

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 03/25/2014
Agenda Item: 3**

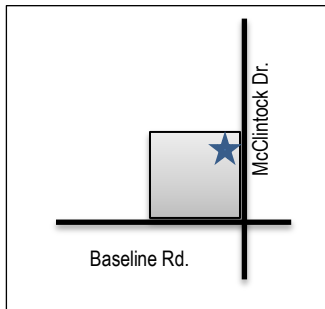
ACTION: Request for a Use Permit to allow gas/fuel sales and a Development Plan Review consisting of a new gas station for FRY’S FUEL CENTER #607, located at 5120 South McClintock Drive. The applicant is Sustainability Engineering Group.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: FRY’S FUEL CENTER #607 (PL130400) consisting of a new Fry’s gas station located at the northeast portion of the site, replacing a portion of existing surface parking. The request includes the following:

- ZUP14017 Use Permit to allow gas/fuel sales
- DPR14034 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	Fry’s Food and Drug
Applicant	Ali Fakh, Sustainability Engineering Group
Current Zoning District	PCC-1, Planned Commercial Center Neighborhood District
Gross/Net site area	7.29 acres
Total Building area	4,840 sf. canopy, 176 sf. kiosk
Lot Coverage	29 % (50% maximum allowed)
Building Height	18’-6” (35 ft. maximum allowed)
Building Setbacks	+57’ front, 62’+ side (north) (0’ front, 30’ sides min. required)
Landscape area	6.12% (15% minimum required)
Vehicle Parking	288 spaces proposed (288 minimum required, 342 existing parking spaces)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ryan Levesque, Senior Planner (480) 858-2393

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Ryan Levesque, Senior Planner

COMMENTS:

This site is located near the northwest corner of McClintock Drive and Baseline Road. The property consists of an existing Fry's grocery store which had been recently remodeled.

This request includes the following:

1. Use Permit to allow gas/fuel sales.
2. Development Plan Review which includes: a new fuel canopy and cashier kiosk with a bathroom.

The applicant is requesting the Development Review Commission take action on the items listed above.

PUBLIC INPUT

A neighborhood meeting is not required for the use permit or development plan review. At the completion of this report, staff has not received any input from the public.

PROJECT ANALYSIS

USE PERMIT

The proposed development requires approval of a use permit, to operate a gas fuel station within the PCC-1, Planned Commercial Center Neighborhood District. The Fry's grocery store company is proposing a fuel center component to their business, replacing overflow parking spaces near the street front with a new 14-pump fuel station with an on-site attendant kiosk. The proposed fuel site will also incorporate new parking row along the northern side of the property, resulting in a total vehicle parking reduction of 54 spaces. The site will still meet the minimum required parking for the single tenant site. The new gas station will be located at the northeast portion of the parking lot. The location will maintain the existing parking along McClintock Drive. The gas fuel canopy is approximately 62 feet away from the north property line (30 feet minimum setback required). Located on the northern side of the property are townhome units, separated from the Fry's site by a parking driveway and individual carports.

Section 6-308 E Approval criteria for Use Permit (in italics):

1. *The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.* The proposed use will be in full conformance with the regulations prescribed in the Zoning and Development Code. Staff has proposed additional conditions to the proposal that will enhance the non-conforming landscape frontage of the property and provide some additional buffering along the property edge with the addition of trees.
2. *Any significant increase in vehicular or pedestrian traffic.* The site may result in some increase in vehicular traffic but not enough to warrant any traffic impacts. The site will be able to utilize the existing ingress/egress points along McClintock Drive (2 driveways) to the north and south of the new gas stations, as well as along Baseline Road.
3. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* This project does not appear to create any additional nuisances exceeding ambient conditions. Additional trees along the northern property boundary will assist limiting any visual light trespass.
4. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The use does not appear to be in conflict with the General Plan or other city goals and policies.
5. *Compatibility with existing surrounding structures and uses.* The development is compatible with the existing commercial infrastructure and parking lot. Providing a gas station at the same location as a grocery store will aide in reducing the number of vehicle trips for residents.
6. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* There does not appear to be any nuisances created as a result of this use. The gas station will be located in an underutilized area of the parking lot, providing an increased surveillance for this

portion of the site.

DEVELOPMENT PLAN REVIEW

Site Plan

The proposed fuel site improvements are located at the east end of the parking rows. The new gas station will create new break in the angled parking rows. The site plan complements the surrounding parking circulation and will maintain the existing pedestrian path connecting the public sidewalk to the grocery store front.

Building Elevations

The fuel canopy and kiosk design complements the recent remodel for the Fry's grocery store, including a matching color palette. Staff has added an additional condition also match the slate tiles along the base with the columns of the canopy.

Landscape Plan

The site's landscape plan takes into account the new parking end rows along the back side of the gas station. Staff is proposing addition landscape conditions that will provide an enhanced landscape buffer along the northern property edge and existing street front. Other portions of the parking rows will replace dead or missing trees and shrubs. Additionally, not shown on the landscape plan but proposed on the site plan, is an existing parking lot light pole, new tank vent riser and air pump station, in conflict with the required landscape islands provided on the west of the gas station.

Section 6-306 D Approval criteria for Development Plan Review (in italics):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* The fuel canopy will maintain visibility to the commercial site while providing a building element in an area otherwise occupied by parking.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* This project will increase the amount of existing landscape on-site and provide additional shading underneath the building canopy, as well as an enhanced property buffer through conditions.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* Materials and details are consistent with recent improvements made to the commercial building. An added condition to match the tile work is consistent with other Fry's fuel center improvements.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* The building is appropriately scaled with a maximum height of approximately 18 feet.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;* The kiosk building provides a defined base and the canopies will provide a combination use of slate stone at the columns and alternate color tone at the top. These details provide variety in an otherwise typical gas station design.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;* The building attendant kiosk provides visibility and surveillance for the gas station. The canopy is appropriately designed to provide customers relief from the climate conditions while providing light for night time use and surveillance.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* This use is not intended for transit patronage.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* The project will utilize existing circulation patterns and will not conflict with pedestrian access.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; Site surveillance is provided throughout the site to ensure safety.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; Areas are delineated with required landscape for the project. The additional conditions imposed will ensure additional accents to enhance the landscape features.*
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located; Not applicable to this request.*
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects. Lighting is compatible and area will minimize any light trespass through compliance of dark sky's regulations. Additional trees along property buffer will further promote reduced visibility of lighting outside the area.*

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Use Permit and Development Plan Review. This request meets the required criteria and will conform to the recommended conditions.

REASONS FOR APPROVAL:

1. The project will meet the development standards required under the Zoning and Development Code.
2. The proposed project meets the approval criteria for a Use Permit and Development Plan Review.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

ZUP14017

CONDITIONS OF APPROVAL:

1. Fuel center will not have alcohol sales at the kiosk.

DPR14034

CONDITIONS OF APPROVAL:

1. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
2. Restroom Security:
 - a. Lights in restrooms:
 - 1) Provide 50% night lights
 - 2) Activate by automatic sensors, key or remote control mechanism
 - b. Single user restroom door hardware:
 - 3) Provide a key bypass on the exterior side

Building Elevations

3. The materials and colors are approved as presented:
 - Main color – Sherwin Williams – DEC743 “Oyster”
 - Accent color – Sherwin Williams – DEC743 “High Noon”

Gas pumps & Safety bars – Sherwin Williams – 4081 “Safety Red”

Canopy Columns – to match tile material and cement base found on existing building

Main colors and materials shall have a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved. Additions or modifications may be submitted for review during building plan check process.

4. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
5. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.

Landscape

6. The plant palette is approved as proposed and specified on the landscape plan, unless otherwise modified by conditions set forth. Any additions or modifications may be submitted for review during building plan check process.
7. Provide additional Southern Live Oak trees along the northern perimeter of the property, extending from the street front to the new parking row island shown on the submitted plans. Provide spacing of additional oak trees approximately 20 feet on center, except for locations where lighting exists.
8. Along the McClintock street frontage, between the two drive entrances, provide an enhanced landscape feature consisting of at least 1 tree per 30 feet for frontage including a tree for each island. Provide remaining landscape strip with additional shrubs, a maximum of three feet in height at maturity.
9. Relocate air station and vent risers out of required landscape islands or extend width of landscape island to accommodate the landscape standards (i.e. minimum 7'-0" wide island, min. 120 sf. in area, with 1 tree and 5 shrubs)
10. The result of new parking end islands will require relocation of some existing light poles, to avoid conflict with required trees, providing a minimum 20' separation.
11. Replace and identify on building permit plan set any additional dead or missing trees/shrubs in required landscape islands.
12. Irrigation notes:
 - a. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - b. Locate valve controller in a vandal resistant housing.
 - c. Hardwire power source to controller (a receptacle connection is not allowed).
 - d. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
13. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
14. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.
15. Trees near the main water or sewer lines located within the right of way shall be planted at least 20'-0" away. The tree planting separation requirements may be reduced from utility lines upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Lighting

16. Provide plans to re-lamp existing parking lot lighting for improved night time security. A night time photo test may be required to determine areas of need.

Signs

17. Provide address sign(s) on the west and east elevation of the canopy.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only.
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/planning/documents.htm or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access standard engineering details at this link: www.tempe.gov/engineering/standard_details.htm or purchase book from the Public Works Engineering Division.
 - Access standard refuse enclosures at this link: www.tempe.gov/bsafety/Applications_Forms/applications_and_forms.htm . The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS:**
 - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide

high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.

