



# Planning Commission Staff Report

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** KEITH NEWMAN, PLANNER II *KW*  
(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

**THROUGH:** AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*  
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

**MEETING DATE:** SEPTEMBER 5, 2018

**SUBJECT:** DR18-56 ALDI

**STRATEGIC INITIATIVE:** Economic Development

Attract, retain and grow businesses that serve the local and regional customer base as a means to increase Gilbert’s sales tax revenue.

**RECOMMENDED MOTION**

Approve the Findings of Fact and approve DR18-56, ALDI: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 8.49 acres, generally located at the southeast corner of Arizona Avenue and Desert Lane, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay.

**APPLICANT/OWNER**

Company: Kimley-Horne & Associates  
Name: Sterling Margetts  
Address: 1001 W. Southern Ave., #131  
Mesa, AZ 85210  
Phone: 480-207-2680  
Email: sterling.margetts@kimley-horn.com

Name: Joel Ogden Darner II  
Address: 837 W. Main Street  
Mesa, AZ 85201

## **BACKGROUND/DISCUSSION**

### **History**

<b>Date</b>	<b>Description</b>
<i>September 18, 1979</i>	Town Council approved A80-02 (Ordinance No. 253), annexing approximately 360 acres, including the subject property.
<i>November 29, 1983</i>	Town Council adopted Ordinance No. 356 in case Z83-16 creating the Fiesta Tech Planned Area Development.
<i>March 3, 1987</i>	Planning Commission approved case S054, Preliminary Plat for Fiesta Tech Master Plan Phase II, for Lots 1-6.
<i>November 13, 1997</i>	DRB approved case DR97-65, Hertz Rental Car, on the subject property, Parcel 3, Continental Tech Center.
<i>June 6, 2018</i>	The Planning Commission reviewed DR18-56 (ALDI Grocery Store) as a Study Session item.

### **Overview**

The applicant is proposing an ALDI retail grocery store within a master site plan that includes future shops, pads, and a potential light industrial building. Currently, a majority of the site is occupied by an abandoned vehicle sales building and associated parking lot. The building will be removed to accommodate the proposed development. The site is zoned General Commercial (GC) PAD, which supports a broad range of small to large-scale retail, service, office, entertainment, and institutional uses of any size. Through this request, ALDI seeks to receive Design Review approval for the grocery store within an integrated master plan.

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	General Commercial (GC)	General Commercial (GC) PAD	Desert Lane then Commercial (Winco and retail pads/shops)
South	Residential > 14 - 25 DU/Acre	Multi-Family/Medium (MF/M) PAD	Residential (Sierra Palms Apartments)
East	Light Industrial (LI)	Light Industrial (LI)	Warehousing
West	Neighborhood Suburban (City of Mesa)	Multiple Residence (RM-3)	Arizona Avenue then Residential (San Posada Apartments)
Site	General Commercial (GC)	General Commercial (GC) PAD	Abandoned car sales lot and building

### **Project Data Table**

<b>Site Development Regulations</b>	<b>Required per LDC</b>	<b>Proposed Preliminary Master Site Plan</b>	<b>Proposed ALDI Final Site Plan (Phase One)</b>
Maximum Building Height (ft.)/(Stories)	45'		32'

Minimum Building Setbacks (ft.)			
Front	25'	56'	420'
Side (Street)	20'	20'	104'
Side (Residential)	75'	90'	0' internal to overall master site plan
Rear (Non-residential)	20'	20'	0' internal to overall master site plan
Minimum Required Perimeter Landscape Area (ft.)			
Front	25'	25'	0' internal to overall master site plan
Side (Street)	20'	20'	25'
Side (Non-residential)	20'	20'	0' internal to overall master site plan
Rear (Non-residential)	20'	20'	0' internal to overall master site plan
Landscape (% of net lot area)	15%		20.6%
Off-Street Parking Spaces	19,209 retail = 77 2,450 future expansion = 10 87 total spaces		96 spaces

**DISCUSSION:**

**Site Plan:**

The proposal at this time consists of a 19,209 square foot ALDI grocery store building and associated site improvements on approx. 2.27 acres within a larger master site plan on 8.49 acres that generally meets all town requirements. It is anticipated that the entire development, which is currently one parcel, will be subdivided into a total of five (5) lots to accommodate the development of the proposed ALDI Grocery Store, two (2) retail pad sites along Arizona Avenue, one (1) shops building to the south of ALDI and a potential light industrial building along the eastern portion of the property. Per the LDC Use Regulations (Table 2.902), light industrial uses are very limited in the GC zoning district and include *Digital Production*, *Commercial Laboratories*, and *Artisan Manufacturing and Assembly*. The applicant has not yet submitted an application to subdivide the land so for now it remains as one parcel. Please note that Design Review applications for all future buildings and site improvements will be required upon their development.

The entire development will have three (3) vehicular access points once completed. The primary access point exists and is located off of Arizona Avenue at the far southwest corner of the project site. Two (2) secondary access points will be located off of Desert Lane along the north boundary of the property with the western most entrance previously constructed.

The ALDI portion is situated in the middle of the site with parking to the west and north of the building. Vehicles will circulate around the entire building with the truck dock for unloading product to the rear of the site. Shared parking and cross access agreements, as well as construction easements, will be provided to the Town during construction document review.

Site fencing will include 3' high parking lot screen walls along Arizona Avenue and Desert Lane. An existing 6' perimeter wall is situated between the overall site and the multi-family residential property to the south. An 8' tall CMU wall will also be provided to screen the trash enclosure at the rear of the building in the loading dock area. The loading dock is situated as not to face the existing residents and to push potential noise toward the street.

**Landscaping:**

Drought tolerant landscaping will be planted by the site developer with the development of ALDI and includes the entire Arizona Avenue and Desert Lane street frontages, onsite areas including required landscape setbacks along the entire perimeter, the ALDI parking lot and along the foundation of the proposed ALDI building. Decorative rock will be used throughout the site as ground cover. The only landscaping that will not be installed by the developer at this time will be all onsite areas associated with the development of the future building/pads. The ALDI project will contain 20.6% landscape area, which meets Town minimum requirements.

**Grading and Drainage:**

The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division. On-site retention will be provided in underground and above ground retention basins within the landscape areas along property boundaries and within the parking lots.

**Elevations/Floor Plan / Colors and Materials:**

The proposed ALDI Building will be 32' tall at the highest point and includes exterior materials consisting of light brown smooth faced Gardner brick, fiber cement board with a vintage wood appearance, cream colored stucco/EIFS with a Sandpebble finish and aluminum composite paneling varying in color based on adjacent materials. The roof will mainly be flat including a parapet at the top of the building with the exception of a raised tower with pitched standing seam metal roofing over the main entryway. The proposed color palette consists of "Earth" tone colors with light tan and two different shades of brown for the main building walls and gray for all steel canopies, standing seam metal roofing and aluminum wall paneling.

**Lighting:**

Wall mounted light fixtures are attached to the building on the north, east and west elevations. 25' tall freestanding light poles are proposed on the site throughout the majority of the parking lot to ensure sufficient site lighting and security. Parking lot light poles within 100' of the apartment complex to the south are limited to 14' in height.

**Signs:**

Three monument sign locations are shown on the master site plan. The applicant will be submitting a Comprehensive Sign Plan and signage permits separately as the project continues to develop.

**PLANNING COMMISSION STUDY SESSION, JUNE 6, 2018:**

During the Study Session, the following comments were brought forth by the Planning Commission Members:

- Commissioners questioned whether Town Staff had any information concerning the uses of the future pad sites along Arizona Avenue.
  - The applicant has not provided Staff information concerning the future users of the pad sites.
- Commissioners commented that pad sites under 5,000 square feet will not come back to the Commission for approval, but may be approved administratively by Staff.

**PUBLIC NOTIFICATION AND INPUT**

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

**STAFF RECOMMENDATION**

Approve the Findings of Fact and approve DR18-56, ALDI: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 8.49 acres, generally located at the southeast corner of Arizona Avenue and Desert Lane, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission/Design Review Board at the September 5, 2018 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Administrative Design Review approval is required for all signage prior to submitting for sign permits.
4. Shared parking and cross access agreements, as well as construction easements, shall be provided to the Town during construction document review.
5. The lighting photometric plan shall be revised to clearly indicate that all site lighting shall not exceed 14 feet in height within 100 feet of the adjacent multi-family residential development to the south.
6. All light pole bases shall be painted Sandpebble-Dover sky matching the primary color on the building.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'Keith Newman', written over a light blue circular stamp or watermark.

Keith Newman,  
Planner II

**Attachments and Enclosures:**

- 1) NOPH
- 2) ALDI Site Plan/Master Site Plan
- 3) Landscape Plan
- 4) Grading and Drainage Plan
- 5) Building Elevations
- 6) Floor Plan
- 7) Lighting
- 8) Colors and Materials

**FINDINGS OF FACT**  
**DR18-56 ALDI**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

# Notice of Public Hearing

**PLANNING COMMISSION DATE:**

**Wednesday, September 5, 2018\* TIME: 6:00 PM**

**LOCATION: Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona 85296**

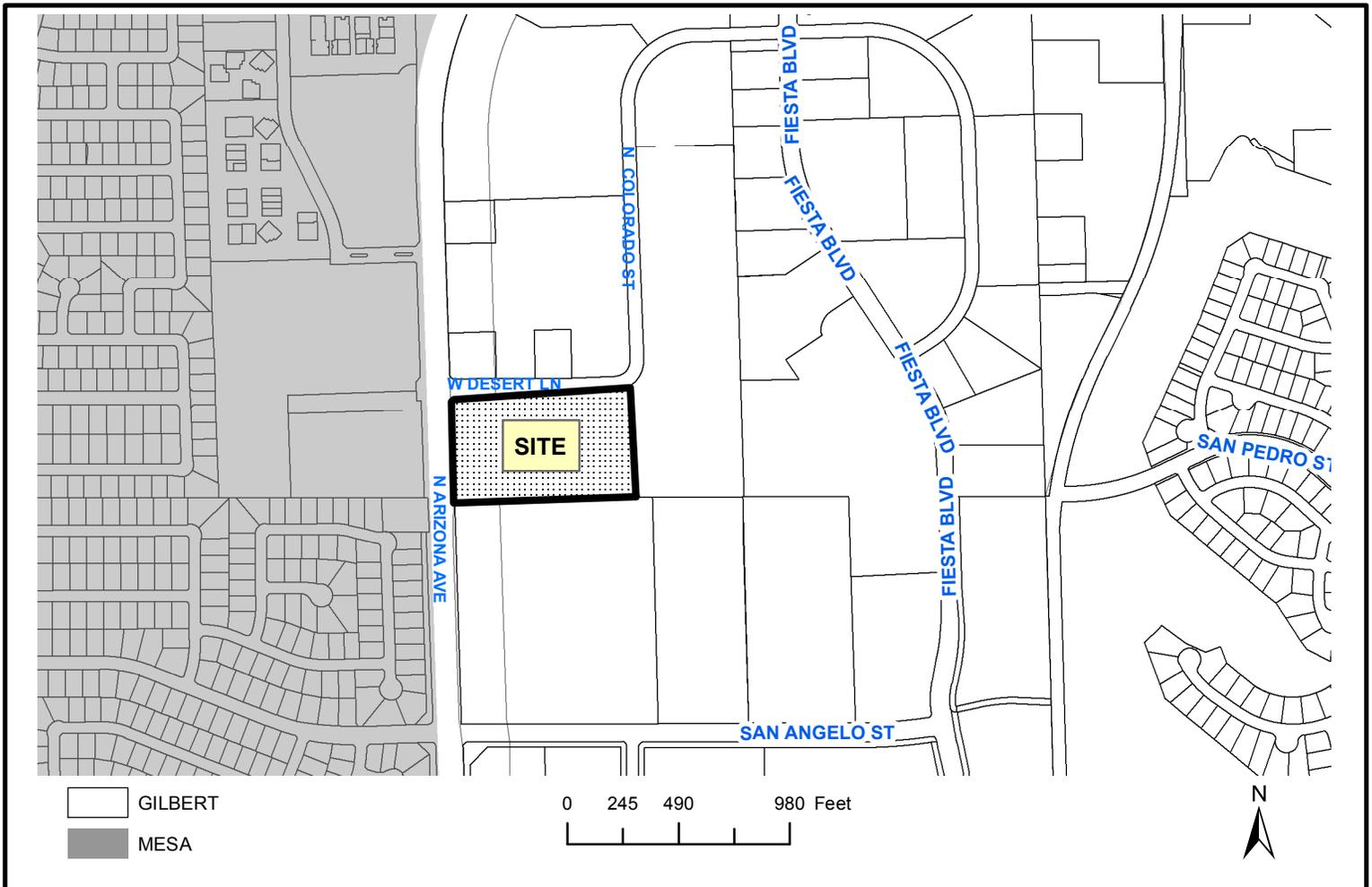
**\* Call Planning Department to verify date and time:  
(480) 503-6812**

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

## **REQUESTED ACTION:**

DR18-56, ALDI: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 8.49 acres, generally located at the southeast corner of Arizona Avenue and Desert Lane, and zoned General Commercial with a Planned Area Development (PAD) overlay.

