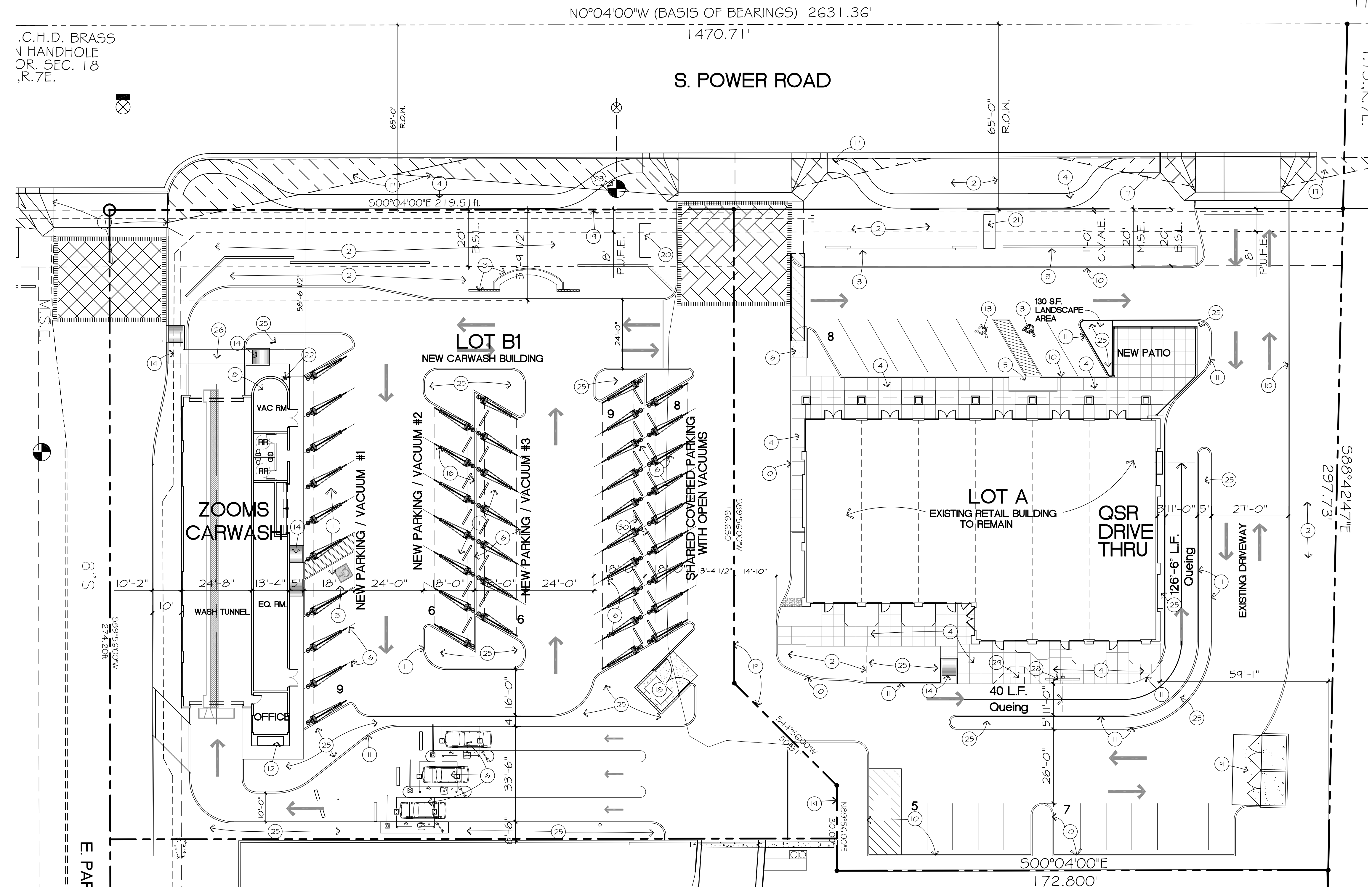


PROJECT DATA COMBO:

EXISTING RETAIL BUILDING W/ QSR DRIVE THRU 4207 SOUTH POWER ROAD MESA, ARIZONA	
ZOOMS CARWASH 4225 S. POWER ROAD MESA, AZ.	CITY OF MESA
ZONING ORDINANCE EXISTING ZONING: PROPOSED ZONING:	LC-AF-PAD LI-AF-PAD W/ CUP
APN: LOT A (EXISTING RETAIL BLDG) LOT B (ZOOMS CARWASH)	304-11-015 (LOT A) 304-11-016 (LOT B)
SITE DATA: SITE AREA: LOT A LOT B	
47,484 S.F. (1.09 AC) 50,031 S.F. (1.14 AC)	
BUILDING DATA: LOT A REMODELED RETAIL BUILDING	
8,912 S.F.	
ZOOMS CARWASH	
EQUIPMENT ROOM	436 S.F.
WASH TUNNEL	3154 S.F.
OFFICE / RESTROOM	465 S.F.
TOTAL	4,551 S.F.
SELF SERVICE VACUUM CANOPIES	
PARKING / VACUUM #1	1,369 S.F.
PARKING / VACUUM #2	862 S.F.
PARKING / VACUUM #3	862 S.F.
TOTAL	3,093 S.F.
PARKING CANOPY	1,346 S.F.
LOT COVERAGE	
LOT A	10%
LOT B	10%
OCCUPANCY TYPE:	
LOT A	B / M
LOT B	B
CONSTRUCTION TYPE:	
LOT A	V-B
LOT B	V-B
PARKING CALCULATIONS:	
PARKING REQUIRED: LOT A	
SHELL RETAIL (1 SPACE / 275 GROSS FLOOR AREA)	
8,912 S.F. / 275 = 32.4 SPACES	
RESTAURANT PATIO (1 SPACE / 200 GROSS FLOOR AREA)	
846 S.F. / 200 = 4.2 SPACES	
CARWASH (@ 4 SPACES REQ.)	
4 SPACES	
TOTAL REQUIRED	
40.6 OR 41 SPACES	
PARKING PROVIDED:	
LOT A STANDARD PARKING SPACES	
18	
LOT A HANDICAP PARKING SPACES	
2	
LOT B STANDARD COVERED PARKING SHARED	
17	
LOT B CARWASH VACUUM SPACES	
20	
LOT B HANDICAP PARKING SPACES	
1	
TOTAL LOTS A & B PROVIDED	
58 SPACES	
(41 SHARED PARKING)	

- SITE PLAN NOTES**
1. NEW COVERED PARKING (VACUUM CANOPIES)
 2. EXISTING LANDSCAPE AREA
 3. EXISTING 3'-4" HIGH PARKING SCREEN WALL
 4. EXISTING CONCRETE SIDEWALK
 5. EXISTING ADA ACCESSIBLE RAMP
 6. NEW COVERED PARKING
 7. EXISTING DRIVEWAY TO REMAIN
 8. NEW VACUUM ENCLOSURE - NO ROOF
 9. EXISTING TRASH ENCLOSURE TO REMAIN
 10. EXISTING CONCRETE CURB TO REMAIN
 11. NEW CONCRETE CURB - MATCH EXISTING
 12. NEW 5'-6" LOCATION
 13. EXISTING HDGP PARKING W/ 5' ACCESS
 14. NEW HDGP RAMP
 15. EXISTING PAINTED PARKING STRIPES - TYP.
 16. NEW 4" PAINTED STRIPES
 17. LANDSCAPE VISIBILITY TRIANGLE
 18. NEW TRASH ENCLOSURE LOCATION PER CITY OF MESA STANDARDS
 19. PROPERTY LINE
 20. MULTI-DISPLAY MONUMENT SIGN LOCATION - BY SEPARATE PERMIT
 21. EXISTING MULTI-DISPLAY MONUMENT SIGN
 22. NEW FDC LOCATION
 23. EXISTING FIRE HYDRANT LOCATION
 24. EXISTING ASPHALTIC PAVEMENT TO REMAIN
 25. NEW LANDSCAPE AREA
 26. NEW 5' ACCESSIBLE WALK
 27. NEW CONCRETE PAVING
 28. NEW DRIVE THRU MENU BOARD
 29. REMOVE EXISTING HDGP RAMP
 30. NEW CONCRETE PARKING BUMPER
 31. NEW HDGP PARKING W/ 5' ACCESS

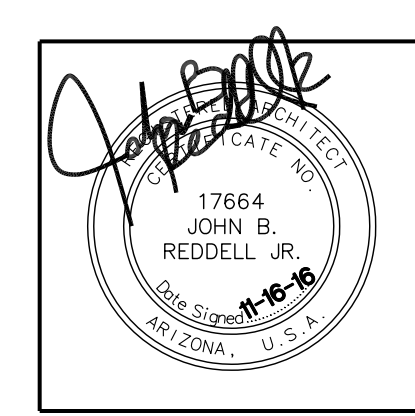


PROPOSED SITE PLAN

SCALE: 1" = 20'-0" NORTH

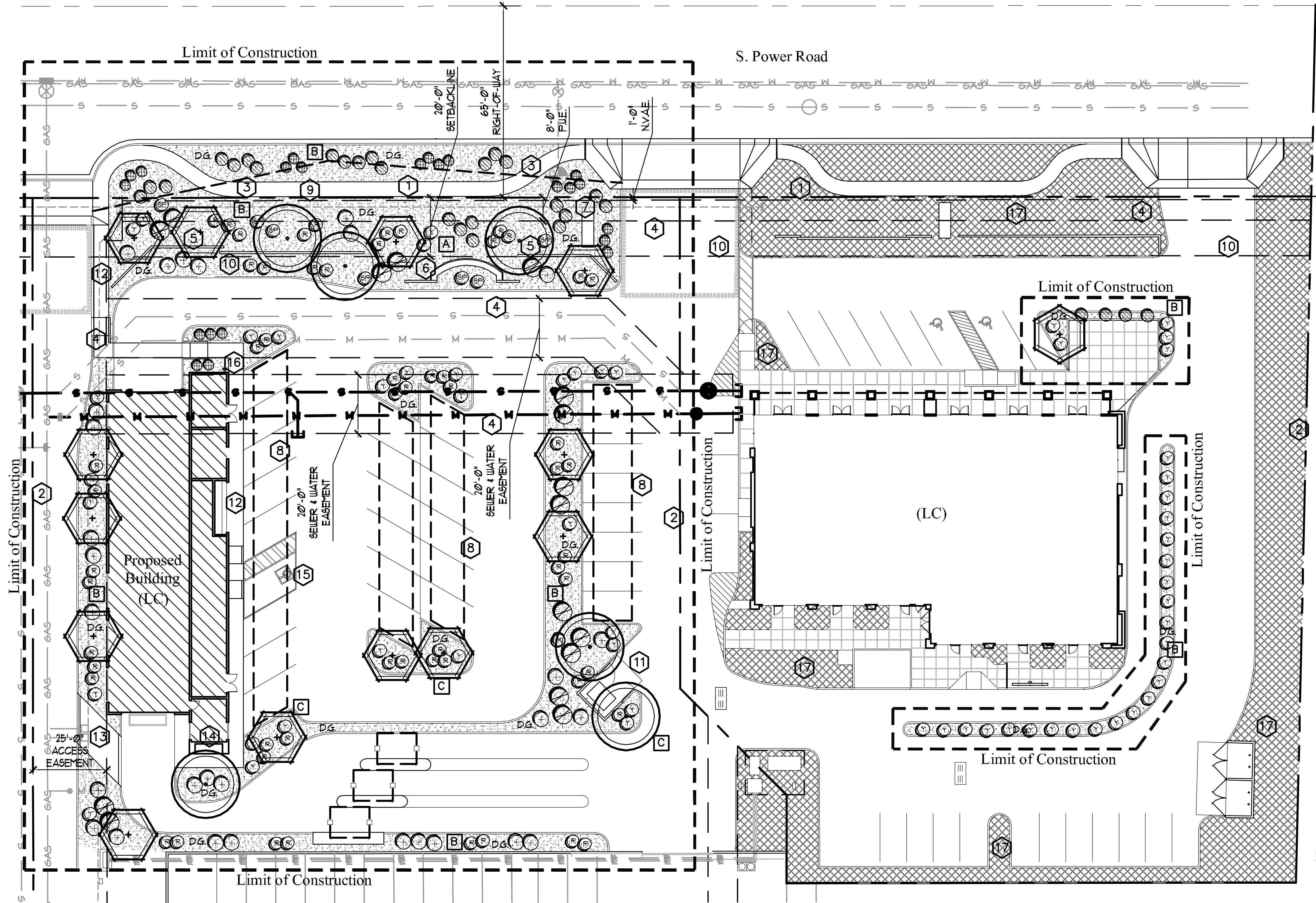
Zooms Carwash & Remodeled Retail Building
at
Gateway Norte
4225 & 4207 S. Power Road
Mesa, Arizona

John Reddell Architects, Inc.
Architecture Interiors Land Planning
6615 North Scottsdale Road, Scottsdale, Arizona 85250
Office: (480) 946-0242 Fax: (480) 946-0182 Email: john@reddellarchitects.com



Date: _____
Revisions: _____

A3



Plant Legend					
Sym.	Botanical Name	Common Name	*Qty.	Size	Remarks
	PARKINSONIA 'DESERT MUSEUM'	DESERT MUSEUM FALO VERDE	6	24" BOX	SINGLE TRUNK, LOW BRANCHING (MINIMUM 15' HEIGHT, 40" WIDE, 15" CALIFER)
	ACACIA SALICINA	WILLOW ACACIA	14	24" BOX	TALL, UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE (8'-0" TALL, 4'-0" WIDE, 150" MIN. CALIFER)
	RUPELLIA CALIFORNICA	SONORAN DESERT RUPELLIA	29	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
	TECOMA STANS	YELLOW BELLS	16	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	THUNDER CLOUD TEXAS RANGER	58	5 GAL.	SPACE 5' O.C., IN CLUSTERS AS SHOWN
	RUPELLIA BRITTONIANA 'KATIE'	DWARF RUPELLIA	28	1 GAL.	SPACE 2' O.C., 2' FROM HARDSCAPE
	HEPERALOE PARVIFLORA	RED YUCCA	59	5 GAL.	FULL AND BUSHY
	LANTANA SP. 'NEW GOLD'	NEW GOLD LANTANA	22	1 GAL.	SPACE AS SHOWN
	DASYLIROE WHEELERI	DESERT SPOON	1	5 GAL.	SPACE AS SHOWN
	DECOMPOSED GRANITE	MATCH EXISTING	13,400 SF. 30 ACRES	1/2" SCRD.	MATCH EXISTING ON-SITE ALONG ROW. IN BOTH SIZE AND COLOR. PROVIDE SAMPLE FOR OWNER'S REP. FINAL APPROVAL.

