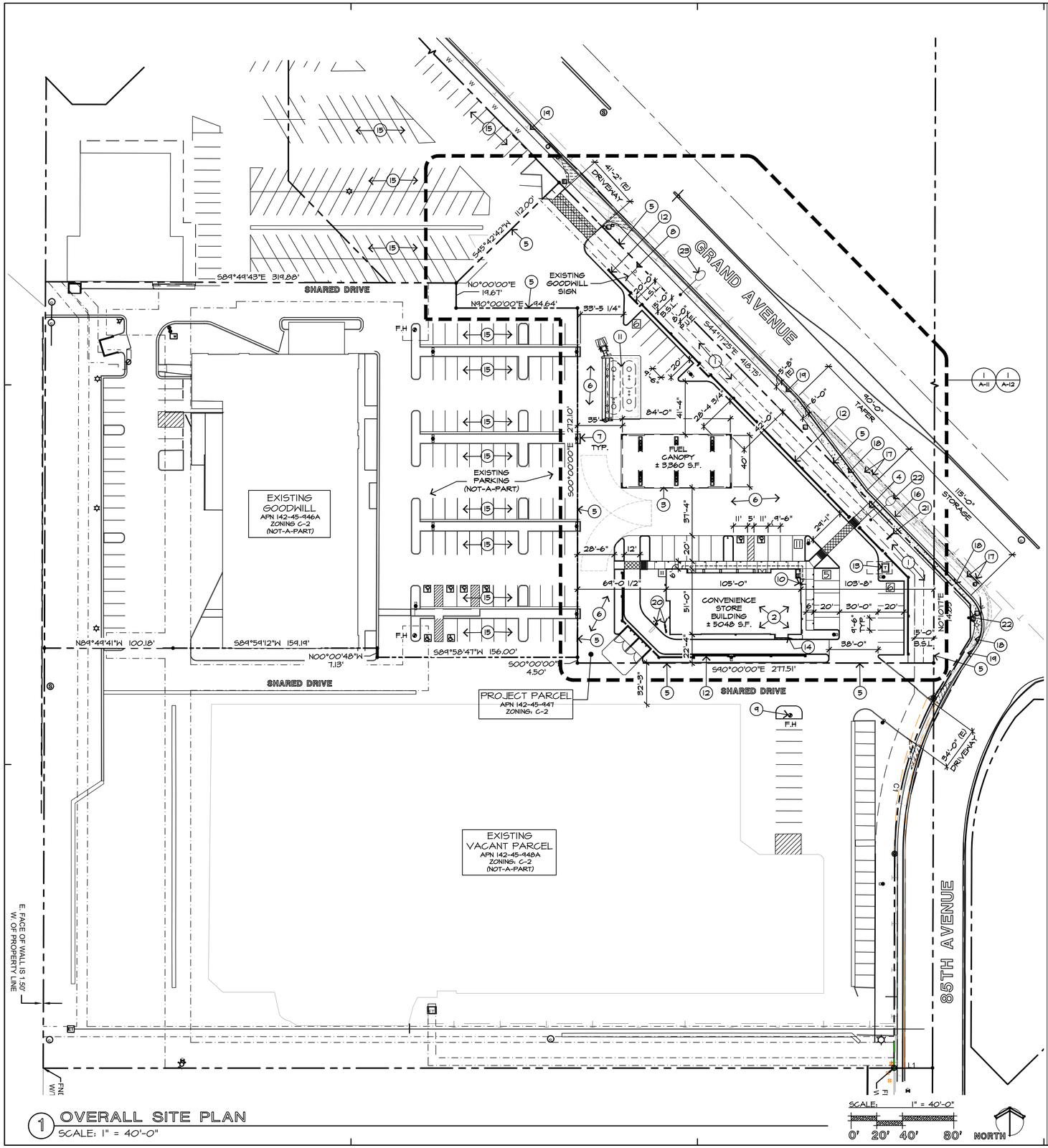
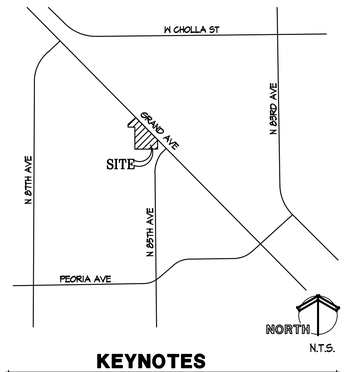


