



QUIKTRIP

Northeast Corner of Rio Vista Boulevard and Thunderbird Road
Peoria, Arizona

PLANNED AREA DEVELOPMENT STANDARDS AND GUIDELINES REPORT

Exhibit G

Applicant/Representative:

Juan Romero
QuikTrip Corporation
1116 East Broadway Road
Tempe, Arizona 85282

Ed Bull and Brian Greathouse
Burch & Cracchiolo, P.A.
702 East Osborn Road, Suite 200
Phoenix, Arizona 85014

PLANNED AREA DEVELOPMENT
APPROVAL

Case No. Z14-0001

P/Z Commission Date 5/15/14
City Council Approval Date 6/17/14

Prepared: April 2014

R.M. Williams

Planner

Exhibit G

I. INTRODUCTION

QuikTrip Corporation (“QT”) is developing approximately 4.48 acres located at the northeast corner of Rio Vista Boulevard and Thunderbird Road, approximately one-half mile west of the Loop 101 Freeway (the “Site”). A Vicinity Map identifying the Site is attached at **Exhibit 1**. QT is developing the Site under the Planned Area Development (“PAD”) Zoning District to include a mix of future and proposed commercial uses including, but not limited to, a new QT “Gen III” Convenience Store and Gas Station (the “QT Development”). The Site is being developed as three separate parcels which are shown at **Exhibit 2**, Overall Parcel Plan. The proposed QT Development is located within Parcel 2 (2.17 ac). Parcel 1 (1.25 ac) and Parcel 3 (1.06 ac) are planned for future commercial development.

This PAD proposes uses that are not dissimilar from those already permitted on the Site. The current zoning on the Site includes C-2 and Commercial PAD. The C-2 Zoning District allows gas stations with a Conditional Use Permit and the Commercial PAD allows automobile related and restaurant/bar uses. This PAD will consolidate the existing zoning on portions of the Site to create one comprehensive PAD that allows a better and more attractive development on the Site.

This Standards and Guidelines Report shall function as the development standards framework and identifies all standards, regulations and bulk requirements for the Site. In the event this Standards and Guidelines Report is silent on a development standard or other regulation, the applicable C-2 Zoning District regulation in effect at the time of the City Council Ordinance adopting this PAD shall apply.

II. LEGAL DESCRIPTION OF PROPERTY AND PARCELS

A Legal Description of the Site is provided at **Exhibit 3**.

III. PAD JUSTIFICATION

As indicated above, the Site is approximately 4.48 acres. Section 14-33-2(B)(1) of the City of Peoria Zoning Ordinance (“Zoning Ordinance”) requires a minimum of ten (acres) to qualify for a PAD unless it can be shown that the minimum PAD requirements should be waived because the waiver would be in the public interest and one or more of the following *italicized* conditions exist:

- a. *Unusual physical features of the property itself or of the surrounding area are such that development under the standard provisions of the Zoning Ordinance would not be appropriate in order to conserve a physical or terrain feature of importance to the neighborhood or community.*

This PAD is necessary on this vacant infill Site. This PAD will allow the development of the Site with land uses and landscaping that are compatible with the surrounding area and the Rio Vista Community Park. The QT Development includes landscape elements at the northeast corner of Rio Vista Boulevard and Thunderbird Road that will blend with and complement the existing Rio Vista Community Park entry monument at the northwest corner of Rio Vista Boulevard and Thunderbird Road. Moreover, the Site is irregularly shaped which creates many site planning challenges. This PAD contributes towards creating a comprehensive plan on this challenging vacant infill site.

- b. The property is adjacent to or across the street or alley from property which has been developed under the provisions of this section and will contribute to the amenities of the area.*

A Context Map is provided at **Exhibit 4**. The Site is located across the street (Thunderbird Road) from property that is zoned PAD for a mixed use development and C-2 (existing QuikTrip “Gen II” Store). The Site is also proximate to other properties located northeast of the Site that are zoned PAD for light industrial uses. This PAD contributes towards enhancing the major amenity in the area, Rio Vista Community Park. Further, this PAD prohibits certain land uses that are incompatible with family and children activities at Rio Vista Community Park.

- c. The use of the PAD concept will encourage the use of otherwise undevelopable property, particularly in the case of small undeveloped parcels surrounded or partially surrounded by developed property.*

An old, vacant and rundown bar exists on the Site that is dilapidated and needs to be demolished. The other portions of the Site are vacant and surrounded by developed properties. This PAD encourages responsible land uses on this vacant infill Site that will benefit the Rio Vista Community Park and the surrounding area.

- d. The property is located within the Infill Incentive District.*

This property is not located within the Infill Incentive District.

Waiving the ten (10) acre requirement for this PAD is in the public interest and (a), (b) and (c) above apply to the Site. The public has a great interest in the 52-acre Rio Vista Community Park. This PAD allows the development of this vacant, infill Site with compatible uses that will complement the area and surrounding developments.

