

PROJECT NUMBER:

Application Number:

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division

Date

ABCWUA

Date

Parks and Recreation Department

Date

Hydrology

Date

Code Enforcement

Date

*Environmental Heath Department (conditional)

Date

Solid Waste Management

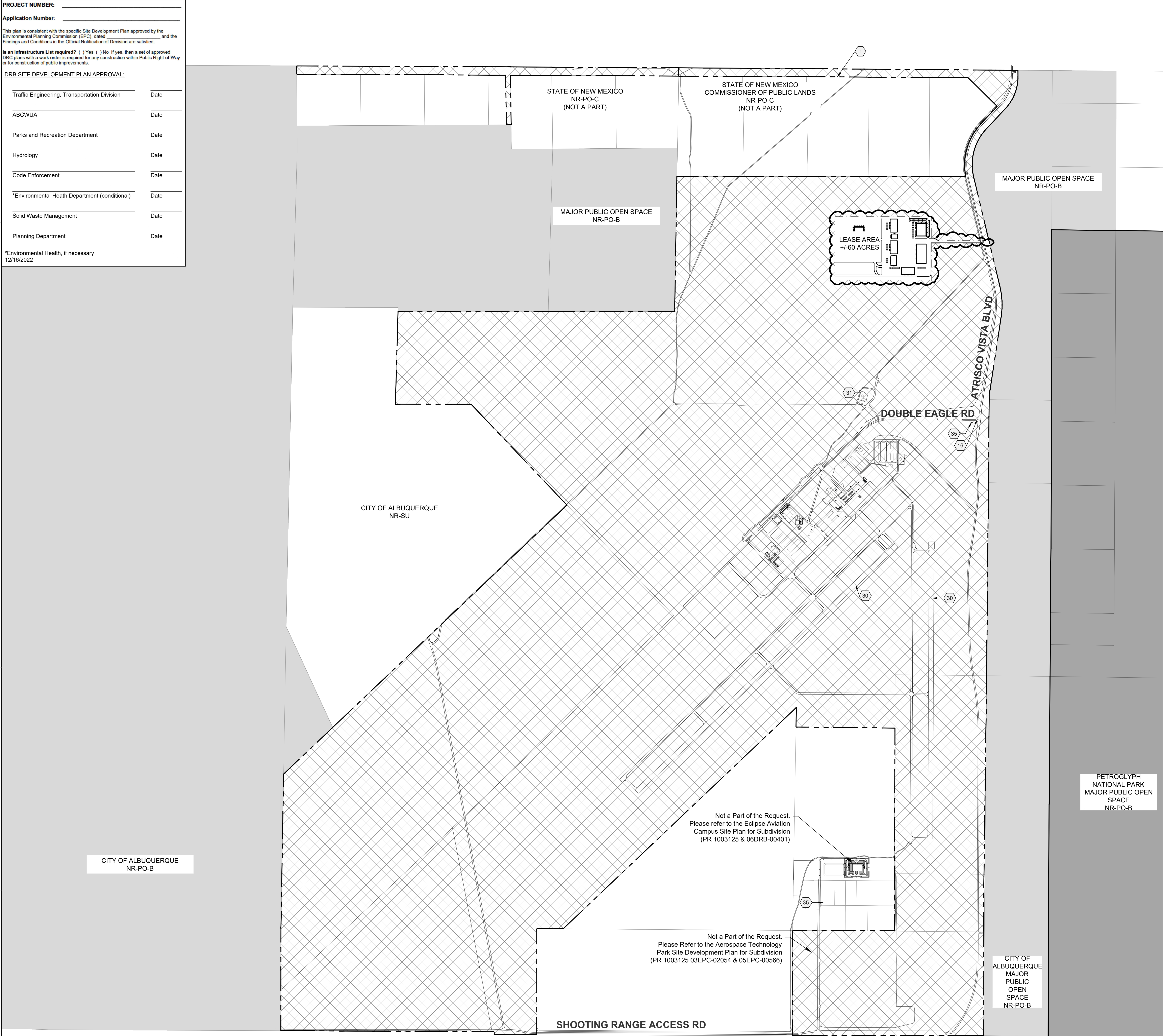
Date

Planning Department

Date

*Environmental Health, if necessary

12/16/2022



GENERAL SHEET NOTES

A. THIS SITE PLAN DEPICTS ALL KNOWN CONDITIONS AS DETERMINED FROM FIELD OBSERVATIONS AND DIGITAL RECORDS. IN THE EVENT THAT REVISIONS TO THIS SITE PLAN AND RELATED SHEETS IS REQUIRED, THE BURDEN OF DOCUMENTING COMPLIANCE WITH IDO STANDARDS FOR ELEMENTS LIKE PARKING, LANDSCAPING, SIGNAGE OF A SPECIFIC BUILDING OR DEVELOPMENT WILL BE ON THE APPLICANT OF THAT REQUEST.

