

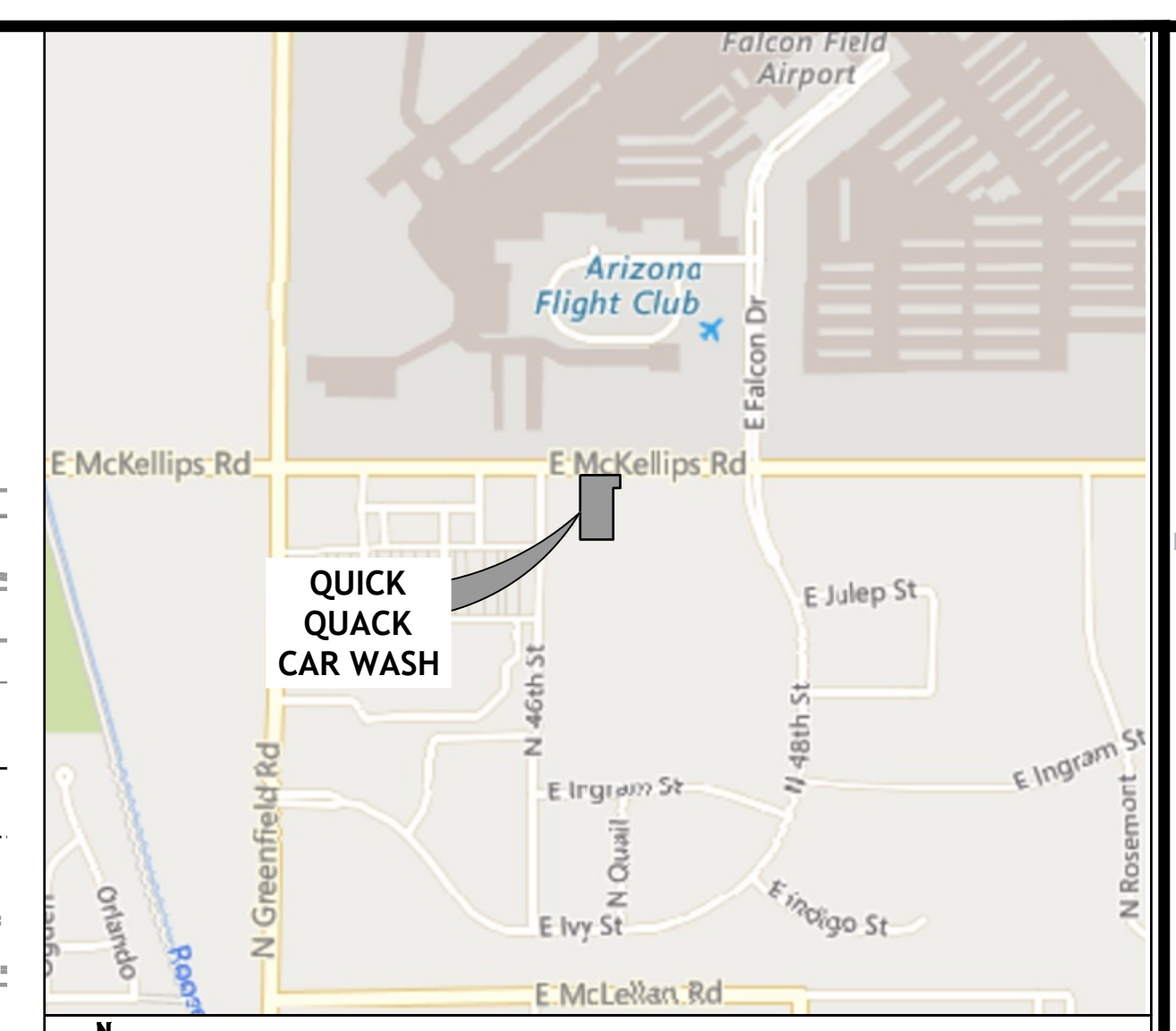
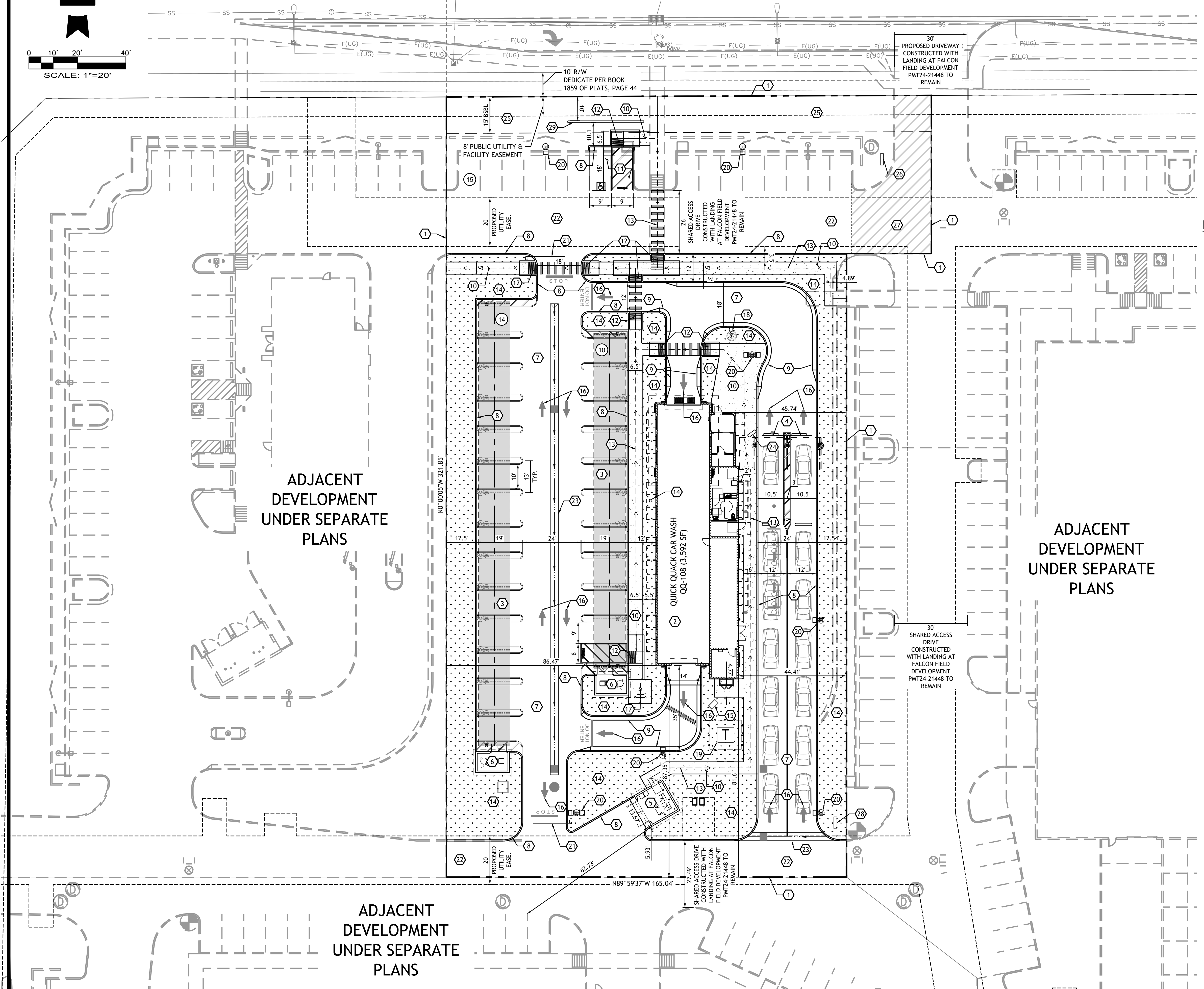
LARGER DEVELOPMENT NOTE:
 REFER TO THE APPROVED SITE PLAN PREPARED BY BUTLER DESIGN GROUP, INC. FOR MORE INFORMATION ON THE IMPROVEMENTS FOR THE OVERALL DEVELOPMENT

