



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, December 15, 2022 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action to approve or disapprove the December 1st, 2022 Planning and Zoning Commission Regular Meeting Minutes. | Alyssa Carpenter
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | District 6 | Consideration and action regarding a proposed Conditional Use Permit with Site Plan for 3 Minute Express Car Wash – Marley Park Square, a property generally located south of Waddell Road and west of Litchfield Road. Case FS20-762. | Jessica Brinton
Community
Development |
|----|------------|--|---|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- G. Other Business and Future Agenda Items
- H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: Thursday, December 8, 2022 @ 9:00 a.m.

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: December 15, 2022

Contact Person: Alyssa Carpenter, Administrative
Assistant - Senior

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the December 1st, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve the December 1st, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 12-01-22 MINS

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 1, 2022 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Kevin Sartor, called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on December 1, 2022.

A. ROLL CALL

In attendance was Chair Kevin Sartor, Vice Chair Jared Holland, Commissioner Mitchell Rosenbaum, Commissioner Dennis Smith, Commissioner Matthew Keating, and Commissioner Dennis Bash. Commissioner Ken Chapman had an excused absence.

STAFF PRESENT:

Tracy Montgomery; Deputy City Manager, Ellen VanRiper, Deputy Chief City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Trever Fleetham, Current Planner; and Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Lloyd Abrams introduced Tracy Montgomery, Deputy City Manager to the Planning and Zoning committee.

CALL TO THE PUBLIC:

Chair Sartor opened the call to the public to discuss any items not listed on the agenda.

Hearing no requests, Chair Sartor closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the November 17th, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Bash made a motion to approve the November 17th, 2022, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Smith seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 6 – Consideration and action regarding a proposed Conditional Use Permit with Site Plan for Carioca Marley Park Promenade, a property generally located at the northeast corner of Cactus Road and Reems Road. Case FS21-1032.

Trever Fleetham, Current Planner, presented item 2 to the Commission.

Chair Sartor opened the public hearing.

Valerie Jackson – Positive impact on home values, looks forward to future development.

Randy Proch – Looks forward to future development, hopeful to bring in new developers.

The Commission discussed the following:

- Supportive, appreciates actively addressing public concerns.
- Vice Chair Holland announced, he is on the Board of Directors of Marley Park; this has no impartial impact on his vote.

Commissioner Rosenbaum made a motion to approve the Conditional Use Permit with Site Plan for Carioca Marley Park Promenade, case FS21-1032, subject to stipulations 'a' through 'f' as outlined in the staff report. Commissioner Keating seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 3 – District 5 – Presentation and discussion with members of the Planning and Zoning Commission as it pertains to property within the Surprise Center Development Company (SCDC) PAD.

Scott Phillips, Surprise Center Development Company (SCDC), presented item 3 to the Commission.

The Commission discussed the following:

- Height for the apartments within block 5.
- Affordable/Workforce housing.
- Projection dates for active construction.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

None.

ADJOURNMENT:

Hearing no further business, Chair Sartor called for a motion to adjourn. Commissioner Bash made a motion to adjourn, Vice Chair Holland seconded the motion. All voted in favor.

Meeting adjourned at 6:37 p.m.

Kevin Sartor
Planning and Zoning Commission Chair

The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Alyssa Carpenter, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: December 15, 2022 Contact Person: Jessica Brinton
Submitting Department: Community Development District: District 6
Staff Recommendations:

Consent: No Regular: No Public Hearing: Yes Report/Discussion: No

Agenda Wording:

Consideration and action regarding a proposed Conditional Use Permit with Site Plan for 3 Minute Express Car Wash – Marley Park Square, a property generally located south of Waddell Road and west of Litchfield Road. Case FS20-762.

Motion:

Motion to approve the Conditional Use Permit with Site Plan for 3 Minute Express Car Wash – Marley Park Square, case FS20-762, subject to stipulations ‘a’ through ‘e’ as outlined in the staff report.

Background:

James M. Day with James M. Day & Associates seeks approval of a Conditional Use Permit with Site Plan to allow the construction of a vehicle washing facility on approximately 1.60 acres located south of Waddell Road and west of Litchfield Road within the Marley Park PAD.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS20-762 3 Minute Express Car Wash - Marley Park Square CUP w SP - Staff Report 121522 PZ
2. 01 - FS20-762 3 Minute Express Car Wash - Marley Park Square CUP w SP - Vicinity Map

3. 02 - FS20-762 3 Minute Express Car Wash - Marley Park Square CUP w SP - Zoning Map
 4. 03 - FS20-762 3 Minute Express Car Wash - Marley Park Square CUP w SP - Site Plan
 5. 04 - FS20-762 3 Minute Express Car Wash - Marley Park Square CUP w SP - Landscape Plan
 6. 05 - FS20-762 3 Minute Express Car Wash - Marley Park Square CUP w SP - Elevations
 7. 06 - FS20-762 3 Minute Express Car Wash - Marley Park Square CUP w SP - Citizen Participation Report
 8. 07 - FS20-762 3 Minute Express Car Wash - Marley Park Square CUP w SP - Affidavit of Site Posting
 9. 08 - FS20-762 3 Minute Express Car Wash - Marley Park Square CUP w SP - DMB Approval
 10. 09 - FS20-762 3 Minute Express Car Wash - Marley Park Square CUP w SP - Noise Study
 11. FS20-762 3 Minute Express Car Wash - Marley Park Square CUP w SP - PowerPoint
-

CONDITIONAL USE PERMIT

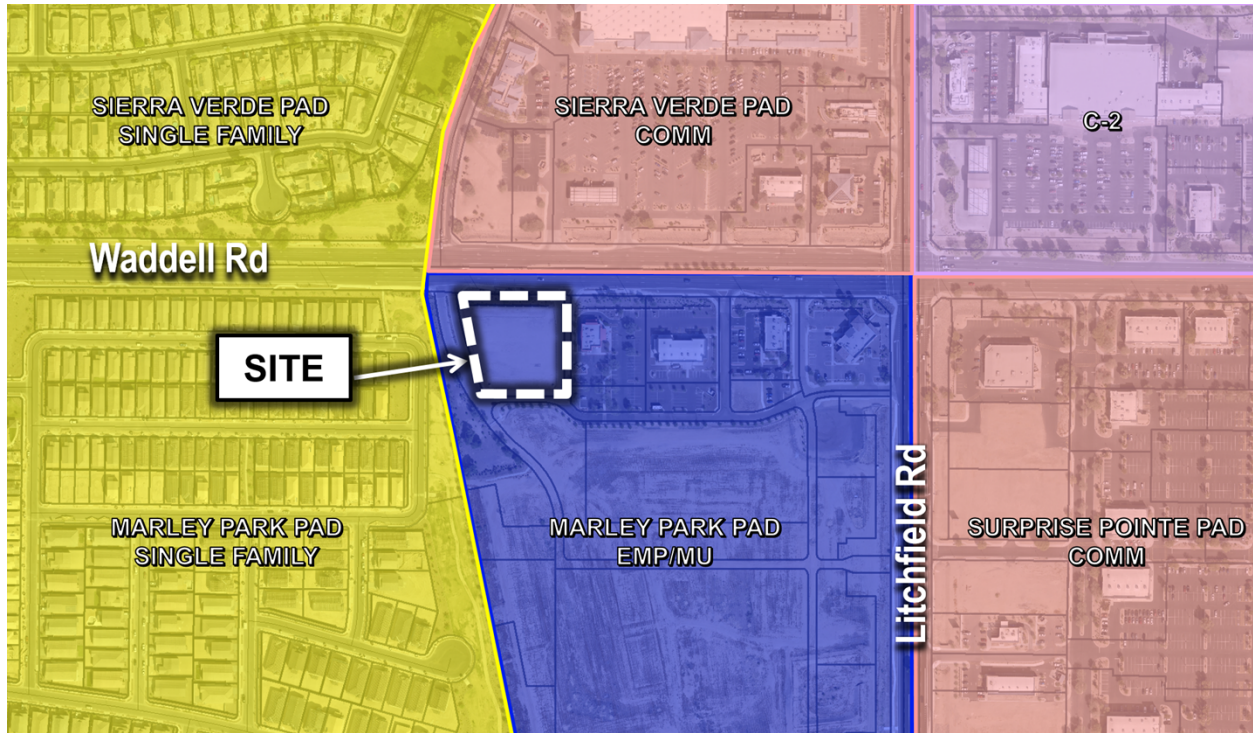
REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS20-762**
2
3 **Project Name:** 3 Minute Express Car Wash – Marley Park Square CUP with Site Plan
4
5 **Council District:** 6 – Palo Verde
6
7 **Meeting Date:** **December 15, 2022**
8
9 **Planner:** Jessica Brinton
10
11
12 **Owner:** 3 Minute Waddell LLC
13
14 **Applicant:** James M. Day, James M. Day & Associates
15
16 **Request:** Conditional Use Permit with Site Plan for a new automobile washing
17 facility
18
19 **Site Location:** Generally located south of Waddell Road and west of Litchfield Road
20
21 **Site Size:** 1.6 acres (approx.)
22
23 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
24
25 **Support/Opposition:** Refer to the attached Citizen Participation Report
26
27 **Staff Recommendation:** Staff recommends the Commission **approve** the subject Conditional
28 Use Permit w/ Site Plan, Case FS20-762, subject to stipulations 'a'
29 through 'e'.

30 **Project Description:**

James Day with James M. Day & Associates seeks approval of a Conditional Use Permit with Site Plan to allow the construction of an automobile washing facility on approximately 1.6 acres located south of Waddell Road and west of Litchfield Road within the Marley Park PAD.

Surrounding Land Zoning:



PAD – Single Family	PAD – Commercial	C-2
PAD – Single Family	Marley Park PAD	PAD – Employment/Mixed-Use
PAD – Single Family	PAD – Employment/Mixed-use	PAD – Employment/Mixed-Use

Background:

October 25, 2000: The Mayor and City Council approved Ordinance #00-23 for the Marley Park PAD under case PAD00-091.

November 9, 2000: The Mayor and City Council approved Ordinance #00-25 annexing the subject property into the City of Surprise.

June 25, 2020: Staff met with the applicant to discuss the proposed project during a regularly scheduled Concept Review meeting held under CR20-388.

December 2, 2020: The applicant filed a request for a Conditional Use Permit with Site Plan regarding a new automobile washing facility under case FS20-762, the subject case.

50 **February 10, 2021:** The applicant held a citizen outreach meeting via Zoom.

51
52 **May 20, 2021:** Case scheduled for Planning and Zoning Commission, but at applicant request was
53 continued by the Commission.

54
55 **July 14, 2022:** The applicant resubmitted their request for a Conditional Use Permit with Site Plan
56 regarding a new automobile washing facility under case FS20-762, the subject case.

57
58 **September 28, 2022:** The applicant held an in-person citizen outreach meeting at the Marley Park
59 Elementary School. A summary of this meeting is included in the Citizen Participation Report attached
60 to this staff report.

61
62 **September 29, 2022:** The applicant held a virtual citizen outreach meeting via Zoom. A summary of
63 this meeting is included in the Citizen Participation Report attached to this staff report.

64
65 **Analysis and Discussion:**

66 The subject request involves construction of a 4,694 square foot car wash building with associated
67 vacuum canopies and pay station on an approximately 1.6 acre site. Located south of Waddell Road
68 and west of Litchfield Road, the site is within the Marley Park PAD with an employment/mixed-use
69 land use designation. The Marley Park PAD lists the uses allowed in the employment/mixed-use area
70 as those uses permitted in the Neighborhood Commercial (C-1), Community Commercial (C-2),
71 Regional Commercial (C-3), Light Industrial (I-1), and Business Park (BP) zoning districts of Title 17.
72 Title 17 lists “automobile washing establishment” as a Conditionally Permitted Use in the C-2 zoning
73 district, thus necessitating the subject Conditional Use Permit with Site Plan.

74
75 ***Development Standards***

76 The use-specific standards listed under Section 17.28.080.C.2. of Title 17 for an automobile washing
77 establishment are as follows:

78
79 2. Automobile washing establishments:

- 80
81 a. Automobile washing establishments shall be subject to the same limitations and
82 conditions as are specified heretofore in subsections (C)(1)(a), (b), (c) and (e) of this
83 section.

84
85 1. *Automobile service stations*

- 86
87 a. *Site improvements such as buildings or structures (permanent or temporary) shall*
88 *be separated from any residential zone by at least fifty feet. Parking areas shall be*
89 *separated from any residential zone by at least fifteen feet.*

- 90
91 b. *The total site area shall not be less than twelve thousand square feet.*
92

c. *Pump islands shall be set back not less than twenty-five feet from any street right-of-way line, not less than forty feet from any non-street property line and not less than seventy-five feet from any residential zone boundary.*

e. *Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.*

b. Sufficient off-street area to provide space for not less than ten automobiles waiting to be washed or three waiting spaces per washing stall, whichever is greater, shall be provided. A space twenty feet by nine feet shall be deemed adequate for each such required space.

c. All washwater disposal facilities including sludge, grit removal and disposal equipment shall be subject to the approval of the city engineer, and shall conform with all city ordinances regarding sewage and health and shall be designed so as not to detrimentally affect the city sewer system.

This CUP application has been reviewed against the standards listed above. Staff finds that this CUP application conforms to these requirements set under Title 17. All other applicable development standards are found within the Marley Park PAD or current code.

The PAD allows for reduced setbacks within commercial developments to achieve the intended characteristics and development style. A minimum 20' perimeter setback is required for commercial properties within the Marley Park PAD, which this development exceeds on all sides. There is also a maximum building height of 45', which this development meets with a maximum height of 29'.

Parking

The Marley Park PAD refers to City Code for minimum parking requirements. Under the current LDO, a 'self-serve vehicle washing facility' is required three spaces per property. The site is proposing to provide three dedicated staff parking spaces, with 23 additional spaces, including one ADA space, at the vacuum stations. Four bicycle parking spaces will also be provided, exceeding the LDO required rate of 1 per 20 parking spaces.

Landscaping

The proposed landscaping, which includes a variety of native and low water use plants, meets the requirements of the Marley Park PAD and the Land Development Ordinance. On-site the applicant is proposing 27% of landscape coverage, which meets the minimum requirement.

130 **Architecture**

131 The Marley Park PAD states that the architectural styles for commercial development should be
132 visually compatible, possess general market appeal, capable of contemporary interpretation and
133 variation, and historic in precedence. The car wash building utilizes architecture, colors, materials,
134 and decorative elements that compliment other existing Marley Park Square commercial
135 developments.

136
137 The building is largely stucco with a variety of earth tone colors. It contains a flat roof with two towers
138 to provide a varied roofline. The 10-foot sound wall at the tunnel exit as well as the vacuum/shade
139 structure colors are designed to be complimentary to the car wash building color scheme.

140
141 The refuse enclosure is proposed to be located along the eastern boundary of the site, and will be
142 accessed via a shared drive within Marley Park Square.

143
144 **Lighting**

145 The applicant also included a lighting photometric study with the application, which meets the
146 lighting requirements of the Land Development Ordinance.

147
148 **Access**

149 Access to the site is provided from an internal circulation drive along the western boundary of the
150 site within Marley Park Square. Marley Park Square can be accessed from several driveways along
151 both Waddell Road and Litchfield Road.

152
153 On-site circulation is designed in a counterclockwise one-way traffic flow. Upon entering the site,
154 clients will have the option of moving towards the car wash pay station lines or to the self-service
155 vacuum stations. The pay lanes queue along the south side of the property, and include queuing
156 space for 27 vehicles.

157
158 **Noise Study**

159 In addition to the requirements set forth in Title 17, staff also requested a noise impact study, which
160 the applicant provided. The noise study focused on noise levels created by the operational car wash
161 transmitted to the surrounding residential and commercial areas. Best practice limits were based on
162 the City of Tempe noise ordinance, which sets a daytime noise limit of 55 dBA for residential
163 properties and 65 dBA for commercial properties. Tempe considers this noise standard to be
164 enforceable if the noise measured at the receiver property line exceeds these limits by 5 dBA or more.

165
166 The applicant incorporated the following noise control measures into this proposed project: 10' noise
167 barrier wall at the tunnel exit, lowering the tunnel exit height to 8', and selection of the quieter
168 Predator dryer system. Taking into account these noise control measures, the study concluded the
169 following:

“The predicted noise levels that propagate from the car wash facility to each of the commercial buildings and the Sierra Verde and Marley Park residential areas is within the best practice limits.”

Neighborhood Outreach:

The applicant held an in-person neighborhood outreach meeting for the project on September 28, 2022 at the Marley Park Elementary School, as well as a virtual meeting on September 29, 2022. No members of the public were in attendance at the in-person meeting. One citizen participated in the virtual meeting. Primary concerns were generally related to the types of businesses coming to Marley Park Square, no concerns specific to the proposed project were expressed. Staff provided additional information to the attendee following the meeting. A full summary of the meetings can be found in the attached Citizen Participation Report.

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area, which allows for the clustering of smaller, complimentary businesses designed in a cohesive, campus style setting. In that regard, the proposed development is consistent with the Surprise General Plan 2035.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Luke Air Force Base, Maricopa County Department of Transportation, and Maricopa Water District were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

The request and plans were also routed to DMB Associates, the master developer for Marley Park, who provided an approval without stipulations of the development per DMB’s design guidelines for Marley Park.

Summary:

The proposed Site Plan meets the requirements of the Marley Park PAD, Surprise General Plan 2035, and the Surprise Municipal Code.