## **SITE LOCATION:**



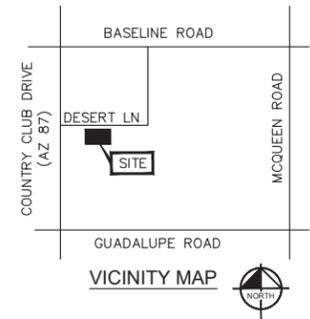
**APPLICANT: Kimley-Horn and Associates Inc.  
CONTACT: Sterling Margetts  
ADDRESS: 1001 W. Southern Avenue #131  
Mesa, AZ 85210**

**TELEPHONE: (480) 207-2680  
E-MAIL: [sterling.margetts@kimley-horn.com](mailto:sterling.margetts@kimley-horn.com)**





DR18-56 ALDI  
Attachment 3: Landscape Plan  
September 5, 2018



DEVELOPER/OWNER

ALDI, INC.  
5080 N. 40TH STREET, SUITE 335  
PHOENIX, AZ 85018  
TEL. NO. (602) 888-8931  
CONTACT: JOSH WALLS  
EMAIL: JOSH.WALLS@ALDI.US

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.  
1001 W. SOUTHERN AVE., SUITE 131  
MESA, ARIZONA 85210  
TEL. NO. (480) 207-2666  
FAX NO. (602) 944-7423  
CONTACT: STERLING MARGETTS, PE  
EMAIL: STERLING.MARGETTS@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.  
7740 N. 16<sup>TH</sup> STREET, SUITE 300  
PHOENIX, ARIZONA 85020  
TEL. NO. (602) 906-1103  
CONTACT: ANDREW VALESTIN, PLA  
EMAIL: ANDREW.VALESTIN@KIMLEY-HORN.COM

ARCHITECT

MS CONSULTANTS, INC.  
2221 SCHROCK ROAD  
COLUMBUS, OH 43229  
PH: 614-898-7100  
CONTACT: JASON LONGBRAKE  
EMAIL: JLONGBRAKE@MSCONSULTANTS.COM

**Kimley»Horn**  
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.  
1001 WEST SOUTHERN AVENUE, SUITE 131  
MESA, ARIZONA 85210 (480) 207-2666

**ALDI Inc.**  
5080 N. 40TH ST., STE. 335  
PHOENIX, AZ 85018  
(602) 888-8931



COUNTRY CLUB DRIVE AND DESERT LANE  
PRELIMINARY LANDSCAPE COVER  
GILBERT, ARIZONA

PROJECT No.  
291162008  
SCALE (H): NONE  
SCALE (V): NONE  
DRAWN BY: RAS  
DESIGN BY: AAV  
CHECK BY: AAV  
DATE: 08/09/2018



Expires 09/30/2018

Pre-LS.dwg

LC1

1 OF 5 SHEETS

CALL TWO WORKING DAYS BEFORE YOU DO  
**602-263-1100**  
**1-800-STAKE-IT**  
(OUTSIDE MARICOPA COUNTY)

SITE CALCULATIONS

ADDRESS:	SEC OF COUNTRY CLUB DRIVE & DESERT LANE, GILBERT, AZ
APN:	302-09-059
EXISTING ZONING:	GC
PROPOSED ZONING:	GC
ADJACENT ZONING:	GC, M/FM

SITE DATA:

PROPOSED ALDI LOT AREA:	2.27± AC (NET/GROSS)
PAD 1 LOT AREA:	1.33± AC (NET/GROSS)
PAD 2 LOT AREA:	0.88± AC (NET/GROSS)
SHOPS AREA:	1.55± AC (NET/GROSS)
INDUSTRIAL PARCEL AREA:	2.46± AC (NET/GROSS)
TOTAL LOT AREA:	8.49± AC (NET/GROSS)

LANDSCAPE AREA:

ON SITE LANDSCAPE AREA:	83,555 SF
OFF SITE LANDSCAPE AREA:	6,365 SF
TOTAL NEW LANDSCAPE AREA:	89,920 SF
PERCENT OPEN SPACE:	62.7% (262,700 SF)

TOWN OF GILBERT NOTES

- A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD WITH PDF FORMAT "AS-BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS 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 BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.
- DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HEREIN 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 THE ISSUANCE OF 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 IN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.
- ALL TREES, SHRUBS AND GROUNDCOVER SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.
- CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

MAINTENANCE NOTE:

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

PLANTING LEGEND

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Acacia salicina Willow Acacia	1½" Cal. Min., 8' Ht. Min., 4' Spread Min., 24" Box Min.	49
	Chilopsis linearis 'Lucretia Hamilton' Desert Willow	1½" Cal. Min., 7' Ht. Min., 4' Spread Min., 24" Box Min.	8
	Parkinsonia 'Desert Museum' Desert Museum Palo Verde	1½" Cal. Min., 8' Ht. Min., 4' Spread Min., 24" Box Min.	30
	Pinus edularica Mondel Pine	2" Cal. Min., 10' Ht. Min., 4' Spread Min., 24" Box Min.	62
	Ulmus parvifolia Evergreen Elm	1½" Cal. Min., 8' Ht. Min., 3' Spread Min., 24" Box Min.	63

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Agave parryi var. truncata Artichoke Agave	12" Ht. Min. 12" Width Min.	5
	Agave geminiflora Twin-Flowered Agave	12" Ht. Min. 12" Width Min.	5
	Agave americana 'Mediopicta Alba' White Striped Century Plant	16" Ht. Min. 16" Width Min.	8
	Bougainvillea 'La Jolla' La Jolla Bougainvillea	5 Gal.	30
	Caesalpinia pulcherrima Red Bird of Paradise	5 Gal.	51
	Callistemon viminalis 'Little John' Little John's Bottlebrush	5 Gal.	71
	Eremophila hygrophana Blue Bells	5 Gal.	50
	Hesperaloe funifera Giant Yucca	5 Gal.	19
	Hesperaloe parviflora 'perpa' Brakelights Red Yucca	5 Gal.	79
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger Sage	5 Gal.	82
	Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 Gal.	131
	Muhlenbergia rigens Deer Grass	5 Gal.	110
	Muhlenbergia rigida 'Nashville' Nashville Muhly Grass	5 Gal.	49
	Tecoma alata 'Orange Jubilee' Orange Jubilee	5 Gal.	26
	Tecoma stans 'Gold Star' Yellow Bells	5 Gal.	123

GROUNDCOVERS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Lantana camara 'New Gold' New Gold Lantana	1 Gal.	159
	Lantana montevidensis Purple Trailing Lantana	1 Gal.	277
	Ruellia brittoniana 'Katie' Katie Ruellia	5 Gal.	39

MATERIALS	DESCRIPTION	QTY
	Decomposed Granite (Submit Sample to Owner for Approval) ¾" Screened, Express Brown by Granite Express, 2" Depth Min.	262,700 SF

TOWN OF GILBERT LANDSCAPE REQUIREMENTS

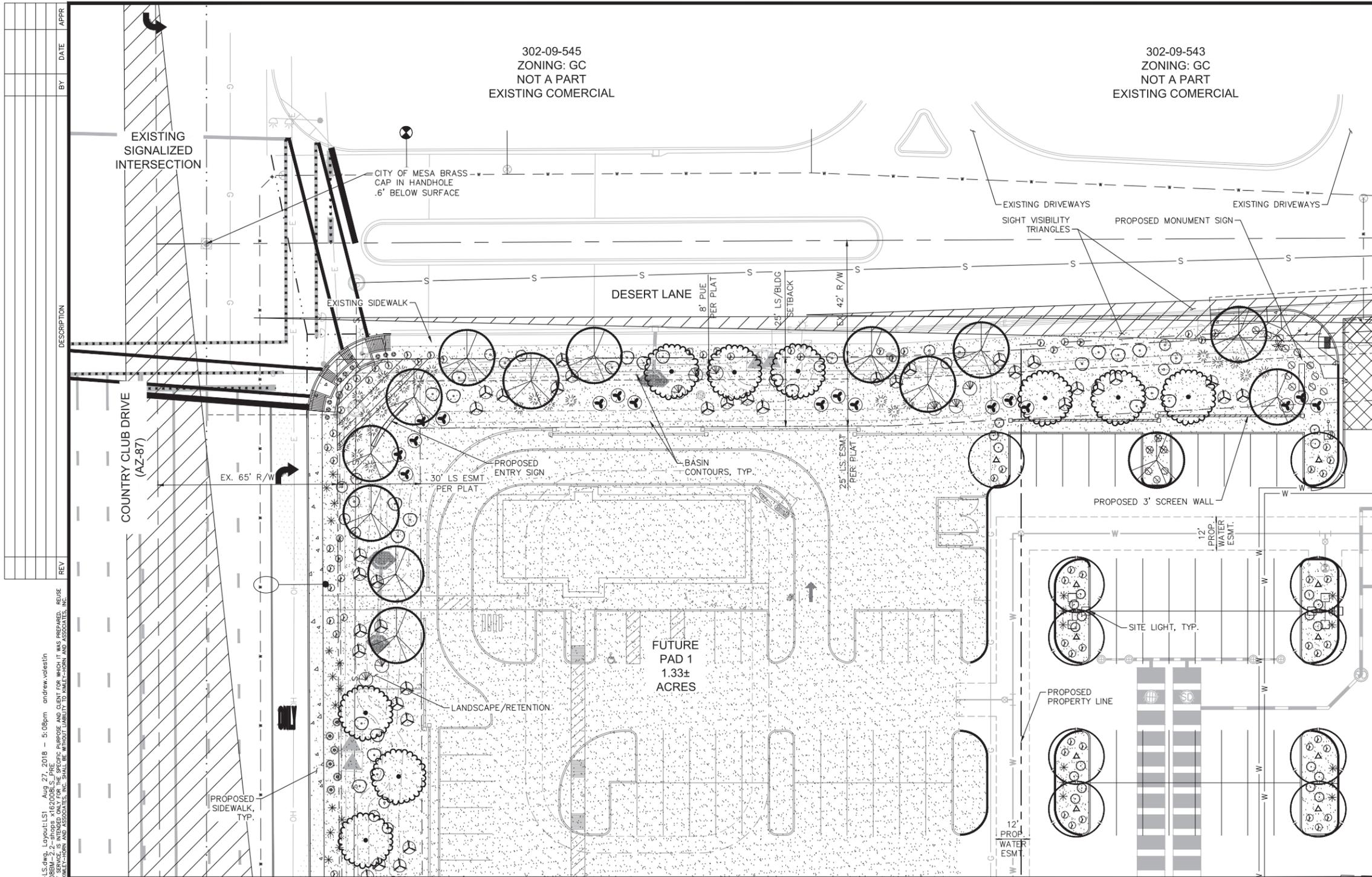
REQUIRED	PROVIDED	REQUIRED	PROVIDED
Parking Lot Landscape Screening Wall or 3'-4" Evergreen Vegetative Screen Not Located within R.O.W 3'-6" Offset from Parking Area Max. 24' ht. Vegetation in Visibility Triangle	Provided Provided Provided Provided	All Landscape Areas Not Covered by Turf, or Hardscape Shall be Covered by Approved Inorganic Groundcover such as D.G. Depth of Coverage Shall be Indicated on LS Plan	Provided, Depth Indicated in Legend
Parking Lot Landscape 1 Tree / 8 Spaces (16 Trees) Min. Trunk ht. 6', 2" Caliper Min. 10% Landscape (5,980 SF) Max. 8 Spaces without Planter	32 Trees 6' ht. Min., 2" Caliper 11.6% or 6,940 SF Provided	Parking Lot Landscape 121 Spaces / 8 = 16 Trees Required Streetscape Right of Way Planting 1 Tree / 25 LF, 3 Shrubs per Tree 735 LF (Desert Ln.) / 25 = 30 Trees / 90 Shrubs 407 LF (Country Club) / 25 = 17 Trees / 51 Shrubs	32 Trees Provided 30 Trees / 90 Shrubs 17 Trees / 51 Shrubs
Landscape Regulations All Trees Min. 6' ht. Palm Trees Min. 5' ht. All Trees Min. ¾" Caliper Trees Shall be Planted Per ANA Standards	Provided N/A Provided Details will be Provided with CD Submittal	Side and Perimeter Landscape Areas 3 Trees / 1000 SF, 5 Shrubs / 1000 SF 29,990 SF (South) x 3 / 1000 = 90 Trees / 150 Shrubs 9,310 SF (East) x 3 / 1000 = 30 Trees / 50 Shrubs Groundcover 20% of Area Required	90 Trees / 150 Shrubs 30 Trees / 50 Shrubs 76 Goundcover (28%) Country Club 85 Goundcover (30%) Desert Lane 26 Goundcover (25%) East Buffer 62 Goundcover (20%) South Buffer
		Retention Basins Completely Landscaped Max. 4:1 Slope in Retention Basins Streetscape Theme Trees - by District, 50% (District 1)	Provided 4:1 Provided Mondel Pine (50%+)

GENERAL LANDSCAPE NOTES

- ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.
- SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
- CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.
- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, OR THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.
- THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
- THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
- ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER, AT NO ADDITIONAL COST TO THE OWNER. IF OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR IS TO MAINTAIN CONTROLLED PEDESTRIAN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.
- MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, ROCK MULCH AND OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
- PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.
- EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER CIVIL SPECIFICATIONS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL SPECIFICATIONS.
- PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
- OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
- LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.
- ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOVING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.
- ROCK MULCH: ALL AREAS LABELED ROCK MULCH ON THE PLANS ARE TO BE APPROVED BY OWNER. 2" MINIMUM DEPTH THROUGHOUT ENTIRE PROJECT. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW TOP OF CURB OR SIDEWALK.

