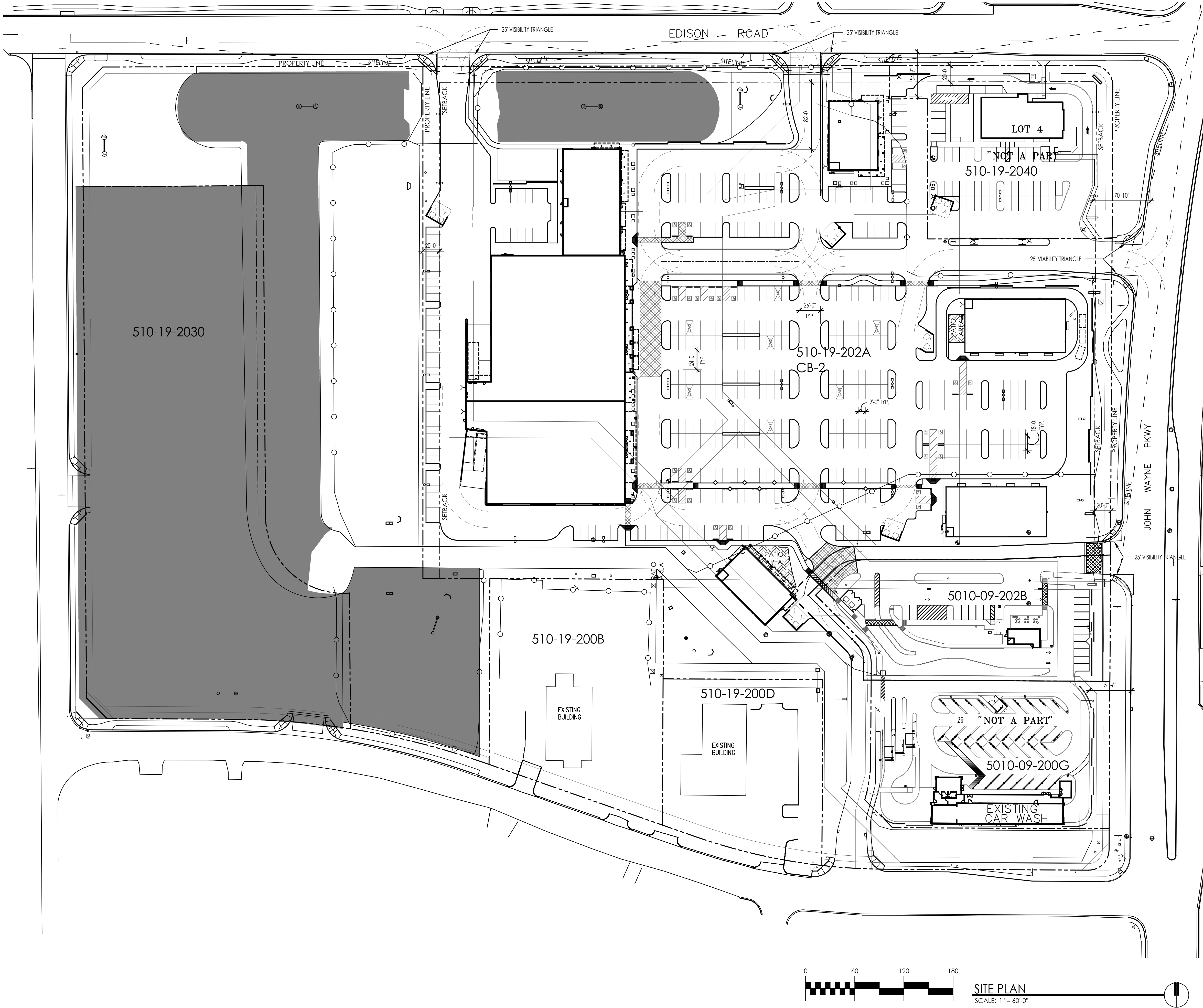


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PROJECT INFORMATION

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	32
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 PARKING	9,100 SF
RETAIL: 6,000 SF / 300 = 20 KITCHEN: 1,224 SF / 250 = 5 SEATING: 1,799 SF / 75 = 24 PARKING REQUIRED	49
GROCERY BUILDING AREA PARKING	30,000 SF
GROCERY: 30,000 / 250 = 120 PARKING REQUIRED	120
RETAIL BUILDING AREA PARKING	22,000 SF
RETAIL: 22,000 / 300 = 74 PARKING REQUIRED	74
MTB-A BUILDING AREA PARKING	7,500 SF
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 PARKING	5,000 SF
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 PARKING	5,000 SF
RETAIL: 5,000 / 300 = 17 PATIO: 2,000 / 400 = 5 PARKING REQUIRED	22
MTB-D BUILDING AREA PARKING	8,000 SF
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.



