



Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: ASHLEE MACDONALD, AICP, SENIOR PLANNER *Am*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER *A.T.*
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: SEPTEMBER 5, 2018

SUBJECT: S18-01, ANATOLE: REQUEST TO APPROVE PRELIMINARY PLAT AND OPEN SPACE PLAN FOR FALCON POINTE GROUP, FOR 53 HOME LOTS (LOTS 1-53) ON APPROXIMATELY 13.45 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF RAY ROAD AND LINDSAY ROAD IN THE SINGLE FAMILY - DETACHED (SF-D) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Community Livability

This project would allow for residential development within a vacant property

RECOMMENDED MOTION

Approve the Findings of Fact and approve S18-01, Anatole Preliminary Plat and Open Space Plan for approximately 13.45 acres consisting of 53 single family lots, generally located at the northwest corner of Lindsay and Ray Roads and zoned Single Family – Detached (SF-D) with a Planned Area Development (PAD) overlay, subject to conditions.

APPLICANT/OWNER

Company: Clouse Engineering Inc.
Name: Jeff Giles

Company: Falcon Pointe Group LLC
Name: Wendell Beck

Address: 6010 E. Shea Blvd Ste. 110
 Scottsdale, AZ 85254
 Phone: 602.395.9300
 Email: jgiles@clouseaz.com

Address: 2733 N. Power Rd Ste.102-613
 Mesa, AZ 85215
 Phone: 480.807.0527
 Email: Wendell.beck@yahoo.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>September 18, 1984</i>	Town Council approved A83-4 (Ord. No 395) annexing the subject site.
<i>November 19, 1991</i>	Town Council approved Z91-11 (Ord. No. 724) changing the zoning to C-1/PAD. The application was withdrawn following the submittal of a referendum petition.
<i>January 19, 1993</i>	Town Council approved Z92-15 (Ord. No. 780) changing the zoning from AG to C-1/PAD.
<i>December 21, 2017</i>	Town Council approved GP17-1000 (Res. No 3944) changing the land use designation from Community Commercial to Residential > 3.5-5 DU/Acre.
<i>December 21, 2017</i>	Town Council approved Z17-1003 (Ord. No 2635) changing the zoning from Community Commercial to Single Family – Detached PAD.

Overview

The subject property is located on the northwest corner of Ray and Lindsay Roads on a vacant 13.45 acre parcel. The proposed development includes a total of 53 single family homes to be built in a single phase. Consistent with the approved PAD, lots are a minimum of 45’ wide and 4,815sf. Full motion access is provided into the site from both Lindsay and Ray Roads.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential >3.5-5 DU/Acre	Single Family – 7 (SF-7)	Lindsay Meadows subdivision
South	Community Commercial and Public Facilities/Institutional	Commercial PAD and Public Facilities/Institutional PAD	Lin-Ray Condominiums, Osco Mobile Center and and Teney Substation
East	Residential > 3.5-5 DU/Acre	Single Family – 7 (SF-7) PAD	Lindsay Ranch subdivision
West	Residential > 3.5-5 DU/Acre	Single Family – 7 (SF-7) and Single Family – 15 (SF-15) PAD	Lindsay Meadows subdivision Single Family – 7 (SF-7) and Single Family – 15 (SF-15)
Site	Residential > 3.5-5	Single Family – Detached	Vacant/Agriculture

	DU/Acre	(SF-D)/PAD	
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Pre-Plat Summary

The development is a traditional-style single family home community with a single lot type. The primary entrances to the subdivision will be off Ray Road and Lindsay Road. Existing conditions on these arterials allows full motion access at both entrances. The access points meet the minimum spacing requirements from other driveways/roads along these roadways.

Lots within this development range in size from 4,815 sf to 9,562 sf consistent with the approved standards of Z17-1003 (Ordinance No. 2635). On-street parking is proposed in order to meet the minimum guest parking and open space parking requirements. A total of 59 guest parking spaces are required and have been provided. In addition, trash and recycling pick-up areas a located on street. Local residential streets are approved with a 50' right-of-way width. This 50' includes a 33' street width to back of curb and a sidewalk. A 33' width allows for parking on either side of the street and is the standard Town of Gilbert street width.

The project is planned to develop as a single phase. Please see table below for the development standards reflected in this preliminary plat. The preliminary plat as shown is in substantial conformance with the rezoning development plan in Ordinance No. 2635 (Z17-1003).

Project Data Table

Site Development Regulations	Required per LDC/Ord. 2635	Proposed
Minimum Lot Area (sq. ft. per DU)	4,815	4,815
Min. Lot Dimensions Width (ft.)Depth (ft.)	45' 105'	45' 105'
Maximum Building Height (ft.)/Stories	30'/2-stories	30'/2-stories
Minimum Setback (ft.)		
Front	10' to livable or side-load garage 20' to front load garage	10' to livable or side-load garage 20' to front load garage
Side	5'/5'	5'/5'
Rear	10'	10'
Maximum Lot Coverage (%)		
One Story	60%	60%
Two- Story	50%	50%

Open Space Plan

The overall open space percentage for the proposed development is approximately 19% (2.26 acres) with one active open space/amenity area as well as a second open space/and retention area that connects to the open space provided in the adjacent neighborhood. The landscape plan, shows a trail on the eastern most boundary of the adjacent Lindsay Meadows development that

parallels the proposed development. The applicant has coordinated with the existing Lindsay Meadows HOA to allow for shared pedestrian access to the existing sidewalk and has provided a connection from this sidewalk to the open space area on the western boundary of the subject site.

The proposed development is within the Chinese Pistache Street Theme Tree District. In addition to the Chinese Pistache tree, Desert Willow, Palo Verde and Mesquite trees are proposed along Lindsay and Ray Roads. These trees along with a variety of shrubs, accents and groundcover are incorporated throughout the common areas. Thornless Mesquite and Red Push Pistache trees are provided at the central amenity area to provide shade. The central amenity package includes: a large turf area, bike racks, play equipment, benches, shade sail, trash receptacles and a barbeques grill. Landscape lighting consists of silver bollard lighting.

The entry walls are a proposed CMU block. The base consists of founders finish block in Desert (integral color) with the top being smooth face in Bone (integral color). Column caps are concrete. View walls are also strategically located throughout the community where lots adjoin open space. The view fencing is made of tubular steel in a grid pattern.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Move to Approve the Findings of Fact and S18-01, Anatole Preliminary Plat and Open Space Plan for approximately 13.45 acres consisting of 53 single family lots, generally located at the northwest corner of Lindsay and Ray Roads and zoned Single Family – Detached (SF-D) with a Planned Area Development (PAD) overlay, subject to following conditions.

1. The Final Plat and Open Space Plans for Anatole and construction of the project shall be in substantial conformance with Exhibits 4: Development Plan, 5: Preliminary Plat, and 6: Parking Exhibit and Exhibit 7: Open Space Plan approved by the Planning Commission/ Design Review Board at the September 5, 2018 public hearing.

Respectfully submitted,



Ashlee MacDonald, AICP
Senior Planner

Attachments and Enclosures:

Attachments:

- 1) Findings of Fact
- 2) Notice of Public Hearing
- 3) Aerial Photo
- 4) Development Plan
- 5) Preliminary Plat
- 6) Parking Exhibit
- 7) Open Space Plan

**FINDINGS OF FACT
S18-01, ANATOLE**

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, September 5, 2018 TIME: 6:00 PM*

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

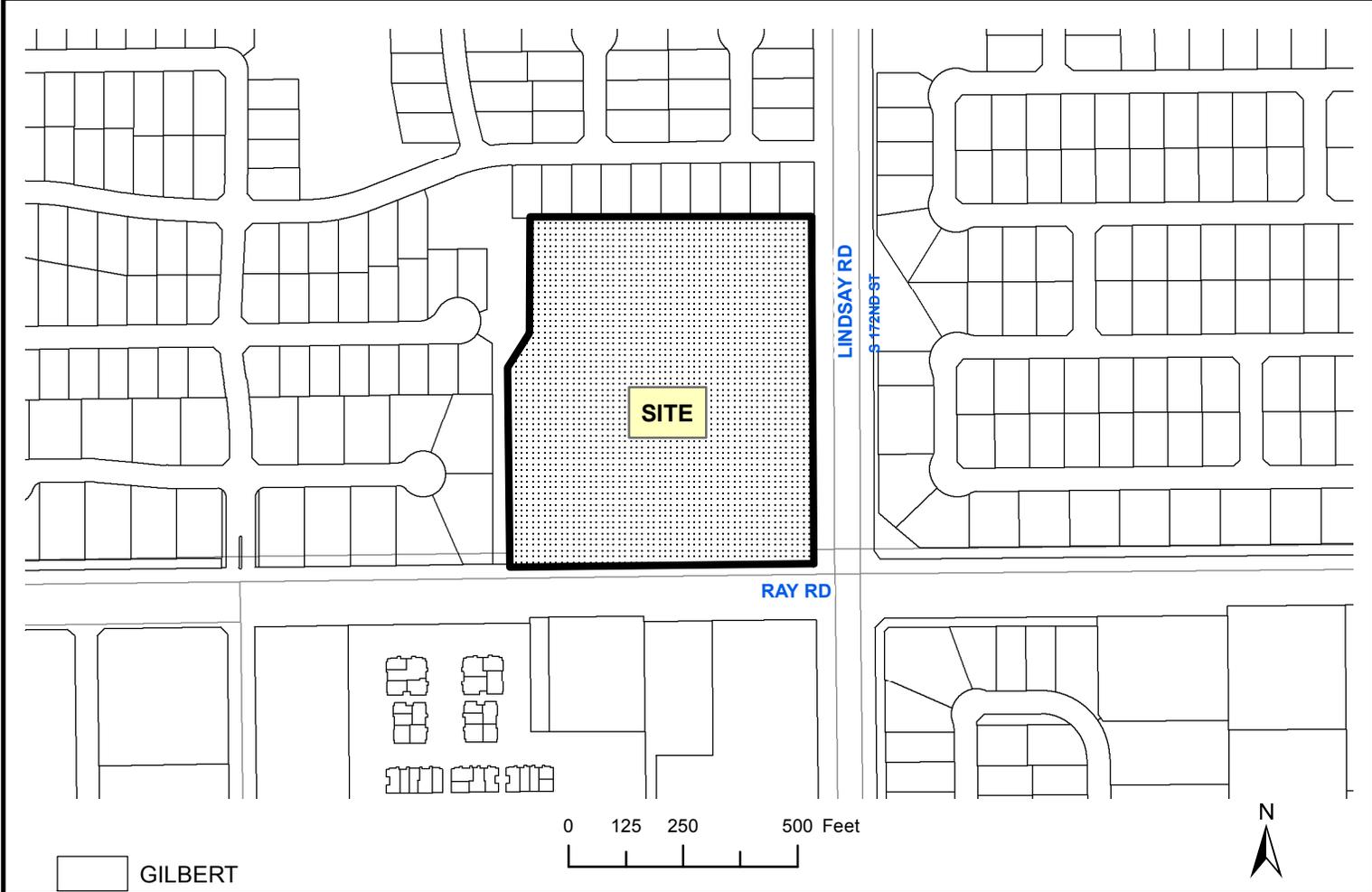
*** Call Planning Department to verify date and time:
(480) 503-6748**

REQUESTED ACTION:

S18-01, Anatole: Request to approve Preliminary Plat and Open Space Plan for Falcon Pointe Group, for 53 home lots (Lots 1-53) on approximately 13.45 acres of real property generally located at the northwest corner of Ray Road and Lindsay Road in the Single Family - Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay zoning district.

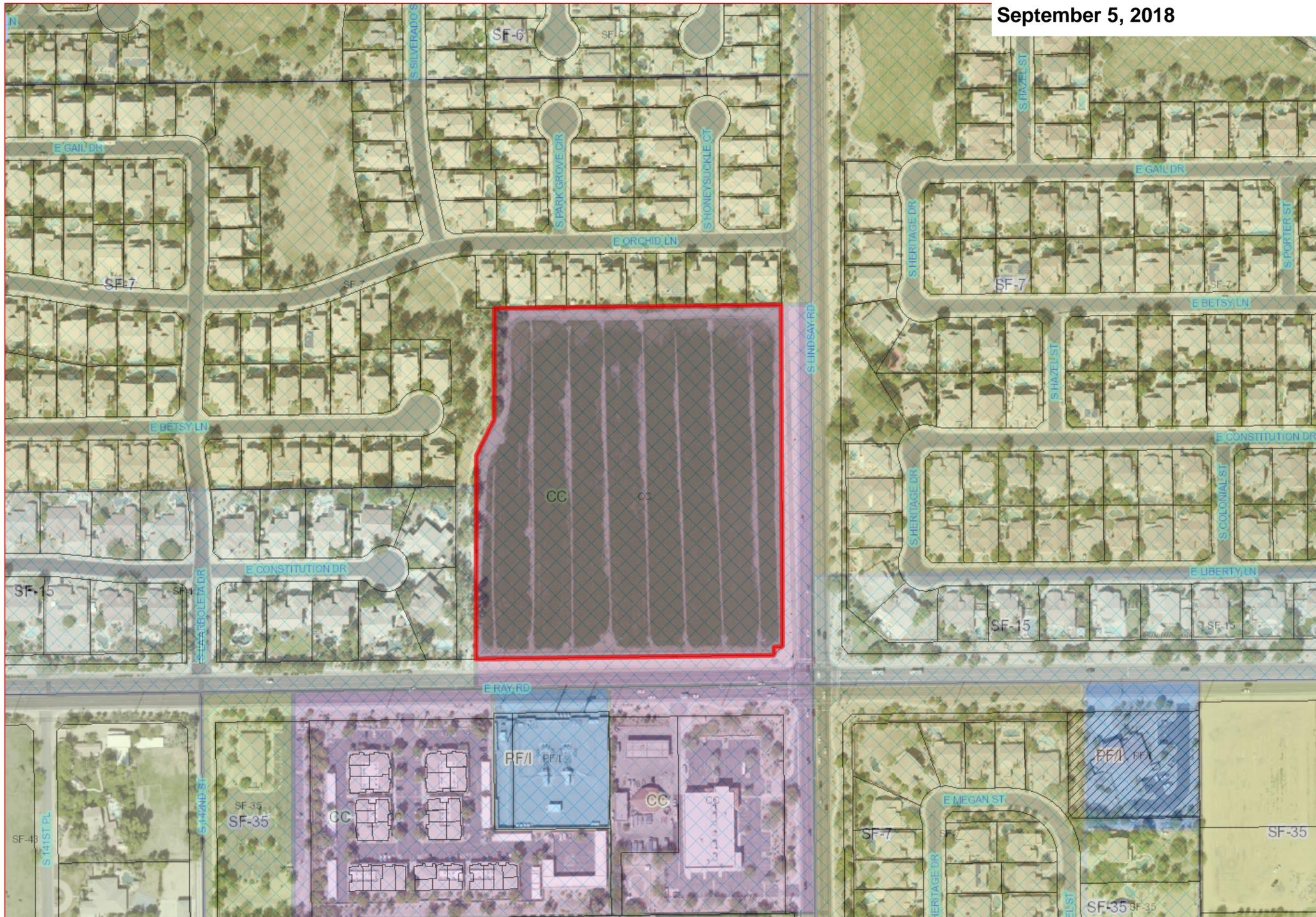
* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

SITE LOCATION:



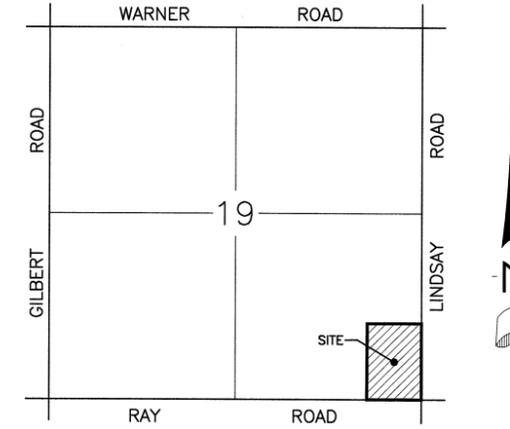
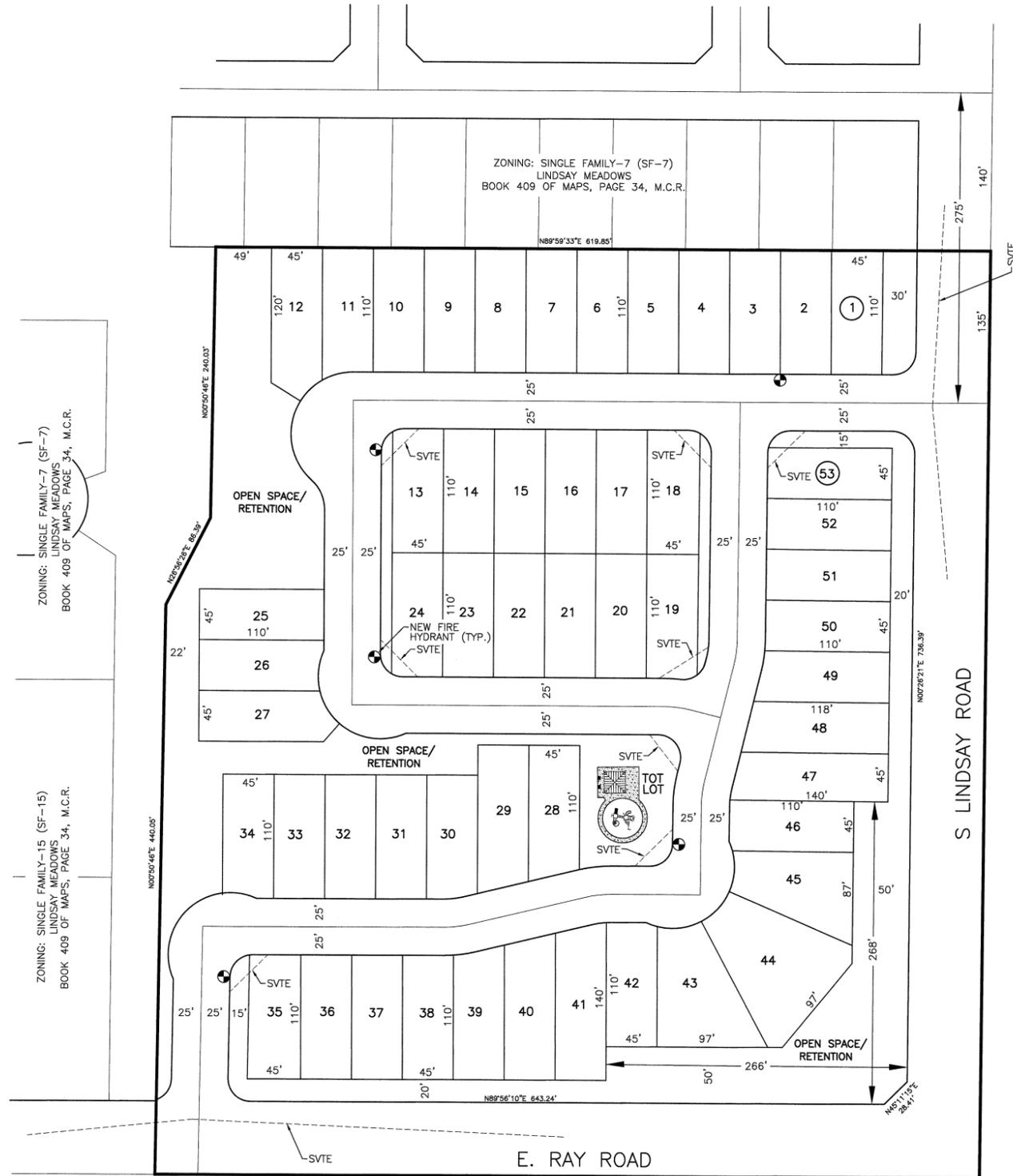
**APPLICANT: Clouse Engineering Inc.
CONTACT: Jeff Giles
ADDRESS: 5010 E. Shea Blvd., Ste. 110
Scottsdale, AZ 85254**

**TELEPHONE: (602) 395-9300
E-MAIL: jgiles@clouseaz.com**



DEVELOPMENT PLAN ANATOLE

A PORTION OF THE SE 1/4, SE 1/4, SECTION 19, T.1S., R.6E.
 OF THE GILA & SALT RIVER BASE & MERIDIAN,
 MARICOPA COUNTY, ARIZONA



LEGEND

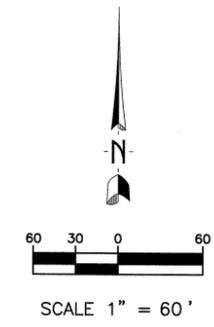
- - INDICATES NEW FIRE HYDRANT
- ⊙ - INDICATES EXISTING FIRE HYDRANT
- SVTE - INDICATES SIGHT VISIBILITY TRIANGLE EASEMENT

MODIFIED DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	PROPOSED SF-D PAD
MINIMUM LOT AREA:	4,815 s.f.
MINIMUM LOT DIMENSIONS: WIDTH DEPTH	45 ft. 105 ft.
MAXIMUM HEIGHT:	30 ft. / 2 st.
MINIMUM LOT DIMENSIONS: FRONT SIDE REAR	10 ft. LIVABLE OR SIDE LOADED GARAGE AND 20 ft. TO FRONT LOADED GARAGE 5 ft. / 5 ft. 10 ft.
MAXIMUM LOT COVERAGE% SINGLE STORY TWO/ THREE STORIES	60% 50%

PROJECT DATA

SITE AREA: 13.45 GROSS ACRES/
 11.23 NET ACRES
 CURRENT ZONING: COMMUNITY COMMERCIAL (CC)
 13.45 GROSS ACRE(100% SITE)
 11.23 NET ACRE(100% SITE)
 PROPOSED ZONING: SF-D PAD (100% SITE)
 MAXIMUM NUMBER OF LOTS: 53 LOTS
 3.94 LOTS/GROSS ACRE



Clouse Engineering,
 ENGINEERS & SURVEYORS
 5010 E. SHEA BLVD., STE. 110 SCOTTSDALE, AZ
 Tel: 602-395-9300 Fax: 602-395-9353

DEVELOPMENT PLAN
 ANATOLE

Revised
 11-14-17

Date
 11-09-17

As-Built

Job No.
 160807

PRELIMINARY PLAT FOR ANATOLE

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER, OF THE SOUTHEAST QUARTER, OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

BENCH MARK – T.O.G. DATUM

BRASS CAP IN HANDHOLE AT THE INTERSECTION OF LINDSAY ROAD AND RAY ROAD. ELEVATION 1257.514 (NAVD88)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, T. 1 S., R. 6 E, ALSO BEING THE CENTER LINE OF RAY ROAD USING A BEARING OF N89°15'53"E, PER THE PLAT OF G.D.A.C.S. AS RECORDED IN BOOK 658 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA.

