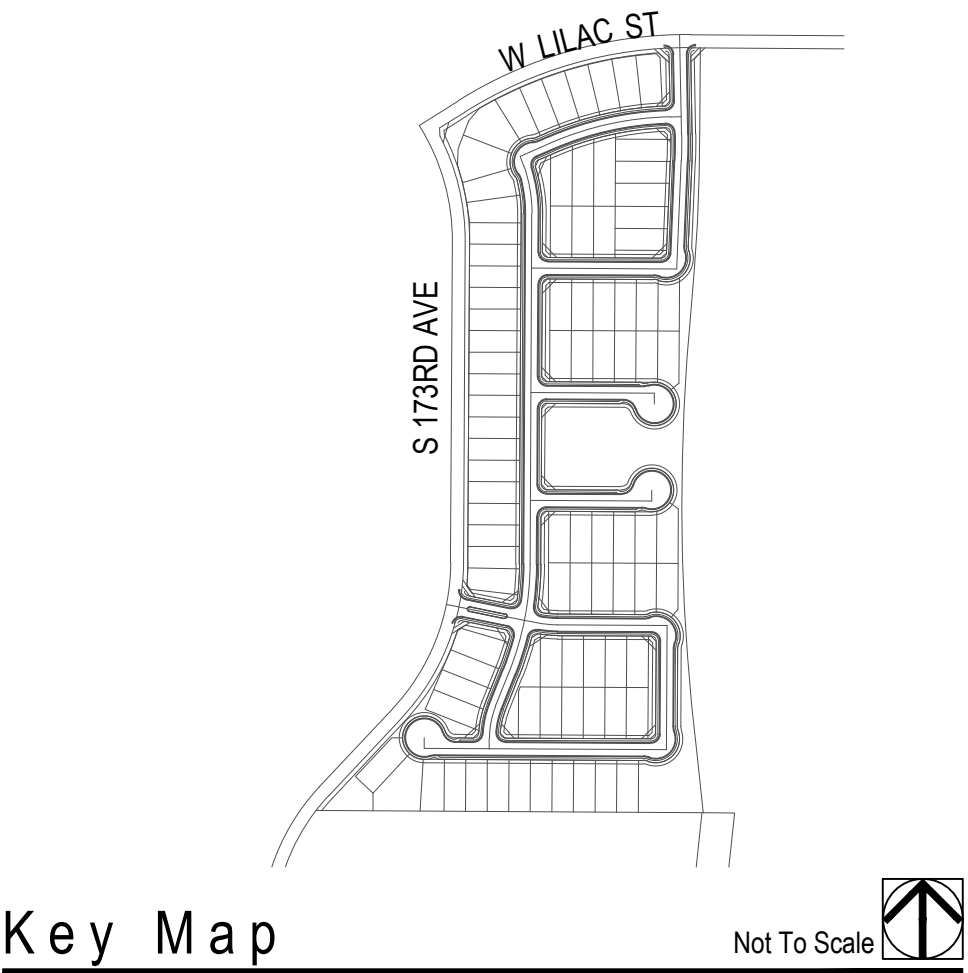
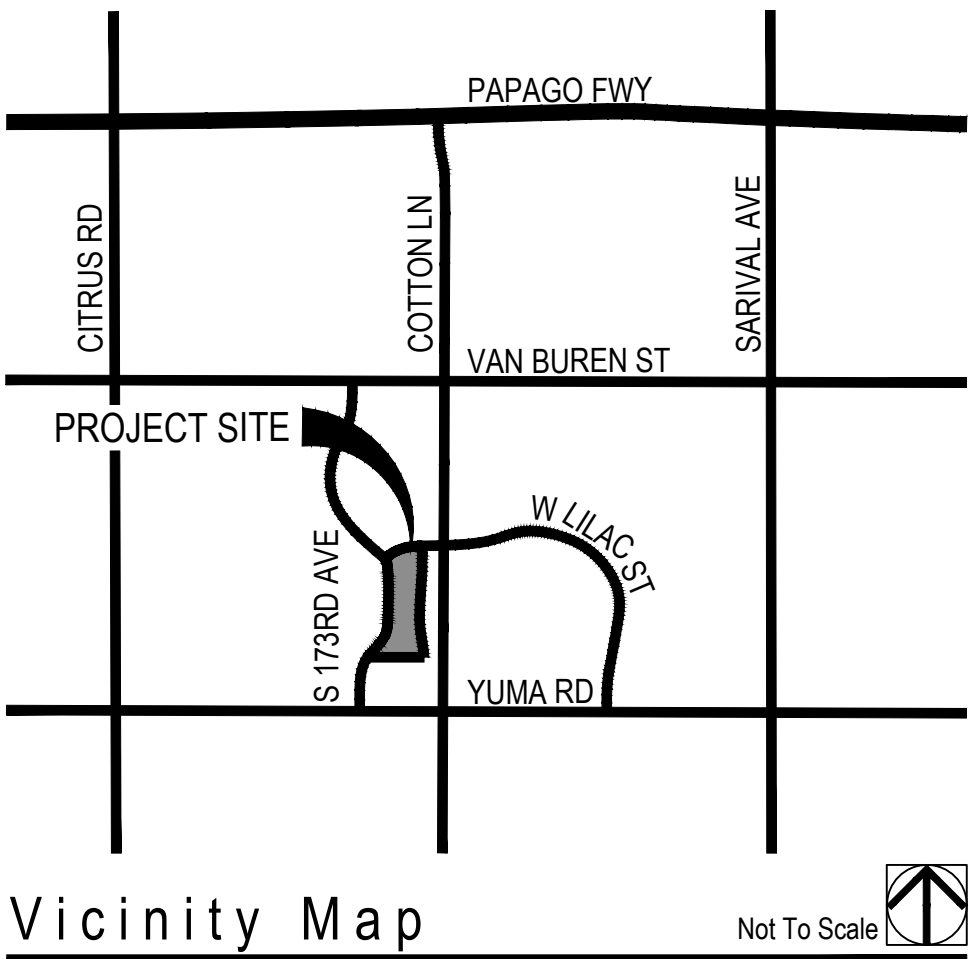


Crestwood at Canyon Trails

Preliminary Landscape Plans NWC of S 173rd Ave & W Lilac St Goodyear, AZ, 85326

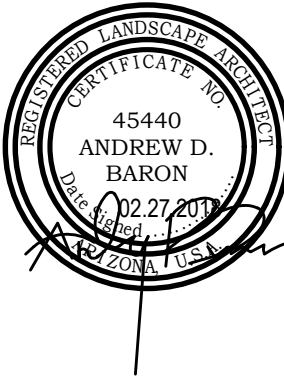
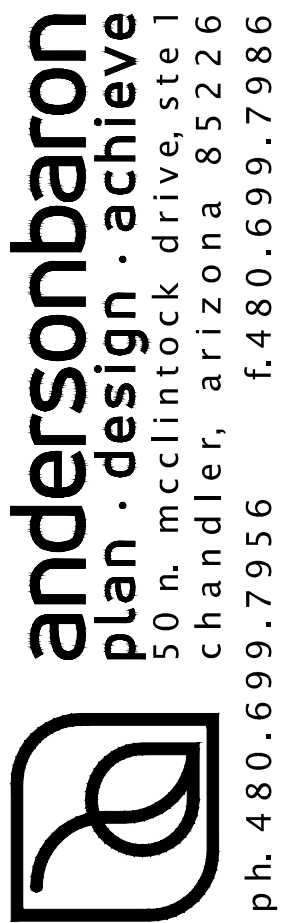
02.27.2018



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Construction Details	

Crestwood at Canyon Trails
Preliminary Landscape Plan
02.27.2018



Revisions

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CLIENT:

Mattamy Homes
9200 E. Pima Center Parkway Suite 160
Scottsdale, AZ, 85258
P. (480) 302.6080
Contact: Jose L. Castillo
Email: jose.castillo@mattamycorp.com

Consultant Team

Landscape Architect/Planner:

andersonbaron Landscape Architecture, LLC
50 N. McClintock Dr, Ste 1
Chandler, Arizona 85226
P. 480.699.7956
F. 480.699.7986
Contact: Andy Baron
Email: andy.baron@andersonbaron.com

Civil Engineer:

Hilgart Wilson, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
P. 602.490.0535
Contact: Zach Hilgart
Email: zhilgart@HilgartWilson.com

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN HEREON WAS OBTAINED UNDER MY DIRECT SUPERVISION AND IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY _____ DATE _____

(SEAL)

CITY OF GOODYEAR - PLAN SET DATA

WATER PROVIDER: _____ City of Goodyear

TOTAL LANDSCAPE AREA _____ 179,527 SQ.FT.

MAINTENANCE RESPONSIBILITY:
ALL LANDSCAPE AREAS, TRACTS, MEDIANS AND MATERIALS, INCLUDING THOSE LOCATED IN RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF A PRIVATE: HOMEOWNERS ASSOCIATION THE H.O.A. IS SOLELY RESPONSIBLE FOR FUTURE MAINTENANCE OF LANDSCAPE AS IT RELATES TO LINE OF SITE VISIBILITY, CLEAR ACCESSIBLE WALKS, SEASONAL IRRIGATION ADJUSTMENTS, TRIMMING AND WEED CONTROL. ALL PERIMETER WALL ELEMENTS AND EASEMENTS SHALL BE MAINTAINED BY A PRIVATE HOA ESTABLISHED BY THE DEVELOPER

CONCRETE SIDEWALK NOT IDENTIFIED ON CIVIL _____ 433 LF 2,598 SQ.FT.

MAINLINE TRENCHING IN THE RIGHT-OF-WAY _____ 0 LIN.FT.

CITY MAINTAINED AREA _____ 0 LIN.FT.

Refer to General City of Goodyear Notes on Sheet LA0.1

GENERAL PROJECT NOTES:

- THESE NOTES ARE TO BE USED AS A GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND CHANGE ORDERS ASSOCIATED WITH THIS DOCUMENT SET.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) AND PER LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES, WHICHEVER IS APPLICABLE.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE PROJECT SITE AND LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. THE CONTRACTOR SHALL UTILIZE AN UNDERGROUND UTILITY COORDINATION SERVICE TO MARK EXISTING UTILITIES 48 HOURS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD ANY CONFLICT ARISE.
- THE CONTRACTOR SHALL PROVIDE MATERIALS OR EQUIPMENT AND PERFORM REQUIRED INCIDENTAL PROCEDURES THAT MAY BE REQUIRED TO COMPLETE THE PROJECT TO SATISFACTORY CONDITION AS DIRECTED BY THE DESIGN INTENT OF THIS DOCUMENT SET AND THEREFORE SHALL MEET MINIMUM CONSTRUCTION REQUIREMENTS AND INDUSTRY STANDARDS NOTWITHSTANDING MENTION OR REFERENCE IN THIS DOCUMENT SET.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. INTERPRETATION OF THIS DOCUMENT SET IN ITS ENTIRETY SHALL BE MADE BY THE LANDSCAPE ARCHITECT OF RECORD AND SHALL BE CONSIDERED FINAL. DISCREPANCIES SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE LANDSCAPE ARCHITECT OF RECORD AS THE CORRECT AND FINAL INTERPRETATION.
- THIS DOCUMENT SET, INCLUDING ALL PLAN SHEETS, NOTES, DETAILS, AND SPECIFICATIONS SHALL BE UTILIZED BY THE CONTRACTOR PERFORMING INSTALLATION AND GUIDELINES FOR THE PROJECT DESIGN INTENT. QUANTITIES SHOWN IN THIS DOCUMENT SET ARE ESTIMATES ONLY AND ARE NOT THEREFORE GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER COMPLETE PROJECT AS SPECIFIED IN THESE DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS.
- SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THIS DOCUMENT SET OR SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
- CONTRACTOR SHALL PROPERLY COORDINATE WORK TO BE PERFORMED WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
- CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE INCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- EXISTING SITE CONDITIONS AND THE DOCUMENT SET BASE INFORMATION HAVE BEEN PROVIDED BY THE PROJECT CIVIL ENGINEER.
- CONTRACTOR SHALL MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION AND SHALL BE RESPONSIBLE FOR SECURING APPROVAL AND PERMIT FOR THE PROCESS.

PLANTING GENERAL NOTES:

- CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR SHALL REVIEW SITE SOILS REPORT PRIOR TO PLANTING. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. PRIOR TO HOLE DRAIN, DO NOT PLANT. SEE HARDPAN DETAIL.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO HARDSCAPE CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE. SUBSTANTIAL DEVIATION FROM THIS DOCUMENT SET WILL REQUIRE REVIEW AND APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE.
- LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE. SEE SPECIFICATIONS AND THIS DOCUMENT SET FOR MINIMUM REQUIREMENTS.
- THE CONTRACTOR SHALL SUBMIT IN WRITING REQUESTS FOR ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION AND PLANT NAMES, LATEST EDITION.
- PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM FROM ON-SITE SALVAGE INVENTORY OR LOCATED BY THE LANDSCAPE ARCHITECT FROM OTHER SOURCE. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- FINAL LOCATION OF PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNERS' AUTHORIZED REPRESENTATIVE.
- ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS. CONTRACTOR SHALL OBSERVE MINIMUM OFFSETS FROM THE FOLLOWING STRUCTURES; TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS (MEASURED FROM MATERIAL MATURITY), 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM HARDSCAPE, CURBS AND WALLS (MEASURED FROM CENTER OF PLANT MATERIAL). SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS AND 2'-0" FROM FIRE SUPPRESSION DEVICES (MEASURED FROM MATERIAL MATURITY). LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES SHALL SUPERCEDE SPECIFIED DISTANCES SO LONG AS THEY SURPASS STATED REQUIREMENTS.
- CONTRACTOR SHALL INSTALL 'SHAWTOWN ROOT BARRIER PANELS' (OR APPROVED EQUAL) AT ALL TREES WITHIN 5'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
- ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
- CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
- CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
- ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.
- CONTRACTOR SHALL INSTALL ANGULAR GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF ANGULAR GRANITE RIP-RAP. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
- DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND ANGULAR GRANITE RIP-RAP AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE THROUGHOUT. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR SIZE AND COLOR OF DECOMPOSED GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
- PLANT MATERIAL SHALL NOT BE INSTALLED OR ALLOWED TO GROW TO WITHIN 3'-0" OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FDC). MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 15'-0" WHERE TREES OVERHANG THE CURB LINE. TREES SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY STRUCTURE UNLESS OTHERWISE NOTED.
- IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT FLOOR GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
- NATIVE REVEGETATION AREAS AND PLANTER BEDS NOTED IN THIS DOCUMENT SET SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
- THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCKUP OF NATIVE REVEGETATION AREAS NOTED IN THIS DOCUMENT SET FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.

IRRIGATION GENERAL NOTES:

- THE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
- CONTRACTOR TO VERIFY PRESSURE ON-SITE AND NOTIFY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY THE PROPER PARTY, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ALL NECESSARY SYSTEM ALTERATIONS REQUIRED TO FACILITATE AN EFFICIENT AND OPERATIONAL SYSTEM. THIS IRRIGATION SYSTEM REQUIRES A MINIMUM OF 65 TO 75 PSI WATER PRESSURE AT WATER METER.
- THE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
- THE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. ALL NEW METERS SHALL BE INSTALLED PER THE IRRIGATION SCHEDULE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL INCLUDING TURF.
- WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT AN UNDERGROUND UTILITY COORDINATION SERVICE TO VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES THAT MAY BE AFFECTED BY DESCRIBED WORK, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE IRRIGATION INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
- ALL VALVES SHALL NOT EXCEED MANUFACTURERS SPECIFICATIONS.
- SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
 - TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
 - TWO KEYS FOR EACH OF THE CONTROLLERS.
 - TWO COUPLERS WITH MATCHING HOSE BIBBS AND SHUT-OFF VALVE.
 - TWO VALVE BOX KEYS.
- INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
- ALL VALVES SHALL NOT EXCEED MANUFACTURERS DESIGN SPECIFICATIONS.
- VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE AND GROUPED TOGETHER WHEN POSSIBLE.
- CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS.
- VALVE BOXES TO BE BRANDED WITH CONTROLLER AND STATION NUMBER.
- INSTALL ALL MAINLINES WITH A MINIMUM OF 20" OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
- FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
- INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
- CONTROLLER TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
- CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
- INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, ADJACENT TO HARDSCAPE WITHIN DESCRIBED LIMIT OF WORK.
- ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
- ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
- SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE AND INSTALLED AS SCHEDULE 40 PVC MINIMUM.
- ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
- FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
- INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
- ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE.
- INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
- ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2) INCHES OF PEA GRAVEL.
- ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIVE MARKING.
- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
- BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
- AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
- PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE PROPER GOVERNING AGENCIES.

HARDSCAPE GENERAL NOTES:

- CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES EXIST. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE DOCUMENTS SUBMITTED BY THE PROJECT CIVIL ENGINEER. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES OCCUR. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY FIELD REVISIONS.
- REFER TO CONSTRUCTION DOCUMENTS PREPARED BY THE PROJECT CIVIL ENGINEER FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROL DIMENSIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL STRUCTURES REPRESENTED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) REVIEWED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION UNLESS OTHERWISE STATED.
- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL HAVE SIDEWALKS SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR SITE REVIEW.
- UNLESS OTHERWISE NOTED IN THIS DOCUMENT SET OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" IN WIDTH, 4" THICK, 2500 PSI CONCRETE ON COMPACTED BASE PER SITE SOILS REPORT WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH PERPENDICULAR TO DIRECTION OF TRAVEL WITH 1/2" RADIUS TOOLED EDGES.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PREPARE A 4'x4' SAMPLE PANEL FOR EACH TYPE OF HARDSCAPE MATERIAL SPECIFIED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING STAINS AND SPILLS ON FINISHED HARDSCAPE IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING FINISHED WORK UNTIL PROJECT ACCEPTANCE BY OWNER/OWNER'S REPRESENTATIVE.

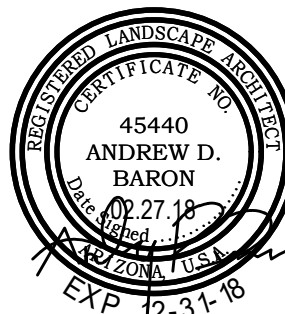
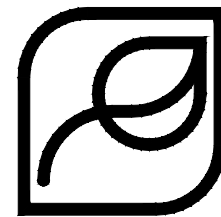
CITY OF GOODYEAR GENERAL NOTES FOR LANDSCAPING:

- A. ALL GENERAL CONSTRUCTION NOTES SHALL APPLY.
B. SUBSTITUTIONS IN TYPE, AND/OR DEVIATIONS IN SIZE OR QUANTITY FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF GOODYEAR. (CONTACT THE CITY LANDSCAPE TECHNICIAN REGARDING ALL PLANTING AND IRRIGATION SUBSTITUTIONS AT 623-882-7979.)
C. ALL SIGNS, MONUMENT WALLS AND SITE LIGHTING REQUIRE SEPARATE BUILDING APPROVAL.
D. ALL FIRE HYDRANTS SHALL REQUIRE A 7-FOOT CLEARANCE IN ALL DIRECTIONS TO ANY NEW OR EXISTING LANDSCAPE.
E. ALL PLANT MATERIAL LOCATED IN THE PUBLIC RIGHTS-OF-WAY OR CITY OF GOODYEAR MAINTAINED AREAS SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA.
F. ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION CURRENT STANDARDS.
G. CONTRACTOR TO ENSURE A ONE-FOOT CLEARANCE BETWEEN THE SIDEWALK AND MATURE TREE CANOPY.
H. PLANT LEGEND PROVIDED FOR CONTRACTOR'S CONVENIENCE. CONSTRUCTION PLANS TAKE PRECEDENCE.
I. A 10-FOOT CLEARANCE SHALL BE MAINTAINED BETWEEN A TREE TRUNK AND A UTILITY LINE.
J. ALL EXISTING LANDSCAPE AND IRRIGATION SYSTEMS THAT ARE DESIGNATED TO REMAIN ON THE APPROVED LANDSCAPE PLANS SHALL NOT BE DAMAGED OR DESTROYED DURING CONSTRUCTION. ANY DAMAGE THAT DOES OCCUR DURING CONSTRUCTION SHALL BE REPLACED IN KIND BY THE CONTRACTOR.
K. SIDEWALK AND PAVING CONSTRUCTION THAT ARE PART OF THE LANDSCAPE IMPROVEMENTS SHALL BE IN COMPLIANCE WITH ALL ONSITE PAVING AND MEET DESIGN AND CONSTRUCTION REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
L. PRIOR TO ACCEPTANCE OF ANY BACKFLOW DEVICE, EACH DEVICE SHALL BE TESTED BY A STATE CERTIFIED TESTER AND THE RESULTS PROVIDED TO THE CITY.
M. UTILITY BOXES, METERS AND VAULTS SHALL BE LOCATED IN THE ROW AND WILL NOT BE PERMITTED IN ANY STREET MEDIAN.
N. "AS-BUILT" DRAWINGS, CERTIFIED BY THE DEVELOPER'S LANDSCAPE ARCHITECT, SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING "CERTIFICATE OF OCCUPANCY".
O. LANDSCAPED AREAS THAT WILL BE MAINTAINED BY CITY PARKS DEPARTMENT SHALL BE CLEARLY IDENTIFIED ON THESE PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS.
1. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL PLANTED AREAS INCLUDING IRRIGATION SYSTEMS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
2. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTINGS AND OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
3. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ASSURE GOOD NORMAL GROWTH.
4. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY AND REDUCE IN SAFE INCREMENTS TO A HEIGHT OF 2 INCHES AND SHALL BE MAINTAINED THEREAFTER AT THE HEIGHT OF 2 INCHES.
5. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
6. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL ALL UNACCEPTABLE PLANTINGS ARE REPLACE OR REPAIRED AND THE LANDSCAPING MEETS CITY APPROVAL.
7. AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING.
A. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
B. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF GOODYEAR, CITY STANDARD DETAILS, AND CURRENT MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION.
C. THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
HOWEVER, SUCH REVIEW SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN PLANS FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.
D. THE CITY DOES NOT WARRANT ANY QUANTITIES SHOWN ON THESE PLANS.
E. THE CITY APPROVAL IS FOR GENERAL LAYOUT IN THE RIGHT-OF-WAY ONLY. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OR THE PLANS SHALL BE RESUBMITTED FOR REVIEW AND APPROVAL.
F. AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
G. THE CITY CONSTRUCTION INSPECTOR SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY CONSTRUCTION WORK AND INSPECTIONS (623-882-7979). CONSTRUCTION WORK CONCEALED WITHOUT INSPECTION BY THE CITY CONSTRUCTION INSPECTOR SHALL BE SUBJECT TO EXPOSURE AT THE CONTRACTOR'S EXPENSE.
H. ANY WORK PERFORMED WITHOUT THE APPROVAL OF THE CITY ENGINEER AND ANY WORK MATERIAL NOT IN CONFORMANCE WITH THE SPECIFICATIONS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
I. RIGHT-OF-WAY IMPROVEMENTS SHALL NOT BE ACCEPTED UNTIL "ASBUILT" PLANS HAVE BEEN SUBMITTED AND APPROVED BY THE CITY. (SEE AS-BUILT REQUIREMENTS)
J. THE DEVELOPER IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY PRIOR TO STARTING NEW CONSTRUCTION.
K. THE DEVELOPER IS RESPONSIBLE FOR ARRANGING THE RELOCATION AND ASSOCIATED COSTS OF ALL UTILITIES. A UTILITY RELOCATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF PERMITS.
L. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING OR DEDICATING ALL REQUIRED RIGHTS-OF-WAY AND EASEMENTS TO THE CITY PRIOR TO ISSUANCE OF PERMITS.
M. THE CONTRACTOR SHALL CONTACT BLUE STAKE (602-263-1100) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL LOCATE ALL CONFLICTS PRIOR TO CONSTRUCTION.
N. THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES PER THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY FOR APPROVAL IN ADVANCE OF CONSTRUCTION.
O. POTABLE WATER IS NOT AVAILABLE FOR CONSTRUCTION USE OTHER THAN THE FILLING AND TESTING OF NEW LINES. THE UNLAWFUL REMOVAL OF WATER FROM A FIRE HYDRANT OR ANY OTHER SOURCE IS A VIOLATION OF THE MUNICIPAL CODE, PUNISHABLE BY FINE AND/OR IMPRISONMENT.
P. PRIOR TO MOVING OR DESTROYING PROTECTED NATIVE PLANT SPECIES, THE CONTRACTOR SHALL FILE A FORMAL NOTICE OF INTENT WITH THE ARIZONA DEPARTMENT OF AGRICULTURE (602-542-6408).
Q. THE CONTRACTOR SHALL COMPLY WITH THE ENVIRONMENTAL PROTECTION AGENCY NATIONAL DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REQUIREMENTS ESTABLISHED FOR CONSTRUCTION SITES. ADEQ GENERAL PERMIT FOR DISCHARGE FROM CONSTRUCTION ACTIVITIES, AND THE CITY OF GOODYEAR STORM WATER MANAGEMENT PLAN.
R. NO PERSON SHALL USE ANY MECHANICAL EQUIPMENT FOR LAND LEVELING OR CLEARING, ROAD CONSTRUCTION, TRENCHING, EXCAVATING, DEMOLITION OR ENGAGE IN ANY EARTHMOVING ACTIVITY WITHOUT FIRST OBTAINING A PERMIT FROM THE MARICOPA COUNTY AIR QUALITY DEPARTMENT, 1001 N. CENTRAL AVENUE, SUITE 150, PHOENIX, AZ 85003. PHONE: 602-506-0666. (THIS NOTICE IS ISSUED PURSUANT TO A.R.S. 36-779.07, NOTICE OF BUILDING AGENCIES.)
S. THESE PLANS REFLECT CONDITIONS AS THEY EXIST AT THE TIME OF DESIGN. IF EXISTING CONDITIONS HAVE CHANGED BY THE TIME OF CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE CITY AND THESE PLANS MAY HAVE TO BE AMENDED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

