

## Attachment B



### City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

#### Staff Report Z-60-22-8

December 12, 2022

South Mountain [Village Planning Committee](#) Meeting Date:

December 13, 2022

[Planning Commission](#) Hearing Date:

January 5, 2023

Request From:

[C-1 BAOD](#) (Neighborhood Retail, Baseline Area Overlay District) (0.96 acres)

Request To:

[C-2 BAOD](#) (Intermediate Commercial, Baseline Area Overlay District) (0.96 acres)

Proposed Use:

Automotive service facility

Location:

Northwest corner of 25th Street and Baseline Road

Owner:

Baseline, LLC

Applicant:

Cassandra Ayres, Berry Riddell, LLC

Representative:

Cassandra Ayres, Berry Riddell, LLC

Staff Recommendation:

Approval, subject to stipulations

#### [General Plan Conformity](#)

##### [General Plan Land Use Map Designation](#)

Commercial

##### [Street Map Classification](#)

Baseline Road

Major Arterial  
(Scenic Drive)

60 feet north half street

**CONNECT PEOPLE AND PLACES; CORES, CENTERS, & CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.**

The request is consistent with the land use pattern in the surrounding area and is appropriate given the subject site's location next to several major commercial shopping centers, a park and ride facility, and along a major arterial street.

**CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE:** *Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.*

The requested C-2 zoning district would allow development of an automobile service facility that is consistent with existing zoning in the area and other commercial uses. As stipulated, the subject site will be developed with a multi-use trail along Baseline Road. The site is also subject to the regulations of the Baseline Area Overlay District which contains design guidelines regarding shaded pedestrian walkways and parking areas.

**BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE:** *Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.*

The proposal will be required to provide shade and trees along perimeter and internal public sidewalks. This will help to encourage walking and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

#### Applicable Plans, Overlays, and Initiatives

[Baseline Area Master Plan and Overlay District](#): See Background Item No. 4.

[Tree and Shade Master Plan](#): See Background Item No. 8.

[Complete Streets Guidelines](#): See Background Item No. 9.

[Zero Waste PHX](#): See Background Item No. 10.

#### Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	C-1 BAOD
<b>North</b>	Vacant	C-1 BAOD
<b>South (across Baseline Road)</b>	Event venue	MUA BAOD, MUA HP BAOD
<b>West</b>	Shopping center	C-2 BAOD
<b>East</b>	Vacant, single-family home	C-1 BAOD

<b>C-2 BAOD – Intermediate Commercial</b>		
<b><u>Standards</u></b>	<b><u>C-2 BAOD Requirements</u></b>	<b><u>Provisions on the proposed site plan</u></b>
Gross Acreage	-	0.96 acres
Maximum Building Height	2 stories and 30 feet	1 story and 25 feet (Met)
Maximum Lot Coverage	50 percent, exclusive of the first six feet of roof overhang, open carports, covered patios or covered walkways.	Approximately 21.6 percent (Met)
<b>MINIMUM BUILDING SETBACKS</b>		
Baseline Road	50 feet	Approximately 115 feet (Met)
Perimeter Property Lines: (Adjacent to C-1)	Rear: 0 feet Sides: 0 feet	North: Approximately 200 feet (Met) East: 15 feet (Met) West: 13 feet (Met)
<b>MINIMUM LANDSCAPE SETBACKS AND STANDARDS</b>		
Adjacent to street (Baseline Road)	50 feet	46 feet (Not Met*, but granted with variance ZA-346-21)
Property lines adjacent to C-1	0 feet	North: 0 feet (Met) East: 0 feet (Met) West: 10 feet (Met)
Parking Lot Area	10 percent of parking lot area	Stipulated to 20 percent (Stipulation No. 3)

\*Site plan revision or variance required.

### **Background/Issues/Analysis**

#### **SUBJECT SITE**

1. This request is to rezone 0.96 acres located at the northwest corner of 25th Street and Baseline Road from C-1 BAOD (Neighborhood Retail, Baseline Area Overlay District) to C-2 BAOD (Intermediate Commercial, Baseline Area Overlay District) for an automotive service facility. In 1960, the subject site was annexed into the City of Phoenix from unincorporated Maricopa County and zoned S-1. In 2005, the site was rezoned to C-1 BAOD. The site is now part of an assembled development consisting

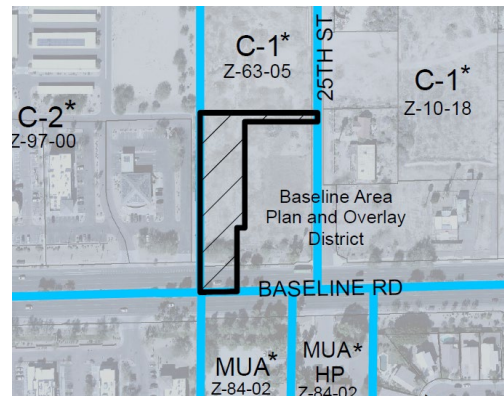
of the area bounded by zoning cases Z-63-05, Z-10-18, and Z-59-18 for a multifamily development along with five commercial pad buildings. The subject site is indicated by the star on the conceptual development plan below.



Development Plan, Source: ABLA Studio

#### SURROUNDING LAND USES AND ZONING

2. South of the site, across Baseline Road, is a shopping center zoned C-2 BAOD, and an event venue zoned MUA BAOD (Mixed Use Agricultural, Baseline Area Overlay District), and MUA HP BAOD (Mixed Use Agricultural, Historic Preservation, Baseline Area Overlay District). Properties to the north and west of the site are vacant and zoned C-1 BAOD. West of the site is developed with a commercial shopping center zoned C-2 BAOD.

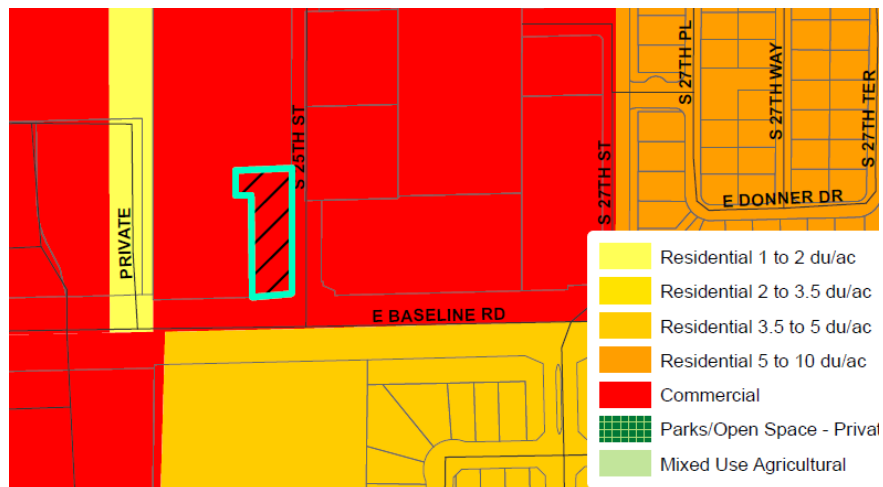


Zoning Aerial Map

Source: Planning and Development Department

#### GENERAL PLAN LAND USE MAP DESIGNATIONS

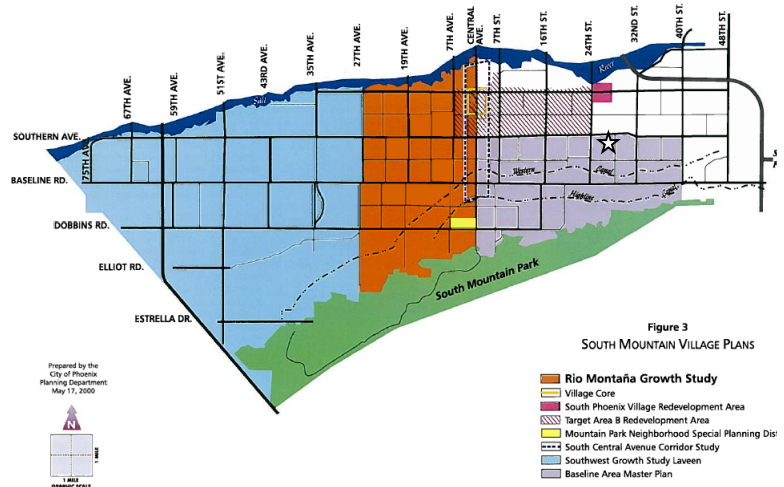
3. The General Plan Land Use Map designation for the subject site is Commercial. The request is consistent with that request. The designations to the north, east and west are also Commercial. To the south, across Baseline Road, the General Plan Land Use Map designation is Residential 3.5 to 5 dwelling units per acre.



General Plan Land Use Map  
Source: Planning and Development Department

#### 4. Baseline Area Master Plan and Overlay District

The property is located within the boundaries of the Baseline Area Master Plan (BAMP) and within the Baseline Area Overlay District (BAOD). The BAMP develops a comprehensive plan that promotes balanced, high quality development focused on Baseline Road and that recognizes the unique character of the area and creates a positive image for the South Mountain Village. The BAOD is designed to encourage and protect the rural and agricultural character of the area while allowing development consistent with the BAMP. This rezoning request does not eliminate requirements for conformance with this



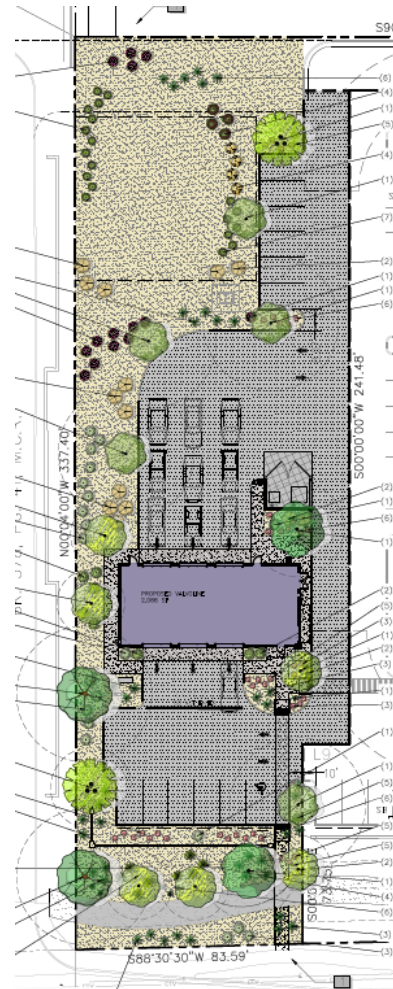
Baseline Area Overlay District, Source: Planning and Development Department

overlay district. The proposal shall comply with all regulations in the BAOD.

The Baseline Area Master Plan City Council Approved Land Use Map designates the subject site as Residential 0 to 2 dwelling units per acre. The proposal, as stipulated, is not consistent with the Land Use Map designation, however it is consistent with elements of the plan through compliance with the BAOD. In addition, the area has grown greatly since the Master Plan was adopted in 1997 and additional commercial opportunities can serve the larger population. Per the proposed stipulations, the development will provide shaded sidewalks and a multi-use trail and incorporate Baseline Area Overlay District design guidelines in the building architecture. These elements will help provide an appropriate land use transition consistent with development patterns in the general area, while furthering the intent of the Baseline Area Overlay District. Enhanced landscaping, screening, and trails are addressed in Stipulation Nos. 3 through 7, and 10.

## PROPOSAL

5. The proposal is to develop a commercial building for automobile services with three service bays and a lobby. The access point will be from Baseline Road to a private drive that was formerly 25th Avenue. Twelve parking spaces are proposed as well as bicycle and seating amenities. Stipulation No. 1 ensures conformance to the conceptual site plan and elevations provided by the applicant as mentioned previously, Stipulation Nos. 3 through 6, and 10 as recommended by staff, address landscaping enhancements and screening to help maintain the character of the neighborhood and provide a transition in concert with the goals of the Baseline Area Overlay District.

