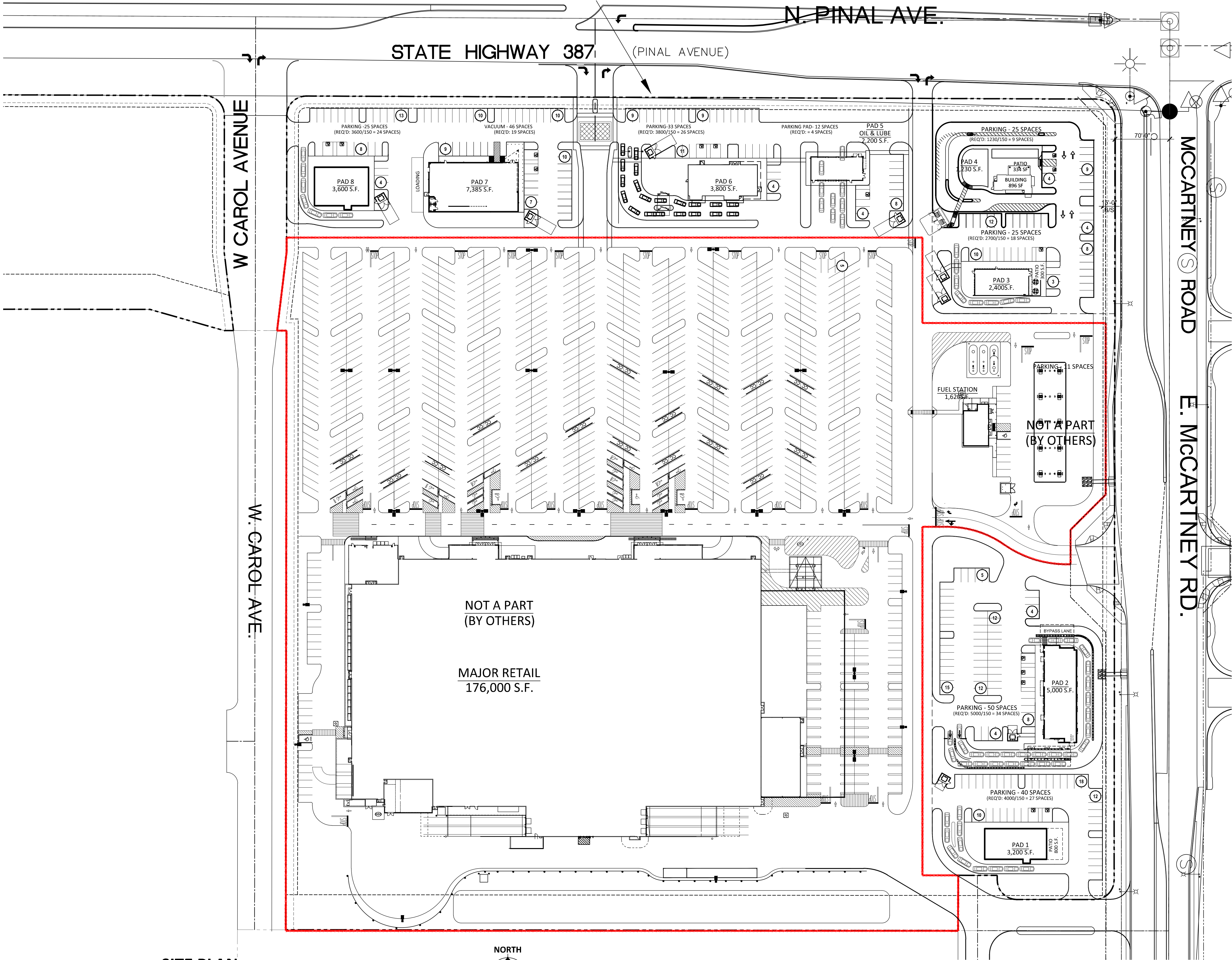
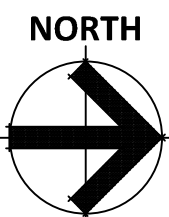




SITE PLAN

SCALE: 1" = 60'-0"



MCCARTNEY RANCH RETAIL
SEC OF MCCARTNEY ROAD AND PINAL AVENUE (HWY 387)
CASA GRANDE ARIZONA 85122
DATE: 09-18-2025 (PRELIMINARY)

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SP1-Opt2
COMMERCIAL A

RKAA# 25034.50

PROJECT DIRECTORY

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SITE DATA - COMMERCIAL AREA A

PARCEL NUMBER: 504-02-001A (PART)
EXISTING ZONING: PAD: COMMERCIAL
GROSS SITE AREA: 30.70 ACRES (1,123,420 S.F.)
NET SITE AREA: 25.79 ACRES (1,337,482 S.F.)

