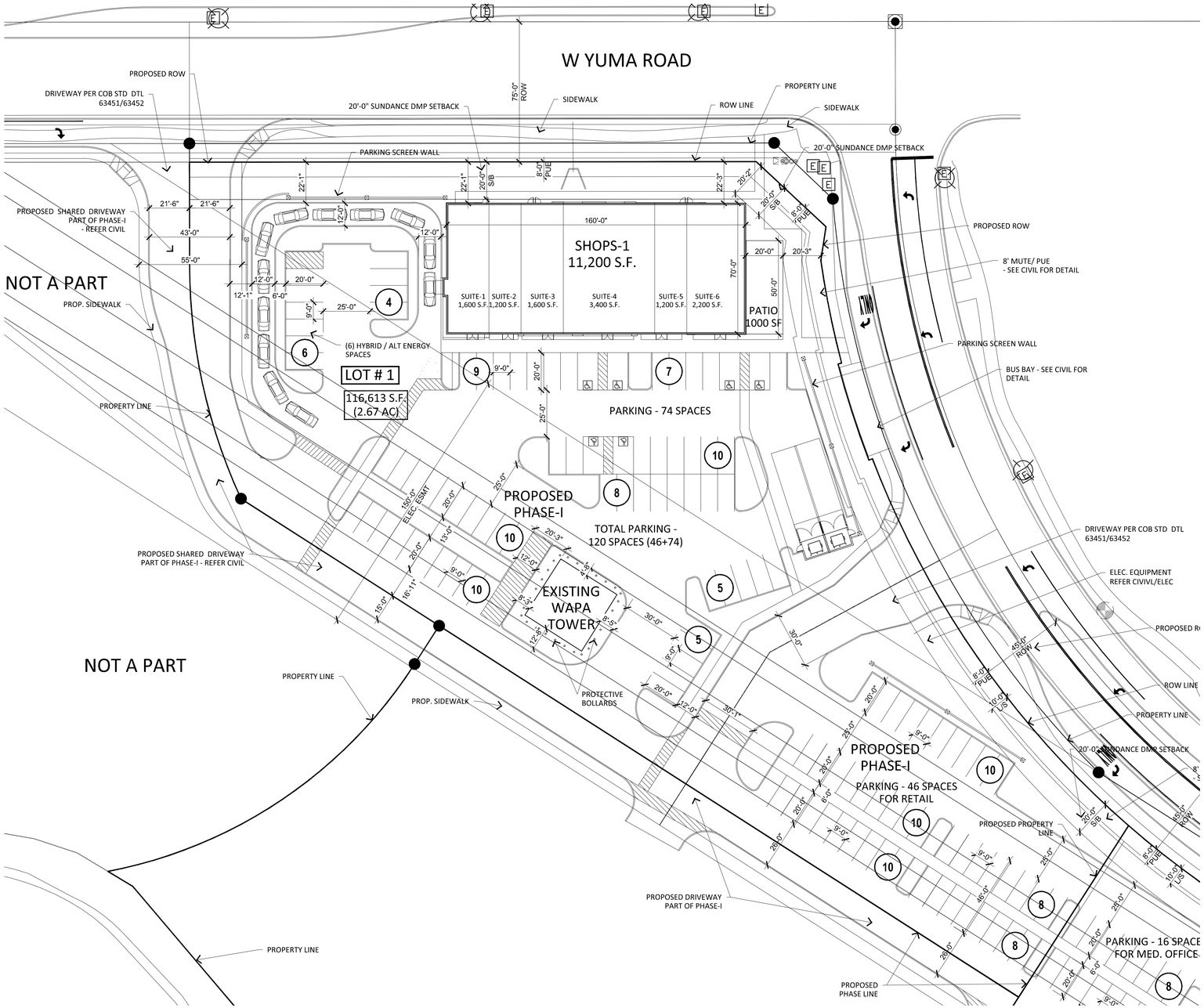


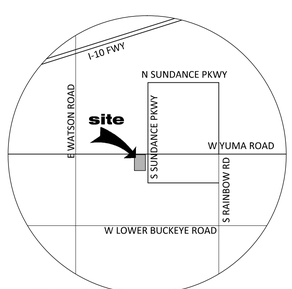
ENLARGED SITE PLAN - PHASE-I

SCALE: 1" = 50'-0"

0' 25' 50' 100'

NORTH

NOTE:
REFER SHEET SP-1.1 FOR ENLARGED SITE PLAN OF PHASE-I
REFER SHEET SP-1.2 FOR ENLARGED SITE PLAN OF PHASE-II



VICINITY MAP

SCALE: N.T.S.

NORTH

SUNDANCE AND YUMA RETAIL

SEC OF S SUNDANCE PKWY & YUMA ROAD
BUCKEYE AZ 85326
DATE: 08-27-2025 (PRELIMINARY)

