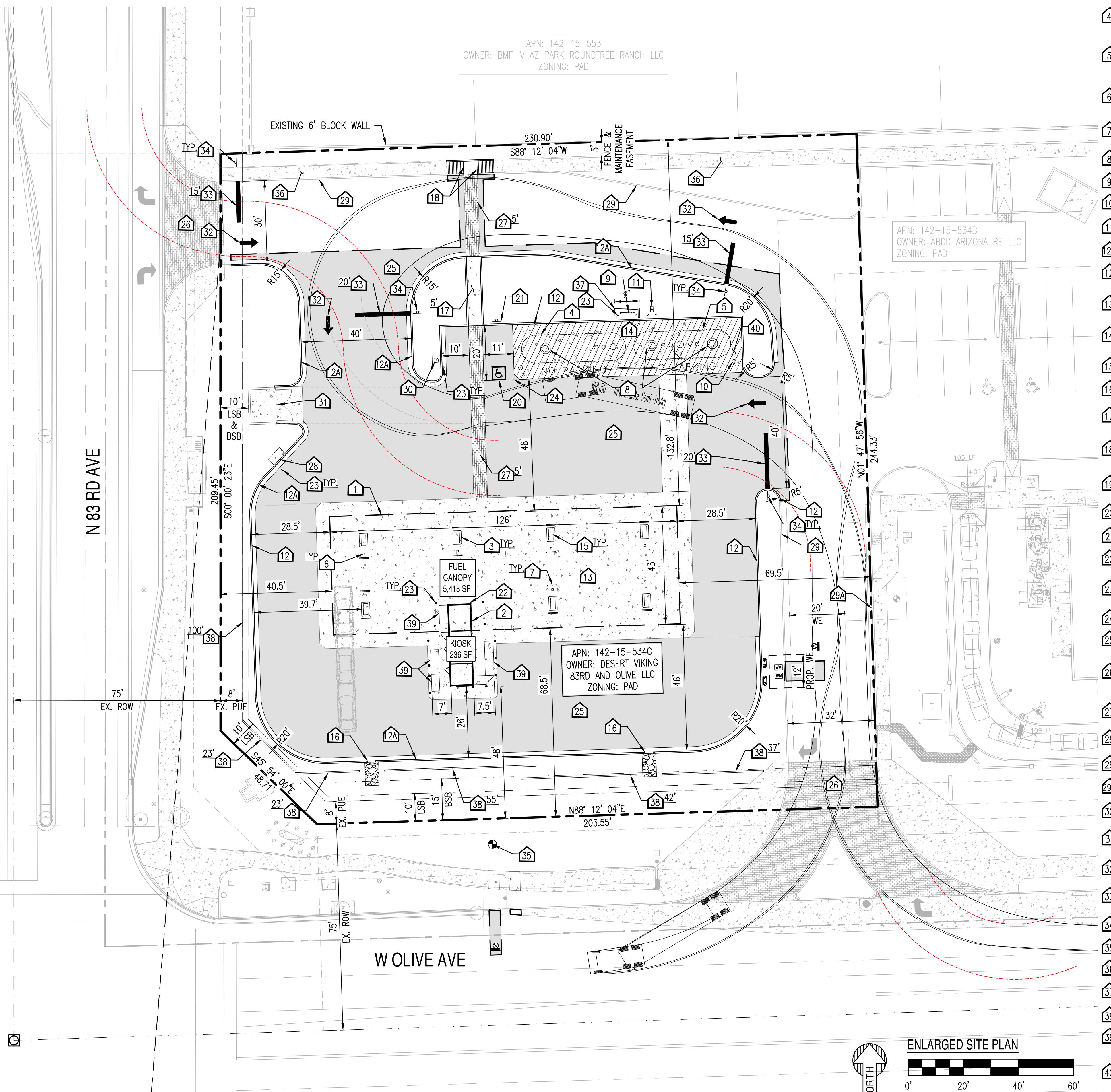


FRY'S 56 FUEL CENTER

SITE PLAN

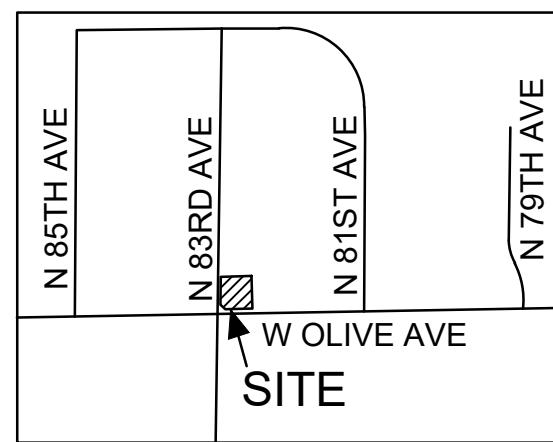
NEC N. 83RD AVENUE & W. OLIVE AVE, PEORIA, ARIZONA, 85345
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH,
RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APN: 142-15-553
OWNER: BMF IV AZ PARK ROUNTREE RANCH LLC
ZONING: PAD



