

STORAGE FACILITY FOR:

DEER VALLEY MINI STORAGE

PRELIMINARY LANDSCAPE PLAN

SEC 19TH AVENUE + DEER VALLEY ROAD | PHOENIX, AZ

GENERAL NOTES (NOT APPROVED BY CITY):

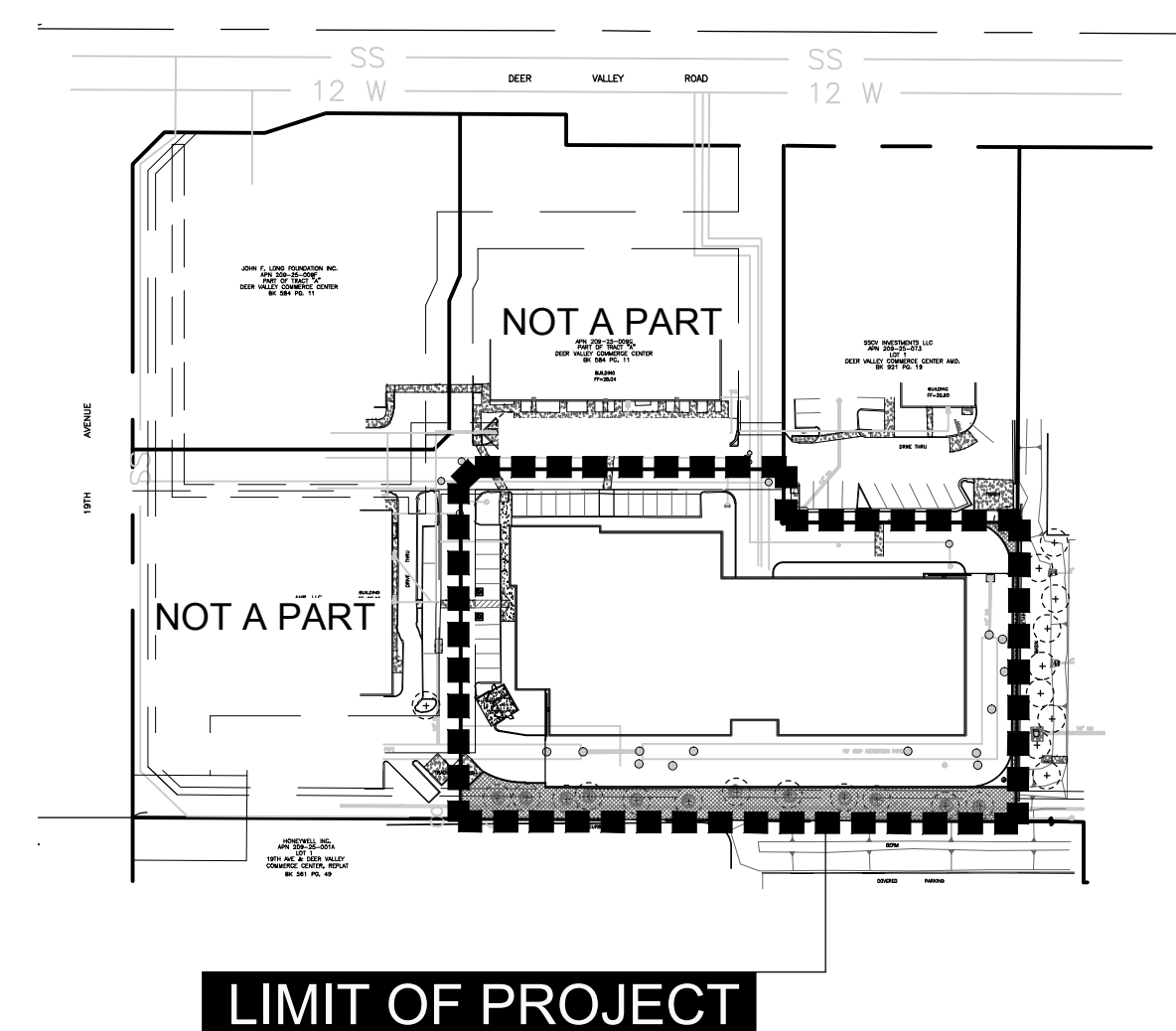
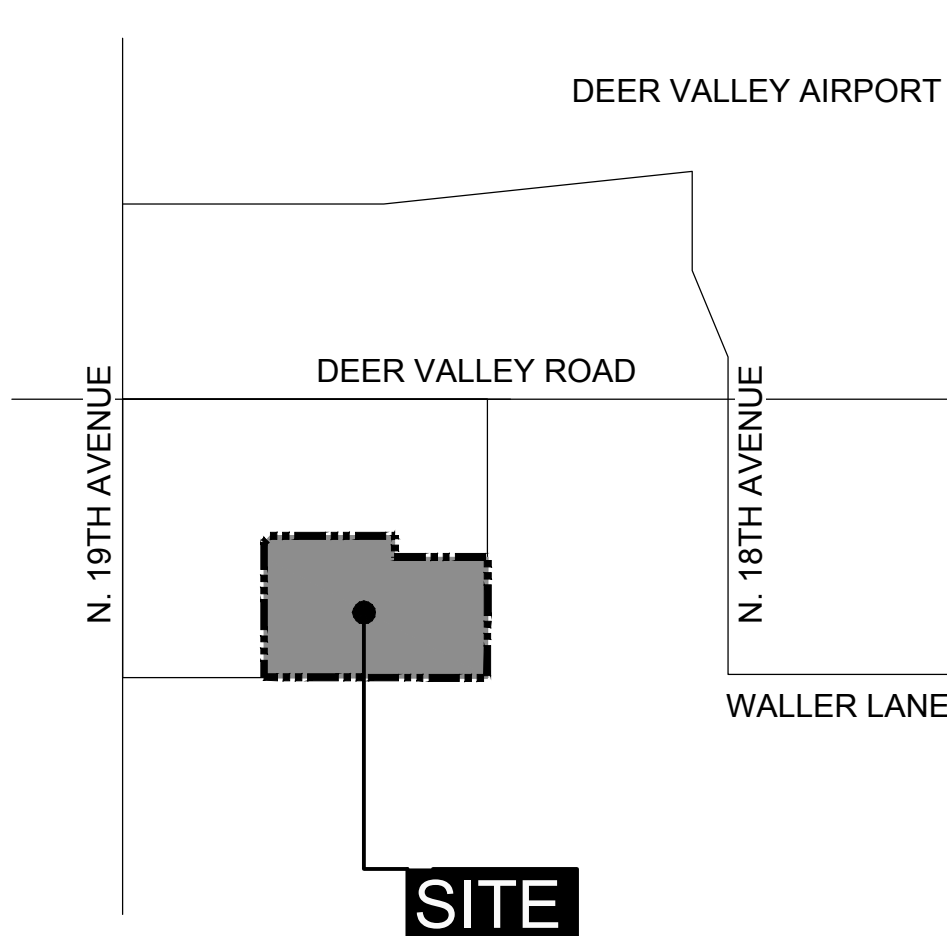
- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE TOP DRESSING. ALL GRANITE IS TO BE 2" DEPTH, COLOR AS SPECIFIED, TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND CONFORMING TO LOCAL AGENCY'S APPROVED PLANT LIST.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
- LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO PURCHASE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
- REFER TO PLANTING DETAILS. BACKFILL: NATIVE SOILS FREE OF CONTAMINATION AND ROCKS OVER 3 INCHES IN DIAMETER.
- COMPLETE ALL TRENCHING, LANDSCAPE GRADING, BERMING AND SWALES PRIOR TO START OF PLANTING.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC., AT HIS EXPENSE.
- ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLAN IS TO BE REMOVED.
- ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
- QUANTITIES ON PLAN ARE PROVIDED FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT / OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- NOTE: SURFACE-FERTILIZE PLANTS AS PART OF COMMON-AREA MAINTENANCE CONTRACT.
- APPLY A SOLUTION OF "SUPERTHRIVE" COMBINED WITH LIQUID CHELATED IRON SUPPLEMENT AS PLANT IS BEING WATERED IN AT THE FOLLOWING RATES:
 - BASIC MIX: 1/4 TSP. (TEASPOON) SUPERTHRIVE AND 1 TSP. IRON SUPPLEMENT PER GAL. OF WATER.
 - TREES: APPLY 4 GALLONS OF BASIC MIX.
 - SHRUBS AND SUCCULENTS 1 GAL. AND 5 GAL.: APPLY 1 GALLON OF BASIC MIX.
 - SHRUBS AND SUCCULENTS 15 GAL.; APPLY 2 GALLONS OF BASIC MIX.
- REMOVE NURSERY PROVIDED STAKING AND TAPING FROM ALL PLANTS, IF APPLICABLE. STAKE NURSERY GROWN TREES AS DETAILED.
