

MATCH LINE SEE SHEET La.02

MATCH LINE SEE SHEET La.03

SITE CALCULATIONS

PHASE ONE: (LOT 3)	
SITE AREA:	313,643.28 SQ.FT. (7.21 ACRES)
LANDSCAPE AREA:	50,783 SQ.FT. (16%)
PHASE TWO: (LOT 1, 2, 4, 5, 6, 7, 8)	
SITE AREA:	319,066.23 SQ.FT. (7.32 ACRES)
LANDSCAPE AREA:	47,297 SQ.FT. (15%)
PHASE ONE AND TWO:	
SITE AREA:	632,710 SQ.FT.
LANDSCAPE AREA:	98,080 SQ.FT. (16%)
PARKING LOT AREA: (BOTH PHASES)	
TOTAL AREA:	281,654 SQ.FT.
LANDSCAPE AREA:	57,503 SQ.FT. (20.42%)
PARKING SPACES BY PHASE:	
PHASE ONE:	271
PHASE TWO:	323
BOTH PHASES:	594

LANDSCAPE CALCULATIONS

NORTH PROPERTY LINE:	
TREES REQUIRED:	24 REQUIRED
TREES PROVIDED:	36 PROVIDED
SHRUBS REQUIRED:	120 REQUIRED
SHRUBS PROVIDED:	162 PROVIDED
RITTENHOUSE:	
TREES REQUIRED:	9 REQUIRED
TREES PROVIDED:	13 PROVIDED
SHRUBS REQUIRED:	45 REQUIRED
SHRUBS PROVIDED:	81 PROVIDED

LANDSCAPE CALC'S (CONT'D)

HERITAGE LOOP:	
TREES REQUIRED:	9 REQUIRED
TREES PROVIDED:	14 PROVIDED
SHRUBS REQUIRED:	45 REQUIRED
SHRUBS PROVIDED:	67 PROVIDED
ELLSWORTH:	
TREES REQUIRED:	20 REQUIRED
TREES PROVIDED:	0 PROVIDED
SHRUBS REQUIRED:	100 REQUIRED
SHRUBS PROVIDED:	104 PROVIDED
SOUTH PROPERTY LINE:	
TREES REQUIRED:	9 REQUIRED
TREES PROVIDED:	9 PROVIDED
SHRUBS REQUIRED:	45 REQUIRED
SHRUBS PROVIDED:	99 PROVIDED
EAST PROPERTY LINE:	
TREES REQUIRED:	27 REQUIRED
TREES PROVIDED:	27 PROVIDED
SHRUBS REQUIRED:	135 REQUIRED
SHRUBS PROVIDED:	135 PROVIDED

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 THIS PROPERTY OWNER.

TOWN OF QUEEN CREEK NOTES:

1. A TOWN OF QUEEN CREEK PERMIT IS REQUIRED FOR ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A SET OF 4 MIL. PHOTO-MYLAR AS BUILTS OF THE LANDSCAPE AND IRRIGATION PLANS WILL BE REQUIRED PRIOR TO TOWN OF QUEEN CREEK ACCEPTANCE OF THE PROJECT.

2. PRIOR TO TOWN OF QUEEN CREEK'S ACCEPTANCE OF ANY BACKFLOW DEVICE, A STATE CERTIFIED BACKFLOW TESTER MUST TEST THE DEVICE.

IRRIGATION NOTE:

MAINLINE FROM THE CITY SYSTEM AND THE BACKFLOW MUST BE COPPER TUBING

RIGHT OF WAY IRRIGATION NOTE:

ALL SLEEVING IN THE RIGHT OF WAY TO BE SCH 80 PIPE PER QUEEN CREEK STANDARDS

TOWN OF QUEEN CREEK APPROVAL/ SIGNATURE BLOCK

APPROVED BY TOWN ENGINEER _____ DATE _____

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY THE TOWN OF QUEEN CREEK INSPECTION SERVICES BEFORE CERTIFICATION OF OCCUPANCY IS ISSUED.

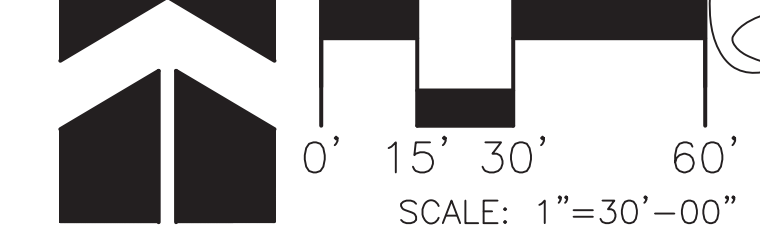
APPROVED BY PLANNING DIRECTOR _____ DATE _____

LANDSCAPE LEGEND

- PARKINSONIA DESERT MUSEUM
DESERT MUSEUM PALO VERDE
24" BOX (MATCHING) (54)
- PROSOPIS 'AZT'
AZT MESQUITE
24" BOX (37)
- FRAXINUS VELUTINA 'FAN-TEX'
FAN TEX ASH
24" BOX (31)
- QUERCUS VIRGIANA
LIVE OAK
24" BOX (4)
- SOPHORA SECUNDFLORA
TEXAS MOUNTAIN LAUREL
15 GALLON (6)
- NERIUM OLEANDER 'STANDARD'
WHITE OLEANDER TREE
15 GALLON (8)
- ULMUS PARVIFOLIA
CHINESE ELM
15 GALLON (18)
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SWAN HILL OLIVE
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- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (107)
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (508)
- CONVULVULUS CNEORUM
BUSH MORNING GLORY
1 GALLON (225)

1/2" SCREENED ARIZONA BEIGE
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619

EMAIL: timmcqueen@tjma.net



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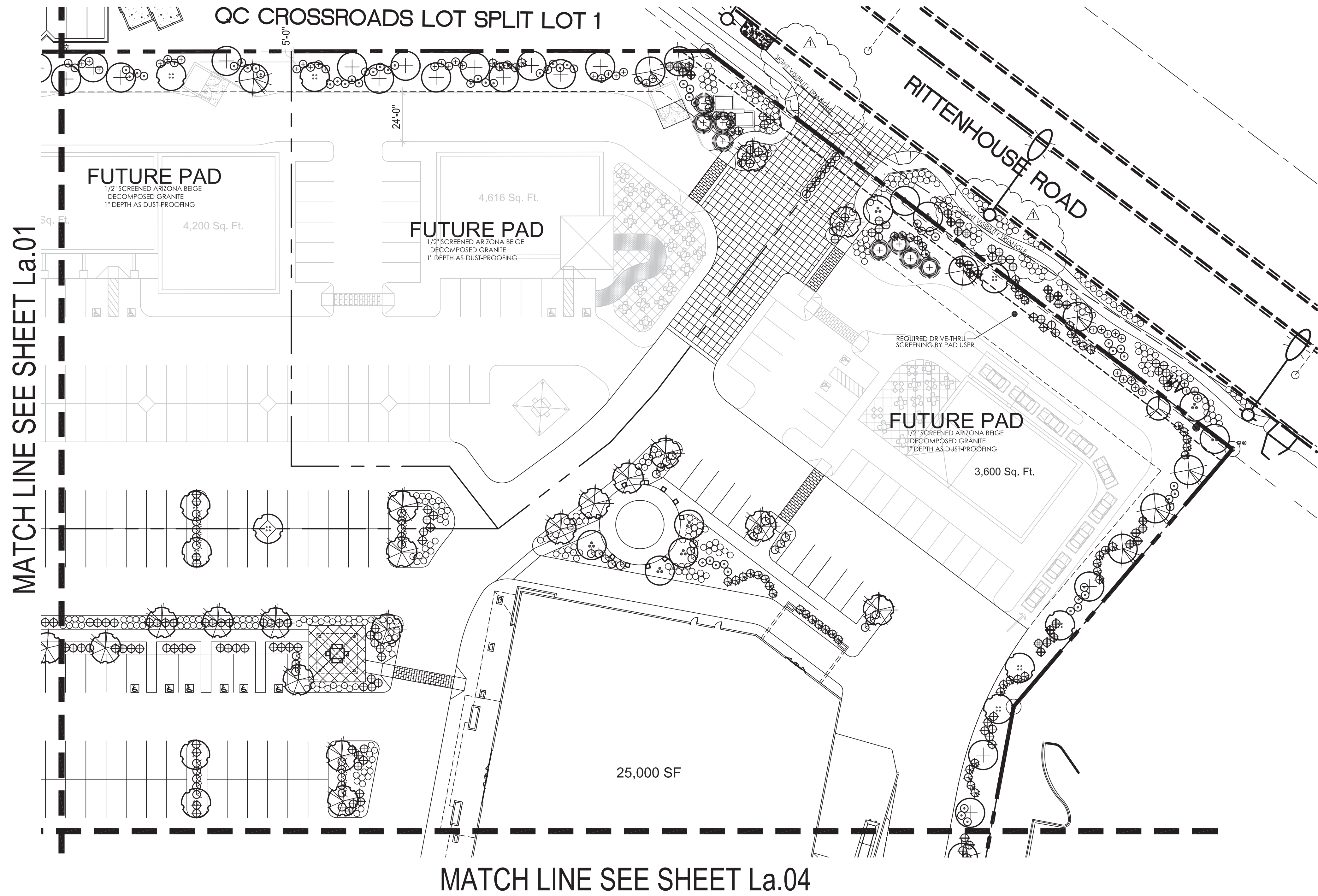
GOODWILL
HERITAGE SQUARE
S.E.C. OF ELLSWORTH ROAD & RITTENHOUSE ROAD
QUEEN CREEK, ARIZONA

JOB NO: 1688010-01		
PROJECT MGR: J. KOSKI		
DRAWN BY: ARCHICON		
CHECKED BY: J. PLANCK		
NO.	REVISION	DATE
1	CITY COMMENTS	04.15.16



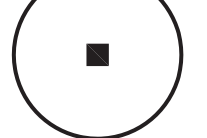
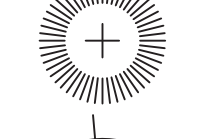








