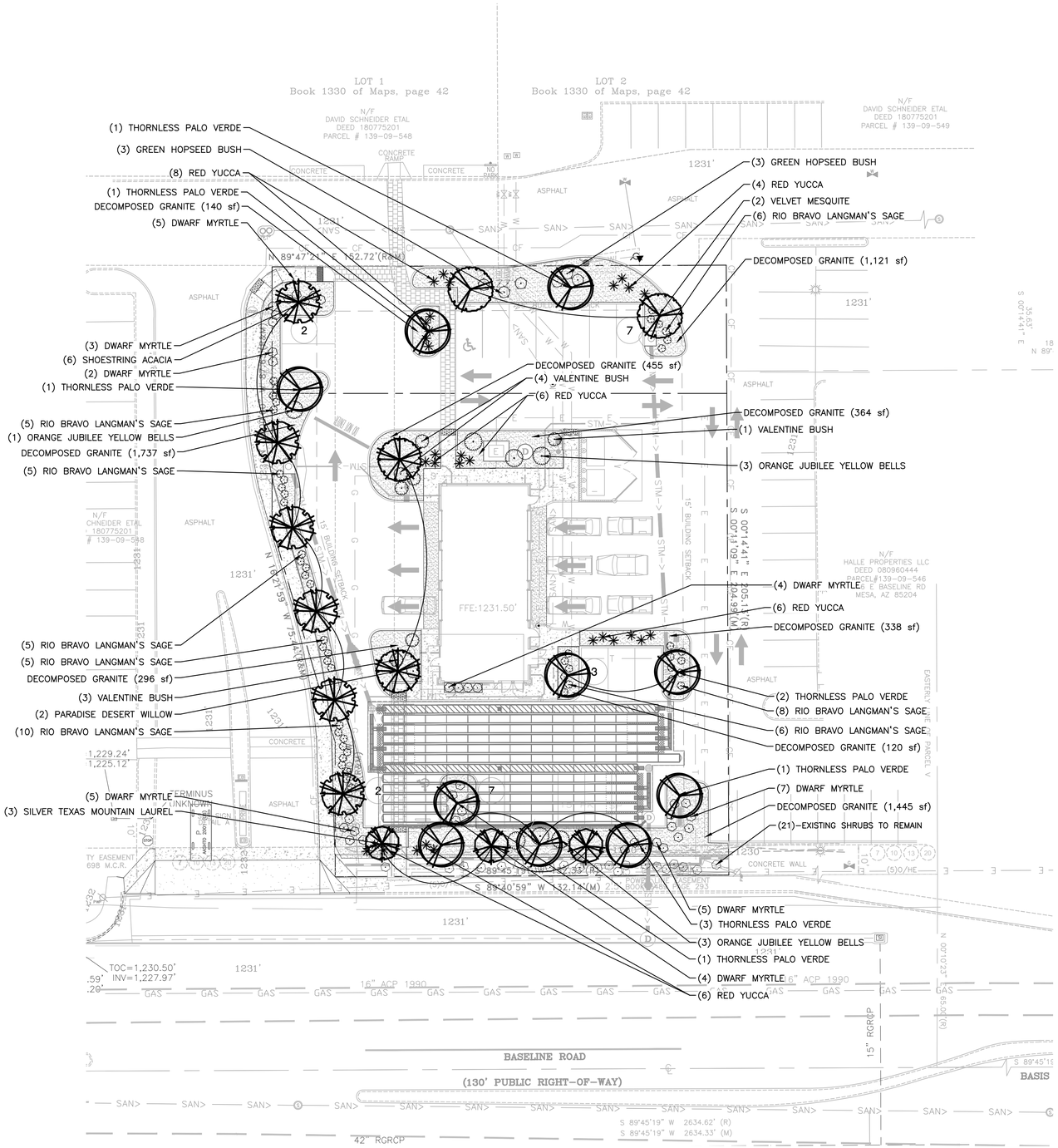

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- GT GREASE TRAP
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PROPOSED LEGEND:

- PROPERTY LINE
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- PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
- PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
- # PROPOSED PARKING SPACES