- WATER SUPPLY MUST BE OPERATIONAL PRIOR TO PLANT INSTALLATION.
- PRUNE DEAD OR DAMAGED BRANCHES AFTER PLANTING. PRUNE TREES OF LIVING BRANCHES, ONLY IF DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER, AFTER PLANTING.
- BEFORE PLANTING, STAKE OR FLAG THE LOCATION OF ALL PLANTS OR PLACE CONTAINERS UP TO 15 GAL. AT LOCATIONS SHOWN ON PLAN AND ARRANGE TO HAVE THE LANDSCAPE ARCHITECT REVIEW AND APPROVE THE LOCATIONS. LANDSCAPE ARCHITECT MAY REVISE LOCATIONS ONCE BEFORE PLANTING.
- REMOVE ALL WEED GROWTH FROM AREAS TO BE LANDSCAPED. IF WEED CONTROL IS NEEDED, USE CAREFULLY APPLIED CONTACT HERBICIDE, "ROUND-UP" OR EQUAL. APPLY BY HAND SPRAYER TO AVOID DAMAGE TO NEW PLANTS.
- ALL BOULDERS ARE TO BE GRANITE 'SURFACE SELECT', SIZE PER PLAN. ALL BOULDERS ARE TO BE BURIED 1/3 IN SOIL.
- ALL SWALE CHANNELS ARE TO HAVE 6" - 8" FRACTURED GRANITE OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3"x3", 3" - 6" FRACTURED GRANITE OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- ALL TURF IS TO BE 'MID-IRON' HYBRID VARIETY.
- ALL HEADER IS TO BE CAST IN PLACE CONCRETE. COLOR TO BE SELECTED.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE HEADER INSTALLATION WITH GRADING CONTRACTOR. ANY LOCATIONS WHERE RIP-RAP SWALES ARE ADJACENT TO TURF AREAS, HEADER IS TO HAVE A DRAINAGE OUTLET (TURN-DOWN) FOR THE WIDTH OF THE RIP RAP AREA, TYP.
- CONTRACTOR TO ENSURE THAT SLEEVING FOR IRRIGATION GOES UNDER EVERY DRIVEWAY (INCLUDING Z-LOTS).
- ALL LANDSCAPING AND STRUCTURES CONSTRUCTED FROM THIS PLAN HAVE BEEN DESIGNED WITHIN STANDARD CITY REQUIREMENTS AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER / HOA TO MAKE NECESSARY REPAIRS DUE TO VANDALISM / THEFT / OR NEGLIGENCE. DEVELOPER / HOA DOES NOT HOLD (YOUNG DESIGN GROUP, LLC) RESPONSIBLE FOR ANY DAMAGES INCURRED AS SUCH.
