

GENERAL LANDSCAPING NOTES

1. All general constuction notes shall apply.
2. Substitutions in type, and/or deviations in size or quantity from the approved landscape or irrigation plans shall not be permitted without prior written approval from the City of Goodyear. (Contact the City Landscape Technician regarding planting and irrigation substitutions at 623.882.7979)
3. All signs, monument walls and site lighting require separate building approval.
4. All fire hydrants shall require a 7-foot clearance in all directions to any new or existing landscape.
5. All plant material located in the public rights - of - ways or city of Goodyear maintained areas shall be in compliance with the department of water resources low water use. Plant list for the Phoenix activity management area.
6. All plant material and specifications shall conform to the Arizona Nurseryman Association current standards.
7. Contractor to ensure a one-foot clearance between the sidewalk and mature tree canopy.
8. Plant legend provided for contractor's convenience. Construction plans take precedence.
9. A 10-foot clearance shall be maintained between a tree trunk and utility line.
10. All existing landscape and irrigation systems that are designated to remain on the approved landscape plans shall not be damaged or destroyed during construction. Any damage that does occur during construction shall be replaced in kind by the contractor.
11. Sidewalk and paving construction that are part of the landscape improvements shall be in compliance with all on-site paving and meet design and construction requirements of the Americans with Disabilities act (ADA)
12. Prior to acceptance of any backflow device, each device shall be tested by a state certified tester and the results provided to the city
13. Utility boxes, meters and vaults shall be located in the R.O.W. and will not be permitted in any street median.
14. 'As - Built' drawings, certified by the developer's landscape architect, shall be submitted and approved prior to issuance of a building 'Certificate of Occupancy'.  
All plans for Commercial or Residential development shall have the following shown on the cover sheet.