- **ENGINEERING:**
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - Verify on-site retention requirements for this property, coordinate design with requirements of the Engineering Department.

- **DRIVEWAYS:**
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult "Corner Sight Distance" leaflet, available from Traffic Engineering if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.

- **PARKING SPACES:**
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28 C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.
 - At parking areas, provide demarcated accessible aisle for disabled parking.

- **LIGHTING:**
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).

 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

- **SIGNS:** Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

May 5, 1971 Design Review Board approved a site plan, elevations and landscape for SMITTY'S SHOPPING CENTER, located at 5100 South McClintock Drive (DR-71.30)

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
Section 6-308, Use Permit

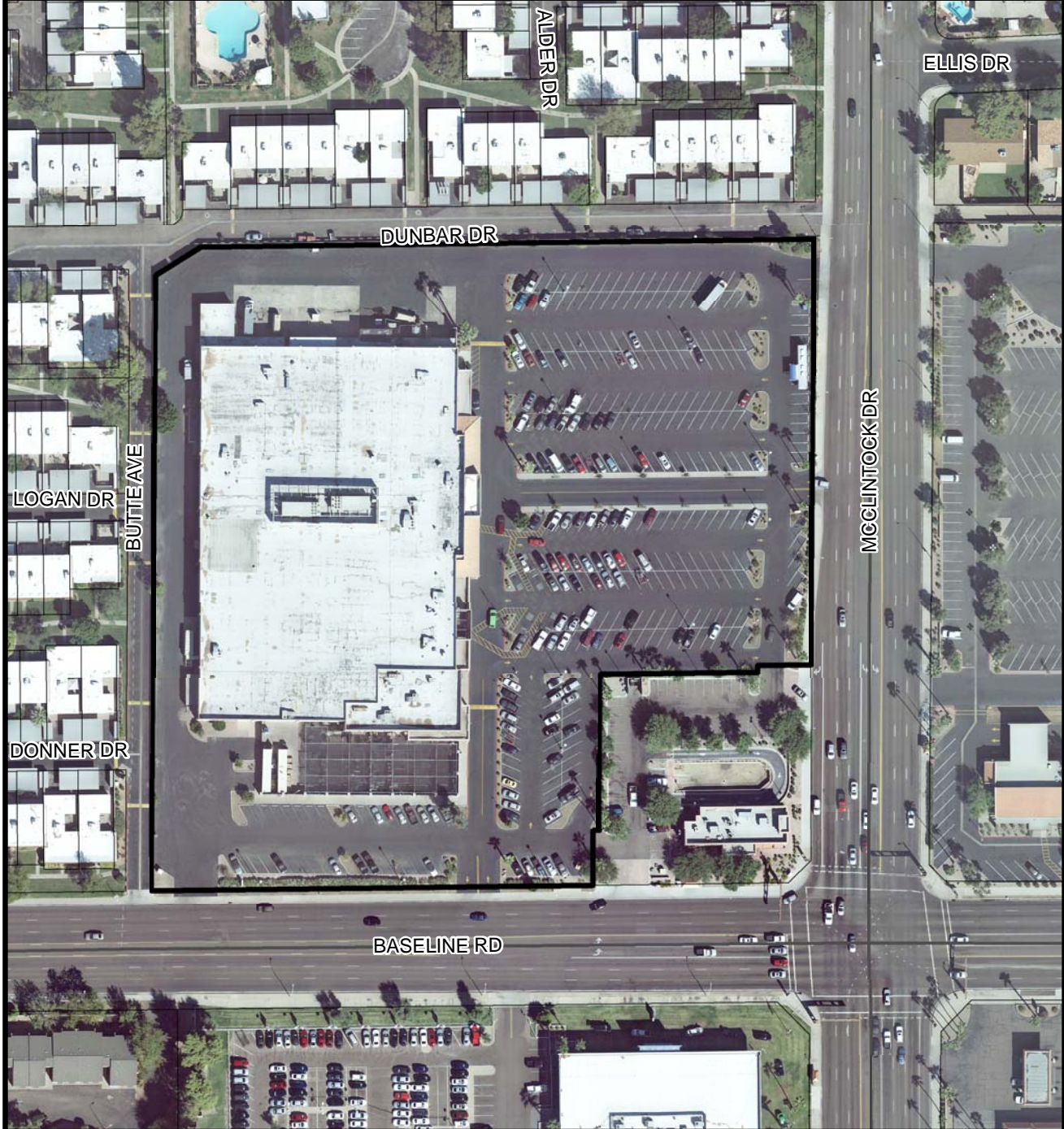


DEVELOPMENT PROJECT FILE
for
FRY'S FUEL CENTER #607

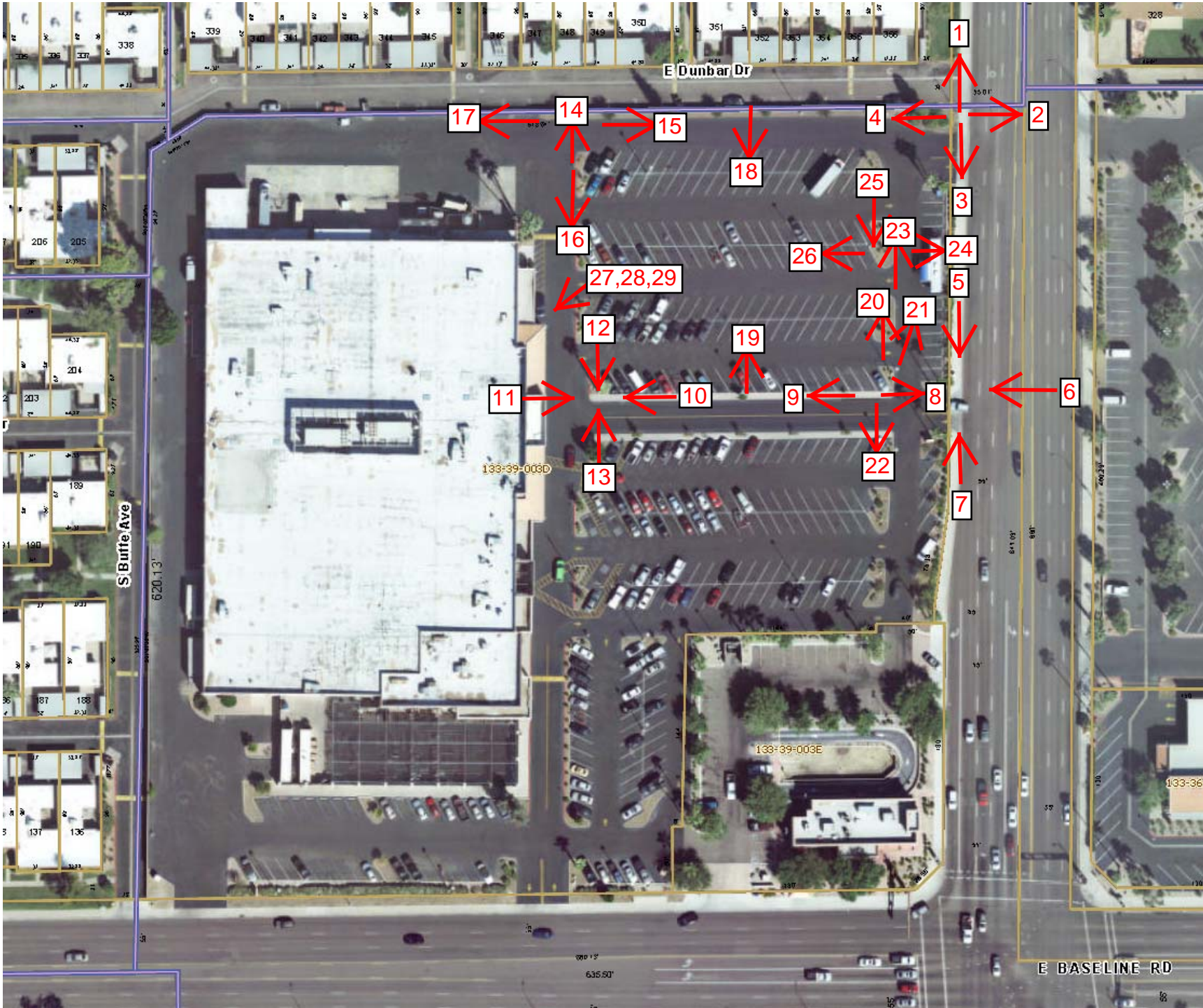
ATTACHMENTS:

1. Location Map
- 2-11. Aerial / Site Photos
- 12-14. Letter of Explanation
- 15-16. Site Plan
17. Floor Plan
18. Elevations
19. Landscape Plan
20. Preliminary Grading and Drainage.