SITE PLAN KEY NOTES:

- 1** INSTALL 43' X 126' CANOPY (5,418 S.F.) REFER TO ARCHITECTURAL DRAWINGS. CANOPY BY OWNER.
 - 2** PREFABRICATED KIOSK (236 S.F.). REFER TO ARCHITECTURAL DRAWINGS.
 - 3** CONSTRUCT DISPENSER ISLAND (TYP. 9). REFER TO FUEL PIPING PLANS.
 - 4** INSTALL SINGLE COMPARTMENT DOUBLE WALL UNDERGROUND STORAGE TANK (20,000 GALLON UNLEADED).
 - 5** INSTALL TWO COMPARTMENT DOUBLE WALL UNDERGROUND STORAGE TANK (10,000 GALLON DIESEL AND 8,000 GALLON PREMIUM UNLEADED).
 - 6** INSTALL CANOPY STEEL COLUMN WITH CONCRETE BASE (TYP. 9) REFER TO ARCHITECTURAL DRAWINGS.
 - 7** INSTALL INVERTED U-SHAPED STEEL PIPE GUARD POST PER DET. 1/C2.20 (TYP. 18). CONTRACTOR TO FILL WITH CONCRETE.
 - 8** INSTALL FILL MANWAY ON TANK (TYP. 3).
 - 9** PROVIDE TANK VENT RISER, SEE DET. 3/T4.0.
 - 10** PROVIDE INSPECTION WELL.
 - 11** INSTALL OVERFILL ALARM, SEE DET. 3/T4.0.
 - 12A** CONSTRUCT 6" VERTICAL CURB PER CIVIL PLANS.
 - 12** CONSTRUCT 6" VERTICAL CURB AND GUTTER PER CIVIL PLANS.
 - 13** CONSTRUCT 6" THICK CONCRETE SLAB UNDER CANOPY WITH 2' CHAMFER CORNERS. REFER TO ARCHITECTURAL DRAWINGS.
 - 14** CONSTRUCT 8" THICK CONCRETE SLAB OVER TANKS. REFER TO ARCHITECTURAL DRAWINGS.
 - 15** INSTALL MULTI-PRODUCT DISPENSER EQUIPMENT (TYP. 9).
 - 16** CURB OPENING PER GRADING PLANS.
 - 17** CONSTRUCT CONCRETE SIDEWALK PER CIVIL PLANS, WIDTH PER PLAN.
 - 18** CONSTRUCT ACCESSIBLE RAMP PER MAG STANDARD DETAIL, REFER TO CIVIL PLANS.
 - 19** PROVIDE 5' WIDE PEDESTRIAN PATHWAY WITH 4" YELLOW PAINT, AT 45' 2 FEET O.C.
 - 20** PROVIDE PAINTED SYMBOL OF ACCESSIBILITY PER DET. 4/C2.20.
 - 21** INSTALL SIGN OF ACCESSIBLE PARKING STALL PER DET. 5/C2.20.
 - 22** INSTALL EMERGENCY STOP SWITCH PER ARCHITECTURAL PLANS.
 - 23** INSTALL McCUE STEEL BOLLARD SYSTEM PER DET. 2/C2.20. (TYP. 14).
 - 24** PROVIDE 4" WIDE WHITE PAINTED STRIPING.
 - 25** PROVIDE HEAVY DUTY PAVEMENT PER CIVIL PLANS.
 - 26** DRIVEWAYS TO BE CONSTRUCTED AS PART OF THE IMPROVEMENT PLAN AND PAVING PLAN FOR DUNKIN – 83RD AVENUE AND OLIVE – R220066.
 - 27** COLORED STAMPED CONCRETE, WIDTH PER PLAN, PER DET. 9/C2.20.
 - 28** PROPANE EXCHANGE PAD PER DET. 8/C2.20.
 - 29** EXISTING 6" VERTICAL CURB.
 - 29A** EXISTING 6" VERTICAL CURB AND GUTTER.
 - 30** INSTALL 3' X 4' AIR UNIT PAD. REFER TO DET. 3/C2.20.
 - 31** TRASH ENCLOSURE PER PEORIA STD. DET. PE-146-1 THROUGH PE-146-4.
 - 32** DIRECTIONAL LANE PAVEMENT MARKINGS PER DET. 6/C2.20.
 - 33** PROVIDE WHITE PAINTED STOP BAR PER DET. 6/C2.20, LENGTH PER PLAN.
 - 34** INSTALL STOP SIGN PER DET. 7/C2.20.
 - 35** PROPOSED FIRE HYDRANT PER CIVIL PLANS.
 - 36** EXISTING SIDEWALK.
 - 37** 6' SCREEN WALL PER DET. B2/A2.2 LENGTH PER PLAN.
 - 38** 3' SCREEN WALL PER DET. B3/A2.2, LENGTH PER PLAN.
 - 39** EXTERIOR MERCHANDISING, SEE ARCHITECTURAL PLAN A2.1.
 - 40** PAINT "NO PARKING" AND DIAGONAL STRIPING WITH 4" YELLOW PAINT AT 45° 2 FT OC. ON CONCRETE PAD OVER UNDERGROUND STORAGE.



