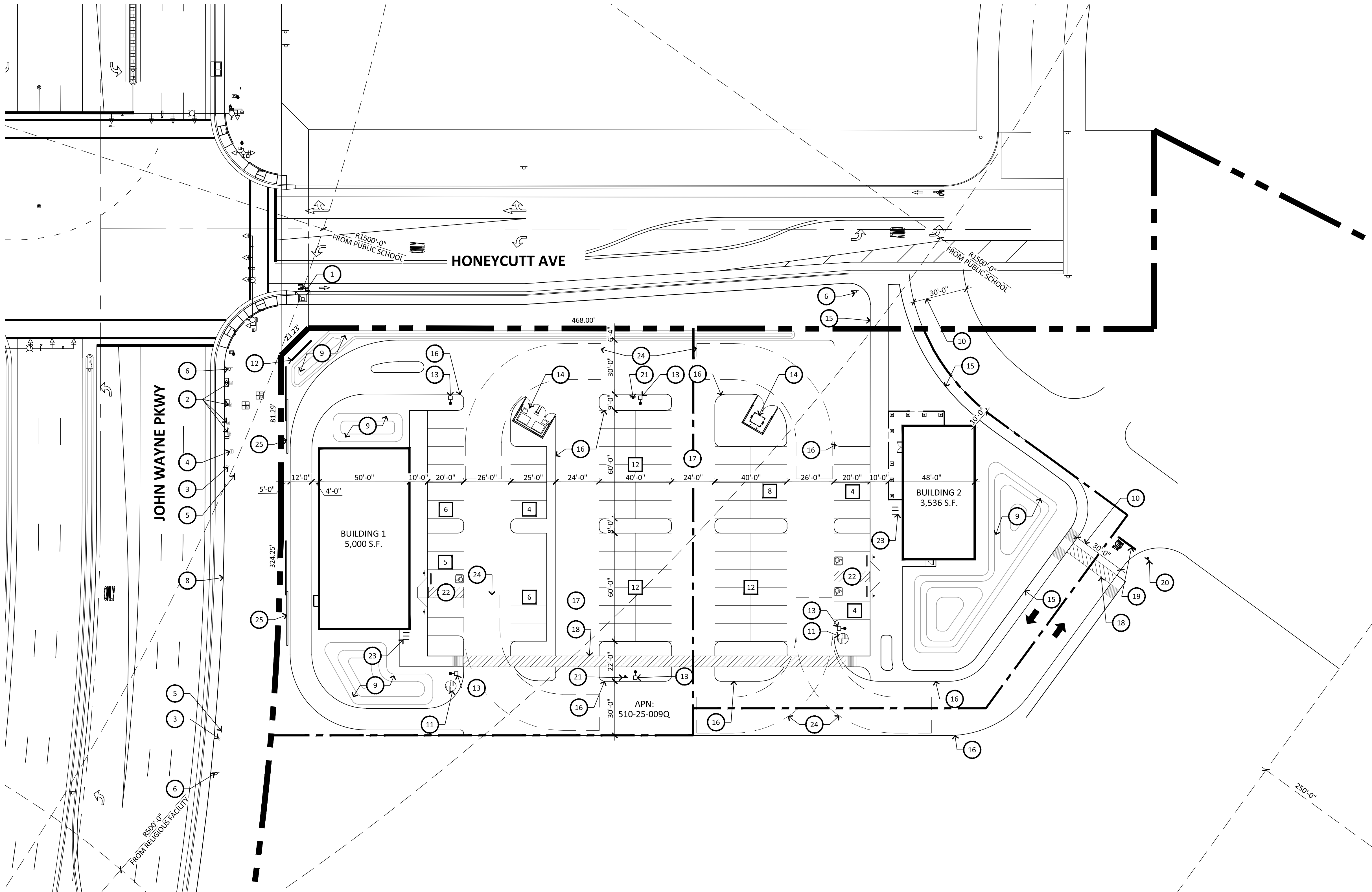
