

SERENO CANYON PARCEL 4H

LANDSCAPE IMPROVEMENT PLANS

OWNER/ DEVELOPER
Toll Brothers
8767 E. Via de Ventura #390
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Tel: 480.596.7304
Contact: Rich Schoonmaker

ARCHITECT & LANDSCAPE ARCHITECT Swaback PLLC 7550 E. McDonald Drive Scottsdale, AZ 85250 Tel: 480.367.2100 Contact: Jeffrey M. Denzak ASLA, APA

ENGINEER
Westwood Multi-Disciplined Surveying & Engineering
6909 E. Greenway Pkwy., Suite 250
Scottsdale, Arizona 85254
Tel: 480.840.7739
Contact: Clint Bills, PE



PROJECT PHASE
PRELIMINARY PLAT
CONSTRUCTION DOCUMENTS

SWABACK pllc

7550 E McDonald Drive Scottsdale, Arizona 85250

08.03.2021
ISSUE FOR BID SET
ISSUE FOR CONSTRUCTION

REVISIONS

NO. DESCRIPTION DATE

PRELIMINARY-NOT FOR CONSTRUCTION

CEL 4H

A COUNTY, ARIZONA NT PLANS - PARC

APE IMPROVEMENT PL

CITY OF SCOTTSDA LANDSCAPE IN COVER SHEET

CHECKED JD

DATE 08/03/2021

SCALE AS SHOWN

JOB NO. 1902

SHEET

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Cover Sheet CS-0
Parcel H1
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CITY OF SCOTTSDALE LANDSCAPE NOTES

1. Areas of salvaged desert surface soil without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.

2. A minimum of 50 percentage (unless otherwise stipulated by the Development Review Board, and/or the Zoning Ordinance requirements) of the provided trees shall be mature trees, pursuant to the City of Scottsdale's Zoning Ordinance Article X, Section 10.301, as defined in the City of Scottsdale's Zoning Ordinance Article III, Section 3.100. 3. A single trunk tree's caliper size, that is to be equal to or less than 4-inches, shall be determined by utilizing the smallest

diameter of the trunk 6-inches above finished grade adjacent to the trunk. A tree's caliper size, for single trunk trees that are to have a diameter greater than 4-inches, shall be determined by utilizing the smallest diameter of the trunk 12-inches above finished grade adjacent to the trunk. A multiple trunk tree's caliper size is measured at 6" above the location that the trunk splits originates, or 6" above finished grade if all trunks originate from the soil.

4. Thorny 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. 2-1.1001.13.

5. Area within the sight distance triangles is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 1.5 feet. Trees within the sight triangle shall have a single trunk and a canopy that begins at 8 feet in height upon installation. All heights are measured from nearest street line elevation.

6. 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. 7. All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.

8. Prior to the establishment of water service, non-residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with Sections 49-245 through 49-248 of the City Code to the Water Conservation Office.

9. 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.

10. No lighting is approved with the submittal.

11. The approval of these plans recognize the construction of a low voltage system and does not authorize any violation of the current City of Scottsdale adopted electrical code.

12. The landscape specification section(s) of these plans have not reviewed and shall not be part of the City of Scottsdale's

13. All signs require separate permits and approvals.

14. New landscaping, including salvaged plant material, and landscaping indicated to remain, which is destroyed, damaged, or expires during construction shall be replaced with like size, kind, and quantity prior to the issuance of the Certificate of Occupancy / Letter of Acceptance to the satisfaction of the Inspection Services Staff.

15. All revegetated NAOS shall be watered for 3 years. At the end of 3 years, the irrigation systems to the revegetated NAOS shall be permanently disconnected.

16. No irrigation shall be provided to undisturbed Natural Area Open Space (NAOS) areas.

17. Provide the Natural Area Open Space (NAOS) and Limits of Construction (LOC) Protection Program on the Plans: NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:

a. No building, grading, or construction activity shall encroach into areas designated as NAOS, or outside the designated limits of construction envelope.

b. All NAOS and area outside of the LOC shall be protected from damage prior to, and during construction by the follow methods:

1. A registered land surveyor shall stake all NAOS and LOC disturbance based on this exhibit.

2. ± Three (3) 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.

3. All cactus subject to the City of Scottsdale's native plant ordinance directly adjacent, within two feet, of the NAOS and LOC line shall be fenced with wire fencing to prevent damage. 4. The contractor shall maintain the staking, roping, and fencing intact during the duration of the construction

c. The contractor shall remove staking, roping, and fencing after receipt of the Letter of Acceptance/Certificate of

GENERAL LANDSCAPE NOTES

Occupancy from the City of Scottsdale for all construction work.

- 1. Install 'Desert Pavement' D.G. rock mulch to a depth shown on plans in all planting bed areas unless otherwise noted on plans. Contractor to salvage, stockpile, haul and protect desert pavement material during construction for subsequent installation.
- 2. If 'Desert Pavement' stockpile runs short, supplement with $\frac{3}{4}$ " minus decomposed granite to match existing size and color and to be approved by landscape architect/owner using field mock-ups provided by the contractor.
- 3. It shall be the responsibility of the contractor to verify quantities including trees, shrubs, groundcovers, desert pavement, mulch and other items shown on the plans. It shall be the contractor's responsibility to notify the landscape architect prior to construction of major discrepancies. In case of a discrepancy between the number of plants indicated on the plant list, the drawings shall be accepted as correct.
- 4. No plant material shall be placed within seven (7') feet of a fire hydrant, light pole, electrical, or communication box.
- 5. Landscape contractor to contact landscape architect or owner's representative before each application of pre-emergent for verification. All planting bed mulch areas shall receive pre-emergent herbicide as specified. The contractor shall provide the landscape architect with a letter certifying the chemical, date and rate of application for both weed killer and pre-emergent.
- 6. All plant material and specifications to conform to Arizona Nurseryman Association standards and
- 7. All right-of-way & city required plant material to be in compliance with the department of water resources low water use plant list
- 8. The landscape architect and/or owner's representative is to approve any or all substitutions before installation. Substitutions shall not be allowed unless authorized in writing by the landscape architect.
- 9. The landscape architect and/or owner's representative reserves the right to refuse any plant material deemed unacceptable. All plant material shall be inspected before installation. The contractor shall request inspection 24 hours in advance of planting. Upon such inspections if the rootball condition is unacceptable the contractor shall supply replacement plant at no cost.
- 10. Coordinate salvage and relocation of existing native trees and cacti with salvage plans.
- 11. The contractor shall maintain all existing utility cover, boxes, lids and manholes in an exposed
- 12. The landscape architect reserves the right to refuse any plant material deemed unacceptable. 13. Locate plants away from sprinkler heads, light fixtures and other obstructions.
- 14. Water test all tree planting holes prior to planting. if tree hole does not drain within a 24 hour period,
- 15. See specifications and mag standard 430.5.6 for planting backfill mix.
- 16. All top soil mixtures for plants shall be free of grass and noxious weeds. See section 795 of the m.a.g.
- 17. Trees within sight visibility triangles shall have a clear trunk pruned to a height of 7 feet or greater upon installation. Height shall be measured from edge of pavement. 18. Shrubs and groundcovers planted within the sight visibility triangle shall have a mature height of not
- more than 18 inches. Height shall be measured from the edge of pavement, and total height shall include the height of mounding.
- 19. Maintain 3' clearance of cacti from all pedestrian routes unless otherwise directed by landscape
- 20. Finish grade in all areas shall be smooth, even and 1/2" below top of curbs, paving and adjacent walks. 21. When boxed trees are installed, the bottom of the tree boxes shall not be removed upon planting. The soil line of the planted tree shall match the surrounding finish grade.
- 22. Groundcover & desert pavement shall extend under shrubs unless otherwise noted on the plans. 23.Lot driveway locations are unknown and will be determined by the builder. Proposed landscape

material shown in landscape right-of-way at front of parcel lot, and in specific landscape tracts

between/ around lots, to be installed as the adjacent lots are developed. 24. Proposed tree locations are conceptual and may be field adjusted according to constructed improvements.

SERENO CANYON PARCEL 4H1

LANDSCAPE IMPROVEMENT PLANS

|OWNER/ DEVELOPER Toll Brothers 8767 E. Via de Ventura #390 Scottsdale, Arizona 85258 Tel: 480.596.7304

Contact: Rich Schoonmaker

GENERAL NOTES:

of construction.

regarding these plans prior to proceeding.

4. All workmanship and materials shall conform to local codes.

submitting the bid; site security until project acceptance

responsible for maintaining these flows free of obstructions.

properties from damage throughout construction.

for like cases of construction on this project.

14. Native seed mix to be applied to native treatment.

17. Rip-rap slopes, path, walks, and drives per civil plans.

materials shown on plans.

proceeds with construction.

1. The landscape and general contractors shall review this project with the landscape architect prior

2. It shall be the contractor's responsibility to verify all dimensions and conditions at the job site and

to cross-check details and dimensions shown on the drawings with related requirements on the

architectural, mechanical, electrical, plumbing and civil drawings. Contractor shall verify all site

affected by construction and shall be responsible for damages to such utilities caused as a result

companies with utilities on the site prior to the construction of the project. Contractor shall adhere

conditions prior to starting work, locations and depths of all underground utilities that may be

3. Contractor shall be responsible for securing all necessary permits and shall notify all utility

5. Contractor shall take all necessary precautionary measures to protect the public and adjacent

7. Unless otherwise specified on the plans, the contractor shall be responsible for the following:

curbs, etc.; inspection of the site in order to be fully aware of existing conditions prior to

8. In no case shall working dimensions be scaled from plans, sections or details on the drawings.

9. Where no specific detail is shown, the construction shall be identical or similar to that indicated

10. Contractor shall reference civil engineering drawings for grading and drainage flows and shall be

mechanical, electrical and plumbing requirements must be coordinated before the contractor

15. All disturbed areas as shown to be treated with native, enhanced native, or specialty treatments.

13. Details noted as typical shall apply in all cases unless specifically shown or noted otherwise.

11. Quantities are shown for reference only. the contractor shall be responsible for providing all

12. Sleeves, variations in the slab elevations, depressed areas and all other architectural,

16. All salvaged plant materials to be utilized within defined landscape treatments.

damages to utilities caused as a result of construction; damages to existing walks, walls, drives,

to all applicable local, state and federal laws or regulations pertaining to the project.

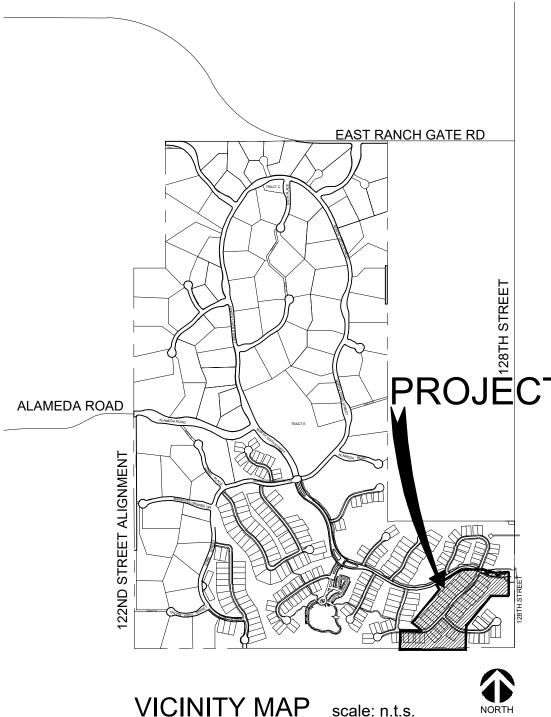
6. All existing vegetation, weeds, debris, etc. shall be removed from the project 'limits of

construction' and properly disposed of offsite at the contractor's expense.

to starting work. The landscape architect shall be notified in writing of any discrepancies

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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. AMERICAN NATIONAL STANDARDS INSTITUTE

(ANSI) A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND

SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE

LANDSCAPE PLAN APPROVAL

OF O UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE

1. REFER TO CIVIL PLANS FOR SERENO CANYON NAOS PLAN

REFER TO APPROVED NATIVE PLANT PERMIT #252339 FOR

REFER TO CIVIL PLANS FOR CUTS AND FILLS PLAN.

SALVAGED PLANT MATERIAL NUMBERS.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN

AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. THE CITY WILL NOT ISSUE A C

RESPONSIBILITIY OF THE

FOR REFERENCE.

SHEET INDEX

cover sheet

wall plan

INSTALLATION

NOTES:

Approved by

SWABACK pllc 7550 E McDonald Drive Scottsdale, Arizona 85250 480.367.2100 | www.swaback.com **PROJECT** PROJECT PHASE PRELIMINARY PLAT CONSTRUCTION DOCUMENTS ISSUE FOR BID SET ISSUE FOR CONSTRUCTION **REVISIONS** DESCRIPTION

PRELIMINARY-

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ANS

IMPROVEMENT

SCAPE

RMP/ CM

CHECKED JD

DATE 06/19/20

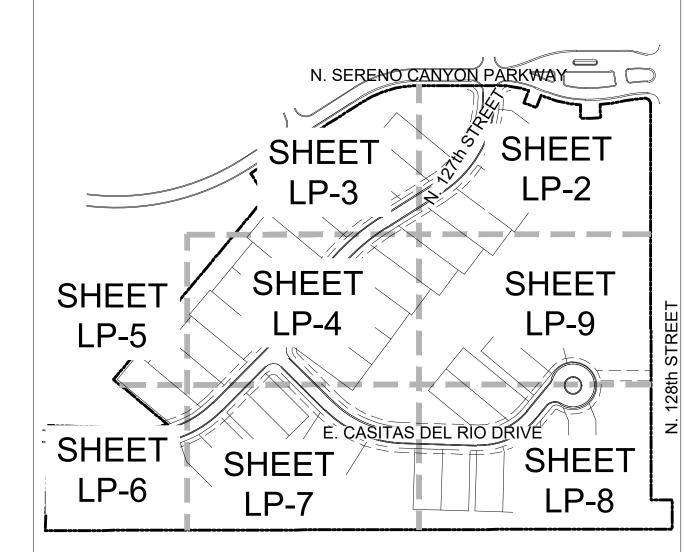
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A-101 A-102 to A-104 A-105 LP-2 to LP-9 LD-1 IR-2 to IR-9

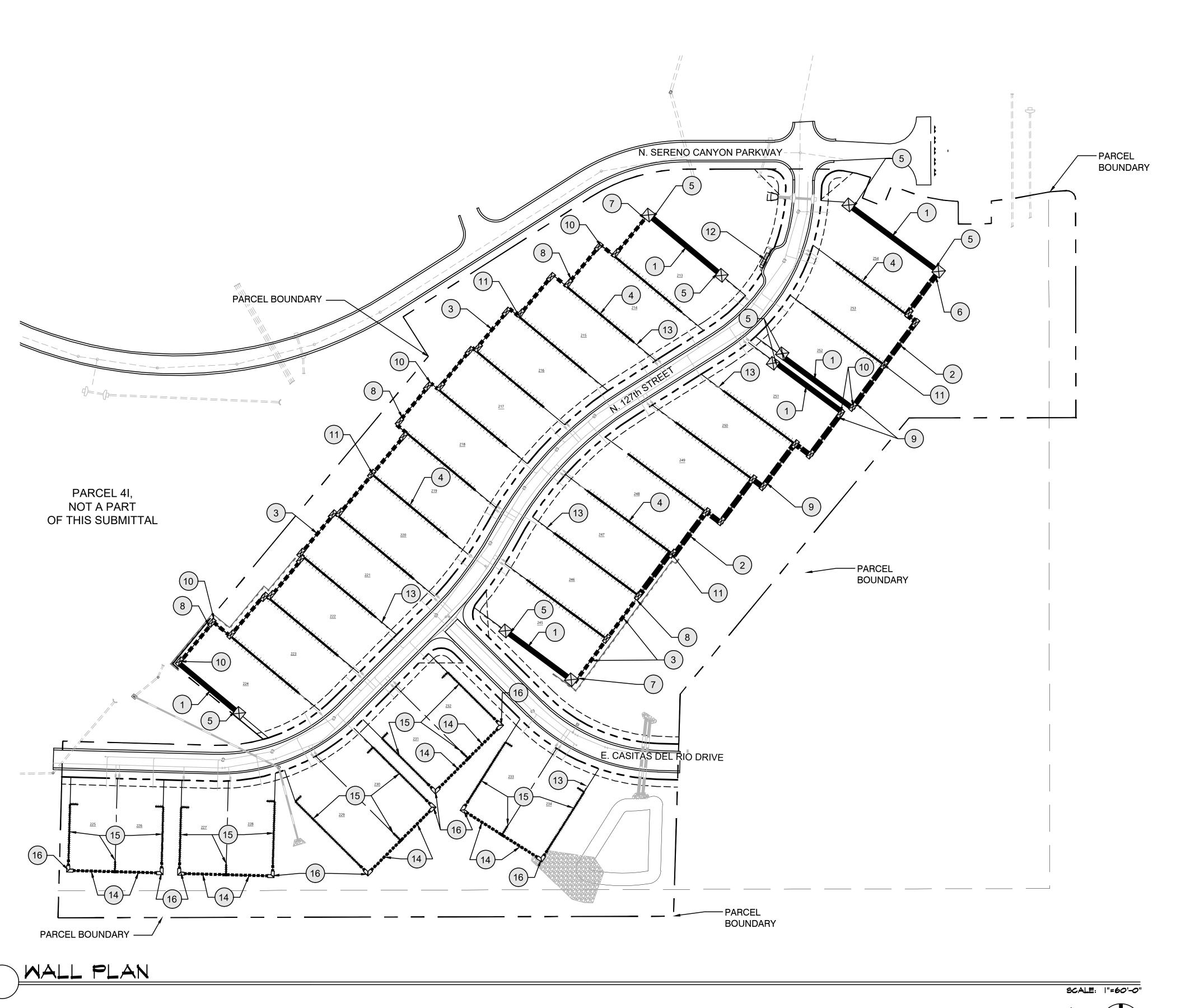
CALL TWO WORKING DAYS 602-263-1100 -800-STAKE-IT

IR-10



KEY MAP scale: n.t.s. NOR

wall details mailbox kiosk details overall landscape plan landscape plan landscape details overall irrigation plan irrigation plan irrigation details



1" = 60'

<u>LEGEND</u>

PARCEL BOUNDARY

RIGHT OF WAY (R.O.W.)

EASEMENT, REFER CIVIL PLANS

REFERENCE NOTES SCHEDULE

SYMBOL DESCRIPTION

- SCREEN WALL, SEE DETAIL 1/ SHEET A-102
- VIEW FENCE- 4` FENCE OVER 2` WALL, SEE DETAIL 1/ SHEET A-103
- PARTIAL VIEW FENCE- 2' FENCE OVER 4' WALL, SEE DETAIL 2/ SHEET A-103
- BUILDER WALL PER LOT/ PRODUCT. SEE DETAIL 2/ SHEET A-102 FOR WALL RETURN TO HOUSE
- SCREEN WALL AT COLUMN "A", SEE DETAIL 1/ SHEET A-102
- 6 VIEW FENCE AT COLUMN "A", SEE DETAIL 4/ SHEET A-102
- 7 PARTIAL VIEW FENCE AT COLUMN "A", SEE DETAIL 3/ SHEET A-102
- PARTIAL VIEW FENCE AT COLUMN "B", SEE DETAIL 2/ SHEET A-103
- 9 VIEW FENCE AT COLUMN "B", SEE DETAIL 1/ SHEET A-103
- COLUMN "B" AT CORNER CONDITION, SEE DETAIL 1/ SHEET A-103
- COLUMN "B" AT LOT LINE BUILDER WALL CONDITION, SEE DETAIL 1/ SHEET A-103
- 12) MAILBOX KIOSK, SEE DETAIL 1/ SHEET A-105
- RETAINING WALL, TYPICAL. REFER CIVIL PLANS
- VIEW FENCE AT PAIRED HOMES, SEE DETAIL 1/ SHEET A-104
- 5` HT. PRIVACY WALL AT PAIRED HOMES, SEE DETAIL 2/ SHEET A-104
- COLUMN "C" AT PAIRED HOMES, SEE DETAIL 1/ SHEET A-104

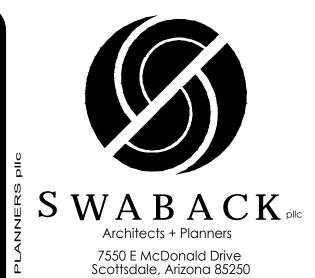
SYMBOL	DESCRIPTION	QTY.	DETAIL
	SCREEN WALL - SPLIT FACED CMU BLOCK	640 LF	1/ A-102
	VIEW FENCE - 4' FENCE OVER 2' WALL	560 LF	1/ A-103
	PARTIAL VIEW FENCE - 2' FENCE OVER 4' WALL	960 LF	2/ A-103
	BUILDER WALL - CMU BLOCK	1,990 LF	2/ A-102
	VIEW FENCE AT PAIRED HOMES	260 LF	1/ A-103
***************************************	5' HT. PRIVACY WALL AT PAIRED HOMES	900 LF	2/ A-103
\boxtimes	COLUMN A	8	1/ A-102
×	COLUMN B	37	2/ A-102
П	COLUMN C AT PAIRED HOMES	10	1/ A-103

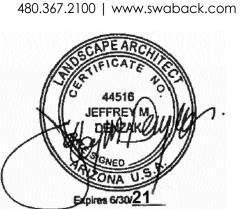
GENERAL WALL NOTES:

NORTH

- 1. ALL WALLS TERMINATE WITH END WALL COLUMN 30'-0" FROM RIGHT-OF-WAY.
- SIDEYARD WALL RETURN LOCATIONS BY HOMEBUILDER PER LOT/ PRODUCT DESIGN, CONTRACTOR TO REFER TO ARCHITECTURE DRAWINGS AND FIELD VERIFY PRIOR TO CONSTRUCTION.
- 3. BUILDER WALL TO FINISH MIN. 4" BELOW TOP OF RECEIVING COLUMN, TYPICAL.
- QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR SHALL REFER TO ARCHITECTURE DRAWINGS AND FIELD VERIFY QUANTITIES.
- 5. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.







PROJECT PHASE

PRELIMINARY PLAT

CONSTRUCTION DOCUMENTS
06.19.20

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4H1

VS - PARCEL

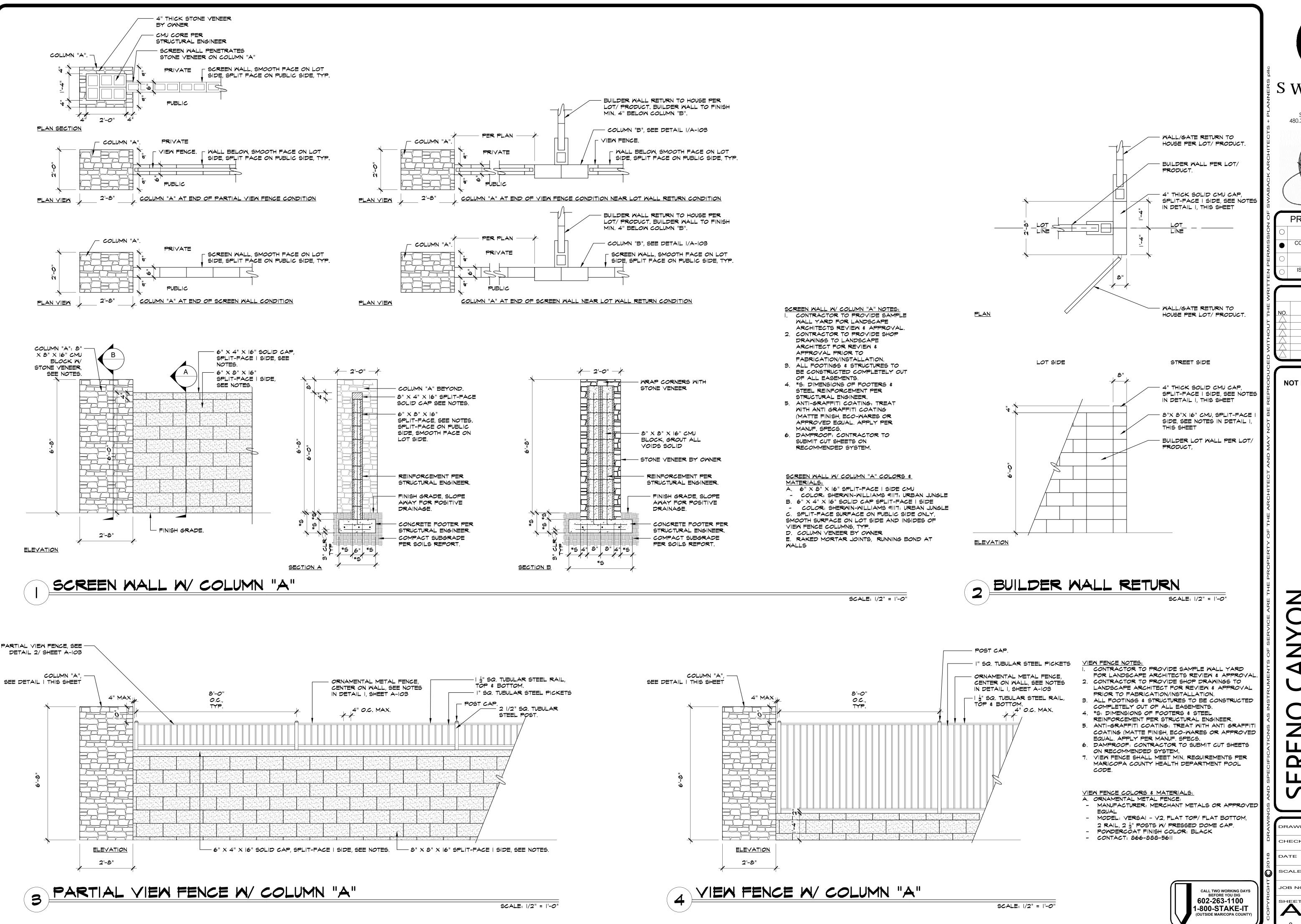
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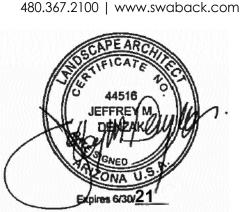
SCALE AS SHOWN

