

**Marked Agendas
Approved Minutes
Approved Reports**

**The August 18, 2016
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

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

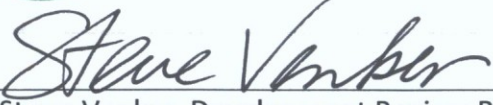
Jesus Murillo Senior Planner 480-312-7849 E-mail: jmurillo@scottsdaleAZ.gov

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



Wendy 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.

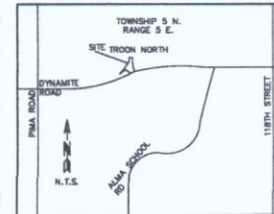
DRB Stipulations

- 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

PRELIMINARY PLAT TROON NORTH TRACT "V"

A MINOR SUBDIVISION OF TRACT "V", ON THE GREEN AT TROON NORTH
BOOK 398 OF MAPS, PAGE 5, OFFICIAL RECORDS OF MARICOPA COUNTY
A PORTION OF THE SOUTH HALF OF SECTION 29,
TOWNSHIP 5 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That BOB GARLAND, as owner, has subdivided under the name "Troon North Tract "V" a portion of the South Half Section 29, Township 5 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, as shown and platted herein, hereby publishes this Final Plat for "Troon North Tract "V". Said plat sets forth the location and gives the dimensions of the lots, tracts, streets and easements constituting the same. Each lot, tract, and street shall be known by the number, letter, or name given each respectively on said plat. The easements are dedicated for the purposes stated herein.

Bob Garland, as owner, does hereby grant to the Mirage On the Green at Troon North Homeowners Association:

1) Tracts A & B shall be owned and maintained by the Mirage On the Green at Troon North Homeowners Association.

Bob Garland, as owner, does hereby dedicate to the City of Scottsdale, an Arizona municipal corporation:

1. A perpetual, non-exclusive Scenic Corridor Easement (S.C.E.) upon, over, and across the parcel of land shown hereon. The purpose is to preserve the property as a scenic corridor free of any obstructions to the view of persons looking across the property. Without limitation, Grantor shall not allow or suffer to exist upon the property any buildings, walls, trees, obstructions, screens, or other structures or things exceeding a height determined by the Grantee above original grade.

2. A perpetual, non-exclusive Public Utility Easement (P.U.E.) upon, over, and across the parcel of land shown hereon. The purpose of the easement is for electricity, water, wastewater, telecommunications, and all other manner of utilities, and for construction, operation, use, maintenance, repair, modification, and replacement from time to time of improvements related thereto.

3. A perpetual, non-exclusive Vehicle Non Access Easement (V.N.A.E.) upon, over, and across the parcel of land shown hereon. The purpose of the easement is to prohibit vehicular access.

4. Natural Area Open Space ("N.A.O.S.") easements are hereby dedicated to the City of Scottsdale upon, over, and across the areas for the purpose of the preservation of said land in its natural state and no grading, grubbing, excavating, or construction of any structure or development of any kind shall be permitted on or within said easement except as allowed under City of Scottsdale ordinances.

Owner warrants to the City of Scottsdale that it is the sole owner of the property on this plat, and that every lender, easement holder or other person having any interest in the property adverse to or inconsistent with this dedication, conveyance or other property interests created or transferred by this plat has consented to or joined in this plat, as evidenced by the instruments which are recorded in the Maricopa County Recorder's Office or which the owner will record not later than the date on which this plat is recorded.

The person executing this document on behalf of a corporation, trust or other organization warrants his or her authority to do so and that all persons necessary to bind Grantor have joined in this document. This document runs in favor of the Grantee's successors and assigns.

DATED this ____ day of _____, 20____.

Grantor: _____

For: _____

PROPERTY USE TABLE

Name/Number	Area	Use	Responsible Party
Lot 1	3,337 SF, 0.076 AC	Single family residence	Lot owner
Lot 2	3,658 SF, 0.083 AC	Single family residence	Lot owner
Lot 3	3,581 SF, 0.082 AC	Single family residence	Lot owner
Lot 4	3,779 SF, 0.086 AC	Single family residence	Lot owner
Tract A	1,539 SF, 0.035 AC	Open space	HOA
Tract B	14,123 SF, 0.324 AC	Open space/NAOS	HOA

SITE DATA

Assessor's Parcel Number (APN): 216-72-584

Existing Zoning: R-4R ESL (H)

Proposed Zoning: N/A

Site area:
Gross = 30,019 SF
Net (building envelope) = 14,358 SF

Lot Number: 4

Minimum lot size: 3,337 SF

Average lot size: 3,558 SF

Density: 6.0 DU/Acre

NAOS Required = 0.0 SF

Provided = 8,412 SF

CIVIL ENGINEER

CANO & ASSOCIATES, INC.
501 WEST CORONADO ROAD
PHOENIX, AZ 85003
602-243-8977
CONTACT: MICHAEL A. CANO, PE

SURVEYOR

GILBERT LAND SURVEYING, P.L.C.
4381 S SQUARES LANE
GILBERT, AZ 85297
480-275-8000
CONTACT: RYAN D. GILBERT, R.L.S.

OWNER

BOB GARLAND
8180 E DEL CAVERNA DRIVE
SCOTTSDALE, AZ 85258

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 398 OF MAPS, PAGE 48 AND CERTIFICATE OF CORRECTION RECORDED AS 89-096783 OF OFFICIAL RECORDS AND REPLATED IN BOOK 398 OF MAPS, PAGE 5 AND AFFIDAVIT OF CORRECTION RECORDED AS 89-234748 OF OFFICIAL RECORDS.

BASIS OF BEARING

THE BASIS OF BEARING USED FOR THIS SURVEY IS THE MONUMENT LINE OF WHITE DYNAMITE BOULEVARD, AS SHOWN ON THE REPLAT OF "ON THE GREEN AT TROON NORTH", AS RECORDED IN 389/56 AC, IS THE BASIS OF BEARING FOR THIS SURVEY.

SAID BEARING = SOUTH 87° 00' 00" EAST

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER, 2015, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

NAME: RYAN D. GILBERT
REGISTERED LAND SURVEYOR #64333



DEDICATION ACKNOWLEDGMENT

STATE OF ARIZONA)
) S.S.
COUNTY OF MARICOPA)
THIS DOCUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF

BY _____ FOR AND ON BEHALF OF

Notary Public
My commission expires: _____

APPROVAL

Approved by the General Manager of the City of Scottsdale, Arizona this the ____ day of _____, 2013.

By _____ Date _____
General Manager

This plat has been reviewed for compliance with the City of Scottsdale's Design Standards and Policy Manual specifications.

By _____ Date _____
Chief Development Officer

This subdivision has been reviewed for compliance with the development standards of the City of Scottsdale's Development Review Board (DRB) Case No. _____ and Zoning Code(s) No. _____ and all case related stipulations.

By _____ Date _____
Project Coordinator

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

THIS IS TO CERTIFY THAT THE ABOVE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" AS DESIGNATED ON THE FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 04030333X, DATED OCTOBER 15, 2015. SHADED ZONE "X" IS DESIGNATED AS BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER THAT CIRCUMSTANCE.

REFERENCE DOCUMENTS

- TITLE COMMITMENT ISSUED BY SECURITY TITLE AGENCY INSURANCE COMPANY, NO. 39152305-039-00 DATED EFFECTIVE SEPTEMBER 25, 2015.
- MAP OF DEDICATION RECORDED IN BOOK 312, PAGE 43, MARICOPA COUNTY RECORDS.
- PLAT OF ON THE GREEN AT TROON NORTH RECORDED IN BOOK 390, PAGE 48, MARICOPA COUNTY RECORDS.
- PLAT OF ON THE GREEN AT TROON NORTH REPLAT, RECORDED ON BOOK 398, PAGE 5, MARICOPA COUNTY RECORDS.

BENCHMARK

GPS POINT: 1382
BRASS CAP FLUSH LOCATED IN THE CENTER INTERSECTION OF DYNAMITE BOULEVARD & PIMA ROAD.

EL=2278.320 (NAVD 88 DATUM)

GILBERT LAND SURVEYING, P.L.C.
4381 S Squares Lane, Gilbert, Arizona 85297
Phone: (480) 275-8000

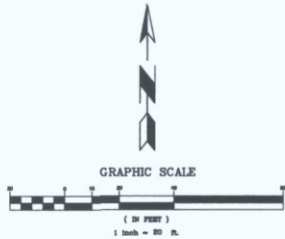
PRELIMINARY PLAT
TROON NORTH TRACT V
SCOTTSDALE, ARIZONA
MARICOPA COUNTY, ARIZONA

