



To: Daniel Chambers
QuikTrip Corporation

Date: November 8, 2023

From: Shelly Sorensen, PE, PTOE

Job Number: 23.5585

RE: QuikTrip 1523
Traffic Statement



INTRODUCTION

Lōkahi, LLC (Lōkahi) has prepared a Traffic Statement for the proposed QuikTrip 1523 development, located on the northwest corner of Dobson Road and Ray Road in the City of Chandler, Arizona. The proposed QuikTrip 1523 be comprised of a 5,312 square foot convenience store with 16 vehicle fueling stations. See **Attachment A** and **Figure 1** for the site plan.

The objective of this Traffic Statement is to analyze the proposed development's traffic related impacts onto the adjacent roadway network.

EXISTING CONDITIONS

The site is currently occupied by a vacant building. Historical imagery indicates that the existing building was previously used as a pharmacy business, followed by a pet food store.

The proposed development is bordered by Dobson Road to the east, Ray Road to south, Tutor Time daycare center to the west, and the Seton Catholic Preparatory School to the north. Commercial developments currently occupy the northeast and southeast corners of the Dobson Road and Ray Road intersection. Residential land uses generally occupy the vicinity area.

Arizona State Route 101 (SR 101) is located one (1) mile west of Dobson Road, which provides regional access to the Phoenix metropolitan area.





Ray Road is an east-west roadway that provides three (3) lanes in each direction of travel, with a center raised median. There is a posted speed limit of 45 mph. Per the *City of Chandler's Transportation Master Plan Update*, dated January 2020, Ray Road is classified as a major arterial. According to the City of Chandler 2023 Road Segment Traffic Volumes, Ray Road has an ADT of 41,800 vpd, between Price Road and Dobson Road.

The proposed QuikTrip 1523 be comprised of a 5,312 square foot convenience store with 16 vehicle fueling stations.

There will be two (2) direct access points for the proposed development, both of which are existing driveways. One (1) access will be located along Dobson Road, approximately 330-feet north of Ray Road (centerline-to-centerline). This is currently an unrestricted access point. However, the City of Chandler is planning improvements to the intersection of Dobson Road and Ray Road (CIP 6ST754). A median is anticipated to be provided along Dobson Road, which will limit this site driveway to right-in and right-out only movements.

Additionally, one (1) access is located along Ray Road, approximately 380-feet west of Dobson Road. This is an existing right-in and right-out driveway.

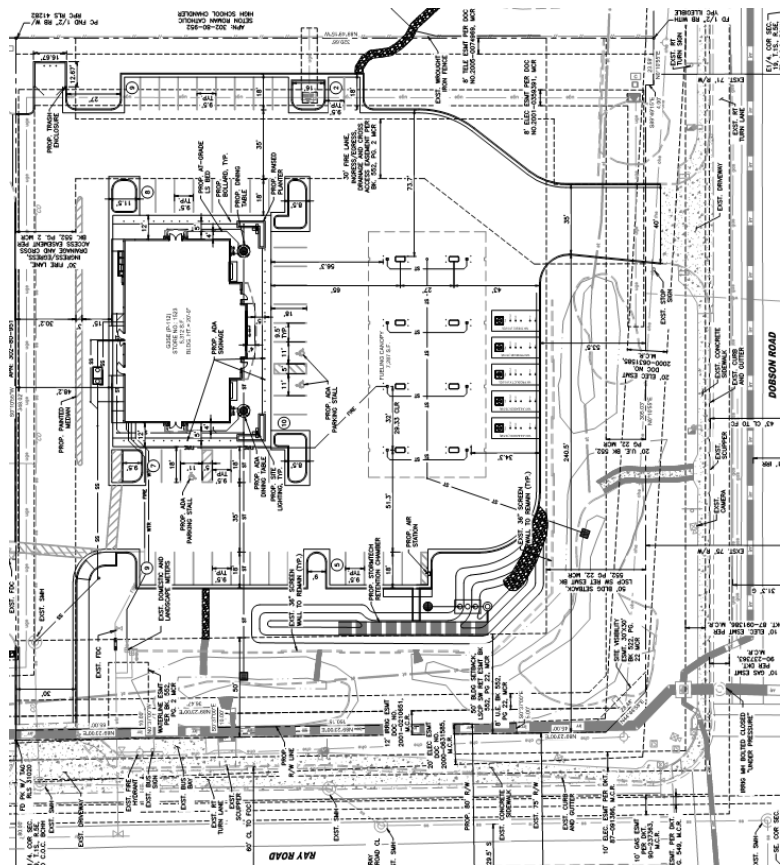


Figure 1 – Site Plan



TRIP GENERATION

Trip generation is calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation*, 11th Edition. The ITE rates are based on studies that measure the trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is the standard for estimating trips in the transportation engineering profession.

PROPOSED DEVELOPMENT

The trip generation for the proposed QuikTrip 1523 was calculated utilizing the ITE Land Use 945 - Convenience Store/Gas Station.

Additionally, based upon the land use, pass-by trips were determined for the proposed development. Pass-by trips are intermediate stops on the way from an origin to a primary trip destination without a route diversion. Pass-by trips are attracted from the existing traffic passing the site on an adjacent street or roadway that offers direct access to the generator. These trips are not considered to add new traffic to the adjacent street network and may be reduced from the total external trips generated by the proposed development. For the purposes of this Traffic Statement, daily pass-by rates were determined based on an average of the AM and PM peak hour rates.

The total trip generation for the proposed development is shown in **Table 1**. See **Attachment B** for detailed trip generation calculations.

Table 1 – Trip Generation (Proposed Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Proposed QuikTrip										
Convenience Store/Gas Station	945	16	Fueling Positions	4,114	433	217	216	364	182	182
Pass-By Trips				3,100	329	165	164	272	136	136
New Site Trips Total				1,014	104	52	52	92	46	46

Accounting for pass-by trips, the proposed QuikTrip 1523 is anticipated to experience a total of 4,114 daily trips, with 433 trips occurring in the AM peak hour and 364 trips in the PM peak hour. The proposed development is anticipated to generate a total of 1,014 new weekday trips, with 104 new trips occurring during the AM peak hour and 92 new trips occurring during the PM peak hour.



PREVIOUS ZONING CASE DEVELOPMENT

Per the PL98-029 development case, a retail development was planned for the northwest corner of the site. Phase 1 of this development included a 17,042 square foot pharmacy and Phase 2 included 50,682 square feet of retail uses.

However, Phase 2 of the previous zoning case was not constructed. Phase 2 of the previous zoning case included the area currently occupied by the Tutor Time daycare and a portion of the parking lot area for the existing Seton Catholic Preparatory School.

See **Attachment C** for PL98-029 development information.

The trip generation for the previously proposed development was calculated utilizing ITE Land Use 821 – Shopping Plaza (40-150k) and ITE Land Use 881 – Pharmacy/Drugstore with Drive-Thru. Trip generation calculations are shown in **Table 2**. See **Attachment B** for detailed trip generation calculations.

Table 2 – Trip Generation (Previous Zoning Case Development)

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Previous Zoning Case (PL98-029)										
Pharmacy/Drugstore with Drive-Thru	881	17.042	1000 SF GFA	1,847	64	33	31	175	87	88
Shopping Plaza (40-150k) (w/o Supermarket)	821	50.682	1000 Sq Ft GFA	3,422	88	55	33	263	129	134
Total				5,269	152	88	64	438	216	222

POTENTIAL DEVELOPMENT UNDER EXISTING ZONING

According to Maricopa County Assessor, the existing site is zoned for Planned Area Development (PAD) land uses. For the purposes of this analysis, it was assumed that a 5,000 square foot fast-food restaurant could be constructed on the existing site.

Therefore, the trips generated by a 5,000 square foot fast-food restaurant was calculated utilizing ITE Land Use 934 – Fast-Food Restaurant with Drive-Through Window. The total trip generation for potential development under existing zoning is shown in **Table 3**. Based upon the land use, pass-by trip reductions were considered for this potential development.



Table 3 – Trip Generation – Potential Development Under Existing Zoning

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Potential Fast-Food Restaurant										
Fast-Food Restaurant with Drive-Through Window	934	5	1000 SF GFA	2,337	223	114	109	165	86	79
Pass-By Trips				1,118	111	57	54	90	47	43
New Site Trips Total				1,219	112	57	55	75	39	36

TRIP GENERATION COMPARISON

Proposed Development versus Previously Zoning Case Development

A trip generation comparison between the proposed development and the development proposed as part of case PL98-029 was completed.

As previously noted, Phase 2 of the previous zoning case is currently occupied by the Tutor Time daycare and a portion of the parking lot area for the existing Seton Catholic Preparatory School. Therefore, to account for this, the trips generated by the existing Tutor Time were included with the proposed QuikTrip 1523 development. The trips generated by the existing Tutor Time were calculated utilizing ITE Land Use 565- Day Care Center. See **Table 4** below.

**Table 4 – Trip Generation Comparison
(Proposed and Existing Development vs. Previous Zoning Case Development)**

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Proposed QuikTrip										
Convenience Store/Gas Station	945	16	Fueling Positions	4,114	433	217	216	364	182	182
Day Care Center	565	15.398	1000 SF GFA	733	169	90	79	171	80	91
Total Site Trips				4,847	602	307	295	535	262	273
Pass-By Trips				3,100	329	165	164	272	136	136
New Site Trips Total				1,747	273	142	131	263	126	137
Previous Zoning Case										
Pharmacy/Drugstore with Drive-Thru	881	17.042	1000 SF GFA	1,847	64	33	31	175	87	88
Shopping Plaza (40-150k) (w/o Supermarket)	821	50.682	1000 Sq Ft GFA	3,422	88	55	33	263	129	134
Total				5,269	152	88	64	438	216	222
Difference (Total Trips)				-422	450	219	231	97	46	51
Difference (New Trips)				-3,522	121	54	67	-175	-90	-85



Accounting for pass-by trips interaction, the proposed QuikTrip 1523 and existing Tutor Time generate 3,522 (66.8%) fewer weekday trips, with 121 (79.6%) more AM peak hour trips and 175 (40.0%) fewer trips during the PM peak hour than the development proposed as part of zoning case PL98-029.

Proposed Development versus Potential Development Under Existing Zoning

A trip generation comparison between the proposed development and a potential fast-food restaurant under existing zoning is shown in **Table 4** below.

**Table 5 – Trip Generation Comparison
(Proposed Development vs. Potential Development Under Existing Zoning)**

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Proposed QuikTrip										
Convenience Store/Gas Station	945	16	Fueling Positions	4,114	433	217	216	364	182	182
Pass-By Trips				3,100	329	165	164	272	136	136
New Site Trips Total				1,014	104	52	52	92	46	46
Potential Development Under Existing Zoning										
Fast-Food Restaurant with Drive-Through Window	934	5	1000 SF GFA	2,337	223	114	109	165	86	79
Pass-By Trips				1,118	111	57	54	90	47	43
New Site Trips Total				1,219	112	57	55	75	39	36
Difference (Total Trips)				1,777	210	103	107	199	96	103
Difference (New Trips)				-205	-8	-5	-3	17	7	10

Accounting for pass-by trips interaction, the proposed QuikTrip 1523 generate 205 (16.8%) fewer weekday trips, with 8 (7.1%) fewer AM peak hour trips and 17 (22.7%) more trips during the PM peak hour than the potential build-out of a fast-food restaurant under existing zoning.

