

120 VOLT POWER FOR CONTROLLER(S) IS TO BE PROVIDED BY OTHERS ON A SEPARATE CIRCUIT BREAKER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING CONNECTIONS TO CONTROLLER. CONTROLLER FINAL LOCATION SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.

ARC ONE ASSOCIATES LLC. SHALL NOT BE RESPONSIBLE FOR IMPROPER OPERATION OF SYSTEM DUE TO CONTRACTOR NOT FOLLOWING PLAN PIPE SIZING OR INADEQUATE STATIC PRESSURE OR INFIELD DESIGN CHANGES WITHOUT APPROVAL.

ARC ONE ASSOCIATE LLC IS NOT RESPONSIBLE FOR ERROR IN INSTALLATION IF THEY HAVE NOT BEEN RETAINED FOR INSTALLATION OBSERVATION.

LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DETAILS, STANDARDS OF MATERIAL SAND WORKMANSHIP.

12 LANDSCAPE SPRINKLER PLAN NOTES

SPECIAL NOTES:

1. SHRUB SPRAY HEADS ON A RISER WILL ONLY BE PERMITTED NEXT TO A WALL, A FENCE OR OTHER AREA WHERE THEY ARE OUT OF CLEAR VIEW. AN APPROPRIATE HEIGHT POP-UP SPRINKLER SHALL BE INSTALLED ADJACENT TO ALL WALKS, DRIVES, PATIO AREAS AND ALL AREAS OF PEDESTRIAN TRAFFIC. FINAL INSTALLATION IN LAWN SHALL BE FLUSH AND IN SHRUB BEDS ONE INCH ABOVE GRADE.

2. CONTRACTOR SHALL PROVIDE ONE BUBBLER AT THE BASE OF EACH FIELD GROWN OR 24" AND LARGER BOXED TREE OR OTHER TREE AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

EMITTER SCHEDULE:

AT SHRUBS AND GROUND COVER	ONE (1) 1 GPH EMITTER AT
TREES	THREE (3) 1 GPH EMITTER AT
CACTI	ONE (1) 1 GPH EMITTER

8 LANDSCAPE SPECIAL NOTES

LANDSCAPE AND IRRIGATION 1. All landscape and irrigation installed within the public right-of-way or other City maintained areas shall be installed per the approved plans. 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.

Call the City of Goodyear Development Services Building Safety Division at (623) 923-3494 to use the city's Interactive Voice Response System (IVR) to schedule building inspections and obtain inspection history - 24 hours a day, 7 days a week. Inspections can be scheduled three days in advance.

4. Separate inspections are required for the backflow preventer and electrical connections. Please schedule inspections via Interactive Voice Response System (IVR) at (623) 932-3494 a minimum of 24 hours prior.

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 (C of O).

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 onsite 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 7-foot 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 2.5-feet 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-foot clearance from any City water or wastewater 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-inches in depth shall be provided in all landscape areas within the City right-of-way per City detail to promote water harvesting.

16. All planting areas (except turf areas) to be maintained by the City shall be treated with a preemergent 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 show the locations of all plantings and the dimensions to fixed points of all irrigation equipment, piping etc.

