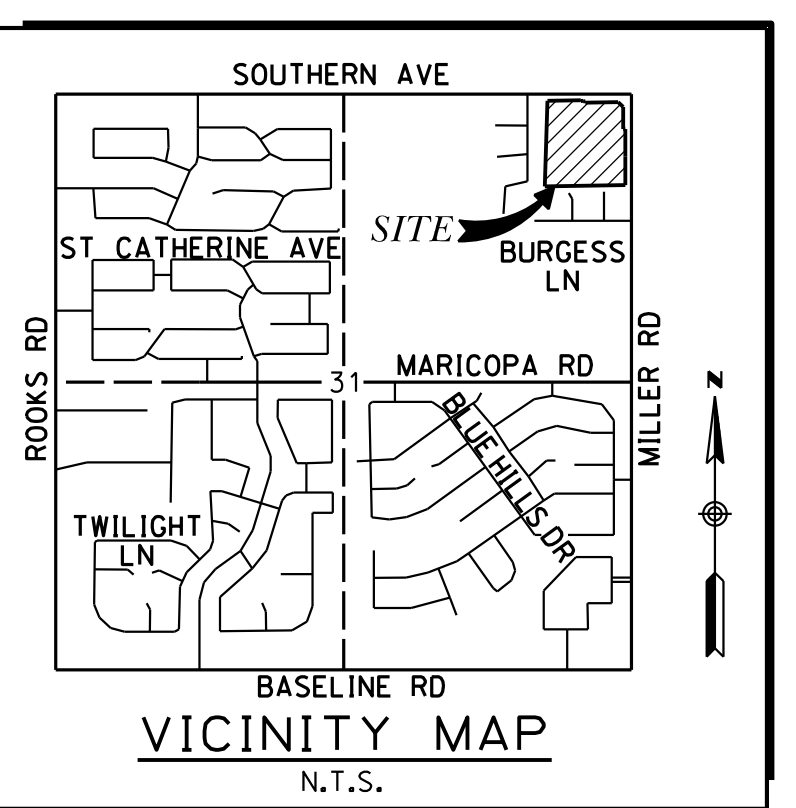


LEGEND:

- PROPERTY/LOT LINE
- - - EASEMENT LINE
- ROADWAY CENTERLINE
- NEW SCREEN WALL
- HANDICAP PARKING
- PAVEMENT MARKING
- HANDICAP PARKING BOLLARD & SIGN
- NEW CONCRETE
- ↑ ↓ TYPICAL PAVEMENT MARKINGS
- REFUSE ENCLOSURE



OWNER/DEVELOPER:
 ARMSTRONG DEVELOPMENT
 9060 E VIA LINDA, SUITE 215
 SCOTTSDALE, AZ 85258

CONTACT: KEVIN R. PARKER, P.E.
 PHONE: (602) 385-4103
 EMAIL: KPARKER@AGOC.COM

ENGINEER:
 JMC ENGINEERING, PLLC
 7315 N 16TH STREET, SUITE 101
 PHOENIX, ARIZONA 85020

CONTACT: JOSEPH M. CIRONE, P.E.
 PHONE: (602) 574-4148
 EMAIL: JCIRONE@JMC-ENG.COM

ASSESSOR'S PARCEL #:
 APN 504-41-712A, 504-41-713,
 504-41-714 & 504-40-018J

ADDRESS:
 SWC SOUTHERN AVE & MILLER RD
 BUCKEYE, ARIZONA 85326

BASIS OF BEARINGS:
 N89°05'38"E BEING NORTH LINE
 OF NE 1/4 OF SECTION 31,
 TOWNSHIP 1 NORTH, RANGE 3
 WEST, G&SRB&M, MARICOPA
 COUNTY, AZ PER BK. 289, PG. 7,
 M.C.R.

BENCHMARK:
 NGS POINT AJ3825, MCDOT STATION
 MARKED BY ALUM CAP COMPRESSED
 ON 20FT STAINLESS STEEL ROD
 DRIVEN TO REFUSAL, ENCASED IN
 1" GREASED OVC SLEEVE ENCLOSED
 IN 5" PVC PIPE WITH COUNTY LOGO,
 ACCESS COVER STAMPED 4A011999,
 SURROUNDED WITH CONCRETE
 COLOR FLUSH WITH GROUND.