Plant Legend					
Sym.	Botanical Name	Common Name	*Qty.	Size	Remarks
		EXISTING LANDSCAPE AREA. PROTECT IN PLACE.			
		EXISTING TREES AND SHRUBS			
		OPEN		NA	CONTRACTOR IS RESPONSIBLE TO REPAIR AND REPLACE ANY EXISTING LANDSCAPE MATERIAL LOCATED INSIDE OR OUTSIDE THE LIMIT OF CONSTRUCTION EITHER DAMAGED OR DESTROYED WITH LIKE VARIETY AND SIZE AT NO ADDITIONAL COST TO OWNER.
* PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.					
* NOTE: ALL TREES ADJACENT TO THE PUBLIC WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8". (1'-0" IN SIGHT VISIBILITY AREAS)					
Key Notes:					
1	65'-0" RIGHT-OF-WAY				
2	PROPERTY LINE				
3	SIGHT VISIBILITY TRIANGLE				
4	EASEMENTS AS NOTED				
5	PROPOSED PARKING SCREEN WALL				
6	EXISTING MONUMENT SIGN				
7	PROPOSED MONUMENT SIGN				
8	PROPOSED CANOPY (TYP.)				
9	EXISTING HARDSCAPE				
10	SETBACK LINE AS NOTED				
11	PROPOSED TRASH ENCLOSURE				
12	PROPOSED SIDEWALK				
13	PROPOSED CONCRETE PAD				
14	PROPOSED SES SERVICE PANEL				
15	ADA ACCESSIBLE PARKING				
16	PROPOSED FDC LOCATION				
17	EXISTING LANDSCAPE AREA (PROTECT IN PLACE)				

Granite Note:

INSTALL A 2" LAYER OF DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 85% AND APPLY A PRE-EMERGENT HERBICIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, WET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HERBICIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. APPLY AFTER INSTALLATION OF PLANT MATERIAL.

General Key Notes:

- A CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING TREES, SHRUBS AND GROUND COVER WITHIN THE LIMIT OF CONSTRUCTION NOT SHOWN ON THE PROJECT PLANS. PREPARE ALL LANDSCAPE AREAS WITHIN THE LIMIT OF CONSTRUCTION FOR NEW PLANT MATERIAL.
- B PROVIDE 2" LAYER OF DECOMPOSED GRANITE IN ALL PLANTER AREAS UNLESS OTHERWISE NOTED.
- C CONTRACTOR IS RESPONSIBLE TO MAINTAIN CLEARANCE BETWEEN TREE CANOPIES AND AREA LIGHTS. 10'-0" MINIMUM BETWEEN POLE AND TREE TRUNK. AREA LIGHTS.

Landscape Notes:

- LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ON-SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
 - THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
 - LOCATE PLANTS AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, AND LIGHT FIXTURES.
 - ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE.
 - STAKE ALL NURSERY GROWN BOX TREES OUTSIDE ROOTBALL. SEE TREE STAKING DETAIL. TREES SHALL BE A MINIMUM OF 2' FROM CURB OR SIDEWALK. SHRUBS SHALL BE 18" OR MORE AWAY FROM CURBS OR SIDEWALKS. REFER TO PLANS AND MAINTAIN SHRUB MASSING AS SHOWN AWAY FROM HARDSCAPE.
 - PLANT LOCATIONS SHALL BE FLAGGED OR STAKED FOR REVIEW PRIOR TO STARTING IRRIGATION OR PLANTING EXCAVATION. MINOR RELOCATION'S SHALL BE MADE AT THIS TIME TO AVOID UNSUITABLE CONDITIONS, AT NO ADDITIONAL COST.
 - MULCH TOPDRESSING SHALL EXTEND UNDER SHRUBS AND RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS.
 - LANDSCAPE CONTRACTOR TO CONTACT OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. COORDINATE NECESSARY EXCAVATION WITH OWNER'S REPRESENTATIVE.
- GRADE NOTED ON LANDSCAPE PLAN TO BE FIELD VERIFIED/APPROVED BY LANDSCAPE ARCHITECT AND MODIFIED AS NECESSARY PRIOR TO ANY CONSTRUCTION.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
 - REFER TO GENERAL CONSTRUCTION NOTES (THIS SHEET) FOR ADDITIONAL CONSIDERATIONS THAT RELATE TO SCOPE OF WORK WITHIN THIS SECTION.

Maintenance and Guarantee

- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOUR (4) DAYS PRIOR TO COMPLETING IMPROVEMENTS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS TO REQUEST AN INSPECTION FOR SUBSTANTIAL COMPLETION. LANDSCAPE ARCHITECT SHALL PREPARE PUNCHLIST OF ALL WORK REQUIRING CORRECTION. MAINTENANCE PERIOD TO BEGIN WHEN ALL PUNCHLIST ITEMS ARE CORRECTED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPE AREA FOR 30 CALENDAR DAYS OR AS SPECIFIED BY CONTRACT. MAINTENANCE INCLUDES MOWING (WEEKLY), ADJUSTING WATER SCHEDULES, WEEDING, REMOVING DEBRIS FROM LANDSCAPE, RAKING, SPRAYING, FERTILIZING, TRIMMING, EDGING OR OTHER OPERATIONS ESSENTIAL FOR CARE, UPKEEP AND PROJECT APPEARANCE. CONTRACTOR SHALL SAND "INFILL", ROLL AND WATER SETTLE ALL LOW SPOTS AS REQUIRED TO ACHIEVE UNIFORM GRADE WITHIN TURF AREAS.
- CONTRACTOR SHALL NOTIFY ARCHITECT A MINIMUM OF ONE (1) WEEK PRIOR TO MAINTENANCE PERIOD END TO RESOLVE ANY OUTSTANDING ISSUES. A FINAL INSPECTION SHALL OCCUR TO REVIEW THE PROJECT AND ISSUE A FINAL ACCEPTANCE. (PROVIDE 3 DAYS NOTICE).
- PLANTS NOT IN HEALTHY CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER. NEW PLANT MATERIAL SHALL RECEIVE THE SAME WARRANTY.
- PROVIDE ONE (1) YEAR WRITTEN GUARANTEE TO WARRANTY IRRIGATION SYSTEM AND ALL TREES FROM ACCEPTANCE DATE.
- AS BUILT DRAWINGS SHALL ALSO BE PREPARED BY CONTRACTOR FOR ACTUAL IRRIGATION LAYOUT AND SUBMITTED TO OWNER AT FINAL WALK-THROUGH. ALSO INCLUDED IS A LAMINATED CONTROLLER SCHEDULE MOUNTED INSIDE THE BOX WITH A COPY MAILED TO THE OWNER.

NOTE:

TREE HEIGHTS AND CALIFERS WILL COMPLY WITH 'ARIZONA NURSERY ASSOCIATION SPECIFICATIONS' FOR THAT TYPE AND SIZE OF TREE.

ALL LANDSCAPE MATERIAL INSTALL SHALL BE MAINTAINED BY OWNER/ LESSSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

ALL TREES AND SHRUBS LOCATED IN THE LINE OF SIGHT WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 3' TO 1'.

FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1/2" BELOW CONCRETE OR OTHER PAVED SURFACE.

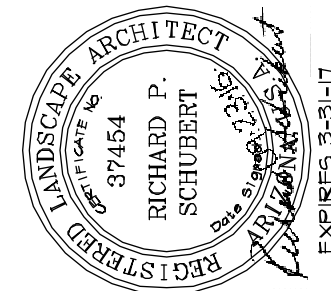
TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESSWAYS. SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT.

THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED UTILITY LOCATIONS. FIELD VERIFY EXACT LOCATIONS TO AVOID ANY CONFLICTS DURING CONSTRUCTION.

FIELD VERIFY EXISTING CONDITIONS AND CONTACT OWNER'S REP. PRIOR TO COMMENCING WORK TO RESOLVE ANY POTENTIAL CONFLICTS.

CONTRACTOR IS RESPONSIBLE TO REPAIR AND REPLACE ANY EXISTING LANDSCAPE MATERIAL LOCATED OUTSIDE THE LIMIT OF CONSTRUCTION DAMAGED OR DESTROYED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.



Wildwood Design Studio
Landscape Architects

15207 Staghorn Drive
Fountain Hills, AZ. 85268
Phone (480) 816-5529
Fax (480) 837-5104
E-Mail wildwooddesign@cox.net

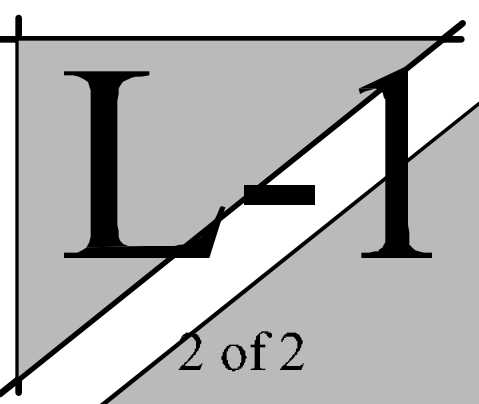
Zooms Carwash & Remodeled Building

at Gateway Norte
4225 & 4207 S. Power Road
Mesa, AZ. 85212

preliminary landscape plan

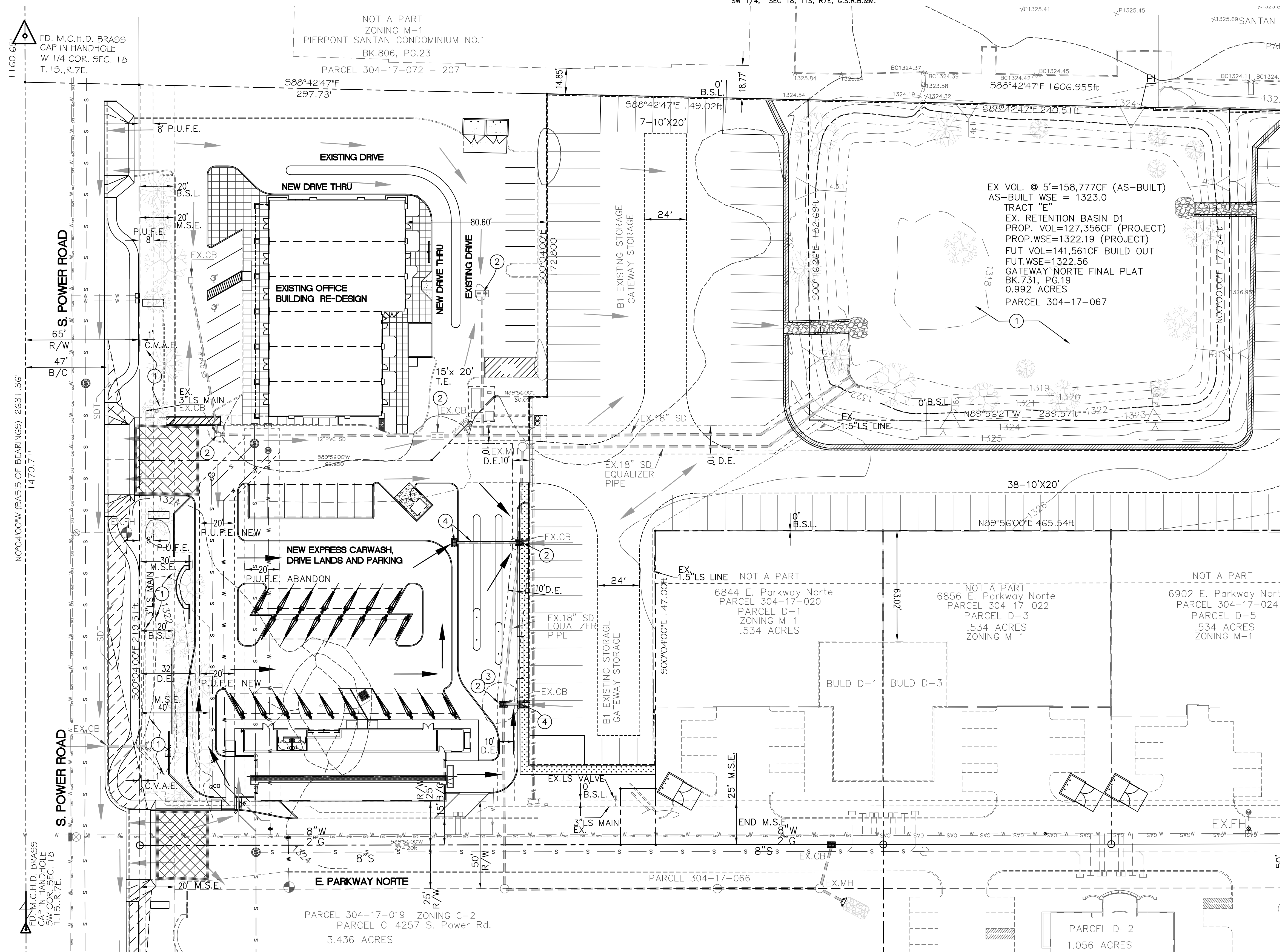
These drawings are the property of the architect and may not be reproduced or used for any purpose without the Architect's written consent. As instruments of service, these documents are not final and ready for use, and therefore not valid, unless they are sealed, signed and dated.

