

INDEX OF DRAWINGS

SHEET INDEX

SHEET NO.	DESCRIPTION	LATEST DATE
1	C0.01 COVER SHEET	04/20/2026
2	C1.00 REMOVAL PLAN	04/20/2026
3	C2.00 SITE PLAN	04/20/2026
4	C3.00 GRADING & DRAINAGE PLAN	04/20/2026

● FILLED CIRCLE INDICATES PLAN IS INCLUDED WITH THIS SUBMITTAL

QUANTITIES

GRADING AND DRAINAGE QUANTITIES

DESC.	QTY.	UNIT
6" CURB & GUTTER	228	LF
RIP RAP	8	SY
LIGHT DUTY PAVEMENT	1,491	SY

PROJECT INFO

PROJECT LOCATION:
SITE ADDRESS: 6838 E. BASELINE RD., MESA, ARIZONA, 85206

PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING FUEL STATION AND UNDERGROUND TANKS, RE-PAVING THE CONCRETE PAD, AND PROPOSED CURB ISLANDS AND PARKING SPACES.

SITE DATA:
ASSESSOR PARCEL NUMBER: 141-54-166
ZONING: C-2
GROSS AREA: 348,136 SF (7.99 AC)
NET AREA: 331,150 SF (7.60 AC)
DISTURBED AREA: 9,996 SF (0.23 AC)

BASIS OF BEARING:
THE BASIS OF BEARING IS THE MONUMENT LINE OF EAST BASELINE ROAD, ALSO BEING THE NORTH LINE OF SOUTHWEST CORNER SECTION 31, USING A BEARING OF NORTH 89 DEGREES 36 MINUTES 55 SECONDS EAST.

BENCHMARK:
BRASS TAG ON TOP OF CURB AT THE NORTHWEST CORNER OF POWER ROAD AND BASELINE ROAD.

ELEVATION = 1352.64 (CITY OF MESA DATUM)

FEMA

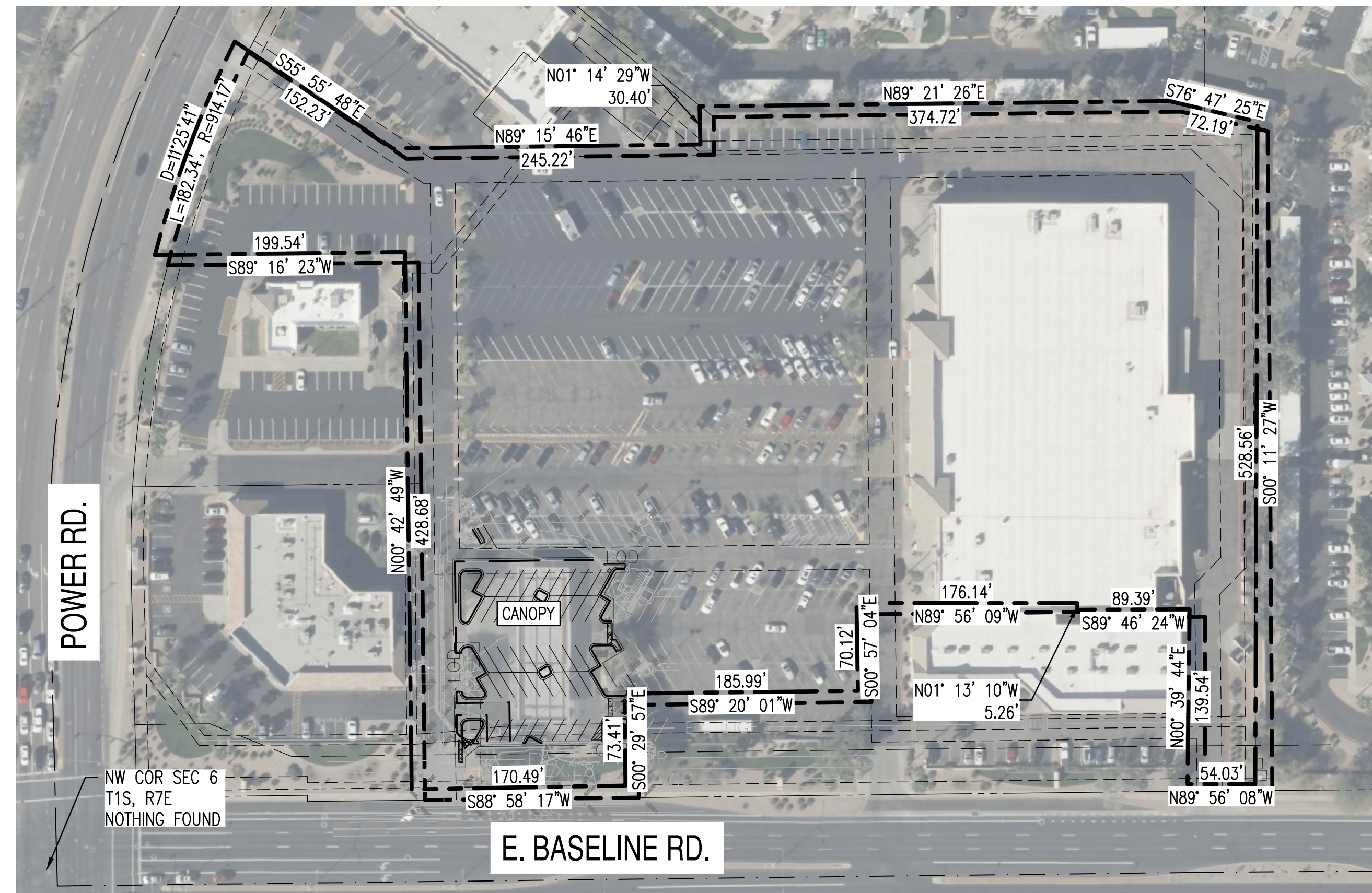
MAP NUMBER	COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C2295L	040048	2295 10/16/2013	L	X (SHADED)	N/A

NOTE: EXISTING INFORMATION & CONDITIONS WERE BASED ON APPROVED CIVIL IMPROVEMENTS PLANS FOR FRY'S FUELING CENTER #55 1915 S. POWER ROAD MESA, ARIZONA DONE BY ZELL COMPANY L.L.C. PROJECT BLD 10-02995, DATED AUGUST 12, 2010.

