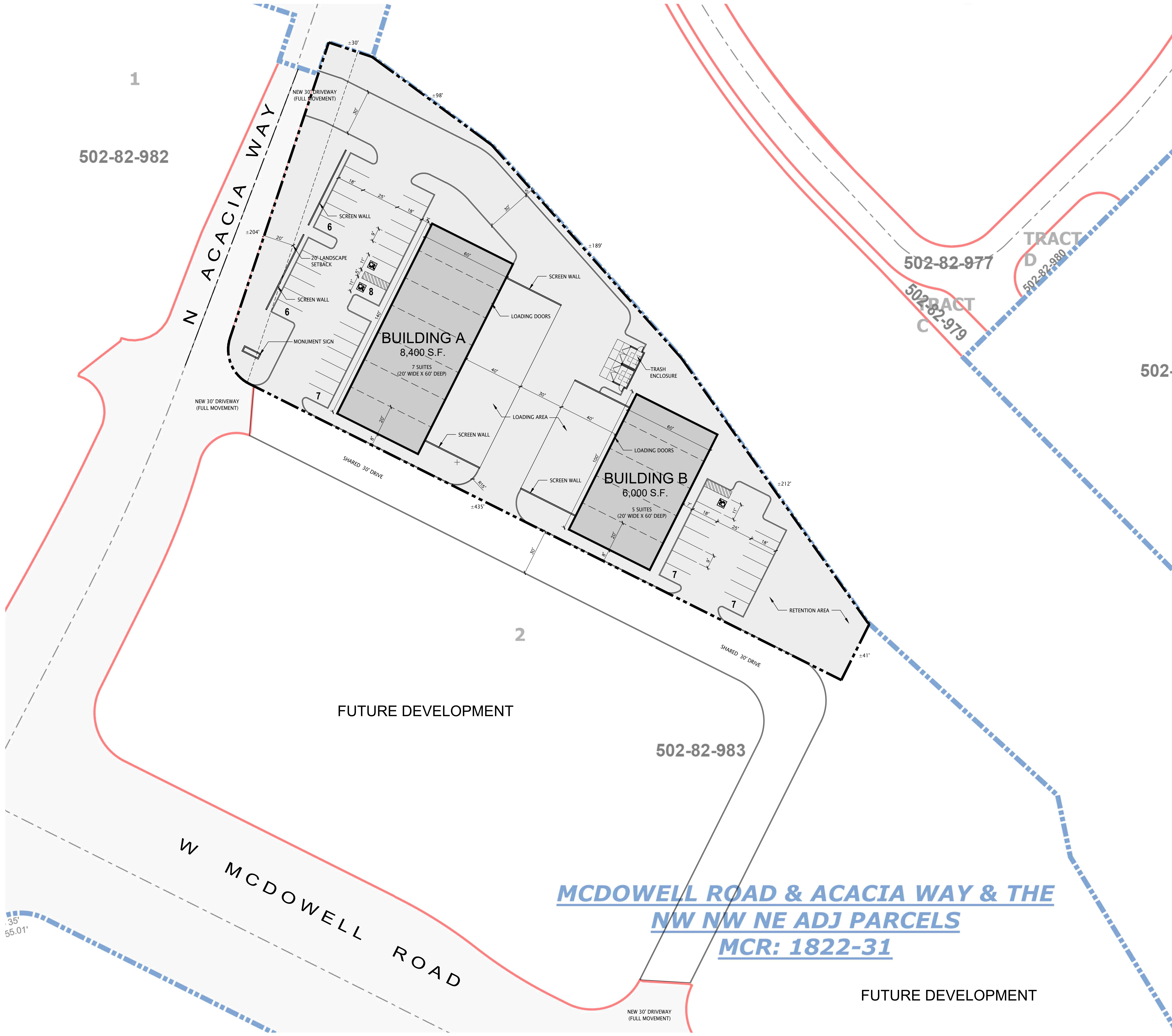




project directory

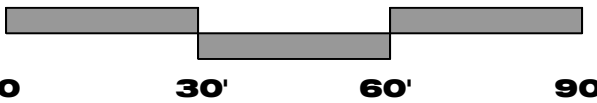
ARCHITECT:
KERPAN ARCHITECTS, LLC
4777 S. FULTON RANCH BLVD. UNIT 2134
CHANDLER, ARIZONA 85248
CONTACT: KEVIN D. KERPAN
PHONE: (602) 329-0192
E-MAIL: kevin@kerpanarchitects.com

site data

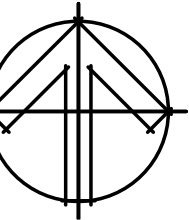
EXISTING ZONING:	COMMERCIAL
NET SITE AREA:	1.65 ACRES (72,026 S.F.)
PROPOSED USE:	INDUSTRIAL
BUILDING AREA:	
BUILDING A:	8,400 S.F.
BUILDING B:	6,000 S.F.
TOTAL BUILDING AREA:	14,400 S.F.
SITE COVERAGE:	20.0%
PARKING REQUIRED:	36 SPACES
Indoor Storage/Warehousing/Vehicle Service/Manufacturing Area:	14,400 S.F. @ 1/400 S.F. = 36 SPACES
PARKING PROVIDED:	41 SPACES
ACCESSIBLE PARKING REQUIRED:	2 SPACES
ACCESSIBLE PARKING PROVIDED:	3 SPACES

preliminary site plan

scale: 1" = 30'-0"



north



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.

VERRADO - FARMSTEAD DISTRICT
NEW INDUSTRIAL DEVELOPMENT
NEC W. MCDOWELL ROAD AND N. ACACIA WAY
BUCKEYE, ARIZONA 85396

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

SUBTO FUND

KERPAN
ARCHITECTS

4777 S. FULTON RANCH BLVD.
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Job No. 25036
Date 11/07/2025

Sheet No.

SP-1