



Consulting Services, LLC.

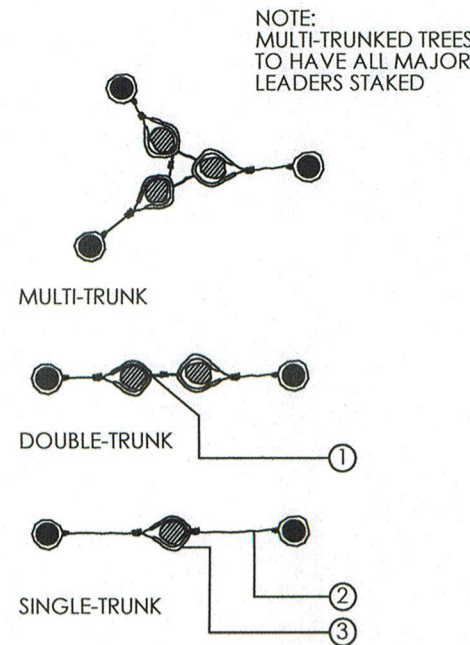
Project Narrative 324 N Country Club Drive

Quick N Clean is proposing to redevelop the existing Carwasher, located at 324 N Country Club Drive in Mesa, Arizona, to an express Quick N Clean car wash facility with vacuum canopies. Quick N Clean (QNC) currently operates 2 locations in Mesa and is excited about adding this location to their offering.



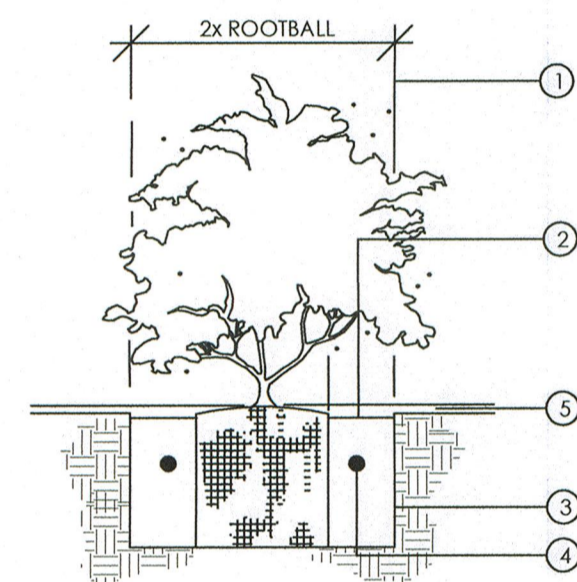
The site is currently zoned DB-1 and will need to be rezoned to ID-1 with a base zoning of DB-2 in order to permit the modifications to the existing, non-conforming, full service car wash. QNC proposes to complete a tenant improvement of the existing carwash facility including a partial demolition of the existing building with remodel, remove a portion of the concrete canopy deck on the west side of the building, retrofit the existing carwash tunnel to house equipment for a fully self-serve Express Car Wash, and replace and expand the covered parking to install vacuum canopies. Customers, upon entering the site, will have the opportunity to complimentary vacuum their vehicle before or after they exit the car wash. Payment for the car wash service will be via a point of sale (ATM style) machine with two lanes. Hours of operation are generally 7AM to 7PM (sunrise to sunset) every day of the week.

The proposed site will be well landscaped, well-lit and will provide adequate on-site circulation. No offsite improvements are proposed as part of this development outside of closing 2 driveways on 3rd Street.



