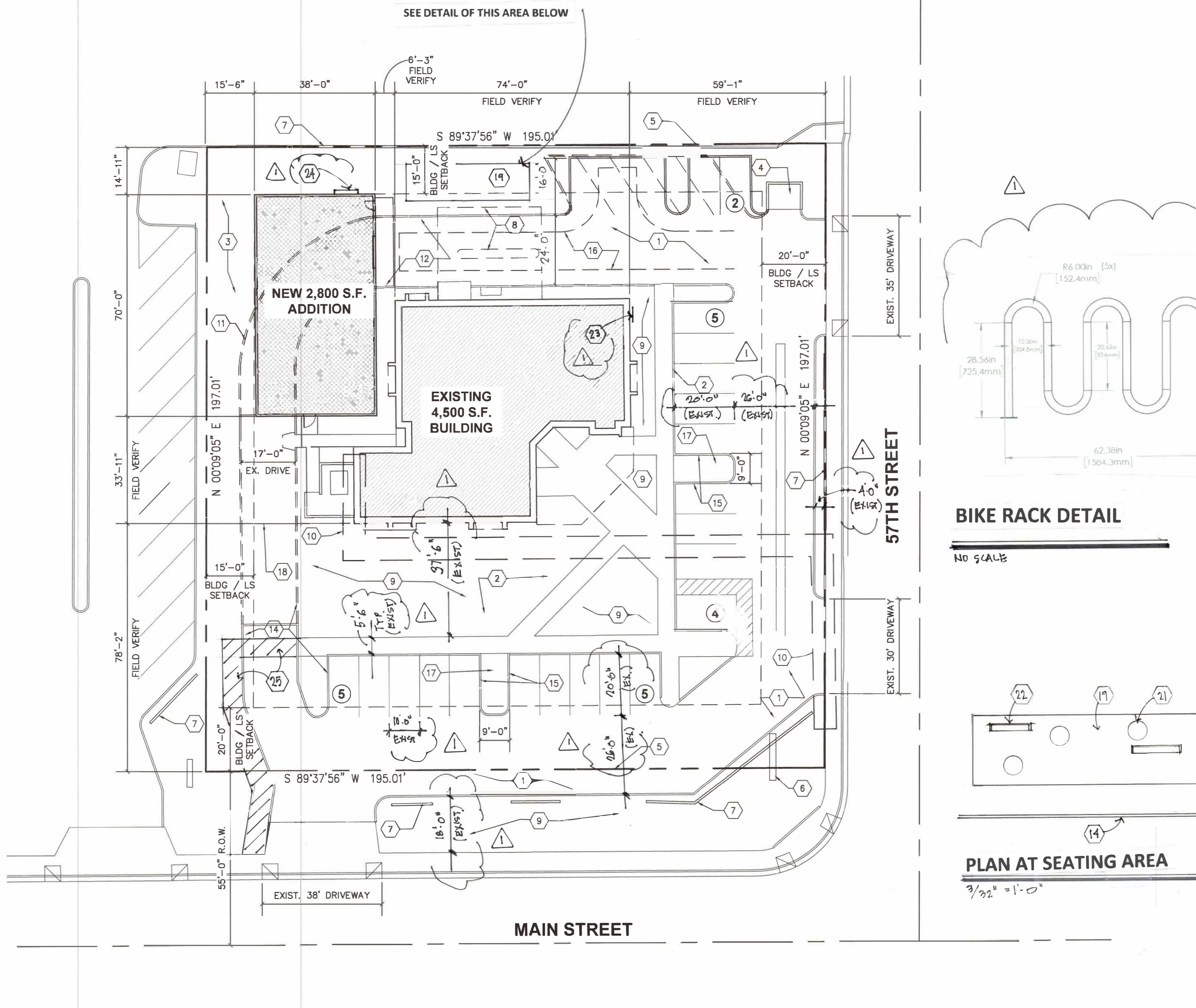


A NEW ADDITION FOR:



5650 E. MAIN STREET, MESA ARIZONA



LEGAL DESCRIPTION

THE EAST 200 FEET OF THE SOUTH 202 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, COMMENCING AT THE CENTER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE NORTH 0° 29' 40" EAST ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 23, A DISTANCE OF 50.00 FEET; THENCE NORTH 89° 58' 03" EAST, BEING PARALLEL, AND 50 FEET NORTHERLY OF THE EAST-WEST MIDSECTION LINE OF SAID SECTION 23, A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF THAT CERTAIN ROADWAY KNOWN AS U.S. HIGHWAY 60, 70, 80, 89; THENCE CONTINUING NORTH 89° 58' 03" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 464.80 FEET; THENCE NORTH 0° 29' 40" EAST BEING PARALLEL TO THE SAID NORTH-SOUTH MIDSECTION LINE OF SECTION 23, A DISTANCE OF 670.18 FEET TO A POINT WHICH IS 220.00 FEET SOUTHERLY OF THE SOUTHERLY LINE OF TRACT "A" AS SHOWN ON THE SUBDIVISION PLAT OF VELDA ROSE COUNTRY CLUB ADDITION, RECORDED IN BOOK 94 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA. THENCE SOUTH 89° 58' 03" WEST, BEING 220.00 FEET SOUTHERLY OF AND PARALLEL TO SAID SOUTHERLY LINE OF TRACT "A", A DISTANCE OF 464.80 FEET, TO A POINT ON THE EASTERLY THAT OF WAY LINE OF THAT CERTAIN ROADWAY KNOWN AS 56TH STREET, SAID POINT ALSO BEING 40.00 FEET EASTERLY OF SAID NORTH-SOUTH MIDSECTION LINE OF SECTION 23; THENCE SOUTH 0° 29' 40" WEST ALONG SAID RIGHT OF WAY LINE BEING PARALLEL TO AND 40.00 FEET EASTERLY OF SAID NORTH-SOUTH MIDSECTION LINE, A DISTANCE OF 670.18 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT ANY PORTION THEREOF QUIT CLAIMED TO THE CITY OF MESA AS RECORDED IN DOCKET NO. 11304, PAGE 843; AND ALSO EXCEPT ANY PORTION THEREOF QUIT CLAIMED TO THE CITY OF MESA AS RECORDED IN DOCKET NO. 14542, PAGE 16.

