



# CITY OF EL MIRAGE

## DEVELOPMENT APPLICATION FORM

**Official Use**

Case No: PZ21-08-24 Date Received: 1/25/2022 Planning & Zoning Commission Meeting: 3/8/2022 City Council Meeting: 4/5/2022

### PURPOSE

Development Applications are reviewed by the Technical Advisory Committee (TAC) with the intent to provide the applicant specific information in preparation to meeting the City's technical standards and requirements for the proposed development project. Information provided by TAC is based on applicant submittals and should be considered actual and detailed in nature.

### ACTION REQUESTED (Check one)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Conditional Use Permit   | <input type="checkbox"/> Site Plan Approval  |
| <input type="checkbox"/> General Plan Amendment: <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Site Plan Amendment |
| <input type="checkbox"/> Planned Area Development (PAD)  | <input type="checkbox"/> Preliminary Plat    |
| <input type="checkbox"/> Planned Area Development Amendment  | <input type="checkbox"/> Final Plat          |
| <input type="checkbox"/> Rezoning  | <input type="checkbox"/> Other: _____        |

### PROPERTY INFORMATION:

Name of Project: El Mirage Express Car Wash Acreage: 0.29  
 Property Address/Location: 11805 W. Thunderbird Rd  
 Assessor's Parcel Number: 50135003

### APPLICANT / OWNER INFORMATION:

Applicant: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/ST/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_

Owner: SB&W Investments  
 Address: 617 S. Olive St # 511  
 City/ST/Zip: Los Angeles, CA 90014  
 Phone: 949-280-1339  
 Email: ericstein@gmail.com  
 Signature: [Signature]

(Agreement to act as agent for owner)

(Authorization for agent to act for owner)

- Application Form
- Comprehensive Site Plan
- Deed and/or Title Report
- Drainage Report
- A.L.T.A. Survey
- Phase I Environment Site Assessment
- Preliminary Landscape Plans
- Filing Fee (see Fee Schedule starting on page 9)

# **Project Narrative**

SB&W Investments is proposing to develop vacant land to be used for an express tunnel car wash facility. The request is for a Conditional Use Permit for an Auto/RV Sales/ Service in an Urban Corridor (commercial) zone. The proposed facility will be located at 11805 W. Thunderbird Rd. in El Mirage, Az. We have registered the name The El Mirage Express Car Wash with the Arizona Corporation Commission. Prior to the land being cleared, there was a single family home built in 1951 with 1600+ square feet.

The proposed principal building does not meet the Thunderbird Road Overlay District requirement of all new building shall be built along the front of the front of the property line for at least 50% of the ground floor façade. We are formally requesting to divert from this provision to have the building set back 50 feet from the front property to allow customers to exit the wash tunnel safely before exiting the property. The car wash tunnel will

measure 58'L x 20'W x 11'6" eave height. The building roof will be tinted polycarbonate with 1/4" tempered glass side walls.

The El Mirage Express Car Wash will serve the community of El Mirage with an express car wash by providing convenience, quick service, water conservation thru eco-friendly state-of-the-art new efficient equipment, a source for local employment, drive business revenue to support the local community, and a location for philanthropic activities. The El Mirage Express Car Wash will be a friendly, safe, secure, and well-lit site that will have aesthetics coinciding to the surrounding developed area.

Below is the summary and expectations we have for employees required to meet the El Mirage Car Wash hours of operation based on demand pools. El Mirage Car Wash will have 73 hours of open operations to the public during a normal operating week. Employee operational hours will be approximately 80 hours a week, for opening of the car wash and shut down,

routine open/close maintenance beyond the public operating hours.

We will have at a minimum, 2 employees on site during El Mirage operating hours, this will include Management. El Mirage will operate 7 days a week on a normal operating week. Below is the draft of operating hours during weekdays and weekend. Keep in mind, we will have a least 1-2 days of shut down during proactive routine maintenance. During peak operating hours, which will be weekdays from 11 am - 1pm, and 4-6pm, and weekends from 11am - 2pm, we will have an overlapping scheduling of 2 part time employees plus one full time, being the El Mirage Car Wash manager. Employee parking will be suffice for all (3) employees as we will have (3) parking spots. Please see architectural design, confirming all (3) employees designated parking locations.

Main activities for management and part-time employees during operating hours are;

1. Customer care and loyalty services - to include transactions and customer satisfaction feedback. To include car care services, example being towels and

interior cleaning car care.

2. Operational monitoring of car wash machinery, vacuum system, and proactive routine maintenance.

3. Scheduling of employee, employee payroll and benefits.

4. Site maintenance of lot, lighting, external building aesthetic, and landscaping. To include trash site clean up and maintaining very nice curb appeal.