PROJECT NUMBER: 1617
DATE: 09-23-16
REVISIONS:
REVISIONS:



PRELIMINARY DRAINAGE PLAN
EXPRESS CARWASH
AT GATEWAY NORTE
MESA, ARIZONA

SW 1/4, SEC 18, T1S, R7E, G.S.R.B.&M.



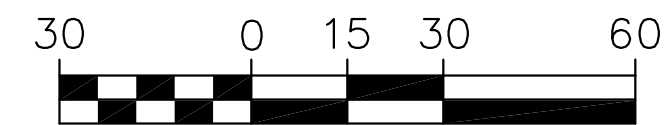
FOR 1"=20 SCALE PLAN OF PROPOSED PROJECT SEE SHEET PD-2

PRELIMINARY GRADING AND DRAINAGE NOTES (PRIVATE):

- EXISTING RETENTION BASIN TO REMAIN.
- EXISTING CATCH BASIN TO REMAIN
- INSTALL SOLID GRATE ON EXISTING CATCH BASIN AND RAISE RIM TO PAVEMENT ELEVATION.
- NEW CATCH BASIN AND PIPE.

LEGEND

- PROPOSED DRAINAGE FLOW DIRECTION.
- EXISTING DRAINAGE FLOW DIRECTION.



(IN FEET)
SCALE: 1 inch = 30 ft.



RETENTION CALCULATIONS

GATEWAY NORTE
TRACT "E" DRAINAGE EASEMENT
VOLUME THIS PROJECT

PARCEL	VOL REQ CF	C	I (INCH)	A (SF)	A (AC)
TOTAL	141562.00	0.90	2.80	725855.9744	16.668
TOTAL	75447.37	0.90	2.80	388909.81	8.882
B-1 P1	12017.87	0.90	2.80	110834.20	2.547
B-1 ROAD	7813.48	0.90	2.80	40969.00	0.920
E	6759.21	0.90	2.80	32877.29	1.219
B-1	12001.21	0.90	2.80	61844.88	1.413
A	8332.88	0.90	2.80	42732.70	0.981
PWR RD	8004.34	0.90	2.80	30791.81	0.707
TOT. RET.	127356.34			338049.38	7.784

TOTAL = TOTAL AREA DRAINING TO TRACT E RETENTION BASIN
TOTAL = TOTAL AREA MINUS TRACT E
I (INCH) = 2.80 PER APPROVED MASTER DRAINAGE REPORT FOR GATEWAY NORTE

THIS PROJECT BASIN TRACT E THIS PROJECT

VOLUME REQUIRED

V(I) = 127356 ft³
TOTAL WSE = 22.19

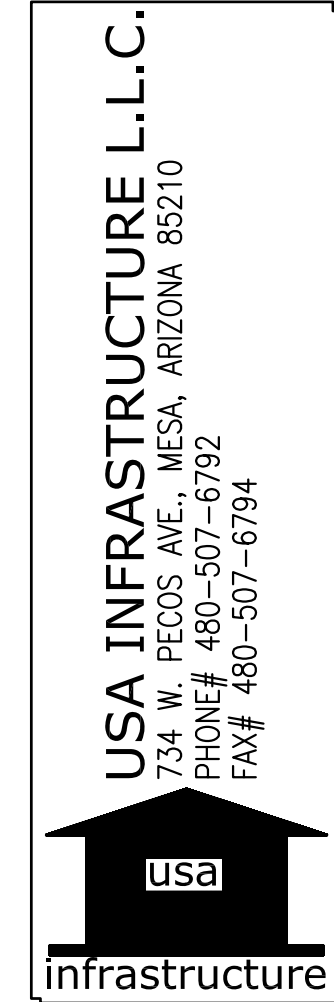
Elevation	H	Area	Vol	Cumulative
(ft)	(ft)	(ft ²)	(ft ³)	(ft ³)
18	0	8748	0	0
18.2	0.2	24012	3278	3278
19	0.8	27155	20467	23743
20	1	30414	28785	52527
21	1	33541	31978	84505
22	1	37125	35333	119838
23	1	40783	38839	158777
24	1	44785	42759	201536

AS-BUILT Retention Provided & WSE

100-year, 2-hour Total Volume		
Total volume required =	127356	CF
Total volume @ 23.0 =	23.00	168777 CF
Volume @ 22.0 =	22.00	119838 CF
WSE FOR 100-year storm =	22.19	
DEPTH =	4.19	FT

DRAINAGE AREAS NOT SHOWN ON PLAN. DRAINAGE AREAS ARE FROM THE "MASTER DRAINAGE REPORT FOR GATEWAY NORTE (APPROVED 05-06-2003)" AND THE "DRAINAGE REPORT FOR LOT B-1 GATEWAY STORAGE (DATED 01-04-2012)". FUTURE SUBMITTALS FOR THIS PROJECT WILL INCLUDE DRAINAGE REPORTS AND CONSTRUCTION DRAWINGS THAT WILL SHOW AND DEMONSTRATE THE STORM WATER DRAINAGE AREAS, DESIGN AND CALCULATIONS.

EXPRESS CARWASH
4225 S. POWER ROAD
PRELIMINARY DRAINAGE PLAN

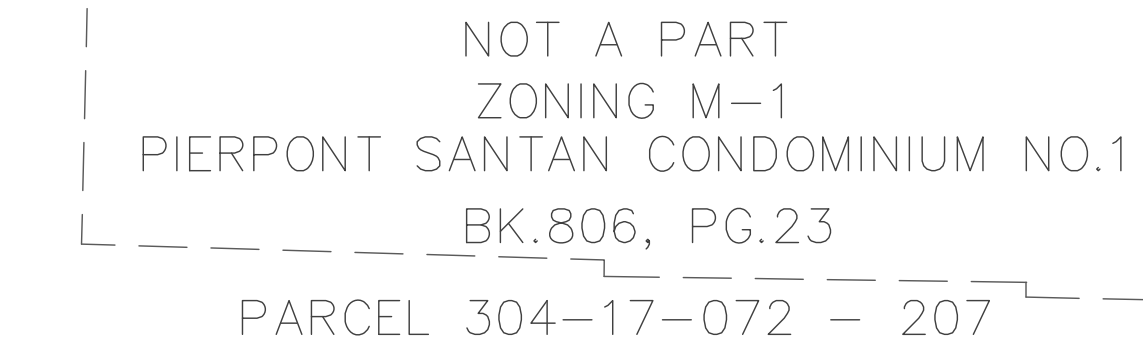


DRAWN
BWM/LLM
CHECKED
BWM
DATE
09-22-16
SCALE
1"=30'
JOB NO.
2061-05

PD-1

SHEET 1 OF 2

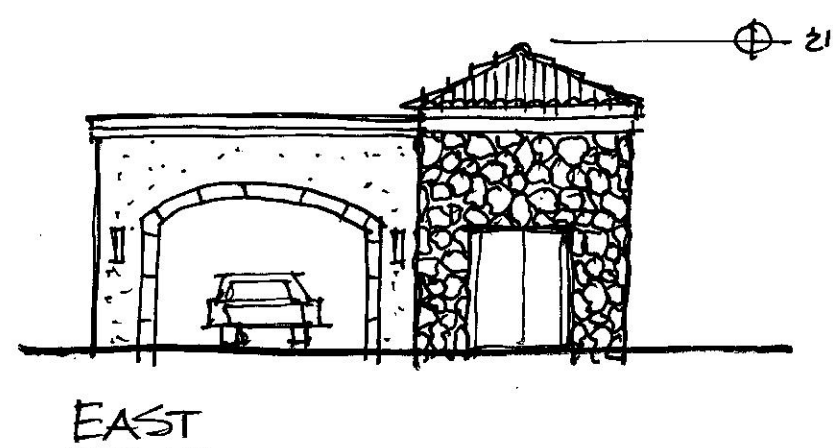
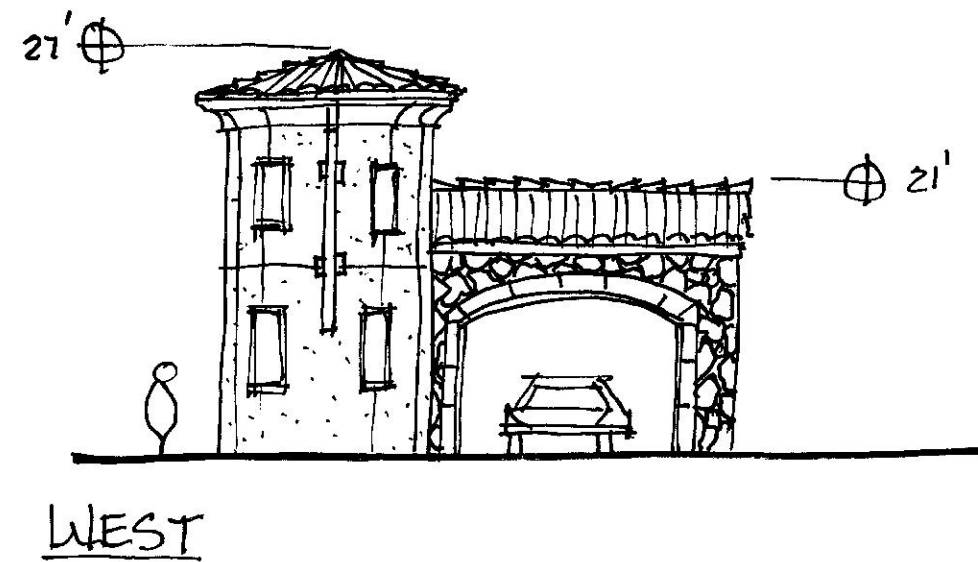
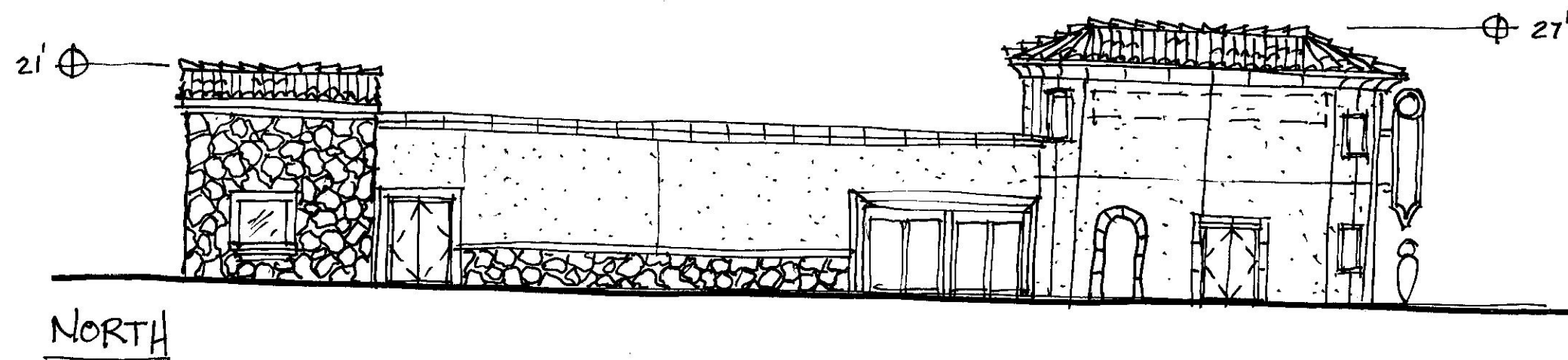
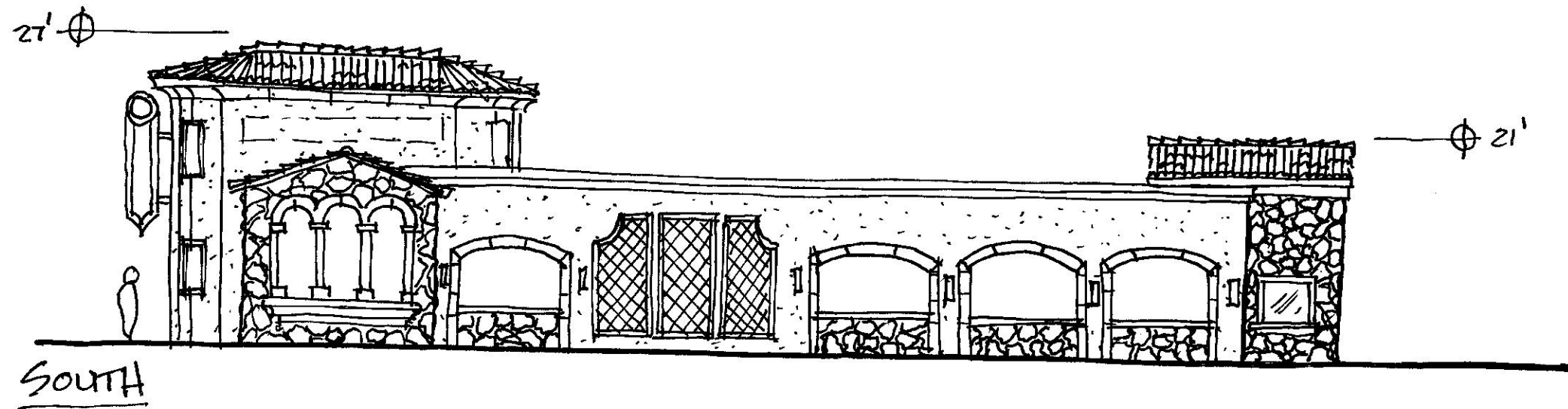
SW 1/4, SEC 18, T1S, R7E, G.S.R.B.&M.



