

**Marked Agendas
Approved Minutes
Approved Reports**

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: March 16, 2017 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Fry's Fuel Center #621 50-DR-2016

Location: 9350 N. 90th Street

Request: Request approval of the site plan, landscape plan, and building elevations for the expansion of an existing fuel center, with the addition of four (4) fuel dispensers, all on a 9.5-acre site.

OWNER

Fry's Food Stores of Arizona
623-907-7188

ENGINEER/DESIGNER

Sustainability Engineering Group

APPLICANT CONTACT

Joanna Bartholomew
Sustainability Engineering Group
480-588-7226

BACKGROUND

Zoning

This site is zoned Planned Community (PC) zoning, with comparable Highway Commercial (C-3) zoning district land uses and property development standards.

Context

Located approximately 450 feet north of the intersection of E. Via Linda and N. 90th Street, the surrounding developments include retail, bank, restaurant, and service uses. Please refer to the context graphic attached.

Adjacent Uses and Zoning

- North An existing restaurant and automotive service center are located north of the site with Planned Community (PC) zoning, with comparable Highway Commercial (C-3) zoning district land uses and property development standards.

- South An existing bank is located south of the site with Planned Community (PC) zoning, with comparable Highway Commercial (C-3) zoning district land uses and property development standards.
- East N. 90th Street abuts the property to the east. An existing retail center is located farther east of the site with Planned Community (PC) zoning, with comparable Highway Commercial (C-3) zoning district land uses and property development standards.
- West The existing Fry's Marketplace Plaza is located west of the site with Planned Community (PC) zoning, with comparable Highway Commercial (C-3) zoning district land uses and property development standards.

Key Items for Consideration

- Conformance with City of Scottsdale Gas Station and Convenience Store Design Guidelines
- No public comment received as of the date of this report

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is seeking approval of the site plan, landscape plan, and building elevations for the proposed expansion of an existing fuel center with four (4) additional fuel dispensers. The existing fuel center improvements will remain largely untouched with the four additional fuel dispensers and canopy added to the southern portion of the existing site.

Neighborhood Communication

The City mailed notification postcards to the surrounding property owners within 750 feet of the site, and has posted the property notifying the public of the Development Review Board hearing. As of the date of this report, staff has not received any neighborhood or citizen correspondence regarding the applicant's request.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The proposed expansion of the existing gas station on the site reflects the goals and policies of the Character and Design chapters of the General Plan 2001, and the Gas Station and Convenience Store Design Guidelines, by maintaining and strengthening a recognizable identity and character unique to Scottsdale and by minimizing the negative impacts to adjacent uses resulting from on-site activities. This is accomplished by ensuring that vehicular circulation is appropriately addressed, the visual massing of the canopy shade structure is minimized and on-site lighting is properly contained within the site boundaries. The proposed fuel center expansion will relieve existing issues of wait-time during high-demand times of the day and resolve vehicle circulation issues as a result of vehicle queuing.

Access to the site is unaltered by the proposed expansion and is provided by two existing entrances from N. 90th Street. The primary site entrance is located at the northern portion of the site and also functions as the main entrance to the surrounding shopping center. A secondary access is located at the southern portion of the site, also from N. 90th Street. The proposed fuel center expansion will remove some existing overflow parking at the eastern portion of the shopping center. That parking area will be reconfigured to ensure adequate vehicle circulation as a result of the fuel center expansion. Parking remains more than adequate for the needs of the shopping center and is not

impacted.

Proposed improvements to the existing buildings on the site consist of an extension of the existing shade canopy over the fuel dispensaries to cover the four new dispensaries at the southern portion of the site. The canopy extension will match the height and design of the existing canopy and will be finished and painted to match the existing canopy. No other building improvements are proposed. New lighting located on the underside of the shade canopy will match that of the existing lighting and will be recessed in the canopy structure, consistent with the design guidelines.

Landscape improvements for the site are focused on enhancing the existing landscape area that separates the fuel center from N. 90th Street. Other landscape improvements will be made to the area located between the fuel center expansion and the existing parking area that is located south of the fuel center. The landscape palette has been designed with desert-appropriate plant species using large shade trees including Shoestring Acacia and Palo Brea species. In addition, several species of drought-tolerant shrubs and groundcover are being provided including Red Yucca, Valentine Bush and Gold Lantana.