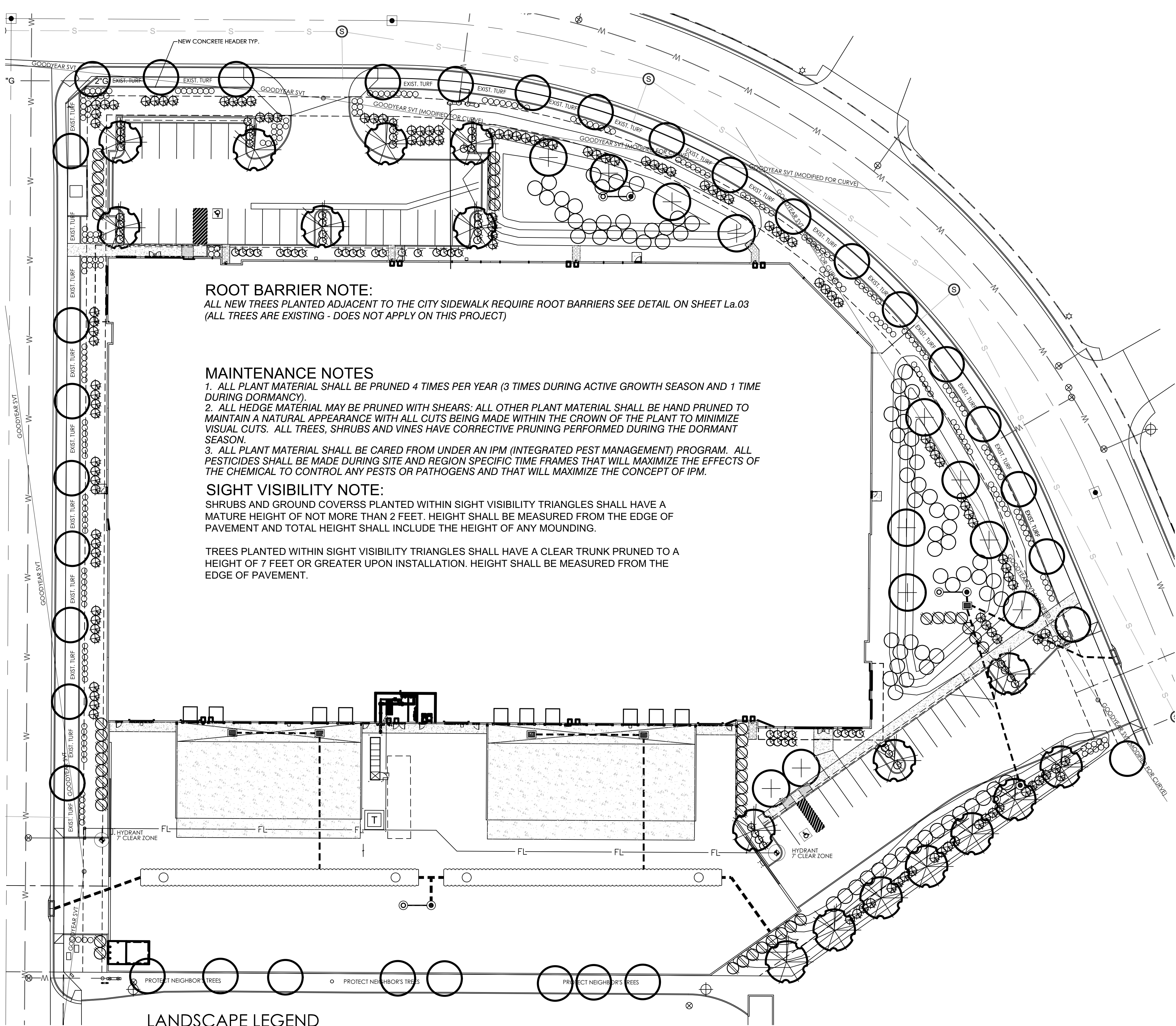
15. Landscape areas that will be maintained by city parks department shall be clearly identified on these plans and are subject to the following requirements.
  - a. The developer shall maintain and warranty all planted areas including irrigation systems for a period of two years beginning immediately after the city issues the notification of approval for the project.
  - b. During the maintenance and warranty period, the developer shall be responsible for maintaining adequate protection to all areas. Any damaged plantings and or irrigation systems shall be immediately repaired or replaced at the developer's expense.
  - c. Maintenance shall include continuous operations of mowing, rolling, fertilizing, spraying, insect and pest control, re-seeding, replacement, and all other measures necessary to assure good normal growth.
  - d. When the turf has established sufficient root structure and an approximate height of 3 inches, mowing shall begin immediately and reduce in safe increments to a height of 2 inches and shall be maintained thereafter at the height of 2 inches.
  - e. At the termination of the maintenance and warranty period, all turf areas shall be live, healthy, undamaged, and free of infestations. All areas shall be completely void of barren spots larger than 3 inches by 3 inches.
  - f. If all plantings are not acceptable at the end of the two year period, the maintenance and warranty period shall continue until all unacceptable plantings are replaced or repaired and the landscaping meets city approval.
  - g. Areas may include retention basins, parks, rights - of - way, and street center median landscaping.

GENERAL NOTES FOR CONSTRUCTION

- A. All construction shall conform to the City EDS&PM, City Standard Details, and current MAG Uniform Standard Specifications and Details for Public Works Construction.
- B. This set of plans has been reviewed for compliance with City requirements prior to issuance of construction permits. However, such review shall not prevent the city from requiring correction of errors in plans found to be in violation of any law or ordinance.
- C. The City does not warrant any qualities shown on plan.
- D. The City approval is for general layout in the right-of-way only. This approval is valid for a period of (1) one year.
- E. An approved set of plans shall be available on the job site at any time.
- F. The City shall be notified (48) forty-eight hours prior to any construction work and inspections (623)-882-7979.
- G. Right-of-way improvements shall not be accepted until 'As-Built's' plans have been submitted and approved by the City. (see As-Built' requirements).
- H. The developer is responsible for arranging the relocation and associated costs of all utilities. A utility relocation schedule shall be submitted prior to the issuance of permits.
- I. The developer is responsible for arranging the relocation and associated cost of all utilities. A utility relocation schedule shall be submitted prior to the issuance of permits.
- J. The developer is responsible for obtaining or dedicating all required rights-of -way and easements to the City prior to issuance or permits.
- K. The contractor shall contact BLUE STAKE (602-263-1100) at least (48) forty-eight hours prior to construction.
- L. The contractor shall barricade construction sites at all times per the City of Goodyear Traffic Barricade Manual. When required by the City, a traffic control plan shall be submitted for approval in advance of construction.
- M. The contractor must request a meter for filling and testing a new water lines from their assigned Engineering Inspector. The meters should be ordered 2 working days prior to the start of construction. Potable water is not available for any other construction use. The unlawful removal of water from fire hydrant or any other source is a violation of the municipal code, punishable by fine and / or imprisonment.
- N. Prior to moving or destroying protected native plant species, the contractor shall file a formal Notice of Intent with the Arizona Department of Agriculture (602-542-6408).
- O. The Contractor shall comply with the Environmental Protection Agency National Pollution Discharge Elimination System (NPDES) Storm water requirements established for construction sites.
- P. The contractor shall provide dust control to the satisfaction of City Engineer. The contractor shall obtain a Dust Control Permit from the Maricopa County Air Quality Department.
- Q. Private on-site water and sewer lines shall be constructed in accordance with the Uniform Plumbing Code, N.F.P.A. and the Uniform Fire Code as adopted by the City.