- 
- Two working days before you dig
CALL FOR THE BLUE STAKES
263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

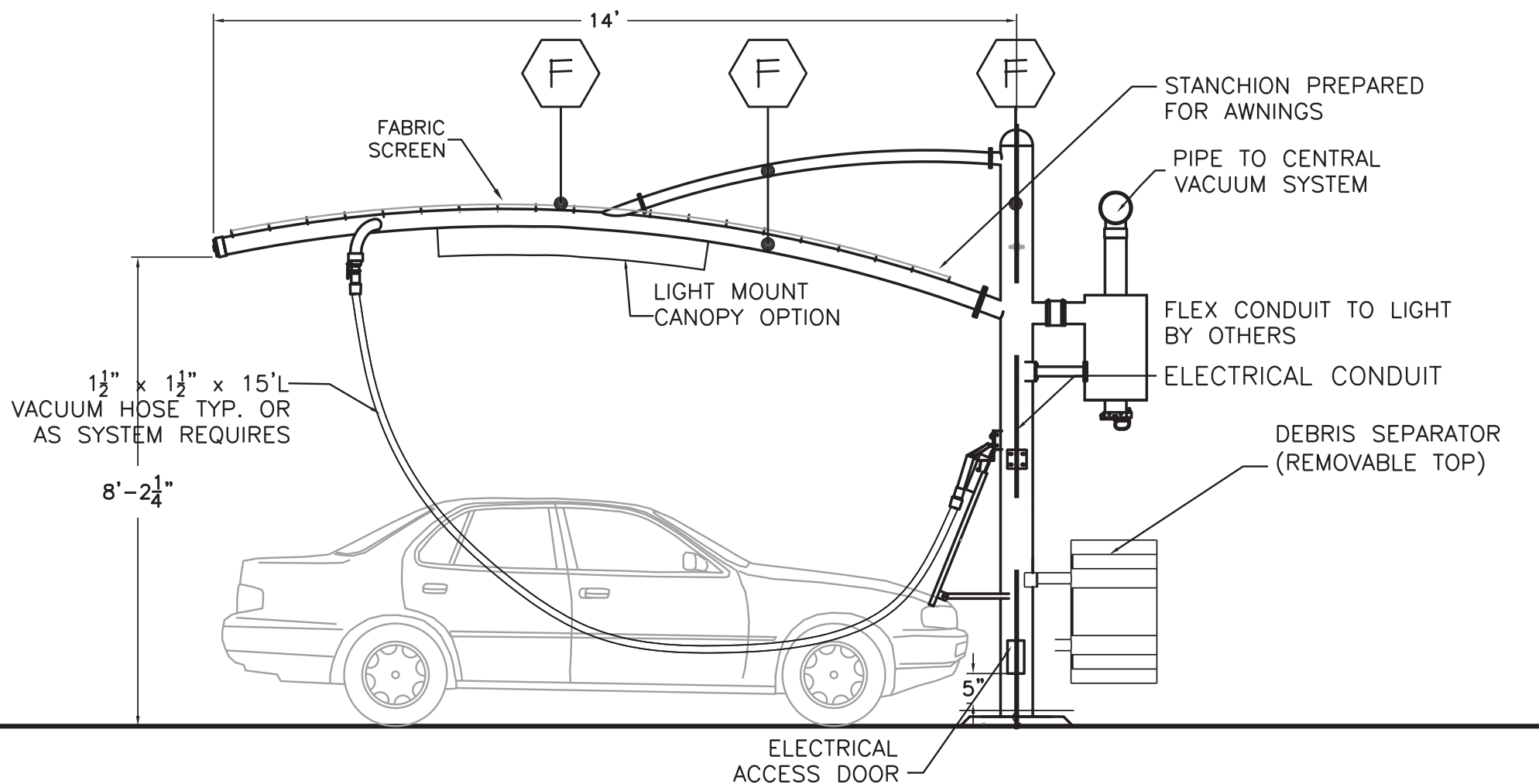
SHEET 2 OF 2

PS16-076 (PLN2016-00694)

