## EL MIRAGE GENERAL LANDSCAPE NOTES

1. ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE CITY'S SPECIFICATIONS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRE CITY APPROVAL.
2. PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. ALL LANDSCAPE PROJECTS REQUIRING CITY MAINTENANCE OR WITHIN THE CITY RIGHT-OF-WAY SHALL BE INSPECTED FOR THE FOLLOWING:
   A. PLANT LOCATIONS: THESE LOCATIONS SHALL BE STAKED IN THE FIELD WITH IDENTIFICATION AS TO TREES OR SHRUBS; OR HOLES FOR THE PLANT MATERIALS MAY BE DUG WITH IDENTIFICATION OF PLANT TYPE. USE OF THIS METHOD DOES NOT RELIEVE THE CONTRACTOR OF ANY PLANT RELOCATIONS MADE BY THE CITY.
   B. IRRIGATION INSTALLATION: INSPECTIONS SHALL BE MADE AT THE POINT THE IRRIGATION SYSTEM IS INSTALLED. INSPECTIONS OF THE PIPE DEPTH, AUTOMATIC VALVE INSTALLATION AND EMITTER/SPRAY INSTALLATIONS WILL BE MADE.
   C. SUBSTANTIAL COMPLETION: AN INSPECTION AT COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION WILL BE MADE. ANY DEFICIENCIES IN THE INSTALLATION WILL BE NOTED AND CORRECTED BY THE CONTRACTOR DURING THE MAINTENANCE PERIOD.
   D. FINAL ACCEPTANCE: A FINAL INSPECTION IS REQUIRED PRIOR TO CITY ACCEPTANCE OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS. THE ABOVE INSPECTIONS REQUIRE A MINIMUM OF 48-HOURS PRIOR NOTIFICATION TO THE CITY. CALL THE EL MIRAGE COMMUNITY DEVELOPMENT DEPARTMENT AT (623) 933-8318 AND LEAVE A MESSAGE INCLUDING THE SUBDIVISION, LOCATION AND TYPE OF INSPECTION TO ARRANGE FOR THESE INSPECTIONS.
4. SEPARATE INSPECTIONS ARE REQUIRED FOR THE BACKFLOW PREVENTER AND ELECTRICAL CONNECTIONS, PLEASE CALL (623) 935-6405 A MINIMUM OF 48-HOURS PRIOR TO ARRANGE FOR THESE INSPECTIONS.
5. LANDSCAPE AND IRRIGATION, WHICH IS INSTALLED ON PRIVATE PROPERTY IN CONJUNCTION WITH A CITY APPROVED SITE PLAN, WILL BE INSPECTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT FOR CONFORMANCE TO THE APPROVED SITE PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. THE LANDSCAPE AND IRRIGATION FOR THIS PROJECT WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION PER THE APPROVED PLANS.
7. ALL CITY MAINTAINED PROJECTS REQUIRE A 90-DAY MAINTENANCE PERIOD TO BEGIN AT THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE CITY.
8. RIGHT-OF WAY AND CITY MAINTAINED AREAS REQUIRE SEPARATE WATER METER CONNECTIONS, RIGHT-OF-WAY AREAS DESIGNATED FOR MAINTENANCE BY THE ADJACENT PROPERTY OWNERS FOR COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY DEVELOPMENTS SHALL HAVE THE RIGHT-OF-WAY IRRIGATION ISOLATED OR SEPARATED FROM THE ON-SITE IRRIGATION SYSTEM.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, COST AND REQUIRED PERMIT FEES FOR THE WATER METER(S) DESIGNATED TO SERVE THE IRRIGATION SYSTEM.
10. ALL PLANTINGS AT MATURITY SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE AROUND ALL FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
11. PLANTINGS SHALL NOT INTERFERE WITH ANY TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 24" WITHIN ANY SIGHT DISTANCE TRIANGLES.
12. INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM INCLUDING ADDITION OF GROUND PLANT MATERIALS SHALL NOT IMPEDE THE FLOW OF DESIGNED DRAINAGE FACILITIES NOR DECREASE THE DESIGN VOLUME OF ANY DETENTION/RETENTION BASINS.
13. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UNDERGROUND UTILITIES DURING THE LANDSCAPE AND IRRIGATION INSTALLATION.
14. ALL TREES SHALL MAINTAIN A MINIMUM OF 6'-0" CLEARANCE FROM ANY CITY WATER OR SEWER LINE. ALL PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE TO ANY SANITARY AND STORM SEWER MANHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
15. A SWALE A MINIMUM OF 6" IN DEPTH SHALL BE PROVIDED IN ALL LANDSCAPE AREAS WITHIN THE CITY RIGHT-OF-WAY TO PROMOTE WATER HARVESTING.
16. ALL PLANTING AREAS (EXCEPT TURF AREAS) TO BE MAINTAINED BY THE CITY SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE BY A LICENSED APPLICATOR PRIOR TO AND AFTER THE PLACEMENT OF THE DECOMPOSED GRANITE, RIVER ROCK ETC. APPLICATION DOCUMENTATION WILL BE REQUIRED PRIOR TO ACCEPTANCE OF THE LANDSCAPING BY THE CITY.
17. AS-BUILT DRAWINGS OF THE LANDSCAPE AND IRRIGATION SYSTEM ARE REQUIRED PRIOR TO ACCEPTANCE BY THE CITY AND FOR PROJECTS WITHIN THE CITY RIGHT-OF-WAY OR CITY OWNED PROPERTY. THE AS-BUILT DRAWINGS SHALL BE 4-MIL PHOTO MYLAR SHOWING THE LOCATIONS OF ALL PLANTINGS AND THE DIMENSIONS TO FIXED POINTS OF ALL IRRIGATION EQUIPMENT, PIPING etc.

NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E., S.V.T., OR ANY OTHER NOTED EASEMENTS. TREES TO REMAIN CLEAR 5' FROM SIDEWALKS AND 6' FROM FIRE HYDRANTS.
5. FINAL TREE PLACEMENT WILL BE DETERMINED BASED ON CAMERA LOCATIONS.

