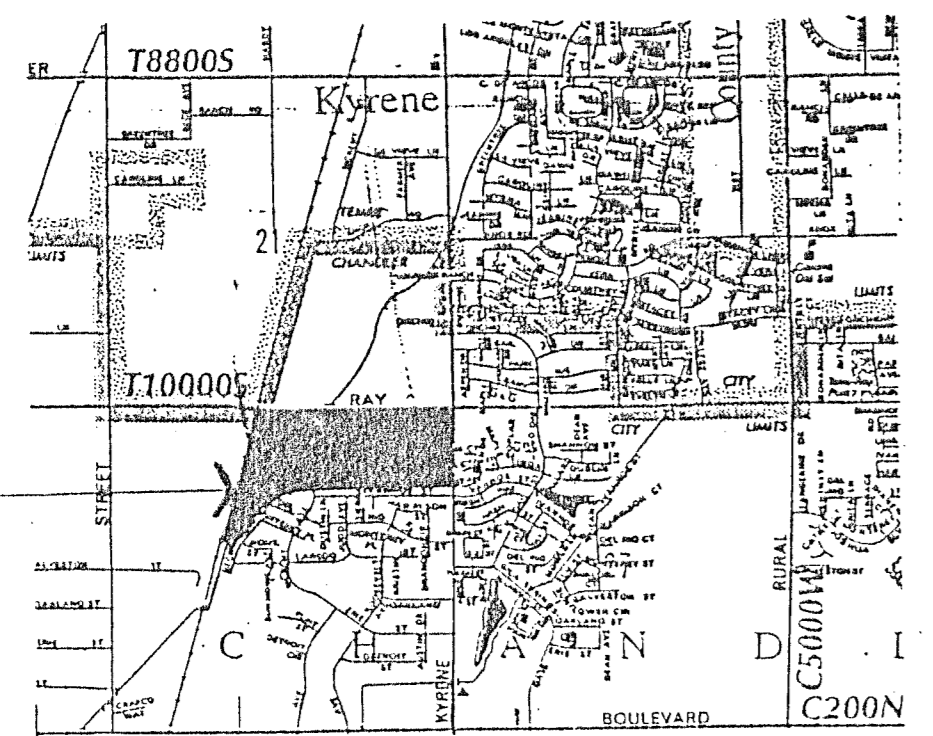
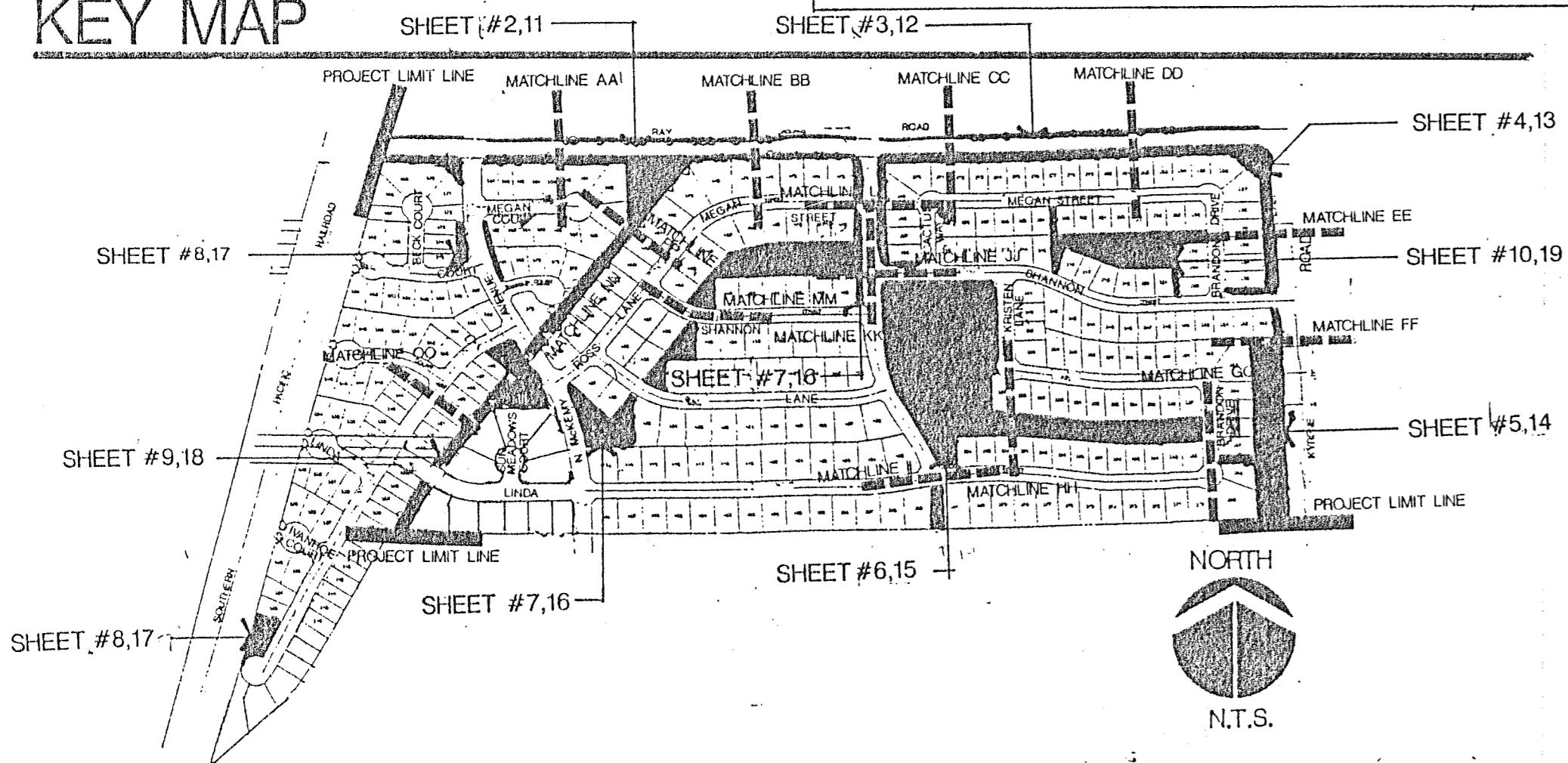


I HEREBY CERTIFY THAT NO TREES OR BOULDERS ARE DESIGNED CLOSER THAN 6' AWAY FROM FACE OF CURB.

REGISTERED LANDSCAPE ARCHITECT DATE 4/14/98

KEY MAP



VICINITY MAP

LANDSCAPE GUARANTEE

ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF NINETY (90) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. PLANT MATERIALS WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1ST. OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED SHALL BE FURTHER GUARANTEED UNTIL MAY 20TH. OF THE FOLLOWING CALENDAR YEAR.

TREES, SHRUBS, VINES, GROUNDERS, AND TURF WHICH HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.

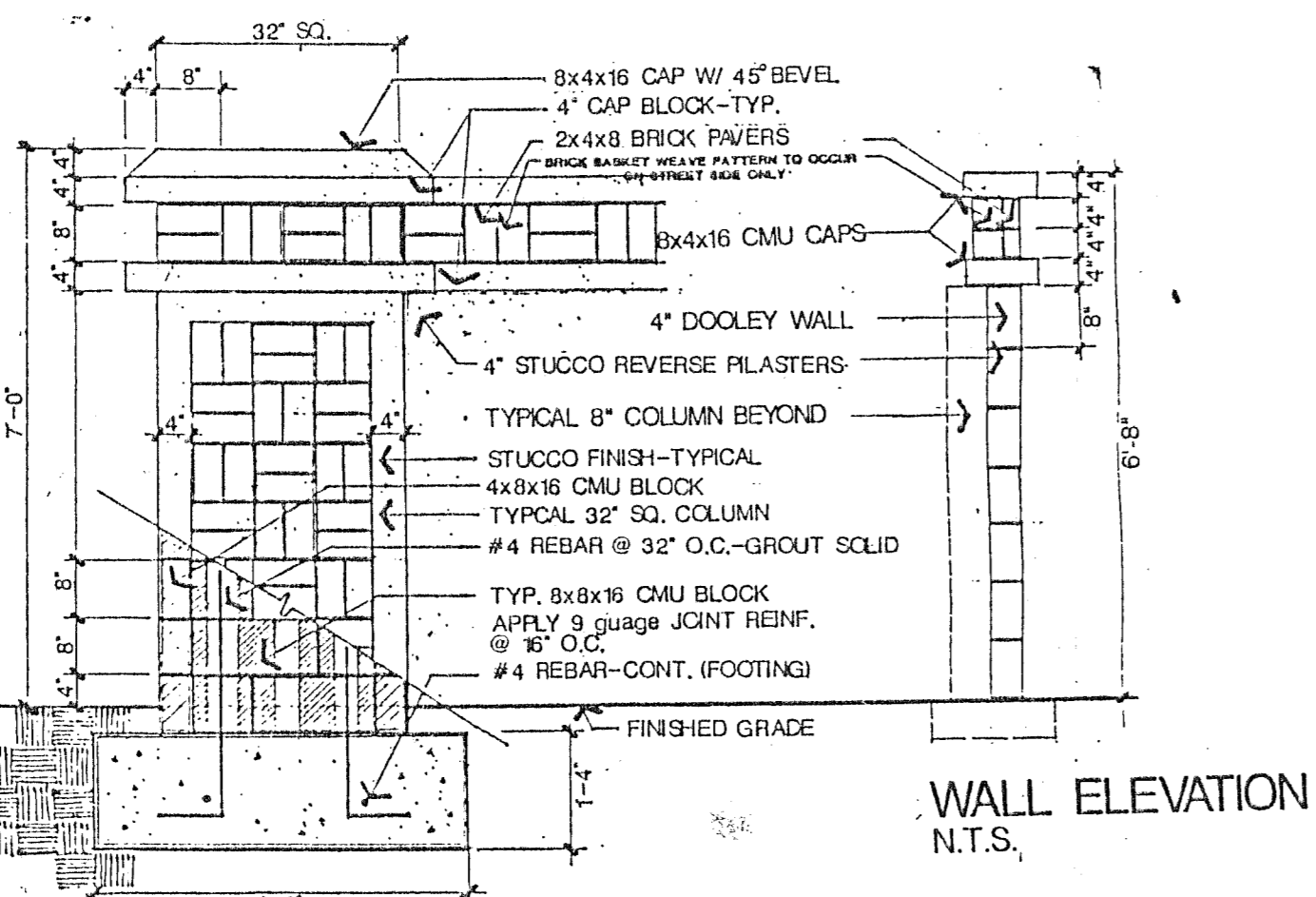
ALL PLANT MATERIALS REQUIRING REPLACEMENT UNDER THE CONDITIONS OF THE CONTRACTOR'S GUARANTEE, SHALL BE REPLACED WITHIN TEN (10) WORKING DAYS FROM THE DATE OF WRITTEN NOTIFICATION FROM THE OWNER OF THE CITY OF CHANDLER.

SITE DATA:

GROSS AREA:	96.05 ac.
NET AREA:	90.18 ac.
PUBLIC STREETS:	18.70 ac. 20% of TOTAL SITE
LOT ACREAGE:	59.23 ac. 67% of TOTAL SITE
LANDSCAPE ACREAGE:	12.25 ac. 13% of TOTAL SITE
SIDEWALK WITHIN LANDSCAPE AREA:	.15 ac. 1% of TOTAL L/S
DECOMPOSED GRANITE:	7.57 ac. 61% of TOTAL L/S
TURF:	4.27 ac. 36% of TOTAL L/S
RIVER RUN ROCK:	.27 ac. 2% of TOTAL L/S
SHRUBS/GROUNDCOVER:	138,093 sq. ft. 40% of TOTAL D.G. AREA 25% of TOTAL L/S

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PLANTING PLAN
3	PLANTING PLAN
4	PLANTING PLAN
5	PLANTING PLAN
6	PLANTING PLAN
7	PLANTING PLAN
8	PLANTING PLAN
9	PLANTING PLAN
10	PLANTING PLAN
11	IRRIGATION PLAN
12	IRRIGATION PLAN
13	IRRIGATION PLAN
14	IRRIGATION PLAN
15	IRRIGATION PLAN
16	IRRIGATION PLAN
17	IRRIGATION PLAN
18	IRRIGATION PLAN
19	IRRIGATION PLAN
20	SITE DETAILS
21	DETAILS
22	SPECIFICATIONS



COLUMN SECTION/ELEVATION N.T.S.  
PERIMETER WALL DETAIL N.T.S.  
TYPICAL TO ENTIRE SITE-TO MATCH EXISTING WARNER RANCH WALLS

SPECIAL INSTRUCTIONS: LANDSCAPE CONTRACTOR TO FERTILIZE ALL TURF AREAS TWO TIMES PERIOD PRIOR TO TURNING OVER TO MAINTENANCE COMPANY.

PLANT LEGEND IS PROVIDED AS A CONVENIENCE ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT QUANTITIES.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	20' HT.	16	SELECT FOR UNIFORMITY
	ACACIA SALICENA	WILLOW ACACIA	15 GAL.	204	SELECT FOR UNIFORMITY
	PROSOPIS CHILENSIS	CHILEAN MESQUITE	24" BOX	280	SELECT FOR UNIFORMITY
	OLEA EUROPEA	'SWAN HILL' OLIVE	24" BOX	149	MULTI-TRUNK/SELECT FOR UNIFORMITY
	BOUGAINVILLEA 'B. KARST'	BOUGAINVILLEA	5 GAL.	52	STAKE TO WALL
	CAESALPINA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.	282	AS SHOWN
	CASSIA PHYLLODENIA	SILVERY CASSIA	5 GAL.	204	
	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL.	136	
	LEUCOPHYLLUM FRUTESCENS	'GREEN CLOUD' TEXAS SAGE	5 GAL.	768	7 'REO BRAVO' TEXAS SAGE IN PARK AREA-120 TOTAL
	LANTANA MONTEVIDENSIS	TRAILING PURPLE LANTANA	1 GAL.	341	
	LANTANA CAMARA	YELLOW MOUND LANTANA	1 GAL.	862	
	NERIUM OLEANDER	'PETITE PINK' OLEANDER	5 GAL.	135	
	TECOMA STANS	ARIZONA YELLOW BELLS	5 GAL.	49	8 SMALL LEAF CULTIVER IN PARK AREA -6 TOTAL
	THEVETIA PERUVIANA	THEVETIA	5 GAL.	220	AS SHOWN
	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL.	1900	4' O.C.
	CASSIA NEMOPHILA	DESERT CASSIA	5 GAL.	503	
	ACACIA REDOLENS	'DESERT CARRPET' ACACIA	1 GAL.	329	
	2" DECOMPOSED GRANITE-3/4" MINUS 'DESERT GOLD'-±			345,233 SQ. FT. (2,877 TONS)	1/4" MINUS 'DESERT GOLD' AROUND BASKETBALL COURT, SEE SHT. #6-±, 1,785 SQ. FT.
	RIVER RUN ROCK (3 PARTS:2"-3", 1 PART: 6"-8" SIZE)-±			12,108 SQ. FT.	
	BRICK HEADER (LAYED SIDE-TO-SIDE)-±			6,892 LIN. FT.	
	STEEL HEADER-±			2,739 LIN. FT.	
	TURF-SEED BY SEASON-±			197,725 SQ. FT.	

LANDSCAPE NOTES:

- Before work begins on the project, the Landscape Contractor shall review the project with the Landscape Architect.
- For clarification of discrepancies between the drawings and the site, it should be brought to the attention of the Landscape Architect prior to beginning work.
- Plants are to be located away from obstructions, such as sprinkler heads, and light fixtures.
- The Landscape Architect is to approve any and all substitutions.
- Landscape Contractor to provide agronomy testing for the site and comply with testing labs recommendations for backfill mix. Submit report to the Landscape Architect.
- Prior to digging, all underground utilities are to be located and protected.
- See the engineering drawings for drainage flows. The Landscape Contractor shall be responsible that these are provided and not impaired with obstructions.
- Plant list provided for Contractor's convenience only. Plants take precedence.
- Stake all trees outside rootball.
- Plant shrubs 2' (or more) away from all headers, sidewalks, or curbs in large landscape areas.
- \*APPLY 3 APPLICATIONS OF PRE-EMERGENT (SURFLAN) BEFORE DECOMPOSED GRANITE INSTALLATION AND AT 90 DAYS AFTER INSTALLATION OF DECOMPOSED GRANITE.

PALM TREE NOTES:

- All palms shall be inspected and approved by the Landscape Architect prior to shipment and/or planting.
- All palms shall be straight and have a uniform or uniformly tapering trunk for their trunk height.
- All palms shall be uniformly pruned of old fronds. Heads shall be trimmed to not less than 10 healthy fronds. Fronds shall be tied uniformly with approved twine. All heads shall be uniform for all trees within the project. Palms shall be completely peeled from grade to fronds.
- All palms shall be planted vertical according to detail on drawings. They shall be planted to either uniform or random heights as indicated on the plan. Height will be measured from finish grade to base of fronds.
- Palms buried less than 5' shall be braced as per detail.
- Locations for palms shall be approved by the Landscape Architect prior to digging planting pits.

NOTE:

ALL TREES (EXCEPT PALMS-20' HT.) ON KYRENE ROAD AND RAY ROAD MUST BE A MIN. 10' HT.

IRRIGATION LEGEND

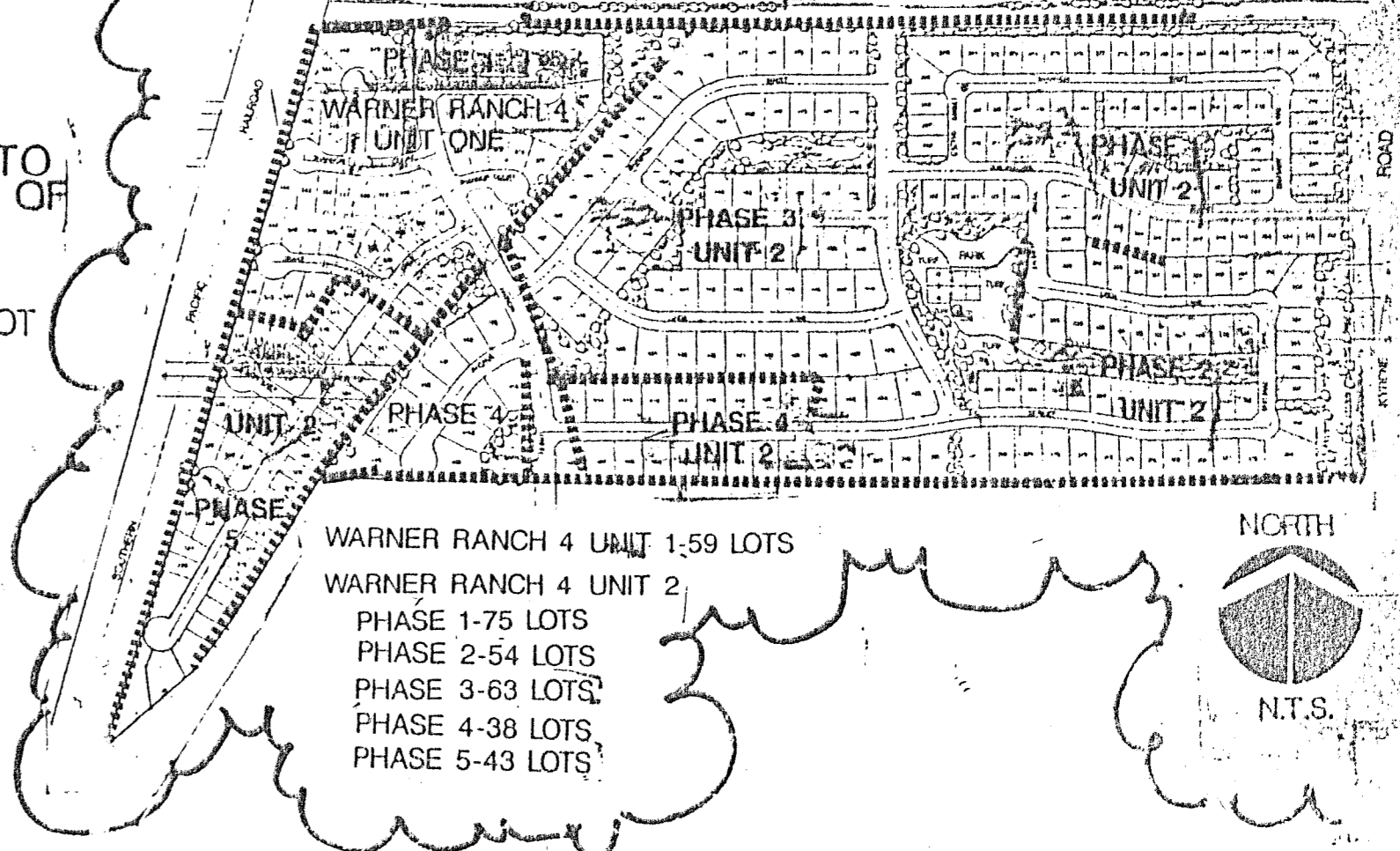
SYMBOL	DESCRIPTION
	HUNTER I-25 POP-UP LAWN SPRINKLERS (NOZZLE #1,2,3)
	NELSON PRO 6002-ADV POP-UP LAWN SPRINKLERS (NOZZLE #6,8,9)
	HUNTER S-TYPE POP-UP LAWN SPRINKLERS (MODEL 15-A,15-F)
	RAINBIRD 1400 SERIES PRESSURE COMPENSATING BUBBLERS (1401-SHRUBS, 1402-TREES)
	3/4" PVC PIPE WITH BOWSMITH EMITTERS AS PER SCHEDULE (SEE DETAIL SHEET)
	FLUSH CAP (SEE DETAIL SHEET)
	RAINBIRD RSI-HLB-15 PRESSURE REGULATOR-AG PRODUCTS 'Y'-STRAINER
	HARDIE 700 SERIES- ELECTRIC VALVE (SIZE AS INDICATED)
	LATERAL LINE-PVC PIPE-CLASS 200 MIN. AS PER SCHEDULE (SEE DETAIL SHEET)
	MAINLINE PVC PIPE-CLASS 200 MIN.-SIZE AS INDICATED
	CONTROLLER AND STATION-COLOR OF CONTROLLER(S) TO MATCH WALL COLOR
	VALVE SIZE
	RAINBIRD RPA SERIES REDUCED PRESSURE BACKFLOW PREVENTER-SIZE AS INDICATED
	METER-BY OTHERS-SIZE AS INDICATED
	RAINMASTER RMB/RME SERIES. WALL-MOUNTED CONTROLLER
	CONTROLLER 'A': RME-12      CONTROLLER 'E': RME-18
	CONTROLLER 'B': RME-18      CONTROLLER 'F': RMB-5
	CONTROLLER 'C': RME-8      CONTROLLER 'G': RMB-5
	CONTROLLER 'D': RME-12

OWNER TO PROVIDE 110V POWER  
LANDSCAPE CONTRACTOR TO VERIFY, PREVIOUS TO INSTALLATION, CITY WATER PRESSURE TO BE A MIN. OF 60 P.S.I.

- NOTES:
- COORDINATE PROGRAMS SO THAT OVERLAP OF STATIONS DOES NOT CAUSE SIGNIFICANT PRESSURE LOSS.
  - IRRIGATION AND ELECTRICAL SLEEVES SCHEDULE 40 OR BETTER. PROVIDE AND SIZE AS REQUIRED.
  - PLACE ALL MAINLINES AND IRRIGATION EQUIPMENT IN LANDSCAPE AREAS (TYP.). LATERAL IS SCHEMATIC.

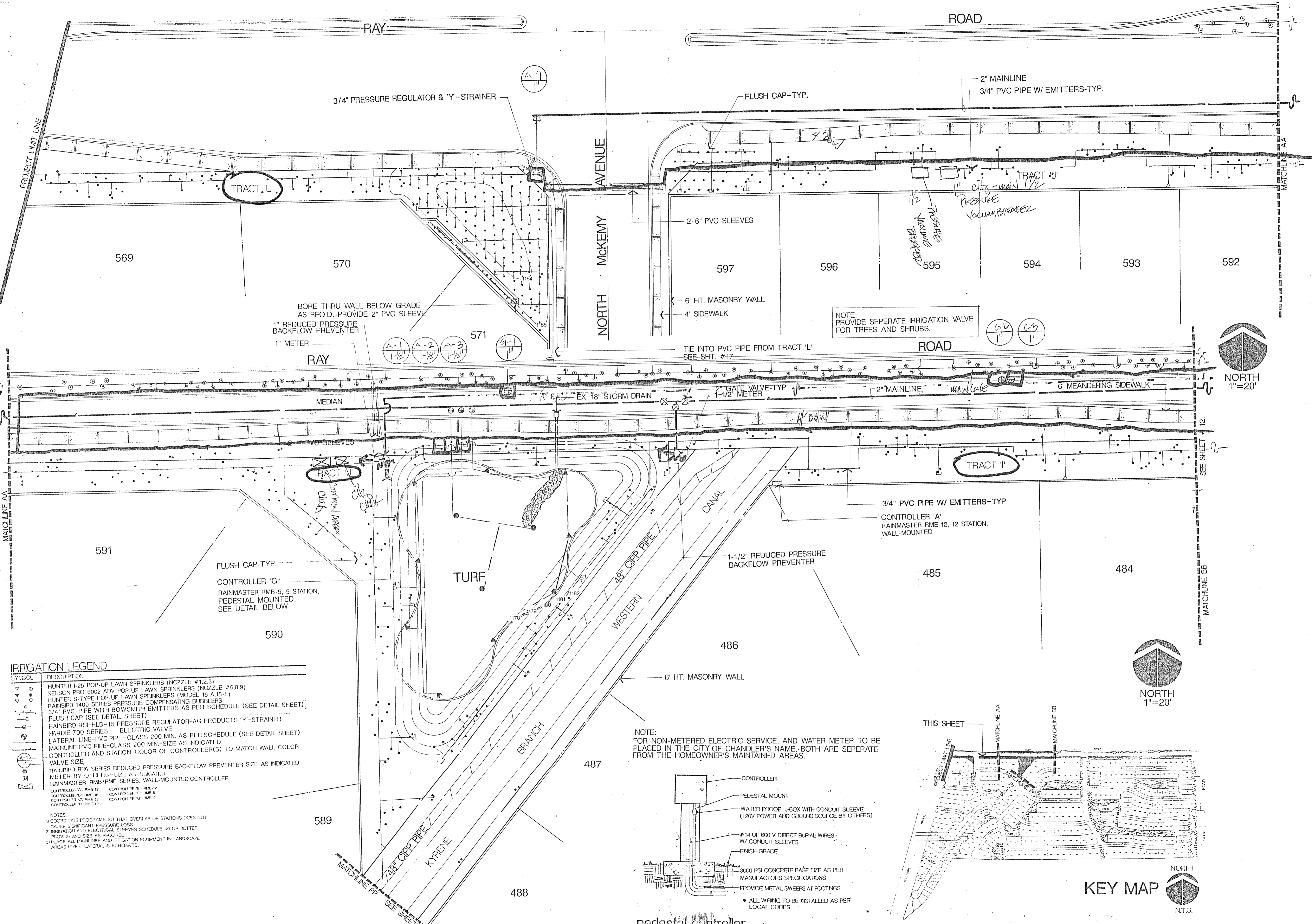
A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING.