GRADING GENERAL NOTES:

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND MAINTAIN AND/OR GREAT DRAINAGE SPECIFIED ON THE PROJECT. CIVIL ENGINEERS CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL KEEP DRAINAGE WAYS AND NATURAL FLOW CHANNELS SPECIFIED FREE FROM OBSTRUCTIONS THAT MAY IMPAIR FLOW.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL GRADING SHALL BE APPROVED BY OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY CALICHES ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER.
- FINISH GRADE OF ALL PLANTING AREAS SHALL COMPLY WITH PART 3 OF THE PLANTING SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING A NATURAL UNDISTURBED GROUNDPLANE IN ALL PLANTING AREAS AT/PER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

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Crestwood at Canyon Trails
NWC of S. 173rd Ave. & W. Lilac St.
Goodyear, AZ
General Notes



revisions



- issued for
☐ design dev.
☐ progress set.
☒ city submittal
☐ bid package
☐ construction

title

General Notes

date issued

02.27.18

scale

N/A

drawn by

KR, TH

checked by

AB

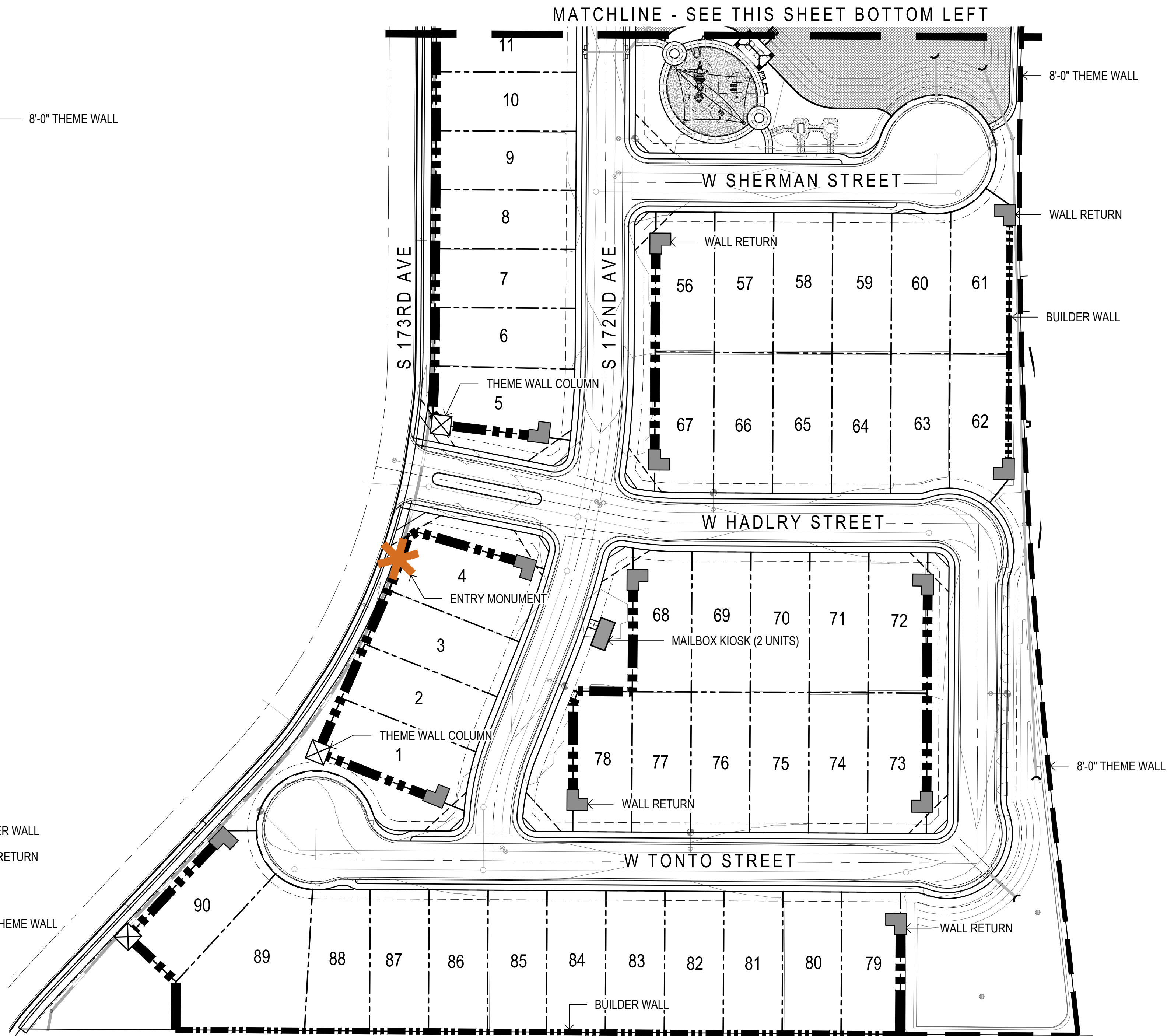
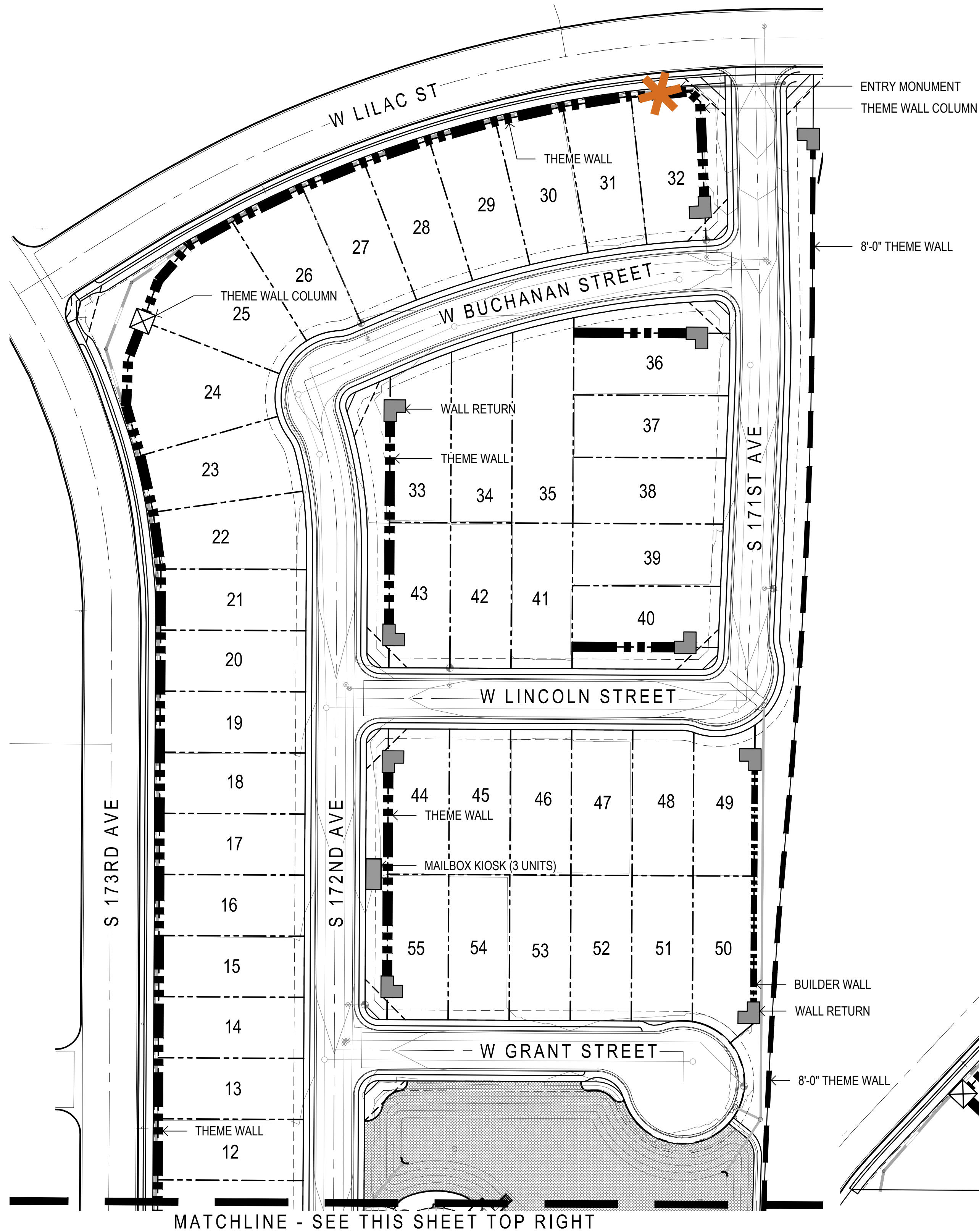
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95-042-17

review number

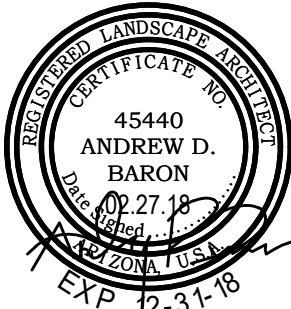
sheet number

LA0.1



SYMBOL	DESCRIPTION	DETAIL	QTY.
	THEME WALL	DETAIL 1, SHEET LA6.1	3,786 LF
	8'-0" THEME WALL	DETAIL 2, SHEET LA6.1	1,987 LF
	BUILDER WALL	DETAIL 1, SHEET LA6.2	1,072 LF
	ENTRY MONUMENT	DETAIL 4, SHEET LA6.3	2
	THEME COLUMN	DETAIL 3, SHEET LA6.1	4
	WALL RETURN	DETAIL 3, SHEET LA6.2	24
	MAILBOX KIOSK		
	2 UNITS	DETAIL 4, SHEET LA6.2	1
	3 UNITS	DETAIL 4, SHEET LA6.2	1

- GENERAL WALL NOTES
- ALL WALLS TO TERMINATE WITH WALL RETURN 10'-0" FROM PUE. WALL ARE NOT TO CONFLICT WITH SIGHT VISIBILITY TRIANGLES (SVT'S).
 - QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
 - CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
 - CONTRACTOR TO INSTALL A 6"x6" CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
 - QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS.

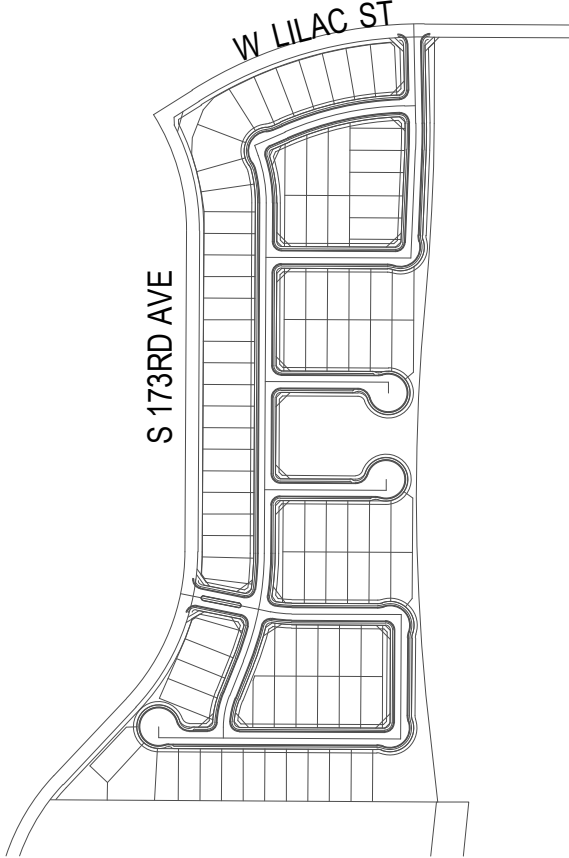


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title	
date issued	Wall Plan
scale	02.27.18
drawn by	1" = 60'-0"
checked by	KR, TH
project number	AB
review number	95-042-17

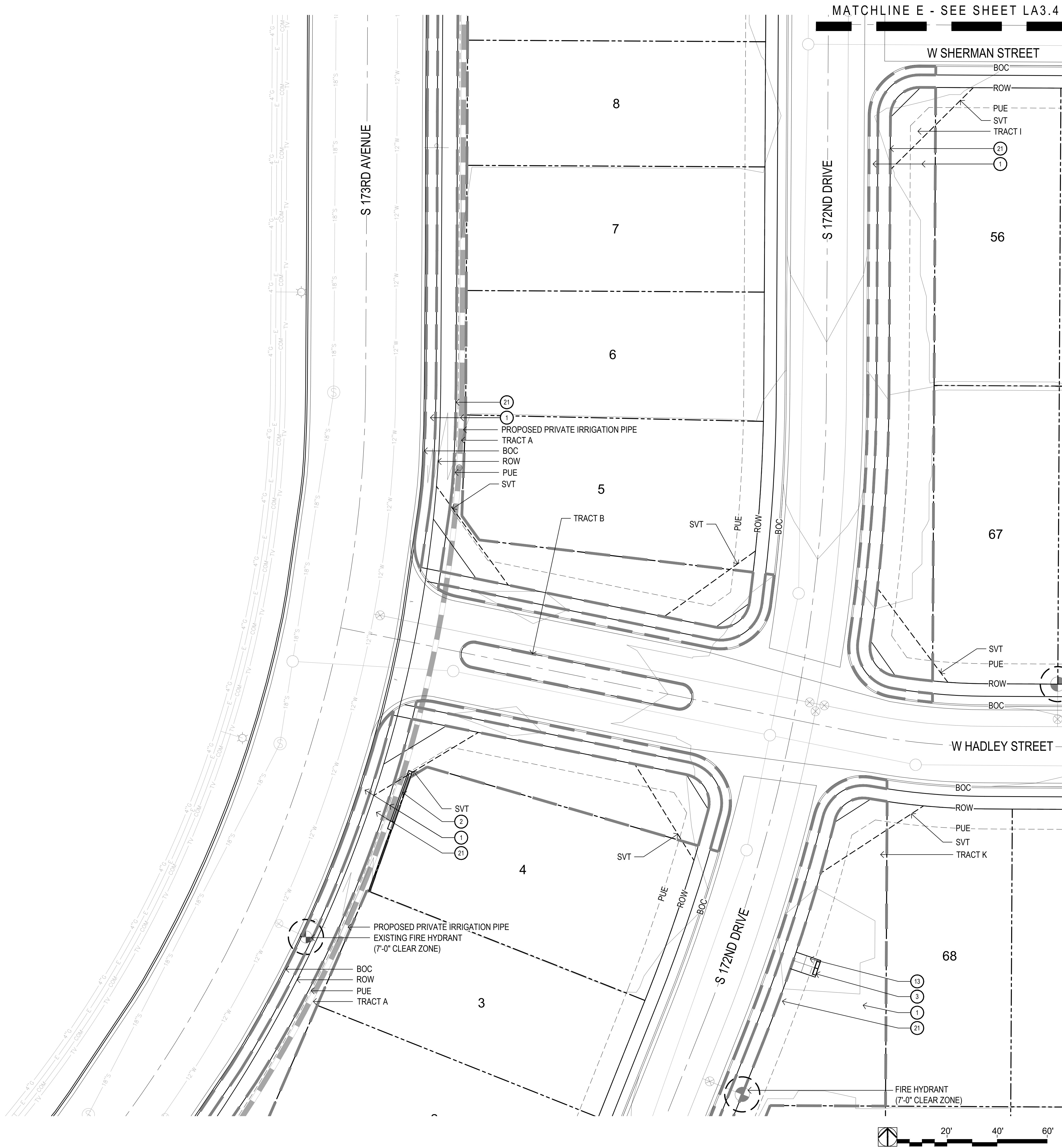


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Key Map



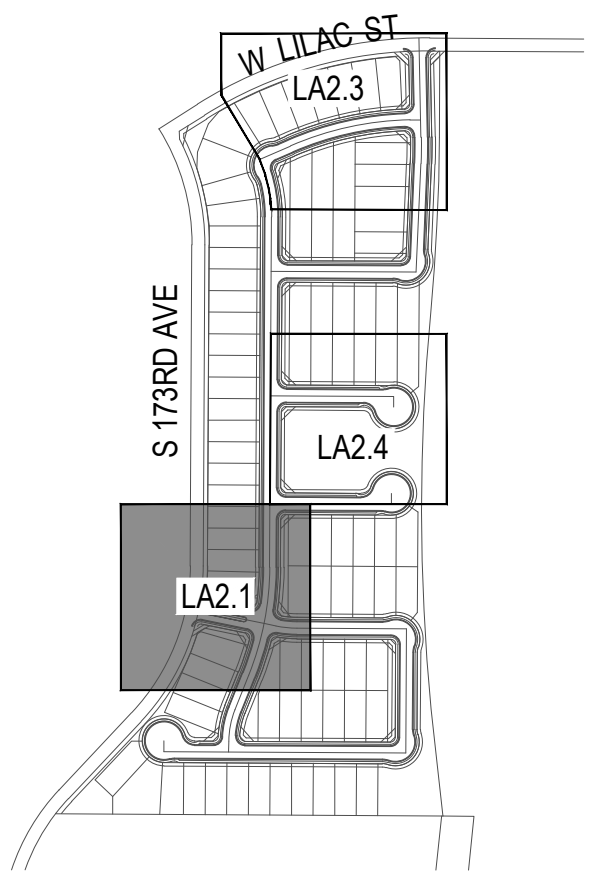
Not To Scale



- KEYNOTES
- 1 LANDSCAPE AREA - SEE PLANTING PLANS
 - 2 ENTRY MONUMENT - SEE DETAIL 4, SHEET LA6.1
 - 3 MAILBOX KIOSK - SEE DETAIL 4, SHEET LA6.2
 - 4 RAMADA - SEE DETAIL 1, SHEET LA6.3
 - 5 TRASH RECEPTACLE - SEE DETAIL 2, SHEET LA6.3
 - 6 PICNIC TABLE - SEE DETAIL 3, SHEET LA6.3
 - 7 BENCH - SEE DETAIL 4, SHEET LA6.3
 - 8 BIKE RACK - SEE DETAIL 5, SHEET LA6.3
 - 9 BBQ - SEE DETAIL 6, SHEET LA6.3
 - 10 CONCRETE SIDEWALK - SEE DETAILS 1 & 2, SHEET LA6.4
 - 11 CONCRETE TURNDOWN - SEE DETAIL 3, SHEET LA6.4
 - 12 CONCRETE HEADER - SEE DETAIL 4, SHEET LA6.4
 - 13 CONCRETE PAD - SEE DETAILS 1 & 2, SHEET LA6.4
 - 14 STABILIZED DECOMPOSED GRANITE - SEE DETAIL 6, SHEET LA6.4
 - 15 WOOD FIBAR - SEE DETAIL 7, SHEET LA6.4
 - 16 ADA ACCESS RAMP - SEE DETAIL 8, SHEET LA6.4
 - 17 DOGIPOT - SEE DETAIL 9, SHEET LA6.4
 - 18 TURF
 - 19 PLAY STRUCTURES
 - 20 MATTAMY HOMES LOGO - EMBED IN CONCRETE
 - 21 CONCRETE SIDEWALK PER CIVIL ENGINEER
- SYMBOLS AND ABBREVIATIONS
- TYP: TYPICAL
BOC: BACK-OF-CURB
ROW: RIGHT-OF-WAY
PUE: PUBLIC UTILITY EASEMENT
SVT: SIGH VISIBILITY TRIANGLE

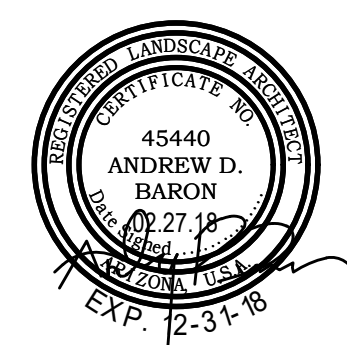
THIS PLAN SHEET DOES NOT
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UNDERGROUND SERVICE ALERT (USA)



Key Map Not To Scale

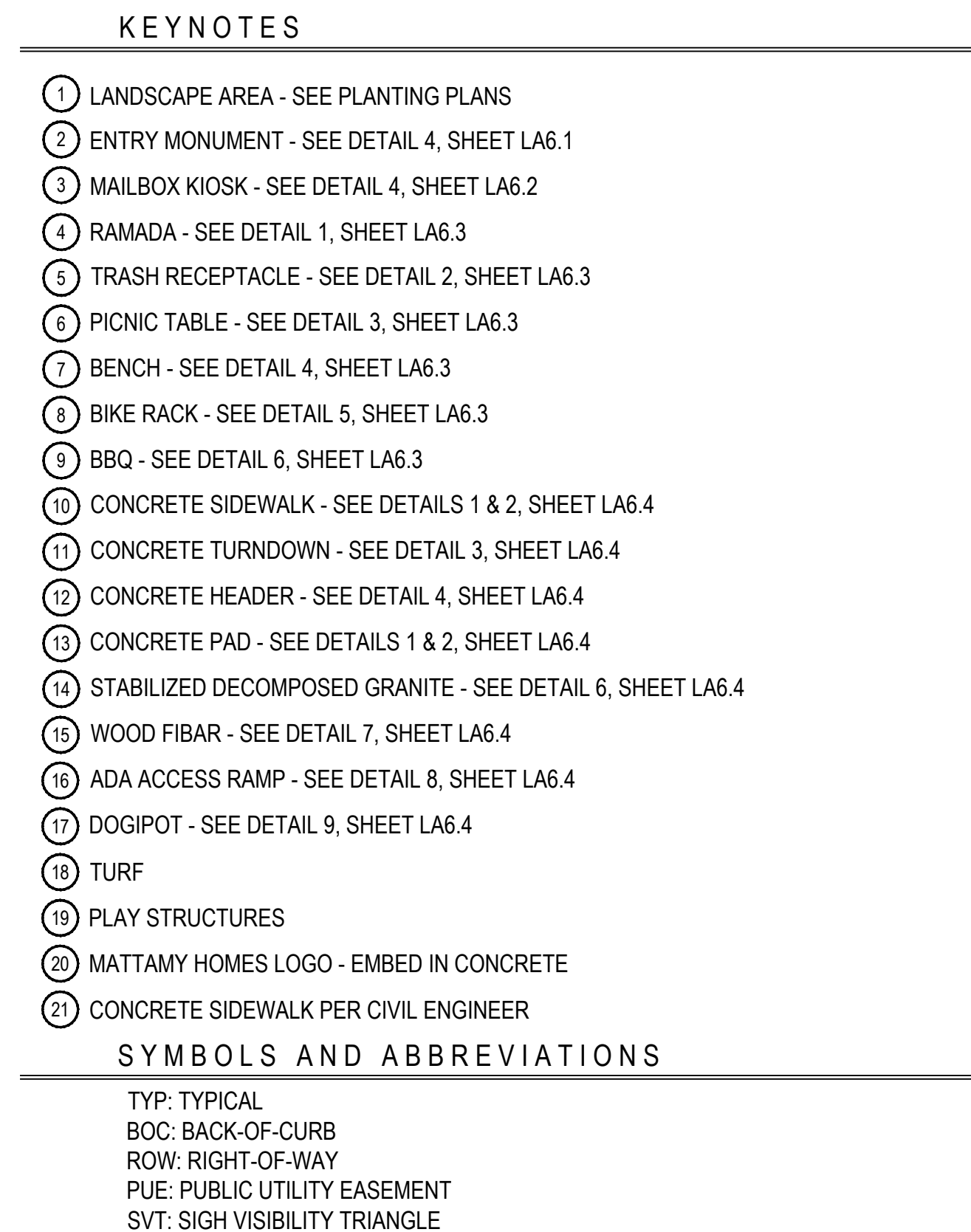
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Crestwood at Canyon Trails
NWC of S. 173rd Ave. & W. Lilac St.
Goodyear, AZ
Layout Plan