FRYS #55 FC

MINOR SITE PLAN MODIFICATION

6838 E. BASELINE RD., MESA, ARIZONA, 85206
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



SITE MAP
NTS

ABBREVIATIONS

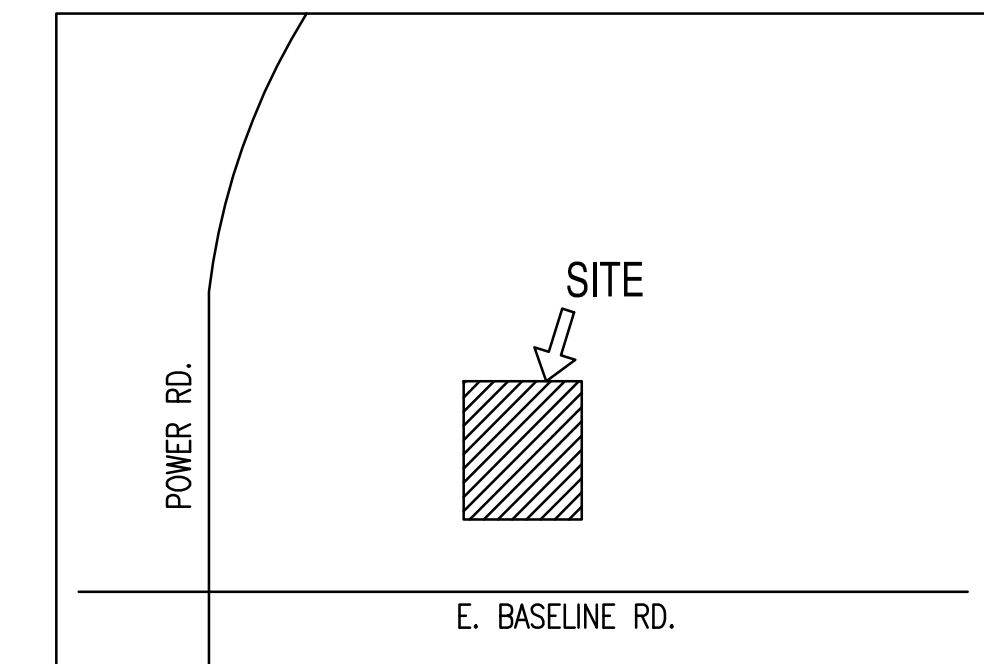
AC	ACRE/ASPHALT CONCRETE	MAG	MARICOPA ASSOCIATION OF GOVERNMENTS	VCP	VITRIFIED CLAY PIPE
ABC	ASPHALT BASE COURSE	N	NORTH	VG	VALLEY GUTTER
ACP	ABESTOS CEMENT PIPE	NTS	NOT TO SCALE	W	WEST
ADA	AMERICANS WITH DISABILITIES ACT	O.C.	ON CENTER	WTR	WATER
BK	BOOK	P	PAVEMENT		
BSL	BUILDING SETBACK LINE	PG	PAGE		
C	CONCRETE	PUE	PUBLIC UTILITY EASEMENT		
DET.	DETAIL	PUFE	PUBLIC UTILITY & FACILITIES EASEMENT		
DESC	DESCRIPTION	PVC	POLYVINYL CHLORIDE		
DIP	DUCTILE IRON PIPE	QTY	QUANTITY		
E	EAST	ROW	RIGHTS-OF-WAY		
ESMT	EASEMENT	S	SOUTH/SLOPE		
EX.	EXISTING	STD.	STANDARD		
G	GUTTER	SWR	SEWER		
IRRIG	IRRIGATION	SY	SQUARE YARD		
LF	LINEAR FEET				

THE DEMOLITION AND REMOVAL OF THE EXISTING FUEL STATION, INCLUDING UNDERGROUND TANKS, SHALL COMPLY WITH THE 2018 INTERNATIONAL FIRE CODE (IFC) SECTION 5704.2.14.1 ITEMS 1 THROUGH 6, 2018 NFPA 30 SECTIONS C.5.1 THROUGH C.5.5, AND ALL APPLICABLE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND THE CITY OF MESA ADMINISTRATIVE CODE.

VICINITY MAP



VICINITY MAP
S31 T1 R6
NTS



PROJECT TEAM

OWNER

FRY'S FOOD STORES OF ARIZONA, INC.
3336 E. 32ND STREET, STE. 217,
TULSA, OK 74135
ATTN.: BURKE & NICKEL

DEVELOPER

FRY'S FOOD & DRUG STORES
500 S. 99TH AVE.
TOLLESON, ARIZONA 85353
PHONE: 623-907-1990
ATTN.: DAVE HILL
EMAIL: DAVE.HILL@FRYSFOOD.COM

CIVIL ENGINEER

SUSTAINABILITY ENGINEERING GROUP
5240 N. 16TH STREET, SUITE 105
PHOENIX, ARIZONA 85016
PHONE: 480-588-7226
ATTN.: ALI FAKIH
EMAIL: ALI@AZSEG.COM

ENGINEERS AS-BUILT CERTIFICATION

AS BUILT CERTIFICATION:

I HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION AS SHOWN HEREON WAS MADE UNDER MY SUPERVISION, OR AS NOTED, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED CIVIL ENGR/SURVEYOR

DATE

APPROVALS

"THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY. THE CITY SHALL NOT BE LIABLE FOR ERRORS OR OMISSIONS OF THE DESIGN ENGINEER."

CITY ENGINEER

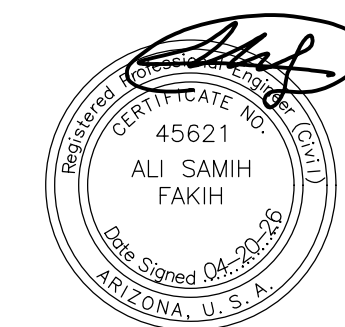
DATE

CITY PUBLIC WORKS DIRECTOR

DATE

CITY WATER SERVICES DIRECTOR

DATE



EXPIRATION DATE: 12-31-2027

SUSTAINABILITY
ENGINEERING
GROUP

SEG



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23421 S. Prairie Dr., Suite 270
Laguna Hills, CA 92653
Phone (303) 715-5917
Fax (303) 715-5905



PROJECT
REMOVAL OF
FRY'S 55 FUEL CENTER

LOCATION
6838 E. BASELINE RD.,
MESA, AZ 85206

DRAWN	GA	03/31/2026
DESIGNED	AG/AJ	04/01/2026
CHECKED	CB	04/20/2026
FINAL CC	CB	04/20/2026
PROJ. MGR.	CB	04/20/2026

DATE: 04/20/2026

ISSUED FOR:

ENTITLEMENTS

REVISION NO.	DATE

JOB NO.: 251006

SHEET TITLE:

COVER SHEET

PAGE NO.:

1 OF 4

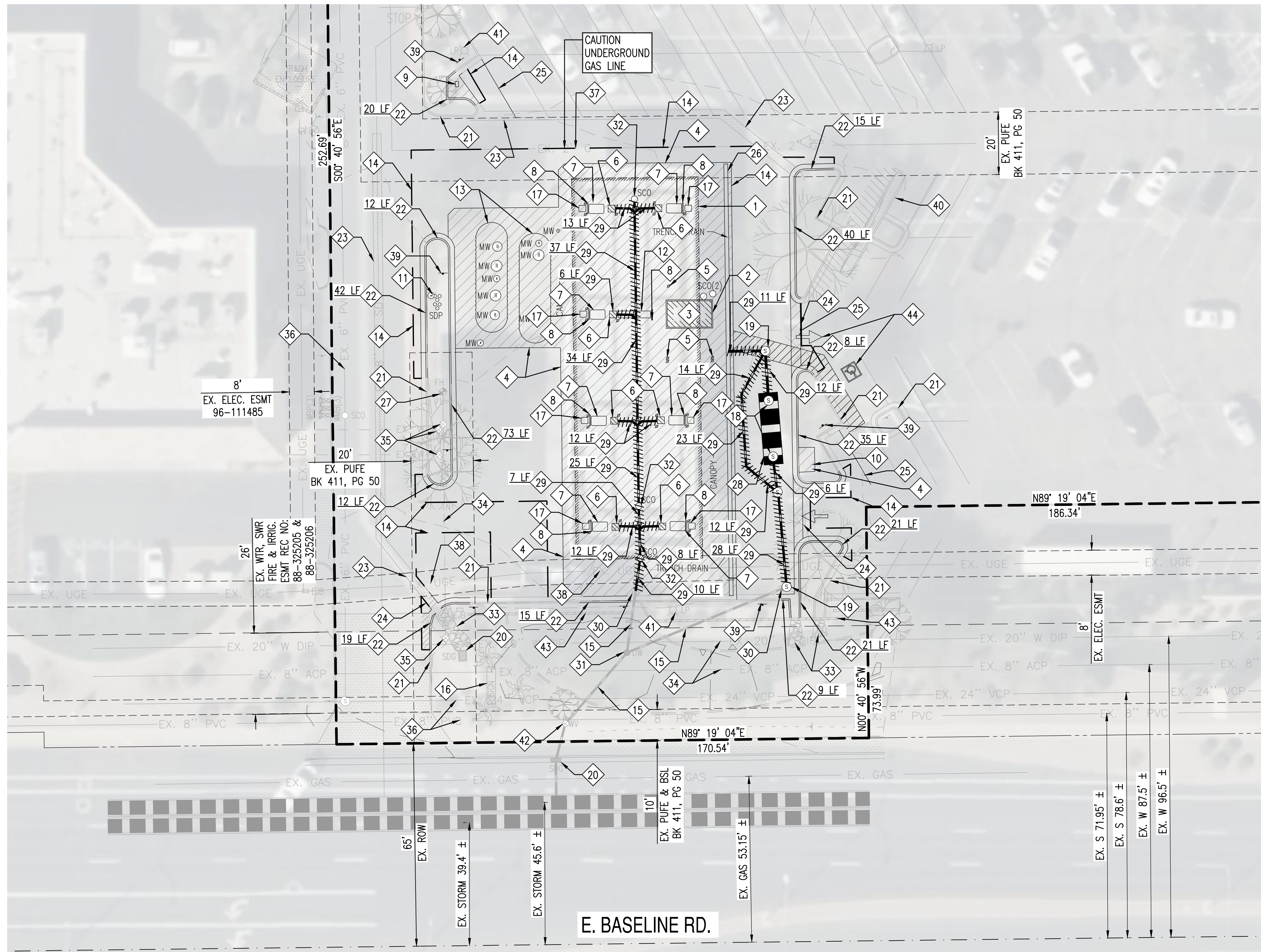
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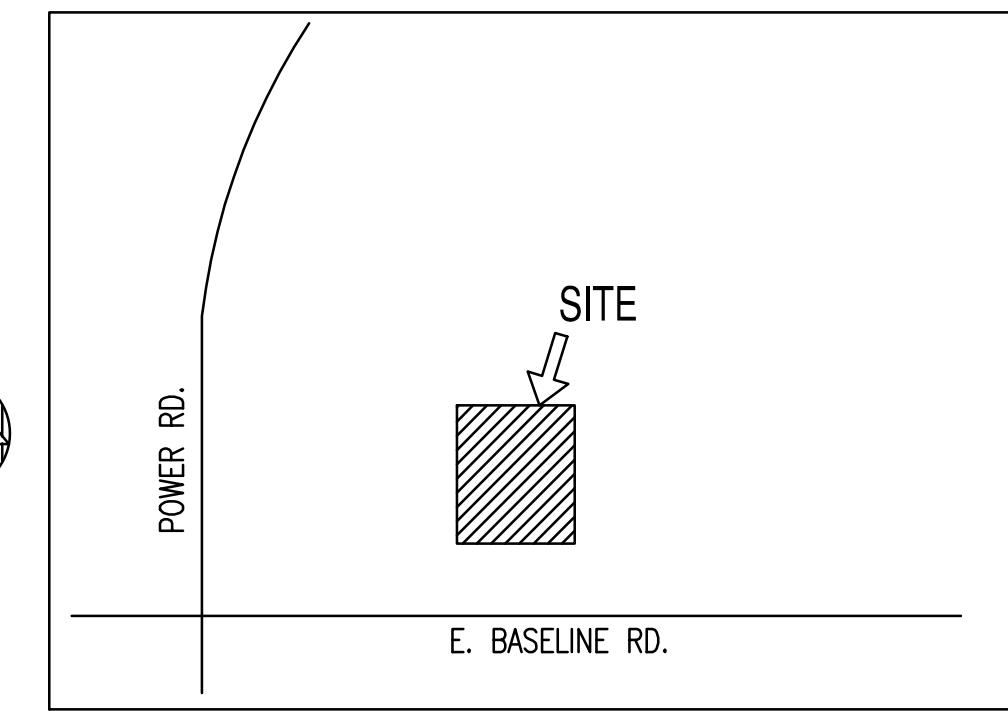
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FRYS #55 FC REMOVAL PLAN