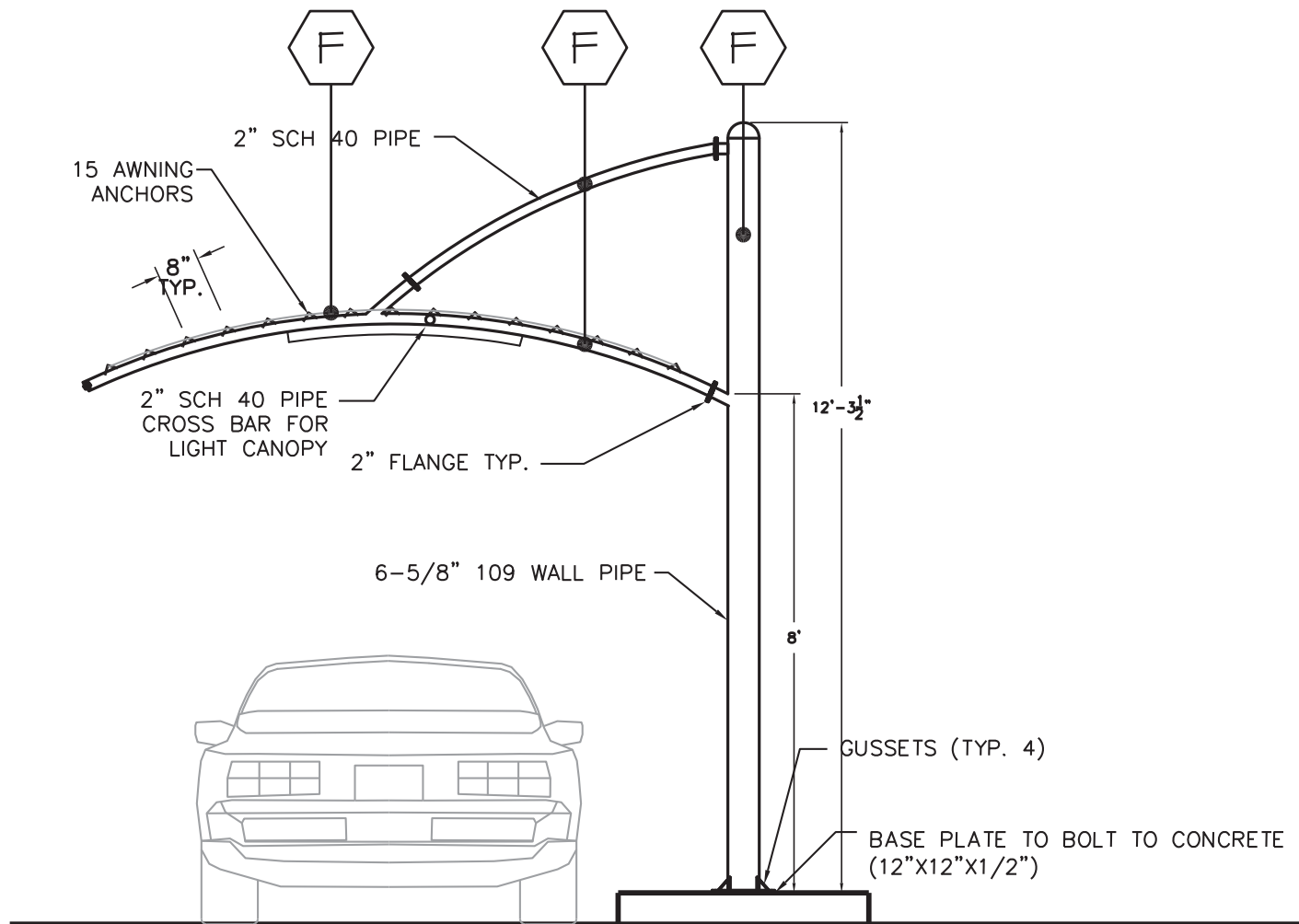


PRELIM CARWASH ELEVATIONS

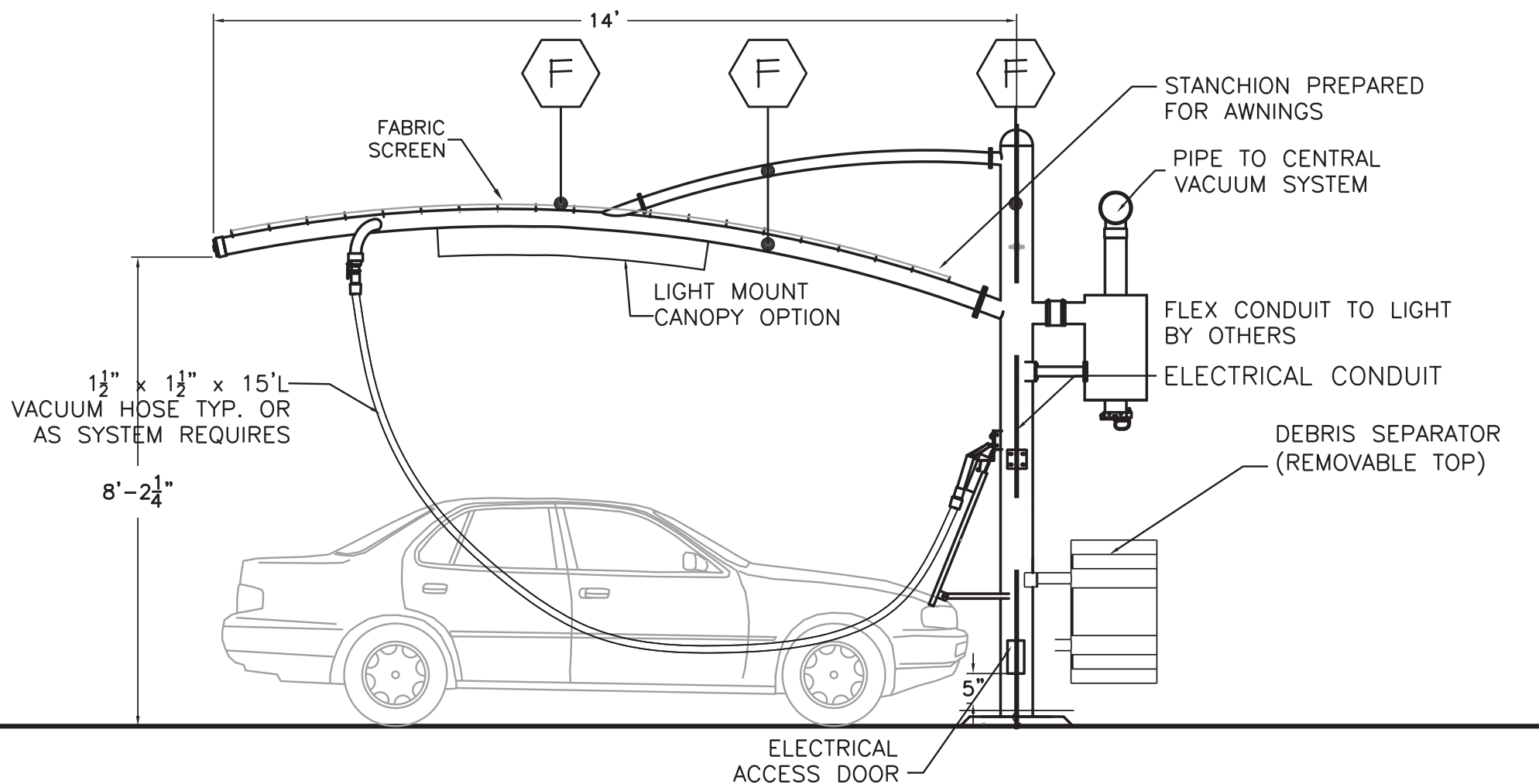
NTS



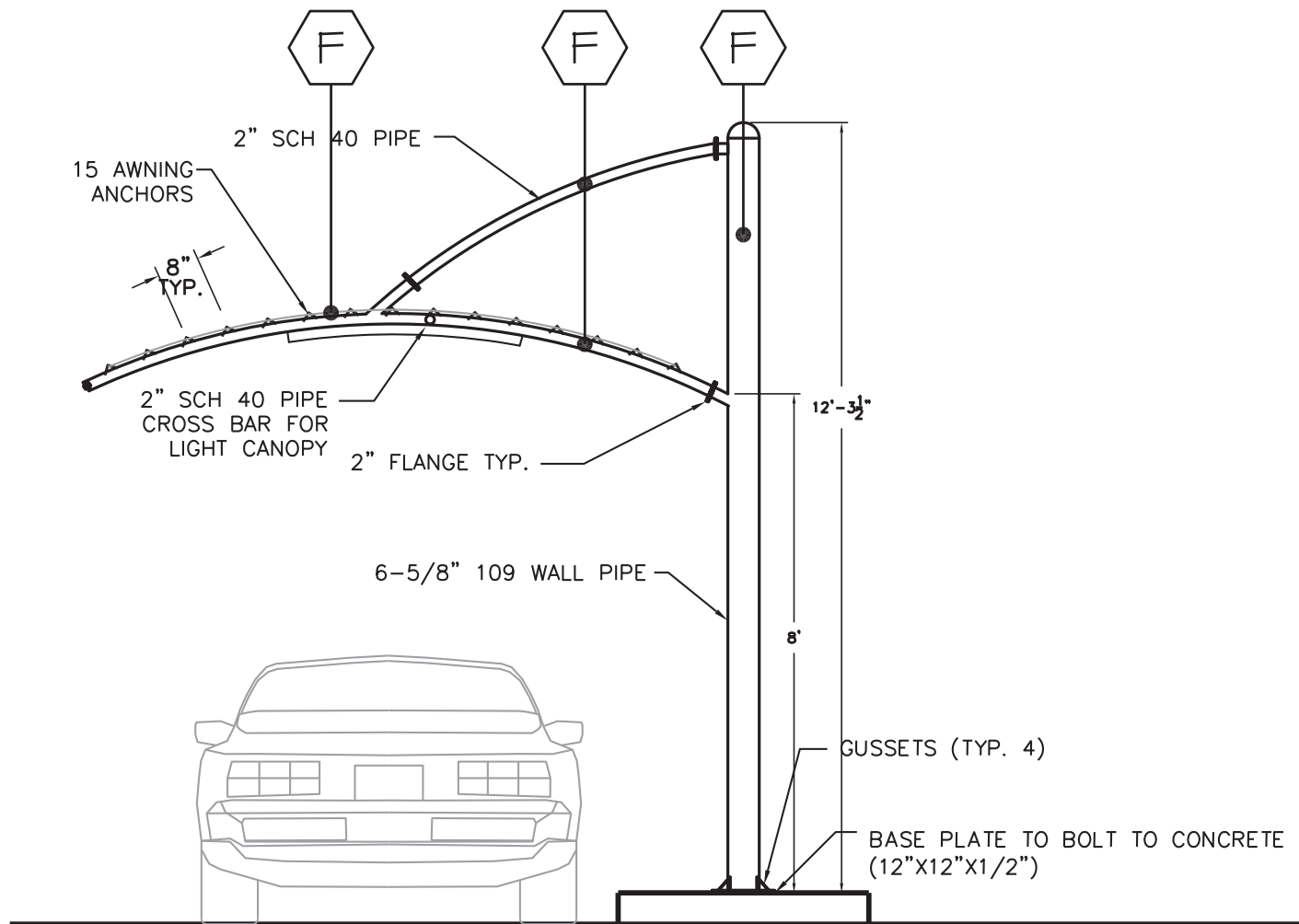
SELF VACUUMS



EXPRESS PAY STATION



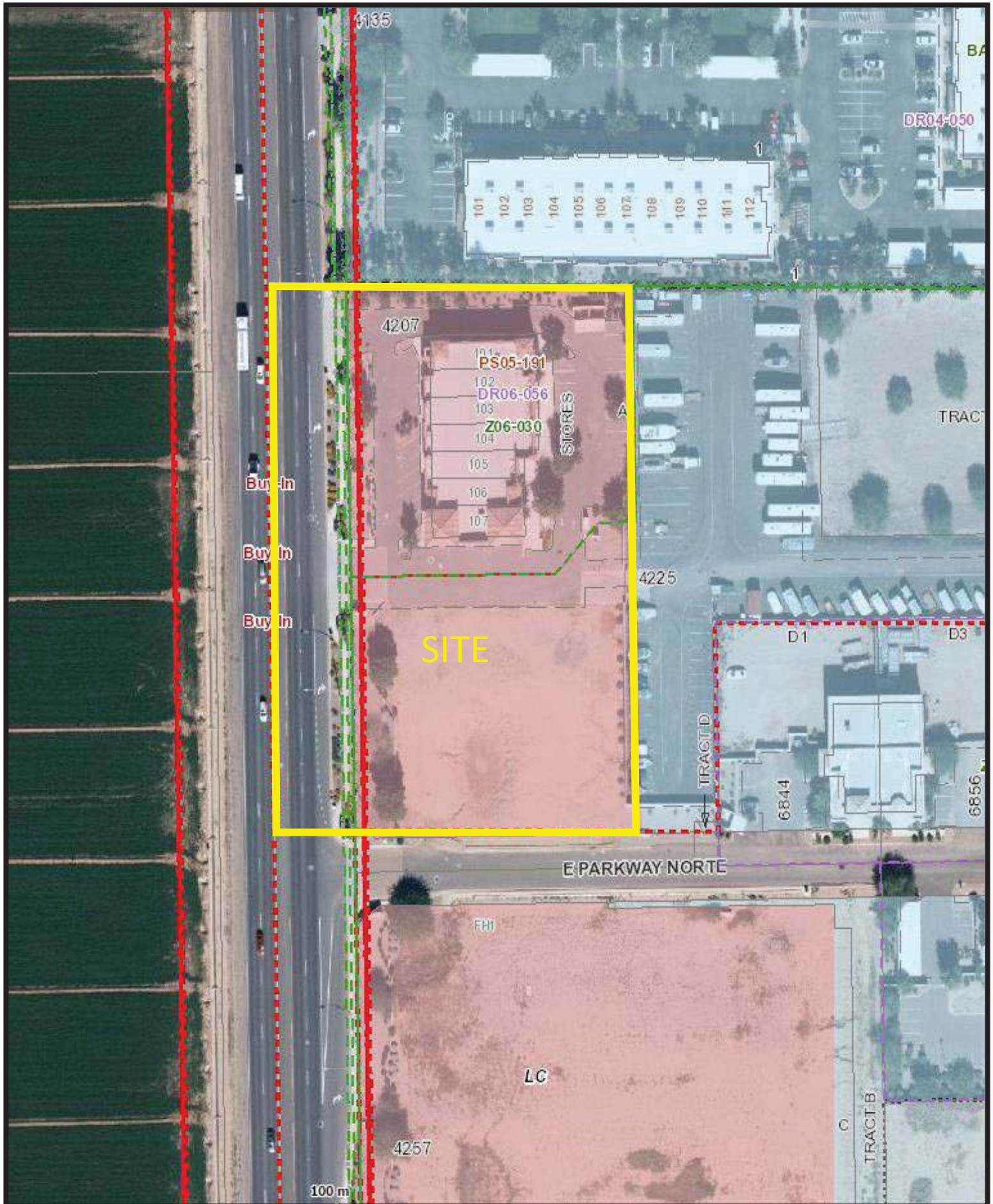
SELF VACUUMS



EXPRESS PAY STATION



Gateway Norte
North & South Lot
Vicinity Map

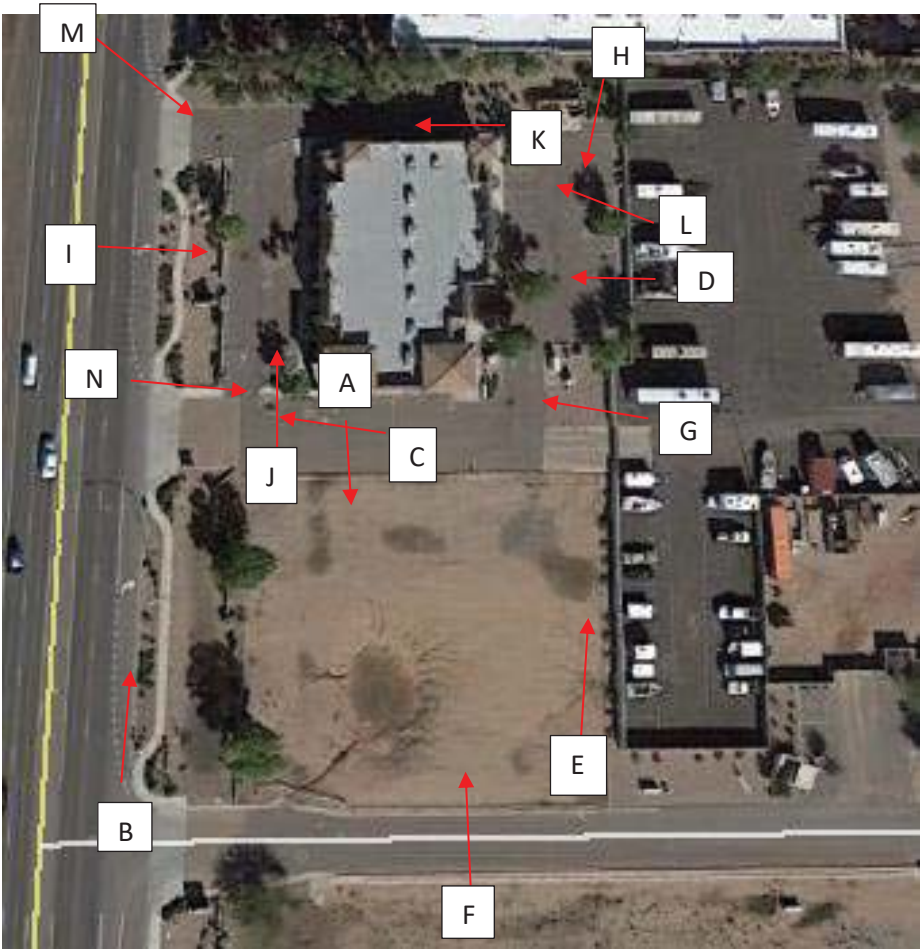


Gateway Norte
North & South Lot
Context Plan

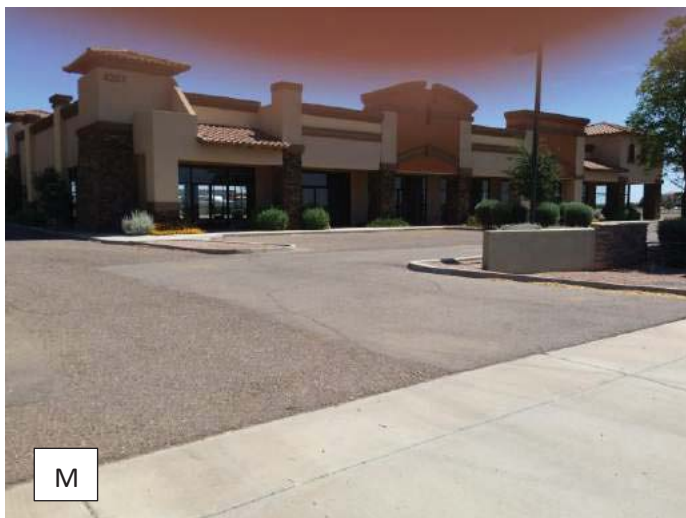


Gateway Norte
North & South Lot
General Plan Designation
(Mixed Use / Employment)

PHOTO CONTEXT PLAN, GATEWAY NORTE









Pre-submittal Comments

Staff Report

The Pre-submittal and Overview Conferences are intended to offer preliminary review and comments regarding proposed development cases. Additional comments may be forthcoming upon submittal of formal development applications.

