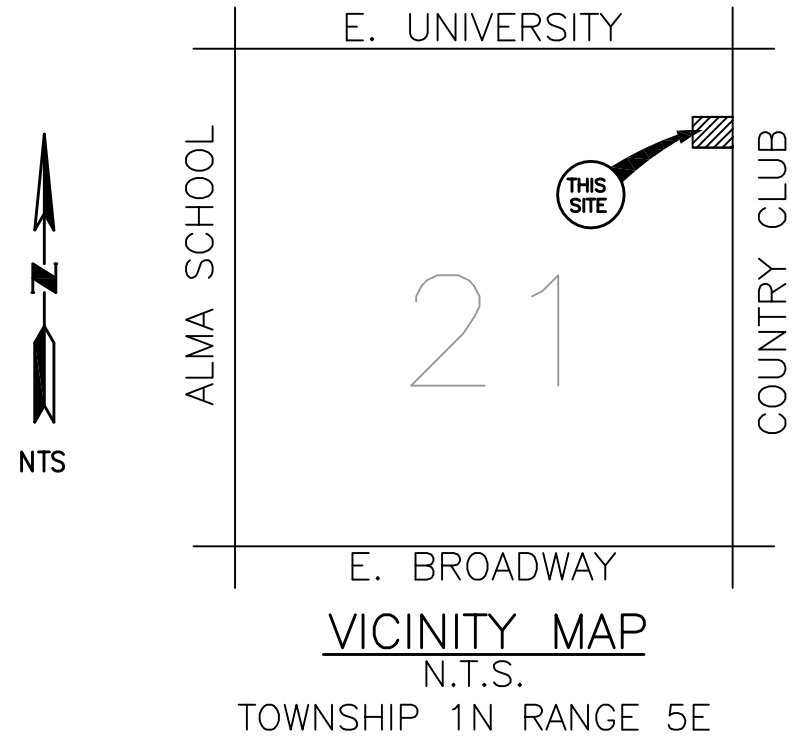


SITE PLAN
Quick n Clean

324 N. COUNTRY CLUB, MESA AZ 85201



ENGINEER :
HELIX ENGINEERING, LLC
3240 E. UNION HILLS DR
SUITE 112
PHOENIX, ARIZONA 85050
TEL (602) 788-2616
CONTACT: STEVE BOWSER

DEVELOPER
3K1 CONSULTING SERVICES, LLC
11811 N. TATUM BOULEVARD, SUITE 1051
PHOENIX, ARIZONA 85028
(602) 684-5210 MOBILE
(602) 850-8101 OFFICE
(480) 393-0946 FAX
CONTACT: MICHAEL E. SCARBROUGH

PROJECT DATA:

PROJECT NAME: QUICK N CLEAN
PROJECT ADDRESS: 324 N. COUNTRY CLUB DR
PROPOSAL FOR TO REMODEL EXISTING CAR WASH.
JURISDICTION: CITY OF MESA
EXISTING ZONING: DB-1
PROPOSED ZONING: ID-1 (WITH DB-2 BASE ZONING)
AREA
OVERALL SITE AREA: NET: 36,557 SF~0.84 AC
APN: 135-59-035, 036, 069, 070
LEGAL DESCRIPTION: A PORTION OF LOTS 1, 2, 35, 36 OF BOND ACRES MCR BOOK 46 PAGE 36
BUILDING HEIGHTS
MAX BUILDING HEIGHT: 40'
BUILDING HEIGHT PROVIDED: 15' TO ROOF PLUS PARAPET
BUILDING SETBACKS
FRONT 15' MIN REQUIRED 1' ACTUAL
STREET SIDE 15' MIN REQUIRED 0' ACTUAL (NORTH - PAY CANOPY)
STREET SIDE 15' MIN REQUIRED 52' ACTUAL (SOUTH)
REAR 10' MIN REQUIRED 97' ACTUAL (PAY CANOPY)
YARD SETBACKS
FRONT PLAN SPECIFIC 0' ACTUAL
STREET SIDE PLAN SPECIFIC 4.4' ACTUAL (NORTH)
STREET SIDE PLAN SPECIFIC 9.4' ACTUAL (SOUTH)
REAR PLAN SPECIFIC 5.3' ACTUAL (WEST)
BUILDING AREA 6532 SF (UNDER REVISED ROOF)
PARKING:
1 SPACE PER 375 SF INCLUDING RETAIL AND WASH TUNNEL
REQUIRED: 6532 / 375 = 18 SPACES
PROVIDED: 23 SPACES (22 REGULAR + 1 ACCESSIBLE)
LOT COVERAGE: 6532 / 36,557 = 18%
▽ = ACCESSIBLE LINK TO PUBLIC STREET

