

CONCEPTUAL PLANTING PLAN

SCALE: 1"=20'-0"

0 5' 10' 20' 40'

Ref. North

PROPOSED PLANT PALETTE

TREES	SIZE/ QUANTITY	
+	EXISTING TREE TO REMAIN SEE NATIVE PLANT INVENTORY	NA
○	RELOCATED TREE FROM SITE SEE NATIVE PLANT INVENTORY	1 QTY
⊗	PROSOPIS 'AZT SEEDLESS' HYBRID PODLESS MESQUITE	36" BOX / 3 QTY 2" CAL. / 10' H x 8' W LOW-BREAKING MATCHED
⊙	CERCIDIUM PRAECOX 'AZT #5' HYBRID PALO BREA	36" BOX / 2 QTY 2" CAL. / 9' H x 7' W LOW-BREAKING MATCHED
◇	CHILOPSIS 'DORAS DESERT ROSE' HYBRID DESERT WILLOW	24" BOX / 7 QTY 1" CAL. / 6' H x 4' W LOW-BREAKING MATCHED
SHRUBS		
⊕	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL, 16 QTY
⊖	JUSTICIA CALIFORNICA CHUAPAROSA	5 GAL, 47 QTY
⊗	CALLIANDRA ERIOPHYLLA FAIRY DUSTER	5 GAL, 23 QTY
⊙	SIMMONDSIA CHINENSIS JOJOBA	5 GAL, 40 QTY
⊕	CAESALPINIA MEXICANA YELLOW BIRD	15 GAL, 3 QTY
⊖	LARREA TRIDENTATA CREOSOTE	15 GAL, 5 QTY
⊗	DODONAEA VISCOSA HOPSEED	15 GAL, 5 QTY
VINES		
⊕	ANTIGONON LEPTOPUS TRAILING ROSEMARY	15 GAL, 7 QTY
GROUNDCOVER		
A	ROSMARINUS 'HUNTINGTON CARPET' TRAILING ROSEMARY	1 GAL, 32 QTY
○	AMBROSIA DELTOIDEA BURSAGE	1 GAL, 61 QTY
⊖	ENCILIA FARINOSA BRITTLEBUSH	1 GAL, 14 QTY
⊙	ERICAMERIA LARICIFOLIA 'AGUIRRE' TURPENTINE	1 GAL, 66 QTY
●	LANTANA MONTEVIDENSIS WHITE LANTANA	1 GAL, 55 QTY
DF	DESERT FLOOR NATIVE DESERT FLOOR SALVAGED TOP 4" ON SITE	SEE GENERAL NOTE #1
DG	DECOMPOSED GRANITE ROCK PROS - PAINTED DESERT	3/8" MINUS 2" DEPTH
FG	FRACTURED GRANITE ROCK PROS - PAINTED DESERT	1"-3" SCREENED 4" DEPTH

GENERAL NOTES

- DESERT FLOOR TO BE SALVAGED SOIL FROM THE SITE PRIOR TO CONSTRUCTION AND REDISTRIBUTED, COVERAGE TO SATISFACTION OF THE LANDSCAPE ARCHITECT.
- ALL INTERIOR PLANTING AREAS TO HAVE A TOP DRESSING OF DECOMPOSED GRANITE. SIZE, COLOR, AND DEPTH AS CALLED FOR ON PLANS. APPLIED OVER PRE-EMERGENT PER MFG. SPECS, 2 APPLICATION, MIN.
- VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION, IN WRITING.
- NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
- LANDSCAPE ARCHITECT OR HIS REP RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
- FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DWGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
- PLANT LIST/QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
- GROUNDCOVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
- ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
- ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
- ADJUST NEW LANDSCAPE TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.

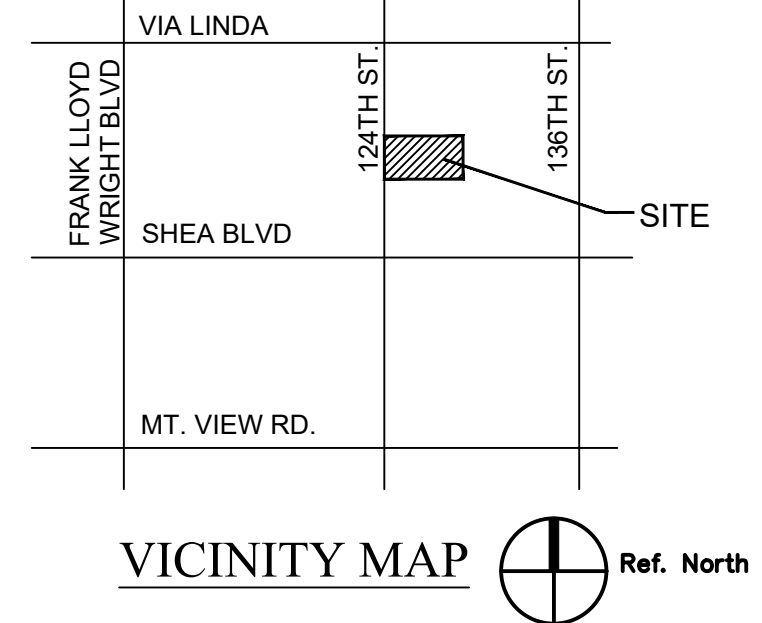
EXIST. CONDITIONS GENERAL NOTES

- ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT DIES DUE TO LACK OF WATER, MAINTENANCE OR CARE, NEGLECT OR VANDALISM SHALL BE REPLACED BY LIKE TYPE AND SIZE TREE AT NO ADDITIONAL COST TO THE OWNER. ALL SHRUBS/GCOVERS SHALL BE REPLACED W/ 5 GAL PLANTS.
- LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPLACED WITH SALVAGED DESERT FLOOR. BLEND ALL DISTURBED AREAS SO THERE IS SMOOTH TRANSITION BETWEEN ALL EDGES.

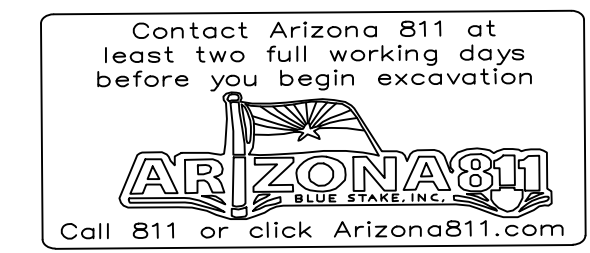
CITY OF SCOTTSDALE NOTES

- 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.
- 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 10.501, 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'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.
- 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.
- NO TURF AREAS ARE TO BE PROVIDED.
- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (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.
- 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.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- 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.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- 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.
- 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.
- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.

NOTE:
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.



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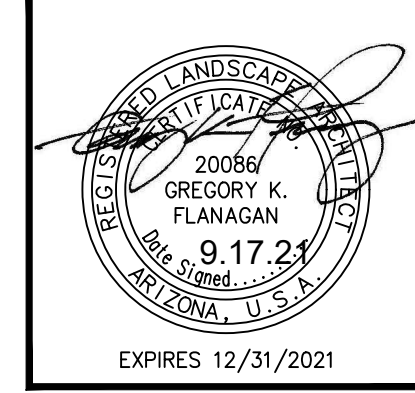


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LANDSCAPE PLAN APPROVED
CITY OF SCOTTSDALE

CASE NUMBER	APPROVED BY	DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATION WILL REQUIRE RE-APPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED.

revisions:

date: **09.17.2021**

contents: **PLANTING PLAN**

sheet no.
L-1.1