ENGINEER:
 CORE STATES GROUP
 3300 DOUGLAS BOULEVARD, SUITE 100
 ROSEVILLE, CA 95661
 TEL: (425) 251-6222
 EMAIL: KHELD@CORE-STATES.COM
 CONTACT: KACEY HELD, PE

APPLICANT:
 QUICK QUACK CARWASH
 6020 WEST OAKS BLVD., SUITE 300
 ROCKLIN, CA 95765

CIVIL SHEET INDEX	
PSP	PRELIMINARY SITE PLAN
PG	PRELIMINARY GRADING PLAN
PMU	PRELIMINARY UTILITY PLAN

E MCKELLIPS RD



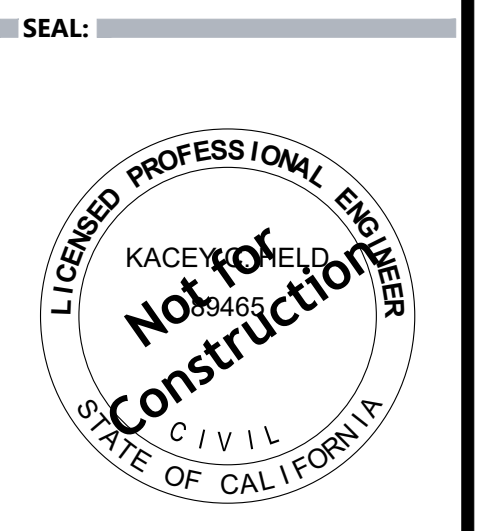
VICINITY MAP
 *NOT TO SCALE
 MESA, AZ

PROJECT DATA

ADDRESS:	4655 EAST MCKELLIPS ROAD MESA, AZ 85215
PARCEL NUMBER:	141-34-002H / 141-34-611
MUNICIPALITY:	CITY OF MESA
COUNTY:	MARICOPA COUNTY
PROJECT AREA:	1.27 ACRES (±55,447 S.F.)
EXISTING ZONING:	LI LIGHT INDUSTRIAL
PROPOSED ZONING:	LI LIGHT INDUSTRIAL
EXISTING SITE USE:	NONE, VACANT LOT
SURROUNDING USES:	NORTH: COMMERCIAL, GAS STATION SOUTH: BUNGALOWS, DETACHED SINGLE-FAMILY HOMES EAST: COMMERCIAL, QUICK SERVICE RESTAURANTS WITH DRIVE THROUGH, WEST: VILLAS, DETACHED SINGLE-FAMILY HOMES
BUILDING SETBACKS:	FRONT: 15 FT (ARTERIAL ROAD - EAST MCKELLIPS ROAD) SIDE: 0 FT REAR: 0 FT MAXIMUM BUILDING HEIGHT: 40 FT
PARKING:	MIN. AISLE WIDTH: 24 FT, ONE-WAY DRIVE AISLE STANDARD STALL SIZE: 9 FT X 18 FT MIN. NO. OF SPACES REQUIRED: 10 SPACES PARKING REQUIRED: 1 SPACE PER 375 SF (GFA) = 1/3,588 SF X 375 = 10 SPACES REQUIRED PARKING PROVIDED: 15 STANDARD PARKING STALLS (INCLUDES 1 VAN ACCESSIBLE STALL), 24 VACUUM STALLS (INCLUDES 1 ADA VACUUM STALL) = 39 STALLS REQUIRED ADA SPACES: 1 VAN ACCESSIBLE STALL BICYCLE PARKING REQUIRED: 1 BICYCLE SPACE PER 10 ON-SITE VEHICLE PARKING SPACES. BICYCLE PARKING PROVIDED: 1 SPACE
LANDSCAPING:	OVERALL LANDSCAPING: NONE SPECIFIED PERIMETER LANDSCAPING: NONE SPECIFIED LANDSCAPING PROVIDED: 10,858 SF (20%)
GROUND COVER SUMMARY:	PROPOSED BUILDING: 3,592 SF (6%) PROPOSED PAVEMENT: 26,120 SF (47%) PROPOSED LANDSCAPE: 10,858 SF (20%) EXISTING PAVEMENT: 10,651 SF (19%) EXISTING LANDSCAPE: 2,225 SF (8%) 55,446 SF

