

LANDSCAPE GENERAL NOTES

- ALL LANDSCAPE WORK TO CONFORM TO THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" AND DETAILS DATED 1992 AND CURRENT REVISIONS THERETO, TOGETHER WITH THE CITY OF SCOTTSDALE STANDARD DETAILS AND SUPPLEMENT TO M.A.G. AND THE SPECIAL PROVISIONS. IF ANY DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE DOCUMENTS LISTED ABOVE, THE DRAWINGS SHALL PREVAIL OR SHALL BE AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT AND INSPECT THE JOB SITE PRIOR TO BIDDING, TO THOROUGHLY STUDY THESE CONTRACT DOCUMENTS IN THEIR ENTIRETY, AND TO FULLY AND COMPLETELY ESTIMATE THE EXTENT OF THE PROJECT WORK TO BE COMPLETED. NO ADDITIONAL COMPENSATION WILL BE PERMITTED FOR FAILURE TO COMPLETELY ASCERTAIN ALL ASPECTS OF THE PROJECT.
- CONTRACTOR SHALL REVIEW AND FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES AND SUBSURFACE SYSTEMS PRIOR TO STARTING ANY EXCAVATIONS OR UNDERGROUND WORK.
- CONTRACTOR SHALL VERIFY WITH OWNER'S REPRESENTATIVE ALL LANDSCAPE WORK SEQUENCING AND SCHEDULING AND SHALL SUBMIT VERIFICATION THAT ALL PLANT MATERIAL HAS BEEN SECURED AND IS AVAILABLE FOR REVIEW PRIOR TO STARTING ANY WORK.
- SEE ENGINEERING DRAWINGS PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. FOR SITE GRADING, UTILITY LOCATION INFORMATION, DEMOLITION/REMOVALS AND SITE/ROADWAY IMPROVEMENTS.
- ROUGH GRADING AND LANDSCAPING SUB-GRADE (+/-10 TOLERANCE) TO BE PROVIDED TO THE LANDSCAPE CONTRACTOR BY OTHERS AS FOLLOWS:  
A. ROCK GROUND COVER AREAS: 2" BELOW FINISH GRADE TO ALLOW FOR INSTALLATION OF 2" MINIMUM DEPTH ROCK GROUND COVER.  
B. ALL LANDSCAPE AREAS DESIGNATED FOR ROCK GROUND COVER SHALL BE FINISH GRADED PER THE ENGINEER'S GRADING AND DRAINAGE PLANS PRIOR TO THE START OF ANY CONCRETE OR LANDSCAPE INSTALLATIONS. AREAS THAT ARE TO RECEIVE ROCK GROUND COVER SHALL BE PREPARED PER THE MOST CURRENT VERSION OF THE COS SUPPLEMENT TO MAG SPECIFICATIONS AND DETAILS SECTION 430.12.4.A.
- CALL BLUE STAKE (263-1100) TO LOCATE UNDERGROUND UTILITIES BEFORE STARTING ANY UNDERGROUND WORK.
- NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANTING OR IRRIGATION PLANS WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- PRIOR TO THE START OF ANY LANDSCAPE CONSTRUCTION ACTIVITY, CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE, AT A MINIMUM, A SAMPLE OR MANUFACTURER'S PRODUCT DATA SHEET OF THE FOLLOWING ITEMS, FOR REVIEW AND APPROVAL (NOTE: LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE TO REVIEW/APPROVE SUBMITTALS AND MAY REQUEST FURTHER SUBMITTALS AS REQUIRED):  
A. LANDSCAPE ITEMS - PLANT MATERIAL VERIFICATION SOURCE LIST; FERTILIZER AND FERTILIZER TABLET; COMPLETE TREE STAKING MATERIALS INCLUDING STAKES, WIRES, & RUBBER HOSE; PRE-EMERGENT; ROCK GROUND COVER MATERIAL; PAVERS.  
SAMPLES (MIN. 2 POUNDS EACH TYPE).  
B. LANDSCAPE IRRIGATION ITEMS - THE FOLLOWING IRRIGATION SUBMITTAL SAMPLES AND/OR MATERIAL PRODUCT DATA SHEETS SHALL BE PROVIDED FOR REVIEW, BACK FLOW PREVENTER & ENCLOSURE; CONTROLLER WITH EITHER PEDESTAL OR WALL MOUNTED CABINET ENCLOSURE; CONTROL VALVES; EACH TYPE OF VALVE BOXES (ALL SIZES); ALL PVC PIPE INCLUDING PVC FLEX HOSE AND 1/2" POLY DISTRIBUTION TUBING; ALL REQUIRED PVC PRIMER AND CEMENT INCLUDING TYPE 795 CEMENT FOR FLEX HOSE; EMITTERS AND/OR HEADS/WIRE CONNECTORS; WATER SERVICE PRESSURE AND POWER SERVICE VERIFICATION.
- CONTRACTOR IS REQUIRED TO PROVIDE A MINIMUM OF 72-HOUR PRIOR NOTIFICATION TO SCHEDULE ALL REQUIRED FIELD REVIEWS AND SITE INSPECTIONS.

