

**City Council
Special Meeting
Agenda**

**Zoom Meeting
City Hall Conference Room
214 W. Wigwam Blvd
Litchfield Park, AZ 85340**

Thursday, July 30, 2026

10:00 AM

Members of the Litchfield Park City Council will attend either in person, by telephone, or video conference call.
Physical access to the meeting room will be available 30 minutes prior to the meeting.

I. Call to Order

- A. The agenda and packet are available at: www.litchfieldpark.gov
- B. A video recording of the meeting can be seen [here](#) the next business day.

II. Business

A. Adoption of Resolution 26-614 Canvass of Vote

ACTION/COMMENT

Presenter: *Terri Roth, City Clerk*

Discussion and possible action to adopt Resolution 26-614 Canvass of Vote adopting the official election results of the Litchfield Park Primary Election held July 21, 2026, and approve the issuance of a Certificate of Election to Thomas L. Schoaf, Sarah Pearson, Paul Faith, and Joshua Cody Conklin.

B. Litchfield Road Roundabout Landscape & Irrigation

ACTION/COMMENT

Presenter: *Keith Drunasky, City Engineer*

Discussion and possible action to approve a change order for Litchfield Road roundabout landscaping and irrigation not to exceed \$159,000.

III. Executive Session

- A. An Executive Session may be called during the public meeting on any item on this agenda pursuant to A.R.S. § 38-431.03(A)(3) for the purpose of receiving legal advice.

IV. Adjournment

Thomas L. Schoaf, Mayor
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Affidavit of Posting

I, Maria Ceaglske, CMC, Deputy City Clerk, do hereby certify that I caused to be posted a true and correct copy of this agenda for the City Council meeting of Thursday, July 30, 2026, in the following place in the City of Litchfield Park:

1. City Hall, outside bulletin board
2. City Website

Maria Ceaglske, CMC, Deputy City Clerk

Persons with special accessibility needs should contact City Hall, (623) 935-5033, at least 48 hours prior to the meeting.



CITY COUNCIL COMMUNICATION

Business Item II.A
Adoption of Resolution 26-614
Canvass of Vote

To: Mayor Thomas L. Schoaf and Members of the City Council
From: Terri Roth, City Clerk
Through: Matthew Williams, City Manager
Meeting Date: 7/30/2026
Presenter: Terri Roth, City Clerk

RECOMMENDED MOTION:

MOVE TO ADOPT RESOLUTION 26-614 CANVASS OF VOTE ADOPTING THE OFFICIAL ELECTION RESULTS OF THE LITCHFIELD PARK PRIMARY ELECTION HELD JULY 21, 2026, AND APPROVE THE ISSUANCE OF A CERTIFICATE OF ELECTION TO THOMAS L. SCHOAF, SARAH PEARSON, PAUL FAITH, AND JOSHUA CODY CONKLIN

BACKGROUND/DISCUSSION:

A Canvass of Vote is required by state law, to be held between six (6) and twenty (20) days after the election. Performing the canvass by resolution is a reliable tracking device, and Litchfield Park has traditionally used a resolution for the Canvass of Vote. The official results of the Primary Election were received by the Maricopa County Elections Department after ballots were verified and counted. The tally of votes for all our candidates is included in the resolution.

STAFF RECOMMENDATION:

Staff recommends adoption of the resolution and the issuance of the Certificate of Election to Thomas L. Schoaf, Sarah Pearson, Paul J. Faith, and Joshua Cody Conklin.

FINANCIAL IMPACT:

The primary election cost \$.50 per voter for a total of \$2,397.

ATTACHMENTS:

1. 26-614 Canvass of Votes Primary
2. Certificate of Election - Schoaf
3. Certificate of Election - Pearson
4. Certificate of Election - Faith
5. Certificate of Election - Conklin

**CITY OF LITCHFIELD PARK
RESOLUTION NO. 26-614**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF LITCHFIELD PARK, MARICOPA COUNTY, ARIZONA, DECLARING AND ADOPTING THE RESULTS OF THE PRIMARY ELECTION HELD ON JULY 21, 2026; AND ORDERING THE RECORDING OF SUCH RESOLUTION.

WHEREAS, the City of Litchfield Park, Maricopa County, Arizona did cause to be submitted to the qualified electors of the City at a Primary Election held in and for the City on the 21st day of July, 2026, for the election of Mayor, and three Council Members; and

WHEREAS, the election returns have been presented to and have been canvassed by the City Council.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Litchfield Park, Maricopa County, Arizona, as follows:

SECTION 1. That the total number of registered voters for said Election was 4,794

SECTION 2. That the total number of ballots cast at said Election was 1,978

SECTION 3. That the number of ballots cast by unqualified voters was 0

SECTION 4. The votes cast for the candidates for Mayor were as follows:

<u>Name</u>	<u>Vote Total</u>
Justin James	<u>777</u>
Thomas L. Schoaf	<u>1,127</u>

SECTION 5. It is hereby found, determined, and declared of record that candidate Thomas L. Schoaf did receive a qualifying number of valid votes cast and is hereby issued a Certificate of Election.

SECTION 6. The votes cast for the candidates for Council Member were as follows:

<u>Name</u>	<u>Vote Total</u>
Sarah Pearson	<u>1,151</u>
Cody Conklin	<u>1,027</u>
Paul J. Faith	<u>1,139</u>
Tim Wayne	<u>633</u>
Lisa Brainard Watson	<u>983</u>

SECTION 7. That it is hereby found, determined, and declared of record, that three candidates received a qualifying majority of valid votes cast for the three open seats, the following three candidates received valid votes cast for Council Member and are hereby issued a Certificate of Election, per A.R.S. § 9-822:

Sarah Pearson
Cody Conklin
Paul J. Faith

PASSED AND ADOPTED by the Common Council of the City of Litchfield Park, Arizona, this 30th day of July, 2026.

Thomas L. Schoaf, Mayor

ATTEST:

Terri Roth, MMC, City Clerk

APPROVED AS TO FORM:

Pierce Coleman, PLLC, City Attorneys
By: Joseph D. Estes



THE CITY OF Litchfield Park

CERTIFICATE OF ELECTION

STATE OF ARIZONA,)
COUNTY OF MARICOPA) ss.
CITY OF LITCHFIELD PARK)

I, Terri Roth, Clerk of the City of Litchfield Park, County of Maricopa, State of Arizona, **DO HEREBY CERTIFY** that at a Primary Election was held in and for the said City of Litchfield Park, County of Maricopa, State of Arizona, on the 21st day of July, 2026, and

THOMAS L. SCHOAF

was duly elected to the office of Mayor of the City of Litchfield Park, County and State aforesaid, as appears by the official returns approved by the City Council, acting as a Canvassing Board, and on file in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the said City of Litchfield Park this 30th day of July, 2026.

Terri Roth, MMC, City Clerk



THE CITY OF Litchfield Park

CERTIFICATE OF ELECTION

STATE OF ARIZONA,)
COUNTY OF MARICOPA) ss.
CITY OF LITCHFIELD PARK)

I, Terri Roth, Clerk of the City of Litchfield Park, County of Maricopa, State of Arizona, **DO HEREBY CERTIFY** that at a Primary Election was held in and for the said City of Litchfield Park, County of Maricopa, State of Arizona, on the 21st day of July, 2026, and

SARAH PEARSON

was duly elected to the office of Council Member of the City of Litchfield Park, County and State aforesaid, as appears by the official returns approved by the City Council, acting as a Canvassing Board, and on file in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the said City of Litchfield Park this 30th day of July, 2026.

Terri Roth, MMC, City Clerk



THE CITY OF Litchfield Park

CERTIFICATE OF ELECTION

STATE OF ARIZONA,)
COUNTY OF MARICOPA) ss.
CITY OF LITCHFIELD PARK)

I, Terri Roth, Clerk of the City of Litchfield Park, County of Maricopa, State of Arizona, **DO HEREBY CERTIFY** that at a Primary Election was held in and for the said City of Litchfield Park, County of Maricopa, State of Arizona, on the 21st day of July, 2026, and

PAUL J. FAITH

was duly elected to the office of Council Member of the City of Litchfield Park, County and State aforesaid, as appears by the official returns approved by the City Council, acting as a Canvassing Board, and on file in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the said City of Litchfield Park this 30th day of July, 2026.

Terri Roth, MMC, City Clerk



THE CITY OF Litchfield Park

CERTIFICATE OF ELECTION

STATE OF ARIZONA,)
COUNTY OF MARICOPA) ss.
CITY OF LITCHFIELD PARK)

I, Terri Roth, Clerk of the City of Litchfield Park, County of Maricopa, State of Arizona, **DO HEREBY CERTIFY** that at a Primary Election was held in and for the said City of Litchfield Park, County of Maricopa, State of Arizona, on the 21st day of July, 2026, and

JOSHUA CODY CONKLIN

was duly elected to the office of Council Member of the City of Litchfield Park, County and State aforesaid, as appears by the official returns approved by the City Council, acting as a Canvassing Board, and on file in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the said City of Litchfield Park this 30th day of July, 2026.

Terri Roth, MMC, City Clerk



CITY COUNCIL COMMUNICATION

Business Item II.B
Litchfield Road Roundabout
Landscape & Irrigation

To: Mayor Thomas L. Schoaf and Members of the City Council
From: Keith Drunasky, City Engineer
Through: Matthew Williams, City Manager
Meeting Date: 7/30/2026
Presenter: Keith Drunasky, City Engineer

RECOMMENDED MOTION:

MOVE TO APPROVE A CONTRACT AMENDMENT TO THE EXISTING COOPERATIVE PURCHASING CONTRACT FOR CONSTRUCTION SERVICES WITH NESBITT CONTRACTING IN THE AMOUNT NOT TO EXCEED \$159,000 FOR ADDITIONAL CONSTRUCTION SCOPE ITEMS FOR LANDSCAPING AND IRRIGATION IMPROVEMENTS FOR THE LITCHFIELD ROAD/BRINTON AVENUE PROJECT AND AUTHORIZE THE MAYOR TO EXECUTE THE REQUIRED DOCUMENTS

BACKGROUND/DISCUSSION:

Council approved the funding for construction of the Litchfield Road/Brinton Avenue roundabout in November 2025 for \$2.66M, with construction commencing by Nesbitt Contracting in March 2026. At the time of bid, the plans were approximately 60% complete, and at the time construction started they were 90% complete. Staff made the decision to begin construction ahead of final/sealed construction documents because time was running out if the roundabout was to be open by August 2026. The selected engineering consultant, Colliers Engineering and Design (CED) was not able to produce construction documents in sufficient time or with adequate or accurate technical detail, which has resulted in over \$100k in rework as a result of plan errors and omissions. Council approved a change order in June 2026 for \$100K as a result of these incurred, additional costs.

At both the time of bid and start of construction, unfortunately CED was unable to produce landscaping or irrigation plans. CED overcommitted to multiple hilltop projects, including various Sun Health improvements, the AFHS project, new library and roundabout projects and was unable to perform properly or adequately for this roundabout project. Staff were routinely assured these plans would be submitted prior to and at the start of construction. However, a submittal was not provided until June 2026. This plan set was incomplete, and a resubmittal of a constructable set was finally received late June 2026 and distributed to the City's roundabout contractor for pricing.

