

## Planning Commission Staff Report

**TO:** PLANNING COMMISSION

**FROM:** SAMANTHA NOVOTNY, PLANNER I *SN*  
(480) 503-6602, SAMANTHA.NOVOTNY@GILBERTAZ.GOV

**THROUGH:** ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *AM*  
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

**MEETING DATE:** APRIL 5, 2023

**SUBJECT:** DR22-94 COBBLESTONE #48: SITE PLAN, LANDSCAPING, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, AND COLORS AND MATERIALS FOR APPROXIMATELY 1.7 ACRES, GENERALLY LOCATED NORTH OF THE NORTHWEST CORNER OF HIGLEY ROAD AND WILLIAMS FIELD ROAD, AND ZONED SHOPPING CENTER (SC).

**STRATEGIC INITIATIVE:** Exceptional Built Environment

To develop a portion of a master site plan with a commercial use in the Shopping Center zoning district.

### RECOMMENDED MOTION

Approve the Findings of Fact and approve DR22-94 Cobblestone #48: site plan, landscape, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.45 acres, generally located north of the northwest corner of Higley Road and Williams Field Road, and zoned Shopping Center (SC).

**APPLICANT**

Company: M3Design LLC  
Name: Jesse Macias  
Address: 1415 N 7<sup>th</sup> Ave.  
Phoenix, AZ 85007  
Phone: (480) 528-3136  
Email: [jmacias@m3designllc.com](mailto:jmacias@m3designllc.com)

**OWNER**

Company: Cobblestone Autospa 34  
Propco  
Address: 8900 E Bahia Dr.  
Scottsdale, AZ 85360

**BACKGROUND/DISCUSSION**

**History**

<b>Date</b>	<b>Description</b>
<i>May 9, 2006</i>	Town Council adopted Ordinance No. 1748 (A06-21), annexing approximately 60.93 acres from Maricopa County into the Town of Gilbert, which included the subject site.
<i>September 26, 2006</i>	Town Council adopted Ordinance No. 1833 (Z06-22) rezoning 60.93 acres from Maricopa County R-43, C-2, and C-3 to Town of Gilbert SC, CC, and LI.
<i>July 13, 2022</i>	The Design Review Board approved DR20-177 QuikTrip #1405 a site plan, landscape plan, grading and drainage, elevations, floor plan, lighting, and colors and materials on approximately 2.81 acres. This approval also included a master site plan and phasing plan for approximately 12.64 acres located at the northwest corner of Higley Road and between Williams Field Road and the Union Pacific Railroad, which includes the subject site.
<i>March 1, 2023</i>	Planning Commission continued DR22-94 to April 5, 2023.

**Overview**

The subject site is approximately 1.45 acres located north of the northwest corner of Higley Road and Williams Field Road in the Gateway Character Area. The applicant is proposing to develop a portion of the master site plan with a Cobblestone Car Wash.

**Surrounding Land Use & Zoning Designations:**

	<b>Existing Zoning</b>	<b>Existing Land Use Classification</b>	<b>Existing Use</b>
North	Shopping Center (SC)	General Commercial	Former RWCD Facility
South	Shopping Center (SC)	General Commercial	Former RWCD Facility

East	Shopping Center (SC)	General Commercial	Higley Road, then Pioneer Landscape Center
West	Single-Family-7 (SF-7)	Residential >2-3.5 DU/acre	Crossroads Subdivision
Site	Shopping Center	General Commercial	Former RWCD Facility

### Project Data Table

Site Development Regulations	LDC Standard	Proposed
Maximum Building Height (ft.)/(Stories)	35/2	13'/1
Minimum Building Setback (ft.)		
Front	25	103
Side (Non-residential)	15	0 (internal to site)
Rear (Residential)	75	204
Separation from Accessory Structures (ft.)	10	10
Minimum Required Perimeter Landscape Area (ft.)		
Front	25	25
Side (Non-residential)	15	0 (internal to the site)
Rear (Residential)	35	0 (internal to the site)
Landscaping (% of net lot area)	15	30
Off-Street Parking and Loading	<i>Car Wash, Automated or Self-Service</i> 2 spaces	2 spaces 1 ADA space

## DISCUSSION

### Site

The proposal is to develop an automated car wash with self-service vacuums, on a portion of an existing master site plan (DR20-177). The master site plan was approved on July 15, 2022, and included the development of the Quik Trip to the south and the phasing plan for the remainder of the northwest corner of Higley Road and Williams Field Road. The master site plan also established off-site improvements for internal circulation patterns, drive aisles, drainage, and

ingress/egress drives from Higley Road and Williams Field Road. Zoning for the site is Shopping Center (SC), which allows car washes as permitted uses by right.

The site's building coverage is 9.3% consisting of a carwash building (5,850 sf) and canopies/covered parking for vacuum users (6,475 sf). On-site improvements include drive aisles, payment queuing, three shaded point-of-sale stalls, internal drainage improvements, perimeter landscaping, and internal landscaping. The building is oriented in the west-east direction with the tunnel entrance on the west and the exit on the east. South of the building are three rows of shaded canopies for the vacuum users. 40 vacuum spaces are provided, which includes 2 ADA-designated spaces. The drive circulation is one-way traveling west and wrapping around to the east. Should a carwash patron change their mind between the car wash entrance and the point-of-sale stalls, there is an emergency egress point, which allows the vehicle to exit through the vacuum area. The trash enclosure is on the northwest area of the site and is accessible through a circulation drive along the western boundary that is proposed to connect throughout the entire commercial corner. To screen the queuing lanes, a combination of landscaping and 3-foot-tall screen walls will be used.

### **Landscape**

DR20-177 approved the overall Landscape Plan for this commercial area. A total of 30% of the net area is landscaped, which exceeds the required landscaping percentage of 15% for the site. The rear landscape setback along the west is 35', and the front landscape setback along the east is 25'. The site is in the Gateway Character Area, which is additionally governed by the Gateway Area Right-of-Way Improvements Standards and Streetscape Design Guidelines, which also includes landscaping maintenance provisions. The site is expected to adhere to these Standards in addition to the LDC.

A variety of trees, shrubs, accent plants, mahogany decomposed granite, and ground cover are proposed along the retention areas, west and east perimeters, and parking lot islands. Trees include the Red Push Pistache, Chinese Elm, and Acacia Mulga.

### **Grading and Drainage**

Stormwater is retained on site through landscaping retention and surface grates connected to underground retention below the one-way drive aisle and queuing aisle. The preliminary Grading and Drainage Plan generally meets the requirements of the Town of Gilbert Engineering Division.

### **Elevations, Floor Plan, Colors and Materials**



The building incorporates materials such as stucco, CMU block, metal structural frame over the storefront, and a wing wall element that juts out from the main body on the east elevation. The colors include the corporate standard “Cobblestone Blue”, which is used as an accent to enhance the car wash tunnel entry and exit. The main body of the building balances the blue with browns, tans, and grays. The decorative wing wall and the storefront frame are painted with a reddish color. Staff worked with the applicant to reduce the size of the proposed wing wall. Initially it appeared to be too tall at 28’ and out of scale with the rest of the building size. The applicant has agreed to reduce the height to 25’, as is shown in the elevations exhibit; however, Staff feels a further reduction would improve the aesthetic proportionality while still achieving the applicant’s desire for frontage visibility. For context, the height to the building roof surface is 13’ and the height to the top of the tallest parapet feature is 19’.

The shade canopies are a metal post and frame approximately 10’ tall and finished in the color “Davenport Tan”. The shade portion is a fabric awning in the color “Aquatic Blue. The width of one row is 14’ and a double row canopy is 28’.

The floor plan includes the car wash tunnel, a storage room, equipment rooms, a restroom, electrical room, a room for the Fire Department Connection (FDC), employee office, and vacuum equipment room. There is no public access into the building.

### **Lighting**

There are three lighting types proposed. There are LED fixtures to illuminate the areas below the canopy and point-of-sale stalls. Due to being adjoining to single-family residential zoning, all pole-mounted lighting will be installed at a maximum height of 14’. Wall-mounted lighting is proposed on the south side of the building and at the car wash tunnel entry and exit points. The Photometric Plan demonstrates compliance with the LDC requirements and Municipal Code requirements.

### **Signage**

Approval of a Comprehensive Sign Plan through the Administrative Design Review process is required in order to establish sign design standards and coordination of uses and multiple tenants expected in this commercial area. Staff has not reviewed any conceptual designs or locations for signage.

## **PUBLIC NOTIFICATION AND INPUT**

The applicant held a virtual neighborhood meeting on November 30, 2022. Staff notes this meeting was not a code requirement, and was conducted voluntarily by

the applicant. Some of the feedback included impacts for loud noise from the vacuums and car was tunnel, screening the commercial uses with evergreen landscaping, and general positive reception towards commercial uses at this intersection.

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required places with the Town, and neighborhood notice was provided per the requirements of the LDC 6.2.6.

Staff has received no comment from the public.

### **STAFF RECOMMENDATION**

Approve the Findings of Fact and approve DR22-94 Cobblestone #48: site plan, landscape, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.45 acres, generally located north of the northwest corner of Higley Road and Williams Field Road, and zoned Shopping Center (SC), subject to conditions:

- a. Construction of the project shall conform to the exhibits approved by the Planning Commission at the April 5, 2023, public hearing.
- b. 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.
- c. Should any of the plant material fail to be maintained to establishment or maturity, the developer and/or landowner shall be responsible for replacing the plant material with the recommended species found in the Gateway Area Right-of-Way Improvements Standards and Streetscape Design Guidelines or a comparable species.

Respectfully submitted,



Samantha Novotny  
Planner I

### **Attachments and Enclosures:**

- 1) Findings of Fact
- 2) Notice of Public Hearing/Vicinity Map

- 3) Aerial Photo
- 4) Site Plan
- 5) Master Site Plan
- 6) Landscape
- 7) Grading and Drainage
- 8) Elevations
- 9) Colors and Materials
- 10) Floor Plans
- 11) Lighting
- 12) Applicant's Narrative

## **FINDINGS OF FACT**

### **DR22-94 Cobblestone #48**

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 Pu DR22-94 Cobblestone #48 Attachment 2: Notice of Public Hearing/Vicinity Map

PLANNING COMMISSION DATE:

Wednesday, March 1, 2023\* TIME: 6:00 PM

LOCATION: Municipal Building I - Council Chambers  
50 East Civic Center Drive

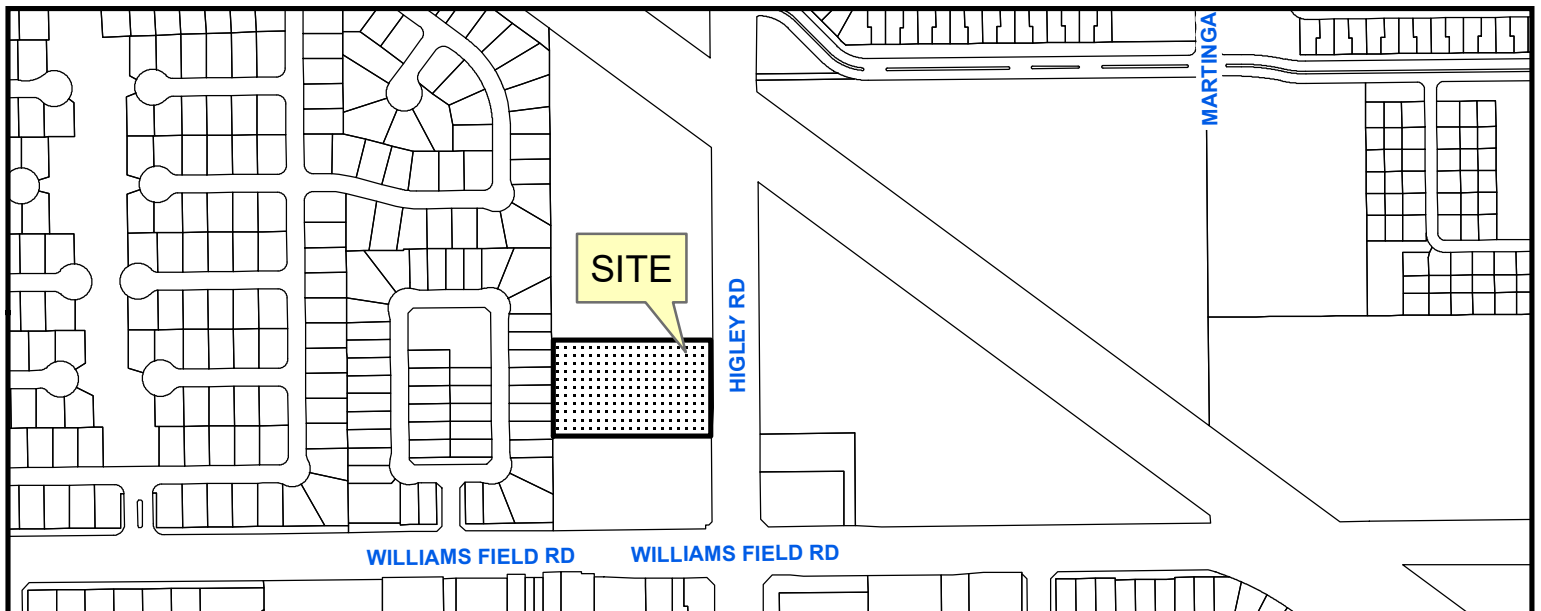
\*Call Planning Division to verify date and time: (480) 503-6602

The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports and the agenda are available prior to the meeting at [www.gilbertaz.gov/departments/development-services/planning/planning-commission](http://www.gilbertaz.gov/departments/development-services/planning/planning-commission)

## REQUESTED ACTION:

**DR22-94 COBBLESTONE #48:** Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.7 acres, generally located north of the northwest corner of Higley Road and Williams Field Road, and zoned Shopping Center (SC), subject to conditions.

## SITE LOCATION:



0 180 360 720 Feet



APPLICANT: M3 Design  
CONTACT: Jesse Macias  
ADDRESS: 1415 N 7th AVE  
Phoenix, AZ 85007

TELEPHONE: (480) 528-3136  
E-MAIL: [jmacias@m3designllc.com](mailto:jmacias@m3designllc.com)





# Map





PROJECT NAME: COBBLESTONE EXPRESS CARWASH  
 COMMERCIAL DEVELOPMENT  
 NWC HIGLEY RD & WILLIAMS FIELD  
 GILBERT, ARIZONA 85295

EXISTING USE: VACANT  
 PROPOSED USE: EXPRESS CAR WASH  
 OWNER: COBBLESTONE AUTO SPA  
 8900 E BAHIA DR  
 SCOTTSDALE, AZ 85230  
 (602) 787-0808  
 CONTACT: TUCK BETTIN

ARCHITECT: M3 DESIGN  
 2008 N 7TH AVE  
 PHOENIX, ARIZONA 85007  
 (480) 528-3136  
 CONTACT: JESSE MACIAS

2645 NORTH 7th AVE  
 PHOENIX, ARIZONA 8




COBBLESTONE EXPRESS CARWASH #48  
 2310 S HIGLEY RD  
 GILBERT, ARIZONA 85295

PRELIMINARY SITE PLAN

DATE: 2021-09-07  
 SCALE: SCALE  
 DRAWN BY: JM  
 PROJECT NUMBER: CBL20003.0  
 SHEET: DD1  
 REV:

**SITE DATA**

SITE NET AREA: 63,158 SF / 1.45 AC  
 APN #: 304-40-009F  
 GENERAL PLAN DESIGNATION: COMMERCIAL  
 ZONING: SC - SHOPPING CENTER  
 BUILDING FOOTPRINT: 5,850 S.F. CAR WASH  
 BUILDING COVERAGE: 5,850 S.F. / 63,158 S.F. = 9.3%

PARKING CANOPIES: 6,475 S.F.  
 P.O.S. CANOPIES: 450 S.F.  
 TOTAL CANOPIES: 6,925 S.F.

