

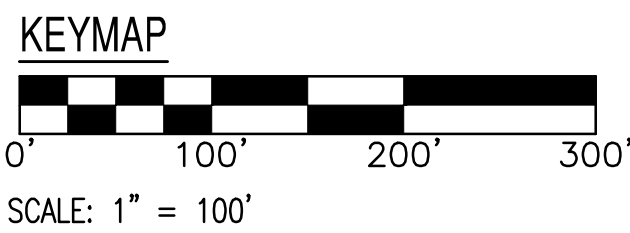
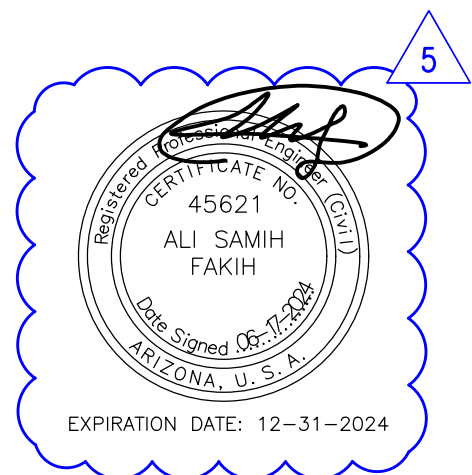
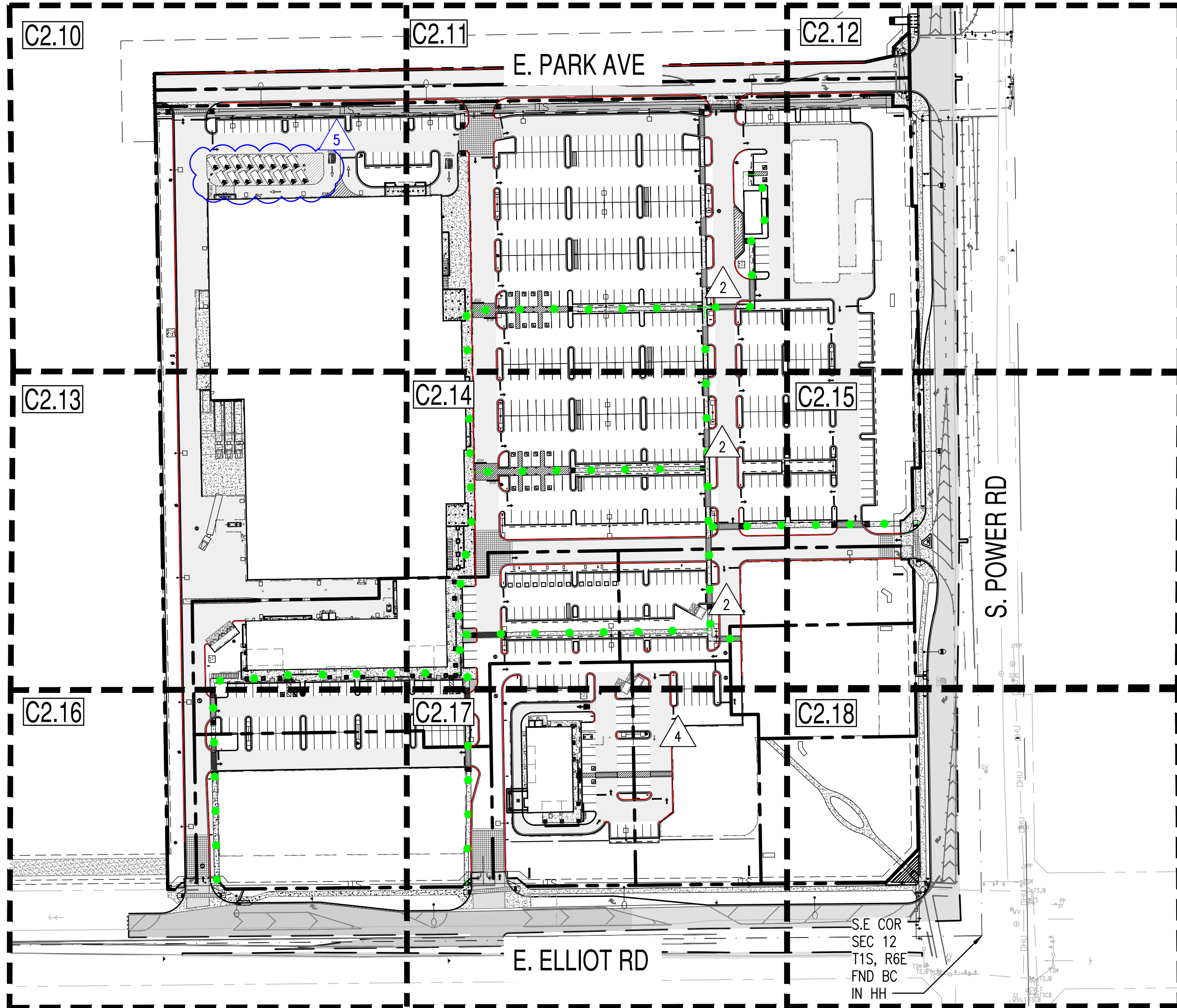
NOTE:

REFER TO SHEET C0.01 FOR SHEET INDEX

MORRISON RANCH COMMERCIAL CENTER - FRY'S 655

SITE PLAN COVER SHEET

3490 SOUTH POWER ROAD, GILBERT, ARIZONA, 85234
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



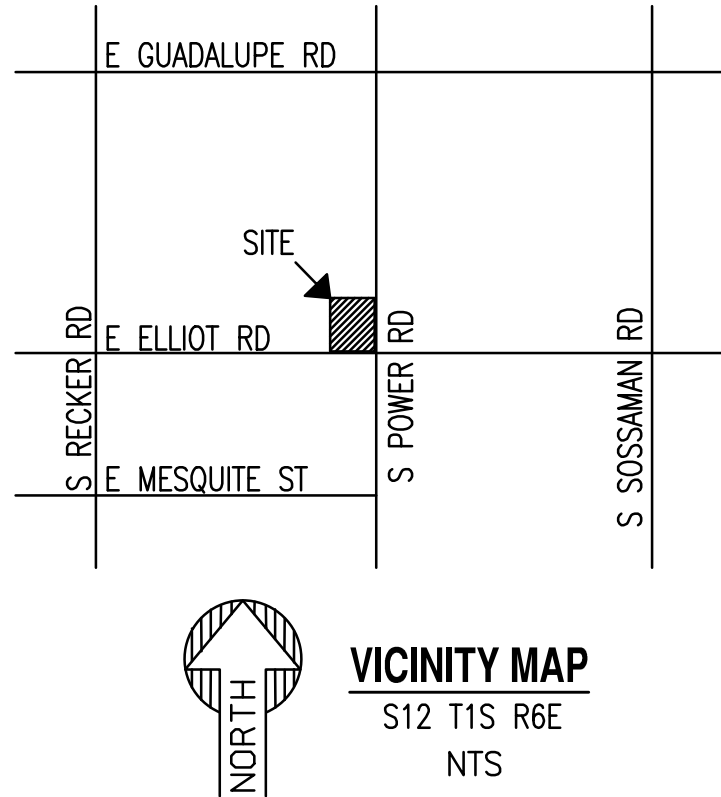
LEGEND

PROPOSED LEGEND:

- | | | |
|----------------------------|-----------------------------|-------------------------|
| VERTICAL CURB & GUTTER | CONCRETE | PARKING STRIPING |
| PROPERTY LINE | STAMPED CONCRETE | SIGN |
| FUTURE DEVELOPMENT | STAMPED CONCRETE | FIRE HYDRANT |
| ACCESSIBLE PATH | HEAVY DUTY ASPHALT PAVEMENT | LIGHT POLE (ON-SITE) |
| FIRE LANE RED PAINTED CURB | LIGHT DUTY ASPHALT PAVEMENT | STREET LIGHT (OFF-SITE) |
| PHASING LOC | CANOPY | |
| ONSITE/OFFSITE LOC | CAR OVERHANG | |
| SITE/BUILDING LOC | | |

FIRE TURNING TEMPLATE
(NTS)

VICINITY MAP



PROJECT TEAM

OWNER

FRED MEYER STORES, INC.
1014 VINE ST.
CINCINNATI, OH 45202

CIVIL ENGINEER

SUSTAINABILITY ENGINEERING GROUP
5240 N 16TH STREET, SUITE 105
PHOENIX, ARIZONA 85016
PHONE: 480-237-2507
EMAIL: ALI@AZSEG.COM
ATTN: ALI FAKIH

ARCHITECT

CR ARCHITECTURE + DESIGN
600 VINE STREET, SUITE 2210
CINCINNATI, OH 45202
PHONE: 513-721-8080
EMAIL: A.FREY@CR-ARCHITECTS.COM
ATTN: ANTHONY FREY

ELECTRICAL ENGINEER

WRIGHT ENGINEERING CORPORATION
165 EAST CHILTON DRIVE
CHANDLER, ARIZONA 85225
PHONE: 480-497-5807
EMAIL: AKUTCHINSKY@WRIGHTENGINEERING.US
ATTN: AARON KUTCHINSKY

