

# HANCOCK- GUNSMOKE

## CONCEPTUAL LANDSCAPE PLAN

### CITY OF MARICOPA PLANTING WARRANTY & MAINTENANCE NOTES

- 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 GUARANTEED 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, PLANS, 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 ADDITION 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. 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 RESEED FOR SUMMER GROWTH DUE TO CONTRACTOR'S INABILITY TO RESEED DURING PROPER GROWING SEASON SHALL BE OVERSEED OR SODDED WITH GRASS APPROPRIATE FOR THE CURRENT SEASON, CARED FOR THROUGHOUT THE OFF SEASON, AND PROPERLY SEED 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 OF LANDSCAPE ARCHITECT.

### EXISTING LANDSCAPE NOTES

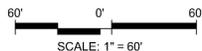
1. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER/AND/OR THE GENERAL CONTRACTOR TO REVIEW THE PROJECT. THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY CHANGES PRIOR TO THE START OF ANY WORK.
2. ALL DEMOLITION AREAS SHALL BE FLAGGED FOR APPROVAL PRIOR TO DEMOLITION.
3. ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED. SHOULD ANY CONFLICTS ARISE BETWEEN THE EXISTING PLANT MATERIAL ON-SITE AND PROPOSED IMPROVEMENTS SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

### MAINTENANCE NOTES

1. REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNERS OR THE HOMEOWNER'S ASSOCIATION AND SHALL BE COMPLETED WITHIN THREE (3) MONTHS FROM THE DATE THAT THE ASSOCIATION OR PROPERTY OWNER IS NOTIFIED BY THE CITY.
2. INDIVIDUAL PROPERTY OWNERS, AND/OR PROPERTY OWNER'S ASSOCIATION SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS, INCLUDING THAT WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

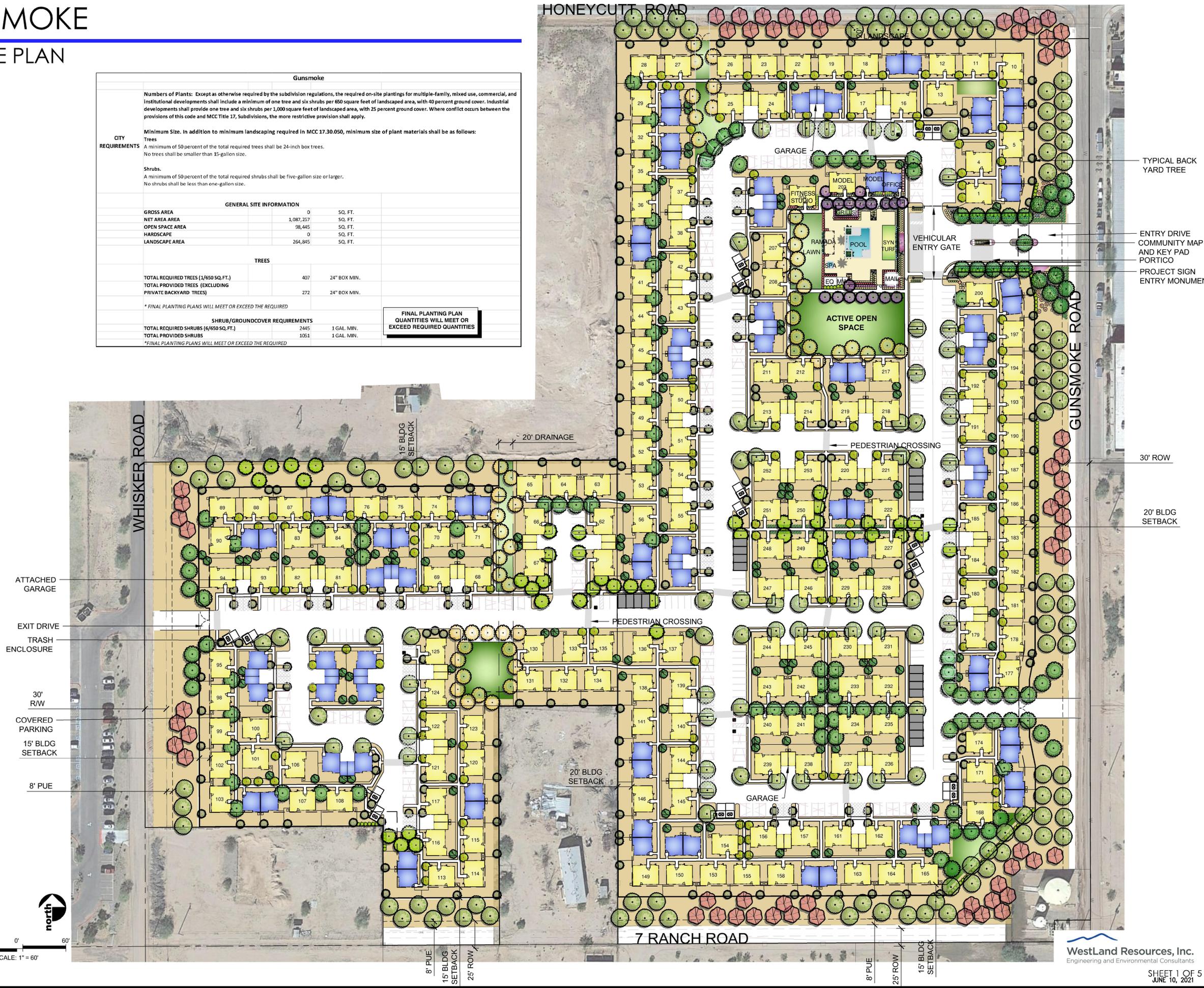
**DEVELOPER**  
 HANCOCK- GUNSMOKE  
 MANAGER: JANINE LONG  
 4040 E CAMELBACK RD. SUITE 215  
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 CONTACT: JANINE LONG  
 EMAIL: JANINE@HANCOCK-AZ.COM

