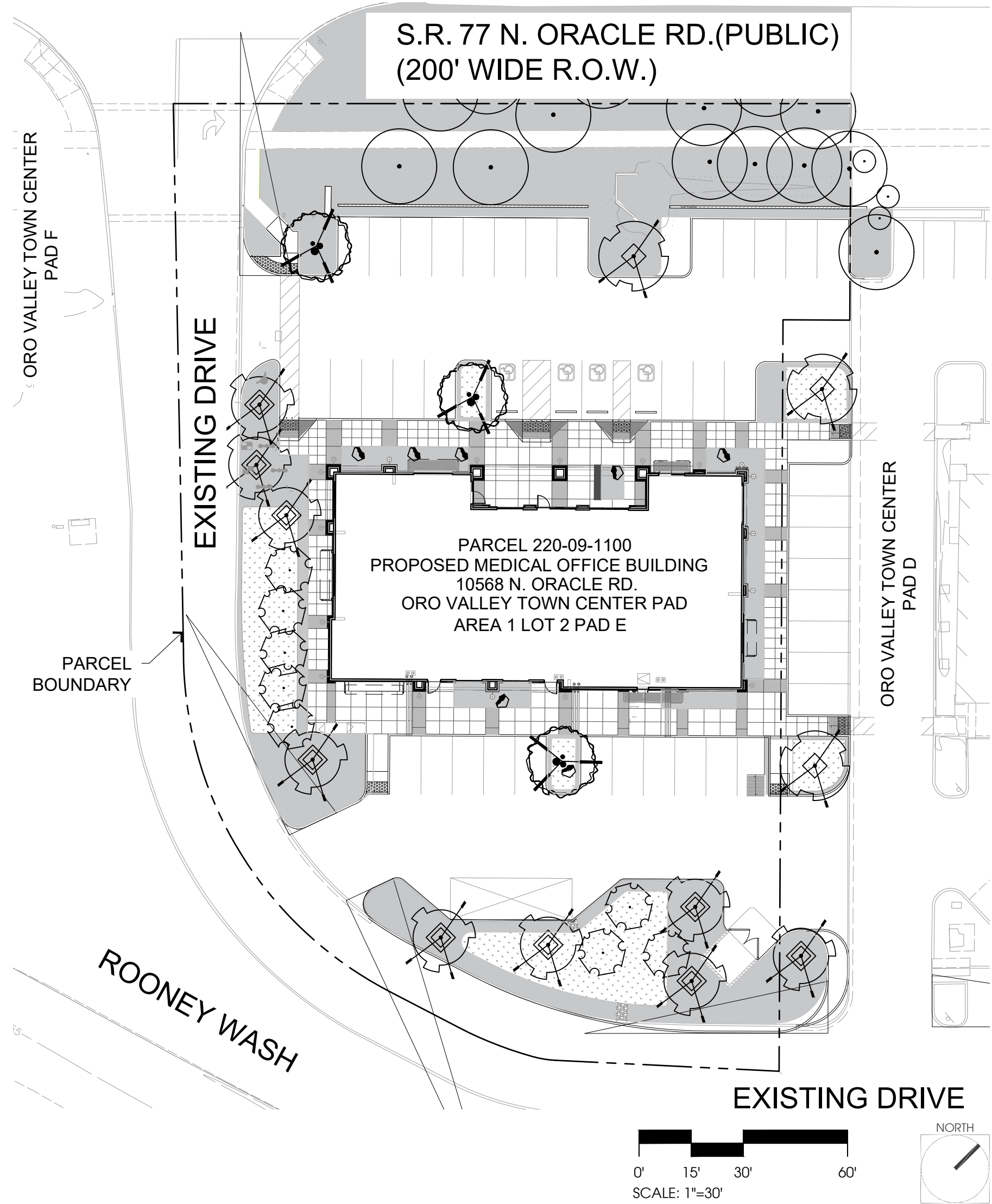


LANDSCAPE PLANS
10568 NORTH ORACLE ROAD

CASE NO: OVXXXX-XX

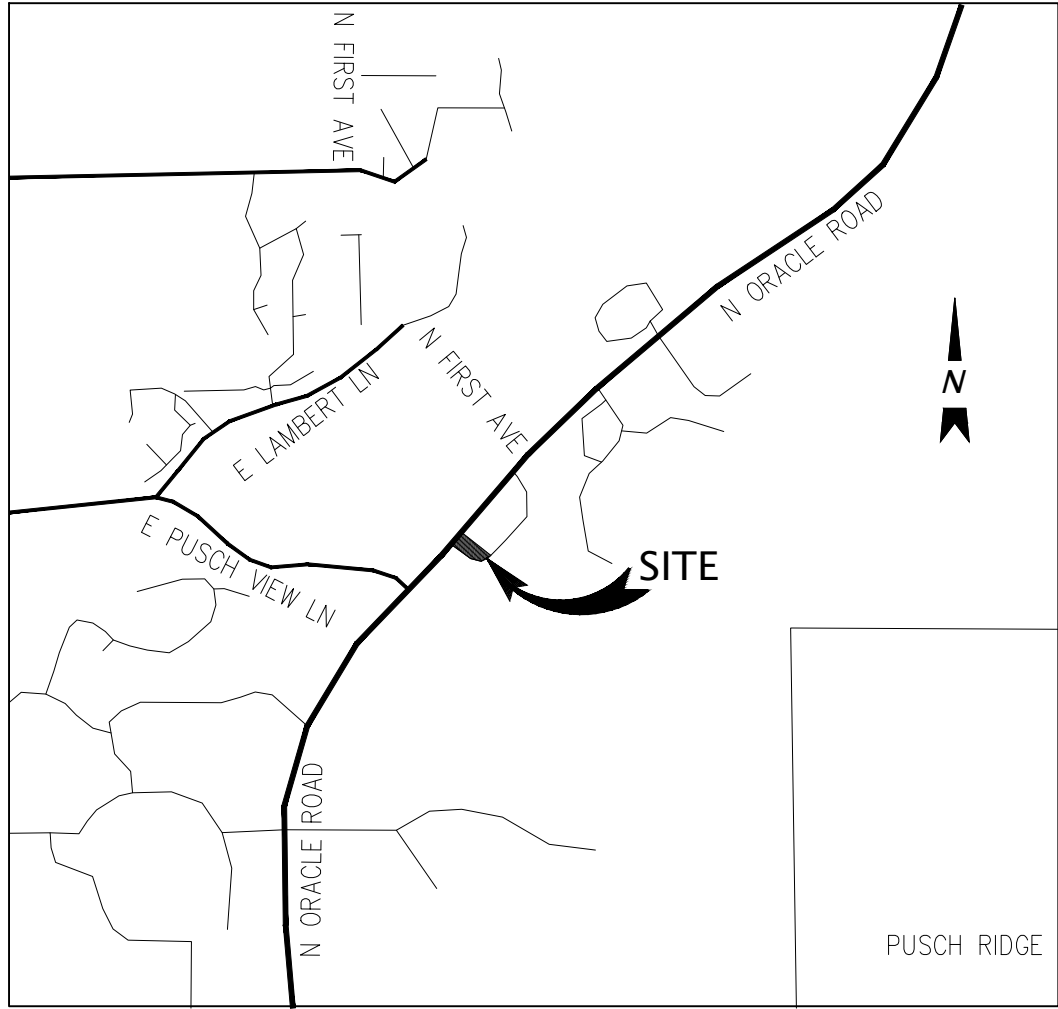
GENERAL NOTES - LANDSCAPE

- *Gross Area of Site: 46,269 SF (1.06 AC).
- *Total Graded Area: 46,269 SF (1.06 AC)
- *Total Undisturbed Area: 0 SF (0 AC)
- Buffer Yard Requirements:
Northern Buffer Yard (Oro Valley General Development Code Landscape Conservation Section Commercial Arterial Street Frontage Buffer Yard): 30' minimum landscaped setback per Oro Valley General Development Section 27.6.C.4.b.vi Determination of Buffer Yard Requirements Table 27.9 and C.4.b.vii. Buffer Yards A and B defined Table 27-10 and 11 Required Plantings for Buffer Yards A and B.
- Per Oro Valley General Development Code Landscape Conservation Section 27.6.C.4.b.vi.d. "Where a development abuts a public street, buffer yards shall be provided along all perimeter street frontages as provided in Table 27-8 Required Perimeter Steet Frontage Buffer yards for Residential Uses and Table 27-9 Required Perimeter Street Frontage Buffer Yards for Commercial Uses"
- Per Oro Valley General Development Code Section 27.6 Table 27-9 Required Perimeter Street Frontage Buffer Yards for Commercial Uses, Oracle Road as an arterial street type , shall be a minimum of thirty (30) foot landscape setback adjacent to roadways identified as Buffer Yard type "B".
- *Required Building Setbacks: Front 15', Side=0', Rear=10', Along Street Frontage=20'
- Highway 77/Oracle Road runs along the Northwestern boundary of the project. This road is classified as a Type A Arterial Roadway (30' min.).
- Any spaded or boxed tree transplanted on site that dies due to neglect or lack of maintenance shall be replaced with the same size and species of the original salvaged tree, as required by the salvage plan.
- No salvage of plants regulated by the Endangered Species Act and/or the Arizona Native Plant Law may occur without issuance of the appropriate permit by the State Department of Agriculture.
- The project is designed to meet criteria of the golf course overlay zone.
- Landscape project area is approximately 3,500 square feet (see limits of landscape improvements on sheet 4), and consists entirely of previously installed building foundation landscape. This existing landscape will be removed to facilitate the construction architectural improvements to the "Activity Center." New landscape will be installed according to these plans. Architectural improvements comprise less than 25% of the overall building footprint.
- Contractor shall call in an Arizona 811 request at least 48 hours prior to any construction activity.
- Assurances for landscaping and re-vegetation bonds must be posted prior to issuance of grading permits.
- Property owner is responsible for maintaining the irrigation system as long as necessary in order to transition plants over to natural sources. Any plant materials that die for any reason shall be replaced in accordance with OV Zoning Code Section 27.6.E.4 maintenance.
- The property owner shall maintain all plants within the buffer yards to ensure unobstructed visibility to motorists. All shrubs, accents, and groundcovers shall not exceed thirty (30") inches in height within site visibility triangles. Trees within site visibility triangles will be maintained to ensure that branches/canopy foliage is not below a height of seven (7') feet.
- In the event of abandonment of the site after grading/disturbance of natural areas, disturbed areas shall be re-vegetated with a non-irrigated hydro seed mix from OVZCR Addendum D: Approved Revegetation Seed Mix.
- All disturbed areas that are not built upon shall be landscaped with 2" depth of decorative crushed rock or hydroseed.
- All trees shall be planted a minimum of 7'-6" from water bearing lines (water lines, sewer lines, and storm sewer). if it is not possible to meet this minimum distance, then a root barrier shall be installed.
- All signage, lighting, and pool to be addressed as part of a separate review and approval.
- All meters shall have a backflow protection device installed on the customer side of the meter.
- Landscape to conform to Oro Valley Landscape Code.
- Landscape materials shall not obstruct sight distances or vehicle turning movements.
- Prior to release of assurances, a registered landscape architect shall certify that all plant materials meet the minimum standards contained in the current editions of the Arizona Nursery Association's Growers Committee recommended tree specifications and the American Association of Nurserymen as to size, condition, and appearance.
- Trees and shrubs shall be adequately supported when planted.
- Landscape areas that are susceptible to damage by pedestrian or auto traffic shall be protected by appropriate curbs, tree guards, or other devices.
- Landscape shall be designed to minimize sediment, sand, and gravel being carried into the streets by storm water or other runoff.
- Landscape design enables adequate plant spacing to ensure plant survivability at maturity.
- One (1) landscape island shall be placed every 9 parking spaces. The island shall measure 10' min width x 20' min. length.
- One (1) canopy tree shall be planted per each landscape island. Per Oro Valley General Development Code Section C.6.b.ii. Every landscape island in parking areas shall be designed for rainwater harvest. Per Oro Valley General Development Code Section C.6.b.ii.