LANDSCAPE NOTES

- VERIFY ALL LAYOUT AND GRADING WITH THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.
- LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED AREAS SHOWN ON THE PLANS WHICH ARE BOUNDED BY THE BENCHMARKS ADJACENT TO THE ROADWAYS INCLUDING ALL ADJACENT PUBLIC RIGHT-OF-WAY AND ANY ADJACENT PROPERTIES OUTSIDE THESE LIMITS WHICH ARE DISTURBED BY ANY CONSTRUCTION ACTIVITY UNDER THIS CONTRACT.
- ALL EXISTING LANDSCAPE AREAS OUTSIDE THE SITE AREA DEFINED ABOVE WHICH ARE DISTURBED BY ANY ACTIVITY UNDER THIS CONTRACT SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AND TO THE SATISFACTION OF THE CITY OF SCOTTSDALE AT CONTRACTOR'S EXPENSE.
- RESTORATION OF LANDSCAPE AREAS OUTSIDE THE SITE AREA DEFINED ABOVE WILL BE BASED ON LIMIT OF DISTURBANCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LIMITS OF RESTORATION AND PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE REQUIRED REPAIR WORK AS NOTED AND IN ACCORDANCE WITH M.A.G. SECTION 107.9.
- THE CONTRACTOR SHALL PROVIDE FLAGGED AND/OR STAKED LAYOUT OF ALL PLANTING LOCATIONS FOR REVIEW AND ADJUSTMENT, IF NECESSARY, BY THE OWNER'S REPRESENTATIVE PRIOR TO STARTING IRRIGATION OR PLANT PIT EXCAVATIONS.
- PLANT QUANTITIES INDICATED ARE FOR GENERAL REFERENCE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ALL QUANTITIES AND MATERIALS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE SYMBOLS SHOWN ON THE PLANS.
- ALL PLANTING AREAS SHOWN TO RECEIVE A 2" MINIMUM LAYER OF ROCK GROUND COVER AFTER FINISH GRADING AND SETTLEMENT, AS DESIGNATED, UNLESS OTHERWISE INDICATED. ROCK GROUND COVER NOT TO BE PLACED UNTIL INSTALLED PLANTS HAVE BEEN INSPECTED AND APPROVED BY OWNER'S REPRESENTATIVE.
- ROCK GROUND COVER SHALL BE COLOR AND SIZE PER PROJECT PLANS; TEST COLOR AND GRADATION BEFORE DELIVERY. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR SELECTION AND APPROVAL.
- ALL NON-PAVED SITE AREAS INDICATED OR SHOWN TO RECEIVE INSTALLATION OF ROCK GROUND COVER SHALL RECEIVE A MINIMUM OF TWO APPLICATIONS OF APPROVED PRE-EMERGENT HERBICIDE (SURFLAN OR APPROVED EQUAL). FIRST APPLICATION SHALL BE APPLIED DIRECTLY TO SOIL SURFACE. SECOND APPLICATION SHALL BE APPLIED TO ROCK GROUND COVER AFTER SETTLEMENT. ALL HERBICIDE APPLICATIONS SHALL BE MADE BY A LICENSED APPLICATOR IN ACCORDANCE WITH THE MANUFACTURERS' DIRECTIONS. PROVIDE LICENSE FOR SELECTION AND APPROVAL PRIOR TO STARTING ANY APPLICATIONS. PROVIDE 48 HOUR NOTIFICATION TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING APPLICATIONS. FIELD VERIFY INSTALLATIONS LIMITS OF ALL ROCK GROUND COVER AND BOULDERS WITH THE OWNER'S REPRESENTATIVE PRIOR TO STARTING ANY WORK. WEED CONTROL BARRIER SHALL BE APPLIED AS PER COS SUPPLEMENT TO MAG SPECIFICATIONS AND DETAILS SECTION 430.11.7.
- RESTORE ALL LANDSCAPE AND IRRIGATION AREAS DISTURBED BY ANY CONSTRUCTION ACTIVITY UNDER THIS CONTRACT, INCLUDING ALL NEW LANDSCAPE AREAS, IRRIGATION AREAS, AND AREAS DISTURBED AS A RESULT OF GRADING, UTILITY TRAFFIC OR OTHER DISTURBANCE OR ACTIVITY OCCURRING AS A RESULT OF ANY CONSTRUCTION ACTIVITY UNDER THIS CONTRACT.

