

Safeway Fuel Center at **HARVEST STATION**

Conditional Use Permit Application Narrative



Submitted by:

Applicant: Pew & Lake, PLC

Sean B. Lake

Vanessa Macdonald

1744 S. Val Vista Drive

Suite 217

Mesa, AZ 85204

Ph: (480) 461-4670

Sean.Lake@pewandlake.com

Vanessa.Macdonald@pewandlake.com

On behalf of:

October 18, 2024

Safeway Fuel Center at HARVEST STATION

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Introduction

Pew & Lake, PLC, on behalf of Safeway, is pleased to submit this project narrative and related exhibits in support of a Conditional Use Permit to allow fuel sales within the approved Harvest Station development at the southwest corner of Riggs Road and the Gary Roads in the Town of Queen Creek. The subject property is a 1.5-acre portion of an 11.4-acre parcel, further identified on the Maricopa County Assessor's Map as parcel number 304-94-984B.

Our requests will support the development of a Safeway grocery store with fuel sales at Harvest Station, a community retail/commercial development that has been designed to complement the Agritainment uses in the area, while providing access to quality retail and commercial services. The design and appearance of Harvest Station evokes an agritainment theme that is consistent with Queen Creek's vision for the area and will serve to enhance the surrounding community's lifestyle needs. The Safeway store and fuel center will be similarly designed. The site aerial is depicted below:

Site Aerial



Request

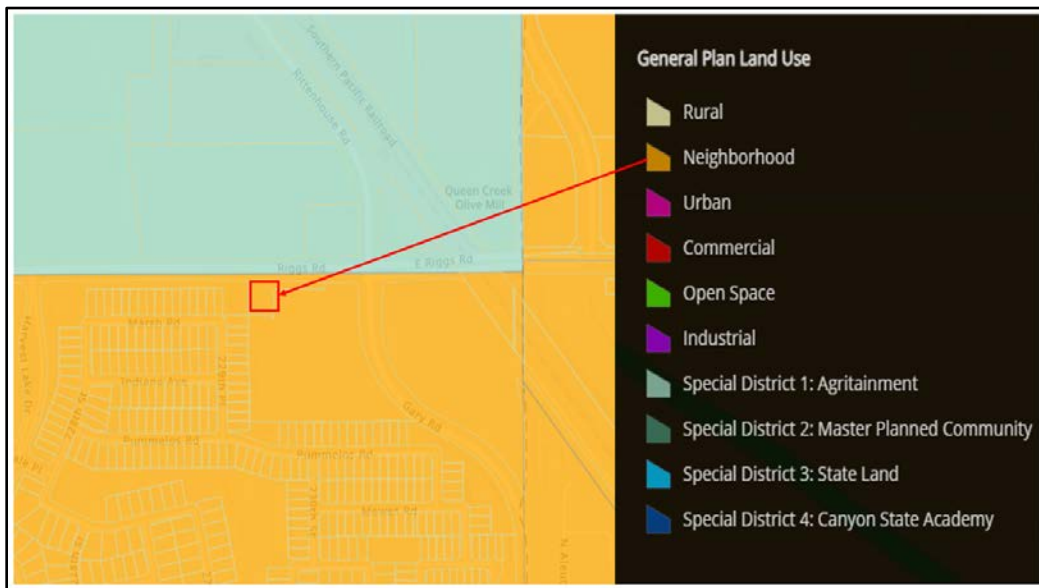
Our request to the Town of Queen Creek is for:

- a. Approval of a Conditional Use Permit to allow fuel sales.

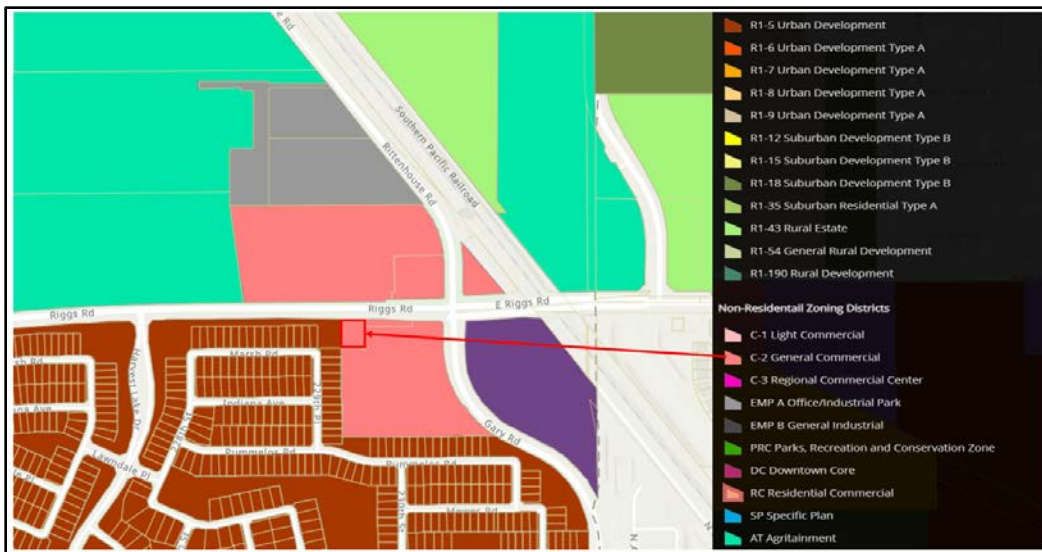
General Plan Designation and Zoning Classification

The property is designated on the Town of Queen Creek General Plan as *Neighborhood*. The proposed Safeway fuel center is consistent with this General Plan Designation, as will be discussed within a later section of this narrative. The property is zoned for General Commercial (C-2) uses, and the proposed fuel center is consistent with the zoning of the property.

Town of Queen Creek General Plan Map



Queen Creek Zoning Map



2. Existing Site Conditions and relationship to surrounding properties

The chart below summarizes the existing and surrounding land uses and the respective General Plan and Zoning designations.

Existing and Surrounding Land Uses and Designations

Direction	Jurisdiction	General Plan Land Use	Existing Zoning	Existing Use
North	Queen Creek	Agritainment	C-2	Schnepf Farms and Circle-K
East	Queen Creek	Neighborhood	HDR	Acero Multifamily
South	Queen Creek	Neighborhood	R1-5 PAD	Vacant, Agriculture
West	Queen Creek	Neighborhood	R1-5 PAD	Vacant, Agriculture
Project Site	Queen Creek	Neighborhood	C-2	Harvest Station Shopping Center (under development)

3. Project Description

The entire Harvest Station project is comprised of a thoughtfully designed, 11-acre commercial-retail site located on the west side of Gary Road, on the south side of Riggs Road. The project has been designed to reflect the agrarian history of the Town, but with a modern and updated feel. The Safeway fuel center has similarly been designed, with materials and colors that complement the overall shopping center and main Safeway store.

The fuel center site features six (6) two-sided fuel pumps under a single canopy, and a small retail store (+/- 3,000 s.f.) to serve those customers paying in cash, or who wish to grab a quick beverage or snack without visiting the Safeway store. There are 19 parking spaces on the small fuel center site. Landscaping and screen walls have been coordinated with the developer of the overall shopping center, to provide aesthetic continuity and consistency.

4. Conceptual Design Themes

Harvest Station is consistent with the requirements of the Town of Queen Creek Design Standards. It offers a distinct and pleasing character that depicts the area’s rural and agrarian history and a quaint neighborhood commercial center. The design of the Safeway fuel center will be complementary to the overall Harvest Station commercial center, surrounding agritainment uses, rural themes in the Harvest community, and the mix of the nearby residential and nonresidential developments.

5. Consistency with the Queen Creek General Plan

Harvest Station supports the vision, goals, and objectives of the Queen Creek General Plan, which designates the property as Neighborhood on the Land Use Plan Map. According to the Land Use Categories Table and the Land Use Categories Requirements Table (*Queen Creek General Plan*,

Figures 2 and 3), the Neighborhood designation permits a variety of residential and community-centered commercial services, such as neighborhood retail, services, home office, and related uses.

The Safeway Fuel Center implements the vision and purposes of the General Plan by:

- Celebrating the Town’s agricultural character and heritage in the proposed design themes.
- Implementing generous building and landscape setbacks.
- Providing a streetscape that is harmonious with the surrounding area.
- Connecting residents to conveniently located community services.

6. Consistency with the South Specific Area Plan

As shown below, the project site is located in the Queen Creek South Specific Area Plan (“SSAP”) growth area, shown below outlined in brown. The SSAP focuses on preserving and growing the town's agritainment sites. The plan also seeks to maintain commercial acreage and uphold design and character standards that support agritainment. The proposed fuel center is supportive of the goal to provide necessary services within the growth area.

South Specific Area Plan Boundary Map



One of the main themes of the SSAP is to “build on the agritainment brand of Queen Creek” and support the growth of jobs and residential developments in the area in a balanced manner (SSAP, pp. 9-11). The proposed Safeway Fuel Center accomplishes these objectives by providing design

themes that build on the Queen Creek agritainment brand and providing a use that will benefit the immediate vicinity.