GENERAL NOTES

1. INSTALL AN ISOLATION BALL VALVE TO ALL CONTROL VALVES.
2. ...F. ESTIMATED FOOTAGE OF CONCRETE SIDEWALK, ALL SIDEWALK TO BE CONSTRUCTED FROM CIVIL PLANS.
3. ALL SIDEWALKS SHALL BE CONSTRUCTED PER MAG (CONSTRUCTION CALL OUT).
4. ALL PROPERTY LANDSCAPE TO BE MAINTAINED BY OWNER INCLUDING RIGHT-OF-WAY.
5. MAINTAIN A MINIMUM OF 7' LANDSCAPE CLEARANCE FROM FIRE EQUIPMENT.
6. O L.F. OF MAINLINE TRENCHING WITHIN THE RIGHT-OF-WAY OR LANDSCAPE TRACTS.
7. ANY TREE RELOCATION IN THE RIGHT-OF-WAY IS TO BE COORDINATED THROUGH THE CITY LANDSCAPE INSPECTOR.
8. LITCHFIELD PARK SERVICE CO. TO PROVIDE WATER FOR LANDSCAPE WATERING PURPOSES.
9. IRRIGATION EQUIPMENT NOT SHOWN IN THE LANDSCAPE AREAS. L.C. IS TO PLACE ALL EQUIPMENT IN THE LANDSCAPE PLANTING AREAS.
10. IRRIGATION SYSTEM IS DESIGNED FOR POTABLE WATER.
11. SEE THE IRRIGATION PLANS FOR WATER SOURCE / CONNECTION POINT.
12. PRIOR TO ACCEPTANCE OF REDUCED PRESSURE DEVISE IT SHALL BE TESTED BY A CERTIFIED TESTER.



ROOT BARRIER NOTE:  
ALL NEW TREES PLANTED ADJACENT TO THE CITY SIDEWALK REQUIRE ROOT BARRIERS SEE DETAIL ON SHEET La.03  
(ALL TREES ARE EXISTING - DOES NOT APPLY ON THIS PROJECT)

MAINTENANCE NOTES  
1. ALL PLANT MATERIAL SHALL BE PRUNED 4 TIMES PER YEAR (3 TIMES DURING ACTIVE GROWTH SEASON AND 1 TIME DURING DORMANCY).  
2. ALL HEDGE MATERIAL MAY BE PRUNED WITH SHEARS; ALL OTHER PLANT MATERIAL SHALL BE HAND PRUNED TO MAINTAIN A NATURAL APPEARANCE WITH ALL CUTS BEING MADE WITHIN THE CROWN OF THE PLANT TO MINIMIZE VISUAL CUTS. ALL TREES, SHRUBS AND VINES HAVE CORRECTIVE PRUNING PERFORMED DURING THE DORMANT SEASON.  
3. ALL PLANT MATERIAL SHALL BE CARED FROM UNDER AN IPM (INTEGRATED PEST MANAGEMENT) PROGRAM. ALL PESTICIDES SHALL BE MADE DURING SITE AND REGION SPECIFIC TIME FRAMES THAT WILL MAXIMIZE THE EFFECTS OF THE CHEMICAL TO CONTROL ANY PESTS OR PATHOGENS AND THAT WILL MAXIMIZE THE CONCEPT OF IPM.