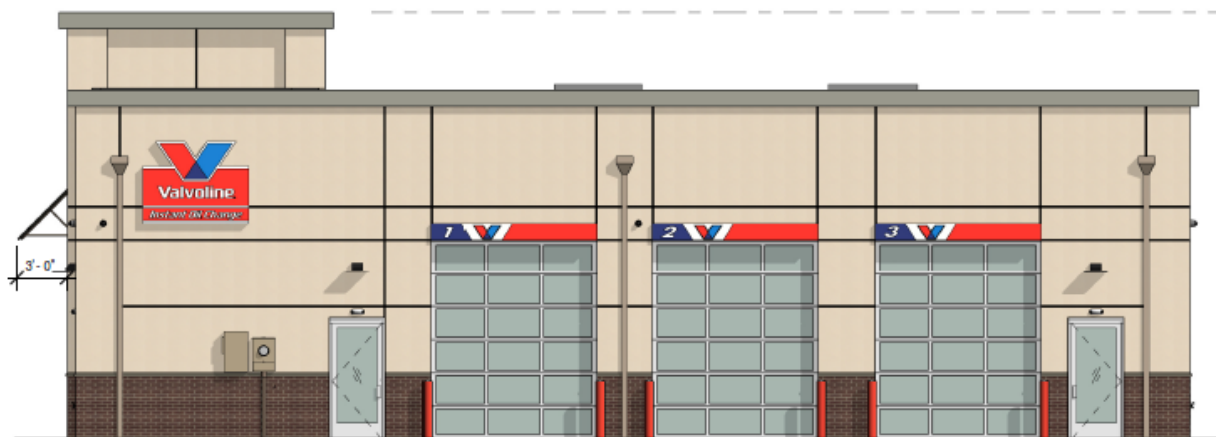


Conceptual Site Plan, Source: GreenbergFarrow

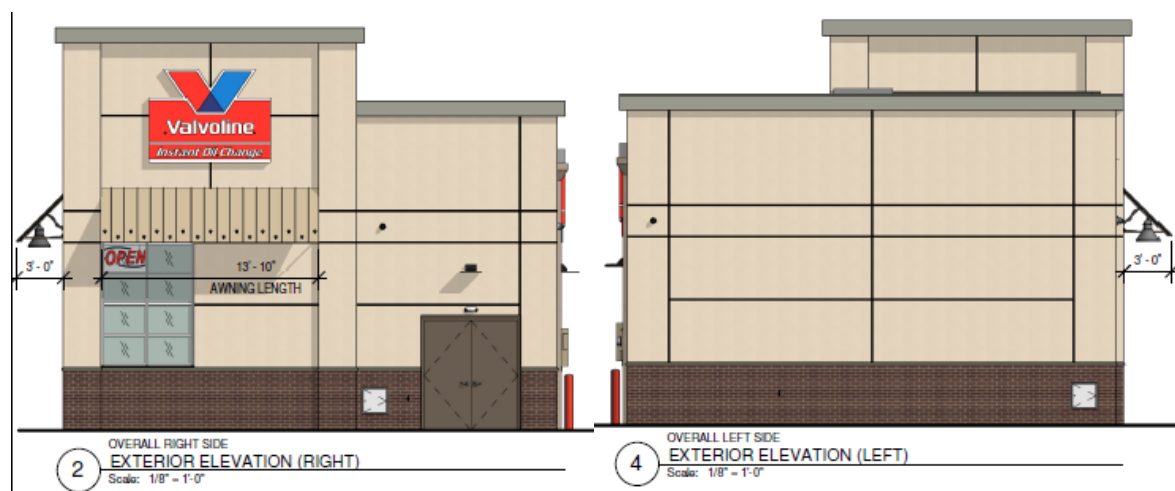
6. The conceptual site plan depicts a shaded outdoor seating area, shaded walkways, and bicycle parking. A site wall and combination landscaping and berm are also stipulated to minimize the impact of the service bays. Staff recommends Stipulation Nos. 2, 4, and 8 to require these amenities. These amenities will promote the characteristics of the Baseline Area Overlay District and provide employees and customers with comfortable seating and bicycle parking options.
7. Building elevations were submitted by the applicant, depicting a variety of architectural characteristics to align with the design criteria of the Baseline Area Overlay District including pitched overhangs for shading entrances and walkways and rustic lighting, therefore staff recommends general conformance to these building elevations (Stipulation No.1).



3 OVERALL FRONT  
EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



1 OVERALL BACK  
EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



Conceptual Building Elevations, Source: GreenbergFarrow

## STUDIES AND POLICIES

### 8. Tree and Shade Master Plan

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending several stipulations designed to provide trees and enhance shade within the development.

Staff is recommending stipulations for enhanced landscaping and shaded sidewalks as follows:

- Twenty percent of surface parking lots shall be landscaped and maintained (Stipulation No. 3);
- Minimum 50-percent 3-inch caliper large canopy shade trees selected from the Baseline Area Master Plan Plant List shall be provided for the required trees within the landscape setback. (Stipulation No. 5);
- The detached sidewalk along Baseline Road shall be shaded to a minimum 75 percent (Stipulation No. 6).

### 9. Complete Streets Guidelines

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. This development will help encourage connectivity within the development and adjacent streets by providing a network of

pedestrian pathways and bicycle parking at amenity areas. Furthermore, the project will pedestrianize the immediate street frontages by providing shaded detached sidewalks along Baseline Road a multi-use trail, and create more visible pedestrian pathways where vehicle paths are crossed. These are addressed in Stipulation Nos. 6 through 12.

10. [Zero Waste PHX](#)

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. The applicant indicated that the materials used by the proposed facility will need to be disposed of in a specialized manner, through bonded carriers.

COMMUNITY INPUT SUMMARY

11. As of the writing of this report, staff has not received any community correspondence.

INTERDEPARTMENTAL COMMENTS

12. The Parks and Recreation Department requires the dedication of a multi-use trail easement and construction of a multi-use trail along the north side of Baseline Road. This is addressed in Stipulation No. 7.
13. The Water Services Departments indicated that the site is surrounded with existing water and sewer mains that can potentially serve the development. However, available capacity is a dynamic condition that can change over time due to a variety of factors. For that reason, the City of Phoenix is only able to provide assurance of water and sewer capacity at the time of preliminary site plan approval, building permit, or PCD master plan approval.
14. The Aviation Department requires the disclosure of the Phoenix Sky Harbor International Airport to future property owners or tenants on the site. This is addressed in Stipulation No. 13.
15. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is

addressed in Stipulation Nos. 14, 15, and 16.

#### **OTHER**

16. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 17.
17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

#### **Findings**

1. The proposal is consistent with the General Land Use Map designation of Commercial.
2. As stipulated, the proposal is consistent with the desired character and goals of the Baseline Area Master Plan.
3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area.

#### **Stipulations**

1. The development shall be in general conformance with the site plan and elevations date stamped November 28, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. A minimum of one shaded bench shall be provided along the southern building elevation.
3. Twenty percent of the surface parking lot, exclusive of the required perimeter landscaping, shall be landscaped and maintained. Landscaping shall be dispersed throughout the parking area with the interior width of all planting islands to be no less than eight feet in width and a minimum of 120 square feet in area.
4. Service bays shall be screened from view of the public right-of-way and residential uses with a landscaped berm or a combination of a wall and landscaped berm at least four feet in height, as approved by the Planning and Development Department.

5. Minimum 50-percent 3-inch caliper large canopy shade trees selected from the Baseline Area Master Plan Plant List shall be provided for trees within the required landscape setback.
6. The detached sidewalk along Baseline Road shall be shaded to a minimum 75 percent by vegetative shade at maturity, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
7. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the north side of Baseline Road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department.
8. The developer shall provide a bicycle parking area containing a minimum of four spaces. The bicycle parking area shall utilize a rural equestrian themed design that accommodates lock placement on both wheels and located beneath shading near entrances of buildings and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance.
9. Right-of-way totaling 60 feet and a 10-foot sidewalk easement shall be dedicated for the north half of Baseline Road, as approved by the Planning and Development Department.
10. The developer shall replenish the existing landscape strip between the back of curb and sidewalk along the north side of Baseline Road, as approved by the Planning and Development Department.
11. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
12. Where pedestrian pathways cross a vehicular path, the pathways shall be of contrasting materials such as brick or concrete pavers, as approved by the Planning and Development Department.
13. The property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be

according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

14. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
15. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
16. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33- foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
17. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**

Elias Valencia

December 12, 2022

**Team Leader**

Racelle Escolar

**Exhibits**

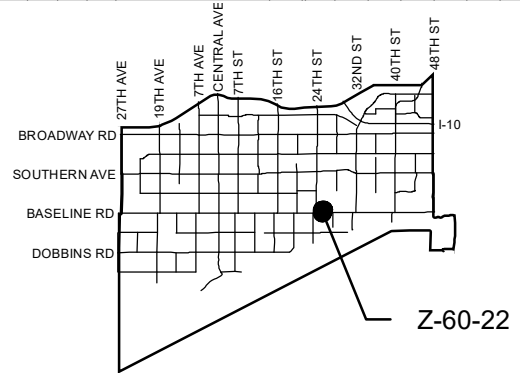
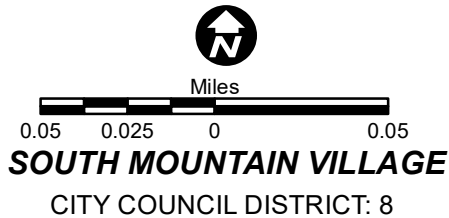
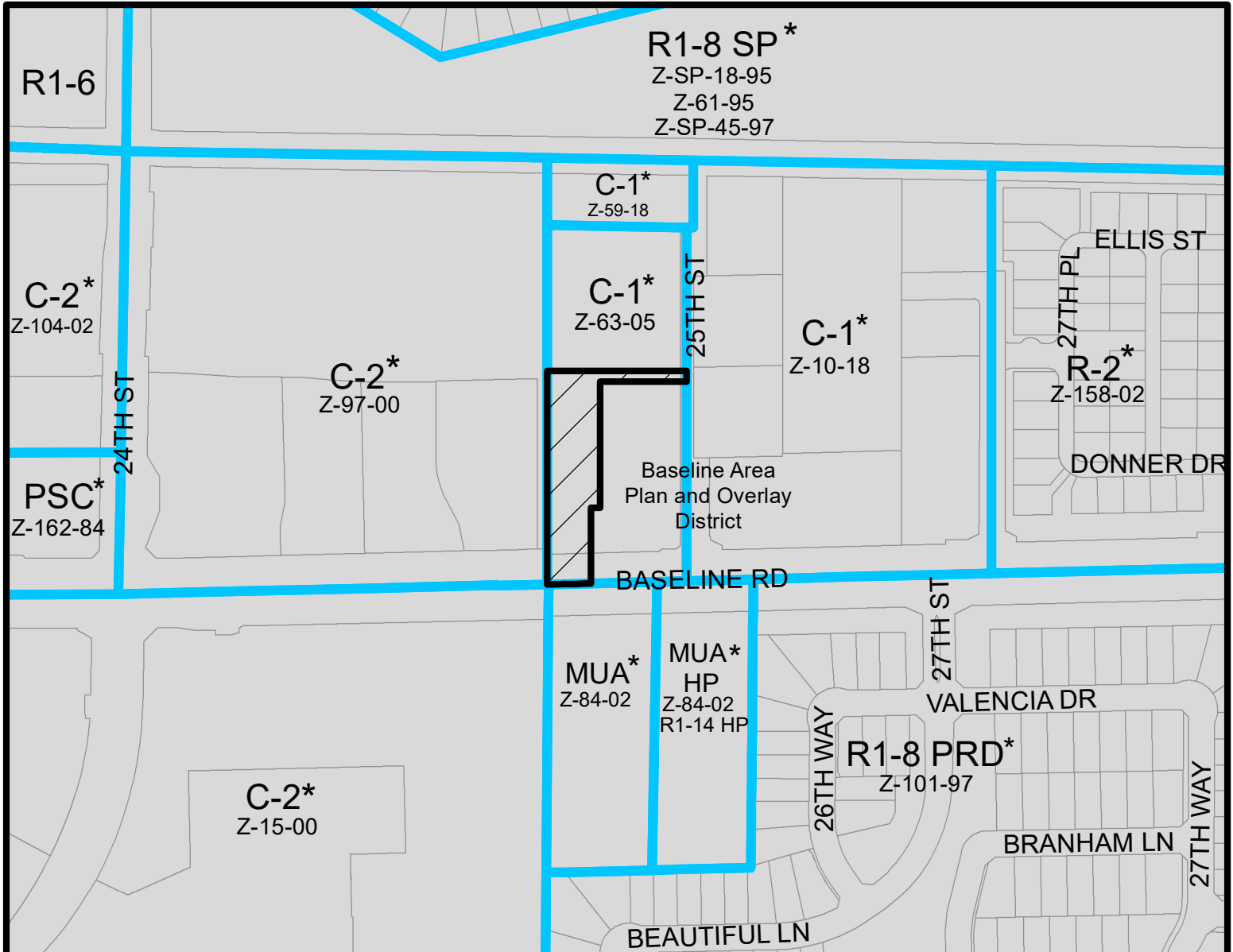
Zoning sketch map

