

Requesting Department:

Development Services



TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Steven Ester, Planner I

RE: Public Hearing and Possible Action on CONDITIONAL USE PERMIT P18-0257 AND SITE PLAN 19-0002 VALVOLINE INSTANT OIL CHANGE, a request by Jeffrey Lonchor (CESO Inc.) for a Conditional Use Permit and Site Plan to allow construction of a new 2,077 square foot drive-thru Valvoline Instant Oil Change facility on a 1 acre parcel within the Shops at Terravella development, located east of the northeast corner of Ellsworth and Queen Creek roads.

DATE: May 8, 2019

STAFF RECOMMENDATION

Staff recommends approval of CONDITIONAL USE PERMIT P18-0257 AND SITE PLAN P19-0002 VALVOLINE INSTANT OIL CHANGE, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to recommend approval of CONDITIONAL USE PERMIT P18-0257 AND SITE PLAN P19-0002 VALVOLINE INSTANT OIL CHANGE, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOAL



Secure Future

SUMMARY

This proposal consists of a request by Jeffrey Lonchor (CESO Inc.) for a Conditional Use Permit and Site Plan to allow construction of a new 2,077 square foot drive-thru Valvoline Instant Oil Change facility on a 1 acre parcel within the Shops at Terravella development, located east of the northeast corner of Ellsworth and Queen Creek roads.

HISTORY

- December 16, 2015: Town Council approved the North Specific Area Plan Major General Plan Amendment (Resolution 1076-15) and Rezone (Ordinance 582-15).
- June 13, 2018: The Planning Commission approved the “Shops at Terravella” Site Plan (P18-0009), Comprehensive Sign Plan (P18-0010), and Preliminary Plat (P18-0017).

DISCUSSION

This request is for a Conditional Use Permit and Site Plan approval with building architecture and landscaping plans for the drive-thru Valvoline Instant Oil Change site. All other site improvements, including access, drainage, retention, and perimeter landscaping were approved by the Planning Commission at their June 13, 2018 hearing, and will be constructed upon development of the overall center.

Project Information	
Project Name	Valvoline Instant Oil Change
Site Location	E/NEC Ellsworth and Queen Creek Roads
Current Zoning	C-1 (Light Commercial)
General Plan Designation	Neighborhood
Surrounding Zoning Designations:	
North	R1-5 (Urban Development District)
South	R1-43 (Rural Estate District)
East	C-1 (Light Commercial)
West	C-1 (Light Commercial)
Site Area	0.99 Acre
Parking Required	4
Parking Provided	12
Landscaping Required	15% (6,467 square feet)
Landscaping Provided	29.3% (12,610 square feet)
Building Square Footage	2,077
Building Height	25' (allowed 30')
Lot Coverage (Allowed)	60%
Lot Coverage (Provided)	4.8%

ANALYSIS

Conditional Use Permit Review:

The subject property is zoned C-1 (Light Commercial), as part of the Shops at Terravella development. The proposed drive-thru Valvoline Instant Oil Change is considered an “In-Vehicle Service Facility,” according to Article 6.5 of the Town Zoning

Ordinance. All “In-Vehicle Service Facilities” are subject to a Conditional Use Permit review procedure.

Conditional Uses are those land uses that may be desirable in a community, but may by their nature, require special site and design considerations in order to ensure that they are compatible with adjacent uses and community standards. The Planning Commission, and ultimately the Town Council are charged with determining whether or not a proposed location is suitable for such uses. The purpose of the Conditional Use Permit is to have an additional tool to maintain development standards.

With regards to recently proposed text amendments, the types of uses requiring Conditional Use Permit approval set forth by the Zoning Ordinance may be updated. If passed, typical drive-thru restaurants and banks will no longer require Conditional Use Permits. Because the drive-thru Valvoline Instant Oil Change is not a restaurant or bank, this Conditional Use Permit request still needs approval from the Planning Commission and Town Council, as part of the overall “In-Vehicle Service Facilities” review procedure.

As outlined in the Zoning Ordinance, there is specific approval criteria addressing the compatibility and impact of a proposed Conditional Use as it relates to overall site design and public welfare. The following is a summary of the applicant’s responses to the required criteria:

The proposed Valvoline Instant Oil Change complies with the zoning of C-1 and all other Ordinance provisions. All design aspects of the building, as well as the proposed landscaping and screening on-site, conform to the proposed Shops at Terravella development and surrounding areas. The necessary facilities and infrastructure have been provided by the developer, with overall ingress and egress designed to support adequate traffic flow and minimize traffic congestion. Odor, dust, smoke, gas, and any other noxious items won't pose an issue, as they do not exist from the services Valvoline offers. Valvoline shall not diminish property values within the Shops at Terravella development, but rather enhance the center for neighboring establishments and the public's general welfare.

In addition to the above criteria, in-vehicle (“drive-through”) service facilities are also subject to the Performance Standards outlined in Article 6.5 of the Zoning Ordinance addressing certain site requirements for walkways, drive aisles, stacking distance, landscaping, architecture, and overall circulation. The following is a summary of the applicants responses to the required standards:

This proposed Valvoline Instant Oil Change site is not designed with any pedestrian walkways that intersect drive-through drive aisles. The minimum size driveway on-site is twenty-four feet (24'), and also contains three individual service lanes totaling a width of forty feet (40') at the rear of the building. For queuing, the Valvoline site is proposing approximately eighty-four feet (84') of stacking length from the entrance of each queue. With three separate lanes, a

total of approximately 252' of stacking distance is provided. Mechanical equipment, service areas, and rest rooms are screened from view. Landscape will be installed within all open space areas surrounding the building and along the frontage. Parking is oriented at the rear of the building on the northwest side with no exit queue directly into a public right-of-way, per requested standards. The site features no menu boards and abides by the overall style and consistency established within the Shops at Terravella design manual. All Town of Creek requirements have been addressed.

General Plan Review: The 2018 General Plan Land Use Designation for this project is Neighborhood. The proposed project is in compliance with the General Plan and fits the characteristics of the Neighborhood designation.

Zoning Review: The zoning designation of the property is C-1 (Light Commercial). The applicant is proposing no change to the zoning, as a drive-thru instant oil change facility is permitted in the C-1 zoning district with the approval of a Conditional Use Permit. The proposed project is in compliance with the Zoning Ordinance and meets all applicable In-Vehicle Service Facility standards.

Engineering and Traffic Review: The project has been reviewed by the Engineering and Traffic Divisions. Due to the Dutch Bros planned directly east of the proposed Valvoline site, staff has requested the drive aisle on the east side of the Valvoline be striped as a one way access to allow vehicular travel only from the north to south around the rear of the site. This will alleviate any potential conflict between vehicles entering off Queen Creek Road to Valvoline and vehicles turning right out of the future Dutch Bros exiting the drive-thru. All applicable standards of the Zoning Ordinance are met.

Site Plan Review: The site plan meets the Zoning Ordinance requirements for site planning and design. Adequate parking and driveways for sufficient points of vehicular ingress and egress are provided. Users are able to access the site from an entrance off of Queen Creek Road, and enter the queue of the drive-thru at the rear of the site. All applicable standards of the Zoning Ordinance are met.

Building Elevation Review: The proposed building elevations are in compliance with the Town Zoning Ordinance and Design Standards. The colors and materials are consistent with the approved palette for the Shops at Terravella development. Building materials include weathered metal siding, fiber cement board, splitface CMU block, and brick.

Landscape / Open Space Review: The proposed landscaping and open space meet the standards set forth in the Zoning Ordinance, and comply with the overall Shops at Terravella landscape plan. The applicant is proposing 29.3% open space, which exceeds the 15% minimum requirement set by the Town Zoning Ordinance.

PUBLIC COMMENTS

A Neighborhood Meeting was held on March 19, 2019, at the Queen Creek Community Chambers with no attendees.

Staff has received no public input on the project to date.

CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance applicable to this case.
2. Monument signage and building signage will be reviewed and approved under a separate permit.
3. Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened from view.
4. An amended Site Plan for the overall Shops at Terravella development shall be provided to reflect the updated configuration of the proposed Valvoline Instant Oil Change site.
5. Since Valvoline is proposing to connect to the Shops at Terravella overall drainage system, an addendum to the Final Drainage Report for Shops at Terravella shall be provided with the final Construction Documents.

ATTACHMENTS

1. Aerial Photo Exhibit
2. General Plan Exhibit
3. Zoning Map Exhibit
4. Site Plan
5. Landscape Plan
6. Building Elevations

Project Name: Valvoline Instant Oil Change Aerial Exhibit

Case Numbers: P18-0257, P19-0002

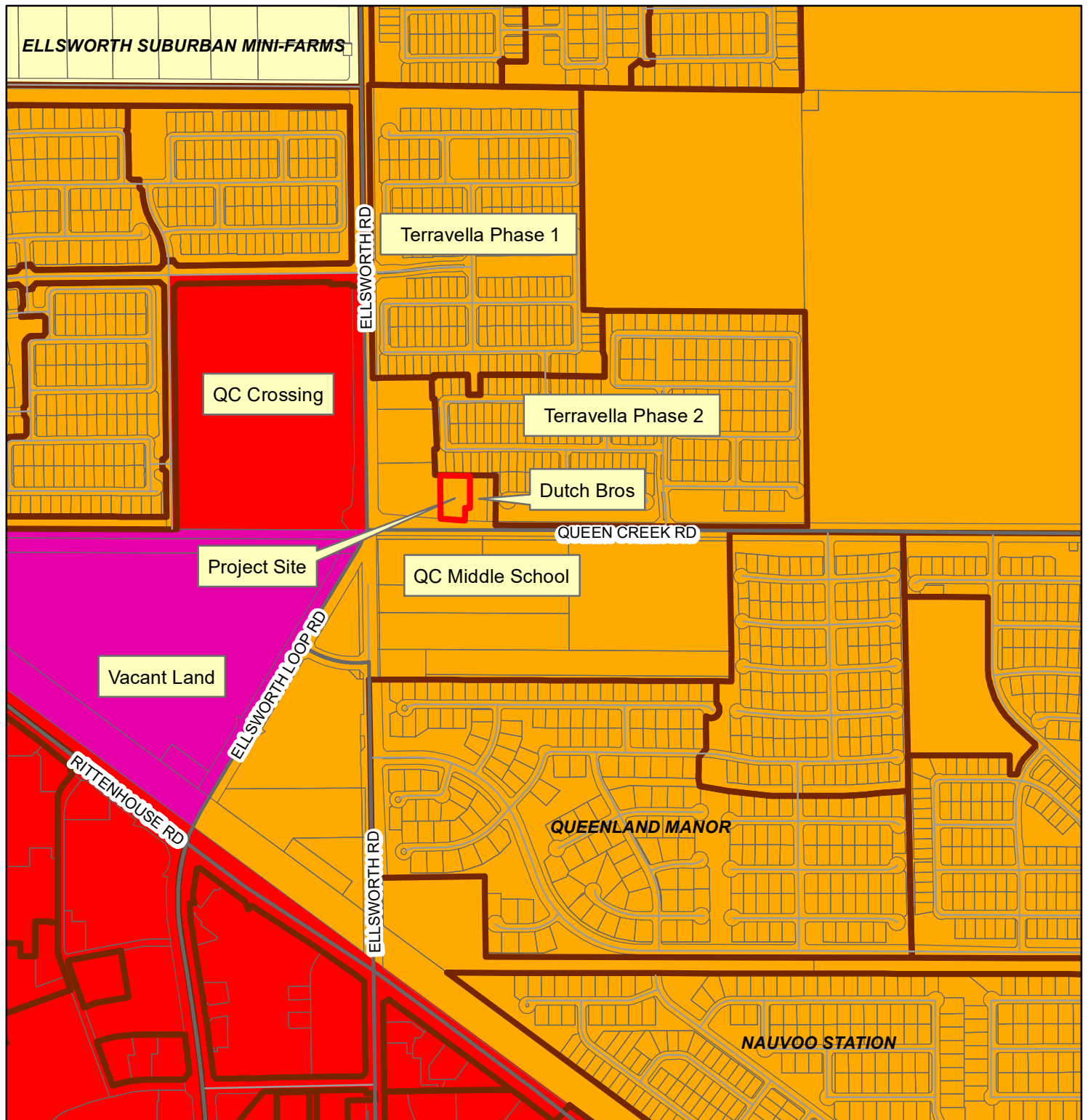
Hearing Date: May 8, 2019 (Planning Commission)



