

**PROJECT INFORMATION**

APN: 510-19-202  
510-19-203

ADDRESS: SW CORNER OF EDISON RD & JOHN WAYNE PARKWAY  
MARICOPA, ARIZONA, 85139

ZONING: CB-2

PROPOSED USE: MIXED USE RETAIL

CONSTRUCTION TYPE: II-B & V-B

GROSS BUILDING AREAS: 84,500 SF

GROSS SITE: 20.04 AC (872,927 SF)  
NET SITE: 20.04 AC (872,927 SF)

LOT COVERAGE: 84,500 / 872,927 = 0.09%

F.A.R.: 0.09  
ALLOWABLE F.A.R.: 1.2

PROVIDED BUILDING HEIGHT: 1-STORY, 39'-0" ACTUAL  
ALLOWABLE BUILDING HEIGHT: 40'-0"

**PARKING REQUIREMENTS:**

PARKING SPACES PROVIDED	
STANDARD	333
VAN ACCESSIBLE	22
COMPACT	52
TOTAL PARKING SPACES REQUIRED	373
TOTAL PARKING SPACES PROVIDED	407
RATIO	109%
BICYCLE SPACES PROVIDED:	40
BICYCLE SPACES REQUIRED:	40

**PARKING CALCULATION**

SHOPS 2 BUILDING AREA	9,100 SF	
PARKING	RETAIL: 4,000 SF / 300 = 20 KITCHEN: 1,224 SF / 250 = 5 SEATING: 1,799 SF / 75 = 24 PARKING REQUIRED	49
GROCERY BUILDING AREA	30,000 SF	
PARKING	GROCERY: 30,000 / 250 = 120 PARKING REQUIRED	120
RETAIL BUILDING AREA	22,000 SF	
PARKING	RETAIL: 22,000 / 300 = 74 PARKING REQUIRED	74
MTB-A BUILDING AREA	7,500 SF	
PARKING	RETAIL: 3,750 / 300 = 13 KITCHEN: 1,250 / 250 = 5 SEATING: 2,500 / 75 = 34 PATIO: 2,000 / 400 = 5 PARKING REQUIRED	57
MTB-B BUILDING AREA	5,000 SF	
PARKING	RETAIL: 3,000 / 300 = 10 KITCHEN: 650 / 250 = 3 SEATING: 1,350 / 75 = 18 PATIO: 1,000 / 400 = 3 PARKING REQUIRED	34
MTB-C BUILDING AREA	5,000 SF	
PARKING	RETAIL: 5,000 / 300 = 17 PATIO: 2,000 / 400 = 5 PARKING REQUIRED	22
MTB-D BUILDING AREA	8,000 SF	
PARKING	RETAIL: 8,000 / 300 = 27 PARKING REQUIRED	28

**GENERAL NOTES**

- A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- B. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- C. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- D. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- E. ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
- F. REES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6 FEET 8 INCHES.
- G. ALL BUILDINGS SHALL BE SPRINKLED, ALARMED, AND THIRD PARTY MONITORED.
- H. ALL BUILDINGS SHALL HAVE RISER ROOMS WITH EXTERIOR DOOR ACCESS.
- I. SEE SHEET SP106 FOR GENERAL SITE DETAILS.
- J. SEE SEPARATE SIGNAGE PACKAGE FOR LOCATION AND SIZE OF SIGNAGE.



SPS+ ARCHITECTS LLP  
SCOTTSDALE, AZ 85258  
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FAX: 480.991.2623  
spsplusarchitects.com

