

LAKIN PARK CONVENIENCE STORE

CONCEPTUAL LANDSCAPE PLAN

CITY OF GOODYEAR GENERAL NOTES FOR CONSTRUCTION	
A.	CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
B.	ALL CONSTRUCTION SHALL CONFORM TO THE CITY ENGINEERING DESIGN STANDARDS AND POLICIES MANUAL (EDS&PM), CITY STANDARD DETAILS, AND CURRENT MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION.
C.	THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS. HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.
D.	THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.
E.	THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY ONLY. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND APPROVAL.
F.	AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
G.	THE CITY CONSTRUCTION INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AND INSPECTIONS (623-932-3004). CONSTRUCTION WORK CONCEALED WITHOUT INSPECTION BY THE CITY CONSTRUCTION INSPECTOR SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
H.	ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE CITY ENGINEER, OR DESIGNEE, AND ANY WORK/MATERIAL NOT IN CONFORMANCE WITH CITY ENGINEERING STANDARDS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
I.	RIGHT-OF-WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL "AS-BUILT" PLANS HAVE BEEN SUBMITTED AND APPROVED BY THE CITY. (SEE AS-BUILT REQUIREMENTS)
J.	THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY PRIOR TO STARTING NEW CONSTRUCTION.
K.	THE DEVELOPER IS RESPONSIBLE FOR ARRANGING THE RELOCATION AND ASSOCIATED COSTS OF ALL UTILITIES. A UTILITY RELOCATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF PERMITS.
L.	THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR DEDICATING ALL REQUIRED RIGHTS-OF-WAY AND EASEMENTS TO THE CITY PRIOR TO ISSUANCE OF PERMITS.
M.	THE CONTRACTOR SHALL CONTACT BLUE STAKE (602-263-1100) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL LOCATE ALL CONFLICTS PRIOR TO CONSTRUCTION.
N.	THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES PER THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY FOR APPROVAL IN ADVANCE OF CONSTRUCTION.
O.	POTABLE WATER IS NOT AVAILABLE FOR CONSTRUCTION USE OTHER THAN THE FILLING AND TESTING OF NEW LINES. THE UNLAWFUL REMOVAL OF WATER FROM A FIRE HYDRANT OR ANY OTHER SOURCE IS A VIOLATION OF THE MUNICIPAL CODE, PUNISHABLE BY FINE AND/OR IMPRISONMENT.
P.	PRIOR TO MOVING OR DESTROYING PROTECTED NATIVE PLANT SPECIES, THE CONTRACTOR SHALL FILE A FORMAL NOTICE OF INTENT (NOI) WITH THE ARIZONA DEPARTMENT OF AGRICULTURE (602-542-6408).
Q.	THE CONTRACTOR SHALL COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REQUIREMENTS ESTABLISHED FOR CONSTRUCTION SITES, ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) GENERAL PERMIT FOR DISCHARGE FROM CONSTRUCTION ACTIVITIES, AND THE CITY OF GOODYEAR STORM WATER MANAGEMENT PLAN.
R.	NO PERSON SHALL USE ANY MECHANICAL EQUIPMENT FOR LAND LEVELING OR CLEARING, ROAD CONSTRUCTION, TRENCHING, EXCAVATING, DEMOLITION, NOR ENGAGE IN ANY EARTHMOVING ACTIVITY WITHOUT FIRST OBTAINING A PERMIT FROM THE MARICOPA COUNTY AIR QUALITY DEPARTMENT (MCAQD) (602-506-0666), 1001 N. CENTRAL AVENUE, SUITE 150, PHOENIX, AZ 85003. (THIS NOTICE IS ISSUED PURSUANT TO ARIZONA REVISED STATUTES (ARS) 36-779.07, NOTICE OF BUILDING AGENCIES.)
S.	THESE PLANS REFLECT CONDITIONS AS THEY EXIST AT THE TIME OF DESIGN. IF EXISTING CONDITIONS HAVE CHANGED BY THE TIME OF CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE CITY AND THESE PLANS MAY HAVE TO BE AMENDED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
T.	ALL IMPROVEMENTS DAMAGED OR REPLACED DURING CONSTRUCTION SHALL BE REPLACED WITH IMPROVEMENTS THAT MEET THE CURRENT CITY STANDARDS.