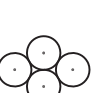

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La.01

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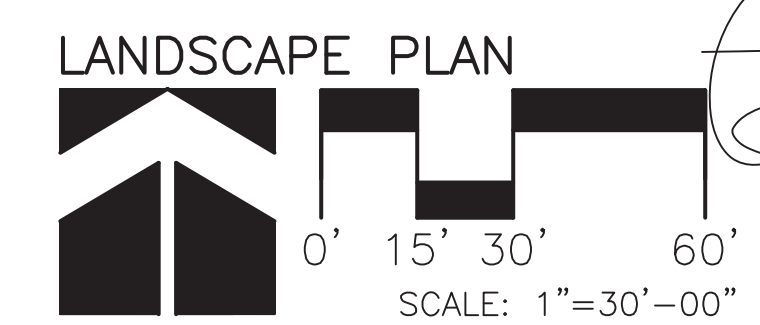
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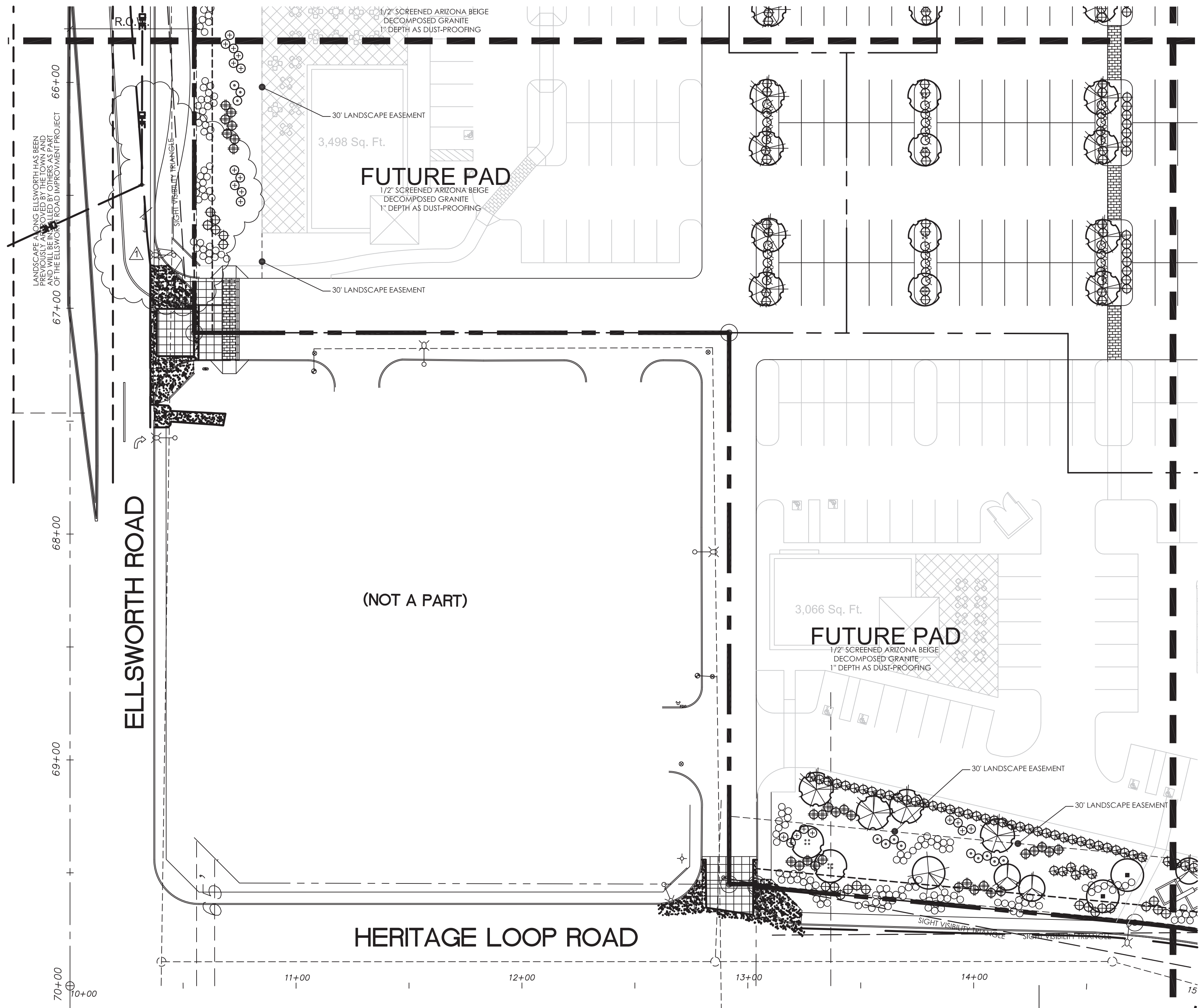


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La.02
ISSUE DATE: 04.15.16

MATCH LINE SEE SHEET La.02



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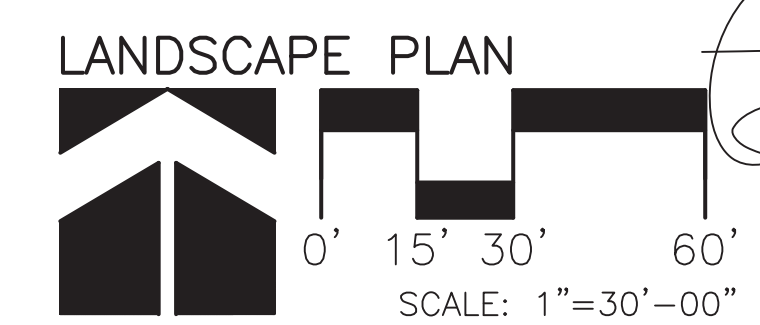
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LANDSCAPE PLAN



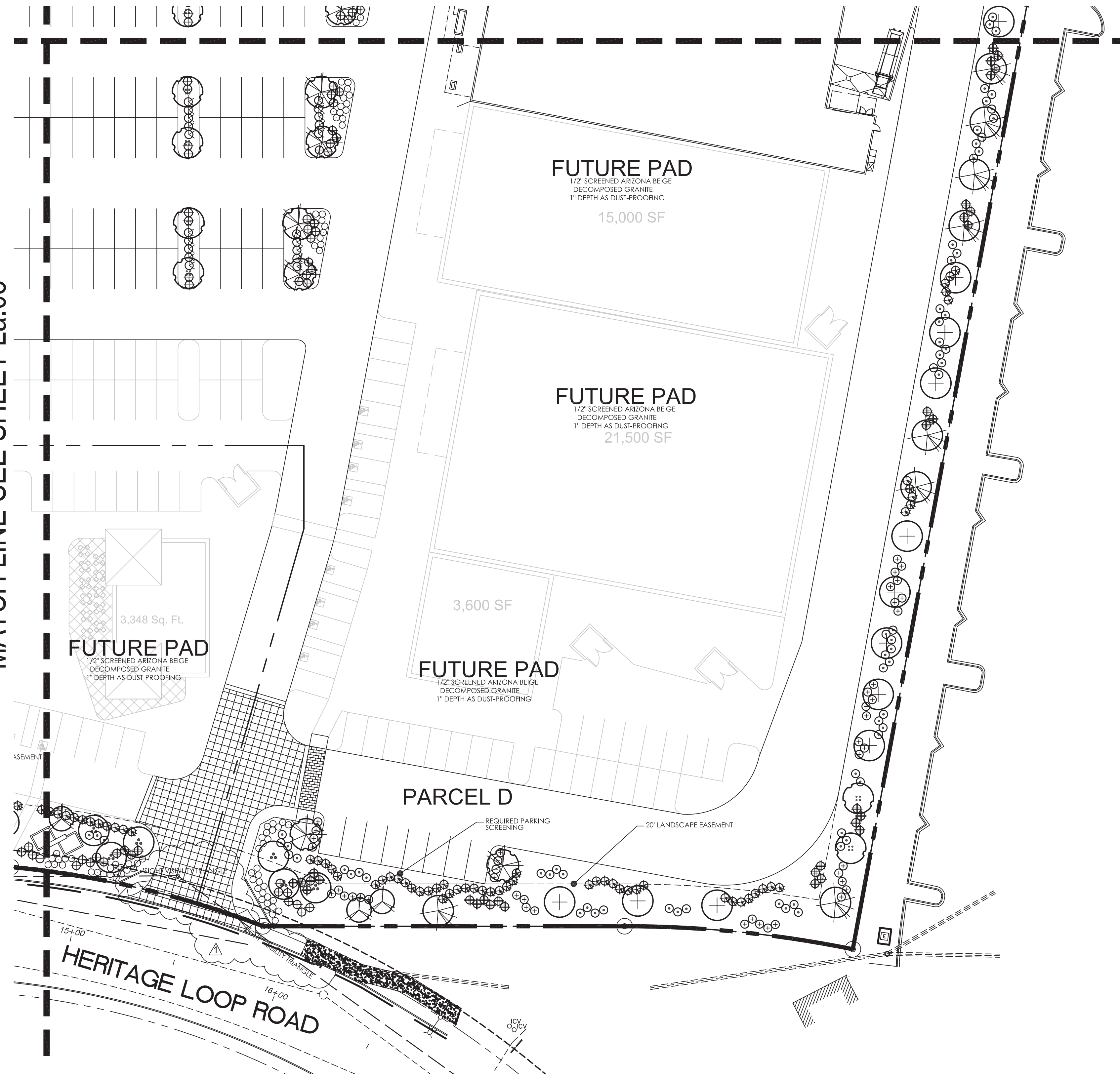
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La.03
ISSUE DATE: 04.15.16

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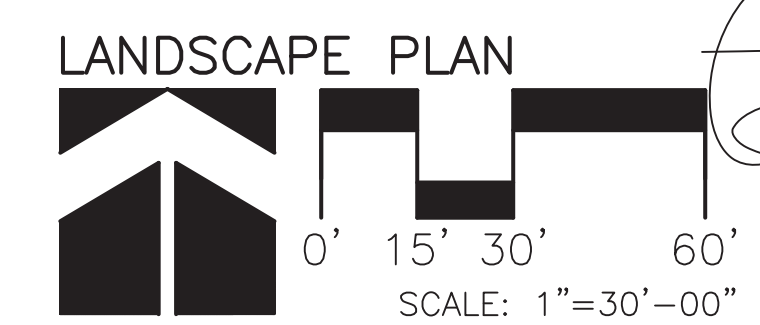
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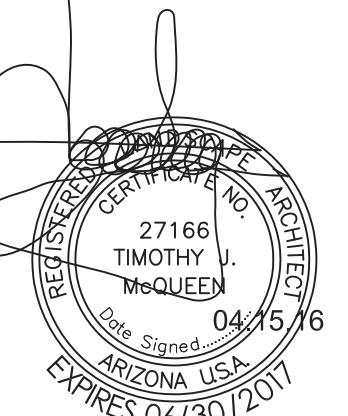
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PROJECT MGR: J. KOSKI
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LANDSCAPE PLAN