- JUTE NETTING TO BE INSTALLED ON ALL SLOPES GREATER THAN 4:1 WITH 100% LIVE PLANT COVER.
- WARRANTY ALL PLANT MATERIAL TO BE IN HEALTHY GROWTH FOR THE PERIODS OF: TREES: 365 DAYS SHRUBS, VINES AND GROUNDCOVERS: 90 DAYS, STARTING AT DATE OF FINAL ACCEPTANCE, REPLACE MATERIAL NOT SHOWING HEALTHY GROWTH WITHIN 10 WORKING DAYS OF NOTIFICATION BY OWNER.
- YDG DOES NOT WARRANT AVAILABILITY OF SPECIES OR SIZES OF PLANTS LISTED. "AVAILABLE" SHALL MEAN AVAILABLE IN A WHOLESALE NURSERY IN ARIZONA OR CALIFORNIA. NOTIFY OWNER AND YDG OF NON-AVAILABILITY FOR ISSUANCE OF SUBSTITUTION BY YDG.
- CITY APPROVAL OF THESE PLANS SHALL SIGNIFY AND CONFIRM OWNER'S CAREFUL REVIEW AND APPROVAL OF THESE PLANS, INCLUDING PLANT SPECIES AND SIZES LISTED. OWNER SHALL OBTAIN UNIT PLANT COSTS, INSTALLED & GUARANTEED.
- TYPICAL MINIMUM SETBACKS FROM EDGE OF WALKS, DRIVES AND BUILDINGS: TREES: 6 FT.; SHRUBS: 3 FT.; GROUNDCOVER: 2 FT.
- AREAS IN SIGHT TRIANGLES SHALL HAVE NO OBSTRUCTION GREATER THAN 2 FT. HT. AND TREES SHALL HAVE CANOPY HIGHER THAN 7 FT. AT TIME OF PLANTING.
- NOTE THAT NURSERY-GROWN TREES MUST HAVE TRUNK DIAMETER IN PROPORTION TO HEIGHT, AND THAT CONTRACTOR MUST INSPECT EACH TREE FOR ROOT-BINDING AND OTHER GROWTH DEFECTS, AND REMOVE DEFECTIVE PLANTS FROM THE SITE.
- TREES TO MEET LOCAL JURISDICTIONS ZONING SIZE REQUIREMENTS AT THE TIME OF PLANTING. TREES THAT DO NOT MEET MIN. REQUIREMENTS SHALL BE REPLACED IN KIND WITH TREE THAT MEETS REQUIREMENTS.
- ANY DISTURBED AREAS AREAS NOT INITIALLY BUILT UPON WILL NEED A COUNTY / CITY APPROVED DUST CONTROL MATERIAL INSTALLED.
- TREES THAT ARE PLANTED AS 24" BOX MUST HAVE 2" CALIPER AFTER FIRST YEAR OF GROWTH.