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REVISION	DATE	BY	DESCRIPTION



MATCH LINE: SEE SHEET 3

MATCH LINE: SEE SHEET 4



**PLANTING LEGEND**

- TREES**
- | BOTANICAL NAME / COMMON NAME                            |
|---------------------------------------------------------|
| Acacia salicina<br>Willow Acacia                        |
| Chilopsis linearis 'Lucretia Hamilton'<br>Desert Willow |
| Parkinsonia 'Desert Museum'<br>Desert Museum Palo Verde |
| Pinus eldarica<br>Mondel Pine                           |
| Ulmus parvifolia<br>Evergreen Elm                       |
- SHRUBS**
- | BOTANICAL NAME / COMMON NAME                                     |
|------------------------------------------------------------------|
| Agave parryi var. truncata<br>Artichoke Agave                    |
| Agave geminiflora<br>Twin-Flowered Agave                         |
| Agave americana 'Medipecta Alba'<br>White Striped Century Plant  |
| Bougainvillea 'La Jolla'<br>La Jolla Bougainvillea               |
| Caesalpinia pulcherrima<br>Red Bird of Paradise                  |
| Callistemon viminalis 'Little John'<br>Little John's Bottlebrush |
| Eremophila hygrophana<br>Blue Bells                              |
| Hesperaloe funifera<br>Giant Yucca                               |
| Hesperaloe parviflora 'perpa'<br>Brakelights Red Yucca           |
| Leucophyllum frutescens 'Compacta'<br>Compact Texas Ranger Sage  |
| Leucophyllum frutescens 'Green Cloud'<br>Green Cloud Sage        |
| Muhlenbergia rigens<br>Deer Grass                                |
| Muhlenbergia rigida 'Nashville'<br>Nashville Muhly Grass         |
| Tecoma alata 'Orange Jubilee'<br>Orange Jubilee                  |
| Tecoma stans 'Gold Star'<br>Yellow Bells                         |
- GROUNDCOVERS**
- | BOTANICAL NAME / COMMON NAME                     |
|--------------------------------------------------|
| Lantana camara 'New Gold'<br>New Gold Lantana    |
| Lantana montevidensis<br>Purple Trailing Lantana |
| Ruellia brittoniana 'Katie'<br>Katie Ruellia     |

- MATERIALS**
- | DESCRIPTION                |
|----------------------------|
| Decomposed Granite         |
| ¾" Screened, Express Brown |



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**1-800-STAKE-IT**  
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 (602) 888-8931



COUNTRY CLUB DRIVE AND DESERT LANE  
 PRELIMINARY LANDSCAPE PLAN  
 GILBERT, ARIZONA

PROJECT No.  
291162008  
 SCALE (H): 1"=20'  
 SCALE (V): NONE  
 DRAWN BY: RAS  
 DESIGN BY: AAV  
 CHECK BY: AAV  
 DATE: 08/09/2018



Expires 09/30/2018  
 Pre-LS.dwg

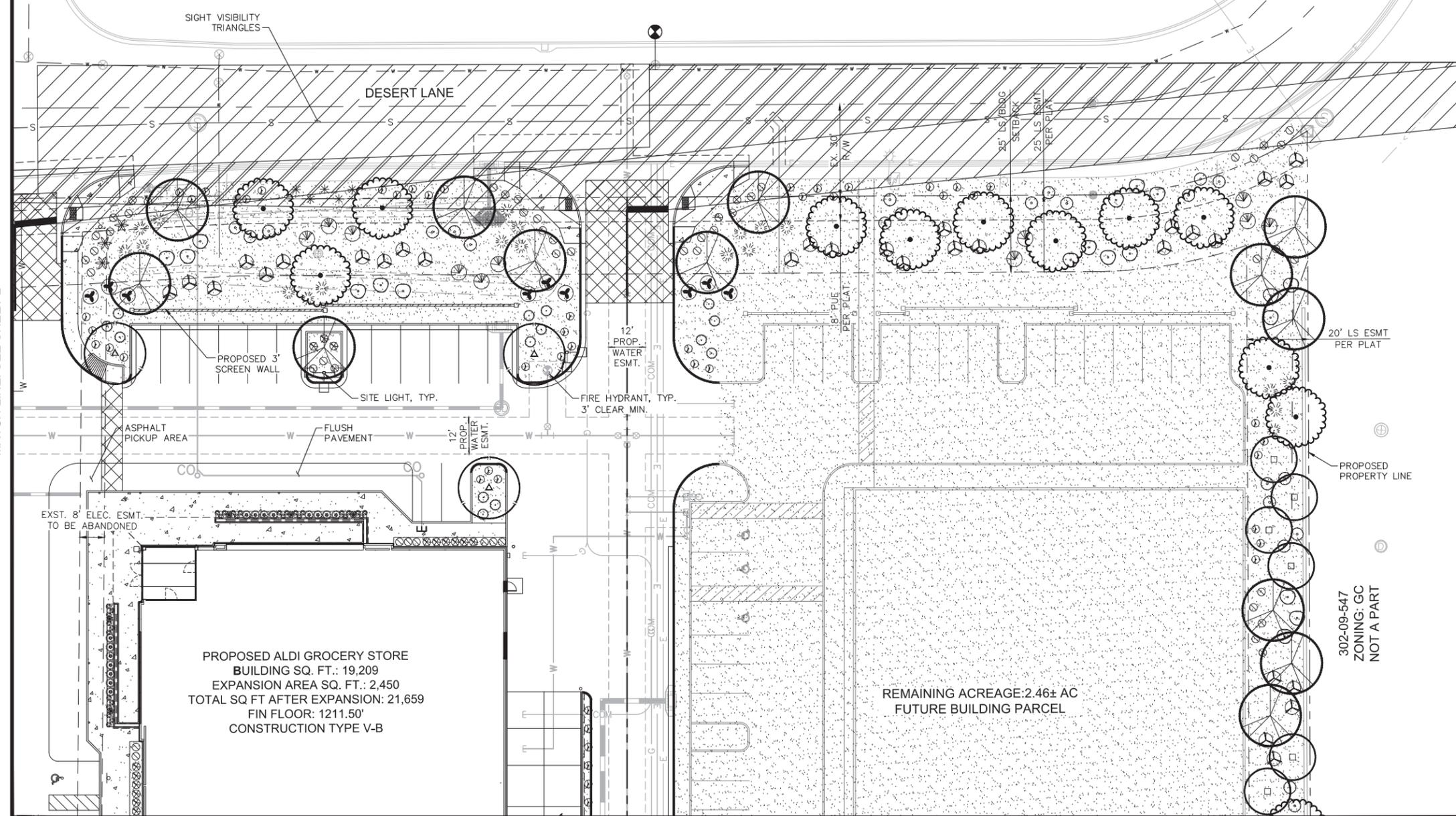
LS1  
 2 OF 5 SHEETS

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NO.	DESCRIPTION	BY	DATE	APPR.

REV	DESCRIPTION	DATE	BY	APPR

302-09-546  
ZONING: GC  
NOT A PART  
EXISTING COMERCIAL



MATCH LINE: SEE SHEET 2

MATCH LINE: SEE SHEET 5

PROPOSED ALDI GROCERY STORE  
BUILDING SQ. FT.: 19,209  
EXPANSION AREA SQ. FT.: 2,450  
TOTAL SQ FT AFTER EXPANSION: 21,659  
FIN FLOOR: 1211.50'  
CONSTRUCTION TYPE V-B

REMAINING ACREAGE: 2.46± AC  
FUTURE BUILDING PARCEL



**PLANTING LEGEND**

- TREES**
- | BOTANICAL NAME / COMMON NAME                            |
|---------------------------------------------------------|
| Acacia salicina<br>Willow Acacia                        |
| Chilopsis linearis 'Lucretia Hamilton'<br>Desert Willow |
| Parkinsonia 'Desert Museum'<br>Desert Museum Palo Verde |
| Pinus eldarica<br>Mondel Pine                           |
| Ulmus parvifolia<br>Evergreen Elm                       |
- SHRUBS**
- | BOTANICAL NAME / COMMON NAME                                     |
|------------------------------------------------------------------|
| Agave parryi var. truncata<br>Artichoke Agave                    |
| Agave geminiflora<br>Twin-Flowered Agave                         |
| Agave americana 'Medipecta Alba'<br>White Striped Century Plant  |
| Bougainvillea 'La Jolla'<br>La Jolla Bougainvillea               |
| Caesalpinia pulcherrima<br>Red Bird of Paradise                  |
| Callistemon viminalis 'Little John'<br>Little John's Bottlebrush |
| Eremophila hygrophana<br>Blue Bells                              |
| Hesperaloe funifera<br>Giant Yucca                               |
| Hesperaloe parviflora 'perpa'<br>Brakelights Red Yucca           |
| Leucophyllum frutescens 'Compacta'<br>Compact Texas Ranger Sage  |
| Leucophyllum frutescens 'Green Cloud'<br>Green Cloud Sage        |
| Muhlenbergia rigens<br>Deer Grass                                |
| Muhlenbergia rigida 'Nashville'<br>Nashville Muhly Grass         |
| Tecoma alata 'Orange Jubilee'<br>Orange Jubilee                  |
| Tecoma stans 'Gold Star'<br>Yellow Bells                         |
- GROUNDCOVERS**
- | BOTANICAL NAME / COMMON NAME                     |
|--------------------------------------------------|
| Lantana camara 'New Gold'<br>New Gold Lantana    |
| Lantana montevicensis<br>Purple Trailing Lantana |
| Ruellia brittoniana 'Katie'<br>Katie Ruellia     |

- MATERIALS**
- | DESCRIPTION                |
|----------------------------|
| Decomposed Granite         |
| ¾" Screened, Express Brown |



PROJECT No. 291162008
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: RAS
DESIGN BY: AAV
CHECK BY: AAV
DATE: 08/09/2018