B NO. 1902

2 OF 26 SHEETS



7550 E McDonald Drive Scottsdale, Arizona 85250



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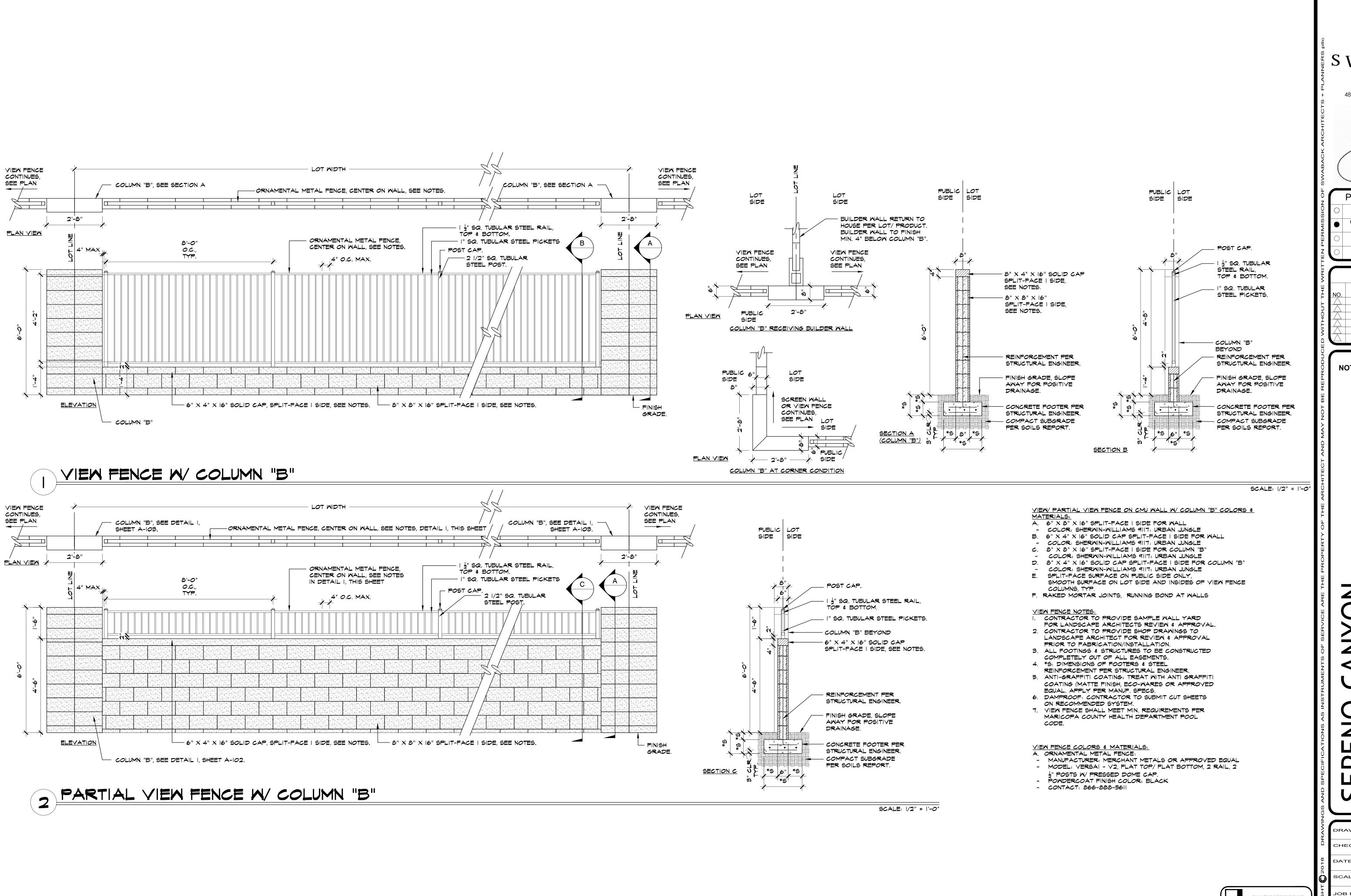
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IMPROVEMENT

ANDSCAPE

RMP/ CM CHECKED JD DATE 06/19/20

SCALE AS SHOWN A-102



7550 E McDonald Drive



Scottsdale, Arizona 85250

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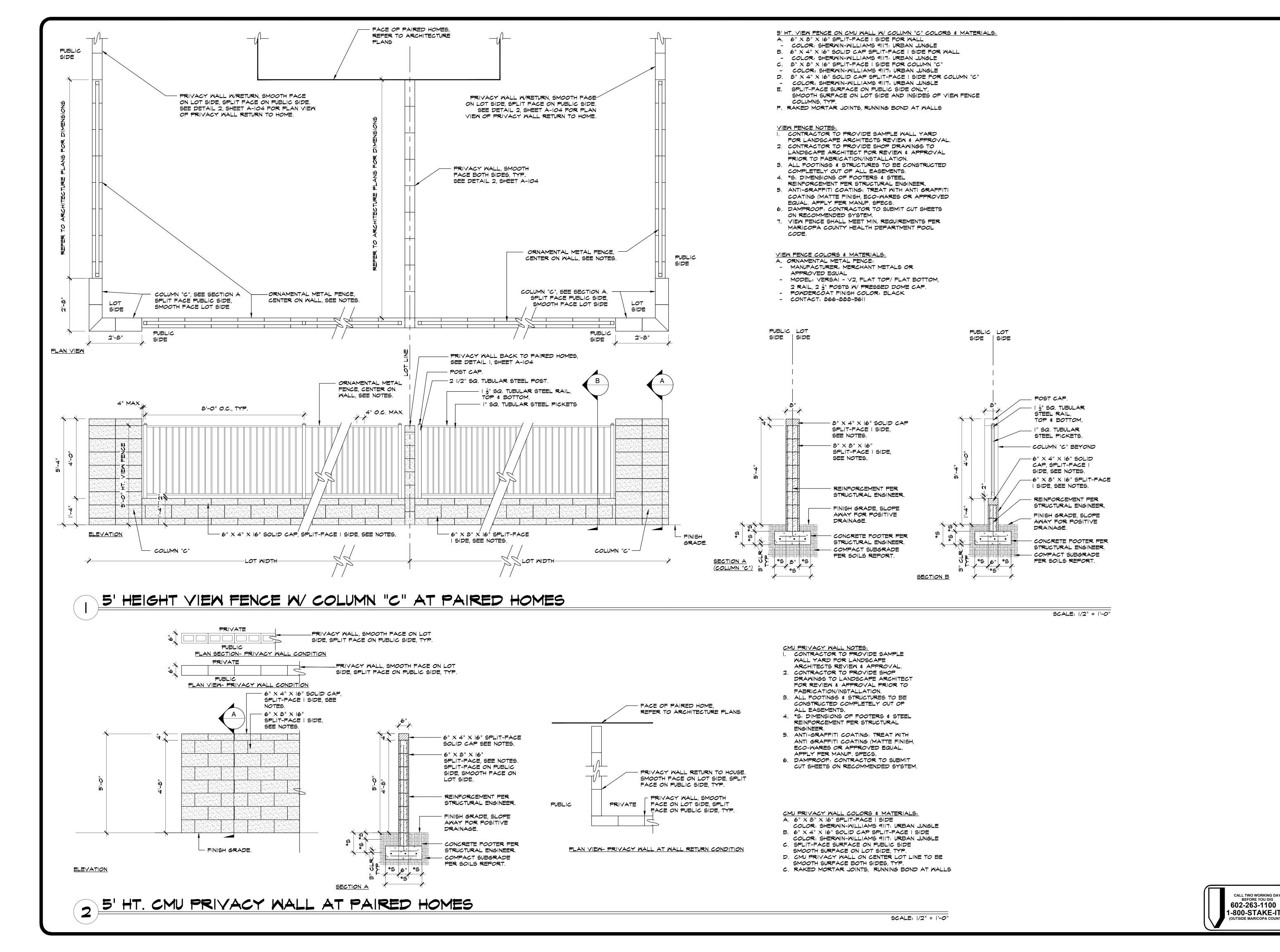
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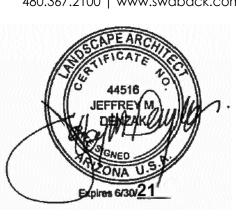
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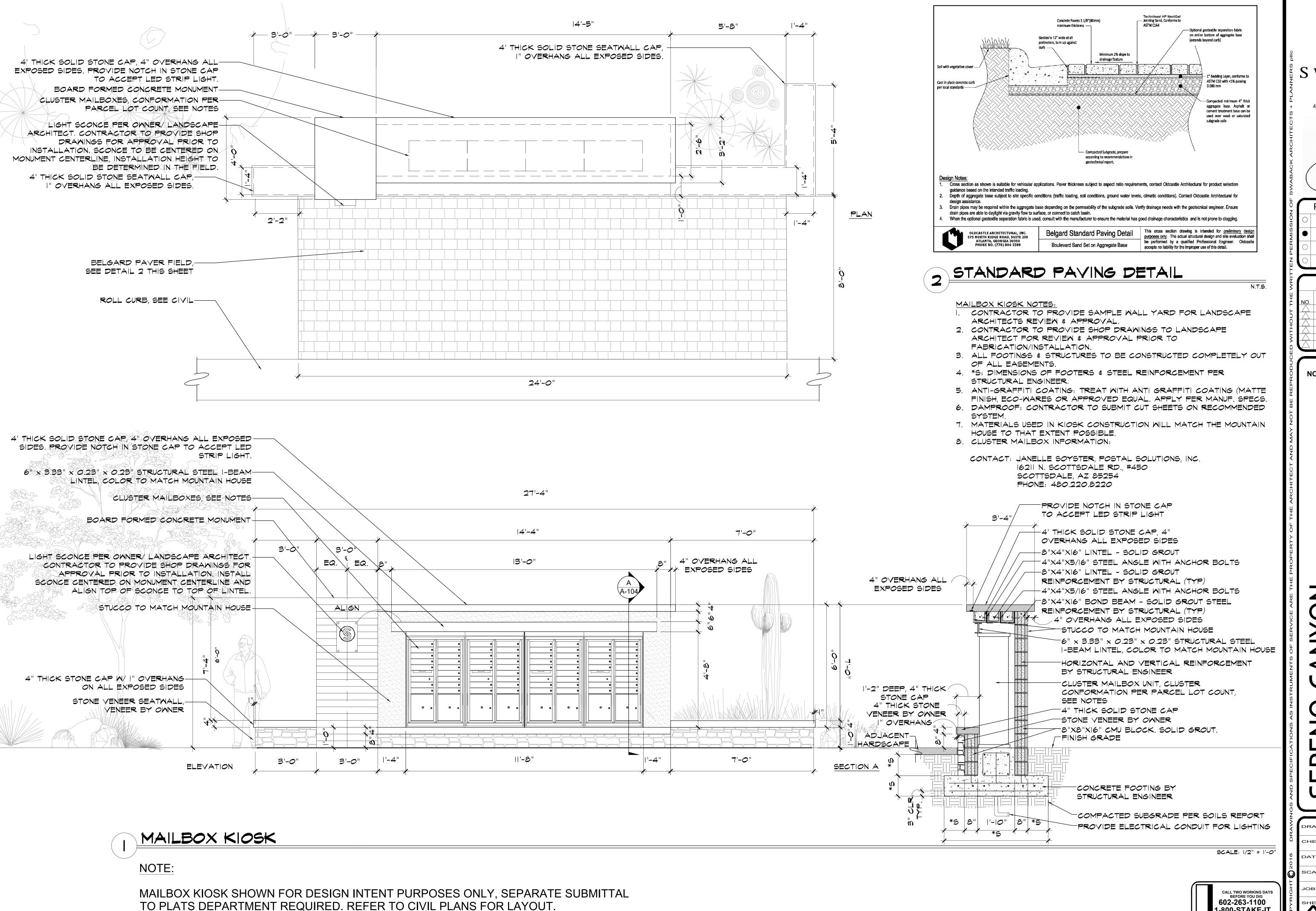
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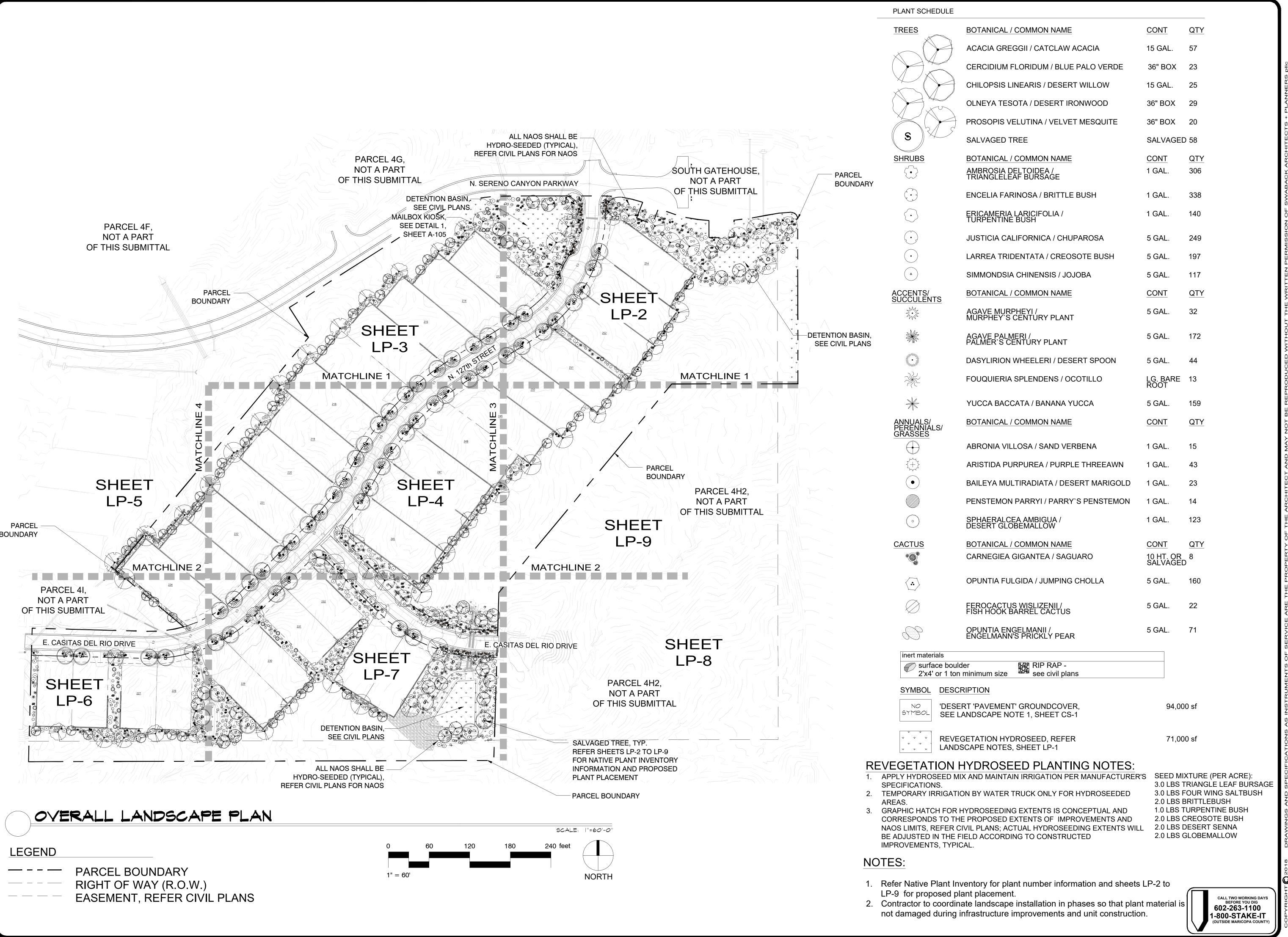
IMPROVEMENT

LANDSCAPE

DATE 06/19/20 SCALE AS SHOWN

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I-800-STAKE-IT 6 OF 26 SHEETS







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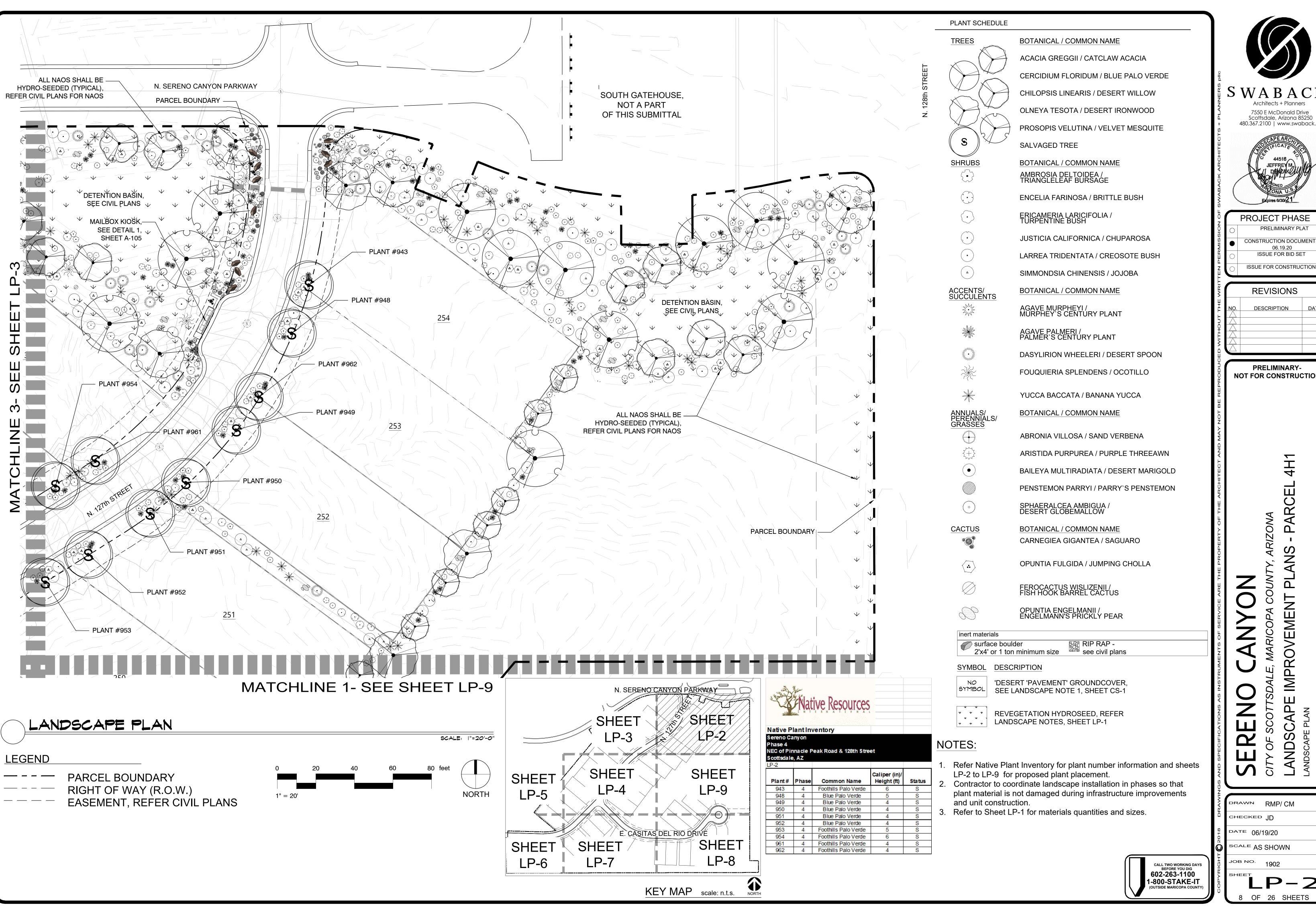
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OF 26 SHEETS



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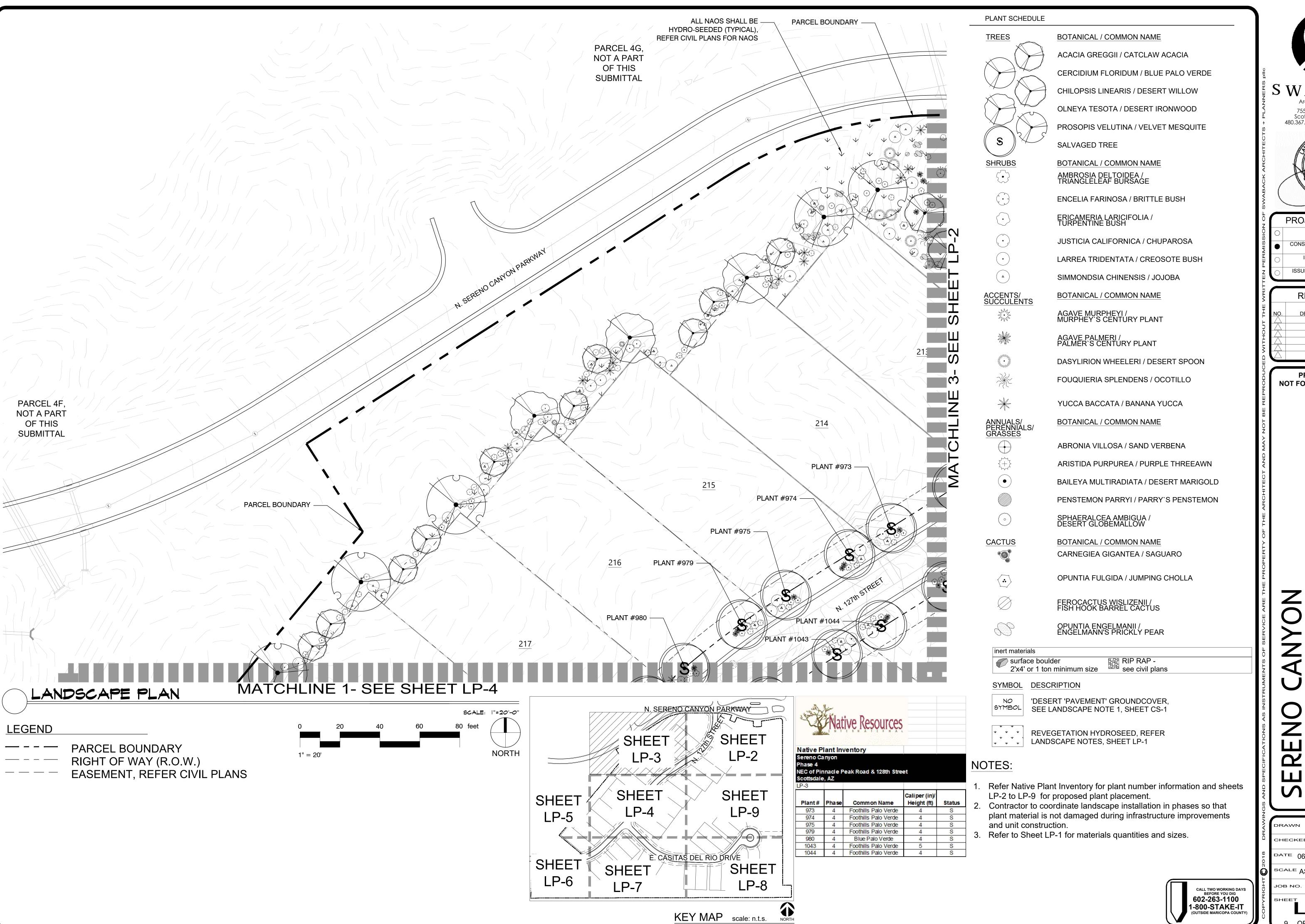
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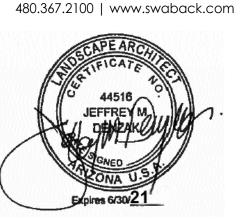
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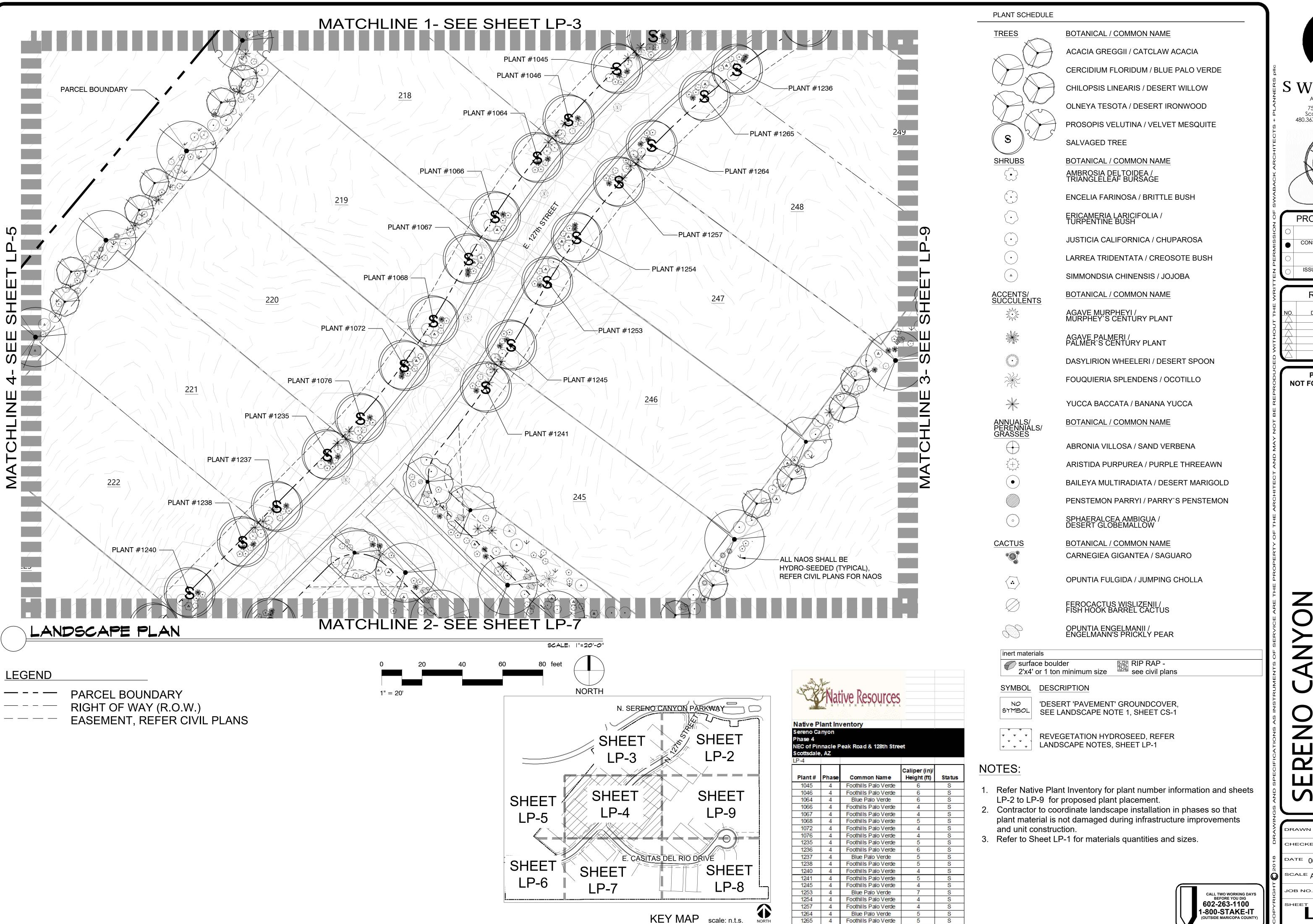
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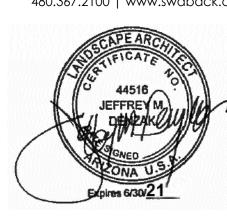


