

FLOOD INSURANCE RATE MAP  
(N.T.S.)

DRAWING INDEX AND ISSUANCE LOG

SHEET #	SHEET NAME	DATE	ISSUE	OWNER REVIEW SET	DP RESUBMITTAL	REVISION 1	REVISION 2	REVISION 3	REVISION 4	REVISION 5	REVISION 6	REVISION 7	REVISION 8
C-0.0	COVER SHEET	03/13/2024	OWNER REVIEW SET	●	●								
C-1.0	SITE PLAN	04/29/2024	DP RESUBMITTAL	●	●								
C-1.1	DEMOLITION PLAN					●							
C-2.0	PAVING PLAN					●	●						
C-3.0	GRADING PLAN					●	●						
C-4.2	DRAINAGE PLAN					●	●						
C-4.4	DETENTION PLAN & PROFILE					●	●						
C-6.0	UTILITY PLAN					●	●						
C-8.0	PHOTOMETRIC PLAN					●	●						
L-1.0	LANDSCAPE PLAN					●	●						
L-1.1	LANDSCAPE DETAILS					●							
L-1.2	LANDSCAPE NOTES					●							
ATTACHMENT													
	ALTA SURVEY			●									

THIS SET OF DRAWINGS IS BASED ON THE 2023 Q4 DESIGN STANDARDS

# SITE DEVELOPMENT PLAN



1330 S SOSSAMAN RD  
MESA  
MARICOPA, AZ 85209  
LC (C-2) LIMITED COMMERCIAL PAD

OWNER/DEVELOPER:

VALVOLINE INSTANT OIL CHANGE

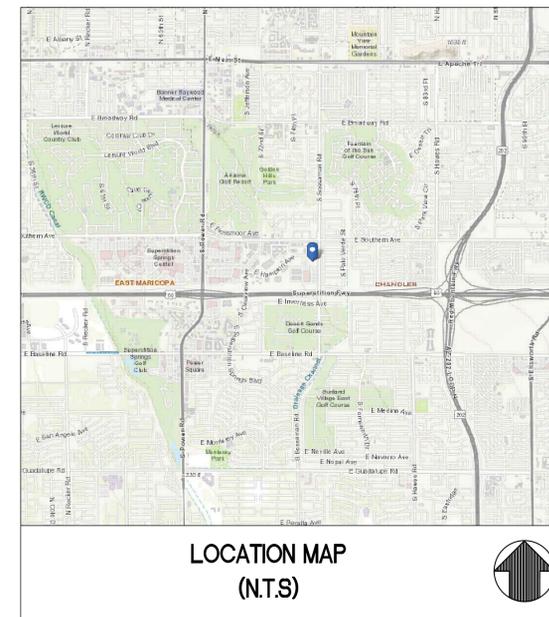
CONTACT: JAMES BOUTCHYARD

100 VALVOLINE WAY  
LEXINGTON, KY 40509  
(210) 915-0042

ENGINEER:

**GreenbergFarrow**

CONTACT: RYAN SCOTT  
1230 WEST PEACHTREE ST. NE, SUITE 2900  
ATLANTA, GA 30309  
(913) 522-7999



LOCATION MAP  
(N.T.S.)

## CONTACTS:

**PRE-CONSTRUCTION P.M.**

Valvoline Instant Oil Change  
James Boutchyard  
100 Valvoline Way  
Lexington, KY 40509  
Bus: (210) 915-0042

**CIVIL P.M.**

GREENBERGFARROW  
RYAN SCOTT  
1230 WEST PEACHTREE ST. NE  
SUITE 2900  
ATLANTA, GA 30309  
BUS: (913) 522-7999

**PLANNING & ZONING**

CITY OF MESA PLANNING  
CHARLOTTE BRIDGES  
55 N CENTER ST  
MESA, AZ 85201  
BUS: (480) 644-6712

**STORMWATER**

CITY OF MESA CIVIL  
DEMIAN THOMAS  
55 N CENTER ST  
MESA, AZ 85201  
BUS: (480) 644-4623

**GAS**

CITY OF MESA ENGRY  
640 N MESA DRIVE  
PO BOX 1466  
MESA, AZ 85211  
BUS: (480) 644-2156

**CONSTRUCTION P.M.**

Valvoline Instant Oil Change  
Lanny Brass  
100 Valvoline Way  
Lexington, KY 40509  
Bus: (762) 778-9228