Findings:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan is consistent with Marley Park PAD.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to **approve** Case **FS20-762**, subject to stipulations ‘a’ through ‘e’ as outlined below:

- 213 a. Development and use of the site shall be consistent with the Site Plan entitled “3
214 Minute Express Car Wash Marley Park Square,” sheet 201, prepared by James M. Day
215 & Associates and received September 9, 2022.
216
- 217 b. Landscaping of the site shall be consistent with the Landscape Plan entitled “3 Minute
218 Express Car Wash Marley Park Square,” sheet L1.0, prepared by James M. Day &
219 Associates and received September 9, 2022.
220
- 221 c. Building elevations shall be consistent with the Elevations entitled “3 Minute Express
222 Car Wash Marley Park Square,” sheets 431 through 433, prepared by James M. Day &
223 Associates and received September 9, 2022.
224
- 225 d. The applicant shall obtain a building permit for the subject facility within one (1) year
226 of the effective date of Planning and Zoning Commission approval of this Site Plan. If
227 the applicant does not obtain said building permit within the specified time, this Site
228 Plan shall be deemed null and void.
229
- 230 e. Non-compliance with the stipulations of approval of this case will be treated as a
231 violation in accordance with the applicable provisions of the Surprise Municipal Code.
232

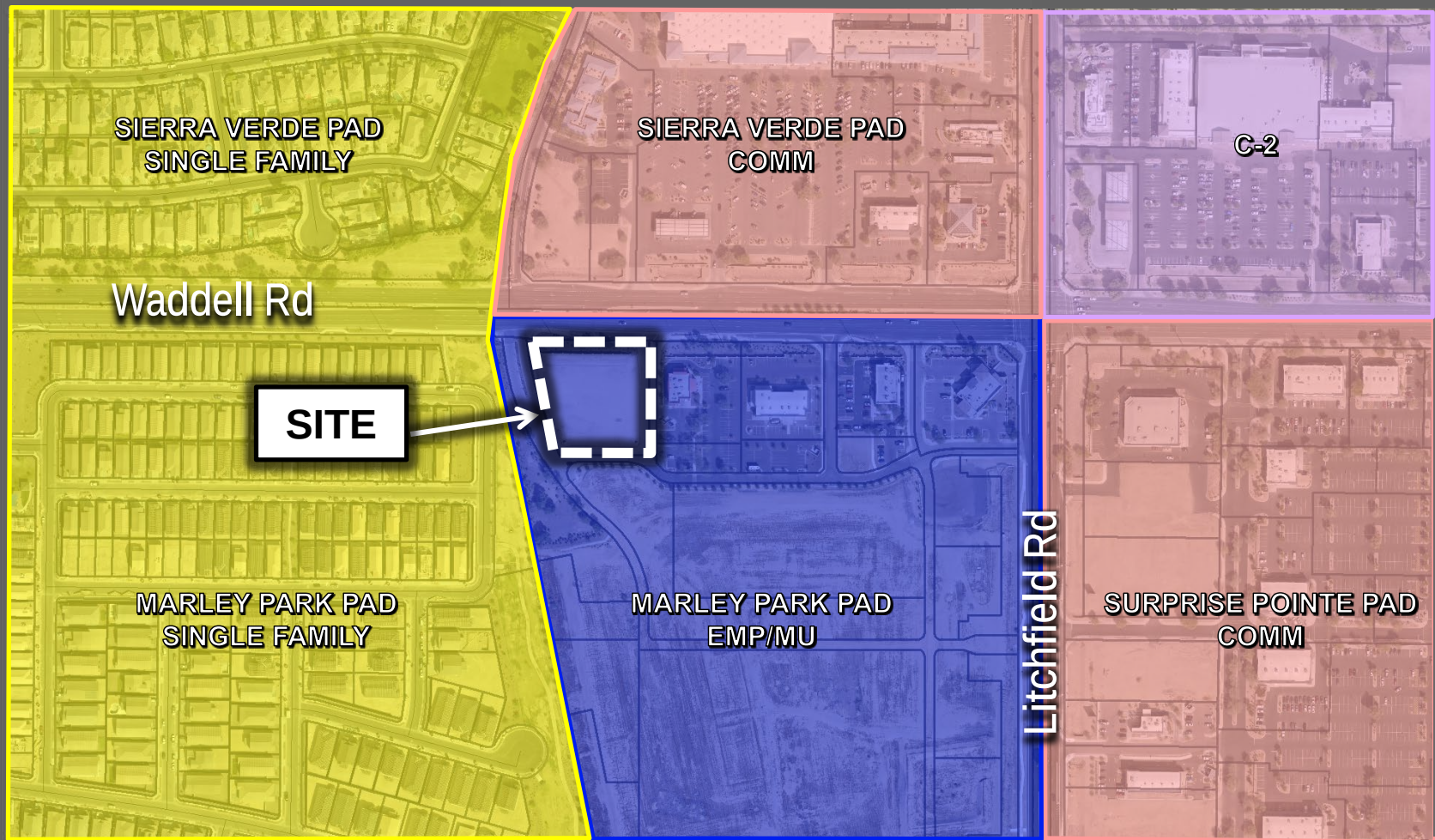
233 However, should the Commission wish to **deny** the request, the Commission should make its own
234 findings and base its decision on those alternative findings.
235

236 **Attachments:**

237 01 Vicinity Map
238 02 Zoning Map
239 03 Site Plan
240 04 Landscape Plan
241 05 Elevations
242 06 Citizen Participation Report
243 07 Affidavit of Site Posting
244 08 DMB Approval
245 09 Noise Study
246 PPT



FS20-762 VICINITY MAP



FS20-762 ZONING



(A) SITE PLAN
1" = 30' - 0"

20 16 12 8 4 0 2 4

1/8" = 1'-0"

6 4 2 0 1 2 3 4 5 6

1/4" = 1'-0"

2 0 1 2 3 4 5 6

3/8" = 1'-0"

3 2 1 0 1/2 1

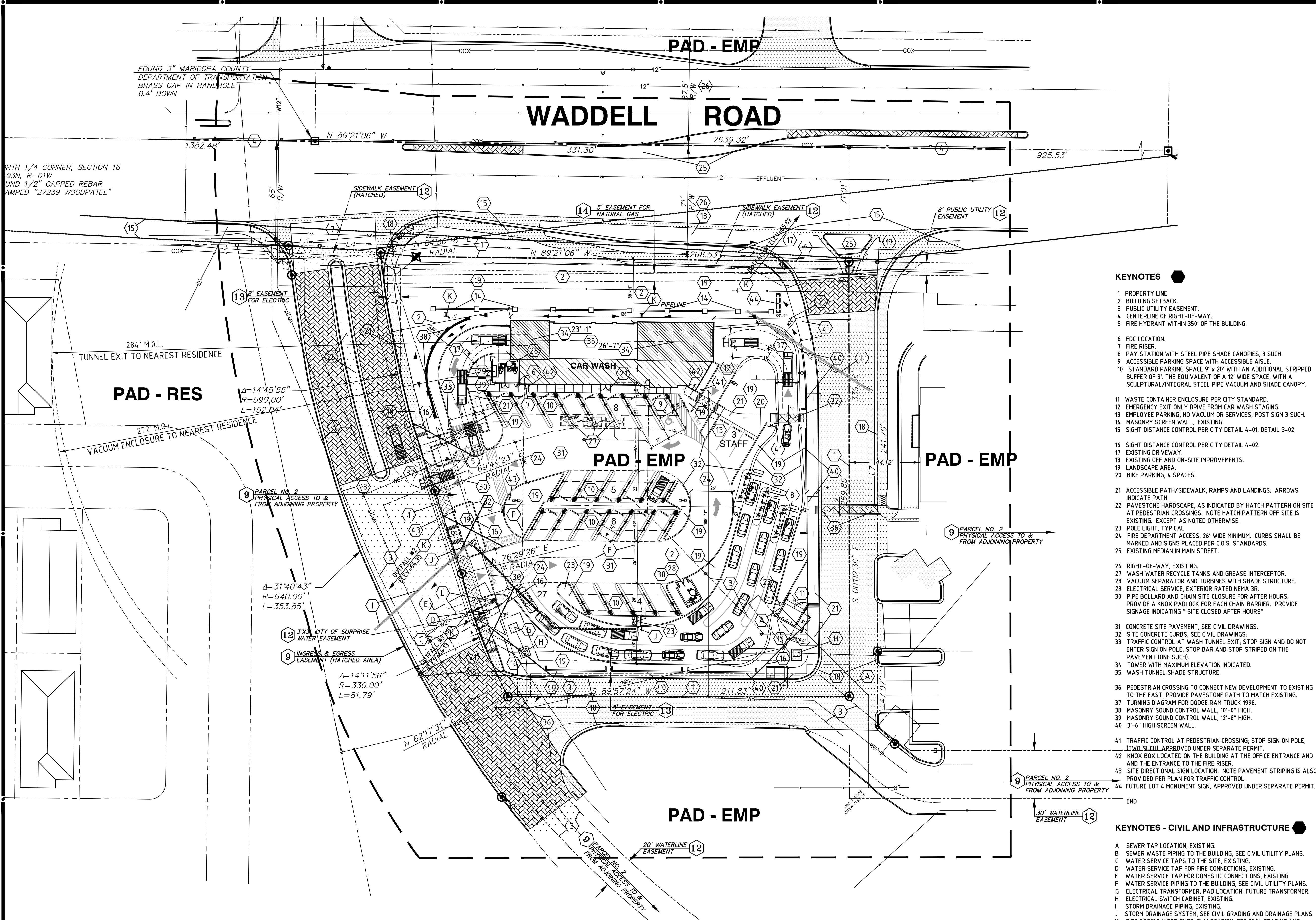
3/4" = 1'-0"

0 3 6 9 12 15 18 24

1 1/2" = 1'-0"

0 3 6 12

3" = 1'-0"

**KEYNOTES**

1. PROPERTY LINE.
2. BUILDING SETBACK.
3. PUBLIC UTILITY EASEMENT.
4. CENTERLINE OF RIGHT-OF-WAY.
5. FIRE HYDRANT WITHIN 350' OF THE BUILDING.
6. FDC LOCATION.
7. FIRE RISER.
8. PAY STATION WITH STEEL PIPE SHADE CANOPIES, 3 SUCH.
9. ACCESSIBLE PARKING SPACE WITH ACCESSIBLE AISLE.
10. STANDARD PARKING SPACE 9' x 20' WITH AN ADDITIONAL STRIPPED BUFFER OF 3'. THE EQUIVALENT OF A 12' WIDE SPACE, WITH A SCULPTURAL/INTEGRAL STEEL PIPE VACUUM AND SHADE CANOPY.
11. WASTE CONTAINER ENCLOSURE PER CITY STANDARD.
12. EMERGENCY EXIT ONLY DRIVE FROM CAR WASH STAGING.
13. EMPLOYEE PARKING, NO VACUUM OR SERVICES, POST SIGN 3 SUCH.
14. MASONRY SCREEN WALL, EXISTING.
15. SIGHT DISTANCE CONTROL PER CITY DETAIL 4-01, DETAIL 3-02.
16. SIGHT DISTANCE CONTROL PER CITY DETAIL 4-02.
17. EXISTING DRIVEWAY.
18. EXISTING OFF AND ON-SITE IMPROVEMENTS.
19. LANDSCAPE AREA.
20. BIKE PARKING, 4 SPACES.
21. ACCESSIBLE PATH/SIDEWALK, RAMPS AND LANDINGS. ARROWS INDICATE PATH.
22. PAVEMENT HARDSCAPE, AS INDICATED BY HATCH PATTERN ON SITE AT PEDESTRIAN CROSSINGS. NOTE HATCH PATTERN OFF SITE IS EXISTING. EXCEPT AS NOTED OTHERWISE.
23. POLE LIGHT, TYPICAL.
24. FIRE DEPARTMENT ACCESS, 26' WIDE MINIMUM. CURBS SHALL BE MARKED AND SIGNS PLACED PER C.O.S. STANDARDS.
25. EXISTING MEDIAN IN MAIN STREET.
26. RIGHT-OF-WAY, EXISTING.
27. WASH WATER RECYCLE TANKS AND GREASE INTERCEPTOR.
28. VACUUM SEPARATOR AND TURBINES WITH SHADE STRUCTURE.
29. ELECTRICAL SERVICE, EXTERIOR RATED NEMA 3R.
30. PIPE BOLLARD AND CHAIN SITE CLOSURE FOR AFTER HOURS. PROVIDE A KNOX PADLOCK FOR EACH CHAIN BARRIER. PROVIDE SIGNAGE INDICATING "SITE CLOSED AFTER HOURS".
31. CONCRETE SITE PAVEMENT, SEE CIVIL DRAWINGS.
32. SITE CONCRETE CURBS, SEE CIVIL DRAWINGS.
33. TRAFFIC CONTROL AT WASH TUNNEL EXIT, STOP SIGN AND DO NOT ENTER SIGN ON POLE, STOP BAR AND STOP STRIPED ON THE PAVEMENT (ONE SUCH).
34. TOWER WITH MAXIMUM ELEVATION INDICATED.
35. WASH TUNNEL SHADE STRUCTURE.
36. PEDESTRIAN CROSSING TO CONNECT NEW DEVELOPMENT TO EXISTING TO THE EAST, PROVIDE PAVEMENT PATH TO MATCH EXISTING.
37. TURNING DIAGRAM FOR DODGE RAM TRUCK 1998.
38. MASONRY SOUND CONTROL WALL, 10'-0" HIGH.
39. MASONRY SOUND CONTROL WALL, 12'-8" HIGH.
40. 3'-6" HIGH SCREEN WALL.
41. TRAFFIC CONTROL AT PEDESTRIAN CROSSING; STOP SIGN ON POLE, (ITWD SUCH) APPROVED UNDER SEPARATE PERMIT.
42. KNOX BOX LOCATED ON THE BUILDING AT THE OFFICE ENTRANCE AND AND THE ENTRANCE TO THE FIRE RISER.
43. SITE DIRECTIONAL SIGN LOCATION. NOTE PAVEMENT STRIPING IS ALSO PROVIDED PER PLAN FOR TRAFFIC CONTROL.
44. FUTURE LOT 4 MONUMENT SIGN, APPROVED UNDER SEPARATE PERMIT.

KEYNOTES - CIVIL AND INFRASTRUCTURE

- A. SEWER TAP LOCATION, EXISTING.
- B. SEWER WASTE PIPING TO THE BUILDING, SEE CIVIL UTILITY PLANS.
- C. WATER SERVICE TAPS TO THE SITE, EXISTING.
- D. WATER SERVICE TAP FOR FIRE CONNECTIONS, EXISTING.
- E. WATER SERVICE TAP FOR DOMESTIC CONNECTIONS, EXISTING.
- F. WATER SERVICE PIPING TO THE BUILDING, SEE CIVIL UTILITY PLANS.
- G. ELECTRICAL TRANSFORMER, PAD LOCATION, FUTURE TRANSFORMER.
- H. ELECTRICAL SWITCH CABINET, EXISTING.
- I. STORM DRAINAGE PIPING, EXISTING.
- J. STORM DRAINAGE SYSTEM, SEE CIVIL GRADING AND DRAINAGE PLANS.
- K. SITE STORMWATER OUTFLOW LOCATION, SEE CIVIL GRADING AND DRAINAGE PLANS.
- L. WATER SERVICE TAP AND METER FOR LANDSCAPE, SEE CIVIL UTILITY PLANS.

EXISTING EASEMENT NOTES

NOTE THIS SYMBOL (ROTATED HEXAGON)

ARE TIED TO EASEMENT NOTES THAT REFER BACK TO THE ALTA SURVEY. DO NOT REFER TO THE ARCHITECTURAL KEYNOTE COLUMN ON THIS PAGE.

END

PROJECT INTENT

PROVIDE SITE DEVELOPMENT OF AN EXISTING UNDEVELOPED SITE. DEVELOPMENT SHALL BE AN EXPRESS CAR WASH WITH SELF-VACUUM AVAILABLE. THE DEVELOPMENT SHALL BLEND WITH THE EXISTING DEVELOPMENT IN COLOR AND MATERIALS AND PROVIDE THE COMMUNITY AN ECONOMICAL, FAST AND ENVIRONMENTALLY FRIENDLY CAR WASH.

END

SITE DATA

BUILDING CODES WITH CITY OF SURPRISE AMENDMENTS
2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
2018 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS
2018 INTERNATIONAL FIRE CODE WITH AMENDMENTS
2017 NATIONAL ELECTRIC CODE/2012 NFPA 99
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

APPLICANT / OWNER----- 3 MINUTE EXPRESS CAR WASH
MR. KARL GASHLER KGASHLER@3MINCARWASH.COM
MR. DUANE HAGER DHAGER@3MINCARWASH.COM
840 N ESTRELLA PKWY
GOODYEAR, AZ
623-826-6281
ADDRESS----- 14073 WEST WADDELL ROAD
SURPRISE, ARIZONA 85379
APN----- 501-45-927
LEGAL----- LOT 4 OF MARLEY PARK
SQUARE AMD MCR 1067-35

ZONING----- PAD - EMP
SITE AREA
NET----- 70,027.00 SF 1.60 AC

BUILDING AREA - CAR WASH BUILDING
OFFICE----- 631.68 SF
EQUIPMENT ROOM----- 1,028.87 SF
WASH TUNNEL----- 1,758.96 SF
WASH TUNNEL W SHADE----- 1,274.00 SF
VACUUM EQUIP W SHADE----- 274.12 SF
TOTAL BUILDING AREA----- 4,693.51 SF

BUILDING AREA - SHADE
VACUUM CANOPIES----- 3,462.00 SF
PAY STATION CANOPIES----- 385.00 SF
TOTAL AREA UNDER SHADE----- 4,121.12 SF
TOTAL LOT COVERAGE----- 8,814.63 SF

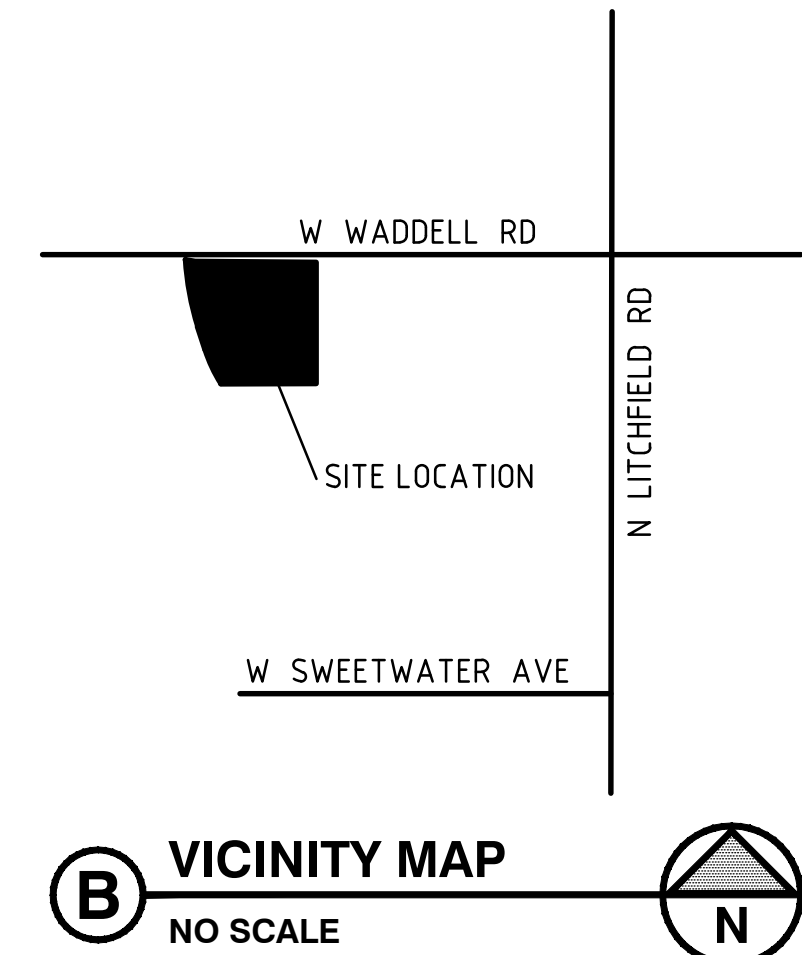
BUILDING OCCUPANCY LOAD
OFFICE/BUSINESS 1/100----- 631.68 SF 6.32
EQUIPMENT 1/300----- 1,028.87 SF 3.43
WASH TUNNEL 0----- 3,032.96 SF 0.00
TOTAL OCCUPANT LOAD----- 9.75 ± 10

BUILDING AREA - ALLOWABLE
OCCUPANCY GROUP B V-B 9,000SF-ALLOWED PER FLOOR
FIRST FLOOR----- 4,967.63 ± 9,000
NOTE: NO AREA INCREASE USED AS NOT REQUIRED

PERCENT LOT COVERAGE----- 12.59 %
OCCUPANCY GROUP----- B
TYPE OF CONSTRUCTION----- V-B AFES
FIRE PROTECTION----- AFES
HEIGHT
BUILDING HEIGHT----- 26'-7" ± 29' MAXIMUM
TWO BUILDING ELEMENTS----- 26'-7" & 23'-1"
STORIES----- ONE
PARKING PROVIDED----- STANDARD VAC 22
VAN ACCESSIBLE 1
STAFF 3
TUNNEL STACK 27
TOTAL 53
BICYCLE 4

PARKING REQUIRED
REQUIRED: 1 PER 500 GFA (INCLUDING WASH TUNNEL, SERVICE AREA)
CAR WASH FULL SERVICE
5,822.61 / 500 = 11.65 ± 12 SPACES
BICYCLE PARKING ± 4

END

**(B) VICINITY MAP**
NO SCALE

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REVISIONS**RELEASE DATE**

9-9-2022

JMD JMD JMD

PROJECT ARCHITECT
DRAFTSPERSON
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EXPRESS 9-30-2023