MARICOPA RETAIL  
EDISON RD. & JOHN WAYNE PARKWAY  
MARICOPA, ARIZONA 85139  
OVERALL SITE PLAN

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REV#	DATE	DESCRIPTION

REVIEWED BY: BH  
DRAWN BY: AW/JH



ORIGINAL ISSUE  
DATE: 08/06/2019

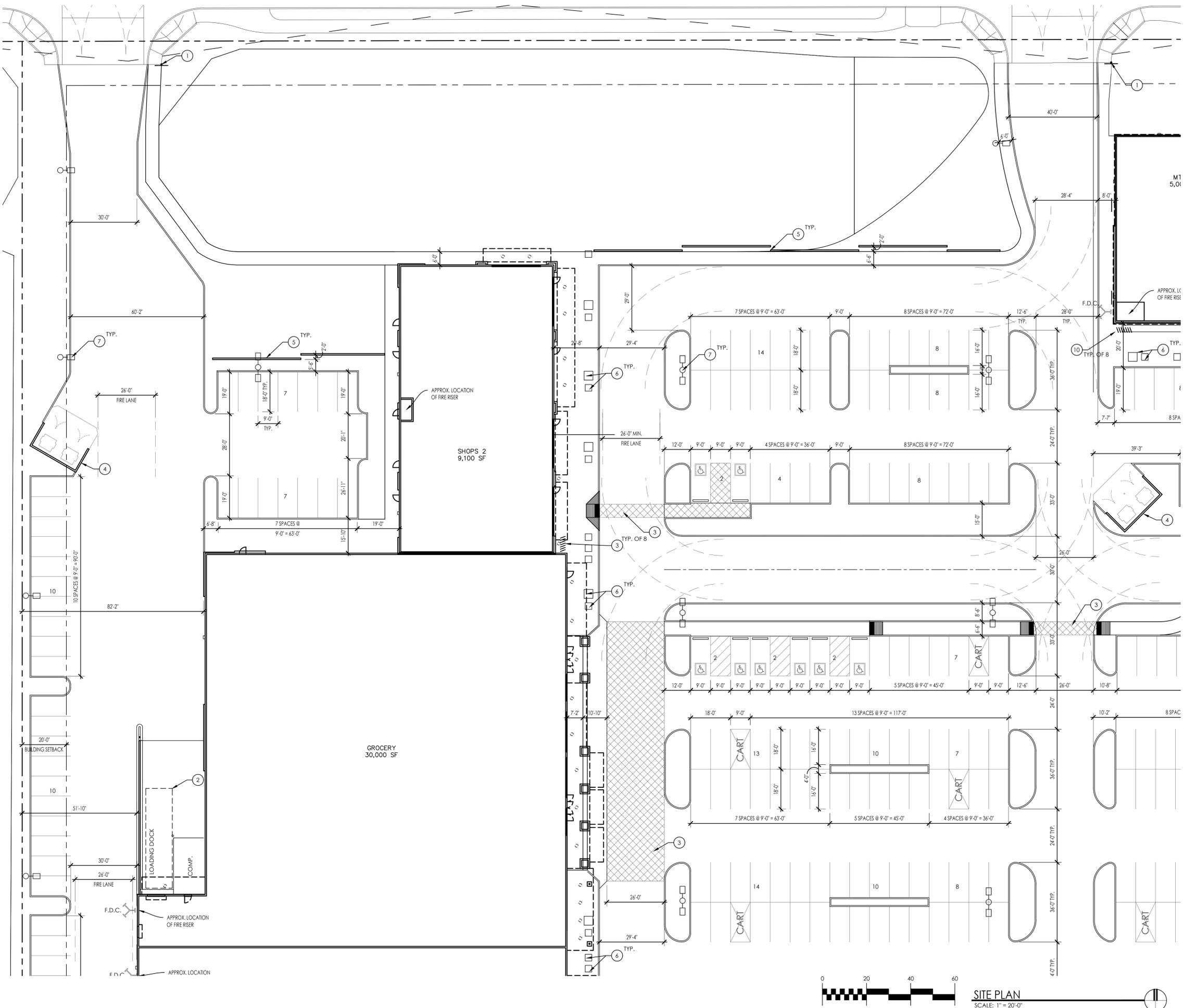
JOB No: 1923

SHEET:

SP101

SEQUENCE #:

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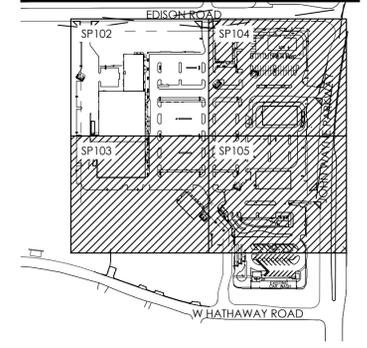
**GENERAL NOTES**

- A. PLEASE ENTER YOUR GENERAL NOTES HERE
- B.

