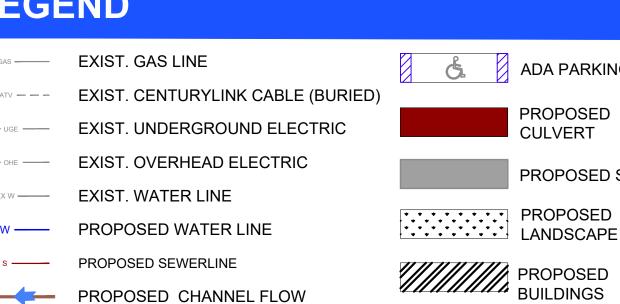


LEGEND



DRILLED WELL

DRAINAGE EASEMENT

PROPOSED RETENTION /DETENTION BASINS

ADA PARKING

PROPOSED SEPTIC

CULVERT

APPROXIMATE WATER METER

STOP SIGN

SITE SUMMARY TABLE

GROSS ACREAGE	17.9
NET ACREAGE	16
PADS (1-3)	15,000 SF / 0.34 ACRES
BUILDINGS (1-4)	66,000 SF / 1.52 ACRES
EXISTING ZONING AND LAND USE	RU-43
PROPOSED ZONING AND LAND USE	C-2

PARKING

PARKING REQUIREMENT	ONE SPACE PER 250 SF FLOOR AREA
PARKING (DIMENSIONS/ ANGLES)	18 X 9, 90 DEGREE PARKING
ADA PARKING (DIMENSIONS /ANGLES)	18 X12, 90 DEGREE PARKING
REQUIRED PARKING	324
PROPOSED PARKING	484
PROPOSED ADA PARKING	23

UTILITY COMMITMENT TABLE

WATER	DESERT HILLS WATER CO., INC
WASTEWATER DISPOSAL	SEPTIC TANK
FIRE PROTECTION	DAISY MOUNTAIN FIRE DISTRICT
POLICE PROTECTION	MARICOPA COUNTY SHERIFF'S OFFICE
SCHOOL	DEER VALLEY UNIFIED #97
ELECTRIC	APS
NATURAL GAS	SOUTHWEST GAS
COMMUNICATION, FIBER OPTICS	COX/CENTURY LINK
REFUSE PROVIDERS	WASTE MANAGEMENT

SETBACKS

MAJOR STREETS, STATE AND FEDERAL HIGHWAYS (FROM CENTERLINE)	75 Ft
LOCAL ROADS (FROM CENTERLINE)	30 Ft
BUILDING HEIGHT	40 Ft
FRONT YARD	25 Ft
SIDE YARD	10 Ft
REAR YARD	25 Ft
OUTDOOR LIGHTING	18 Ft

CONTACT INFORMATION:

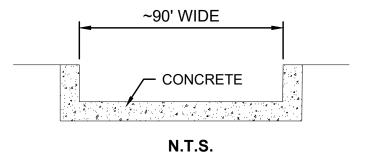
OWNER/DEVELOPER: CAREFREE 12TH ST LLC 34406 N 12TH ST PHOENIX, AZ 85085 C\O:DENNIS RIDER

ENGINEER: RILEY QUINLAN, PE 426 NORTH 44TH ST, SUITE 300 PHOENIX, AZ 85008 PHONE:480-571-6151 EMAIL:RQUINLAN@LJA.COM

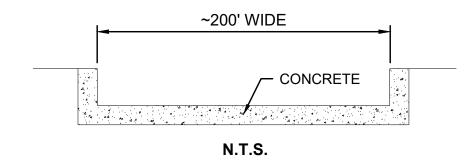
NOTES:

- PARCEL BOUNDARIES WERE APPROXIMATE BASED ON MARICOPA COUNTY ASSESSOR'S MAP.
- DRAINAGE SOLUTION IS TENTATIVE AND SUBJECT TO CHANGE BASED OFF DETAILED ANALYSIS. A CONDITIONAL LETTER OF MAP REVISION AND LETTER OF MAP REVISION WILL BE REQUIRED TO FORMALLY REMOVE THE PARCEL FROM THE FLOODPLAIN
- OWNER HAS THE APPLICABLE WATER RIGHTS AND PERMITS AND INTENDS TO CONSTRUCT A THIRD WELL DEPENDENT ON FINAL SITE PLAN LAYOUT
- ZONE CHANGE FROM RU-43 TO C-2 FOR CAREFREE 12TH ST LLC

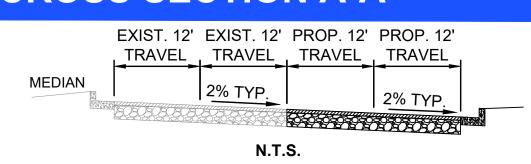
TYP. CONCRETE CHANNEL SECTION



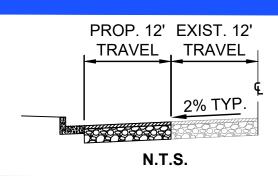
TYP. CONCRETE CHANNEL SECTION **AFTER CONFLUENCE**



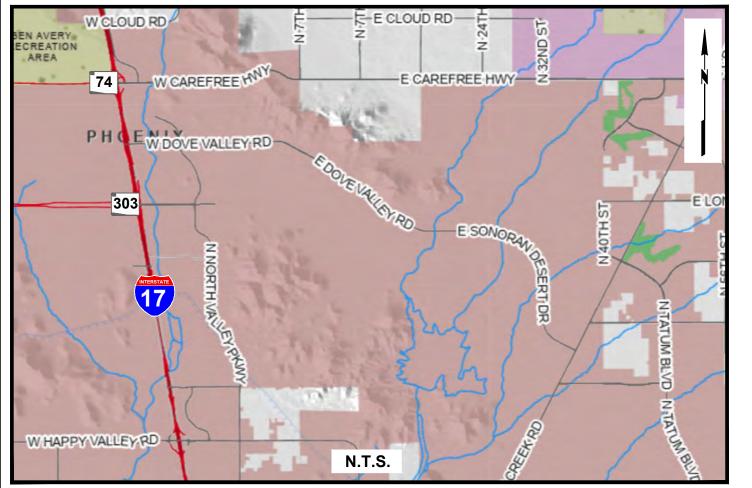
TYP. CROSS SECTION A-A



TYP. CROSS SECTION B-B



VICINITY MAP



ngineering, Street, Suite 300

DATE: 01/20/2024

JOB NO: AZ5938-0112

DRAWN BY: CZ/PM

CHECKED BY: AC/RQ

DESIGNED BY: RQ

OF