## GENERAL PLANTING NOTES

A. GENERAL

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES MARKOUTS AND COMPLIANCE WITH ALL FEDERAL, STATE, OR LOCAL CODES, LAWFUL ORDERS OR REGULATIONS GOVERNING UPON THIS WORK.
3. OWNER OR HISHER REPRESENTATIVE SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.

B. PLANT MATERIAL

I. PLANT MATERIAL:

1.1. PLANT MATERIAL SHALL CONFORM WITH THE STANDARDS SET FORTH IN THE "ANSI Z60.1(LATEST ADDITION) 'AMERICAN STANDARD FOR NURSERY STOCK' AS PUBLISHED BY AMERICANHORT IN REGARD TO QUALITY, SIZE OF PLANTINGS, GRADING OF SHOOTS, ROOTS, BALLS AND/OR PRESSURE TREATED LUMBER, AND BE FREE OF WEEDS, SEEDS, AND GREEN LEAF MATTER. IT SHALL BE NATURALLY DARK BROWN IN COLOR. NO DIED MULCH WILL BE ACCEPTED.

1.2. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS, AND FREE FROM DEFECTS, INJURY, DISEASE, AND/OR INFESTATION, WITH ROOT BALLS INTACT.

1.3. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT NURSERY AT SAME HARDINESS ZONE AS THE PROJECT LOCATION.

1.4. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AT THE NURSERY. THE PLANT MATERIAL SHALL BE PLANTED AT THE SAME LEVEL WHEN PLANTED.

1.5. PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY TO THE SITE. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO PROTECT THE PLANT MATERIAL FROM DAMAGE PRIOR TO INSTALLATION.

1.6. THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATION, TO REJECT ANY AND ALL PLANT MATERIAL WHICH IN THEIR OPINION DOES NOT MEET THE REQUIREMENTS OF THESE PLANS.

2. PLANT QUANTITIES: THE LANDSCAPE PLAN SHOULD TAKE PRECEDENCE OVER THE PLANT SCHEDULE IF ANY PLANT DISCREPANCIES OCCUR. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY PLANT QUANTITY DISCREPANCIES PRIOR TO PLACING ORDERS.
3. PLANT SIZE: THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN THE CALIPER, HEIGHT, SIZE OR SPREAD INDICATED IN THE PLANT SCHEDULE.
4. SUBSTITUTIONS: NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSIONS OF THE MUNICIPALITY, LANDSCAPE ARCHITECT, OR OWNER. WRITTEN PROOF OF THE PLANT MATERIAL UNAVAILABILITY MUST BY DOCUMENTED BY THE CONTRACTOR.
5. GUARANTEE: PLANT MATERIAL SHALL BE GUARANTEED FOR **ONE (1) YEAR** AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT IS DEAD, DYING, DEFOLIATING, AND/OR LOST MORE THAN 50% OF ITS NATURAL FORM WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING STUMP, AND REPLACED WITH A SIMILAR SIZE AND SPECIES AT THE EXPENSE OF THE CONTRACTOR WITHIN **ONE YEAR OR ONE GROWING SEASON**. TREE STAKES AND ARBOR TIES SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS. LAWN, AND SEEDING AREAS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, AND REMOVAL OF STAKES). UNTIL FINAL ACCEPTANCE BY THE OWNER.

C. TOPSOIL REQUIREMENTS:

TOPSOIL REQUIREMENTS:

5.1. UNACCEPTABLE TOPSOIL SOURCES: DO NOT OBTAIN TOPSOIL FROM THE FOLLOWING SOURCES: AREAS CONTAINING CHEMICALLY CONTAMINATED SOILS, AREAS FROM WHICH THE ORIGINAL SURFACE HAS BEEN STRIPPED OR COVERED OVER, SUCH AS BORROW PITS, OPEN MINES, DEMOLITION SITES, DUMPS, LANDFILLS. NO TOPSOIL FROM WET EXCAVATION OR ACID PRODUCING SOILS.

5.2. TOPSOIL SHALL BE UNIFORM QUALITY, FREE FROM HARD CLODS, STIFF CLAY, HARD PAN, SODS, LARGE STONE, CEMENT, ASH, SLAG, CONCRETE, TAR, BOARDS, CHIPS, MULCH, OR ANY OTHER UNDESIRABLE MATERIALS. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION.

5.3. TOPSOIL PH REQUIREMENTS ARE AS FOLLOWS: PH < 4.1 TOPSOIL IS UNACCEPTABLE. 4.1 ≤ PH < 5.8 ADD PULVERIZED LIME TO INCREASE THE PH TO 6.5 BEFORE USE. 5.8 ≤ PH < 7.0 TOPSOIL IS ACCEPTABLE. NO REMEDIATION NEEDED. 7.0 ≤ PH < 7.2 DECREASE PH TO AT LEAST 6.8 BEFORE USE. PH ≥ 7.2 TOPSOIL IS UNACCEPTABLE.

5.4. ORGANIC CONTENT: ENSURE THAT TOPSOIL HAS A MINIMUM ORGANIC CONTENT OF 2.75% BY WEIGHT. IF THE ORGANIC CONTENT IS LESS THAN 2.75%, INCREASE THE ORGANIC CONTENT BY ADDING SOIL ADDITIVES AT A RATE NECESSARY TO ATTAIN THE MINIMUM ORGANIC CONTENT. THE ORGANIC CONTENT SHALL NOT EXCEED 8% BY WEIGHT AND SHALL BE SAMPLED IN ACCORDANCE WITH THE ASSOCIATION OF AGRICULTURAL CHEMISTS.