Project Name: Valvoline Instant Oil Change General Plan Exhibit

Case Numbers: P18-0257, P19-0002

Hearing Date: May 8, 2019 (Planning Commission)



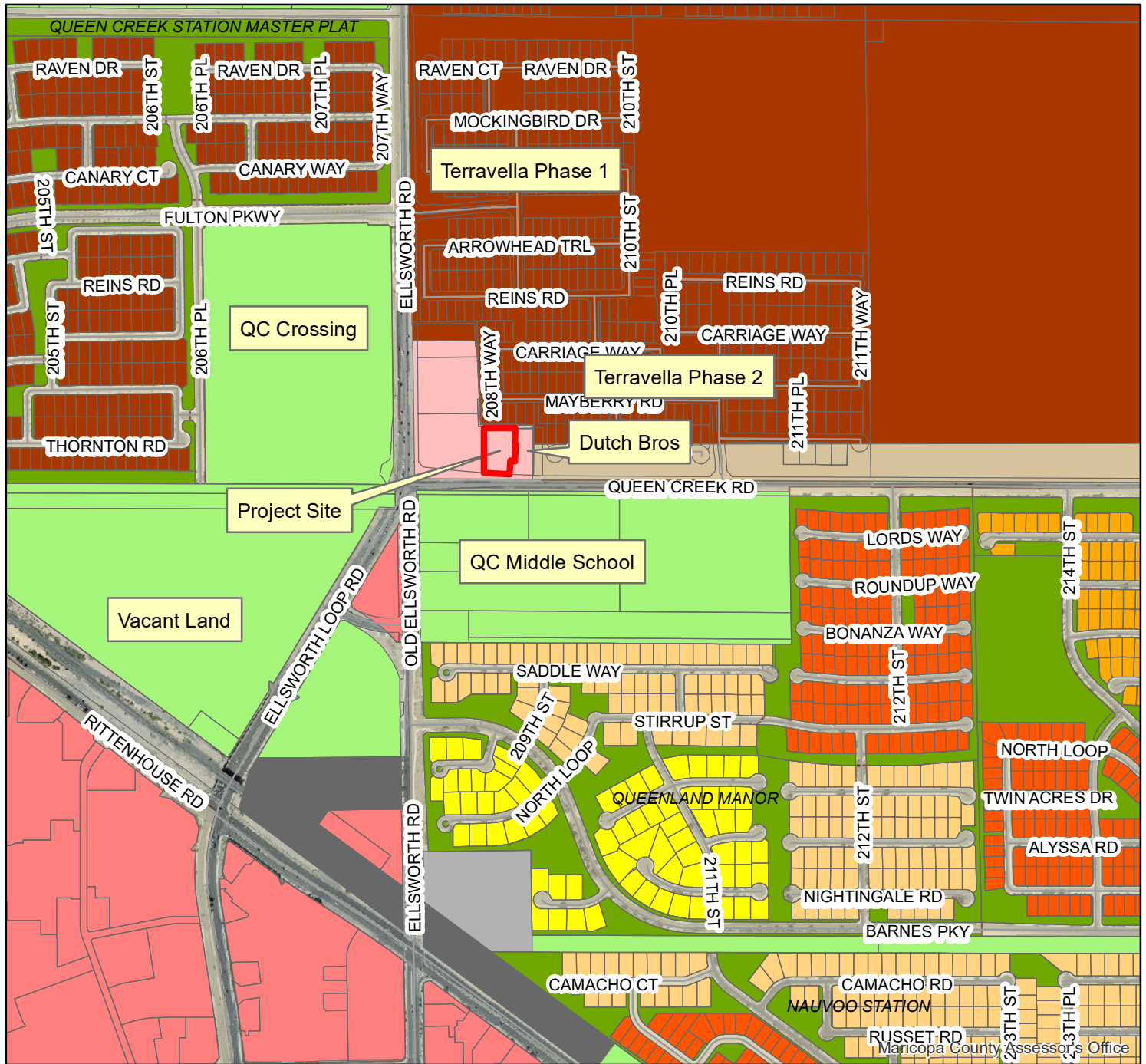
General Plan Land Use

- | | | | |
|--------------|------------|--------------------|--------------------|
| Rural | Commercial | Special District 1 | Special District 4 |
| Neighborhood | Industrial | Special District 2 | |
| Urban | Open Space | Special District 3 | |

Project Name: Valvoline Instant Oil Change Zoning Map Exhibit

Case Numbers: P18-0257, P19-0002

Hearing Date: May 8, 2019 (Planning Commission)



Zoning Districts

C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment

TOWN OF QUEEN CREEK, MARICOPA COUNTY, ARIZONA

PRIVATE SITE IMPROVEMENT PLANS

FOR

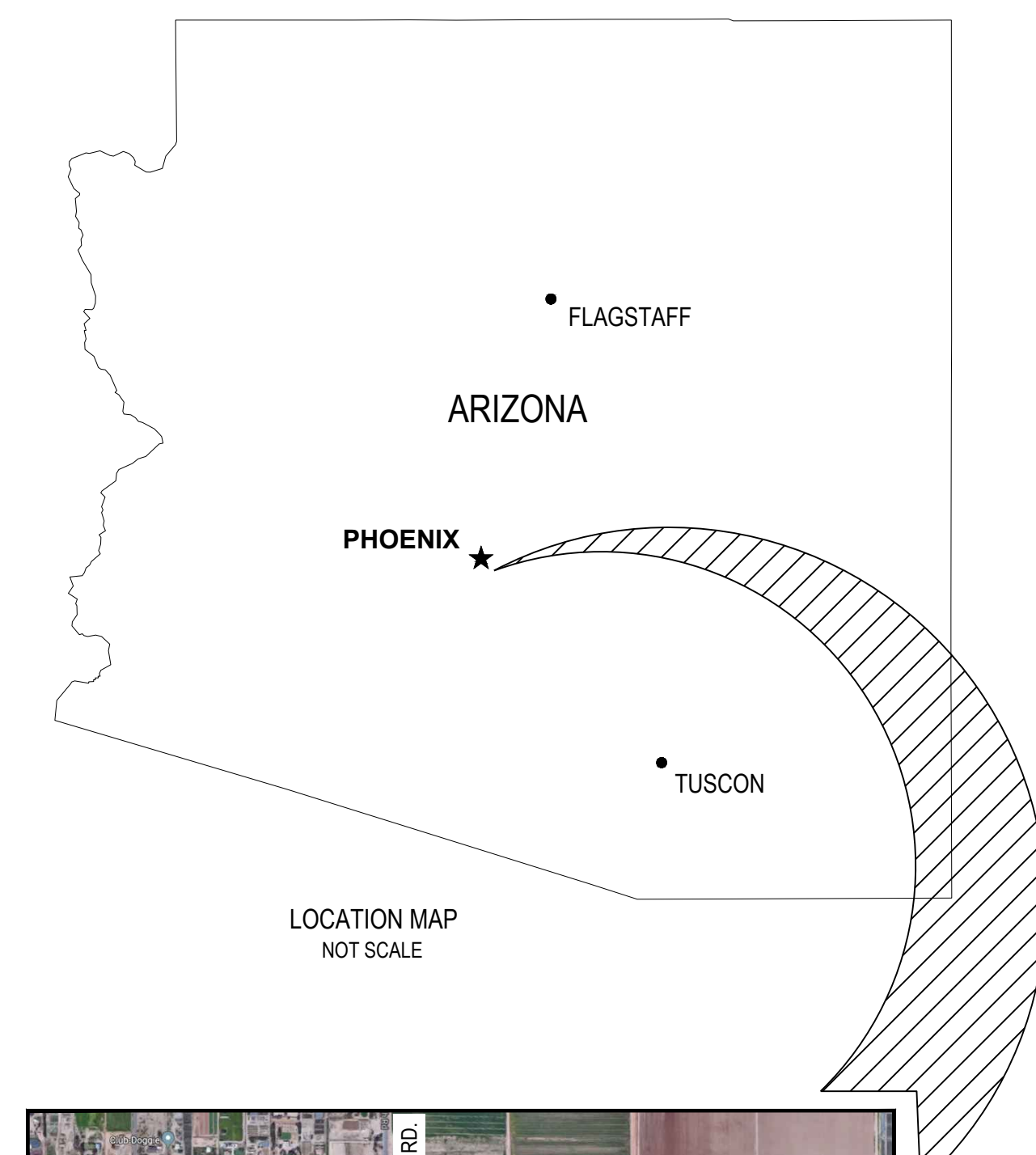
VALVOLINE INSTANT OIL CHANGE

QUEEN CREEK, ARIZONA 85142

DECEMBER 2018



No.	Revisions/Submissions	Date
	CUP/SITE PLAN RESUBMITTAL (2ND)	03.14.19
	CUP/SITE PLAN RESUBMITTAL (1ST)	02.04.19
	CUP/SITE PLAN SUBMITTAL	12.27.18
	OWNER REVIEW SET	11.28.18



Sheet Number	Sheet Title
C1.0	TITLE
C4.0	SITE PLAN
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C8.0	PHOTOMETRIC PLAN
L-1.0	LANDSCAPE PLAN
L-2.0	IRRIGATION PLAN
-	BUILDING ELEVATIONS
-	BUILDING FLOOR PLANS

OWNER/DEVELOPER:
VALVOLINE INSTANT OIL CHANGE
100 VALVOLINE WAY
LEXINGTON, KY 40509
CONTACT: KENT LUPTON
PHONE: (480) 261-8436
EMAIL: KENT.LUPTON@VALVOLINE.COM

CONSTRUCTION MANAGER:
VALVOLINE INSTANT OIL CHANGE
100 VALVOLINE WAY
LEXINGTON, KY 40509
CONTACT: VITO SPILLONE
PHONE: (469) 585-2816
EMAIL: VITO.SPILLONE@VALVOLINE.COM

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DR. SUITE 160
COLUMBUS, OH 43231
CONTACT: JEFF LONGHOR
PHONE (614) 942-3017
EMAIL: LONCHOR@CESOINC.COM

ARCHITECT:
CESO, INC.
3601 RIGBY ROAD, SUITE 300
MAMMISBURG, OH 45342
CONTACT: ANDY MCLLOUD
PHONE (937) 401-3824
EMAIL: MCLOUD@CESOINC.COM

GOVERNING AGENCIES AND UTILITY COMPANIES:
VARIOUS UTILITIES THAT DO WORK WITHIN VARIOUS PARTS OF THE CITY/COUNTY ARE LISTED BELOW AS AN INITIAL AID TO THE ENGINEER. PLEASE VERIFY LOCAL UTILITIES IN THE VICINITY OF THE SITE AND INCLUDE THEIR CONTACT INFORMATION ON THE PLANS ACCORDING TO THE FOLLOWING FORMAT:

SEWER:
TOWN OF QUEEN CREEK PUBLIC WORKS
22358 S. ELLSWORTH RD.
QUEEN CREEK, AZ 85142
PHONE: (480) 580-8516

GAS SERVICE:
SOUTHWEST GAS
CUSTOMER SERVICE: (877) 860-6020
EMERGENCY: (877) 860-6020

WATER:
TOWN OF QUEEN CREEK WATER
22358 S. ELLSWORTH RD.
QUEEN CREEK, AZ 85142
PHONE: (480) 358-3477

ELECTRIC:
SRP ELECTRIC
CUSTOMER SERVICE: (602) 236-8833
EMERGENCY: (602) 236-8811

STORMWATER:
TOWN OF QUEEN CREEK STORMWATER
22358 S. ELLSWORTH RD.
QUEEN CREEK, AZ 85142
PHONE: (480) 358-3000

COMMUNICATIONS:
COX COMMUNICATIONS
CUSTOMER SERVICE: (866) 272-5777

ZONING:
TOWN OF QUEEN CREEK
22358 S. ELLSWORTH RD.
QUEEN CREEK, AZ 85142
PHONE: (480) 358-3089

PROPERTY DATA:

PARCEL OWNER: ELLSWORTH & QUEEN CREEK LLC
PARCEL ID: 304-62-941A
ADDRESS: 20319 S. ELLSWORTH RD.
QUEEN CREEK, AZ 85142

PROPERTY AREA: 43,110 SQ. FT. (0.99 AC.)
VALVOLINE SITE AREA: 22,127 SQ. FT. (0.51 AC.)
NET AREA: 20,983 SQ. FT. (0.48 AC.)