As part of the bid process, Staff and Nesbitt Contracting collaborated to create an allowance line item for landscaping and irrigation, which was included in the contract as a placeholder for \$220,000. There were no plans to generate a derivation of cost and no aesthetic or artistic

elements to scope to.

After receipt of the landscape and irrigation plans, at the direction of Staff, Nesbitt solicited 3 landscaping contractors for bids. These landscape contractors include SDL (Litchfield Square), First Class (current Sunset Terrace HOA landscaper), and Arizona Sunscape's (landscaped the new Buckee's). The lowest bid came in at \$410,016.00 from Arizona Sunscape's. Subtracting the existing contract bid item of \$220,000 for landscaping/irrigation there remains a need for an additional \$190,016.00.

The following is the derivation of costs from the lowest bid contractor's proposal:

• Irrigation:	\$91,925.00
• DG/Gravel:	\$57,105.00
• Pavers:	\$36,883.00
• Shrubs/Trees:	\$23,498.00
• Palm Trees:	\$76,165.00
• Gabions:	\$60,750.00
• Mobil, Traffic, sleeves, 90-maint., etc.	\$63,690.00

The landscape and irrigation restoration of the adjacent Sunset Terrace Community along the east side of the roundabout project is a priority, and Staff committed this to their Board prior to the start of construction. The restoration cost along Sunset Terrace's frontage represents approximately \$50,000. That total amount culminates from portions of each bulleted item above and should be considered a committed amount.

General conditions items, irrigation, gabion baskets, DG/gravel and a majority of the trees and shrubs are improvements that must be made in order to prevent a major negative impact to the restoration of the community frontage and general corridor characteristics, given this intersection is the entrance to the hilltop. This generally rings true with the proposed palm trees as well, as they are commensurate with the overall aesthetic and theming of the hilltop projects and area.

Staff proposes to delete all pavers scope (3,353.00 square feet, \$36,883.00) from the median areas and replace the same area with DG gravel (3,353 SF at \$1.50/SF) for a savings of \$31,853.50. With reduction of scope to replace pavers with DG gravel, an additional \$158,162.50 is necessary to complete all remaining landscape and irrigation improvements. In order to have a small contingency for unforeseen conditions, as presented, Staff is requesting an amount not to exceed \$159,000 for this item.

STAFF RECOMMENDATION:

Staff recommends approval of this contract amendment as presented.

FINANCIAL IMPACT:

Funding for this contract amendment will come from Capital Contingency, not to exceed \$159,000.

ATTACHMENTS:

1. LS Roundabout Landscaping Costs_7-28-26
2. CR #10 Landscaping
3. Roundabout Hardscape, Landscape and Irrigation Plans 100%

EXISTING ROUNDABOUT LANDSCAPING/IRRIGATION COSTS			
DESCRIPTION	TOTAL COST	ROUNDABOUT ONLY %	ROUNDABOUT ONLY COST
10 MOBILIZATION LS 1 \$ 41,813.73 \$ 41,813.73	\$ 41,813.73	1%	\$ 418.14
30 SURVEY AND ASBUILTS LS 1	\$ 60,465.00	1%	\$ 604.65
70 CONSTRUCTION WATER/DUST CONTROL LS 1	\$ 194,216.76	1%	\$ 1,942.17
100 TRAFFIC CONTROL (ALLOWANCE) AL 1	\$ 174,926.09	5%	\$ 8,746.30
130 VMB AL 1	\$ 36,000.00	5%	\$ 1,800.00
4090 PARKWAY GRADING SF 36,325	\$ 36,325.00	5%	\$ 1,816.25
4100 MEDIAN GRADING SF 28,818	\$ 28,818.00	50%	\$ 14,409.00
4110 ROUNDABOUT GRADING SF 10,805	\$ 8,427.90	50%	\$ 4,213.95
4130 MEDIAN PEDESTRIAN PAVERS SF 3,460	\$ 88,610.60	100%	\$ 88,610.60
4170 FINISHED SWALES LS 1	\$ 15,028.03	25%	\$ 3,757.01
6000 5/8" SCREENED DG 2" THICK SF 68	\$ 46,308.00	75%	\$ 34,731.00
6010 DG TO MATCH EXISTING SF 4,715	\$ 3,206.20	100%	\$ 3,206.20
6020 DESERT PAVEMENT MIX SF 9,820	\$ 9,918.20	75%	\$ 7,438.65
6030 24" BOX TREES EA 122	\$ 53,889.84	75%	\$ 40,417.38
6040 18' PALM TREES (DIAMOND CUT) EA 56	\$ 245,861.28	75%	\$ 184,395.96
6050 5 GALLON ACCENTS EA 712	\$ 23,431.92	100%	\$ 23,431.92
6060 5 GALLON SHRUBS EA 1,014	\$ 21,871.98	85%	\$ 18,591.18
6070 1 GALLON GROUNDCOVER EA 720	\$ 7,804.80	90%	\$ 7,024.32
6080 IRRIGATION LANDSCAPE SF 82,635	\$ 147,090.30	85%	\$ 125,026.76
6090 CLEAN FILL FOR GABION PLANTERS SF 2,505	\$ 14,829.60	100%	\$ 14,829.60
6100 LANSCAPE NORTH PED ALLOWANCE AL 1	\$ 14,546.76	25%	\$ 3,636.69
6110 LANDSCAPE MOCK UP AL 1	\$ 7,500.00	100%	\$ 7,500.00
6120 GABION BASKETS IN ROUNDABOUTS LF 198	\$ 32,161.14	100%	\$ 32,161.14
6130 GABION BASKETS W/FINS IN ROUNDABOUTS LF 156	\$ 28,933.32	100%	\$ 28,933.32
6140 FINE GRADING SF 82,635	\$ 5,784.45	100%	\$ 5,784.45
6150 PLANT ESTABLISHMENT/MAINTENANCE MO 3	\$ 7,500.00	75%	\$ 5,625.00
3330 INSTALL 2" LANDSCAPE WATER SERVICE (MATERIAL FURNISHED IN GMP1)	\$ 488.69	100%	\$ 488.69
3340 INSTALL 2" ARV (MATERIAL FURNISHED IN GMP1) EA 6.00	\$ 5,718.84	75%	\$ 4,289.13
10000 PROJECT SPECIFIC GENERAL CONDITIONS MO 10	\$ 588,169.60	2%	\$ 11,763.39
CMAR / CONTRACTOR CONTINGENCY	\$ 471,499.81	2%	\$ 9,430.00
B GENERAL CONDITIONS (COPORATE OVERHEAD)	\$ 441,891.72	2%	\$ 8,837.83
C CONTRACTOR'S FEE	\$ 294,594.48	2%	\$ 5,891.89
D2 INSURANCE	\$ 115,996.58	2%	\$ 2,319.93
D1 BONDS (PAYMENT & PERFORMANCE)	\$ 49,712.82	2%	\$ 994.26
EX. ROUNDABOUTGRAND TOTAL			\$ 713,066.76

NEW ROUNDABOUT LANDSCAPING/IRRIGATION COSTS	
DESCRIPTION	TOTAL COST
Mobilization (Landscape Subcontractor) 1 EA	\$ 5,320.00
A part of adjacent bid items	
A part of GC bid items	
Traffic Control (Additional For Landscaping) 1 LS	\$ 12,950.00
A part of traffic control bid item	
A part of adjacent bid items	
A part of adjacent bid items	
A part of GC bid items	
Pavers 3,353 SF	\$ 36,883.00
N/A	
Decomposed Granite 1/2" Scr. @ 2" depth 41,423 SF	\$ 62,134.50
A part of adjacent bid items	
Date Palm 15" 2 EA	\$ 9,430.00
Date Palm - 20' 3 EA	\$ 10,110.00
California Fan Plam 15 EA	\$ 56,625.00
36" Box Trees 2 EA	\$ 2,160.00
5 Gallon Shrub 47 EA	\$ 2,538.00
1 Gallon Shrubs 470 EA	\$ 18,800.00
Irrigation System - Drip/Bubbler 1 LS	\$ 91,925.00
Soil Preparation / Landscape Soil Grading 1 LS	\$ 8,820.00
N/A	
N/A	
Gabions 2.5' x 2' x 3' 150 LF	\$ 60,750.00
N/A	
A part of soil preparation	
90 Day Maintenance 3 MO	\$ 3,600.00
Separate line item in existing contract	
N/A	
Irrigation Sleeves (Previously Billed) 1 LS	\$ 33,000.00
A part of adjacent bid items	
A part of adjacent bid items	
A part of adjacent bid items	
A part of adjacent bid items	
A part of adjacent bid items	
NEW ROUNDABOUT GRAND TOTAL	
\$ 378,162.50	
CHANGE ORDER REQUEST AFTER \$220,000 ORIGINAL BID	
ITEM	\$ 158,162.50

3.353 SF Pavers deleted from scope

38,070 SF increased to 41,423 SF to replace Pavers



Nesbitt Contracting Co., Inc.
100 S. Price Rd.
Tempe, AZ 85281
ROC #074063A

LITCHFIELD PARK

Attn: Keith Drunasky
Project Location: Litchfield Road and Brinton Roundabout
Project Description: Landscape Change order

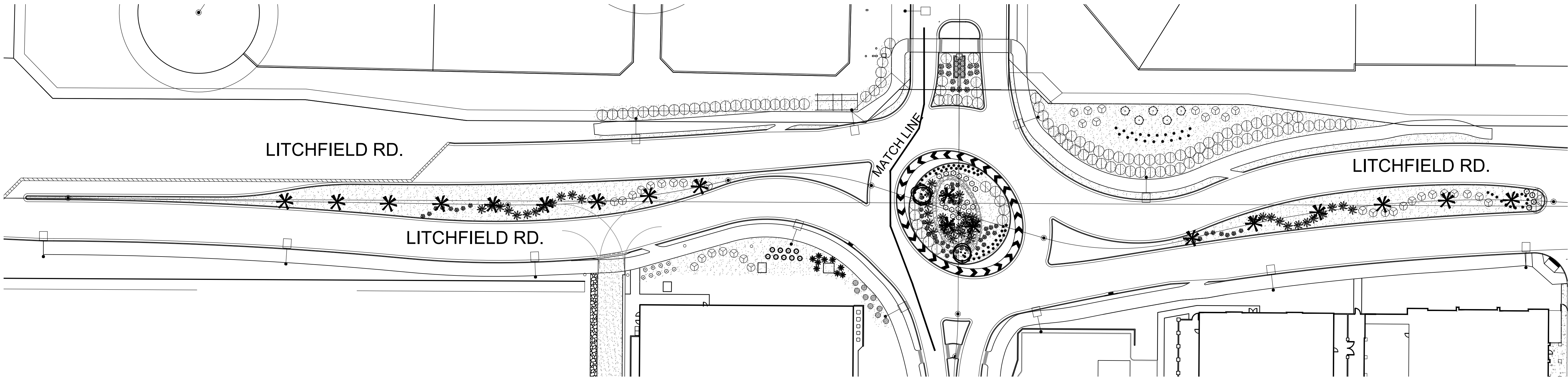
Nesbitt Contact: Chuck Lumer
Phone: 602-309-3006