**ARCHITECT**

GREENBERGFARROW  
AARON M. MARRA  
8600 WEST BRYN MAWR AVE.,  
SUITE 2900,  
CHICAGO, IL 60631  
BUS: (224) 289-6600

**FIRE**

CITY OF MESA CIVIL  
JOSEPH T TENORIO  
55 N CENTER ST  
MESA, AZ 85201  
BUS: (480) 644-5134

**WATER/WASTEWATER**

CITY OF MESA CIVIL  
AMBER GIBSON  
55 N CENTER ST  
MESA, AZ 85201  
BUS: (480) 644-4273

**LUBE EQUIPMENT SUPPLIER**

Devon Industries, Inc.  
Brian Stoops  
P.O. Box 270514  
Oklahoma City, OK 73137  
Bus: (405) 868-5665

**LANDSCAPE ARCHITECT**

GREENBERGFARROW  
ALEX MADDOX  
1230 WEST PEACHTREE ST. NE,  
SUITE 2900  
ATLANTA, GA 30309  
BUS: (404) 210-7148

**PUBLIC WORKS**

CITY OF MESA TRANSPORTATION  
SHANE GIBSON  
55 N CENTER ST  
MESA, AZ 85201  
BUS: (480) 644-5641

**ELECTRIC**

SALT RIVER PROJECT  
STEVEN RICE  
BUS: (602) 236-6313  
EMAIL: STEVEN.RICE@SRPNET.COM

**SURVEYOR**  
ALTA/ACSM LAND TITLE SURVEY  
  
ATWELL LLC  
4900 N SCOTTSDALE RD, STE 1600  
SCOTTSDALE, AZ 85251  
(480) 218-8831  
SURVEYOR'S PROJECT NO. 2023007657  
  
JOB NO.

**GF**  
www.greenbergfarrow.com  
1230 Peachtree Street, NE  
Suite 2900  
Atlanta, GA 30309  
t: 404 601 4000

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DATE	ISSUE
03/13/2024	OWNER REVIEW SET
04/29/2024	DP 100% REVIEW SET
05/15/2024	OWNER REVIEW SET
06/10/2024	DP RESUBMITTAL

