

REVISED DEVELOPMENT PLAN FRY'S NEW FUEL CENTER #18 0V1215-12

GENERAL NOTES

- GROSS DEVELOPMENT AREA : ±301,396 SF (6.92 ACRES)
- GROSS FLOOR AREA: 62,225 SF
- FLOOR AREA RATIO (FAR): 20.6%
- LOT COVERAGE: 67,643/301,396 = 22.4%
- GROSS AREA OF ALL IMPERVIOUS SURFACES
BUILDINGS: 70,985 SF
ASPHALT: 218,428 SF
HARDSCAPE: 11,983 SF
- TOTAL MILES OF NEW PUBLIC STREETS IS N/A
- TOTAL MILES OF NEW PRIVATE STREETS IS N/A
- ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING AND RE-VEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.

PLANNING GENERAL NOTES

- MAXIMUM ALLOWED BUILDING HEIGHT= 25' WITHIN 100' OF 1ST AVE.
PROPOSED BUILDING HEIGHT= 18'-0" (CANOPY), 13'-0" (KIOSK)
- THIS PROJECT IS LOCATED WITHIN AND MEETS ALL DESIGN CRITERIA OF THE ORACLE ROAD SCENIC CORRIDOR OVERLAY DISTRICT.
- TOTAL AMOUNT OF OPEN SPACE: REQUIRED: 15% (MINIMUM)
PROVIDED: 8.4%
- BUILDING SETBACKS:

	REQUIRED	PROPOSED
FRONT: 2:1(H)	10'	34.95'
WEST:	10'	
EAST:	10'	
REAR:	10'	
- LANDSCAPE BUFFER YARD:

	REQUIRED	PROPOSED
FRONT:	30'	3.75' (R)
SIDE:	0'	0'
REAR:	0'	0'
- EXISTING ZONING IS PAD (C-2).
- ALL PUBLIC ART REQUIREMENTS MUST BE MET PRIOR TO FINAL CERTIFICATE OF OCCUPANCY ISSUANCE, PER ORO VALLEY ZONING CODE REVISED SECTION 27.3.
- ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.

GENERAL UTILITY GENERAL NOTES

- SHOULD AN EASEMENT BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, VACATION OF THE EASEMENT IS TO OCCUR PRIOR TO ISSUANCE OF BUILDING PERMITS.

GOLDER RANCH FIRE GENERAL NOTES

- FIRE HYDRANTS CONNECTED TO AN APPROVED WATER SUPPLY OF 1500 GPM FOR FIRE PROTECTION MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO SITE. TEMPORARY CONSTRUCTION OFFICE TRAILERS ARE CONSIDERED COMBUSTIBLE MATERIAL.
- APPROVED FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO SITE.
- APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED THROUGHOUT ALL GROUP A, B, E, F, H, I, M, R, AND S OCCUPANCIES FOR EVERY FACILITY, BUILDING HEREAFTER CONSTRUCTED WITHIN OR MOVED INTO JURISDICTION. APPROVED AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED THROUGHOUT ALL ONE AND TWO-FAMILY DWELLING AND TOWNHOUSES USED AS MODEL HOMES WITH SALES OR CONSTRUCTION OFFICES, AND ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WHICH EXCEED 3,600 SQUARE FEET IN FIRE FLOW CALCULATION AREA HEREAFTER CONSTRUCTED WITHIN OR MOVED IN THE JURISDICTION.
- TEMPORARY STREET SIGNS MUST BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE OF VEHICLES. ALL STRUCTURES UNDER CONSTRUCTION MUST BE CLEARLY IDENTIFIED WITH AN APPROVED ADDRESS.
- THE INSTALLATION OF TRAFFIC CONTROL SIGNALING DEVICES AND/OR ELECTRICALLY OPERATED GATES ON FIRE APPARATUS ACCESS ROADS SHALL INCLUDE PREEMPTIVE CONTROL EQUIPMENT COMPATIBLE WITH THE FIRE DEPARTMENTS EXISTING SYSTEM.

*PARKING RATIO REQUESTED BY ALTERNATIVE PARKING ANALYSIS.

