

GENERAL NOTES

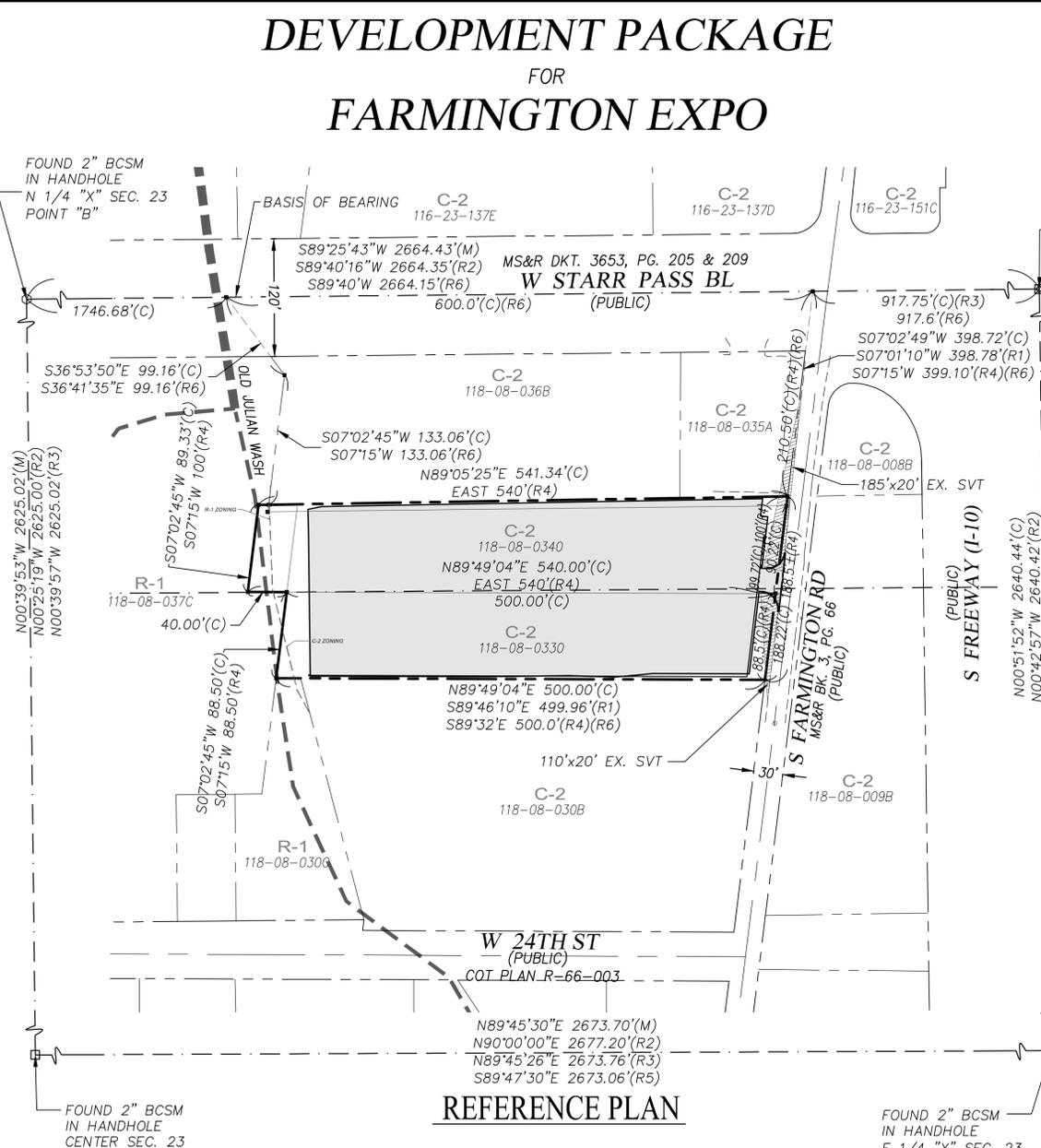
- EXISTING ZONING IS R-1 (2.25%) AND C-2 (97.75%), AND SHALL REMAIN AS R-1 AND C-2 ZONING.
- THE COMBINED GROSS AREA OF THIS DEVELOPMENT IS 2.17 ACRES, OR 94,611.27 SQUARE FEET.
- THE EXISTING USE IS VACANT AND THE PROPOSED USE IS GENERAL MERCHANDISE SALES AND IS PERMITTED THAT IS SUBJECT TO USE SPECIFIC STANDARD 4.9.9.B.1.
- PER STANDARD 4.9.9.B.1 - OUTDOOR DISPLAY OR STORAGE OF FERTILIZER, MANURE, OR OTHER ODOROUS MATERIALS SHALL BE LOCATED AT LEAST 30 FEET FROM ANY INTERIOR LOT LINE.
- THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE CITY OF TUCSON, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
- TOTAL MILES OF NEW PUBLIC STREETS ARE 0.0 MILES.
- ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
- DRAINAGE WILL REMAIN IN ITS NATURAL STATE AND WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN ON THIS PLAN.
- NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES IN ACCORDANCE SEC.10-01.5.0, SIGHT VISIBILITY, OF THE TECHNICAL STANDARDS MANUAL.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE LINE AS MEASURED BETWEEN A BRASS CAPPED SURVEY MONUMENT, REPRESENTING THE NORTHEAST CORNER OF SECTION 23, LOCATED NEAR THE INTERSECTION OF W. 22ND ST. AND S. OSBORNE AVE. (POINT 'A') AND A BRASS CAPPED SURVEY MONUMENT, REPRESENTING THE NORTH 1/4 CORNER OF SECTION 23, LOCATED NEAR THE INTERSECTION OF W. STARR PASS BL. AND S. SANTA CRUZ LN. (POINT 'B'). SAID BEARING BEING SOUTH 89° 25' 43" WEST.
- BASIS OF ELEVATION: ELEVATIONS ARE BASED ON THE SOUTHWEST CORNER OF SECTION 13, BEING A BRASS CAPPED SURVEY MONUMENT IN A HANDHOLE, ALSO BEING PIMA COUNTY DOT GEODETIC CONTROL POINT 'DN21'. SAID ELEVATION IS 2970.94 NAVD88. THIS ELEVATION DIFFERS FROM THE PUBLISHED ELEVATION, THE ELEVATION LISTED WAS DETERMINED FROM A PRIOR SURVEY THAT USED A NOW-DESTROYED BASIS OF ELEVATION.

GRADING AND CONSTRUCTION NOTES

- ALL CONSTRUCTION AND TESTING METHODS SHALL BE IN CONFORMANCE WITH PC/COT SSSI, EDITION OF 2003, EXCEPT AS MODIFIED HEREBY.
- ALL WORK SHALL BE IN CONFORMANCE TO GRADING STANDARDS AND SPECIFICATIONS OF THE CITY OF TUCSON.
- EXCAVATION AND BACKFILL FOR STRUCTURES SHALL CONFORM TO PC/COT SSSI, SECTION 203-5.
- ALL CONCRETE SHALL CONFORM TO PC/COT SSSI, SECTION 1006, CLASS S, 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE SPECIFIED.
- A STAMPED SET OF APPROVED PLANS SHALL BE KEPT IN AN EASILY ACCESSIBLE LOCATION ON THE JOB SITE AT ALL TIMES OR DURING CONSTRUCTION.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATION.
- CONTRACTOR SHALL CALL ARIZONA 811 (811) TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY GOVERNMENTAL AGENCIES.
- UPON COMMENCEMENT OF WORK, TRAFFIC CONTROL DEVICES SHALL BE POSTED AND MAINTAINED BY THE CONTRACTOR UNTIL SUCH TIME AS THE WORK IS COMPLETED. ALL WARNING SIGNS, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, ADOPTED BY THE STATE OF ARIZONA PURSUANT TO A.R.S. 28-650.
- IF UNANTICIPATED CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION AND ARE BEYOND THE SCOPE OF THE DESIGN, THE ENGINEER SHALL SUBMIT THE NECESSARY REVISED OR SUPPLEMENTAL IMPROVEMENT PLANS FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF EXISTING IMPROVEMENTS AND VEGETATION IN THE WORK AREA. PAVEMENT, CURBS AND ANY OTHER OBSTRUCTIONS DAMAGED DURING CONSTRUCTION ARE TO BE REPLACED BY THE CONTRACTOR. ANY UNDERGROUND PIPES, IRRIGATION LINES/CONTROLS, DRAINS, STRUCTURES, OR OBSTRUCTIONS NOT SHOWN ON THESE PLANS SHALL BE MOVED, ALTERED, OR REPAIRED BY THE CONTRACTOR WHEN ENCOUNTERED, AS DIRECTED BY THE ENGINEER, AND IS A DEFINITE PART OF THIS PROJECT.
- ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE NOR IMPLY ACCEPTANCE OF ANY OF THE FOLLOWING:
 - WALL(S), RETAINING OR OTHER TYPE(S).
 - ANY REINFORCED CONCRETE STRUCTURE(S).
 - ANY EMBANKMENT(S) WHOSE PRIMARY PURPOSE IS TO FUNCTION AS A RETENTION/DETENTION STRUCTURE.

GRADING AND CONSTRUCTION NOTES, CONT.

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH, HAUL, AND APPLY ALL WATER REQUIRED FOR COMPACTION, AND CONSTRUCTION DUST CONTROL. THE COST THEREOF IS TO BE INCLUDED IN THE GRADING CONSTRUCTION PRICE.
- ALL ACCESSIBLE ROUTES ARE TO COMPLY WITH ICC A117.1, SECTION 403.3, 5% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE.
- THE CONTRACTOR SHALL GIVE FORTY-EIGHT (48) HOURS NOTICE WHEN HE SHALL REQUIRE THE SERVICES OF THE ENGINEER OR ANY OTHER PERSON PROPERLY AUTHORIZED FOR SUCH PURPOSE FOR LAYING OUT ANY PORTION OF THE WORK. HE SHALL ALSO DIG ALL STAKE HOLES NECESSARY TO GIVE LINE AND LEVELS AND SHALL PROVIDE ASSISTANCE CALLED FOR BY THE ENGINEER OR HIS ASSISTANTS UPON ANY PART OF THE WORK, WHENEVER SO REQUESTED, AND SHALL PRESERVE ALL STAKES SET FOR THE LINES, LEVELS, OR MEASUREMENTS OF THE WORK IN THEIR PROPER PLACES UNTIL AUTHORIZED TO REMOVE THEM BY THE ENGINEERS. ANY EXPENSE INCURRED IN REPLACING ANY STAKES WHICH THE CONTRACTOR OR HIS SUBORDINATES MAY HAVE FAILED TO PRESERVE SHALL BE CHARGED TO THE CONTRACTOR.
- ALL PAVED AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF FINISH SUBGRADE AS DESIGNED BY THE ENGINEER.
- THE SOILS ENGINEER SHALL OBSERVE, INSPECT, AND TEST ALL CONSTRUCTION OPERATIONS, INCLUDING BUT NOT LIMITED TO: CLEARING, GRUBBING, SUBGRADE PREPARATION, STRUCTURAL, TRENCH EXCAVATION AND BACKFILL, MATERIAL TESTING, TOGETHER WITH PLACEMENT OF FILL.
- GRADING BOUNDARIES SHALL BE CLEARLY MARKED, AND ALL WORK WILL BE CONFINED TO APPROVED PROJECT LIMITS AS SHOWN ON THESE PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE SURVEYOR PROVIDING THE CONSTRUCTION LAYOUT TO VERIFY THE BENCHMARK AND COMPARE THE SITE CONDITIONS WITH THE PLANS AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OBSERVED. SHOULD ANY BENCHMARK, GRADE, OR DESIGN, INDICATED ON THE PLANS, BE SUSPECT, THE ENGINEER SHALL BE NOTIFIED OF SAID BENCHMARK, GRADE, OR DESIGN PROBLEM AT LEAST FORTY-EIGHT HOURS BEFORE CONSTRUCTION IS SCHEDULED TO BEGIN ON THE AFFECTED AREA.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER(S), THEIR SUCCESSORS OR ASSIGNS, (AND/OR THEIR CONTRACTOR, THEIR SUCCESSORS OR ASSIGNS, AS APPLICABLE), TO PURSUE ANY NEGOTIATIONS, OBTAIN ANY AGREEMENTS AND/OR PERMITS, ETC., FROM ALL NECESSARY OWNERS, PRIVATE AND/OR GOVERNMENTAL AGENCIES IN CHARGE OF PROPERTIES AND/OR RIGHTS-OF WAY ADJACENT TO (OR NEIGHBORING) THIS PROJECT, THAT MAY BE REQUIRED TO DO ANY WORK (CONSTRUCTION, ACCESS, MODIFICATIONS, GRADING, DRAINAGE, STRUCTURES, ROADS, ETC.) ENCRONCHING OR AFFECTING-DIRECTLY OR INDIRECTLY-ON THESE ADJACENT PROPERTIES AND RIGHTS-OF-WAY IN ANY CONCEIVABLE MANNER, REGARDLESS OF WHETHER OR NOT THIS WORK IS SHOWN OR DESCRIBED ON THESE PLANS (OR) ON THIS PLAT.
- THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY, IN WRITING, THAT ALL IMPROVEMENTS, WHETHER PRIVATE OR PUBLIC, HAVE BEEN CONSTRUCTED, PLACED, INSTALLED, ETC. IN SUBSTANTIAL CONFORMANCE WITH THE ACCEPTED PLANS FOR THIS DEVELOPMENT. CERTIFICATIONS, IN WRITING, ARE TO BE RECEIVED BY THE CITY ENGINEER, OR THE CITY OF TUCSON, PRIOR TO THE REQUEST FOR ANY BUILDING PERMITS, FINAL INSPECTION, AND/OR RELEASE OF ASSURANCES.
- THE CITY ENGINEER, UPON RECEIPT OF ALL NECESSARY CERTIFICATIONS AS OUTLINED ON THE DEVELOPMENT PLANS, WILL PERFORM A FIELD REVIEW OF THE DEVELOPMENT. FIELD CONDITIONS, DESIGN OVERSIGHTS, ETC., MAY REQUIRE ADDITIONAL WORK AND/OR IMPROVEMENTS AS A RESULT OF SAID REVIEW.
- ALL EASEMENTS MUST BE ACQUIRED BY OWNER/BUILDER PRIOR TO CONSTRUCTION.
- GRADING PLANS SHALL CONFORM TO CHAPTER 33, OF THE UNIFORM BUILDING CODE (UBC), 1994 EDITION.
- ALL PAVEMENT MARKINGS SHALL CONFORM TO PIMA COUNTY / CITY OF TUCSON (PC/COT) STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL FIELD VERIFY EXISTING SEWER, WATER AND OTHER UTILITY ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION, POT-HOLING IF NECESSARY.
- THE CONTRACTOR SHALL VERIFY ALL QUANTITIES, INCLUDING EXCAVATION, BORROW EMBANKMENT, SHRINK OR SWELL, GROUND COMPACTION, HAUL AND ANY OTHER ITEMS AFFECTING THE BID TO COMPLETE THE GRADING TO THE ELEVATIONS SHOWN ON THESE PLANS INDEPENDENTLY CALCULATE HIS OWN EARTHWORK QUANTITIES AND SUBMIT HIS BID BASED THEREON.
- ALL ORGANIC MATERIAL SHALL BE REMOVED WITHIN THE CLEARING LIMITS FOR NECESSARY GRADING TO A DEPTH OF AT LEAST SIXTH INCHES AND LAWFULLY DISPOSED OF PRIOR TO GRADING.
- UPON COMPLETION OF THE PROJECT:
 - THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE PROJECT CIVIL ENGINEER OF RECORD WRITTEN AND SEALED PROFESSIONAL ENGINEER CERTIFICATION THAT THE EARTHWORK GRADING (INCLUDING BUILDING PADS AND ROADWAY SUBGRADE), PAVING, AND MATERIALS HAVE BEEN INSTALLED AND CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED REPORTS, PLANS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL PROVIDE A SET OF REDLINED "AS-BUILT" PLANS TO THE PROJECT CIVIL ENGINEER OF RECORD WHICH SHOW OMITTED, MOVED, ALTERED, OR ADDED FEATURES THAT OCCURRED DURING CONSTRUCTION.
 - THE SURVEYOR WHO PERFORMED THE CONSTRUCTION STAKING SHALL PREPARE AS-BUILTS PLANS SHOWING SPOT GRADES OF FINISHED CONSTRUCTION, INVERTS, RIM ELEVATIONS, UTILITY VERTICAL AND HORIZONTAL, PAD ELEVATIONS, AND SLOPES AND SHALL PROVIDE WRITTEN AND RLS SEALED CERTIFICATION OF LINE AND GRADE AND THAT THE PROJECT WAS CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND PROVIDE THOSE TO THE PROJECT CIVIL ENGINEER OF RECORD.



