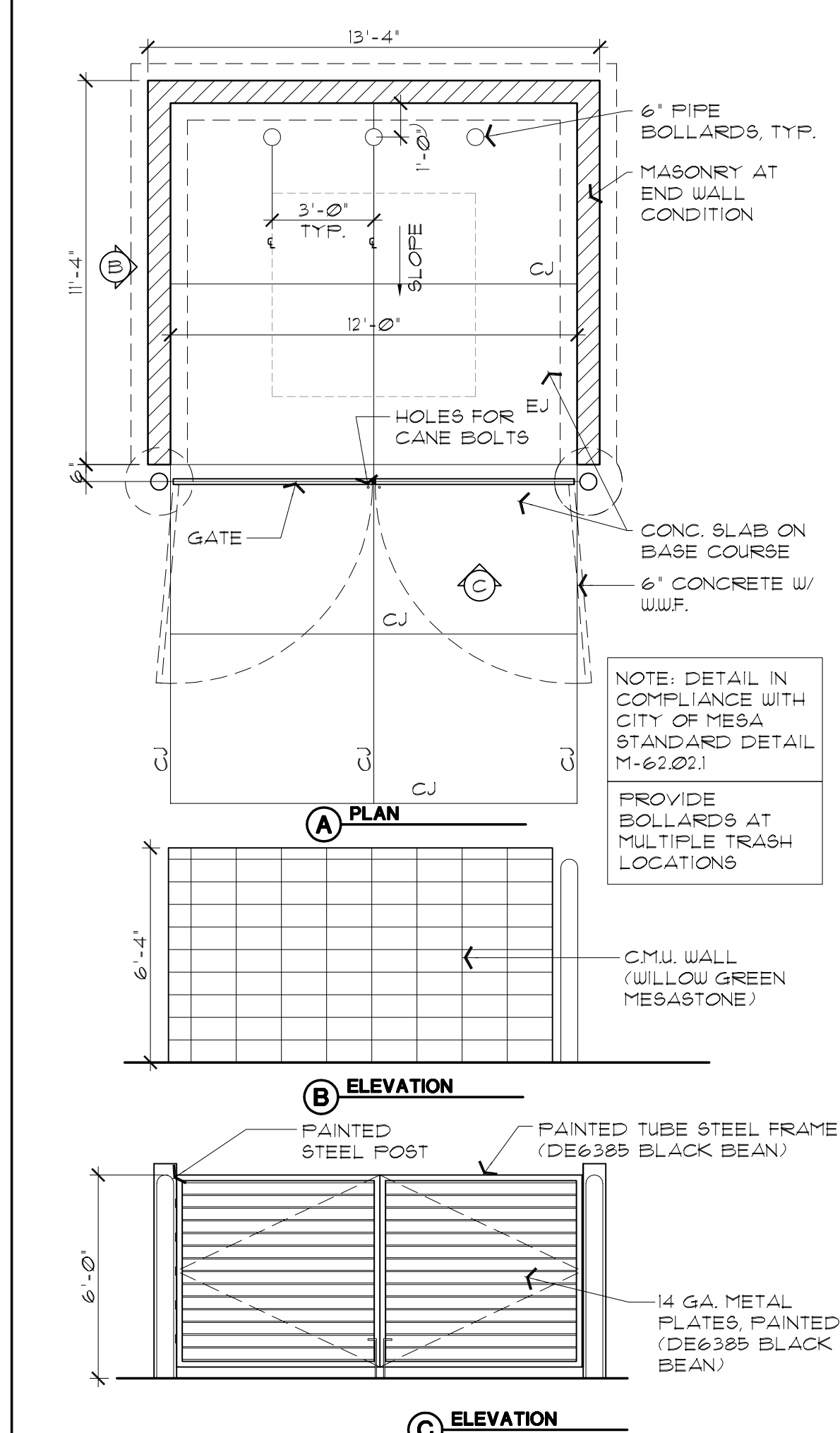
7 3' HIGH C.M.U. SCREEN WALL ELEV.
SCALE: 1/4" = 1'-0"



