

site data (each lot)

LOT 1: RESTAURANT / RETAIL SHOPS W/ DRIVE THRU NET SITE AREA: 1.25 ACRES TOTAL GROSS BUILDING AREA: 6,100 S.F. USE: RESTAURANT WITH DRIVE THRU & GENERAL RETAIL TOTAL PARKING REQUIRED: 54 SPACES SUITE 1: RESTAURANT (2,400 S.F.); 1,450 S.F. (60% USABLE FLOOR AREA) @ 1/50 = 29 SPACES SUITE 2: GENERAL RETAIL (1,800 S.F.); 1,800 S.F. @ 1/300 = 6 SPACES SUITE 3: RESTAURANT (1,900 S.F.); 950 S.F. (50% USABLE FLOOR AREA) @ 1/50 = 19 SPACES TOTAL PARKING PROVIDED: 55 SPACES (9.0/1,000)
LOT 2: RESTAURANT / RETAIL SHOPS W/ DRIVE THRU NET SITE AREA: 0.87 ACRES TOTAL GROSS BUILDING AREA: 4,700 S.F. USE: RESTAURANT WITH DRIVE THRU & GENERAL RETAIL TOTAL PARKING REQUIRED: 45 SPACES SUITE 1: RESTAURANT (3,300 S.F.); 1,980 S.F. (60% USABLE FLOOR AREA) @ 1/50 = 40 SPACES SUITE 2: GENERAL RETAIL (2,300 S.F.); 1,400 S.F. @ 1/300 = 5 SPACES TOTAL PARKING PROVIDED: 46 SPACES (10.0/1,000)
LOT 3: RESTAURANT W/ DRIVE THRU NET SITE AREA: 1.08 ACRES TOTAL GROSS BUILDING AREA: 3,100 S.F. USE: RESTAURANT WITH DRIVE THRU TOTAL PARKING REQUIRED: 37 SPACES 1,860 S.F. (60% USABLE FLOOR AREA) @ 1/50 S.F. TOTAL PARKING PROVIDED: 44 SPACES (14.0/1,000)
LOT 4: RESTAURANT W/ DRIVE THRU NET SITE AREA: 0.58 ACRES TOTAL GROSS BUILDING AREA: 1,375 S.F. USE: RESTAURANT WITH DRIVE THRU TOTAL PARKING REQUIRED: 14 SPACES 700 S.F. (50% USABLE FLOOR AREA) @ 1/50 S.F. TOTAL PARKING PROVIDED: 16 SPACES (11.6/1,000)
LOT 5: RESTAURANT W/ DRIVE THRU NET SITE AREA: 0.60 ACRES TOTAL GROSS BUILDING AREA: 1,375 S.F. USE: RESTAURANT WITH DRIVE THRU TOTAL PARKING REQUIRED: 17 SPACES 825 S.F. (60% USABLE FLOOR AREA) @ 1/50 S.F. TOTAL PARKING PROVIDED: 17 SPACES (12.4/1,000)
LOT 6: RESTAURANT NET SITE AREA: 1.25 ACRES TOTAL GROSS BUILDING AREA: 5,500 S.F. USE: RESTAURANT WITH DRIVE THRU TOTAL PARKING REQUIRED: 66 SPACES 3,300 S.F. (60% USABLE FLOOR AREA) @ 1/50 S.F. TOTAL PARKING PROVIDED: 67 SPACES (12.2/1,000)
LOT 7: 4-STORY HOTEL - 122 ROOMS NET SITE AREA: 2.24 ACRES TOTAL GROSS BUILDING AREA: 49,460 S.F. USE: HOTEL TOTAL PARKING REQUIRED: 132 SPACES 1 PER ROOM (122) + 1 PER 2 EMPLOYEES (10) TOTAL PARKING PROVIDED: 132 SPACES (2.7/1,000)
LOT 8: RESTAURANT NET SITE AREA: 1.51 ACRES TOTAL GROSS BUILDING AREA: 5,500 S.F. USE: RESTAURANT WITH DRIVE THRU TOTAL PARKING REQUIRED: 66 SPACES 3,300 S.F. (60% USABLE FLOOR AREA) @ 1/50 S.F. TOTAL PARKING PROVIDED: 90 SPACES (16.4/1,000)
LOT 9: LIGHT INDUSTRIAL / WAREHOUSING NET SITE AREA: 4.75 ACRES TOTAL GROSS BUILDING AREA (BUILDING A): 79,445 S.F. USE: LIGHT INDUSTRIAL / WAREHOUSING TOTAL PARKING REQUIRED: 47 SPACES 79,445 S.F. @ 1,700 S.F. TOTAL PARKING PROVIDED: 71 SPACES (0.9/1,000)

