

1ST SUBMITTAL

OWNER/DEVELOPER:
TERRIBLE'S
5195 S LAS VEGAS BLVD
LAS VEGAS, NV 89119
CONTACT: HOLLEN HERBST
602.597.6260
HHERBST@TERRIBLES.COM

SURVEYOR:
SUPERIOR SURVEYING SERVICES, INC.
2122 W. LONE CACTUS DR, STE 11
PHOENIX, AZ 85027
CONTACT: DAVID KLEIN, R.L.S.
602.869.0223
DAVID@SUPERIORSURVEYING.COM

GEOTECHNICAL
TERRANE ENGINEERING CORP.
507 E. BOISTON CIR.
CHANDLER, AZ 85225
CONTACT: FRANK COSTELLO, P.E.
480.894.1207
PACO@TERRANE-ENG.COM

CIVIL ENGINEER:
TERRASCAPE CONSULTING
645 EAST MISSOURI AVENUE, STE 420
PHOENIX, AZ 85012
CONTACT: DAVE WEST
602.297.8732
DWEST@TERRASCAPE.US

TRAFFIC ENGINEER:
GREENLIGHT TRAFFIC ENGINEERING
104050 N. 83RD AVENUE, STE 290
PEORIA, AZ 85381
CONTACT: SCOTT KELLEY,
602.499.1339
SCOTT@GREENLIGHTTE.COM

LANDSCAPE ARCHITECT:
TJM & ASSOCIATES, INC.
104500 N. 7TH STREET, STE 120
SCOTTSDALE, AZ 85258
CONTACT: TIM MCQUEEN
602.265.0320
TIMMCQUEEN@TJMLA.NET

ARCHITECT:
ARCHICON ARCHITECTURE
AND INTERIORS, L.C.
5055 E. WASHINGTON ST.
SUITE 200
PHOENIX, AZ 85034
CONTACT: MITCHELL MASTRIN, R.A.
602.222.4266
MITCHELLM@ARCHICON.COM

MPE ENGINEER:
ASEI ENGINEERING
2410 W. ROYAL PALM ROAD, STE A
PHOENIX, AZ 85021
CONTACT: SCOTT WEESNER
602.287.0300
SWEESNER@ASEIENGINEERING.COM

KEYNOTES

- EXISTING CONCRETE CURB
- FUTURE EV PARKING SPACES
- EXISTING CONCRETE SIDEWALK TO REMAIN
- EXISTING DRIVEWAY ACCESS
- NEW 6" HIGH CONCRETE CURB
- NEW ASPHALT PAVING
- NEW CONCRETE PAVING
- NEW 3'-0" HIGH CMU SCREEN WALL.
- NEW MONUMENT SIGN (UNDER SEPARATE PERMIT) LOCATION TBD
- UNDERGROUND FUEL TANKS
- NEW FUELING CANOPY
- ADA PARKING SPACE
- ADA SIGNAGE
- ADA RAMP
- PEDESTRIAN ACCESS PATH
- BIKE RACK
- TRASH ENCLOSURE WITH MASONRY WALLS, STEEL GATES ON CONC S.O.G., PAINTED TO MATCH BUILDING
- NEW ELECTRICAL TRANSFORMER ON CONC PAD

- LANDSCAPE AREA
- S.E.S. LOCATION
- 33' X 33' SIGHT VISIBILITY TRIANGLE
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT, LOCATION TBD
- FUELING PUMP
- F.D.C. (FIRE DEPT. CONNECTION)
- 10' X 20' SIGHT VISIBILITY TRIANGLE
- AIR/WATER
- FIRE RISER LOCATION
- NEW CONCRETE SIDEWALK
- NEW 3'-3.5' MASONRY SCREEN WALL, STAGGERED BY AT LEAST 24" AT INTERVALS NO MORE THAN 30'
- EXISTING CONCRETE SPILLWAY
- FIRE LANE, WITH 35' INSIDE RADIUS AND 55' OUTSIDE RADIUS, CAPABLE OF SUPPORTING 75,000 POUND FIRE APPARATUS

DEVELOPMENT STANDARDS:
MAX. BLDG HT. 40'
FRONT: 10'
INTERIOR SIDE: 0'
STREET SIDE: 10'
REAR: 20'
MIN. LOT WIDTH 25'
MAX LOT COV. NONE

SITE PLAN NOTES:

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURE BACK 10 FT FROM THE PROPERTY LINE AND 20 FT ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FT.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33 FT X 33FT ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FT.
- AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS", INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH THE APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACK-FLOW PREVENTERS AND ALL OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

PROJECT DESCRIPTION:

SCOPE OF WORK: THIS PROJECT WILL CONSIST OF A NEW CONVENIENCE STORE, TWO GAS FUELING CANOPIES FOR AUTOMOBILES WITH 10 DOUBLE SIDED PUMPS, AND A CARWASH. THE EXISTING SITE IS VACANT.

