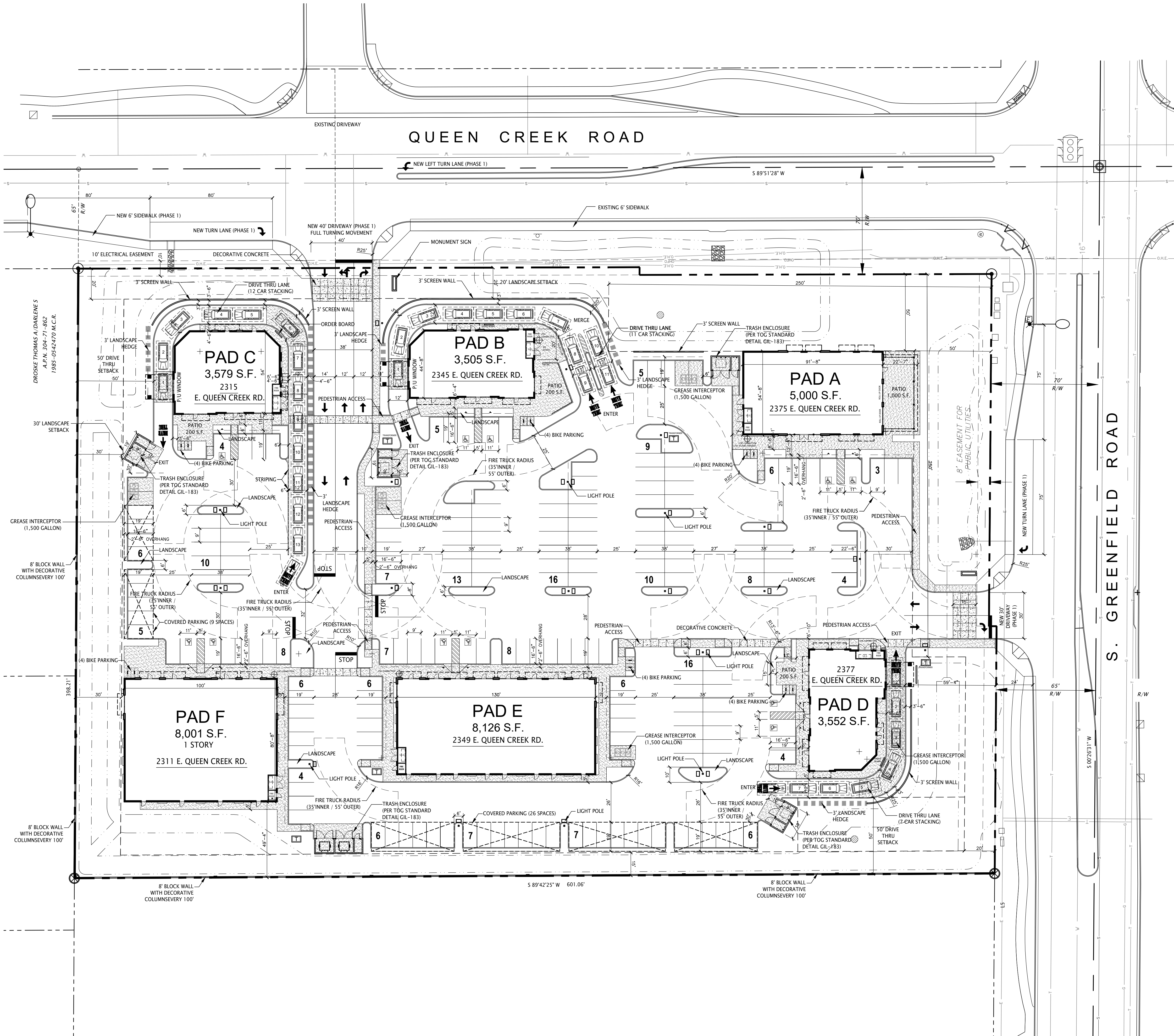




project directory

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

site data

EXISTING ZONING: CC
GROSS SITE AREA: 7.07 ACRES (308,100 S.F.)
NET SITE AREA: 5.43 ACRES (236,660 S.F.)

PROPOSED USE: RETAIL SHOPPING CENTER

BUILDING AREA:
PAD A: 5,000 S.F.
PAD B: 3,505 S.F.
PAD C: 3,579 S.F.
PAD D: 3,552 S.F.
PAD E: 8,126 S.F.
PAD F: 8,001 S.F.