Aerial sketch map

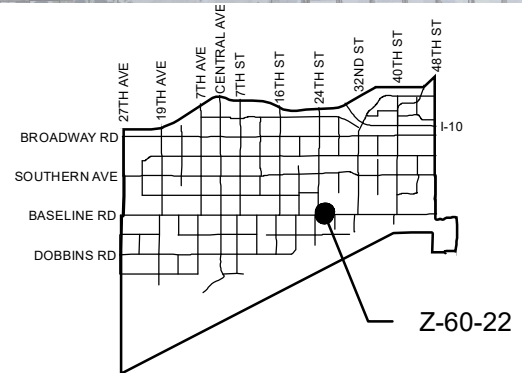
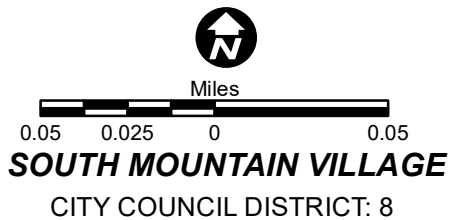
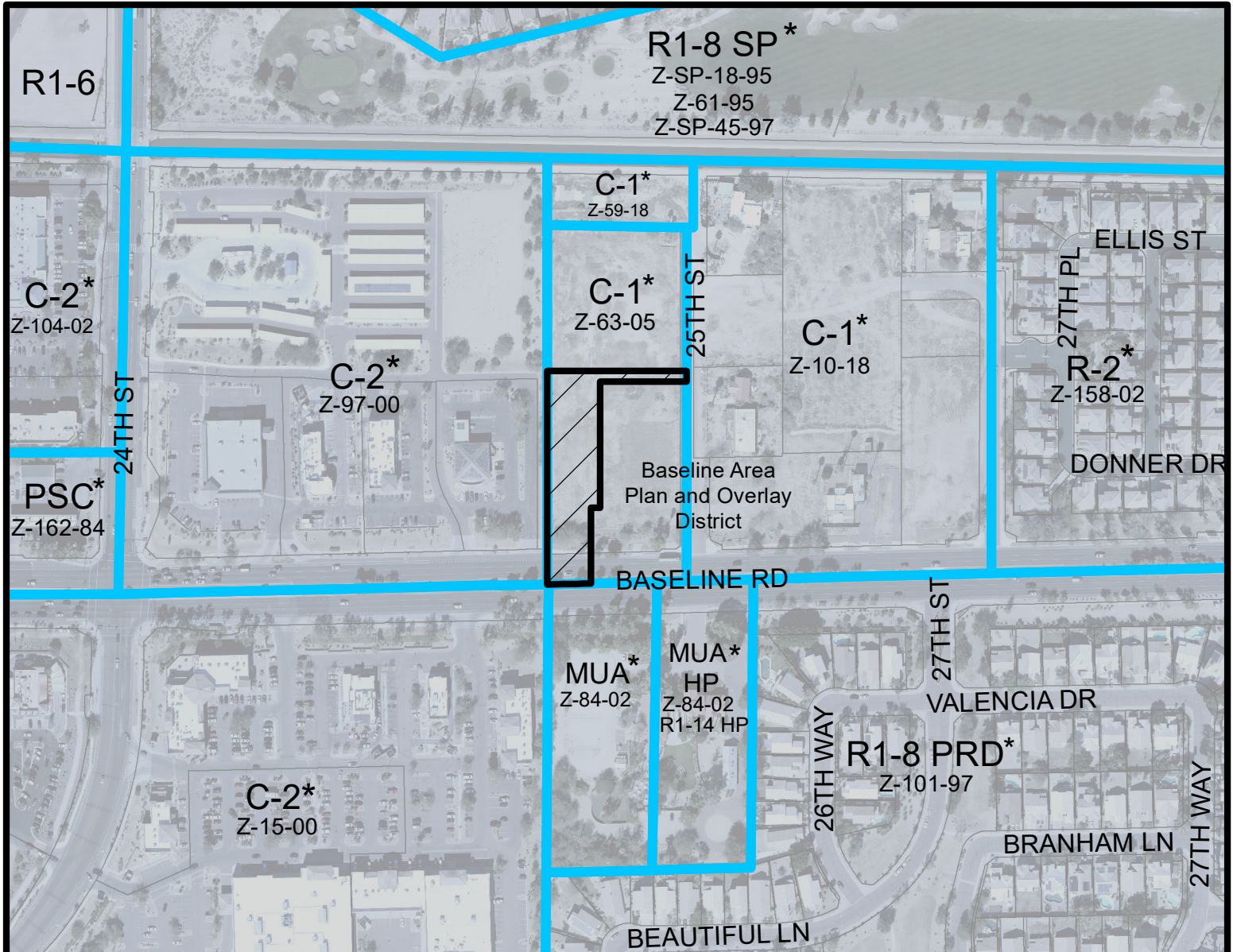
Conceptual Site Plan date stamped November 28, 2022

Conceptual Landscape Plan date stamped November 28, 2022

Conceptual Elevations date stamped November 28, 2022



<b>APPLICANT'S NAME:</b> Berry Riddell, LLC./ Cassandra Ayres		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-60-22	<b>DATE:</b> 8/24/2022 <b>REVISION DATES:</b>	<b>FROM:</b> C-1 BAOD ( 0.96 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 0.96 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 1-33	<b>ZONING MAP</b> D-9	<b>TO:</b> C-2 BAOD ( 0.96 a.c.)
<b>MULTIPLES PERMITTED</b> C-1 BAOD C-2 BAOD	<b>CONVENTIONAL OPTION</b> 14 14		<b>* UNITS P.R.D. OPTION</b> 16 16
* Maximum Units Allowed with P.R.D. Bonus			



<b>APPLICANT'S NAME:</b> Berry Riddell, LLC./ Cassandra Ayres		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-60-22		<b>FROM:</b> C-1 BAOD ( 0.96 a.c.)	
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<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 0.96 Acres			
<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 1-33		<b>ZONING MAP</b> D-9	
<b>MULTIPLES PERMITTED</b> C-1 BAOD C-2 BAOD		<b>CONVENTIONAL OPTION</b> 14 14	
		<b>* UNITS P.R.D. OPTION</b> 16 16	

\* Maximum Units Allowed with P.R.D. Bonus

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Know what's below.  
Call before you dig.

CITY OF PHOENIX

NOV 28 2022

Planning & Development  
Department

## GENERAL SITE NOTES:

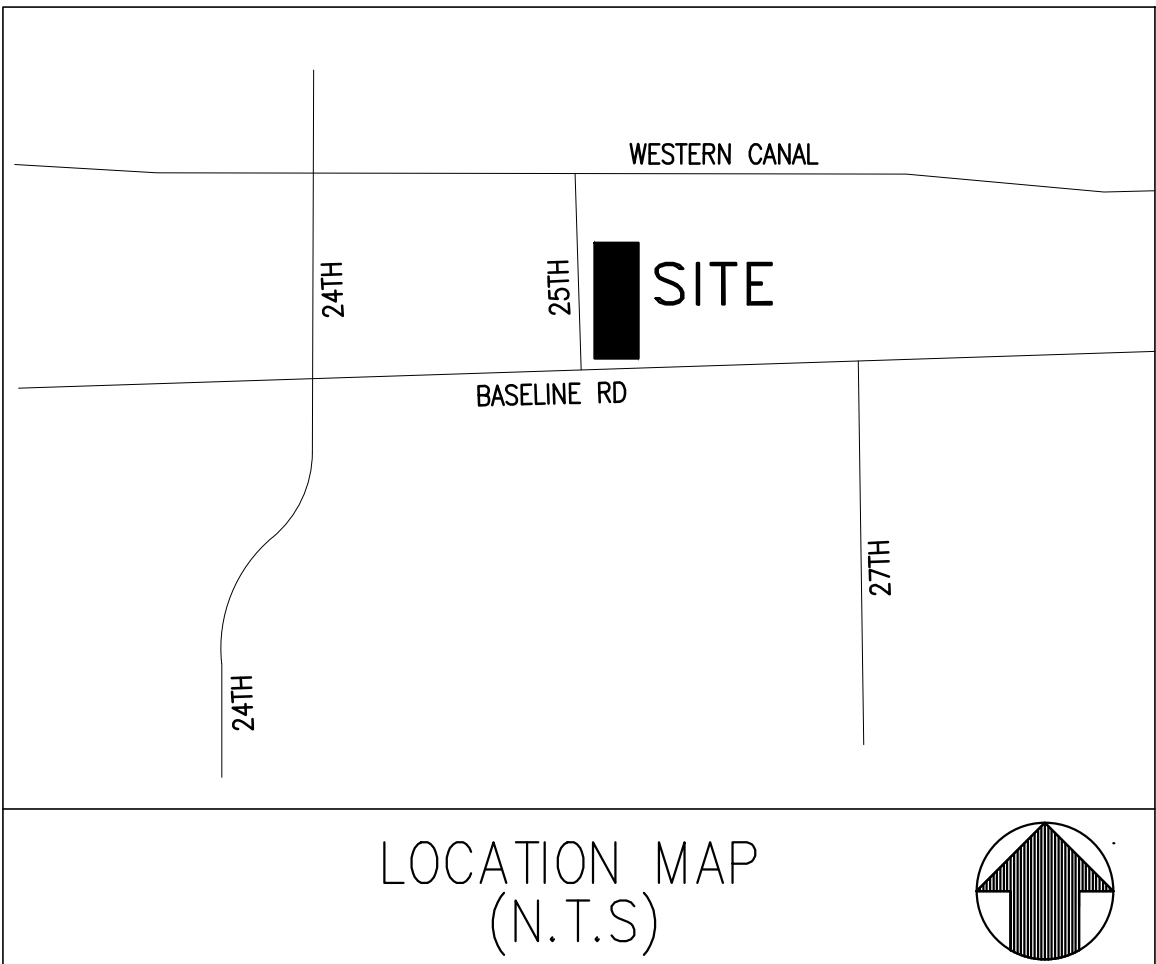
- CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
- IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE 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.
- TRACTOR 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.