1. NOTCH TUBING LOOP WIRE THROUGH EXPOSED WIRE
2. #10 WIRE RUBBER COATED
3. 1/2" RUBBER HOSE

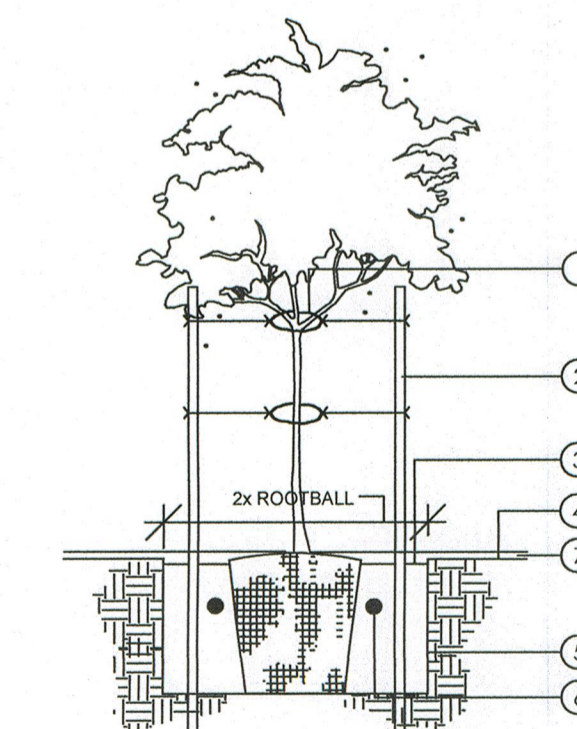
T&M TREE GUYING DETAIL
NOT TO SCALE



1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. AGRIFORM TABLETS SEE SPECS. FOR RATIO
5. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPPLEMENT.