PHASING SCHEDULE



NOTE: INTERIOR TRACT LIGHTING WILL BE SHOWN ON STREET LIGHTING PLAN; LIGHTING PLANS FOR ENTIRE PROJECT WILL BE DONE BY S.R.P. AND ARE NOT AVAILABLE AT THIS TIME AS OF 4/14/93

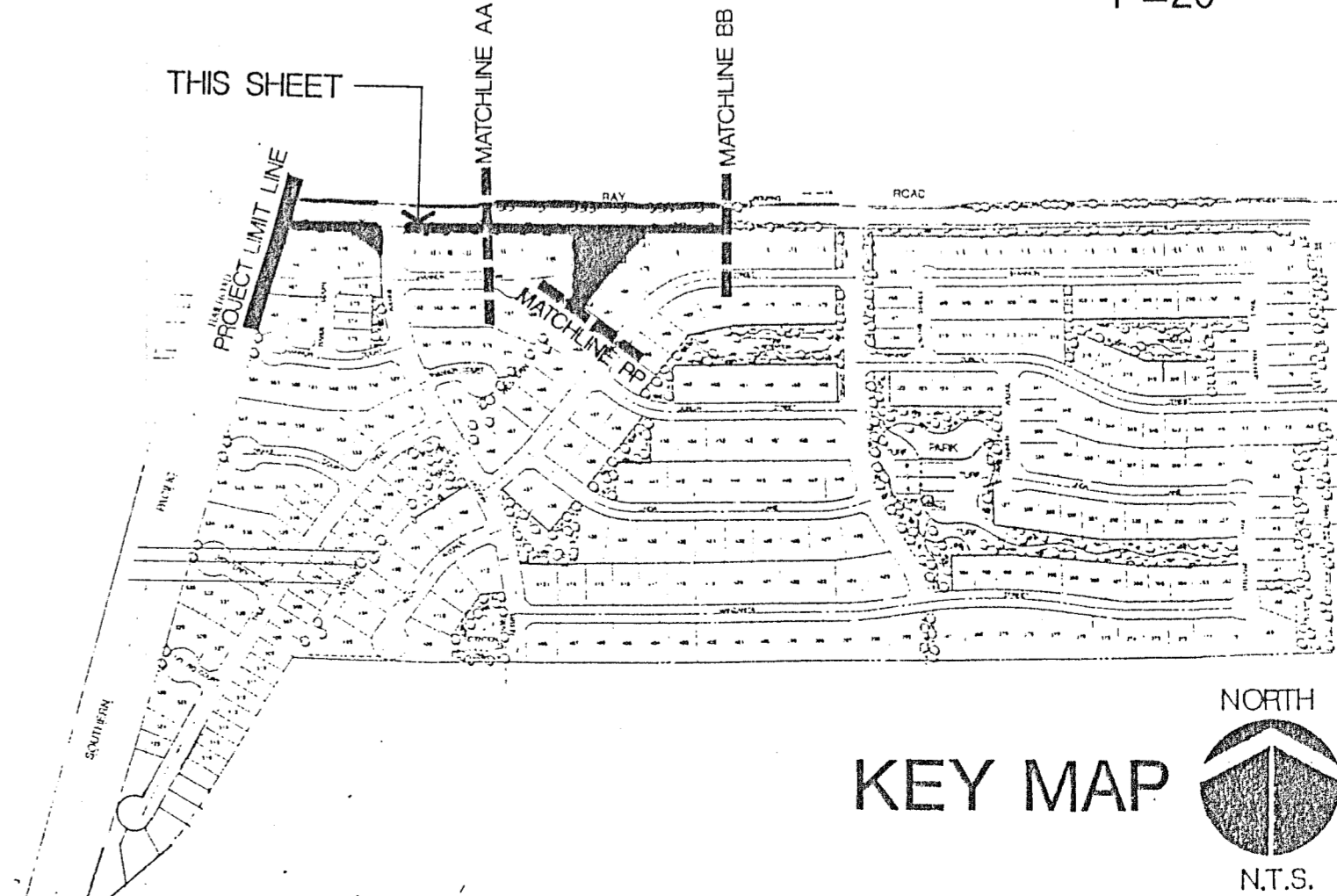
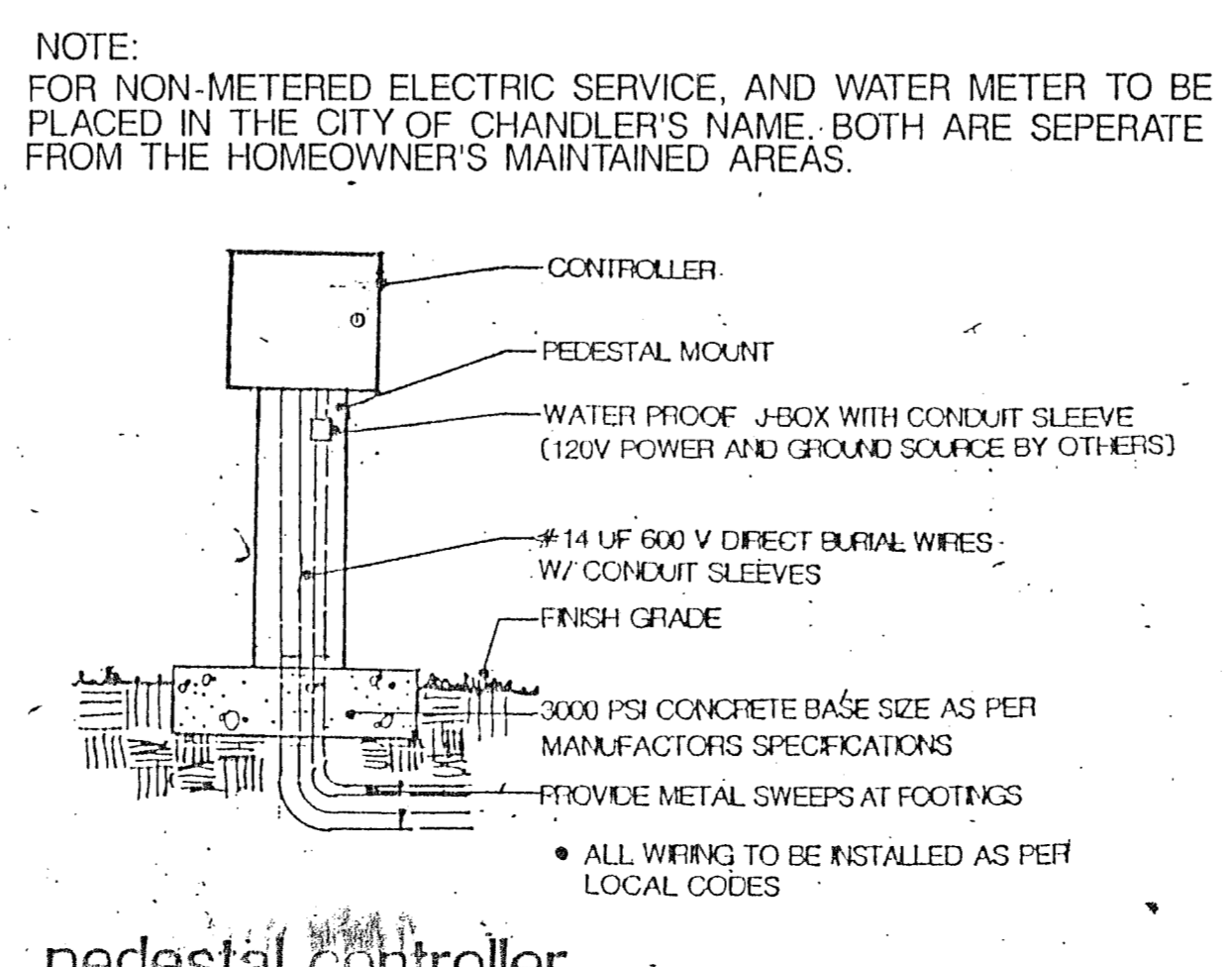
COVER SHEET  
 DESIGN PLUS WEST  
 LANDSCAPE ARCHITECTURE  
 2475 JOSEPH P. ROMANO AV.  
 CHANDLER, ARIZONA 85226  
 (602) 951-7425  
 DRAWN: NR  
 CHECKED: JR  
 JOB NO.  
 SCALE  
 DATE: NOV. 4, 1992  
 REVISION: FEB. 15, 1993  
 APR. 14, 1993  
 WARNER RANCH 4 UNIT 2  
 LOCATED IN: CHANDLER, ARIZONA  
 PREPARED FOR: UDC HOMES, L.P.  
 2475 JOSEPH P. ROMANO AV.  
 CHANDLER, ARIZONA 85226  
 (602) 951-7425  
 1



**IRRIGATION LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	HUNTER I-25 POP-UP LAWN SPRINKLERS (NOZZLE #1.2.3)
(Symbol)	NELSON PRO 6002-ADV POP-UP LAWN SPRINKLERS (NOZZLE #6.8.9)
(Symbol)	HUNTER S-TYPE POP-UP LAWN SPRINKLERS (NOZZLE #15-A,15-F)
(Symbol)	HUNTER 1400 SERIES PRESSURE COMPENSATING BUBBLERS
(Symbol)	RAINBIRD 700 SERIES PRESSURE COMPENSATING BUBBLERS
(Symbol)	3/4" PVC PIPE WITH BOWSMITH EMITTERS AS PER SCHEDULE (SEE DETAIL SHEET)
(Symbol)	FLUSH CAP (SEE DETAIL SHEET)
(Symbol)	RAINBIRD RSI-HLD-15 PRESSURE REGULATOR-AG PRODUCTS 'Y'-STRAINER
(Symbol)	HARDIE 700 SERIES- ELECTRIC VALVE
(Symbol)	LATERAL LINE-PVC PIPE-CLASS 200 MIN. AS PER SCHEDULE (SEE DETAIL SHEET)
(Symbol)	MAINLINE PVC PIPE-CLASS 200 MIN.-SIZE AS INDICATED
(Symbol)	CONTROLLER AND STATION-COLOR OF CONTROLLER(S) TO MATCH WALL COLOR
(Symbol)	VALVE SIZE
(Symbol)	RAINBIRD RPA SERIES REDUCED PRESSURE BACKFLOW PREVENTER-SIZE AS INDICATED
(Symbol)	METER-BY OTHERS-SIZE AS INDICATED
(Symbol)	RAINMASTER RMB/RME SERIES, WALL-MOUNTED CONTROLLER
(Symbol)	CONTROLLER 'A': RMB-12
(Symbol)	CONTROLLER 'B': RME-12
(Symbol)	CONTROLLER 'C': RME-12
(Symbol)	CONTROLLER 'D': RMB-12
(Symbol)	CONTROLLER 'E': RME-12
(Symbol)	CONTROLLER 'F': RMB-5
(Symbol)	CONTROLLER 'G': RMB-5
(Symbol)	CONTROLLER 'H': RMB-5
(Symbol)	CONTROLLER 'I': RME-12

NOTES:  
 1) COORDINATE PROGRAMS SO THAT OVERLAP OF STATIONS DOES NOT CAUSE SIGNIFICANT PRESSURE LOSS.  
 2) IRRIGATION AND ELECTRICAL SCHEDULES 40 OR BETTER, PROVIDE AND SIZE AS REQUIRED.  
 3) PLACE ALL MAINLINES AND IRRIGATION EQUIPMENT IN LANDSCAPE AREAS (TYP.). LATERAL IS SCHEMATIC.



IRRIGATION PLAN

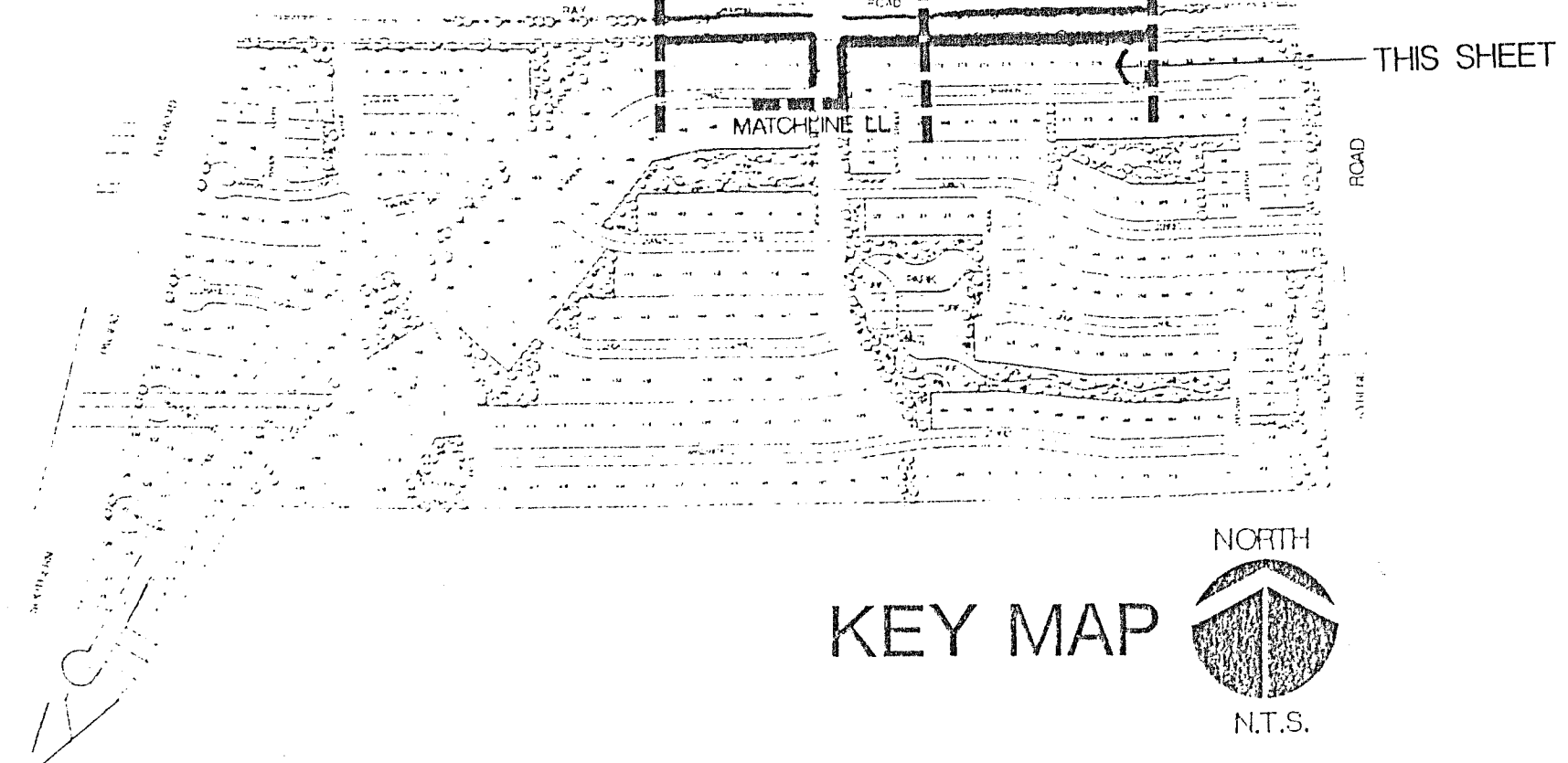
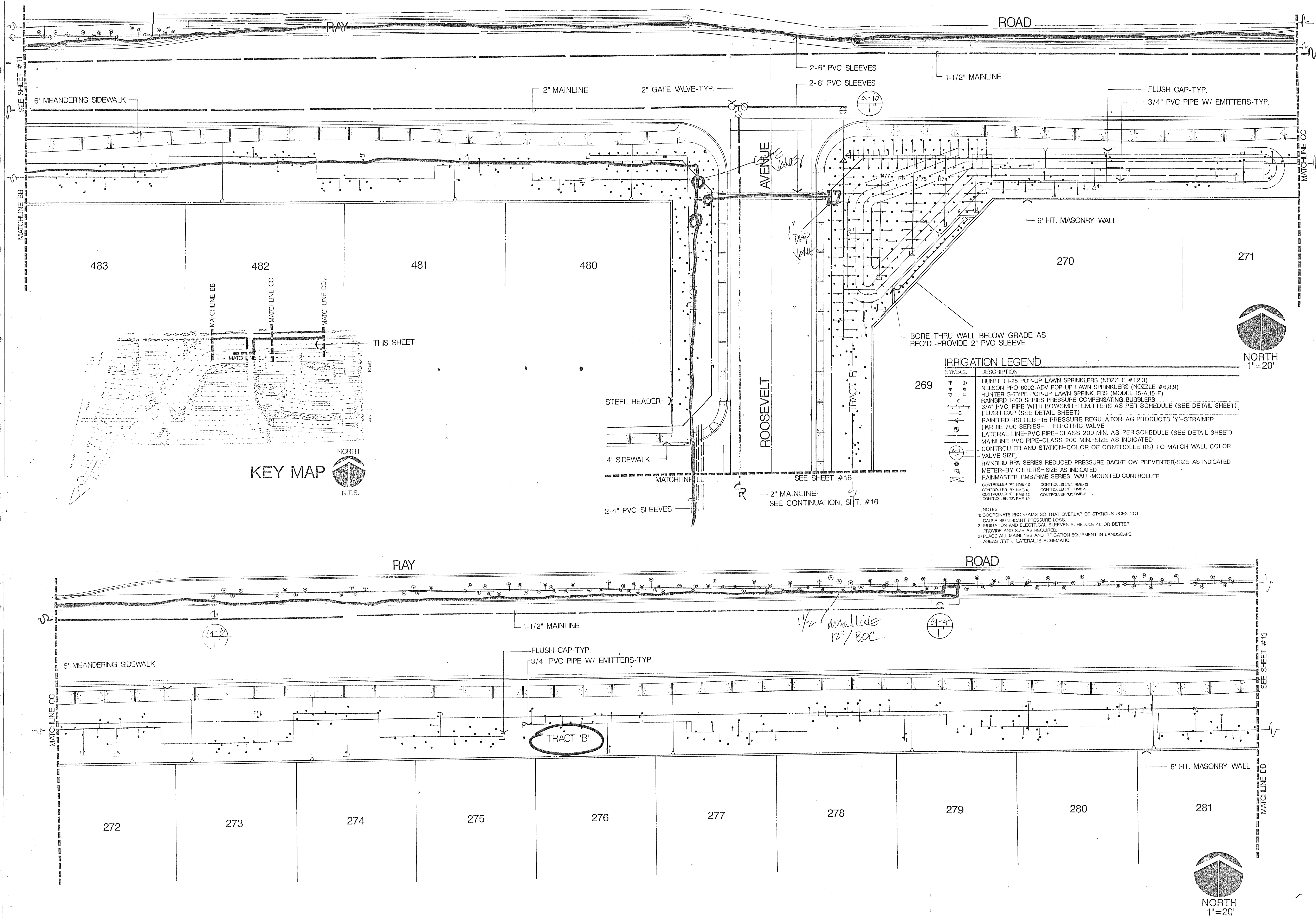
DESIGN plus WEST  
LANDSCAPE ARCHITECTURE  
CITY PLANNING

24743 JOSEPH I. ROMANO  
P.O. BOX 1118  
CHANDLER, ARIZONA 85224  
(602) 957-5121

DRAWN NR  
CHECKED JR  
JOB NO.  
SCALE 1"=20'  
DATE NOV.4.1992  
REVISION FEB.15.1993  
JANUARY 27.1994

Warner Ranch 4  
LOCATED IN: CHANDLER, ARIZONA  
PREPARED FOR: UDC HOMES, L.P.

11



**IRRIGATION LEGEND**

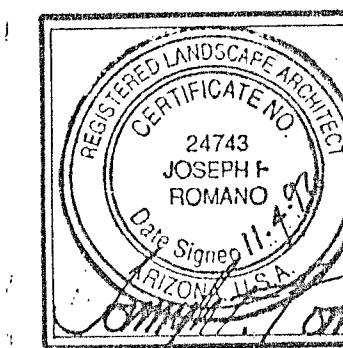
SYMBOL	DESCRIPTION
(Symbol)	HUNTER I-25 POP-UP LAWN SPRINKLERS (NOZZLE #1,2,3)
(Symbol)	NELSON PRO 6002-ADV POP-UP LAWN SPRINKLERS (NOZZLE #6,8,9)
(Symbol)	HUNTER S-TYPE POP-UP LAWN SPRINKLERS (MODEL 15-A,15-F)
(Symbol)	RAINBIRD 1400 SERIES PRESSURE COMPENSATING BUBBLERS
(Symbol)	3/4" PVC PIPE WITH BOWSMITH EMITTERS AS PER SCHEDULE (SEE DETAIL SHEET)
(Symbol)	FLUSH CAP (SEE DETAIL SHEET)
(Symbol)	RAINBIRD RSI-HLB-15 PRESSURE REGULATOR-AG PRODUCTS 'Y'-STRAINER
(Symbol)	IBRDIE 700 SERIES- ELECTRIC VALVE
(Symbol)	LATERAL LINE-PVC PIPE- CLASS 200 MIN. AS PER SCHEDULE (SEE DETAIL SHEET)
(Symbol)	MAINLINE PVC PIPE-CLASS 200 MIN.-SIZE AS INDICATED
(Symbol)	CONTROLLER AND STATION-COLOR OF CONTROLLER(S) TO MATCH WALL COLOR
(Symbol)	VALVE SIZE
(Symbol)	RAINBIRD RPA SERIES REDUCED PRESSURE BACKFLOW PREVENTER-SIZE AS INDICATED
(Symbol)	METER-BY OTHERS- SIZE AS INDICATED
(Symbol)	RAINMASTER RMB/RME SERIES, WALL-MOUNTED CONTROLLER
(Symbol)	CONTROLLER 'A': RME-12
(Symbol)	CONTROLLER 'B': RME-10
(Symbol)	CONTROLLER 'C': RME-12
(Symbol)	CONTROLLER 'D': RME-12
(Symbol)	CONTROLLER 'E': RME-12
(Symbol)	CONTROLLER 'F': RMB-5
(Symbol)	CONTROLLER 'G': RMB-5
(Symbol)	CONTROLLER 'H': RMB-5
(Symbol)	CONTROLLER 'I': RMB-5
(Symbol)	CONTROLLER 'J': RMB-5
(Symbol)	CONTROLLER 'K': RMB-5
(Symbol)	CONTROLLER 'L': RMB-5
(Symbol)	CONTROLLER 'M': RMB-5
(Symbol)	CONTROLLER 'N': RMB-5
(Symbol)	CONTROLLER 'O': RMB-5
(Symbol)	CONTROLLER 'P': RMB-5
(Symbol)	CONTROLLER 'Q': RMB-5
(Symbol)	CONTROLLER 'R': RMB-5
(Symbol)	CONTROLLER 'S': RMB-5
(Symbol)	CONTROLLER 'T': RMB-5
(Symbol)	CONTROLLER 'U': RMB-5
(Symbol)	CONTROLLER 'V': RMB-5
(Symbol)	CONTROLLER 'W': RMB-5
(Symbol)	CONTROLLER 'X': RMB-5
(Symbol)	CONTROLLER 'Y': RMB-5
(Symbol)	CONTROLLER 'Z': RMB-5

**NOTES:**  
 1) COORDINATE PROGRAMS SO THAT OVERLAP OF STATIONS DOES NOT CAUSE SIGNIFICANT PRESSURE LOSS.  
 2) IRRIGATION AND ELECTRICAL SLEEVES SCHEDULE 40 OR BETTER. PROVIDE AND SEE AS REQUIRED.  
 3) PLACE ALL MAINLINES AND IRRIGATION EQUIPMENT IN LANDSCAPE AREAS (TYP.). LATERAL IS SCHEMATIC.

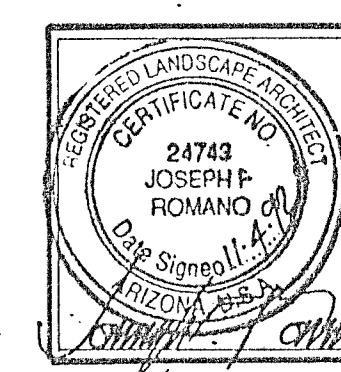
IRRIGATION PLAN  
 DESIGN plus WEST  
 LANDSCAPE ARCHITECTURE  
 GOLF ARCHITECTURE  
 PLANNING  
 701 S. FOREST AVE.  
 GAINESVILLE, FL 32609

