

LANDSCAPE GENERAL NOTES:

- A. ANY CHANGES MADE TO THE PLANS AND DETAILS SHOWN ON THESE DOCUMENTS WHICH ARE NOT APPROVED BY THE LANDSCAPE ARCHITECT RELEASES RICK ENGINEERING OF ANY LIABILITY INCURRED AS A RESULT OF SAID CHANGES.
- B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE JOB SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS THAT COULD AFFECT THE INSTALLATION OF ANY WORK SET FORTH IN THESE PLANS OR SPECIFICATIONS PRIOR TO SUBMITTING A BID. BEFORE BEGINNING WORK, THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE PLANS TO THE SITE CONDITIONS AND SHALL REPORT ALL DISCREPANCIES TO THE OWNERS REPRESENTATIVE. WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES.
- C. IF ANY UTILITIES CONFLICT WITH THE ORIGINAL PLACEMENT OF INTENDED PLANT MATERIAL ON SITE THE LANDSCAPE ARCHITECT WILL AID THE CONTRACTOR IN THE RELOCATION OR SHIFTING OF PLANT MATERIAL ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY TYPE AND LOCATION OF UTILITIES AS NECESSARY TO AVOID DAMAGE THERETO. ALL UTILITIES SHALL BE LOCATED AND VERIFIED PRIOR TO ANY EXCAVATION. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNERS REPRESENTATIVE IMMEDIATELY. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT CALL BEFORE YOU DIG (811) TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY THIS WORK, AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE WORK.
- D. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, RULES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE PREMISES. THE CONTRACTOR SHALL OBTAIN AND COMPLY WITH ALL PERMITS REQUIRED TO COMPLETE THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING CONSTRUCTION AND SHALL ACQUIRE A DUST CONTROL PERMIT IF REQUIRED FROM THE APPLICABLE LOCAL AGENCY. ALL COSTS ASSOCIATED WITH DUST CONTROL AND PERMITS IS CONSIDERED INCIDENTAL TO THE PROJECT.
- F. LANDSCAPE CONTRACTOR SHALL PROVIDE FINISH GRADING AND REMOVAL OF DEBRIS IN PLANTING AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. NO GRADING IS ALLOWED WITHIN DRIP LINE OF EXISTING TREES.
- G. CONTRACTOR SHALL OBTAIN A COPY OF AND REVIEW THE GEOTECHNICAL SOILS REPORT IF APPLICABLE TO THIS PROJECT.
- H. CONTRACTOR SHALL OBTAIN AND REVIEW A SOILS AGRONOMY TEST PRIOR TO BEGINNING CONSTRUCTION, AND SHALL ABIDE BY IT TOWARDS THE COMPLETION OF THIS WORK. ANY DISCREPANCIES BETWEEN THE REPORT AND THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION.
- I. PRIOR TO PLANTING, THE CONTRACTOR SHALL PERFORM ONE (1) PERCOLATION TEST PER 10,000 SQUARE FEET OF PLANTING AREA. THE CONTRACTOR SHALL FILL A 24" BOX SIZE HOLE WITH WATER, IF IT DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE. TEST SHALL BE DONE UNDER THE SUPERVISION OF THE OWNERS REPRESENTATIVE. IF PROPER DRAINAGE DOES NOT OCCUR WITHIN 24 HOURS CONTRACTOR WILL BE REQUIRED TO INSTALL DRAINAGE CHIMNEYS IN PLANT PITS PER PLANTING DETAILS.
- J. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE THOROUGHLY SOAKED.
- K. WHEN CALICHE OR HARD PAN IS ENCOUNTERED DURING PLANT PIT EXCAVATION: IF IMPERVIOUS LAYER IS LESS THAN 6" THICK, REMOVE COMPLETELY FROM PLANTING PIT. IF LAYER IS 6"-18" THICK, AUGER A HOLE THROUGH THE LAYER PER PLANTING DETAILS. IF LAYER IS GREATER THAN 18" THICK, ENLARGE THE PLANTING PIT TO TWICE THAT (IN EACH DIRECTION) CALLED OUT IN PLANTING DETAILS.
- L. CONTRACTOR SHALL VERIFY ROCK AND SOIL CONDITIONS WITHIN THE PROJECT SITE PRIOR TO BIDDING. NO EXTRA PAYMENT OR TIME EXTENSION WILL BE GIVEN DUE TO ROCKY SOIL CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE INSPECTIONS AND CHECKING SOIL BORING LOGS TO DETERMINE SUBSURFACE CONDITIONS PRIOR TO BIDDING.
- M. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' FEET OF WALLS, WALKWAYS, STREETS, CURBS AND OTHER HARDSCAPE AREAS. ROOT BARRIER TO EXTEND A MINIMUM OF 5' IN EACH DIRECTION FROM THE CENTERLINE OF THE TREE UNLESS OTHERWISE NOTED ON THE PLANS.
- N. ALL PLANT MATERIALS SHALL CONFORM TO NURSERY STANDARDS ACCORDING TO AMERICAN ASSOCIATION OF