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architecture

3 MINUTE EXPRESS CAR WASH
MARLEY PARK SQUARE
14073 W WADDELL ROAD
SURPRISE, ARIZONA 85379

**CONTRACT NO.**

202009

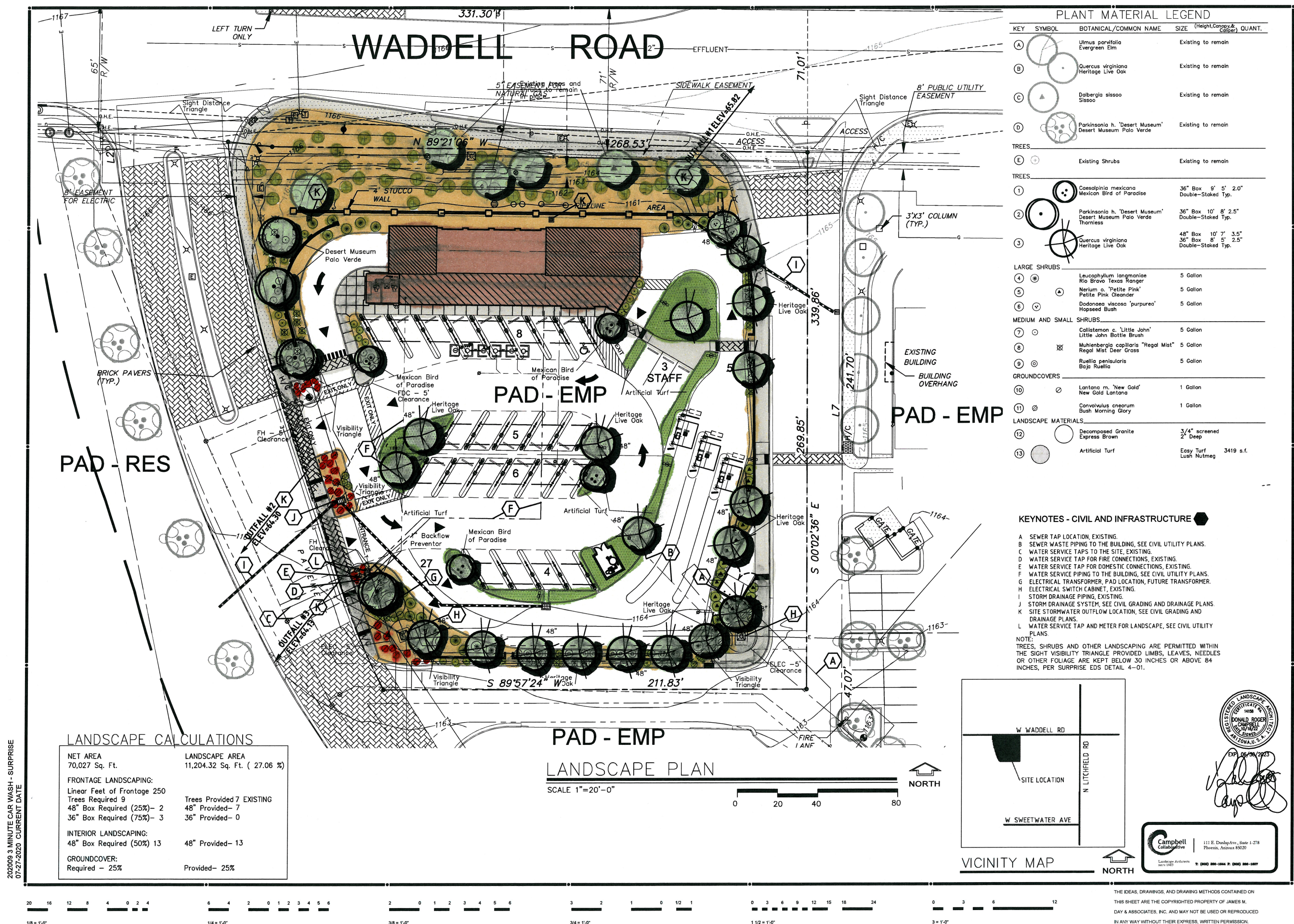
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201

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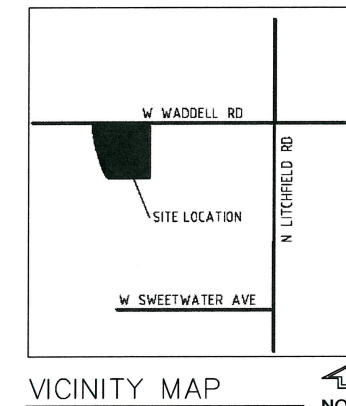
FS CASE # FS20-762



PLANT MATERIAL LEGEND			
KEY	SYMBOL	BOTANICAL/Common Name	SIZE (Height, Canopy & Caliper) QUANT.
(A)		Ulmus parvifolia Evergreen Elm	Existing to remain
(B)		Quercus virginiana Heritage Live Oak	Existing to remain
(C)		Dalbergia sissoo Sissoo	Existing to remain
(D)		Parkinsonia h. 'Desert Museum' Desert Museum Palo Verde	Existing to remain
TREES			
(E)		Existing Shrubs	Existing to remain
TREES			
(1)		Caesalpinia mexicana Mexican Bird of Paradise	36" Box 9' 5' 2.0" Double-Staked Typ.
(2)		Parkinsonia h. 'Desert Museum' Desert Museum Palo Verde Thornless	36" Box 10' 8' 2.5" Double-Staked Typ.
(3)		Quercus virginiana Heritage Live Oak	48" Box 10' 7' 3.5" 36" Box 8' 5' 2.5" Double-Staked Typ.
LARGE SHRUBS			
(4)		Leucophyllum langmaniae Rio Bravo Texas Ranger	5 Gallon
(5)		Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon
(6)		Dodonaea viscosa 'purpurea' Hopseed Bush	5 Gallon
MEDIUM AND SMALL SHRUBS			
(7)		Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon
(8)		Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 Gallon
(9)		Ruellia peninsularis Bajo Ruellia	5 Gallon
GROUNDCOVERS			
(10)		Lantana m. 'New Gold' New Gold Lantana	1 Gallon
(11)		Convolvulus cneorum Bush Morning Glory	1 Gallon
LANDSCAPE MATERIALS			
(12)		Decomposed Granite Express Brown	3/4" screened 2" Deep
(13)		Artificial Turf	Easy Turf Lush Nutmeg 3419 s.f.

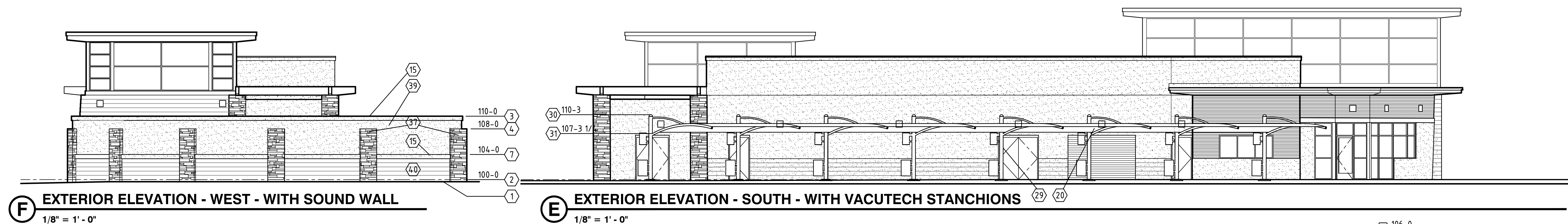
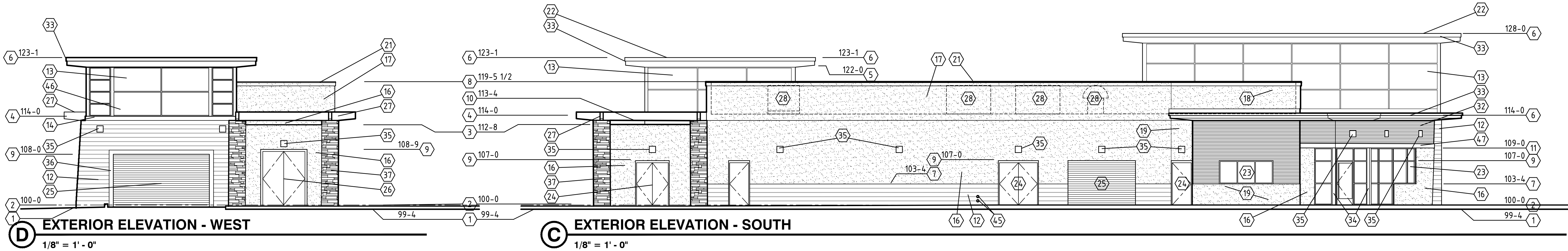
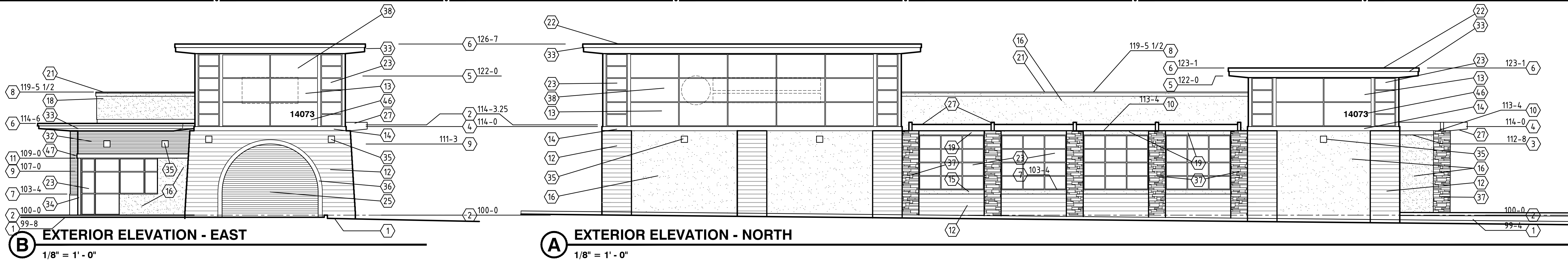
KEYNOTES - CIVIL AND INFRASTRUCTURE 

- A SEWER TAP LOCATION, EXISTING.
 - B SEWER WASTE PIPING TO THE BUILDING, SEE CIVIL UTILITY PLANS.
 - C WATER SERVICE TAPS TO THE SITE, EXISTING.
 - D WATER SERVICE TAP FOR FIRE CONNECTIONS, EXISTING.
 - E WATER SERVICE TAP FOR DOMESTIC CONNECTIONS, EXISTING.
 - F WATER SERVICE PIPING TO THE BUILDING, SEE CIVIL UTILITY PLANS.
 - G ELECTRICAL TRANSFORMER, PAD LOCATION, FUTURE TRANSFORMER.
 - H ELECTRICAL SWITCH CABINET, EXISTING.
 - I STORM DRAINAGE PIPING, EXISTING.
 - J STORM DRAINAGE SYSTEM, SEE CIVIL GRADING AND DRAINAGE PLANS.
 - K SITE STORMWATER OUTFLOW LOCATION, SEE CIVIL GRADING AND DRAINAGE PLANS.
 - L WATER SERVICE TAP AND METER FOR LANDSCAPE, SEE CIVIL UTILITY PLANS.
- NOTE:
TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.



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 REVISIONS	
RELEASE DATE 9-1-2022	
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 james m day & associates, ltd. architecture	
PROJECT - COMMERCIAL	
	
3 MINUTE EXPRESS CAR WASH MARLEY PARK SQUARE 14073 W WADDELL ROAD SURPRISE, ARIZONA 85379	
CONTRACT NO. 202009	
SHEET NO. L1.0	
OF 1 SHEETS	



KEYNOTES (CONTINUED)

- 39 12"x8"x16" "ACOUSTA-WAL" BY TRENNYTH. ACOUSTA SIDE OF WALL FACES THE WASH TUNNEL, AND THE SMOOTH SIDE FACES TO THE PUBLIC AND IS STUCCO FINISHED OR SPLIT FACE FINISHED.
40 SPLIT FACE TEXTURE AT WAINSCOT.
41 FINISHED SLAB ELEVATION, PER CIVIL GRADING AND DRAINAGE.
42 5" DIAMETER (NOMINAL) STEEL PIPE GATE POST, SEE 6/203.
43 6" CONCRETE CURB, NOTE CLEARANCE TO BOTTOM OF GATE REQUIRED.
44 STEEL GATE, SEE 5,6/203.
45 5" ROOF DRAIN (@ +8" AFF) AND 5" ROOF OVERFLOW DRAIN (@ +16" AFF) PIPES OUT THE WALL 4" EACH. SEE A/471.
46 POST ADDRESS NUMBERS AS PER CITY OF SURPRISE REQUIREMENTS. NUMBERS SHALL BE OF CONTRASTING COLOR TO THE WALL COLOR.
47 8" HIGH FLAT STEEL BAND.
48 12"x8"x16" "ACOUSTA-WAL" BY TRENNYTH. ACOUSTA SIDE OF WALL FACES THE WASH TUNNEL, AND THE SMOOTH SIDE FACES TO THE PUBLIC AND IS STUCCO FINISHED OR SPLIT FACE FINISHED.
49 SPLIT FACE TEXTURE AT WAINSCOT.

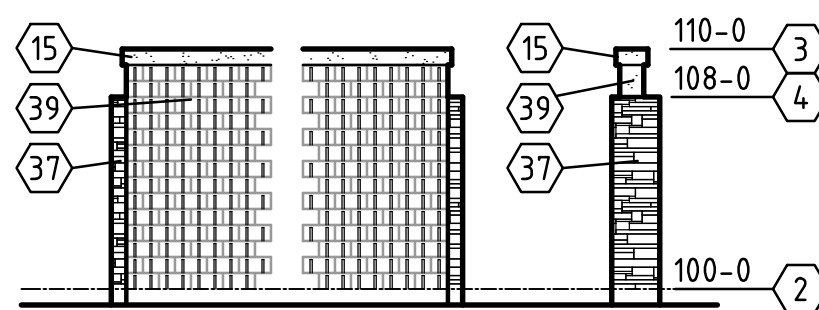
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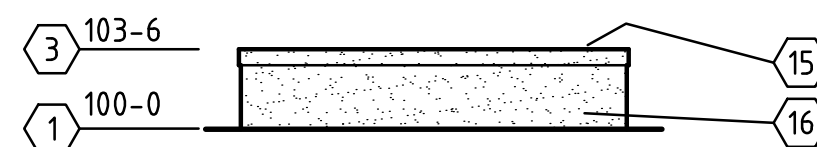
- 23 STOREFRONT SYSTEM, THERMALLY BROKEN, WITH INSULATED LOW E GLASS. NOTE: 24x24 OPENINGS AT THE SOUTH TOWER ARE SPANDREL GLASS, WEST ELEVATION OPENINGS AT WASH TUNNEL ARE SPANDREL GLASS (4 SUCH).
24 STEEL DOORS AND FRAMES.
25 COOKSON COILING DOOR, CLOSED AFTER HOURS.
26 ELECTRICAL SERVICE RECESSED IN WALL, FLUSH, PROVIDE G.I. FLASHING AT 3 SIDES TO CLOSE OFF OPENING.
27 STEEL TUBE AND SHADE TRELLIS.
28 ROOF MOUNTED HVAC UNIT FULLY SCREENED, ELSEWHERE ON THE ROOF, NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET.
29 VACUTECH AWNING STRUCTURE.
30 FINISHED ELEVATION OF STANCHION.
31 BOTTOM ELEVATION OF ARCH / SHADE.
32 CORRUGATED STEEL, PRE-FINISHED, HORIZONTAL ON FRAME STRUCTURE.
33 PRE-FINISHED EAVE AND SOFFIT FLASHING, BERRIDGE OR EQUAL.
34 STEEL TUBE SUPPORT WITH BREAK METAL FINISH TO MATCH STOREFRONT SYSTEM.
35 FULL CUTOFF LIGHT FIXTURE.
36 8" FACE STEEL JAMB AT OPENING.
37 8" CMU FINISHED WITH FAUX STONE VENEER.
38 POSSIBLE SIGN LOCATION. NOT APPROVED BY THIS DRAWING. SIGN PROPOSAL IS BE SEPARATE APPLICATION AND PERMIT.

KEYNOTES

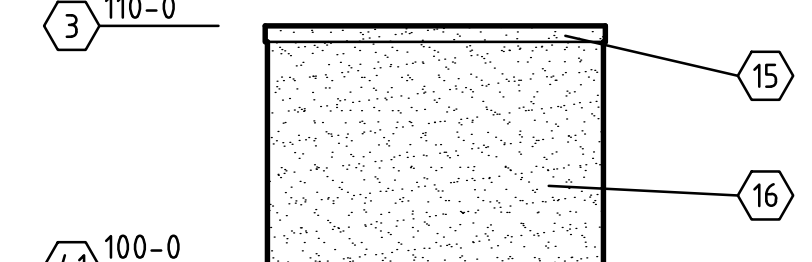
- 1 FINISH GRADE OR ADJACENT SURFACE ESTIMATED SEE CIVIL FOR ACTUAL.
2 FINISHED FLOOR ELEVATION.
3 FINISH ELEVATION, SCREEN WALL.
4 FINISH ELEVATION, MASONRY.
5 FINISH ELEVATION, ROOF BEARING.
6 FINISH ELEVATION ROOF.
7 TOP OF MASONRY OR SILL.
8 TOP OF PARAPET.
9 TOP OF OPENING OR TOP OF STOREFRONT FRAME.
10 TOP OF PIER AND BOTTOM OF STEEL SHADE STRUCTURE.
11 TOP OF STOREFRONT.
12 8"x8"x16" CMU/SPLITFACE, RAKED HORIZONTAL JOINTS, FLUSH VERTICAL JOINTS.
13 ACM PANELS OVER FRAME STRUCTURE.
14 8"x8"x16" CMU SINGLE COURSE FLUSH WITH DRYVIT FINISH (SMOOTH), AND 2" FLASHING.
15 8"x10"x16" CMU FLUSH WAINSCOT TOP BAND, WITH DRYVIT FINISH.
16 CMU STRUCTURE WITH DRYVIT FINISH (SMOOTH).
17 CMU STRUCTURE WITH 1" FOAM AND DRYVIT FINISH (SMOOTH).
18 FRAME STRUCTURE WITH ADDITIONAL 1" FOAM AND DRYVIT FINISH (SMOOTH).
19 FRAME STRUCTURE WITH DRYVIT FINISH (SMOOTH).
20 SHADE MATERIAL.
21 CAP FLASHING, 2" FACE.
22 STANDING SEAM METAL ROOF, BERRIDGE CEE-LOCK OR EQUAL.



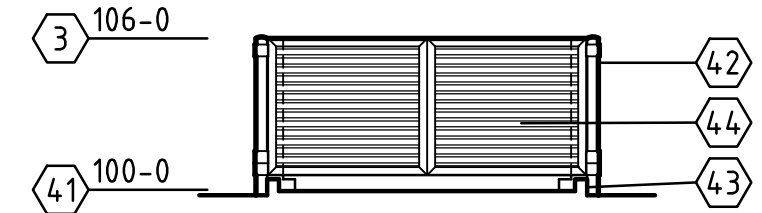
J ELEVATION SOUND WALL
1/8" = 1' - 0" EAST FACE



I ELEVATION SCREEN WALL
1/8" = 1' - 0"



H ELEVATION VACUUM ENCL
1/8" = 1' - 0"



G ELEVATION WASTE ENCL
1/8" = 1' - 0"

20 16 12 8 4 0 2 4
1/8" = 1'-0"6 4 2 0 1 2 3 4 5 6
1/4" = 1'-0"2 0 1 2 3 4 5 6
3/8" = 1'-0"3 2 1 0 1/2 1
3/4" = 1'-0"0 3 6 9 12 15 18 24
1 1/2" = 1'-0"0 3 6 12
3" = 1'-0"

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REVISIONS

RELEASE DATE
9-9-2022

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james m day & associates, ltd.