The SSAP notes that the Town desires to “maximize its potential retail growth” and indicates that locations for retail uses should be focused on areas where that growth can thrive and be sustained,” (SSAP, p. 10). The subject property’s location at the intersection of three arterial roads make it ideal for a commercial use. And while there is an existing fuel station on the opposite side of Riggs Road, adding another on the south side of the road will alleviate the difficult traffic maneuvers required to access that station by the neighbors within the Harvest residential development.

7. Conditional Use Permit Criteria

As established in Section 3.5.B of the Queen creek Zoning Ordinance, a Conditional Use Permit may be approved only after the applicant has met certain criteria. Each of the criterion is shown below in *italics*, and the manner in which this application meets each of them is shown in **bold** text.

1. *The proposed conditional use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 4 and Article 5 of this Ordinance, and any applicable performance standards as set forth in Article 6 of this Ordinance;*

RESPONSE: The proposed site plan, landscape plan and elevations are in compliance with the standards and requirements in the Queen Creek Zoning Ordinance, General Plan and South Specific Area Plan, as previously discussed.

2. *The proposed conditional use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type, and height of the buildings or structures and the type and extent of landscaping and screening on the site;*

RESPONSE: The Safeway Fuel Center has been designed to conform with the character of Harvest Station. The height of the building will be lower than other structures on the site, and there will e no discernible difference between the landscaping at the fuel center and the overall shopping center.

3. *Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided;*

RESPONSE: Over the past several years this part of the Town has seen significant growth, and an extension of the utilities, water and drainage facilities in this area. Town of Queen Creek Fire Station No. 5 is approximately 1.5 miles away and was recently opened to provide fire protection needs in this area. There are adequate municipal services provided to serve this proposed fuel center.

- 4. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;*

RESPONSE: Over the past several years, the roadways in the area have been widened to accommodate an increase in traffic from nearby residential development. With the development of Harvest Station, further improvements to the roads will be made which will allow for the safe ingress to and egress from Harvest Station. The development of this site has been planned with direct coordination with the Town of Queen Creek Traffic Department to align driveways along Gary and Riggs Road, and to provide deceleration lanes where necessary.

- 5. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas;*

RESPONSE: The proposed fuel center will not generate vibration, noise, odor, dust, smoke or gas exceeding that of ambient conditions. The fuel trucks that will deliver fuel to the site once each day are required to connect vapor recovery hoses on the gasoline tanks so that as fuel is going into the underground storage tank, the gasoline vapors flow back into the tank on the fuel truck. This is referred to as Stage I vapor recovery and is an industry standard in the fuel industry. As shown on the Site plan provided in the application materials, the underground storage tanks are located on the easternmost portion of the fuel center site, deliberately placed away from the closest residential home.

- 6. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair the property values within the neighborhood.*

RESPONSE: The proposed use will in no way inhibit the use and enjoyment of the properties in the immediate vicinity and there is no evidence that the addition of a fuel center in a shopping center will diminish property values.

- 7. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.*

RESPONSE: The proposed fuel center will not impede the orderly development or improvement of the surrounding area. It is important to note that this proposed use is a small component of the overall Harvest Station shopping center, which has been planned, reviewed and approved by the Town's Planning, Engineering and Traffic Departments.

8. *The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and,*

RESPONSE: The proposed fuel center will be professionally operated by Safeway Employees. There will be at least two employees in the store at all times which will not only allow for customer service, but also for site maintenance, surveillance and behavior control.

9. *The public interest and welfare supporting the proposed conditional use shall be sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.*

RESPONSE: The proposed Safeway Fuel Center will provide an additional location to serve the fuel needs of this fast-growing part of the Town. By adding an additional location for residents to purchase fuel, traffic patterns in the area will be improved, as residents no longer have to cross Riggs Road to access the Circle K fuel station, the only other fuel station in the immediate area. This significant improvement to the area is in the public interest and outweighs any individual interests.

8. Conclusion

The Safeway Fuel Center will have a positive impact on the Town of Queen Creek by generating new tax revenue, establishing a commercial use that will serve the surrounding neighborhoods, dispersing traffic patterns in the area and expanding on the Town's agritainment themes. The Applicant has demonstrated satisfaction of the Conditional Use Permit criteria and respectfully requests approval of this request.

SIGNAGE GENERAL NOTES

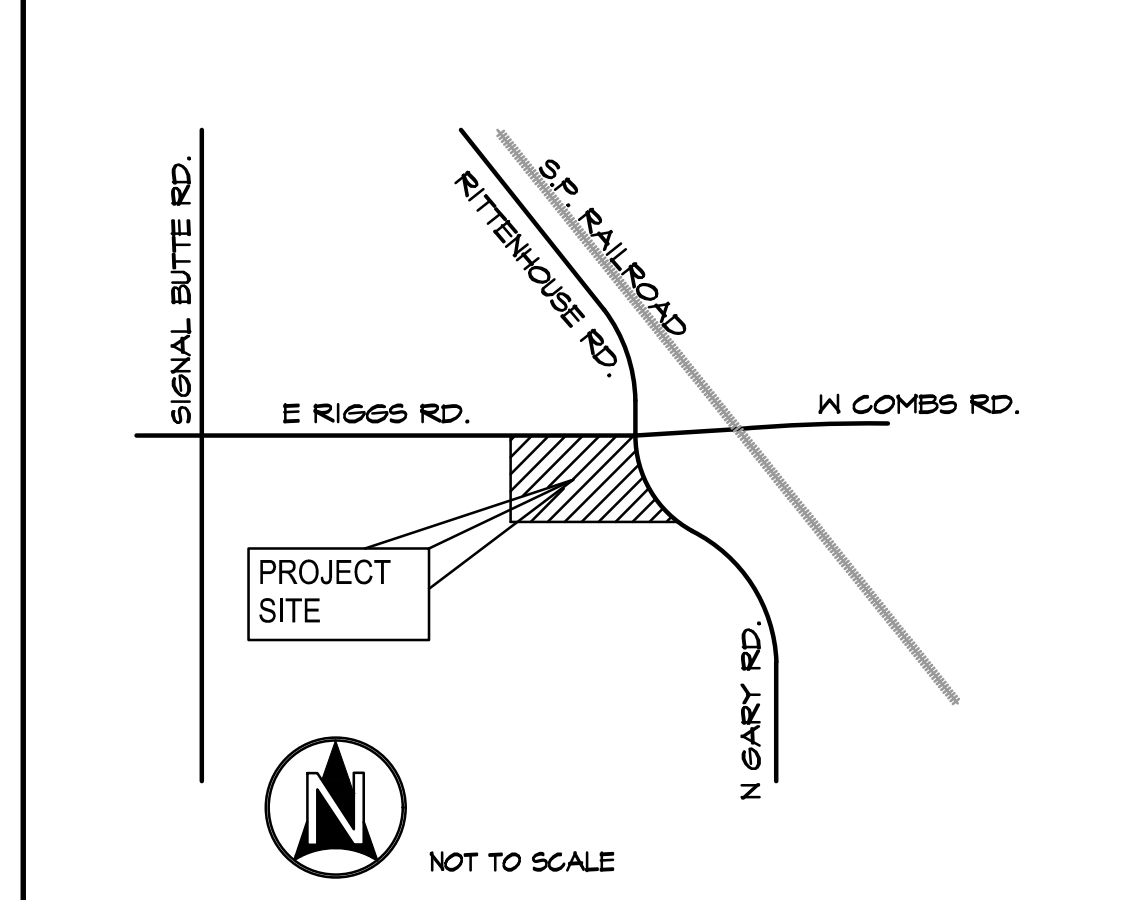
VICINITY MAP

KEYED NOTES

KEYED NOTES (cont.)

PROJECT DATA

1. EXISTING PROPERTY LINE. (TYP.)
 2. DASHED LINE INDICATING LIMITS OF CONSTRUCTION LINE.
 3. EXISTING CURB, GUTTER AND SIDEWALK LOCATED IN EXIST. R.O.M.
 4. NEW PAVED ENTRANCE DRIVE BY OTHERS.
 5. DASHED LINE INDICATING A.D.A. COMPLIANT PATH OF TRAVEL CONNECTED TO PUBLIC SIDEWALK.
 6. 3'-0" HIGH MASONRY SCREEN WALL, INSTALLED BY DEVELOPER SHOWN FOR REFERENCE ONLY.
 7. NEW 6" HIGH C.I.P. CONC. CURB.
 8. NEW MONUMENT FUEL PRICING INTERNALLY ILLUMINATED SIGNAGE SHOWN FOR REFERENCE ONLY.
 9. CONC. SLAB UNDER FUEL CANOPY, SEE CIVIL DRAWINGS FOR SLAB THICKNESS AND REINFORCING.
 10. LOCATION OF FIRE RISER AND VALVE FOR FIRE SPRINKLER SYSTEM.
 11. CONC. SLAB ATOP TANK FIELD, SEE STRUCTURAL DRAWINGS FOR SLAB THICKNESS AND REINFORCING.
 12. DASHED LINE INDICATING UNDERGROUND DOUBLE WALL FUEL TANKS, SEE FUEL DRAWINGS FOR FURTHER DETAILS.