5.5. GRADATION/PARTICLE SIZE. PROVIDE TOPSOIL CONFORMING TO THE PARTICLE SIZE REQUIREMENTS IN TABLE 917.01-2 AND THAT HAS NO MORE THAN 20 PERCENT RETAINED ON A NO. 10 SIEVE WHEN MECHANICALLY GRADED. THE DEPARTMENT WILL DETERMINE THE PARTICLE SIZE DISTRIBUTION FOR THE PORTION OF THE TOPSOIL PASSING THE NO. 10 SIEVE USING HYDROMETER ANALYSIS ACCORDING TO AASHTO T 88. SAND (2.0 MM TO 0.05 MM) 40 - 80% COMPOSITION. SILT (0.05 MM TO 0.005 MM) 0 - 30% COMPOSITION. CLAY (0.005 MM AND SMALLER) 10 - 30% COMPOSITION.

6. PREPARATION OF SUBGRADE:

6.1. HOLLOWS, DEPRESSIONS, AND GULLIES SHALL BE FILLED WITH ACCEPTABLE SANDY LOAM AS OUTLINED ABOVE OR SOIL AS DESCRIBED HEREON: SOIL TO BE ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT MATERIAL.

6.2. LOOSEN SUBSOIL BY SCARIFYING, RIPPING OR TILLING USING DISKS, HARROWS OR OTHER SUITABLE EQUIPMENT TO A DEPTH OF 4"-6" IMMEDIATELY BEFORE PLACING ANY TOPSOIL. REPEAT IN AREAS WHERE SEED OR PLANTINGS ARE PROPOSED AND THERE HAS BEEN COMPACTED SOIL.

7. TESTING AND APPROVAL OF SOILS:

7.1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED REPORT SHOWING THE ANALYSIS OF REPRESENTATIVE SAMPLES OF TOPSOIL. TESTING SHALL BE PERFORMED BY A LABORATORY APPROVED BY STATE AND LOCAL REGULATIONS. PRICE BID SHALL INCLUDE ALL INSPECTION AND LABORATORY FEES.

D. PLANTING PROCEDURES

I. PLANTING BEDS:

1.1. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETARS. BACKFILL PLANTING PITS WITH SOILS AS OUTLINED IN SECTION C PRIOR. BACKFILL SOIL TO BE AT MINIMUM ONE PART EACH OF TOPSOIL, MOISTENED PEAT MOSS, AND PARENT MATERIAL.

1.2. PLANTING BEDS SHALL RECEIVE **FOUR (4) INCHES** OF DOUBLE SHREDDED HARDWOOD MULCH AND TREATED WITH A PRE-EMERGENT HERBICIDE. NO MULCH SHALL COME IN DIRECT CONTACT WITH ROOT FLARE/COLLAR, UNDER NO CIRCUMSTANCES SHALL THE ROOT CROWN BE BURIED.

1.3. MULCH SHALL BE DOUBLE SHREDDED GROUND HARDWOOD BARK MULCH, SHALL BE AGED A MINIMUM OF ONE (1) YEAR FOR PARTIAL DECOMPOSITION, SHALL BE SCREENED TO EXCLUDE PARTICLES LARGER THAN ONE (1) INCH IN DIAMETER, SHALL BE COMPOSED OF BARK AND HAVE A LOW WOOD CONTENT WITH NO HIDDEN WOODS FROM CONSTRUCTION DEBRIS, PALLETS, AND/OR PRESSURE TREATED LUMBER, AND BE FREE OF WEEDS, SEEDS, AND GREEN LEAF MATTER. IT SHALL BE NATURALLY DARK BROWN IN COLOR. NO DIED MULCH WILL BE ACCEPTED.

1.4. SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.

2. PLANT LOCATIONS: THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BEDLINES SHALL BE DETERMINED IN THE FIELD AT THE TIME OF INSTALLATION FOLLOWING THE BASIC INTENT OF THE APPROVED PLANS. UNLESS THERE IS A SPECIFIC DIMENSION OR LOCATION SHOWN.
3. PLANTING DATES: PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICES. PLANTING SEASONS ARE DEFINED AS MARCH 15 THROUGH MAY 15 AND SEPT 15 THROUGH NOV 15. PLANTING IS ACCEPTABLE DURING THE WINTER MONTHS IF WEATHER PERMITS AND THE GROUND IS NOT FROZEN, AND IN THE SUMMER IF SUPPLEMENTAL WATERING IS PROVIDED. SOIL MUST BE FROST FREE, FRIABLE, AND NOT MUDDY AT TIME OF PLANTING.
4. PLANTING METHODS:

4.1. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. PLANT MATERIAL SHALL BE PROPERLY SECURED, STAKED, AND PLANTED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS.

4.1.1. STAKES SHALL BE EIGHT TO TEN FEET LONG, OF SOUND, DURABLE UNFINISHED LUMBER. CAPABLE OF WITHSTANDING ABOVEGROUND AND UNDERGROUND CONDITIONS DURING THE PERIOD OF GUARANTEE WITH TOP AND BOTTOM DIMENSIONS OF TWO INCHES BY TWO INCHES IN DIAMETER

4.1.2. THREE STAKES SHALL BE EQUALLY SPACED ABOUT THE TREE IN A TRIANGULAR FASHION AND SHALL BE DRIVEN VERTICALLY INTO THE GROUND 2 ½ TO 3 FEET IN A MANNER THAT DOES NOT INJURE THE ROOT BALL.

4.1.3. TREES SHALL BE FASTENED TO EACH STAKE AT A HEIGHT OF FIVE FEET BY MEANS OF ARBOR TIE TREE TIE ☆ WIDE RECOMMENDED FOR TREES UP TO 2 ½ INCHES IN CALIPER).

4.2. SET PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT AFTER SETTLEMENT A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN CENTER OF PIT.

4.3. AT TIME OF INSTALLATION, THE CONTRACTOR SHALL WATER NEWLY INSTALLED PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE REGULAR WATERING TO ENSURE THE ESTABLISHMENT, GROWTH, AND SURVIVAL OF ALL PLANTS.

4.4. B&B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOTBALL ONLY. PLANTS WITH BROKEN, SPLIT, OR DAMAGED ROOTBALLS SHALL BE REJECTED.