DRAWN NR  
 CHECKED JR  
 JOB NO.  
 SCALE 1"=20'  
 DATE NOV.4,1992  
 REVISION FEB.15,1993

**Warner Ranch 4**  
 LOCATED IN: CHANDLER, ARIZONA  
 PREPARED FOR: UDC HOMES, L.P.



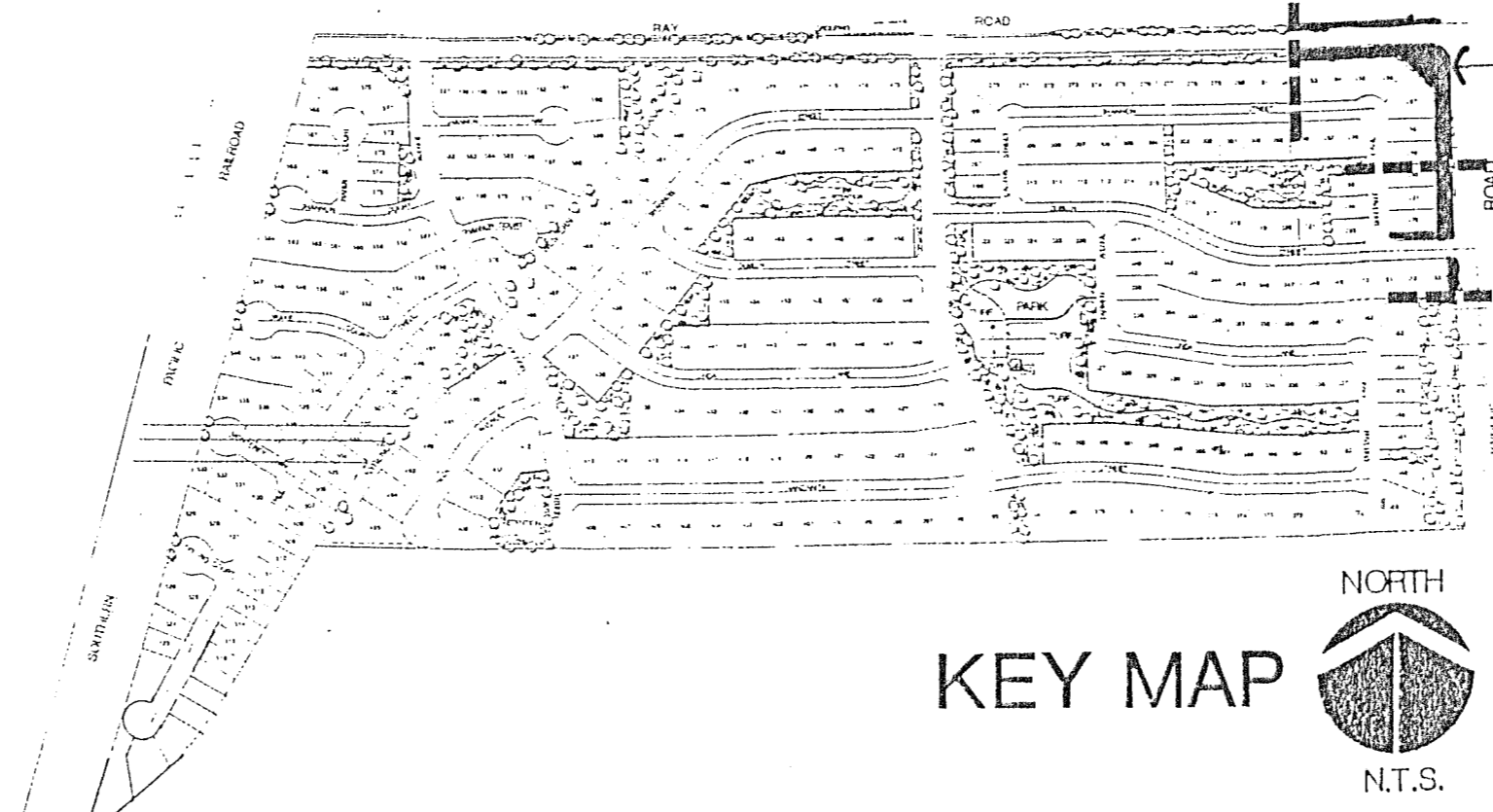
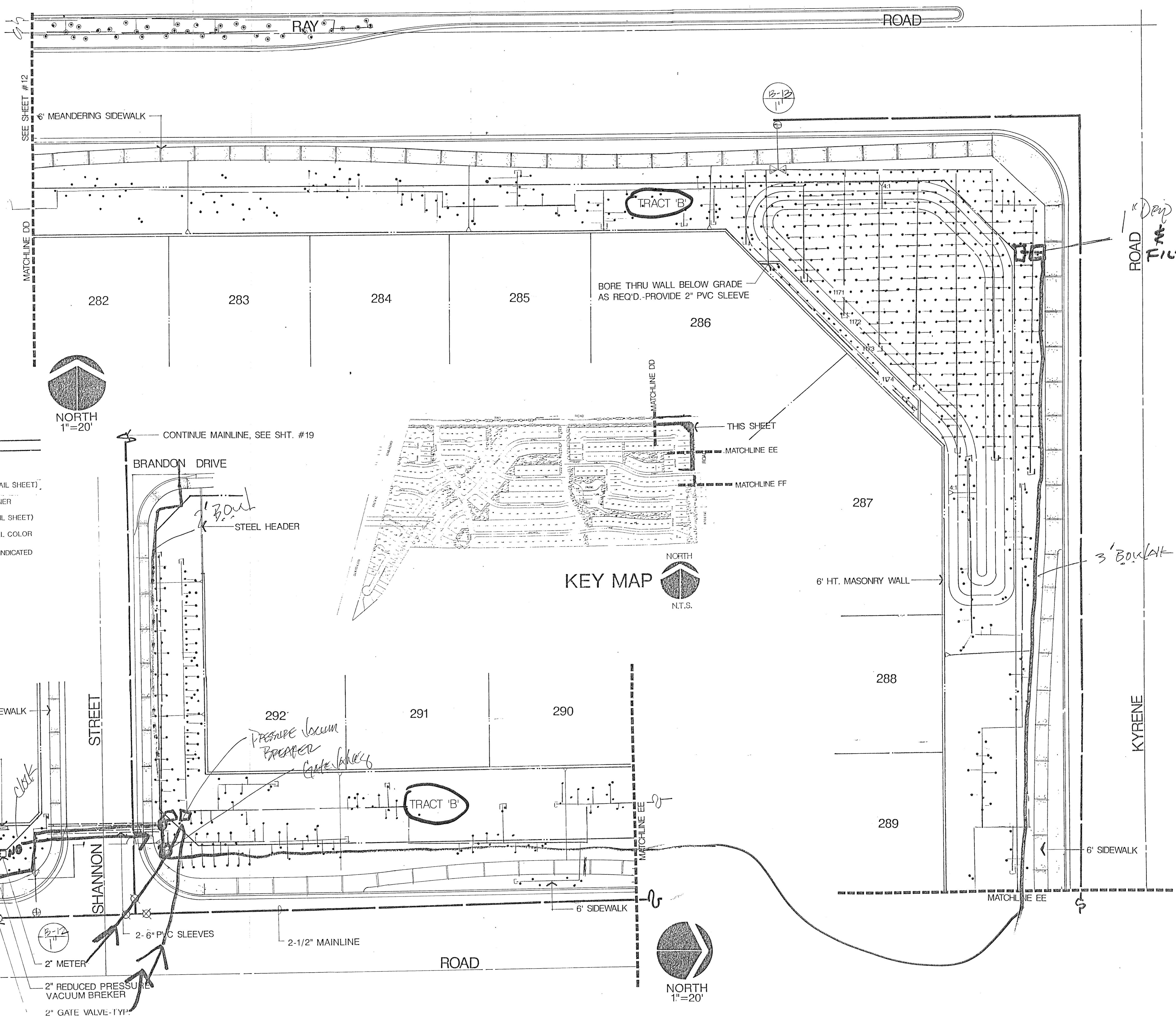
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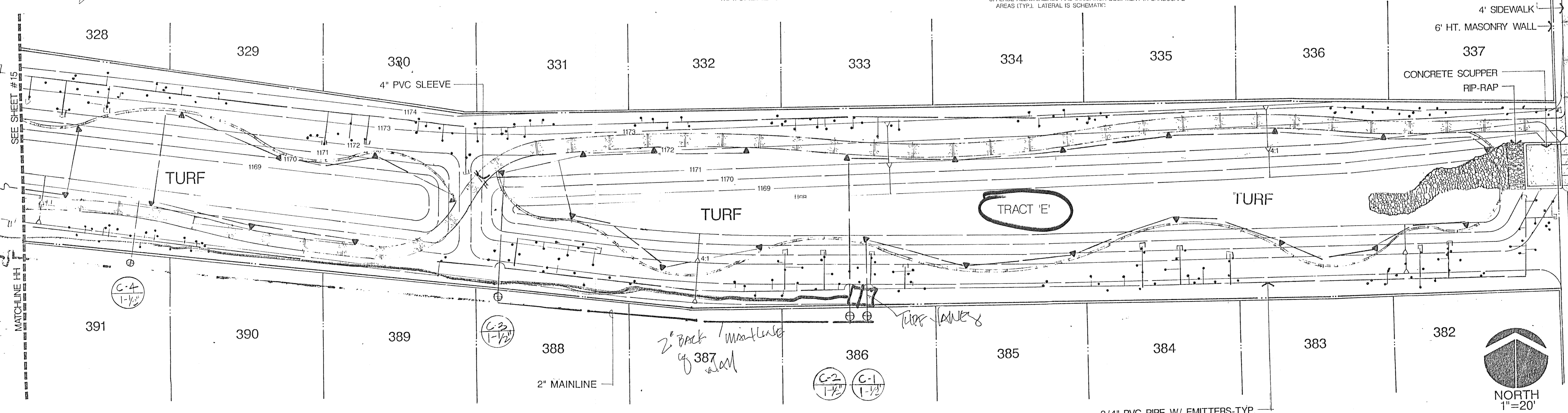
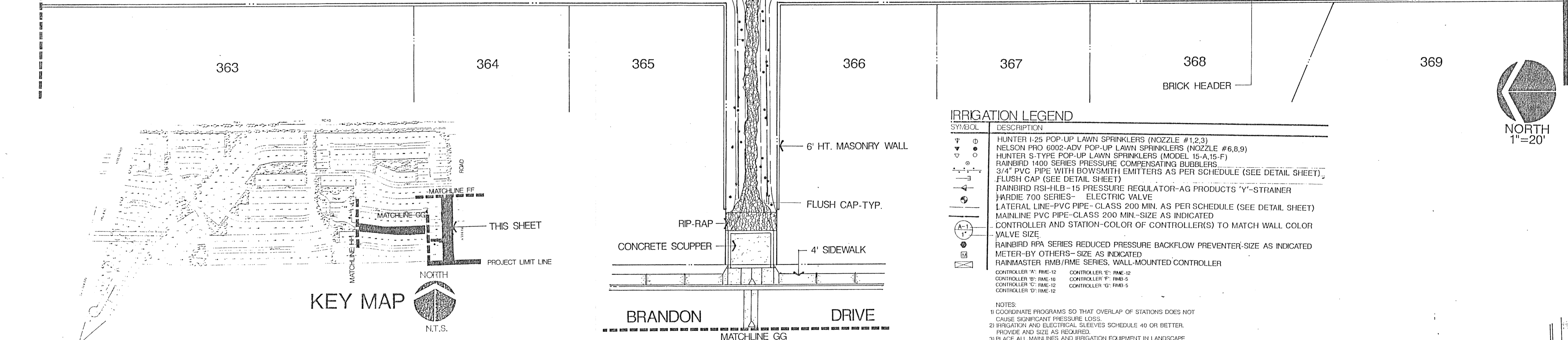
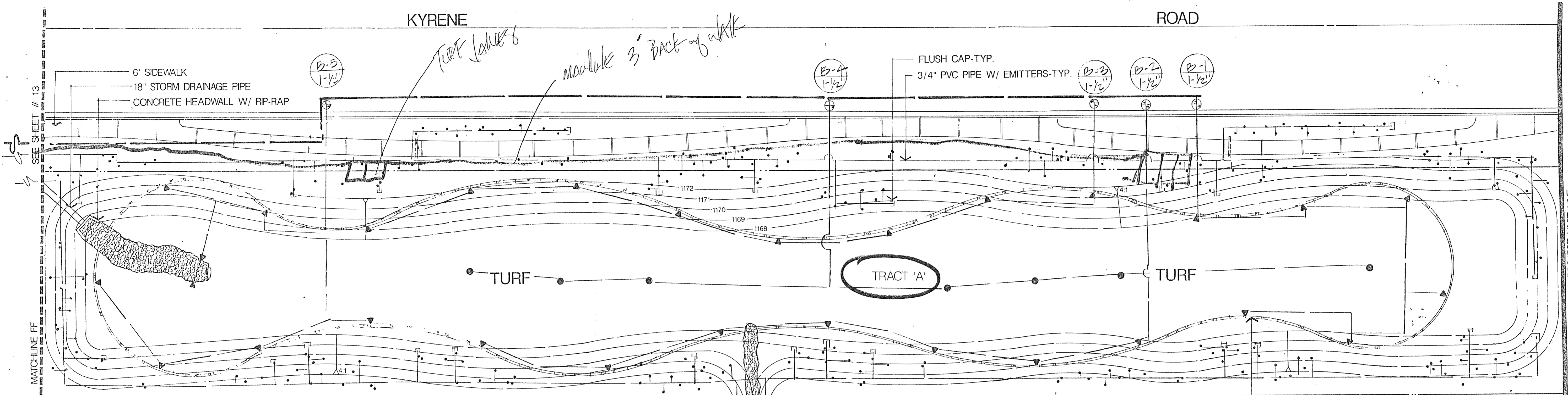


**IRRIGATION LEGEND**

SYMBOL	DESCRIPTION
	HUNTER I-25 POP-UP LAWN SPRINKLERS (NOZZLE #1,2,3)
	NELSON PRO 6002-ADV POP-UP LAWN SPRINKLERS (NOZZLE #6,8,9)
	HUNTER S-TYPE POP-UP LAWN SPRINKLERS (MODEL 15-A,15-F)
	RAINBIRD 1400 SERIES PRESSURE COMPENSATING BUBBLERS
	3/4" PVC PIPE WITH BOWSMITH EMITTERS AS PER SCHEDULE (SEE DETAIL SHEET)
	FLUSH CAP (SEE DETAIL SHEET)
	RAINBIRD RSI-HLD-15 PRESSURE REGULATOR-AG PRODUCTS "Y"-STRAINER
	HARDIE 700 SERIES- ELECTRIC VALVE
	LATERAL LINE-PVC PIPE- CLASS 200 MIN. AS PER SCHEDULE (SEE DETAIL SHEET)
	MAINLINE PVC PIPE-CLASS 200 MIN.-SIZE AS INDICATED
	CONTROLLER AND STATION-COLOR OF CONTROLLER(S) TO MATCH WALL COLOR
	VALVE SIZE
	RAINBIRD RPA SERIES REDUCED PRESSURE BACKFLOW PREVENTER-SIZE AS INDICATED
	METER-BY OTHERS- SIZE AS INDICATED
	RAINMASTER RMB/RME SERIES, WALL-MOUNTED CONTROLLER
	CONTROLLER "A"-RME-12
	CONTROLLER "E"-RME-12
	CONTROLLER "B"-RME-18
	CONTROLLER "F"-RMB-5
	CONTROLLER "C"-RME-12
	CONTROLLER "G"-RMB-5
	CONTROLLER "D"-RME-12

**NOTES:**  
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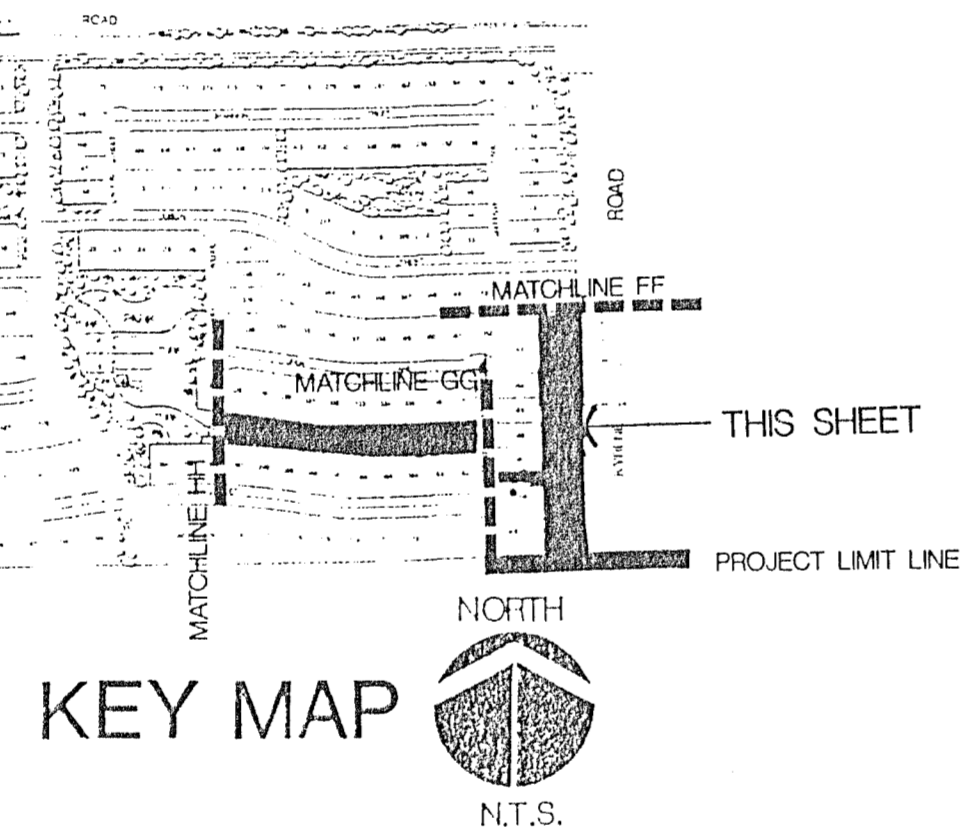




**IRRIGATION LEGEND**

SYMBOL	DESCRIPTION
(Symbol: Sprinkler)	HUNTER I-25 POP-UP LAWN SPRINKLERS (NOZZLE #1,2,3)
(Symbol: Sprinkler)	NELSON PRO 6002-ADV POP-UP LAWN SPRINKLERS (NOZZLE #6,8,9)
(Symbol: Sprinkler)	HUNTER S-TYPE POP-UP LAWN SPRINKLERS (MODEL 15-A,15-F)
(Symbol: Sprinkler)	RAINBIRD 1400 SERIES PRESSURE COMPENSATING BUBBLERS
(Symbol: Pipe)	3/4" PVC PIPE WITH BOWSMITH EMITTERS AS PER SCHEDULE (SEE DETAIL SHEET)
(Symbol: Cap)	FLUSH CAP (SEE DETAIL SHEET)
(Symbol: Valve)	RAINBIRD RSI-HLB-15 PRESSURE REGULATOR-AG PRODUCTS "Y"-STRAINER
(Symbol: Valve)	HARDIE 700 SERIES- ELECTRIC VALVE
(Symbol: Lateral)	LATERAL LINE-PVC PIPE-CLASS 200 MIN. AS PER SCHEDULE (SEE DETAIL SHEET)
(Symbol: Mainline)	MAINLINE PVC PIPE-CLASS 200 MIN-SIZE AS INDICATED
(Symbol: Controller)	CONTROLLER AND STATION-COLOR OF CONTROLLER(S) TO MATCH WALL COLOR
(Symbol: Valve)	VALVE SIZE
(Symbol: Backflow)	RAINBIRD RPA SERIES REDUCED PRESSURE BACKFLOW PREVENTER-SIZE AS INDICATED
(Symbol: Meter)	METER-BY OTHERS-SIZE AS INDICATED
(Symbol: Controller)	RAINMASTER RMB/RME SERIES, WALL-MOUNTED CONTROLLER

**NOTES:**  
 1) COORDINATE PROGRAMS SO THAT OVERLAP OF STATIONS DOES NOT CAUSE SIGNIFICANT PRESSURE LOSS.  
 2) IRRIGATION AND ELECTRICAL SLEEVES SCHEDULE 40 OR BETTER. PROVIDE AND SIZE AS REQUIRED.  
 3) PLACE ALL MAINLINES AND IRRIGATION EQUIPMENT IN LANDSCAPE AREAS (TYP.). LATERAL IS SCHEMATIC.



SEE SHEET # 13  
MATCHLINE FF  
SEE SHEET # 15  
MATCHLINE HH

PROJECT LIMIT LINE  
BRANDON DRIVE  
BRANDON DRIVE  
MATCHLINE GG

KYRENE ROAD

ROAD

TURF

TRACT 'A'

TURF

363

364

365

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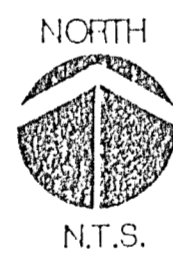
368

369

BRICK HEADER



KEY MAP



BRANDON DRIVE

DRIVE

MATCHLINE GG

328

329

330

331

332

333

334

335

336

4' SIDEWALK  
6' HT. MASONRY WALL

CONCRETE SCUPPER  
RIP-RAP

DRIVE

TURF

TURF

TRACT 'E'

TURF

391

390

389

388

386

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383

382

2" MAINLINE

3/4" PVC PIPE W/ EMITTERS-TYP.



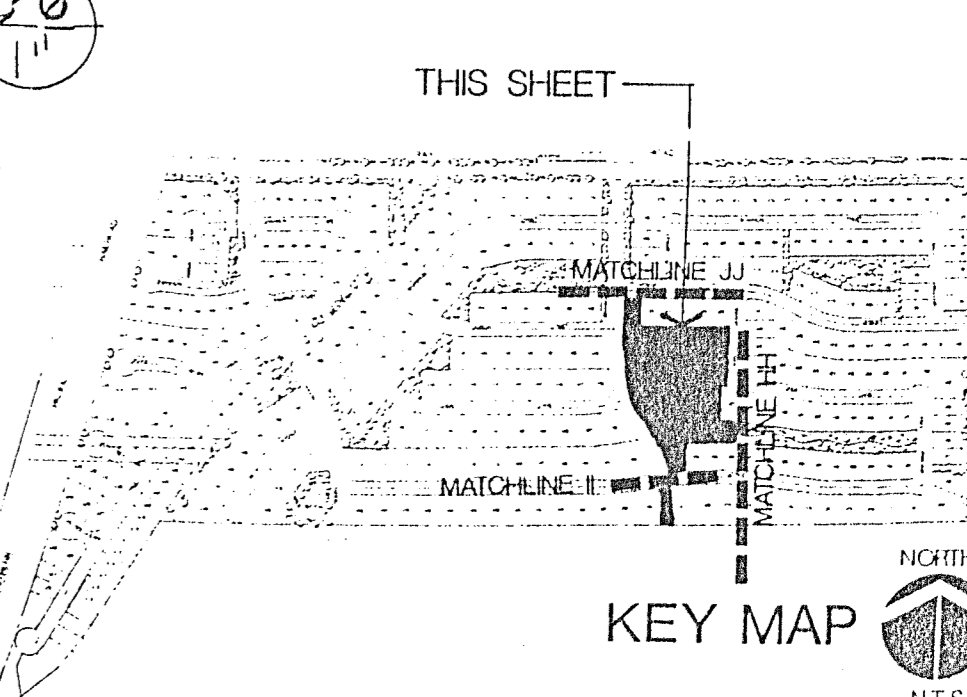
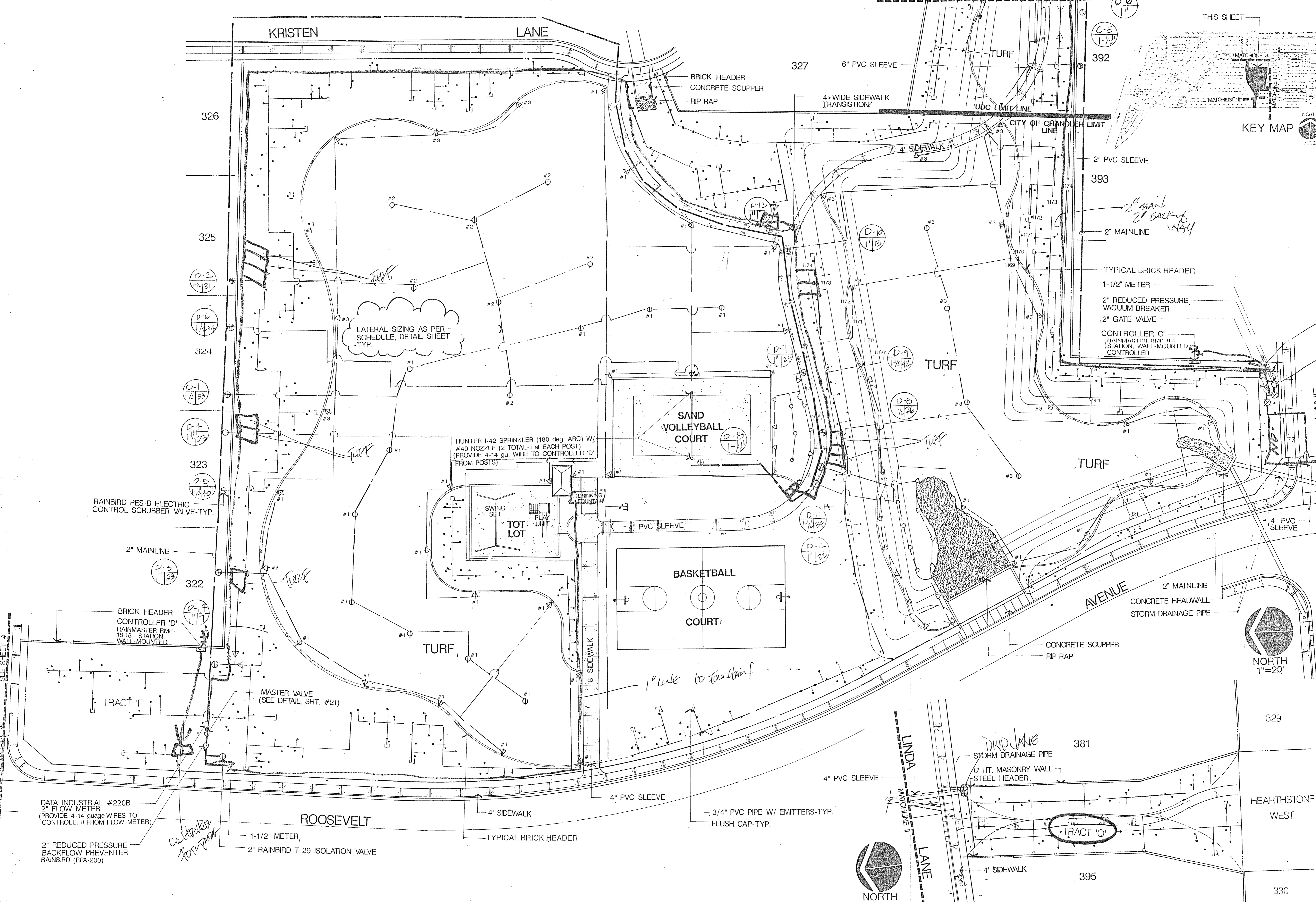
IRRIGATION PLAN  
DESIGN plus WEST  
LANDSCAPE ARCHITECTURE  
CARPENTERS, IRRIGATION  
DESIGN, TURF, TREE  
PLANTING, WATER  
FEATURES, LIGHTING  
DESIGN, ETC.

DRAWN NR  
CHECKED JR  
JOB NO.  
SCALE 1"=20'  
DATE NOV.4.1992  
REVISION FEB.15.1993

Warner Ranch 4  
LOCATED IN: CHANDLER, ARIZONA  
PREPARED FOR: UDC HOMES, L.P.



14

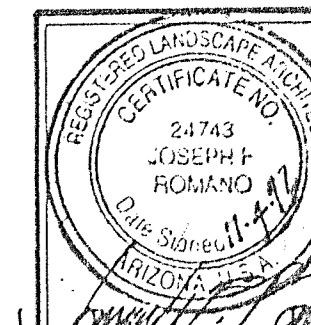


IRRIGATION PLAN  
 DESIGN plus WEST  
 LANDSCAPE ARCHITECTURE  
 1111 N. 10TH AVENUE  
 PHOENIX, AZ 85006  
 PHONE: 602-998-7777  
 FAX: 602-998-7778

DRAWN NR  
 CHECKED JR  
 JOB NO.  
 SCALE 1"=20'  
 DATE NOV. 4, 1992  
 REVISION FEB. 15, 1999  
 APR. 14, 1999

PRESSURE  
 VACUUM  
 Controller

LINDA LANE  
 MATCHLINE II  
**Warner Ranch 4**  
 LOCATED IN: CHANDLER, ARIZONA  
 PREPARED FOR: UDCLIMIT LINE, L.P.



15

SEE SHEET #

DATA INDUSTRIAL #220B  
 2" FLOW METER  
 (PROVIDE 4-14 GAUGE WIRES TO  
 CONTROLLER FROM FLOW METER)

2" REDUCED PRESSURE  
 BACKFLOW PREVENTER  
 RAINBIRD (RPA-200)

Controller  
 Tot Lot

MASTER VALVE  
 (SEE DETAIL, SHT. #21)

HUNTER I-42 SPRINKLER (180 DEG. ARC) W/  
 #40 NOZZLE (2 TOTAL-1 AT EACH POST)  
 (PROVIDE 4-14 GA. WIRE TO CONTROLLER 'D'  
 FROM POSTS)

SAND  
 VOLLEYBALL  
 COURT

BASKETBALL  
 COURT

SWING  
 SET  
 PLAY  
 UNIT  
 TOT  
 LOT

RAINBIRD PES-B ELECTRIC  
 CONTROL SCRUBBER VALVE-TYP.

2" MAINLINE

D-3  
 1 1/2" 23

D-7  
 1 1/2" 23

D-5  
 1 1/2" 40

D-4  
 1 1/2" 25

D-1  
 1 1/2" 33

D-1  
 1 1/2" 33

D-6  
 1 1/2" 34

D-2  
 1 1/2" 31

D-11  
 1 1/2" 34

D-12  
 1 1/2" 22

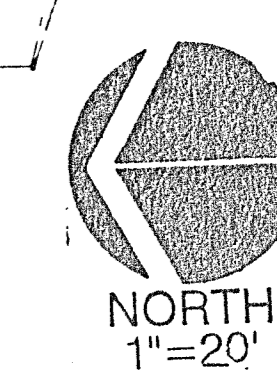
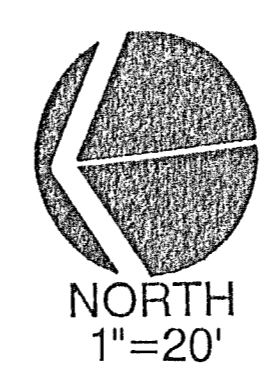
D-8  
 1 1/2" 26

D-9  
 1 1/2" 42

D-10  
 1 1/2" 13

D-13  
 1 1/2" 11

TRACT 'Q'