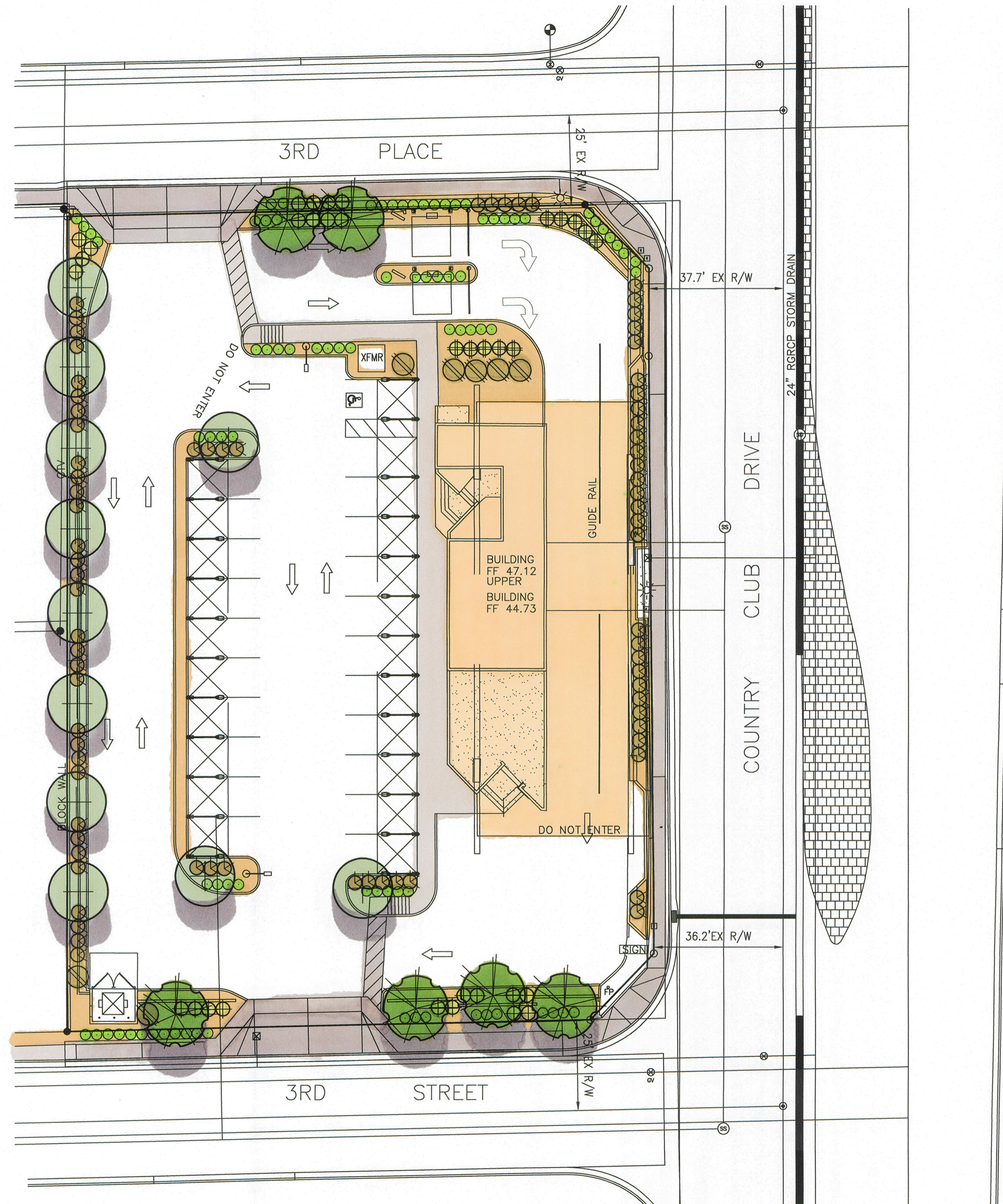
T&M SHRUB PLANTING DETAIL
NOT TO SCALE



1. 1/2" RUBBER HOSE WITH #10 WIRE
2. TWO 2" ROUND BY 10' LONG GREEN TREE STAKES BURY 5' BELOW GRADE
3. 4" BASIN
4. GRADE (PRIOR TO GRANITE)
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS
7. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPPLEMENT.

T&M DOUBLE STAKING DETAIL
NOT TO SCALE



LANDSCAPE LEGEND

- CERCIDIUM HYBRID
DESERT MUSEUM PALO VERDE
24" BOX (MATCHING)
- ACACIA SALICINA
WILLOW ACACIA
24" BOX
- SOPHORA SECUNDFLORA
TEXAS MOUNTAIN LAUREL
24" BOX
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON

1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

ADDITIONAL NOTES:

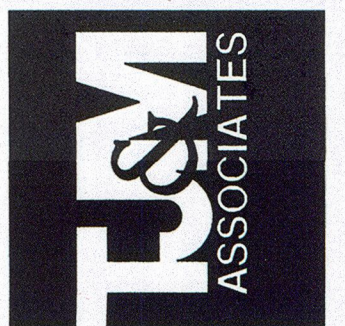
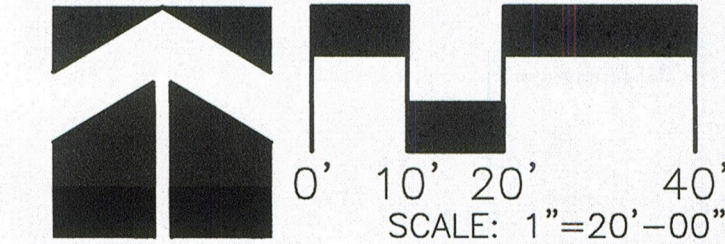
THIS LANDSCAPE IS TO BE MAINTAINED ON A WEEKLY BASIS USING A NATURAL MAINTENANCE PROGRAM AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICE OF THE LANDSCAPE INDUSTRY.

ALL TREES AND SHRUBS LOCATED IN THE LIGN OF SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 7'. THE LIGN OF SITE IS OUT OF THE SCOPE OF WORK ON THIS PROJECT.

ALL LANDSCAPE AREAS WILL BE MAINTAINED BY THIS OWNER OR LESSEE IN ACCORDANCE WITH THESE APPROVED PLANS

REQUIRED LANDSCAPE AREAS SHALL BE FREE FROM ENCROACHMENT BY ANY USE, STRUCTURE, VEHICLE OR FEATURE NOT PART OF THE LANDSCAPE DESIGN.

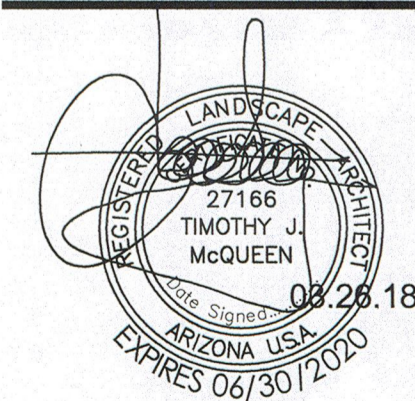
LANDSCAPE PLAN



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10460 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P: (480) 268-0620
EMAIL: timmccqueen@tjma.net

