

MEMORANDUM

To: City of Scottsdale

From: Zach Hill, PE
Kimley-Horn and Associates, Inc.

Date: February 24, 2020

Subject: Solitude Wash Modification – Revegetation Plan

REVEGITATION PLAN

The associated wash modification proposes modification to two washes. When impacted, washes will be restored to match the natural vegetation is variety and density. The open space and washes are intended to be dedicated as NAOS where possible, with the exception of headwalls, riprap or other erosion protection.

The landscape planting will match the style of the adjacent and connection HV91 project. A copy of the approved landscape plan is attached. Preliminary Landscape plans for the Solitude project are included with the Preliminary plat.

-HV91-

- Landscape Construction Documents -

GENERAL NOTES:

- THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION. THE CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
- INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
- ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED [AS BASED ON INDUSTRY STANDARDS] AS THOUGH SHOWN OR PROVIDED FOR.
- EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: CIVIL ENGINEER.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
- FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
 - BLUE STAKE (ARIZONA) 1-800-782-5348
 - UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
- SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
- BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
- THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGES OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

- THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
- THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
- ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLES DOES NOT DRAIN, DO NOT PLANT. SEE HARDPAN DETAIL.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
- ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL INSTALL "NDS ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
- ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
- CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
- CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
- PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
- NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS, REMOVE ALL DEAD DEBRIS.
- THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCK-UP OF NATIVE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

- INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
- THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
- ALL RIP-RAP TO BE NATIVE STONE.

DECOMPOSED GRANITE

- DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE FOR GRANITE LEGEND.
- ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE THROUGHOUT (TYPICAL).
- CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

IRRIGATION GENERAL NOTES:

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT IF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
- THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. INSTALL NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
- CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
- INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
- ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
- VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
- WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
- REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER. REFER TO NOTE #4 IF PRESSURE DIFFERS FROM THAT NOTED.
- THE LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
- PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE EFFECTED BY HIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
- INSTALL ALL MAINLINES WITH A MINIMUM OF 20" OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
- FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
- INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
- INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
- A CERTIFIED ELECTRICIAN SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
- INSTALL ALL WIRING TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
- INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
- INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
- THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, OUTSIDE R.O.W. AND P.U.E., ADJACENT TO SIDEWALK OR CURB AND OFFSET 18" WHEREVER POSSIBLE.
- SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
 - TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
 - TWO KEYS FOR EACH OF THE CONTROLLERS.
 - TWO COUPLERS WITH MATCHING HOSE BIBS AND SHUT-OFF VALVE.
 - TWO VALVE BOX KEYS.
- ALL MAINLINE FITTINGS FOR PIPE 3" AND LARGER SHALL BE CAST OR DUCTILE IRON FOR PVC; SCHEDULE 80 PVC FOR 2 1/2" AND SMALLER.
- ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
- SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
- ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
- CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN. ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
- DRIP SYSTEM FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL DRIP LATERAL RUNS, AS DESCRIBED ON THE DRAWINGS.
- ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2) INCHES OF PEA GRAVEL.
- PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE MARICOPA COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION STATION.
- AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
- BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24x36x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6)" INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
- ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

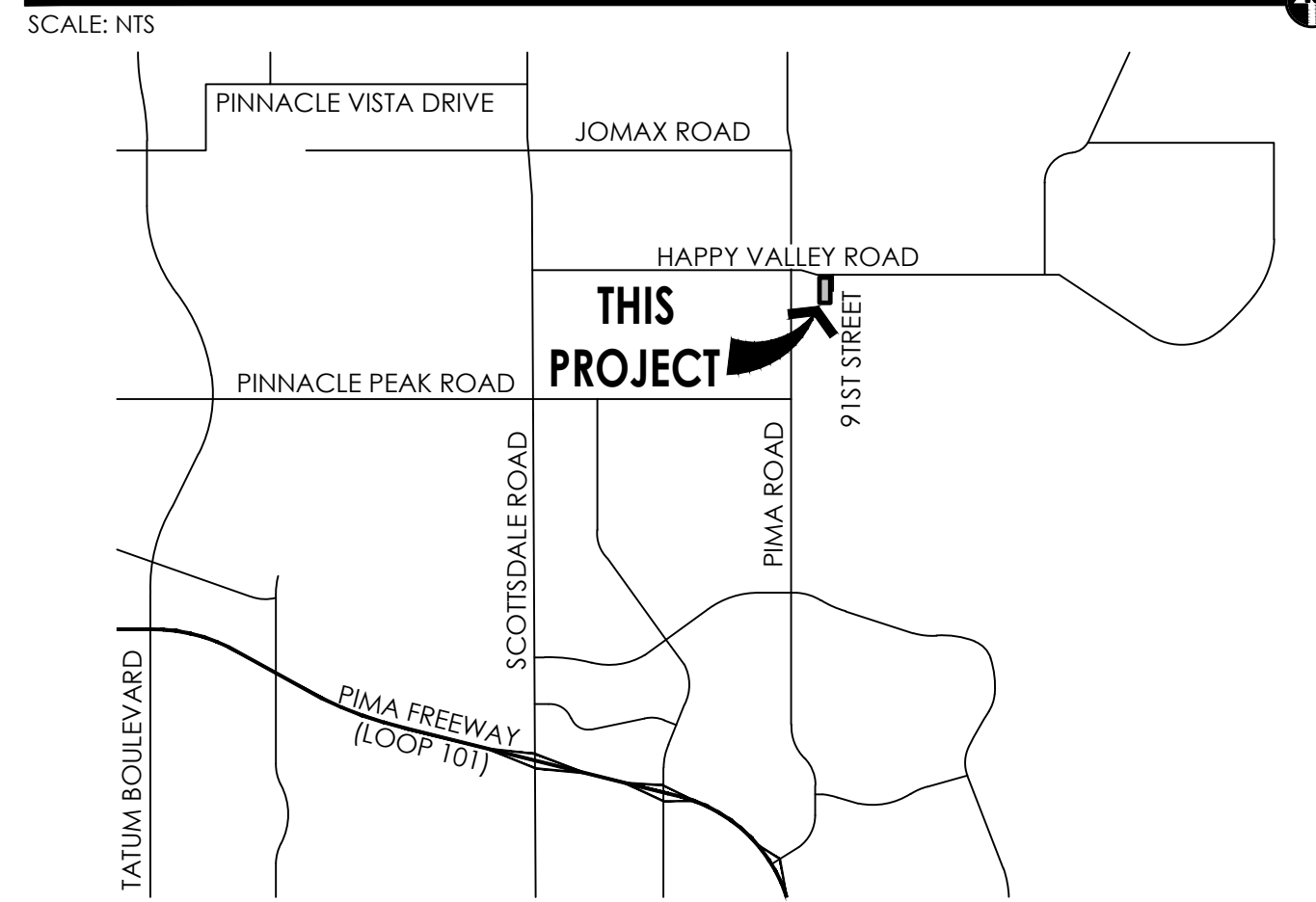
GRADING GENERAL NOTES:

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
- GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
 - FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
 - IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
 - TURF AND ANNUAL AREAS (6" DEPTH).
 - PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
- FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5' BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

LIGHTING GENERAL NOTES:

- REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION ON LIGHT FIXTURES, LOCATIONS AND TECHNICAL INFORMATION (CONDUIT, WIRE SIZE, PANEL SCHEMATICS, ETC.)

VICINITY MAP:



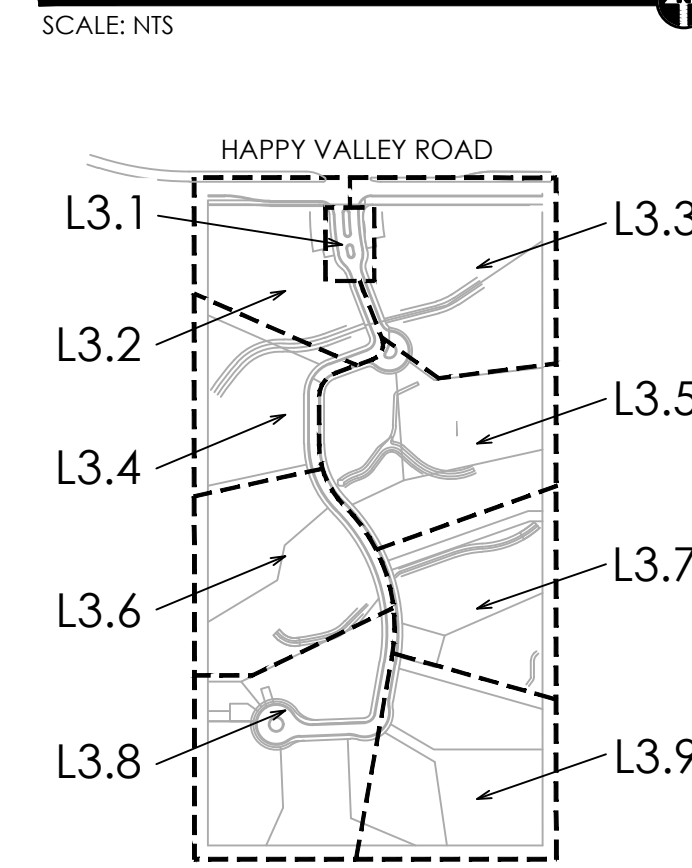
HARDSCAPE GENERAL NOTES:

- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO CIVIL PLANS PREPARED BY CIVIL ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
- ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEERS. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
- THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
- UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

CITY OF SCOTTSDALE 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 PERCENT 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 II, 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 THE FINISHED GRADE ADJACENT TO THE TRUNK.
- A TREE'S CALIPER SIZE FOR SINGLE TREE TRUNKS 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 SITE VISIBILITY TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- 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 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. SPECIFICATIONS WITHIN THIS SET HAVE NOT BEEN REVIEWED AND ARE NOT CONSIDERED PART OF THE CITY OF SCOTTSDALE APPROVAL.
- ALL HIGH VOLTAGE ELECTRICAL PEDESTALS AND ELECTRIC PANELS REQUIRE SEPARATE APPROVAL AND PERMITS.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGE 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.
- NATURAL 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 REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCES BASED ON THIS EXHIBIT.
 - 3'-0" THREE FOOT TALL 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.
 - 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 TO PREVENT DAMAGE.
 - THE STAKING, ROPING, AND FENCING SHALL BE MAINTAINED THROUGHOUT BY THE CONTRACTOR DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
 - 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.
- MEDIAN LANDSCAPING AND IRRIGATION SHALL COMPLY WITH CITY OF SCOTTSDALE'S MAG SUPPLEMENT SPECIFICATIONS 430 AND 440.
- NO MULTI TRUNK TREES SHALL BE LOCATED IN SIGHT VISIBILITY TRIANGLES.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- NO LIGHTING IS APPROVED WITH THIS SUBMITTAL.
- THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGES SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.
- THE LANDSCAPE SPECIFICATION SECTIONS OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- THORN TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO DSPM SEC. 2-1.501-L

KEY MAP:



SHEET INDEX:

		SHEET
COVER SHEET	L0.0	01
NAOS PLAN	L2.0	02
OVERALL PLANTING PLAN	L3.1	03
PLANTING PLAN	L3.2-L3.09	04-12
IRRIGATION COVER	L4.0	13
OVERALL IRRIGATION PLAN	L4.1	14
IRRIGATION PLAN	L4.2-L4.10	15-23
HARDSCAPE DETAILS	L6.1-L6.2	24-25
PLANTING DETAILS	L7.1	26
IRRIGATION DETAILS	L7.2-L7.3	27-28
PLANTING SPECIFICATIONS	L8.1	29
IRRIGATION SPECIFICATIONS	L8.2	30

PROJECT SITE DATA

ASSESSOR PARCEL NUMBERS: 217-04-416, M.C.R.

PROJECT LOCATION:
SWC HAPPY VALLEY RD. & 91ST ST.
SCOTTSDALE, AZ

PROJECT AREAS:
NET AREA = 19.18 AC. (835,650 S.F.)
GROSS AREA = 20.02 AC. (871,892 S.F.)