LEGEND

- PARCEL BOUNDARY
- LANDSCAPE LIMITS



SE 1/4 OF SECTION 7, T12S, R14E,
G & SRM, TOWN OF ORO VALLEY
PIMA COUNTY, AZ

LOCATION MAP

SCALE: 3" = 1 MILE

SHEET INDEX:

COVER	THIS SHEET
LANDSCAPE PLAN	LS1
LANDSCAPE WATER PLAN	WP1
IRRIGATION PLAN	IR1 THRU IR2
DETAILS AND SPECIFICATIONS	DT1 THRU DT2

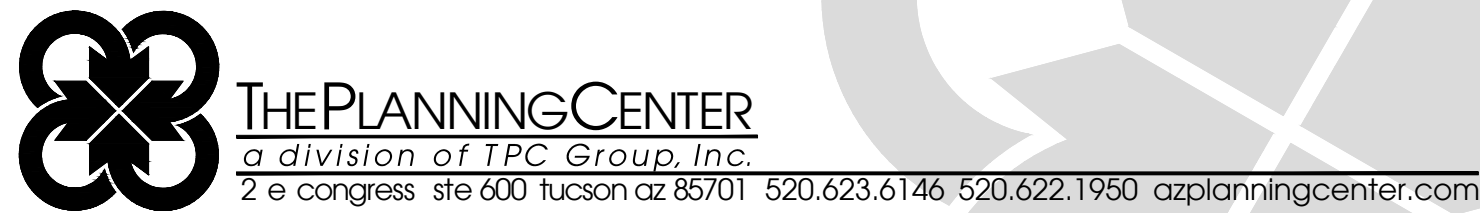
SITE ADDRESS:

10568 N. ORACLE ROAD
ORO VALLEY, AZ 85737

SUBMITTAL HISTORY:

XXX XX/XX/XX TOWN OF ORO VALLEY

APPROVAL SIGNATURES: DATE



PROJECT: HIG-04
DATE: 04/18/2022
DRAWN BY: KP
CHECKED BY: DB

CALL TWO WORKING
DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE
MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

ENGINEER:
KIER & WRIGHT CIVIL ENGINEER
& SURVEYORS
ATTN: EMAD SARIEDDINE
2850 COLLIER CANYON RD.,
LIVERMORE, CA 94551
TEL: 925-245-8788
bclass@kierwright.com

ARCHITECT:
HIGHTON COMPANY, LLC
GARY HIGHTON
1555 E. RUDASILL RD.
TUCSON, AZ 85704
TEL: 520-407-1344 x2
gary@hightoncompany.com

OWNER/DEVELOPER:
MERIDIAN
ATTN: JAMES HAWLEY
2121 N. CALIFORNIA RD, STE
290
WALNUT CREEK, CA 94596
TEL: 360-927-8881



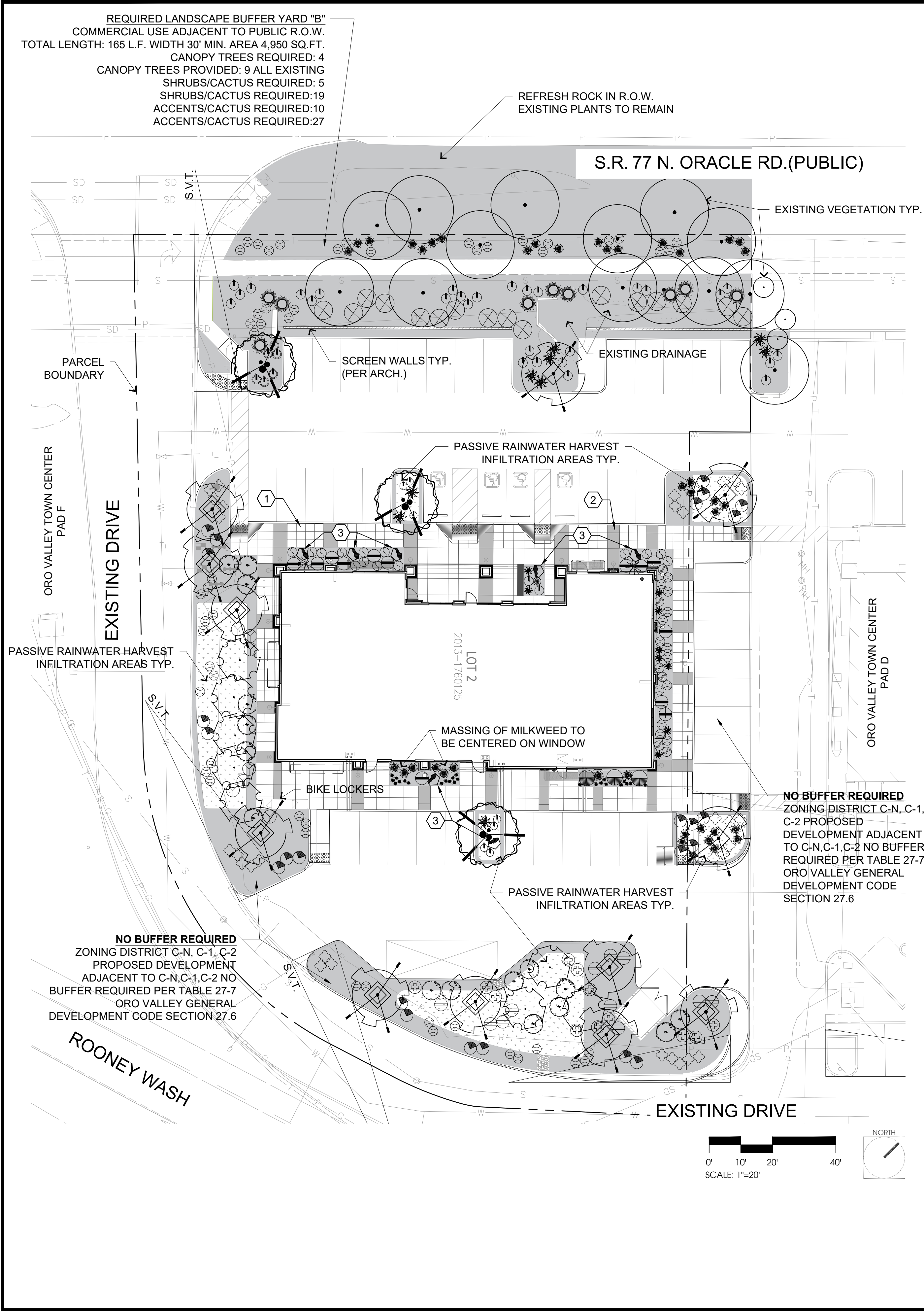
LANDSCAPE PLANS
10568 NORTH ORACLE
ROAD
SE 1/4 OF SECTION 7, T12S, R14E,
G & SRM, TOWN OF ORO VALLEY
PIMA COUNTY, AZ

CASE NO:

REFERENCE:

COVER
1 OF 7

ALL PROJECTS HIG-04 AUTOCAD WORKING DRAWINGS HIG-04 PL 04180222.DWG 04/25/2022 5:17 PM KENDRA POTTER
THE USE OF PLANS PREPARED BY THE PLANNING CENTER SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE BY ANY METHOD, IN WHOLE OR IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT IS PROHIBITED. TITLE TO THESE CONCEPTS AND PLANS
REMAIN WITH THE LANDSCAPE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN WHOLE OR IN WHOLE FOR CONSTRUCTION AND PERMISSION FROM THE PLANNING CENTER



PLANT SCHEDULE

BOTANICAL NAME	SIZE	QTY
COMMON NAME		

TREES

PROSOPIS VELUNTINA VELVET MESQUITE	24" BOX	3
PARKINSONIA FLORIDUM BLUE PALO VERDE	24" BOX	3
PARKINSONIA PRAECOX PALO BREA	15 Gal.	9
CHILOPSIS LINEARIS DESERT WILLOW	15 Gal.	8

SHRUBS

BUDDLEJA MARRUBIFOLIA WOOLLY BUTTERFLY BUSH	5 Gal.	7
CALLIANDRA ERIOPHYLLA NATIVE FAIRY DUSTER	5 Gal.	12
CORDIA PARVIFOLIA LITTLE LEAF CORDIA	5 Gal.	17
ENCILIA FARINOSA BRITTLE BUSH	5 Gal.	13
JUSTICIA CALIFORNICA CHUPAROSA	5 Gal.	8
JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 Gal.	7
LEUCOPHYLLUM SPP./FRUTESCENS TEXAS RANGER	5 Gal.	9
SALVIA GREGII AUTUMN SAGE	5 Gal.	50

