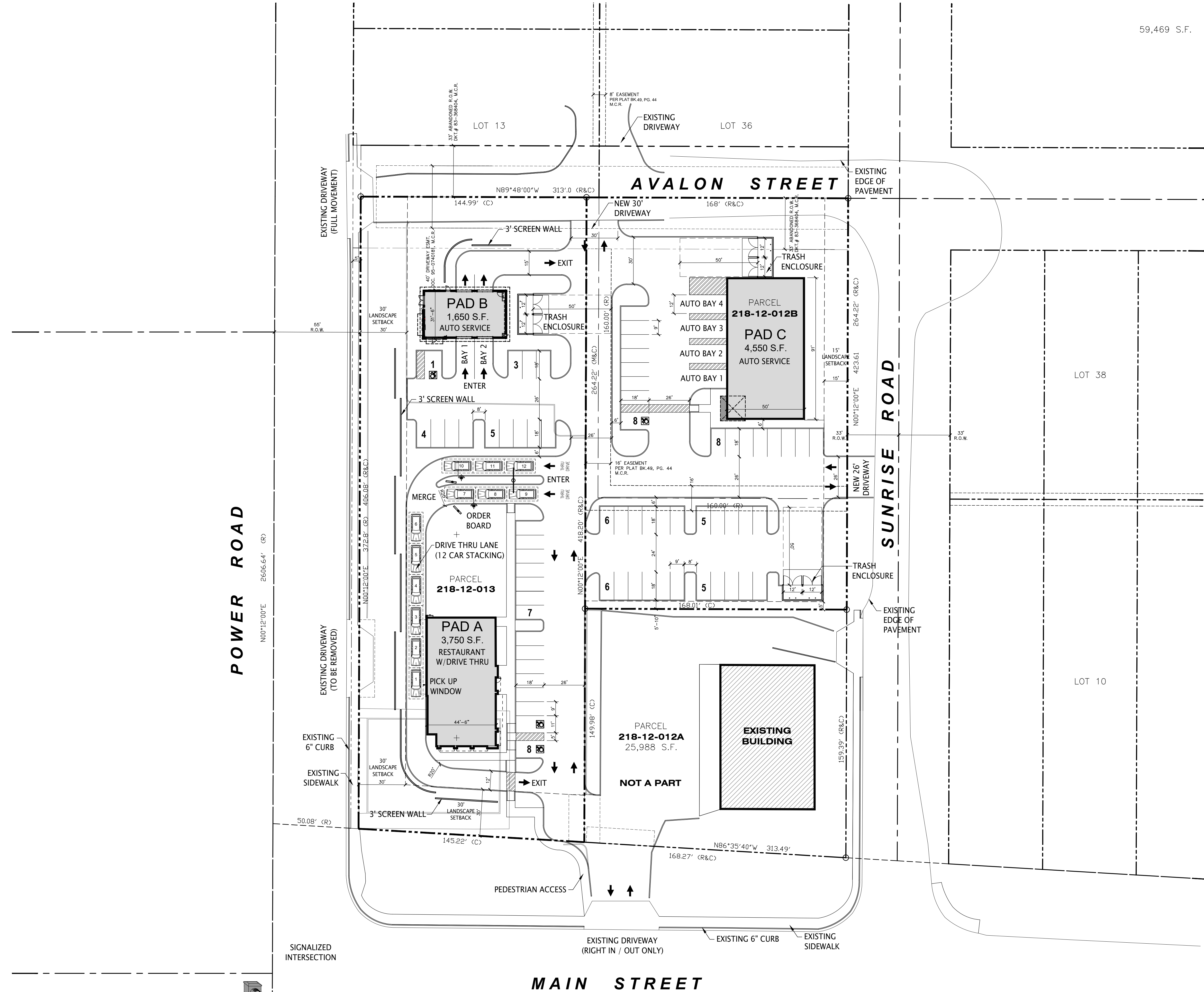




project directory

OWNER / DEVELOPER:
TOM'S VENTURE, LLC
P.O. BOX 31465
MESA, ARIZONA 85275
CONTACT: ALAN TOM
PHONE: (602) 694-9646
E-MAIL: alan.l.tom@gmail.com

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

EXISTING ZONING: COMMERCIAL

NET SITE AREA: 2.38 ACRES (103,859 S.F.)