CITY OF GOODYEAR GENERAL NOTES FOR LANDSCAPING	
A.	ALL GENERAL CONSTRUCTION NOTES SHALL APPLY.
B.	ALL SIGNS, MONUMENT WALLS AND SITE LIGHTING REQUIRE SEPARATE BUILDING APPROVAL.
C.	ALL FIRE HYDRANTS SHALL REQUIRE A 7-FOOT CLEARANCE IN ALL DIRECTIONS TO ANY NEW OR EXISTING LANDSCAPE.
D.	SUBSTITUTIONS IN TYPE, AND/OR DEVIATIONS IN SIZE OR QUANTITY FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF GOODYEAR. (CONTACT THE CITY LANDSCAPE TECHNICIAN REGARDING ALL PLANTING AND IRRIGATION SUBSTITUTIONS AT 623-932-3004.)
E.	ALL PLANT MATERIAL LOCATED IN THE PUBLIC RIGHTS-OF-WAY OR CITY OF GOODYEAR MAINTAINED AREAS SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA.

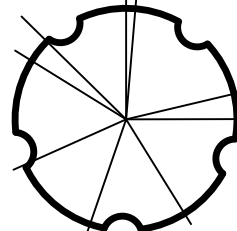
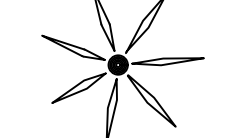
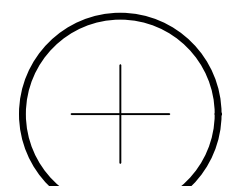
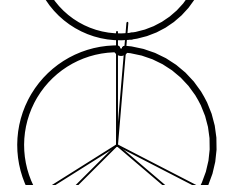
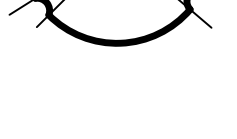
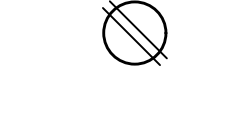
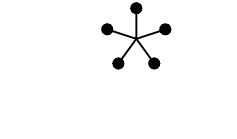
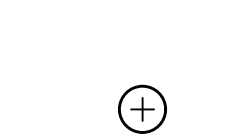
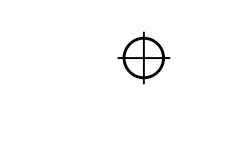
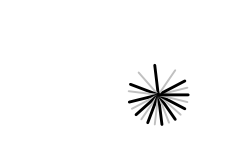
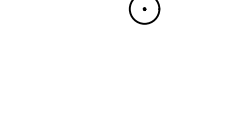
- F. ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION CURRENT STANDARDS.
- G. THE CONTRACTOR IS TO ENSURE A ONE-FOOT CLEARANCE BETWEEN THE SIDEWALK AND MATURE TREE CANOPY.
- H. PLANT LEGEND PROVIDED FOR CONTRACTOR'S CONVENIENCE. CONSTRUCTION PLANS TAKE PRECEDENCE.
- I. A 10-FOOT CLEARANCE SHALL BE MAINTAINED BETWEEN A TREE TRUNK AND A UTILITY LINE.
- J. ALL EXISTING LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE DESIGNATED TO REMAIN ON THE APPROVED LANDSCAPE PLANS SHALL NOT BE DAMAGED OR DESTROYED DURING CONSTRUCTION. ANY DAMAGE THAT DOES OCCUR DURING CONSTRUCTION SHALL BE REPLACED IN KIND BY THE CONTRACTOR.
- K. SIDEWALK AND PAVING CONSTRUCTION THAT ARE PART OF THE LANDSCAPE IMPROVEMENTS SHALL BE IN COMPLIANCE WITH ALL ON-SITE PAVING AND SHALL MEET DESIGN AND CONSTRUCTION REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
- L. PRIOR TO ACCEPTANCE OF ANY BACKFLOW DEVICE, EACH DEVICE SHALL BE TESTED BY A STATE CERTIFIED TESTER AND THE RESULTS PROVIDED TO THE CITY.
- M. UTILITY BOXES, METERS AND VAULTS SHALL BE LOCATED IN THE ROW AND WILL NOT BE PERMITTED IN ANY STREET MEDIAN.
- N. "AS-BUILT" DRAWINGS, CERTIFIED BY THE DEVELOPER'S LANDSCAPE ARCHITECT, SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING "CERTIFICATE OF OCCUPANCY."

