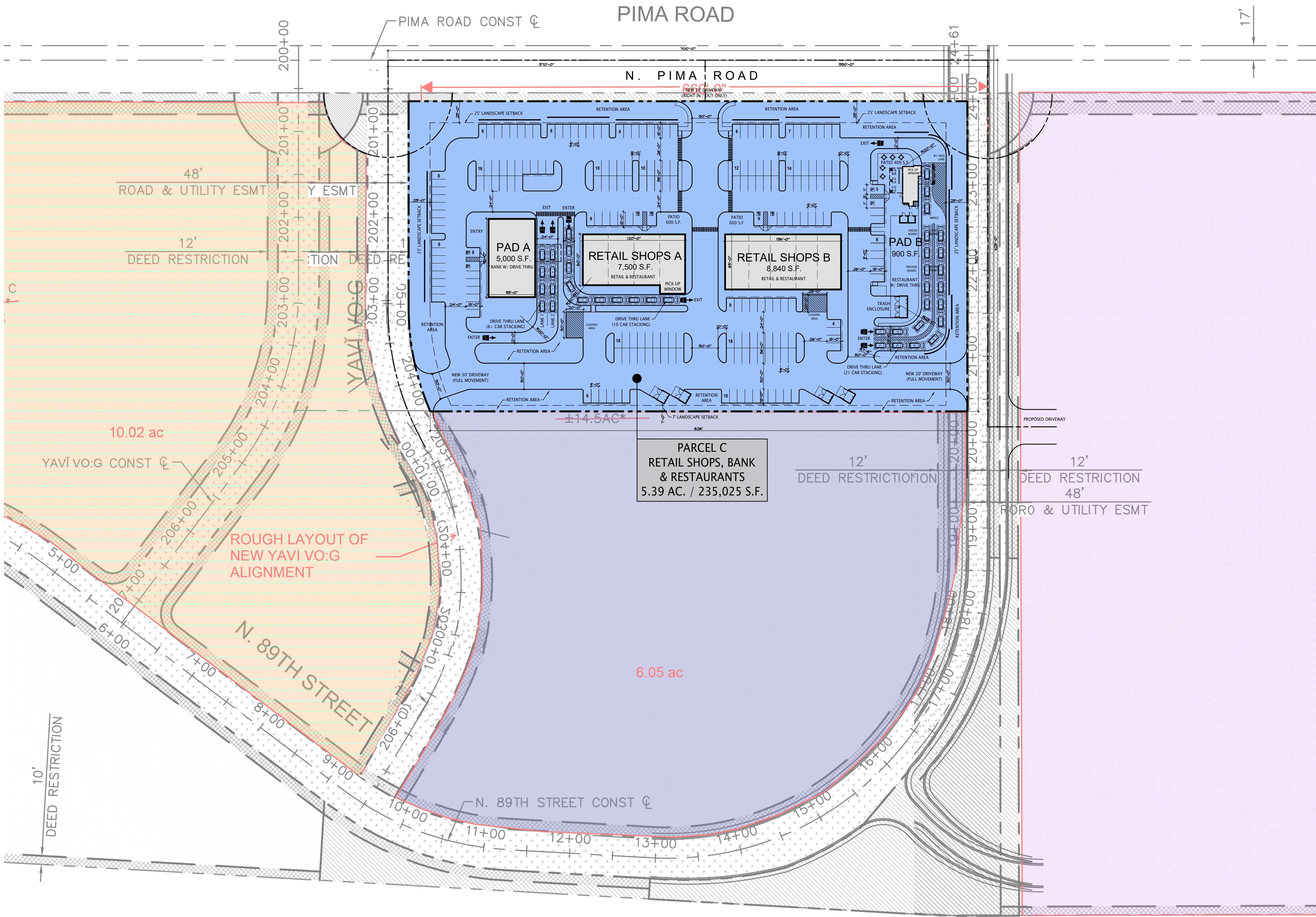




project directory

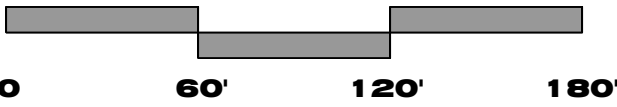
ARCHITECT:
KERPAN ARCHITECTS, LLC
4777 S. FULTON RANCH BLVD. UNIT 2134
CHANDLER, ARIZONA 85248
CONTACT: KEVIN D. KERPAN
PHONE: (602) 329-0192
E-MAIL: kevin@kerpanarchitects.com

site data

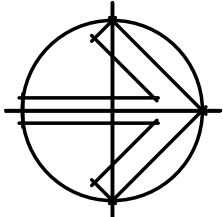
PROPOSED ZONING:	COMMERCIAL
NET SITE AREA:	5.39 ACRES (235,025 S.F.)
PROPOSED USES:	RESTAURANT WITH DRIVE THRU, BANK, RETAIL AND RESTAURANTS
BUILDING AREA:	
PAD A:	5,000 S.F.
PAD B:	900 S.F.
RETAIL SHOPS A:	7,500 S.F.
RETAIL SHOPS B:	8,840 S.F.
TOTAL BUILDING AREA:	22,240 S.F.
SITE COVERAGE:	9.5 %
PARKING REQUIRED:	145 SPACES
PAD A (5,000 S.F.) BANK WITH DRIVE THRU: 5,000 S.F. (GROSS AREA) @ 1/200 S.F. = 25 SPACES PAD B (900 S.F.) RESTAURANT WITH DRIVE THRU: 900 S.F. (GROSS AREA) @ 1/120 S.F. = 8 SPACES OUTDOOR PATIO 400 S.F. @ 1/350 S.F. = 1 SPACE RETAIL SHOPS A (7,500 S.F.) RESTAURANTS AND RETAIL: 4,500 (GROSS AREA RESTAURANT) @ 1/120 S.F. = 38 SPACES OUTDOOR PATIO 600 S.F. @ 1/350 S.F. = 2 SPACES RETAIL 3,000 S.F. @ 1/250 S.F. = 12 SPACES RETAIL SHOPS B (8,840 S.F.) RESTAURANTS AND RETAIL: 4,840 (GROSS AREA RESTAURANT) @ 1/120 S.F. = 41 SPACES OUTDOOR PATIO 600 S.F. @ 1/350 S.F. = 2 SPACES RETAIL 4,000 S.F. @ 1/250 S.F. = 16 SPACES	
PARKING PROVIDED:	216 SPACES (9.7/1000)
ACCESSIBLE PARKING REQUIRED:	7 SPACES
ACCESSIBLE PARKING PROVIDED:	8 SPACES

site plan

scale: 1" = 60'-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.

SCOTTSDALE AUTOSHOW
PARCEL C - NEW COMMERCIAL DEVELOPMENT
NEC N. PIMA ROAD AND E. INDIAN SCHOOL ROAD
SCOTTSDALE, ARIZONA 85251

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KERPAN
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SP-2

Job No. 25014
Date 07/22/2025

Sheet No.

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