UTILITIES

WATER AND SEWER BY TOWN OF GILBERT
ELECTRIC SERVICE BY SALT RIVER PROJECT.
GAS SERVICE BY SOUTHWEST GAS CORPORATION.
TELEPHONE SERVICE BY CENTURYLINK
REFUSE COLLECTION BY TOWN OF GILBERT
FIRE PROTECTION BY TOWN OF GILBERT
CABLE SERVICE BY COX COMMUNICATIONS

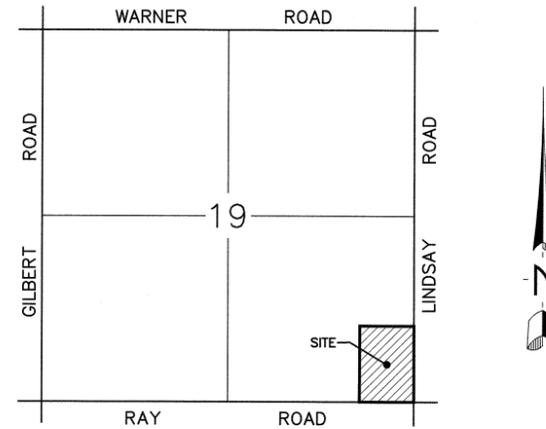
SITE SUMMARY

EXISTING ZONING: SINGLE FAMILY – DETACHED (SF-D)/PAD
GENERAL PLAN: RESIDENTIAL 3.5-5 DU/AC
GROSS ACRES: 13.4461 ACRES OR 585,713.42 S.F.
NET ACRES: 11.2259 ACRES OR 488,999 S.F.
TOTAL NUMBER OF LOTS: 53
TOTAL DENSITY (GROSS): 3.94 LOTS PER ACRE
TOTAL AREA OF LOTS: 276,066 S.F.
TOTAL LOT COVERAGE: 45.55% OF GROSS
LOT COVERAGE MAX: 60% (1-STORY), 50% (2-STORY)
MINIMUM SETBACKS: 10' (LIVABLE OR SIDE-LOAD GARAGE), 20' TO FRONT OF GARAGE; 5' SIDE; 10' REAR
TOTAL OPEN SPACE: 97,147 S.F. (19.87% OF NET, 16.59% OF GROSS)
OTHER TRACTS: SEE TRACT TABLE
MINIMUM LOT DIMENSIONS: 45'x105'

NOTES

- ACCORDING TO FIRM FLOOD INSURANCE RATE MAP NO. 04013C2734M DATED NOVEMBER 04, 2015, THE SUBJECT PROPERTY IS LOCATED IN ZONE X. ZONE X IS DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF STREET, SIDEWALKS AND STREETLIGHTS WITHIN THE PRIVATE TRACT.

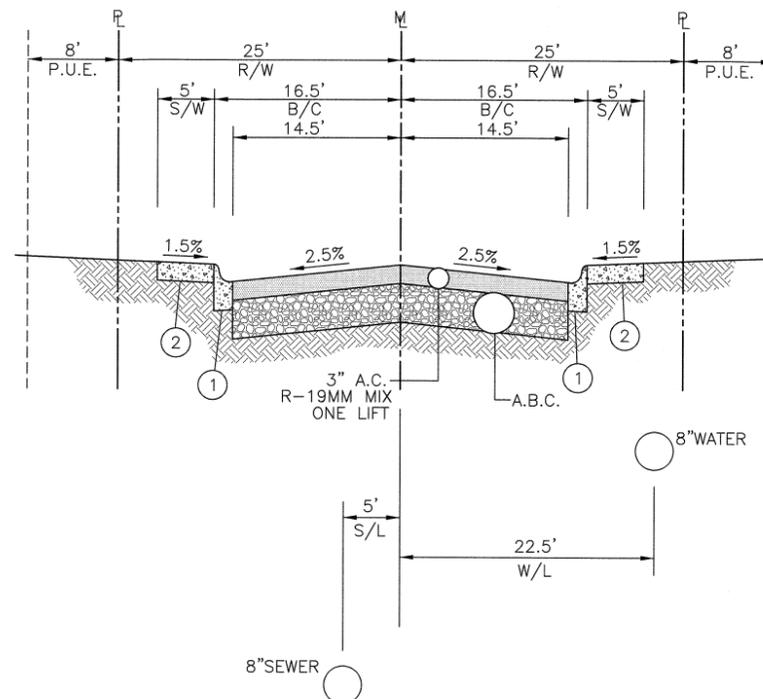
LOT AREAS			
LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ. FT.)
1	4,889 SQ.FT.	28	5,295 SQ.FT.
2	4,842 SQ.FT.	29	5,704 SQ.FT.
3	4,842 SQ.FT.	30	4,856 SQ.FT.
4	4,842 SQ.FT.	31	4,950 SQ.FT.
5	4,842 SQ.FT.	32	4,950 SQ.FT.
6	4,842 SQ.FT.	33	4,950 SQ.FT.
7	4,842 SQ.FT.	34	4,836 SQ.FT.
8	4,842 SQ.FT.	35	5,034 SQ.FT.
9	4,842 SQ.FT.	36	4,950 SQ.FT.
10	4,842 SQ.FT.	37	4,950 SQ.FT.
11	4,910 SQ.FT.	38	4,952 SQ.FT.
12	5,641 SQ.FT.	39	5,149 SQ.FT.
13	5,008 SQ.FT.	40	5,553 SQ.FT.
14	5,058 SQ.FT.	41	5,961 SQ.FT.
15	5,058 SQ.FT.	42	4,911 SQ.FT.
16	5,058 SQ.FT.	43	7,034 SQ.FT.
17	5,058 SQ.FT.	44	9,562 SQ.FT.
18	5,154 SQ.FT.	45	7,041 SQ.FT.
19	4,915 SQ.FT.	46	4,929 SQ.FT.
20	4,950 SQ.FT.	47	6,025 SQ.FT.
21	4,950 SQ.FT.	48	5,568 SQ.FT.
22	4,950 SQ.FT.	49	5,123 SQ.FT.
23	4,950 SQ.FT.	50	4,951 SQ.FT.
24	4,900 SQ.FT.	51	4,950 SQ.FT.
25	4,959 SQ.FT.	52	4,950 SQ.FT.
26	4,815 SQ.FT.	53	4,978 SQ.FT.
27	5,153 SQ.FT.		



VICINITY MAP

SE 1/4 SECTION 19, T1S., R.6E.

TRACT TABLE		
TRACT	AREA (S.F.)	USE
A	54,733	DRAINAGE, OPEN SPACE, LANDSCAPING & P.U.E.
B	42,414	DRAINAGE, OPEN SPACE, LANDSCAPING & P.U.E.
C	3,028	DRAINAGE, LANDSCAPING & P.U.E.
D	1,924	DRAINAGE, LANDSCAPING & P.U.E.
E	1,921	DRAINAGE, LANDSCAPING & P.U.E.
TOTAL	104,020	



TYPICAL INTERIOR STREET

- INSTALL 4" ROLL CURB & GUTTER M.A.G. DET. 220-C
- INSTALL CONCRETE SIDEWALK M.A.G. DET. 230

SUBMITTED BY :



4-9-18
DATE

ENGINEER

CLOUSE ENGINEERING INC.
5010 E. SHEA BLVD SUITE 110
SCOTTSDALE, ARIZONA 85254
PHONE: (602) 395-9300
FAX: (602) 395-9310

DEVELOPER

FALCON POINTE GROUP LLC
2733 N. POWER ROAD #102-613
MESA, ARIZONA 85215
PHONE: 480-807-0527
FAX: 480-807-0529
CONTACT: WENDELL BECK

Clouse Engineering
ENGINEERS • SURVEYORS
5010 E. Shea Blvd Suite 110, Scottsdale, AZ
Tel 602-395-9300 Fax 602-395-9309

PRELIMINARY PLAT
ANATOLE

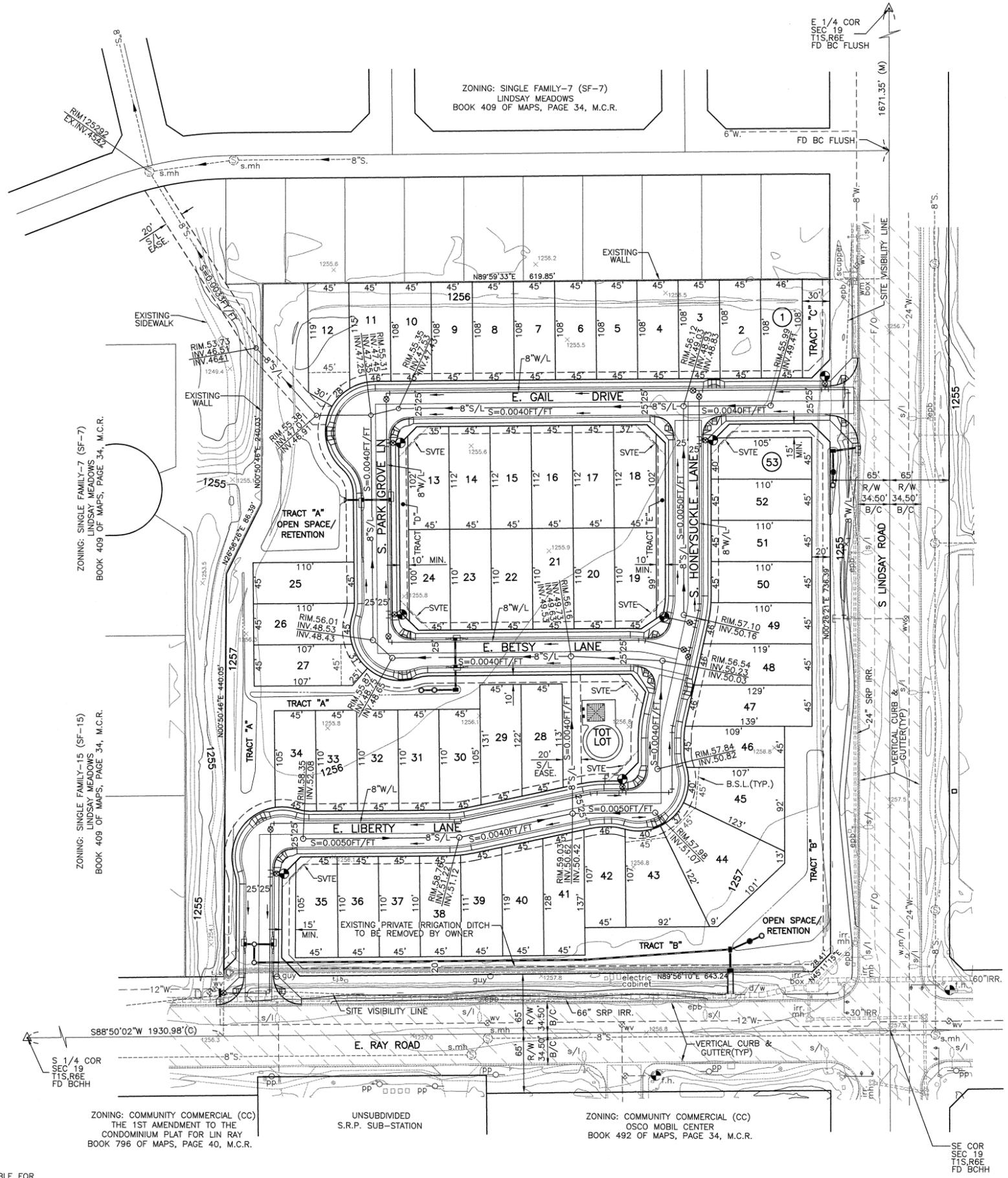


Revised
04-09-18
05-09-18

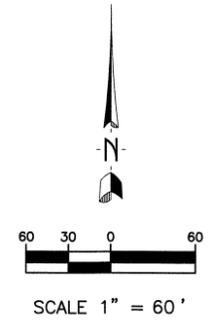
Date
11-03-17

As-Built

Job No.
160807



ZONING: SINGLE FAMILY-6 (SF-6)
LINDSAY RANCH UNIT IV
BOOK 377 OF MAPS, PAGE 22, M.C.R.



LANDSCAPE AREA RETENTION CALCULATION
(RAY RD. & LINDSAY RD. ONLY)

LANDSCAPE & RIGHT OF WAY AREA (BEHIND S/W): 66,090-S.F.
RETENTION AREA: 28,819-S.F.
PERCENT OF LANDSCAPE/RIGHT OF WAY AREA UTILIZED: 43.61%
PERCENT OF LANDSCAPE/RIGHT OF WAY AREA ALLOWED: 50.00%

ZONING: SINGLE FAMILY-7 (SF-7)
LINDSAY MEADOWS
BOOK 409 OF MAPS, PAGE 34, M.C.R.

ZONING: SINGLE FAMILY-15 (SF-15)
LINDSAY MEADOWS
BOOK 409 OF MAPS, PAGE 34, M.C.R.

ZONING: COMMUNITY COMMERCIAL (CC)
THE 1ST AMENDMENT TO THE
CONDOMINIUM PLAT FOR LIN RAY
BOOK 796 OF MAPS, PAGE 40, M.C.R.

UNSUBDIVIDED
S.R.P. SUB-STATION

ZONING: COMMUNITY COMMERCIAL (CC)
OSCO MOBIL CENTER
BOOK 492 OF MAPS, PAGE 34, M.C.R.



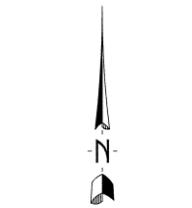
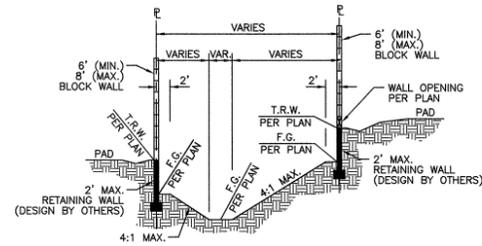
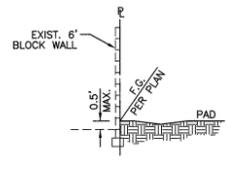
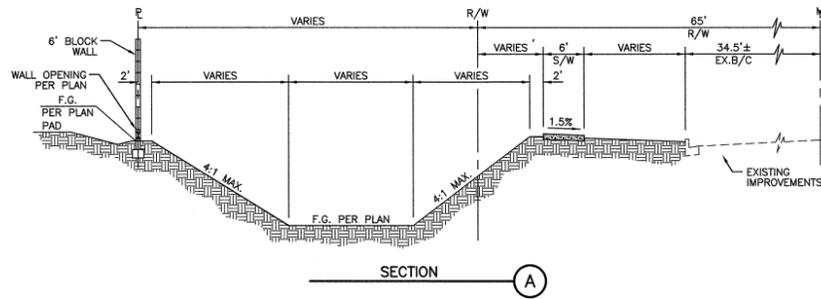
CLOUSE ENGINEERING, INC., SHALL NOT BE LIABLE FOR ANY PORTION OF WORK NOT CONFORMING TO APPROVED PLANS SHOULD THEIR STAKES BE FOUND MISSING OR DISTURBED.

Clouse Engineering, Inc.
ENGINEERS SURVEYORS
5010 E. Shea Blvd Suite 110 Scottsdale, AZ 85254
Tel 602-395-9300 Fax 602-395-9310

PRELIMINARY PLAT
ANATOLE

Revised
04-09-18
05-09-18

Date
11-03-17
As-Built
Job No.
160807



SCALE 1" = 50'

LEGEND

- EXISTING ASPHALTIC PAVEMENT
- NEW ASPHALT PAVEMENT
- P. 00.00 PROPOSED PAVEMENT ELEVATION
- G. 00.00 PROPOSED FINISHED GUTTER ELEVATION
- TC. 00.00 PROPOSED TOP OF CURB ELEVATION
- FG. 00.00 PROPOSED FINISHED GRADE ELEVATION
- VG. 00.00 PROPOSED VALLEY GUTTER
- P. 00.00 EXISTING PAVEMENT ELEVATION
- G. 00.00 EXISTING GUTTER ELEVATION
- TC. 00.00 EXISTING TOP OF CURB ELEVATION
- EP. 00.00 EXISTING EDGE OF PAVEMENT ELEVATION
- CL CENTER LINE
- R/W PROPERTY LINE
- B/C RIGHT OF WAY
- S/W BACK OF CURB
- G/B SIDEWALK
- G/B GRADE BREAK
- F/L FIRE LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- W/L WATERLINE
- S.D. STORMDRAIN
- FTR TOP OF EXISTING WALL FOOTING
- F.F. FINISH FLOOR ELEVATION
- PAD PAD ELEVATION
- TOE TOE OF RETENTION BASIN
- H.W. HIGHWATER OF RETENTION BASIN
- T.B. TOP OF BANK OF RETENTION BASIN
- N.G. NATURAL GROUND
- F.L. FLOW LINE
- TOP OF CURB ELEVATION
- MANHOLE
- WATER VALVE
- 8"W WATER LINE
- 8"S SEWER LINE
- DIRECTION OF FLOW
- STREET LIGHT
- EXISTING GUY WIRE
- EXISTING TELEPHONE POLE
- STORMDRAIN & IRRIGATION PIPE
- 1400 EXISTING CONTOUR LINE

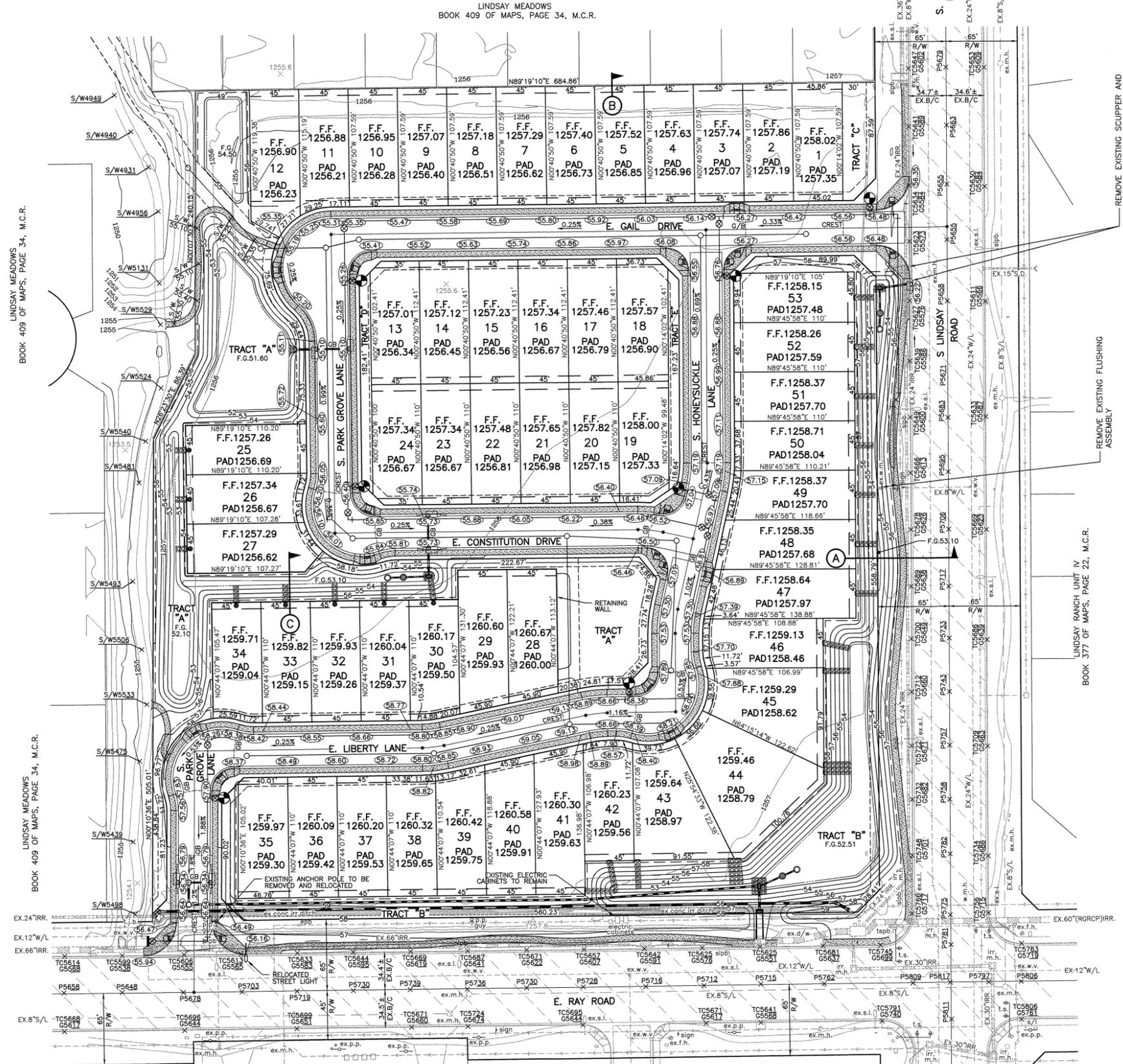
LINDSAY MEADOWS
BOOK 409 OF MAPS, PAGE 34, M.C.R.