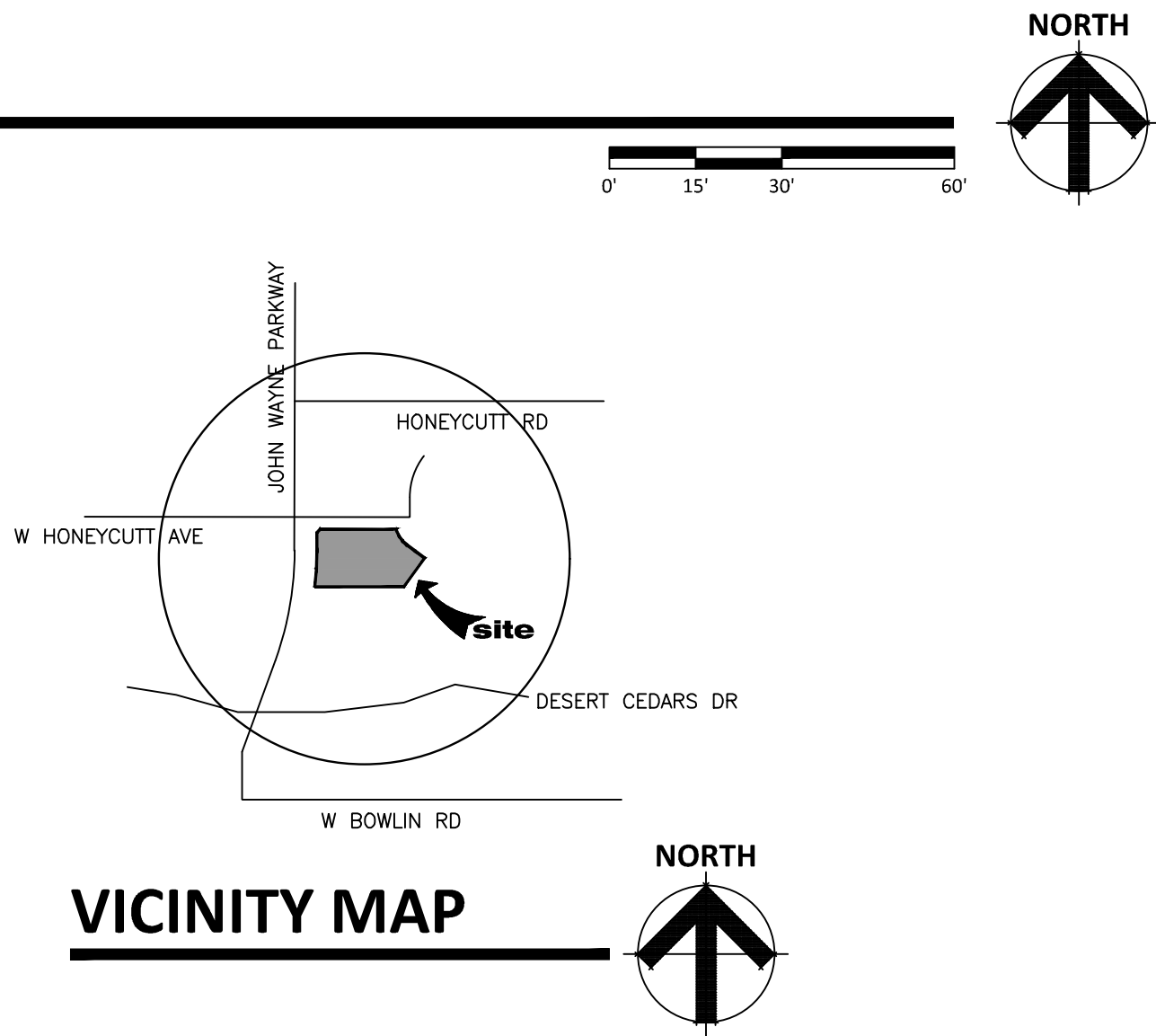