ZONING: LIGHT COMMERCIAL DISTRICT, C-1
EXISTING USE: UNDEVELOPED LOT
PROPOSED USE: INSTANT OIL CHANGE FACILITY
BUILDING AREA: 2,077 SQ. FT.

	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONT:	0', MUST ABIDE TO 30' LANDSCAPE BUFFER	104'
SIDE:	5'	43' (LEFT); 65' (RIGHT)
REAR:	0', MUST ABIDE TO 20' LANDSCAPE BUFFER	117'
PARKING SETBACKS/REQUIREMENTS		
FRONT:	30'	159'
SIDE:	0'	39' (LEFT), 119' (RIGHT)
REAR:	0'	57'
STALL DIMENSIONS:	10' X 20'	10' X 20'
MAXIMUM BUILDING HEIGHT:	30'	25'
PARKING CALCULATION:		
TOTAL PARKING SPACES:	4	4
ADA PARKING SPACES:	1	1
BIKE RACK PARKING SPACES:	2	2

1.5 PER 1,000 SF OF GFA = 1.5 * $\frac{2077}{1000}$ = 3.1155 SPACES;

EXISTING FEATURES LEGEND
APPLIES TO ALL CIVIL SHEETS

	R/W	RIGHT OF WAY LINE
		PARCEL LINE
		SUBJECT PROPERTY BOUNDARY LINE
		EASEMENT LINE
		CURB
		EDGE OF PAVEMENT
		EDGE OF WALK
		PAVEMENT MARKINGS
	STM	STORM SEWER
	SAN	SANITARY SEWER
	W	WATER LINE
	G	GAS LINE
	OHE	OVHD ELECTRIC LINE
	UGE	UGND ELECTRIC LINE
	UGT	UGND TELECOMM LINE
	100	MAJOR CONTOUR
	102	MINOR CONTOUR
	WM	WATER METER
	WV	WATER VALVE
	PTP	POWER/TELEPHONE POLE
	PP	POWER POLE
	AC	AIR CONDITIONER
	EB	ELECTRIC BOX
	LP	LIGHT POLE
	GV	GAS VALVE
	GM	GAS METER
	SCB	STORM CATCH BASIN
	SIB	STORM INLET BASIN
	SM	STORM MANHOLE
	SCO	STORM CLEAN OUT
	SMH	SANITARY MANHOLE
	SCO	SANITARY CLEAN OUT
	TP	TRAFFIC/SIGNAL POLE
	TMH	TRAFFIC MANHOLE
	S	SIGN

SURVEY PROVIDED BY:
EPS GROUP, INC.
2045 S. VINEYARD AVENUE, SUITE 101
MESA, AZ 85210
CONTACT: SEAN MARTIN
PHONE: (480) 503-2250
SEAN.MARTIN@EPSGROUPINC.COM

CESO PROVIDES NO GUARANTEE TO THE ACCURACY OF THE SURVEY PROVIDED BY EPS GROUP, INC.. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.

BENCHMARK		
	ELEVATION*	DESCRIPTION
BM #1	1394.01'	STEEL ROD IN PVC NEAR THE INTERSECTION OF SUPERSTITION DR AND ELLSWORTH ROAD



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: ARIZONA ONE CALL AT 811 OR 1 (800) 782-5348 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF ARIZONA ONE CALL.

W:\PROJECTS\CAD\251818\251818.dwg 3/13/2019 10:19:26 AM L. LONCHOR

VALVOLINE INSTANT OIL CHANGE
20319 S. ELLSWORTH RD.
QUEEN CREEK, AZ 85142

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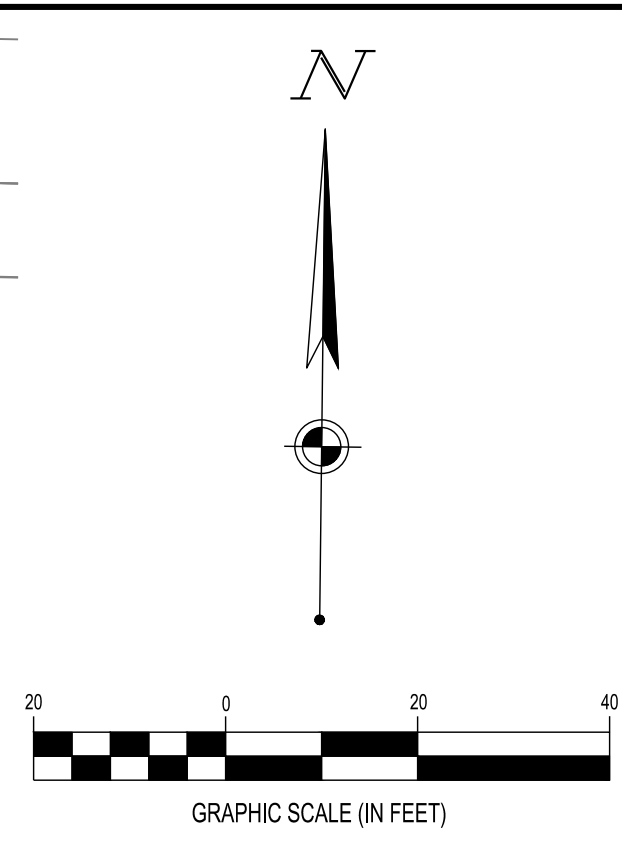
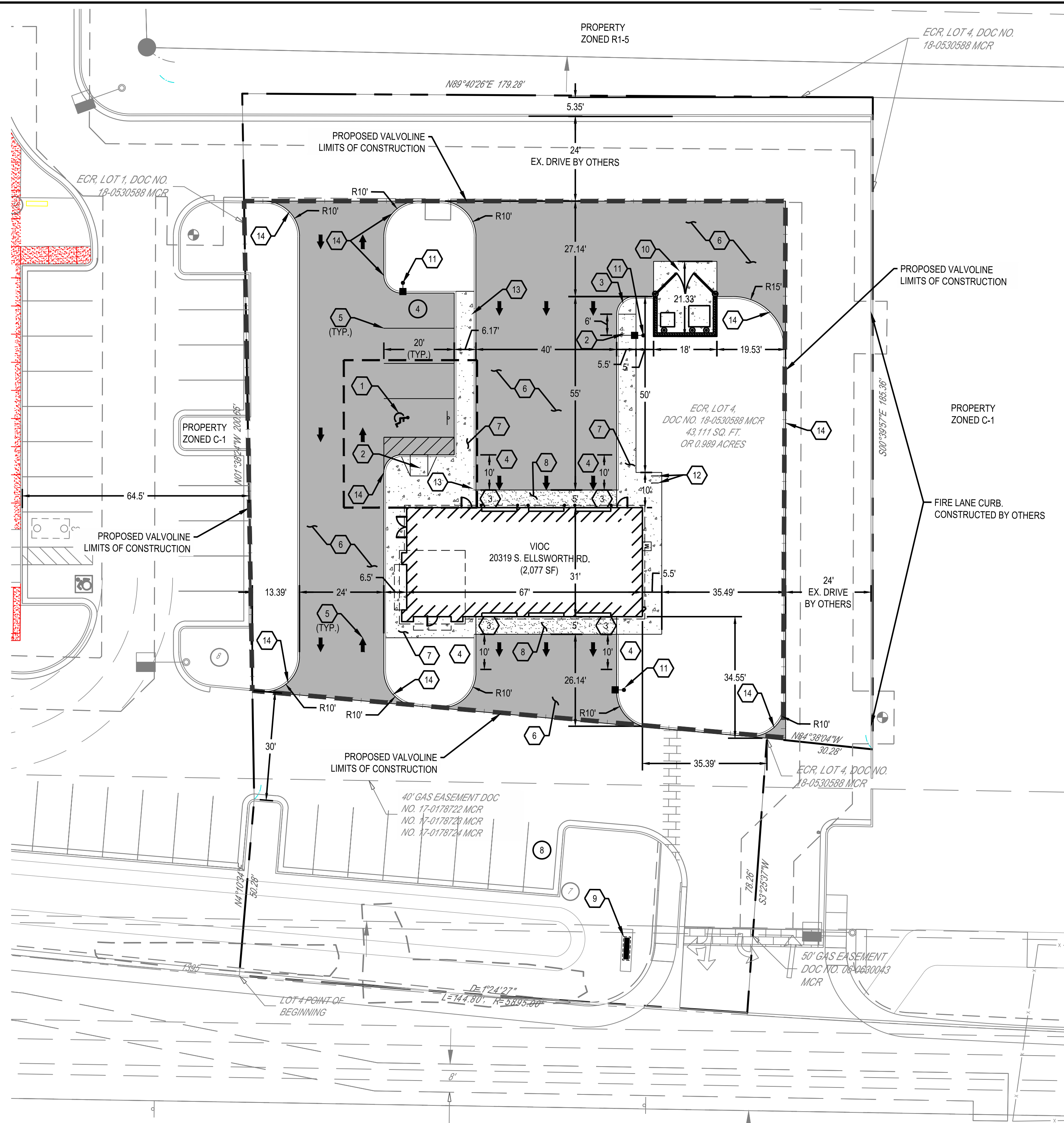


Project No. 755767
Scale AS NOTED
Drawn HJO
Checked EJB
Date 11/28/2018
Drawing Title

TITLE

Drawing No. **C1.0**

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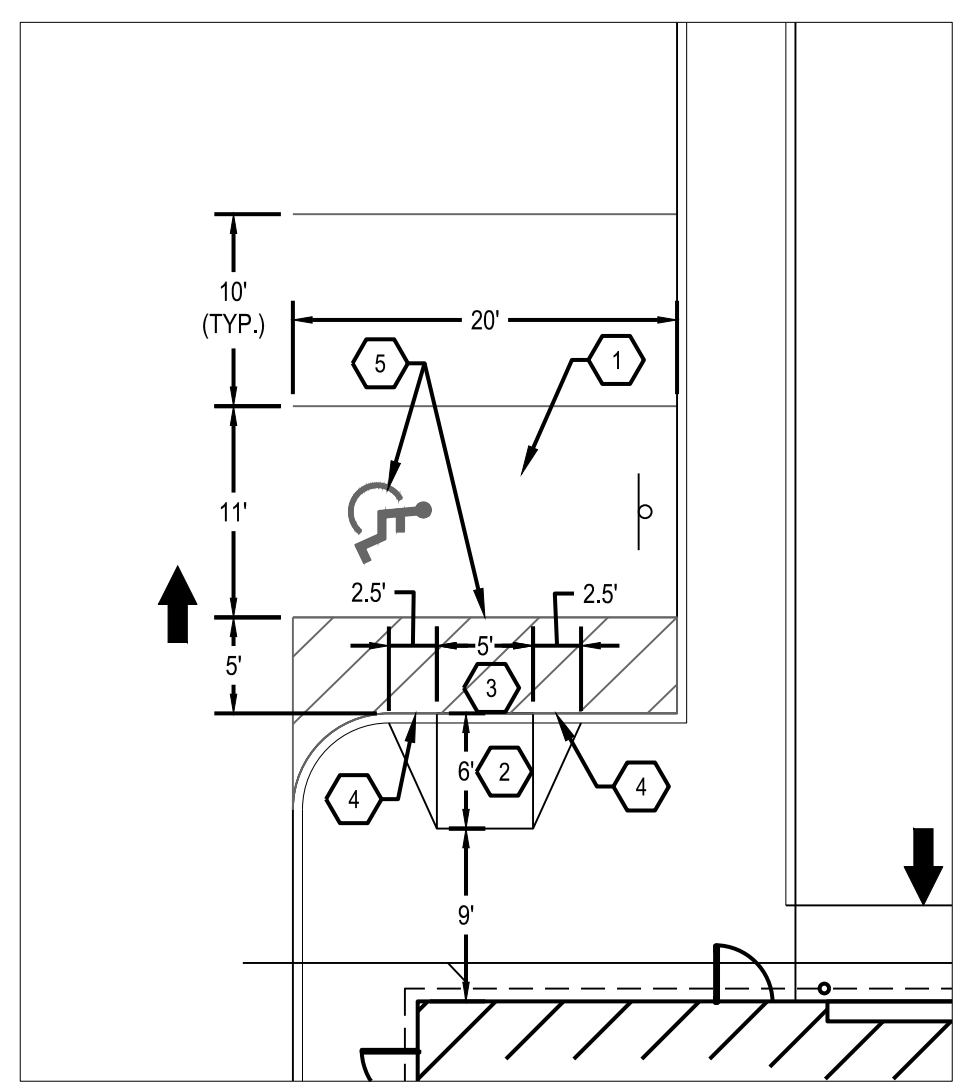