7/14/26 12:40 PM

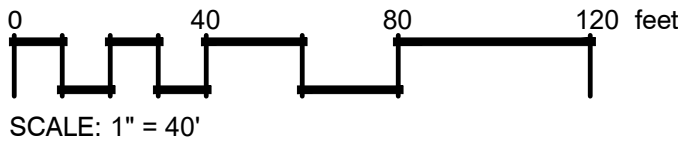
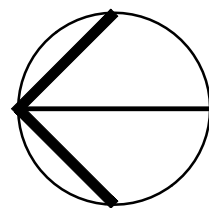
Item No.	Description	Quantity	Unit	Unit Cost	Extended Amount
1	Deduct Original 60% Landscape Price	-1	LS	\$ 220,000.00	\$ (220,000.00)
2	Mobilization (Landscape Subcontractor)	1	EA	\$ 5,320.00	\$ 5,320.00
3	Soil Preparation / Landscape Soil Grading	1	LS	\$ 8,820.00	\$ 8,820.00
4	Irrigation System - Drip/Bubbler	1	LS	\$ 91,925.00	\$ 91,925.00
5	Decomposed Granite 1/2" Scr. @ 2" depth	38070	SF	\$ 1.50	\$ 57,105.00
6	Pavers	3353	SF	\$ 11.00	\$ 36,883.00
7	Gabions 2.5' x 2' x 3'	150	LF	\$ 405.00	\$ 60,750.00
8	36" Box Trees	2	EA	\$ 1,080.00	\$ 2,160.00
9	5 Gallon Shrub	47	EA	\$ 54.00	\$ 2,538.00
10	1 Gallon Shrubs	470	EA	\$ 40.00	\$ 18,800.00
11	Date Palm 15"	2	EA	\$ 4,715.00	\$ 9,430.00
12	Date Palm - 20'	3	EA	\$ 3,370.00	\$ 10,110.00
13	California Fan Plam	15	EA	\$ 3,775.00	\$ 56,625.00
14	90 Day Maintenance	3	MO	\$ 1,200.00	\$ 3,600.00
15	Traffic Control (Additional For Landscaping)	1	LS	\$ 12,950.00	\$ 12,950.00
16	Irrigation Sleeves (Previously Billed)	1	LS	\$ 33,000.00	\$ 33,000.00
	Please Add 30 Days Of Contract Time				
TOTAL ADD FOR NEW CATCH BASIN					\$ 190,016.00
SUBMITTING FIRM			Nesbitt Contracting, Inc.		

CLARIFICATIONS: Gabions Include Concrete Footing
Gabions and Pavers Are 4-6 Weeks Out Upon Approval Of Submittals

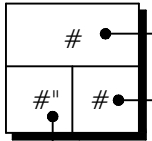
EXCLUSIONS: Excludes Colored Concrete
Excludes Any Repair Of Future Change Order Work that Requires Landscape Repair or Additional Landscape.



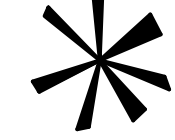
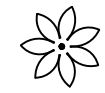
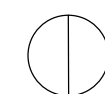
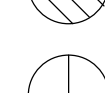
OVERALL LANDSCAPE LAYOUT



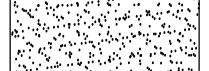
IRRIGATION_SCHEDULE

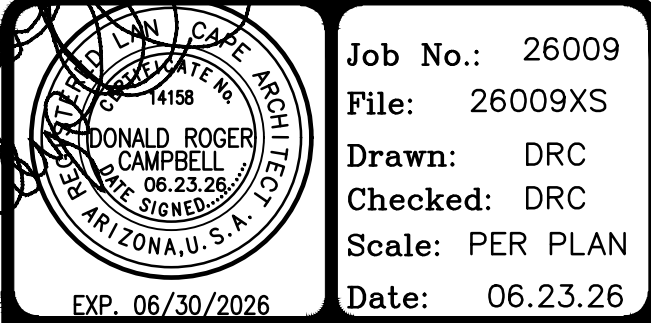
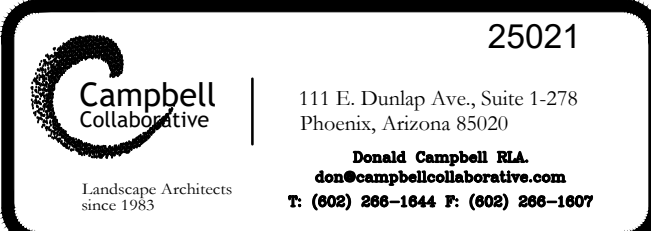
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird RWS-B-C w/ RWS-SOCK 1400 Series Root Watering System with 4in. diameter x 36in. long with locking grate, semi-rigid mesh tube. Check Valve and Sand Sock. Rain Bird bubbler option as indicated: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2 GPM.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICZ-101-25-LF 1" Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 25 psi. Flow Range: .5 GPM - 15 GPM. 150 mesh stainless steel screen.
	Bowsmith ML200 Series Multi Outlet Emitter, six open outlets, 1/2in. FPT inlet, 0.6 GPH - 2.0 GPH flows, Green=0.6 GPH, Blue=1.0 GPH, Red=2.0 GPH.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Ball Valve
	Febco 825YA 1" Reduced Pressure Backflow Preventer
	Rain Bird 2W-1 ESP-2WIRE Decoder for Two-Wire system. Install in valve box for valve. Operates one valve/solenoid. Install with standard direct burial irrigation wire and standard irrigation wire connectors.
	Rain Bird IQ4G-USA IQ NCC 4G Cellular Cartridge upgrades ESP-LX Series controllers to IQ satellite, for communication with IQ central control. Include IQEXTANT4G external antenna for metal or stainless steel cabinet/pedestal. Used for Direct or Server Satellite applications.
	Rain Bird FG100 1in. FG100 Flow Sensors w/ NPT Union Fittings. Operating Range 11.4 LPM- 94.6 LPM. Size for Flow Not According to Pipe Size. No Straight Pipe Requirements.
	Water Meter 1"
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Lateral Line: PVC Schedule 40 1/2"
	Irrigation Lateral Line: PVC Schedule 40 3/4"
	Irrigation Lateral Line: PVC Schedule 40 1"
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 40 4" pipe
	Valve Callout

PLANT_SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Cordia boissieri Anacahuita	36" Box	2
	Phoenix dactylifera Date Palm	20' Ht.	3
	Washingtonia filifera California Fan Palm	15' Ht.	15
SHRUBS			
	Agave parryi Parry's Agave	5 gal	77
	Aloe x 'Blue Elf' Blue Elf Aloe	5 gal	65
	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	5
	Convolvulus cneorum Bush Morning Glory	5 gal	4
	Dasylirion longissimum Toothless Desert Spoon	5 gal.	47
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu Bush	1 gal.	118
	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal.	9
	Justicia spicigera Mexican Honeysuckle	5 gal	21
	Lantana x 'New Gold' New Gold Lantana	1 gal.	17
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal	42
	Melampodium leucanthum Blackfoot Daisy	5 gal	13
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Pink Muhly Grass	5 gal.	9

REFERENCE NOTES SCHEDULE

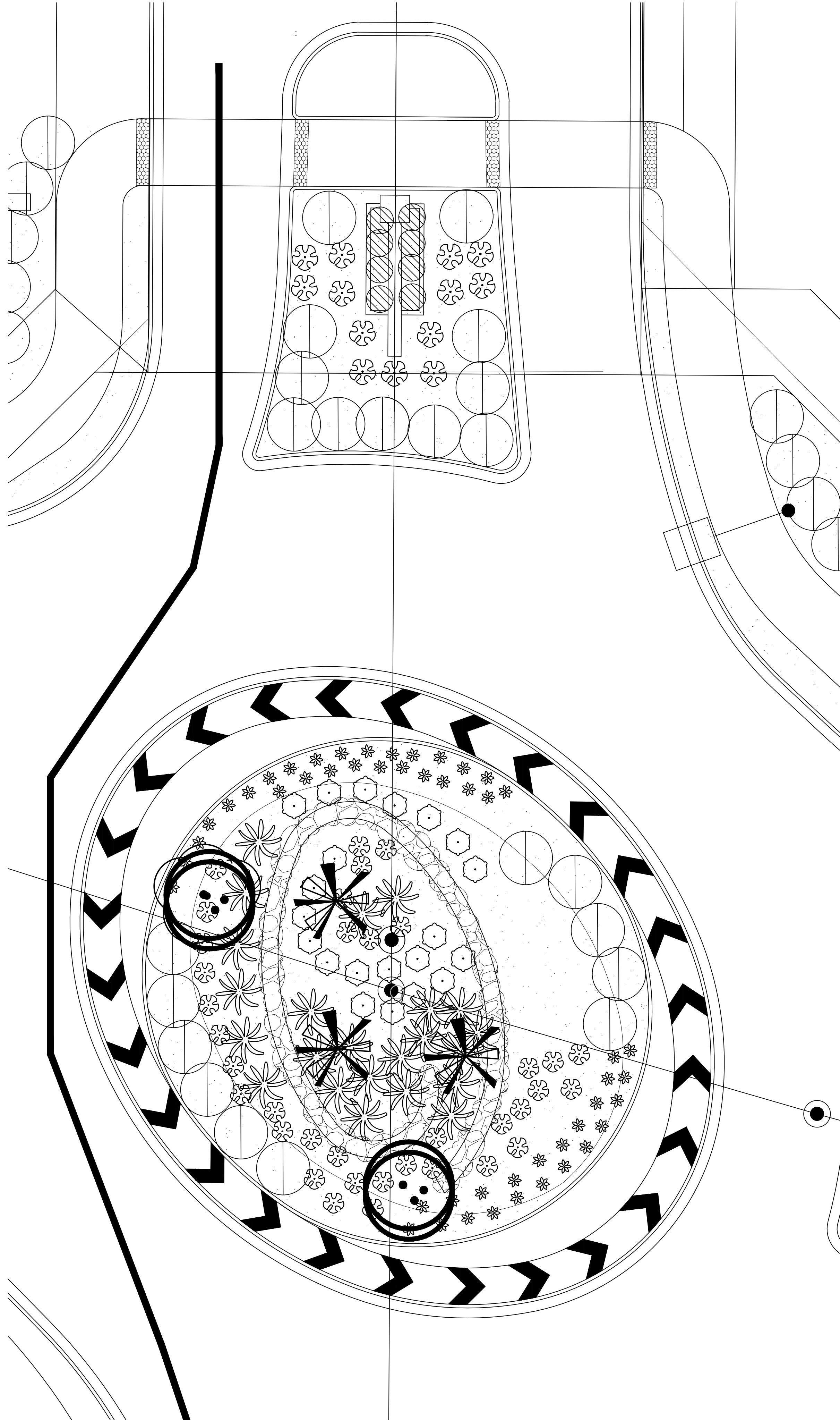
SYMBOL	CODE	DESCRIPTION
	K-101	1/2" Screened Decomposed Granite at 2" depth Desert Gold in color



