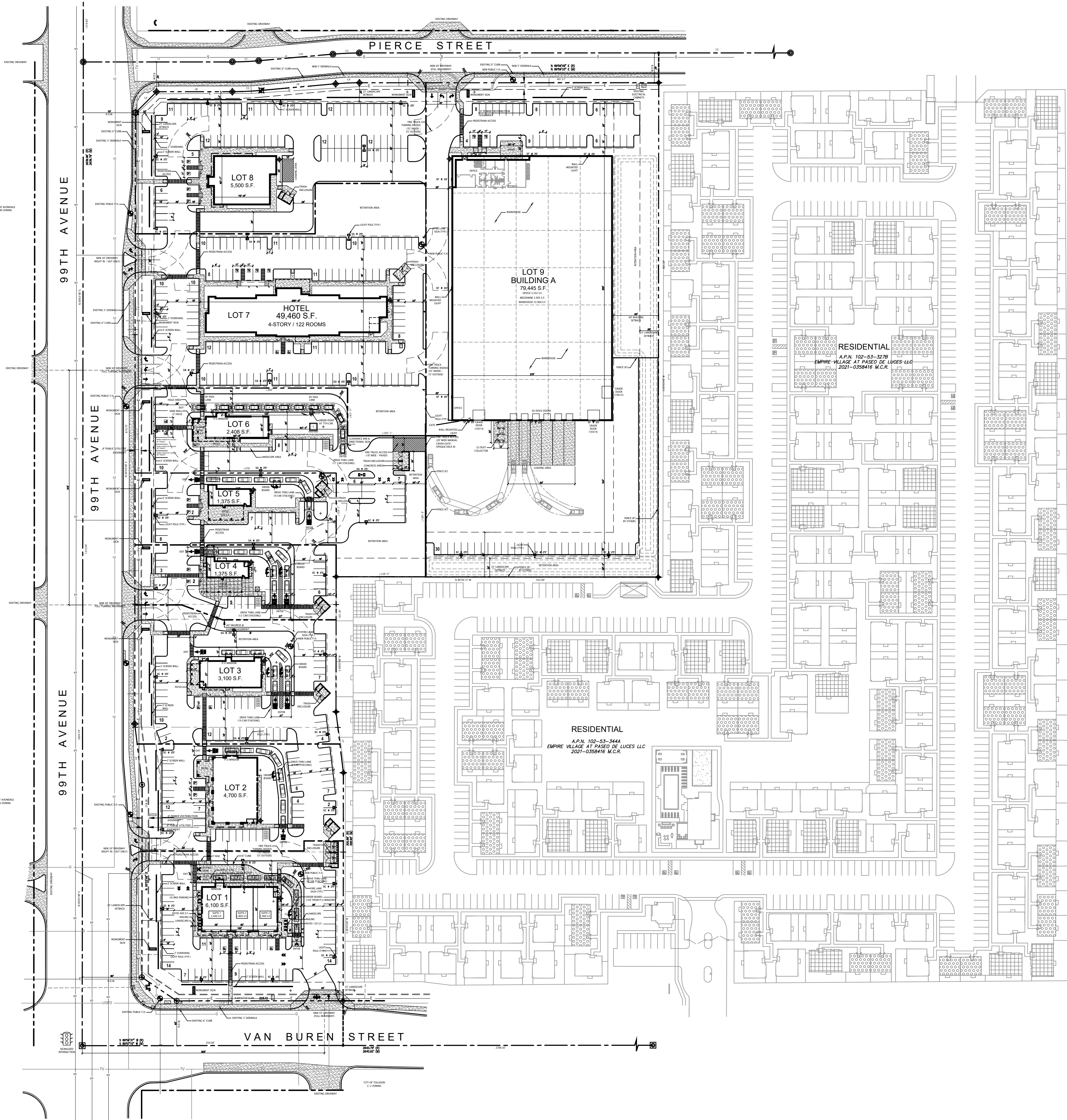




## site data (each lot)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <b>LOT 1: RESTAURANT / RETAIL SHOPS W/ DRIVE THRU</b><br>NET SITE AREA:<br>TOTAL GROSS BUILDING AREA:<br>USE: RESTAURANT WITH DRIVE THRU & GENERAL RETAIL<br>TOTAL PARKING REQUIRED:<br>SUITE 1: RESTAURANT (2,400 S.F.):<br>1,450 S.F. (60% USABLE FLOOR AREA) @ 1/50 = 29 SPACES<br>SUITE 2: GENERAL RETAIL (1,800 S.F.):<br>1,800 S.F. @ 1/300 = 6 SPACES<br>SUITE 3: RESTAURANT (1,400 S.F.):<br>450 S.F. (50% USABLE FLOOR AREA) @ 1/50 = 19 SPACES<br>TOTAL PARKING PROVIDED: | 1.25 ACRES<br>6,100 S.F.<br>54 SPACES<br>55 SPACES<br>(9.0/1,000)    |
| <b>LOT 2: RESTAURANT / RETAIL SHOPS W/ DRIVE THRU</b><br>NET SITE AREA:<br>TOTAL GROSS BUILDING AREA:<br>USE: RESTAURANT WITH DRIVE THRU & GENERAL RETAIL<br>TOTAL PARKING REQUIRED:<br>SUITE 1: RESTAURANT (1,800 S.F.):<br>1,080 S.F. (60% USABLE FLOOR AREA) @ 1/50 = 22 SPACES<br>SUITE 2: BEAUTY SALON (1,800 S.F.):<br>1,800 S.F. @ 1/300 = 6 SPACES<br>SUITE 3: RESTAURANT (1,800 S.F.):<br>1,040 S.F. (65% USABLE FLOOR AREA) @ 1/50 = 21 SPACES<br>TOTAL PARKING PROVIDED: | 0.81 ACRES<br>5,280 S.F.<br>49 SPACES<br>44 SPACES<br>(9.3/1,000)    |
| <b>LOT 3: RESTAURANT W/ DRIVE THRU</b><br>NET SITE AREA:<br>TOTAL GROSS BUILDING AREA:<br>USE: RESTAURANT WITH DRIVE THRU<br>TOTAL PARKING REQUIRED:<br>1,260 S.F. (60% USABLE FLOOR AREA) @ 1/50 S.F.<br>TOTAL PARKING PROVIDED:                                                                                                                                                                                                                                                   | 1.08 ACRES<br>3,100 S.F.<br>37 SPACES<br>44 SPACES<br>(14.0/1,000)   |
| <b>LOT 4: RESTAURANT W/ DRIVE THRU</b><br>NET SITE AREA:<br>TOTAL GROSS BUILDING AREA:<br>USE: RESTAURANT WITH DRIVE THRU<br>TOTAL PARKING REQUIRED:<br>700 S.F. (50% USABLE FLOOR AREA) @ 1/50 S.F.<br>TOTAL PARKING PROVIDED:                                                                                                                                                                                                                                                     | 0.58 ACRES<br>1,375 S.F.<br>14 SPACES<br>16 SPACES<br>(11.6/1,000)   |
