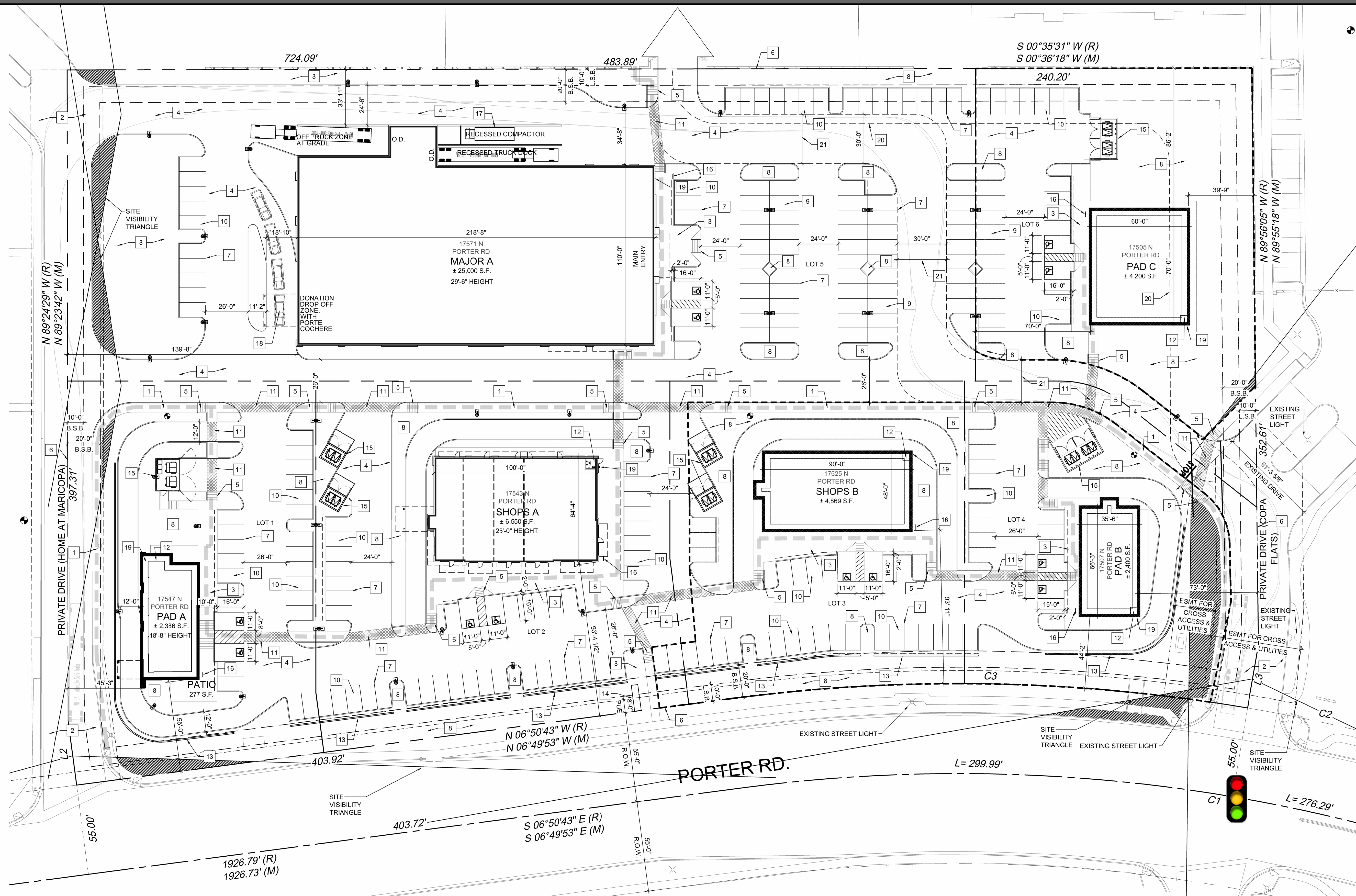




SITE PLAN
SCALE: 1" = 30'-0"

SITE DATA:

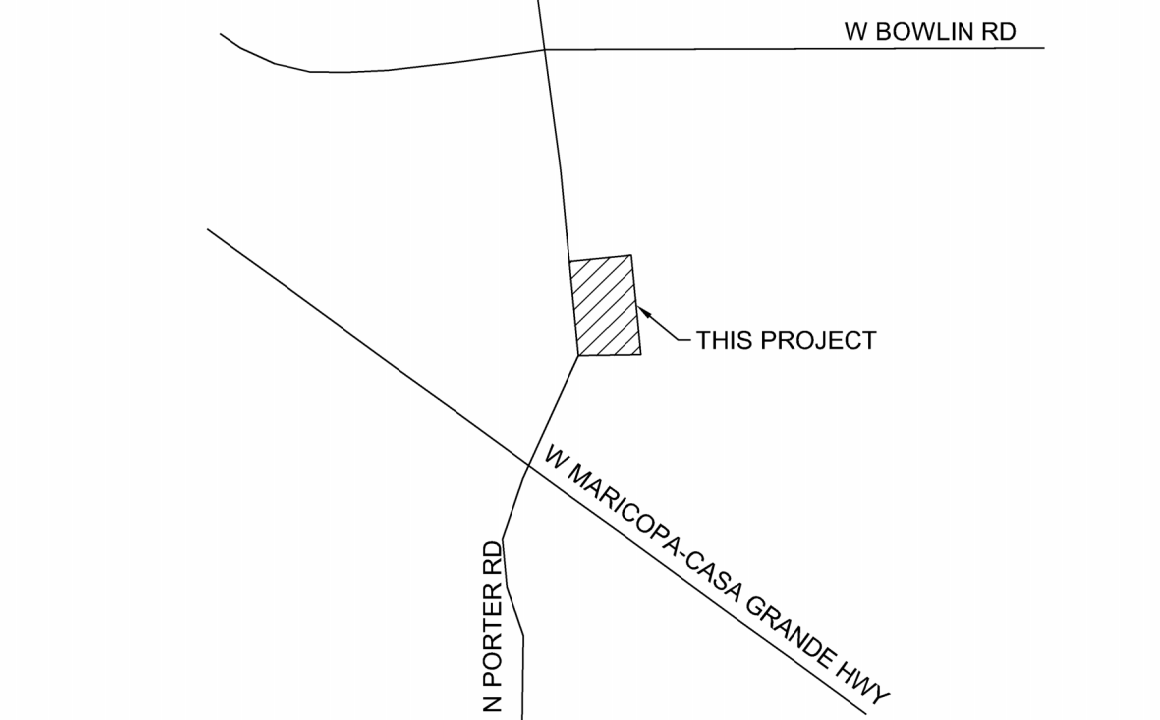
APN #:	510-30-002M
ZONING:	PAD
LOT 1:	36,012 S.F. (0.82 AC)
LOT 2:	46,550 S.F. (1.06 AC)
LOT 3:	33,596 S.F. (0.77 AC)
LOT 4:	30,085 S.F. (0.69 AC)
LOT 5:	105,764 S.F. (2.40 AC)
LOT 6:	36,284 S.F. (0.85 AC)
SITE AREA:	288,293 S.F. (6.618 AC)
MAJOR A - RETAIL:	25,000 S.F.
SHOPS A - RETAIL/REST.:	6,550 S.F.
SHOPS B - RETAIL/REST.:	4,869 S.F.
PAD A - RESTAURANT:	2,386 S.F.
PAD B - RESTAURANT:	2,400 S.F.
PAD C - RETAIL:	4,200 S.F.
TOTAL BUILDING S.F.:	45,407 S.F. (PATIO EXCLUDED)
PARKING CALCULATION:	(1 SPACE PER 300 S.F.)
RETAIL:	
*RESTAURANT - FULL SERVICE (1/100 CUSTOMER SEATING AREA AND 1/400 SF OUTDOOR)	
*40% CONCEPTUAL CUSTOMER SEATING AREA TO BE USED IN RESTAURANT PARKING CALCULATION	
MAJOR A (RETAIL):	25,000 / 300 = 84 SPACES
SHOPS A (RETAIL):	4,190 / 300 = 14 SPACES
SHOPS A (RESTAURANT):	1,310 / 100 = 14 SPACES
SHOPS B (RETAIL):	3,031 / 300 = 11 SPACES
SHOPS B (RESTAURANT):	720 / 100 = 8 SPACES
PAD A (RESTAURANT):	921.6 / 100 = 10 SPACES
PAD A PATIO:	266 / 400 = 1 SPACES
PAD B (RESTAURANT):	960 / 100 = 10 SPACES
PAD C (RETAIL):	4200 / 300 = 14 SPACES
TOTAL PARKING REQUIRED:	166 SPACES
MAJOR A:	82 SPACES
SHOPS A:	42 SPACES
SHOPS B:	29 SPACES
PAD A:	25 SPACES
PAD B:	16 SPACES
PAD C:	27 SPACES
TOTAL PARKING PROVIDED:	221 SPACES (4.85 / 1000)
BICYCLE SPACES REQUIRED:	23 SPACES
BICYCLE SPACES PROVIDED:	23 SPACES

LEGEND

- ADA ACCESSIBLE PATH OF TRAVEL
- FIRE HYDRANT - SEE CIVIL FOR LOCATIONS

VICINITY MAP

SCALE: NTS



KEY NOTES - SITE

- 6'-0" CONCRETE SIDEWALK, TYPICAL
- EXISTING ACCESS DRIVE
- 4" CONCRETE HARDCAPE, TYPICAL
- ASPHALT PAVING, TYPICAL - SEE CIVIL DRAWINGS
- CURB RAMP, TYPICAL
- PROPERTY BOUNDARY
- PARKING STRIPING, TYPICAL
- LANDSCAPING - SEE LANDSCAPE DRAWINGS
- 9'-0" x 18'-0" PARKING STALL, TYPICAL
- 9'-0" x 18'-0" WITH 2'-0" OVERHANG PARKING STALL
- INTEGRAL COLOR CONCRETE AT CROSSWALK
- FIRE RISER ROOM LOCATION
- 3'-0" SCREEN WALL - SEE SITE DETAILS
- MONUMENT SIGN BY OTHERS (N.I.C.)
- TRASH ENCLOSURE - SEE SITE DETAILS
- BIKE RACK - SEE SITE DETAILS
- TRASH COMPACTOR
- DROP-OFF ZONE
- FDC LOCATION
- EXISTING CENTERLINE OF EASEMENT FOR EMERGENCY ACCESS PER 2022-0663
- NEW EASEMENT FOR EMERGENCY ACCESS

Legacy on Porter
NEC Maricopa - Porter Road and Casa Grande Hwy.
City of Maricopa, AZ



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