3 MINUTE EXPRESS CAR WASH
MARLEY PARK SQUARE
14073 W WADDELL ROAD
SURPRISE, ARIZONA 85379

PROJECT - COMMERCIAL

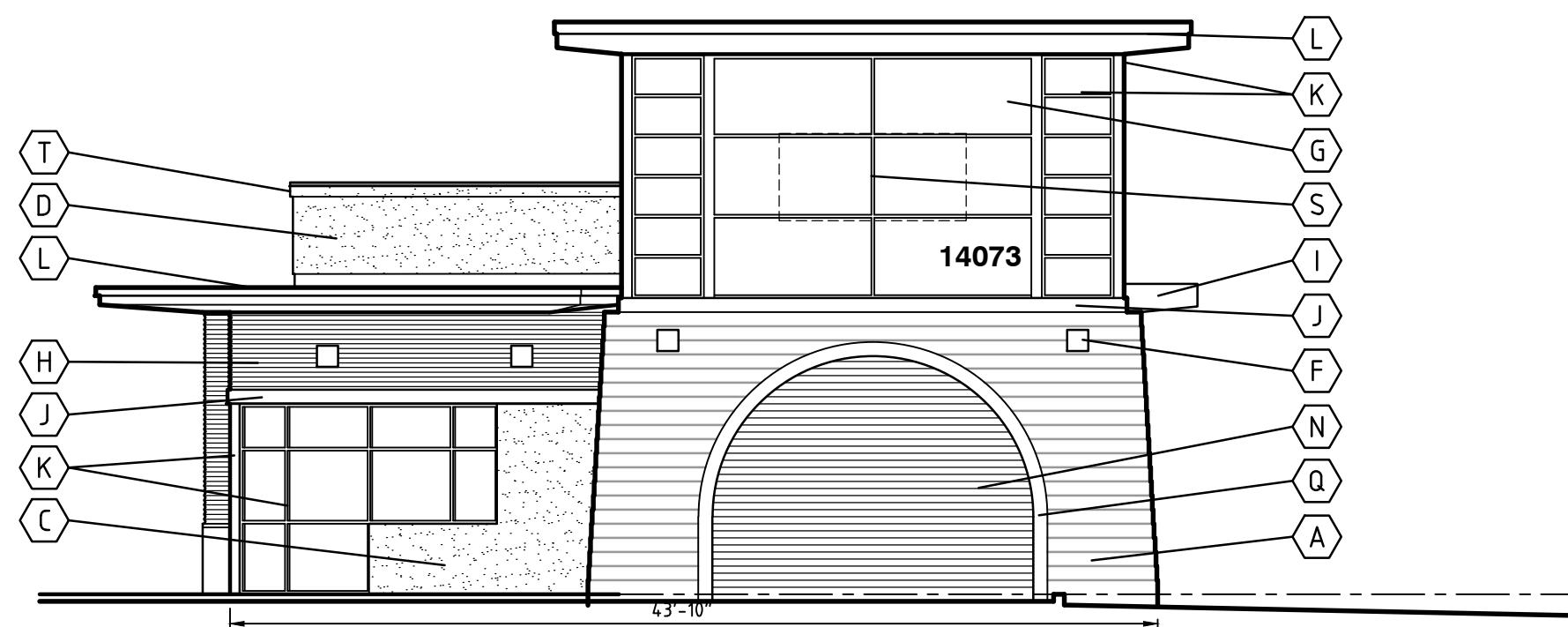
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202009

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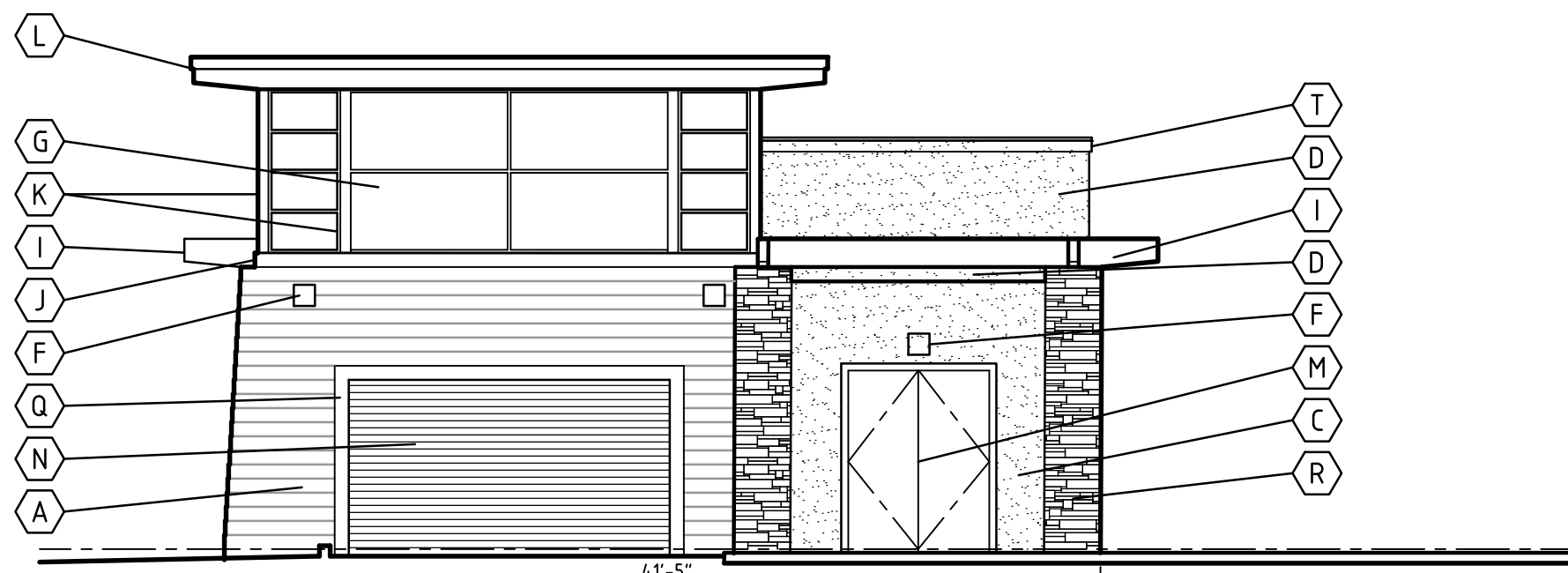
OF 2 SHEETS

FS CASE # FS20-762



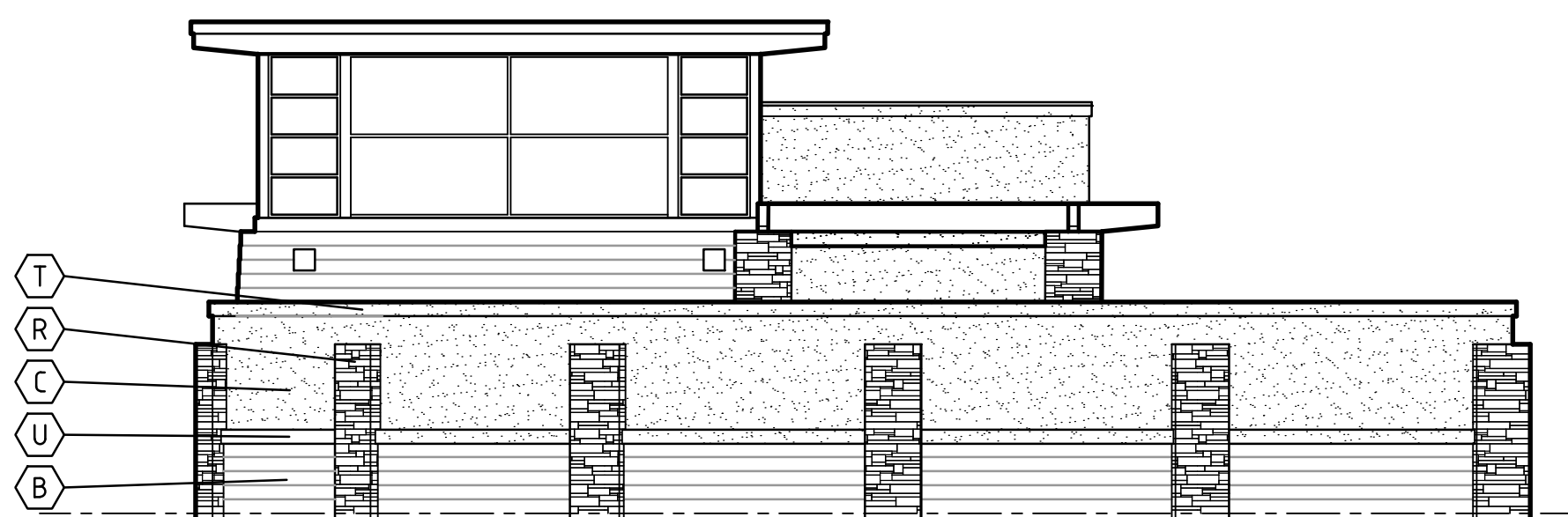
B EXTERIOR ELEVATION - EAST

1/8" = 1' - 0"



D EXTERIOR ELEVATION - WEST

1/8" = 1' - 0"



F EXTERIOR ELEVATION - WEST - WITH SOUND WALL

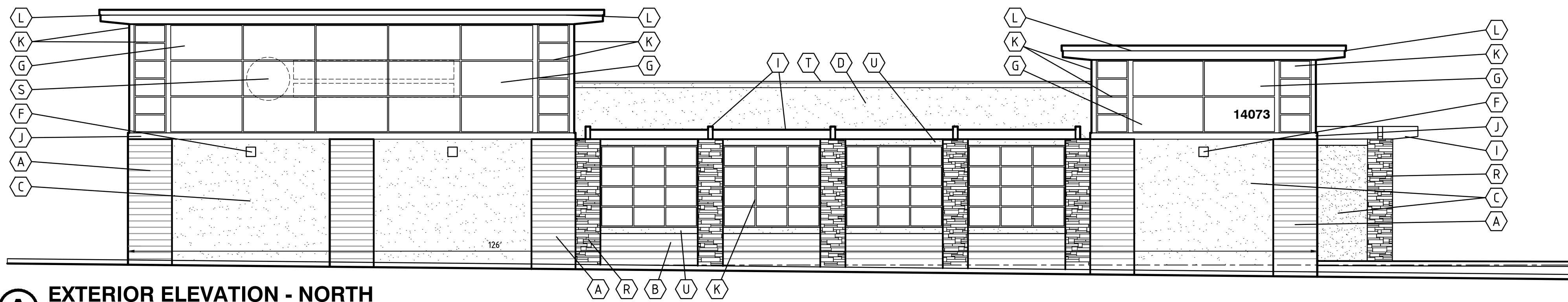
1/8" = 1' - 0"

FINISH MATERIAL SCHEDULE

L ROOF FASCIA & SOFFIT;
"ATAS INTERNATIONAL INC" "DUTCH SEAM" ROOFING
PANELS, 15", WITH RIBS, SMOOTH, 01 CLASSIC BRONZE
M STEEL DOOR & FRAME OR SES;
MATCH ADJACENT WALL FIELD COLOR.
N COILING DOOR;
GRAY GALVANEX
O VACUTECH STANCHION AND PIPING;
STEEL POWDER COAT FINISH
CARDINAL T009-BL01 BLUE 90% GLOSS
P FABRIC SHADE;
"GALE SYNTHESIS" COMMERCIAL 95 SHADE FABRIC
STEEL GREY
Q TUNNEL JAMB STEEL; (A-8)
"DUNN EDWARDS" DE6137 DEEP SAPPHIRE
R FAUX STONE;
FAUX STONE VENEER BY "CORONADO STONE"
PRO-EDGE, HURON
S POSSIBLE SIGN LOCATION;
REFERENCE ONLY, SIGNS NOT APPROVED BY THIS DRAWING.
T PARAPET DETAIL AND FLASHING;
DRYVIT FINISH, COLOR MATCH
"DUNN EDWARDS" DE6390 CHOCOLATE PUDDING
U STUCCO DETAIL;
DRYVIT FINISH, COLOR MATCH
"DUNN EDWARDS" DE6390 CHOCOLATE PUDDING
V BLOCK;
2" CAP BLOCK MATCH BASE COLOR OF "A"
W BLOCK;
"OLD CASTLE" ACOUSTA WALL STAIN FINISH W OKON
"DUNN EDWARDS" DE6207 EGYPTIAN SAND
X EQUIPMENT ROOM INTERIOR; "DUNN EDWARDS" DEW 380 WHITE
Y WASH TUNNEL INTERIOR; OCTAFORM PVC PANELS WHITE
END

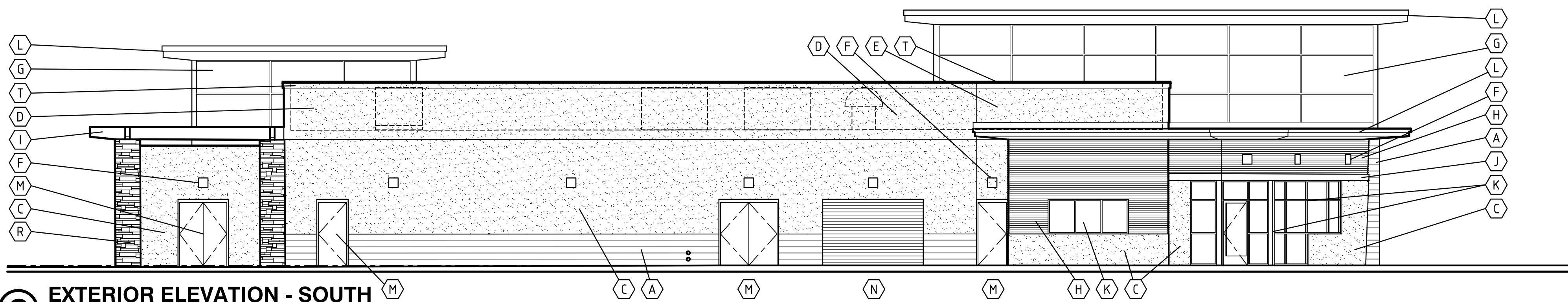
FINISH MATERIAL SCHEDULE

A BLOCK;
8"x8"x16" ROUGH FACE BLOCK
RAKED HORIZONTAL JOINTS, FLUSH VERTICAL JOINTS
"TRENWYTH MESASTONE" COLOR "OPAL"
B BLOCK;
4"x8"x16" ROUGH FACE BLOCK VENEER
RAKED HORIZONTAL JOINTS, FLUSH VERTICAL JOINTS
"TRENWYTH MESASTONE" COLOR "OPAL"
C BLOCK;
8"x8"x16" CMU WITH DRYVIT FINISH,
COLOR MATCH "DUNN EDWARDS" DE6207 EGYPTIAN SAND
D BLOCK;
8"x8"x16" CMU WITH DRYVIT FINISH ON 1" FOAM
COLOR MATCH "DUNN EDWARDS" DE6194 NATURAL BRIDGE
E FRAME;
DRYVIT FINISH ON 1" FOAM
COLOR MATCH "DUNN EDWARDS" DE6194 NATURAL BRIDGE
F LIGHT FIXTURES - WALL PACKS;
DARK BRONZE
G FRAME;
"ALUCOBOND" ACM (ALUMINUM COMPOSITE PANELS)
"DRIFTWOOD MICA" PVDF GLOSS 15-25
H STEEL;
"ATAS INTERNATIONAL INC" "CORRA-LOK" WALL PANELS
WITH ELITE TRIMS, INCLUDING "MITERED CORNER"
"35 TITANIUM"
I STEEL;
STEEL EXPOSED STRUCTURE (TRELLIS) AND FLASHING
"DUNN EDWARDS" DE6137 DEEP SAPPHIRE
J FLASHING;
"DUNN EDWARDS" DE6137 DEEP SAPPHIRE
K STOREFRONT AND BREAK METAL;
ANODIZED MILL FINISH ALUMINUM



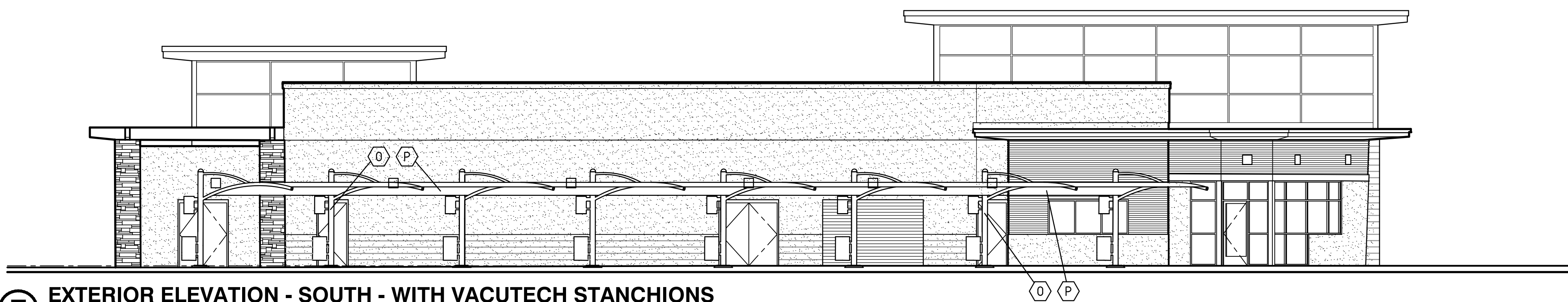
A EXTERIOR ELEVATION - NORTH

1/8" = 1' - 0"



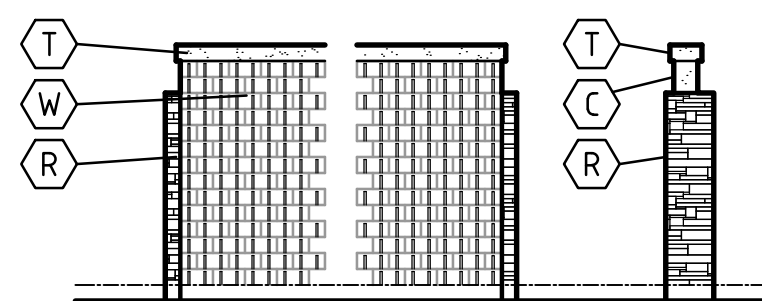
C EXTERIOR ELEVATION - SOUTH

1/8" = 1' - 0"



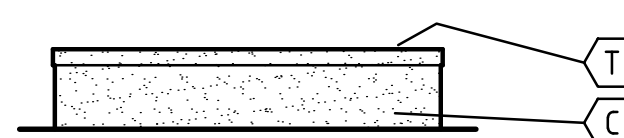
E EXTERIOR ELEVATION - SOUTH - WITH VACUTECH STANCHIONS

1/8" = 1' - 0"



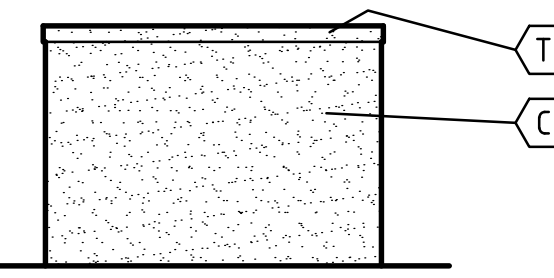
J ELEVATION SOUND WALL
EAST FACE

1/8" = 1' - 0"



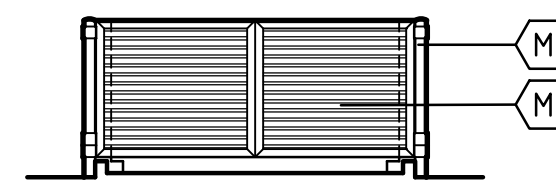
I ELEVATION SCREEN WALL

1/8" = 1' - 0"



H ELEVATION VACUUM ENCL

1/8" = 1' - 0"



G ELEVATION WASTE ENCL

1/8" = 1' - 0"

20 16 12 8 4 0 2 4
1/8" = 1'-0"

6 4 2 0 1 2 3 4 5 6
1/4" = 1'-0"

2 0 1 2 3 4 5 6
3/8" = 1'-0"

3 2 1 0 1/2 1
3/4" = 1'-0"

0 3 6 9 12 15 18 24
1 1/2" = 1'-0"

0 3 6 12
3" = 1'-0"

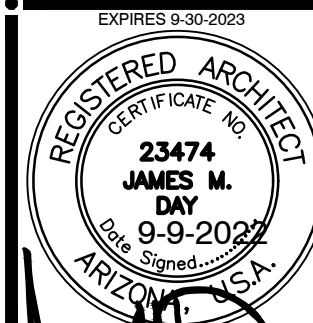
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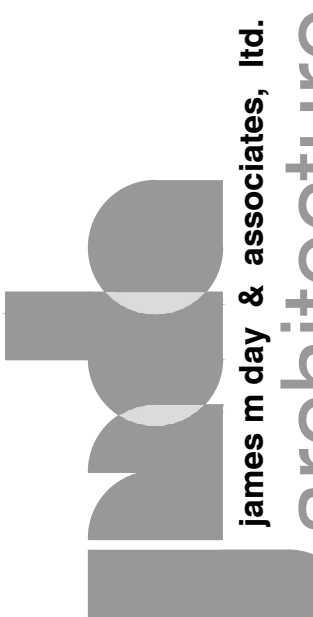
REVISIONS

RELEASE DATE
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3 MINUTE EXPRESS CAR WASH
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CONTRACT NO.
202009

SHEET NO.