REFERENCE PLAN

GENERAL NOTES:

SHOP DRAWINGS TO BE SUBMITTED TO GENERAL CONTRACTOR AND PROCESSED FOR REVIEW PRIOR TO EXECUTING OR FABRICATING THE AREA OF WORK.
 CONTRACTOR(S) TO BE RESPONSIBLE FOR CONTACTING IN WRITING THE ENGINEER TO VERIFY DIMENSIONS, OMISSIONS OR DISCREPANCIES IN THESE SET OF PLANS.
 CONTRACTOR SHALL CONTRACT AN INDEPENDENT UTILITY LOCATING SERVICES PRIOR TO COMMENCING ANY SITE WORK/CONSTRUCTION. ANY DAMAGES TO EXISTING UNDERGROUND OR ABOVE GROUND UTILITIES WHETHER SHOWN ON THE PLANS OR MARKED AT THE SITE SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

EARTHWORKS ESTIMATE

ENGINEER'S ESTIMATED EARTHWORK QUANTITIES ASSUMPTIONS: 20% SHRINK ON FILL AREAS
 CUT = 2,618 CY
 FILL = 989 CY
 NET= 1,629 (EXPORT)
 ASSUMPTIONS: 20% SHRINK ON FILL AREAS
 EARTHWORK QUANTITIES SHOWN ARE FOR ENGINEER'S ESTIMATE & PERMITTING ONLY. ALL CONTRACTORS SHALL CONDUCT AND BASE THEIR BID ON THEIR OWN EARTHWORK ANALYSIS.

ZONING INFORMATION

ADDRESS: 1114 & 1124 S. FARMINGTON ROAD
 TAX ID: 118-08-0340 & 118-08-0330
 LEGAL DESCRIPTION: 118-08-0340: 109.5'x540' M/L IN N2 NE4 LYG W OF & ADJ TO FARMINGTON RD 1.36 AC SEC 23-14-13.
 118-08-0330: S88.5' N408.5' E500' OF THAT PT N2 NE4 LYG W OF FARMINGTON RD 1.015 AC SEC 23-14-13
 ZONING: R-1 AND C-2
 OCCUPANCY GROUP: NONE
 CONSTRUCTION TYPE: NONE
 LAND USE GROUP: NONE
 PRIMARY USE: GENERAL MERCHANDISE SALES
 LOT SIZE (MIN.): 10,000 SF.
 LOT COVERAGE (MAX): N/A
 LOT SIZE (COMBINED): 94,611.27 SF. OR 2.17 AC.

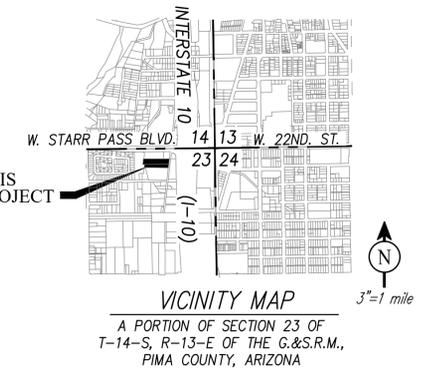
SETBACKS: REQUIRED:

FRONT (MIN.) 20'-0"
 REAR (MIN.) 1.5 x BUILDING HEIGHT
 SIDE (MIN.) 0'-0"
 SIDE (MIN.) 0'-0"
 BLDG. HEIGHT 3 STORIES OR 40'

BUILDING AREA CALCULATION:

FLOOR AREA: 0 SF.
 (NOTE): NO BUILDINGS ARE PROPOSED WITH THIS DEVELOPMENT PLAN

DEVELOPMENT PACKAGE FOR FARMINGTON EXPO



LEGEND

- EXISTING ELECTRIC CABINET
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING GUY WIRE
- EXISTING PHONE PEDESTAL
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING AIR RELEASE VALVE
- EXISTING WATER METER
- EXISTING SEWER CLEANOUT
- NEW ELEC. TRANSFORMER
- NEW ELEC. PEDESTAL
- NEW SIGN
- NEW PAVEMENT
- NEW ROCK RIP-RAP
- EXISTING CONCRETE SURFACES
- SAW-CUT AND REMOVE EXIST. CHIPSEAL/PAVEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER
- EXISTING SEWER
- FUTURE EASEMENT
- EXISTING EASEMENT
- LOT BUILDING SETBACK
- EXISTING ADJACENT LOTS
- 1/4 SECTION LINE
- BOUNDARY LINE
- NEW ELECTRIC
- DRAINAGE FLOW DIRECTION
- EXISTING SPOT ELEVATION (ADD 2500)
- NEW SPOT ELEVATION (ADD 2500)
- SIGHT VISIBILITY TRIANGLE
- EXISTING MINOR CONTOUR (ADD 2500)
- EXISTING MAJOR CONTOUR (ADD 2500)

SURVEY MONUMENT LEGEND:

- CALCULATED POSITION NOT FOUND OR SET
- FOUND 2" BRASS CAP, IN HANDHOLE - N.E. COR. SEC. 23, POINT 'A'
- FOUND 2" BRASS CAP, IN HANDHOLE - N.1/4 COR. SEC. 23, POINT 'B'
- FOUND 2" BRASS CAP, IN HANDHOLE - C.1/4 COR. SEC. 23
- FOUND 2" BRASS CAP, IN HANDHOLE - E.1/4 COR. SEC. 23
- FOUND 5/8" IRON REBAR, NO TAG N.1/16 COR. SEC. 23
- FOUND 1/2" IRON REBAR NO TAG, ADDED TAG - RLS 51130

ENGINEER

PERRY ENGINEERING, LLC
 505 WEST WETMORE ROAD
 TUCSON, AZ 85705
 CONTACT: KEN PERRY, P.E.
 PHONE: 520-620-9870
 KPERRY@BOWMAN.COM

OWNER / DEVELOPER

EONS EXPOS, LLLP
 235 FIRST STREET
 KEYPORT, NJ 07735
 CONTACT: LOWELL CARHART
 PHONE: 804-291-6357
 LOWELLCARHART@YAHOO.COM

LANDSCAPE ARCHITECT

THE PLANNING CENTER
 2 E CONGRESS STREET
 STE. 600
 TUCSON, AZ 85701
 CONTACT: FOREST WEIER
 PHONE: 520-623-6146
 fweier@azplanningcenter.com

SHEET INDEX

- SHEET C1: COVER SHEET
- SHEET C2: SITE PLAN
- SHEET C3: GRADING, PAVING AND DRAINAGE PLAN
- SHEET C4: CONSTRUCTION DETAILS
- SHEET C5: SWPPP
- SHEET L1: NATIVE PLANT PRESERVATION
- SHEET L2: LANDSCAPE NOTES
- SHEET L3: LANDSCAPE PLAN
- SHEET L4: IRRIGATION PLAN
- SHEET L5: WATER HARVESTING PLAN
- SHEET L6: WATER HARVESTING PLAN
- SHEET L7: LANDSCAPE DETAILS

DP22-0136

DEVELOPMENT PACKAGE FOR FARMINGTON EXPO COVER SHEET

PROJECT ADDRESS
 1114 S. FARMINGTON RD.
 1124 S. FARMINGTON RD.
 TUCSON ARIZONA, 85713

P.E.# 19065 C1 OF 12



NO.	DATE	REVISION	BY	CH	APPR

FOUND 2" BCSM
IN HANDHOLE
N 1/4 "X" SEC. 23
POINT "B"

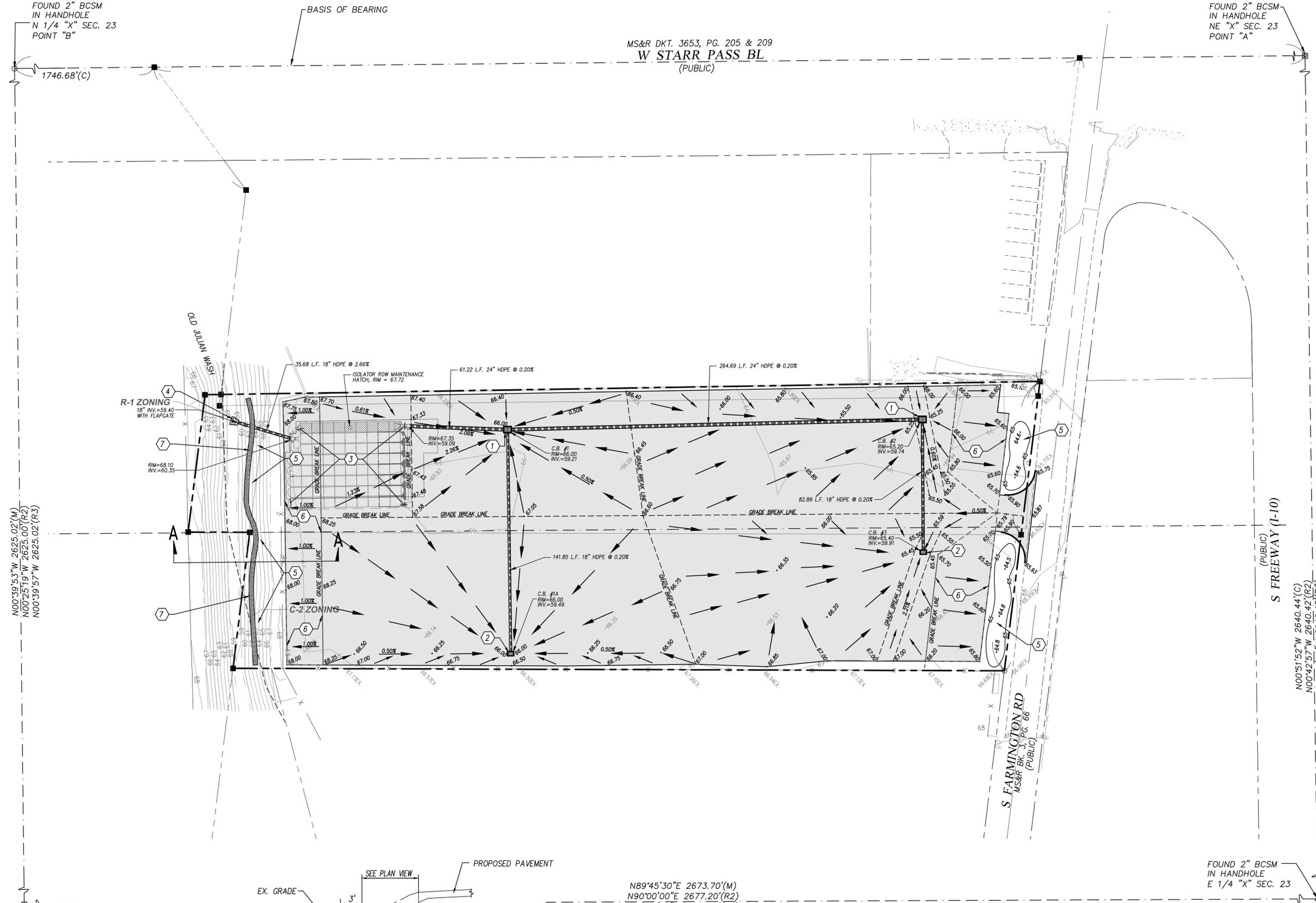
BASIS OF BEARING

MS&R DKT. 3653, PG. 205 & 209
W STARR PASS BL
(PUBLIC)