LINDSAY MEADOWS
BOOK 409 OF MAPS, PAGE 34, M.C.R.

THE 1ST AMENDMENT TO THE
CONDOMINIUM PLAT FOR LIN RAY
BOOK 796 OF MAPS, PAGE 40, M.C.R.

UNSUBDIVIDED
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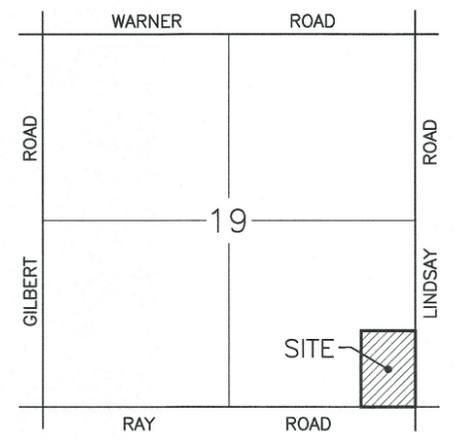
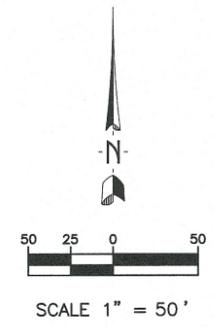
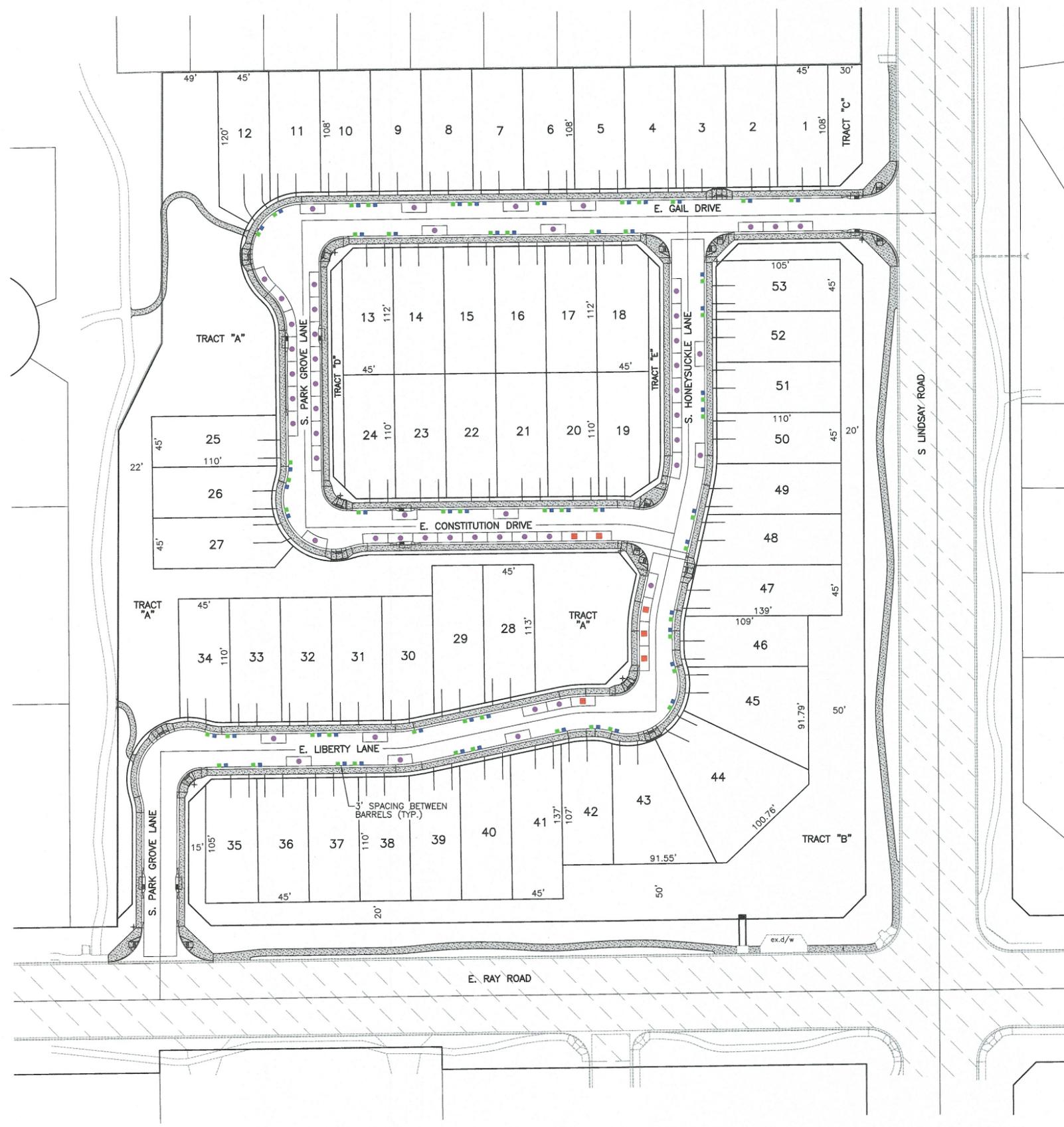
OSCO MOBIL CENTER
BOOK 492 OF MAPS, PAGE 34, M.C.R.



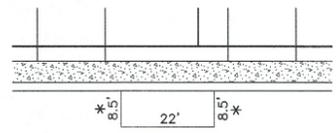
REMOVE EXISTING SCUPPER AND
REPLACE WITH CATCH BASIN

REMOVE EXISTING FLUSHING
ASSEMBLY

LINDSAY RANCH UNIT IV
BOOK 377 OF MAPS, PAGE 22, M.C.R.



VICINITY MAP
 SE 1/4 SECTION 19, T1S., R.6E.



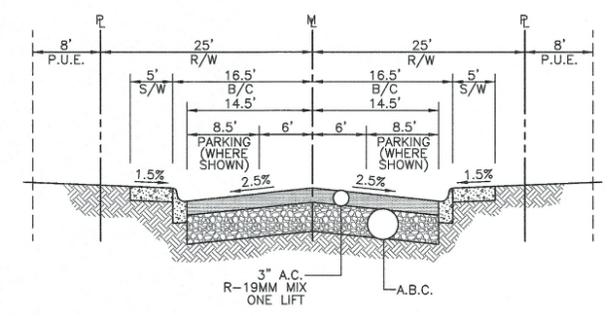
PARKING SPACE DIMENSIONS
 * 8.5' DIMENSION IS FROM LIP OF CURB

PARKING CALCULATIONS

PARKING REQUIRED:
 GARAGE SPACES: 106 (2 PER LOT)
 GUEST SPACES: 53
 ACTIVE OPEN SPACE: 6
 TOTAL PARKING SPACES: 165

PARKING PROVIDED:
 GARAGE SPACES: 106 (2 PER LOT)
 GUEST SPACES: 53
 ACTIVE OPEN SPACE: 6
 TOTAL PARKING SPACES: 165

LEGEND:
 ● INDICATES VISITOR PARKING
 ■ INDICATES ACTIVE OPEN SPACE PARKING
 ■ INDICATES TRASH BARREL
 ■ INDICATES RECYCLING BARREL



ENGINEER
 CLOUSE ENGINEERING INC.
 5010 E. SHEA BLVD SUITE 110
 SCOTTSDALE, ARIZONA 85254
 PHONE: (602) 395-9300
 FAX: (602) 395-9310

DEVELOPER
 FALCON POINTE GROUP LLC
 2733 N. POWER ROAD #102-613
 MESA, ARIZONA 85215
 PHONE: 480-807-0527
 FAX: 408-807-0529
 CONTACT: WENDELL BECK

Revised
 9-25-17
 4-9-18
 6-11-18
 8-07-18

Date
 9-21-17
 As-Built

Job No.
 160807

PARKING PLAN
 ANATOLE

ANATOLE

LANDSCAPE ARCHITECTURE PACKAGE

CONSTRUCTION, PLANTING, AND IRRIGATION

PROJECT TEAM

CLIENT

Falcon Pointe Group, LLC.

Contact: Wendell Beck
Address: 2733 N. Power Road #102-613
Mesa, AZ 85215
Phone: 480.807.0527

LANDSCAPE ARCHITECT

RVi Planning & Landscape Architecture

Contact: Doug Craig, PLA
120 S Ash Avenue
Tempe, AZ 85281
Mobile: 480.586.2100

CIVIL ENGINEERS

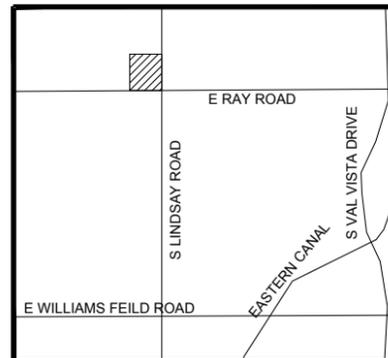
Clouse Engineering INC.

Contact: Jeffrey Giles
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Scottsdale, AZ 85254
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SHEET INDEX

- L 1.0 - COVER SHEET
- L 1.1 - GENERAL NOTES
- L 2.0 - OVERALL WALL PLAN
- L2.1 - WALL DETAILS AND SIGNAGE
- L 3.0 - REFERENCE PLAN
- L 3.1- L3.4 - LANDSCAPE PLANS
- L4.0 - ILLUSTRATIVE LANDSCAPE PLAN
- L 4.1 - AMENITY PLAN
- L 5.0 - PLANTING DETAILS
- SE1.1 - SITE ELECTRICAL COVER SHEET
- SE2.1 - SITE ELECTRICAL SHEET
- SE3.1 - SITE ELECTRICAL DETAILS

KEY MAP



TOWN OF GILBERT NOTES

- A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD WITH PDF FORMAT "AS-BUILTS" OF THE LANDSCAPE AND IRRIGATION PLANS ARE ALSO REQUIRED.
- BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW DEVICE FOR APPROVAL, THE FOLLOWING MUST ACCOMPLISHED: THE DEVICE MUST BE TESTED BY STATE CERTIFIED BACKFLOW TESTER AND THE TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE A CURRENT LIST CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER WILL BE AT THE EXPENSE OF THE INSTALLER.
- DESIGN OF ANY WALLS, ENTRY MONUMENT, SIGNAGE, RAMADAS THAT MAY BE PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND RAMADAS.
- NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.
- NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRIANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY.
- ALL TREES, SHRUBS AND GROUND COVER SHALL MEET EXCEED ARIZONA NURSERY ASSOCIATION (ANA) SPECIFICATIONS.
- CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

MAINTENANCE NOTE:

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

TOWN OF GILBERT NOTES:

CONSTRUCTION AND INSTALLATION SHALL IN ACCORDANCE WITH THESE PLANS AND DEVIATIONS WILL REQUIRE RE-APPROVAL. LANDSCAPE INSTALLATIONS SHALL BE APPROVED BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

LANDSCAPE CALCULATIONS:

OPEN SPACE AREA CALCULATIONS:
ON-SITE LANDSCAPE AREA: 96,979 S.F.
OFF-SITE LANDSCAPE AREA: 36,354 S.F.
GROSS SITE AREA: 587,062 S.F.
TOTAL LANDSCAPE AREA: 133,333 S.F.
% OPEN SPACE: 22.7 %

LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES				
○	Chilopsis l. 'Warren Jones' Desert Willow Hybrid	24" Box	24	Standard Trunk
◻	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" Box	22	Standard Trunk
△	Prosopis x 'AZT' Thornless Mesquite	24" Box	23	Multi Trunk
◻	Pistacia chinensis 'Red Push' Red Push Pistache	24" Box	54	Standard Trunk
●	Sophora secundiflora Texas Mountain Laurel	24" Box	9	Multi Trunk
⊗	Acacia aneura Mulga	24" Box	10	Standard Trunk
SHRUBS				
⊕	Caesalpinia pulcherrima Red Bird of Paradise	5 Gal.	72	-
⊕	Calliandra eriophylla Pink Fairy Duster	5 Gal.	100	-
⊕	Eremophila maculata 'Valentine' Valentine Bush	5 Gal.	86	-
⊕	Eremophila hygrophana Blue Emu Bush	5 Gal.	91	-
⊕	Justicia californica Chuparrosa	5 Gal.	93	-
⊕	Leucophyllum l. 'Lynn's Legacy' Lynn's Legacy Texas Sage	5 Gal.	125	-
⊕	Russelia equisetiformis Coral Fountain Plant	5 Gal.	57	-
⊕	Simmondsia chinensis Jojoba	5 Gal.	45	-
⊕	Tecoma v. stans 'Gold Star' Gold Star Tecoma	5 Gal.	58	-
ACCENTS				
●	Agave gemniflora Twin Flowered Agave	5 Gal.	50	-
○	Aloe x 'Blue Elf' Blue Elf Aloe	5 Gal.	31	-
⊕	Dasyliion wheeleri Desert Spoon	5 Gal.	35	-
⊕	Euphorbia antisiphilitica Candelilla	5 Gal.	44	-
●	Hesperaloe parviflora Red Yucca	5 Gal.	57	-
●	Muhlenbergia c. 'Regal Mist' Regal Mist Muhly	5 Gal.	114	-
●	Muhlenbergia l. 'Autumn Glow' Autumn Glow Muhly	5 Gal.	99	-
GROUND COVER				
●	Lantana camara 'New Gold' New Gold Lantana	1 Gal.	134	-
⊕	Teucrium chamaedrys 'Prostratum' Prostrate Germander	1 Gal.	93	-
MATERIAL				
—	Concrete Header	6" x 4" 6" x 18"	102 l.f. 151 l.f.	See Detail
◻	Decomposed Granite 'Express Carmel'	1/2" Screened	120, 427 s.f.	2" Depth All Landscape Areas
◻	Cynodon dactylon 'E-Z Turf Midiron' Midiron Bermuda	Sod	12,906 s.f.	
⊕	Weathered Granite Boulders Premium	1/2 Ton 1 Ton 2 Ton	16 14 9	See Detail



120 S. Ash Avenue
Tempe, AZ 85281
(480) 586-2100



EXP. 03.31.2020



Anatole
E Ray Rd. and S Lindsay Rd.
Gilbert, Arizona
Preliminary Plat

PROJECT NO: 16004720
DATE: 01.30.2018
DRW: SEB/MBD
RWW: DUG

REVISIONS
△ 04.12.2018
△ 05.18.2018
△ 06.11.2018
△
△

Cover

LI.0

GENERAL CONSTRUCTION NOTES

1. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
2. 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. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
3. IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND HE OR SHE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
4. A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
5. DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
6. LANDSCAPE CONTRACTOR SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT TO REPAIR AND/OR REPLACE, AT THEIR OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS DESTROYED DURING CONSTRUCTION. LIKEWISE THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY AND ALL DAMAGES TO ADJACENT PROPERTIES OR ANY OTHER AREAS OUTSIDE THE CONTRACT LIMITS. THE DAMAGED ITEMS/AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PLANT MATERIAL LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. PRIOR TO THE START OF WORK, ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND PROTECTED. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL CALL AND FUTURE UPDATES TO BLUE STAKE AT 602-263-1100. EXISTING UNDERGROUND SERVICES SHALL NOT BE DISTURBED OR REMOVED WITHOUT APPROVAL OF THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE, UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
8. CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.
9. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, AND DUE TO GRADE LIMITATIONS ON SITE.
10. REFER TO ENGINEERING PLANS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
11. NO PART OF THE CONTRACT DOCUMENTS ARE INTENDED TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST, NOTIFY LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY.
12. COORDINATE AND COOPERATE WITH ALL CONTRACTORS OF ATTACHED, ADJOINING AND/OR INTERFACING WORK TO INSURE ORDERLY AND EFFICIENT COMPLETION OF ALL WORK.
13. ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (FEDERAL, STATE, LOCAL, AND HEALTH DEPARTMENTS), EXCEPT WHERE REQUIREMENTS OF CONTRACT DOCUMENTS ARE MOST STRINGENT.
14. ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED.
15. ANY PLANT MATERIAL THAT MUST BE REMOVED DUE TO CONSTRUCTION MUST BE APPROVED BY OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE. NOTIFY OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 48 HOURS PRIOR TO REMOVAL AND/OR RELOCATION OF ALL PLANTS.
16. IF ANY EXISTING PLANT MATERIAL THAT IS TO REMAIN IS DAMAGED BY CONTRACTOR, THE CONTRACTOR SHALL REPLACE THE DAMAGED PLANT WITH A NEW ONE OF THE SAME SIZE AND VARIETY AT NO COST TO THE OWNER.
17. DO NOT DISTURB SOIL WITHIN BRANCH SPREAD OF TREES OR SHRUBS TO REMAIN WITHOUT APPROVAL OF THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
18. ANY DISCREPANCIES BETWEEN THE PLANS AND CONDITIONS ON SITE SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
19. CONTRACTOR SHALL PROVIDE OWNER WITH ALL WARRANTY INFORMATION, INSTRUCTION MANUALS AND ANY OTHER PRODUCT INFORMATION FOR ALL NEW EQUIPMENT OR MACHINERY INSTALLED ON THE SITE WITHIN TWO WEEKS AFTER SUBSTANTIAL COMPLETION.
20. NO DESIGN MODIFICATIONS SHALL BE MADE WITHOUT THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR HAULING AND LEGALLY DISPOSING OF MATERIALS DESIGNATED TO BE REMOVED. PROVIDE RECEIPTS FOR DUMPING TO OWNER FOR THEIR FILES.
22. ALL BASE INFORMATION IS FROM OTHER PROJECT TEAM MEMBERS AS LISTED IN THE "PROJECT TEAM" LIST ON THIS SHEET. A THOROUGH ATTEMPT HAS BEEN MADE TO KEEP UP TO DATE WITH THE MOST CURRENT BASE INFORMATION. HOWEVER, DISCREPANCIES MAY EXIST BETWEEN THESE PLANS AND OTHER TEAM MEMBERS PLANS. IN ALL CASES THE ENGINEERS PLANS SHALL HAVE PRECEDENCE OVER THE LANDSCAPE PLANS FOR FINAL PROJECT CONFIGURATION.
23. ALL SIDEWALKS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING PLANS FOR FINAL LAYOUT, GRADES, FINISHES, DETAILS, AND METHODS OF CONSTRUCTION. RVI UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION THAT IS BEYOND OUR CONTROL.
24. SIGHT LINES AND VISIBILITY TRIANGLES ARE SHOWN ON THESE PLANS FOR REFERENCE ONLY. REFER TO ENGINEERING PLANS OR GOVERNING MUNICIPALITY FOR SPECIFIC GUIDELINES. IN CASES WHERE THERE IS MORE THAN ONE GOVERNING BODY, THE MOST RESTRICTIVE GUIDELINE SHALL PREVAIL.
25. ALL WALLS AND VERTICAL SITE FEATURES DESIGNED IN THE INTEREST OF THIS PROJECT ARE SCHEMATIC IN NATURE. POTENTIAL CONSTRUCTION DETAILING AND TECHNIQUES ARE SHOWN FOR DESIGN INTENT CLARIFICATION ONLY. THE CONTRACTOR SHALL HAVE THE ULTIMATE RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTED ELEMENTS ON THIS PROJECT ARE STRUCTURALLY SOUND AND ARE BUILT WITHIN ALL APPLICABLE CITY, STATE, AND FEDERAL GUIDELINES. RVI UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION.
26. SHOP DRAWING REVIEWS WILL BE DONE TO ENSURE THAT PRODUCT DATA, MATERIALS, AND SAMPLES MEET OR EXCEED THE ORIGINAL DESIGN INTENT OF THESE DRAWINGS ONLY. RVI UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS OR INSTALLATION RESULTING FROM THE PRODUCTION OF ANY SHOP DRAWINGS.