PLANT SCHEDULE LANDSCAPE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS
	6	ACACIA STENOPHYLLA / SHOESTRING ACACIA	24"BOX	
	8	CERCIDIUM X 'DESERT MUSEUM' / THORNLESS PALO VERDE	36"BOX	
	2	CHILOPSIS LINEARIS 'PARADISE' / PARADISE DESERT WILLOW	24"BOX	MATCHING
	2	PROSOPIS VELUTINA / VELVET MESQUITE	24"BOX	STRAIGHT TRUNK, MATCHING
	3	SOPHORA SECUNDIFLORA 'SILVER SIERRA' TM / SILVER TEXAS MOUNTAIN LAUREL	24"BOX	

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	6	DODONAEA VISCOSA 'GREEN' / GREEN HOPSEED BUSH	5 GAL	
	8	EREMOPHILA MACULATA 'VALENTINE' / VALENTINE BUSH	5 GAL	
	30	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	
	50	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM / RIO BRAVO LANGMAN'S SAGE	5 GAL	
	31	MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE	5 GAL	
	7	TECOMA X 'ORANGE JUBILEE' / ORANGE JUBILEE YELLOW BELLS	5 GAL	

DECOMPOSED GRANITE — 6,016 SF
DECOMPOSED GRANITE OR D.G.: GRANULAR STONE SURFACING MATERIAL CONSISTING OF PARTICLE SIZES RANGING FROM 3/8" DOWN TO ROCK DUST. 2" MIN. D.G. TO COVER ALL LANDSCAPE AREAS. COLOR TO MATCH EXISITING ON SITE.

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ZONED COMMERCIAL IN LC ZONE	ACRES	SF
TOTAL SITE AREA	0.68	29,620.80

PERIMETER STREET FRONTAGE	REQUIRED	PROVIDED
BASELINE RD.		
(1) TREE PER 25 LF (132.14 / 25 = 5.2)	6	6
(6) 5 GAL. SHRUBS PER 25 LF (132.14 / 25)5.2*6=31.2)	31	35*

*INCLUDES 21 EX. SHRUBS TO REMAIN

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GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

