



2

### Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KRISTEN DEVINE, PLANNER II *KD*  
 (480) 503-6742, KRISTEN.DEVINE@GILBERTAZ.GOV

THROUGH: VERONICA GONZALEZ, PRINCIPAL PLANNER *vg*  
 (480) 503-6720, VERONICA.GONZALEZ@GILBERTAZ.GOV

MEETING DATE: MARCH 1, 2023

SUBJECT: DR22-115 VAL VISTA AND MARKET – TWO DRIVE-THROUGHS

STRATEGIC INITIATIVE: Community Livability

To allow for two drive-through facilities on a vacant parcel.

#### REQUEST

DR22-115 VAL VISTA AND MARKET DRIVE-THROUGHS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.47 acres, located at the southeast corner of Val Vista Drive and Market Street, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay.

#### RECOMMENDED MOTION

Request for site plan input only. No motion required.

#### APPLICANT/OWNER

Company:	RKAA	Name:	Bryan Babits
Name:	Grant Spika	Phone:	602-931-4491
Address:	2233 E. Thomas Rd. Unit 1303 Phoenix, AZ 85016	Email:	<a href="mailto:babits@w-retail.com">babits@w-retail.com</a>
Phone:	602-955-3900 ext. 158		
Email:	<a href="mailto:gspika@rkaa.com">gspika@rkaa.com</a>		

#### BACKGROUND/DISCUSSION

##### History

Date	Description
September 28, 1999	The Town Council approved a General Plan amendment and Specific Area Plan (GP98-05) for the Spectrum at Val Vista. Town Council approved the zoning (Z99-06) for Spectrum at Val Vista by adopting Ordinance No. 1209.

<i>June 20, 2000</i>	Town Council approved Z99-65 and Ordinance No. 1285, an amendment to the Spectrum at Val Vista PAD to add conditions and amend the development plan.
<i>October 1, 2002</i>	Town Council approved Z01-20, the third amendment to the Spectrum at Val Vista PAD, by adopting Ordinance No. 1431. This case added new conditions and changed the zoning and boundaries on several parcels within the Spectrum at Val Vista PAD. Parcels 13 and 29 were rezoned to commercial zoning C-2, (Main Street Commons Parcel 9 is within the Spectrum Parcel 29).
<i>March 15, 2005</i>	Town Council approved an amendment (Z04-41) to the Spectrum at Val Vista PAD for the Main Street Commons development (Ordinance No. 1641).
<i>March 24, 2005</i>	Design Review Board approved DR04-127, Main Street Commons (MSC) of the Spectrum PAD. Parcel 13 was shown with retail, restaurant, office and bank uses. Parcel 29 was shown with retail, fitness club, hotel office and residential uses, (MSC Parcel 9 is within Spectrum Parcel 29).
<i>July 27, 2010</i>	Town Council approved Z10-06 for Winco, amending the Development Plan for Parcel 9.
<i>August 16, 2012</i>	Town Council approved Ordinance No. 2380 in Case Z12-09 removing 51 acres from the Main Street Common PAD and creating the Val Vista Square (VV2) PAD with a new Development Plan.
<i>July 10, 2014</i>	Design Review Board approved DR14-06 Val Vista Square Design Guidelines
<i>November 2, 2016</i>	The Planning Commission/Design Review Board approved DR16-28 for Home2 and Candlewood Suites Hotels.
<i>August 1, 2018</i>	The Planning Commission/Design Review Board approved DR18-48, Gilbert Family General Hospital.

**Overview**

The applicant is proposing to construct two drive-through facilities on a vacant 1.47-acre parcel located at the southeast corner of Val Vista Drive and Market Street, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. One drive-through will include interior seating, while the southernmost drive-through will be exterior access only.

**Surrounding Land Use & Zoning Designations:**

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Regional Commercial (RC)	Regional Commercial PAD (RC PAD)	Market Street, then the Veteran’s Administration Clinic
South	Regional Commercial (RC)	Regional Commercial PAD (RC PAD)	Private drive, then Mountainside Fitness Building
East	Regional Commercial (RC)	Regional Commercial PAD (RC PAD)	Vacant land
West	General Commercial (GC)	General Commercial PAD (GC PAD)	Val Vista Drive, then the SanTan Motorplex
Site	Regional Commercial (RC)	Regional Commercial PAD (RC PAD)	Vacant land

## Project Data Table

Site Development Regulations	Standards per LDC and Ordinance No. 2380	Proposed (RC PAD Zoning)
Maximum Building Height (ft.)/ (Stories)	90'/6 story (within Vertical Overlay District, Area 5)	25'
Minimum Building Setbacks (ft.)		
Front to Val Vista	25'	40'
Side to Market	20'	95'
Side (non-residential)	20' measured from centerline of private drive	43'
Rear (non-residential)	0' (internal)	36'
Minimum Required Perimeter Landscape Area (ft.)		
Frontage on Val Vista	25'	tbd
Side to Market	20'	35'
Side (non-residential)	20' measured from center line of private drive	33'
Rear (non-residential)	0' (internal)	0'
Landscaping (% of net area)	15%	26%
Parking Spaces	1:200 sq ft - 20 spaces	45

### DISCUSSION:

The site proposes two pads with drive-through units, Pad A being 3,200 sf with interior seating and Pad B being 767 sf with only exterior seating and ordering. As proposed, there is one direct access point to the site, which is from the private drive to the south. Access at the north end of the site can be taken through the future hotel site to the east.