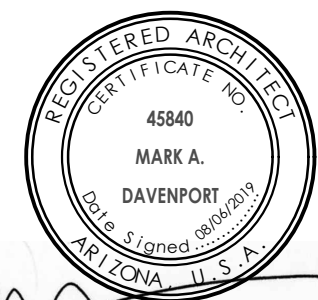
SPS+ ARCHITECTS LLP
SCOTTSDALE, AZ 85258
TEL: 480.991.0800
FAX: 480.991.2623
spsplusarchitects.com

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

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REV#	DATE	DESCRIPTION

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DRAWN BY: AW/JH



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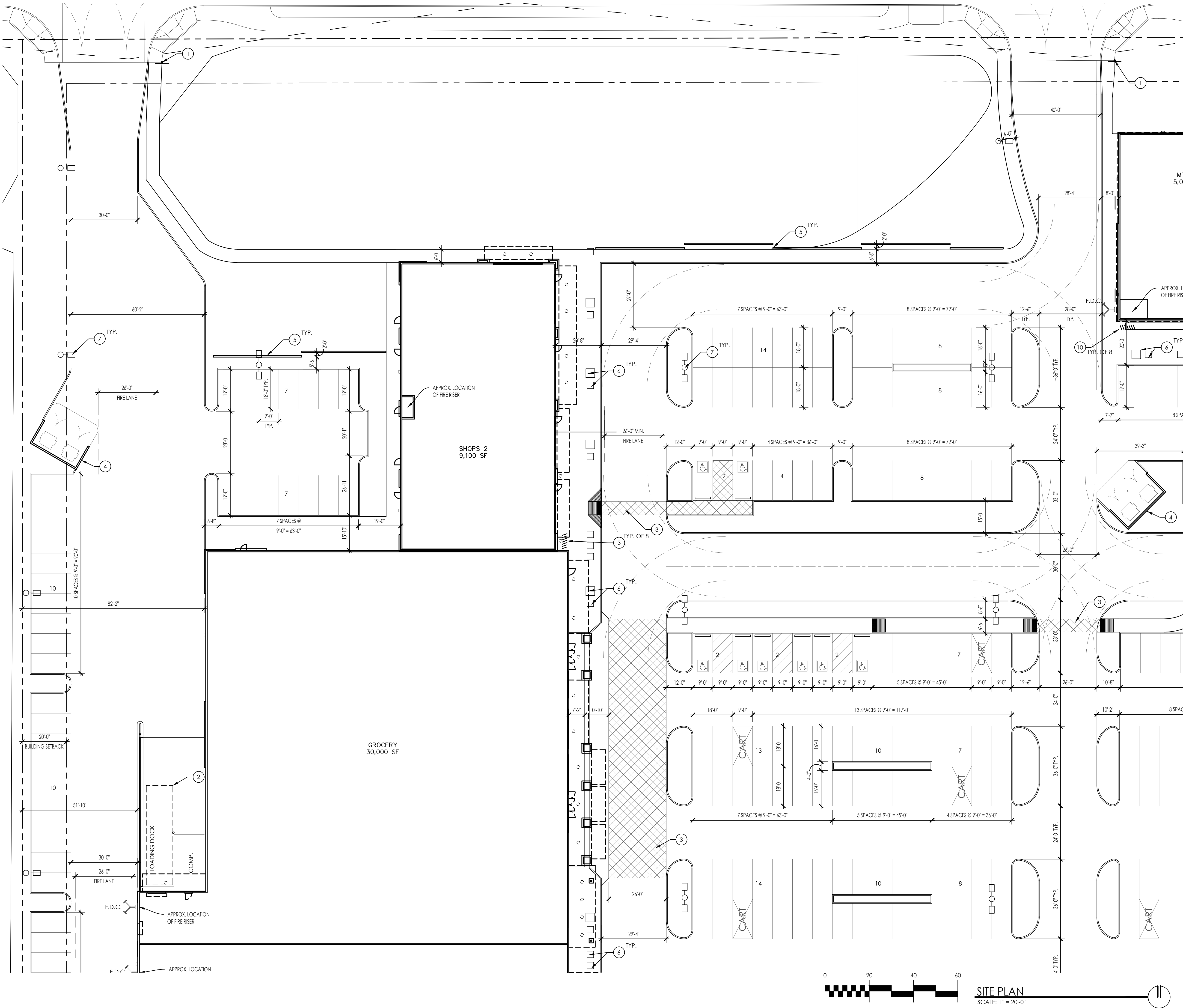
JOB No: 1923