DATE: 12/10/15
FIELD: KD
DRAWN: RG, B
JOB NO.: 131107
SHEET: 10F2

10-PP-2015
12/15/15

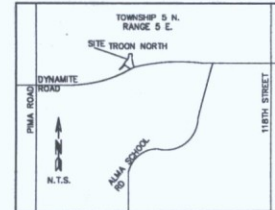
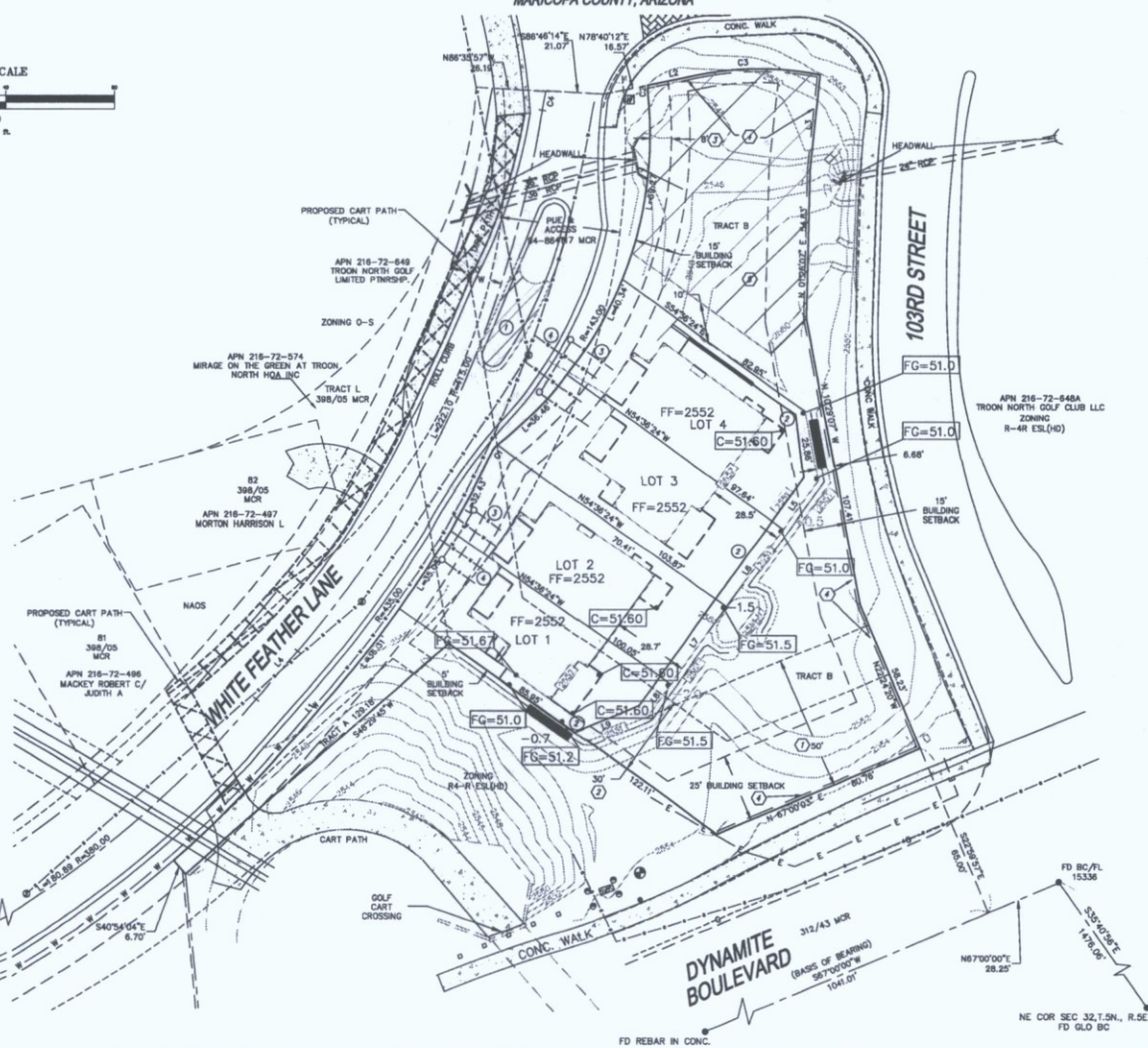
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MARICOPA COUNTY, ARIZONA



Curve #	Length	Station
C1	3.97	8.87
C2	3.47	13.07
C3	44.87	113.07
C4	6.87	103.07

Line #	Bearing	Distance
L1	N8°42'30"E	23.47
L2	N8°42'30"E	18.47
L3	N8°42'30"E	24.87
L4	N8°42'30"E	23.47
L5	N8°42'30"E	23.00
L6	N8°42'30"E	26.83
L7	N8°42'30"E	26.83
L8	N8°42'30"E	14.83
L9	N8°42'30"E	28.71



VICINITY MAP

LEGEND

- BRASS CAP FLUSH
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BOLLARD
- SIGN
- FD REBAR 37495
- FD REBAR 31019
- FD REBAR 17591
- FF=2552 PROPOSED FINISH GRADE ELEV.
- FF=51.0 PROPOSED FINISHED FLOOR ELEV.
- C=51.60 PROPOSED CONCRETE ELEV.
- CONCRETE
- D.G. PATH
- DECORATIVE PAVEMENT
- S SEWER LINE
- G GAS LINE
- W WATER LINE
- E ELECTRIC LINE
- ⚡ BREAK

CONSTRUCTION NOTE

- ① PORTION OF RAISED MEDIAN TO BE REMOVED FOR ACCESS TO LOTS 3 & 4.
- ② SCREEN WALL
- ③ SEWER CONNECTION
- ④ WATER CONNECTION

EASEMENT LIST

- ① PROPOSED 50' SCENIC CORRIDOR EASEMENT.
- ② 30' GOLF COURSE ACCESS EASEMENT, DOC. NO. 2005-043117, TO BE RELEASED.
- ③ 8' PUE PER BOOK 390, PAGE 48, & BOOK 398, PAGE 5, MARICOPA COUNTY RECORDS.
- ④ PROPOSED 1' VEHICULAR NON ACCESS EASEMENT
- ⑤ NAOS EASEMENT



**PRELIMINARY PLAT
TROON NORTH TRACT V
SCOTTSDALE, ARIZONA
MARICOPA COUNTY, ARIZONA**

DATE: 12/01/15	FIELD: KD	DRAWN: RG, JB	3/28 NO.: 151107	SHEET: 2/22
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10-PP-2015
12/15/15

PLANT LEGEND

SYMBOL	BOTANICAL/Common NAME	SIZE	QTY.	NOTES
SHRUBS				
⊙	AMBRÓSIA DELTOÍDEA BURNING BUSH	5 GAL.	49	1 GPH EMITTER
⊙	SALICIA MULTIFLÓRATA DESERT MARIGOLD	1 GAL.	30	.5 GPH EMITTER
⊙	ENCOLIA FORTÍSSIMA BITTLE BUSH	5 GAL.	49	1 GPH EMITTER
⊙	LARREA TRIDENATA CREOSOTE	5 GAL.	14	1 GPH EMITTER
ACCENTS				
⊙	ECHINOCEBUS ENGELMANNI HEDGEHOG CACTUS	5 GAL.	6	.5 GPH EMITTER
⊙	PRUNTA ACANTHOCARPA ELEPHANT CHolla	5 GAL.	13	.5 GPH EMITTER
⊙	FOUQUERIA SPLENDENS ODOTILLO	10 CANE MIN.	5	.3 GPH EMITTER
⊙	PEROCACTUS WOLZENTII POCKWOOD SAGE	5 GAL.	9	.5 GPH EMITTER

REVEGETATION NOTES

1) ALL DISTURBED AREAS LOCATED WITHIN A PROPOSED DEDICATED MACHS AREA SHALL BE REVEGETATED TO ITS NATURAL STATE.

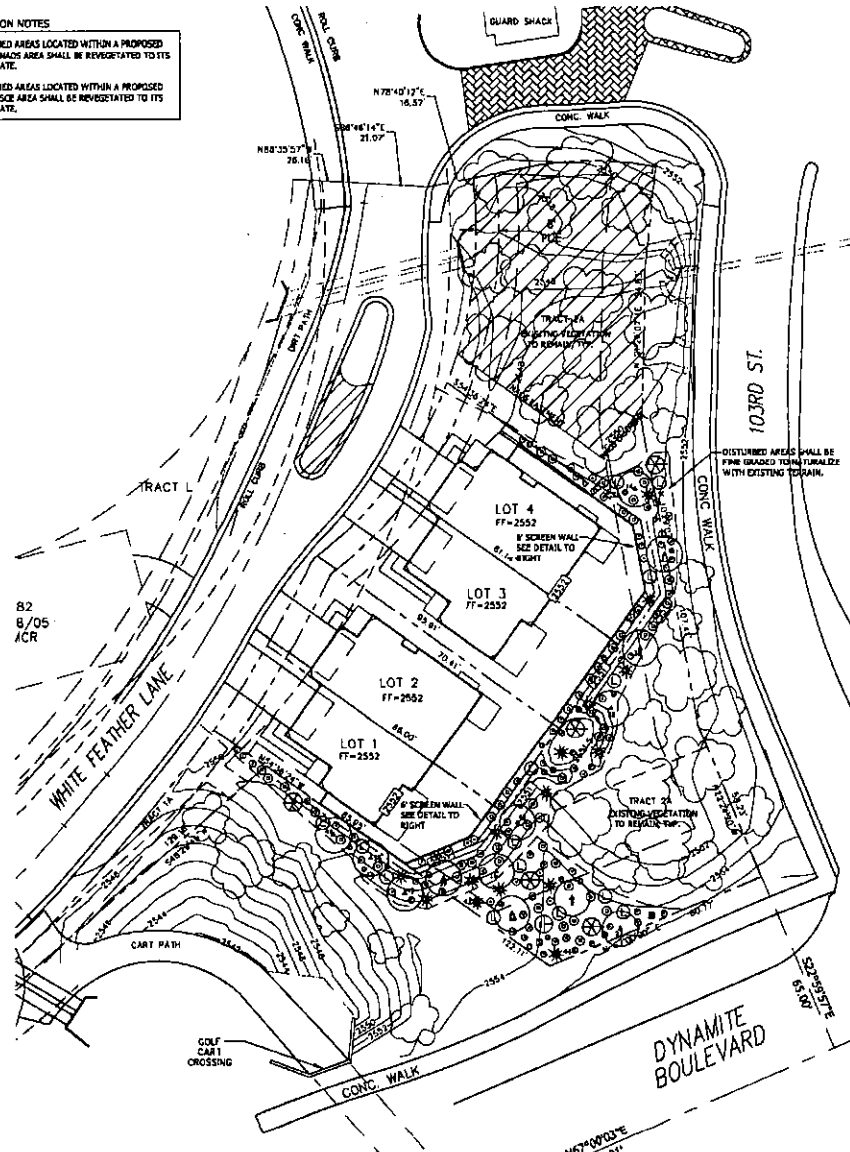
2) ALL DISTURBED AREAS LOCATED WITHIN A PROPOSED DEDICATED USE AREA SHALL BE REVEGETATED TO ITS NATURAL STATE.

RELOCATED SALVAGE INVENTORY

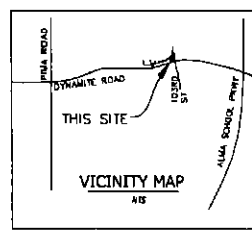
SYMBOL	SALVAGE MATERIAL
⊙	REFER TO CHART BELOW TO CROSS REFERENCE SPECIFIC PLANT ID NUMBER.
⊙	TREE SALVAGE (13 TOTAL)
⊙	SAGUARO SALVAGE (2 TOTAL)
⊙	BARREL CACTUS SALVAGE (2 TOTAL)
⊙	ODOTILLO SALVAGE (1 TOTAL)

INVENTORY CHART

LD.	SYMBOL	SPECIES	FRUIT	HEIGHT	SALVAGEABILITY	SALVAGE
1	⊙	AMBRÓSIA DELTOÍDEA	FRUIT	10 FT	NON SALVAGEABLE	REMAIN IN PLACE
2	⊙	SALICIA MULTIFLÓRATA	FRUIT	10 FT	NON SALVAGEABLE	REMAIN IN PLACE
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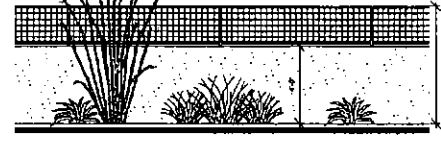
Ironwood Planning
Landscape Architecture
Land Planning
(PH) 852-540-7558
(FX) 602-342-2813
Email: irwood@iron.net



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).