SITE PLAN STANDARD NOTES

1. Site Plan approval is valid for a period of two (2) years, in accordance with the Development Code. Requests for a single, one (1) year time extension must be in writing to the Director prior to the expiration.
2. The property owner(s) and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.
3. Where applicable, no structures may be built on slopes of 15% or greater.
4. The Developer shall be required to complete and sign a Public Infrastructure Assurance Agreement prior to the recordation of the first Final Plat. In addition, the Property Owner/Developers shall be required to build or otherwise provide the required infrastructure necessary to serve this project.
5. Phasing of public infrastructure shall be subject to a phasing plan as approved by the Development Services Director and City Engineer.
6. The Property Owner/Developer shall make provisions in their design to accommodate off-site storm water, manage this flow as part of the project, and redistribute it in a like manner and location to the existing conditions. Historic discharge conditions and locations cannot be altered.
7. All streets (local, collector, and arterial), sidewalks, parks, and other common areas, as determined by the City Engineer, shall be sufficiently illuminated to ensure the safety and security of persons and property. The City Engineer shall approve all lighting improvements within the right-of-way.
8. Pavement sections for all streets shall be determined in accordance with a City Engineer-approved geotechnical analysis, but shall not be less than the City's minimum requirements.
9. Collector, arterial, and parkway streets shall have a raised, landscaped median except at intersections where left-turn lanes are provided.
10. Any traffic signals that are required due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted.
11. At the time of Improvement Plan submittal, the Property Owner/Developer shall submit for review and approval a Sewer Master Plan, which provides sizing calculations for all on-site and off-site sewers.
12. The Property Owner/Developer is responsible for providing, at their sole cost and expense, all public infrastructure necessary to serve the project including, without limitation, water and wastewater service in accordance with Ordinance No. 86-06. This includes water supply, infrastructure, and capacity for the production, treatments and delivery of water to the project and the collection, treatment and disposal, including recharge and/or reuse, of wastewater generated at the project.
13. The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes. This includes utilizing non-potable water for construction before using City potable water.
14. To the extent allowed by law, all Type-I Non-irrigation and Irrigation Grandfathered Rights associated with the property shall be properly extinguished and the resulting extinguishment credits conveyed to the City of Buckeye or pledged to the City of Buckeye account at the Arizona Department of Water Resources prior to the issuance of any building permits.
15. The Property Owner/Developer shall notify the City's Water Resources Department of the location of any registered and unregistered wells on the property and the Property Owner/Developer and the City's Water Resources Department shall meet and confer to determine if the wells are beneficial or whether they shall be abandoned. Wells shall be abandoned by the Property Owner/Developer if the City's Water Resources Department determines that they present a health and safety hazard or are contributing to groundwater contamination and are not able to be rehabilitated, modified, or re-drilled to prevent the health and safety hazard or groundwater contamination. Abandonment of wells shall be performed pursuant to and in compliance with State law and shall be completed prior to the issuance of any building permits.
16. Prior to Site Plan approval, the Property Owner/Developer shall submit to the City for review and approval Water Master Plans. In order to provide for water production, the Property Owner/Developer may be required to provide additional sites for production wells and water production site on the Preliminary/Final Plat/Site Plan or at off-site locations.
17. Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.
18. All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 03-22.
19. Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half (½)of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
20. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.

PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
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E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBER:	504-22-004X & 504-22-004P
EXISTING ZONING: (BUCKEYE)	PC (PLANNED COMMUNITY)
SITE AREA: (266,656 + 94,767)	8.29 ACRES (361,423 S.F.)
PROPOSED USE:	RETAIL / RESTAURANTS /OFFICE
NET SITE AREA-LOT 1: PHASE-I	2.67 ACRES (116,613 S.F.)
NET SITE AREA LOT-2: PHASE-II	1.53 ACRES (66,672 S.F.)
TOTAL SITE AREA: LOT 1 & 2	4.20 ACRES (183,285 S.F.)
PHASE-I: SHOPS-1:	
SHOPS 1: RETAIL	5,000 S.F.
SHOPS 1 RESTAURANT	6,200 S.F.
SHOPS 1: PATIO	1,000 S.F.
TOTAL AREA	12,200 S.F.
SITE COVERAGE: LOT 1 (PHASE-I)	10.46%
PHASE-II - BUILDING-B	
BUILDING-B: RETAIL/RESTAURANT	3,600 S.F.
BUILDING-B: PATIO SEATING	900 S.F.
BUILDING-B: MEDICAL OFFICE	6,000 S.F.
BUILDING-B: TOTAL AREA	10,500 S.F.
SITE COVERAGE: LOT 2 (PHASE-II)	15.74%
TOTAL BUILDING AREA: PHASE-I & PHASE-II	22,700 S.F.
SITE COVERAGE:	12.38 %
PARKING REQUIRED: SHOPS 1 - PHASE-I	
SHOPS 1: RETAIL 1 PER 300	17 SPACES
SHOPS 1: RESTAURANT -1 PER 100 OF PUBLIC AREA	40 SPACES
SHOPS 1: PATIO -1 PER 100 OF PUBLIC AREA	10 SPACES
TOTAL PARKING REQUIRED:	67 SPACES
PARKING PROVIDED: NEAR SHOPS-1	74 SPACES
PARKING PROVIDED: NEAR SHOPS-1	46 SPACES
TOTAL PARKING PROVIDED: PHASE-I	120 SPACES
HYBRID/ALT ENERGY SPACES: REQUIRED 5%	6 SPACES
HYBRID/ALT ENERGY SPACES: PROVIDED	6 SPACES
PARKING REQUIRED: BUILDING-B - PHASE-II	
BUILDING-B: RETAIL/RESTAURANT	20 SPACES
BUILDING-B: PATIO SEATING	09 SPACES
BUILDING-B: MEDICAL OFFICE	18 SPACES
TOTAL PARKING REQUIRED: BUILDING-B	47 SPACES
TOTAL PARKING PROVIDED: BUILDING-B	66 SPACES
OVERALL PARKING REQUIRED: PHASE-I & II	114 SPACES
OVERALL PARKING PROVIDED :PHASE-I & II	186 SPACES
ACCESSIBLE SPACES REQUIRED:	08 SPACES
ACCESSIBLE SPACES PROVIDED:	10 SPACES

PLZSP-25-0016

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SP-1.1

RKAA# 24096.50

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