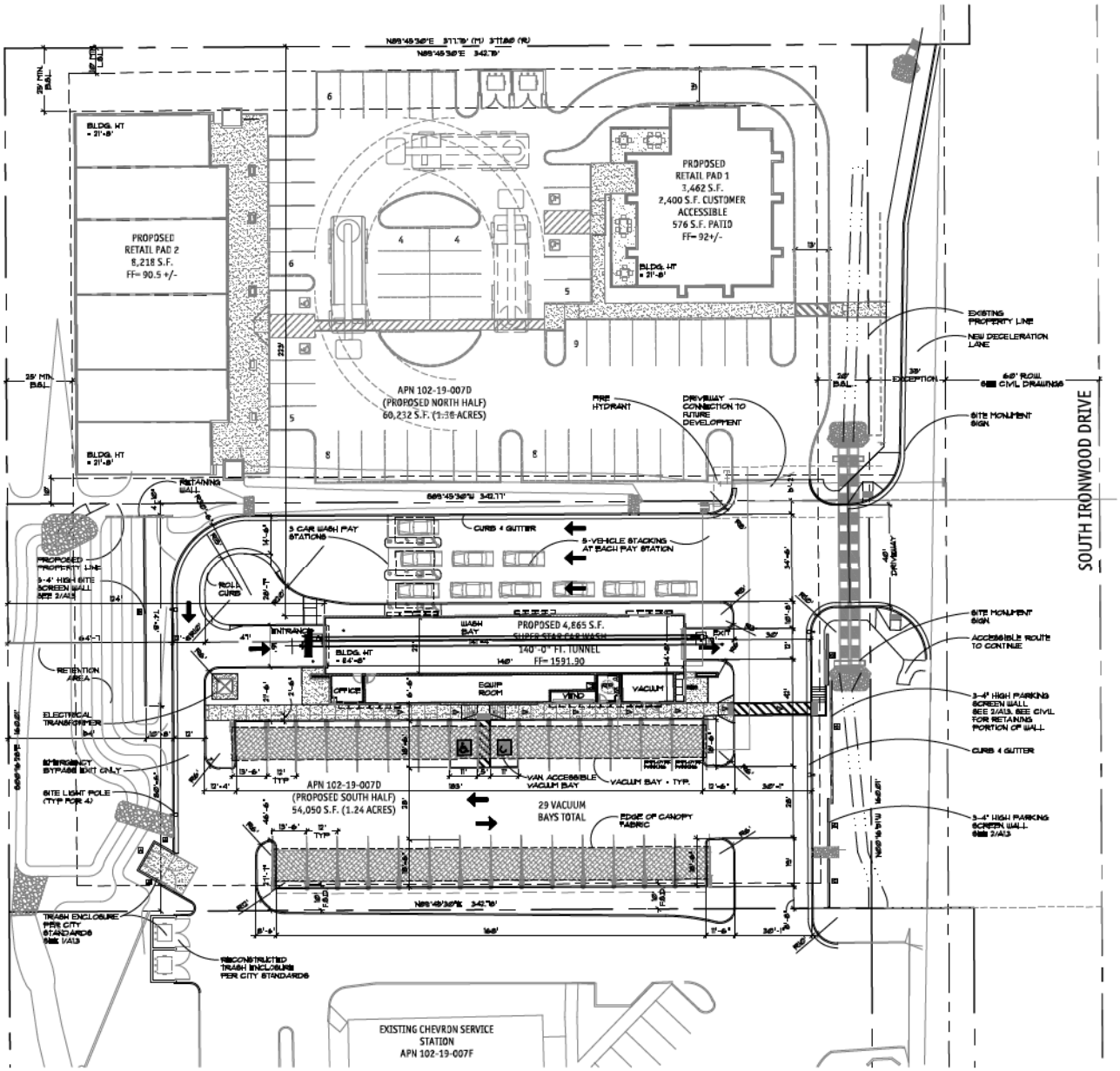


SITE PLAN

1" = 20'-0"