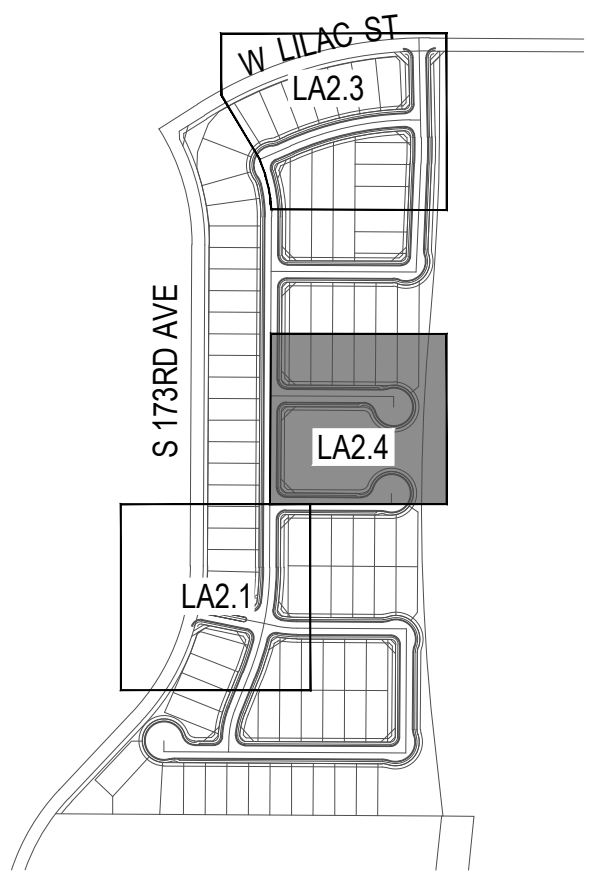
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checked by	
AB	
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sheet number	
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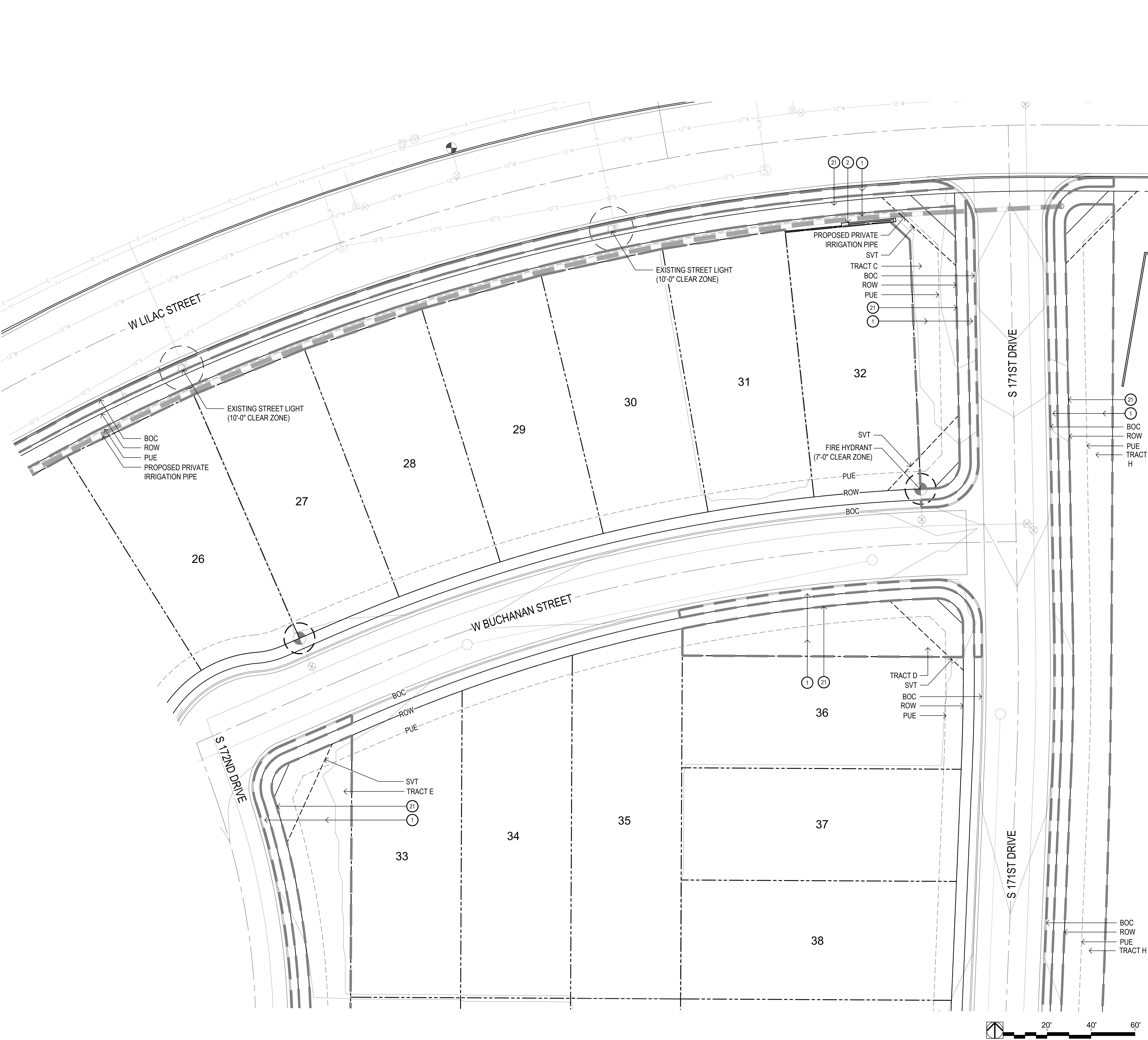


Avoid cutting underground utility lines.
It's costly.

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UNDERGROUND SERVICE ALERT (USA)





- KEYNOTES
- 1

LANDSCAPE AREA - SEE PLANTING PLANS
- 2

ENTRY MONUMENT - SEE DETAIL 4, SHEET LA6.1
- 3

MAILBOX KIOSK - SEE DETAIL 4, SHEET LA6.2
- 4

RAMADA - SEE DETAIL 1, SHEET LA6.3
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PICNIC TABLE - SEE DETAIL 3, SHEET LA6.3
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- 15

WOOD FIBAR - SEE DETAIL 7, SHEET LA6.4
- 16

ADA ACCESS RAMP - SEE DETAIL 8, SHEET LA6.4
- 17

DOGPOT - SEE DETAIL 9, SHEET LA6.4
- 18

TURF
- 19

PLAY STRUCTURES
- 20

MATTAMY HOMES LOGO - EMBED IN CONCRETE
- 21

CONCRETE SIDEWALK PER CIVIL ENGINEER

SYMBOLS AND ABBREVIATIONS

TYP: TYPICAL

BOC: BACK-OF-CURB

ROW: RIGHT-OF-WAY

PUE: PUBLIC UTILITY EASEMENT

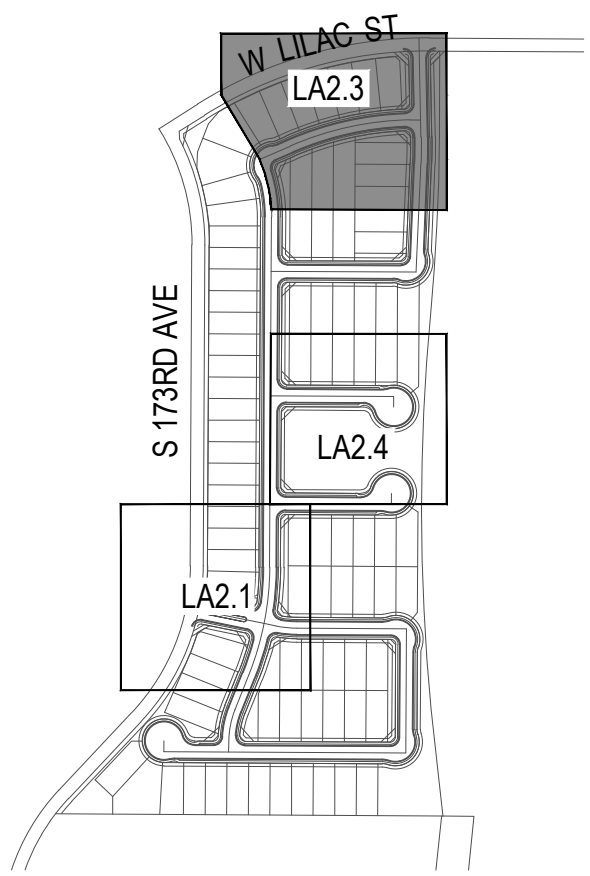
SVT: SIGH VISIBILITY TRIANGLE

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Crestwood at Canyon Trails

NWC of S. 173rd Ave. & W. Lilac St.

Goodyear, AZ

Layout Plan

revisions

Δ

Δ

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issued for

☐ design dev.

☐ progress set

☒ city submittal

☐ bid package

☐ construction

title

Layout Plan

date issued

02.27.18

scale

1" = 20'-0"

drawn by

KR, TH

checked by

AB

project number

95-042-17

review number

sheet number

LA2.3

Not To Scale

6



No Symbol	Decomposed Granite	
	Table Mesa Brown	3/8" Minus
	Stabilized Decomposed Granite	
	Table Mesa Brown	1/4" Minus
	Turf - Sod	
	Mid-iron	
	Wood Fibar	
	6" Concrete Header	
	Standard Color & Finish	

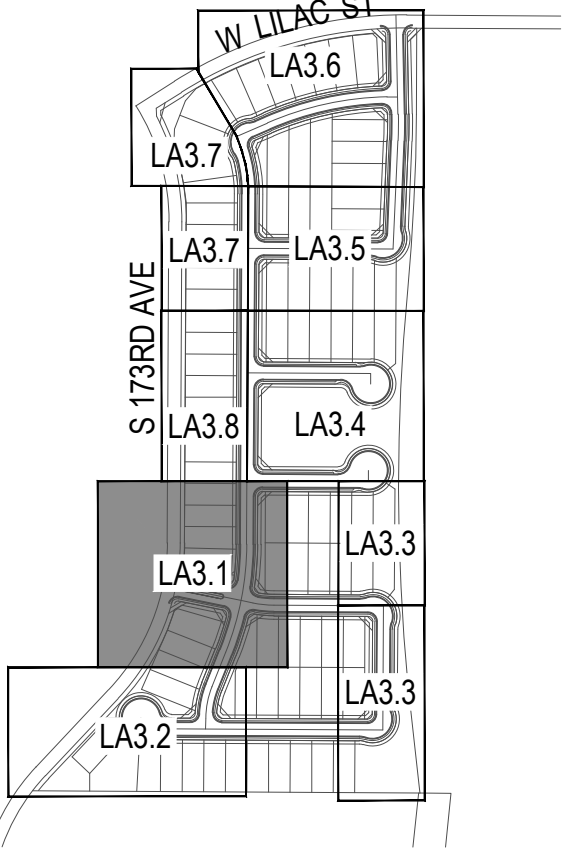
NOTES:

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2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS'. SEE SECTION 1903(6) (A), ZONING CODE.
4. ALL LANDSCAPE SHALL BE PRIVATELY MAINTAINED BY THE COMMUNITY HOA

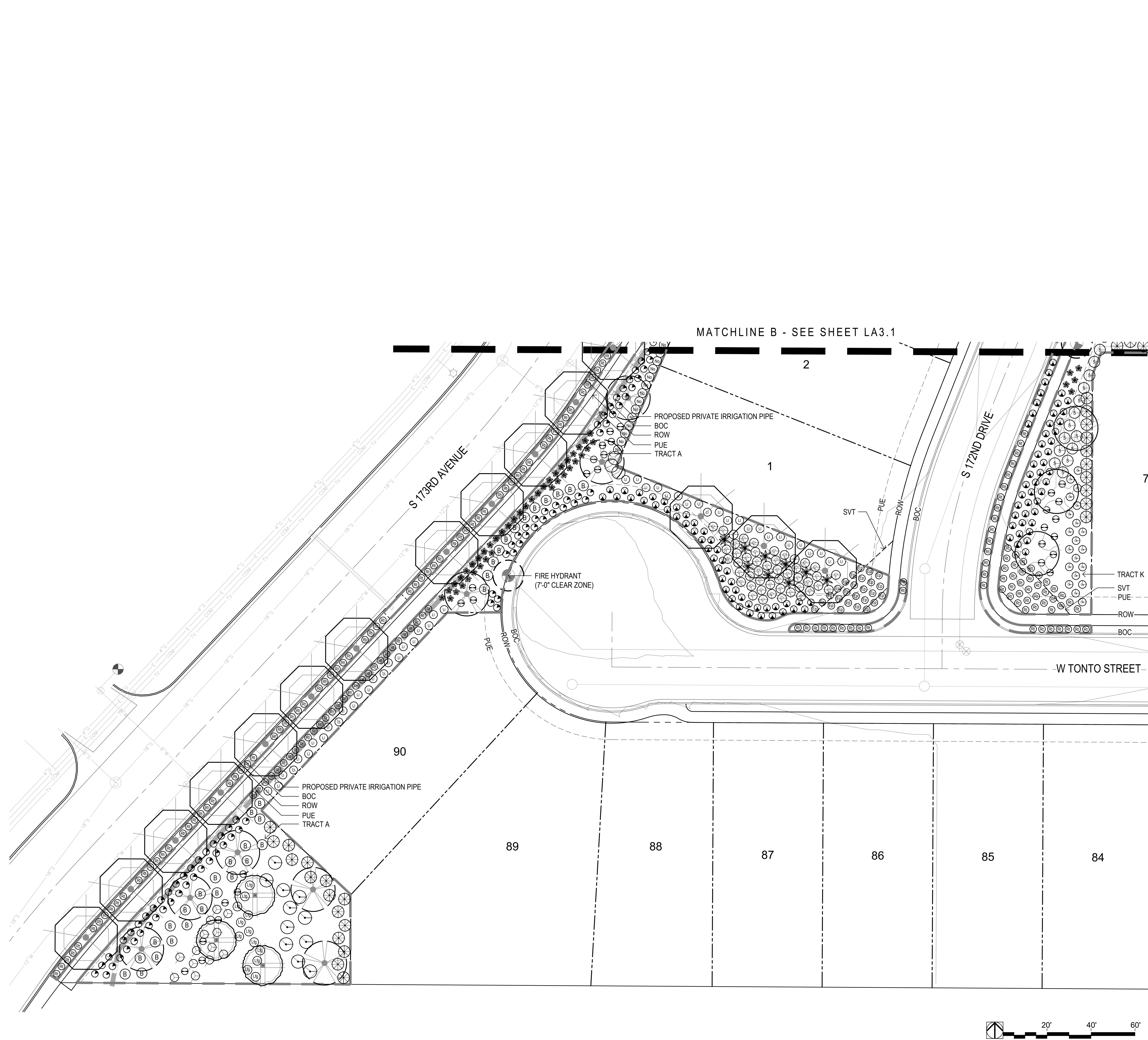
CITY OF GROUNDY NOTES

1. SHRUBS AND GROUNDCOVERS PLANTED WITHIN SIGHT VISIBILITY TRIANGLES 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 ANY MOUNDING (ED&S&P 7.2.4 B.1).

2. TREES PLANTED 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 THE EDGE OF PAVEMENT (ED&S&P 7.2.4 B.2).



Key Map Not To Scale



Plant Materials Legend		
Trees	Size	Quantity
Acacia stenophylla	24" Box	7
Shoestring Acacia		
Chilalpa tashkinensis	24" Box	7
Chilalpa		
Dalbergia sissoo	24" Box	9
Sissoo		
Parkinsonia hyb.	24" Box	4
'Desert Museum' Palo Verde		
Pistacia chinensis	24" Box	30
Chinese Pistache		
Prosopis hybrid	24" Box	43
Thornless Mesquite		
Quercus virginiana	24" Box	97
'Cathedral' Oak		
Ulmus parvifolia	24" Box	30
'Allee' Elm		
Extra Large Shrubs	Size	Quantity
Bougainvillea 'Rosenka'	5 gal.	72
Bougainvillea		
Tecoma alata 'Orange Jubilee'	15 gal.	75
Orange Jubilee		
Vasqueina californica	15 gal.	320
Arizona Rosewood		
Large Shrubs	Size	Quantity
Cassia artemesoides 'Silver'	5 gal.	215
Silver Cassia		
Leucophyllum frutescens 'Green Cloud'	5 gal.	176
Green Cloud Sage		
Leucophyllum langmaniae 'Rio Bravo'	5 gal.	285
Rio Bravo Sage		
Salvia clevelandii	5 gal.	105
Chaparral Sage		
Medium Shrubs	Size	Quantity
Eremophila globosa spp. camosa	5 gal.	248
Winter Blaze		
Eremophila hygrophana Blue Bells	5 gal.	251
Blue Bells		
Leucophyllum frutescens 'compacta'	5 gal.	60
Compact Texas Sage		
Nerium oleander 'Little Red'	5 gal.	178
Oleander 'Little Red'		
Groundcovers	Size	Quantity
Bougainvillea 'San Diego Red'	1 gal.	44
San Diego Red Bougainvillea		
Eremophila prostrata	1 gal.	494
Outback Sunrise Eremophila		
Lantana sp. 'New Gold' Lantana	1 gal.	73
'New Gold' Lantana		
Lantana sp. 'New Red' Lantana	1 gal.	689
'New Red' Lantana		
Rosmarinus officinalis 'Prostratus'	1 gal.	1,208
Trailing Rosemary		
Cacti/ Accents	Size	Quantity
Agave salmiana x ferox	5 gal.	58
Large Leaf Agave		
Bouteloua gracilis		
Blond Ambition	1 gal.	273
Dasyliotum wheeleri		
Desert Spoon	5 gal.	62
Hesperaloe parviflora		
'Brakeights' Red Yucca	3 gal.	48
Hesperaloe sp. Pink Parade	3 gal.	144
Pink Parade Hesperaloe		
Muhlenbergia lindheimeri		
'Autumn Glow'	5 gal.	99
Nolina bigelovii		
Beargrass	5 gal.	141
Yucca pallida		
Pale Leaf Yucca	5 gal.	305

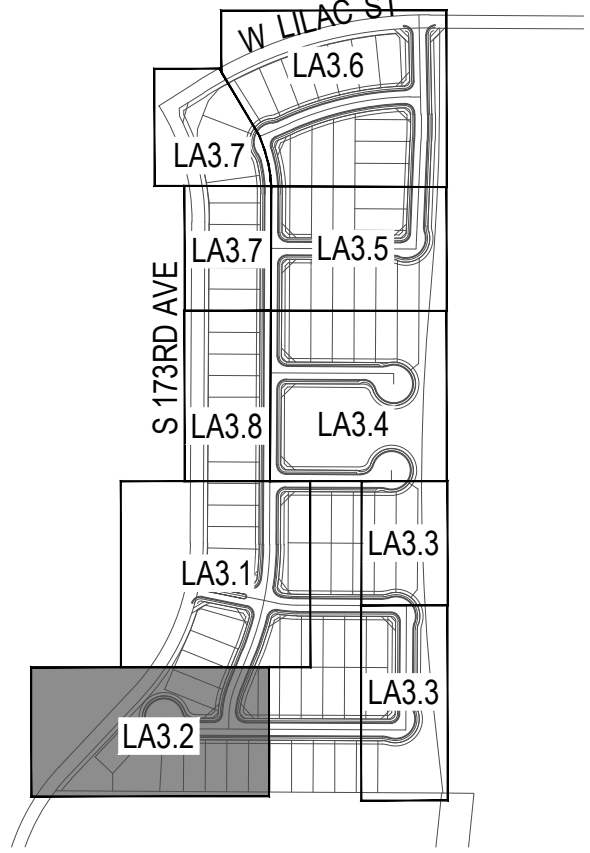
Landscape Materials Legend		
No Symbol	Decomposed Granite	
Table Mesa Brown		3/8" Minus
Stabilized Decomposed Granite		
Table Mesa Brown		1/4" Minus
Turf - Sod		
Mid-iron		
Wood Fiber		
6" Concrete Header		
Standard Color & Finish		

THIS PLAN SHEET DOES NOT HAVE ANY LANDSCAPE AREAS THAT WILL BE MAINTAINED BY THE CITY

NOTES:
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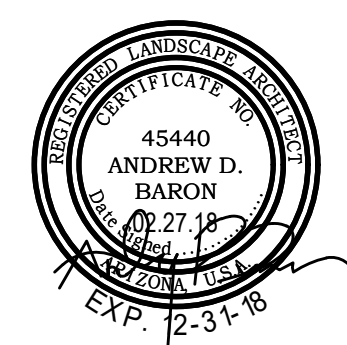
CITY OF GOODYEAR NOTES:
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Key Map Not To Scale