FRY'S FUEL CENTER **PL130400**



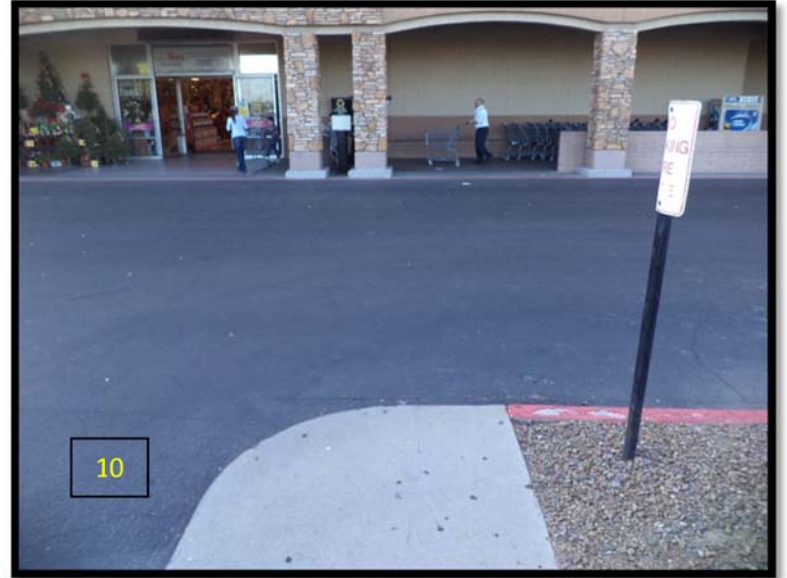
AERIAL MAP



ATTACHMENT 3









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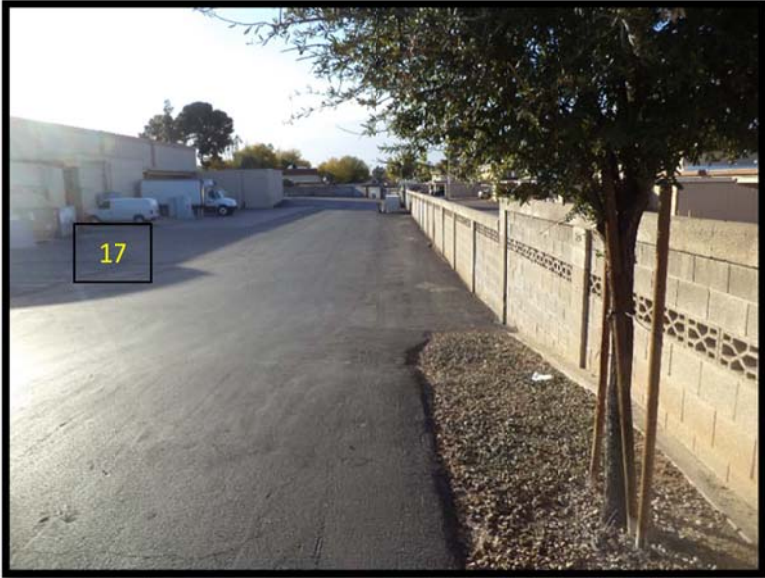
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February 3, 2014



City of Tempe
31 E 5th Street
Tempe, Arizona 85281

Re: Letter of Explanation - Use Permit
Fry's New Fuel Center #607
5100 S. McClintock Dr., Tempe AZ 85282-7374

GENERAL DEVELOPMENT DESCRIPTION:

On behalf of The Kroger Co., we are proposing to redevelop a portion of the existing Fry's grocery store facility located at 5100 South McClintock Drive, Tempe, AZ. The proposed development will function as a fuel center, and will include a 176 square foot kiosk with restroom (8 feet x 22 feet) and a 4,840 square feet steel canopy (40 feet x 121 feet). The kiosk is a pre-manufactured building with material updates to reflect the traditional Fry's aesthetic look.

Fifty four (54) existing parking spaces and associated curbing, pavement, and landscaping will be removed to accommodate the new fuel center. In addition to the kiosk and canopy, the center will include seven (7) fuel dispensers and two (2) underground fuel storage tanks designed and constructed in accordance with current agency codes and standards, and new landscaped curbed islands. Ordinance requirements for the number of parking spaces is met. 288 parking spaces are required and provided.

New landscaping will be provided and will comply with ordinance requirements. Signage will be submitted as a separate submittal as required. To avoid any nuisance to the properties, the lighting will be shielded from traffic and adjacent properties. The landscaping setback at McClintock Dr. will remain as existing.

The new development proposes to utilize the four (4) existing property access curb cuts. The layout of the Fry's fuel center ensures customer and fuel delivery vehicles can access the fuel center without disturbing traffic on South McClintock Road & East Baseline Road.

info@azSEG.com
www.azSEG.com
D (480) 588-7226

8280 E. Gelding Dr.
Suite #101
Scottsdale, AZ 85260



ARCHITECTURAL CONSIDERATIONS:

Tempe has established design principles to ensure the goal of enhancing the built and natural environments while mitigating project impacts of adjacent development.

It is the intent of this Fuel Center project to provide complementary building aesthetics to the surrounding area. The proposed kiosk and canopy are pre-manufactured units that maintain the typical building relationships of existing fuel centers in Tempe. The façade includes split-face CMU veneer to match existing Fry's Grocery Stores throughout Tempe, including color and texture considerations to remain consistent with zoning code intent.

This project is being developed within an existing parking lot area. As such, no known topography concerns or natural features exist that would hinder this site use under the use permit. Grading changes and resultant impacts on surrounding areas will be minimal.

CONDITIONAL USE CONSIDERATIONS:

This project will provide no unusual or detrimental impacts on public health, safety, or welfare. Noise will be minimal, which is consistent with the use. No smoke, dust, vibration or odor issues are anticipated for this use. Odor associated with fueling operations is eliminated through the use of Stage I and II Vapor Recovery techniques. Lighting will be directed away from surrounding areas and meet code requirements.

Typical safety guidelines and techniques associated with fuel center operations will be implemented to minimize risk of hazards to persons.

No unusual traffic volumes or characteristics are anticipated. The site is located toward the front of the existing Fry's Grocery Center and provides easy access and circulation for traffic off the main road and within the development.

As mentioned, this use is consistent, and similar, to existing developed sites in the surrounding area.

ADDITIONAL GENERAL INFORMATION CONSIDERATIONS:

1. Hours of Operation:
 - Employee manned from 6:00 A.M. – 12:00 A.M.
 - Pay at the pump is available for 24 hours



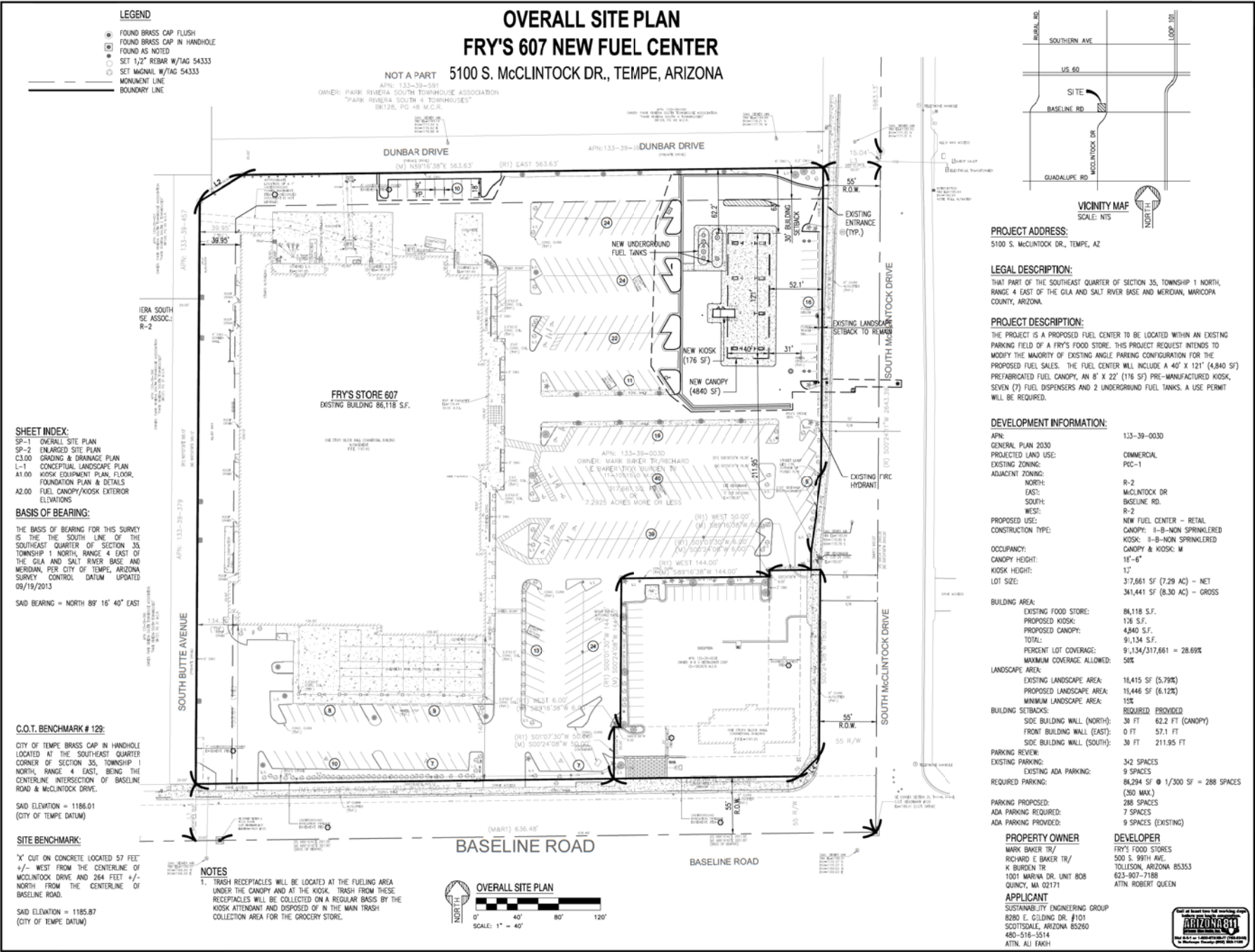
2. Number of employees:
 - 2 employees and shifts will vary
3. Activities:
 - Process: Dispensing of petroleum fuel products
 - Materials: Petroleum fuels (Regular, Mid-Grade, and Premium Unleaded gasoline, and Diesel Fuel)
4. Additional traffic consideration:
 - Fry's constructs their fuel centers for the benefit of their VIP customers (Fry's Loyalty Customers). Therefore, there is minimal impact to additional traffic because the target is to the onsite customers to maintain loyalty.

