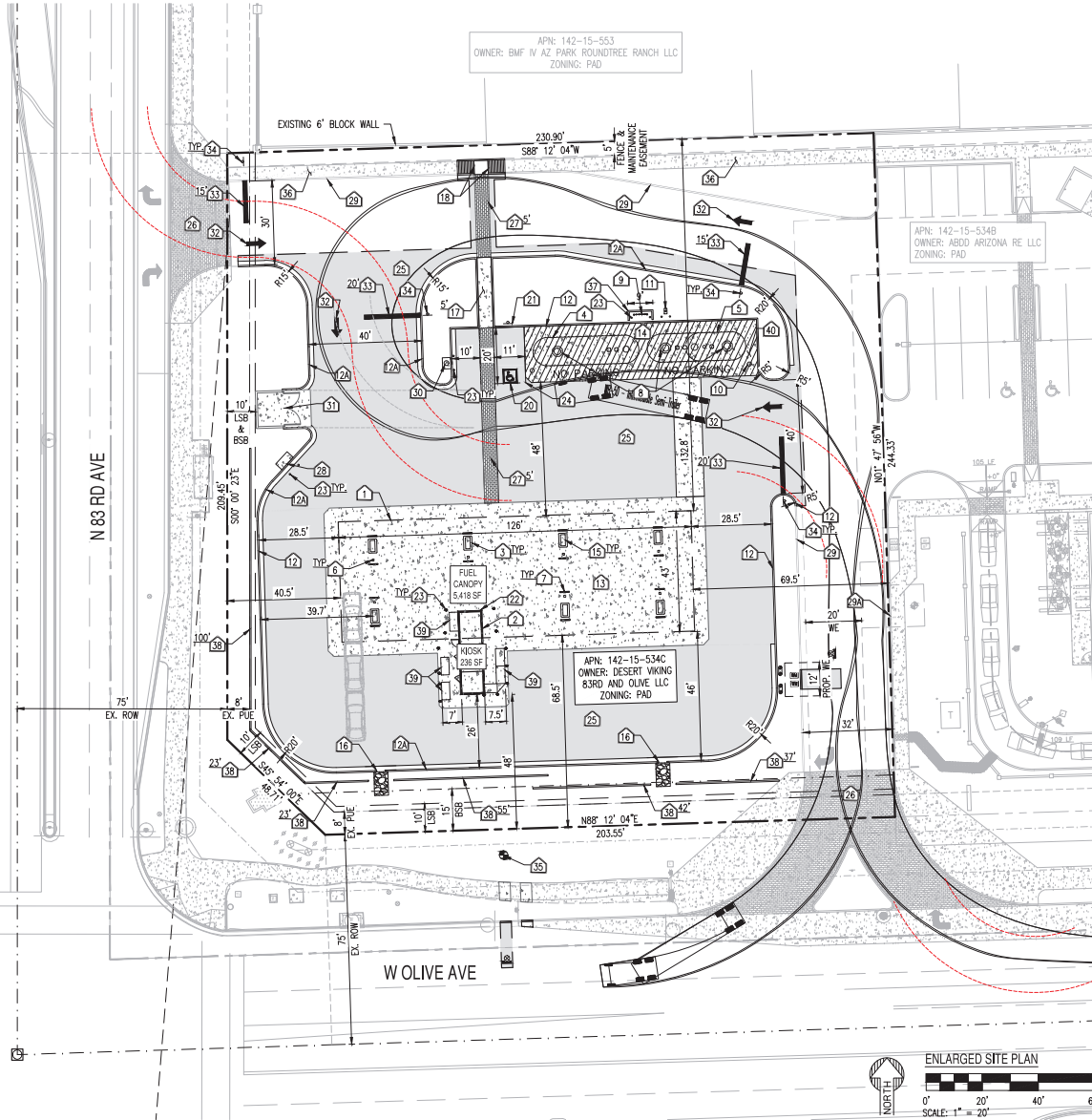


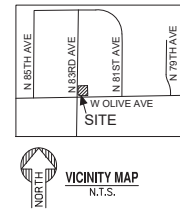
FRY'S 56 FUEL CENTER SITE PLAN

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 MERIDINA, MARICOPA COUNTY, ARIZONA.



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 MANNAY ON TANK (TYP. 3).
9. PROVIDE TANK VENT RISER, SEE DET. 3/74.0.
10. PROVIDE INSPECTION WELL.
11. INSTALL OVERFILL ALARM, SEE DET. 3/74.0.
12. CONSTRUCT 6" VERTICAL CURB 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 MACQUE 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.



DEVELOPMENT SUMMARY TABLE:

PROJECT ADDRESS: NEC of W. Olive Ave and 83rd Ave, Peoria, AZ 85345
Official Address not defined yet

LEGAL DESCRIPTION:	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:		
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' 0'	
REAR (S):	20' 53' 20'	
PARKING REVIEW:		
BUILDING USE:	GAS STATION RETAIL	
BUILDING AREA:	236 SF	
REQUIRED CAR PARKING:	3	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:	688 SF	
PROPOSED:	117 SF	
OUTDOOR MERCHANDISING:		

- NOTES:
- 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:

---	PROPERTY LINE
—	VERTICAL CURB
—	CURB & GUTTER
▨	STAMPED CONCRETE
▨	PAVEMENT STRIPING
▨	HEAVY DUTY PAVEMENT
○	STEEL BOLLARD
○	35'/55' FIRE ACCESS TURN RADIUS

PRELIMINARY
NOT FOR
CONSTRUCTION

SUSTAINABILITY
ENGINEERING
GROUP



frus
FUEL & DRUG STORES

Kroger
The Kroger Co.
1000 W. Peoria Ave., Suite A
Peoria, AZ 85303
Phone: (907) 971-1717
Fax: (907) 971-9005



PROJECT: FRY'S 56 FUEL CENTER
LOCATION: N. 83RD AVE. & W. OLIVE AVE, PEORIA, ARIZONA, 85345

DRAWN	LA, BH	02/28/2023
DESIGNED	AR, TM	03/07/2023
SCALE	SC	02/28/2023
PRDL. OC	TM	02/28/2023
PRDL. WRK	AF	03/28/2023
DATE:	02/28/2023	
ISSUED FOR:	CONDITIONAL USE PERMIT SITE PLAN	
REVISION NO.:		DATE:
△		
△		
△		
JOB NO.:	220811	
SHEET TITLE:		

SITE PLAN

Exhibit 4 - Conceptual Site Plan Layout

THE DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.