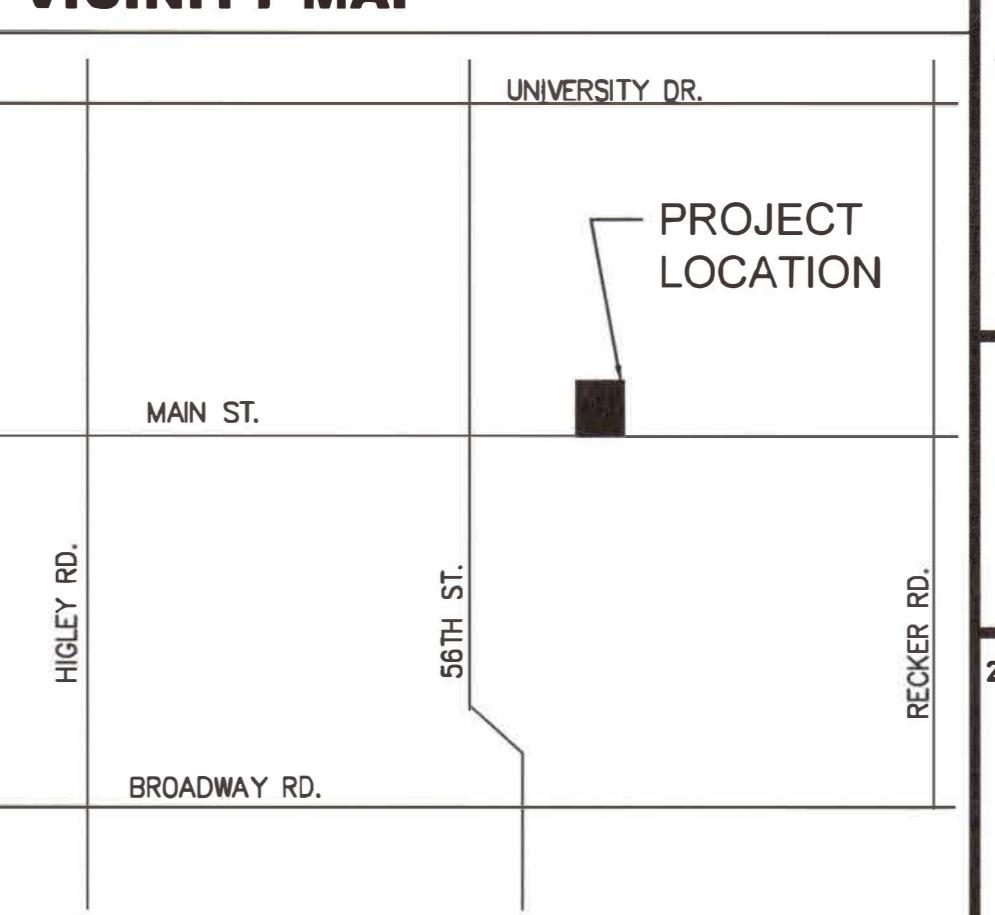
KEYNOTES

1. EXISTING ASPHALT DRIVE AND PARKING WITH CONCRETE CURBS.
2. EXISTING CONCRETE SIDEWALK
3. EXISTING LANDSCAPE AND RETENTION AREA
4. EXISTING TRASH ENCLOSURE
5. PROPERTY LINE
6. EXISTING POLE SIGN
7. EXISTING 3-FOOT-HIGH MASONRY SCREEN WALL
8. EXISTING CANOPY TO BE REMOVED
9. EXISTING LANDSCAPE AREA
10. 7' ELECTRIC EASEMENT
11. EXISTING CONC CURB TO BE REMOVED
12. EXISTING CONCRETE CURB TO BE EXTENDED TO PROPOSED NEW BUILDING
13. NEW LANDSCAPE ISLAND
14. EX.6" CONCRETE CURB
15. NEW 6" CONCRETE CURB FOR L/S ISLAND
16. TURNING RADIUS
17. REMOVE PORTION OF PAVING NEW LANDSCAPE ISLAND
18. PROVIDE NEW LANDSCAPE IN THIS AREA
19. NEW SEATING AREA - PAVER STONES, SIZE, COLOR AND STYLE AS SELECTED BY OWNER
20. NEW 6 INCH CONCRETE CURB AT ACCESS TURN AREA
21. PLANTER AS SELECTED BY OWNER
22. SEATING BENCH AS SELECTED BY OWNER
23. BIKE RACK, SEE DETAIL
24. NEW SERVICE ENTRANCE SECTION
25. ACCESS TO PUBLIC WAY. USE COLORED PAVERS FOR PATH TO PUBLIC SIDEWALK.

PLAN AT SEATING AREA

3/32" = 1'-0"

VICINITY MAP



229 Sawtooth Mountain Way
Dripping Springs, Texas
78620
(T) 623-252-8340

www.rmadesigngroup.com
A NEW ADDITION FOR:
SUNFLOWER CREMATION AND
BURIAL
5650 E. MAIN ST.
MESA, AZ

PROJECT DATA

PROPERTY OWNER: SUNFLOWER FUNERAL HOLDINGS LLC
5650 E. MAIN STREET
MESA, ARIZONA 85205
CONTACT: KENT VOLKMER
PHONE: 520-423-7376

PROPERTY ADDRESS: 5650 E. MAIN STREET

APPLICANT: RMA DESIGN GROUP
229 SAWTOOTH MOUNTAIN WAY
DRIPPING SPRINGS, TEXAS 78620
CONTACT: RICK MOORE
PHONE: 623-252-8340
EMAIL: RICK@RMADESIGNGROUP.COM

APN: 141-49-009J

CURRENT ZONING: LC (LIMITED COMMERCIAL-NO CHANGES)

BUILDING AREA:
EXISTING: 4,500 S.F.
PROPOSED: 2,800 S.F.
TOTAL: 7,300 S.F.