Revisions:	Job No.: 26009 File: 26009XS Drawn: DRC Checked: DRC Scale: PER PLAN Date: 06.23.26 Sheet Number L1 1 OF 9
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LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO STARTING WORK.
2. LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL HE DEEMS UNACCEPTABLE BEFORE OR AFTER PLANTING.
3. GROUND COVER AND/OR DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS UNLESS OTHERWISE NOTED AND ALL BEDS THRUOUT THIS SITE.
4. SOIL PREPARATION:
 - A: PLANTING PIT BACKFILL FOR ALL TREES (15 GALLON AND LARGER) AND SHRUBS-GROUNDCOVER (5 AND 1 GALLON) SHALL BE AS FOLLOWS:
 - 6 PARTS BY VOLUME ON SITE SOIL
 - 4 PARTS BY VOLUME NITROLIZED SAWDUST
 - 1 PART BY VOLUME GYPSUM
 - 1 POUND 16-20-0 PER CUBIC YARD OF MIX
 - B: ALL PLANTS WITH THE EXCEPTION OF GROUND COVERS AND TURF AREAS TO RECEIVE AGRIFORM (20-10-5) PLANTS TABS AT THE FOLLOWING RATES:
 - 1 GALLON 1-21 GRAM TABLETS
 - 5 GALLON 2-21 GRAM TABLETS
 - 15 GALLON 4-21 GRAM TABLETS
 - 24" BOX 6-21 GRAM TABLETS
5. ALL GRADING TO PLUS OR MINUS 1/10 OF ONE FOOT BY GENERAL CONTRACTOR. THE FINISH GRADING AND FINE RAKING BY LANDSCAPE CONTRACTOR.
6. ALL GROUND COVER AREAS FROM (1) GALLON CONTAINERS OR LARGER SHALL RECEIVE 2" MINIMUM DEPTH OF DECOMPOSED GRANITE.
7. ALL PLANTING AREAS TO HAVE DECOMPOSED GRANITE AS SPECIFIED.
8. LANDSCAPE CONTRACTOR TO APPLY (2) APPLICATIONS OF PRE-EMERGENT HERBICIDE(S) COMPATIBLE WITH SEED MIXTURE(S) AND VEGETATIVELY PLANTED MATERIALS. CONTRACTOR TO USE ONLY APPROVED WEED CONTROL MATERIALS AND A LICENSED APPLICATOR. NO MATERIAL OR METHOD SHALL EFFECT THE LANDSCAPE PLANTING AND ESTABLISHMENT. MATERIALS AND METHODS MUST CONFORM TO FEDERAL, STATE AND LOCAL REGULATIONS.
9. PLANT AS PER DETAILS PROVIDED, ADJUSTMENTS WILL BE BY THE L.A. ONLY. BRING ANY PROPOSED CHANGES TO L.A.'S ATTENTION PRIOR TO CHANGES. AREAS OF STANDING WATER SHALL BE BROUGHT TO THE L.A.'S ATTENTION.
10. THE CORRECTION OF ALL DRAINAGE PROBLEMS IN ALL PLANT BEDS IS A PART OF THIS CONTRACT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING APPROPRIATE GRADES TO ENSURE THAT ALL WATER SHALL NOT COLLECT IN ANY PLANT PITS OR PLANT BEDS OR AGAINST BUILDINGS AND WALKS.
11. ANY SUBSTITUTIONS, DELETIONS, ETC. SHALL BE APPROVED ONLY BY L.A.
12. CONTRACTOR SHALL PROVIDE THE OWNER WITH A ONE YEAR GUARANTEE ON ALL TREES AND IRRIGATION WORK AND WORKMANSHIP. CONTRACTOR SHALL PROVIDE THE OWNER WITH A 90 DAY GUARANTEE ON ALL SHRUBS, GROUNDCOVERS AND WORKMANSHIP. GUARANTEE SHALL BEGIN UPON FINAL ACCEPTANCE BY L.A. MAINTAIN ALL PLANTINGS UNTIL FINAL ACCEPTANCE BY THE L.A. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A SITE MEETING, AT THE CONCLUSION OF THE GUARANTEE PERIOD, WITH THE OWNER.
13. VANDALISM CORRECTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. LANDSCAPE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PROTECT ALL WORK DURING CONSTRUCTION. PROVIDE FENCING/ROPING AS REQUIRED.
14. CONTRACTOR SHALL PROVIDE L.A. WITH THREE WEEK NOTICE ON THE FOLLOWING INSPECTIONS:
 1. INSPECTION OF FINISHED GRADES, PRIOR TO PLANTING, AND PLANT MATERIALS INSPECTIONS.
 2. IRRIGATION INSPECTIONS
 3. FINAL INSPECTIONS.THESE INSPECTIONS ARE REQUIRED. IT IS THE CONTRACTORS RESPONSIBILITY TO CALL THE L.A. AND SCHEDULE A TIME. THE COST OF THESE INSPECTIONS WILL BE THE RESPONSIBILITY OF THE OWNER.
15. SEE ALL GRADING, ENGINEERING, ARCH., SITE AND UTILITY PLANS. ALL LANDSCAPE WORK SHALL BE ADJUSTED AROUND SITE IMPROVEMENTS.
16. ALL PLANTINGS SHALL BE IRRIGATED - SEE IRRIGATION PLAN
17. OBTAIN ALL BONDS AS REQUIRED BY THE STATE AND LOCAL CODES TO PERFORM WORK AS SHOWN.
18. ANY SLOPES 4:1 (HORZ. : VERT.) AND STEEPER WHICH SHALL BE PLANTED WITH TREES, SHRUBS OR GROUNDCOVERS SHALL BE STABILIZED TO PREVENT EROSION SEE CIVIL PLANS FOR THE PROPOSED SLOPES.
19. ALL PERMITS AND BONDS, AS MAY BE REQUIRED BY THE CITY OR COUNTY, IN WHICH THIS PROJECT OCCURS, SHALL BE PAID FOR AND AVAILABLE AT THE TIMES REQUIRED BY THE GOVERNING BODY, AND PROVIDED FOR BY THE LANDSCAPE CONTRACTOR.
20. ALL TREES WITHIN THE SIGHT TRIANGLE TO BE TRIMMED UP 7' AND SHRUBS TO BE BELOW 2'.



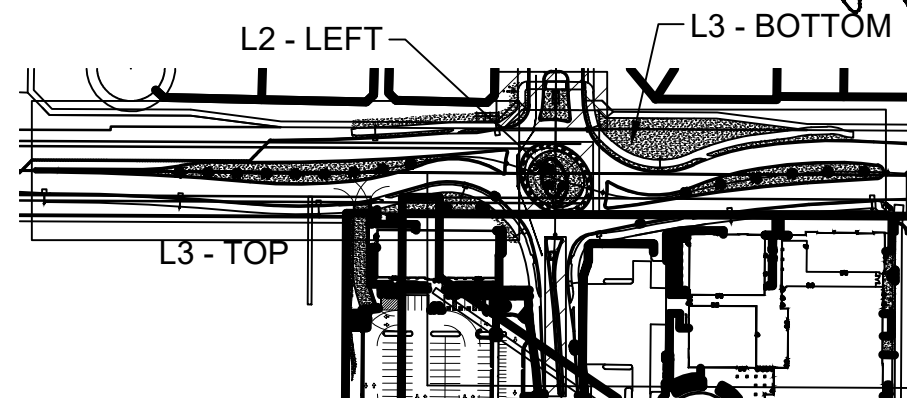
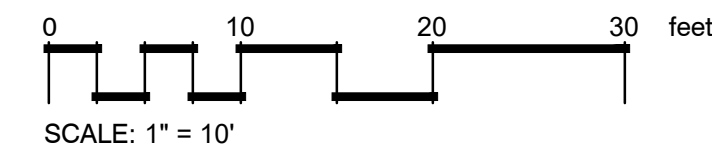
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
TREES			
	Cordia boissieri Anacahuita	36" Box	2
	Phoenix dactylifera Date Palm	20' Ht.	3
	Washingtonia filifera California Fan Palm	15' Ht.	15
SHRUBS			
	Agave parryi Parry's Agave	5 gal	77
	Aloe x 'Blue Elf' Blue Elf Aloe	5 gal	65
	Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	5 gal.	5
	Convolvulus cneorum Bush Morning Glory	5 gal	4
	Dasylirion longissimum Toothless Desert Spoon	5 gal.	47
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu Bush	1 gal.	118
	Hesperaloe parviflora 'Perpa' TM Brakelights Red Yucca	5 gal.	9
	Justicia spicigera Mexican Honeysuckle	5 gal	21
	Lantana x 'New Gold' New Gold Lantana	1 gal.	17
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal	42
	Melampodium leucanthum Blackfoot Daisy	5 gal	13
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Pink Muhly Grass	5 gal.	9

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION
	K-101	1/2" Screened Decomposed Granite at 2" depth Desert Gold in color