Please let me know if I can be of any assistance or if you have any question about the subject.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ali Fakhri", is enclosed in a light blue rectangular box.

Ali Fakhri
ali@azseg.com
(480) 516-5514



- LEGEND**
- FOUND BRASS CAP FLUSH
 - FOUND BRASS CAP IN HANDHOLE
 - FOUND AS NOTED
 - SET 1/2" REBAR W/140 54333
 - SET MONUMENT W/140 54333
 - MONUMENT LINE
 - BOUNDARY LINE

OVERALL SITE PLAN
FRY'S 607 NEW FUEL CENTER
5100 S. McCLINTOCK DR., TEMPE, ARIZONA

NOT A PART
 APN: 133-39-051
 OWNER: PARK RIVERA SOUTH TOWNHOUSE ASSOCIATION
 "PARK RIVERA SOUTH 4 TOWNHOUSES"
 BK126, PG 48 M.C.R.

PROJECT ADDRESS:
 5100 S. McCLINTOCK DR., TEMPE, AZ

LEGAL DESCRIPTION:
 THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT DESCRIPTION:
 THE PROJECT IS A PROPOSED FUEL CENTER TO BE LOCATED WITHIN AN EXISTING PARKING FIELD OF A FRY'S FOOD STORE. THIS PROJECT REQUEST INTENDS TO MODIFY THE MAJORITY OF EXISTING ANGLE PARKING CONFIGURATION FOR THE PROPOSED FUEL SALES. THE FUEL CENTER WILL INCLUDE A 40' X 121' (4,840 SF) PREFABRICATED FUEL CANOPY, AN 8' X 22' (178 SF) PRE-MANUFACTURED KIOSK, SEVEN (7) FUEL DISPENSERS AND 2 UNDERGROUND FUEL TANKS. A USE PERMIT WILL BE REQUIRED.

DEVELOPMENT INFORMATION:

APN:	133-39-0030
GENERAL PLAN 2030 PROJECTED LAND USE:	COMMERCIAL
EXISTING ZONING:	CC-1
ADJACENT ZONING:	R-2
NORTH:	McCLINTOCK DR
EAST:	BASELINE RD
SOUTH:	R-2
WEST:	NEW FUEL CENTER - RETAIL CANOPY; II-B-NON SPRINKLERED KIOSK; II-B-NON SPRINKLERED CANOPY & KIOSK; M
PROPOSED USE:	NEW FUEL CENTER - RETAIL CANOPY; II-B-NON SPRINKLERED KIOSK; II-B-NON SPRINKLERED CANOPY & KIOSK; M
CONSTRUCTION TYPE:	
OCCUPANCY:	
CANOPY HEIGHT:	18'-6"
KIOSK HEIGHT:	17'
LOT SIZE:	317,661 SF (7.29 AC) - NET 341,441 SF (8.30 AC) - GROSS
BUILDING AREA:	
EXISTING FOOD STORE:	86,118 S.F.
PROPOSED KIOSK:	176 S.F.
PROPOSED CANOPY:	4,840 S.F.
TOTAL:	91,134 S.F.
PERCENT LOT COVERAGE:	9,1134/317,661 = 28.69%
MAXIMUM COVERAGE ALLOWED:	50%
LANDSCAPE AREA:	
EXISTING LANDSCAPE AREA:	18,415 SF (5.79%)
PROPOSED LANDSCAPE AREA:	18,446 SF (6.12%)
MINIMUM LANDSCAPE AREA:	15%
BUILDING SETBACKS:	
SIDE BUILDING WALL (NORTH):	30 FT 62.2 FT (CANOPY)
FRONT BUILDING WALL (EAST):	0 FT 57.1 FT
SIDE BUILDING WALL (SOUTH):	30 FT 211.95 FT
PARKING REVIEW:	
EXISTING PARKING:	342 SPACES
EXISTING ADA PARKING:	9 SPACES
REQUIRED PARKING:	86,294 SF @ 1/300 SF = 288 SPACES
PARKING PROVIDED:	288 SPACES
ADA PARKING REQUIRED:	7 SPACES
ADA PARKING PROVIDED:	9 SPACES (EXISTING)

PROPERTY OWNER
 MARK BAKER TR/
 RICHARD E BAKER TR/
 K BURDEN TR
 1001 MARINA DR UNIT 808
 QUINCY, MA 02171

DEVELOPER
 FRY'S FOOD STORES
 500 S. 99TH AVE.
 TOLLESON, ARIZONA 85353
 623-907-7188
 ATTN: ROBERT QUEEN

APPLICANT
 SUSTAINABILITY ENGINEERING GROUP
 8280 E. GILDING DR. #101
 SCOTTSDALE, ARIZONA 85260
 480-516-5514
 ATTN: ALI FAKH

SHEET INDEX:
 SP-1 OVERALL SITE PLAN
 SP-2 ENLARGED SITE PLAN
 C3.00 GRADING & DRAINAGE PLAN
 L-1 CONCEPTUAL LANDSCAPE PLAN
 A1.00 KIOSK EQUIPMENT PLAN, FLOOR, FOUNDATION PLAN & DETAILS
 A2.00 FUEL CANOPY/KIOSK EXTERIOR ELEVATIONS

BASIS OF BEARING:
 THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PER CITY OF TEMPE, ARIZONA SURVEY CONTROL DATUM UPDATED 09/19/2013

SAID BEARING = NORTH 88° 16' 40" EAST

C.O.T. BENCHMARK # 129:
 CITY OF TEMPE BRASS CAP IN HANDHOLE LOCATED AT THE SOUTHWEST QUARTER CORNER OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 4 EAST, BEING THE CENTERLINE INTERSECTION OF BASELINE ROAD & McCLINTOCK DRIVE.
 SAID ELEVATION = 1186.01 (CITY OF TEMPE DATUM)

SITE BENCHMARK:
 'X' CUT ON CONCRETE LOCATED 57 FEET +/- WEST FROM THE CENTERLINE OF McCLINTOCK DRIVE AND 264 FEET +/- NORTH FROM THE CENTERLINE OF BASELINE ROAD.
 SAID ELEVATION = 1185.87 (CITY OF TEMPE DATUM)

NOTES
 1. TRASH RECEPTACLES WILL BE LOCATED AT THE FUELING AREA UNDER THE CANOPY AND AT THE KIOSK. TRASH FROM THESE RECEPTACLES WILL BE COLLECTED ON A REGULAR BASIS BY THE KIOSK ATTENDANT AND DISPOSED OF IN THE MAIN TRASH COLLECTION AREA FOR THE GROCERY STORE.