Commercial or Residential Development	
All plans for Commercial or Residential development shall have the following shown on the Cover Sheet.	
O.	LANDSCAPED AREAS THAT WILL BE MAINTAINED BY CITY PARKS DEPARTMENT SHALL BE CLEARLY IDENTIFIED ON THESE PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. 1. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT. 2. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTINGS AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE. 3. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE GOOD NORMAL GROWTH. 4. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY AND REDUCE IN SAFE INCREMENTS TO A HEIGHT OF 2 INCHES AND SHALL BE MAINTAINED THEREAFTER AT THE HEIGHT OF 2 INCHES. 5. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES. 6. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL ALL UNACCEPTABLE PLANTINGS ARE REPLACED OR REPAIRED AND THE LANDSCAPING MEETS CITY APPROVAL. 7. AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.

- GENERAL NOTES**
1. INSTALL AN ISOLATION BALL VALVE TO ALL CONTROL VALVES.
 2. 0 L.F. ESTIMATED FOOTAGE OF CONCRETE SIDEWALK, ALL SIDEWALK TO BE CONSTRUCTED FROM CIVIL PLANS.
 3. ALL SIDEWALKS SHALL BE CONSTRUCTED PER MAG (CONSTRUCTION CALL OUT).
 4. PROPERTY LANDSCAPE TO BE MAINTAINED BY OWNER INCLUDING RIGHT-OF-WAY.
 5. MAINTAIN A MINIMUM OF 7' LANDSCAPE CLEARANCE FROM FIRE EQUIPMENT.
 6. 0 L.F. OF MAINLINE TRENCHING WITHIN THE RIGHT-OF-WAY OR LANDSCAPE TRACTS.
 7. ANY TREE RELOCATION IN THE RIGHT-OF-WAY IS TO BE COORDINATED THROUGH THE CITY LANDSCAPE INSPECTOR.
 8. LITCHFIELD PARK SERVICE CO. TO PROVIDE WATER FOR LANDSCAPE WATERING PURPOSES.
 9. IRRIGATION EQUIPMENT NOT SHOWN IN THE LANDSCAPE AREAS. I.C. IS TO PLACE ALL EQUIPMENT IN THE LANDSCAPE PLANTING AREAS.
 10. IRRIGATION SYSTEM IS DESIGNED FOR POTABLE WATER.
 11. SEE THE IRRIGATION PLANS FOR WATER SOURCE / CONNECTION POINT.
 12. PRIOR TO ACCEPTANCE OF REDUCED PRESSURE DEVISE IT SHALL BE TESTED BY A CERTIFIED TESTER.

- MAINTENANCE NOTES**
1. ALL PLANT MATERIAL SHALL BE PRUNED 4 TIMES PER YEAR (3 TIMES DURING ACTIVE GROWTH SEASON AND 1 TIME DURING DORMANCY).
 2. ALL HEDGE MATERIAL MAY BE PRUNED WITH SHEARS: ALL OTHER PLANT MATERIAL SHALL BE HAND PRUNED TO MAINTAIN A NATURAL APPEARANCE WITH ALL CUTS BEING MADE WITHIN THE CROWN OF THE PLANT TO MINIMIZE VISUAL CUTS. ALL TREES, SHRUBS AND VINES HAVE CORRECTIVE PRUNING PERFORMED DURING THE DORMANT SEASON.
 3. ALL PLANT MATERIAL SHALL BE CARED FROM UNDER AN IPM (INTEGRATED PEST MANAGEMENT) PROGRAM. ALL PESTICIDES SHALL BE MADE DURING SITE AND REGION SPECIFIC TIME FRAMES THAT WILL MAXIMIZE THE EFFECTS OF THE CHEMICAL TO CONTROL ANY PESTS OR PATHOGENS AND THAT WILL MAXIMIZE THE CONCEPT OF IPM.