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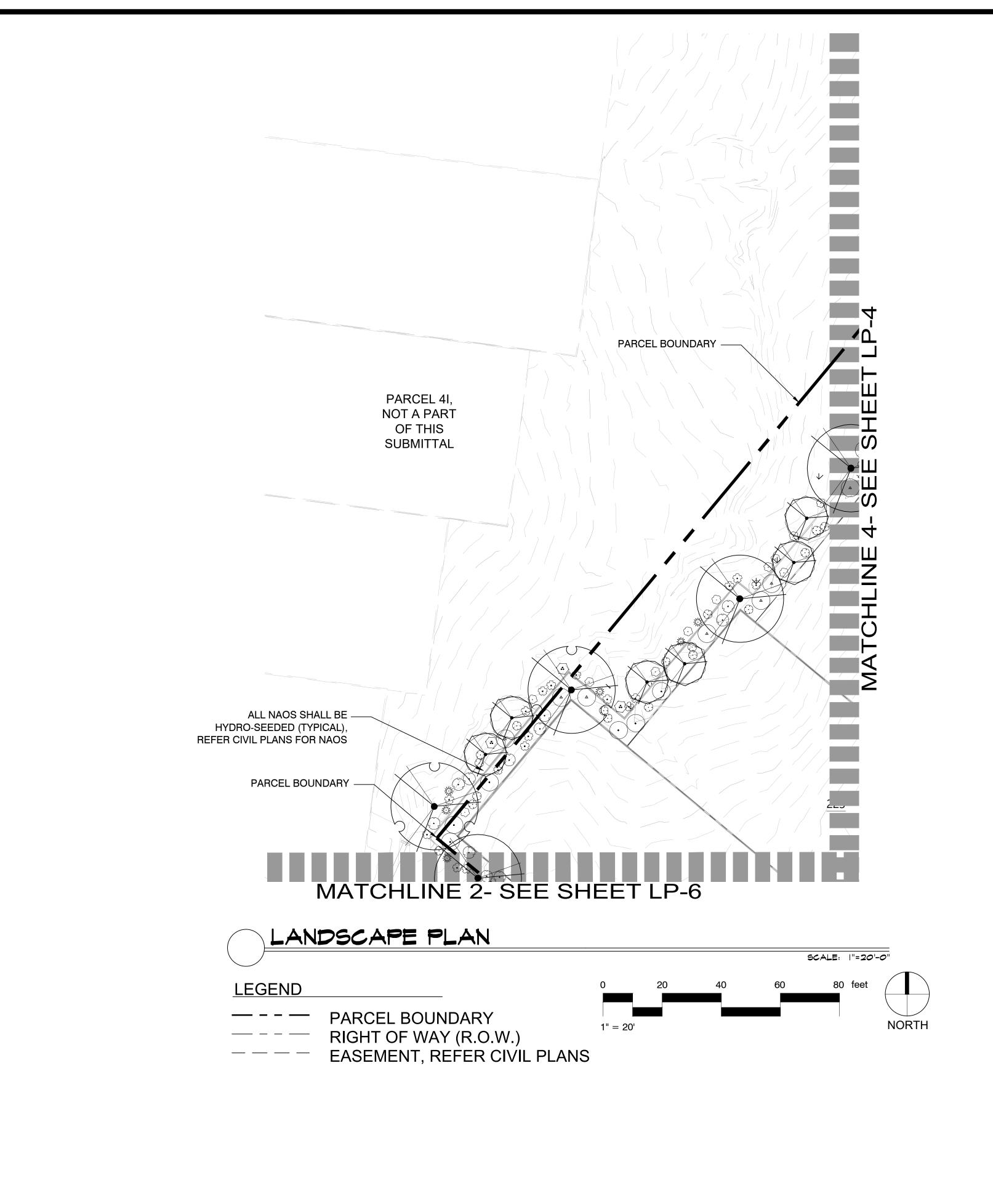
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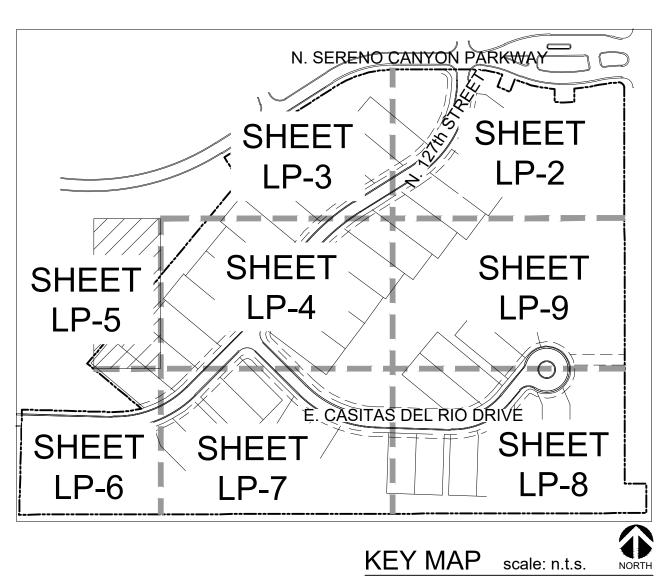


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DATE 06/19/20 SCALE AS SHOWN 1902 P-4

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plans

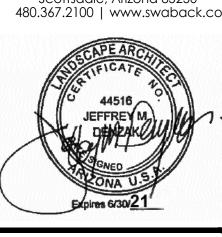
'DESERT 'PAVEMENT' GROUNDCOVER, SEE LANDSCAPE NOTE 1, SHEET CS-1

REVEGETATION HYDROSEED, REFER LANDSCAPE NOTES, SHEET LP-1

- 1. Refer Native Plant Inventory for plant number information and sheets
- 2. Contractor to coordinate landscape installation in phases so that plant material is not damaged during infrastructure improvements and unit construction.
- 3. Refer to Sheet LP-1 for materials quantities and sizes.







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- PARCEL

ANS

inert materials	
surface boulder	RIP RAP
2'x4' or 1 ton minimum size	see civil p
SYMBOL DESCRIPTION	

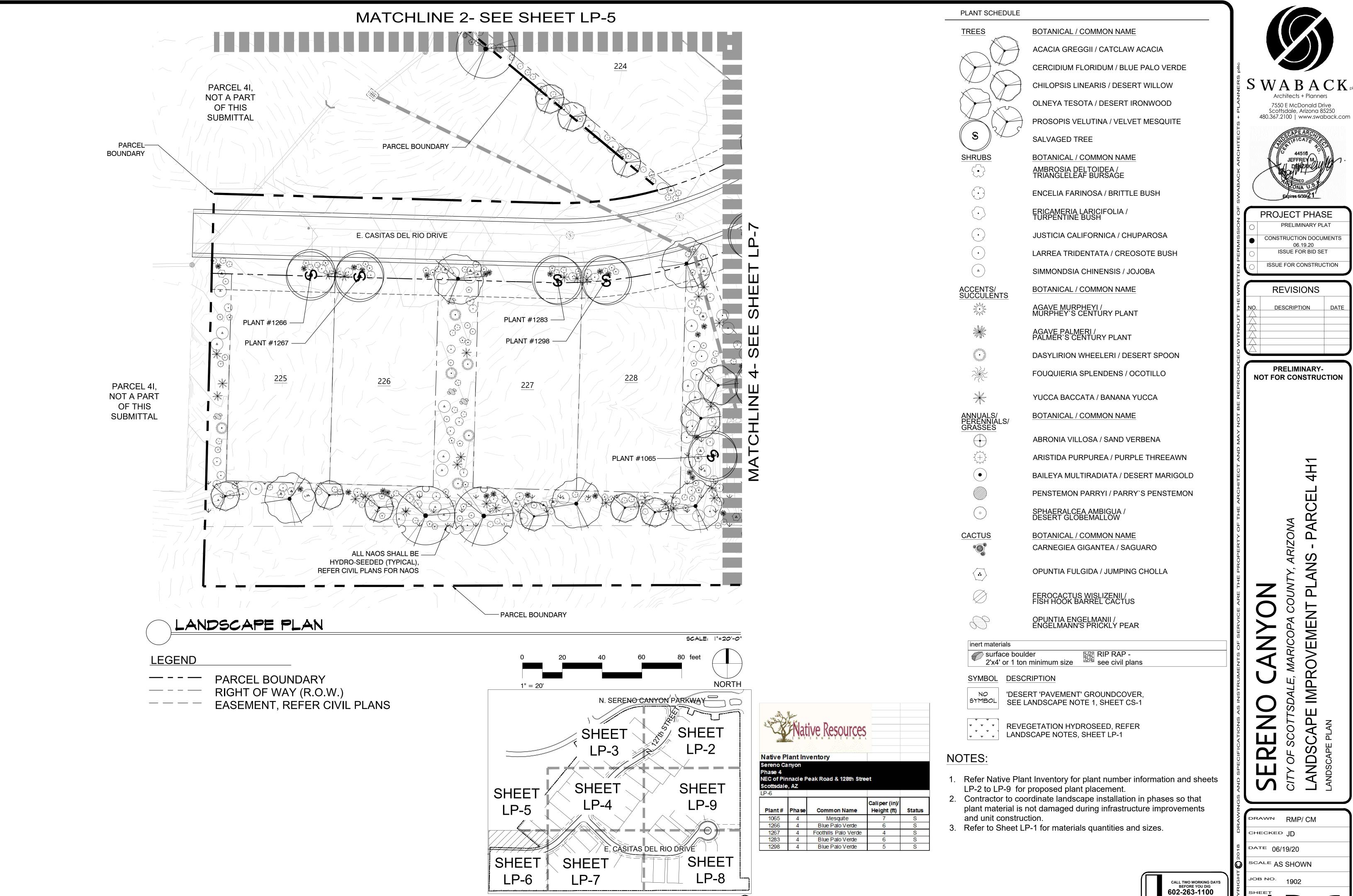
NOTES:

LP-2 to LP-9 for proposed plant placement.

LANDSCAPE IMPROVEMENT PL ERE RMP/ CM CHECKED JD DATE 06/19/20

SCALE AS SHOWN 1902 .P-5

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KEY MAP scale: n.t.s.





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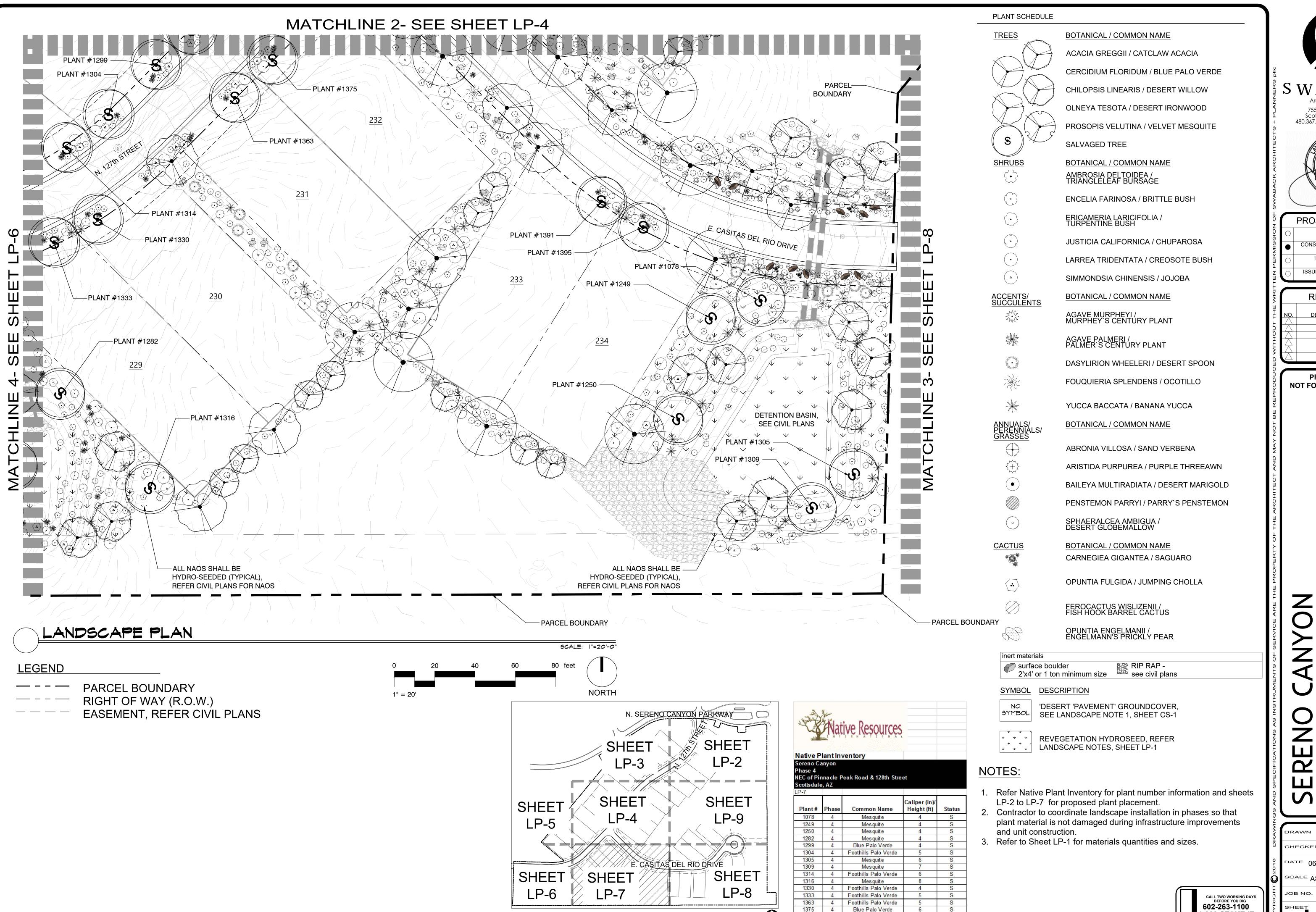
LANDSCAPE IMPROVEMENT

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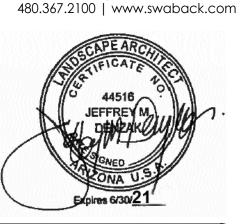


1391 4 Foothills Palo Verde

1395 4 Foothills Palo Verde

KEY MAP scale: n.t.s.

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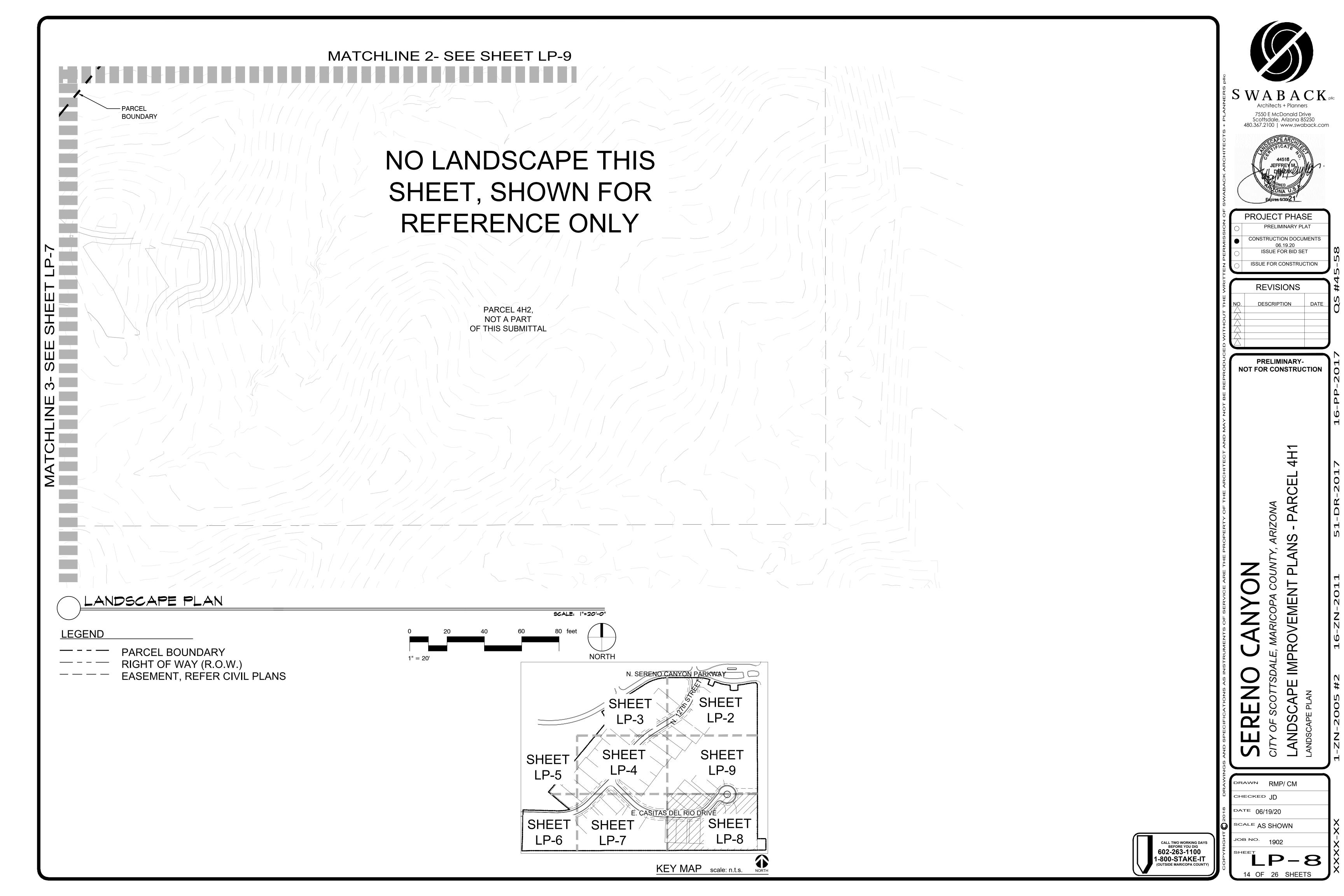
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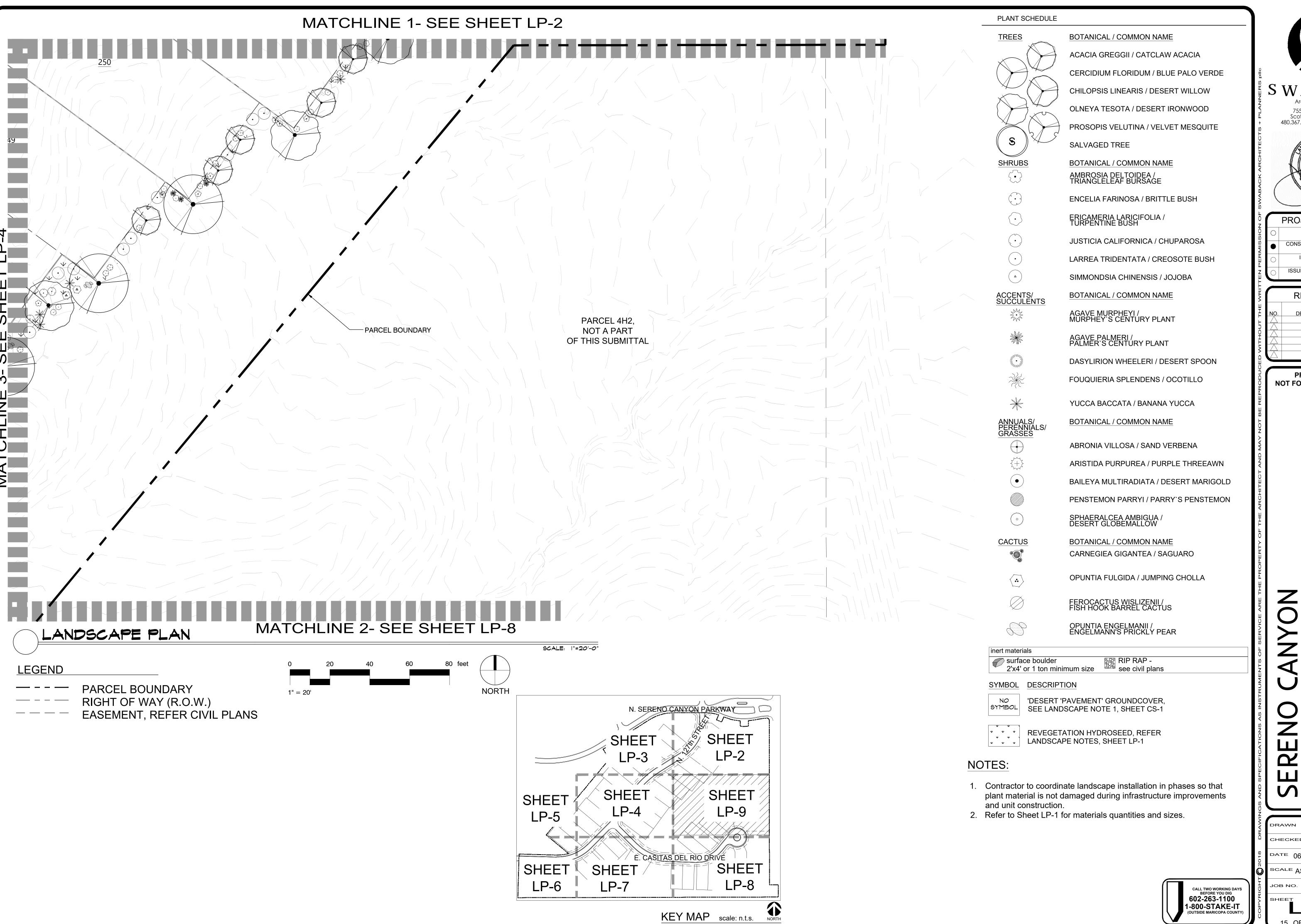
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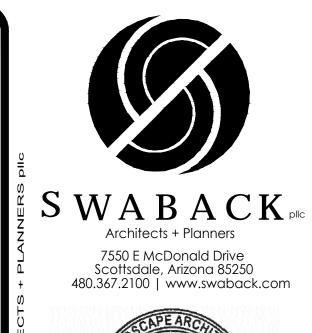


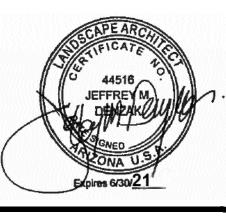
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PROJECT PHASE PRELIMINARY PLAT CONSTRUCTION DOCUMENTS 06.19.20 ISSUE FOR BID SET ISSUE FOR CONSTRUCTION

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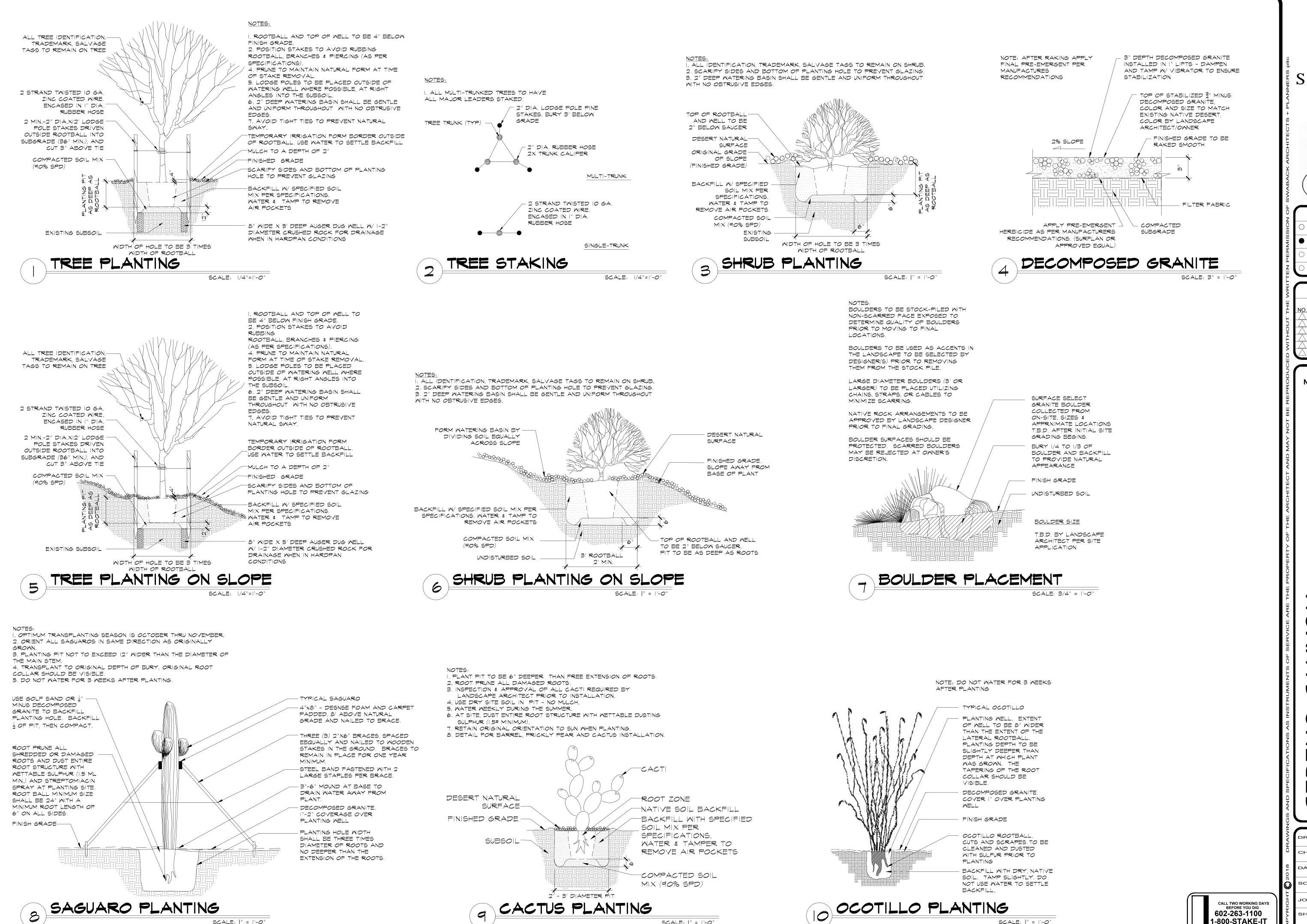
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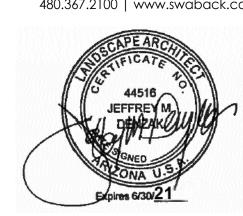
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PROJECT PHASE PRELIMINARY PLAT CONSTRUCTION DOCUMENTS ISSUE FOR BID SET

> REVISIONS DESCRIPTION

ISSUE FOR CONSTRUCTION

PRELIMINARY-NOT FOR CONSTRUCTION

RMP/ CM CHECKED JD DATE 06/19/20

SCALE AS SHOWN 16 OF 26 SHEETS

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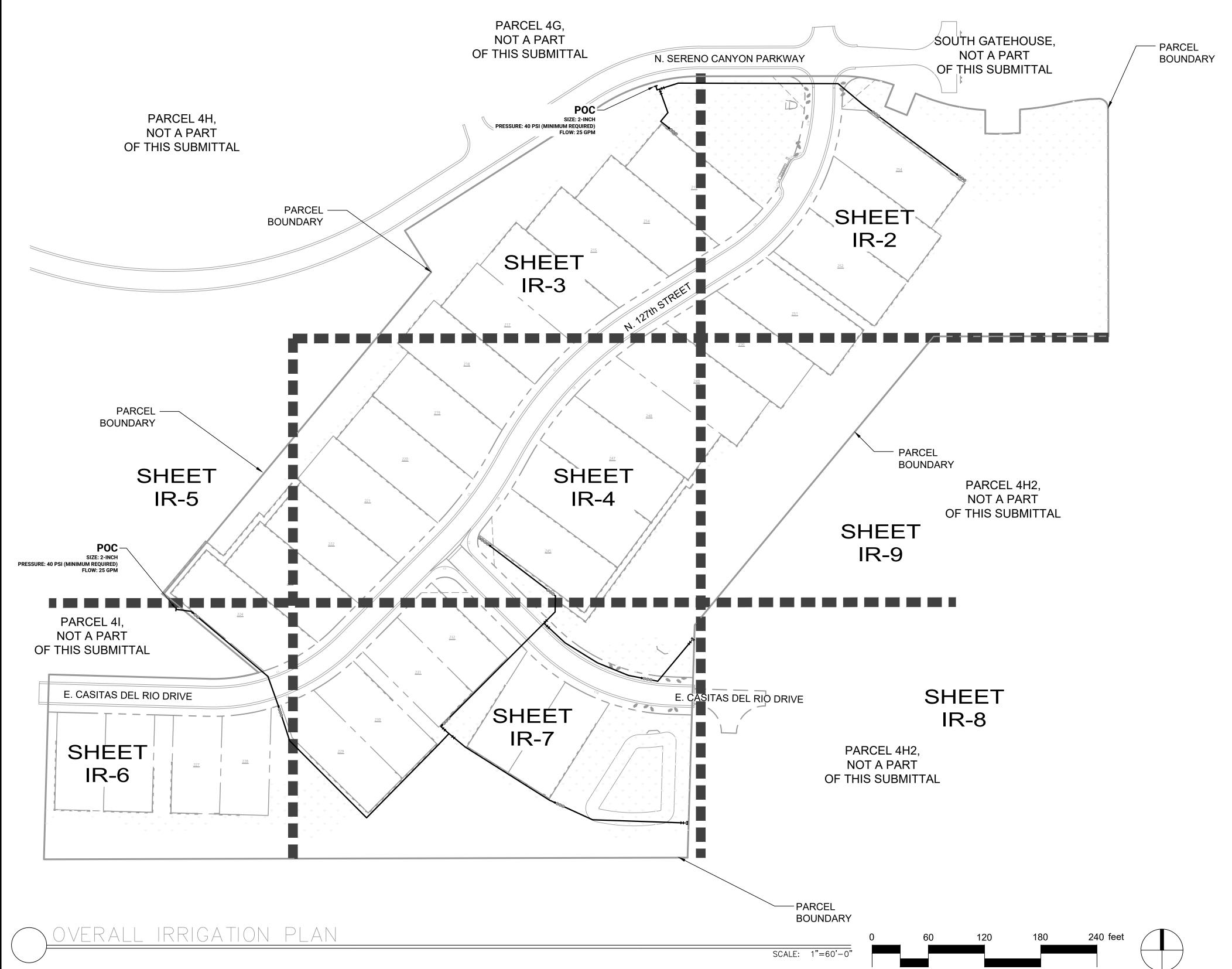
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CONSTRUCTION NOTES 1 THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE TO THE PARCEL 41 IRRIGATION SYSTEM STUBOUT AT THE APPROXIMATE LOCATION INDICATED. REMOVE 2-INCH PVC PIPE CAP AND INSTALL APPROPRIATE HITTINGS TO EXTEND PVC MAINLINE AND TWO-WIRE CONTROLLER CABLE AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. 2 THE IRRIGATION CONTRACTOR SHALL ROUTE IRRIGATION MAINLINE AND CONTROL WIRE STUB OUT TO THE APPROXIMATE LOCATION SHOWN FOR FUTURE EXPANSION. INSTALL ISOLATION GATE VALVE AND LOOP 3-FEET OF CONTROL WIRE INSIDE OF LIMIT OF WORK FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LIMIT OF WORK AREA; MINIMIZE DISTURBANCE TO AREAS OUTSIDE OF LIMIT OF WORK.