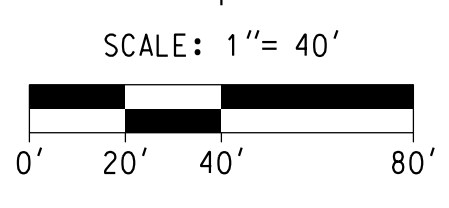
ELEVATION=892.40 (NAVD '88 DATUM)

UTILITY TABLE:

ELECTRICITY	APS
TELEPHONE	CENTURY LINK
SEWER	CITY OF BUCKEYE
GAS	SW GAS
WATER	VALENCIA WATER CO.
CATV	COX
IRRIGATION	S.R.V.W.U.A.

SITE DATA TABLE:

Symbol	Building Description	Site Area	Building Area	Lot Coverage	Parking Required	Parking Provided	ADA Provided
(A)	TWO TENANT BUILDING (RETAIL)	57,771.33 S.F. (1.326 ACRES)	4,000 S.F. (RESTAURANT) 2,000 S.F. (RETAIL)	6,000 S.F. (TOTAL)	1/100 S.F. (RESTAURANT) 1/300 S.F. (RETAIL)	4,000/100 = 40 SPACES 2,000/300 = 7 SPACES	47 SPACES (TOTAL)
(B)	FAST FOOD RESTAURANT W/ DRIVE-THRU	43,848.75 S.F. (1.007 ACRES)	2,500 S.F.	2,500/43,848.75 = 5.70%	1/100 S.F. (RESTAURANT, NO KITCHEN) ASSUME 75% RESTAURANT EXCLUDING KITCHEN	1,875/100 = 19 SPACES	27 SPACES
(C)	GAS STATION W/ 1 SERVICE BAY	68,415.76 S.F. (1.571 ACRES)	5,200 S.F.	5,200/68,415.76 = 7.60%	1/200 S.F. (CONVENIENT STORE) + 1/SERVICE BAY	5,200/200 + 1 = 27 SPACES	27 SPACES
(D)	FAST FOOD RESTAURANT W/ DRIVE-THRU	81,432.20 S.F. (1.869 ACRES)	5,333 S.F.	5,333/81,432.20 = 6.55%	1/100 S.F. (RESTAURANT, NO KITCHEN) ASSUME 75% RESTAURANT EXCLUDING KITCHEN	4,000/100 = 40 SPACES	40 SPACES
(E)	(RETAIL)	110,849.91 S.F. (2.545 ACRES)	22,500 S.F.	22,500/110,849.91 = 20.30%	1/300 S.F. (RETAIL)	22,500/300 = 75 SPACES	106 SPACES
(F)	FAST FOOD RESTAURANT W/ DRIVE-THRU	42,585.92 S.F. (0.978 ACRES)	2,500 S.F.	2,500/42,585.92 = 5.87%	1/100 S.F. (RESTAURANT, NO KITCHEN) ASSUME 75% RESTAURANT EXCLUDING KITCHEN	1,875/100 = 19 SPACES	19 SPACES
(G)	SELF-STORAGE (MINI-STORAGE W/ LEASING OFFICE)	117,991.30 S.F. (2.709 ACRES)	950 S.F. (LEASING OFFICE) 27,900 S.F. (MINI-STORAGE)	28,850/117,991.30 = 24.45%	1/500 S.F. (LEASING OFFICE) 1 PER 100 UNITS (MINI STORAGE)	950/50 + 159/100 = 4 SPACES	5 SPACES



*MAXIMUM LOT COVERAGE IS 60% MINIMUM PARKING SPACES REQUIRED PER CITY OF BUCKEYE, AZ ZONING ORDINANCE, TABLE 4.3-1 "OFF-STREET PARKING SCHEDULE A."

REVISIONS

NO.	DESCRIPTION	DATE

SWC SOUTHERN & MILLER
 SWC SOUTHERN AVE & MILLER RD, BUCKEYE, ARIZONA 85326
 CONCEPTUAL SITE PLAN

Expires: 6-30-2022

PROJECT NO: 0080
 DATE: 18-JUL-2022

DESIGNED: JMC
 DRAWN: HTF

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 JMC ENGINEERING

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 SUITE 101
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 JCIRONE@JMC-ENG.COM

SHEET 1 OF 1