ROUND ABOUT and EAST ENTRY



KEY MAP



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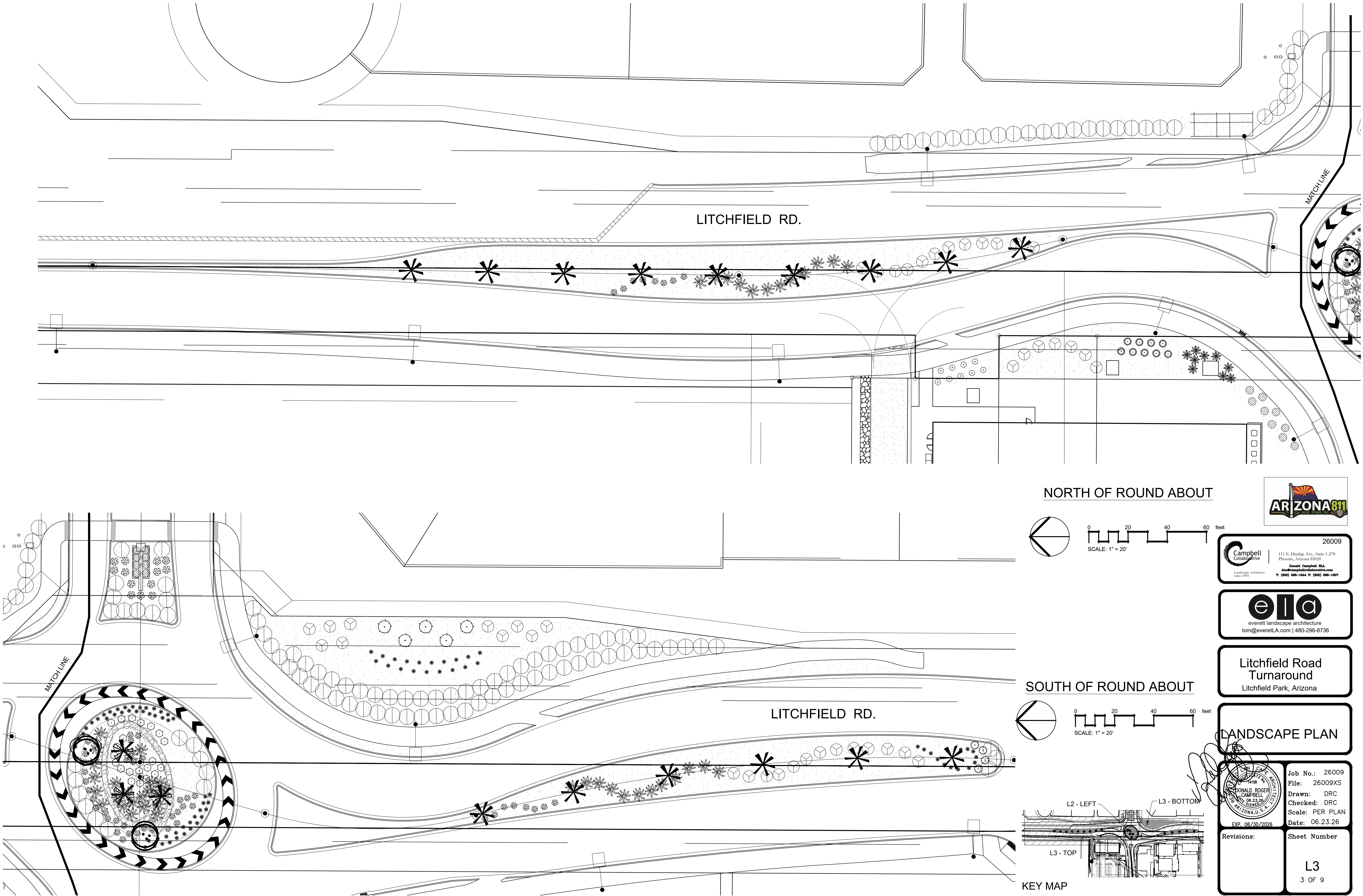
Litchfield Road
Turnaround
Litchfield Park, Arizona

LANDSCAPE PLAN

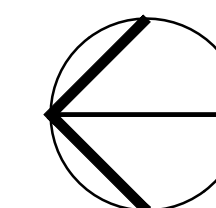
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Date: 06.23.26
EXP. 06/30/2026

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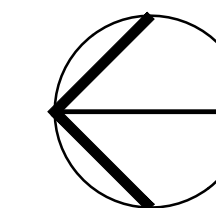


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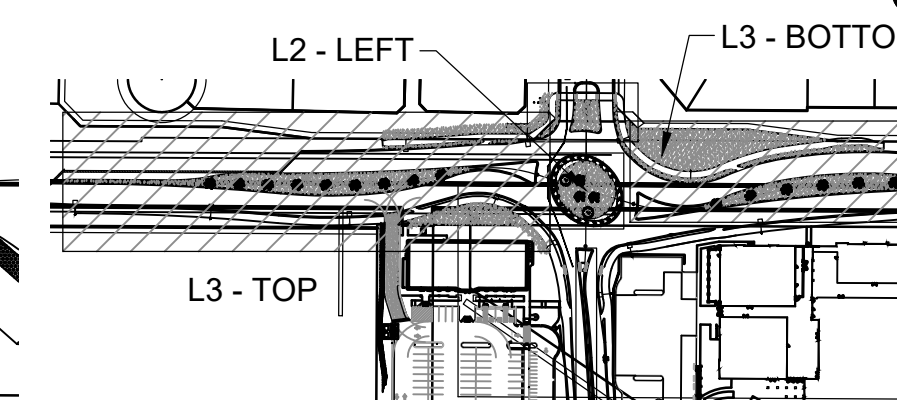


0 20 40 60 feet
SCALE: 1" = 20'

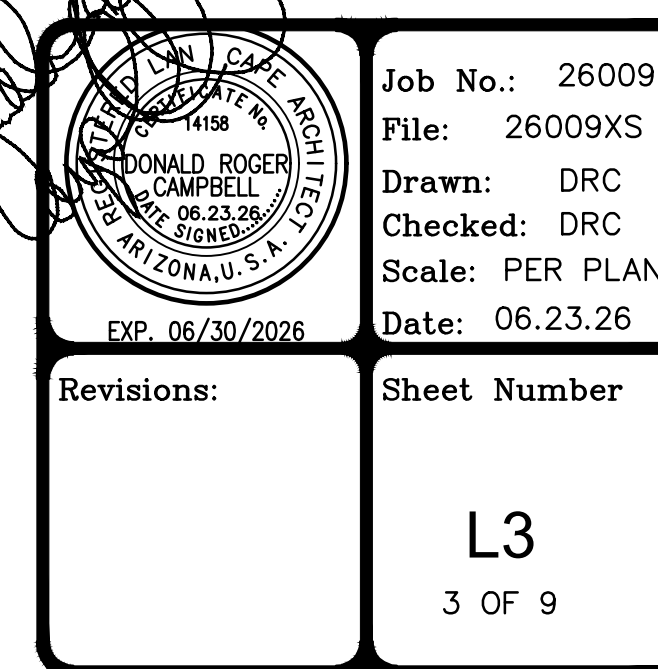
SOUTH OF ROUND ABOUT

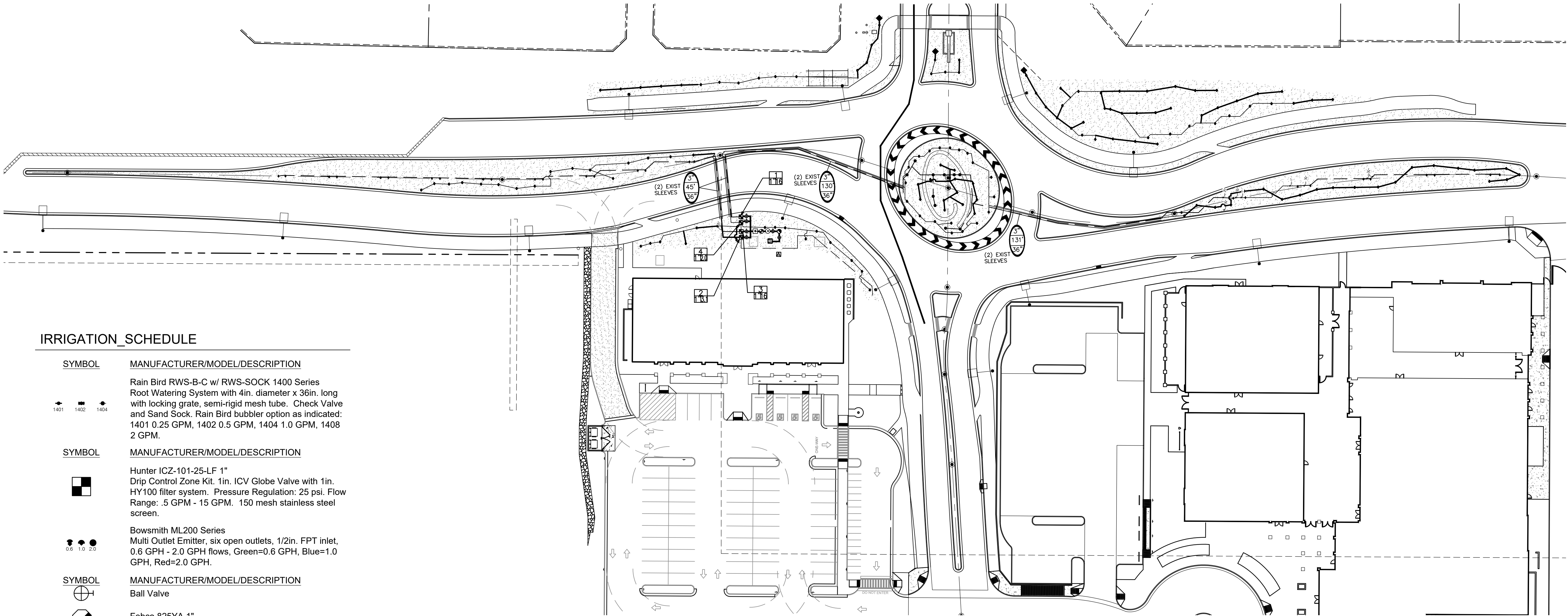


0 20 40 60 feet
SCALE: 1" = 20'



KEY MAP

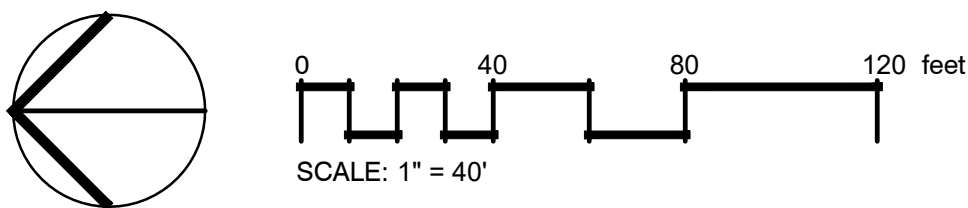




IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird RWS-B-C w/ RWS-SOCK 1400 Series Root Watering System with 4in. diameter x 36in. long with locking grate, semi-rigid mesh tube. Check Valve and Sand Sock. Rain Bird bubbler option as indicated: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2 GPM.
	Hunter ICZ-101-25-LF 1" Drip Control Zone Kit. 1in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 25 psi. Flow Range: .5 GPM - 15 GPM. 150 mesh stainless steel screen.
	Bowsmith ML200 Series Multi Outlet Emitter, six open outlets, 1/2in. FPT inlet, 0.6 GPH - 2.0 GPH flows, Green=0.6 GPH, Blue=1.0 GPH, Red=2.0 GPH.
	Ball Valve
	Febco 825YA 1" Reduced Pressure Backflow Preventer
	Rain Bird 2W-1 ESP-2WIRE Decoder for Two-Wire system. Install in valve box for valve. Operates one valve/solenoid. Install with standard direct burial irrigation wire and standard irrigation wire connectors.
	Rain Bird IQ4G-USA IQ NCC 4G Cellular Cartridge upgrades ESP-LX Series controllers to IQ satellite, for communication with IQ central control. Include IQEXTANT4G external antenna for metal or stainless steel cabinet/pedestal. Used for Direct or Server Satellite applications.
	Rain Bird FG100 1in. FG100 Flow Sensors w/ NPT Union Fittings. Operating Range 11.4 LPM- 94.6 LPM. Size for Flow Not According to Pipe Size. No Straight Pipe Requirements.
	Water Meter 1"
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Lateral Line: PVC Schedule 40 1/2"
	Irrigation Lateral Line: PVC Schedule 40 3/4"
	Irrigation Lateral Line: PVC Schedule 40 1"
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 40 4" pipe
	Valve Callout

OVERALL IRRIGATION LAYOUT





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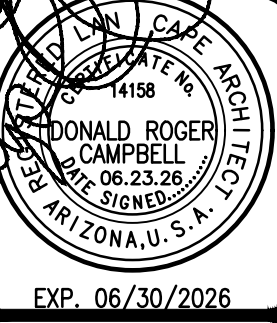
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Litchfield Road
Turnaround