IRRIGATION PIPE SCHEDULE

CLASS 315 PVC PIPE		
SIZE	FLOW (GPM)	
0.5-INCH	0-5	
0.75-INCH	6-9	
1-INCH	10-14	
1.25-INCH	15-22	
1.5-INCH	23-30	
2-INCH	31-48	
2.5-INCH	49-70	
3-INCH	71-100	
4-INCH	101-170	

IF THERE IS A DISCREPANCY BETWEEN PIPE SIZES SHOWN ON THE DRAWINGS AND THIS PIPE SCHEDULE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE IRRIGATION DESIGNER FOR CLARIFICATION.



1" = 60'

NORTH

IRRIGATION LEGEND

SLEEVES: CLASS 200 PVC

POINT-OF-CONNECTION ASSEMBLY

MAINLINE PIPE: CLASS 200 PVC
2-INCH SIZE UNLESS OTHERWISE INDICATED

--- LATERAL PIPE TO SHRUB EMITTERS: CLASS 315 PVC 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

LATERAL PIPE TO TREE EMITTERS: CLASS 315 PVC
 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

-- LATERAL PIPE TO CACTUS EMITTERS: CLASS 315 PVC 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

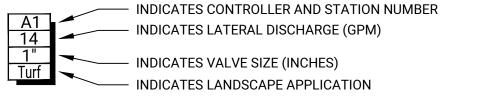
■ INLINE LATERAL PIPE CHECK VALVE: **HUNTER HC-50F**

QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC

ISOLATION GATE VALVE ASSEMBLY: MATCO 514

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REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-PRB-100-COM



IRRIGATION MAINLINE CAP ASSEMBLY

INSTALLATION GENERAL NOTES

- 1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 60 PSI (MINIMUM REQUIRED) AT A MAXIMUM DISCHARGE OF 25 GPM AT THE 2-INCH IRRIGATION POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
- 2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- 3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S
- 5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
- A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
- B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
- C. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
- 6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
- A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
- 7. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
- 8. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
- 9. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
- 10. INSTALL ONE (1) ADDITIONAL CONTROL WIRE FOR USE AS A SPARE. INSTALL SPARE WIRE FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.



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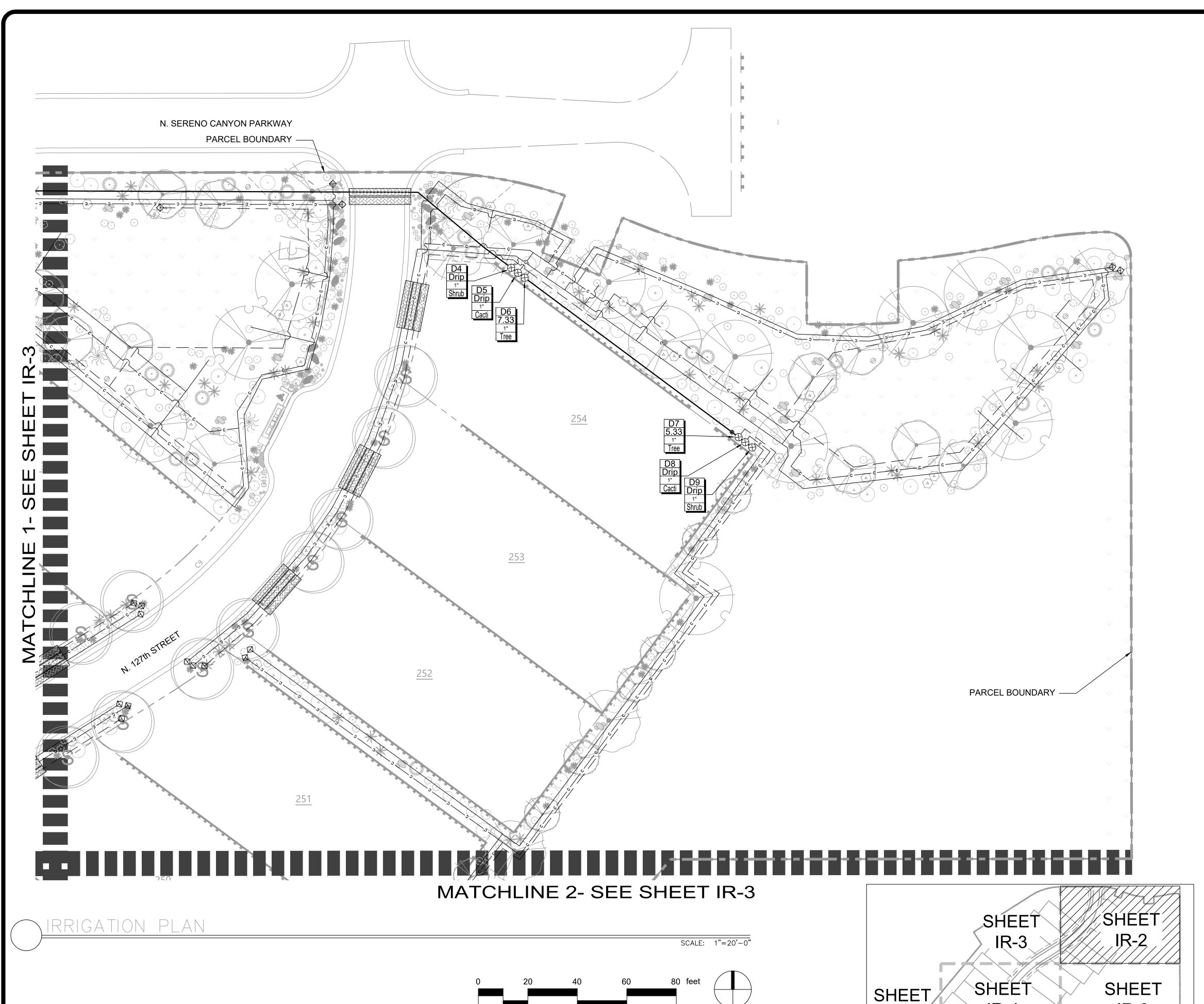
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(OUTSIDE MARICOPA COUNTY)



IRRIGATION LEGEND

SLEEVES: CLASS 200 PVC

POINT-OF-CONNECTION ASSEMBLY

MAINLINE PIPE: CLASS 200 PVC 2-INCH SIZE UNLESS OTHERWISE INDICATED

— LATERAL PIPE TO SHRUB EMITTERS: CLASS 315 PVC 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

— LATERAL PIPE TO TREE EMITTERS: CLASS 315 PVC 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

--- LATERAL PIPE TO CACTUS EMITTERS: **CLASS 315 PVC** 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

■ INLINE LATERAL PIPE CHECK VALVE: **HUNTER HC-50F**

QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC

ISOLATION GATE VALVE ASSEMBLY: MATCO 514

REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-PRB-100-COM

— UNCONNECTED PIPE CROSSING



IRRIGATION MAINLINE CAP ASSEMBLY

IRRIGATION PIPE SCHEDULE

CLASS 315 PVC PIPE		
SIZE	FLOW (GPM)	
0.5-INCH	0-5	
0.75-INCH	6-9	
1-INCH	10-14	
1.25-INCH	15-22	
1.5-INCH	23-30	
2-INCH	31-48	
2.5-INCH	49-70	
3-INCH	71-100	

IF THERE IS A DISCREPANCY BETWEEN PIPE SIZES SHOWN ON THE DRAWINGS AND THIS PIPE SCHEDULE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE IRRIGATION DESIGNER FOR CLARIFICATION.

101-170

CONSTRUCTION NOTES

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KEY MAP scale: n.t.s.

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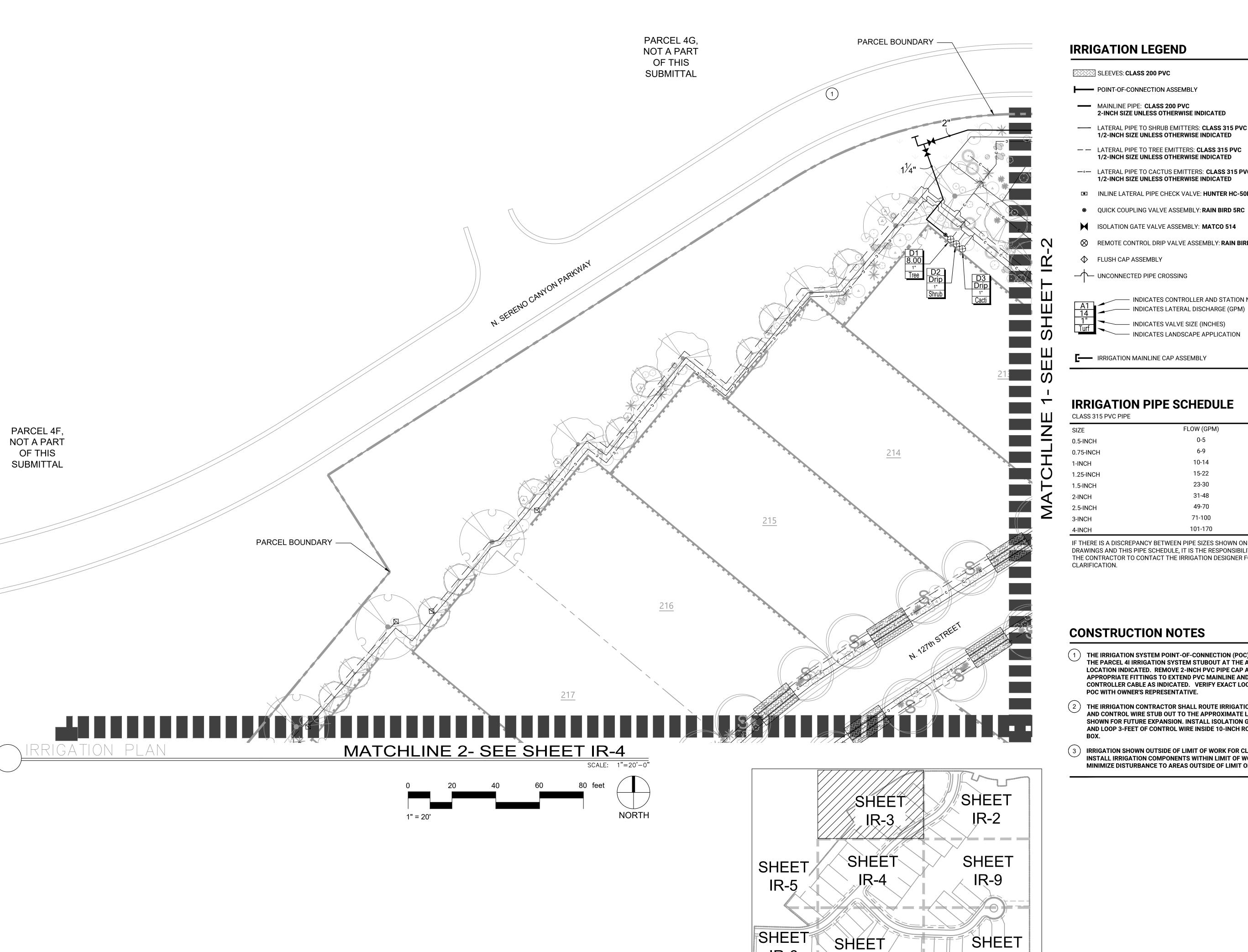
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KEY MAP scale: n.t.s.

IRRIGATION LEGEND

SLEEVES: CLASS 200 PVC

POINT-OF-CONNECTION ASSEMBLY

MAINLINE PIPE: CLASS 200 PVC

2-INCH SIZE UNLESS OTHERWISE INDICATED

1/2-INCH SIZE UNLESS OTHERWISE INDICATED — — LATERAL PIPE TO TREE EMITTERS: CLASS 315 PVC

1/2-INCH SIZE UNLESS OTHERWISE INDICATED

--- LATERAL PIPE TO CACTUS EMITTERS: CLASS 315 PVC 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

■ INLINE LATERAL PIPE CHECK VALVE: **HUNTER HC-50F**

QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC

ISOLATION GATE VALVE ASSEMBLY: MATCO 514

REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-PRB-100-COM

→ UNCONNECTED PIPE CROSSING



IRRIGATION MAINLINE CAP ASSEMBLY

IRRIGATION PIPE SCHEDULE

CLASS 315 PVC PIPE	
SIZE	FLOW (GPM)
0.5-INCH	0-5
0.75-INCH	6-9
1-INCH	10-14
1.25-INCH	15-22
1.5-INCH	23-30
2-INCH	31-48
2.5-INCH	49-70
3-INCH	71-100
4-INCH	101-170

IF THERE IS A DISCREPANCY BETWEEN PIPE SIZES SHOWN ON THE DRAWINGS AND THIS PIPE SCHEDULE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE IRRIGATION DESIGNER FOR

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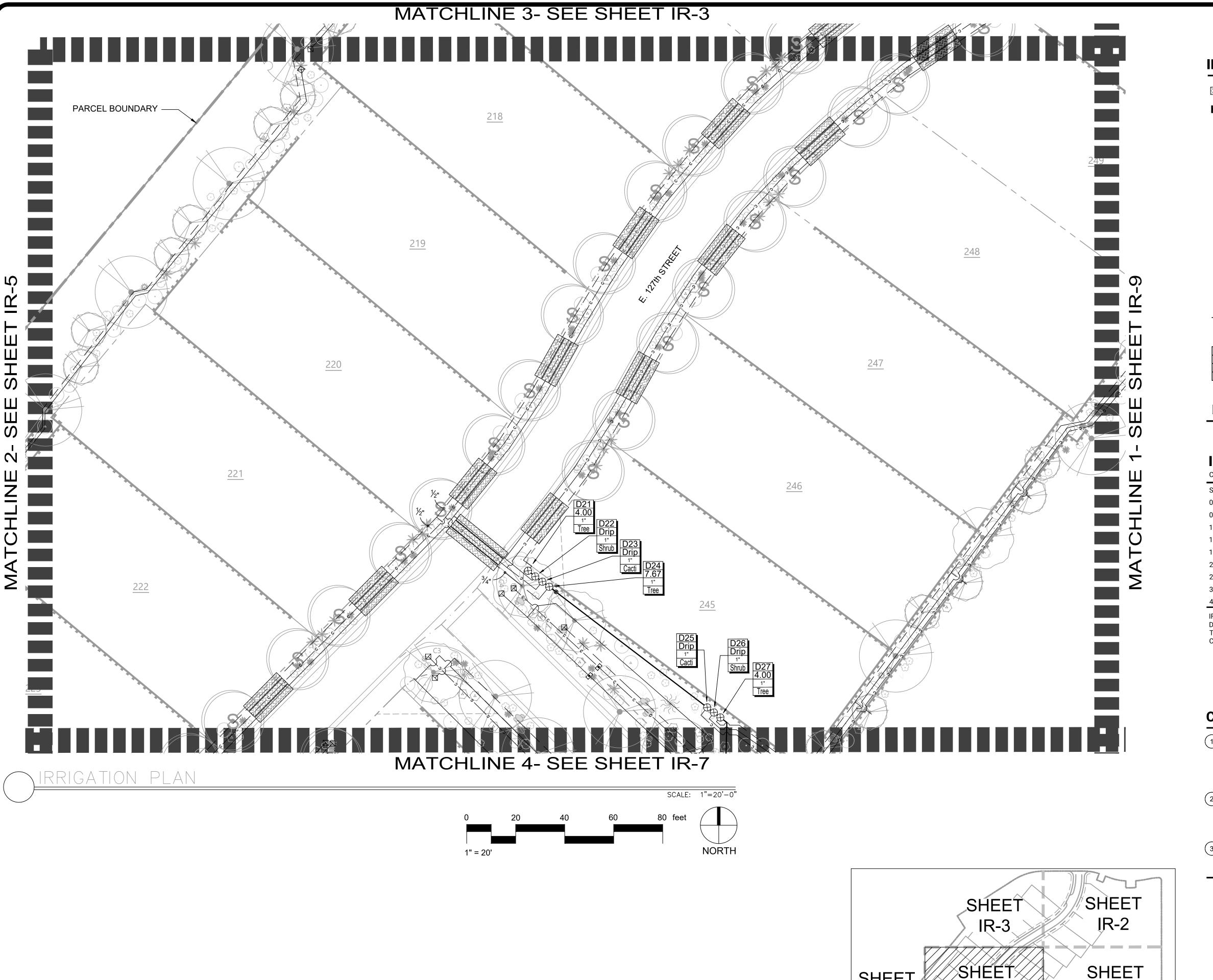
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IRRIGATION LEGEND

SLEEVES: CLASS 200 PVC

POINT-OF-CONNECTION ASSEMBLY

MAINLINE PIPE: CLASS 200 PVC

2-INCH SIZE UNLESS OTHERWISE INDICATED --- LATERAL PIPE TO SHRUB EMITTERS: CLASS 315 PVC

— — LATERAL PIPE TO TREE EMITTERS: CLASS 315 PVC

1/2-INCH SIZE UNLESS OTHERWISE INDICATED

1/2-INCH SIZE UNLESS OTHERWISE INDICATED

--- LATERAL PIPE TO CACTUS EMITTERS: CLASS 315 PVC 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

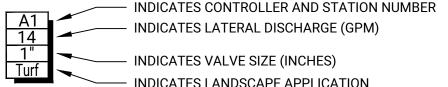
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QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC

ISOLATION GATE VALVE ASSEMBLY: MATCO 514

REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-PRB-100-COM

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— UNCONNECTED PIPE CROSSING



IRRIGATION MAINLINE CAP ASSEMBLY

IRRIGATION PIPE SCHEDULE

CLASS 315 PVC PIPE	IVI II E GOITEBOLE	
SIZE	FLOW (GPM)	
0.5-INCH	0-5	
0.75-INCH	6-9	
1-INCH	10-14	
1.25-INCH	15-22	
1.5-INCH	23-30	
2-INCH	31-48	
2.5-INCH	49-70	
3-INCH	71-100	
4-INCH	101-170	

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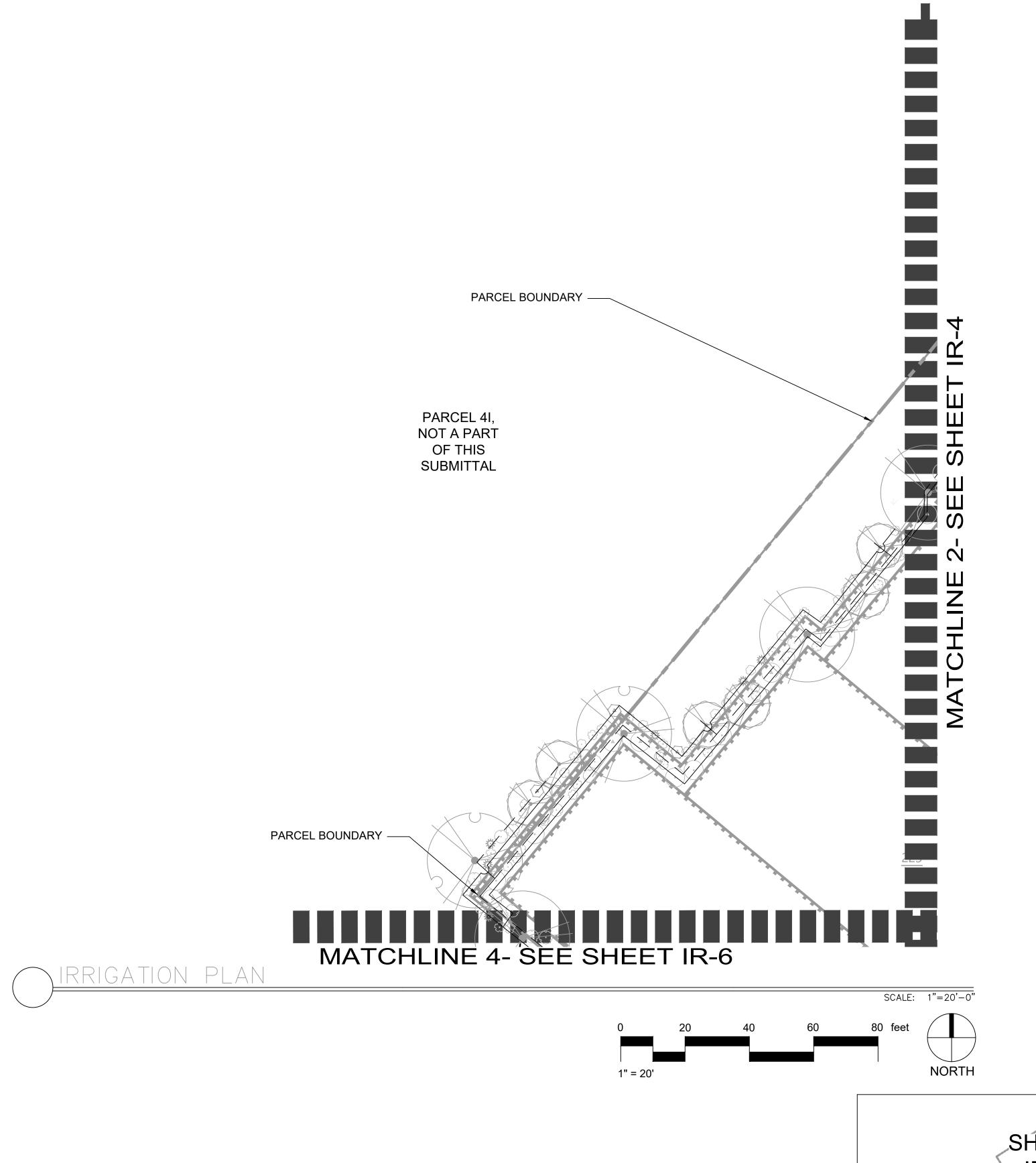
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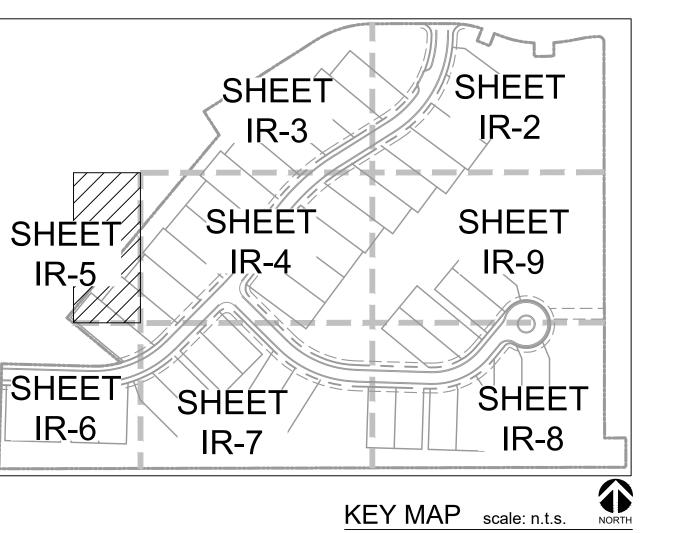
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IRRIGATION LEGEND

SLEEVES: CLASS 200 PVC

POINT-OF-CONNECTION ASSEMBLY

MAINLINE PIPE: CLASS 200 PVC 2-INCH SIZE UNLESS OTHERWISE INDICATED

— LATERAL PIPE TO SHRUB EMITTERS: CLASS 315 PVC 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

— LATERAL PIPE TO TREE EMITTERS: CLASS 315 PVC 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

—•— LATERAL PIPE TO CACTUS EMITTERS: **CLASS 315 PVC** 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

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QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC

ISOLATION GATE VALVE ASSEMBLY: MATCO 514

REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-PRB-100-COM

— UNCONNECTED PIPE CROSSING



IRRIGATION MAINLINE CAP ASSEMBLY

IRRIGATION PIPE SCHEDULE

CLASS 315 PVC PIPE	
CLASS STOT VOTILE	
SIZE	FLOW (GPM)
0.5-INCH	0-5
0.75-INCH	6-9
1-INCH	10-14
1.25-INCH	15-22
1.5-INCH	23-30
2-INCH	31-48
2.5-INCH	49-70
3-INCH	71-100
4-INCH	101-170