LANDSCAPE NOTES (CONTINUED)

- RESTORATION SHALL INCLUDE BUT IS NOT LIMITED TO THE COMPLETE RESTORATION OF ALL DISTURBED LANDSCAPE SURFACES, INCLUDING INSTALLATION OF NEW OR REPLACEMENT IRRIGATION SYSTEMS AND PLANTS AS WELL AS ALL FINISH GRADING AND ROCK GROUND COVER TO MATCH ADJACENT UNDISTURBED LANDSCAPE AREAS.
- LIMIT OF RESTORATION SHALL BE DETERMINED BY THE LIMIT OF DISTURBANCE OR EXTENT OF WORK NECESSARY TO COMPLETE THE REQUIRED RESTORATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY PROTECTIVE DEVICES TO PREVENT OR RESTRICT ENCROACHMENT OF OPERATIONS OR TRAFFIC FROM ACCESS AND DISTURBANCE OF ANY ADJACENT AREAS NOT SHOWN TO BE DISTURBED AS A RESULT OF WORK UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL VERIFY THE LIMITS OF ALL WORK AND RESTORATION AND PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE REQUIRED REPAIR WORK AS NOTED IN ACCORDANCE WITH M.A.G. SECTION 107.9.
- ANY AND ALL PLANTS OR TREES, NOT DESIGNATED TO BE REMOVED, WHICH ARE DISTURBED OR DAMAGED AS A RESULT OF WORK UNDER THIS CONTRACT SHALL BE REPLACED AT CONTRACTOR'S EXPENSE WITH A PLANT OF EQUAL OR BETTER QUALITY AND OF THE SAME SIZE AND SPECIES AS THE ORIGINAL EXISTING PLANT UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.
- RESTORE ALL SURFACES AND LANDSCAPE AREAS DISTURBED BY ANY CONSTRUCTION ACTIVITY UNDER THIS CONTRACT. INCLUDE ALL NEW LANDSCAPE AREAS CREATED AS A RESULT OF CONTRACTOR WORK OR OTHER IMPROVEMENTS. RESTORATION SHALL INCLUDE BUT IS NOT LIMITED TO RESTORATION OF IRRIGATION SYSTEM TO EXISTING PLANTS, PAVEMENTS, STRUCTURES, FINISH GRADING AND ROCK GROUND COVER OR TURF SURFACES TO MATCH ADJACENT UNDISTURBED LANDSCAPE AREAS. LIMIT OF RESTORATION SHALL BE DETERMINED BY THE LIMIT OF DISTURBANCE OR EXTENT OF WORK AREA NECESSARY TO COMPLETE THE REQUIRED RESTORATIONS. (REFER TO NOTES AND SPECIFICATIONS).
- TREES SHALL BE PLANTED NO LESS THAN 15 FEET FROM A WALL, SIGN, OR LIGHT POLE UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
- SHRUBS AND GROUNDCOVERS SHALL NOT BE PLANTED LESS THAN 2 FEET FROM BACK OF CURB OR SIDEWALK.
- SHRUBS AND GROUNDCOVERS SHALL BE PLANTED NO LESS THAN 3 FEET ON CENTER.
- TREES SHALL BE PLANTED NO LESS THAN 2.5' FEET FROM BACK OF CURB OR SIDEWALK.
- IRRIGATION EMITTERS FOR SHRUBS AND GROUNDCOVERS SHALL BE ADJUSTED TO COMPENSATE FOR PLANT DENSITIES TO AVOID OVER-WATERING OF ADJACENT TREES.
- LANDSCAPE CLEARANCES SHALL BE PROVIDED TO PREVENT CONFLICT WITH SIGNS, LIGHT POLES, OR FIRE HYDRANTS.

CITY OF SCOTTSDALE LANDSCAPE NOTES

- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
- A MINIMUM OF 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.
- A SINGLE TRUNK TREE'S CALIPER SIZE THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- NO TURF AREAS ARE TO BE PROVIDED.
- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
- ALL REVEGETATED NAOS SHALL BE WATERED FOR 3 YEARS. AT THE END OF 3 YEARS, THE IRRIGATION SYSTEMS TO THE REVEGETATED NAOS SHALL BE PERMANENTLY DISCONNECTED.
- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.

AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:

- NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCROACH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED LIMITS OF CONSTRUCTION ENVELOPE.
- ALL NAOS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:  
A. A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.  
B. + THREE (3) FOOT TAIL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.  
C. ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.  
D. THE CONTRACTOR SHALL MAINTAIN THE STAKING, ROPING, AND FENCING INTACT DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.  
E. THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE/CERTIFICATE OF OCCUPANCY FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.

