

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: August 18, 2016 Item no. 3
General Plan Element: *Character and Design*
General Plan Goal: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.*

ACTION

Lot V On The Green 10-PP-2015

Request to consider the following:

1. Request approval of a Preliminary Plat for a 4-lot residential subdivision, within the existing 'On the Green at Troon North' subdivision, with existing amended development standards, and a landscape plan including walls, all on an approximately 0.70-acre site.

Related Policies, References:

32-ZN-1982, 81-ZN-1983, 43-ZN-1994, 2-GP-1994, 3-ZN-1994, 87-DR-1994#2, and 9-PP-2013

OWNER

Bob Garland
Insight Land
602-421-6300

APPLICANT CONTACT

David Letourneau
White Feather Lane LLC
602-625-6607

LOCATION

10299 E. White Feather Lane

BACKGROUND

Zoning

This site is zoned Resort/Townhouse Residential District, Environmentally Sensitive Lands (R-4R/ESL), which allows single-family residential, multi-family residential, and resort/hotel type uses. Annexed into the City of Scottsdale in January of 1982, through case 32-ZN-1982, the site is part of a larger planned community development.

The annexed parcel was rezoned from the County designation to the Single-family Residential, Hillside District (R1-190/HD) through Case 81-Z-1983. In 1991, the Environmentally Sensitive Lands (ESL) ordinance was added as an amendment to the Hillside District overlay. In 1994, the site was rezoned from the Single-family Residential, Hillside District (R1-190/HD) to the current R-4R/ESL zoning designation; through the General Plan amendment and zoning cases 2-GP-1994 and 3-ZN-1994.

General Plan

The General Plan Land Use Element designates the property as Resort/Tourism, which provides the flexibility of Resort/Tourism Land Uses to be located within this area of the community. The General Plan amendment and zoning cases (cases 2-GP-1994 and 3-ZN-1994) approved specifically for this site were tailored to complete the site as a support use for the existing golf course.

Character Area Plan

This site is located within the Reatta Pass/Troon Character Area which serves as a destination for visitors to Scottsdale, provides a diverse mix of upscale housing for both full and part-time residents, and offers a western desert character which is a significant component of Scottsdale's image.

Context

The property is located within the "On the Green at Troon North" subdivision, parcel number 216-72-584, which is located on the north side of E. Dynamite Boulevard, at approximately 103rd Street.

Adjacent Uses and Zoning

- North Resort/Townhouse Residential District, Environmentally Sensitive Lands, zoned R-4R/ESL; Open Space.
- South Single-family Residential District, Environmentally Sensitive Lands, zoned R1-7/ESL; Pinnacle Canyon at Troon North subdivision and Golf Course
- East Open Space, Environmentally Sensitive Lands O-S/ESL, Resort/Townhouse Residential District, Environmentally Sensitive Lands, R-4R/ESL, and Hillside Conservation District HD/HC; Troon North Golf Club House.
- West Resort/Townhouse Residential District, Environmentally Sensitive Lands, zoned R-4R/ESL; On the Green at Troon North subdivision and Golf Course

Key Items for Consideration

- The preliminary plat was previously approved by the Development Review Board on August 1, 2013, with a vote of 6-0.
- Existing "On the Green at Troon North" plat dedicated Tract "V" for "Future Development."
- Amended development standards shall remain as approved through Case 3-ZN-1994.

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is to seek approval of a four-lot preliminary plat and landscape plan. The request is to subdivide a tract located within the "On the Green at Troon North" subdivision plat. The preliminary plat was previously approved by the Development Review Board on August 1, 2013. The preliminary plat expired before final approval by the City Council.

Development Information

- Existing Use: Vacant (Golf Cart Path)
- Proposed Use: 4-Lot Subdivision
- Parcel Size: 0.70 acres
- Building Height Allowed: 30 feet
- Building Height Proposed: 30 feet
- Open Space Required: 0 square feet (Fulfilled by the Troon North Master Planned Community)
- Open Space Provided: 8,713 square feet
- NAOS Required: 0 square feet (Fulfilled by the Troon North Master Planned Community)
- NAOS Provided: 5,412 square feet
- Density Allowed: 7 du/ac
- Density Proposed: 6.0 du/ac

IMPACT ANALYSIS

Land Use

The existing Tract "V" was dedicated as per the "On the Green at Troon North" subdivision plat for future development. The proposed subdivision plat will continue to use the existing amended development standards as approved through the Troon North subdivision zoning case.

Traffic

All the necessary access for the proposed four lots has been dedicated through the existing plat.

Water/Sewer

The proposed plat will not affect the existing improvement requirements for the area. The existing improvements were constructed with the anticipation of the site being developed to the R-4R standards set forth by the Cases 2-GP-1994 and 3-ZN-1994.

School District Comments/Review

Cave Creek Unified School District supported the approval of the Troon North Master Planned Community, with the entire proposed density. The proposed four-lot subdivision does not complete

the density that was approved for this parcel.

Open Space

Natural Area Open Space (NAOS) requirements have been met and dedicated as per cases, and associated plats, 43-ZN-1994, 2-GP-1994, and 3-ZN-1994. The NAOS requirement was based on the slope category of the entire site and will not change based on the proposal for this particular tract. The owner will be dedicating 5,412 square feet of NAOS and providing 8,713 square feet of open space with the proposed preliminary plat.

Policy Implications

This proposed preliminary plat is generally consistent in density, street alignment, and open space as per Zoning Ordinance, Zoning Interpretations, and the Design Standards and Policies Manual. This preliminary plat is also consistent in density, street alignment, and open space previously approved in the Troon North final plat.

Community Involvement

The applicant distributed a mailing to all property owners within 750 feet of the proposed subdivision site. City staff received some inquiries on the proposed project, but has not received any written comments on this case.

Community Impact

This preliminary plat is consistent in density, street alignment, and open space previously approved in the "On the Green at Troon North" final plat. The approval of the proposed preliminary plat will not negatively impact the surrounding properties. The request will not affect the surrounding areas existing utilities or street system.

OTHER BOARDS & COMMISSIONS

Development Review Board

The Development Review Board originally heard the associated preliminary plat case, 9-PP-2013, on August 1, 2013. The Development Review Board voted to approve the preliminary plat with a vote of 6-0.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the proposed preliminary plat, per the attached stipulations, finding that the provisions of the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENTS

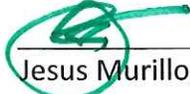
Planning and Development Services

Current Planning Services

STAFF CONTACTS

Jesus Murillo Senior Planner 480-312-7849 E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



Jesus Murillo, Report Author

8-3-16
Date



Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

8/8/16
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

8/8/16
Date

ATTACHMENTS

1. Stipulations
 - Exhibit A to Attachment 1 Subdivision Plat
 - Exhibit B to Attachment 1 Landscape Plan
 - Exhibit C to Attachment 1 NAOS Plan
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. Zoning Map
5. Hardscape plan
6. Pedestrian and Vehicular Circulation Plan
7. Bikeways and Trails Plan
8. Existing (Approved) "On the Green at Troon North" Development Standards
9. City Notification Map

**Stipulations for Case:
Lot V On The Green
Case: 10-PP-2015**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the improvement plans and plat shall substantially conform to the following documents:
 - a. The preliminary plat submitted by Gilbert Land Surveying, PLC., with a city staff date of 12-15-2015.
 - b. The Amended Development Standards submitted by Alair Homes, with a city staff date of 12-15-2015.
 - c. The Natural Area Open Space (NAOS) analysis exhibit and plan submitted by Ironwood Planning, with a city staff date of 12-15-2015.
 - d. The conceptual landscape plan submitted by Ironwood Planning, with a city staff date of 12-15-2015.
 - e. Master Drainage Plan for Lot V on the Green; submitted by Everest Consulting Services, PC., accepted on 7-18-2016.
 - f. Case Drainage Report for Lot V on the Green; submitted by Everest Consulting Services, PC., accepted on 7-18-2016.
 - g. Case Grading and Drainage Plan for Lot V on the Green; submitted by Everest Consulting Services, PC., accepted on 7-18-2016.
 - h. Architectural elevations will be consistent with architecture approved through case 87-DR-1994#2.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and DRB cases for the site were: 32-ZN-1982, 81-ZN-1983, 43-ZN-1994, 2-GP-1994, 3-ZN-1994, 87-DR-1994#2, and 9-PP-2013.

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN

DRB Stipulations

2. With the final plat, the owner shall dedicate minimum 5,412 square feet Natural Area Open Space (NAOS) area for this project.

DRB Stipulations

3. The owner shall dedicate to the city on the final plat the following right-of-way:

Street Name	Street Type	Dedications	Notes
E. White Feather Lane	Local Collector	Modify Street Median	Submit Street Median Modification for Transportation Approval
E. White Feather Lane	Local Collector	Extend existing stabilized shoulder to the west along the site frontage	None

EASEMENTS DEDICATIONS:

Ordinance

- B. The owner shall dedicate to the City on the final plat a sight distance easement over the sight distance triangle(s) in conformance Section 5.3 of the DSPM.

IMPROVEMENT PLANS REQUIREMENTS

WALLS AND FENCES:

DRB Stipulations

4. Walls within an Intersection & Driveway Sight Distance Triangle and/or a Traffic Safety Triangle shall conform to Section 5.3 of the DSPM.

NATURAL AREA OPEN SPACE (NAOS):

DRB Stipulations

5. NAOS that is dedicated over a Public Utility Easement shall be considered as revegetated NAOS.

LANDSCAPE DESIGN:

DRB Stipulations

6. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
7. Prior to the issuance of an encroachment permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median.

EXTERIOR LIGHTING:

Ordinance

- A. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting)
- C. All exterior luminaires mounted eight (8) feet or higher shall be directed downward and have an integral lighting shield.
- D. Any exterior luminaire with a total initial lumen output of greater than 1600 shall have an integral lighting shield.

DRB Stipulations

- 8. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line.
- 9. Incorporate the following parking lot and site lighting into the project’s design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5-foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.3-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

DRB Stipulations

- 10. Prior to the issuance of an encroachment permit, the owner shall submit plans to construct the following street improvements:

Street Name	Street Type	Improvements	Notes
E. White Feather Lane	Local Collector	Modify Street Median	Submit Street Median Modification for Transportation Approval
E. White Feather Lane	Local Collector	Extend existing stabilized shoulder to the west along the site frontage	None

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- 9. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5-foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.3-foot-candles. All exterior luminaires shall be included in this calculation.
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PLANT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	NOTES
SHRUBS				
⊙	AMBROSIA DELTOIDEA BUREAGE	5 GAL.	49	1 GPH EMITTER
⊙	SALEYA MULTICAUDA DESERT MARIGOLD	1 GAL.	30	1 GPH EMITTER
⊙	ENCELEA FARINOSA BUTTE BUSH	5 GAL.	49	1 GPH EMITTER
⊙	LARREA TRIDENTATA CREOSOTE	5 GAL.	14	1 GPH EMITTER
ACCENTS				
⊙	ECHINOCEBUS ENGELMANNI HEDGEHOG CACTUS	5 GAL.	8	.5 GPH EMITTER
⊙	OPUNTIA ACANTHOCYBARA BUCKHORN CHolla	5 GAL.	13	.5 GPH EMITTER
⊙	FOUQUERIA SPLENDENS COCTILLO	10 CANE MIN.	5	.5 GPH EMITTER
⊙	PEROCTACTUS HILTZENTII FISHHOOK BARREL	5 GAL.	9	.5 GPH EMITTER

REVEGETATION NOTES

- 1) ALL DISTURBED AREAS LOCATED WITHIN A PROPOSED DEDICATED WALKWAY AREA SHALL BE REVEGETATED TO ITS NATURAL STATE.
- 2) ALL DISTURBED AREAS LOCATED WITHIN A PROPOSED DRIVEWAY OR AREA SHALL BE REVEGETATED TO ITS NATURAL STATE.