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE  
RYAN SCOTT, PE

PROJECT MANAGER  
RS

QUALITY CONTROL  
RS

DRAWN BY  
AW

PROJECT NAME



**VALVOLINE INSTANT OIL CHANGE**

PROJECT NAME  
CITY, ST.  
EXTRA LINE  
EXTRA LINE

PROJECT NUMBER  
20230350

SHEET NAME

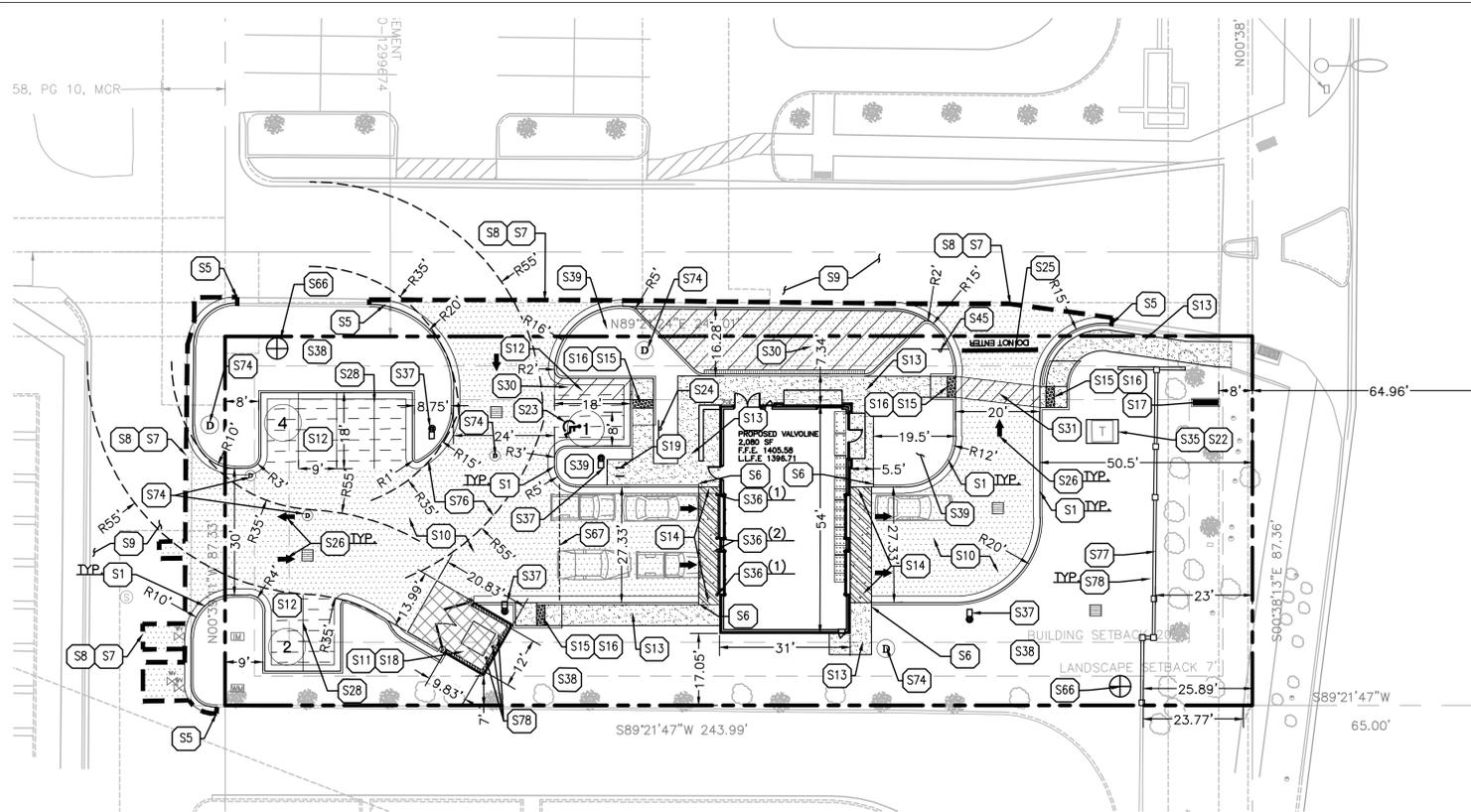
**COVER SHEET**

SHEET #

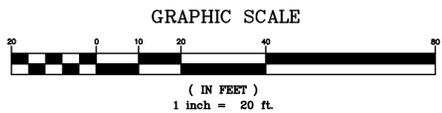
**C-0.0**



Know what's below.  
Call before you dig.



**SITE PLAN**  
SCALE 1:20



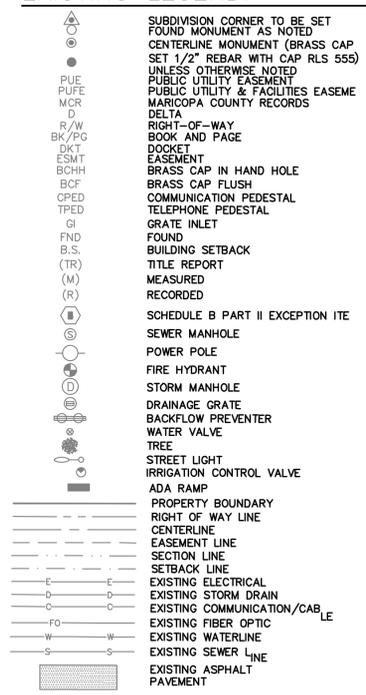
**GENERAL SITE NOTES:**

- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER, IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
- NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
- ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
- ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
- ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
- ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
- ALL CURB RADII SHALL BE 5' UNLESS OTHERWISE NOTED ON THE PLANS.
- LOWER-LEVEL EXCAVATION REQUIRED TO BE COMPLETED BY CONTRACTOR.