Development Information

- Existing Use: Gas station with 5 fuel dispensers
- Proposed Use: Gas station with 9 fuel dispensers
- Parcel Size: 10.3 gross acres
9.49 net acres
413,598 square feet
- Building / Commercial space: 178 square feet
- Existing canopy area: 3,956 square feet
- New canopy area: 2,924 square feet
- Total fuel center area: 7,012 square feet
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.254 (includes all buildings on parcel)
- Building Height Allowed: 36 feet, excluding rooftop appurtenances
- Building Height Proposed: 18 feet 6 inches, including rooftop appurtenances
- Parking Required: 404 spaces (entire shopping center)
- Parking Provided: 453 spaces (entire shopping center)
- Open Space Required: 6,436 square feet (fuel center area only)
- Open Space Provided: 11,484 square feet (fuel center area only)

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the Fry's Fuel Center #621 expansion per the attached stipulations, finding that the provisions of Character and Design Element of the General Plan and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Brad Carr, AICP, LEED-AP
Principal Planner
480-312-7713
E-mail: bcarr@ScottsdaleAZ.gov

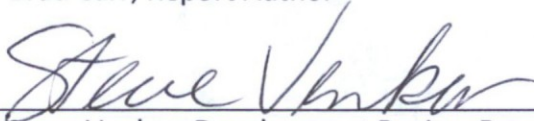
APPROVED BY



Brad Carr, Report Author

2.23.2017

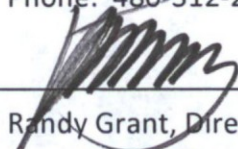
Date



Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

2/23/17

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

3/7/17

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Site Plan
 - 5. Building Elevations
 - 6. Landscape Plans

**Stipulations for the
Development Review Board Application:
Fry's Fuel Center #621
Case Number: 50-DR-2016**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Sustainability Engineering Group, with a city staff date of 12/6/2016.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Sustainability Engineering Group, with a city staff date of 12/6/2016.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Harrington Planning + Design, with a city staff date of 12/6/2016.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning, DRB, and Use Permit cases for the site were: 54-ZN-1974, 20-ZN-1977, 40-ZN-1979, 81-DR-2005, 27-DR-2011, 187-SA-2012, and 9-UP-2016.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The maximum height from finished grade to the bottom side of the shade canopy shall not exceed 14'-8". The maximum height from finished grade to the top of the shade canopy shall not exceed 18'-8".

SITE DESIGN:

DRB Stipulations

3. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
4. All accessible parking spaces shall be in compliance with ADA regulations.

LANDSCAPE DESIGN:

DRB Stipulations

5. Revise the landscape plan so that the mature size of the proposed *Hesperaloe parviflora* Red Yucca will be at least four (4) feet from the edge of any parking spaces, pedestrian pathways or areas, so that the broad arching form of the leaves and flower stems will not conflict with parking spaces, pedestrian pathways or areas, per DSPM Sec. 2-1.1001.13.

EXTERIOR LIGHTING:

Ordinance

- B. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
- C. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- D. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

6. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
7. The maximum height of any new outdoor lighting source shall be fifteen (15) feet above the adjacent finished grade, except any new parking lot lighting, which shall not exceed twenty (20) feet in height above the adjacent finished grade.
8. All lighting used under the fuel center shade canopy shall be recessed within the canopy roof structure, fully shielded and directed downward. The lowest portion of lens of the lighting fixture shall not extend below the ceiling of the fuel center shade canopy structure.
9. Lights shall not be mounted on the top or sides (fascias) of the canopy and the sides (fascias) of the canopy shall not be illuminated.
10. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5-foot-candles. All exterior luminaires shall be included in this calculation, except gasoline canopy areas.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0-foot-candles. All exterior luminaires shall be included in this calculation, except gasoline canopy areas.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line, or 1-foot outside of any block wall exceeding 5-foot in height, shall not exceed 1.5-foot-candles. All exterior luminaires shall be included in this calculation.

Canopy Lighting:

- d. The maintained average horizontal luminance at grade (directly under the canopy) should not exceed 30 foot candles and should conform to Illumination Engineering Society of North America (IESNA) recommended practices.
- e. The maximum horizontal luminance at grade and the maximum vertical luminance at five feet above grade should not exceed IESNA recommended practice for light trespass.