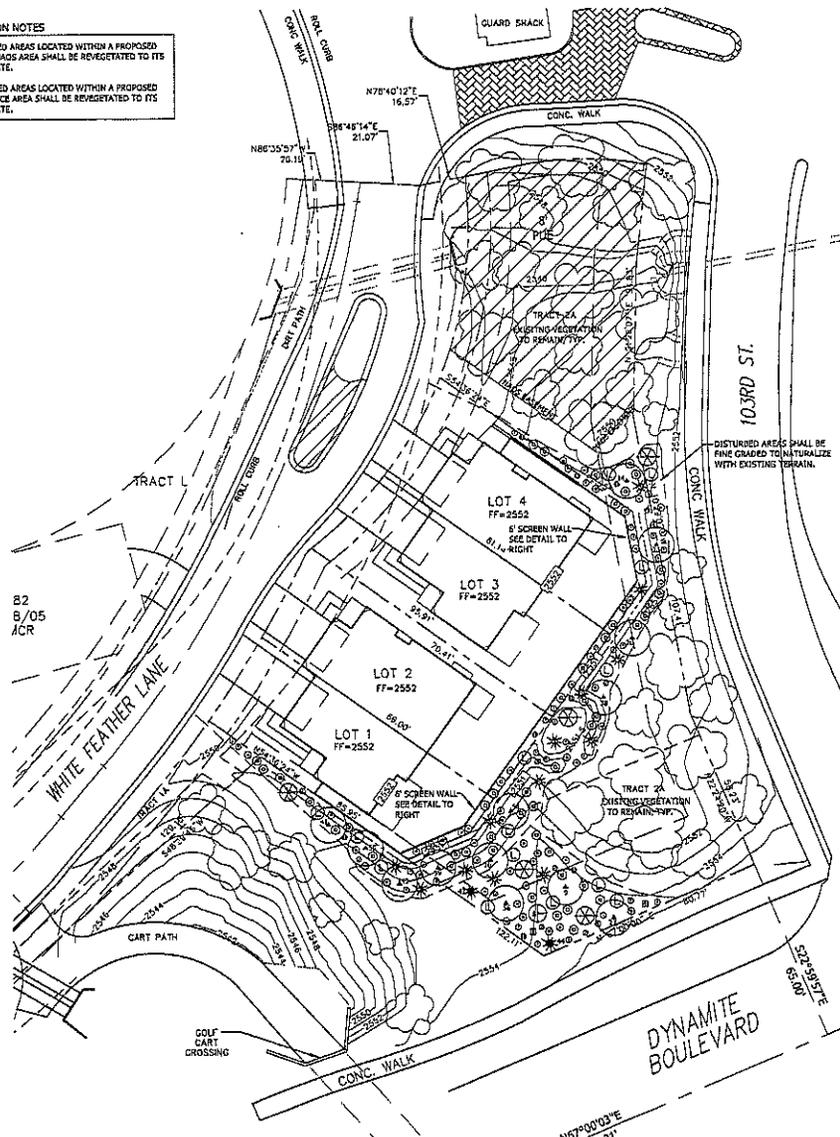
RELOCATED SALVAGE INVENTORY

SYMBOL	SALVAGE MATERIAL
⊙	REFER TO CHART BELOW TO CROSS REFERENCE SPECIFIC PLANT I.D. NUMBER.
⊙	TREE SALVAGE (13 TOTAL)
⊙	SAGUARO SALVAGE (2 TOTAL)
⊙	BARREL CACTUS SALVAGE (2 TOTAL)
⊙	COCTILLO SALVAGE (1 TOTAL)

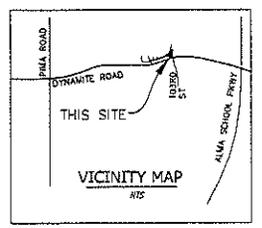
INVENTORY CHART

CO.	SPECIES	SYMBOL	PRECISION	COMMON NAME	TREE CAL. (IN)	CACTUS HEIGHT	SALE CATEGORY	SALVAGE STATUS
1	PARONYCHIA BICOLORPALLA	FCO	1/2"	TRINELLA PALM VERDE	18"		NON SALVAGEABLE	RELOCATE IN PLACE
2	PARONYCHIA BICOLORPALLA	FCO	1/2"	TRINELLA PALM VERDE	18"		NON SALVAGEABLE	RELOCATE IN PLACE
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RELOCATE

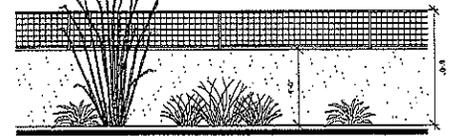


Ironwood Planning
Landscape Architecture
Land Planning
(Ph.) 480-540-2556
(Fax) 623-362-2813
Email: ironwood@ironwood.com



NOTES

- 1) SCREEN WALL TO BE LOCATED 2" INSIDE OF BUILDING ENVELOPE LINE WHERE FEASIBLE.
- 2) WALL COLOR TO BE DETERMINED AT ARCHITECTURAL REVIEW COMMITTEE STAGE AND WALL COMPLY WITH CITY OF SCOTTSDALE STANDARDS (EARTH TONES WITH A LIGHT REFLECTIVE VALUE (LRV) BETWEEN 10 AND 35).



4' SMOOTH CMU WALL WITH SAND STUCCO FINISH AND 2' VIEW FENCE ABOVE (WELDED WIRE GRID)

DEVELOPER

ALAIR HOMES
DAVID LETOURNEAU
14938 N. 78TH WAY #103
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PHONE: (602) 625-6807

CIVIL ENGINEER

MICHAEL O'NEIL, P.E.
CAND & ASSOCIATES, INC.
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PHOENIX, AZ 85003
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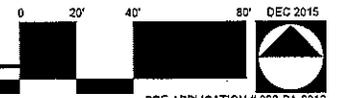
LANDSCAPE ARCHITECT

BRIAN RUDE, RLA, AIA, TX
IRONWOOD PLANNING
23809 N. 55TH DR.
PHOENIX, AZ 85038
PHONE: (480) 540-2556

10299 E. WHITE FEATHER LANE
SCOTTSDALE, AZ 85262 MCR 398-05

TROON NORTH TRACT V

CONCEPTUAL LANDSCAPE AND REVEGETATION PLAN



PRE-APPLICATION # 628-PA-2012

Landscape Improvement Plans For: TRACT V OF ON THE GREEN AT TROON NORTH

10299 E. WHITE FEATHER LANE
SCOTTSDALE, AZ 85262

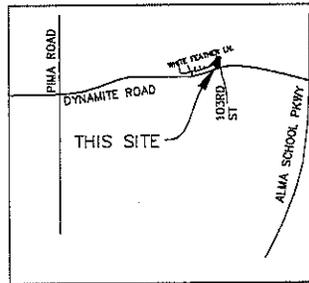
NOVEMBER 24, 2015

CITY OF SCOTTSDALE NOTES:

GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION	
1.	All construction in the public rights-of-way or in easements granted for public use must conform to the latest Maricopa Association of Governments (MAG) Uniform Standard Specifications and Uniform Standard Details for Public Works Construction as amended by the latest version of the City of Scottsdale Supplemental Standard Specifications and Supplemental Standard Details. If there is a conflict, the city's Supplemental Standard Details will govern.
2.	The city only approves the scope, not the detail, of engineering designs; therefore, if construction quantities are shown on these plans, they are not verified by the city.
3.	The approval of plans is valid for six (6) months. If an encroachment permit for the construction has not been issued within six months, the plans must be resubmitted to the city for reapproval.
4.	A Public Works Inspector will inspect all works within the City of Scottsdale rights-of-way and in easements. Notify Inspection Services 24 hours prior to beginning construction by calling 480-312-6786.
5.	Whenever excavation is necessary, call the Blue Stake Center, 602-253-1100, two working days before excavation begins. The Center will see that the location of the underground utility lines is identified for the project. Call "collect" if necessary.
6.	Encroachment permits are required for all work in public rights-of-way and easements granted for public purposes. An encroachment permit will be issued by the city only after the registrant has paid a base fee plus a fee for inspection services. Copies of all permits must be retained on-site and be available for inspection at all times. Failure to produce the required permits will result in immediate suspension of all work until the proper permit documentation is obtained.
7.	All excavation and grading that is not in the public rights-of-way or not in easements granted for public use must conform to Chapter 70, Excavation and Grading, of the latest edition of the Uniform Building Code prepared by the International Conference of Building Officials. A permit for this grading must be secured from the city for a fee established by the Uniform Building Code.

FIGURE 1.2-13 GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION

BOOK 398 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY
A PORTION OF THE SOUTH HALF OF SECTION 28,
TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA
APN# 216-72-584



LOCATION MAP NO SCALE

LEGAL DESCRIPTION

TRACT V, ON THE GREEN AT TROON NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 390 OF MAPS, PAGE 48 AND CERTIFICATE OF CORRECTION RECORDED AS 95-098793 OF OFFICIAL RECORDS AND REPLATED IN BOOK 398 OF MAPS, PAGE 5 AND AFFIDAVIT OF CORRECTION RECORDED AS 96-234748 OF OFFICIAL RECORDS.

OWNER

BOB GARLAND
8180 E. DEL CAVERNA LN.
SCOTTSDALE, ARIZONA 85258
602-385-1540

CONSULTANTS

Landscape Architect:
Ironwood Planning

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Land Planning
Phoenix Office
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(Fax) 602-367-3813
bruc@ironwood.net



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Cano Engineering Inc.
Phone: (602) 616-6356

SHEET INDEX

Legends and Notes	LN-01
Planting Plan	PL-01
Irrigation Plan	IR-01
Landscape Details	D-01

MCR 398-05
APN# 216-72-584
NATIVE PLANT CASE# 0000

LANDSCAPE PLAN APPROVAL		
CASE#	APPROVED BY:	DATE:

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WELDERE-KEEP CONDITION, AND ALL STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS THIS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE RE-APPROVAL. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE INSTALLATION.

10-PP-2015
12/15/15

Revision	Date

TRACT V OF ON THE GREEN AT TROON NORTH
Landscape Improvement Plans

TRACT V OF ON THE GREEN AT TROON NORTH
Landscape Improvement Plans

PLANT LEGEND

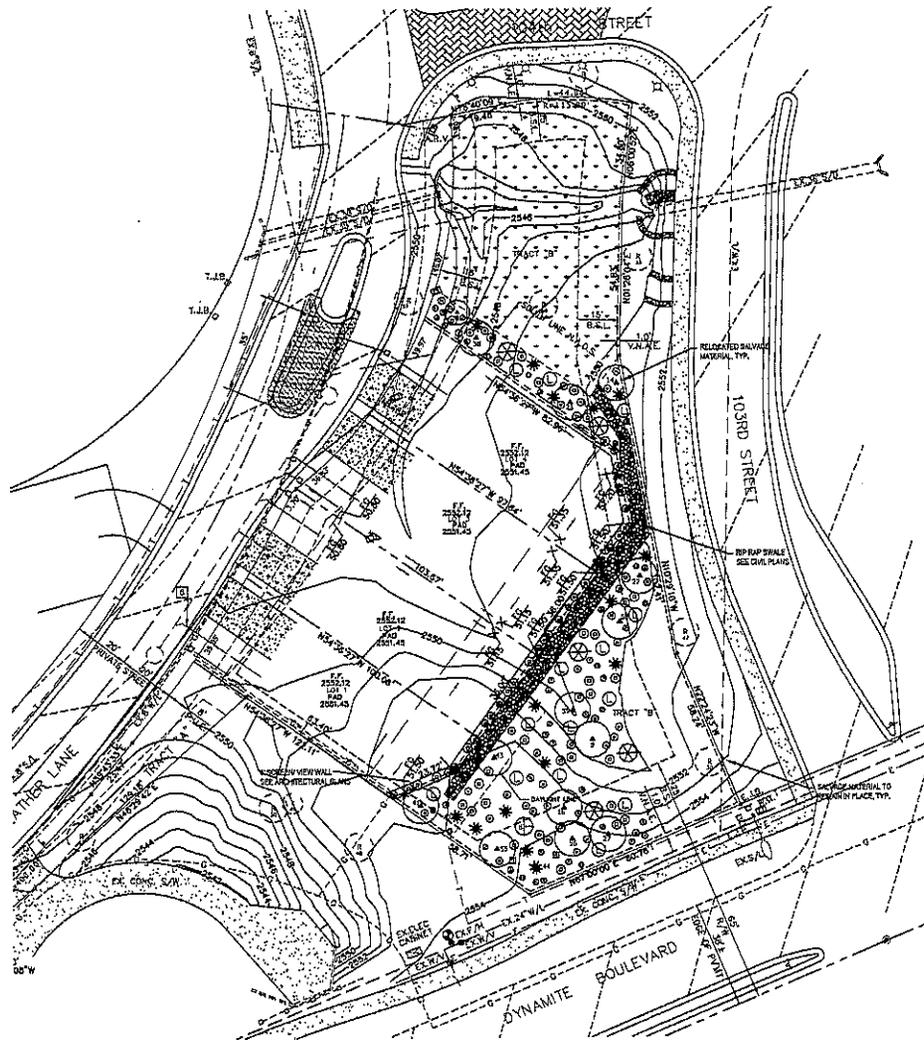
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	NOTES
SHRUBS				
⊙	AMBROSIA DELTOIDEA BURSAGE	5 GAL.	49	1 GPH EMITTER
⊙	BAILEYA MULTIRADIATA DESERT MARIGOLD	1 GAL.	30	.5 GPH EMITTER
⊙	ENCELIA PARVIFLORA BOTTLE BUSH	5 GAL.	49	1 GPH EMITTER
⊙	LARREA TRIDENTATA CREOSOTE	5 GAL.	14	1 GPH EMITTER
ACCENTS				
⊙	ECHINOCEBUS ENGELMANNI HEDGEHOG CACTUS	5 GAL.	8	.5 GPH EMITTER
✱	OPUNTIA ACANTHOCYPPA BUCKHORN CHILLA	5 GAL.	13	.5 GPH EMITTER
⊙	FOURCOURTIA SPLENDENS COTUITLLO	10 CANES MIN.	5	.5 GPH EMITTER
⊙	PERDCACTUS MEXICANUS FISHHOOK BARREL	5 GAL.	9	.5 GPH EMITTER

RELOCATED SALVAGE INVENTORY

SYMBOL	SALVAGE MATERIAL
⊙	TREE AND COTUITLLO SALVAGE
✱	SAGUARO SALVAGE
⊙	BARREL CACTUS SALVAGE
⊙	SALVAGEABLE MATERIAL TO REMAIN IN PLACE

INVENTORY CHART

ID	BOTANICAL NAME	SPECIES COMMON NAME	TRUNK CALIBER	STATURE HEIGHT	SALVAGEABILITY	SALVAGE STATUS	MARK SET
1	PARROTTIA HETEROPHYLLA	FOXTAIL PALM VEGET	18"	12'	NON SALVAGEABLE	RELOCATE	20"
2	PARROTTIA HETEROPHYLLA	FOXTAIL PALM VEGET	18"	12'	NON SALVAGEABLE	RELOCATE	20"
3	PERDCACTUS MEXICANUS	BARREL CACTUS	2"	2'	SALVAGEABLE	RELOCATE	20"
4	PERDCACTUS MEXICANUS	BARREL CACTUS	2"	2'	SALVAGEABLE	RELOCATE	20"
5	PERDCACTUS MEXICANUS	BARREL CACTUS	2"	2'	SALVAGEABLE	RELOCATE	20"
6	PARROTTIA HETEROPHYLLA	FOXTAIL PALM VEGET	18"	12'	NON SALVAGEABLE	RELOCATE	20"
7	PARROTTIA HETEROPHYLLA	FOXTAIL PALM VEGET	18"	12'	NON SALVAGEABLE	RELOCATE	20"
8	PARROTTIA HETEROPHYLLA	FOXTAIL PALM VEGET	18"	12'	NON SALVAGEABLE	RELOCATE	20"
9	CHRYSALEPTERIS	SPRINGFLY	12"	12'	NON SALVAGEABLE	RELOCATE	20"
10	YUCCA BACATA	BANANA YUCCA	12"	12'	NON SALVAGEABLE	RELOCATE	20"
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PLANTING PLAN



Ironwood Planning
Landscape Architecture
Land Planning
Phoenix Office
(Ph.) 480-540-7556
(Fax) 623-352-2813
25809 N. 55th Dr.
Phoenix, AZ 85083
Email: brad@ironwood.com

These drawings and specifications shall be an integral part of the contract and shall remain the property of Ironwood Planning, L.L.C. They are not to be used for any other project without the written consent by agreement in writing from Ironwood Planning, L.L.C. Ironwood Planning, L.L.C. shall not be responsible for any errors or omissions in these drawings or specifications, or for any delays or interruptions in construction work.