329

HEARTHSTONE  
 WEST

330

395

381

393

392

327

326

325

324

323

322

ROOSEVELT

KRISTEN

LANE

LINDA  
 LANE  
 MATCHLINE II

THIS SHEET

KEY MAP

CITY OF CHANDLER LIMIT  
 LINE

UDCLIMIT LINE

4' WIDE SIDEWALK  
 TRANSITION

4' SIDEWALK

2" PVC SLEEVE

2" MAINLINE

TYPICAL BRICK HEADER

1-1/2" METER

2" REDUCED PRESSURE  
 VACUUM BREAKER

2" GATE VALVE

CONTROLLER 'C'  
 (RAINBIRD RHE-100)  
 STATION: WALL-MOUNTED  
 CONTROLLER

CONCRETE HEADWALL  
 STORM DRAINAGE PIPE

2" MAINLINE

CONCRETE SCUPPER

RIP-RAP

4" PVC SLEEVE

4" PVC SLEEVE

4" PVC SLEEVE

4" PVC SLEEVE

4" PVC SLEEVE

4" PVC SLEEVE

4" PVC SLEEVE

4" PVC SLEEVE

4" PVC SLEEVE

4" PVC SLEEVE

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4" PVC SLEEVE

4" PVC SLEEVE

4" PVC SLEEVE

4" PVC SLEEVE

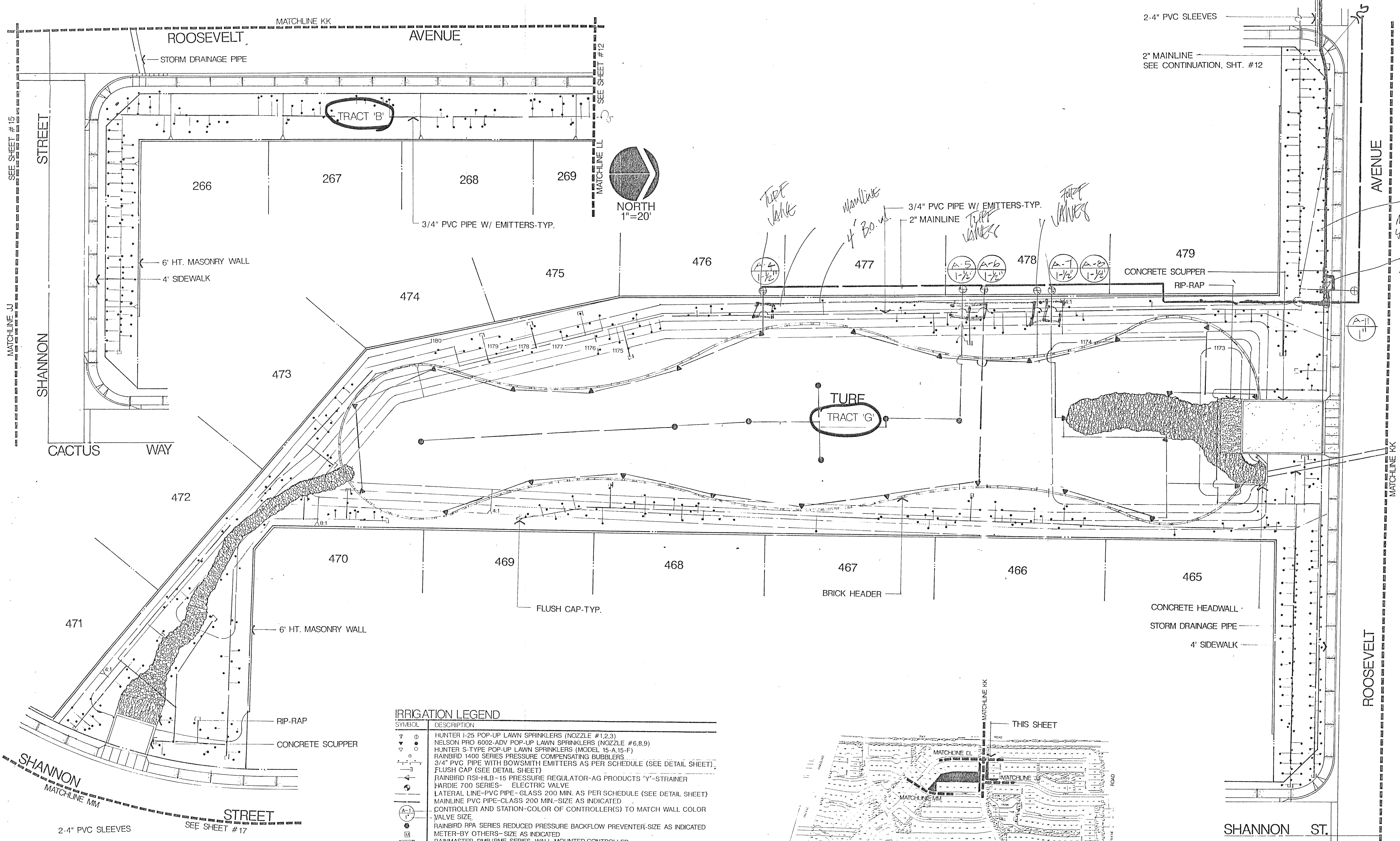
4" PVC SLEEVE

4" PVC SLEEVE

4" PVC SLEEVE

4" PVC SLEEVE

4" PVC SLEEVE



SEE SHEET # 15  
MATCHLINE JJ  
SHANNON STREET  
MATCHLINE MM  
2-4" PVC SLEEVES  
SEE SHEET # 17

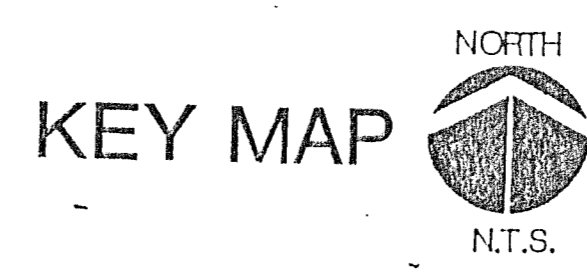
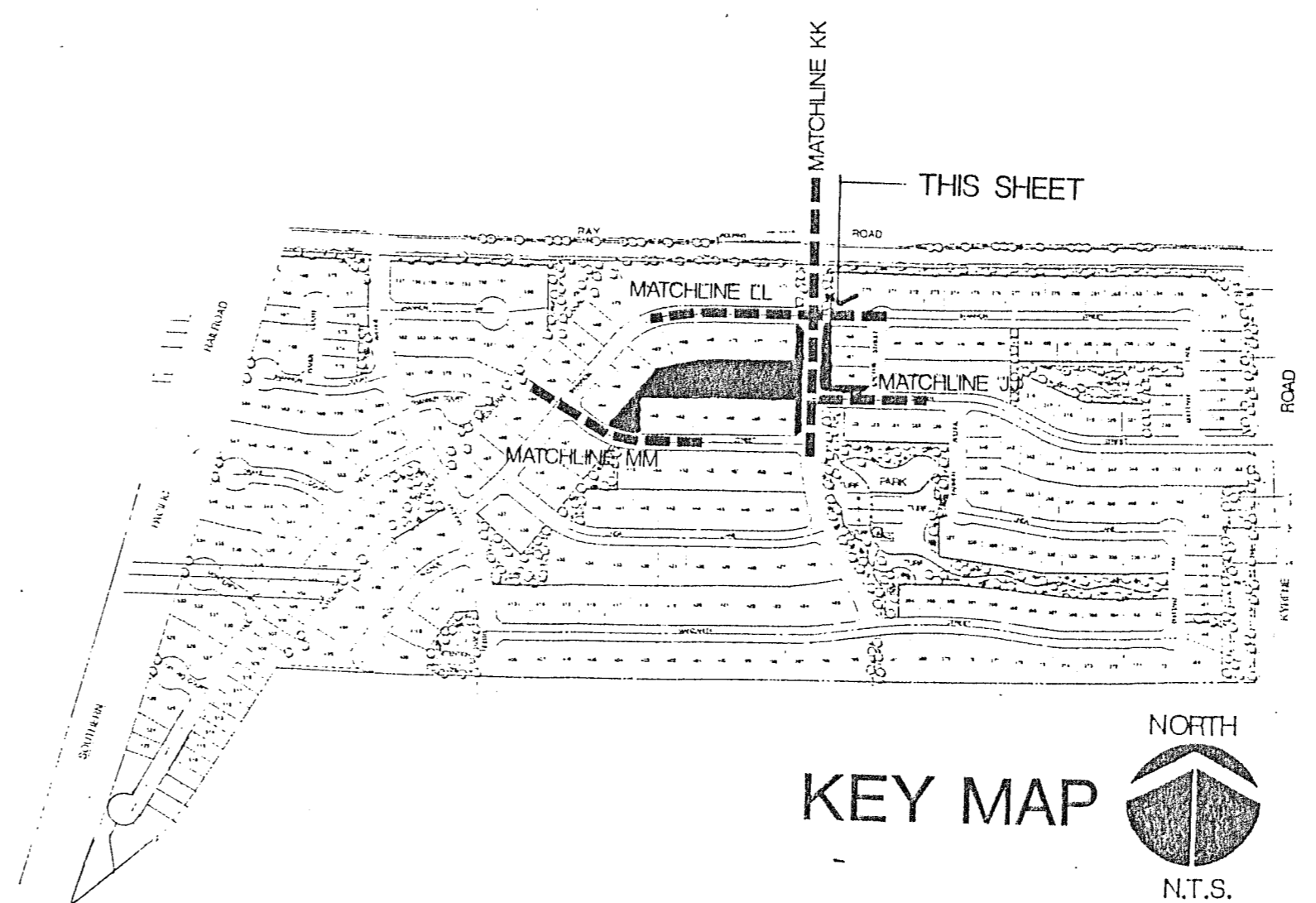
2-4" PVC SLEEVES  
2" MAINLINE  
SEE CONTINUATION, SHT. #12  
AVENUE  
CONCRETE SCUPPER  
RIP-RAP  
CONCRETE HEADWALL  
STORM DRAINAGE PIPE  
4' SIDEWALK  
SHANNON ST.  
ROOSEVELT



**IRRIGATION LEGEND**

SYMBOL	DESCRIPTION
⊙	HUNTER I-25 POP-UP LAWN SPRINKLERS (NOZZLE #1,2,3)
⊙	NELSON PRO 6002-ADV POP-UP LAWN SPRINKLERS (NOZZLE #6,8,9)
⊙	HUNTER S-TYPE POP-UP LAWN SPRINKLERS (MODEL 15-A-15-F)
⊙	RAINBIRD 1400 SERIES PRESSURE COMPENSATING BUBBLERS
⊙	3/4" PVC PIPE WITH BOWSMITH EMITTERS AS PER SCHEDULE (SEE DETAIL SHEET)
⊙	FLUSH CAP (SEE DETAIL SHEET)
⊙	RAINBIRD RSI-HLB-15 PRESSURE REGULATOR-AG PRODUCTS "Y"-STRAINER
⊙	HARDIE 700 SERIES - ELECTRIC VALVE
⊙	LATERAL LINE-PVC PIPE-GLASS 200 MIN. AS PER SCHEDULE (SEE DETAIL SHEET)
⊙	MAINLINE PVC PIPE-CLASS 200 MIN.-SIZE AS INDICATED
⊙	CONTROLLER AND STATION-COLOR OF CONTROLLER(S) TO MATCH WALL COLOR
⊙	VALVE SIZE
⊙	RAINBIRD RPA SERIES REDUCED PRESSURE BACKFLOW PREVENTER-SIZE AS INDICATED
⊙	METER-BY OTHERS- SIZE AS INDICATED
⊙	RAINMASTER RMB/RME SERIES, WALL-MOUNTED CONTROLLER
⊙	CONTROLLER "A": RME-12
⊙	CONTROLLER "B": RME-10
⊙	CONTROLLER "C": RME-12
⊙	CONTROLLER "D": RME-12
⊙	CONTROLLER "E": RME-12
⊙	CONTROLLER "F": RMB-5
⊙	CONTROLLER "G": RMB-5
⊙	CONTROLLER "H": RME-12

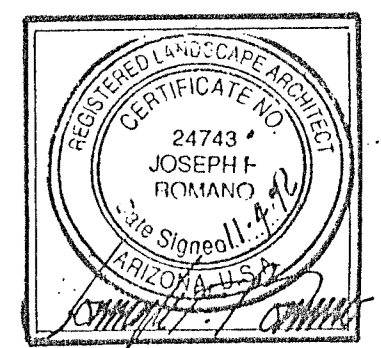
NOTES:  
1) COORDINATE PROGRAMS SO THAT OVERLAP OF STATIONS DOES NOT CAUSE SIGNIFICANT PRESSURE LOSS.  
2) IRRIGATION AND ELECTRICAL SLEEVES SCHEDULE 40 OR BETTER.  
3) PROVIDE AND SIZE AS REQUIRED.  
4) LATERAL IS SCHEMATIC AND MAINLINE IS SCHEMATIC.



IRRIGATION PLAN  
DESIGN plus WEST  
LANDSCAPE ARCHITECTURE  
CORPORATION  
PLANNING  
1115 FOREST AV.  
TAMPA, FL 33610  
(813) 931-1111

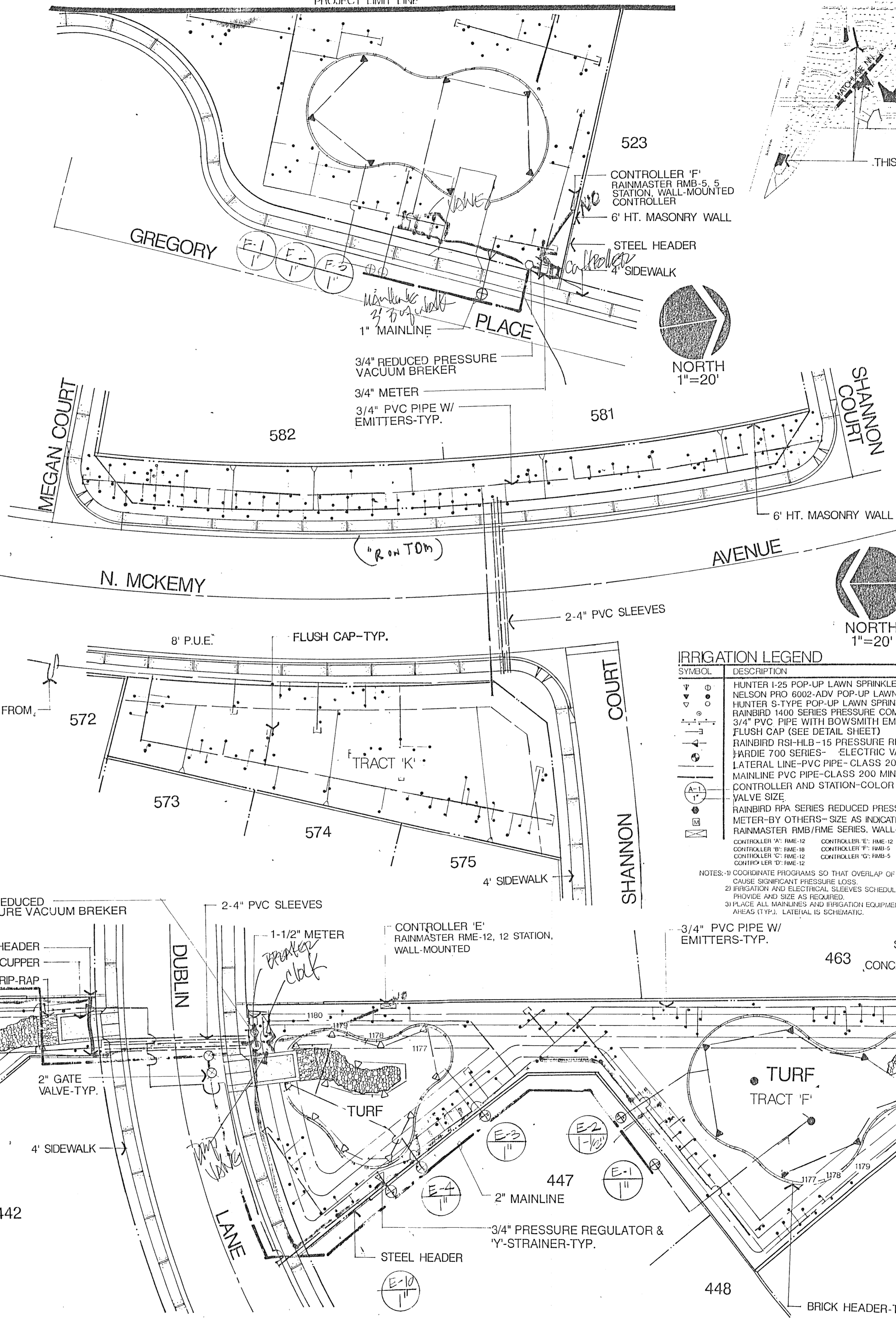
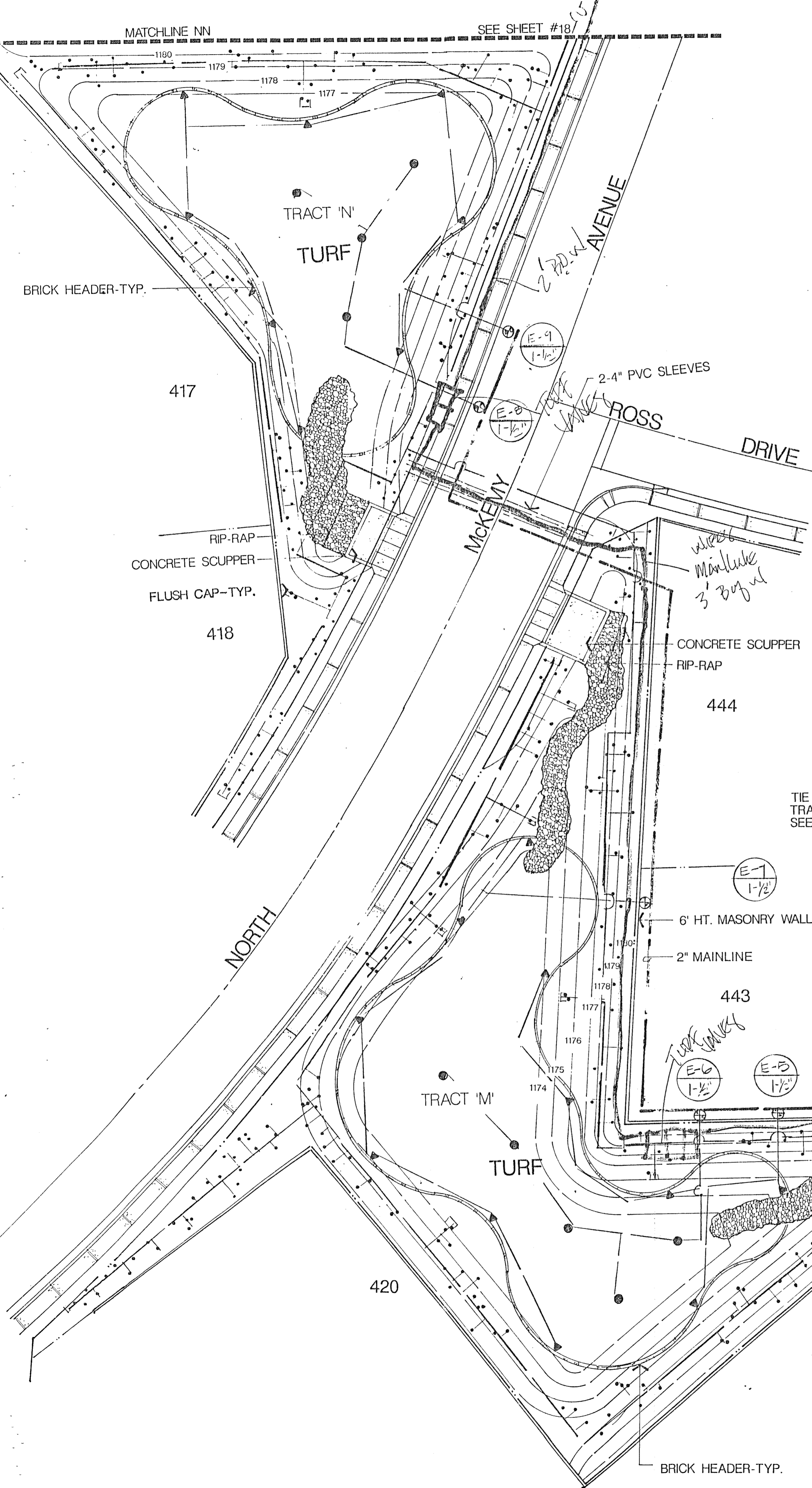
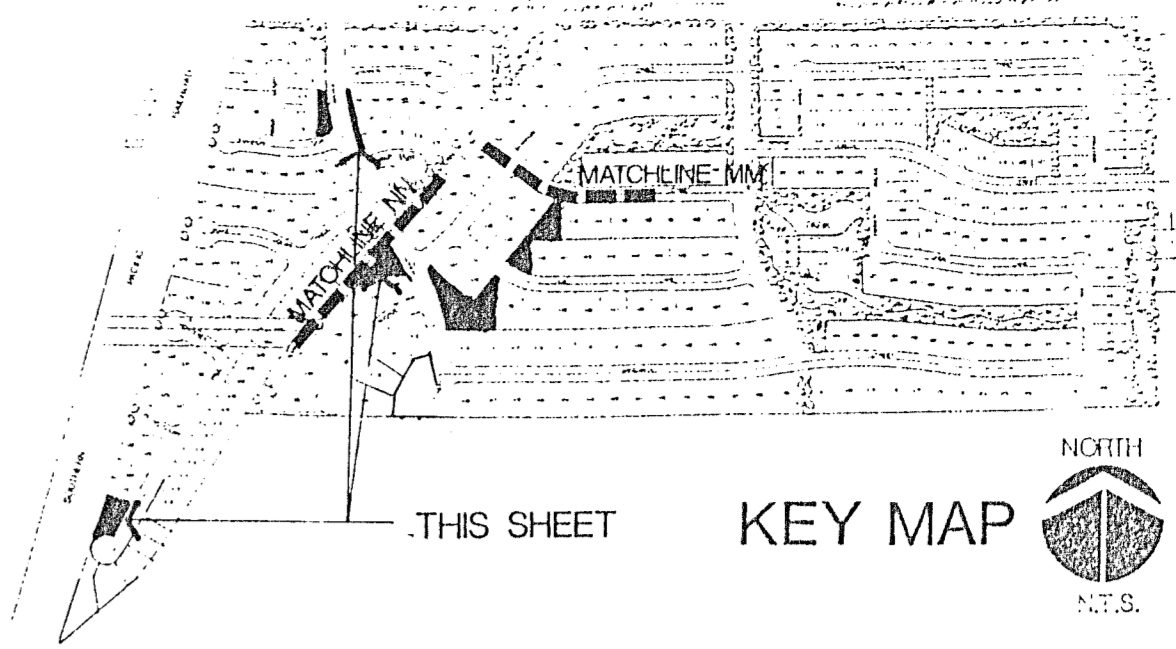
DRAWN NR  
CHECKED JR  
JOB NO.  
SCALE 1"=20'  
DATE NOV.4.1992  
REVISION FEB.15.1993

**Warner Ranch 4**  
LOCATED IN: CHANDLER, ARIZONA  
PREPARED FOR: JDC HOMES, L.P.



16

MATCHLINE NN SEE SHEET #18



**IRRIGATION LEGEND**

SYMBOL	DESCRIPTION
(Symbol: Sprinkler)	HUNTER I-25 POP-UP LAWN SPRINKLERS (NOZZLE #1,2,3)
(Symbol: Sprinkler)	NELSON PRO 6002-ADV POP-UP LAWN SPRINKLERS (NOZZLE #6,8,9)
(Symbol: Sprinkler)	HUNTER S-TYPE POP-UP LAWN SPRINKLERS (MODEL 15-A,15-F)
(Symbol: Sprinkler)	RAINBIRD 1400 SERIES PRESSURE COMPENSATING BUBBLERS
(Symbol: Pipe)	3/4" PVC PIPE WITH BOWSMITH EMITTERS AS PER SCHEDULE (SEE DETAIL SHEET)
(Symbol: Cap)	FLUSH CAP (SEE DETAIL SHEET)
(Symbol: Valve)	RAINBIRD RSH-HLB-15 PRESSURE REGULATOR-AG PRODUCTS 'Y'-STRAINER
(Symbol: Valve)	HARDIE 700 SERIES- ELECTRIC VALVE
(Symbol: Pipe)	LATERAL LINE-PVC PIPE-CLASS 200 MIN. AS PER SCHEDULE (SEE DETAIL SHEET)
(Symbol: Pipe)	MAINLINE PVC PIPE-CLASS 200 MIN.-SIZE AS INDICATED
(Symbol: Controller)	CONTROLLER AND STATION-COLOR OF CONTROLLER(S) TO MATCH WALL COLOR
(Symbol: Valve)	VALVE SIZE
(Symbol: Valve)	RAINBIRD RPA SERIES REDUCED PRESSURE BACKFLOW PREVENTER-SIZE AS INDICATED
(Symbol: Valve)	METER-BY OTHERS-SIZE AS INDICATED
(Symbol: Controller)	RAINMASTER RMB/RME SERIES, WALL-MOUNTED CONTROLLER
(Symbol: Controller)	CONTROLLER 'A': RME-12      CONTROLLER 'E': RME-12
(Symbol: Controller)	CONTROLLER 'B': RME-18      CONTROLLER 'F': RMB-5
(Symbol: Controller)	CONTROLLER 'C': RME-12      CONTROLLER 'D': RMB-5
(Symbol: Controller)	CONTROLLER 'G': RME-12

NOTES: 1) COORDINATE PROGRAMS SO THAT OVERLAP OF STATIONS DOES NOT CAUSE SIGNIFICANT PRESSURE LOSS  
 2) IRRIGATOR AND ELECTRICAL SLEEVES SCHEDULE 40 OR BETTER, PROVIDE AND SIZE AS REQUIRED  
 3) PLACE ALL MAINLINES AND IRRIGATION EQUIPMENT IN LANDSCAPE AREAS (TYP.). LATERAL IS SCHEMATIC.

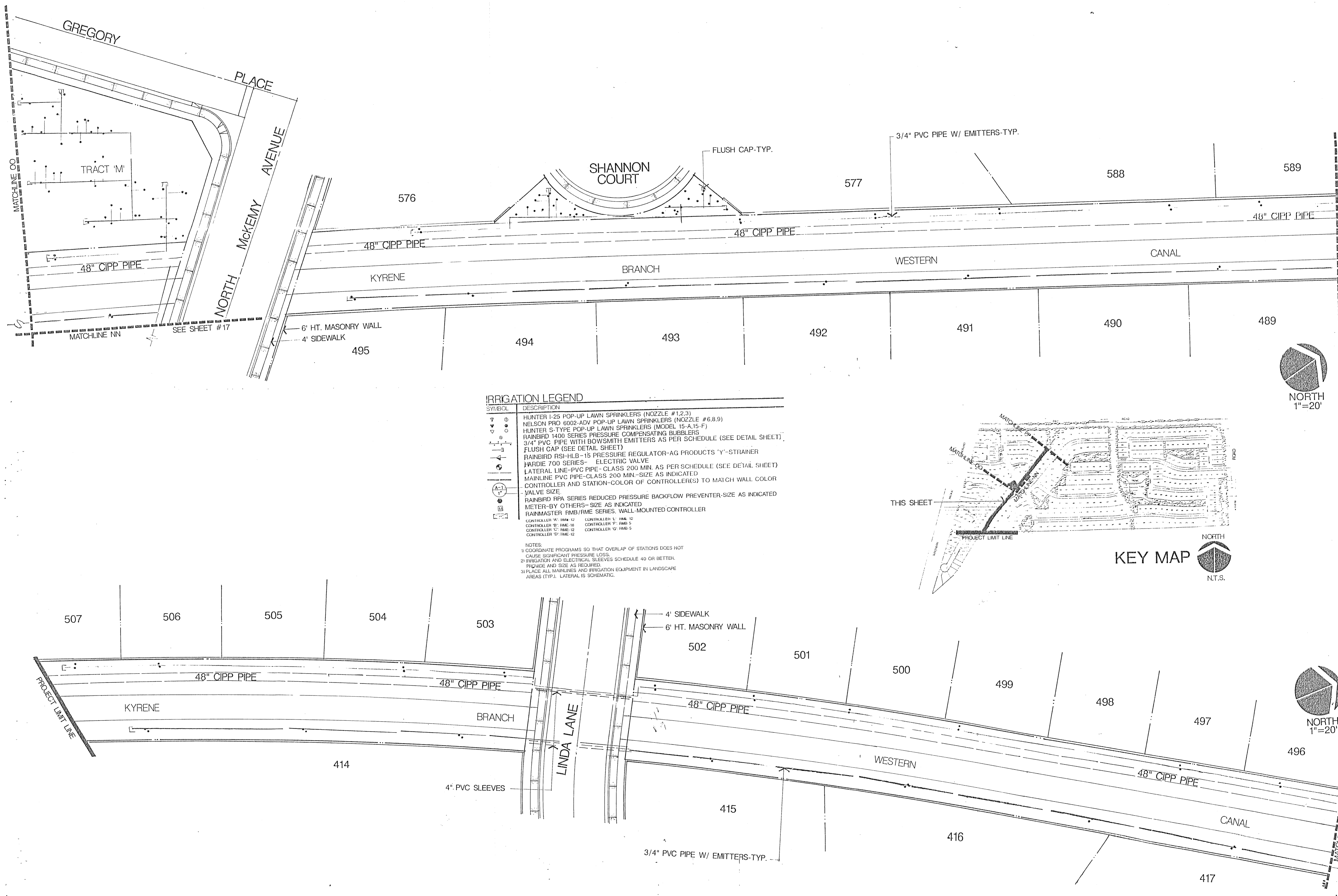
IRRIGATION PLAN  
 DESIGN PLUS WEST  
 LANDSCAPE ARCHITECTURE  
 LANDSCAPE ARCHITECTURE  
 700 S. FOREST AVE.  
 CHANDLER, AZ 85226-3715