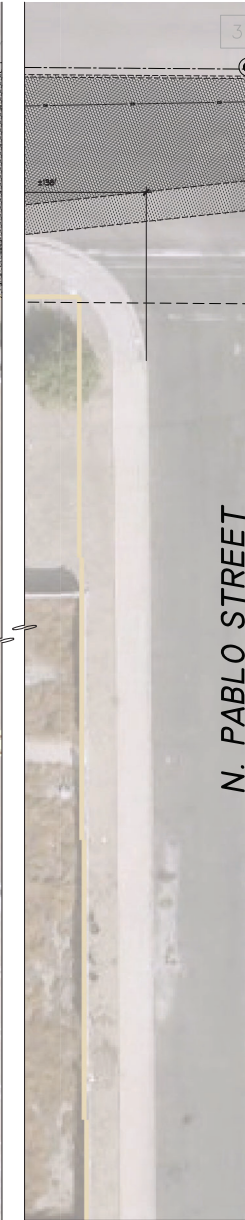
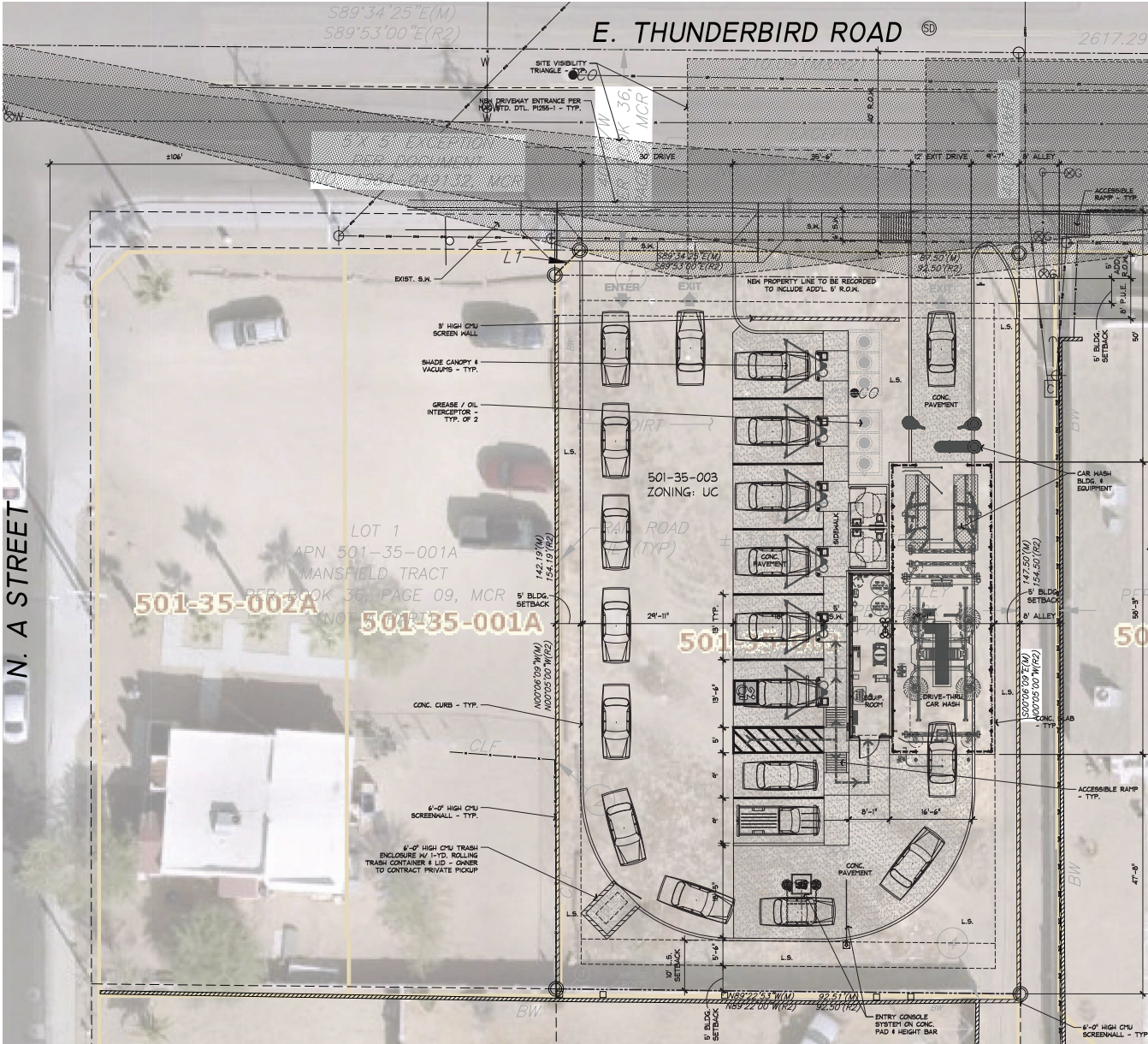
Employee operations - management - employees

**\* Hours of operations** (73 hours/week customer operating hours)

- M-F: 9am - 8pm (11 hours operating)
- Sat: 10am - 8pm (10 hours operating)
- Sun: 10am - 6pm (8 hours operating)
- **Three employees on site during peak customer transaction hours, two employees on site during**

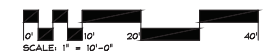
## **non-peak hours of operations.**

- **One Full Time Employee - (1)** Manager overseeing the site operations and people management scheduling. Scope of work to include scheduling maintenance of all operations and repairs.
- 40 hours of work
- **Two Part Time Employees - (2)** Part time employees on a flex schedule and overlap during peak hours.
  - 25-30 hours of work per employee
- Keep in mind, despite having (2) part-time employees, this will be most likely 3-4 additional jobs for the city of El Mirage depending on employee availability.