LANDSCAPE MATERIALS SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	ID	SIZE	QUANTITY	NOTES	ADWR (Y/N)
TREES						
	<i>Carnegiea gigantea</i> Saguaro	CG	6'-8'	9	SPECIMEN	Y
	<i>Olneya tesota</i> Ironwood	OT	24" BOX, 2" CAL. MIN.	11	MULTI-TRUNK UPRIGHT	Y
	<i>Parkinsonia florida</i> Palo Verde	PF	24" BOX 2" CAL. MIN.	36	SINGLE-TRUNK UPRIGHT	Y
	<i>Parkinsonia praecox</i> Palo Brea	PP	24" BOX 2" CAL. MIN.	12	SINGLE-TRUNK UPRIGHT	Y
	<i>Parkinsonia x Desert Museum</i> Desert Museum Palo Verde	PX	24" BOX 2" CAL. MIN.	46	SINGLE-TRUNK UPRIGHT	Y
	<i>Phoenix dactylifera</i> Date Palm	PD	14" HT. C.T.	21	MATCHING	Y
	<i>Prosopis velutina</i> Velvet Mesquite	PV	24" BOX, 2" CAL. MIN.	30	MULTI-TRUNK	Y
	<i>Sophora secundiflora</i> Texas Mountain Laurel	SS	24" BOX 2" CAL. MIN.	19	MULTI-TRUNK	Y
	<i>Washingtonia filifera</i> California Fan Palm	WF	14" HT. C.T.	10	MATCHING	Y

SHRUBS / GRASS / ACCENTS						
	<i>Agave Americana</i> Century Plant	AA	5 GAL	55		Y
	<i>Agave geminiflora</i> Twin Flower Agave	AG	5 GAL	110		Y
	<i>Agave parryi</i> Parry's Agave	AP	5 GAL	117		Y
	<i>Dasylirion wheeleri</i> Desert Spoon	DW	5 GAL	108		Y
	<i>Dasylirion longissima</i> Toothless Spoon	DL	5 GAL	74		Y
	<i>Echinocactus grusonii</i> Goldern Barrel Cactus	EG	12" DIA MIN.	152		Y
	<i>Fouquieria splendens</i> Ocotillo	FS	5 GAL	40		Y
	<i>Lantana hybrid</i> 'New Gold' New Gold Lantana	LH	5 GAL	378		Y
	<i>Lantana montevidensis</i> Purple Trailing Lantana	LM	5 GAL	314		Y
	<i>Opuntia bigelovii</i> Teddy Bear Cholla	OB	5 GAL	64		Y
	<i>Opuntia violacea var. 'Santa Rita'</i> Purple Prickly Pear	OV	5 GAL	56		Y
	<i>Pachycereus marginatus</i> Mexican Fence Post	PM	3'-5' HT.	38	5 HEADS, NO SCARS	Y
	<i>Simmondsia chinensis</i> 'Vista' Dwarf Jojoba	SC	5 GAL	140		Y
	<i>Teucrium chamaedrys</i> Germander	TC	5 GAL	268		Y

INERT						
	1/2" SCREENED D.G., Madison Gold		2" DEPTH	57,890 SF	SUBMIT SAMPLE TO OWNER FOR APPROVAL	
	3"-MINUS DESERT COBBLE MULCH, Express Brown (by Granite Express, or approved equal)		3" DEPTH	21,860 SF	SUBMIT SAMPLE TO OWNER FOR APPROVAL	
	LANDSCAPE BOULDERS, COLOR TO MATCH D.G., FREE OF SCARS & BLEMISHES		18"-4'	55	SURFACE SELECT, EVEN MIX OF SIZES QTY DOES NOT INCLUDE ROCK WALL	
	DECORATIVE PAVERS, Forza Stone (5 sizes) by Phoenix Paver, 3.125" Thick, Random Pattern, Color: Territorial Blend			3,725 SF	SUBMIT SAMPLE TO OWNER FOR APPROVAL	

LANDSCAPE MAINTENANCE

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN THE PUBLIC RIGHT-OF-WAY (INCLUDING MEDIANS), SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, LITTER AND WEED-FREE CONDITION. IN ADDITION TO THE STANDARDS IN THE SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL, ANSI A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE

STIPULATION SET

RETAIN FOR RECORDS

APPROVED

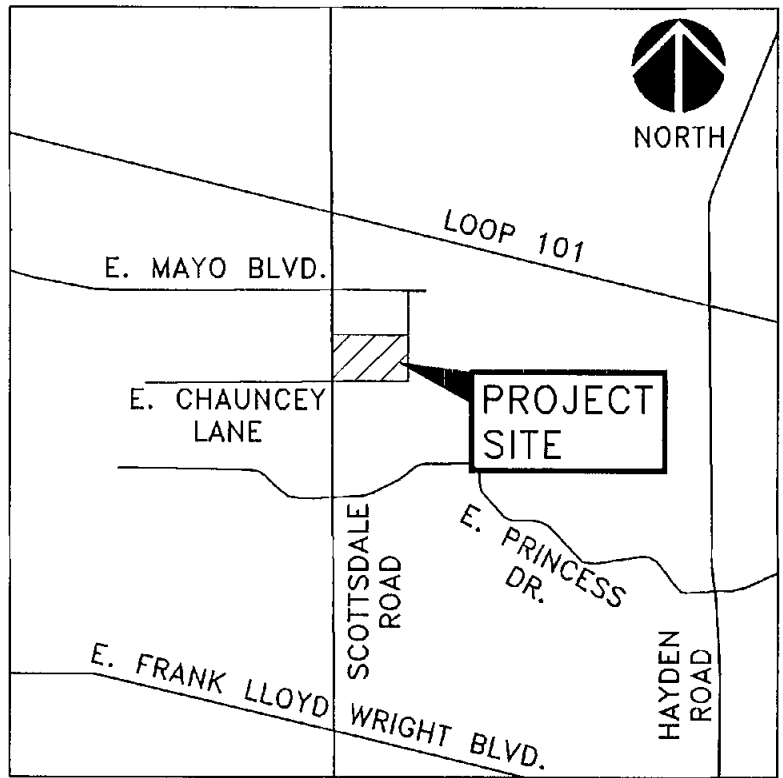
(PROPERTY OWNER / DEVELOPER / HOA)