FOUND 2" BCSM
IN HANDHOLE
NE "X" SEC. 23
POINT "A"

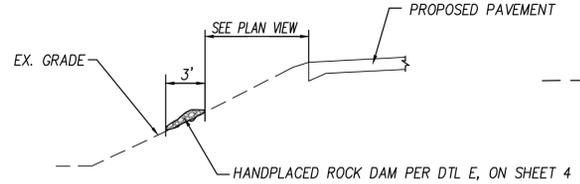
SCALE: 1"=30'

- KEYNOTES**
- ① NEW CATCH BASIN TYPE 4 PER PAG. STD 309 WITH TWO EF-1 GRATES PER STD 311
 - ② NEW CATCH BASIN TYPE 4 PER PAG. STD 309 WITH ONE EF-1 GRATE PER STD 311
 - ③ NEW ADS UNDERGROUND STORMWATER STORAGE SYSTEM (SEE SEPARATE ADS PLANS AND DRAINAGE REPORT, APPENDIX B FOR MAINTENANCE PROCEDURES)
 - ④ 5' x 4' DUMPED RIPRAP, D50-6", T=12", OVER MIRAFI 180 FILTER
 - ⑤ NEW WATER HARVESTING BASIN, SEE LANDSCAPE PLANS
 - ⑥ NEW WATER HARVESTING BASIN TRIBUTARY AREA
 - ⑦ NEW HANDPLACED ROCK DAM



N00°39'53"W 2625.02'(M)
N00°25'19"W 2625.00'(R2)
N00°39'57"W 2625.02'(R3)

N00°51'52"W 2640.44'(C)
N00°42'57"W 2640.42'(R2)
N00°52'08"W 2640.45'(R3)



N89°45'30"E 2673.70'(M)
N90°00'00"E 2677.20'(R2)
N89°45'26"E 2673.76'(R3)
S89°47'30"E 2673.06'(R5)

FOUND 2" BCSM
IN HANDHOLE
CENTER SEC. 23

FOUND 2" BCSM
IN HANDHOLE
E 1/4 "X" SEC. 23

NOTES:
1. HANDPLACED ROCK DAM SHALL BE INSTALLED IN 9" - 18" LENGTHS UNLESS OTHERWISE NOTED ON THE PLAN OR AT THE APPROVAL OF THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.

SECTION A-A

NTS

NO.	DATE	REVISION	BY	CH	APPR

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DP22-0136

DEVELOPMENT PACKAGE FOR
FARMINGTON EXPO

GRADING, PAVING & DRAINAGE

PROJECT ADDRESS
1114 S. FARMINGTON RD.
1124 S. FARMINGTON RD.
TUCSON ARIZONA, 85713

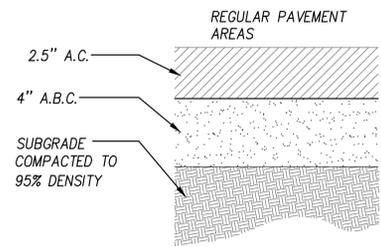


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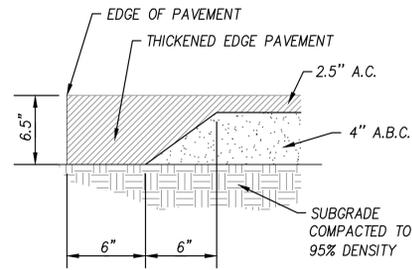
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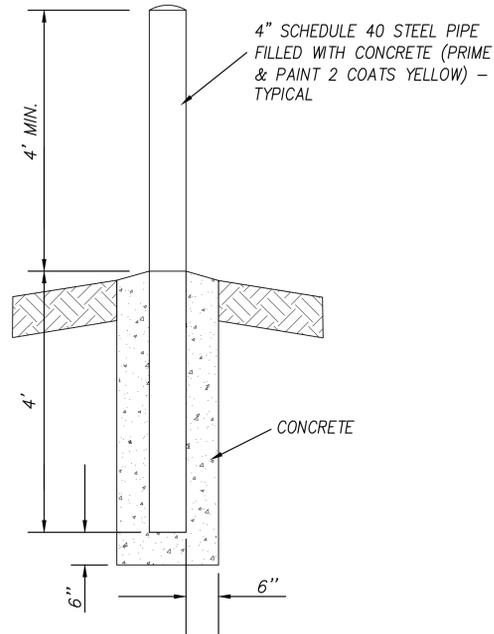
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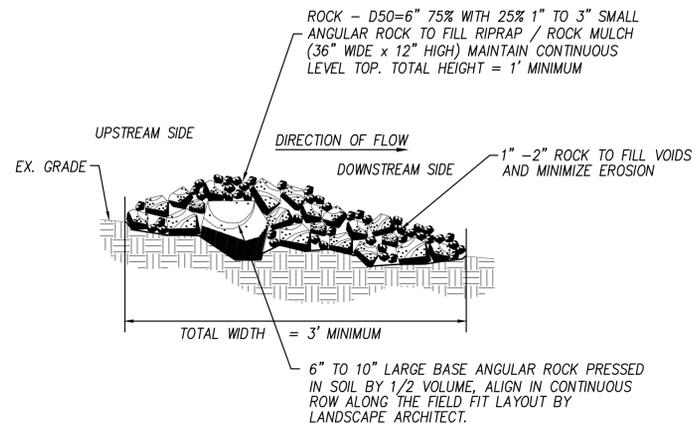
A
4 REGULAR PAVEMENT SECTION
NTS



B
4 THICKENED EDGE PAVEMENT DETAIL
NTS

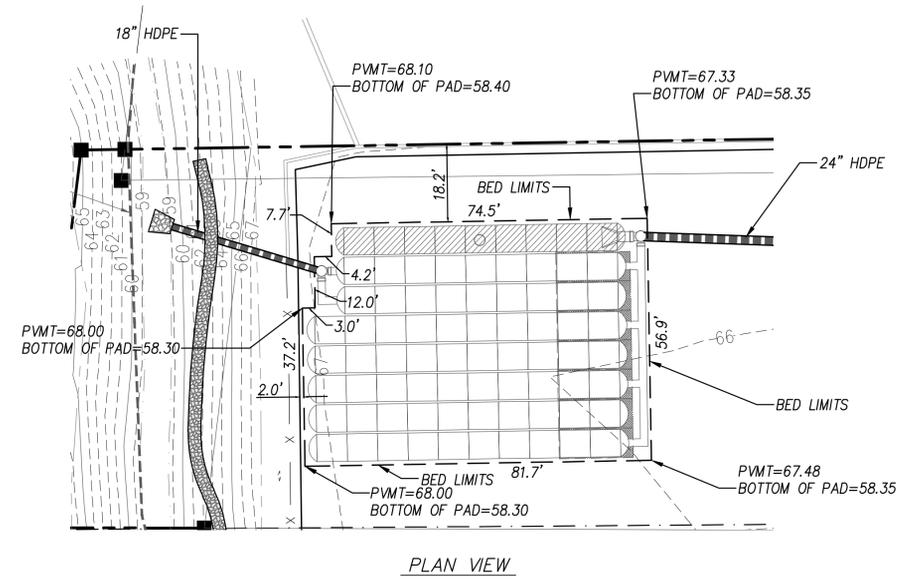


D
4 BOLLARD DETAIL
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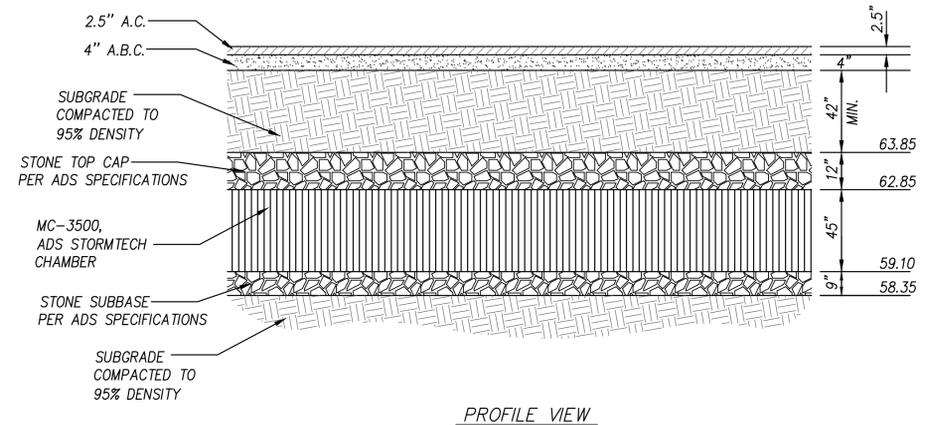


NOTES:
1. ROCK RIDGE SHALL BE INSTALLED IN 9" - 18" LENGTHS UNLESS OTHERWISE NOTED ON THE PLAN OR AT THE APPROVAL OF THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.

E
4 HANDPLACED ROCK DAM DETAIL
NTS



PLAN VIEW



PROFILE VIEW

C
4 UNDERGROUND STORAGE PAD GRADING DETAIL
NTS

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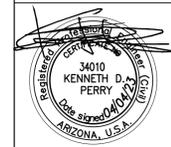
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DEVELOPMENT PACKAGE FOR
FARMINGTON EXPO