BUILDING HEIGHT: MAXIMUM: 35'-0"/2 STORES PROVIDED: ±30'-0"

LANDSCAPE: 23,922 S.F. / 63,158 S.F. = 38%  
 IMPERVIOUS COVERAGE: 33,316 S.F. / 63,158 S.F. = 53%

SETBACKS	STREETS	REQ'D	PROVIDED
STREET FRONT (EAST)	25'	25'-0"	
SIDE (NORTH)	0'	10'-0"	
SIDE (SOUTH)	0'	5'-0"	
REAR (WEST)	35'	35'-0"	

TYPE OF CONSTRUCTION: VB - SPRINKLERED  
 OCCUPANCY TYPE: B (BUSINESS)

PARKING: CAR WASH: REQUIRED: (1) SPACE PER 250SF FLOOR AREA: 24 SPACE  
 ADA SPACE: 1 SPACE  
 TOTAL REQUIRED: 25 SPACES

PARKING PROVIDED: COVERED PARKING SPACES: 38 SPACES  
 COVERED ACCESSIBLE PARKING SPACES: 2 SPACES  
 TOTAL PROVIDED: 40 SPACES

**PROJECT DESCRIPTION**

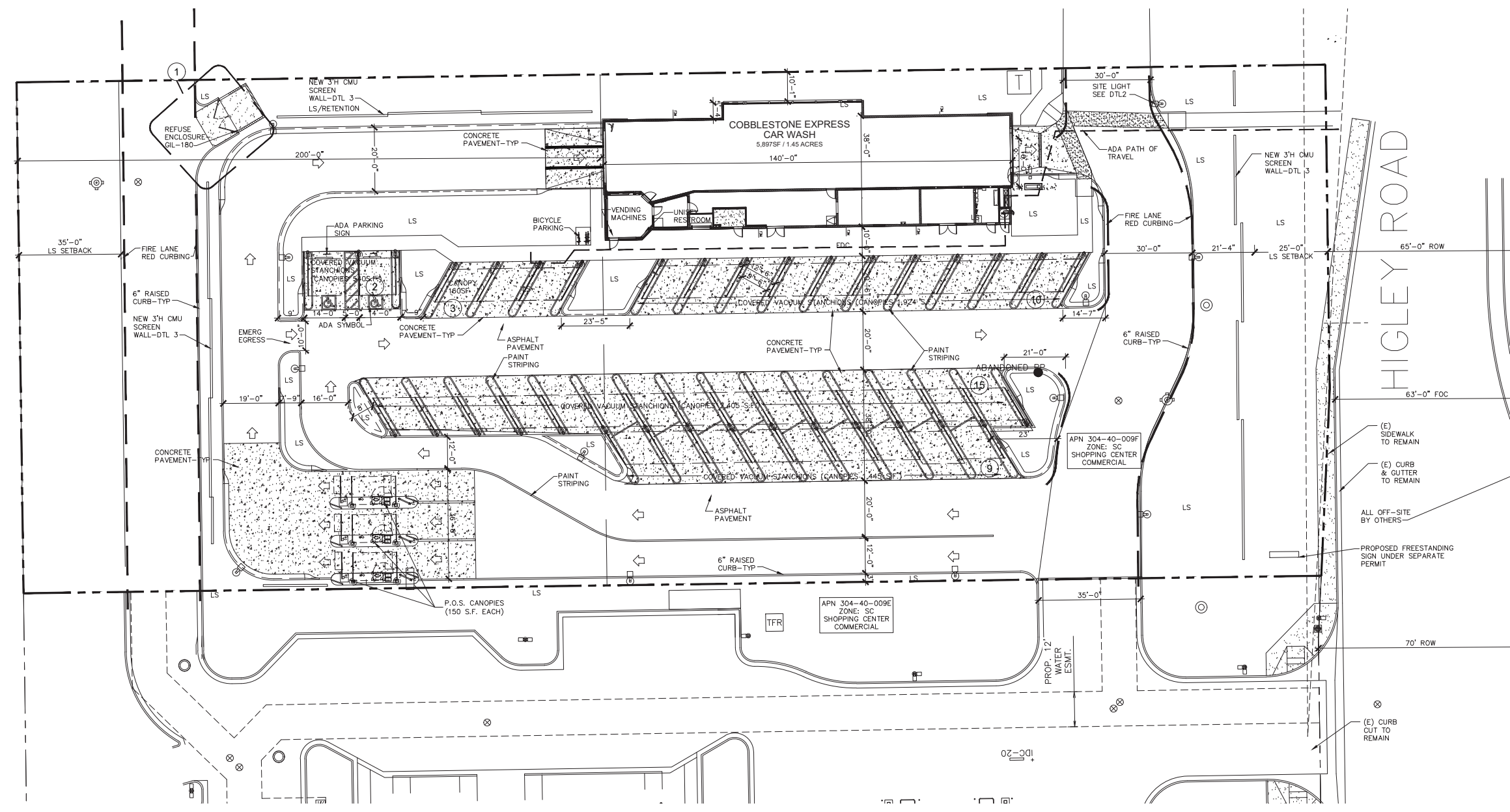
NEW EXPRESS CAR WASH FACILITY WITH 5,870 S.F. CAR WASH BUILDING, TWENTY-SEVEN (27) SELF-SERVE COVERED VACUUM STATIONS, TWO (2) ADA PARKING SPACES AND THREE (3) COVERED PAY STATIONS ON EXISTING SC ZONED VACANT PARCEL WITH EXISTING ACCESS POINTS TO REMAIN. NEW ON-SITE IMPROVEMENTS INCLUSIVE OF NEW LANDSCAPING

**TOWN OF GILBERT SITE PLAN NOTES**

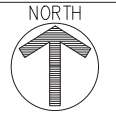
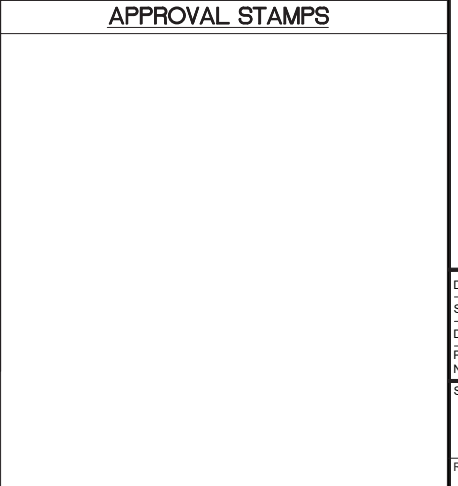
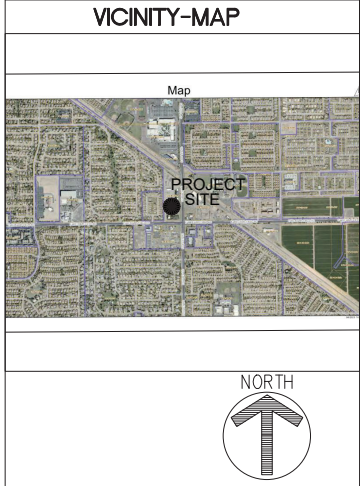
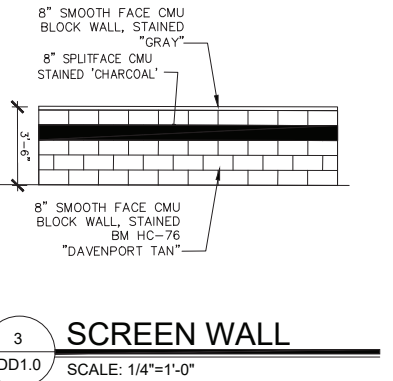
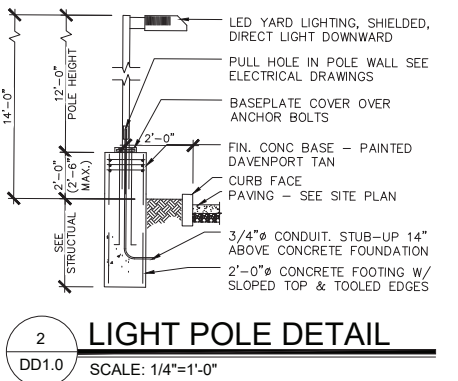
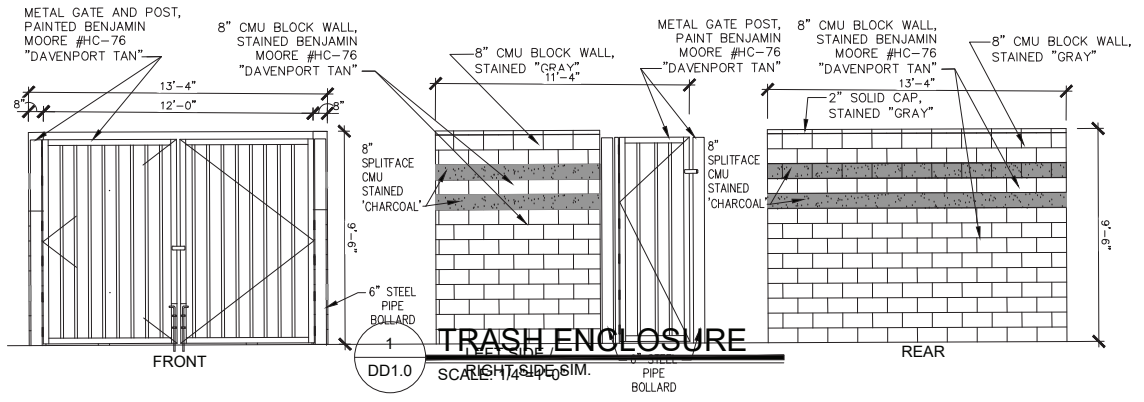
ORDINANCE NO #1833  
 PAGE 2 OF 3

2. THE PROPERTY DESCRIBED IN PARAGRAPH 1 OF THIS SECTION SHALL BE USED AND DEVELOPED IN ACCORDANCE WITH THE TOWN OF GILBERT ZONING CODE AND SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

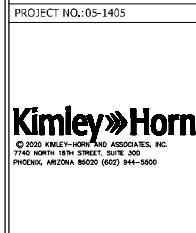
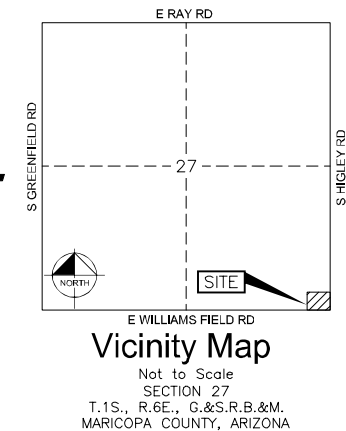
- a. DEDICATION TO THE TOWN FOR WILLIAMS FIELD ROAD AND HIGLEY ROAD RIGHTS-OF-WAY THAT ARE ADJACENT TO THE PROPERTY SHALL BE COMPLETED AT THE TIME OF FINAL PLAT RECORDATION OR SOONER AS REQUIRED BY THE TOWN ENGINEER. DEDICATION OF WILLIAMS FIELD ROAD SHALL EXTEND 70 FEET FROM THE CENTERLINE AND DEDICATION OF HIGLEY ROAD SHALL EXTEND 70 FEET FROM THE CENTERLINE.



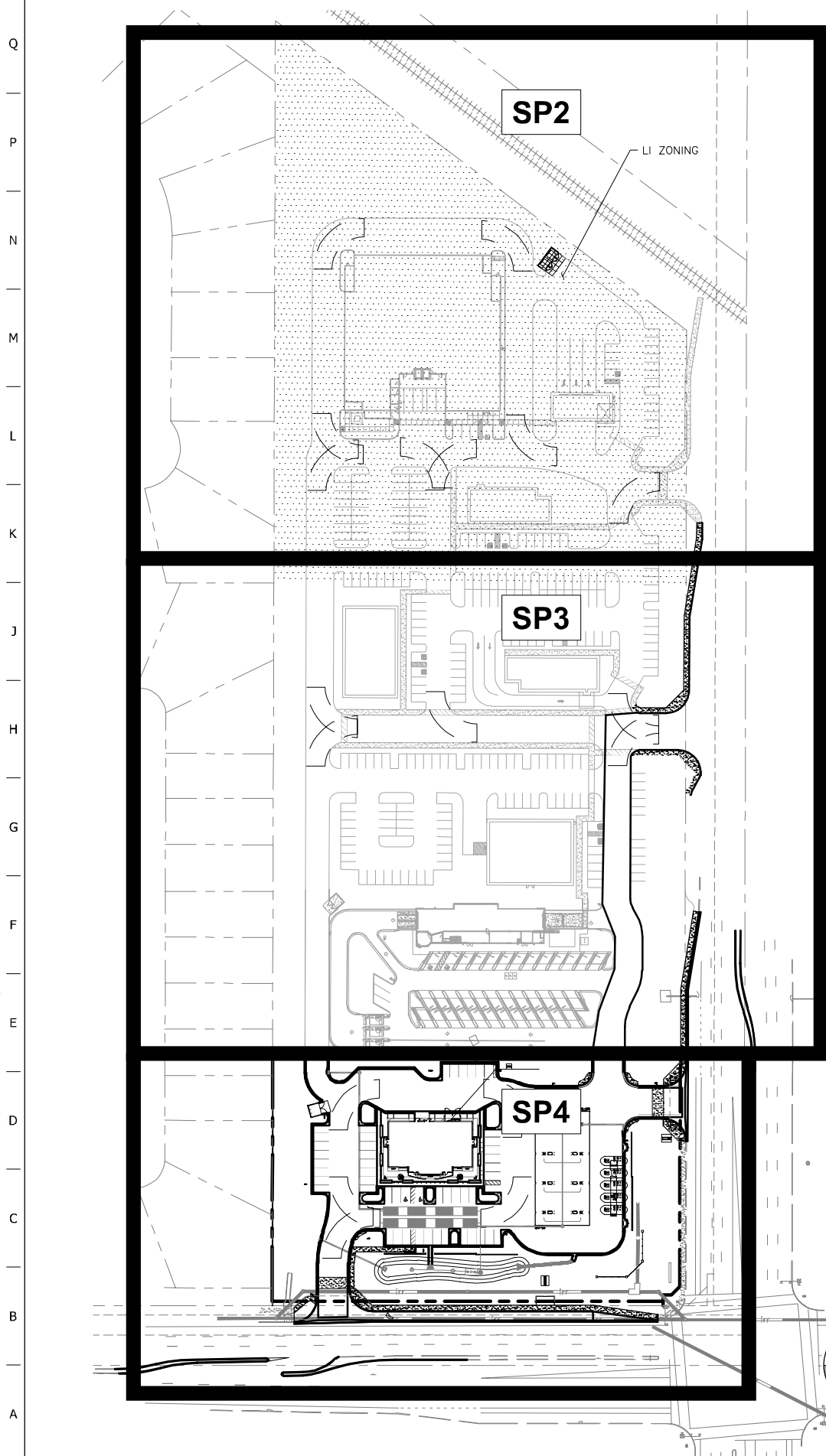
**1 SITE PLAN**  
 DD1.0 SCALE: 1" = 30'-0"



# MASTER SITE PLAN NEW COMMERCIAL CENTER AT NWC WILLIAMS FIELD ROAD AND HIGLEY ROAD INCL. QUIKTRIP STORE #1405 GILBERT, AZ



FILE LOCATION: K:\PHX\_Civil\291443008 - QT1405 - Williams Field & Higley\CADD\05-1405\_Civil.dwg TAB NAME: Master Site (Prelim) USER: Hunter.Older SAVERD: 3/28/2022 10:17 PM PLOTTED: 3/29/2022 3:19 PM



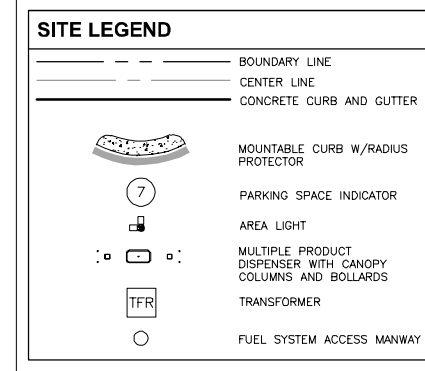
### TOWN OF GILBERT - STANDARD COMMERCIAL SITE PLAN NOTES

1. ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
2. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
3. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
4. S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS: A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;  
B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;  
C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
5. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
6. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS: A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;  
B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
7. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
8. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
9. PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER: A. ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR;  
B. ROUTED UNDERGROUND.
10. ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
11. ALL FREESTANDING LIGHT POLES SHALL: A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.  
B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.  
C. BE LOCATED TO AVOID CONFLICT WITH TREES.
12. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
13. LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
14. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
15. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
16. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
17. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
18. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED

NOTE: FUTURE PAD SITES SHOWN IN GREY ARE CONCEPTUAL ONLY AND ARE NOT APPROVED WITH THIS SITE PLAN. ALL FUTURE PAD SITES WILL BE REQUIRED TO SUBMIT A SEPARATE DESIGN REVIEW APPLICATION FOR REVIEW AND APPROVAL PRIOR TO DEVELOPMENT.