Building-Mounted Lighting:

- f. All luminaires shall be cut-off design and aimed downward.
- g. All luminaires shall be recessed or shielded so the light source is not directly visible from the property line.
- h. Maintained average horizontal luminance at grade along the storefront including any spill light from the store interior shall not exceed current IESNA recommend practice.

SITE ACCESS AND CIRCULATION IMPROVEMENTS :

DRB Stipulations

- 11. Access is limited to the two existing driveways provided on N. 90th Street.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 12. With the improvement plan submittal, the owner shall submit a grading and drainage plan that demonstrates consistency with the DSPM and the case grading and drainage plan accepted in concept by the Stormwater Manager, or designee.

ADDITIONAL ITEMS:

DRB Stipulations

- 13. No exterior speaker systems or electronic displays shall be allowed with the exception of speakers and/or electronic displays that are integrated to the fuel pump mechanism.
- 14. All signs require separate review and approval.



Q.S.
27-49

Google Earth Pro Imagery

Fry's Fuel Center #621

50-DR-2016



Fry's Fuel Center #621

50-DR-2016



Q.S.
27-49

2015 GIS Orthophoto

Fry's Fuel Center #621

50-DR-2016

City of Scottsdale
Planning, Neighborhood & Transportation Division
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251

Re: Project Narrative for Design Review
Fry's Fuel Center #621 – Expansion
COS Project # 570-PA-2016

I. INTRODUCTION

Fry's is proposing a fuel center expansion for four (4) dispensers. The existing fuel is located at 9350 North 90th Street, APN 217-36-857G, (the "Property"). Fry's Food Store requests approval of an amended City of Scottsdale, (the "City") Conditional Use Permit, ("CUP") for the fuel center under the "Gas Station" use requirements established in Section 1.401 and 1.403 of the Zoning ordinance.

The subject property is located on the Northwest corner of 90th Street and Via Linda, directly across from an existing Fry's Marketplace located at 8900 East Via Linda, and is currently designated for C-3 land uses with a Conditional Use Permit for gasoline services (20-UP-2011) in the 90th Street and Via Linda commercial subdivision. The adjacent property to the north is designated C-4 PCD; properties to the east and south are designated C-3 PCD, and Interstate 101 borders the Property to the west. Existing businesses in the subdivision are retail shops and a bank.

Based on the adjacent land uses, business types, and overall existing conditions of the locale, the subject property is deemed to be an appropriate location for the expanded fuel center as it satisfies any and all requirements for compliance. This request is for approval by the Development Review Board ("DRB") of the proposed expansion of Fry's Fuel Center #621 on existing appropriately zoned parcel.

II. DEVELOPMENT REVIEW BOARD CRITERIA (Sec. 1.904):

Sec. 1.904. - Criteria.

A. *In considering any application for development, the Development Review Board shall be guided by the following criteria:*

1. *The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.*

Response:

The City Council adopted the Shea Character Area Plan (SCAP) in June 1993. The SCAP established goals and visions for the area through extensive public outreach. This expansion

is consistent with the General Plan and the SCAP and, more importantly, upholds the goals and policies established therein.

2. *The architectural character, landscaping and site design of the proposed development shall:*
- a. *Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*
 - b. *Avoid excessive variety and monotonous repetition;*
 - c. *Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;*
 - d. *Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District*
 - e. *Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.*

Response:

The project is an expansion to an existing fuel center, the architectural character, landscaping and design will match the existing conditions previously approved.

3. *Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.*

Response:

The addition of 4 new dispensers to the exiting fuel center is anticipated to have minimal impact on the existing roadway network conditions per the updated traffic impact statement completed by EPS Group, dated 8/18/2016

4. *If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*

Response:

The proposed expansion features canopy structures and a roof top screening parapet wall on the proposed kiosk that fully screens roof mounted equipment

5. *Within the Downtown Area, building and site design shall:*
- a. *Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*
 - b. *Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level*
 - c. *Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;*

- d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and*
- e. Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.*

Response:

This project is not within the Downtown Area.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

- a. Accessibility to the public;*
- b. Location near pedestrian circulation routes consistent with existing or future development or natural features;*
- c. Location near the primary pedestrian or vehicular entrance of a development;*
- d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and*
- e. Location in conformance to standards for public safety.*

Response:

This project is a redevelopment of existing uses. There are no stipulations to meet this requirement.