ACCENTS

AGAVE PALMERI PALMER'S AGAVE	5 Gal.	10
ASCLEPIAS SUBULATA DESERT MILKWEED	5 Gal.	40
EUPHORBIA RESINIFERA MOROCCAN MOUND	5 Gal.	1
EUPHORBIA RIGIDA GOPHER PLANT	5 GAL.	20
FOUQUIERIA SPLENDENS OCOTILLO	8' HT. 7 CANE MIN.	2
MELAMPODIUM LEUCANTHUM BLACKFOOT DAISY	5 Gal.	25
HESPERALOE PARVIFLORA RED YUCCA	5 Gal.	13

VEGETATIVE GROUND COVER

GLANDULARIA TENERA MOSS VERBENA	1 Gal.	65
CALYOPHUS HARWEGII SIERRA SUNDROPS	1 Gal.	15
ROMARINUS OFFICINALIS 'PROSTRATA' TRAILING ROSEMARY	1 Gal.	25
LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 Gal.	30

INERT GROUND COVER

DECORATIVE ROCK: INSTALL IN ALL LANDSCAPE AREAS. EXTENT OF DECORATIVE ROCK SHALL MATCH LIMITS OF LANDSCAPE IMPROVEMENTS. COLOR: TO MATCH EXISTING ROCK. THIS SYMBOL IS ALSO USED TO IDENTIFY THE LIMITS AND LANDSCAPE IMPROVEMENTS.		
4" WIDE X 4" HIGH CONCRETE POTS, COLOR PER DEVELOPER CHOICE		
BOULDERS: SOURCED TO MATCH DECORATIVE ROCK.	SMALL (2X3) LARGE (3X4)	5 5

PLANTING NOTES

- The owner's representative shall reserve the right to refuse any plant materials that are deemed unacceptable
- The owner's representative shall approve all material substitutions.
- All plant material and specifications shall conform to the Arizona Nursery Association standards.
- Plants shall feature growth habit that is normal for the species. Plants shall be healthy, vigorous, and free from disease, insect, or injury.
- All plant material shall be guaranteed for a period of one (1) year after final acceptance.
- Plants shall be installed near sidewalks and hardscape areas with sufficient space for future growth (to full maturity) without the obstruction of adjacent pedestrian/vehicular circulation. The owner's representative shall approve of plan installation locations. Any plant location that is deemed "too close" to sidewalk or hardscape shall be relocated.
- Young plants must be easily visible in the landscape after installation, to ensure that they are not trampled, neglected, or covered with rock mulch. Contractor shall flag any newly installed shrub, ground cover, or accent plant under 3" in height (above screened rock mulch) through the first season of growth. All deciduous shrubs and ground covers installed during the months of December-February and under 6" in height (above screened rock mulch) shall be flagged through the first growth season.
- Contractor shall provide incidental grading in all landscaped areas to bring ground to finish grade, per civil and landscape plans. Finish grade shall be raked smooth before and after installation of plants, in preparation to receive screened decorative rock mulch. No screened rock mulch shall be applied to finish grade that is pock marked, trampled, settled, or eroded until after incidental grading to smooth surface.
- All decorative screened rock shall be 1/2" (min.) below sidewalks and hardscape surfaces.

HARDSCAPE KEY NOTES

- GREY CONCRETE, MEDIUM BROOM FINISH
- INTEGRAL COLOR HARDSCAPE, DAVIS 'SUNSET ROSE', MEDIUM BROOM FINISH
- BOULDER

APPROVAL SIGNATURES:

DATE

LANDSCAPE WATER PLAN													
													TOTAL TO BE USED PER YEAR (gallons)
YEARS 1 THRU 3													
MONTH	1	2	3	4	5	6	7	8	9	10	11	12	
ADWR (gallons allowed)	10,806	10,131	11,482	12,157	17,560	18,911	16,209	16,209	12,832	12,832	12,157	10,806	
TOTAL (100% of ADWR = 253,934 gallons per year allowed)													162,093
YEAR 4													
MONTH	1	2	3	4	5	6	7	8	9	10	11	12	
ADWR (gallons used)	8,105	7,598	8,611	9,118	13,170	14,183	12,157	12,157	9,624	9,624	9,118	8,105	
TOTAL (75% of ADWR = 190,451 gallons per year allowed)													121,570
YEAR 5													
MONTH	1	2	3	4	5	6	7	8	9	10	11	12	
ADWR (gallons used)	5,403	5,065	5,741	6,078	8,780	9,455	8,105	8,105	6,416	6,416	6,078	5,403	
TOTAL (50% of ADWR = 126,967 gallons per year allowed)													81,047

LANDSCAPE WATER PLAN							
BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WATER USE TYPE (NEEDS)	ADWR ANNUAL USE AT MATURITY (GALLONS)	TOTAL ANNUAL WATER USE (GALLONS)	TOTAL MONTHLY WATER USE (GALLONS)
Prosopis velutina	Velvet Mesquite	3	24" box	2	5,702	17,106	1,426
Parkinsonia floridum	Blue Palo Verde	3	24" box	2	5,702	17,106	1,426
Parkinsonia praecox	Palo Brea	9	15 Gal.	2	3,960	35,640	2,970
Chilopsis linearis	Desert Willow	8	15 Gal.	2	5,702	45,616	3,801
Buddleja marrubifolia	Woolly Butterfly Bush	7	5 Gal.	3	219	1,533	128
Calliandra eriophylla	Native Fairy Duster	12	5 Gal.	3	316	3,792	316
Cordia parvifolia	Little Leaf Cordia	17	5 Gal.	1	439	7,463	622
Encelia farinosa	Brittle Bush	13	5 Gal.	1	70	910	76
Justicia Californica	Chuparosa	8	5 Gal.	2	101	808	67
Justicia spicigera	Mexican Honeysuckle	7	5 Gal.	3	117	819	68
Leucophyllum frutescens	Texas Ranger	9	5 Gal.	2	158	1,422	119
Salvia greggii	Autumn Sage	50	5 Gal.	2	57	2,850	238
Agave palmeri	Palmer's Agave	10	5 Gal.	1	70	700	58
Asclepias subulata	Desert Milkweed	39	5 Gal.	2	57	2,223	185
Euphorbia resinifera	Moroccan Mound	1	5 Gal.	1	39	39	3
Euphorbia rigida	Gopher Plant	22	5 Gal.	2	57	1,254	105
Fouquieria splendens	Ocotillo	2	5 Gal.	1	281	562	47
Melampodium leucanthum	Blackfoot Daisy	20	5 Gal.	2	25	500	42
Hesperaloe parviflora	Red Yucca	13	5 Gal.	1	70	910	76
Glandularia tenera	Moss Verbena	65	1 Gal.	3	79	5,135	428
Calylophus harwegii	Sierra Sundrops	10	1 Gal.	3	79	790	66
Rosmarinus officinalis 'Prostratus'	Trailing Rosemary	25	1 Gal.	1	281	7,025	585
Lantana 'New Gold'	New Gold Lantana	30	1 Gal.	3	263	7,890	658
TOTAL ANNUAL WATER USE - (gallons)						162,093	13,508

IRRIGATION SCHEDULE				
YEAR	DAYS	MINUTES (TREE VALVES)	MINUTES (SHRUB VALVES)	TOTAL WATER
1 THRU 3	M.W.F	40	40	162,093
4	M.W.F	30	30	121,570
5	T.F	30	30	81,047

LANDSCAPE WATER PLAN NOTES:

1. THE ANNUAL IRRIGATION WATER USE FOR THE PROJECT SHALL NOT EXCEED THE ANNUAL LANDSCAPE WATER PLAN.
2. IRRIGATION METER READINGS SHALL BE USED TO DETERMINE COMPLIANCE WITH THE LANDSCAPE WATER PLAN. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER ORO VALLEY TOWN CODE.
3. METER READINGS SHALL BE TAKEN, AT A MINIMUM, ON AN ANNUAL BASIS.
4. AN INITIAL METER READING SHALL BE TAKEN PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY AND SHALL BE RECORDED FOR REFERENCE AS PART OF THE WATER PLAN REPORTING REQUIREMENTS.
5. BUFFER YARDS SHALL NOT RECEIVE IRRIGATION WATER AFTER 5 YEARS FROM CERTIFICATE OF OCCUPANCY.

APPROVAL SIGNATURES:

DATE

#	REVISIONS/SUBMITTALS	DATE

WATER PLAN

FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR BIDDING



LANDSCAPE PLANS
10568 NORTH ORACLE ROAD
SE 1/4 OF SECTION 7, T12S, R14E,
G & SRM, TOWN OF ORO VALLEY
PIMA COUNTY, AZ

CASE NO:

REFERENCE:

WP1
3 OF 7

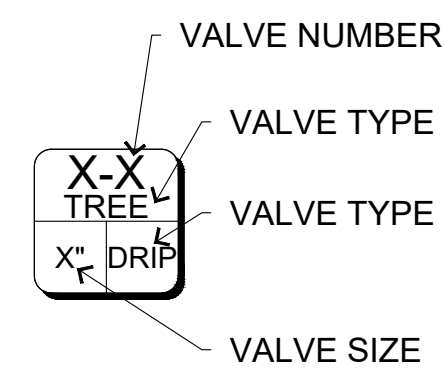


NOTE: WATER PRESSURE


INCLUDED ITEMS (NOT SHOWN)

IRRIGATION NOTES:

- NOTE: PLEASE SEE CIVIL PLANS FOR GRADING AND DRAINAGE DESIGN.



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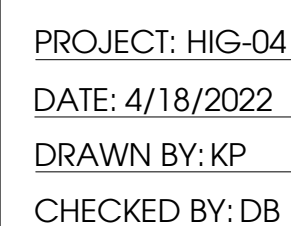
A horizontal line representing a 1D lattice with two sites highlighted in black. The sites are labeled 'T' and 'T' from left to right.

A diagram of a series circuit. It consists of a battery (represented by two cells) connected in a loop with two light bulbs. The bulbs are labeled 'S' and 'S'. The circuit is shown as a single loop with the battery at the top and the bulbs at the bottom.