432

OF 2 SHEETS

FS CASE # FS20-762



B EXTERIOR ELEVATION - EAST
1/8" = 1' - 0"



D EXTERIOR ELEVATION - WEST
1/8" = 1' - 0"



F EXTERIOR ELEVATION - WEST - WITH SOUND WALL
1/8" = 1' - 0"



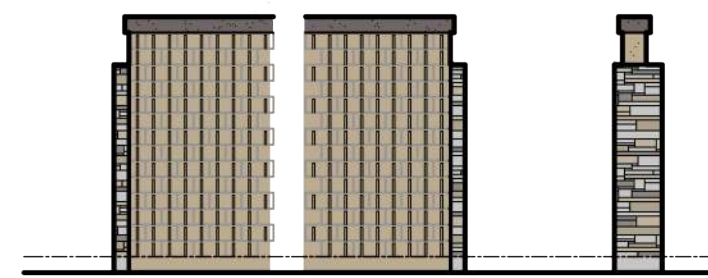
A EXTERIOR ELEVATION - NORTH
1/8" = 1' - 0"



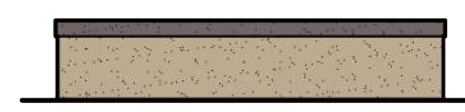
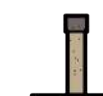
C EXTERIOR ELEVATION - SOUTH
1/8" = 1' - 0"



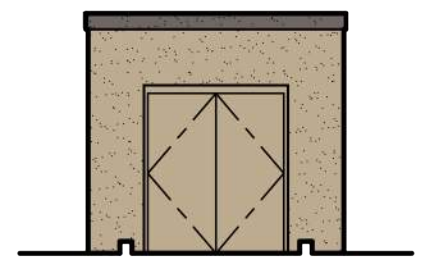
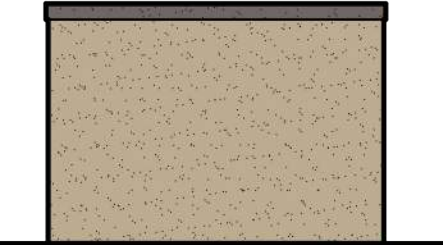
E EXTERIOR ELEVATION - SOUTH - WITH VACUTECH STANCHIONS
1/8" = 1' - 0"



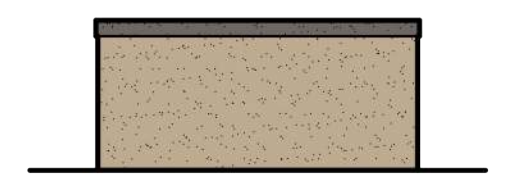
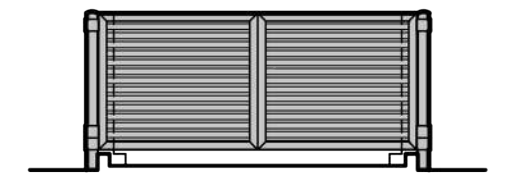
I ELEVATION - SOUND WALL
EAST FACE
1/8" = 1' - 0"



H ELEVATIONS - SCREEN WALL
1/8" = 1' - 0"

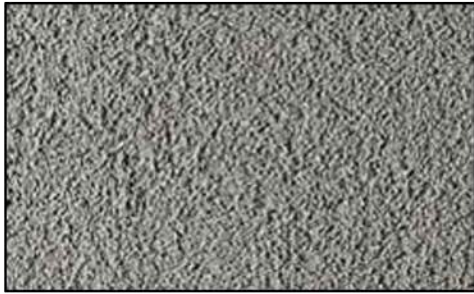


G ELEVATIONS - WASTE ENCL
1/8" = 1' - 0"

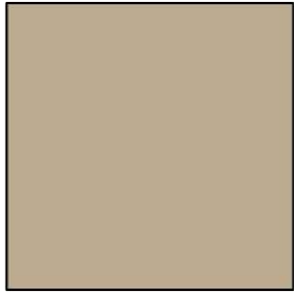




A-B ROUGH FACE BLOCK
8x8x16
TRENWYTH MESASTONE "OPAL"



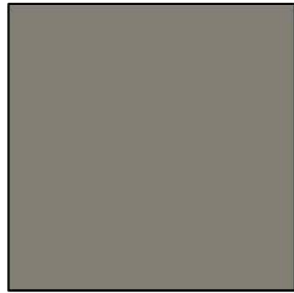
C-D-E DRYVIT FINISH
8x8x16



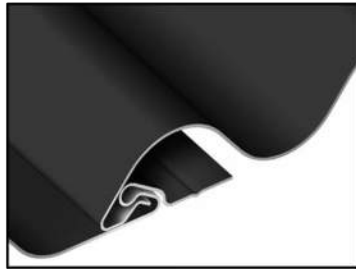
C-W DRYVIT FINISH
DUNN EDWARDS
DE6207 EGYPTIAN SAND



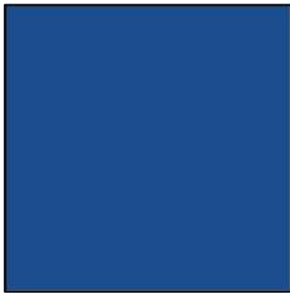
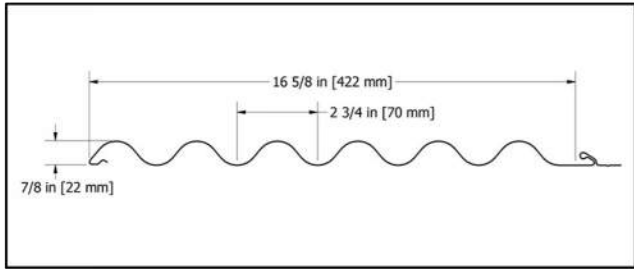
F LIGHT FIXTURES WALL PACKS
DARK BRONZE
MATCH ATAS 01 CLASSIC BRONZE



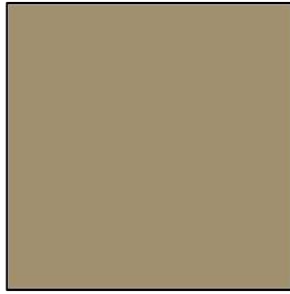
G FRAME WALL
ALUCOBOND ACM
DRIFTWOOD MICA PVDF2 GLOSS
15-25



H ATAS INTERNATIONAL INC
CORRA-LOK WITH ELITE TRIMS / MITERED CORNER
35 TITANIUM



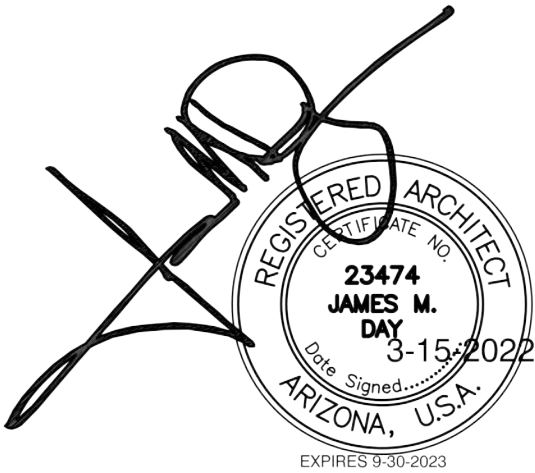
I-J-Q STEEL STRUCTURE AND FLASHING
DUNN EDWARDS
DEA137 DEEP SAPPHIRE



D-E DRYVIT FINISH
DUNN EDWARDS
DE6194 NATURAL BRIDGE



K STOREFRONT SYSTEM
ANODIZED MILL FINISH



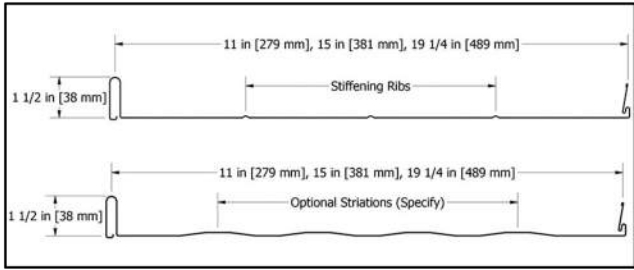
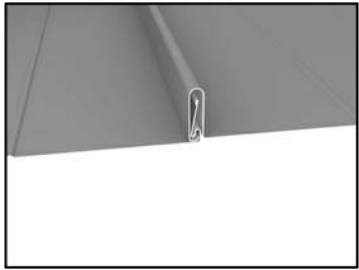
EMAIL J-DAY@JMDA-ARCHITECTS.COM
PHONE 623.271.7705
FAX 623.271.7707
8194 W DEER VALLEY ROAD
SUITE 106-321
PEORIA, AZ 85382-7430

PROJECT - COMMERCIAL - DEVELOPMENT

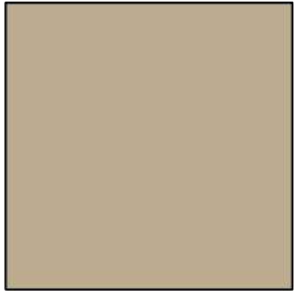
3 MINUTE EXPRESS CAR WASH
MARLEY PARK SQUARE
14073 W WADDELL ROAD
SURPRISE, ARIZONA 85379



CONTRACT NO.
202009



L ATAS INTERNATIONAL INC
DUTCH SEAM ROOFING PANELS, 15", WITH RIBS
01 CLASSIC BRONZE



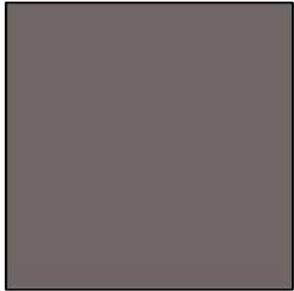
M STEEL DOORS AND SES
DUNN EDWARDS
DE6207 EGYPTIAN SAND



O VACUTECH STANCHION AND PIPING
POWDER COAT TO MATCH
DEA137 DEEP SAPPHIRE



P FABRIC SHADE BY GALE SYNTHESIS
COMMERCIAL 95 - STEEL GREY



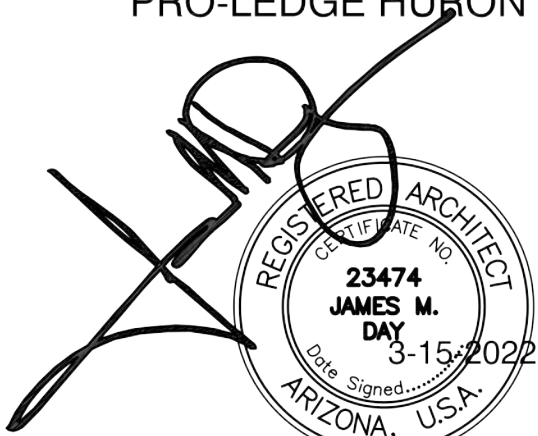
T-U PARAPET AND STUCCO DETAIL
DUNN EDWARDS
DE6390 CHOCOLATE PUDDING



N COOKSON COILING DOOR
GRAY GALVANEX



R FAUX STONE "CORONADO STONE"
PRO-LEDGE HURON



EMAIL J-DAY@JMDSA-ARCHITECTS.COM
PHONE 623.271.7705
FAX 623.271.7707
8194 W DEER VALLEY ROAD
SUITE 106-321
PEORIA, AZ 85382-7430



James M Day, Architect

Email j-day@jmday-architects.com
Phone 623-271-7705
Fax 623-271-7707

Mailing Address
8194 W Deer Valley Rd
Suite 106-321
Peoria, AZ 85382



September 30, 2022

COMMUNITY OUTREACH MEETINGS – 3 MINUTE CAR WASH MARLEY PARK SQUARE

PARTICIPATION REPORT

The developer, 3 MINUTE EXPRESS CAR WASH, of the proposed express car wash for 14073 West Waddell Road, Surprise, Arizona, also known as Lot 4 of “MARLEY PARK SQUARE AMENDED, a Subdivision in the City of Surprise, Arizona, held two Community Outreach Meetings.

DETAILS OF THE MEETINGS

The community was informed by;

- Sign posting per the City of Surprise standards on September 9, 2022.
- The City of Surprise provided publication at least once in a newspaper of general circulation publish or circulated in the municipality at least fifteen (15) days prior to the meeting date.
- Mailing, by the City of Surprise, to all real property owners within a 300’ radius of the project property. The distance was determined by the City of Surprise. The first-class mailing occurred no less than fifteen (15) days prior to the hearing.
- The mailing was sent to village committees, special community groups, and the heads of homeowner associations or registered neighborhoods within the public notice area.
- The meetings were arranged by James M Day & Associates, and 3 Minute Express Car Wash. An in person public meeting was held Wednesday, September 28, 2022 at 6:00 PM and a ZOOM virtual public meeting was held Thursday, September 29, 2022 at 6:00 PM

Team architecture with the client’s goals in mind

Residential Commercial TI/Remodel Commercial Ground Up Interior Design

IN PERSON MEETING

Those in attendance on September 28, 2022;

James Day, Architect

Duane Hager, 3 Minute Express Car Wash

Jessica Brinton, Planner II, City of Surprise, Planning

Trevor Fleetham, Senior Planner, City of Surprise, Planning

Chris Judd, Councilmember, District 6

Dennis Williams, Nanshe Partners

The meeting started at 6:00 PM, allowing for people to arrive to the meeting.

Introductions were made by the Developer, City representatives, and the Architect.

Ms. Brinton provided a description of what the community outreach is about.

Mr. Hager provided an overview of the proposed Car Wash project.

Mr. Day presented and described the project with the following exhibits; City Notice and Project Location, project site plan and use of the site, an update rendering of the building, noise impact site plan, common sound level exhibit, and noise contour map.

Mr. Day entertained questions and comments from the community members, in attendance.

At this meeting the project was addressed to Mr. Chris Judd, Councilmember, District 6, and others in attendance.

- **We shared the design process and how we addressed integration of the planned development of the car wash adjacent to the residential neighborhoods.**
- **We focused on a quality development with respect to the neighborhood.**
- **We reviewed how we addressed the sound issue that was proactively approached with the Noise Study and the design of an 80 foot long, 10 high sound-wall.**
- **The dryer system was discussed. The noise study address' two dryer systems and compares them. The upgraded Predator Dryers are to be used, as they are quieter.**
- **We also noted that the head height at the tunnel exit is lowered from 12' to 8', as this assists in focusing the noise at the sound-wall.**
- **Information from the Noise Study were shared including a color model of the predicted noise parameters with the use of the design as presented.**

No other questions or comments were posed by attendees.

The meeting lasted about 30 minutes.

ZOOM MEETING

Those in attendance on September 29, 2022;

James Day, Architect

Duane Hager, 3 Minute Express Car Wash

Jessica Brinton, Planner II, City of Surprise, Planning

Trevor Fleetham, Senior Planner, City of Surprise, Planning

Shawna Green, neighbor

The meeting started at 6:00 PM, allowing for people to arrive to the meeting.

Introductions were made by the Developer, City representatives, and the Architect.

Ms. Brinton provided a description of what the community outreach is about.

Mr. Hager provided an overview of the proposed Car Wash project.

Mr. Day presented and described the project with the following exhibits; City Notice and Project Location, project site plan and use of the site, an update rendering of the building, noise impact site plan, common sound level exhibit, and noise contour map.

Mr. Day entertained questions and comments from the community members, in attendance.

At this meeting the project was addressed to Ms. Shawna Green, and others in attendance.

- **We shared the design process and how we addressed integration of the planned development of the car wash adjacent to the residential neighborhoods.**
- **We focused on a quality development with respect to the neighborhood.**
- **We reviewed how we addressed the noise issue that was proactively approached with the Noise Study and the design of an 80 foot long, 10 high sound-wall.**
- **We also noted that the head height, at the tunnel exit, is lowered from 12' to 8', as this focuses the noise at the sound wall.**
- **Ms. Shawna Green spoke on the following concerns.**
 - **Additional traffic created by new businesses.**
 - **Additional traffic is provided to the commercial site as any new commercial business will create.**
 - **However most of the car wash traffic is impulsive on the part of existing vehicle owners.**
 - **Additional sound created by the car wash.**
 - **Noise mitigation was discussed briefly. However Ms. Green indicated she was more**

concerned about having Marley Park appropriate businesses.

- The desire for Marley Park appropriate commercial businesses.
 - It was suggested by Ms. Brinton that addressing the City Council would be appropriate.

No other questions or comments were posed by attendees.

The meeting lasted about 30 minutes.

END

AFFIDAVIT OF POSTING

Application No: FS20-762
Applicant Name: Architectural Studio
Location: 14073 W Waddell Road
Date Site Posted: 09/09/22

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett 9/9/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 09/09/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10.25.24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: September 28, 2022

Date: TBD

Date: Not Applicable

Time: 6:00 P.M.

Time: 6:00 P.M.

Time:

Location: Marley Park Elementary School -
Cafeteria

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location:

15042 W Sweetwater Ave Surprise, AZ 85379

Virtual Meeting:

Case number: FS20-762

Date: September 29, 2022 Time: 6:00 p.m.

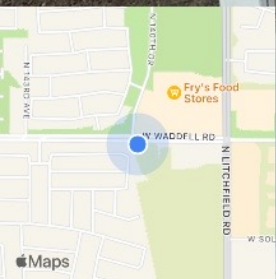
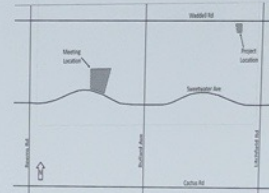
<https://us02web.zoom.us/j/88626633815?pwd=MktXQU5iZWZbWNCRTlYd2ZvZmE5QT09>

CALL IN: +1-253-215-8782

MEETING ID: 886 2663 3815 PASSCODE: 768136

Request: Conditional Use Permit for a vehicle washing facility on approximately 1.60 acres generally located south of Waddell Road and west of Litchfield Road, within the Marley Park Planned Area Development (APN 501-45-927).

Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Sep 09, 2022 06:55AM
14089-14099 W Waddell Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: September 28, 2022

Date: TBD

Date: Not Applicable

Time: 6:00 P.M.

Time: 6:00 P.M.

Time:

Location: Marley Park Elementary School -

Location: 16000 N Civic Center Plaza

Location:

Cafeteria

Surprise, AZ 85374

15042 W Sweetwater Ave Surprise, AZ 85379

Virtual Meeting:

Case number: FS20-762

Date: September 29, 2022 Time: 6:00 p.m.

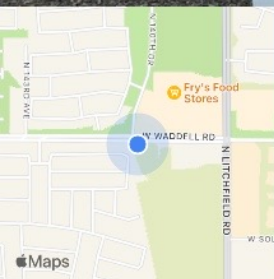
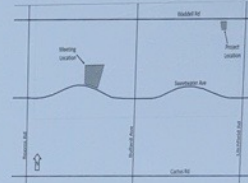
<https://us02web.zoom.us/j/88626633815?pwd=MktXQU5iZWZbWNCRTlYd2ZvZmE5QT09>

CALL IN: +1-253-215-8782

MEETING ID: 886 2663 3815 PASSCODE: 768136

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Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Sep 09, 2022 06:54AM
14089-14099 W Waddell Rd
Maricopa County

Notice of Public Hearing

City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: September 28, 2022

Date: TBD

Date: Not Applicable

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: _____

Location: Marley Park Elementary School -
Cafeteria

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: _____

15042 W Sweetwater Ave Surprise, AZ 85379

Virtual Meeting:

Case number: FS20-762

Date: September 29, 2022 Time: 6:00 p.m.

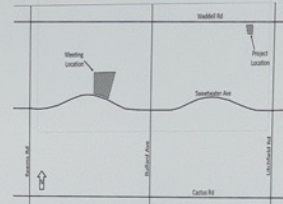
<https://us02web.zoom.us/j/88626633815?pwd=MktXQU5iZWZbWNCRTlYd2ZvZmE5QT09>

CALL IN: +1-253-215-8782

MEETING ID: 886 2663 3815 PASSCODE: 768136

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Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Sep 09, 2022 06:30AM
14029 W Waddell Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: September 28, 2022

Date: TBD

Date: Not Applicable

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: _____

Location: Marley Park Elementary School -

Location: 16000 N Civic Center Plaza

Location: _____

Cafeteria

Surprise, AZ 85374

15042 W Sweetwater Ave Surprise, AZ 85379

Virtual Meeting:

Case number: FS20-762

Date: September 29, 2022 Time: 6:00 p.m.

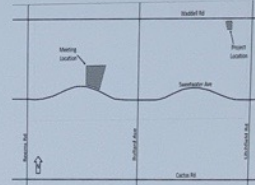
<https://us02web.zoom.us/j/88626633815?pwd=MktXQU5iZWZbWncRTlY2ZvZmE5QT09>

CALL IN: +1-253-215-8782

MEETING ID: 886 2663 3815 PASSCODE: 768136

Request: Conditional Use Permit for a vehicle washing facility on approximately 1.60 acres generally located south of Waddell Road and west of Litchfield Road, within the Marley Park Planned Area Development (APN 501-45-927).

Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Sep 09, 2022 06:29AM
14029 W Waddell Rd
Maricopa County

AFFIDAVIT OF POSTING

Application No: FS20-762
Applicant Name: JMDA
Location: 14073 W Waddell Road
Date Site Posted: 11/15/22

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

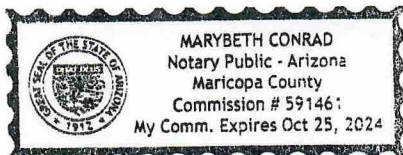
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett 11/15/22
Applicant/Representative Signature Date

This instrument was acknowledged before me on 11/15/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: September 28, 2022

Date: December 15, 2022

Date: Not Applicable

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: _____

Location: Marley Park Elementary School -
Cafeteria

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: _____

15042 W Sweetwater Ave Surprise, AZ 85379

Virtual Meeting:

Case number: **FS20-762**

Date: September 29, 2022 Time: 6:00 p.m.

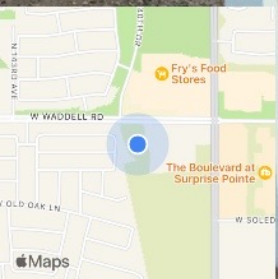
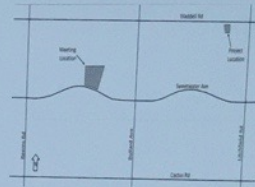
<https://us02web.zoom.us/j/88626633815?pwd=MktXQU5iZWZbWNCRTlYd2ZvZmE5QT09>

CALL IN: +1-253-215-8782

MEETING ID: 886 2663 3815 PASSCODE: 768136

Request: Conditional Use Permit for a vehicle washing facility on approximately 1.60 acres generally located south of Waddell Road and west of Litchfield Road, within the Marley Park Planned Area Development (APN 501-45-927).

Please call to confirm dates: 623- 222-3011 Surpriseaz.gov



Nov 15, 2022 06:51AM
14029 W Waddell Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: September 28, 2022

Date: December 15, 2022

Date: Not Applicable

Time: 6:00 P.M.

Time: 6:00 P.M.

Time:

Location: Marley Park Elementary School -
Cafeteria

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location:

15042 W Sweetwater Ave Surprise, AZ 85379

Virtual Meeting:

Case number: FS20-762

Date: September 29, 2022 Time: 6:00 p.m.

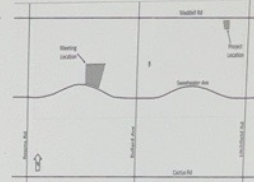
<https://us02web.zoom.us/j/88626633815?pwd=MktXQU5iZWZbWNCRTlYd2ZvZmE5QT09>

CALL IN: +1-253-215-8782

MEETING ID: 886 2663 3815 PASSCODE: 768136

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Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Nov 15, 2022 06:51AM
14029 W Waddell Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual
Neighborhood Meeting

Planning & Zoning

City Council

In Person: September 28, 2022

Date: December 15, 2022

Date: Not Applicable

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: _____

Location: Marley Park Elementary School -
Cafeteria
15042 W Sweetwater Ave Surprise, AZ 85379

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: _____

Virtual Meeting:

Date: September 29, 2022 Time: 6:00 p.m.

<https://us02web.zoom.us/j/88626633815?pwd=MkxQU5ZWZbWNCRTljd2ZvZmE5QT09>

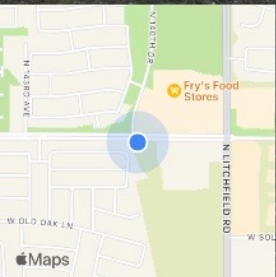
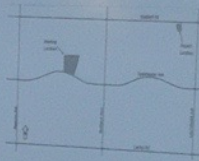
CALL IN: +1-253-215-8782

MEETING ID: 886 2663 3815 PASSCODE: 768136

Case number: FS20-762

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Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Nov 15, 2022 06:46AM
14071-14087 W Waddell Rd
Maricopa County

Notice of Public Hearing City of Surprise

In-Person and Virtual

Neighborhood Meeting

Planning & Zoning

City Council

In Person: September 28, 2022

Date: December 15, 2022

Date: Not Applicable

Time: 6:00 P.M.

Time: 6:00 P.M.

Time: _____

Location: Marley Park Elementary School - Cafeteria

Location: 16000 N Civic Center Plaza
Surprise, AZ 85374

Location: _____

15042 W Sweetwater Ave Surprise, AZ 85379

Virtual Meeting:

Case number: FS20-762

Date: September 29, 2022 Time: 6:00 p.m.

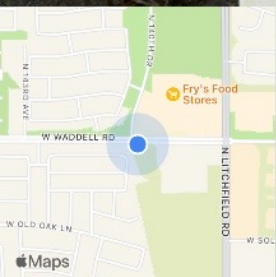
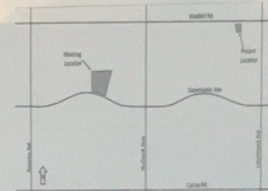
<https://us02web.zoom.us/j/88626633815?pwd=MktXQU5iZWZhbnWNCRTlyd2ZvZmE5QT09>

CALL IN: +1-253-215-8782

MEETING ID: 886 2663 3815 PASSCODE: 768136

Request: Conditional Use Permit for a vehicle washing facility on approximately 1.60 acres generally located south of Waddell Road and west of Litchfield Road, within the Marley Park Planned Area Development (APN 501-45-927).

Please call to confirm dates: 623-222-3011 Surpriseaz.gov



Nov 15, 2022 06:45AM
14071-14087 W Waddell Rd
Maricopa County



September 8, 2022

Mr. James Day
James M. Day & Associates, Inc.
8194 W. Deer Valley Road 106-321
Peoria, AZ 85383

RE: Marley Park - 3 Minute Express Car Wash
Building Signage Approval

Dear Jim:

This letter is to confirm the Building Signage plans as listed on attached Exhibit 'A' are approved for the 3 Minute Express Car Wash.

Sincerely,

Aaron Macneil
SVP of Operations
DMB Associates, Inc.

Enclosure

c: Dan Kelly, General Manager, DMB Associates
Steven Loken, Lexikon Advisors LLC

6263 N. Scottsdale Road, Suite 330
Scottsdale, Arizona 85250

Phone: 480.367.7000
www.Verrado.com



Exhibit 'A'

3 Minute Car Wash Plan List

09/07/22

Signage Package prepared by Royal Sign

1	Site Plan	09/06/22
2	Exterior Plan	09/06/22
3	Exterior Plan	09/06/22
4	Exterior Plan	09/06/22

From: [Aaron Macneil](#)
To: [JAMES DAY](#)
Cc: ["Steven Loken"](#); ["Dennis Williams"](#); ["Duane Hager"](#); [Julie Stone](#)
Subject: RE: [External] MARLEY PARK SQUARE - 3 MINUTE EXPRESS CAR WASH 14073 W WADDELL RD CR20-388
Date: Tuesday, August 30, 2022 2:58:16 PM
Attachments: [image001.png](#)

James,

Here's our comments on the monument sign, which remains out of compliance. The other changes are fine with DMB.

A single pad tenant sign:

1. Maximum dimensions: 6'-8" tall x 11'-4" wide
2. Electronic message boards are not allowed

Please revise and resubmit. Cc'ing Julie Stone, who will compile the final file and provide a final letter, when ready.

Thanks,

DMB[®] **Aaron Macneil**
SVP of Operations
Cell 602-626-0626

From: JAMES DAY <J-DAY@JMDA-ARCHITECTS.COM>
Sent: Monday, August 29, 2022 4:20 PM
To: Aaron Macneil <AMacneil@dmbinc.com>
Cc: 'Steven Loken' <sloken.lexikon@gmail.com>; 'Dennis Williams' <dwilliams@nanshepartners.com>; 'Duane Hager' <duanehager@yahoo.com>
Subject: [External] MARLEY PARK SQUARE - 3 MINUTE EXPRESS CAR WASH 14073 W WADDELL RD CR20-388
Importance: High

Hi Aaron and Steve,

Almost two years ago we submitted this project to you for your review as directed by the City of Surprise.

When we got to the Community Outreach part of the process, we were blindsided by Marley Park West LLC.

They informed us that they were to review the project. More discussions proceeded.

The project was put on hold for a while, and now the Client wishes to proceed.

We have worked out the details that Marley Park West LLC was concerned about. The plans we

are providing
today are revised and approved by Marley Park West LLC.

We would ask that you review the revised plans and respond. We would like to obtain your approval as soon as possible.

Please note the following;

- The sign package includes a digital portion. I expect you will have comments on this as before.
- The City has requested that the west building sign be removed, and it will be.
- Red from the building has been removed, except for the signs.
- The roof profile of the towers is revised.
- The second floor at the east tower is removed.

Please refer to the plans in the following DROPBOX link.

<https://www.dropbox.com/sh/gdx1g8essoowo9k/AACOrhvdwcv1SNlhxlIfMeIxa?dl=0>

Thank you in advance for your assistance.

Sincerely

Jim

james m day & associates

Architectural Studio Peoria, Arizona

j-day@jmday-architects.com

623.271.7705 voice

623.271.7707 fax

602.799.6868 cell

Member of BUSINESS NETWORKING ASSOCIATES

Member of KIWANIS INTERNATIONAL - NORTH PHOENIX KIWANIS

...ask me about ELIMINATE !



Before printing this e-mail, think if it is necessary. Think Green!



September 23, 2022

Mr. Karl Gashler
3 Minute Express Car Wash Marley Park Square
840 N Estrella Parkway
Goodyear, AZ 85338

**Re: 3-Minute Express Car Wash, Marley Park Square – Surprise, AZ (#20076)
CENSEO Report #1 – Acoustical Noise Impact Study, Revision 4**

Dear Mr. Gashler,

The Marley Park Square 3-Minute Express Car Wash is a proposed new car wash located at 14073 W Waddell Road in Surprise, Arizona. In accordance with Community Development requirements in the City of Surprise, this noise study is designed to assess the potential impact of noise transmission from the car wash to the surrounding areas, with particular emphasis on the nearby Marley Park and Sierra Verde residential communities. An overview of the surrounding areas and car wash building location is provided in Figure 1.

This noise impact study is focused on noise levels created by the operational car wash transmitted to the surrounding residential and commercial areas. Noise measurements were not conducted on-site to assess the existing ambient noise environment. The study does not address noise generated during the construction of the facility. Noise data for the car wash equipment was provided by the equipment manufacturers or by field measurements and the analysis is based on this provided noise data.

The primary noise impact from the 3-Minute Express Car Wash is the noise from the car wash equipment itself. The car wash entrance, dryer system at the car wash exit and the vacuuming systems located south of the car wash building are the dominant noise sources. Analysis of the expected impact of noise generated by additional vehicular traffic to the car wash site is also provided below. Appendix A details relevant acoustical terminology and metrics used in this study impact study.

This Revision 4 report has been revised to adjust the height of the tunnel exit and to evaluate an alternate dryer system which is quieter than the dryer system that was initially assessed. Additional clarification has also been provided based on comments from the City of Surprise.

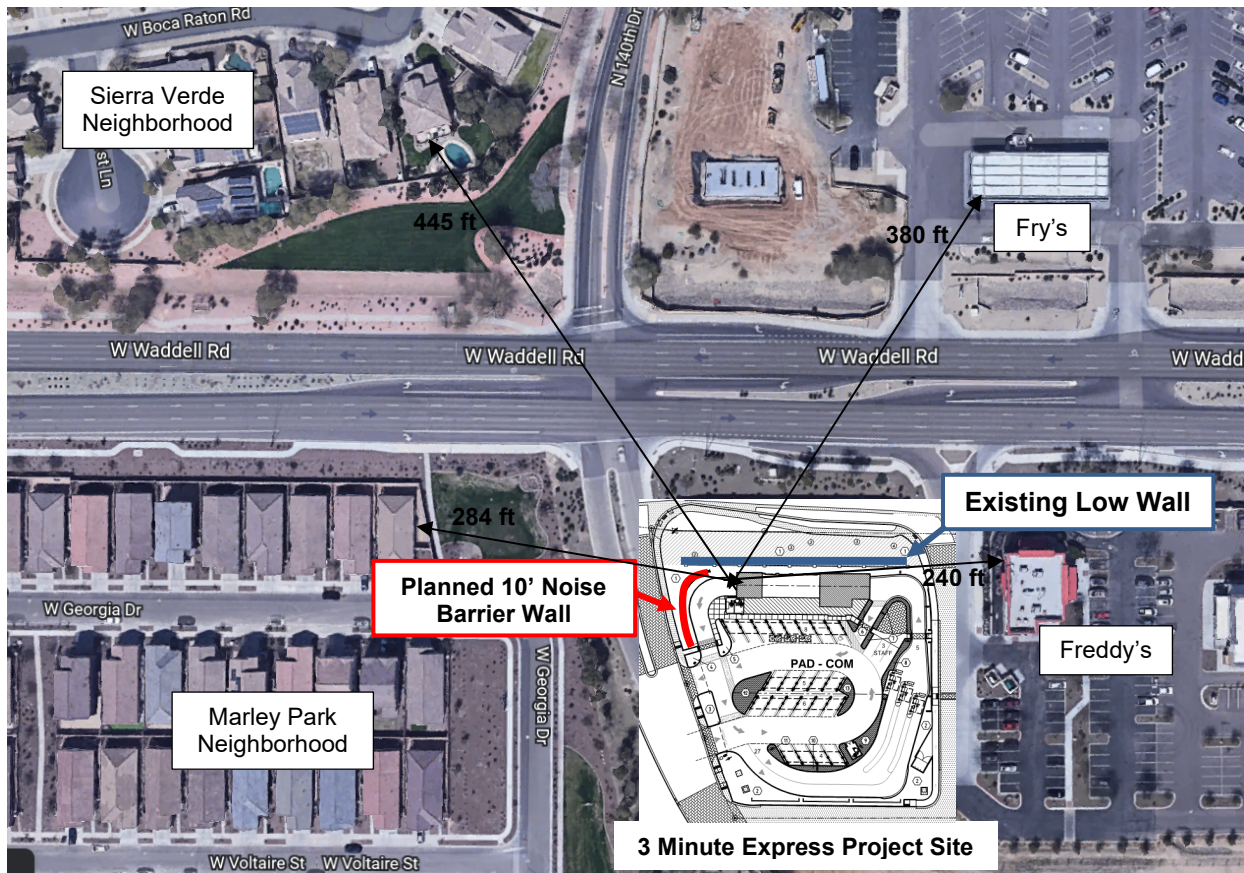


Figure 1: Proposed Car Wash Site Location

Noise Level Requirements

City of Surprise Noise Ordinance

Noise regulations for the City of Surprise are listed in Section 34-105 of the Code of Ordinances. This noise ordinance relates to public loudspeakers, construction equipment, and sound amplified devices but does not list a requirement for stationary mechanical equipment noise. Similarly, the State of Arizona does not have designated limits for noise from stationary mechanical equipment. As a best practice we will look to the noise ordinance requirements from the nearby town of Tempe, Arizona. Section 20-6a of the City of Tempe Municipal Code has a daytime noise limit of 55 dBA for residential properties and 65 dBA for commercial properties. The noise standard is considered enforceable if the noise measured at the receiver property line exceeds these limits by 5 dBA or more. These limits will be used as the design criteria in this noise study as best practice limits.

Potential Noise Sources

The car wash building has multiple noise emitting pieces of equipment. The primary noise sources are the dryer system located near the exit of the car wash building, and the vacuum systems located south of the car wash building.

Car Wash Equipment

The dryer system by Sonny's Enterprises, Air Blower (15 HP), was evaluated in previous versions of this noise impact summary. A second dryer system, IDC Stealth Predator (80 HP), was evaluated as a quieter alternative. Table 1 shows the sound pressure levels (L_p) provided by Sonny's Enterprises, along with the measurement distance for these sound pressure levels. Due to the age of the noise data available from the manufacturer, field testing verification of the equipment after installation is advised to confirm noise levels.

Table 1: Sonny's Dryer System Generated Noise (L_p , dBA)

Equipment	Measurement Distance [ft]	Measured L_p
Sonny's Air Dryer	10	90
	20	86
	50	79
	100	75

Table 2 shows the estimated octave band and overall and octave band sound pressure levels (L_p) provided by IDC for the 80 HP Predator Quiet Dryer System.

Table 2: Predator Dryer System Generated Noise (L_p , dBA)

Equipment	Distance [ft]	Estimated L_p							
		Overall	63	125	250	500	1000	2000	4000
Predator (80 HP)	10	75.4	48.0	56.4	69.5	70.8	68.4	67.0	60.9

Comparing the overall sound pressure levels of the two dryer systems at a distance of 10 feet (90 dBA vs 75.4 dBA), the Predator system is significantly quieter than the Sonny's system. The data sheets provided by the manufacturer from which the noise levels in Tables 1 and 2 were reproduced are attached.