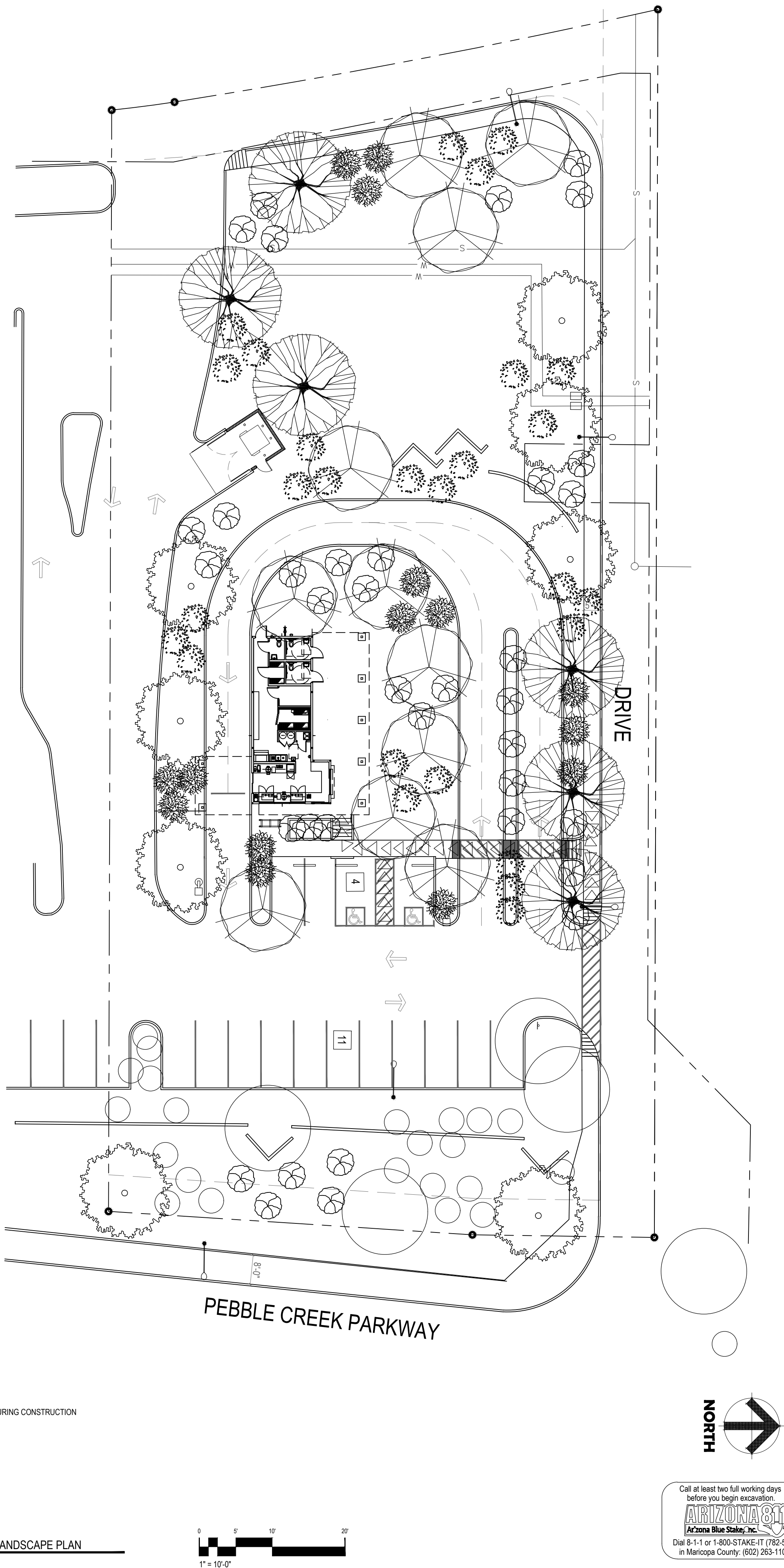
7 LANDSCAPE GROUND COVER NOTES

PROJECT DATA TABLE	REQUIRED	SUPPLIED
NET SITE AREA	1,344 S.F.	6,720 S.F. (ON SITE)
TOTAL LANDSCAPE AREA		3,747 S.F.
LANDSCAPE COVERAGE		56%
TOTAL TREES REQUIRED (3/1000 SF)	= 7	19
TOTAL SHRUBS REQUIRED (5/1000 SF)	= 32	81
TOTAL CACTI		30
3/4" DG GROUND COVER		100%
VEGETATIVE GROUND COVER	20% REQ	48% SUPPLIED

6 PLANTING DATA TABLE

NOTE:
PROTECT FROM DAMAGE DURING CONSTRUCTION

5 PROPOSED LANDSCAPE PLAN



BOTANICAL NAMES	COMMON NAMES	SIZES	QTY
NEW TREES:			
PITHECELLOBIUM FLEXICAULE	TEXAS EBONY	2" CAL	11
PROSOPIS CHILENSIS	CHILEAN MESQUITE	2" CAL.	6
ACACIA FARNESIANA	SWEET ACACIA	2" CAL.	8
EXISTING TREE	EXISTING	EXISTING	4
TOTAL TREES			29
NEW SHRUBS:			
RUPELLIA PENINSULARIS	DESERT RUELLIA	5 GAL	12
CASSIA WISLZENII	SHRUBBY SENNA	5 GAL	36
LEUCOPHYLLUM CANDIDUM	SILVER CLOUD SAGE	5 GAL	27
EXISTING SHRUB	EXISTING	EXISTING	22
TOTAL SHRUBS			97
GROUND COVER: 1/2" SCREENED MADISON GOLD DECOMPOSED GRANITE - 2" THICK LAYER ON ALL LANDSCAPE AREAS			

2 LANDSCAPE PLANTING LEGEND

- PROPERTY LINE
- EXISTING CONCRETE SIDEWALK
- EXISTING 6" CONCRETE CURB (TYP.)
- EXISTING ASPHALT PAVED PARKING AREA
- NEW LANDSCAPE AREA
- NEW ASPHALT PAVING - SEE CIVIL
- EXISTING 20' HT. STREET LIGHTING IN COMPLIANCE WITH DARK SKY CODE TO BE RELOCATED
- NEW ADA PARKING SPACE OVER EXISTING PARKING AREA
- ADA ACCESSIBLE ROUTE
- NEW 6" CONCRETE CURB
- NEW CANOPY AT DRIVE-THRU

1 SITE PLAN KEYNOTES

ARC ONE ASSOCIATES

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Phoenix, Arizona 85004
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info@arconeassociates.com

NEW DRIVE-THRU COFFEE SHOP
NWC McDOWELL & PEBBLE CREEK PKWY
PARCEL 2
GOODYEAR, ARIZONA 85995
508-14-969

design: RDO
drawn: AK
check: JDO

revisions:

1	11-24-21	CITY COMMENTS CORRECTIONS
2	8-31-21	CITY COMMENTS CORRECTIONS

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REGISTERED PROFESSIONAL ARCHITECT
RICHARD D. OEHLER
03-12-21
ARIZONA U.S.A.

EXPIRES 12/31/21

date: 03/12/21

SHEET

LS100

of 1 OF 4

PROJECT: A0080121