CONSTRUCTION DETAILS



PROJECT ADDRESS
1114 S. FARMINGTON RD.
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TUCSON ARIZONA, 85713

P.E.# 19065

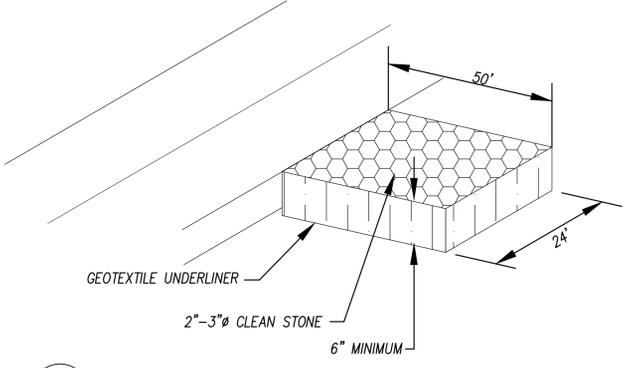
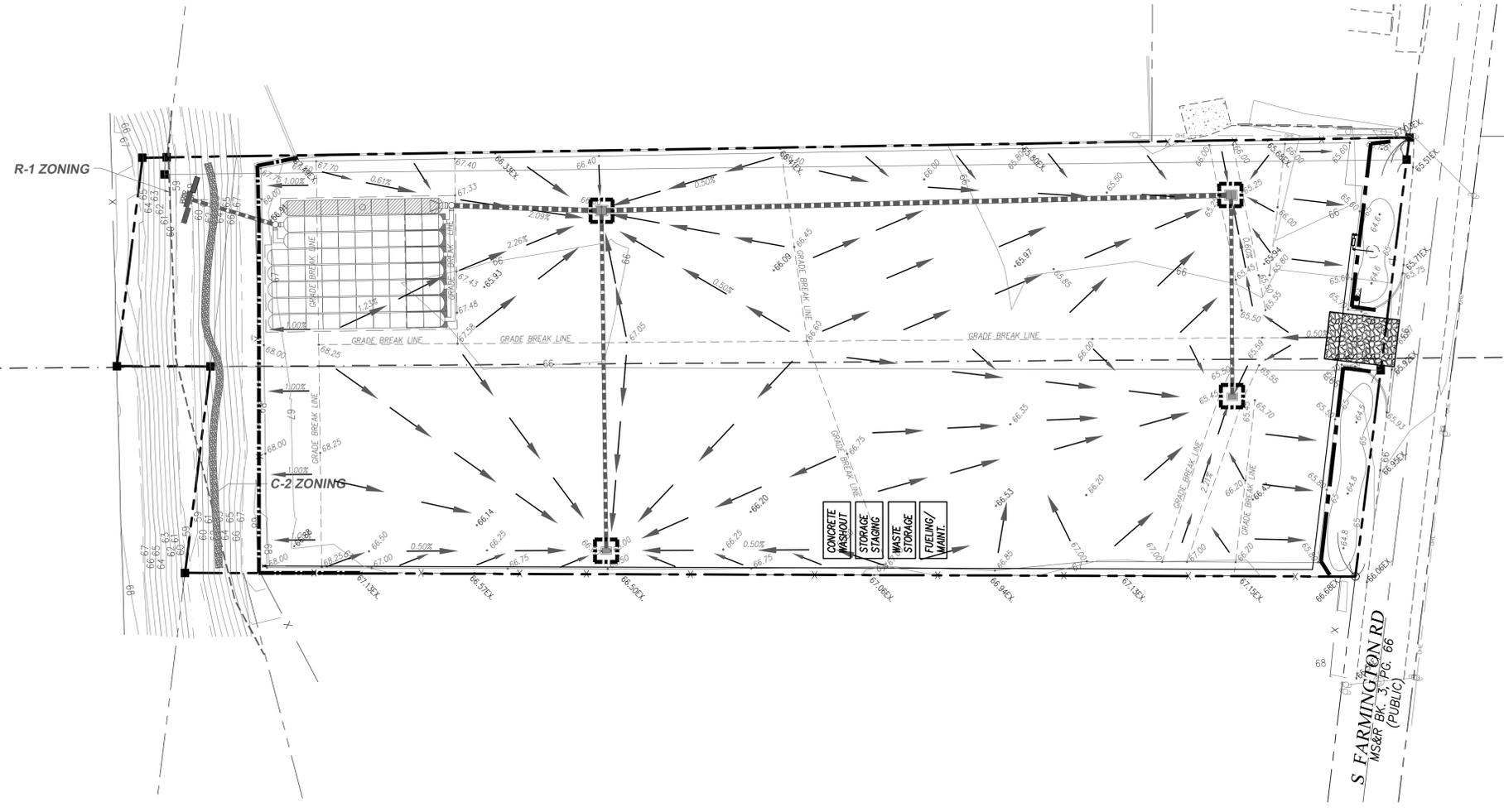
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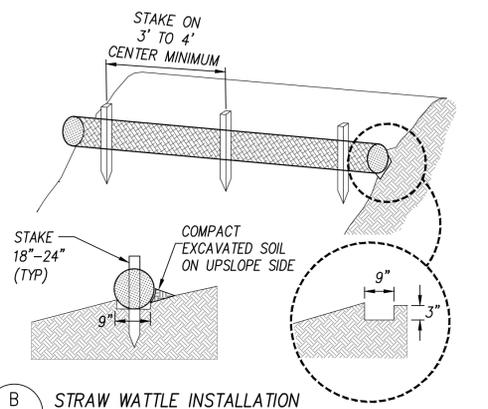
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N
SCALE: 1"=30'

- KEY NOTES/DESCRIPTION**
- 1 GRADING LIMITS.
 - 2 SILT FENCE OR SEDIMENT WATTLES. SEE APPENDIX "Q" OF SWPPP BINDER.
 - 3 STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL A/1, THIS SHEET.
 - 4 STRAW BALES. SEE APPENDIX "Q" OF SWPPP BINDER.
 - 5 CONCRETE WASHOUT AREA. SEE APPENDIX "Q" FOR DETAIL.
 - 6 MATERIAL DELIVERY AND STORAGE, AND STAGING AREA. SEE APPENDIX "Q" FOR DETAIL.
 - 7 HAZARDOUS, SOLID, AND LIQUID WASTE AREAS. SEE APPENDIX "Q" FOR DETAILS.
 - 8 VEHICLE AND EQUIPMENT FUELING AREA. SEE APPENDIX "Q" FOR DETAIL.
 - 9 AT THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES A SIGN IS TO BE POSTED ADJACENT TO THE CONSTRUCTION ACCESS INDICATING THE ADEQ NOI AUTHORIZATION NUMBER AND WHERE THE SITE SPECIFIC SWPPP IS AVAILABLE/LOCATED. THIS SHALL BE POSTED UNTIL DATE OF FINAL STABILIZATION AND N.O.T. IS SUBMITTED.
 - 10 FLOW DIRECTION DURING CONSTRUCTION.
- LEGEND**
- GRADING LIMITS
 - - - SILT FENCE OR SEDIMENT WATTLES
 - [Pattern] STABILIZED CONSTRUCTION ENTRANCE
 - [Symbol] STRAW BALES
 - [Symbol] CONCRETE WASHOUT
 - [Symbol] STORAGE STAGING
 - [Symbol] WASTE STORAGE
 - [Symbol] FUELING/MAINT.
 - [Symbol] FLOW DIRECTION DURING CONSTRUCTION



A
1 STABILIZED CONSTRUCTION ENTRANCE NTS



B
1 STRAW WATTLE INSTALLATION NTS

GENERAL NOTES

1. THERE ARE NO DRYWELLS ON THE PROJECT SITE.
2. THE ADEQ AUTHORIZATION NUMBER MUST BE POSTED IN A CONSPICUOUS LOCATION NEAR THE MAIN ENTRANCE, AND MUST CONTAIN THE FOLLOWING NOTE IN LETTERS 2 INCHES HIGH: "FOR STORMWATER PLANTS, PLEASE VISIT www.azdeq.gov".
3. IF ANY HUMAN REMAINS OR FUNERARY ITEMS ARE DISCOVERED DURING CONSTRUCTION, OR AT ANY TIME, ALL WORK MUST STOP IN THE AREA OF THE REMAINS AND ARIZONA STATE MUSEUM SHALL BE NOTIFIED AT (520) 621-4795 IMMEDIATELY PURSUANT TO A.R.S. 41-865 AND A.R.S. 41-844.
4. THIS PROJECT WILL FOLLOW THE STORMWATER POLLUTION PREVENTION PLAN DEVELOPED FOR IT ACCORDING TO THE GUIDELINES OF THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY'S CONSTRUCTION GENERAL PERMIT.
5. THERE ARE NO IMPAIRED WATERS OR OAWs WITHIN 1/4 MILE OF THE PROJECT FACILITY.
6. NO AREAS OF THE SITE HAVE ACHIEVED FINAL STABILIZATION AS OF THE DATE INDICATED ON THE ENGINEER'S STAMP.
7. PROCEDURES FOR NOTIFICATION OF APPROPRIATE FACILITY PERSONNEL AND EMERGENCY RESPONSE: WHERE A LEAK, SPILL, OR OTHER RELEASE OCCURS THAT CONTAINS A HAZARDOUS SUBSTANCE OR OIL IN AN AMOUNT EQUAL TO OR IN EXCESS OF A REPORTABLE QUANTITY ESTABLISHED UNDER EITHER 40 CFR PART 110, 40 CFR PART 117, OR 40 CFR PART 302, THE OPERATOR SHALL NOTIFY ADEQ EMERGENCY RESPONSE DUTY OFFICE AT (602) 771-2330 OR, TOLL FREE, AT (800) 234-5677. CONTACT INFORMATION MUST BE IN LOCATIONS THAT ARE READILY ACCESSIBLE AND AVAILABLE. WITHIN 7 CALENDAR DAYS OF KNOWLEDGE OF THE RELEASE, OPERATORS SHALL PROVIDE A DESCRIPTION IN THE SWPPP OF THE RELEASE; THE CIRCUMSTANCES LEADING TO THE RELEASE; AND THE DATE OF THE RELEASE. LOCAL REQUIREMENTS MAY NECESSITATE ADDITIONAL REPORTING OF SPILLS OR DISCHARGES TO LOCAL EMERGENCY RESPONSE, PUBLIC HEALTH OR DRINKING WATER SUPPLY AGENCIES.

OWNER / DEVELOPER
EONS EXPOS, LLLP
235 FIRST STREET
KEYPORT, NJ 07735
CONTACT: LOWELL CARHART
PHONE: 804-291-6357
LOWELLCARHART@YAHOO.COM

PERRY ENGINEERING
501 W WETMORE RD.
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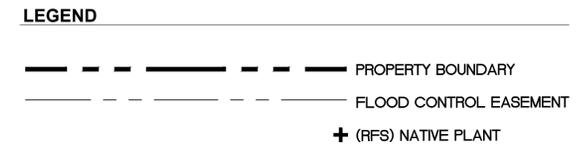
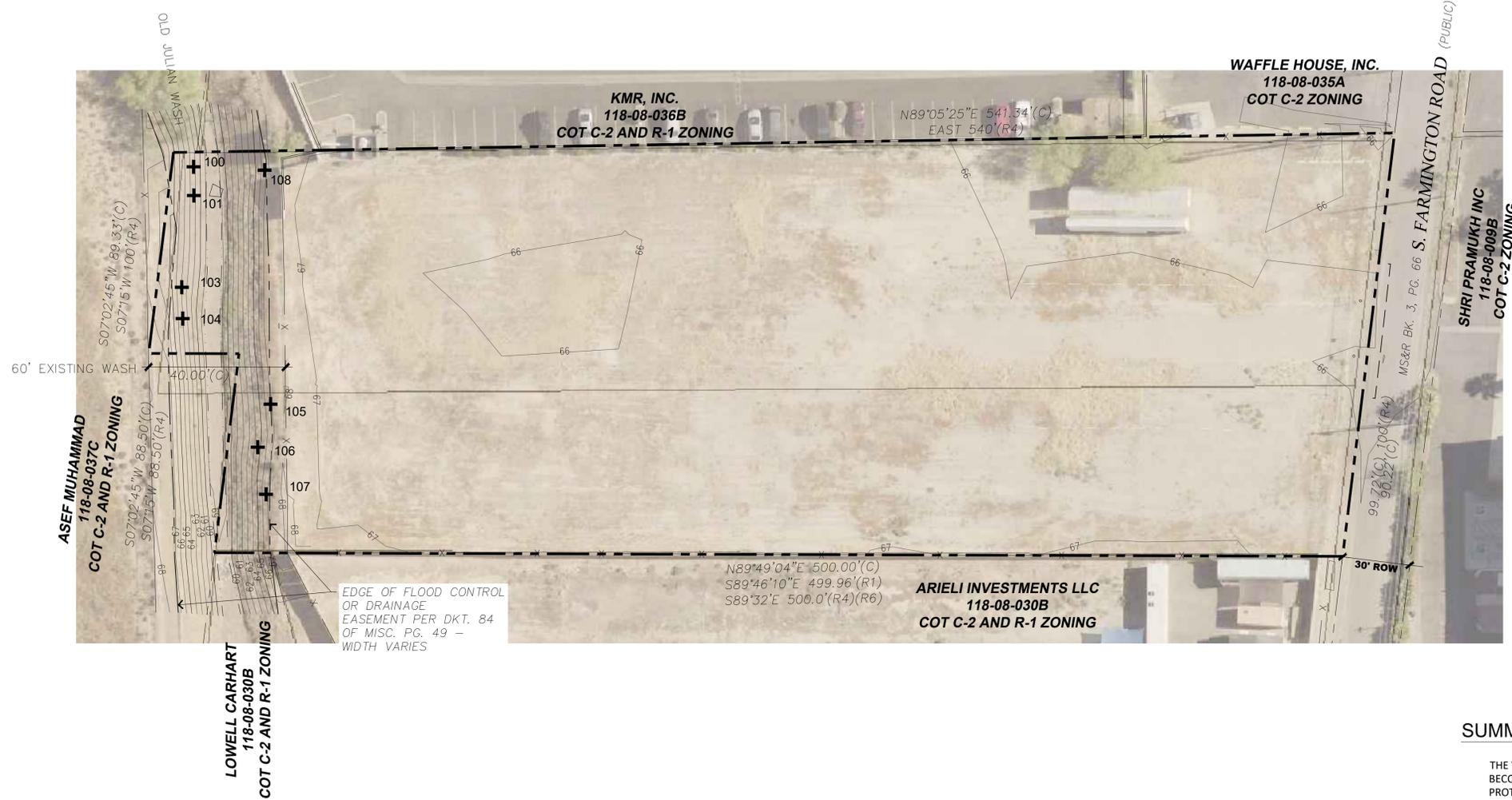
STORM WATER POLLUTION PREVENTION PLAN

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TUCSON ARIZONA, 85713

P.E.# 19065 C5 OF 12

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SUMMARY OF SITE CONDITIONS AND NATIVE PLANTS

THE WESTERN BOUNDARY ON THIS PROJECT SITE COMPRISES AN EXISTING DRAINAGE CHANNEL, WHICH HAD BECOME OVERGROWN WITH NATIVE AND INVASIVE PLANTS. THIS CHANNEL WAS CLEARED OF VEGETATION (AND PROTECTED VEGETATION) IN 2020 BY THE PROPERTY OWNER WITHOUT CITY APPROVAL. THE DRAINAGE CHANNEL WAS CLEARED BY THE PROPERTY OWNER IN AN ATTEMPT TO IMPROVE SAFETY AND SECURITY BY DISCOURAGING VAGRANCY, WILDCAT DUMPING, AND DRUG USE ALONG THE CHANNEL. SINCE THE ORIGINAL CLEARING IN 2020 (WHICH WAS SEEN CLEARLY IN THE AERIAL IMAGE ON THIS SHEET), MUCH OF THE ORIGINAL VEGETATION HAS REGROWN. IMAGES IN THE COMMENT RESPONSE LETTER DEPICT THE EXISTING CONDITIONS, AS OF OCTOBER 7TH, 2022. PLEASE NOTE THAT THE WASH CONTINUES TO FEATURE MESQUITE TREES, ACACIA TREES, GRAYTHORN SHRUBS, AND NATIVE GRASSES, ALONG WITH THE INVASIVE MEXICAN PALO VERDE, MORNING GLORY, AND SORGHUM.