SITE PLAN GENERAL NOTES:

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL HEALTH AND SAFETY STANDARDS, INCLUDING BUT NOT LIMITED TO O.S.H.A. STANDARDS.
- THE CONTRACTOR SHALL OBTAIN FINAL APPROVALS/PERMITTING AND INSPECTION AS NECESSARY PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF DUMPSTER ENCLOSURE, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND SITE LIGHTING ELECTRICAL LAYOUT.
- REFER TO CONSTRUCTION DETAILS / GEOTECHNICAL REPORT FOR PAVEMENT SECTION RECOMMENDATIONS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STATE SUPPLEMENT TO THE NATIONAL MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION).
- CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING CONSTRUCTION FENCE, SIGNS, ETC. TO WARN AND KEEP UNAUTHORIZED PEOPLE OFF SITE FOR THE DURATION OF THE PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING JOB SITE SAFETY PER OSHA REQUIREMENTS. AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION, CONTRACTOR SHALL PROVIDE SAFETY RAILINGS AT ALL AREAS WHERE FALL PROTECTION IS REQUIRED.
- ALL SIGNAGE SHALL COMPLY WITH THE STATE SUPPLEMENT TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ALL PAVEMENT MARKINGS AND STRIPING SHALL COMPLY WITH THE STATE DOT AND THE STATE SUPPLEMENT TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - LANE LINE: 6" WHITE
 - PARKING STALLS: 4" WHITE
 - STOP LINE: 24" WHITE
 - CROSSWALKS: TRANSVERSE LINES WITH DIAGONAL MARKINGS (GAP BETWEEN TRANSVERSE LINES SHALL BE 4") ALL PAINTED WHITE.
 - HANDICAPPED STALLS: 4" YELLOW OUTLINE, WITH 4" BLUE INTERIOR AND BLUE HANDICAPPED SYMBOLS
- BOLLARDS SHALL BE PLACED TO PROTECT GAS METER, ELECTRICAL AND TELEPHONE EQUIPMENT, AND DUMPSTER ENCLOSURE.
- ALL LIGHT POLES TO BE LOCATED 2' FROM BACK OF CURB AS MEASURED FROM THE FACE OF POLE FOUNDATIONS, UNLESS OTHERWISE NOTED ON PLANS.
- ANY SIDEWALK DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.
- PROPOSED CURB TO BE 6" HIGH UNLESS OTHERWISE NOTED.
- HANDICAP REQUIREMENTS SHOWN ON THE DRAWINGS ARE MINIMUM REQUIREMENTS. DEVELOPMENT SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
- PRIOR TO FINAL ACCEPTANCE OF STORE BY OWNER, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH.
- ALL CURB RADII TO BE 5', UNLESS OTHERWISE NOTED ON PLAN.

CODED NOTES:

- ADA ACCESSIBLE PARKING SPACE WITH SIGNAGE AND PAVEMENT MARKINGS. REFER TO CONSTRUCTION DETAILS.
- ADA ACCESSIBLE RAMP WITH DETECTIBLE WARNING. REFER TO CONSTRUCTION DETAILS.
- FLUSH CURB
- TRANSITION CURB FROM FLUSH TO FULL HEIGHT IN 12" (UNLESS TAPER LENGTH NOTED IN PLAN)
- PROPOSED PAVEMENT MARKINGS.
- ASPHALT PAVEMENT, PER CONSTRUCTION DETAILS. PLEASE NOTE PARKING STALLS AND DRIVE LANES HAVE DIFFERENT PAVEMENT SECTIONS.
- CONCRETE WALK, PER CONSTRUCTION DETAILS
- BLACK DYED INTEGRAL CONCRETE PAVEMENT
- PROPOSED MONUMENT SIGN, PER CONSTRUCTION DETAILS
- DUMPSTER ENCLOSURE & CONCRETE PAD. REFER TO ARCHITECTURAL PLANS FOR PAVEMENT AND ENCLOSURE DETAILS.
- LIGHT POLE BASE, PER CONSTRUCTION DETAILS.
- PROPOSED BIKE RACK, PER CONSTRUCTION DETAILS.
- GENERAL CONTRACTOR TO PROVIDE CONDUIT FOR BELL RINGER. CONDUIT TO BE INSTALLED UNDER CONCRETE SIDEWALK, ADJACENT TO BUILDING, AND STUB OUT OF CONCRETE CURB. REFER TO CONSTRUCTION DETAILS AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- PROPOSED FIRE LANE CURB. CURB TO BE PAINTED RED WITH "NO PARKING FIRE LANE" IN WHITE LETTERS, PER TOWN OF QUEEN CREEK DETAILS.



ENLARGED PLAN: ACCESSIBLE PARKING AREA
1" = 10'

LEGEND

EXISTING
REFER TO TITLE SHEET FOR EXISTING FEATURES LEGEND

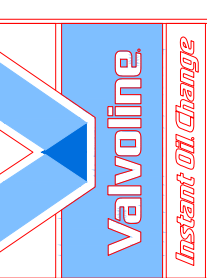
PROPOSED

- BUILDING
- CONCRETE CURB
- PAVEMENT/WALK
- LIMITS OF CONSTRUCTION
- CONCRETE PAVEMENT/WALK
- BLACK INTEGRAL CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- PARKING SPACE COUNT
- ADA PARKING SIGN
- ELECTRIC POLE
- CONCRETE BOLLARD



No.	Revisions/Submissions	Date
1	CUP/SITE PLAN RESUBMITTAL (2ND)	03.14.19
2	CUP/SITE PLAN RESUBMITTAL (1ST)	02.04.19
3	CUP/SITE PLAN SUBMITTAL	12.27.18
4	OWNER REVIEW SET	11.28.18

VALVOLINE INSTANT OIL CHANGE
20319 S. ELLSWORTH RD.
QUEEN CREEK, AZ 85142



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Project No.	755767
Scale	AS NOTED
Drawn	HJO
Checked	EJB
Date	11/28/2018
Drawing Title	

SITE PLAN

Drawing No. **C4.0**



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: ARIZONA ONE CALL AT 811 OR 1 (800) 782-5348 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF ARIZONA ONE CALL.

CITY LANDSCAPE REQUIREMENTS

1. THE TOWN OF QUEEN CREEK GENERAL NOTES ARE THE CITY NOTES APPROVED ON THE PLAN. ADDITIONAL GENERAL LANDSCAPE NOTES ARE FOR CONTRACTOR REFERENCE ONLY AND ARE NOT APPROVED AS PART OF THIS PLAN.
2. THE DESIGN ON THE PLANS IS THE ONLY APPROVED BY THE TOWN IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THIS PLAN IS NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THIS PLAN WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY OR OTHER DESIGN ISSUES.
3. NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE & IRRIGATION PLANS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWN OF QUEEN CREEK STAFF.
4. ALL PLANT MATERIALS AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERY ASSOCIATION STANDARDS.
5. ALL CITY REQUIRED PERIMETER, RETENTION AND PARKING PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
6. THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE THE EXISTING IRRIGATION IN THE RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THROUGH THE IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED.
7. PVC PIPE LATERALS ARE REQUIRED. A MAXIMUM IF FIVE FEET (5') OF POLY TUBING OFF THE PVC PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.
8. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHALL HAVE A MINIMUM CANOPY CLEARANCE OF EIGHT FOOT ZERO INCHES (8'-0").
9. PLANT QUANTITIES AND CALIPER SIZES ARE PER THE SPECIFIC ZONING REQUIREMENTS FOR THIS SITE. ANY DEVIATIONS FROM THIS APPROVED PLAN WILL REQUIRE A REVISED PLAN SUBMITTED AND APPROVAL FROM THE CITY. NOTE: THE MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT THE BOX SIZE SPECIFIED, THE BOX SIZE MUST BE INCREASED TO MEET THE CALIPER REQUIREMENTS.

GENERAL LANDSCAPE REQUIREMENTS

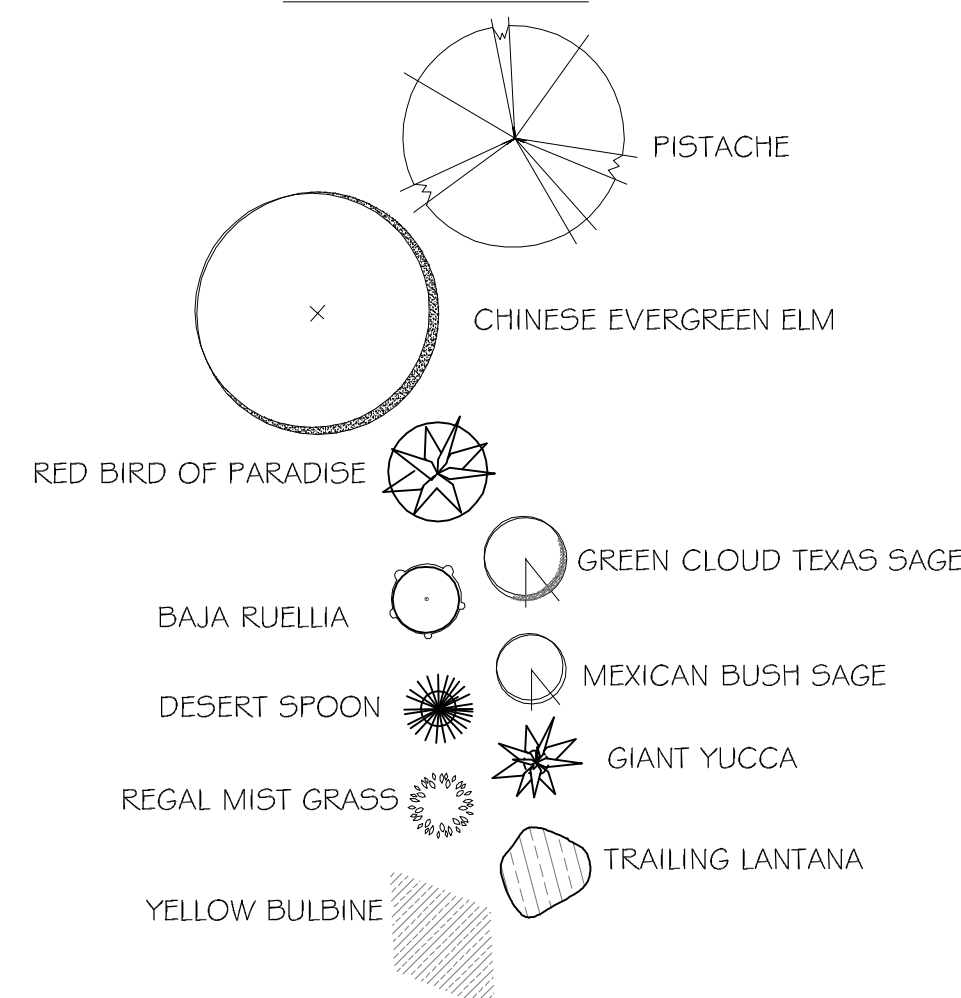
1. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING.
2. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
3. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANT INSTALLATION SEQUENCE WITH IRRIGATION CONTRACTOR.
4. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. ADVISE PROJECT MANAGER BEFORE THE ADJUSTMENTS ARE MADE.
5. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR PERENNIAL LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED; EVENLY SPACED.
6. A MINIMUM OF 6" DEPTH OF TOPSOIL SHALL BE PLACED IN ALL BED AREAS BY LANDSCAPE CONTRACTOR PRIOR TO PLANT INSTALLATION. BACKFILL ALL SHRUBS AND TREES WITH BACKFILL MIX OF ONE PART COMPOST.
7. MULCH TREES AND SHRUBS WITH DECOMPOSED GRANITE: 3/4" SCREENED "PAINTED DESERT" AT A 2" DEPTH ON FILTER FABRIC. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, CURBS, OR OTHER PLANT BED LIMITS.
8. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. PRIOR TO END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.