Expires 09/30/2018  
Pre-LS.dwg  
LS2  
3 OF 5 SHEETS

COUNTRY CLUB DRIVE AND DESERT LANE  
PRELIMINARY LANDSCAPE PLAN  
GILBERT, ARIZONA

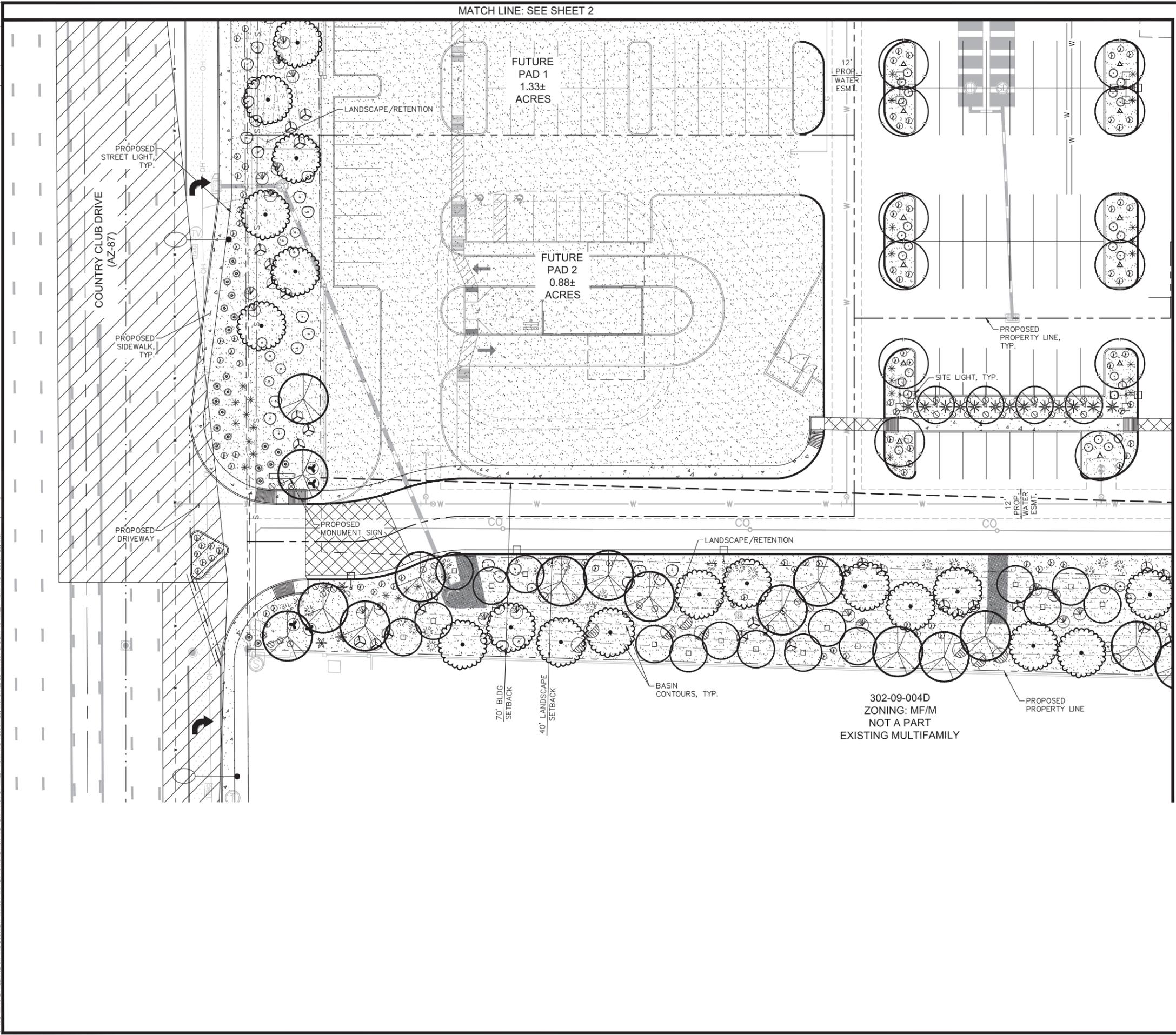
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PHOENIX, AZ 85018  
(602) 888-8931

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MATCH LINE: SEE SHEET 5



**PLANTING LEGEND**

- TREES**
- | BOTANICAL NAME / COMMON NAME                            |
|---------------------------------------------------------|
| Acacia salicina<br>Willow Acacia                        |
| Chilopsis linearis 'Lucretia Hamilton'<br>Desert Willow |
| Parkinsonia 'Desert Museum'<br>Desert Museum Palo Verde |
| Pinus eldarica<br>Mondel Pine                           |
| Ulmus parvifolia<br>Evergreen Elm                       |
- SHRUBS**
- | BOTANICAL NAME / COMMON NAME                                     |
|------------------------------------------------------------------|
| Agave parryi var. truncata<br>Artichoke Agave                    |
| Agave geminiflora<br>Twin-Flowered Agave                         |
| Agave americana 'Medipecta Alba'<br>White Striped Century Plant  |
| Bougainvillea 'La Jolla'<br>La Jolla Bougainvillea               |
| Caesalpinia pulcherrima<br>Red Bird of Paradise                  |
| Callistemon viminalis 'Little John'<br>Little John's Bottlebrush |
| Eremophila hygrophana<br>Blue Bells                              |
| Hesperaloe funifera<br>Giant Yucca                               |
| Hesperaloe parviflora 'perpa'<br>Brakelights Red Yucca           |
| Leucophyllum frutescens 'Compacta'<br>Compact Texas Ranger Sage  |
| Leucophyllum frutescens 'Green Cloud'<br>Green Cloud Sage        |
| Muhlenbergia rigens<br>Deer Grass                                |
| Muhlenbergia rigida 'Nashville'<br>Nashville Muhly Grass         |
| Tecoma alata 'Orange Jubilee'<br>Orange Jubilee                  |
| Tecoma stans 'Gold Star'<br>Yellow Bells                         |
- GROUNDCOVERS**
- | BOTANICAL NAME / COMMON NAME                     |
|--------------------------------------------------|
| Lantana camara 'New Gold'<br>New Gold Lantana    |
| Lantana montevicensis<br>Purple Trailing Lantana |
| Ruellia brittoniana 'Katie'<br>Katie Ruellia     |

- MATERIALS**
- | DESCRIPTION                |
|----------------------------|
| Decomposed Granite         |
| ¾" Screened, Express Brown |



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COUNTRY CLUB DRIVE AND DESERT LANE

PRELIMINARY LANDSCAPE PLAN

GILBERT, ARIZONA

PROJECT No.  
291162008

SCALE (H): 1"=20'

SCALE (V): NONE

DRAWN BY: RAS

DESIGN BY: AAV

CHECK BY: AAV

DATE: 08/09/2018

60434  
 ANDREW A. VALESTIN  
 State Registered Professional Engineer  
 ARIZONA, U.S.A.

Expires 09/30/2018

Pre-LS.dwg

LS3

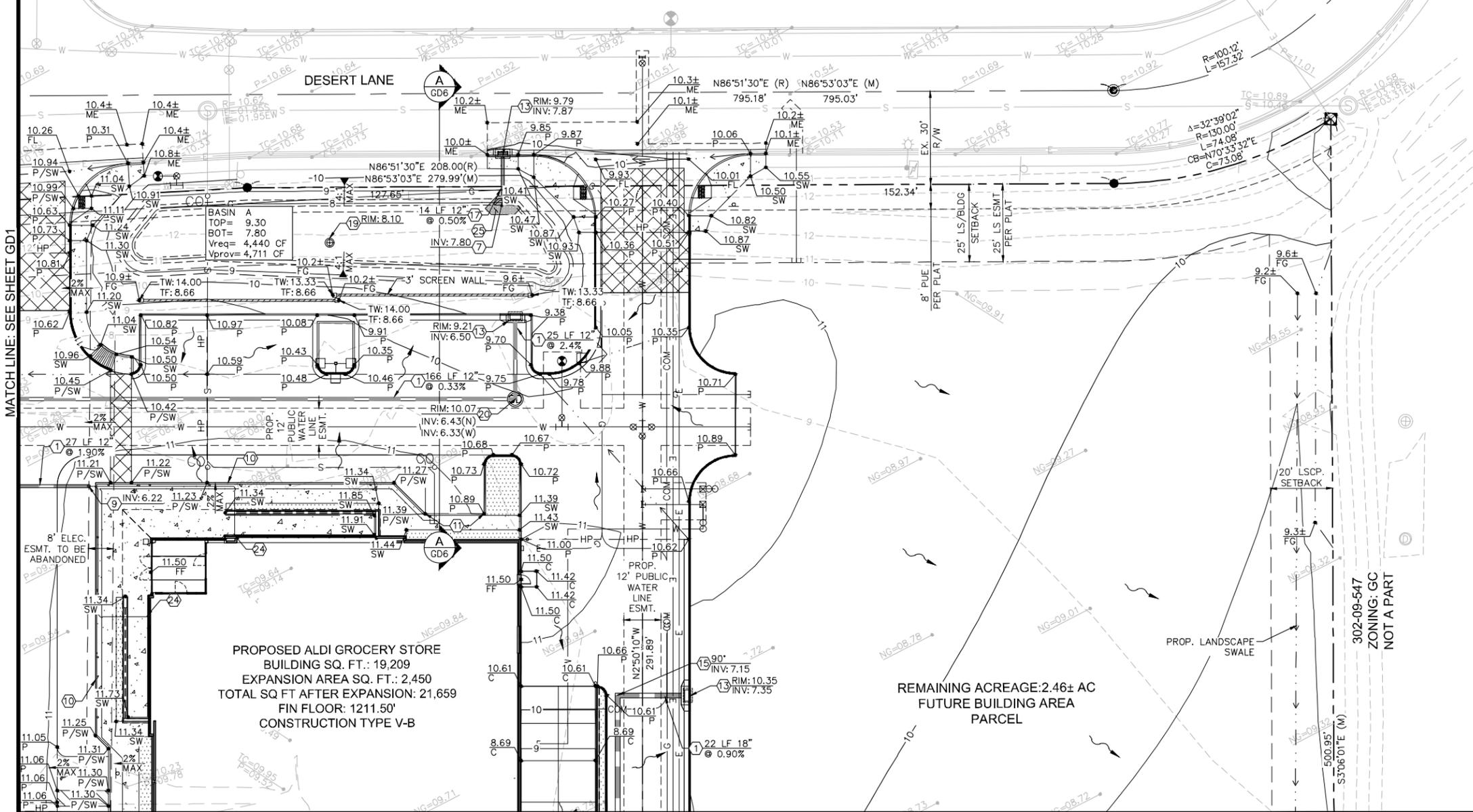
4 OF 5 SHEETS





NO.	DATE	BY	DESCRIPTION

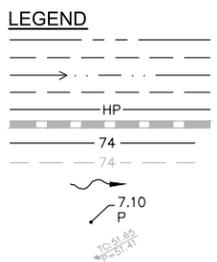
302-09-546  
ZONING: GC  
NOT A PART  
EXISTING COMERCIAL



- GRADING NOTES**
- INSTALL HDPE PIPE. LENGTH, SIZE, AND SLOPE PER PLAN. BEDDING AND BACKFILL PER DETAIL ON SHEET DT3.
  - CONSTRUCT CONCRETE HEADWALL PER MAG STD DET 501. INVERT PER PLAN.
  - CONNECT TO BUILDING DRAIN, REF ARCH PLANS. INVERT PER PLAN.
  - FLUSH CONCRETE, REF ARCH PLANS.
  - TRANSITION PAVEMENT ALONG CURB FROM 6" REVEAL TO FLUSH WITH TOP OF CURB.
  - CONSTRUCT CATCH BASIN TYPE 'E' PER MAG STD DET 534. RIM AND INVERT ELEVATIONS PER PLAN.
  - INSTALL HDPE BEND. SIZE, ANGLE, AND INVERT PER PLAN.
  - INSTALL CONCRETE PIPE. LENGTH, SIZE, AND SLOPE PER PLAN. BEDDING AND BACKFILL PER MAG SPEC 601.
  - INSTALL MAXWELL IV SINGLE CHAMBER DRYWELL. RIM ELEVATION PER PLAN. SEE DETAIL ON SHEET DT4.
  - CONSTRUCT 4" DIAMETER MANHOLE PER MAG STD 520 AND 522 RIM AND INVERT PER PLAN.
  - 4" BUILDING ROOF DRAIN, REF ARCH PLANS.
  - CONSTRUCT RIP RAP APRON. D50=6", DEPTH=12". SEE DETAIL ON SHEET DT2.

PROPOSED ALDI GROCERY STORE  
BUILDING SQ. FT.: 19,209  
EXPANSION AREA SQ. FT.: 2,450  
TOTAL SQ FT AFTER EXPANSION: 21,659  
FIN FLOOR: 1211.50'  
CONSTRUCTION TYPE V-B

REMAINING ACREAGE: 2.46± AC  
FUTURE BUILDING AREA  
PARCEL



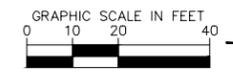
PROPERTY LINE  
EASEMENT LINE  
FLOW LINE  
SAWCUT LINE  
HP  
EXISTING STORM DRAIN PIPE  
PROPOSED CONTOUR  
EXISTING CONTOUR  
PROPOSED FLOW ARROW  
PROPOSED PAVEMENT  
SPOT ELEVATION  
EXISTING GRADE ELEVATION

- NOTES**
- ADD 1200' TO ALL ELEVATIONS FROM 0-50 AND 1100' TO ALL ELEVATIONS FROM 51-99.
  - ADD 0.5' TO PAVEMENT (P) ELEVATIONS FOR TOP OF CURB ELEVATIONS FOR VERTICAL CURBS.
  - ALL SPOT ELEVATIONS ARE FINISHED GRADE PAVEMENT (P), GUTTER/GRATE (G), TOP OF CURB (TC), OR SIDEWALK (SW) ELEVATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL USE SPOT ELEVATIONS, PROPOSED CONTOURS, AND SLOPES TO ESTABLISH GRADES.
  - SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
  - REFER TO LANDSCAPE PLANS FOR SLOPE TREATMENT.
  - ALL FILL SLOPES SHALL BE COMPACTED TO 95% RELATIVE DENSITY.
  - SEE UTILITY PLANS FOR CROSSING ELEVATIONS.