CITY OF PHOENIX GENERAL LANDSCAPE NOTES:

- THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS A PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.
- THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY OR OTHER DESIGN ISSUES.
- CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATION AND DETAILS.
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES IS PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY (R.O.W.).
- NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT (602) 262-7811.
- ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
- ALL R.O.W. AND CITY REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPT. OF WATER RESOURCES LOW WATER USE PLANT LIST.
- CONTACT THE PARKS & RECREATION DEPARTMENT, FORESTRY SUPERVISOR, AT 602-262-6862, TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN THE PUBLIC R.O.W. PRIOR TO ANY PLANT RELOCATIONS OR REMOVALS. OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.
- CONTACT THE STREET TRANSPORTATION DEPARTMENT, HORTICULTURIST, AT 602-262-6284, PRIOR TO THE RE-LOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.
- ALL EXISTING TREES AND SHRUBS IN THE R.O.W. DESIGNATED TO REMAIN THAT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.
- THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE INTO THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM RIGHT OF WAY TO THE PROPOSED SYSTEM. ALL THROUGH IRRIGATION SYSTEMS IN THE RIGHT OF WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL, IN RIGHT OF WAY, PER THE APPROVED PLAN.
- WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (6'-8") PER SECTION 507 TAB A.II.A.3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.
- PVC PIPE LATERALS ARE REQUIRED. A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE PVC PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.
- PLANT QUANTITIES AND CALIPER SIZES, PER THE SPECIFIC ZONING REQUIREMENTS FOR THIS SITE, PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN. NOTE - MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.
- PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION, ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION AND REINSTATEMENT OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINE AS THOSE INDICATED IN THE PHOENIX BUILDING AND CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