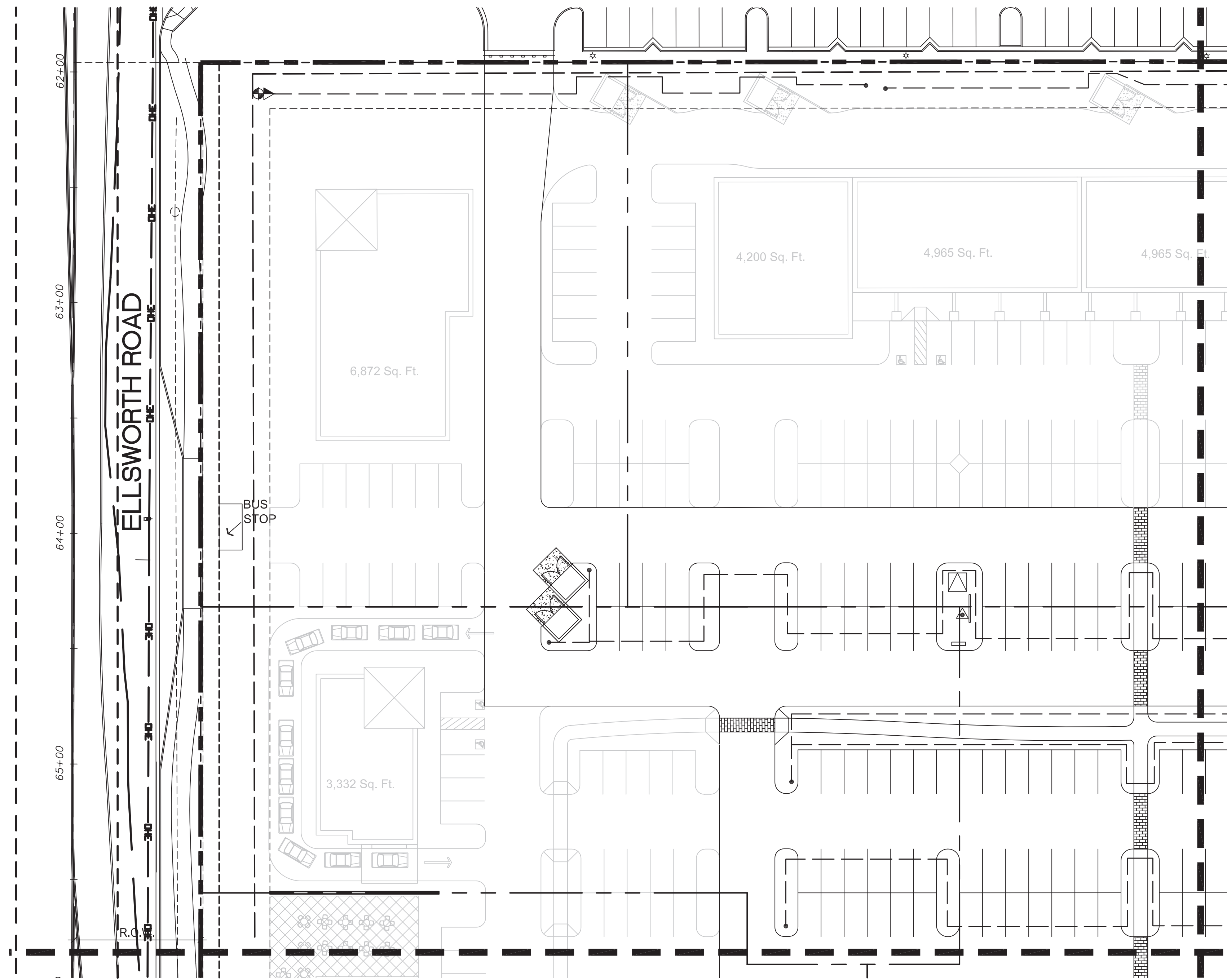
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La.04

ISSUE DATE: 04.15.16

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MATCH LINE SEE SHEET La.06

MATCH LINE SEE SHEET La.07

CLARITY NOTE:
FOR GRAPHIC CLARITY THE EMITTERS HAVE NOT BEEN SHOWN
VERIFY EMITTER COUNT WITH PLANT COUNT AND EMITTER SCHEDULE.

FOR GRAPHIC CLARITY THE SLEEVES HAVE NOT BEEN SHOWN. THE
IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL SLEEVES PER
THE FOLLOWING SCHEDULE.

SLEEVING SCHEDULE:
WIRES 2" SCH. 40 PVC (QTY AS REQUIRED)
MAIN LINE 4" SCH. 40 PVC (OR DBL THE MAINLINE SIZE)
DRIP LATERAL 2" SCH. 40 PVC
TURF LATERAL 3" SCH. 40 PVC (OR DBL THE LATERAL LINE SIZE)

EMITTER SCHEDULE

PLANT SIZE	GA. PER HR.	EMITTER SIZE
36" BOX	6	(1) ML-210
24" BOX	4	(1) ML-210
15 GALLON	4	(1) ML-210
5 GALLON	1	(1) SL-210
1 GALLON	1	(1) SL-210

NOTES:
EMITTER SIZING AND QUANTITIES MAY VARY DEPENDING ON SOIL
TYPE AND CLIMATE CONDITIONS VERIFY PRIOR TO BID. ALL
NON-METALIC WATER AND IRRIGATION PIPING LARGER THAN
2" REQUIRE MIN. 18 AWA INSULATED COPPER TRACER WIRE
SUITABLE FOR DIRECT BURIAL

THE IRRIGATION CONTRACTOR MAY SUBSTITUTE
(1) MULTI EMITTER FOR (6) SINGLE EMITTERS IN
GROUND AREAS AS LONG AS DIST. TUBING DOES
NOT EXCEED 5 FT

FOUNDATION NOTE:
NO END CAPS ARE TO BE PLACED WITHIN 15' OF ANY FOUNDATION
OR FOOTING. ADJUST LAYOUT AS REQUIRED.
NO HIGH WATER USE, OR HIGH FLOW PRODUCTS ARE TO BE USED
WITHIN 15' OF ANY FOUNDATION OR FOOTING. THE IRRIGATION
IS TO BE MONITORED ON A REGULAR BASIS TO AVOID SOIL SATURATION
AROUND FOUNDATIONS AND FOOTINGS. THIS IRRIGATION PLAN IS
DIAGRAMATIC ADJUST LAYOUT AS REQUIRED.

- IRRIGATION LEGEND**
- 1.5" LANDSCAPE METER
 - FEBCO 825-YA-1.5" R.P. ASSY.
W/ CAGE PAINTED TO MATCH BUILDING
 - HUNTER ICV-101G-1" CONTROL VALVE
 - SENINGER PMR-MF PRESSURE REGULATOR
W/ AG. PRODUCTS "Y" STRAINER
 - HUNTER I-CORE-1C-600-M (MODULES AS REQUIRED) 24 STATION CONTROLLER
(POWER PER GENERAL CONTRACTOR)
 - BOWSMITH ML-210 EMITTER
 - BOWSMITH SL-210 EMITTER
 - 2" MAINLINE (SCH40)
 - CLASS 200-3/4" DRIP LATERAL LINE
 - AG. PRODUCTS SELF FLUSHING ENDCAP (SEE FOUNDATION NOTE)
 - SCH 40 PVC SLEEVE
(SEE SLEEVING SCHEDULE)

PIPE SCHEDULE

PIPE SIZE	GPM	PIPE CLASS
1/2"	0-5	315
3/4"	6-10	200
1"	11-15	200
1 1/4"	16-25	200
1 1/2"	26-35	200
2"	36-	200

IRRIGATION PLAN

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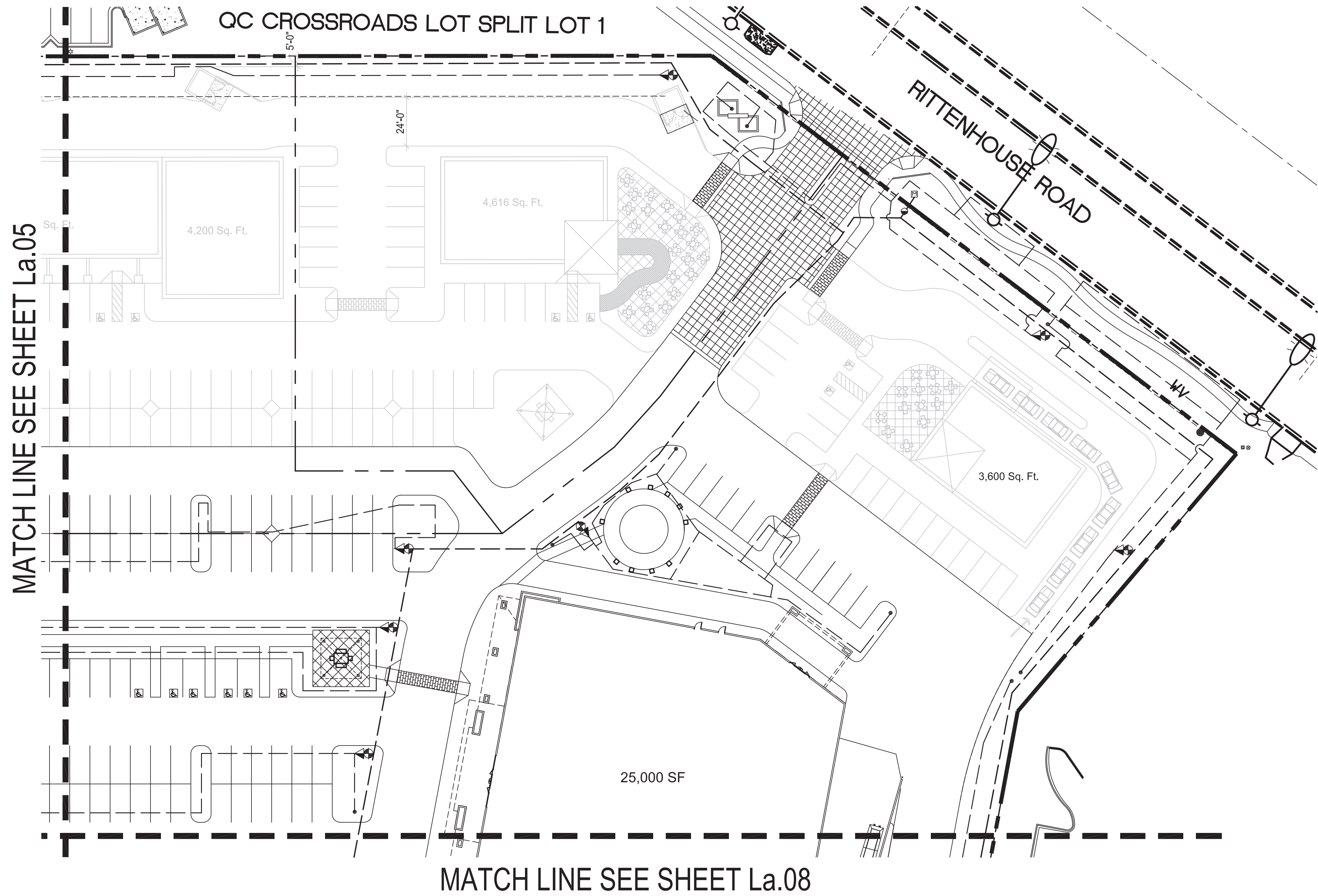
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NO.	REVISION	DATE