APN	PROPOSED USE	SQUARE FOOTAGE	PARKING RATIO	TOTAL PARKING		TOTAL HANDICAP PARKING		LOADING ZONE RATIO		TOTAL LOADING ZONES		BIKE PARKING CLASS I		BIKE PARKING CLASS II	
				REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
220-09-0230	RETAIL/FUEL DISPENSING	62,255 SF	*3.72/1000	250	326	8	15	3:50,000-99,999 SF	3	3	N/A	N/A	2	2	

DEVELOPER
FRY'S FOOD STORES OF ARIZONA
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SCALETTA DOMINIC & GLORIA
APN: 220-09-0220
DKT. 10683 PG. 702
ZONING: PAD-ROONEY RANCH

M&I MARSHALL & ISLEY BANK
APN: 220-09-0240
DKT. 12249 PG. 4445
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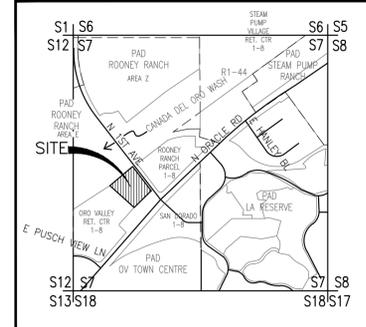
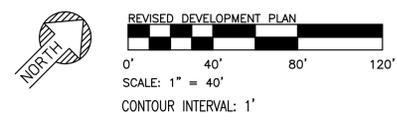
BANK OF AMERICA
APN: 220-09-1050
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ROONEY RANCH LLC
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BK. 65, PG 22

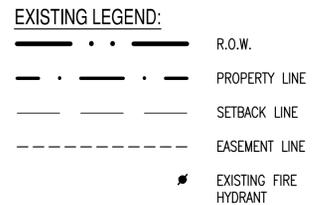
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APN: 220-09-1040
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BK. 65, PG 22



SEE SHEET 2 OF 3 FOR
CONCEPTUAL SITE PLAN



VICINITY MAP
T12S, R14E, SECTION 7
SCALE: 3"=1 MI.



ENGINEERING GENERAL NOTES

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- ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
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REVISED DEVELOPMENT PLAN
FRY'S NEW FUEL CENTER #18
CASE NO.: 0V1215-12
ORO VALLEY RETAIL CENTER - ROONEY RANCH
PORTION OF SECTION 7, T12S, R14E, G&SRB&M, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
SCALE: 1"=40'
CONTOUR INTERVAL = 1'
REVISION DATE: 7/23/2015
TOWN OF ORO VALLEY REFERENCE
CASE NO.: 0V815-002; 0V915-002
SHEET 1 OF 2 (TOTAL PAGES)

SUSTAINABILITY
ENGINEERING
GROUP



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Kroger
The Kroger Co.
10251 East 51st Street, Suite A
Denver, CO 80231
Phone: (303) 715-5905
Fax: (303) 715-5905

PROJECT: FRY'S NEW FUEL CENTER #18
LOCATION: 10661 N. ORACLE RD.
ORO VALLEY, AZ 85737

DRAWN: CASTELLO
DESIGNED: CASTELLO
CHECKED: COUNSELL
PROJ. MGR: FAKIH

DATE: 10/19/2015

ISSUED FOR: CUP/PAD TEXT AMENDMENT/CDR

REVISION NO.	DATE

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SHEET NO.: 1 OF 2

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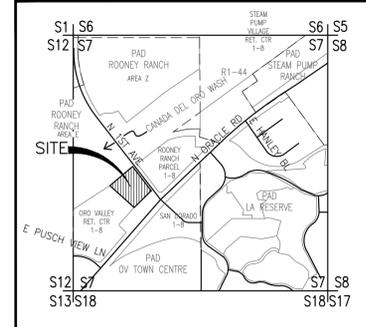
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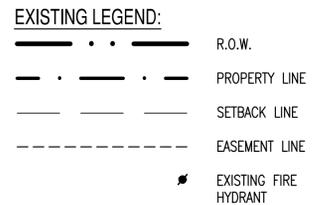
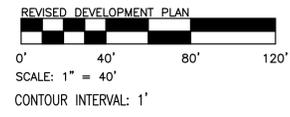
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SEE SHEET 2 OF 3 FOR
CONCEPTUAL SITE PLAN



VICINITY MAP
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SCALE: 3"=1 MI.