PER THE REQUEST OF THE CITY OF TUCSON, THIS NATIVE PLANT PRESERVATION PLAN ATTEMPTS TO IDENTIFY THE EXISTING TREES SPECIES THAT HAD GROWN ON THE SITE (BY REVIEWING PREVIOUS AERIAL IMAGERY), PRIOR TO THE CLEARING OF THE DRAINAGE CHANNEL IN 2020. ALTHOUGH MUCH OF THE PLANT MATERIAL HAS REGROWN, THIS PROJECT WILL MITIGATE FOR THE TREES THAT WERE REMOVED FROM THE SITE. ADDITIONALLY, PRICKLY PEAR AND CHOLLA WILL BE ADDED TO THE LANDSCAPE ALONG THE WASH TO HELP ADDRESS SAFETY AND SECURITY CONCERNS.

SEE THE LANDSCAPE PLAN (SHEET L3) FOR THE LOCATION OF MITIGATION PLANTS TO BE INSTALLED ALONG THE DRAINAGE CHANNEL. THESE LOCATIONS ARE SCHEMATIC, SINCE ALL MITIGATION PLANTS WILL BE INSTALLED AMONGST MUCH OF THE REGROWN VEGETATION. PRICKLY PEAR AND CHOLLA MUST BE PLANTED HIGH ON THE BANK OF THE DRAINAGE CHANNEL. MITIGATION TREES SHALL BE PLANTED AMONGST THE EXISTING TREES AT THIS LOCATION. HYDRO-SEED SHALL BE APPLIED TO AREAS DEVOID OF VEGETATION.

INVENTORY AND MITIGATION INFO (MODIFIED MITIGATION STANDARDS)

TREE INVENTORY QUANTITIES ARE BASED ON THE AERIAL PHOTO PRIOR TO THE AREA BEING CLEARED. MEXICAN PALO VERDES ARE MITIGATED WITH VELVET MESQUITES. BOTH NATIVE AND NON-NATIVE TREES AND SHRUBS/ACCENTS WILL BE MITIGATED AT A 1:1 RATIO TO MATCH THE EARLIER EXISTING CONDITION OF THE VEGETATION IN THE AREA. NON-NATIVE TREES WILL BE REPLACED WITH NATIVE TREE SPECIES.

UNDERSTORY MITIGATION IS BASED ON THE WASH SOUTH OF THE PROJECT SITE AND VOLUNTEER PLANTS THAT HAVE REGROWN IN THE CLEARED AREA. MUCH OF THE UNDERSTORY IS COMPRISED OF INVASIVE PLANTS (SORGHUM AND MORNING GLORY). ZIZIPHUS OBTUSIFOLIA IS ALSO PRESENT AT 8 PLANTS PER 90' OF WASH.

ADDITIONAL UNDERSTORY WILL BE PROVIDED BY THE HYDROSEED MIX OF NATIVE PLANTS (SHOWN ON SHEET L3) AND ADDITIONAL PRICKLY PEAR AND CHOLLA PLANTS.

INVENTORY & MITIGATION TOTALS				
		Inventory Quantity (estimated)	Mitigation Required (Modified Standard)	Mitigation Provided (Modified Standard)
Trees	Acacia constricta	2	2	2
	Acacia greggii	2	2	2
	Mexican palo verde (Non Native, Modified Standard)	2	2	2 (Prosopis velutina)
	Prosopis velutina	3	3	3
	sub-total	9	9	9
Shrubs/Accents	Cylindropuntia fulgida	0	0	26
	Opuntia engelmannii	0	0	24
	Ziziphus obtusifolia	12	12	12
	sub-total	12	12	62
	Totals	21	21	71

TREE INVENTORY (BASED ON AERIAL PHOTO)									
ID#	SPECIES	HEIGHT	CALIPER	TRUNK	VIABILITY	TRANSPLANT	DISPOSITION	ARMS	NOTE1
100	PROSOPIS VELLUTINA	15	4	H	L	RFS			INFO BASED ON AERIAL PHOTO
101	ACACIA GREGGII	10	2	H	L	RFS			INFO BASED ON AERIAL PHOTO
102	ACACIA GREGGII	10	2	H	L	RFS			INFO BASED ON AERIAL PHOTO
103	ACACIA CONSTRICTA	10	2	H	L	RFS			INFO BASED ON AERIAL PHOTO
104	PROSOPIS VELLUTINA	15	4	H	L	RFS			INFO BASED ON AERIAL PHOTO
105	ACACIA CONSTRICTA	10	2	H	L	RFS			INFO BASED ON AERIAL PHOTO
106	MEXICAN PALO VERDE (NON NATIVE)	15	4	H	L	RFS			INFO BASED ON AERIAL PHOTO
107	PROSOPIS VELLUTINA	15	4	H	L	RFS			INFO BASED ON AERIAL PHOTO
108	MEXICAN PALO VERDE (NON NATIVE)	15	4	H	L	RFS			INFO BASED ON AERIAL PHOTO

NOTE: PLANTS WITH DISPOSITION OF 'RFS' HAVE ALREADY BEEN REMOVED BY THE PROPERTY OWNER.



DP22-0136

DEVELOPMENT PACKAGE FOR
FARMINGTON EXPO
NATIVE PLANT PRESERVATION



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GENERAL NOTES

1. ZONING: EXISTING ZONING IS "C-2"
2. AREA PARCEL NUMBER (APN): 118-08-0340 & 118-08-0330
3. AREA SIZE: 94,611 SF | 2.17 AC

LANDSCAPE NOTES:

1. SIGHT VISIBILITY TRIANGLES: PLANT MATERIAL INSTALLED WITHIN THE SIGHT VISIBILITY TRIANGLES SHALL BE MAINTAINED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED AS TWO HORIZONTAL LINES AT LOCATED AT 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
2. PLANT SIZE: PLANT MATERIAL SHALL BE INSTALLED AT THE FOLLOWING MINIMUM SIZES: TREES = 15 GAL, SHRUBS/ACCENTS = 5 GAL, GROUND COVER = 1 GAL.
3. IRRIGATION: LANDSCAPE WILL BE IRRIGATED BY MEANS OF A PERMANENT UNDERGROUND IRRIGATION SYSTEM OPERATED BY AUTOMATIC CONTROLLER. ALL WATER USE FOR IRRIGATION PURPOSES WILL CONFORM TO THE ARIZONA GROUNDWATER CODE, ARIZONA REVISED STATUTES TITLE 45, CHAPTER 2.
4. HARDSCAPE, LANDSCAPE, AND IRRIGATION CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND CITY OF TUCSON STANDARD SPECIFICATIONS. DEVIATIONS FROM APPROVED PLANS REQUIRE LANDSCAPE ARCHITECT AND CITY OF TUCSON APPROVAL PRIOR TO IMPLEMENTATION.
5. ALL CITY OF TUCSON AND LANDSCAPE ARCHITECT INSPECTIONS REQUIRE A MINIMUM ADVANCE NOTICE OF 48 HOURS. A SUBSTANTIAL COMPLETION INSPECTION BY OWNER'S AUTHORIZED REPRESENTATIVE WILL BE CONDUCTED AND ALL DEFICIENCIES LISTED. SEPARATE INSPECTIONS MAY BE REQUIRED FOR BACKFLOW PREVENTION ASSEMBLIES AND ELECTRICAL WORK. CONTRACTOR SHALL RECTIFY ALL DEFICIENCIES PRIOR TO FINAL INSPECTION BY OWNER'S AUTHORIZED REPRESENTATIVE AND CITY OF TUCSON.
6. ALL EQUIPMENT, MATERIALS, LABOR, AND TRANSPORTATION NOT INDICATED OR EXPLICITLY SPECIFIED BY THESE PLANS OR CITY OF TUCSON STANDARD SPECIFICATIONS, BUT REQUIRED FOR THE EXECUTION OF THE WORK SHALL BE SUPPLIED BY THE CONTRACTOR AND ARE CONSIDERED INCIDENTAL TO THE WORK.
7. PROJECT MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR ITS SUCCESSORS.
8. ALL WALLS, FENCES, SIGNS AND GATES REQUIRE SEPARATE PERMITS.
9. ALL SCREEN AND DECORATIVE WALLS MUST BE CONSTRUCTED OF GRAFFITI RESISTANT MATERIALS.
10. DUST CONTROL: ALL DISTURBED, GRADED OR BLADED AREAS NOT OTHERWISE IMPROVED WITH VEGETATION SHALL BE TREATED WITH AN APPROVED DUST CONTROL AGENT TO REDUCE DUST POLLUTION. ALL LANDSCAPE AND OPEN AREAS, AREAS BETWEEN THE PROPERTY LINE AND THE SIDEWALK AND AREAS BETWEEN THE SIDEWALK AND THE STREET CURB MUST RECEIVE DECOMPOSED GRANITE AT A 2" DEPTH. GROUND SURFACES IN PLANTING BEDS, PLANTERS, MEDIANS, OR TREE UNDER STORY

LANDSCAPE & IRRIGATION MAINTENANCE SCHEDULE:

1. PRUNING: PRUNING SHALL BE PERFORMED ACCORDING TO AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) A300 STANDARDS. PRUNING SHALL BE CARRIED OUT WITH CARE TO THE HEALTH AND NATURAL GROWTH PATTERN OF PLANT MATERIAL. PRUNING WILL MAINTAIN PEDESTRIAN AND VEHICULAR CLEARANCES AT ALL TIMES. FROST DAMAGE SHALL BE PRUNED IN LATE WINTER OR EARLY SPRING.
 - GENERAL PRUNING CALENDAR:
 - NON-NATIVE DECIDUOUS TREES TO BE PRUNED IN WINTER.
 - NATIVE TREES TO BE PRUNED IN SUMMER.
 - SHRUBS TO BE PRUNED AFTER THEIR RESPECTIVE FLOWERING SEASONS.
 - IT IS NOT RECOMMENDED TO PRUNE ACCENT PLANTS (ALTHOUGH FLOWER STALKS CAN BE REMOVED).
 - ORNAMENTAL GRASSES SHALL BE CUT BACK TO WITHIN A FEW INCHES OF THE GROUND ONCE EVERY TWO-THREE YEARS).
2. PLANT REPLACEMENT CRITERIA: DEAD PLANT MATERIAL SHALL BE REPLACED WITH HEALTHY NURSERY STOCK OF THE SAME SPECIES (OR AN EQUAL SUBSTITUTION). REPLACEMENT PLANT MATERIAL MUST BE INSTALLED ACCORDING THE FOLLOWING MINIMUM STANDARD SIZES: TREE @ 15 GALLON, SHRUBS AND ACCENTS @ 5 GALLON, AND VEGETATIVE GROUND COVERS @ 1 GALLON.
3. INERT GROUND COVER MAINTENANCE: INERT GROUND COVER SHALL BE REPLENISHED AS OFTEN AS NECESSARY TO MAINTAIN A 2" DEPTH THROUGHOUT ALL LANDSCAPE COMMON AREAS NOT COVERED IN HYDROSEED. ROCK SHALL BE RAKED FREE FROM DEBRIS, FOLLOWING PLANT PRUNING AND GENERAL PLANT MAINTENANCE.
4. HARDSCAPE MAINTENANCE: HARDSCAPE MATERIALS (WALKWAYS, WALLS, MONUMENT SIGNS, SITE FURNISHINGS, PLAY STRUCTURES, ETC.) SHALL BE KEPT WHOLE, CLEAN, ACCESSIBLE, AND SAFE AT ALL TIMES. HARDSCAPE MATERIALS SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. BROKEN HARDSCAPE SHALL BE REPLACED WITH COMPARABLE HARDSCAPE OF EQUAL VALUE. VANDALIZED HARDSCAPE SHALL BE RESTORED TO ORIGINAL CONDITION.
5. IRRIGATION MAINTENANCE: IRRIGATION EQUIPMENT SHALL PERFORM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. BROKEN EQUIPMENT SHALL BE REPLACED WITH COMPARABLE EQUIPMENT OF EQUAL VALUE. IRRIGATION CONTROLLER SHALL BE ADJUSTED MONTHLY ACCORDING TO PLANT WATER DEMANDS AND SEASONAL CLIMATE VARIABILITY.