■

APPROVAL SIGNATURES:

DATE _____

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LANDSCAPE PLANS
10568 NORTH ORACLE
ROAD
SE 1/4 OF SECTION 7, T12S, R14E,
G & SRM, TOWN OF ORO VALLEY
PIMA COUNTY, AZ

CASE NO: _____

REFERENCE: _____

IR1

4 OF 7

PLANT SCHEDULE			
	BOTANICAL NAME COMMON NAME	EMITTERS TYPE AND GPH	QTY
TREES	PROSOPIS VELUNTINA VELVET MESQUITE	MULTI-PORT(2GPH) 6 OUTLETS	1
	PARKINSONIA FLORIDUM BLUE PALO VERDE	MULTI-PORT(2GPH) 6 OUTLETS	1
	PARKINSONIA PRAECOX PALO BREA	MULTI-PORT(2GPH) 4 OUTLETS	1
	CHILOPSIS LINEARIS DESERT WILLOW	MULTI-PORT(2GPH) 4 OUTLETS	1
SHRUBS	BUDDLEJA MARRUBIFOLIA WOOLLY BUTTERFLY BUSH	SINGLE (1GPH)	2
	CALLIANDRA ERIOPHYLLA NATIVE FAIRY DUSTER	SINGLE (1GPH)	1
	CORDIA PARVIFOLIA LITTLE LEAF CORDIA	SINGLE (1GPH)	2
	ENCILIA FARINOSA BRITTLE BUSH	SINGLE (0.5GPH)	1
	JUSTICIA CALIFORNICA CHUPUROSA	SINGLE (1GPH)	2
	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	SINGLE (1GPH)	2
	LEUCOPHYLLUM SPP./FRUTESCENS TEXAS RANGER	SINGLE (1GPH)	2
	SALVIA GREGII AUTUMN SAGE	SINGLE (1GPH)	1
	AGAVE PALMERI PALMER'S AGAVE	SINGLE (0.5 GPH)	1
	ASCLEPIAS SUBULATA DESERT MILKWEED	SINGLE (1GPH)	1
	EUPHORBIA RESINIFERA MOROCCAN MOUND	SINGLE (0.5 GPH)	1
	EUPHORBIA RIGIDA GOPHER PLANT	SINGLE (1GPH)	1
ACCENTS	FOUQUIERIA SPLENDENS OCOTILLO	NONE	0
	MELAMPODIUM LEUCANTHUM BLACKFOOT DAISY	SINGLE (1GPH)	2
	HESPERALOE PARVIFLORA RED YUCCA	SINGLE (0.5 GPH)	1
VEGETATIVE GROUND COVER	GLANULARIA TENERA MOSS VERBENA	SINGLE (1GPH)	1
	CALYLOPHUS HARWEGII SIERRA SUNDROPS	SINGLE (1GPH)	2
	ROMARINUS OFFICINALIS 'PROSTRATA' TRAILING ROSEMARY	SINGLE (1GPH)	2
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	SINGLE (1GPH)	2

IRRIGATION NOTES

- Contractor shall assess existing automatic drip irrigation system throughout the project boundary. Contractor to repair, replace, and/or extend automatic drip irrigation system in conformance with Town of Oro Valley code, development standards, and permitting processes.
- Contractor to select and install all necessary equipment for the repair, replacement, and/or extension of the existing automatic drip irrigation system. Equipment shall be selected to ensure that water pressure is sufficient to provide irrigation to all plants throughout the project boundary (see emitter schedule on this sheet). All valves must be operated by automatic controller. Contractor to submit plans for any necessary permit applications.
- Contractor to repair and/or install all irrigation equipment (as needed) per manufacturer's specifications. contract to repair and/or install irrigation equipment (as needed) per Town of Oro Valley standard details.
- Irrigation equipment as shown is schematic - for graphic purposes only.
- No irrigation equipment shall be placed in the right-of-way.
- Irrigation lines and equipment shall not disturb existing infrastructure.
- Irrigation equipment shall be sited in locations that minimize visual impact to building entrys and the hardscape.. No valve boxes are to be located within twenty feet of an entry drive. Irrigation lines and equipment shall be located in unpaved areas wherever possible. When multiple valve boxes are installed within close proximity to one another, the boxes shall be aligned and spaced equidistant to each other. Valve boxes shall be aligned to adjacent hardscape when located within 10' of hardscape surface (sidewalk, curb, wall, etc.).
- Sleeves are shown schematically - for graphic purposes only. All sleeves shall extend beyond drives and associated concrete and or asphalt, detention basin banks, and all rip rap a minimum of two feet on both sides. Not all sleeves may be shown on this plan; contractor to coordinate. Tracer wire shall be installed with all sleeves.
- Irrigation and/or watering plans shall meet the minimum standards of the American Society of Irrigation Consultants.
- The property owner is responsible for maintaining the temporary system as long as necessary in order to transition plants over to natural sources. Any plant materials that die in transition, for any reason, shall be replaced in accordance with Section27.6.E.4 -Maintenance.
- Irrigation systems connected to potable water mains (public or private) shall be equipped with backflow preventers.
- The annual water use for a project shall not exceed the annual landscape water plan.
- Irrigation meter readings shall be used to determine compliance with the landscape water plan. Non-compliance is subject to penalties under Oro Valley Town Code.
- Meter readings shall be taken, at a minimum, on an annual basis. Monthly readings may be required, at the discretion of the Planning and Zoning Administrator, in order to address non-compliance with the Water Plan.
- An initial meter reading shall be taken prior to the issuance of the certificate of occupancy and recorded for reference as part of the water plan.
- Irrigation water shall not leave the landscaped areas and flow onto roads, parking areas or sidewalks.
- All plants will be irrigated with a permanent point source irrigation system. No plants will be installed within un-irrigated landscape areas.

APPROVAL SIGNATURES: _____ DATE _____

#	REVISIONS/SUBMITTALS	DATE

IRRIGATION PLAN

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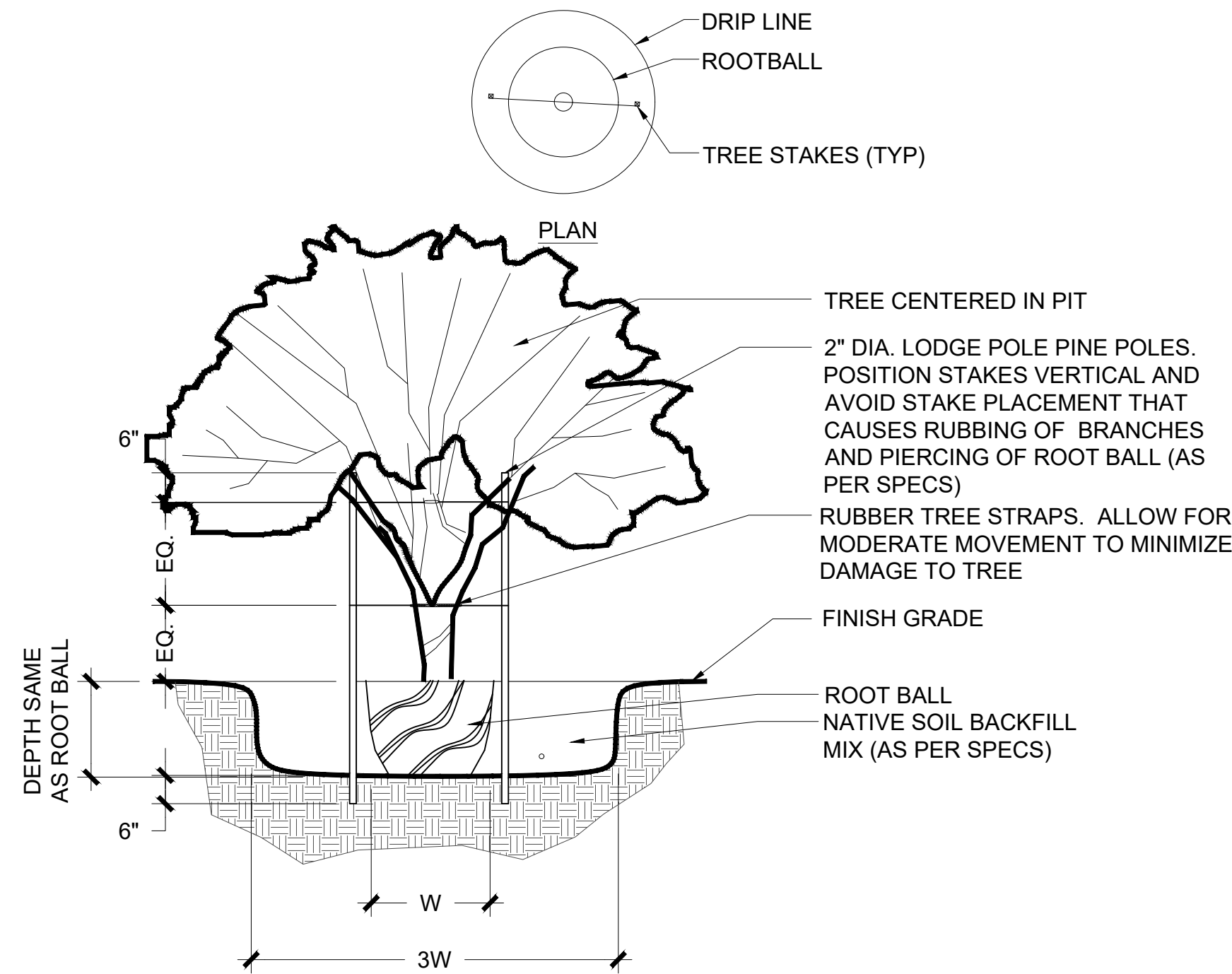
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SE 1/4 OF SECTION 7, T12S, R14E,
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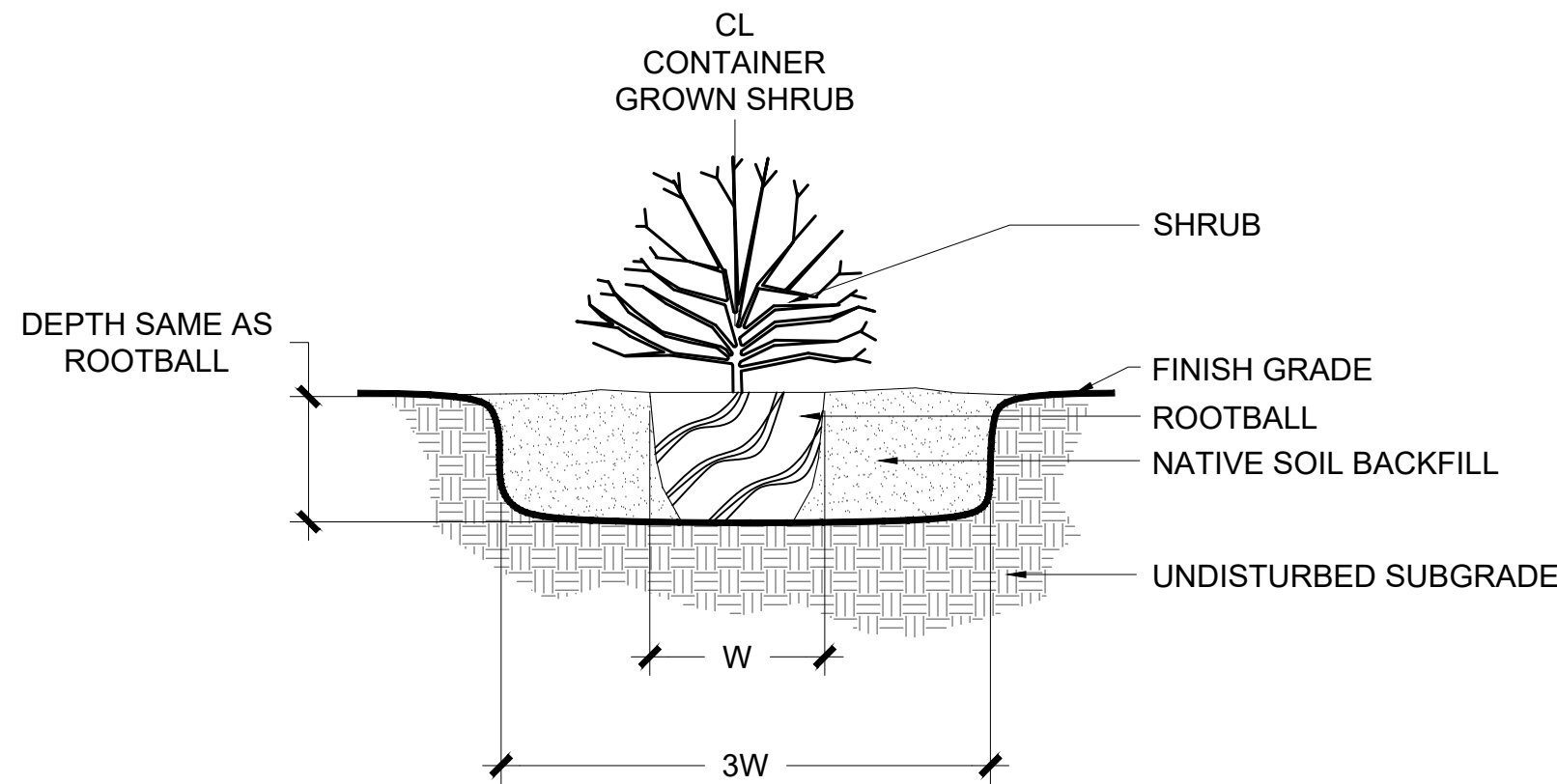
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IR2
5 OF 7

