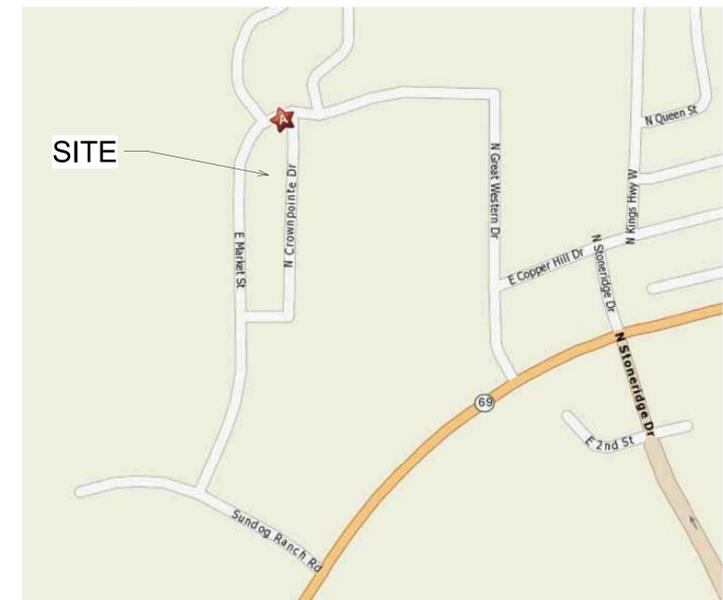


FINAL DEVELOPMENT PLAN NOTES:

1. ALL PARKING SPACE AND AISLE DIMENSIONS TO BE IN CONFORMANCE WITH TOWN OF PRESCOTT VALLEY STANDARDS.
2. ALL LANDSCAPING TO BE IN CONFORMANCE WITH TOWN OF PRESCOTT VALLEY STANDARDS.
3. STORAGE TO BE IN CONFORMANCE WITH TOWN OF PRESCOTT VALLEY STANDARDS.

LEGAL DESCRIPTION:

GLASSFORD REGIONAL MARKET PLACE. AN IRREGULAR PORTION OF TRACT C PER M&P 40/84 THE SW PARCEL CORNER LYING APPROXIMATE 57'N FROM THE SW CORNER OF TRACT C AKA CROWNPOINTE DRIVE OF CROSSROADS BUSINESS PARK PER LS 181/29.



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 436 W. San Francisco Street
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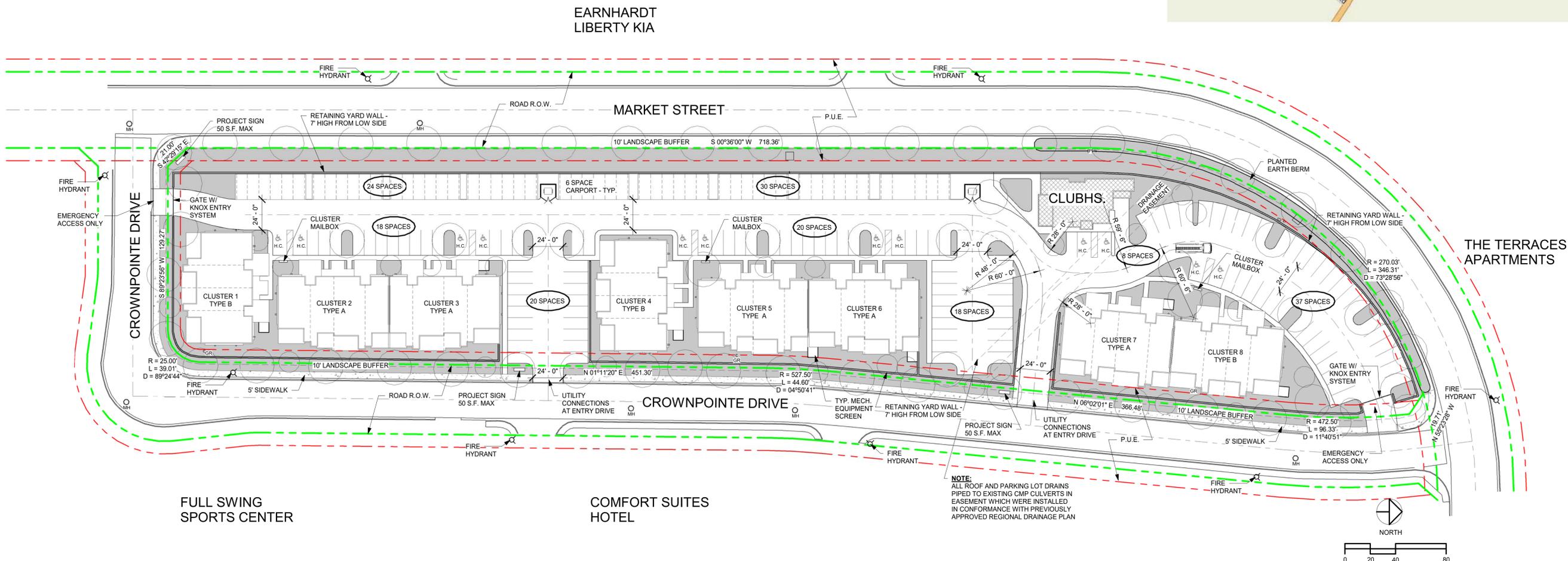
Crossroads Apartments
 Prescott Valley, Az.