8. GENERAL HEALTH, WELFARE, SAFETY AND CONVENIENCE:

This project will provide no unusual or detrimental impacts on public health, safety, or welfare and will not generate fumes, odors, glare, vibration, gases, radiation, dust, liquid waste, or smoke. Lighting will be directed away from surrounding areas and meet City of Scottsdale code requirements.

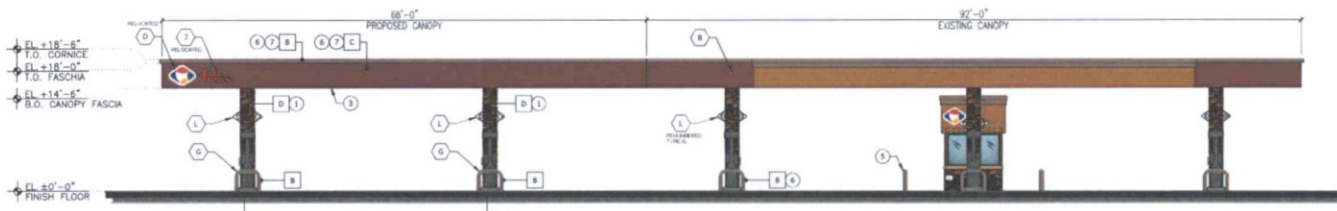
No unusual traffic volumes or characteristics are anticipated given that the proposed use and hours of operation are associated with the existing Fry's grocery store.



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

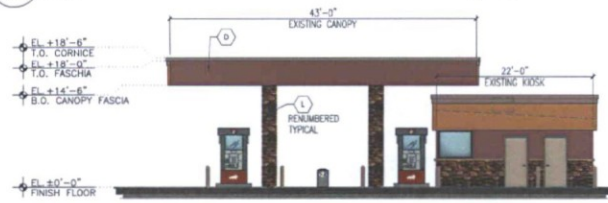
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EAST ELEVATION

SCALE 1/8" = 1'-0"

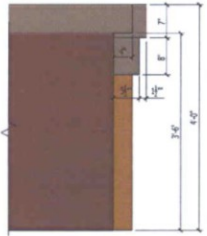
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NORTH ELEVATION

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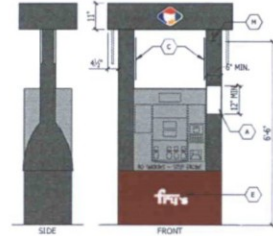
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CANOPY CORNICE DETAIL

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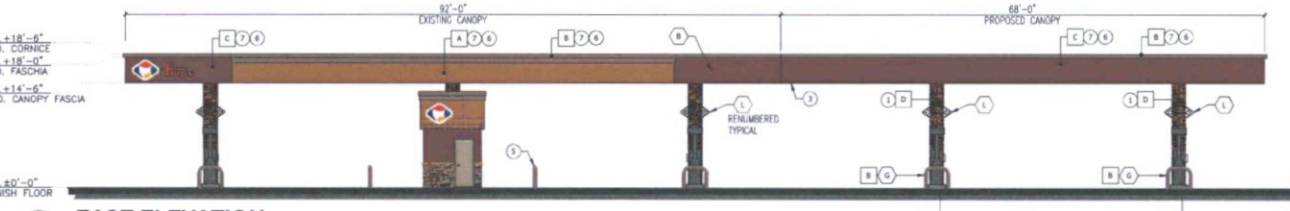
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A2.00



DISPENSER ELEVATION

SCALE 1/8" = 1'-0"

6
A2.00



EAST ELEVATION

SCALE 1/8" = 1'-0"

4
A2.00

EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	STATIC WARNING DECAL (MIN. 12" W/ 6"W)		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
B	CANOPY		MADISON		CANOPY FABRICATOR	CANOPY FABRICATOR
C	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
D	ILLUMINATED LOGO SIGN		DUALITE		OWNER	SIGN INSTALLER
E	DISPENSER DOOR GRAPHICS		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
F	CANOPY FASCHIA	PER SCHED.	MADISON		CANOPY FABRICATOR	CANOPY FABRICATOR
G	6" X 6" SQ. BOLLARD = G.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
H	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
I	ISLAND FORMS - G.C. TO PAINT		OPW		OWNER	GENERAL CONTRACTOR
J	ILLUMINATED CHANNEL LETTERS		DUALITE		OWNER	SIGN INSTALLER
K	WASTE RECEPTACLE/ WINDSHIELD SERVICE CENTER		DCJ MARKETING		OWNER	GENERAL CONTRACTOR
L	PUMP NUMBER FLAG				CANOPY FABRICATOR	GENERAL CONTRACTOR
M	4" BLACK VINYL DECAL (DISPENSER NUMBER)				OWNER	GENERAL CONTRACTOR
N	FIRE EXTINGUISHER	GRAPHITE SW407			OWNER	GENERAL CONTRACTOR
O	LOGO/ICON-ILLUMINATED		DUALITE		OWNER	SIGN INSTALLER