JURISDICTION: PINAL COUNTY
ADDRESS: SEC N. PORTER ROAD & W. BOWLIN ROAD
MARICOPA, ARIZONA 85138

ASSESSOR PARCEL NO. (APN): 510-30-002D

S/T/R 36/04S/03E

PROPERTY DESCRIPTION: LOT 1 OF THE MINOR LAND DIVISION FOR REV AT PORTER, ACCORDING TO THE RECORD OF SURVEY RECORDED IN THE OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA AS INSTRUMENT NO. 2021-039200; LOCATED IN SECTION 36, TOWNSHIP 04 SOUTH, RANGE 03 EAST. 154,741 SQUARE FEET, 3.55 ACRES

EXISTING ZONING: NEIGHBORHOOD COMMERCIAL (NC)
PROPOSED ZONING: GENERAL COMMERCIAL (GC)

APPROX. SITE AREA: (NET): 154,729 S.F. (3.55 ACRES)

BUILDING AREAS:	
C-STORE	6,284 SF
CAR WASH	800 SF
EQUIP RM	500 SF
GAS CANOPIES	8,256 SF
TOTAL	15,840 SF

LOT COVERAGE: (INCLUDING CANOPIES) = 15,840 / 154,729 = 10.2%

OCCUPANCY: M MERCANTILE (RETAIL STORE & MOTOR FUEL DISPENSING)

CONSTRUCTION: V-B WITH A.F.E.S.(AUTOMATIC FIRE EXTINGUISHING SYSTEM)

BUILDING HEIGHT ALLOWED: 40'-0" (MAXIMUM)

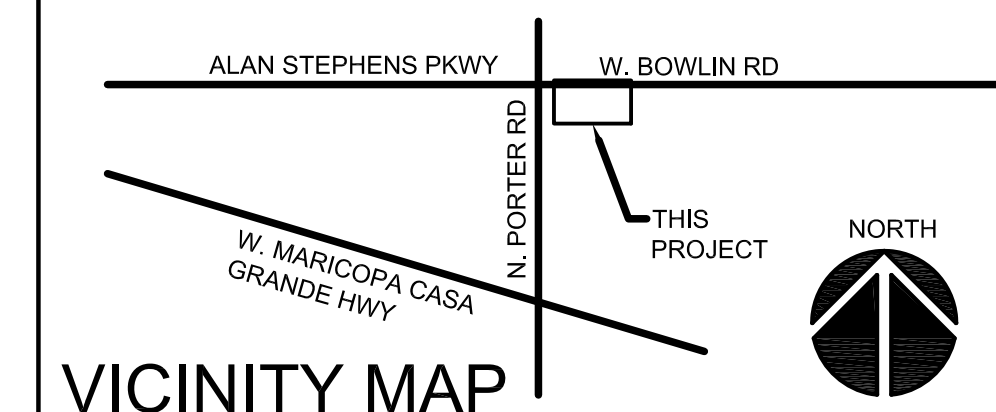
BUILDING HT PROPOSED: 32'-0" TO TOP OF ARCHITECTURAL ROOF

REQUIRED PARKING CALCULATIONS:

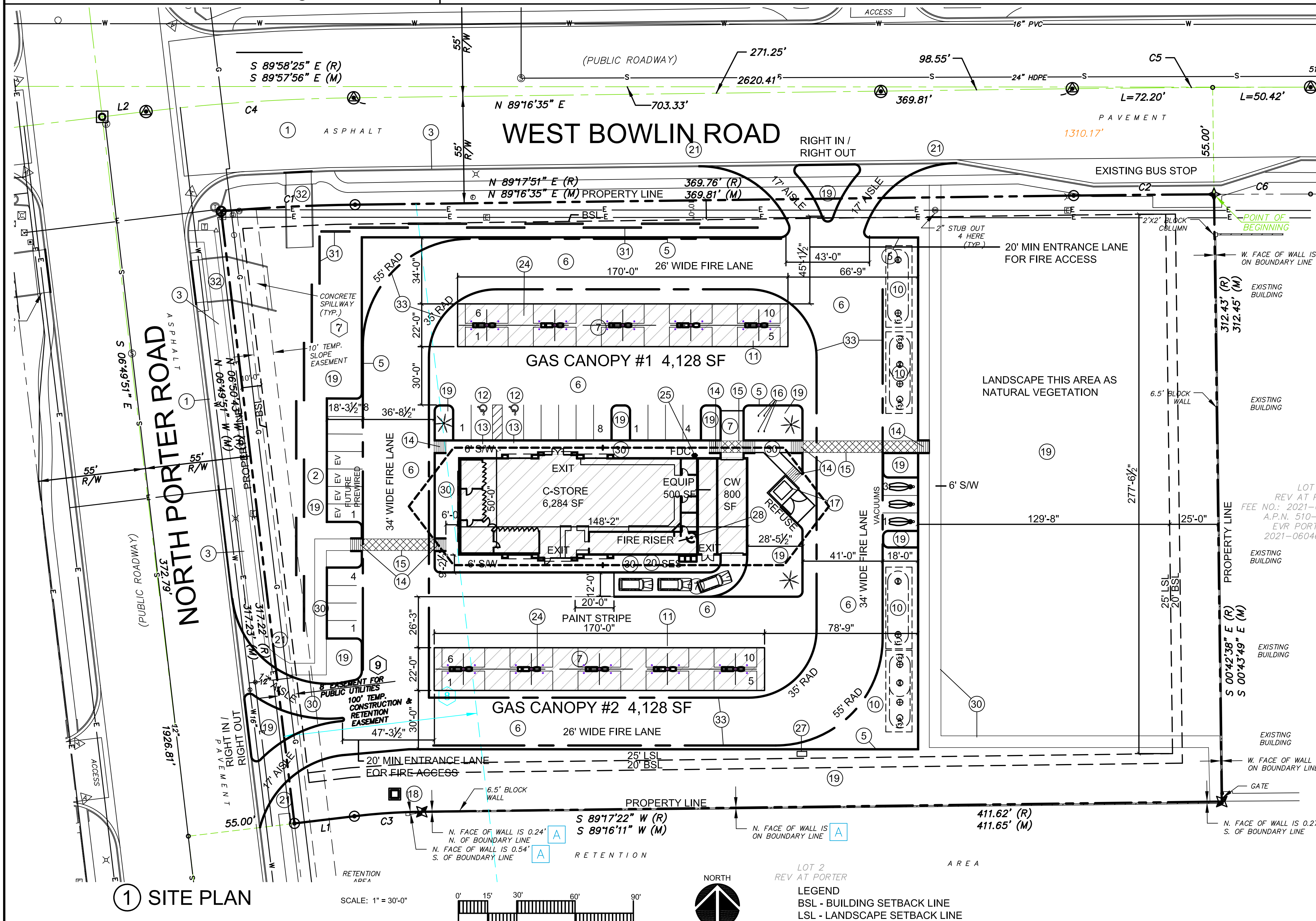
	S.F.	FACTOR	TOTAL
CONVENIENCE STORE RETAIL AREA	3,780 SF	1 / 100 SF	38 SPACES
CAR WASH / EQUIP RM	1,300 SF	1 / 375 SF	4 SPACES
TOTAL PARKING SPACES REQUIRED			42 SPACES
TOTAL PARKING SPACES PROVIDED:			47 SPACES

ACCESSIBLE PARKING SPACES PROVIDED: 2 SPACES - VAN ACCESSIBLE

BICYCLE SPACES PROVIDED: 4 SPACES



APPROVALS



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NEW RETAIL DEVELOPMENT
TERRIBLE'S C-STORE
SEC N. PORTER & W. BOWLIN ROADS
MARICOPA, AZ 85138