**PLAN NOTES**

- 1. STOP SIGN, SEE DETAIL 13 SHEET SP106.
- 2. LOADING DOCK AREA FOR DELIVERY VEHICLES.
- 3. STAMPED INTEGRAL COLORED CONCRETE.
- 4. TRASH/REFUSE ENCLOSURE. SEE DETAILS 7 & 12 SHEET SP106.
- 5. 3'-6" SCREEN WALL MAX. 30'-0" LENGTHS W/ 24" STAGGER. SEE DETAIL 16 SHEET SP106.
- 6. POTTED PLANTERS, SEE LANDSCAPE.
- 7. SITE LIGHTING, SEE ELECTRICAL.
- 8. EXISTING HYDRANT LOCATION.
- 9. EXISTING SITE WALL
- 10. BICYCLE PARKING

**KEY PLAN**



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ARCHITECTS

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**MARICOPA RETAIL**  
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**PARTIAL SITE PLAN**

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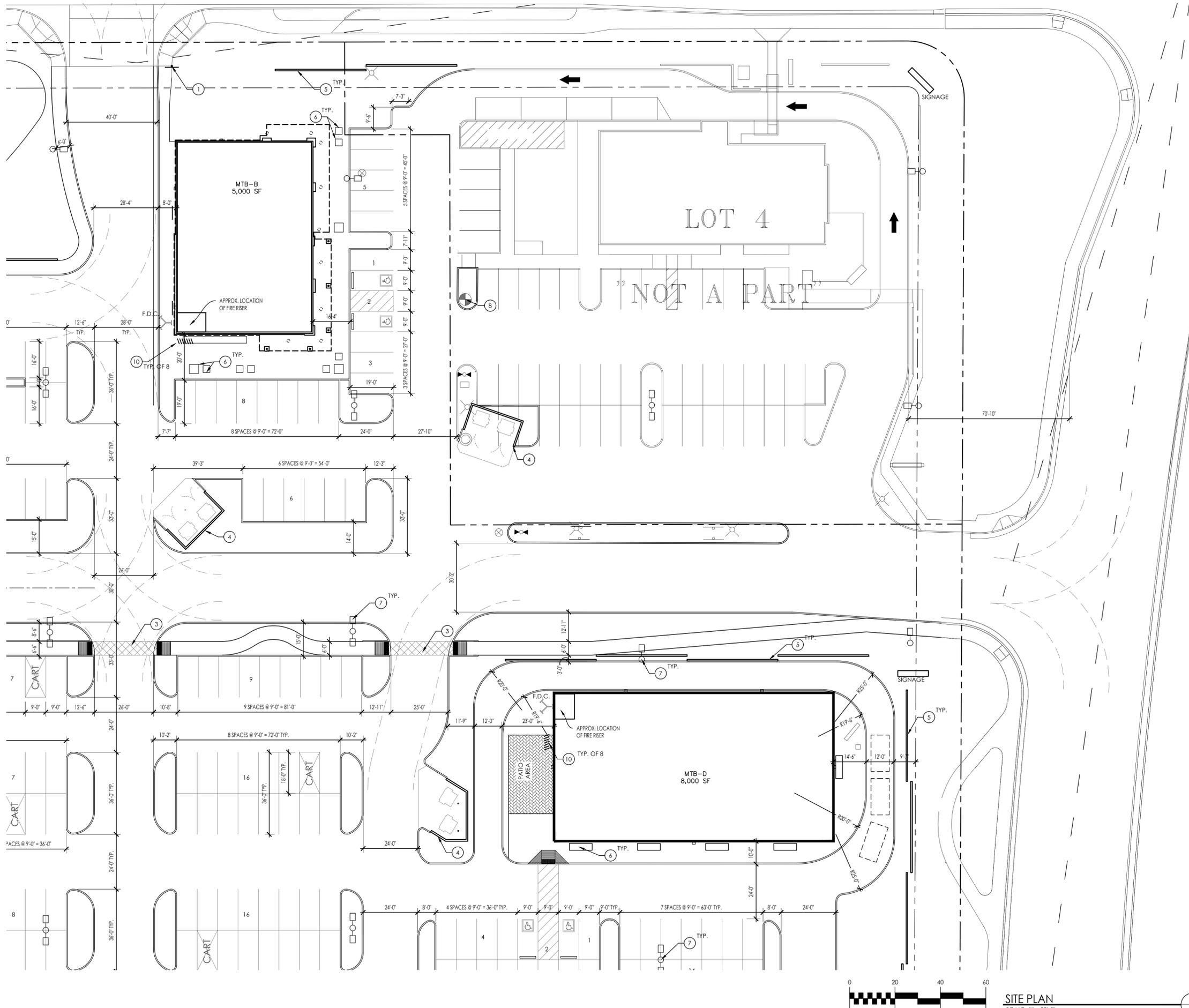
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SP102