VICINITY MAP

NOT TO SCALE



OVERALL SITE / KEY PLAN

NOT TO SCALE

ZONING: A-1

PROJECT TEAM

OWNER:

PATRICK PROPERTIES
P.O. BOX 14136
PHONE: (480) 905-9190
CONTACT: LEWIS PATRICK

ARCHITECT:

ROBERT BROWN ARCHITECTS
88 S. SAN MARCOS PLACE
CHANDLER, AZ 85225
PHONE: 480-377-2222
CONTACT: SCOTT TELSCHOW
SCOTT@RBROWNARCH.COM

LANDSCAPE ARCHITECT:

YOUNG DESIGN GROUP
7234 EAST SHOEMAN LN.
SUITE # 8
SCOTTSDALE, AZ 85251
PH: (480) 257-3312
CONTACT: JOE YOUNG
jyoung@youngdg.com

CIVIL ENGINEER:

ZELL ENGINEERING
3400 N. DYSART ROAD
SUITE #130
AVONDALE, AZ 85395
PH: (623) 547-2500
CONTACT: KEN ZELL
kzell@zell-co.com

SHEET INDEX

L0.1	COVER SHEET + NOTES
L1.1	LANDSCAPE PLAN

MISC. NOTES

- EXISTING POWER LINES CROSS OVER THIS SITE (SEE PLAN FOR LOCATIONS)
- A MINIMUM OF 3' CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS WHERE NOTHING WILL BE PLANTED OR WILL GROW.
- ALL TRANSFORMERS ARE TO HAVE A 3' CLEARANCE AROUND EDGES OF ALL TRANSFORMER PADS AND A CLEAR OPERATIONAL AREA THAT EXTENDS 12' IMMEDIATELY IN FRONT OF ALL TRANSFORMERS. REFER TO UTILITY COMPANY DETAILS FOR MORE INFORMATION.

NATIVE PLANT INFORMATION

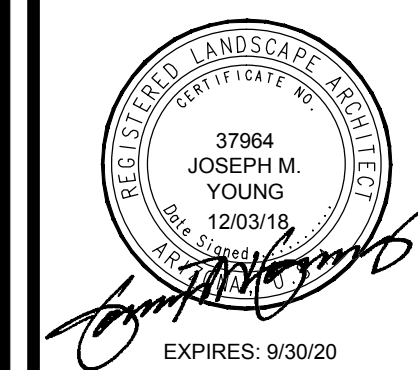
THIS SITE IS A VACANT BUILDING PAD IN AN EXISTING COMMERCIAL DEVELOPMENT. LANDSCAPE IMPROVEMENTS HAVE BEEN INSTALLED AT THE PERIMETER OF THE SITE ADJACENT TO THE SOUTH AND EAST PROPERTY LINES THAT IS TO REMAIN UNDISTURBED. ANY EXISTING TREES THAT WILL BE IMPACTED BY NEW DRIVEWAY OR CURBS SHALL BE INVENTORIED, SALVAGED AND RELOCATED ON SITE IF DETERMINED TO BE QUALIFYING PER THE CITY OF PHOENIX NATIVE PLANT ORDINANCE.