6838 E. BASELINE RD., MESA, ARIZONA, 85206
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
NTS



REMOVAL CONSTRUCTION KEY NOTES

- 1 REMOVE EXISTING CANOPY.
- 2 REMOVE EXISTING PREFABRICATED KIOSK.
- 3 REMOVE EXISTING KIOSK FOUNDATION.
- 4 REMOVE EXISTING CONCRETE PAD.
- 5 REMOVE EXISTING 6" PIPE BOLLARD*.
- 6 REMOVE EXISTING CANOPY COLUMN*.
- 7 REMOVE MULTI-PRODUCT DISPENSER*.
- 8 REMOVE EXISTING INVERTED U-SHAPED STEEL PIPE GUARD POST*.
- 9 REMOVE EXISTING AIR & WATER UNIT AND ABANDON ASSOCIATED WATER SERVICE LINE.
- 10 REMOVE AND SALVAGE PROPANE EXCHANGE EQUIPMENT.
- 11 REMOVE STEEL VENT RISER STACK AND ABANDON ASSOCIATED PRODUCT PIPES.
- 12 REMOVE MERCHANDISER*.
- 13 REMOVE FUEL STORAGE TANKS AND ASSOCIATED PIPE.
- 14 SAWCUT EXISTING PAVEMENT TO PROVIDE STRAIGHT VERTICAL EDGES, FREE FROM IRREGULARITIES, MIN 2' FROM CONCRETE PAD.
- 15 PROTECT EXISTING STORM PIPE IN PLACE.
- 16 MONUMENT SIGN TO BE MODIFIED TO REMOVE FUEL PRICING BY OTHERS.
- 17 REMOVE EXISTING TRASH CAN.
- 18 REMOVE EXISTING WATER QUALITY TANK INSPECTION RISER.
- 19 REMOVE EXISTING STORM DRAIN STRUCTURE.
- 20 PROTECT EXISTING CATCH BASIN.
- 21 PROTECT EXISTING VERTICAL CURB / CURB AND GUTTER.
- 22 REMOVE EXISTING VERTICAL CURB / CURB AND GUTTER.
- 23 PROTECT EXISTING VALLEY GUTTER.
- 24 REMOVE EXISTING VALLEY GUTTER.
- 25 REMOVE EXISTING STRIPING.
- 26 REMOVE EXISTING TRENCH DRAIN SYSTEM.
- 27 PROTECT EXISTING FIRE HYDRANT.
- 28 REMOVE EXISTING WATER QUALITY UNIT.
- 29 REMOVE EXISTING STORM PIPE.
- 30 CAP AND ABANDON EXISTING STORM PIPE.
- 31 PROTECT EXISTING BUBBLE UP MANHOLE.
- 32 REMOVE EXISTING STORM CLEAN OUT.
- 33 PROTECT EXISTING RIP RAP.
- 34 PROTECT EXISTING WATER LINE.
- 35 PROTECT EXISTING WATER VALVE.
- 36 PROTECT EXISTING SEWER LINE.
- 37 PROTECT EXISTING GAS LINE.
- 38 PROTECT EXISTING UNDERGROUND ELECTRICAL LINE.
- 39 REMOVE EXISTING SIGN.
- 40 PROTECT EXISTING CART CORRAL.
- 41 PROTECT EXISTING LIGHT POLE.
- 42 PROTECT EXISTING 8" STORM GATE VALVE.
- 43 PROTECT EXISTING LANDSCAPE WALL
- 44 GRIND AND REMOVE EXISTING ADA SYMBOL AND ASSOCIATED STRIPING.

REMOVAL NOTES:

1. SOIL EROSION AND SILTATION CONTROL MEASURES MUST BE IN PLACE PRIOR TO STARTING REMOVALS AND EARTH MOVING OPERATIONS. THESE CONTROL MEASURES SHALL CONFORM IN ALL RESPECTS TO OPENING AGENCY REQUIREMENTS.
2. ALL REMOVAL AND DEMOLITION WORK SHALL CONFORM TO GOVERNING AGENCY DESIGN STANDARDS AND SPECIFICATIONS. COMPLY WITH OSHA REGULATIONS INsofar AS THEY APPLY TO THE REQUIRED WORK.
3. PERFORM CLEARING, GRUBBING, STUMP REMOVAL, TOPSOIL REMOVAL AND STOCKPILING IN ACCORDANCE WITH THE PROJECT DOCUMENTS.
4. REMOVE TREES, SHRUBS, STUMPS, AND ROOT SYSTEMS TO A MINIMUM DEPTH OF 42" BELOW GRADE.
5. WHERE EXISTING PAVEMENT IS TO BE PARTIALLY REMOVED, SAWCUT PAVEMENT FULL DEPTH TO PROVIDE A SMOOTH JOINT WITH PROPOSED PAVEMENT. IF APPLICABLE, SAWCUT SHALL BE MADE A MINIMUM OF TWO (2) FEET BEYOND ANY NEW CURB OR WALK LIMITS.
6. NO ATTEMPT IS MADE TO STIPULATE EVERY REQUIRED ITEM OF REMOVAL AND DEMOLITION EITHER ON DRAWINGS OR IN SPECIFICATIONS. THE CONTRACTOR MUST VISIT THE SITE AND STUDY EXISTING PHYSICAL CONDITIONS, REVIEW DRAWINGS, AND REACH THEIR OWN CONCLUSIONS ON WORK NECESSARY TO ACCOMPLISH INTENDED RESULTS DESCRIBED BY THE PROJECT DOCUMENTS.
7. COMPLETELY RESTORE ALL DISTURBED AREAS TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION AND TO THE SATISFACTION OF THE OWNER AND MUNICIPALITY. ALL COSTS FOR CLEAN-UP, RESTORATION WORK AND OTHER IMMEDIATE OPERATIONS SUCH AS, BUT NOT LIMITED TO, CONSTRUCTION SIGNAGE, STREET SWEEPING, AND MAINTAINING EXISTING UTILITIES SHALL BE THE CONTRACTORS RESPONSIBILITY. PERFORM RESTORATION WORK WITH FIVE (5) DAYS AFTER COMPLETION OF FINAL GRADING.
8. TRAFFIC MAINTENANCE TO BE IN ACCORDANCE WITH M.U.T.C.D.

