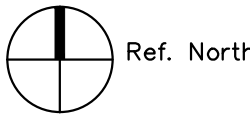


CONCEPTUAL PLANTING PLAN



SCALE: 1"=20'-0"



GILBERT RD.

GILBERT ROAD

GILBERT RD.

PLANT PALETTE

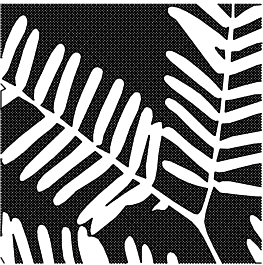
TREES	SIZE /COMMENTS / QUANTITY
EXISTING PALM TO REMAIN	NA
EXISTING TREE TO REMAIN	NA
SHOESTRING ACACIA ACACIA STENOPHYLLA	24" BOX, MATCHED 1"-1.5" CALIPER, 4 QTY
AZT HYBRID MESQUITE PROSOPIS 'AZT HYBRID'	24" BOX, MATCHED 1.25"-1.5" CALIPER, 2 QTY
<u>SHRUBS</u>	
EXISTING SHRUB TO BE REMOVED	NA
EXISTING SHRUB TO REMAIN	NA
TEXAS SAGE LEUCOPHYLLUM FRUTESCENS	5 GAL, 6 QTY
RED YUCCA HESPERALOE PARVIFLORA	5 GAL, 26 QTY
FEATHERY CASSIA SENNA ARTEMISIOIDES	5 GAL, 11 QTY
SIERRA APRICOT TECOMA TECOMA 'SIERRA APRICOT'	5 GAL, 4 QTY
<u>GROUND COVER</u>	
NEW GOLD LANTANA LANTANA 'NEW GOLD'	1 GAL, 3" O.C., 10 QTY
DG DECOMPOSED GRANITE SIZE AND COLOR TO MATCH EXISTING	2" DEPTH TYP.

GENERAL NOTES

- ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR TO MATCH EXISTING , 2" THICK, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING. NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REP RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DWGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS. PLANT LIST/QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
- GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
- ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD, HEALTHY CONDITION DURING CONSTRUCTION.
- ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.

EXIST. CONDITIONS GENERAL NOTES

- ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT DIES DUE TO LACK OF WATER, MAINTENANCE OR CARE, NEGLECT OR VANDALISM SHALL BE REPLACED BY LIKE TYPE AND SIZE TREE AT NO ADDITIONAL COST TO THE OWNER.
- ALL SHRUBS/GCOVERS SHALL BE REPLACED W/ 5 GAL PLANTS.
- LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPLACED W/ NEW DG MATCHING EXISTING. BLEND ALL DISTURBED AREAS SO THERE IS SMOOTH TRANSITION BETWEEN ALL EDGES.
- ANY/ALL BROKEN HEADERS TO BE REPLACED.
- ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO; HAND WATERING, TRUCK WATERING, TEMPORARY SYSTEM, ETC.
- THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. THE EXISTING SYSTEM IS TIED TO ADJACENT PROPERTIES. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERALS, HEADS, EMITTERS, ETC SHALL BE REPAIRED/REPLACED AS REQ TO MAINTAIN CONTINUOUS WATER.
- ALL EXISTING TREES TO REMAIN SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECT DIRECTION.



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ROLLIT MOTORS
60 N. GILBERT ROAD
MESA, ARIZONA

REVISIONS:

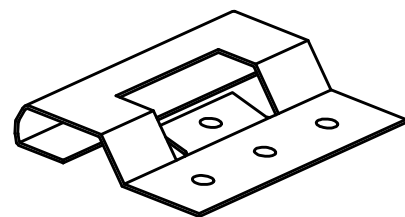
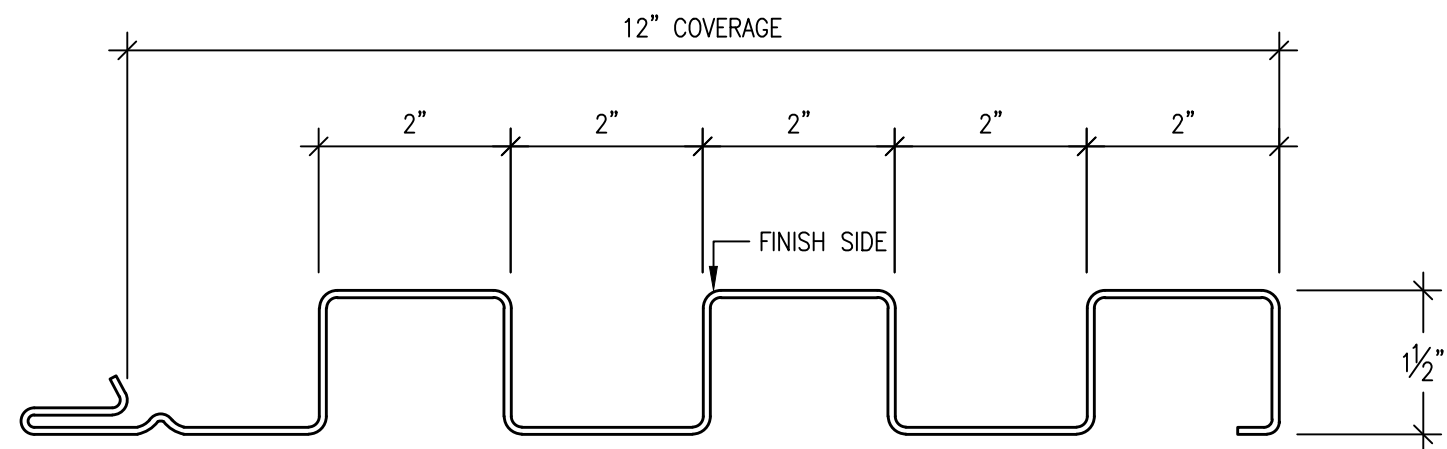
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PLANTING PLAN