PROJECT NUMBER: 2428110-07
PROJECT MANAGER: MDM
DRAWN BY: MDM
CHECKED BY: JP

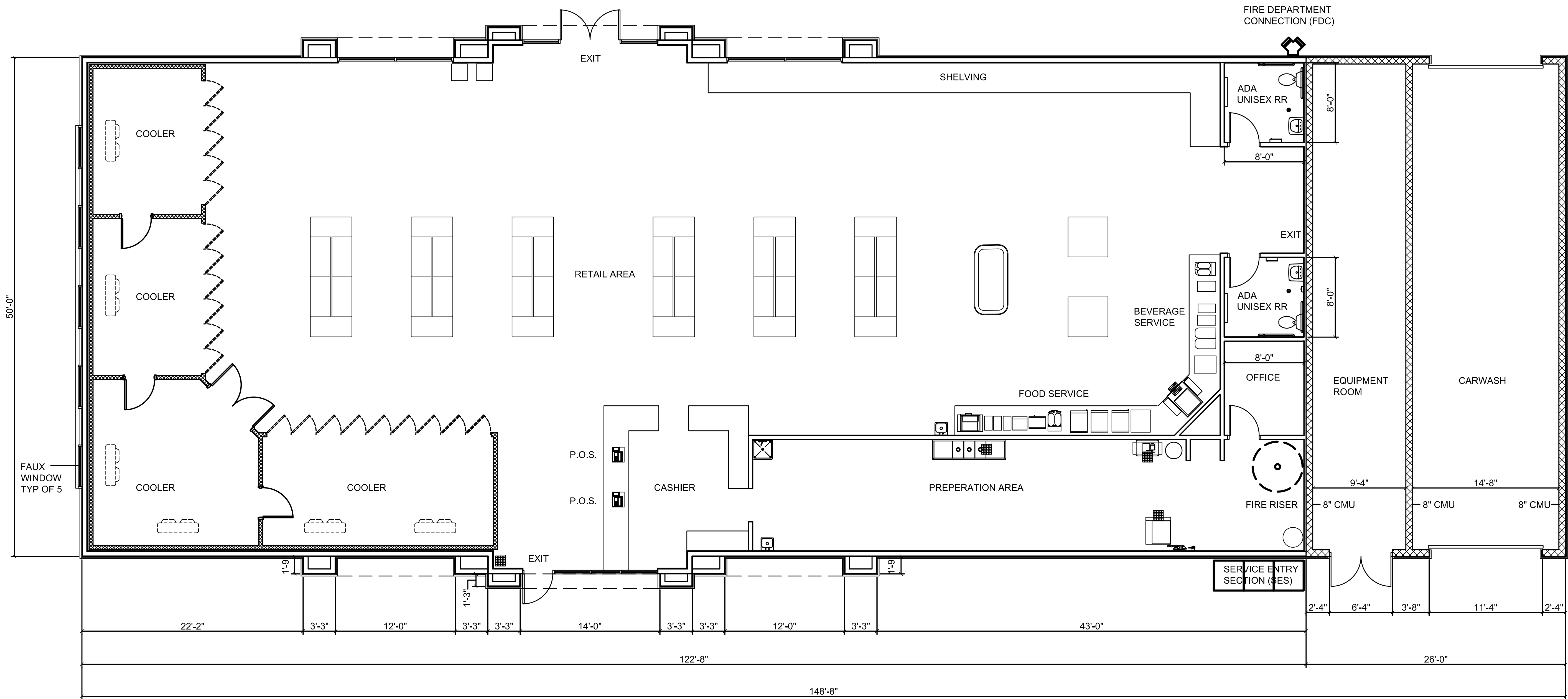
SHEET DESCRIPTION
SITE PLAN



SHEET NO.