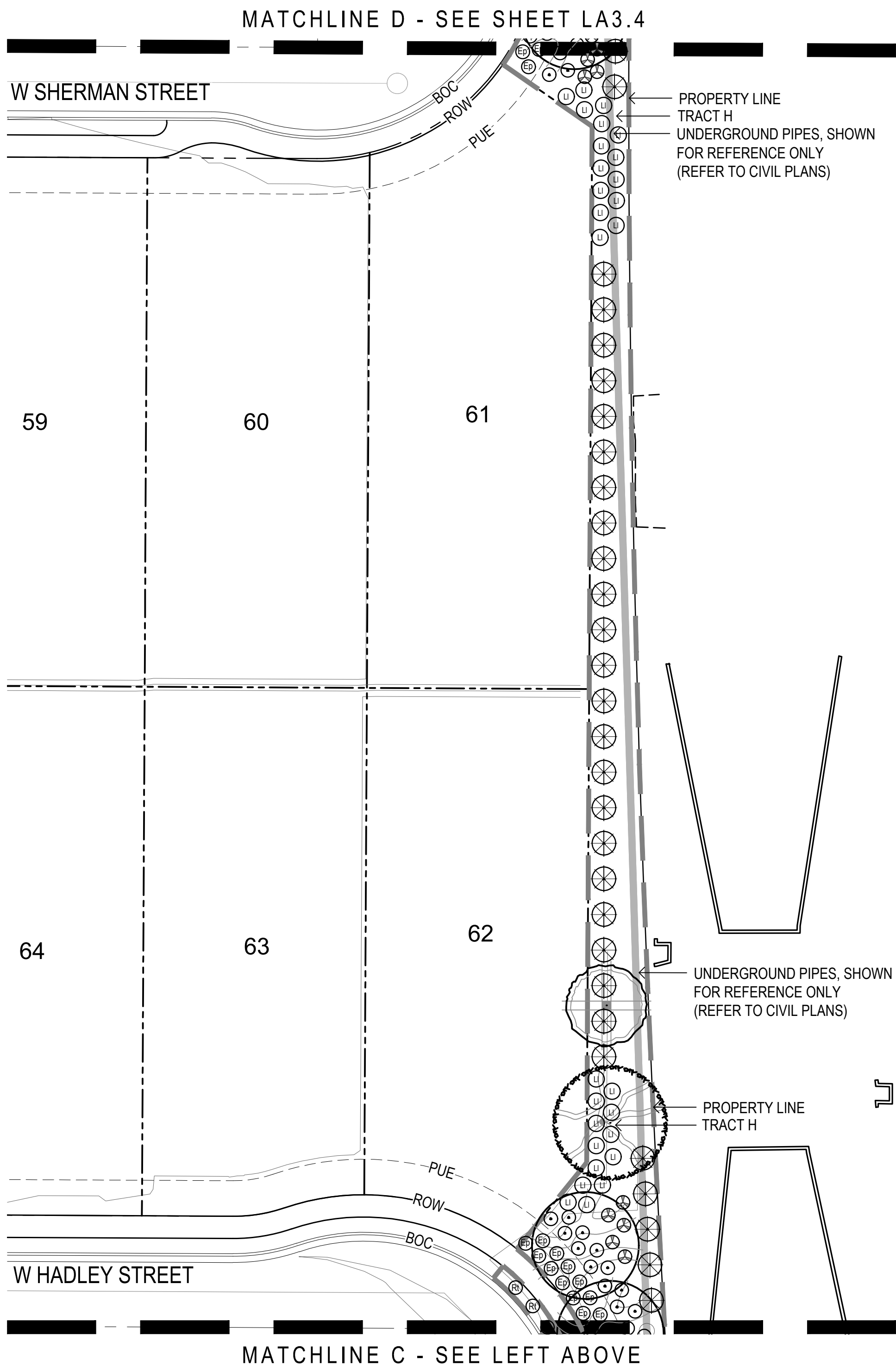
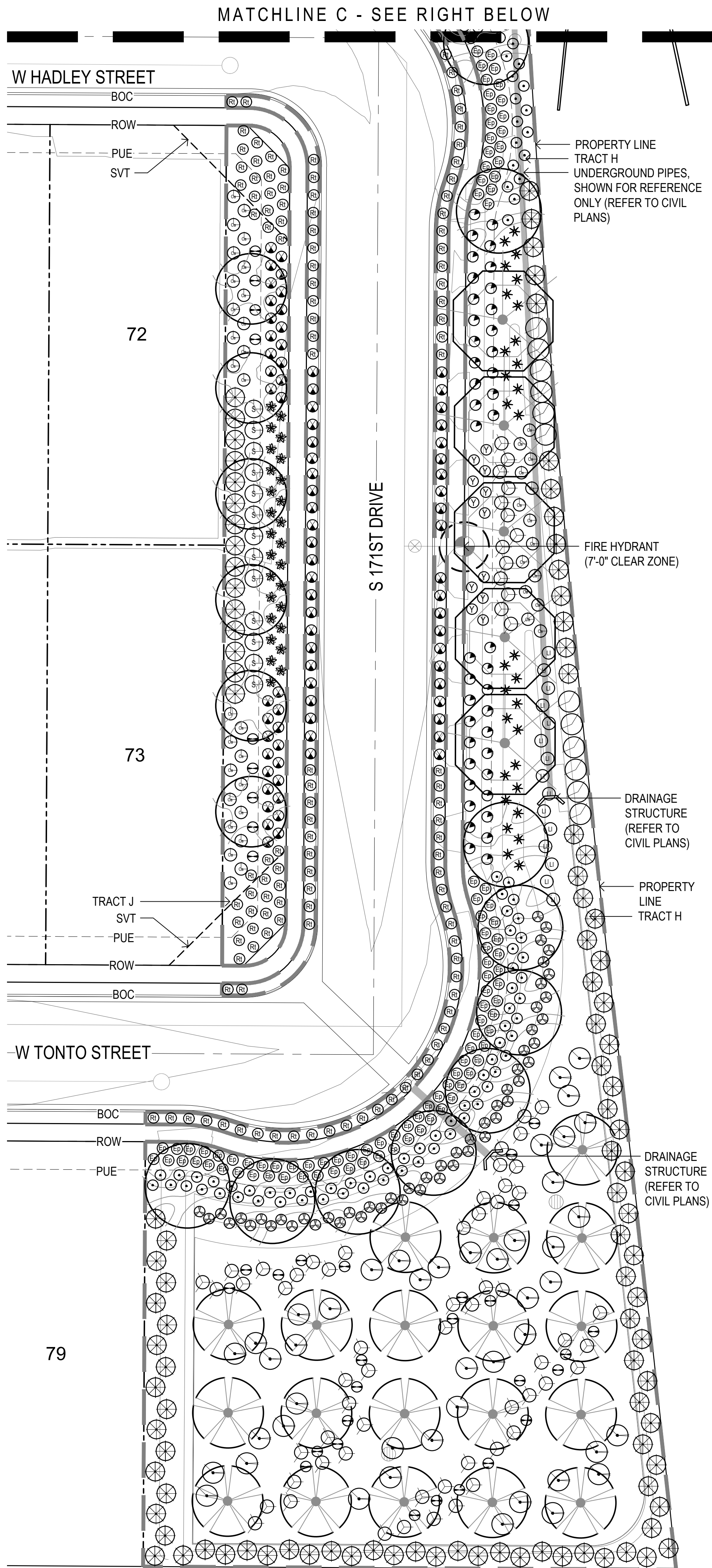
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Crestwood at Canyon Trails
NWC of S. 173rd Ave. & W. Lilac St.
Goodyear, AZ
Planting Plan



revisions	
issued for	
<input type="checkbox"/> design dev.	
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8	



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Shoestring Acacia		
Chilalpa tashkinensis	24" Box	7
Chilalpa		
Dalbergia sissoo	24" Box	9
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Ulmus parvifolia	24" Box	30
'Allee' Elm		
Extra Large Shrubs	Size	Quantity
Bougainvillea 'Rosenka'	5 gal.	72
Bougainvillea		
Tecoma alata 'Orange Jubilee'	15 gal.	75
Orange Jubilee		
Vasqueia californica	15 gal.	320
Arizona Rosewood		
Large Shrubs	Size	Quantity
Cassia artemesoides 'Silver'	5 gal.	215
Silver Cassia		
Leucophyllum frutescens 'Green Cloud'	5 gal.	176
Green Cloud Sage		
Leucophyllum langmaniae 'Rio Bravo'	5 gal.	285
Rio Bravo Sage		
Salvia clevelandii	5 gal.	105
Chaparral Sage		
Medium Shrubs	Size	Quantity
Eremophila glabra spp. camosa	5 gal.	248
Winter Blaze		
Eremophila hygrophana Blue Bells	5 gal.	251
Blue Bells		
Leucophyllum frutescens 'compacta'	5 gal.	60
Compact Texas Sage		
Nerium oleander 'Little Red'	5 gal.	178
Oleander 'Little Red'		
Groundcovers	Size	Quantity
Bougainvillea 'San Diego Red'	1 gal.	44
San Diego Red Bougainvillea		
Eremophila prostrata	1 gal.	494
Outback Sunrise Eremophila		
Lantana sp. 'New Gold' Lantana	1 gal.	73
Lantana sp. 'New Red' Lantana	1 gal.	689
Lantana sp. 'New Red' Lantana		
Rosmarinus officinalis 'Prostratus'	1 gal.	1,208
Trailing Rosemary		
Cacti/ Accents	Size	Quantity
Agave salmiana x ferox	5 gal.	58
Large Leaf Agave		
Boutelous gracilis	1 gal.	273
Blond Ambition		
Dasylium wheeleri	5 gal.	62
Desert Spoon		
Hesperaloe parviflora	3 gal.	48
'Brakeights' Red Yucca		
Hesperaloe sp. Pink Parade	3 gal.	144
Pink Parade Hesperaloe		
Muhlenbergia lindheimeri	5 gal.	99
'Autumn Glow'		
Nolina bigelovii	5 gal.	141
Beargrass		
Yucca pallida	5 gal.	305
Pale Leaf Yucca		
Landscaping Materials Legend		
No Symbol	Decomposed Granite	
Table Mesa Brown	3/8" Minus	
Stabilized Decomposed Granite		
Table Mesa Brown	1/4" Minus	
Turf - Sod		
Mid-iron		
Wood Fiber		
6" Concrete Header		
Standard Color & Finish		

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p.h. 480.699.7956 f.480.699.7986

CRESTWOOD AT CANYON TRAILS
NWC of S. 173rd Ave. & W. Lilac St.
Goodyear, AZ

Planting Plan

mattamyHOMES

revisions

issued for

- ☐ design dev.
- ☐ progress set
- ☒ city submittal
- ☐ bid package
- ☐ construction

title

Planting Plan

date issued

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scale

1" = 20'-0"

drawn by

KR, TH

checked by

AB

project number

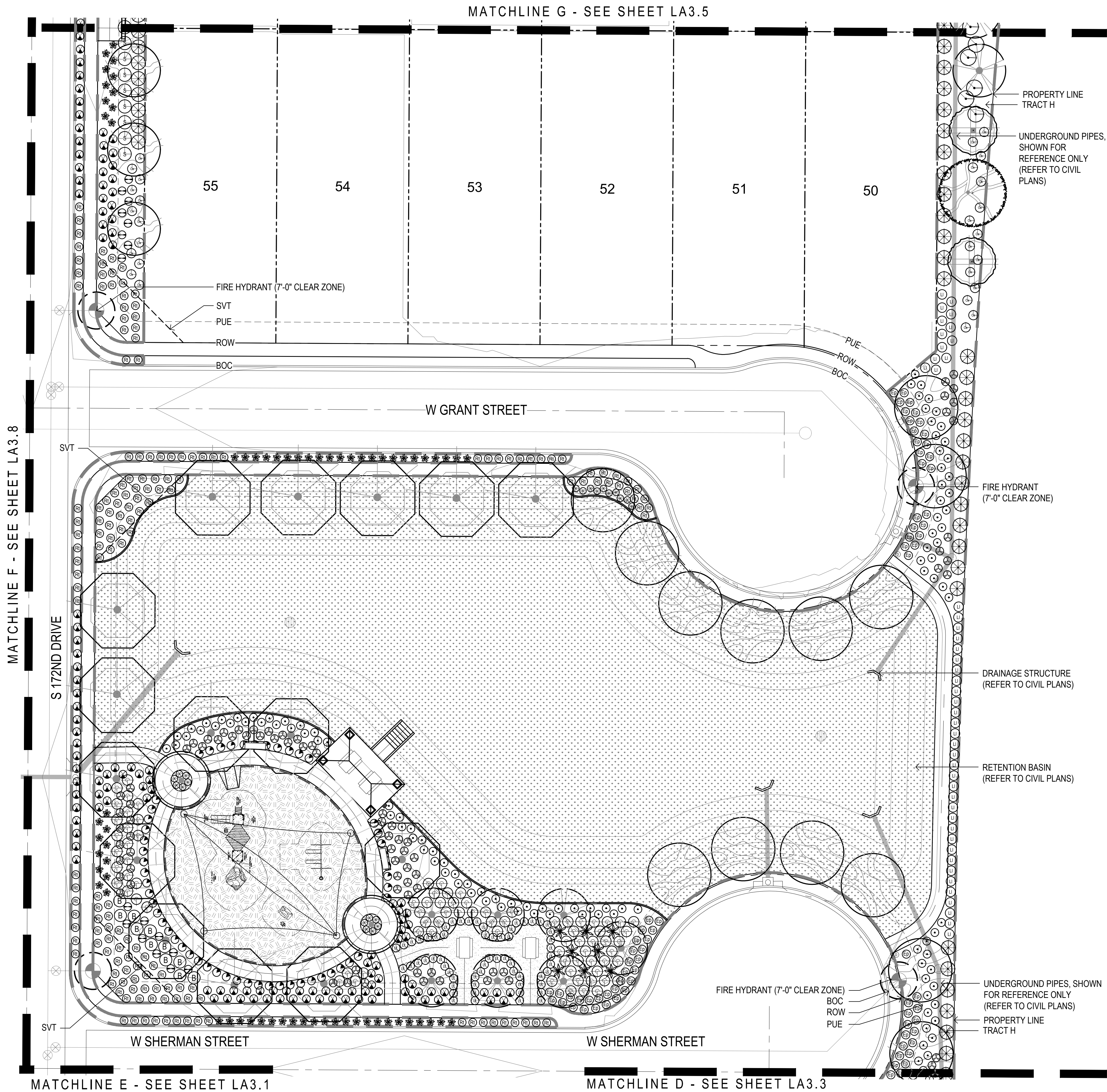
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sheet number

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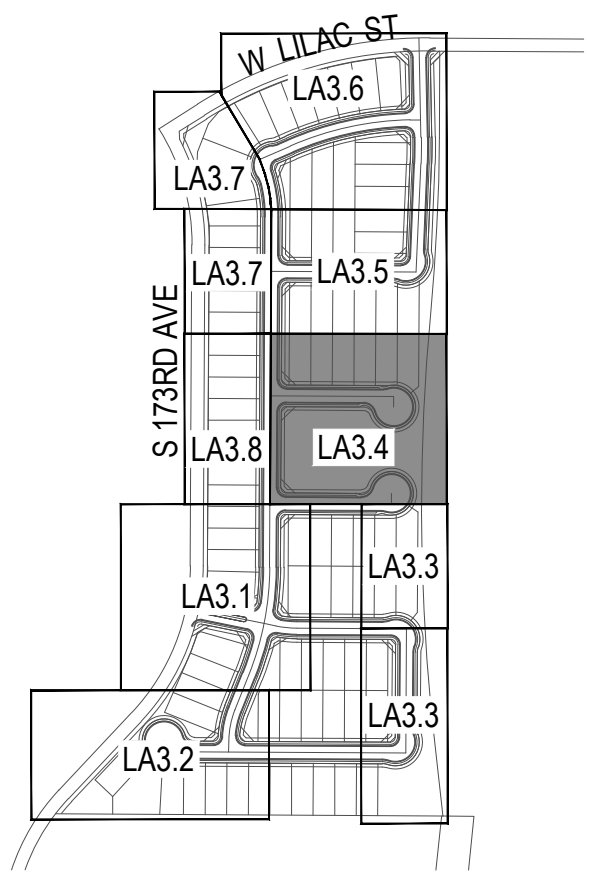


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Chilalpa		
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Sissoo		
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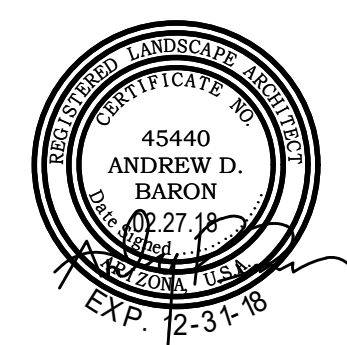


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Crestwood at Canyon Trails
NWC of S. 173rd Ave. & W. Lilac St.
Goodyear, AZ

Planting Plan

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☐ design dev.
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title
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date issued
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scale
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drawn by
KR, TH

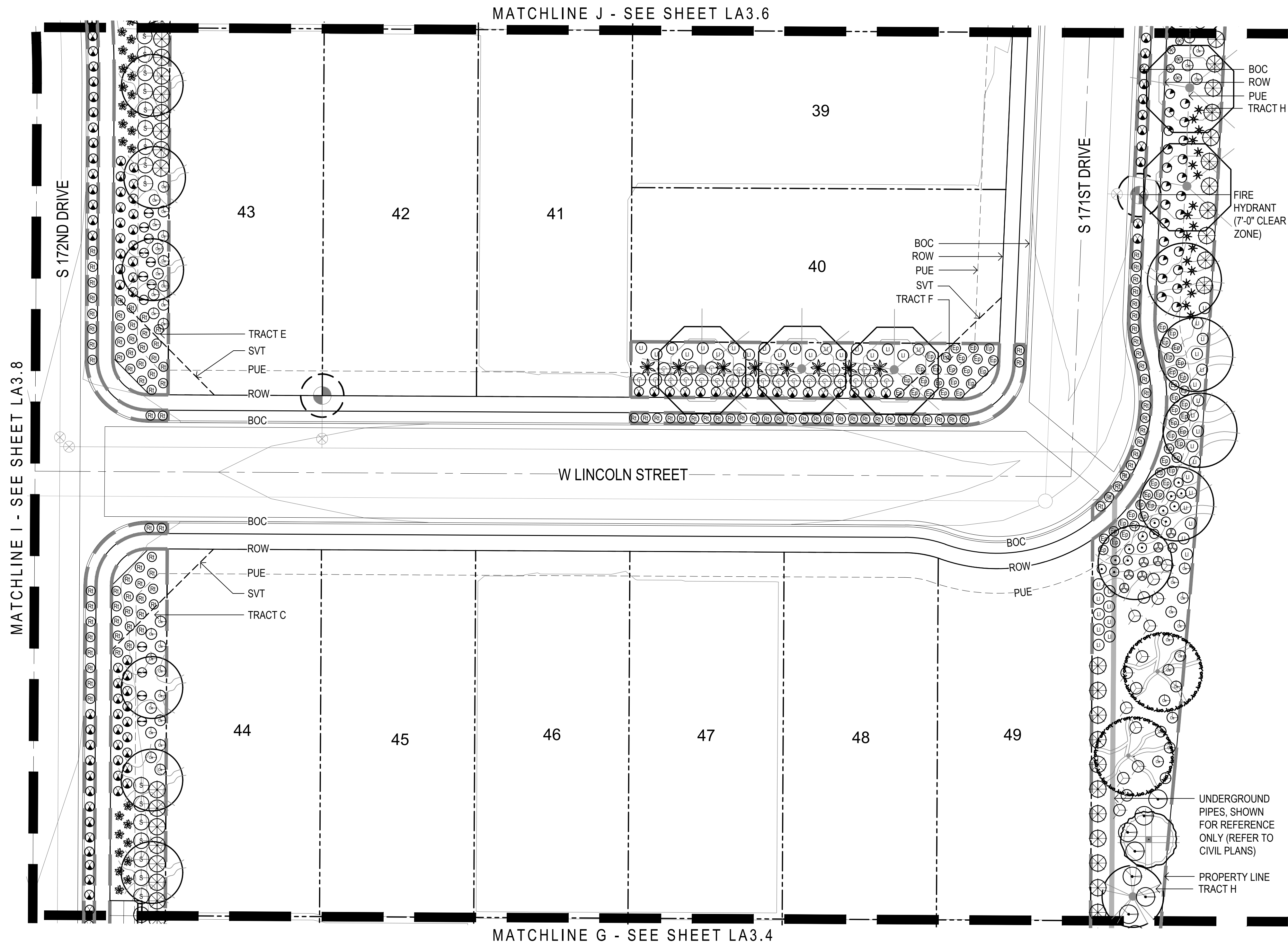
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AB

project number
95-042-17

review number

sheet number
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10



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Pale Leaf Yucca	5 gal.	305

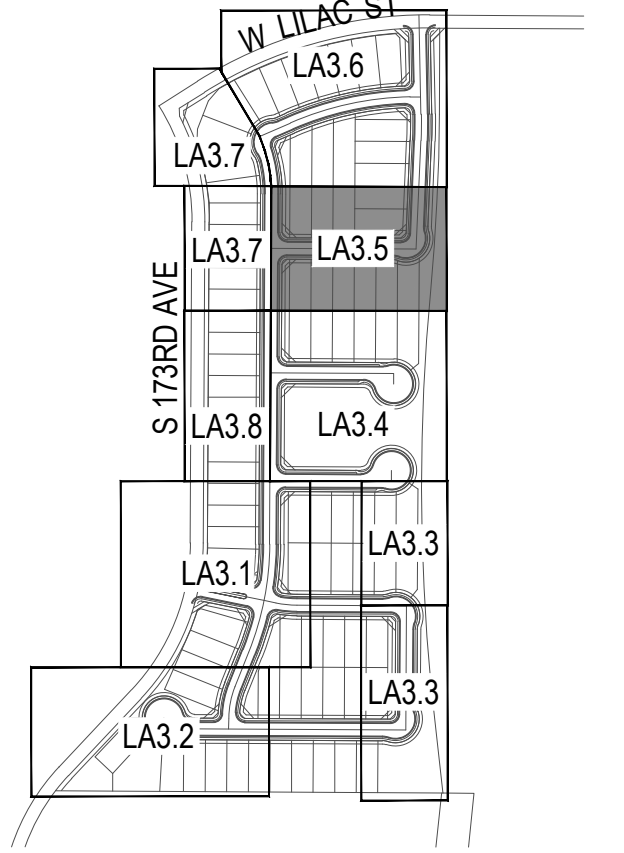
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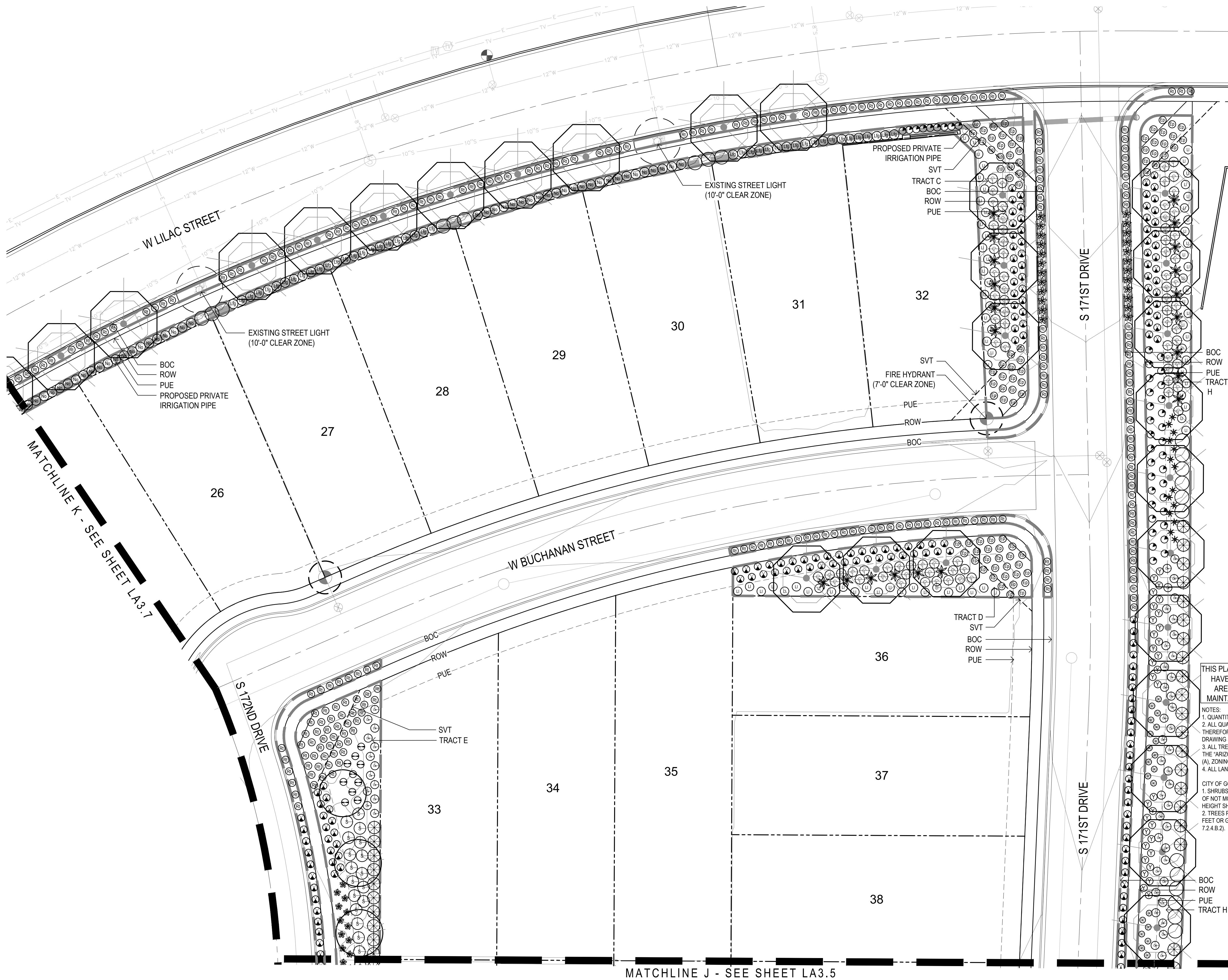
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Crestwood at Canyon Trails
NWC of S. 173rd Ave. & W. Lilac St.
Goodyear, AZ
Planting Plan