LANDSCAPE AREA:
APPROX. SITE AREA: 238,373 SQ.FT.
LANDSCAPE AREA: 107,169 SQ.FT.
PERCENT LANDSCAPE: 45%

LANDSCAPE LEGEND	
	CERCIDIUM 'HYBRID' DESERT MUSEUM PALO VERDE 24" BOX
	PHOENIX DACTYLIFERA DATE PALM (MATCHING) 20' T.F. DIAMOND CUT, STRAIGHT, NO AERIAL ROOTS SHOWING.
	ACACIA SALICINA WILLOW ACACIA 24" BOX
	ACACIA ANEURA MULGA (SRP/APS APPROVED) 24" BOX
	QUERCUS VIRGINIANA LIVE OAK 2" CALIP., 7T, 4W
LARGE SHRUBS	
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON
MEDIUM SHRUBS	
	EREMOPHILA MACULATA VALENTINE EMU BUSH 5 GALLON
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
ACCENTS	
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
	HESPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON
	AGAVE DESMETTIANA SMOOTH AGAVE 5 GALLON
GROUND COVER	
	LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
	LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON
	ASCLEPIAS SUBULATA DESERT MILKWEED 5 GALLON
	ACACIA REDOLENS 'DESERT CARPET' tm 5 GALLON

3/4" SCREENED ARIZONA BLONDE
DECOMPOSED GRANITE (MATCH ADJACENT)
2" DEPTH IN ALL LANDSCAPE AREAS

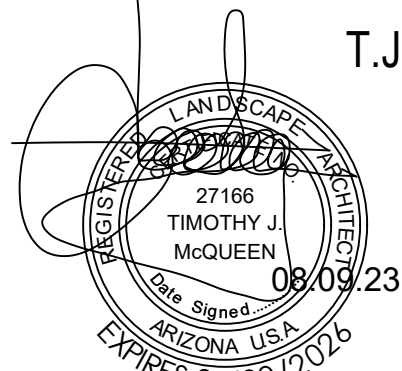
AS-BUILT NOTES	
1. AS-BUILT PLANS SHALL BE SUBMITTED AS BLACK LINE DRAWINGS FOR REVIEW (24"x36" MAX. 4 MIL THICK), UPON APPROVAL A MYLAR COPY OF THE PLANS SHALL BE SUBMITTED FOR SIGNATURE. 2. AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT WITH THE "AS-BUILT CERTIFICATION" APPROVAL BLOCK.	
"AS-BUILT CERTIFICATION"	
I certify that the "AS-BUILT" information shown heron was obtained under my direct supervision and is correct and complete to the best of my knowledge and belief.	
NAME _____	_____
REGISTRATION NO. _____	DATE _____
REVIEWED BY: _____	FIELD ENGINEERING

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street , Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320

