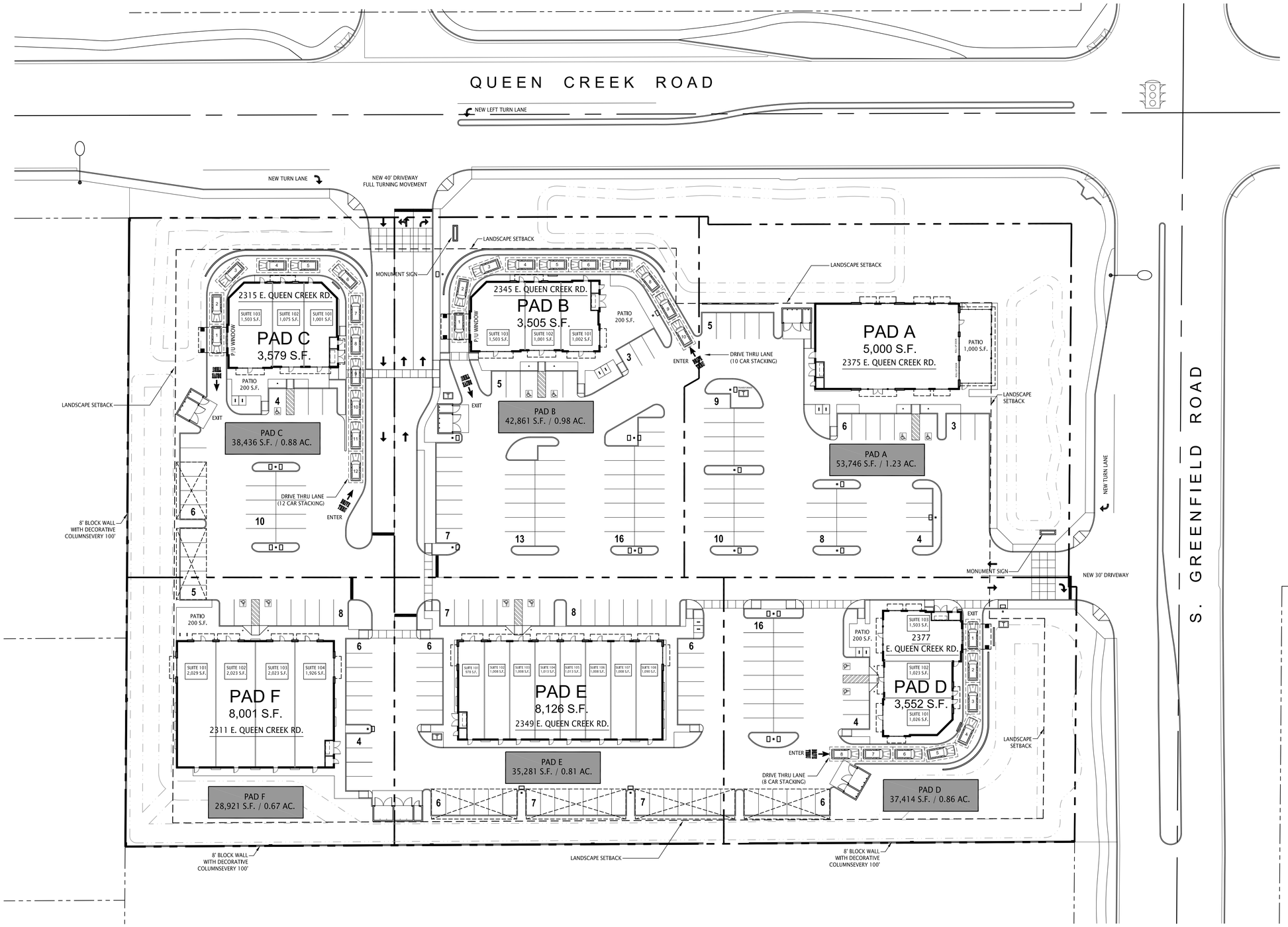


site data

EXISTING ZONING:	CC
GROSS SITE AREA:	7.07 ACRES (308,100 S.F.)
NET SITE AREA:	5.43 ACRES (236,660 S.F.)
PROPOSED USE:	RETAIL SHOPPING CENTER

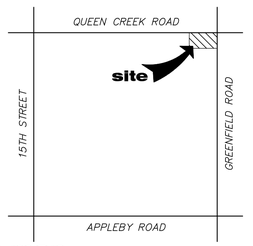
BUILDING AREA:

PAD A:	5,000 S.F.
PAD B:	3,505 S.F.
PAD C:	3,579 S.F.
PAD D:	3,552 S.F.
PAD E:	8,126 S.F.
PAD F:	8,001 S.F.
TOTAL BUILDING AREA:	31,763 S.F.
SITE COVERAGE:	13.4%

TOTAL PARKING REQUIRED: 201 SPACES

PAD A & B (8,505 S.F.):
8,505 S.F. (RESTAURANT) @ 1/100 = 85 SPACES
1,200 S.F. (OUTDOOR PATIO) @ 1/400 = 3 SPACES
PAD C (3,579 S.F.):
1,503 S.F. (RESTAURANT) @ 1/100 = 15 SPACES
200 S.F. (OUTDOOR PATIO) @ 1/400 = 1 SPACE
2,076 S.F. (GENERAL RETAIL) @ 1/250 = 8 SPACES
PAD D (3,552 S.F.):
1,503 S.F. (RESTAURANT) @ 1/100 = 15 SPACES
200 S.F. (OUTDOOR PATIO) @ 1/400 = 1 SPACE
2,049 S.F. (GENERAL RETAIL) @1/250 = 8 SPACES
PAD E (8,126 S.F.):
8,126 S.F. (GENERAL RETAIL) @ 1/250 = 33 SPACES
PAD F (8,001 S.F.):
8,001 S.F. (GENERAL RETAIL) @ 1/250 = 32 SPACES

TOTAL PARKING PROVIDED:	205 SPACES (6.5/1000)
ACCESSIBLE PARKING REQUIRED:	11 SPACES
ACCESSIBLE PARKING PROVIDED:	11 SPACES
BICYCLE PARKING REQUIRED:	22 SPACES
BICYCLE PARKING PROVIDED:	24 SPACES



vicinity map
scale: n.t.s.

north

preliminary site plan
scale: 1" = 30'-0"

0 30' 60' 90'

Kerpan
planning and design
4777 S. Fulton Ranch Blvd.
Unit 2138
Chandler, Arizona 85248
Phone: (602) 329-0192

Victory Plaza

SWC E. Queen Creek Road and S. Greenfield Road
Gilbert, Arizona 85298

PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

Victor Corporation

Project number: 20004

Date: August 18, 2025

SP-1