Date
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 Project number

Final Development Plan

Scale As indicated

C-1



NOTE:
 ALL ROOF AND PARKING LOT DRAINS
 PIPED TO EXISTING CMP CULVERTS IN
 EASEMENT WHICH WERE INSTALLED
 IN CONFORMANCE WITH PREVIOUSLY
 APPROVED REGIONAL DRAINAGE PLAN

UNIT RECAP:

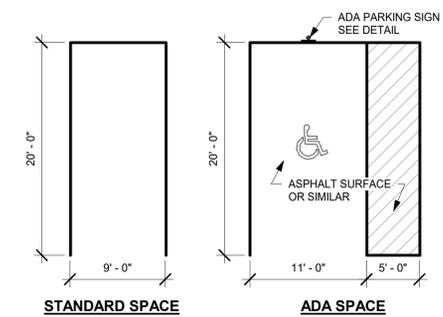
48	1-BEDROOM UNITS (792 s.f.)
33	2-BEDROOM UNITS (1021 s.f.)
15	3-BEDROOM UNITS (1163 s.f.)
96	TOTAL UNITS

PARKING REQUIRED:

48	1-BR @ 1.5 = 42
33	2-BR @ 2.0 = 66
15	3-BR @ 2.0 = 30
TOTAL REQ'D = 138	
PARKING PROVIDED = 174	

LEGEND

	LANDSCAPE AREAS.....53,802 S.F. (4) 5-GAL. SHRUBS PER 400 S.F. W/ CONTINUOUS GRAVEL MULCH
	SPECIMEN TREE, 2" CALIPER



THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF THE RETAINING WALL FOR ANY AND ALL MAINTENANCE OR REPAIRS OF THE EXISTING DRAINAGE FACILITIES.

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 Prescott Valley, Az.