ZONING: R1-43, ESL

LANDSCAPE AREA

OFF-SITE	2,918
ON-SITE	89,180
TOTAL	92,098

*NOTE: TOTALS PROVIDED INCLUDE LANDSCAPE AREA FOR PHASE 1 AND PHASE 2 OF OVERALL PROJECT. N.A.O.S. IS NOT INCLUDED IN LANDSCAPE AREA.

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.



Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)

Landscape Plan Approval

_____ case number _____ 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.

GREY PICKETT
landscape architecture | community design
7144 E. Stetson Drive, Suite 200
Scottsdale, AZ 85251
480.609.0009p 480.609.0068t



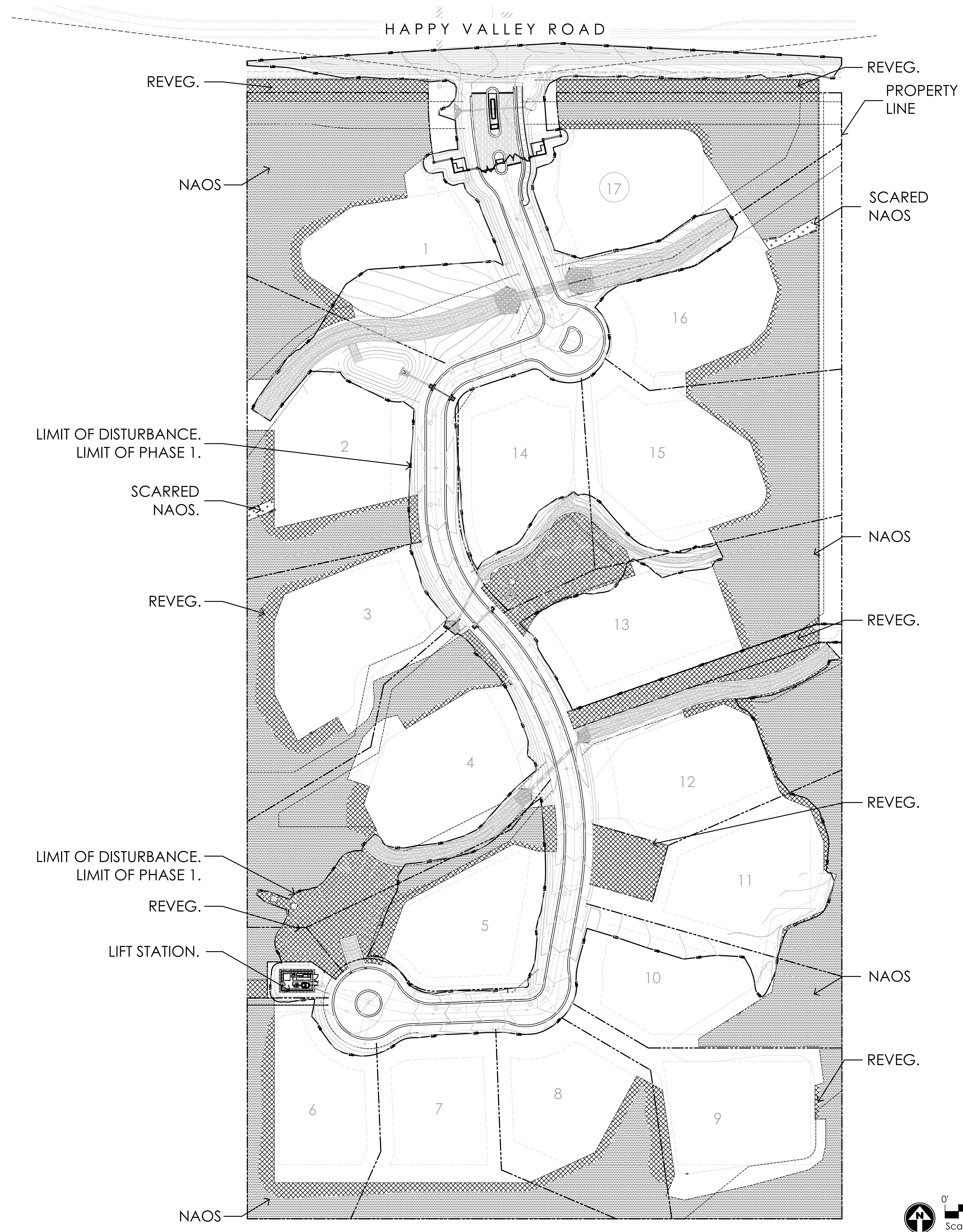
CIVIL:
KIMLEY - HORN
1001 W. SOUTHERN AVE.
SUITE 131
MESA, AZ 85210
PHONE: (480) 207-2666
CONTACT: ZACH HILL

IRRIGATION :
WATERMARC DESIGN LLC.
3351 E HATCHER ROAD
PHOENIX, AZ 85028
PHONE: 480-529-7337
CONTACT: MARC LANGE

HV91
Happy Valley Road and 91st Street
Scottsdale, Arizona

revisions:
project #:
SWD023
scale:
NA
issued for:
CD'S
date:
06.18.19
drawing:
Cover

3-WM-2020
5/8/2020
01 of 30



N.A.O.S. LEGEND

Sym.	Description
[Dotted pattern]	UNDISTURBED.
[Cross-hatched pattern]	REVEGETATED.
[Stippled pattern]	RESTORED SCARRED.

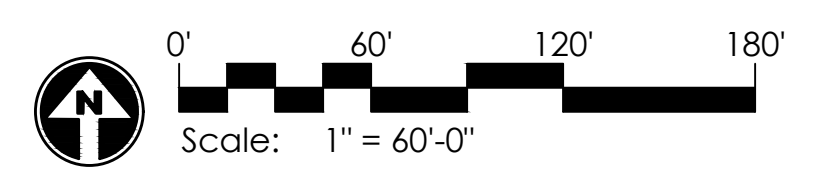
GROSS SITE AREA:	+/- 20.02 ACRES (+/- 871,892 S.F.)
NET SITE AREA:	+/- 19.18 ACRES (+/- 835,650 S.F.)
N.A.O.S. CALCULATIONS:	
TOTAL REQUIRED:	6.04 ACRES
*PROJECT STIPULATION	
REVEG. PROVIDED:	1.93 ACRES (83,940 S.F.)
UNDISTURBED PROVIDED:	4.43 ACRES (192,868 S.F.)
RESTORED SCARRED:	.05 ACRES (2140 S.F.)
TOTAL PROVIDED:	6.40 ACRES
PERCENT REVEG:	30%

N.A.O.S. SUMMARY

Lot	Undisturbed (sqft)	Revegetated (sqft)	Restored Scarred x2	Total (sqft)	Total (acres)
1	27,429	4,646	0	32,075	0.74
2	15,704	3,497	732	19,933	0.46
3	11,037	5,390	0	16,427	0.38
4	20,512	8,439	0	28,951	0.66
5	2,773	6,670	0	9,443	0.22
6	6,904	4,204	0	11,108	0.26
7	7,559	2,000	0	9,559	0.22
8	8,691	3,156	0	11,847	0.27
9	10,499	1,260	0	11,759	0.27
10	9,494	65	0	9,559	0.22
11	6,811	914	0	7,725	0.18
12	9,600	2,989	0	12,589	0.29
13	11,688	3,704	0	15,392	0.35
14	0	6,484	0	6,484	0.15
15	14,466	1,383	0	15,849	0.36
16	13,267	1,815	1,408	16,490	0.38
17	14,708	4,792	0	19,500	0.45
Tracts	1,726	22,532	0	24,258	0.56
Total	192,868	83,940	2,140	278,948	6.4

NOTE:
ALL CONTINUOUS N.A.O.S. AREA TO BE A MINIMUM OF 30'-0" WIDE AND 4,000 S.F. IN AREA.

N.A.O.S. LOCATED IN TRACTS TO BE MAINTAINED BY THE HV91 HOMEOWNERS ASSOCIATION. N.A.O.S. LOCATED ON LOT TO BE MAINTAINED BY INDIVIDUAL PROPERTY OWNER.

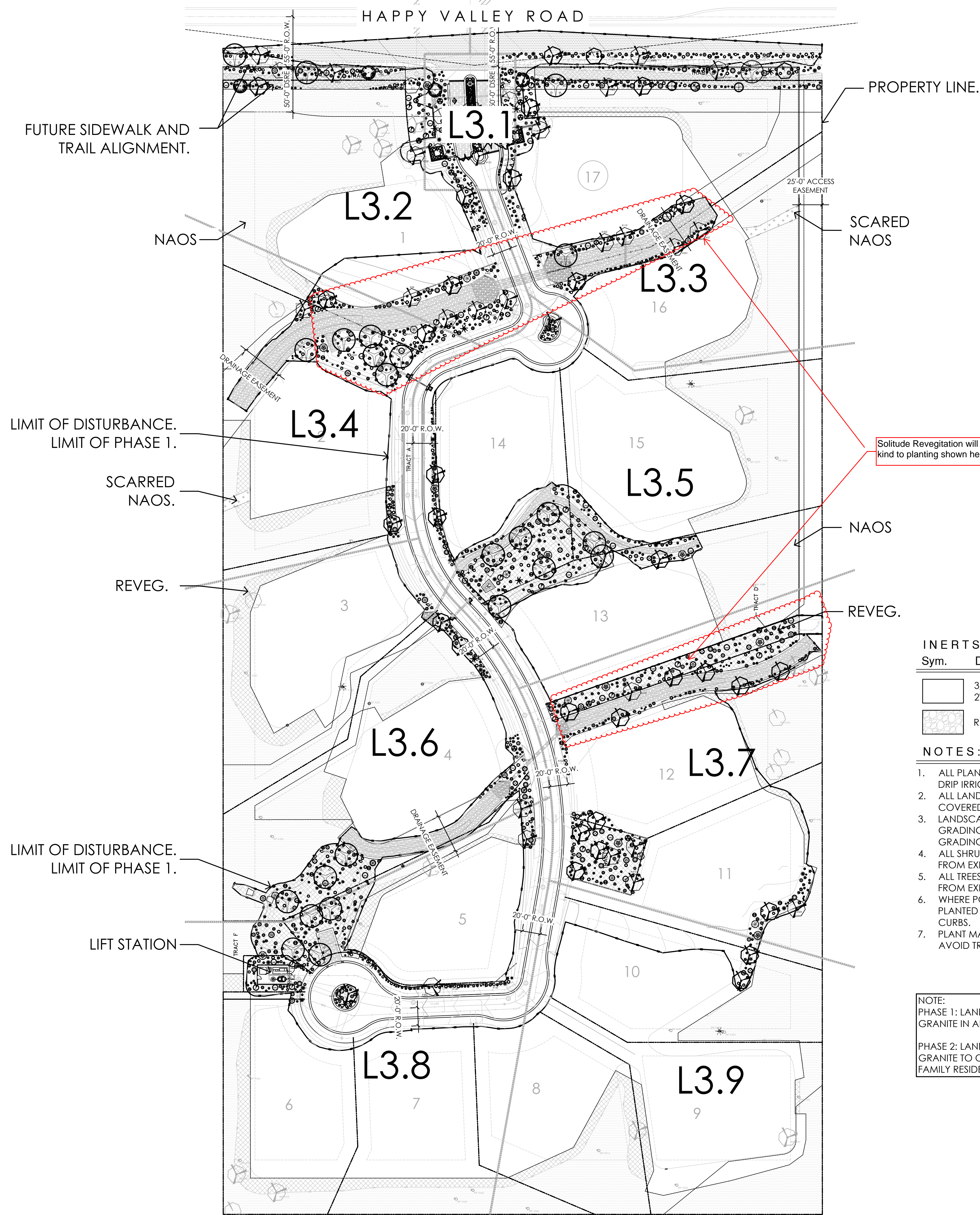


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HV91
 Happy Valley Road and 91st Street
 Scottsdale, Arizona

project #: SWD023
 scale: 1"=60'
 issued for: CD's
 drawn by: TEAM
 date: 06.18.19
 drawing: NAOS Layout
L2.0
 02 of 30
 CASE # 24-ZN-2017-5-PP-2019-12-WM-2017-GP#310-19-STAFF APPROVAL # 76-SA-2019
 3-WM-2020
 5/8/2020



Soilude Revegitation will be similar in kind to planting shown here.