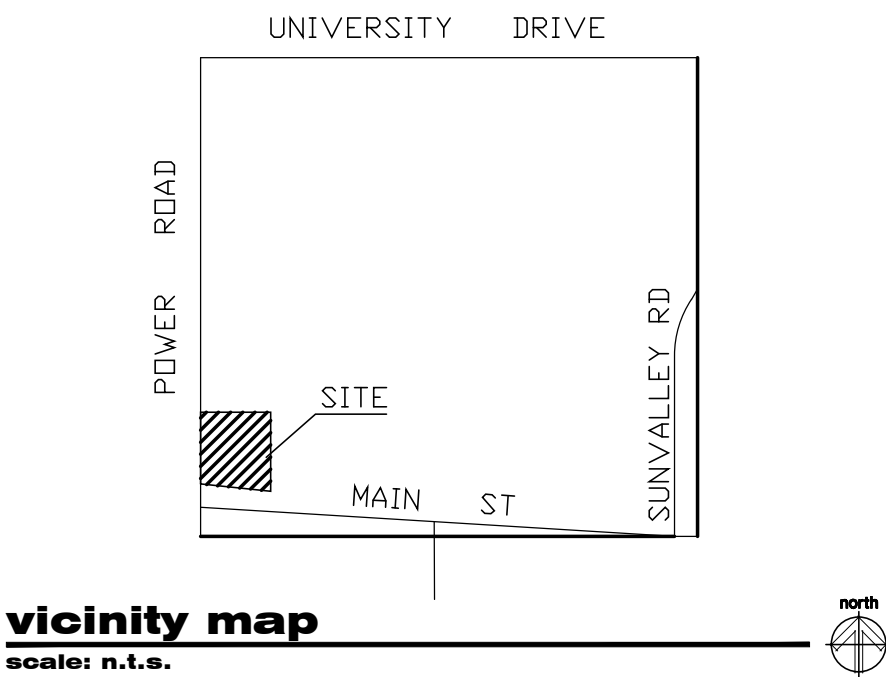
PROPOSED USES: RESTAURANT AND AUTO SERVICE

BUILDING AREA:
PAD A (RESTAURANT W/ DRIVE THRU): 3,750 S.F.
PAD B (AUTO SERVICE): 1,650 S.F.
PAD C (AUTO SERVICE): 4,550 S.F.
TOTAL BUILDING AREA: 9,950 S.F.

TOTAL PARKING REQUIRED: 66 SPACES
PAD A: RESTAURANT WITH DRIVE THRU (3,750 S.F.): 3,750 S.F. RESTAURANT @ 1/75 = 50 SPACES
PAD B: AUTO SERVICE (1,650 S.F.): 1,650 S.F. SERVICE @ 1/375 = 4 SPACES
PAD C: AUTO SERVICE (4,550 S.F.): 4,550 S.F. SERVICE @ 1/375 = 12 SPACES

TOTAL PARKING PROVIDED: 66 SPACES (6.6/1000)

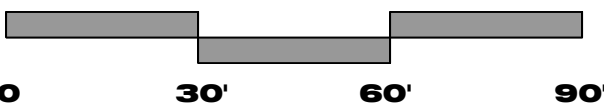
ACCESSIBLE SPACES REQUIRED: 3 SPACES
ACCESSIBLE SPACES PROVIDED: 4 SPACES



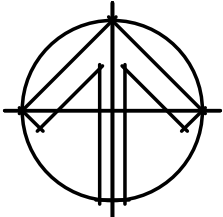
NOTE:
THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

site plan

scale: 1" = 30'-0"



north



NEW COMMERCIAL DEVELOPMENT
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MESA, ARIZONA 85207

PRELIMINARY
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OR
RECORDING

TOM'S VENTURE, LLC

KERPAN
ARCHITECTS

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SP-1

Job No. 25020
Date 08/20/2025

Sheet No.

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