IV. EXISTING CONDITIONS

There is an existing QT “Gen II” Store located south of the Site, across Thunderbird Road. QT is proposing to develop its Gen III Store within Parcel 2 of the Site to expand QT’s offerings and provide an updated, more customer friendly experience. The existing QT Gen II Store is also less visible now due to the apartment development that has occurred on three sides of the QT Gen II Store.

V. DECOMMISSIONING THE EXISTING QT GEN II STORE

The existing QT Gen II Store will be closed and decommissioned upon completing and opening the Gen III Store. The closing and decommission process includes removing the gasoline area canopy, fuel stations, and all other gasoline related items such as the underground service tanks. QT will repaired damaged asphalt caused by removing the gas area canopy, fuel stations and underground service tanks. The equipment inside the building such as computers, coolers, and shelving will be removed. The signage will be removed from the building and the freestanding monuments located along the Thunderbird Road frontage. Lastly, the site will be fenced for security purposes and the existing landscaping will be maintained by QT until the property is sold. This reuse plan will ensure that the property is properly maintained during the transition to a new owner.

QT actively markets its surplus property to prospective buyers across the nation. Upon sale, QT intends to deed restrict the property to restrict future gas stations and convenience stores from operating on the property.

VI. PROPOSED DEVELOPMENT

The new approximately 5,858 square feet QT Gen III Store features a redesign of both the exterior and interior of the building to promote the store’s customer service options. The exterior features include more enhanced architecture with greater articulation than the Gen II Stores, which provides more character and depth to the building. QT has also added entries into the Gen III store from three sides of the building, which allows more parking closer to the store entry points, which are safer, more efficient, and preferred by QT’s customers. Another positive aspect of the new Gen III Store is that QT has provided a vendor area for deliveries and parking away from customer areas, which allows for ease of circulation around the building and site for both the customers and the vendors. The new vendor area is located at the rear of the building.

The Gen III Store will serve a variety of fresh made foods and drinks from a “full service counter” including pizzas, flatbread sandwiches, quesadillas and kolaches. Specialty coffee drinks, espressos, shakes, smoothies, and ice cream cones will be offered as well. The Gen III Store will continue to offer the wide variety of fountain drinks, fresh-brewed

coffee and teas, grilled food items, and more that is currently offered in QT's Gen II Store.

A Gas Service Station on Parcel 2 is compatible with the surrounding area. Moreover, the QT Development meets the following Conditional Use Permit requirements of Article 14-9-5:

- Parcel 2 provides a frontage on Thunderbird Road greater than 180 feet.
- No part of any of the building, canopy, fuel dispenser, or accessory equipment is within 200 feet of any residential property.
- Greater than 500 feet separation is provided between Parcel 2 and other gas service stations located on the north side of Thunderbird Road.
- The development standards listed in Article 14-9-5(d) are met as shown on the Conceptual Development Plan at **Exhibit 5**.

VII. PRELIMINARY DEVELOPMENT PLAN

The Site includes three parcels which are shown at **Exhibit 2**. Parcels 1 (1.25 ac) and 3 (1.06 ac) are intended for future commercial uses and Parcel 2 is proposed as a QT "Gen III" Convenience Store and Gas Station that will complement the surrounding uses and provide Visitors to the Rio Vista Community Park a convenient option for food, beverages, and gasoline. Certain uses are prohibited in this PAD that are incompatible with the Rio Vista Community Park. Prohibited uses are described in Section VIII below.

VIII. LISTING OF PERMITTED, CONDITIONAL AND ACCESSORY USES

The land uses which are Permitted Uses, Conditionally Permitted Uses, and Prohibited Uses on the Site are those C-2 land uses listed in Table 14-9-3 (Land Use Matrix) of the Zoning Ordinance, except as modified below.

The following use is a Permitted Use on Parcel 2:

- Gas Service Station.

Additionally, the following uses are prohibited on the Site:

- Tavern, Bar, Lounge;
- Adult Uses;
- Medical Marijuana Manufacturing or Cultivation;
- Medical Marijuana Dispensary;
- Pawn Shop;

- Tattoo, Body Piercing, and Massage Establishment;
- Blood Plasma Center;
- Non-Chartered Financial Institutes; and
- Retail Liquor Stores.

IX. PROJECT PHASING AND DEVELOPMENT SCHEDULE

It is anticipated that Parcel 2 will be developed as Phase 1 of the proposed development. Phase 1 of the proposed development will also include landscaping and sidewalk improvements along Rio Vista Boulevard and Thunderbird Road. Parcels 1 and 3 will be developed in accordance with market demand. Future improvements to 88th Avenue will be completed currently with the development of Parcel 3.

X. PRELIMINARY DEVELOPMENT STANDARDS

The Development Standards for the Site will be those identified in Section 14-9-5 and 14-9-6 of the City of Peoria Zoning Ordinance for C-2 uses. If there are conflicting Development Standards between Section 14-9-5 and Section 14-9-6, the more restrictive Development Standards shall apply.