INERTS

Sym.	Description
[Symbol]	3/4" DESERT GOLD DECOMPOSED GRANITE, 2" DEPTH MINIMUM.
[Symbol]	RIP-RAP PER CIVIL.

NOTES:

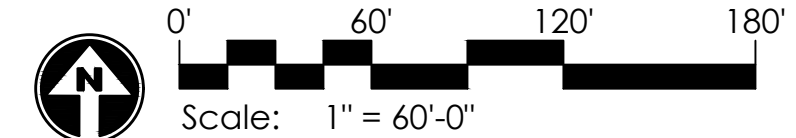
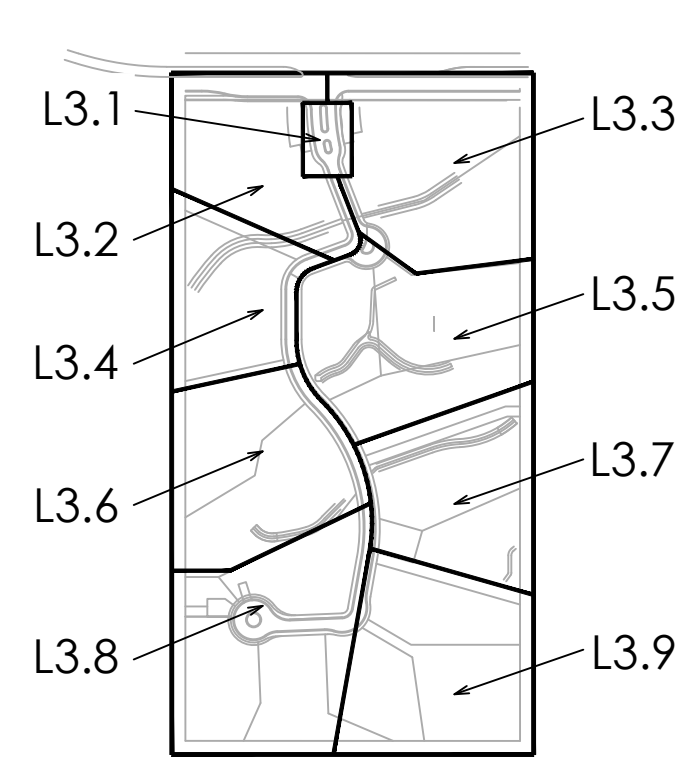
- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
- ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
- LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
- ALL SHRUBS TO BE PLANTED 3'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
- ALL TREES TO BE PLANTED 5'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
- WHERE POSSIBLE, ALL TREES AND SHRUBS TO BE PLANTED 2'-0" MINIMUM AWAY FROM WALKS AND CURBS.
- PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

NOTE:
 PHASE 1: LANDSCAPE AND DECOMPOSED GRANITE IN ALL TRACTS COMMON AREA(S).
 PHASE 2: LANDSCAPE AND DECOMPOSED GRANITE TO OCCUR AT TIME OF SINGLE FAMILY RESIDENTIAL PLANS.

PLANT MATERIALS LEGEND (PHASE 1)

Sym.	Plant Name	Size	Qty	Caliper
Trees				
[Symbol]	<i>Acacia greggii</i> Catclaw Acacia	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED.	4	1.0-1.5
[Symbol]	<i>Celtis pallida</i> Desert Hackberry	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED.	4	1.0-1.5
[Symbol]	<i>Chilopsis linearis</i> Desert Willow	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED.	4	1.0-1.5
[Symbol]	<i>Olney tesota</i> Ironwood	50% 15gal/ 50% 24" box. Salvaged	2 6	2.5-3.5
[Symbol]	<i>Parkinsonia microphylla</i> Foothills Palo Verde	50% 15gal/ 50% 24" box. Salvaged	31 27	3.0-4.0
[Symbol]	<i>Prosopis velutina</i> Native Mesquite	50% 15gal/ 50% 24" box. Salvaged UNLESS OTHERWISE NOTED.	24 1	3.0-4.0
Shrubs				
[Symbol]	<i>Ambrosia ambrosiodes</i> Giant Bursage	5 gal.	23	-
[Symbol]	<i>Ambrosia deltoidea</i> Triangle Leaf Bursage	5 gal.	75	-
[Symbol]	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	56	-
[Symbol]	<i>Encelia farinosa</i> Brittlebush	5 gal.	34	-
[Symbol]	<i>Ericameria laricifolia</i> Turpentine Bush	5 gal.	101	-
[Symbol]	<i>Justicia californica</i> Chuparosa	5 gal.	31	-
[Symbol]	<i>Larrea tridentata</i> Creosote	5 gal.	20	-
[Symbol]	<i>Senna covesii</i> Desert Seena	5 gal.	60	-
[Symbol]	<i>Simmondsia chinensis</i> Jajoba	5 gal.	29	-
[Symbol]	<i>Sphaeralcea ambigua</i> Globe Mallow	5 gal.	104	-
Groundcovers				
[Symbol]	<i>Abronia villosa</i> Sand Verbena	1 gal.	75	-
[Symbol]	<i>Baileya multiradiata</i> Desert Marigold	1 gal.	337	-
[Symbol]	<i>Melampodium leucanthum</i> Blackfoot Daisy	1 gal.	253	-
[Symbol]	<i>Psilostrophe cooperi</i> Paper Flower	1 gal.	179	-
[Symbol]	<i>Viguiera deltoidea</i> Goldeneye	1 gal.	123	-
Accents Cactus				
[Symbol]	<i>Agave deserti</i> Desert Agave	5 gal.	55	-
[Symbol]	<i>Agave murpheyi</i> Murphy's Agave	5 gal.	2	-
[Symbol]	<i>Agave palmeri</i> Palmer's Agave	5 gal.	1	-
[Symbol]	<i>Carnegiea gigantea</i> Saguaro	Salvaged	52 23	-
[Symbol]	<i>Cylindropuntia versicolor</i> Staghorn Cholla	5 gal.	49	-
[Symbol]	<i>Dasyliirion wheeleri</i> Desert Spoon	5 gal.	82	-
[Symbol]	<i>Feroactus wislizenii</i> Fishhook Barrel Cactus	Salvaged	15 9	-
[Symbol]	<i>Fouquieria splendens</i> Ocotillo	Salvaged	7 3	-
[Symbol]	<i>Opuntia engelmannii</i> Engelmann's Prickley Pear	5 gal.	14	-
[Symbol]	<i>Penstemon parryi</i> Peny's Penstemon	1 gal.	219	-
[Symbol]	<i>Penstemon pseudospectabilis</i> Purple Penstemon	1 gal.	72	-
[Symbol]	<i>Yucca baccata</i> Banana Yucca	5 gal.	10	-
[Symbol]	<i>Yucca elata</i> Soaptree Yucca	5 gal.	7	-

KEY MAP

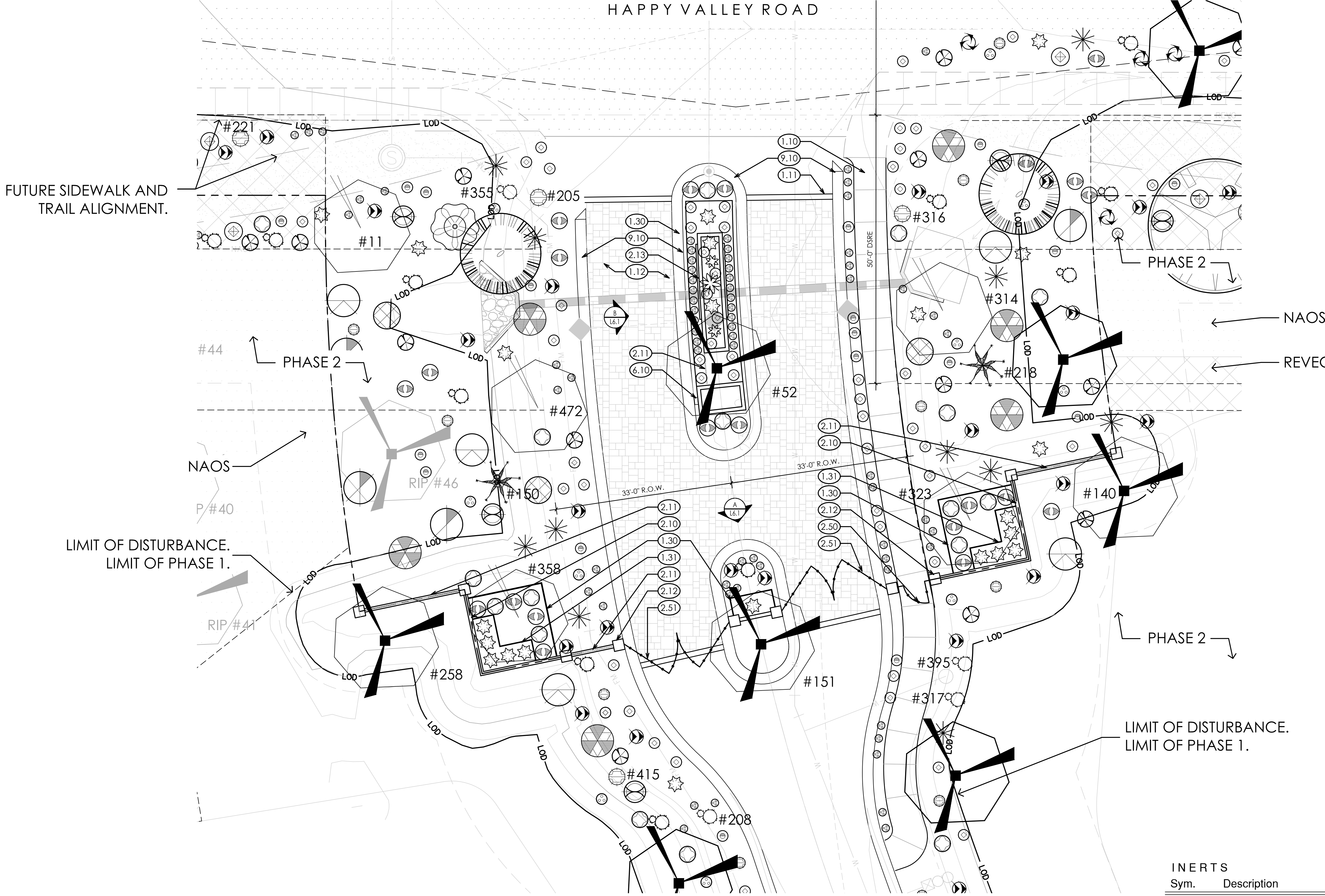


GREY PICKETT
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 scottsdale, az 85251
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HV91
 Happy Valley Road and 91st Street
 Scottsdale, Arizona

project #: SWD023
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 date: 06.18.19
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 drawing: Planting Plan
 L3.0
 03 of 30
 CASE # 24-ZN-2017-5-PP-2019-12-WM-2017-GP#310-19-STAFF APPROVAL # 76-S-2019
 3-WM-2020
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PLANT MATERIALS LEGEND (PHASE 1)