**QUICK-N-CLEAN
COUNTRY CLUB AND 3RD PLACE
MESA, ARIZONA**

NUMBER	REVISION	DATE

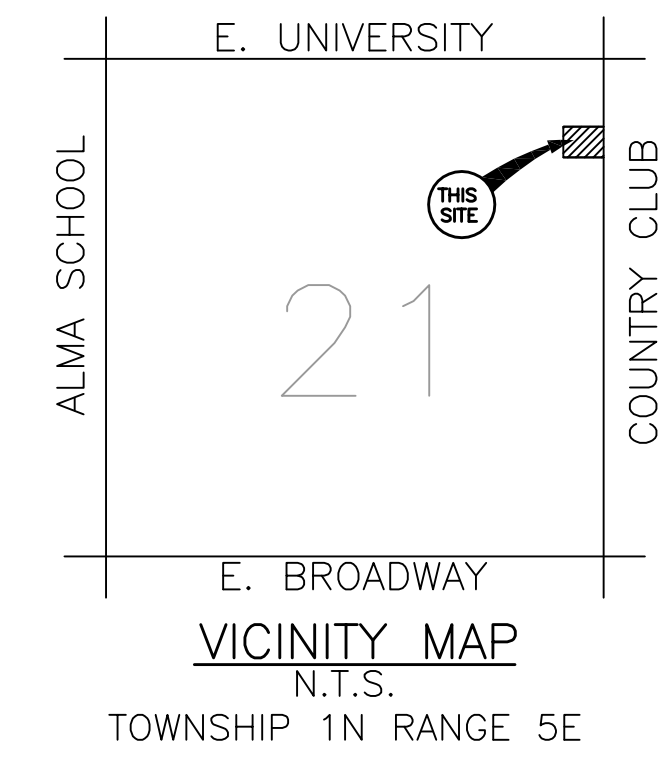


SHEET TITLE:	LANDSCAPE
ISSUE DATE:	03.26.18
DRAWN BY:	STAFF
CHECKED BY:	TJMCC
PROJECT No.:	16014
SHEET:	