13. VENT STACK: FUEL TANK VENT LINES WITH STEEL FRAME, SEE FUEL DRAWINGS FOR FURTHER DETAILS. NOTE: G.C. TO PAINT VENT LINES TO MATCH BUILDING STUCCO FINISH.
 14. LOCATION OF EMERGENCY FUEL SHUT-OFF PUSH BUTTON SWITCH, LOCATE SWITCH AND SIGNAGE ON FUEL VENT LINE FRAME, BOLLARD, OR BUILDING EXTERIOR AS SHOWN, LOCATE SWITCH AT MAX. 44" ABOVE FINISHED GRADE OR FINISHED ASPHALT SURFACE. RE: FUEL DRAWINGS.
 15. MULTI-PRODUCT FUEL DISPENSER AND ASSOCIATED EQUIPMENT LOCATED UNDER FUEL CANOPY.
 16. PROPOSED FUEL CANOPY ABOVE, INDICATED BY DASHED LINE.
 17. ASPHALT PAVING ATOP COMPACTED FILL, SEE CIVIL DRAWINGS.
 18. PROPOSED LANDSCAPED RETENTION BASIN.
 19. 11'-0" W X 20'-0" D. A.D.A. COMPLIANT PARKING STALL, W/ 5'-0" W ACCESS AISLE, DEMARCATED ON CONC. PAVEMENT W/ (2) COATS TRAFFIC RATED PAINT; COLOR WHITE. G.C. TO PROVIDE LEVEL SURFACE WITH MAX. 2% CROSS SLOPE AND 2% RUN SLOPE AT A.D.A. PARKING STALLS AND ACCESSIBLE AISLE. RE: DETAILS.
 20. 3'-6" H. X 12'-0" L. STEEL FRAMED PARKING SCREEN WALL, FURN. AND INSTALLED BY DEVELOPER.
 21. 6'-0" H. MASONRY TRASH ENCLOSURE WITH STEEL GATES. RE: DETAILS WITHIN THIS SET.
 22. AIR / WATER STATION EQUIPMENT ATOP CONC. SLAB.
 23. NEW LIGHT POLE AND CONC. BASE, RE: DETAIL SHEET.
 24. A.D.A. COMPLIANT CONC. SIDEWALK: 4" THK. CONC. ATOP COMPACTED FILL W/ MAX 2% CROSS SLOPE, CONNECT TO PUBLIC SIDEWALK LOCATED IN R.O.M. PROVIDE FLUSH TRANSITION BETWEEN EXIST. AND NEW CONC. SURFACES.
 25. PROVIDE FLUSH TRANSITION FROM PAVEMENT TO SIDEWALK / PAVED WALKWAY, TYPICAL ALONG STOREFRONT PARKING AREA.
 26. A.D.A. COMPLIANT PATHWAY CROSSING AT DRIVE AISLE BY OTHERS.
 27. LOCATION OF NEW ELECT. XFMR. ATOP CONC. PAD.
 28. LOCATION OF S.E.S. / METER EQUIPMENT SET INSIDE ELECTRICAL CLOSET, RE: E-SERIES SHEETS FOR FURTHER DETAILS.
 29. BICYCLE PARKING LOOP ATOP MIN. 4" THK. CONC. PAD ATOP 4" COMPACTED FILL.
 30. CONC. PARKING SURFACE ATOP AGGREGATE BASE COURSE, SEE CIVIL DRAWINGS, NOTE AT A.D.A. PARKING STALLS, AND ACCESSIBLE AISLE, PROVIDE LEVEL SURFACE WITH MAX. 2% CROSS SLOPE.
 31. LOCATION OF EXIST. 30'-0" LANDSCAPE SETBACK LINE.
 32. LOCATION OF FIRE HYDRANT, FURN AND INSTALLED BY DEVELOPER SHOWN FOR REFERENCE ONLY.
 33. LOCATION OF REMOTE F.D.C. CONNECTION POINT, INSTALLED PER QUEEN CREEK FIRE DEPT. STDS.
 34. LOCATION OF FIRE RISER CONCEALED IN COLUMN FRAMING AT FUEL CANOPY.
 35. IN GROUND GREASE INTERCEPTOR, RE: PLUMBING DWGS FOR FURTHER DETAILS.
 36. EXIST. 6" H. CONC. CURB PLANTER SHOWN FOR REFERENCE ONLY.
 37. LOCATION OF UNDERGROUND FIRE LINE TO FUEL CANOPY FIRE SPRINKLER STUB.
 38. DASHED LINE INDICATING EXISTING PARCEL LINE.
 39. FIRE DEPT. KNOX BOX, INSTALL PER CITY OF QUEEN CREEK FIRE DEPT. STDS.
 40. CONC. SIDEWALK: A.D.A. COMPLIANT 4" THK. CONC. ATOP COMPACTED FILL, WITH MAX. 2% CROSS SLOPE.
 41. LOCATION OF 4" DIA. PIPE BOLLARD 1/2" G.C. CRASH-CORE 1" BOLLARD, FURN. BY SAFEWAY, INSTALLED BY G.C. RE: DETAILS WITHIN THIS SET. NOTE: REFER TO LANDSCAPE PLAN FOR SPACING REQUIREMENTS.
 42. 6" DIA. X 42" H. STEEL PIPE BOLLARD FILLED WITH CONC. G.C. TO PRIME AND PAINT BOLLARDS MIN. (2) COATS EACH, COLOR BY: 'ENDURA-COAT 50 #4 SAFETY YELLOW. RE: DETAILS.
 43. SERVICE RAMP: 4" THK. CONC. ATOP COMPACTED FILL, PROVIDE FLUSH TRANSITION BETWEEN UPPER AND LOWER SURFACE ABUTMENTS, WITH MED. BROOM FINISH. NOTE: SERVICE RAMP NOT REQUIRED TO BE A.D.A. COMPLIANT.
 44. A.D.A. COMPLIANT CURB RAMP W/ 4" THK. CONC. ATOP COMPACTED FILL, PROVIDE 24" DEEP X FULL RAMP WIDTH DETECTABLE TRUNCATED DOME PATTERN. RE: DETAILS.
 45. DASHED LINE INDICATING EXISTING PARCEL LINE.
 46. TEMP. 6" H. EXTRUDED CURB.
 47. 10'-0" W X 20'-0" D. PARKING STALL, DEMARCATED ON ASPHALT/ CONC. PAVEMENT WITH MIN. 4" WIDE STRIPING (2) COATS TRAFFIC RATED PAINT, COLOR: WHITE.
 48. DOMESTIC WATER METER / BACK-FLOW PREVENTER LOCATION, G.C. TO PROVIDE AND INSTALL MIN. 4" THK. CONC. SLAB WITH LOCKABLE SECURITY CAGE FOR EXPOSED BACK-FLOW PREVENTER. PAINT SECURITY CAGE TO MATCH BUILDING STUCCO PAINT FINISH COLOR.
 49. LANDSCAPE WATER METER / BACK-FLOW PREVENTER LOCATION, G.C. TO PROVIDE AND INSTALL MIN. 4" THK. CONC. SLAB W/ LOCKABLE BACK-FLOW PREVENTER SECURITY CAGE, PAINT SECURITY CAGE TO MATCH BUILDING STUCCO PAINT FINISH COLOR.
 50. FIRE LINE BACK FLOW PREVENTER, G.C. TO INSTALL PREVENTER W/ VALVES IN THE OPENED POSITION, SECURED WITH LOCK AND CHAIN.
 51. LOCATION OF UNDER GROUND SEWER LINE AND STUB, G.C. TO FIELD VERIFY EXACT LOCATION PRIOR TO COMMENCING CONSTRUCTION.
 52. DEVELOPERS WATER LINE STUBS, G.C. TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING PROJECT.
 53. UNDER GROUND ROOF DRAIN LINE TO RETENTION BASIN.
 54. DASHED LINE INDICATING UNDERGROUND DETENTION PIPING, / PIPED TO UNDERGROUND RETENTION FIELD.
 55. PURE-WELL 110 UNDER GROUND DRY WELL SYSTEM.
 56. (2) 2" DIA. UNDERGROUND ELECT. CONDUIT SERVICING FUEL CANOPY CAMERAS / LIGHTING AND SIGNAGE. RE: ELECT. DWGS.
 57. UNDERGROUND STORM WATER DETENTION TANKS.
 58. CATCH BASIN WITH TRAFFIC RATED GRATE.