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

MARICOPA RETAIL

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

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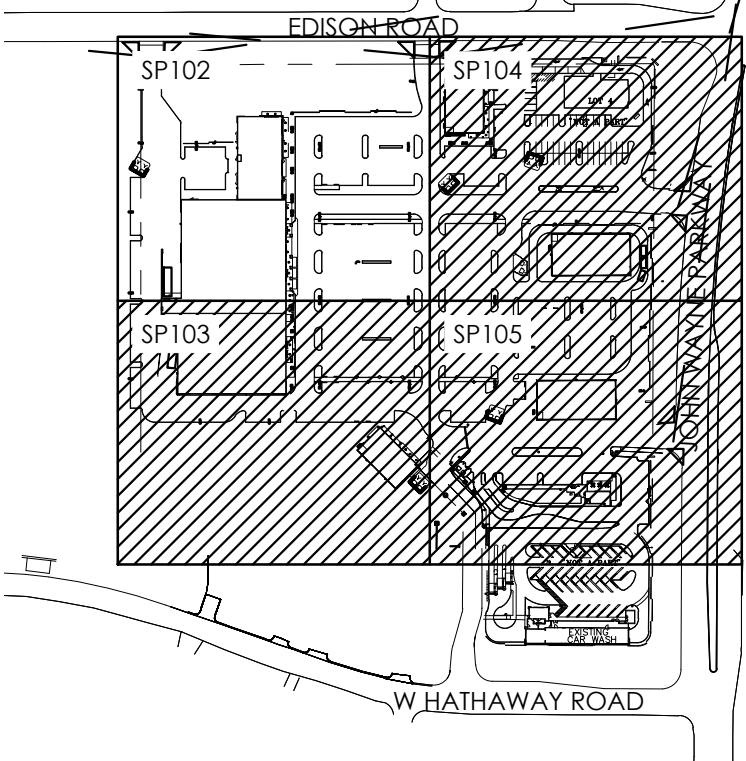
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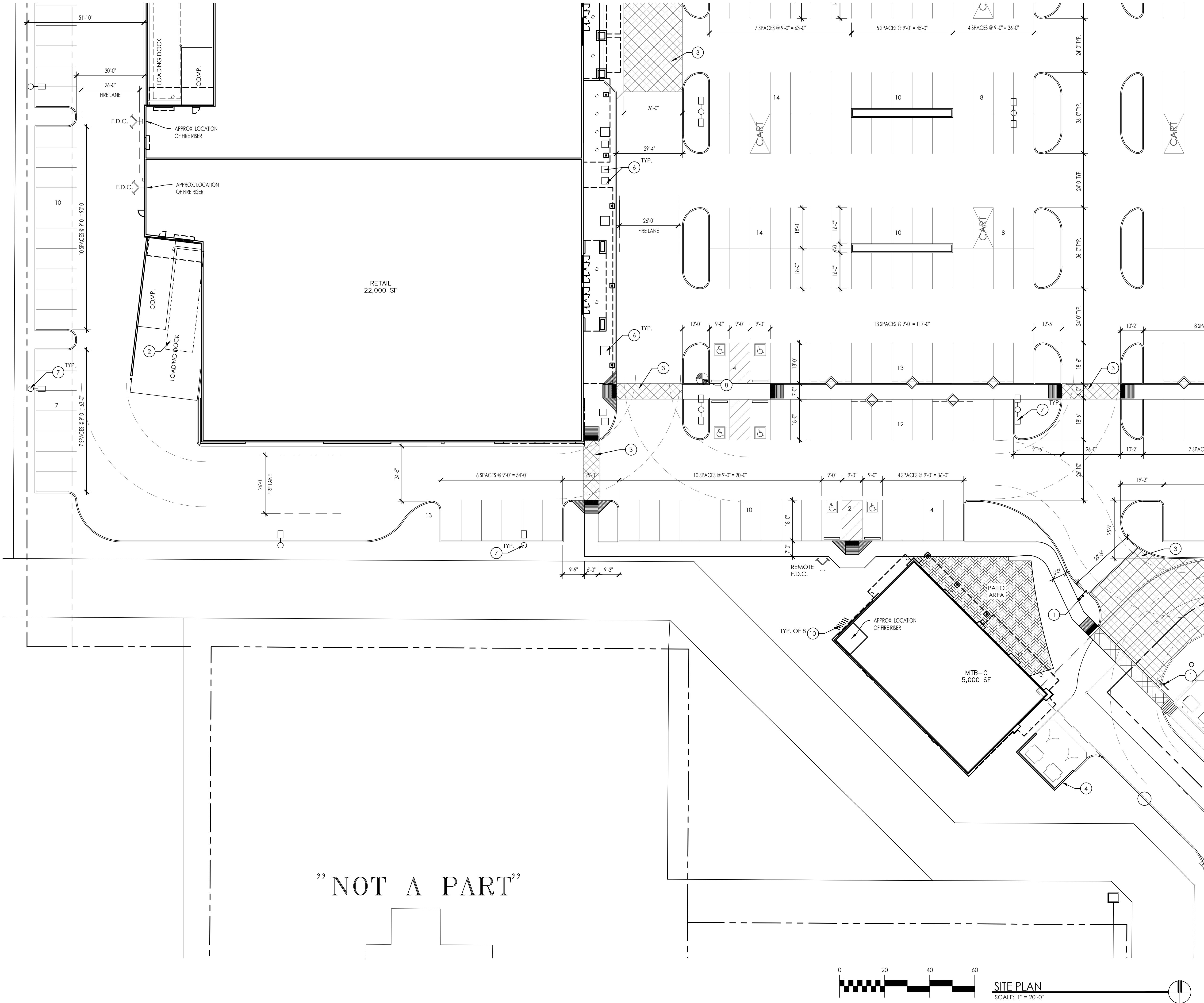
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KEY PLAN