DR100

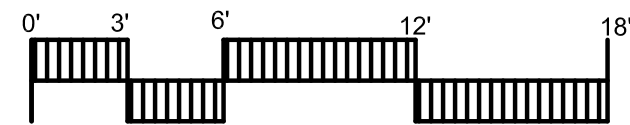
ISSUE DATE: 25.2.17



1 C-STORE FLOOR PLAN

EXTERIOR DIMENSIONS TO EXTERIOR FACE OF SHEATHING BOARD OR MASONRY
INTERIOR DIMENSIONS TO FACE OF GYPSUM BOARD

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



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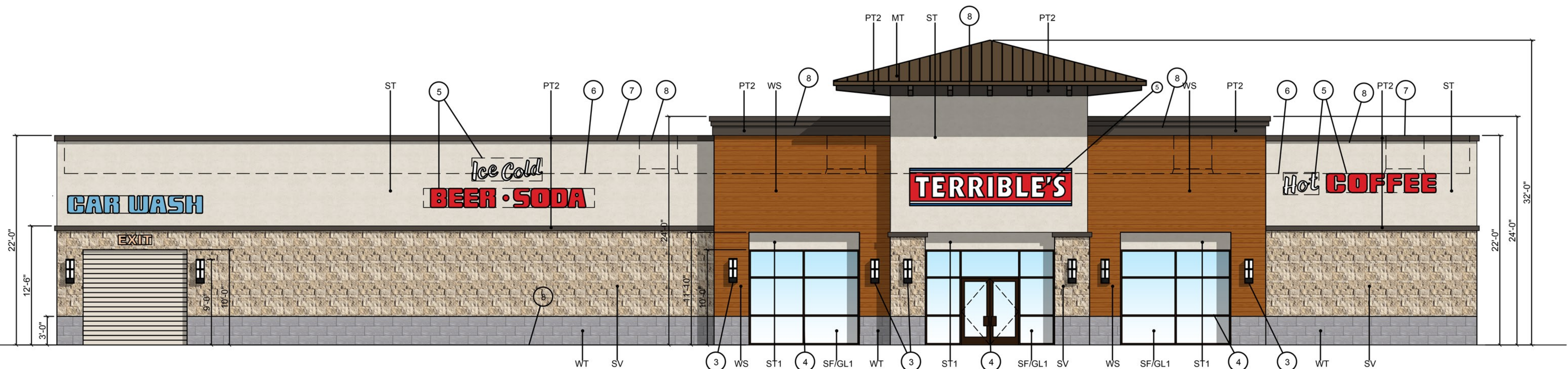
SHEET DESCRIPTION
C-STORE FLOOR PLAN



SHEET NO.

DR200

ISSUE DATE: 25.2.18



① NORTH ELEVATION

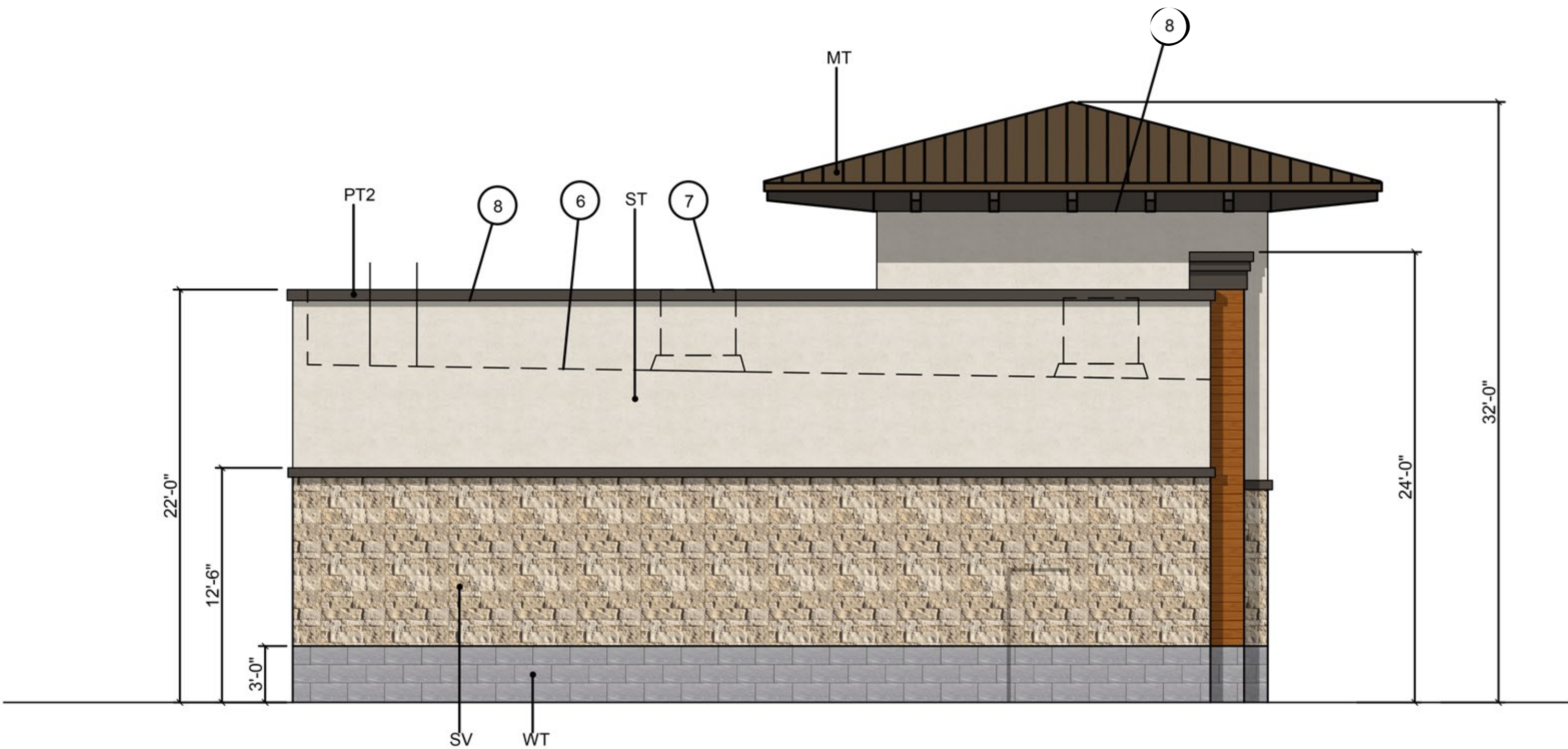
SCALE: 3/16" = 1'-0"