Sym.	Plant Name	Size	Qty	Caliper
Trees				
	<i>Acacia greggii</i> Catclaw Acacia	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED.	4	1.0-1.5
	<i>Celtis pallida</i> Desert Hackberry	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED.	4	1.0-1.5
	<i>Chilopsis linearis</i> Desert Willow	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED.	4	1.0-1.5
	<i>Olney tesota</i> Ironwood	50% 15gal/ 50% 24" box. Salvaged	2 6	2.5-3.5
	<i>Parkinsonia microphylla</i> Foothills Palo Verde	50% 15gal/ 50% 24" box. Salvaged	31 27	3.0-4.0
	<i>Prosopis velutina</i> Native Mesquite	50% 15gal/ 50% 24" box. Salvaged UNLESS OTHERWISE NOTED.	24 1	3.0-4.0
Shrubs				
	<i>Ambrosia ambrosiodes</i> Giant Bursage	5 gal.	23	-
	<i>Ambrosia deltoidea</i> Triangle Leaf Bursage	5 gal.	75	-
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	56	-
	<i>Encelia farinosa</i> Brittlebush	5 gal.	34	-
	<i>Ericameria laricifolia</i> Turpentine Bush	5 gal.	101	-
	<i>Justicia californica</i> Chuparosa	5 gal.	31	-
	<i>Larrea tridentata</i> Creosote	5 gal.	20	-
	<i>Senna covesii</i> Desert Seena	5 gal.	60	-
	<i>Simmondsia chinensis</i> Jojoba	5 gal.	29	-
	<i>Sphaeralcea ambigua</i> Globe Mallow	5 gal.	104	-
Groundcovers				
	<i>Abronia villosa</i> Sand Verbena	1 gal.	75	-
	<i>Baileya multiradiata</i> Desert Marigold	1 gal.	337	-
	<i>Melampodium leucanthum</i> Blackfoot Daisy	1 gal.	253	-
	<i>Psilostrophe cooperi</i> Paper Flower	1 gal.	179	-
	<i>Viguiera deltoidea</i> Goldeneye	1 gal.	123	-
Accents Cactus				
	<i>Agave deserti</i> Desert Agave	5 gal.	55	-
	<i>Agave murpheyi</i> Murphy's Agave	5 gal.	2	-
	<i>Agave palmeri</i> Palmer's Agave	5 gal.	1	-
	<i>Carnegiea gigantea</i> Saguaro	Salvaged	52 23	-
	<i>Cylindropuntia versicolor</i> Staghorn Cholla	5 gal.	49	-
	<i>Dasylirion wheeleri</i> Desert Spoon	5 gal.	82	-
	<i>Feroacactus wislizenii</i> Fishhook Barrel Cactus	Salvaged	15 9	-
	<i>Fouquieria splendens</i> Ocotillo	Salvaged	7 3	-
	<i>Opuntia engelmannii</i> Engelmann's Prickly Pear	5 gal.	14	-
	<i>Penstemon parryi</i> Peny's Penstemon	1 gal.	219	-
	<i>Penstemon pseudospectabilis</i> Purple Penstemon	1 gal.	72	-
	<i>Yucca baccata</i> Banana Yucca	5 gal.	10	-
	<i>Yucca elata</i> Soaptree Yucca	5 gal.	7	-

KEY NOTES

NOTE:
PHASE 1: LANDSCAPE AND DECOMPOSED GRANITE IN ALL COMMON AREA(S).
PHASE 2: LANDSCAPE AND DECOMPOSED GRANITE TO OCCUR AT TIME OF SINGLE FAMILY RESIDENTIAL PLANS.

- 1.10 CONCRETE SIDEWALK. NATURAL GRAY MEDIUM BROOM FINISH.
- 1.11 NATURAL GRAY CONCRETE BAND IN VEHICULAR APPLICATION. SEE CIVIL.
- 1.12 DRIVEWAY PAVERS 'A'. VEHICULAR, BELGARD CHARCOAL COLOR CONCRETE PAVERS, BASKET WEAVE PATTERN. SEE CIVIL.
- 1.30 12" HIGH - 1/4" THICK STEEL RAISED PLANTER. SEE DETAIL 1.30, SHEET L6.1.
- 1.31 24" HIGH - 1/4" THICK STEEL RAISED PLANTER. SEE DETAIL 1.31, SHEET L6.1.
- 2.10 THEME WALL (8" x 8" x 16" GROUND FACE CMU, STACKED BOND, GRAY). SEE DETAIL 2.13, SHEET L6.2.
- 2.11 THEME STEEL POST VIEW FENCE. SEE DETAIL 2.14, SHEET L6.2.
- 2.12 24" SQUARE, CMU COLUMN. SEE DETAIL 2.17, SHEET L6.2.
- 2.13 ENTRY SIGN PLANTER WALL. SEE DETAIL 2.18, SHEET L6.1.
- 2.50 PEDESTRIAN ENTRY GATE.
- 2.51 VEHICULAR ENTRY GATE(S).
- 6.10 VEHICULAR GATE CALL BOX.
- 6.10 ROLLED CURB PER CIVIL.

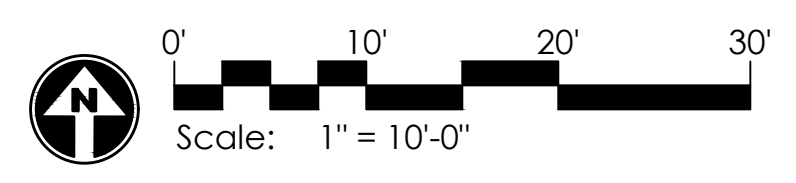
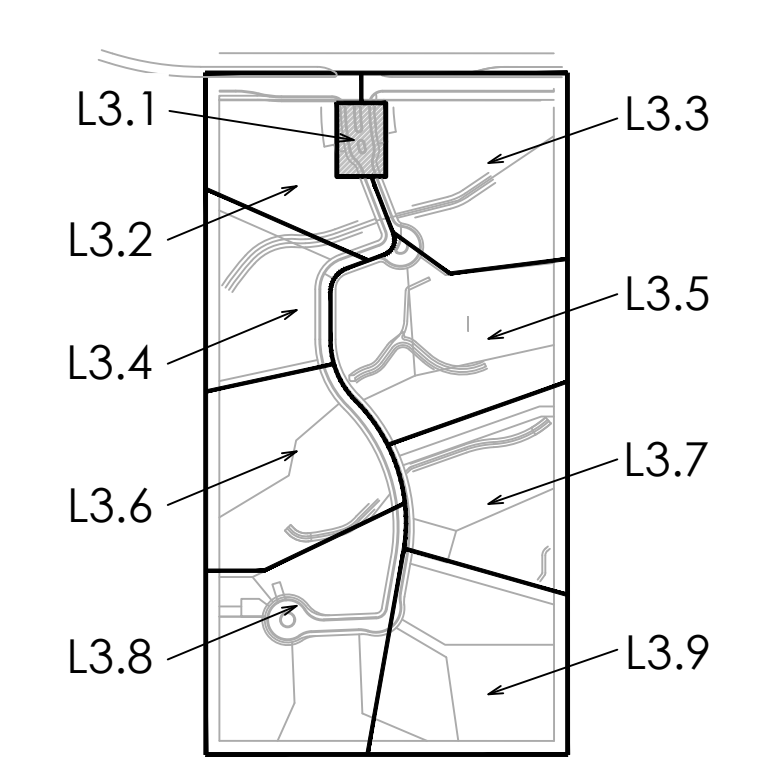
INERTS

- 3/4" DESERT GOLD DECOMPOSED GRANITE. 2" DEPTH MINIMUM.
- RIP-RAP PER CIVIL.

NOTES:

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KEY MAP



GREY PICKETT
landscape architecture community design
7144 FORTRESS DRIVE, SUITE 205
SCOTTSDALE, ARIZONA 85251
480.609.0000p 480.609.0068f

HV91
Happy Valley Road and 91st Street
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revisions:
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PLANT MATERIALS LEGEND (PHASE 1)

Sym.	Plant Name	Size	Qty	Caliper
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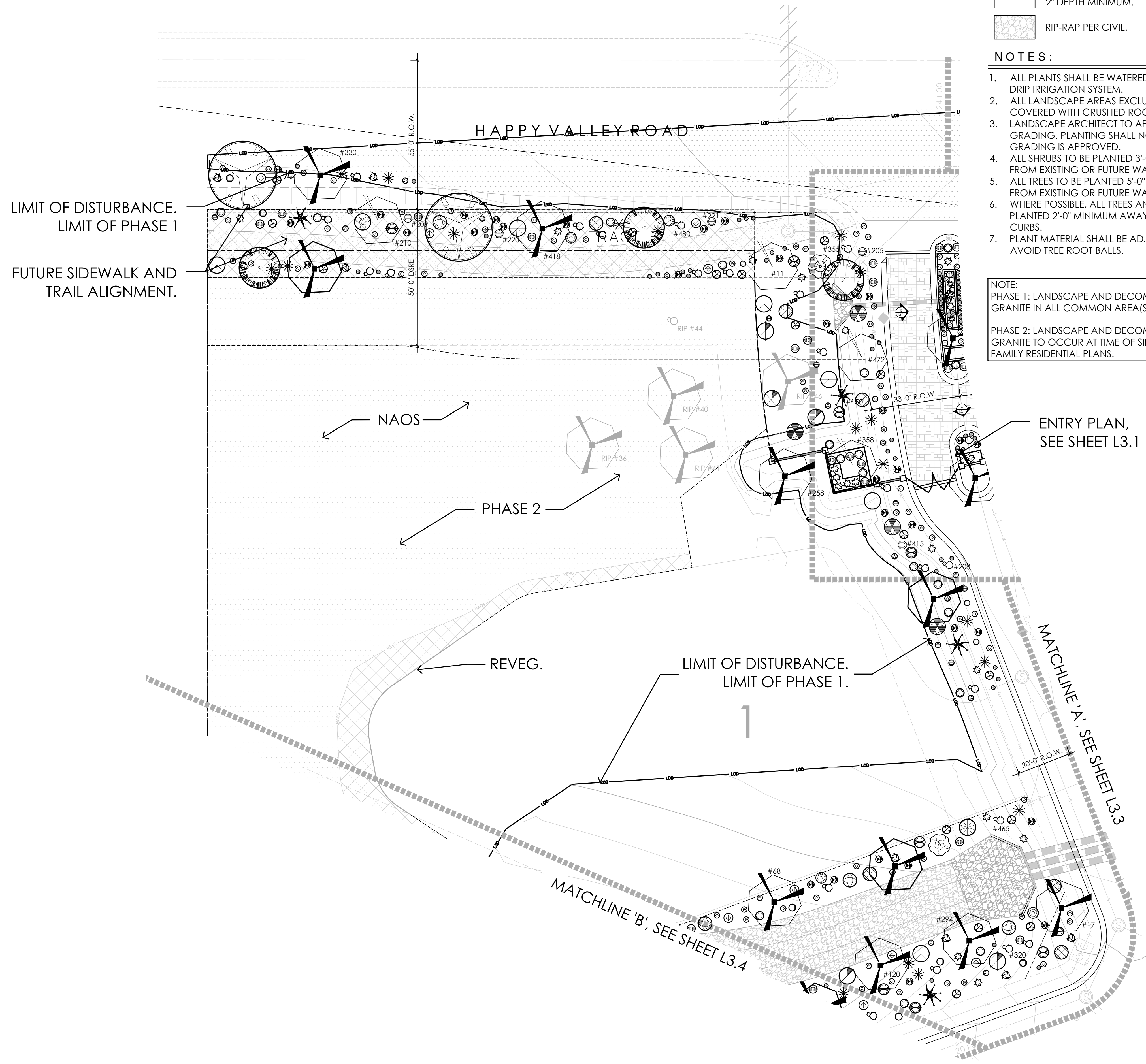
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Sym.	Description
	3/4" DESERT GOLD DECOMPOSED GRANITE. 2" DEPTH MINIMUM.
	RIP-RAP PER CIVIL.

NOTES:

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- PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

NOTE:
 PHASE 1: LANDSCAPE AND DECOMPOSED GRANITE IN ALL COMMON AREA(S).
 PHASE 2: LANDSCAPE AND DECOMPOSED GRANITE TO OCCUR AT TIME OF SINGLE FAMILY RESIDENTIAL PLANS.