# EXPRESS CAR WASH

EL MIRAGE, AZ  
 PROJECT NUMBER: 21046.00  
 DATE: 02/16/22



## SP1 - PRELIMINARY SITE PLAN

**OWNER**  
 EL MIRAGE EXPRESS CARWASH  
 617 S. OLIVE STREET, SUITE 511  
 LOS ANGELES, CALIFORNIA 90014  
 PHONE: (405) 377-2222  
 CONTACT: KELLY FERGUSON  
 E-MAIL: info@elmirage.com

**ARCHITECT**  
 ROBERT BROWN ARCHITECTS  
 88 S. SAN MARCOS PL.  
 CHANDLER, ARIZONA 85225  
 PHONE: (480) 377-2222  
 CONTACT: KELLY FERGUSON  
 E-MAIL: info@rbrb.com

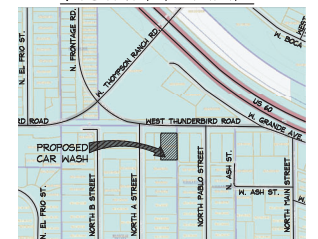
**PROJECT DESCRIPTION**  
 TO DEVELOP AN EXISTING VACANT PROPERTY, APPROX. 0.26 ACRES, LOCATED IN EL MIRAGE TO ACCOMMODATE A NEW EXPRESS CARWASH FACILITY. SITE DEVELOPMENT WILL INCLUDE NEW DRIVEWAYS ENTERING AND EXITING THE SITE, AND PARKING.

### SITE DATA

PROJECT ADDRESS: 1805 N. THUNDERBIRD ROAD  
 EL MIRAGE, 85355

ASSESSORS PARCEL NO.: 501-35-003  
 ZONING: UC  
 DISTRICT: THUNDERBIRD ROAD OVERLAY DISTRICT (TRCD)  
 ADJACENT ZONING:  
 NORTH: N/A  
 EAST: UC  
 SOUTH: SN  
 WEST: UC  
 SETBACKS:  
 NORTH: 5' BLDG.  
 EAST: 5' BLDG.  
 SOUTH: 5' BLDG., 10' L.S.  
 WEST: 5' BLDG.  
 SITE AREA: 12,835 SQ. FT. / 0.29 ACRES  
 BUILDING USE: B - CAR WASH  
 BUILDING CONSTRUCTION TYPE: II-B  
 BUILDING AREA: 1,406 SQ. FT.  
 BUILDING HEIGHT: ±15'-6"  
 LOT COVERAGE: 1,406 / 12,835 = 11.85%  
 PARKING:  
 REQUIRED: 1 PER EMPLOYEE @ MAX. SHIFT = 2 SPACES  
 PROVIDED: 8 SPACES (INCLUDES 1 ACCESSIBLE SPACE)

### VICINITY MAP



88 south san marcos place  
 chandler - arizona - 85225  
 p. 480.377.2222

www.robertbrownarchitects.com

This document, including the issues and designs it contains, is an instrument of professional services rendered by the Architect/Engineer. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Robert Brown Architects.

### SITE PLAN NOTES:

- ALL OVERHEAD UTILITY LINES ALONG THE PROJECT FRONTAGE (B/W AND UNDER) SHALL BE PLACED UNDERGROUND.
- ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS, INCLUDING ADDITIONS THERETO REQUIRING MORE PARKING, SHALL NOT BE PERMITTED UNTIL SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE FURNISHED.