- NURSERYMEN INC. DENVER AMERICAN HORTICULTURE STANDARD AND SHALL BE FREE FROM PESTS, EGGS, DISEASES AND TO BE REPRESENTATIVE OF SPECIES IN SIZE, QUALITY, FORM, COLOR AND NOT BE ROOT BOUND, DAMAGED OR SUBSTANDARD IN ANY WAY. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION. ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK.
- O. 10% OF EACH PLANT MATERIAL SPECIES SHALL BE TAGGED WITH BOTANICAL NAME FROM NURSERY OR SUPPLIER; TAGS TO REMAIN ON PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
- P. NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS WITHOUT PRIOR APPROVAL FROM THE OWNERS REPRESENTATIVE.
- Q. TREAT ALL ROCK MULCH AREAS WITH PRE-EMERGENT HERBICIDE ONCE BEFORE THE ROCK MULCH INSTALLATION AND ONCE AFTER THE ROCK MULCH INSTALLATION.
- R. TRANSPORTATION AND NURSERY STAKES SHALL BE REMOVED AT INSTALLATION. INSTALL NEW TREE STAKES AS DETAILED.
- S. THE PLANTING PLAN IS DIAGRAMMATIC. THE QUANTITIES AND SITE CONDITIONS SHOWN ON THESE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY THE ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE OF DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
- T. CONTRACTOR SHALL PROVIDE COMPLETE MAINTENANCE PER THE PROJECT SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLANS. MAINTENANCE SHALL BEGIN UPON WALK FOR LANDSCAPE MAINTENANCE AND GUARANTEE PERIOD. MAINTENANCE SHALL CONSIST OF BUT NOT BE LIMITED TO KEEPING AREAS CLEAN, WEED FREE, TRIMMED, WATERED, RAKED, PEST AND DISEASE FREE AND ALL OTHER WORK NECESSARY FOR HEALTHY, VIGOROUS GROWTH AND CLEAN APPEARANCE. PRIOR TO COMMENCEMENT OF MAINTENANCE PERIOD, CONTRACTOR SHALL SUBMIT A WATERING/MAINTENANCE SCHEDULE TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
- U. LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL FOUND TO BE IN AN UNHEALTHY, DAMAGED, IMPAIRED CONDITION, MISSING OR DEAD DURING THE MAINTENANCE PERIOD.
- V. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND LEGAL DISPOSAL OF ANY DEBRIS RESULTING FROM THE CONSTRUCTION. AT NO TIME SHALL ANY OF THIS MATERIAL OBSTRUCT THE NORMAL OPERATION OF ANY ADJOINING STREET ASSOCIATED WITH THIS PROJECT.
- W. THE JOB SITE AT THE COMPLETION OF THE CONSTRUCTION SHALL BE CLEANED OF AN DEBRIS RESULTING FROM CONSTRUCTION. NO JOB WILL BE CONSIDERED UNTIL ALL CURBS, GUTTERS, AND PAVEMENT HAVE BEEN SWEEP CLEAN OF ALL DIRT AND DEBRIS AND ARE IN COMPLIANCE WITH THE AGENCY SPECIFICATIONS.
- X. THE CONTRACTOR IS ADVISED THAT DAMAGE TO ANY PORTION OF ANY EXISTING CURBS, GUTTERS, PAVEMENTS, FENCING, WALLS, LIGHTING AND SURROUNDING AREAS THAT ARE NOT NOTED ON THE PLANS TO BE DISTURBED ARE TO BE REPAIRED AT THE CONTRACTORS EXPENSE.
- Y. FINAL ACCEPTANCE: A FINAL SITE WALK INSPECTION BY OWNERS REPRESENTATIVE IS REQUIRED AT THE END OF THE LANDSCAPE MAINTENANCE PERIOD PRIOR TO FINAL PROJECT ACCEPTANCE BY THE OWNER.