1. PROJECT NAME:
 #0209 SAFENAY FUEL CENTER

2. PROJECT ADDRESS:
 SAFENAY FUEL CENTER
 S.W.C. OF RIGGS RD. & GARY RD.
 QUEEN CREEK, AZ 85142

3. PROJECT DATA:

a. ZONING EXIST:	PAD
b. USE:	RETAIL FUEL SALES
c. REFUSE COLLECTION:	CONTAINMENT & COLLECTION
d. TYPE OF CONSTRUCTION:	BY SAFEWAY
e. TYPE OF CONSTRUCTION:	11-B (CANOPY)
f. NUMBER OF STORIES:	V-B C-STORE
g. FIRE SPRINKLERS:	BUILDING: YES CANOPY: YES

4. LOT AREA:
 NET LOT AREA: ± 38,768 S.F. (± 1.5 ACRES)

5. LOT COVERAGE BUILDING AREA / BUILDING HEIGHT:

AREA	SQ. FT.	BLDG. HGT.
a. C-STORE:	3,083 S.F.	21'-5"
b. C-STORE CANOPY(S):	264 S.F.	12'-4"
c. FUEL CANOPY:	4,320 S.F.	21'-0"
d. TTL LOT COVERAGE:	7,672 S.F.	

6. LOT COVERAGE CALCS.:

a. C-STORE W/ FUEL CANOPY: 7,672 S.F.
 b. NET LOT AREA: ± 38,768 S.F.
 c. 7,672 S.F. / 38,768 S.F. = 19% (LOT COVERAGE)

7. OCCUPANCY:

a. C-STORE (M) - RETAIL FUEL SALES	ALLOWABLE 4,000 S.F.
b. FUEL CANOPY: (M) - RETAIL FUEL SALES	12,300 S.F.

8. OCCUPANT LOAD:

a. SALES AREA:	1,601 S.F. / 60 = 27 OCC.
b. STOCK ROOM:	1,123 S.F. / 300 = 4 OCC.
**c. INCIDENTAL USE:	131 S.F. / 0 = 0 OCC.
**d. UNOCCUPIED AREA:	84 S.F. / 0 = 0 OCC.
f. TOTAL OCCUPANTS:	31 OCC.

9. UNOCCUPIED AREA ACCOUNTS FOR THICKNESS OF WALLS BETWEEN ROOMS AND EXTERIOR WALL THICKNESS.

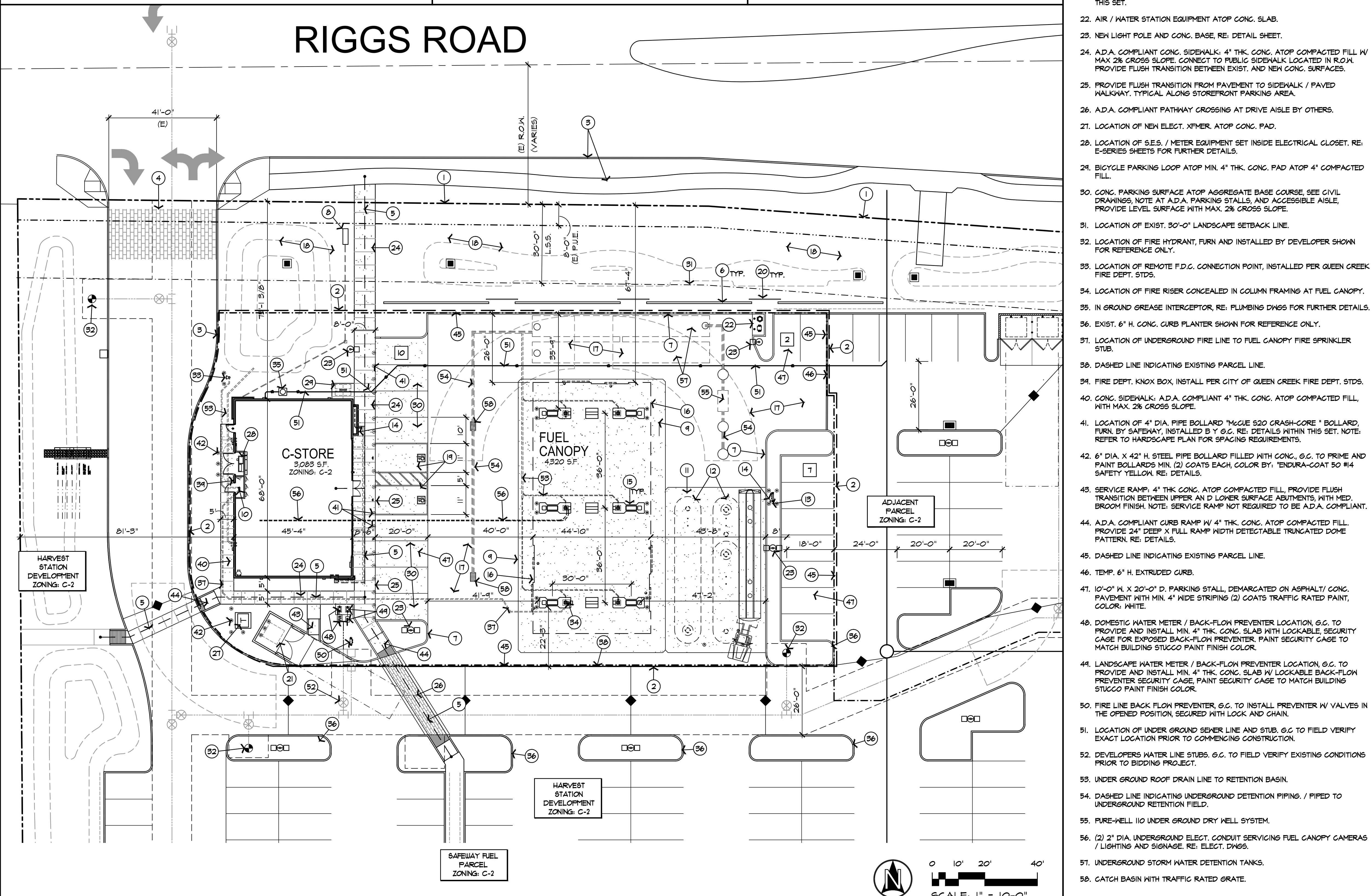
**** INCIDENTAL USE AREA ACCOUNTS FOR ROOMS I.E. RESTROOM AND OR JANITORS CLOSET, IN WHERE OCCUPANTS FROM ANOTHER ACCOUNTED FOR OCCUPANT USES THE AREA FOR ANOTHER FUNCTION AND DOES NOT OCCUPY THE AREA FOR LONG PERIODS OF TIME.**

10. C-STORE EXIT REQUIREMENTS:

a. EXIT WIDTH REQ.:	31 X 0.2 = 6.2"
b. EXIT WIDTH PROVIDED:	108" (9'-0")
c. EXITS REQUIRED:	2
d. EXITS PROVIDED:	2

11. BIKE PARKING REQUIREMENTS:

a. REQUIRED SPACES:	1 SP / 10 VEHICLE SPACES
b. EQUATION:	19 SPACES / 10 = 1.9 SPACES
c. SPACES REQUIRED:	2 SPACES (1 BIKE LOOP)
d. SPACES PROVIDED:	NOTE: EACH BIKE LOOP PARKS (2) BICYCLES



10. PARKING CALCS.:

a. REQUIRED PARKING: 6 STALLS/1,000 GROSS FLOOR AREA
 b. C-STORE: (3,083 S.F. / 1,000) x 6 STALLS = 19 SPACES

c. PARKING PROVIDED: 18 SPACES
 d. C-STORE PARKING PROVIDED: 19 SPACES
 e. ACCESSIBLE SPACES REQD: 1-25 SPACES = 1 SP
 f. ACCESSIBLE SPACES PROVIDED: (1) STD. ACCESSIBLE SPACE (1) VAN ACCESSIBLE SPACE

11. BIKE PARKING REQUIREMENTS:

a. REQUIRED SPACES: 1 SP / 10 VEHICLE SPACES
 b. EQUATION: 19 SPACES / 10 = 1.9 SPACES
 c. SPACES REQUIRED: 2 SPACES (1 BIKE LOOP)
 d. SPACES PROVIDED: NOTE: EACH BIKE LOOP PARKS (2) BICYCLES