←←←←← DASHED LINE REPRESENTS ACCESSIBLE ROUTE

# EXPRESS CAR WASH

11805 WEST THUNDERBIRD ROAD | EL MIRAGE | AZ | 85335

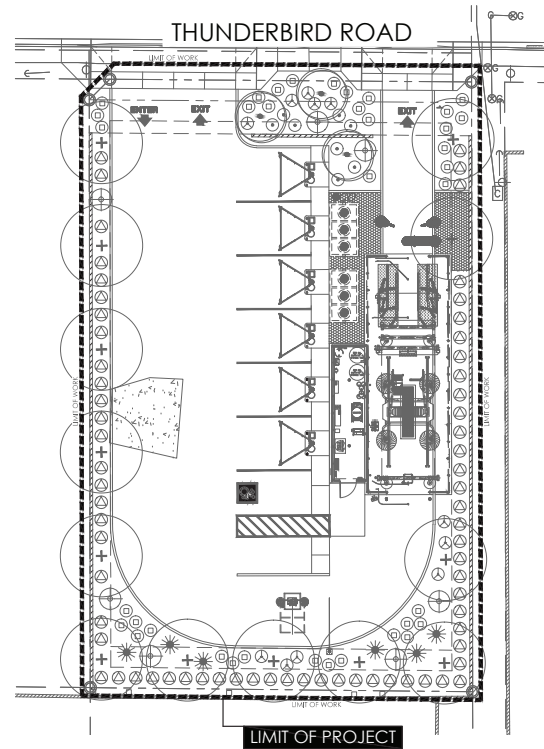
## PRELIMINARY LANDSCAPE PLAN

### GENERAL NOTES:

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE TOP DRESSING. ALL GRANITE IS TO BE 2" DEPTH, COLOR AS SPECIFIED, TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND CONFORMING TO LOCAL AGENCY'S APPROVED PLANT LIST.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
- LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO PURCHASE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
- REFER TO PLANTING DETAILS. BACKFILL: NATIVE SOILS FREE OF CONTAMINATION AND ROCKS OVER 3 INCHES IN DIAMETER.
- COMPLETE ALL TRENCHING, LANDSCAPE GRADING, BERMING AND SWALES PRIOR TO START OF PLANTING.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC., AT HIS EXPENSE.
- ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLANS IS TO BE REMOVED.
- ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
- QUANTITIES ON PLAN ARE PROVIDED FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEARBY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT / OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- NOTE: SURFACE-FERTILIZE PLANTS AS PART OF COMMON-AREA MAINTENANCE CONTRACT.
- APPLY A SOLUTION OF "SUPERTHRIVE" COMBINED WITH LIQUID CHELATED IRON SUPPLEMENT AS PLANT IS BEING WATERED IN AT THE FOLLOWING RATES:  
-BASIC MIX: 1/4 TSP. (TEASPOON) SUPERTHRIVE AND 1 TSP. IRON SUPPLEMENT PER GAL. OF WATER.  
-TREES: APPLY 4 GALLONS OF BASIC MIX.  
-SHRUBS AND SUCCULENTS 1 GAL. AND 5 GAL.; APPLY 1 GALLON OF BASIC MIX.  
-SHRUBS AND SUCCULENTS 15 GAL.; APPLY 2 GALLONS OF BASIC MIX.
- REMOVE NURSERY PROVIDED STAKING AND TAPING FROM ALL PLANTS, IF APPLICABLE. STAKE NURSERY GROWN TREES AS DETAILED.
- WATER SUPPLY MUST BE OPERATIONAL PRIOR TO PLANT INSTALLATION.
- PRUNE DEAD OR DAMAGED BRANCHES AFTER PLANTING. PRUNE TREES OF LIVING BRANCHES, ONLY IF DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER, AFTER PLANTING.
- BEFORE PLANTING, STAKE OR FLAG THE LOCATION OF ALL PLANTS OR PLACE CONTAINERS UP TO 15 GAL. AT LOCATIONS SHOWN ON PLAN AND ARRANGE TO HAVE THE LANDSCAPE ARCHITECT REVIEW AND APPROVE THE LOCATIONS. LANDSCAPE ARCHITECT MAY REVISE LOCATIONS ONCE BEFORE PLANTING.
- REMOVE ALL WEED GROWTH FROM AREAS TO BE LANDSCAPED. IF WEED CONTROL IS NEEDED, USE CAREFULLY APPLIED CONTACT HERBICIDE, "ROUND-UP" OR EQUAL. APPLY BY HAND SPRAYER TO AVOID DAMAGE TO NEW PLANTS.
- ALL BOULDERS ARE TO BE GRANITE SURFACE SELECT, SIZE PER PLAN. ALL BOULDERS ARE TO BE BURIED 1/3 IN SOIL.
- ALL SWALE CHANNELS ARE TO HAVE 6" - 8" FRACTURED GRANITE OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3x3', 3" - 6" FRACTURED GRANITE OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- ALL TURF IS TO BE MID-IRON HYBRID VARIETY.
- ALL TURF IS TO BE CAST IN PLACE CONCRETE, COLOR TO BE SELECTED.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE HEADER INSTALLATION WITH GRADING CONTRACTOR. ANY LOCATIONS WHERE RIP-RAP SWALES ARE ADJACENT TO TURF AREAS, HEADER IS TO HAVE A DRAINAGE OUTLET (TURN-DOWN) FOR THE WIDTH OF THE RIP-RAP AREA, TYP.
- CONTRACTOR TO ENSURE THAT SLEEVING FOR IRRIGATION GOES UNDER EVERY DRIVEWAY (INCLUDING 2 LOTS).
- ALL LANDSCAPING AND STRUCTURES CONSTRUCTED FROM THIS PLAN HAVE BEEN DESIGNED WITHIN STANDARD CITY REQUIREMENTS AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER / HOA TO MAKE NECESSARY REPAIRS DUE TO VANDALISM / THEFT / OR NEGLIGENCE. DEVELOPER / HOA DOES NOT HOLD (YOUNG DESIGN GROUP, LLC) RESPONSIBLE FOR ANY DAMAGES INCURRED AS SUCH.
- JUTE NETTING TO BE INSTALLED ON ALL SLOPES GREATER THAN 4:1 WITH 100% LIVE PLANT COVER.
- WARRANTY ALL PLANT MATERIAL TO BE IN HEALTHY GROWTH FOR THE PERIODS OF: TREES: 365 DAYS SHRUBS, VINES AND GROUNDCOVERS: 90 DAYS, STARTING AT DATE OF FINAL ACCEPTANCE, REPLACE MATERIAL NOT SHOWING HEALTHY GROWTH WITHIN 10 WORKING DAYS OF NOTIFICATION BY OWNER.
- YDG DOES NOT WARRANT AVAILABILITY OF SPECIES OR SIZES OF PLANTS LISTED. "AVAILABLE" SHALL MEAN AVAILABLE IN A WHOLESALE NURSERY IN ARIZONA OR CALIFORNIA. NOTIFY OWNER AND YDG OF NON-AVAILABILITY FOR ISSUANCE OF SUBSTITUTION BY YDG.
- CITY APPROVAL OF THESE PLANS SHALL SIGNIFY AND CONFIRM OWNER'S CAREFUL REVIEW AND APPROVAL OF THESE PLANS, INCLUDING PLANT SPECIES AND SIZES LISTED, OWNER SHALL OBTAIN UNIT PLANT COSTS, INSTALLED & GUARANTEED.
- TYPICAL MINIMUM SETBACKS FROM EDGE OF WALKS, DRIVES AND BUILDINGS: TREES: 6 FT.; SHRUBS: 3 FT.; GROUNDCOVER: 2 FT.
- AREAS IN SIGHT TRIANGLES SHALL HAVE NO OBSTRUCTION GREATER THAN 2 FT. HT. AND TREES SHALL HAVE CANOPY HIGHER THAN 7 FT. AT TIME OF PLANTING.
- NOTE THAT NURSERY-GROWN TREES MUST HAVE TRUNK DIAMETER IN PROPORTION TO HEIGHT, AND THAT CONTRACTOR MUST INSPECT EACH TREE FOR ROOT-BINDING AND OTHER GROWTH DEFECTS, AND REMOVE DEFECTIVE PLANTS FROM THE SITE.
- TREES TO MEET LOCAL JURISDICTIONS ZONING SIZE REQUIREMENTS AT THE TIME OF PLANTING. TREES THAT DO NOT MEET MIN. REQUIREMENTS SHALL BE REPLACED IN KIND WITH TREES THAT MEETS REQUIREMENTS.
- ANY DISTURBED AREAS AREAS NOT INITIALLY BUILT UPON WILL NEED A COUNTY / CITY APPROVED DUST CONTROL MATERIAL INSTALLED.
- TREES THAT ARE PLANTED AS 24" BOX MUST HAVE 2" CALIPER AFTER FIRST YEAR OF GROWTH.