PLANT MATERIALS LIST

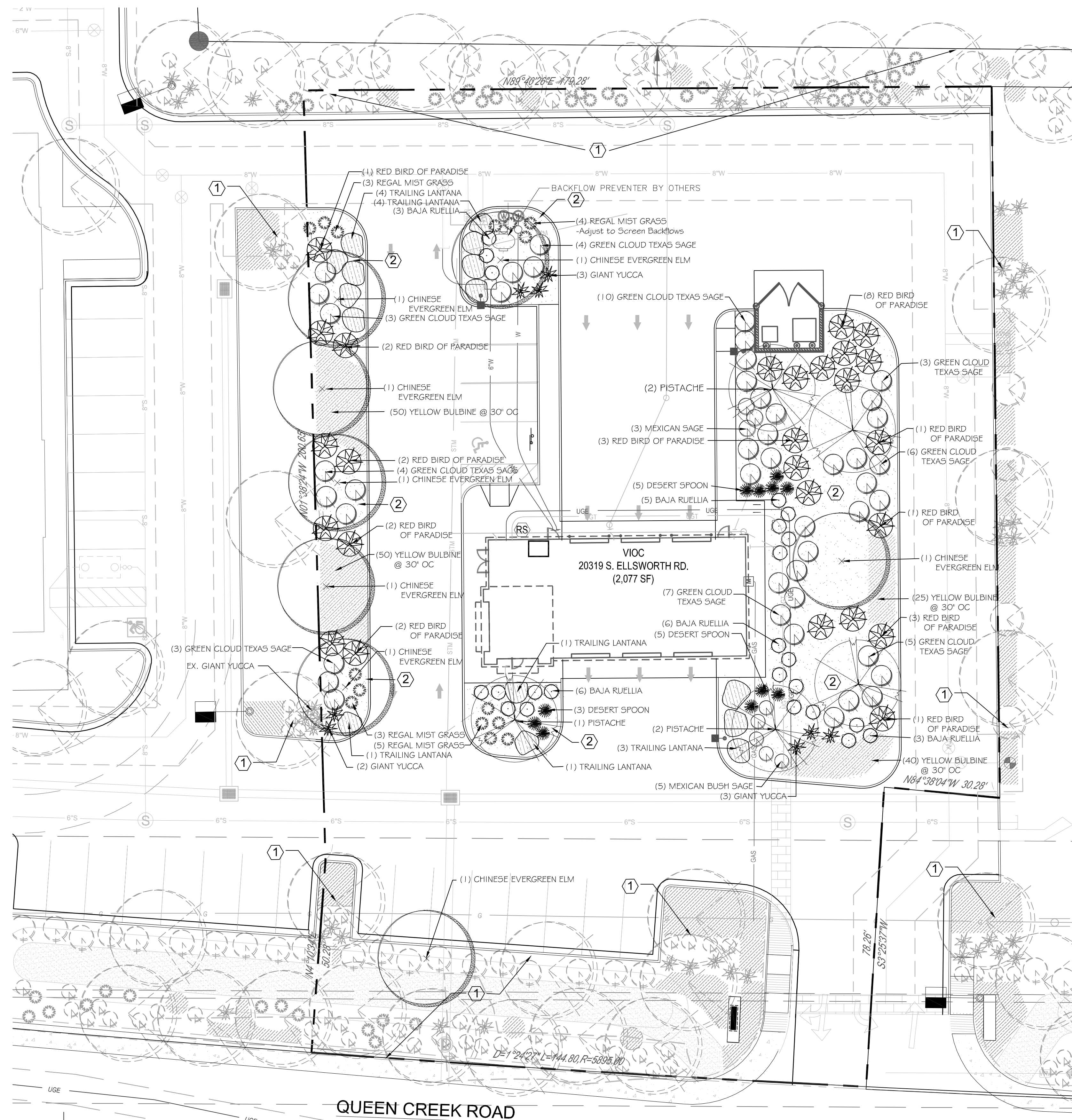
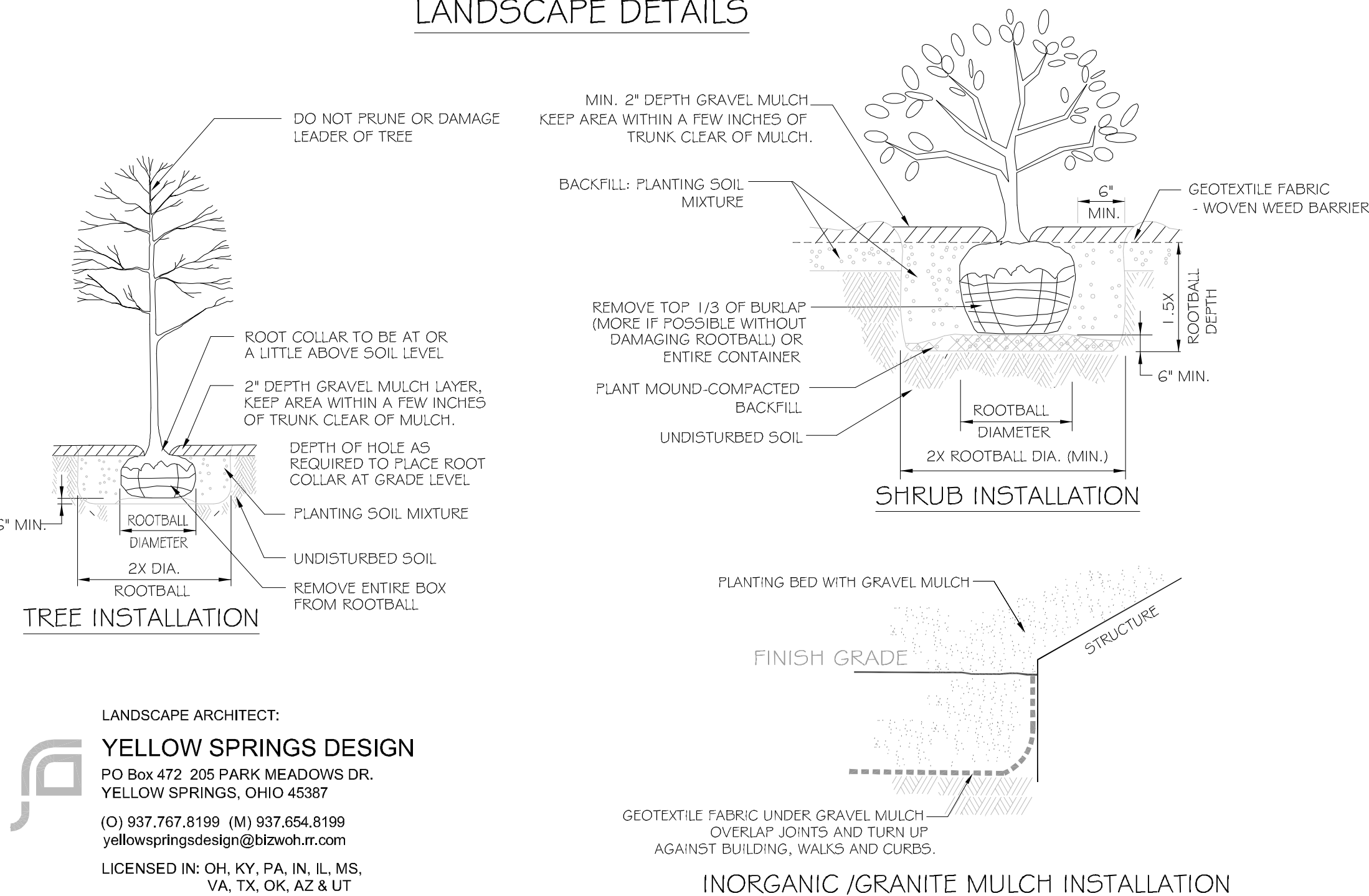
QTY.	PLANT NAME	MINIMUM INSTALLED SIZE
SHADE TREES		
5	PISTACHE - <i>Pistacia chinensis</i> 'Red Push'	1-1/2" cal., 24" Box
8	CHINESE EVERGREEN ELM - <i>Ulmus parvifolia</i>	2-1/2" cal., 36" Box
SHRUBS & GRASSES		
23	RED BIRD OF PARADISE - <i>Caesalpinia pulcherrima</i>	# 5 cont.
43	GREEN CLOUD TEXAS SAGE - <i>Leucophyllum frutescens</i> 'Green Cloud'	# 5 cont.
23	BAJA RUELLIA - <i>Ruellia californica</i>	# 5 cont.
8	MEXICAN BUSH SAGE - <i>Salvia leucantha</i>	# 5 cont.
13	DESERT SPOON - <i>Dasyliodon wheeleri</i>	# 5 cont.
8	GIANT YUCCA - <i>Hesperaloe funifera</i>	# 5 cont.
16	REGAL MIST GRASS - <i>Muhlenbergia capillans</i>	# 5 cont.
GROUND COVER PERENNIALS		
14	TRAILING LANTANA - <i>Lantana montevidensis</i> (50% purple/50% white)	# 3 cont.
165	YELLOW BULBINE - <i>Bulbine frutescens</i>	# 2 cont.

NOTE: ALL PLANTS ARE FROM THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST

PLANT LEGEND



LANDSCAPE DETAILS



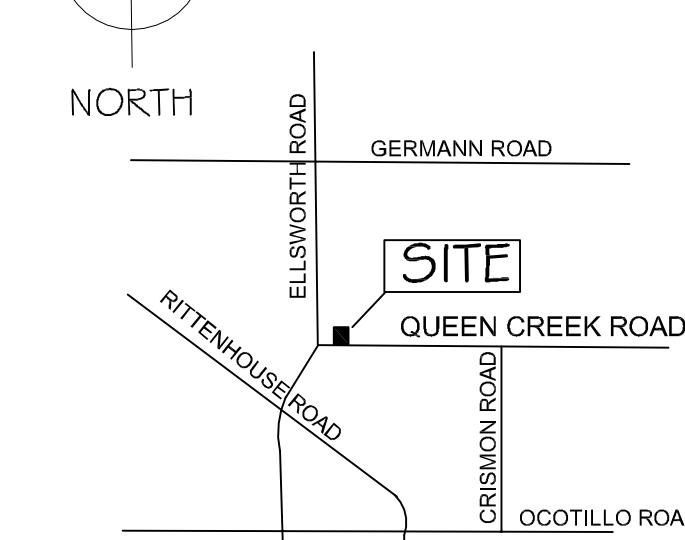
LANDSCAPE SITE DATA:

TOTAL SITE AREA:	43,111 SF	0.989 AC
TOTAL BUILDING AREA:	2,077 SF	4.8% OF SITE
TOTAL LANDSCAPE AREA:	12,610± SF WITH 15% REQUIRED	29.3% OF SITE AS SHOWN
ONE TREE & TEN SHRUBS PER 1000 SF REQUIRED		
12.610 / 1000 = 12.6 OR 13 TREES REQUIRED		
9 TREES BY OTHERS AS SHOWN		
13 NEW TREES AS SHOWN		
12.6 X 10 = 13 X 10 = 130 SHRUBS REQUIRED		
75± SHRUBS BY OTHERS AS SHOWN		
131 NEW SHRUBS AS SHOWN		
TOTAL PARKING/DRIVE AREA	25,550± SF	59.2% OF SITE
TOTAL BUILDING SIDEWALK AREA	2,874± SF	6.7% OF SITE
TOTAL TURF AREA	0.0 SF	0% OF LS AREA
SHRUBS/GROUND COVER	9,660± SF	76.6% OF LS AREA
INORGANIC /GRANITE	2,950± SF	23.4% OF LS AREA

NOTE: AREAS WITHIN THE SITE AREA THAT ARE BEING DONE BY OTHERS ARE INCLUDED WITHIN THESE CALCULATIONS.