SHEET TITLE:
IRRIGATION PLAN

La.05

ISSUE DATE: 19 FEB 2016



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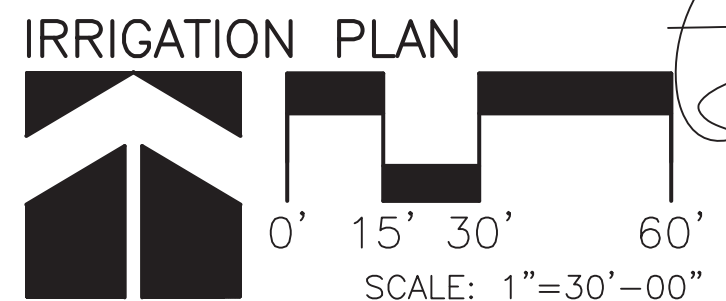
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 - BOWSMITH ML-210 EMITTER
 - BOWSMITH SL-210 EMITTER
 - 2" MAINLINE (SCH40)
 - CLASS 200-3/4" DRIP LATERAL LINE
 - AG. PRODUCTS SELF FLUSHING ENDCAP (SEE FOUNDATION NOTE)
 - SCH 40 PVC SLEEVE
(SEE SLEEVING SCHEDULE)

PIPE SCHEDULE

PIPE SIZE	GPM	PIPE CLASS
1/2"	0-5	315
3/4"	6-10	200
1"	11-15	200
1 1/4"	16-25	200
1 1/2"	26-35	200
2"	36-	200



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 QUEEN CREEK, ARIZONA

JOB NO: 1688010-01
 PROJECT MGR: J. KOSKI
 DRAWN BY: ARCHICON
 CHECKED BY: J. PLANCK

NO.	REVISION	DATE

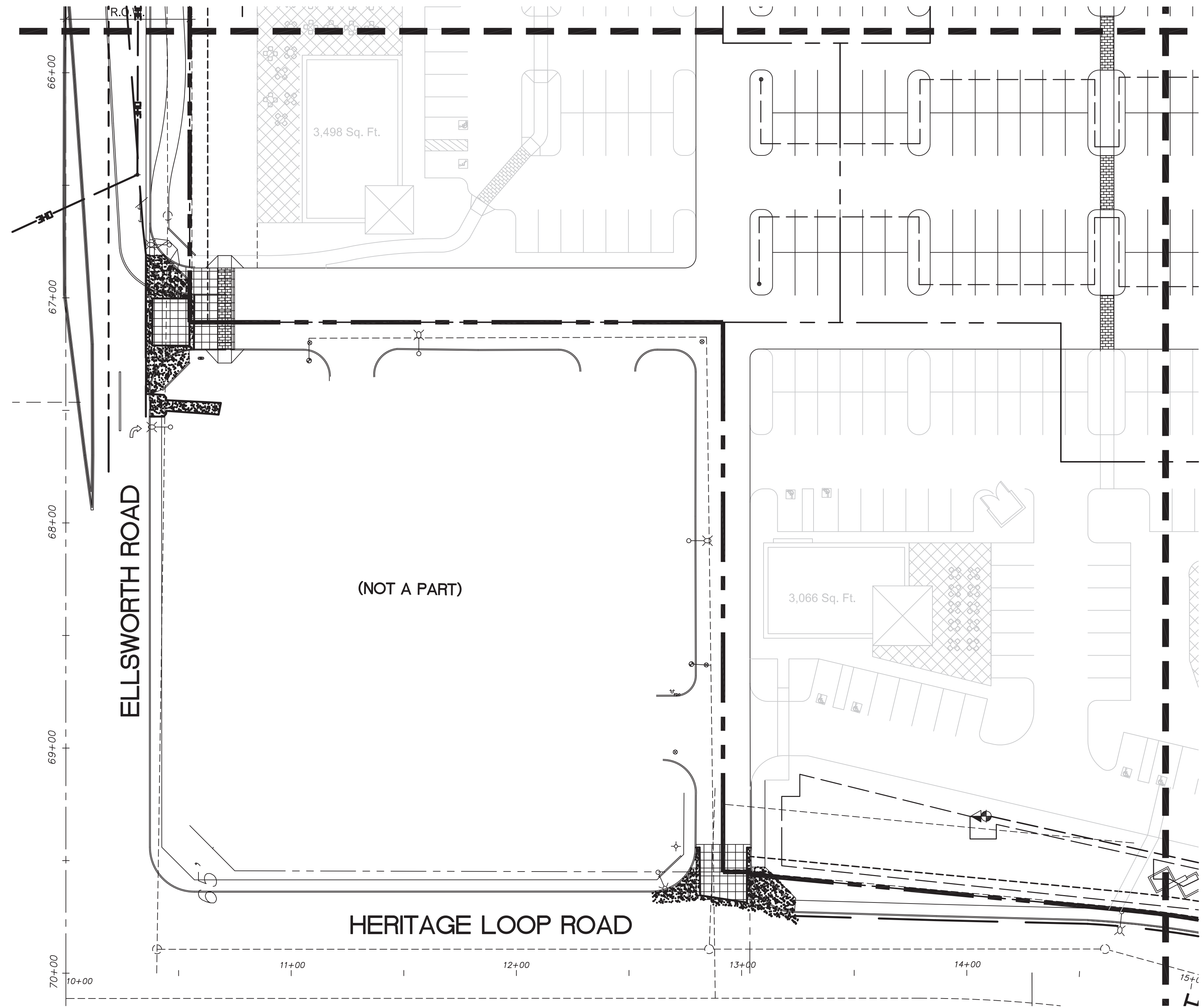
SHEET TITLE:
IRRIGATION PLAN

La.06

ISSUE DATE: 19 FEB 2016

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MATCH LINE SEE SHEET La.05



MATCH LINE SEE SHEET La.08

CLARITY NOTE:
 FOR GRAPHIC CLARITY THE EMITTERS HAVE NOT BEEN SHOWN. VERIFY EMITTER COUNT WITH PLANT COUNT AND EMITTER SCHEDULE.
 FOR GRAPHIC CLARITY THE SLEEVES HAVE NOT BEEN SHOWN. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL SLEEVES PER THE FOLLOWING SCHEDULE.

SLEEVING SCHEDULE:
 WIRES 2" SCH. 40 PVC (QTY AS REQUIRED)
 MAIN LINE 4" SCH. 40 PVC (OR DBL THE MAINLINE SIZE)
 DRIP LATERAL 2" SCH. 40 PVC
 TURF LATERAL 3" SCH. 40 PVC (OR DBL THE LATERAL LINE SIZE)

EMITTER SCHEDULE

PLANT SIZE	GA. PER HR.	EMITTER SIZE
36" BOX	6	(1) ML-210
24" BOX	4	(1) ML-210
15 GALLON	4	(1) ML-210
5 GALLON	1	(1) SL-210
1 GALLON	1	(1) SL-210

NOTES:
 EMITTER SIZING AND QUANTITIES MAY VARY DEPENDING ON SOIL TYPE AND CLIMATE CONDITIONS VERIFY PRIOR TO BID. ALL NON-METALLIC WATER AND IRRIGATION PIPING LARGER THAN 2" REQUIRE MIN. 18 AWA INSULATED COPPER TRACER WIRE SUITABLE FOR DIRECT BURIAL.
 THE IRRIGATION CONTRACTOR MAY SUBSTITUTE (1) MULTI EMITTER FOR (6) SINGLE EMITTERS IN GROUND AREAS AS LONG AS DIST. TUBING DOES NOT EXCEED 5 FT.

FOUNDATION NOTE:
 NO END CAPS ARE TO BE PLACED WITHIN 15' OF ANY FOUNDATION OR FOOTING. ADJUST LAYOUT AS REQUIRED.
 NO HIGH WATER USE, OR HIGH FLOW PRODUCTS ARE TO BE USED WITHIN 15' OF ANY FOUNDATION OR FOOTING. THE IRRIGATION IS TO BE MONITORED ON A REGULAR BASIS TO AVOID SOIL SATURATION AROUND FOUNDATIONS AND FOOTINGS. THIS IRRIGATION PLAN IS DIAGRAMATIC ADJUST LAYOUT AS REQUIRED.