### GRADING GENERAL NOTES

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND MAINTAIN AND / OR CREATE DRAINAGE SPECIFIED ON THE PROJECT CIVIL ENGINEERS CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL KEEP DRAINAGEWAYS AND NATURAL FLOW CHANNELS SPECIFIED FREE FROM OBSTRUCTIONS THAT MAY IMPAIR FLOW.
- AESTHETIC FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL GRADING SHALL BE APPROVED BY OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING.
- FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1" BELOW ADJACENT HARDSCAPE UNLESS OTHERWISE NOTED.



### OVERALL SITE PLAN

NOT TO SCALE

### MISC. NOTES

- EXISTING OVERHEAD POWER LINES CROSS OVER NORTHERN FRONTAGE ALONG THUNDERBIRD ROAD.
- A MINIMUM OF 3' CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS WHERE NOTHING WILL BE PLANTED OR WILL GROW.
- ALL TRANSFORMERS ARE TO HAVE A 3' CLEARANCE AROUND EDGES OF ALL TRANSFORMER PADS AND A CLEAR OPERATIONAL AREA THAT EXTENDS 12' IMMEDIATELY IN FRONT OF ALL TRANSFORMERS. REFER TO UTILITY COMPANY DETAILS FOR MORE INFORMATION.

### NATIVE PLANT INFORMATION

THERE ARE NO QUALIFYING TREES OR PLANT MATERIAL FOR SALVAGE FOUND ON SITE.

### PROJECT TEAM

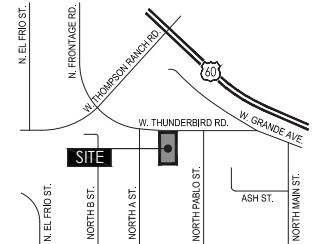
**OWNER:**  
EL MIRAGE EXPRESS CARWASH  
617 SOUTH OLIVE ST.  
SUITE # S11  
LOS ANGELES, CA 90014  
CONTACT: ERIC STEIN

**LANDSCAPE ARCHITECT:**  
YOUNG DESIGN GROUP  
7234 EAST SHOEMAN LN.  
SUITE # 8  
SCOTTSDALE, AZ 85251  
PH: (480) 257-3312  
CONTACT: JOE YOUNG  
jyoung@youngdg.com