GENERAL SCOPE OF WORK

1. THE SCOPE OF WORK FOR THIS PROJECT INCLUDES COMPLETE LANDSCAPING IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. VERIFY QUESTIONS ON SCOPE OF WORK PRIOR TO SUBMITTING A BID.
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS INCLUDING WATER, EQUIPMENT AND INCIDENTALS AS SHOWN, SPECIFIED AND REQUIRED TO PERFORM LANDSCAPING WORK. THE EXTENT OF THE LANDSCAPING WORK IS SHOWN ON THE DRAWINGS AND IN THE SCHEDULES. THE TYPES OF LANDSCAPING REQUIRED MAY INCLUDE THE FOLLOWING:
 - A. AESTHETIC FINISH GRADING
 - B. BOULDER PLACEMENT
 - C. INSTALLATION OF TREES, SHRUBS, GROUNDCOVERS, AND ANY OTHER NURSERY STOCK
 - D. INSTALLATION OF TURF AREAS
 - E. DECOMPOSED GRANITE AND PRE-EMERGENT APPLICATIONS (2)
 - F. MULCHES, AND ALL OTHER MATERIAL NECESSARY TO COMPLETE THE PLANTING JOB AS SPECIFIED
 - G. MISCELLANEOUS LANDSCAPE MATERIALS AND IMPROVEMENTS
 - H. FERTILIZERS AND SOIL AMENDMENTS
 - I. MAINTENANCE WORK AS SPECIFIED UNTIL COMPLETION OF THE CONTRACT
 - J. GUARANTEES
3. OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. ARRANGE INSPECTIONS REQUIRED BY LOCAL AGENCIES AND ORDINANCES DURING THE COURSE OF CONSTRUCTION AS REQUIRED.
4. COORDINATE AND COOPERATE WITH OTHER CONTRACTORS WORKING ON THE SITE FOR SUCCESSFUL COMPLETION OF THE PROJECT.
5. BEFORE COMMENCING WORK ON THE SITE, BECOME THOROUGHLY ACQUAINTED WITH LAYOUT OF ALL UNDERGROUND UTILITIES AND STRUCTURES OVER THE ENTIRE SITE. ALL REQUISITE REPAIRS TO DAMAGE CAUSED BY WORK OF THIS SECTION SHALL BE AT THE CONTRACTOR'S EXPENSE.
6. THE IRRIGATION WORK CONSISTS OF INSTALLING A COMPLETE UNDERGROUND SPRINKLER, EMITTER, AND BUBBLER SYSTEM FOR ALL TURF AND LANDSCAPED AREAS AS SHOWN ON THE DRAWINGS AND AS HEREINAFTER SPECIFIED, INCLUDING THE FURNISHING OF ALL LABOR, EQUIPMENT, APPLIANCES, AND MATERIALS INCLUDING WATER AND IN PERFORMING ALL OPERATION IN CONNECTION WITH THE CONSTRUCTION OF THE IRRIGATION SYSTEM. WORK SHALL INCLUDE FURNISHING AND INSTALLING ALL PLASTIC AND COPPER PIPE AND FITTINGS, AUTOMATIC CONTROL VALVES, VALVE ACCESS BOXES, ELECTRIC COMPUTERIZED CENTRAL CONTROLLERS, ELECTRIC WIRE, TELEPHONE ACCESS LINE (IF REQUIRED), ETC., AS REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND AS CALLED FOR IN THESE SPECIFICATIONS OR AS MAY BE REQUIRED FOR PROPER OPERATION OF THE SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS OF WATER USED IN CONNECTION WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
7. UNLESS OTHERWISE SPECIFIED OR INDICATED ON THE DRAWINGS, THE CONSTRUCTION OF THE IRRIGATION SYSTEM SHALL INCLUDE THE FURNISHING, INSTALLING AND TESTING OF ALL MAINS, LATERALS, RISERS, AND FITTINGS; THE FURNISHING AND INSTALLING OF IRRIGATION HEADS, CONTROL VALVES, CONTROLLERS, LOW AND HIGH VOLTAGE ELECTRIC WIRE, TELEPHONE ACCESS LINE TO CENTRAL CONTROL UNIT (IF REQUIRED), POINT OF CONNECTION, CONTROLS, RESTORATION OF EXISTING IMPROVEMENTS, EXCAVATION AND BACKFILL, AND ALL OTHER WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS REQUIRED FOR A COMPLETE SYSTEM.
8. WHENEVER ANY MATERIAL IS SPECIFIED BY NAME AND/OR NUMBER, SUCH SPECIFICATIONS SHALL BE DEEMED TO BE USED FOR THE PURPOSE OF FACILITATING A DESCRIPTION OF THE MATERIALS AND ESTABLISHING QUALITY, AND SHALL BE DEEMED AND CONSTRUED TO BE FOLLOWED BY THE WORDS "OR APPROVED EQUAL." NO SUBSTITUTIONS WILL BE PERMITTED WHICH HAVE NOT BEEN SUBMITTED FOR APPROVAL PRIOR TO BIDDING.
9. LANDSCAPE CONTRACTOR SHALL CALL FOR "BLUE STAKE" AS REQUIRED. EXERCISE EXTREME CAUTION IN ALL PLANTING OPERATIONS, AS THERE MAY BE UNDERGROUND ELECTRIC AND TELEPHONE CABLES, SEWER LINES AND WATER LINES THROUGHOUT THE ENTIRE AREA. CONTRACTOR SHALL STUDY AND BE FAMILIAR WITH THE LOCATION OF THESE OBSTRUCTIONS AND UNDERGROUND UTILITIES. PLACE PLANTINGS WHERE SHOWN ON THE PLANS. IF THERE ARE OBSTRUCTIONS OR UNDERGROUND UTILITIES, RELOCATE PLANTS CLEAR OF ANY INTERFERENCE. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY THEM TO OBSTRUCTIONS AND UNDERGROUND UTILITIES AT NO EXPENSE TO THE OWNER.
10. MAINTAIN UNINTERRUPTED WATER SERVICE TO BUILDING DURING NORMAL WORKING HOURS. ARRANGE FOR TEMPORARY WATER SHUT-OFF WITH ARCHITECT/ENGINEER DURING INSTALLATION OF IRRIGATION SYSTEM, IF NECESSARY.
11. ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF SAFETY ORDERS OF DIVISION OF INDUSTRIAL SAFETY; THE UNIFORM BUILDING CODE, M.A.G. SPECIFICATIONS AND OTHER APPLICABLE LAWS OR REGULATIONS, INCLUDING ALL CITY CODES. NOTHING IN THESE SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. SHOULD THE CONSTRUCTION DOCUMENTS, OR INSTRUCTION, BE AT VARIANCE WITH THE AFORESAID RULES AND REGULATIONS, NOTIFY LANDSCAPE ARCHITECT AND GET INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK AFFECTED. IF LANDSCAPE ARCHITECT IS NOT NOTIFIED OF ANY VARIANCE IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR ASSUMES ANY AND ALL RESPONSIBILITY FOR THE WORK DONE.
12. CLEAN UP SHALL BE MADE DAILY AS EACH PORTION OF THE WORK PROGRESSES. REFUSE AND EXCESS DIRT SHALL BE REMOVED FROM THE SITE, AND WALKS AND PAVING SHALL BE SWEEP OR WASHED DOWN DAILY. ANY DAMAGE SHALL BE REPAIRED TO ORIGINAL CONDITIONS AT CONTRACTOR'S EXPENSE. LEAVE WORK IN CLEAN CONDITION.
13. SUBMIT DETAILED OPERATION AND MAINTENANCE DATA FOR ALL EQUIPMENT AND ACCESSORIES PROVIDED UNDER THESE PLANS INCLUDING ASSEMBLY AND PART LISTS FOR EACH TYPE OF VALVE, EMITTER, ETC., FURNISHED TO THE ENGINEER/OWNER'S REPRESENTATIVE.

PLANTING GENERAL NOTES

1. VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY, THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES LISTED WITHIN THE LANDSCAPE MATERIAL SCHEDULE. THE CONTRACTOR SHALL FURNISH ALL PLANT MATERIAL NECESSARY TO COMPLETE THE PLANTINGS AS SHOWN ON THE PLANS.
2. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY.
3. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY PLANT MATERIAL SUBSTITUTIONS.
4. ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR, AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS.
5. ALL PLANT MATERIAL MAY BE INSPECTED PRIOR TO ACCEPTANCE. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE, EVEN AFTER DELIVERY TO SITE.
6. PLANT TREES AND SHRUBS PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS, STRUCTURES, AND VIEWS. IF ANY SOIL NUTRIENT DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL.
7. PLANTING METHODS, SOIL AMENDMENT QUANTITIES (IF ANY), AND PREPARATION METHODS SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS AND DETAILS.
8. ALL PLANTING AREAS SHALL RECEIVE WEED CONTROL/PRE-EMERGENT PER THE GUIDELINES SET FORTH WITHIN THE SPECIFICATIONS AND DETAILS. APPLY AS NECESSARY TO COMPLETELY KILL NOXIOUS MATERIAL. REMOVE ALL DEAD AND/OR DYING DEBRIS PRIOR TO FINAL ACCEPTANCE.
9. ALL TREES LOCATED WITHIN SIGHT DISTANCE AREAS MUST BE TRIMMED TO 6'-0" CLEARANCE ABOVE FINISHED GRADE.
10. UNLESS OTHERWISE NOTED ON PLANS, ROCK/BARK MULCH SHALL EXTEND UNDER ALL PLANTINGS AND BE RAKED UNIFORMLY ALONG CONCRETE FLATWORK, CURBS AND ETC.
11. THE FINISH GRADE OF LANDSCAPE AREAS RECEIVING ROCK/BARK MULCH MUST BE GRADED 2-1/2" BELOW CONCRETE OR OTHER ADJACENT PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH. FINISH GRADE OF LANDSCAPE AREAS RECEIVING TURF MUST BE GRADED 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES PRIOR TO INSTALLATION OF TURF.
12. BOULDERS, IF USED, TO BE SURFACE SELECT GRANITE WITH A MINIMUM OF SHARP EDGES AND/OR CRACKING. ANY EXPOSED SURFACE SCARRING THAT MAY HAVE OCCURRED DURING TRANSPORTING OR CONSTRUCTION IS TO BE EONITED WITH NO ADDITIONAL COST TO THE OWNER.
13. STAKE ALL NURSERY GROWN TREE STOCK A MINIMUM OF 12" OUT FROM EDGE OF PLANTING WELL. THE EDGE OF ALL TREE PLANTING WELLS SHALL BE A MINIMUM OF 2 FEET AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 12 FEET AWAY FROM ALL BUILDING FOUNDATIONS. THE EDGE OF ALL SHRUB PLANTING WELLS SHALL BE A MINIMUM OF 18" AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 3 FEET AWAY FROM ALL BUILDING FOUNDATIONS.
14. LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. CONTRACTOR SHALL PROVIDE OWNER WITH PROOF OF PRE-EMERGENT APPLICATION NO MORE THAN 7 DAYS AFTER EACH APPLICATION WITHOUT EXCEPTION.
15. ALL TREES WITHIN TURF AREAS SHALL BE INSTALLED WITH TEMPORARY PVC ARBOR GUARDS.
16. ALL TURF AREAS SHALL BE GRADED SMOOTH AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLING SOD OR SEED. ALL AREAS TO RECEIVE TURF SHALL BE COMPLETELY FREE OF ANY RUTS, TRENCH SETTLLING, OR ANY MATERIAL OVER 1/2" IN DIAMETER PRIOR TO SOD OR SEED INSTALLATION.
17. LANDSCAPE CONTRACTOR IS REQUIRED TO OBTAIN ANY REQUIRED PERMITS FOR ALL ON-SITE AND OFF-SITE IMPROVEMENTS OUTLINED WITHIN THIS SET OF PLANS AND/OR ANY OTHER ADDITIONAL WORK THEY MAY PERFORM IN THE INTEREST OF THIS PROJECT.
18. ROCK/BARK MULCH SHALL BE AS SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE. ALL PLANTING AREAS, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL RECEIVE A UNIFORM APPLICATION OF THE SPECIFIED MATERIAL. CONTRACTOR SHALL SUBMIT A SAMPLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO SCHEDULING MASS DELIVERY. OWNER MAY REQUEST THAT AN INITIAL LOAD OF MATERIAL BE DELIVERED TO THE SITE AND BE SPREAD BY THE LANDSCAPE CONTRACTOR FOR THE OWNER'S APPROVAL PRIOR TO MATERIAL APPLICATION ON THE REMAINDER OF THE SITE.
19. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE WITH THE OWNER THE FINAL LAYOUT OF ALL HARDSCAPE ITEMS FOR THIS PROJECT. OWNER MAY REQUEST ALL HARDSCAPE ITEMS (HEADERS, SIDEWALKS, FLATWORK, ETC.) BE STAKED AND/OR CHALKED OUT FOR THEIR APPROVAL PRIOR TO INITIAL POUR.
20. LANDSCAPE CONTRACTOR SHALL PRUNE ALL TREES AFTER INSTALLATION SO THAT NO BRANCH IS TOUCHING FINAL GRADE AND TRIM CANOPIES/BRANCHING TO A CLEAN AND NEAT APPEARANCE. ALL DEAD AND/OR DYING MATERIAL SHALL BE PRUNED FROM THE TREE PRIOR TO FINAL ACCEPTANCE.
21. WATER TEST ALL TREE PLANTING WELLS PRIOR TO PLANTING. IF TREE WELLS DO NOT PROPERLY DRAIN, REFER TO THE HARDPAN PLANTING DETAIL FOR ADDITIONAL INFORMATION.
22. REFER TO GENERAL CONSTRUCTION NOTES ON THE COVER SHEET FOR ADDITIONAL INFORMATION THAT RELATES TO THE SCOPE OF WORK IN THIS SECTION. ALSO REFER TO ANY WRITTEN SPECIFICATION, SHOULD THEY ACCOMPANY THESE DRAWINGS, FOR ADDITIONAL REQUIREMENTS NOT COVERED WITHIN THESE PLANS.

PLANTING WARRANTY & MAINTENANCE NOTES

1. MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT ON A WEEKLY BASIS DURING THE PROGRESS OF WORK, A 90 DAY MAINTENANCE PERIOD, AND UNTIL THE FINAL ACCEPTANCE OF WORK IS RECEIVED IN WRITING.
2. UPON ACCEPTANCE AFTER THE 90 DAY MAINTENANCE PERIOD, THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY ON ALL PLANT MATERIAL AGREEING TO GUARANTEE THE CONTINUED GROWTH OF ACTIVE PLANT MATERIAL FOR THE SPECIFIED GUARANTEE PERIODS. ALL GUARANTEE PERIODS COMMENCE FROM THE TIME OF FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
3. THE CONTRACTOR SHALL WATER AND MAINTAIN ALL LANDSCAPE MATERIAL DURING THE MAINTENANCE PERIOD. THE OWNER WILL WATER AND MAINTAIN THE LANDSCAPE MATERIAL DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL INSPECT THE LANDSCAPE MATERIALS PERIODICALLY DURING THE WARRANTY PERIOD AND SHALL NOTIFY THE OWNER IN WRITING, IF, IN THE CONTRACTOR'S OPINION, THE LANDSCAPE MATERIALS ARE NOT RECEIVING PROPER CARE.
4. ALL TREES, PALMS, CACTI, ACCENTS, AND TURF SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR AND ALL SHRUBS, GROUNDCOVERS, AND OTHER NON SPECIFIED PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS FROM THE DATE OF FINAL ACCEPTANCE. THE GUARANTEE SHALL BE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY OWNER, ABUSE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
5. ANY PLANT MATERIALS WHICH ARE NOT APPROVED PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 15 OF THE FOLLOWING CALENDAR YEAR.
6. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.
7. REFER TO BOOK SPECIFICATIONS, IF INCLUDED IN THIS DOCUMENT SET, FOR ADDITIONAL INFORMATION ON THE SPECIFICS OF THE ANTICIPATED WARRANTY.
8. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER TYPEWRITTEN MAINTENANCE GUIDELINES AT FINAL WALK-THRU AND PRIOR TO FINAL ACCEPTANCE OF WORK.
9. IF TURF IS USED ON THIS PROJECT THE LANDSCAPE CONTRACTOR SHALL REAPPLY SEED OR SOD IN ALL AREAS WHICH HAVE DEVELOPED BARE SPOTS HALFWAY THROUGH THE MAINTENANCE PERIOD. AREAS WHICH CANNOT BE RESEDED FOR SUMMER GROWTH DUE TO CONTRACTOR'S INABILITY TO RESEED DURING PROPER GROWING SEASON SHALL BE OVERSEEDED OR SODDED WITH GRASS APPROPRIATE FOR THE CURRENT SEASON, CARED FOR THROUGHOUT THE OFF SEASON, AND PROPERLY SEEDED AT THE NEXT APPROPRIATE GROWING SEASON. THESE ARRANGEMENTS MUST BE MADE WITH THE OWNER PRIOR TO CONDITIONAL ACCEPTANCE OF THE WORK AND MAY REQUIRE A MONETARY HOLD-BACK.
10. COST FOR REPLACEMENTS DURING THE WARRANTY PERIOD IS ASSUMED PART OF THE BID QUOTATIONS AND THEREFORE WILL NOT RESULT IN ANY ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.