SUSTAINABILITY ENGINEERING GROUP

SEG

fray's

Kroger

PROJECT
 FRY'S 607 FUEL CENTER

LOCATION
 5100 S. McCLINTOCK DRIVE
 TEMPE, ARIZONA 85262

DATE: 02/18/2014

ISSUED FOR: CONSTRUCTION DOCUMENTS

JOB NO.: 130907

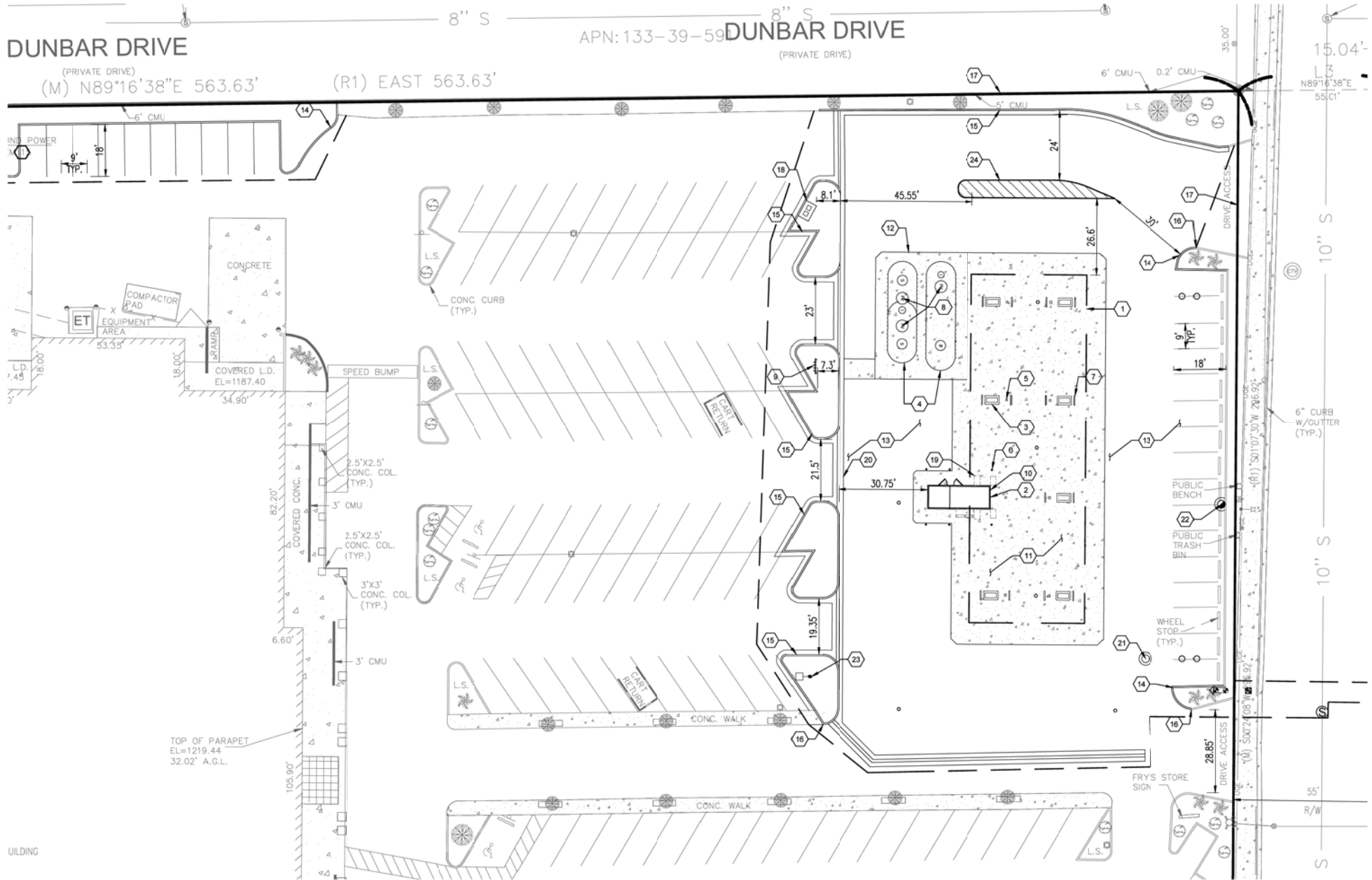
SHEET TITLE: OVERALL SITE PLAN

SHEET NO.: C2.02

ENLARGED SITE PLAN

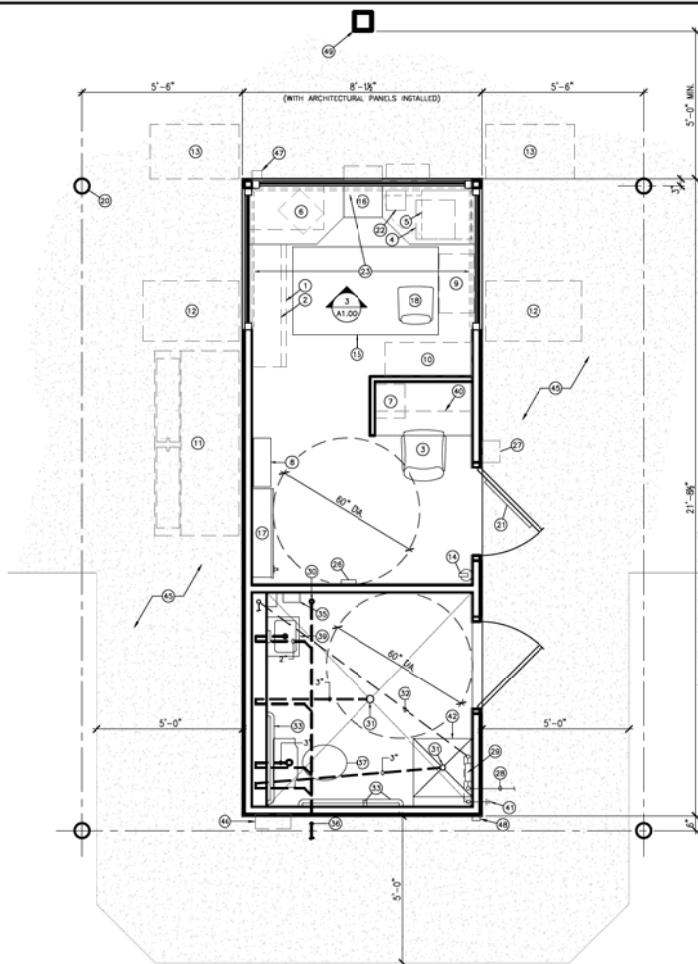
FRY'S 607 NEW FUEL CENTER

5100 S. McCLINTOCK DR., TEMPE, ARIZONA

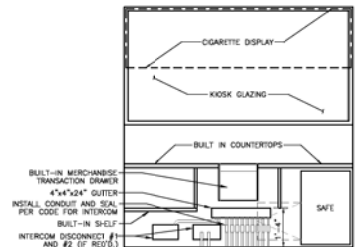


ATTACHMENT ENLARGED SITE PLAN

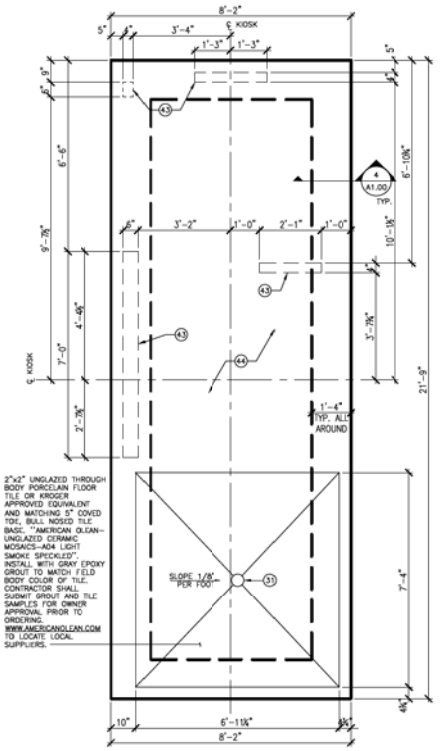
SCALE: 1" = 20'



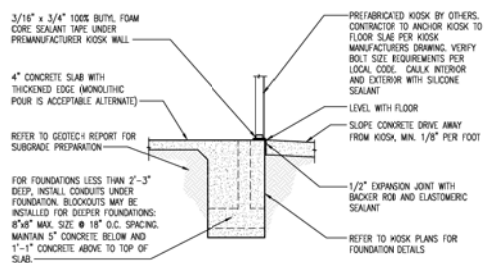
1 KIOSK EQUIPMENT PLAN
SCALE: 1/2"=1'-0"