FIELD REVIEW AND OBSERVATIONS

A field review was performed along Dobson Road, between the existing site driveway and the southern site driveway that serves the Seton Catholic Preparatory School. Observations were performed between 7:00 am to 8:15 am and between 2:30 pm to 4:00 pm to coincide with the Seton Catholic Preparatory drop-off and pick-up times.

During the morning observation period of 7:00 am to 8:15 am, a total of four (4) students were observed walking along Dobson Road, between Ray Road and the southern school driveway.

During the afternoon observation period of 2:30 pm to 4:00 pm, a total of two (2) students were observed walking along Dobson Road, between Ray Road and the southern school driveway.



Additionally, no vehicular queuing was observed along Dobson Road to access was southern school driveway.

See **Figure 2** below observation summary.

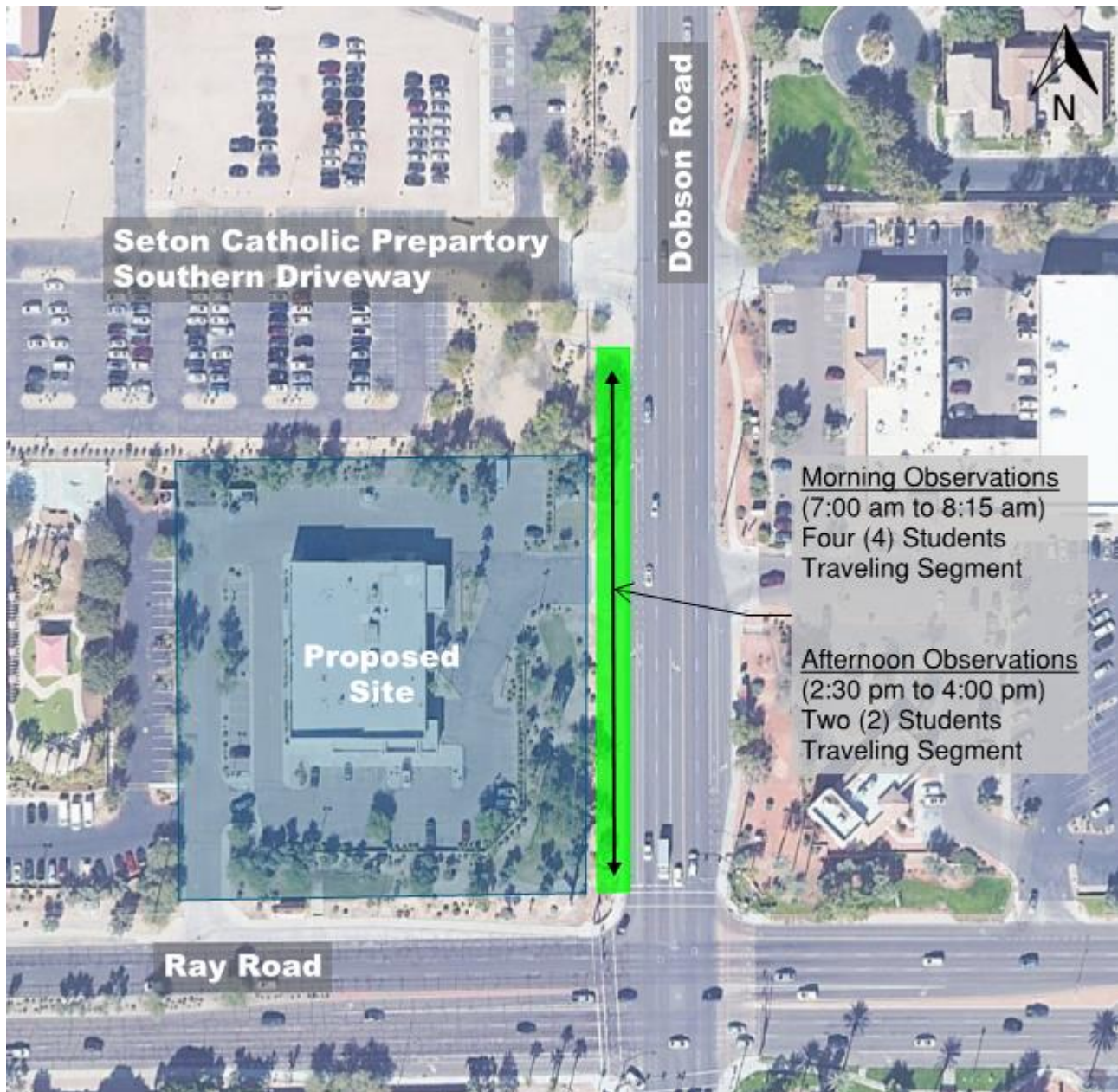


Figure 2 - Observation Summary



SUMMARY

The proposed QuikTrip 1523 development is located on the northwest corner of Dobson Road and Ray Road in the City of Chandler, Arizona. The proposed QuikTrip 1523 be comprised of a 5,312 square foot convenience store with 16 vehicle fueling stations.

Trip Generation

Accounting for pass-by trips, the proposed QuikTrip 1523 is anticipated to experience a total of 4,114 daily trips, with 433 trips occurring in the AM peak hour and 364 trips in the PM peak hour. The proposed development is anticipated to generate a total of 1,014 new weekday trips, with 104 new trips occurring during the AM peak hour and 92 new trips occurring during the PM peak hour.

Trip Generation Comparison

A trip generation comparison between the proposed development and the development proposed as part of case PL98-029 was completed. Accounting for pass-by trips interaction, the proposed QuikTrip 1523 and existing Tutor Time generate 3,522 (66.8%) fewer weekday trips, with 121 (79.6%) more AM peak hour trips and 175 (40.0%) fewer trips during the PM peak hour than the development proposed as part of zoning case PL98-029.

Additionally, a trip generation comparison between the proposed development and a potential fast-food restaurant under existing zoning was completed. Accounting for pass-by trips interaction, the proposed QuikTrip 1523 generate 205 (16.8%) fewer weekday trips, with 8 (7.1%) fewer AM peak hour trips and 17 (22.7%) more trips during the PM peak hour than the potential build-out of a fast-food restaurant under existing zoning.

Therefore, the build-out of the proposed QuikTrip 1523 represents a reduction in daily traffic compared to the previous proposed development at this location, as well as compared to a potential fast-food restaurant.

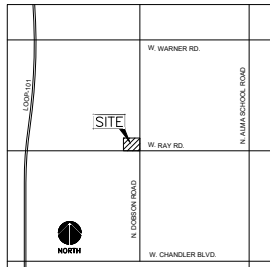
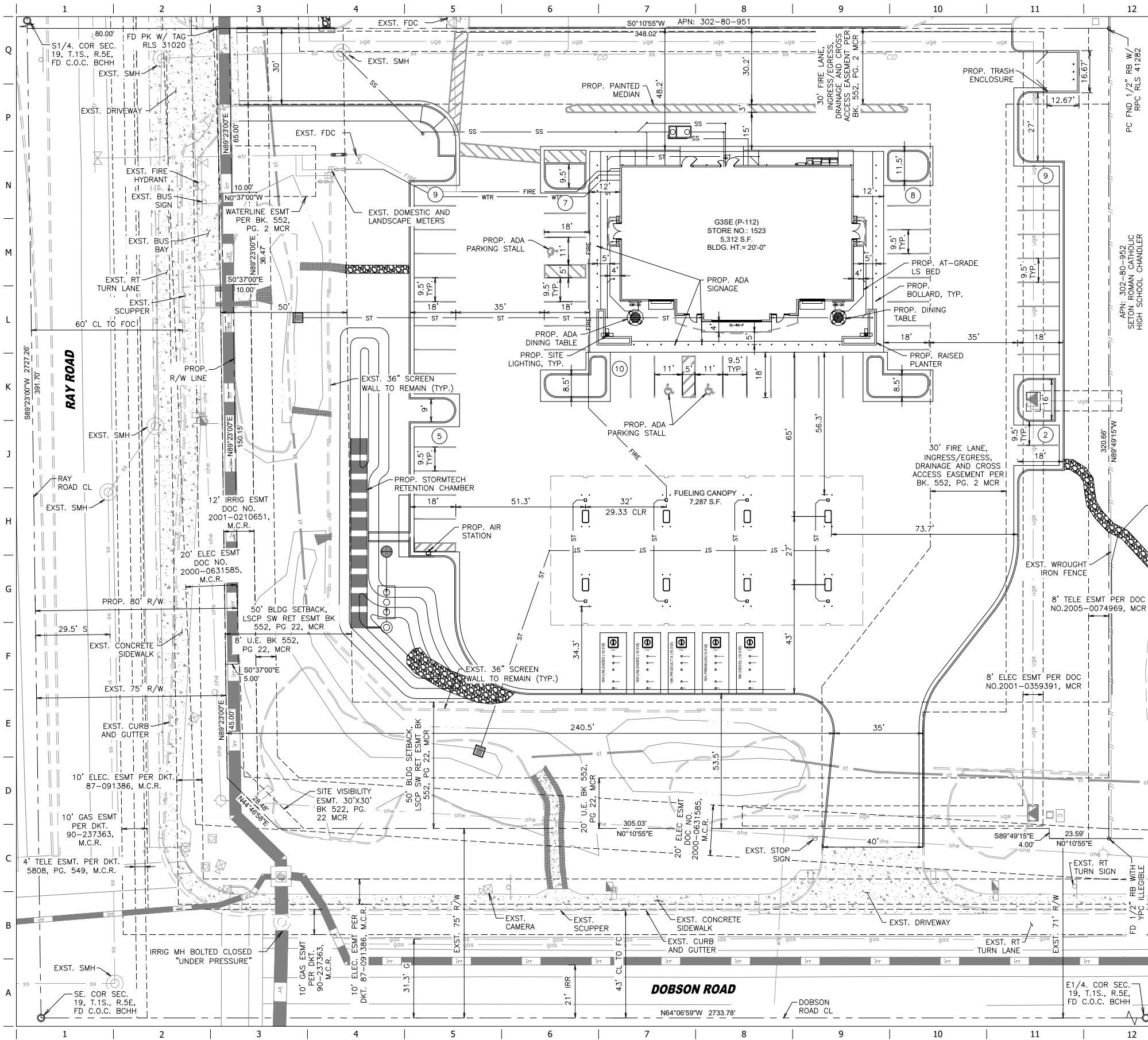
Field Review and Observations

A field review was performed along Dobson Road, between the existing site driveway and the southern site driveway that serves the Seton Catholic Preparatory School. A total of four (4) and two (2) students were observed walking along Dobson Road, between Ray Road and the southern school driveway during the morning and afternoon periods.