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3336 E. 32ND STREET, STE. 217,
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ATTN: BURKE & NICKEL

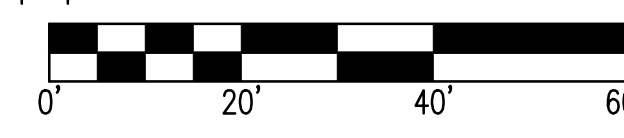
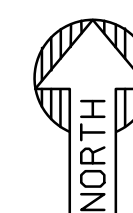
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REMOVAL LEGEND:

- SAWCUT LINE
- PIPE REMOVAL, LENGTH PER PLAN
- PAVEMENT REMOVAL (336 SY TOTAL)
- CONCRETE REMOVAL (1,020 SY TOTAL)

EXISTING LEGEND:

- PROPERTY LINE
- ROAD CENTERLINE



SCALE: 1" = 20'

NOTE:

- * UTILITY DISCONNECT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR IN COORDINATION WITH THE RESPECTIVE UTILITY PROVIDERS, INCLUDING ELECTRICAL, GAS, COMMUNICATIONS, WATER, AND SEWER SERVICES.
- * TYPICAL ALL ASSOCIATED WITH FUEL CENTER.



SUSTAINABILITY
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Fax (602) 907-1974

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PROJECT REMOVAL OF FRY'S 55 FUEL CENTER	LOCATION 6838 E. BASELINE RD., MESA, AZ 85206
DRAWN: GA 03/31/2026	DESIGNED: AG/AJ 04/01/2026
CHECKED: CB 04/20/2026	FINAL QC: CB 04/20/2026
PROJ. MGR: CB 04/20/2026	
DATE: 04/20/2026	

ISSUED FOR:	ENTITLEMENTS
REVISION NO.:	DATE:
JOB NO.:	251006
SHEET TITLE:	REMOVAL PLAN

PAGE NO.:	SHEET NO.:
2 OF 4	C1.00

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 3336 E. 32ND STREET, STE. 217,
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 ATTN: BURKE & NICKEL

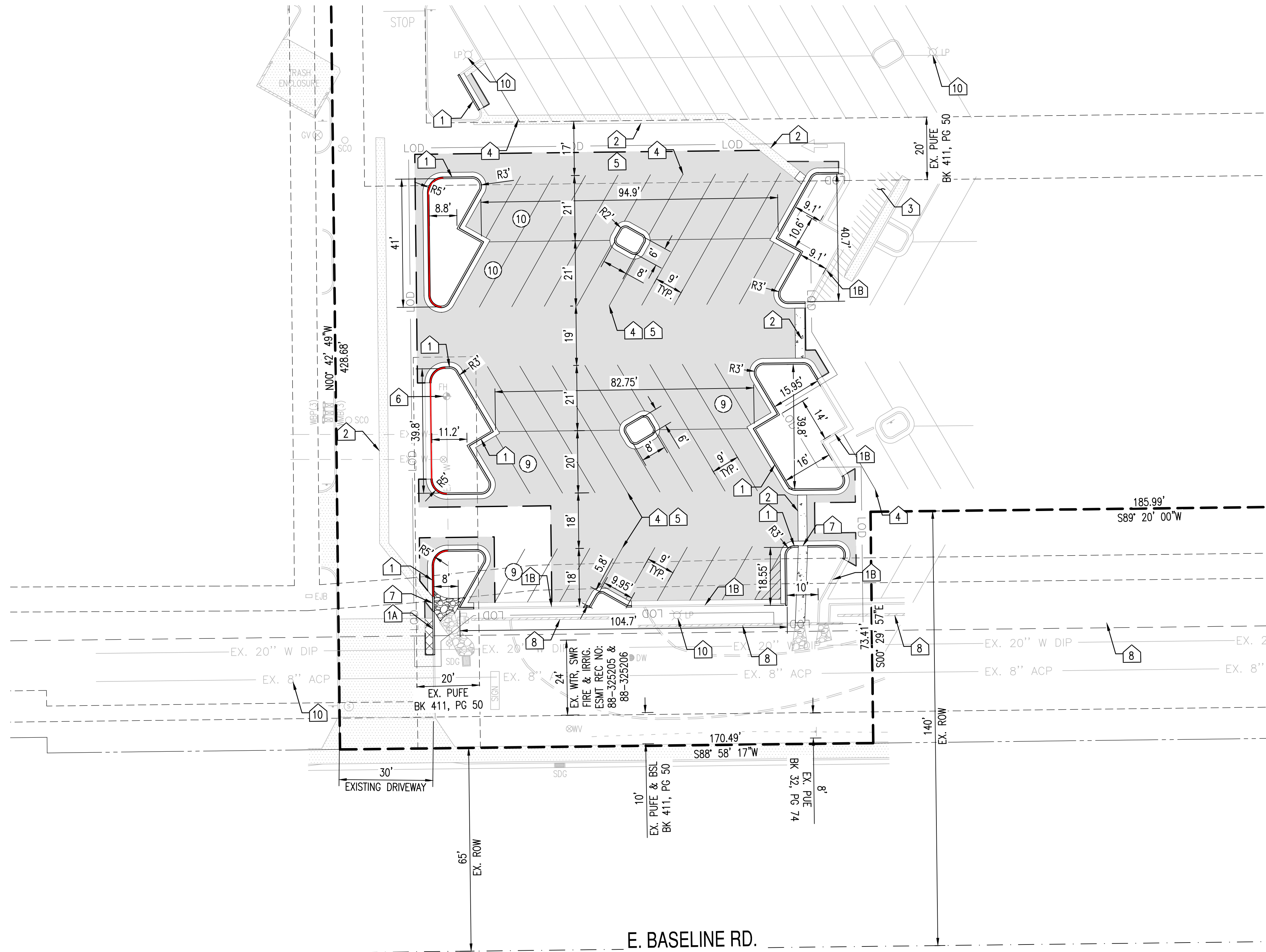
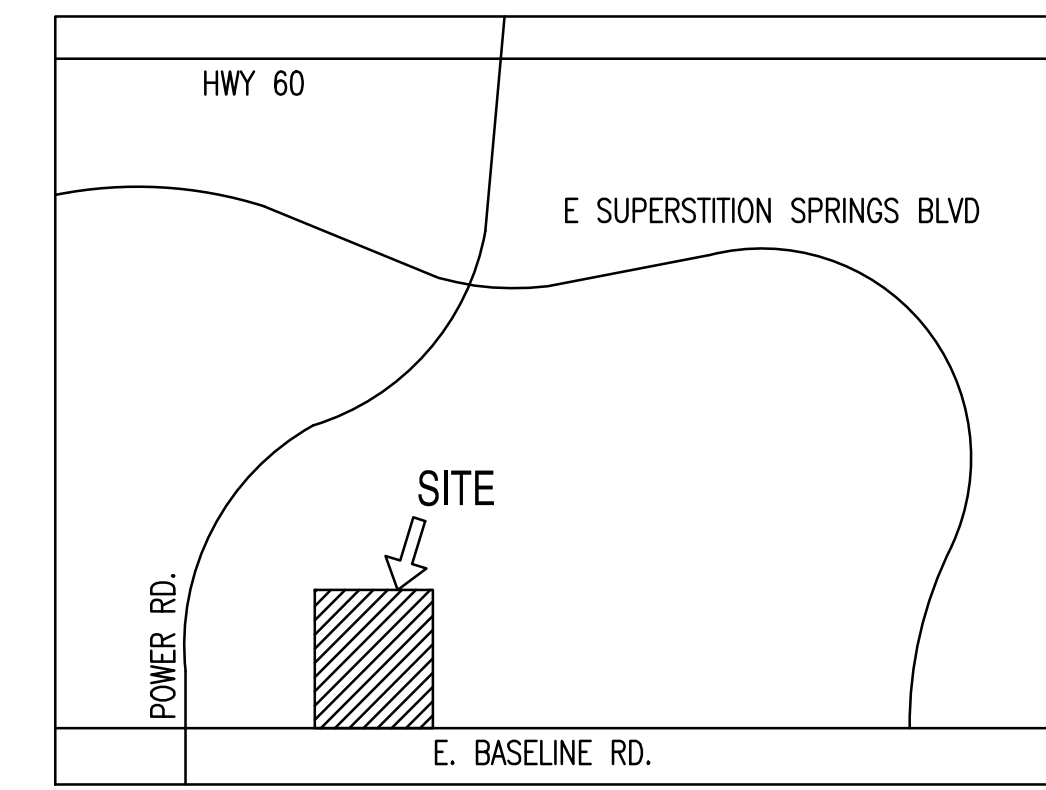
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FRYS #55 FC SITE PLAN