SIGHT VISIBILITY NOTE:  
SHRUBS AND GROUND COVERSS PLANTED WITHIN SIGHT VISIBILITY TRIANGLES SHALL HAVE A MATURE HEIGHT OF NOT MORE THAN 2 FEET. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT AND TOTAL HEIGHT SHALL INCLUDE THE HEIGHT OF ANY MOUNDING.

TREES PLANTED WITHIN SIGHT VISIBILITY TRIANGLES SHALL HAVE A CLEAR TRUNK PRUNED TO A HEIGHT OF 7 FEET OR GREATER UPON INSTALLATION. HEIGHT SHALL BE MEASURED FROM THE EDGE OF PAVEMENT.

LANDSCAPE LEGEND  
TREES

ULMUS PARVIFOLIA  
"CHINESE ELM"  
24" BOX (17)

PISTACHE 'RED PUSH'  
RED PUSH PISTACHE  
24" BOX (12)

EXISTING ELM  
PROTECT FROM  
CONSTRUCTION

SHRUBS  
LEUCOPHYLLUM FRUTESCENS  
"GREEN CLOUD"  
5 GALLON (128)

TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON (44)

EREMOPHILA MACULATA  
VALENTINE EMU BUSH  
5 GALLON (71)

GROUND COVER  
LANTANA MONTEVIDENSIS  
"GOLD MOUND"  
1 GALLON (200)

ACACIA REDOLENS  
"DESERT CARPET" 1m  
1 GALLON (80)

3/4" SCREENED MADISON GOLD  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

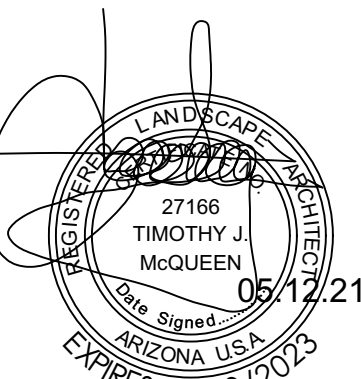
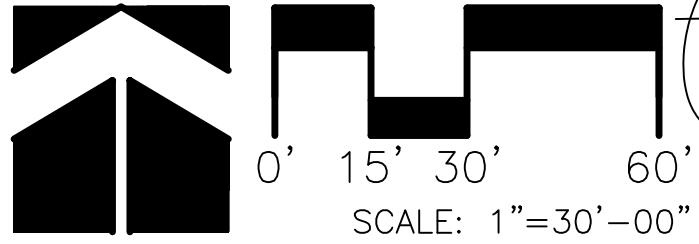
THIS PLAN SHEET DOES NOT HAVE ANY  
LANDSCAPE AREAS THAT WILL BE  
MAINTAINED BY THE CITY OF GOODYEAR.

AS-BUILT NOTES

1. AS-BUILT PLANS SHALL BE SUBMITTED AS BLACK LINE DRAWINGS FOR REVIEW (24"X36" MAX. 4 MIL THICK), UPON APPROVAL A MYLAR COPY OF THE PLANS SHALL BE SUBMITTED FOR SIGNATURE.
2. AS-BUILT PLANS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT WITH THE "AS-BUILT CERTIFICATION" APPROVAL BLOCK.

"AS-BUILT CERTIFICATION"	
I certify that the "AS-BUILT" information shown heron was obtained under my direct supervision and is correct and complete to the best of my knowledge and belief.	
NAME _____	DATE _____
REGISTRATION NO. _____	FIELD ENGINEERING
REVIEWED BY: _____	

LANDSCAPE PLAN



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING

10450 N. 74th Street , Suite 120  
Scottsdale, Arizona 85258  
P.(602)285-0320

EMAIL: timmcqueen@tjmla.net



VIP PRODUCTS  
GOODYEAR, ARIZONA



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TIMOTHY J. McQUEEN

LANDSCAPE ARCHITECT

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