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	100% SUBMISSION	3/04/20

Valvoline Instant Oil Change

VALVOLINE INSTANT OIL CHANGE
1864 E BASELINE ROAD
CITY OF MESA, ARIZONA

Professional Seal

Project No.	20191354
Scale	AS NOTED
Drawn	FAM
Checked	LC
Date	02/28/2020

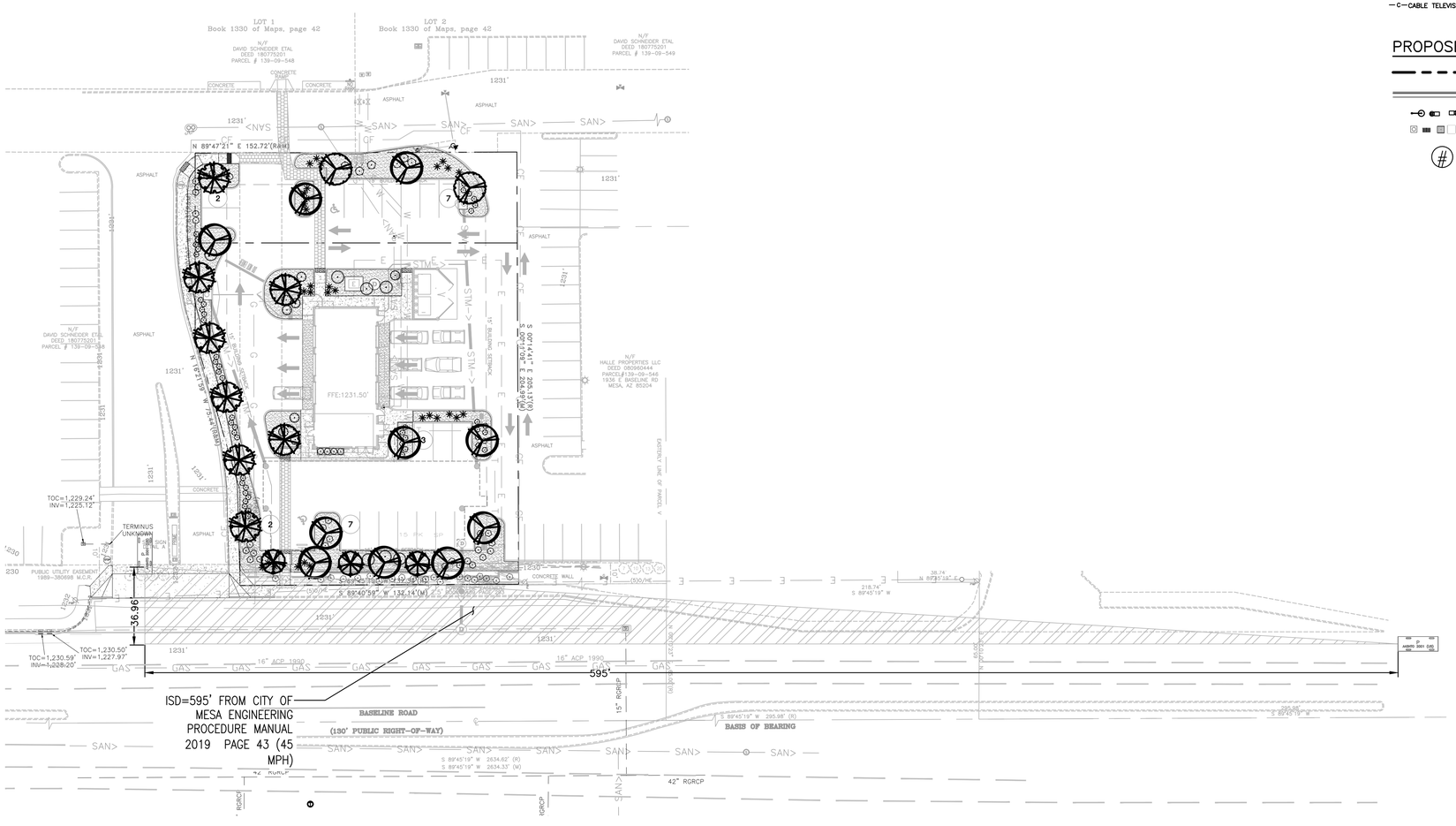
Drawing Title

LANDSCAPE PLAN

Drawing No.

L-1.0

Drawing Name: P:\2019\20191354\0.999 Landscape\20191354 landscape.dwg Last Modified: Apr 23, 2020 - 4:33pm Plotted on: Apr 23, 2020 - 4:33pm by rscott



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VALVOLINE INSTANT OIL CHANGE
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Professional Seal

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Drawing Title

LANDSCAPE PLAN SIGHT VISIBILITY TRIANGLES

Drawing No.

L-1.0

Drawing Name: G:\2019\20191354\0.999 Landscape\20191354 Landscape-Key List Modified: Apr 23, 2020 - 4:39pm Plotted on: Apr 23, 2020 - 4:48pm by rscott