APPROVAL BLOCK

PRELIMINARY NOT FOR CONSTRUCTION

esencia

1743 E MCNAUL DRIVE, SUITE 200
 TEMPE, ARIZONA 85283
 T. 480-755-0959

REVISIONS

PROJECT NO.	24015
DRAWN BY:	GAWDUN
CHECKED BY:	JW
CAD SAVED NAME:	
DATE:	3-07-2024

A NEW C-STORE FUEL CENTER
 #0209 SAFENAY FUEL CENTER
 SWC RIGGS RD & GARY RD
 QUEEN CREEK, AZ 85142

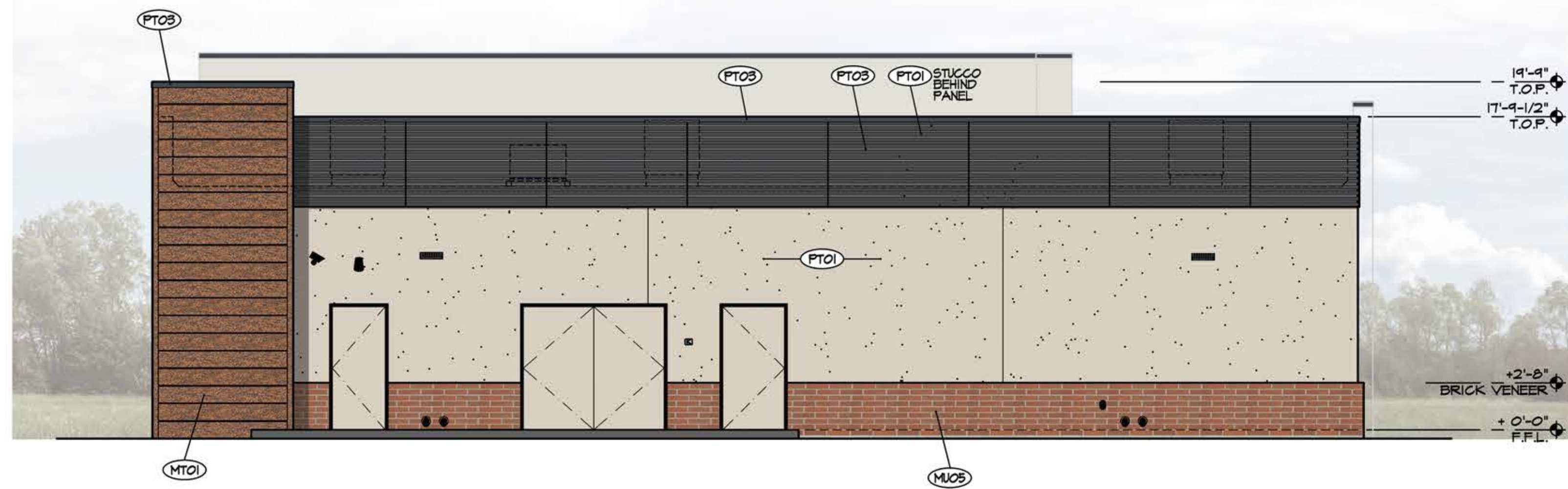
QUEEN CREEK, ARIZONA

SHEET TITLE

ENLARGED SITE PLAN

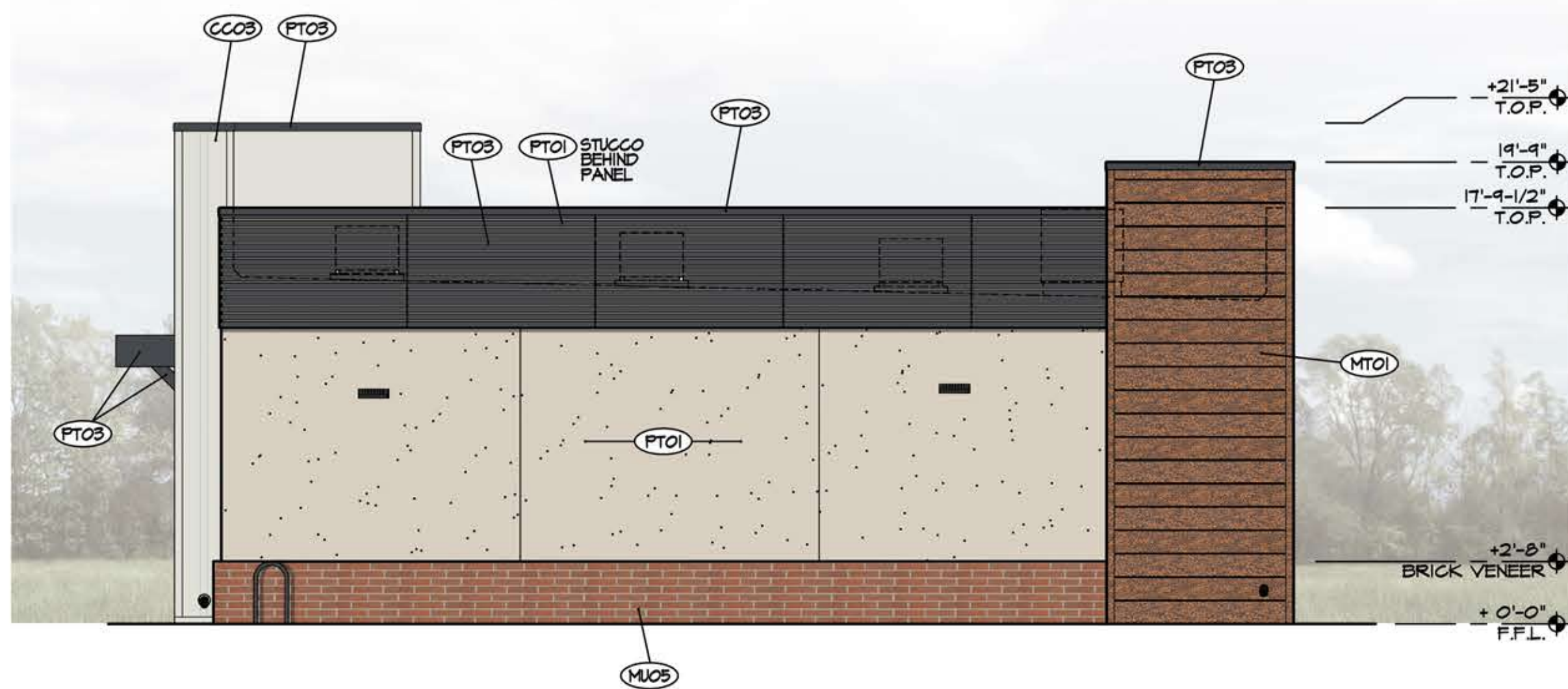
SHEET NO.

AS1.2



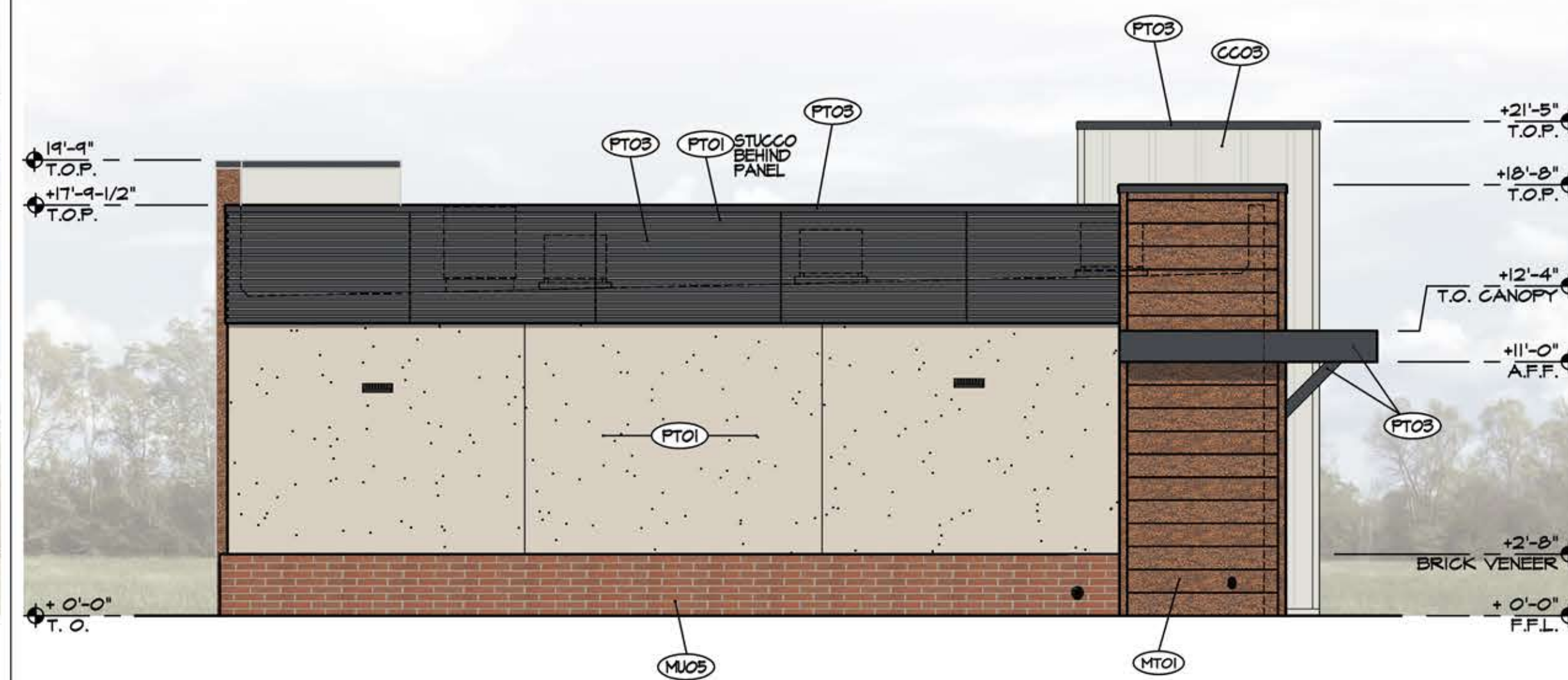
4 EAST ELEVATION

SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION

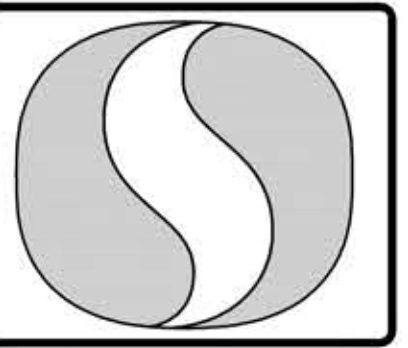
SCALE: 3/16" = 1'-0"