Litchfield Park, Arizona

IRRIGATION PLAN



Job No.: 26009

File: 26009XI

Drawn: DRC

Checked: DRC

Scale: PER PLAN

Date: 06.23.26

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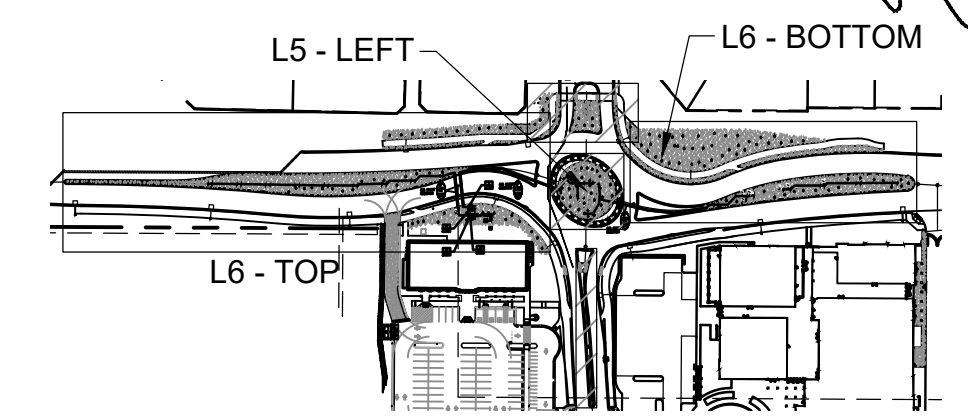
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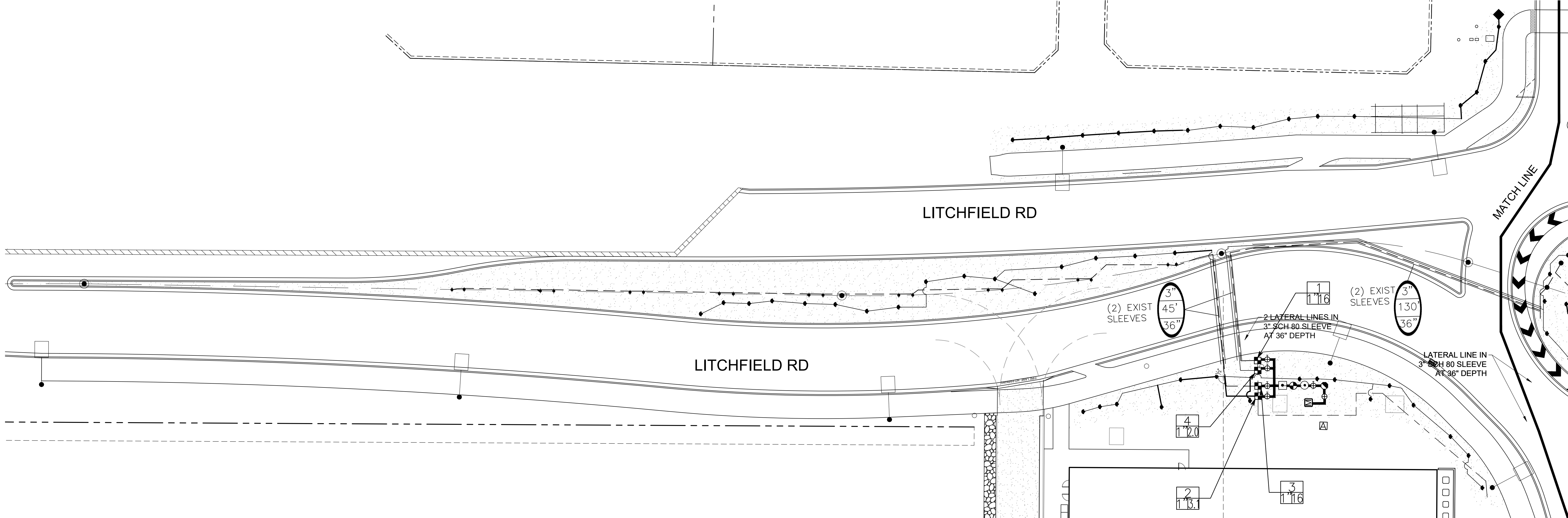
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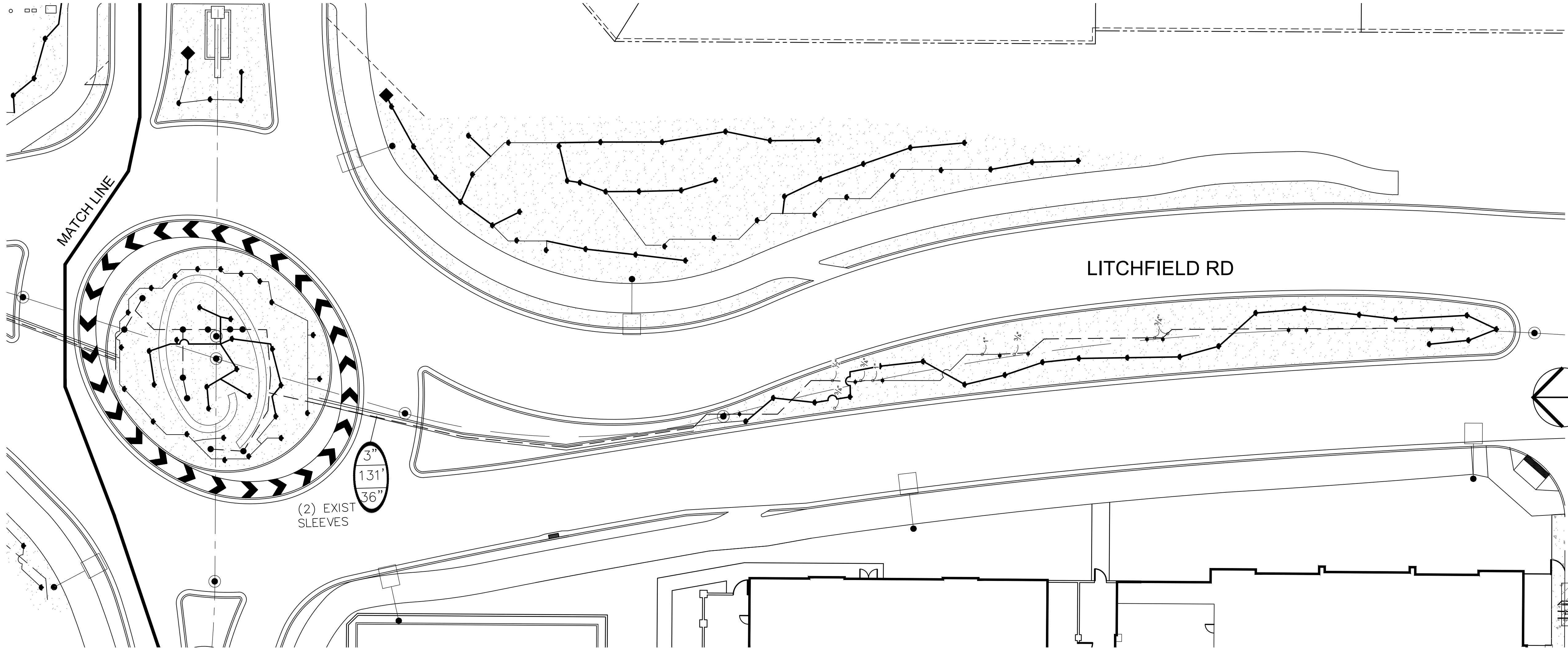
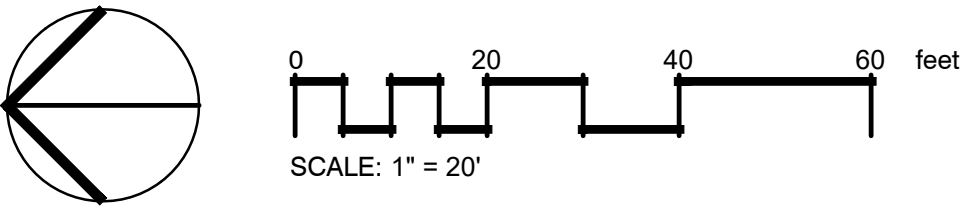
1. IRRIGATION SYSTEM IS DESIGNED FOR 65 PSI. CONTRACTOR SHALL VERIFY WATER PRESSURE IN FIELD PRIOR TO STARTING CONSTRUCTION. SHOULD A DISCREPANCY EXIST BETWEEN PRESSURE AND THE FIELD PRESSURE, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
2. CHECK AND VERIFY ALL SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING.
3. WHERE TRAYS, LIGHT STANDARDS, ETC. ARE AN OBSTRUCTION OF SPRAYS, PIPING AND SPRINKLER HEADS SHALL BE ADJUSTED AND/OR RELOCATED AS NECESSARY TO OBTAIN FULL COVERAGE WITHOUT EXCESSIVE OVERTHROW. DO NOT EXCEED SPACINGS SHOWN ON DRAWINGS.
4. IF IT BECOMES NECESSARY TO RELOCATE OR ALTER SPRINKLER HEADS, VALVES, PIPING, ETC. DUE TO CHANGE IN SITE CONDITIONS, CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING THESE REVISIONS.
5. PLANS ARE DIAGRAMMATIC AND APPROXIMATE. ALL VALVES SHALL BE LOCATED IN DECOMPOSED GRANITE PLANTING AREAS ONLY AND ALL SLEEVES SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING EXCEPT WHERE SHOWN ON DRAWINGS. CAP ALL ENDS HAND TIGHT, PRIOR TO BACKFILL.
6. ALL VALVE AND FLUSH BOX COVERS TO MATCH DECOMPOSED GRANITE. GREEN COVERS ARE NOT ACCEPTABLE.
7. SPRINKLER HEADS SPECIFIED ARE AVAILABLE IN VARYING DEGREES OF ARCHS. CONTRACTOR SHALL PROVIDE AT EACH HEAD, THE ARC MOST SUITED TO PROVIDE ADEQUATE COVERAGE AND PREVENT OVERSPRAY ON WALKS, ROADS, BUILDINGS, ETC.
8. ALL SLEEVES, PVC ELECTRIC SLEEVES, ETC. UNDER PAVING SHALL BE INSTALLED PRIOR TO PAVING WORK. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING EXCEPT WHERE SHOWN ON DRAWINGS. CAP ALL ENDS HAND TIGHT, PRIOR TO BACKFILL.
9. EACH REMOTE CONTROL VALVE SHALL BE CONNECTED TO AN AUTOMATIC CONTROLLER WITH NUMBER 14 PILOT WIRE AND NUMBER 14 COMMON WIRE - TYPE U.F., COPPER, U.L. APPROVED SOLID STRAND.
10. ALL AUTOMATIC CONTROLLERS, RISERS, BACKFLOW PREVENTERS AND HOSE BIBBS SHALL BE SET PLUMB. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISHED GRADE.
11. COORDINATE IRRIGATION WORK WITH PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.
12. ALL MATERIALS SHALL BE INSTALLED AS DETAILED ON DRAWINGS. HOWEVER, IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OF TECHNIQUES TO BE USED, THEN THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS ISSUED BY THE MANUFACTURER. ALL SUCH LITERATURE MUST BE APPROVED BY THE IRRIGATION CONSULTANT.
13. USE COMMON TRENCHES WHERE POSSIBLE.
14. ADJUST BUBBLERS AND HEADS FOR PROPER HEAD TO HEAD COVERAGE.
15. USE CLASS 315 PVC PIPE FROM WATER OR SHUT OFF VALVE TO BACKFLOW PREVENTER.
16. PLACE ALL VALVES IN APPROVED VALVE BOXES.
17. USE SCH 40 RISERS FOR ALL EMITTERS/BUBBLERS, SHRUBS AND LAWN HEADS.
18. LATERAL PIPING TO BE A MINIMUM OF 12 INCHES DEEP AND MAIN LINES A MINIMUM OF 18 INCHES DEEP.
19. USE TEFLON TAPE OR PIPE JOINT COMPOUND ON ALL THREADED JOINTS.
20. USE 14 GAUGE U.F., U.L. DIRECT BURIAL WIRE FROM CONTROLLER TO ELECTRICAL VALVES.
21. USE SCHEDULE 40 PVC PIPE 2-1/2" TIMES LARGER THAN PIPE BEING HOUSED FOR SLEEVING UNDER ALL PAVING.