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project number	
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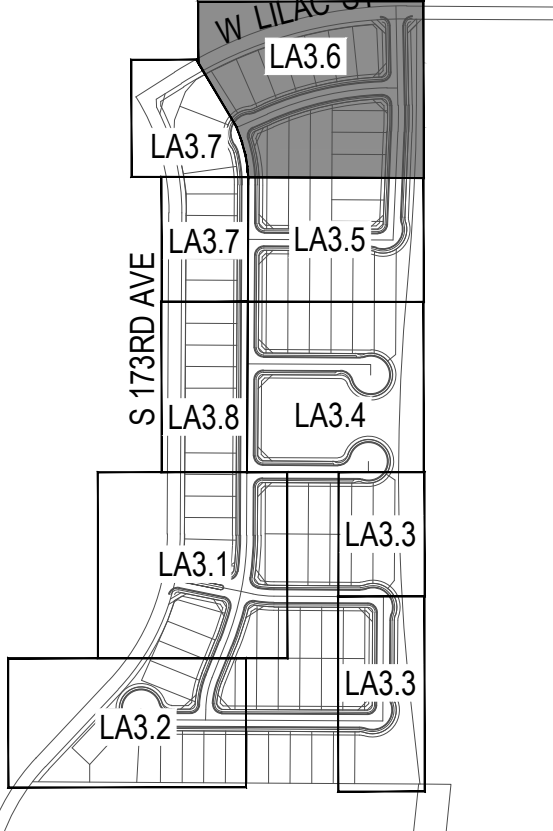


Plant Materials Legend		
Trees	Size	Quantity
Acacia stenophylla	24" Box	7
Shoestring Acacia		
Chilapa tashkinensis	24" Box	7
Chilapa		
Dalbergia sissoo	24" Box	9
Sissoo		
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Mid-iron		
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6" Concrete Header		
Standard Color & Finish		

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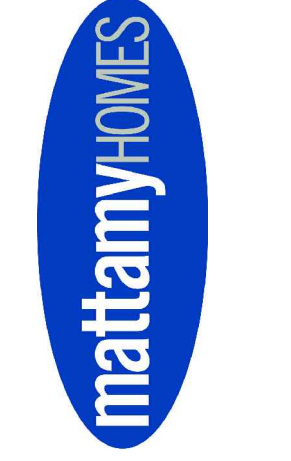


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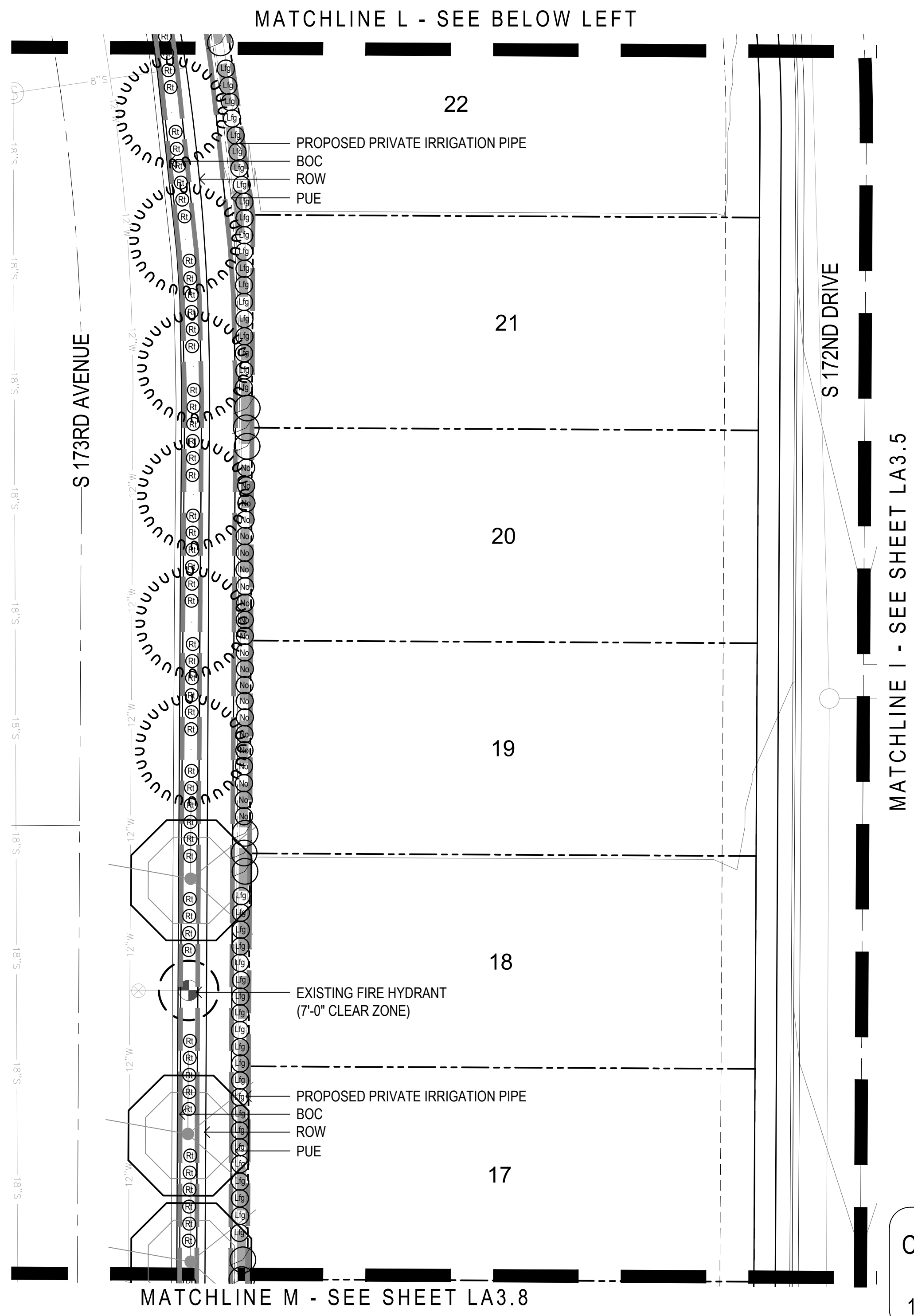
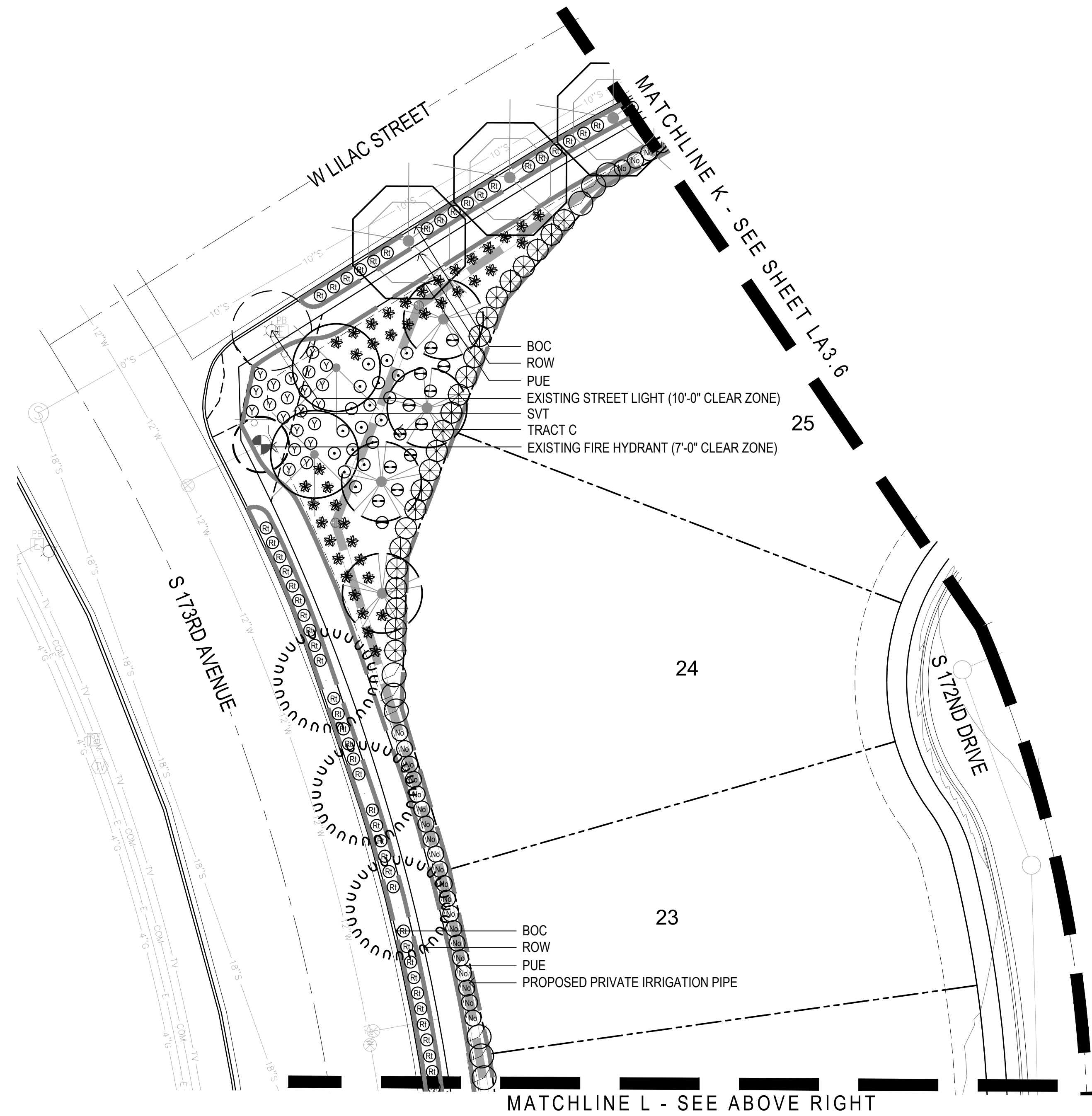
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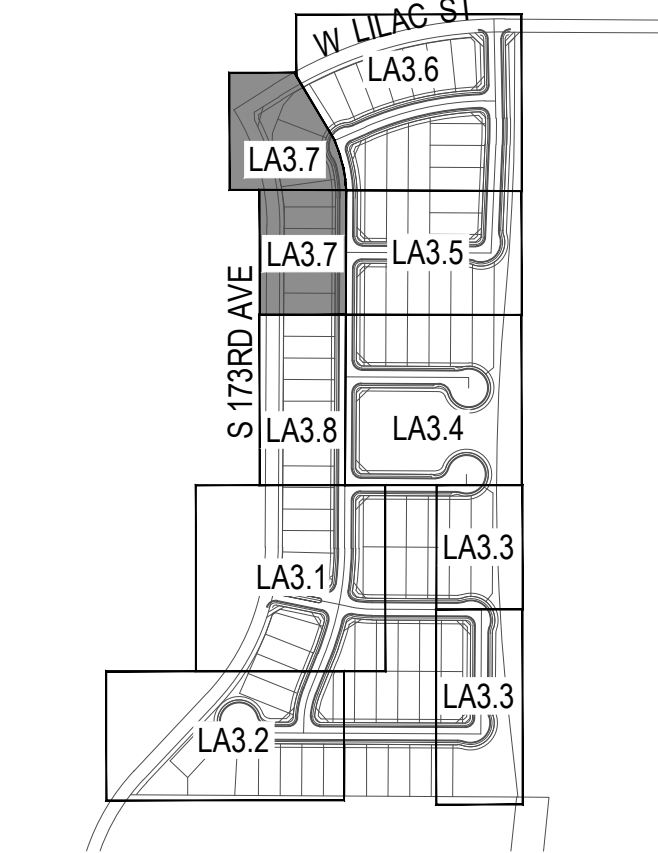


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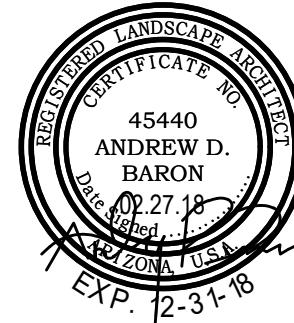
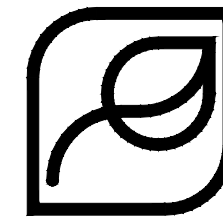
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Nerium oleander 'Little Red'	5 gal.	178
Oleander 'Little Red'		
Groundcovers	Size	Quantity
Bougainvillea 'San Diego Red'	1 gal.	44
San Diego Red Bougainvillea		
Eremophila prostrata	1 gal.	494
Outback Sunrise Eremophila		
Lantana sp. 'New Gold' Lantana	1 gal.	73
Lantana sp. 'New Red' Lantana	1 gal.	689
Lantana sp. 'New Red' Lantana		
Rosmarinus officinalis 'Prostratus'	1 gal.	1,208
Trailing Rosemary		
Cacti/ Accents	Size	Quantity
Agave salmiana x ferox	5 gal.	58
Large Leaf Agave		
Boutelous gracilis	1 gal.	273
Blond Ambition		
Dasylium wheeleri	5 gal.	62
Desert Spoon		
Hesperaloe parviflora	3 gal.	48
'Brakeights' Red Yucca		
Hesperaloe sp. Pink Parade	3 gal.	144
Pink Parade Hesperaloe		
Muhlenbergia lindheimeri	5 gal.	99
'Autumn Glow'		
Nolina bigelovii	5 gal.	141
Beargrass		
Yucca pallida	5 gal.	305
Pale Leaf Yucca		

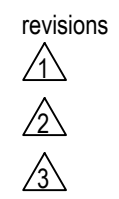
Landscape Materials Legend

No Symbol	Decomposed Granite	3/8" Minus
	Table Mesa Brown	
	Stabilized Decomposed Granite	1/4" Minus
	Table Mesa Brown	
	Turf - Sod	
	Mid-iron	
	Wood Fiber	
	6" Concrete Header	
	Standard Color & Finish	

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986



Crestwood at Canyon Trails
NWC of S. 173rd Ave. & W. Lilac St.
Goodyear, AZ
Planting Plan

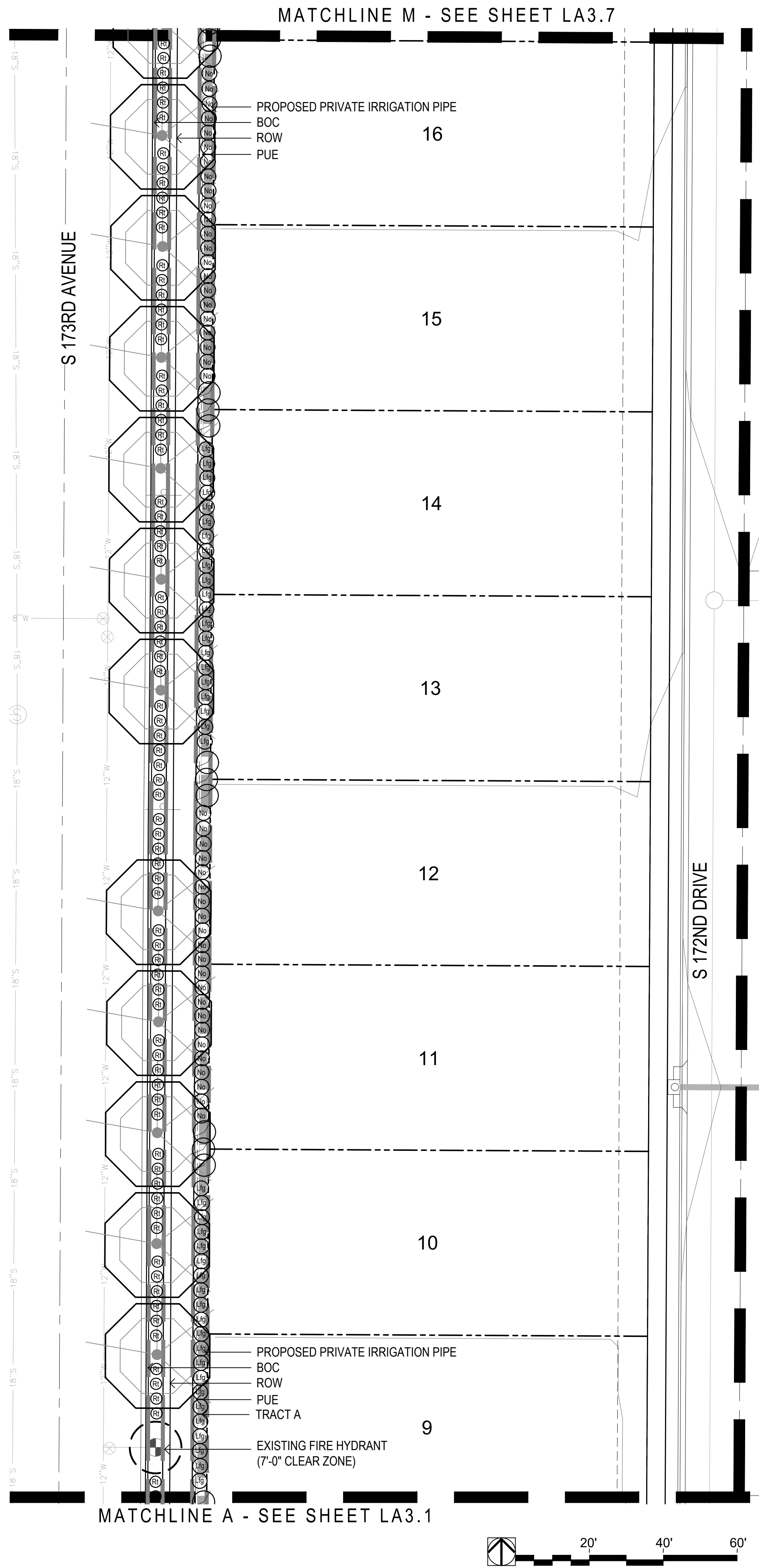


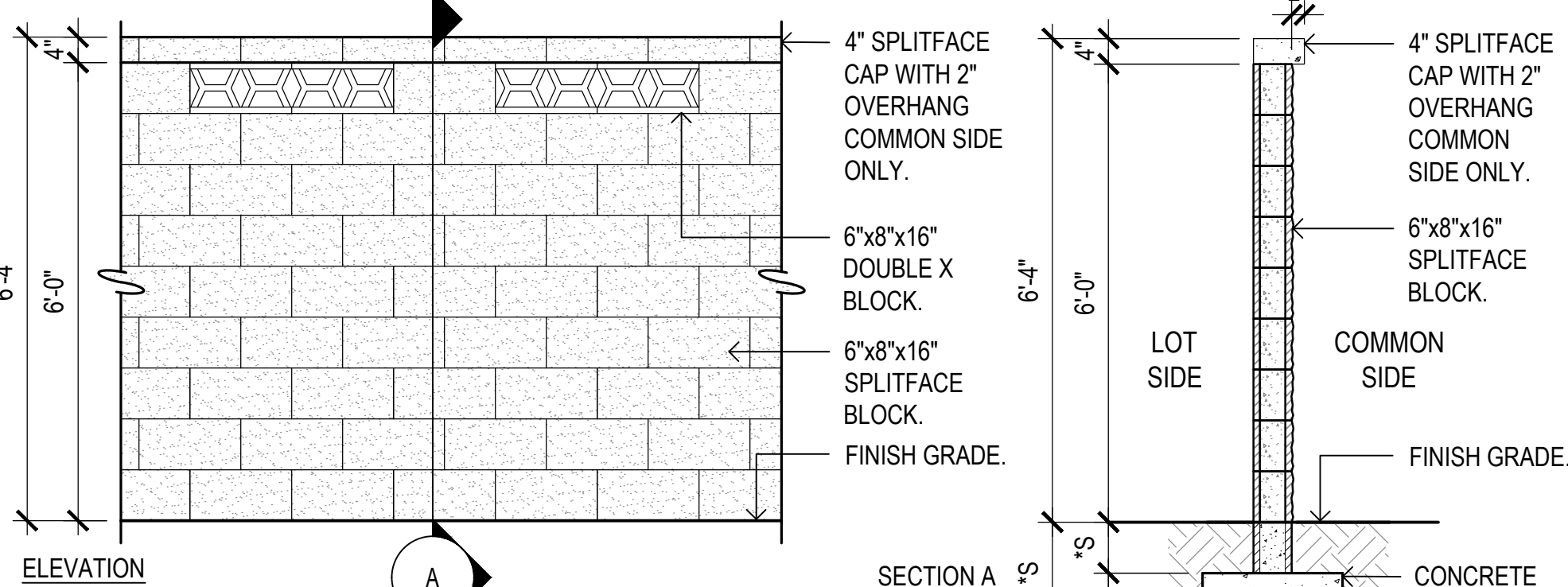
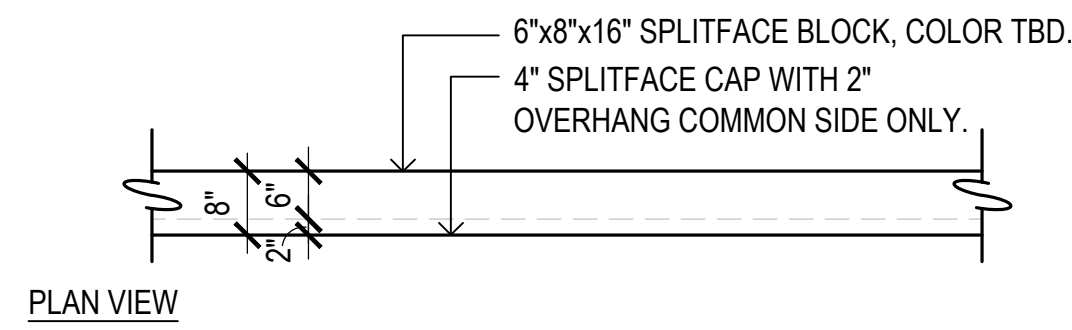
issued for
design dev.
progress set
city submittal
bid package
construction

Planting Plan
date issued 02.27.18
scale 1" = 20'-0"
drawn by KR, TH
checked by AB
project number 95-042-17
review number

