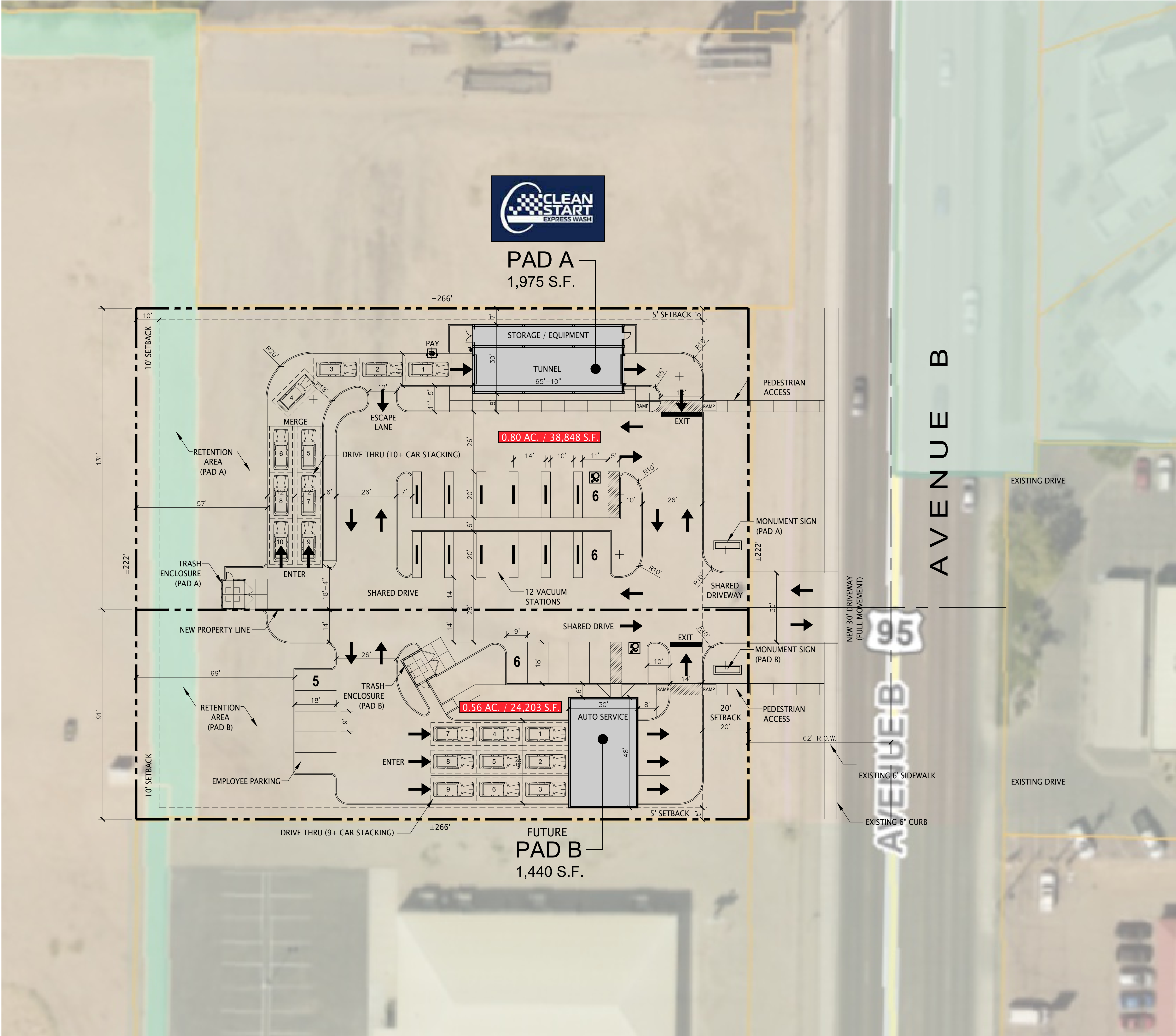




project directory

ARCHITECT:
KERPAN ARCHITECTS, LLC
4777 S. FULTON RANCH BLVD. UNIT 2134
CHANDLER, ARIZONA 85248
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site data

EXISTING ZONING:	COMMERCIAL
NET SITE AREA:	1.36 ACRES (59,052 S.F.)
PROPOSED USE:	CAR WASH / AUTO SERVICES
BUILDING AREA:	
PAD A (CAR WASH):	1,975 S.F.
PAD B (AUTO SERVICE):	1,440 S.F.
TOTAL BUILDING AREA:	3,415 S.F.
SITE COVERAGE:	5.8%
PARKING REQUIRED:	12 SPACES
PAD A (CAR WASH) (1,975 S.F.):	1,975 S.F. @ 1/300 S.F. = 7 SPACES
PAD B (AUTO SERVICE) (1,440 S.F.):	1,440 S.F. @ 1/300 S.F. = 5 SPACES
PARKING PROVIDED:	23 SPACES
ACCESSIBLE PARKING REQUIRED:	1 SPACE
ACCESSIBLE PARKING PROVIDED:	2 SPACES

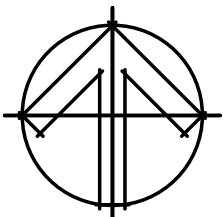
NOTE:
THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID
OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH
APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR
CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE
BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

preliminary site plan

scale: 1" = 20'-0"



north



NEW COMMERCIAL DEVELOPMENT
NEW PAD A AND PAD B
3000 AVENUE B
YUMA, ARIZONA 85364

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

SUBTO FUND

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KERPAN
ARCHITECTS

Job No. 26009
Date 03/26/2026

Sheet No.

SP-4

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