1 WEST ELEVATION - STOREFRONT

SCALE: 3/16" = 1'-0"

FINISH LEGEND		
MARK	MATERIAL	FINISH
CCOS		PAINTED FIBER CEMENT (VERTICAL) MANUFACTURER: JAMES HARDI MODEL: CEDARMILL COLOR: ARCTIC WHITE
MTOI		HORIZONTAL METAL PANEL SYSTEM MANUFACTURER: WESTERN STATES METALS MODEL: WESTERN REVEAL, NO REVEAL, 12" H. PANEL COLOR: SPECKLED RUST
MUOS		3-5/8" MODULAR THIN BRICK - QUIK BRIK MANUFACTURER: OLDCASTLE SUPERLITE / ECHELON MODEL: 3-5/8" X 4" X 16" COLOR: COPPERTONE
PTOI		PAINTED STUCCO, MIN. (2) COATS PRIMER, W/ PAINTED FINISH. COLOR: DUNN EDWARDS, "FINE GRAIN" (DE6215)
PTOS		PAINT, MIN. (2) COATS PRIMER, W/ PAINTED FINISH. COLOR: DUNN EDWARDS, "SALEM BLACK" (DE6343)
MTCOS		STOREFRONT WINDOW WALL SYSTEM GLAZING: CLEAR LOW E GLAZING PANELS MILLIONS: BLACK ANODIZED



PRELIMINARY
NOT FOR
CONSTRUCTION

esencia
1743 E MCNAIR DRIVE, SUITE 200
TEMPE, ARIZONA 85283
t. 480.755.0959

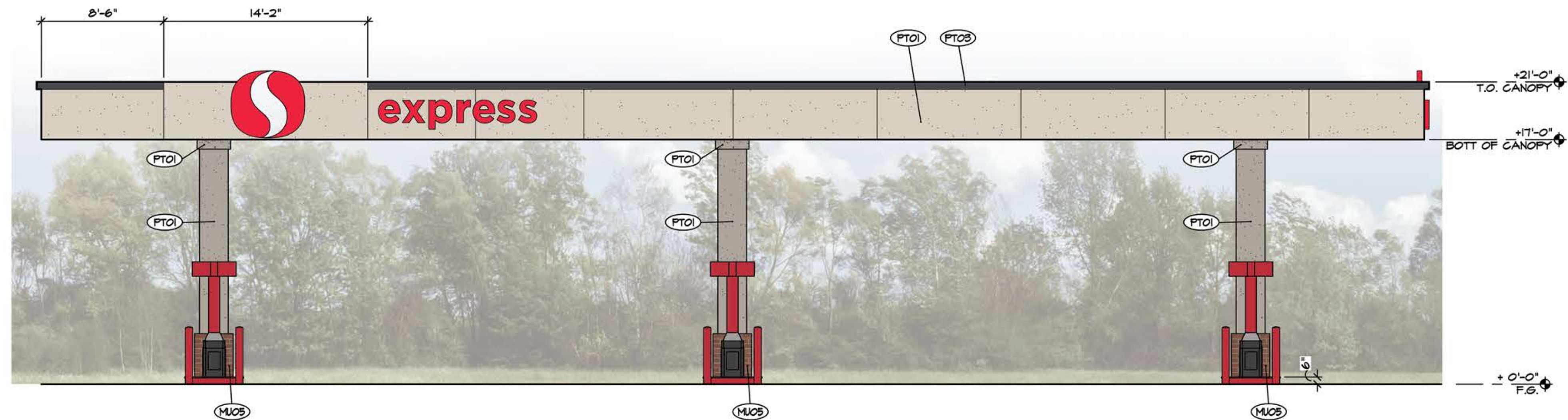
REVISIONS

PROJECT NO. 24015
DRAWN BY: GAWDUN
CHECKED BY: JW
CAD SAVED NAME:
DATE: 3-07-2024

A NEW 6-STORE FUEL CENTER
#0209 SAFEWAY FUEL CENTER
SWC RIGGS RD & GARY RD
QUEEN CREEK, AZ 85142
QUEEN CREEK, ARIZONA

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A5.1



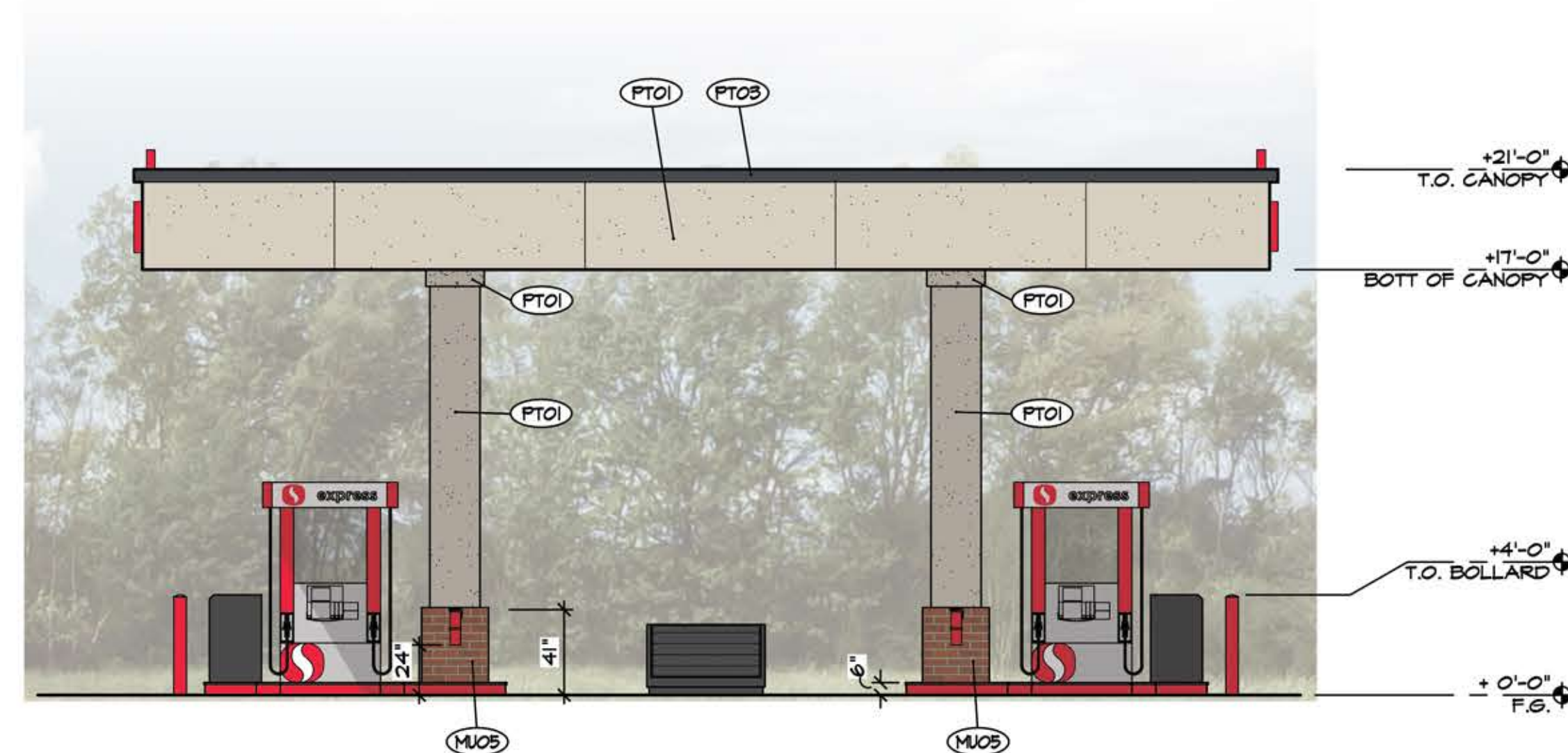
4 WEST FUEL CANOPY ELEVATION

SCALE: 3/16" = 1'-0"