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RVV: DUG

REVISIONS

△ 04.12.2018

△ 05.18.2018

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△

△

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General
Notes

LI.I

SITE FURNISHINGS



SHADE SAIL
 MANUFACTURER: USA SHADE & FABRIC STRUCTURES
 MODEL #: 18' x 18' 4-POINT HYPAR SHADE SAILS
 COLOURSHADE FR FABRIC: RUST
 POWDER COATING COLOR: TELE-GRAY



MAIL BOX
 MANUFACTURER: MAILBOXES.COM
 MODEL #: STANDARD CBU - CLUSTER BOX UNIT
 16 A SIZE DOORS TYPE III - #3316



BBO CHARCOAL GRILL
 MANUFACTURER: DuMor
 MODEL #: GRILL 21-00
 EMBEDDED IN CONCRETE



PICNIC BENCH
 MANUFACTURER: ANOVA
 MODEL #: L1447S
 COLOR: SILVER



BENCH
 MANUFACTURER: ANOVA
 MODEL #: L1443
 COLOR: SILVER



BIKE RACK
 MANUFACTURER: ANOVA
 MODEL #: CIRCLEBRS2IG
 COLOR: STAINLESS STEEL

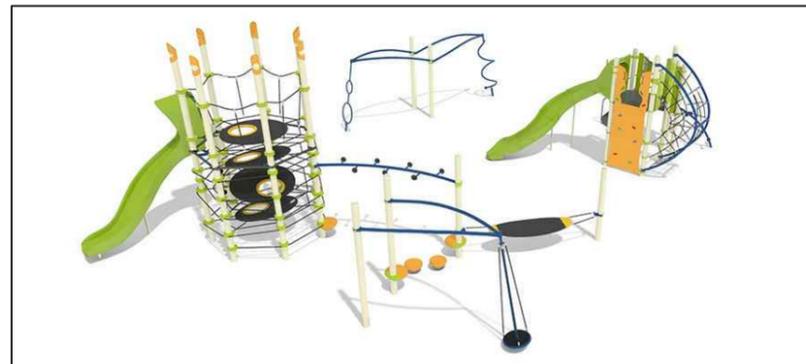


TRASH RECEPTACLE
 MANUFACTURER: ANOVA
 MODEL #: L1439
 COLOR: SILVER

PLAYGROUND FEATURES



PLAY STRUCTURE
 MANUFACTURER: LANDSCAPE STRUCTURES
 DISTRIBUTOR: EXERPLAY
 MODEL #: ABBOTTS CREEK ELEMENTARY SCHOOL
 COLORS: PEACOCK, LAGOON, DENIM, COOL SILVER MATTE



WALL MATERIALS



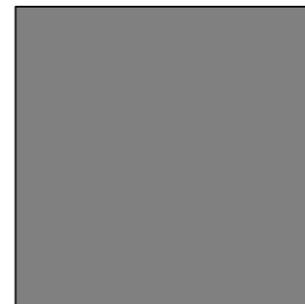
CMU BLOCK - STANDARD
 MANUFACTURER: SUPERLITE
 COLOR: BONE



CMU BLOCK - FOUNDERS FINISH
 MANUFACTURER: SUPERLITE
 COLOR: DESERT



INTEGRAL COLOR
 MANUFACTURER: DAVIS COLORS
 COLOR: SILVERSMOKE



INTEGRAL COLOR
 MANUFACTURER: DUNN EDWARDS
 COLOR: STORM CLOUD



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Materials

L 1.2



WALL LEGEND

- * ENTRY SIGNAGE | SEE DETAIL 1/L2.1
- ⊙ MAILBOX | SEE AMENITY SCHEDULE L4.0
- PRIMARY COLUMN | SEE DETAIL 4/L2.1
- SECONDARY COLUMN | SEE DETAIL 4/L2.1
- PRIMARY THEME WALL | SEE DETAIL 2/L2.1
- - - SECONDARY THEME WALL | SEE DETAIL 2/L2.1
- ⋯ VIEW WALL | SEE DETAIL 3/L2.1

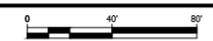
WALL NOTES

1. THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES.
2. FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR COMPACTED FILL.
3. THE EXPOSED UPPERMOST SOIL TO RECEIVE FILL SHALL BE SCARIFIED 6" DEEP, MOISTURE CONDITIONED TO +3% OF OPTIMUM DENSITY CURVE FOR EACH TYPE OF SOIL ENCOUNTERED AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-2922 OR D-3017.
4. FILL MATERIAL SHALL BE PREDOMINANTLY GRANULAR, NON-EXPANSIVE, CLEAN OF ALL ORGANIC OR DETRITUS SUBSTANCES, AND HAVE A PLASTICITY INDEX LESS THAN SEVEN (7). BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN HORIZONTAL 8" LIFTS.
5. EXCAVATIONS FOR FOUNDATIONS SHALL BE NEAT TO LINES OF FOOTINGS. ALL LOOSE MATERIAL SHALL BE REMOVED FROM SURFACE TO RECEIVE CONCRETE.
6. ALLOWABLE SOIL BEARING PRESSURES AT FOOTING ON COMPACTED SOIL: 1500 PSI.
7. CONCRETE MIX DESIGN FOR FOOTINGS SHALL BE MAG CLASS 'B' (2500 PSI), UNLESS OTHERWISE NOTED ON DRAWINGS.
8. NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.
9. CONCRETE FOOTINGS SHALL BE CONTINUOUS POUR TO GREATEST EXTENT PRACTICAL. STEP FOOTINGS IN EVEN BLOCK INCREMENTS.
10. WALL CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL CALCULATIONS OF THE WALLS.
11. SUBMIT TEST REPORTS FOR CONCRETE MIX DESIGNS TO LANDSCAPE ARCHITECT FOR REVIEW.
12. WATERPROOF AND GROUT SOLID RETAINING WALLS TO HIGH GRADE, IF APPLICABLE.
13. ALL IRON/STEEL WORK TO BE OF HIGHEST QUALITY WITH WELDS GROUND SMOOTH. ALL IRON WORK, EXCEPT WHERE NOTED, TO BE PRIMED AND PAINTED. PAINT COLOR TO BE SELECTED BY OWNER AND/OR LANDSCAPE ARCHITECT.
14. VERIFY HEIGHTS AND SLOPES AND TURNDOWNS BEFORE POURING FOOTINGS.
15. NEW WALL FINISHES SHALL MATCH EXISTING SURFACES, UNLESS OTHERWISE NOTED ON DRAWINGS.
16. GROUT SOLID ALL CMU CELLS AND VOIDS BELOW GRADE AND/OR CONTAINING REBAR.

ALL WALL LOCATIONS AND ALIGNMENTS ARE SCHEMATIC. WALLS SHALL NOT BE INSTALLED IN RIGHT-OF-WAYS, UTILITY EASEMENTS, OR SIGHT VISIBILITY TRIANGLES. CONTRACTOR TO STAKE WALL CORNERS AND TURN POINTS AND GET CLIENT AND/OR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.

OVERALL WALL PLAN

SCALE: 1" = 40'-0"



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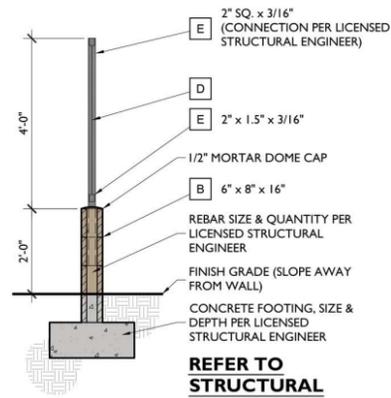
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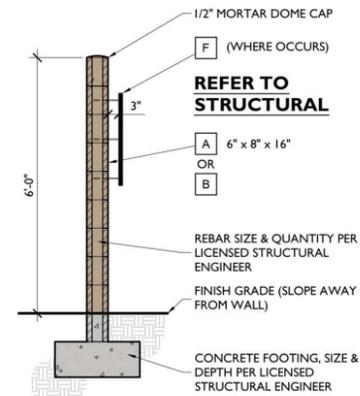
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Overall Wall Plan

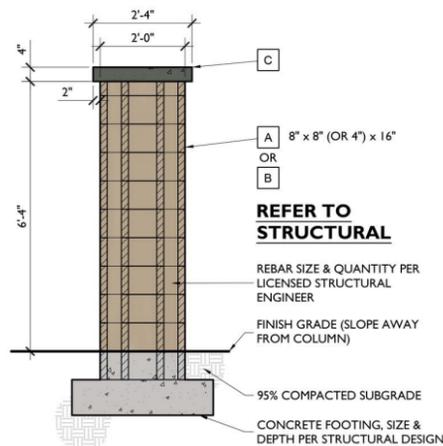
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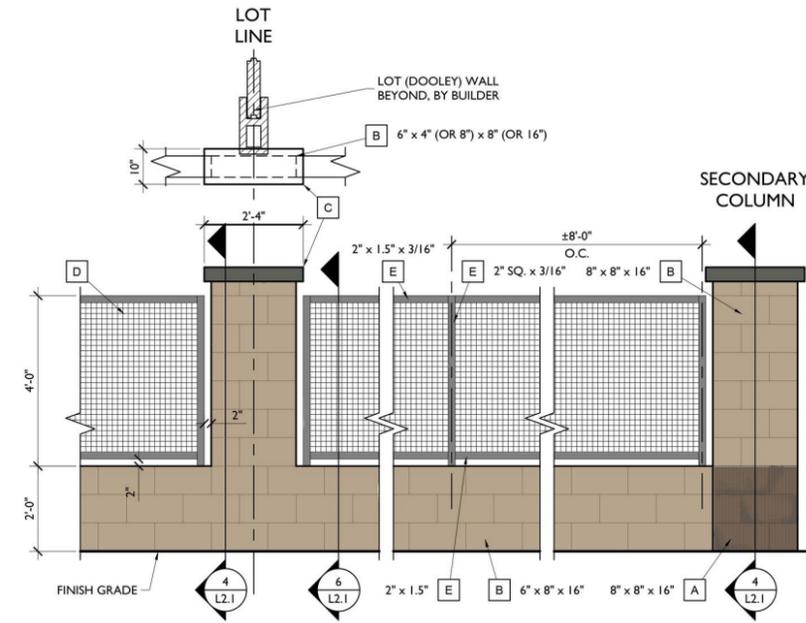
6 VIEW WALL SECTION SCALE: 1/2" = 1'-0"



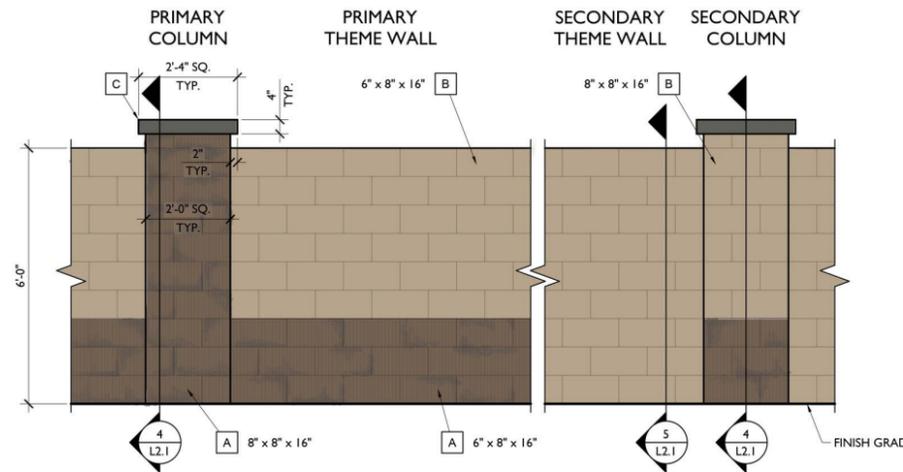
5 PRIMARY/SECONDARY WALL SECTION SCALE: 1/2" = 1'-0"



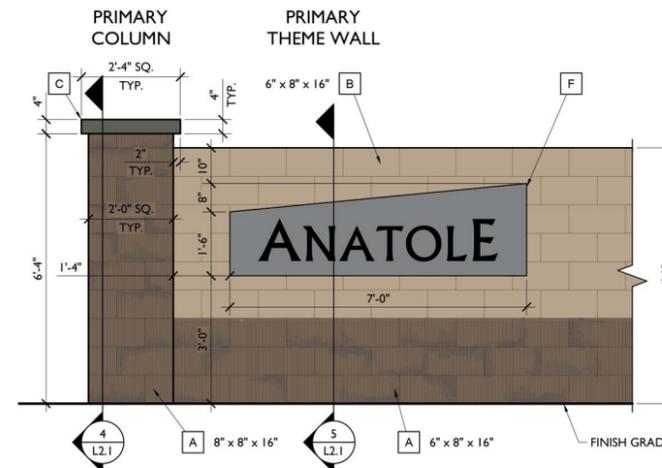
4 PRIMARY / SECONDARY COLUMN SECTION SCALE: 1/2" = 1'-0"



3 VIEW WALL ELEVATION SCALE: 1/2" = 1'-0"



2 PRIMARY/ SECONDARY WALL ELEVATION SCALE: 1/2" = 1'-0"



1 ENTRY SIGNAGE ON PRIMARY WALL SCALE: 1/2" = 1'-0"

HARDSCAPE SCHEDULE

ITEM	FOUNDERS FINISH BLOCK 'DESERT' (INTEGRAL COLOR)
COLOR	STANDARD
FINISH SPECIFICATIONS	ALL SIZES PER PLANS & DETAILS. CONCAVE MORTAR JOINTS - GROUT COLOR TO MATCH BLOCK.
MANUFACTURER	SUPERLITE BLOCK (www.superliteblock.com, 1.800.366.7877)
ITEM	SMOOTH FACE BLOCK (STANDARD CMU)
COLOR	'BONE' (INTEGRAL COLOR)
FINISH SPECIFICATIONS	ALL SIZES PER PLANS & DETAILS. CONCAVE MORTAR JOINTS - GROUT COLOR TO MATCH BLOCK.
MANUFACTURER	SUPERLITE BLOCK (www.superliteblock.com, 1.800.366.7877)
ITEM	CONCRETE CAP 'SILVERSMOKE' 860
COLOR	STANDARD
FINISH SPECIFICATIONS	PRE-CAST INTEGRAL COLOR CONCRETE CAP, SIZES PER PLANS & DETAILS. POWDERED PIGMENT TO BE ADDED TO CONCRETE AT MFR'S RECOMMENDED RATE. CAP TO BE DOWELED & EPOXIED TO TOP OF CMU.
MANUFACTURER	DAVIS COLORS (www.daviscolors.com, 844.341.4780)
ITEM	WOVEN WIRE MESH DE6362 'STORM CLOUD'
COLOR	BARE STEEL / LOW SHEEN PAINT
FINISH SPECIFICATIONS	WOVEN WIRE MESH w/ 1 1/2" SQUARE OPENING & 0.1350 WIRE Ø - INTERCRIMP WEAVE. WELD TO TUBULAR STEEL FRAME. ALL WELDS & SHARP EDGES / CORNERS SHALL BE GROUND SMOOTH.
MANUFACTURER	MENICHOLS (www.menichols.com, 1.877.884.4653) DUNN EDWARDS (www.dunnedwards.com, 1.888.DE PAINT)
ITEM	TUBULAR STEEL DE6362 'STORM CLOUD'
COLOR	BARE STEEL / LOW SHEEN PAINT
FINISH SPECIFICATIONS	ALL SIZES PER PLANS & DETAILS. ALL TUBULAR STEEL ENDS SHALL BE CAPPED. ALL WELDS & SHARP EDGES / CORNERS SHALL BE GROUND SMOOTH. PRIME & PAINT PER PAINT MFR'S SPEC'S.
MANUFACTURER	DUNN EDWARDS (www.dunnedwards.com, 1.888.DE PAINT)
ITEM	SIGN PANEL
COLOR	DE6362 'STORM CLOUD'
FINISH SPECIFICATIONS	BARE STEEL / LOW SHEEN PAINT (PANEL), BRUSHED ALUMINUM (LETTERING) 1" SQ. x 1/8" TUBULAR STEEL FRAME & 1/8" STEEL PANEL w/ STAINLESS STEEL LETTERING IN 'NARKISIM' FONT. 12" FIRST & LAST LETTER, 10" ALL OTHERS. LETTERS SHALL BE EPOXIED TO PANEL FACE. PANEL SHALL BE PIN MOUNTED & EPOXIED TO WALL FACE. ALL WELDS & SHARP EDGES / CORNERS SHALL BE GROUND SMOOTH. PRIME & PAINT PER PAINT MFR'S SPEC'S.
MANUFACTURER	DUNN EDWARDS (www.dunnedwards.com, 1.888.DE PAINT)



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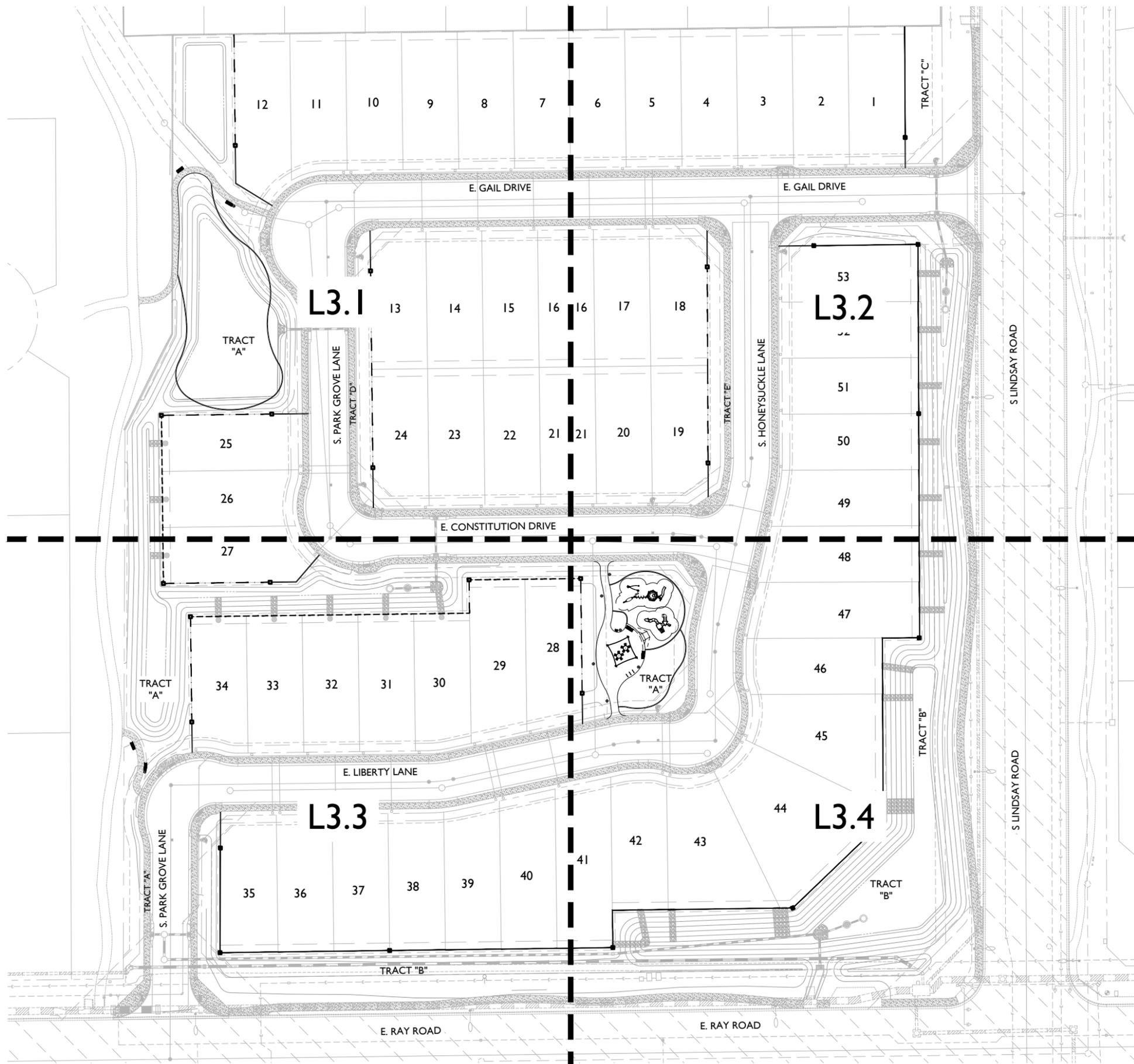
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Wall Details and Signage

L2.1



1 REFERENCE PLAN

SCALE: 1" = 40'-0"
 0 40' 80'
 NORTH



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Contact Arizona 811 at least two full working days before you begin excavation