GENERAL NOTES:

- A. CONTRACTOR SHALL SUBMIT MASONRY, MORTAR AND PAINT SAMPLES TO FRY'S CONSTRUCTION REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- B. PREMANUFACTURED CANOPY PROVIDED BY OTHERS.
- C. ALL ON-SITE SIGNAGE UNDER SEPARATE PERMIT.
- D. FUEL DISPENSERS SHALL COMPLY WITH ACCESSIBLE GUIDELINES.
- E. EXISTING & PROPOSED STRUCTURES TO BE PAINTED BY CONTRACTOR AS SHOWN.
- F. FIELD VERIFY ALL EXISTING STRUCTURE DIMENSIONS.

KEYED NOTES:

1. CULTURED STONE TO MATCH EXISTING.
2. NOT USED.
3. CANOPY LIGHTS SHALL BE FLUSH OR RECESSED.
4. NOT USED.
5. EXISTING 6"X6" CONCRETE-FILLED STEEL BOLLARD.
6. TEX-KOTE FINISH ON ACM PANELS.
7. PAINT TO MATCH EXISTING.

COLOR/FINISH LEGEND:

- A MATCH COLOR SHERWIN WILLIAMS SW6360 'TOLUAST GOLD'
- B MATCH COLOR SHERWIN WILLIAMS SW7038 'TONY TAUPE'
- C MATCH COLOR SHERWIN WILLIAMS SW6067 'MOCHA'
- D MATCH COLOR OWENS CORNING 8016 'RUSTIC SOUTHERN LEDGESTONE' 20% 'BRANDYWINE'
- E NOT USED
- F MATCH COLOR SHERWIN WILLIAMS SW4107 'GRAPHITE'

CCSC:
KVA:
Q.S.:



SUSTAINABILITY
ENGINEERING
GROUP

SEG



fray's
Fry's Food Stores of Arizona
1000 North Central Expressway, Suite A
Tempe, AZ 85281



PROJECT: FRY'S FUEL CENTER EXPANSION
1930 N 19TH STREET
LOCATION: 8350 N 90TH STREET
SCOTTSDALE, AZ

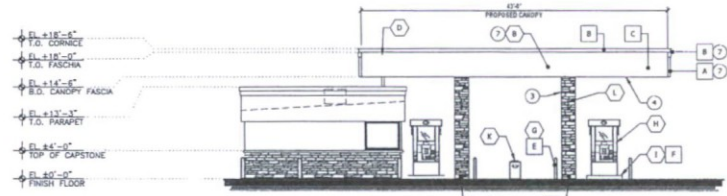
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CHECKED: HANSEN
INCHARGE: COUNSEL
FILE NO.: 74KH