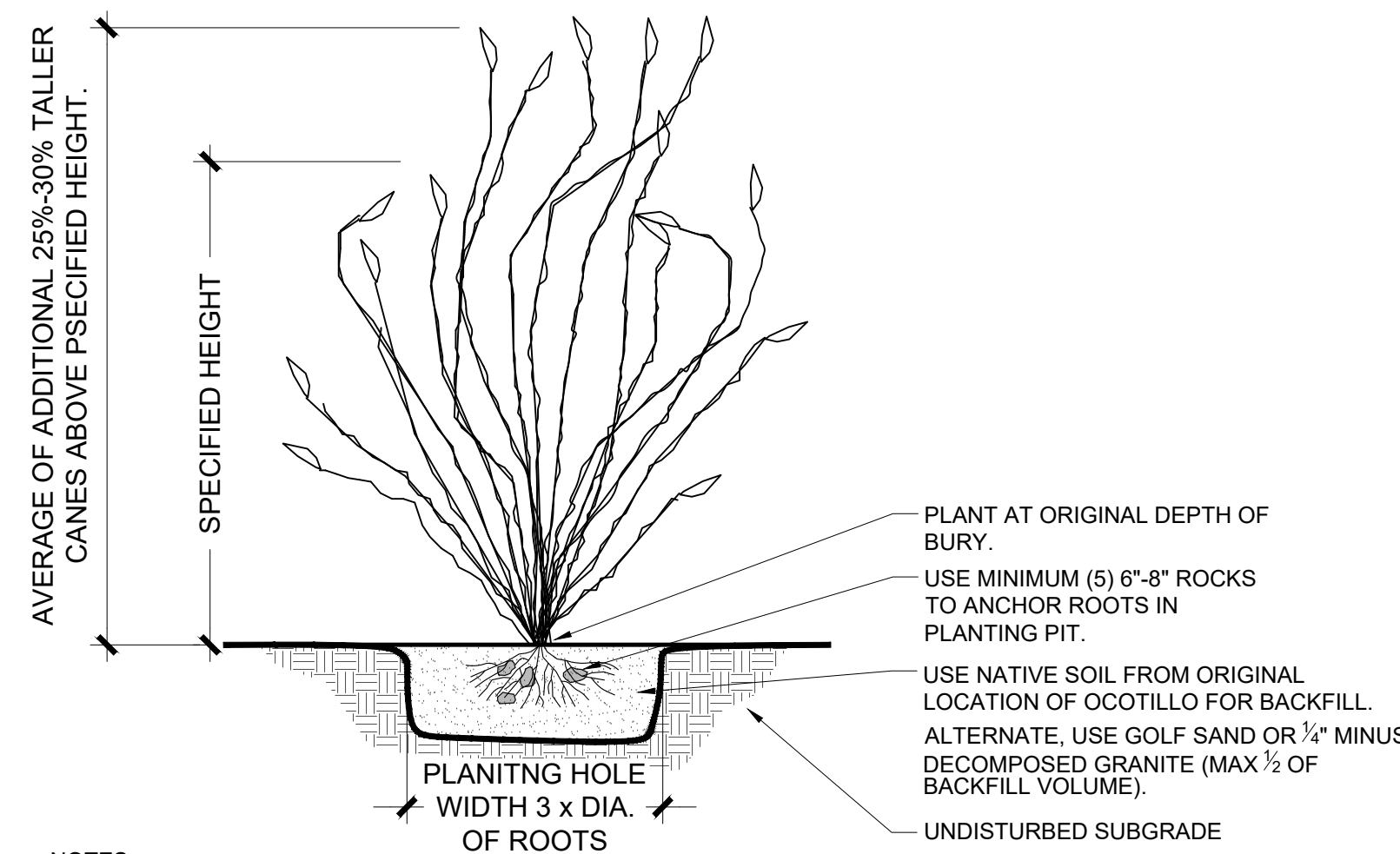
ALL PROJECTS HIG-04 AUTOCAD WORKING DRAWINGS HIG-04 IR DWG 04/25/2022 5:17 PM KENDRA POTTER
THE USE OF PLANS PREPARED BY THE PLANNING CENTER SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE BY ANY METHOD, IN WHOLE OR PART, WITHOUT THE EXPRESSED WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT IS PROHIBITED. TITLE TO THESE CONCEPTS AND PLANS
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- NOTES:
1. MARK THE NORTH SIDE OF THE TREE IN THE FIELD BEFORE TRANSPLANTING, AND WHEN TRANSPLANTING ROTATE THE TREE TO FACE NORTH, WHENEVER POSSIBLE.
 2. STAKING SHALL BE CONSTRUCTED SO TRUNK HAS FLEXIBILITY.
 3. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN PLANTS AND UTILITY FACILITIES SO AS TO NOT HINDER UTILITY MAINTENANCE.
 4. PRUNE TREE AT TIME OF STAKE REMOVAL, ONE YEAR AFTER INSTALLATION.
 5. TREES SHALL BE MAINTAINED IN THEIR NATURAL FORM. OVER PRUNING AND/OR "BALLING" IS PROHIBITED.