**Basin Drywell Summary**

Basin	Volume	Percolation Rate	Drywells Required	Drain Time
	cf	cfs/drywell	ea	hr
A	4,711	0.1	1	14
B	12,283	0.1	1	35
C	5,254	0.1	1	15
D	2,291	0.1	1	7
UG	17,736	0.1	2	25
G	27,724	0.1	3	26

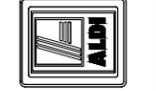
1. TEMP BASINS B, E AND F ARE ONE FOOT IN DEPTH AND SHALL NATURALLY PERCOLATE.



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PHOENIX, AZ 85018  
(602) 888-8931



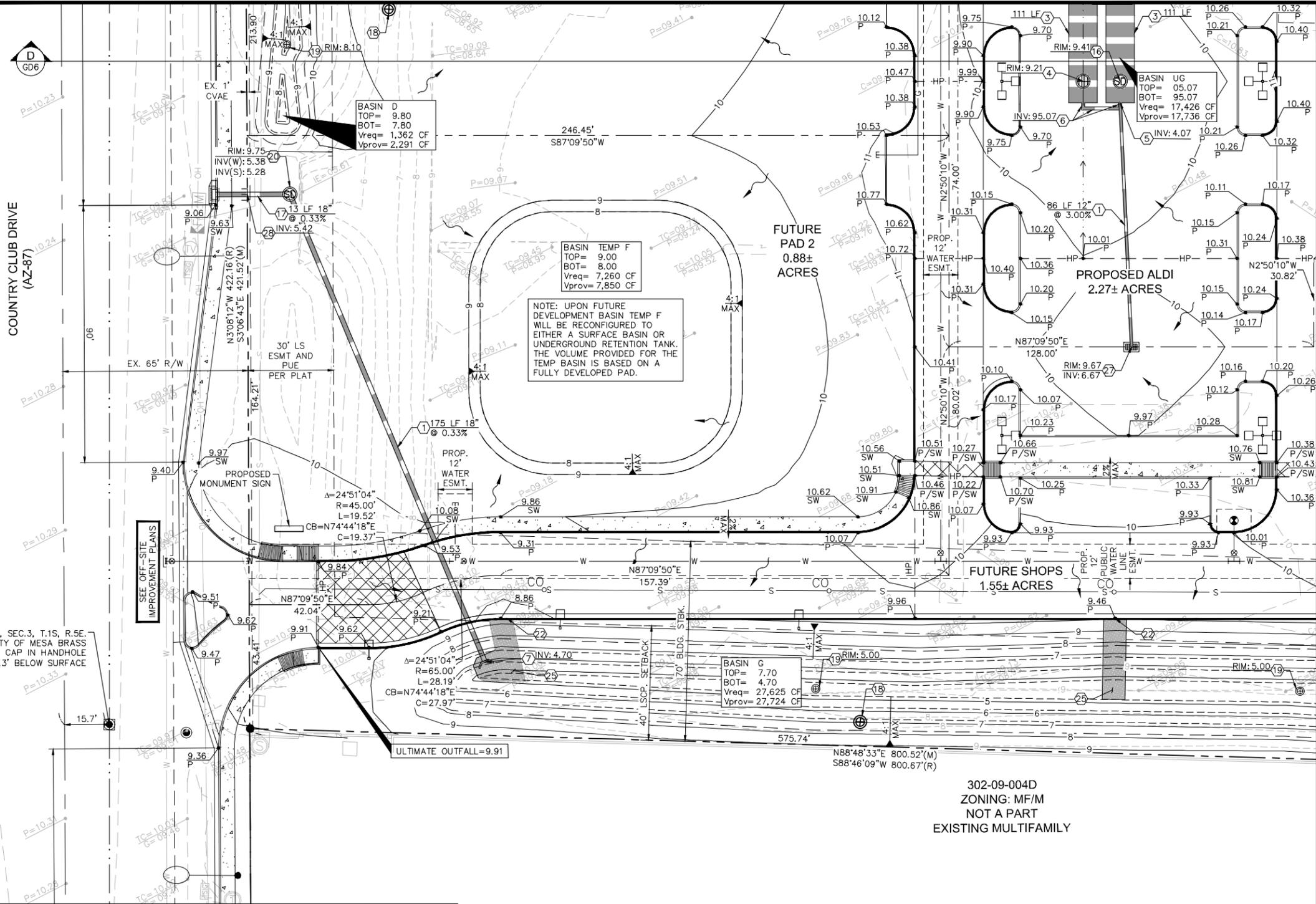
COUNTRY CLUB DRIVE AND DESERT LANE  
GRADING AND DRAINAGE PLAN  
GILBERT, ARIZONA

PROJECT No.  
291162008  
SCALE (H): 1"=20'  
SCALE (V): NONE  
DRAWN BY: BMW  
DESIGN BY: BMW  
CHECK BY: STM  
DATE: 08/09/2018



GD2  
2 OF 6 SHEETS

MATCH LINE: SEE SHEET GD1



MATCH LINE: SEE SHEET GD5

- GRADING NOTES**
- INSTALL HPDE PIPE. LENGTH, SIZE, AND SLOPE PER PLAN. BEDDING AND BACKFILL PER DETAIL ON SHEET DT3.
  - INSTALL 10" DIAMETER CMP STORM WATER RETENTION TANK, 12 GAUGE TYPE 2 ALUMINIZED STEEL. LENGTH AND INVERT PER PLAN. SEE DETAIL ON SHEET DT1.
  - INSTALL UNDERGROUND RETENTION ACCESS RISER WITH GRATED COVER. RIM ELEVATION PER PLAN. SEE DETAIL SHEET DT1.
  - STORM DRAIN CONNECTION TO RETENTION TANK. INVERT PER PLAN.
  - INSTALL 12" CMP EQUALIZER PIPES AT RETENTION TANK INVERT. BEDDING AND BACKFILL PER MANUFACTURER RECOMMENDATIONS. INVERT ELEVATIONS PER PLAN.
  - CONSTRUCT CONCRETE HEADWALL PER MAG STD DET 501. INVERT PER PLAN.
  - INSTALL UNDERGROUND RETENTION ACCESS RISER WITH SOLID COVER. RIM ELEVATION PER PLAN. SEE DETAIL SHEET DT1.
  - INSTALL CONCRETE PIPE. LENGTH, SIZE, AND SLOPE PER PLAN. BEDDING AND BACKFILL PER MAG SPEC 601.
  - DECOMMISSION AND REMOVE EXISTING DRYWELL.
  - INSTALL MAXWELL IV SINGLE CHAMBER DRYWELL. RIM ELEVATION PER PLAN. SEE DETAIL ON SHEET DT4.
  - CONSTRUCT 4' DIAMETER MANHOLE PER MAG STD 520 AND 522 RIM AND INVERT PER PLAN.
  - CONSTRUCT 2' WIDE CURB OPENING PER DETAIL ON SHEET DT3.
  - CONSTRUCT RIP RAP APRON. D50=6", DEPTH=12". SEE DETAIL ON SHEET DT2.
  - CONSTRUCT CATCH BASIN TYPE 'G' PER MAG STD DET 537. RIM AND INVERT ELEVATIONS PER PLAN.
  - CONNECT TO OFFSITE STROM DRAIN. INVERT PER PLAN.

- LEGEND**
- PROPERTY LINE
  - EASEMENT LINE
  - FLOW LINE
  - SAWCUT LINE
  - PROPOSED HIGH POINT
  - EXISTING STORM DRAIN PIPE
  - PROPOSED CONTOUR
  - EXISTING CONTOUR
  - PROPOSED FLOW ARROW
  - PROPOSED PAVEMENT
  - SPOT ELEVATION
  - EXISTING GRADE ELEVATION

- NOTES**
- ADD 1200' TO ALL ELEVATIONS FROM 0-50 AND 1100' TO ALL ELEVATIONS FROM 51-99.
  - ADD 0.5' TO PAVEMENT (P) ELEVATIONS FOR TOP OF CURB ELEVATIONS FOR VERTICAL CURBS.
  - ALL SPOT ELEVATIONS ARE FINISHED GRADE PAVEMENT (P), GUTTER/GRATE (G), TOP OF CURB (TC), OR SIDEWALK (SW) ELEVATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL USE SPOT ELEVATIONS, PROPOSED CONTOURS, AND SLOPES TO ESTABLISH GRADES.
  - SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
  - REFER TO LANDSCAPE PLANS FOR SLOPE TREATMENT.
  - ALL FILL SLOPES SHALL BE COMPACTED TO 95% RELATIVE DENSITY.
  - SEE UTILITY PLANS FOR CROSSING ELEVATIONS.

Basin	Land Use	Runoff Coefficient	Drainage Area (ft <sup>2</sup> )	Required Volume (ft <sup>3</sup> )	Provided Volume (ft <sup>3</sup> )	Surplus (ft <sup>3</sup> )
Temp F	Landscaping	0.70	0	0		
(60)	Building	0.95	0	0		
	Pavement	0.90	32,266	7,260		
			32,266	7,260	7,850	590

NOTES:  
TEMP BASIN F HAS BEEN SIZED FOR VOLUME FOR ULTIMATE PAD DEVELOPMENT AND WILL BE EITHER RECONFIGURED OR PLACED UNDERGROUND UPON DEVELOPMENT.

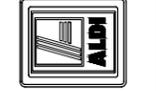
Basin	Land Use	Runoff Coefficient	Drainage Area (ft <sup>2</sup> )	Required Volume (ft <sup>3</sup> )	Provided Volume (ft <sup>3</sup> )	Surplus (ft <sup>3</sup> )
G	Landscaping	0.70	25,166	4,404		
(20,30,32,35,57,58)	Building	0.95	28,315	6,725		
	Pavement	0.90	73,318	16,497		
			126,799	27,625	27,724	99



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PHOENIX, AZ 85018  
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COUNTRY CLUB DRIVE AND DESERT LANE  
GRADING AND DRAINAGE PLAN  
GILBERT, ARIZONA

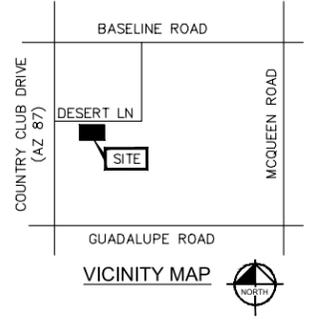
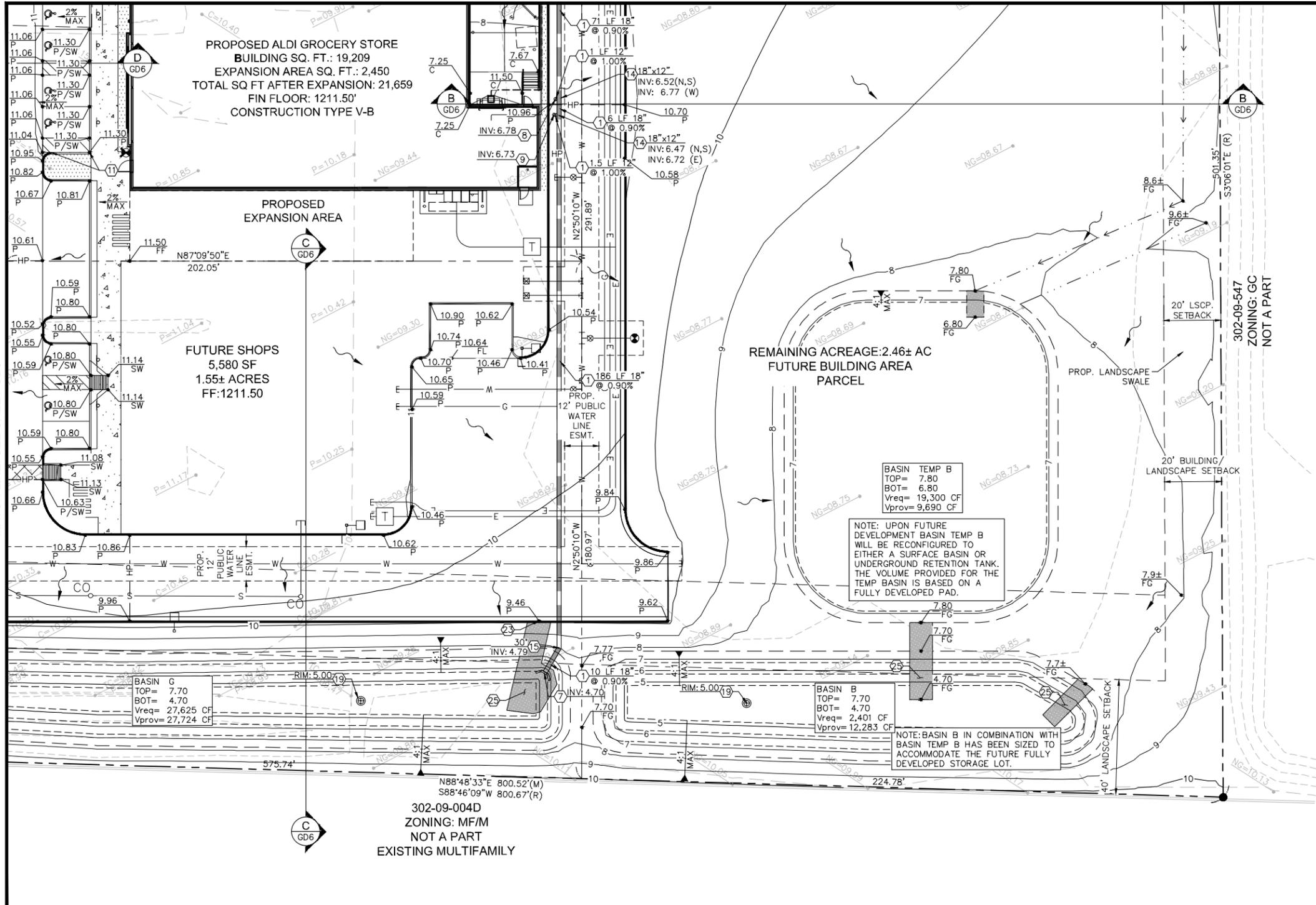
PROJECT No.  
291162008  
SCALE (H): 1"=20'  
SCALE (V): NONE  
DRAWN BY: BMW  
DESIGN BY: BMW  
CHECK BY: STM  
DATE: 08/09/2018