Call 811 or click Arizona811.com

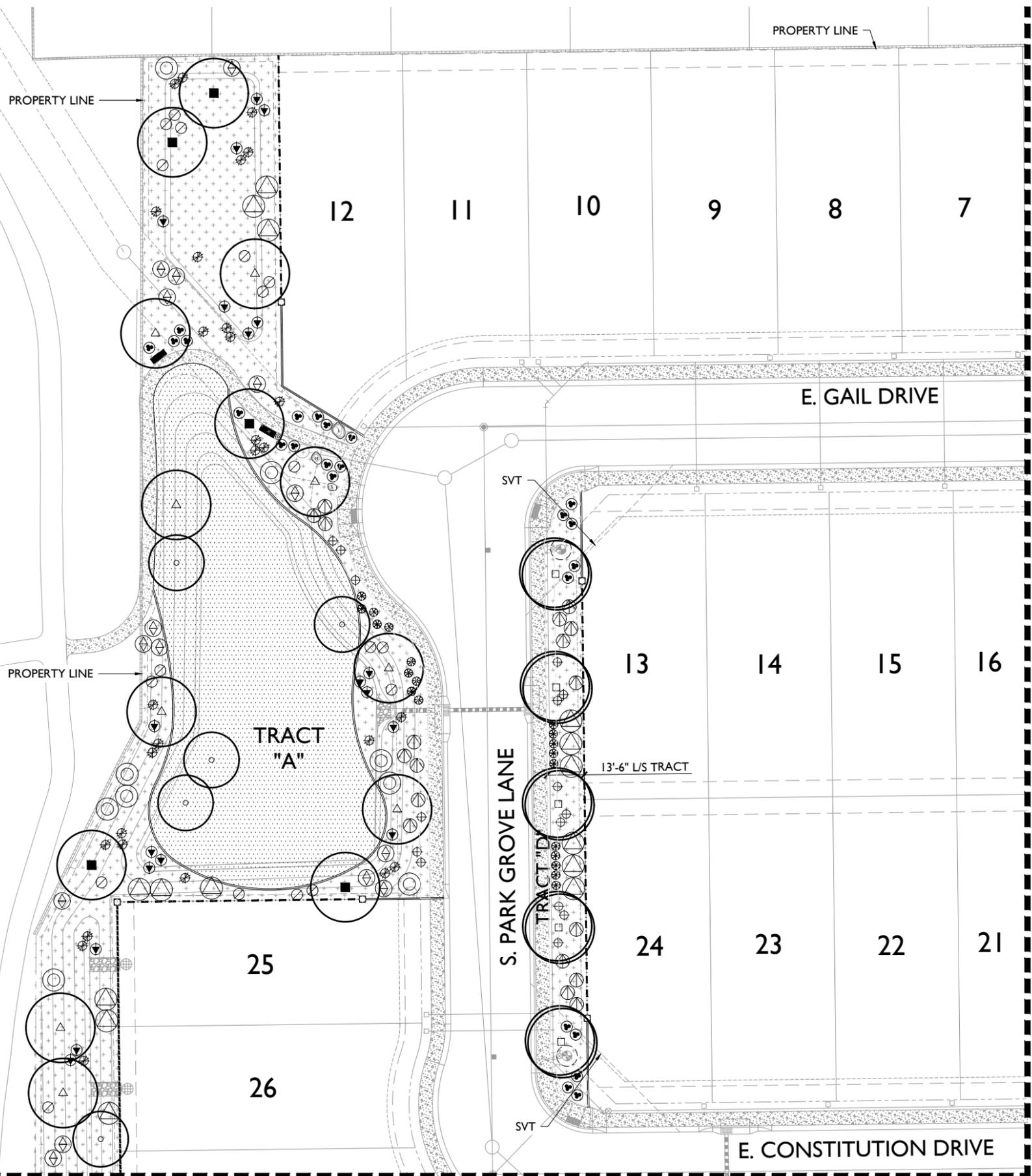
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Reference
 Plan

L3.0



LANDSCAPE SCHEDULE

SYMBOL BOTANICAL/Common Name

- TREES**
- Chilopsis l. 'Warren Jones'
Desert Willow Hybrid
 - ◻ Parkinsonia x 'Desert Museum'
Desert Museum Palo Verde
 - △ Prosopis x 'AZT'
Thornless Mesquite
 - ◻ Pistacia chinensis 'Red Push'
Red Push Pistache
 - Sophora secundiflora
Texas Mountain Laurel
 - ◻ Acacia aneura
Mulga

- SHRUBS**
- ⊕ Caesalpinia pulcherrima
Red Bird of Paradise
 - ⊕ Calliandra eriophylla
Pink Fairy Duster
 - ⊕ Eremophila maculata 'Valentine'
Valentine Bush
 - ⊕ Eremophila hygrophana
Blue Emu Bush
 - ⊕ Justicia californica
Chuparosa
 - ⊕ Leucophyllum l. 'Lynn's Legacy'
Lynn's Legacy Texas Sage
 - ⊕ Russelia equisetiformis
Coral Fountain Plant
 - ⊕ Simmondsia chinensis
Jojoba
 - ⊕ Tecoma v. stans 'Gold Star'
Gold Star Tecoma

- ACCENTS**
- Agave gemiflora
Twin Flowered Agave
 - Aloe x 'Blue Elf'
Blue Elf Aloe
 - ⊕ Dasylirion wheeleri
Desert Spoon
 - ⊕ Euphorbia antisyphilitica
Candelilla
 - Hesperaloe parviflora
Red Yucca
 - Muhlenbergia c. 'Regal Mist'
Regal Mist Muhly
 - ⊕ Muhlenbergia l. 'Autumn Glow'
Autumn Glow Muhly

- GROUNDCOVER**
- Lantana camara 'New Gold'
New Gold Lantana
 - Teucrium chamaedrys 'Prostratum'
Prostrate Germander

- MATERIAL**
- Concrete Header
 - ◻ Decomposed Granite
'Express Carmel'
 - ◻ Cynodon dactylon 'E-Z Turf Midiron'
Midiron Bermuda
 - Weathered Granite Boulders
Premium



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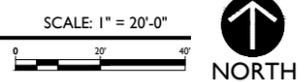
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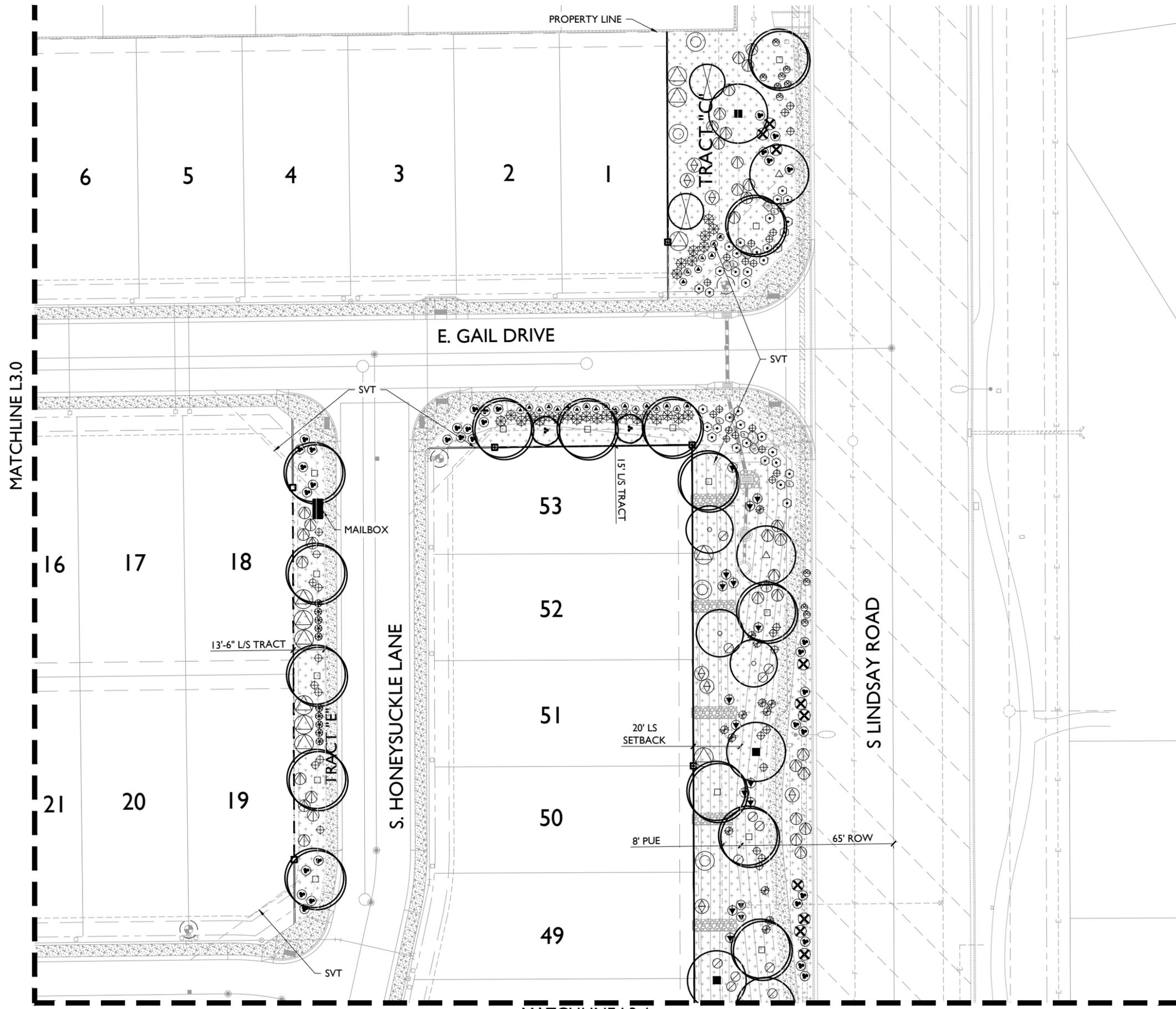
Landscape Plan

L3.1

1 LANDSCAPE PLAN

MATCHLINE L3.2





LANDSCAPE SCHEDULE

SYMBOL BOTANICAL/Common Name

TREES

- Chilopsis l. 'Warren Jones'
Desert Willow Hybrid
- ◻ Parkinsonia x 'Desert Museum'
Desert Museum Palo Verde
- △ Prosopis x 'AZT'
Thornless Mesquite
- ◻ Pistacia chinensis 'Red Push'
Red Push Pistache
- Sophora secundiflora
Texas Mountain Laurel
- ⊗ Acacia aneura
Mulga

SHRUBS

- ⊕ Caesalpinia pulcherrima
Red Bird of Paradise
- ⊕ Calliandra eriophylla
Pink Fairy Duster
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Valentine Bush
- ⊕ Eremophila hygrophana
Blue Emu Bush
- ⊕ Justicia californica
Chuparosa
- ⊕ Leucophyllum l. 'Lynn's Legacy'
Lynn's Legacy Texas Sage
- ⊕ Russellia equisetiformis
Coral Fountain Plant
- ⊕ Simmondsia chinensis
Jojoba
- ⊕ Tecoma v. stans 'Gold Star'
Gold Star Tecoma

ACCENTS

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Twin Flowered Agave
- Aloe x 'Blue Elf'
Blue Elf Aloe
- ⊗ Dasylirion wheeleri
Desert Spoon
- ⊕ Euphorbia antisiphilitica
Candelilla
- Hesperaloe parviflora
Red Yucca
- ⊕ Muhlenbergia c. 'Regal Mist'
Regal Mist Muhly
- ⊕ Muhlenbergia l. 'Autumn Glow'
Autumn Glow Muhly

GROUNDCOVER

- Lantana camara 'New Gold'
New Gold Lantana
- ⊕ Teucrium chamaedrys 'Prostratum'
Prostrate Germander

MATERIAL

- Concrete Header
- ◻ Decomposed Granite
"Express Carmel"
- ◻ Cynodon dactylon 'E-Z Turf Midiron'
Midiron Bermuda
- ⊕ Weathered Granite Boulders
Premium



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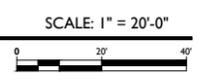
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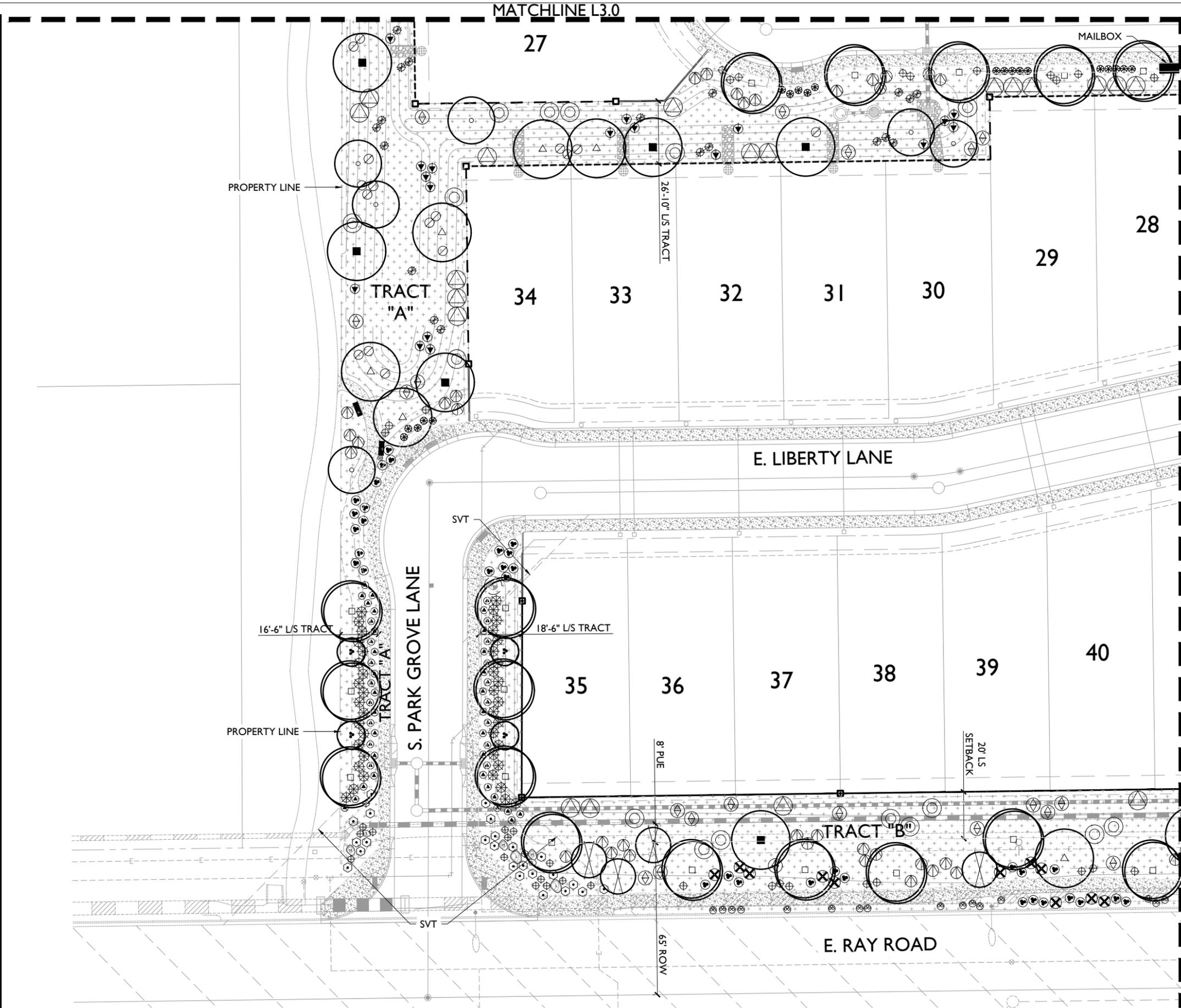
Landscape Plan

L3.2

LANDSCAPE PLAN

MATCHLINE L3.4





LANDSCAPE SCHEDULE

SYMBOL BOTANICAL/COMMON NAME

TREES

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- △ Prosopis x 'AZT' Thornless Mesquite
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- ⊕ Simmondsia chinensis Jojoba
- ⊕ Tecoma v. stans 'Gold Star' Gold Star Tecoma

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- Aloe x 'Blue Elf' Blue Elf Aloe
- ⊕ Dasyliroon wheeleri Desert Spoon
- ⊕ Euphorbia antisiphilitica Candellilla
- Hesperaloe parviflora Red Yucca
- Muhlenbergia c. 'Regal Mist' Regal Mist Muhly
- Muhlenbergia l. 'Autumn Glow' Autumn Glow Muhly

GROUNDCOVER

- Lantana camara 'New Gold' New Gold Lantana
- Teucrium chamaedrys 'Prostratum' Prostrate Germander

MATERIAL

- Concrete Header
- ⊕ Decomposed Granite "Express Carmel"
- ⊕ Cynodon dactylon 'E-Z Turf Midiron' Midiron Bermuda
- Weathered Granite Boulders Premium



120 S. Ash Avenue
Tempe, AZ 85281
(480) 586-2100



Anatole
 E Ray Rd. and S Lindsay Rd.
 Gilbert, Arizona
 Preliminary Plat

PROJECT NO : 16004720
 DATE : 01.30.2018
 DRW : SEB/MBD
 REVW : DUG

REVISIONS	DATE
△	04.12.2018
△	05.18.2018
△	06.11.2018
△	
△	

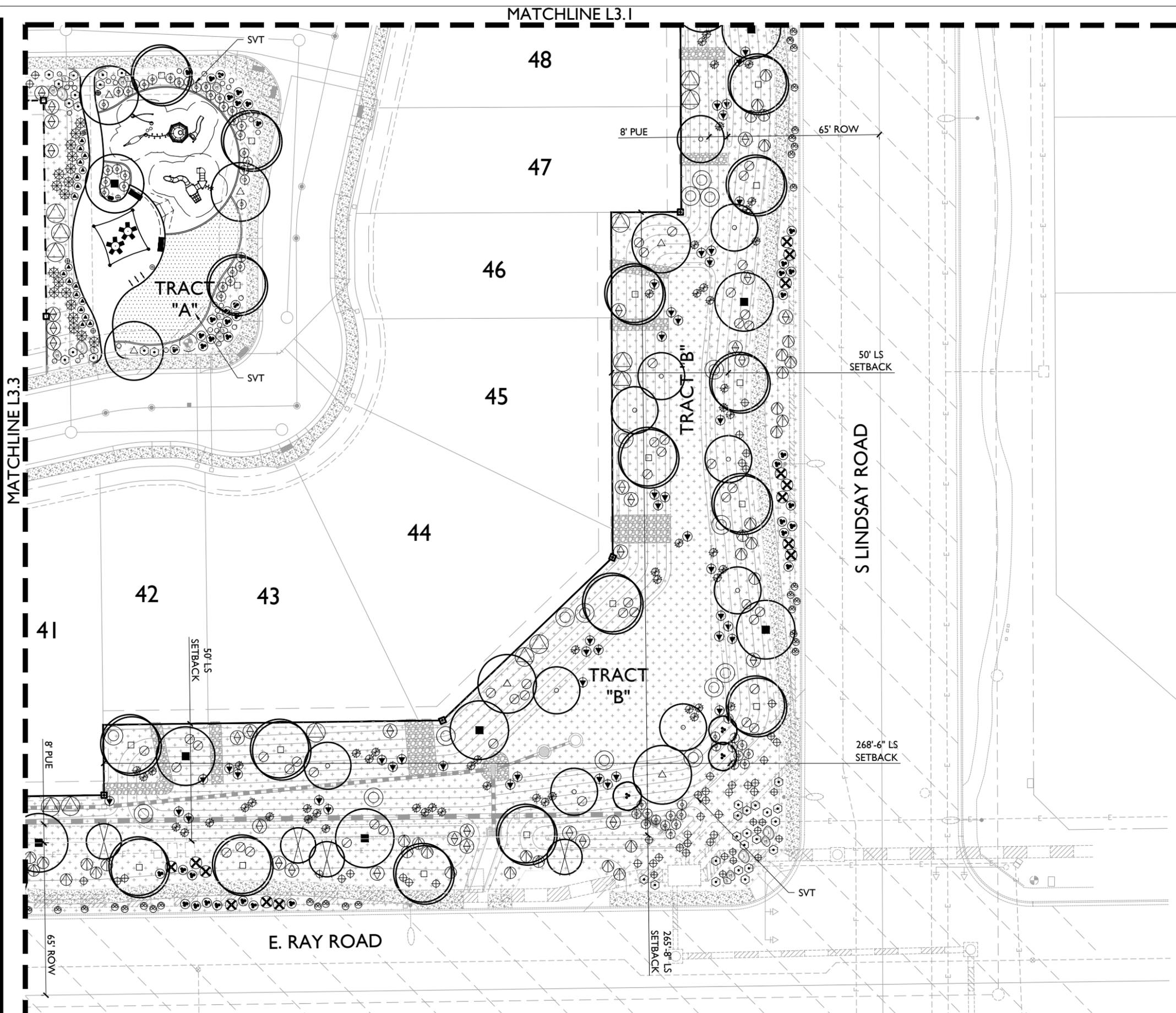
Landscape Plan

L3.3

LANDSCAPE PLAN

SCALE: 1" = 20'-0"





LANDSCAPE SCHEDULE

SYMBOL BOTANICAL/Common Name

TREES

- Chilopsis l. 'Warren Jones'
Desert Willow Hybrid
- ◻ Parkinsonia x 'Desert Museum'
Desert Museum Palo Verde
- △ Prosopis x 'AZT'
Thornless Mesquite
- ◻ Pistacia chinensis 'Red Push'
Red Push Pistache
- Sophora secundiflora
Texas Mountain Laurel
- Acacia aneura
Mulga