CONSTRUCTION NOTES:

1. PROPOSED PROPERTY LINE. REFER TO ALTA/NPS LAND TITLE SURVEY.
2. PROPOSED CARWASH AS NOTED; REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. PROPOSED VACUUM SPACES (ONE ACCESSIBLE).
4. PROPOSED CARWASH ENTRANCE GATE.
5. PROPOSED TRASH ENCLOSURE.
6. PROPOSED VACUUM ENCLOSURE.
7. PROPOSED CONCRETE PAVING, TYPICAL.
8. PROPOSED CONCRETE BARRIER CURB, TYPICAL.
9. PROPOSED ROLLED CURB TO REMAIN CONSISTANT, TYPICAL.
10. PROPOSED CONCRETE SIDEWALK, WIDTH VARIES, TYPICAL.
11. PROPOSED ADA COMPLIANT PARKING SPACE.
12. PROPOSED ADA COMPLIANT CURB RAMP, TYPICAL.
13. PROPOSED ACCESSIBLE ROUTE THROUGH THE SITE AND CONNECTIONS TO THE PUBLIC RIGHT-OF-WAY, TYPICAL.
14. PROPOSED LANDSCAPE AREA; REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION, TYPICAL.
15. PROPOSED STOP/GO SIGN.
16. PROPOSED DIRECTIONAL PAVEMENT MARKINGS, TYPICAL.
17. PROPOSED SHORT TERM BICYCLE PARKING RACK.
18. PROPOSED LOCATION OF FLAG POLE.
19. PROPOSED TRANSFORMER PAD.
20. PROPOSED SITE LIGHTING, TYPICAL. REFER TO PHOTOMETRIC PLAN FOR LIGHTING CALCULATIONS.
21. PROPOSED POND GATE.
22. PROPOSED PAVEMENT TO BE CONSTRUCTED UNDER 'THE LANDING AT FALCON FIELD' IMPROVEMENT PLANS.
23. PROPOSED CONCRETE VALLEY GUTTER.
24. PROPOSED MENU BOARD.
25. PROPOSED LANDSCAPE TO BE CONSTRUCTED UNDER 'THE LANDING AT FALCON FIELD' IMPROVEMENT PLANS.
26. PROPOSED MONUMENT SIGN.
27. EXISTING ASPHALT PAVEMENT CONSTRUCTED UNDER SEPARATE PLANS.
28. PROPOSED DIRECTIONAL SIGNAGE TO INDICATE CAR WASH QUEUE ENTRANCE.
29. PROPOSED SCREENING WALL. REFER TO THE SCREEN WALL DETAIL, PREPARED BY BUTLER DESIGN GROUP, INC. FOR ADDITIONAL INFORMATION ON THE SCREENING HEIGHTS OF THE WALL.



CONSULTANT:
CORE STATES
 GROUP

18215 72nd Avenue South
 Kent, WA 98032
 855.CSG.1999
 www.core-states.com
 COACOMPANYNAME
 COASTATE COADICLINE
 CERTIFICATE OF AUTHORIZATION
 NO. COMMUM

Quick Quack Car Wash No. 63-124
 4655 EAST MCKELLIPS ROAD
 MESA, AZ 85215

REV	DATE	DESCRIPTION

DRAWN BY: VCM
 CHECKED BY: JLR
 ARCH. PROJECT NO.:
24116
 SHEET NAME:
PRELIMINARY SITE PLAN
 SHEET NUMBER:
 PSP