ATTACHMENT A – PROPOSED SITE PLAN





Vicinity Map
NOT TO SCALE
SECTION 19
T.1S., R.5E., G.&S.R.B.&M.
MARICOPA COUNTY, ARIZONA

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
ROBERT HANNEN, P.E.
7740 N. 16TH STREET, STE 300
PHOENIX, AZ, 85020
(602) 216-1259
ROBERT.HANNEN@KIMLEY-HORN.COM

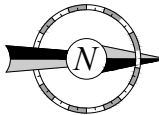
DEVELOPER:
QUIKTRIP CORPORATION
DANIEL CHAMBERS
1116 E BROADWAY RD
TEMPE, AZ 85282
TEL: (480) 446-6321
DCHAMBER@QUIKTRIP.COM

SITE LEGEND	
	BOUNDARY LINE
	CENTER LINE
	CONCRETE CURB AND GUTTER
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
	TRANSFORMER
	FUEL SYSTEM ACCESS MANWAY

- PROJECT DATA:
- EXISTING ZONING: PAD
PROPOSED ZONING: PAD W/ GAS STATION USE
APN: 302-80-948
ADDRESS: 2000 W RAY ROAD, CHANDLER AZ, 85224
EXISTING USE: RETAIL
 - PROPOSED USE: GAS STATION/CONV. STORE
PROPOSED BUILDING HEIGHT: 20'-0"
PROPOSED BUILDING SQUARE FOOTAGE: 5,312 SQ. FT.
AUTO FUEL CANOPY AREA: 7,287 SQ. FT.
PROPOSED FUEL CANOPY HEIGHT: 17'-0"
 - PARKING SPACES REQUIRED: 30 SPACES
(5,312 S.F. X 5.5 SPACE/1,000 S.F. FLOOR AREA)
PARKING SPACES PROVIDED: 50 SPACES (3 ADA PARKING SPACES)
 - GROSS SITE AREA: 166,575 SQ. FT. (3.82 ACRES)
 - NET AREA: 109,361 SQ. FT. (2.51 ACRES)
 - TOTAL LOT COVERAGE: 12,598.5 SQ. FT. (0.29 ACRES)
12,598.5 S.F. / 109,361 S.F. = 11.5% LOT COVERAGE

BASIS OF BEARING:
PER ATWELL, THE BASIS OF BEARING IS ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN BEING SOUTH 89 DEGREES 23 MINUTES AND 0 SECONDS WEST A DISTANCE OF 2727.26 FEET.

BENCHMARK:
PER ATWELL, BENCHMARK DATUM: SECTION 19, T.1S., R.5E., 3" CITY OF CHANDLER BRASS CAP IN CONCRETE, FLUSH, BETWEEN RAY RD AND WARNER RD; 200' WEST OF DOBSON RD AT INTERSECTION OF KNOX RD AND SANTA ANNA COURT. ELEVATION 1193.85' (CITY OF CHANDLER)



Kimley-Horn
© 2005 KIMLEY-HORN AND ASSOCIATES, INC.
7740 NORTH 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020 (602) 944-5200

QuikTrip No. 1523
2000 W RAY ROAD
CHANDLER, AZ



© 2005 QUIKTRIP CORPORATION 2011
ANY UNAUTHORIZED USE, REPRODUCTION,
PUBLICATION, DISTRIBUTION, OR SALE IN
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-113 (02/12/23)
DIVISION: 08
VERSION: 001
DESIGNED BY: RMH
DRAWN BY: HDO
REVIEWED BY: RMH

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03/24/2023

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:

SP1



ATTACHMENT B – TRIP GENERATION





QuikTrip

Pass-By Calculations

After Pass-By

After Pass-By

Land Use	SF	Fueling Positions	BEFORE REDUCTION AM PEAK HR			PASS-BY	AM REDUCED				BEFORE REDUCTION PM PEAK HR			PASS-BY	PM REDUCED		
			ENTER	EXIT	TOTAL	Rate %	ENTER	EXIT	TOTAL		ENTER	EXIT	TOTAL	Rate %	ENTER	EXIT	TOTAL
Gasoline/Service Station with Convenience Market		16	217	216	433	76%	52	52	104		182	182	364	75%	46	46	92
TOTAL			217	216	433		52	52	104		182	182	364		46	46	92



QuikTrip

Trip Generation Calculations

881	Pharmacy/Drugstore with Drive-Thru																					
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Pharmacy/Drugstore with Drive-Thru	881	17	1000 SF GFA	108.40	50%	50%	3.74	52%	48%	10.25	50%	50%	1,847	924	923	64	33	31	175	87	88	Average Minimum Maximum
Pharmacy/Drugstore with Drive-Thru	881	17	1000 SF GFA	65.05	50%	50%	1.93	52%	48%	4.86	50%	50%	1,109	555	554	33	17	16	83	41	42	
Pharmacy/Drugstore with Drive-Thru	881	17	1000 SF GFA	180.63	50%	50%	7.25	52%	48%	20.45	50%	50%	3,078	1,539	1,539	124	64	60	349	174	175	
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Pharmacy/Drugstore with Drive-Thru	881	17	1000 SF GFA	$\ln(T)=0.74\ln(X)+5.32$	50%	50%	N/A	N/A	N/A	N/A	N/A	N/A	1,666	833	833	N/A	N/A	N/A	N/A	N/A	N/A	Equation

Average
Minimum
Maximum

Equation

Pharmacy/Drugstore with Drive-Thru	Standard Deviation	33.82		1.55		4.01	
	Number of Studies	16		21		39	
	Average Size	13		13		13	
	R ²	0.51		N/A		N/A	

821 Shopping Plaza (40-150k) (w/o Supermarket)																						
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Shopping Plaza (40-150k) (w/o Supermarket)	821	50.682	1000 Sq Ft GFA	67.52	50%	50%	1.73	62%	38%	5.19	49%	51%	3,422	1,711	1,711	88	55	33	263	129	134	
Shopping Plaza (40-150k) (w/o Supermarket)	821	51	1000 Sq Ft GFA	43.29	50%	50%	0.29	62%	38%	2.55	49%	51%	2,194	1,097	1,097	15	9	6	129	63	66	
Shopping Plaza (40-150k) (w/o Supermarket)	821	51	1000 Sq Ft GFA	91.06	50%	50%	3.77	62%	38%	15.31	49%	51%	4,615	2,307	2,308	191	118	73	776	380	396	
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Shopping Plaza (40-150k) (w/o Supermarket)	821	51	1000 Sq Ft GFA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

Shopping Plaza (40-150k) (w/o Supermarket)	Standard Deviation	19.25		1.06		2.28	
	Number of Studies	7		13		42	
	Average Size	59		67		79	
	R ²	N/A		N/A		N/A	

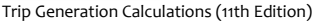
Existing Tutor Time

565	Day Care Center																					Average Minimum Maximum		
	Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour				
					Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In		Out	
	Day Care Center	565	15	1000 SF GFA	47.62	50%	50%	11.00	53%	47%	11.12	47%	53%	733	367	366	169	90	79	171	80		91	
	Day Care Center	565	15	1000 SF GFA	12.12	50%	50%	1.79	53%	47%	1.56	47%	53%	187	94	93	28	15	13	24	11		13	
	Day Care Center	565	15	1000 SF GFA	211.06	50%	50%	57.02	53%	47%	40.85	47%	53%	3,250	1,625	1,625	878	465	413	629	296		333	
	Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour				
					Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In		Out	
	Day Care Center	565	15	1000 SF GFA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A

Average
Minimum
Maximum

Equation

Day Care Center	Standard Deviation	29.78		6.08		6.28	
	Number of Studies	27		89		90	
	Average Size	5		5		5	
	R ²	N/A		N/A		N/A	



Fast-Food Restaurant with Drive-Through Window	Standard Deviation	238.62		27.14		17.59	
	Number of Studies	71		96		190	
	Average Size	3		4		3	
	R ²	N/A		N/A		N/A	



Pass-By Calculations

After Pass-By

After Pass-By

Land Use	SF	BEFORE REDUCTION AM PEAK HR			PASS- BY Rate %	AM REDUCED			BEFORE REDUCTION PM PEAK HR			PASS- BY Rate %	PM REDUCED		
		ENTER	EXIT	TOTAL		ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL		ENTER	EXIT	TOTAL
Fast-Food Restaurant with Drive-Through Window	5,000	114	109	223	50%	57	55	112	86	79	165	55%	39	36	75
TOTAL		114	109	223		57	55	112	86	79	165		39	36	75



ATTACHMENT C – PL98-029 DEVELOPMENT DOCUMENTS



FORTNEY

ASSOCIATES, INC.

6052 NORTH 16TH STREET
PHOENIX, ARIZONA 85016

TELEPHONE (602) 955-0999
FACSIMILE (602) 955-9292

May 26, 1998

Mr. Thomas Ritz
Planning Services
City of Chandler
215 East Buffalo Street
Chandler, AZ 85225
(602) 786-2849

RE: Planning Commission Submittals--REVISED
Proposed Osco Store #19-2286
NWC Ray Road and Dobson Road
Chandler, AZ

Thomas:

On behalf of American Stores Properties, Inc., we respectfully resubmit the following documents for Planning Commission Review, relative to the above referenced Osco Drug Store in Chandler, Arizona. Enclosed are the following submittal exhibits:

A. Twelve (12) 8 1/2 x 11 bound packets of the following items:

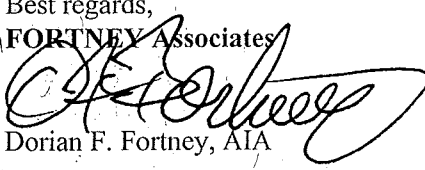
1. Project Narrative (Project Description)
2. Color Perspective Rendering
3. **Color Elevations (REVISED)**
4. **Color Landscape Plan (REVISED)**
5. **Site Plan (REVISED)**
6. **Preliminary Grading & Drainage Plan (REVISED)**
7. Preliminary Utility Plan
8. Boundary & Topographic Survey
9. **Landscape Plan (REVISED)**
10. Building Elevations with Signage (2 sheets)—not revised
—SEE COLORED ELEVATIONS FOR REVISIONS
11. **Color Palette**
12. Drive-through Signage Plan
13. Monument Sign Detail
14. Building Fixture (Floor) Plan
15. Drainage Report
16. **Engineer Letter of Coordination with Landscape**

B. **One full size copy of each of the revised drawings is also attached for your use, along with samples of the block materials you requested.**

Thank you for your assistance with this submittal. Please do not hesitate to call me if there are any additional items you need.

Best regards,

FORTNEY Associates


Dorian F. Fortney, AIA

PROJECT DESCRIPTION

OSCO DRUG STORE NWC RAY ROAD & DOBSON ROAD CHANDLER, ARIZONA

May 11, 1998

The proposed project involves the construction of a new Osco Drug Store with related parking, landscaping and signage. Fortney Associates (Mr. Dorian Fortney, representative) is the project applicant on behalf of Osco, a division of American Stores Properties, Inc.

The proposed site for the Osco Drug Store is zoned C-2 by Maricopa County, Arizona. The site has been annexed into the City of Chandler and is proposed for PAD zoning, consistent with the County designation. The adjacent property north of the proposed site is zoned AG-1. The properties to the east and south are zoned PAD. The property to the west is zoned Rural-43.