**ARCHITECT:**  
ROBERT BROWN ARCHITECTS  
88 SOUTH SAN MARCOS PL.  
CHANDLER, AZ 85225  
PH: (480) 377-2222  
CONTACT: KELLY FERUGSON  
kelly@rbrownarch.com

### VICINITY MAP

NOT TO SCALE



### SHEET INDEX

- L0.1 \_\_\_\_\_ COVER SHEET + NOTES
- L1.1 \_\_\_\_\_ PRELIMINARY LANDSCAPE PLAN

### PRELIMINARY APPROVAL

DATE:	12/09/21
JOB NO.:	2132
DESIGN BY:	YDG / CLF
CHECKED BY:	JMY
REVISIONS:	DATE
SUBMITTED FOR:	
PSP REVIEW	
SHEET NO.	
L0.1	
1 OF 2	

Young Design Group  
Landscape Architecture  
& Land Planning  
7234 east shoeman ln. suite # 8  
scottsdale, arizona 85251  
tel. 480.257.3312



EXPRESS CAR WASH  
11805 W. THUNDERBIRD RD. | EL MIRAGE | AZ | 85335

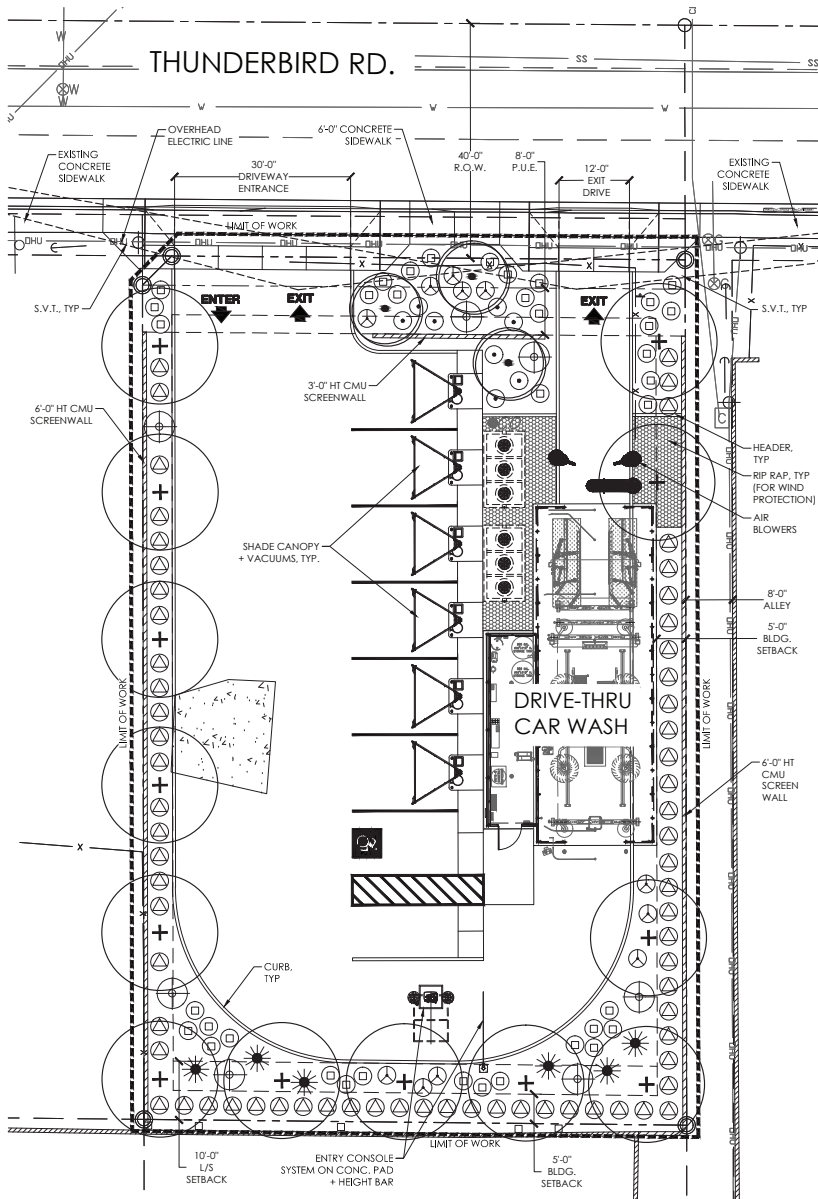
DATE: 12/09/21  
JOB NO: 2132  
DESIGN BY: YDG / CLF  
CHECKED BY: JMY  
REVISIONS: DATE

SUBMITTED FOR:  
PSP REVIEW

SHEET NO.  
L0.1  
1 OF 2

TRACKING NUMBERS:

CITY OF EL MIRAGE, ARIZONA  
 PRELIMINARY LANDSCAPE AND IRRIGATION PLAN FOR THE DRIVE-THRU CAR WASH PROJECT  
 PREPARED BY: YOUNG DESIGN GROUP, LLC. NO. 41. THE CITY OF EL MIRAGE, ARIZONA, IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE DRIVE-THRU CAR WASH PROJECT.