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FRY'S NEW FUEL CENTER #18
CASE NO.: 0V1215-12
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PORTION OF SECTION 7, T12S, R14E, G&SRB&M, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
SCALE: 1"=40'
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CASE NO.: 0V815-002; 0V915-002
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SUSTAINABILITY ENGINEERING GROUP



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LOCATION: 10661 N. ORACLE RD, ORO VALLEY, AZ 85737

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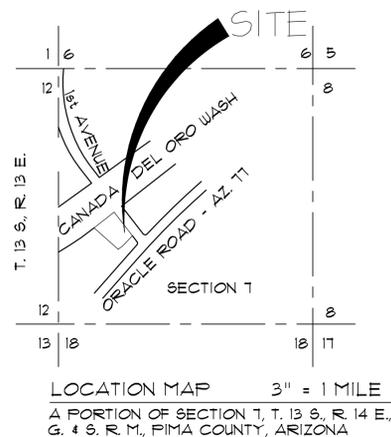
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Conceptual Landscape Plan

Fry's Fuel Center #18

OV1215-12



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE	QTY.	COMMENTS
TREES				
	<i>Prosopis hybrid</i>	Thornless Mesquite	2" Caliper 15	As Per Plan
	Existing Canopy Tree		Varies	To Be Protected in Place When Possible
ACCENTS				
	<i>Hesperaloe parviflora</i>	Red Yucca	5-Gal 40	As Per Plan
SHRUBS				
	<i>Leucophyllum langmaniae</i>	Rio Bravo Sage	5-Gal 41	As Per Plan
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5-Gal 1	As Per Plan
GROUNDCOVERS				
	<i>Lantana 'New Gold'</i>	New Gold Lantana	1-Gal 70	As Per Plan
MISCELLANEOUS				
	Decomposed Granite in All Planting Areas 2" Depth (Typ). Size 4 Color To Match Existing			

TOWN OF ORO VALLEY GENERAL NOTES

- ALL LANDSCAPE TO CONFORM TO ORO VALLEY LANDSCAPE CODE.
- MITIGATION OF SURVEYED PLANTS IN NATIVE PLANT PRESERVATION PLANS WILL BE INCORPORATED INTO LANDSCAPE DESIGN.
- ALL TREE AND SHRUB LOCATIONS ARE PRELIMINARY.

CONCEPTUAL GENERAL NOTES

- ALL LANDSCAPE TO CONFORM TO ORO VALLEY LANDSCAPE CODE
- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER TOWN CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER TOWN REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

SITE RESOURCE INVENTORY NARRATIVE

THE PROPOSED COMMERCIAL DEVELOPMENT WOULD REQUIRE THE REMOVAL/DEMOLITION OF 9 EXISTING TREES. THE PROPOSED LANDSCAPE DESIGN INCORPORATES 9 NATIVE TREES (MESQUITES) ALONG WITH OVER 80 UNDERSTORY SHRUBS, ACCENTS AND GROUNDCOVERS (MORE THAN 10:1 VS THE 5:1 REQUIRED BY THE MITIGATION OF SIGNIFICANT VEGETATION MATRIX -TABLE 21-1 IN SECTION 21.6.B OF THE ZONING CODE). NONE OF THE EXISTING TREE SPECIMENS CAN BE SALVAGED BASED ON EXISTING FIELD CONDITIONS.



COLLABORATIVE V DESIGN STUDIO INC.
7116 EAST 1ST AVE., SUITE 103
SCOTTSDALE, ARIZONA 85251
OFFICE: 480-347-0590
FAX: 480-656-6012

REGISTERED LANDSCAPE ARCHITECT
46497
MATTHEW PAUL DRASER
ARIZONA U.S.A.
EXPIRES 06/30/2016

CONCEPTUAL LANDSCAPE PLAN
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SHEET 1 OF 1 (TOTAL PAGES)

Scale: 1" = 20' - 0"
0 10 20 40 60

North Arrow: NORTH

SUSTAINABILITY ENGINEERING GROUP

SEG

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WWW.AZSEEG.COM TEL. 480.588.7226

FRY'S
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DESIGNED: SH
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JOB NO.: 140718

SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN

SHEET NO.: L1.1

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