4.5. CORD BINDING OF ALL B&B PLANTS SHALL BE CUT AND REMOVED, ALONG WITH THE BURLAP OF THE UPPER ⅓ OF THE ROOT BALL. ALL WIRE BASKETS ARE TO BE REMOVED PRIOR TO BACKFILLING PLANTING PIT.

E. MAINTENANCE

I. PRUNING:

1.1. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

1.2. SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT TO HAVE BRANCHES BELOW 7'-0".

1.3. THE CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED.

2. LAWN AREAS:

2.1. THE LANDSCAPE CONTRACTOR SHALL TEST THE SOIL TO CONFIRM SUITABILITY FOR THE PROPOSED SEED MIX AND SUPPLEMENT AS REQUIRED TO MEET THE REQUIRED PH & NUTRIENT LEVELS.

2.2. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLANS. SEED SHALL BE IN ACCORDANCE WITH THE LAWN SEED MIX NOTES AND THE SOIL EROSION AND SEDIMENT CONTROL DISTRICT'S SEED SPECIFICATIONS AS NOTED ON THE SOIL EROSION AND SEDIMENT CONTROL DETAILS SHEET.

2.3. SOD. IF SPECIFIED, SHALL CONSIST OF A STATE CERTIFIED MIXTURE. ALL DISTURBED AREAS INDICATED AS LAWN OR SOD SHALL BE TOPSOILED, LIMED, AND FERTILIZED & FINE GRADED PRIOR TO LAWN INSTALLATION.

3. EXISTING VEGETATION: EXISTING TREES AND SHRUBS TO BE PRESERVED ON SITE SHALL BE PROTECTED AGAINST CONSTRUCTION DAMAGE BY SNOW FENCING. FENCING SHALL BE PLACED OUTSIDE THE INDIVIDUAL TREE CANOPY. TREES TO REMAIN SHALL BE IDENTIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. GRADING, OR CLEARING. EXISTING VEGETATION BEING PRESERVED AND LOCATED AT THE EDGE OF THE NEW TREELINE SHALL BE PRUNED AND TRIMMED TO REMOVE ALL DEAD, DAMAGED, OR DISEASED BRANCHES.
4. SITE CLEANUP: PLANTING DEBRIS (WIRE, TWINE, RUBBERHOSE, BACKFILL, ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. THE PROPERTY IS TO BE LEFT IN A NEAT, ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.

## GENERAL NOTES

1. THIS SHEET IS TO BE USED FOR LANDSCAPE PURPOSES ONLY.
2. REFER TO CIVIL SITE PLANS FOR ADDITIONAL GENERAL NOTES.

## TREE PRUNING NOTES

1. ALL PRUNING OF EXISTING TREES SHALL BE PERFORMED BY AN INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST, UTILIZING THE NATURAL TARGET PRUNING METHOD.
2. ALL PRUNING SHALL FOLLOW ISA'S TREE PRUNING GUIDELINES OR THE MOST RECENT ANSI A300 PRUNING STANDARDS, AND ANSI Z133.1 SAFETY STANDARDS.
3. SELECTIVE DIRECTIONAL PRUNING SHALL BE UTILIZED AND TOPPING OR DEADHEADING OF TREES SHALL BE PROHIBITED.
4. ANY TREES LOCATED UNDER OR ADJACENT TO OVERHEAD UTILITY WIRES SHALL BE PRUNED BY AN ISA CERTIFIED ARBORIST WHO MEETS ANSI AND OSHA STANDARDS IN THE SPECIAL TECHNIQUES NEEDED TO WORK SAFELY AROUND ENERGIZED LINES.
5. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT A UTILITY COMPANY REPRESENTATIVE, PRIOR TO PERFORMING ANY TREE PRUNING WORK NEAR AN OVERHEAD POWER LINE.

## LANDSCAPE PLAN NOTES

1. REFER TO SHEET **L2.1** FOR LANDSCAPE DETAILS.
2. REFER TO SHEET **L2.1** FOR PLANT SCHEDULES.
3. PLANT LOCATIONS INDICATED ON THE LANDSCAPE PLAN ARE APPROXIMATE; ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO SITE CONDITIONS.
4. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT MATERIAL DISCREPANCIES OCCUR.
5. LAWN AREAS SHALL BE STABILIZED WITH SEED UNLESS OTHERWISE INDICATED ON THE PLAN. REFER TO THE LAWN SEED MIX NOTES ON THE LANDSCAPE DETAILS SHEET AND THE SOIL EROSION AND SEDIMENT CONTROL PLAN FOR APPROVED SEED MIXTURES.
6. SOD SHALL BE A BLEND OF TURFGRASS SPECIES SUITABLE TO THE PROJECT LOCATION AND LOCALLY AVAILABLE.
7. ALL SHADE TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS, VEHICLE ACCESSES, OR WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL BE BRANCHED A MINIMUM OF 7'-00" ABOVE GRADE AND/OR APPROPRIATELY PRUNED TO BE 7'-00" ABOVE GRADE. ALL SHRUBS WITHIN A SIGHT TRIANGLE OR SIGHT EASEMENT SHALL NOT EXCEED 30" ABOVE THE ELEVATION OF THE ADJACENT CURB AND ARE TO BE APPROPRIATELY PRUNED.

## TRANSPLANTING NOTES

1. PRUNE ALL PLANT MATERIALS TO BE TRANSPLANTED PRIOR TO DIGGING. APPLY ANTI-DESICCANT IMMEDIATELY PRIOR TO DIGGING.

2. REMOVE PLANT MATERIALS WITH EARTH BALL INTACT AROUND ROOT SYSTEM. SOIL BALL SIZE TO COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 'AMERICAN STANDARD FOR NURSERY STOCK'. BALL AND BURLAP PLANT MATERIALS AND STORE ON-SITE AS DIRECTED BY OWNER'S REPRESENTATIVE. DO NOT BEND OR BIND PLANT MATERIALS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. DO NOT DROP BALLED AND BURLAPPED TRANSPLANTS DURING TRANSPORT AND STORAGE.