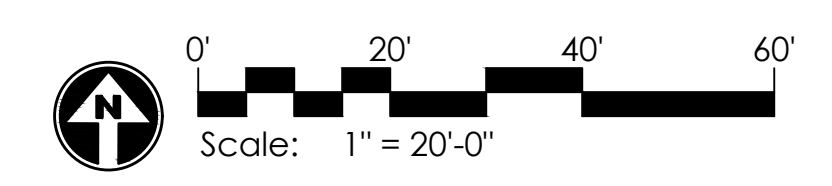
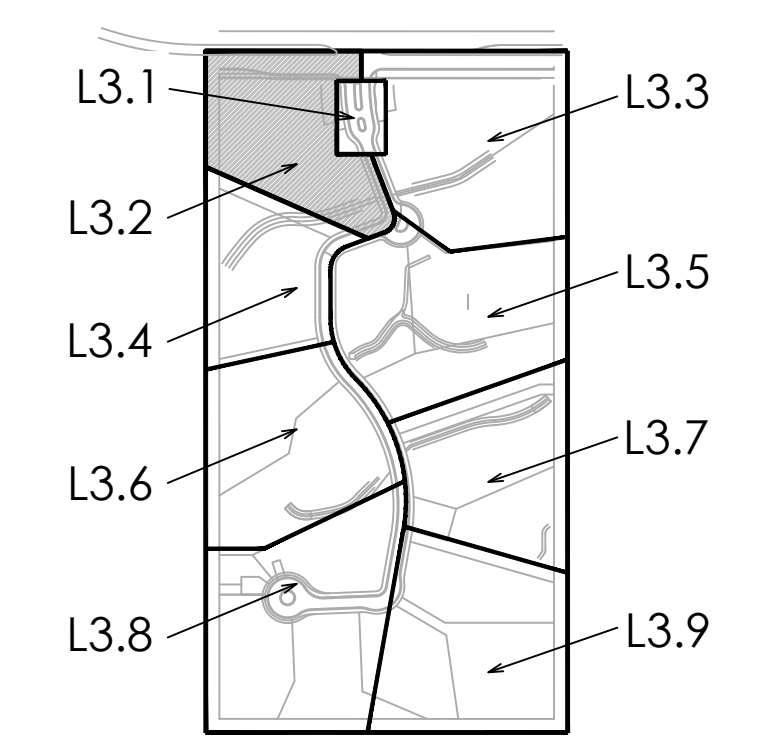
LIMIT OF DISTURBANCE.
 LIMIT OF PHASE 1
 FUTURE SIDEWALK AND
 TRAIL ALIGNMENT.

ENTRY PLAN,
 SEE SHEET L3.1

MATCHLINE 'A', SEE SHEET L3.3

MATCHLINE 'B', SEE SHEET L3.4

KEY MAP



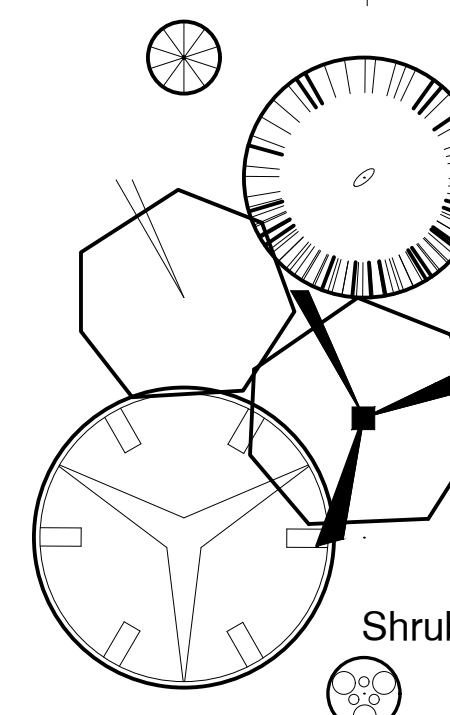


HV91
 Happy Valley Road and 91st Street
 Scottsdale, Arizona

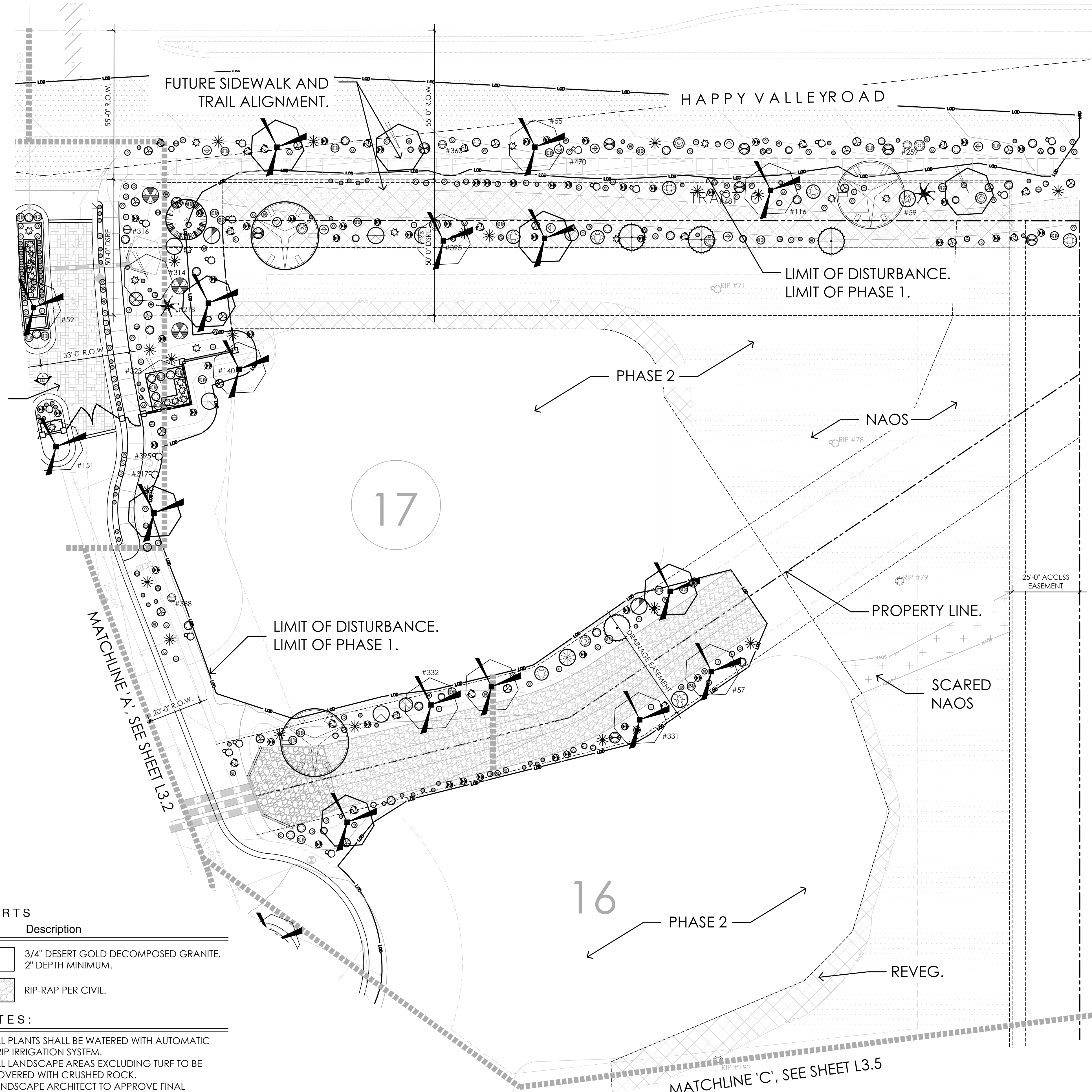
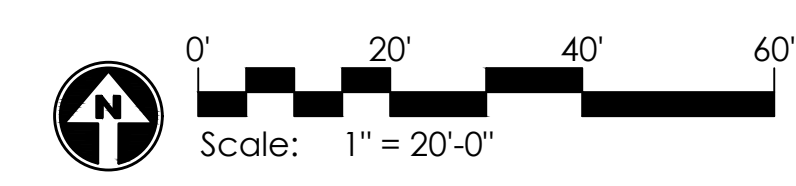
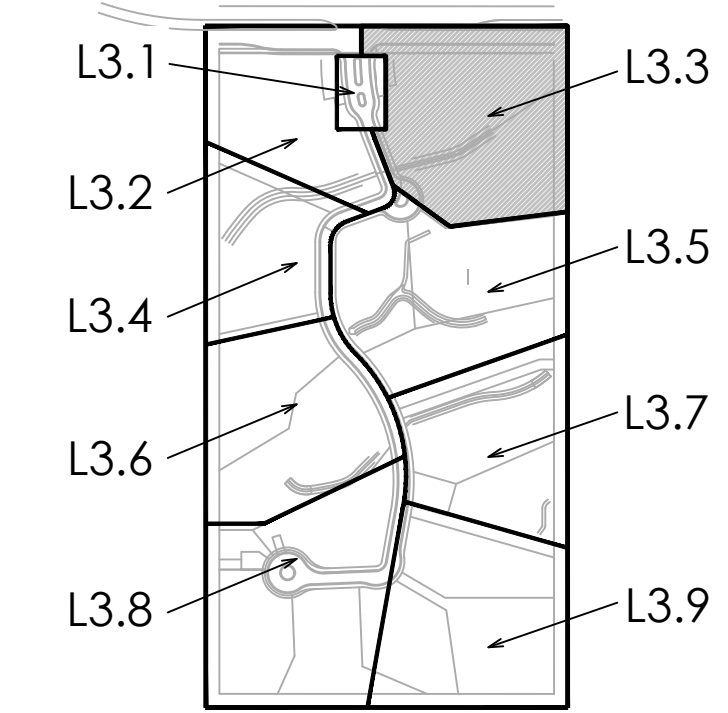
project #: SWD023
 scale: 1"=20'
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 date: 06.18.19
 drawing: Planting Plan
 CASE # 24-ZN-2017-5-PP-2019-12-WM-2017-GP#310-19- STAFF APPROVAL # 76-SA-2019
 revisions:
 3-WM-2020
 5/8/2020

PLANT MATERIALS LEGEND (PHASE 1)

Sym.	Plant Name	Size	Qty	Caliper
Trees				
	<i>Acacia greggii</i> Catalaw Acacia	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED.	4	1.0-1.5
	<i>Celtis pallida</i> Desert Hackberry	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED.	4	1.0-1.5
	<i>Chilopsis linearis</i> Desert Willow	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED.	4	1.0-1.5
	<i>Olneya tesota</i> Ironwood	50% 15gal/ 50% 24" box. Salvaged	2 6	2.5-3.5
	<i>Parkinsonia microphylla</i> Foothills Palo Verde	50% 15gal/ 50% 24" box. Salvaged	31 27	3.0-4.0
	<i>Prosopis velutina</i> Native Mesquite	50% 15gal/ 50% 24" box. Salvaged UNLESS OTHERWISE NOTED.	24 1	3.0-4.0
Shrubs				
	<i>Ambrosia ambrosiodes</i> Giant Bursage	5 gal.	23	-
	<i>Ambrosia deltoidea</i> Triangle Leaf Bursage	5 gal.	75	-
	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	56	-
	<i>Encelia farinosa</i> Brittlebush	5 gal.	34	-
	<i>Ericameria laricifolia</i> Turpentine Bush	5 gal.	101	-
	<i>Justicia californica</i> Chuparosa	5 gal.	31	-
	<i>Larrea tridentata</i> Creosote	5 gal.	20	-
	<i>Senna covesii</i> Desert Seena	5 gal.	60	-
	<i>Simmondsia chinensis</i> Jajoba	5 gal.	29	-
	<i>Sphaeralcea ambigua</i> Globe Mallow	5 gal.	104	-
Groundcovers				
	<i>Abronia villosa</i> Sand Verbena	1 gal.	75	-
	<i>Baileya multiradiata</i> Desert Marigold	1 gal.	337	-
	<i>Melampodium leucanthum</i> Blackfoot Daisy	1 gal.	253	-
	<i>Psilostrophe cooperi</i> Paper Flower	1 gal.	179	-
	<i>Viguiera deltoidea</i> Goldeneye	1 gal.	123	-
Accents Cactus				
	<i>Agave deserti</i> Desert Agave	5 gal.	55	-
	<i>Agave murpheyi</i> Murphy's Agave	5 gal.	2	-
	<i>Agave palmeri</i> Palmer's Agave	5 gal.	1	-
	<i>Carnegiea gigantea</i> Saguaro	Salvaged	52 23	-
	<i>Cylindropuntia versicolor</i> Staghorn Cholla	5 gal.	49	-
	<i>Dasylirion wheeleri</i> Desert Spoon	5 gal.	82	-
	<i>Feroacactus wislizenii</i> Fishhook Barrel Cactus	Salvaged	15 9	-
	<i>Fouquieria splendens</i> Ocotillo	Salvaged	7 3	-
	<i>Opuntia engelmannii</i> Engelmann's Prickly Pear	5 gal.	14	-
	<i>Penstemon parryi</i> Peny's Penstemon	1 gal.	219	-
	<i>Penstemon pseudospectabilis</i> Purple Penstemon	1 gal.	72	-
	<i>Yucca baccata</i> Banana Yucca	5 gal.	10	-
	<i>Yucca elata</i> Soaptree Yucca	5 gal.	7	-



KEY MAP
 SCALE: NTS



INERTS

Sym.	Description
	3/4" DESERT GOLD DECOMPOSED GRANITE. 2" DEPTH MINIMUM.
	RIP-RAP PER CIVIL.