PRELIMINARY G/D PLAN

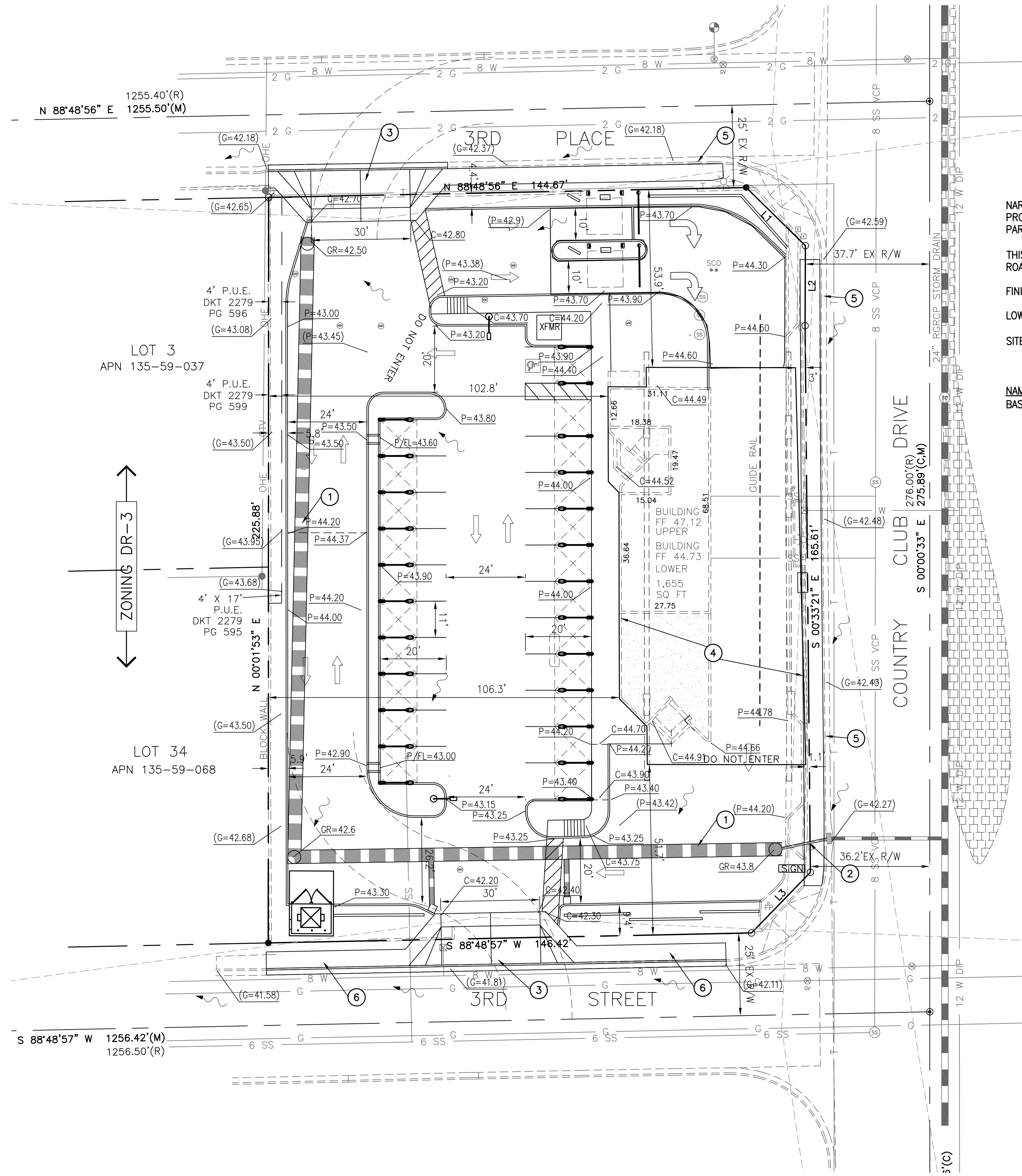
Quick n Clean

324 N. COUNTRY CLUB, MESA AZ 85201



G/D PLAN NOTES

1. NEW 48" UG RETENTION
2. NEW 8" BLEED LINE TO EXISTING INLET
3. NEW MESA M-42 DRIVEWAY
4. EXISTING BUILDING TO REMAIN - WEST 2/3 OF ROOF TO BE REMOVE
5. EXISTING CURB AND SIDEWALK TO REMAIN
6. REPLACE DRIVE WITH CURB AND GUTTER



NARRATIVE:
PROJECT IS THE REDEVELOPMENT OF A DRIVE THRU CAR WASH BUILDING INCLUDING SITEWORK, PARKING AND ONSITE RETENTION.

THIS LOT WILL SELF RETAIN 2/3 OF THE 100 YEAR 2 HOUR EVENT (1.5"). OFFSITE ROADWAYS ARE CURRENTLY HANDLED BY DEVELOPED ROADWAYS AND STORM DRAIN.

FINISH FLOOR IS SET ABOVE THE LOW OUTFALL AT THE SOUTHWEST CORNER OF THE SITE.

LOW OUTFALL IS THE SOUTHWEST CORNER OF THE SITE.

SITE IS LOCATED IN FEMA ZONE X (SHADED)

NAME	AREA	C FACTOR	100 YR 2 HR		VOL REQ	VOL PROV
			X 2/3			
BASIN 1	32823	0.95	1.5"		4254	4273 (SURFACE)

CLIENT:

3K1 Consulting Services

11811 N. Tatum Boulevard, Suite 1051
Phoenix, Arizona 85028
ph: (602) 850-8101
fax: (602) 850-8101
contact: Michael E. Scarbrough

Helix Engineering, LLC

Engineering / Surveying / Consulting

3240 E Union Hills
Suite 112
Phoenix AZ 85050
ph 602-788-2616
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	
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 IN HOUSE