### QUIKTRIP PROJECT CONTACT LIST:

ENGINEER OF RECORD KIMLEY-HORN AND ASSOCIATES, INC. GARRETT FRAME, P.E. 7740 N. 16TH STREET, STE 300 PHOENIX, AZ, 85020 TEL: (602) 944-5500 GARRETT.FRAME@KIMLEY-HORN.COM	QT CIVIL PROJECT MANAGER QUIKTRIP CORPORATION ASHLEY GOODRICH 4705 SOUTH 129TH EAST AVE. TULSA, OK 74134 TEL: (918) 615-7273 AGOODRIC@QUIKTRIP.COM
QT REAL ESTATE PROJECT MANAGER QUIKTRIP CORPORATION JONATHAN NAUT 1116 E BROADWAY RD TEMPE, AZ 85282 TEL: (480) 446-6318	SURVEYOR OF RECORD THE WLB GROUP, INC. C. DON WALDING, R.L.S. 33880 1600 W BROADWAY RD, STE 150 TEMPE, AZ, 85282 TEL: (480) 736-1600 DWALDING@WLBGROUP.COM



### SITE DATA (MASTER DEVELOPMENT)

PROPOSED/EXISTING ZONING:	SC	
PROPOSED USE:	COMMERCIAL CENTER	
ADJACENT ZONING:	NORTH: SC	EAST: SC
	WEST: SF-D/SF-7	SOUTH: CC
GENERAL PLAN CLASSIFICATION:	GENERAL COMMERCIAL	
SITE AREA INFORMATION:		
GROSS AREA:	654,633 S.F.	15.03 A.C.
NET AREA:	550,484 S.F.	12.64 A.C.
SELF-STORAGE:	80,000 S.F.	
AUTO REPAIR:	2,090 S.F.	
RESTAURANT 1:	3,500 S.F.	
RETAIL 1:	6,000 S.F.	
RESTAURANT 2:	4,000 S.F.	
RETAIL 2:	6,800 S.F.	
CAR WASH:	5,897 S.F.	
QUIKTRIP BUILDING:	4,993 S.F.	
TOTAL:	113,280 S.F.	
PARKING REQUIRED:	1/2,500 S.F. = 32 P.S.	
SELF-STORAGE:	2 SPACES MIN.	
CAR WASH:	1/250 S.F. = 109 P.S.	
ALL ELSE:	143 SPACES	
TOTAL:	290 SPACES	
PARKING PROVIDED:	290 SPACES	

QuikTrip No. 1405  
2380 S HIGLEY ROAD  
GILBERT, AZ



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PROTOTYPE: P-104 (11/06/20)
DIVISION: 05
VERSION: 001
DESIGNED BY: CGF
DRAWN BY: RRO
REVIEWED BY: CGF

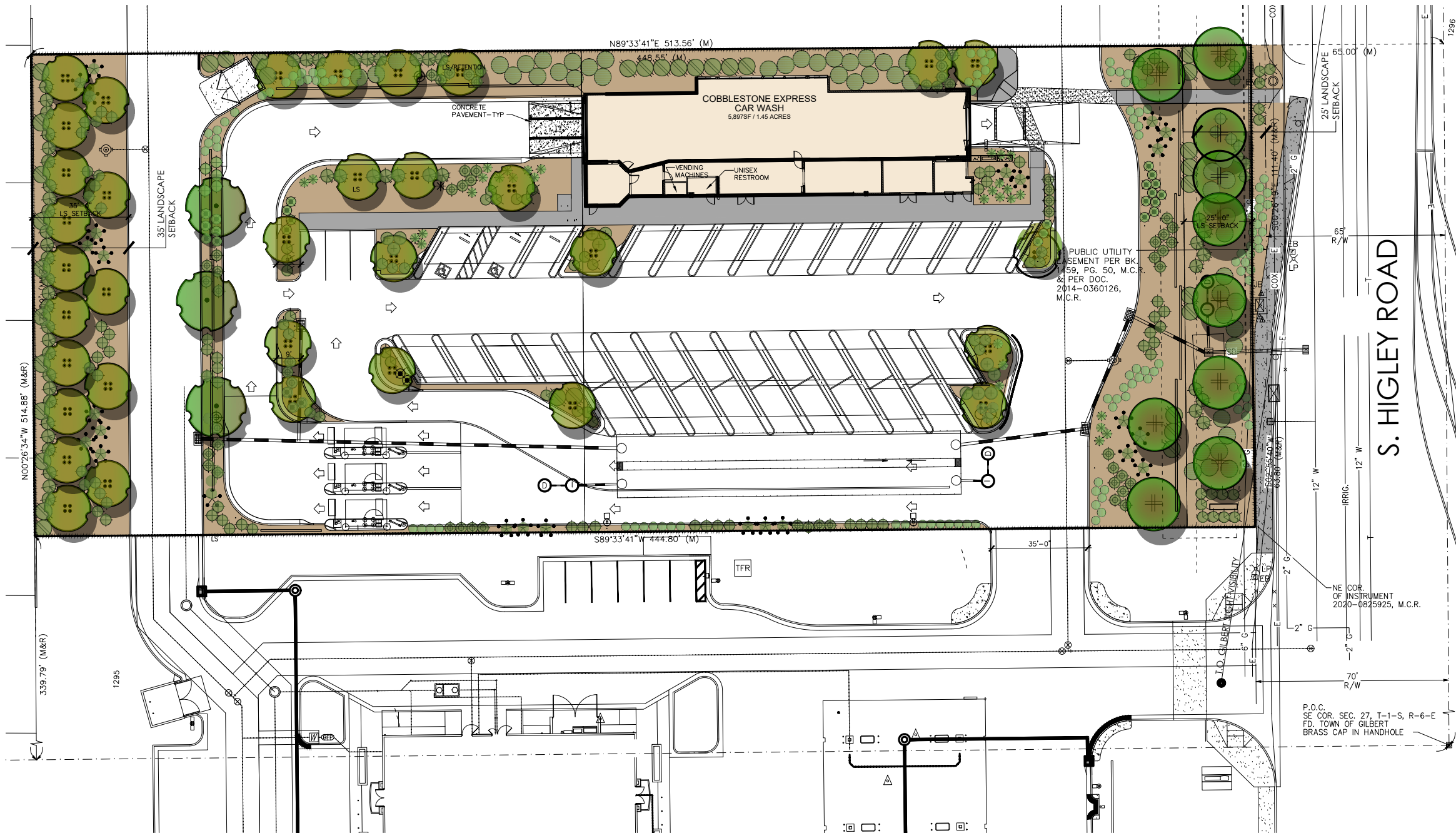
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03/28/2022

SHEET TITLE:  
MASTER SITE PLAN SHEET 1

SHEET NUMBER:  
SP1  
SHEET 1 OF 6





LANDSCAPE LEGEND

- TREES**
- PISTACIA X 'RED-PUSH' RED PUSH PISTACHE 24" BOX (QTY. 10)
  - ULMUS PARVIFOLIA CHINESE ELM (MATCHING) 24" BOX (QTY. 3)
  - ACACIA ANEURA MULGA (SRP/APS APPROVED) 24" BOX (QTY. 32)
- LARGE SHRUBS**
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (QTY. 35)
  - CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON (QTY. 27)
- MEDIUM SHRUBS**
- EREMOPHILA MACULATA VALENTINE EMU BUSH 5 GALLON (QTY. 8)
  - CALISTOMON 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH 5 GALLON (QTY. 46)
  - LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 5 GALLON (QTY. 52)
- ACCENTS**
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (QTY. 81)
  - HESPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON (QTY. 64)
  - EUPHORBIA RESINIFERA MOROCCAN MOUND 5 GALLON (QTY. 32)
- GROUND COVER**
- CONVOVULUS CNEORUM BUSH MORNING GLORY 5 GALLON (QTY. 115)
  - EREMOPHILA GLABRA 'MINGENW GOLD' 5 GALLON (QTY. 48)
  - ROSEMARINUS PROSTRATA TRAILING ROSMARY 5 GALLON (QTY. 26)
- 1/2" SCREENED ROCK PROS MAHOGANY DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE DATA:

NET SITE AREA:	78,415 SQ.FT.
OFF-SITE LANDSCAPE AREA:	419 SQ.FT.
ON-SITE LANDSCAPE AREA:	23,611 SQ.FT.
PERCENT LANDSCAPE:	30%
STREET FRONTAGE:	175'
TREES REQUIRED:	7 TREES
STREET FRONTAGE:	7 TREES



TOWN OF GILBERT LANDSCAPE NOTES:

A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD IN PDF FORMAT RECORD DRAWINGS 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 TESTER, AND THE RESULTS FORWARDED TO THE TOWN OF GILBERT'S BACKFLOW SPECIALIST. THE TOWN OF GILBERT WILL PROVIDE AN UP-TO-DATE LIST OF STATE CERTIFIED TESTERS. ALL RELATED TESTING FEES SHALL BE AT THE EXPENSE OF THE INSTALLER.

DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HERIN 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 A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND REMADAS.

NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.

NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.) CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS.

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**GATEWAY AREA MAINTENANCE NOTE:**  
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COBBLESTONE EXPRESS CARWASH  
HIGLEY AND WILLIAMS FIELD  
TOWN OF GILBERT, ARIZONA

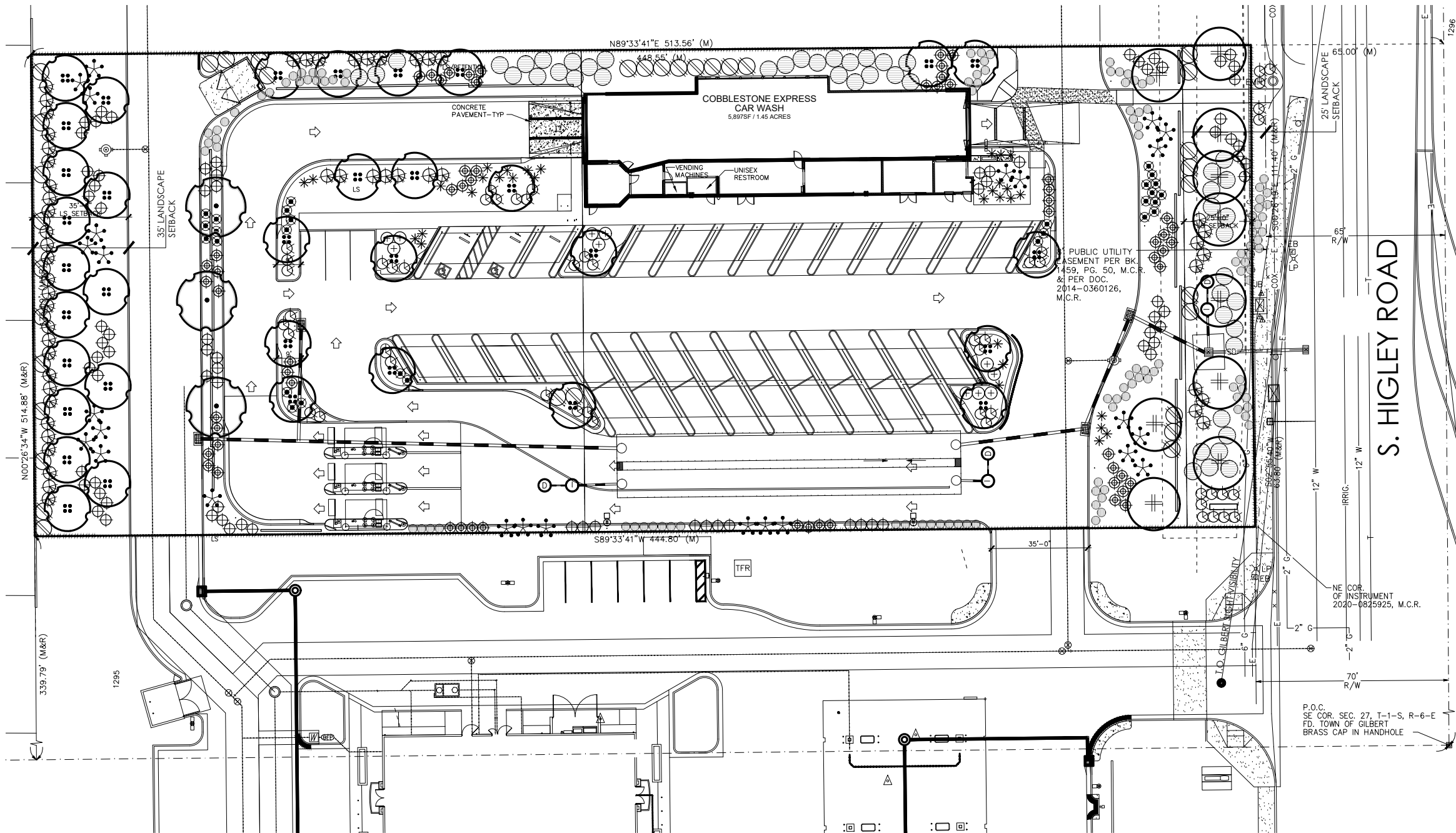


T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
10450 N. 74th Street, Suite 120  
Scottsdale, Arizona 85258  
P: (602)265-0320  
EMAIL: timmcqueen@tjma.net



DATE:	03.08.23
SCALE:	
DRAWN BY:	JM
PROJECT NUMBER:	CBL48
SHEET:	La.01
REV:	





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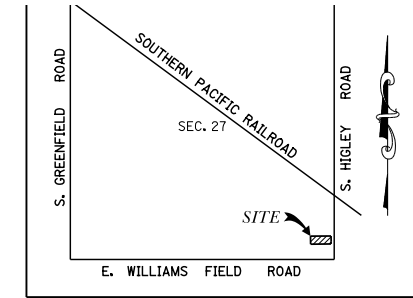


**COBBLESTONE EXPRESS CARWASH  
HIGLEY AND WILLIAMS FIELD  
TOWN OF GILBERT, ARIZONA**

DATE:	03.08.23
SCALE:	
DRAWN BY:	JM
PROJECT NUMBER:	CBL48
SHEET:	La.01
REV:	



PRELIMINARY GRADING AND DRAINAGE PLAN  
FOR  
**COBBLESTONE AUTO SPA**  
PORTION OF APN 304-40-009F, GILBERT, ARIZONA 85295  
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST  
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP  
N.T.S.