## SITE KEY NOTES

- S1 STRAIGHT CURB. REFER TO DETAIL ON C-7.0.  
S2 INTEGRAL CURB AND SIDEWALK. REFER TO DETAIL ON C-7.0.  
S5 TAPER CURB TO MATCH EXISTING. REFER TO DETAIL ON C-7.0.  
S6 TAPER CURB FROM 6" TO 0" OVER 10'.  
S7 LIMITS OF SAWCUT.  
S8 MATCH EXISTING PAVEMENT ELEVATION.  
S9 EXISTING PAVEMENT TO REMAIN.  
S10 STANDARD DUTY ASPHALT/CONCRETE PAVING (PER PAVING PLAN)  
S11 HEAVY DUTY ASPHALT/CONCRETE 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  
S18 DUMPSTER ENCLOSURE (PER ARCH. PLANS)  
S19 EQUESTRIAN STYLE BICYCLE RACK. REFER TO NOTE FOR RACKS AND SPACES.  
S20 CONDENSING UNIT. REFER TO MECHANICAL PLANS  
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)  
VAN ACCESSIBLE PARKING SIGN (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)  
S25 STOP BAR (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.  
S26 DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES) REFER TO DETAIL ON C-7.0.  
S28 PARKING STALL STRIPING (PER LOCAL CODES)  
S31 CONCRETE PAVERS CROSSWALK  
S34 FIRE DEPARTMENT CONNECTION (SEE ARCH. PLANS)  
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)  
S58 4' SCREEN WALL. REFER TO NOTE FOR LENGTH. REFER TO STD ON C-7.1.  
S66 CONSTRUCTION CAMERA POST PER STD C-7.3.  
S67 BENCH

## SITE DATA SUMMARY:

VALVOLINE TRACT: (AFTER ROW DEDICATION)	0.82 ACRES/ 36,045 SF	
EXISTING/PROPOSED ZONING	C-1 / C-2	
BUILDING	2,088 SF	
FAR:	1:05.81	
LOT COVERAGE:	0.45 (16,247 SF)	
PARKING REQUIRED:	6 (1 ACCESS. PARKING SPACES)	
PARKING PROVIDED:	12 (1 ACCESS. PARKING SPACES)	
PERVIOUS COVER:	19,798 SF	
IMPERVIOUS COVER:	16,247 SF	
REQUIRED BICYCLE PARKING	4 SPACES	
PROVIDED BICYCLE PARKING	2 RACKS, 4 SPACES TOTAL	
BUILDING HEIGHT PROVIDED	25'-8" / 1 STORY	
BUILDING HEIGHT ALLOWED	MAXIMUM 30' / 1 STORY	
BUILDING SETBACKS	REQUIRED	PROVIDED
STREET FRONT	25'	109.15'
SIDE	0'	15.63'
REAR	0'	194.56'
LANDSCAPE SETBACKS	REQUIRED	PROVIDED
STREET FRONT	25' OR 30'	43.66'
SIDE	0'	10.64'
REAR	0'	108.5'



## EXISTING LEGEND:

- |                           |                            |                        |
|---------------------------|----------------------------|------------------------|
| MONUMENT FOUND            | POWERPOLE                  | SS - SAN. SEWER LINE   |
| MONUMENT SET              | GUY WIRE                   | SEWER MANHOLE          |
| MAG NAIL FOUND            | LIGHT POLE                 | GREASE TRAP            |
| MAG NAIL SET              | STREET LIGHT POLE          | CLEAN OUT              |
| X MARK AS NOTED           | ELEC. TRANSFORMER          | SD - STORM DRAIN LINE  |
| R.R. SPIKE FOUND          | BURIED ELECTRIC            | STORM DRAIN MANHOLE    |
| R.R. SPIKE SET            | OVERHEAD ELECTRIC          | STORM INLET            |
| BENCHMARK                 | ELECTRIC MANHOLE           | CATCH BASIN            |
| CONC. R/W MARKER          | ELECTRIC METER             | CURB INLET             |
| RECORD DATA               | ELECTRIC BOX               | TELEPHONE BOX          |
| MEASURED DATA             | GENERATOR                  | TELEPHONE PEDESTAL     |
| CALCULATED DATA           | ELECTRICAL VAULT           | TELEPHONE VAULT        |
| R/W RIGHT OF WAY          | ELECTRICAL PEDESTAL        | TELEPHONE MANHOLE      |
| BSL BACK SET LINE         | WATER LINE                 | TELEPHONE POLE         |
| RCP REINFORCED CONC PIPE  | WATER MANHOLE              | TELEPHONE LINE         |
| CMP CORRUGATED METAL PIPE | WATER VALVE                | OVERHEAD TELEPHONE     |
| PVC PLASTIC PIPE          | WATER METER                | UNDERGROUND            |
| MTL METAL                 | HYDRANT                    | TELEPHONE MARKER       |
| AGL ABOVE GROUND LEVEL    | BACK FLOW PREVENTOR        | CABLE TELEVISION       |
| S.F. SQUARE FOOT          | FIRE DEPARTMENT CONNECTION | FO - FIBER OPTIC CABLE |
| L/S LANDSCAPING           | WATER VAULT                | O/H - OVERHEAD CABLE   |
| FUEL TANK LID             | GAS VALVE                  | CABLE BOX              |
| FLAG POLE                 | GAS METER                  | CABLE PEDESTAL         |
| UNKNOWN MANHOLE           | UNDERGROUND                | UNDERGROUND            |
| FROZEN MANHOLE            | GAS MARKER                 | CABLE MARKER           |
| UNKNOWN VAULT             | GAS MANHOLE                | TELECOMMUNICATIONS     |
| UNKNOWN VAULT METAL       | GAS LINE                   | MANHOLE                |
| WALL BOX                  | TRAFFIC POLE               | TELECOMMUNICATIONS     |
| BOLLARD                   | TRAFFIC MANHOLE            | PEDESTAL               |
| BORE HOLE                 | TRAFFIC SIGNAL BOX         | TELECOMMUNICATIONS     |
| MONITORING WELL           | TRAFFIC VAULT              | VAULT                  |
|                           | STOP SIGN                  | FIBER OPTIC VAULT      |
|                           |                            | FENCE                  |

## PROPOSED LEGEND:

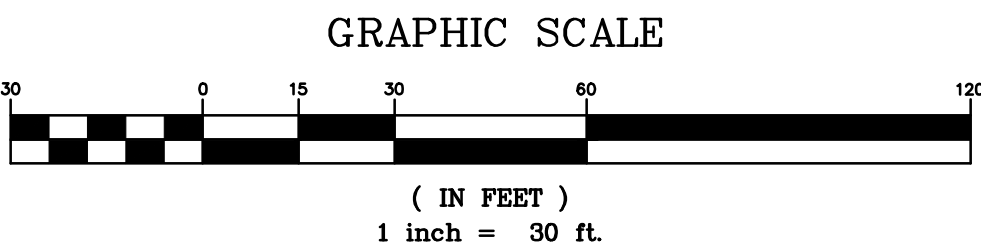
- |   |
|---|
| PROPERTY LINE   |
| PROPOSED CURB   |
| PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN                       |
| PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)       |
| PROPOSED PARKING SPACES   |
| PROPOSED SCREEN WALL  |
| PROPOSED SAW CUT  |
| PROPOSED STANDARD DUTY ASPHALT PAVEMENT. REFER TO PAVING PLAN.  |
| PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN. |
| PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO PAVING PLAN.      |
| PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.    |
| PROPOSED BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS. |
| PROPOSED CONCRETE PAVERS  |

## PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL CONSTRUCT A VEHICLE SERVICE STATION CONSISTING OF A 2,088 S.F. BUILDING AND ASSOCIATED PARKING AREA.

## NOTE:

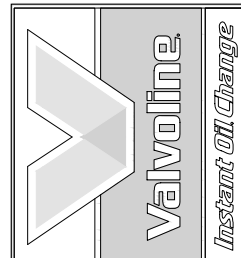
- THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, SIDEWALK, CURB RAMPS, STREETLIGHTS, MEDIAN ISLANDS, LANDSCAPING AND OTHER INCIDENTALS, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.
- THE DEVELOPER SHALL REPLENISH THE EXISTING LANDSCAPE STRIP ALONG BETWEEN THE BACK OF CURB AND SIDEWALK ALONG THE NORTH SIDE OF BASELINE ROAD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.



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Issued Record  
SITE & LANDSCAPE  
SITE & LANDSCAPE 2.0

Date  
08/08/2022  
11/28/2022



VALVOLINE INSTANT OIL CHANGE  
2350 BASELINE RD, PHOENIX, AZ 85042



PROJECT NUMBER  
20191492  
PROFESSIONAL IN CHARGE  
RYAN SCOTT  
PROJECT MANAGER  
RYAN SCOTT  
QUALITY CONTROL  
RYAN SCOTT  
DRAWN BY  
NICOLE NOVACK  
Drawing Title:

SITE PLAN

Drawing No. C-1.0





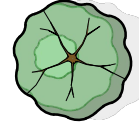
















## LANDSCAPE CALCULATIONS

Categories	Req.	Prov.
<b>Streetscape (83.60 LF/20= 5 trees)</b> Trees @ 20' on center or groupings Shrubs @ 5 per Tree	5 Trees 5 Trees	5 Trees 5 Trees
50% 3" Caliper 25% 3" Caliper 25% 4" Caliper Shrubs	3 Trees 1 Trees 1 Trees 25 Shrubs	3 Trees 1 Trees 1 Trees 25 Shrubs
<b>Perimeter Property Lines</b> None Required - Zoning C-2 Against C-1	N/A	N/A
<b>Interior surface area</b> = 33541 sf 10% = 3,354 sf	3,354 SF	3,380 SF
40% 1" Caliper 60% 2" Caliper Shrubs @ 5 per tree	2 Trees 2 Trees 20 Shrubs	2 Trees 2 Trees 20 Shrubs
Twenty percent of surface parking lots, exclusive of the required perimeter landscaping and front setbacks, shall be landscaped and maintained. Landscaping shall be dispersed throughout the parking area with the interior width of all planting islands to be no less than eight feet in width and a minimum of one hundred twenty square feet in area. 12,398 sf surface parking lot x 20% = Minimum 2,480 sf for shade coverage.	2,480 sf	3,320 sf
<b>Adjacent to Building = 67 LF (along baseline frontage)</b> 25% of Exterior Wall = 17 LF 17 LF / 20 LF (TREES) = 1 TREE 5 SHRUBS PER TREE	17 LF 1 Tree 5 Shrubs	18 LF 1 Tree 5 Shrubs
<b>75% Shade Minimum Coverage on Sidewalk</b> 1143 sf total sidewalk square footage	858 SF	890 SF

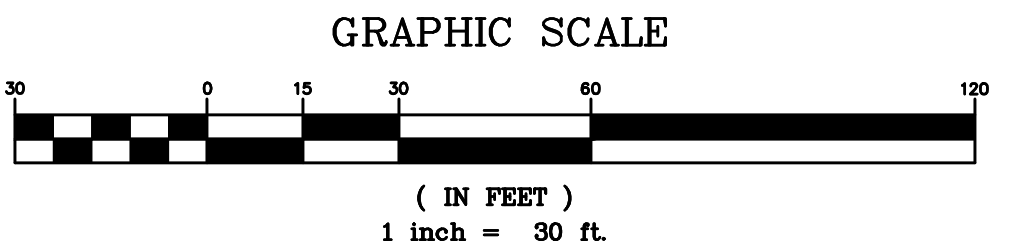
## PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	CERCIDIUM X 'DESERT MUSEUM' / THORNLESS PALO VERDE HEIGHT: 8-9' WIDTH: 6-7'	36 GAL	3" CAL	6
	PISTACIA CHINENSIS / CHINESE PISTACHE HEIGHT: 12-14' WIDTH: 6-8'	36 GAL	3" CAL	2
	PROSOPIS X 'LESLIE ROY' / LESLIE ROY MESQUITE HEIGHT: 8-10' WIDTH: 7-9'	36 GAL	2" CAL	2
	ULMUS PARVIFOLIA / CHINESE ELM HEIGHT: 7-9' WIDTH: 3-4'	24 GAL	1" CAL	5
	ULMUS PARVIFOLIA / CHINESE ELM HEIGHT: 13-15' WIDTH: 8-10'	48 GAL	4" CAL	2
SHRUBS	BOTANICAL / COMMON NAME	SIZE	MIN. HEIGHT	QTY
	ACACIA REDOLENS 'DESERT CARPET' TM / DESERT CARPET BANK CATCLAW	5 GAL	24" MIN.	8
	AGAVE PARRYI / PARRY'S AGAVE	5 GAL	24" MIN.	9
	CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE	5 GAL	24" MIN.	43
	CALLIANDRA ERIOPHYLLA / FAIRY DUSTER	5 GAL	24" MIN.	46
	DALEA GREGGII / TRAILING INDIGO BUSH	5 GAL	24" MIN.	19
	DASYLIRION WHEELERI / GREY DESERT SPOON	5 GAL	24" MIN.	20
	EREMOPHILA GLABRA 'MINGENW GOLD' / OUTBACK SUNRISE EMU BUSH	5 GAL	24" MIN.	4
	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL	24" MIN.	14
	LEUCOPHYLLUM LAEVIGATUM / CHIHUAHUA SAGE	5 GAL	24" MIN.	14
	RUELLIA PENNINSULARIS / WILD PETUNIA	5 GAL	24" MIN.	8
	SALVIA DORRII / DESERT SAGE	5 GAL	24" MIN.	4
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	
	DECOMPOSED GRANITE 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 BE LIGHT TAN; MATCH EXISITING ON SITE.	-		14,929 SF

TREE CALIPER MEASUREMENTS ARE TO BE MEASURED AT A PLANTED HEIGHT OF 4.5 FEET. SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.).

## REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	ANY DAMAGE TO ADJACENT PROPERTY OR AREAS OF WORK BY OTHERS IS TO BE REPAIRED TO ITS ORIGINAL CONDITION WITH NO ADDITIONAL COST TO OWNER.



## FINISHED GRADE ROCK GROUDCOVER

FINISHED GRADE ROCK GROUND COVER TO MATCH EXISTING MATERIAL. ROCK GROUND COVER TO BE PLACED AT ALL DISTURBED AND LANDSCAPE PLANTING AREAS. QUANTITY TO BE DETERMINED BY CONTRACTOR.

## MAINTENANCE OF LANDSCAPING:

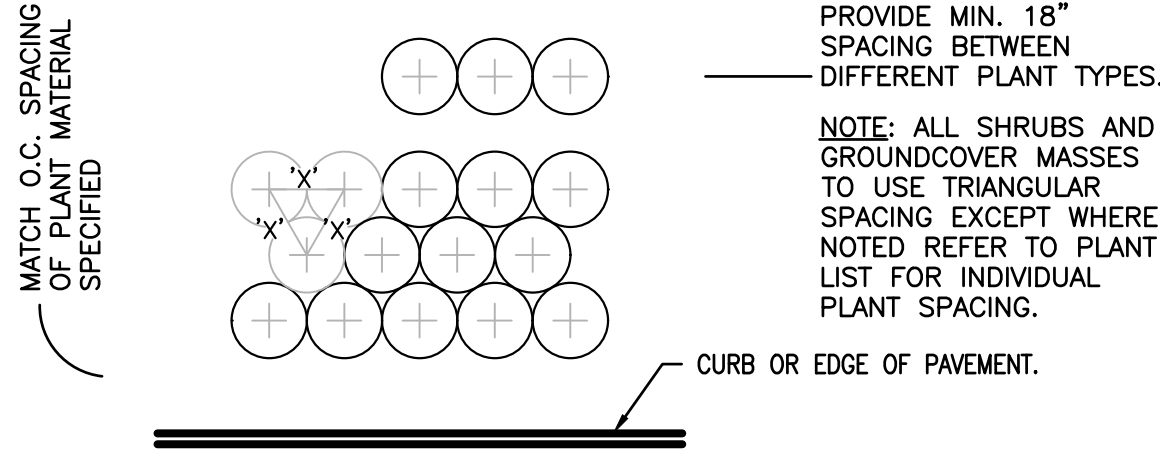
THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD OF TWO (2) YEARS.

## NOTE:

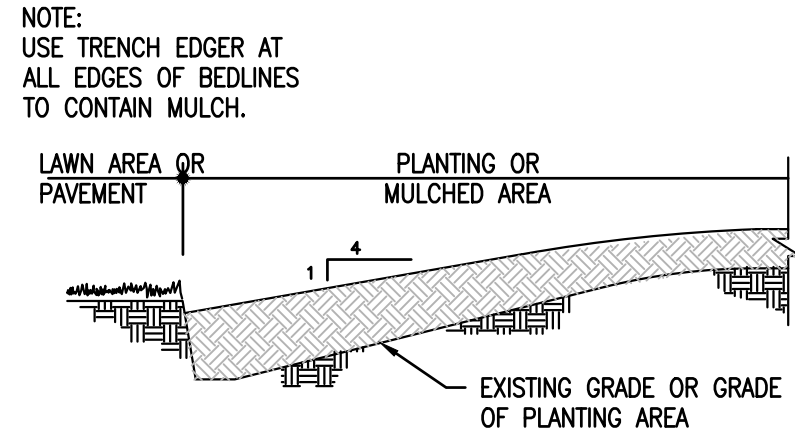
- THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, SIDEWALK, CURB RAMPS, STREETLIGHTS, MEDIAN ISLANDS, LANDSCAPING AND OTHER INCIDENTALS, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.
- THE DEVELOPER SHALL REPLENISH THE EXISTING LANDSCAPE STRIP ALONG BETWEEN THE BACK OF CURB AND SIDEWALK ALONG THE NORTH SIDE OF BASELINE ROAD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

Issue Record	DATE	DESCRIPTION
1	08/08/2022	SITE & LANDSCAPE
2	11/28/2022	SITE & LANDSCAPE 2.0

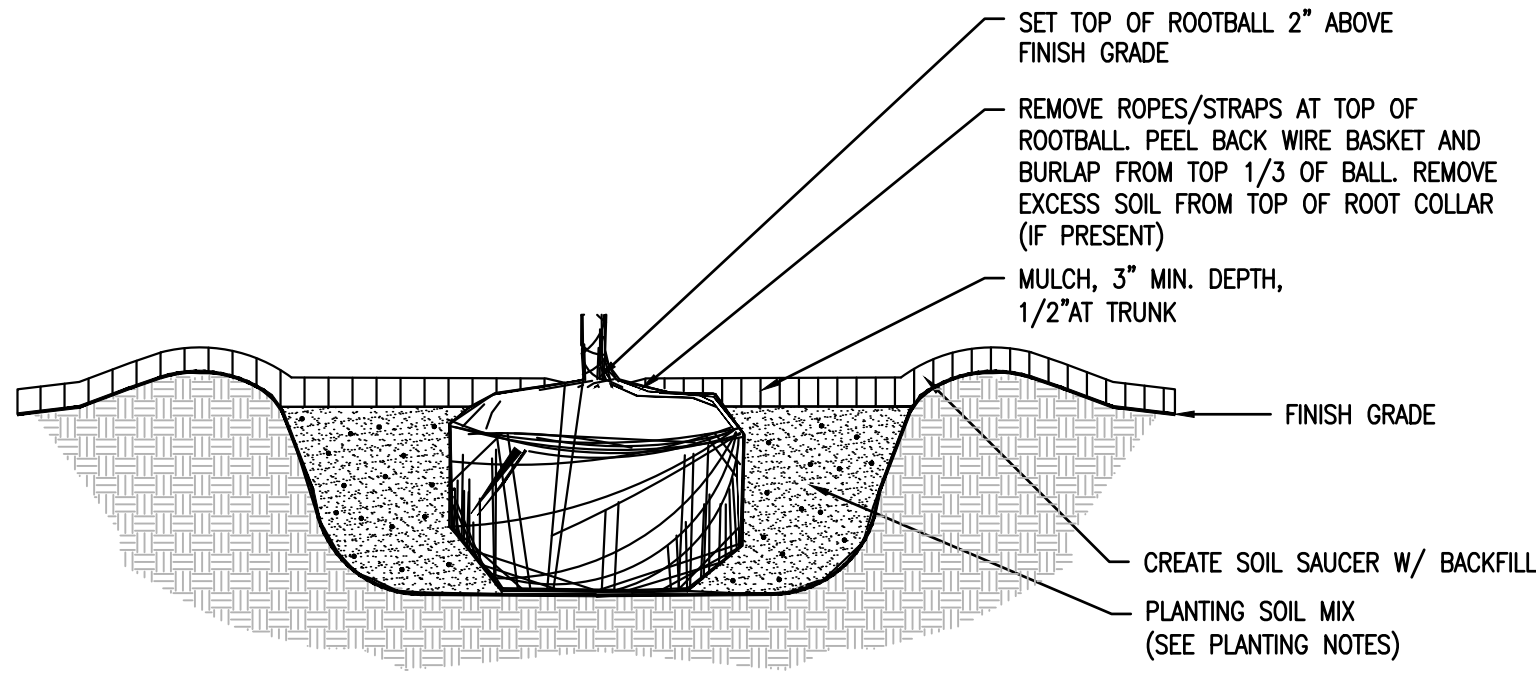
C:\Users\Novack\Documents\Projects\Phoenix\20191492\_Landscaping\20191492\_Landscaping.dwg User: Novack Date: 11/28/2022 Time: 11:28:22 AM Plot Date: 11/28/2022 Time: 11:28:22 AM Plot Scale: 1/8"=1'-0" Plot Orientation: Landscape