DATE

INITIALS

LANDSCAPE PLAN APPROVAL

CASE #	APPROVED BY:	DATE:
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE INSTALLATION.		



VICINITY MAP  
SCOTTSDALE, AZ  
N.T.S.

MAINTENANCE

- AFTER THE 90 DAY PLANT ESTABLISHMENT PERIOD, AS DESCRIBED IN THE TECHNICAL SPECIFICATIONS, THE OWNER WILL PROVIDE MAINTENANCE OF SITE LANDSCAPING AND IRRIGATION SYSTEM(S).

ENVIRONMENTAL & LANDSCAPE DATA REQUIREMENTS

- WATER INTENSIVE LANDSCAPE ACREAGE LIMITED TO 10% FOR FIRST 9,000 SF, AND 5% FOR REMAINDER. TOTAL SITE = 275,596 SF  
14,229 SF NON-ADWR MATERIAL ALLOWED  
0 SF NON-ADWR MATERIAL PROPOSED
- TURF PROPOSED: 0 SF
- ALL TREES 15 GAL. MIN.  
ALL PROPOSED TREES 24" MIN. BOX SIZE
- 50% OF ALL TREES ARE MATURE  
(154) TREES x 50% 2" CAL. MIN. = 77 REQUIRED  
(154) 2" CAL. MIN. TREES PROPOSED
- PARKING LANDSCAPE AREAS ARE 7' WIDE MIN, AND 120 5<sup>th</sup> MIN.
- TOTAL LANDSCAPE WATER USAGE:  
TREES 571,206 gal/year  
SHRUBS 110,241 gal/year  
681,447 gal/year = 2.1 acre-feet/year

UTILITY AND GOVERNING AGENCIES CONTACT

DEPARTMENT OF ENVIRONMENTAL SERVICES MARICOPA COUNTY 1001 NORTH CENTRAL AVENUE PHOENIX, ARIZONA 85004 TEL. NO. (602) 506-6623	WATER / SEWER CITY OF SCOTTSDALE 9191 E. SAN SALVADOR DR SCOTTSDALE, ARIZONA 85296 TEL. NO. (480) 312-2776
POWER COMPANY APS STATION 4031 P.O. BOX 53933 PHOENIX, ARIZONA 850721 TEL. NO. (602) 493-4421	GAS COMPANY SOUTHWEST GAS COMPANY 10851 NORTH BLACK CANYON HIGHWAY PHOENIX, ARIZONA 85029 TEL. NO. (602) 395-4159
TELEPHONE COMPANY CENTURYLINK 333 NORTH 44TH STREET PHOENIX, ARIZONA 85008 TEL. NO. (602) 630-0508	CABLE TV COX COMMUNICATIONS 1550 W. DEER VALLEY ROAD PHOENIX, AZ 85027 TEL. NO. (623) 328-3569

DEVELOPER/OWNER

DIVERSIFIED PARTNERS, LLC  
7500 E. McDONALD DRIVE  
SUITE 100A  
SCOTTSDALE, AZ 85250  
PH: (480) 947-8800  
FAX: (480) 947-8830  
CONTACT: ALEXANDRA SCHUCHTER

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.  
7740 N. 16TH STREET, SUITE 300  
PHOENIX, ARIZONA 85020  
TEL. NO. (602) 944-5500  
FAX NO. (602) 944-7423  
CONTACT: ANNE BEAVERS, RLA

LAND SURVEYOR

SURVEY INNOVATION GROUP  
7301 EAST EVANS ROAD  
SCOTTSDALE, ARIZONA 85260  
PH: (480) 922-0780  
FAX: (480) 922-0781  
CONTACT: JASON SEGNERI, RLS

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.  
7740 N. 16TH STREET, SUITE 300  
PHOENIX, ARIZONA 85020  
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FAX NO. (602) 944-7423  
CONTACT: STEVE HANEY, PE

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DIVERSIFIED  
PARTNERS  
Nationwide Real Estate Services