3. HEEL-IN BALLED AND BURLAPPED TRANSPLANTS UNTIL TIME OF REPLANTING. PLANT MATERIALS SHALL BE HEELED-IN AT THE STORAGE LOCATION ON THE SAME DAY OF DIGGING. NO PLANT MATERIALS SHALL BE DUG UP AND EXPOSED LONGER THAN A NORMAL WORK DAY OR OVERNIGHT.

4. WATER AND MULCH PLANT MATERIALS AS NECESSARY TO MAINTAIN OPTIMUM HEALTH OF PLANT MATERIAL UNTIL REPLANTING OCCURS.

5. ON DAY OF REPLANTING, INSTALL PLANT MATERIALS IMMEDIATELY UPON REMOVAL FROM STORAGE AREA. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS, SET PLANT MATERIALS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE

6. INSTALL TRANSPLANTED PLANT MATERIALS IN NEW LOCATION PER PLANTING DETAILS, SEE X.

7. IT SHALL BE THE OWNER'S REPRESENTATIVE'S UNDERSTANDING THAT TRANSPLANTED PLANT MATERIALS ARE NOT COVERED UNDER THE CONTRACTOR'S WARRANTY AND SHALL BE REPLACED IF THEY TURN BROWN AND DIE, AT ADDITIONAL COSTS TO THE PROJECT, IF SO DESIRED BY THE OWNER'S REPRESENTATIVE, OR REQUIRED BY THE MUNICIPALITY. ANY REPLACED PLANT MATERIALS SHALL BE OF SIMILAR SPECIES/VARIETY WITH A MINIMUM SIZE OF X' IN HEIGHT/SPREAD OR X" IN CALIPER, AS APPROVED BY OWNER'S REPRESENTATIVE.