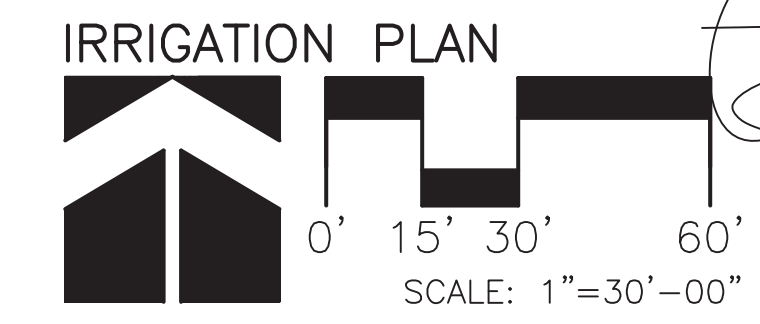
IRRIGATION LEGEND

- 1.5" LANDSCAPE METER
- FEBCO 825-YA-1.5" R.P. ASSY. W/ CAGE PAINTED TO MATCH BUILDING
- HUNTER ICV-101G-1" CONTROL VALVE
- SENNINGER PMR-MF PRESSURE REGULATOR W/ AG. PRODUCTS "Y" STRAINER
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- 2" MAINLINE (SCH40)
- CLASS 200-3/4" DRIP LATERAL LINE
- AG. PRODUCTS SELF FLUSHING ENDCAP (SEE FOUNDATION NOTE)
- SCH 40 PVC SLEEVE (SEE SLEEVING SCHEDULE)

IRRIGATION LEGEND

PIPE SCHEDULE

PIPE SIZE	GPM	PIPE CLASS
1/2"	0-5	315
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1"	11-15	200
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JOB NO: 1688010-01
 PROJECT MGR: J. KOSKI
 DRAWN BY: ARCHICON
 CHECKED BY: J. PLANCK

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SHEET TITLE:
IRRIGATION PLAN