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

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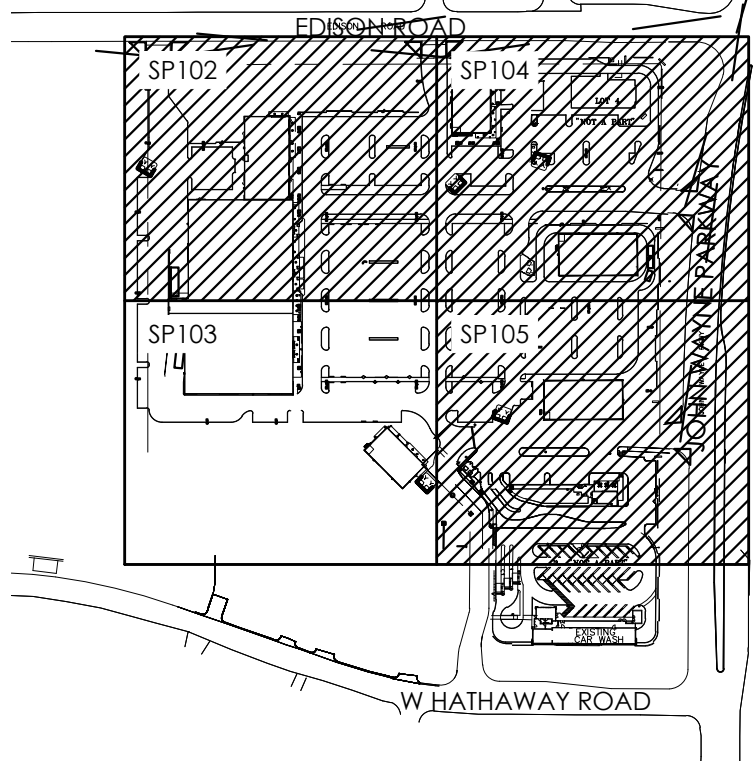
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KEY PLAN