NEC SCOTTSDALE ROAD AND CHAUNCEY LANE  
PRELIMINARY LANDSCAPE  
COVER SHEET  
SCOTTSDALE, ARIZONA

PROJECT No.  
191235046

SCALE (H): NONE

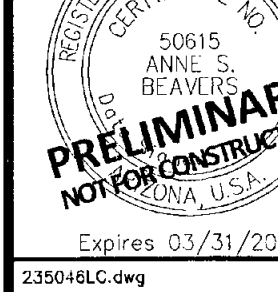
SCALE (V): NONE

DRAWN BY: CMR

DESIGN BY: CMR

CHECK BY: ASB

DATE: 09/17/13



LO

1 OF 5 SHEETS

PLAN CHECK #3529-13, 19-ZN-02#3, 8-PP-12

296-SA-2013

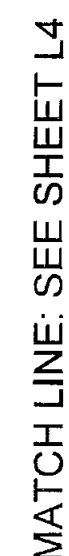


REV	DESCRIPTION	BY	DATE	APPR
1	ISSUED FOR PERMIT	CMR	09/17/13	ASB
2	REVISED PER COMMENTS	CMR	09/17/13	ASB
3	REVISED PER COMMENTS	CMR	09/17/13	ASB
4	REVISED PER COMMENTS	CMR	09/17/13	ASB
5	REVISED PER COMMENTS	CMR	09/17/13	ASB
6	REVISED PER COMMENTS	CMR	09/17/13	ASB
7	REVISED PER COMMENTS	CMR	09/17/13	ASB
8	REVISED PER COMMENTS	CMR	09/17/13	ASB
9	REVISED PER COMMENTS	CMR	09/17/13	ASB
10	REVISED PER COMMENTS	CMR	09/17/13	ASB

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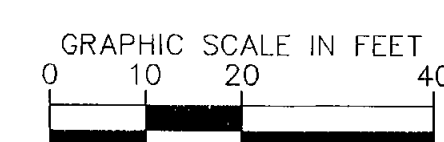


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 THIS DOCUMENT CONTAINS THE CONCEPTS AND DESIGNS PREPARED HEREIN. AS AN INSTRUMENT OF SERVICE, IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER ASSOCIATED PROJECT WITHOUT THE WRITTEN CONSENT OF THE ASSOCIATE.



Summary Data:
Total Landscape Area Provided: 79,750 SF
Total Landscape Area in Right-Of-Way: 13,869 SF
Total Landscape Area On-Site: 65,881 SF
Total Landscape Area in Parking Lot: 23,396 SF

296-JA-13  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
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DATE INITIALS