Gross Area	9.37 acres (408,078 square feet)
Right-of-way Dedication Area	1.06 acres (46,298 square feet)
Net Area (after ROW dedications)	8.31 acres (361,780 square feet)
Total building area proposed for Osco Drug	17,042 square feet
Total building area proposed for future shops	50,682 square feet
Total Area	67,724 square feet
Parking Required (City)	373 (5.5 per 1000)
Parking Provided (including handicapped)	373 (5.5 per 1000)
Landscape Required (City)	36,178 square feet (10% interior)
Landscape provided	40,560 square feet (11% interior)

Osco proposes to develop approximately 2.58 acres (112,917 sq. ft.) of the southeast corner of the site. The proposed Osco Drug Store is to be completed as Phase I, as will the entire length of both road frontages. The remainder of the site will be developed as Phase II.

This store offers the latest prototype facility in the current drug store market in addition to the uses normally include with a conventional drug store it provides, such expanded services as 1-hour photo finishing, off-sale liquor sales (requires CUP approval for series 9 liquor license), greeting cards, cosmetics, and a full-service pharmacy. Osco requests the right to operate 24 hours a day and to conduct seasonally "outdoor" sales. It will employ an average of 25 people per store, with approximately one third being full time and the rest part time.

Building occupancy is proposed by the architect as type M. The proposed Type V-N construction consists of masonry walls and steel framing with concrete slab on grade. Primary exterior materials are split face and precision concrete blocks, score lines, cornices and ceramic tiles accents. The north elevation has a canopy extension at the entry element partially wrapping around the east elevation. The east elevation also has a canopy extension for the drive-thru at the northeast corner. Subtle coloration will vary in the beige and gray range with bolder color in the

accents and roofing. Screening of rooftop mechanical equipment will be provided at roof level as required.

Access to the site will be from three driveways, one on Dobson Road and two on Ray Road. The easterly driveway on Ray Road is considered to be the main project entrance. The southerly driveway on Dobson Road is intended for truck egress. Future buildout of the center will incorporate a second drive entry on Dobson Road.

There are 33 foot existing rights-of-way on Dobson and Ray Roads. Right-of-way dedications have been proposed on Ray Road to provide for an additional westbound lane with a new right turn lane and bus turn-out at the eastern entrance. Right-of-way dedication is also proposed on Dobson Road will include right turn lanes at both the southerly drive entry and at the intersection with Ray Road.

Existing and anticipated traffic is described in the traffic study completed for this project. On-site use of the pharmacy drive-through lanes is typically low volume. The exterior lane is utilized for drop-off, and usually has no stacking. Maximum stacking in the pickup lane is two cars, with an average of three to five pickups per hour. This is controllable by pharmacy staff who may ask customers to come into the store. The facility will allow limited drop-off and pick-up of pharmacy products only. The drive-through traffic has been evaluated and approved by City traffic staff in determining the on-site design and stacking requirement.

The loading dock located on the north side of the store will receive an average of 1 large delivery truck per day, with several smaller trucks at varied intervals. The dock will be screened with landscaping on all sides to minimize visual effects.

Parking lot lighting is proposed to be approximately 4 foot candles average, diminishing at property lines and shielded to prevent direct glare onto adjacent properties in compliance with City lighting requirements.

SRP will provide electrical services. US West will provide telephone services. Southwest Gas will provide gas services. Electrical, telephone and gas will be routed from the Dobson Road frontage. The City of Chandler is responsible for providing Sewer, Water, Fire and Storm Drainage services. A maximum of one 2-inch water meter will be required for domestic water service.

There is one proposed Osco Drug monument sign, which will be located at the southeast corner of the site. The sign will be approximately 12'-0" long and 6'-0" high. The total sign face area is approximately 27 square feet. The primary construction materials used for sign will be a stucco finish, split face block, masonry cornices and ceramic tile accents.

As seen on the landscape plan, a desert theme with buffering and shading are proposed for the site. The project drives are designed to provide green focal points for project identity. Earth berms are proposed to be intermixed with retention areas so that 50% of the landscape street frontage will be mounded according to City standards. The desert landscape criteria for plant selection includes both water use and pollen production qualities. The landscape plan has used the grading plan, as verbally approved by the City engineering staff, as the basis for berming and ponding areas.



A PROJECT FOR



**FORTNEY
&
ASSOCIATES**

1001 N. 10th Street, Suite 100, Phoenix, Arizona 85004



348 East South Temple
Salt Lake City, Utah 84111

A COMMERCIAL PROJECT AT

NWC RAY RD. & DOBSON RD.

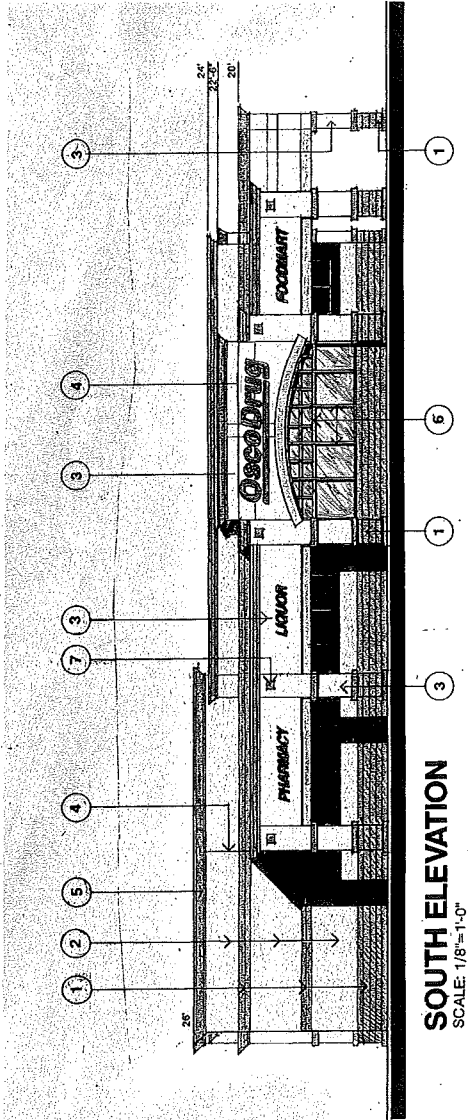
CHANDLER, AZ

3/6/98 SDS 96-76

Perkowitz + Ruth architects inc.

Architecture / Planning
911 Sunkist Road
Long Beach, California 90815
562-564-9222

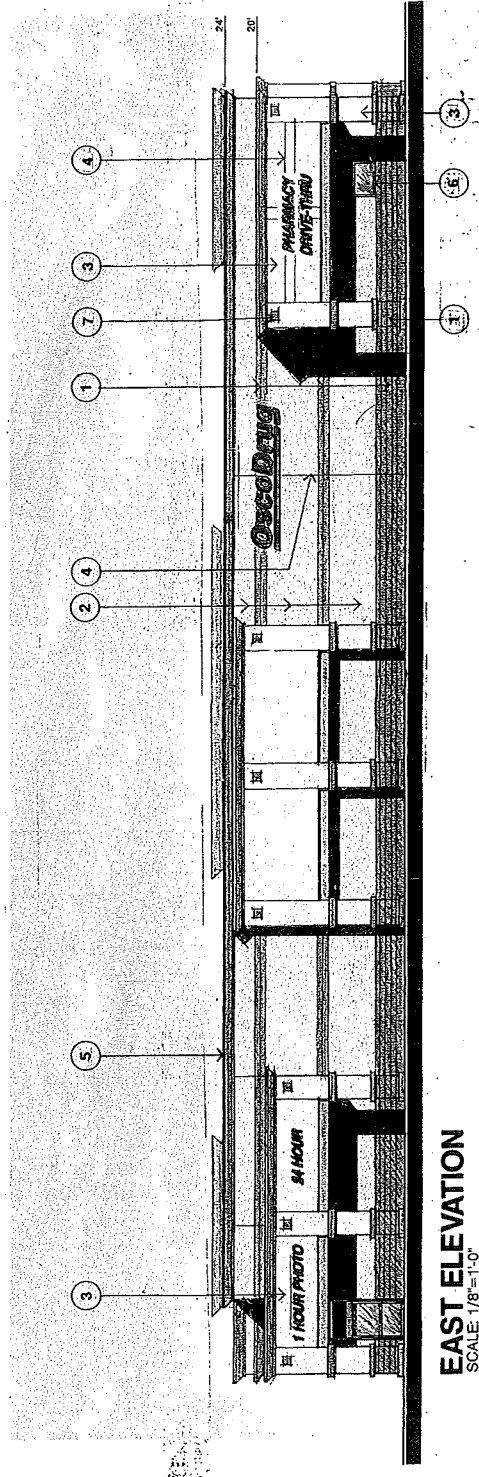
PERSPECTIVE



SOUTH ELEVATION
SCALE: 1/8"=1'-0"

FINISH SCHEDULE

- 1 SPLITFACE CONCRETE BLOCK
- 2 PRECISION CONCRETE BLOCK
- 3 EXTERIOR CEMENT PLASTER
- 4 EXPANSION CONTROL JOINTS
- 5 PAINTED SHEET-METAL CORNICE
- 6 ALUMINUM STOREFRONT FRAMING
- 7 CERAMIC TILE ACCENT



EAST ELEVATION
SCALE: 1/8"=1'-0"

A PROJECT FOR

AMERICAN STORES INC.
FORTNEY ASSOCIATES

348 East South Temple
Salt Lake City, Utah 84111

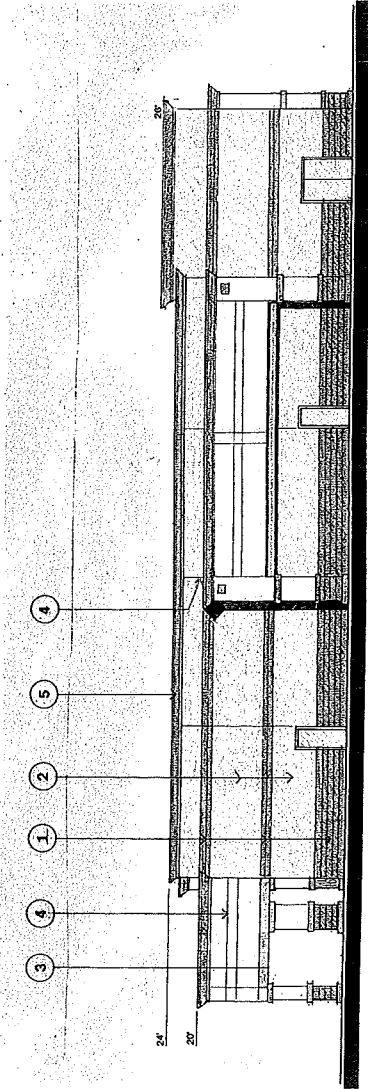
NWC RAY RD. & DOBSON RD.