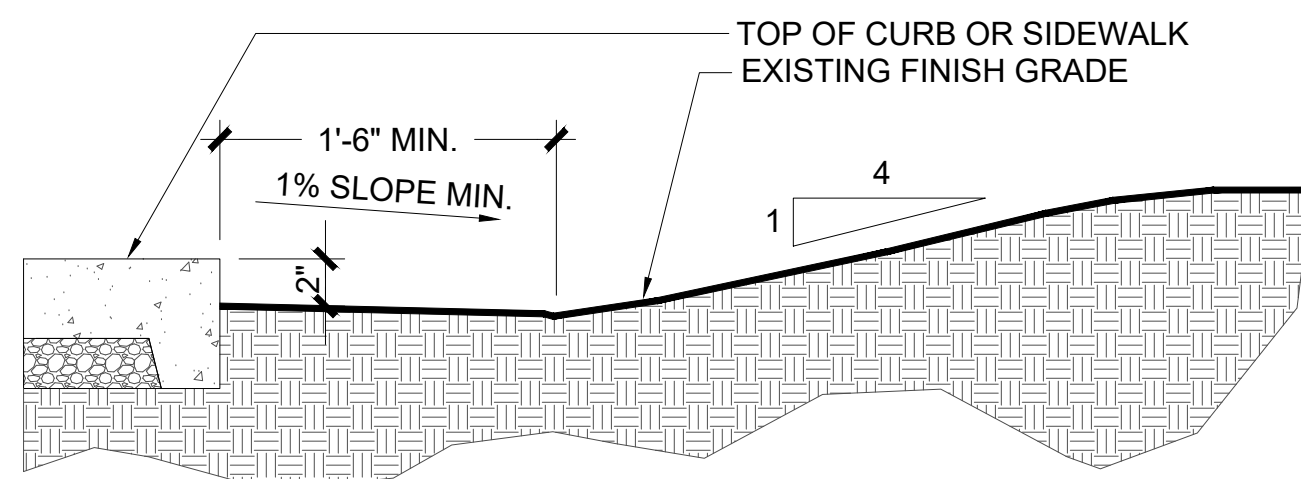
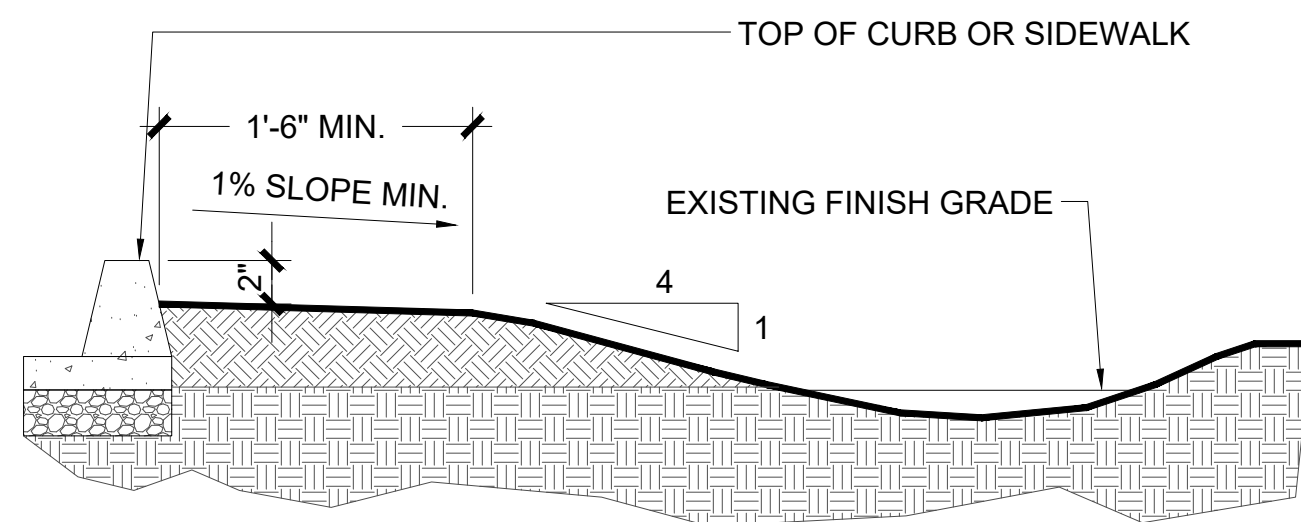
- NOTES:
1. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN PLANTS AND UTILITY FACILITIES SO AS TO NOT HINDER UTILITY MAINTENANCE.
 2. CONTRACTOR SHALL ASSURE THAT PLANTS ARE LOCATED SO THAT AT FULL GROWTH PLANTS DO NOT INTERFERE WITH HARDSCAPE SURFACES SUCH AS WALKS AND PATHS.
 3. PLANTS SHALL BE MAINTAINED IN THEIR NATURAL FORM. OVER PRUNING AND/OR "BALLING" IS PROHIBITED.
 4. BLOOMING AGAVES SHALL NOT BE REPLACED UNTIL BLOOM AND STALK ARE COMPLETELY SPENT.
 5. BLOOM STALKS OF OTHER ACCENTS SUCH AS DESERT SPOONS AND YUCCAS SHALL REMAIN IN PLACE UNTIL STALK IS COMPLETELY SPENT.



- NOTES:
1. ROOT PRUNE ALL SHREDDED OR DAMAGED ROOTS & DUST ENTIRE ROOT STRUCTURE WITH WETTABLE SULFUR (1.5 MIN) AND STREPTOMYCIN SPRAY AT PLANTING SITE. ROOTBALL SHALL BE 24" MIN WITH A MINIMUM ROOT LENGTH OF 6" ALL SIDES.
 2. WATER WITH INSTALLATION AND WATER WEEKLY UNTIL MONSOONS ARRIVE IF TRANSPLANTED BETWEEN MAY-AUGUST.
 3. REPLANT IF OCOTILLO BECOMES UNSTABLE DUE TO WIND, RAIN, OVER WATERING, OR ANY OTHER REASON.

1 TREE PLANTING

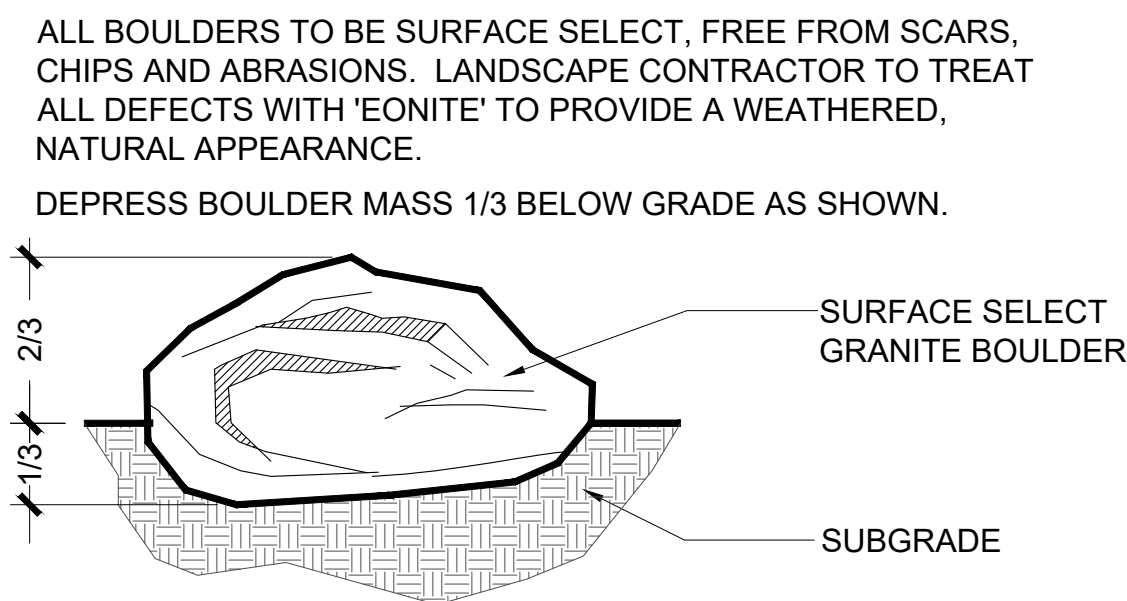
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NOTE: GRADE EXISTING MATERIAL TO FINISH GRADE

4 INCIDENTAL GRADING

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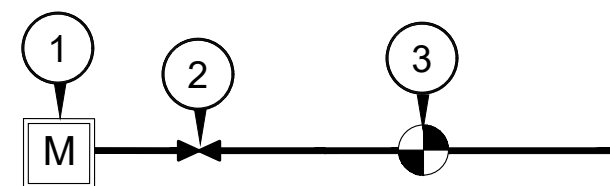


5 BOULDER PLACEMENT

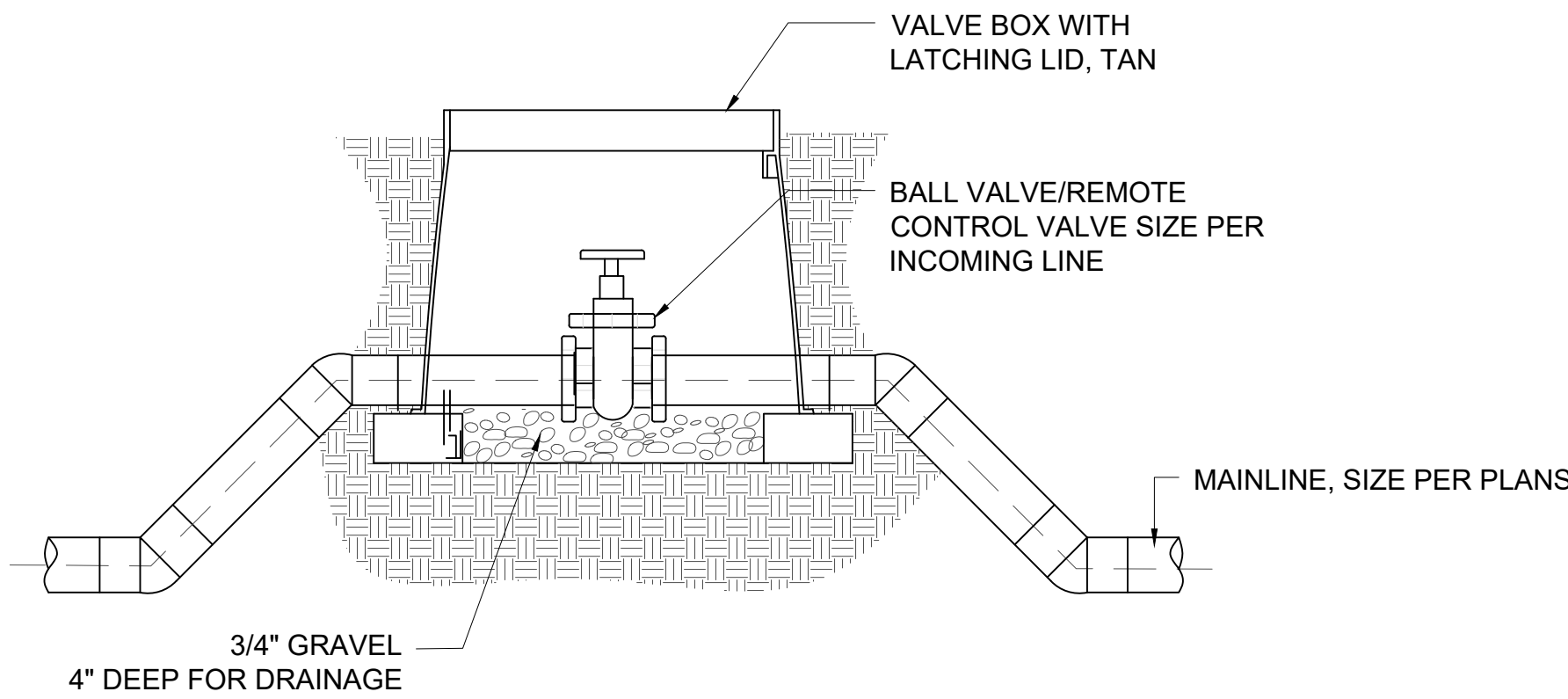
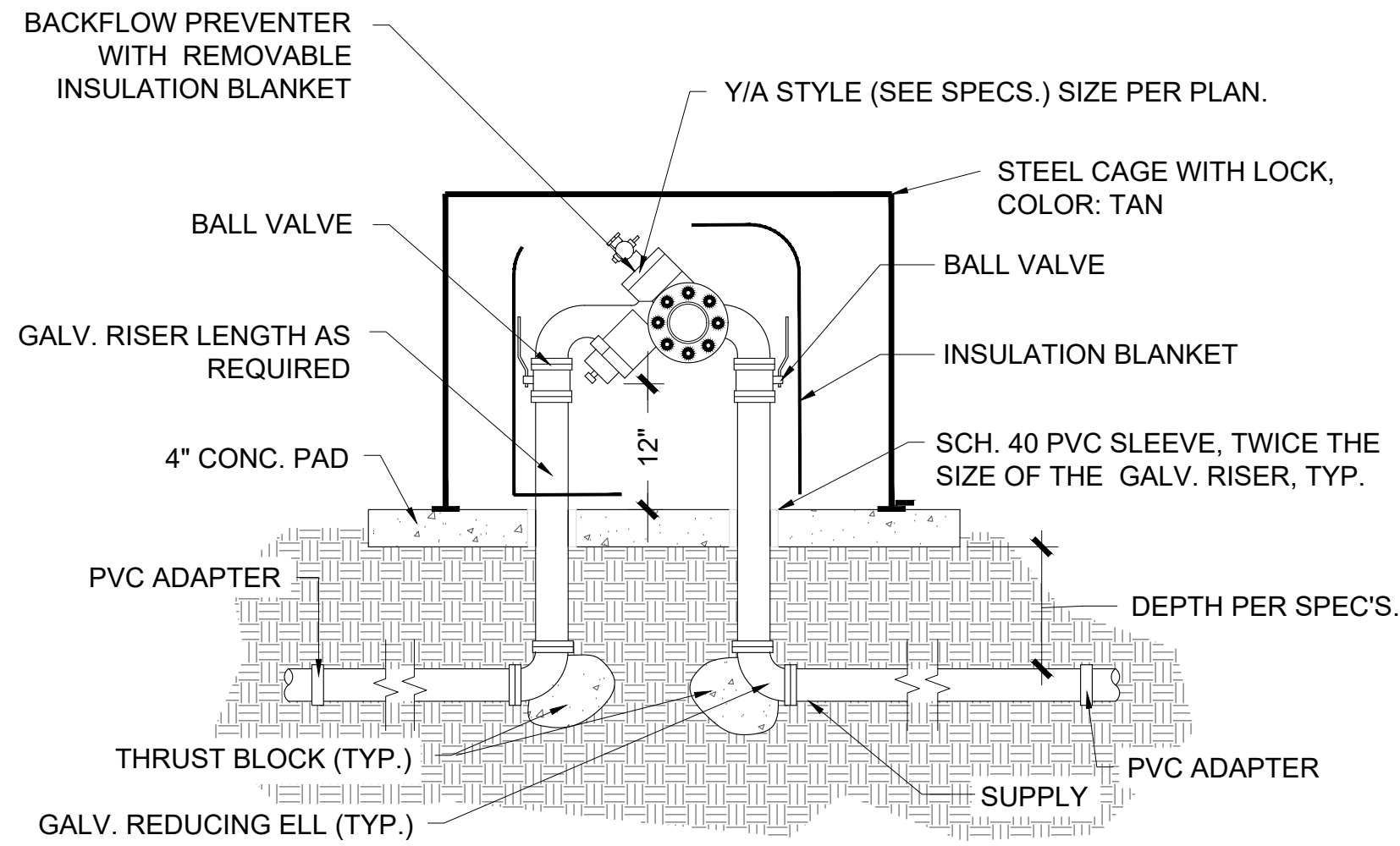
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APPROVAL SIGNATURES: _____ DATE _____