KEYNOTES

- 1 NOT USED
- 2 INSULATED HOLLOW METAL DOOR AND FRAME
- 3 LED LIGHT FIXTURE SURFACE MOUNTED
- 4 ALUMINUM STOREFRONT WITH INSULATED GLAZING
- 5 SIGNAGE UNDER SEPARATE PERMIT
- 6 ROOF LINE (DASHED)
- 7 MECHANICAL UNIT (DASHED) FULLY SCREENED
- 8 LED LIGHT FIXTURE LOCATED ON SOFFIT BELOW PARAPET

COLOR AND MATERIALS

ST	7/8" STUCCO FINISH ON SELF FURRING GALV. METAL LATH WITH FRY REGLET CORNERS, MOLDING AND TRIM. COLOR: SW 6098 PACER WHITE FINISH: FLAT FINISH MANUF: SHERWIN WILLIAMS
WS	WOOD SIDING (ALLURA CEMENT FIBERBOARD) 8" LAP SIDING, TEXTURED COLOR: ARMORHELL, MAPLE T.S. MANUF: NORTHWEST
MT	METAL ROOFING STANDING SEAM COLOR: MEDIUM BRONZE MANUF: BERRIDGE OR EQUAL
PT1	PAINT COLOR: SW 6098 PACER WHITE FINISH: SATIN MANUF: SHERWIN WILLIAMS
PT2	PAINT COLOR: SW 7020 BLACK FOX FINISH: FLAT MANUF: SHERWIN WILLIAMS
SV	STONE VENEER TYPE: STACKED STONE CUT COURSE COLOR: SEASHELL MANUF: EL DORADO STONE
WT	PORCELAIN WALL TILE TYPE: PORCELAIN 12" X 24" AMBASSADOR COLOR: GLOBAL GREY AM35 MATTE WITH MAPEI GROUT 112 MEDIUM GREY MANUF: DAL TILE
SF/GL	STOREFRONT SF - ARCADIA ALUMINUM AFG451T MEDIUM STILE DARK BRONZE GL1 - VITRO SOLARBAN 90 (2) CLEAR + CLEAR 1" INSULATING GLASS UNIT, 51% VLT, 12% EXT. REFL., 19% INT. REFL., 0.24 U-VALUE (ARGON), 0.23 SHGS, 2.22 LSG GL2 - VITRO SPANDREL GLASS



② EAST ELEVATION

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



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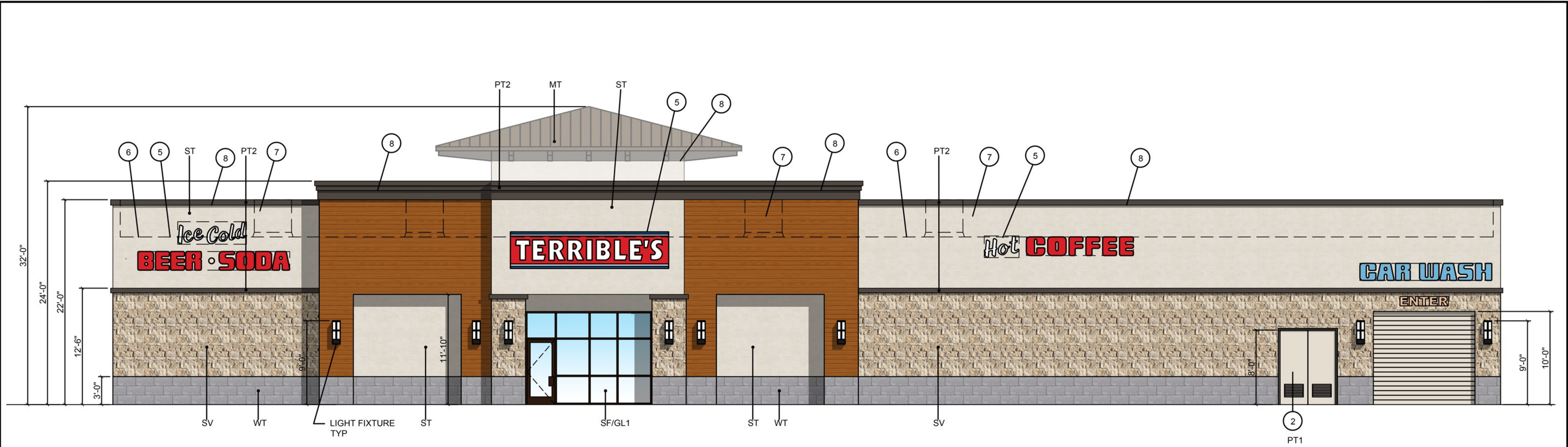
SHEET DESCRIPTION
N & E EXTERIOR
ELEVATIONS