Vacuum Systems

Sound data was not available from the vacuum system manufacturer so short-term measurements were conducted of a similar vacuum system. Table 3 shows the noise levels measured near the vacuum systems at an existing 3-Minute Express Car Wash in Surprise, Arizona. The measurements were conducted with approximately 9 of the vacuums operating. The measurement data was used to extrapolate the sound levels due to 24 vacuums running simultaneously. This condition is unlikely to occur and is considered a "worst-case" scenario. The sound pressure level listed in Table 3 represents the worst-case noise scenario of all 24 vacuums operating simultaneously at the proposed project site.

Table 3: Vacuum System Generated Noise (L_p , dBA)

Equipment	Measurement Distance [ft]	Estimated L_p
3-Minute Express Car Wash Vacuum System (Qty. 24)	50	64

Noise Impact Analysis

Car Wash Noise

Noise from the car wash will propagate to the surrounding residential and commercial areas. Due to the proximity to the nearest Marley Park residential area, a 10' noise barrier wall is planned to block line-of-sight between the car wash exit and the Marley Park neighborhood. The tunnel exit opening will be 8' high which is 2' below the height of the noise barrier wall. An existing 3'6" wall is located on the north side of the property, along W. Waddell Road. Additional 3'6" screen walls are planned on the east and south sides of the property. This analysis includes barrier effects from the noise walls and from the car wash building.

Analysis of the noise impact from the planned car wash includes both primary noise sources (dryer and vacuums) and noise barrier wall mitigation. Noise levels from these sources were predicted to the nearest home in the Marley Park neighborhood, the nearest home in the Sierra Verde neighborhood, and the nearest commercial buildings (Freddy's Frozen Custard and Fry's Fuel Center). The approximate distances (shown in Figure 1 and below) were measured from the exit opening of the car wash to the nearest residential/commercial building. The projected noise levels were then compared to the "best practices" noise limits (stated on page 2 above) to determine an impact.

Table 4 and Table 5 provide the results of the noise impact analysis for this project, presented as L_{eq} , an A-weighted equivalent sound level. The results are presented with predicted noise levels in three conditions: 1) from the car wash only, 2) the vacuum system only, and 3) combined noise levels from the car wash and vacuums. The sound pressure level that results from the combined car wash and vacuums is not the arithmetic sum of the individual sound sources, but rather the logarithmic sum. Please refer to Appendix A which provides additional information about acoustical terminology.

Table 4: Predicted Car Wash Dryer (Sonny's) and Vacuum Noise Levels (dBA)

Nearest Receiver	Approx. Distance to Car Wash [ft]	Noise Barrier Wall	Best Practices Noise Limit	Car Wash Only L_{eq}	Vacuum Only L_{eq}	Predicted Combined L_{eq}
Marley Park Home	284	Yes	55	49	43	50
Sierra Verde Home	445	No	55	49	29	49
Freddy's Frozen Custard	240	No	65	53	46	53
Fry's Fuel Center	380	No	65	45	30	45

Table 5: Predicted Car Wash Dryer (Predator) and Vacuum Noise (dBA)

Nearest Receiver	Approx. Distance to Car Wash [ft]	Noise Barrier Wall	Best Practices Noise Limit	Car Wash Only L_{eq}	Vacuum Only L_{eq}	Predicted Combined L_{eq}
Marley Park Home	284	Yes	55	39	43	45
Sierra Verde Home	445	No	55	40	29	41
Freddy's Frozen Custard	240	No	65	48	46	50
Fry's Fuel Center	380	No	65	38	30	39

The predicted noise levels that propagate from the car wash facility to each of the commercial buildings and the Sierra Verde and Marley Park residential areas is within the best practice limits. Noise from the IDC Stealth Predator dryer system is expected to be significantly quieter than the Sonny's dryer system.

The results of the noise impact analysis for the two dryer systems are also presented as noise contour maps. This is a graphical representation of the predicted combined noise levels of the car wash and vacuum system (refer to enclosed Figures 6 and 7).

Vehicular Traffic Noise

The project site is located at the intersection of 140th Drive and Waddell Road. Daily traffic along these roads is approximately 18,000 daily trips combined. Excess vehicular traffic along these roads to the proposed project site is predicted to be 578 additional daily trips, per the *Feb 2021 Traffic Impact Study*. Typically, a doubling of traffic volume is required to have a perceptible, i.e., 3 dB, increase in noise. The increase in traffic noise is considered not significant and will not impact the surrounding areas.

Noise Mitigation Recommendations

Noise control measures included in the design of the 3- Minute Car Wash include the 10' noise barrier wall, the lower tunnel height (reduced to 8' high), and the selection of the significantly quieter Predator dryer system. No additional noise mitigation is required at this time.

Best regards,

Dana Dorsch
Senior Project Manager
CENSEO AV+Acoustics

Encl. Noise Contour Maps



Appendix A: Acoustic Terminology

Sound Pressure Level

Sound, or noise, is the term given to variations in air pressure that are capable of being detected by the human ear. Small fluctuations in atmospheric pressure (sound pressure) constitute the physical property measured with a sound pressure level meter. Because the human ear can detect variations in atmospheric pressure over such a large range of magnitudes, sound pressure is expressed on a logarithmic scale in units called decibels (dB). Noise is defined as “unwanted” sound.

Technically, sound pressure level (SPL) is defined as:

$$\text{SPL} = 20 \log (P/P_{\text{ref}}) \text{ dB}$$

where P is the sound pressure fluctuation (above or below atmospheric pressure) and P_{ref} is the reference pressure, 20 μPa , which is approximately the lowest sound pressure that can be detected by the human ear.

The sound pressure level that results from a combination of noise sources is not the arithmetic sum of the individual sound sources, but rather the logarithmic sum. For example, two sound levels of 50 dB produce a combined sound level of 53 dB, not 100 dB. Two sound levels of 40 and 50 dB produce a combined level of 50.4 dB.

Human sensitivity to changes in sound pressure level is highly individualized. Sensitivity to sound depends on frequency content, background noise, time of occurrence, duration, and psychological factors such as emotions and expectations. However, in general, a change of 1 or 2 dB in the level of sound is difficult for most people to detect. A 3 dB change is commonly taken as the smallest perceptible change and a 6 dB change corresponds to a noticeable change in loudness. A 10 dB increase or decrease in sound level corresponds to an approximate doubling or halving of loudness, respectively.

A-Weighted Sound Level

Studies have shown conclusively that at equal sound pressure levels, people are generally more sensitive to certain higher frequency sounds (such as made by speech, horns, and whistles) than most lower frequency sounds (such as made by motors and engines) at the same level. To address this preferential response to frequency, the A-weighted scale was developed. The A-weighted scale adjusts the sound level in each frequency band in much the same manner that the human auditory system does. Thus, the A-weighted sound level (read as “dBA”) becomes a single number that defines the level of a sound and has some correlation with the sensitivity of the human ear to that sound. Different sounds with the same A-weighted sound level are perceived as being equally loud. The A-weighted noise level is commonly used today in environmental noise analysis and in noise regulations. Typical values of the A-weighted sound level of various noise sources are shown in Table A1.

Equivalent Sound Level

The Equivalent Sound Level (L_{eq}) is a type of average which represents the steady level that, integrated over a time period, would produce the same energy as the actual signal. The actual *instantaneous* noise levels typically fluctuate above and below the measured L_{eq} during the measurement period. The A-weighted L_{eq} is a common index for measuring environmental noise.

Table A1: Common Sound Levels in dBA

Common Outdoor Sounds	Sound Pressure Level (dBA)	Common Indoor Sounds	Subjective Evaluation
Auto horn at 10' Jackhammer at 50'	100	Newspaper press Textile mill	Deafening
Gas lawn mower at 4' Pneumatic drill at 50'	90	Auditorium during applause Food blender at 3'	Very Loud
Concrete mixer at 50' Jet flyover at 5000'	80	Telephone ringing at 8' Vacuum cleaner at 5'	
Large dog barking at 50' Large transformer at 50'	70	Electric shaver at 1' Clothes washer at 2'	Loud
Automobile at 55 mph at 150' Urban residential	60	Normal conversation at 3' Window air conditioning unit	
Birds at 25' Small town residence	50	Office noise Conference room background	Moderate
Wind in trees (5 mph) Farm valley	40	Soft stereo music in residence Library	
Rustling leaves	30	Average bedroom at night Soft whisper at 3'	Faint
Quiet rural nighttime	20	Broadcast and recording studio	
	10	Human breathing	Very Faint
	0	Threshold of hearing (audibility)	

FIGURE 6 - NOISE CONTOUR MAP
Future Noise Impact due to Car Wash (Sonny's Dryer System)
3 Minute Express Car Wash, Surprise, AZ

09/23/2022
CASE #
FS20-762

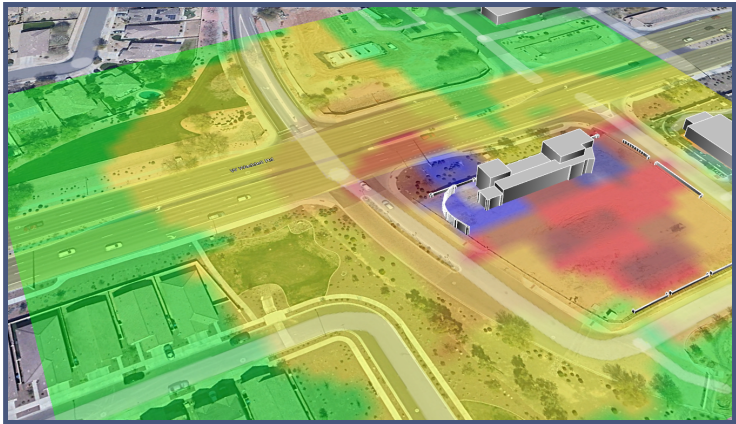
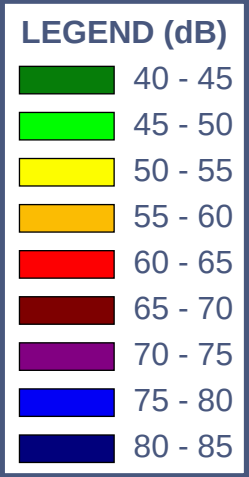
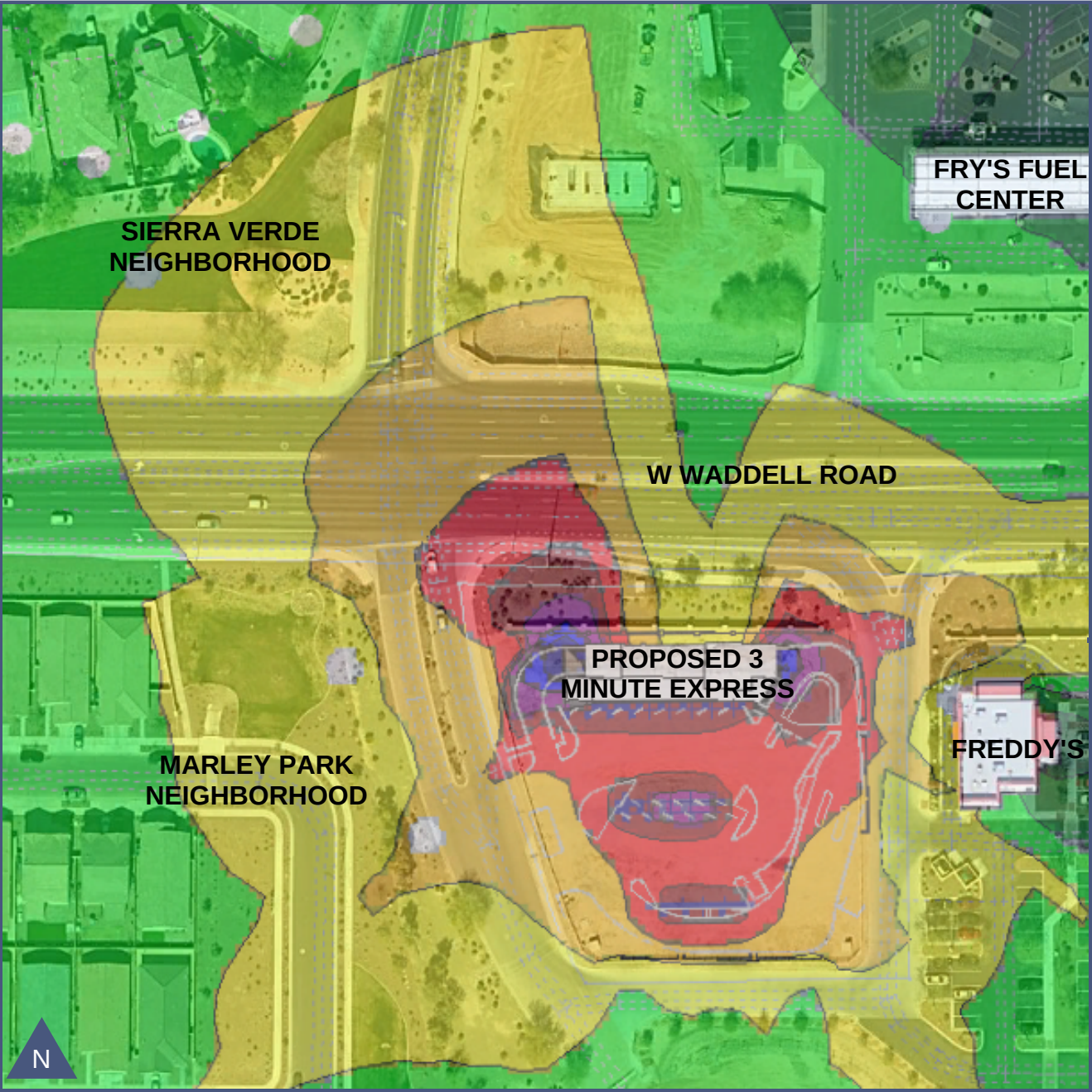
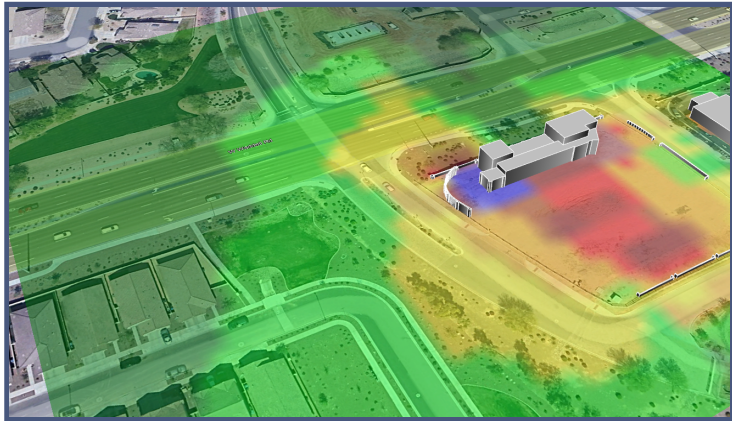
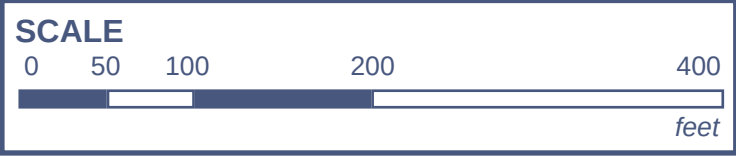
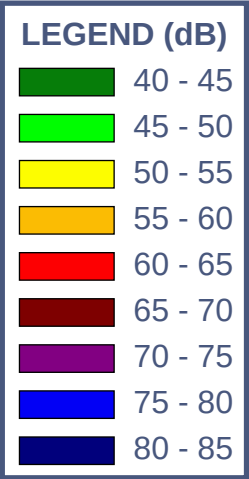
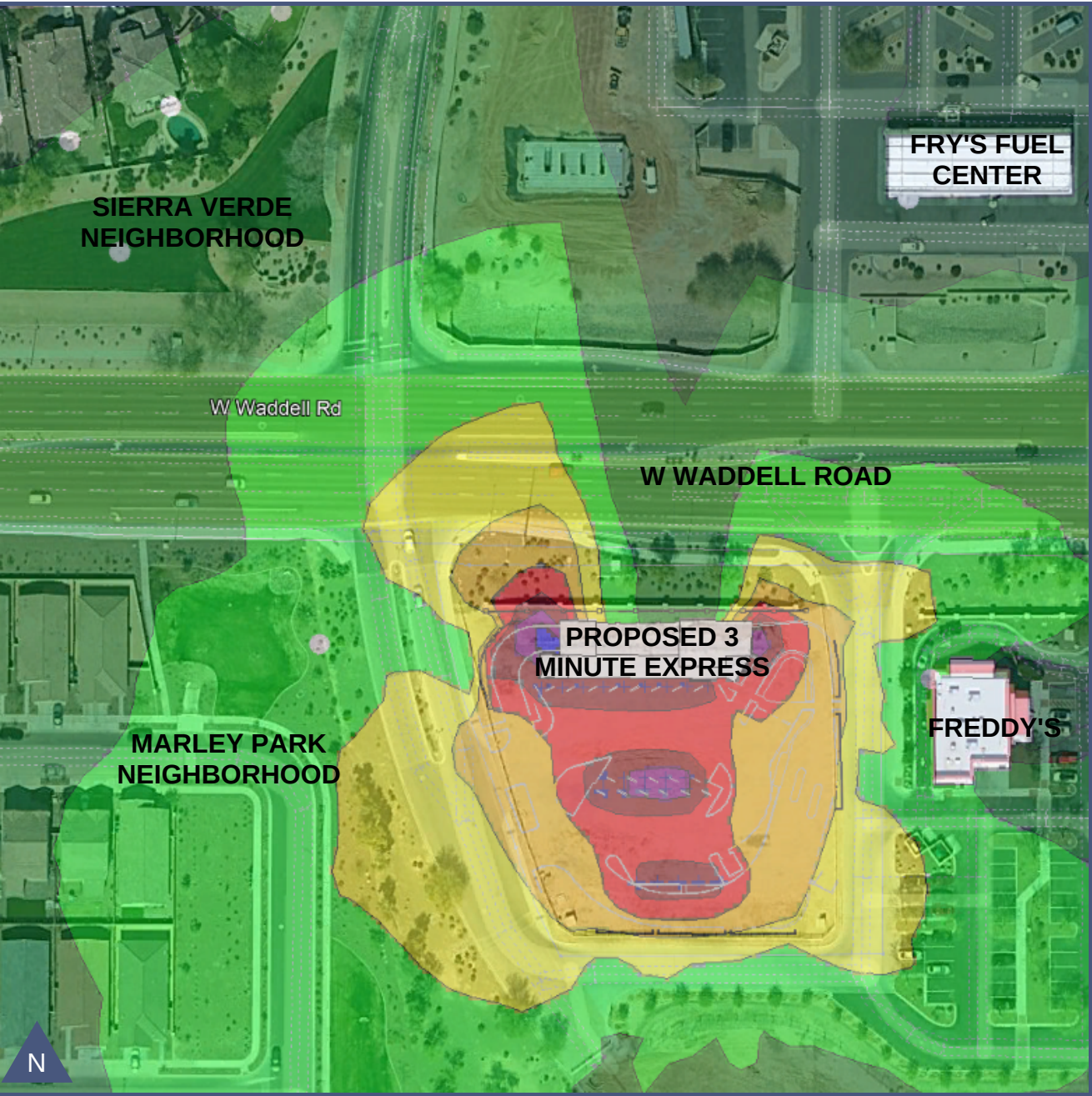