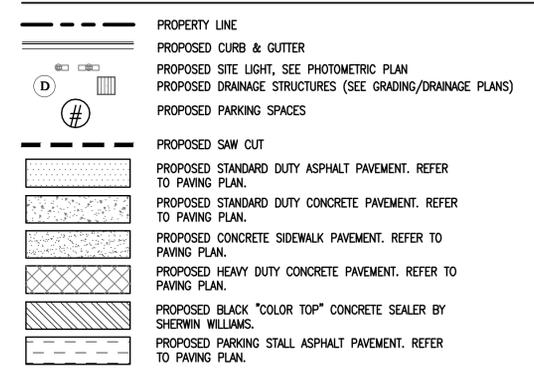
**SITE KEY NOTES**

- S1 CURB AND GUTTER PER VOC STANDARDS. REFER TO DETAIL ON C-7.0.
- S5 TAPER CURB TO MATCH EXISTING.
- S6 TAPER CURB FROM 6" TO 0" OVER 10'. REFER TO DETAIL ON C-7.0.
- S7 LIMITS OF SAWCUT.
- S8 MATCH EXISTING PAVEMENT ELEVATION.
- S9 EXISTING PAVEMENT TO REMAIN.
- S10 STANDARD DUTY ASPHALT PAVING (PER PAVING PLAN)
- S11 HEAVY DUTY CONCRETE PAVING (PER PAVING PLAN)
- S12 PARKING STALL ASPHALT PAVING (PER PAVING PLAN)
- S13 CONCRETE SIDEWALK. REFER TO DETAIL ON C-7.0.
- S14 BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.
- S15 SIDEWALK RAMP @ 8.33% MAX. REFER TO DETAIL ON C-7.0.
- S16 DETECTABLE WARNINGS PER ADA REQUIREMENTS
- S17 MONUMENT SIGN (PER ARCH. PLANS)
- S18 DUMPSTER ENCLOSURE PER COM STD M-62.
- S19 BICYCLE RACK. REFER TO NOTE FOR NUMBER.
- S22 CONCRETE PAD (PER LOCAL CODES)
- S23 ADA ACCESSIBLE PARKING SPACE AND AISLE STRIPING & SYMBOL OF ACCESSIBILITY (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- S24 ACCESSIBLE PARKING SIGN (TYPICAL PER ADA AND LOCAL REQUIREMENTS)
- S25 VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
- S26 STOP BAR (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
- S27 DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.
- S28 PARKING STALL STRIPING (PER LOCAL CODES)
- S30 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45' (PER LOCAL CODES)
- S31 PEDESTRIAN CROSSWALK (STAMPED CONCRETE)
- S35 TRANSFORMER PAD LOCATION (SEE UTILITY PLAN)
- S36 BOLLARD (SEE NOTE FOR NUMBER) REFER TO DETAIL ON C-7.0.
- S37 LIGHT POLE (TYPICAL-PER LIGHTING PLAN)
- S38 LANDSCAPE AREA (PER LANDSCAPE PLAN)
- S39 LANDSCAPE ISLAND (PER LANDSCAPE PLAN)
- S66 CONSTRUCTION CAMERA POST PER STD C-7.3.
- S67 SERVICE BELL HOSE, (PER ARCH PLANS)
- S74 DRAINAGE STRUCTURE (TYPICAL-PER UTILITY PLAN)
- S76 TRASH TRUCK TURNING RADIUS. REFER TO DETAIL ON C-7.1.
- S77 PROPOSED SCREENING WALL 6' TALL, REFER TO STRUCTURAL PLANS FOR DESIGN
- S78 SCREENING WALL PIERS (16"x16"), REFER TO DETAIL ON A-10.2
- S78 ALL SAFETY POSTS FOR ENCLOSURE MUST BE A MINIMUM GROUND HEIGHT OF 6'. REFERENCE COM STD M-62.03, M-62.04.1 AND M-62.04.2 NOTE #7.