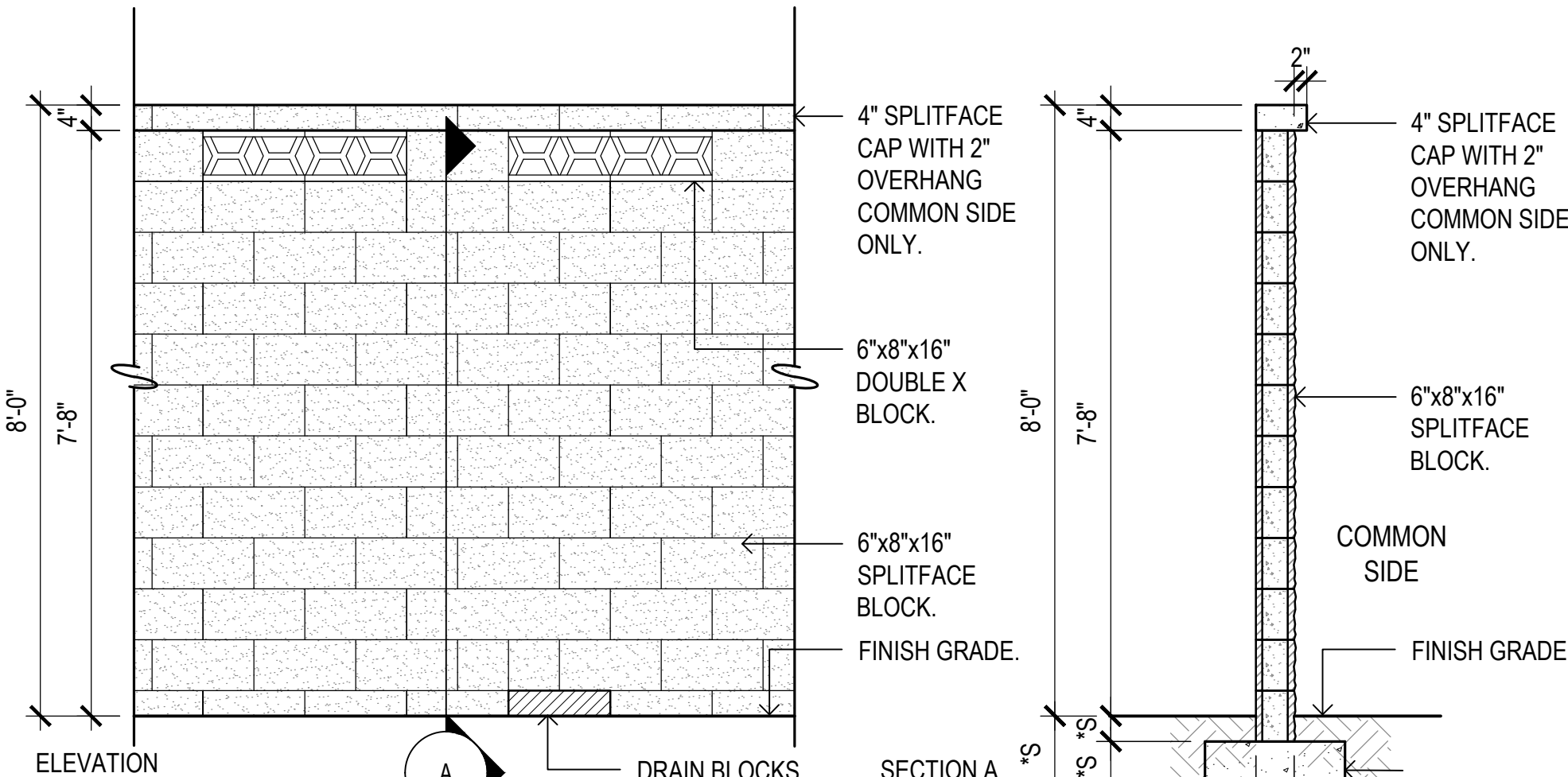
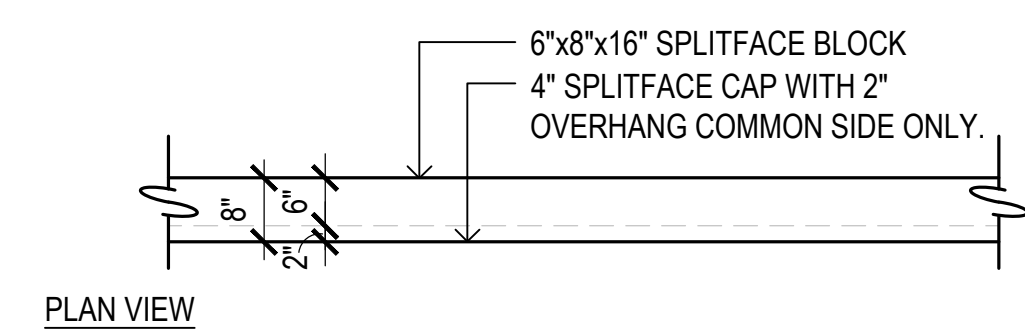
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LA3.7

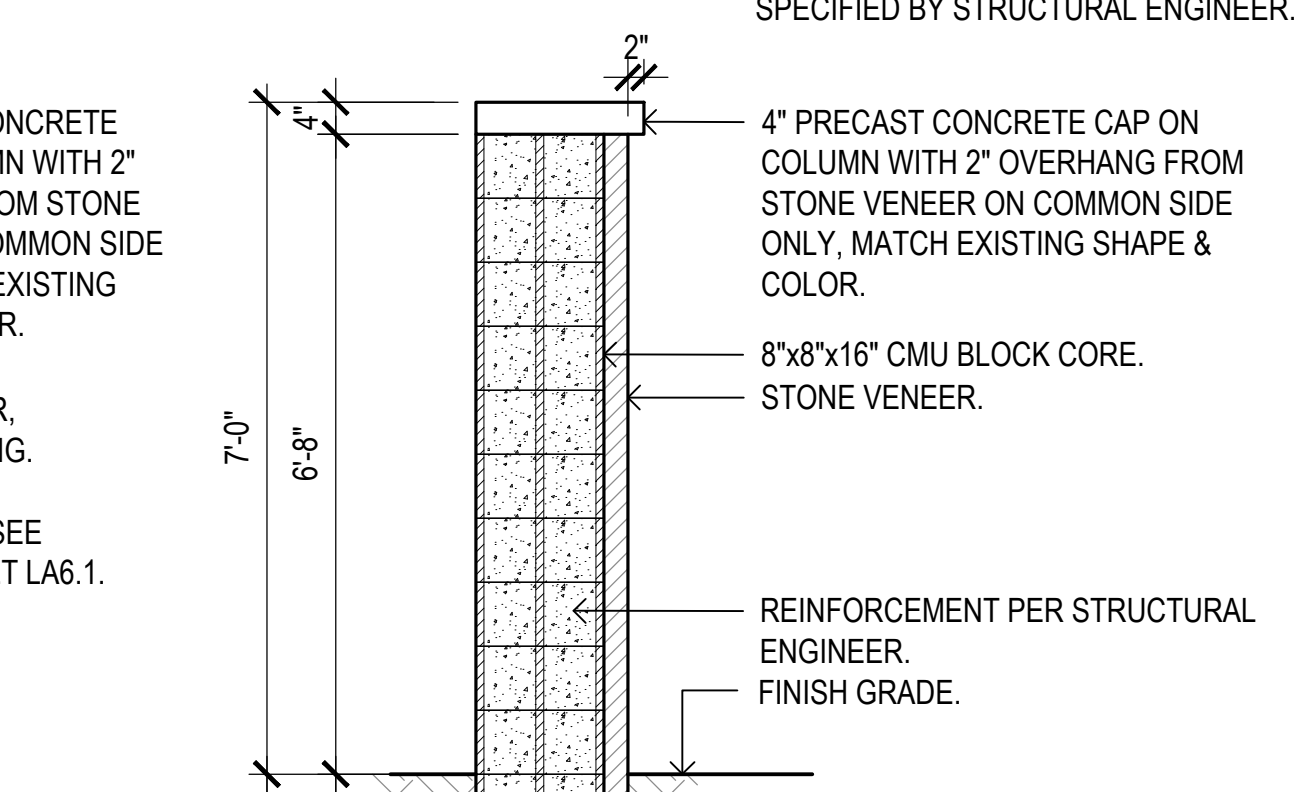
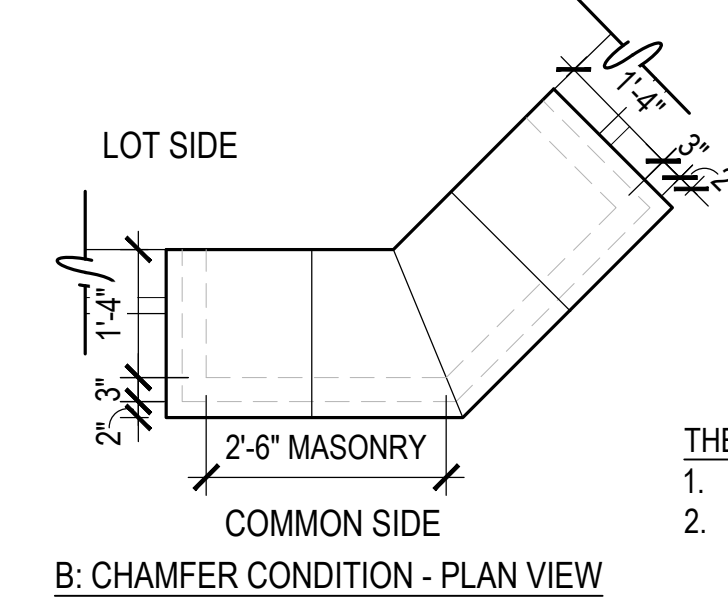
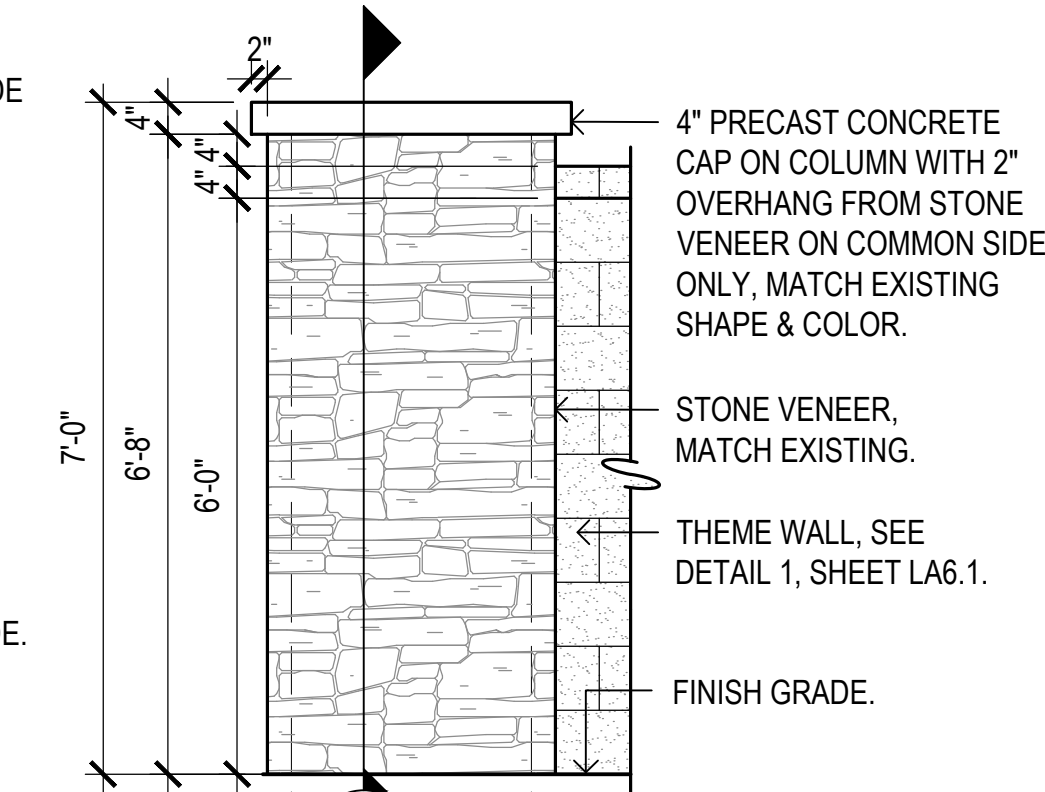
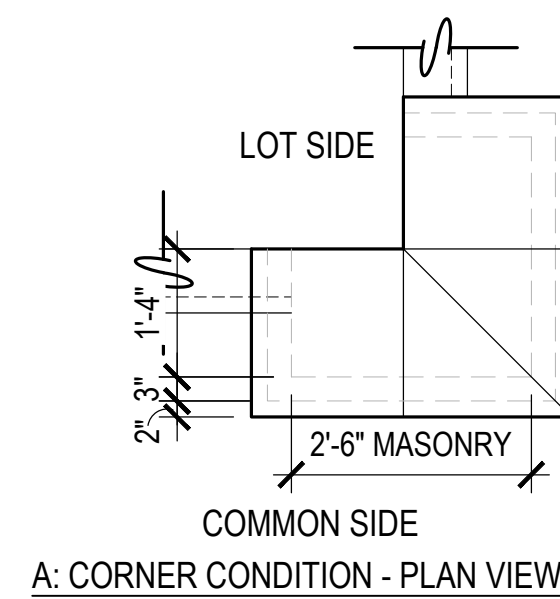




- THEME WALL NOTES:
1. BLOCK COLOR: TBD.
 2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION/INSTALLATION.
 3. *S: DIMENSIONS & NOTATIONS TO BE SPECIFIED BY STRUCTURAL ENGINEER.



- THEME WALL NOTES:
1. CMU BLOCK COLOR: TO MATCH EXISTING
 2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION/INSTALLATION.
 3. *S: DIMENSIONS & NOTATIONS TO BE SPECIFIED BY STRUCTURAL ENGINEER.



- THEME WALL COLUMN NOTES:
1. STONE VENEER: MATCH EXISTING.
 2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION/INSTALLATION.
 3. *S: DIMENSIONS & NOTATIONS TO BE SPECIFIED BY STRUCTURAL ENGINEER.

1 Theme Wall

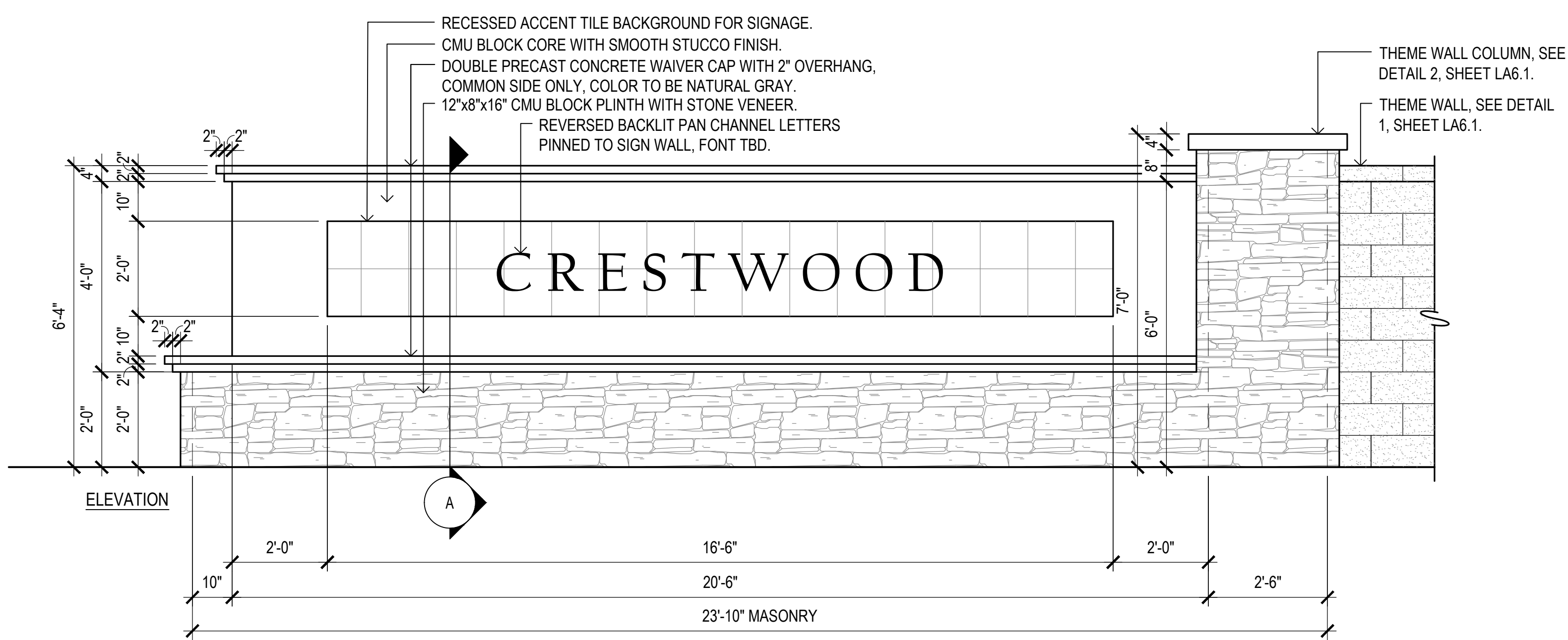
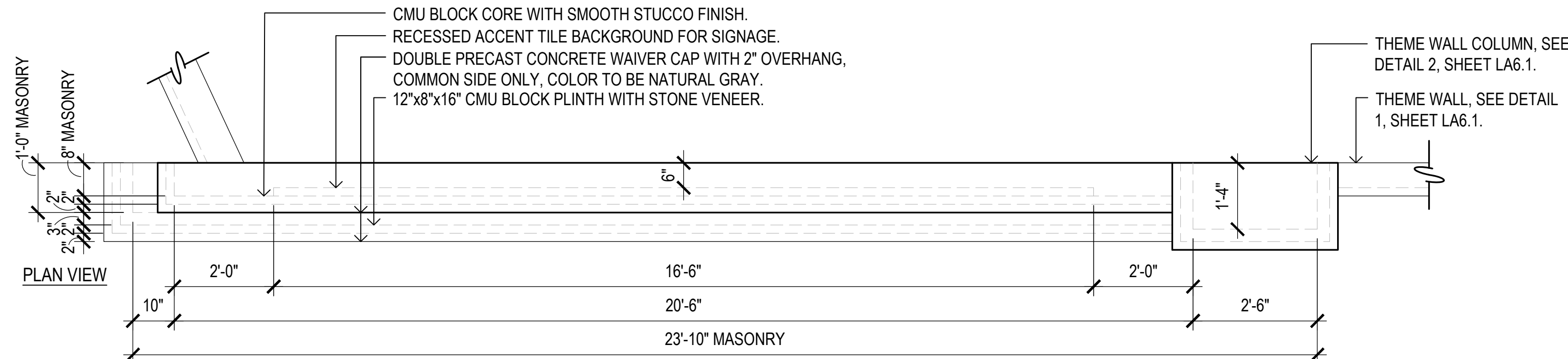
SCALE: 1/2"=1'-0"

2 8'-0" Theme Wall

SCALE: 1/2"=1'-0"