EMAIL: timmcqueen@tjmla.net



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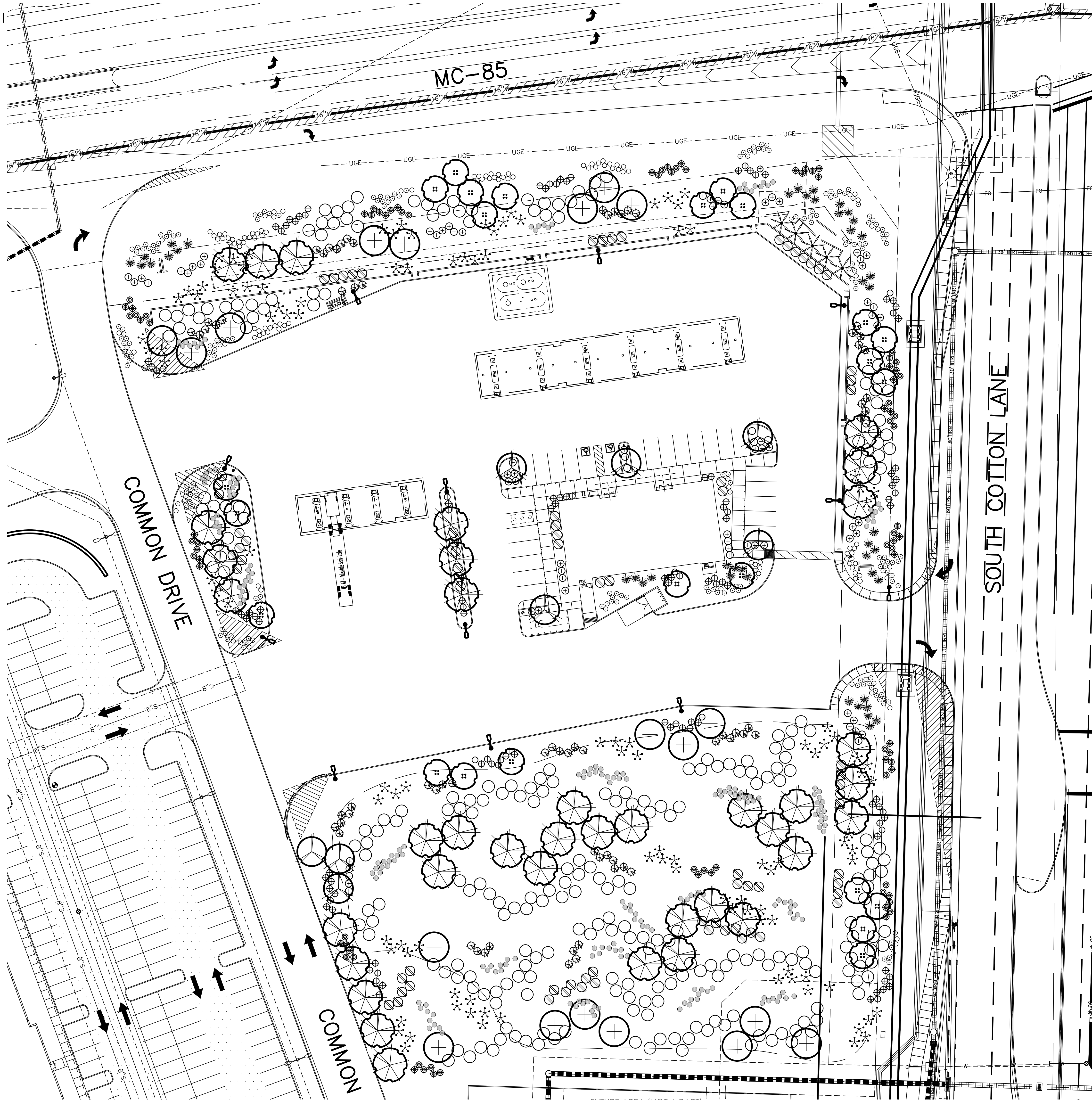
LAKIN PARK CONVENIENCE STORE

CARIOCA CO.

S.W.C. MC 85 AND COTTON LANE
GOODYEAR, ARIZONA 85338

Revisions	
Date	Issued for
4-17-2023	SUBMITTAL

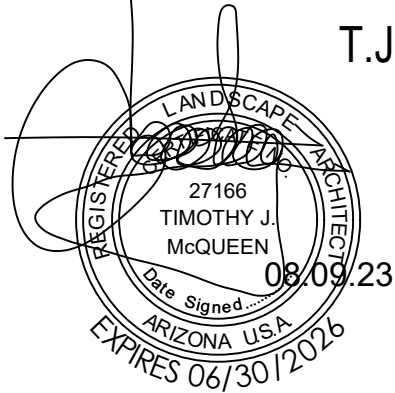
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LANDSCAPE LEGEND

- TREES
- CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
24" BOX
 - PHOENIX DACTYLIFERA
DATE PALM (MATCHING)
20' T.F. DIAMOND CUT, STRAIGHT,
NO AERIAL ROOTS SHOWING.
 - ACACIA SALICINA
WILLOW ACACIA
24" BOX
 - ACACIA ANEURA
MULGA (SRP/APS APPROVED)
24" BOX
 - QUERCUS VIRGINIANA
LIVE OAK
2" CALIP., 7' T, 4' W
- LARGE SHRUBS
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
 - CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- MEDIUM SHRUBS
- EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON
 - LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- ACCENTS
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
 - HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON
 - AGAVE DESMETTIANA
SMOOTH AGAVE
5 GALLON
- GROUND COVER
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
 - LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON
 - ASCLEPIAS SUBULATA
DESERT MILKWEED
5 GALLON
 - ACACIA REDOLENS
'DESERT CARPET' 'tm
5 GALLON

3/4" SCREENED ARIZONA BLONDE
DECOMPOSED GRANITE (MATCH ADJACENT)
2" DEPTH IN ALL LANDSCAPE AREAS



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Project Number	23014

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CARIOCA CO.

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GOODYEAR, ARIZONA 85338

Revisions	
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