PARKING LOT TREE CALCULATION

PARKING SPACES PROVIDED:	716
TREES REQUIRED:	179
( 1 PER 4 PARKING SPACES)	
TREES PROVIDED:	179

PER C.O.T. U.D.C. SECTION 7.6.4.B.1.A.(2) FIFTY PERCENT OF THE TREES REQUIRED FOR LANDSCAPE BORDERS LOCATED WITHIN TEN FEET OF THE PAVED PORTION(S) OF A VEHICULAR USE AREA MAY BE COUNTED TOWARDS BOTH THE MINIMUM PARKING LOT CANOPY TREE STANDARD AND THE LANDSCAPE BORDER CANOPY TREE STANDARD.

PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	SIZE	H x W (CALIPER)
TREES				
	ACACIA ANEURA MULGA ACACIA	15	15 GAL.	6' x 2' (.75")
	PARKINSONIA MICROPHYLLA FOOTHILLS PALO VERDE	14	-	TRANSPLANT PER NPPP
	PARKINSONIA MICROPHYLLA FOOTHILLS PALO VERDE	106	15 GAL.	4' x 2' (.5")
	PROSOPIS GLANDULOSA TEXAS HONEY MESQUITE	79	15 GAL.	5.5' x 3' (.75")
	PROSOPIS VELUTINA VELVET MESQUITE	38	15 GAL.	5.5' x 3' (.5")
	PROSOPIS VELUTINA VELVET MESQUITE	5	-	TRANSPLANT PER NPPP
	OPUNTIA FICUS INDICA INDIAN FIG			

INORGANIC GROUND COVER

	A MIN. 2" DEPTH LAYER OF DECORATIVE ROCK SHALL BE PLACED IN ALL PLANTING AREAS INDICATED ON THE PLANS. SIZE SHALL BE 3/4" SCREENED. COLOR SHALL BE AS APPROVED BY OWNER.
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NON-IRRIGATED HYDROSEED MIX (22,250 SQ. FT. PROVIDED)

SPECIES	PLS RATE LBS./ACRE
ARISTIDA PURPUREA, PURPLE THREE-AWN	2.0
BAILEYA MULTIRADIATA, DESERT MARIGOLD	1.0
BOUTELOUA CURTIPENDULA, SIDEOATS GRAMA	2.0
ENCELIA FARINOSA, BRITTLEBUSH	1.5
ERICAMERIA LARICIFOLIA, TURPENTINE BUSH	6.0
ESCHSCHOLZIA MEXICANA, MEXICAN GOLD POPPY	2.0
PHACELIA CAMPANULARIA, DESERT CANTERBURY BELLS	1.0
PLANTAGO INSULARIS, INDIAN WHEAT	3.0
PSILOSTROPHE COOPERI, PAPER FLOWER	1.0
SENNA COVESII, DESERT SENNA	2.0
SPHAERALCEA AMBIGUA, DESERT GLOBE-MALLOW	1.0
SPOROBOLUS CRYPTANDRUS, SAND DROPSEED	1.0
	23.5 TOTAL

LANDSCAPE BORDER TABLE

BORDER	LENGTH (L.F.)	TREES REQ'D.	TREES PROVIDED	GROUND COVER REQ'D.	GROUND COVER PROVIDED	SCREEN REQ'D.	SCREEN PROVIDED
LOS REALES	1,520	47	47	50% COVERAGE	50% COVERAGE	30" SCREEN	30" VEGETATIVE SCREEN
ALVERNON	500	16	16	50% COVERAGE	50% COVERAGE	30" SCREEN	30" VEGETATIVE SCREEN