project directory

DEVELOPER:
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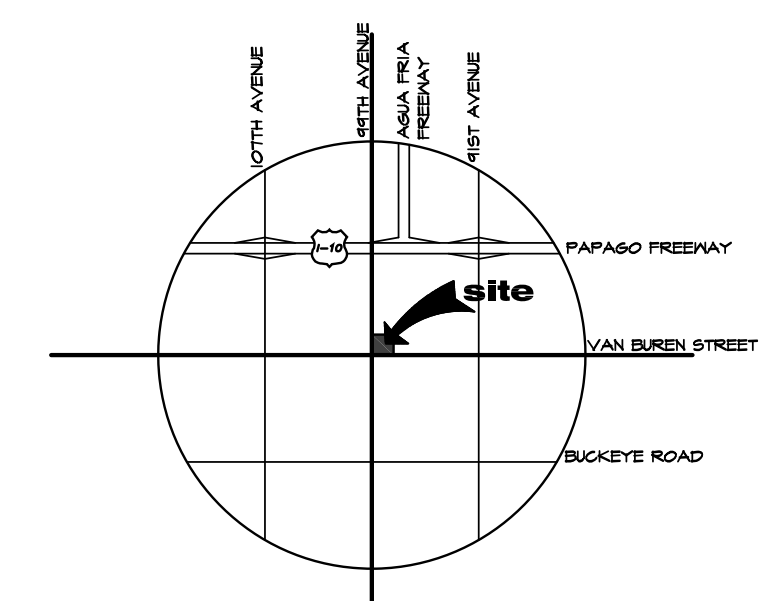
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site data (overall)

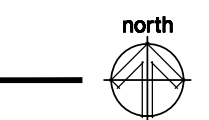
EXISTING ZONING: C-2
NET SITE AREA: 14.129 ACRES (615,442 S.F.)
PROPOSED USES: RESTAURANT, RETAIL, HOTEL,
LIGHT INDUSTRIAL & WAREHOUSING
TOTAL BUILDING AREA: 156,555 S.F.
SITE COVERAGE: 25.4%
TOTAL PARKING REQUIRED: 478 SPACES
TOTAL PARKING PROVIDED: 538 SPACES
(3.4/1,000)

Legend

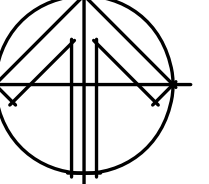
- NEW PARKING LOT LIGHT POLE
- EXISTING (PUBLIC) FIRE HYDRANT
- ⊕ NEW (PUBLIC) FIRE HYDRANT
- ⊕ FDC
- ⊕ FIRE LANE SIGN



vicinity map
scale: n.t.s.