| <b>LOT 5: RESTAURANT W/ DRIVE THRU</b><br>NET SITE AREA:<br>TOTAL GROSS BUILDING AREA:<br>USE: RESTAURANT WITH DRIVE THRU<br>TOTAL PARKING REQUIRED:<br>825 S.F. (60% USABLE FLOOR AREA) @ 1/50 S.F.<br>TOTAL PARKING PROVIDED:                                                                                                                                                                                                                                                     | 0.60 ACRES<br>1,375 S.F.<br>17 SPACES<br>17 SPACES<br>(12.4/1,000)   |
| <b>LOT 6: RESTAURANT</b><br>NET SITE AREA:<br>TOTAL GROSS BUILDING AREA:<br>USE: RESTAURANT WITH DRIVE THRU<br>TOTAL PARKING REQUIRED:<br>RESTAURANT (2,400 S.F.):<br>1,440 S.F. (60% USABLE FLOOR AREA) @ 1/50 S.F.<br>TOTAL PARKING PROVIDED:                                                                                                                                                                                                                                     | 1.25 ACRES<br>2,400 S.F.<br>29 SPACES<br>31 SPACES<br>(12.9/1,000)   |
| <b>LOT 7: 4-STORY HOTEL - 122 ROOMS</b><br>NET SITE AREA:<br>TOTAL GROSS BUILDING AREA:<br>USE: HOTEL<br>TOTAL PARKING REQUIRED:<br>1 PER ROOM (122) + 1 PER 2 EMPLOYEES (10)<br>TOTAL PARKING PROVIDED:                                                                                                                                                                                                                                                                            | 2.24 ACRES<br>49,460 S.F.<br>132 SPACES<br>132 SPACES<br>(2.7/1,000) |
| <b>LOT 8: RESTAURANT</b><br>NET SITE AREA:<br>TOTAL GROSS BUILDING AREA:<br>USE: RESTAURANT WITH DRIVE THRU<br>TOTAL PARKING REQUIRED:<br>3,300 S.F. (60% USABLE FLOOR AREA) @ 1/50 S.F.<br>TOTAL PARKING PROVIDED:                                                                                                                                                                                                                                                                 | 1.51 ACRES<br>5,500 S.F.<br>66 SPACES<br>90 SPACES<br>(16.4/1,000)   |
| <b>LOT 9: LIGHT INDUSTRIAL / WAREHOUSING</b><br>NET SITE AREA:<br>TOTAL GROSS BUILDING AREA (BUILDING A):<br>USE: LIGHT INDUSTRIAL / WAREHOUSING<br>TOTAL PARKING REQUIRED:<br>79,445 S.F. @ 1,700 S.F.<br>TOTAL PARKING PROVIDED:                                                                                                                                                                                                                                                  | 4.75 ACRES<br>79,445 S.F.<br>47 SPACES<br>71 SPACES<br>(0.9/1,000)   |