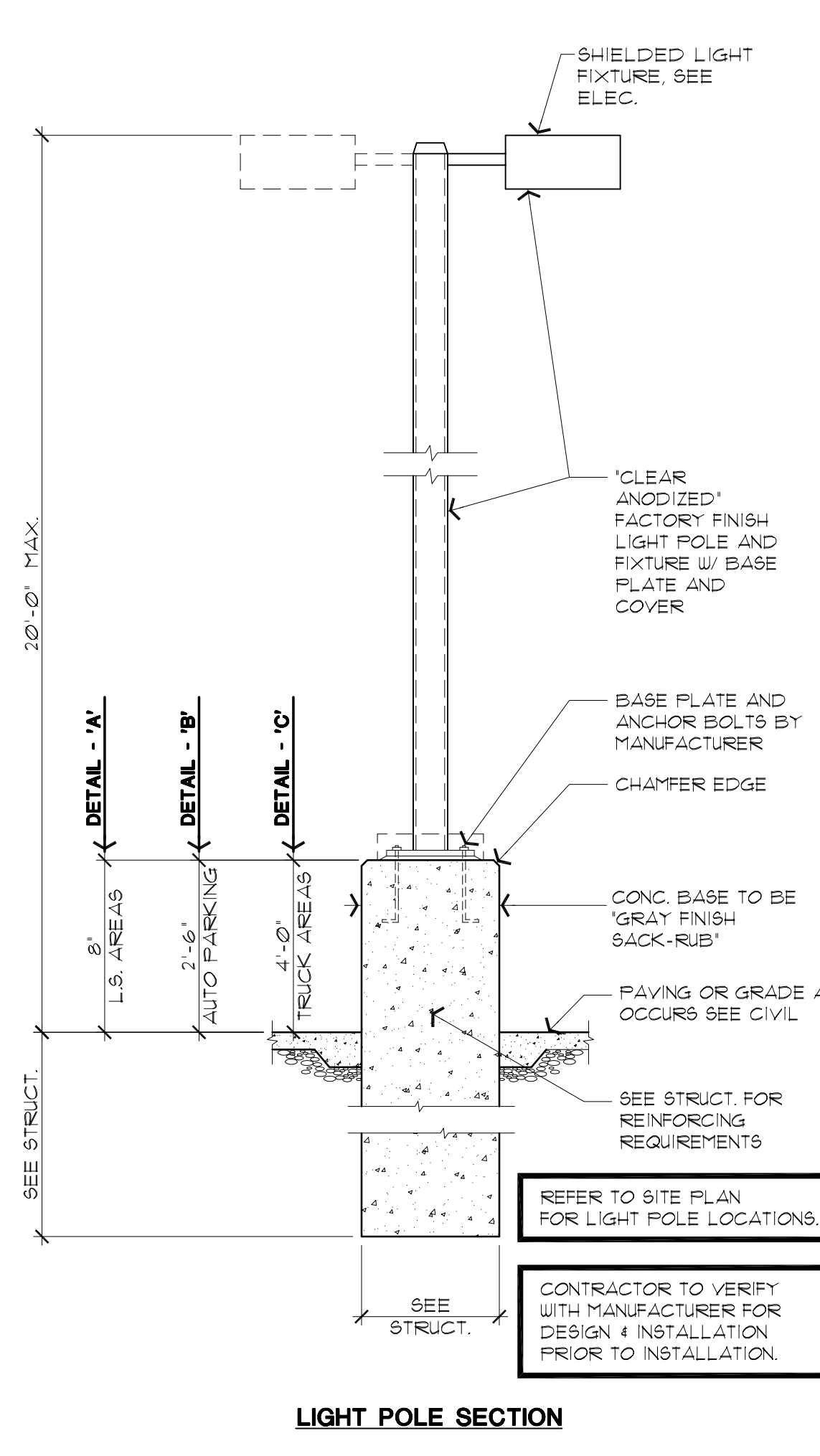
4 BIKE RACK
LANDSCAPE FORMS
LOOP BIKE RACK
COLOR: BLACK