La.07

ISSUE DATE: 19 FEB 2016

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MATCH LINE SEE SHEET La.06

MATCH LINE SEE SHEET La.07



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EMITTER SCHEDULE

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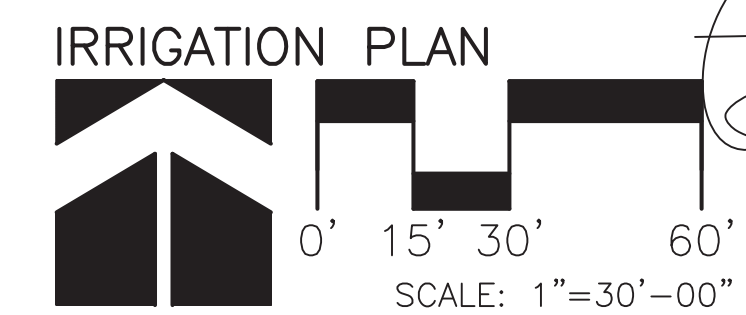
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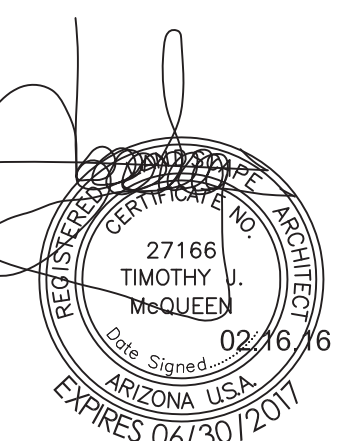