DATE:
8/31/15

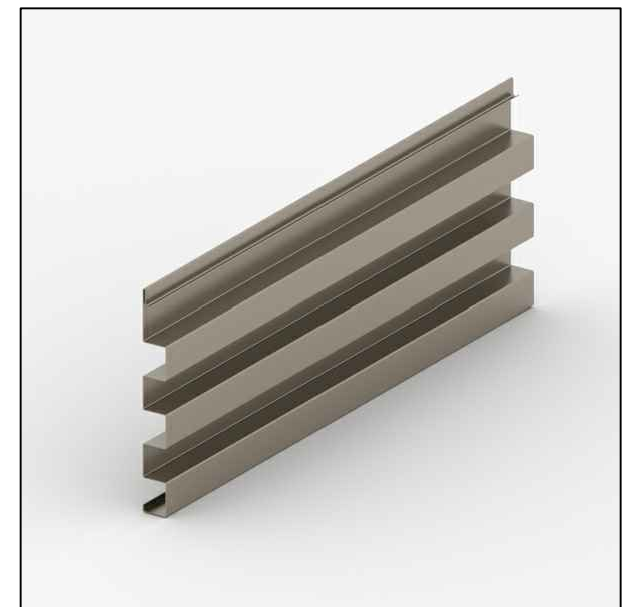
ISSUED FOR:
SCIP SUBMITTAL

SHEET

L-1



MATRIX SERIES CLIP



- NOTES:**
1. ALL DIMENSIONS ARE NOMINAL.
 2. DIMENSIONS AND ANGLES MAY VARY SLIGHTLY BETWEEN GAUGES.
 3. THE CUSTOMER IS RESPONSIBLE FOR ALL INFORMATION ON THIS DOCUMENT.

Morin
A Kingspan Group Company

DATE:	COLOR:	MATRIX MX 1.0
APPROVED BY:	GAUGE:	
CUSTOMER:	SMOOTH <input type="checkbox"/> EMBOSSED <input type="checkbox"/>	P.N.: 31
JOB NO.:	INSTALLATION: HORIZ. <input type="checkbox"/> VERT. <input type="checkbox"/>	REV.: 11/12
JOB NAME:	FACTORY CAULK: YES <input type="checkbox"/> NO <input type="checkbox"/>	



ROLLIT
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AUTO SALES - SERVICE - PAINT & BODY

60

dave ba
assoc., in

Michael Gildenstern

From: Oasis1418@aol.com
Sent: Monday, September 28, 2015 12:56 PM
To: Wahid Alam
Subject: Oasis Insurance issue

In reference to case BA15-018 , located at 60 N Gilbert Rd in Mesa, I do have a few issues.

Roll It Motors has been operating as a car dealer for quite a few months. I have no issue with them continuing to operate as a car dealer.

However, as you may or may not know they also own a VERY busy body shop just west of Gilbert Rd on Main Street. That Body shop, is an eyesore and I believe puts people in danger. They use the vacant shopping center area on Gilbert and Main to park all of their overflow inventory. Its way out of hand. In addition they usually park multiple vehicles on the spots on Main street itself. I was just pulling into this center and barely avoided an accident. The vehicles are so backed up you cant see onto Main Street.

Although they use the center for an overflow for their body shop. They ALSO use the location at 60 N Gilbert Rd for overflow. There are many salvaged vehicles, parts vehicles and body shop vehicles parked at this CAR DEALER location. In addition , when that lot is full , once again they use the shopping center on Gilbert and Main as overflow.

Its ugly and unsightly.

I believe they should be required to keep the vehicles for that body shop ON their property Im talking about the body shop property , NOT the dealership and certainly not the center on the corner. I would find it hard to believe it is zoned for such a thing.

I want to be a good neighbor. I own the property at 30 N Gilbert Rd. I just think , based on what Ive seen so far, it will get even worse without a quick correction.

PLEASE let zoning know of this issue too please.

thanks for our attention

Adam M Rolnick
Goodman and Rolnick Inc
dba: Oasis Insurance
www.oasisinsurance.com
(480) 649-8001 xtn 1024

"Impossible is just a big word thrown around by small men who find it easier to live in the world they've been given than to explore the power they have to change it. Impossible is NOT fact. Impossible is not an opinion. Impossible is NOT a declaration. Its a dare. Impossible is potential. Impossible is temporary. Impossible is nothing"

Dr. Eric Thomas

September 22, 2015

PARKING STUDY

Rollit Motors
60 N. Gilbert Rd.

This parking study is provided to verify that the existing parking is adequate to support the uses in this center, with the addition of the Rollit Motors Automobile dealership.

Per the Property Manager the parking lot does not have designated spaces for each tenant. The breakdown below indicates the tenant floor area's and the required spaces for each use. The tenant information is current per the Property Management records.

Royal Garden: 9,087 s.f./75 = 121 Spaces Required

Grand Garden Hall: 13,283 s.f./75 = 177 Spaces Required

Western Business: 33,418 s.f./375 = 89 Spaces Required

Sullivans Pier: (vacant restaurant space) 4,050 s.f./75 = 54 Spaces

Risas Dental: 2,450 s.f./375 = 7 Spaces Required

McDonalds: 3,060 s.f./100 = 31 Spaces Required

Oasis Insurance: 5,620 s.f./375 = 15 Spaces Required

Rollit Motors: 2,380 s.f./375 = 6 Spaces Required

Total Spaces Required: 500

Total Spaces Provided: 509