- NOTES:**
- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
 - ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
 - LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
 - ALL SHRUBS TO BE PLANTED 3'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
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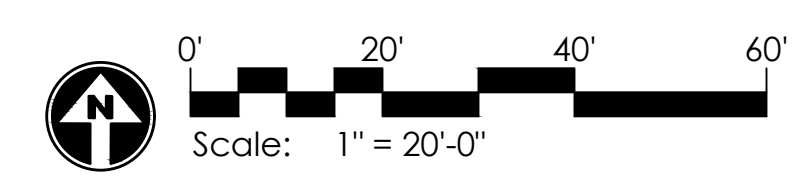
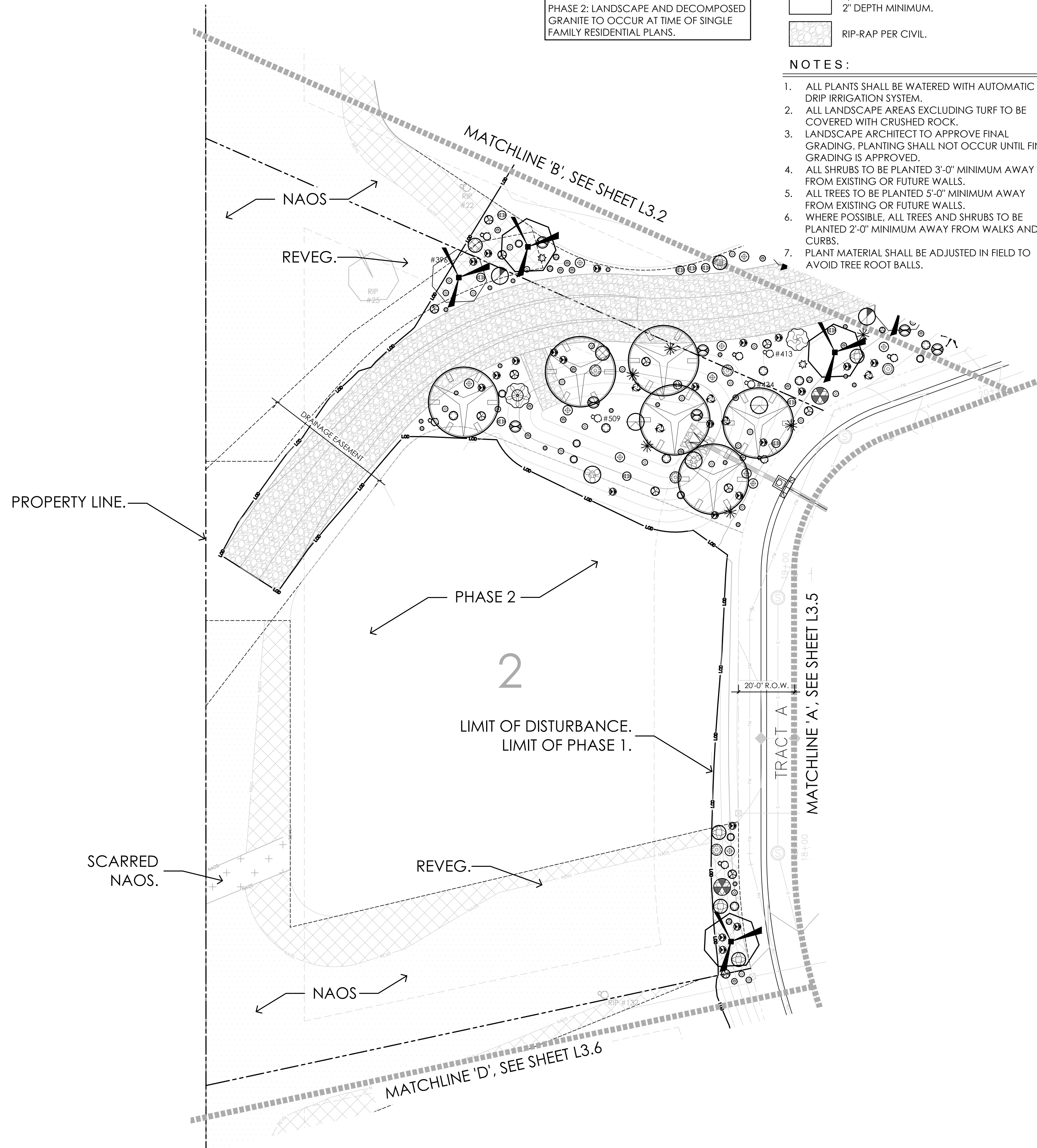
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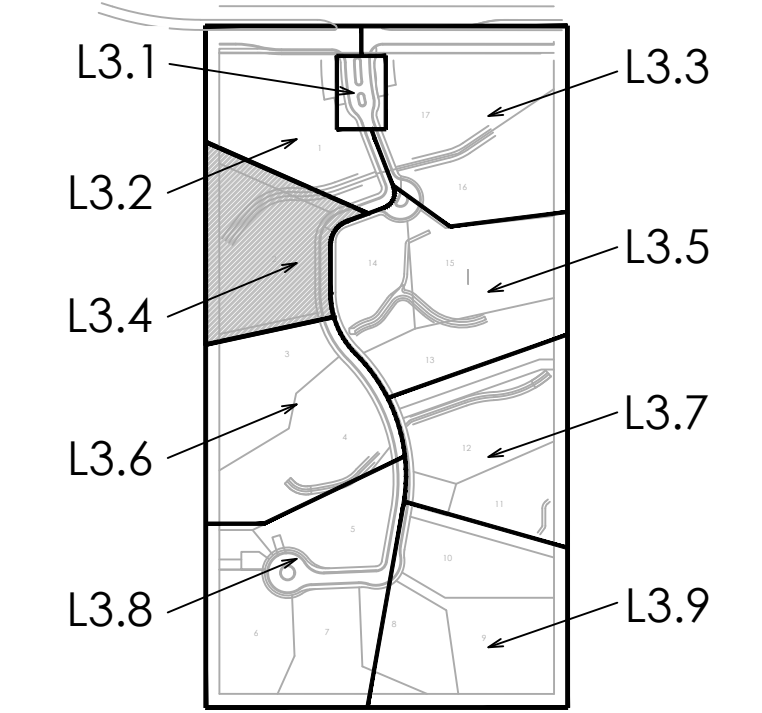
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	<i>Calliandra eriophylla</i> Pink Fairy Duster		5 gal.	56
	<i>Encelia farinosa</i> Brittlebush		5 gal.	34
	<i>Ericameria laricifolia</i> Turpentine Bush		5 gal.	101
	<i>Justicia californica</i> Chuparosa		5 gal.	31
	<i>Larrea tridentata</i> Creosote		5 gal.	20
	<i>Senna covesii</i> Desert Senna		5 gal.	60
	<i>Simmondsia chinensis</i> Jojoba		5 gal.	29
	<i>Sphaeralcea ambigua</i> Globe Mallow		5 gal.	104
Groundcovers				
	<i>Abronia villosa</i> Sand Verbena		1 gal.	75
	<i>Bailey multiradiata</i> Desert Marigold		1 gal.	337
	<i>Melampodium leucanthum</i> Blackfoot Daisy		1 gal.	253
	<i>Ptilostrophe cooperi</i> Paper Flower		1 gal.	179
	<i>Viguiera deltoidea</i> Goldeneye		1 gal.	123
Accents Cactus				
	<i>Agave deserti</i> Desert Agave		5 gal.	55
	<i>Agave murpheyi</i> Murphy's Agave		5 gal.	2
	<i>Agave palmeri</i> Palmer's Agave		5 gal.	1
	<i>Carnegiea gigantea</i> Saguaro	3' min. Salvaged	52 23	-
	<i>Cylindropuntia versicolor</i> Staghorn Cholla		5 gal.	49
	<i>Dasyliirion wheeleri</i> Desert Spoon		5 gal.	82
	<i>Ferocactus wislizenii</i> Fishhook Barrel Cactus	10" dim. Salvaged	15 9	-
	<i>Fouquieria splendens</i> Ocotillo	bare root. Salvaged	7 3	-
	<i>Opuntia engelmannii</i> Engelmann's Prickly Pear		5 gal.	14
	<i>Penstemon parryi</i> Perry's Penstemon		1 gal.	219
	<i>Penstemon pseudospectabilis</i> Purple Penstemon		1 gal.	72
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	<i>Yucca elata</i> Soaptree Yucca		5 gal.	7