PRELIMINARY SITE PLAN

SCALE: 1" = 30'-0"



PROJECT NARRATIVE

OUR CLIENT MR. MICHAEL KOSLOW HAS PURCHASED A PARCEL AT THE SEC OF HONEYCUTT AVE. & JOHN WAYNE PARKWAY. REFER TO THE ALTA SURVEY FOR THE PURCHASED LAND AREA AND EXISTING CONDITIONS. THE INTENT OF THIS VACANT LAND IS TO DEVELOP FUTURE PAD BUILDINGS. THE USE OF THOSE BUILDINGS, WE ASSUME, WILL BE FOR BUSINESS SERVICES AND LIGHT RETAIL SALES.

THE PROPOSED ON-SITE WATER RETENTION DESIGN IS SHOWN WITH ABOVE GROUND WATER RETENTION PONDS. THE ENTIRE SITE WILL BE LANDSCAPED AS PER THE LOCAL ZONING REQUIREMENTS. LOW WATER USAGE PLANTS WILL BE SELECTED. IT IS ALSO OUR INTENT THAT WE INCORPORATE PLANTS SUCH AS SMALL SHRUBS AND GRASS PLANTS IN THE EXISTING DRAINAGE EASEMENT ALONG JOHN WAYNE PARKWAY (SR 347).

THE ARCHITECTURAL STYLE WILL MATCH THE SURROUNDING AREA USING COMMON MATERIALS AND DESERT COLOR SCHEMES. AS THE OWNER AND DEVELOPER, WE WILL MAINTAIN A DESIGN CRITERIA FOR ALL FUTURE BUILDINGS IN CONJUNCTION WITH THE CITY'S REQUIREMENTS.

SITE DATA

PARCEL NUMBER:	510-25-009Q
EXISTING ZONING:	GENERAL BUSINESS (CB-2)
PROPOSED ZONING:	GENERAL COMMERCIAL (GC)
JURISDICTION:	CITY OF MARICOPA
LEGAL DESCRIPTION:	A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 27, TOWNSHIP 4 SOUTH RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEARING N00°08'52"W. (ASSUMED BEARING)
PROPOSED USE:	NEW COMMERCIAL DEVELOPMENT (RETAIL, BUSINESS)
BASIS OF BEARING:	THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEARING N00°08'52"W. (ASSUMED BEARING)

TOTAL LOT AREA OF DISTURBANCE:	91,122 S.F.
NEW PARCEL 1:	51,559 S.F.
BUILDING 1:	5,000 S.F.
OPEN SPACE:	34,891 S.F.
LANDSCAPE REQUIREMENT:	7,734 S.F. (15%)
LANDSCAPE PROVIDED:	11,668 S.F. (23%)
PARKING REQUIREMENT:	COMMERCIAL KITCHEN = 1 / 250 S.F. 1,000 S.F. / 250 S.F. = 4 SPACES RESTAURANT, FULL SERVICE = 1 / 100 S.F. 4,000 S.F. / 100 S.F. = 40 SPACES TOTAL REQUIRED SPACES = 44 SPACES
PARKING PROVIDED:	45 SPACES
EXCESS PARKING:	1 SPACE
NEW PARCEL 2:	39,563 S.F.
BUILDING 2:	3,536 S.F.
OPEN SPACE:	23,905 S.F.
LANDSCAPE REQUIREMENT:	5,934 S.F. (15%)
LANDSCAPE PROVIDED:	12,122 S.F. (31%)
PARKING REQUIREMENT:	DISPENSARY = 1 / 150 S.F. 3,536 S.F. / 150 S.F. = 24 SPACES TOTAL REQUIRED SPACES = 24 SPACES
PARKING PROVIDED:	28 SPACES
EXCESS PARKING:	4 SPACES

TOTAL REQUIRED PARKING:	68 SPACES
TOTAL PARKING PROVIDED:	73 SPACES
EXCESS PARKING:	5 SPACES
PROPOSED BUILDING HEIGHT:	30'-0" MAXIMUM
PROPOSED IMPERVIOUS SURFACE:	ASPHALT / CONCRETE