2 OF 5 SHEETS

SCOTTSDALE ARIZONA

**L2**

3 OF 5 SHEETS

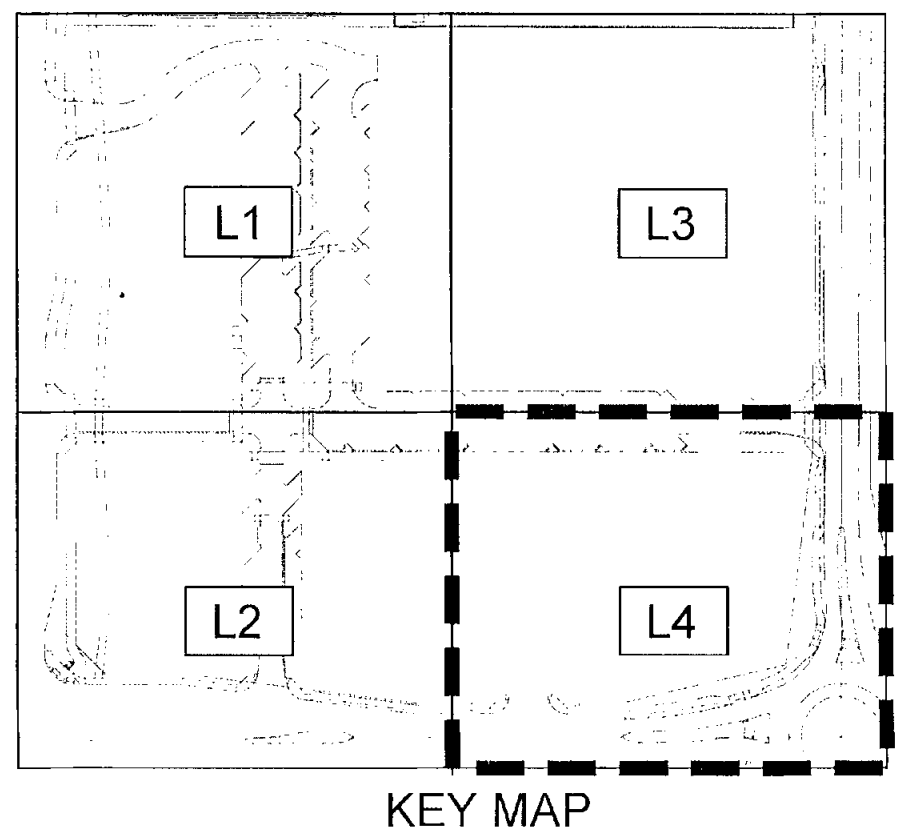
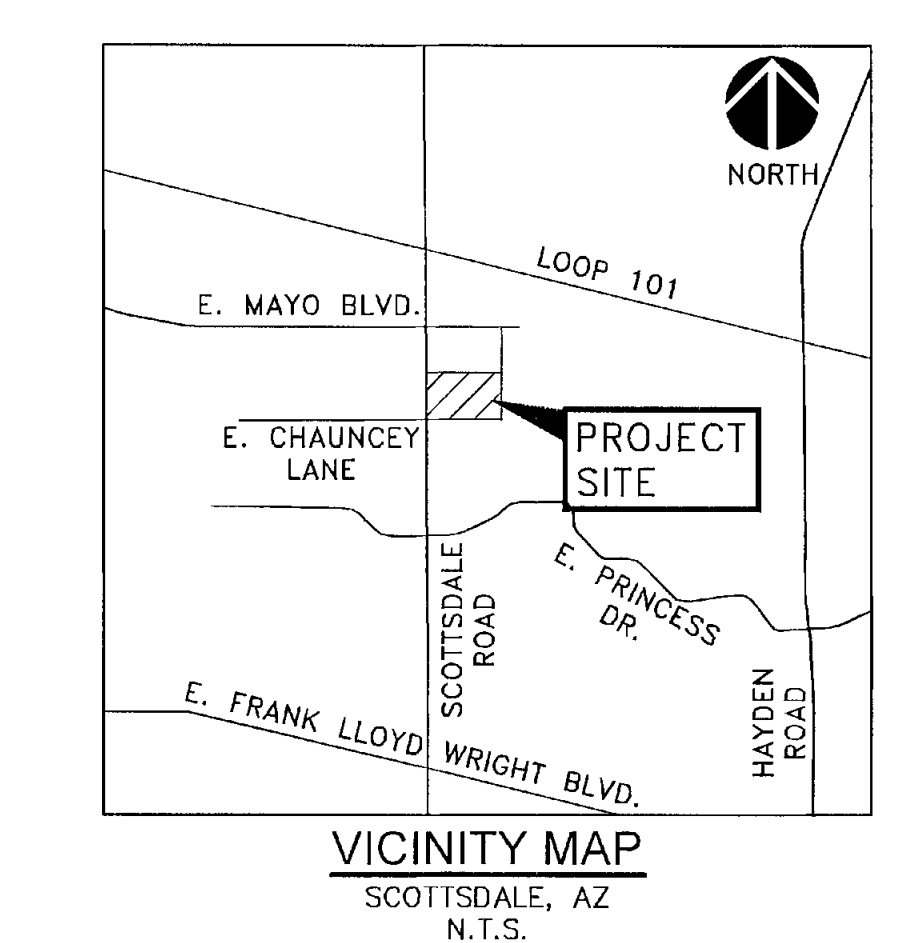
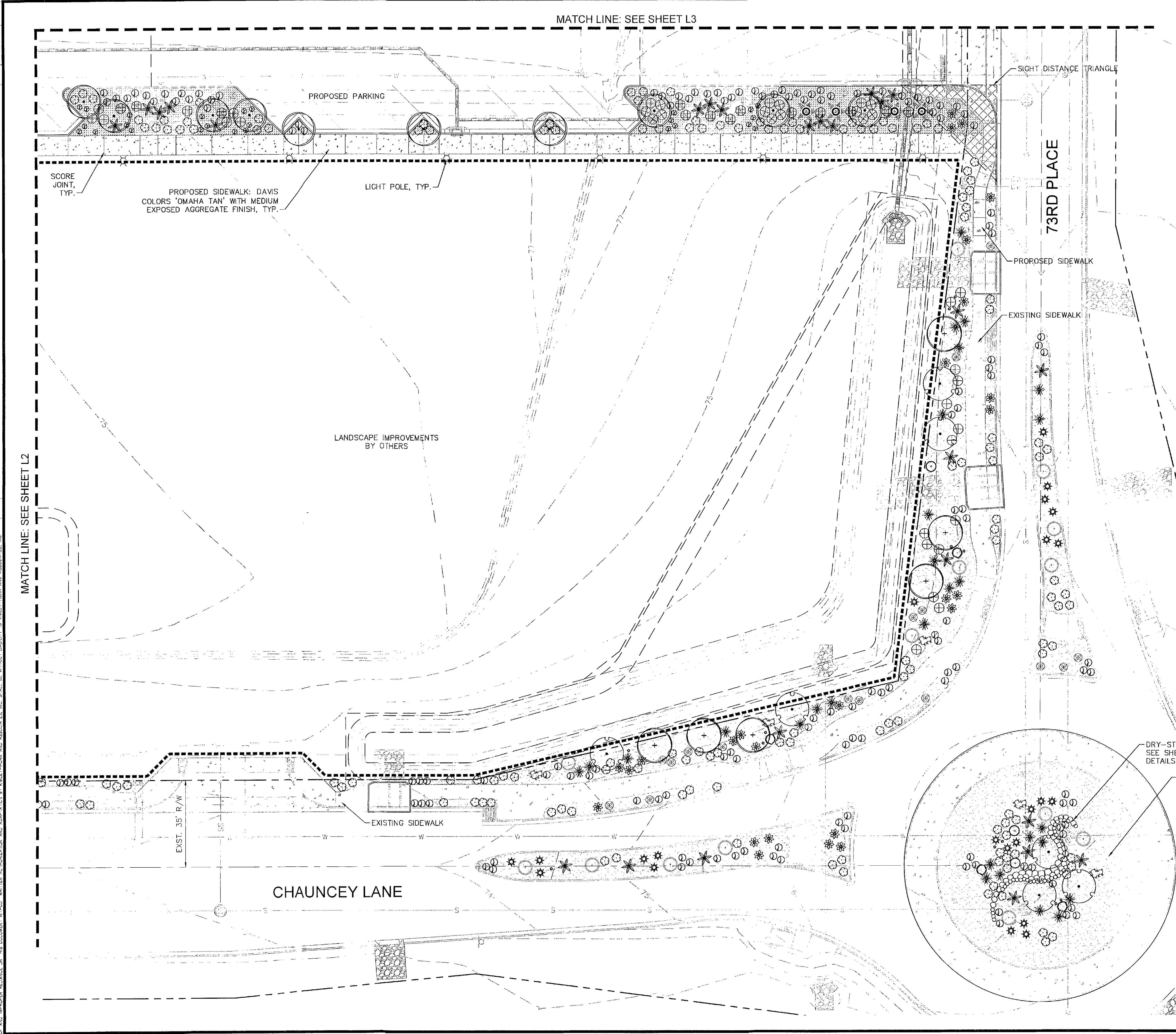
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296- SA-2013