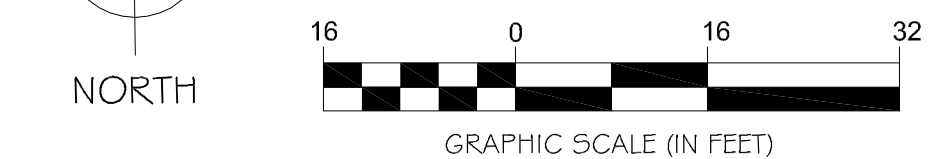
VICINITY MAP

NOT TO SCALE



SITE LANDSCAPE PLAN

SCALE: 1" = 16'



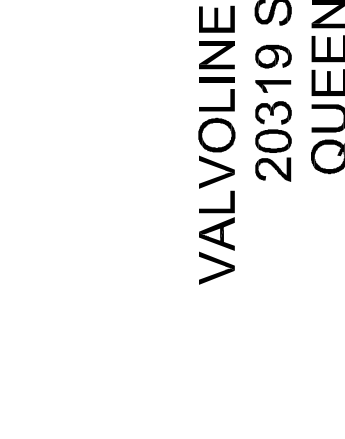
KEY NOTES:

- 1 DENOTES EXISTING OR PROPOSED LANDSCAPE MATERIALS TO BE FURNISHED AND INSTALLED BY OTHERS.
- 2 DENOTES DECOMPOSED GRANITE: 3/4" SCREENED "PAINTED DESERT" AT A 2" DEPTH ON FILTER FABRIC IN ALL PLANTING AREAS. SUBMIT SAMPLE OF GRANITE FOR PROJECT REPRESENTATIVE APPROVAL.



Revision	Date
03.14.19	
02.04.19	
12.27.18	
11.28.18	

Valvoline
Instant Oil Change
20319 S. ELLSWORTH RD.
QUEEN CREEK, AZ 85142



Project No.	755767
Scale	1" = 16'
Drawn	REB
Checked	REB
Date	11/28/2018
Drawing Title	

LANDSCAPE PLAN

Drawing No. L-1.0

IRRIGATION REQUIREMENTS

1. THE IRRIGATION SYSTEM IS DIAGRAMMATIC BASED UPON THE INFORMATION PROVIDED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. THE SUCCESSFUL CONTRACTOR IS RESPONSIBLE TO INSTALL A SYSTEM THAT WILL PROPERLY COVER ALL AREAS INDICATED ON THE DESIGN. ACTUAL LAYOUT OF PIPING, SPRINKLER HEADS, VALVES, CONTROLLERS AND OTHER RELATED EQUIPMENT SHALL BE DETERMINED ON SITE. MINOR FIELD CHANGES SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES AND MAKE THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS. THERE MAY BE TIMES WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS THAT EXIST MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, SUCH OBSTRUCTIONS SHOULD BE BROUGHT TO THE ATTENTIONS OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND COSTS THAT OCCUR.

2. THIS SYSTEM SHALL BE INSTALLED USING ACCEPTED AND QUALITY INSTALLATION STANDARDS AS USED IN THE INDUSTRY. ALL MANUFACTURERS SPECIFICATIONS WILL BE FOLLOWED.

3. MAINLINE SHALL BE BURIED A MINIMUM OF 12" OF COVER AND A MAXIMUM OF 18" OF COVER. LATERAL LINE PIPING A MINIMUM OF 12" OF COVER. ALL BACKFILL SURROUNDING THE PIPE SHALL BE CLEANED OF MATERIALS LARGER THAN 1" IN SIZE. BACKFILL SHALL BE ADDED IN 6" INCREMENTS AND MECHANICALLY TAMPED.

4. THERE WILL BE NO SUBSTITUTIONS OR CHANGES TO THE IRRIGATION DESIGN ALLOWED WITHOUT DIRECT, WRITTEN APPROVAL FROM THE PROJECT MANAGER.

5. SYSTEM DESIGN IS BASED ON PRESSURE AND FLOW INFORMATION PROVIDED BY OTHERS, STATIC PRESSURE WAS GIVEN AS 70 PSI AND THE SIZE OF THE P.O.C. IS AS INDICATED ON THE DRAWING. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION. REPORT DIFFERENCES BETWEEN REQUIREMENTS AND THE ACTUAL READINGS TO THE OWNER'S REPRESENTATIVE. A BOOSTER PUMP MAY BE NECESSARY IF THE REQUIRED PRESSURE IS NOT AVAILABLE. ADDITIONAL COSTS SHALL BE SUBMITTED TO THE OWNER AS A CHANGE ORDER.

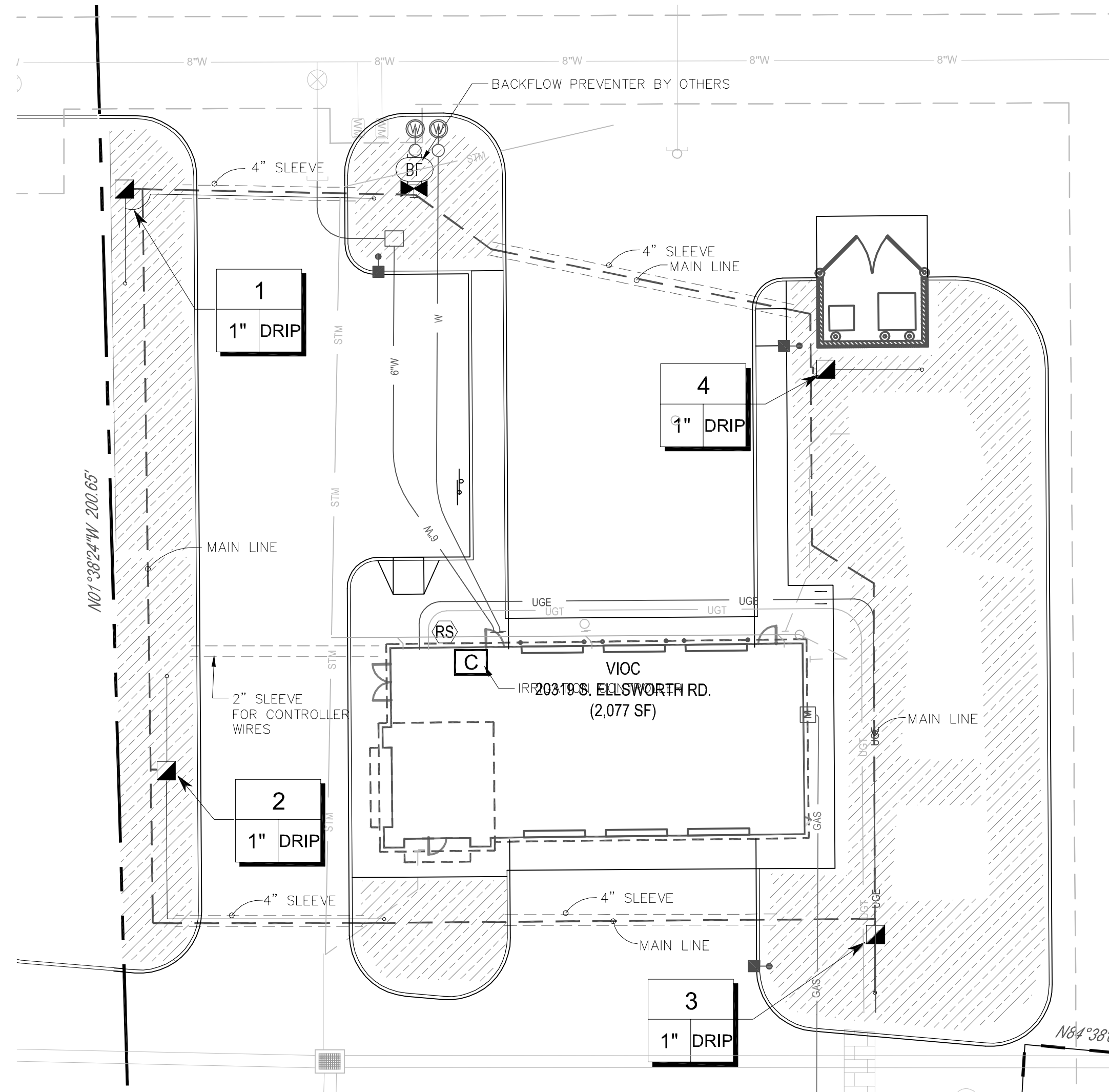
6. PIPING SHOWN IN PAVED AREA WITHOUT SLEEVE IS DIAGRAMMATIC AND SHALL BE LOCATED INSIDE OF THE PLANTED AREA OR TURF AREA APPROXIMATELY 1' FROM ANY HARDSCAPE.

7. ALL VALVES SHALL BE PLACED IN VALVE BOXES AS SHOWN IN THE DETAILS AND ALL ELECTRICAL CONNECTIONS SHALL BE SEALED WITH WATERPROOF CONNECTORS. CONTROL WIRE SHALL BE SOLID COPPER WIRE U.L. APPROVED FOR DIRECT BURIAL IN THE GROUND. SEE DETAILS.

8. CONTROLLER, RAIN SENSOR, METER, TAP AND BACKFLOW LOCATIONS ARE AS SHOWN ON THE PLAN OR AS STATED IN THE DETAILS AND LEGEND. ALL INFORMATION IS TO BE VERIFIED PRIOR TO ANY INSTALLATION OF THE PROJECT.

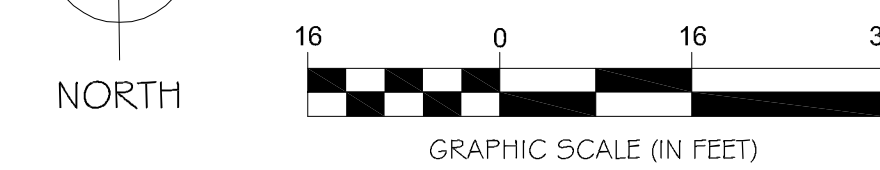
9. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN UP ASSOCIATED WITH HIS WORK.

10. IRRIGATION CONTRACTOR SHALL ALL PROVIDE THE FIRST WINTERIZATION, SPRING TURN ON, HEAD ADJUSTMENTS AND CONTROLLER MAINTENANCE IN BID.