KEY MAP
SCALE: NTS



GREY PICKETT
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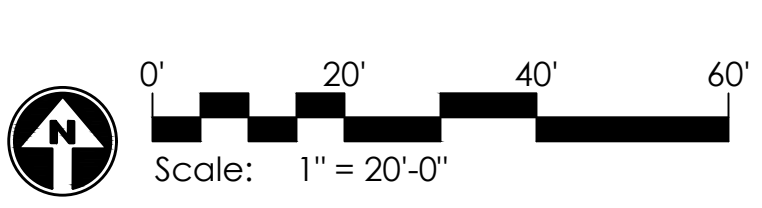
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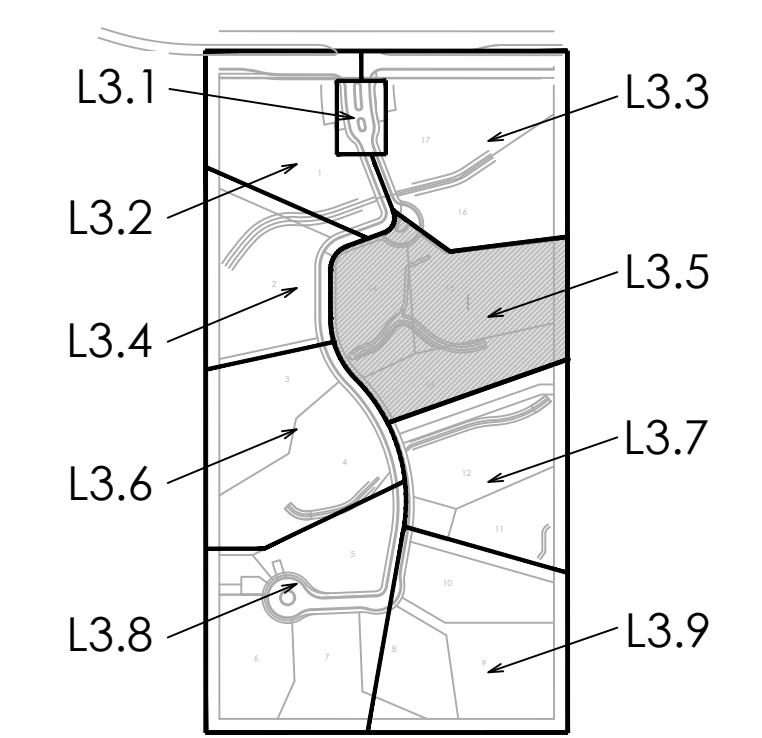
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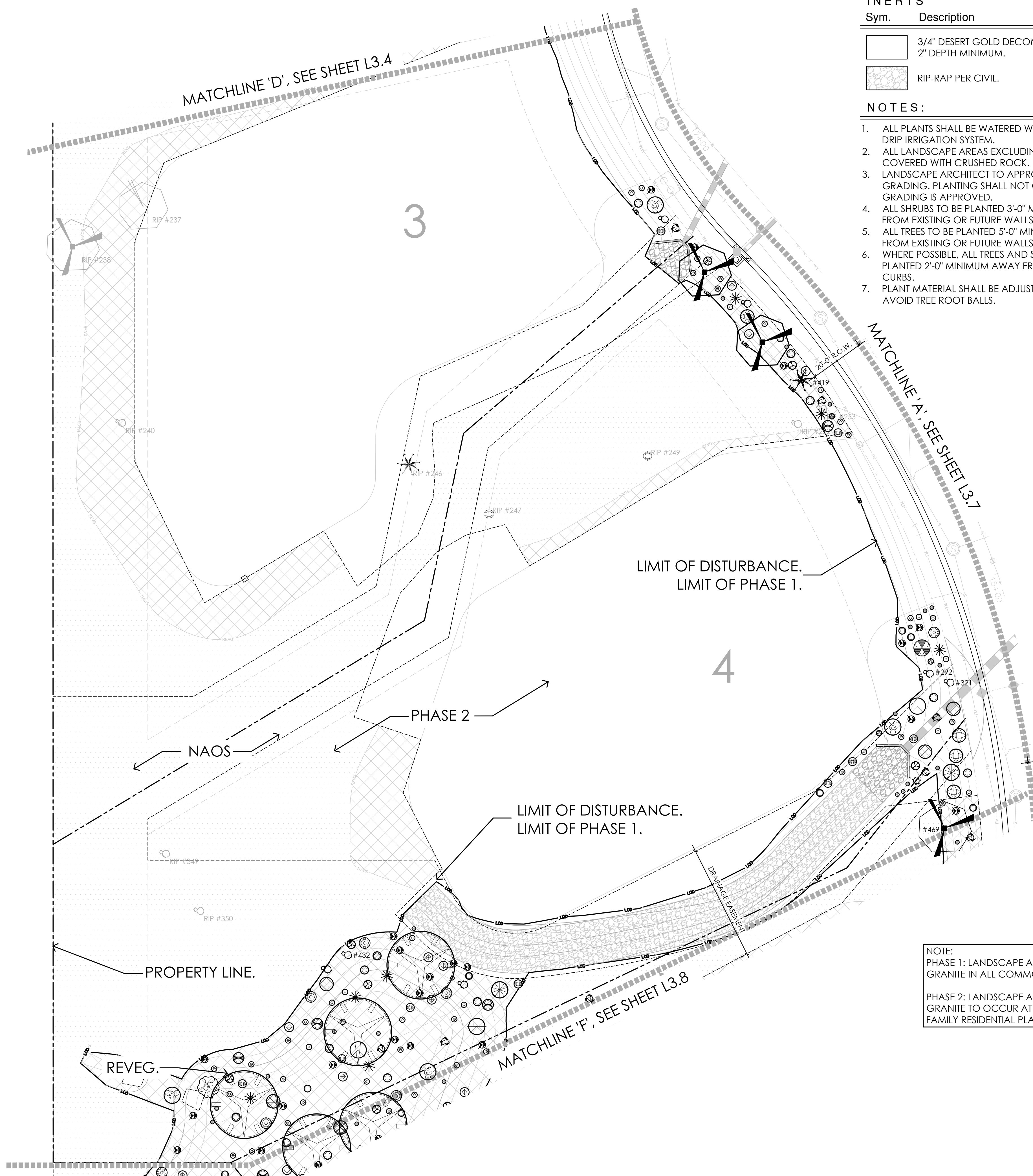
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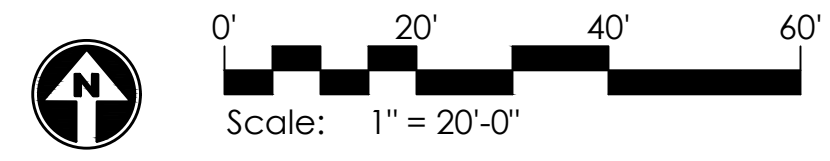
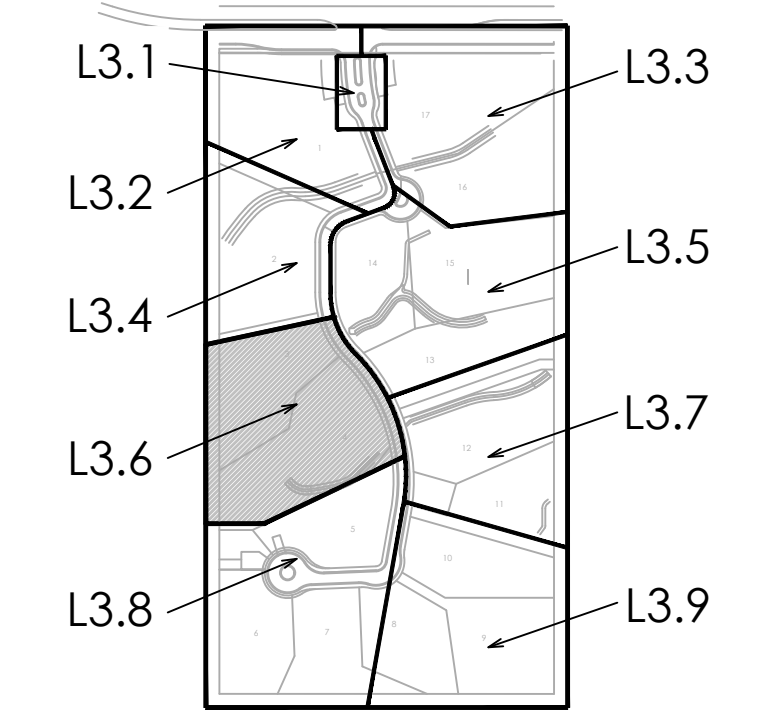
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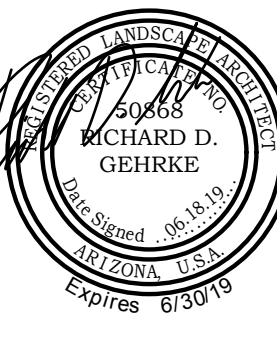
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GREY PICKETT
 landscape architecture community design
 7144 W. JOHNSON DRIVE, SUITE 205
 SCOTTSDALE, ARIZONA 85253
 480.609.0000p 480.609.0068f

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	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	56	-
	<i>Encelia farinosa</i> Brittlebush	5 gal.	34	-
	<i>Ericameria laricifolia</i> Turpentine Bush	5 gal.	101	-
	<i>Justicia californica</i> Chuparosa	5 gal.	31	-
	<i>Larrea tridentata</i> Creosote	5 gal.	20	-
	<i>Senna covesii</i> Desert Seena	5 gal.	60	-
	<i>Simmondsia chinensis</i> Jojoba	5 gal.	29	-
	<i>Sphaeralcea ambigua</i> Globe Mallow	5 gal.	104	-
Groundcovers				
	<i>Abronia villosa</i> Sand Verbena	1 gal.	75	-
	<i>Baileya multiradiata</i> Desert Marigold	1 gal.	337	-
	<i>Melampodium leucanthum</i> Blackfoot Daisy	1 gal.	253	-
	<i>Psilostrophe cooperi</i> Paper Flower	1 gal.	179	-
	<i>Viguiera deltoidea</i> Goldeneye	1 gal.	123	-
Accents Cactus				
	<i>Agave deserti</i> Desert Agave	5 gal.	55	-
	<i>Agave murpheyi</i> Murphy's Agave	5 gal.	2	-
	<i>Agave palmeri</i> Palmer's Agave	5 gal.	1	-
	<i>Carnegiea gigantea</i> Saguaro	3' min. Salvaged	52 23	-
	<i>Cylindropuntia versicolor</i> Staghorn Cholla	5 gal.	49	-
	<i>Dasylistron wheeleri</i> Desert Spoon	5 gal.	82	-
	<i>Feroactus wislizenii</i> Fishhook Barrel Cactus	10" dim. Salvaged	15 9	-
	<i>Fouquieria splendens</i> Ocotillo	bare root. Salvaged	7 3	-
	<i>Opuntia engelmannii</i> Engelmann's Prickly Pear	5 gal.	14	-
	<i>Penstemon parryi</i> Peny's Penstemon	1 gal.	219	-
	<i>Penstemon pseudospectabilis</i> Purple Penstemon	1 gal.	72	-
	<i>Yucca baccata</i> Banana Yucca	5 gal.	10	-
	<i>Yucca elata</i> Soaptree Yucca	5 gal.	7	-

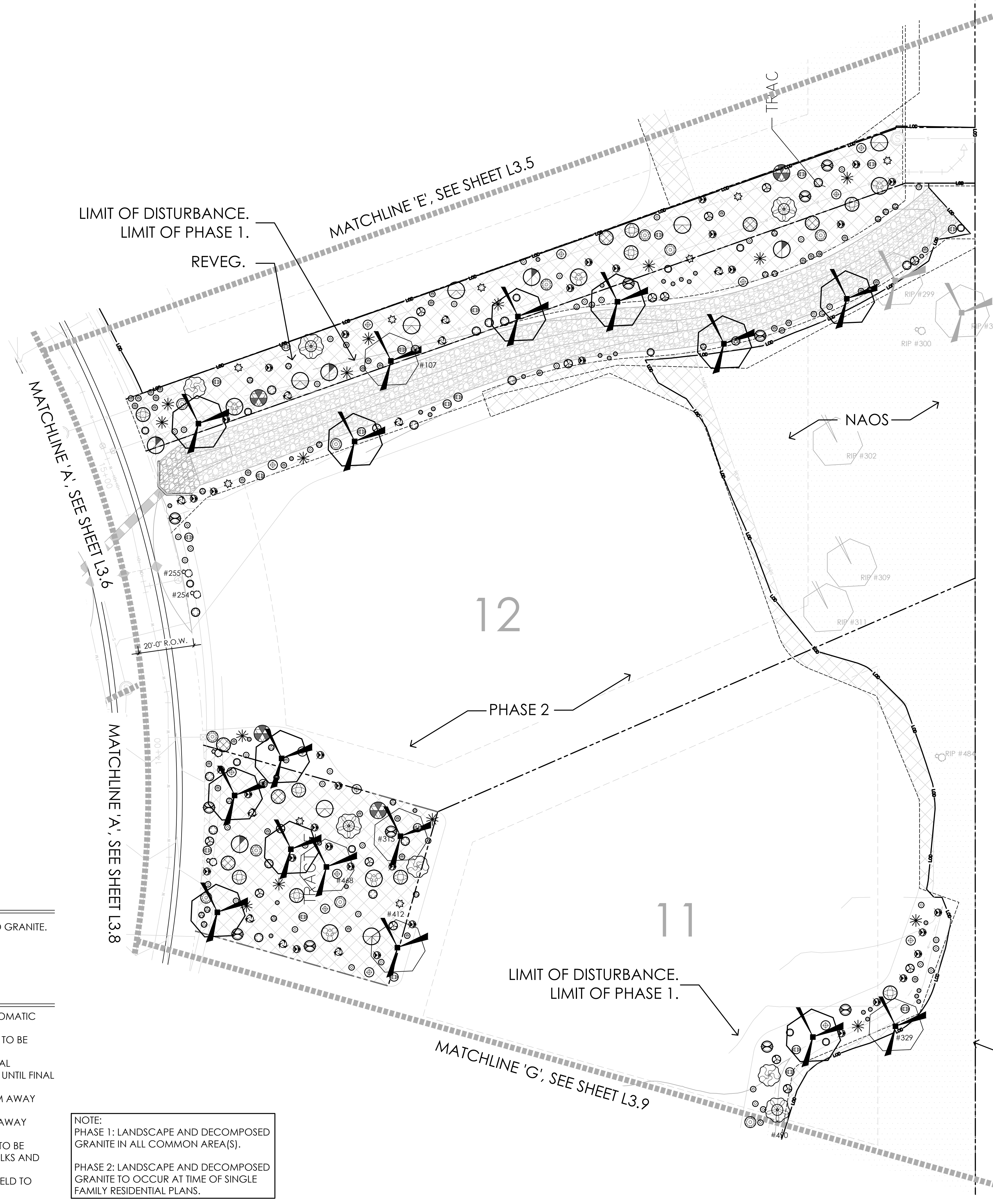
INERTS

Sym.	Description
	3/4" DESERT GOLD DECOMPOSED GRANITE. 2" DEPTH MINIMUM.
	RIP-RAP PER CIVIL.