Landscape Improvement Plans
TRACT V OF ON THE GREEN AT TROON NORTH
Scottsdale, Arizona
ALAIR HOMES
14988 N. 78TH WAY # 103,
SCOTTSDALE, ARIZONA 85260

Project Number:	AM101
Drawn by:	HR
Date:	11/24/15
Scale:	5/8" = 1'
Sheet:	



CALL THE BIRMINGHAM OFFICE
602-263-1100
1-800-STAKE-IT
FOR THE BIRMINGHAM OFFICE

PLANTING PLAN
Sheet Number
PL-01

10-PP-2015
12/15/15

IRRIGATION NOTES

- ALL EXACT QUANTITIES OF EQUIPMENT REMAIN THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR AND NO ADDITIONAL COSTS TO OWNER WILL BE ACCEPTED AFTER BEING THIS PROJECT.
- PLANS ARE DIAGNOSTIC AND APPROXIMATE. ALL VALVES AND PIPING SHALL BE LOCATED BY PLANTING AREAS AND ALL PIPING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TIES, BELLS OR OTHER THINGS IN PIPING SHALL BE LOCATED UNDER PAVING DEPTH WHEN SHOWN ON DRAWINGS. ON ALL DREDGERS THERE SHALL BE A CONTRACTOR SHALL VERIFY WATER PRESSURE IN FIELD PRIOR TO CONSTRUCTION. SHOULD A DISCREPANCY EXIST, NOTIFY OWNERS AGENT IMMEDIATELY.
- CONTRACTOR TO COMPLY TO ALL STATE AND LOCAL CODES AND OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION. CONTACT BLUE STAVES CENTER (602-263-1100) FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS INDICATED ON THE IRRIGATION PLANS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, A DETAILED REVIEW OF ALL THE LANDSCAPE DOCUMENTS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNERS AGENT.
- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL SLEEVING UNDER ALL PAVED SURFACES WITH THE GENERAL CONTRACTOR. PRESET PRESSURE REGULATORS AND FLUSH PIPES.
- PROVIDE PLASTIC VALVE BOXES FOR ALL UNDERGROUND VALVES. PRESET PRESSURE REGULATORS AND FLUSH PIPES.
- USE ONLY #14 OR #12 (WHICH MUST BE DIRECT BURIAL COPPER WIRE FOR ALL UNDERGROUND WIRING). ALL WIRE MUST BE CONTINUOUS FROM CONTROLLER TO CONTROL VALVE. USE ONLY EPOXY FILLED WATERPROOF WIRE ASSEMBLIES BY SPEARS (OR EQ.) FOR ALL WIRE SPLICES. COLOR COORDINATE WIRE AS INDICATED ON DRAWINGS.
- OBTAIN APPROVAL FROM THE OWNERS AGENT OF STAMPED LOCATIONS FOR ALL VALVES, MAINLINE, AND THE AUTOMATIC CONTROLLER PRIOR TO INSTALLATION.
- TEST MAINLINE FROM WATER SOURCE TO CONTROL VALVES AND QUICK COUPLERS WITH THE EXISTING WATER PRESSURE FOR A MINIMUM OF 12 HOURS. OBTAIN APPROVAL OF OWNERS AGENT PRIOR TO INSTALLING.
- ALL PVC SLEEVING PASSING UNDER WALKS, DRIVES CONCRETE AND THROUGH FOOTINGS SHALL BE SCHEDULE 40 PIPE WITH MINIMUM TWO SIDES LARGER THAN IRON PIPE) PASSING THROUGH. PROVIDE A SEPARATE SCHEDULE FOR ELECTRICAL WIRING (1.1/2" SIZE MIN).
- EXACT PIPE SIZING AND FOOTAGE REMAIN THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.
- USE TEFLON TAPE OR PIPE JOINT COMPOUND ON ALL THREADED JOINTS.
- ALL DRAIN SYSTEM LATERAL PIPING SHALL BE 3/4" CLASS 200. ALL FITTINGS SHALL BE A MINIMUM SCH. 40 PVC.
- COORDINATE IRRIGATION WORK WITH PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN SPRING AND LIGHT FITS.
- WHERE TREES, LIGHT STANDARDS, ETC. ARE AN OBSTRUCTION OF SPRAYS, PIPING AND SPRINKLER HEADS SHALL BE ADJUSTED AND/OR RELOCATED FOR PROPER HEAD TO HEAD COVERAGE.
- PROVIDE THROD WATERING SCHEDULE ENCLOSED IN PLASTIC AND ATTACHED TO INSIDE DOOR OF EACH CONTROLLER.
- PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, TEST TO DEMONSTRATE WITH OWNERS AGENT PRESENT, THAT THE SYSTEM IS FULLY OPERATIONAL. PROVIDE WRITTEN RECOMMENDATION OF SUGGESTED SCHEDULING SCHEDULES, RETIREDMENTS.
- PROVIDE A WRITTEN 18 MONTH GUARANTEE FOR ALL SPRINKLER MATERIAL DATED FROM THE START OF THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND EQUIPMENT NECESSARY TO REPAIR OR REPLACE ANY DEFECTIVE MATERIAL, AND REPLACE PLANT MATERIAL THAT DIED AS A DIRECT RESULT OF THE FAILURE.

IRRIGATION SCHEDULE

SYMBOL	ITEM	DESCRIPTION	REMARKS
	1"	WATER METER	FIELD VERIFY LOCATION
	1"	BACKFLOW PREVENTER (IN SECURITY CAGE)	FIELD VERIFY LOCATION
	RAINBIRD	#100 PER SERIES ELECTRIC REMOTE CONTROL DRIP VALVE WITH AN 1/8" (10/32) PSI SERIES WAT VITE STRAINER	INSTALL 1" CONTROL VALVES IF EXISTING VALVES CANNOT ABSOLUTELY SERVICE PROPOSED LANDSCAPE
	RAINBIRD	PSI-NR030 PRESET PRESSURE REGULATOR OR EQUAL	SEE DETAIL
	PVC	MAINLINE, SCH. 40	1 1/2" THROUGHOUT
	PVC	DRIP LATERAL, CLASS 200 OR BETTER (THREE LATERAL)	
	PVC	DRIP LATERAL, CLASS 200 OR BETTER (TWO LATERAL)	
	PVC	SLEEVING, SCH. 40	2x SIZE OF PIPE (2" MIN.)
	SPEARS	MALE ADAPTER, M-65-P MALE FLUSH CAP	SEE DETAIL
	RAINBIRD	MO-318 B Series AUTOMATIC WALL MOUNTED CONTROLLER 12 STATION	WALL MOUNT PER MANUF. SPECIFICATIONS
	RAINBIRD	MINI2	LINE SIZE

BOWSMITH EMITTER NOTES

- INSTALL ONE 50-16 (1.2 GPH) SINGLE OUTLET EMITTER PER SPRINKLER OR GROUND COVER AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION (SEE DETAIL).
- INSTALL ONE 50-16 (1.2 GPH) SINGLE OUTLET EMITTER PER SPRINKLER OR GROUND COVER AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION (SEE DETAIL).
- INSTALL ONE 50-16 (1.2 GPH) SINGLE OUTLET EMITTER PER SPRINKLER OR GROUND COVER AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION (SEE DETAIL).
- INSTALL ALL EMITTERS IN GRADE OR IN PLANT MATERIAL.
- USE 1/8" ID PVC AS EMITTER LATERAL THROUGHOUT.
- INSTALL FUSION END CAPS AT ALL END OF LATERALS AS SHOWN.
- INSTALL ALL EQUIPMENT AS PER MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS.

PIPE SIZING SCHEDULE

PIPE SIZE	GALL PER MIN.	PIPE SIZE	GALL PER MIN.
1/2"	5.0	1 1/2"	30.0
3/4"	6.0	2"	35.0
1"	10.0	2 1/2"	50.0

GENERAL NOTES

- CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, A DETAILED REVIEW OF ALL THE LANDSCAPE DOCUMENTS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNERS AGENT.
- PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNERS REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS.
- DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
- ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL QUANTITIES PROVIDED ARE FOR HIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
- ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNERS AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADES SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO ANY GRADING OR DECOMPOSED GRANITE.
- ALL AREAS DISTURBED DURING CONSTRUCTION TO BE FINE GRADED. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTORS EXPENSE.
- CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, ROUNDED SHOULDER AND BE FREE OF DEBRIS PRIOR TO SUBSTITUTION.
- PRIOR TO SPREADING MATERIAL, GROUNDWORKERS, ADJUST AND COMPACT FINISH GRADES AREN'T NEED PROVIDING SLOPE AND FINISH HANDLING INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE, RIVER RUN, OR MULCH AS INDICATED ON PLANS. DECOMPOSED GRANITE SHALL BE WATERED, THEN COMPACTED WITH A SOIL ROLLER TO A MINIMUM DEPTH OF 2" AFTER
- ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF 1/2" MESH "COLOR BY OWNERS" DECOMPOSED GRANITE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY OWNERS AGENT PRIOR TO DELIVERY.
- STATE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIRGOLUS, WELL BRANCHED AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND THE ARIZONA NURSERYMEN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST. NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS WITHOUT PRIOR APPROVAL FROM THE PLANNING DEPT. OF SCOTTSDALE.
- SOIL MIXTURES, EXCEPT AS NOTED, TO BE COMPOSED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH, AND 3 LBS. DISPERSAL PER CUBIC YARD OF BACKFILL.
- ADD 400-GRAM FERTILIZER TABLETS AT THE FOLLOWING RATES:
5 GALLON PLANT - 1 TABLET
15 GALLON PLANT - 4 TABLETS
30 GALLON PLANT - 8 TABLETS (MIN.)
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN, DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNERS AGENT.
- THE OWNERS AGENT RESERVES THE RIGHT TO REQUEST ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON: SIZE, SHAPE, EVIDENCE OF STRESS OR THROWER CARE.
- PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS. THEN OBTAIN APPROVAL FROM OWNERS AGENT OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNERS AGENT THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST THREE WEEKS PRIOR TO END OF MAINTENANCE PERIOD.
- PROVIDE OWNERS WITH A WRITTEN GUARANTEE OF SIX (6) MONTHS FOR ALL PLANT MATERIAL DATED FROM START OF MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DROOP AND UNSATISFACTORY GROWTH. PROVIDE OWNERS WITH WRITTEN INSTRUCTIONS OUTLINE MAINTENANCE PROCEDURES TO BE ADOPTED IN ORDER TO PROTECT GUARANTEE. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM (1 YEAR GUARANTEE FOR PALMS).
- ALL SIDEWALKS AND OPEN SPACE TABLETS SHALL BE ACCESSIBLE AND COMPLY WITH ADA AND FAIR HOUSING CRITERIA.