#	REVISIONS/SUBMITTALS	DATE



- KEYNOTES:
- 1. METER: 3/4" CONTRACTOR TO PROVIDE SHOP DRAWINGS.
 - 2. 3/4" REDUCED PRESSURE BACKFLOW PREVENTER FEBCO 825Y - INSTALLED IN ENCLOSURE WITH LOCK.
 - 3. NORMALLY CLOSED 3/4" MASTER SOLENOID CONTROL. WIRE TO NEAREST CONTROLLER SPARE STATION.
 - 4. CONTRACTOR TO PROVIDE SHOP DRAWINGS.



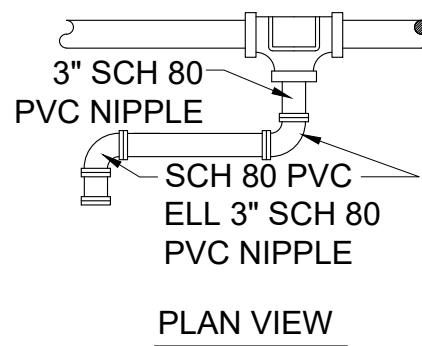
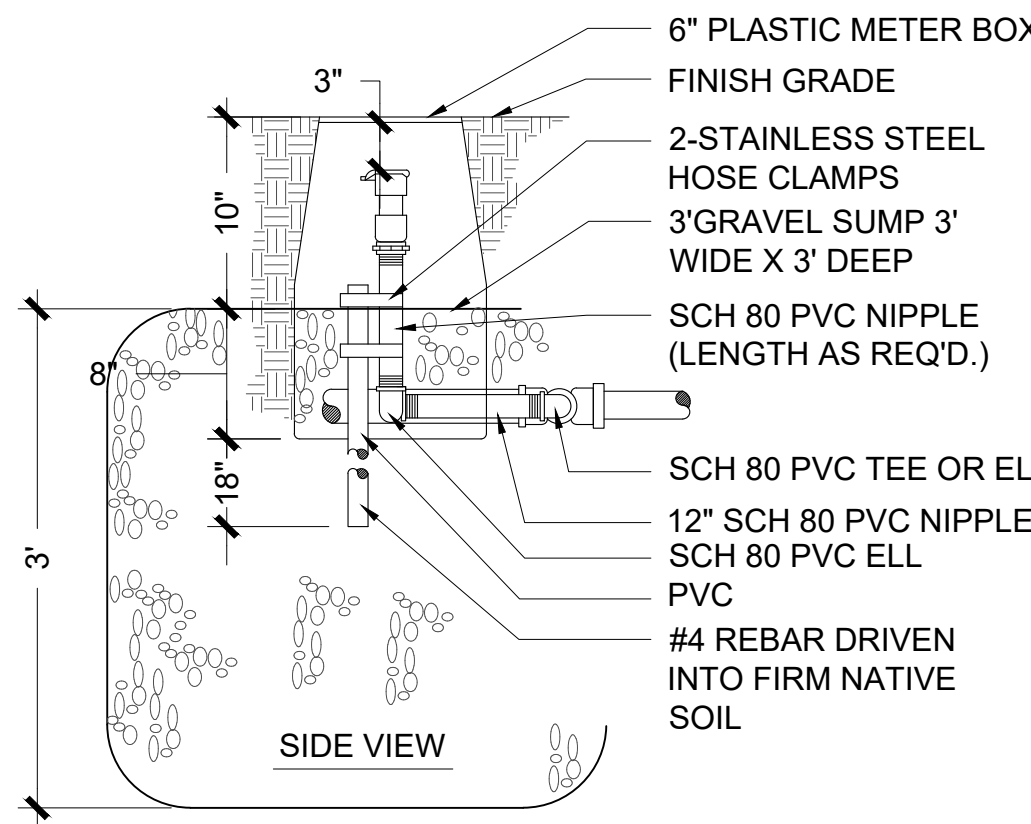
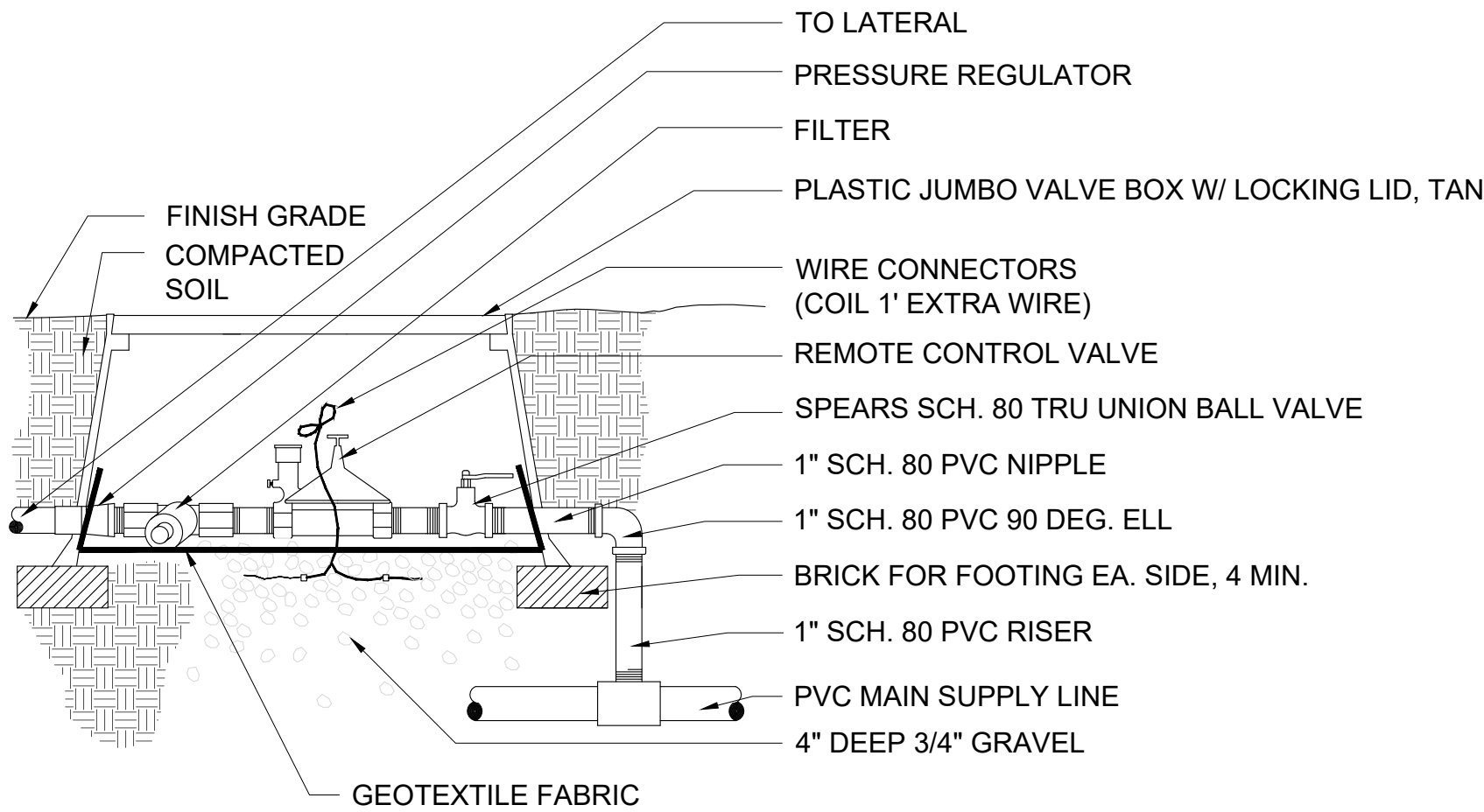
- NOTES:
- 1. ALL WIRE TO BE INSTALLED AS PER LOCAL CODE. TAPE AND BUNDLE WIRE EVERY 20' PROVIDE EXPANSION COILS AT EA. WIRE CONNECTION IN VALVE BOX (WRAP AROUND 1/2" PIPE 15 TIMES)
 - 2. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
 - 3. ALL THREADED PVC JOINTS TO BE WRAPPED WITH TEFLON TAPE OR APPROVED EQUAL.
 - 4. INSTALL GRAVEL AT BOTTOM OF BOX, 4" DEPTH