SITE IRRIGATION PLAN

SCALE: 1" = 16'

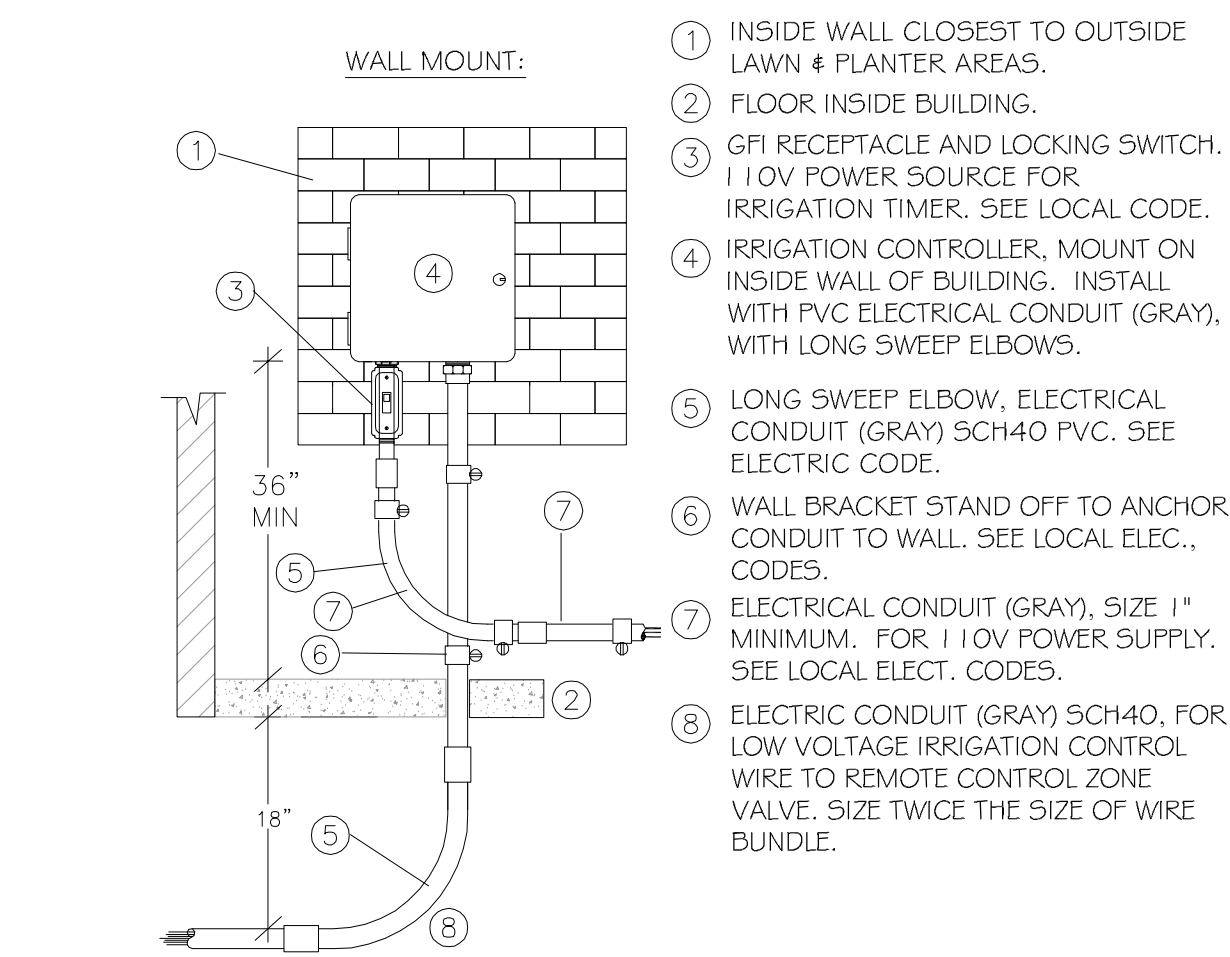


IRRIGATION LEGEND

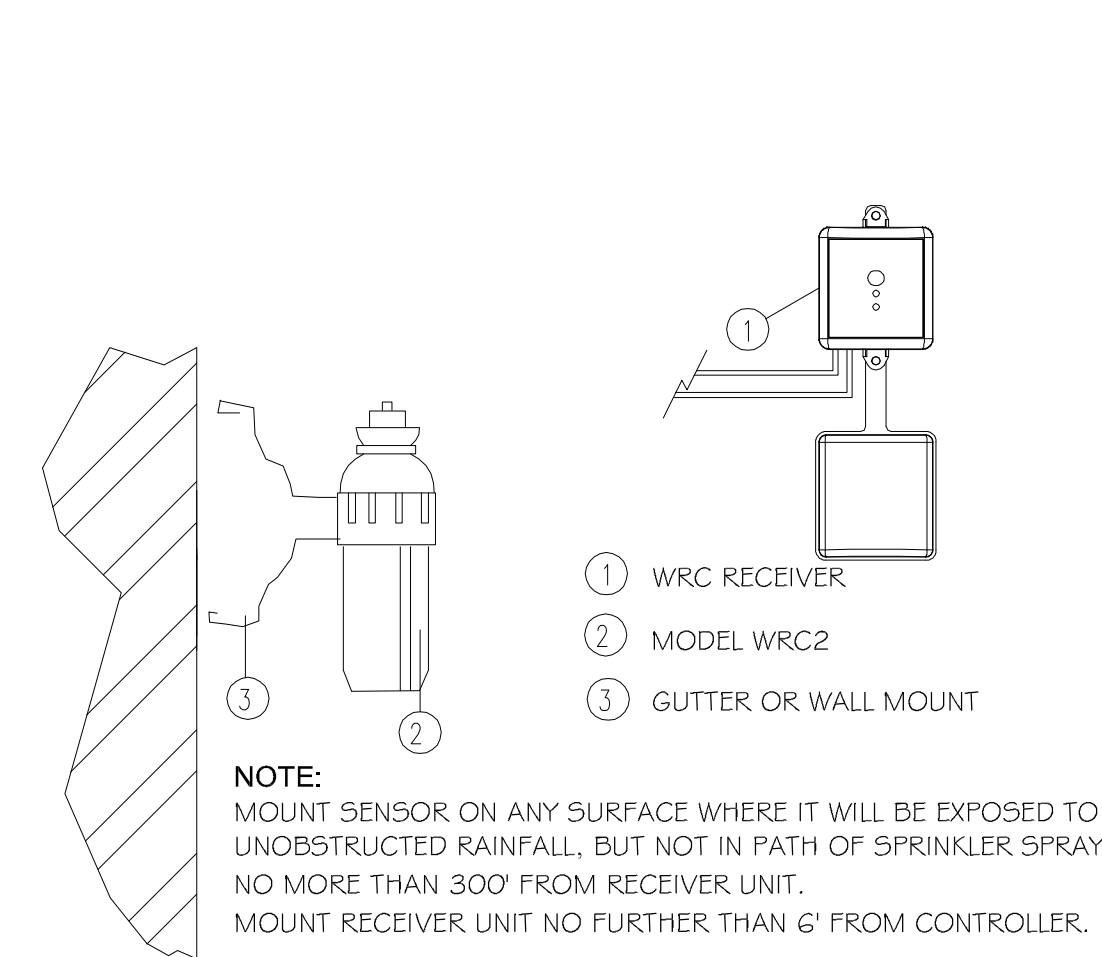
SYMBOL	MANUFACTURER/MODEL
	Rain Bird XZ-100-PRF
	Area to Receive Dripline Rain Bird XFD-06-18
	Rain Bird 5-RC
	Nibco T-113-K
	3/4" Backflow by Others
	Rain Bird ESP4ME
	Rain Bird WR2-RFC
	Irrigation Lateral Line: PVC Class 200 SDR 21
	Irrigation Mainline: PVC Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40

SYMBOL	MANUFACTURER/MODEL
	Valve Callout
	Valve Number
	Valve Flow
	Valve Size

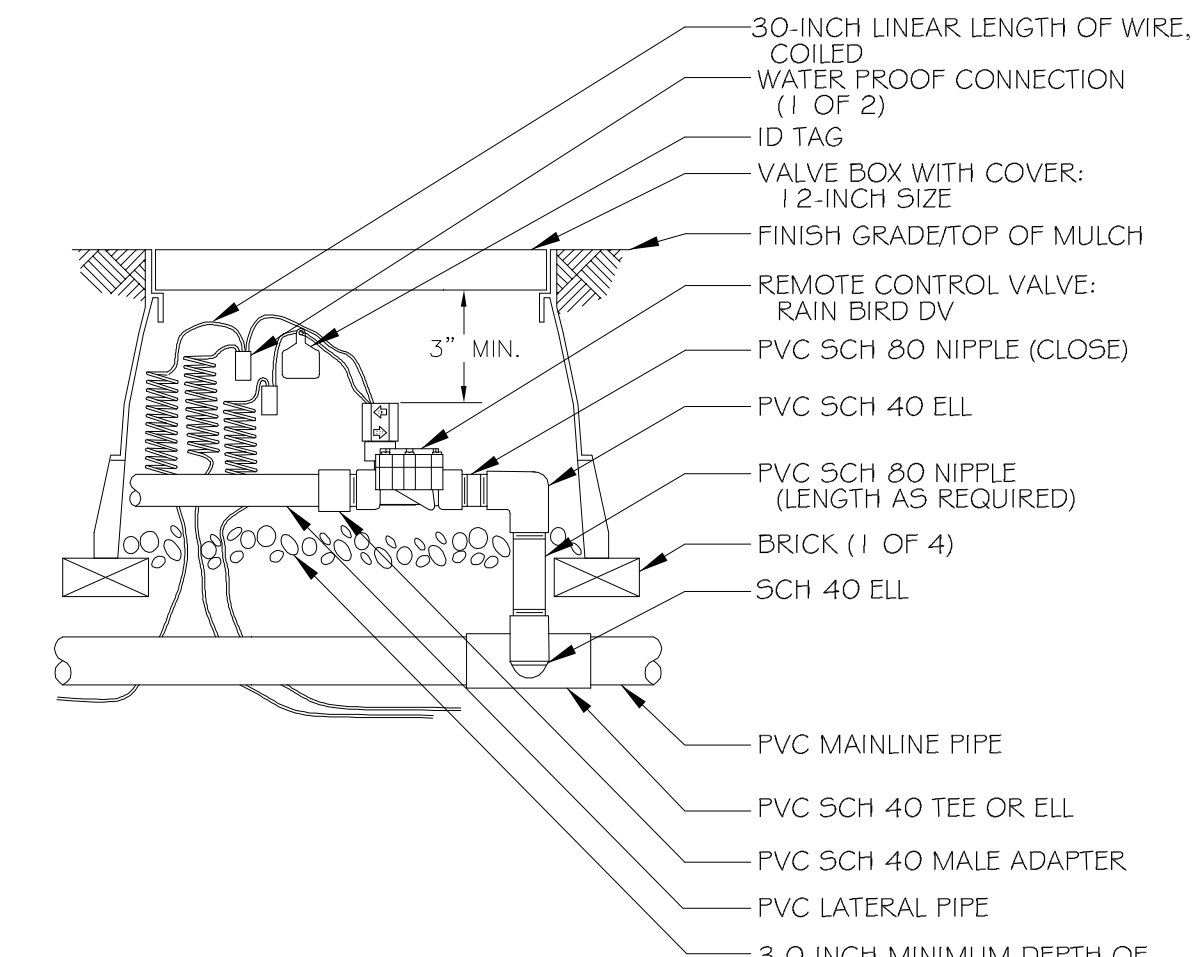
IRRIGATION DETAILS



1 RAINBIRD ESP CONTROLLER
NTS SECTION



2 RAINBIRD RAIN SENSOR
NTS SECTION



3 RAINBIRD DV-100 ELECTRIC VALVE
NTS SECTION

No.	Date	Revision/Description
03.14.19	02.04.19	CUP/SITE PLAN RESUBMITTAL (2ND)
02.04.19	12.27.18	CUP/SITE PLAN SUBMITTAL (1ST)
11.28.18		OWNER REVIEW SET