**EXISTING LEGEND:**

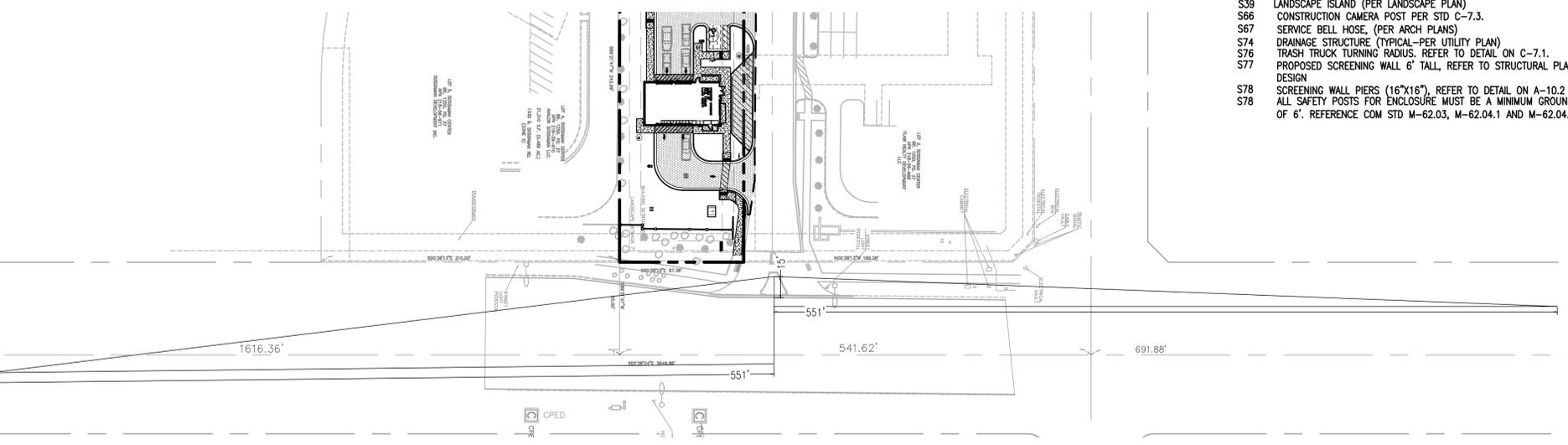


**PROPOSED LEGEND:**

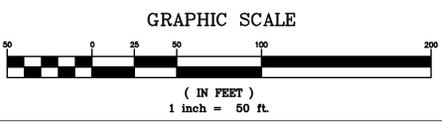


**SITE DATA SUMMARY:**

VALVOLINE TRACT: (AFTER ROW DEDICATION)	0.489 ACRES/ 21,301 SF
ZONING	LC (C-2) LIMITED COMMERCIAL PAD-AOAS
OVERLAYS	LD-PAD-PAD
BUILDING	2,080 SF
FAR:	1:09.80
LOT COVERAGE:	0.249 (10,846 SF)
PARKING REQUIRED:	8 (1 ACCESS. PARKING SPACES)
PARKING PROVIDED:	8 (1 ACCESS. PARKING SPACES)
PERVIOUS COVER:	10,454 SF
IMPERVIOUS COVER:	10,846 SF
REQUIRED BICYCLE PARKING	3 SPACES
PROVIDED BICYCLE PARKING	4 SPACE (2 RACKS)



**SIGHT VISIBILITY TRIANGLE PLAN**  
SCALE 1:50



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PROFESSIONAL IN CHARGE	RYAN SCOTT, PE
PROJECT MANAGER	RS
QUALITY CONTROL	RS
DRAWN BY	NB
PROJECT NAME	



**VALVOLINE INSTANT OIL CHANGE**  
MESA, AZ  
1330 S SOSSAMAN RD.,  
MESA, AZ 85209

PROJECT NUMBER  
20230380

SHEET NAME  
**SITE PLAN**

SHEET #  
**C-1.0**