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

DEVELOPER
ALAIN HOMES
DAVID LEFLOUREAU
14988 N. 78TH WAY # 103
SCOTTSDALE, AZ 85256
PHONE: (602) 633-4607

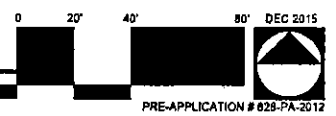
Civil Engineer
MICHAEL CANO, P.E.
CANO & ASSOCIATES, INC.
501 W. CORDONADO RD.
PHOENIX, AZ 85018
PHONE: (602) 243-9677

LANDSCAPE ARCHITECT
IRWOOD PLANNING
25809 N. 55TH DR.
PHOENIX, AZ 85018
PHONE: (480) 940-7558

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

TROON NORTH TRACT V

CONCEPTUAL LANDSCAPE AND REVEGETATION PLAN



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

10299 E. WHITE FEATHER LANE
SCOTTSDALE, AZ 85262

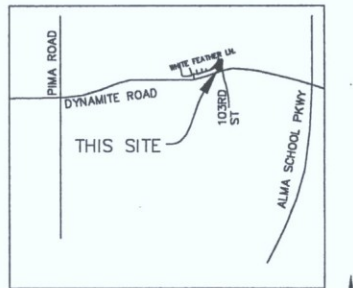
NOVEMBER 24, 2015

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 480-312-5750.
5.	Whenever excavation is necessary, call the Blue Stalk 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 leased 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 29,
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 99-099793 OF OFFICIAL RECORDS AND RELATED IN BOOK 398 OF MAPS, PAGE 5 AND AFFIDAVIT OF CORRECTION RECORDED AS 98-234748 OF OFFICIAL RECORDS.

OWNER

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

CONSULTANTS

Landscape Architect:
Ironwood Planning

Landscape Architecture
Land Planning
Phoenix Office
(Ph.) 480-540-7556
(Fax) 623-362-2813
lvs@iron.net



Civil Engineer:
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:

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.

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WIELD-FREE CONDITION. ANSI A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

10-PP-2015
12/15/15

Revision	Date

PLANT LEGEND

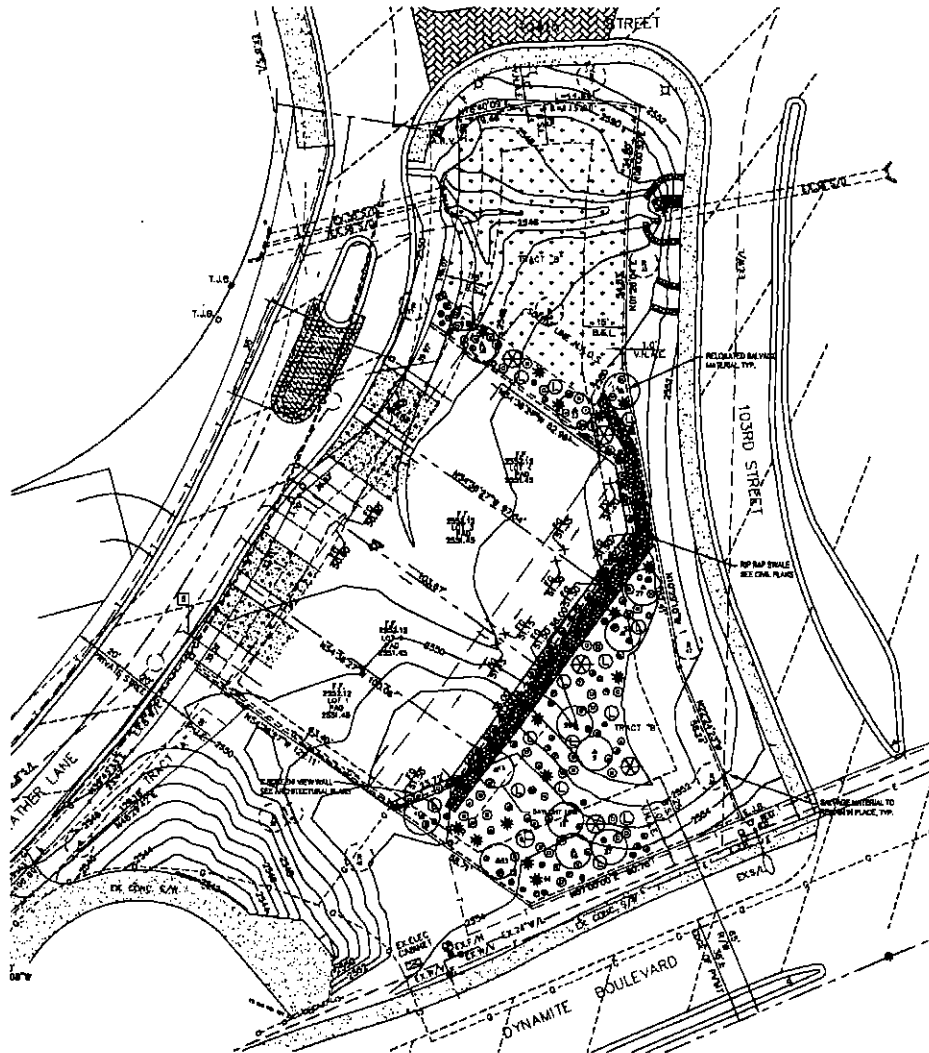
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	NOTES
SHRUBS				
⊙	AMBROSIA DELTOIDEA BURSAGE	5 GAL.	49	1 GPH EMITTER
⊙	BAILEYA MULTIRADIATA DESERT MARIGOLD	1 GAL.	30	.5 GPH EMITTER
⊙	ENCELIA FANINGERI BRITTLE BLUSH	5 GAL.	49	1 GPH EMITTER
⊙	LARREA TRIDENTATA CREOSOTE	5 GAL.	14	1 GPH EMITTER
ACCENTS				
⊙	ECHINOCEBUS ENGELMANNI HEDGECOCK CACTUS	5 GAL.	8	.5 GPH EMITTER
⊙	SPUNTA ACANTHOCYDIA BUCKHORN CHolla	5 GAL.	13	.5 GPH EMITTER
⊙	FOURCROZIA SPLENDENS OCOTILLO	10 CANES MIN.	5	.5 GPH EMITTER
⊙	PEROXYACTUS WISLIZENBII FISHHOOK BARREL	5 GAL.	9	.5 GPH EMITTER