SHRUBS

- ⊕ Caesalpinia pulcherrima
Red Bird of Paradise
- ⊕ Calliandra eriophylla
Pink Fairy Duster
- ⊕ Eremophila maculata 'Valentine'
Valentine Bush
- ⊕ Eremophila hydrophana
Blue Emu Bush
- ⊕ Justicia californica
Chuparosa
- ⊕ Leucophyllum l. 'Lynn's Legacy'
Lynn's Legacy Texas Sage
- ⊕ Russelia equisetiformis
Coral Fountain Plant
- ⊕ Simmondsia chinensis
Jojoba
- ⊕ Tecoma v. stans 'Gold Star'
Gold Star Tecoma

ACCENTS

- Agave gemmiflora
Twin Flowered Agave
- Aloe x 'Blue Elf'
Blue Elf Aloe
- ⊗ Dasylirion wheeleri
Desert Spoon
- ⊕ Euphorbia antisyphilitica
Candelilla
- Hesperaloe parviflora
Red Yucca
- ⊕ Muhlenbergia c. 'Regal Mist'
Regal Mist Muhly
- ⊕ Muhlenbergia l. 'Autumn Glow'
Autumn Glow Muhly

GROUND COVER

- Lantana camara 'New Gold'
New Gold Lantana
- ⊕ Teucrium chamaedrys 'Prostratum'
Prostrate Germander

MATERIAL

- Concrete Header
- ◻ Decomposed Granite
'Express Carmel'
- ◻ Cynodon dactylon 'E-Z Turf Midiron'
Midiron Bermuda
- Weathered Granite Boulders
Premium



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Tempe, AZ 85281
(480) 586-2100



Contact Arizona 811 at least two full working days before you begin excavation.
ARIZONA811
Call 811 or click Arizona811.com

Anatole
E Ray Rd. and S Lindsay Rd.
Gilbert, Arizona
Preliminary Plat

PROJECT NO : 16004720
DATE : 01.30.2018
DRW: SEB/MBD
RVW: DUG

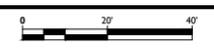
REVISIONS
△ 04.12.2018
△ 05.18.2018
△ 06.11.2018
△
△

Landscape Plan

L3.4

LANDSCAPE PLAN

SCALE: 1" = 20'-0"





LANDSCAPE SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.
TREES			
	Chilopsis l. 'Warren Jones' Desert Willow Hybrid	24" Box	24
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24" Box	22
	Prosopis x 'AZT' Thornless Mesquite	24" Box	23
	Pistacia chinensis 'Red Push' Red Push Pistache	24" Box	54
	Sophora secundiflora Texas Mountain Laurel	24" Box	9
	Acacia aneura Mulga	24" Box	10
SHRUBS			
	Caesalpinia pulcherrima Red Bird of Paradise	5 Gal.	72
	Calliandra eriophylla Pink Fairy Duster	5 Gal.	100
	Eremophila maculata 'Valentine' Valentine Bush	5 Gal.	86
	Eremophila hygrophana Blue Emu Bush	5 Gal.	91
	Justicia californica Chuparosa	5 Gal.	93
	Leucophyllum l. 'Lynn's Legacy' Lynn's Legacy Texas Sage	5 Gal.	125
	Russelia equisetiformis Coral Fountain Plant	5 Gal.	57
	Simmondsia chinensis Jojoba	5 Gal.	45
	Tecoma v. stans 'Gold Star' Gold Star Tecoma	5 Gal.	58
ACCENTS			
	Agave geminiflora Twin Flowered Agave	5 Gal.	50
	Aloe x 'Blue Elf' Blue Elf Aloe	5 Gal.	31
	Dasyliion wheeleri Desert Spoon	5 Gal.	35
	Euphorbia antisiphilitica Candelilla	5 Gal.	44
	Hesperaloe parviflora Red Yucca	5 Gal.	57
	Muhlenbergia c. 'Regal Mist' Regal Mist Muhly	5 Gal.	114
	Muhlenbergia l. 'Autumn Glow' Autumn Glow Muhly	5 Gal.	99
GROUNDCOVER			
	Lantana camara 'New Gold' New Gold Lantana	1 Gal.	134
	Teucrium chamaedrys 'Prostratum' Prostrate Germander	1 Gal.	93
MATERIAL			
	Concrete Header	6" x 4" 6" x 18"	102 l.f. 151 l.f.
	Decomposed Granite 'Express Carmel'	1/2" Screened	120,427 s.f.
	Cynodon dactylon 'E-Z Turf Midiron' Midiron Bermuda	Sod	12,906 s.f.
	Weathered Granite Boulders Premium	1/2 Ton 1 Ton 2 Ton	16 14 9



120 S. Ash Avenue
Tempe, AZ 85281
(480) 586-2100



EXP-03.31.2020



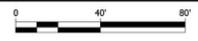
Anatole
 E Ray Rd. and S Lindsay Rd.
 Gilbert, Arizona
 Preliminary Plat

PROJECT NO: 16004720
 DATE: 01.30.2018
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 REV: DUG

REVISIONS
△ 04.12.2018
△ 05.18.2018
△ 06.11.2018
△
△

Illustrative
Landscape
Plan

L4.0





EXP-03.31.2020



I AMENITY AREA I

SCALE: 1" = 10'-0"



Anatole
E Ray Rd. and S Lindsay Rd.
Gilbert, Arizona
Preliminary Plat

PROJECT NO: 16004720
DATE: 01.30.2018
DRW: SEB/MBD
RVW: DUG

REVISIONS	
△ 04.12.2018	
△ 05.18.2018	
△ 06.11.2018	
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Amenity Plan

L4.1



EXP:03.31.2020



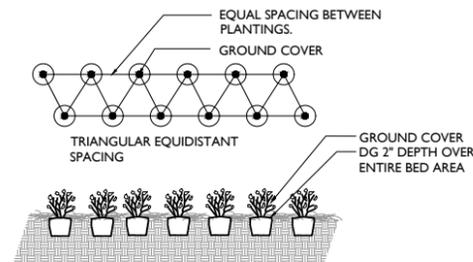
Anatole
 E Ray Rd. and S Lindsay Rd.
 Gilbert, Arizona
 Preliminary Plat

PROJECT NO: 16004720
DATE: 01.30.2018
DRW: SBI/MBD
RVW: DUG

REVISIONS
△ 04.12.2018
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△

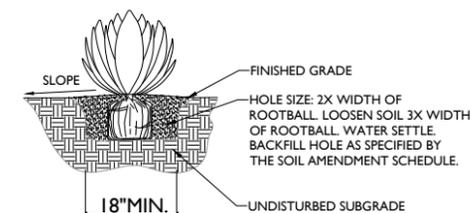
Planting
Details

L5.0



4 GROUNDCOVER PLANTING

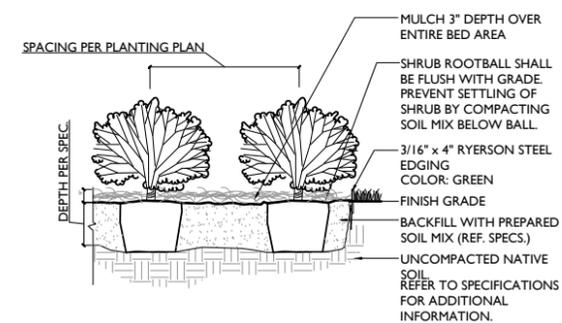
SCALE: NTS



NOTES:
1. DO NOT CREATE BASIN AT BASE OF ACCENT. SLOPE BACKFILL AWAY FROM PLANT.
2. USE DRY SITE SOIL ONLY IN PIT - NO MULCH.

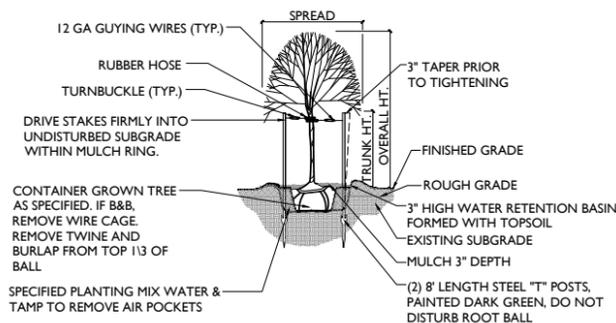
3 ACCENT/AGAVE PLANTING

SCALE: NTS



2 SHRUB PLANTING

SCALE: NTS



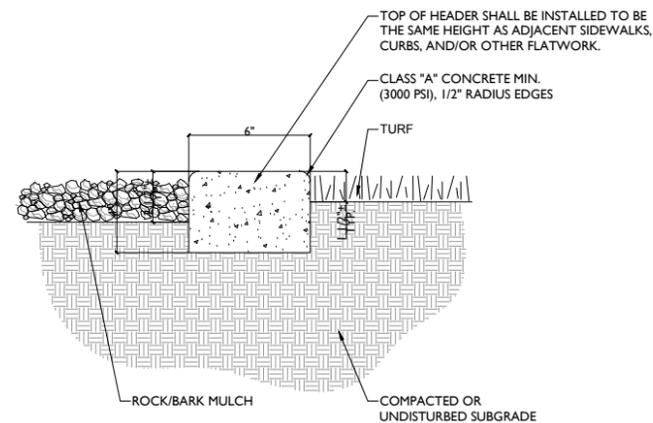
NOTES:
1. POSITION TOP OF TREE ROOT BALL 3" ABOVE GRADE TO COMPENSATE FOR SETTLING

1 TREE PLANTING

SCALE: NTS

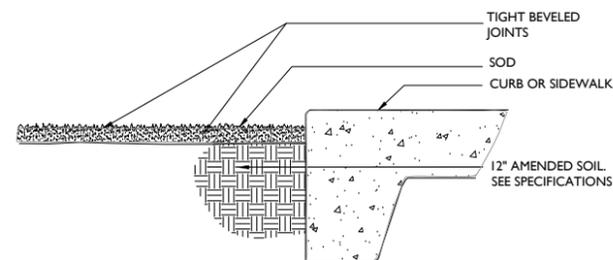
NOTE:

- Primary control joints occur at 10'-0" o.c. Expansions joints to occur at a max. spacing of 30'-0" & between all adjacent concrete surfaces.
- Landscape contractor to show layout of header w/ marking paint or 1/2" pvc tubing for owner approval prior to initial pour.
- All curved headers shall be smooth, continuous transitions w/ a uniform width as noted on plans.
- All curbing & headers shall not impede onsite drainage flows. Should this occur, provide swale depressions as required.



6 CONCRETE HEADER

SCALE: NTS



5 SOD INSTALLATION

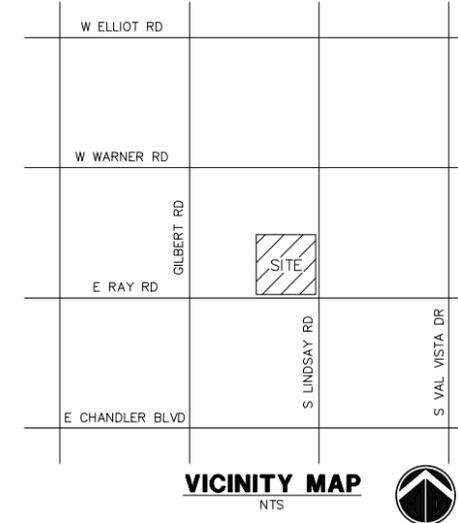
SCALE: NTS

ANATOLE SITE LIGHTING & ELECTRICAL GILBERT, ARIZONA

GENERAL ELECTRICAL NOTES

1. ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE (LATEST EDITION), FEDERAL, STATE AND LOCAL JURISDICTION CODES.
2. ALL WORK SHALL BE DONE IN A NEAT, WORKMANLIKE, FINISHED AND SAFE MANNER, ACCORDING TO THE LATEST PUBLISHED NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION STANDARDS OF INSTALLATION, UNDER COMPETENT SUPERVISION.
3. VISIT THE SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH EXISTING CONDITIONS AND ALL OTHER FACTORS WHICH MAY AFFECT THE EXECUTION OF THIS WORK. INCLUDE ALL RELATED COSTS IN THE INITIAL BID PROPOSAL.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF ALL EXISTING UTILITIES AND AVOIDING DAMAGE TO SAME. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES CAUSED AS A RESULT OF HIS WORK. CALL (602) 263-1100 FOR BLUE STAKES. IRRIGATION LINES LESS THAN 2" WILL NOT BE MARKED AND SHALL BE REPAIRED IN KIND BY THE CONTRACTOR.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC. DAMAGES SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
6. PROPER PROTECTION OF THE CONSTRUCTION AREA FOR SAFETY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COVER ALL TRENCHES AT THE END OF EACH WORK DAY. BARRICADES SHALL BE INSTALLED AS DIRECTED BY THE OWNER OR THE PROJECT INSPECTOR. THE SITE AND ALL WORK SHALL CONFORM TO OSHA REQUIREMENTS.
7. ALL EXISTING LANDSCAPE, HARDSCAPE AND SPRINKLER SYSTEMS DAMAGED OR DISTURBED DURING THE CONSTRUCTION OF THIS PROJECT BY THE CONTRACTOR SHALL BE REPLACED IN KIND.
8. CONTRACTOR SHALL PAY FOR PERMITS AND INSPECTIONS AS MAY BE REQUIRED AND PROVIDE A CERTIFICATE OF INSPECTION TO THE OWNER.
9. PROTECT ALL MATERIAL AND EQUIPMENT INSTALLED AGAINST DAMAGE BY OTHER TRADES, WEATHER CONDITIONS OR ANY OTHER CAUSES. EQUIPMENT FOUND DAMAGED OR IN OTHER THAN NEW CONDITION WILL BE REJECTED AS DEFECTIVE. ALL COMPONENTS SHALL BE FREE OF DUST, GRIT AND FOREIGN MATERIALS, AND LEFT AS NEW BEFORE FINAL ACCEPTANCE OF WORK.
10. LEAVE THE SITE CLEAN, REMOVE ALL DEBRIS, EMPTY CARTONS, TOOLS, CONDUIT, WIRE SCRAPS AND ALL MISCELLANEOUS SPARE EQUIPMENT AND MATERIALS USED IN THE WORK DURING CONSTRUCTION.
11. IT IS THE OBLIGATION OF THE CONTRACTOR TO ORGANIZE HIS WORK SO THAT A COMPLETE ELECTRICAL, INSTRUMENTATION, AND/OR CONTROL SYSTEM FOR THE FACILITY WILL BE PROVIDED AND SUPPORTED BY ACCURATE SHOP AND RECORD DRAWINGS, AND ALL O & M MANUALS.
12. ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC, BURIED 24" MINIMUM BELOW FINISHED GRADE, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS.
13. PROVIDE EMT INDOOR AND GRS OUTDOOR FOR ABOVE GROUND CONDUIT. WHERE METALLIC CONDUITS COME IN CONTACT WITH DIRT, THEY SHALL BE HALF LAP WRAPPED WITH SCOTCH 50 TAPE TO 12" AFG. FITTINGS SHALL BE STEEL, THREADED TYPE WITH INSULATED THROATS. SECURELY ATTACH ALL SURFACE MOUNTED CONDUIT EVERY 10 FEET AND WITHIN 3 FEET OF EACH JUNCTION BOX, PER NEC ARTICLE 344.30.
14. MINIMUM CONDUIT SIZE SHALL BE 3/4" UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS.
15. ALL FEEDERS AND BRANCH CIRCUIT WIRE SHALL BE COPPER TYPE XHHW (75 DEGREE C) FOR BELOW GRADE INSTALLATIONS (AND CONDUIT RISERS) AND THHN/THWN (75 DEGREE C) FOR ABOVE GRADE INSTALLATIONS. MINIMUM SIZE SHALL BE #12 AWG, UNLESS SPECIFICALLY NOTED OTHERWISE ON PLANS OR IN DETAILS. ALL WIRING SHALL BE IN CONDUIT. PER MARICOPA COUNTY AMENDMENT TO NEC ARTICLE 334.10 AND 334.12, MARICOPA COUNTY DOES NOT PERMIT TYPES NM, NMC, NMS (ROMEX) CABLES IN COMMERCIAL APPLICATIONS.
16. A SEPARATE GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR (BOND) SHALL BE INSTALLED WITHIN EACH RACEWAY PER NEC CODE.
17. WHEN A PANEL IS SUPPLIED BY A FEEDER OR BRANCH CIRCUIT, ANY INSTALLED GROUNDED CONDUCTOR SHALL NOT BE CONNECTED TO THE EQUIPMENT GROUNDING CONDUCTOR (GEC) OR TO THE GROUNDING ELECTRODE(S) PER NEC ARTICLE 250.32(B).
18. BOND ALL ENCLOSURES PER NEC ARTICLE 250.96.
19. CONTRACTOR SHALL PLAN AND INSTALL WORK IN SUCH A MANNER AS TO CONFORM TO THE STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR.
20. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, ETC. NECESSARY FOR A COMPLETE AND WORKABLE ELECTRICAL SYSTEM WHETHER OR NOT THESE ITEMS ARE SPECIFICALLY NOTED ON THESE DRAWINGS. INCIDENTAL ITEMS NOT INDICATED ON THE DRAWINGS, NOR MENTIONED IN SPECIFICATIONS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO BELONG TO THE WORK DESCRIBED OR BE NECESSARY IN GOOD PRACTICE TO PROVIDE A COMPLETE SYSTEM, SHALL BE FURNISHED AND INSTALLED AS THOUGH ITEMIZED HERE IN EVERY DETAIL.
21. CONTRACTOR IS RESPONSIBLE FOR AND SHALL PROVIDE ALL LABOR, MATERIAL, TRENCHING, CONDUIT, TRANSFORMER PAD AND OTHER REQUIRED EQUIPMENT PER UTILITY COMPANY PLANS AND SPECIFICATIONS NECESSARY FOR A COMPLETE UNDERGROUND CONDUIT SYSTEM FROM THE UTILITY POINT OF SERVICE TO THE UTILITY CO. TRANSFORMER AND FROM THE UTILITY CO. TRANSFORMER TO THE ELECTRICAL SERVICE ENTRANCE SECTION.
22. ALL TRENCHING, CONDUITS, ETC. SHALL BE ROUTED AND INSTALLED IN SUCH A MANNER THAT WILL NOT DAMAGE EXISTING FACILITIES. SHOULD DAMAGE OCCUR, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR DAMAGE TO THE SATISFACTION OF THE OWNER OR INSPECTOR.
23. ALL CONDUIT RUNS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE. THE CONTRACTOR SHALL MAKE SURE THAT ALL CONDUIT, ETC. FALLS WITHIN THE CONSTRUCTION AREA/RIGHT OF WAY. (THIS INCLUDES MAINTAINING ALL REQUIRED CLEARANCES.)
24. WHEN CROSSING PATHWAYS OR SIDEWALKS, CONTRACTOR SHALL BORE UNDER EXISTING CONCRETE WALKS AND SAWCUT ASPHALT WALKS. ASPHALT WALKS SHALL BE REPLACED IN KIND.
25. CONTRACTOR SHALL GUARANTEE WORK INSTALLED UNDER THE CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS. USUAL WEAR EXPECTED, AND SHOULD ANY SUCH DEFECTS DEVELOP WITHIN A PERIOD OF ONE-YEAR ACCEPTANCE OF THE PROJECT BY THE OWNER, THE CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DEFECTIVE ITEMS AND DAMAGE RESULTING FROM FAILURE OF THESE ITEMS, AT NO EXPENSE WHATSOEVER TO THE OWNER.
26. CONTRACTOR SHALL IDENTIFY SERVICE ENTRANCE SECTION MAIN SERVICE DISCONNECT(S) WITH 3/32-INCH THICK LAMINATED PHENOLIC TYPE NAMEPLATES WITH 1/4-INCH MINIMUM HEIGHT LETTERS. NAMEPLATE TO BE BLACK MATTE FINISH SURFACE WITH WHITE LETTER ENGRAVING. ATTACH NAMEPLATE TO THE OUTSIDE PANEL FACE WITH TWO STAINLESS STEEL SELF-TAPPING SCREWS. NAMEPLATE SHALL READ "SERVICE DISCONNECT" PER NEC ARTICLE 230.70(B).
27. ALL CIRCUITS SHALL BE LEGIBLY IDENTIFIED AT THE PANEL, JUNCTION BOXES AND AT ALL EQUIPMENT IN A PERMANENT MANNER (I.E. ETCHED PLATES, CONDUCTOR TAG, PERMANENT MARKER, ETC.). THE LABELING SHALL INCLUDE PANEL CIRCUIT NUMBER, "TO" AND "FROM" IDENTIFICATION, AND MARKED "SPARE" WHERE APPLICABLE.
28. CONTRACTOR SHALL TEST ELECTRICAL SYSTEM FOR SHORT CIRCUITS AND MEGGER TEST FEEDERS AND BRANCH CIRCUIT WIRING. INSURE LOW IMPEDANCE GROUND PATH SYSTEM. PERFORM HIPOT TESTING WHEN REQUIRED BY LOCAL JURISDICTION.