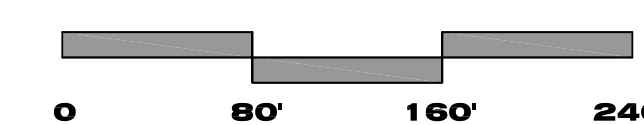
north



north

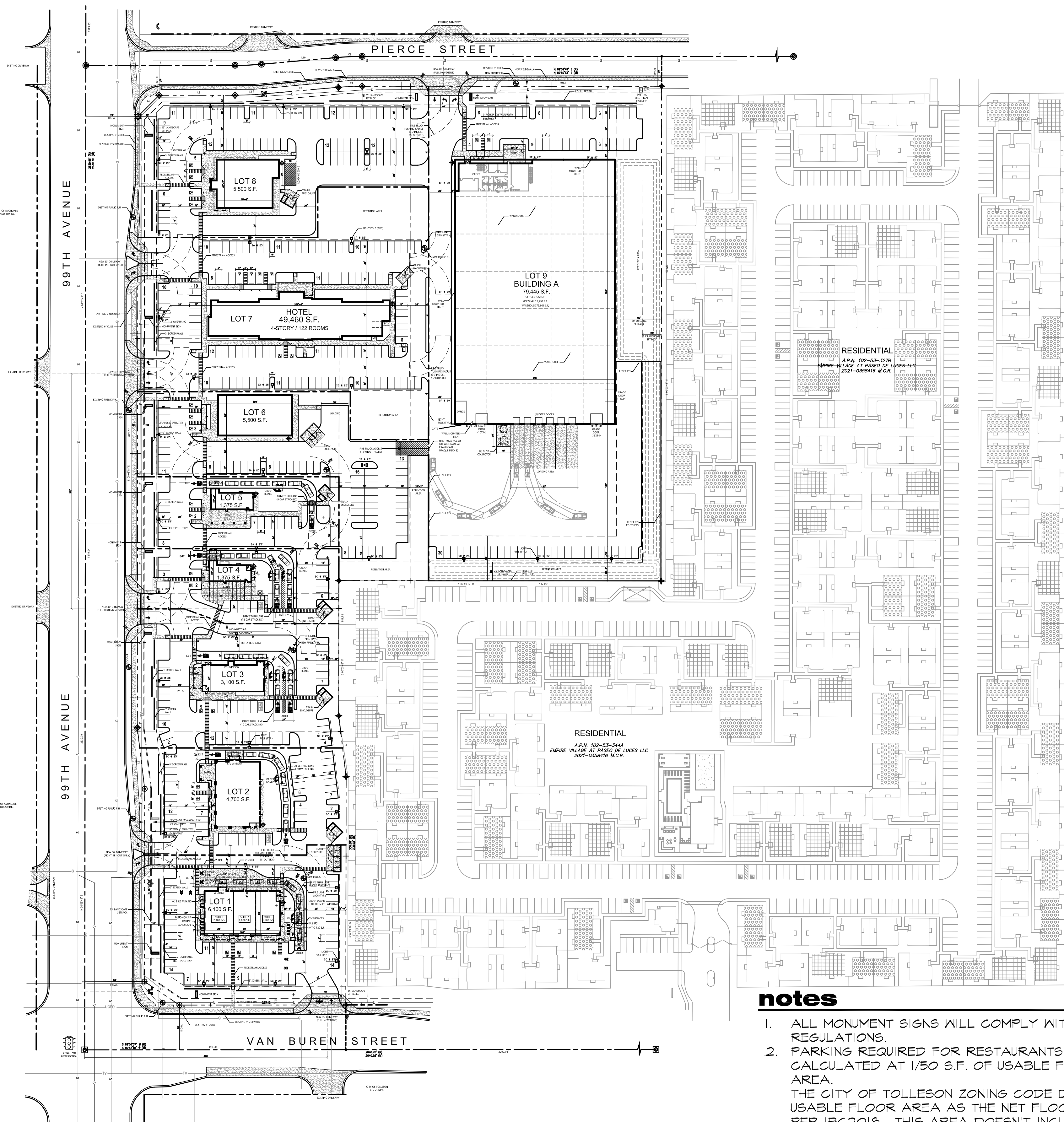
preliminary site plan

scale: 1" = 80'-0"



notes

- ALL MONUMENT SIGNS WILL COMPLY WITH SIGN REGULATIONS.
- PARKING REQUIRED FOR RESTAURANTS IS CALCULATED AT 1/50 S.F. OF USABLE FLOOR AREA.
THE CITY OF TOLLESON ZONING CODE DEFINES USABLE FLOOR AREA AS THE NET FLOOR AREA PER IBC2018. THIS AREA DOESN'T INCLUDE CORRIDORS, STAIRWAYS, RAMPS, TOILET ROOMS, MECHANICAL ROOMS AND CLOSETS.



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NEC 99th Avenue and Van Buren Street
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PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

Van Buren 99 Partners, LLC

Project number: 21013

Date: September 16, 2021

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