6838 E. BASELINE RD., MESA, ARIZONA, 85206

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



DEVELOPMENT SUMMARY TABLE:		
PROJECT ADDRESS:		
6838 E. BASELINE ROAD, MESA, ARIZONA 85206		
PROJECT DESCRIPTION:		
THE PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING FUEL STATION AND RE-PAVING CONCRETE PAD.		
DEVELOPMENT INFORMATION:		
APN:	141-54-166	
EXISTING ZONING:	LC	
AREA OF LOT 1:	330,459 SF	7.59 AC
DISTURBED AREA:	9,996 SF	0.23 AC
PARKING SUMMARY		
EXISTING BEFORE DEVELOPMENT:	416	
AVAILABLE AFTER DEVELOPMENT:	463	
PARKING GAINED:	47	

SITE PLAN CONSTRUCTION KEY NOTES

- 1 CONSTRUCT 6" CURB AND GUTTER PER GRADING PLANS.
- 1B EXISTING 6" VERTICAL CURB AND GUTTER.
- 2 EXISTING VALLEY GUTTER.
- 3 EXISTING 5" PEDESTRIAN PATHWAY WITH 4" WIDE YELLOW PAINT, AT 45' 2 FEET O.C.
- 4 PROVIDE PAINTED STRIPING TO MATCH EXISTING SPACES, PER CITY OF MESA ZONING CODE 11-32-4.
- 5 PROVIDE LIGHT DUTY ASPHALT PAVEMENT PER GRADING PLANS.
- 6 EXISTING FIRE HYDRANT.
- 7 CURB OPENING PER GRADING PLANS.
- 8 EXISTING SCREEN-WALL.
- 10 EXISTING LIGHT POLE TO BE PROTECTED IN PLACE.

PROPOSED LEGEND:

- PROPERTY LINE
- LOD
- VERTICAL CURB
- CURB & GUTTER
- (X) PARKING COUNT
- ▨ PAVEMENT STRIPING
- ▭ LIGHT DUTY PAVEMENT
- FIRE LANE RED PAINTED CURB PER FIRE PREVENTION DET. 503.3.
- 35'/55' FIRE ACCESS TURN RADIUS

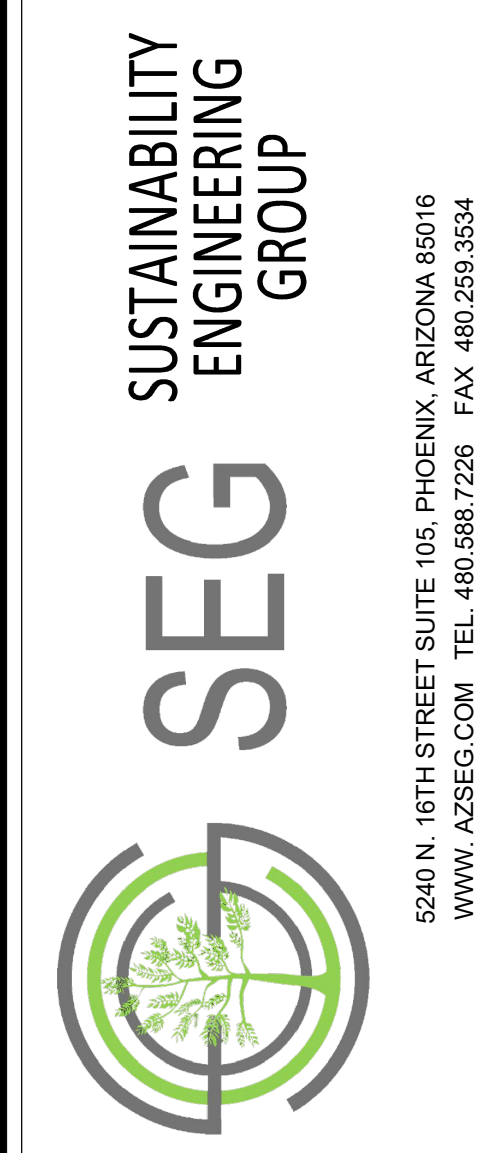
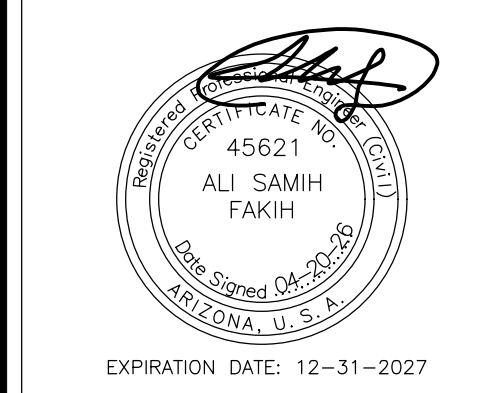
SITE PLANNING CONSIDERATIONS

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
- FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- 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, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- IF APPLICABLE, PEDESTRIAN ACCESS ROUTES ARE PROVIDED IN COMPLIANCE WITH THE LATEST ADA STANDARDS. ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARDS, 2% MAX CROSS SLOPES, AND 5% MAXIMUM LONGITUDINAL SLOPES. TRUNCATED DOMES, AS DETECTABLE WARNINGS, ARE REQUIRED ON SIDEWALK RAMPS THAT CROSS OR ADJOIN A VEHICULAR WAY WHERE SHOWN ON THE PLANS, PER ADAAG SECTION 705.
- PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
- ALL SIGNAGE REQUIRES SEPARATE APPROVAL AND PERMITS.
- A MINIMUM 6-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES WILL BE MAINTAINED.
- OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

APPLICABLE CODES:

JURISDICTION
 BUILDING: CITY OF MESA INTERNATIONAL BUILDING CODE
 HEALTH DEPARTMENT: MARICOPA COUNTY ENVIRONMENTAL SERVICES
 ENVIRONMENTAL: ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

- 2024 INTERNATIONAL BUILDING CODE
- 2023 NATIONAL ELECTRICAL CODE
- 2024 INTERNATIONAL PLUMBING CODE
- 2024 INTERNATIONAL MECHANICAL CODE
- 2024 INTERNATIONAL RESIDENTIAL CODE
- 2024 INTERNATIONAL FUEL GAS CODE
- 2024 INTERNATIONAL ENERGY CONSERVATION CODE
- 2024 INTERNATIONAL FIRE CODE
- 2024 INTERNATIONAL EXISTING BUILDING CODE