CHANDLER, AZ

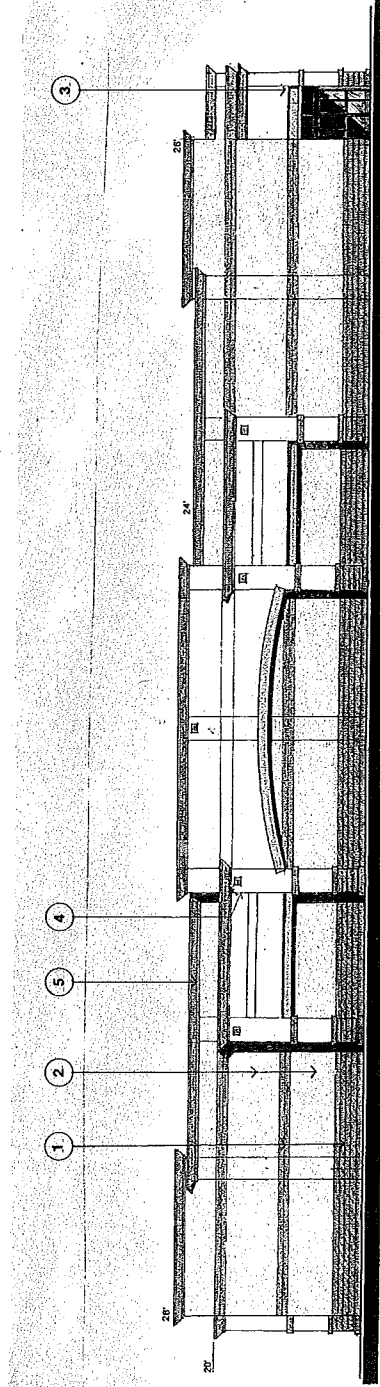
Perkowitz Ruth, inc.

9/10/97 YMB
12/20/96 YMB

1



NORTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"

FINISH SCHEDULE

- ① SPLITFACE CONCRETE BLOCK
- ② PRECISION CONCRETE BLOCK
- ③ EXTERIOR CEMENT PLASTER
- ④ EXPANSION CONTROL JOINTS
- ⑤ PAINTED SHEET METAL CORNICE
- ⑥ ALUMINUM STOREFRONT FRAMING
- ⑦ CERAMIC TILE ACCENT

A PROJECT FOR



**AMERICAN
STORES
PROPERTIES, INC.**
348 East South Temple
Salt Lake City, Utah 84111

**FORTNEY
&
ASSOCIATES**
ARCHITECTS
1001 West 10th Street, Suite 1000
Salt Lake City, Utah 84111

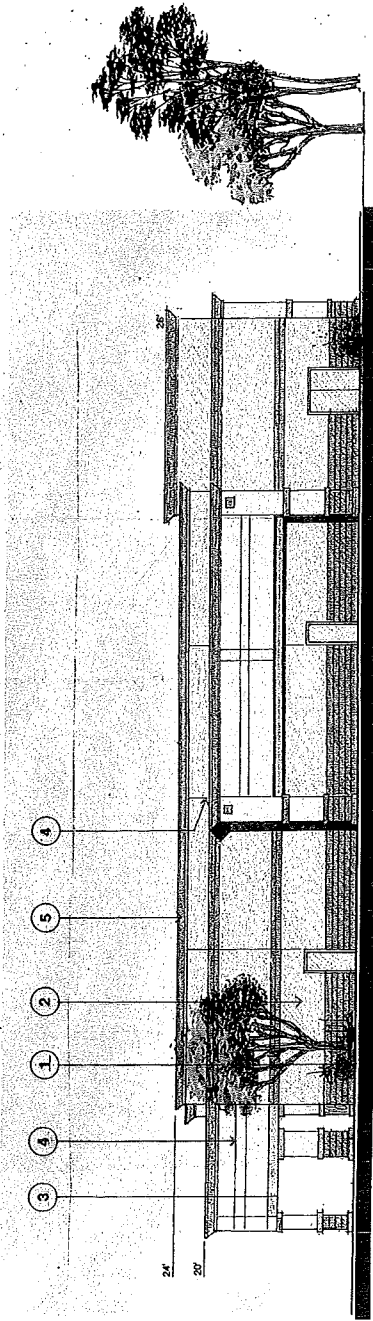
NWC RAY RD. & DOBSON RD.

CHANDLER, AZ

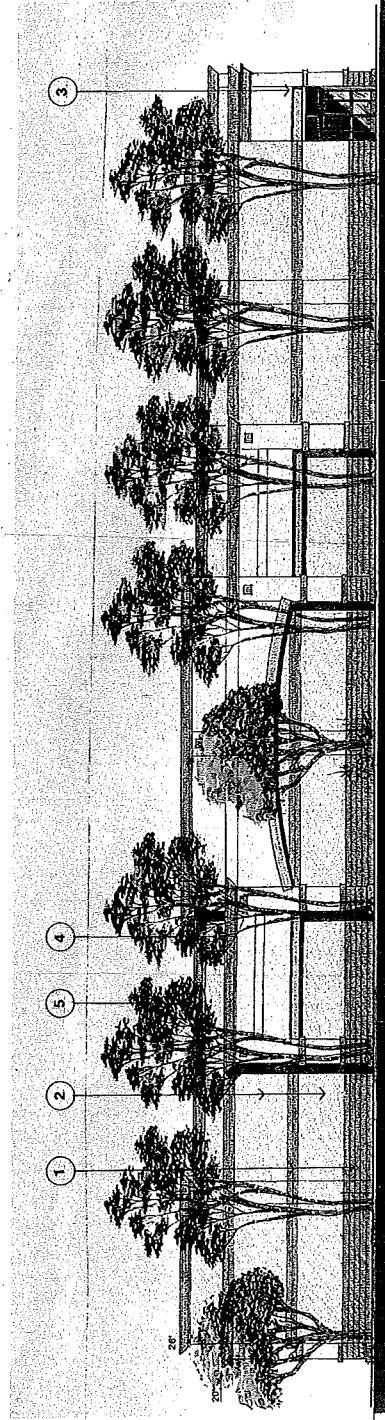
Perkowitz Ruth, inc.

2

9/10/97 YMB
12/20/96 YMB



NORTH ELEVATION
SCALE: 1/8"=1'-0"

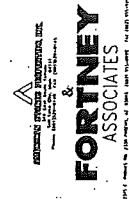


WEST ELEVATION
SCALE: 1/8"=1'-0"

FINISH SCHEDULE

- 1 SPLITFACE CONCRETE BLOCK
- 2 PRECISION CONCRETE BLOCK
- 3 EXTERIOR CEMENT PLASTER
- 4 EXPANSION CONTROL JOINTS
- 5 PAINTED SHEET METAL CORNICE
- 6 ALUMINUM STOREFRONT FRAMING
- 7 CERAMIC TILE ACCENT

A PROJECT FOR



NWC BAY RD. & DOBSON RD.

CHANDLER, AZ

Perkowitz Ruth, inc.

9/10/97 YMB
12/20/96 YMB

2



SYMBOL	BOTANICAL/COMMON NAME	CONTAINER SIZE	MATURE SIZE (IN)	REMARKS
	THREES ACACIA BALICHA YELLOW ACACIA	2" DOCK	10-14	MULTI-TRUNK STAKE AS REQUIRED
	ACACIA BRALLI	3" DOCK	20-30	STAKE AS REQUIRED

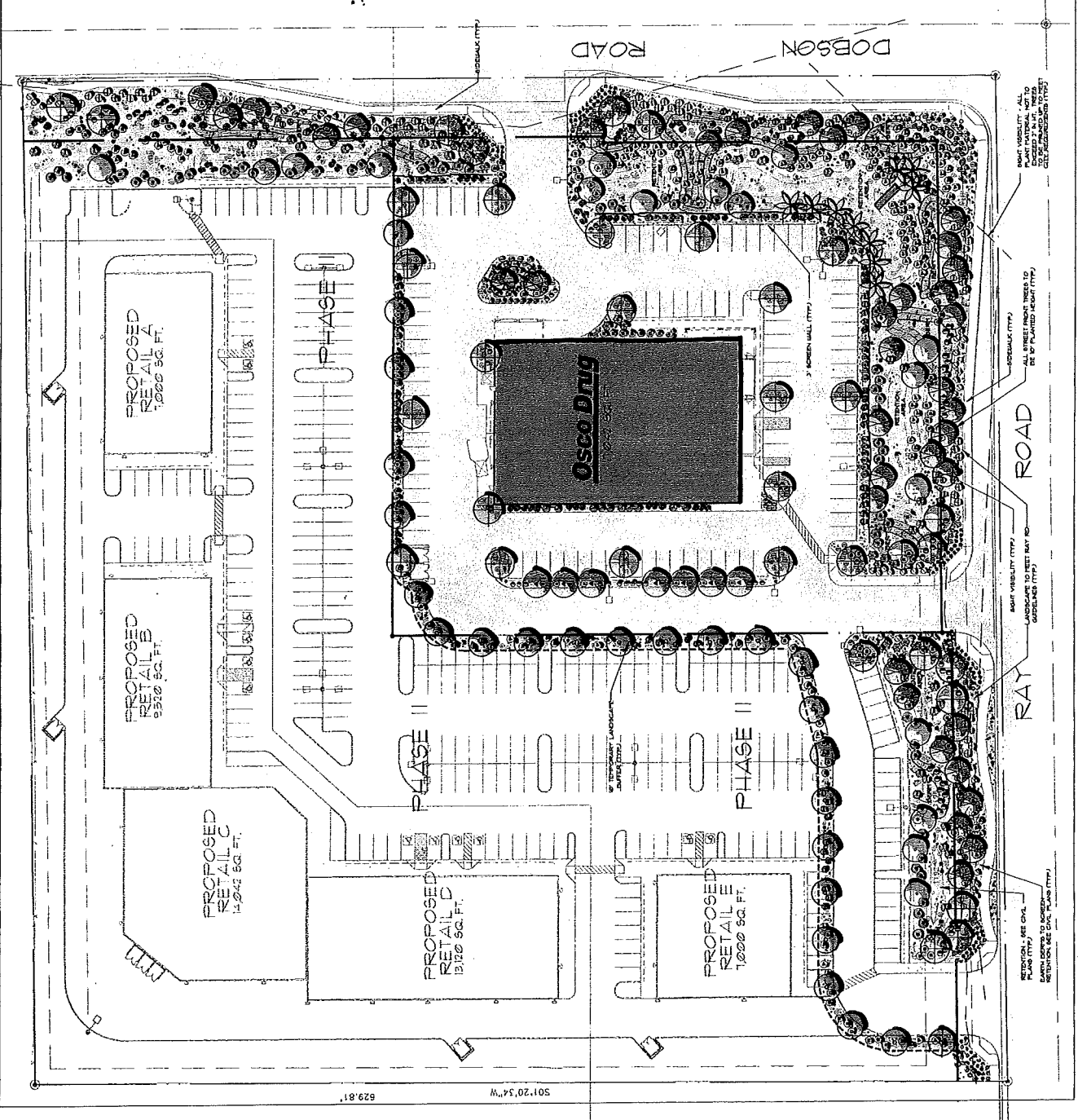
[illegible]

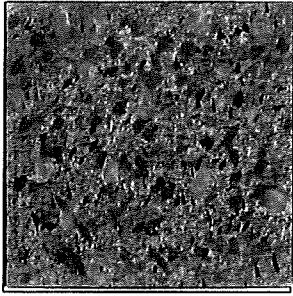
NOTE: LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

ZONING		APPLICANT'S NAME		PROJECT DESCRIPTION		APPLICANT'S ADDRESS		PROJECT ADDRESS		PROJECT PHONE		PROJECT FAX		PROJECT E-MAIL		PROJECT WEBSITE		PROJECT URL		PROJECT FAX		PROJECT E-MAIL		PROJECT WEBSITE		PROJECT URL			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
1	2	3	4	5	6	7	8	9	10	11	12	13																	

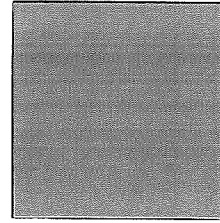


A vertical scale with markings at 0, 30, 60, 90, and 120.