DATE: 12/06/2016
ISSUED FOR: CUP / DRB

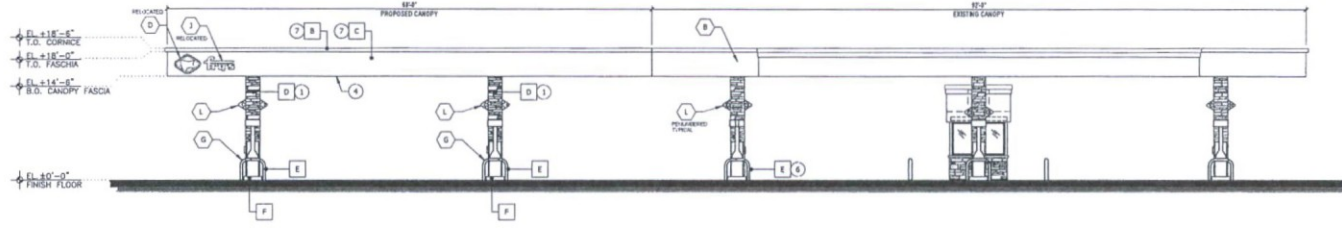
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JOB NO.:
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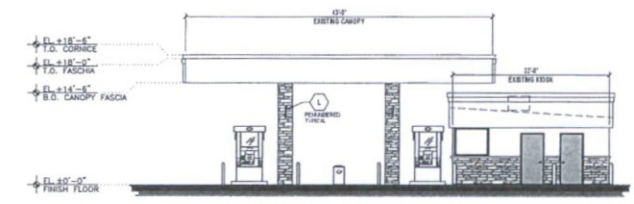
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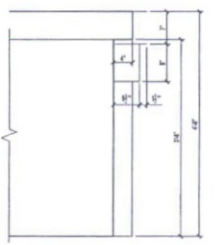
1 SOUTH ELEVATION
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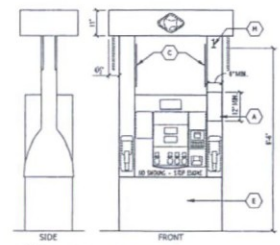
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



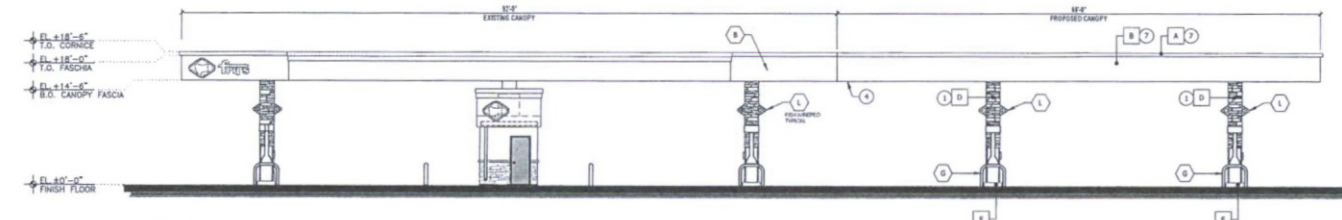
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



5 CANOPY CORNICE DETAIL
SCALE: 1/4" = 1'-0"



6 DISPENSER ELEVATION
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	STATIC WARNING DECAL (12" H X 8" W)		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
B	CANOPY		HAEDSON		CANOPY FABRICATOR	CANOPY FABRICATOR
C	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
D	ILLUMINATED LED SIGN		DUALITE		OWNER	SIGN INSTALLER
E	DISPENSER DOOR GRAPHICS		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
F	CANOPY FASCIA	PER SCHED.	HAEDSON		CANOPY FABRICATOR	CANOPY FABRICATOR
G	4"X4" SQ. BOLLARD - G.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
H	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
I	"BLAND FORMS" - G.C. TO PAINT		DMV		OWNER	GENERAL CONTRACTOR
J	ILLUMINATED CHANNEL LETTERS		DUALITE		OWNER	GENERAL CONTRACTOR
K	WASTE RECEPTACLE/SHOULDER SERVICE CENTER		DOZ MARKETING		OWNER	GENERAL CONTRACTOR
L	FLIP NUMBER FLAG		CANOPY FABRICATOR		CANOPY FABRICATOR	GENERAL CONTRACTOR
M	4" BLACK VINYL DECAL (DISPENSER NUMBER)		OWNER		OWNER	GENERAL CONTRACTOR
N	FIRE EXTINGUISHER	GREY/TE SHW/ST			OWNER	GENERAL CONTRACTOR
O	1000 - NON-ILLUMINATED		DUALITE		OWNER	SIGN INSTALLER

GENERAL NOTES:

- CONTRACTOR SHALL SUBMIT: MASONRY, MORTAR AND PAINT SAMPLES TO FRY'S CONSTRUCTION REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- PREMANUFACTURED CANOPY PROVIDED BY OTHERS.
- ALL CONCRETE SIGNAGE UNDER SEPARATE PERMIT.
- FUEL DISPENSERS SHALL COMPLY WITH ACCESSIBLE GUIDELINES.
- EXISTING & PROPOSED STRUCTURES TO BE PERMITTED BY CONTRACTOR AS SHOWN.
- FIELD VERIFY ALL EXISTING STRUCTURE DIMENSIONS.