RELOCATED SALVAGE INVENTORY

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

INVENTORY CHART

NO.	SYMBOL	COMMON NAME	SPECIES IN CHART	TYPE	EMITTER	PLANT HARDINESS	SALVAGE	QTY	NOTE
1	⊙	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5 GAL.	1 GPH	5	RELOCATE	49	
2	⊙	BAILEYA MULTIRADIATA	BAILEYA MULTIRADIATA	1 GAL.	.5 GPH	5	RELOCATE	30	
3	⊙	ENCELIA FANINGERI	ENCELIA FANINGERI	5 GAL.	1 GPH	5	RELOCATE	49	
4	⊙	LARREA TRIDENTATA	LARREA TRIDENTATA	5 GAL.	1 GPH	5	RELOCATE	14	
5	⊙	ECHINOCEBUS ENGELMANNI	ECHINOCEBUS ENGELMANNI	5 GAL.	.5 GPH	5	RELOCATE	8	
6	⊙	SPUNTA ACANTHOCYDIA	SPUNTA ACANTHOCYDIA	5 GAL.	.5 GPH	5	RELOCATE	13	
7	⊙	FOURCROZIA SPLENDENS	FOURCROZIA SPLENDENS	10 CANES MIN.	.5 GPH	5	RELOCATE	5	
8	⊙	PEROXYACTUS WISLIZENBII	PEROXYACTUS WISLIZENBII	5 GAL.	.5 GPH	5	RELOCATE	9	
9	⊙	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5 GAL.	1 GPH	5	RELOCATE	49	
10	⊙	BAILEYA MULTIRADIATA	BAILEYA MULTIRADIATA	1 GAL.	.5 GPH	5	RELOCATE	30	
11	⊙	ENCELIA FANINGERI	ENCELIA FANINGERI	5 GAL.	1 GPH	5	RELOCATE	49	
12	⊙	LARREA TRIDENTATA	LARREA TRIDENTATA	5 GAL.	1 GPH	5	RELOCATE	14	
13	⊙	ECHINOCEBUS ENGELMANNI	ECHINOCEBUS ENGELMANNI	5 GAL.	.5 GPH	5	RELOCATE	8	
14	⊙	SPUNTA ACANTHOCYDIA	SPUNTA ACANTHOCYDIA	5 GAL.	.5 GPH	5	RELOCATE	13	
15	⊙	FOURCROZIA SPLENDENS	FOURCROZIA SPLENDENS	10 CANES MIN.	.5 GPH	5	RELOCATE	5	
16	⊙	PEROXYACTUS WISLIZENBII	PEROXYACTUS WISLIZENBII	5 GAL.	.5 GPH	5	RELOCATE	9	
17	⊙	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5 GAL.	1 GPH	5	RELOCATE	49	
18	⊙	BAILEYA MULTIRADIATA	BAILEYA MULTIRADIATA	1 GAL.	.5 GPH	5	RELOCATE	30	
19	⊙	ENCELIA FANINGERI	ENCELIA FANINGERI	5 GAL.	1 GPH	5	RELOCATE	49	
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21	⊙	ECHINOCEBUS ENGELMANNI	ECHINOCEBUS ENGELMANNI	5 GAL.	.5 GPH	5	RELOCATE	8	
22	⊙	SPUNTA ACANTHOCYDIA	SPUNTA ACANTHOCYDIA	5 GAL.	.5 GPH	5	RELOCATE	13	
23	⊙	FOURCROZIA SPLENDENS	FOURCROZIA SPLENDENS	10 CANES MIN.	.5 GPH	5	RELOCATE	5	
24	⊙	PEROXYACTUS WISLIZENBII	PEROXYACTUS WISLIZENBII	5 GAL.	.5 GPH	5	RELOCATE	9	
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29	⊙	ECHINOCEBUS ENGELMANNI	ECHINOCEBUS ENGELMANNI	5 GAL.	.5 GPH	5	RELOCATE	8	
30	⊙	SPUNTA ACANTHOCYDIA	SPUNTA ACANTHOCYDIA	5 GAL.	.5 GPH	5	RELOCATE	13	
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32	⊙	PEROXYACTUS WISLIZENBII	PEROXYACTUS WISLIZENBII	5 GAL.	.5 GPH	5	RELOCATE	9	
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34	⊙	BAILEYA MULTIRADIATA	BAILEYA MULTIRADIATA	1 GAL.	.5 GPH	5	RELOCATE	30	
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37	⊙	ECHINOCEBUS ENGELMANNI	ECHINOCEBUS ENGELMANNI	5 GAL.	.5 GPH	5	RELOCATE	8	
38	⊙	SPUNTA ACANTHOCYDIA	SPUNTA ACANTHOCYDIA	5 GAL.	.5 GPH	5	RELOCATE	13	
39	⊙	FOURCROZIA SPLENDENS	FOURCROZIA SPLENDENS	10 CANES MIN.	.5 GPH	5	RELOCATE	5	
40	⊙	PEROXYACTUS WISLIZENBII	PEROXYACTUS WISLIZENBII	5 GAL.	.5 GPH	5	RELOCATE	9	
41	⊙	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5 GAL.	1 GPH	5	RELOCATE	49	
42	⊙	BAILEYA MULTIRADIATA	BAILEYA MULTIRADIATA	1 GAL.	.5 GPH	5	RELOCATE	30	
43	⊙	ENCELIA FANINGERI	ENCELIA FANINGERI	5 GAL.	1 GPH	5	RELOCATE	49	
44	⊙	LARREA TRIDENTATA	LARREA TRIDENTATA	5 GAL.	1 GPH	5	RELOCATE	14	
45	⊙	ECHINOCEBUS ENGELMANNI	ECHINOCEBUS ENGELMANNI	5 GAL.	.5 GPH	5	RELOCATE	8	
46	⊙	SPUNTA ACANTHOCYDIA	SPUNTA ACANTHOCYDIA	5 GAL.	.5 GPH	5	RELOCATE	13	
47	⊙	FOURCROZIA SPLENDENS	FOURCROZIA SPLENDENS	10 CANES MIN.	.5 GPH	5	RELOCATE	5	
48	⊙	PEROXYACTUS WISLIZENBII	PEROXYACTUS WISLIZENBII	5 GAL.	.5 GPH	5	RELOCATE	9	
49	⊙	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5 GAL.	1 GPH	5	RELOCATE	49	
50	⊙	BAILEYA MULTIRADIATA	BAILEYA MULTIRADIATA	1 GAL.	.5 GPH	5	RELOCATE	30	
51	⊙	ENCELIA FANINGERI	ENCELIA FANINGERI	5 GAL.	1 GPH	5	RELOCATE	49	
52	⊙	LARREA TRIDENTATA	LARREA TRIDENTATA	5 GAL.	1 GPH	5	RELOCATE	14	
53	⊙	ECHINOCEBUS ENGELMANNI	ECHINOCEBUS ENGELMANNI	5 GAL.	.5 GPH	5	RELOCATE	8	
54	⊙	SPUNTA ACANTHOCYDIA	SPUNTA ACANTHOCYDIA	5 GAL.	.5 GPH	5	RELOCATE	13	
55	⊙	FOURCROZIA SPLENDENS	FOURCROZIA SPLENDENS	10 CANES MIN.	.5 GPH	5	RELOCATE	5	
56	⊙	PEROXYACTUS WISLIZENBII	PEROXYACTUS WISLIZENBII	5 GAL.	.5 GPH	5	RELOCATE	9	
57	⊙	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5 GAL.	1 GPH	5	RELOCATE	49	
58	⊙	BAILEYA MULTIRADIATA	BAILEYA MULTIRADIATA	1 GAL.	.5 GPH	5	RELOCATE	30	
59	⊙	ENCELIA FANINGERI	ENCELIA FANINGERI	5 GAL.	1 GPH	5	RELOCATE	49	
60	⊙	LARREA TRIDENTATA	LARREA TRIDENTATA	5 GAL.	1 GPH	5	RELOCATE	14	
61	⊙	ECHINOCEBUS ENGELMANNI	ECHINOCEBUS ENGELMANNI	5 GAL.	.5 GPH	5	RELOCATE	8	
62	⊙	SPUNTA ACANTHOCYDIA	SPUNTA ACANTHOCYDIA	5 GAL.	.5 GPH	5	RELOCATE	13	
63	⊙	FOURCROZIA SPLENDENS	FOURCROZIA SPLENDENS	10 CANES MIN.	.5 GPH	5	RELOCATE	5	
64	⊙	PEROXYACTUS WISLIZENBII	PEROXYACTUS WISLIZENBII	5 GAL.	.5 GPH	5	RELOCATE	9	
65	⊙	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5 GAL.	1 GPH	5	RELOCATE	49	
66	⊙	BAILEYA MULTIRADIATA	BAILEYA MULTIRADIATA	1 GAL.	.5 GPH	5	RELOCATE	30	
67	⊙	ENCELIA FANINGERI	ENCELIA FANINGERI	5 GAL.	1 GPH	5	RELOCATE	49	
68	⊙	LARREA TRIDENTATA	LARREA TRIDENTATA	5 GAL.	1 GPH	5	RELOCATE	14	
69	⊙	ECHINOCEBUS ENGELMANNI	ECHINOCEBUS ENGELMANNI	5 GAL.	.5 GPH	5	RELOCATE	8	
70	⊙	SPUNTA ACANTHOCYDIA	SPUNTA ACANTHOCYDIA	5 GAL.	.5 GPH	5	RELOCATE	13	
71	⊙	FOURCROZIA SPLENDENS	FOURCROZIA SPLENDENS	10 CANES MIN.	.5 GPH	5	RELOCATE	5	
72	⊙	PEROXYACTUS WISLIZENBII	PEROXYACTUS WISLIZENBII	5 GAL.	.5 GPH	5	RELOCATE	9	
73	⊙	AMBROSIA DELTOIDEA	AMBROSIA DELTOIDEA	5 GAL.	1 GPH	5	RELOCATE	49	
74	⊙	BAILEYA MULTIRADIATA	BAILEYA MULTIRADIATA	1 GAL.	.5 GPH	5	RELOCATE	30	
75	⊙	ENCELIA FANINGERI	ENCELIA FANINGERI	5 GAL.	1 GPH	5	RELOCATE	49	
76	⊙	LARREA TRIDENTATA	LARREA TRIDENTATA	5 GAL.	1 GPH	5	RELOCATE	14	
77	⊙	ECHINOCEBUS ENGELMANNI	ECHINOCEBUS ENGELMANNI	5 GAL.	.5 GPH	5	RELOCATE	8	
78	⊙	SPUNTA ACANTHOCYDIA	SPUNTA ACANTHOCYDIA	5 GAL.	.5 GPH	5	RELOCATE	13	
79	⊙	FOURCROZIA SPLENDENS	FOURCROZIA SPLENDENS	10 CANES MIN.	.5 GPH	5	RELOCATE	5	
80	⊙	PEROXYACTUS WISLIZENBII	PEROXYACTUS WISLIZENBII	5 GAL.	.5 GPH	5	RELOCATE	9	



PLANTING PLAN



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These drawings and specifications are to be interpreted as a contract and shall constitute the entire agreement between the parties. The client shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.

Landscape Improvement Plans
TRACT V OF ON THE GREEN AT TROON NORTH
Scottsdale, Arizona
ALAIR HOMES
14982 N. 78TH WAY # 103,
SCOTTSDALE, ARIZONA 85260

Project Number:	41101
Tract No.:	50
Sheet No.:	11/2/11
Date:	08/15/11
Scale:	1/4" = 1'
Author:	
Checker:	
Reviewer:	
Approved:	



