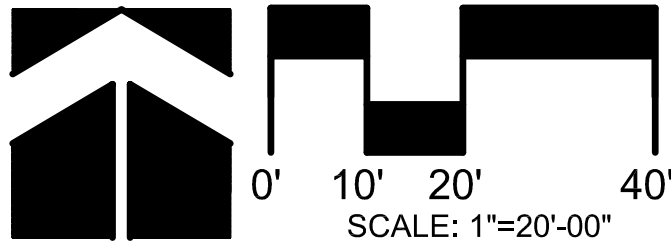


LANDSCAPE PLAN



LANDSCAPE LEGEND

- EXISTING VEGETATION  
PROTECT FROM  
CONSTRUCTION (APPROX. LOCATION)
- PROSOPIS VELUTINA  
NATIVE MESQUITE  
36" BOX (MULTI TRUNK) (1)  
2.5" CALIP.
- SALVAGED TREE  
SEE NATIVE PLANT  
INVENTORY

- CAESALPINIA GILLIESII  
DESERT BIRD OF PARADISE  
1.5" CALIPER (MULTI-TRUNK) (4)
- CALIFORNIA ERIOPHYLLA  
PINK FAIRY DUSTER  
5 GALLON (40)
- ASCLEPIAS SUBULATA  
DESERT MILKWEED  
5 GALLON (13)
- SIMMONDISIA CHINENSIS  
JOJOBA  
5 GALLON (22)
- VIGUIERA PARISHII 'DELTOIDEA'  
GOLDEN EYE  
5 GALLON (13)

- ERICAMERIA LARICIFOLIA  
TURPENTINE BUSH  
1 GALLON (44)
- DC RANCH APPROVED COBBLE  
NATIVE COBBLE  
REFER TO CIVIL FOR EXACT LOCATIONS
- DESERT PAVEMENT PER DC RANCH  
GUIDELINES IN SET BACKS AND R.O.W.  
LANDSCAPE AREAS
- AMBROSIA DELTOIDEA  
BURR SAGE  
5 GALLON (61)
- 3/8" SCREENED APACHE BROWN  
DECOMPOSED GRANITE  
2" DEPTH IN ALL ON-SITE LANDSCAPE AREAS

LANDSCAPE SUMMARY DATA:

OFF-SITE LANDSCAPE: 0 SQ.FT  
ON-SITE LANDSCAPE: 21,127 SQ.FT.  
TOTAL LANDSCAPE: 21,127 SQ.FT.  
PARKING LOT LANDSCAPE: 120 SQ.FT.

CITY OF SCOTTSDALE  
LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE  
INSTALLED GUARANTEEING 100% COVERAGE TO ALL  
LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH  
A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR  
5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY  
SHALL BE LANDSCAPED AND MAINTAINED BY THE  
PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING  
TREES DAMAGED OR DESTROYED AS A RESULT OF  
THIS CONSTRUCTION SHALL BE REPLACED, TO THE  
SATISFACTION OF CITY STAFF, WITH LIKE KIND AND  
SIZE PRIOR TO RECEIVING A CERTIFICATE OF  
OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE  
CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY  
OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6".  
TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A  
CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON  
INSTALLATION. ALL HEIGHTS ARE MEASURED FROM  
NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY  
SHALL BE LANDSCAPED AND MAINTAINED BY THE  
PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE  
ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS,  
AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0"  
FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY  
THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE  
REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE  
TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING  
ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF  
SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR  
LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE  
SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED  
GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER  
GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST  
SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE  
ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE  
LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE  
FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY  
FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE  
APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL  
REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION'S) OF THESE PLANS HAVE  
NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF  
SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND  
LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED,  
OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE  
SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE  
OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF  
THE INSPECTION SERVICES STAFF.

DC Ranch  
Standard Landscape Notes  
Updated 9/15/15

- All disturbed areas will be revegetated at a density of 40 plants per 1,000 square feet. The plants used for revegetation should match the species of those existing naturally within the closest adjacent undisturbed area.
- All introduced plants must be irrigated with an automatic drip irrigation system that is completely buried and tied in to an electrical controller.
- All trees requiring support shall be staked properly utilizing double stake assemblies or guy assemblies.
- All wall-mounted equipment shall be painted to match the wall the equipment is mounted on.
- All landscape lighting fixtures shall be set so the source of light can not be seen from any neighboring property.
- All finished grades will be adjusted to 1" below the top of sidewalks and driveways.
- All drip emitters will be trimmed and adjusted to the level of finished grade.
- All drainage patterns established by the Civil Engineer will be maintained through out the landscaping process.
- All disturbed areas will be topdressed utilizing the DC Ranch "Desert Pavement." The cobble rock, which makes up the "Desert Pavement" shall be tamped in to the grade.
- All Salvaged trees that do not survive the construction period must be replaced with like type and size.
- No espaliers on view fence
- No access is allowed through the common areas or the Natural Open Space. Access is only permitted through the building envelope.
- No citrus or palms are permitted anywhere, whether in the ground or in pots.

OWNERSHIP INFO:

RANDY SHELL  
16410 N. 91ST STREET SUITE 112  
SCOTTSDALE, AZ 85260  
480-443-3992

**T&M ASSOCIATES**

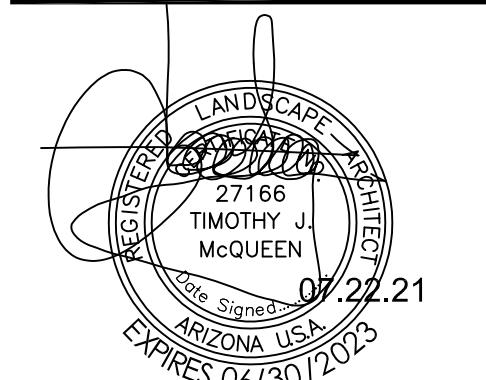
T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING

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

EMAIL: timmcqueen@tjma.net

DC RANCH LOT 8  
VEHICLE STORAGE  
SCOTTSDALE, ARIZONA

| NUMBER | REVISION | DATE |
|--------|----------|------|
|        |          |      |
|        |          |      |
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|--------------|-----------|
| SHEET TITLE: | LANDSCAPE |
| ISSUE DATE:  | 07.22.21  |
| DRAWN BY:    | STAFF     |
| CHECKED BY:  | TJMCQ     |
| PROJECT No.: | 21129     |
| SHEET:       |           |

La.01

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