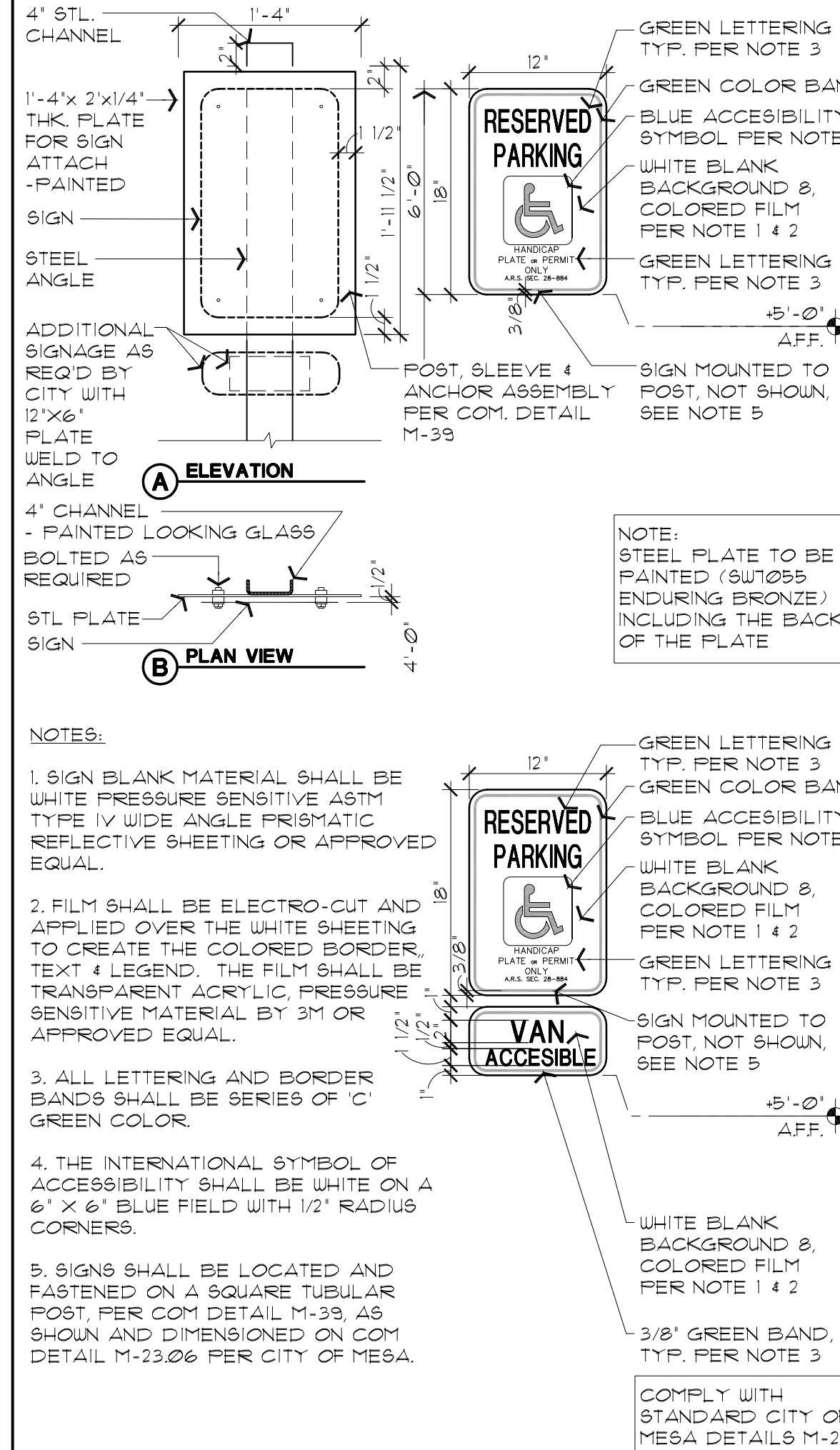
1 IN-LINE ACCESSIBLE RAMP
SCALE: 3/8" = 1'-0"