CASE NUMBER: PS16-076 (PLN2016-00694)
ADDRESS: 4207 & 4225 S Power Rd.
LOCATION: NEC Power and Warner
FACILITATOR: Andrew Spurgin, Andrew.Spurgin@mesaaz.gov
CONTACT NUMBER: (480) 644-4691

COUNCIL DISTRICT District 2 – Alex Finter
COUNCIL ASSISTANT Randy Policar - 480-644-4750

PROJECT DESCRIPTION: Addition to existing retail and new car wash
Existing General Plan: Mixed Use Activity/Employment
Existing Zoning District: LC-AF-PAD, Limited Commercial,
Applicant: Trudi Licano, Via Companies trudy@gatewaynorte.com

These comments are preliminary in nature to provide direction for the submittal of detailed exhibits as part of a complete application for public hearing review. Staff reserves the right to make additional comments based upon future submittals:

1. General Plan/Zoning:
 - a. The proposal lies within the Employment and Specialty Character Types of the Mesa 2040 General Plan. Subsequent submittals should include a narrative indicating how the proposal helps implement the General Plan.
 - b. Gateway Sub-Area Plan includes this site within the Inner Loop District. The Inner Loop District will contain a wide variety of uses provided they are of high-quality, mixed use environment that is compatible with increasing over-flight activities associated with Phoenix-Mesa Gateway Airport operations. Since this area will be subject to the most revisions to the airport noise contours, land uses in this area may need to be generally nonresidential and the City will weigh new developments carefully. Over time, flexibility will be important as development should begin to transition to mixed uses, with concentrations of light industrial, office, and retail, with a possibility of higher-density residential uses in the future.
 - c. LC established with PAD per Z00-030 and amended with Z07-098, site plan for retail approved Z06-030. Is the intent to rezone the both portions to LI district?
 - d. AOA-1 Airport Overflight Area - Contact Tony Bianchi at TBianchi@phxmesagateway.org as the project moves forward for the Airport's comments to ensure compatibility with airport operations.
 - i. Dedication of avigation easement
 - ii. Notification to buyers/tenants
 - iii. Disclosure with plat and public reports filed with AZ Dept of Real Estate

iv. Noise level reductions through construction methods

2. Site Plan:

- a. Site plan provided is very crowded on the page
- b. Site plan should clearly show existing improvements versus proposed using clouds to depict changes
- c. Driveways need only be 24' wide for 2-way with parking, 20' width without parking
- d. Setbacks: 15' to Power Road, 20' to Parkway Norte
- e. Pedestrian connections- Pedestrian paths need to be decorative pavement wherever they cross drive aisles.
- f. Parking
 - i. Is the covered parking intended for the office uses?
 - ii. Will the parking/vacuum stations be under a canopy?
 - iii. Need cross access & cross parking agreements
- g. The vacuum enclosure must be fully enclosed (with a roof). Sound readings at street and property lines shall not exceed more than 55 decibels
- h. Circulation is awkward
 - i. Is the intent to vacuum before or after washing?
 - ii. Reduce width of one-way driveways
- i. Drive-thru restaurant standards of the zoning ordinance
 - i. At least 100' between order speaker and pick up window and at least 40' from entry to the drive-thru lane and the order speaker, required for both drive through lanes
 - ii. Menu board screening

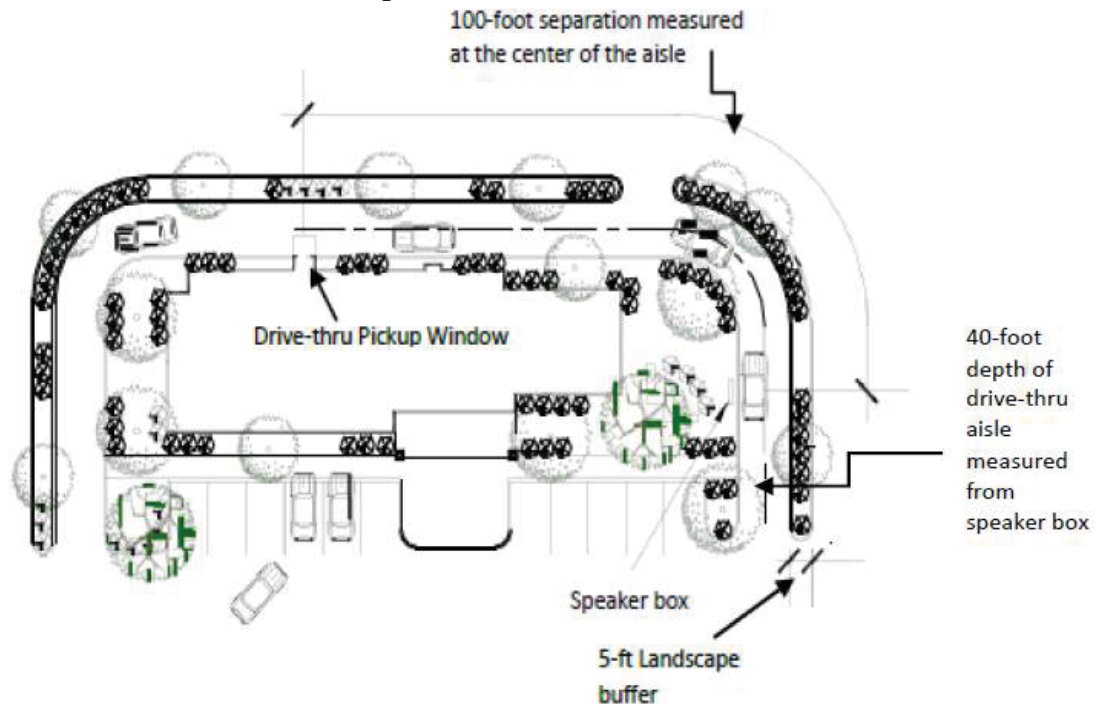


Figure 11-31-8 Drive-thru Facilities

3. Elevations:

- a. Design Review Board required
- b. Design is to be consistent between buildings

- c. Minimum requirements include variety in wall plane, variety in height and roof forms, façade detailing, projections/recesses
 - d. Integrated canopy for drive-thru
 - e. Integrated canopy for the outdoor dining is the preferred design – roofed with columns compatible with primary building
 - f. South elevation of the car wash tunnel will need visual interest due to its presence along Parkway Norte with windows, pop-outs, etc
4. Landscape:
- a. Need landscape plan showing materials and yield of each type
 - b. Foundation base landscaping – 15' w/ public entry, 10' w/o entry and 5' along driving aisles with options for hardscaping w/in the foundation base
 - c. Drive-thru:
 - i. 5' wide raised landscape median to separate outside portion of drive through lane
 - ii. Min. 2' foundation base adjacent to drive-thru lane
 - d. Minimum 10% of car wash site shall be landscaped
 - e. Perimeter landscaping shall be provided to the distance of minimum building setbacks
 - f. Reduce driveway widths as described above: one-way aisle 14'; 2-way w/o parking 20' or 2-way with parking 24'
5. Other:
- a. Good Neighbor Policy for car wash needs to include company contact number – including complaint referral, hours of operation, litter control measures, noise control measures
 - b. Signage – See Chapter 41 of Zoning Ordinance – i.e. no pole signs
 - c. The City of Mesa encourages the use of the Low Impact Development (LID) Toolkit to incorporate sustainable stormwater design practices within this project. The LID Toolkit can be found by going to:
<http://mesaaz.gov/residents/sustainability>. For more information contact Angelica Guevara angelica.guevara@mesaaz.gov

PROCESS

The following are the anticipated Planning processes that the applicant would need to complete for this project:

Public Review and other Processes/Fees:

1. [Planning and Zoning Board / City Council](#) process:
 - a. Rezoning to LI
 - b. Site Plan Review/Modification
2. [Design Review Board](#) process:
 - a. Architectural design
 - b. Landscape architecture design
3. [Land Division](#) process:
 - a. Lot line adjustment

The application forms for the Planning and Zoning Board, Design Review Board, Land Division and Administrative Review can be found on the [Current Planning](#) page of the Planning Division website at <http://mesaaz.gov/planning>.

Pre-Submittal – Preliminary Plan Review Team

Case number: PS16-076

PLN number: PLN2016-00702

Scheduled Meeting Date: September 19, 2016

Site: 4207 & 4225 S. Power (N of NEC Power and Warner.) QS: 320B

APN: 304-17-015 and 304-17-016

Project Description: Rezone from LC to LI to redevelop existing building and construct new car wash

History: Z00-007; Z00-030; Z06-030; Z07-098; BA04-007; BA04-016; DR01-099; DR02-020

Discipline	Representative	Phone Number	Email Address
Development Coordination	Demian Thomas	480-644-4623	Demian.Thomas@mesaaz.gov
Development Coordination	Larry Smith	480-644-4732	Larry.Smith@mesaaz.gov
Development Coordination	Robert Apodaca	480-644-4296	Robert.Apodaca@mesaaz.gov
Building Construction Codes		480-644-4BSD	
Fire Codes	John Sheffer	480-644-5879	John.Sheffer@mesaaz.gov

*City of Mesa Development Planning web page:

<http://mesaaz.gov/business/development-sustainability/planning>

Development Coordination

1. Street Improvements – Install public half street improvements to the City of Mesa Standards (paving, curb, sidewalk, street lights, traffic signal, fiber optics, irrigation systems, and storm drain systems, under grounding of existing overhead utility lines) for the street(s) identified below. Refer to Mesa Transportation Plan*, Off-site Improvement regulations*, Public Street Access Guidelines*, Engineering & Design Standards*, Subdivision Regulations* and Mesa Standard Details and Specifications* for information. Median openings and traffic signals shall be per the aforementioned guidelines and standards. Power Rd is currently under MCDOT jurisdiction and they will require plans to be submitted for their approval.

- Power Rd half street improvements to be built to a 6 lane with raised median cross section with a 6' detached sidewalk.
- Show future raised median on Power Rd on plans without any breaks. Access locations shall be determined at a later date with the future CIP Project on Power Rd.
- Any street light improvements whether temporary or permanent shall require photometric and load calculations.
- Provide sight visibility triangles (SVT) for all driveways to demonstrate that adequate visibility is being maintained. The SVT is to be placed on the landscape plans and show what criteria is being used to demonstrate that the visibility is being maintained. Use the information regarding design of sight distance guidelines on the City of Mesa web site <http://mesaaz.gov/home/showdocument?id=5176>

Any street light improvements whether temporary or permanent shall require photometric and load calculations.

2. Right of Way/Easement Dedication – Verify ROW and if not meeting current code requirements, dedicate to meet City of Mesa Detail M-19.01.
3. Utility Improvements (Water / Sewer / Gas / Overhead Utility Lines*) – Refer to City of Mesa Utility Quarter Section 320B for existing service/stubs, main sizes and locations. Copies of

these maps can be obtained by completing a Document Retrieval Request form, located on the Project Development web page noted above.

- a. Water – This site is located in the Falcon Field Pressure Zone. Only waterlines designated to service the Falcon Field Zone should be connected to for water service. There is an 8" waterline in Parkway Norte and an 8" waterline in and PUE on site that may be connected to for water service. There is a PUE containing existing City of Mesa waterlines within the development. Per Engineering & Design Standards section 316.4, access to this easement/waterline must be maintained. This water line may also be required to provide water service and fire flows to the adjacent properties. If the developer wishes to apply to extinguish this easement and relocate the waterline, please coordinate with the Water Resource Department. For all buildings except one- and two- family dwellings less than 6,200 square feet, a design report including projected average and peak water demands, required fire hydrant flows and a hydraulic analysis demonstrating sufficient capacity in the planned water system will be required prior to acceptance of the final water system design. Title 7 – Fire Regulations of City Code section 508.3.1.3 – A fire flow test is required to determine the available water flows. The fire flow test must occur at the planned points of connection. A private fire protection company shall perform the tests and certify the results. A permit issued by the Building Safety Department is required for the flow test and a minimum of 48 hours' notice is required prior to performing the test. Certified flow test results must be included as part of the design report. Flow tests must be conducted during periods of high water use, such as 6:00 am to 8:00 am. and achieve a minimum pressure drop of 5 psi during testing. The fire flow test will demonstrate the actual capacity of the existing offsite water system to meet the fire flow required per Appendix B of the 2006 International Fire Code.
 - b. Sewer – Utilize existing 8" sewer in E. Parkway Norte and/or through the western portion of the parcel.
 - c. Gas – The proposed project lies within the City of Mesa Energy Resources Department's natural gas service territory. Please visit <http://www.mesaaz.gov/residents/energy-resources/initiate-modify-service> for information on new service installations and to contact one of our Business Development representatives. The Business Development representatives can help you identify the location of existing utilities, provide you with a "Will Serve" letter, and direct you to the proper agencies and/or individuals to address other questions and concerns. Please contact Arizona Blue Stake at 811 prior to any excavation in the area.
 - d. Electric – All new electric services and service changes, modifications or upgrades must be located underground.
 - e. Buy-Ins – Sewer Buy-In 210 established on the 36" line in S. Ellsworth Road. Water Buy-In 185 established on the 16" S. Ellsworth Road.
4. Grading and Drainage – Provide storm water retention and bleed-off in accordance with Chapter 8 of the 2012 Engineering Procedures Manual.
 5. Solid Waste – The Solid Waste final design, installation, construction, location, number, access route and collection vehicle turning radius shall comply with City of Mesa Standard Detail M-62.01 through M-62.07*.

Building Construction Codes

1. Go to the Development & Sustainability web page:
<http://mesaaz.gov/business/development-sustainability/construction-plan-review>

Fire Codes

2006 INTERNATIONAL FIRE CODE & ORDINANCE #4789

<http://mesaaz.gov/home/showdocument?id=5980>

Fire Prevention Details are at:

<http://mesaaz.gov/residents/fire-medical/fire-prevention/fire-details>

Police Codes

Please reference:

<http://mesaaz.gov/home/showdocument?id=4722>

for suggested Crime Prevention through Environmental Design principles.