The site is part of a master site plan that originally included one stand alone building at the hard corner of Val Vista and Market. The applicant is requesting modifications to that site plan by converting the building on the corner to a smaller restaurant building with a drive-through and adding a secondary drive-through user to the south. Since the site is part of a master site plan, they do not have any setbacks internal to the site.

### Site Plan

The site is located at the southeast corner of Val Vista and Market. Currently there is one access point proposed south of Pad B that gives direct access to the parcel. The first submittal shows an access drive that does not align with the existing drive south of the private drive. The applicant submitted a request for a technical variance to allow the driveways to remain unaligned and staff was not supportive of this request. Staff is discussing alternatives and suggests the access drives align or that the southern drive accessing Pad B be removed completely. If the access drive is removed completely, access to both pads would then be taken through the future hotel site to the east. The applicant has since provided a conceptual plan showing the driveways aligned. Both the conceptual and original versions of the proposed site plan can be found in the attached exhibits.

In addition to the access drive, staff has concerns regarding circulation throughout the site, including the angled parking on Pad A, the drive-through of Pad B exiting

into the proposed access drive, and the overall site containing two high traffic drive-throughs with only one direct access to the site.

**PUBLIC NOTIFICATION AND INPUT**

The proposed project will require public notice as specified under Land Development Code (LDC) Section 6.2.

**REQUESTED INPUT**

1. Site layout feedback.

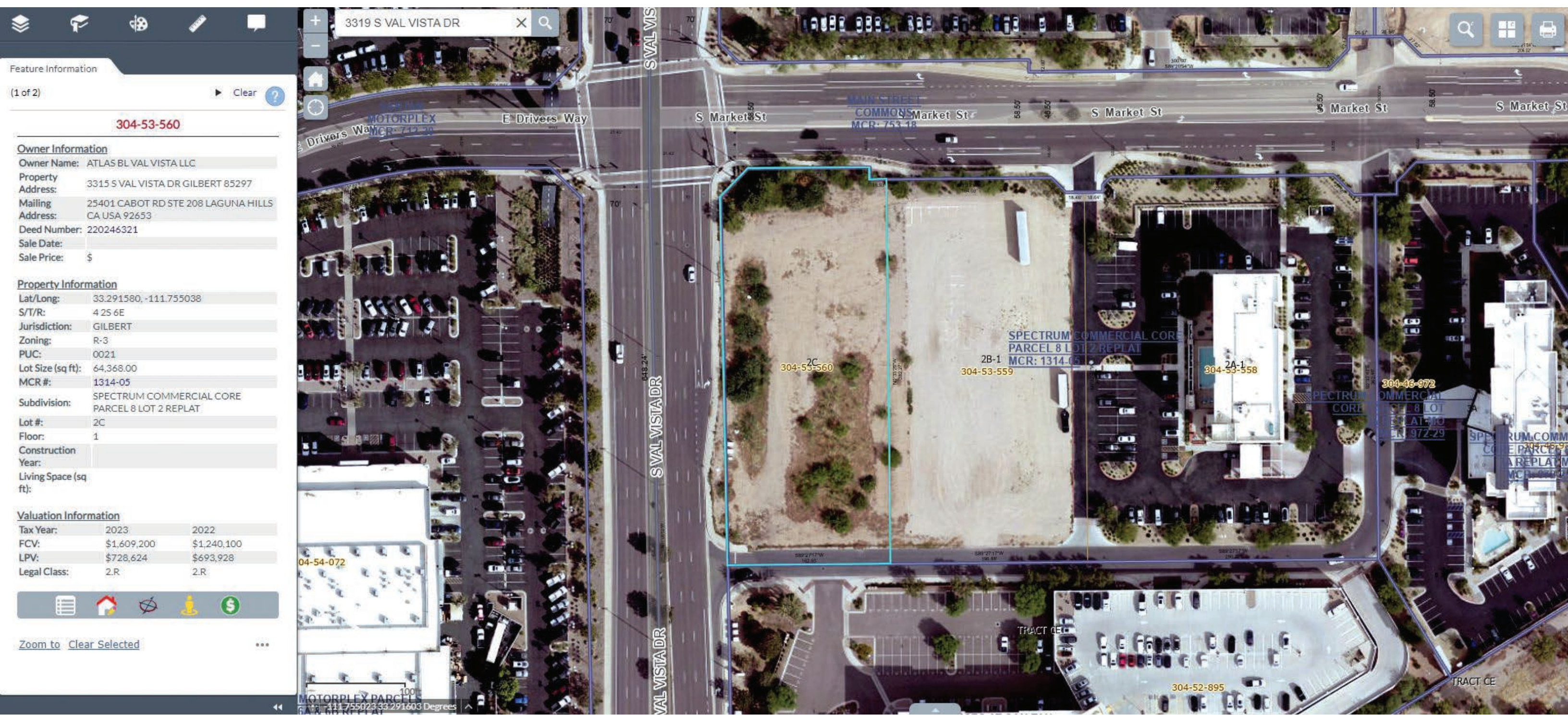
Respectfully submitted,

*Kristen Devine*

Kristen Devine  
Planner II

**Attachments and Enclosures:**

- 1) Vicinity/Aerial Map
- 2) Applicant's Narrative
- 3) Site Plan – 1st submittal
- 4) Site Plan – Conceptual Revision
- 5) Landscape Plan
- 6) Grading and Drainage Plan



Feature Information  
(1 of 2) Clear ?