SITE DATA

PROJECT:	SUPER STAR CAR WASH
ADDRESS:	S. IRONWOOD DR. & W. BASELINE AVE. APACHE JUNCTION, AZ 85120
DEVELOPER:	SUPERSTAR CAR WASH 1630 N. 16TH AVENUE SUITE 108 PHOENIX, ARIZONA 85037 PHONE: 602-421-6717 CONTACT: REZA AMIRREZVANI
SCOPE:	A NEW 4,665 S.F. SUPERSTAR EXPRESS CAR WASH PROVIDING PROFESSIONAL AND AUTOMATED SERVICES
LEGAL DESCRIPTION:	SEE CIVIL
ASSESSOR PARCEL NO.:	102-19-007D
ZONING:	B1 / PD
SITE AREA:	+/- 54,050 S.F. +/- 1.24 ACRES
BUILDING AREA:	4,665 S.F. GROSS
STORIES:	SINGLE STORY
LOT COVERAGE:	8.3 %
LANDSCAPE AREA:	21,548 S.F.
LANDSCAPE COVERAGE:	39.3 %
OCCUPANCY:	B
CONSTRUCTION TYPE:	VB w/ A.F.S.S.
ALLOWABLE AREA:	36,000 S.F. (SINGLE STORY)
CLEAR HEIGHT:	-
STRUCTURAL DEPTH:	-
SLOPE DEPTH:	1/4" PER 1'-0" MIN.
SCREENING HEIGHT:	-
BUILDING HEIGHT:	24'-8"

PARKING CALCULATIONS

BUILDING AREAS	
PROPOSED CAR WASH	4,665 S.F.
PROPOSED RETAIL PAD 1	3,462 S.F.
PROPOSED RETAIL PAD 2	8,218 S.F.
TOTAL RETAIL:	11,680 S.F.

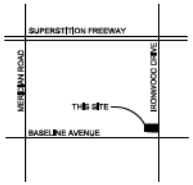
PARKING CALCULATIONS		SF/ FACTOR	REQUIRED	PROVIDED
PROPOSED CAR WASH	4,665	1/300	17 SPACES	29 SPACES
PROPOSED RETAIL PAD 1	3,462	-		
CUSTOMER ACCESSIBLE	2,400	1/100	24 SPACES	24 SPACES
OUTDOOR SEATING -PATIO	576	1/250	3 SPACES	3 SPACES
TOTAL:			27 SPACES	27 SPACES
PROPOSED RETAIL PAD 2	8,218	1/300	28 SPACES	28 SPACES
TOTAL RETAIL:			55 SPACES	55 SPACES

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- SALT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- NEW PRIV. HYDRANT
- EXISTING FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUT / PATH OF TRAVEL
- FIRE RISER

VICINITY MAP

N.T.S.



CAWLEY ARCHITECTS
730 N. 52nd St, Ste. 203
Phoenix, Arizona 85008
P. 602.393.5060
CawleyArchitects.com

SUPERSTAR CAR WASH

S. IRONWOOD DRIVE & W. BASELINE AVE
APACHE JUNCTION
ARIZONA 85120

DATE

PRELIMINARY SITE PLAN 09-12-2018
NEIGHBORHOOD PKG 10-17-2018
NEIGHBORHOOD PKG 12-04-2018 (REVISED)
CITY COMMENTS 02-19-2019
1st CITY SUBMITTAL REZONING 04-04-2019
2nd CITY SUBMITTAL REZONING COMMENTS 06-06-2019

NOTICE OF ALTERNATE BILLING CYCLE:

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The elevation has been prepared without the benefit of a survey. Depictions may not be accurate or fully reflect all dimensions, elevations, which may affect the design and viability of the site. All design shown here is strictly conceptual.

Project: - SCW-AJ

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