**LANDSCAPE ARCHITECT**  
 WESTLAND RESOURCES, INC.  
 2020 N. CENTRAL ST.  
 PHOENIX, AZ 85004  
 (602) 888-7003  
 CONTACT: SHARON MILLER, RLA



Gunsmoke			
CITY REQUIREMENTS	Numbers of Plants: Except as otherwise required by the subdivision regulations, the required on-site plantings for multiple-family, mixed use, commercial, and institutional developments shall include a minimum of one tree and six shrubs per 650 square feet of landscaped area, with 40 percent ground cover. Industrial developments shall provide one tree and six shrubs per 1,000 square feet of landscaped area, with 25 percent ground cover. Where conflict occurs between the provisions of this code and MCC Title 17, Subdivisions, the more restrictive provision shall apply.		
	Minimum Size. In addition to minimum landscaping required in MCC 17.30.050, minimum size of plant materials shall be as follows:		
	Trees	A minimum of 50 percent of the total required trees shall be 24-inch box trees. No trees shall be smaller than 15-gallon size.	
	Shrubs	A minimum of 50 percent of the total required shrubs shall be five-gallon size or larger. No shrubs shall be less than one-gallon size.	
<b>GENERAL SITE INFORMATION</b>			
	GROSS AREA	0	SQ. FT.
	NET AREA AREA	1,087,257	SQ. FT.
	OPEN SPACE AREA	98,445	SQ. FT.
	HARDSCAPE	0	SQ. FT.
	LANDSCAPE AREA	264,845	SQ. FT.
<b>TREES</b>			
	TOTAL REQUIRED TREES (1/650 SQ.FT.)	407	24" BOX MIN.
	TOTAL PROVIDED TREES (EXCLUDING PRIVATE BACKYARD TREES)	272	24" BOX MIN.
* FINAL PLANTING PLANS WILL MEET OR EXCEED THE REQUIRED			
<b>SHRUB/GROUND COVER REQUIREMENTS</b>			
	TOTAL REQUIRED SHRUBS (6/650 SQ.FT.)	2445	1 GAL. MIN.
	TOTAL PROVIDED SHRUBS	1051	1 GAL. MIN.
* FINAL PLANTING PLANS WILL MEET OR EXCEED THE REQUIRED			

**FINAL PLANTING PLAN QUANTITIES WILL MEET OR EXCEED REQUIRED QUANTITIES**



TYPICAL BACK YARD TREE

ENTRY DRIVE COMMUNITY MAP AND KEY PAD PORTICO

PROJECT SIGN ENTRY MONUMENT

30' ROW

20' BLDG SETBACK

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