The Development Standards for the Site include, but are not limited to, the following:

Gas Service Stations:

- The minimum side and rear building setback including canopies, from a property line abutting a residential zoning district: thirty (30) feet.
- The minimum side and rear building setbacks including canopies, from a property line abutting a non-residential zoning district: ten (10) feet.
- The minimum street setback for buildings, fuel dispensers, accessory equipment, and canopies: twenty-five (25) feet.
- All fuel pump mechanism and any accessory equipment dispensing fuel shall be covered by canopies.
- Under canopy mounted lights shall be flush with the underside of the canopy.
- Fuel tanks larger than 1,000 gallons must be located underground. Above ground tanks shall be screened from street view, shall not exceed 6-feet in height, and shall be setback at least 25-feet from any public street.

Property Development Standards (All Uses)	C-2 Zoning District
Maximum Building Height	48 feet ¹
Front Setback	15 feet
Corner Setback	15 feet

Rear Setback	20 feet
Setback from Residential Zones	30 feet
Accessory Building Height & Setbacks	(a)

¹ Building Height: Maximum thirty (30) feet high within thirty (30) feet of any residential district. The height may be increased by one (1) foot per each three (3) feet of additional setback to a maximum of forty-eight (48) feet.

(a) All regulations and development standards applicable to the principal building shall apply, except for covered parking canopies which shall comply with the standards established in Section 14-23-3 of the City of Peoria Zoning Ordinance.

XI. PROJECT SIGNAGE STANDARDS

Signage on the Site shall be consistent with Section 14-34-9 of the Zoning Ordinance, except as follows:

Parcel 2 shall be permitted to have a total of three (3) freestanding signs. One freestanding sign shall be permitted on Parcel 2 along the Thunderbird Road frontage. One freestanding sign shall be permitted on Parcel 2 along the Rio Vista Boulevard frontage. Lastly, a sign indicating the entrance to the Rio Vista Community Park shall be permitted at the southwest corner of Parcel 2, which shall be comprised of or similar to lettering installed on the gabion basket screen wall that is further described in Section XII below.

Regarding the Parcel 2 sign permitted along the Thunderbird Road frontage, the maximum sign height shall be 8.5 feet, the maximum square footage of the sign shall be 60 square feet, and the maximum width at the base of the sign shall be 12 feet. See **Exhibit 6**, Conceptual Sign Exhibit

Regarding the Parcel 2 sign permitted along the Rio Vista Boulevard frontage, it is anticipated that this sign shall be an approximately 16 square feet “directional sign” identifying the access point to and from the proposed QT Development.

A Conceptual Sign and Landscape Exhibit is provided at **Exhibit 7** to represent what could be installed on Parcel 2 at the southwest corner at the intersection of Thunderbird Road and Rio Vista Boulevard.

XII. LANDSCAPE STANDARDS

The landscape standards for Parcels 1, 2, and 3 shall be consistent with the C-2 Zoning District as described in Section 14-35 of the Zoning Ordinance. In addition to the C-2 Landscape Standards, the QT Development within Parcel 2 shall include a gabion basket screen wall at the southwest corner of Parcel 2 to blend and complement the existing Park entry monument at the northwest corner of Rio Vista Boulevard and Thunderbird Road. A Conceptual Sign and Landscape Exhibit for the southwest corner of Parcel 2 is provided at **Exhibit 7**.

Landscaping within Parcels 1 and 3 shall be compatible with Parcel 2.

XIII. INFRASTRUCTURE / UTILITIES

The Site will retain stormwater from a 100 year, 2 hour storm within onsite retention basins. Water and wastewater services will be provided by the City of Peoria. Electric, gas, and telephone is available to the Site from APS, Southwest Gas, and Cox Communications and CenturyLink, respectively.

Legal Description
APN 200-61-013R

That part of the West Half of the Southeast Quarter of the of the Southwest Quarter of Section 10, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Aluminum Cap marking the South Quarter Corner of said Section 10, from which the 1 inch Iron Bar marking the Southwest corner of said Section 10 bears South 89 degrees 10 minutes 44 seconds West, a distance of 2,640.52 feet;

Thence South 89 degrees 10 minutes 44 seconds West, along the South line of the Southwest Quarter of said Section 10, a distance of 990.20 feet to a point marking the East line of the West Half of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 10;

Thence North 00 degrees 26 minutes 12 seconds East, along said East line, a distance of 62.96 feet to a point on the City of Peoria Community Park Entry Road (Rio Vista Drive) recorded in Document No. 2002-0456620, Maricopa County Records and the true **POINT OF BEGINNING**;

Thence along the City of Peoria Community Park Entry Road (Rio Vista Drive) the following courses:

Thence North 83 degrees 13 minutes 35 seconds West, a distance of 91.21 feet;

Thence South 89 degrees 10 minutes 44 seconds West, a distance of 80.00 feet;

Thence North 45 degrees 49 minutes 16 seconds West, a distance of 35.36 feet;

Thence North 00 degrees 49 minutes 16 seconds West, a distance of 115.36 feet to the beginning of a tangent curve of 1,017.40 foot radius, concave Southeasterly;

Thence Northeasterly, along said curve, through a central angle of 28 degrees 59 minutes 56 seconds, a distance of 514.93 feet to a point on the Southerly Right-of-Way of Ludlow Drive;

Thence along said Southerly Right-of-Way of Ludlow Drive the following courses:

Thence South 61 degrees 49 minutes 21 seconds East, departing said City of Peoria Community Park Entry Road (Rio Vista Drive), a distance of 16.37 feet to a point on a 30.00 foot radius non-tangent curve, whose center bears South 58 degrees 14 minutes 28 seconds East;

Any modification to or omission from this description completely
absolves the surveyor from any liability for this description.