PLANT LEGEND

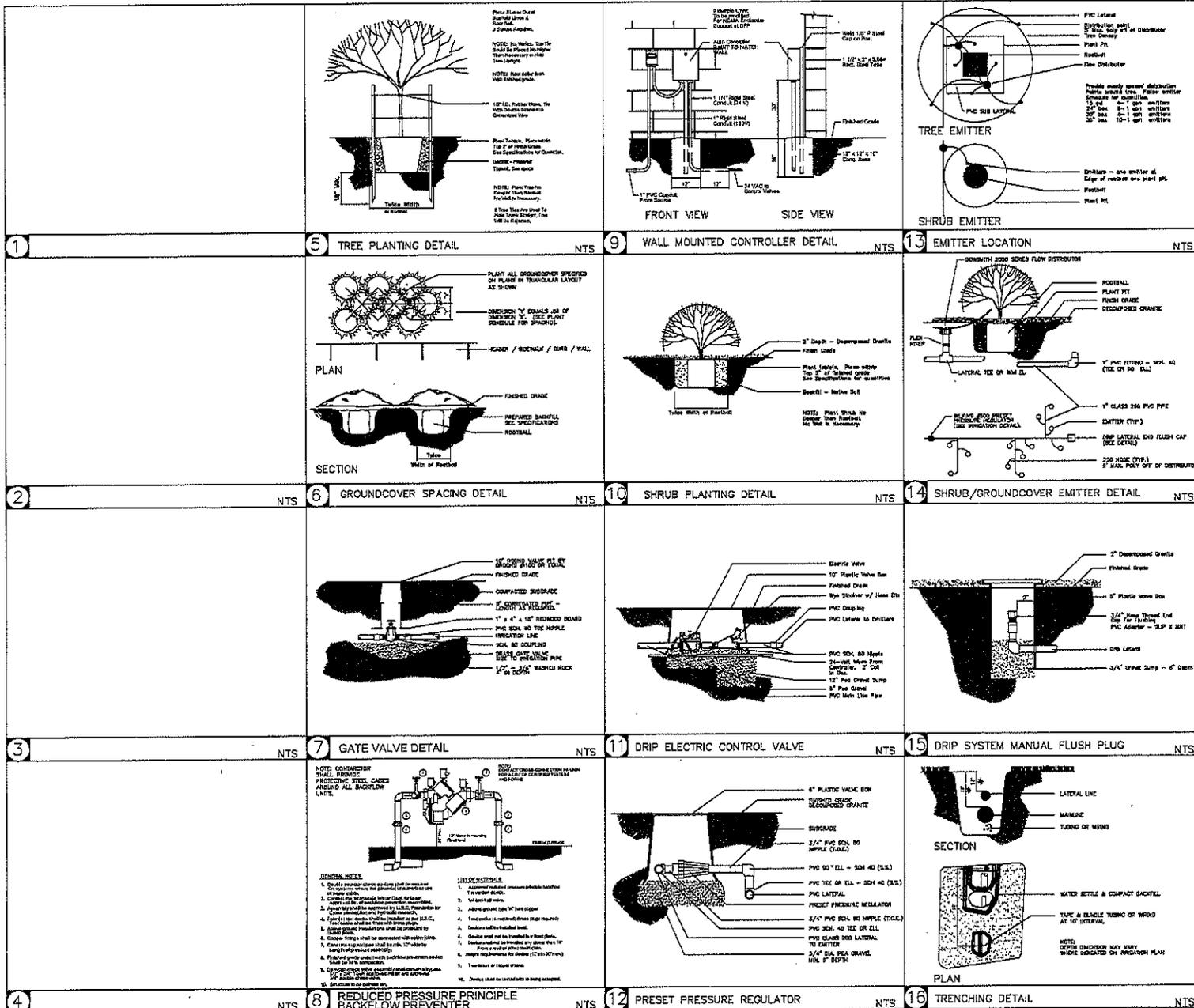
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	NOTES
(SHRUBS)				
⊙	AMBROSIA DELTOIDEA BURSAGE	5 GAL.	49	1 GPH EMITTER
⊙	BALFOYA MULTICAUDA DESERT MARIGOLD	1 GAL.	30	.5 GPH EMITTER
⊙	ENCLEIA FARINOSA	5 GAL.	49	1 GPH EMITTER
⊙	LARREA TRIDACTYLA CREOSOTE	5 GAL.	14	1 GPH EMITTER
(ACCENTS)				
⊙	ECHINOCESSUS ENGELMANNI HEDGECOCK CACTUS	5 GAL.	8	.5 GPH EMITTER
⊙	OPUNTIA ACANTHOCARPUS BUCKHORN CHolla	5 GAL.	13	.5 GPH EMITTER
⊙	FOUCAQUIA SLENDENS OCTOILLO	10 CANES MIN.	5	.5 GPH EMITTER
⊙	FEROCACTUS WISLIZIENI FISHHOOK BARREL	5 GAL.	9	.5 GPH EMITTER

RELOCATED SALVAGE INVENTORY

SYMBOL	SALVAGE MATERIAL
⊙	IRON TENDRIFTOR CHART ON THIS SHEET TO CROSS REFERENCE SPECIFIC PLANT ID NUMBERS.
⊙	TREE AND OCTOILLO SALVAGE
⊙	SIGNARD SALVAGE
⊙	BASSEL CACTUS SALVAGE
⊙	SALVAGEABLE MATERIAL TO REMAIN IN PLACE

INVENTORY CHART

ID	SPECIES	SPECIES COMMON NAME	FIN. CL.	CACTUS OR TREE	SALVAGEABLE?	SAMPLE STATUS	RELOCATED
1	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5"	SHRUB	NO	NO	
2	BALFOYA MULTICAUDA	BALFOYA MULTICAUDA	1"	SHRUB	NO	NO	
3	ENCLEIA FARINOSA	ENCLEIA FARINOSA	5"	SHRUB	NO	NO	
4	LARREA TRIDACTYLA	LARREA TRIDACTYLA	5"	SHRUB	NO	NO	
5	ECHINOCESSUS ENGELMANNI	ECHINOCESSUS ENGELMANNI	5"	CACTUS	NO	NO	
6	OPUNTIA ACANTHOCARPUS	OPUNTIA ACANTHOCARPUS	5"	CACTUS	NO	NO	
7	FOUCAQUIA SLENDENS	FOUCAQUIA SLENDENS	10"	CACTUS	NO	NO	
8	FEROCACTUS WISLIZIENI	FEROCACTUS WISLIZIENI	5"	CACTUS	NO	NO	
9	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5"	SHRUB	NO	NO	
10	BALFOYA MULTICAUDA	BALFOYA MULTICAUDA	1"	SHRUB	NO	NO	
11	ENCLEIA FARINOSA	ENCLEIA FARINOSA	5"	SHRUB	NO	NO	
12	LARREA TRIDACTYLA	LARREA TRIDACTYLA	5"	SHRUB	NO	NO	
13	ECHINOCESSUS ENGELMANNI	ECHINOCESSUS ENGELMANNI	5"	CACTUS	NO	NO	
14	OPUNTIA ACANTHOCARPUS	OPUNTIA ACANTHOCARPUS	5"	CACTUS	NO	NO	
15	FOUCAQUIA SLENDENS	FOUCAQUIA SLENDENS	10"	CACTUS	NO	NO	
16	FEROCACTUS WISLIZIENI	FEROCACTUS WISLIZIENI	5"	CACTUS	NO	NO	
17	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5"	SHRUB	NO	NO	
18	BALFOYA MULTICAUDA	BALFOYA MULTICAUDA	1"	SHRUB	NO	NO	
19	ENCLEIA FARINOSA	ENCLEIA FARINOSA	5"	SHRUB	NO	NO	
20	LARREA TRIDACTYLA	LARREA TRIDACTYLA	5"	SHRUB	NO	NO	
21	ECHINOCESSUS ENGELMANNI	ECHINOCESSUS ENGELMANNI	5"	CACTUS	NO	NO	
22	OPUNTIA ACANTHOCARPUS	OPUNTIA ACANTHOCARPUS	5"	CACTUS	NO	NO	
23	FOUCAQUIA SLENDENS	FOUCAQUIA SLENDENS	10"	CACTUS	NO	NO	
24	FEROCACTUS WISLIZIENI	FEROCACTUS WISLIZIENI	5"	CACTUS	NO	NO	
25	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5"	SHRUB	NO	NO	
26	BALFOYA MULTICAUDA	BALFOYA MULTICAUDA	1"	SHRUB	NO	NO	
27	ENCLEIA FARINOSA	ENCLEIA FARINOSA	5"	SHRUB	NO	NO	
28	LARREA TRIDACTYLA	LARREA TRIDACTYLA	5"	SHRUB	NO	NO	
29	ECHINOCESSUS ENGELMANNI	ECHINOCESSUS ENGELMANNI	5"	CACTUS	NO	NO	
30	OPUNTIA ACANTHOCARPUS	OPUNTIA ACANTHOCARPUS	5"	CACTUS	NO	NO	
31	FOUCAQUIA SLENDENS	FOUCAQUIA SLENDENS	10"	CACTUS	NO	NO	
32	FEROCACTUS WISLIZIENI	FEROCACTUS WISLIZIENI	5"	CACTUS	NO	NO	
33	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5"	SHRUB	NO	NO	
34	BALFOYA MULTICAUDA	BALFOYA MULTICAUDA	1"	SHRUB	NO	NO	
35	ENCLEIA FARINOSA	ENCLEIA FARINOSA	5"	SHRUB	NO	NO	
36	LARREA TRIDACTYLA	LARREA TRIDACTYLA	5"	SHRUB	NO	NO	
37	ECHINOCESSUS ENGELMANNI	ECHINOCESSUS ENGELMANNI	5"	CACTUS	NO	NO	
38	OPUNTIA ACANTHOCARPUS	OPUNTIA ACANTHOCARPUS	5"	CACTUS	NO	NO	
39	FOUCAQUIA SLENDENS	FOUCAQUIA SLENDENS	10"	CACTUS	NO	NO	
40	FEROCACTUS WISLIZIENI	FEROCACTUS WISLIZIENI	5"	CACTUS	NO	NO	
41	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5"	SHRUB	NO	NO	
42	BALFOYA MULTICAUDA	BALFOYA MULTICAUDA	1"	SHRUB	NO	NO	
43	ENCLEIA FARINOSA	ENCLEIA FARINOSA	5"	SHRUB	NO	NO	
44	LARREA TRIDACTYLA	LARREA TRIDACTYLA	5"	SHRUB	NO	NO	
45	ECHINOCESSUS ENGELMANNI	ECHINOCESSUS ENGELMANNI	5"	CACTUS	NO	NO	
46	OPUNTIA ACANTHOCARPUS	OPUNTIA ACANTHOCARPUS	5"	CACTUS	NO	NO	
47	FOUCAQUIA SLENDENS	FOUCAQUIA SLENDENS	10"	CACTUS	NO	NO	
48	FEROCACTUS WISLIZIENI	FEROCACTUS WISLIZIENI	5"	CACTUS	NO	NO	
49	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5"	SHRUB	NO	NO	
50	BALFOYA MULTICAUDA	BALFOYA MULTICAUDA	1"	SHRUB	NO	NO	
51	ENCLEIA FARINOSA	ENCLEIA FARINOSA	5"	SHRUB	NO	NO	
52	LARREA TRIDACTYLA	LARREA TRIDACTYLA	5"	SHRUB	NO	NO	
53	ECHINOCESSUS ENGELMANNI	ECHINOCESSUS ENGELMANNI	5"	CACTUS	NO	NO	
54	OPUNTIA ACANTHOCARPUS	OPUNTIA ACANTHOCARPUS	5"	CACTUS	NO	NO	
55	FOUCAQUIA SLENDENS	FOUCAQUIA SLENDENS	10"	CACTUS	NO	NO	
56	FEROCACTUS WISLIZIENI	FEROCACTUS WISLIZIENI	5"	CACTUS	NO	NO	
57	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5"	SHRUB	NO	NO	
58	BALFOYA MULTICAUDA	BALFOYA MULTICAUDA	1"	SHRUB	NO	NO	
59	ENCLEIA FARINOSA	ENCLEIA FARINOSA	5"	SHRUB	NO	NO	
60	LARREA TRIDACTYLA	LARREA TRIDACTYLA	5"	SHRUB	NO	NO	
61	ECHINOCESSUS ENGELMANNI	ECHINOCESSUS ENGELMANNI	5"	CACTUS	NO	NO	
62	OPUNTIA ACANTHOCARPUS	OPUNTIA ACANTHOCARPUS	5"	CACTUS	NO	NO	
63	FOUCAQUIA SLENDENS	FOUCAQUIA SLENDENS	10"	CACTUS	NO	NO	
64	FEROCACTUS WISLIZIENI	FEROCACTUS WISLIZIENI	5"	CACTUS	NO	NO	
65	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5"	SHRUB	NO	NO	
66	BALFOYA MULTICAUDA	BALFOYA MULTICAUDA	1"	SHRUB	NO	NO	
67	ENCLEIA FARINOSA	ENCLEIA FARINOSA	5"	SHRUB	NO	NO	
68	LARREA TRIDACTYLA	LARREA TRIDACTYLA	5"	SHRUB	NO	NO	
69	ECHINOCESSUS ENGELMANNI	ECHINOCESSUS ENGELMANNI	5"	CACTUS	NO	NO	
70	OPUNTIA ACANTHOCARPUS	OPUNTIA ACANTHOCARPUS	5"	CACTUS	NO	NO	
71	FOUCAQUIA SLENDENS	FOUCAQUIA SLENDENS	10"	CACTUS	NO	NO	
72	FEROCACTUS WISLIZIENI	FEROCACTUS WISLIZIENI	5"	CACTUS	NO	NO	
73	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5"	SHRUB	NO	NO	
74	BALFOYA MULTICAUDA	BALFOYA MULTICAUDA	1"	SHRUB	NO	NO	
75	ENCLEIA FARINOSA	ENCLEIA FARINOSA	5"	SHRUB	NO	NO	
76	LARREA TRIDACTYLA	LARREA TRIDACTYLA	5"	SHRUB	NO	NO	
77	ECHINOCESSUS ENGELMANNI	ECHINOCESSUS ENGELMANNI	5"	CACTUS	NO	NO	
78	OPUNTIA ACANTHOCARPUS	OPUNTIA ACANTHOCARPUS	5"	CACTUS	NO	NO	
79	FOUCAQUIA SLENDENS	FOUCAQUIA SLENDENS	10"	CACTUS	NO	NO	
80	FEROCACTUS WISLIZIENI	FEROCACTUS WISLIZIENI	5"	CACTUS	NO	NO	
81	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5"	SHRUB	NO	NO	
82	BALFOYA MULTICAUDA	BALFOYA MULTICAUDA	1"	SHRUB	NO	NO	
83	ENCLEIA FARINOSA	ENCLEIA FARINOSA	5"	SHRUB	NO	NO	
84	LARREA TRIDACTYLA	LARREA TRIDACTYLA	5"	SHRUB	NO	NO	
85	ECHINOCESSUS ENGELMANNI	ECHINOCESSUS ENGELMANNI	5"	CACTUS	NO	NO	
86	OPUNTIA ACANTHOCARPUS	OPUNTIA ACANTHOCARPUS	5"	CACTUS	NO	NO	
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88	FEROCACTUS WISLIZIENI	FEROCACTUS WISLIZIENI	5"	CACTUS	NO	NO	
89	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5"	SHRUB	NO	NO	
90	BALFOYA MULTICAUDA	BALFOYA MULTICAUDA	1"	SHRUB	NO	NO	
91	ENCLEIA FARINOSA	ENCLEIA FARINOSA	5"	SHRUB	NO	NO	
92	LARREA TRIDACTYLA	LARREA TRIDACTYLA	5"	SHRUB	NO	NO	
93	ECHINOCESSUS ENGELMANNI	ECHINOCESSUS ENGELMANNI	5"	CACTUS	NO	NO	
94	OPUNTIA ACANTHOCARPUS	OPUNTIA ACANTHOCARPUS	5"	CACTUS	NO	NO	
95	FOUCAQUIA SLENDENS	FOUCAQUIA SLENDENS	10"	CACTUS	NO	NO	
96	FEROCACTUS WISLIZIENI	FEROCACTUS WISLIZIENI	5"	CACTUS	NO	NO	
97	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5"	SHRUB	NO	NO	
98	BALFOYA MULTICAUDA	BALFOYA MULTICAUDA	1"	SHRUB	NO	NO	
99	ENCLEIA FARINOSA	ENCLEIA FARINOSA	5"	SHRUB	NO	NO	
100	LARREA TRIDACTYLA	LARREA TRIDACTYLA	5"	SHRUB	NO	NO	