VICINITY MAP
N.T.S.

DEVELOPMENT SUMMARY TAB

PROJECT ADDRESS: NEC of W. Olive Ave and 83rd Ave, Peoria, AZ 85345				
Official Address not defined yet				
LEGAL DESCRIPTION:				
APN: 145-15-534C	LEGAL DESCRIPTION 1: S-26, T-3N, R-1E			
PROJECT DESCRIPTION:				
OFFSITE FUEL CENTER				
DEVELOPMENT INFORMATION:				
EXISTING ZONING:	PAD (Commercial)			
BASE ZONING	C-2 (Gas Station allowed with Use Permit)			
FUTURE LAND USE	Commercial/Retail/Office			
ADJACENT ZONING:	NORTH:	PAD (Commercial)		
	EAST:	PAD (Commercial)		
	SOUTH:	C-2		
	WEST:	C-2		
LOT SIZE	56,738	SF	1.30 AC	
MAX HEIGHT:	48	FT		
MIN. LANDSCAPE AREA	20%			
PROPOSED LANDSCAPING:	TBD			
SETBACKS:	REQUIRED	PROPOSED	LANDSCAPE BUFFER WIDTH	
FRONT (83RD AVE):	10'	22.3'	10'	1. Loading zone to be min. 30 feet from residential property line.
SIDE, adj to multi-family (N):	0'	133.25	0'	
SIDE (OLIVE AVE):	15'	68.1'	10'	
REAR (S):	20'	53'	20'	
PARKING REVIEW:				
BUILDING USE:	GAS STATION RETAIL			
BUILDING AREA:	236	SF		2. Min. frontage from one arterial street - 180 feet.
REQUIRED CAR PARKING:	1		1/300 SF	
PROPOSED CAR PARKING:	2			
REQUIRED ADA PARKING:	1			
PROPOSED ADA PARKING:	1			
OUTDOOR MERCHANDISING				
PRINCIPAL BUILDING AREA:	5,418	SF	10% OF THE PRINCIPAL BUILDING SF	
	ALLOWED	PROPOSED		
OUTDOOR MERCHANDISING	688 SF	117 SF		

NOTES

- E
1.- FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF THIS PROJECT. THE MINIMUM STANDARDS SHALL COMPLY WITH SECTIONS 503.1 AND 503.2 OF THE INTERNATIONAL FIRE CODE WITH CITY OF PEORIA AMENDMENTS
 - 2.- LIGHT POLE LOCATIONS WILL BE DEFINED BY A PHOTOMETRIC STUDY, NO LIGHTING WILL BE PROVIDED WITHIN 10' OF THE RESIDENTIAL DISTRICT

PROPOSED LEGEND

The legend consists of seven entries, each with a sample graphic on the left and a label on the right:

- PROPERTY LINE**: Represented by a horizontal line with a solid segment followed by a dashed segment.
- VERTICAL CURB**: Represented by a single horizontal line.
- CURB & GUTTER**: Represented by two parallel horizontal lines.
- STAMPED CONCRETE**: Represented by a pattern of small, vertical, hatched rectangles.
- PAVEMENT STRIPING**: Represented by a pattern of diagonal hatching.
- HEAVY DUTY PAVEMENT**: Represented by a solid gray rectangle.
- STEEL BOLLARD**: Represented by a simple circle.

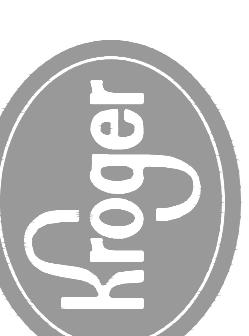
Below the legend, there is a red dashed arc symbol representing a turn radius, with the text "35'/55' FIRE ACCESS TURN RADIUS" positioned to its right.

Figure 10. The effect of the parameter α on the solution curves of the system (1)–(3).

SUSTAINABILITY ENGINEERING GROUP



The graphic features the words "FOOD & DRUG STORES" in a bold, sans-serif font. Each letter is constructed from various geometric shapes like triangles, rectangles, and circles. The letters are arranged in three rows: "FOOD" on top, "&" in the middle, and "DRUG STORES" on the bottom. The entire graphic is rendered in a dark grey color.



LOCATION
EL CENTER
YY'S 56
COLLECT

		RE	FR FU	LC	N. PE
DRAWN	_____	LA, BH			02/27/2023
DESIGNED	_____	AH, TM			02/27/2023
QC	_____	SC			02/22/2023
FINAL QC	_____	TM			02/28/2023
PROJ. MGR.	_____	AF			02/28/2023

VISION NO.:	
	
	
	
	
B NO.:	220811
F.F.T. TITLE:	

SITE DI

GE NO.: 4 OF 10 SHE