29. ALL CONDUIT AND J-BOXES SHOWN SHALL BE CONCEALED WHEN POSSIBLE. WHEN NOT POSSIBLE, CONDUIT AND J-BOXES MAY BE SURFACE MOUNTED WITH PERMISSION OF THE OWNER OR OWNER'S REPRESENTATIVE.
30. CONTRACTOR SHALL COORDINATE ALL EQUIPMENT CONNECTIONS WITH EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN. PROVIDE ADDITIONAL FUSED DISCONNECT SWITCHES AND CONTROLS IF OVERCURRENT PROTECTION OR CONTROLS IS NOT INTEGRAL WITH UNITS.
31. ALL EQUIPMENT SHALL BE FUSE SIZED PER MANUFACTURES RECOMMENDATIONS AND U.L. APPROVAL.
32. ELECTRICAL DEVICES, DISCONNECT SWITCHES, ETC., SHALL BE SUPPORTED INDEPENDENT OF AND ISOLATED FROM EQUIPMENT VIBRATIONS.
33. FULL LOAD AMPS (FLA) SIZES, AS NOTED IN THESE DRAWINGS, ARE BASED ON SPECIFIED EQUIPMENT DATA. CONTRACTOR SHALL VERIFY NAMEPLATE FLA OF EQUIPMENT SUPPLIED AND COORDINATE ACCORDINGLY PER EQUIPMENT SUPPLIERS RECOMMENDATIONS.
34. ALL OUTDOOR ELECTRICAL EQUIPMENT SHALL BE NEMA-3R OR NEMA-4 ENCLOSURES.
35. CONDUITS OR RACEWAYS ROUTED FROM INDOORS TO OUTDOORS OR AS DESCRIBED IN NEC 300.7(A), SHALL BE SEALED WITH A PLIABLE SEALING COMPOUND AT A CONDUIT BODY OR AT A JUNCTION BOX BEFORE THE CONDUIT ENTERS THE COLDER ENVIRONMENT.
36. CONDUITS OR RACEWAYS INSTALLED IN AREAS WHERE ELEVATION CHANGES MAY CAUSE WATER OR MOISTURE TO ENTER THE ELECTRICAL EQUIPMENT THROUGH THE CONDUIT SHALL BE SEALED WITH A HERMETIC CONDUIT SEAL AT BOTH ENDS OF THE CONDUIT OR RACEWAY.
37. ALL POLE LIGHTS SHALL BE PROVIDED WITH A TWO POLE FUSE HOLDER BUSSMANN #HEX OR A SINGLE POLE FUSE HOLDER BUSSMANN #HEB OR EQUAL FOR INLINE FUSING, PROVIDE 5A FUSING IN FUSEHOLDER.
38. PRIOR TO POURING THE POLE BASES OR COVERING ANY ELECTRICAL CONDUITS, CONTACT THE INSPECTION DEPARTMENT 24 HOURS IN ADVANCE FOR APPROVAL.
39. MATERIALS SHALL BE NEW AND OF THE BEST QUALITY WITH MANUFACTURER'S NAME PRINTED THEREON. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH NEMA, ANSI, UNDERWRITER'S LABORATORY OR OTHER APPLICABLE STANDARDS AND RATED FOR HEAVY DUTY SERVICE.
40. ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE. ALL 15 AND 20 AMP, 125 AND 250 VOLT, NONLOCKING RECEPTACLES INSTALLED OUTDOORS SHALL BE LISTED WEATHER-RESISTANT TYPE. ALL WEATHERPROOF WHILE IN-USE RECEPTACLE COVERS SHALL BE METAL.
41. SELECTION OF MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE DRAWINGS AND/OR SPECIFICATIONS. THE USE OF MANUFACTURER'S NAME, MODEL, AND NUMBER IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, USEFULNESS AND BID PRICE. CONTRACTOR SHALL SUBMIT TO THE OWNER OR OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL (PRIOR TO ORDERING MATERIALS) COPIES OF EQUIPMENT SHOP DRAWINGS AS FOLLOWS: 1) LIGHT FIXTURES, 2) POLES, 3) POLE BASES, 4) SERVICE ENTRANCE SECTION, 5) ELECTRICAL EQUIPMENT, 6) DISCONNECT SWITCHES, 7) TIME CLOCKS AND OTHER CONTROLS, 8) LIGHTING CONTACTORS AND 9) PULL BOXES. AT THE TIME OF EACH SUBMITTAL, THE CONTRACTOR SHALL DEFINE AND DELINEATE IN WRITING ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS. THE REVIEW WILL BE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK AND FOR COMPLIANCE WITH THE INFORMATION CONTAINED IN THE CONTRACT DOCUMENTS. THE REVIEW OF A SPECIFIED ITEM, AS SUCH, WILL NOT INDICATE REVIEW OF THE ASSEMBLY IN WHICH THE ITEM FUNCTIONS. REVIEW BY THE OWNER OR OWNER'S REPRESENTATIVE WILL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SUBMITTALS NOR FROM HIS RESPONSIBILITY FOR COMPLYING WITH THE CONTRACT DOCUMENTS.
42. THE SUBMITTALS SHALL BE NEATLY GROUPED AND ORGANIZED. PERTINENT INFORMATION SHALL BE HIGHLIGHTED, AND THE SPECIFIC PRODUCT SHALL BE IDENTIFIED. ALL SUBMITTALS SHALL BE COMPLETE, AND PRESENTED IN ONE PACKAGE. THE SUBMITTAL SHALL INCLUDE A COMPLETE LIST OF THE EQUIPMENT AND MATERIALS, INCLUDING THE MANUFACTURER'S NAME, PRODUCT SPECIFICATION, DESCRIPTIVE DATA, TECHNICAL LITERATURE, PERFORMANCE CHARTS, CATALOG CUTS, INSTALLATION INSTRUCTIONS, AND SPARE PART RECOMMENDATIONS FOR EACH DIFFERENT ITEM OF THE EQUIPMENT SPECIFIED.



VICINITY MAP
NTS



WRIGHT ENGINEERING
PROJECT NO:
17380
DESIGN BY: BHT
DRAWN BY: BHT
CHECKED BY: CMT

WRIGHT
engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:

GILBERT, ARIZONA
ANATOLE SITE ELECTRICAL
E. RAY RD & S. LINDSAY RD
SITE ELECTRICAL COVER SHEET

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	4/9/18	SUBMITTAL
2	5/17/18	SUBMITTAL #2
3	6/11/18	SUBMITTAL #3



DRAWING NO:
SE1.1

SHEET:
1 OF 3



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CHECKED BY: CMT

WRIGHT
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ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:

GILBERT, ARIZONA
ANATOLE SITE ELECTRICAL
E. RAY RD & S. LINDSAY RD
SITE ELECTRICAL PLAN

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	4/9/18	SUBMITTAL #1
2	5/17/18	SUBMITTAL #2
3	6/11/18	SUBMITTAL #3



DRAWING NO:
SE2.1
SHEET:
2 OF 3

LEGEND:

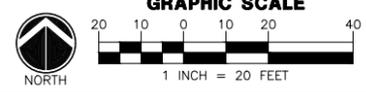
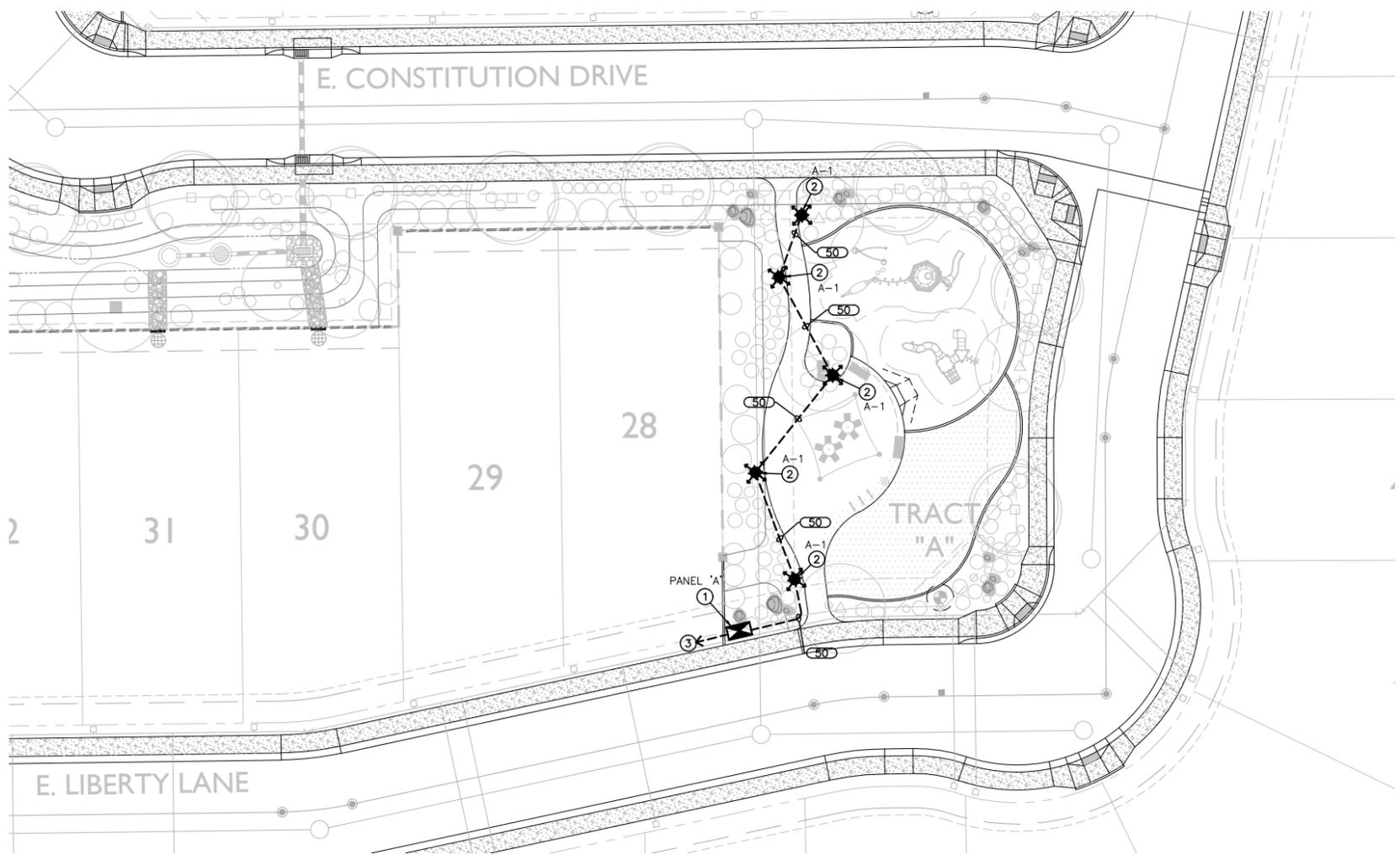
- 100A 120/240V 1φ, 3W METERED ELECTRICAL SERVICE
- UNDERGROUND ELECTRICAL CONDUIT
- CONDUIT TAG, SEE WIRE & CONDUIT TABLE
- A-1 CIRCUIT NUMBER
- LED PATHWAY BOLLARD

CONSTRUCTION NOTES:

- ① 100 AMP, 120/240V, 1φ, 3W, METERED SERVICE ENTRANCE SECTION. SEE DETAILS ON SHEET SE3.1.
- ② LED PATHWAY BOLLARD PER DETAIL 3 ON SE3.1
- ③ PROPOSED POWER CO. SECONDARY CONDUIT. INSTALL PER POWER CO. REQUIREMENTS AND SPECIFICATIONS. EXTEND FROM PROPOSED TRANSFORMER LOCATION TO PROPOSED ELECTRICAL SERVICE. LOCATIONS SHOWN FOR CONTRACTOR CONVENIENCE ONLY. POWER CO. PLANS WILL DETERMINE EXACT LOCATION OF CONDUIT AND TAKE PRECEDENCE OVER THESE DRAWINGS.

WIRE & CONDUIT TABLE

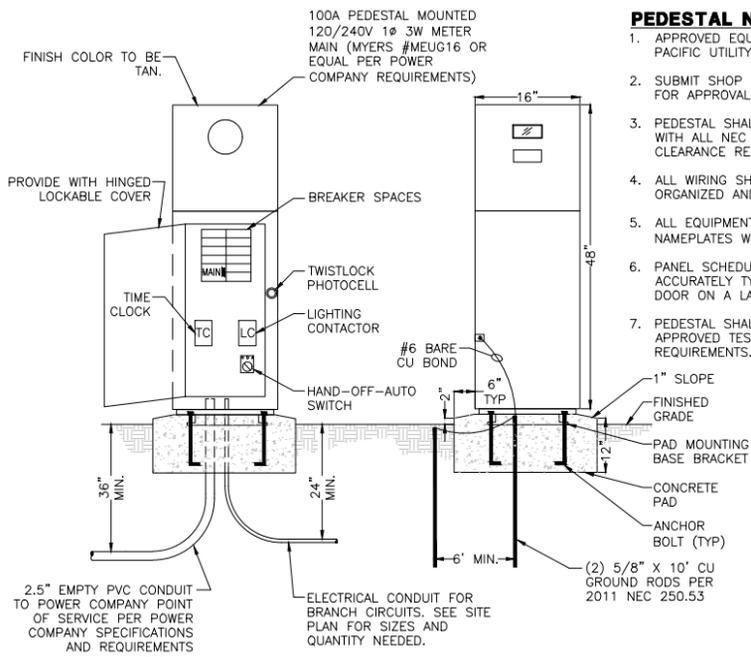
NO.	CONDUIT		WIRE		REMARKS
	SIZE	POWER	GROUND	TYPE* (CKT #)	
50	1"	2-#12	1-#12	CU A-1	



ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or 602-263-1100
1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

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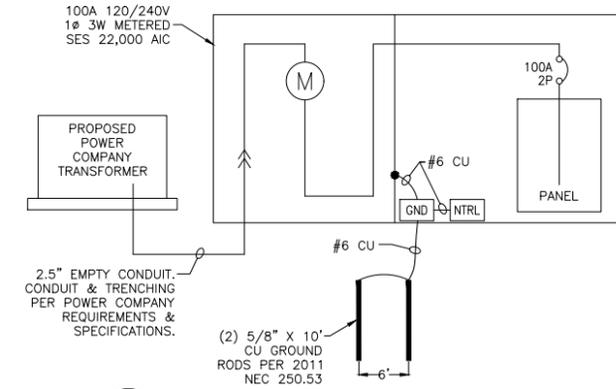


1 100A PEDESTAL MOUNTED SERVICE
NO SCALE 120/240V 1Ø 3W

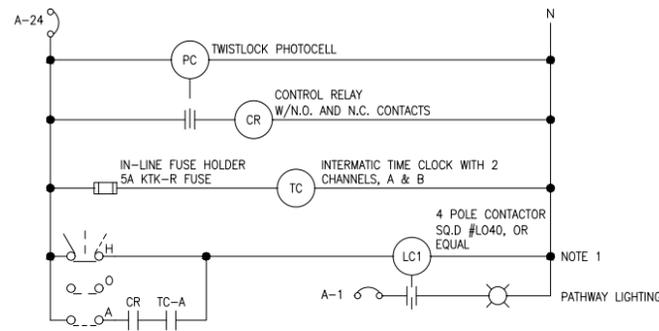
- PEDESTAL NOTES**
- APPROVED EQUAL MANUFACTURERS: MILBANK, PACIFIC UTILITY PRODUCTS
 - SUBMIT SHOP DRAWINGS TO POWER COMPANY FOR APPROVAL PRIOR TO ORDERING EQUIPMENT.
 - PEDESTAL SHALL BE INSTALLED IN ACCORDANCE WITH ALL NEC CODE AND POWER COMPANY CLEARANCE REQUIREMENTS.
 - ALL WIRING SHALL BE INSTALLED IN AN ORGANIZED AND NEAT MANNER.
 - ALL EQUIPMENT SHALL HAVE LAMICOID NAMEPLATES WITH 1/4" LETTERING.
 - PANEL SCHEDULE SHALL BE NEATLY & ACCURATELY TYPED AND PLACED ON THE INSIDE DOOR ON A LAMINATED SHEET.
 - PEDESTAL SHALL BE COMMERCIAL RATED WITH APPROVED TEST BLOCKS PER POWER COMPANY REQUIREMENTS.

PANEL NAME: A		120/240V, 1Ø, 3W				100A MAIN BKR					
LOCATION: SOUTHWEST OF PARK				TYPE: PLUG-IN				SURFACE MTD., NEMA 3R			
CKT NO.	BKR SIZE	DESCRIPTION	LOAD	AØ	BØ	LOAD	DESCRIPTION	BKR SIZE	CKT NO.		
1	20/1	PATHWAY BOLLARDS*	138	138	0	0	SPARE	20/1	2		
3	20/1	SPARE	0	0	0	0	SPARE	20/1	4		
5	20/1	SPARE	0	0	0	0	SPARE	20/1	6		
7	20/1	SPARE	0	0	0	0	SPARE	20/1	8		
9	20/1	SPARE	0	0	0	0	SPARE	20/1	10		
11	20/1	SPARE	0	0	0	0	SPARE	20/1	12		
13	20/1	SPARE	0	0	0	0	SPARE	20/1	14		
15	20/1	SPARE	0	0	0	0	SPARE	20/1	16		
17	20/1	SPARE	0	0	0	0	SPARE	20/1	18		
19	20/1	SPARE	0	0	0	0	SPARE	20/1	20		
21	20/1	SPARE	0	0	0	0	SPARE	20/1	22		
23	20/1	SPARE	0	0	200	200	LIGHTING CONTROL	20/1	24		
CODE TOTAL VA/Ø			138	200	*INDICATES LOAD @ 125%						
CODE TOTAL AMPS/Ø			1.2	1.7	22,000 AIC BREAKERS						

1B PANEL 'A' LIGHTING CONTROL SCHEMATIC
NO SCALE 120V



1C 100A SINGLE LINE DIAGRAM
NO SCALE 120/240V 1Ø 3W



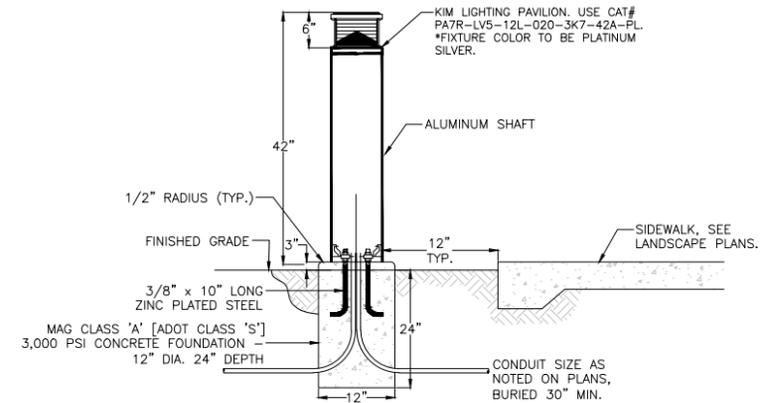
2 PANEL 'A' LIGHTING CONTROL SCHEMATIC
NO SCALE 120V

CONTROL SCHEMATIC LEGEND

- HAND-OFF-AUTO SWITCH
- PHOTOCELL RELAY
- CONTROL RELAY
- TIME CLOCK
- LIGHTING CONTACTOR
- NORMALLY OPEN CONTACT
- CIRCUIT BREAKER

CONTROLLER NOTES

- THIS CIRCUIT TO BE ACTIVATED FROM DUSK TO DAWN.



3 BOLLARD LIGHT DETAIL
NO SCALE

WRIGHT ENGINEERING
PROJECT NO:
17380
DESIGN BY: BHT
DRAWN BY: BHT
CHECKED BY: CMT

WRIGHT
engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:

GILBERT, ARIZONA
ANATOLE SITE ELECTRICAL
E. RAY RD & S. LINDSAY RD
SITE ELECTRICAL DETAILS

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	4/9/18	SUBMITTAL #1
2	5/17/18	SUBMITTAL #2
3	6/11/18	SUBMITTAL #3

Professional Engineer
57159
CLIFFORD M. TOLMAN
Arizona State Board of Electrical Engineering
Expires 3-31-20

DRAWING NO:
SE3.1
SHEET:
3 OF 3

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