KIVA #: XX-XXXX PAPP #: XXXXXXXX
SDEV #: XXXXXXXX QS #: XX-XX

PRELIMINARY APPROVAL:

DATE:	12/03/18
JOB NO.:	1830
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:
SUBMITTED FOR:	
PRELIMINARY SITE PLAN REVIEW	

Young | design | group
Landscape Architecture
+ Land Planning
7234 east shoeman lane
suite 8
scottsdale, arizona 85251
tel. 480.257.3312

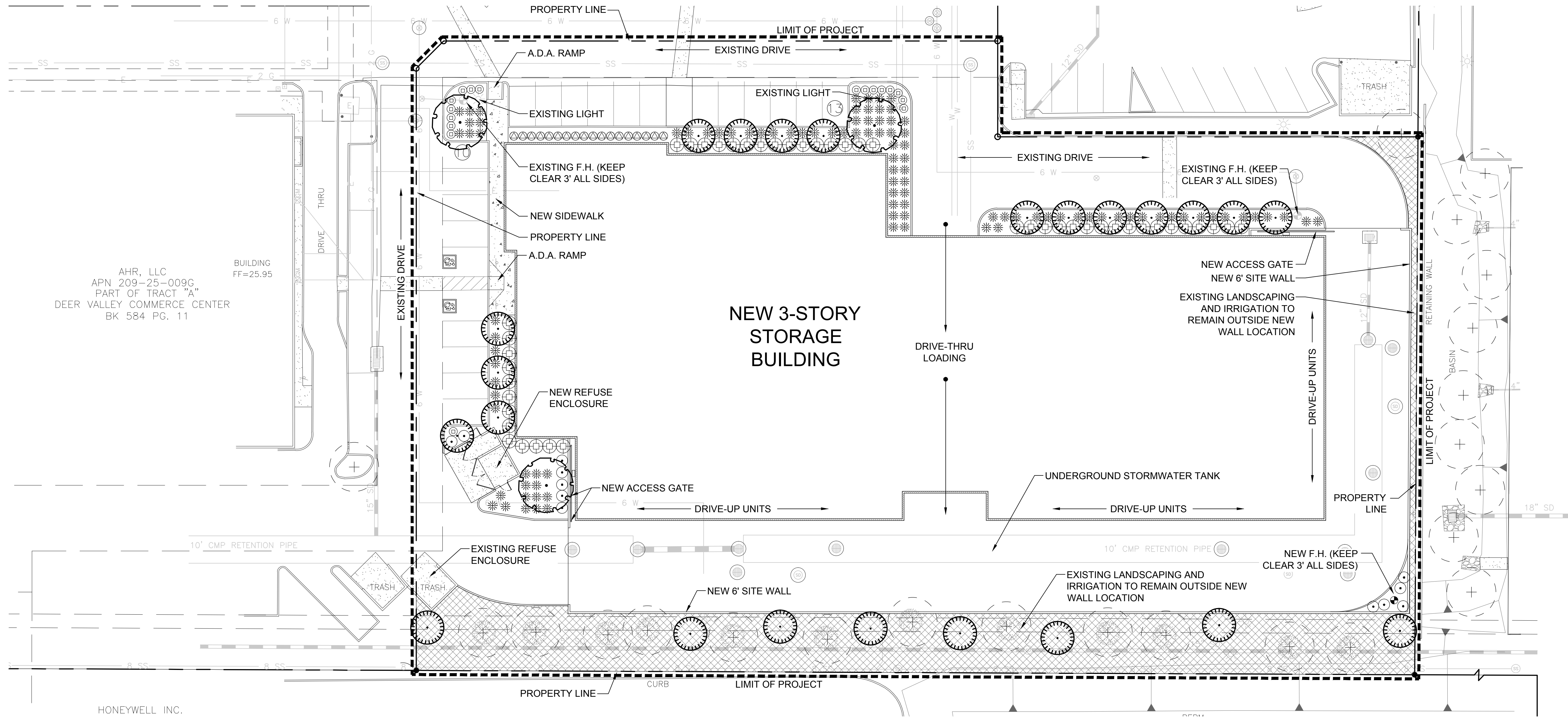


STORAGE FACILITY FOR:
DEER VALLEY MINI STORAGE
APPROX. SEC 19TH AVE + DEER VALLEY ROAD
PHOENIX | ARIZONA | 85027

DATE:	12/03/18
JOB NO.:	1830
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:

SUBMITTED FOR:
PRELIMINARY SITE PLAN REVIEW

SHEET NO.
L1.0
1 OF 2



AHR, LLC
 APN 209-25-009G
 PART OF TRACT "A"
 DEER VALLEY COMMERCE CENTER
 BK 584 PG. 11

BUILDING
 FF=25.95

HONEYWELL INC.

