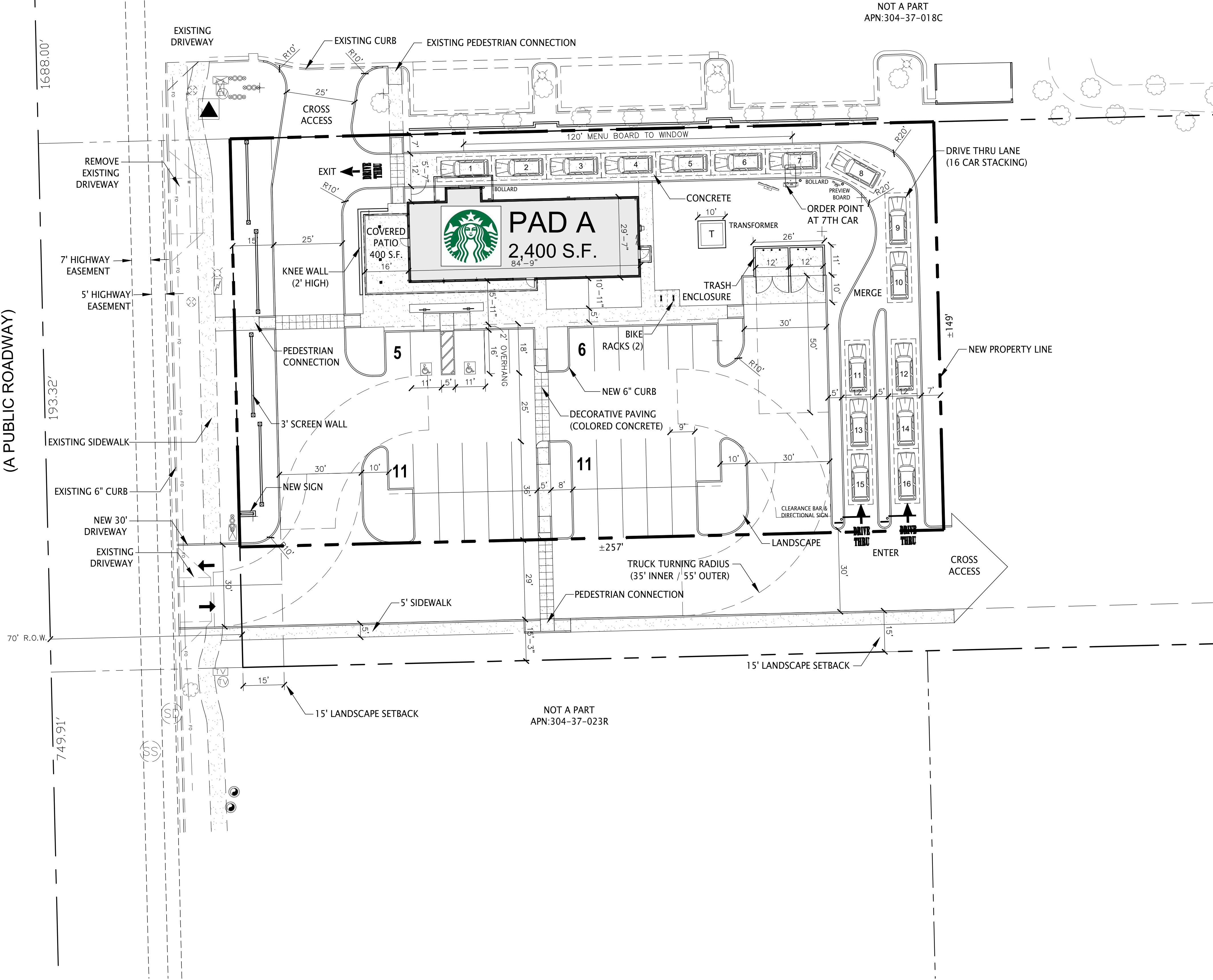


S POWER ROAD

(A PUBLIC ROADWAY)



project directory

ARCHITECT:
KERPAN ARCHITECTS, LLC
4777 S. FULTON RANCH BLVD. UNIT 2134
CHANDLER, ARIZONA 85248
CONTACT: KEVIN D. KERPAN
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site data (pad a)

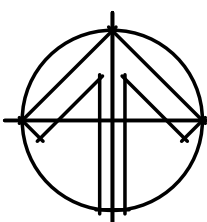
EXISTING ZONING:	LC - LIMITED COMMERCIAL
NET SITE AREA:	0.88 ACRES (38,301 S.F.)
PROPOSED USE:	RESTAURANT WITH DRIVE THRU
BUILDING AREA:	2,400 S.F.
PAD A:	2,400 S.F.
TOTAL BUILDING AREA:	2,400 S.F.
SITE COVERAGE (IMPERVIOUS AREA):	6.7%
TOTAL PARKING REQUIRED:	26 SPACES
PAD A: RESTAURANT (2,400 S.F.): 2,400 S.F. INDOOR RESTAURANT @ 1/100 = 24 SPACES 400 S.F. PATIO 1/200 = 2 SPACES	
TOTAL PARKING PROVIDED:	33 SPACES (13.8/1000)
ACCESSIBLE SPACES REQUIRED:	2 SPACES
ACCESSIBLE SPACES PROVIDED:	2 SPACES

preliminary site plan

scale: 1" = 20'-0"



north



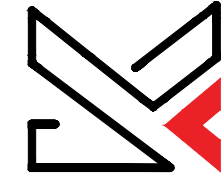
NOTE:
THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID
OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH
APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR
CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE
BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

NEW COMMERCIAL DEVELOPMENT
PAD A - NEW RESTAURANT BUILDING
N. POWER ROAD AND LOMA VISTA
MESA, ARIZONA 85212

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

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KERPAN
ARCHITECTS



SCM SOLUTIONS, LLC

Job No. 23029
Date 01/08/2024

Sheet No.

SP-1