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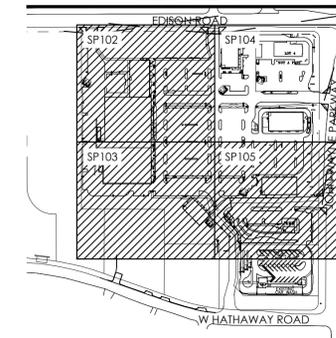
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**KEY PLAN**



**SITE PLAN**  
SCALE: 1" = 20'-0"

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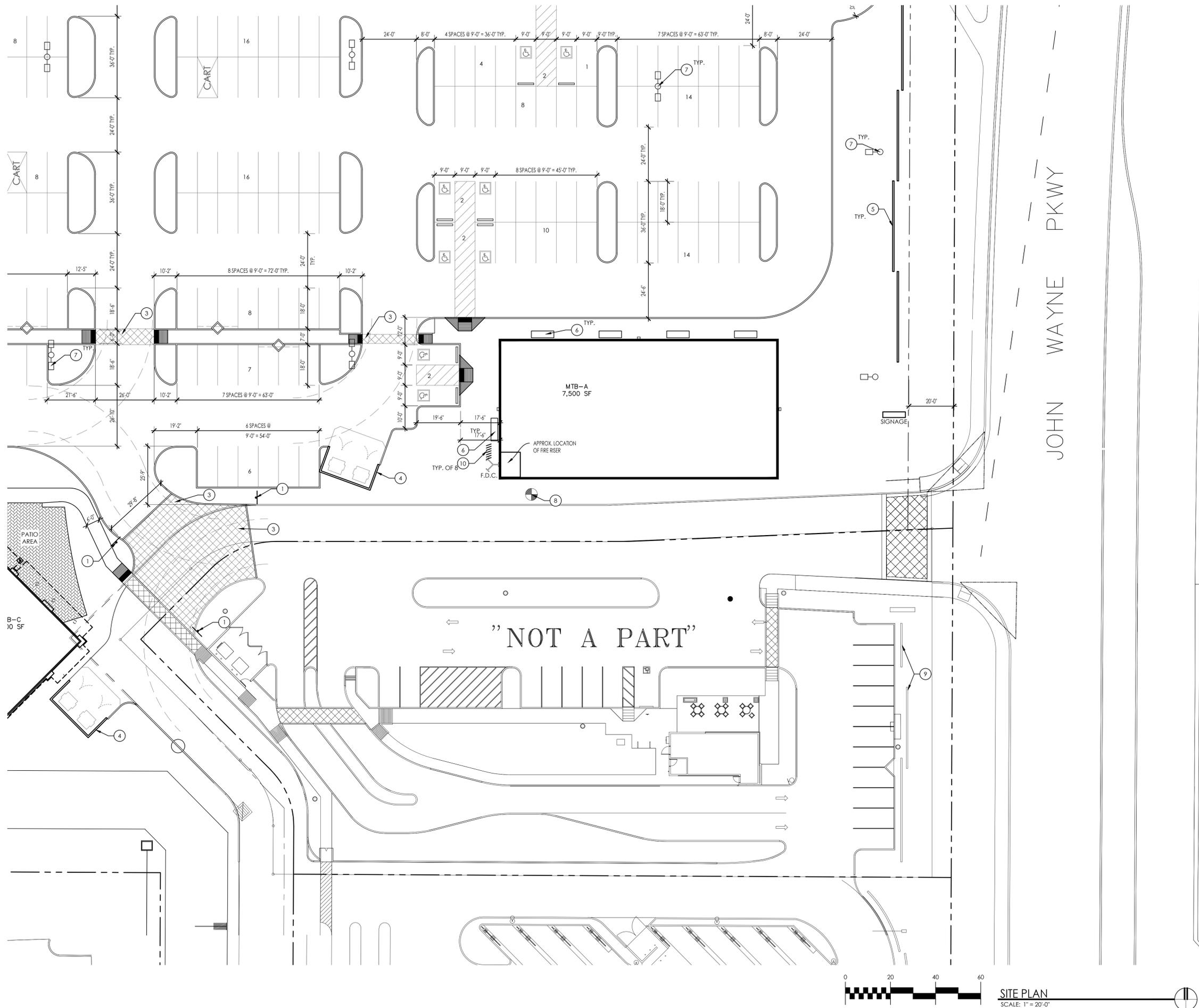
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DATE: 08/06/2019

