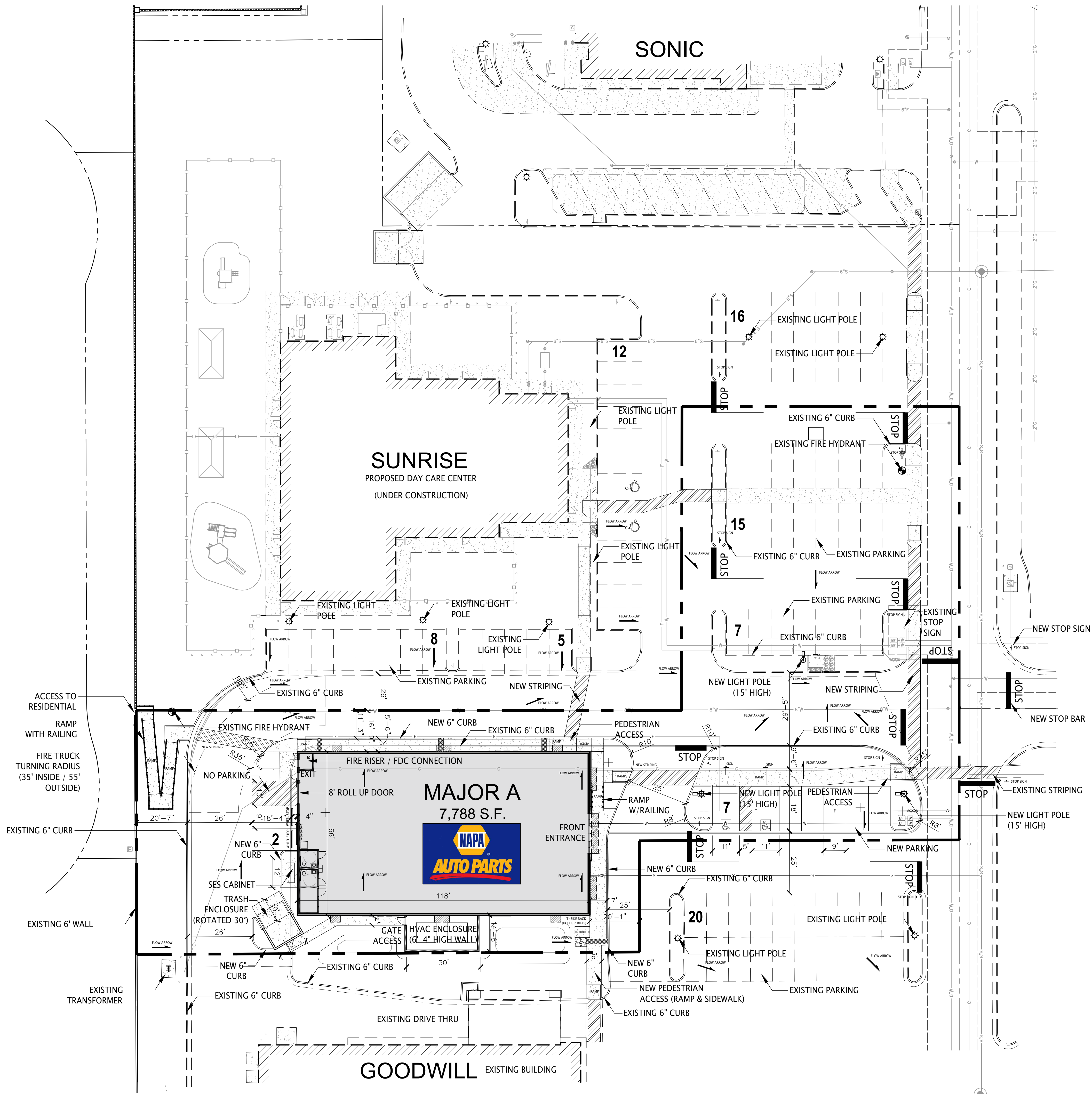




project directory

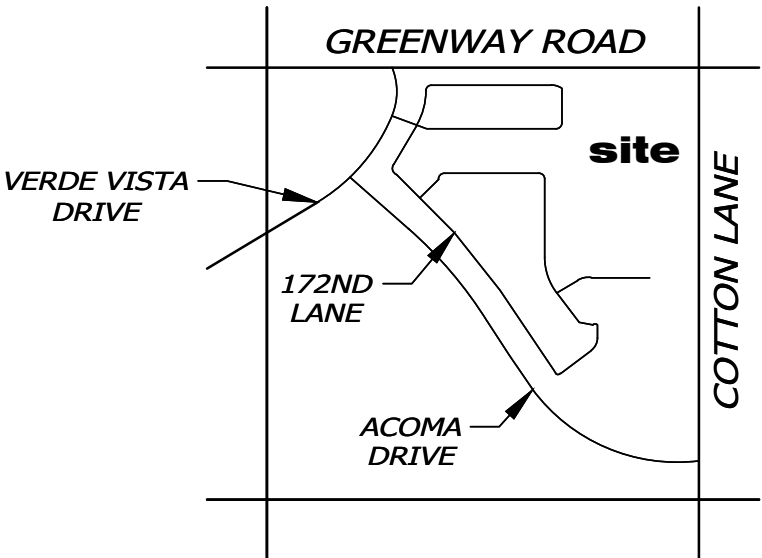
ARCHITECT:
KERPAN ARCHITECTS, LLC
4777 S. FULTON RANCH BLVD. UNIT 2134
CHANDLER, ARIZONA 85248
CONTACT: KEVIN D. KERPAN
PHONE: (602) 329-0192
E-MAIL: kevin@kerpanarchitects.com

site data (major a)

EXISTING ZONING:	PAD - COMMERCIAL
NET SITE AREA:	0.927ACRES (40,398 S.F.)
PROPOSED USE:	RETAIL
BUILDING AREA:	7,788 S.F.
MAJOR A:	7,788 S.F.
TOTAL BUILDING AREA:	7,788 S.F.
SITE COVERAGE (IMPERVIOUS AREA):	35,256 S.F. (87.3 %)
TOTAL LANDSCAPE AREA:	5,142 S.F. (12.7%)
TOTAL PARKING REQUIRED:	31 SPACES
MAJOR A: RETAIL SHOPPING (7,788 S.F.):	7,788 S.F. @ 1/250 = 31 SPACES
TOTAL PARKING PROVIDED:	31 SPACES (4.0/1000)
ACCESSIBLE SPACES REQUIRED:	2 SPACES
ACCESSIBLE SPACES PROVIDED:	2 SPACES

vicinity map

scale: n.t.s.



site plan

scale: 1" = 20'-0"



NOTE:
THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID
OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH
APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR
CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE
BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

NEW COMMERCIAL DEVELOPMENT
MAJOR A - NAPA AUTO PARTS
15252 N. COTTON LANE
SURPRISE, ARIZONA 85388

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

MUTUAL INVESTMENT COMPANY, LLC

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Date 04/15/2025

Sheet No.

SP-1