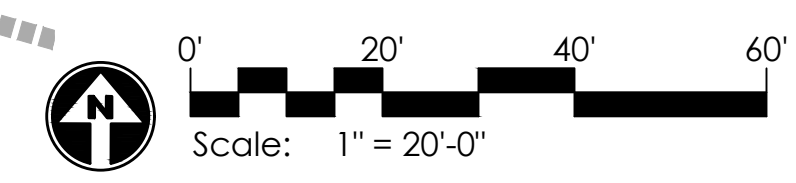
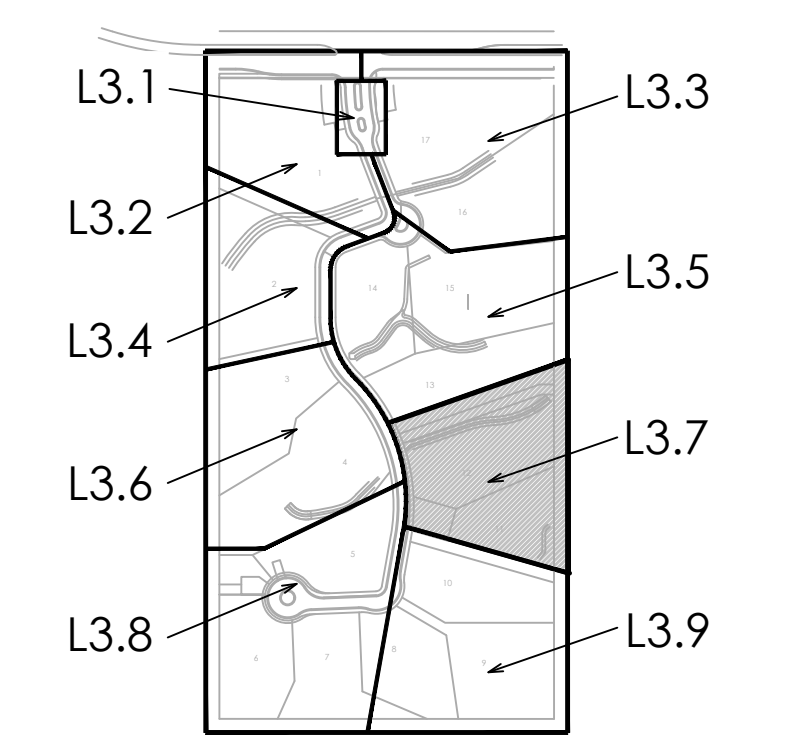
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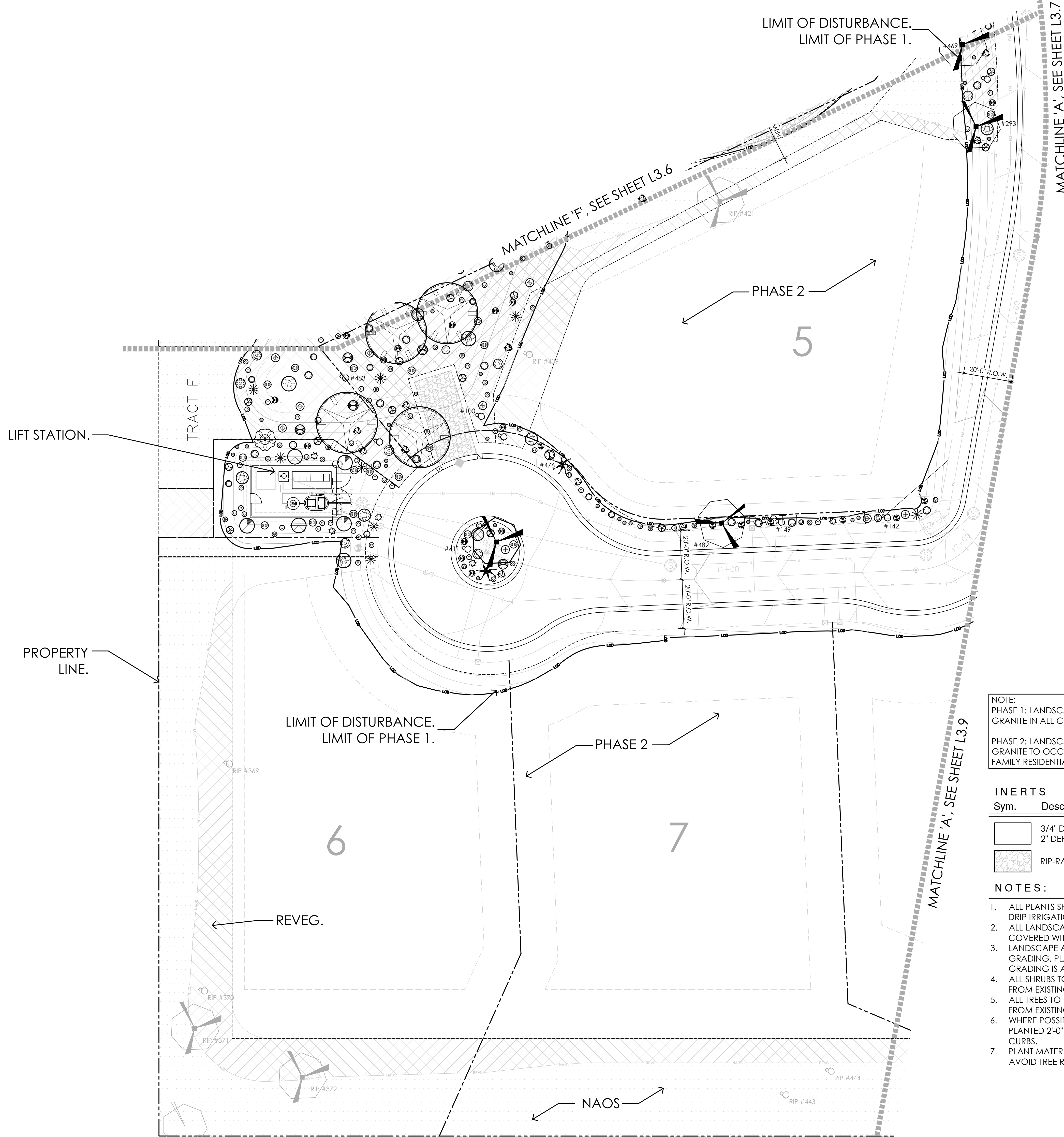
- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
- ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
- LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
- ALL SHRUBS TO BE PLANTED 3'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
- ALL TREES TO BE PLANTED 5'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
- WHERE POSSIBLE, ALL TREES AND SHRUBS TO BE PLANTED 2'-0" MINIMUM AWAY FROM WALKS AND CURBS.
- PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

NOTE:
 PHASE 1: LANDSCAPE AND DECOMPOSED GRANITE IN ALL COMMON AREA(S).
 PHASE 2: LANDSCAPE AND DECOMPOSED GRANITE TO OCCUR AT TIME OF SINGLE FAMILY RESIDENTIAL PLANS.



KEY MAP
 SCALE: NTS





NOTE:
 PHASE 1: LANDSCAPE AND DECOMPOSED GRANITE IN ALL COMMON AREA(S).
 PHASE 2: LANDSCAPE AND DECOMPOSED GRANITE TO OCCUR AT TIME OF SINGLE FAMILY RESIDENTIAL PLANS.

INERTS

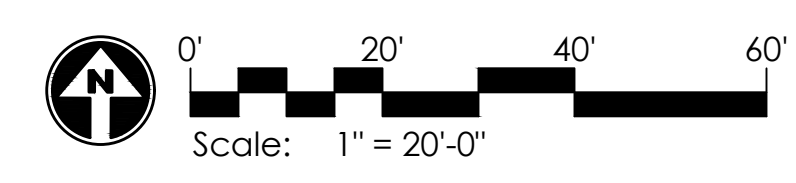
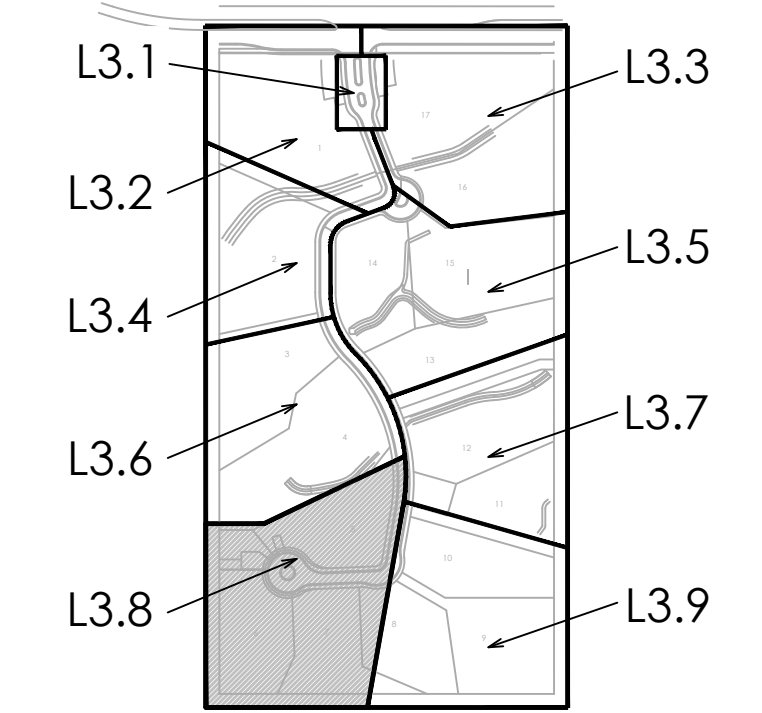
Sym.	Description
[Symbol]	3/4" DESERT GOLD DECOMPOSED GRANITE, 2" DEPTH MINIMUM.
[Symbol]	RIP-RAP PER CIVIL.

- NOTES:**
- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
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 - PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.

PLANT MATERIALS LEGEND (PHASE 1)

Sym.	Plant Name	Size	Qty	Caliper
Trees				
[Symbol]	<i>Acacia greggii</i> Catclaw Acacia	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED.	4	1.0-1.5
[Symbol]	<i>Celtis pallida</i> Desert Hackberry	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED.	4	1.0-1.5
[Symbol]	<i>Chilopsis linearis</i> Desert Willow	50% 15gal/ 50% 24" box. UNLESS OTHERWISE NOTED.	4	1.0-1.5
[Symbol]	<i>Olney tesota</i> Ironwood	50% 15gal/ 50% 24" box. Salvaged	2 6	2.5-3.5
[Symbol]	<i>Parkinsonia microphylla</i> Foothills Palo Verde	50% 15gal/50% 24" box. Salvaged	31 27	3.0-4.0
[Symbol]	<i>Prosopis velutina</i> Native Mesquite	50% 15gal/ 50% 24" box. Salvaged UNLESS OTHERWISE NOTED.	24 1	3.0-4.0
Shrubs				
[Symbol]	<i>Ambrosia ambrosiodes</i> Giant Bursage	5 gal.	23	-
[Symbol]	<i>Ambrosia deltoidea</i> Triangle Leaf Bursage	5 gal.	75	-
[Symbol]	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 gal.	56	-
[Symbol]	<i>Encelia farinosa</i> Brittlebush	5 gal.	34	-
[Symbol]	<i>Ericameria laricifolia</i> Turpentine Bush	5 gal.	101	-
[Symbol]	<i>Justicia californica</i> Chuparosa	5 gal.	31	-
[Symbol]	<i>Larrea tridentata</i> Creosote	5 gal.	20	-
[Symbol]	<i>Senna covesii</i> Desert Senna	5 gal.	60	-
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[Symbol]	<i>Agave palmeri</i> Palmer's Agave	5 gal.	1	-
[Symbol]	<i>Carnegiea gigantea</i> Saguaro	3' min. Salvaged	52 23	-
[Symbol]	<i>Cylindropuntia versicolor</i> Staghorn Cholla	5 gal.	49	-
[Symbol]	<i>Dasyliroton wheeleri</i> Desert Spoon	5 gal.	82	-
[Symbol]	<i>Ferocactus wislizenii</i> Fishhook Barrel Cactus	10" diam. Salvaged	15 9	-
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KEY MAP
 SCALE: NTS



GREY PICKETT
 landscape architecture | community design
 7144 Harrison Drive, Suite 205
 Scottsdale, AZ 85253
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HV91
 Happy Valley Road and 91st Street
 Scottsdale, Arizona

project #: SWD023
 scale: 1"=20'
 issued for: CD's
 date: 06.18.19
 drawn by: TEAM
 drawing: Planting Plan
L3.8
 11 of 30
 CASE # 24-ZN-2017-5-PP-2019-12-WM-2017 - GP#310-19 - STAFF APPROVAL # 76-SA-2019
 3-WM-2020
 5/8/2020