**304-53-560**

**Owner Information**  
 Owner Name: ATLAS BL VAL VISTA LLC  
 Property Address: 3315 S VAL VISTA DR GILBERT 85297  
 Mailing Address: 25401 CABOT RD STE 208 LAGUNA HILLS CA USA 92653  
 Deed Number: 220246321  
 Sale Date:  
 Sale Price: \$

**Property Information**  
 Lat/Long: 33.291580, -111.755038  
 S/T/R: 4 25 6E  
 Jurisdiction: GILBERT  
 Zoning: R-3  
 PUC: 0021  
 Lot Size (sq ft): 64,368.00  
 MCR #: 1314-05  
 Subdivision: SPECTRUM COMMERCIAL CORE PARCEL 8 LOT 2 REPLAT  
 Lot #: 2C  
 Floor: 1  
 Construction Year:  
 Living Space (sq ft):

**Valuation Information**

Tax Year:	2023	2022
FCV:	\$1,609,200	\$1,240,100
LPV:	\$728,624	\$693,928
Legal Class:	2.R	2.R

Zoom to Clear Selected



December 14, 2022

To:  
City of Gilbert Planning Department  
Gilbert, Arizona

From:  
RKAA Architects, Inc.  
2233 East Thomas Road  
Phoenix, AZ 85016

RE: Design Review

Project Narrative: Retail and Restaurants

The Proposed site is located on the SEC of Val Vista Dr. and S Market St. in Gilbert, Arizona. We are submitting this project narrative along with an application for a Design Review Equal to or Greater than 5 Acres submittal for the above-referenced project.

The subject site is approximately 64,369 SF (1.47 acres) in size. The Maricopa County Assessor Parcel Number for this Property is 304-53-560. The site is zoned RC and is currently a vacant lot. The site is bordered by S Val Vista Dr. to the west, S Market St. to the north, a vacant lot zoned R-3 to the east, and an office building zone R-3 to the south. The goal of this project is to develop this site for two drive-thru restaurants at 3,200 S.F. and 767 S.F.

We believe that the proposed project use is consistent with the plans and goals of the city. We look forward to working with the City of Gilbert.

Regards,

Neil Feaser, AIA NCARB  
RKAA Architects, Inc.

**Arizona Office**  
2233 East Thomas Road  
Phoenix, AZ 85016  
Office: (602) 955-3900  
[rkaa.com](http://rkaa.com)

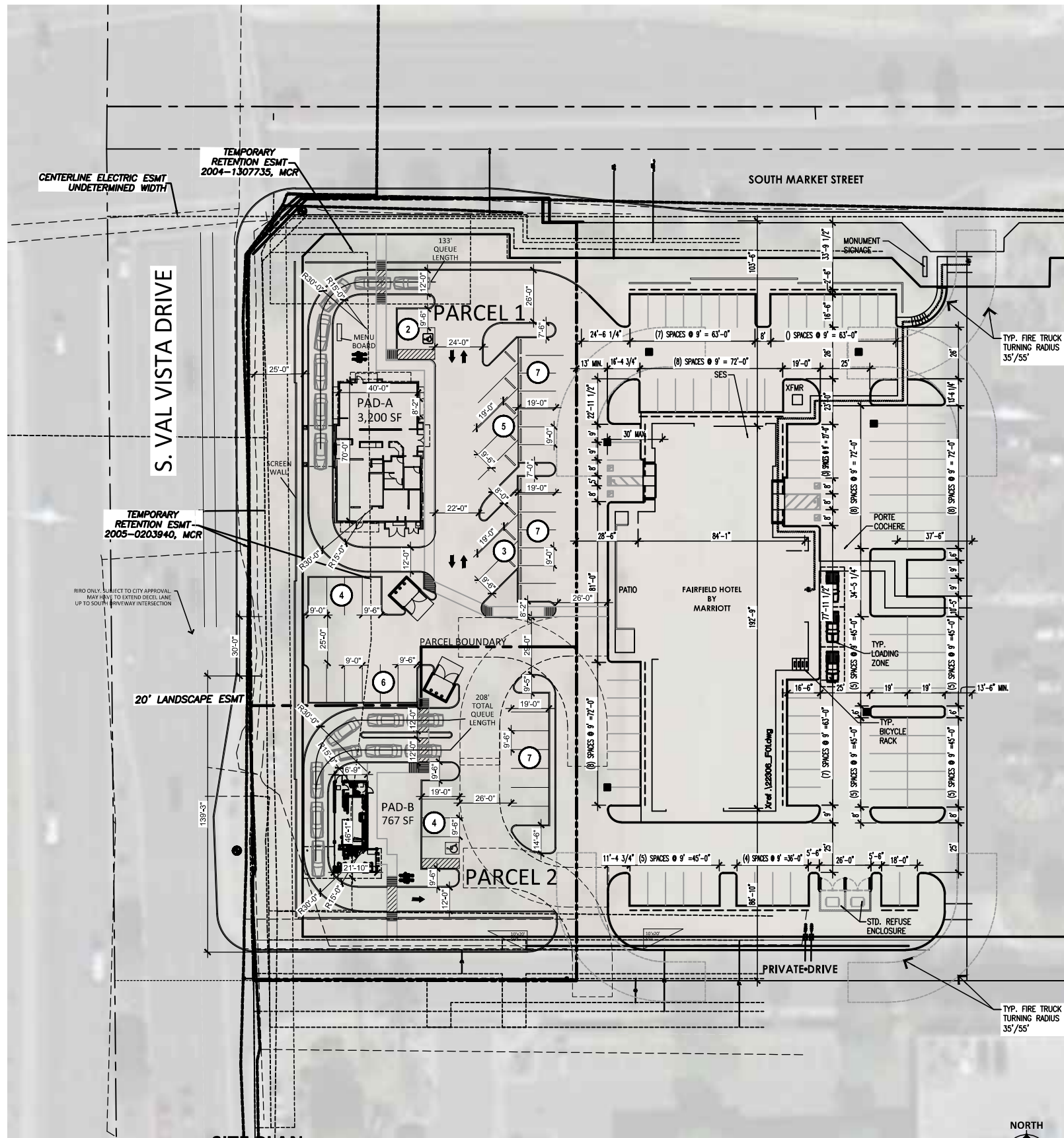
**California Office**  
501 North El Camino Real  
Suite #200  
San Clemente, CA 92672  
Office: (949) 954-8785