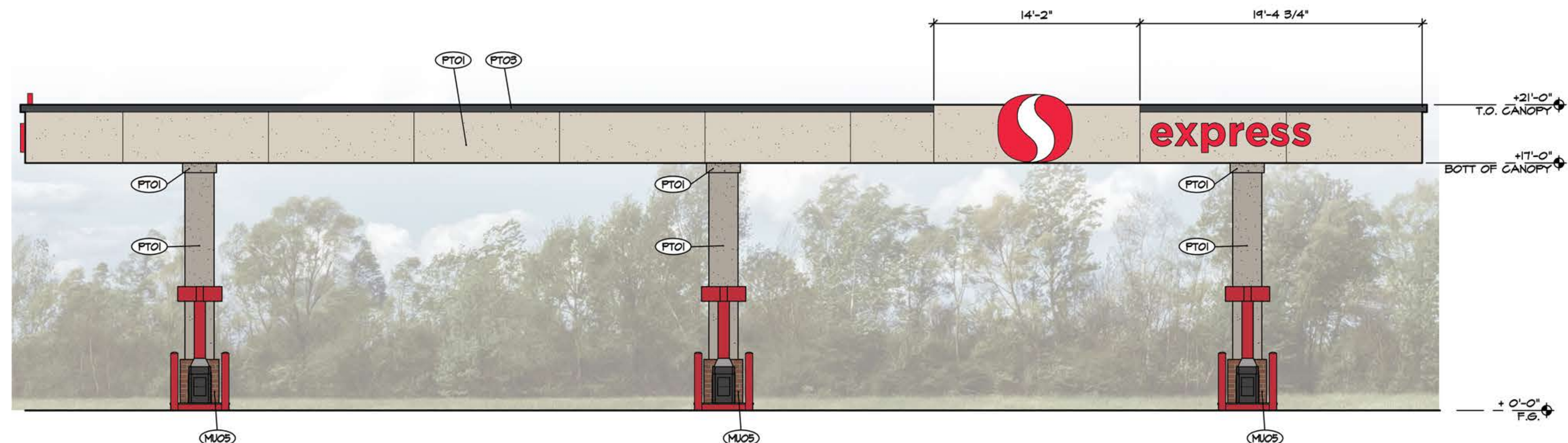
3 NORTH FUEL CANOPY ELEVATION

SCALE: 3/16" = 1'-0"



2 SOUTH FUEL CANOPY ELEVATION

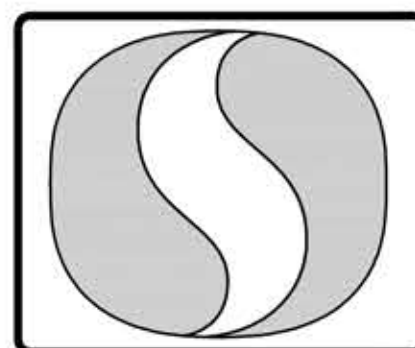
SCALE: 3/16" = 1'-0"



1 EAST FUEL CANOPY ELEVATION

SCALE: 3/16" = 1'-0"

FINISH LEGEND		
MARK	MATERIAL	FINISH
(MUOS)		3-5/8" MODULAR THIN BRICK - QUIK Brik MANUFACTURER: OLDCASTLE SUPERLITE / ECHELON MODEL: 3-5/8" X 4" X 16" COLOR: COPPERTONE
(PTO1)		PAINTED STUCCO, MIN. (2) COATS PRIMER, W/ PAINTED FINISH. COLOR: DUAN EDWARDS, "FINE GRAIN" (DE6215)
(PTO2)		PAINT, MIN. (2) COATS PRIMER, W/ PAINTED FINISH. COLOR: DUAN EDWARDS, "SALEM BLACK" (DE6343)



PRELIMINARY
NOT FOR
CONSTRUCTION

esencia
1743 E MCNAIR DRIVE, SUITE 200
TEMPE, ARIZONA 85283
t. 480 - 755 - 0959

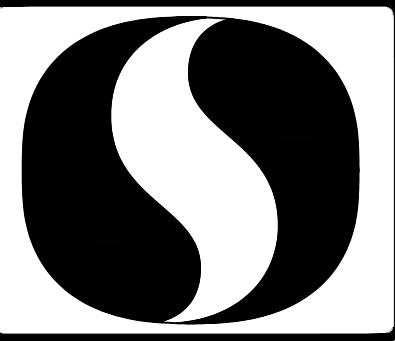
REVISIONS

PROJECT NO. 24015
DRAWN BY: GAWDUN
CHECKED BY: JW
CAD SAVED NAME: -
DATE: 3-07-2024

A NEW G-STORE FUEL CENTER
#0209 SAFEWAY FUEL CENTER
SWC RIGGS RD & GARY RD
QUEEN CREEK, AZ 85142
QUEEN CREEK, ARIZONA

SHEET TITLE
FUEL CANOPY
ELEVATIONS

SHEET NO.
AC-2



esencia

1743 E MCNAIR DRIVE, SUITE 200
TEMPE, ARIZONA 85283
t. 480 - 755 - 0959

REVISIONS

NO.	DESCRIPTION

PROJECT NO. 24015
DRAWN BY: GAWDUN
CHECKED BY: JW
CAD SAVED NAME: -
DATE: 3-07-2024

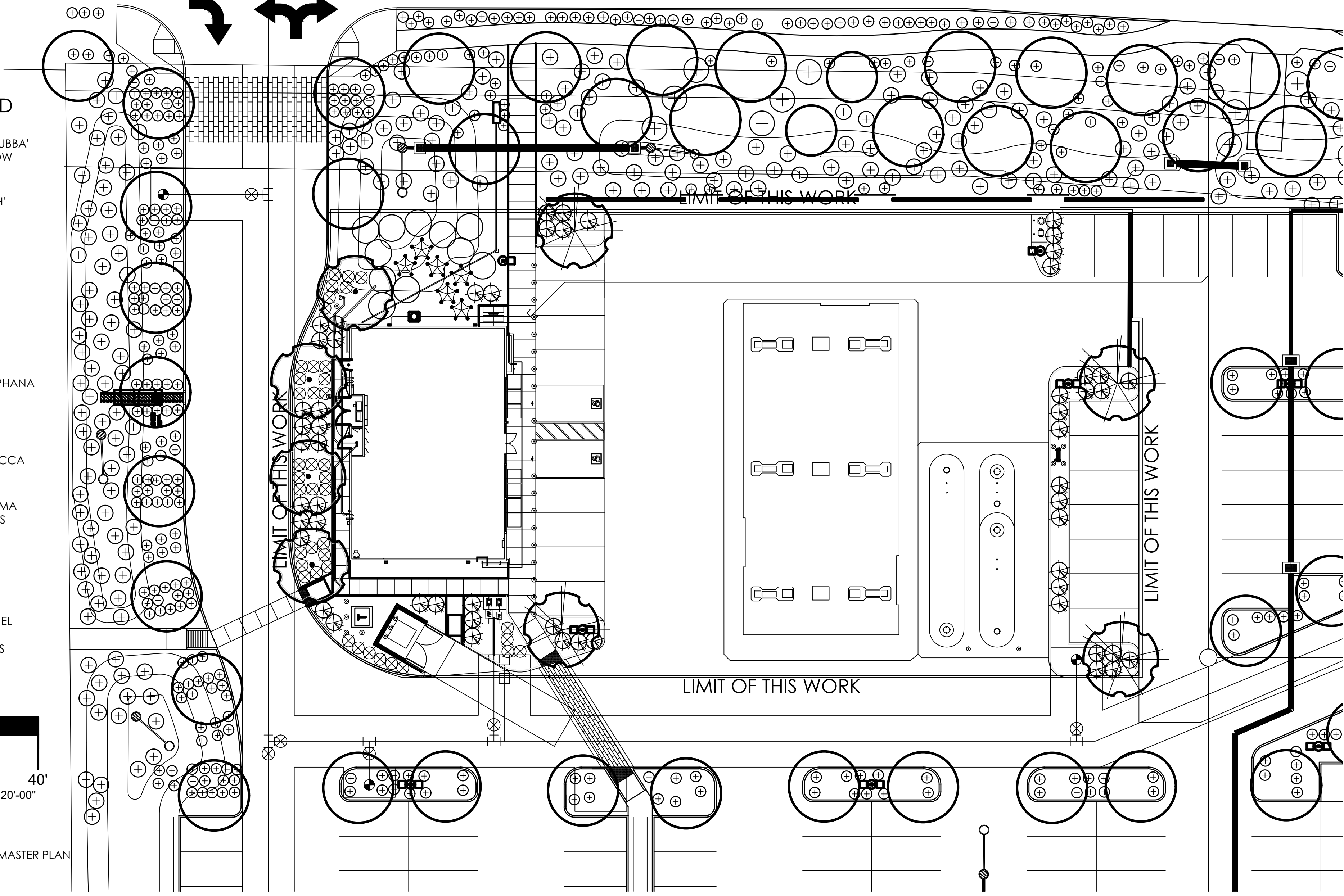
A NEW C-STORE FUEL CENTER
#0209 SAFEWAY FUEL CENTER
SWC RIGGS RD & GARY RD
QUEEN CREEK, AZ 85142

