

**Full Size or Largest Size  
(site plan, landscape, elevations)**



FRY'S FOOD STORES OF ARIZONA  
500 S 99TH AVE  
TOLLESON, ARIZONA 85353  
623-907-7188  
ATTN: DAVE HILL

SUSTAINABILITY ENGINEERING GROUP  
8280 E GELDING DR #101  
SCOTTSDALE, ARIZONA 85260  
480-588-7226  
ATTN: ALI FAKIH

# FUEL CENTER EXPANSION - SITE PLAN

SCOTTSDALE, AZ

BENCHMARK IS A CITY OF SCOTTSDALE BRASS CRAP  
IN A HANDHOLE AT THE INTERSECTION OF SHEA  
BOULEVARD AND 92ND STREET.  
ELEVATION = 1372.195' (NAVD 88)

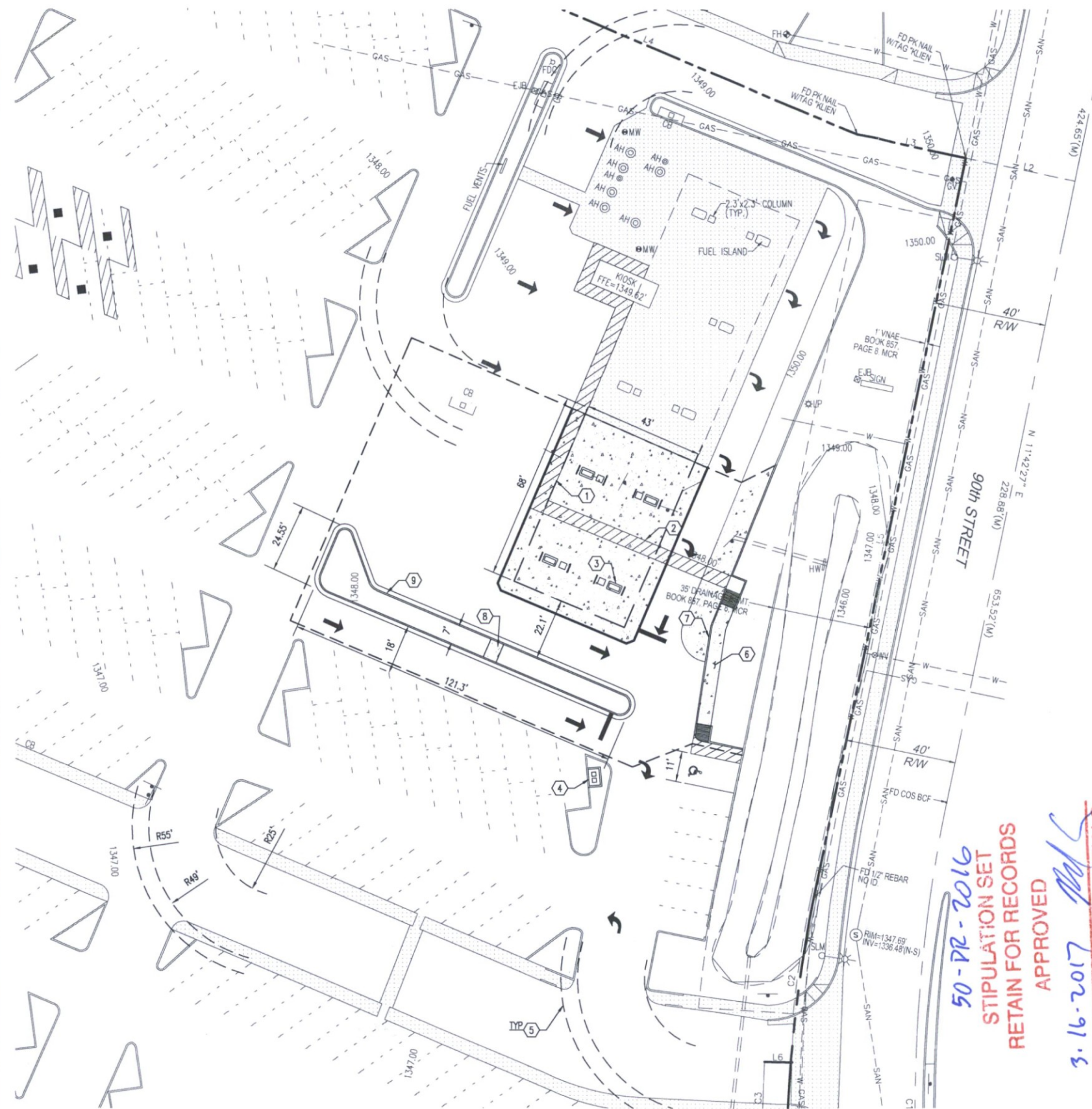
**BASIS OF BEARING:**  
THE BASIS OF BEARING AND ALL MONUMENTATION  
SHOWN HEREON IS BASED ON THE MONUMENT  
LINE OF 90TH STREET AS SHOWN ON THE  
PROPERTY DIVISION OF 90TH STREET AND VIA  
LINDA MARKETPLACE, RECORDED IN BOOK 857,  
PAGE 8, MCR, USING A BEARING OF NORTH  
11°42'27" EAST.