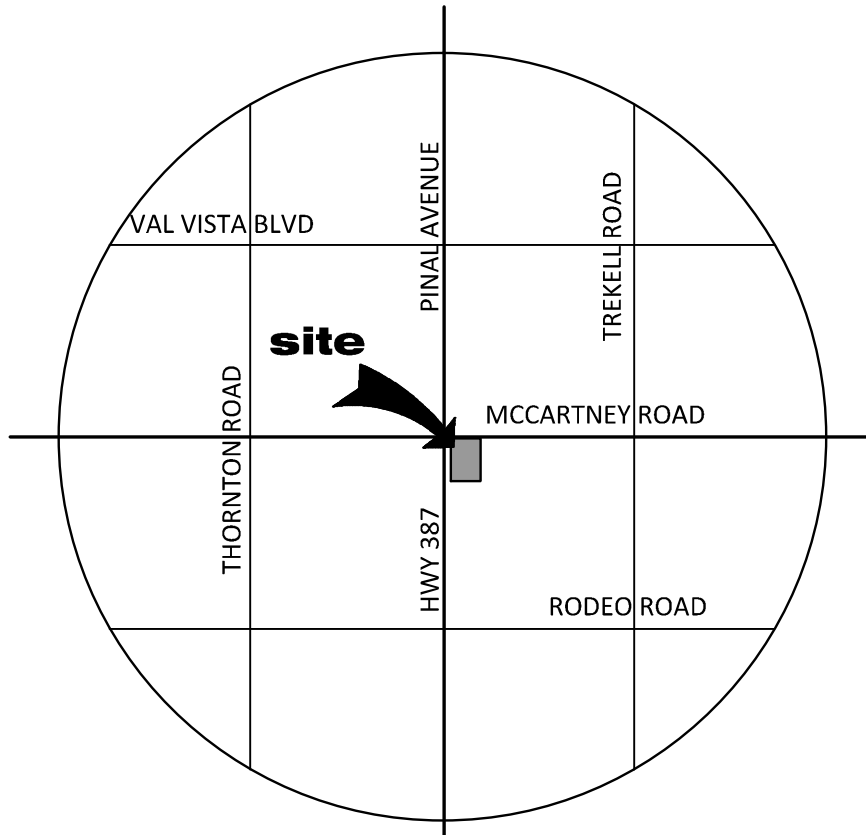
PROPOSED USE: RETAIL/ RESTAURANTS/BANK/AUTO SERVICE/GAS
BUILDING AREA: 4,000 S.F.
PAD 1: 3,200 RESTAURANT+ 800 PATIO 5,000 S.F.
PAD 2: RESTAURANT 2,700 S.F.
PAD 3: 2,400 RESTAURANT+ 300 PATIO 2,700 S.F.
PAD 4: 896 COFFEE + 334 PATIO 1,200 S.F.
PAD 5: OIL CHANGE 2,200 S.F.
PAD 6: RESTAURANT 3,800 S.F.
PAD 7: RETAIL - AUTO PARTS 7,385 S.F.
PAD 8: RESTAURANT 3,600 S.F.
TOTAL PAD AREA: 29,885 S.F.

GAS STATION - BY OTHERS 1,620 S.F.
MAJOR RETAIL - BY OTHERS 176,000 S.F.
TOTAL AREA - BY OTHERS 177,620 S.F.

TOTAL OVERALL AREA: 207,505 S.F.

PARKING REQUIREMENTS: COMMERCIAL LOT A:
PAD'S 1 THRU 8 161 SPACES
GAS STATION AND MAJOR RETAIL (TO BE VERIFIED BY OTHERS) 444 SPACES
TOTAL PARKING REQUIRED: COMMERCIAL LOT A: 595 SPACES

PARKING PROVIDED: COMMERCIAL LOT A:
PAD'S 1 THRU 8 266 SPACES
GAS STATION AND MAJOR RETAIL (TO BE VERIFIED BY OTHERS) 743 SPACES
PARKING PROVIDED: COMMERCIAL LOT A: 1009 SPACES



VICINITY MAP

SCALE: N.T.S.

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