**RETENTION CALCULATIONS**  
50-YR 24-HOUR STORM EVENT

**SITE AREA**  
C = 0.95  
P = 3.0  
AREA = 78,416 SF

$$(0.95) \left( \frac{3.0}{12} \right) (78,416) = 18,624 \text{ CF REQUIRED}$$

**OFFSITE AREA**

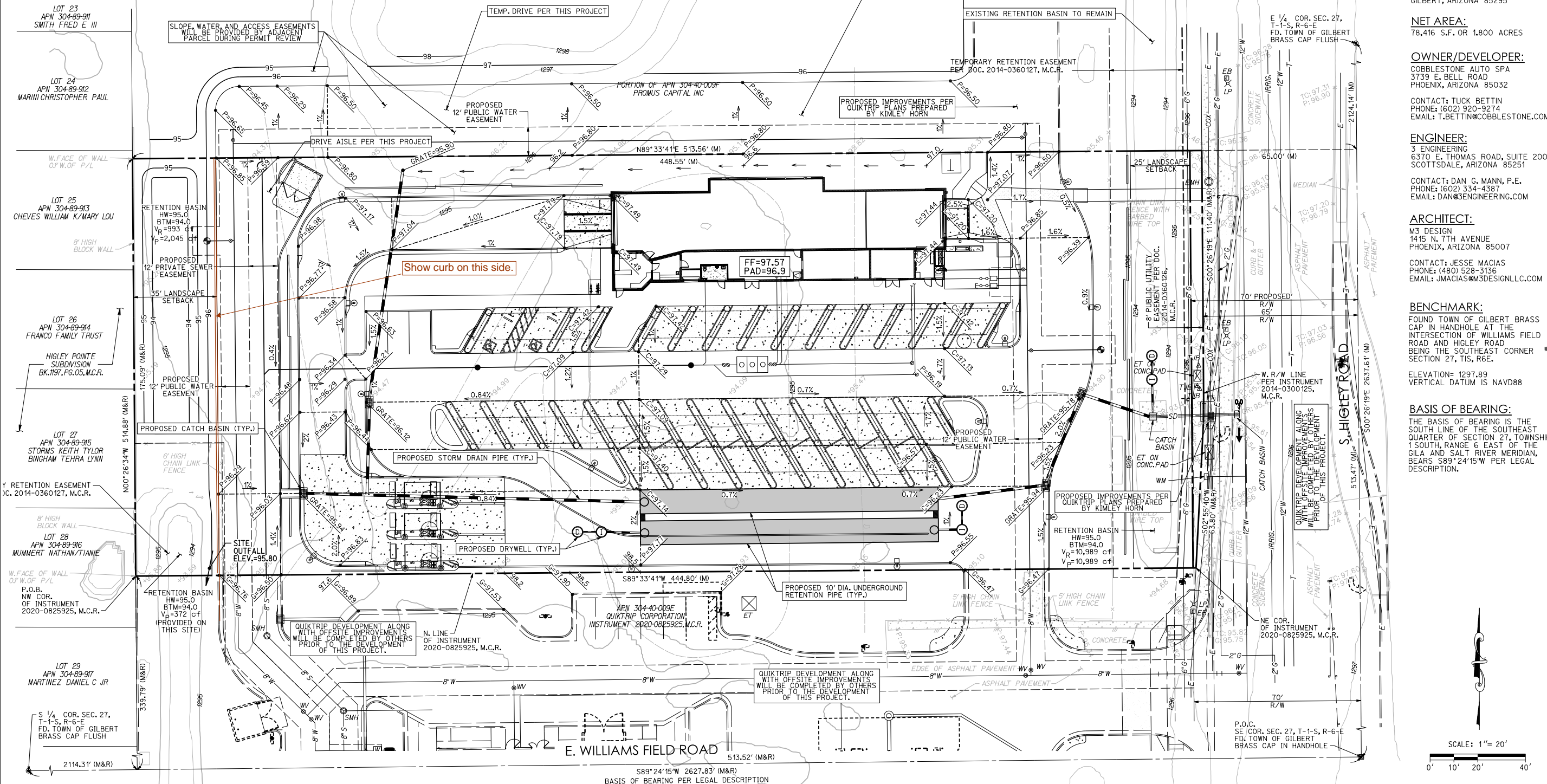
- 11,369 CF REQUIRED

**TOTAL REQUIRED** 29,993 CF

13,034 CF + 19,635 CF = 32,669 CF PROVIDED  
10' DIA.

- 11,369 C.F. REQUIRED FROM HIGLEY ROAD AND WILLIAMS FIELD ROAD IMPROVEMENTS ACCORDING TO THE AS-BUILT PLANS.
- 10,989 C.F. PROVIDED FROM HIGLEY ROAD AND WILLIAMS FIELD ROAD IMPROVEMENTS ACCORDING TO THE AS-BUILT PLANS.

**LEGAL DESCRIPTION:**  
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER (BRASS CAP IN HANDHOLE) OF SAID SECTION 27, FROM WHICH THE SOUTH QUARTER CORNER (BRASS CAP IN FLUSH) OF SAID SECTION 27 BEARS SOUTH 89 DEGREES 24 MINUTES 15 SECONDS WEST A DISTANCE OF 2627.83 FEET;  
THENCE SOUTH 89 DEGREES 24 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 513.52;  
THENCE NORTH 00 DEGREES 26 MINUTES 46 SECONDS WEST ALONG THE EAST LINE OF HIGLEY POINT, RECORDED IN BOOK 1197 OF MAPS, PAGE 05, RECORDS OF SAID COUNTY A DISTANCE OF 339.79 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL RECORDED IN INSTRUMENT 2020-0825925, RECORDS OF SAID COUNTY AND THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 00 DEGREES 26 MINUTES 34 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 175.09 FEET;  
THENCE NORTH 89 DEGREES 33 MINUTES 41 SECONDS EAST A DISTANCE OF 448.55 FEET TO THE WEST RIGHT-OF-WAY LINE OF HIGLEY ROAD AS DESCRIBED IN INSTRUMENT 2014-0360125, RECORDS OF SAID COUNTY;  
THENCE ALONG SAID WEST RIGHT-OF-WAY LINE (THE FOLLOWING TWO COURSES) SOUTH 00 DEGREES 26 MINUTES 19 SECONDS EAST A DISTANCE OF 111.40 FEET;  
THENCE SOUTH 02 DEGREES 55 MINUTES 40 SECONDS WEST A DISTANCE OF 63.80 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PARCEL;  
THENCE SOUTH 89 DEGREES 33 MINUTES 41 SECONDS WEST ALONG THE NORTH LINE OF SAID CERTAIN PARCEL A DISTANCE OF 444.80 FEET TO THE POINT OF BEGINNING.



**APN NUMBER:**  
PORTION OF APN 304-40-009F

**ADDRESS:**  
PORTION OF APN 304-40-009F  
GILBERT, ARIZONA 85295

**NET AREA:**  
78,416 S.F. OR 1.800 ACRES

**OWNER/DEVELOPER:**  
COBBLESTONE AUTO SPA  
3739 E. BELL ROAD  
PHOENIX, ARIZONA 85032

**CONTACT:** TUCK BETTIN  
PHONE: (602) 920-9274  
EMAIL: T.BETTIN@COBBLESTONE.COM

**ENGINEER:**  
3 ENGINEERING  
6370 E. THOMAS ROAD, SUITE 200  
SCOTTSDALE, ARIZONA 85251

**CONTACT:** DAN G. MANN, P.E.  
PHONE: (602) 334-4387  
EMAIL: DAN@3ENGINEERING.COM

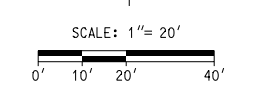
**ARCHITECT:**  
M3 DESIGN  
1415 N. 7TH AVENUE  
PHOENIX, ARIZONA 85007

**CONTACT:** JESSE MACIAS  
PHONE: (480) 528-3136  
EMAIL: JMACIAS@M3DESIGNLLC.COM

**BENCHMARK:**  
FOUND TOWN OF GILBERT BRASS CAP IN HANDHOLE AT THE INTERSECTION OF WILLIAMS FIELD ROAD AND HIGLEY ROAD BEING THE SOUTHEAST CORNER SECTION 27, T1S, R6E.

**ELEVATION:** 1297.89  
VERTICAL DATUM IS NAVD88

**BASIS OF BEARING:**  
THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, BEARS S89°24'15"W PER LEGAL DESCRIPTION.



**3eengineering** planning civil engineering surveying

3 ENGINEERING, LLC  
6370 E. THOMAS ROAD, SUITE 200  
SCOTTSDALE, ARIZONA 85251  
PHONE: (602) 334-4387  
FAX: (602) 495-2320  
WWW.3ENGINEERING.COM

DATE: 03/09/23  
PROJECT NO: 2102  
SHEET NO: PGD01  
1 of 1

REGISTERED PROFESSIONAL ENGINEER  
DANIEL G. MANN  
3/9/23  
ARIZONA, U.S.A.

COBBLESTONE AUTO SPA  
PORTION OF APN 304-40-009F, GILBERT, ARIZONA 85295  
PRELIMINARY GRADING & DRAINAGE PLAN



LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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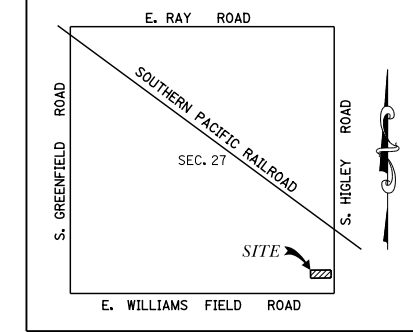
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PRELIMINARY UTILITY PLAN FOR COBBLESTONE AUTO SPA PORTION OF APN 304-40-009F, GILBERT, ARIZONA 85295 LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP N.T.S.

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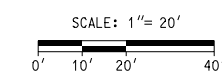
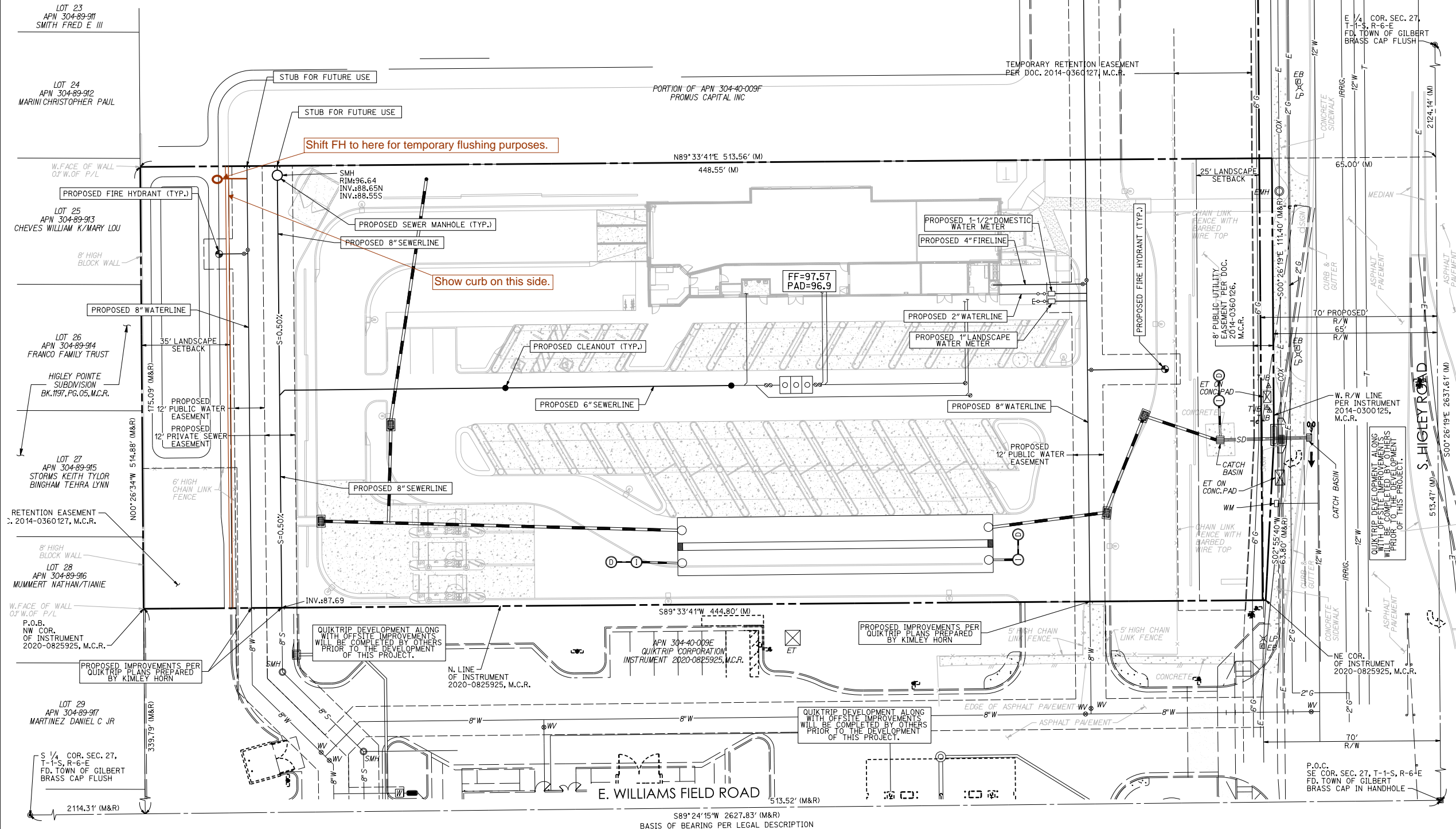
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COBBLESTONE AUTO SPA PORTION OF APN 304-40-009F, GILBERT, ARIZONA 85295 PRELIMINARY UTILITY PLAN



3eengineering SURVEYING CIVIL ENGINEERING PLANNING PROJECT: 2102 DATE: 03/09/23 SHEET NO. PUT101 1 of 1