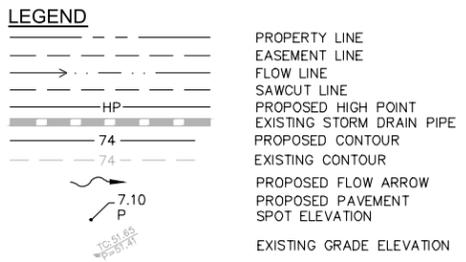
**GD3**  
3 OF 6 SHEETS

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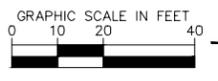
MATCH LINE: SEE SHEET GD2



- GRADING NOTES**
- INSTALL HDPE PIPE. LENGTH, SIZE, AND SLOPE PER PLAN. BEDDING AND BACKFILL PER DETAIL ON SHEET DT3.
  - CONSTRUCT CONCRETE HEADWALL PER MAG STD DET 501. INVERT PER PLAN.
  - INSTALL TRUCK WELL CATCH BASIN WITH SUMP PUMP. REF ARCH PLANS.
  - CONNECT TO BUILDING DRAIN, REF ARCH PLANS. INVERT PER PLAN.
  - TRANSITION PAVEMENT ALONG CURB FROM 6" REVEAL TO FLUSH WITH TOP OF CURB.
  - INSTALL HDPE TEE. SIZE AND INVERT PER PLAN.
  - INSTALL HDPE BEND. SIZE, ANGLE, AND INVERT PER PLAN.
  - INSTALL MAXWELL IV SINGLE CHAMBER DRYWELL. RIM ELEVATION PER PLAN. SEE DETAIL ON SHEET DT4.
  - CONSTRUCT 4' WIDE CURB OPENING PER DETAIL ON SHEET DT3.
  - CONSTRUCT RIP RAP APRON. D50=6", DEPTH=12". SEE DETAIL ON SHEET DT2.



- NOTES**
- ADD 1200' TO ALL ELEVATIONS FROM 0-50 AND 1100' TO ALL ELEVATIONS FROM 51-99.
  - ADD 0.5' TO PAVEMENT (P) ELEVATIONS FOR TOP OF CURB ELEVATIONS FOR VERTICAL CURBS.
  - ALL SPOT ELEVATIONS ARE FINISHED GRADE PAVEMENT (P), GUTTER/GRATE (G), TOP OF CURB (TC), OR SIDEWALK (SW) ELEVATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL USE SPOT ELEVATIONS, PROPOSED CONTOURS, AND SLOPES TO ESTABLISH GRADES.
  - SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% AND LONGITUDINAL SLOPE SHALL NOT EXCEED 5%.
  - REFER TO LANDSCAPE PLANS FOR SLOPE TREATMENT.
  - ALL FILL SLOPES SHALL BE COMPACTED TO 95% RELATIVE DENSITY.
  - SEE UTILITY PLANS FOR CROSSING ELEVATIONS.



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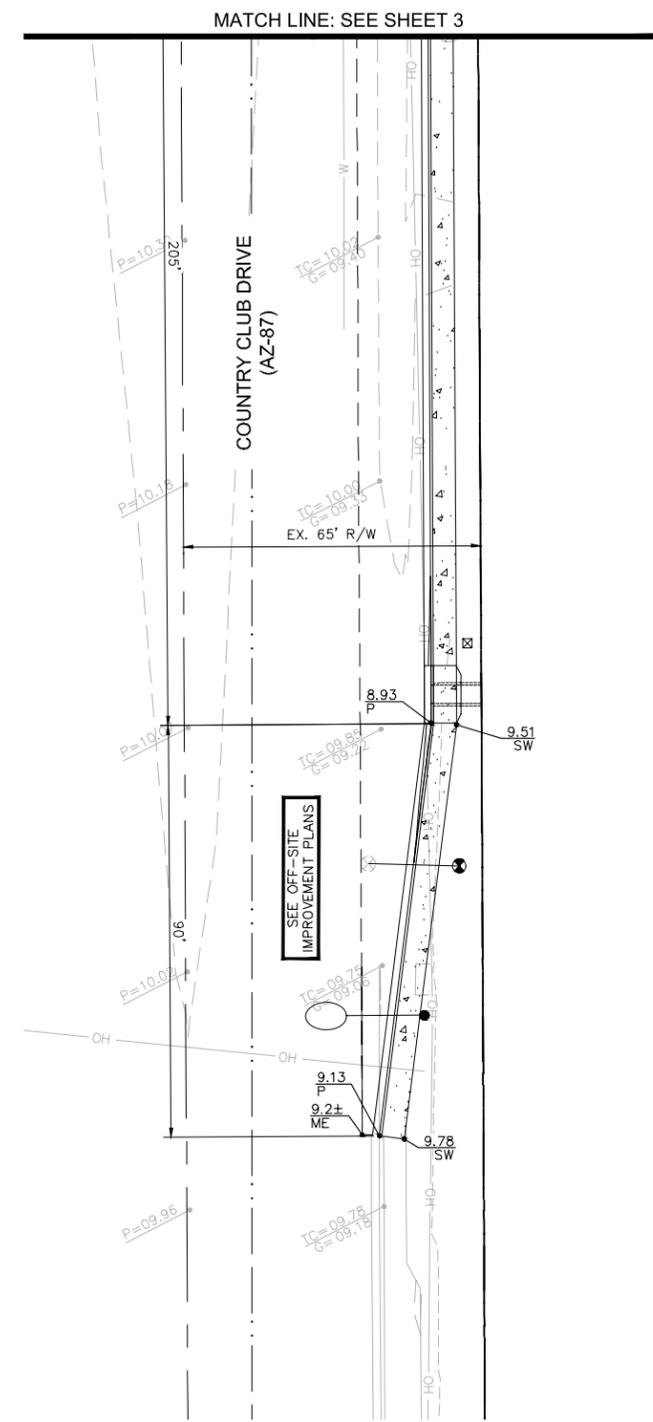
COUNTRY CLUB DRIVE AND DESERT LANE  
GRADING AND DRAINAGE PLAN  
GILBERT, ARIZONA

PROJECT No.	291162008
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	BMW
DESIGN BY:	BMW
CHECK BY:	STM
DATE:	08/09/2018



REV	DESCRIPTION	BY	DATE	APPR

K:\E\A\City\2018\0808 - Country Club & Desert Lane\CAD\CD.dwg Layout:GD5 Aug 27, 2018 - 3:54pm andy.whitler  
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**BASIN SUMMARY TABLES**

Basin	Land Use	Runoff Coefficient	Drainage Area (ft <sup>2</sup> )	Required Volume (ft <sup>3</sup> )	Provided Volume (ft <sup>3</sup> )	Surplus (ft <sup>3</sup> )
A (45,80)	Landscaping	0.70	6,917	1,210		
	Building	0.95	0	0		
	Pavement	0.90	14,353	3,229		
			21,270	4,440	4,711	271

Basin	Land Use	Runoff Coefficient	Drainage Area (ft <sup>2</sup> )	Required Volume (ft <sup>3</sup> )	Provided Volume (ft <sup>3</sup> )	Surplus (ft <sup>3</sup> )
B (50,55)	Landscaping	0.70	13,721	2,401		
	Building	0.95	0	0		
	Pavement	0.90	0	0		
			13,721	2,401	12,283	9,882

Basin	Land Use	Runoff Coefficient	Drainage Area (ft <sup>2</sup> )	Required Volume (ft <sup>3</sup> )	Provided Volume (ft <sup>3</sup> )	Surplus (ft <sup>3</sup> )
Temp B (50,55)	Landscaping	0.70	0	0		
	Building	0.95	0	0		
	Pavement	0.90	85,778	19,300		
			85,778	19,300	9,690	-9,610

NOTE:  
 BASIN 'TEMP B' IS TEMPORARY SUPPLEMENTARY VOLUME FOR B. BASIN 'TEMP B' WILL OVERFLOW INTO BASIN 'B' VIA A RIP RAP LINED CHANNEL. THE REQUIRED VOLUME IS THE SURPLUS IN BASIN B.

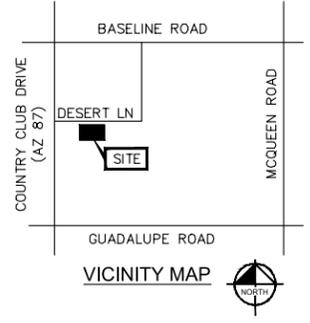
Basin	Land Use	Runoff Coefficient	Drainage Area (ft <sup>2</sup> )	Required Volume (ft <sup>3</sup> )	Provided Volume (ft <sup>3</sup> )	Surplus (ft <sup>3</sup> )
C (62,75)	Landscaping	0.70	9,722	1,701		
	Building	0.95	0	0		
	Pavement	0.90	15,507	3,489		
			25,229	5,190	5,254	64

Basin	Land Use	Runoff Coefficient	Drainage Area (ft <sup>2</sup> )	Required Volume (ft <sup>3</sup> )	Provided Volume (ft <sup>3</sup> )	Surplus (ft <sup>3</sup> )
D (65)	Landscaping	0.70	7,783	1,362		
	Building	0.95	0	0		
	Pavement	0.90	0	0		
			7,783	1,362	2,291	929

Basin	Land Use	Runoff Coefficient	Drainage Area (ft <sup>2</sup> )	Required Volume (ft <sup>3</sup> )	Provided Volume (ft <sup>3</sup> )	Surplus (ft <sup>3</sup> )
Temp E (61)	Landscaping	0.70	0	0		
	Building	0.95	0	0		
	Pavement	0.90	40,390	9,088		
			40,390	9,088	10,436	1,348

NOTE:  
 BASIN 'TEMP E' HAS BEEN SIZED FOR VOLUME FOR ULTIMATE PAD DEVELOPMENT AND WILL BE EITHER RECONFIGURED OR PLACED UNDERGROUND UPON DEVELOPMENT.

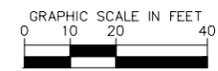
Basin	Land Use	Runoff Coefficient	Drainage Area (ft <sup>2</sup> )	Required Volume (ft <sup>3</sup> )	Provided Volume (ft <sup>3</sup> )	Surplus (ft <sup>3</sup> )
UG (5,10,15,16,25,40)	Landscaping	0.70	3,951	691		
	Building	0.95	1,247	296		
	Pavement	0.90	73,059	16,438		
			78,257	17,426	17,736	310



**LEGEND**

- PROPERTY LINE
- - - EASEMENT LINE
- FLOW LINE
- - - SAWCUT LINE
- HP PROPOSED HIGH POINT
- EXISTING STORM DRAIN PIPE
- 74 PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED FLOW ARROW
- PROPOSED PAVEMENT
- SPOT ELEVATION
- EXISTING GRADE ELEVATION

- NOTES**
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  - ALL FILL SLOPES SHALL BE COMPACTED TO 95% RELATIVE DENSITY.