QUEEN CREEK, ARIZONA

SHEET TITLE
CONCEPTUAL
LANDSCAPE
PLAN

SHEET NO.
La.01

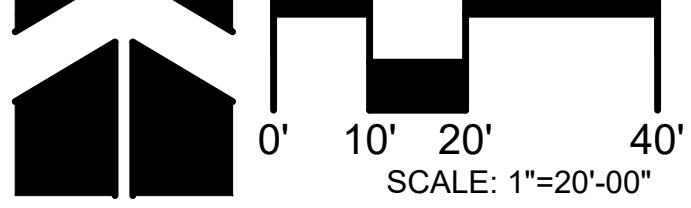
RIGGS ROAD



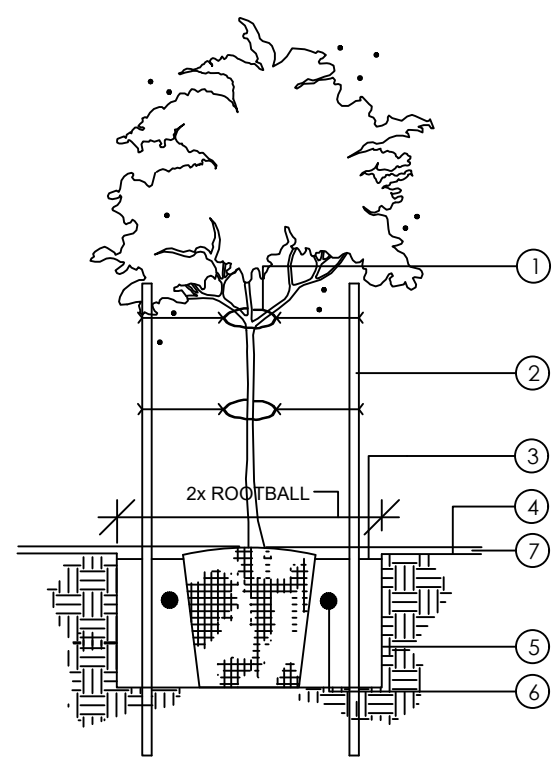
LANDSCAPE LEGEND

- TREES**
- CHILOPSIS LINEARIS 'BUBBA'
BUBBA DESERT WILLOW
24" BOX
 - PISTACHE X. 'RED PUSH'
RED PUSH PISTACHE
36" BOX
 - EXISTING TREE
PROTECT FROM
CONSTRUCTION
 - EXISTING SHRUB
PROTECT FROM
CONSTRUCTION
 - EREMOPHILA HYGROPHANA
BLUE BELLS EMU
5 GALLON
 - HESPERALOE PERPA
BRAKE LIGHT RED YUCCA
5 GALLON
 - DASYLIRION LONGISSIMA
MEXICAN TREE GRASS
5 GALLON
 - ACACIA REDOLENS
'DESERT CARPET' tm
5 GALLON
- 1/2" SCREENED ROCK PROS CARMEL
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN



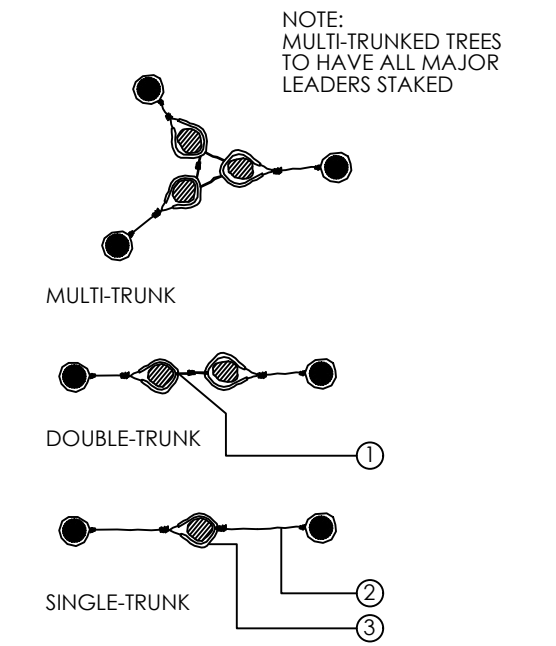
LANDSCAPE DATA:
SITE AREA: SITE AREA:
OFF-SITE LANDSCAPE: EXISTING PER MASTER PLAN
ON-SITE LANDSCAPE: 5,284 SQ.FT.



1. 1/2" RUBBER HOSE WITH #10 WIRE
 2. TWO 2" ROUND BY 10' LONG GREEN TREE STAKES BURY 3" BELOW GRADE
 3. 4" BASIN
 4. GRADE (PRIOR TO GRANITE)
 5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
 6. AGRIFORM TABLETS
 7. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)
- BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPPLEMENT.

DOUBLE STAKING DETAIL

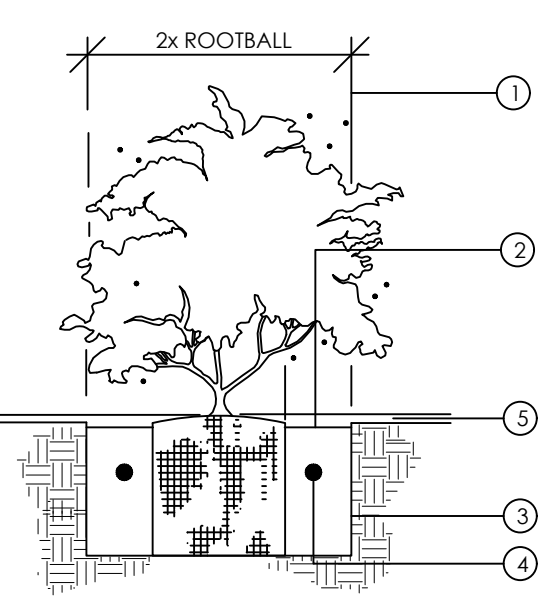
NOT TO SCALE



- NOTE: MULTI-TRUNKED TREES TO HAVE ALL MAJOR LEADERS STAKED
1. NOTCH TUBING LOOP WIRE THROUGH EXPOSED WIRE
 2. #10 WIRE RUBBER COATED
 3. 1/2" RUBBER HOSE

TREE GUYING DETAIL

NOT TO SCALE



1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. AGRIFORM TABLETS SEE SPECS. FOR RATIO
5. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPPLEMENT.

SHRUB PLANTING DETAIL

NOT TO SCALE

TOWN OF QUEEN CREEK APPROVAL/SIGNATURE BLOCK:

APPROVED BY TOWN ENGINEER _____ DATE _____

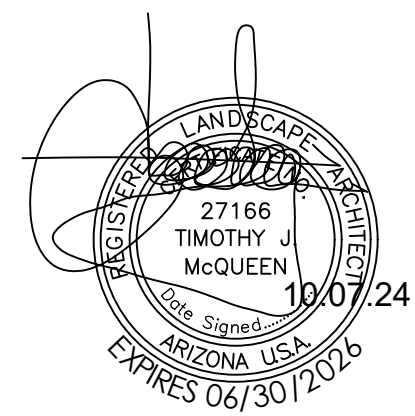
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY AND ALL DEVIATIONS WILL REQUIRE RE-APPROVAL. LANDSCAPE INSTALLATIONS TO BE APPROVED BY THE TOWN OF QUEEN CREEK INSPECTION SERVICES BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED.

APPROVED BY PLANNING ADMINISTRATOR _____ DATE _____

ATTENTION:
THIS PLAN HAS BEEN REVIEWED FOR LANDSCAPE/IRRIGATION IMPROVEMENTS. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES/WALLS, POOLS AND SIGNS. CONTACT THE BUILDING DEPARTMENT

MAINTENANCE NOTE:
All landscape areas and materials shall be maintained in a healthy, neat, clean and weed free condition. This shall be the responsibility of property owner.

TOWN OF QUEEN CREEK NOTES:
1. A Town of Queen Creek permit is required for any landscape or irrigation system. Irrigation lines must be inspected before backfilling. A set of 4 mil. Photo-Mylar As-Built's of the landscape and irrigation plans will be required prior to final town of queen creek acceptance of project.
2. Prior to Town of Queen Creek's acceptance of any backflow device, a State Certified Backflow Tester must test the device.
3. Trees & Shrubs must be placed on separate lines and valves



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10446 N. 74th Street, Suite 150
Scottsdale, Arizona 85258
P. (602)265-0320
EMAIL: timmqueen@tjma.net