Thence Northeasterly, along said curve, through a Central Angle of 93 degrees 39 minutes 34 seconds, a distance of 49.04 feet;

Thence South 54 degrees 34 minutes 54 seconds East, a distance of 23.27 feet to a point on a 180.00 foot radius non-tangent curve, whose center bears North 35 degrees 25 minutes 02 seconds East;

Thence Southeasterly, along said curve, through a Central Angle of 06 degrees 48 minutes 20 seconds, a distance of 21.38 feet;

Thence South 28 degrees 36 minutes 42 seconds West, a distance of 26.62 feet to a point on the East line of the West Half of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of said Section 10;

Thence South 00 degrees 26 minutes 12 seconds West, departing said Southerly Right-of-Way of Ludlow Drive, along said East line, a distance of 597.36 feet to the true **POINT OF BEGINNING**.

EXCEPT that part of the West Half of the Southeast Quarter of the Southwest Quarter of said Section 10, more particularly described as follows:

Commencing at the aluminum cap marking the South Quarter corner of said Section 10, from which the 1" Iron bar marking the Southwest corner of said Section 10 bears South 89 degrees 10 minutes 44 seconds West, a distance of 2,640.52 feet;

Thence South 89 degrees 10 minutes 44 seconds West, along the South line of the Southwest Quarter of said Section 10, a distance of 990.20 feet to a point marking the East line of the West Half of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter of Section 10;

Thence North 00 degrees 26 minutes 12 seconds East, along said East line, a distance of 62.96 feet to a point on the City of Peoria Community Park Entry Road (Rio Vista Drive) recorded in Instrument No. 02-456620, Maricopa County Records and the true **POINT OF BEGINNING**;

Thence continuing North 00 degrees 26 minutes 12 seconds East, a distance of 12.06 feet;

Thence South 89 degrees 10 minutes 44 seconds West, a distance of 90.68 feet to a point on the City of Peoria Community Park Entry Road (Rio Vista Drive) recorded in Instrument No. 02-456620, Maricopa County Records;

Thence South 83 degrees 13 minutes 35 seconds East, a distance of 91.21 feet to the true **POINT OF BEGINNING**.

Any modification to or omission from this description completely absolves the surveyor from any liability for this description.

Also described as:

Commencing at a Found Aluminum Cap Flush at the South Quarter Corner of said Section 10, from which a Found Brass Cap in Handhole at the Southwest Corner of said Section 10 bears South 89 degrees 10 minutes 44 seconds West, a distance of 2640.47 feet;

Thence South 89 degrees 10 minutes 44 seconds West, along the South line of the Southwest Quarter of said Section 10, a distance of 990.18 feet to the Southeast Corner of the West Half of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of said Section 10;

Thence North 00 degrees 26 minutes 28 seconds East, along the East line of the West Half of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of said Section 10, a distance of 75.02 feet to the **POINT OF BEGINNING**.

Thence South 89 degrees 10 minutes 44 seconds West, parallel with and 75.00 feet North of the South line of the Southwest Quarter of said Section 10, a distance of 170.69 feet, to a point on the Easterly Right-of-Way line of Rio Vista Boulevard;

Thence, along said Easterly Right-of-Way line, the following three courses:

North 45 degrees 49 minutes 16 seconds West, a distance of 35.36 feet;

Thence North 00 degrees 49 minutes 16 seconds West, a distance of 115.36 feet, to a tangent curve to the right, having a Radius of 1,017.40 feet;

Thence Northerly, along said curve, through an Arc Length of 514.93 feet, and a Central Angle of 28 degrees 59 minutes 56 seconds, to a point on the Southerly Right-of-Way line of Ludlow Drive;

Thence along said Southerly Right-of-Way line the following five courses:

South 61 degrees 49 minutes 21 seconds East, a distance of 16.37 feet, to a non tangent curve, the center of which bears South 58 degrees 14 minutes 28 seconds East, a distance of 30.00 feet;

Thence Easterly, along said curve, through an Arc Length of 49.04 feet, and a Central Angle of 93 degrees 39 minutes 34 seconds;

Thence South 54 degrees 34 minutes 54 seconds East, a distance of 23.33 feet, to a tangent curve to the left, having a radius of 180.00 feet;

Thence Southeasterly, along said curve, through an Arc Length of 21.39 feet, and a Central Angle of 06 degrees 48 minutes 30 seconds;

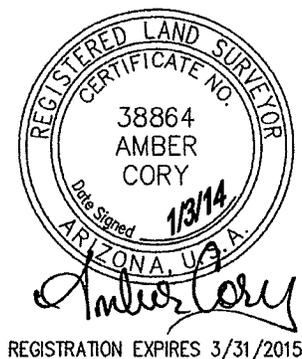
Any modification to or omission from this description completely absolves the surveyor from any liability for this description.