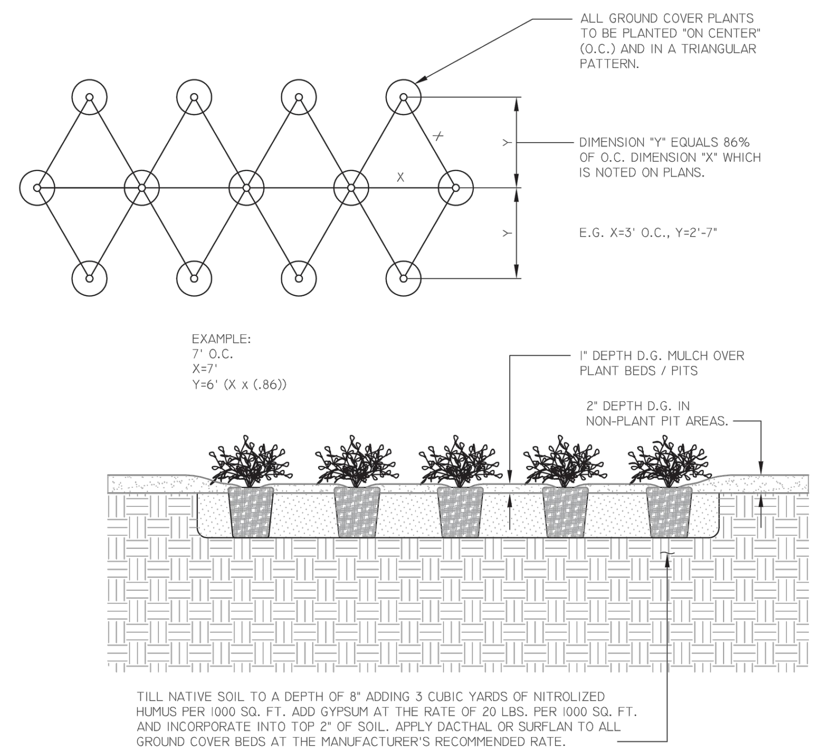
PLANTING NOTES

1. LANDSCAPE PLANS ARE FOR THE LOCATION AND IDENTIFICATION OF PLANT MATERIAL ONLY. NO OTHER WORK IS TO BE PERFORMED BASED ON THESE PLANS.
2. QUANTITIES ON THE PLANT SCHEDULE ARE PROVIDED FOR CONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE LANDSCAPE PLANS AND THE PLANT SCHEDULE, THE LANDSCAPE PLAN WILL TAKE PRECEDENCE. THE CONTRACTOR SHALL INFORM THE OWNER'S REPRESENTATIVE IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.
3. THE CONTRACTOR SHALL NOT CHANGE OR SUBSTITUTE PLANT VARIETIES OR SPECIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE
4. CONTRACTOR SHALL TAKE 3 REPRESENTATIVE SOIL SAMPLES OF EACH PROPOSED PLANT BED AND SUBMIT COPIES OF THE RESULTS TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
5. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PLANTING HOLES AND PLANT BEDS PRIOR TO INSTALLATION.
6. QUALITY OF PLANT MATERIAL: ALL PLANTS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AND MEET OR EXCEED THE ARIZONA NURSERY ASSOCIATION (ANA SPECIFICATIONS).
7. PLANT MATERIAL SHALL BE FREE OF DISEASE AND/OR INSECTS, AND SHALL HAVE A HEALTHY ROOT SYSTEM WITH NO CIRCLING OR KINKED ROOTS. CONTAINER PLANTS SHALL NOT BE ROOT BOUND. PLANT MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004).
8. TREES SHALL HAVE STRAIGHT TRUNKS, DENSE CANOPIES AND STRONG BRANCHING WITH GOOD CROTCH ANGLES. CONTRACTOR SHALL SUBMIT GRADE PHOTOS OF EACH TREE TO OWNER'S REPRESENTATIVE PRIOR TO DELIVERY.
9. ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL WITHIN TWO HOURS OF PLANTING.

   WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

   * WATERING/IRRIGATION RESTRICTIONS MAY APPLY REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
10. INSPECTION AND APPROVAL OF PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE UPON DELIVERY TO THE SITE, PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE THE OWNER'S REPRESENTATIVE AT LEAST LEAST ONE WEEK NOTICE PRIOR TO PLANT DELIVERY.
11. NEW SHRUB AND GROUNDCOVER PLANTING SHALL BE A MINIMUM OF 36" AWAY FROM EXISTING TREES.
12. CONTRACTOR SHALL REMOVE ALL PLANT TAGS AFTER APPROVAL OF PLANT INSTALLATION BY OWNER'S REPRESENTATIVE.
13. ALL PLANT BEDS TO BE FINISHED WITH DECOMPOSED GRANITE GROUNDCOVER AT A DEPTH OF TWO (2) INCHES. FINISHED DECOMPOSED GRANITE GROUNDCOVER SHALL MATCH THE EXISTING GROUNDCOVER ADJACENT TO THE PROPERTY. DO NOT PILE FINISHED DECOMPOSED GRANITE GROUNDCOVER AROUND THE BASE OF PLANTS OR TREE TRUNKS. ALL DECOMPOSED GRANITE GROUNDCOVER EDGES SHALL BE NEAT.
14. MAINTENANCE: CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL FROM THE TIME IT IS INSTALLED UNTIL FINAL ACCEPTANCE OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO MOWING, EDGING, WEEDING, WATERING, PRUNING, FERTILIZING, ETC.
15. WARRANTY: CONTRACTOR SHALL PROVIDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL AND LABOR. WARRANTY PERIOD SHALL BEGIN UPON FINAL COMPLETION OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER OCCURS FIRST.
16. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE PROJECT DURING THE WARRANTY PERIOD TO ENSURE THAT THE ESTABLISHMENT RATE OF GROWTH IS ADEQUATE. ANY METHODS OR PRODUCTS DEEMED NOT NORMAL OR DETRIMENTAL TO GOOD PLANT GROWTH SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IN WRITING. FAILURE TO INSPECT AND REPORT WILL BE INTERPRETED AS APPROVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPLACEMENTS.
17. LANDSCAPE AREAS ARE DEFINED AS ALL NON PAVED AREAS DISTURBED BY CONSTRUCTION. SLIGHT VARIATIONS MAY EXIST BETWEEN ACTUAL SITE CONDITIONS AND DRAWINGS. CONTRACTOR SHALL ADJUST PLANTING LAYOUT AS REQUIRED TO MAINTAIN PLANT QUANTITIES AND DESIGN INTENT.
18. THE CONTRACTOR SHALL NOT SUBSTITUTE ANY PLANT (IN SPECIES, VARIETY, OR PATENT) FOR ANY PLANT THAT IS SPECIFIED IN THE LEGEND. IF AVAILABILITY IS A PROBLEM, THE CONTRACTOR SHALL CONTACT THE OWNER AND THE OWNER'S REPRESENTATIVE TO DISCUSS ACCEPTABLE OPTIONS.
19. COORDINATE ALL NECESSARY EXCAVATION AREAS WITH OWNER'S REPRESENTATIVE.
20. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
21. IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC. ALL SLEEVES TO EXTEND 6" BEYOND CONCRETE STRUCTURES. ALLOW AT LEAST 4" - 6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINES. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER PROJECT DETAILS.
22. COMMON SLEEVES MAY BE USED FOR LATERAL LINES AND MAINLINES. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE SIZE SLEEVE SO ALL PIPES MOVE FREELY WITHIN THE SLEEVE. CONTRACTOR TO 'AS BUILT' ALL SLEEVE SIZES AND LOCATIONS.
23. MARK BACK OF EXISTING AND NEW CURBS AT SLEEVE LOCATIONS BY NOTCHING NEW CONCRETE WITH 1/2" "V" NOTCH OR PLACING RE-BAR VERTICAL SO TOP OF BAR IS 6" BELOW FINISH GRADE.
24. FINISHED GRADE(S) NOTED ON THE LANDSCAPE DETAILS TO BE FIELD VERIFIED/APPROVED AND MODIFIED AS PER ARCHITECTURAL AND CIVIL DRAWINGS.
25. GRANULAR TOP DRESSING SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG CURBS, SIDEWALKS AND WALLS AT A CONSISTENT DEPTH AS SPECIFIED BY DETAILS.
26. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER CARE AND HANDLING OF TREES AND PLANTS FOR DELIVERY AND PLACEMENT IN PLANTING PIT. TREES THAT ARE DROPPED FROM TRUCKS OR DROPPED INTO PITS SHALL BE REJECTED FOR REPLACEMENT BY THE LANDSCAPE CONTRACTOR. IF ROOTBALLS FALL APART DURING THE PLANTING OPERATION THE PLANT SHALL NOT BE PLANTED. NEW PLANT MATERIALS SHALL BE PROVIDED TO REPLACE THOSE THAT ROOTBALLS FALL APART.
27. PLANT CONTAINERS SHALL BE CUT TO REMOVE ROOTBALLS THAT ARE TIGHT IN THE CONTAINER. THE CONTRACTOR SHALL NOT REMOVE THE PLANT FROM THE CONTAINER BY THE TRUNK.
28. LANDSCAPE CONTRACTOR SHALL BE AWARE OF ALL EXISTING SITE CONDITIONS AND PREPARE BID ACCORDINGLY.
29. EXISTING PLANT MATERIALS SHALL BE PROTECTED IN PLACE AND REPLACED IN LIKE SIZE, QUANTITY AND TYPE IF DAMAGED DURING CONSTRUCTION.