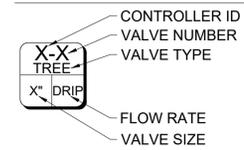
IRRIGATION NOTES

1. SLEEVE UNDER ALL ROADWAY, SIDEWALKS, AND WALLS WHEN NECESSARY. IRRIGATION LINES AND SLEEVES ARE SHOWN SCHEMATICALLY. NOT ALL SLEEVES MAY BE SHOWN ON THESE PLANS. CONDUIT FOR CONTROLLER WIRE, RAIN SENSORS, LV LIGHTING, ETC. ARE NOT SHOWN ON THESE PLANS.
2. THE IRRIGATION SYSTEM IS DESIGNED TO OPERATE UNDER A MINIMUM STATIC PRESSURE OF 40 PSI (POINT OF CONNECTION). CONTRACTOR SHALL TEST STATIC PRESSURE PRIOR TO ORDERING IRRIGATION MATERIAL OR BEGINNING THE INSTALLATION AND ADVISE (IN WRITING) LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE IF PRESSURE TESTS BELOW 40 PSI. CONTRACTOR SHALL AT HIS EXPENSE, REDESIGN AND REINSTALL THE SYSTEM FOR PROPER OPERATION IF TEST PRESSURE IS BELOW 40 PSI AND HE FAILS TO NOTIFY (IN WRITING) LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ORDERING OR INSTALLING MATERIAL.
3. IRRIGATION SYSTEM/EQUIPMENT AS SHOWN IS SCHEMATIC - FOR GRAPHIC PURPOSES ONLY.
3. IRRIGATION LINES AND EQUIPMENT SHALL NOT DISTURB EXISTING INFRASTRUCTURE. IRRIGATION EQUIPMENT SHALL BE SITED IN LOCATIONS THAT MINIMIZE VISUAL IMPACT TO THE STREETScape. IRRIGATION LINES AND EQUIPMENT SHALL BE LOCATED IN UNPAVED AREAS WHEREVER POSSIBLE. WHEN MULTIPLE VALVE BOXES ARE INSTALLED WITHIN CLOSE PROXIMITY TO ONE ANOTHER, THE BOXES SHALL BE ALIGNED AND SPACED EQUIDISTANT TO EACH OTHER. VALVE BOXES SHALL BE ALIGNED TO ADJACENT HARDSCAPE WHEN LOCATED WITHIN 10' OF HARDSCAPE SURFACE (SIDEWALK, CURB, WALL, FENCE, ETC.).

EMITTER SCHEDULE

TREES	(6) 2 GPH EMITTERS PER TREE
SHRUBS	(1) 1 GPH EMITTER PER SHRUB
ACCENTS	(1) 0.5 GPH EMITTER PER ACCENT
GROUND COVER	(1) 1 GPH EMITTER PER GROUND COVER
CACTI/PRICKLY PEAR/CHOLLA	(0) 0 GPH EMITTERS

VALVE TAG



DP22-0136

DEVELOPMENT PACKAGE FOR
FARMINGTON EXPO

LANDSCAPE NOTES

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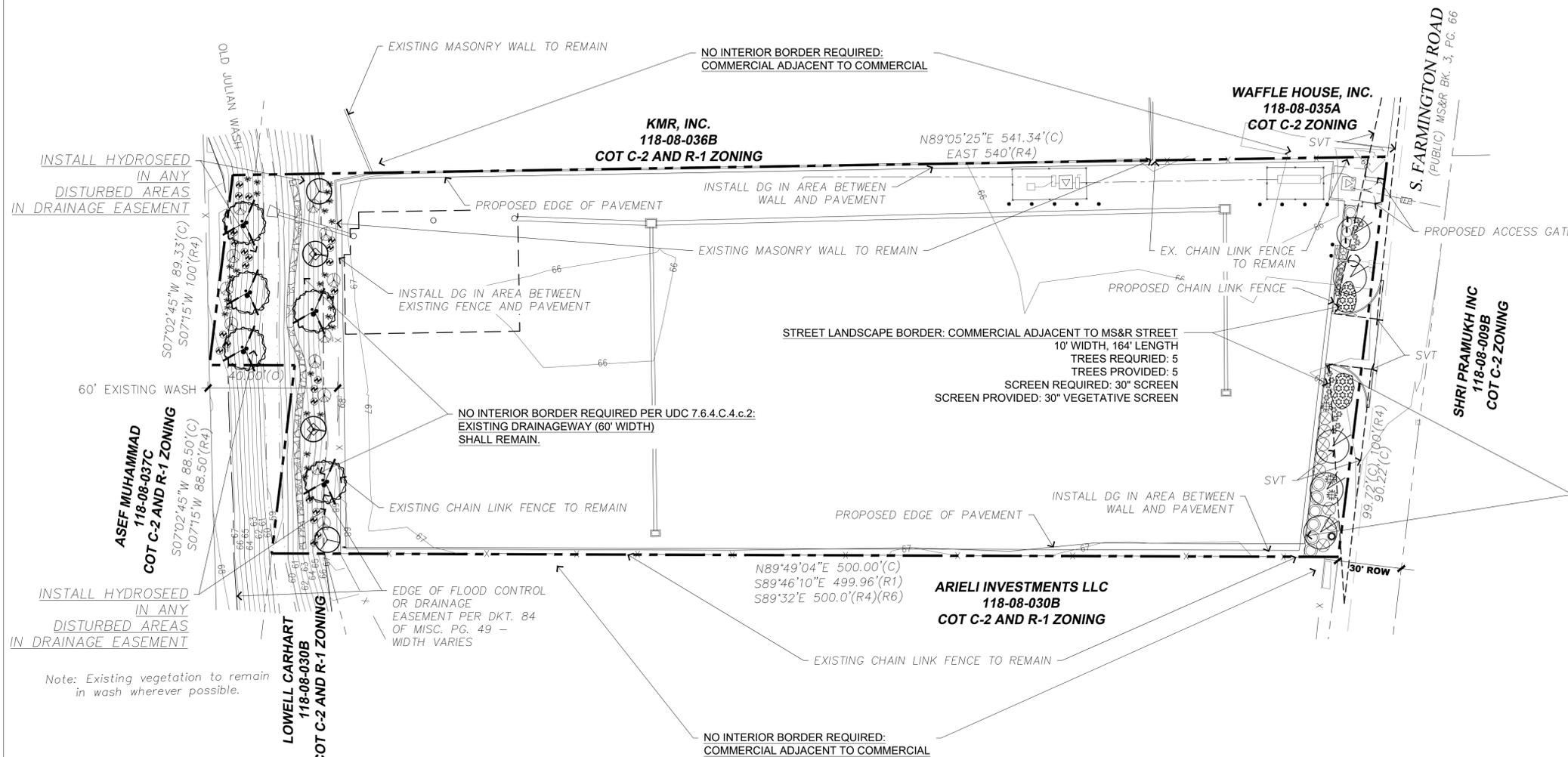
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Note: Existing vegetation to remain in wash wherever possible.

PLANT LEGEND

BOTANICAL NAME COMMON NAME	SIZE	QTY
TREES		
ACACIA CONSTRICTA WHITE THORN ACACIA	5 Gal.	2
ACACIA GREGGII CATCLAW ACACIA	5 Gal.	2
CERCIDIUM MICROPHYLLUM FOOTHILLS PALO VERDE	15 Gal.	5
PROSOPIS VELUTINA VELVET MESQUITE	5 Gal.	5
SHRUBS		
DODONAEA VISCOSA HOPBUSH	5 Gal.	7
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO TEXAS RANGER	5 Gal.	8
RUPELLIA CALIFORNICA DESERT RUELLIA	5 Gal.	3
SALVIA GREGGII RED CHIHUAHUAN SAGE	5 Gal.	3
ZIZIPHUS OBTUSIFOLIA GRAYTHORN	1 Gal.	12
ACCENTS		
AGAVE PALMERI PALMER'S AGAVE	5 Gal.	1
CYLINDROPUNTIA FULGIDA CHAIN FRUIT CHOLLA	1 Gal.	26
HESPERALOE PARVIFLORA RED YUCCA	5 Gal.	3
HESPERALOE X 'PERPA' BRAKE LIGHTS BRAKE LIGHTS HESPERALOE	5 Gal.	21
OPUNTIA ENGELMANNI ENGELMANN'S PRICKLY PEAR	1 Gal.	24

BOTANICAL NAME COMMON NAME	SPACING	SIZE	QTY
GROUND COVER			
LANTANA X 'NEW GOLD' TRAILING YELLOW LANTANA	36" O.C.	1 Gal.	24

NOT SHOWN DECORATIVE ROCK: INSTALL IN ALL LANDSCAPE AREAS, LANDSCAPE BUFFERS, AND ANY AREA NOT COVERED BY RIPRAP, PAVEMENT, OR HYDROSEED. SIZE = 7/8" SCREENED, COLOR = "MOHAVE GOLD" BY KALAMAZOO MATERIALS. MINIMUM DEPTH OF 2".

NOT SHOWN HYDROSEED WITH TACKIFIER: INSTALL HYDROSEED WITH TACKIFIER IN ANY DISTURBED AREAS OF DRAINAGE CHANNEL ON WEST SIDE OF PROJECT.

HYDROSEED MIX

BOTANICAL NAME	COMMON NAME	LBS. PLS/AC
Acacia constricta	Whitethorn Acacia	1.0
Acacia greggii	Catclaw Acacia	2.0
Aristida purpurea	Purple Three-awn	2.0
Baileya multiradiata	Desert Marigold	1.0
Celtis pallida	Desert Hackberry	2.0
Cucubirta digitata	Fingerleaf Gourd	1.0
Muhlenbergia rigens	Deergrass	1.0
Penstemon pseudospectabilis	Desert Penstemon	2.0
Plantago insularis	Indian Wheat	3.0
Sphaeralcea ambigua	Desert Globe Mallow	1.0
Sporobolus cryptandrus	Sand Dropseed	1.0
Verbesina encelioides	Butter daisy	1.0



DP22-0136

**DEVELOPMENT PACKAGE FOR
FARMINGTON EXPO
LANDSCAPE PLAN**



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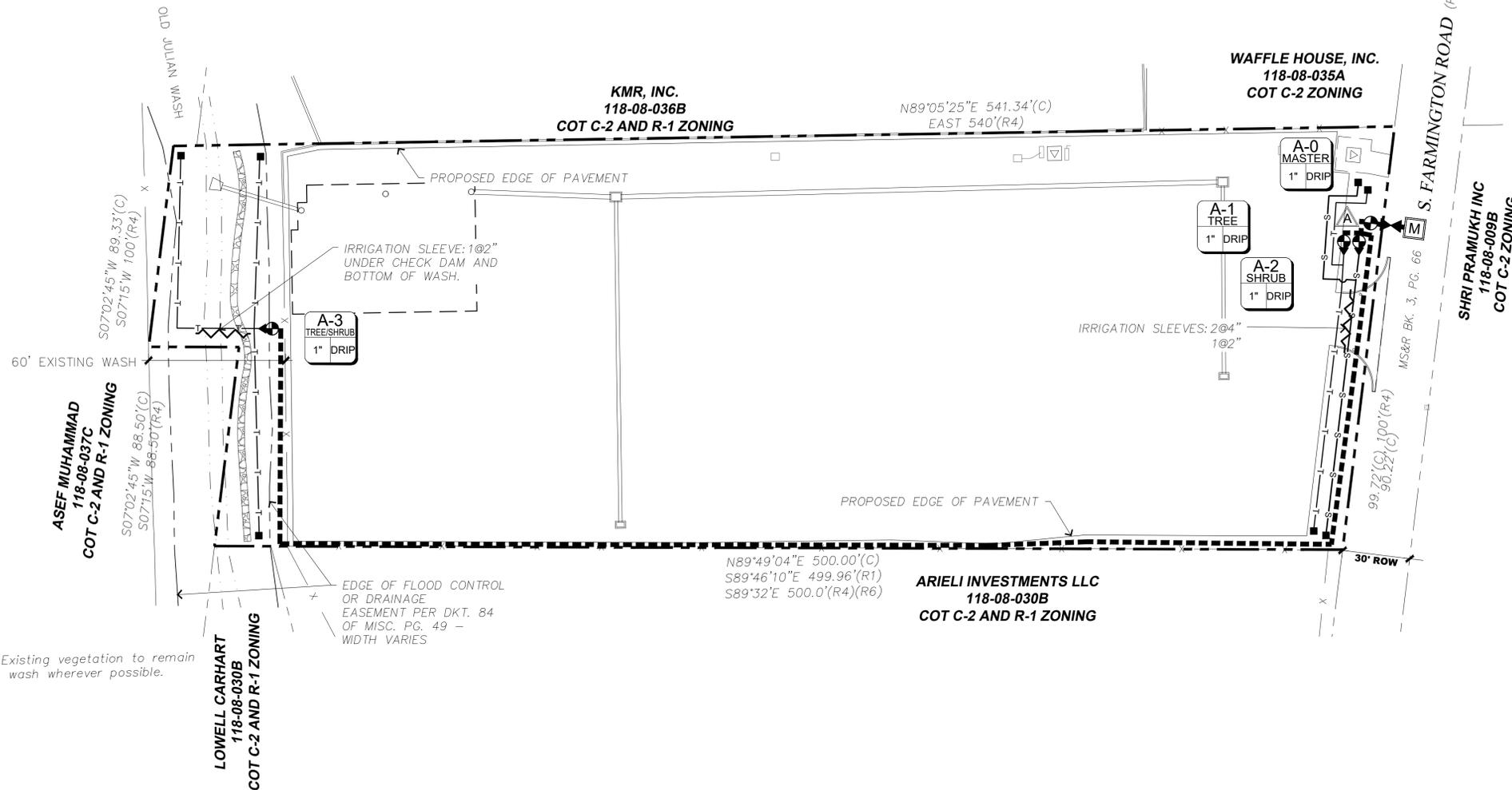
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Note: Existing vegetation to remain in wash wherever possible.