Thence South 28 degrees 36 minutes 42 seconds West, a distance of 26.62 feet to the Northeast Corner of the West Half of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of said Section 10;

Thence South 00 degrees 26 minutes 28 seconds West, along the East line of said West Half, a distance of 585.27 feet, to the **POINT OF BEGINNING**.

Encompassing 107,719 square feet or 2.473 acres, more or less.

See Exhibit "A" attached hereto and made a part hereof.



Any modification to or omission from this description completely absolves the surveyor from any liability for this description.

EXHIBIT 'A'
APN 200-61-013R



REGISTRATION EXPIRES 3/31/2015



SCALE: 1"=100'

LUDLOW DR.

RIO VISTA BLVD

THUNDERBIRD ROAD

NORTHEAST CORNER,
W 1/2, SW 1/4, SE 1/4,
SW 1/4, SEC. 10

FOUND ALUMINUM
CAP FLUSH
SOUTH 1/4 CORNER,
SEC. 10, T.3N., R.1E.

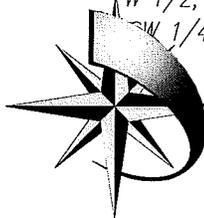
FOUND BRASS CAP
IN HANDHOLE
SOUTHWEST CORNER,
SEC. 10, T.3N., R.1E.

SOUTHEAST CORNER,
W 1/2, SW 1/4, SE 1/4,
SW 1/4, SEC. 10

$R=1017.40'$
 $L=514.93'$
 $\Delta=28^{\circ}59'56''$

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°49'16"W	35.36'
L2	S61°49'21"E	16.37'
L3	S54°34'54"E	23.33'
L4	S28°36'42"W	26.62'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	30.00'	49.04'	93°39'34"
C2	180.00'	21.39'	6°48'30"



NORTHSIGHT

LANDSURVEY CONSULTING INC
21640 N. 19th Avenue, Suite C-103 | Phoenix, Arizona 85027
P: 480-303-0833 | F: 480-303-0834
www.NorthsightSurvey.com

Legal Description
APN 200-63-552

The South Half of the East Half of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 10, Township 3 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the South 65 feet thereof.

Also described as:

Commencing at a Found Aluminum Cap Flush at the South Quarter Corner of said Section 10, from which a Found Brass Cap in Handhole at the Southwest Corner of said Section 10 bears South 89 degrees 10 minutes 44 seconds West, a distance of 2640.47 feet;

Thence South 89 degrees 10 minutes 44 seconds West, along the South line of the Southwest Quarter of said Section 10, a distance of 660.12 feet to the Southeast Corner of the South Half of the East Half of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of said Section 10;

Thence North 00 degrees 27 minutes 04 seconds East, along the East line of the South Half of the East Half of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of said Section 10, a distance of 65.02 feet to the **POINT OF BEGINNING**.

Thence South 89 degrees 10 minutes 44 seconds West, parallel with and 65.00 feet North of the South line of the Southwest Quarter of said Section 10, a distance of 330.07 feet;

Thence North 00 degrees 26 minutes 28 seconds East, along the West line of the South Half of the East Half of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of said Section 10, a distance of 265.13 feet, to the Northwest Quarter of said South Half;

Thence North 89 degrees 11 minutes 34 seconds East, along the North line of the South Half of the East Half of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of said Section 10, a distance of 330.11 feet, to the Northeast Quarter of said South Half;

Thence South 00 degrees 27 minutes 04 seconds West, a distance of 265.05 feet, along the East line of the South Half of the East Half of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter of said Section 10, to the **POINT OF BEGINNING**.

Encompassing 87,484 square feet or 2.008 acres, more or less.

See Exhibit "A" attached hereto and made a part hereof.