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SHEET:

**SP104**

SEQUENCE #:



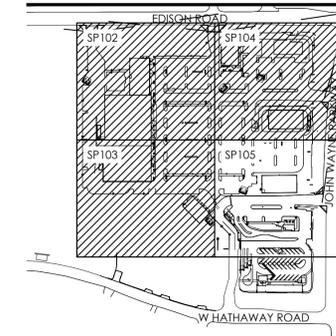
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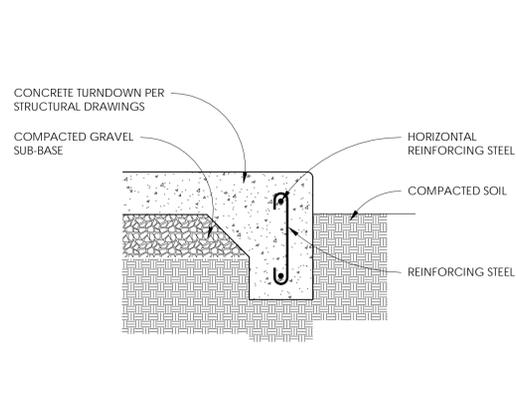
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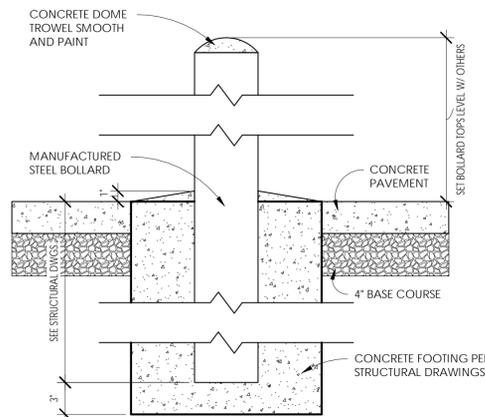
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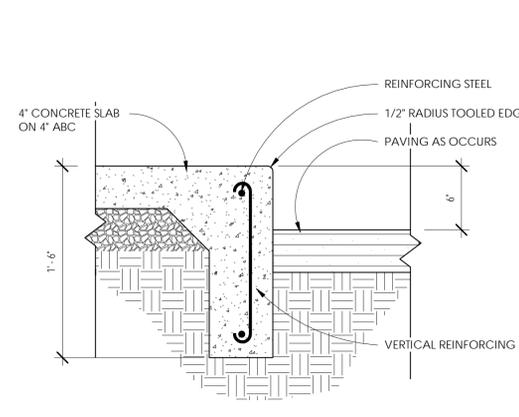
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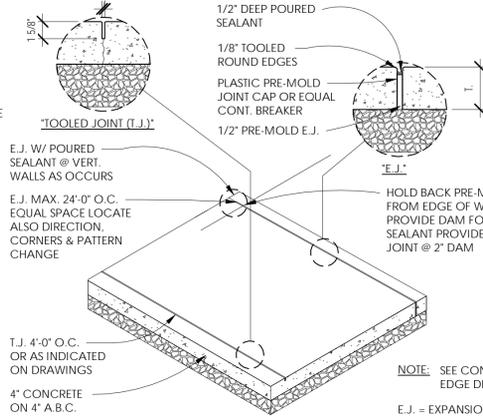
**1 CONCRETE TURNDOWN**  
1 1/2" = 1'-0"



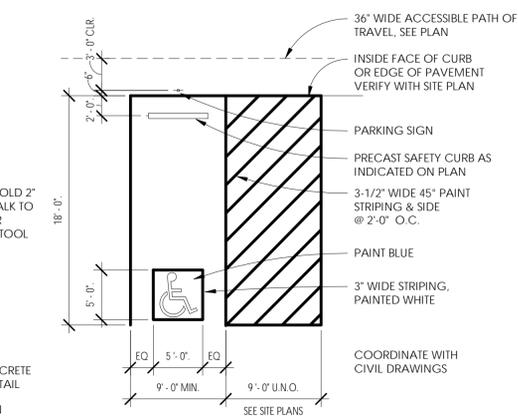
**2 BOLLARD**  
1 1/2" = 1'-0"