**Licensed in:**

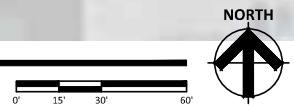
Arizona  
Arkansas  
California  
Colorado  
Connecticut  
Florida  
Georgia  
Idaho  
Illinois  
Indiana  
Kansas  
Kentucky  
Louisiana  
Maryland  
Michigan  
Minnesota  
Mississippi  
Missouri  
Montana  
Nebraska  
Nevada  
New Hampshire  
New Jersey  
New Mexico  
New York  
North Carolina  
North Dakota  
Ohio  
Oklahoma  
Oregon  
Pennsylvania  
South Carolina  
South Dakota  
Tennessee  
Texas  
Utah  
Virginia  
Washington  
West Virginia  
Wisconsin  
Wyoming

**Principals:**

Robert W. Kubicek, AIA  
Kathleen D. Rieger, VP  
Steve A. Nosal, VP  
Neil A. Feaser, AIA, VP



**SITE PLAN**  
SCALE: 1/64" = 1'-0"



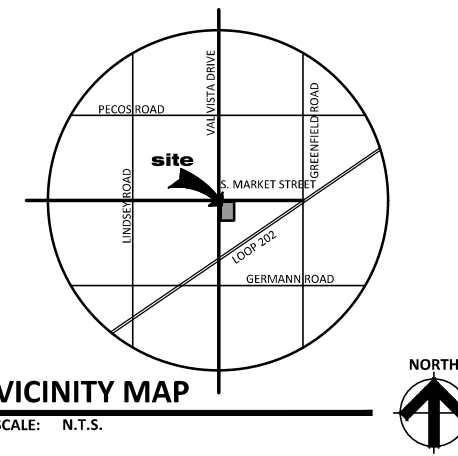
**VAL VISTA PADS**  
3319 S VAL VISTA DRIVE GILBERT ARIZONA  
SEC OF VAL VISTA DRIVE AND S. MARKET STREET  
DATE: 12-15-2022 (PRELIMINARY)

**PROJECT DIRECTORY**

ARCHITECT:  
RKA ARCHITECTS, INC.  
2233 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
CONTACT: NEIL FEASER  
PHONE: (602) 955-3900  
FAX: (602) 955-0496  
E-MAIL: nfeaser@rkaa.com