**PRELIMINARY LANDSCAPE PLAN**

SCALE: 1" = 10'-0"



**PLANT SCHEDULE**

TREES	SIZE / REMARKS	QTY
+ QUERCUS VIRGINIANA LIVE OAK	24" BOX / STANDARD TRUNK, MATCHED	13
• CAESALPINIA CACALACO CASCALOTE	24" BOX / STANDARD TRUNK, MATCHED	3
<b>SHRUBS</b>		
⊕ CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	7
⊙ LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GAL	8
⊖ NERIUM OLEANDER 'P. PINK' PETITE PINK OLEANDER	5 GAL	68
<b>ACCENTS</b>		
⊕ HESPERALOE PARVIFLORA RED YUCCA	5 GAL	11
⊙ HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	6
<b>GROUND COVER</b>		
⊕ LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL	37
<b>INERT MATERIALS</b>		
D.G. DECOMPOSED GRANITE 'MAHOGANY' (ROCK PROS USA)	1/2" SCREENED 2" DEPTH	ALL L/S AREAS
■ RIP RAP 'MAHOGANY' (ROCK PROS USA)	3'-8" DIA.	PER PLAN

**LANDSCAPE AND IRRIGATION NOTES:**

- ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS AND CITY'S SPECIFICATIONS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRE CITY APPROVAL.
- PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL LANDSCAPE PROJECTS REQUIRING CITY MAINTENANCE OR WITHIN THE CITY RIGHT-OF-WAY SHALL BE INSPECTED FOR THE FOLLOWING:
  - PLANT LOCATIONS: THESE LOCATIONS SHALL BE STAKED IN THE FIELD WITH IDENTIFICATION AS TO TREES OR SHRUBS. OR HOLES FOR THE PLANT MATERIALS MAY BE DUG WITH IDENTIFICATION OF PLANT TYPE. USE OF THIS METHOD DOES NOT RELIEVE THE CONTRACTOR OF ANY PLANT RELOCATIONS MADE BY THE CITY.
  - IRRIGATION INSTALLATION: INSPECTIONS SHALL BE MADE AT THE POINT THE IRRIGATION SYSTEM IS INSTALLED. INSPECTIONS OF THE PIPE DEPTH, AUTOMATIC VALVE INSTALLATION AND EMITTER/SPRAY INSTALLATIONS WILL BE MADE.
  - SUBSTANTIAL COMPLETION: AN INSPECTION AT COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION WILL BE MADE. ANY DEFICIENCIES IN THE INSTALLATION WILL BE NOTED AND CORRECTED BY THE CONTRACTOR DURING THE MAINTENANCE PERIOD.
  - FINAL ACCEPTANCE: A FINAL INSPECTION IS REQUIRED PRIOR TO CITY ACCEPTANCE OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS. THE ABOVE INSPECTIONS REQUIRE A MINIMUM OF 48-HOURS PRIOR NOTIFICATION TO THE CITY. CALL THE EL MIRAGE COMMUNITY DEVELOPMENT DEPARTMENT AT (623) 876-2996 AND LEAVE A MESSAGE INCLUDING THE SUBDIVISION, LOCATION AND TYPE OF INSPECTION TO ARRANGE FOR THESE INSPECTIONS.
- SEPARATE INSPECTIONS ARE REQUIRED FOR THE BACKFLOW PREVENTER AND ELECTRICAL CONNECTIONS. PLEASE CALL THE BUILDING SAFETY DIVISION AT (623) 876-2979 A MINIMUM OF 24-HOURS PRIOR TO ARRANGE FOR THESE INSPECTIONS.
- THE LANDSCAPE AND IRRIGATION FOR THIS PROJECT WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) PER THE APPROVED PLANS. IF NO HOA EXISTS, THE PROPERTY OWNER SHALL BE RESPONSIBLE.
- ALL CITY MAINTAINED PROJECTS REQUIRE A 90-DAY MAINTENANCE PERIOD TO BEGIN AT THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE CITY.
- RIGHT-OF-WAY AND CITY MAINTAINED AREAS REQUIRE SEPARATE WATER METER CONNECTIONS. RIGHT-OF-WAY AREAS DESIGNATED FOR MAINTENANCE BY THE ADJACENT PROPERTY OWNERS FOR COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY DEVELOPMENTS SHALL HAVE THE RIGHT-OF-WAY IRRIGATION ISOLATED OR SEPARATED FROM THE ON-SITE IRRIGATION SYSTEM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, COST AND REQUIRED PERMIT FEES FOR THE WATER METER(S) DESIGNATED TO SERVE THE IRRIGATION SYSTEM.
- ALL PLANTINGS AT MATURITY SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE AROUND ALL FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
- PLANTINGS SHALL NOT INTERFERE WITH ANY TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 30" WITHIN ANY SIGHT DISTANCE TRIANGLES.
- INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM INCLUDING ADDITION OF GROUND PLANT MATERIALS SHALL NOT IMPEDE THE FLOW OF DESIGNED DRAINAGE FACILITIES NOR DECREASE THE DESIGN VOLUME OF ANY DETENTION/RETENTION BASINS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UNDERGROUND UTILITIES DURING THE LANDSCAPE AND IRRIGATION INSTALLATION.
- ALL TREES SHALL MAINTAIN A MINIMUM OF 8'-0" CLEARANCE FROM ANY CITY WATER OR SEWER LINE AND A MINIMUM OF 5'-0" CLEARANCE FROM ANY CITY SIDEWALK AND CURB. ALL PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE FROM ANY SANITARY AND STORM SEWER MANHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
- A SWALE A MINIMUM OF 6" IN DEPTH SHALL BE PROVIDED IN ALL LANDSCAPE AREAS WITHIN THE CITY RIGHT-OF-WAY TO PROMOTE WATER HARVESTING.
- ALL PLANTING AREAS (EXCEPT TURF AREAS) TO BE MAINTAINED BY THE CITY SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE BY A LICENSED APPLICATOR PRIOR TO AND AFTER THE PLACEMENT OF THE DECOMPOSED GRANITE, RIVER ROCK, ETC. APPLICATION DOCUMENTATION WILL BE REQUIRED PRIOR TO ACCEPTANCE OF THE LANDSCAPING BY THE CITY.
- AS-BUILT DRAWINGS OF THE LANDSCAPE AND IRRIGATION SYSTEM ARE REQUIRED PRIOR TO ACCEPTANCE BY THE CITY AND FOR PROJECTS WITHIN THE CITY RIGHT-OF-WAY OR CITY OWNED PROPERTY. THE AS-BUILT DRAWINGS SHALL SHOW THE LOCATIONS OF ALL PLANTINGS AND THE DIMENSIONS TO FIXED POINTS OF ALL IRRIGATION EQUIPMENT, PIPING, ETC. THE AS-BUILT DRAWINGS MUST BE SUBMITTED ON A CD THAT CONTAINS PDFS OF ALL PLAN SHEETS.