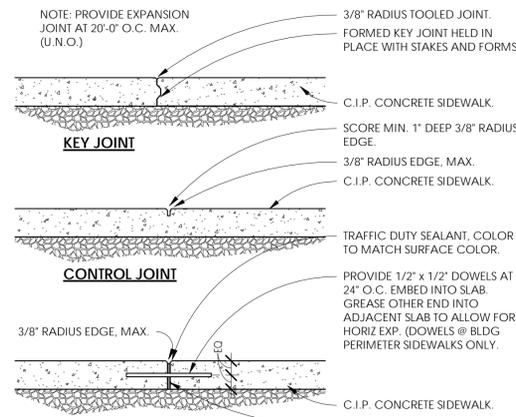
**3 SIDEWALK AT PAVEMENT**  
1 1/2" = 1'-0"



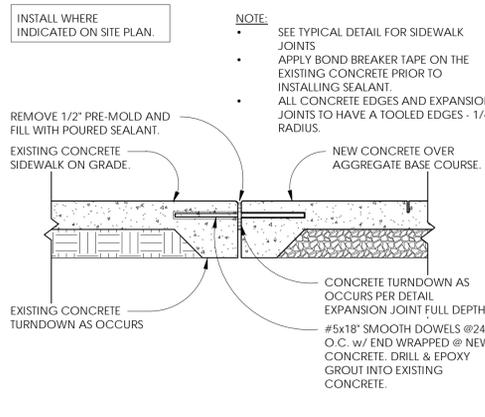
**4 TYP. SIDEWALK JOINTS**  
1 1/2" = 1'-0"



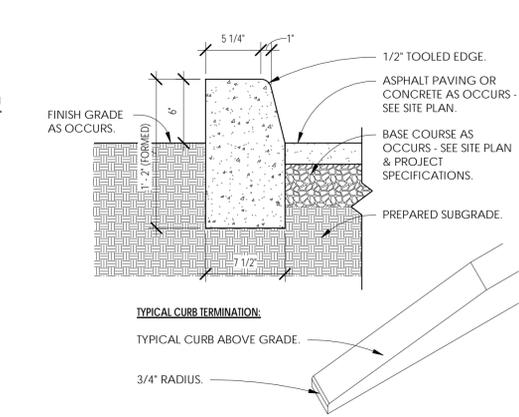
**5 HANDICAPPED STRIPING**  
1/8" = 1'-0"



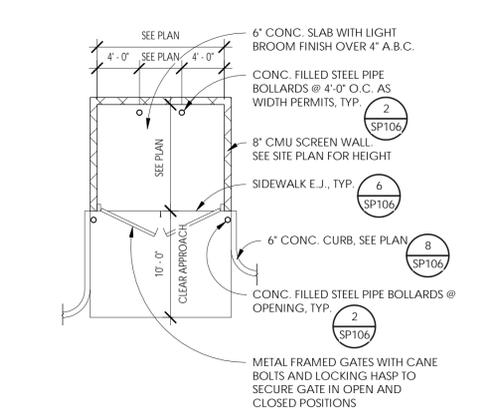
**6 JOINTS IN CONCRETE**  
1" = 1'-0"



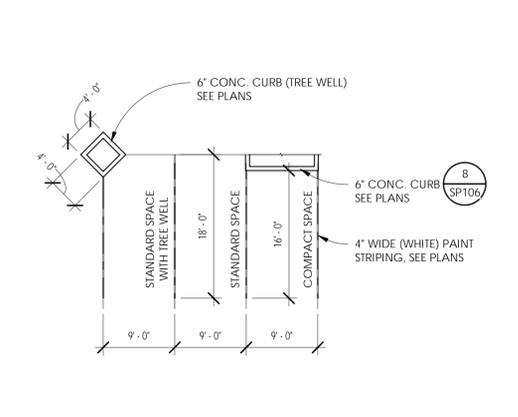
**7 NEW TO EXISTING SIDEWALK**  
1" = 1'-0"