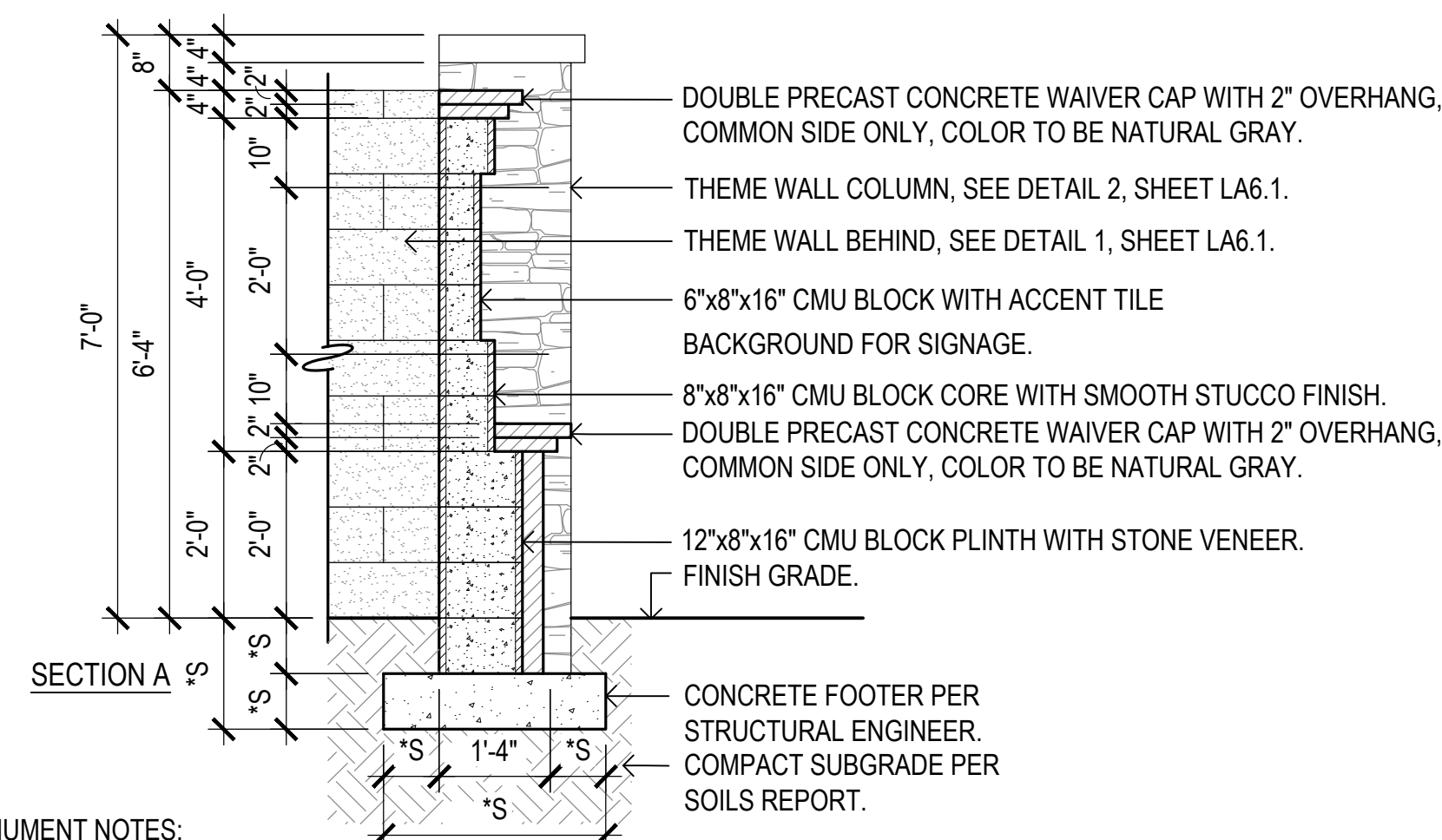
3 Theme Wall Column

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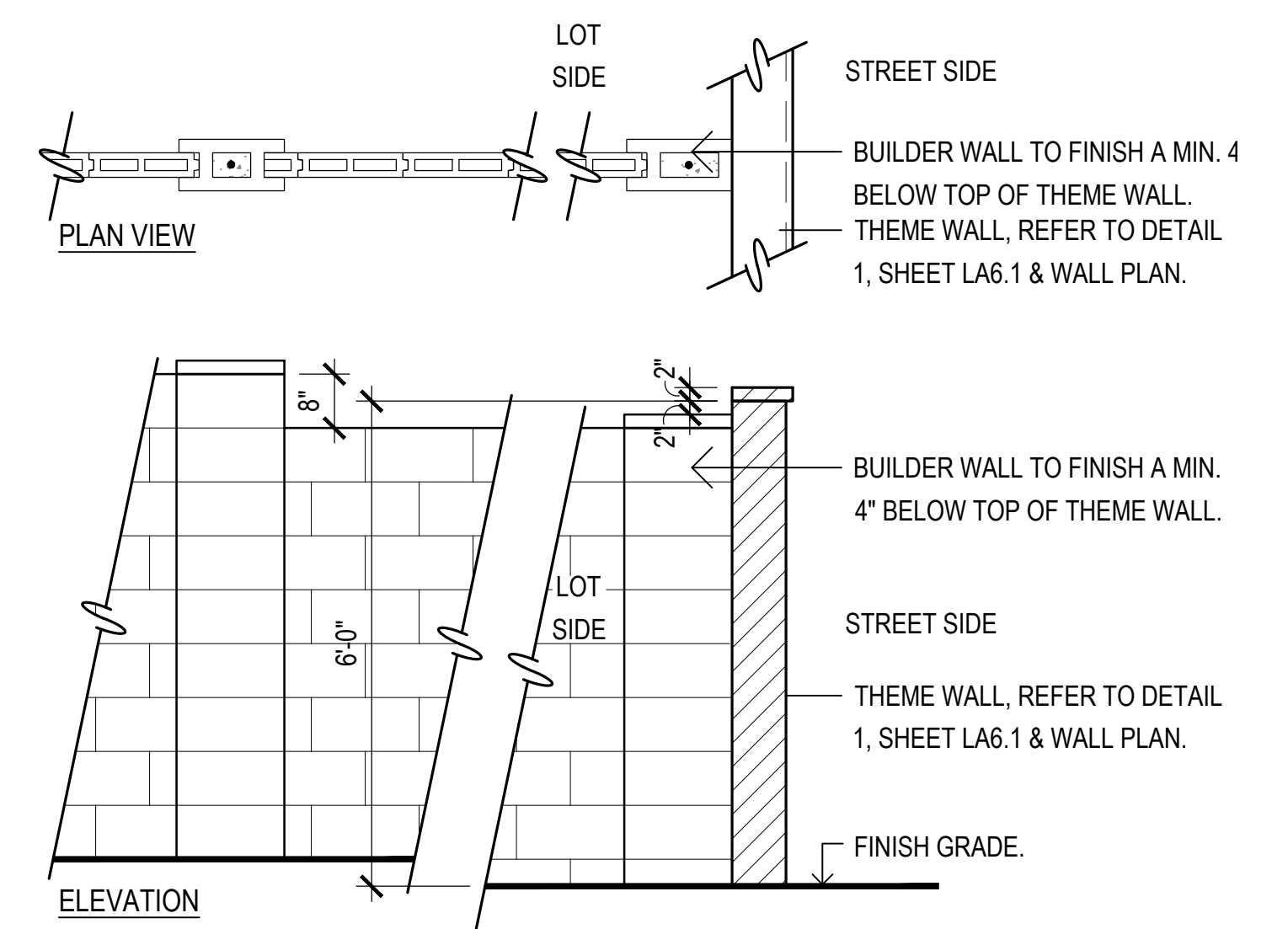
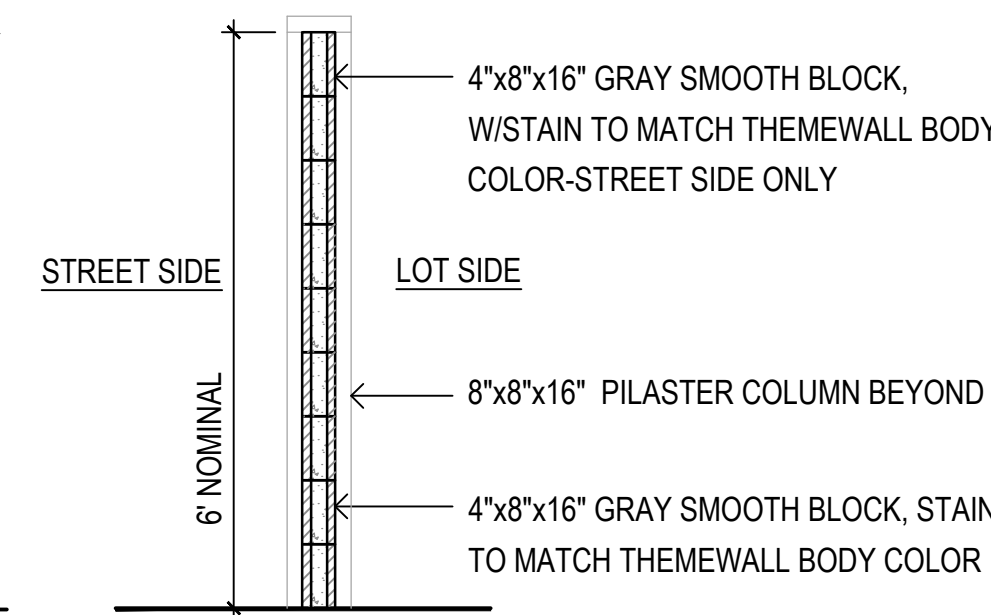
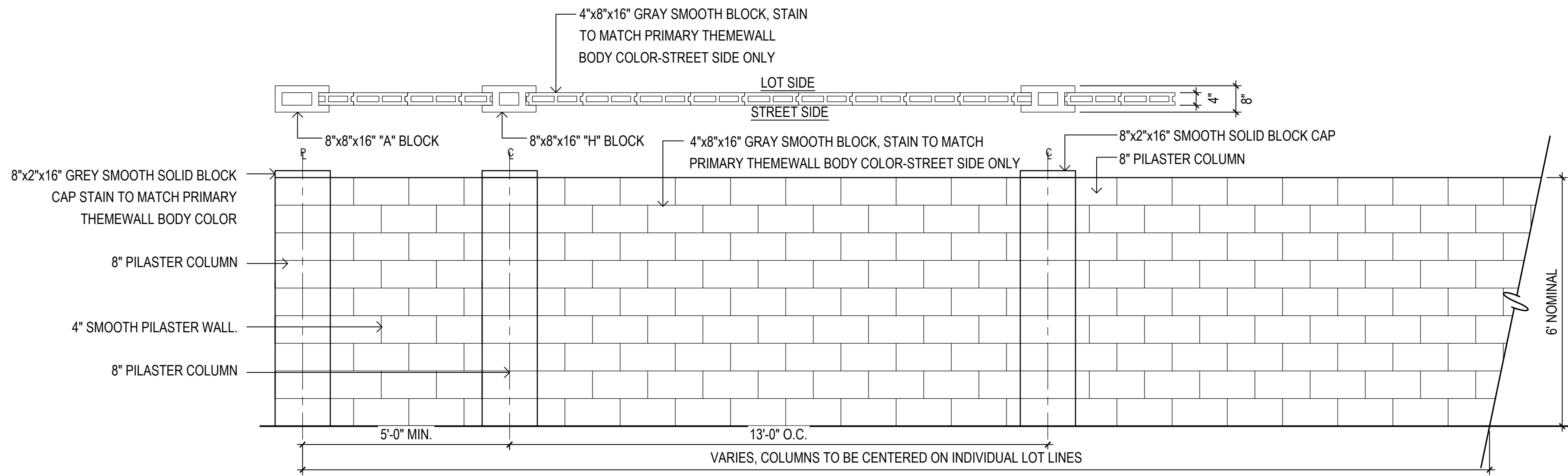


4 Entry Monument

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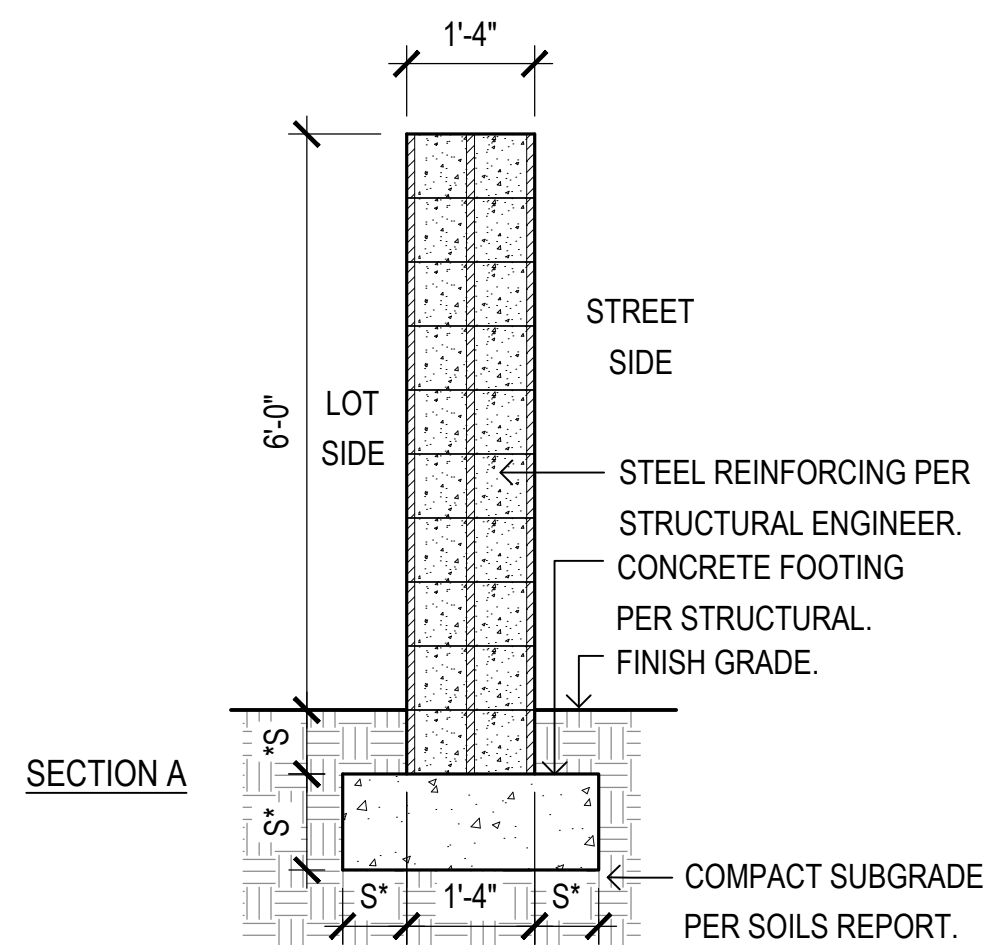
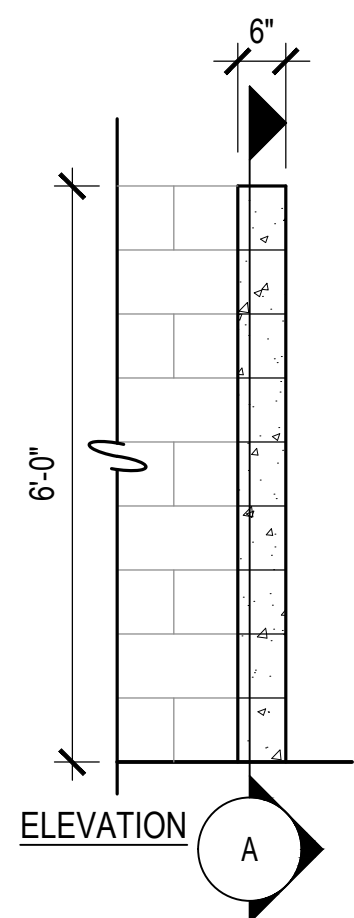
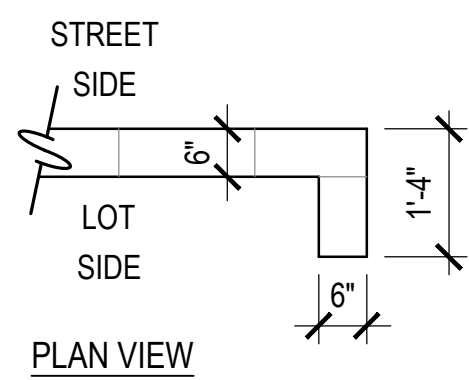


- ENTRY MONUMENT NOTES:
1. STUCCO PAINT COLOR: TBD
 2. TILE VENEER: TBD
 3. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION/INSTALLATION.
 4. *S: DIMENSIONS & NOTATIONS TO BE SPECIFIED BY STRUCTURAL ENGINEER.



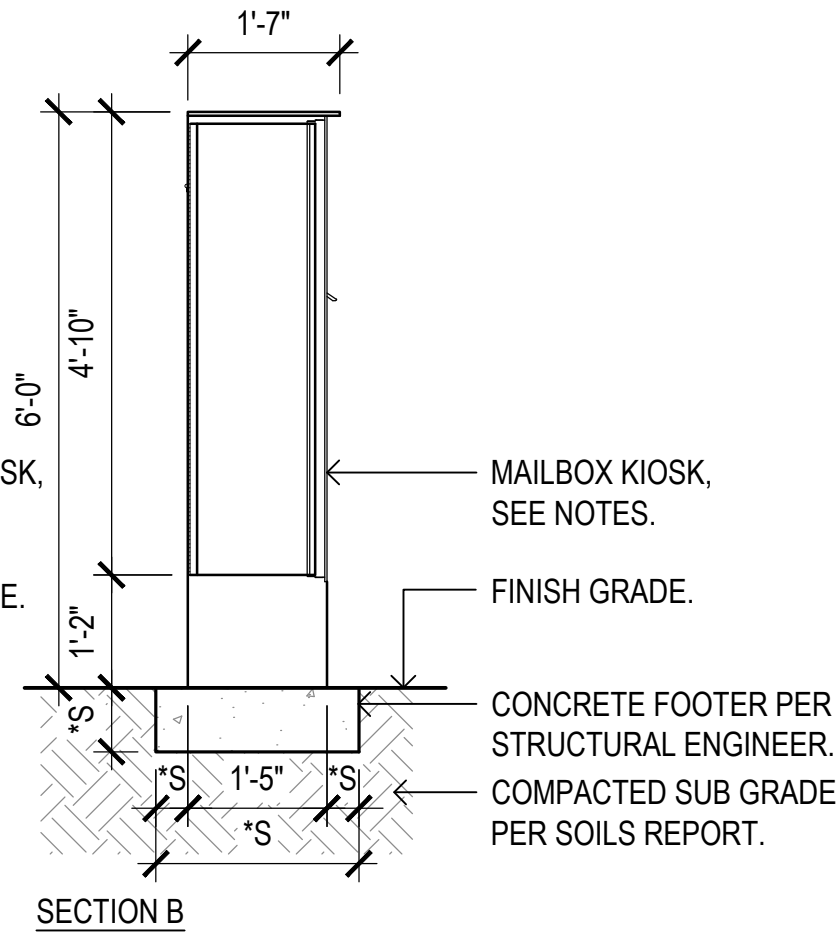
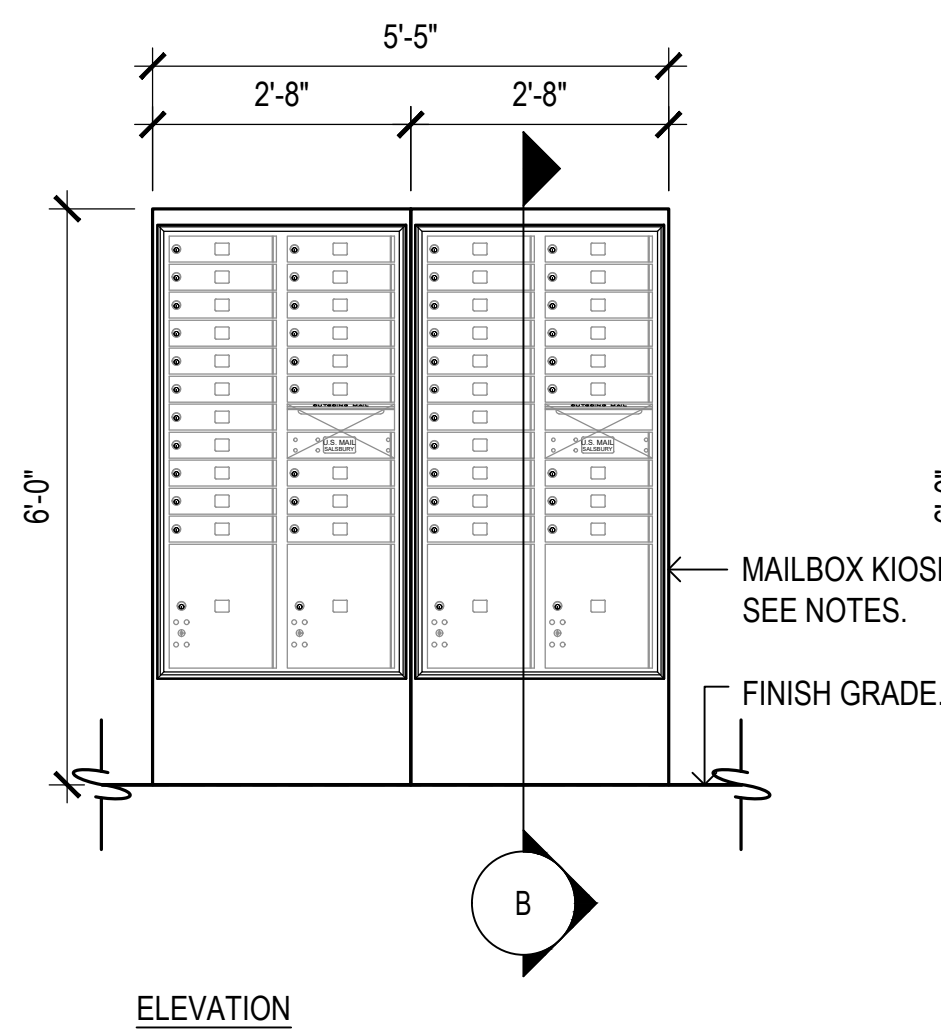
1 Builder Wall

SCALE: 1/2"=1'-0"



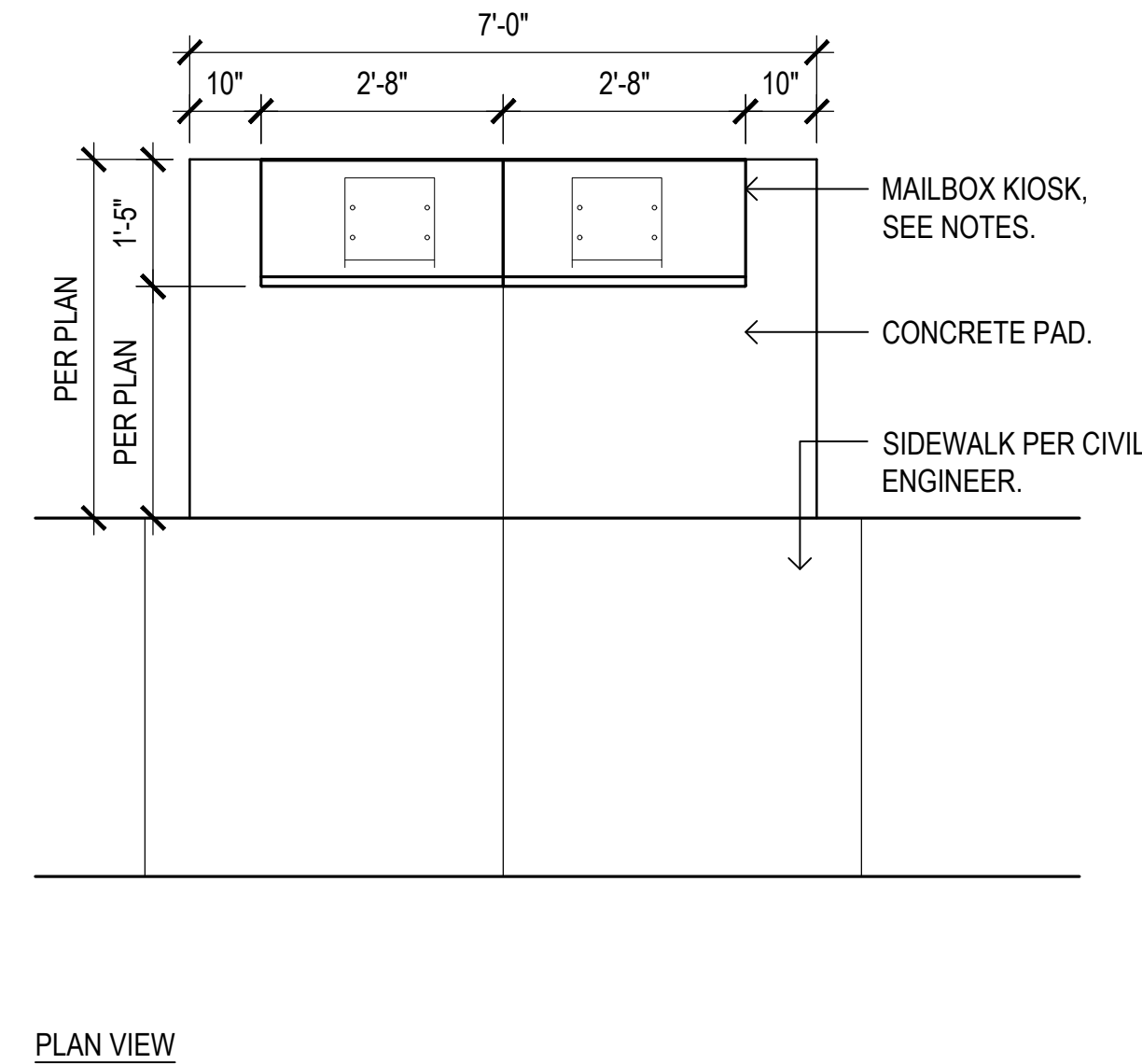
3 Wall Return

SCALE: 1/2"=1'-0"



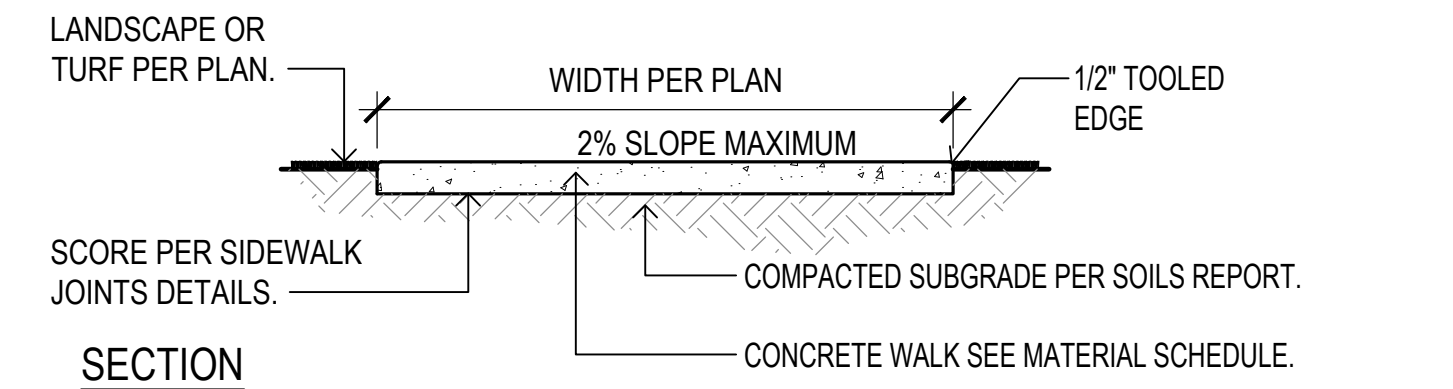
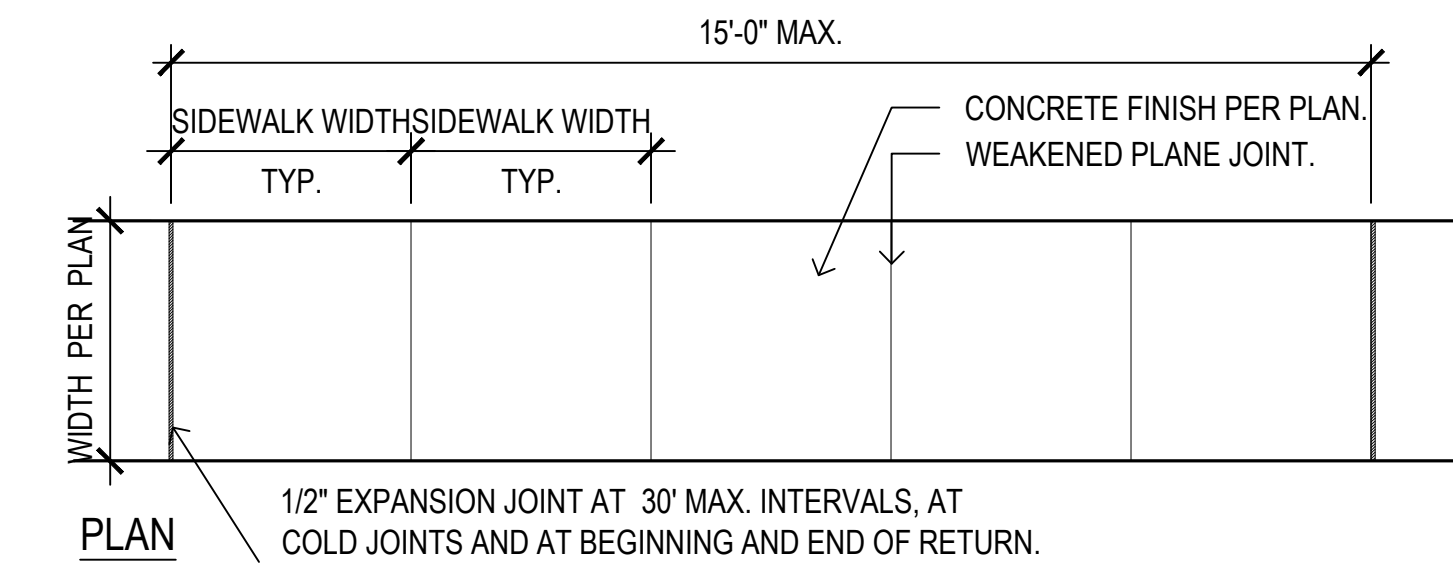
4 Mailbox Kiosk

SCALE: 1/2"=1'-0"



2 Builder Wall at Theme Wall

SCALE: 1/2"=1'-0"

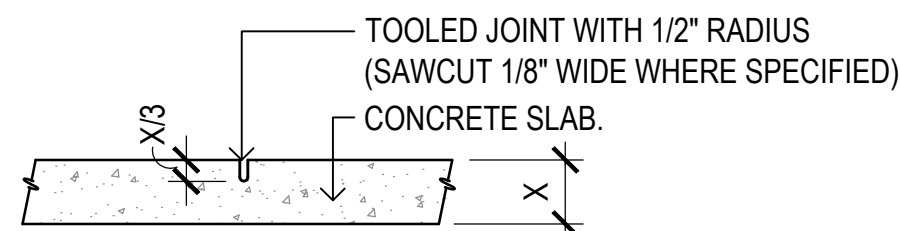


CONCRETE SIDEWALK NOTES:

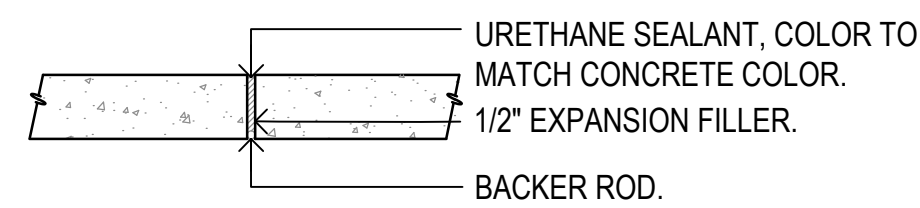
1. THE TYPE II AGGREGATE BASE THICKNESS IS SHOWN ON THE TYPICAL SECTION DRAWINGS 202 - 207; FROM RTC STANDARD DRAWING 234 - REFER TO DRAWING FOR COMPLETE DETAILS AND SPECIFICATIONS.
2. LONGITUDINAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.