LEGEND

	PROJECT PROPERTY LINE
	NEW PROPOSED PARCEL LINE
	LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
	NUMBER OF PARKING

KEYNOTES

- EXISTING CATCH BASIN TO REMAIN
- EXISTING ELECTRICAL BOX TO REMAIN
- EXISTING OFF-SITE LIGHT POLE TO REMAIN
- EXISTING ELECTRICAL TRANSFORMER TO REMAIN
- EXISTING SEWER LINE MARKER
- EXISTING SIGNAGE
- EXISTING RETENTION BASIN AREA
- EXISTING CONCRETE SIDEWALK
- NEW RETENTION BASIN AREA
- NEW 30'-0" CURB CUT
- NEW ON-SITE FIRE HYDRANT
- NEW MONUMENT SIGN
- NEW ON-SITE POLE STREET LIGHT
- NEW TRASH ENCLOSURE
- NEW 6'-0" WIDE SIDEWALK
- NEW 6" CURB
- NEW ASPHALT PAVING
- NEW STRIPED CONCRETE CROSSWALK
- NEW PAINTED STOP SIGN
- NEW STOP SIGN
- NEW "NO PARKING FIRE LANE" SIGN
- NEW ADA PARKING
- NEW BICYCLE PARKING
- NEW 35'-0" INSIDE, 55'-0" OUTSIDE FIRE TRUCK TURNING RADIUS
- NEW 3'-0" HIGH SCREENWALL



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2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602-955-3900
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PRELIMINARY SITE PLAN