IRRIGATION LEGEND

- M** POINT OF CONNECTION: NEW 3/4" WATER METER FOR IRRIGATION USE.
- ⋈** REDUCED PRESSURE BACKFLOW PREVENTER, FEBCO 825Y/A, SIZE SHALL MATCH WATER METER SIZE. INSTALLED ON CONCRETE PAD, W/ INSULATED COVER, IN METAL ENCLOSURE W/ LOCK.
- A** CONTROLLER: (4 STATION CONTROLLER WITH RAIN SENSOR AND RAIN OVERRIDE CAPABILITY) RAINBIRD #ESP4ME CONTROLLER WITH #RSD-BEX RAIN SENSOR AND BRACKET. INSTALL CONTROLLER AND RAIN SENSOR ON METAL POSTS BY CONTRACTOR. LOCATION ON THIS PLAN IS SCHEMATIC AND SUBJECT TO CHANGE. INSTALL CONTROLLER/SENSOR AND POSTS INSIDE OF PROJECT PERIMETER FENCE FOR SECURITY OF CONTROLLER.
- IRRIGATION MAINLINE: SCHEDULE 40 PVC, SIZE 1.5", BURY DEPTH: 18" COVER TO TOP OF LINE.
- ⊕** DRIP ZONE KIT: RAINBIRD XCZ-100-B-COM, INSTALLED IN JUMBO VALVE BOX
- ⊕** REMOTE CONTROL VALVE: RAINBIRD 100 - PEB, INSTALLED IN RAINBIRD #PVB VALVE BOX, TAN.
- ~~~~~** IRRIGATION SLEEVES: SCHEDULE 40 PVC. SIZE AND QUANTITY AS NOTED. SIZE OF 4" AND QUANTITY OF ONE (1) SLEEVE. IF NOT NOTED. BURY DEPTH: 18" FOR SLEEVES UNDER DRIVEWAYS AND WALKS. SLEEVES SHALL EXTEND UNDER PAVEMENT, CURBS, AND SIDEWALK.
- T** TREE LATERAL W/ FLUSH CAP ASSEMBLY: POLYETHYLENE, SIZE 3/4". COMPRESSION OR THREADED FITTING. BURY DEPTH: 8" COVER TO TOP OF LINE.
- S** SHRUB LATERAL W/ FLUSH CAP ASSEMBLY: POLYETHYLENE, SIZE 3/4". COMPRESSION OR THREADED FITTING. BURY DEPTH: 8" COVER TO TOP OF LINE.
- FLUSH CAP ASSEMBLY W/ HOSE THREADED CAP. INSTALLED IN 6" ROUND BOX, TAN.

INCLUDED ITEMS (NOT SHOWN)

- NOT SHOWN CONTROL WIRE BURIED WITH MAINLINE, TO BE SIZED BY CONTRACTOR.
- NOT SHOWN CONTROL WIRE SPLICES/CONNECTIONS: ALL SPLICES OR CONNECTIONS OF TWO WIRE CONTROL WIRES TO BE INSTALLED IN 6" ROUND BOX. CONNECTIONS SHALL BE WATERPROOFED AND MADE PER MANUFACTURER'S RECOMMENDATIONS.
- NOT SHOWN DISTRIBUTION TUBING: RAINBIRD 1/4" DISTRIBUTION TUBING. BURY DEPTH: 6" BELOW FINISHED SUBGRADE.
- NOT SHOWN SINGLE EMITTERS - RAINBIRD XERIBUG BARB X BARB EMITTERS. SEE EMITTER SCHEDULE.
- NOT SHOWN MULTI-PORT EMITTERS - RAINBIRD XERIBUG BARB X BARB MULTI-OUTLET EMITTERS. SEE EMITTER SCHEDULE.
- NOT SHOWN WIRED RAIN SENSOR - RAINBIRD RSD-BEX. MOUNTED WITH METAL BRACKET TO METAL POST BY CONTRACTOR NEAR THE CONTROLLER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- NOT SHOWN SOIL MOISTURE SENSOR - RAINBIRD SMRT-Y SENSOR KIT. SENSOR KIT CONTROLLER INTERFACE TO BE MOUNTED ADJACENT TO IRRIGATION CONTROLLER ON MASONRY WALL. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- NOT SHOWN METAL POSTS FOR CONTROLLER/RAIN SENSOR MOUNTING. POSTS PROVIDED BY CONTRACTOR.



DP22-0136

DEVELOPMENT PACKAGE FOR
FARMINGTON EXPO
IRRIGATION PLAN

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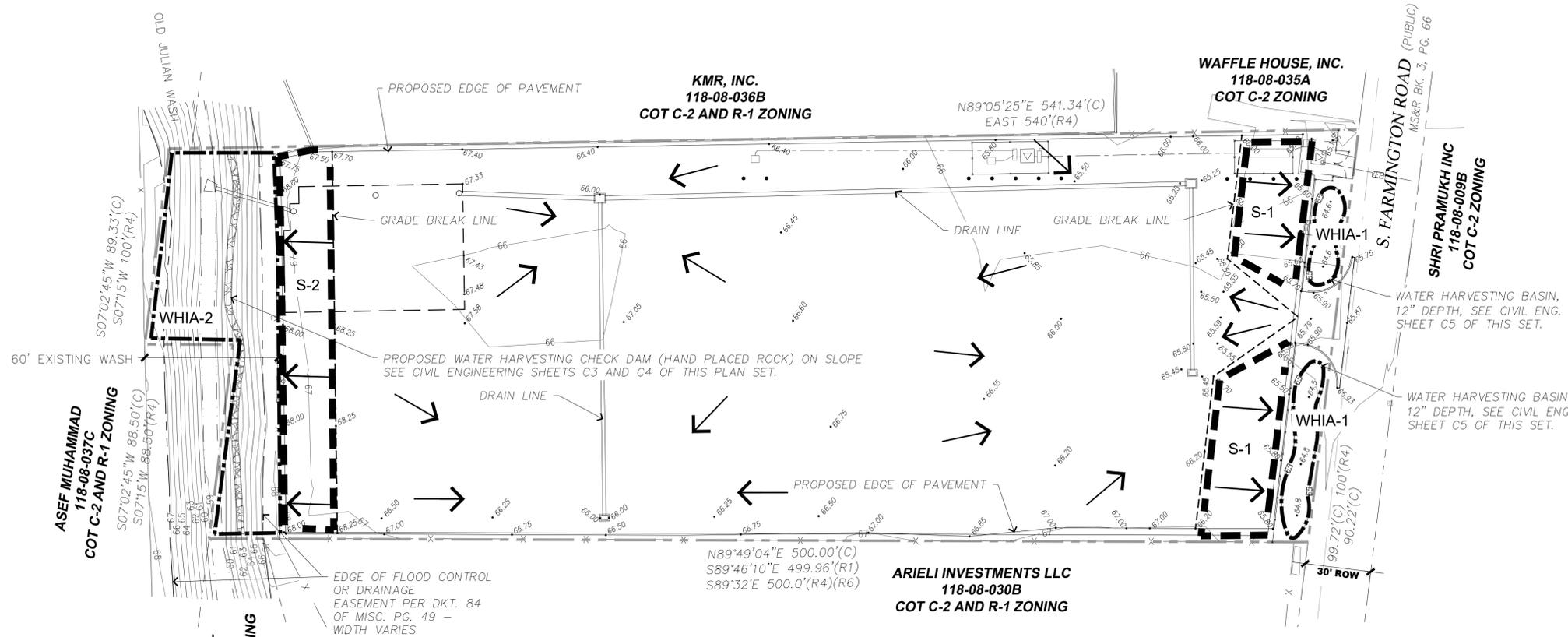
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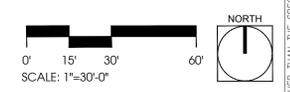
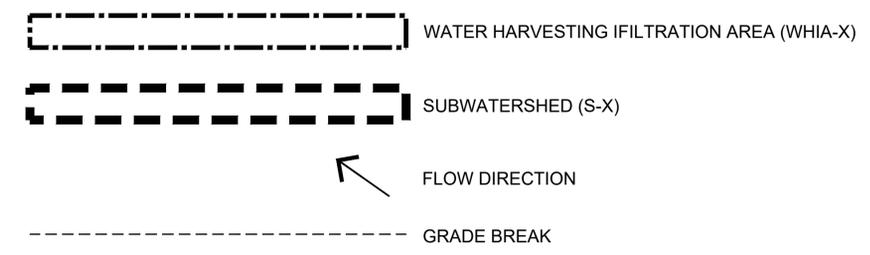
WATER HARVESTING GENERAL NOTES

1. Monthly Rainfall Data: Monthly rainfall data shall be recorded by an estimate developed using data from the nearest available rain gauge recorded at www.rainlog.org.
2. Monthly Irrigation Data: Monitoring of monthly potable water use for irrigation of landscape plants shall be obtained and recorded from the Tucson Water Irrigation Service Meter.
3. Soil Pretreatment: Soil within Water Harvesting Infiltration Areas (WHIA) shall be scarified to a depth of 6" to promote water infiltration. Soil in these areas shall not be compacted above 85% to promote water infiltration. The location of WHIAs is shown on this plan.
4. Monitoring and Annual Reporting Requirements: Monitoring of water use and related information at the site shall be the responsibility of the property owner. Monitoring is required to verify compliance with the approved Water Harvesting Implementation Plan. Monitoring data shall be compiled into an annual report and submitted to the City of Tucson by January 30 of each year. See Section 4-01.0.0 Commercial Rainwater Harvesting of the Technical Standards Manual for monitoring requirements, annual report requirements, and the required reporting form.
5. Basins shall contain 1" screened decorative rock, or hydroseed throughout rainwater harvesting basins. (See planting plans for color and hydroseed mix). Contractor to submit sample for approval prior to construction.

WATER HARVESTING MAINTENANCE NOTES

1. General Inspections: Every month the owner or maintenance provider shall inspect all curb cuts, scuppers, and gutters on site. Check and correct any leaks, clogs, or overflow problems. Inspect all Water Harvesting Infiltration Areas (WHIA) to ensure proper infiltration, and prevent any overflow or erosion.
2. Passive System Inspections: Every month the owner or maintenance provider shall inspect and maintain subwatershed surfaces and infrastructure associated with the system, including french drains, scuppers, curb cuts, and other elements.
3. Irrigation System: Every month the owner or maintenance provider shall inspect and correct any problems with the irrigation controller and associated equipments such as soil moisture sensors, tensionmeters, or weather station.

RAINWATER HARVESTING LEGEND



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DEVELOPMENT PACKAGE FOR
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WATER HARVESTING PLAN



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FARMINGTON EXPO - WATER BUDGET

Line	PLANT WATER DEMAND	DATA AND CALCULATION SOURCES FOR WHIAs		DATA AND CALCULATION SOURCES FOR TOTAL SITE	
		Column A	Column B	Column A	Column B
		Individual Water Harvesting Infiltration area (WHIA)	Individual Water Harvesting Infiltration area (WHIA)		Total for all Water Harvesting Infiltration Areas at the Site
1	Individual WHIA identifier	APPLICANT	WHIA - 1	WHIA - 2	----
2	Plant water demand category for this WHIA	APPLICANT: BASED ON ADWR PLANT LIST	low	low	----
3	Plant canopy area (square feet) for this WHIA. Add the canopies of understory, midstory and overstory plant areas to get total canopy area for each WHIA	APPLICANT. CAN BE BASED ON LANDSCAPE PLAN OR PLANT LIST	1,484	1,697	= sum (line 3 for columns A through F)