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These drawings and specifications are to be an indication of order and shall not constitute a contract. The property of Ironwood Planning, L.L.C. They are not to be used on other projects or otherwise, in whole or in part, without the express written consent of Ironwood Planning, L.L.C. No responsibility is assumed for construction errors, omissions, or omissions, or for other professional and program in connection with this project.

Landscape Improvement Plans
TRACT V OF ON THE GREEN AT TROON NORTH
 Scottsdale, Arizona
ALAIR HOMES
 14988 N. 78TH WAY # 103
 SCOTTSDALE, ARIZONA 85260

Project Number:	AH101
Drawn By:	RM
Issue Date:	12/15/15
Scale:	As Shown
Revised:	



CALL THE DESIGN BUREAU
 802-263-1100
 1-800-STAKE-IT
 (INCLUDE REGIONAL OFFICE)

LANDSCAPE DETAILS

D-01

IRRIGATION SCHEDULE

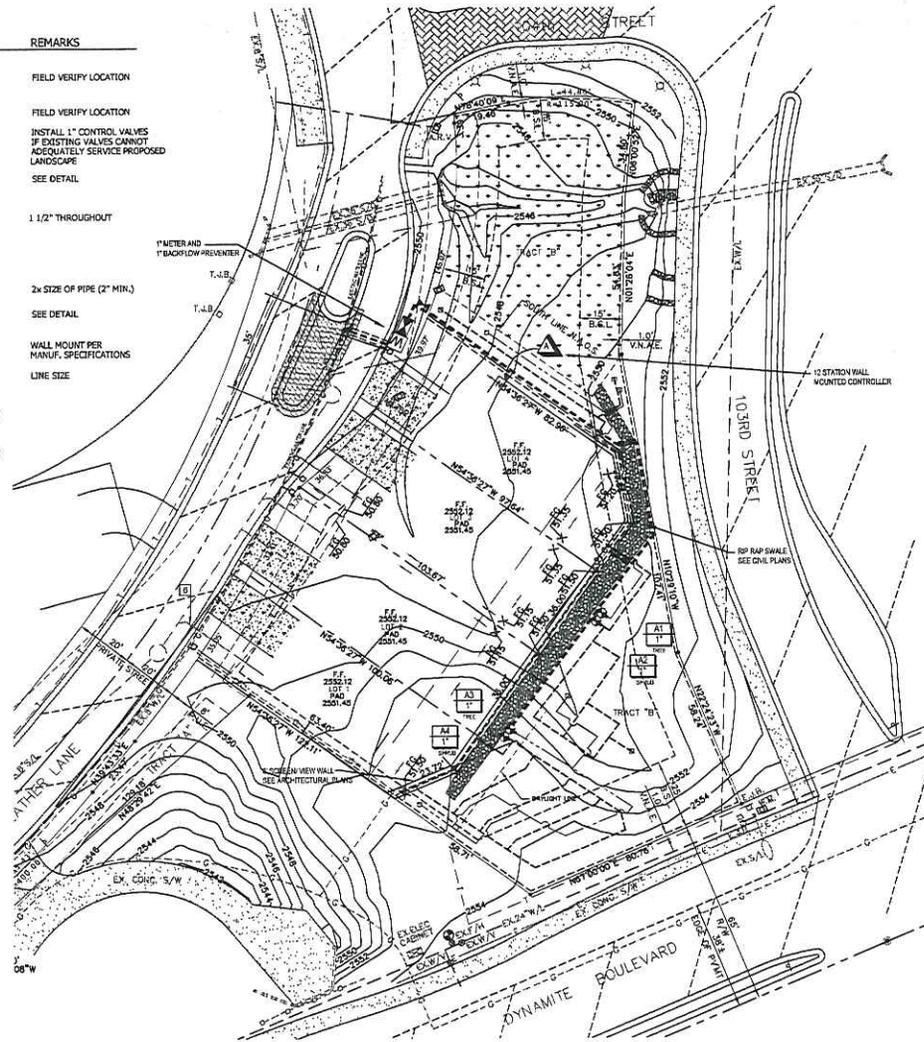
SYMBOL	ITEM	DESCRIPTION	REMARKS
	1" WATER METER		FIELD VERIFY LOCATION
	1" BACKFLOW PREVENTER (IN SECURITY CAGE)		FIELD VERIFY LOCATION
	RAINBIRD	#100 PEB SERIES ELECTRONIC REMOTE CONTROL DRIP VALVE WITH AN RSV-100-200 HK SERIES WATT WYE STRAINER	INSTALL 1" CONTROL VALVES IF EXISTING VALVES CANNOT ADEQUATELY SERVICE PROPOSED LANDSCAPE
	RAINBIRD	PST-M300 PRESET PRESSURE REGULATOR OR EQUAL	SEE DETAIL
	PVC MAINLINE, SCH. 40		1 1/2" THROUGHOUT
	1" PVC DRIP LATERAL, CLASS 200 OR BETTER (SHRUB LATERAL)		
	1" PVC DRIP LATERAL, CLASS 200 OR BETTER (TREE LATERAL)		
	PVC SLEEVEING, SCH. 40		2x SIZE OF PIPE (2" MIN.)
	SPEARS	MALE ADAPTOR, M-66-P MALE FLUSH CAP	SEE DETAIL
	CONTROL NOT SHOWN	MC-Plus B Series AUTOMATIC WALL MOUNTED CONTROLLER 12 STATION BRASS GATE VALVE	WALL MOUNT PER MANUF. SPECIFICATIONS
	HINGED		LINE SIZE

BOWSMITH EMITTER NOTES

1. INSTALL ONE 5800 (1/2 GPH) SINGLE OUTLET EMITTER PER SHRUB OR GROUND COVER AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION. (SEE DETAIL.)
2. INSTALL ONE 68-0 (1.0 GPH) SINGLE OUTLET EMITTER PER SHRUB OR GROUND COVER AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION. (SEE DETAIL.)
3. INSTALL (QTY. VARYING) 58-10 (1.0 GPH) SINGLE OUTLET EMITTER PER TREE AS REQUIRED. (SEE DETAIL.)
4. INSTALL ALL EMITTERS UP GRADE FROM PLANT MATERIAL.
5. USE RIGID PVC AS Dripper LATERALS THROUGHOUT.
6. INSTALL FLUSH END CAPS AT ALL ENDS OF LATERALS AS SHOWN.
7. INSTALL ALL EQUIPMENT AS PER MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS.

PIPE SIZING SCHEDULE

PIPE SIZE	GAL./MIN.	PIPE SIZE	GAL./MIN.
1/2"	5-6	1 1/4"	18-22
3/4"	6-10	1 1/2"	25-35
1"	11-15	2"	35-50



IRRIGATION PLAN

0 20' 40' 80' NORTH



Ironwood Planning

Landscape Architecture
Land Planning

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email: brnd@ironwood.com

These Drawings and Specifications are to be an integral part of the contract and shall remain the property of Ironwood Planning, L.L.C. They are to be used only for the project and site mentioned in this project except as approved in writing from Ironwood Planning, L.L.C. Ironwood Planning, L.L.C. is not responsible for construction means, methods, sequence or procedure, or for safety precautions and equipment in connection with the project.

Landscape Improvement Plans
TRACT V OF ON THE GREEN AT TROON NORTH
Scottsdale, Arizona

ALAIR HOMES
14988 N. 78TH WAY # 103.
SCOTTSDALE, ARIZONA 85260

Project Number:	AH101
Person In:	BR
Issue Date:	11/27/15
Scale:	As Shown
Revisions:	



IRRIGATION PLAN

Sheet Number

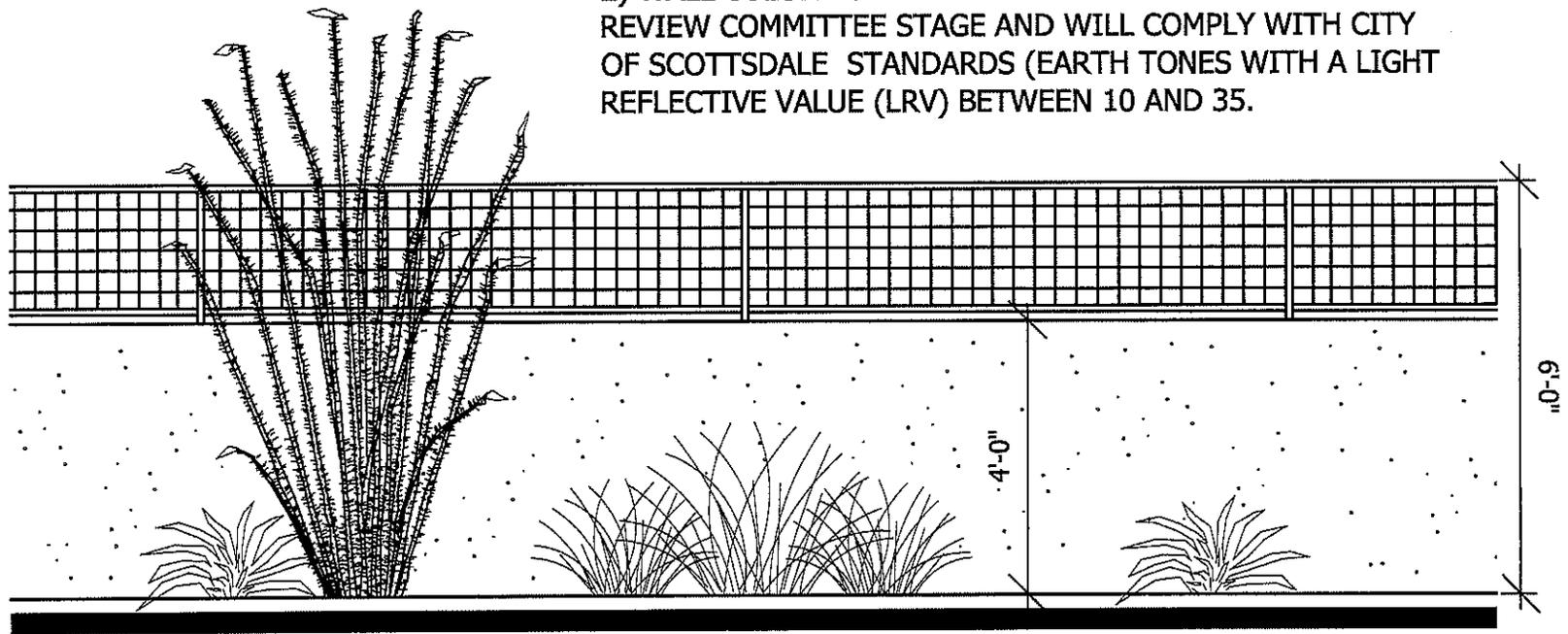
IR-01

10-PP-2015
12/15/15

NOTES:

1) SCREEN WALL TO BE LOCATED 3' INSIDE OF BUILDING ENVELOPE LINE WHERE FEASIBLE.

2) WALL COLOR TO BE DETERMINED AT ARCHITECTURAL REVIEW COMMITTEE STAGE AND WILL COMPLY WITH CITY OF SCOTTSDALE STANDARDS (EARTH TONES WITH A LIGHT REFLECTIVE VALUE (LRV) BETWEEN 10 AND 35).