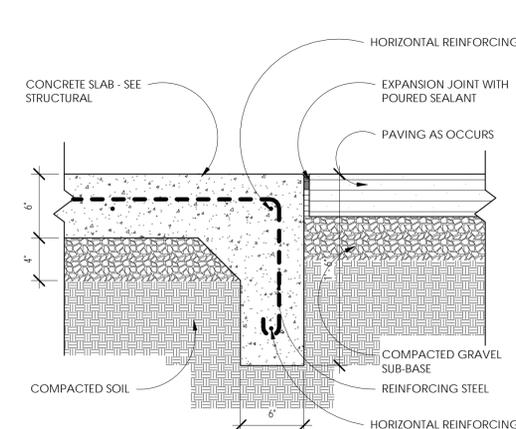
**8 C.I.P. CONCRETE CURB**  
1 1/2" = 1'-0"



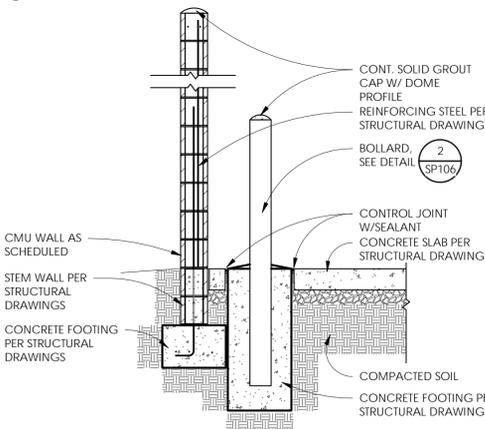
**9 TRASH ENCLOSURE**  
1/8" = 1'-0"



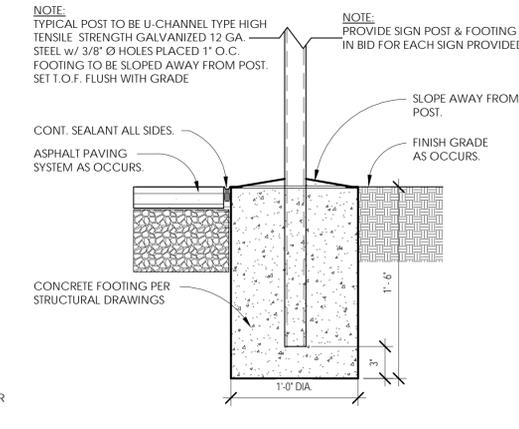
**10 TYPICAL PARKING SPACE**  
3/32" = 1'-0"



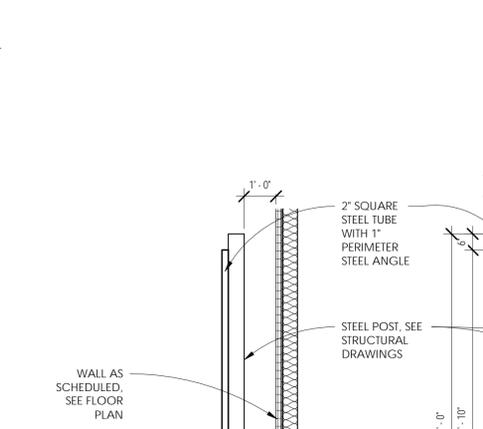
**11 REFUSE ENCLOSURE PAD**  
1 1/2" = 1'-0"



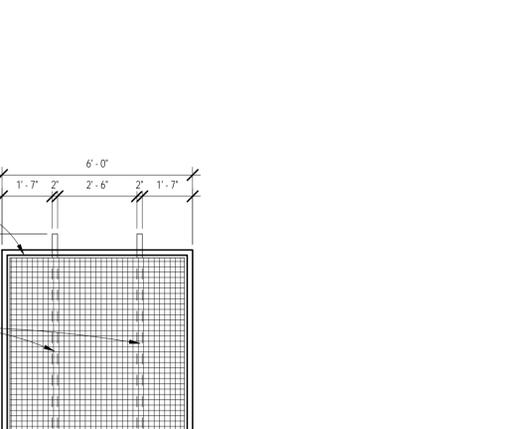
**12 REFUSE ENCLOSURE WALL**  
1/2" = 1'-0"