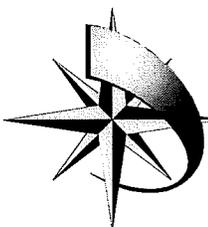
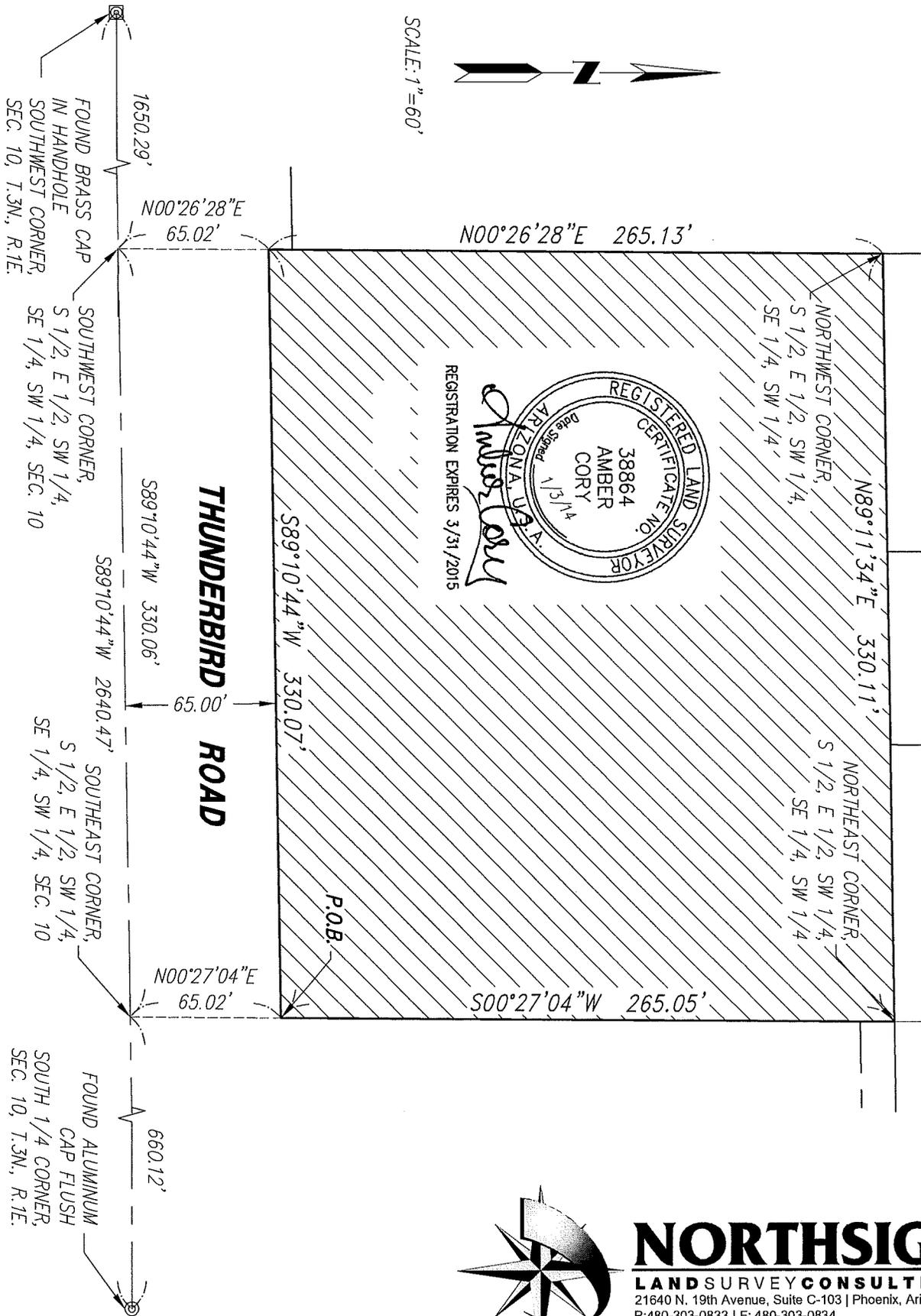
Any modification to or omission from this description completely
absolves the surveyor from any liability for this description.