(A) 4' SMOOTH CMU WALL WITH SAND STUCCO FINISH
AND 2' VIEW FENCE ABOVE (WELDED WIRE GRID)

Project Narrative

Tract V On the Green at Troon North Preliminary Plat

This request is to construct four (4) homes on Tract V of the On the Green at Troon North plat recorded in Maricopa County Records Map Book 398, page 5, and Affidavit of Correction recorded April 5, 1996 in Recording No.96-234748, records of Maricopa County, Arizona. The parcel is located at the northwest corner of 103rd St. and Dynamite Blvd in the Troon community. It has street frontage on three sides and the Dynamite Blvd golf cart underpass is located on the remaining side. Dynamite Blvd requires a 50' scenic corridor setback. Utilities are available to serve the parcel. White Feather Lane is a private street, but not access-restricted.

The proposed homes are two (2) story townhomes with approximately 2,000 SF and grouped in clusters of two. The exterior elevations will match the existing homes in the On the Green neighborhood. Access will be provided from White Feather Lane and the existing median will be modified to ease of access to Lots 3 & 4.

Construction will commence upon approval of the construction documents and final plat recordation, estimated as 2nd quarter 2016.

On the Green at Troon North TractV,
Case 10-PP-2015
Proposed Development Standards

R-4R Resort/Townhouse Residential

Purpose:

This district is intended to be developed into 4 single family home lots with 2 zero lot line/duplex buildings.

Use Regulations:

- A. Permitted uses – Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
 - a. Only those uses permitted in the R-4R Residential district.
- B. Uses subject to conditional use permit. Any use permitted by conditional use permit, in the (R-4R) Resort/Townhouse Residential district.

Approval Required:

Prior to development of any municipal use, or any use requiring a conditional use permit, Development Review Board approval shall be obtained as outlined in article I section 1.900.

Property Development Standards:

- A. Density: Density will not exceed 7.54 development units/acre
- B. There will not be more than one (1) single family development unit on any one (1) lot.
- C. Building Height: No building shall exceed thirty-five (35) feet in height, except as otherwise provided.
- D. Setbacks: Twenty (20) feet.
- E. Walls and fences: Rear yards will be completely enclosed with a six (6) foot wall.
- F. Access: All 4 lots will have vehicular access from White Feather Lane.

ON THE GREEN AT **TROON NORTH** **HOMEOWNERS** **ASSOCIATION, INC.**

Scottsdale, AZ

RULES AND REGULATIONS

The Board of Directors of the On The Green at Troon North Homeowner's Association, Inc. (OTG) or otherwise known as "the Association", is charged with the responsibility of managing the assets of the Association in relation to maintaining the standards of its own and the Troon North the community. **This Manual is not intended to be a substitute for each owner having a copy of the recorded documents pertaining to their property.** The recorded documents are the CC&R's, the Bylaws and the Articles of Incorporation for On The Green HOA, Troon North Resort Community Association, and Troon North Association (master)

The goal of this guide is to be a quick reference to use in addressing issues and submitting questions. Information will change from time to time and it is each Owner's responsibility to be aware of the changes even if they are not reflected in the Manual.

NOTES ON OPERATIONS

The Management Company is an extension of the Board of Directors. The Management Company is charged with the task of fulfilling the duties assigned to it by the Board. All calls and e-mails are to be directed to the Property Manager c/o the Management Company.

ADDITIONS/MODIFICATIONS

No exterior physical changes, repairs, re-painting, plantings, or improvement of *any nature* shall be commenced, erected, placed or maintained on any portion of the Property until plans and specifications have been approved by the Architectural Review Committee (ARC) of the Troon North Association (TNA) and, concurrently by the On The Green's ARC, for the Board of Directors. Owner is to start with the TNA submittal process and OTG/ARC will be consulted for approval.

ANTENNAS

The Board of Directors through the TNA shall regulate, to the extent permitted under federal, state and local law, any antenna, aerial, satellite television dish or other communication receiving device. Placement and color of cable seen on the exterior, will be subject to approval by the OTG/ARC.

BASKETBALL HOOPS

Neither permanent nor portable basketball hoops are permitted.

BOATS:

SEE PARKING.

BUSINESS

All units shall be used, improved and devoted to residential use. No trade or business may be conducted on any Unit or in or from any Unit that would generate pedestrian traffic, vehicle traffic or require employees parking on site.

CLOTHES DRYING FACILITIES

Outside clotheslines or other outside facilities for drying or airing clothes shall not be erected or maintained.

COMPLAINTS

All complaints must be in writing, signed by the complainant and delivered to the Property Manager c/o the Management Company for presentation to the Board of Directors at their next regular meeting for action by the Board.

COMMUNICATION

The Association's Board of Directors will communicate with the owners through the website, www.OnTheGreenatTroonNorth.org, bulletin boards and by e-mail whenever possible. Be sure to visit the website and provide the Management Company with your e-mail address.

DUES

Dues are quarterly and are due on or before January 1st, April 1st, July 1st and October 1st. Dues are late after that date with a late fee applied starting on the 30th day of that month due. The late fee is 10% of the unpaid balance or such other amount that might be authorized by Arizona Statutes. All legal and collection costs will be charged to the Property Owner.

FLAGS / FLAGPOLES

As per Arizona Statute, the following flags may be displayed :The American flag (as long as the flag is flown in conformance with the federal flag code), the Arizona State flag, the Arizona Indian Nation flag, the U.S. Army flag, the U.S. Navy flag, the U.S. Air Force flag, the U.S. Marine Corps flag, the U.S. Coast Guard flag and the POW/MIA flag. The height and location of any flagpole must be approved by the Board of Directors.

GARAGE DOORS

Garage doors shall be kept closed except for egress and ingress of vehicles. Garages may be used for incidental storage so long as the storage does not prevent the garage from being available for the parking of the number of motor vehicles for which the garage was designed.

GARBAGE/GARBAGE CANS

Garbage cans and recycle cans may be placed at the curb no sooner than the evening prior to the day of pick-up (6PM MONDAY FOR GARBAGE AND 6PM WEDNESDAY FOR RECYCLE) and must be removed no later than the evening of the day of pick-up (Midnight ON TUESDAY FOR GARBAGE AND THURSDAY FOR RECYCLE). All garbage and recycle cans must be stored inside the garage.

LEASING (RENTING)

NO SHORT TERM RENTALS ARE ALLOWED. All leases and rentals must be for a minimum of **30 days as required by the City Of Scottsdale** and must be in writing, and all such leases and all tenants under such leases and all other occupants of the Units shall be subject to the terms and conditions of the Community Documents. Each Unit Owner shall be responsible for all actions of their Tenants and liable for all violations and losses caused by such tenants. All Owners are required to notify the Association, through the Property Manager c/o the Management Company that the property has been rented. Rather than a copy of the lease, Owners are required to use the Tenant Information Form and include all information required on the form, filed with the Property Manager. This form is on the website for Owner's convenience. Also this Owner's Manual will be kept on the website under the Tenant Tab that does not require a Username or Password. Owners are reminded to keep the information on their Tenant and any changes in Tenant's occupancy updated. There are penalties, that can be applied, for not informing the Association of Tenants and keeping the information updated of \$25 per month, per violation.

LIGHTING

No spotlights, flood lights, landscape lights or other high intensity lights shall be placed or utilized on any Lot which in any manner will allow light to be directed or reflected on the Common areas, Common property, or any part thereof, or any other Lots. All lighting must be submitted to the TNA/ARC and the OTG/ARC for approval. The TNA website has required forms and Appendices outlining requirements for lighting.

MEETINGS

Regular Board Meetings are held at the Management Company offices and are noticed on the Association's website and on the community's bulletin boards.

The Annual Meeting is generally held in the Spring. At this meeting, vacancies for the Board of Directors are filled. A quorum of 10% of the property Owners is needed to conduct the meeting. It is important that you attend.

NUISANCE AND OFFENSIVE ACTIVITIES

No nuisance shall be permitted to exist or operate upon the common property, and no activity shall be conducted upon the common property which is offensive or detrimental to any portion of the common property or any Lot Owner or other occupant of the common property or is an annoyance to any Lot Owner or other resident. No exterior speakers, horns, whistles, bells or other sound devices, except security or other emergency devices used exclusively for security or emergency purposes, shall be located, used or placed on the common property or exterior of Lot Owner's residence.

PARKING

No vehicles or equipment, including without limitation, cars, pickup trucks, motorcycles, mobile trailers, campers, detached camper shells, boats and boat trailers or other vehicles shall be parked or maintained on any public or private street within the common property except for such periods of time as shall be reasonably necessary to load or unload. All vehicles and related equipment shall be kept in enclosed garages. OTG follows all parking requirements of TNA.

PETS

No more than two permitted pets may be kept or maintained in a Lot residence. Permitted pets shall mean a household bird, a dog or cat. All dogs shall be kept on a leash when outside the residence. All Owners, temporary residents, guests, and invitees must clean up after their pet immediately.

REPAIRS

No improvement on any Lot shall be permitted to fall into disrepair, and each improvement shall, at all times, be kept in good condition and repair and adequately painted or otherwise finished. All upgrades, repairs, replacement by renovation, or changes to Lot improvements (residences) must follow the established TNA submittal process.

SATELLITE DISHES/ANTENNAS

See Antennas.

SIGNS

For Sale signs must be in compliance with State law. A primary sign measuring not more than 24 inches wide by 18 inches high will be permitted. A secondary sign, attached to the primary sign, measuring 24 inches wide and 6 inches high will be permitted. The post may not be higher than 4 feet from the ground and the supporting post should be painted the same color as the background of the sign, or a color to match the 'desert colors' found on the HOA property. The sign can not be placed further than 4 feet from the front face of the street line, curb or pavement edge. The sign must run parallel to the street. The sign can not contain illustrations, pictures, stars and the like. However, signs must include the Arizona Department of Real Estate requirements. All signs must be removed when the residential property is no longer for sale. **Two (2)** Temporary "open house" signs may be placed on the common property the day of the open house and must be removed upon the completion of the open house.

STORAGE SHEDS

Storage sheds are not permitted.

WEBSITE

www.OnTheGreenatTroonNorth.org

The Association, through the Board of Directors and the Management Company, has developed a community website to post all important information so that it is most readily available to Owners regardless of their location. It will include Newsletters, Meeting Minutes, Budget, Insurance Coverage, Recorded Documents, and Forms. Access to this information requires a Username and Password that is provided by the Property Manager, c/o the Management Company. There is also a Tenant's Tab that does not require the Username and Password. This will allow Owners to better inform and manage their properties when they have Tenants.

WINDOW COVERINGS

No reflective materials, including, but without limitation, aluminum foil, reflective screens or glass, mirrors or similar items, shall be installed or placed upon the outside or inside of any windows of a residence without the prior written approval of the OTG/ARC and the Board of Directors. No enclosures, drapes, blinds, shades, screens or other items affecting the exterior appearance of residence or any common property allocated to the Lot shall be constructed or installed without the prior written consent of the OTG/ARC and the Board of Directors.

YARD SALES/GARAGE SALES

Yard sales and garage sales are not permitted anywhere in Troon North.

USEFUL PHONE NUMBERS and WEB ADDRESSES

Fire 911
Ambulance 911
Police 911
Police non-emergency (480) 312-5000
Southwest Gas- (602) 271-4277 www.swgas.com
Electric / APS (602) 371-7171 www.aps.com
Post Office /Kachina Branch (480-513-2935 www.usps.com
City of Scottsdale (480) 312-3111 www.scottsdaleaz.gov
Garbage Collection - Map:
<http://www.scottsdaleaz.gov/recycle/residentcollectionmap>
Bulk Trash Pick UP
<http://www.scottsdaleaz.gov/recycle/brushmap>

Management Company
VIP Property Management
26546 North Alma School Road, Suite 100
Scottsdale, AZ 85255
Office - 480-585-8684 Fax – 480-585-8650
Property Manager is Rudy Frame Direct Line: 480-585-1625
E-mail: rudy@vippropertymanagement.com