## LANDSCAPE ORDINANCE COMPLIANCE CHART

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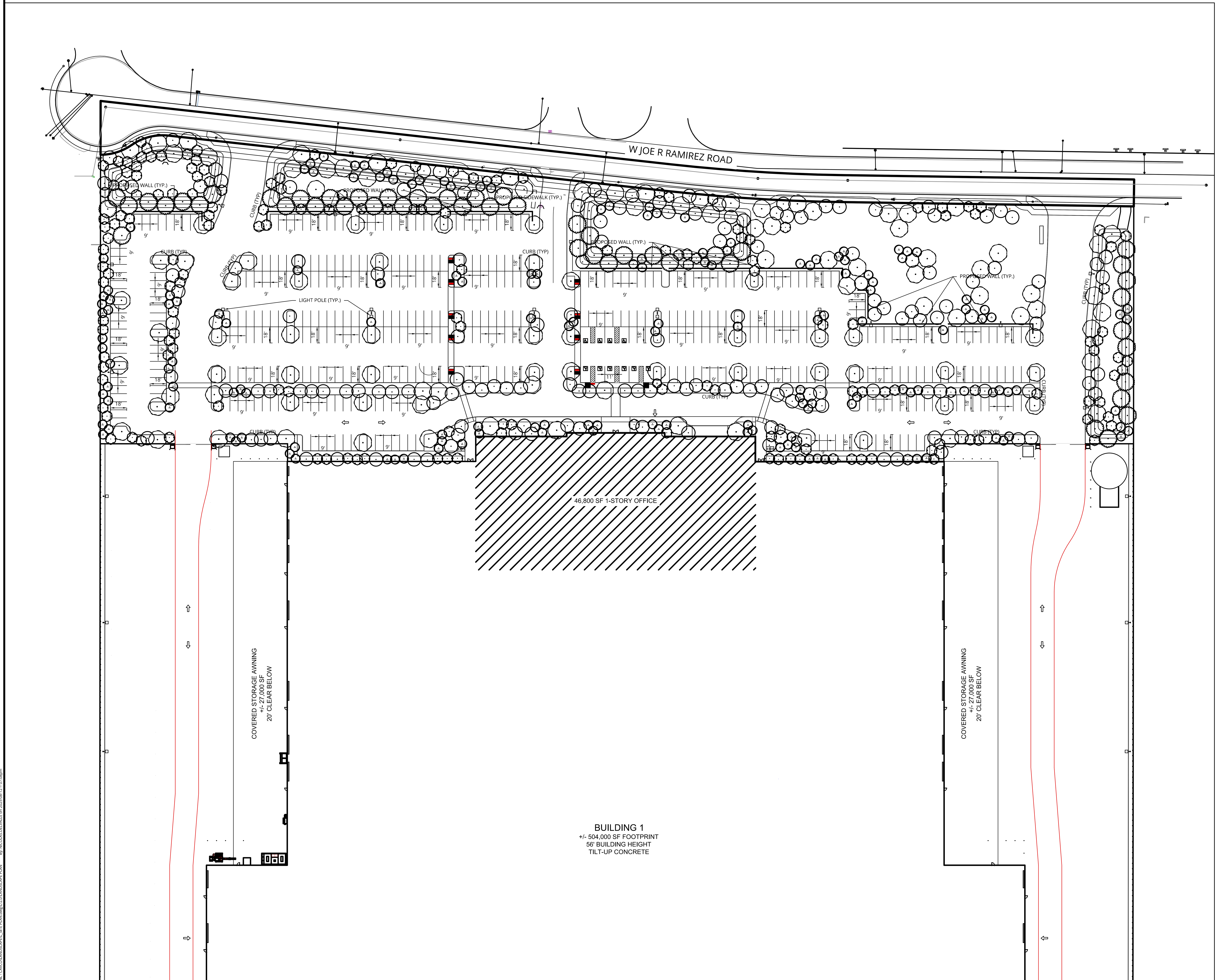
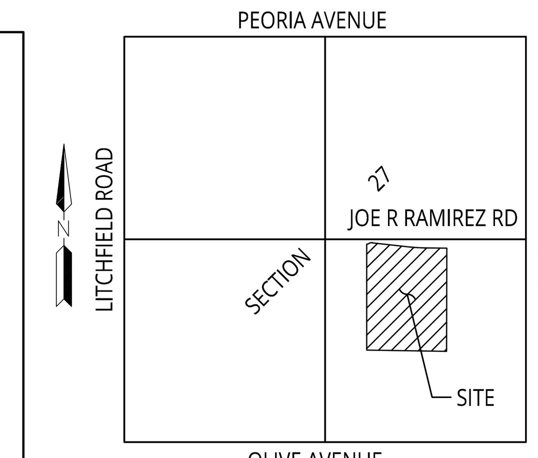
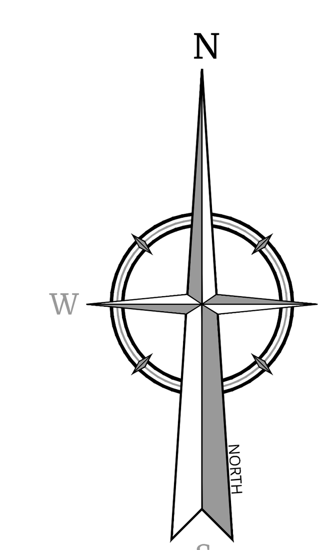
| **§ 154.101 REQUIRED SCREENINGS.** | |
| (C) OUTDOOR STORAGE. ALL OUTDOOR STORAGE AREAS FOR MATERIALS, REFUSE CONTAINERS, MECHANICAL EQUIPMENT, OR VEHICLES, AND ALL LOADING/UNLOADING AREAS OR SERVICE BAYS SHALL BE SCREENED FROM STREET VIEW BY A SCREENING WALL CONSTRUCTED TO A MINIMUM HEIGHT OF SIX FEET AND DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. | |
| **§ 154.102 LANDSCAPING REQUIREMENTS.** | |
| (M) GENERAL STANDARDS FOR LANDSCAPED AREAS ALONG STREET/FRONTAGE.<br>2. ALL ON-SITE PARKING AREAS SHALL BE SCREENED FROM STREET VIEW BY A LANDSCAPED BERM OR DECORATIVE WALL NOT LESS THAN THREE FEET IN HEIGHT. THE REQUIRED HEIGHT OF BERM OR WALL SHALL BE MEASURED FROM THE HIGHEST FINISHED GRADE OF THE ADJACENT ON-SITE PARKING AREA OR ADJACENT FINISHED GRADE OF THE STREET, WHICHEVER IS GREATER. | |
| (P) RETENTION BASINS. SLOPES ARE TO BE NO STEEPER THAN A FOUR TO ONE RATIO AND MINIMUM OF 50% LIVE PLANT MATERIAL AND GROUNDCOVER SHALL BE PLANTED WITHIN THE RETENTION AREA. | |
| (V) NON-RESIDENTIAL DEVELOPMENT. GENERAL REQUIREMENTS:<br>1. A MINIMUM OF 10% OF NEW LAND AREA OF ANY SITE USED FOR NON-RESIDENTIAL DEVELOPMENT SHALL BE LANDSCAPED.<br>**SITE = 1,729,983 SF**<br>**10% = 172,998 SF**<br>**LANDSCAPED OPEN SPACE = 262,104 SF (15%)**<br>2. ALL PORTIONS OF THE DEVELOPMENT SITE NOT OCCUPIED BY BUILDINGS, STRUCTURES, VEHICLE ACCESS AND PARKING AREAS, LOADING/UNLOADING AREAS, AND APPROVED STORAGE AREAS SHALL BE LANDSCAPED IN ACCORDANCE WITH THE FOLLOWING STANDARDS. FUTURE BUILDING PADS WITHIN A PHASED DEVELOPMENT SHALL BE IMPROVED WITH TEMPORARY LANDSCAPING, OR OTHERWISE MAINTAINED WEED-FREE IN SUCH A MANNER AS MAY BE APPROVED BY THE CITY.<br>3. WITHIN REQUIRED YARDS AND OPEN SPACE AREAS, MINIMUM 15-GALLON SIZED TREES AND FIVE-GALLON SHRUBS SHALL BE PLANTED AT A RATIO OF ONE TREE PER 200 SQUARE FEET AND ONE SHRUB PER 100 HUNDRED SQUARE FEET OF LANDSCAPE AREA.<br>**LANDSCAPED OPEN SPACE = 262,104 SF**<br>262,104 / 200 = **1,311 TREES REQUIRED**<br>262,104 / 100 = **2,621 SHRUBS REQUIRED** | |
| (W) STREETSCAPE STANDARDS. THE FOLLOWING LANDSCAPING SHALL BE REQUIRED ALONG ALL STREETS UNLESS OTHERWISE STATED HEREIN.<br>1. TREES WITH A MINIMUM SIZE OF 15 GALLONS SHALL BE PLANTED AT THE RATE OF ONE TREE PER 30 FEET OF LINEAR STREET FRONTAGE. A MINIMUM OF 50% OF THE REQUIRED TREES SHALL BE 24-INCH BOX TREES.<br>**LINEAR STREET FRONTAGE = 1,159 LF**<br>1,159/ 30 = **39 TREES REQUIRED**<br>2. SHRUBS WITH A MINIMUM SIZE OF FIVE GALLONS SHALL BE PLANTED IN APPROPRIATE NUMBERS TO COMPLEMENT THE PLACEMENT OF TREES, BUT IN NO CASE SHALL BE LESS THAN THREE SHRUBS PER 20 FEET OF LINEAR STREET FRONTAGE<br>**LINEAR STREET FRONTAGE = 1,159 LF**<br>1,159/ 20 = **58 SHRUBS REQUIRED** | |
| (X) PARKING LOT LANDSCAPING.<br>1. A MINIMUM OF 10% OF THE PARKING LOT AREA SHALL BE LANDSCAPED, EXCLUSIVE OF FRONT YARD