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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 SIDDING THIS PROJECT.
- PLANTS ARE DISQUANTIFIED AND APPROXIMATE ALL VALUES AND PIPING SHALL BE LOCATED BY PLANTING AREAS AND ALL PIPING SHALL BE INSTALLED PRIOR TO FINISH WORK. NO TESTS, BILLS OR OTHER PLANS IN PIPING SHALL BE LOCATED UNLESS PROVIDED EXCEPT WHERE SHOWN ON DRAWINGS. CAP ALL LINES HAVING TEST POINTS.
- LOCAL STATIC WATER PRESSURE RANGES FROM 60-70 PSI. CONTRACTOR SHALL VERIFY WATER PRESSURE IN FIELD PRIOR TO CONSTRUCTION SHOULD A DISCREPANCY EXIST. NOTIFY OWNERS AGENT IMMEDIATELY.
- CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THEIR SITE.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION. CONTACT BLUE STAINS CENTER (602-363-1000) 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 CHECKING, 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 OWNER'S AGENT.
- CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL SLEEVING UNDER ALL PAVED SURFACES WITH THE GENERAL CONTRACTOR.
- PROVIDE PLASTIC VALVE BOXES FOR ALL UNDERGROUND VALVES, PRESSURE MEASUREMENT REGULATORS AND FLUSH PLUGS.
- USE ONLY #14 OR #12 (WHICH JUSTIFY) DIRECT BURIAL COPPER WIRE FOR ALL UNDERGROUND WIRING. ALL WIRE RUNS TO BE CONTINUOUS FROM CONTROLLER TO CONTROL VALVE. USE ONLY OPEN END WATERPROOF WIRE ASSEMBLIES BY SPECTRA (OR EQ.) FOR ALL WIRE SPLICES. COLOR CODED WIRING MUST BE INDICATED ON PLANS.
- ALL WIRING APPROVAL FROM THE OWNER'S AGENT OF STATED LOCATIONS FOR ALL VALVES, MAINLINE, AND THE AUTOMATIC CONTROLLER PRIOR TO INSTALLATION.
- TEST MAINLINE FROM WATER SOURCE TO ELECTRIC VALVES AND GICU COUPLERS WITH THE EXISTING WATER PRESSURE FOR A MINIMUM OF 24 HOURS. OBTAIN APPROVAL OF OWNERS AGENT PRIOR TO BACKFILLING.
- ALL PVC SLEEVING PASSING UNDER MAINS, DRAINS, CONCRETE AND THROUGH FOOTINGS SHALL BE SCHEDULE 40 PVC PIPE MINIMUM TWO SIZES LARGER (E.G. 1.5" SCHEDULE 40 PVC PASSING THROUGH 1.5" SCHEDULE 40 PVC MAINLINE).
- EXACT PIPE SIZING AND FOOTAGE REMAIN THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.
- USE TYPICAL TIE OR PIPE JOINT COMPOUND ON ALL THESE JOINTS.
- ALL DRIP SYSTEM MAINLINE SHALL BE 1/2" CLASS 200. ALL FITTINGS SHALL BE A MINIMUM SCH. 40 PVC.
- CONTRACTOR'S REPRESENTATIVE WORK WITH PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.
- WASHER TRISER, LIGHT FIXTURES, ETC. ARE AN EXTENSION OF SPRAWL, PIPING AND SPRINKLER HEADS SHALL BE ADJUSTED INSTEAD FOR PROPER HEAD TO HEAD COVERAGE.
- PROVIDE TYPED WATERING SCHEDULE ENCASED IN PLASTIC AND ATTACHED TO INSIDE COVER 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 WATER SCHEDULES FOR SEASONAL REQUIREMENTS.
- PROVIDE A MEETING IN MONTHS PRIOR TO THE START OF THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR SHALL PROVIDE LABOR, MATERIALS AND EQUIPMENT NECESSARY TO RESTORE THE FULL OPERATION OF THE SYSTEM, AND REPLACE PLANT MATERIAL THAT DEED AS A RESULT OF THE FAILURE.

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 OBTAINING APPROVAL FROM THE OWNER'S AGENT OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S 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 OWNER'S 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 GRANITE, AND STREET IMPROVEMENTS.
- DAMAGE TO EXISTING LANDSCAPE, UNDERGROUND UTILITIES, TRANSDUCER LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTOR'S 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 BUILDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRANES IN LANDSCAPED AREAS. HE SHALL DETACHMENT WITH THE GENERAL CONTRACTOR, THE EXTENT OF WHICH GRADING AND/OR FINISH GRANING TO BE ESTABLISHED BY OTHERS.
- ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, AS SUGGESTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRANES AT PROJECT BOUNDARIES. FINISH GRADE SHALL BE 1" BELOW THE TOP OF ADJACENT WALLS AND CURBS PRIOR TO CONSTRUCTION. CONTRACTOR TO OBTAIN APPROVAL FROM THE GENERAL CONTRACTOR TO BE THE GRANES. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL THE GRADE ENTIRE LANDSCAPED AREA AS INDICATED FOR INSTALLATION OF PLANTING. ALL GRANES SHALL BE NEAT, FINISHED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
- PRIOR TO SPREADING MATERIAL OVERDOVES, ADJUST AND COMPACT FINISH GRANES. ANY USED PRE-CASTED SLABWORK AS PER MANUFACTURER'S INSTRUCTIONS. THIS OPENED DECOMPOSED GRANITE, RIVER SAND, OR MULCH AS INDICATED ON PLANS. DECOMPOSED GRANITE SHALL BE WATERED, THEN COMPACTED WITH A 300 ROLLER TO A MINIMUM DEPTH OF 2" AFTER
- ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF 1/2" HOPSUS "COLOR BY OWNER" DECOMPOSED GRANITE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY OWNER'S AGENT PRIOR TO DELIVERY.
- STATE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, 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 MINIMAL HANG OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND FREE OF ANY BULGES, 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 HORTICULTURISTS AND THE AMERICAN NURSERYMAN ASSOCIATION STANDARDS.
- ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER PLANT LIST. NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS WITHOUT PRIOR APPROVAL FROM THE PLANNING DEPT. OF SCOTTSDALE.
- BAGGELL MATERIALS, EXCEPT AS NOTED, TO BE COMPOSED OF 70% NATIVE SOIL AND 30% DECOMPOSED GRANULAR SAND MULCH, AND 1 LB. DECOMPOSED PEAS QUIC TWO OF BAGGELL 400 AGRICULTURE FERTILIZER TABLETS AT THE FOLLOWING RATES:
 - 1 GALLON PLANT - 1 TABLET
 - 1/2 GALLON PLANT - 1 TABLET
 - 3 GALLON PLANT - 2 TABLETS
 - BOSSY TREE - 4 TABLETS (OWN)
 TABLETS TO BE PLACED NOT MORE THAN 1" BELOW SOIL SURFACE.
- 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 OWNER'S AGENT.
- THE OWNER'S AGENT RESERVES THE RIGHT TO REQUEST ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTEREST OF THE LANDSCAPE DESIGN BASED ON: SIZE, SHAPE, EVIDENCE OF STRESS OR DISEASE/PEST DAMAGE.
- PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PLANTING LIST ITEMS. THEN OBTAIN APPROVAL FROM OWNERS AGENT OR SUBSTANTIAL COMPLETION. DETACHMENT WITH OWNERS AGENT THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEIR HONORARY LANDSCAPE ARCHITECT WITH WRITTEN INSTRUCTIONS OUTLINE MAINTENANCE PROCEDURES TO BE ACCEPTED IN ORDER TO PROTECT GUARANTEED. INCLUDING AND REPLACEMENT OF ANY MATERIAL THAT HAS BEEN OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PLANT LIST THREE WEEKS PRIOR TO END OF MAINTENANCE PERIOD.
- OWNER OWNERS WITH A BARRIER GUARANTEE OF SITE (18) MONTHS FOR ALL PLANT MATERIAL DATED FROM START OF MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND INACTIVE GROWTH. PROVIDE OWNERS WITH WRITTEN INSTRUCTIONS OUTLINE MAINTENANCE PROCEDURES TO BE ACCEPTED IN ORDER TO PROTECT GUARANTEED. INCLUDING AND REPLACEMENT OF ANY MATERIAL THAT HAS BEEN OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PLANT LIST THREE WEEKS PRIOR TO END OF MAINTENANCE PERIOD.
- ALL SIDEWALKS AND OPEN SPACE TRAILS SHALL BE ACCESSIBLE AND COMPLY WITH ADA, AND FAIR HOUSING CRITERIA.

IRRIGATION SCHEDULE

SYMBOL	ITEM	DESCRIPTION	REMARKS
		1" WATER METER	FIELD VERIFY LOCATION
		1" BACKFLOW PREVENTER (ON SECURITY CAGE)	FIELD VERIFY LOCATION
	RAINBIRD	#100 RB EDGES ELECTRONIC REMOTE CONTROL. ONLY VALVE WITH AN SP-100-320 PK SERIES WHITE WYE STRAINER	INSTALL 1" CONTROL VALVES IF EXISTING VALVES CANNOT ADEQUATELY SERVICE LANDSCAPE
	RAINBIRD	PS-1000 PRESSURE REGULATOR OR EQUAL	SEE DETAIL
		PVC MAINLINE, SCH. 40	1 1/2" THROUGHOUT
		1" PVC DRIP LATERAL, CLASS 200 OR BETTER (SHRUB LATERAL)	
		1/2" PVC DRIP LATERAL, CLASS 200 OR BETTER (TREE LATERAL)	
		PVC SLEEVING, SCH. 40	2x SIZE OF PIPE (IF NEEDED)
	SPREAS	MALE ADAPTOR, 1/4-66-P MALE FLUSH CAP	SEE DETAIL
	RAINBIRD	NC-600 8 Spire 12 STATION WALL MOUNTED CONTROLLER	WALL MOUNT PER MANUF. SPECIFICATIONS
	BOWSMITH	NC-600 8 Spire 12 STATION WALL MOUNTED CONTROLLER	LINE SIZE

BOWSMITH EMITTER NOTES

- INSTALL ONE EACH OF LONG RANGE Emitter PER SHRUB OR GRASS COVER AS REQUIRED. USE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION. (SEE DETAIL 1)
- INSTALL ONE EACH OF 1/4" OR 3/8" RANGE Emitter PER SHRUB OR GRASS COVER AS REQUIRED. USE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION. (SEE DETAIL 1)
- INSTALL ONE EACH OF 1/4" OR 3/8" RANGE Emitter PER TREE IN AREAS. (SEE DETAIL 1)
- INSTALL ALL EMITTERS UP GRASS FROM PLANT MATERIAL.
- USE 8000 PVC AS BOWSMITH LATERALS THROUGHOUT.
- INSTALL PUSH DOWN CAP AT END OF ALL LATERALS AS SHOWN.
- INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S INSTRUCTIONS AND OPERATIONS.