PROJECT REMOVAL OF FRY'S 55 FUEL CENTER	LOCATION 6838 E. BASELINE RD., MESA, AZ 85206
DRAWN: RF	03/31/2026
DESIGNED: AG	04/01/2026
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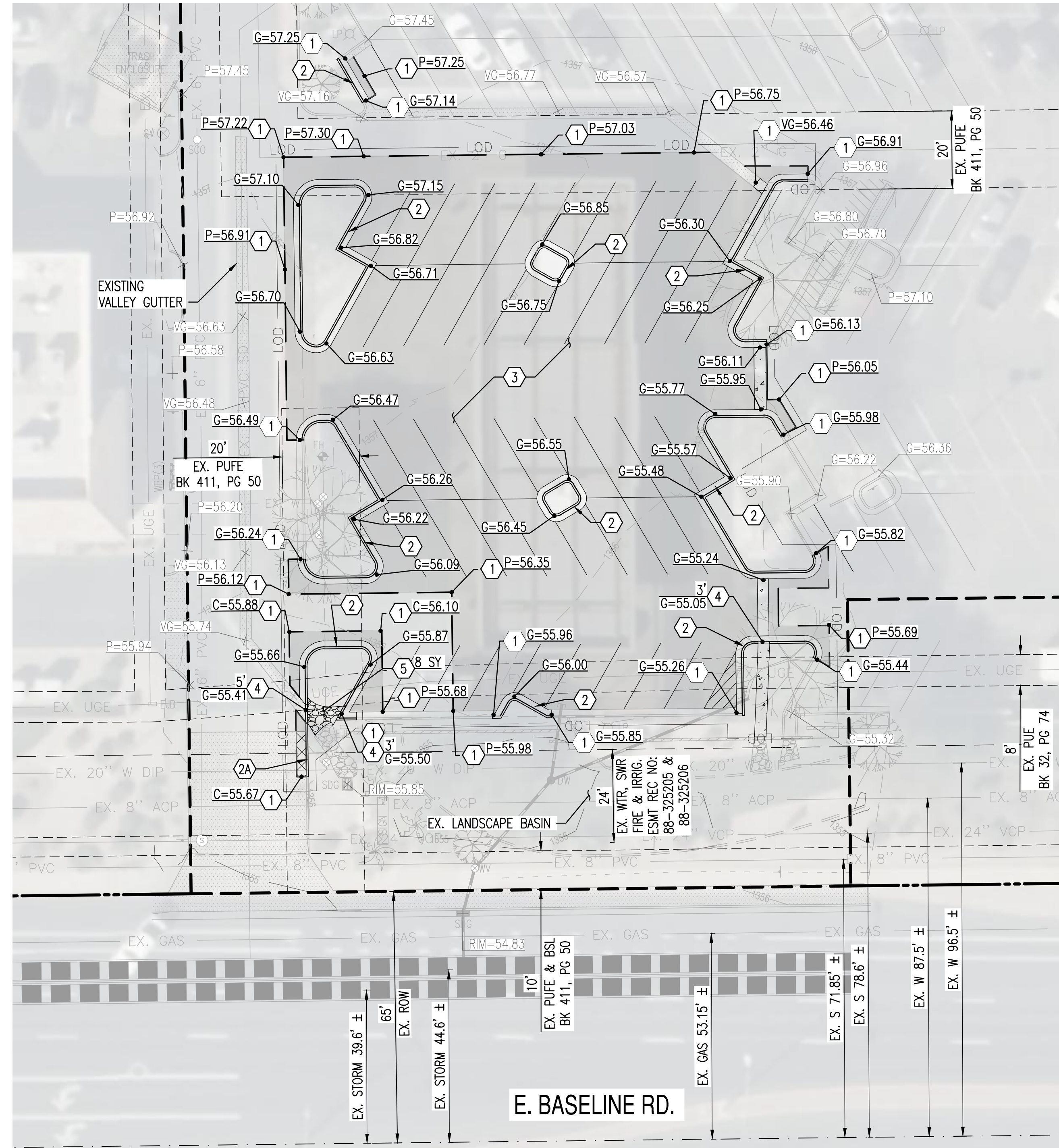
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FRYS #55 FC GRADING AND DRAINAGE PLAN