**SITE DATA**

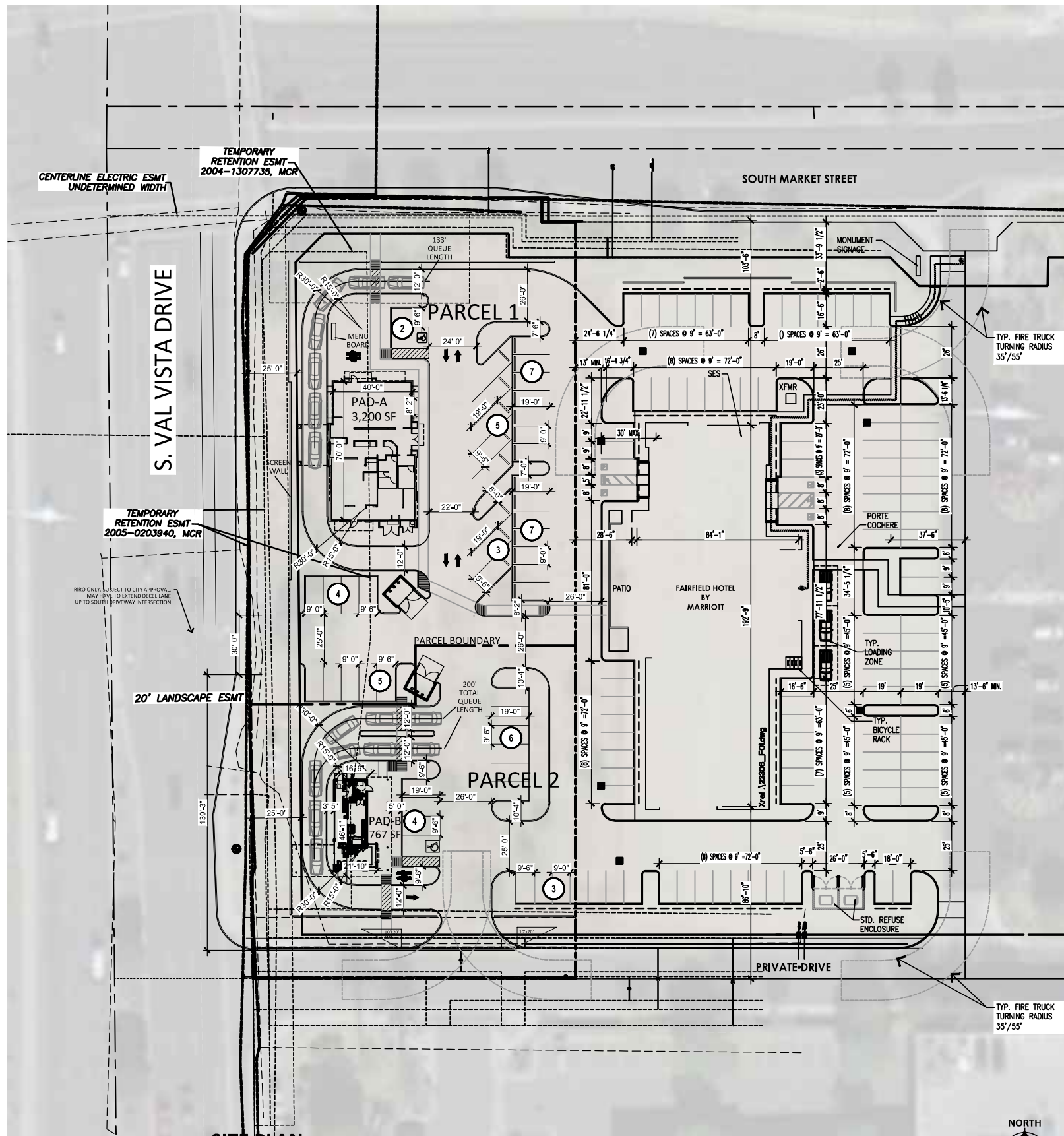
PARCEL NUMBER:	304-53-560
EXISTING ZONING:	RC
SITE AREA:	1.47 ACRES (64,369 S.F.)
PROPOSED USE:	RESTAURANTS
<b>PARCEL 1</b>	
AREA:	0.90 ACRES (39,362 S.F.)
PAD A AREA:	3,200 S.F.
PARKING REQUIRED:	16 SPACES
PARKING PROVIDED:	34 SPACES
ACCESSIBLE PARKING REQUIRED:	01 SPACES
ACCESSIBLE PARKING PROVIDED:	01 SPACES
<b>PARCEL 2</b>	
AREA:	0.57 ACRES (25,007 S.F.)
PAD B AREA:	767 S.F.
PARKING REQUIRED:	04 SPACES
PARKING PROVIDED:	11 SPACES
ACCESSIBLE PARKING REQUIRED:	01 SPACES
ACCESSIBLE PARKING PROVIDED:	01 SPACES
TOTAL 9'X19' PARKING SPACES:	22 SPACES
TOTAL 9.5'X19' PARKING SPACES:	23 SPACES
TOTAL BUILDING AREA:	3,967 S.F.
SITE COVERAGE:	6.2%
BICYCLE SPACES REQUIRED:	04 SPACES
BICYCLE SPACES PROVIDED:	04 SPACES



THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

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**SP-1**  
RKA# 22071.00





**SITE PLAN**

SCALE: 1/64" = 1'-0"

**VAL VISTA PADS**

3319 S VAL VISTA DRIVE GILBERT ARIZONA  
SEC OF VAL VISTA DRIVE AND S. MARKET STREET  
DATE: 2-14-2023 (PRELIMINARY)

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SP-1

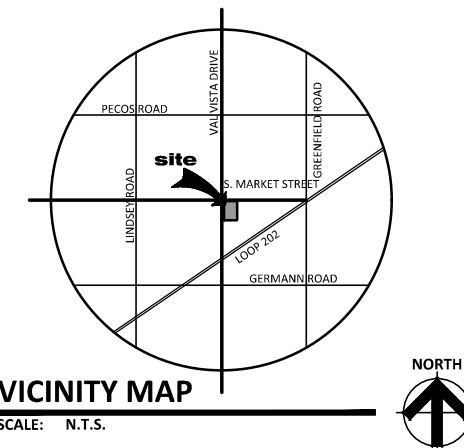
RKAA# 22071.00

**PROJECT DIRECTORY**

ARCHITECT:  
R K A A ARCHITECTS, INC.  
2233 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
CONTACT: NEIL FEASER  
PHONE: (602) 955-3900  
FAX: (602) 955-0496  
E-MAIL: nfeaser@rkaa.com