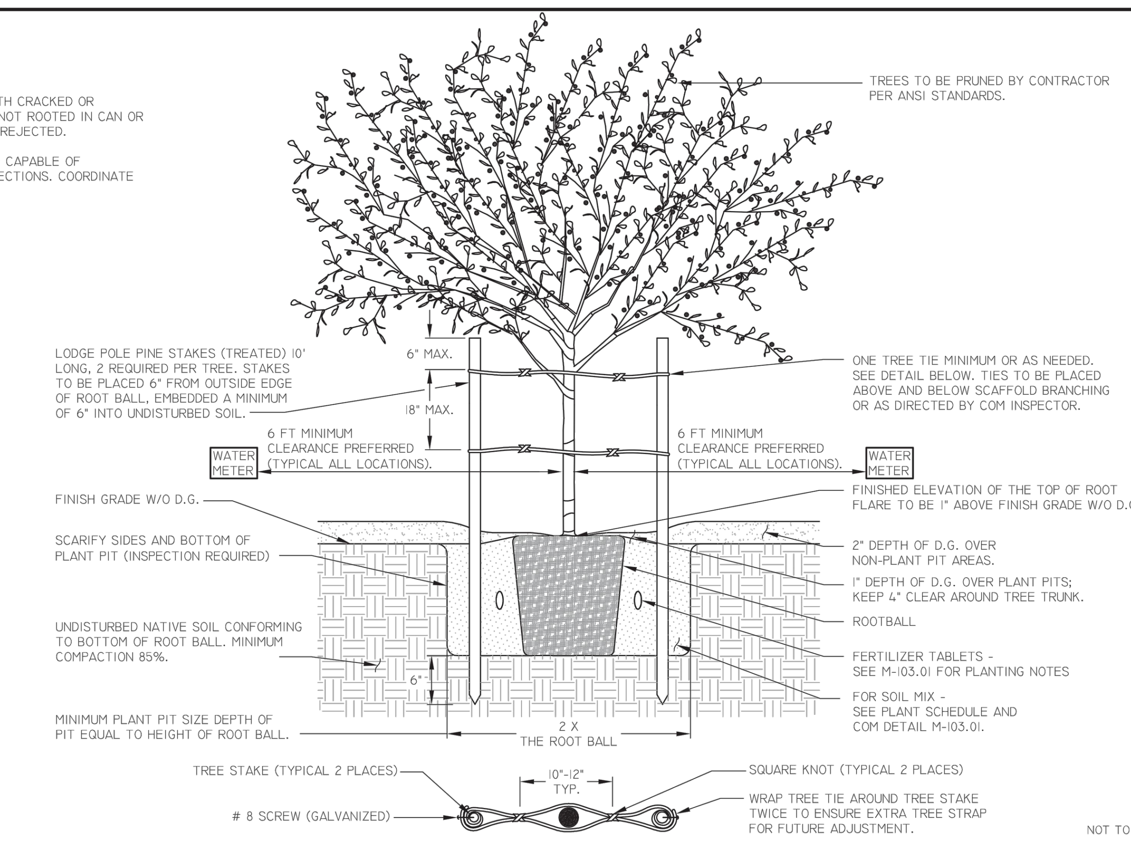
GROUND COVER IN MASS PLANTING AREAS



NOT TO SCALE | mesa·az | DETAIL NO. M-103.07 | REV. 09/27/2016

TREE PLANTING IN DECOMPOSED GRANITE AREAS

NOTES
1. PLANTS DELIVERED WITH CRACKED OR BROKEN CONTAINERS, NOT ROOTED IN CAN OR ROOT BOUND, WILL BE REJECTED.
2. TREE TRUNK SHALL BE CAPABLE OF MOVEMENT IN ALL DIRECTIONS. COORDINATE WITH COM INSPECTOR.