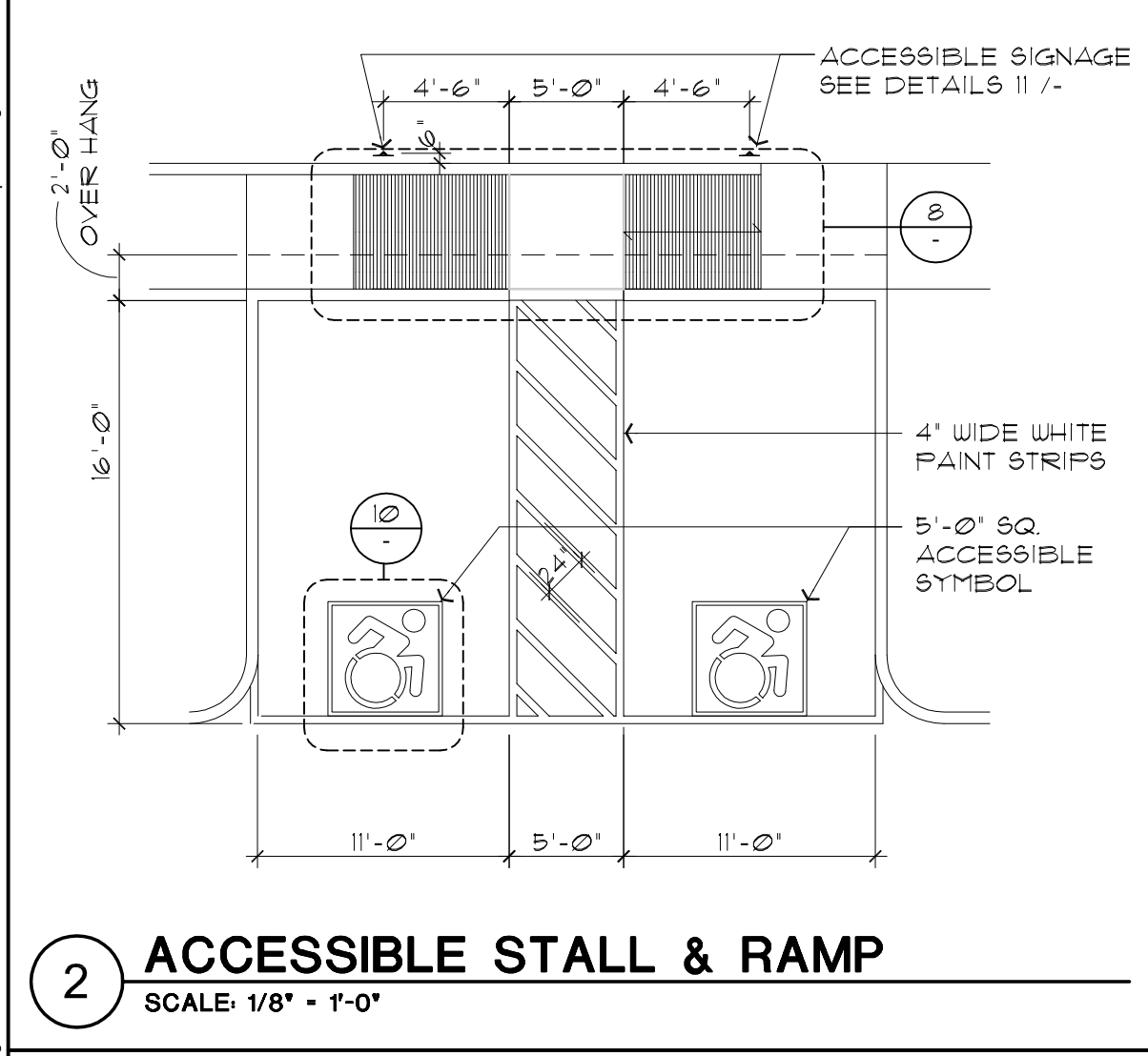
8 SINGLE/MULTIPLE TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