REVISED: MARCH 26, 2012



Q.S.
51-52

Google Earth Pro Imagery

Lot V on the Green

ATTACHMENT #3

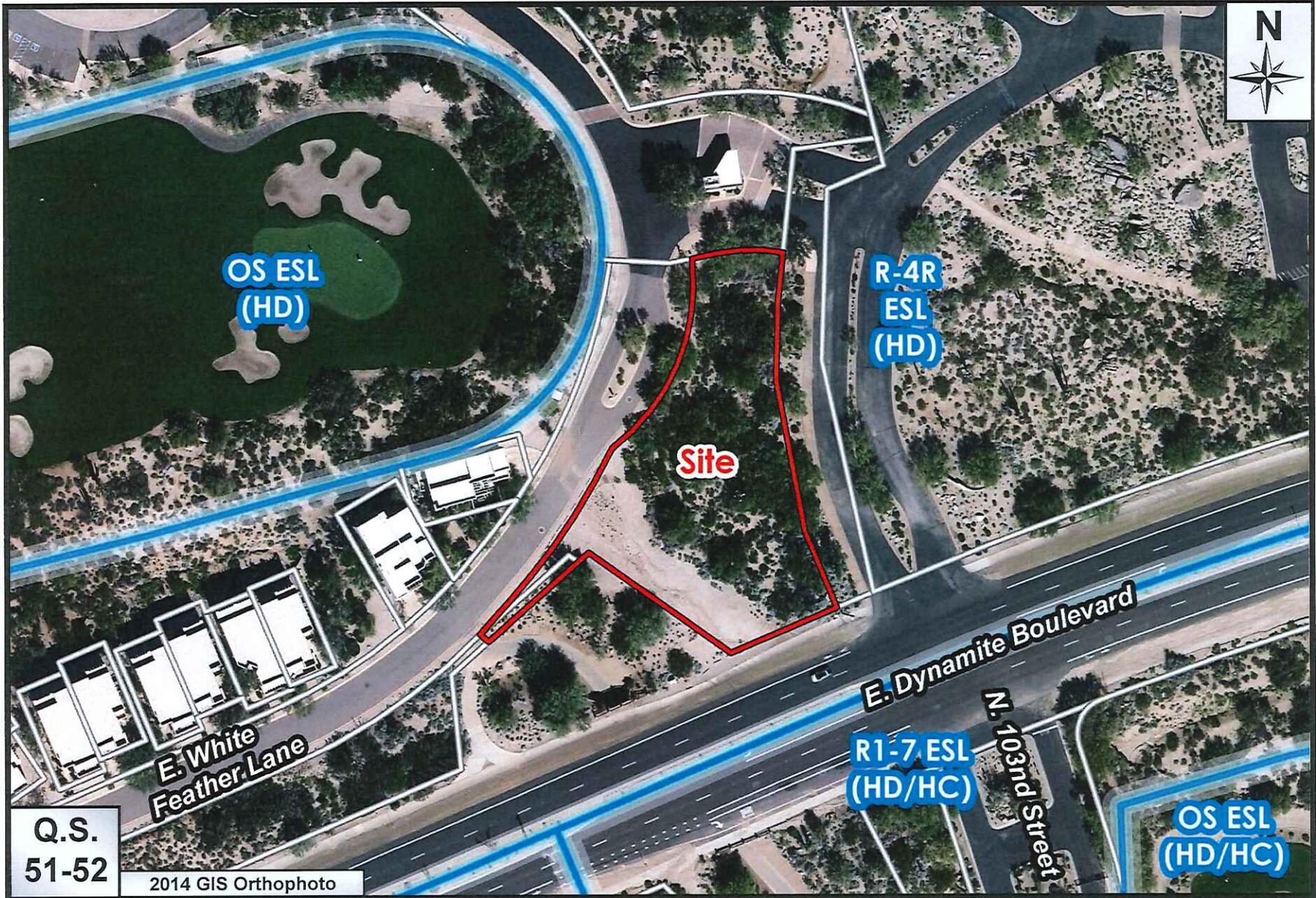
10-PP-2015



Lot V on the Green

ATTACHMENT #3A

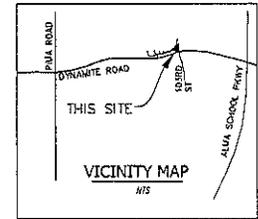
10-PP-2015



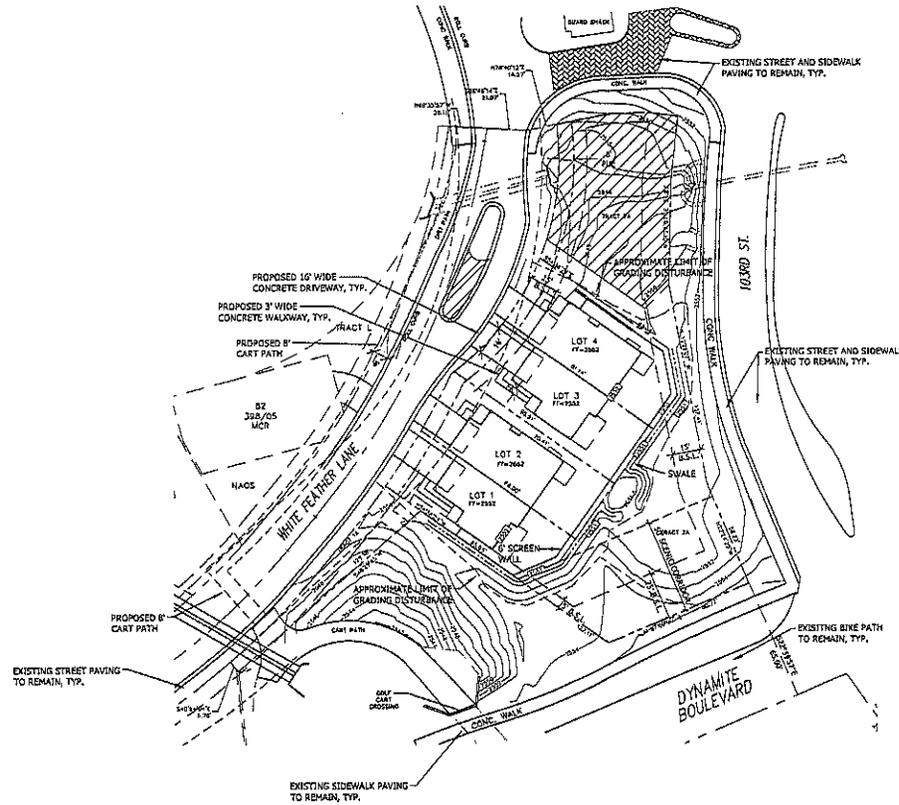
Lot V on the Green

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10-PP-2015



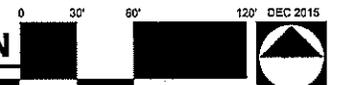
Ironwood Planning
 Landscape Architecture
 Land Planning
 (Ph.) 488-540-7556
 (Fax) 523-363-2513
 Email: brude@iron.net



10299 E. WHITE FEATHER LANE
 SCOTTSDALE, AZ 85262 MCR 398-05

TROON NORTH TRACT V

PEDESTRIAN AND VEHICULAR CIRCULATION PLAN



PRE-APPLICATION # 628-PA-2012

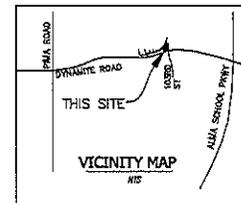
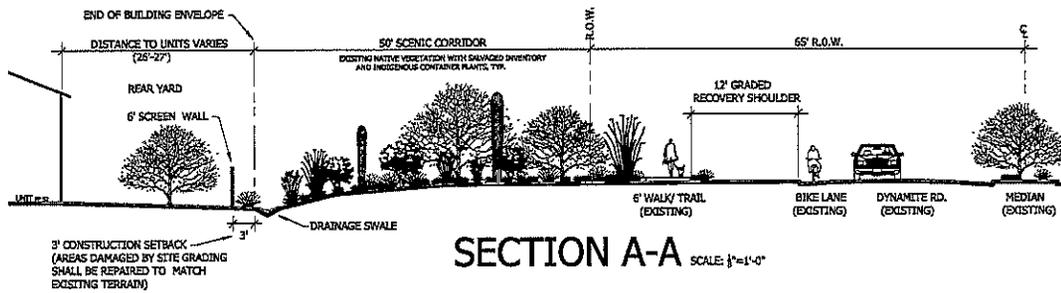
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 12/15/15

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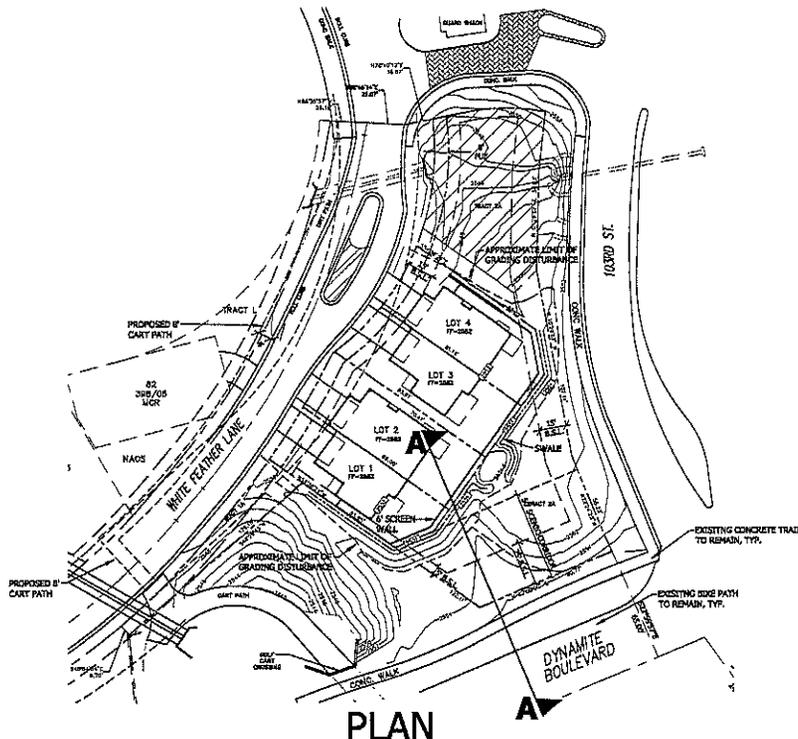
DEVELOPER
 ALAIR HOKES
 DAVID LETOURNEAU
 1498 N. 76TH WAY #103
 SCOTTSDALE, AZ 85260
 PHONE: (602) 525-6607

CIVIL ENGINEER
 MICHAEL CANO, P.E.
 CANO & ASSOCIATES, INC.
 501 W. COLORADO RD.
 PHOENIX, AZ 85003
 PHONE: (602) 242-9877

LANDSCAPE ARCHITECT
 BRIAN RIDGE, RLA, A.L.T.P.
 IRONWOOD PLANNING
 22809 N. 55TH DR.
 PHOENIX, AZ 85023
 PHONE: (480) 540-7556



Ironwood Planning
 Landscape Architecture
 Land Planning
 (Ph) 480-946-7538
 (Fax) 623-362-2813
 Email: bruce@ironwood.com



10299 E. WHITE FEATHER LANE
 SCOTTSDALE, AZ 85262 MCR 398-05

TROON NORTH TRACT V

BIKEWAYS AND TRAILS PLAN



DEVELOPER
 ALAIR HOMES
 DAVID LETOURNEAU
 14982 N. 78TH WAY #103
 SCOTTSDALE, AZ 85260
 PHONE: (602) 923-6607

CIVIL ENGINEER
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 CANO & ASSOCIATES, INC.
 501 W. CONDONADO RD.
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 PHONE: (602) 243-9077

LANDSCAPE ARCHITECT
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 20809 N. 55TH DR.
 PHOENIX, AZ 85026
 PHONE: (480) 540-7538

**ORTH RESORT (PARCELS V1 & V2)
ED DEVELOPMENT STANDARDS**
ED: 01/17/94

- a. Used only for guest rooms that are detached from central hotel facilities or for dwelling units.
- b. A maximum of one (1) story in height.
- 3. There shall be a yard a minimum of one hundred (100) **AN AVERAGE OF FIFTY (50) FEET, MINIMUM FORTY (40)** feet in depth adjacent to all perimeter streets, maintained as meaningful open space except for pedestrian and vehicular access ways unless buildings as allowed in 2 above are constructed.
- 4. Within fifty (50) feet of any district boundary line other than R-1, or any property line abutting additional R-4R zoning, all buildings shall be:
 - a. Used only for guest rooms that are detached from central hotel facilities or for dwelling units.
 - b. A maximum of one (1) story in height.

E(2). YARDS. (SINGLE FAMILY)

— parcels 1.A, 1.B, 2.A

1. FRONT YARD.

A. THERE SHALL BE A FRONT YARD WHICH PROVIDES THE FOLLOWING SETBACKS:

[REDACTED] (Habitable space) excluding garage

B. WHERE LOTS HAVE DOUBLE FRONTAGE ON TWO (2) STREETS THE REQUIRED YARD WHERE ACCESS IS NOT PROVIDED SHALL BE:

- 1. FIFTEEN (15) FEET FROM THE PROPERTY LINE WHERE THE STREET IS A LOCAL RESIDENTIAL STREET; OR
- 2. TWENTY-FIVE (25) FEET FROM THE PROPERTY LINE WHERE THE STREET IS A COLLECTOR, ARTERIAL, PARKWAY, EXPRESSWAY OR FREEWAY CLASSIFICATION.

THESE REQUIREMENTS DO NOT APPLY TO FENCES AND WALLS, POOLS AND ACCESSORY BUILDINGS.

C. WHERE THE LOT IS LOCATED AT THE INTERSECTION OF TWO (2) OR MORE STREETS THERE SHALL BE A YARD CONFORMING TO THE FRONT YARD REQUIREMENTS ON THE STREET WITH THE NARROWEST FRONTAGE AND A YARD OF NOT LESS THAN TEN (10) FEET IN DEPTH FROM THE PROPERTY LINE TO THE MAIN BUILDING.

A. THERE SHALL BE A SIDE YARD ON EACH SIDE OF A BUILDING OF

B. THERE SHALL BE AN *Between Main Buildings — see Appendix D on sheet*

C. IF THERE IS TO BE A SIDE YARD SETBACK OF ZERO (0) FEET, ALL SIDE YARDS FOR LOTS WITH THE RESIDENTIAL BLOCK WHERE THE ZERO (0) SIDE YARDS OCCUR SHALL BE CLEARLY IDENTIFIED ON THE RECORDED SUBDIVISION PLAT.

3. REAR YARD. THERE SHALL BE A

[REDACTED]

will be on separate documents ch 7/9/96

Note

Issue no permits for lot lines until letter of correction no plat is approved showing which lots are lot lines. Salt 12/18/95

TROON NOR. RESORT (PARCELS V1 & V2)
AMENDED DEVELOPMENT STANDARDS
PREPARED: 01/17/94

* C. FIVE (5) FEET WHERE THE REAR YARD ABUTS O-S OR HILLSIDE CONSERVATION AREAS.