3 KIOSK INTERIOR ELEVATION
SCALE: 1/2"=1'-0"



2 KIOSK FOUNDATION PLAN
SCALE: 1/2"=1'-0"



4 KIOSK FOUNDATION WALL
NOT TO SCALE

- EQUIPMENT LEGEND**
ALL EQUIPMENT FURNISHED BY OWNER UNLESS OTHERWISE SPECIFIED
- 1 4" STORAGE RACK - FURNISHED AND INSTALLED BY G.C.
 - 2 CANDY RACK
 - 3 CHAIR
 - 4 LOTTO MACHINE
 - 5 SAFE
 - 6 P.O.S. REGISTER
 - 7 BACK OFFICE P.O.S. INSTALLED BY OWNER
 - 8 TANK MONITOR
 - 9 CIGARETTE CARTON MERCHANDISER
 - 10 CIGARETTE PACK MERCHANDISER
 - 11 46 C.F. ICE MERCHANDISER
 - 12 6" REACH-IN PEPS/COKE COOLER - BY VENDOR
 - 13 4" REACH-IN ENERGY/HYDRATION COOLER - BY VENDOR
 - 14 2-A, 20-B-C FIRE EXTINGUISHER BY G.C. QUANTITIES AND LOCATIONS INSTALLED PER LOCAL CODE. MOUNT BOTTOM AT 32" A.F.F.
 - 15 ANTI-FATIGUE MAT
 - 16 DEAL TRAY/MERCHANDISE DRAWER
 - 17 PANEL BOARD
 - 18 STOOL
 - 19 NOT USED
 - 20 6" PIPE BOLLARD - FURNISHED AND INSTALLED BY G.C. (TYP. 4)
 - 21 BULLETIN BOARD - G.C. TO MOUNT ABOVE PEETHOLE.
 - 22 INTERCOM MASTER STATION INSTALLED BY G.C.
 - 23 CIGARETTE MERCHANDISING SIGN PANELS
 - 24 6" REACH-IN TUP COOLER BY VENDOR AND 4-COMPARTMENT DRY MERCHANDISER INSTALLED BY G.C. (ONLY USED ON STACKED DISPENSER LAYOUTS). (REFER TO A1.10)
 - 25 2-A, 20-B-C FIRE EXTINGUISHER IN STEEL CABINET (TYP.-QUANTITIES AND LOCATIONS INSTALLED PER LOCAL CODE) (EMERGO.COM #F2C25). G.C. TO MOUNT BOTTOM 32" ABOVE FINISH. CIVIL ENGINEER MUST VERIFY ACCESSIBILITY. (REFER TO A1.10)
 - 26 INTRUSION ALARM KEYPAD
 - 27 EMERGENCY 911 CALL BOX MOUNT CENTERLINE AT +48" A.F.G.
 - 28 3/4" COLD WATER SERVICE BY G.C. TO PUBLIC CONNECTION. SEE SITE PLAN FOR CONNECTION.
 - 29 3/4" BACKFLOW PREVENTER APPROVED BY LOCAL AUTHORITIES BY G.C. INSTALL DEVICE A MINIMUM OF 36" TO A MAXIMUM OF 48" A.F.F. THE DEVICE SHALL HAVE A MINIMUM OF 24" OF CLEAR SPACE IN FRONT OF DEVICE FROM FLOOR TO CEILING. G.C. TO PROVIDE LOCKABLE ALUMINUM COVER FOR BACKFLOW PREVENTER AND VALVES. SUBMIT TO KROGER CONSTRUCTION ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
 - 30 4" FLOOR CLEAN OUT BY G.C.
 - 31 3" FLOOR DRAIN BY G.C. JAY R. SMITH #2005-8
 - 32 3/4" COLD WATER LINE UNDER SLAB BY G.C.
 - 33 ADA GRAB BARS (TYP.) - INSTALLED BY KIOSK MANUFACTURER.
 - 34 G.C. TO CONNECT VENT LINES FROM FLOOR DRAINS AND WATER CLOSET TO 3" VENT THRU ROOF BY KIOSK MANUFACTURER.
 - 35 INSTANTANEOUS ELECTRIC WATER HEATER - INSTALLED BY KIOSK MANUFACTURER.
 - 36 CONNECT 4" WASTE LINE BY G.C. TO CITY SEWER. SEE SITE PLAN FOR CONNECTION.
 - 37 WATER CLOSET BY G.C. AMERICAN STANDARD MODEL #2377.100 (WHITE). PROVIDE WITH FLUSH LEVER ON OPEN SIDE OF FIXTURE, OPEN-FRONT SEAT (WHITE), & FOLDED CHROME WATER SUPPLY/TOILET.
 - 38 TRAP PRIMER WITH 1/2" LINE TO EACH FLOOR DRAIN BY G.C. P.P.P. INC. #PR-500-DU-2
 - 39 LAUNDRY - INSTALLED BY KIOSK MANUFACTURER.
 - 40 SELF ABOVE.
 - 41 PROOFROOF HOSE REEL OF LENGTH REQUIRED TO REACH NEAREST THERMAL ENVELOPE. ZURN 3121C-AN-WC SUPPLIED AND INSTALLED BY G.C.
 - 42 2"x2" MOP SINK, FAUCET AND ALL TRIM, SUPPLIED BY KIOSK MANUFACTURER - INSTALLED BY G.C.
 - 43 ALL CONDUIT IN FLOOR TO BE LOCATED IN THESE AREAS. TYPICAL OF 3.
 - 44 4" CONCRETE SLAB WITH THICKENED EDGE. FINISH SMOOTH WITH STEEL TRIMBLE.
 - 45 5'-0" CONCRETE LANDING AT DOOR. SLOPE PAVED SURFACE 1:20 FROM LANDING TO ADJACENT SITE PAVING. LEVEL (1:50 MAX SLOPE).
 - 46 ELECTRICAL METER/PANEL & SERVICE CONDUIT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 47 EMERGENCY SHUT-OFF SWITCH PER 2005 NEC 514.11.
 - 48 3"x2" SHEET METAL ROOF DRAIN LEADER.
 - 49 CANOPY COLUMN.

- GENERAL NOTES**
- A. CONTRACTOR TO COORDINATE EXACT LOCATION OF CONDUIT STUB-UP WITH KIOSK LAYOUT.
 - B. REFER TO MODULAR KIOSK DRAWINGS FOR ADDITIONAL INFORMATION. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH KIOSK MANUFACTURER FOUNDATION PLANS & COORDINATE WITH OWNER'S REP PRIOR TO POURING.
 - C.

SUSTAINABILITY ENGINEERING GROUP
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800 E. GLENN DR #101, BOZEMAN, MONTANA 59709
WWW.KROGER.COM TEL: 406.588.1228

fruitys
Fruity's Food Stores of Arizona
1000 N. GILBERT AVENUE, SUITE 100
TOLSON, AZ 85303
TEL: 480.350.1111 FAX: 480.350.1914

Kroger
The Kroger Co.
2000 N. GILBERT AVENUE, SUITE A
TOLSON, AZ 85303
TEL: 480.350.1111 FAX: 480.350.1914

PROJECT
KROGER #607
NEW FUEL CENTER

LOCATION
5100 S. MCDONNCK DRIVE
TEMPE, ARIZONA 85282

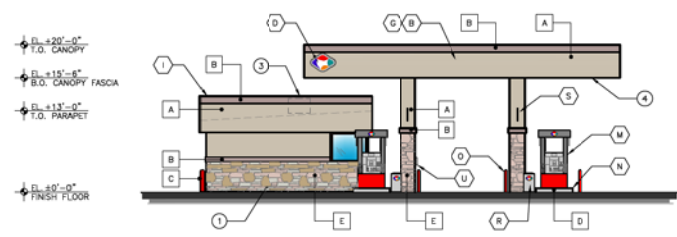
DATE: 02/03/2014
ISSUED FOR: PLANNING AND ZONING REVIEW

DESIGNER: AD
CHECKER: SC
PROJECT LEADER: AF

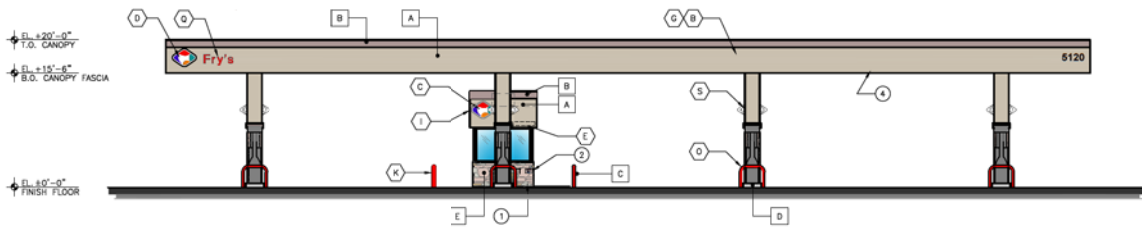
JOB NO.: C0136366
SHEET TITLE: KIOSK EQUIPMENT PLAN, FOUNDATION PLAN & DETAILS

SHEET NO.: A1.00

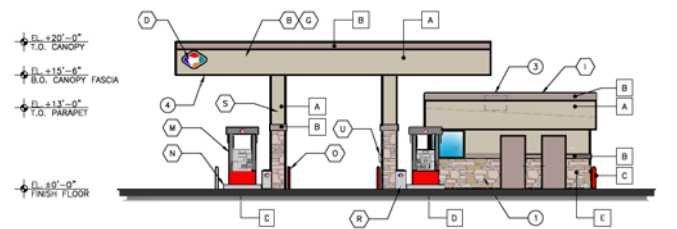
THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP. AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND NO REPRODUCTION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.



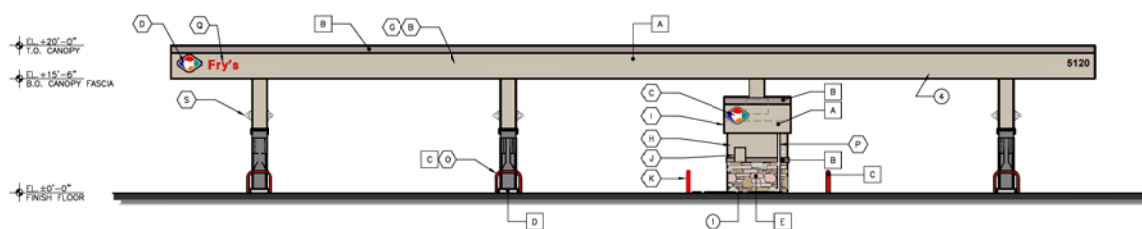
1 SOUTH ELEVATION
SCALE 1/8"=1'-0"



2 EAST ELEVATION
SCALE 1/8"=1'-0"



3 NORTH ELEVATION
SCALE 1/8"=1'-0"



4 WEST ELEVATION
SCALE 1/8"=1'-0"

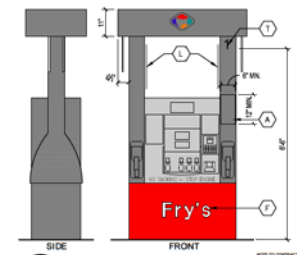
- GENERAL NOTES:**
- CONTRACTOR SHALL SUBMIT MASONRY, MORTAR AND PAINT SAMPLES TO FRY'S CONSTRUCTION REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING MATERIALS.
 - PREMANUFACTURED CANOPY AND KIOSK PROVIDED BY OTHERS.
 - ALL ON-SITE SIGNAGE UNDER SEPARATE PERMIT.
 - FUEL DISPENSERS SHALL COMPLY WITH ACCESSIBLE GUIDELINES.

- KEYED NOTES:**
- STONE VENEER TO MATCH EXISTING CENTER.
 - EMERGENCY STOP SWITCH.
 - PARAPET AT KIOSK TO BE TALL ENOUGH TO COMPLETELY CONCEAL ROOF MOUNTED MECHANICAL EQUIPMENT.
 - CANOPY LIGHTS SHALL BE FLUSH OR RECESSED.