EXHIBIT 'A'
APN 200-63-552

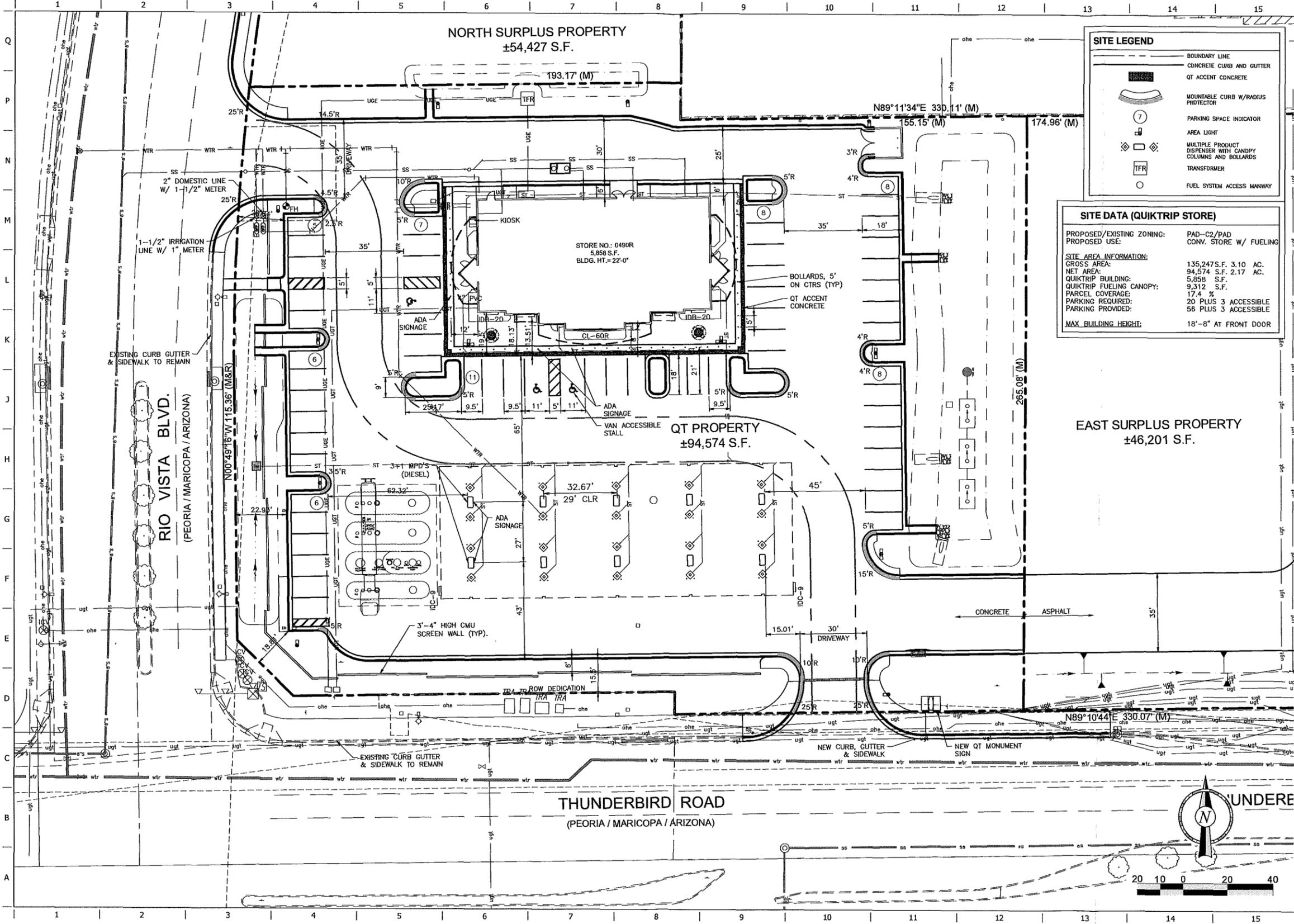


SCALE: 1"=60'



NORTHSIGHT
LAND SURVEY CONSULTING INC
 21640 N. 19th Avenue, Suite C-103 | Phoenix, Arizona 85027
 P: 480-303-0833 | F: 480-303-0834
 www.NorthsightSurvey.com

FILE LOCATION: \\105A\4490R_aha - ntr to x drive\4490_05-0480_Civil.dwg TAB NAME: Site (Prelim) USER: cec033 SAVED: 12/23/2013 10:58 AM PLOTTED: 12/23/2013 10:54 AM



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- QT ACCENT CONCRETE
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANDY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

SITE DATA (QUIKTRIP STORE)

PROPOSED/EXISTING ZONING: PAD-C2/PAD
 PROPOSED USE: CONV. STORE W/ FUELING

SITE AREA INFORMATION:

GROSS AREA:	135,247 S.F. 3.10 AC.
NET AREA:	94,574 S.F. 2.17 AC.
QUIKTRIP BUILDING:	5,858 S.F.
QUIKTRIP FUELING CANOPY:	9,312 S.F.
PARCEL COVERAGE:	17.4 %
PARKING REQUIRED:	20 PLUS 3 ACCESSIBLE
PARKING PROVIDED:	56 PLUS 3 ACCESSIBLE
MAX. BUILDING HEIGHT:	18'-8" AT FRONT DOOR

REGISTERED PROFESSIONAL ARCHITECT
 2557 DANIEL D. FILUK
 PEORIA, ARIZONA
 Expires 12/31/14

PROJECT NO.: 0490R

ARCHITECTURAL GROUP, LLC

300 W. Clarendon Avenue Suite 310
 Peoria, AZ 85013
 Phone: 602.234.1889
 Fax: 602.234.1413

QuikTrip No. 0490R

THUNDERBIRD RD & RIO VISTA BLVD
 PEORIA, ARIZONA

QT

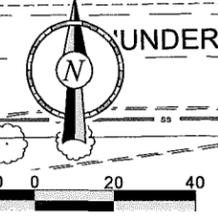
© COPYRIGHT QUIKTRIP CORPORATION 2011
 ALL UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