SHEET NO.

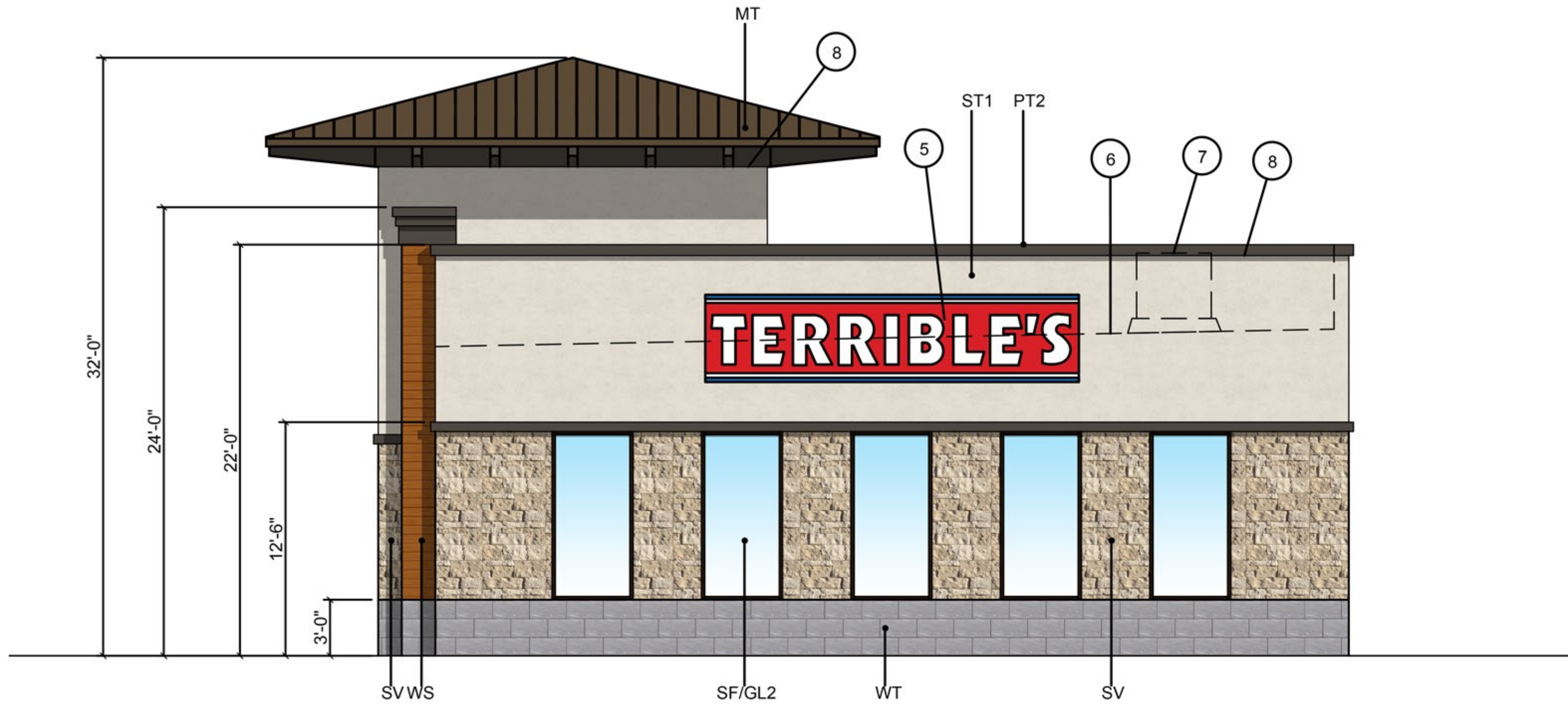
DP300

ISSUE DATE: 25.2.20



③ SOUTH ELEVATION

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



④ WEST ELEVATION

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

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PROJECT NUMBER: 2428110-07
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DRAWN BY: MDM
CHECKED BY: JP