DEVELOPER

FRY'S FOOD STORES OF ARIZONA, INC.
500 S. 99TH AVE, BLDG C
TOLLESON, AZ 85353
PHONE: 623-907-1987
EMAIL: NIKKI.WEARTH@FRYSFOOD.COM
ATTN: NIKKI WEARTH

SURVEYOR

AW LAND SURVEYING, LLC
PO BOX 2170
CHANDLER, ARIZONA 85244
PHONE: 480-244-7630
EMAIL: DARMUJO@AWLANDSURVEY.COM
ATTN: DANIEL ARMUJO

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN
1921 S. ALMA SCHOOL RD
SUITE 204, MESA, AZ 85210
PHONE: 480-250-0116
EMAIL: JASON@HARRINGTONPLANNINGDESIGN.COM
ATTN: JASON HARRINGTON

PROJECT INFO

PROJECT LOCATION:

SITE ADDRESS: NWC S. POWER RD & E. ELLIOT RD GILBERT, ARIZONA 85234

PROJECT DESCRIPTION:

THE PROJECT IS A COMMERCIAL CENTER INCLUDES A GROCERY ANCHOR, AN AFFILIATED FUEL CENTER, AND FIVE ADDITIONAL BUILDINGS OR PAD SITES.

SITE DATA:

ASSESSOR PARCEL NUMBER: 304-16-959
ZONING: GC
GROSS AREA: 877,763 SF (20.15 AC).
NET AREA: 857,330 SF (19.68 AC).
DISTURBED AREA: 1,116,083 SF (25.62 AC).

BASIS OF BEARING:

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, T1S, R6E, USING A BEARING OF SOUTH 00 DEGREES 56 MINUTES 00 SECONDS EAST, AS SHOWN ON PLSS SUBDIVISION RECORD OF SURVEY, RECORDED IN BOOK 609, PAGE 29, MARICOPA COUNTY RECORDS.

BENCHMARK:

BENCHMARK IS A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE LOCATED AT THE INTERSECTION OF POWER ROAD AND ELLIOT ROAD.

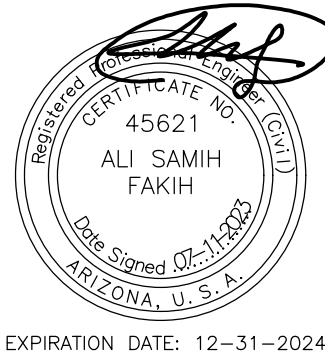
ELEVATION: 1325.86' NAVD 88

LEGAL PARCEL DESCRIPTION:

LOT 4, AS SHOWN ON THE FINAL PLAT OF POWER COMMERCE PARK, RECORDED IN BOOK 1666, PAGE 32, MARICOPA COUNTY RECORDS, LYING WITHIN THE SOUTHEAST QUARTER SECTION 12, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

FEMA

MAP NUMBER	COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C2755M	040044	1695 04/11/2015	M	X SHADED	N/A



SUSTAINABILITY
ENGINEERING
GROUP

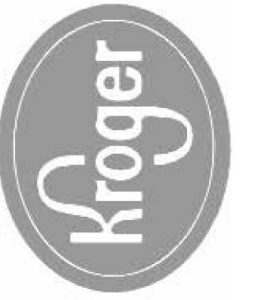
SEG



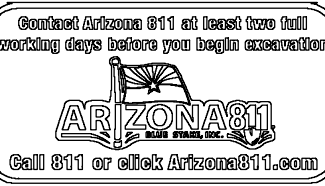
5240 N. 16TH STREET, SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL. 480.259.3534 FAX. 480.259.3534



Fry's Food Stores of Arizona
500 South 99th Avenue, Bldg C
Tolleson, AZ 85353
Phone (602) 907-1984
Fax (602) 907-1974



The Kroger Co.
23421 S. Pointe Dr., Suite 270
Laguna Hills, CA 92653
Phone (303) 715-5917
Fax (303) 715-5905



PROJECT	LOCATION
MORRISON RANCH COMMERCIAL CENTER	3490 SOUTH POWER ROAD, GILBERT, ARIZONA, 85234
DRAWN	KG 06/21/2023
DESIGNED	TM, JM 06/21/2023
QC	SC 07/05/2023
FINAL QC	TM 07/10/2023
PROJ. MGR.	AF 07/11/2023
DATE:	07/11/2023
ISSUED FOR:	PERMITS

REVISION NO.	DATE:
BULLETIN 2	10/18/2023
REVISION 4	04/11/2024
PU# ELIMINATION	06/17/2024
JOB NO.:	210317

SHEET TITLE:
SITE PLAN COVER SHEET & KEYMAP

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