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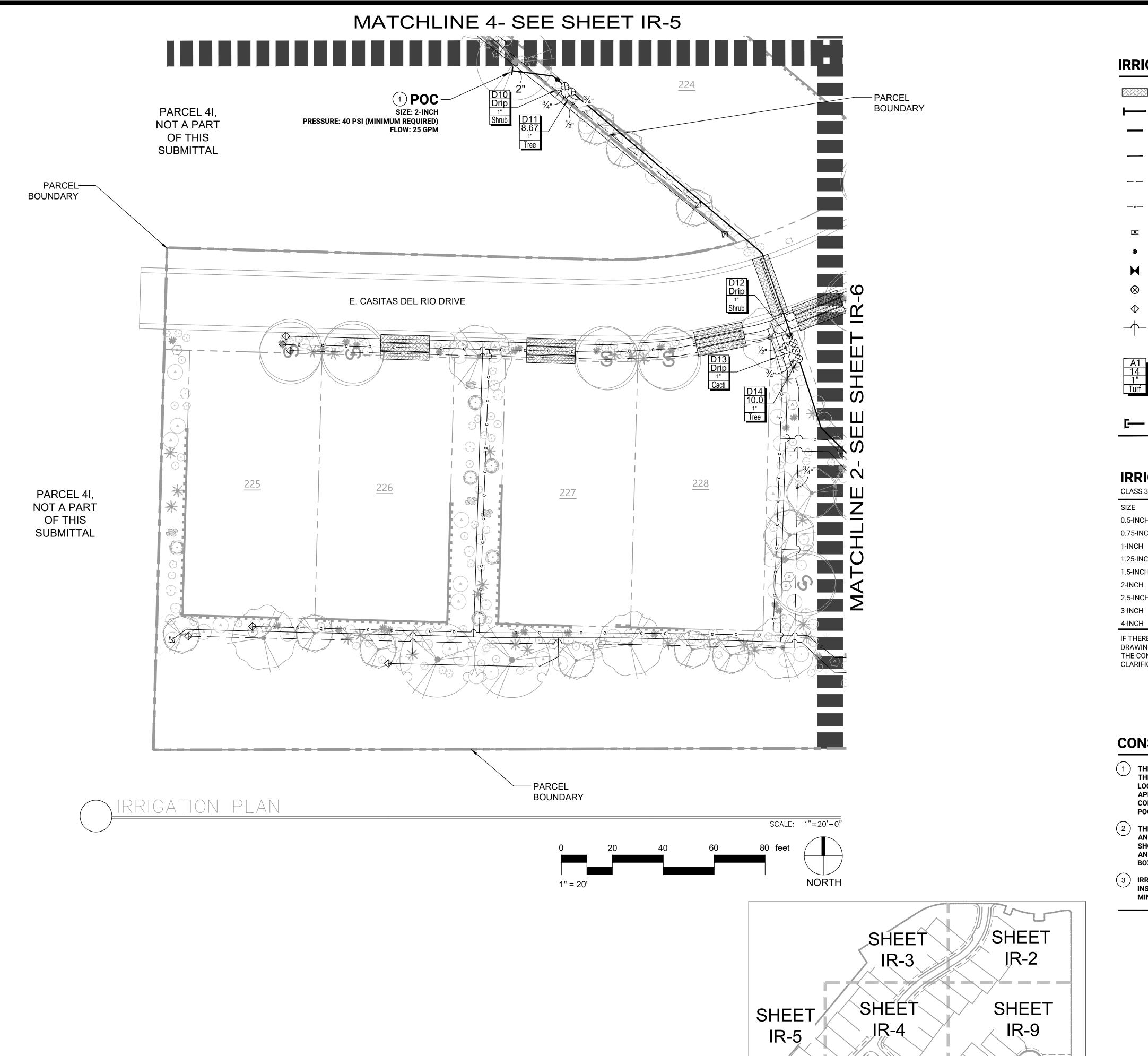
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IRRIGATION LEGEND

SLEEVES: CLASS 200 PVC

POINT-OF-CONNECTION ASSEMBLY

MAINLINE PIPE: CLASS 200 PVC

2-INCH SIZE UNLESS OTHERWISE INDICATED --- LATERAL PIPE TO SHRUB EMITTERS: CLASS 315 PVC

1/2-INCH SIZE UNLESS OTHERWISE INDICATED —— LATERAL PIPE TO TREE EMITTERS: CLASS 315 PVC

1/2-INCH SIZE UNLESS OTHERWISE INDICATED

--- LATERAL PIPE TO CACTUS EMITTERS: CLASS 315 PVC 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

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QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC

ISOLATION GATE VALVE ASSEMBLY: MATCO 514

REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-PRB-100-COM

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— UNCONNECTED PIPE CROSSING



IRRIGATION MAINLINE CAP ASSEMBLY

IRRIGATION PIPE SCHEDULE

CLASS 315 PVC PIPE	
SIZE	FLOW (GPM)
0.5-INCH	0-5
0.75-INCH	6-9
1-INCH	10-14
1.25-INCH	15-22
1.5-INCH	23-30
2-INCH	31-48
2.5-INCH	49-70
3-INCH	71-100
4-INCH	101-170

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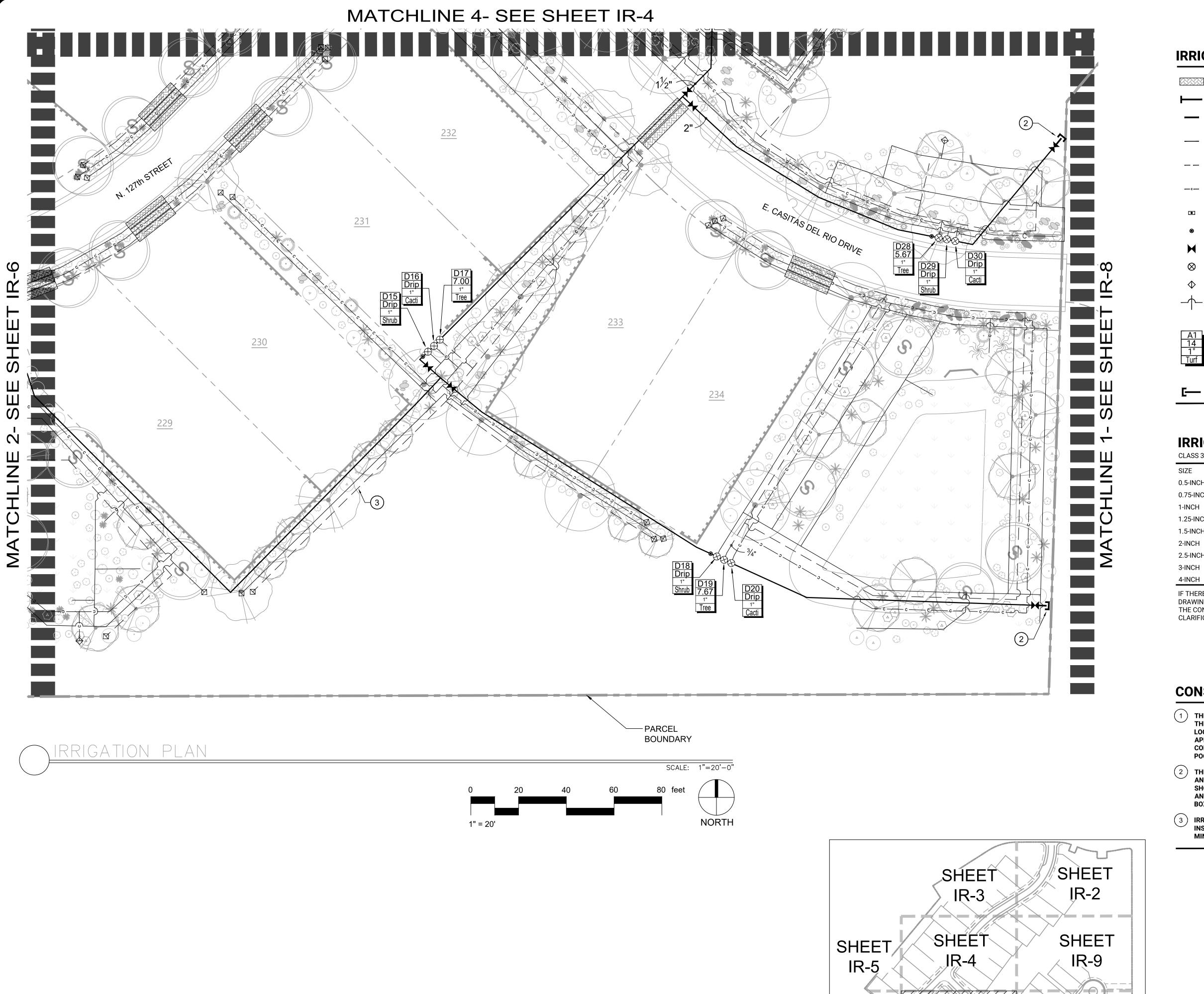
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KEY MAP scale: n.t.s.

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IRRIGATION LEGEND

SLEEVES: CLASS 200 PVC

POINT-OF-CONNECTION ASSEMBLY

MAINLINE PIPE: CLASS 200 PVC

2-INCH SIZE UNLESS OTHERWISE INDICATED — LATERAL PIPE TO SHRUB EMITTERS: CLASS 315 PVC

1/2-INCH SIZE UNLESS OTHERWISE INDICATED

— — LATERAL PIPE TO TREE EMITTERS: CLASS 315 PVC 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

--- LATERAL PIPE TO CACTUS EMITTERS: CLASS 315 PVC 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

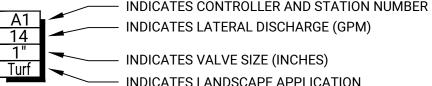
■ INLINE LATERAL PIPE CHECK VALVE: HUNTER HC-50F

• QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC

ISOLATION GATE VALVE ASSEMBLY: MATCO 514

REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-PRB-100-COM

—
↑
— UNCONNECTED PIPE CROSSING



IRRIGATION MAINLINE CAP ASSEMBLY

IRRIGATION PIPE SCHEDULE

CLASS 315 PVC PIPE	I II E GOILEGEE
SIZE	FLOW (GPM)
0.5-INCH	0-5
0.75-INCH	6-9
1-INCH	10-14
1.25-INCH	15-22
1.5-INCH	23-30
2-INCH	31-48
2.5-INCH	49-70
3-INCH	71-100
4-INCH	101-170

IF THERE IS A DISCREPANCY BETWEEN PIPE SIZES SHOWN ON THE DRAWINGS AND THIS PIPE SCHEDULE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE IRRIGATION DESIGNER FOR CLARIFICATION.

CONSTRUCTION NOTES

SHEET

KEY MAP scale: n.t.s.

- THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE TO THE PARCEL 41 IRRIGATION SYSTEM STUBOUT AT THE APPROXIMATE LOCATION INDICATED. REMOVE 2-INCH PVC PIPE CAP AND INSTALL APPROPRIATE FITTINGS TO EXTEND PVC MAINLINE AND TWO-WIRE CONTROLLER CABLE AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
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- IRRIGATION SHOWN OUTSIDE OF LIMIT OF WORK FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LIMIT OF WORK AREA; MINIMIZE DISTURBANCE TO AREAS OUTSIDE OF LIMIT OF WORK.







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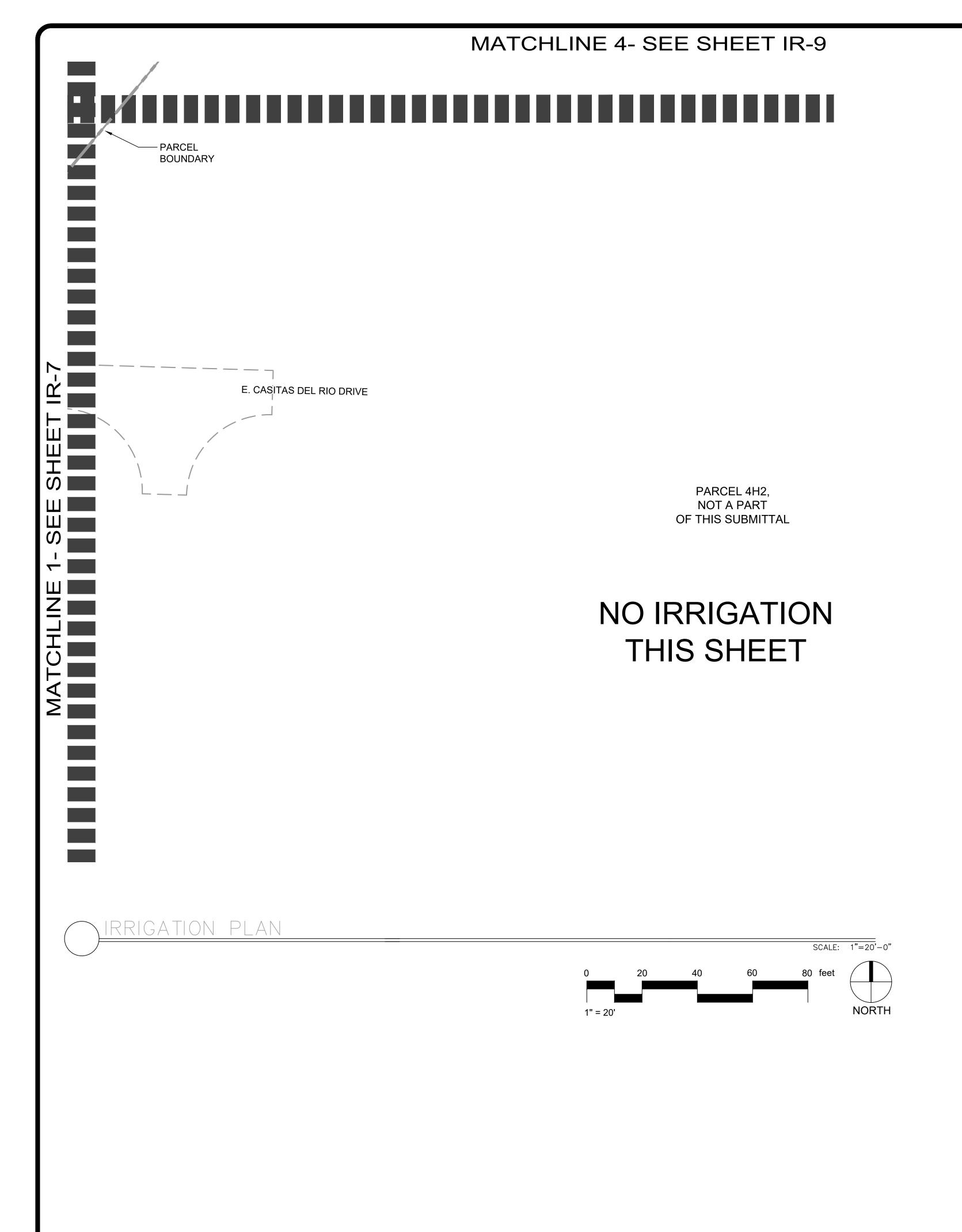
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23 OF 26 SHEETS



IRRIGATION LEGEND

SLEEVES: CLASS 200 PVC

POINT-OF-CONNECTION ASSEMBLY

MAINLINE PIPE: CLASS 200 PVC 2-INCH SIZE UNLESS OTHERWISE INDICATED

--- LATERAL PIPE TO SHRUB EMITTERS: CLASS 315 PVC 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

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◆ FLUSH CAP ASSEMBLY

── UNCONNECTED PIPE CROSSING



IRRIGATION MAINLINE CAP ASSEMBLY

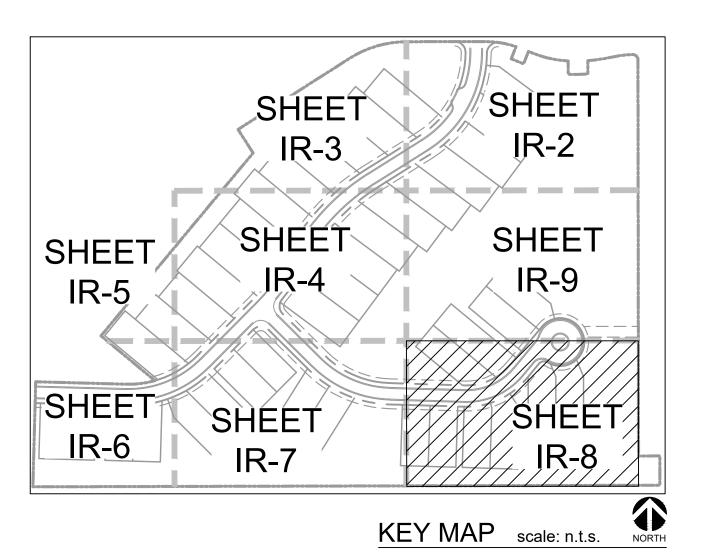
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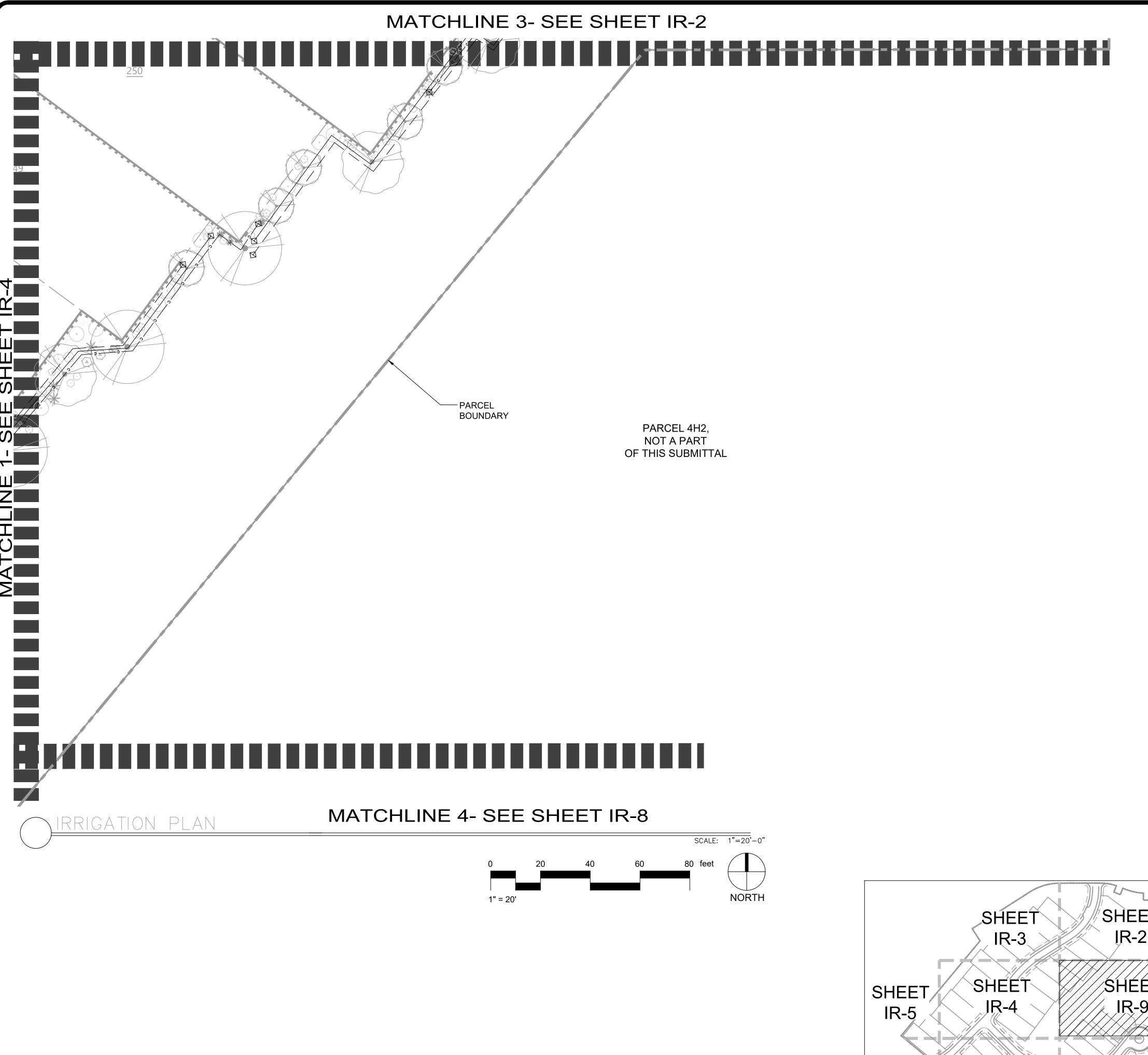
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IRRIGATION LEGEND

SLEEVES: CLASS 200 PVC

POINT-OF-CONNECTION ASSEMBLY

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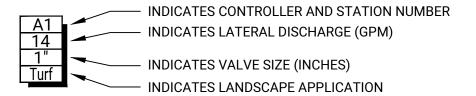
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ISOLATION GATE VALVE ASSEMBLY: MATCO 514

REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-PRB-100-COM

◆ FLUSH CAP ASSEMBLY

— UNCONNECTED PIPE CROSSING



IRRIGATION MAINLINE CAP ASSEMBLY

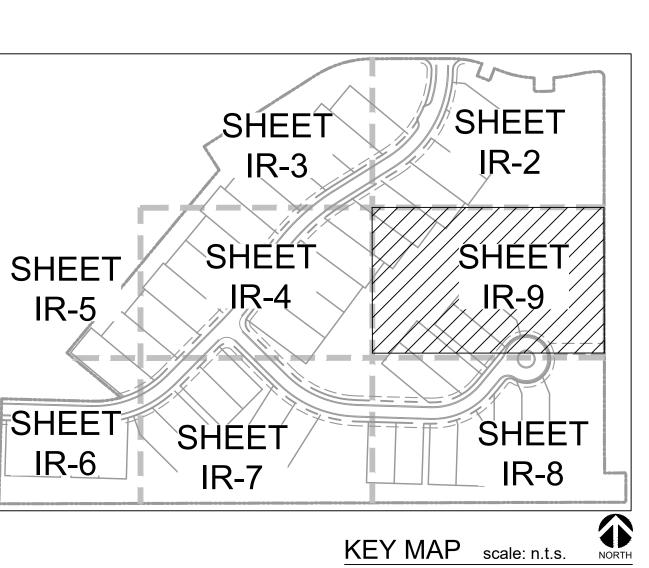
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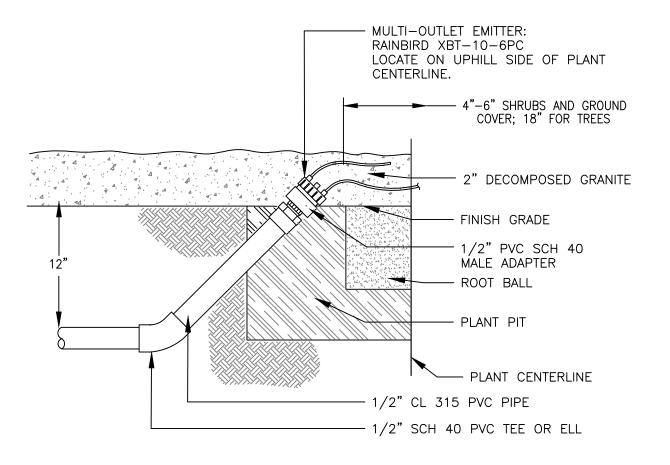
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

ISOLATION GATE

/ALVE ASSEMBLY

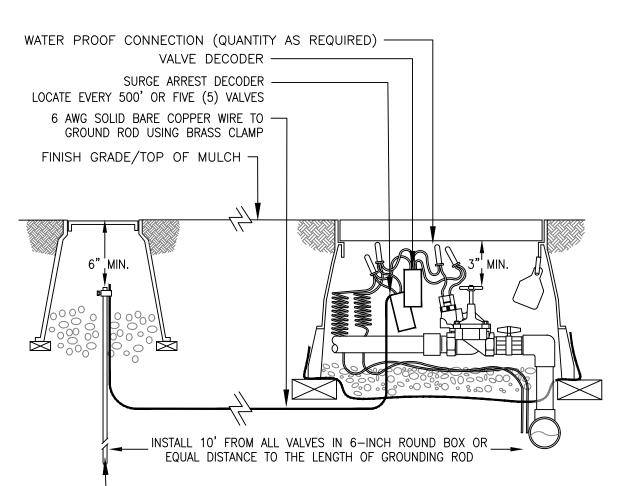
QUICK COUPLING VALVE ASSEMBLY

___ 3-INCH MAX



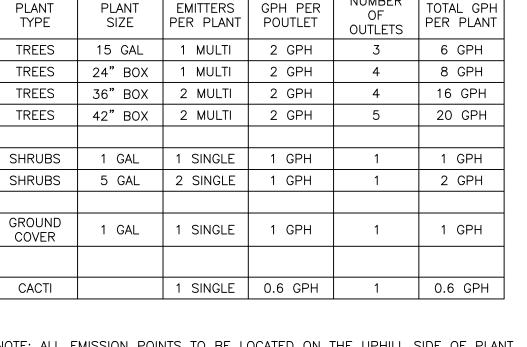
1. EMITTER TUBING EMISSION POINTS SHALL BE EQUALLY SPACED AND LOCATED TO DIRECT WATER FLOW TO PLANT ROOTBALL. 2. AT LEAST ONE EMITTER TUBE TO BE LOCATED WITHIN 4 INCHES OF PLANT CENTERLINE. 3. FOUR HOLES OPEN INITIALLY.

MULTI-OUTLET DRIP EMITTER ASSEMBLY FOR TREES



- 5/8" DIA. X 10'-0" COPPER CLAD GROUND ROD DRIVEN INTO GROUND WITH THE TOP 6" BELOW GRADE. FOR NARROW LANDSCAPES, UTILIZE A COPPER GROUNDING PLATE AT A DISTANCE EQUAL TO THE LENGTH OF THE PLATE. TEST RESISTANCE AT 50 OHMS OR LESS AND VERIFY INSTALLATION WITH CONTROLLER MANUFACTURER.

TYPICAL GROUNDING



VALVE BOX WITH COVER:

BRAND LID WITH VALVE "QC"

- STAINLESS STEEL HOSE CLAMP

QUICK COUPLING VALVE PER LEGEND

- 36-INCH No. 6 EPOXY COATED REBAR

- 3-INCH DEPTH OF 3/4-INCH WASHED

CARSON 910-4.