PIPE SIZING SCHEDULE

PIPE SIZE	GAUGE PER	PIPE SIZE	DRAINAGE
1/2"	0-8	1 1/4"	10-20
3/4"	0-8	1 1/2"	20-30
1"	11-15	1 3/4"	30-40

PLANT LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	NOTES
SHRUBS				
	AMORFOSA DELTOIDEA BURSAGE	5 GAL.	49	1 GPH EMITTER
	BALFOYA MULTICAUDATA DESERT HARGROLD	1 GAL.	30	5 GPH EMITTER
	ENCLETA FARINOSA BUTTLE BRUSH	5 GAL.	49	1 GPH EMITTER
	LARREA TRIDENTATA CREOSOTE	5 GAL.	14	1 GPH EMITTER
ACCENTS				
	COXICOCERUS ENGELMANNI HEDENROG CACTUS	5 GAL.	8	5 GPH EMITTER
	DAUNTIA ACANTHOCARPUS BUCKWORM CHOLLA	5 GAL.	13	5 GPH EMITTER
	FOURCOURIA SPLENDENS OCTOLLOID	10 CANES MIN.	5	5 GPH EMITTER
	FEROCACTUS WILSONI FISHHOOK BARREL	5 GAL.	9	5 GPH EMITTER

RELOCATED SALVAGE INVENTORY

- SYMBOL SALVAGE MATERIAL**
- AFTER REVISIONARY CHART OF THIS SHEET TO CHECK REFERENCE SYMBOL PLANT ID. NUMBER.
 - TREE AND OCTOLLOID SALVAGE
 - SAGUARO SALVAGE
 - BARREL CACTUS SALVAGE
 - SALVAGEABLE MATERIAL TO REMAIN IN PLACE

INVENTORY CHART

LINE	SYM. CODE	SYM. NAME	SYM. DESCRIPTION	SYM. SIZE	SYM. QTY.	SYM. NOTES	SYM. LOCATION	SYM. REMARKS
1	1	AMORFOSA DELTOIDEA	BURSAGE	5 GAL.	49	1 GPH EMITTER		
2	2	BALFOYA MULTICAUDATA	DESERT HARGROLD	1 GAL.	30	5 GPH EMITTER		
3	3	ENCLETA FARINOSA	BUTTLE BRUSH	5 GAL.	49	1 GPH EMITTER		
4	4	LARREA TRIDENTATA	CREOSOTE	5 GAL.	14	1 GPH EMITTER		
5	5	COXICOCERUS ENGELMANNI	HEDENROG CACTUS	5 GAL.	8	5 GPH EMITTER		
6	6	DAUNTIA ACANTHOCARPUS	BUCKWORM CHOLLA	5 GAL.	13	5 GPH EMITTER		
7	7	FOURCOURIA SPLENDENS	OCTOLLOID	10 CANES MIN.	5	5 GPH EMITTER		
8	8	FEROCACTUS WILSONI	FISHHOOK BARREL	5 GAL.	9	5 GPH EMITTER		

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Landscape Improvement Plans
TRACT V OF ON THE GREEN AT TROON NORTH
Scottsdale, Arizona
ALAIR HOMES
14988 N. 78TH WAY # 103,
SCOTTSDALE, ARIZONA 85268

Project Number:	AP103
Sheet No.:	103
Issue Date:	12/15/15
Scale:	AS SHOWN
Revision:	



ALL THE VENDOR'S
802-263-1100
1-800-STAKE-IT
PERSONAL QUALITY SERVICE

LEGENDS AND NOTES

Sheet Number

10-PP-2015
12/15/15

LN-01

IRRIGATION SCHEDULE

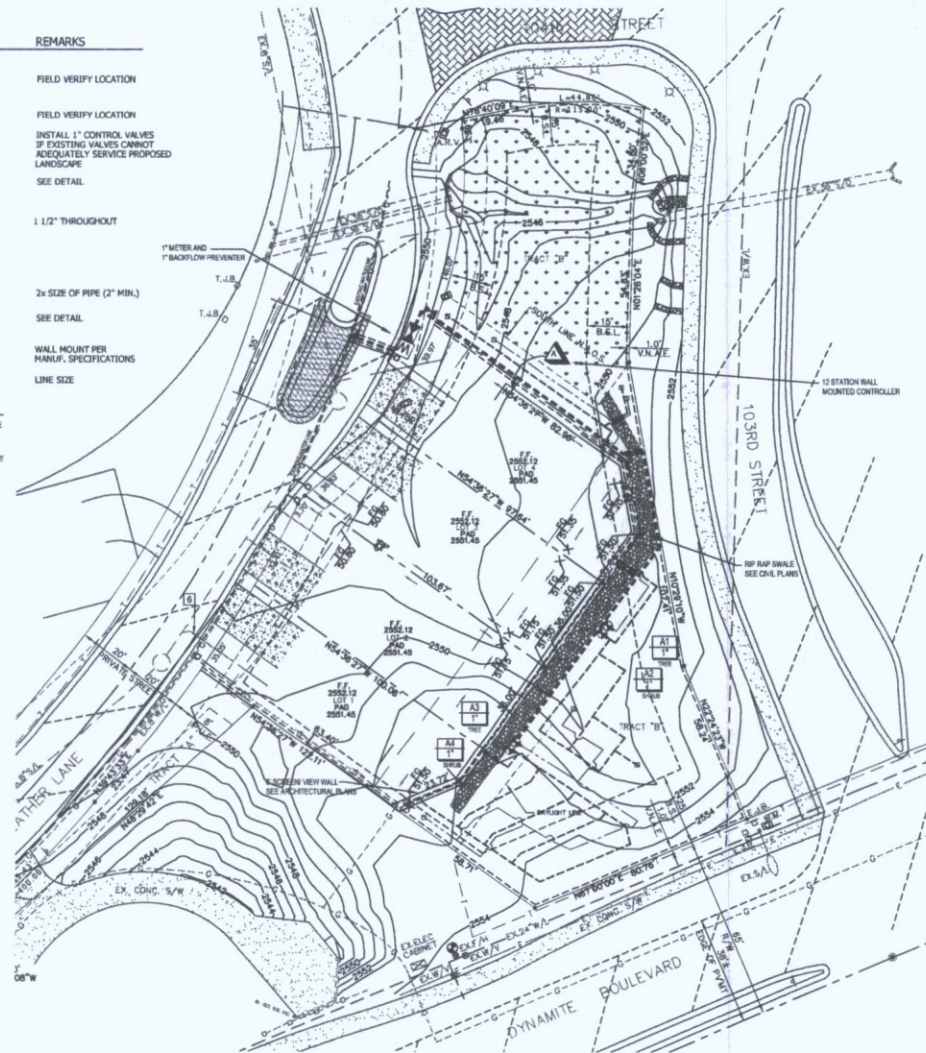
SYMBOL	ITEM	DESCRIPTION	REMARKS
	1" WATER METER		FIELD VERIFY LOCATION
	1" BACKFLOW PREVENTER (IN SECURITY CAGE)		FIELD VERIFY LOCATION
	RAINBIRD	#100 PER SERIES ELECTRONIC REMOTE CONTROL DRIP VALVE WITH AN RBT-100-200 HX SERIES WATT WYE STRAINER	INSTALL 1" CONTROL VALVES IF EXISTING VALVES CANNOT ADEQUATELY SERVICE PROPOSED LANDSCAPE
	RAINBIRD	PSI-MX30 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)		2x SIZE OF PIPE (2" MIN.)
	1" PVC DRIP LATERAL, CLASS 200 OR BETTER (TREE LATERAL)		
	PVC SLEEVING, SCH. 40		
	SPEARS	MALE ADAPTOR, M-66-P MALE FLUSH CAP	SEE DETAIL
	IRRITROL NOT SHOWN	MC-Plus B Series AUTOMATIC WALL MOUNTED CONTROLLER 12 STATION	WALL MOUNT PER MANUF. SPECIFICATIONS
	NBVD	BRASS GATE VALVE	LINE SIZE

BOWSMITH EMITTER NOTES

1. INSTALL ONE SR10 (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 SR10 (1.2 GPH) SINGLE OUTLET EMITTER PER SHRUB OR GROUND COVER AS REQUIRED. SEE LANDSCAPE SCHEDULE FOR APPROPRIATE EMITTER APPLICATION. (SEE DETAIL.)
3. INSTALL (Qty. Varies) SR10 (1.2 GPH) SINGLE OUTLET EMITTER PER TREE AS REQUIRED. (SEE DETAIL.)
4. INSTALL ALL EMITTERS UP GRADE FROM PLANT MATERIAL.
5. USE RIGID PVC AS EMITTER LATERALS THROUGHOUT.
6. INSTALL FLUSH END CAPS AT ALL ENDS OF LATERALS AS SHOWN.
7. INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

PIPE SIZING SCHEDULE

PIPE SIZE	GAL/MIN.	PIPE SIZE	GAL/MIN.
1/2"	0-6	1 1/4"	18-25
3/4"	6-15	1 1/2"	26-35
1"	15-35	2"	36-60



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

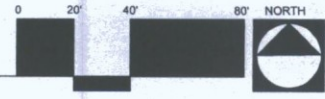
Project Number:	AP1101
Drawn by:	RS
Issue Date:	11/24/15
Scale:	AS SHOWN
Revisions:	



IRRIGATION PLAN

Sheet Number
IR-01

IRRIGATION PLAN

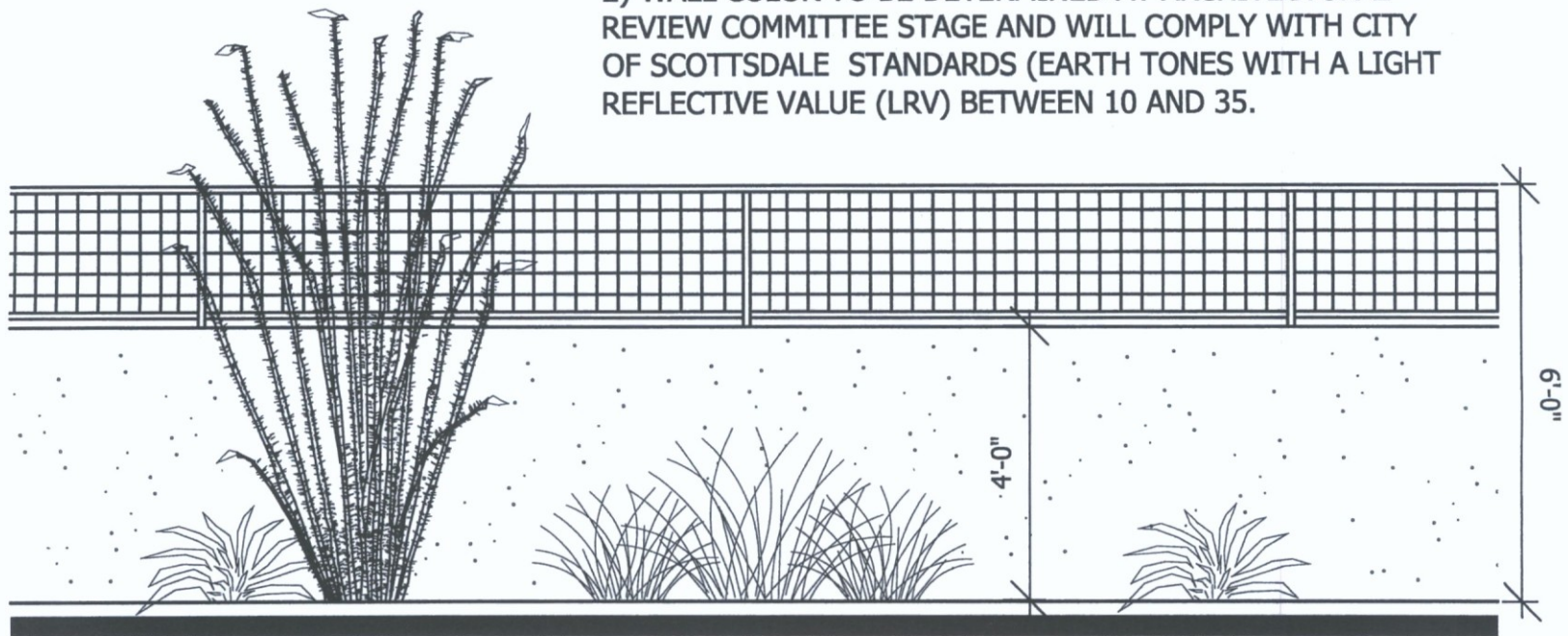


10-PP-2015
12/15/15

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)