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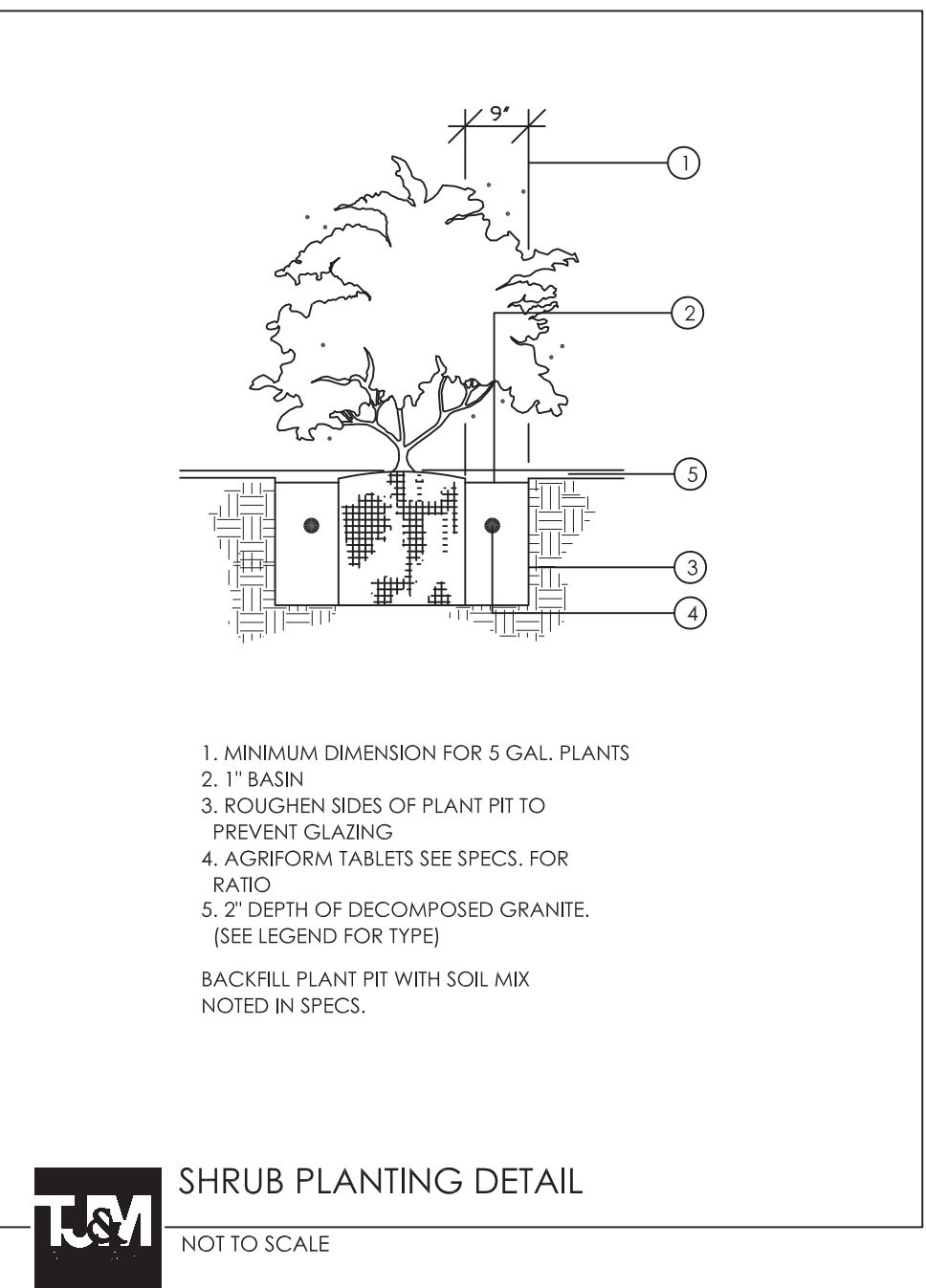
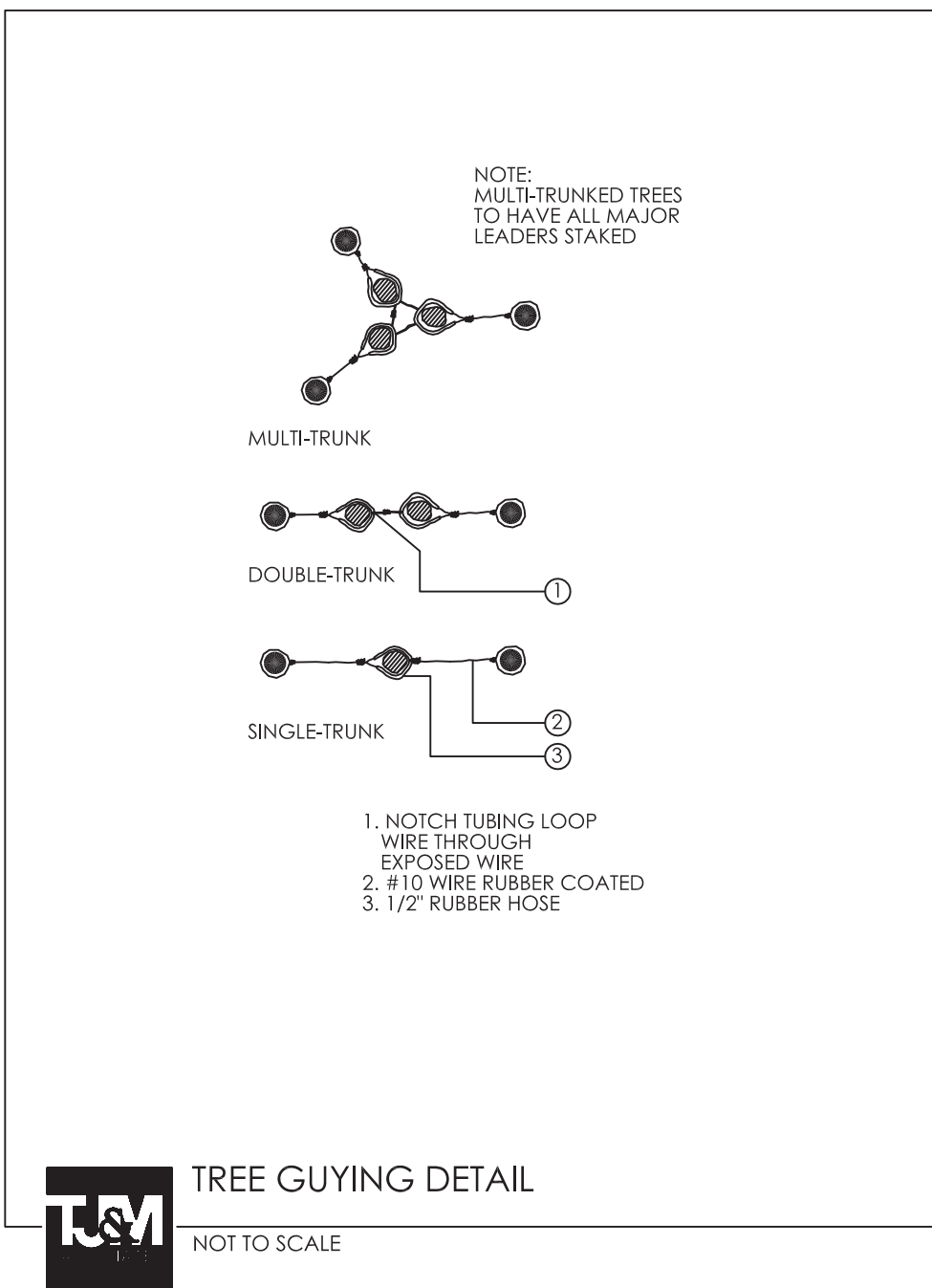
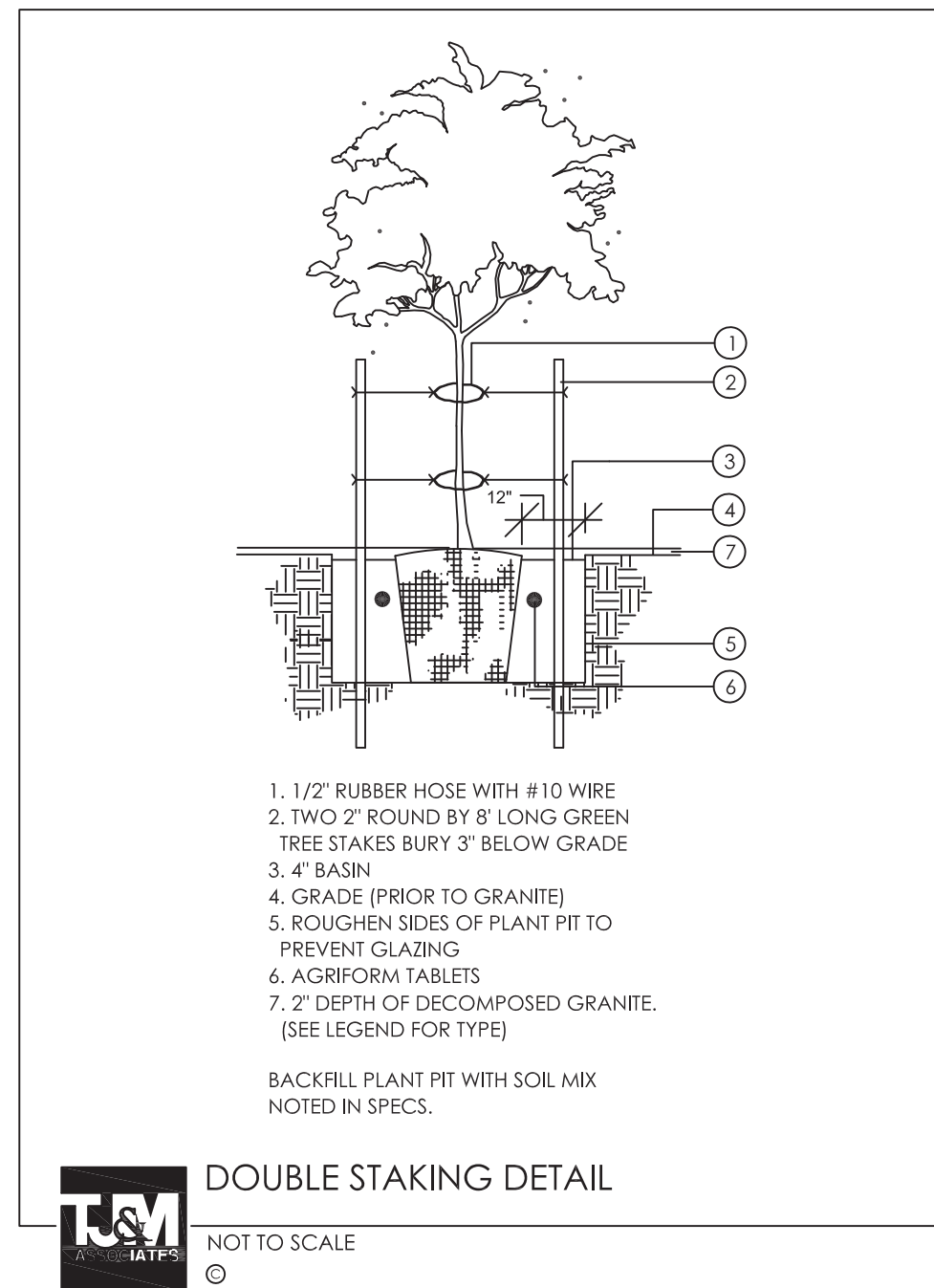
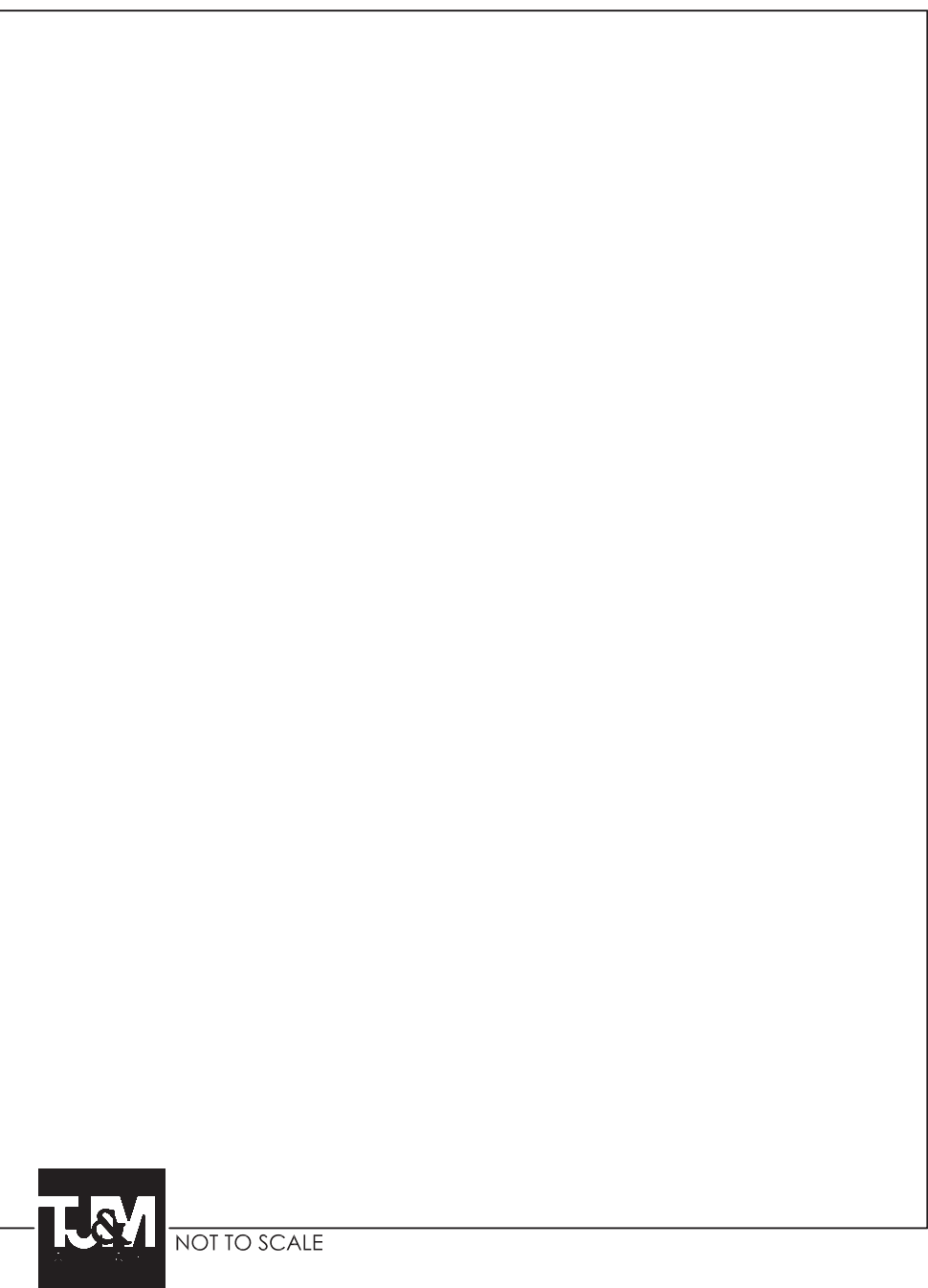
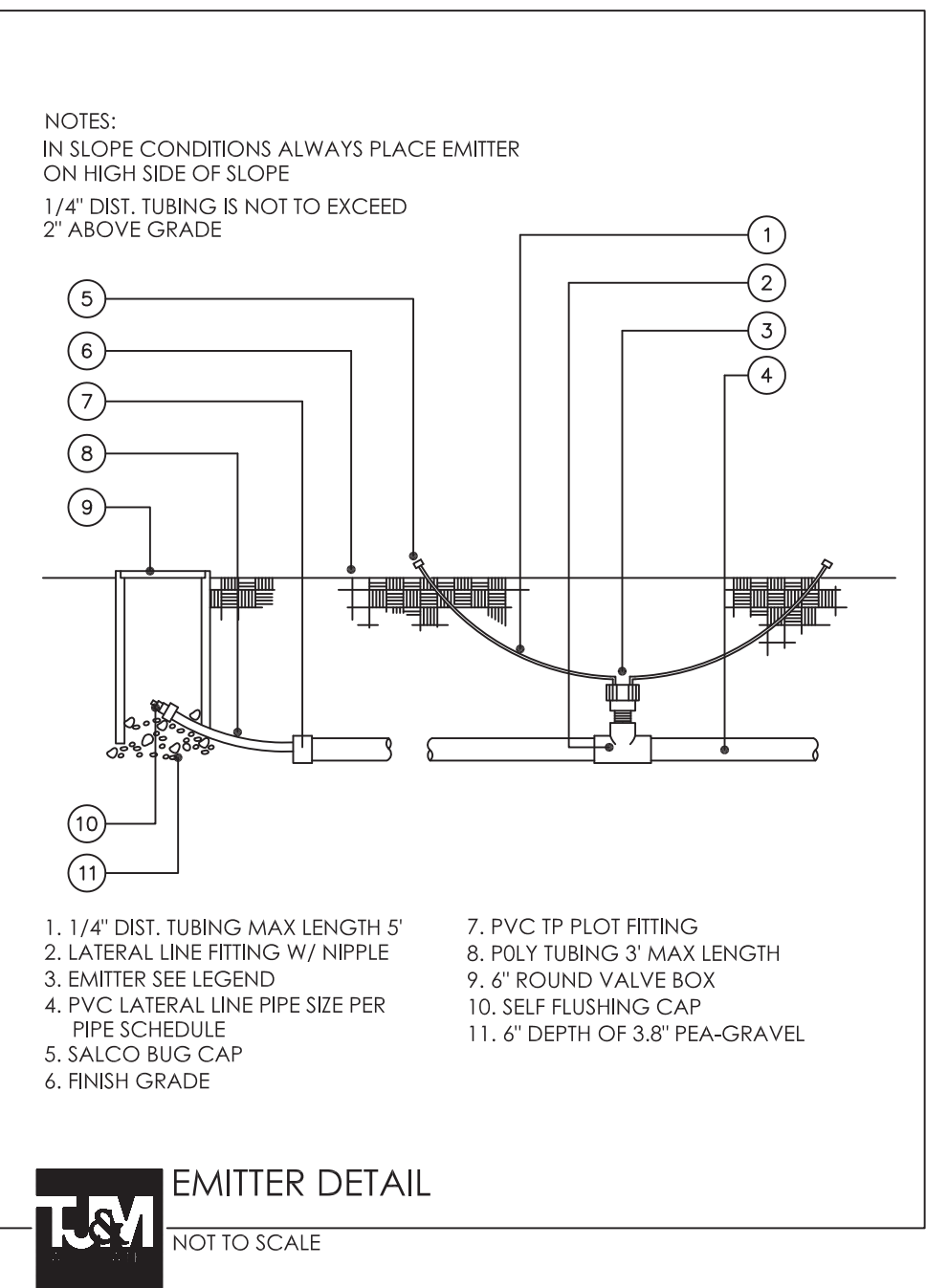
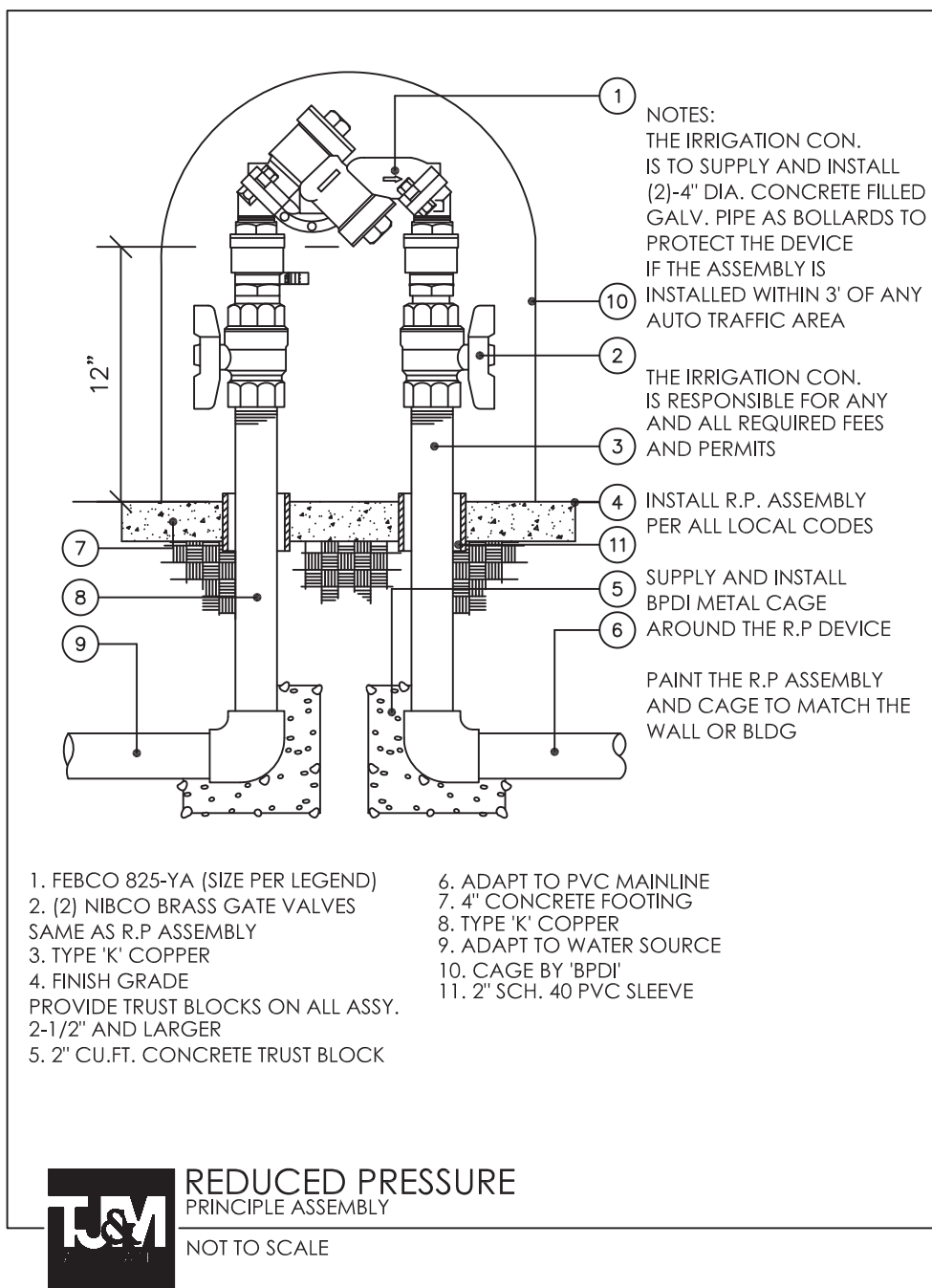
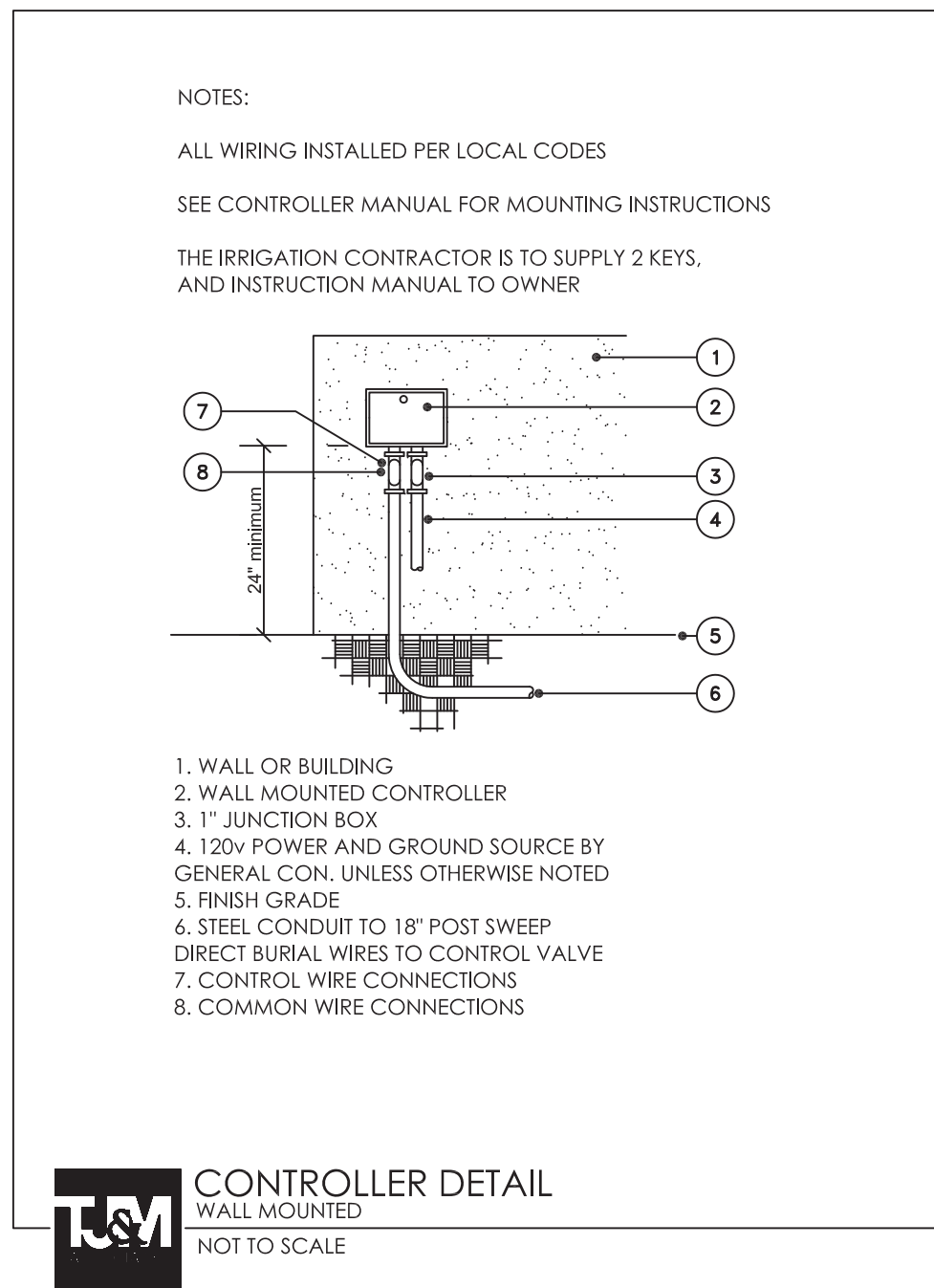
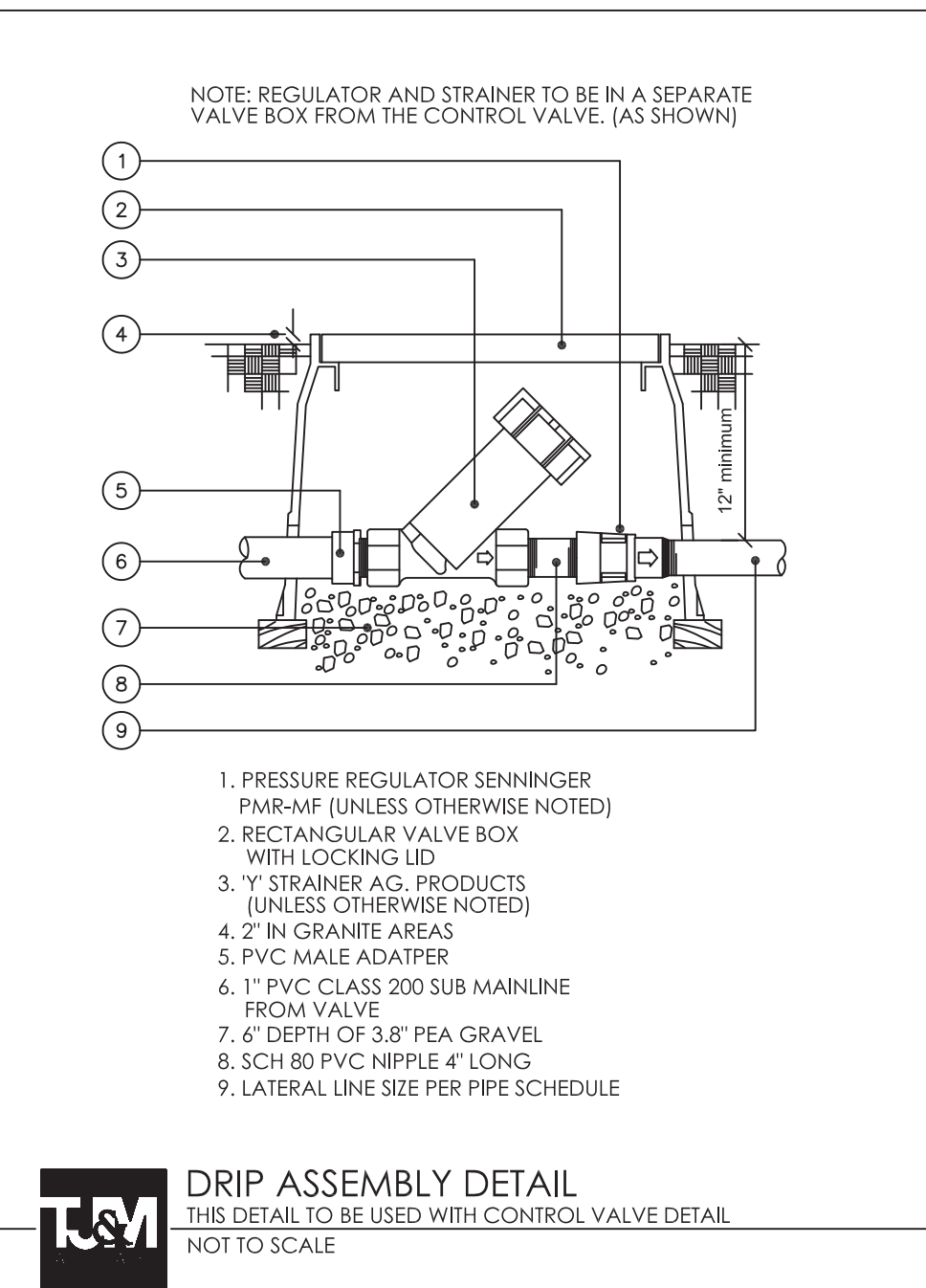