- FINISH LEGEND:**
- A** TEKOCOTE FINISH COLOR TO MATCH EXISTING SHOPPING CENTER
 - B** TEKOCOTE FINISH COLOR TO MATCH EXISTING SHOPPING CENTER
 - C** SHERWIN WILLIAMS 4081 "SAFETY RED"
 - D** SHERWIN WILLIAMS 4107 "GRAPHITE"
 - E** STONE VENEER MATCH EXISTING CENTER

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	EXTINGUISHING DECAL (MIN. 12" H X 8" W)		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
B	CANOPY		MADISON		CANOPY FABRICATOR	CANOPY FABRICATOR
C	LOGO - NON-ILLUMINATED (20" H X 37 1/2" W)		DUALITE		OWNER	SIGN INSTALLER
D	ILLUMINATED LOGO SIGN		DUALITE		OWNER	SIGN INSTALLER
E	PRE-CUT BLACK VINYL ADDRESS DECALS PER LOCAL AUTHORITY SPECIFICATIONS IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
F	DISPENSER DOORGRAPHICS	RED WITH WHITE LETTERS	WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
G	CANOPY FASCIA		MADISON		CANOPY FABRICATOR	CANOPY FABRICATOR
H	KIOSK - PREFABRICATED	PER SCHED.	SAGEBRUSH		KIOSK FABRICATOR	GENERAL CONTRACTOR
I	KIOSK FASCIA	PER SCHED.	SAGEBRUSH		KIOSK FABRICATOR	GENERAL CONTRACTOR
J	ELECTRICAL DISCONNECTS				GENERAL CONTRACTOR	GENERAL CONTRACTOR
K	6" DIAMETER BOLLARD - G.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
L	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
M	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
N	ISLAND FORMS - G.C. TO PAINT	GRAPHITE	OPW		OWNER	GENERAL CONTRACTOR
O	U-SHAPED BOLLARD - G.C. TO PAINT, 3'-0" IN HEIGHT	SAFETY RED	RIVERSIDE		OWNER	GENERAL CONTRACTOR
P	3X2' DOWNSPOUT - PAINT TO MATCH WALL		SAGEBRUSH		KIOSK FABRICATOR	KIOSK FABRICATOR
Q	ILLUMINATED CHANNEL LETTERS		DUALITE		OWNER	SIGN INSTALLER
R	WASTE RECYCLING/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
S	PUMP NUMBER FLAG		CANOPY FABRICATOR		CANOPY FABRICATOR	GENERAL CONTRACTOR
T	4" BLACK VINYL DECAL (DISPENSER NUMBER)				OWNER	GENERAL CONTRACTOR
U	FIRE EXTINGUISHER				OWNER	GENERAL CONTRACTOR



5 DISPENSER ELEVATION
SCALE 1/8"=1'-0"

SUSTAINABILITY ENGINEERING GROUP
SEG

8201 E. GLENN DR #101, SCOTTSDALE, ARIZONA 85260
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frays
Fry's Food Stores of Arizona
1500 S. MACINDOCK DRIVE
TEMPE, ARIZONA 85282
TEL: (480) 961-1914
FAX: (480) 961-1914

Kroger
The Kroger Co.
2000 W. BROADWAY
DENVER, CO 80202
TEL: (303) 733-2600
FAX: (303) 733-2600

PROJECT: FRY'S #607 NEW FUEL CENTER
LOCATION: TEMPE, ARIZONA

DATE: 03/07/2014
DESIGNED FOR: PLANNING AND ZONING REVIEW

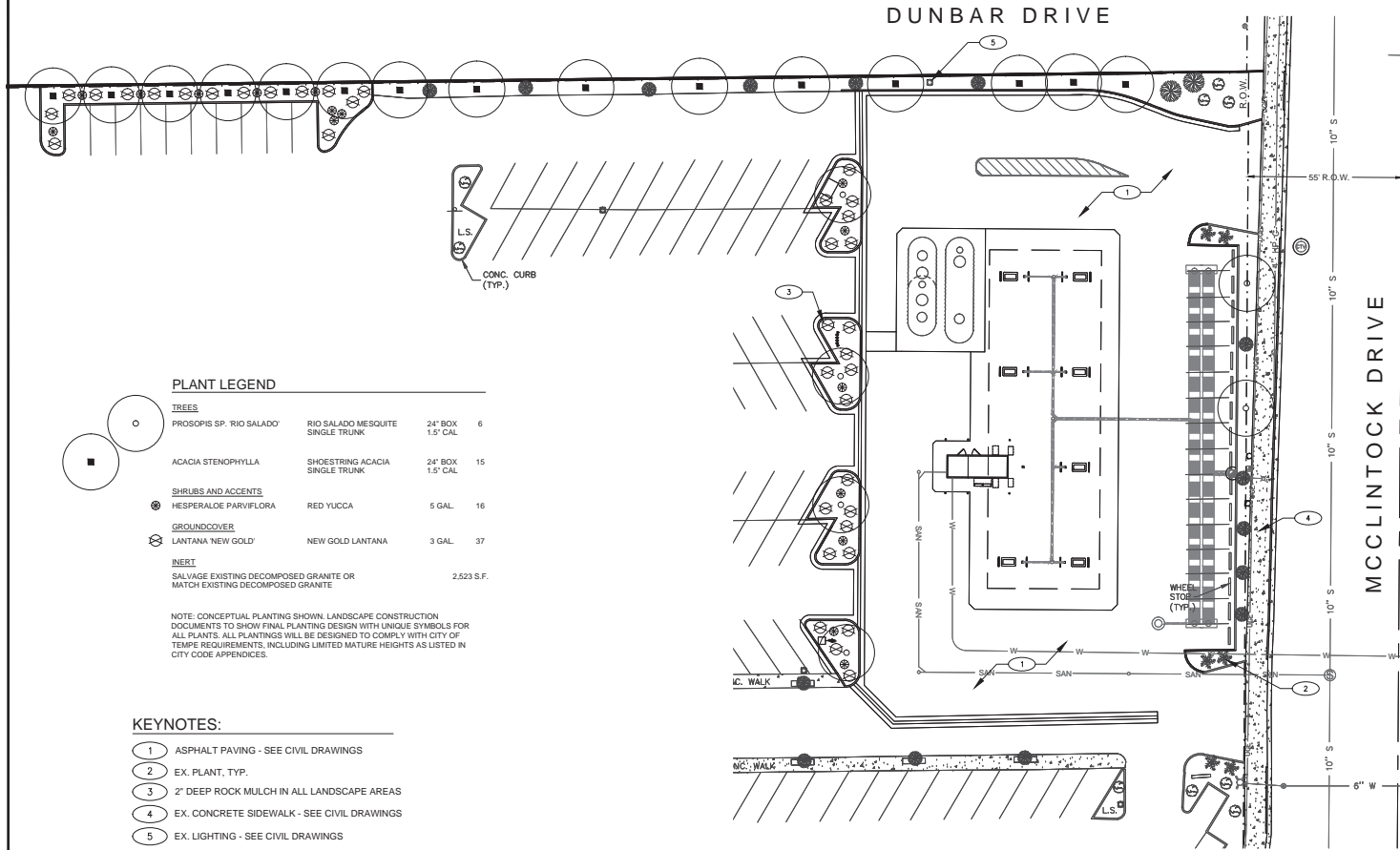
REVISION NO.: _____ **DATE:** _____

JOB NO.: 130346
SHEET FILE: FUEL CANOPY / KIOSK EXTERIOR ELEVATIONS

SHEET NO.: A2.00

FRY'S FUEL CENTER #607

5100 S. MCCLINTOCK DRIVE
TEMPE, ARIZONA



PLANT LEGEND

TREES

PROSOPIS SP. 'RIO SALADO'	RIO SALADO MESQUITE SINGLE TRUNK	24" BOX 1.5' CAL.	6
ACACIA STENOPHYLLA	SHOESTRING ACACIA SINGLE TRUNK	24" BOX 1.5' CAL.	15

SHRUBS AND ACCENTS

HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	16
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GROUNDCOVER

LANTANA 'NEW GOLD'	NEW GOLD LANTANA	3 GAL	37
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INERT

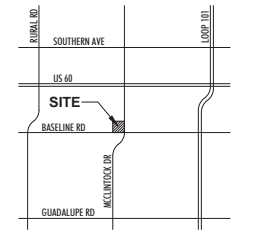
SALVAGE EXISTING DECOMPOSED GRANITE OR MATCH EXISTING DECOMPOSED GRANITE		2,523 S.F.	
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NOTE: CONCEPTUAL PLANTING SHOWN. LANDSCAPE CONSTRUCTION DOCUMENTS TO SHOW FINAL PLANTING DESIGN WITH UNIQUE SYMBOLS FOR ALL PLANTS. ALL PLANTINGS WILL BE DESIGNED TO COMPLY WITH CITY OF TEMPE REQUIREMENTS, INCLUDING LIMITED MATURE HEIGHTS AS LISTED IN CITY CODE APPENDICES.

KEYNOTES:

- 1 ASPHALT PAVING - SEE CIVIL DRAWINGS
- 2 EX. PLANT, TYP.
- 3 2" DEEP ROCK MULCH IN ALL LANDSCAPE AREAS
- 4 EX. CONCRETE SIDEWALK - SEE CIVIL DRAWINGS
- 5 EX. LIGHTING - SEE CIVIL DRAWINGS

VICINITY MAP



SCALE: N.T.S.