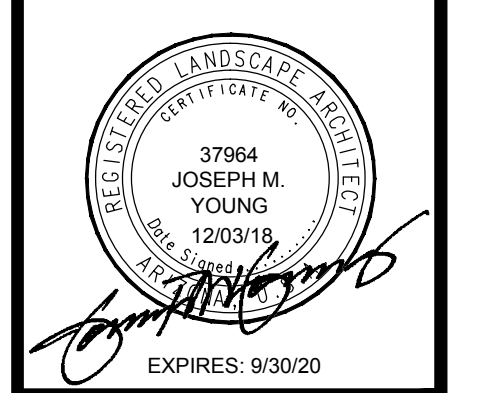
LANDSCAPE PLAN

SCALE: 1" = 20'-0"

PLANT SCHEDULE

EXISTING PLANT MATERIAL	SIZE / REMARKS	QTY	ACCENTS	SIZE / REMARKS	QTY	INERT MATERIALS
EXISTING TREE (ON ADJACENT PROPERTY)	N/A	-	MUHLENBERGIA CAPILLARIS	5 GAL	102	DG DECOMPOSED GRANITE 1/2" SCREENED, 2" MIN. DEPTH
EXISTING LANDSCAPING (SHRUBS + GROUNDCOVER)	N/A	-	REGAL MIST DEER GRASS			
TREES						
CERCIDIUM PRAECOX	3" MIN. CALIPER (VASE SHAPED / MATCHED)	3	SHRUBS			
PALO BREA	10' HT x 7' W		DODONEA VISCOSA	5 GAL	45	
			HOPSEED BUSH			
ACACIA SALICINA	2" MIN. CALIPER (COLUMNAR / MATCHED)	23	LEUCOPHYLLUM LANGMANIAE	5 GAL	12	
WEeping ACACIA	10' HT x 5' W		RIO BRAVO SAGE			
			RUELLIA BRITTONIANA	5 GAL	18	
			BAJA RUELLIA			
			GROUNDCOVER			
			LANTANA MONTEVIDENSIS	1 GAL	17	
			'GOLD MOUND' LANTANA			

Young | design | group
 Landscape Architecture
 + Land Planning
 7234 east shoeman lane
 suite 8
 scottsdale, arizona 85251
 tel. 480.257.3312



STORAGE FACILITY FOR:
DEER VALLEY MINI STORAGE
 APPROX. SEC 19TH AVE + DEER VALLEY ROAD
 PHOENIX | ARIZONA | 85027

DATE:	12/03/18
JOB NO.:	1830
DRAWN BY:	YDG
CHECKED BY:	JMY
REVISIONS:	DATE:

SUBMITTED FOR:
 PRELIMINARY
 SITE PLAN
 REVIEW

SHEET NO.
L1.1
 2 OF 2

Not for construction unless approved by local government

COPYRIGHT © 2018 BY YOUNG | DESIGN | GROUP, LLC. NO ALTERATIONS TO THESE PLANS ARE ALLOWED OTHER THAN AUTHORIZED YOUNG | DESIGN | GROUP EMPLOYEES.
 THIS DOCUMENT IS THE SOLE PROPERTY OF YOUNG | DESIGN | GROUP, LLC.

KIVA #: XX-XXXX | SDEV #: XXXXXX | PAPP #: XXXXXX | QS # XX-XX | LSP# 1805653 | ZONING: XXX | ZONING CASE # XXXX