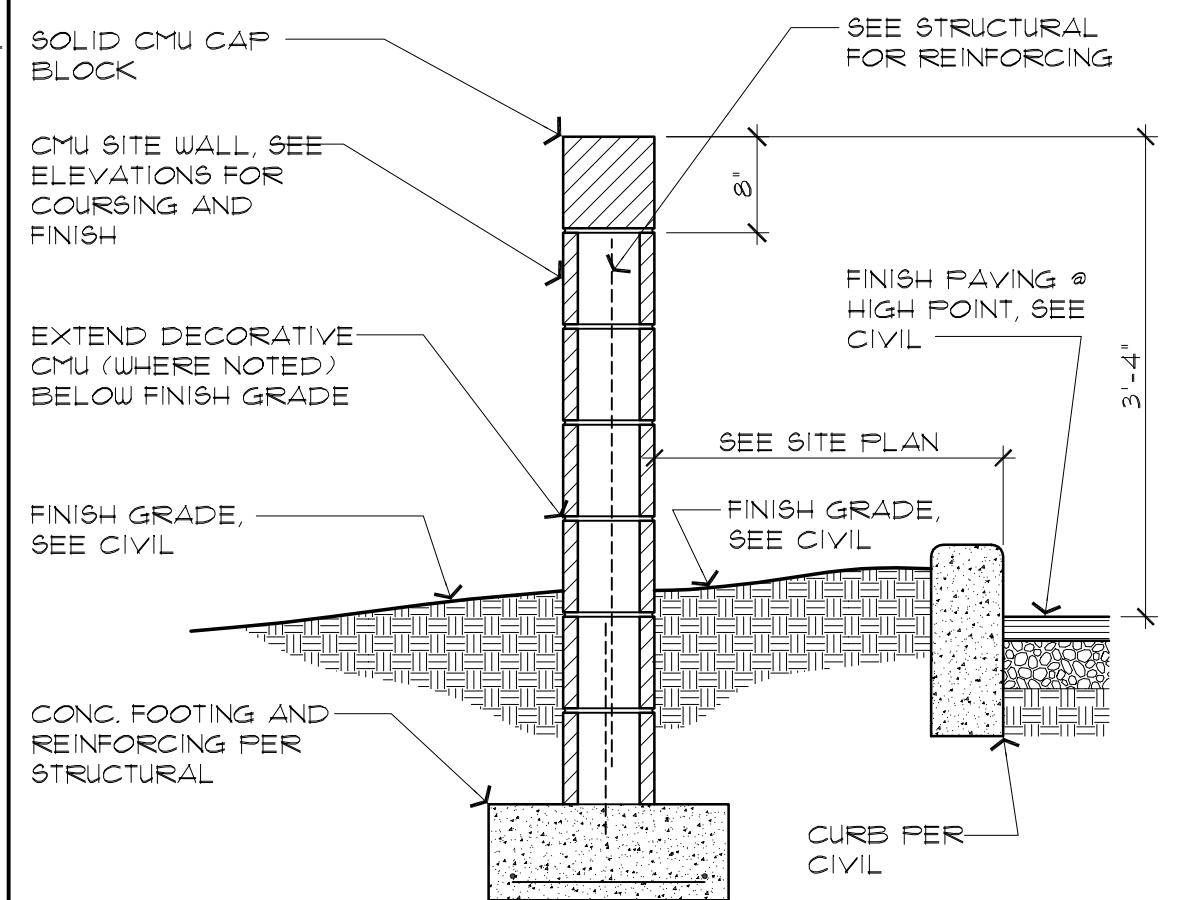
6 LIGHT POLE DETAIL
SCALE: 1/2" = 1'-0"



5 ADA SIGN POST - CITY OF MESA
SCALE: 1" = 1'-0"



2 ACCESSIBLE STALL & RAMP
SCALE: 1/8" = 1'-0"

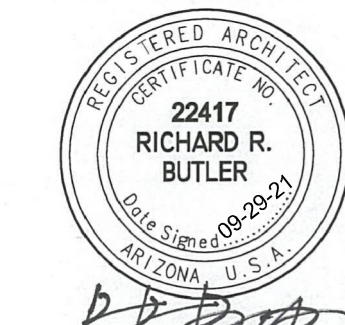


3 PARKING SCREEN WALL SECTION
SCALE: 3/4" = 1'-0"



LONGBOW MARKETPLACE II

SWC Longbow Parkway & Recker Road
Mesa, Arizona



09-29-2021
21051-ST12

SD01
SITE DETAILS



Butler Design Group, Inc
architects & planners