- FINISH GRADE

(1 OF 2)

GRAVEL

OUTLET

- BRICK (1 OF 2)

(LENGTH VARIES)

- SCH 80 PVC NIPPLE, TOE

SPEARS 5815-010-10

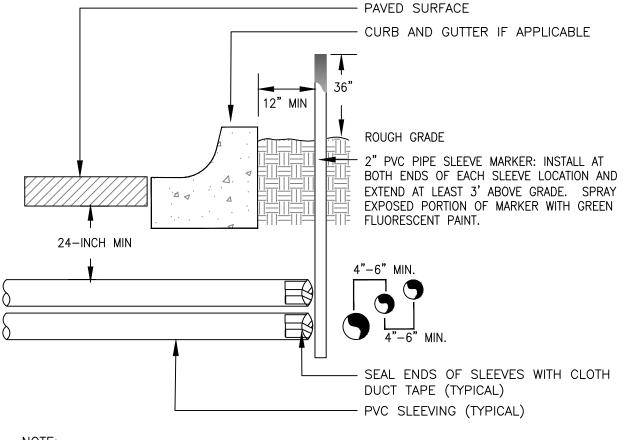
∠ PVC MAINLINE PIPE

- PRE-FABRICATED SWING JOINT:

- SCH 40 PVC TEE OR EL WITH FPT

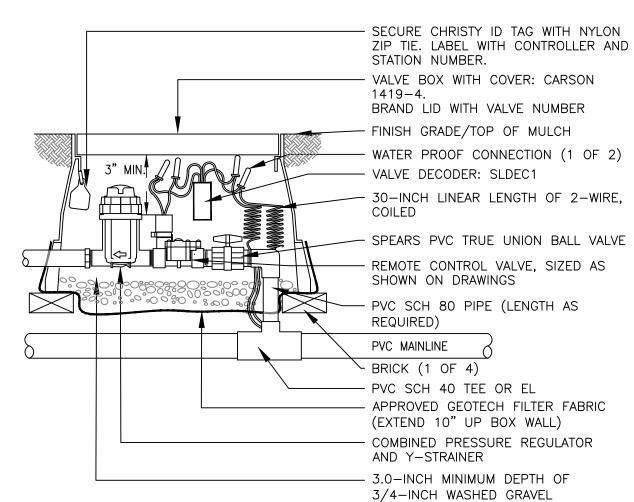
NOTE: ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT

EMITTER SCHEDULE



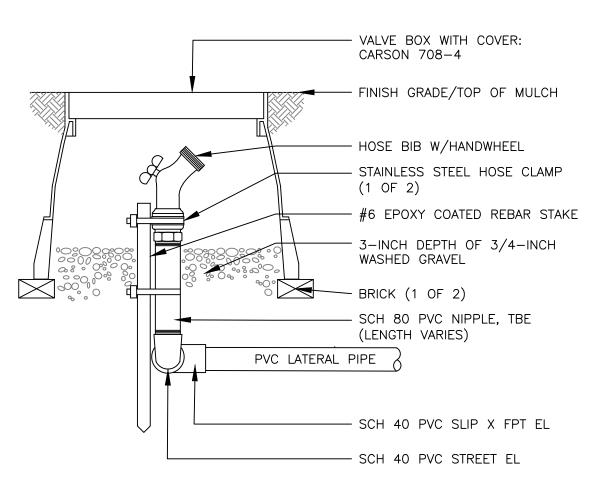
1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED 2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

TYPICAL SLEEVING



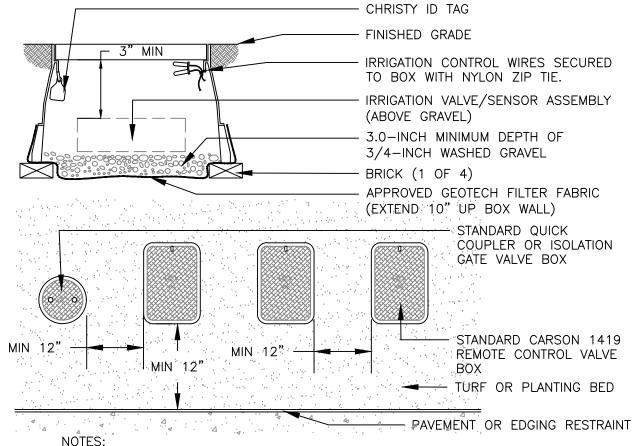
1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH STAINLESS STEEL HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.

REMOTE CONTROL DRIP VALVE ASSEMBLY



1. TAN COLORED BOX LIDS SHALL BE UTILIZED IN DG MULCHED AREAS. GREEN LIDS SHALL BE UTILIZED IN TURF AREAS.

DRIP FLUSH CAP **ASSEMBL**

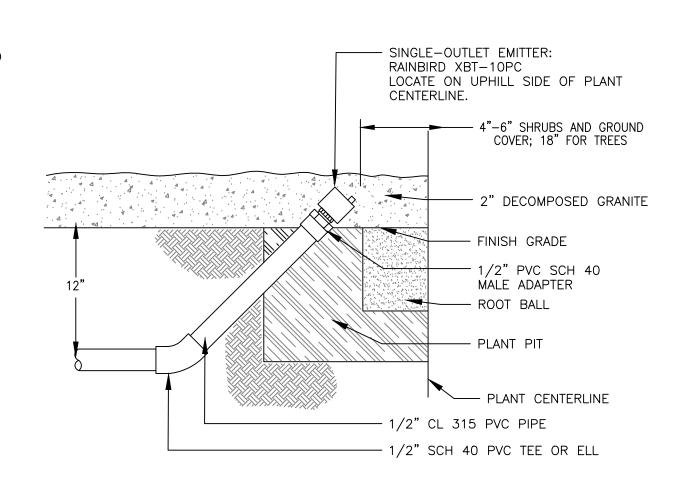


1. INSTALL ONLY ONE RCV TO VALVE BOX. LOCATE AT LEAST 12-INCHES FROM AND ALIGN WITH NEARBY WALLS OR EDGES OF PAVED AREAS. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL. 4. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL, BUT AVOID GROUPING

MORE THAN THREE (3) STANDARD VALVE BOXES TOGETHER IN A SERIES.

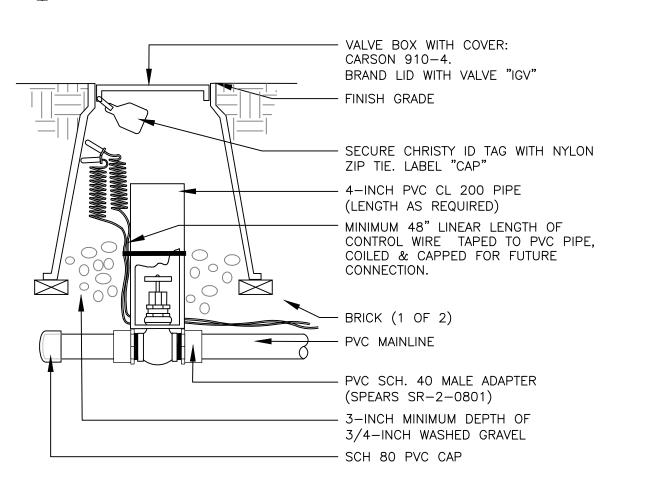
ARRANGE GROUPED VALVE BOXES IN RECTANGULAR PATTERNS.

TYPICAL VALVE BOX



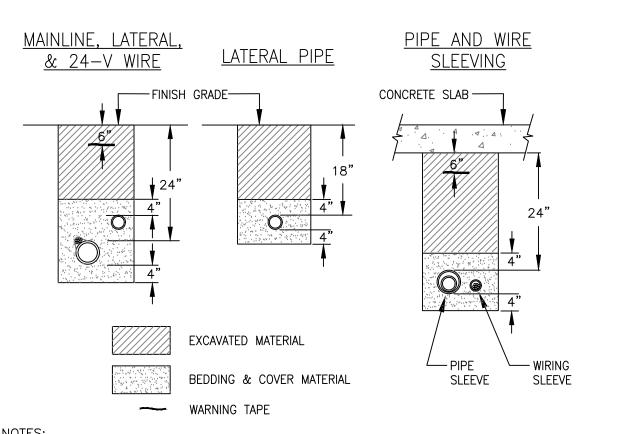
1. 90 DEGREE ELL MAY BE USED IN LIEU OF 45 DEGREE IF PLANTER WIDTH IS LESS THAN SHOWN.

SINGLE OUTLET DRIP EMITTER ASSEMBLY FOR SHRUBS



1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE. . INSTALL SCH 80 PVC CAP A MINIMUM OF 4-INCHES DOWNSTREAM OF ISOLATION GATE VALVE FOR FUTURE INSTALLATION OF SCH 80 PVC COUPLER.

MAINLINE & CONTROL WIRE STUB-OUT (FUTURE CONNECTION)



1. SLEEVE ALL PIPE AND WIRE SEPARATELY. 2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS."SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES. 3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

TYPICAL TRENCHING





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CITY OF SCOTTSDALE LANDSCAPE NOTES

1. Areas of salvaged desert surface soil without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.

2. A minimum of 50 percentage (unless otherwise stipulated by the Development Review Board, and/or the Zoning Ordinance requirements) of the provided trees shall be mature trees, pursuant to the City of Scottsdale's Zoning Ordinance Article X, Section 10.301, as defined in the City of Scottsdale's Zoning Ordinance Article III, Section 3.100. 3. A single trunk tree's caliper size, that is to be equal to or less than 4-inches, shall be determined by utilizing the smallest

diameter of the trunk 6-inches above finished grade adjacent to the trunk. A tree's caliper size, for single trunk trees that are to have a diameter greater than 4-inches, shall be determined by utilizing the smallest diameter of the trunk 12-inches above finished grade adjacent to the trunk. A multiple trunk tree's caliper size is measured at 6" above the location that the trunk splits originates, or 6" above finished grade if all trunks originate from the soil.

4. Thorny 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. 2-1.1001.13.

5. Area within the sight distance triangles is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 1.5 feet. Trees within the sight triangle shall have a single trunk and a canopy that begins at 8 feet in height

upon installation. All heights are measured from nearest street line elevation. 6. 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. 7. All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.

8. Prior to the establishment of water service, non-residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with Sections 49-245 through 49-248 of the City Code to the Water Conservation Office.

9. 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.

10. No lighting is approved with the submittal. 11. The approval of these plans recognize the construction of a low voltage system and does not authorize any violation of the current City of Scottsdale adopted electrical code.

12. The landscape specification section(s) of these plans have not reviewed and shall not be part of the City of Scottsdale's

13. All signs require separate permits and approvals.

14. New landscaping, including salvaged plant material, and landscaping indicated to remain, which is destroyed, damaged, or expires during construction shall be replaced with like size, kind, and quantity prior to the issuance of the Certificate of Occupancy / Letter of Acceptance to the satisfaction of the Inspection Services Staff.

15. All revegetated NAOS shall be watered for 3 years. At the end of 3 years, the irrigation systems to the revegetated NAOS shall be permanently disconnected.

16. No irrigation shall be provided to undisturbed Natural Area Open Space (NAOS) areas.

17. Provide the Natural Area Open Space (NAOS) and Limits of Construction (LOC) Protection Program on the Plans: NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:

- a. No building, grading, or construction activity shall encroach into areas designated as NAOS, or outside the designated limits of construction envelope.
- b. All NAOS and area outside of the LOC shall be protected from damage prior to, and during construction by the follow methods:
- 1. A registered land surveyor shall stake all NAOS and LOC disturbance based on this exhibit. 2. ± Three (3) 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.

3. All cactus subject to the City of Scottsdale's native plant ordinance directly adjacent, within two feet, of the NAOS and LOC line shall be fenced with wire fencing to prevent damage. 4. The contractor shall maintain the staking, roping, and fencing intact during the duration of the construction

c. 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.

GENERAL LANDSCAPE NOTES

- 1. Install 'Desert Pavement' D.G. rock mulch to a depth shown on plans in all planting bed areas unless otherwise noted on plans. Contractor to salvage, stockpile, haul and protect desert pavement material during construction for subsequent installation.
- 2. If 'Desert Pavement' stockpile runs short, supplement with $\frac{3}{4}$ " minus decomposed granite to match existing size and color and to be approved by landscape architect/owner using field mock-ups provided by the contractor.
- 3. It shall be the responsibility of the contractor to verify quantities including trees, shrubs, groundcovers, desert pavement, mulch and other items shown on the plans. It shall be the contractor's responsibility to notify the landscape architect prior to construction of major discrepancies. In case of a discrepancy between the number of plants indicated on the plant list, the drawings shall be accepted as correct.
- 4. No plant material shall be placed within seven (7') feet of a fire hydrant, light pole, electrical, or communication box.
- 5. Landscape contractor to contact landscape architect or owner's representative before each application of pre-emergent for verification. All planting bed mulch areas shall receive pre-emergent herbicide as specified. The contractor shall provide the landscape architect with a letter certifying the chemical, date and rate of application for both weed killer and pre-emergent.
- 6. All plant material and specifications to conform to Arizona Nurseryman Association standards and
- 7. All right-of-way & city required plant material to be in compliance with the department of water resources low water use plant list
- 8. The landscape architect and/or owner's representative is to approve any or all substitutions before installation. Substitutions shall not be allowed unless authorized in writing by the landscape architect.
- 9. The landscape architect and/or owner's representative reserves the right to refuse any plant material deemed unacceptable. All plant material shall be inspected before installation. The contractor shall request inspection 24 hours in advance of planting. Upon such inspections if the rootball condition is unacceptable the contractor shall supply replacement plant at no cost.
- 10. Coordinate salvage and relocation of existing native trees and cacti with salvage plans. 11. The contractor shall maintain all existing utility cover, boxes, lids and manholes in an exposed
- 12. The landscape architect reserves the right to refuse any plant material deemed unacceptable. 13. Locate plants away from sprinkler heads, light fixtures and other obstructions.
- 14. Water test all tree planting holes prior to planting. if tree hole does not drain within a 24 hour period,
- 15. See specifications and mag standard 430.5.6 for planting backfill mix.
- 16. All top soil mixtures for plants shall be free of grass and noxious weeds. See section 795 of the m.a.g.
- 17. Trees within sight visibility triangles shall have a clear trunk pruned to a height of 7 feet or greater upon installation. Height shall be measured from edge of pavement.
- 18. Shrubs and groundcovers planted within the sight visibility triangle shall have a mature height of not more than 18 inches. Height shall be measured from the edge of pavement, and total height shall include the height of mounding.
- 19. Maintain 3' clearance of cacti from all pedestrian routes unless otherwise directed by landscape
- 20. Finish grade in all areas shall be smooth, even and 1/2" below top of curbs, paving and adjacent walks. 21. When boxed trees are installed, the bottom of the tree boxes shall not be removed upon planting. The soil line of the planted tree shall match the surrounding finish grade.
- 22. Groundcover & desert pavement shall extend under shrubs unless otherwise noted on the plans. 23.Lot driveway locations are unknown and will be determined by the builder. Proposed landscape
- material shown in landscape right-of-way at front of parcel lot, and in specific landscape tracts between/ around lots, to be installed as the adjacent lots are developed.
- 24. Proposed tree locations are conceptual and may be field adjusted according to constructed improvements.

SERENO CANYON PARCEL 4H2 LANDSCAPE IMPROVEMENT PLANS

|OWNER/ DEVELOPER Toll Brothers 8767 E. Via de Ventura #390 Scottsdale, Arizona 85258

Tel: 480.596.7304 Contact: Rich Schoonmaker

GENERAL NOTES:

of construction.

regarding these plans prior to proceeding.

4. All workmanship and materials shall conform to local codes.

submitting the bid; site security until project acceptance

responsible for maintaining these flows free of obstructions.

properties from damage throughout construction.

for like cases of construction on this project.

14. Native seed mix to be applied to native treatment.

17. Rip-rap slopes, path, walks, and drives per civil plans.

materials shown on plans.

proceeds with construction.

1. The landscape and general contractors shall review this project with the landscape architect prior

2. It shall be the contractor's responsibility to verify all dimensions and conditions at the job site and

to cross-check details and dimensions shown on the drawings with related requirements on the

architectural, mechanical, electrical, plumbing and civil drawings. Contractor shall verify all site

affected by construction and shall be responsible for damages to such utilities caused as a result

companies with utilities on the site prior to the construction of the project. Contractor shall adhere

conditions prior to starting work, locations and depths of all underground utilities that may be

3. Contractor shall be responsible for securing all necessary permits and shall notify all utility

5. Contractor shall take all necessary precautionary measures to protect the public and adjacent

7. Unless otherwise specified on the plans, the contractor shall be responsible for the following:

curbs, etc.; inspection of the site in order to be fully aware of existing conditions prior to

8. In no case shall working dimensions be scaled from plans, sections or details on the drawings.

9. Where no specific detail is shown, the construction shall be identical or similar to that indicated

10. Contractor shall reference civil engineering drawings for grading and drainage flows and shall be

mechanical, electrical and plumbing requirements must be coordinated before the contractor

15. All disturbed areas as shown to be treated with native, enhanced native, or specialty treatments.

13. Details noted as typical shall apply in all cases unless specifically shown or noted otherwise.

11. Quantities are shown for reference only. the contractor shall be responsible for providing all

12. Sleeves, variations in the slab elevations, depressed areas and all other architectural,

16. All salvaged plant materials to be utilized within defined landscape treatments.

damages to utilities caused as a result of construction; damages to existing walks, walls, drives,

to all applicable local, state and federal laws or regulations pertaining to the project.

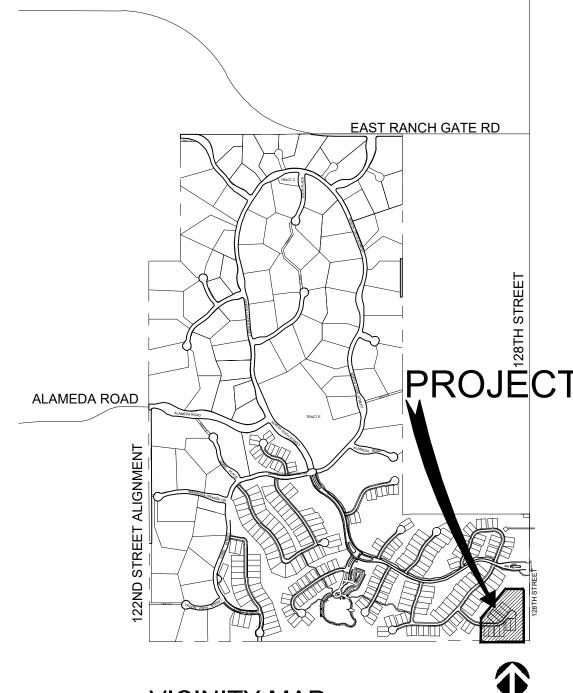
6. All existing vegetation, weeds, debris, etc. shall be removed from the project 'limits of

construction' and properly disposed of offsite at the contractor's expense.

to starting work. The landscape architect shall be notified in writing of any discrepancies

| ARCHITECT & LANDSCAPE ARCHITECT Swaback Partners 7550 E. McDonald Drive Scottsdale, AZ 85250 Tel: 480.367.2100 Contact: Jeffrey M. Denzak ASLA, APA

|ENGINEER Westwood Multi-Disciplined Surveying & Engineering 6909 E. Greenway Pkwy., Suite 250 Scottsdale, Arizona 85254 Tel: 480.840.7739 Contact: Clint Bills, PE



VICINITY MAP scale: n.t.s.



PRELIMINARY-**NOT FOR CONSTRUCTION**

SWABACK pllc

7550 E McDonald Drive

PROJECT PHASE

PRELIMINARY PLAT

CONSTRUCTION DOCUMENTS

ISSUE FOR BID SET

ISSUE FOR CONSTRUCTION

REVISIONS

DESCRIPTION

Scottsdale, Arizona 85250

480.367.2100 | www.swaback.com

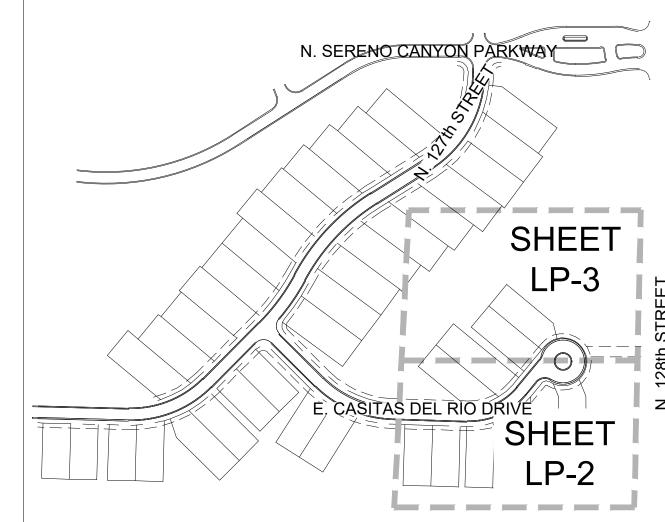
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IMPROVEMENT SCAPE

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SHEET INDEX cover sheet wall plan wall details overall landscape plan landscape plan landscape details overall irrigation plan irrigation plan irrigation details



KEY MAP scale: n.t.s. NOR

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. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITIY OF THE

Approved by CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. THE CITY WILL NOT ISSUE A C OF O UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE **INSTALLATION**

LANDSCAPE PLAN APPROVAL

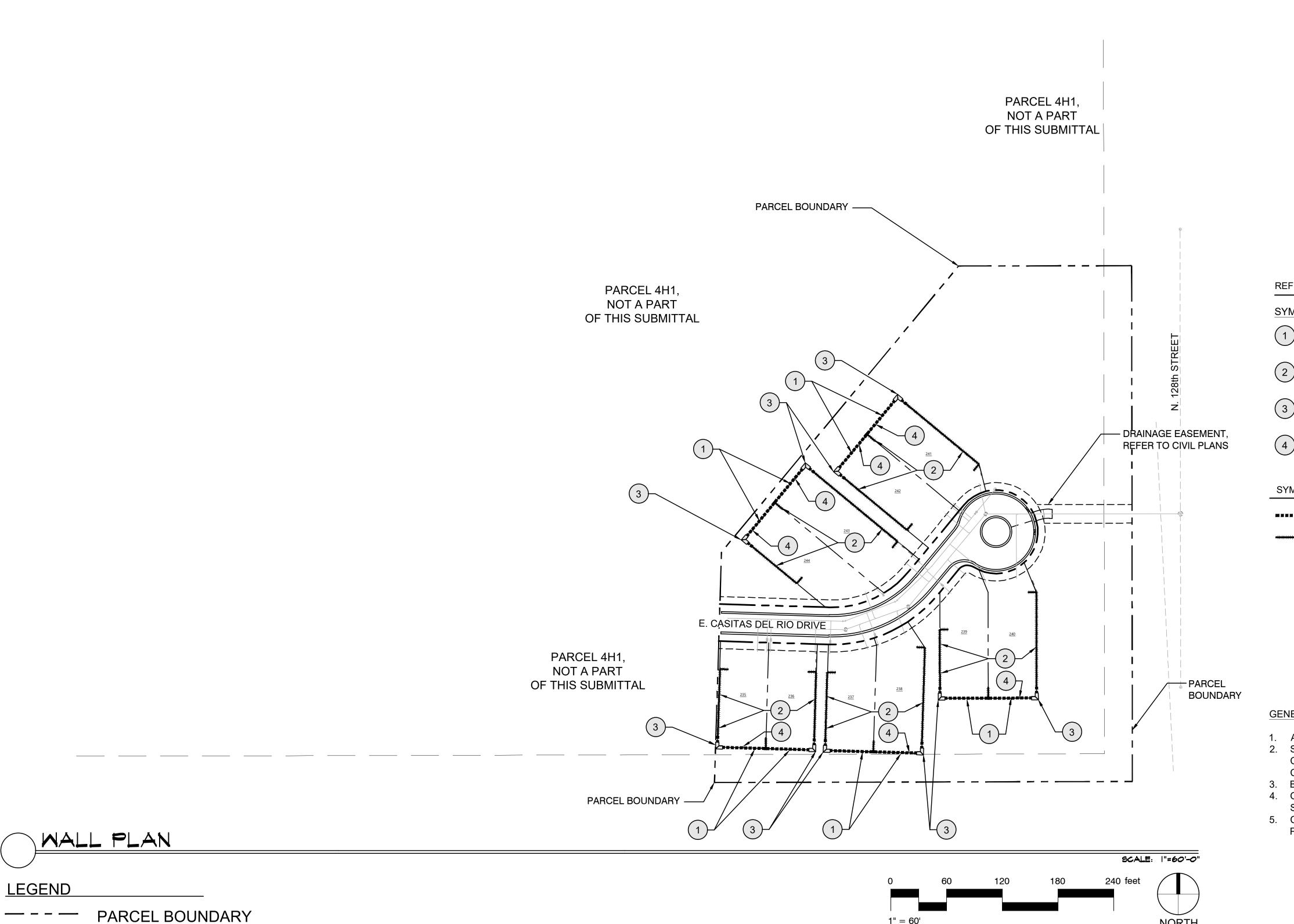
NOTES:

- 1. REFER TO CIVIL PLANS FOR SERENO CANYON NAOS PLAN FOR REFERENCE.
- REFER TO CIVIL PLANS FOR CUTS AND FILLS PLAN.
- 3. REFER TO APPROVED NATIVE PLANT PERMIT #252339 FOR SALVAGED PLANT MATERIAL NUMBERS.

A-101 A-102 LD-1

LP-2 to LP-3 IR-2 to IR-3

CALL TWO WORKING DAYS 602-263-1100 -800-STAKE-IT



RIGHT OF WAY (R.O.W.)

EASEMENT, REFER CIVIL PLANS

1" = 60'

REFERENCE NOTES SCHEDULE

SYMBOL DESCRIPTION

VIEW FENCE AT PAIRED HOMES, SEE DETAIL 1/ SHEET A-102

5` HT. PRIVACY WALL AT PAIRED HOMES, SEE DETAIL 2/ SHEET A-102

COLUMN "C" AT PAIRED HOMES, SEE DETAIL 1/ SHEET A-104

RETAINING WALL, TYPICAL. REFER CIVIL PLANS

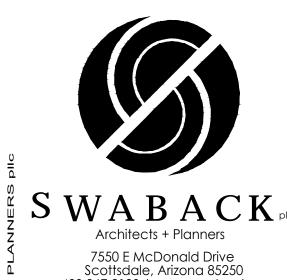
SYMBOL	DESCRIPTION	QTY.	DETAIL
	VIEW FENCE AT PAIRED HOMES	630 LF	1/ A-102
	5' HT. PRIVACY WALL AT PAIRED HOMES	820 LF	2/ A-102
9	COLUMN C AT PAIRED HOMES	10	1/ A-102

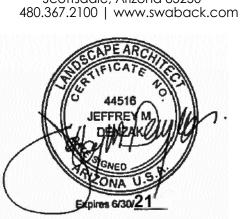
GENERAL WALL NOTES:

NORTH

- ALL WALLS TERMINATE WITH END WALL COLUMN 30'-0" FROM RIGHT-OF-WAY.
- SIDEYARD WALL RETURN LOCATIONS BY HOMEBUILDER PER LOT/ PRODUCT DESIGN, CONSTRUCTION.
- 3. BUILDER WALL TO FINISH MIN. 4" BELOW TOP OF RECEIVING COLUMN, TYPICAL.
- 4. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR SHALL REFER TO ARCHITECTURE DRAWINGS AND FIELD VERIFY QUANTITIES.
- 5. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.