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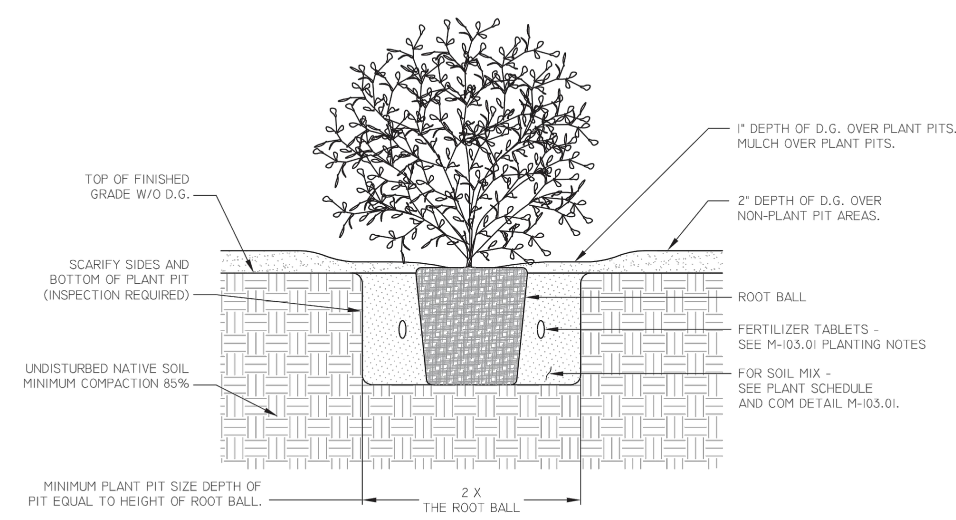
SHRUB PLANTING DETAIL



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NOT TO SCALE | mesa·az | DETAIL NO. M-103.06 | REV. 09/27/2016

PLANTING NOTES

NATIVE PLANTING BACKFILL MIX:	MIX SHALL CONSIST OF 'NATIVE' SITE SOIL (NO CALICHE IN BACKFILL). REMOVE ALL INORGANIC MATERIAL GREATER THAN 1" IN SIZE. SOIL MIX SHALL BE WATER SETTLED WITHOUT POOLING. NO ADDITIONAL FERTILIZATION REQUIRED IN NATIVE PLANTING BACKFILL MIX.
AMENDED PLANTING BACKFILL MIX:	MIX SHALL CONSIST OF: 1/2 PART 'NATIVE' SITE SOIL (NO CALICHE IN BACKFILL) & 1/2 PART MULCH (*HUMUS) *NATURAL FERTILE, FRIABLE SOIL THOROUGHLY MIXED PRIOR TO BACKFILLING PIT. REMOVE ALL INORGANIC MATERIAL GREATER THAN 1" IN SIZE. SOIL BACKFILLING SHALL BE ACCOMPLISHED IN 6" LIFTS. EACH LIFT SHALL BE WATER SETTLED WITHOUT POOLING.
FERTILIZER TABLETS:	FERTILIZER TABLETS SHALL BE AGRIFORM OR EQUAL (21 GRAM 20-20-5) SLOW RELEASE. TABLETS SHALL BE PLACED AT 1/2 THE DEPTH OF THE ROOTBALL AT THE FOLLOWING RATES: 1 TABLET PER 1 GALLON CONTAINER 2 TABLETS PER 5 GALLON CONTAINER 3 TABLETS PER 15 GALLON CONTAINER 4 TABLETS PER 24" BOX AND AT A RATE OF 1 TABLET PER EACH ADDITIONAL 6" BOX SIZE. WHEN MULTIPLE QUANTITIES OF TABLETS ARE REQUIRED, THEY SHALL BE EQUALLY SPACED AT THE SPECIFIED DEPTH.