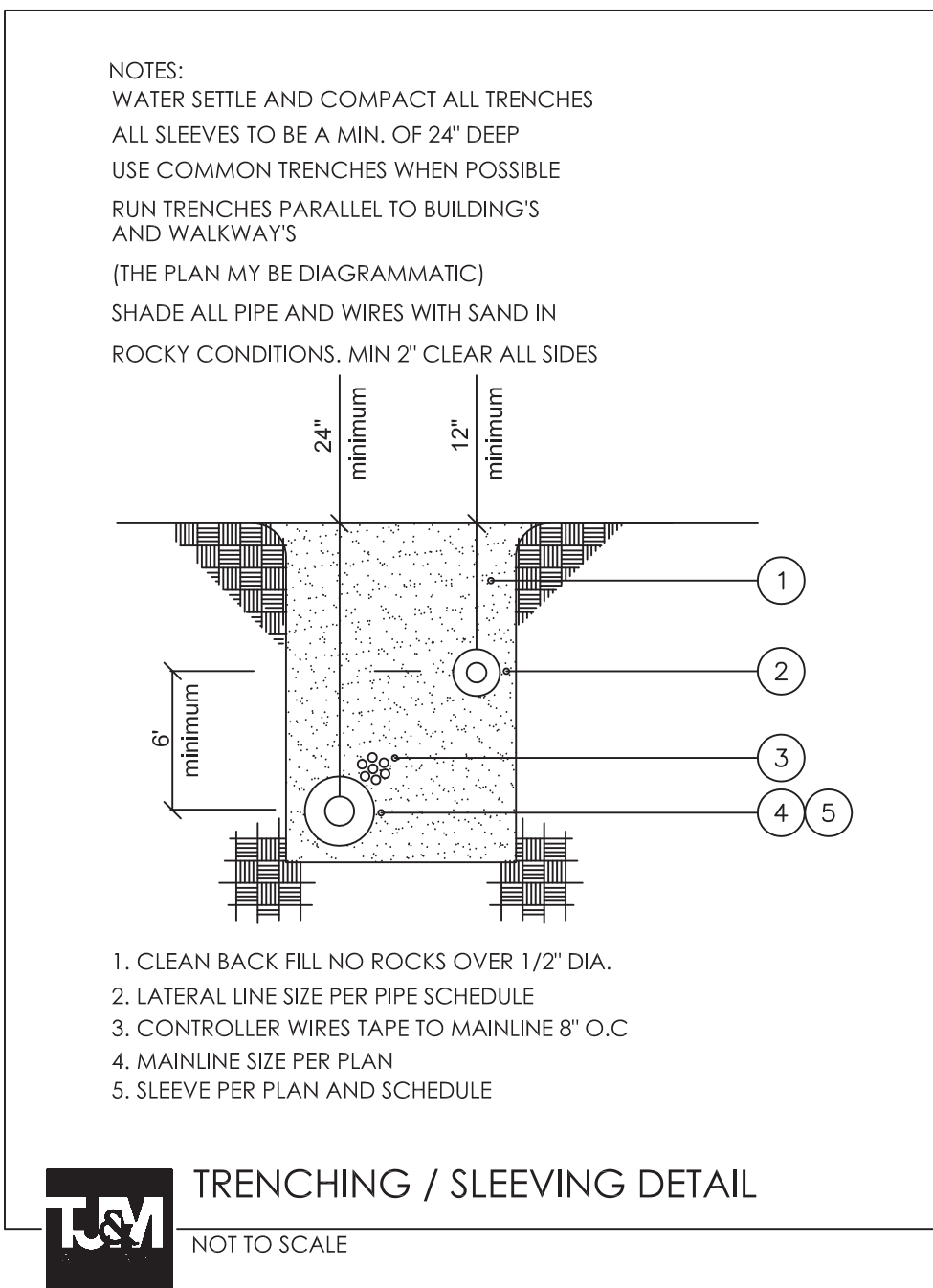
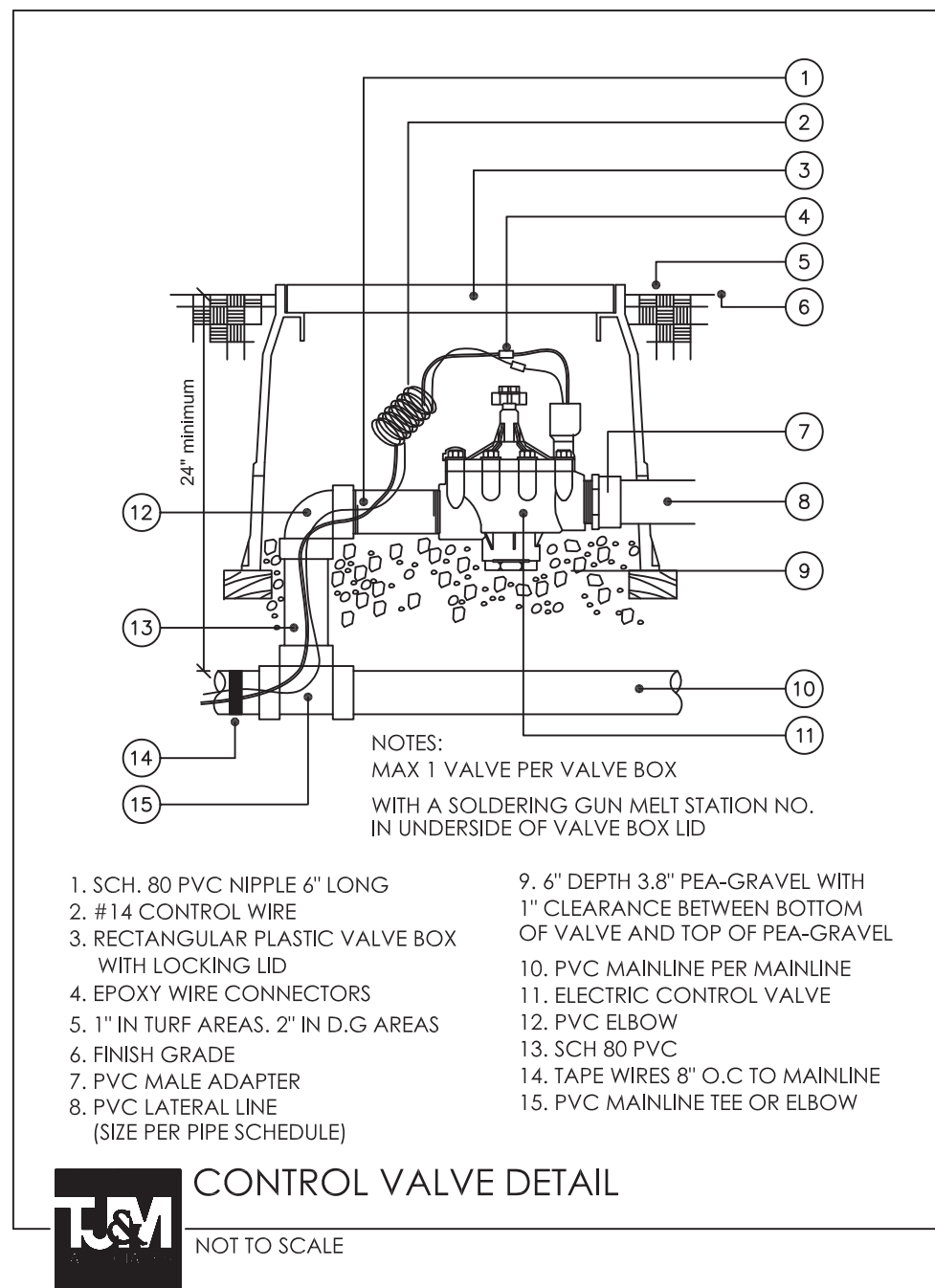
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PROJECT MGR: J. KOSKI
DRAWN BY: ARCHICON
CHECKED BY: J. PLANCK

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SHEET TITLE:
IRRIGATION PLAN

La.08

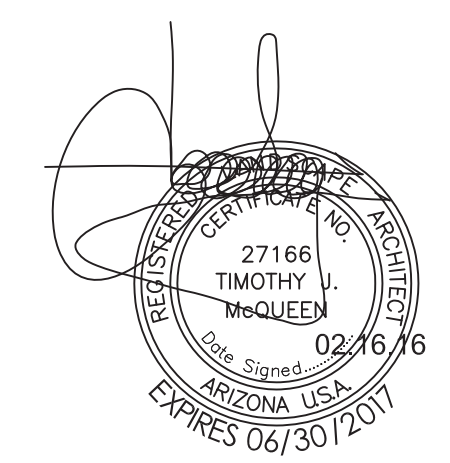
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