

7.226 ACRES ±
APN: 30158901D

PARCEL 2
PORTION OF LOT 5,
SAMARITAN SILVER CREEK
SUBDIVISION
BOOK 478, PG. 25
49115 SQ. FEET ±
1.128 ACRES ±
APN: 30158901C

TOTAL AREA
PARCEL 1 AND PARCEL 2
363874 SQ. FEET ±
8.353 ACRES ±

N/F ARIZONA SUN VENTURES
13838 S 46TH PL
PHOENIX, AZ 85044
APN: 30158009S
DEED NO. 2015035981

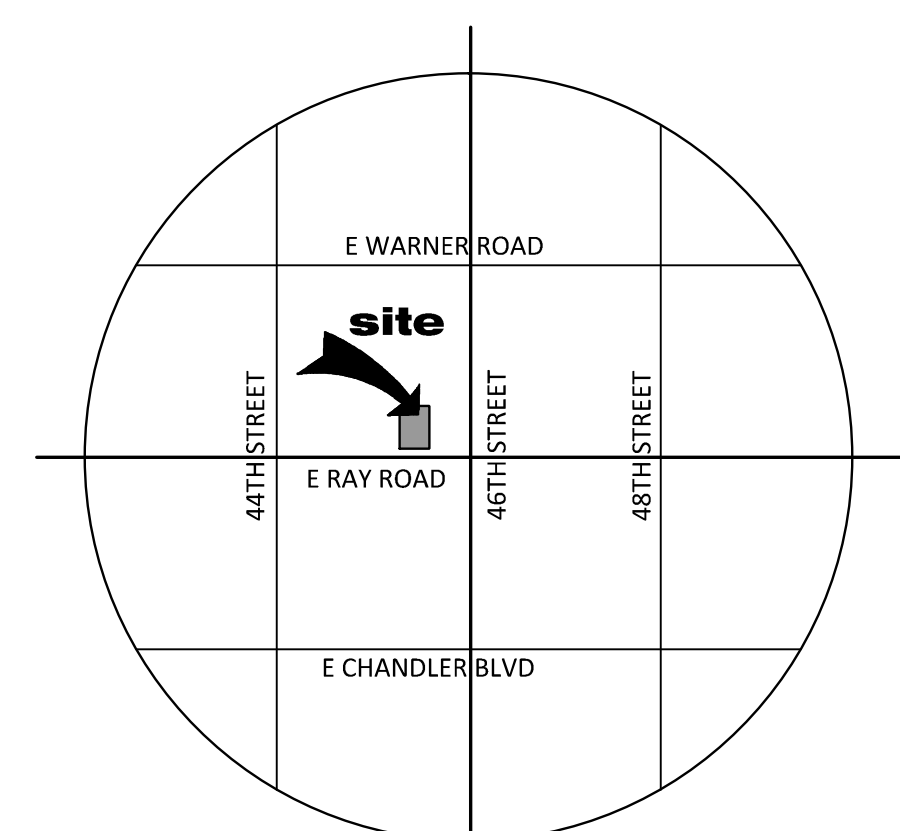
SITE PLAN
SCALE: 1" = 30'-0"

PROJECT DIRECTORY

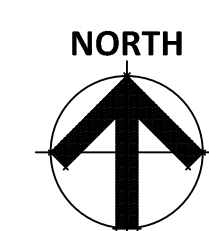
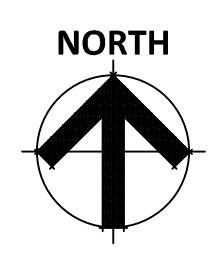
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SITE DATA

PARCEL NUMBER: (PART - NEAR SEC)	301-58-901D
EXISTING ZONING:	C-2
SITE AREA:	7.22 ACRES (314,765 S.F.)
PROPOSED USE:	RESTAURANT WITH D/T
TOTAL BUILDING AREA:	2,448 S.F.
SITE COVERAGE:	-- %
TOTAL PARKING REQUIRED: 1 PER 50 - DINING	15 SPACES
714 S.F. / 50 =	
TOTAL PARKING PROVIDED:	21 SPACES
ACCESSIBLE SPACES REQUIRED:	01 SPACES
ACCESSIBLE SPACES PROVIDED:	01 SPACES



VICINITY MAP
SCALE: N.T.S.



46 TH AND CHANDLER RETAIL
4530 E RAY ROAD PHOENIX AZ 85044
WEST OF NWC OF 46TH STREET AND E RAY ROAD
DATE: 05-31-2023 (PRELIMINARY)

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**SP-1
OPT-1**
RKA# 0000.00



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