EXTERIOR FINISHES

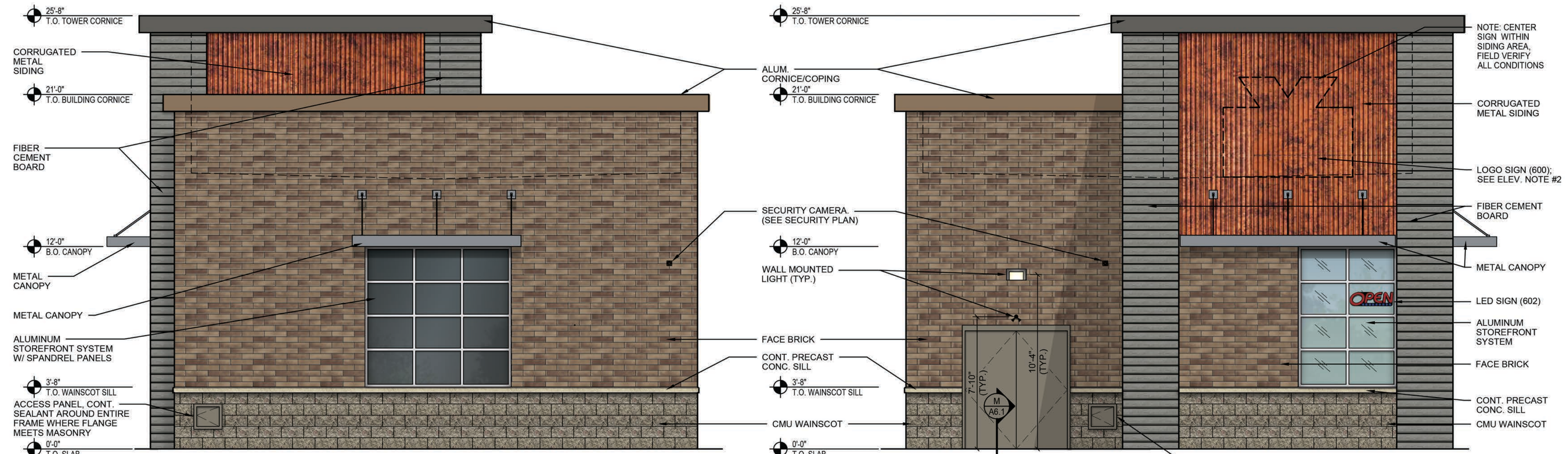
CORRUGATED METAL SIDING:	PAC-CLAD WEATHERED STEEL - TO MATCH CORTEN STEEL
EXTERIOR SIDING:	WOODTONE - FIBER CEMENT BOARD COLOR: RUSTIC SERIES - CASCADE SLATE
CMU WAINSCOT: (GRADE TO PRECAST SILL)	SUPERLIGHT - 4"Dx8"Hx16"L CMU COLOR: PEBBLE BEACH SPLIT FACE
PRECAST SILL:	PRECAST CONCRETE WAINSCOT CAP - COLOR TO MATCH ELDORADO STONE "OYSTER" (REFER TO PRECAST SILL PROFILE)
FACE BRICK: (ABOVE PRECAST SILL)	SPECBRICK - 4"Dx4"Hx16"L COLOR: GARDNER'S BLEND
MORTAR:	LEHIGH - COLOR TO MATCH SHOPS AT TERRAVELLA
MASONRY SEALER:	ALL BRICK SURFACES SHALL BE TREATED W/SEALER REFER TO SPECIFICATIONS.
CANOPY:	AWNEX - COLOR TO MATCH PAC-CLAD MUSKET GRAY
FASCIA & EXPOSED TRIM:	MTL 1 = MASTIC HOME EXTERIORS BY PLY GEM - COLOR TO MATCH PAC-CLAD MUSKET GRAY. MTL 2 = MASTIC HOME EXTERIORS BY PLY GEM - COLOR TO MATCH GARDENERS BLEND SPECBRICK
STOREFRONT SYSTEM:	2x4 1/2" KAMNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/1" INSULATED GLAZING (OR BLACK SPANDREL PANEL WHERE NOTED).
DUMPSTER WALLS:	MATCH BUILDING
H.M. DOORS & FRAMES:	FIELD PAINT W/SHERWIN-WILLIAMS B66-310 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE SW7046 "ANONYMOUS". PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER.
BOLLARDS/GUARD POSTS:	FIELD PAINT W/SHERWIN-WILLIAMS B66-310 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE SW6171 CHAT ROOM. PROVIDE SAMPLE TO VOC PM FOR COORDINATION IN MATCHING WITH WAINSCOT.
DUMPSTER ENCLOSURE GATE POSTS:	FIELD PAINT W/SHERWIN-WILLIAMS B66-310 PRO-CYRL AND PRIMER FOLLOWED BY (2) FINISH COATS OF SW7046 "ANONYMOUS", SEMI-GLOSS DTM ACRYLIC B66-200.
PARKING LOT STRIPING:	SHERWIN-WILLIAMS #TM226 SETFAST TM PAINT. COLOR SHALL BE "WHITE".
HANDICAP STALL STRIPING:	SHERWIN-WILLIAMS #TM2133 SETFAST TM PAINT. COLOR SHALL BE "ADA BLUE".

SIGNAGE SCHEDULE

NUMBER	DESCRIPTION	SIZE	ILLUMINATED	QUANTITY
600	LOGO SIGN	7'-8" X 5'-11" (45 S.F.)	INTERNALLY	2
601	LANE INDICATOR SIGN	10'-0" X 1'-4" (13.33 S.F.)	NO	2
602	OPEN SIGN	2'-7" X 1'-10" (4.7 S.F.)	INTERNALLY	2
604	LOGO SIGN	4'-11" X 6'-5" (31 S.F.)	INTERNALLY	1

ELEVATION NOTES

- ALL FLASHING, DRIP EDGES, FASCIAS ETC. SHALL MATCH MANUFACTURER'S STANDARD DETAILS.
- SIGNAGE SHOWN ON THESE ELEVATIONS IS FOR GENERAL REFERENCE PURPOSES ONLY. ALL SIGNAGE SHALL BE APPLIED FOR & PERMITTED UNDER A SEPARATE SIGNAGE SUBMITTAL.
- G.C. SHALL PROVIDE BLOCKING IN STUD WALL BEHIND EACH SIGN AS REQUIRED BY SIGN VENDOR - FIELD VERIFY REQUIREMENTS W/ VENDOR & OWNER'S REPRESENTATIVE.

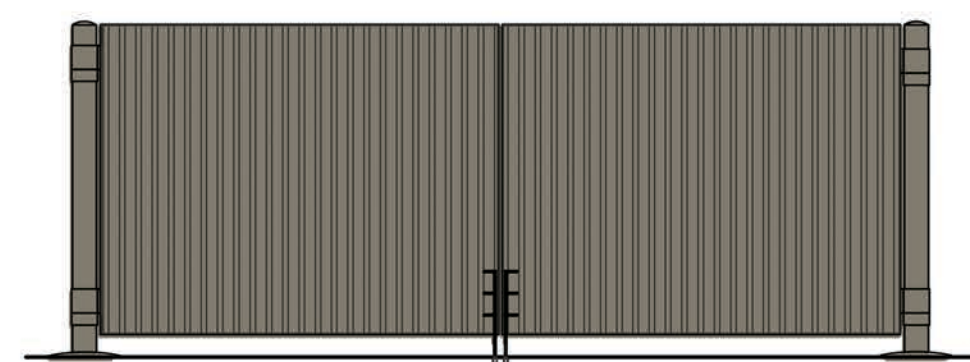


1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

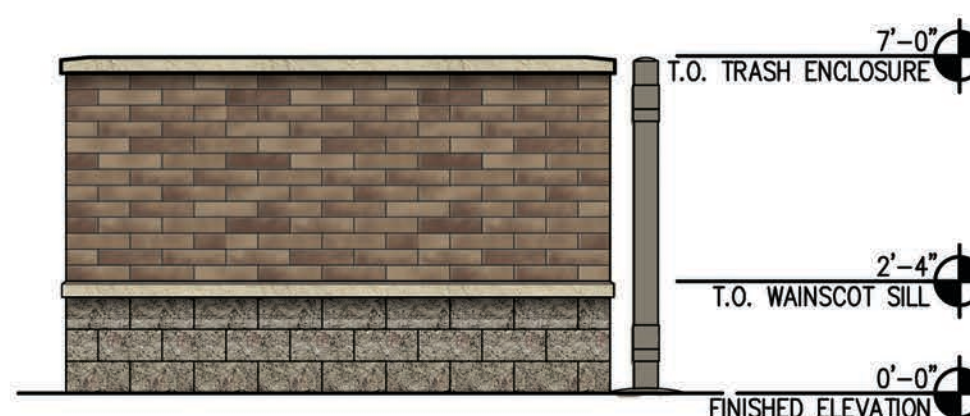
2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



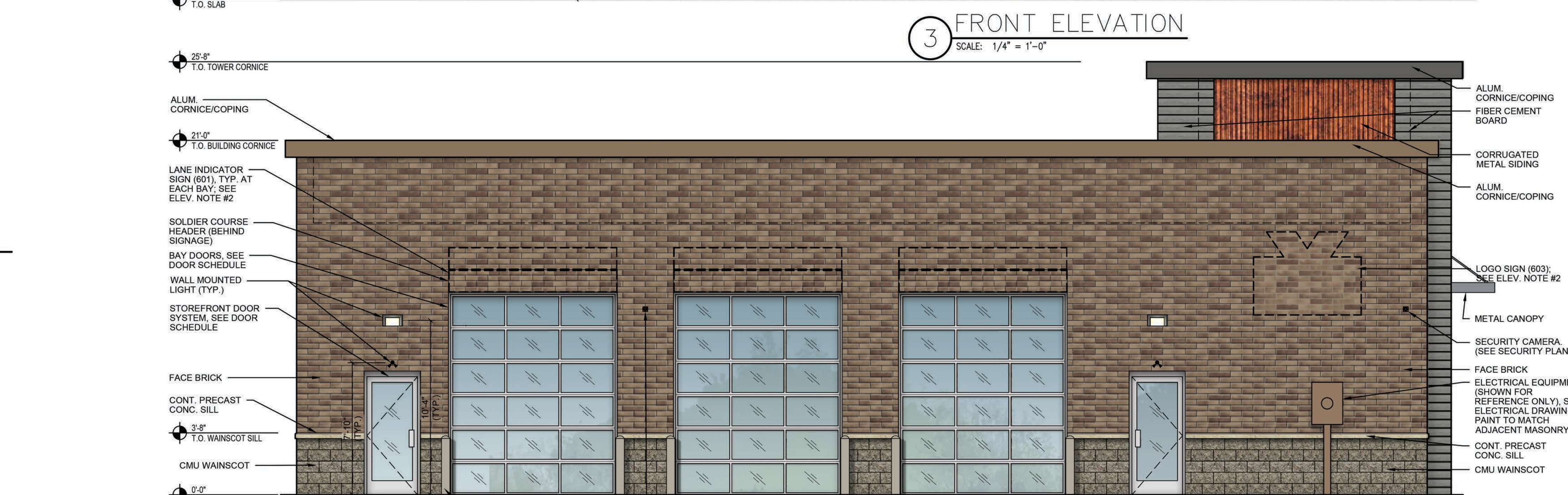
3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



6 DUMPSTER ENCLOSURE FRONT
SCALE: 1" = 1'-0"



5 DUMPSTER ENCLOSURE SIDE
SCALE: 1" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"



175 MONTROSE WEST AVE., SUITE 400, AKRON, OH 44321
PHONE: (330) 665-0660 FAX: (888) 208-4826

Project No.	
Scale	AS NOTED
Drawn	CESO
Checked	JSB
Date	11.28.18
Drawing Title	EXTERIOR ELEVATIONS

VALVOLINE INSTANT OIL CHANGE
20319 S. ELLSWORTH RD.
QUEEN CREEK, AZ 85142

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Project No.	
Scale	AS NOTED
Drawn	CESO
Checked	JSB
Date	11.28.18
Drawing Title	EXTERIOR ELEVATIONS
Drawing No.	A-3

W:\PROJECTS\VALVOLINE\56797-QUEEN CREEK, AZ (ELLSWORTH RD.)\02-BLDG\PLANDWG\9 Bay Left Hand - EXTR - STD\EXTR_3BLH A3 Exterior Elevations_17292019 3:29:44 PM_McLOUD