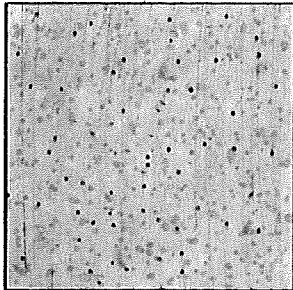




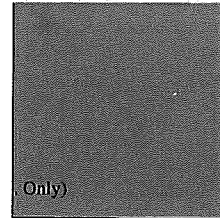
① BUILDING WAINSCOT—ORCO
BLOCK RED 80 SPLITFACE



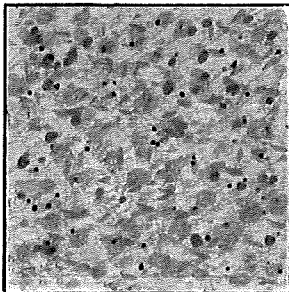
④ COLUMN ACCENT BANDS—
FRAZEE #8853M "GREY
HEATHER"



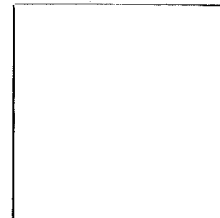
② MAIN BUILDING WALLS—
ORCO BLOCK LIGHT BERRY
PRECISION



⑤ BUILDING ACCENTS AND
CORNICE—FRAZEE 8854N
"DRIFTING SPIRIT"



③ HORIZONTAL ACCENT
BANDS—ORCO BLOCK LONG
BEACH BERRY SPLITFACE

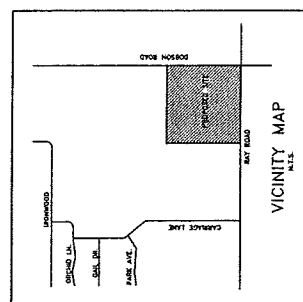


⑥ MAIN CANOPY FACES—COLOR
TO MATCH FRAZEE 8840W
"ROSEVALE"

COLOR PALETTE

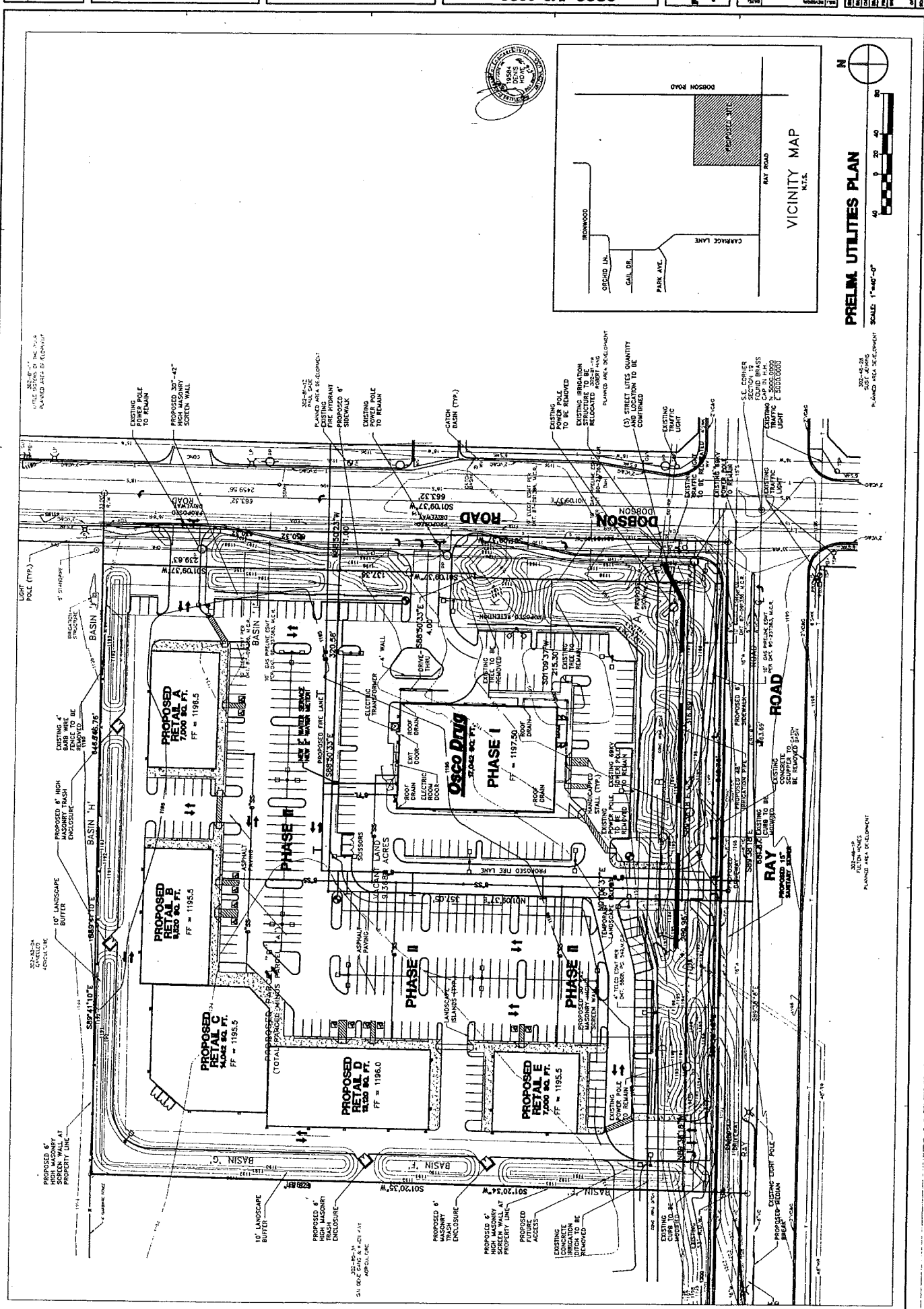
ISSUED: Preliminary	 AMERICAN STORES PROPERTIES, INC. 348 East South Temple Salt Lake City, Utah 84111 Phone: (801)539-0140 FAX: (801)539-0145
DATE: 3-12-87	
CHECKED: DRAFTER	
PROJECT NO.: 19-2286	
DRAWING FILE: COLOR PALETTE	
SHEET NUMBER:	
1	
OF 1 SHEETS	
SCALE: NTS	

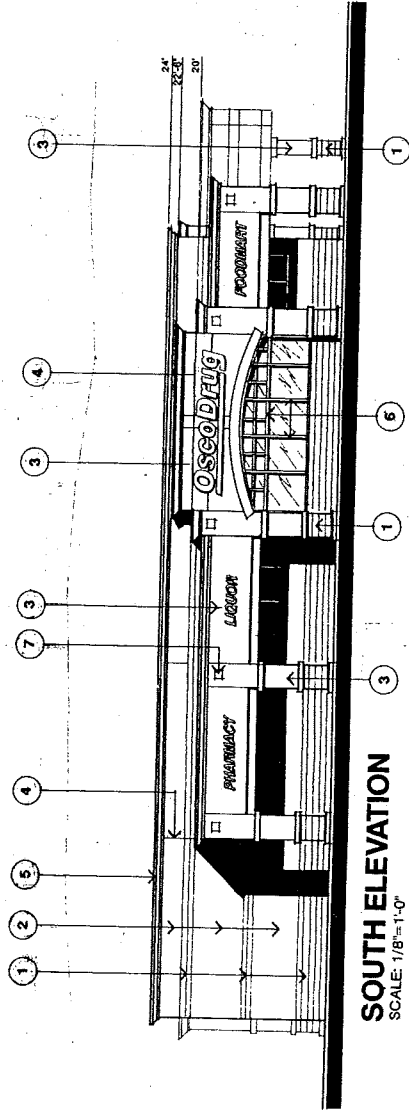
FORTNEY ASSOCIATES INC. 2345 E. THOMAS RD. #490 PHOENIX, AZ. 85016 (602) 955-0999 FAX (602) 955-9292	
STORE/PROJECT:	OSCO #19-2286 NWC RAY RD. & DOBSON RD. CHANDLER, ARIZONA
DRAWING NAME:	COLOR PALETTE



PLANNED AREA DEVELOPMENT SCALE: 1"=40'-0"

PLANNED AREA DEVELOP-





FINISH SCHEDULE

- 1 SPLITFACE CONCRETE BLOCK
- 2 PRECISION CONCRETE BLOCK
- 3 EXTERIOR CEMENT PLASTER
- 4 EXPANSION CONTROL JOINTS
- 5 PAINTED SHEET METAL CORNICE
- 6 ALUMINUM STOREFRONT FRAMING
- 7 CERAMIC TILE ACCENT

A PROJECT FOR

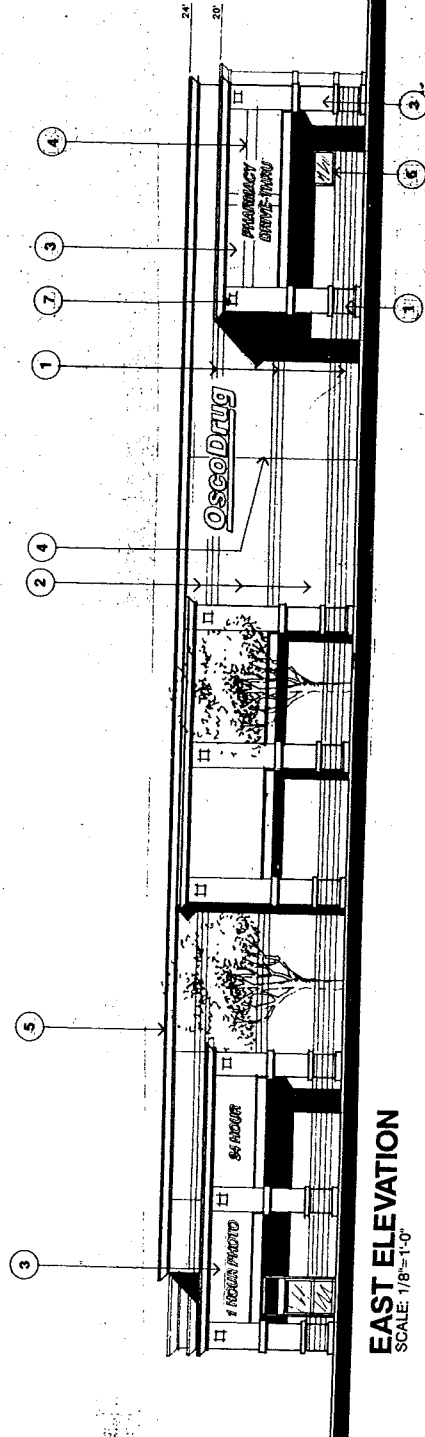
FORTNEY & ASSOCIATES
ARCHITECTS
348 East South Temple
Salt Lake City, Utah 84111

AMERICAN STORES PROPERTIES, INC.
348 East South Temple
Salt Lake City, Utah 84111

NWC RAY RD. & DOBSON RD

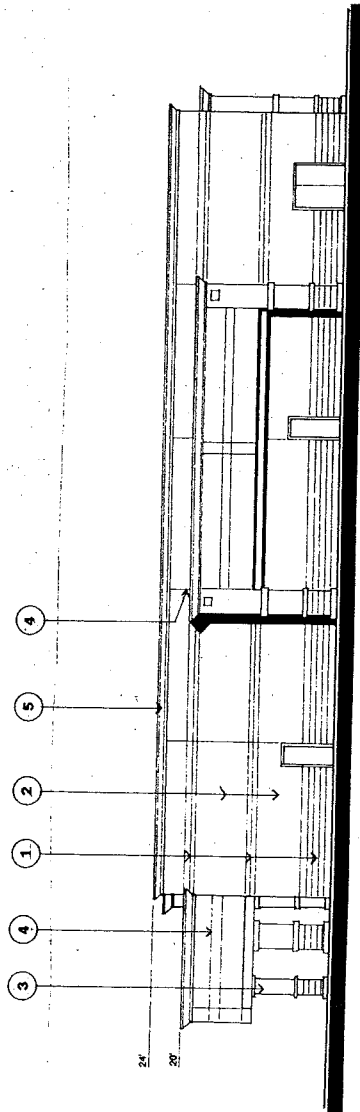
CHANDLER, AZ

Musil Perkwitz Ruth, inc.