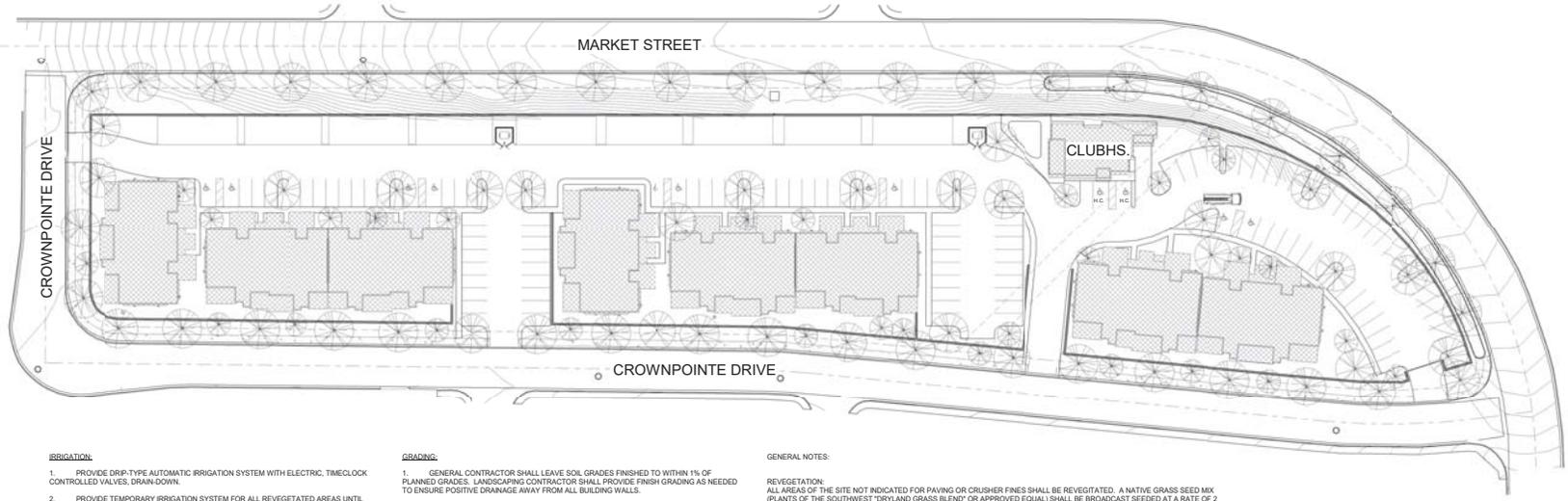
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 Project number

Landscape Plan
 Scale 1" = 40'-0"

LIST OF PLANT MATERIALS:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
ORNAMENTAL TREES AND SHRUBS:			
HL	OLEFENSA TRICANTHOS NERIMS	HONEY LOCUST	2 1/2" CAL
RS	PERVOSKIA ATRIPICIFOLIA	RUSSIAN SAGE	5 GAL.
AP	PNUS NIGRA	AUSTRIAN PINE	6" HT.
FP	PYRUS CALLERYANA "ARISTOCRAT" "CHANTICLEER"	CHANTICLEER CALLERY PEAR	2 1/2" CAL.
PRL	ROBINA PSEUDOACACIA "PURPLE ROBE"	PURPLE ROBE LOCUST	2" CAL.
TLS	RHUS TRLOBATA	THREE-LEAF SUMAC	5 GAL.
PS	PENSTEMON PALMERI	PINK WILD SNAPDRAGON	1 QT.
PF	POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	5 GAL.
PP	PENSTEMON PINIFOLIUS	PINELEAF PENSTEMON	1 GAL.

- SANTA FE BROWN GRAVEL OVER WEED BARRIER
- DRYLAND BLEND 2 LB. / 1000 SF (PLANTS OF THE SOUTHWEST)



IRRIGATION:

- PROVIDE DRIP-TYPE AUTOMATIC IRRIGATION SYSTEM WITH ELECTRIC, TIME-CLOCK CONTROLLED VALVES, DRAIN-DOWN.
- PROVIDE TEMPORARY IRRIGATION SYSTEM FOR ALL REVEGETATED AREAS UNTIL SUCCESSFUL ESTABLISHMENT OF NATIVE PLANT MATERIAL.

SOIL PREPARATION:

- GENERAL CONTRACTOR SHALL LEAVE SITE IN CLEAN CONDITION. LANDSCAPING CONTRACTOR SHALL ENSURE SOIL IS FREE OF DEBRIS LARGER THAN 1/2" IN SIZE. ALL PLANTED AREAS SHALL HAVE NATIVE SOILS LOOSENED AND MADE FRABLE WITH THE ADDITION OF ORGANICALLY COMPOSTED SOIL AMENDMENTS.

TILL ALL GROUND COVER AND LAWN AREAS TO A DEPTH OF 4 INCHES, INCLUDING ADDED AMENDMENTS. PLANT MATERIAL SHALL BE BACK-FILLED WITH A MIX OF NATIVE SOIL AND AMENDMENTS. MIX RATIOS SHALL VARY PER SPECIES. TO BE DETERMINED.