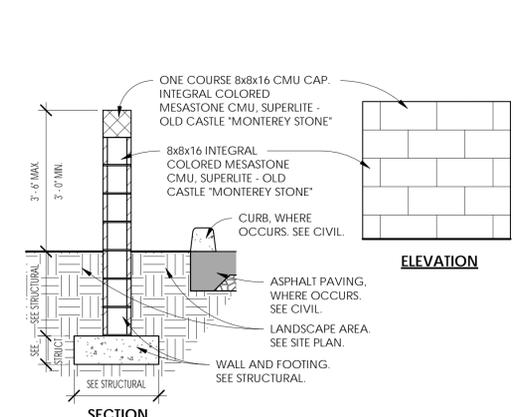
**13 TYP. SIGN POST AND FOOTING**  
1 1/2" = 1'-0"



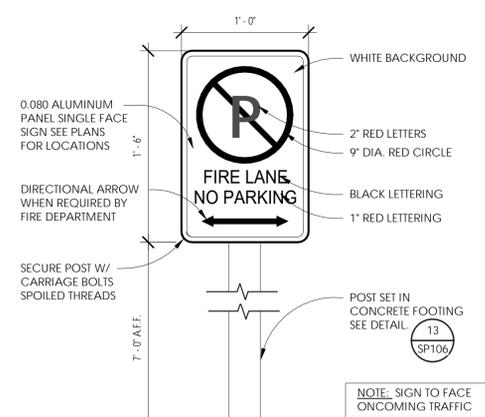
**14 TYP. SIGN POST AND FOOTING**  
1 1/2" = 1'-0"



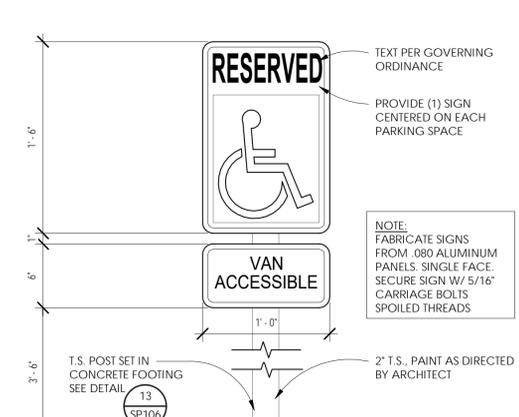
**15 TYP. SIGN POST AND FOOTING**  
1 1/2" = 1'-0"



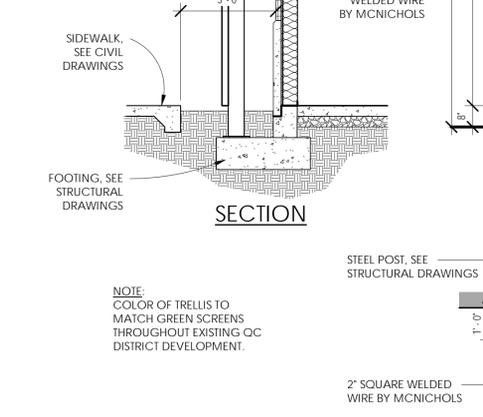
**16 3'-6" SCREEN WALL**  
1/2" = 1'-0"



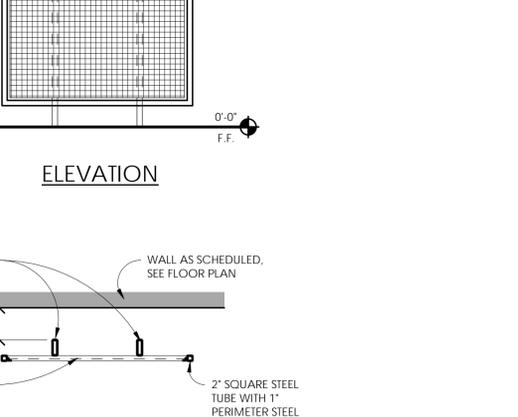
**17 FIRE LANE SIGN**  
1 1/2" = 1'-0"



**18 ACCESSIBLE PARKING SIGN**  
1 1/2" = 1'-0"



**19 TYP. SIGN POST AND FOOTING**  
3/8" = 1'-0"



**20 TYP. SIGN POST AND FOOTING**  
3/8" = 1'-0"

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DRAWN BY: BAH,ATS,JSH



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**SP106**