329 DRAWN BY: HXE

CHECKED BY: SB

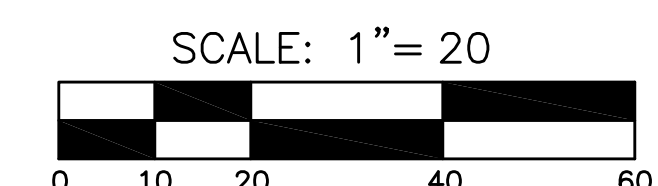
SHEET TITLE

G / D PLAN

SHEET PAGE

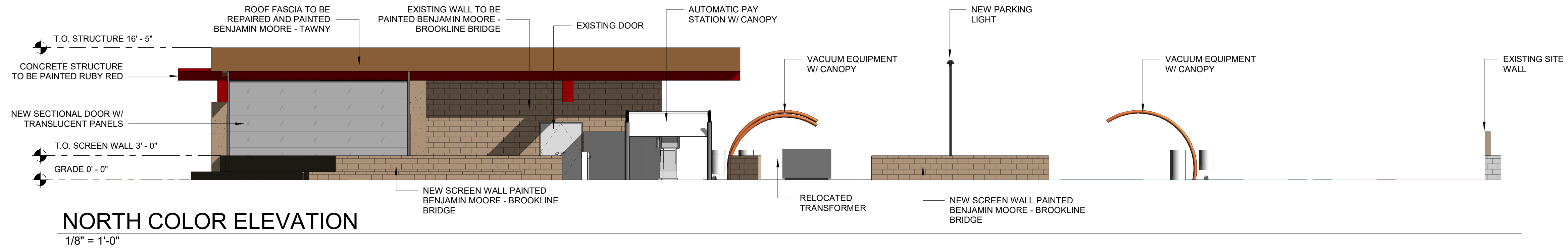
GD-1 1 OF 1

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

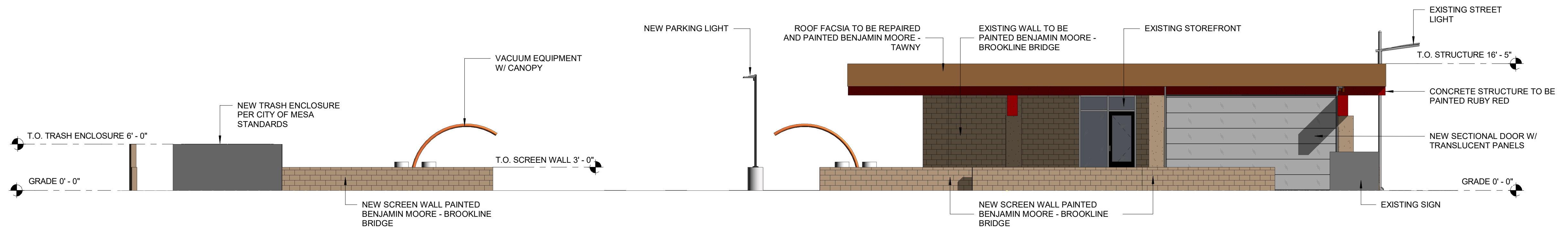


Mar 28, 2018 - 8:55am C:\Users\329 University & Country Club Car Wash\DWG\SITE\229 pre-app site plan.dwg

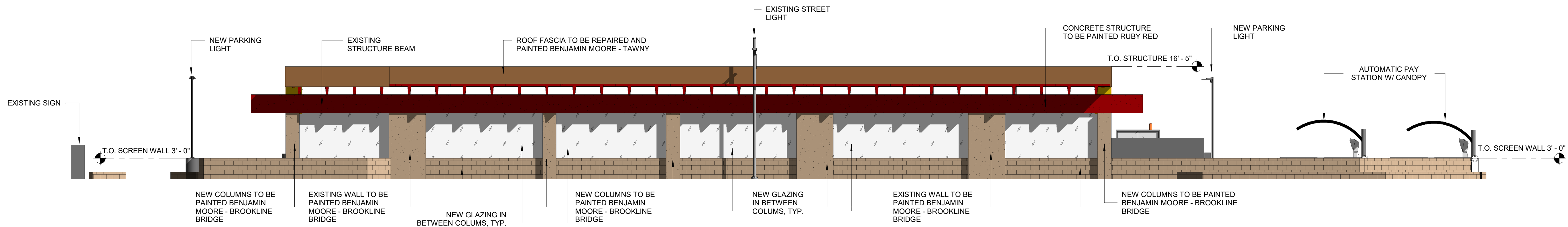
COM LOG ZON18-00132



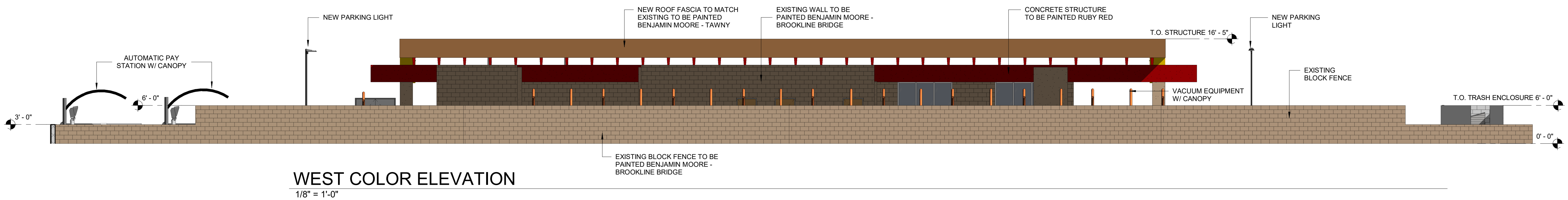
NORTH COLOR ELEVATION
1/8" = 1'-0"