TOTAL BUILDING AREA: 31,763 S.F.
SITE COVERAGE: 13.4%

TOTAL PARKING REQUIRED: 201 SPACES

PAD A & B (8,505 S.F.):
8,505 S.F. (RESTAURANT) @ 1/100 = 85 SPACES
1,200 S.F. (OUTDOOR PATIO) @ 1/400 = 3 SPACES
PAD C (3,579 S.F.):
1,503 S.F. (RESTAURANT) @ 1/100 = 15 SPACES
200 S.F. (OUTDOOR PATIO) @ 1/400 = 1 SPACE
2,076 S.F. (GENERAL RETAIL) @ 1/250 = 8 SPACES
PAD D (3,552 S.F.):
1,503 S.F. (RESTAURANT) @ 1/100 = 15 SPACES
200 S.F. (OUTDOOR PATIO) @ 1/400 = 1 SPACE
2,049 S.F. (GENERAL RETAIL) @ 1/250 = 8 SPACES
PAD E (8,126 S.F.):
8,126 S.F. (GENERAL RETAIL) @ 1/250 = 33 SPACES
PAD F (8,001 S.F.):
8,001 S.F. (GENERAL RETAIL) @ 1/250 = 32 SPACES

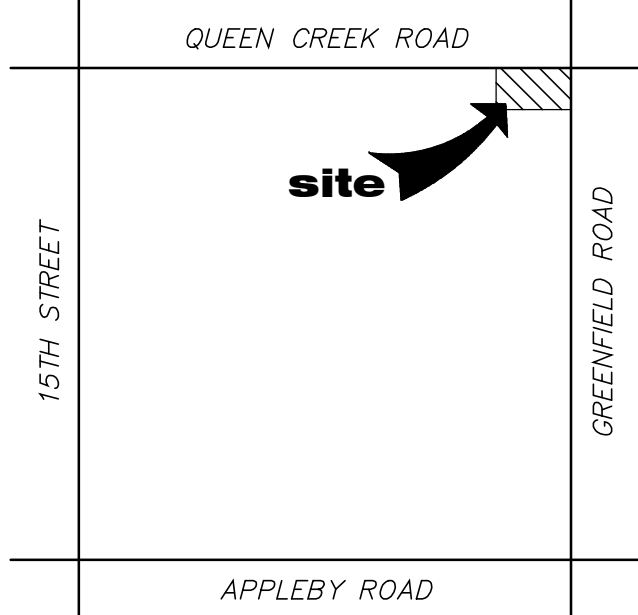
TOTAL PARKING PROVIDED: 202 SPACES
(6.4/1000)

ACCESSIBLE PARKING REQUIRED: 11 SPACES
ACCESSIBLE PARKING PROVIDED: 11 SPACES

BICYCLE PARKING REQUIRED: 22 SPACES
BICYCLE PARKING PROVIDED: 24 SPACES

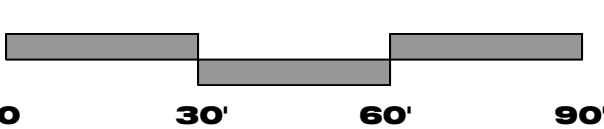
vicinity map

scale: n.t.s.



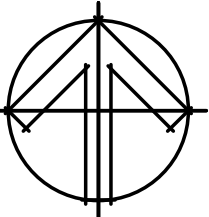
site plan

scale: 1" = 30'-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



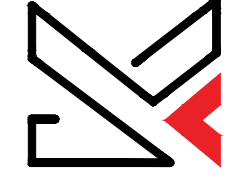
NEW COMMERCIAL DEVELOPMENT
VICTORY PLAZA
SWC E. QUEEN CREEK ROAD AND S. GREENFIELD ROAD
GILBERT, ARIZONA 85298

Job No. 20004
Date 04/22/2025

Sheet No.

SP-1

4777 S. FULTON RANCH BLVD
CHANDLER, ARIZONA 85248
PHONE: (602) 329-0192
www.kerpanarchitects.com



PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

VICTOR CORPORATION

OWNERSHIP OF INSTRUMENTS OF SERVICE: All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by Kerpan Architects as instruments of service shall remain the property of Kerpan Architects. Kerpan Architects shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights therein. These documents are instruments of service and are not to be reproduced or used for the purpose other than originally intended, unless authorized in writing by Kerpan Architects.