EAST ELEVATION
SCALE: 1/8"=1'-0"

9/10/97 YMB
12/20/96 YMB

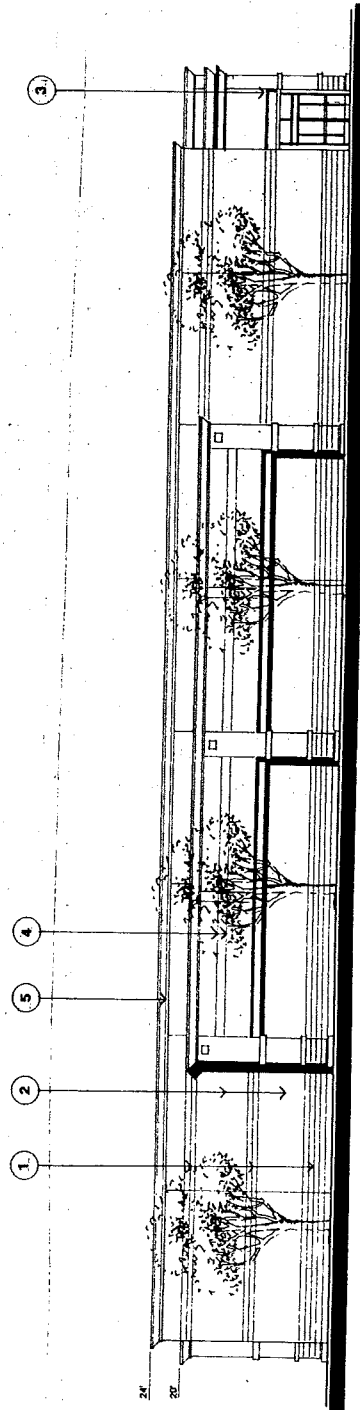


NORTH ELEVATION

SCALE: 1/8"=1'-0"

FINISH SCHEDULE

- 1. SPLITFACE CONCRETE BLOCK
- 2. PRECISION CONCRETE BLOCK
- 3. EXTERIOR CEMENT PLASTER
- 4. EXPANSION CONTROL JOINTS
- 5. PAINTED SHEET METAL CORNICE
- 6. ALUMINUM STOREFRONT FRAMING
- 7. CERAMIC TILE ACCENT



WEST ELEVATION

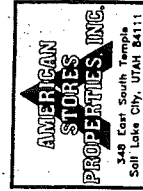
SCALE: 1/8"=1'-0"

A PROJECT FOR



FORTNEY & ASSOCIATES, INC.

1001 N. 1000 E. Suite 100 • Salt Lake City, UT 84111 • Tel: 313.333.3333



340 East South Temple
Salt Lake City, Utah 84111

NWC RAY RD. & DOBSON RD.

CHANDLER, AZ

Musil Perkwitz Ruth, inc.

9/10/97 YMB
12/20/96 YMB

2

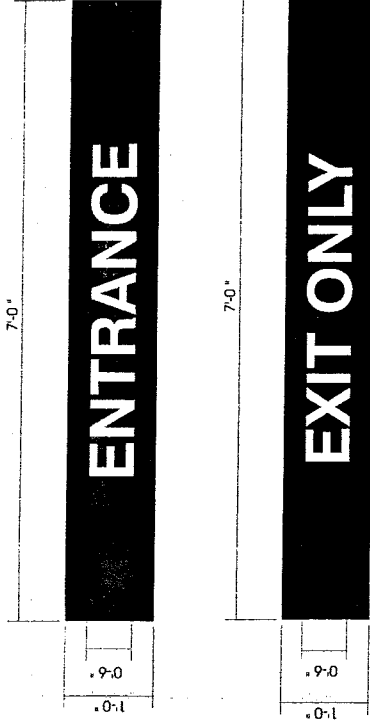
SINGLE FACE ILLUM. DIRECTIONAL SIGNS

SCALE: 1 1/2" = 1'-0"

MANUFACTURE AND INSTALL NEW SINGLE FACE INTERIOR FLUORESCENT ILLUMINATED SIGNS.

CABINET:
SF 063" FABRICATED ALUMINUM CABINET (10" DEEP) AND RETAINERS
PAINTED TO MATCH #2793 RED PLEX, SEMI-GLOSS FINISH.

FACE:
WHITE TUFGLAS FACE W/3630-53 CARDINAL RED VINYL OVERLAY, CUT
OUT RED VINYL FOR SHOW-THRU COPY.



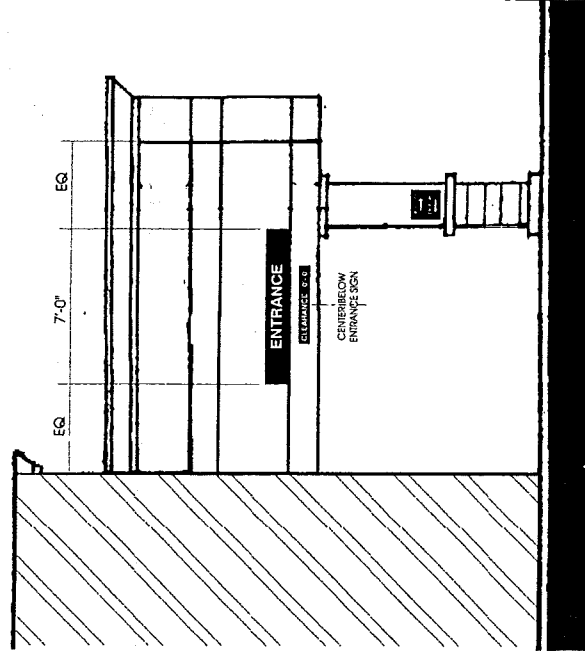
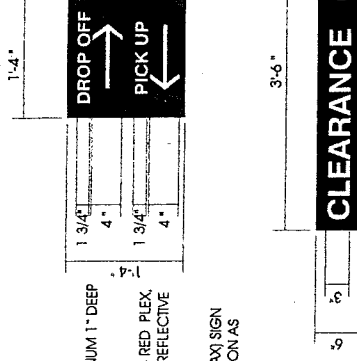
SF DIRECTIONAL SIGNS

SCALE: 1 1/2" = 1'-0"

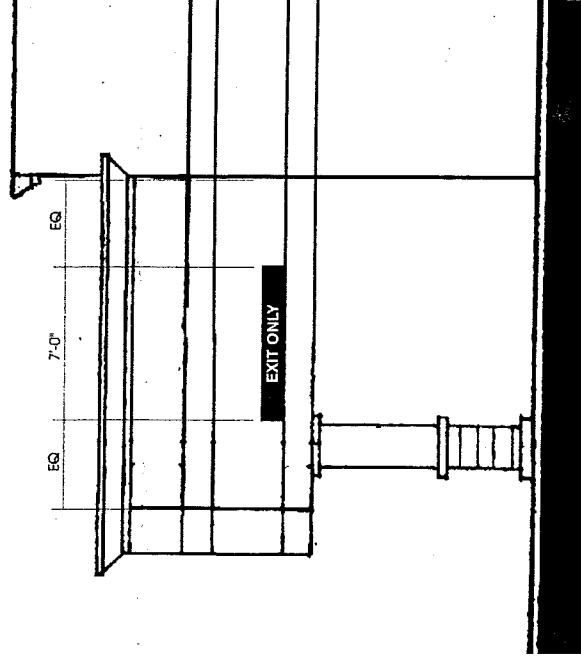
MANUFACTURE AND INSTALL FABRICATED ALUMINUM 1" DEEP
SF NON-ILLUMINATED DIRECTIONAL SIGNS.

PAINT CABINET TO MATCH ROHM & HAAS #2793 RED PLEX,
SEMI-GLOSS FINISH, WITH CUT OUT SCOTCHCAL REFLECTIVE
WHITE VINYL GRAPHICS APPLIED.

NOTE: GENERAL CONTRACTOR TO NOTIFY (MA FAX) SIGN
VENDOR OF ACTUAL CLEARANCE HEIGHT AS SOON AS
POSSIBLE AFTER DRIVEWAY ASPHALT IS LAID.



NORTH ELEVATION DRIVE-THRU DETAIL
SCALE: 3/8" = 1'-0"



SOUTH ELEVATION DRIVE-THRU DETAIL
SCALE: 3/8" = 1'-0"

NOTE:
THROUGH WALL INSTALLATION IS ASSUMED TO BE
PERFORMED BY THE CONTRACTOR. THE CONTRACTOR
SHOULD BE ADVISED OF ANY CHANGES IN THE
DESIGN OR MATERIALS. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
PERMITS AND APPROVALS. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR THE PROTECTION OF
ALL UTILITIES AND STRUCTURES. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR THE PROTECTION OF
ALL ADJACENT PROPERTIES. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR THE PROTECTION OF
ALL ADJACENT PROPERTIES.



• DOUBLE FACE MONUMENT SIGN •

CHANDLER, AZ

(U) USED
(R) RELOCATED

(R) RELOCATED

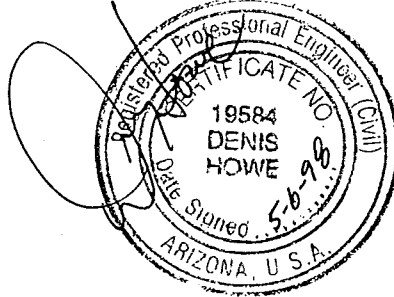
NAME	STATUS	REMARKS
...	(U) USED	...
...	(R) RELOCATED	...