Please enroll the property into our Trespass Enforcement Program:

<http://mesaaz.gov/residents/police/divisions/trespass-enforcement-program>

Please provide a written response sheet stating how each item identified in this report has been addressed with the next submittal to the Planning Division. If comments are not addressed, please provide an explanation. The response sheet needs to address all comments and be provided with formal submittals for public hearing including the Planning and Zoning Board, Subdivision Technical Review, Final Plat, Board of Adjustment, Design Review, and any other formal application requesting approval.

RETAIL/OFFICE
MAJOR ARTERIAL STREET FRONTAGE

GATEWAY NORTE

4207 S. POWER ROAD
MESA, ARIZONA 85212

A 10,544 SQUARE FOOT, MULTI-TENANT PROJECT



OWNER/INVESTOR OPPORTUNITY

7 SUITES RANGING FROM 1,258 SF - 1,956 SF
SUITES 105: 1,258 SF & 106: 1,492 SF VANILLA SHELL
BALANCE OF SUITES - GREY SHELL
32 PARKING SPACES AND 1 SERVICE SPACE
120/208V, 1200 AMP, 3P POWER (SRP)
MONUMENT SIGNAGE
TWO CURB CUTS ON POWER ROAD
GROWTH AREA
ZONING: C-2, CITY OF MESA
LOT SIZE: +/- 1.09 ACRES
PARCEL: 304-17-015
PROPERTY TAXES 2009: \$24,736.06
PROPERTY BEING SOLD "AS IS" CONDITION
SALES PRICE: \$1,020,000 (\$96.74 PSF)

FOR SALE

PROXIMITY:

3/4 MILE NORTH OF LOOP 202 FREEWAY
3 MILES SOUTH OF I-60 FREEWAY
2 MILES NORTH OF GILBERT HOSPITAL
3 MILES SOUTH OF SUPERSTITION SPRINGS
REGIONAL MALL
3 MILES TO PHOENIX MESA GATEWAY AIRPORT

FDIC OWNED

KENNETH E. ELMER
480.522.2778 D
480.818.2142 M
KELMER@CPIAZ.COM E



COMMERCIAL PROPERTIES
I n c o r p o r a t e d

DISCLAIMER:

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM VARIOUS SOURCES. WE HAVE NO REASON TO DOUBT ITS ACCURACY; HOWEVER, COMMERCIAL PROPERTIES, INC. HAS NOT VERIFIED SUCH INFORMATION AND MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT SUCH INFORMATION. THE PROSPECTIVE BUYER OR LESSEE SHOULD INDEPENDENTLY VERIFY ALL DIMENSIONS, SPECIFICATIONS, FLOOR PLANS, AND ALL INFORMATION PRIOR TO THE LEASE OR PURCHASE OF THE PROPERTY. ALL OFFERINGS ARE SUBJECT TO PRIOR SALE, LEASE, OR WITHDRAWAL FROM THE MARKET WITHOUT PRIOR NOTICE.

RETAIL/OFFICE

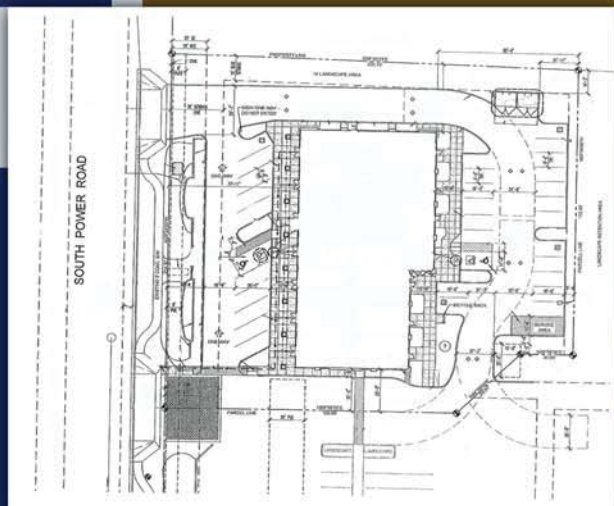
MAJOR ARTERIAL STREET FRONTAGE

GATEWAY NORTE

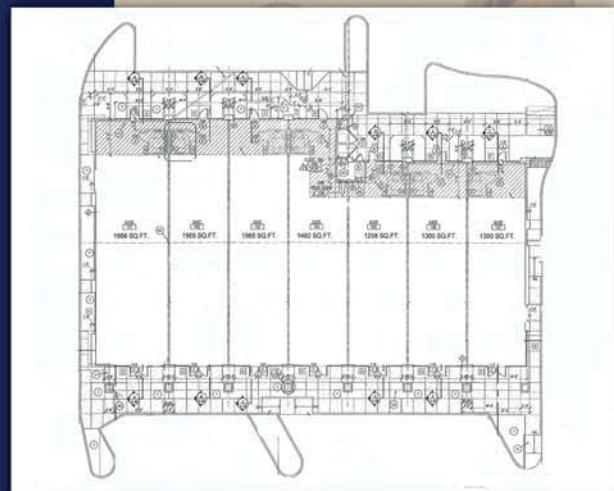
4207 S. POWER ROAD

MESA, ARIZONA 85212

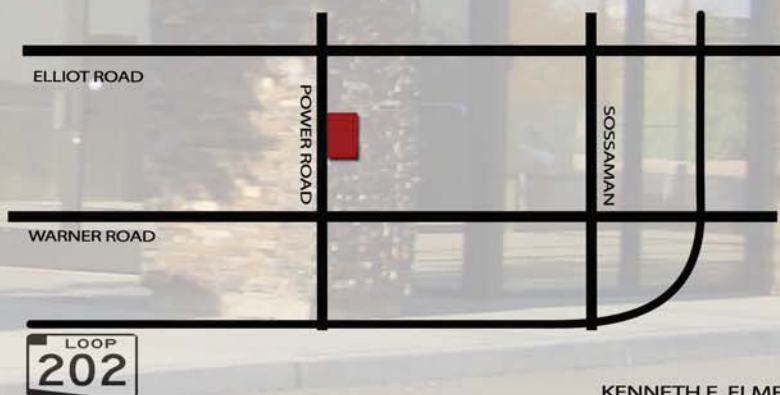
SITE PLAN



FLOOR PLAN



AERIAL PICTURE



DEMOGRAPHICS:

POPULATION (5 MILE RADIUS): 65,726

AVG HOUSEHOLD INCOME (3 MILE RADIUS): \$99,331

TRAFFIC COUNT:

28,000 VPD AT INTERSECTION
OF POWER RD & WARNER RD
(MARICOPA ASSOCIATION OF GOVERNMENTS)

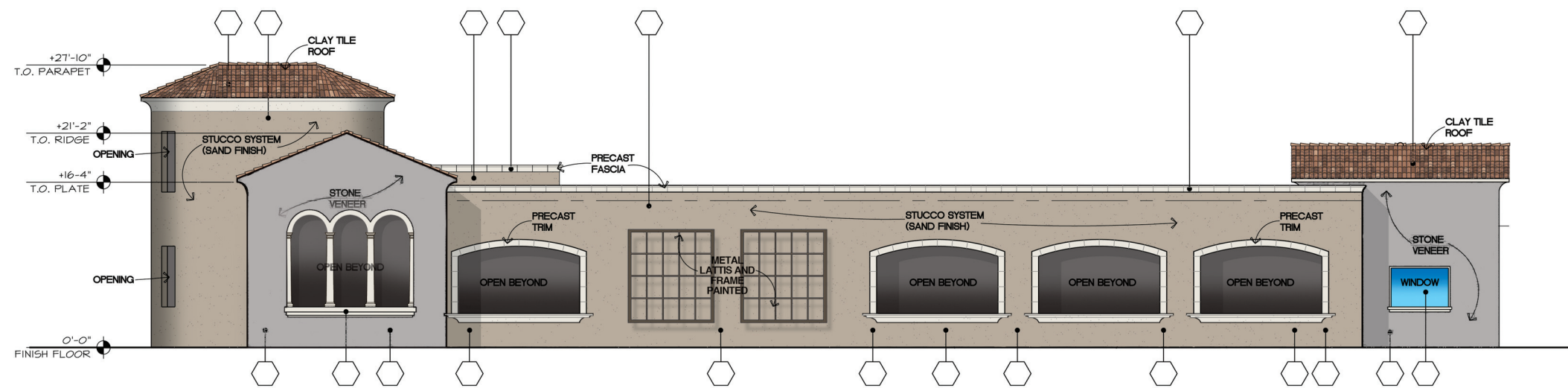
KENNETH E. ELMER
480.522.2778 D
480.818.2142 M
KELMER@CPIAZ.COM E



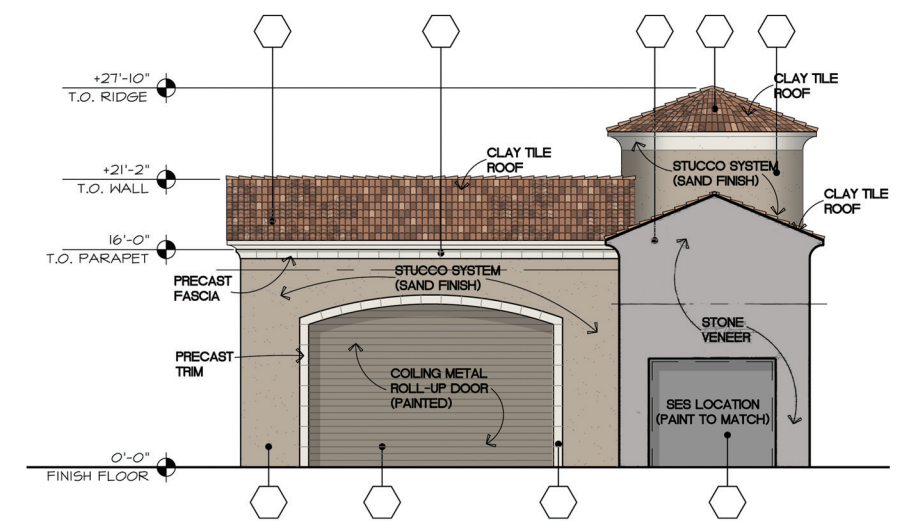
COMMERCIAL PROPERTIES
I n c o r p o r a t e d

DISCLAIMER:

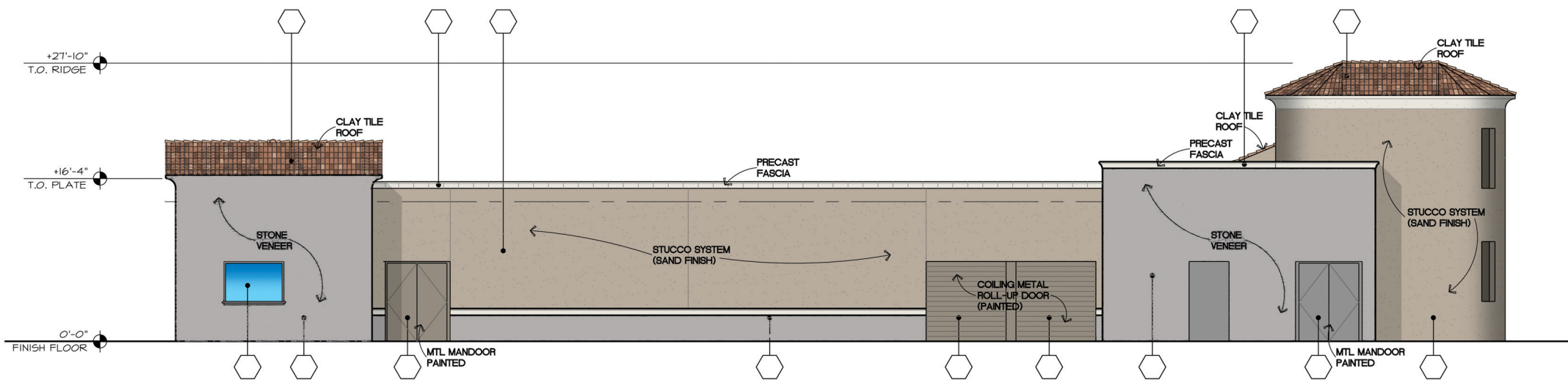
THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM VARIOUS SOURCES. WE HAVE NO REASON TO DOUBT ITS ACCURACY; HOWEVER, COMMERCIAL PROPERTIES, INC. HAS NOT VERIFIED SUCH INFORMATION AND MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT SUCH INFORMATION. THE PROSPECTIVE BUYER OR LESSEE SHOULD INDEPENDENTLY VERIFY ALL DIMENSIONS, SPECIFICATIONS, FLOOR PLANS, AND ALL INFORMATION PRIOR TO THE LEASE OR PURCHASE OF THE PROPERTY. ALL OFFERINGS ARE SUBJECT TO PRIOR SALE, LEASE, OR WITHDRAWAL FROM THE MARKET WITHOUT PRIOR NOTICE.