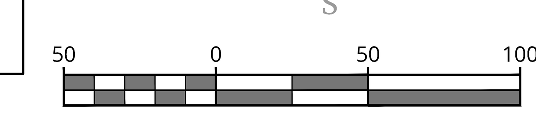



MATCHLINE SEE L-2.1




VICINITY MAP
NOT TO SCALE




SCALE : 1" = 50'
SELECT LINEAR UNIT OF MEASURE

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CAVCO

PRELIM SITE PLAN

CAVCO CENTERPOINT

Lot 4, Centerpoint Logistics Park P/D West
Maricopa County, Arizona

Christopher Gammons
ARIZONA REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 81628
COLLIERS ENGINEERING & DESIGN, INC.
A.Z. Firm Reg. #: 23077-0

Colliers Engineering & Design

PHOENIX
4742 North 24th Street,
Suite 270
Phoenix, AZ 85016
Phone: 602.490.0535
COLLIERS ENGINEERING & DESIGN, INC.

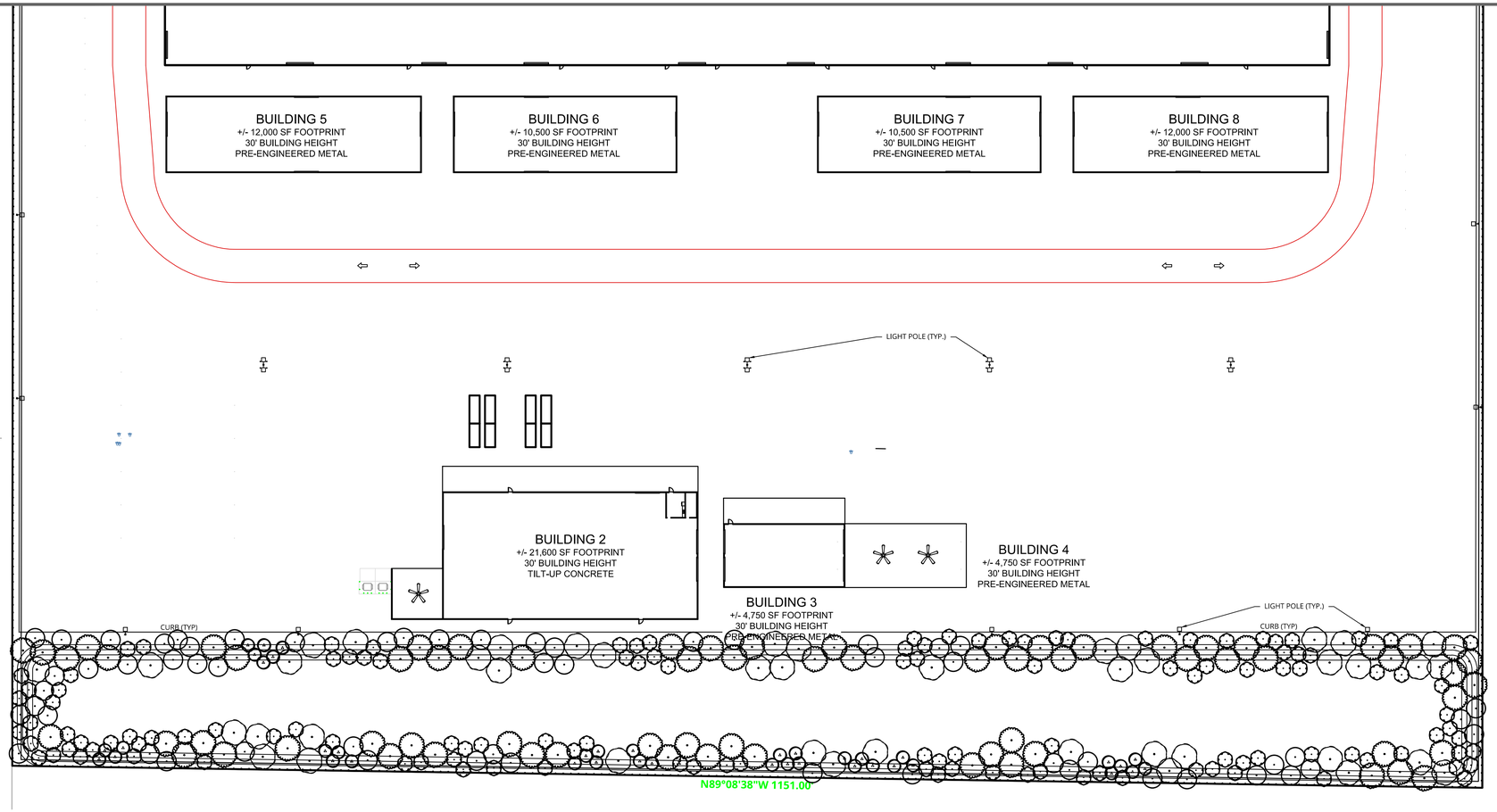
| | |
|---|---|
| SCALE: AS SHOWN | DRAWN BY: BJH |
| DESIGNED BY: BJH | REVIEWED BY: DAC |
| DATE ISSUED: 8/11/2025 | PROJECT NUMBER: 25000062C02 |