Concrete Sidewalk

SCALE: 1/2"= 1'-0"



TYPICAL CONSTRUCTION JOINTS



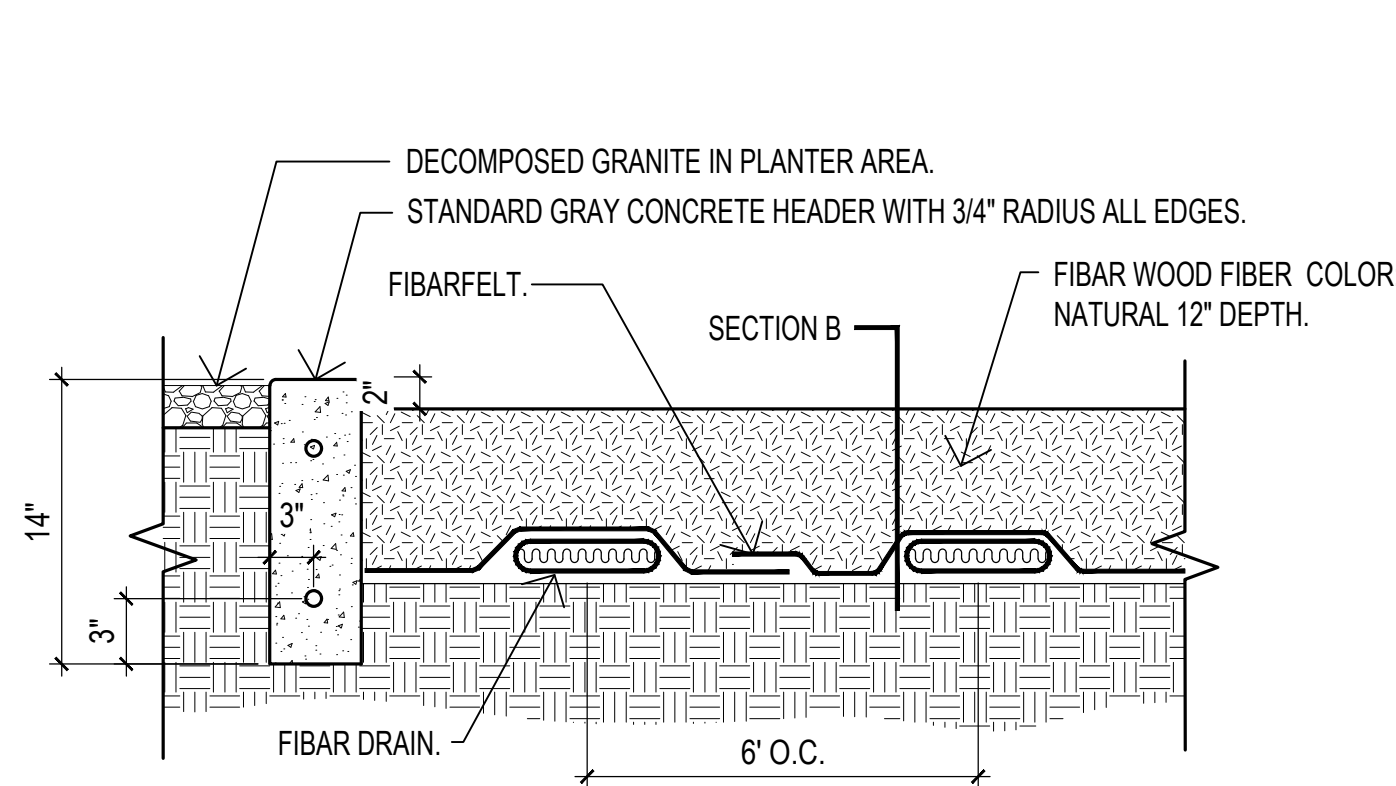
EXPANSION JOINTS

CONSTRUCTION JOINTS:
UNLESS OTHERWISE NOTED OR DIMENSIONED USE THE FOLLOWING DATA FOR EXPANSION & CONTROL JOINT LOCATIONS.

- (3'-0" WIDE WALK - C.J. @ 3'-0" O.C. & E.J. @ 6' O.C.)
- (5'-0" WIDE WALK - C.J. @ 5'-0" O.C. & E.J. @ 10' O.C.)
- (6'-0" WIDE WALK - C.J. @ 6'-0" O.C. & E.J. @ 12' O.C.)
- (12'-0" WIDE WALK - C.J. @ 12'-0" O.C. & E.J. @ 24' O.C.)

Construcion Joints

SCALE: 1"=1'-0"



WOOD FIBAR NOTES:

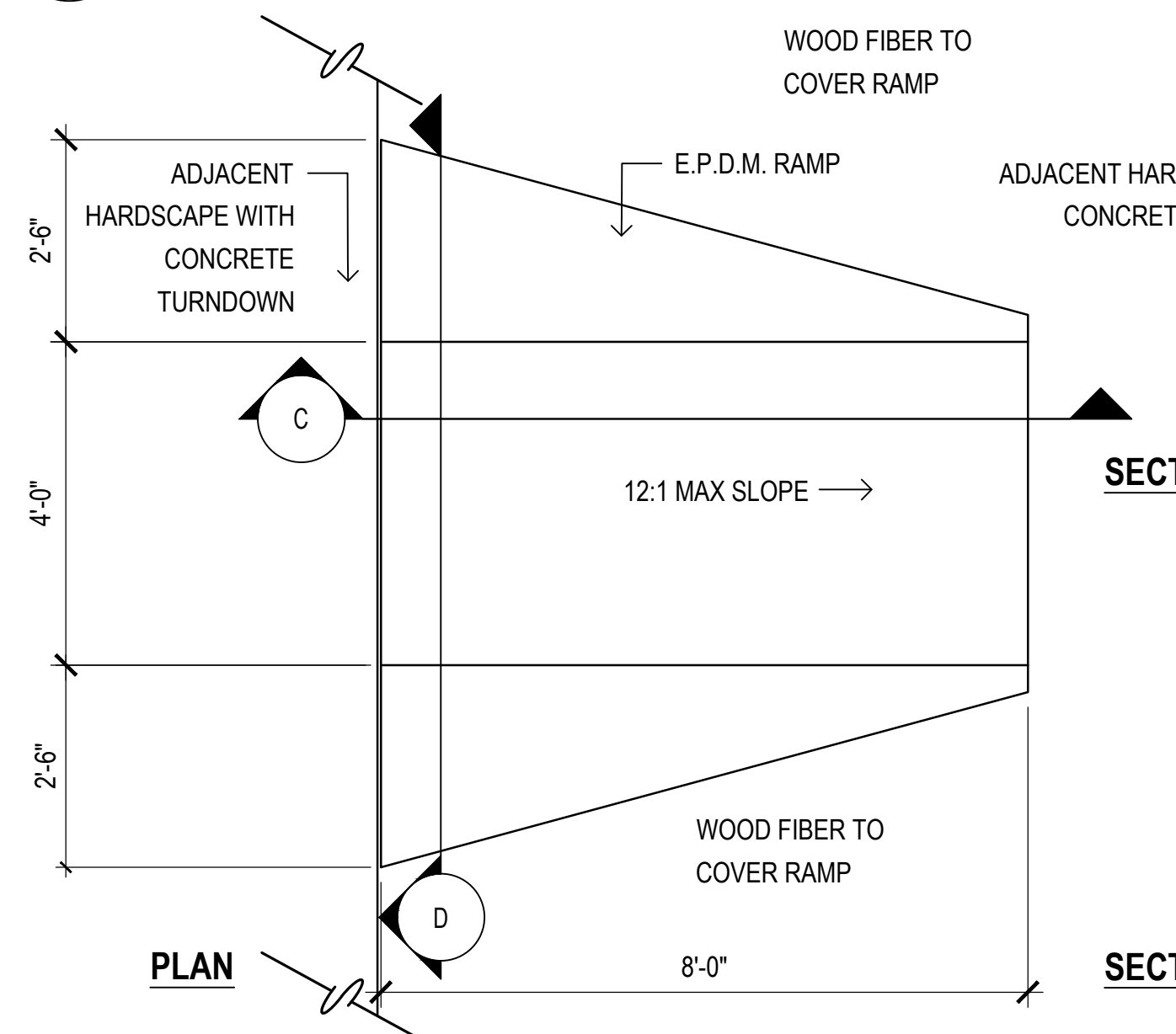
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. THE FIBAR SYSTEM IS PROTECTED BY US PATENTS 4679963, 5026207, 5076726 AND PATENTS PENDING.
4. AWARD CONTRACTORS MUST OBTAIN A LICENSE FROM FIBAR, INC. PRIOR TO CONSTRUCTION.
5. FIBARMAT WEAR MATS MUST BE INSTALLED UNDER ALL SWINGS, TIRE SWINGS & SLIDE EXITS TO PRESERVE WARRANTY. SEE 312-002.
6. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 312-007.

Wood Fibar

SCALE: 1/2"=1'-0"

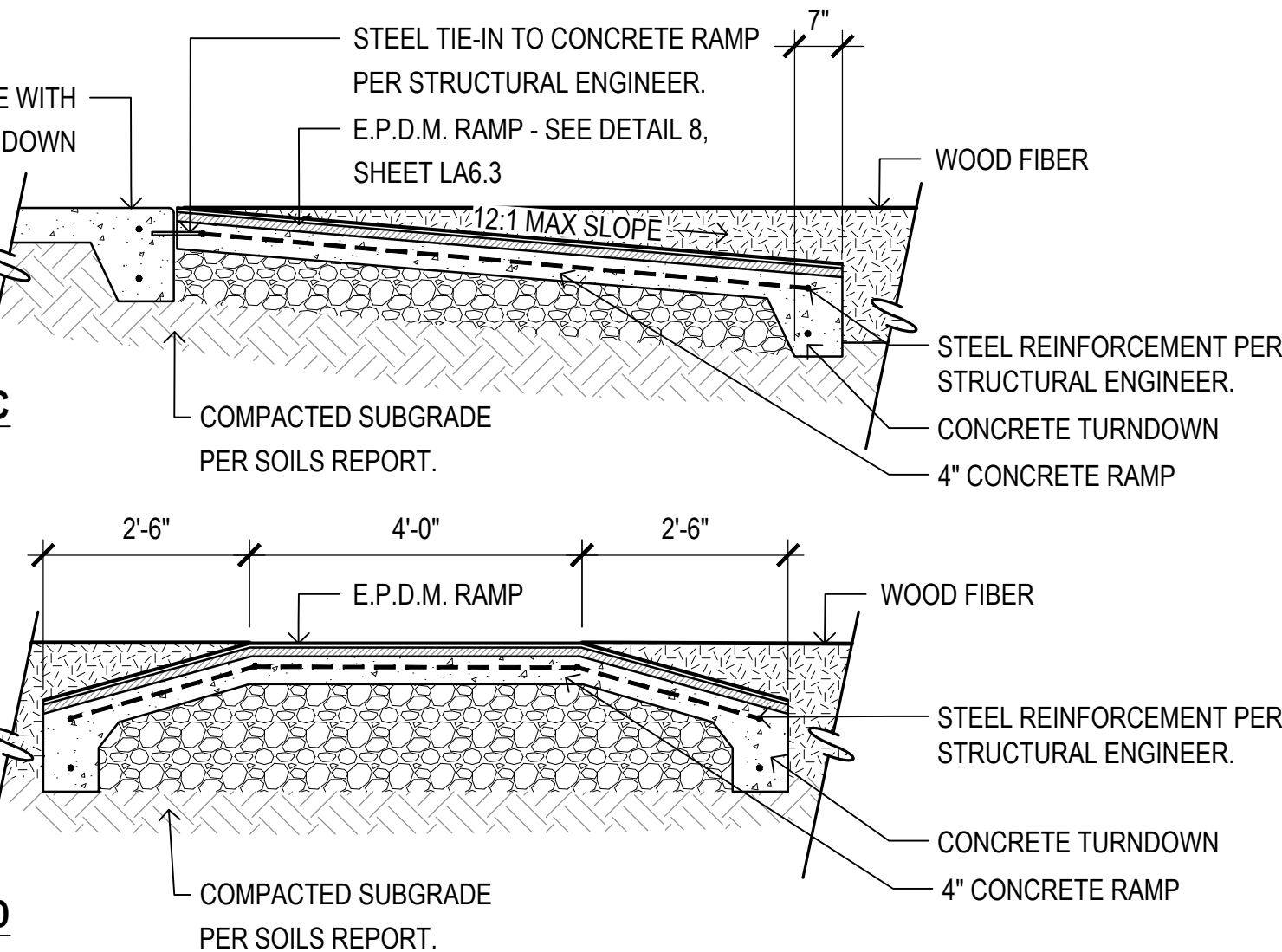
Stabilized Decomposed Granite

SCALE: NTS



SECTION C

SECTION D

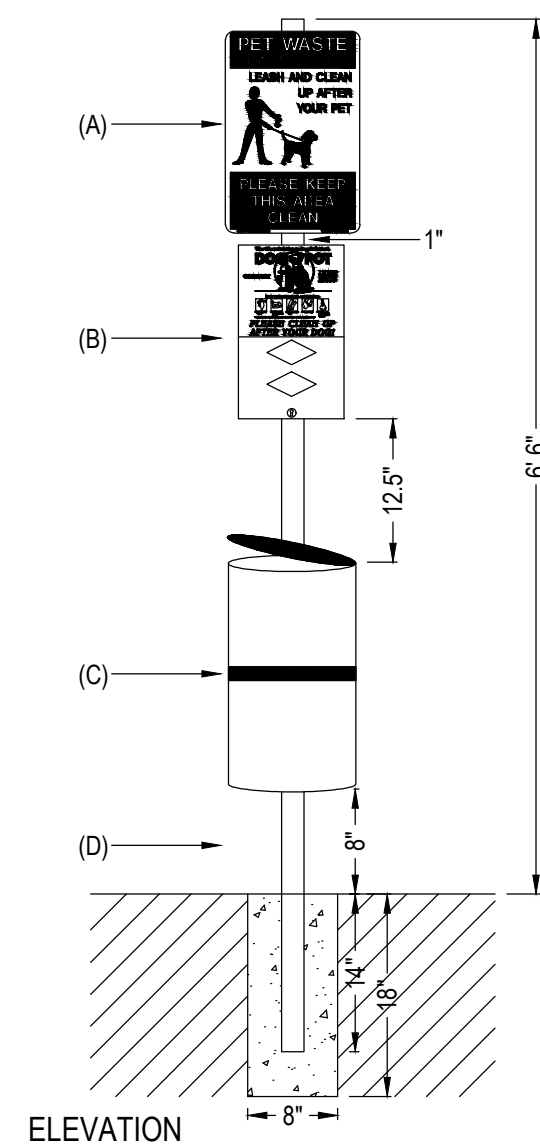


INCLUDES:

- ALUMINUM DOGIPOT PET SIGN, WITH MOUNTING HARDWARE
- ALUMINUM DOGIPOT JUNIOR BAG DISPENSER (ITEM #1002-2), WITH MOUNTING HARDWARE
- TWO KEYS FOR DISPENSER LOCKING FRONT ACCESS PANEL
- TWO ROLLS OF OXO-BIODEGRADABLE DOGIPOT LITTER PICK UP BAGS (ITEM #1402), INSTALLED IN DOGIPOT JUNIOR BAG DISPENSER
- 10 GALLON STEEL TRASH RECEPTACLE (ITEM #1206A-L) WITH ATTACHED HINGED LID AND TRASH LINER BAG RETAINER BANDS, WITH MOUNTING HARDWARE
- ONE OXO-BIODEGRADABLE DOGIPOT LINER TRASH BAGS (ITEM #1404)
- 2" X 2" X 4'-8" GALVANIZED STEEL TELESCOPIC MOUNTING POST, WITH INSTALLATION HARDWARE
- (A) DOGIPOT PET SIGN (ITEM #1203 / 1204):**
- H: 18" X W: 11.5"
- 14 GAUGE REFLECTIVE ALUMINUM
- WEIGHT: 1.35 LBS
- FOREST GREEN ON WHITE

(B) DOGIPOT JUNIOR BAG DISPENSER (ITEM #1002-2):

- H: 15.5" X W: 9.4" X D: 3.25"
- 12 GAUGE POWDER COATED FOREST GREEN ALUMINUM
- WEIGHT: 7 LBS
- 400 BAG CAPACITY
- TWO DIAMOND BAG DISPENSER SLOTS
- FRONT LOCKING ACCESS PANEL
- CLEARLY POSTED INSTRUCTIONS
- (C) STEEL TRASH RECEPTACLE WITH LID (ITEM #1208-L):
- H: 23" X 11.5" DIAMETER
- 16 GAUGE POWDER COATED FOREST GREEN STEEL
- WEIGHT: 14.6 LBS.
- 10 GALLON CAPACITY WITH INTERIOR TRASH LINER BAG RETAINER BANDS
- ATTACHED STAINLESS STEEL HINGED LID
- ONE BOX 50 COUNT OXO-BIODEGRADABLE DOGIPOT LINER TRASH BAGS (ITEM #1404) INCLUDED
- (D) TELESCOPIC GALVANIZED STEEL MOUNTING POST (ITEM #1301-P):
- 2" X 2" X 8'
- 11 GAUGE GALVANIZED STEEL
- WEIGHT: 15 LBS.
- HOLE:
- FILL WITH 40 LBS. "READY TO USE" CEMENT



COMPANY INFO

DOGIPOT, INC

PRO PET DISTRIBUTORS, INC

2100 PRINCIPAL ROW, SUITE 405

ORLANDO, FL, 32837

P: 866.364.4768

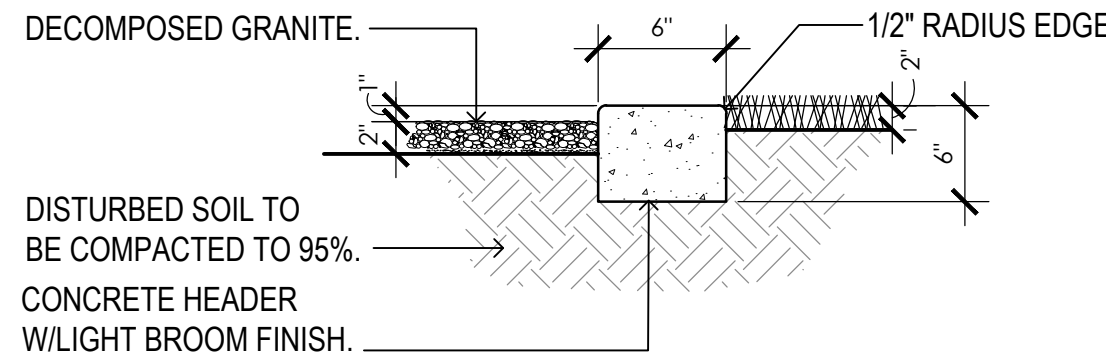
MODEL #: 1003-L

ADA Access Ramp

SCALE: 1/2"=1'-0"

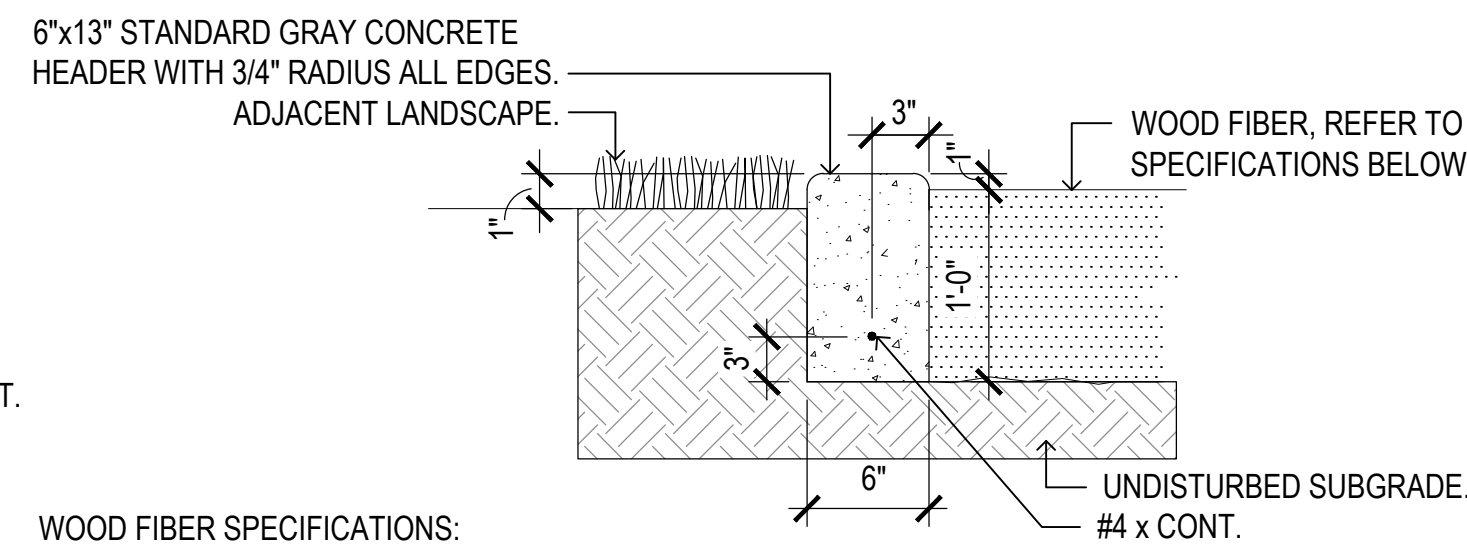
Dogipot

SCALE: NTS



Concrete Header (Extruded)

SCALE: 1"=1'-0"



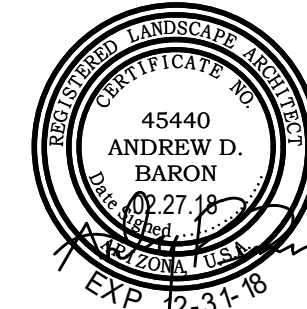
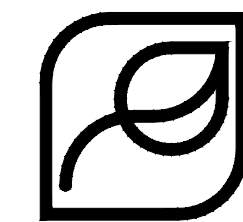
WOOD FIBER SPECIFICATIONS:

THE MATERIAL SHALL MEET ASTM F-1292-95 AND ADA PER ASTM PS 83-97. THE MATERIAL SHALL BE MANUFACTURED FROM 100% CLEAN WOOD. MATERIAL SHALL BE FREE OF TWIGS, BARK, AND LEAF DEBRIS. IT SHALL BE FREE FROM ANY FOREIGN OBJECTS SUCH AS NAILS, TRASH AND CHEMICAL ADDITIVES. THE MATERIAL SHALL BE NON-TOXIC.

Concrete Header Turndown

SCALE: 1"=1'-0"

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50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986



Crestwood at Canyon Trails
NWC of S. 173rd Ave. & W. Lilac St.
Goodyear, AZ
Construction Details



revisions	
Δ	
Δ	
Δ	
issued for	
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<input checked="" type="checkbox"/> city submittal	
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Construction Details	
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scale	
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checked by	
AB	
project number	
95-042-17	
review number	
sheet number	

LA6.4