MARICOPA RETAIL

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MARICOPA, ARIZONA 85139

PARTIAL SITE PLAN

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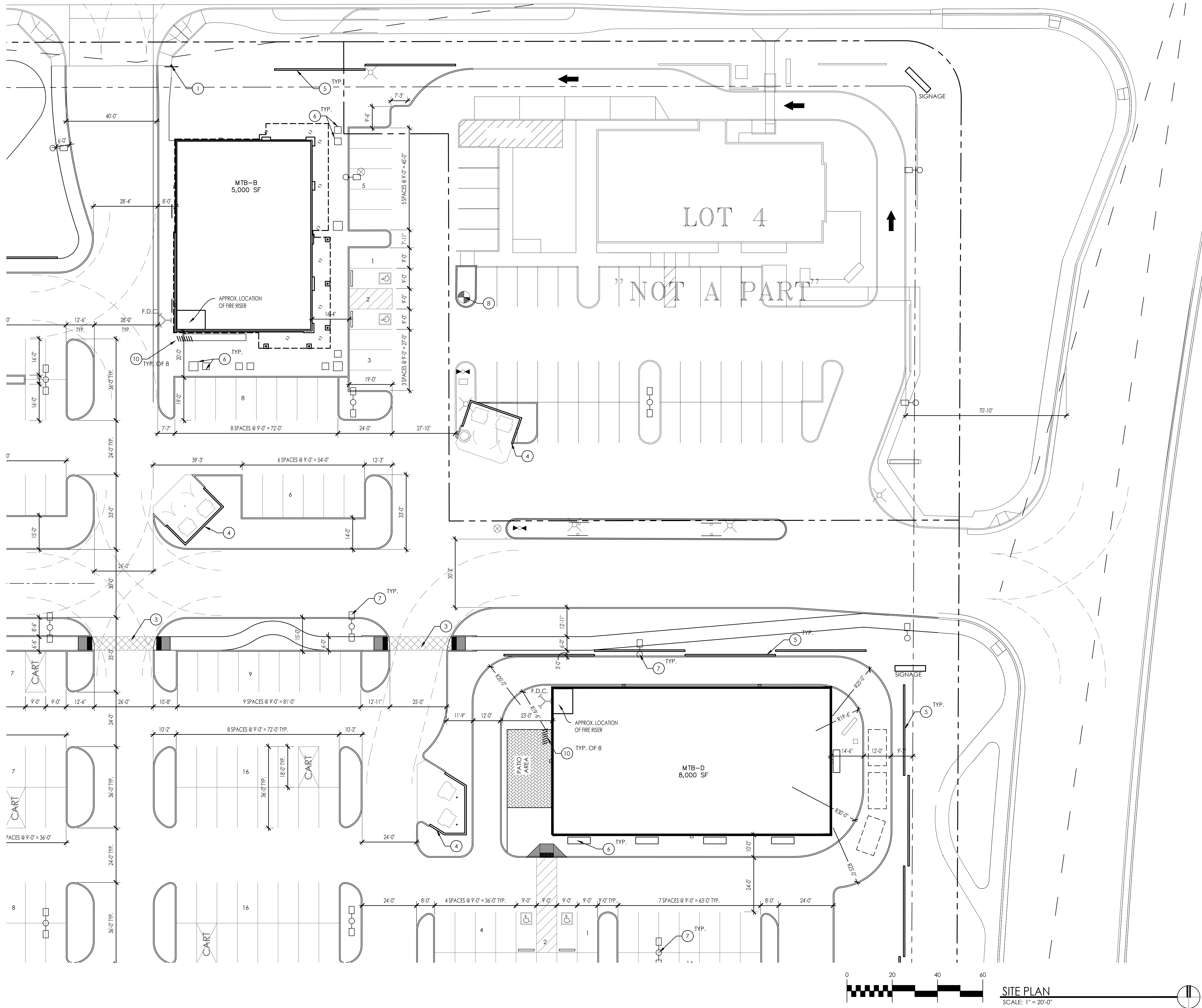
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SITE PLAN
SCALE: 1" = 20'-0"