1 OVERALL SITE PLAN
SCALE: 1" = 40'-0"

VICINITY MAP



KEYNOTES

1. AREA OF NEW LANDSCAPE AND/OR RETENTION AREA. REFER TO LANDSCAPE DRAWINGS.
2. NEW SINGLE STORY CONVENIENCE STORE. SEE BUILDING ELEVATIONS
3. NEW AUTO FUEL CANOPY. SEE ENLARGED AUTO FUEL PLAN.
4. NEW PEDESTRIAN SIDEWALK CONNECTION TO GRAND AVENUE SIDEWALK.
5. LOCATION OF EXISTING PROPERTY LINE.
6. NEW ASPHALT VEHICLE DRIVE AISLE.
7. EXISTING RAISED MEDIAN ON ADJACENT PROPERTY TO BE MODIFIED. SEE DEMOLITION SITE PLAN.
8. EXISTING GOODWILL MONUMENT SIGN TO REMAIN.
9. EXISTING FIRE HYDRANT TO REMAIN.
10. PROPOSED LOCATION OF NEW F.D.C.
11. LOCATION OF NEW UNDERGROUND FUEL TANK.
12. 3'-4" HIGH MASONRY SCREEN WALL.
13. PROPOSED ELECTRICAL TRANSFORMER LOCATION SET ON CONC. PAD.
14. DRIVE THRU WINDOW.
15. EXISTING PARKING FIELD TO REMAIN.
16. NEW RIGHT TURN LANE PER CITY OF PEORIA STANDARDS. SEE CIVIL DRAWINGS.
17. DASHED LINE INDICATING EXISTING CONC. CURB, GUTTER, AND SIDEWALK TO BE REMOVED FOR NEW RIGHT TURN LANE. SEE CIVIL DRAWINGS.
18. NEW PORTION OF 6' WIDE CONC. SIDEWALK LOCATED ALONG GRAND AVENUE, SEE CIVIL DRAWINGS.
19. EXISTING CONC. SIDEWALK LOCATED IN PUBLIC R.O.W. TO REMAIN.
20. LOCATION OF DRIVE THRU MENU BOARD AND SPEAKER BOX.
21. LOCATION OF MONUMENT SIGN / PRICE I.D. SIGN.
22. NEW LOCATION OF EXISTING STREETLIGHT OR TRAFFIC LIGHT TO BE RELOCATED.
23. EXISTING STREETLIGHT TO REMAIN. DO NOT DISTURB.

GENERAL SITE PLAN NOTES

A. ALL SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.

B. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

C. THE OVERALL SITE IMPROVEMENTS MUST BE COMPLETED AND APPROVED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION FOR ANY OF THE BUILDINGS ONSITE.

D. ALL EXTERIOR ROOF, WALL, AND GROUND-MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY A PARAPET OR SCREEN WALL THAT MATCHES THE BUILDING'S ARCHITECTURAL COLORS, MATERIALS, AND FINISHES.

E. SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS AND ANY INTERSECTIONS PER THE PEORIA UNIFORM STANDARD DETAILS (PE-090 AND PE-091 AS APPLICABLE). AREA WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2.5 FEET.

F. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.

G. ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES THAT ARE ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.

PROJECT DATA

1. PROJECT NAME: GRAND FUEL STATION
2. PROJECT ADDRESS: S.E.C. GRAND AVE AND 85TH AVE
   XXXX W. GRAND AVE.
   PEORIA, ARIZONA 85345
3. ZONING: C-2 (EXISTING COMMERCIAL)
4. FIRE SPRINKLERS: YES (BUILDING ONLY)
5. TOWNSHIP / RANGE / SECTION: 3 N, 1 E, 22
6. PARCEL NUMBER: 142-45-947
7. USE: VACANT / PARKING LOT (EXISTING)
8. EXIST. GROSS SITE AREA: 2.37 ACRES (103,346 S.F.)
   EXIST. NET SITE AREA: 1.52 ACRES (66,326 S.F.)
9. BUILDING AREA:
   a. CONVENIENCE STORE: 5,048 SQ. FT.
   b. FUEL CANOPY: 3,360 SQ. FT.
   c. BUILDING TOTAL: 8,408 SQ. FT.
10. LOT COVERAGE:
    a. LOT COVERAGE: 8,408 SQ. FT. / 66,326 SQ. FT. = 13%
11. OCCUPANCY TYPE: M - CONV. STORE
    M - FUEL CANOPY
12. CONSTRUCTION TYPE: V-B - CONV. STORE
    II-B - FUEL CANOPY
13. BUILDING HEIGHT: 23'-4" (48' ALLOWED)
14. PARKING REQUIREMENTS:
    CALCULATION:
    A. CONVENIENCE STORE: 1/300 RETAIL RENTALS AND SALES
       5,048 S.F. - 1,043 S.F. = 4,005 S.F.
       4,005 S.F. X 0.9 = 3,604
       3,604 / 300 = 12.01 = 12 SPACES
    B. COFFEE SHOP:
       a. PREP AREA: 1/200 RESTAURANTS
          846 S.F. / 200 = 4.48 = 5 SPACES
       b. SERVING AREA: 1/50 RESTAURANTS
          147 S.F. / 50 = 2.94 = 3 SPACES

TOTAL REQUIRED:		28 SPACES
TOTAL PROVIDED:		28 SPACES
ACCESSIBLE PARKING STALLS REQUIRED:		1 SPACE (1 VAN)
ACCESSIBLE PARKING STALLS PROVIDED:		1 SPACE (1 VAN)
BICYCLE PARKING:	1/20 SPACES (28 SPACES PROV.)	2 BICYCLE PARKS

REFERENCE BLOCK

PRE-APP: PA24-0091
SITE PLAN: SP25-12
CUP: CUP25-08

APPROVAL BLOCK

esencia

1743 E. McNair Drive, Suite 200
Tempe, Arizona 85283
t. 480 - 755 - 0959

Project Manager	ES
Drawn By	ES
Checked By	ES
Project Number	24059

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GRAND FUEL STATION

S.C GRAND AVE & 85TH AVE
XXXX W. GRAND AVENUE
PEORIA, ARIZONA 85345

Revisions

Date	Issued for
4-24-2025	APPROVAL

OVERALL SITE PLAN

A-10

Exhibit 4 - Site Plan