4. OTHER REQUIREMENTS AND EXCEPTIONS AS SPECIFIED IN ARTICLE VII.

[REDACTED]

[REDACTED]

[REDACTED]

EDGES OF THE FACE OF THE
GARAGE FROM PARALLEL TO
THE STREET

0 DEG. (PARALLEL) TO 29 DEG.	20'
30 DEG. TO 44 DEG.	17'
45 DEG. TO 59 DEG.	14'
60 DEG. +	10' +

[REDACTED]

2. THE SIDES AND REAR WALLS OF A GARAGE OR CARPORT SHALL CONFORM TO THE STANDARD MAIN BUILDING YARD REQUIREMENTS.

DISTANCE BETWEEN BUILDINGS.

1. THERE SHALL NOT BE LESS THAN EIGHT (8) FEET BETWEEN AN ACCESSORY BUILDING AND MAIN BUILDING.

* 2. THE MINIMUM DISTANCE BETWEEN MAIN BUILDINGS ON ADJACENT LOTS SHALL BE ZERO (0) OR NOT BE LESS THAN TEN (10) FEET.

F(1). Buildings, walls, fences and landscaping (RESORT)

1. Walls, fences and hedges not to exceed eight (8) feet in height and walled driveway entrances not to exceed six (6) feet in height shall be permitted, except that walls, fences and hedges must not exceed three (3) feet in height in the required one-hundred-foot yard along street frontages and in the ten (10) feet adjacent to the street where a thirty-foot setback is allowed along street frontages. Those yards must be maintained as landscaped open space and may be penetrated by pedestrian and vehicular access ways only. (Walled driveway entrances not to exceed six (6) feet in height shall be permitted within the setback requirements if such entrance is compatible with the surrounding development).

2. When a resort district abuts a single-family residential district, a landscape screen AND/OR A N.A.O.S. AREA, a minimum of ten (10) feet wide, shall be planted and maintained on the abutting lot line.

3. Landscaping shall be determined by development review board approval.

4. Swimming pools shall be completely enclosed by a protective fence or structure not less than four and one-half (4 1/2) feet in height, except that pool security may be accommodated by other means when allowed by development review approval. Gates in required fences shall be self-closing and equipped with self-latching devices.

**TROON NORTH RESORT (PARCELS V1 & V2)
AMENDED DEVELOPMENT STANDARDS
PREPARED: 01/17/94**

F(2). BUILDINGS, WALLS, FENCES AND LANDSCAPING (SINGLE FAMILY).

- 1. WALLS, FENCES AND HEDGES NOT TO EXCEED EIGHT (8) FEET IN HEIGHT SHALL BE PERMITTED ON THE PROPERTY LINE OR WITHIN THE REQUIRED SIDE OR REAR YARD.**
- 2. IN THE FRONT YARD WALLS AND FENCES A MAXIMUM OF SIX (6) FEET IN HEIGHT ARE ALLOWED PROVIDED:**
 - A. THE YARD ENCLOSED BY SUCH WALL OR FENCE SHALL NOT INCLUDE MORE THAN THIRTY-THREE (33) PERCENT OF THE AREA BETWEEN THE FRONT PROPERTY LINE AND THE FRONT SETBACK LINE.**
 - B. THE WALL OR FENCE SHALL BE SET BACK THREE (3) FEET FROM THE FRONT PROPERTY LINE.**
 - C. THE PROVISIONS OF SECTION 7.104 SHALL APPLY ON CORNER LOTS.**
- 3. IN THE REQUIRED FRONT YARD PATIO COVERS ARE ALLOWED WHEN IN CONJUNCTION WITH THE ENCLOSURE OF THE FRONT YARD (AS PROVIDED IN SECTION 5.554.H.2) SUBJECT TO THE FOLLOWING REQUIREMENTS:**
 - A. THE AREA ENCOMPASSED BY THE PATIO COVER SHALL NOT INCLUDE MORE THAN TWENTY (20) PERCENT OF THE AREA BETWEEN THE FRONT PROPERTY LINE AND THE FRONT SETBACK LINE.**
 - B. THE PATIO COVER SHALL BE SET BACK A MINIMUM OF TEN (10) FEET FROM THE FRONT PROPERTY LINE.**
 - C. THE PATIO COVER SHALL BE STRUCTURALLY INTEGRATED WITH SIMILAR OR COMPATIBLE BUILDING MATERIALS TO THE ROOF SYSTEM OF THE MAIN BUILDING.**
 - D. THE PATIO COVER SHALL BE CONSTRUCTED SO THAT A MINIMUM OF FIFTY (50) PERCENT OF THE ROOF STRUCTURE IS OPEN AND UNOBSTRUCTED TO THE SKY.**
- 4. SWIMMING POOLS SHALL BE SCREENED FROM ADJACENT PROPERTIES BY A PROTECTIVE FENCE OR PERMANENT STRUCTURE NOT LESS THAN FOUR AND ONE-HALF (4-1/2) FEET IN HEIGHT. THE SWIMMING POOL SHALL BE PROTECTED BY A PROTECTED ENCLOSURE WHICH SHALL BE CONTROLLED BY THE USE OF SELF-CLOSING GATES WITH SELF-LATCHING DEVICES.**

ACCESS. ALL LOTS SHALL HAVE VEHICULAR ACCESS ON A DEDICATED STREET, UNLESS A SECONDARY MEANS OF PERMANENT VEHICULAR ACCESS HAS BEEN APPROVED ON SUBDIVISION PLAT. (ORD. NO. 2293, § 1, 5-15-90)

**G. Other requirements and exceptions as specified in article VII.
(Ord. No. 1922, & 1, 11-4-86)**

Sec. 5.905 Parking.

The provisions of article IX shall apply.

Sec. 5.906. Signs.

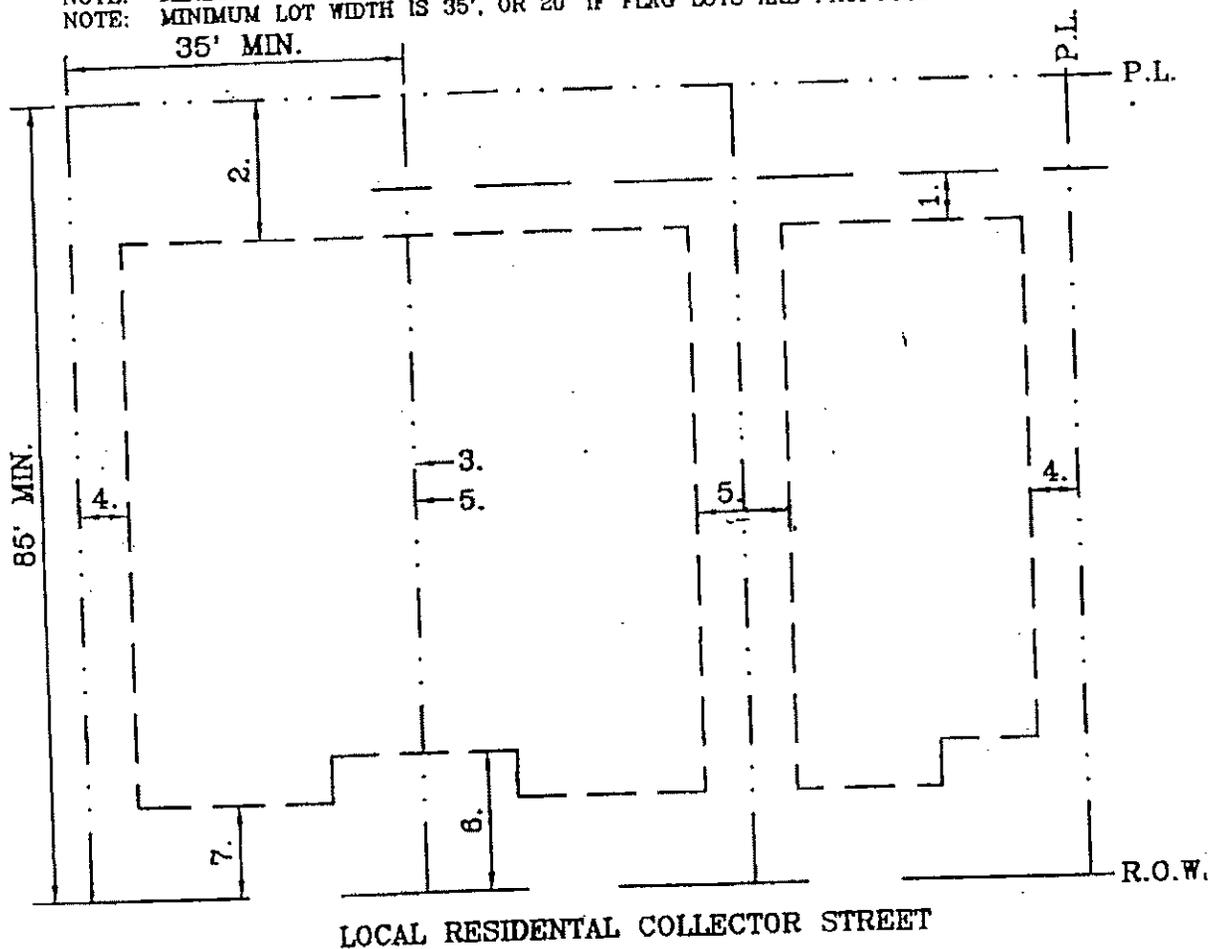
The provisions of article VIII shall apply.

TROON NORT. RESORT (PARCELS V1 & V2)
AMENDED DEVELOPMENT STANDARDS
 PREPARED: 01/17/94

SINGLE FAMILY LOT STANDARDS

- Standard Detached Homes
- Zero Lot Line Homes
- Duplex Homes

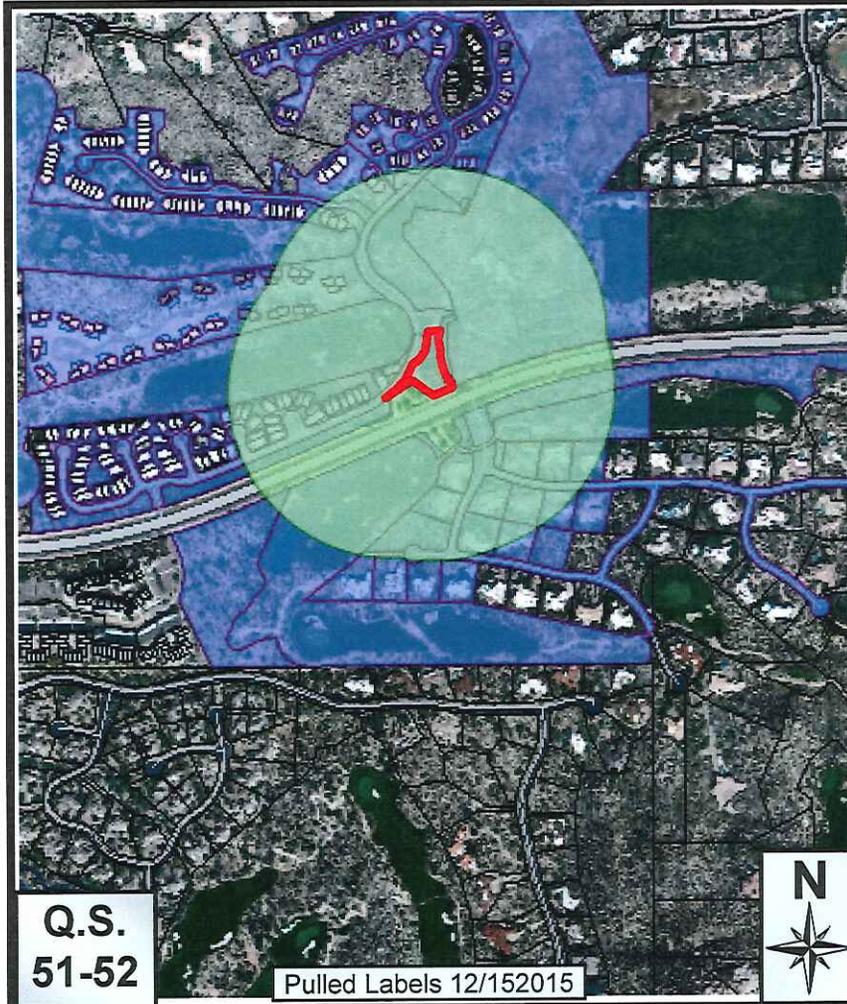
NOTE: MINIMUM LOT SIZE = 3,000 S.F.
 NOTE: MINIMUM LOT WIDTH IS 35', OR 20' IF FLAG LOTS ARE PROPOSED.



- | | |
|--|-----------|
| 1. REAR YARD (ADJACENT TO OPEN SPACE OR HILLSIDE CONSERVATION) | 5' MIN. |
| 2. REAR YARD (ADJACENT TO OTHERS) | 15' MIN. |
| 3. SIDE YARD (ZERO LOT LINE, DUPLEX) | 0' |
| 4. SIDE YARD (STANDARD, ZERO LOT LINE) | 5' MIN. |
| 5. MINIMUM DISTANCE BETWEEN BUILDINGS | 0' OR 10' |
| 6. FRONT YARD (TO FACE OF DWELLING) | 15' MIN. |
| 7. FRONT YARD (TO GARAGE) | VARIES* |

*SEE TABLE SEC. 5.904.E (2) GARAGE SETBACKS

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

122 HUP of Postcards

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- City Website-Projects in the hearing process

Lot V on the Green

10-PP-2015

ATTACHMENT #9