PROJECT PHASE PRELIMINARY PLAT CONSTRUCTION DOCUMENTS ISSUE FOR BID SET ISSUE FOR CONSTRUCTION

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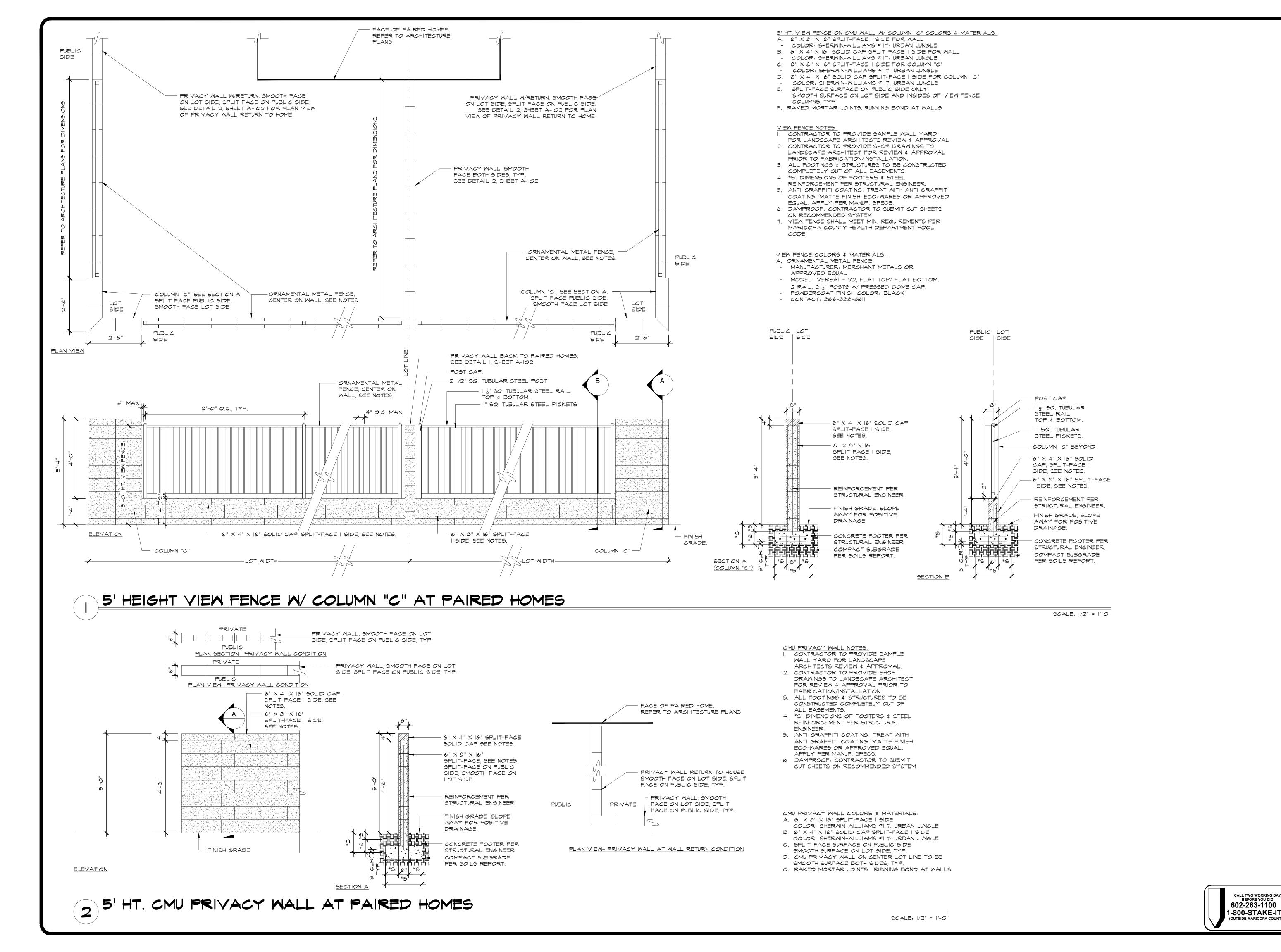
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IMPROVEMENT

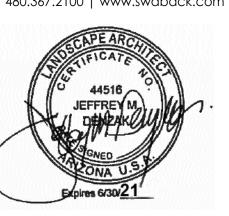
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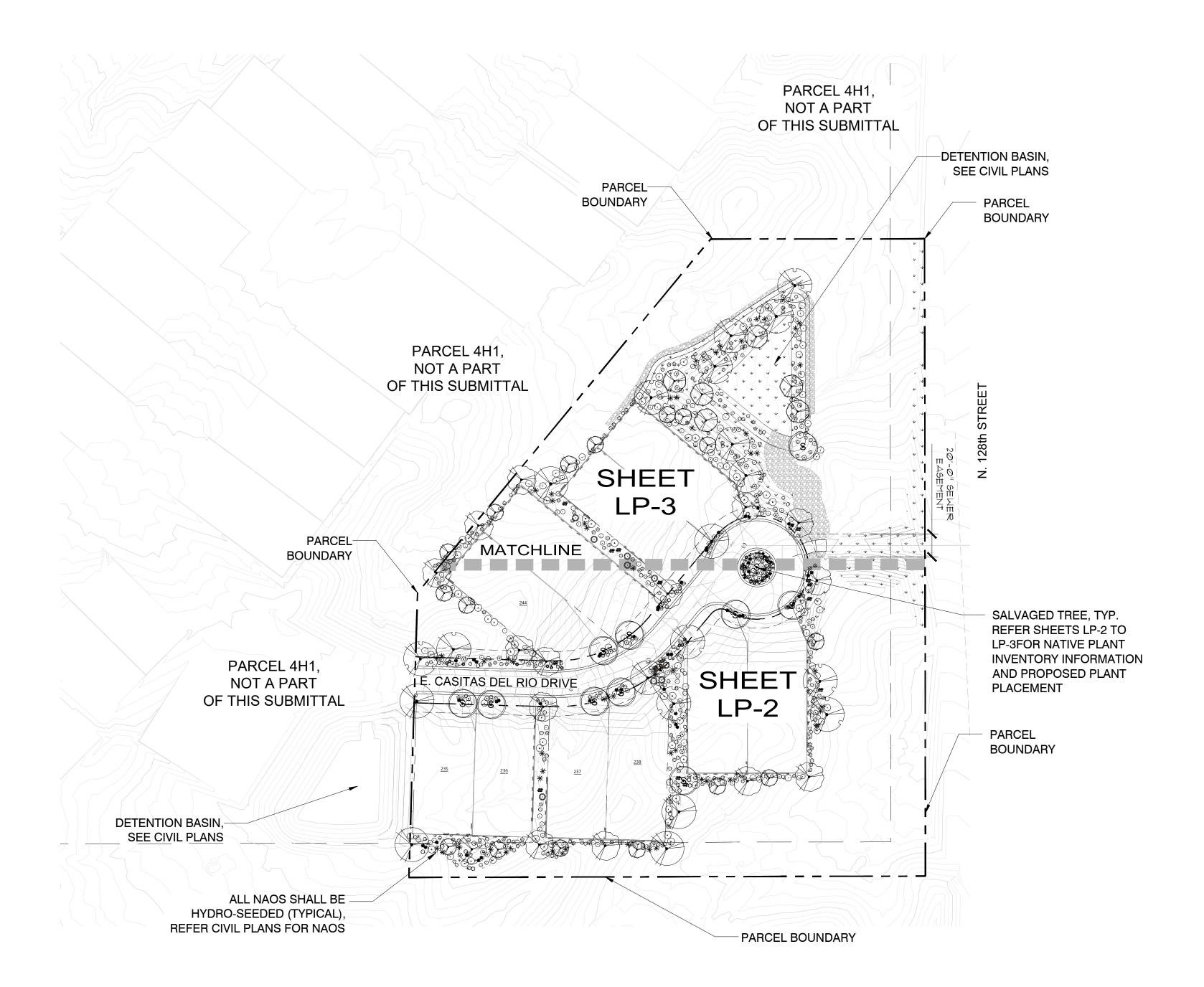
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RMP/ CM

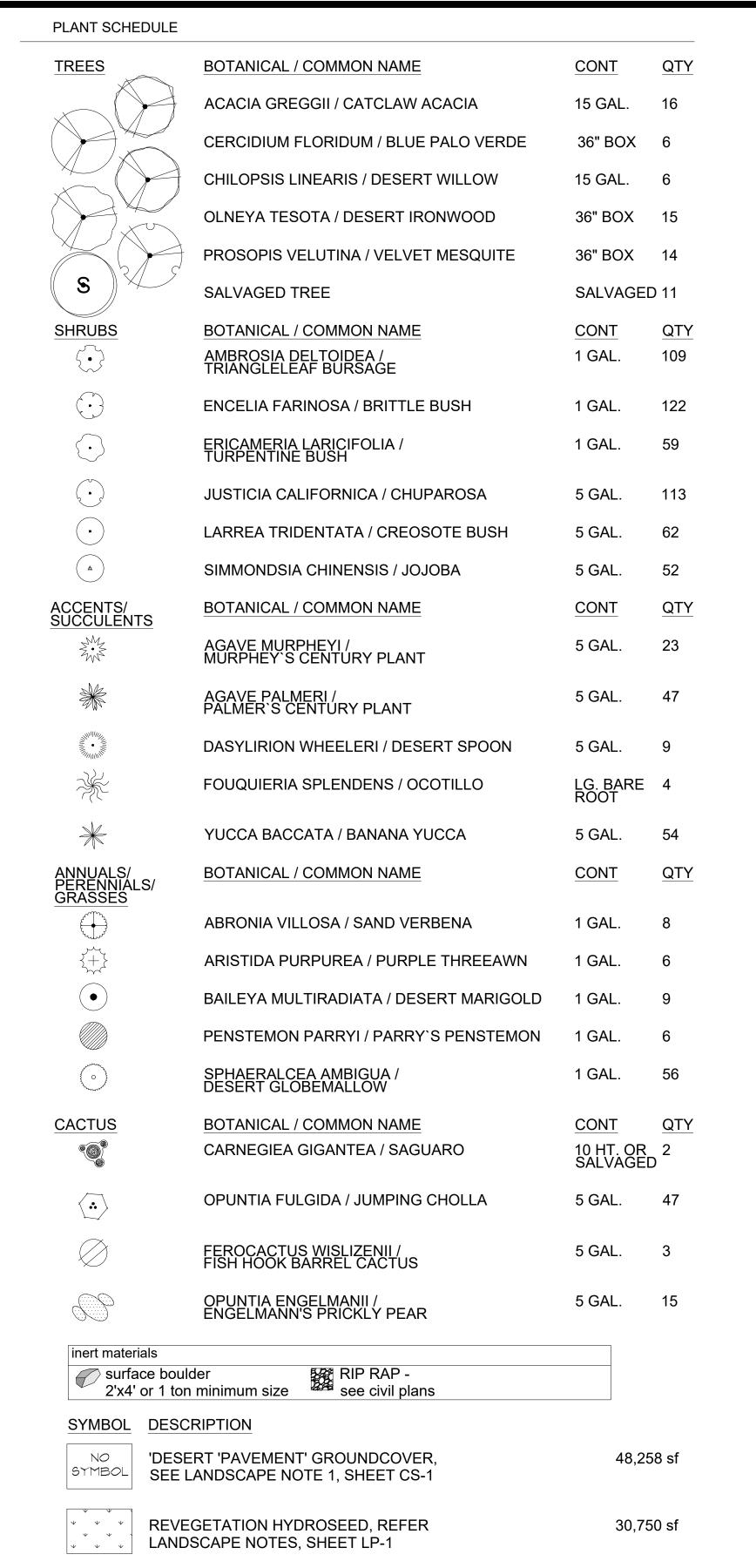
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REVEGETATION HYDROSEED PLANTING NOTES:

1. APPLY HYDROSEED MIX AND MAINTAIN IRRIGATION PER MANUFACTURER'S SPECIFICATIONS.

- 2. TEMPORARY IRRIGATION BY WATER TRUCK ONLY FOR HYDROSEEDED AREAS.
- 3. GRAPHIC HATCH FOR HYDROSEEDING EXTENTS IS CONCEPTUAL AND CORRESPONDS TO THE PROPOSED EXTENTS OF IMPROVEMENTS AND NAOS LIMITS, REFER CIVIL PLANS; ACTUAL HYDROSEEDING EXTENTS WILL BE ADJUSTED IN THE FIELD ACCORDING TO CONSTRUCTED IMPROVEMENTS, TYPICAL.

S SEED MIXTURE (PER ACRE):
3.0 LBS TRIANGLE LEAF BURSAGE
3.0 LBS FOUR WING SALTBUSH
2.0 LBS BRITTLEBUSH
1.0 LBS TURPENTINE BUSH

1.0 LBS TURPENTINE BUSH
2.0 LBS CREOSOTE BUSH
2.0 LBS DESERT SENNA
2.0 LBS GLOBEMALLOW

NOTES:

- 1. Refer Native Plant Inventory for plant number information and sheets LP-2 to LP-3 for proposed plant placement.
- 2. Contractor to coordinate landscape installation in phases so that plant material is not damaged during infrastructure improvements and unit construction.







PROJECT PHASE

PRELIMINARY PLAT

CONSTRUCTION DOCUMENTS
06.25.20
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LANS - PARCEL

IMPROVEMENT PL/

ERALL LANDSCAPE PLAN

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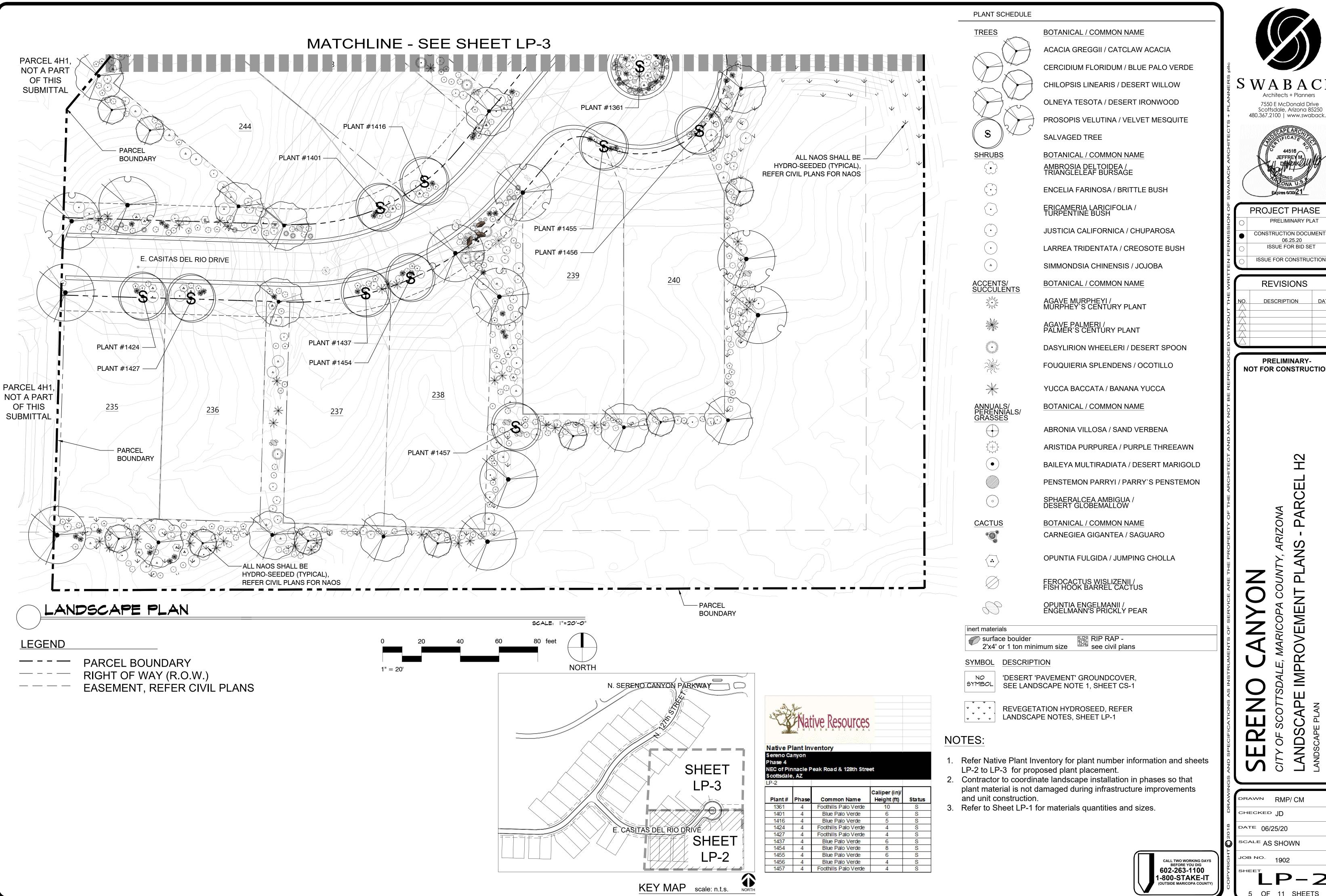
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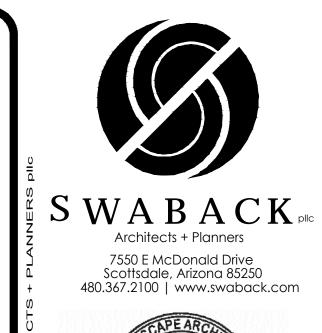
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4 OF 11 SHEETS





PROJECT PHASE PRELIMINARY PLAT CONSTRUCTION DOCUMENTS ISSUE FOR BID SET

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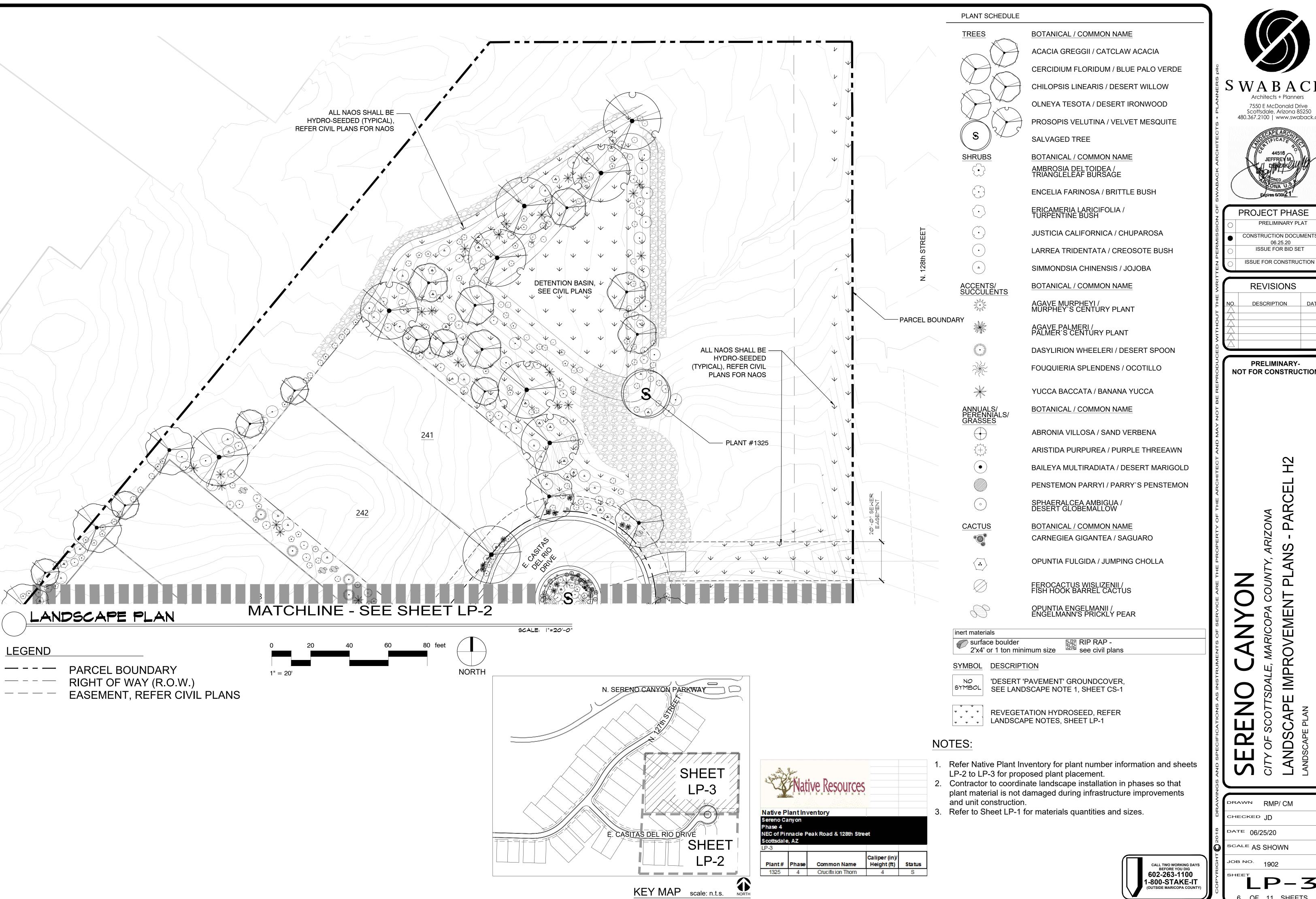
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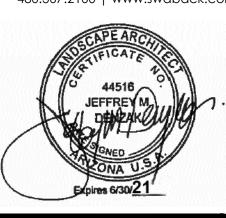


LANDSCAPE IMPROVEMENT RMP/ CM CHECKED JD DATE 06/25/20

SCALE AS SHOWN P-2







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PARCEL

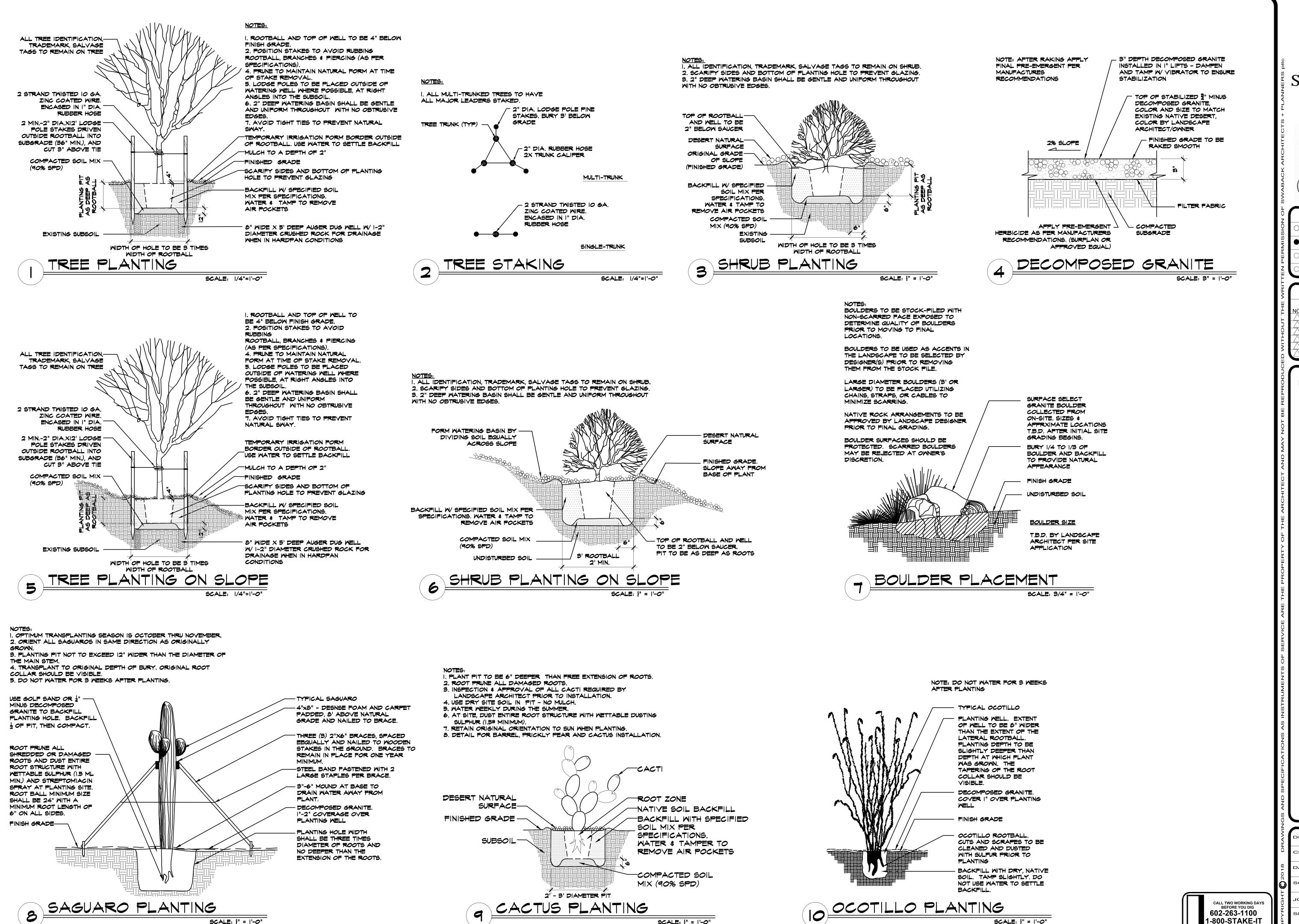
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LANDSCAPE DI AND



RMP/ CM CHECKED JD DATE 06/25/20 SCALE AS SHOWN

P-3



SCALE: {" = 1'-0"

SCALE: {" = 1'-0"

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PROJECT PHASE PRELIMINARY PLAT CONSTRUCTION DOCUMENTS ISSUE FOR BID SET

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OUTSIDE MARICOPA COUNT

SCALE: {" = 1'-0"

CONSTRUCTION NOTES

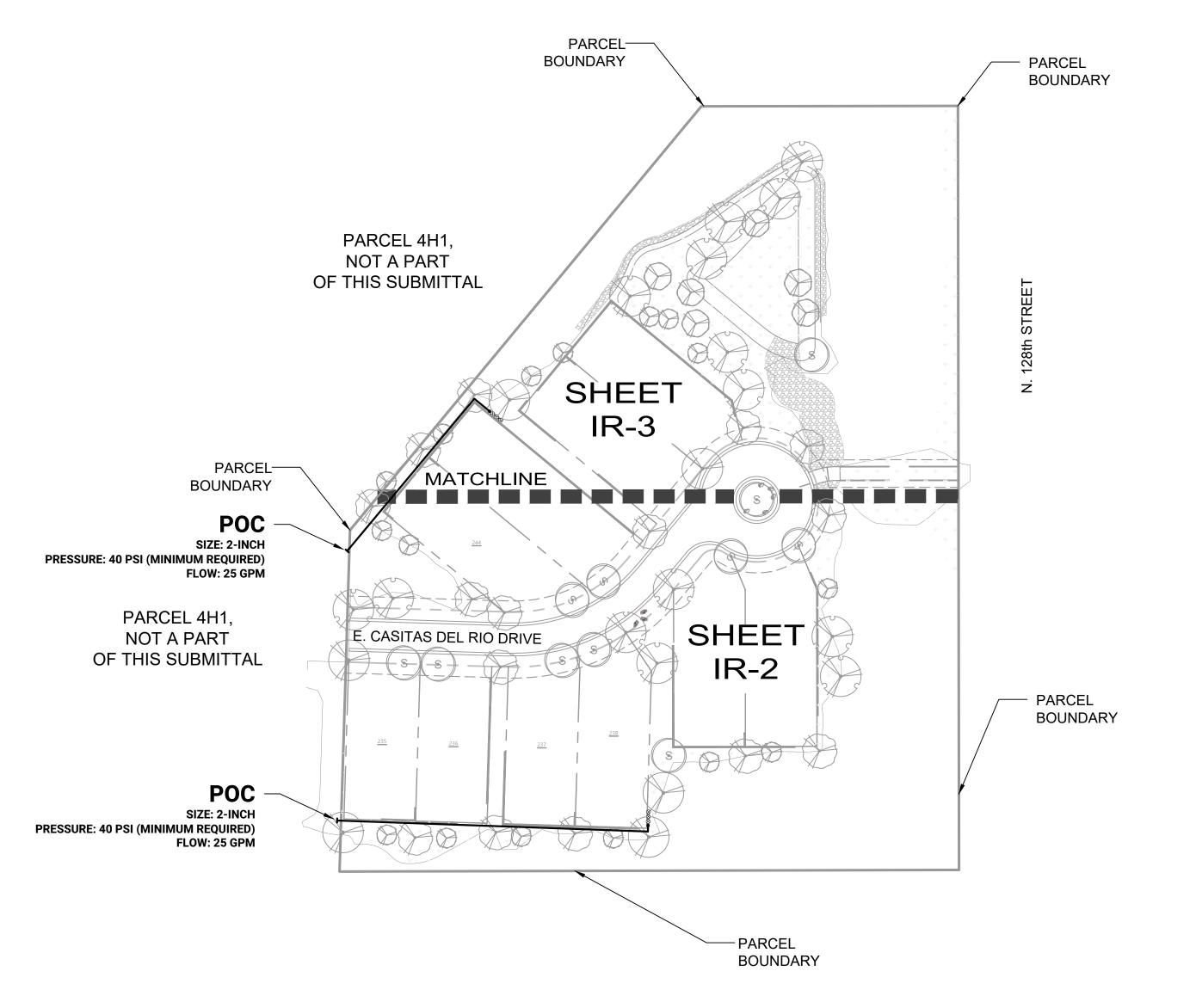
- THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE TO THE PARCEL 4I IRRIGATION SYSTEM STUBOUT AT THE APPROXIMATE LOCATION INDICATED. REMOVE 2-INCH PVC PIPE CAP AND INSTALL APPROPRIATE FITTINGS TO EXTEND PVC MAINLINE AND TWO-WIRE CONTROLLER CABLE AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
- 2 IRRIGATION SHOWN OUTSIDE OF LIMIT OF WORK FOR CLARITY ONLY.
 INSTALL IRRIGATION COMPONENTS WITHIN LIMIT OF WORK AREA;
 MINIMIZE DISTURBANCE TO AREAS OUTSIDE OF LIMIT OF WORK.
- THE IRRIGATION CONTRACTOR SHALL FIELD LOCATE AND MAKE CONNECTION TO EXISTING LATERAL AT THIS APPROXIMATE LOCATION AND ROUTE NEW PIPE AS SHOWN. REFER TO PARCEL 4H1 PLANS FOR EXISTING PIPE ROUTING.