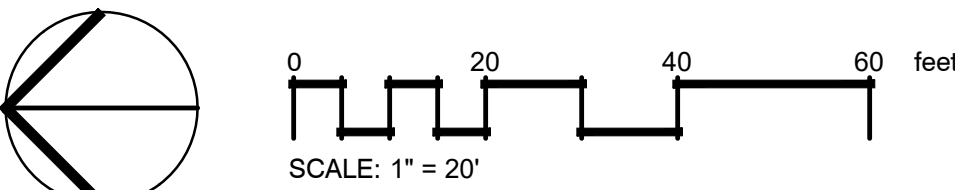
Revisions:	Sheet Number
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SOUTH OF ROUND ABOUT



NORTH OF ROUND ABOUT



KEY MAP



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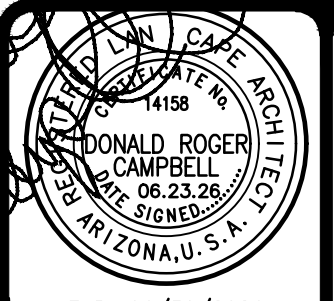
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Litchfield Road Turnaround

Litchfield Park, Arizona

IRRIGATION PLAN



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File: 26009XS

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Checked: DRC

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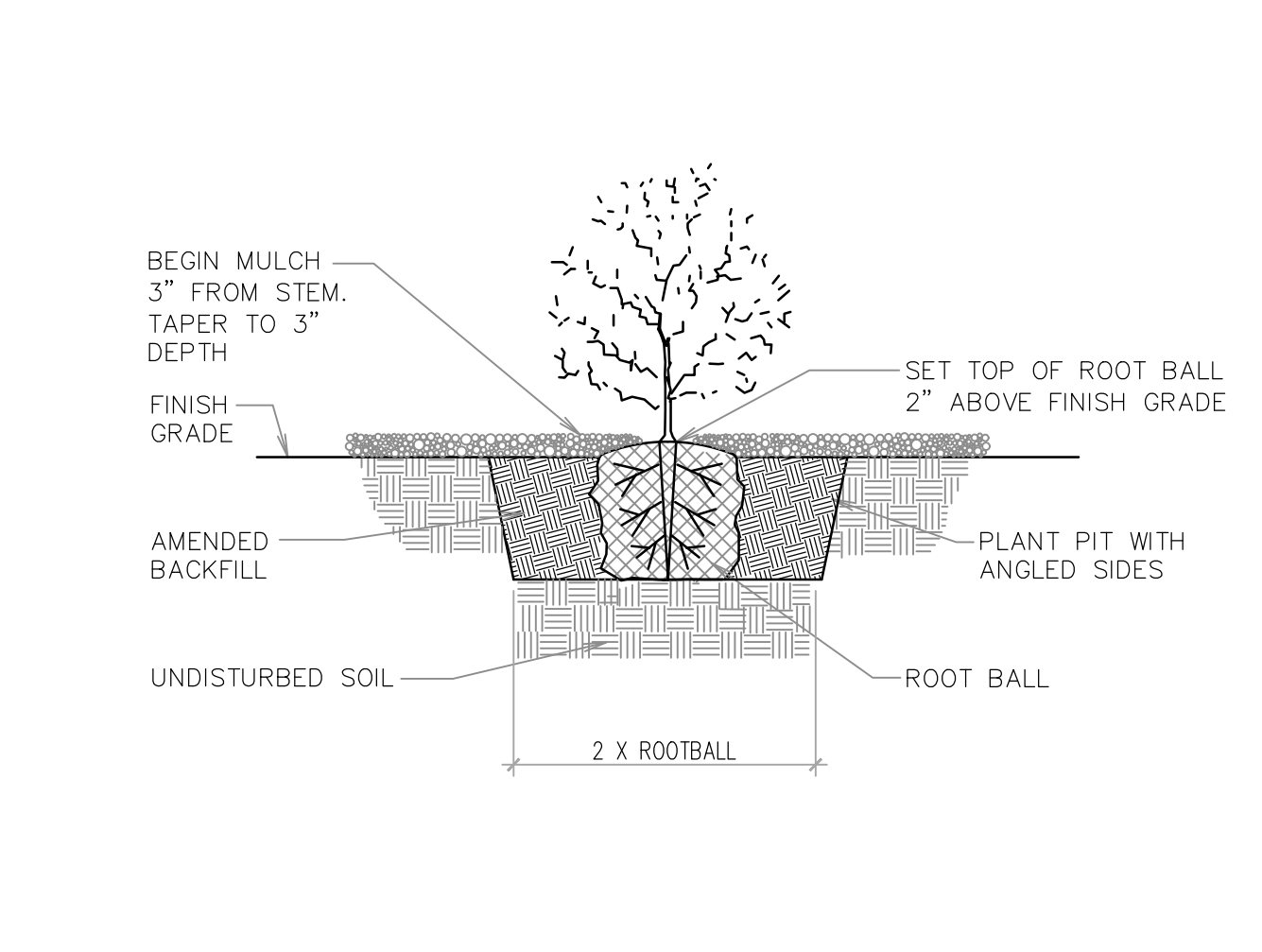
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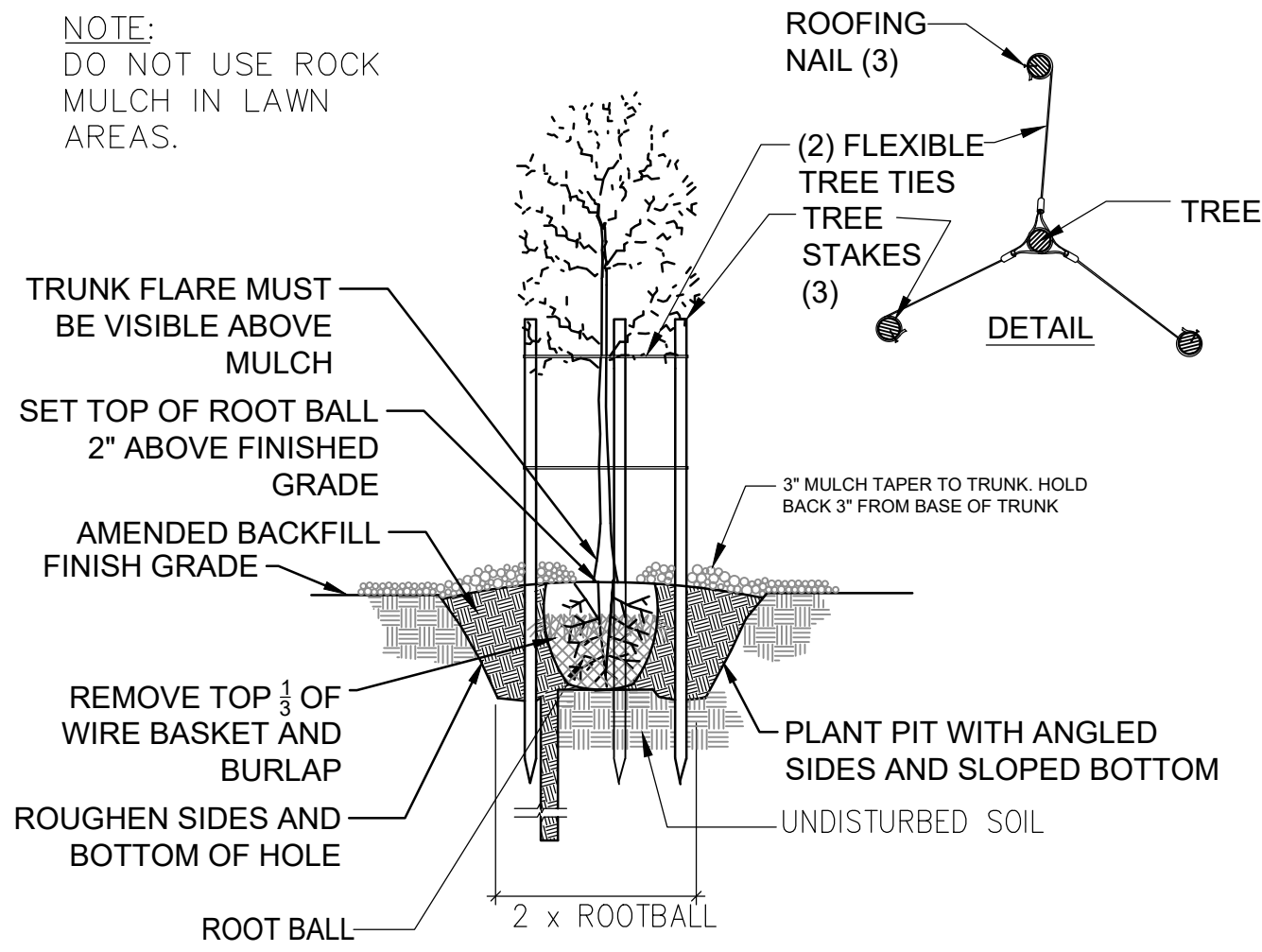
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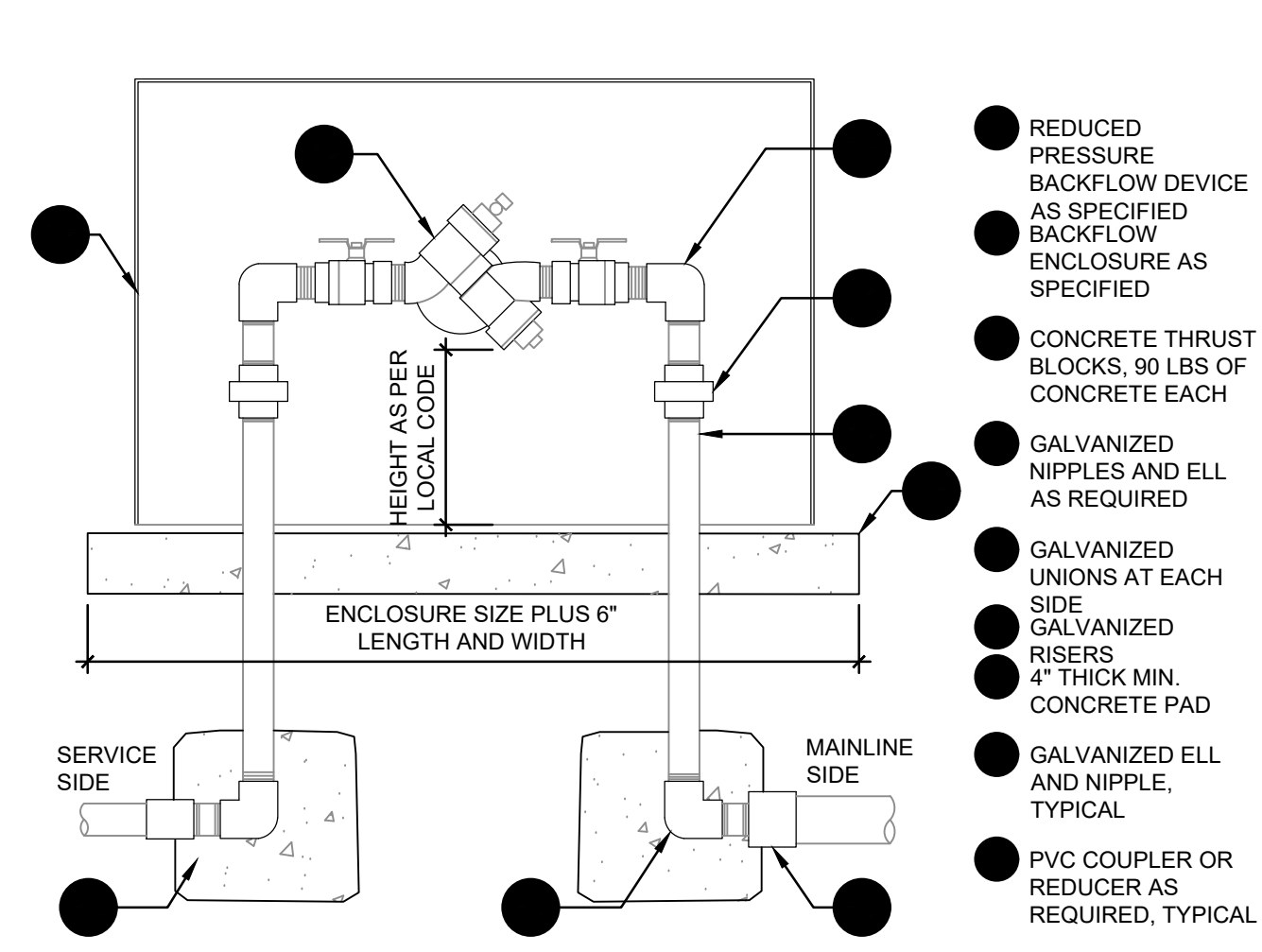
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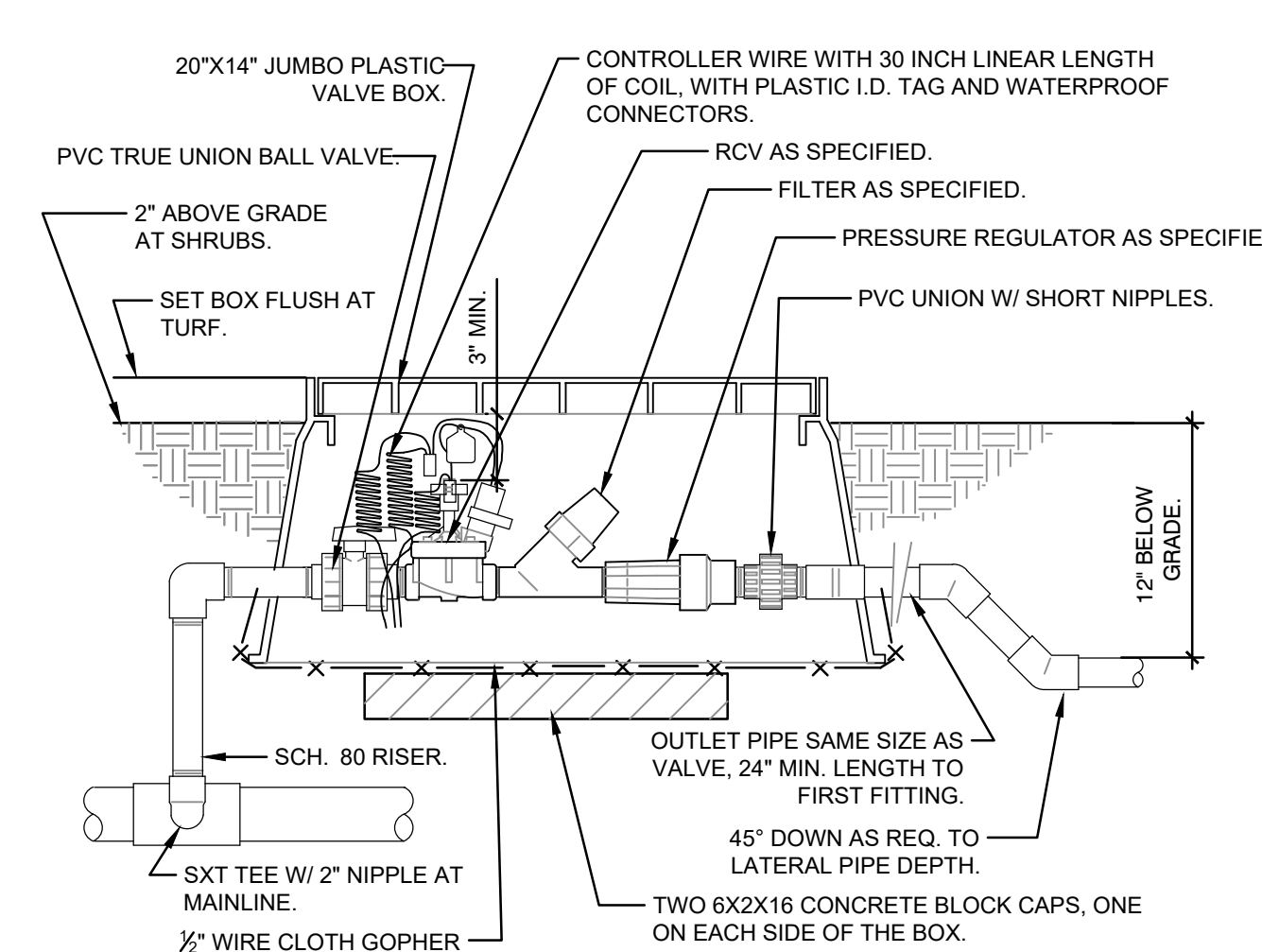
1 SHRUB PLANTING
1/2" = 1'-0" P-CO-PAS-08