2645 NORTH 7th AVENUE  
PHOENIX, ARIZONA 85



COBBLESTONE EXPRESS CARWASH #48  
NWC HIGLEY RD & WILLIAMS FIELD RD  
GILBERT, ARIZONA 85295

EXTERIOR ELEVATIONS

ELEVATION KEY NOTES

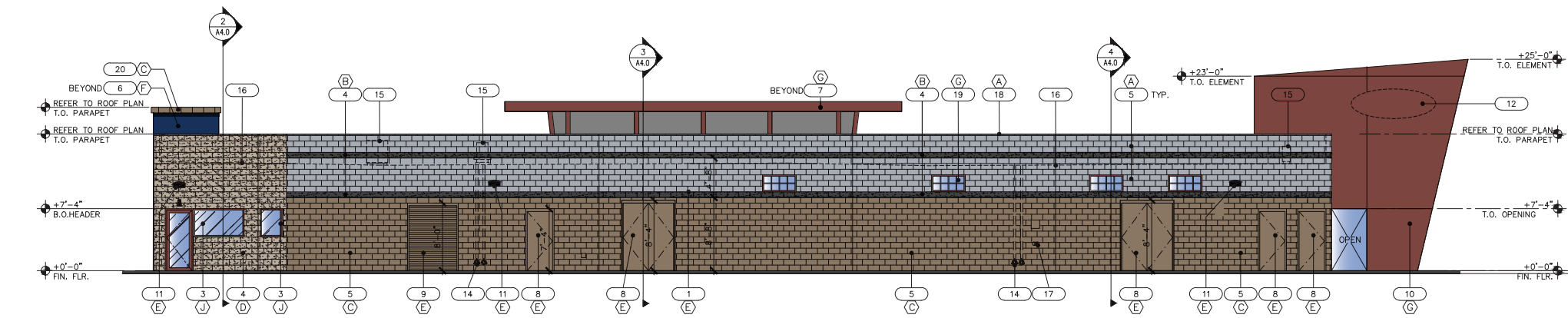
- 1 WALL LOUVER W/ BURGLAR BARS.
- 2 BUILDING ADDRESS - GC TO VERIFY LOCATION AND SIZE WITH CITY.
- 3 ALUMINUM FRAME WITH GLAZING.
- 4 SPLIT FACE CMU CONSTRUCTION.
- 5 CMU WALL CONSTRUCTION.
- 6 WESTERN 1-KOTE STUCCO SYSTEM-PAINT PER SCHEDULE
- 7 TUBE STEEL STRUCTURAL FRAME.
- 8 HOLLOW METAL DOOR AND FRAME.
- 9 ROLL-UP METAL DOOR.
- 10 WESTERN 1-KOTE STUCCO SYSTEM-PAINT PER SCHEDULE
- 11 WALL MOUNTED LIGHT FIXTURE.
- 12 ILLUMINATED SIGNAGE REQUIRES SEPARATE PERMITS, APPROVALS AND IS UNDER SEPARATE CONTRACT - SHOWN FOR REFERENCE ONLY.
- 13 SES CABINET - PROVIDE PAINTED SHEET METAL CLOSURE FROM CABINET TO WALL.
- 14 ROOF DRAIN AND OVERFLOW TO DAYLIGHT 12" A.F.G. PROVIDE BRASS NOZZLE AT DISCHARGE.
- 15 ALL RTU's TO BE SCREENED BY PARAPET TO TOP OF UNIT.
- 16 LINE OF ROOF BEYOND.
- 17 FIRE DEPARTMENT CONNECTION.
- 18 2x8 SMOOTH FACE CMU CAP BLOCK.
- 19 2"x2" TUBE STEEL FRAME WITH 1"x1" TUBE STEEL PICKETS W/ INSECT SCREEN. PAINT FINISH.
- 20 12x8x8 CMU CAP BLOCK LAID ON SIDE.
- 21 CONCRETE CURB PER STRUCT. DWG'S.
- 22 STUCCO EXPANSION JOINT
- 23 2'X2' ACCESS PANEL - SEE 1/A5.1

MATERIAL AND COLOR LEGEND

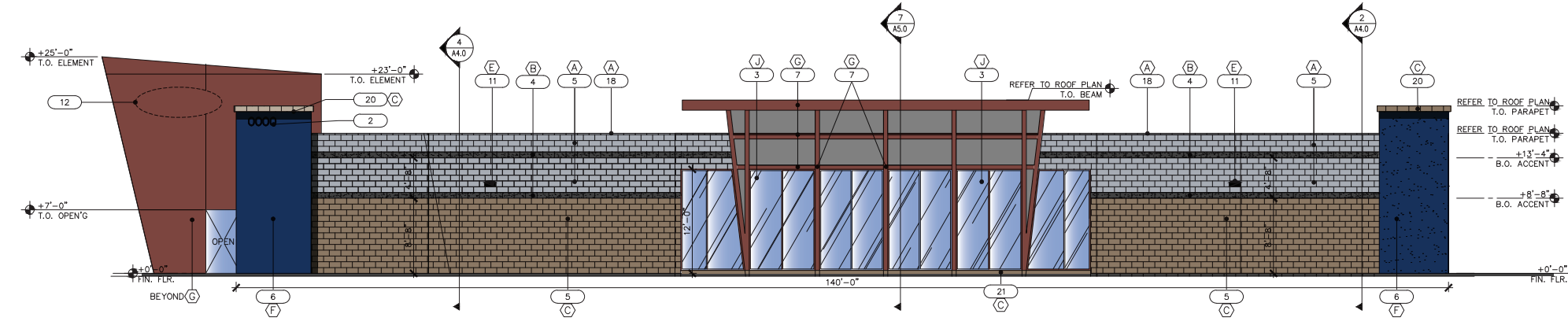
- (A) 8" BLOCK SMOOTH FINISH, STAINED "GRAY".
  - (B) 8" ACCENT BLOCK, SPLIT-FACE FINISH, STAINED "CHARCOAL".
  - (C) 8" BLOCK SMOOTH FINISH, STAINED TO MATCH BENJAMIN MOORE #HC-76 "DAVENPORT TAN".
  - (D) 8" BLOCK, SPLIT-FACE FINISH, STAINED TO MATCH BENJAMIN MOORE #AC-32 "PISMO DUNES".
  - (E) PAINT TO MATCH ADJACENT WALL COLOR.
  - (F) PAINT SHERWIN WILLIAMS 8122 "COBBLESTONE BLUE" DURATION BRAND EXTERIOR LATEX FLAT - ULTRADEEP BASE COLOR CAST FORMULA.  

COLORANT	02	32	64	128
W1 WHITE	2	33	1	-
G2 NEW GREEN	10	51	-	1
L1 BLUE	22	59	1	1
R4 NEW RED	10	57	1	-
  - (G) PAINT SHERWIN WILLIAMS #SW2307 "RED BARN".
  - (H) PAINT BENJAMIN MOORE #HC-76 "DAVENPORT TAN".
  - (J) FINISH TO MATCH SHERWIN WILLIAMS #SW2307 "RED BARN".
- NOTE:  
GC TO VERIFY ALL COLORS WITH OWNER.

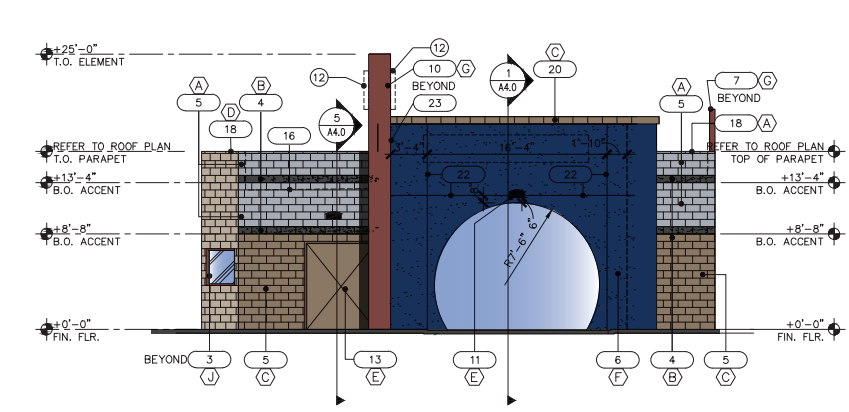
COLOR LEGEND:



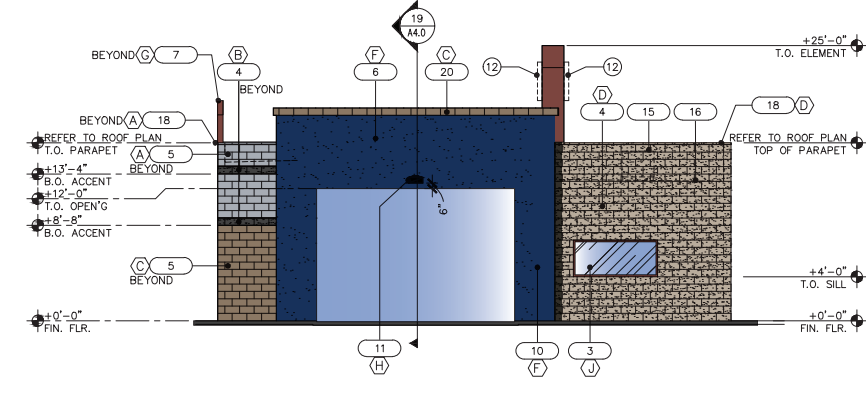
1 EAST ELEVATION (FRONT)  
SCALE: 1/8" = 1'-0"



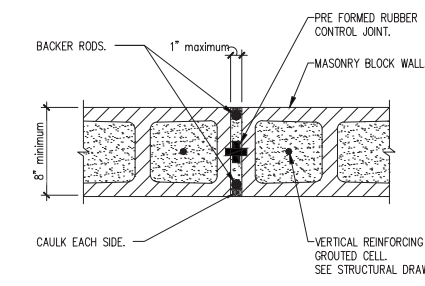
2 WEST ELEVATION (25TH AVE)  
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION (EXIT)  
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION (ENTRANCE)  
SCALE: 1/8" = 1'-0"

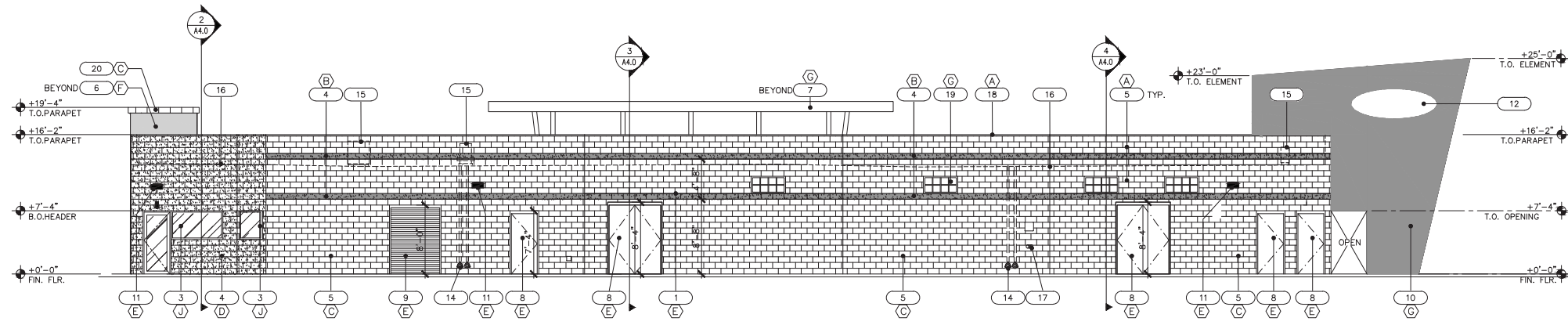


NOTE:  
FOR ADDITIONAL INFORMATION SEE STRUCTURAL DRAWINGS FOR WALL AND FOUNDATION REINFORCEMENT.

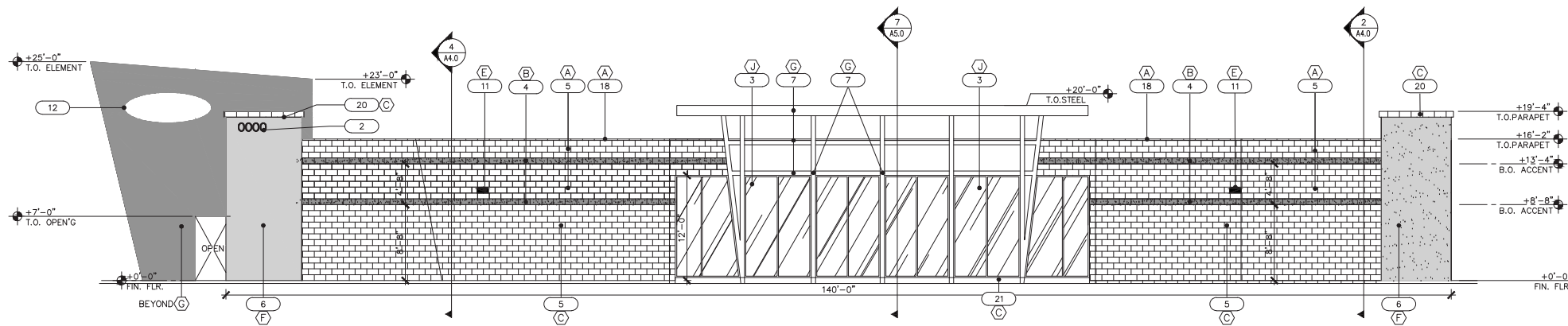
NOTE:  
JOINT REINFORCING TO STOP EACH SIDE OF JOINT. BOND BEAM REINFORCING TO PASS THRU PER STRUCTURAL DRAWINGS.

5 MASONRY CONTROL JOINT  
SCALE: 1" = 1'-0"

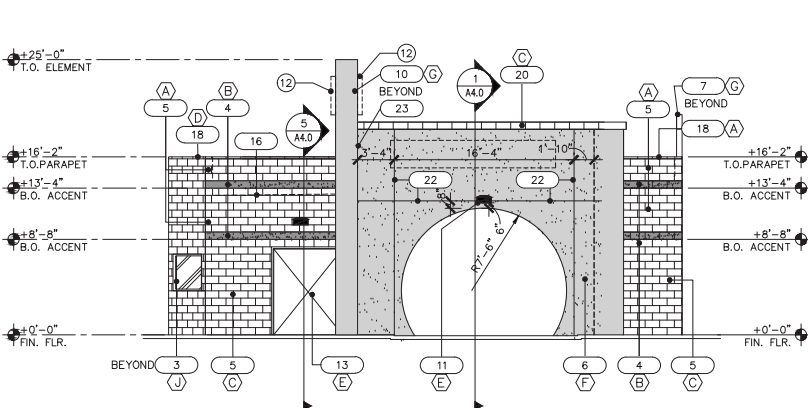




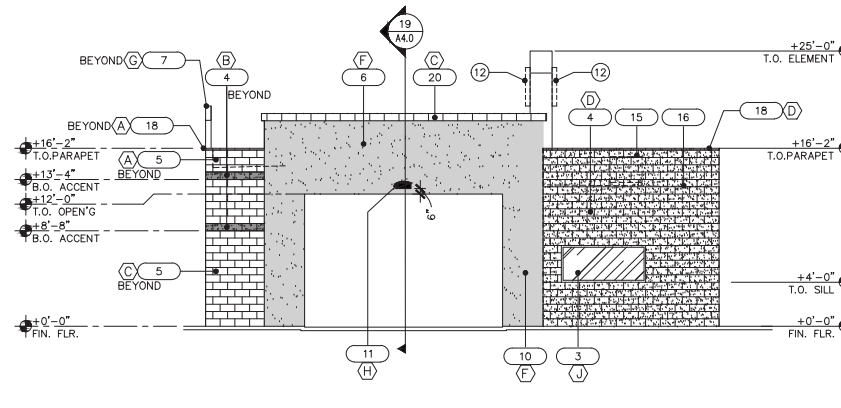
**1 EAST ELEVATION (FRONT)**  
SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION (25TH AVE)**  
SCALE: 1/8" = 1'-0"