10-PP-2015
12/15/15

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	<u>www.swgas.com</u>
Electric / APS	(602) 371-7171	<u>www.aps.com</u>
Post Office /Kachina Branch	(480-513-2935	<u>www.usps.com</u>
City of Scottsdale	(480) 312-3111	<u>www.scottsdaleaz.gov</u>
Garbage Collection - Map:		
	<u>http://www.scottsdaleaz.gov/recycle/residentcollectionmap</u>	
Bulk Trash Pick UP		
	<u>http://www.scottsdaleaz.gov/recycle/brushmap</u>	

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



Lot V on the Green

ATTACHMENT #3

10-PP-2015



Lot V on the Green

ATTACHMENT #3A

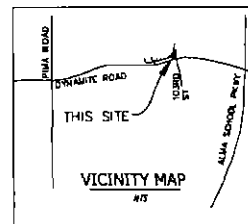
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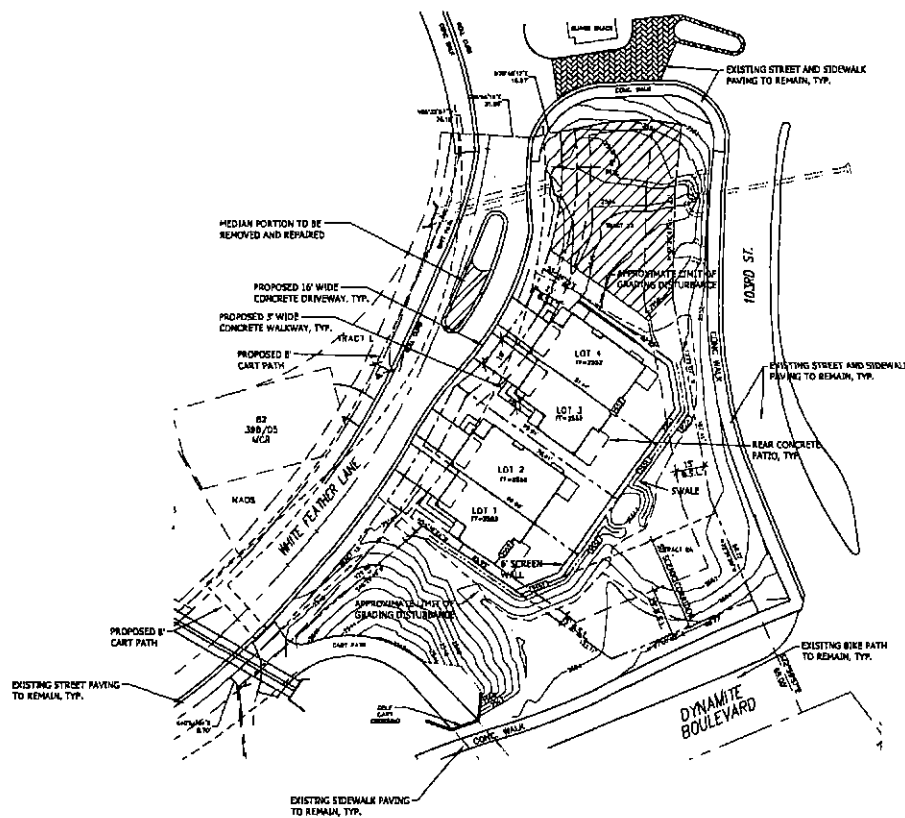
Lot V on the Green

ATTACHMENT #4

10-PP-2015



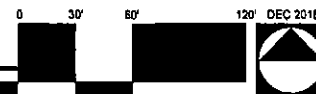
Ironwood Planning
 Landscape Architecture
 Land Planning
 (Ph.) 480-540-7556
 (Fax) 623-962-2813
 Email: ironw@ironw.com



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

TROON NORTH TRACT V

HARDSCAPE PLAN



DEVELOPER

ALAN HOWES
 DAVID LETOURNAU
 14988 N. 70TH WAY #103
 SCOTTSDALE, AZ 85250
 PHONE: (602) 625-6867

CIVIL ENGINEER

MICHAEL CANO, P.E.
 CANO & ASSOCIATES, INC.
 301 W. CEDARWOOD RD.
 PHOENIX, AZ 85003
 PHONE (602) 343-8877

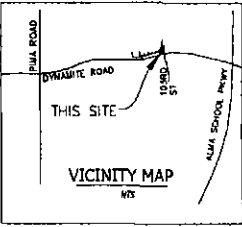
LANDSCAPE ARCHITECT

BELAH RUDE, RLA, A.Z.TX
 IRONWOOD PLANNING
 22809 N. 55TH DR.
 PHOENIX, AZ 85028
 PHONE (480) 540-7556

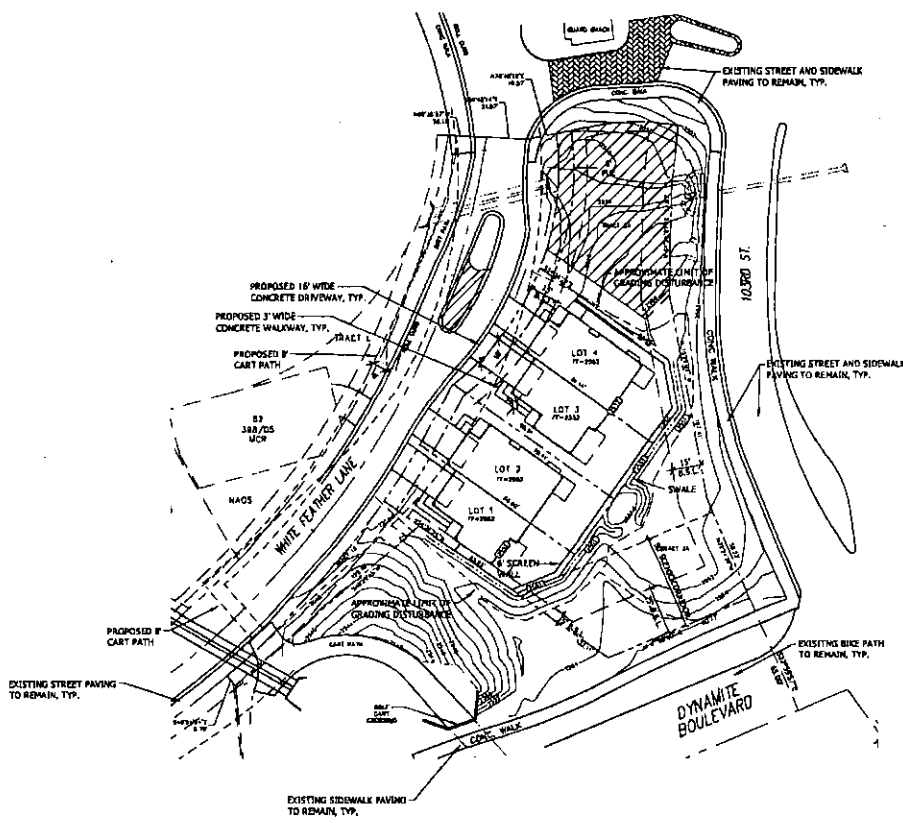
PRE-APPLICATION # 628-PA-2012

ATTACHMENT #5

**10-PP-2015
 12/15/15**



Ironwood Planning
Landscape Architecture
Landscape Planning
(714) 480-5400 / 7554
(Fax) 823-361-1813
Email: bruce@iwp.com



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

TROON NORTH TRACT V PEDESTRIAN AND VEHICULAR CIRCULATION PLAN



DEVELOPER
ALAIN HOMES
DAVID LETOURNEAU
1988 N. 78TH WAY #103
SCOTTSDALE, AZ 85250
PHONE: (602) 825-6607

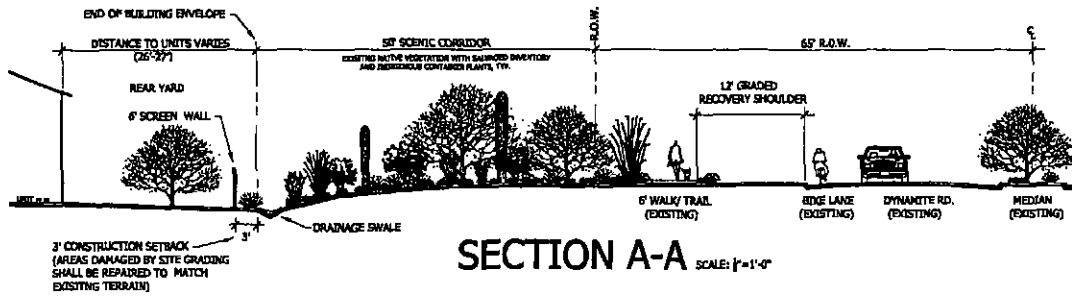
CIVIL ENGINEER
MICHAEL CANO, P.E.
CANO & ASSOCIATES, INC.
501 W. COLORADO RD.
PHOENIX, AZ 85001
PHONE (602) 243-9977