**SITE DATA**

PARCEL NUMBER:	304-53-560
EXISTING ZONING:	RC
SITE AREA:	1.47 ACRES (64,369 S.F.)
PROPOSED USE:	RESTAURANTS
<b>PARCEL 1</b>	
AREA:	0.90 ACRES (39,362 S.F.)
PAD A AREA:	3,200 S.F.
PARKING REQUIRED:	16 SPACES
PARKING PROVIDED:	33 SPACES
ACCESSIBLE PARKING REQUIRED:	01 SPACES
ACCESSIBLE PARKING PROVIDED:	01 SPACES
<b>PARCEL 2</b>	
AREA:	0.57 ACRES (25,007 S.F.)
PAD B AREA:	767 S.F.
PAD B PATIO AREA:	600 S.F.
PARKING REQUIRED:	06 SPACES
PARKING PROVIDED:	13 SPACES
ACCESSIBLE PARKING REQUIRED:	01 SPACES
ACCESSIBLE PARKING PROVIDED:	01 SPACES
TOTAL 9'X19' PARKING SPACES:	22 SPACES
TOTAL 9.5'X19' PARKING SPACES:	23 SPACES
TOTAL BUILDING AREA:	3,967 S.F.
SITE COVERAGE:	6.2%
BICYCLE SPACES REQUIRED:	04 SPACES
BICYCLE SPACES PROVIDED:	04 SPACES



**VICINITY MAP**

SCALE: N.T.S.

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.





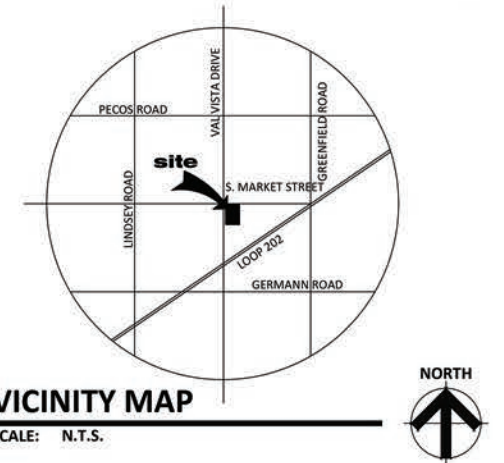
**DR22-115 Val Vista and Market Drive Throughs**  
**Attachment 5: Landscape Plan**

**LANDSCAPE DATA:**

SITE AREA:	64,369 SQ.FT
OFF-SITE LANDSCAPE AREA:	5,760 SQ.FT.
ON-SITE LANDSCAPE AREA:	16,893 SQ.FT.
TOTAL LANDSCAPE AREA:	22,653 SQ.FT.
PERCENT ON-SITE LANDSCAPE:	26%

**SITE DATA**

PARCEL NUMBER:	304-53-560
EXISTING ZONING:	RC
SITE AREA:	1.47 ACRES (64,369 S.F.)
PROPOSED USE:	RETAIL / RESTAURANTS
<b>PARCEL 1</b>	<b>0.87 ACRES (38,389 S.F.)</b>
AREA:	3,200 S.F.
PAD A AREA:	16 SPACES
PARKING REQUIRED:	19 SPACES
PARKING PROVIDED:	01 SPACES
ACCESSIBLE PARKING REQUIRED:	02 SPACES
ACCESSIBLE PARKING PROVIDED:	
<b>PARCEL 2</b>	<b>0.60 ACRES (25,980 S.F.)</b>
AREA:	1,800 S.F.
PAD B AREA:	9 SPACES
PARKING REQUIRED:	14 SPACES
PARKING PROVIDED:	01 SPACES
ACCESSIBLE PARKING REQUIRED:	01 SPACES
ACCESSIBLE PARKING PROVIDED:	
TOTAL BUILDING AREA:	5,000 S.F.
SITE COVERAGE:	7.8%
BICYCLE SPACES REQUIRED:	04 SPACES
BICYCLE SPACES PROVIDED:	04 SPACES



**LANDSCAPE LEGEND**

- TREES**
- CERCIDIUM 'HYBRID' DESERT MUSEUM PALO VERDE 24" BOX
  - PROSOPIS 'RIO-SALADO' HYBRID THORNLESS MESQUITE 24" BOX
  - QUERCUS VIRGINIANA LIVE OAK 24" BOX
  - PISTACIA X 'RED-PUSH' RED PUSH PISTACHE 24" BOX
  - EXISTING TREE PROTECT FROM CONSTRUCTION
  - LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
  - HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
  - MUHLBERGIA 'REGAL MIST' REGAL MIST DEER GRASS 5 GALLON
  - SIMMONSIA CHINENSIS 'COMPACTA' COMPACT JOJOBA 5 GALLON
  - TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
  - CONVOVULUS CNEORUM BUSH MORNING GLORY 5 GALLON
  - LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
  - LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON
  - EREMOPHILA GLABRA 'MINGENW GOLD' 5 GALLON
- 1/2" SCREENED ROCK PROS MAHOGANY DECOMPOSED GRANITE  
 2" DEPTH IN ALL LANDSCAPE AREAS

**TOWN OF GILBERT LANDSCAPE NOTES:**

A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD IN PDF FORMAT RECORD DRAWINGS ARE ALSO REQUIRED.

BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST BE ACCOMPLISHED. THE DEVICE MUST BE TESTED BY A STATE CERTIFIED TESTER, AND THE RESULTS FORWARDED TO THE TOWN OF GILBERT'S BACKFLOW SPECIALIST. THE TOWN OF GILBERT WILL PROVIDE AN UP-TO-DATE LIST OF STATE CERTIFIED TESTERS. ALL RELATED TESTING FEES SHALL BE AT THE EXPENSE OF THE INSTALLER.

DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HERIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.

NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.

NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.

CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS.

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW AND EXISTING LANDSCAPE AREAS. CAGE, CONTROLLER, ASSOCIATED EXPOSED CONDUITS, AND ETC. SHALL CONFORM TO PREDOMINANT COLOR OF BUILDING.

**ATTENTION:**

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

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

**MAINTENANCE NOTE:**

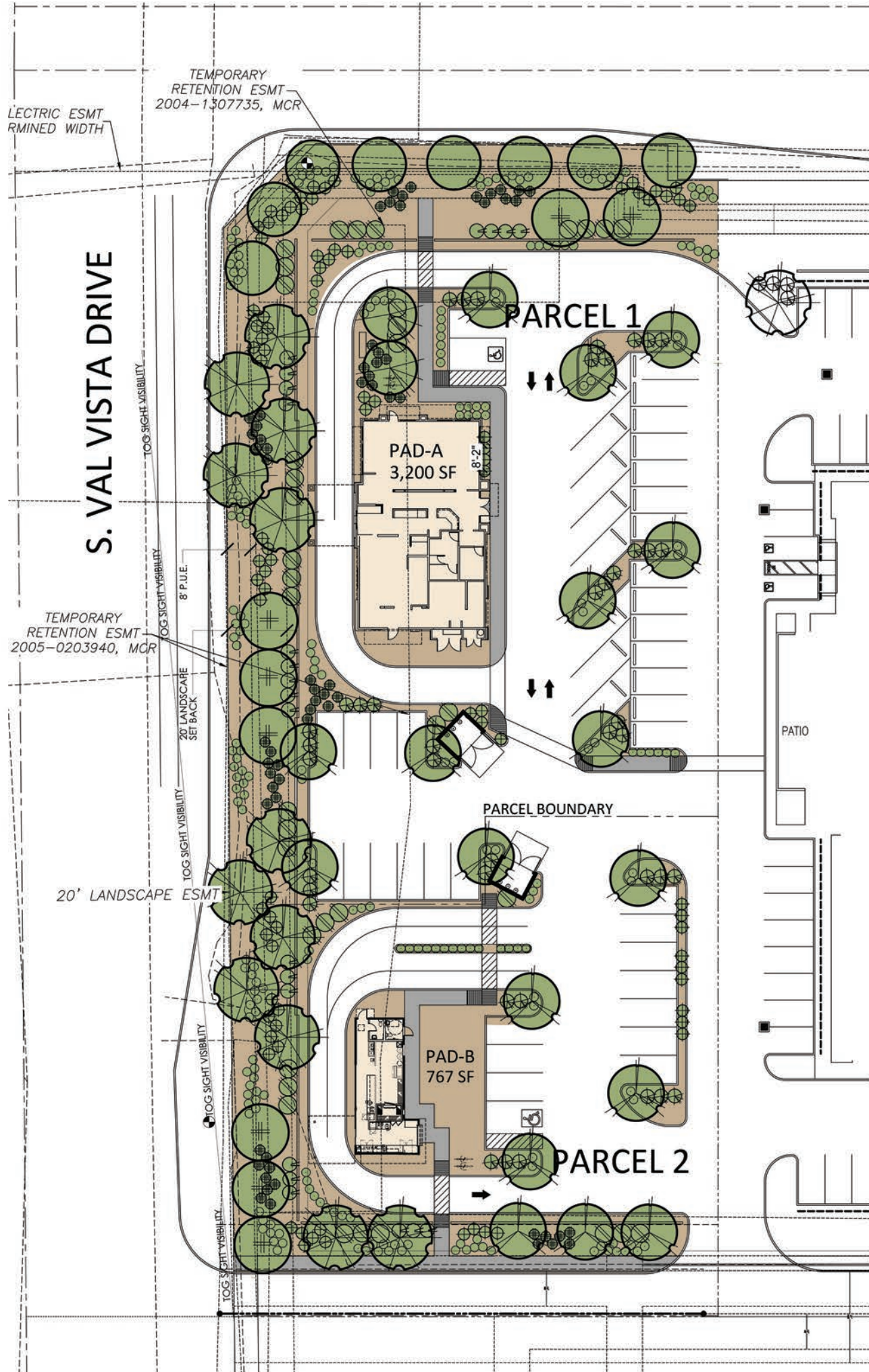
ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL BACKFLOW PREVENTION DEVICES SHALL MEET THE REQUIREMENTS OF THE TOWN OF GILBERT BACKFLOW PROTECTION ORDINANCE (#869) OTHERWISE KNOWN AS ARTICLE 7-14 OF THE TOWN OF GILBERT MUNICIPAL CODE: CROSS CONNECTION CONTROL (FOR ADDITIONAL BACKFLOW SPECS., SEE: GILBERT UNIFIED LAND DEVELOPMENT CODE APPENDIX.