B. ALL DIMENSIONS ARE APPROXIMATE, AND BASED ON FIELD OBSERVATION AND DIGITAL RECORDS.

C. PARKING COUNTS WERE DETERMINED FROM FIELD OBSERVATIONS AND DIGITAL RECORDS.

D. LEASE AREA DENOTES EXISTING OR AVAILABLE GROUND LEASE THROUGHOUT DEII AIRPORT.

E. DESIGN STANDARDS SHALL BE PER THIS NR-SU SITE PLAN REQUEST. REFERENCE THE TABLE OF APPLICABLE STANDARDS FOR DEVELOPMENT ON NR-SU ZONED PROPERTY ON SDP1.2.

F. THIS SITE PLAN IS NOT PART OF A PHASED DEVELOPMENT.

SHEET KEYED NOTES

CODE

DESCRIPTION

1

DOUBLE EAGLE II PROPERTY BOUNDARY

16

STOP SIGN

30

RUNWAY

31

WATER TANK AND UTILITY AREA

35

FREE STANDING SIGNAGE

PROJECT DATA

1. ZONING: NR-SU

2. LEGAL DESCRIPTION:

Parcels	UPC #	Legal Description	Acreage
1.	100606212040020101L1	TR A-1 PLAT OF TRACT A-1 & TRACT L-1 PARCELS 1-5 DOUBLE EAGLE II AIRPORT CONT 3196.8609 AC	3196.8609
2.	100608111049520101	TR F BULK LAND PLAT OF DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS CONT 51.6910 AC	51.691
3.	10060812929910163	TR C BULK LAND PLAT OF DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS CONT 177.4651 AC	177.4651
4.	100608126008540101	TR E BULK LAND PLAT OF DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS CONT 51.0468 AC	51.0468
5.	100606027744410145	TR S-2 BULK LAND PLAT FOR AEROSPACE TECHNOLOGY PARK TRACTS D & S OF DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS CONT 90.3889 AC	90.3889
6.	100608008144720144	TR S-1-A PLAT OF TRACTS D-1-A-1, D-1-A-2 & S-1-A OF AMENDED BULK LAND PLAT FOR AEROSPACE TECHNOLOGY PARK CONT 101.9724 AC	101.9724
7.	100406351009540116	TR X BULK LAND PLAT OF DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS CONT 352.4366 AC	352.4366
8.	100608112712430102	TR D-1-A-2 PLAT OF TRACTS D-1-A-1, D-1-A-2 & S-1-A OF AMENDED BULK LAND PLAT FOR AEROSPACE TECHNOLOGY PARK CONT 5.0406 AC	5.0406
9.	100406444017540112	TR N-1 BULK LANDS PLAT OF TRACTS N-1, O-1 & N-2 PARCELS 1, 2, 3 & 4 DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS CONT 33.5154 AC	33.5154
Total Acreage:			4060.418

3. MESA FILM STUDIOS SPECIFIC SITE: All or a portion of Tract A-1 & Tract L-1 Parcels 1-5, approximately 60.0 acres

4. ZONE ATLAS: C4, C5, C6, D4, D5, D6, E4, E5, E6, F4, F5, F6, G4, G5, G6

5. PARKING: PER TABLE 5-5-1: MINIMUM OFF STREET PARKING REQUIREMENTS OF THE IDO FOR OFFICE AND LIGHT MANUFACTURING RELATED TO THE FILM STUDIO.

LEGEND

MAJOR PUBLIC OPEN SPACE (MPOS) & NR-PO-B ZONE

PETROGLYPH NATIONAL MONUMENT

AREA NOT PART OF THE REQUEST

DEII PROPERTY LINE

MESA FILM STUDIOS LEASE LINE

EXISTING BUILDINGS

FUTURE BUILDINGS