DRAWN MR  
 CHECKED JR  
 JOB NO.  
 SCALE 1"=20'  
 DATE NOV. 4, 1992  
 REVISION FEB. 15, 1993

**Warner Ranch 4**  
 LOCATED IN: CHANDLER, ARIZONA  
 PREPARED FOR: UDC HOMES, L.P.



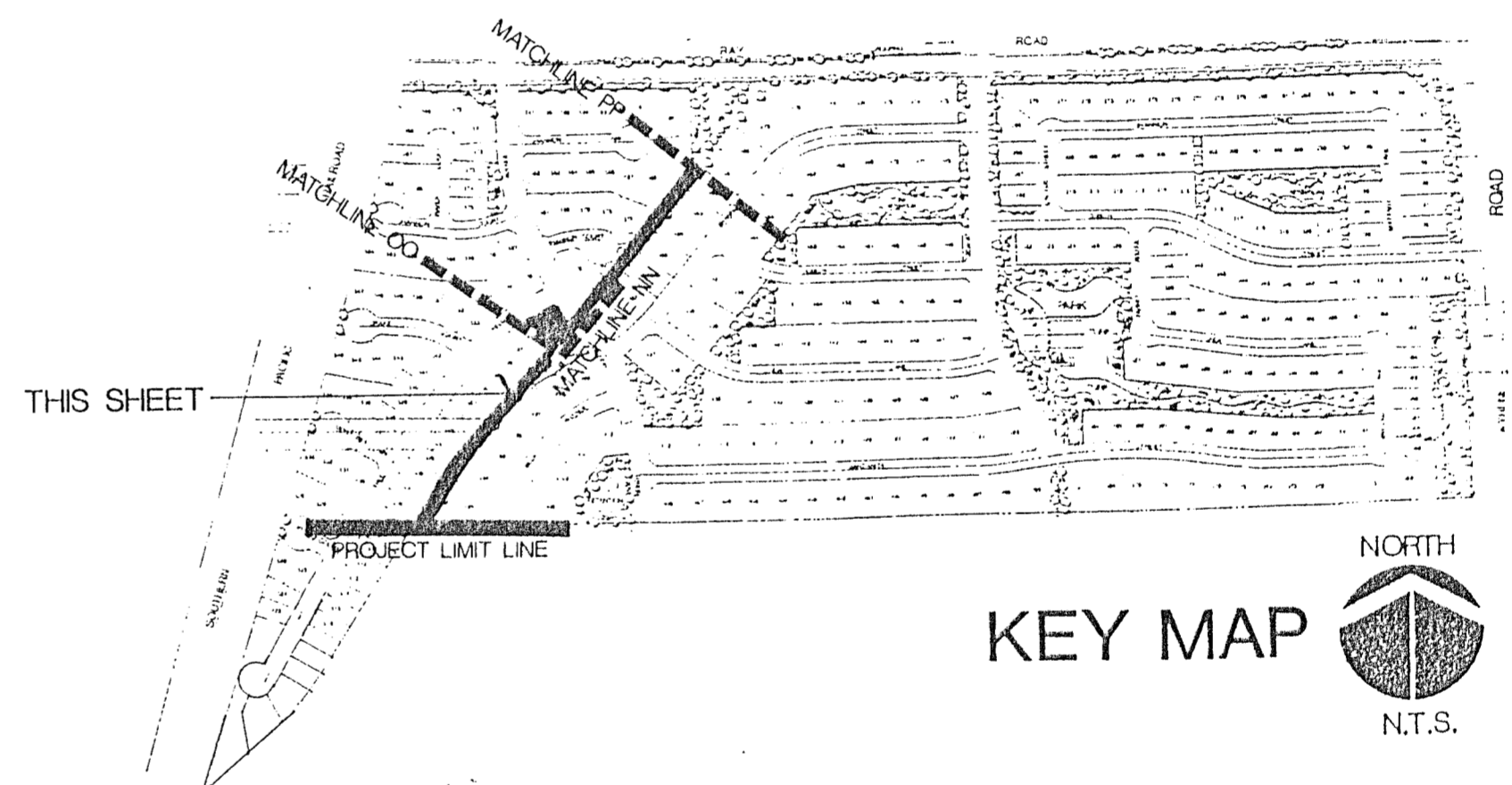




**IRRIGATION LEGEND**

SYMBOL	DESCRIPTION
(Symbol: Sprinkler)	HUNTER I-25 POP-UP LAWN SPRINKLERS (NOZZLE #1,2,3)
(Symbol: Sprinkler)	HUNTER PRO 8002-ADV POP-UP LAWN SPRINKLERS (NOZZLE #6,8,9)
(Symbol: Sprinkler)	HUNTER S-TYPE POP-UP LAWN SPRINKLERS (MODEL 15-A,15-F)
(Symbol: Bubbler)	RAINBIRD 1400 SERIES PRESSURE COMPENSATING BUBBLERS
(Symbol: Pipe)	3/4" PVC PIPE WITH BOWSMITH EMITTERS AS PER SCHEDULE (SEE DETAIL SHEET)
(Symbol: Cap)	FLUSH CAP (SEE DETAIL SHEET)
(Symbol: Valve)	RAINBIRD RSI-HLB-15 PRESSURE REGULATOR-AG PRODUCTS 'Y'-STRAINER
(Symbol: Valve)	HARDIE 700 SERIES- ELECTRIC VALVE
(Symbol: Valve)	LATERAL LINE-PVC PIPE-CLASS 200 MIN. AS PER SCHEDULE (SEE DETAIL SHEET)
(Symbol: Valve)	MAINLINE PVC PIPE-CLASS 200 MIN.-SIZE AS INDICATED
(Symbol: Valve)	CONTROLLER AND STATION-COLOR OF CONTROLLER(S) TO MATCH WALL COLOR
(Symbol: Valve)	VALVE SIZE
(Symbol: Valve)	RAINBIRD RPA SERIES REDUCED PRESSURE BACKFLOW PREVENTER-SIZE AS INDICATED
(Symbol: Valve)	METER-BY OTHERS-SIZE AS INDICATED
(Symbol: Valve)	RAINMASTER RMB/RME SERIES, WALL-MOUNTED CONTROLLER
(Symbol: Valve)	CONTROLLER 'A': RMB-12      CONTROLLER 'L': RMB-12
(Symbol: Valve)	CONTROLLER 'B': RMB-18      CONTROLLER 'F': RMB-5
(Symbol: Valve)	CONTROLLER 'C': RMB-12      CONTROLLER 'G': RMB-5
(Symbol: Valve)	CONTROLLER 'D': RMB-12

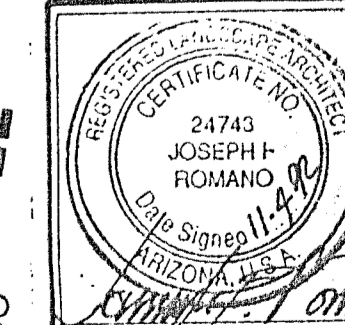
**NOTES:**  
 1) COORDINATE PROGRAMS SO THAT OVERLAP OF STATIONS DOES NOT CAUSE SIGNIFICANT PRESSURE LOSS.  
 2) IRRIGATION AND ELECTRICAL SLEEVES SCHEDULE 40 OR BETTER. FRICTION AND SIZE AS REQUIRED.  
 3) PLACE ALL MAINLINES AND IRRIGATION EQUIPMENT IN LANDSCAPE AREAS (TYP.). LATERAL IS SCHEMATIC.



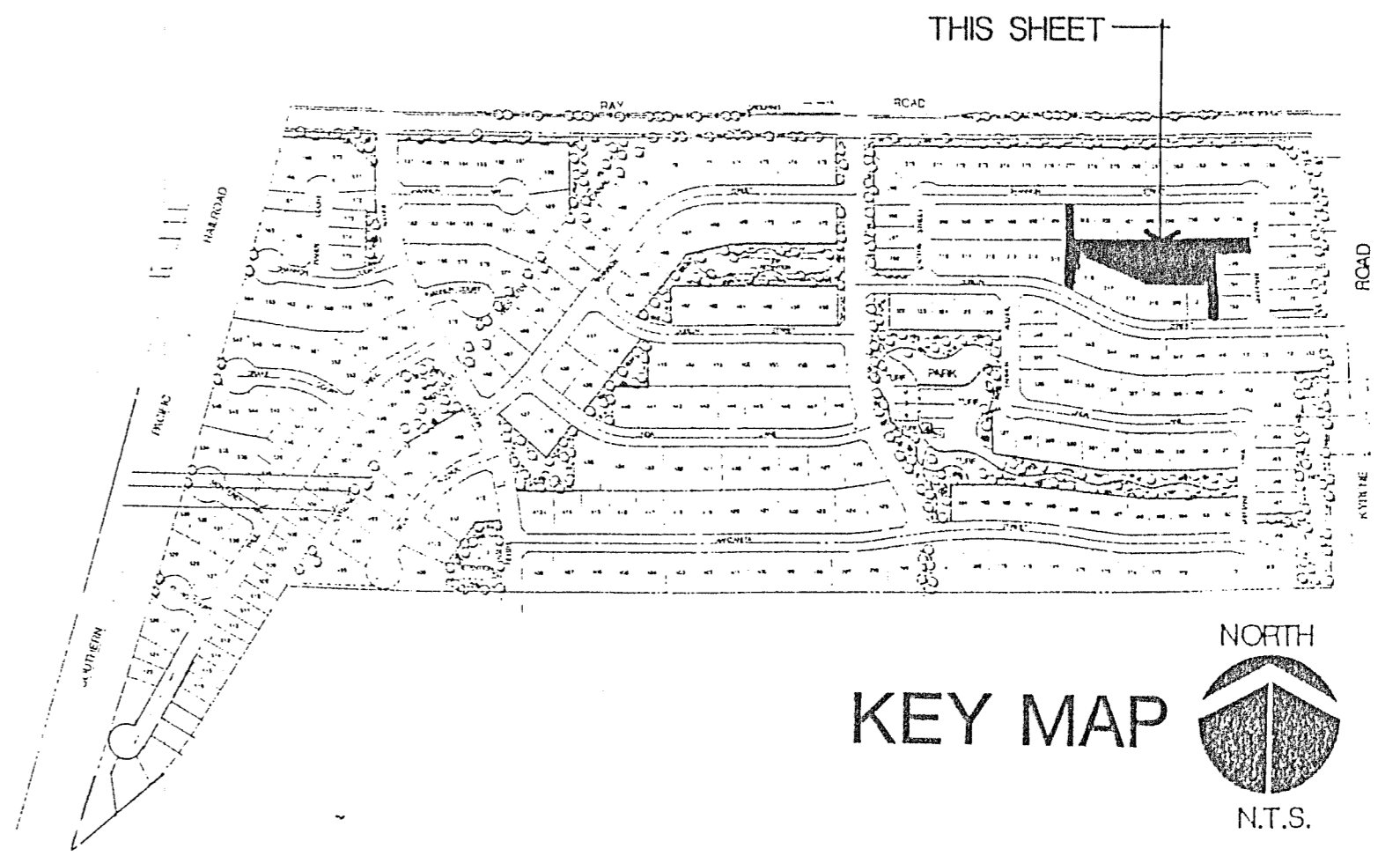
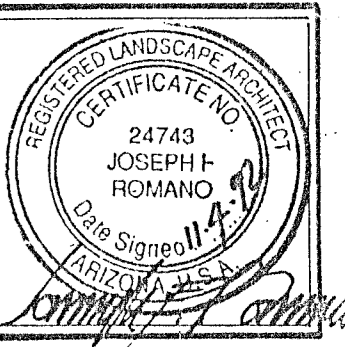
IRRIGATION PLAN  
 DESIGN plus WEST  
 LANDSCAPE ARCHITECTURE  
 CAP PLANNING  
 3015 FOREST AVE.  
 TAVAS, AZ 85785  
 (602) 957-4258

DRAWN NR  
 CHECKED JR  
 JOB NO.  
 SCALE 1"=20'  
 DATE NOV.4.1992  
 REVISION FEB.15.1993  
 JANUARY 27.1994

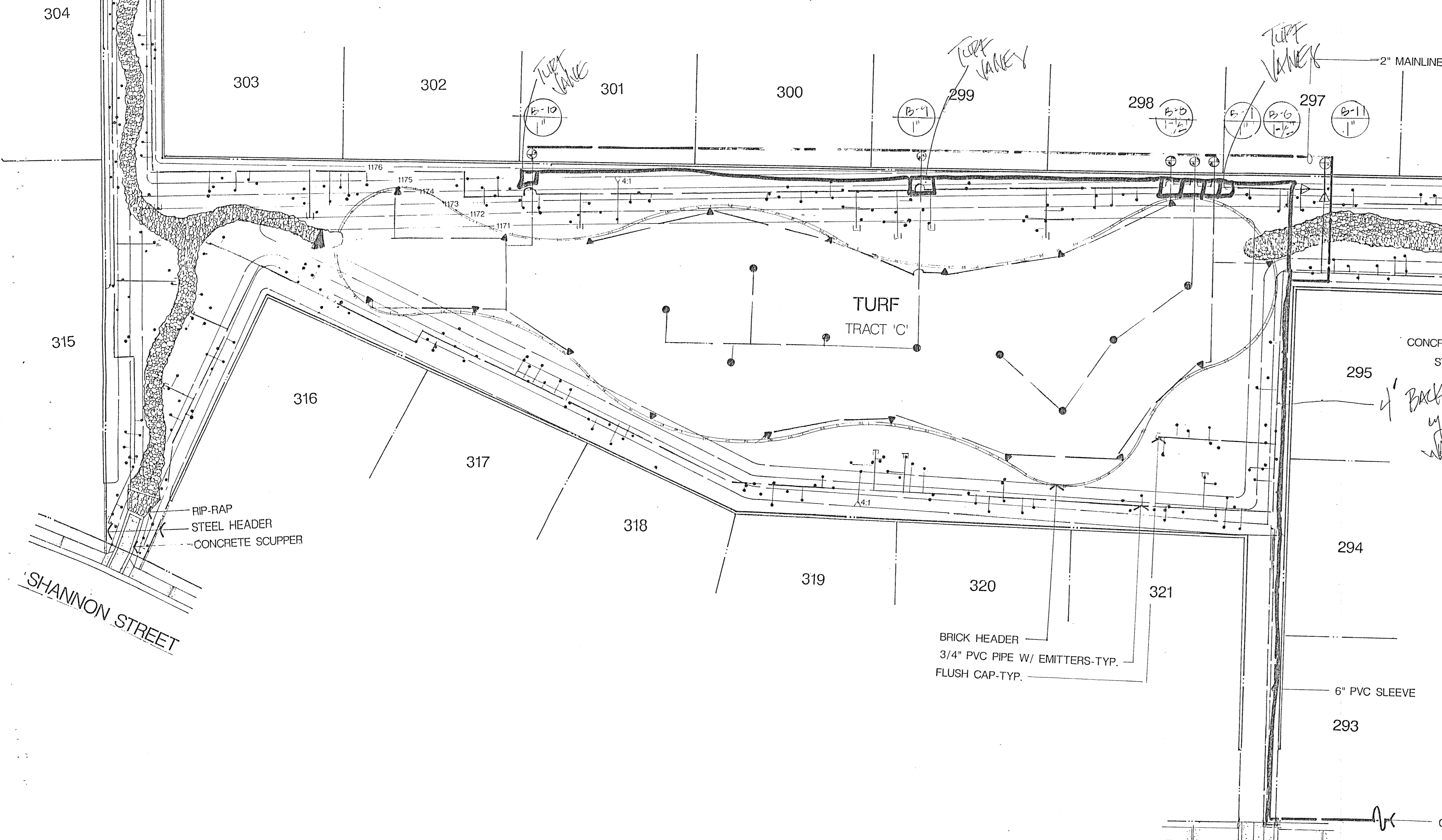
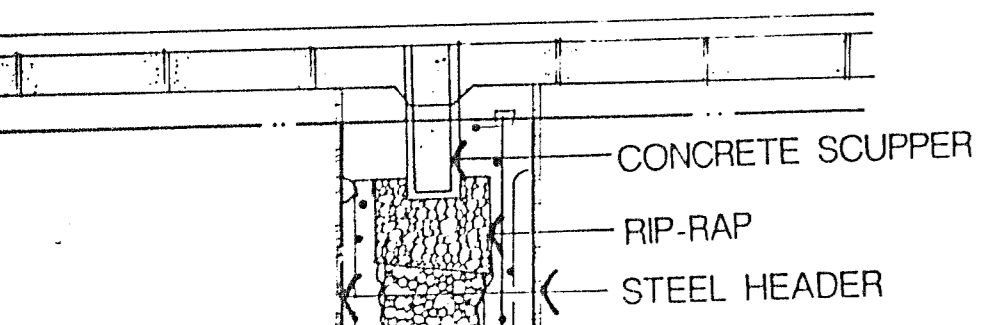
**Warner Ranch 4**  
 LOCATED IN: CHANDLER, ARIZONA  
 PREPARED FOR: UDC HOMES, L.P.



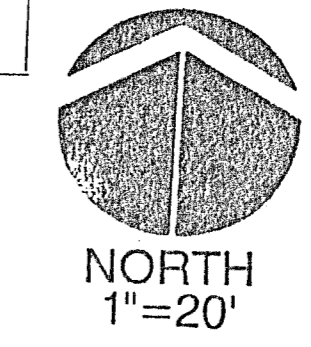
18



MEGAN STREET



SHANNON STREET



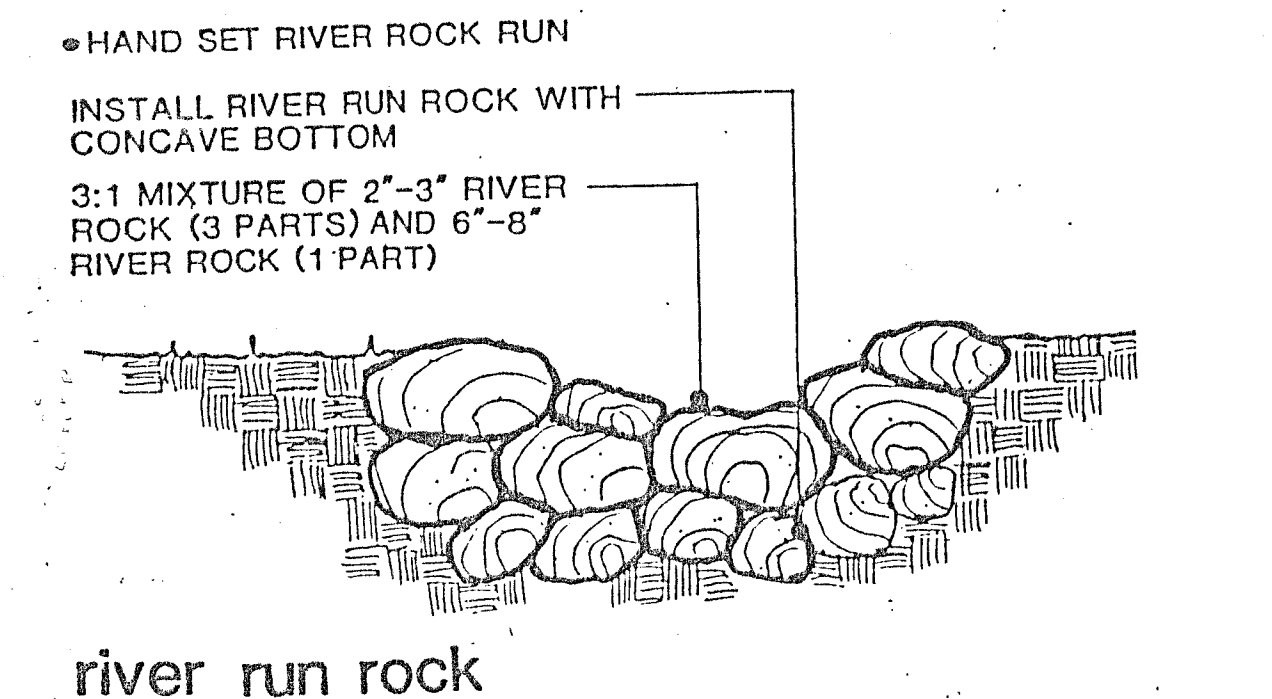
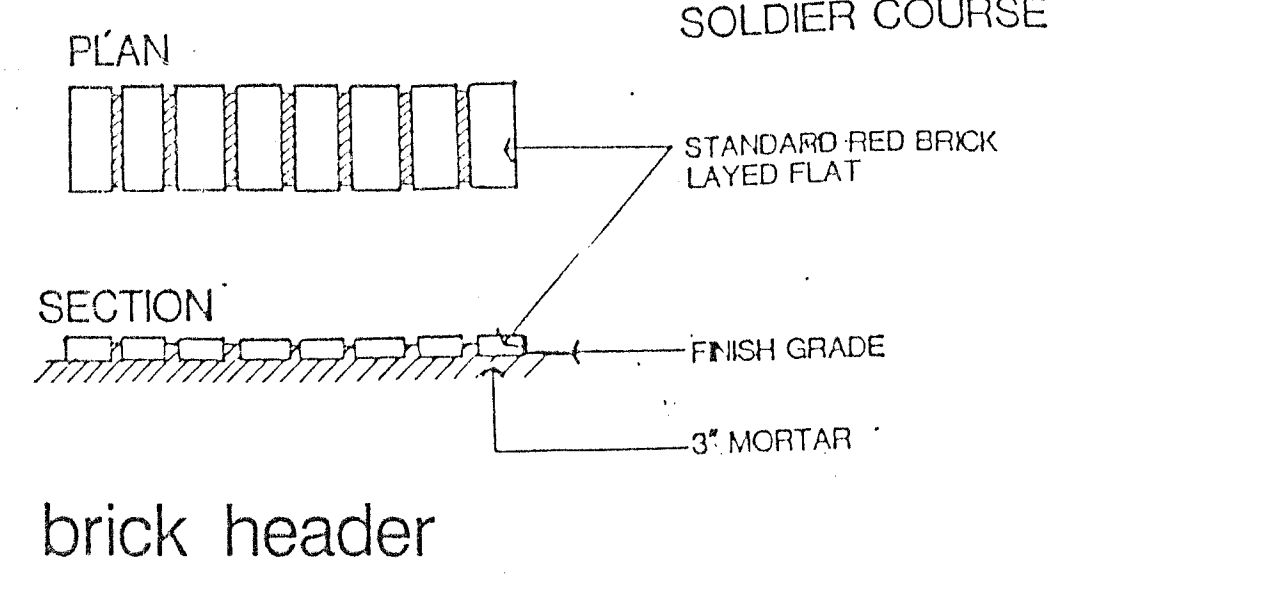
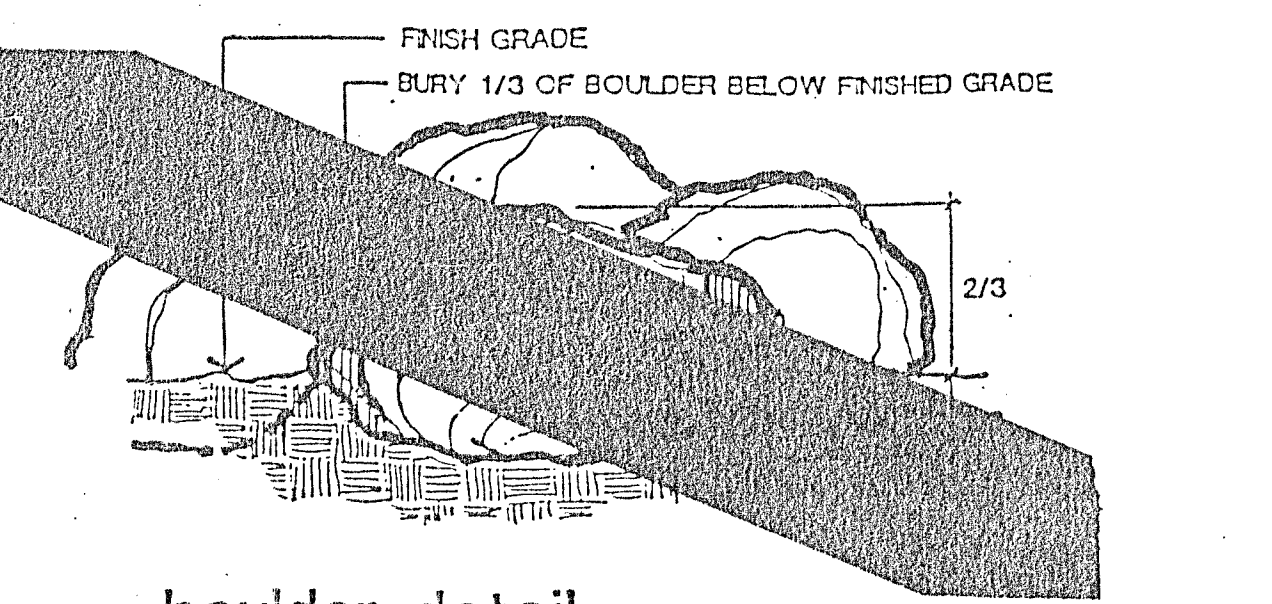
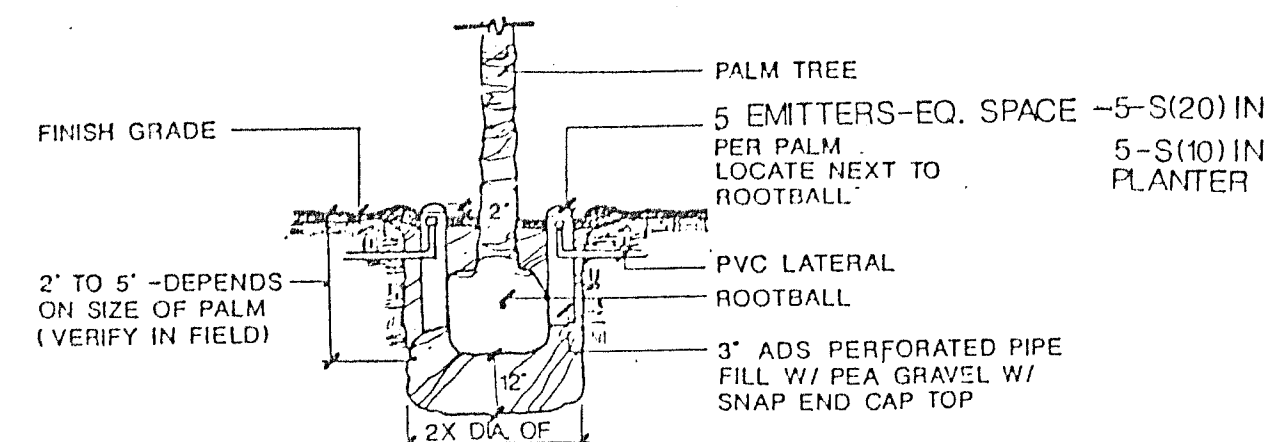
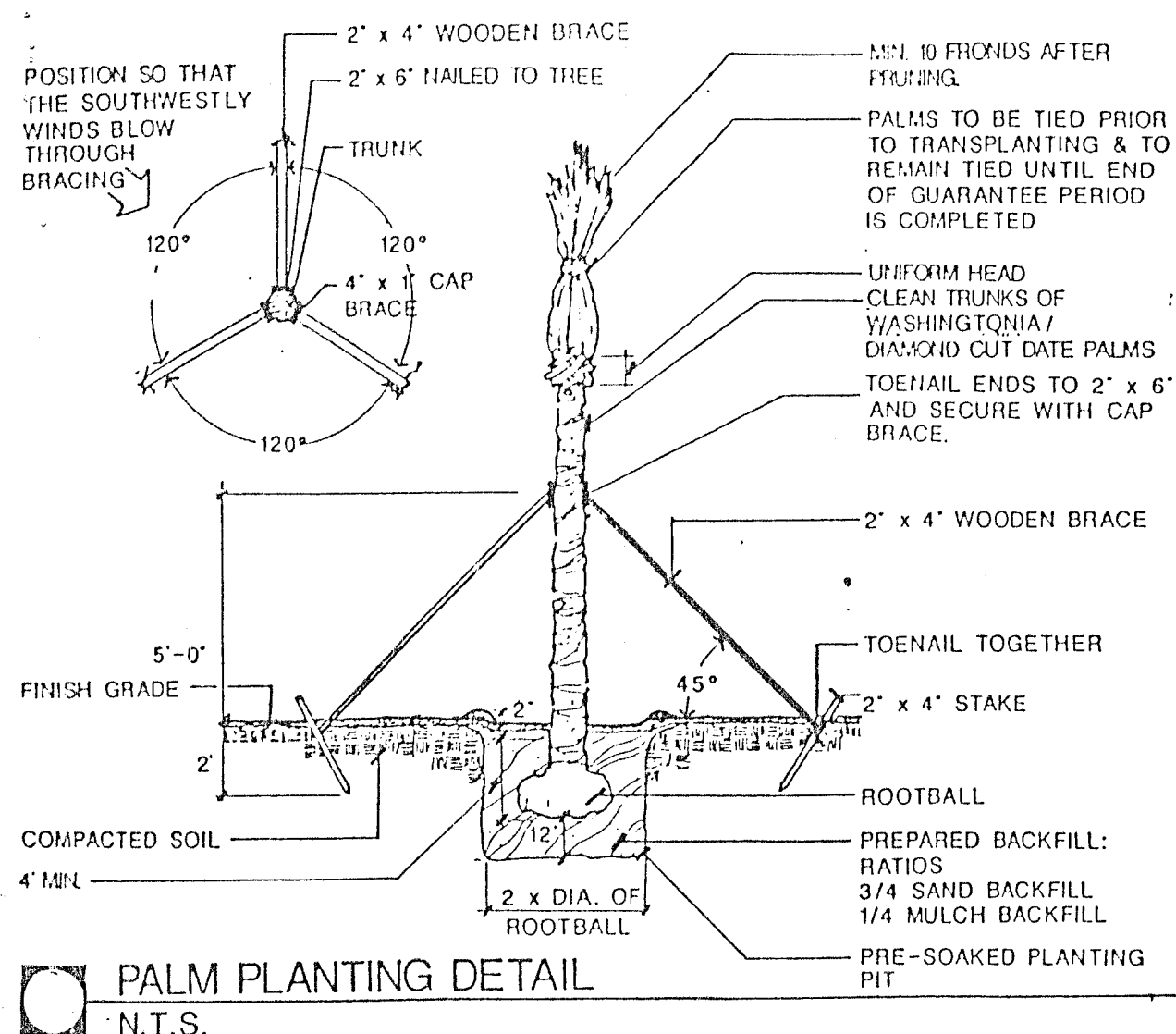
**IRRIGATION LEGEND**