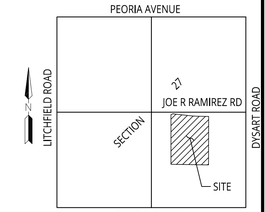
SHEET NAME:
PRELIM LANDSCAPE PLAN 1

DRAWING NUMBER:
L-2.0

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

MATCHLINE SEE L-2.0

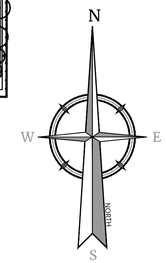


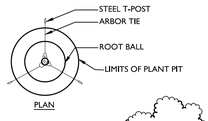




VICINITY MAP
NOT TO SCALE

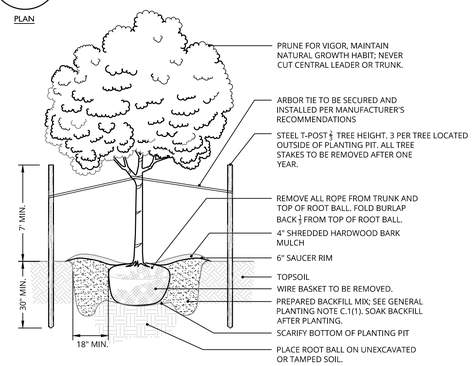
50 0 50 100

SCALE : 1" = 50'
SELECT LINEAR UNIT OF MEASURE



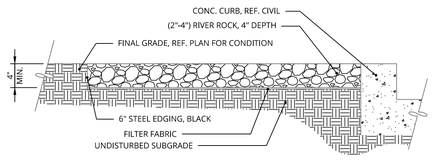

PLAN



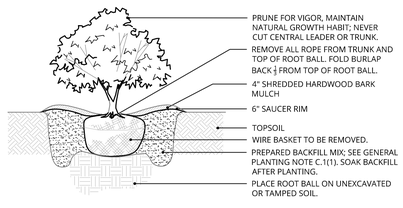

NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WHEN TAGGING TREES AT THE NURSERY MARK THE NORTH SIDE OF THE TREE AND WHEN INSTALLING ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

DECIDUOUS TREE PLANTING DETAIL




RIVER ROCK DETAIL




NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

SHRUB PLANTING DETAIL

PLANT SCHEDULE SITE

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | MAT. HT. | MAT. SPRD. | INSTL. HT. | MIN. CAL. | COND. | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| TREES | | | | | | | | | | |
| | ACAN | 293 | ACACIA ANEURA | MULGA | 25' - 30' | 12' - 20' | 6' - 7' | 2.5" - 3" CAL. | 15 GAL. | STRAIGHT, SYMMETRICAL, FULL CROWN |
| | CEMX | 197 | CERCIS CANADENSIS MEXICANA | MEXICAN REDBUD | 5' - 15' | 5' - 12' | 6' - 7' | 2.5" - 3" CAL. | 15 GAL. | STRAIGHT, SYMMETRICAL, FULL CROWN |
| | CHLI | 118 | CHILOPSIS LINEARIS | DESERT WILLOW | 20' - 25' | 20' - 25' | 6' - 7' | 2.5" - 3" CAL. | 15 GAL. | STRAIGHT, SYMMETRICAL, FULL CROWN |
| | PAFL | 211 | PARKINSONIA FLORIDA | BLUE PALO VERDE | 25' - 50' | 25' - 50' | 6' - 7' | 2.5"-3" CAL. | 15 GAL. | STRAIGHT, SYMMETRICAL, FULL CROWN |
| | VAFA | 161 | VACHELLIA FARNESIANA | SWEET ACACIA | 20' - 25' | 20' - 25' | 6' - 7' | 2.5" - 3" CAL. | 15 GAL. | STRAIGHT, SYMMETRICAL, FULL CROWN |
| | | 980 | SUBTOTAL: | | | | | | | |
| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | MAT. HT. | MAT. SPRD. | INSTL. HT. | INSTL. SPRD. | COND. | REMARKS |
| SHRUBS | | | | | | | | | | |
| | BUFR | | BULBINE FRUTESCENS | BULBINE | 2' | 2' - 3' | 12" | 1' - 1.5' | 5 GAL. | |
| | CAPU | | CAESALPINIA PULCHERRIMA | RED BIRD OF PARADISE | 5' | 4' - 5' | 12"-18" | 2' - 4' | 5 GAL. | |
| | CAGI | | CARNEGIEA GIGANTEA | SAGUARO | 8' | | | | 3 GAL. | |
| | CHHU | | CHAMAEROPS HUMILIS | MEDITERRANEAN FAN PALM | 10' | 10' - 12' | 4' - 5' | 2' - 4' | 5 GAL. | |
| | FOSP | | FOUQUIERIA SPLENDENS | OCOTILLO | 8' | | | | | |
| | HEPA | | HESPERALOE PARVIFLORA | RED YUCCA | 5' | 4' | 12"-18" | 1' - 2' | 5 GAL. | |
| | LACA | | LANTANA CAMARA | LANTANA | 3' | 2' - 3' | 12"-18" | 1' - 2' | 5 GAL. | |
| | LEFR | | LEUCOPHYLLUM FRUTESCENS | TEXAS SAGE | 4' | 6" | 18"-24" | 1' - 2' | 3 GAL. | |
| | NOMI | | NOLINA MICROCARPA | SACAHUISTA | 8' | | | | 3 GAL. | |
| | RUEQ | | RUSSELIA EQUISETIFORMIS | FIRECRACKER PLANT | 3' | 4' - 5' | 12"-18" | 1' - 2' | 3 GAL. | |
| | SARO | | SALVIA ROSMARINUS | ROSEMARY | 4' - 6' | 3' - 4' | 12"-18" | 1' - 2' | 3 GAL. | |
| | STTH | | STENOCEREUS THURBERI | ORGANPIPE CACTUS | 10' | 10' | 18" - 24" | 1.5' - 2' | 3 GAL. | |
| | | | SUBTOTAL: | | | | | | | |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| REV | DATE | DESCRIPTION |
|---|---|---|
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CAVCO

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CAVCO CENTERPOINT

Lot 4, Centerpoint Logistics
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| SCALE: | DRAWN BY: |
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| AS SHOWN | BJH |
| DESIGNED BY: | REVIEWED BY: |
| BJH | DAC |
| DATE ISSUED: | PROJECT NUMBER: |
| 8/11/2025 | 25000062C02 |

SHEET NAME:

PRELIM LANDSCAPE PLAN 2

DRAWING NUMBER:

L-2.1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.


J:\Drawer\Projects\091_CAVCO\LA\SHEETS\L_SITE PLAN.dwg>L2-1 LANDSCAPE PLAN 2 By: NICOLAS.DELVALLE on 2025-08-13 - 07:39pm