CITY APPROVAL BLOCK

ZONING CASE FOR THIS DEVELOPMENT:
DESIGN REVIEW:

CLIENT:

3K1 Consulting Services

11811 N. Tatum Boulevard, Suite 1051
Phoenix, Arizona 85028
ph: (602) 850-8101
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Helix Engineering, LLC

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

RELEASE	
DATE	
8-21-17	DRAFT SP
9-6-17	PREAP SITE PLAN
2-22-18	SP AND PRELIM GD
3-26-18	UPD SP

REVISIONS	
NO.	DATE
1	
2	
3	

PROJECT NAME

QUICKNCLEAN CAR WASH

PROJECT ADDRESS

324 N. COUNTRY CLUB DR
MESA, ARIZONA
85201

PROJECT AREA

3RD PL & COUNTRY CLUB DR

HELIX JOB NUMBER

329

SHEET TITLE

SITE PLAN

SHEET PAGE

SP-1

1 OF 1

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

COM LOG ZON18-00132

SITE PLAN NOTES

- EXISTING BUILDING TO REMAIN
- RECONSTRUCT DRIVEWAY ENTRANCE PER COM STD DET M-42
- REMOVE EXISTING DRIVE - REPLACE WITH MATCHING CURB AND SIDEWALK
- ADA VAN ACCESSIBLE PARKING SPACES WITH SIGN AND PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY
- MONUMENT SIGN, EXISTING SIGN TO REMAIN OR MODIFIED PART OF A SEPARATE PERMIT AND SUBMITTAL
- REFUSE ENCLOSURE PER THE CITY OF MESA STANDARDS
- PAVED PARKING LOT AND DRIVEWAY WITH CURB AND GUTTER
- CONCRETE SIDEWALK - RAMPS AS INDICATED (12:1 SLOPE)
- EXISTING ADJACENT FULLY IMPROVED RIGHT-OF-WAY, ALL EXISTING CONDITIONS TO REMAIN UNCHANGED EXCEPT FOR DRIVEWAY REMOVAL/REPLACEMENT.
- ADA ACCESS TO PUBLIC RIGHT OF WAY
- BICYCLE PARKING FOR (2) BIKES PER MESA CITY STANDARDS
- EXISTING FIRE HYDRANT TO REMAIN
- NEW PARKING LOT LIGHTS
- AUTOMATED PAY STATION
- PAINTED STRIPING AND "ONE WAY - DO NOT ENTER" ON PAVING TO BE MINIMUM 12" TALL LETTERS WITH MINIMUM
- 6" CURB AT ALL PARKING STALLS
- CURB TO REMAIN
- RECOATED/REPLACED GROUND TRANSFORMER
- PARKING STALL CANOPY
- VACUUM EQUIPMENT (TYPICAL ON ALL STALLS)
- REMOVE WALL
- NEW SCREEN WALL
- REMOVE EXISTING SIDEWALK AND BACK OF WALK CURB AND INSTALL 6" WIDE SIDEWALK
- REMOVE EXISTING SIDEWALK AND INSTALL 5" WIDE SIDEWALK
- WALL TO REMAIN
- SIGHT VISIBILITY TRIANGLES

SITE PLAN GENERAL NOTES

- ALL ELECTRICAL UTILITY LINES SHALL BE RUN UNDERGROUND.
- SOLID WASTE ENCLOSURE SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF MESA DETAILS M-62.1 THROUGH M-62.7

SITE PLAN

SCALE: 1" = 20'-0"

SCALE: 1" = 20'