GRADING:

- GENERAL CONTRACTOR SHALL LEAVE SOIL GRADES FINISHED TO WITHIN 1% OF PLANNED GRADES. LANDSCAPING CONTRACTOR SHALL PROVIDE FINISH GRADING AS NEEDED TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDING WALLS.

LANDSCAPING CONTRACTOR SHALL VERIFY AND COORDINATE WITH GENERAL CONTRACTOR ANY DIVISION OF SCOPE OF DRAINAGE WORK, PRIOR TO BEGINNING OF LANDSCAPING INSTALLATION.

ALL DRAINAGE SHALL CONFORM WITH THE DESIGN GUIDELINES.

LANDSCAPING CONTRACTOR SHALL PROVIDE FINISH GRADING AND REVEGETATION OF ALL RETENTION PONDS TO NATURALIZE THEIR APPEARANCE.

(SEE CIVIL ENGINEERING AND/OR ARCHITECTURAL PLANS, BY OTHERS, FOR PROPOSED GRADING, SPOT ELEVATIONS, CATCH BASINS ETC.)

GENERAL NOTES:

- STAKE AND GUY ALL TREES WITH NON-ABRASIVE TIES
- ALL PLANT MATERIAL INSTALLED SHALL BE HEALTHY AND DISEASE FREE AND SHALL BE DELIVERED TO THE SITE IN A HYDRATED CONDITION. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL FOR USE BY INSIDEOUT DESIGN.
- LANDSCAPING CONTRACTOR AND EMPLOYEES AND SUB-CONTRACTORS SHALL ABIDE BY THE ARTICLES OF THE DESIGN GUIDELINES REGARDING PROFESSIONAL AND SAFE CONDUCT DURING ON-SITE CONSTRUCTION ACTIVITIES.

GENERAL NOTES:

REVEGETATION:
 ALL AREAS OF THE SITE NOT INDICATED FOR PAVING OR CRUSHER FINES SHALL BE REVEGETATED. A NATIVE GRASS SEED MIX (PLANTS OF THE SOUTHWEST "DRYLAND GRASS BLEND") OR APPROVED EQUAL SHALL BE BROADCAST SEEDDED AT A RATE OF 2 #/1000 SQUARE FEET. BROADCAST SEEDING SHALL BE FOLLOWED BY RAKING IN AND APPLICATION OF AN APPROVED WOOD FIBER OR HAY MULCH AND TACKIFIER. A BIODEGRADABLE EROSION CONTROL BLANKET RATED AT A FUNCTIONAL LONGEVITY OF 24 MONTHS (GREENFIX CF0728 DOUBLE ORGANIC NET COCONUT COIR MAT; NORTH AMERICAN GREEN C1258N; OR APPROVED EQUAL) SHALL BE INSTALLED AND Pinned ON SLOPES STEEPER THAN 3:1 FOLLOWING SEEDING OPERATIONS.

IRRIGATION:

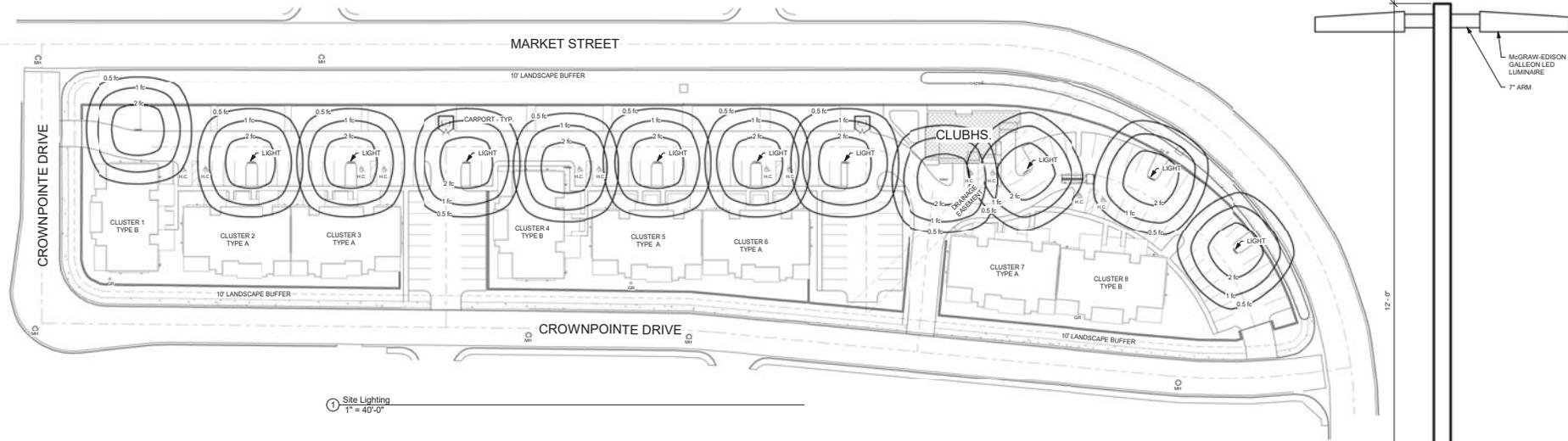
COORDINATE IRRIGATION SYSTEM DESIGN WITH CISTERN INSTALLER. OWNER WILL PROVIDE POINT OF CONNECTION TO PUMP/PRESSURE TANK WHICH IS RECEIVING WATER FROM ROOF RUNOFF STORAGE SYSTEM CISTERN BELOW GRADE.

ALL TREES (EXCEPT NATIVE TREES) WILL BE WATERED WITH ADJUSTABLE FLOW BUBBLERS ON ZONES SEPARATE FROM THE SHRUB ZONES. ALL NATIVE TREES AND ALL SHRUBS SHALL BE IRRIGATED WITH A DRIP SYSTEM WITH PRESSURE REGULATORS AND A NETJAM DISC FILTER.

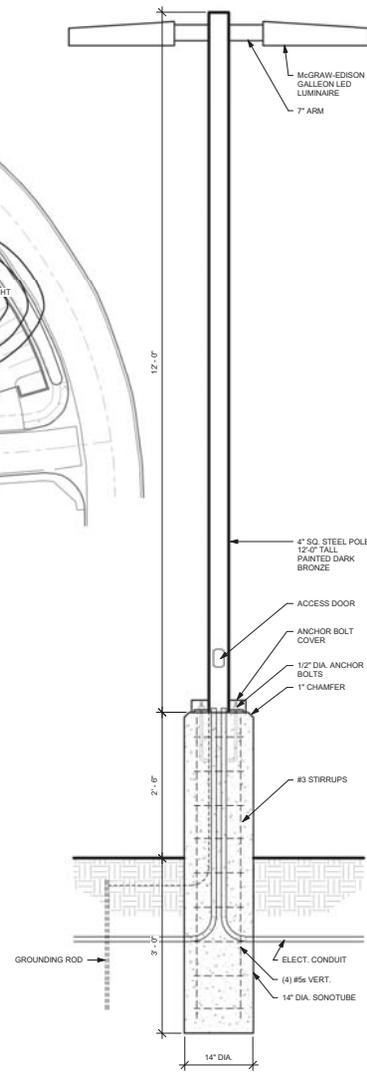
BACKFLOW PREVENTION SHALL BE IN ACCORDANCE WITH ALL REGULATORY STANDARDS AND SHALL CONSIST OF INDIVIDUAL ATMOSPHERIC VACUUM BREAKERS ON THE NON-PRESSURE, DOWNSTREAM SIDE OF EACH ZONE VALVE. A SINGLE WALL MOUNT ELECTRONIC CONTROLLER WITH DUAL PROGRAMMING SHALL BE INSTALLED IN A LOCATION AS DIRECTED ON SITE BY OWNER.

CONTRACTOR SHALL SUBMIT AN IRRIGATION PLAN FOR APPROVAL BY THE ARCHITECT AND THE OWNER PRIOR TO COMMENCING WITH INSTALLATION.

1 Landscape
 1" = 40'-0"



1 Site Lighting
1" = 40'-0"



2 Light Pole Detail
1" = 1'-0"

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Site Lighting Plan
 Scale As indicated

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