**PROJECT ADDRESS**  
9350 NORTH 90TH ST, SCOTTSDALE, AZ

**PROJECT DESCRIPTION**  
REMOVAL OF 28 EXISTING PARKING STALLS AND  
ASSOCIATED CURBS AT THE EXISTING FRY'S FUEL  
CENTER FOR A NEW PREFAB. FUELING CANOPY  
EXPANSION AND 4 NEW FUEL DISPENSERS.



VICINITY MAP  
SCALE: NTS



**LEGEND:**

- PROPERTY LINE
- ==== CURB AND GUTTER
- - - - NEW CANOPY
- - - - SAWCUT
- NEW CONCRETE

**KEYNOTES:**

- ① 43' x 68' CANOPY EXPANSION
- ② 5' WIDE ACCESS AISLE
- ③ NEW DISPENSER, TYP. 4
- ④ NEW AIR UNIT
- ⑤ FIRE LANE
- ⑥ NEW 5' WIDE SIDEWALK
- ⑦ NEW VERTICAL CURB
- ⑧ NEW BLUE RHINO STORAGE
- ⑨ NEW 6" CURB & GUTTER

**ADA NOTES:**

- THE FOLLOWING CRITERIA SHALL APPLY TO ALL CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT.
- A. THE MAXIMUM CROSS SLOPE OF ANY SIDEWALK OR PEDESTRIAN ACCESS ROUTE SHALL BE 2.0%. THE SLOPE SHALL BE MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
  - B. SIDEWALKS AND PEDESTRIAN ACCESS ROUTES SHALL HAVE A MAXIMUM GRADE OF 5.0 PERCENT MEASURED IN THE DIRECTION OF TRAVEL. SIDEWALKS OR PEDESTRIAN ACCESS ROUTES WHICH ARE DESIGNATED AS RAMPS MAY HAVE A MAXIMUM SLOPE OF 8.0 PERCENT FOR A MAXIMUM RISE OF 30 INCHES. A 5-FOOT BY 5-FOOT PAD (2.0 PERCENT MAXIMUM SLOPE IN ANY DIRECTION) SHALL BE CONSTRUCTED AT THE BOTTOM AND TOP OF ANY RAMP. ALL RAMPS REQUIRE A HAND RAIL.
  - C. ALL HANDICAP RAMPS SHALL HAVE A MAXIMUM SLOPE OF 8.0 PERCENT MEASURED IN THE DIRECTION OF TRAVEL. FLARED SIDES SHALL NOT BE CONSIDERED ACCESSIBLE AND ARE NOT TO BE INCLUDED IN THE DIRECTION OF TRAVEL. A 5-FOOT BY 5-FOOT AREA (2 PERCENT MAXIMUM SLOPE IN ANY DIRECTION) SHALL BE PROVIDED AT THE BOTTOM AND TOP OF ALL HANDICAP RAMPS. THE GRADE PORTION OF ALL RAMPS SHALL HAVE COLORED RAMPS.
  - D. THE TRAVEL IN A HANDICAP PARKING SPACE SHALL NOT EXCEED 2.0 PERCENT IN ANY DIRECTION. ALL HANDICAP PARKING SPACES SHALL HAVE AN ACCESSIBLE ROUTE TO THE BUILDING ENTRY AS SHOWN ON THE DRAWINGS. THE ACCESSIBLE ROUTE SHALL NOT EXCEED 2 PERCENT IN THE DIRECTION OF TRAVEL OR THE CROSS SLOPE.