**1** TYP. PLANT SPACING  
SCALE: NTS

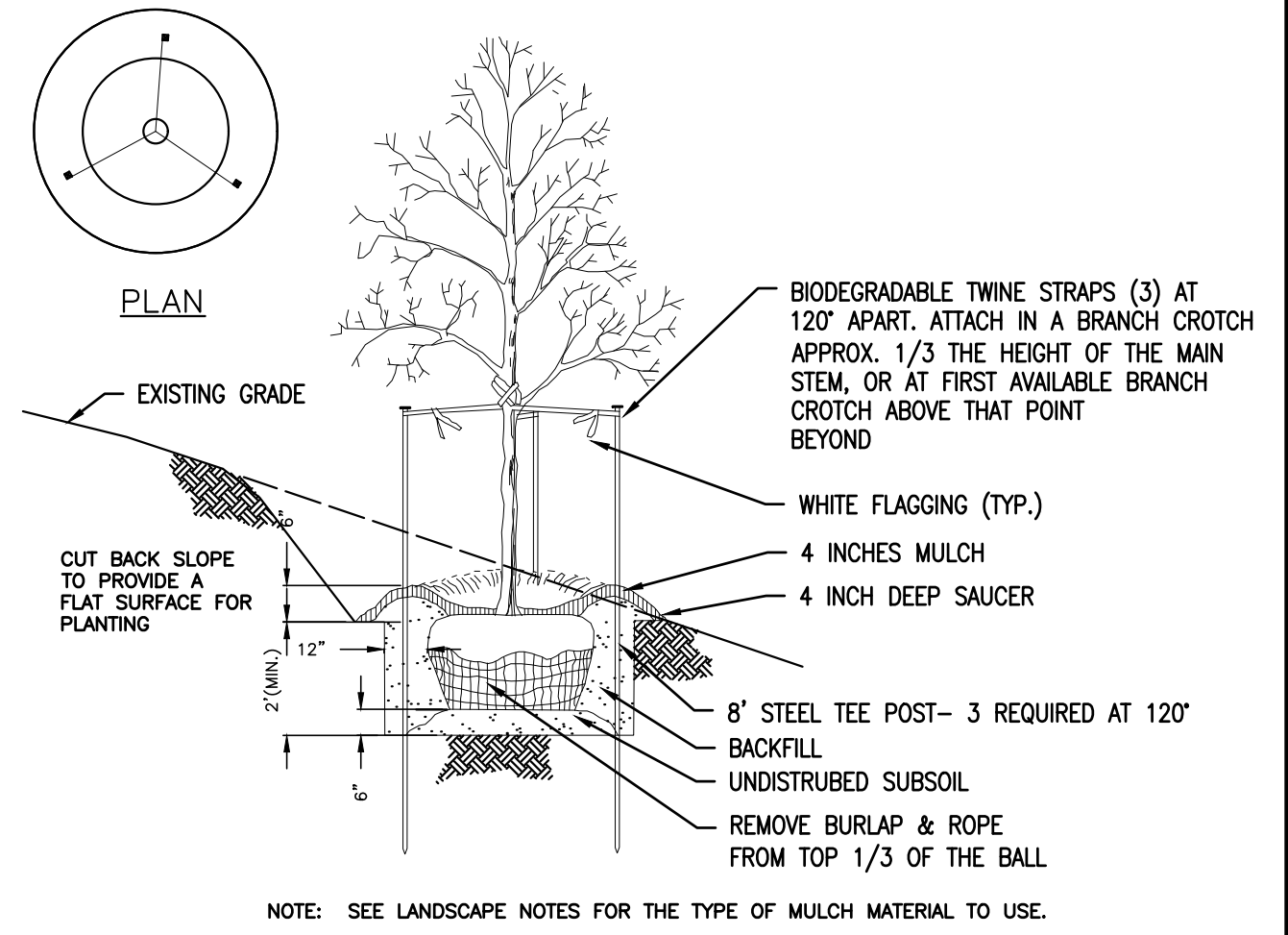


**2** TRENCH EDGER  
SCALE: NTS

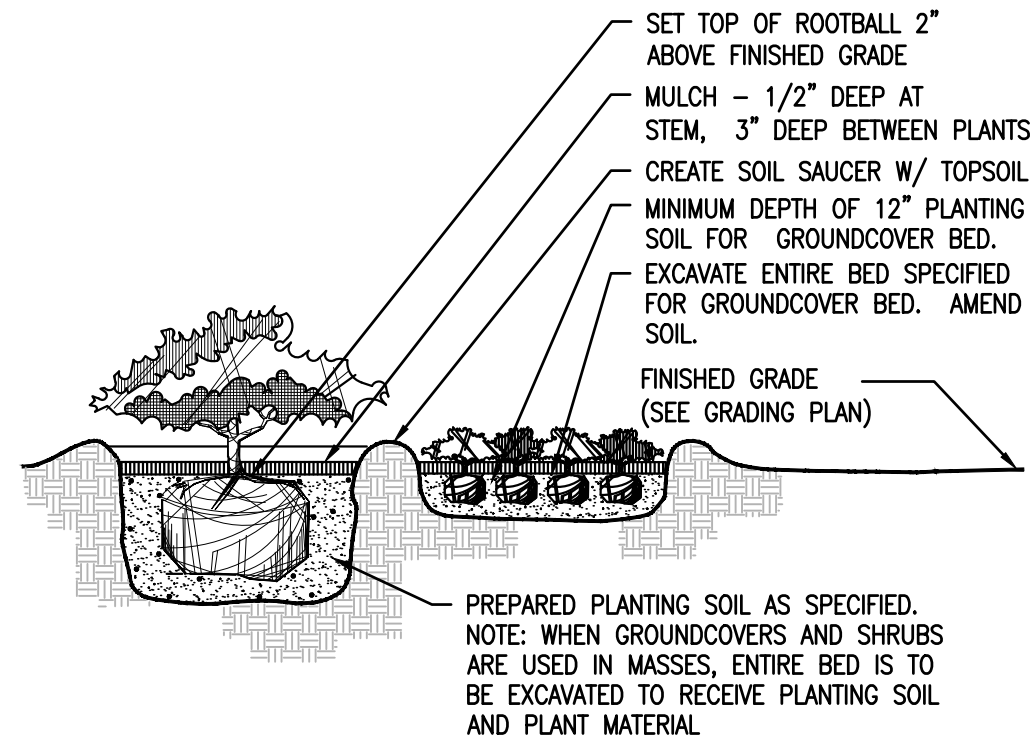


NOTE: ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL 2 TO 4 HOURS PRIOR TO PLANTING.

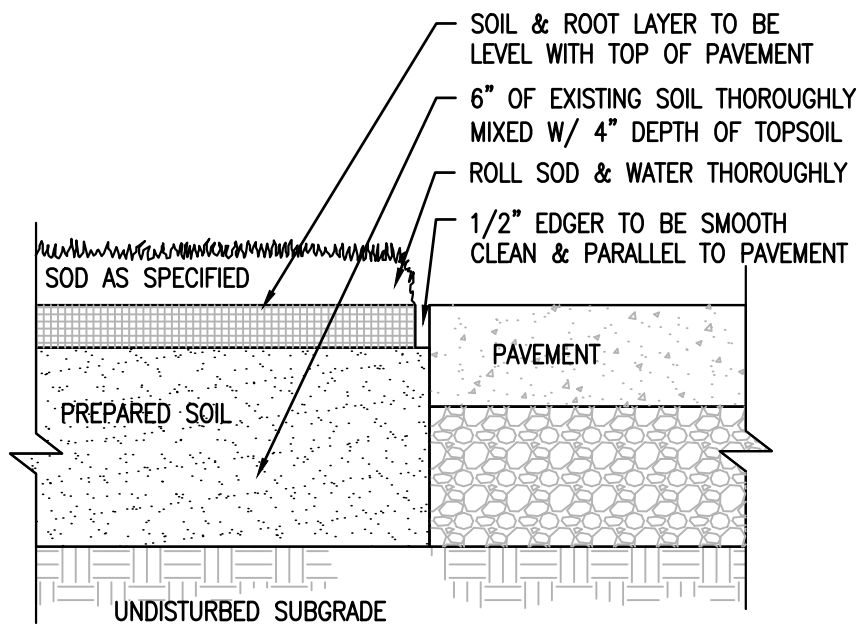
**3** ROOTBALL DETAIL  
SCALE: NTS



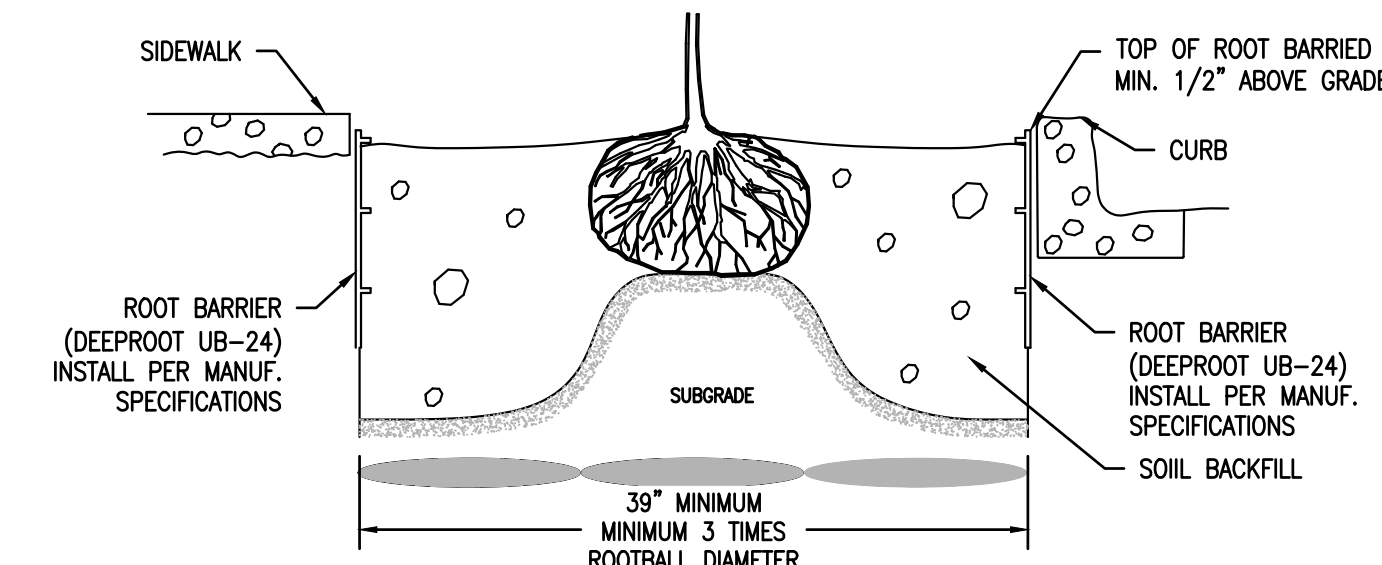
**4** TREE PLANTING ON SLOPE  
SCALE: NTS



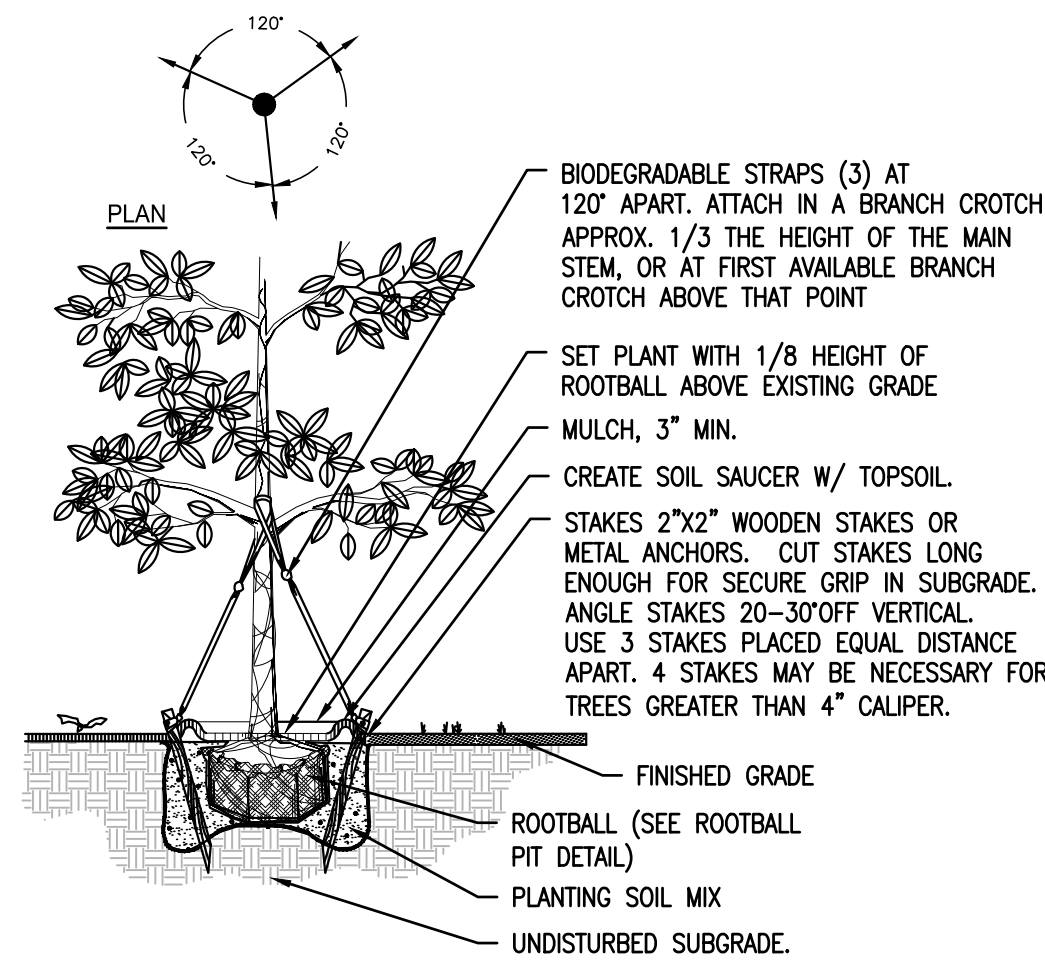
**5** SHRUB & GROUNDCOVER PLANTING  
SCALE: NTS



