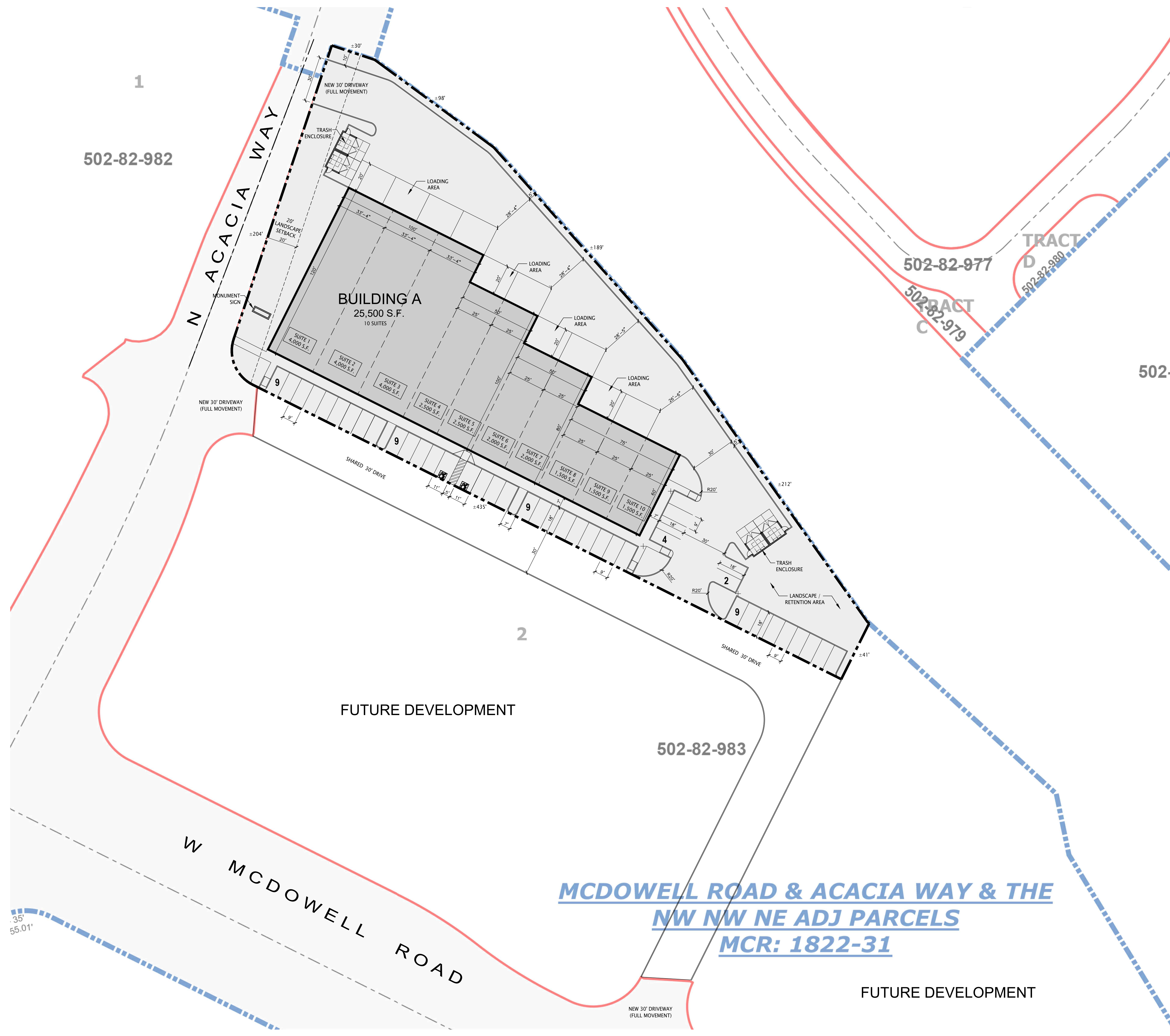




project directory

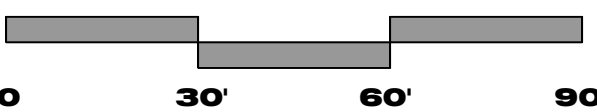
ARCHITECT:
KERPAN ARCHITECTS, LLC
4777 S. FULTON RANCH BLVD. UNIT 2134
CHANDLER, ARIZONA 85248
CONTACT: KEVIN D. KERPAN
PHONE: (602) 329-0192
E-MAIL: kevin@kerpanarchitects.com

site data

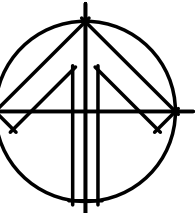
EXISTING ZONING:	COMMERCIAL
NET SITE AREA:	1.65 ACRES (72,026 S.F.)
PROPOSED USE:	INDUSTRIAL
BUILDING AREA:	
BUILDING A:	25,500 S.F.
TOTAL BUILDING AREA:	25,500 S.F.
SITE COVERAGE:	35.4%
PARKING REQUIRED:	38 SPACES
INDUSTRIAL USE: INDOOR STORAGE / WAREHOUSING / MANUFACTURING AREA: 90% INDUSTRIAL 22,450 S.F. @ 1/150 S.F. = 31 SPACES 10% OFFICE 2,550 S.F. @ 1/350 S.F. = 7 SPACES	
PARKING PROVIDED:	42 SPACES
ACCESSIBLE PARKING REQUIRED:	2 SPACES
ACCESSIBLE PARKING PROVIDED:	2 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

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CONSTRUCTION
OR
RECORDING

SUBTO FUND

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KERPAN
ARCHITECTS

Job No. 25036
Date 05/16/2026

Sheet No.

SP-1

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