PROJECT TEAM

Discipline	Company Contact Info.
Client	Fry's Food Stores Robert Queen 500 S. 99th Avenue Tolleson, AZ 85353 623.907.7188
Landscape Architect	LVA Urban Design Studio Ryan Trudell, RLA, LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.994.0904 rtrudell@lvadesign.com
Applicant/Engineer	Sustainability Engineering Group Ali Faah 8280 East Gelding Dr, Suite 101 Scottsdale, Arizona 85260 480.516.5514

PLANTING PLAN

SCALE: 1" = 20'



FRY'S FUEL CENTER #607
5100 S. MCCLINTOCK DR
TEMPE, AZ

**CONCEPTUAL
LANDSCAPE
PLAN**

revision	date

date: 1/30/14
job no.: 1403
drawn: RT/JV
sheet #
L-1
1 of 1

PRELIMINARY GRADING & DRAINAGE PLAN

FRY'S 607 NEW FUEL CENTER

5100 S. McCLINTOCK DR., TEMPE, ARIZONA

DRAINAGE STATEMENT

THE PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF BASELINE ROAD AND McCLINTOCK DRIVE, IN THE CITY OF TEMPE, MARICOPA COUNTY, ARIZONA, IN THE TOWNSHIP AND RANGE OF T1N AND R4E. THE PROPERTY AREA IS APPROXIMATELY 7.29 ACRES. THE PROPOSED IMPROVEMENT IS A NEW FUELING STATION.

THE PROJECT IS PART OF THE FRY'S DEVELOPMENT WHICH IS BOUNDED ON THE NORTH AND WEST BY PRIVATE RESIDENTIAL, THE SOUTH BY EAST BASELINE ROAD AND THE EAST BY SOUTH McCLINTOCK DRIVE. THE ADJACENT AREAS ARE FULLY DEVELOPED INTO COMMERCIAL AND RESIDENTIAL AREAS. NO OFFSITE DRAINAGE RETENTION IS REQUIRED.

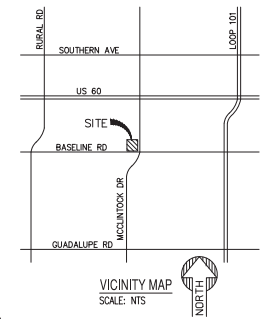
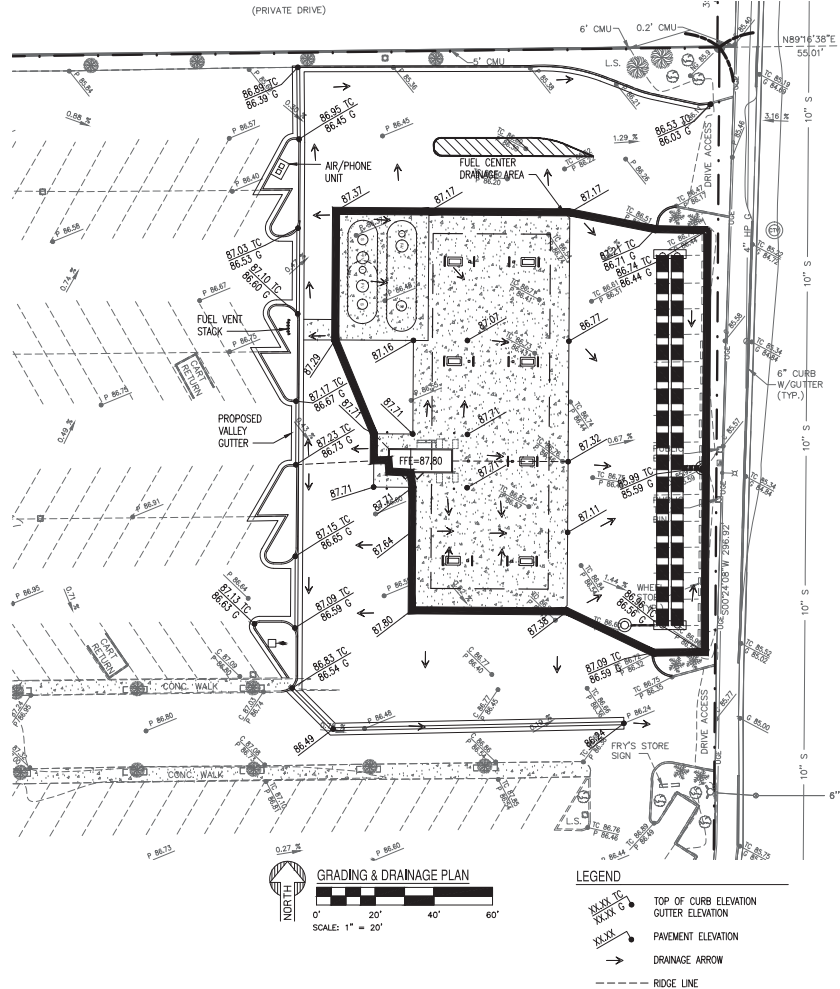
A RESEARCH OF THE FEMA MAPS, MAP NUMBER 04013C2245L, OCTOBER 16, 2013, SHOWS THAT THE PROPERTY IS LOCATED IN ZONE "X", I.E. OUT OF THE 100-YR FLOOD PLAN.

PER THE PRE-APPLICATION MEETING HELD 11/6/2013, RETENTION WILL BE SOLELY PROVIDED FOR THE DISTURBED AREA. THE ONSITE RETENTION PROVIDED IS FOR THE 100 YR 2 HR STORM EVENT FOR THE AREA OF THE CANOPY OVER THE FUEL CENTER AND DOWN TO THE PROPOSED CATCH BASIN. THE REQUIRED VOLUME WAS CALCULATED AS FOLLOWS: $VREQ = C(P/12)^A = 0.95(2.4 \text{ INCHES}/12) \times 15,598 \text{ SF} = 2,964 \text{ CF}$. THE VOLUME WILL BE RETAINED IN A PROPOSED UNDERGROUND DUAL 48" HDPE STORAGE PIPE AND DISCHARGED TO A PROPOSED DRYWELL.

ALL RUNOFF FROM THE FUELING STATION DISPENSER CONCRETE PAD SHALL BE INTERCEPTED BY A PROPOSED NYLOPAST CATCH BASIN WITH FLOUGARD INSERT SO IT CAN BE FILTERED OF POSSIBLE POLLUTANTS BEFORE ENTERING THE EXISTING PAD STORM WATER DRAINAGE SYSTEM.

EXISTING DRAINAGE PATTERNS WILL BE MAINTAINED OUTSIDE OF THE DISTURBED AREA AND WILL BE REROUTED VIA A PROPOSED VALLEY GUTTER AND BACK TO THE EXISTING OUTFALL ELEVATIONS AT THE TWO EXISTING DRIVEWAYS ON THE EAST SIDE OF THE PROPERTY.

BASED ON THE OUTFALL ELEVATION OF 1185.00 AT THE SOUTHEAST ENTRANCE/EXIT DRIVEWAY, THE PROPOSED FINISH FLOOR ELEVATION IS 1187.80 PROVIDING GREATER THAN FOURTEEN INCHES OF FREEBOARD.



GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
2. PROPOSED SPOT ELEVATIONS SHOWN REPRESENT FINISHED PAVING, SIDEWALK, SLAB, GUTTER DOWLING, OR GROUND ELEVATION. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
3. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES.
5. ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE STABILIZED.
6. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, THESE MATERIALS MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.
7. IF APPLICABLE, LIME TREATED SUBGRADE MATERIAL SHOULD MEET ARIZONA HIGHWAY DEPARTMENT SPECIFICATIONS. A SPECIFIC MIX DESIGN SHOULD BE PREPARED BY THE GEOTECHNICAL CONSULTANT.
8. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO PROPOSED GRADE PRIOR TO PLACEMENT OF THE FINAL LIFT OF ASPHALT.
9. ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE SOILS REPORT. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE SOILS REPORT ON THE SITE AT ALL TIMES.
10. SUBGRADE WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN SUBGRADE ELEVATION. HOWEVER, ON THE FINISHED ASPHALT SURFACE, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
11. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR THE TYPICAL SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURED WITHOUT APPROVAL OF THE ENGINEER.
12. VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDING WITH THE ARCHITECTURAL PLANS.
13. SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL TIMES TO ENSURE NO STANDING WATER.
14. PROVIDE THICKENED PAVEMENT TRANSITION AROUND STRUCTURES AND AT OPEN EDGE OF PAVEMENT SECTION.
15. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.
16. UNLESS OTHERWISE INDICATED AT A SPECIFIC LOCATION, ALL FINISHED GRADES ARE TO CONFORM TO AND MATCH EXISTING GRADES.
17. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS.
18. THE CONTRACTOR IS ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT HE SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE THE PROJECT AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.



EXPIRES 12-31-15
PREPARED UNDER THE SUPERVISION OF THE ENGINEER
REGISTERED PROFESSIONAL ENGINEER
PROJECT NO. 130907



PROJECT	FRY'S 607 FUEL CENTER	LOCATION	5100 S. McCLINTOCK DRIVE TEMPE, ARIZONA 85282
DRAWN	_____ MILES		
DESIGNED	_____ MILES		
CHECKED	_____ MILES		
PROJ. MGR.	_____ MILES		

DATE: 02/03/2014

ISSUED FOR: PLANNING & ZONING REVIEW

REVISION NO:	DATE:
1	
2	
3	

JOB NO.: 130907

SHEET TITLE: GRADING & DRAINAGE PLAN

SHEET NO.: C3.00