**6** SOD EDGE DETAIL  
SCALE: NTS

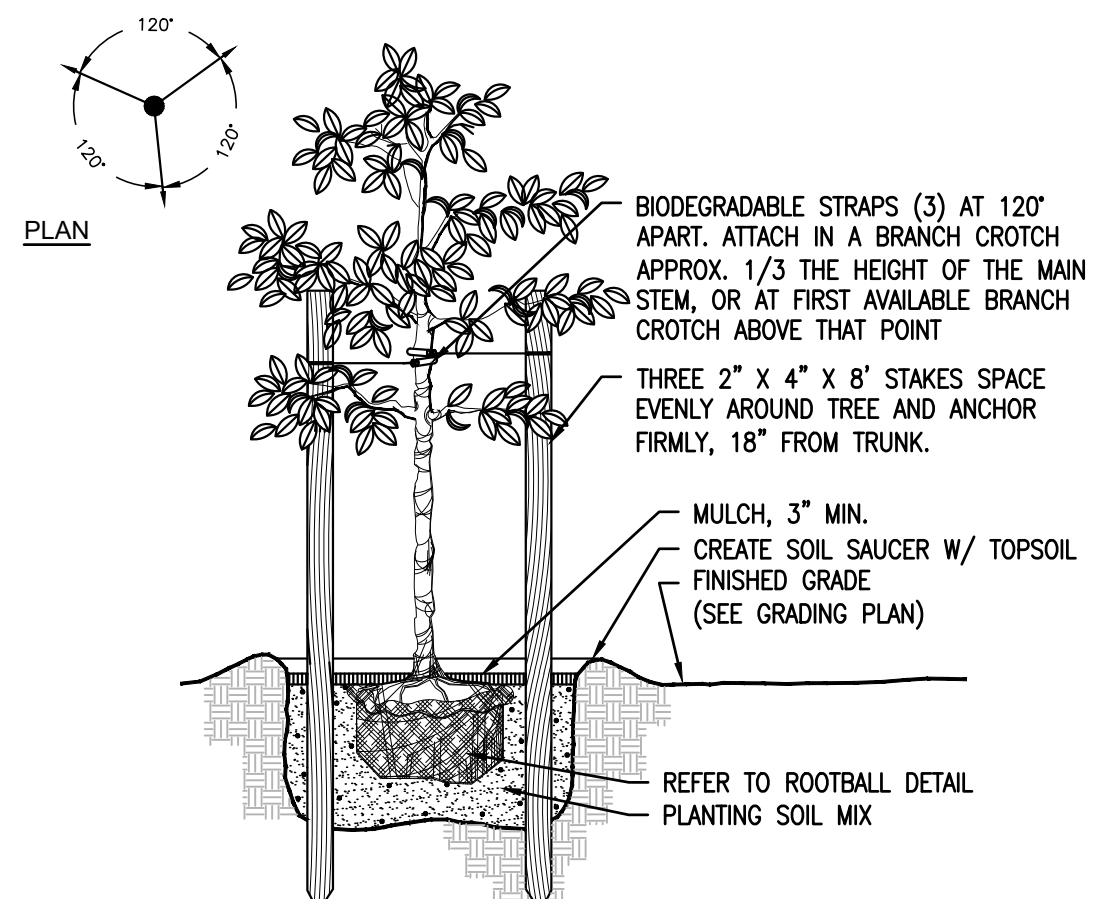


**7** ROOT BARRIER  
SCALE: NTS



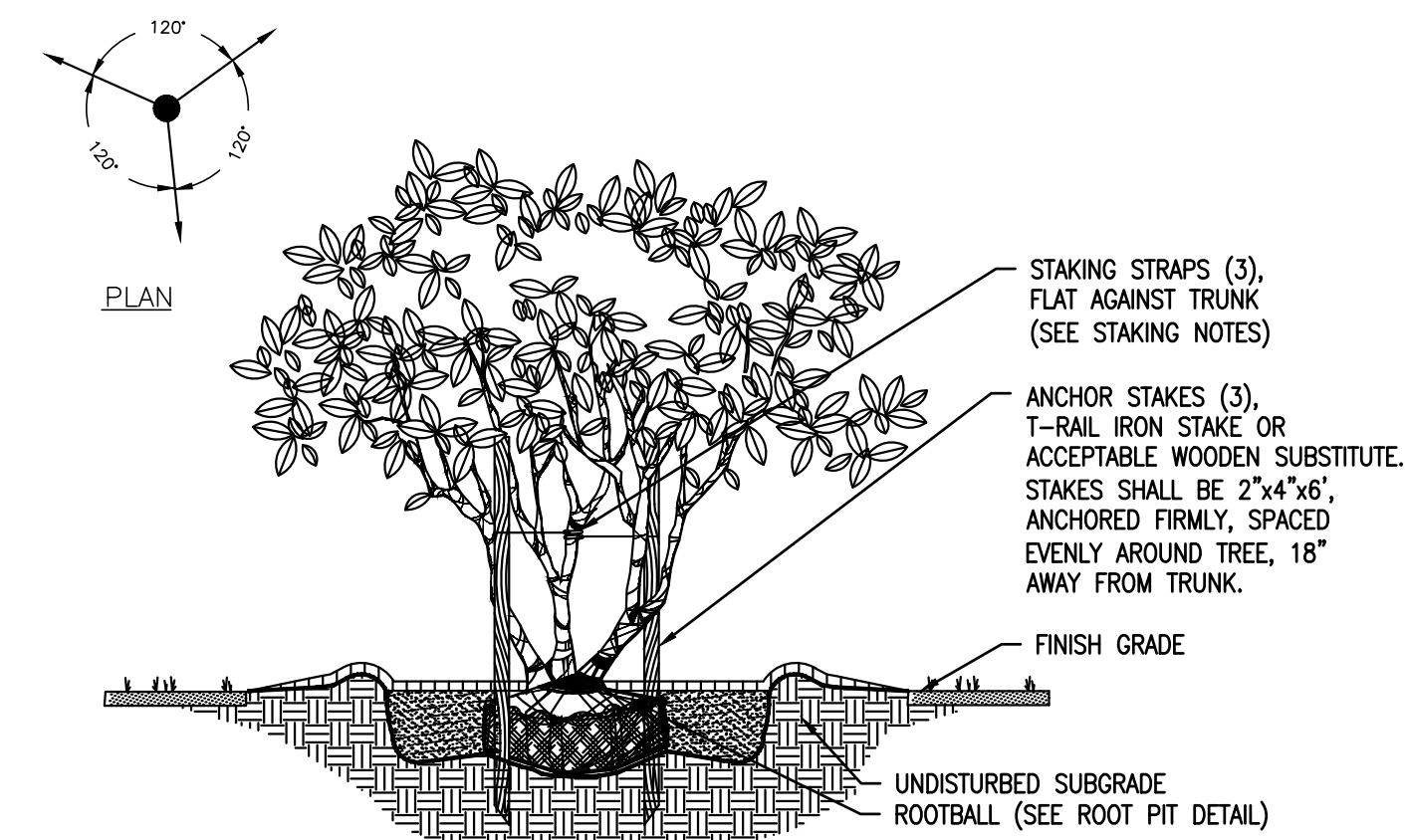
NOTE: STRAPS, WIDE, SOFT, BIODEGRADABLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING. DO NOT USE HOSE AND WIRE.

**8** DECIDUOUS TREE STAKING  
SCALE: NTS



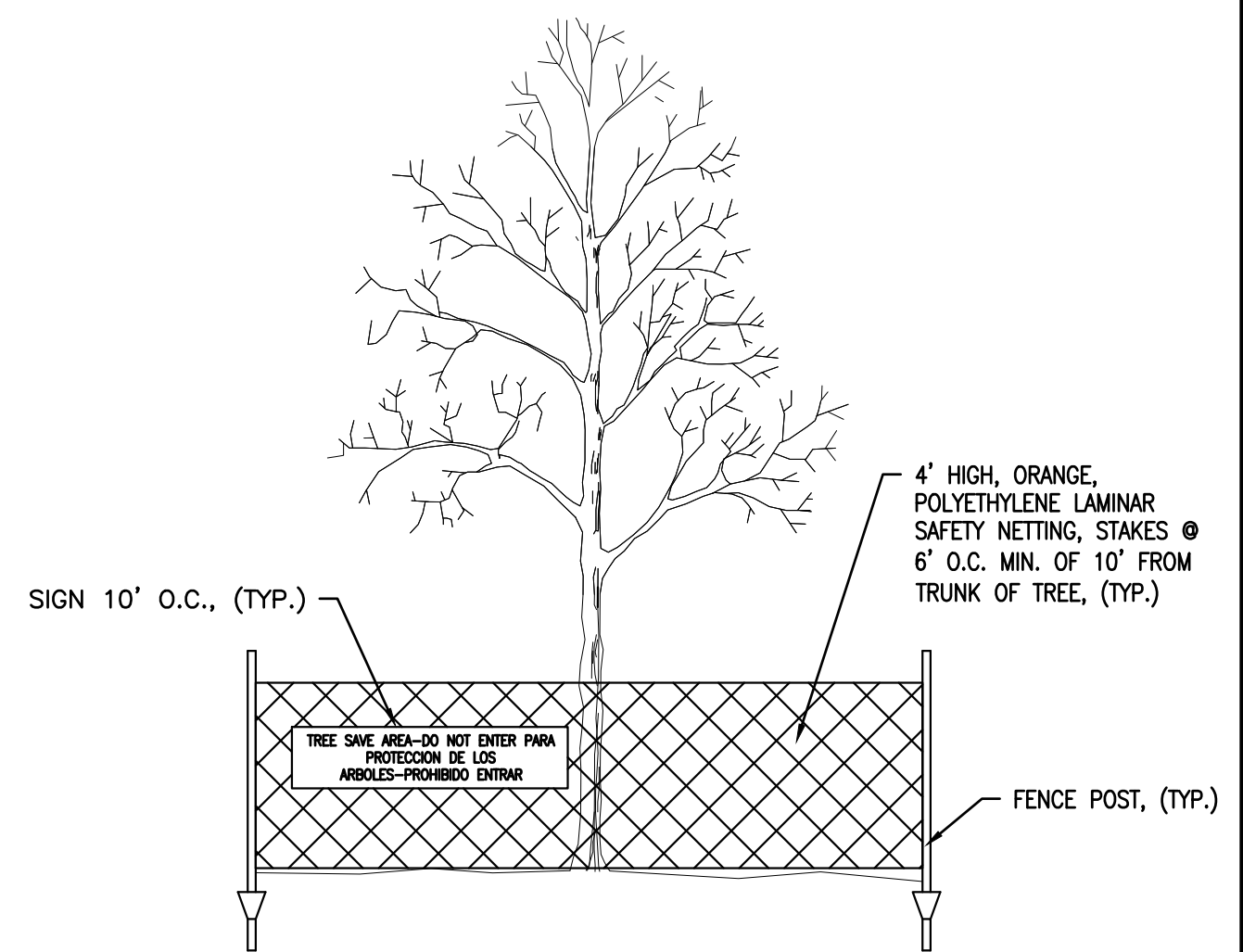
NOTE: STRAPS, WIDE, SOFT, BIODEGRADABLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING. DO NOT USE HOSE AND WIRE.

**9** SMALL TREE STAKING  
SCALE: NTS



NOTE: STRAPS, WIDE, SOFT, BIODEGRADABLE MATERIAL MANUFACTURED FOR THE PURPOSE OF TREE ANCHORING. DO NOT USE HOSE AND WIRE.