ADOPTED BY COUNCIL:  
DECEMBER 1, 2020

**LANDSCAPE AND IRRIGATION NOTES**

REVISION DATE: 01/2021  
STANDARD DETAIL NO.  
**EM-101-4**

Young | design | group  
Landscape Architecture  
& Land Planning  
7234 east thornhill lane  
scottsdale, arizona 85251  
tel. 480.257.3312



**EXPRESS CAR WASH**  
 11805 W. THUNDERBIRD RD. | EL MIRAGE | AZ | 85335

DATE:	12/09/21
JOB NO:	2132
DESIGNED BY:	YDG / CLF
CHECKED BY:	JMY
REVISIONS:	DATE
SUBMITTED FOR:	

**PSP REVIEW**

SHEET NO.

**L1.1**

2 OF 2

TRACKING NUMBERS:

Dear City of El Mirage,

January 18, 2022

Below is the summary and expectations we have for employees required to meet the El Mirage Car Wash hours of operation based on demand pools. El Mirage Car Wash will have 73 hours of open operations to the public during a normal operating week. Employee operational hours will be approximately 80 hours a week, for opening of the car wash and shut down, routine open/close maintenance beyond the public operating hours.

We will have at a minimum, 2 employees on site during El Mirage operating hours, this will include Management. El Mirage will operate 7 days a week on a normal operating week. Below is the draft of operating hours during weekdays and weekend. Keep in mind, we will have a least 1-2 days of shut down during proactive routine maintenance. During peak operating hours, which will be weekdays from 11 am - 1pm, and 4-6pm, and weekends from 11am - 2pm, we will have an overlapping scheduling of 2 part time employees plus one full time, being the El Mirage Car Wash manager. Employee parking will be suffice for all (3) employees as we will have (3) parking spots. Please see architectural design, confirming all (3) employees designated parking locations.

Main activities for management and part-time employees during operating hours are;

1. Customer care and loyalty services - to include transactions and customer satisfaction feedback. To include car care services, example being towels and interior cleaning car care.
2. Operational monitoring of car wash machinery, vacuum system, and proactive routine maintenance.
3. Scheduling of employee, employee payroll and benefits.
4. Site maintenance of lot, lighting, external building aesthetic, and landscaping. To include trash site clean up and maintaining very nice curb appeal.

## Employee operations - management - employees

- **Hours of operations** (73 hours/week customer operating hours)
  - M-F: 9am - 8pm (11 hours operating)
  - Sat: 10am - 8pm (10 hours operating)
  - Sun: 10am - 6pm (8 hours operating)
- **Three employees on site during peak customer transaction hours, two employees on site during non-peak hours of operations.**
  - **One Full Time Employee - (1)** Manager overseeing the site operations and people management scheduling. Scope of work to include scheduling maintenance of all operations and repairs.
    - 40 hours of work
  - **Two Part Time Employees - (2)** Part time employees on a flex schedule and overlap during peak hours.
    - 25-30 hours of work per employee
    - Keep in mind, despite having (2) part-time employees, this will be most likely 3-4 additional jobs for the city of El Mirage depending on employee availability.