KEYED NOTES:

- CULTURED STONE TO MATCH EXISTING.
- OWNERS CORNING CAST STONE SILL, "TANUM"
- CANOPY LIGHTS SHALL BE FLUSH OR RECESSED.
- NOT USED
- EXISTING 8"X8" CONCRETE-FILLED STEEL BOLLARD.
- TEXT-NOTE FINISH ON EACH PANEL
- PAINT TO MATCH EXISTING

- COLOR/FINISH LEGEND:**
- A MATCH COLOR SHERWIN WILLIAMS SW6360 "FOLKSY GOLD"
 - B MATCH COLOR SHERWIN WILLIAMS SW7038 "TONY TAUPE"
 - C MATCH COLOR SHERWIN WILLIAMS SW7038 "MOCHA"
 - D MATCH COLOR OWENS CORNING 80% "RUSTIC SOUTHERN LEDGESTONE" 20% "BRANDYWINE"
 - E MATCH COLOR SHERWIN WILLIAMS SW4081 "SAFETY RED"
 - F MATCH COLOR SHERWIN WILLIAMS SW4107 "GRAPHITE"

CCSC:
KVA:
Q.S.:



SUSTAINABILITY
ENGINEERING
GROUP

SEG



fray's
Fry's Food Stores of Arizona



PROJECT: FRY'S #121 FUEL CENTER EXPANSION
3330 N 90th STREET
LOCATION: 3330 N 90th STREET
DRAWN: HAN
REVISIONS: HAN
CHECKED: COU
SCALE: FRY'S