**3 NORTH ELEVATION (EXIT)**  
SCALE: 1/8" = 1'-0"



**4 SOUTH ELEVATION (ENTRANCE)**  
SCALE: 1/8" = 1'-0"

**ELEVATION KEY NOTES**

- 1 WALL LOUVER W/ BURGLAR BARS.
- 2 BUILDING ADDRESS - GC TO VERIFY LOCATION AND SIZE WITH CITY.
- 3 ALUMINUM FRAME WITH GLAZING.
- 4 SPLIT FACE CMU CONSTRUCTION.
- 5 CMU WALL CONSTRUCTION.
- 6 WESTERN 1-KOTE STUCCO SYSTEM-PAINT PER SCHEDULE
- 7 TUBE STEEL STRUCTURAL FRAME.
- 8 HOLLOW METAL DOOR AND FRAME.
- 9 ROLL-UP METAL DOOR.
- 10 WESTERN 1-KOTE STUCCO SYSTEM-PAINT PER SCHEDULE
- 11 WALL MOUNTED LIGHT FIXTURE.
- 12 ILLUMINATED SIGNAGE REQUIRES SEPARATE PERMITS, APPROVALS AND IS UNDER SEPARATE CONTRACT - SHOWN FOR REFERENCE ONLY.
- 13 SES CABINET - PROVIDE PAINTED SHEET METAL CLOSURE FROM CABINET TO WALL.
- 14 ROOF DRAIN AND OVERFLOW TO DAYLIGHT 12" A.F.G. PROVIDE BRASS NOZZLE AT DISCHARGE.
- 15 ALL RTU's TO BE SCREENED BY PARAPET TO TOP OF UNIT.
- 16 LINE OF ROOF BEYOND.
- 17 FIRE DEPARTMENT CONNECTION.
- 18 2x8 SMOOTH FACE CMU CAP BLOCK.
- 19 2"x2" TUBE STEEL FRAME WITH 1"x1" TUBE STEEL PICKETS W/ INSECT SCREEN. PAINT FINISH.
- 20 12x8x8 CMU CAP BLOCK LAID ON SIDE.
- 21 CONCRETE CURB PER STRUCT. DWG'S.
- 22 STUCCO EXPANSION JOINT
- 23 2'X2' ACCESS PANEL - SEE 1/A5.1

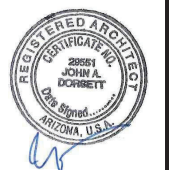
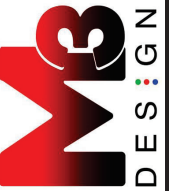
**MATERIAL AND COLOR LEGEND**

- (A) 8" BLOCK SMOOTH FINISH, STAINED "GRAY".
- (B) 8" ACCENT BLOCK, SPLIT-FACE FINISH, STAINED "CHARCOAL".
- (C) 8" BLOCK SMOOTH FINISH, STAINED TO MATCH BENJAMIN MOORE #HC-76 "DAVENPORT TAN".
- (D) 8" BLOCK, SPLIT-FACE FINISH, STAINED TO MATCH BENJAMIN MOORE #AC-32 "PISMO DUNES".
- (E) PAINT TO MATCH ADJACENT WALL COLOR.
- (F) PAINT SHERWIN WILLIAMS 8122 "COBBLESTONE BLUE" DURATION BRAND EXTERIOR LATEX FLAT - ULTRADEEP BASE  

COLOR CAST FORMULA				
COLORANT	OZ	32	64	128
W1 WHITE	2	33	1	-
G2 NEW GREEN	10	51	-	1
L1 BLUE	22	59	1	1
R4 NEW RED	10	57	1	-
- (G) PAINT SHERWIN WILLIAMS #SW2307 "RED BARN".
- (H) PAINT BENJAMIN MOORE #HC-76 "DAVENPORT TAN".
- (J) FINISH TO MATCH SHERWIN WILLIAMS #SW2307 "RED BARN".

NOTE:  
GC TO VERIFY ALL COLORS WITH OWNER.

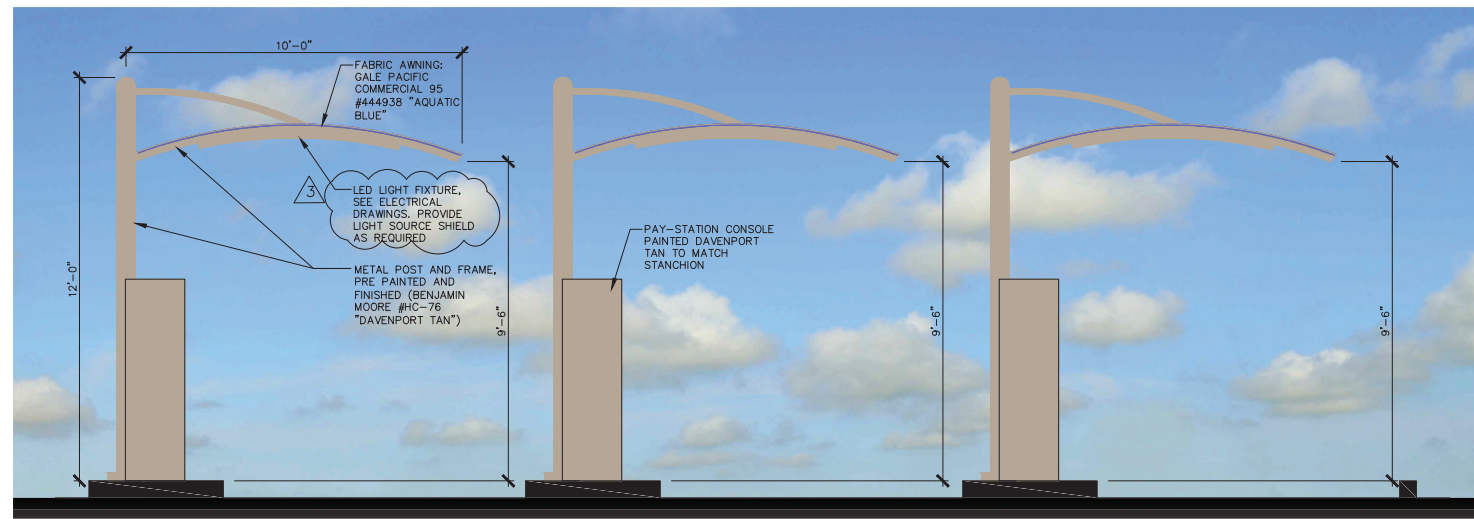
2645 NORTH 7th AVENUE  
PHOENIX, ARIZONA 85007



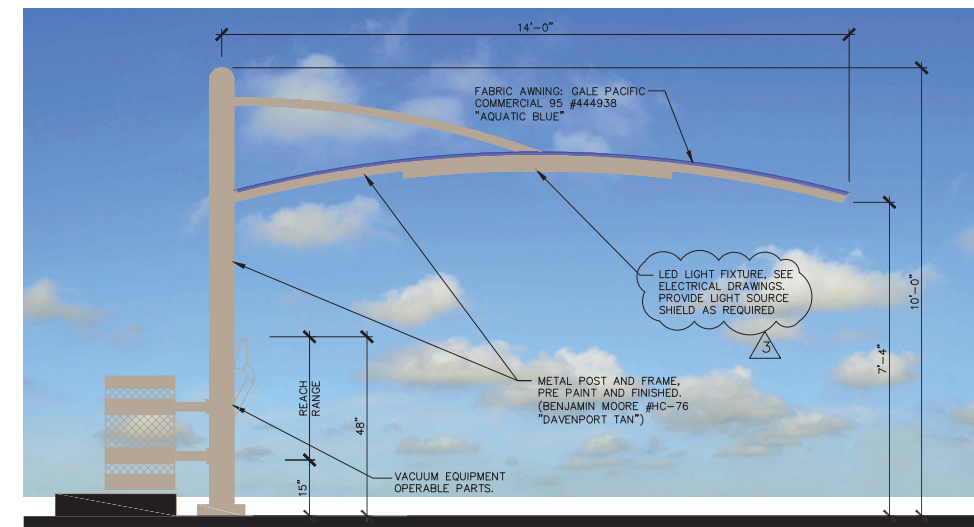
COBBLESTONE EXPRESS CARWASH #48  
NWC HIGLEY RD & WILLIAMS FIELD RD  
GILBERT, ARIZONA 85295

EXTERIOR ELEVATIONS

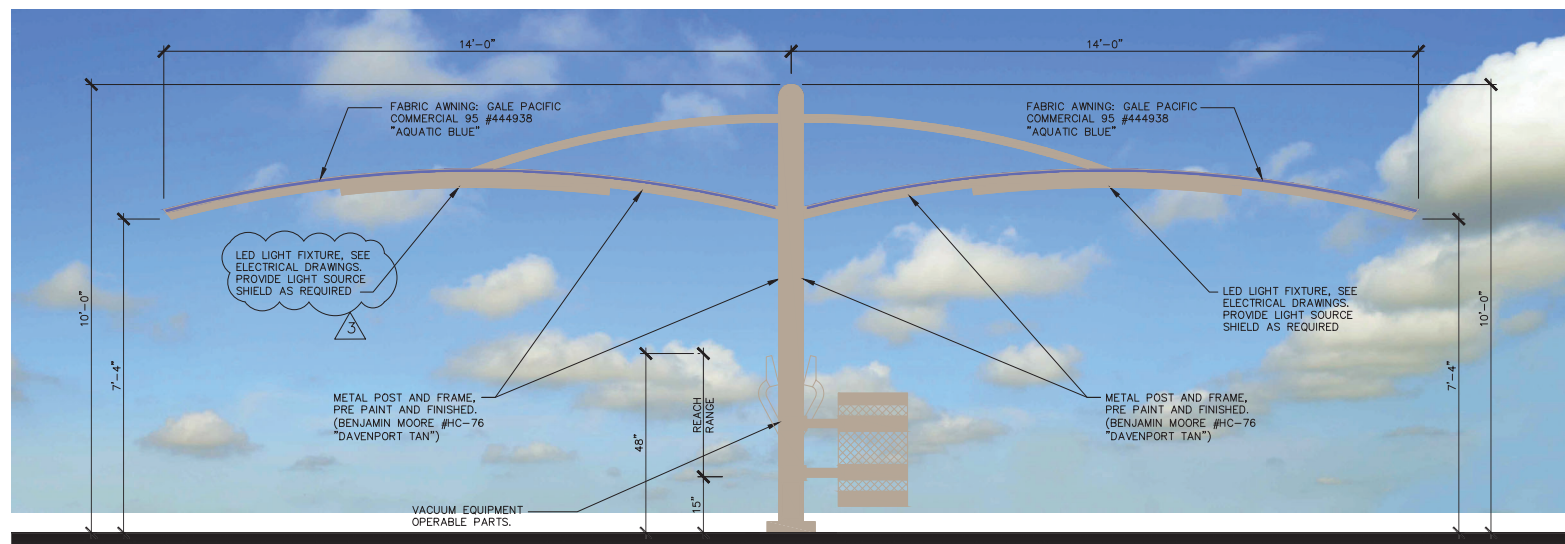
DATE:	2022-12-21
SCALE:	
DRAWN BY:	JM
PROJECT NUMBER:	CBL20004.0
SHEET:	DD2
REV:	



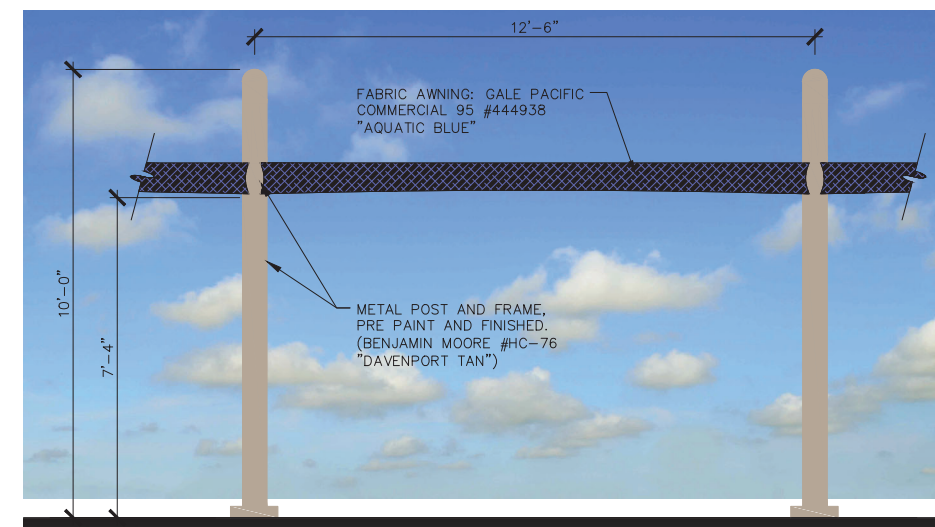
**1 PAY STATION CANOPY**  
SCALE: 1/2"=1'-0"



**2 VACUUM SINGLE STANCHION ELEVATION**  
SCALE: 1/2"=1'-0"

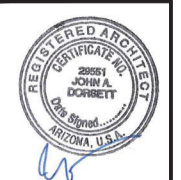


**3 VACUUM DBL STANCHION FRONT ELEVATION**  
SCALE: 1/2"=1'-0"



**4 VACUUM STANCHION FRONT ELEVATION**  
SCALE: 1/2"=1'-0"

2008 NORTH 7th AVENUE  
PHOENIX, ARIZONA 85007

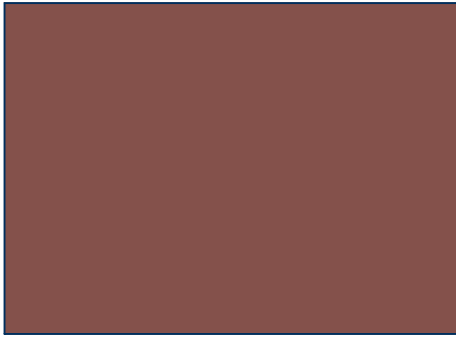


**COBBLESTONE EXPRESS CARWASH #48**  
2310 S HIGLEY RD  
GILBERT, ARIZONA

COLOR CANOPY ELEVATIONS

DATE:	2021-01-5
SCALE:	
DRAWN BY:	JM
PROJECT NUMBER:	CBL20004.0
SHEET:	DD4A
PROJECT # 21-DR-07 3rd REVIEW COMMENTS 2-23-22	





STEEL TOWER/"BLADE"  
SHERWIN WILLIAMS  
SW7591 "RED BARN"



ENTRY/EXIT TOWERS  
STUCCO FINISH  
"COBBLESTONE BLUE"



STANCHION FABRIC AWNING  
GALE PACIFIC  
COMMERCIAL 95 #444938  
"AQUATIC BLUE"



SPLIT-FACE CMU BLOCK  
OFFICE  
"PISMO DUNES"



SMOOTH CMU BLOCK  
MAIN BUILDING  
"DAVENPORT TAN"



SMOOTH CMU BLOCK  
MAIN BUILDING  
"GRAY"



SPLIT-FACE ACCENT  
CMU BLOCK  
"CHARCOAL"