SYMBOL	BOTANICAL NAME COMMON NAME	QTY.	SIZE
SHRUBS AND ACCENTS			
	ACACIA CONSTRICTA WHITETHORN ACACIA	7	5 GAL.
	ACACIA CONSTRICTA WHITETHORN ACACIA	9	TRANSPLANT PER NPPP
	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE	105	5 GAL.
	AGAVE DESMETTIANA 'VARIEGATA' VARIEGATED SMOOTH AGAVE	51	5 GAL.
	CALLIANDRA ERIOPHYLLA FAIRY DUSTER	214	5 GAL.
	DALEA GREGGII TRAILING INDIGO BUSH	38	5 GAL.
	DASYLIRION WHEELERI DESERT SPOON	21	5 GAL.
	ENCELIA FARINOSA BRITTLE BUSH	124	5 GAL.
	EUPHORBIA ANTISYPHILITICA CANDELLILLA	54	5 GAL.
	FEROCACTUS WISLIZENII BARREL CACTUS	231	TRANSPLANT PER NPPP
	FOUQUIERIA SPLENDENS OCOTILLO	46	5' HT. MIN., 5 CANE MIN.
	FOUQUIERIA SPLENDENS OCOTILLO	26	TRANSPLANT PER NPPP
	JUSTICIA CALIFORNICA CHUPAROSA	50	5 GAL.
	LEUCOPHYLLUM FRUTESCENS TEXAS RANGER	132	5 GAL.
	OPUNTIA 'KELLY'S CHOICE' KELLY'S CHOICE PRICKLY PEAR	52	5 GAL.

LANDSCAPE BOULDER SCHEDULE

BOULDERS SHALL BE PIT RUN 'APACHE BROWN' AS AVAILABLE THROUGH KALAMAZOO MATERIALS, OR AS APPROVED BY OWNER.

W x H x L	QTY.
3' x 3' x 3'	15 (20 TONS +/-)
2' x 2' x 2'	163 (65 TONS +/-)

NOTES:  
SLURRY MIX FOR NATIVE SEED APPLICATION SHALL  
CONSIST OF THE FOLLOWING:  
SEED =LBS/ACRE PER SEED MIX  
WOOD FIBER MULCH =2000 LBS/ACRE  
AMMONIUM PHOSPHATE FERTILIZER (16-20-0) =200 LBS/ACRE  
  
AREA TO BE SEEDED SHALL BE THOROUGHLY TILLED PRIOR TO APPLICATION OF SLURRY MIX. TILLING OPERATIONS SHALL BE PERFORMED SO AS NOT TO DISTURB ADJACENT AREAS OF NATIVE VEGETATION.  
  
THIS SEED MIX WILL NOT BE IRRIGATED. APPLICATION OF SEED MIX SHALL COINCIDE WITH PERIODS OF SEASONAL RAIN (JULY-AUGUST OR NOVEMBER-DECEMBER) IN ORDER TO ENCOURAGE GERMINATION.

DATE

REVISION

DATE

BY

NO.

3945 EAST FORT LOWELL ROAD - SUITE 111  
TUCSON, AZ 85712  
520.795.1000  
(FAX) 520.322.6996

**RICK**  
ENGINEERING COMPANY  
Tucson

Phone: San Diego - Sacramento - Riverside - Orange - San Jose - Chicago - Bloomington

DESIGNED BY: MEF

DRAWN BY: MEF

DATE: 9/22

DATE: 9/22

CHECKED BY:

APPROVED BY:

DEVELOPMENT PACKAGE

PLANTING PLAN

I-10 INTERNATIONAL

4150 EAST LOS REALES ROAD, TUCSON, AZ 85756

A PORTION OF THE NORTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 15 SOUTH, RANGE 14 EAST, T14S & SALT RIVER  
MERIDIAN, CITY OF TUCSON, PIMA COUNTY, ARIZONA.

DP22-0122

L-04

HORIZ : 1" = 30'

VERT : N/A

SHEET 61 OF 86