**SITE PLAN NOTES:**

1. ALL SIGNING AND STRIPING WILL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND LOCAL CODES.
2. CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
3. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE ENGINEER FOR EXACT DIMENSIONS.
4. ALL HANDICAP SPACES SHALL BE PAINTED AND SIGNED IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
5. BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.
6. 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 FROM THE GROCERY STORE.

**SITE INFORMATION**

**USE:** FUEL CENTER - RETAIL CANOPY-II-B-SPRINKLERED  
**CONSTRUCTION TYPE:**

**OCCUPANCY:** M-CANOPY  
**A.P.N.:** 217-36-857-G  
**ZONING:** C-3  
**SITE AREA:** 413,598 S.F. (9.49 AC)  
**EXIST LANDSCAPE AREA:** 37,995 S.F.  
**DEMO LANDSCAPE AREA:** 1,735 S.F.  
**NEW LANDSCAPE AREA:** 1,687 S.F.  
**TOTAL LANDSCAPE AREA:** 37,947 S.F.  
**LANDSCAPE/ SITE COVERAGE:** 9,175 S.F.  
**EXIST FRY'S AREA:** 97,850 S.F.  
**EXIST FUEL CANOPY AREA:** 3,956 S.F.  
**EXIST FUEL KIOSK AREA:** 178 S.F. (46 S.F. UNDER CANOPY )  
**NEW CANOPY AREA:** 2,924 S.F.  
**FUEL CENTER AREA:** 7,012 S.F.  
**TOTAL BUILDING AREA:** 97,850 S.F. + 7,012 S.F. = 104,862 S.F.  
**BUILDING/ SITE COVERAGE:** 104,862 S.F. / 413,598 = 25.4%  
**ADJACENT ZONING:** NORTH - C-4  
EAST - C-3  
SOUTH - C-3  
WEST - R-4 (ACROSS PIMA FREEWAY)

**PARKING CALCULATION**

REQUIRED PARKING:	
FRY'S	97,850 S.F. - 1P.S./300 S.F. = 327 P.S. REQ'D
1ST BANK	4,487 S.F. - 1 P.S./250 S.F. = 18 P.S. REQ'D
RETAIL B	7,000 S.F. - 1P.S./250 S.F. = 28 P.S. REQ'D
RETAIL C	7,500 S.F. - 1P.S./250 S.F. = 30 P.S. REQ'D
FUEL KIOSK	178 S.F. - 1P.S./250 S.F. = 1 P.S. REQ'D
<b>TOTAL REQUIRED</b>	<b>404 SPACES</b>
<b>EXISTING PARKING:</b>	<b>484 SPACES</b>
<b>REMOVED PARKING:</b>	<b>31 SPACES</b>
<b>TOTAL PARKING PROVIDED:</b>	<b>453 SPACES</b>

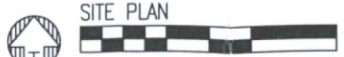
50-PR-2016

STIPULATION SET  
RETAIN FOR RECORDS

APPROVED

DATE 3-16-2017

INITIALS [Signature]



**SUSTAINABILITY ENGINEERING GROUP**

**SEG**



**FRY'S**  
FOOD & DRUG STORES  
FRY'S Food Stores of Arizona  
500 South 99th Avenue, Bldg A  
Tolleson, AZ 85353  
Phone (602) 907-1984  
Fax (602) 907-1974

**Kroger**  
The Kroger Co.  
10251 East 51st Street, Suite A  
Denver, CO 80239  
Phone (303) 715-5917  
Fax (303) 715-5905

**PROJECT:** FRY'S FUEL CENTER #621 EXPANSION  
**LOCATION:** 9350 NORTH 90TH STREET, SCOTTSDALE, AZ 85258

**DRAWN:** SANTIAGO  
**DESIGNED:** POUNDS  
**CHECKED:** COUNSELL  
**PRG. MGR.:** FAKIH

**DATE:** 12-06-2016

**ISSUED FOR:** CUP/DRB

REVISION NO.:	DATE:

**JOB NO.:** 160621

**SHEET TITLE:** SITE PLAN

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10-DR-2016  
12/06/2016