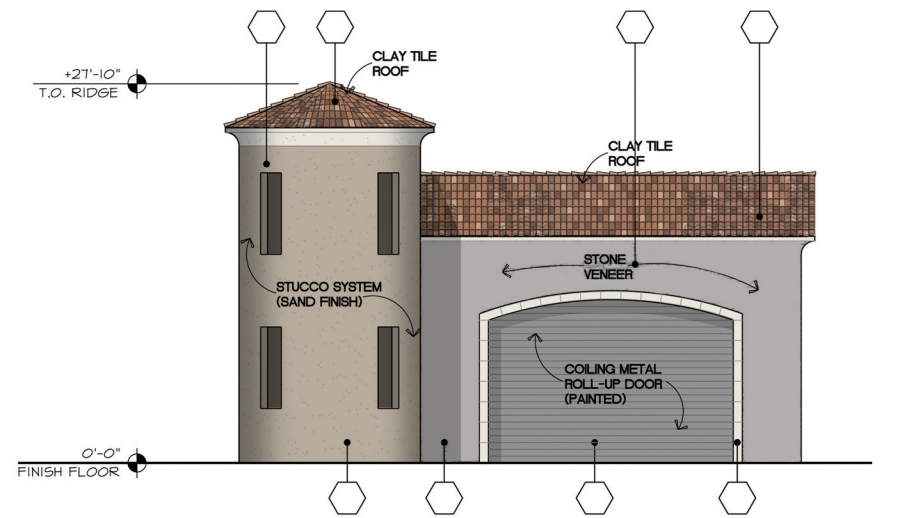
SOUTH



EAST

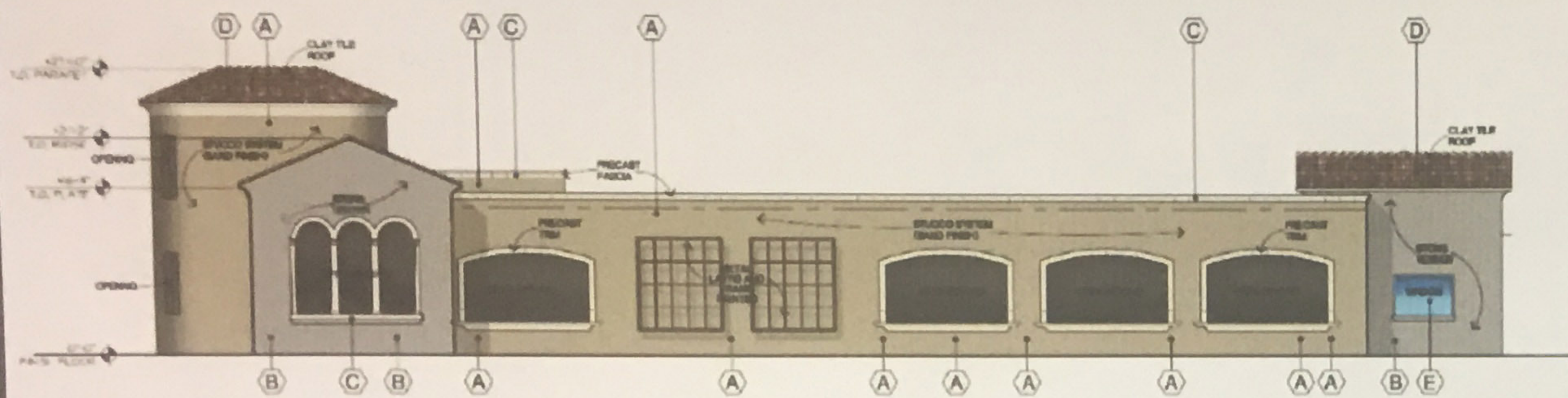


NORTH

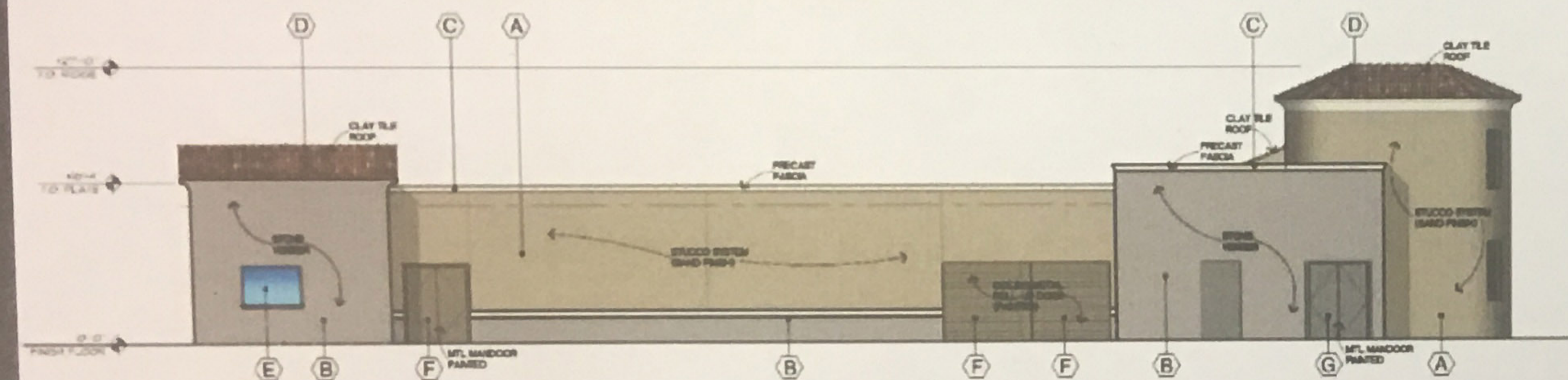


WEST

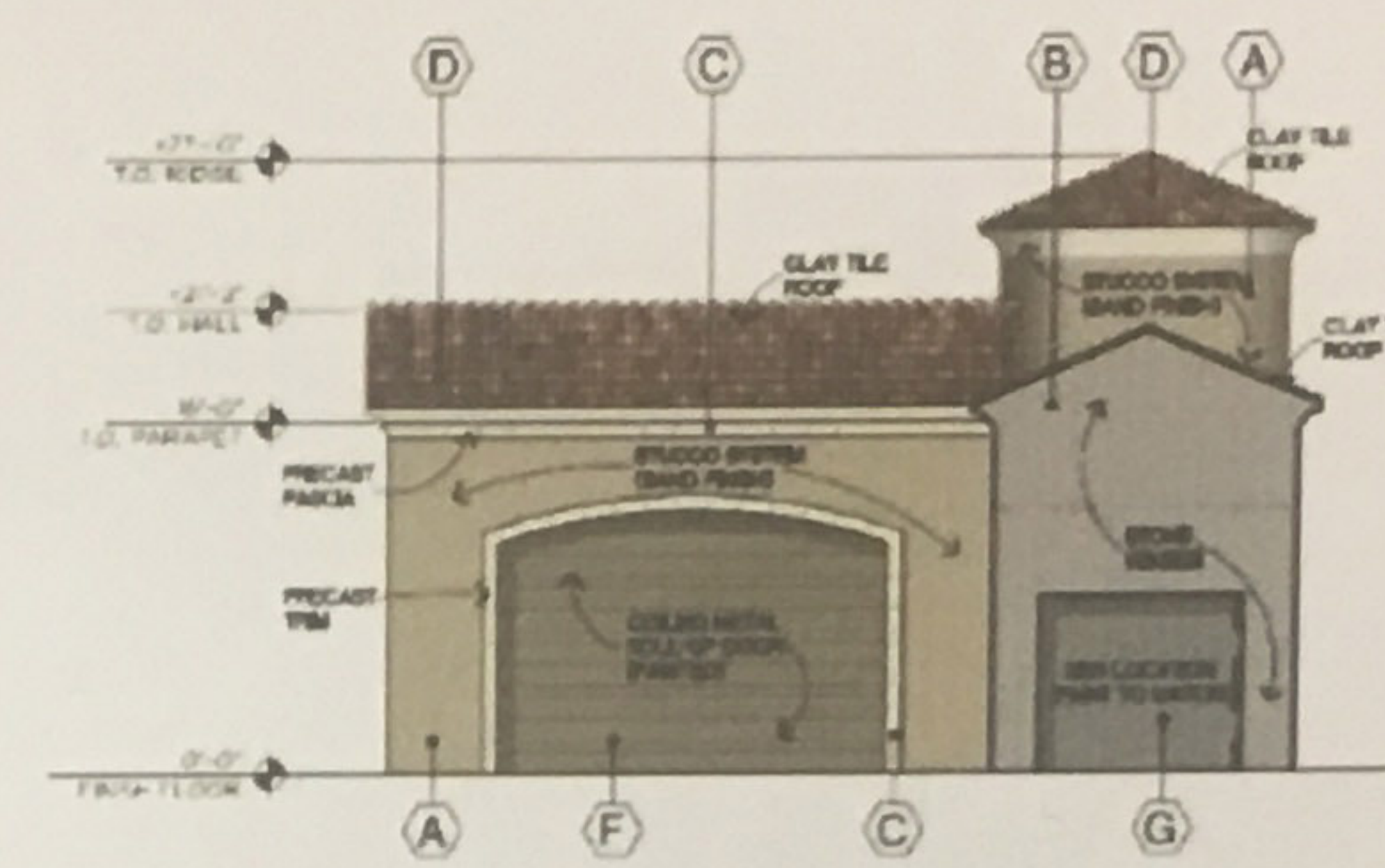
GATEWAY NORTE CAR WASH



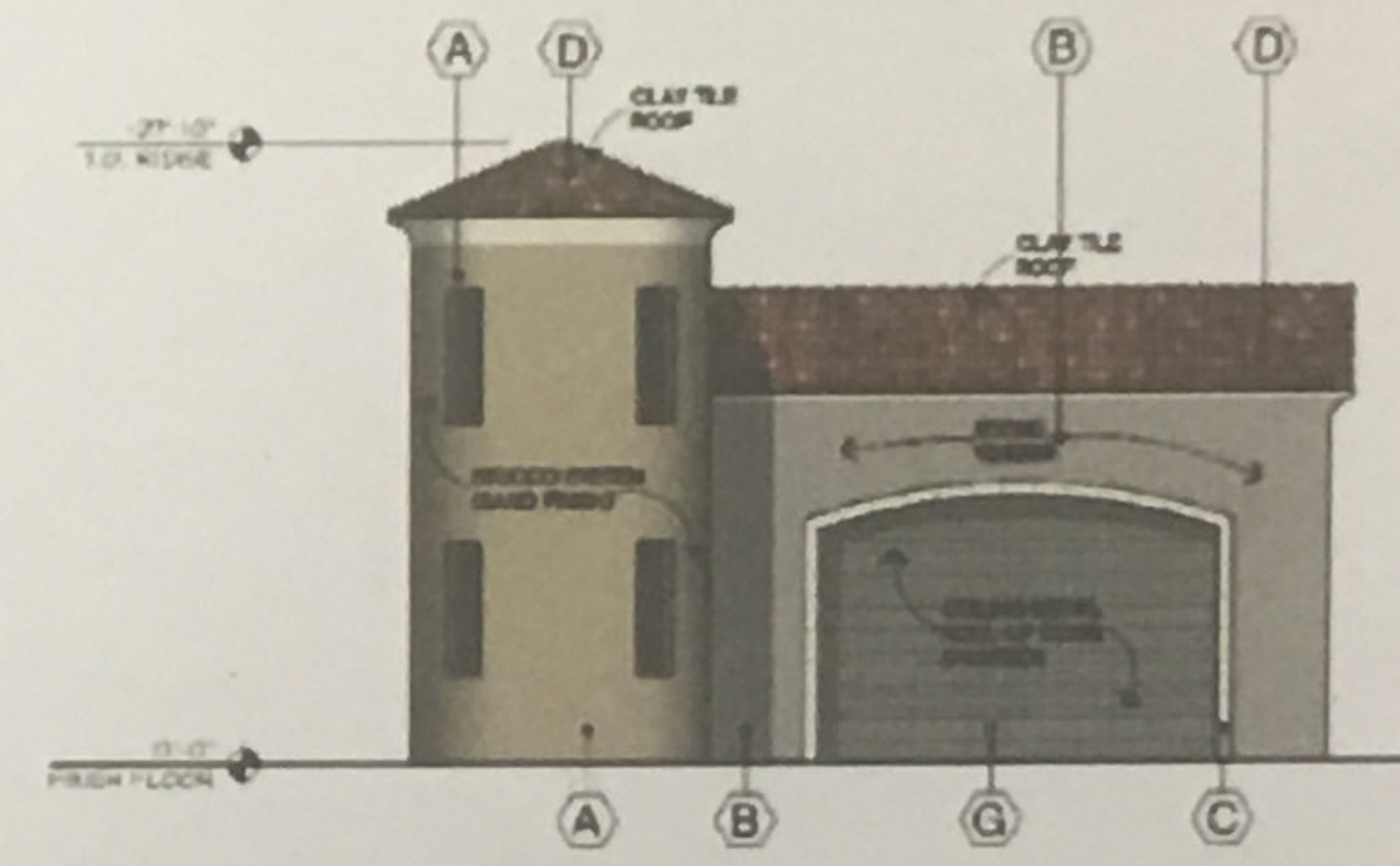
SOUTH



NORTH



EAST



WEST