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**1-800-STAKE-IT**  
 (OUTSIDE MARICOPA COUNTY)

PROJECT No. 291162008
SCALE (H): 1"=20'
SCALE (V): NONE
DRAWN BY: BMW
DESIGN BY: BMW
CHECK BY: STM
DATE: 08/09/2018



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COUNTRY CLUB DRIVE AND DESERT LANE  
 GRADING AND DRAINAGE PLAN  
 GILBERT, ARIZONA



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Seal	Seal
PROJECT ARCHITECT/ENGINEER	DATE
PROJECT LEAD	DATE
PROJECT DESIGNER	DATE

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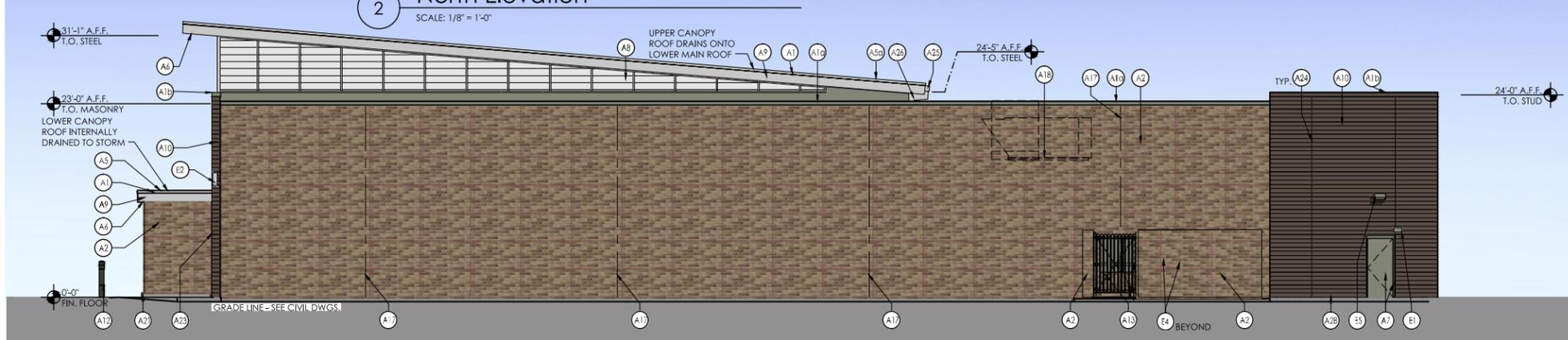
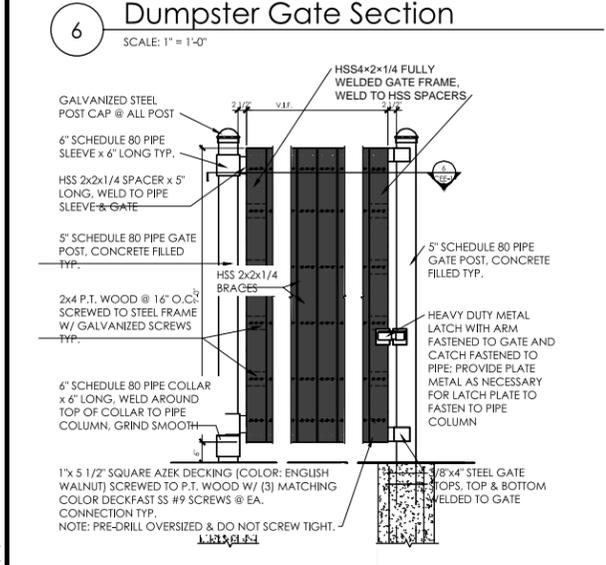
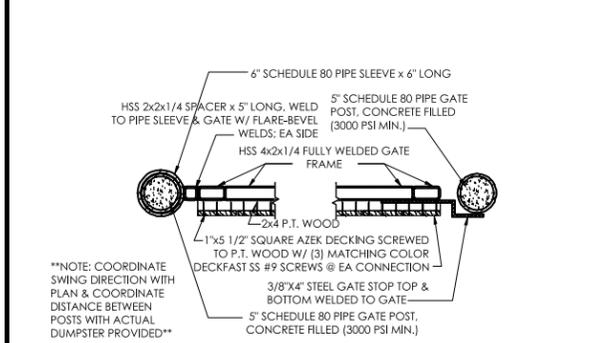
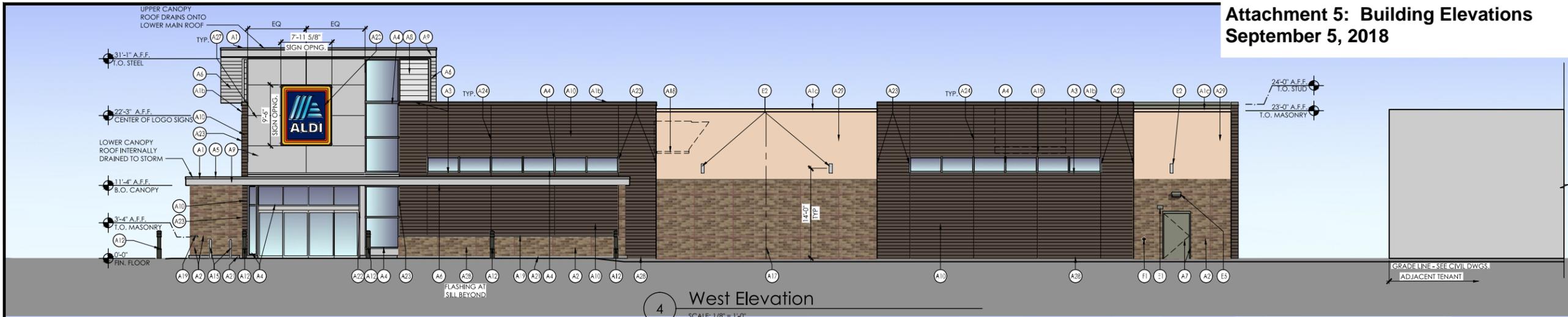
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Project Name & Location:

Exterior Elevations  
Drawing Name:

Date: 06/14/18	Project No.
Type: Concept	18-0306A
Drawn By: SMJ	CEE-3
Scale: As Noted	Drawing No.



PLOTTED: 8/1/2018 9:24 AM

EXTERIOR FINISH SCHEDULE			
KEY	MATERIAL / MFG.	COLOR / NO.	NOTES
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1a - SIERRA TAN - AT BRICK A1b - AGED BRONZE - AT NICHHA TOWERS A1c- GRANITE - AT FIES	SEE SPECIFICATIONS APPENDIX 'B'
A2	SPEC-BRICK CONCRETE MASONRY VENEER	4 x 4 x 16 GARDNER BLEND w/ HOLCIM "SANDBEIGE" MORTAR	CONTACT THE CONCRETE PRODUCTS GROUP AT 800-789-0872 FOR ORDERING SEE SPEC FOR ADDITIONAL INFO
A3	PREFINISHED ALUM. SILL	BRIGHT SILVER	
A4	ALUMINUM STOREFRONT - FRONT SET GLAZING	ANODIZED ALUM.	SHADED WINDOWS ARE SPANDREL RE: DWG. A602
A5	MEMBRANE ROOFING	A5-GRAY A5A-GRAY WITH RUBBER RIBS	TOP OF SLOPED ROOF, CANOPY ROOF, AND BACK OF RAISED ROOF PROJECTIONS - SEE SPECIFICATIONS APPENDIX 'B'
A6	METAL SOFFIT PANELS	SOLID PANELS - BRIGHT SILVER	RE: DWG. A301-A304
A7	EXTERIOR PAINT	PT-19 / CL-9	RE: DWG. A603
A8	KALWALL	EXT. FACE: CRYSTAL. INTERIOR FACE: WHITE 25	070 TYPE A
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER (NON-REFLECTIVE)	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A10	NICHHA FIBER CEMENT EXTERIOR CLADDING	VINTAGEWOOD 'BARK'	CONTACT NICHHA AT 770-805-9466 FOR ORDERING SEE SPEC FOR TRIM REQUIREMENTS AND ADDITIONAL INFO
A11	BLRD-2	PT-19 / CL-4	RE: DWG A603
A12	BLRD-4	STAINLESS STEEL	RE: DWG A603
A13	ELECTRICAL ENCLOSURE GATE		SEE SPEC FOR ADDITIONAL INFO
A14	GUARD RAIL TYP 'B'	PT-19 / CL-9	RE: DWG B2/507, A603
A15	CART STARTER POST	GALVANIZED	
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK	PROVIDE BRICK BEHIND DOCK SEAL
A17	MASONRY CONTROL JOINT		MAX 30' OC RE: DWG. A504, A505
A18	ROOF MOUNTED MECHANICAL UNIT		RE: DWG A121
A19	ARCHITECTURAL CAST STONE CAP	TBD - NATURAL CONCRETE LOOK	
A20	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. x 9'-5 1/2" h.; VERIFY SIGN SIZE PRIOR TO FRAMING OPENING SEE DETAIL C1/A504
A21	CRTB	NATURAL	RE: DWG A603 - SEE STRUCTURAL DWGS
A22	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A23	FIBER CEMENT PANEL CORNER TRIM	FINISH TO MATCH PANELS	TYPICAL AT ALL OUTSIDE CORNERS
A24	FIBER CEMENT PANEL VERTICAL JOINT		
A25	8" X 8" PRE-FINISHED ALUM GUTTER		
A26	8" X 8" PRE-FINISHED ALUM DOWNSPOUT		TERMINATE AT CONC. SPLASH BLOCK
A27	ACP H/J TRIM / JOINT COVER		TYPICAL AT EDGES AND BUTT JOINTS OF ACP
A28	NICHHA FIBER CEMENT PANEL BASE FLASHING	TO MATCH NICHHA BARK TRIM	COLOR BASED ON NICHHA TRIM PAINT FORMULA; OBTAIN FROM NICHHA
A29	DRYVIT SYSTEMS, INC EXTERIOR INSULATION FINISH SYSTEM	SANDPEBBLE FINE DPR COLOR # 104 DOVER SKY	SEE SPEC FOR ADDITIONAL INFO
A30	DUMPSTER ENCLOSURE		RE: DWG A507
A31	EXTERIOR CMU PAINT	TO MATCH VINTAGEWOOD NICHHA 'BARK'	
A32	NOT USED		
A33	OVERFLOW SCUPPER OPENING (ROOF IS INTERNALLY DRAINED TO STORM)	PT-19/CL-9	RE:DWG A2/A507
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 14'-0" A.F.F.; RE: DWG. A111 FOR DIMENSIONS
E3	FUSED DISCONNECT	FACTORY FINISH	SEE ELECTRICAL DWGS
E4	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DWGS
E5	EXTERIOR WALL PACK	FACTORY FINISH	MAN DOORS - MOUNT @ 9'-0" A.F.F. LOADING DOCK - MOUNT @ 12'-0" A.F.F.
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'-6" A.F.F. IN 4" SQUARE J-BOX
F1	FIRE DEPT. CONNECTION	FACTORY FINISH	SEE FIRE PROTECTION DWGS
F2	MOTOR GONG	FACTORY FINISH	SEE FIRE PROTECTION DWGS
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	RPZ DISCHARGE	FACTORY FINISH	SEE PLUMBING DWGS
X	GLAZING KEY		RE: DWG A602
Y	ALIGN KEY		A: ALIGN NICHHA PANEL JOINTS AND WINDOW MULLIONS B: ALIGN NICHHA PANEL JOINTS, KALWALL MULLIONS & WINDOW MULLIONS C: NICHHA PANEL JOINTS

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A Issued for Client Review	07/31/18
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Revisions:	Date:
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PROJECT DESIGNER	DATE