## MATERIALS BOARD

COBBLESTONE AUTO SPA  
NWC HIGLEY & WILLIAMS FIELD  
GILBERT, ARIZONA





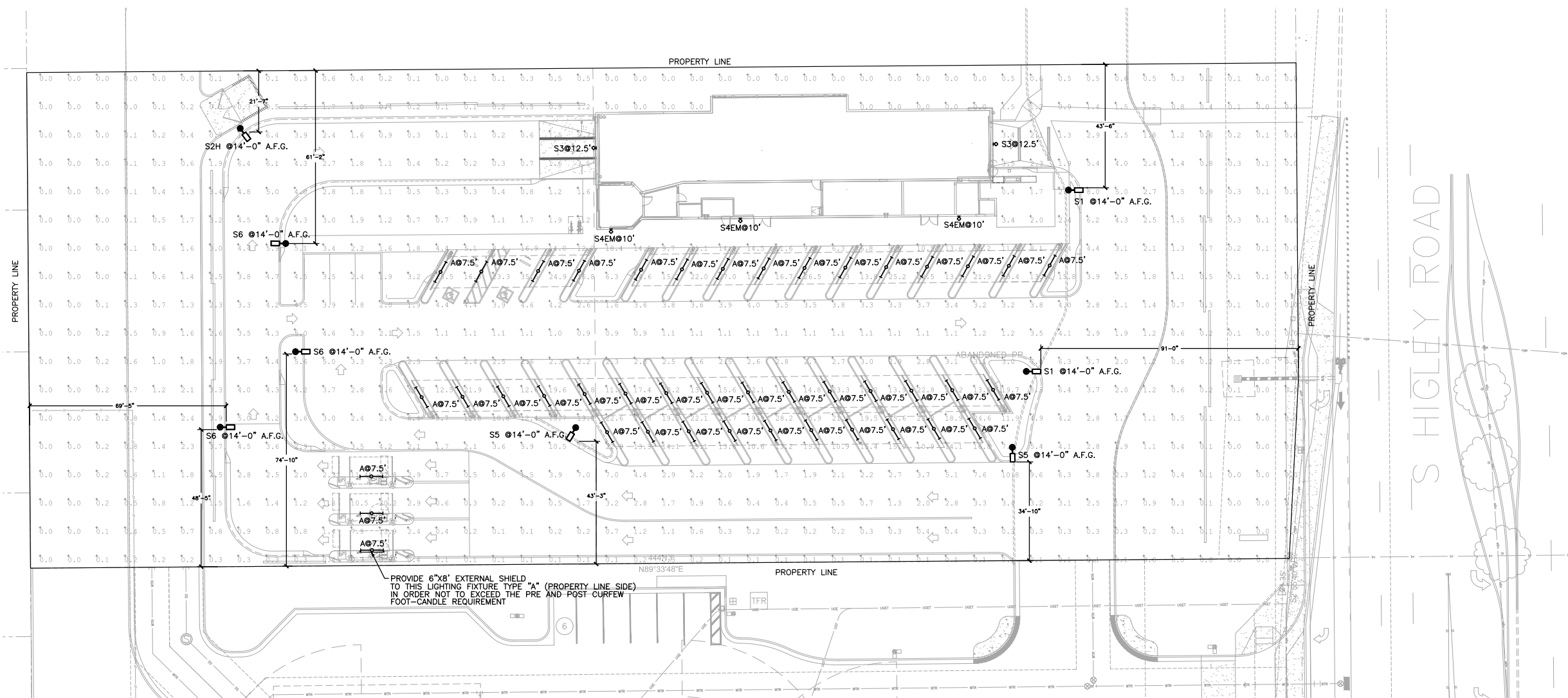
2008 NORTH 7th AVENUE  
PHOENIX, ARIZONA 850



1 COBBLE FLOOR PLAN  
SCALE: 3/16" = 1'-0"

COBBLESTONE EXPRESS CARWASH #48  
2310 S HIGLEY RD  
GILBERT, ARIZONA  
COBBLESTONE FLOOR PLAN

DATE:	2022-05-12
SCALE:	
DRAWN BY:	JM
PROJECT NUMBER:	CBL20003.0
DD4.0	
PROJECT #:	

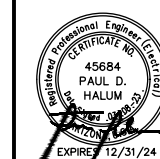


Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF
I	A	43	G&G Industrial Lighting	GPX9-SO	Driverless AC LED Luminaire	1	4800	0.95
⊙	S3	2	STONCO / KEENE	LPW16-20-NW-G3-4-2021	LPW16, 16 LED's, 4000K CCT, TYPE 4 OPTIC	1	2632	0.95
⊙	S4EM	3	STONCO / KEENE	LPW32-S0-NW-G3-2-EBP-NORMAL MODE	LPW32, 32 LED's, 4000K CCT, TYPE 2 OPTIC, LPW32-EBP	1	6025	0.95
⊙	S1	2	SIGNIFY GARDCO	ECF-S-32L-700-NW-G2-4	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4 OPTIC	1	9949	0.95
⊙	S2H	1	SIGNIFY GARDCO	ECF-S-32L-700-NW-G2-4-HIS	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4-HIS OPTIC, House-side Internal Shielding	1	7802	0.95
⊙	S5	2	SIGNIFY GARDCO	ECF-S-32L-700-NW-G2-2	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 2 OPTIC	1	9720	0.95
⊙	S6	3	SIGNIFY GARDCO	ECF-S-32L-700-NW-G2-5	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 5 OPTIC	1	10218	0.95

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE @ 0'-0" A.F.G.	+	3.66 fc	28.2 fc	0.0 fc	N.A.	N.A.

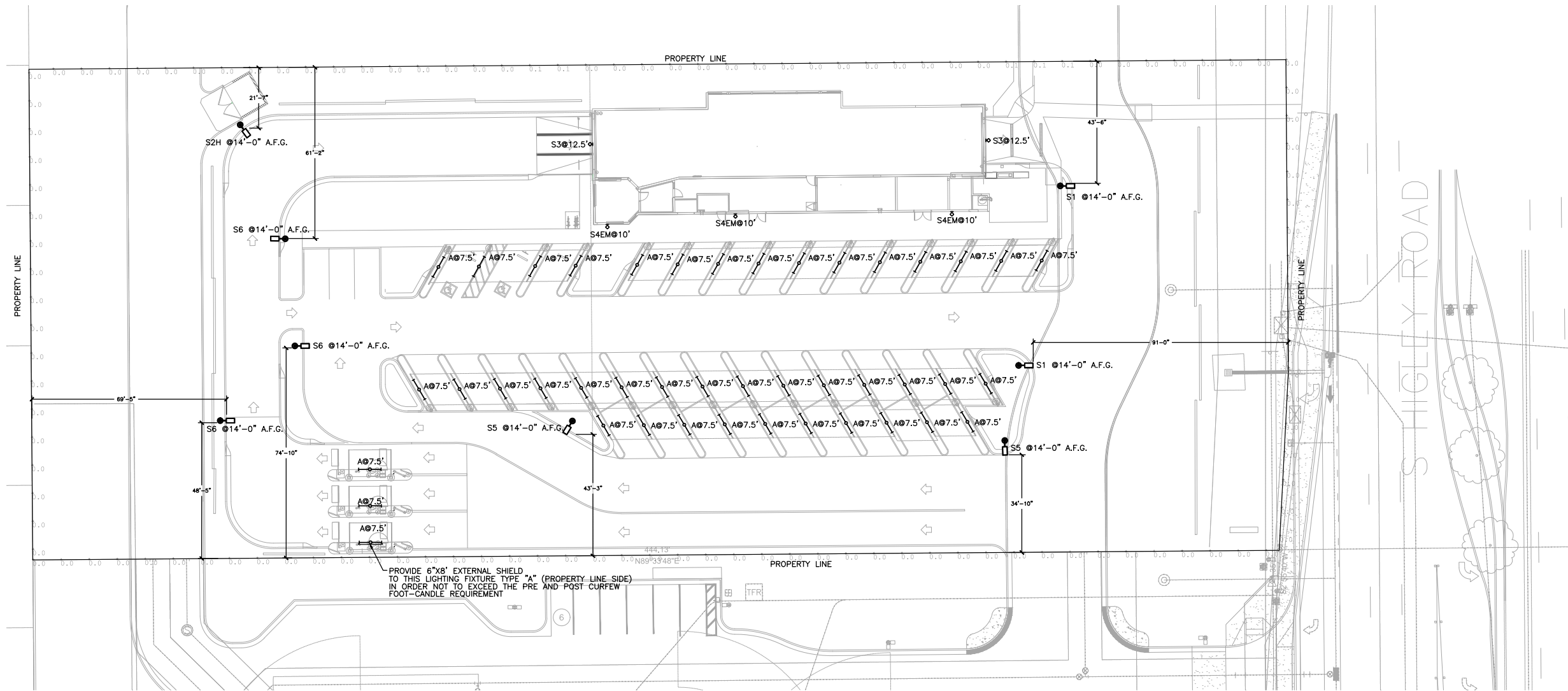
**dDesign Group**  
Electrical Design and Consulting  
2415 East Camelback Road, Suite 700,  
Phoenix, AZ 85016  
T: 602-560-3344 E: info@designgroup.org  
Proj. No.: 22-0512

2008 NORTH 7th AVENUE  
PHOENIX, ARIZONA 85016



COBBLESTONE EXPRESS CARWASH  
NWC HIGLEY RD AND WILLIAMS FIELD  
GILBERT, ARIZONA  
PHOTOMETRIC PLAN - SITE LIGHTING

DATE: 2022-05-12  
SCALE: 1" = 20'-0"  
DRAWN BY: JM  
PROJECT NUMBER: CBL20003.0  
E1.2  
PROJECT #:



Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF
I	A	43	G&G Industrial Lighting	GPX9-S0	Driverless AC LED Luminaire	1	4800	0.95
⊙	S3	2	STONCO / KEENE	LPW16-20-NW-G3-4-2021	LPW16, 16 LED's, 4000K CCT, TYPE 4 OPTIC	1	2632	0.95
⊙	S4EM	3	STONCO / KEENE	LPW32-30-NW-G3-2-EBP-NORMAL MODE	LPW32, 32 LED's, 4000K CCT, TYPE 2 OPTIC, LPW32-EBP	1	6025	0.95
⊙	S1	2	SIGNIFY GARDCO	ECF-S-32L-700-NW-G2-4	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4 OPTIC	1	9949	0.95
⊙	S2H	1	SIGNIFY GARDCO	ECF-S-32L-700-NW-G2-4-HIS	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4-HIS OPTIC, House-side Internal Shielding	1	7802	0.95
⊙	S5	2	SIGNIFY GARDCO	ECF-S-32L-700-NW-G2-2	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 2 OPTIC	1	9720	0.95
⊙	S6	3	SIGNIFY GARDCO	ECF-S-32L-700-NW-G2-5	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 5 OPTIC	1	10218	0.95

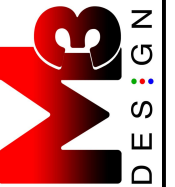
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE @ 5'-0" AFG	+	0.0 fc	0.1 fc	0.0 fc	N.A.	N.A.

**deDesign Group**  
 Electrical Design and Consulting  
 2415 East Camelback Road, Suite 700,  
 Phoenix, AZ 85016  
 T: 602-560-3344 E: info@designgroup.org  
 Proj. No.: 2022-0512

PHOTOMETRIC PLAN - SITE LIGHTING

1  
 SCALE 1" = 20'-0"

2008 NORTH 7th AVENUE  
 PHOENIX, ARIZONA 85007



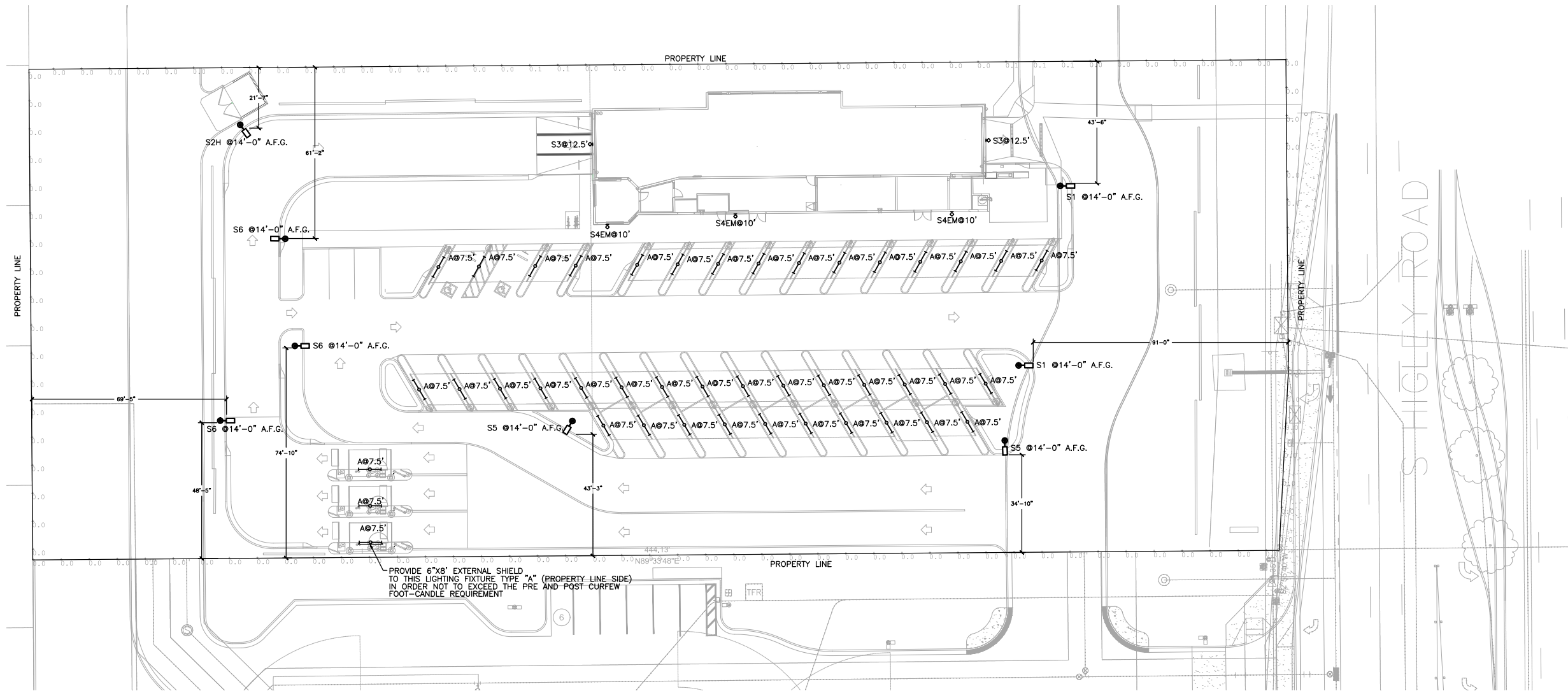
COBBLESTONE EXPRESS CARWASH  
 NWC HIGLEY RD AND WILLIAMS FIELD  
 GILBERT, ARIZONA

PHOTOMETRIC PLAN - PROPERTY LINE PRE-CURFEW

DATE: 2022-05-12  
 SCALE: 1" = 20'-0"  
 DRAWN BY: JM  
 PROJECT NUMBER: CBL20003.0

E1.3

PROJECT #:



Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF
I	A	43	G&G Industrial Lighting	GPX9-SO	Driverless AC LED Luminaire	1	4800	0.95
⊙	S3	2	STONCO / KEENE	LPW16-20-NW-G3-4-2021	LPW16, 16 LED's, 4000K CCT, TYPE 4 OPTIC	1	2632	0.95
⊙	S4EM	3	STONCO / KEENE	LPW32-S0-NW-G3-2-EBP-NORMAL MODE	LPW32, 32 LED's, 4000K CCT, TYPE 2 OPTIC, LPW32-EBP	1	6025	0.95
⊙	S1	2	SIGNIFY GARDCO	ECF-S-32L-700-NW-G2-4	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4 OPTIC	1	9949	0.95
⊙	S2H	1	SIGNIFY GARDCO	ECF-S-32L-700-NW-G2-4-HIS	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 4-HIS OPTIC, House-side Internal Shielding	1	7802	0.95
⊙	S5	2	SIGNIFY GARDCO	ECF-S-32L-700-NW-G2-2	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 2 OPTIC	1	9720	0.95
⊙	S6	3	SIGNIFY GARDCO	ECF-S-32L-700-NW-G2-5	EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 5 OPTIC	1	10218	0.95

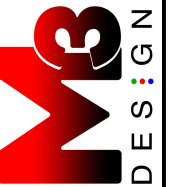
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE @ 5'-0" AFG	+	0.0 fc	0.1 fc	0.0 fc	N.A.	N.A.