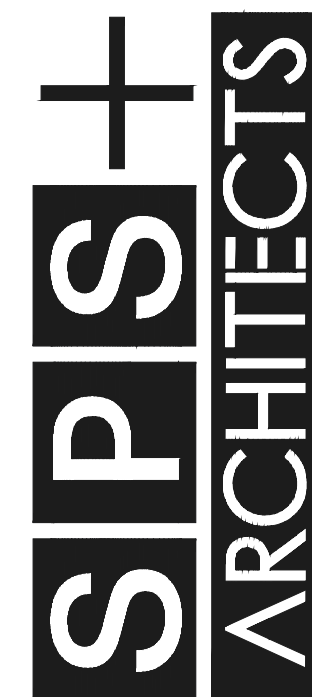
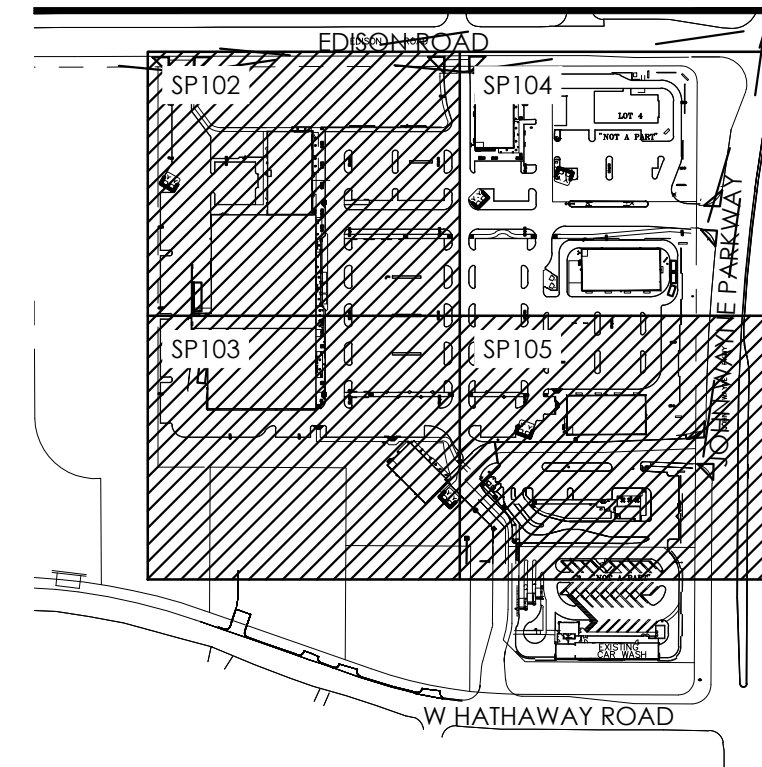
GENERAL NOTES