SYMBOL	DESCRIPTION
⊙	HUNTER I-25 POP-UP LAWN SPRINKLERS (NOZZLE #1,2,3)
⊙	NELSON PRO 6002-ADV POP-UP LAWN SPRINKLERS (NOZZLE #6,8,9)
⊙	HUNTER S-TYPE POP-UP LAWN SPRINKLERS (MODEL 15-A,15-F)
⊙	RAINBIRD 1400 SERIES PRESSURE COMPENSATING BUBBLERS
⊙	3/4" PVC PIPE WITH BOWSMITH EMITTERS AS PER SCHEDULE (SEE DETAIL SHEET)
⊙	FLUSH CAP (SEE DETAIL SHEET)
⊙	RAINBIRD RSH-HLB-15 PRESSURE REGULATOR-AG PRODUCTS "Y"-STRAINER
⊙	HARDIE 700 SERIES- ELECTRIC VALVE
⊙	LATERAL LINE-PVC PIPE-CLASS 200 MIN. AS PER SCHEDULE (SEE DETAIL SHEET)
⊙	MAINLINE PVC PIPE-CLASS 200 MIN.-SIZE AS INDICATED
⊙	CONTROLLER AND STATION-COLOR OF CONTROLLER(S) TO MATCH WALL COLOR
⊙	VALVE SIZE
⊙	RAINBIRD RPA SERIES REDUCED PRESSURE BACKFLOW PREVENTER-SIZE AS INDICATED
⊙	METER-BY OTHERS-SIZE AS INDICATED
⊙	RAINMASTER RMB/RME SERIES, WALL-MOUNTED CONTROLLER
⊙	CONTROLLER "A": RME-12      CONTROLLER "E": RME-12
⊙	CONTROLLER "B": RME-10      CONTROLLER "F": RMB-5
⊙	CONTROLLER "C": RME-12      CONTROLLER "G": RME-12
⊙	CONTROLLER "D": RME-12      CONTROLLER "H": RMB-5

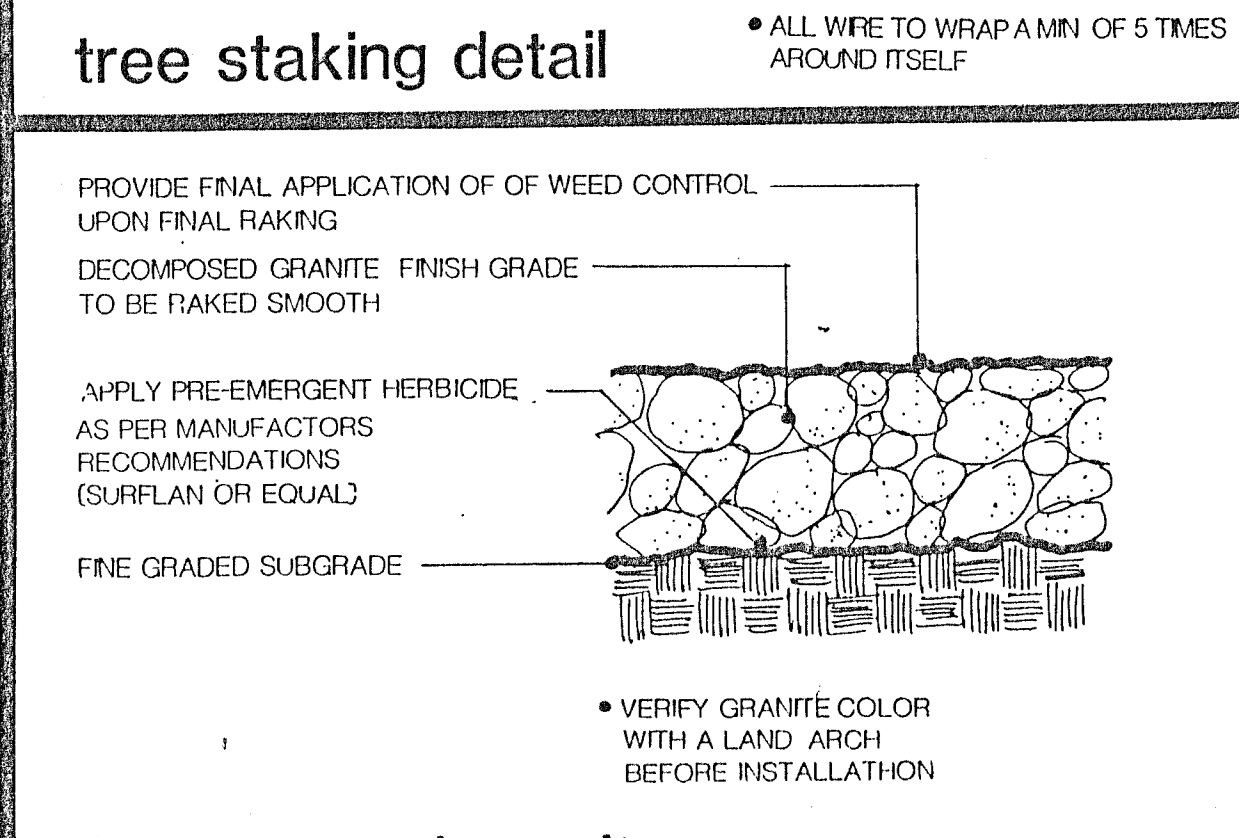
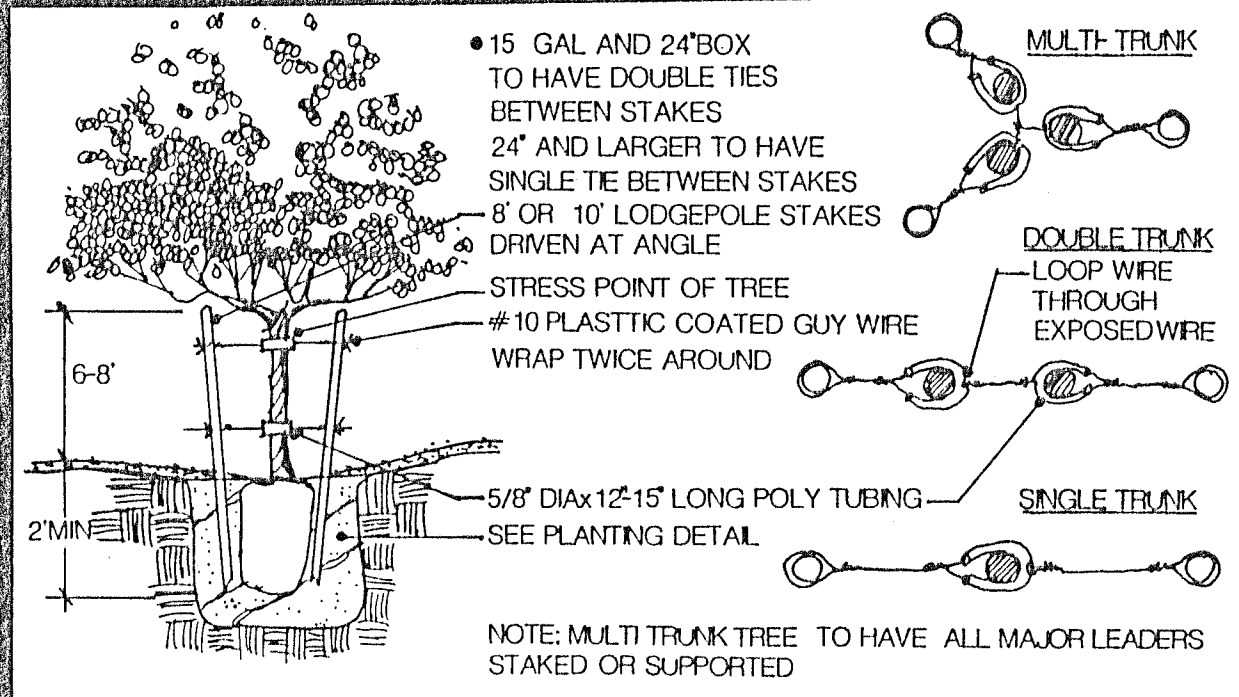
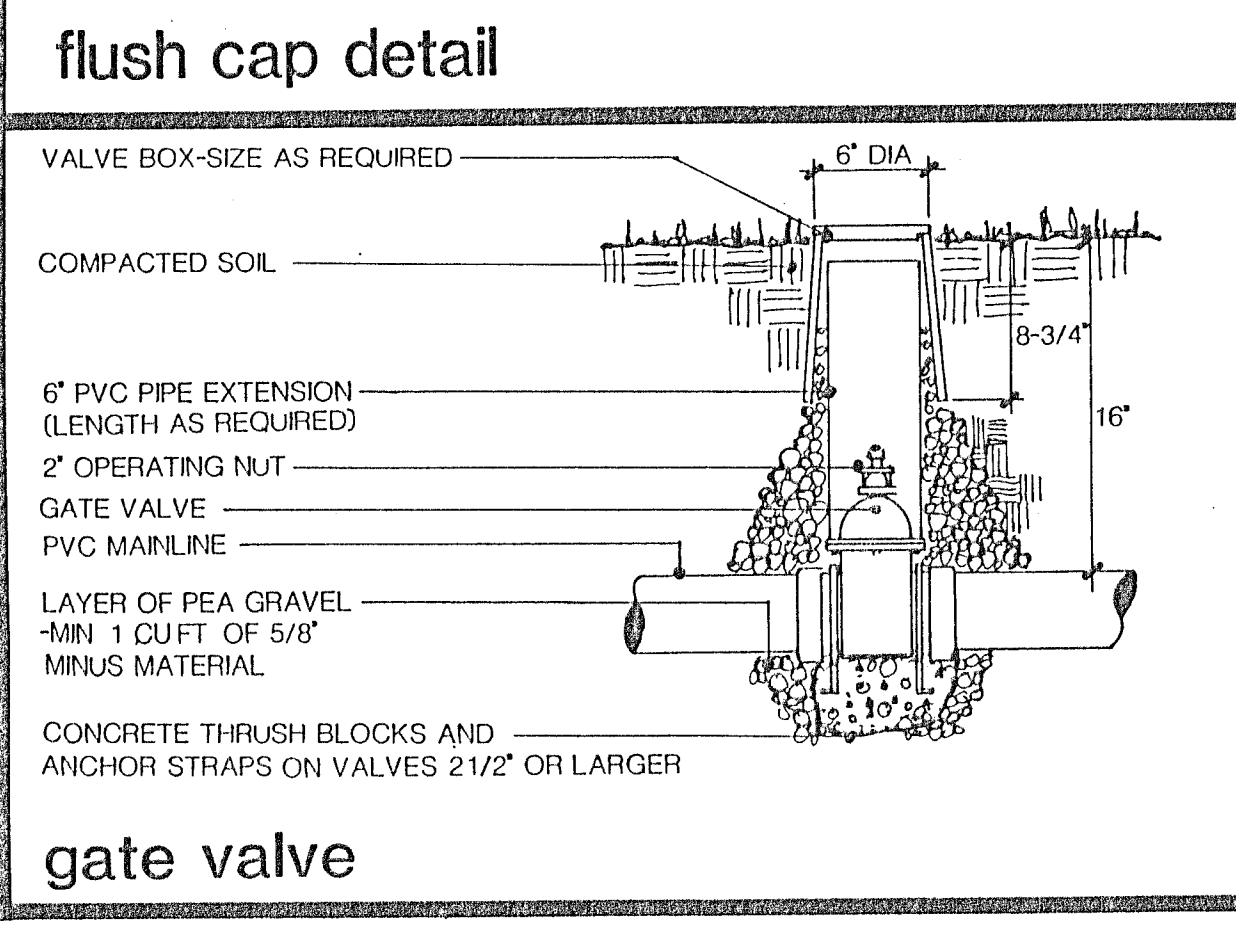
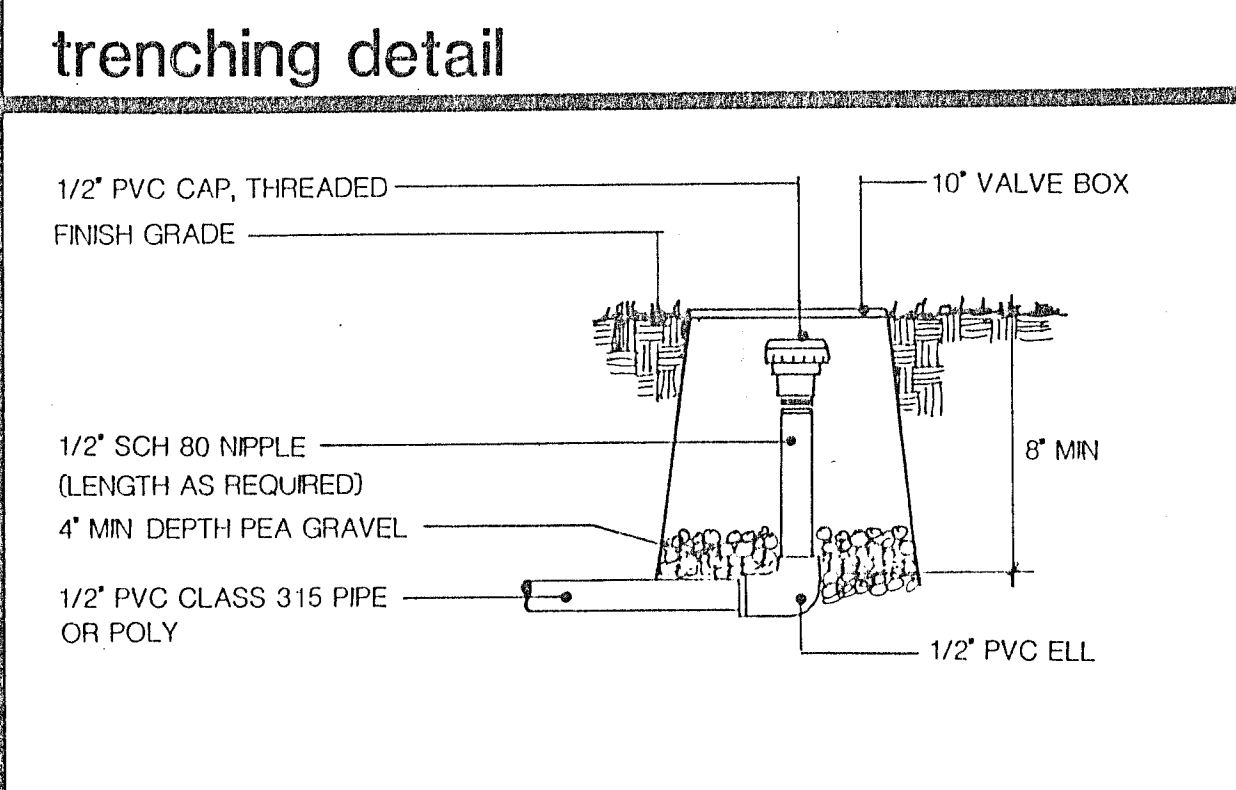
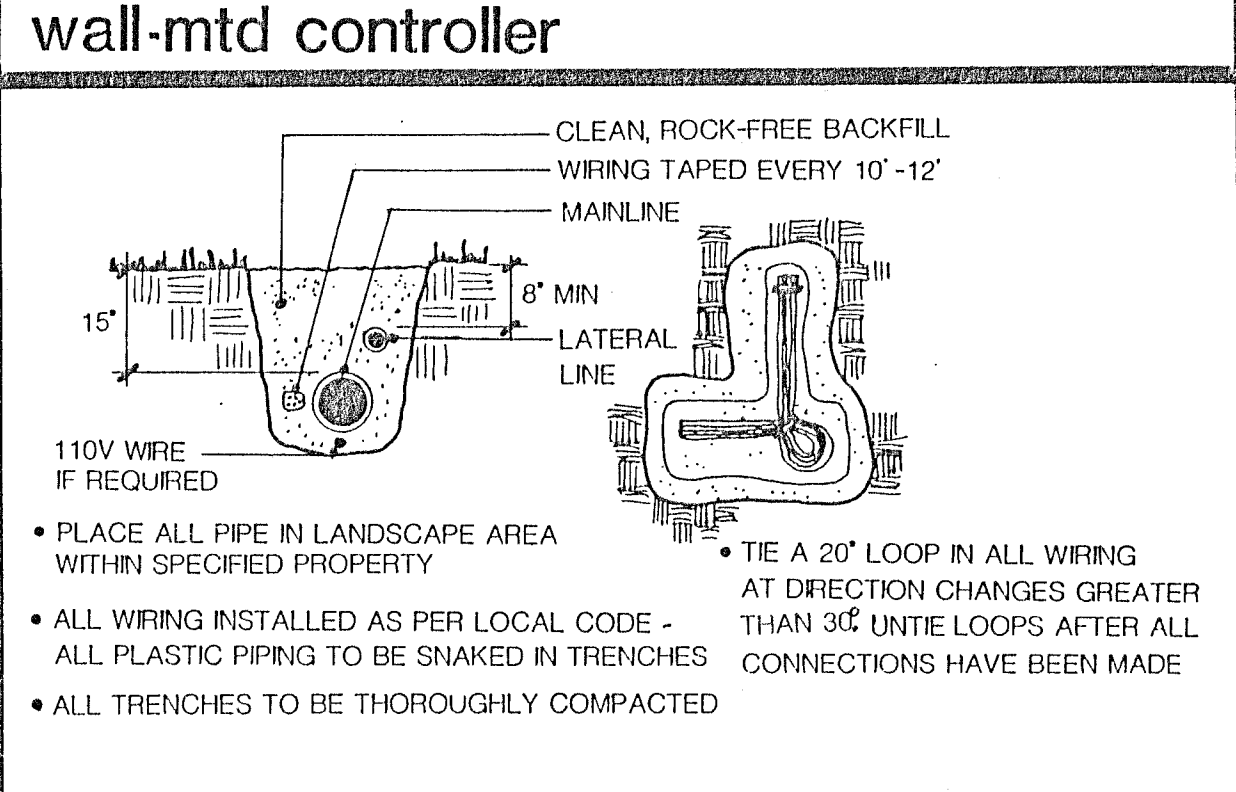
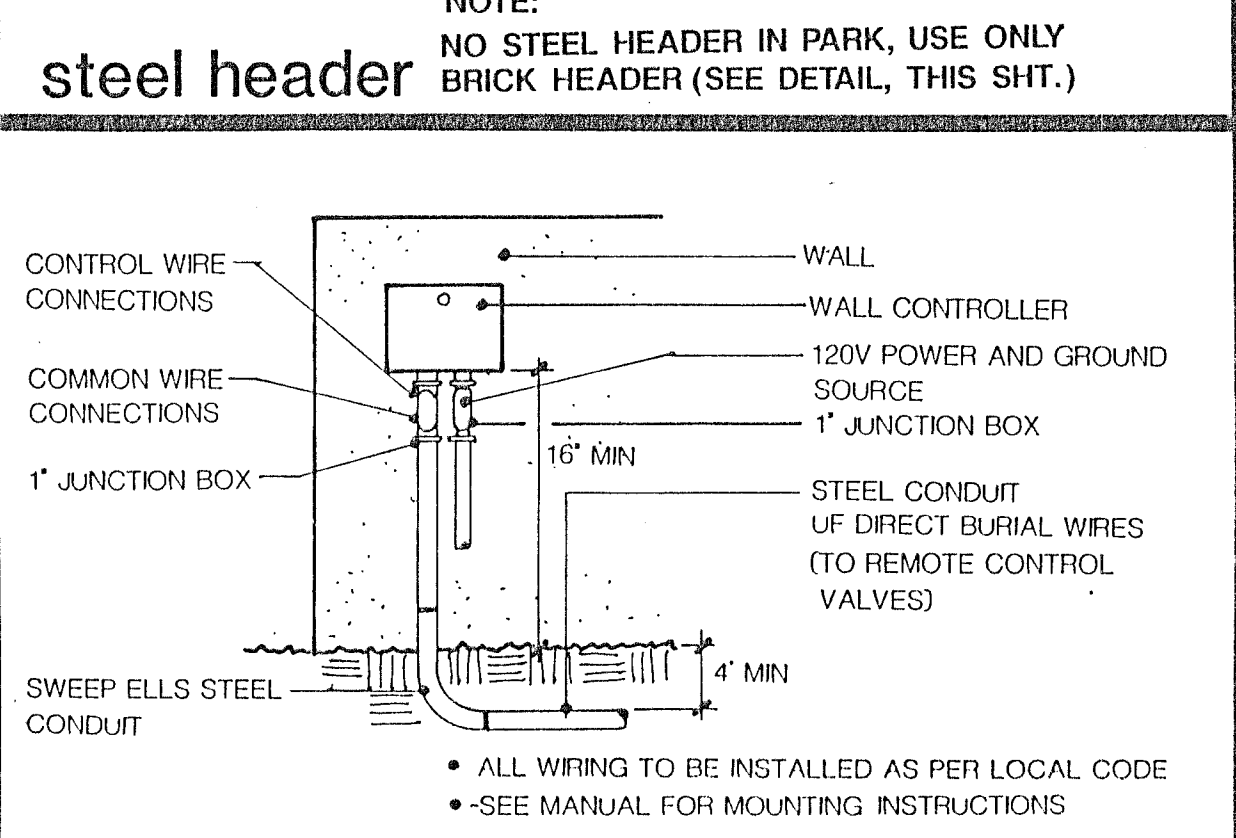
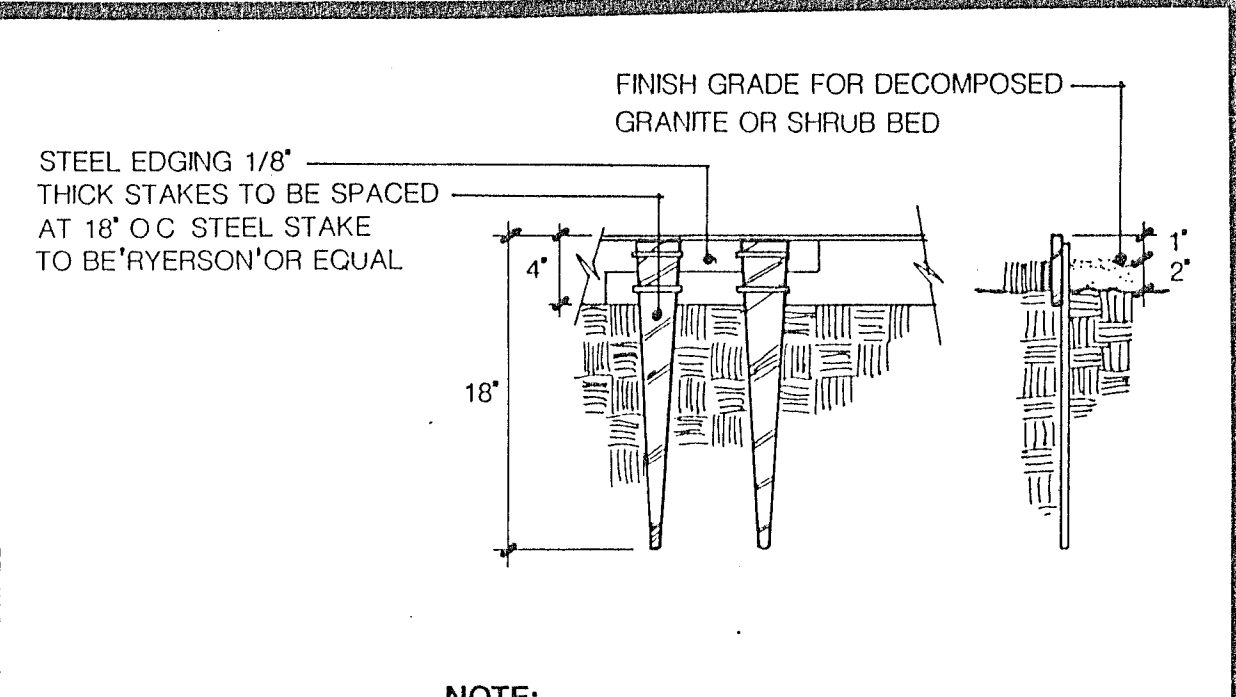
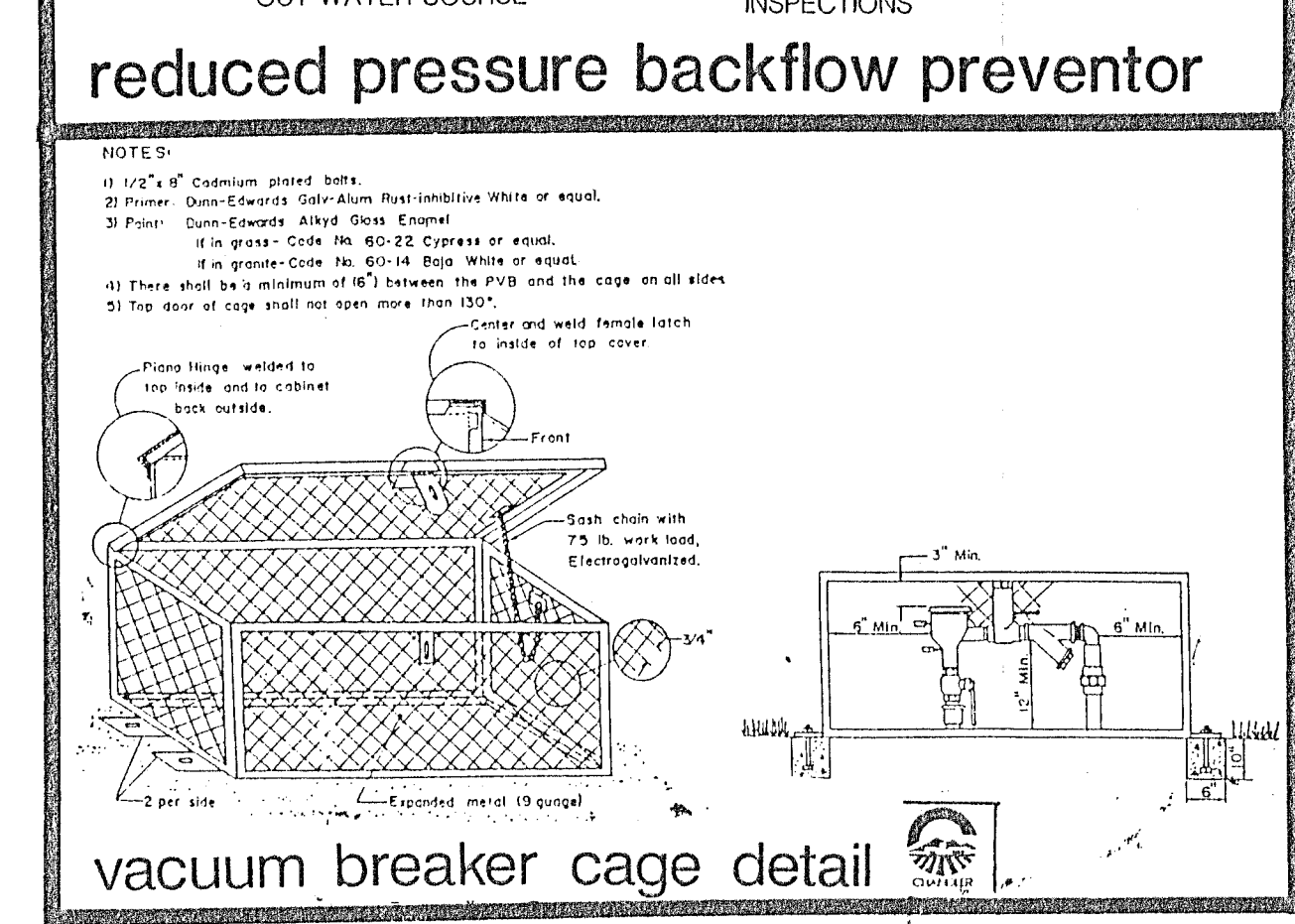
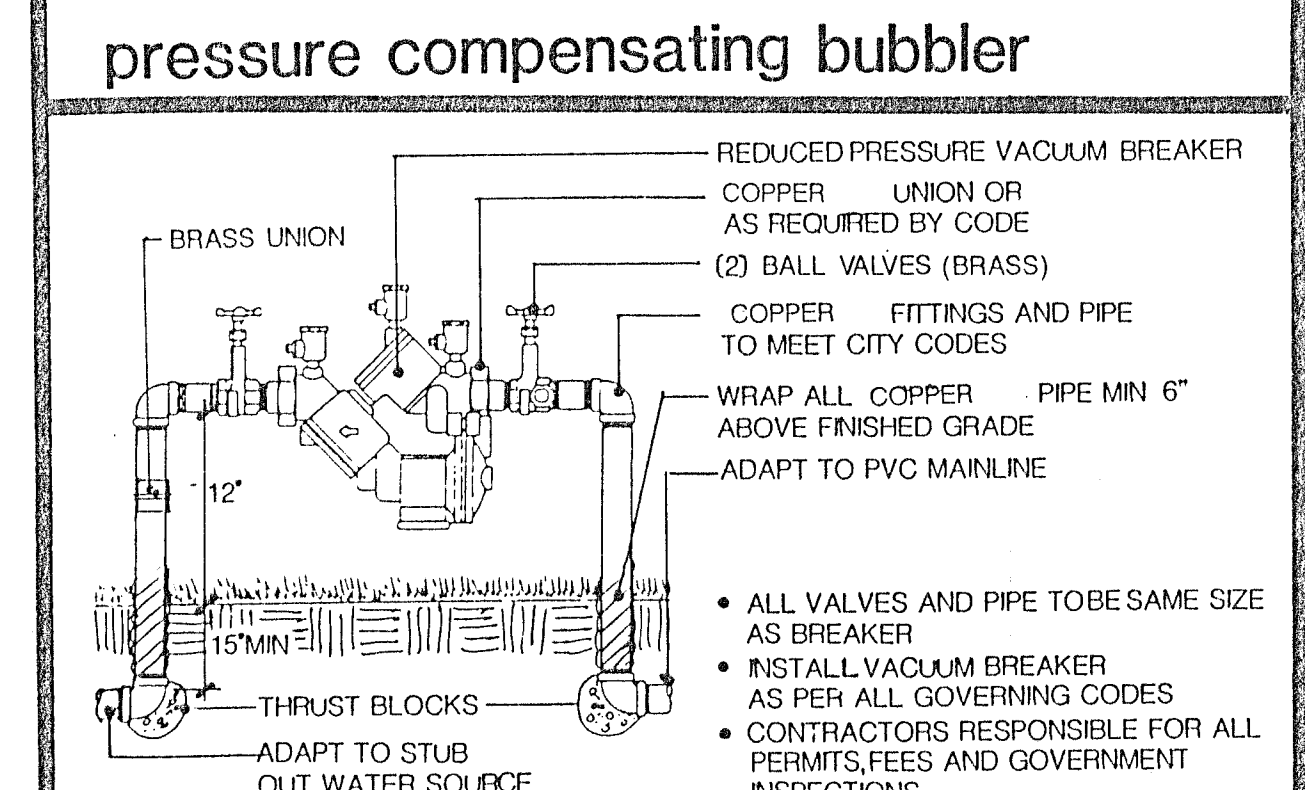
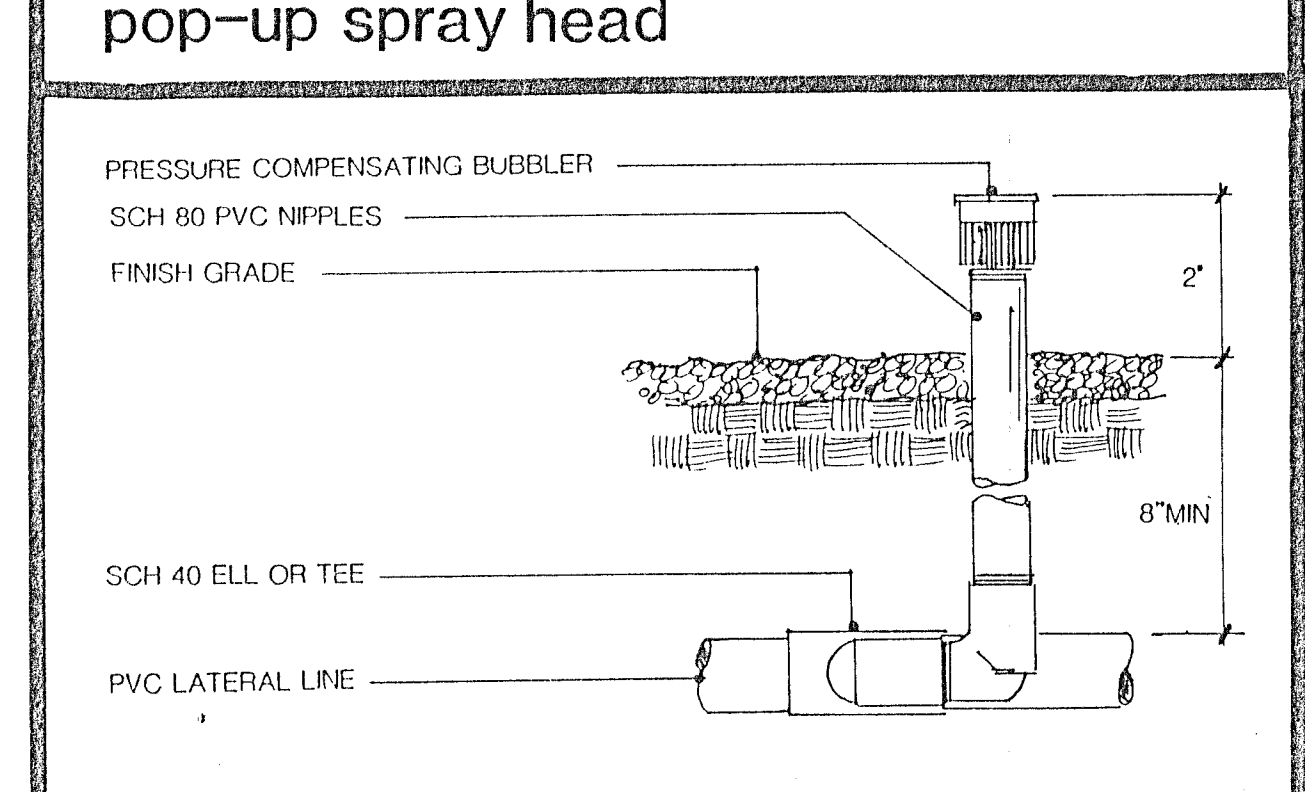
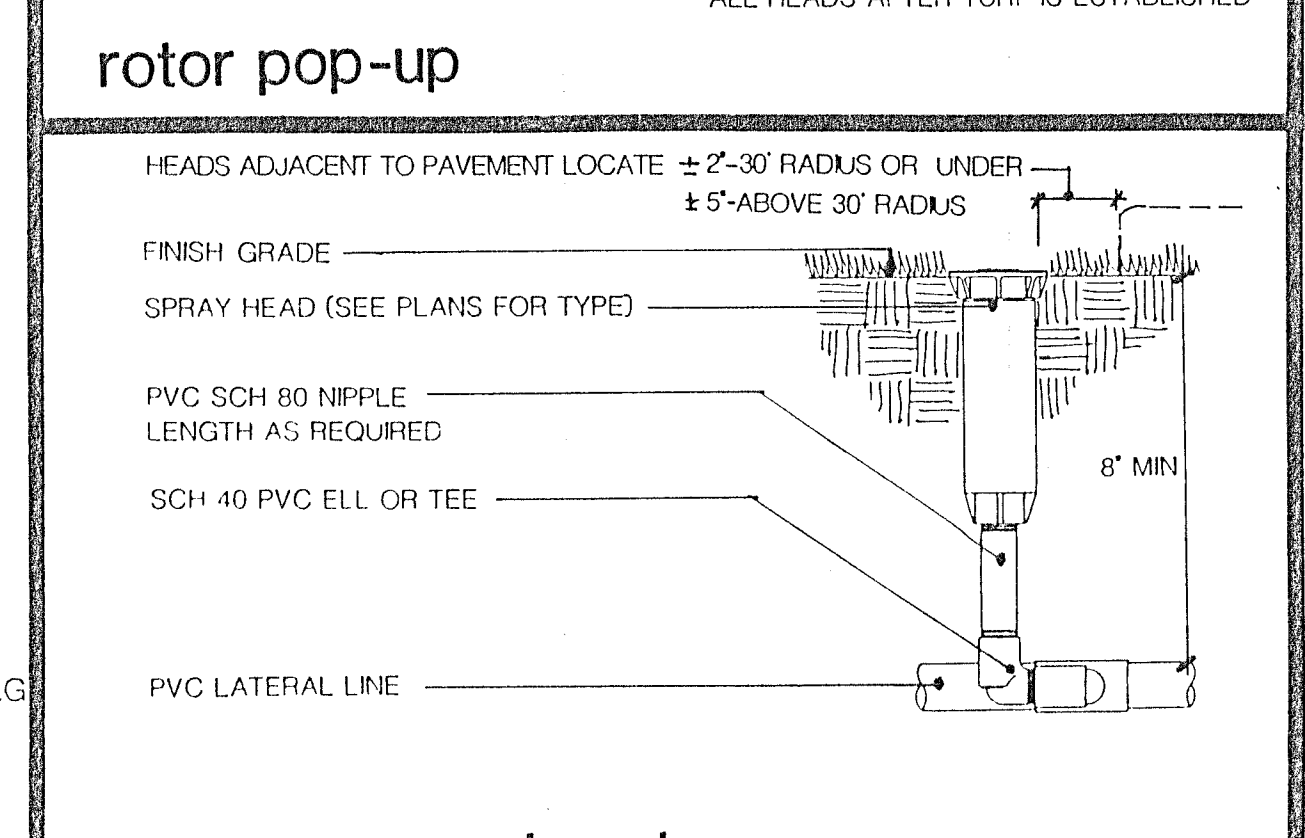
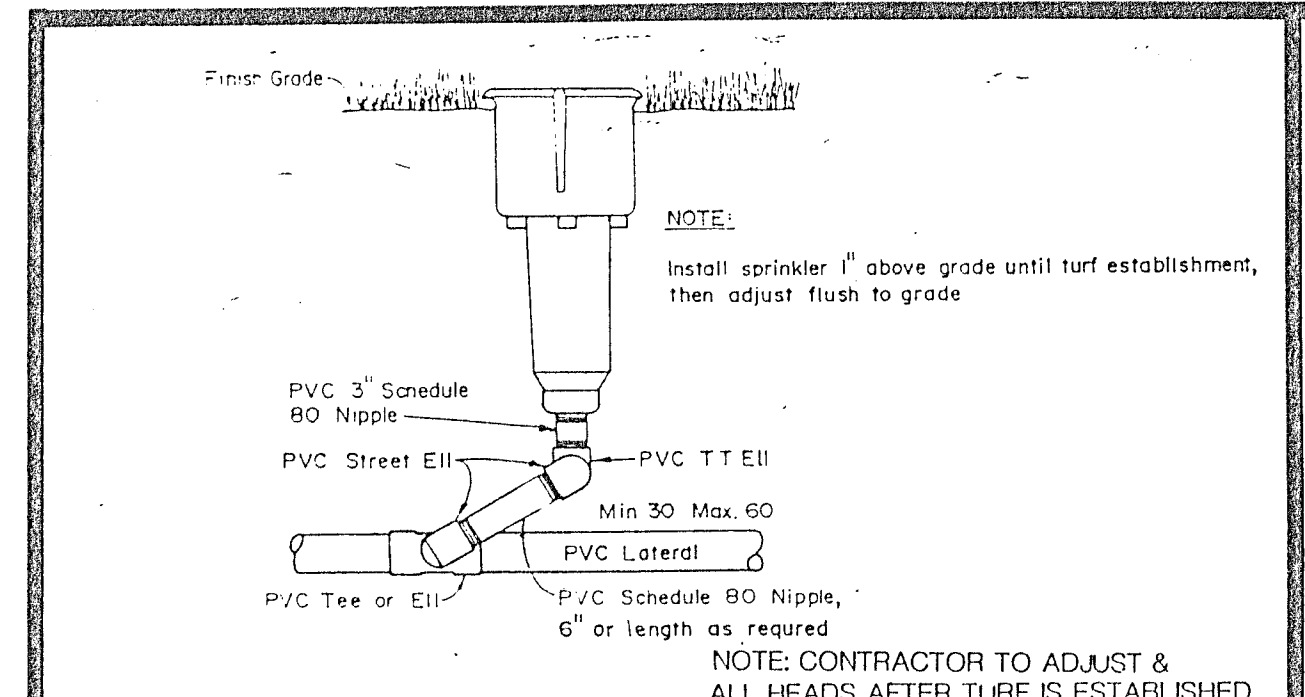
NOTES:  
 1) COORDINATE PROGRAMS SO THAT OVERLAP OF STATIONS DOES NOT CAUSE SIGNIFICANT PRESSURE LOSS.  
 2) IRRIGATION AND ELECTRICAL SCHEDULE 40 OR BETTER. PROVIDE AND SIZE AS REQUIRED.  
 3) PLACE ALL MAINLINES AND IRRIGATION EQUIPMENT IN LANDSCAPE AREAS (TYP.). LATERAL IS SCHEMATIC.