**10** MULTI-TRUNK TREE STAKING  
SCALE: NTS



**11** TREE PROTECTION DETAIL  
SCALE: NTS

**CITY OF PHOENIX**

**NOV 28 2022**

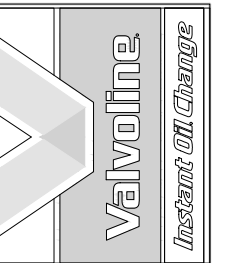
**Planning & Development  
Department**

**TREE PROTECTION NOTES**

- ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF DEMOLITION/CONSTRUCTION WITH TEMPORARY FENCING. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO COORDINATE WITH LANDSCAPE CONTRACTOR.
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING). CLEARING SHALL BE DONE BY HAND.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED WITH A CLEAN CUT FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY NATIVE SOIL IMMEDIATELY. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIP LINES, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
- TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- DAMAGE TO TREES OR ANY NATURAL RESOURCE DUE TO CONTRACTOR'S NEGLIGENCE DURING THE CONSTRUCTION PHASE SHALL BE APPRAISED BY THE OWNERS REPRESENTATIVE AND ORDERED REPAIRED, REPLACED, OR COMPENSATED.

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Issue Record  
Date 08/08/2022  
Site & Landscape  
11/28/2022  
Site & Landscape 2.0



**VALVOLINE INSTANT OIL CHANGE**  
2350 BASELINE RD, PHOENIX, AZ 85042



PROJECT NUMBER  
20191492  
PROFESSIONAL IN CHARGE  
ALEX MADDOX  
PROJECT MANAGER  
RYAN SCOTT  
QUALITY CONTROL  
RYAN SCOTT  
DRAWN BY  
NICOLE NOVACK  
Drawing Title:

**LANDSCAPE  
DETAILS**

Drawing No.

**L-1.1**

11/18/2022 3:38:48 AM BIM 360://VIOC Projects/Phoenix AZ\_ARCH.rvt

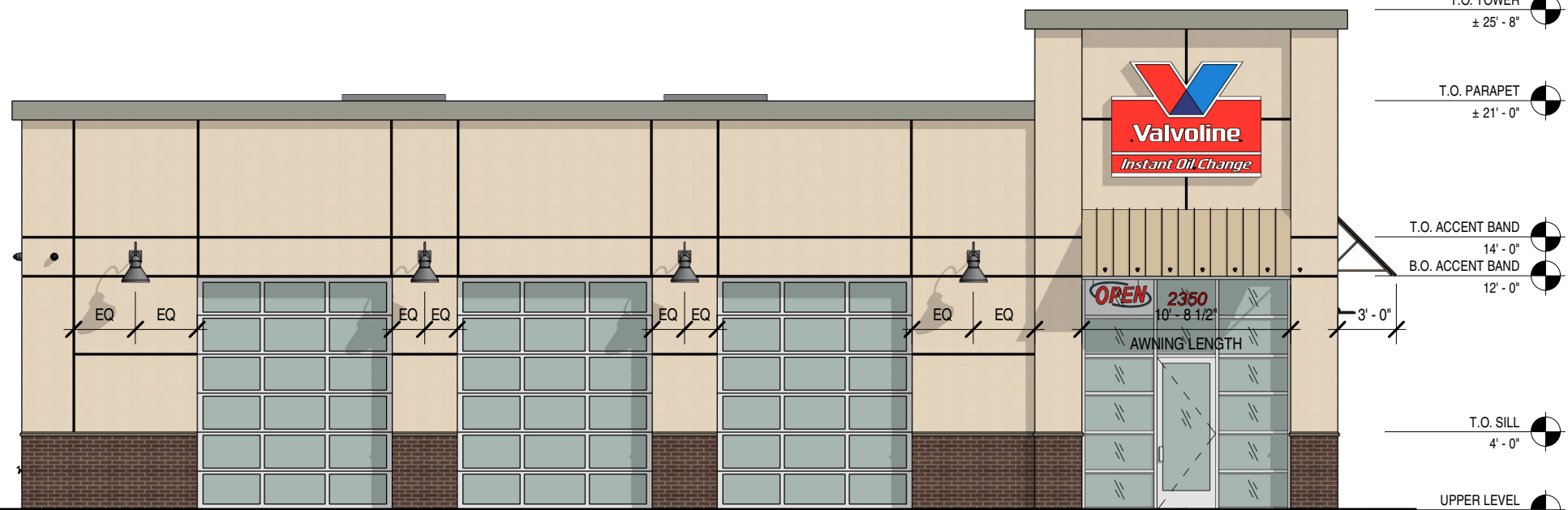


2 OVERALL RIGHT SIDE  
EXTERIOR ELEVATION (RIGHT)  
Scale: 1/8" = 1'-0"

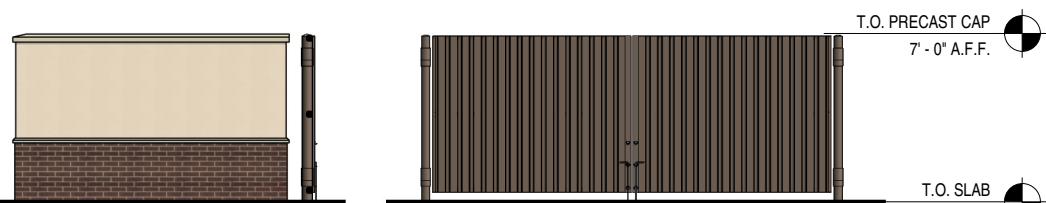
1 OVERALL BACK  
EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



4 OVERALL LEFT SIDE  
EXTERIOR ELEVATION (LEFT)  
Scale: 1/8" = 1'-0"



3 OVERALL FRONT  
EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



5 OVERALL FRONT & SIDE  
TRASH ENCLOSURE ELEVATIONS  
Scale: 1/8" = 1'-0"

### EXTERIOR FINISHES - BRICK / EIFS

EXTERIOR INSULATED FINISH SYSTEM:	DRYVIT (SANDPEBBLE FINE) COLOR: E.I.F.S. 1 = #113 AMARILLO WHITE	STANDING SEAM AWNING:	FIRESTONE UNA-CLAD KYNAR 500 / HYLAR METAL 5000 FLUOROCARBON STEEL "CHAMPAGNE METALLIC", UNDERSIDE & FRAME TO BE PAINTED SW 6152 "SUPERIOR BRONZE"	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLAZING.
BRICK WAINSCOT: (GRADE TO PRECAST SILL)	BELDEN - "MODULAR MIDLAND BLEND"	COPING, SOFFIT & TRIM:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-1/2") AND VENTED SOFFIT AND TRIM - COLOR TO MATCH PAC-CLAD "SILVER"	H.M. DOORS & FRAMES:	FIELD PAINT W/ SHERWIN-WILLIAMS B66-1300 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/ OWNER
PRECAST SILL: (REFER TO SILL PROFILE)	CUSTOM CAST STONE - "LIGHT BUFF"	ROOF SCUPPERS & DOWNSPOUTS:	BERRIDGE - "SIERRA TAN"	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM PROVIDE LOW REFLECTIVITY GLASS (O.H. DOOR EXCEEDS 75% GLAZING)
MORTAR:	LEHIGH STANDARD KIT - "BEIGE"	ACCESS PANEL:			STAINLESS STEEL
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER.				

ISSUE RECORD

DATE	PRE-APP. SUBMITTAL	REVISION #1
03/16/2022		
11/22/2022		

REGISTERED ARCHITECT  
CERTIFICATE NO. 74881  
ROBERT WARSHAFSKI  
11/28/22  
Date Signed  
ARIZONA, U.S.A.

COLORED ELEVATIONS  
2350 BASELINE ROAD  
PHEONIX, AZ 85402



Project No: 20191492.0

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 LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERING ANY QUANTITY DISCREPANCIES.

3. THE CONTRACTOR SHALL NOT CHANGE OR SUBSTITUTE PLANT VARIETIES OR SPECIES WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.

4. CONTRACTOR SHALL TAKE 3 REPRESENTATIVE SOIL SAMPLES OF EACH PROPOSED PLANT BED AND SUBMIT COPIES OF THE RESULTS TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.

5. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE OF ALL PLANTING HOLES AND PLANT BEDS PRIOR TO INSTALLATION.

6. STUMPS LABELED FOR REMOVAL SHALL BE EXCAVATED, NOT GROUND. REMOVE ANY DEBRIS FROM THE HOLE, FILL WITH TOP SOIL, COMPACT AND RAKE SMOOTH PRIOR TO INSTALLING NEW PLANT MATERIAL.

7. TOPSOIL WILL NOT BE STOCKPILED FOR RE-USE IN LANDSCAPE WORK. CONTRACTOR SHALL IMPORT TOPSOIL AS REQUIRED TO COMPLETE LANDSCAPE WORK.

PROVIDE NEW TOPSOIL THAT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF ROOTS, STUMPS AND LARGE STONES AND FREE OF BRUSH, WEEDS, LITTER, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.

OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES. DO NOT OBTAIN FROM BOGS OR MARSHES.

PLANT MATERIAL SHALL BE PLACED AS SHOWN ON THE LANDSCAPE PLANS.

8. PLANTING SOIL MIX FOR TREES, SHRUBS, AND GROUNDCOVERS SHALL CONSIST OF THE FOLLOWING:

80% TOPSOIL  
20% PREPARED ADDITIVES (BY VOLUME AS FOLLOWS):

- 3 PARTS - ORGANIC SOIL CONDITIONER (NATURE'S HELPER OR EQUAL)
- 1 PART - STERILIZED COW MANURE (OR EQUAL)
- COMMERCIALY AVAILABLE STARTER FERTILIZER @ RATES SPECIFIED BY MANUFACTURER
- LIME (AS RECOMMENDED IN SOIL ANALYSIS)

9. QUALITY OF PLANT MATERIAL: ALL PLANTS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).

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).

TREES SHALL HAVE STRAIGHT TRUNKS, DENSE CANOPIES AND STRONG BRANCHING WITH GOOD CROTCH ANGLES. CONTRACTOR SHALL SUBMIT GRADE PHOTOS OF EACH TREE TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY.

ALL PLANT MATERIAL SHALL BE SUFFICIENTLY WATERED TO WET THE ENTIRE ROOT BALL WITHIN TWO HOURS OF PLANTING.

10. INSPECTION AND APPROVAL OF PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT UPON DELIVERY TO THE SITE. PRIOR TO INSTALLATION, CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT AT 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 LANDSCAPE ARCHITECT

13. MULCH ALL PLANT BEDS AND TREE RINGS WITH NATURAL DECOMPOSED GRANITE TO A MINIMUM DEPTH OF THREE (3) INCHES. DO NOT PILE MULCH AROUND THE BASE OF PLANTS OR TREE TRUNKS. ALL MULCH EDGES SHALL BE NEATLY TUCKED. ALL STRING AND/OR BAIL WIRE SHALL BE REMOVED. DUST SHRUBS AND GROUND COVER AFTER MULCHING TO REMOVE LOOSE DECOMPOSED GRANITE FROM THE PLANTS.

14. BED PREPARATION FOR SOD INSTALLATION: REMOVE EXISTING VEGETATION WITHIN THE APPROVED BEDLINE. IF THE EXISTING SOIL IS COMPACTED OR OTHERWISE UNSUITABLE FOR PLANTING, REMOVE THE TOP 4 INCHES OF SOIL. TILL SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES. REMOVE LARGE STONES, STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATERIAL.

SPREAD 2 INCHES OF TOPSOIL OVER THE PREPARED BED AND TILL INTO THE TOP 4 INCHES OF LOOSENED SUBGRADE. SPREAD THE REMAINING 2 INCHES OF TOPSOIL, RAKE SMOOTH AND ROLL COMPACT. BEDS SHALL BE FINISHED WITH A SLIGHT CROWN AT THE CENTER TO ALLOW WATER TO SHEET FLOW TO THE SIDES.

WATER THE BED IMMEDIATELY BEFORE LAYING THE SOD SO THAT THE TOP INCH OF SOIL IS MOIST. ALLOW WATER TO PERCOLATE SO THERE IS NO STANDING WATER. LIMIT PREPARATION TO AREAS THAT WILL BE SODDED THAT SAME DAY.

15. 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.

16. 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.

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 LANDSCAPE ARCHITECT IN WRITING. FAILURE TO INSPECT AND REPORT WILL BE INTERPRETED AS APPROVAL, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL REPLACEMENTS.