SHEET DESCRIPTION
S & W EXTERIOR
ELEVATIONS



SHEET NO.
DR301

ISSUE DATE: 25.2.20

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	S1	2	NLS LIGHTING	CAL-S (TOP) (SHADE) T3 32L 1 40K UNV AM (FINISH) / A14-S SGL 4R (FINISH) / RSS 11.5' W/2.5' BASE	BELL SHAPE AREA LUMINAIRE - TYPE 3 OPTIC	LED - 4000K	11323	0.91	106
	S2	3	NLS LIGHTING	CAL-S (TOP) (SHADE) T5 32L 1 40K UNV AM (FINISH) / A14-S SGL 4R (FINISH) / RSS 11.5' W/2.5' BASE	BELL SHAPE AREA LUMINAIRE - TYPE 5 OPTIC	LED - 4000K	10919	0.91	106
	S3	4	NLS LIGHTING	CAL-S (TOP) (SHADE) T4 32L 1 40K UNV AM (FINISH) / A14-S SGL 4R (FINISH) / RSS 11.5' W/2.5' BASE	BELL SHAPE AREA LUMINAIRE - TYPE 4 OPTIC	LED - 4000K	11307	0.91	106
	SA	4	NLS LIGHTING	CAL-S (TOP) (SHADE) T3 16L 7 40K UNV VM (FINISH)	BELL SHAPE WALL MOUNT - TYPE 3 OPTIC	LED - 4000K	3810	0.91	36
	SB	2	NLS LIGHTING	CAL-S (TOP) (SHADE) T4 16L 7 40K UNV VM (FINISH)	BELL SHAPE WALL MOUNT - TYPE 4 OPTIC	LED - 4000K	3840	0.91	36
	SC	6	LITHONIA	LDN6 40/20 LO6AR LSS MVOLT GZ10	6" RECESSED DOWNLIGHT	LED - 4000K	2009	0.91	22.52
	SCE	2	LITHONIA	LDN6 40/20 LO6AR LSS MVOLT GZ10 EL	6" RECESSED DOWNLIGHT WIEM BATTERY PACK	LED - 4000K	2009	0.91	22.52
	SD	12	MODERN FORMS	WS-WS411-BK	STRUCTURE DECORATIVE WALL MOUNT	LED - 3000K	528	0.91	10.7
	SF1	20	LSI INDUSTRIES, INC.	CRUS-SCFT-LED-VHO-40	PAD GAS STATION LED CANOPY LED (FORWARD THROW)	LED - 4000K	22602	0.91	152
	SF2	20	LSI INDUSTRIES, INC.	CRUS-SC-VHO-40	PAD GAS STATION LED CANOPY LED	LED - 4000K	21831	0.91	152
	SG-48	2	LSI INDUSTRIES, INC.	ARCH-29-S-LED-BW-MULTI-FIELD (CHANNEL) / (POWER SUPPLY)	48" UNIFORM OUTDOOR TAPE LIGHT (VERIFY LENGTH PRIOR TO ORDERING)	LED - 4000K	750	0.91	648.4802
	SG-147	2	LSI INDUSTRIES, INC.	ARCH-29-S-LED-BW-MULTI-FIELD (CHANNEL) / (POWER SUPPLY)	147" UNIFORM OUTDOOR TAPE LIGHT (VERIFY LENGTH PRIOR TO ORDERING)	LED - 4000K	750	0.91	1985.971

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ GRADE		0.1 fc	0.5 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE		10.6 fc	56.6 fc	0.3 fc	188.7:1	35.3:1

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SHEET DESCRIPTION
PHOTOMETRIC PLAN

FOR
INFORMATION
ONLY

SHEET NO.

PH-1

ISSUE DATE: 24.12.4

PHOTOMETRIC PLAN
1"=20'-0"

ASEIENGINEERING

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JOB NO:
242780

DFT: DH
DSN: DH
CHK: CS