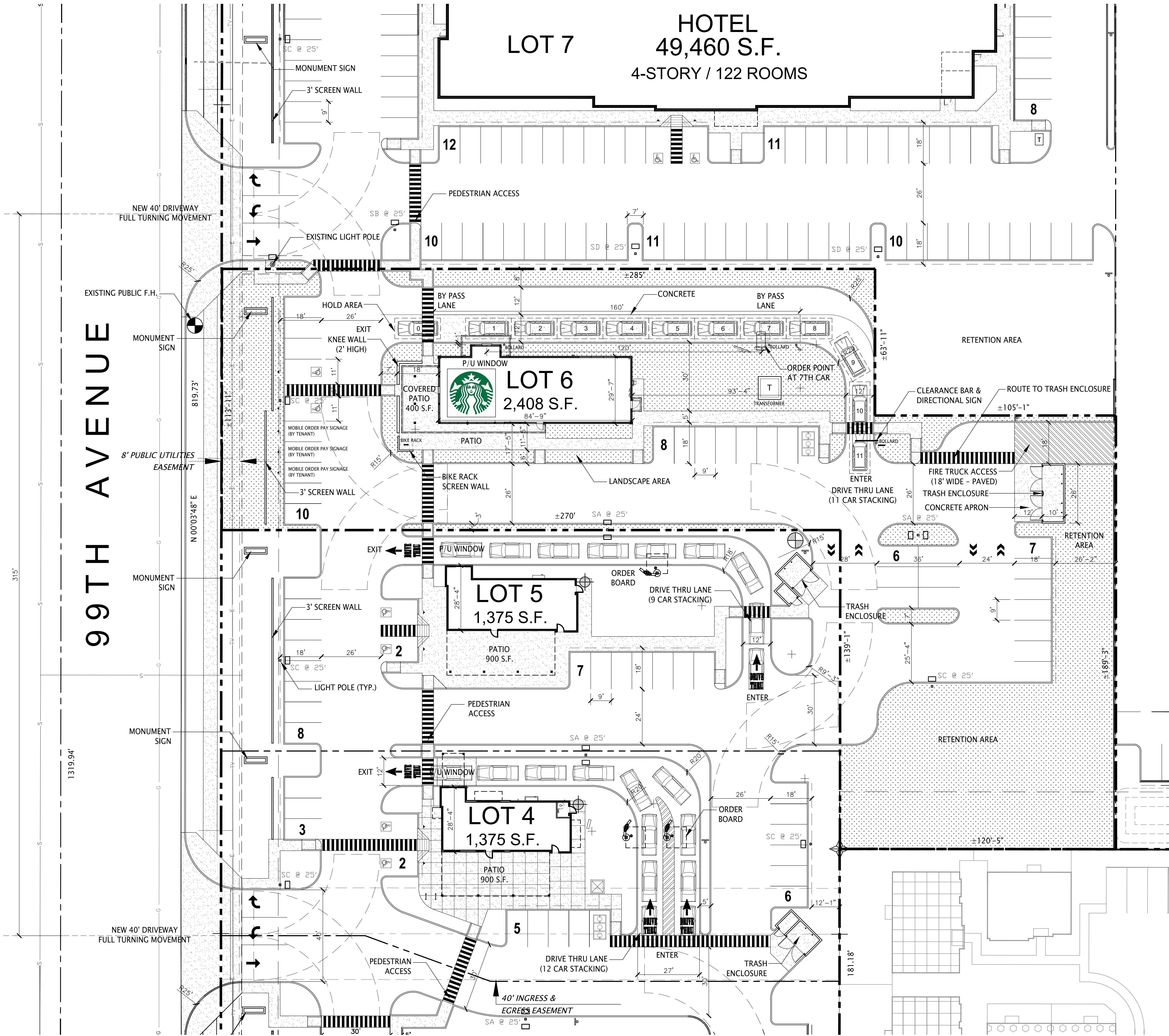




## project directory

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

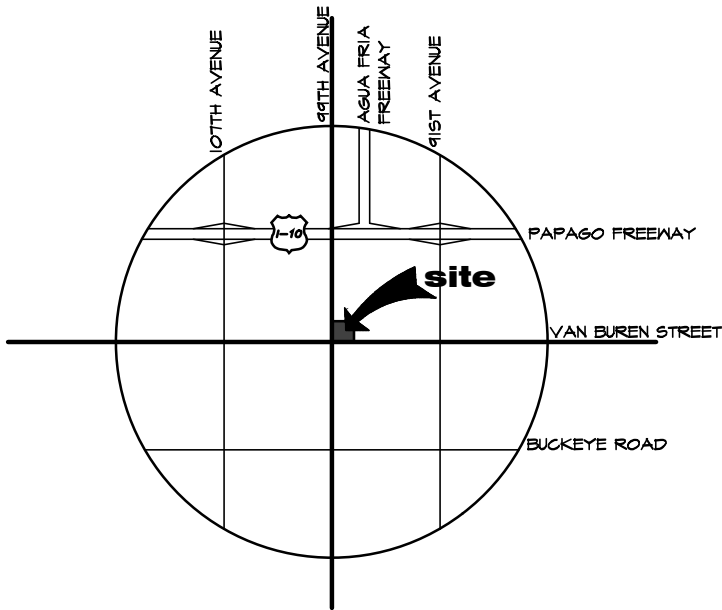
## site data (lot 6)

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



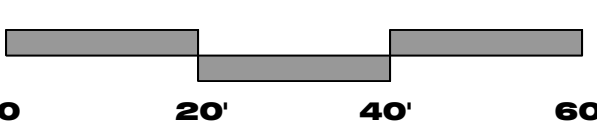
## vicinity map

scale: n.t.s.

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

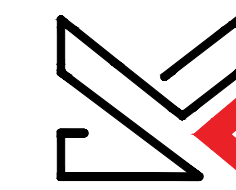
scale: 1" = 20'-0"



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

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR  
RECORDING

4777 S. FULTON RANCH BLVD.  
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VAN BUREN 99 PARTNERS, LLC

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

SP-1