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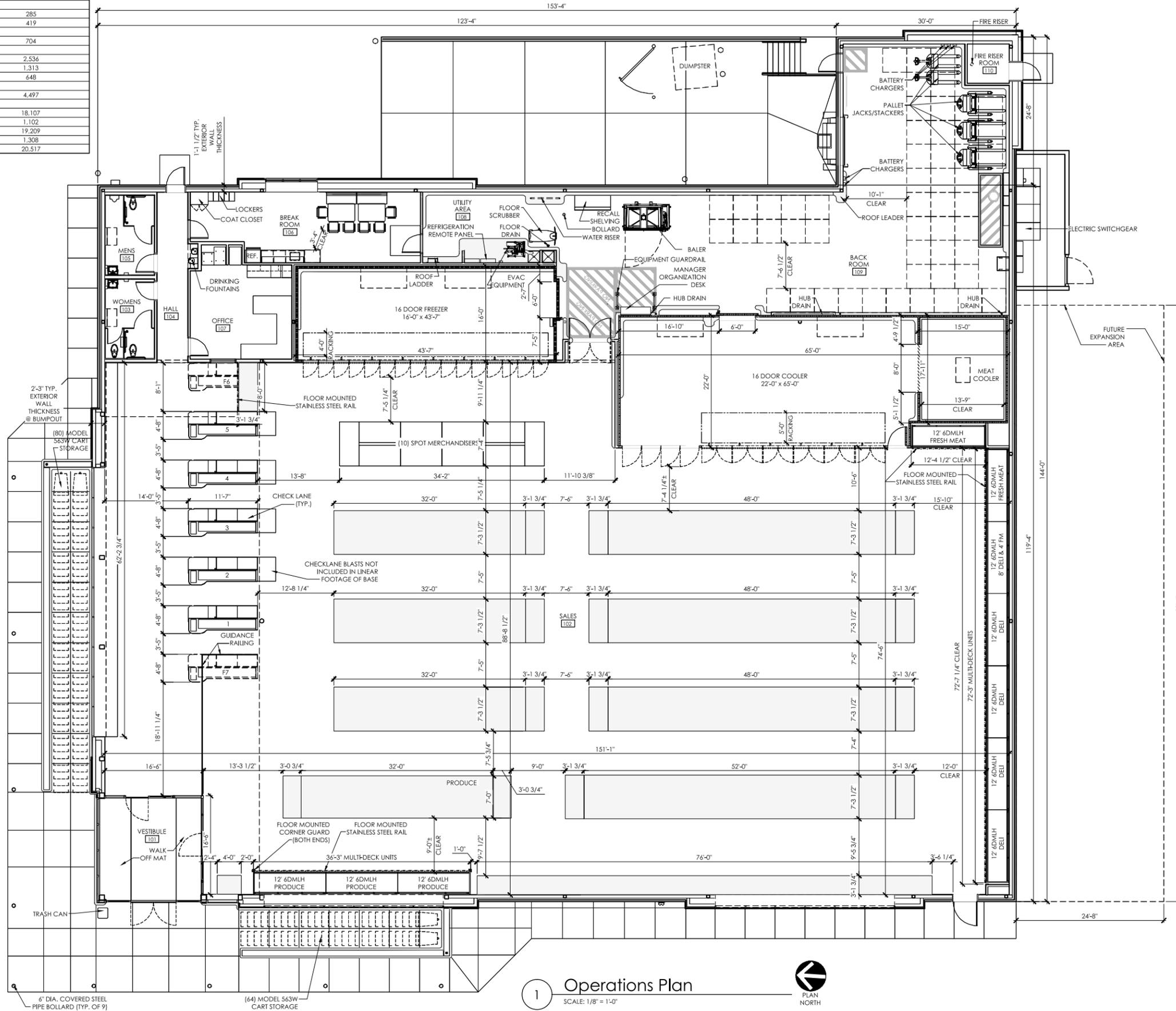


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Project Name & Location:

Exterior Elevation Material Schedule Drawing Name:	
Date: 06/14/18	Project No. 18-0306A
Type: Concept	
Drawn By: SMJ	CEE-3.1
Scale: As Noted	Drawing No.

REAR DOCK AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE (M)	SALES / VESTIBULE	12,541
	MEN'S ROOM	107
	WOMEN'S ROOM	107
	HALL	151
SUBTOTAL (MERCANTILE)		12,906
BUSINESS (B)	OFFICE	285
	BREAK ROOM	419
SUBTOTAL (BUSINESS)		704
STORAGE / STOCK (S-1)	BACKROOM	2,536
	COOLER	1,313
	FREEZER	648
SUBTOTAL (STORAGE / STOCK)		4,497
SUBTOTAL (OCCUPANCIES)		18,107
EXTERIOR / INTERIOR WALLS / UNOCCUPIED SPACE		1,102
BUILDING SQUARE FOOTAGE		19,209
EXTERIOR CANOPY		1,308
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		20,517



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  - ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD.
  - THIS FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DELI OR FISH COUNTER.
  - ALL FOOD IS PREPACKAGED. THERE IS NO ON SITE FOOD PREPARATION.
  - GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PACE TAG MOLDING (SPPTM).

REAR DOCK OPERATIONS DATA	
ITEM	V7.0 PROTOTYPE
LINEAR FOOTAGE OF BASE (PRODUCE INCLUDED)	828'-10"
ASSUMED PALLET STORAGE	52
BUILDING DIMENSIONS	119'-4" x 153'-4"
SALES FLOOR DIMENSIONS	74'-6" x 151'-1"
LENGTH OF MULTIDECK	120'
COOLER MILK DOORS	4
COOLER GENERAL DOORS	12
FREEZER GENERAL DOORS	16
SPOT MERCHANDISERS	10
CART STORAGE	(144) MODEL 563W

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



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Project Name & Location:

Concept Floor Plan

Drawing Name:	Project No.
Date: 06/14/18	18-0306A
Type: Concept	
Drawn By: SMJ	CFP-3
Scale: As Noted	Drawing No.

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# DR18-56 ALDI Attachment 7: Lighting September 5, 2018

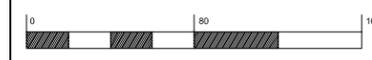
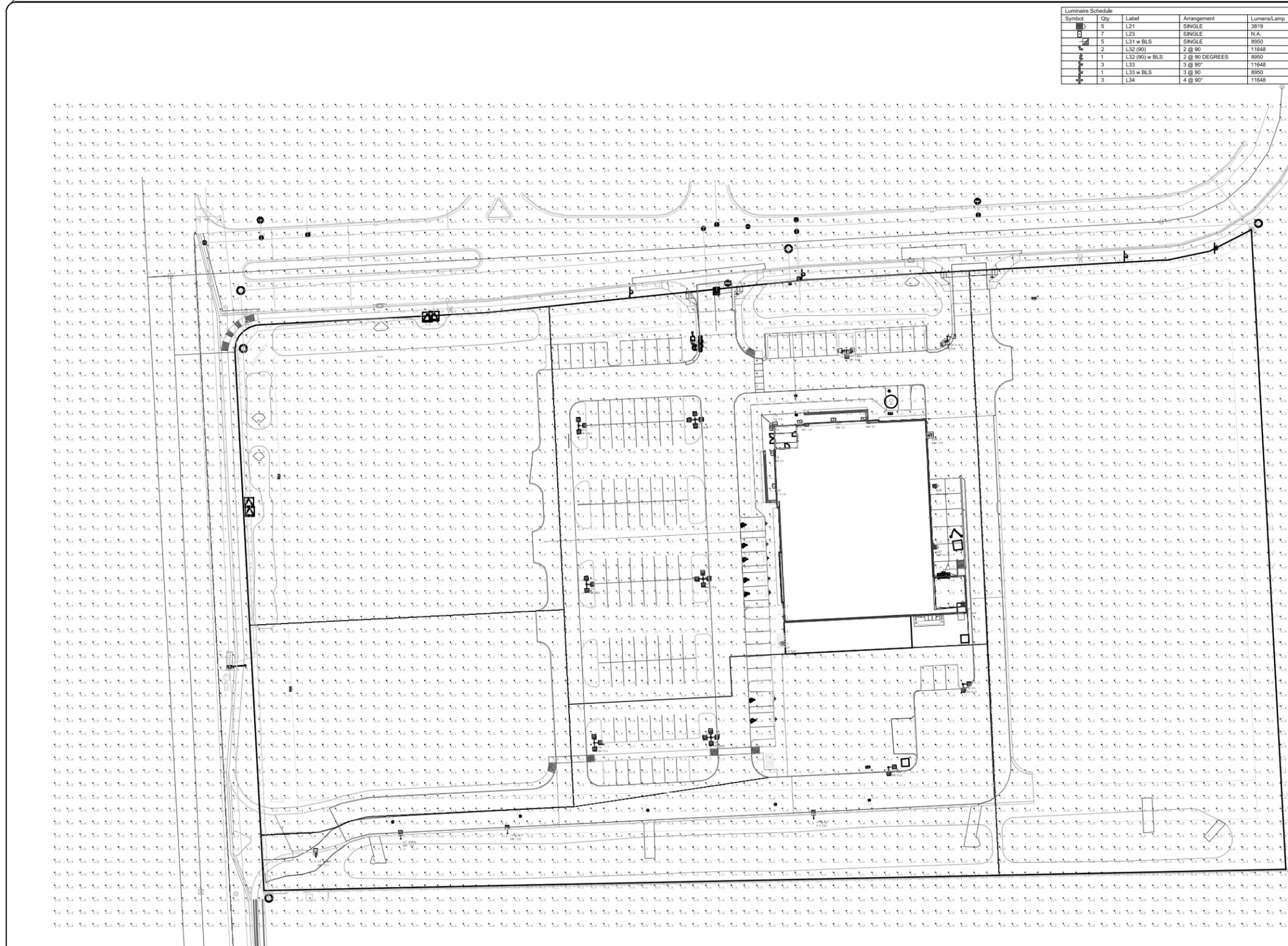
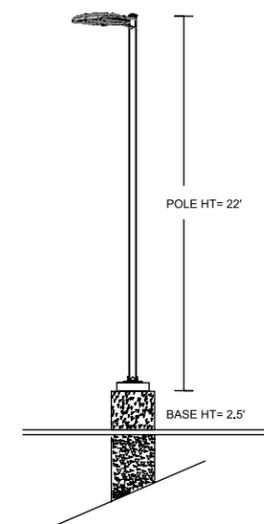
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
5	1	L21	SINGLE	3819	1.000	210	XSPWA0330K4JCSP
7	1	L23	SINGLE	N.A.	1.000	301.49	AL-2WLED-UD-120-CG-30K
5	1	L31 w BLS	SINGLE	8950	1.000	430	OSQ-A-NM-4ME-B-57K-UL-CS w/OSQ-DACS OSQ-BLSMF
2	1	L32 (90)	2 @ 90	11648	1.000	344	OSQ-A-NM-4ME-B-57K-UL-CS w/OSQ-DACS
1	1	L32 (90) w BLS	2 @ 90 DEGREES	8950	1.000	172	OSQ-A-NM-4ME-B-57K-UL-CS w/OSQ-DACS OSQ-BLSMF
3	1	L33	3 @ 90	11648	1.000	774	OSQ-A-NM-4ME-B-57K-UL-CS w/OSQ-DACS
1	1	L33 w BLS	3 @ 90	8950	1.000	258	OSQ-A-NM-4ME-B-57K-UL-CS w/OSQ-DACS OSQ-BLSMF
3	1	L34	4 @ 90	11648	1.000	1032	OSQ-A-NM-4ME-B-57K-UL-CS w/OSQ-DACS

Footcandles calculated using initial lumen values					
Label	Avg	Max	Min	AvgMin	MaxMin
PROPERTY LINE	0.04	0.3	0.0	N.A.	N.A.
PAVEMENT	3.29	12.4	0.1	32.90	124.00

NATIONAL ACCOUNT PRICING. PLEASE CONTACT MIKE KREINER AT CREE LIGHTING  
224-250-1561 OR MKREINER@CREE.COM

EQUIPMENT SCHEDULE:  
(5) CL-SSP-4011-11-D6-PS (22' x 4" SQ POLE, QUAD MOUNT)  
(10) CL-SSP-4011-22-D6-PS (22' x 4" SQ POLE, QUAD MOUNT)  
(35) OSQ-DACS DIRECT ARM MOUNT  
(5) OSQ-BLSMF (BACKLIGHT SHIELD)  
PROPOSED POLES MEET 100MPH SUSTAINED WIND LOADS

OSQ Area Luminaire



"DLC V4 is in effect as of April 1, 2017, which impacts the rebate eligibility of many LED products. If you require DLC-qualified fixtures, please reference <https://www.designlights.org/sectors/led> for updated qualified product listings. Email [rebates@cree.com](mailto:rebates@cree.com) or [rebates@cree.com](mailto:rebates@cree.com).



1200 52nd Street - Stewart, WI 53177  
www.cree.com - (800) 236-6800

Project Name: ALDI - GILBERT, AZ	SR-29905
Date: 7/26/2018	Scale: 1"=40'
Footcandles calculated at grade	Layout by: CHRIS BOSANEC

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with Luminaire Laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy codes.

# - MATERIAL - MFR - COLOR

1 - MASONRY - SPEC-BRIK - GARDNER BLEND

2 - FIBER CEMENT BOARD - NICHIIHA - VINTAGE WOOD (BARK)

3 - ALUMINUM PANEL - LAMINATORS INC - BRIGHT SILVER

4 - STOREFRONT - EFCO (OR OTHER) - CLEAR ANODIZED ALUMINUM

5 - EIFS - DRYVIT - SANDPEBBLE (DOVER SKY)



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ALDI #159 GILBERT, AZ

KEY	MATERIAL	COLOR
1	BRICK	SPEC-BRIK GARDNER BLEND
2	FIBER CEMENT BOARD	NICHIIHA BARK (VINTAGE WOOD)
3	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER
4	ALUMINUM STOREFRONT	CLEAR ANODIZED ALUMINUM
5	EIFS	DRYVIT WHISPER - SANDPEBBLE FINE

