

DEVELOPMENT SUMMARY TABLE:

PROJECT ADDRESS:

NWC of POWER & ELLIOT, GILBERT, AZ 85212

LEGAL DESCRIPTION:

PROJECT DESCRIPTION:

SITE PLAN DEVELOPMENT PROPOSAL

DEVELOPMENT INFORMATION:

APN: 304-16-007C, 304-16-007D, 304-16-954

EXISTING ZONING:

MORRISON RANCH

PROPOSED ZONING:

GC

ADJACENT ZONING:

GC

PROPOSED USE:

RETAIL

CONSTRUCTION TYPE:

II-B

OCCUPANCY:

M

LOT 1 PROPOSED GROCERY & FUEL	524,652 SF*	12.04
LOT 2 PROPOSED QSR	38,445 SF	0.88
LOT 3 PROPOSED QSR	29,298 SF	0.67
- CORNER LANDSCAPE	32,610 SF	0.75
LOT 4 PROPOSED BANK	38,530 SF	0.88
LOT 5 PROPOSED SHOPS B	45,740 SF	1.05
LOT 6 PROPOSED SHOPS A	83,168 SF*	1.91
LOT 7 PROPOSED QSR	64,887 SF	1.49
- NORTH TRACT R/W	20,433	0.47
[* changed from survey]		
LOT SIZE/BOUNDARY: NET	877,763 SF	20.15 ACRES

BUILDING AREA SUMMARY:

LOT 1 PROPOSED GROCERY	123,000 SF
PROPOSED CANOPY	6,880 SF
PROPOSED KIOSK	1,066 SF
LOT 2 PROPOSED QSR	2,660 SF
LOT 3 PROPOSED QSR	960 SF
LOT 4 PROPOSED BANK	3,300 SF
LOT 5 PROPOSED SHOPS B	6,000 SF
LOT 6 PROPOSED SHOPS A	17,300 SF
LOT 7 PROPOSED QSR	3,683 SF
BUILDING TOTAL AREA:	164,849 SF

LOT COVERAGE:

MAX BLDG COV	30%	FAR	GROSS LOT AREA
PROPOSED BLDG COV	16%		
MIN LANDSCAPE	15%	MIN	NET LOT AREA
PROPOSED LANDSCAPE	21%		

BUILDING HEIGHT:

MAX BLDG HEIGHT:	45'
PROPOSED HEIGHT	35'

SETBACKS:

	REQ'D	PROPOSED
BUILDING:		

FRONT (POWER RD):	35	72
RIGHT SIDE:	25	125
LEFT SIDE (ELLIOT RD):	25	84
REAR:	20	62
REAR (ADI-RES):	45	-

LANDSCAPE:

FRONT (POWER RD):	40	50
RIGHT SIDE:	20	20
LEFT SIDE (ELLIOT RD):	40	60
REAR:	20	20

PARKING REVIEW:

LOT #1 ANCHOR:

BUILDING #1 USE:	GROCERY, MAJOR ANCHOR		
LOT AREA:	524,652	SF	
ANCHOR AREA:	123,000	SF	
REQUIRED PARKING:	492		
BUILDING #2 USE:	FUEL CENTER		
KIOSK AREA:	1,066	SF	
CANOPY AREA:	6,880	SF	
REQUIRED PARKING:	11		
TOTAL REQUIRED PARKING:	503		
PROPOSED PARKING:	505		
RATIO:	4.11	PER 1000	
REQUIRED ADA PARKING (GS):	10		
REQUIRED ADA PARKING (FC):	1		
TOTAL REQUIRED ADA PARKING:	11		
PROPOSED ADA PARKING:	17	(INCLUDED)	

LOT #2 QSR:

BUILDING #1 USE:		RESTAURANT	
LOT AREA:		38,445	SF
BUILDING AREA:		2,660	SF
EXT. DINING AREA		300	SF
REQUIRED PARKING:	GROSS	27	
REQUIRED PARKING:	EXT. DINING	1	
TOTAL REQUIRED PARKING:		28	
PROPOSED PARKING:		28	
RATIO:		10.53	PER 1000
REQUIRED ADA PARKING:		2	
PROPOSED ADA :		2	

LOT #3 QSR:

BUILDING USE:		RESTAURANT	
LOT AREA:		29,298	SF
BUILDING AREA:		960	SF
EXT. DINING AREA		-	SF
REQUIRED PARKING:	GROSS	10	
REQUIRED PARKING:	EXT. DINING	-	
TOTAL REQUIRED PARKING:		10	
PROPOSED PARKING:		15	
RATIO:		15.63	PER 1000
REQUIRED ADA PARKING:		1	
PROPOSED ADA PARKING:		1	

MORRISON RANCH CORNER PARK:

BUILDING USE:	N/A	
LOT AREA:	32,610	SF

LOT #4 BANK:

BUILDING USE:		BANK	
LOT AREA:		38,530	SF
BUILDING AREA:		3,300	SF
REQUIRED PARKING:		17	
PROPOSED PARKING:		29	
RATIO:		8.79	PER 1000
REQUIRED ADA:		2	
PROPOSED ADA:		2	

SITE PLAN NOTES:

- ALL SITE IMPROVEMENTS INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
- SIGNS REQUIRE SEPARATE PERMIT.
- THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUANCY FOR A PROJECT.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH BUILDING COLOR.
- ALL WALLS OVER 7 IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.
- LIGHT FIXTURES ARE NOT TO ENCR OACH TRASH ENCLOSURE WALLS.

PROPOSED LEGEND:

VERTICAL CURB & GUTTER

PROPERTY LINE

FUTURE DEVELOPMENT

ACCESSIBLE PATH

FIRE LANE RED PAINTED CURB

PHASING LOC

ONSITE/OFFSITE LOC

SITE/BUILDING LOC

CANOPY

CAR OVERHANG

CONCRETE

STAMPED CONCRETE

STAMPED CONCRETE

HEAVY DUTY ASPHALT PAVEMENT

LIGHT DUTY ASPHALT PAVEMENT

PARKING STRIPING

SIGN

FIRE HYDRANT

LIGHT POLE (ON-SITE)

STREET LIGHT (OFF-SITE)

FIRE TURNING TEMPLATE
(NTS)

LOT #5 SHOPS B:

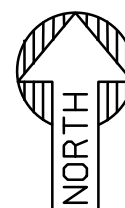
BUILDING USE:	SHOPS			
LOT AREA:	45,740	SF	1.05	AC
BUILDING AREA:	6,000	SF		
REQUIRED PARKING:	24	MIN	250	PER SF
PROPOSED PARKING:	31			
RATIO:	5.17	PER 1000		
REQUIRED ADA PARKING:	2			
PROPOSED ADA PARKING:	2			

LOT #6 SHOPS A:

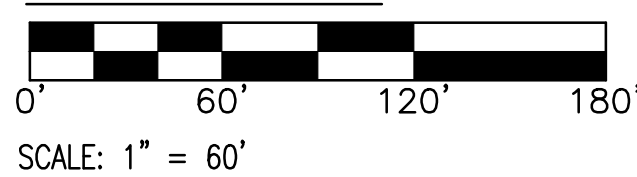
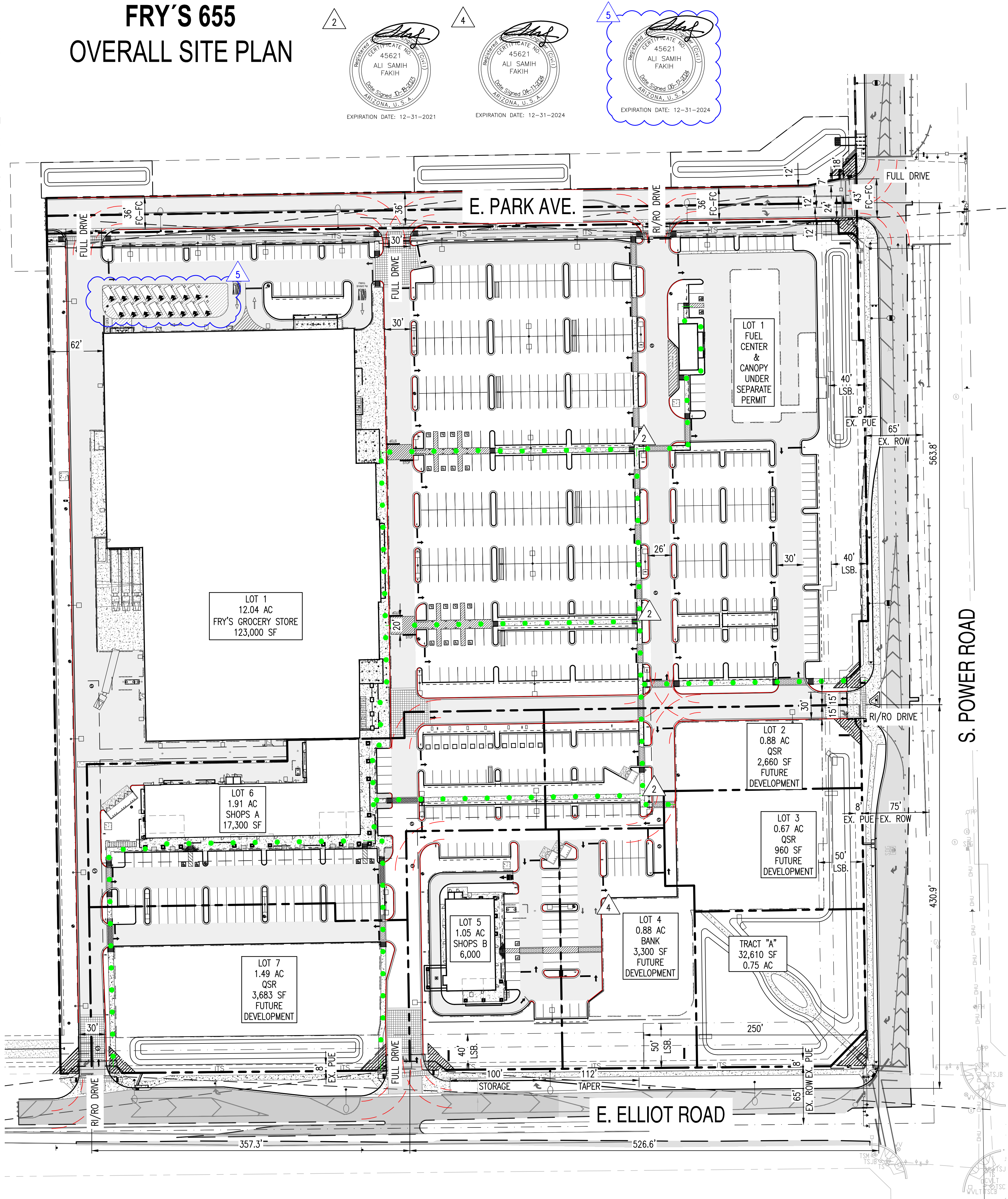
BUILDING USE:	SHOPS			
LOT AREA:	83,168	SF	1.91	AC
BUILDING AREA:	17,300	SF		
REQUIRED PARKING:	69	MIN	250	PER SF
PROPOSED PARKING:	104			
RATIO:	6.01	PER 1000		
REQUIRED ADA PARKING:	3			
PROPOSED ADA PARKING:	4			

LOT #7 QSR:

BUILDING USE:	RESTAURANT			
LOT AREA:	64,887	SF	1.49	AC
BUILDING AREA:	3,683	SF		
EXT. DINING AREA	400	SF		
REQUIRED PARKING: GROSS	37		100	PER SF
REQUIRED PARKING: EXT. DINING	1		400	
TOTAL REQUIRED PARKING:	38			
PROPOSED PARKING:	38			
RATIO:	10.32		PER 1000	
REQUIRED ADA PARKING:	2			
PROPOSED ADA PARKING:	2			



OVERALL SITE PLAN

FRY'S 655
OVERALL SITE PLANSUSTAINABILITY
ENGINEERING
GROUP

SEG

Fry's
FOOD & DRUG STORES
Fry's Food Stores of Arizona
500 South 99th Avenue, Bldg C
Tolleson, AZ 85353
Phone (602) 907-1984
Fax (602) 907-1974Kroger Co.
23421 S. Pointe Dr., Suite 270
Laguna Hills, CA 92653
Phone (303) 715-5917
Fax (303) 715-5905PROJECT
MORRISON RANCH
COMMERCIAL CENTERLOCATION
3490 SOUTH POWER ROAD,
GILBERT, ARIZONA, 85234DRAWN: 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: OVERALL
SITE PLAN

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SHEET NO.: C2.01

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