

LANDSCAPE LEGEND

EXISTING VEGETATION
PROTECT FROM
CONSTRUCTION (APPROX. LOCATION)
PROSOPIS VELUTINA

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

TURPENTINE BUSH
1 GALLON (44)
DC RANCH APPROVED COE

DC RANCH APPROVED COBBLE
NATIVE COBBLE
REFER TO CIVIL FOR EXACT LOCATIONS

ON-SITE LANDSCAPE:

PARKING LOT LANDSCAPE: 120 SQ.FT.

TOTAL LANDSCAPE:

21,127 SQ.FT.

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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

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
- . All trees requiring support shall be staked properly utilizing double stake assemblies or guy assemblies.
- 4. All wall-mounted equipment shall be painted to match the wall the equipment is mounted on.
- 5. All landscape lighting fixtures shall be set so the source of light can not be seen from any neighboring
- All finished grades will be adjusted to 1" below the top of sidewalks and driveways.
- 7. 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.
- 9. 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.
- 10. All Salvaged trees that do not survive the construction period must be replaced with like type and size.
- 11. 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.
- 13. No citrus or palms are permitted anywhere, whether in the ground or in pots.
- 14. Contractor shall sleeve the existing DC Ranch Association's irrigation system for street trees or Right-of-Way landscaping utilizing two (2) 4" sch. 40 sleeves under all paving penetrations to the street for driveways and sidewalks. These sleeves are to be dedicated for the Ranch Association's lateral and mainline irrigation piping and control wires, which must remain fully operational throughout the entire construction process to avoid disruption of use by the DC Ranch Association. Please contact the DC Ranch Landscape Manager at the time of Blue Staking the property for utilities, and he will assist in locating the existing irrigation lines. Once sleeves are installed and irrigation lines are reconnected within the sleeves, the work must be inspected and approved by the DC Ranch Association for proper installation prior to backfilling. The DC Ranch Landscape Manager may be reached at 480-585-8654, Ext. 200.

OWNERSHIP INFO:

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

DC RANCH VEHICLE ST

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NUMBER REVISION DA

ANDOCAO 27166 TIMOTHY J. McQUEEN

OF Signed

OF 27.21

	00/30	
SHEET TITLE:		
		LANDSCAP
ISSUE DATE:		07.22.2
DRAWN BY:		STAF
CHECKED BY:		TJMC
PROJECT No.:		2112

La.01

LANDSCAPE PLAN

APPROVED

CITY OF SCOTTSDALE

CASE NUMBER APPROVED

CERT. OF OCCUPANCY IS ISSUED.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE

Case No: 00 - DR - 2021

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE

URBAN DESIGN

SITE PLANNING

Scottsdale, Arizona 85258 P.(602)265-0320 EMAIL: timmcqueen@tjmla.net

10450 N. 74th Street , Suite 120

EMAIL: timmcqueen@tjmla.net

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ASSOCIATES