FIGURE 7 - NOISE CONTOUR MAP
Future Noise Impact due to Car Wash (Predator 80 HP Dryer System)
3 Minute Express Car Wash, Surprise, AZ

09/23/2022
CASE #
FS20-762



80hp Predator Quiet Dryer System Specifications

Center Band Sound Frequency	63 Hz	125 Hz	250 Hz	500 Hz	1,000 Hz	2,000 Hz	4,000 Hz	8,000 Hz
Final Sound Pressure Level	49.6	58.2	71.3	72.7	70.3	68.8	62.8	52.3
Final Sound Pressure Level	48.0	56.4	69.5	70.8	68.4	67.0	60.9	50.2
Final Sound Pressure Level	46.3	54.6	67.8	69.0	66.6	65.2	59.2	48.3
Final Sound Pressure Level	44.8	53.1	66.2	67.4	65.0	63.6	57.6	46.6
Final Sound Pressure Level	43.4	51.7	64.8	66.0	63.6	62.2	56.2	45.2
Final Sound Pressure Level	42.2	50.5	63.6	64.8	62.3	61.0	55.0	43.9
Final Sound Pressure Level	41.1	49.4	62.5	63.7	61.2	59.9	53.9	42.8
Final Sound Pressure Level	40.2	48.4	61.5	62.7	60.3	58.9	52.9	41.9
Final Sound Pressure Level	39.3	47.5	60.7	61.8	59.4	58.0	52.0	41.0
Final Sound Pressure Level	38.5	46.7	59.8	61.0	58.6	57.2	51.2	40.2
Final Sound Pressure Level	37.7	46.0	59.1	60.3	57.8	56.5	50.5	39.4
Final Sound Pressure Level	37.1	45.3	58.4	59.6	57.2	55.8	49.8	38.7
Final Sound Pressure Level	36.4	44.7	57.8	59.0	56.5	55.1	49.1	38.1
Final Sound Pressure Level	35.8	44.1	57.2	58.4	55.9	54.6	48.6	37.5
Final Sound Pressure Level	35.3	43.5	56.7	57.8	55.4	54.0	48.0	36.9
Final Sound Pressure Level	34.8	43.0	56.1	57.3	54.9	53.5	47.5	36.4

Total Sound 60 Hz Results

77.3	dBA at Q=1, 5 feet
75.4	dBA at Q=1, 10 feet
73.6	dBA at Q=1, 15 feet
72.0	dBA at Q=1, 20 feet
70.6	dBA at Q=1, 25 feet
69.4	dBA at Q=1, 30 feet
68.3	dBA at Q=1, 35 feet
67.3	dBA at Q=1, 40 feet
66.5	dBA at Q=1, 45 feet
65.7	dBA at Q=1, 50 feet
64.9	dBA at Q=1, 55 feet
64.2	dBA at Q=1, 60 feet
63.6	dBA at Q=1, 65 feet
63.0	dBA at Q=1, 70 feet
62.5	dBA at Q=1, 75 feet
61.9	dBA at Q=1, 80 feet

Sound pressure values are approximated from outdoor propagation equation for planes waves given the sound power values and distances taken from the center of the arch going along the tunnel axis.

* All information provided by MD Acoustics, LLC via tests performed in Cary, IL IDC facilities.

Sound Power Values

Predator Side Column	55.6	66.9	79.7	82.9	80.2	78.6	72.4	64.0
Predator Hogger Single	67.8	75.8	88.9	89.8	87.4	86.1	80.1	68.3

Lw_eq	86.9
	94.5



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FS20-762

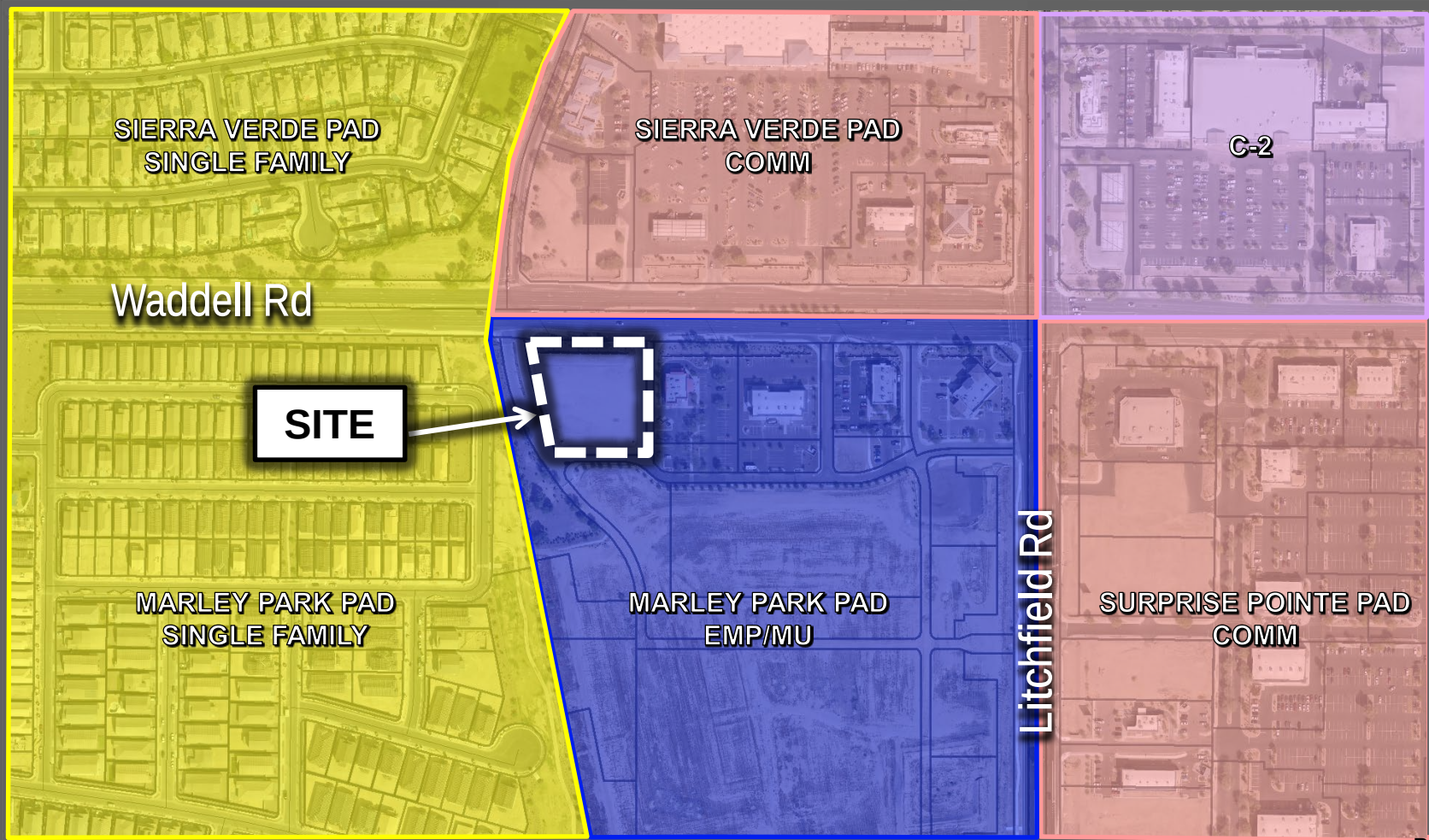
**3 Minute Express Car Wash –
Marley Park Square
Conditional Use Permit**

Planning & Zoning Commission

December 15, 2022



FS20-762 VICINITY MAP



FS20-762 ZONING



1.6 ac site

4,693 sf building

26 parking spaces (3 staff)

Title 17 Section 17.28.080.C.2

50' separation from residential

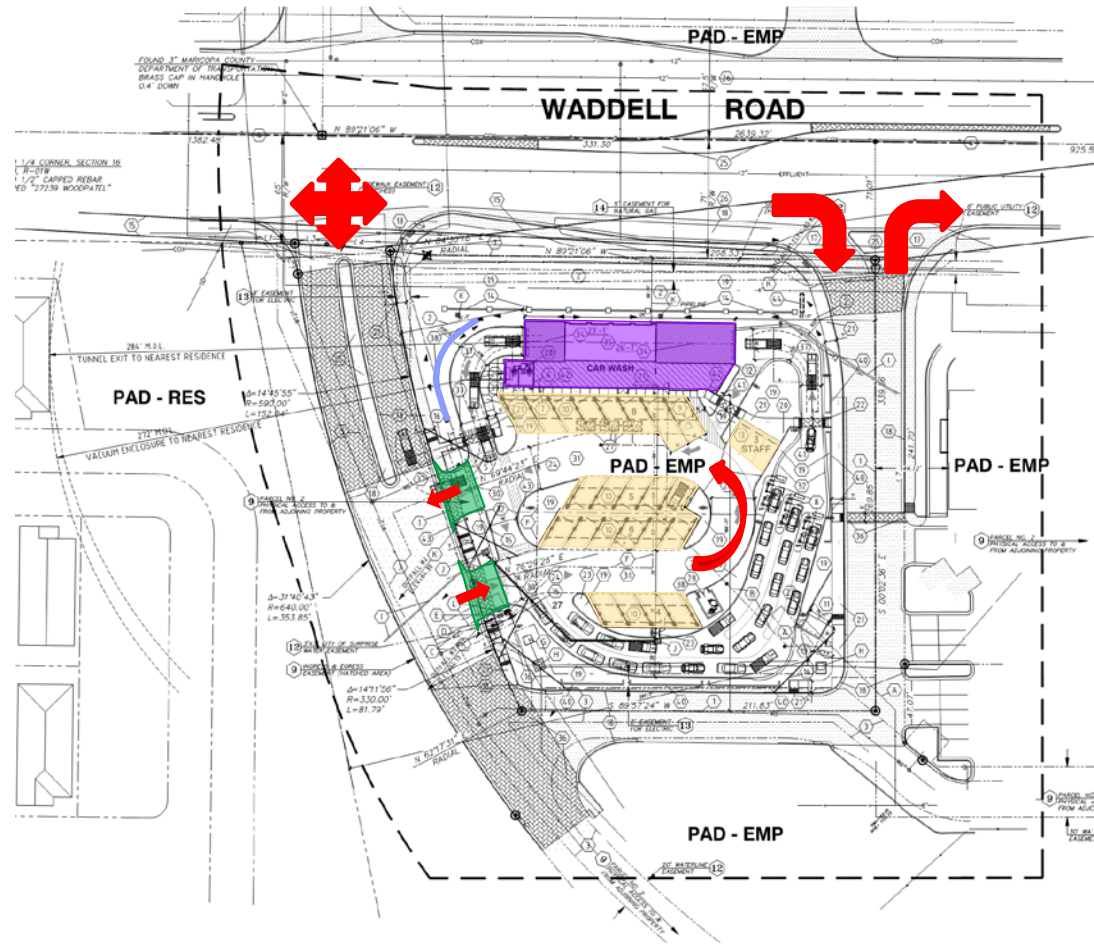
✓ 200'+ provided

12,000 sf min. site size

✓ 70,027 sf

Room for 10 stacking stalls

✓ Room for 27 provided



FS20-762 SITE PLAN

Open Space Calculations

- o Min. Required: 15%
- o Provided: 27%


- o Min. Required: 15%
- o Provided: 27%
☒





B EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



D EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



F EXTERIOR ELEVATION - WEST - WITH SOUND WALL
1/8" = 1'-0"



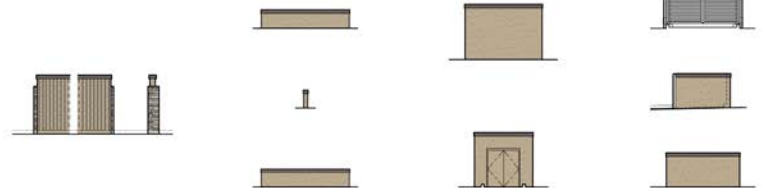
A EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



C EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



E EXTERIOR ELEVATION - SOUTH - WITH VACUTECH STANCHIONS
1/8" = 1'-0"



I ELEVATION - SOUND WALL
1/8" = 1'-0" EAST FACE

H ELEVATIONS - SCREEN WALL
1/8" = 1'-0"

G ELEVATIONS - WASTE ENCL
1/8" = 1'-0"

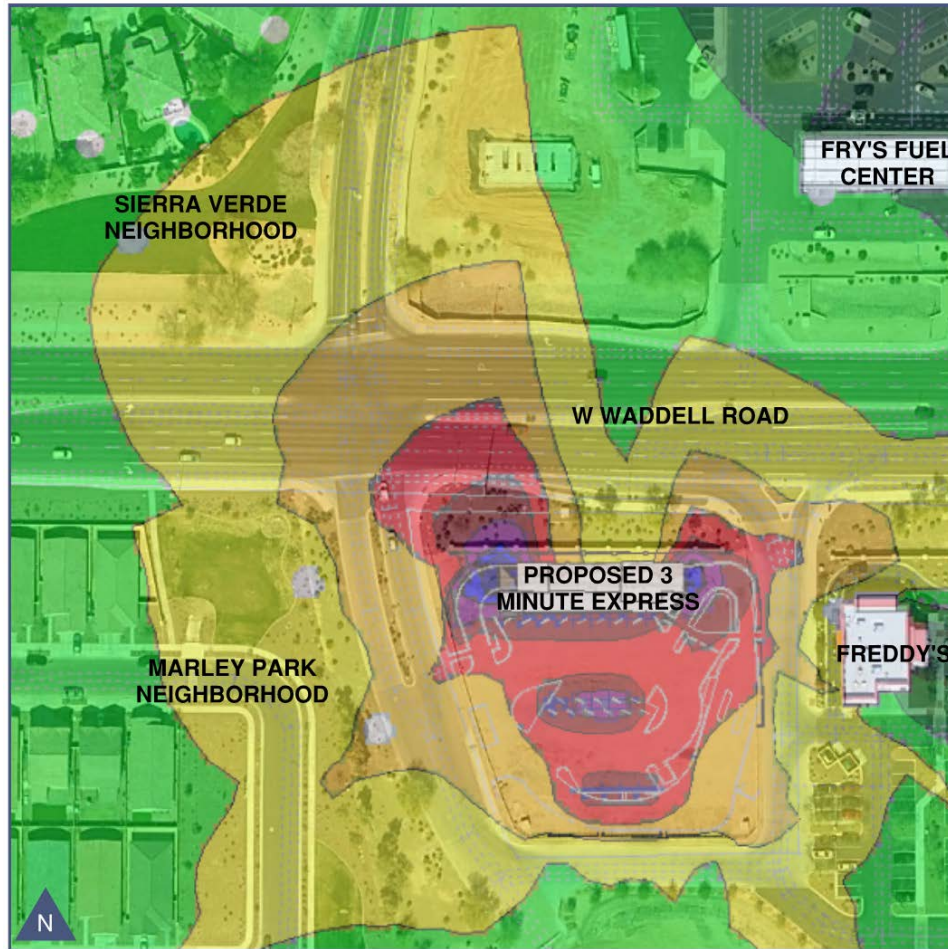


FIGURE 6 - NOISE CONTOUR MAP
 Future Noise Impact due to Car Wash (Sonny's Dryer System)
 3 Minute Express Car Wash, Surprise, AZ

09/23/2022

CASE #
 FS20-762

LEGEND (dB)

Dark Green	40 - 45
Light Green	45 - 50
Yellow	50 - 55
Orange	55 - 60
Red	60 - 65
Dark Red	65 - 70
Purple	70 - 75
Blue	75 - 80
Dark Blue	80 - 85

Best Practice
 Noise Limit

SCALE



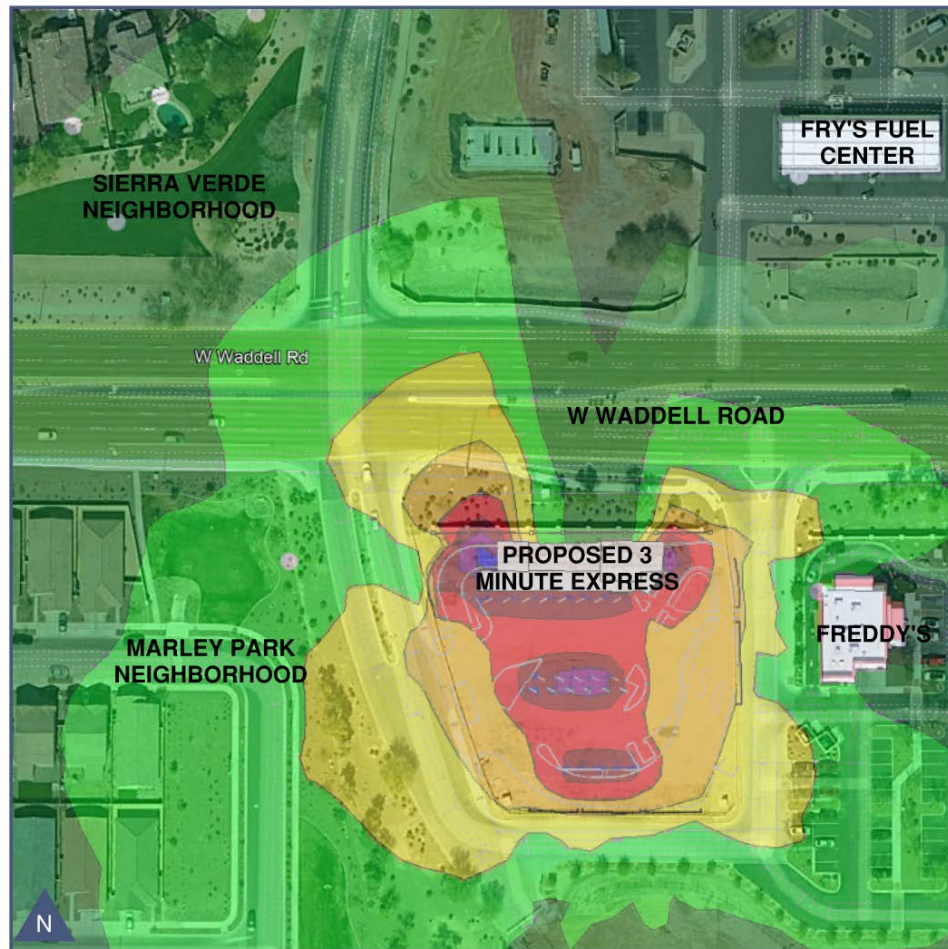


FIGURE 7 - NOISE CONTOUR MAP
 Future Noise Impact due to Car Wash (Predator 80 HP Dryer System)
 3 Minute Express Car Wash, Surprise, AZ

09/23/2022

CASE #
 FS20-762

LEGEND (dB)

40 - 45
45 - 50
50 - 55
55 - 60
60 - 65
65 - 70
70 - 75
75 - 80
80 - 85

Best Practice
 Noise Limit

SCALE





Outreach

Neighborhood Meeting

- September 28, 2022 In-Person
 - No attendees
- September 29, 2022 Virtual
 - 1 attendee
 - No comments on specific proposal



RECOMMENDATION

Staff recommends the P&Z Commission to Approve FS20-762 subject to stipulations 'a' – 'e'.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

- a. Development and use of the site shall be consistent with the Site Plan entitled “3 Minute Express Car Wash Marley Park Square,” sheet 201, prepared by James M. Day & Associates and received September 9, 2022.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “3 Minute Express Car Wash Marley Park Square,” sheet L1.0, prepared by James M. Day & Associates and received September 9, 2022.
- c. Building Architecture shall be consistent with the Elevations entitled “3 Minute Express Car Wash Marley Park Square,” sheets 431 through 433, prepared by James M. Day & Associates and received September 9, 2022.
- d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Site Plan. If the applicant does not obtain said building permit within the specified time, this Site Plan shall be deemed null and void.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.