1 MASTER VALVE ASSEMBLY W/ FLOW SENSOR
DETAIL SCALE: NTS

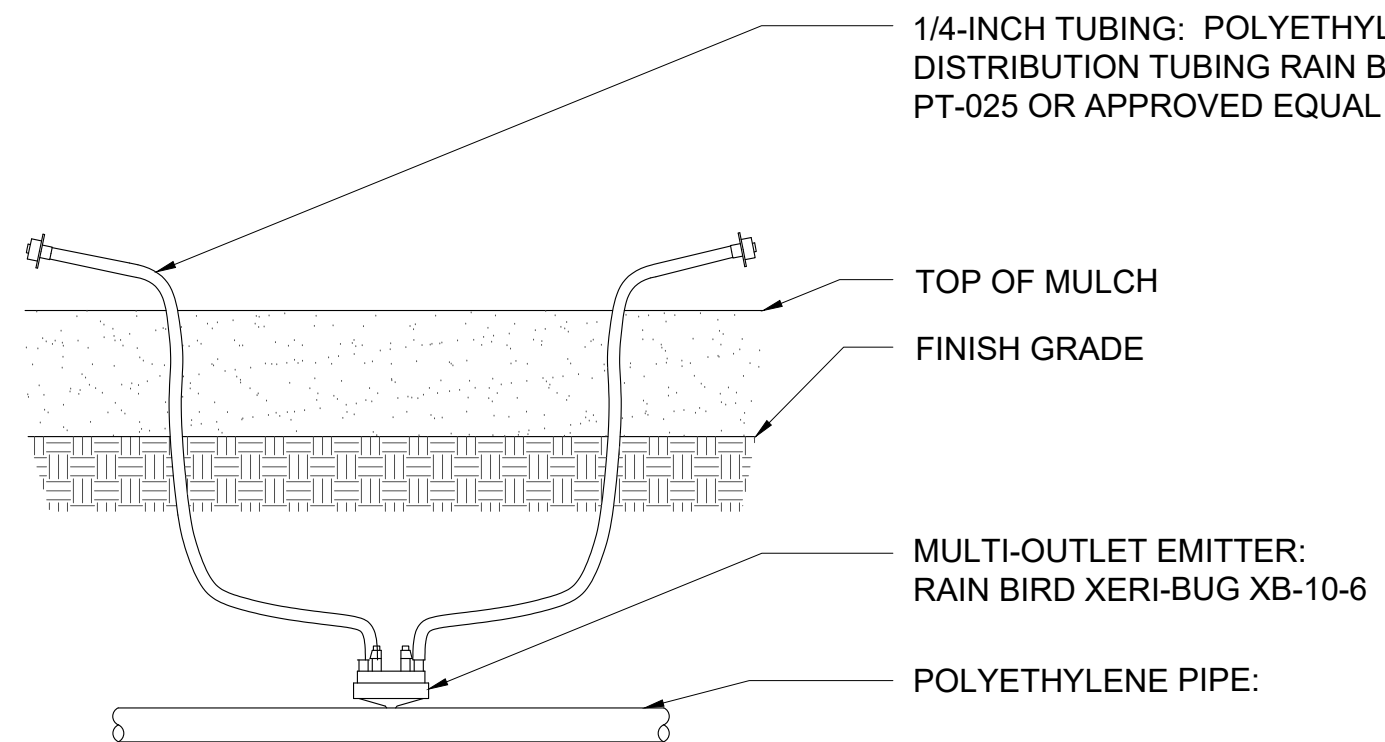
2 REDUCED PRESSURE BACKFLOW
PREVENTER SCALE: NTS

3 ISOLATION VALVE/REMOTE CONTROL VALVE
NTS

- NOTES:
- 1. ALL WIRE TO BE INSTALLED AS PER LOCAL CODE. TAPE AND BUNDLE WIRE EVERY 20' PROVIDE EXPANSION COILS AT EA. WIRE CONNECTION IN VALVE BOX (WRAP AROUND 1/2" PIPE 15 TIMES)
 - 2. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
 - 3. ALL THREADED PVC JOINTS TO BE WRAPPED WITH TEFLON TAPE OR APPROVED EQUAL.
 - 4. SEAL BOTTOM AND ALL OPENINGS WITH GEOTEXTILE FABRIC.
 - 5. INSTALL GRAVEL AT BOTTOM OF BOX, 4" DEPTH



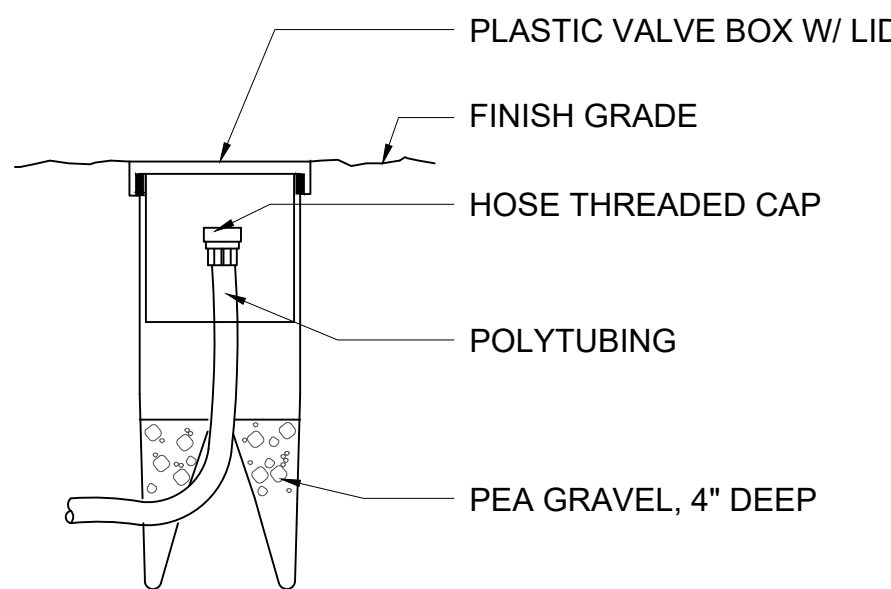
- NOTES:
- 1. ALL THREADED CONNECTIONS TO BE COATED WITH TEFLON TAPE.
 - 2. SOIL AROUND QUICK COUPLER VALVE ASSEMBLY TO BE COMPACTED TO SAME DENSITY AS UNDISTURBED SOIL.



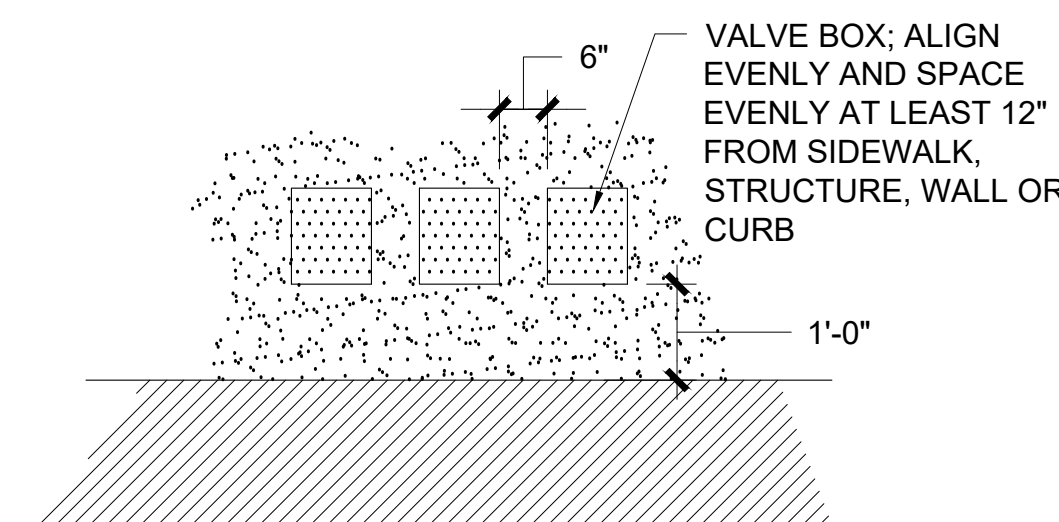
4 DRIP VALVE ASSEMBLY DETAIL
SCALE: NTS

5 QUICK COUPLER
NTS

6 MULTI-PORT EMITTER DETAIL
SCALE: NTS



TO BE USED ON ENDS OF ALL
EMITTER LINES - LOCATE
WHERE SHOWN ON PLAN.



NOTE: DO NOT PLACE VALVE (S) IN PEDESTRIAN AREAS

7 END FLUSH CAP ASSEMBLY-POLY
PREVENTOR IN ENCLOSURE SCALE: NTS

8 VALVE BOX PLACEMENT
SCALE: NTS

9 IRRIGATION TO PLANTER IN HARDSCAPE
DETAIL NTS

#	REVISIONS/SUBMITTALS	DATE