LANDSCAPE ARCHITECT
BRITAN BLUZE, PLA, AZ, TX
IRONWOOD PLANNING
23800 N. 55TH DR.
PHOENIX, AZ 85028
PHONE (480) 340-7534

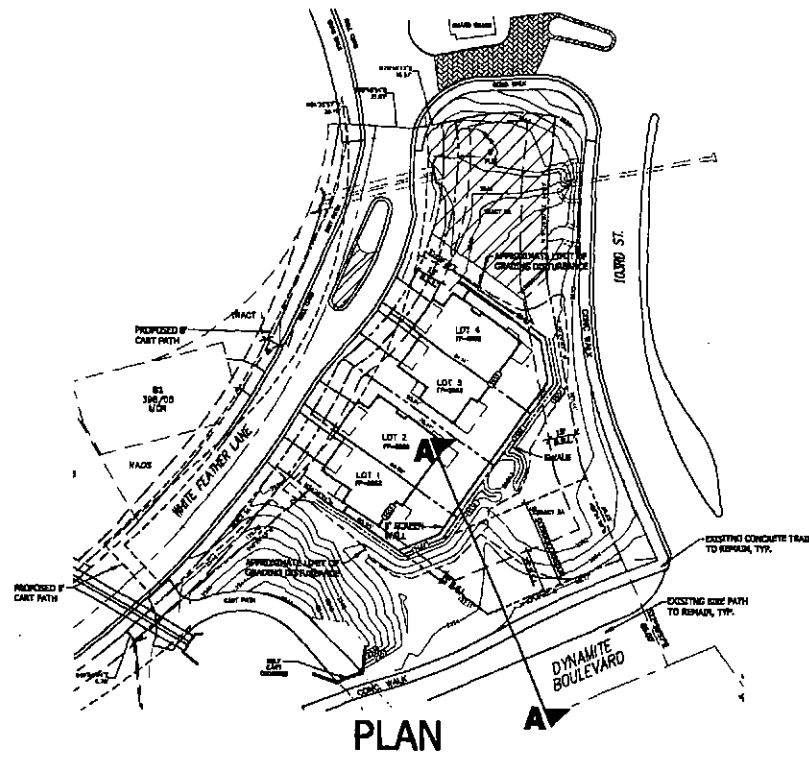
PRE-APPLICATION # 628-PA-2012

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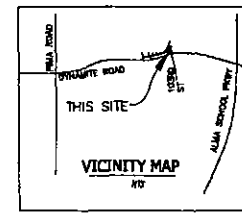
10-PP-2015
12/15/15



SECTION A-A SCALE: 1"=1'-0"



PLAN



Ironwood Planning
Landscape Architecture
Land Planning
PH: 480-940-7558
FAX: 602-380-2813
Email: ironwood@comcast.net

10299 E. WHITE FEATHER LANE
SCOTTSDALE, AZ 85262 MCR 388-05

DEVELOPER
ALAN HORN
3400 LITTLEBURN
CORNER E. 78TH WAY #102
SCOTTSDALE, AZ 85260
PHONE: (602) 824-8907

CIVIL ENGINEER
MICHAEL GONG, P.E.
GONG & ASSOCIATES, INC.
301 N. CORONADO RD.
PHOENIX, AZ 85003
PHONE: (602) 243-9977

LANDSCAPE ARCHITECT
BRIAN REED, P.L.A., A.L.T.A.
IRONWOOD PLANNING
2300 N. 37TH DR.
PHOENIX, AZ 85018
PHONE: (480) 940-7558

TROON NORTH TRACT V

BIKEWAYS AND TRAILS PLAN



ATTACHMENT #7

10-PP-2015
12/15/15

**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.

will be on separate document 7/9/96

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

B. THERE SHALL BE AN

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]

Issue to permits for Lot Lines into letter of correction to plat is approved showing which lots are Lot lines. Salt 12/18/95

Note

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]

**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.

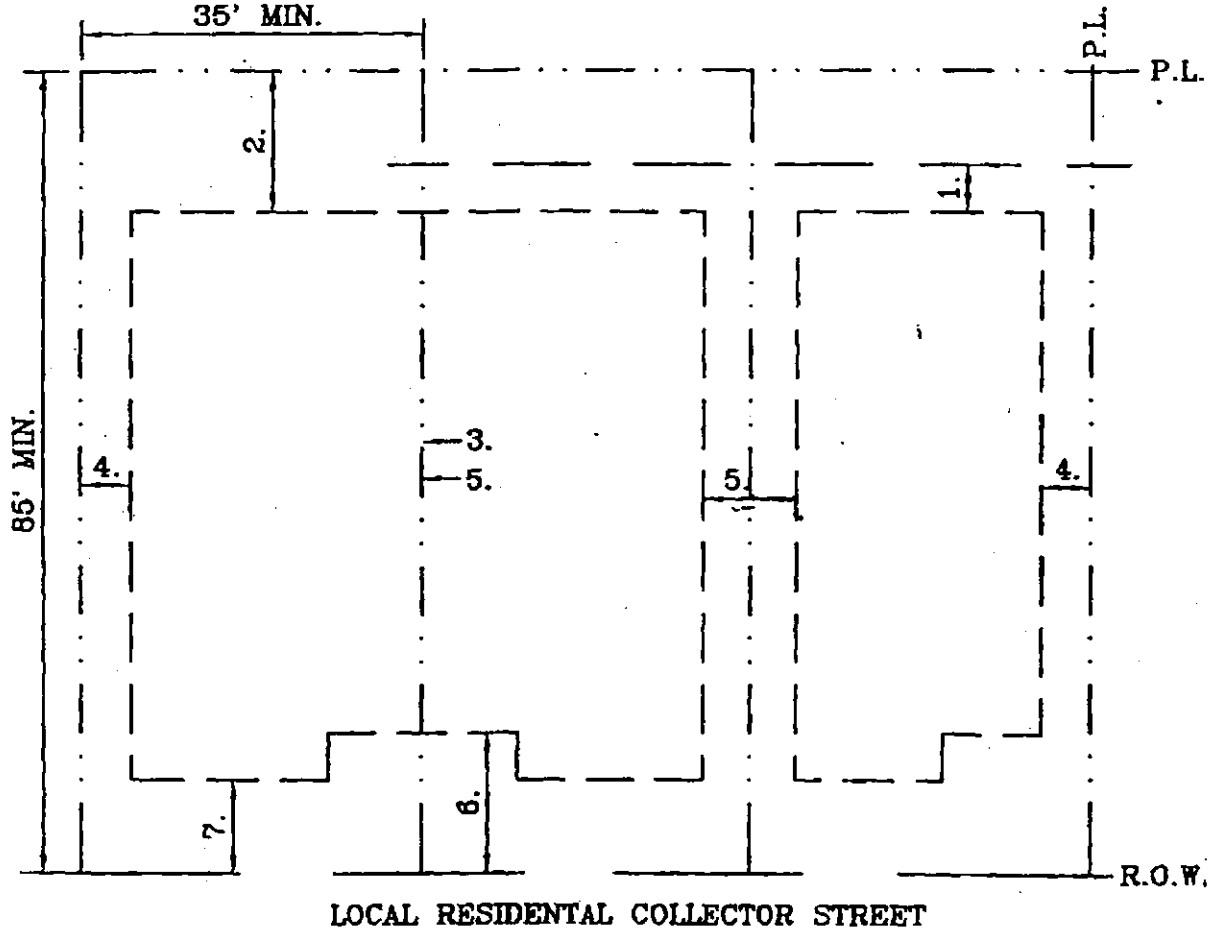
The provisions of article VIII shall apply.

**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

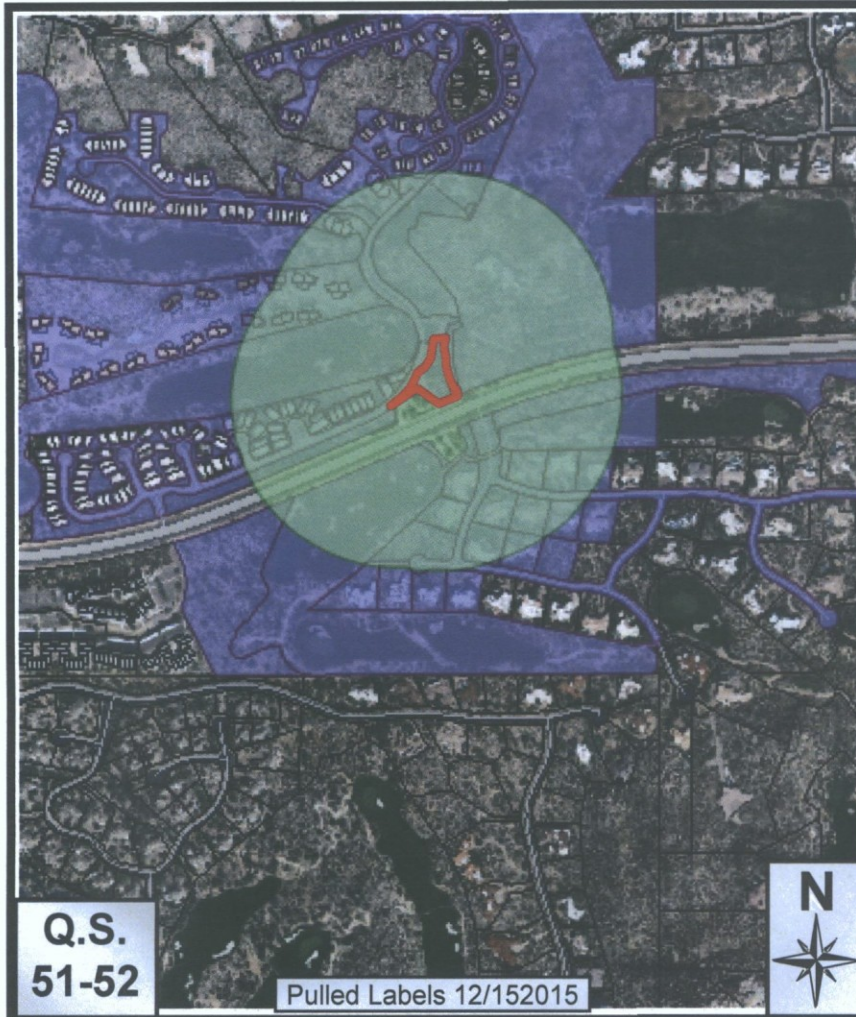
NOTE: MINIMUM LOT SIZE = 3,000 S.F.
 NOTE: MINIMUM LOT WIDTH IS 35'. OR 20' IF FLAG LOTS ARE PROPOSED.



- | | |
|--|-----------|
| 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