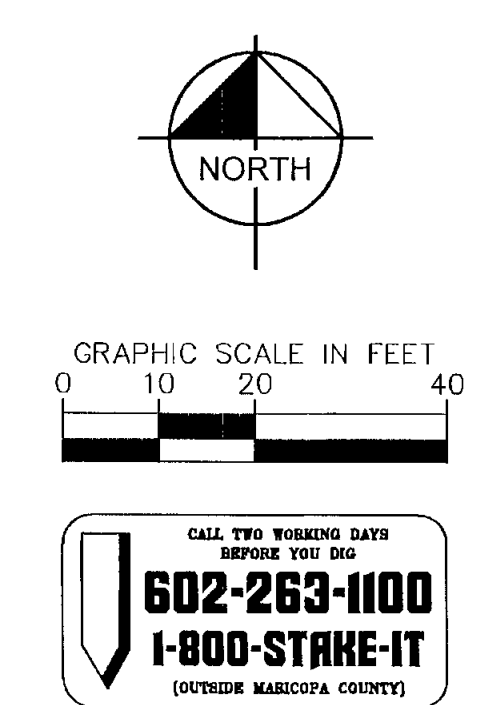
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LANDSCAPE ORDINANCE	REQUIRED	PROVIDED
<b>General Requirements:</b>		
One (1) Tree per every 500 SF of Landscape Area	79,750 SF/500 = 160 Trees	154 Trees + 13 Future Phase = 167 Trees
Fifty (50) Percent of Trees Must Be Mature (3/4" DB, 2" Cal. or 12' HT. Min. for Palms)	154 Trees/2 = 77 Mature Trees	154 Mature Trees
<b>Parking Area Requirements:</b>		
15% of Total Parking Lot Area Must Be Landscape Open Space	134,142 SF * 15 = 20,122 SF	23,396 SF
<b>Summary Data:</b>		
Total Landscape Area Provided:	79,750 SF	
Total Landscape Area in Right-Of-Way:	13,869 SF	
Total Landscape Area On-Site:	65,881 SF	
Total Landscape Area in Parking Lot:	23,396 SF	

NOTE: ALL INTERNAL SIDEWALKS AND CROSSWALKS SHALL BE INTEGRAL COLOR, DAVIS COLORS 'OMAHA TAN' WITH MEDIUM EXPOSED AGGREGATE FINISH

296-SA-13  
STIPULATION SET  
FOR RECORD  
APPROVED  
9-25-13  
DATE INITIALS



Kimley-Horn and Associates, Inc.  
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7140 North 16th Street, Suite 300  
Phoenix, Arizona 85020 (602) 944-5500

**DIVERSIFIED PARTNERS**  
Nationwide Real Estate Services

NEC SCOTTSDALE ROAD AND CHAUNCEY LANE  
**PRELIMINARY LANDSCAPE PLAN**  
SCOTTSDALE, ARIZONA

PROJECT No. 191235046  
SCALE (H): 1"=20'  
SCALE (V): NONE  
DRAWN BY: CMR  
DESIGN BY: CMR  
CHECK BY: ASB  
DATE: 09/17/13

PRELIMINARY  
NOT FOR CONSTRUCTION  
Expires 03/31/2016  
235046L5.dwg

L4  
5 OF 5 SHEETS

296-SA-2013