6838 E. BASELINE RD., MESA, ARIZONA, 85206

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



GRADING CONSTRUCTION KEY NOTES

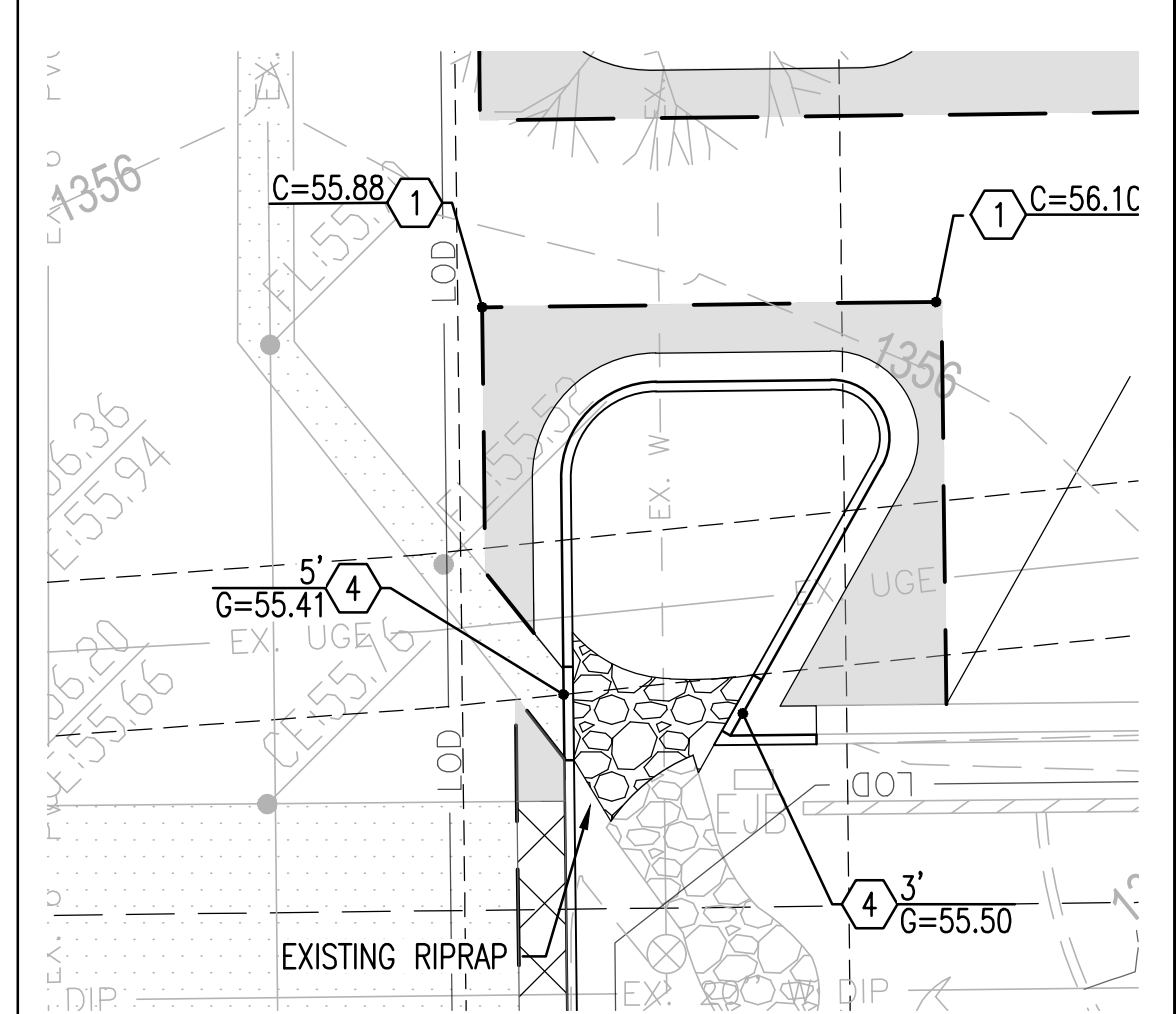
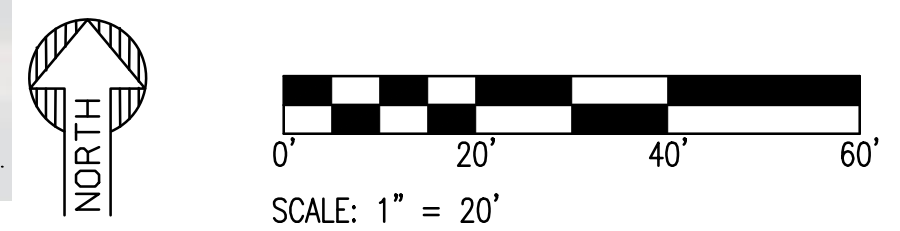
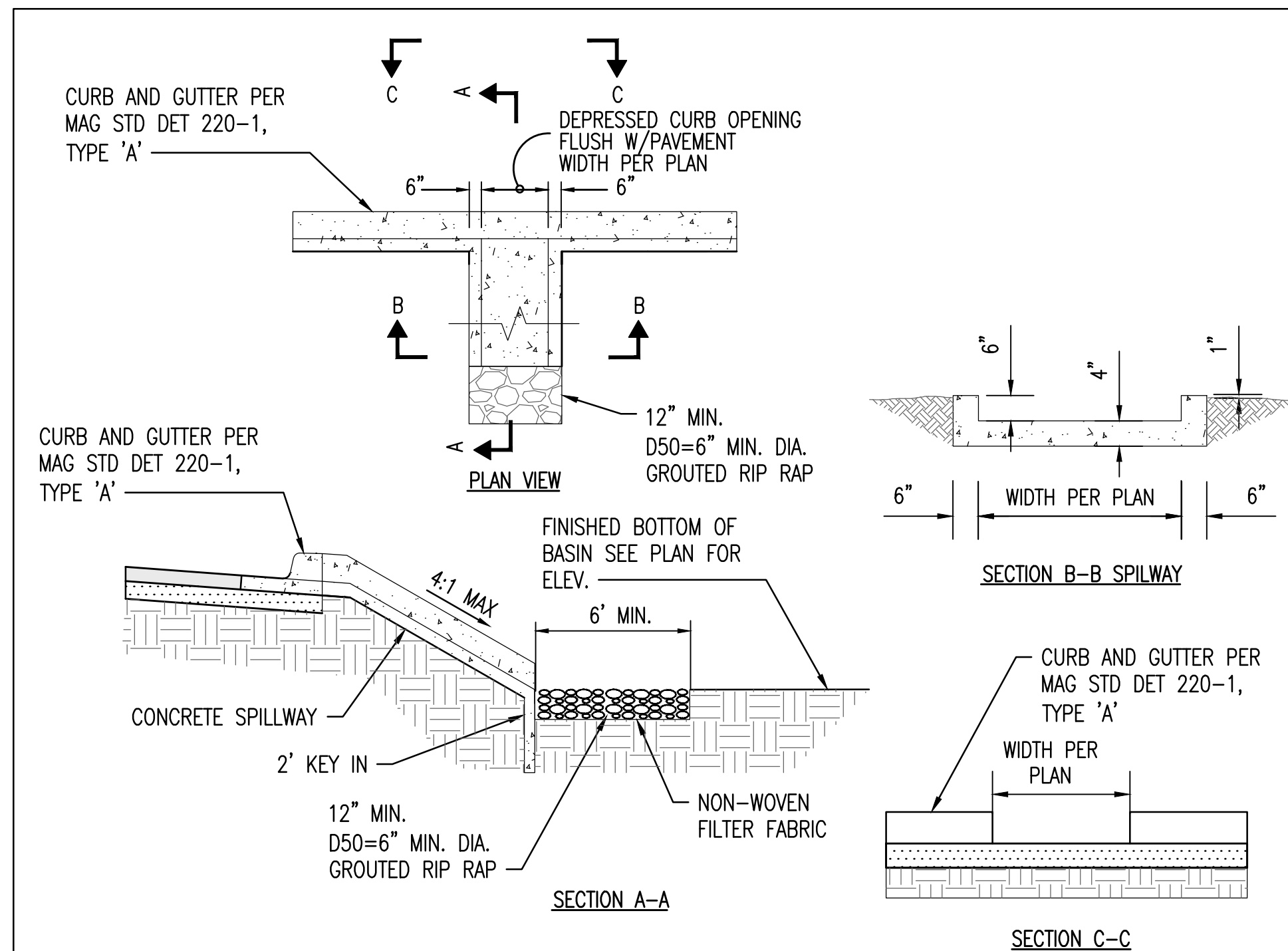
- 1 MATCH EXISTING GRADE; CONTRACTOR TO VERIFY IN FIELD ALL GRADES PRIOR TO CONSTRUCTION ACTIVITIES.
- 2 CONSTRUCT 6" CONCRETE CURB AND GUTTER PER MAG STD. DET. 220-1 TYPE "A".
- 2A CONSTRUCT 6" VERTICAL CURB PER MAG STD. DET. 222 TYPE "B".
- 3 CONSTRUCT 3" AC ON 6" ABC ON COMPACTED SUBGRADE PER MAG SPECIFICATION 301, 310, AND 321 AND DET. 3.
- 4 CONSTRUCT CURB OPENING PER DET. 1. WIDTH PER PLAN.
- 5 FURNISH AND INSTALL RIP-RAP; D50=6", 12" DEPTH. DIMENSIONS PER PLAN. REFER TO DETAIL 2.
- 6 CONSTRUCT CURB OPENING WITH CONCRETE SPILLWAY PER DETAIL 4; LENGTH PER PLAN.

EXISTING LEGEND:

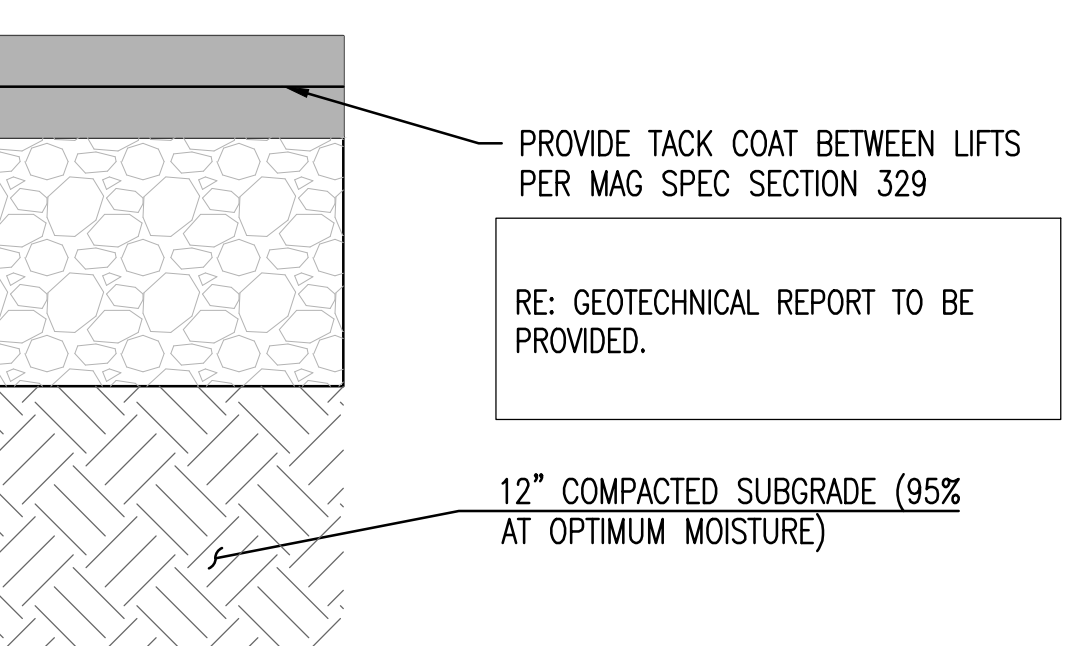
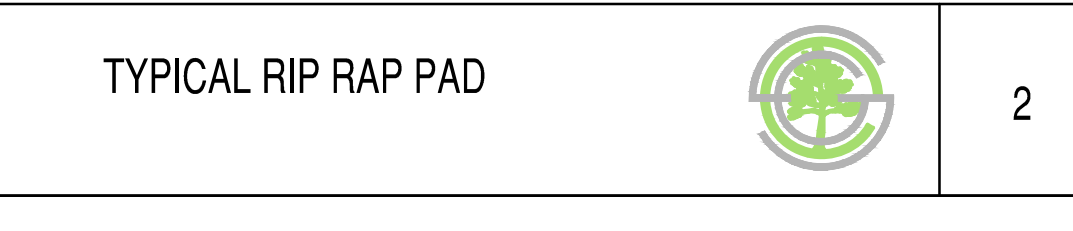
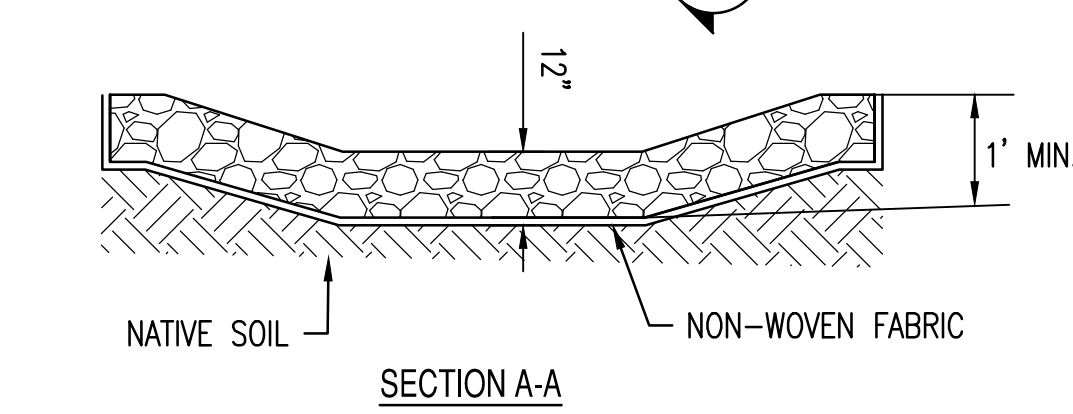
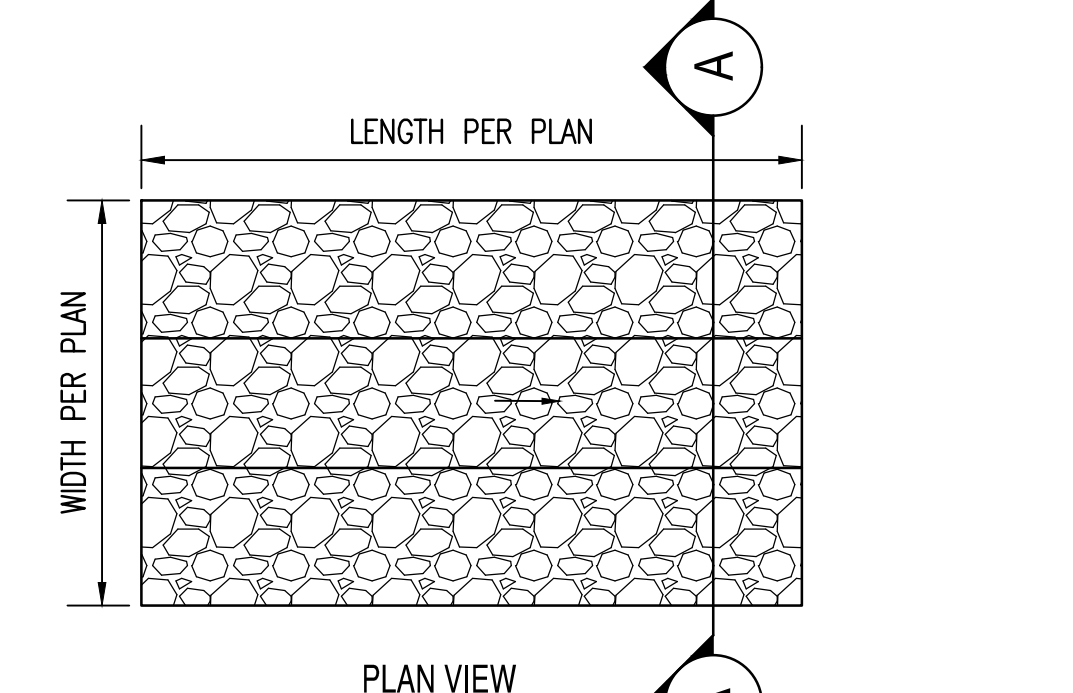
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS

NOTE:

- NEW LIGHT DUTY PAVING TO MATCH EXISTING ASPHALT (TO BE VERIFIED IN FIELD). FRY'S STANDARD'S REQUIRE A MINIMUM DESIGN OF 3" OF ASPHALT ON 6" OF AGGREGATE BASE COURSE.
- EXISTING SURVEY INFORMATION OBTAINED FROM GRADING AND DRAINAGE PLAN DONE BY ZELL COMPANY, L.L.C.



ENLARGED CURB OPENING DETAIL
SCALE 1" = 10'



GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
2. PROPOSED SPOT ELEVATIONS SHOWN REPRESENT FINISHED PAVING, SIDEWALK, SLAB, GUTTER FLOWLINE, OR GROUND ELEVATION. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY.
3. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES.
4. ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE STABILIZED.
5. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, THESE MATERIALS MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEEDED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.
6. IF APPLICABLE, LIME TREATED SUBGRADE MATERIAL SHOULD MEET ARIZONA HIGHWAY DEPARTMENT SPECIFICATIONS. A SPECIFIC MIX DESIGN SHOULD BE PREPARED BY THE GEOTECHNICAL CONSULTANT.
7. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO PROPOSED GRADE PRIOR TO PLACEMENT OF THE FINAL LIFT OF ASPHALT.
8. SUBGRADE WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN SUBGRADE ELEVATION. HOWEVER, ON THE FINISHED ASPHALT SURFACE, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN. CURBS OR PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
10. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR THE TYPICAL SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURED WITHOUT APPROVAL OF THE ENGINEER.
12. GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL TIMES TO ENSURE NO STANDING WATER.

13. PROVIDE THICKENED PAVEMENT TRANSITION AROUND STRUCTURES AND AT OPEN EDGE OF PAVEMENT SECTION.
14. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.
15. UNLESS OTHERWISE INDICATED AT A SPECIFIC LOCATION, ALL FINISHED GRADES ARE TO CONFORM TO AND MATCH EXISTING GRADES.
16. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS.
17. THE CONTRACTOR IS ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT HE SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE THE PROJECT AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.

DRAINAGE STATEMENT

THE FRY'S 55 SITE WAS ORIGINALLY DESIGNED IN 1995 BY NEIL/MCGILL CONSULTANTS, INC. THE GRADING PLAN INDICATED SURFACE DRAINAGE TO PERIMETER LANDSCAPE BASINS. THE PERIMETER BASINS WERE ULTIMATELY DRAINED TO BASELINE ROAD'S STORM DRAIN.

AS THE RETENTION BASIN FILLS WITH WATER, IT WILL DISCHARGE THROUGH AN EQUALIZATION PIPE AT THE WEST END OF THE BASIN. THE DISCHARGE WILL BE CONTROLLED BY A GATE VALVE. IN THE EVENT THE RETENTION BASIN FAILS TO DRAIN IN A TIMELY MANNER, THE GATE VALVE WILL BE OPENED. BASED ON THE SLOPE OF THE PROPOSED 8" DISCHARGE LINE (S=0.0159 FT/FT), THE 8" PIPE IS CAPABLE OF CONVEYING 1.6 CFS.



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PROJECT: REMOVAL OF FRY'S 55 FUEL CENTER	LOCATION: 6838 E. BASELINE RD., MESA, AZ 85206
DRAWN: GA 03/31/2026	CHECKED: AG/AJ 04/01/2026
CHECKED: CB 04/20/2026	FINAL QC: CB 04/20/2026
PROJ. MGR: CB 04/20/2026	DATE: 04/20/2026
ISSUED FOR: ENTITLEMENTS	
REVISION NO.:	DATE:
JOB NO.: 251006	
SHEET TITLE: GRADING & DRAINAGE PLAN	
PAGE NO.: 4 OF 4	SHEET NO.: C3.00

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