ALL BACKFLOW DEVICE SHALL BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO BE SELECTED. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.

**LANDSCAPE PLAN**

SCALE: 1" = 20'-0"



**VAL VISTA RETAIL**  
 3319 S VAL VISTA DRIVE GILBERT ARIZONA  
 SEC OF VAL VISTA DRIVE AND S. MARKET STREET  
 DATE: 01.10.23 (PRELIMINARY)

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La.01

RKAA# 21253.00



**T.J. McQUEEN & ASSOCIATES, INC.**  
 LANDSCAPE ARCHITECTURE  
 URBAN DESIGN  
 SITE PLANNING  
 10450 N. 74th Street, Suite 120  
 Scottsdale, Arizona 85258  
 P. (602)265-0320  
 EMAIL: timmcqueen@tjmla.net



# PRELIMINARY GRADING AND DRAINAGE PLAN

## SEC MARKET & VAL VISTA GILBERT, ARIZONA

- CONSTRUCT STORMTECH MC-7200 UG RETENTION
- CONSTRUCT ONSITE STORM DRAIN
- CONNECT TO EXISTING STORM DRAIN FROM OFFSITE INLET
- REMOVE EXISTING CURB
- NEW ONSITE PAVEMENT
- CONSTRUCT TEMP CURB
- DRAINAGE AREA

- CONSTRUCT PUBLIC 8" WATER
- INSTALL FIRE HYDRANT
- INSTALL WATER METER
- EXISTING FIRE HYDRANT

- INSTALL 6" PRIVATE SEWER SERVICE
- INSTALL TAP PER MAG STD DET 440-1
- SAWCUT AND REPLACE PAVEMENT

### RETENTION CALCULATIONS

50 YEAR 24 HOUR  
Overage required

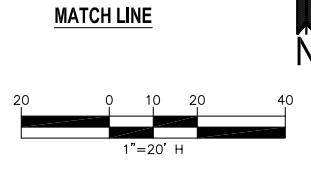
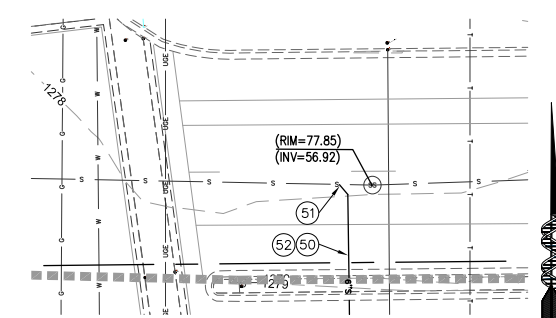
3 INCHES  
0.2500 NOAA VERIFIED  
0%

AREA NAME	SF AREA	7200 Stormtech chambers	Stormtech Endcaps	C FACTOR	DEPTH	OVERAGE REQD	VOL REQUIRED	VOL PROVIDED	excess	Comments	Number of Drywells	Dryup Time using 0.1 cfs per drywell
Basin 1	114,959	92	12	0.90	0.2500		25,866	24,592	1,384	0.4%	2.0	35.9
								25,975	109			

PARCEL 1

FAIRFIELD HOTEL BY MARRIOTT

PARCEL 2



CLIENT:  
RKA Architects, Inc.  
2233 East Thomas Rd  
Phoenix, AZ 85016  
(602) 955-3900



**Helix Engineering, LLC**  
Engineering / Surveying / Consulting  
3240 E Union Hills  
Suite 113  
Phoenix AZ 85050  
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www.hxeng.com

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TWO WORKING DAYS BEFORE YOU DIG.  
CALL FOR THE BLUE STAKES  
1-800-782-5348  
BLUE STAKE CENTER

RELEASE DATE	DESCRIPTION
7-23-22	PRELIM GD PLAN
12-1-22	REVISED SITE PLAN

REVISIONS NO.	DATE	DESCRIPTION
1		
2		
3		

PROJECT NAME  
Val Vista / Market St  
PROJECT ADDRESS  
S. Market St.  
Gilbert, ARIZONA  
85297  
PROJECT AREA

HELIX JOB NUMBER  
684  
IN HOUSE  
DRAWN BY: MT  
CHECKED BY: SB  
SHEET TITLE

G / D PLAN

SHEET  
GD-1  
PAGE  
1 OF 1

PLOT SCALE: 1:1 @ 24"x36"; 1:2.2 @ 11"x17"