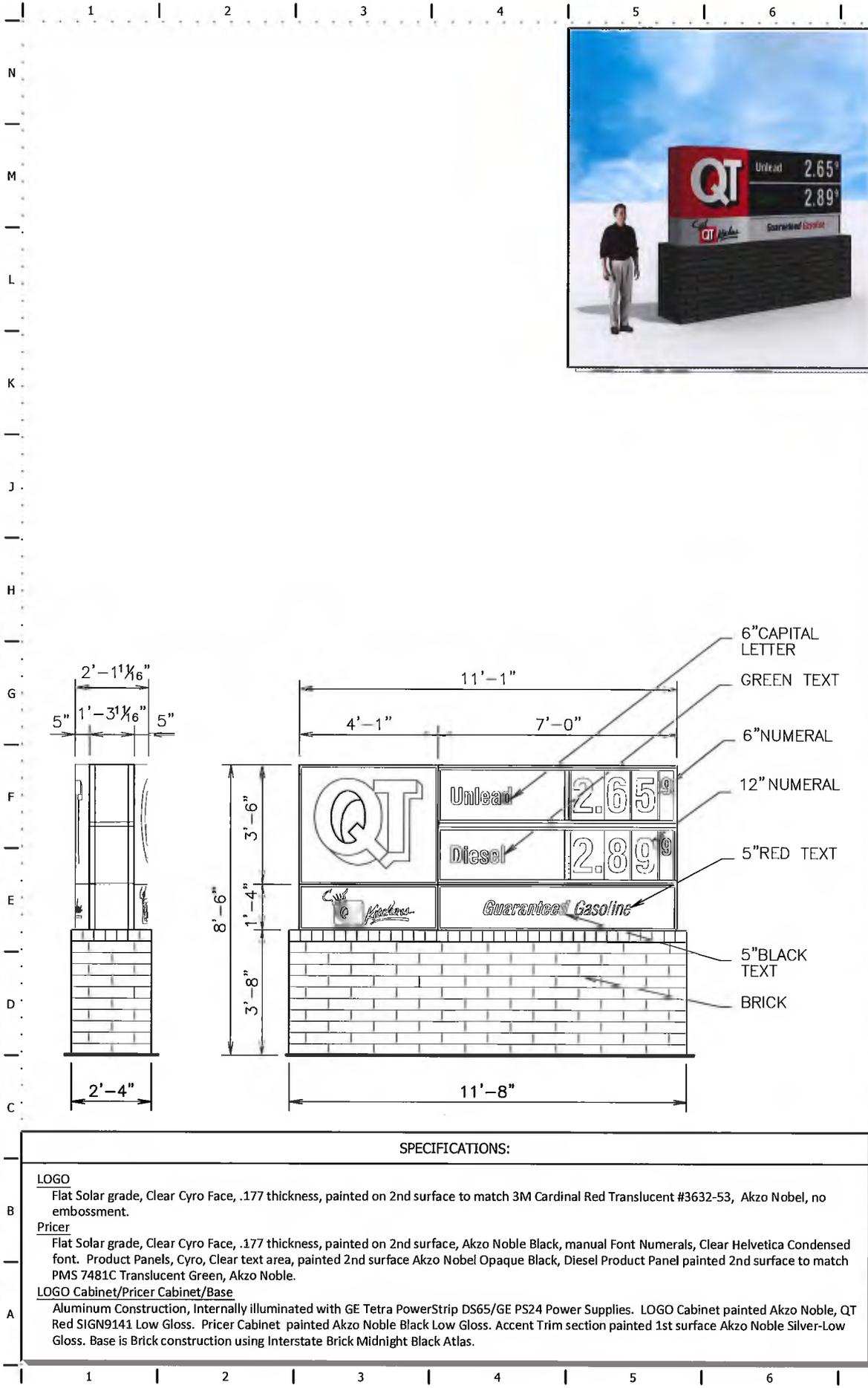
PROTOTYPE: P-76 (8/01/13)
 DIVISION:
 VERSION: 001
 DESIGNED BY:
 DRAWN BY:
 REVIEWED BY:

REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:
 PRELIMINARY SITE PLAN

SHEET NUMBER:
 4





QuikTrip
 4902 South Loop West, Suite 1000
 Houston, TX 77057
 281.435.2700



Custom Horizontal Monument Sign
 MH12-2PGQ-BB Custom BB Height

NOTES	
DRAWN BY	CDC
ISSUE DATE	12/16/13

SQUARE FOOTAGE	
TYPEFACE	21
INSIDE CAN	47
ENTIRE SIGN	54

SCALE:	1/4" = 1'-0"
SERIAL NUMBER:	MH12-2PGQ-BB
STORE NUMBER:	0490

SPECIFICATIONS:

LOGO
 Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53, Akzo Nobel, no embossment.

Pricer
 Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface, Akzo Noble Black, manual Font Numerals, Clear Helvetica Condensed font. Product Panels, Cyro, Clear text area, painted 2nd surface Akzo Nobel Opaque Black, Diesel Product Panel painted 2nd surface to match PMS 7481C Translucent Green, Akzo Noble.

LOGO Cabinet/Pricer Cabinet/Base
 Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss. Base is Brick construction using Interstate Brick Midnight Black Atlas.



QuikTrip 0490R



300 W. Clarendon Avenue
Suite 320
Phoenix, AZ 85013
O: 602.234.1868
F: 602.234.1413