BUILDING HEIGHT:
MAXIMUM ALLOWABLE: 30'-0"
EXISTING: (NO CHANGES)
PROPOSED: 18'-8"

SITE:
GROSS: 50,400 S.F. / 1.15 ACRES
NET: 39,527 S.F. / 0.9 ACRES

STREET: 20'-0"
SIDE: 15'-0"
REAR: 15'-0"

LOT COVERAGE:
EXISTING: 11%
WITH NEW ADDITION: 18%

PARKING:
REQUIRED: 1 SPACE / 75 S.F. OF ASSEMBLY AREA
CHAPEL - 780 S.F.
VISITATION - 570 S.F.
TOTAL - 1300 S.F./75 = 18
(REDUCED BY 6 SPACE) 21

PROVIDED:

PROJECT NARRATIVE

THIS PROJECT INVOLVES THE CONSTRUCTION OF A NEW SINGLE STORY 2,800 S.F. MASONRY BUILDING, ADJACENT TO THE EXISTING SUNFLOWER FACILITY

SUNFLOWER CREMATORIAL LLC WILL PROVIDE ONSITE CREMATIONS SERVICES TO LOCAL FUNERAL HOMES USING STATE-OF-ART RETORTS LOCATED INSIDE A SECURE MASONRY BUILDING. THIS BUILDING WILL INCLUDE A LARGE WALK-IN COOLER FOR STORAGE, AS WELL AS UP TO FOUR FULLY OPERATIONAL HUMAN RETORT MACHINES.

AS THIS FACILITY DOES NOT DIRECTLY SERVE THE PUBLIC, THE PUBLIC WILL ONLY HAVE ACCESS ON THE NORTHEAST SIDE OF THE BUILDING DURING LIMITED PRE-ARRANGED HOURS. THE ONLY AREAS AVAILABLE FOR THE PUBLIC WILL BE THE LOBBY AREA, RESTROOM, AND CONFERENCE ROOM. DELIVERIES WILL OCCUR ON THE SOUTH SIDE OF THE BUILDING THROUGH A DEDICATED 4 FOOT MAN DOOR LEADING DIRECTLY TO THE WALK-IN COOLER. ACCESS TO ALL NON-PUBLIC POINTS OF INGRESS AND EGRESS WILL BE SECURED 24 HOURS A DAY. THE FACILITY WILL ALSO DEPLOY EXTERIOR AND INTERIOR CAMERAS.

ALONG WITH THE BUILDING CONSTRUCTION, GRADING, DRAINAGE AND LANDSCAPE ENHANCEMENTS WILL BE PROVIDED TO MEET CURRENT CITY OF MESA STANDARDS.

AGAIN, IT IS IMPORTANT TO NOTE THAT THIS IS NOT A PUBLIC BUILDING PER SE, ONE THAT HAS CLIENTELE CONSTANTLY VISITING AS IS THE FUNERAL PARLOR ITSELF. FUNERAL HOMES ARE REGULATED, WITH A VERY STRICT SET OF STANDARDS, IN ARIZONA BY THE FUNERAL CONSUMERS ALLIANCE OF ARIZONA, INC. AND THE FEDERAL TRADE COMMISSION

SITE PLAN

PROJECT NUMBER: DR-1
DRAWN BY: BP
CHECKED BY: RM
REVISION NUMBER: 1
DATE: 5/4/25
CITY APPROVALS: 1
SHEET NUMBER: 1
TICKET DATE: 5/4/25
SCALE: AS SHOWN