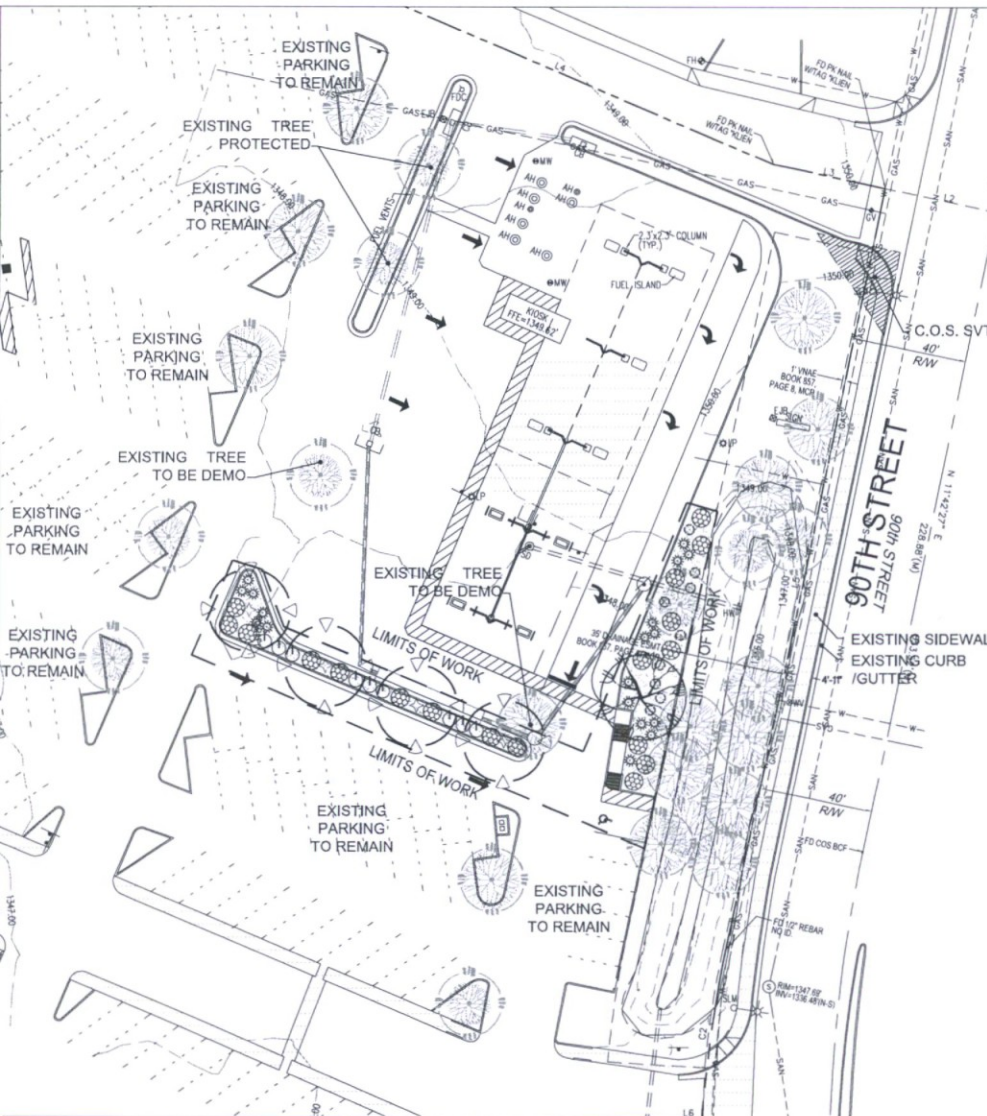
DATE: 05/26/2016
ISSUED FOR: PERMITS

REVISION NO.	DATE	DESCRIPTION

JOB NO.
SHEET TITLE
FUEL CANOPY/EXIST ELEVATIONS

SHEET NO. A2.00

50-DR-2016
12/06/2016



SCOTTSDALE LANDSCAPE NOTES PLANTING MATERIAL LEGEND

- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/ GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
- A MINIMUM OF 50 PERCENT OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.
- A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREES CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE THE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.

- AREA WITHIN THE SIGHT DISTANCE TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- NO TURF AREAS ARE TO BE PROVIDED.

- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE FEET OF MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.

- TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.

- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.

- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

- ALL SIGNS REQUIRE SEPERATE PERMITS AND APPROVALS.

- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

- ALL REVEGETATED NAOS TO BE WATERED FOR 3 YEARS, AT THE END OF 3 YEARS, THE IRRIGATION SYSTEMS TO THE REVEGETATED NAOS SHALL BE PERMANENTLY DISCONNECTED.

- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.

- PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS.

TREES	SIZE	NOTES	QTY
Existing Tree Species Varies Caliper Size: -			00
Parkinsonia x Desert Museum/ Desert Museum Palo Brea Caliper Size: 1.5"	24" Box	*ADWR	1
Shoestring Acacia Caliper Size: 2.0"	24" Box	*ADWR	4
GROUNDCOVERS			QTY
Lantana mo. 'Gold Mound' Gold Mound Lantana	5 Gallon	*ADWR	18
SHRUBS / ACCENTS			QTY
Euphorbia rigidia Gopher Plant	5 Gallon	*ADWR	9
Hesperaloe parviflora Red Yucca	5 Gallon	*ADWR	18
Eremophila maculata 'Valentine' Valentine Bush	5 Gallon	*ADWR	9
LANDSCAPE MATERIALS			QTY
Decomposed Granite, 3/4" screened, match existing site color, 2" deep in planting areas per plan.			2,500

*ADWR = Arizona Department of Water Resources Approved Low-Water Use Plant

SITE LANDSCAPE NOTES

- FIELD VERIFY EXISTING SITE PRIOR TO BID AND CONSTRUCTION.
- REFER TO CIVIL ENGINEERING PLANS FOR VERTICAL AND HORIZONTAL CONTROL.
- PROTECT ALL UTILITIES DURING CONSTRUCTION.
- ALL VENDOR PRODUCTS LISTED MAY BE SUBMITTED WITH COMPARABLE / EQUAL AS APPROVED BY OWNER.

LANDSCAPE CALCULATIONS CITY OF SCOTTSDALE

LANDSCAPE MATERIAL NOT ON ADWR:	0%
LANDSCAPE TURF AREA TOTAL:	0 SF.
TOTAL PROJECT LANDSCAPE AREA:	2500 SF.

LANDSCAPE PLAN APPROVED CITY OF SCOTTSDALE

CASE NUMBER	APPROVED BY	DATE
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATION WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED. ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN THE RIGHT-OF-WAYS, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, AND WEED FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.		

LANDSCAPE CALCULATIONS CITY OF SCOTTSDALE

	PROVIDED:
LANDSCAPE AREA TOTAL:	2500 SF
LANDSCAPE AREA ON-SITE:	1715 SF
LANDSCAPE AREA RIGHT-OF-WAY:	0 SF
LANDSCAPE AREA PARKING LOT:	785 SF