IRRIGATION PIPE SCHEDULE

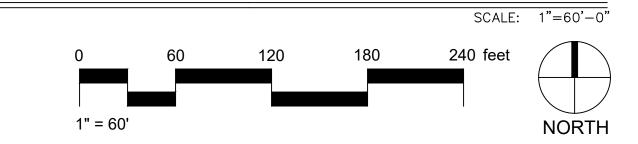
CLASS 315 PVC PIPE		
SIZE	FLOW (GPM)	
0.5-INCH	0-5	
0.75-INCH	6-9	
1-INCH	10-14	
1.25-INCH	15-22	
1.5-INCH	23-30	
2-INCH	31-48	
2.5-INCH	49-70	
3-INCH	71-100	
4-INCH	101-170	

IF THERE IS A DISCREPANCY BETWEEN PIPE SIZES SHOWN ON THE DRAWINGS AND THIS PIPE SCHEDULE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE IRRIGATION DESIGNER FOR CLARIFICATION.

PARCEL 4H1, NOT A PART OF THIS SUBMITTAL



OVERALL IRRIGATION PLAN



IRRIGATION LEGEND

SLEEVES: CLASS 200 PVC

POINT-OF-CONNECTION ASSEMBLY

MAINLINE PIPE: CLASS 200 PVC
2-INCH SIZE UNLESS OTHERWISE INDICATED

--- LATERAL PIPE TO SHRUB EMITTERS: CLASS 315 PVC 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

LATERAL PIPE TO TREE EMITTERS: CLASS 315 PVC
 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

-- LATERAL PIPE TO CACTUS EMITTERS: CLASS 315 PVC 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

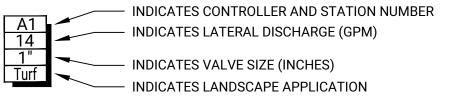
■ INLINE LATERAL PIPE CHECK VALVE: **HUNTER HC-50F**

QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC

ISOLATION GATE VALVE ASSEMBLY: MATCO 514

REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-PRB-100-COM

— UNCONNECTED PIPE CROSSING



INSTALLATION GENERAL NOTES

- 1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 45 PSI (MINIMUM REQUIRED) AT A MAXIMUM DISCHARGE OF 25 GPM AT THE 2-INCH IRRIGATION POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
- 2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- 3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- 5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
- A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
- B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
- C. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
- 6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
- A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
- 8. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
- 9. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
- 10. INSTALL ONE (1) ADDITIONAL CONTROL WIRE FOR USE AS A SPARE. INSTALL SPARE WIRE FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.







SITE WATER ENGINEERING SERVICES 323 W. DRAKE RD, SUITE 204 FORT COLLINS, COLORADO 80526 Telephone: 970.282.1800 Web: www.hinesinc.com

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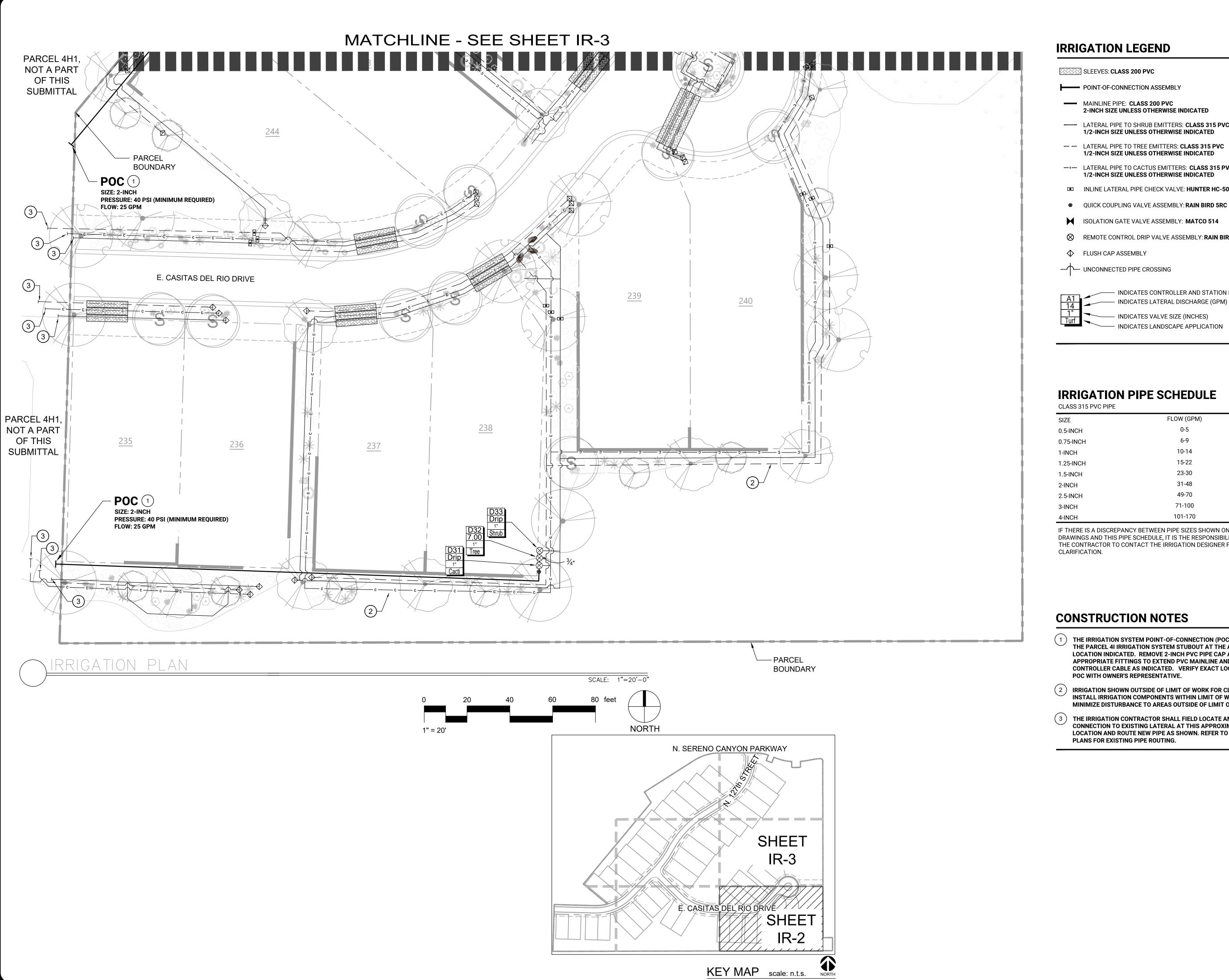
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B OF 11 SHEETS



IRRIGATION LEGEND

SLEEVES: CLASS 200 PVC

POINT-OF-CONNECTION ASSEMBLY

MAINLINE PIPE: CLASS 200 PVC 2-INCH SIZE UNLESS OTHERWISE INDICATED

--- LATERAL PIPE TO SHRUB EMITTERS: CLASS 315 PVC

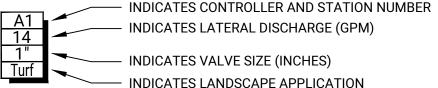
—— LATERAL PIPE TO TREE EMITTERS: CLASS 315 PVC 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

--- LATERAL PIPE TO CACTUS EMITTERS: CLASS 315 PVC 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

■ INLINE LATERAL PIPE CHECK VALVE: HUNTER HC-50F

ISOLATION GATE VALVE ASSEMBLY: MATCO 514

REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-PRB-100-COM



IRRIGATION PIPE SCHEDULE

CLASS 315 PVC PIPE FLOW (GPM) 10-14 15-22 23-30 71-100

IF THERE IS A DISCREPANCY BETWEEN PIPE SIZES SHOWN ON THE DRAWINGS AND THIS PIPE SCHEDULE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE IRRIGATION DESIGNER FOR

101-170

CONSTRUCTION NOTES

- THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE TO THE PARCEL 41 IRRIGATION SYSTEM STUBOUT AT THE APPROXIMATE LOCATION INDICATED. REMOVE 2-INCH PVC PIPE CAP AND INSTALL APPROPRIATE FITTINGS TO EXTEND PVC MAINLINE AND TWO-WIRE CONTROLLER CABLE AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
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- (3) THE IRRIGATION CONTRACTOR SHALL FIELD LOCATE AND MAKE CONNECTION TO EXISTING LATERAL AT THIS APPROXIMATE LOCATION AND ROUTE NEW PIPE AS SHOWN. REFER TO PARCEL 4H1 PLANS FOR EXISTING PIPE ROUTING.





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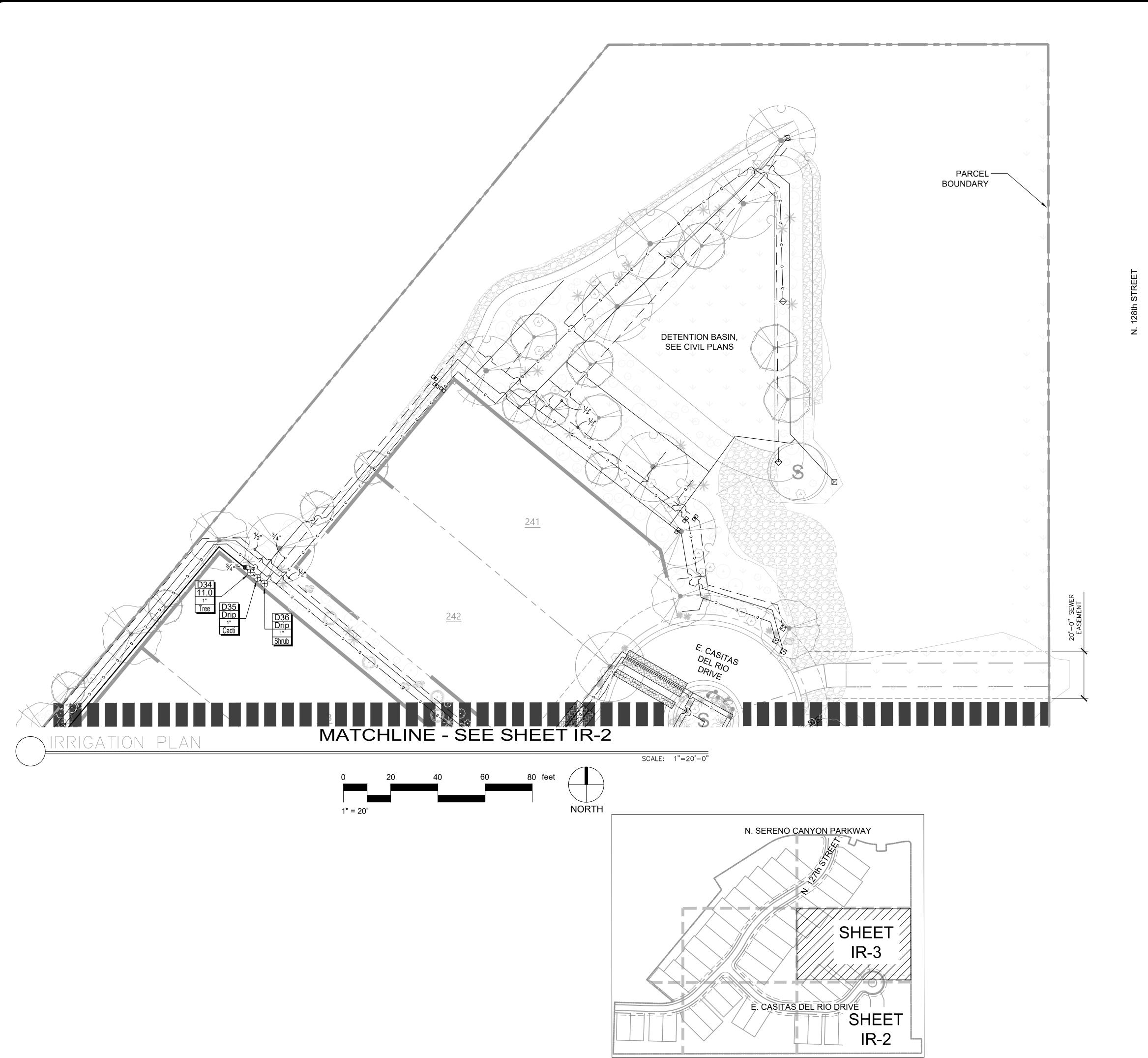
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KEY MAP scale: n.t.s.

IRRIGATION LEGEND

SLEEVES: CLASS 200 PVC

POINT-OF-CONNECTION ASSEMBLY

MAINLINE PIPE: CLASS 200 PVC 2-INCH SIZE UNLESS OTHERWISE INDICATED

— LATERAL PIPE TO SHRUB EMITTERS: CLASS 315 PVC 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

— LATERAL PIPE TO TREE EMITTERS: CLASS 315 PVC 1/2-INCH SIZE UNLESS OTHERWISE INDICATED

—•— LATERAL PIPE TO CACTUS EMITTERS: **CLASS 315 PVC**

1/2-INCH SIZE UNLESS OTHERWISE INDICATED

■ INLINE LATERAL PIPE CHECK VALVE: **HUNTER HC-50F**

QUICK COUPLING VALVE ASSEMBLY: RAIN BIRD 5RC

ISOLATION GATE VALVE ASSEMBLY: MATCO 514

REMOTE CONTROL DRIP VALVE ASSEMBLY: RAIN BIRD XCZ-PRB-100-COM

— UNCONNECTED PIPE CROSSING

INDICATES CONTROLLER AND STATION NUMBER INDICATES LATERAL DISCHARGE (GPM) INDICATES VALVE SIZE (INCHES) - INDICATES LANDSCAPE APPLICATION

IRRIGATION PIPE SCHEDULE

CLASS 315 PVC PIPE

CLASS 315 PVC PIPE	
SIZE	FLOW (GPM)
0.5-INCH	0-5
0.75-INCH	6-9
1-INCH	10-14
1.25-INCH	15-22
1.5-INCH	23-30
2-INCH	31-48
2.5-INCH	49-70
3-INCH	71-100
4-INCH	101-170

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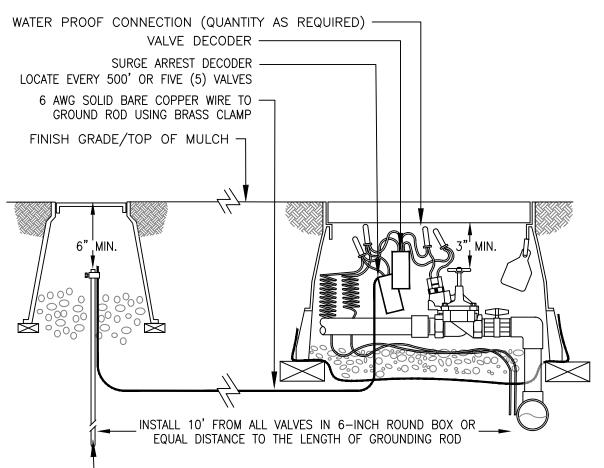
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

QUICK COUPLING ISOLATION GATE VALVE ASSEMBLY /ALVE ASSEMBLY

	MULTI-OUTLET EMITTER: RAINBIRD XBT-10-6PC LOCATE ON UPHILL SIDE OF PLANT CENTERLINE.	
	4"-6" SHRUBS AND GROUND COVER; 18" FOR TREES	
	2" DECOMPOSED GRANITE	
	FINISH GRADE	
12"	1/2" PVC SCH 40 MALE ADAPTER	
	ROOT BALL	
	PLANT PIT	
	PLANT CENTERLINE	
	1/2" CL 315 PVC PIPE	
	1/2" SCH 40 PVC TEE OR ELL	

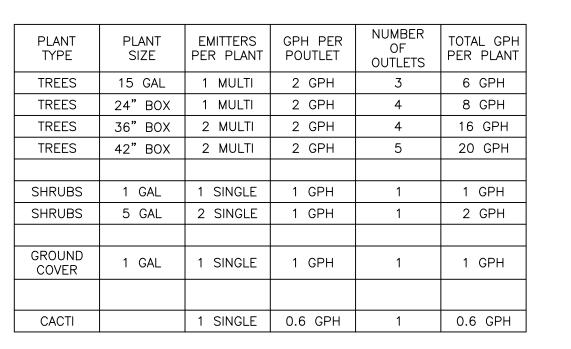
1. EMITTER TUBING EMISSION POINTS SHALL BE EQUALLY SPACED AND LOCATED TO DIRECT WATER FLOW TO PLANT ROOTBALL. 2. AT LEAST ONE EMITTER TUBE TO BE LOCATED WITHIN 4 INCHES OF PLANT CENTERLINE. 3. FOUR HOLES OPEN INITIALLY.

MULTI-OUTLET DRIP EMITTER ASSEMBLY FOR TREES



- 5/8" DIA. X 10'-0" COPPER CLAD GROUND ROD DRIVEN INTO GROUND WITH THE TOP 6" BELOW GRADE. FOR NARROW LANDSCAPES, UTILIZE A COPPER GROUNDING PLATE AT A DISTANCE EQUAL TO THE LENGTH OF THE PLATE. TEST RESISTANCE AT 50 OHMS OR LESS AND VERIFY INSTALLATION WITH CONTROLLER MANUFACTURER.

TYPICAL GROUNDING



VALVE BOX WITH COVER:

BRAND LID WITH VALVE "QC"

- STAINLESS STEEL HOSE CLAMP

QUICK COUPLING VALVE PER LEGEND

- 36-INCH No. 6 EPOXY COATED REBAR

- 3-INCH DEPTH OF 3/4-INCH WASHED

CARSON 910-4.

- FINISH GRADE

(1 OF 2)

GRAVEL

OUTLET

- BRICK (1 OF 2)

(LENGTH VARIES)

- SCH 80 PVC NIPPLE, TOE

SPEARS 5815-010-10

∠ PVC MAINLINE PIPE

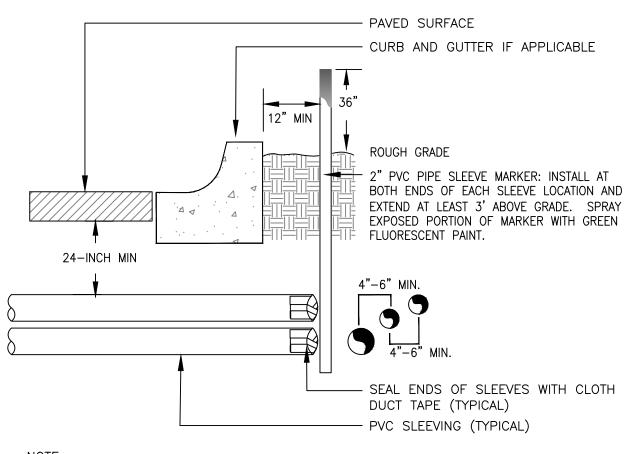
- PRE-FABRICATED SWING JOINT:

- SCH 40 PVC TEE OR EL WITH FPT

NOTE: ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF PLANT

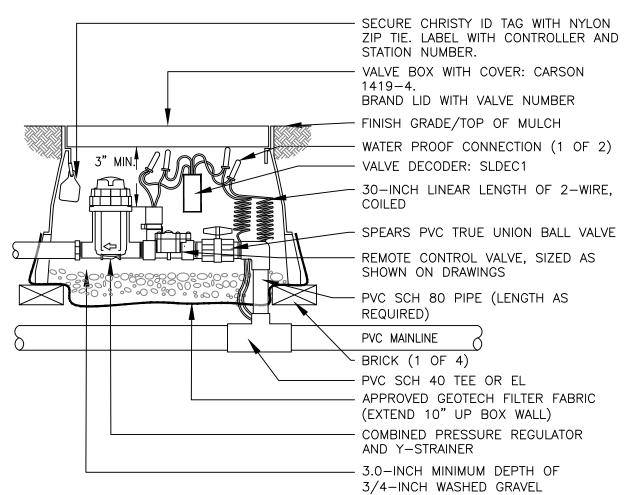
EMITTER SCHEDULE

___ 3-INCH MAX



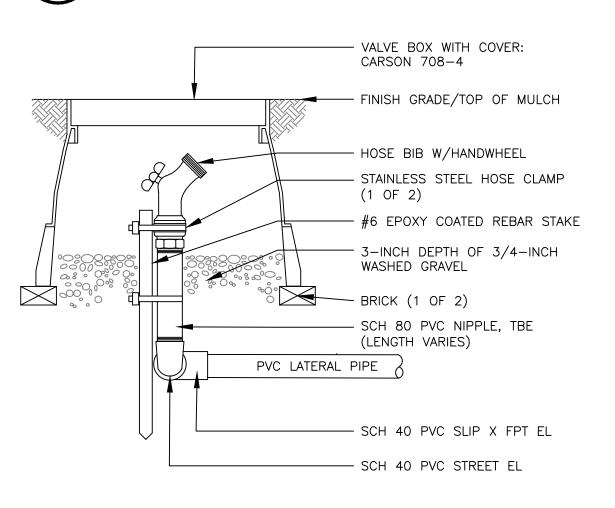
1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED. 2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

TYPICAL SLEEVING



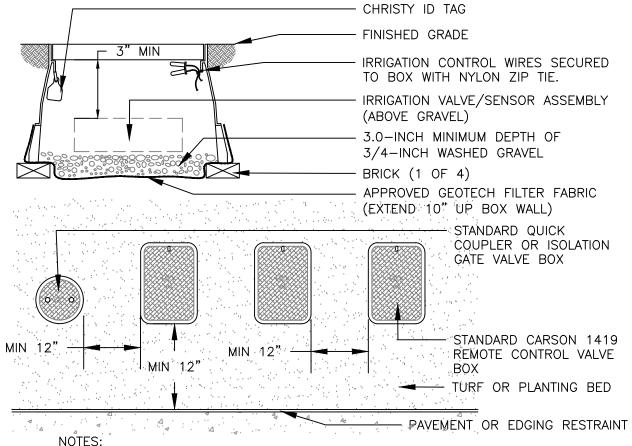
1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH STAINLESS STEEL HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.

REMOTE CONTROL DRIP VALVE ASSEMBLY



1. TAN COLORED BOX LIDS SHALL BE UTILIZED IN DG MULCHED AREAS. GREEN LIDS SHALL BE UTILIZED IN TURF AREAS.

DRIP FLUSH CAP **ASSEMBL**

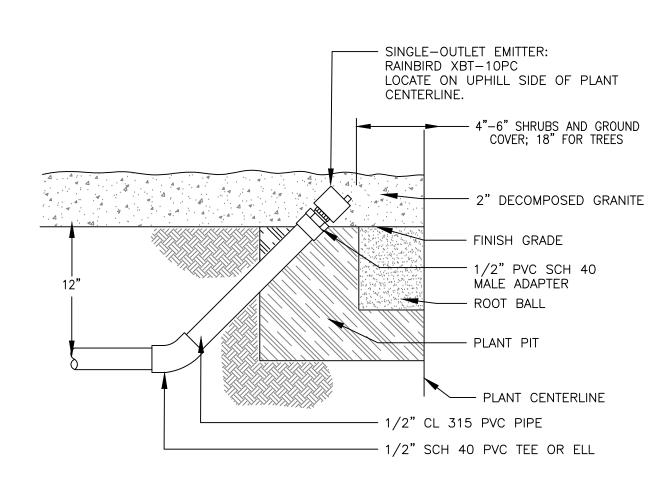


1. INSTALL ONLY ONE RCV TO VALVE BOX. LOCATE AT LEAST 12-INCHES FROM AND ALIGN WITH NEARBY WALLS OR EDGES OF PAVED AREAS. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL. 4. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL, BUT AVOID GROUPING

MORE THAN THREE (3) STANDARD VALVE BOXES TOGETHER IN A SERIES.

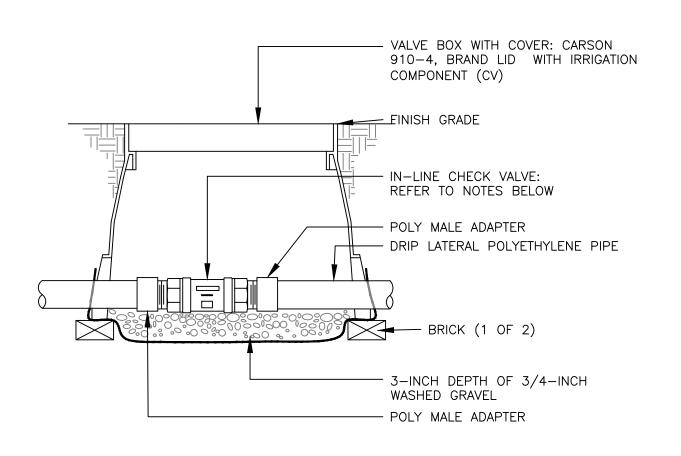
ARRANGE GROUPED VALVE BOXES IN RECTANGULAR PATTERNS.

TYPICAL VALVE BOX

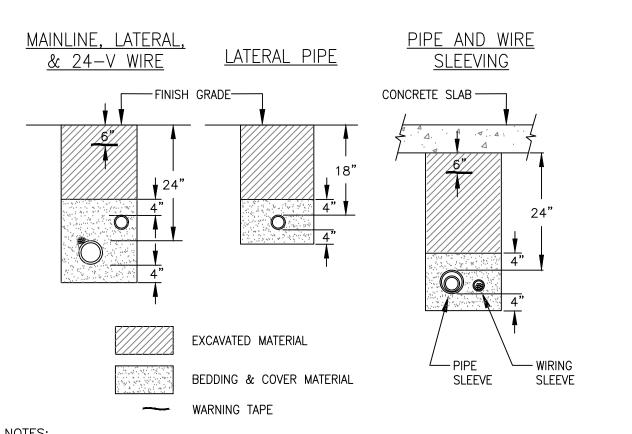


1. 90 DEGREE ELL MAY BE USED IN LIEU OF 45 DEGREE IF PLANTER WIDTH IS LESS THAN SHOWN.

SINGLE OUTLET DRIP EMITTER ASSEMBLY FOR SHRUBS



IN-LINE DRIP CHECK VALVE ASSEMBLY



1. SLEEVE ALL PIPE AND WIRE SEPARATELY. 2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS."SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES. 3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

TYPICAL TRENCHING







323 W. DRAKE RD, SUITE 204 FORT COLLINS, COLORADO 80526 Telephone: 970.282.1800 Web: www.hinesinc.com

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PERMISSION	0	PRELIMINARY PLAT
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7 **PARCEI**

IMPROVEMENT

CHECKED JH DATE 06/25/20

SCALE AS SHOWN