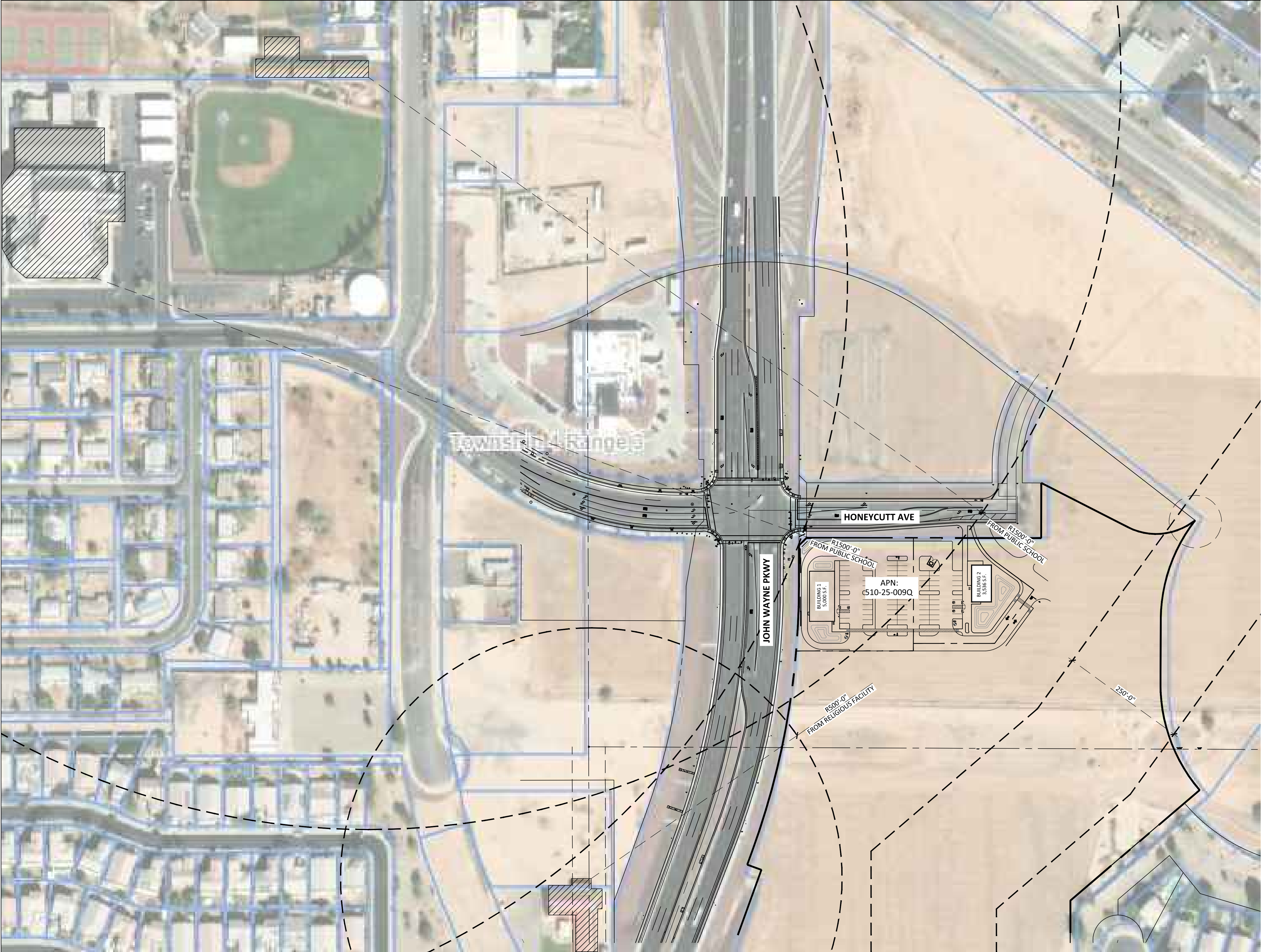
NOTICE OF ALTERNATE BILLING ON FUTURE CYCLE:
THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE
THE SUBMISSION OF BILLING OR ESTIMATES IN
BILLING CYCLES OTHER THAN THIRTY DAYS. THIS
CONTRACT MAY ALLOW OWNER TO HAVE FUTURE
CYCLES OF BILLING OR ESTIMATES. A WRITTEN
CERTIFICATION AND APPROVAL OF BILLING AND
ESTIMATES. A WRITTEN DESCRIPTION OF EACH OTHER
BILLING CYCLE APPLICABLE TO THE PROJECT IS
AVAILABLE FROM OWNER OR DESIGNATED ASSISTANT.
NAME: MICHAEL KOSLOW (OWNER)
ADDRESS: 3445 E. GALE DEL MONTE
ADDRESS: PHOENIX, ARIZONA
CONTACT: MICHAEL KOSLOW

JWP EAST DEVELOPMENT
DESERT CEDARS EQUITIES EAST, LLC
SEC OF HONEYCUTT AVE AND JOHN WAYNE PKWY (SR347)
MARICOPA, ARIZONA 85139

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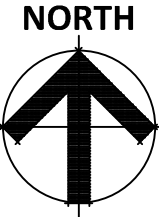
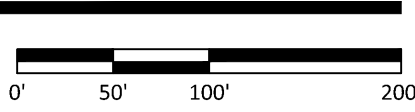
design by: RH
drawn by: MM
checked by:

SP1.0
project #: 23081



PRELIMINARY ENLARGED SITE PLAN

SCALE: 1" = 100'-0"



JWP EAST DEVELOPMENT
DESERT CEDARS EQUITIES EAST, LLC
SEC OF HONEYCUTT AVE AND JOHN WAYNE PKWY (SR347)
MARICOPA, ARIZONA 85139

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design by: RH
drawn by: MM
checked by:

SP1.1
project #: 23081

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THE CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW THE OWNER TO MAKE PAYMENT TO THE ARCHITECT IN THIRTY DAY BILLS AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNER-AS-BUILT. NAME: JWP EAST DEVELOPMENT LLC, LLC ADDRESS: 3445 E GALE DEL NORTE ROAD, PHOENIX, ARIZONA 85016 CONTACT: MICHAEL KODOLIN

PRELIMINARY SITE PLAN

PRELIMINARY

05-09-2023

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