**deDesign Group**  
 Electrical Design and Consulting  
 2415 East Camelback Road, Suite 700,  
 Phoenix, AZ 85016  
 T: 602-560-3344 E: info@designgroup.org  
 Proj. No.: 2022-0512

PHOTOMETRIC PLAN - SITE LIGHTING

1  
 SCALE 1" = 20'-0"

2008 NORTH 7th AVENUE  
 PHOENIX, ARIZONA 85007



COBBLESTONE EXPRESS CARWASH  
 NWC HIGLEY RD AND WILLIAMS FIELD  
 GILBERT, ARIZONA

PHOTOMETRIC PLAN - PROPERTY LINE POST-CURFEW

DATE: 2022-05-12  
 SCALE: 1" = 20'-0"  
 DRAWN BY: JM  
 PROJECT NUMBER: CBL20003.0

E1.4

PROJECT #:



### Site & Area

**EcoForm**  
ECF-S small area light

**TYPE: 'S6'**

**GARDCO** by @ignify

Project: **COBBLESTONE**  
Location: **NWC HIGLEY & WILLIAMS FIELD**  
Cat No: **ECF-S-32L-70W-NW-G3-AR-5**  
Type: **S6**  
Lamp: **LED** City  
Notes:

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Ordering guide example: ECF-S-64L-90W-NW-G2-AR-5-120-HIS-MGY

Parts	Number of LEDs	Drive Current	LED Color/Generation	Mounting	Distribution	Height
ECF-S	32 LEDs (2 modules)	365mA @ 300mA	NW-G2 Warm White 4000K, 70CRI Generation 2	ARM Arm Mount (Standard)	Type 2 2-90° Rotated left 30° 2-270° Rotated right 270°	120' 208' 240' 277' 347' 480' 580' 640' 840'
44L	44 LEDs (2 modules)	500mA @ 1000mA	NW-G2 Warm White 4000K, 70CRI Generation 2	ARM Arm Mount (Standard)	Type 3 3-90° Rotated left 90° 3-270° Rotated right 270°	120-277V (50/60Hz) 347-480V (50/60Hz)
64L	64 LEDs (4 modules)	800mA @ 1000mA	NW-G2 Warm White 4000K, 70CRI Generation 2	ARM Arm Mount (Standard)	Type 4 4-90° Rotated left 90° 4-270° Rotated right 270°	120-277V (50/60Hz) 347-480V (50/60Hz)

Options:

Dimming controls	Motor sensing	Photo-sensing	Photocell	Luminaire	Finish
DD** 0-10V External dimming (See controller for details)	IMR3** Integral with FAWIS or LCC	PCB** Photocell (See specifications for more details)	FAP** Single (200, 277, 347VAC) or Double (200, 240, 480VAC)	Square Pole Adapter (included in standard product)	Textured BK Black WH White BR Bronze DG Dark Gray MO Medium Gray

1. BL-IMR3 equipped with out-board sensor housing when ordered with ESP (347-480V)  
2. Mounts to a 4" round pole with adapter included for reuse poles.  
3. Limited to a maximum of 45 degree aiming above horizontal.  
4. Not available with other dimming control options.  
5. Not available with motor sensing.  
6. Not available with photocell control.  
7. Must specify weather sensor lens.  
8. Not available in 347 or 480V.  
9. Must specify input voltage.

10. TL, BL, LS, TL, RS and TL, RPL receptacle pins 4 & 5 are capped off when ordered with any of the dimming controls or FAWIS or LCC.  
11. Not available in 480V. Order photocell separately with TLRS07.  
12. Not available with DOG. Order photocell separately with TLRS07.  
13. Not available with SF and WS. RPLs provided with back FAWIS or LCC.  
14. Not available with Type 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

### Site & Area

**EcoForm**  
ECF-S small area light

**TYPE: 'S5'**

**GARDCO** by @ignify

Project: **COBBLESTONE**  
Location: **NWC HIGLEY & WILLIAMS FIELD**  
Cat No: **ECF-S-32L-70W-NW-G3-AR-5**  
Type: **S5**  
Lamp: **LED** City  
Notes:

Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 27,800 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings. Includes Service Tag, our innovative way to provide assistance throughout the life of the product.

Ordering guide example: ECF-S-64L-90W-NW-G2-AR-5-120-HIS-MGY

Parts	Number of LEDs	Drive Current	LED Color/Generation	Mounting	Distribution	Height
ECF-S	32 LEDs (2 modules)	365mA @ 300mA	NW-G2 Warm White 4000K, 70CRI Generation 2	ARM Mount (Standard)	Type 2 2-90° Rotated left 30° 2-270° Rotated right 270°	120' 208' 240' 277' 347' 480' 580' 640' 840'
44L	44 LEDs (2 modules)	500mA @ 1000mA	NW-G2 Warm White 4000K, 70CRI Generation 2	ARM Mount (Standard)	Type 3 3-90° Rotated left 90° 3-270° Rotated right 270°	120-277V (50/60Hz) 347-480V (50/60Hz)
64L	64 LEDs (4 modules)	800mA @ 1000mA	NW-G2 Warm White 4000K, 70CRI Generation 2	ARM Mount (Standard)	Type 4 4-90° Rotated left 90° 4-270° Rotated right 270°	120-277V (50/60Hz) 347-480V (50/60Hz)

Options:

Dimming controls	Motor sensing	Photo-sensing	Photocell	Luminaire	Finish
DD** 0-10V External dimming (See controller for details)	IMR3** Integral with FAWIS or LCC	PCB** Photocell (See specifications for more details)	FAP** Single (200, 277, 347VAC) or Double (200, 240, 480VAC)	Square Pole Adapter (included in standard product)	Textured BK Black WH White BR Bronze DG Dark Gray MO Medium Gray

1. BL-IMR3 equipped with out-board sensor housing when ordered with ESP (347-480V)  
2. Mounts to a 4" round pole with adapter included for reuse poles.  
3. Limited to a maximum of 45 degree aiming above horizontal.  
4. Not available with other dimming control options.  
5. Not available with motor sensing.  
6. Not available with photocell control.  
7. Must specify weather sensor lens.  
8. Not available in 347 or 480V.  
9. Must specify input voltage.

10. TL, BL, LS, TL, RS and TL, RPL receptacle pins 4 & 5 are capped off when ordered with any of the dimming controls or FAWIS or LCC.  
11. Not available in 480V. Order photocell separately with TLRS07.  
12. Not available with DOG. Order photocell separately with TLRS07.  
13. Not available with SF and WS. RPLs provided with back FAWIS or LCC.  
14. Not available with Type 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

### Wall mount

**LytePro**  
LPW32 large wall sconce

**TYPE: 'S4EM'**

**Stonco** by @ignify

Project: **COBBLESTONE**  
Location: **NWC HIGLEY & WILLIAMS FIELD**  
Cat No: **LPW32-70W-NW-G3-120-PCB-BZ**  
Type: **S4EM**  
Lamp: **LED** City  
Notes:

Stonco LytePro LED large wall sconce LPW32 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW32 is ideal for building perimeters and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Ordering guide Example: LPW32-70W-NW-G3-120-PCB-BZ

Prefix	Wattage	LED Color/Gen	Distribution	Emergency	Voltage
LPW32	70W	NW-G3	Type 2	None	120V
LPW32	90W	NW-G3	Type 3	Emergency Battery Pack**	208V
LPW32	90W	NW-G3	Type 4	Emergency Battery Pack**	240V
LPW32	90W	NW-G3	Type 4	Emergency Battery Pack**	277V
LPW32	90W	NW-G3	Type 4	Emergency Battery Pack**	347V
LPW32	90W	NW-G3	Type 4	Emergency Battery Pack**	480V
LPW32	90W	NW-G3	Type 4	Emergency Battery Pack**	580V
LPW32	90W	NW-G3	Type 4	Emergency Battery Pack**	640V
LPW32	90W	NW-G3	Type 4	Emergency Battery Pack**	840V

Options:

Dimming controls	Motor sensing	Photocontrol	Location	Finish
DD** 0-10V External dimming (See controller for details)	IMR3** Integral with FAWIS or LCC	PCB** Photocell (See specifications for more details)	BA** Meets the requirements of the Buy American Act of 1933 (BAA)	Textured BK Black WH White BR Bronze DG Dark Gray MO Medium Gray

1. Emergency battery backup (EBP) available with 90W configuration only  
2. Not available in 347 or 480V  
3. Not available with other dimming control options  
4. Available only with BL dimming option  
5. Must specify voltage  
6. Other colors available upon request as made-to-order

7. Failure to properly select the "BA" suffix could result in you receiving a product that is not compliant product with no recourse for an SMA or refund. This BAA designation hereunder does not address (i) the applicability of or (ii) the enforceability of the Trade Agreements Act, or (iii) the "Buy American" domestic content requirements imposed on states, localities, and other non-federal entities under the Trade Agreements Act administered by the Department of Transportation or other federal agencies.  
8. Consult Signify to confirm whether specific accessories are BAA-compliant.

### ECF-S EcoForm small Area luminaire

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. Lp is the predicted time when LED performance degrades to 70% of initial lumen output. Calculated per IESNA TM-21-11. Published Lp hours limited to 8 times actual LED test hours.

Ambient Temperature °C	Driver mA	Calculated Lp Hours	Lp per TM-21	Lumen Maintenance % at 60,000 hrs
23°C	up to 1200 mA	>800,000 hours	>120,000 hours	>95%

Optical Distributions

Based on configuration ECF-S-64L-90W-NW-G2 (159W) mounted at 20ft:

ECF-S\_EcoForm\_area\_small 08/21 page 3 of 9

### ECF-S EcoForm small Area luminaire

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. Lp is the predicted time when LED performance degrades to 70% of initial lumen output. Calculated per IESNA TM-21-11. Published Lp hours limited to 8 times actual LED test hours.

Ambient Temperature °C	Driver mA	Calculated Lp Hours	Lp per TM-21	Lumen Maintenance % at 60,000 hrs
23°C	up to 1200 mA	>800,000 hours	>120,000 hours	>95%

Optical Distributions

Based on configuration ECF-S-48L-90W-NW-G2 (159W) mounted at 20ft:

ECF-S\_EcoForm\_area\_small 08/21 page 3 of 9

### LPW32 LytePro LED large wall sconce

Dimensions

Accessory dimensions (ordered separately)  
LPW32-90W-ESZ LPW32-90W-ESZ cover mounting plate, 0.08" aluminum, bronze textured paint (used to cover larger pre-existing opening or surface, field installed). Offers same J-Box pattern as luminaire or may be tagged to wall using (6) knockouts.  
Universal J-Box mounting hole pattern

LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2		Type 3		Type 4	
					Lumen Output	Efficiency (lm/W)	Lumen Output	Efficiency (lm/W)	Lumen Output	Efficiency (lm/W)
LPW32-70W-NW-G3	32	400	4000K	65	8,475	82-100-02	130	5,869	81-100-02	125
LPW32-90W-NW-G3	32	600	4000K	90	8,475	82-100-02	130	5,869	81-100-02	125
LPW32-90W-NW-G3	32	900	4000K	90	10,992	82-100-02	122	10,761	82-100-02	120
LPW32-90W-NW-G3	32	400	3000K	45	5,455	81-100-01	120	5,340	81-100-01	114
LPW32-90W-NW-G3	32	600	3000K	60	7,626	81-100-01	115	7,367	81-100-01	114
LPW32-90W-NW-G3	32	900	3000K	60	9,951	82-100-02	112	9,742	82-100-02	108

LED Wattage and Lumen Values - Emergency mode

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2		Type 3		Type 4	
					Normal Mode	Emergency Mode	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode
LPW32-90W-NW-G3-ESP	32	400	4000K	45	10	3459	1995	5840	3932	3774
LPW32-90W-NW-G3-ESP	32	400	3000K	45	10	3459	1995	5840	3932	3774

Predicted lumen depreciation data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. Lp is the predicted time when LED performance degrades to 70% of initial lumen output. Calculated per IESNA TM-21-11. Published Lp hours limited to 8 times actual LED test hours.

Ambient Temperature °C	Calculated Lp Hours	Lp per TM-21	Lumen Maintenance % at 60,000 hrs
up to 40°C	>200,000 hours	>54,000 hours	>95%

Optical distributions

Based on LPW32-70W-NW-G3 at 20' mounting height

LPW32\_LytePro\_sconce 10/21 page 2 of 3

2008 NORTH 7th AVENUE  
PHOENIX, ARIZONA 85007

**DESIGN**

**COBBLESTONE**  
AUTO LOCAL

Professional Engineer (Electrical)  
45684  
PAUL D. HALUM  
LICENSED IN ARIZONA  
EXPIRES 12/31/24

COBBLESTONE EXPRESS CARWASH  
NWC HIGLEY RD AND WILLIAMS FIELD  
GILBERT, ARIZONA

LIGHTING FIXTURE CUTSHEETS

DATE: 2022-05-12  
SCALE: NONE  
DRAWN BY: JM  
PROJECT NUMBER: CBL20003.0

**E1.6**

SITE LIGHTING FIXTURE CUTSHEETS 1

SCALE NONE

Project: E1.6

Design Group  
Electrical Design and Consulting  
1431 East Camelback Road, Suite 700,  
Phoenix, AZ 85016  
602-560-3344 E: info@designgroup.com  
Proj. Mgr.: Randy D. Proj. No.: 22-042





**COBBLESTONE CAR WASH  
PROJECT NARRATIVE**

May 29<sup>th</sup>, 2022

Town of Gilbert  
Development Services/Planning Division  
90 E Civic Center Dr  
Gilbert, AZ 85296

RE: **SITE PLAN/DR SUBMITTAL**  
**Proposed Cobblestone Auto Spa Facility**  
NWC Higley Rd & Williams Field Rd  
Gilbert, AZ

Dear Planning Team:

We are very pleased to be submitting for Site Plan/Design Review for the proposed Cobblestone Auto Spa Facility to be located North of NWC Higley Rd & Williams Field Rd. The 1.45 Acre parcel which is Zoned SC (Shopping Center) and currently is Vacant. The surrounding parcel is also currently Zoned SC to the North, South and East, with SF-D on West side.

The proposed facility will include proposed 5,850sf Car Wash Building, along with 39 Proposed Vacuum Stanchions/Parking spaces with 2 ADA Covered Spaces. All Vacuum equipment (Motors/VFD) will be housed within Main Building thus eliminating any concerns with Noise at Customer Stanchions as well as existing adjacent development.

QT is immediate Corner Pad with additional Pads along Higley Rd. Existing Curb Cuts to remain. Under QT approvals, off-sites and on-site utility infrastructure will be installed.

Under SC, Car Wash Use is an allowed Use, requiring Site Plan/Design Review and Approvals

We are proposing a Modern Theme, with Main Steel Tower component at the center of the car wash tunnel incorporating Glazing providing customer with an open and bright experience in lieu of typical car wash tunnel experience which is dark and "claustrophobic" in nature. Our Tunnel Exit will incorporate a tower element providing some height variation and massing. The balance of the tunnel is comprised of stained CMU block and stucco. The tunnel roof will comprise of blue fabric, complementing the awning canopies at vacuum stanchions, as well as further enhancing Customer experience providing Natural Light. We are proposing Quality Design with sustainable materials with a cohesive Color Palette and overall unparalleled Design complementing existing Development for the South Gilbert Community.

We appreciate the opportunity to be making our formal Site Plan/Design Review and we look forward to your feedback and our forthcoming review and approvals. Please do not hesitate to contact us if you should have any questions and/or need any additional clarifications or supplement information.





**COBBLESTONE CAR WASH  
PROJECT NARRATIVE**

Respectfully,



A handwritten signature in blue ink, appearing to read 'Jesse Macias'.

Jesse Macias  
President  
2645 N 7<sup>th</sup> Avenue  
Phoenix, AZ 85007  
[jmacias@m3designllc.com](mailto:jmacias@m3designllc.com)