## project directory

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## site data (overall)

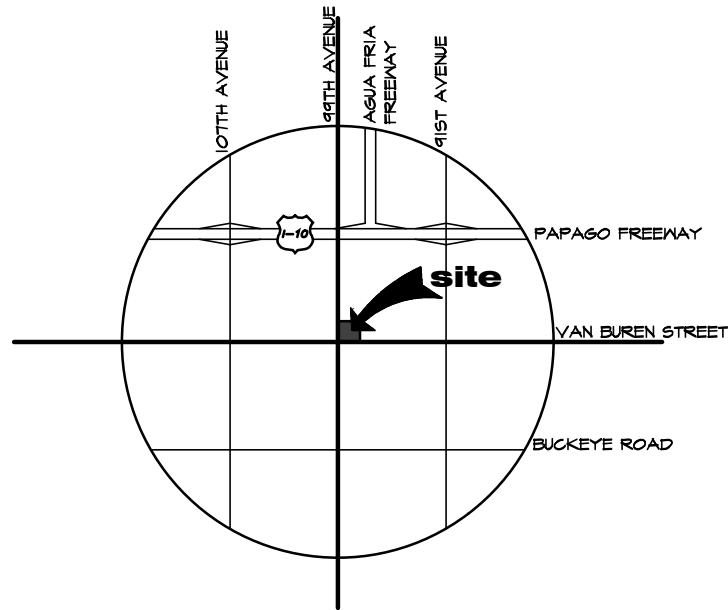
EXISTING ZONING: C-2  
NET SITE AREA: 14.129 ACRES (615,442 S.F.)  
PROPOSED USES: RESTAURANT, RETAIL, HOTEL,  
LIGHT INDUSTRIAL & WAREHOUSING  
TOTAL BUILDING AREA: 154,035 S.F.  
SITE COVERAGE: 25.0%  
TOTAL PARKING REQUIRED: 445 SPACES  
TOTAL PARKING PROVIDED: 505 SPACES  
(3.3/1,000)

## legend

- NEW PARKING LOT LIGHT POLE
- EXISTING (PUBLIC) FIRE HYDRANT
- NEW (PUBLIC) FIRE HYDRANT
- FDC
- FIRE LANE SIGN

## notes

- ALL MONUMENT SIGNS WILL COMPLY WITH SIGN REGULATIONS.
- PARKING REQUIRED FOR RESTAURANTS IS CALCULATED AT 1/50 S.F. OF USABLE FLOOR AREA. THE CITY OF TOLLESON ZONING CODE DEFINES USABLE FLOOR AREA AS THE NET FLOOR AREA PER IBC2018. THIS AREA DOESN'T INCLUDE CORRIDORS, STAIRWAYS, RAMP, TOILET ROOMS, MECHANICAL ROOMS AND CLOSETS.



vicinity map  
scale: n.t.s.

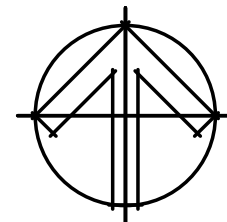
## site plan

scale: 1" = 80'-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.

north



NEW COMMERCIAL DEVELOPMENT  
MASTER SITE PLAN: LOTS 1-9  
NEC 99TH AVENUE AND VAN BUREN STREET  
TOLLESON, ARIZONA 85353

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**KERPAN**  
ARCHITECTS

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
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RECORDING

Job No. 21013  
Date 11/09/2022

Sheet No.

MP-1