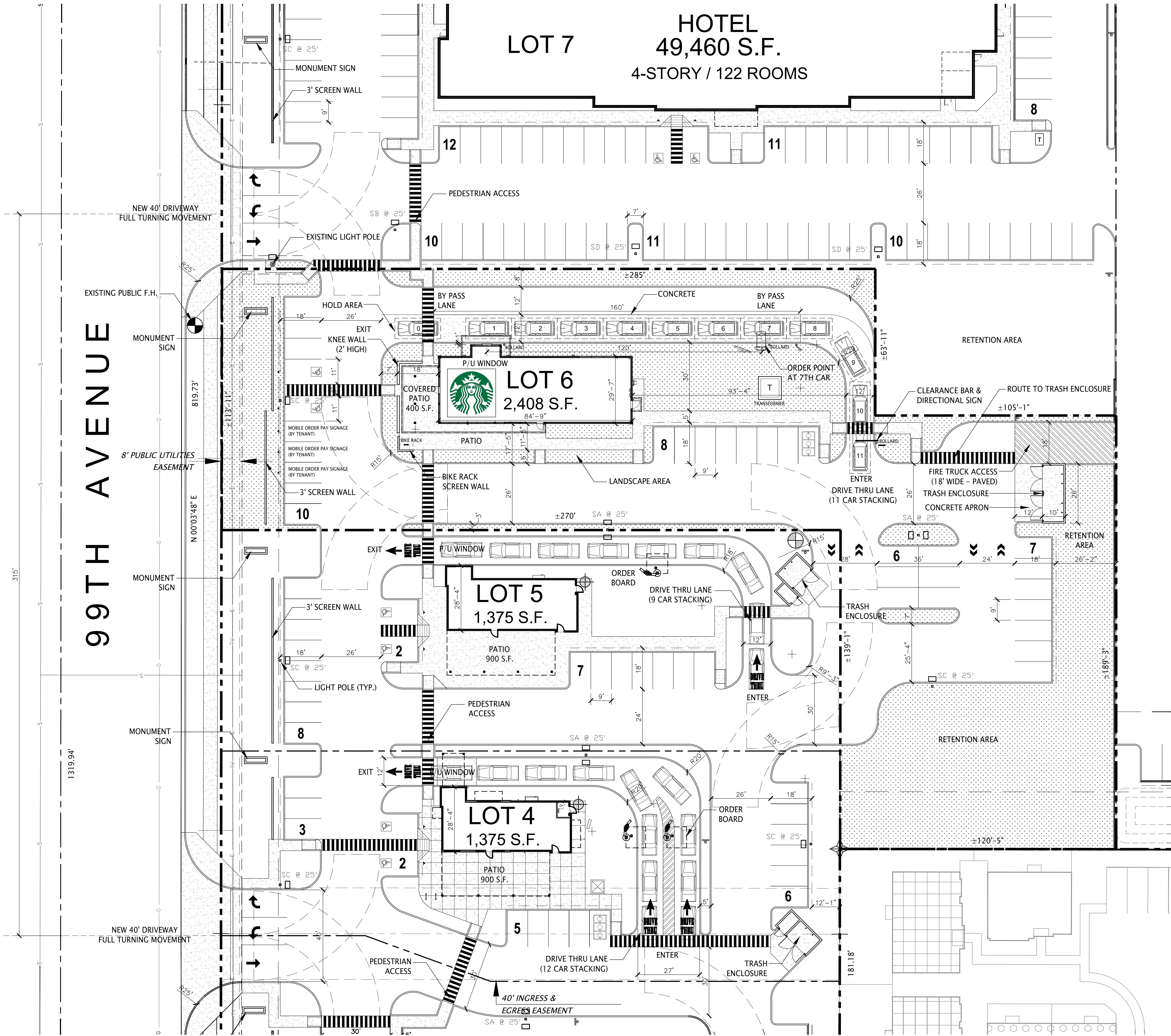


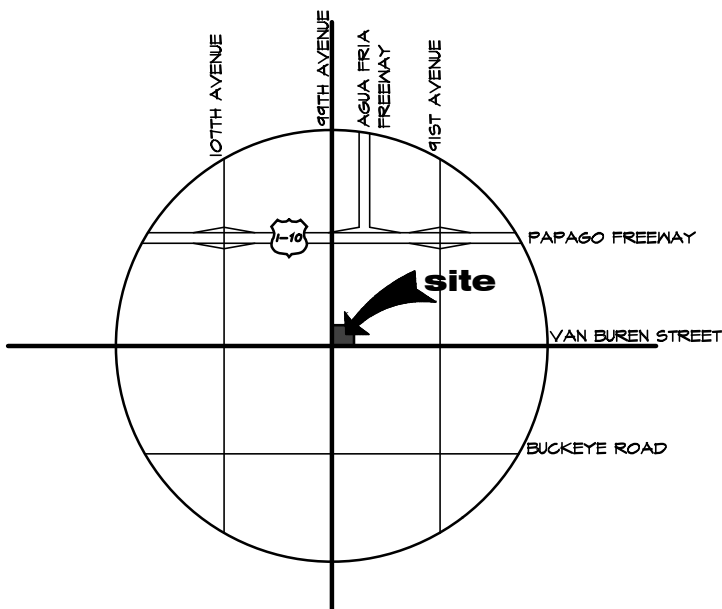


project directory

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

site data (lot 6)

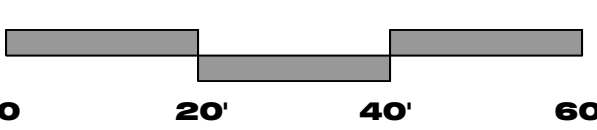
EXISTING ZONING:	C-2
NET SITE AREA:	1.25 ACRES (54,514 S.F.)
PROPOSED USES:	RESTAURANT W/ DRIVE THRU
BUILDING GROSS FLOOR AREA:	2,408 S.F.
SITE COVERAGE:	4.42%
TOTAL PARKING REQUIRED:	29 SPACES
RESTAURANT (2,408 S.F.): 1,445 S.F. (60% USABLE FLOOR AREA) @ 1/50 S.F. = 29 SPACES	
TOTAL PARKING PROVIDED:	31 SPACES (12,911,000)
ACCESSIBLE PARKING REQUIRED:	2 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES



vicinity map
scale: n.t.s.

site plan

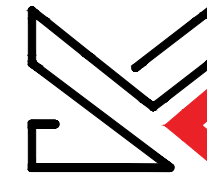
scale: 1" = 20'-0"



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.

NEW COMMERCIAL DEVELOPMENT
STARBUCKS - LOT 6
525 N. 99TH AVENUE
TOLLESON, ARIZONA 85353

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING



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VAN BUREN 99 PARTNERS, LLC

Job No. 21013
Date 02/05/2024
Sheet No.

SP-1