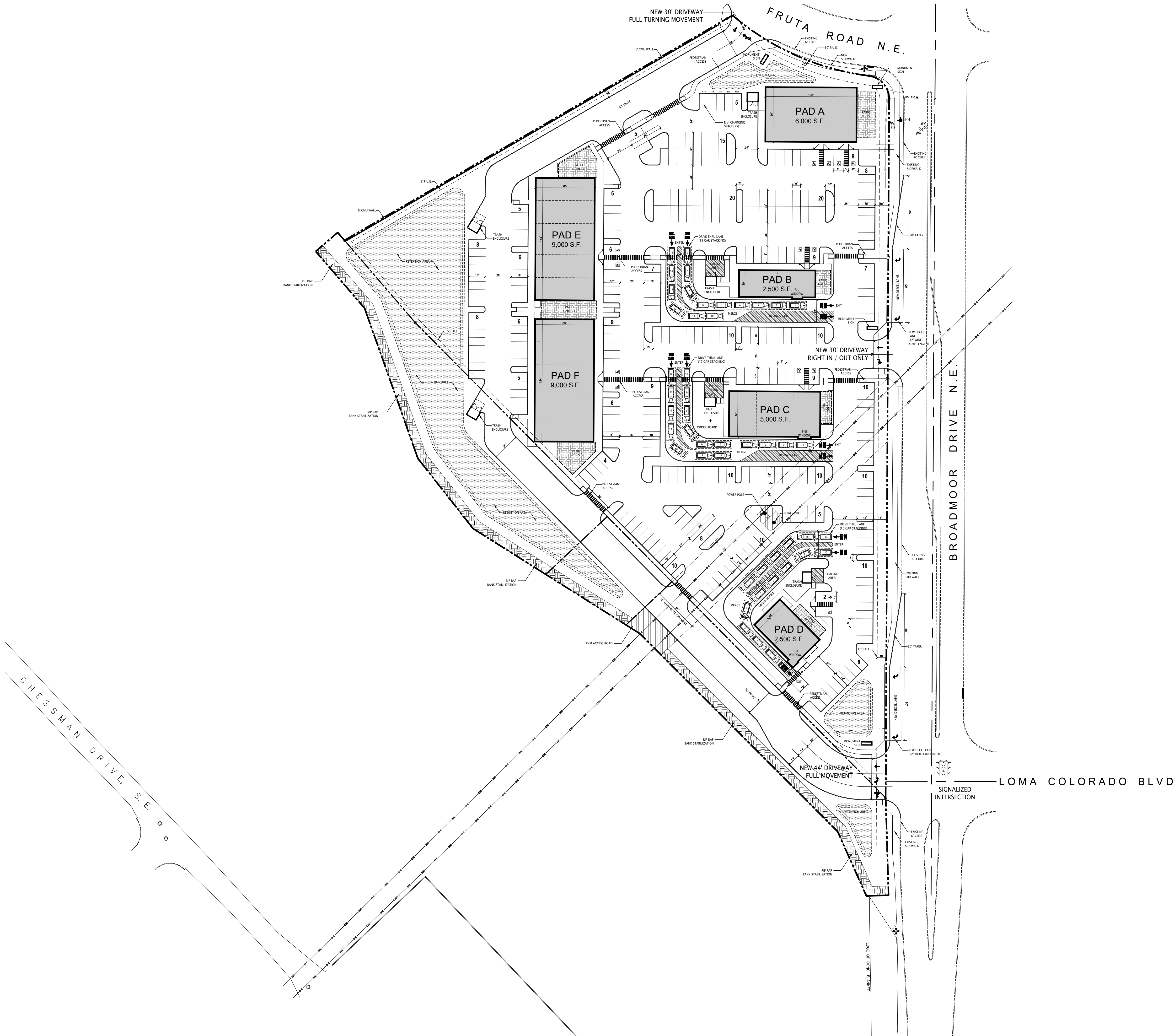




project directory

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

EXISTING ZONING: COMMERCIAL C-1
NET SITE AREA: 7.67 ACRES (334,275 S.F.)

PROPOSED USE: COMMERCIAL RETAIL CENTER
(RETAIL AND RESTAURANT USES)

BUILDING AREA:	
PAD A:	6,000 S.F.
PAD B:	2,500 S.F.
PAD C:	5,000 S.F.
PAD D:	2,500 S.F.
PAD E:	9,000 S.F.
PAD F:	9,000 S.F.

TOTAL BUILDING AREA: 34,000 S.F.
SITE COVERAGE: 10.2%

TOTAL PARKING REQUIRED:	245 SPACES
PAD A (6,000 S.F.):	
6,000 S.F. (RESTAURANT) @ 1/100 = 60 SPACES	
1,000 S.F. (OUTDOOR PATIO) @ 1/200 = 5 SPACES	
PAD B (2,500 S.F.):	
2,500 S.F. (RESTAURANT) @ 1/100 = 25 SPACES	
400 S.F. (OUTDOOR PATIO) @ 1/200 = 2 SPACES	
PAD C (5,000 S.F.):	
5,000 S.F. (RESTAURANT) @ 1/100 = 50 SPACES	
400 S.F. (OUTDOOR PATIO) @ 1/200 = 2 SPACES	
PAD D (2,500 S.F.):	
2,500 S.F. (RESTAURANT) @ 1/100 = 25 SPACES	
400 S.F. (OUTDOOR PATIO) @ 1/200 = 2 SPACES	
PAD E & F (18,000 S.F.):	
9,000 S.F. (GENERAL RETAIL) @ 1/300 = 30 SPACES	
9,000 S.F. (RESTAURANT) @ 1/100 = 90 SPACES	
3,200 S.F. (OUTDOOR PATIO) @ 1/200 = 16 SPACES	

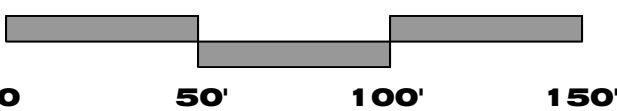
TOTAL PARKING PROVIDED: 305 SPACES
(9.0/1000)

ACCESSIBLE PARKING REQUIRED: 14 SPACES
ACCESSIBLE PARKING PROVIDED: 14 SPACES

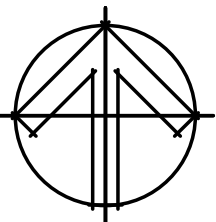
NOTE:
THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID
OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH
APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR
CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE
BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

site plan

scale: 1" = 50'-0"



north



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Job No. 23034
Date 09/18/2023

Sheet No.

SP-1