4	Plant water demand per year (vertical feet of water per year per square foot of canopy) for this WHIA	GET APPROPRIATE NUMBER FROM TABLE 1 BASED ON PLANT WATER DEMAND CATEGORY FOR THIS WHIA	1.7	1.7	----
5	CALCULATE: Annual plant water demand for this WHIA based on plant canopy area (gallons)	= line 3 times line 4 times 7.48 gallons per cubic foot of water	18,871	21,579	=sum (line 5 for columns A through C)
6	OVERALL WATER HARVESTING SUPPLY				
7	WHIA area (square feet)	APPLICANT	1,320	6,580	----
8	WHIA average depth (feet)	APPLICANT	1	0.25	----
9	CALCULATE: WHIA capacity (gallons)	line 7 times line 8 times 7.48 gallons/sq ft	9,874	12,305	----
10	If Passive water harvesting is used:				
11	Subwatershed identifier	APPLICANT	S-1	S-2	----
12	Ratio of subwatershed area to plant canopy area needed to meet plant water demand in July through March (use March plant water demand as the indicator month, and effective rainfall in March of 0.41 inches, as shown on Table 3) (no units)	GET APPROPRIATE NUMBER FROM TABLE 2 BASED ON PLANT WATER DEMAND CATEGORY FOR EACH WHIA	3.85	3.85	----
13	CALCULATE: Total catchment area ideally needed to meet plant water demand in March (square feet)	= line 3 x line 12	5,713	6,533	----
14	Actual total catchment area designed for this WHIA including the WHIA area itself (square feet)	APPLICANT	6,655	10,580	----
15	CALCULATE: Actual catchment ratio for this WHIA based	= line 14 divided by line 3	4.48	6.23	----
16	CALCULATE: Actual percent of plant water demand that will be met for this WHIA	=64% times line 15 divided by line 12	75%	104%	----
17	If Active water harvesting is used:				
18	Tank identifier	APPLICANT			----
19	above or below ground?	APPLICANT			----
20	tank height (feet)	APPLICANT			----
21	tank diameter (feet)	APPLICANT			----
22	tank capacity (gallons)	APPLICANT			----
23	tank location	APPLICANT			----
24	CALCULATE: Percent of plant water demand for this WHIA met by this tank	(Assume tank will be filled and emptied 4 times per year) Total water provided = 4 times line 22 divided by line 5	0%	0%	----
25	CALCULATE: Percent of plant water demand for this WHIA met using harvested rainwater from passive systems and active systems (as applicable)	= line 16 + line 24	75%	104%	----
26	TOTAL SITE INFORMATION				
27	Percent to total site annual landscape demand met using harvested water				90%
28	Water harvesting capacity offsetting retention basin size capacity			0	APPLICANT'S ENGINEER
29	Projected annual metered water use for the site if 50% of annual water use is provided by metered irrigation water (gallons) [50% is the allowed metered water use per the Commercial Rainwater Harvesting Ordinance]			Line L5 times 50%	20,225

CANOPY CALCS: WHIA-1 (Street Border)				
	Quantity	Radius	Area SF	Total Area SF
Trees				
Acacia constricta	0	6	113	0
Cercidium microphyllum	5	8	201	1005
Prosopis velutina	0	10	314	0
<i>sub-total</i>	5			1005
Shrubs				
Dodonaea viscosa	7	4	50	352
Leucophyllum langmaniae Rio Bravo	8	3	28	226
Ruellia californica	3	2	13	38
Salvia greggii	3	2	13	38
<i>sub-total</i>	21			653
Accents				
Agave palmeri	1	2	13	13
Hesperaloe parviflora	3	2.5	20	59
Hesperaloe x 'Perpa' Brake Lights	21	1	3	66
<i>sub-total</i>	25			137
Ground cover				
Lantana species	24	3	28	678
<i>sub-total</i>	24			678
Totals	75			2474
60% of mature canopy total				1484

CANOPY CALCS: WHIA-2 (Wash area)				
	Quantity	Radius	Area SF	Total Area SF
Trees				
Acacia constricta	3	6	113	339
Acacia greggi	2	6	113	226
Prosopis velutina	5	10	314	1570
<i>sub-total</i>	10			2135
Shrubs				
Ziziphus obtusifolia	12	3	28	339
<i>sub-total</i>	12			339
Accents				
Cylindropuntia fulgida	26	1.5	7	184
Opuntia engelmanni	24	1.5	7	170
<i>sub-total</i>	50			353
Ground cover				
Lantana species	0	3	28	0
<i>sub-total</i>	0			0
Totals	72			2828
60% of mature canopy total				1697

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WATER HARVESTING PLAN

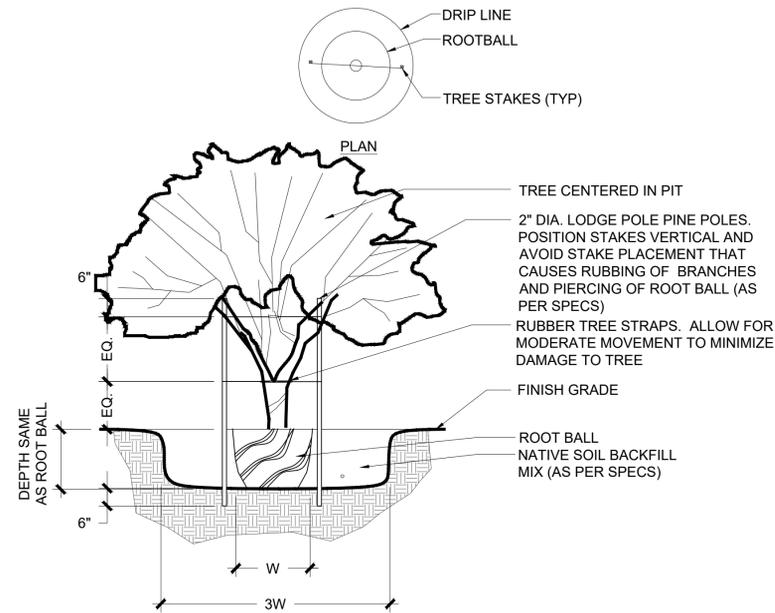


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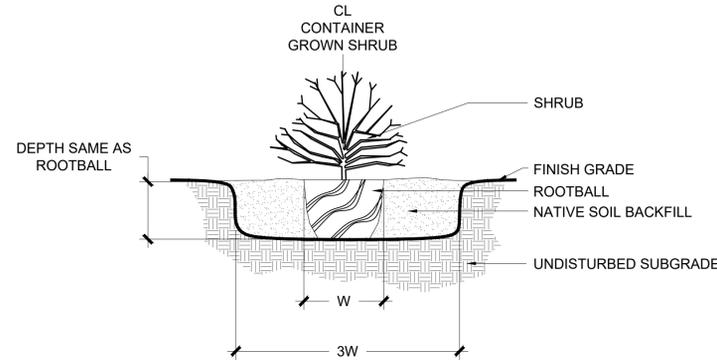
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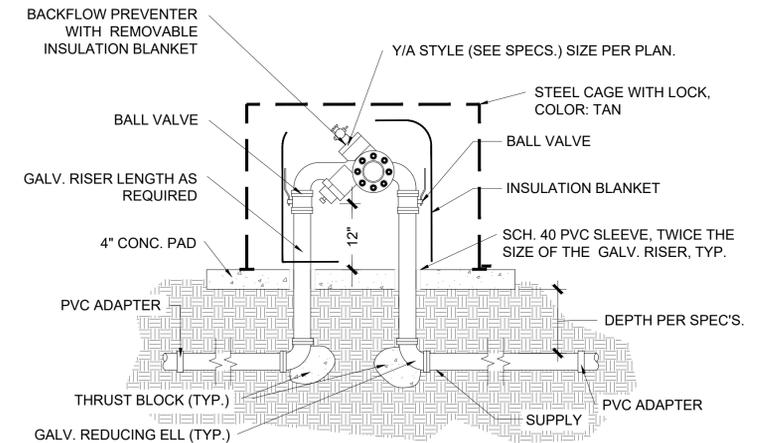
- NOTES:
1. MARK THE NORTH SIDE OF THE TREE IN THE FIELD BEFORE TRANSPLANTING, AND WHEN TRANSPLANTING ROTATE THE TREE TO FACE NORTH, WHENEVER POSSIBLE.
 2. STAKING SHALL BE CONSTRUCTED SO TRUNK HAS FLEXIBILITY.
 3. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN PLANTS AND UTILITY FACILITIES SO AS TO NOT HINDER UTILITY MAINTENANCE.
 4. PRUNE TREE AT TIME OF STAKE REMOVAL, ONE YEAR AFTER INSTALLATION.
 5. TREES SHALL BE MAINTAINED IN THEIR NATURAL FORM. OVER PRUNING AND/OR "BALLING" IS PROHIBITED.

1 TREE PLANTING NTS

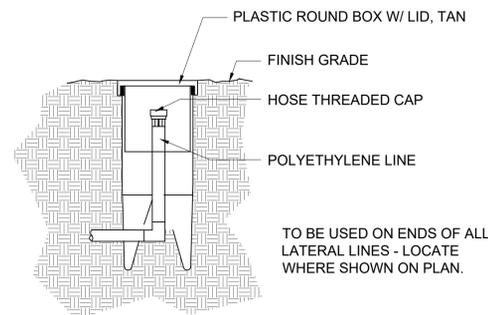


- NOTES:
1. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN PLANTS AND UTILITY FACILITIES SO AS TO NOT HINDER UTILITY MAINTENANCE.
 2. CONTRACTOR SHALL ASSURE THAT PLANTS ARE LOCATED SO THAT AT FULL GROWTH PLANTS DO NOT INTERFERE WITH HARDSCAPE SURFACES SUCH AS WALKS AND PATHS.
 3. PLANTS SHALL BE MAINTAINED IN THEIR NATURAL FORM. OVER PRUNING AND/OR "BALLING" IS PROHIBITED.
 4. BLOOMING AGAVES SHALL NOT BE REPLACED UNTIL BLOOM AND STALK ARE COMPLETELY SPENT.
 5. BLOOM STALKS OF OTHER ACCENTS SUCH AS DESERT SPOONS AND YUCCAS SHALL REMAIN IN PLACE UNTIL STALK IS COMPLETELY SPENT.

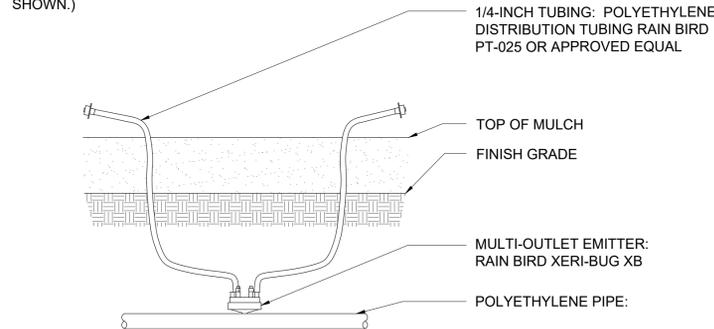
2 SHRUB & ACCENT PLANTING NTS



3 REDUCED PRESSURE BACKFLOW PREVENTER NTS

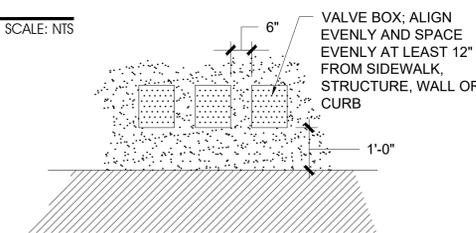


NOTE: OPEN ALL (6) OUTLETS AND ATTACH DISTRIBUTION TUBING. (NOT SHOWN.)



4 MULTI-PORT EMITTER NTS

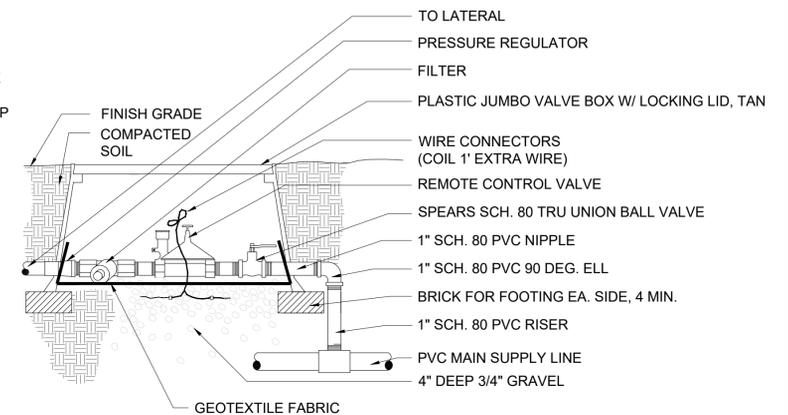
5 END FLUSH CAP ASSEMBLY NTS



NOTE: DO NOT PLACE VALVE (S) IN PEDESTRIAN AREAS

6 VALVE BOX PLACEMENT NTS

- NOTES:
1. ALL WIRE TO BE INSTALLED AS PER LOCAL CODE. TAPE AND BUNDLE WIRE EVERY 20' PROVIDE EXPANSION COILS AT EA. WIRE CONNECTION IN VALVE BOX (WRAP AROUND 1/2" PIPE 15 TIMES)
 2. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
 3. ALL THREADED PVC JOINTS TO BE WRAPPED WITH TEFLON TAPE OR APPROVED EQUAL.
 4. SEAL BOTTOM AND ALL OPENINGS WITH GEOTEXTILE FABRIC.
 5. INSTALL GRAVEL AT BOTTOM OF BOX, 4" DEPTH



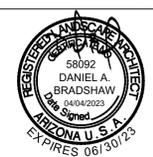
7 DRIP VALVE ASSEMBLY DETAIL NTS

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LANDSCAPE DETAILS



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