CONTINUE MAINLINE, SEE SHT. #13

# GENERAL NOTES



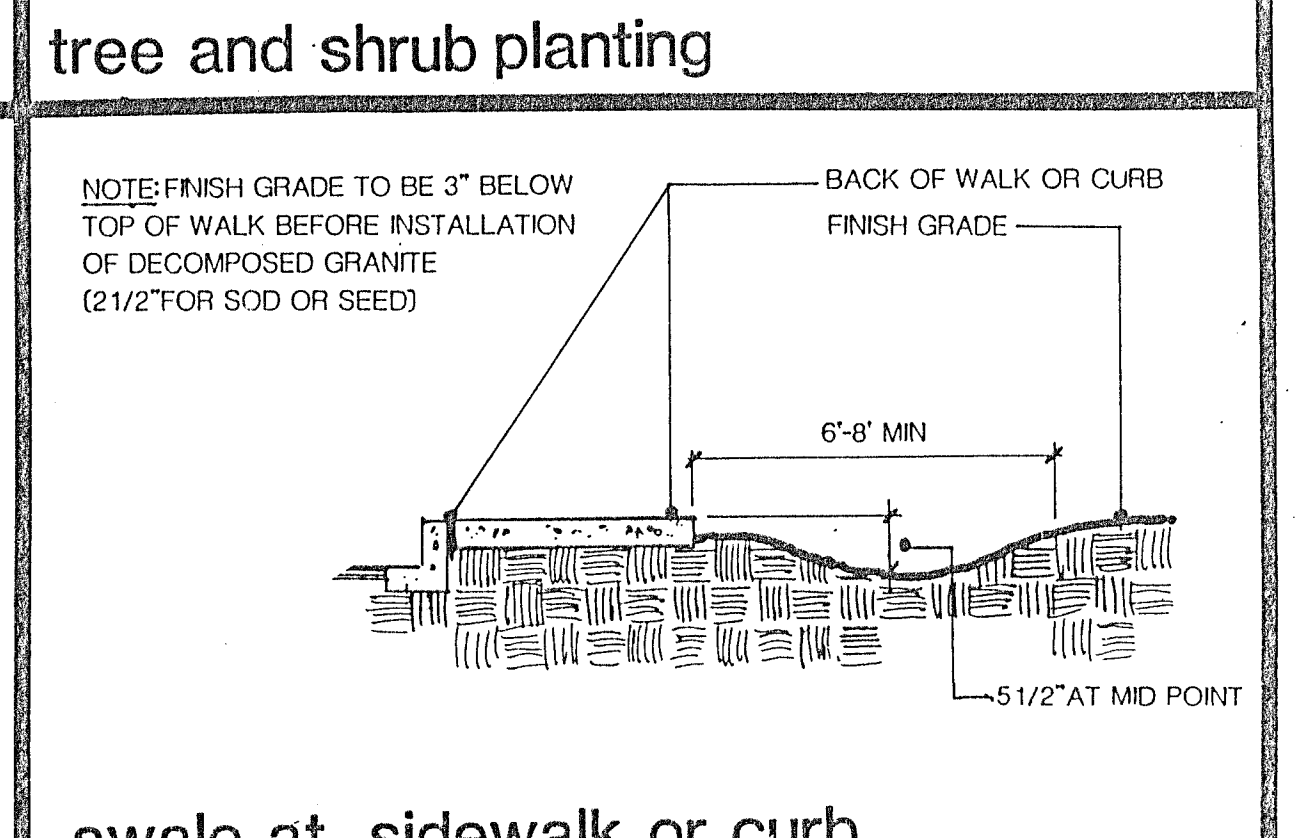
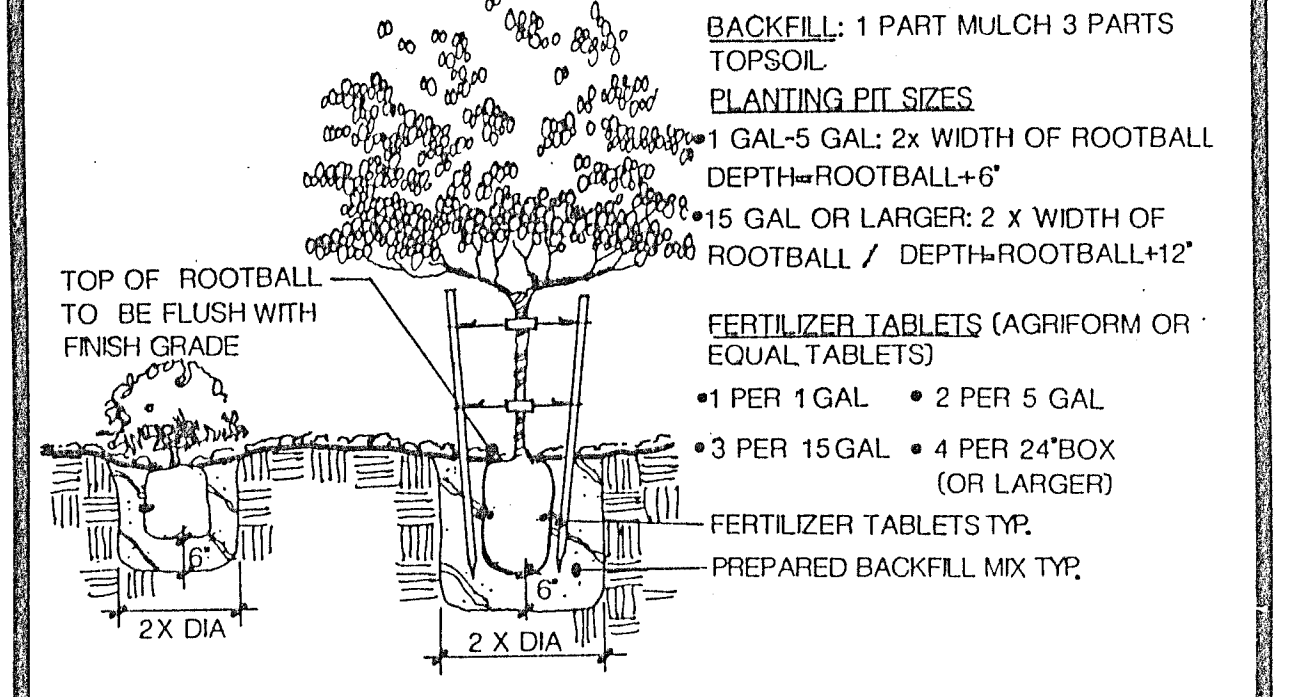
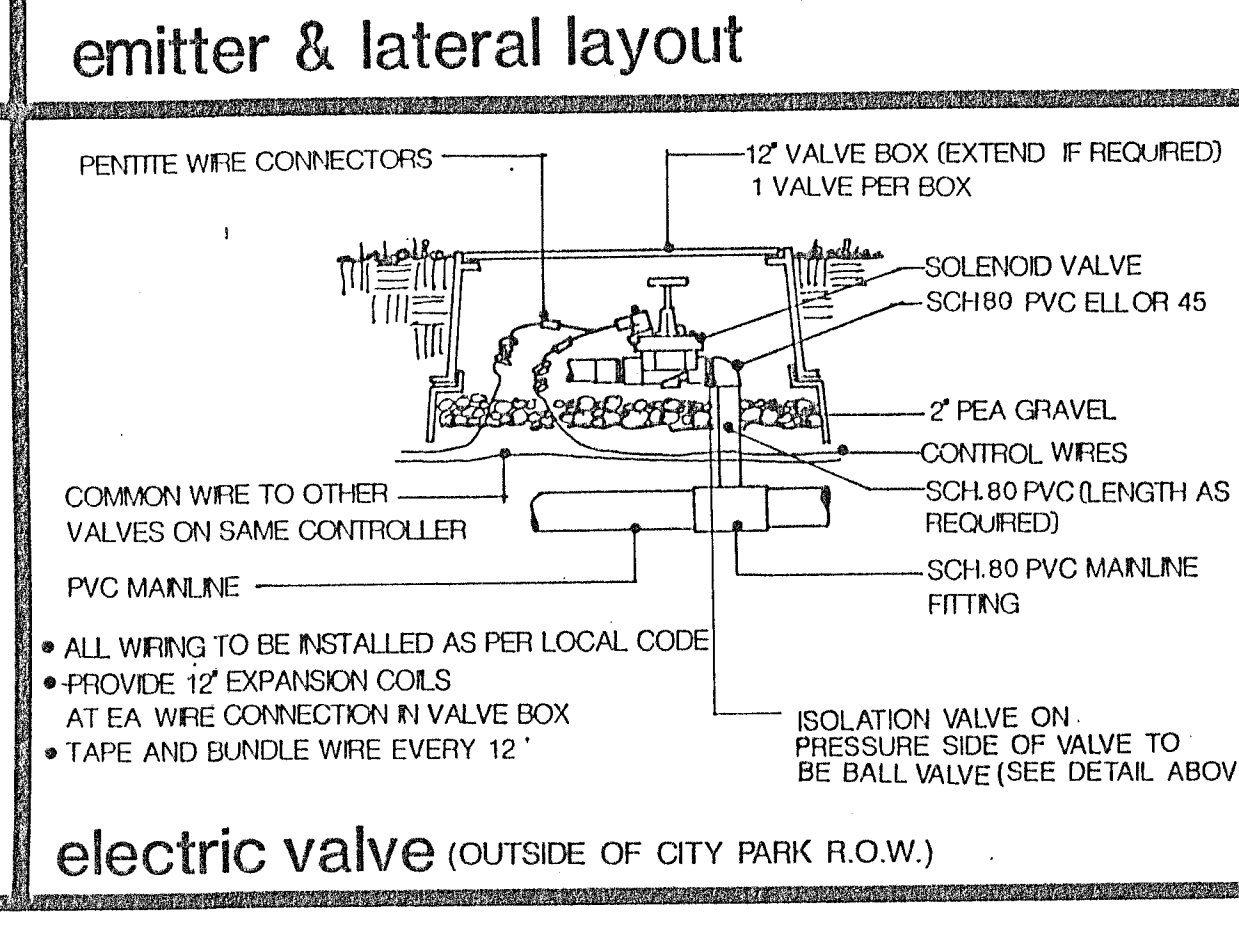
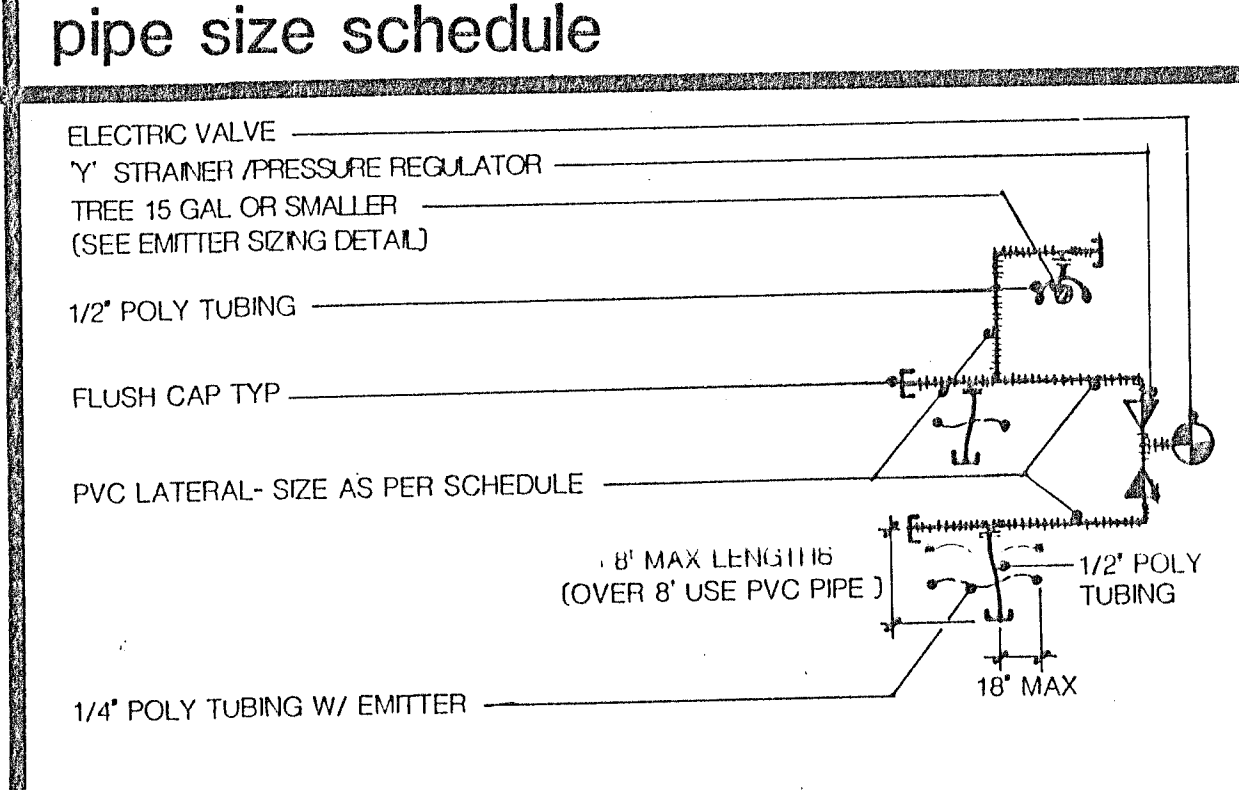
# DETAILS



**pipe size schedule**

PIPE SIZE	FLOW (GPM)
1/2"	0 - 5
3/4"	5 - 10
1"	10 - 15
1-1/4"	15 - 25
1-1/2"	25 - 35
2"	35 - 60
2-1/2"	60 - 80
3"	80 - 120
4"	120 - 200