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VALVOLINE INSTANT OIL CHANGE
1864 E BASELINE ROAD
CITY OF MESA, ARIZONA

Professional Seal

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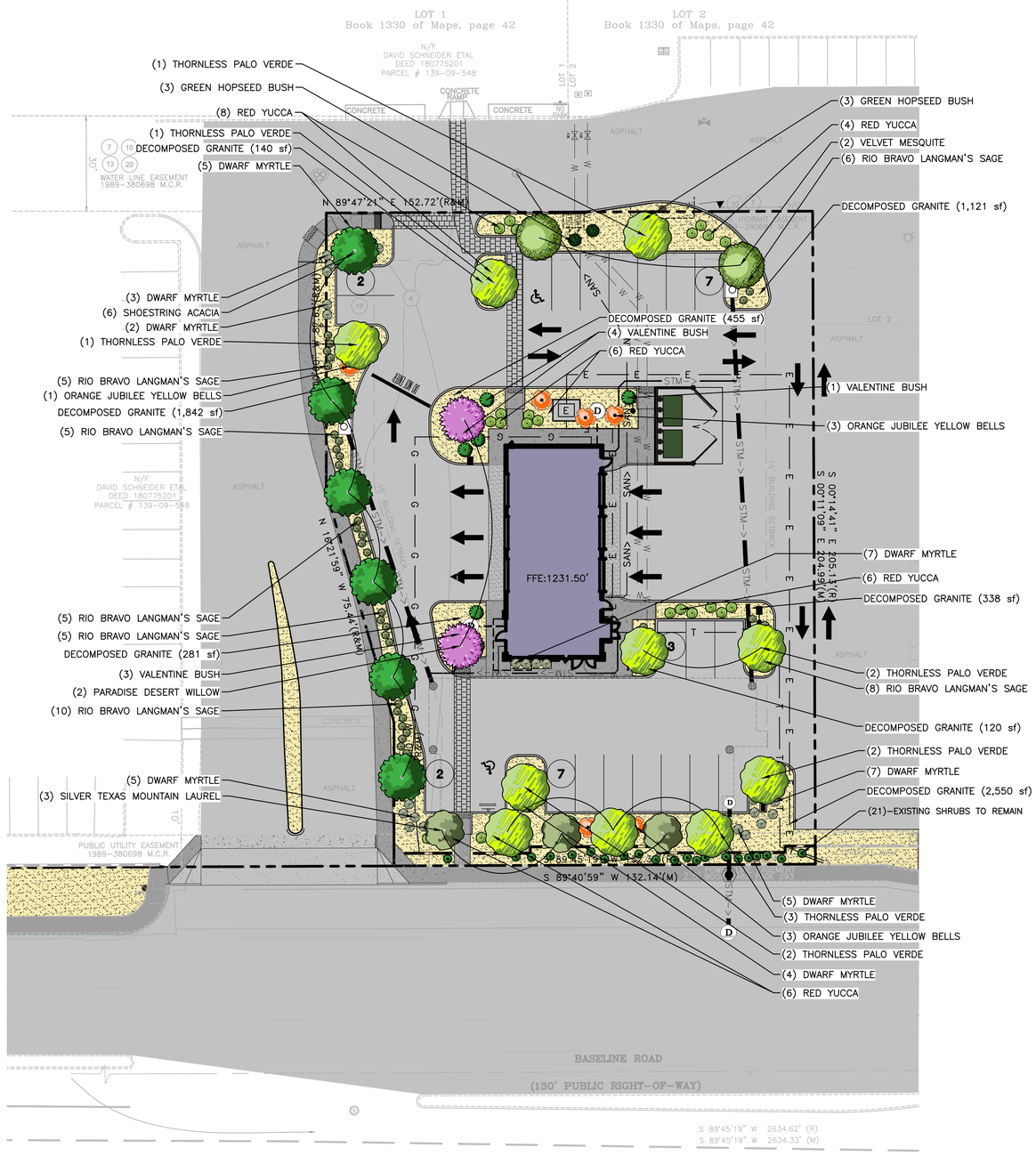
Drawing Title

LANDSCAPE DETAILS & GENERAL NOTES

Drawing No.

L-1.1

Drawing Name: P:\2019\201913540\999 Landscape\20191354 Landscape.dwg Last Modified: Apr 22, 2020 - 4:39pm Plotted on: Apr 22, 2020 - 4:40pm by rscott



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Drawing Title
LANDSCAPE PLAN

Drawing No.
L-1.0