SOUTH COLOR ELEVATION
1/8" = 1'-0"



EAST COLOR ELEVATION
1/8" = 1'-0"



WEST COLOR ELEVATION
1/8" = 1'-0"

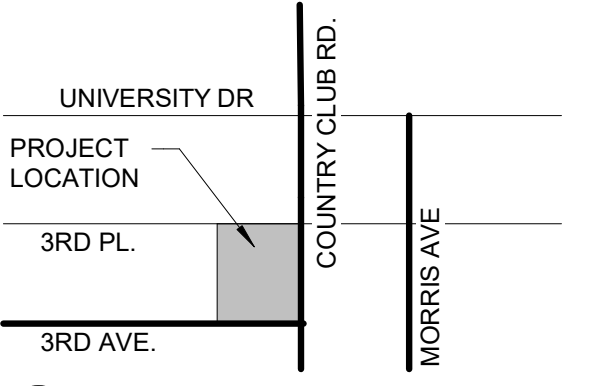
SEAL:

3K1 CONSULTING SERVICES, LLC

QUICK N' CLEAN CAR WASH
324 N COUNTRY CLUB MESA, AZ

OWNER INFORMATION

PROJECT:



VICINITY MAP

REVISIONS:

MARK	DATE	DESCRIPTION

PROJECT NO: 18C-011
DESIGN BY: CAM
CHK'D BY: CAM

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COLOR EXTERIOR ELEVATIONS

DATE: 4/5/18
SHEET

A300

Final Citizen Participation Plan Report

Quick N Clean Car Wash

Date: May 2nd, 2018

Purpose: The purpose of the Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for Quick N Clean Car Wash. This site is located at 324 N. Country Club Drive and is an application for the rezoning of 0.8392 acres from DB-1 to DB-2 with a Special Use Permit in order to convert the exiting full service car wash to an express car wash. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Michael E Scarbrough
3K1 Consulting Services, LLC
11811 N. Tatum Boulevard, Suite 1051
Phoenix, Arizona 85028
(602) 850-8101; (602) 997-9807 (FAX)
email: mike@3k1.us

Pre-submittal Meeting: The pre-application meeting with City of Mesa planning staff was held on February 14th, 2018. Staff reviewed the application and recommended that adjacent residents and nearby registered neighborhoods be contacted.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list was developed for citizens and agencies in this area including:
 - All registered neighborhood associations within one half mile of the project.
 - Homeowners Associations within one half mile of the project.
 - Property owners within 500 feet from site, but may include more
2. All persons listed on the contact list received a letter describing the project, proposed schedule, proposed site plan and proposed landscape plan.
3. The property was posted with relevant hearing information on Monday, April 30th, 2018.
4. Presentations will be made to groups of citizens or neighborhood associations upon request.

All materials such as sign-in lists, comments, and petitions received will be copied to the City of Mesa.

Schedule:

Pre-submittal meeting – **COMPLETED** February 14th, 2018

Neighborhood meeting – if required

Submittal of Citizen Participation Report and Notification materials – **COMPLETED** May 2nd, 2018

Planning and Zoning Board Hearing – May 16th, 2018

Citizen Participation Plan for

Quick N Clean Car Wash

Date: February 26th, 2018

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for Quick N Clean Car Wash. This site is located at 324 N. Country Club Drive and is an application for the rezoning of 0.8392 acres from DB-1 to DB-2 with a Special Use Permit in order to convert the existing full service car wash to an express car wash. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

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3. Presentations will be made to groups of citizens or neighborhood associations upon request.

[All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa]

Schedule:

Pre-submittal meeting – February 14th, 2018

Neighborhood meeting – if required

Submittal of Citizen Participation Report and Notification materials – April 3rd, 2018

Planning and Zoning Board Hearing – May 16th, 2018