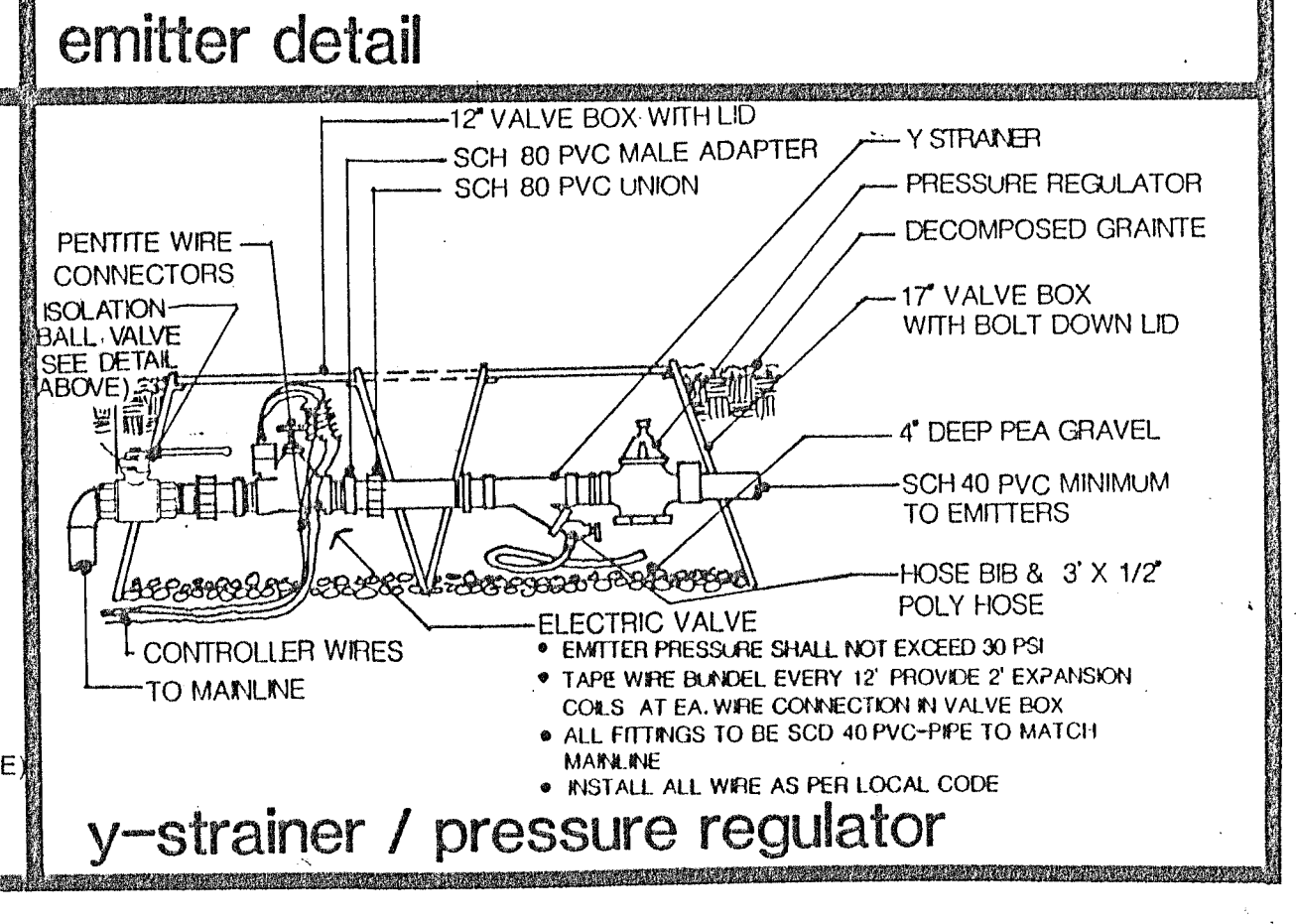
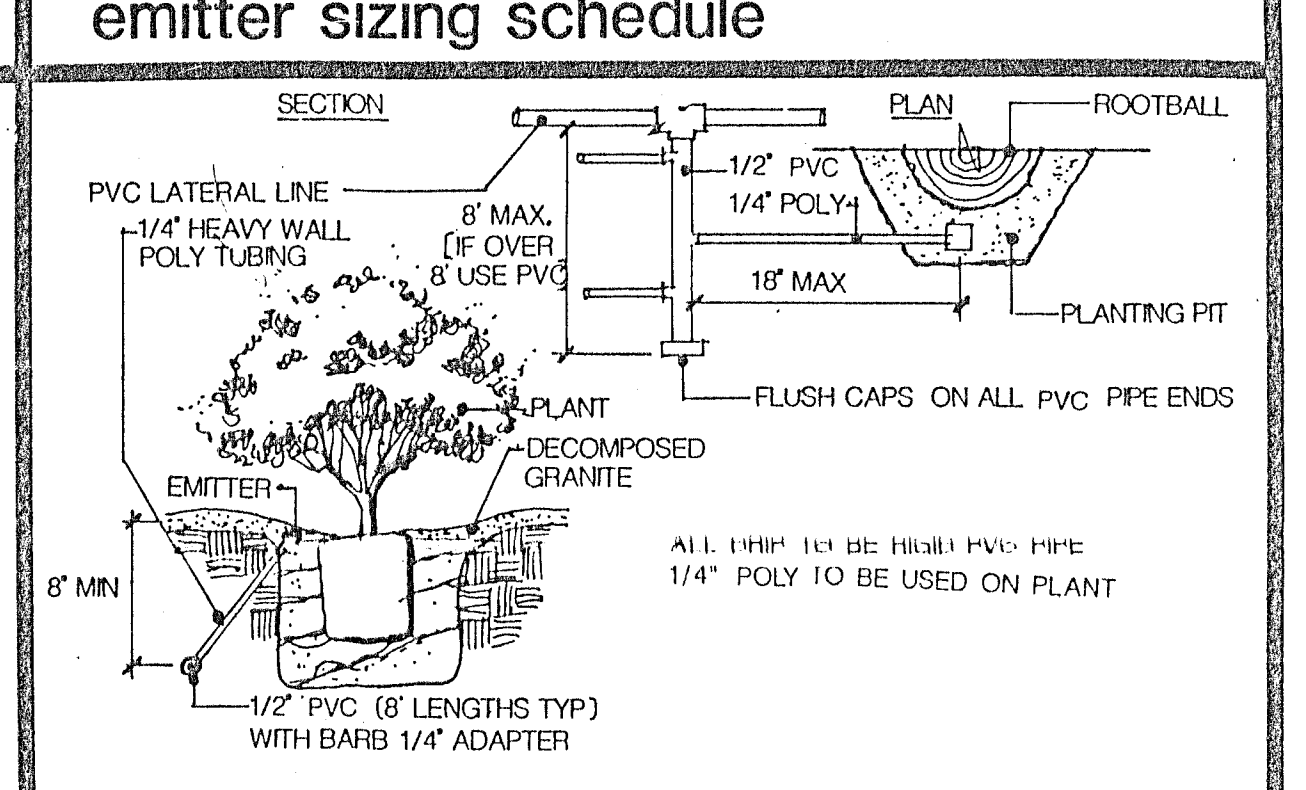
ALL MAINLINE PIPE TO BE MINIMUM SCH. 40  
ALL VALVE BOXES TO BE AMTEK, CARSON OR EQUAL  
ALL 1/2" LATERAL PIPE TO BE CLASS 315  
ALL LATERAL PIPE ABOVE 1/2" TO BE MINIMUM SCH. 40



**emitter sizing schedule**

PLANT SIZE	GALLONS PER HOUR	EMITTER TYPE
1 GAL	1	(1) M-10
5 GAL	1	(1) M-10
15 GAL	4	(2) M-20
24" BOX	6	(3) M-20
36" BOX	8	(4) M-20
48" BOX	10	(5) M-20
PALMS (IN D.G. ONLY)	10	(5) M-20

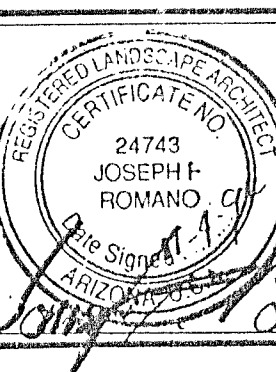
NOTE - ALL EMITTERS TO BE BOWSMITH MODEL 2000 SERIES (MULTI-PORT) AT 20 P.S.I. NO SUBSTITUTIONS



DETAILS  
DESIGN PLUS WEST  
LANDSCAPE ARCHITECTURE  
CART PLANNING  
785 S FOREST AVE  
TAMPA, FL 33610

DRAWN NR  
CHECKED JR  
JOB NO.  
SCALE  
DATE NOV. 4, 1992  
REVISION FEB. 15, 1993  
APR. 14, 1994  
JANUARY 27, 1994

**Warner Ranch 4**  
LOCATED IN: CHANDLER, ARIZONA  
PREPARED FOR: UDC HOMES, L.P.



# SPECIFICATIONS

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- SECTION I - GENERAL CONDITIONS  
SECTION II - SPECIAL CONDITIONS  
SECTION III - PLANTING OF TREES, SHRUBS & GROUND COVERS  
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SECTION V - DECOMPOSED GRANITE GROUND COVER  
SECTION VI - SOD INSTALLATION  
SECTION VII - LAWN CONSTRUCTION

## SECTION I

- 1. DEFINITIONS**  
A. "CONTRACTOR" THE PERSON, FIRM, OR CORPORATION WITH WHOM THE LANDSCAPE CONTRACT IS MADE BY THE OWNER.  
B. "LANDSCAPE ARCHITECT" AN AUTHORIZED REPRESENTATIVE OF THE DESIGNER, HEREINAFTER REFERRED TO AS LANDSCAPE ARCHITECT.  
C. "SUB-CONTRACTOR" ANY PERSON, FIRM, OR CORPORATION OTHER THAN EMPLOYEE OF THE CONTRACTOR, SUPPLYING FOR AN INDIVIDUAL OR PART OF THE CONTRACTOR'S LABOR OR MATERIALS OR BOTH AT THE PROJECT SITE IN CONNECTION WITH THIS CONTRACT.  
D. "OWNER" UDC HOMES, L.P.  
E. "WORK" LABOR, OR MATERIALS OR BOTH OF THE COMPLETE CONTRACT WORK.

- 2. CODES, PERMITS AND INSURANCE**  
A. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PROCURE ALL PERMITS, CERTIFICATES, AND LICENSES REQUIRED BY HIS LAW FOR THE EXECUTION OF HIS WORK. HE SHALL ALSO COMPLY WITH ALL ORDINANCES, LOCAL, STATE, FEDERAL, OR FEDERAL, OR REGULATIONS RELATING TO THE PERFORMANCE OF HIS WORK.  
B. THE CONTRACTOR SHALL, AT ALL TIMES DURING PROGRESS OF THE WORK, CARRY WITH INSURANCE CARRIERS APPROVED BY THE OWNER THE FOLLOWING INSURANCE AS REQUIRED BY STATE AND LOCAL LAW:  
1) WORKMAN'S COMPENSATION AS REQUIRED BY STATE AND LOCAL LAW.  
2) EMPLOYER'S LIABILITY INSURANCE \$1,000,000.  
3) COMPREHENSIVE GENERAL LIABILITY  
A) BODILY INJURY \$500,000.  
B) PROPERTY DAMAGE LIABILITY \$500,000.  
4) COMPREHENSIVE AUTO LIABILITY INSURANCE  
A) BODILY INJURY \$500,000.  
B) PROPERTY DAMAGE LIABILITY \$500,000.

- 3. CONTRACTOR'S RESPONSIBILITY**  
A. THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE SAFEGUARDING OF ALL MATERIALS, THE PROTECTION OF THE PROPERTY OF ALL ADJACENT PROPERTIES, AND THE PROTECTION OF HIS OWN PROPERTY FROM DAMAGE BY HIS WORK OR BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF HIS OWN PROPERTY FROM DAMAGE BY HIS WORK OR BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF HIS OWN PROPERTY FROM DAMAGE BY HIS WORK OR BY OTHERS.

- 4. MAINTENANCE PERIOD AND FINAL PAYMENT**  
A. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, MAINTAIN AND REPAIR ALL WORK DONE UNDER THIS CONTRACT FOR A PERIOD OF NINETY (90) DAYS FOLLOWING COMPLETION OF THE WORK. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL WORK DONE UNDER THIS CONTRACT FOR A PERIOD OF NINETY (90) DAYS FOLLOWING COMPLETION OF THE WORK. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL WORK DONE UNDER THIS CONTRACT FOR A PERIOD OF NINETY (90) DAYS FOLLOWING COMPLETION OF THE WORK.

- 5. GUARANTEE OF WORK**  
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D. ALL DEDUCTIONS OR ADDITIONS WILL BE MADE THROUGH A CHANGE ORDER ISSUED BY THE LANDSCAPE ARCHITECT OR AUTHORIZED REPRESENTATIVE OF THE DESIGNER. ANY CHANGE ORDER OR AMENDMENT TO THE CONTRACT SHALL BE CONSIDERED PART OF THE CONTRACT AND PAYMENT CANNOT BE GUARANTEED.

**17. SITE INVESTIGATION**  
A. THE CONTRACTOR ACKNOWLEDGES THAT HE HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, THE GENERAL AND LOCAL CONDITIONS, PARTICULARLY THE BEARING, POWER, AND AVAILABILITY OF LABOR, WATER, ELECTRICITY, ROADS, AND UNCERTAINTIES OF WEATHER, THE CONTOUR, AND SURFACE AND SUBSURFACE MATERIALS TO BE ENCOUNTERED. THE CHARACTER OF EQUIPMENT AND FACILITIES NEEDED PRELIMINARY TO AND DURING THE PROSECUTION OF THE WORK, AND ALL OTHER MATTERS WHICH MAY AFFECT THE WORK, AND ALL OTHER MATTERS WHICH MAY AFFECT THE WORK, AND ALL OTHER MATTERS WHICH MAY AFFECT THE WORK, AND ALL OTHER MATTERS WHICH MAY AFFECT THE WORK.

## SECTION II

### SPECIAL CONDITIONS

**1. GENERAL**  
A. ALL PROVISIONS OF SECTION I SHALL APPLY TO THIS SECTION.

**2. SITE LOCATION**  
A. CONTRACT WORK WILL BE PERFORMED AT: WARNER RANCH 4, RAY RD./KYRNER RD., CHANDLER, AZ.

**3. EXAMINATION OF PREMISES**  
A. THE CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT AND SHALL FULLY ACCOINT HIMSELF WITH THE CONDITIONS AS THEY EXIST, SO THAT HE HAS FULLY UNDERSTOOD THE FACILITY, DETAILED PLANS AND RESTRICTIONS ATTENDING THE EXECUTION OF THE WORK.

**4. PROTECTION AND PRECAUTION**  
A. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THAT PORTION OF THE SITE INVOLVED IN THE PROJECT WORK AND SHALL MAINTAIN ALL NECESSARY PROTECTIVE DEVICES AS REQUIRED BY THE STATE AND LOCAL CODES, ORDINANCES OR LAWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED TO WORKS THAT IS NOT PROPERLY PROTECTED.

**5. INSPECTION OF WORK**  
A. INSPECTION OF WORK FOR COMPLIANCE WITH CITY AND COUNTY ORDINANCES AND STANDARDS SHALL BE BY THE CITY AND COUNTY INSPECTORS.

**6. CLEANING**  
A. THE CONTRACTOR, EACH WEEK OR AS REQUIRED, SHALL REMOVE DEBRIS, WASTE, RUBBISH OR UNUSED CONSTRUCTION MATERIALS FROM THE PROJECT AREAS RESULTING FROM WORK UNDER THIS CONTRACT.

**7. WORKMANSHIP**  
A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPETENT WORKMEN. ALL WORK SHALL BE UNDERTAKEN AND FINISHED IN QUALITY WORKMANSHIP. ANY WORK THAT DOES NOT MEET QUALITY WORKMANSHIP BY SKILLED WORKMEN, IN THE OPINION OF THE LANDSCAPE ARCHITECT SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE LANDSCAPE ARCHITECT AND AT THE CONTRACTOR'S EXPENSE.

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**21. QUALITY AND SIZE. PLANTS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARD NURSERY STOCK, 1959 EDITION AND "STANDARDIZED PLANTS" 1942 EDITION. ALL PLANTS SHALL HAVE A NORMAL GROWTH HABIT AND BE SOUND, HEALTHY, VIGOROUS AND FREE FROM DISEASE AND INSECT INFESTATIONS. TREES SHALL HAVE A STRAIGHT TRUNK THROUGHOUT THEIR HEIGHT, AND THE TOP SHALL BE WELL DEVELOPED AND NOT CAPABLE OF SUPPORTING ITSELF WHEN PLANTED IN THE OPEN SHALL NOT BE ACCEPTED. THE MINIMUM ACCEPTABLE SIZE OF ALL PLANTS BE REQUIRED BEFORE PLANTING WITH BRANCHES IN NORMAL POSITION, SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT LIST. PLANTS LARGER IN SIZE THAN SPECIFIED MAY BE USED, BUT THE USE OF LARGER PLANTS WILL NOT AFFECT THE CONTRACT PRICE IF LARGER PLANTS ARE USED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED PROPORTIONATELY.**

**22. CONTAINER-GROWN PLANTS.** SHALL HAVE BEEN GROWN IN POTS, CANS, TUBS OR OTHER CONTAINERS FOR A MINIMUM OF THREE MONTHS AND A MAXIMUM OF ONE YEAR. THEY SHALL HAVE SUFFICIENT ROOTS TO HOLD THEIR INTACT AFTER REMOVAL FROM CONTAINERS, BUT SHALL NOT BE ROOTBOUND. PLANTS SHALL BE CAREFULLY REMOVED FROM CONTAINERS SO AS TO PREVENT BREAKING OR CRAVING OF EARTH DURING THE PLANTING PROCESS.

**23. INSPECTION OF PLANT MATERIALS** MAY BE REQUIRED AT SOURCES PRIOR TO SHIPMENT. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO SHIPMENT. AFTER QUANTITIES ARE LOCATED LANDSCAPE ARCHITECT WILL GENERALLY APPROVE ALL ROUGH MATERIALS AT SOURCE.

**24. PLANTS REQUIRED**  
A. THE SPECIES (SCIENTIFIC AND COMMON NAMES), SIZE, MANNER IN WHICH TO BE THRUFASTED, PERCENT COVERAGE, IF REQUIRED, ARE GIVEN IN THE PLANT LIST. PLANT QUANTITIES ON THE LIST ARE INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PLANT MATERIAL NECESSARY TO COMPLETE THE PLANTING AS SHOWN ON THE LANDSCAPE PLAN. SUBSTITUTIONS OF PLANTS NOT LISTED IN THE PLANT LIST SHALL BE APPROVED BY THE OWNER.

**25. PROTECTION AFTER DELIVERY.** UPON DELIVERY TO THE SITE, ALL PLANTS SHALL BE PLANTED AS SOON AS POSSIBLE. UNLESS OTHERWISE SPECIFIED, PLANTS SHALL BE PROTECTED FROM DRYING WINDS. STOCK WHICH IS NOT SATISFACTORY IN THE OPINION OF THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY RETURNED FROM THE SITE AT THE CONTRACTOR'S EXPENSE, AND REPLACED WITH ACCEPTABLE STOCK.

**26. OBSTRUCTIONS BELOW GROUND**  
A. ANY ROCK OR OTHER UNDERGROUND OBSTRUCTIONS SHALL BE REMOVED, IF POSSIBLE, TO THE DEPTH NECESSARY TO PERMIT PROPER PLANTING, ACCORDING TO PLANS AND SPECIFICATIONS. IF UNDOING OBSTRUCTIONS OR BARRIERS IS NECESSARY, IT SHALL BE INFORMED IN THE EXCAVATION OF PLANTING AREAS. OTHER OBSTRUCTIONS FOR THE PLANTING MAY BE SELECTED BY THE CONTRACTOR ONLY AFTER THE CONTRACTOR HAS BEEN ADVISED BY THE ARCHITECT PRIOR TO ANY WORK. THE CONTRACTOR MUST BE KNOWLEDGEABLE OF THE LOCATIONS OF ALL EXISTING UNDERGROUND INSTALLATIONS, AND THEIR PROTECTION IS HIS RESPONSIBILITY. ALL DAMAGE WILL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

**27. PLANTING OPERATIONS**  
A. CONTRACTOR WILL RECEIVE ALL PLANTING AREAS AT A GRADE OF ONE (1) FOOT PLUS OR MINUS. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL NECESSARY PROTECTIVE DEVICES AS REQUIRED BY THE STATE AND LOCAL CODES, ORDINANCES OR LAWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED TO WORKS THAT IS NOT PROPERLY PROTECTED.

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A. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, MAINTAIN AND REPAIR ALL WORK DONE UNDER THIS CONTRACT FOR A PERIOD OF NINETY (90) DAYS FOLLOWING COMPLETION OF THE WORK. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL WORK DONE UNDER THIS CONTRACT FOR A PERIOD OF NINETY (90) DAYS FOLLOWING COMPLETION OF THE WORK.

**40. DIST CONTROL**  
A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL DISTURBED AREAS AND THE RESTORATION OF THE SAME TO ORIGINAL OR BETTER CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL DISTURBED AREAS AND THE RESTORATION OF THE SAME TO ORIGINAL OR BETTER CONDITION.

**41. GUARANTEE OF WORK**  
A. EXCEPT AS SPECIFICALLY PROVIDED OTHERWISE THE CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST DEFECTIVE MATERIAL AND WORKMANSHIP FOR A PERIOD OF NINETY (90) DAYS FOLLOWING COMPLETION OF THE WORK. THE CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST DEFECTIVE MATERIAL AND WORKMANSHIP FOR A PERIOD OF NINETY (90) DAYS FOLLOWING COMPLETION OF THE WORK.

**42. DEFECTIVE WORK REQUIRING REPAIR**  
A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL DEFECTIVE WORK IDENTIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL DEFECTIVE WORK IDENTIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL DEFECTIVE WORK IDENTIFIED BY THE OWNER OR HIS REPRESENTATIVE.

**43. AFTER FINAL ACCEPTANCE OF THE IRRIGATION SYSTEM,** THE PLANTING CONTRACTOR SHALL MAKE TIMING AND FLOW ADJUSTMENTS ON THE IRRIGATION SYSTEM AS REQUIRED TO PROPERLY ESTABLISH AND MAINTAIN THE PLANT MATERIALS THROUGH THE CONSTRUCTION PERIOD AND ANY CONTRACTED MAINTENANCE PERIOD AFTER FINAL ACCEPTANCE. DURING THIS PERIOD THE PLANTING CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING REPAIRS TO THE SYSTEM WHEN SUCH REPAIR IS REQUIRED AS A RESULT OF THE MAINTENANCE OPERATIONS.

## SECTION IV

### IRRIGATION SYSTEM

**1. GENERAL**  
A. ALL PROVISIONS OF SECTIONS I AND 2 SHALL APPLY TO THIS SECTION.

**2. SCOPE OF WORK**  
A. SPRINKLER SYSTEMS SHALL BE CONSTRUCTED TO THE SIZES, GRADES AND LOCATIONS SHOWN ON THE PLANS. SPRINKLER LINES SHALL BE INSTALLED TO THE DEPTH SPECIFIED ON THE PLANS. THE TYPE AND SIZE BEING DETERMINED BY THE VOLUME OF EQUIPMENT TO BE SERVED. PIPING SHALL BE MANUFACTURED BY AMETEK OR RICKY.

**3. EQUIPMENT**  
A. CONTROLLERS SHALL BE AS SPECIFIED ON THE PLAN. CONTROLLERS SHALL TAKE SPECIAL NOTE OF INFORMATION ON PLANS REGARDING POSSIBLE DUAL PROGRAMMING CAPABILITIES.

**4. IRRIGATION CONTROL CABLE**  
A. ALL WIRING TO BE USED FOR CONNECTING THE AUTOMATIC CONTROLLER TO THE ELECTRICAL SERVICE SHALL BE MANUFACTURED BY AMETEK OR RICKY.

**5. TRENCHING**  
A. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL MAIN LINES SHALL BE A MINIMUM OF 12 INCHES AND ALL LATERAL LINES SHALL BE A MINIMUM OF 8 INCHES. SPRINKLER LINES CONNECTING ROTOR POP UP SPRINKLERS SHALL BE INSTALLED WITH A MINIMUM COVER OF 15 INCHES BASED ON FINISH GRADE. ALL PLASTIC LINES INSTALLED BENEATH A PAVING SHALL HAVE A MINIMUM COVER OF 18 INCHES. FINISH GRADE SHALL CONFORM TO THE MINIMUM COMPACTION TEST OF PAVED AREA INVOLVED.

**6. INSTALLATION OF PLASTIC PIPE AND FITTINGS**  
A. PLASTIC PIPE SHALL BE INSTALLED IN A MANNER SO AS TO PROTECT THE PIPE FROM DAMAGE AND CONSTRUCTION AS RECOMMENDED BY THE MANUFACTURER.

**7. RECORD DRAWINGS**  
A. THE CONTRACTOR SHALL PURCHASE FROM THE LANDSCAPE ARCHITECT ONE SET OF TRANSPARENTS AND ONE SET OF BLUELINE PRINTS SHOWING ALL SPRINKLER WORK REQUIRED UNDER THIS CONTRACT. IMMEDIATELY UPON INSTALLATION OF PIPING, VALVES, OR SPRINKLER HEADS, IN LOCATION OTHER THAN SHOWN ON THE CONTRACT, IMMEDIATELY INDICATE SUCH CHANGES ON BOTH SETS. BEFORE FINAL ACCEPTANCE OF THE PROJECT, THESE SHALL BE TURNED OVER TO THE OWNER FOR RECORD PURPOSES.

**8. ADDITIONS OR DELETIONS IN THE QUANTITY OF WORK AS SET FORTH IN THESE SPECIFICATIONS**  
A. ADDITIONS OR DELETIONS IN THE QUANTITY OF WORK AS SET FORTH IN THESE SPECIFICATIONS AND ACCOMPANYING DRAWINGS AFTER THE CONTRACT PRICE HAS BEEN ADJUSTED ACCORDINGLY, WILL BE AT THE RISK OF THE OWNER OR THE LANDSCAPE ARCHITECT.

**9. PLASTIC PIPE LINE**  
A. PLASTIC PIPE SHALL BE AS DESCRIBED ON THE DRAWINGS. IT SHALL BE UNPLASTICIZED PVC EXTRUDED FROM VIRGIN PETROLEUM MATERIALS OF THE TYPE SPECIFIED ON THE PLANS. THE PIPE SHALL BE HOMOGENEOUS THROUGHOUT AND FREE FROM VISIBLE CRACKS, HOLES, FOREIGN MATERIALS, BLISTERS, WRINKLES, AND DENTS. IT SHALL BE MANUFACTURED BY JOHNS MANVILLE, CARLOT, OR OTHER APPROVED MANUFACTURERS.

**10. PLASTIC PIPE FITTINGS AND CONNECTIONS**  
A. ALL PLASTIC PIPE FITTINGS TO BE INSTALLED SHALL BE MOLDED FITTINGS MANUFACTURED BY THE SAME MANUFACTURER AS THE PIPE. FITTINGS SHALL BE SUITABLE FOR EITHER SOLVENT WELD OR SCREWED CONNECTIONS. NO FITTINGS MADE OF OTHER MATERIALS SHALL BE USED. FITTINGS SHALL BE MARKED WITH MANUFACTURER'S TYPE OR TRADEMARK, SIZE, SCHEDULE, AND TYPE OF PIPE WORKING PRESSURE AT 100 PSI.

**11. INSTALLATION OF COPPER PIPE**  
A. ALL TUBING SHALL BE CUT ACCURATELY TO MEASUREMENTS ESTABLISHED BY THE CONTRACTOR AND SHALL BE WORKED INTO PLACE WITHOUT BENDING OR OVERSTRESSING. SPECIAL PROVISIONS CAN BE USED FOR MORE THAN HALF WAY INTO THE SOCKET. PLASTIC SADDLE AND FLANGE FITTINGS WILL NOT BE PERMITTED. UNLESS OTHERWISE SPECIFIED, ALL PLASTIC FITTING SHALL BE SCHEDULE 40 PVC MATERIAL.

**12. INSTALLATION OF EQUIPMENT**  
A. CONTROLLERS SHALL BE INSTALLED AS SHOWN ON THE PLANS. UPON COMPLETION OF ALL WIRING, THE SERIAL NUMBER OF EACH CONTROLLER SHALL BE NOTED INDIVIDUALLY WITH WATERPROOF INK ON THE INSIDE OF THE CONTROLLER DOOR. ALL WIRING SHALL BE IN CONFORMANCE WITH APPLICABLE CODES.

**13. POLYETHYLENE PIPE AND POLY DISTRIBUTION TUBING**  
A. POLYETHYLENE PIPE SHALL BE AS DESCRIBED ON THE DRAWINGS. ALL SIZES FOR PIPE AND TUBE SHALL BE COMPATIBLE WITH SPECIFIED EQUIPMENT FITTINGS.

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**23. ALL HEADS OF THE PARTICULAR TYPE OF FUNCTION IN THE PLANT SHALL BE OF THE SAME MANUFACTURE AND SHALL BE MARKED WITH THE MANUFACTURER'S NAME AND IDENTIFICATION NUMBER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH HEADS FROM THE SYSTEM.**

**24. EMITTER INSTALLATION**  
A. EMITTERS SHALL BE SPECIFIED ON THE PLANS.  
B. EMITTER TO RISER ADAPTERS SHALL BE AS SPECIFIED ON THE PLANS.  
C. EMITTER RISER PIPE OR DISTRIBUTION TUBE SHALL BE AS DESCRIBED ON PLANS.

**25. PLASTIC ENCLOSURES FOR EQUIPMENT**  
A. ENCLOSURES FOR EQUIPMENT SET BELOW FINISH GRADE SHALL BE PLASTIC IRRIGATION VALVE BOXES AND OR FITS WITH LIDS. THE TYPE AND SIZE BEING DETERMINED BY THE VOLUME OF EQUIPMENT TO BE SERVED. ENCLOSURES SHALL BE AS MANUFACTURED BY AMETEK OR RICKY.

**26. VALVES, BACKFLOW PREVENTERS, FILTERS, AND FERTILIZER APPLICATORS SHALL BE AS SPECIFIED ON THE PLANS.**

**27. IRRIGATION CONTROL CABLE**  
A. ALL WIRING TO BE USED FOR CONNECTING THE AUTOMATIC CONTROLLER TO THE ELECTRICAL SERVICE SHALL BE MANUFACTURED BY AMETEK OR RICKY.

**28. TRENCHING**  
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