(1) 03/04/2020



**DRAINAGE REPORT
FOR
PROPOSED OSCO STORE NO. 19-2286
Ray Road & McQueen road
in Chandler, Arizona**

May 1, 1998



Prepared for:

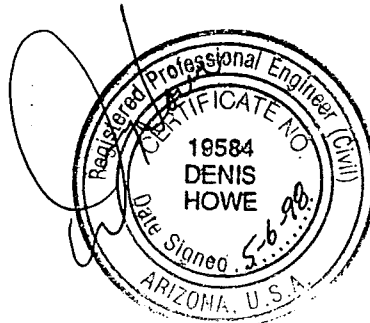
**Hipskind Associates, Inc.
21728 Devonshire Street. 2nd Floor
Chatworth, California 91311**

Prepared by:

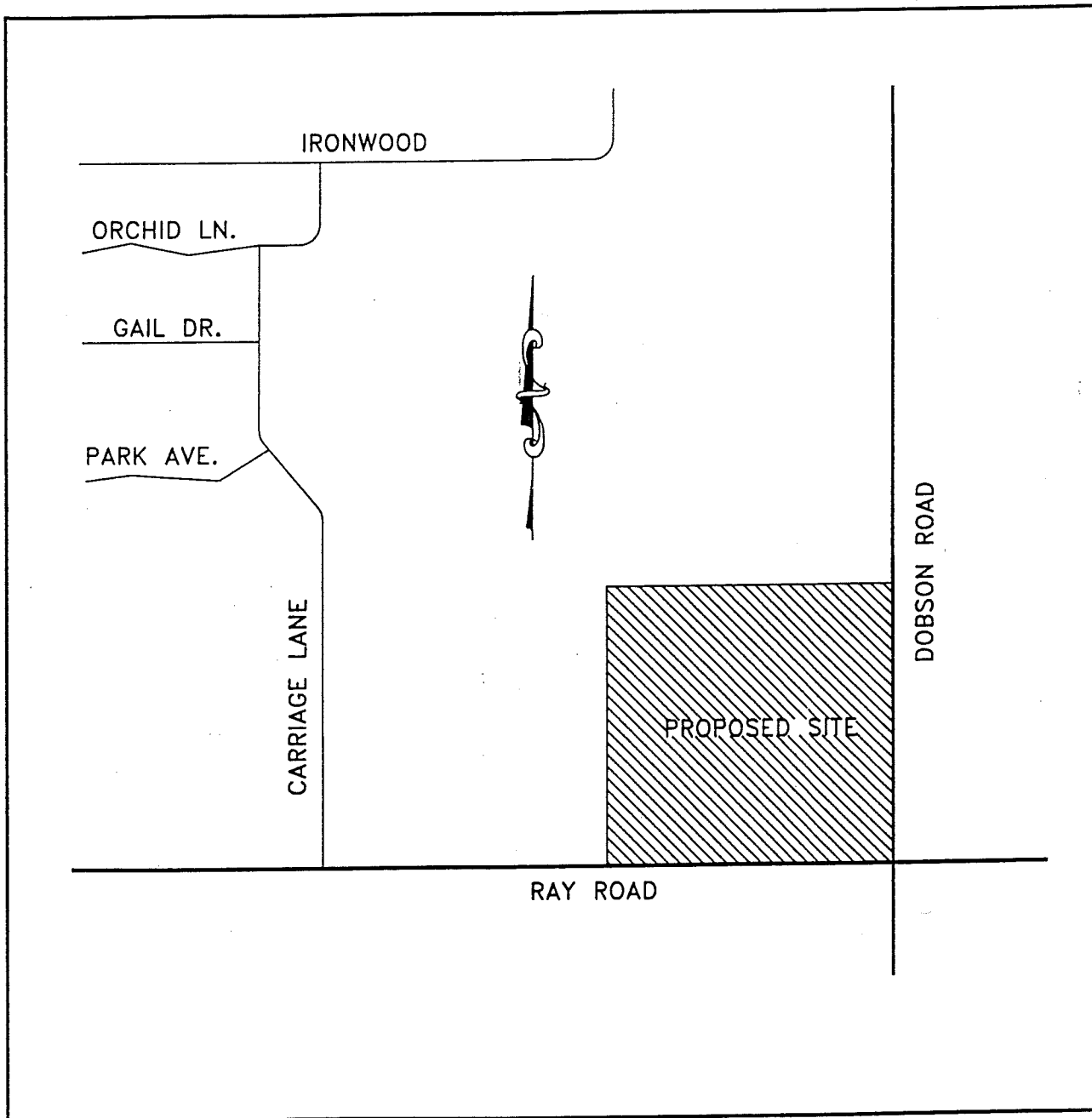
**HUITT-ZOLLARS, INC.
6245 N. 24th Parkway, Suite 102
Phoenix, Arizona 85016
(602) 381-0125 Fax: (602) 381-8053**

TABLE OF CONTENTS

Vicinity Map.....	3
Introduction.....	4
Description.....	4
Hydrology.....	4
Calculations.....	5



OSCO STORE 19-2286



VICINITY MAP
N.T.S.

INTRODUCTION

The purpose of this report is to develop drainage requirements for the proposed project that will comply with the drainage requirements of the City of Chandler, the State of Arizona, and the Federal Emergency Management Agency (FEMA). It is also intended as a guide to assist in the proper design. This report and calculations are based on the City of Chandler Technical Design Manual.

DESCRIPTION

This site is located in the western part of the City of Chandler and will be developed into a commercial site on a 10.37 gross acre site. It lies in the northwest corner of the intersection of Ray Road and Dobson Road. The site has been graded and slopes to the northwest at approximately 0.2%. It also lies within Flood Zone "X" of Flood Insurance Rate Map 04013C2635F dated December 3, 1993. Zone "X" is defined as "Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than one square mile, and areas protected by levees from the 100-year flood".

HYDROLOGY

The retention volume is calculated using the technical design manual formula:

$$V_R = \frac{D}{12}(A)(C)$$

Where VR = Retention Volume Required, D = 100-year, 2-hour depth of rainfall in inches, A = Area of project (Gross), and C = Coefficient of runoff.

This drainage report will serve as a comprehensive drainage report for not only the OSCO parcel, but for the entire site. The total retention required for the entire commercial site is 93,233 cubic feet, including an additional 10% for . For the OSCO site, 34,326 cubic feet of retention will be required. At the time of construction, the entire site will be rough graded, and retention basins will be constructed along the north and west property lines for future development within the site. The total retention volume provided for this site is 94,114 cubic feet. Retention basins will be constructed along the frontage of Ray Road and Dobson Road to retain water generated on the OSCO parcel. Retention will also be provided in the parking stalls and between the back of curb and the site wall located along Ray Road and Dobson Road. The total amount of retention, provided within the OSCO site, is 26,906 cubic feet. Retention basins within the OSCO parcel will be connected to other basins along Dobson and Ray Roads using equalizer pipes to provide additional retention for the site. See page 5 for retention calculations.

The required volume calculations include the Ray Road half-street area and the Dobson Road half-street area. Drainage facilities will be constructed along each street to capture storm water and convey it to one of the proposed on-site retention basins.

The finish floor elevation has been set at 1197.50, 1.5 feet above the existing ground elevation. The 100-year storm depth, according to the Flood Insurance Rate Map mentioned previously, is less than one foot. FEMA's requirements have therefore been satisfied since the existing ground elevation below the building is 1196.00, 1.5 feet below the finish floor elevation.

RETENTION VOLUME CALCULATIONS

VOLUME REQUIRED (9.368 GROSS AC.):

$$V_R = C \left[\frac{P}{12} \right] A$$

$$= (0.9) \frac{2.5}{12} (452,038) = 84,757 \text{ C.F.}$$

INCLUDING 10%, TOTAL VOLUME REQ'D. = 93,233 C.F.

VOLUME PROVIDED:

	ELEV.	SURF. AREA (S.F.)	INCR. DEPTH (FT.)	VOL. (C.F.)
BASIN "A"	95.50	6442		
4:1 SIDE	94.50	4785	1.00	5614
SLOPES	93.50	3238	1.00	4012
	92.50	1816	1.00	2527
			TOTAL	12,153
BASIN "B"	95.00	3872		
4:1 SIDE	94.00	2777	1.00	3325
SLOPES	93.00	1788	1.00	2283
	92.00	927	1.00	1358
			TOTAL	6966
BASIN "C"	95.00	1564		
4:1 SIDE	94.00	889	1.00	1227
SLOPES	93.00	343	1.00	616
	92.00	53	1.00	198
			TOTAL	2041
BASIN "D"	95.00	2173		
4:1 SIDE	94.00	1361	1.00	1767
SLOPES	93.00	661	1.00	1011
	92.00	143	1.00	402
			TOTAL	3180
BASIN "E"	94.00	4940		
4:1 SIDE	93.00	3370	1.00	4155
SLOPES	92.00	1900	1.00	2635
	91.00	530	1.00	1215
			TOTAL	8005
BASIN "F"	93.00	3500		
4:1 SIDE	92.00	2520	1.00	3010
SLOPES	91.00	1650	1.00	2085
	90.00	880	1.00	1265
			TOTAL	6360
BASIN "G"	93.00	13,992		
3:1 SIDE	92.00	10,306	1.00	12,149
SLOPES	91.00	6722	1.00	8515
	90.00	3237	1.00	4980
			TOTAL	25,644
BASIN "H"	94.00	5630		
3:1 SIDE	93.00	3976	1.00	4803
SLOPES	92.00	2422	1.00	3199
	91.00	969	1.00	1696
			TOTAL	9698
BASIN "I"	95.00	4000		
3:1 SIDE	94.00	2747	1.00	3374
SLOPES	93.00	1594	1.00	2171
	92.00	542	1.00	1068
			TOTAL	6613
BASIN "J"	96.00	2364		
3:1 SIDE	95.00	1358	1.00	1861
SLOPES	94.00	459	1.00	908
			TOTAL	2769
BASIN "K"	96.00	2456		
3:1 SIDE	95.00	1688	1.00	2072
SLOPES	94.00	1031	1.00	1360
	93.00	515	1.00	773
			TOTAL	4205

PARKING LOT RETENTION = 6,400 CF

GRAND TOTAL 94,114 C.F.

HUITT-ZOLLARS

Huitt Zollars, Inc. / 4742 N. 24th Street / Suite 100 / Phoenix, Arizona 85016 / 602-952-9123 / Fax 602-952-9124

May 21, 1998

Mike Simmons
Planning Dept.
City of Chandler
Mail Stop 105
PO Box 4008
Chandler, Arizona
85244-4008

Subject: Osco Store 19-2286, N.W.C. Ray and Dobson

Dear Mr. Simmons,

I was asked to correspond with you regarding the Preliminary Grading Plan for the subject property. We coordinated the berming/mounding/screenwall design with Dave Flynn. After several "go-arounds" Dave suggested that we get back to our original concept (which was short on retention), which we have done and is reflected on our current Preliminary Grading Plan. To achieve required retention volumes, we enlarged the perimeter basins at the northwest corner of the development site as well as lowering the parking stalls along Dobson and Ray which will now be partially flooded in the 100 year event (3" +/- of depth at the mid-point of the stalls).

The proposed frontage berms/ret. basins/screenwalls have been coordinated with the project landscape architect. The design depicted can be incorporated into final construction drawings barring any new or changed requirements from the City.

If you have any questions, please call.

Sincerely,



Dan S. Olsen
Project Manager

c.c. Dorian Fortney, Fortney Associates

attachment

CORRECTED