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KEY PLAN



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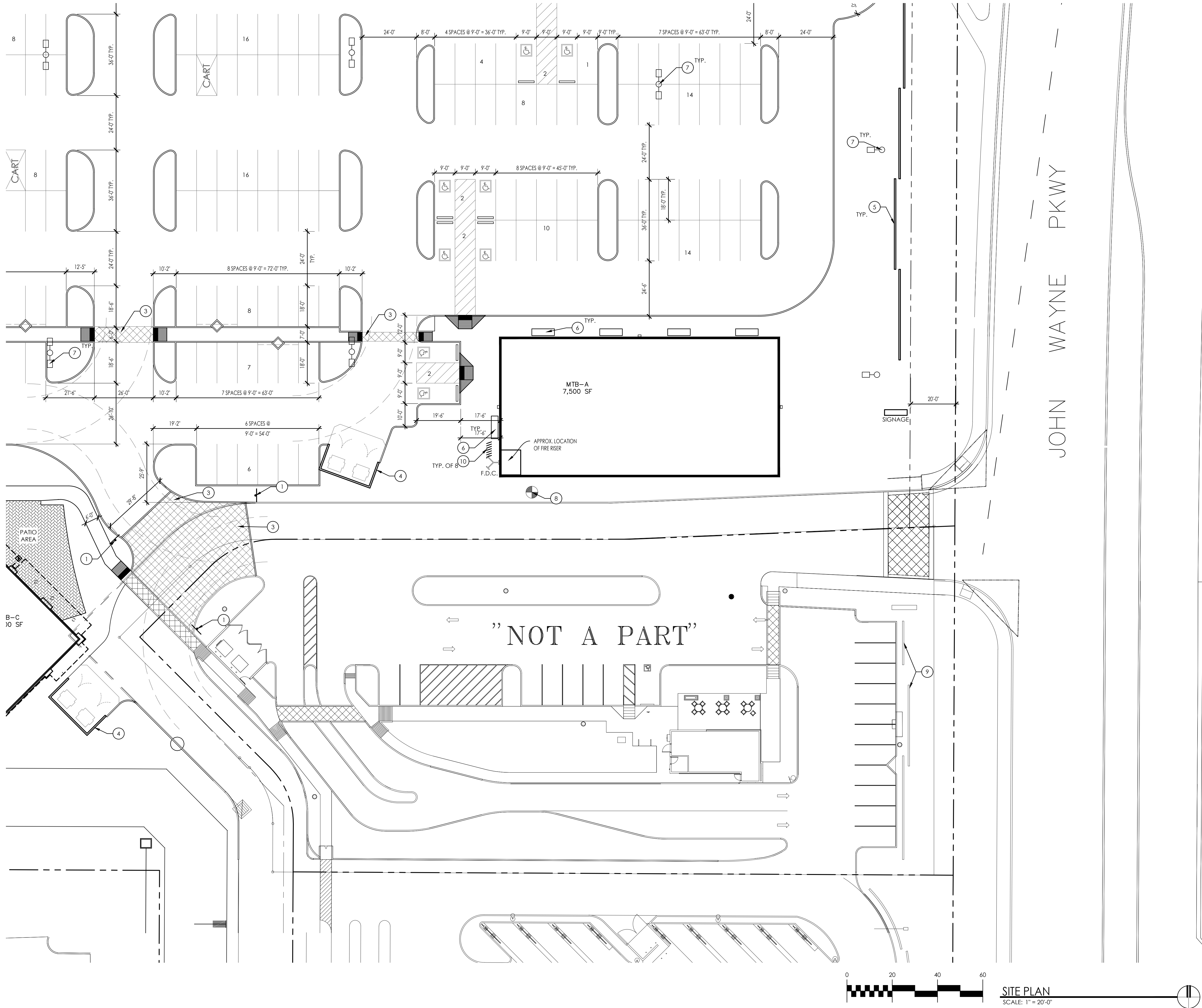
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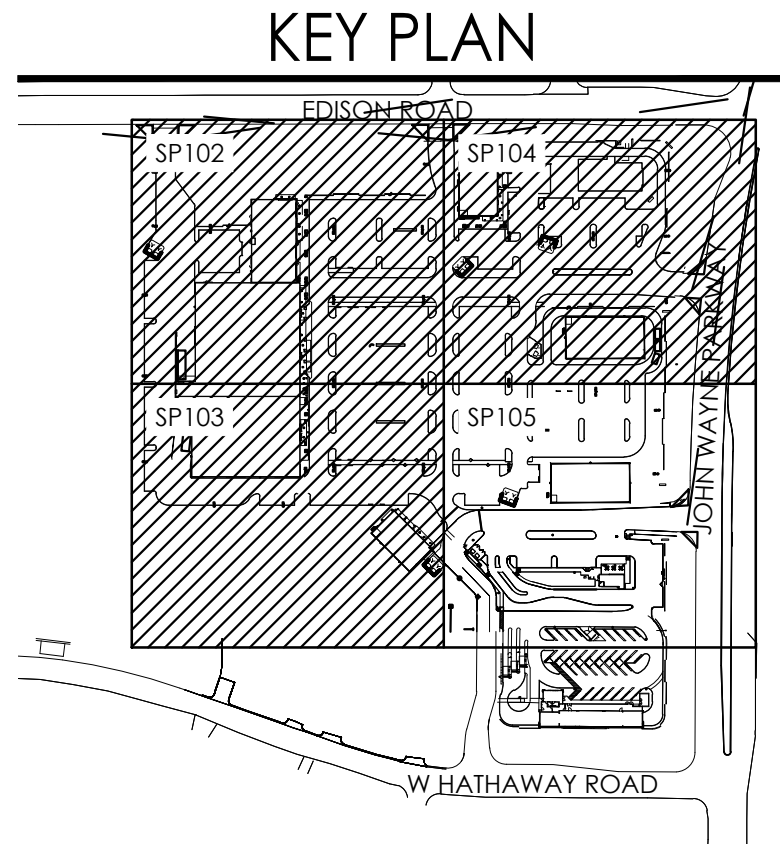
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- ### GENERAL NOTES
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