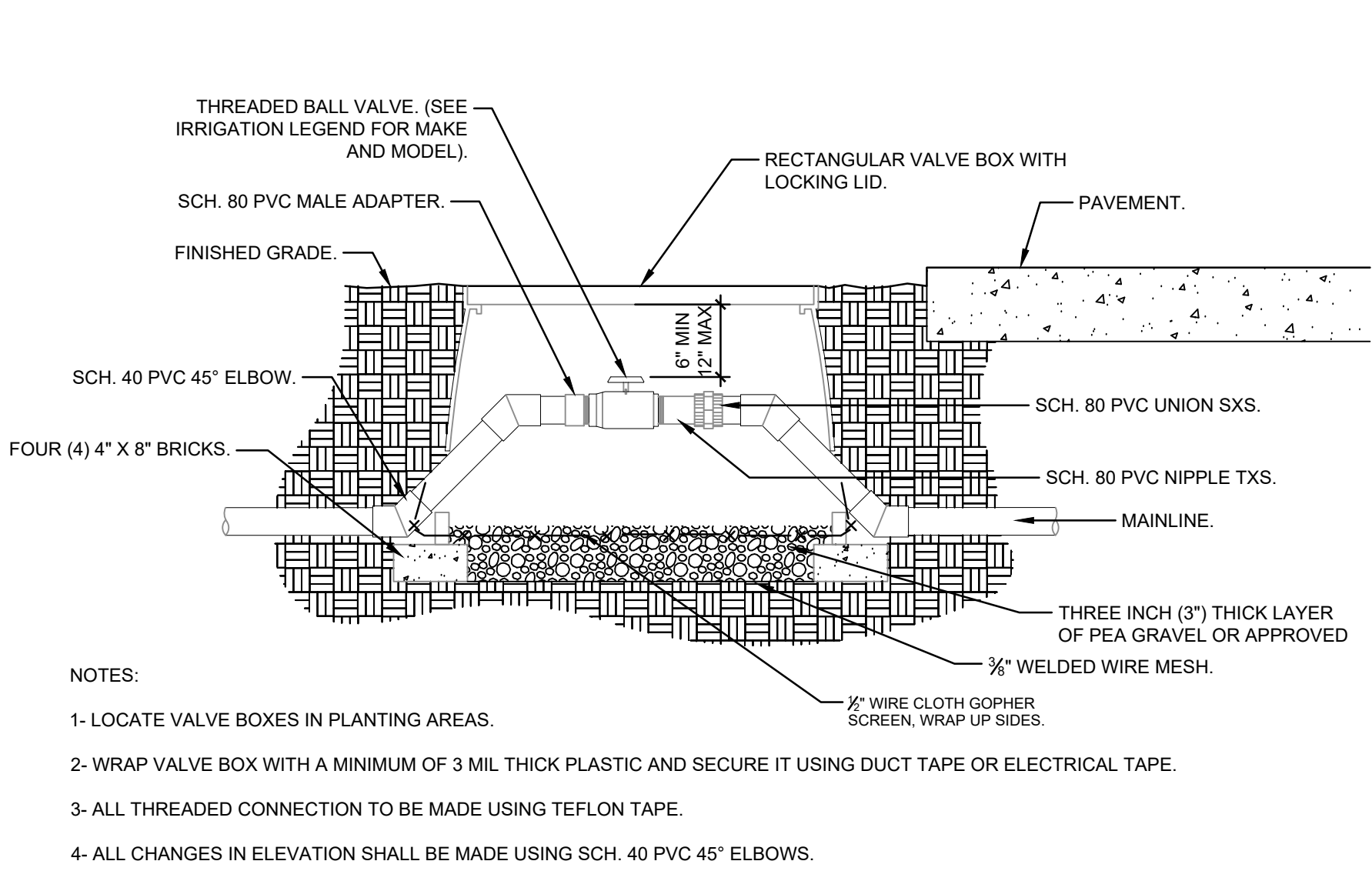
2 TREE PLANTING AND STAKING
3/8" = 1'-0" P-CO-PAS-02



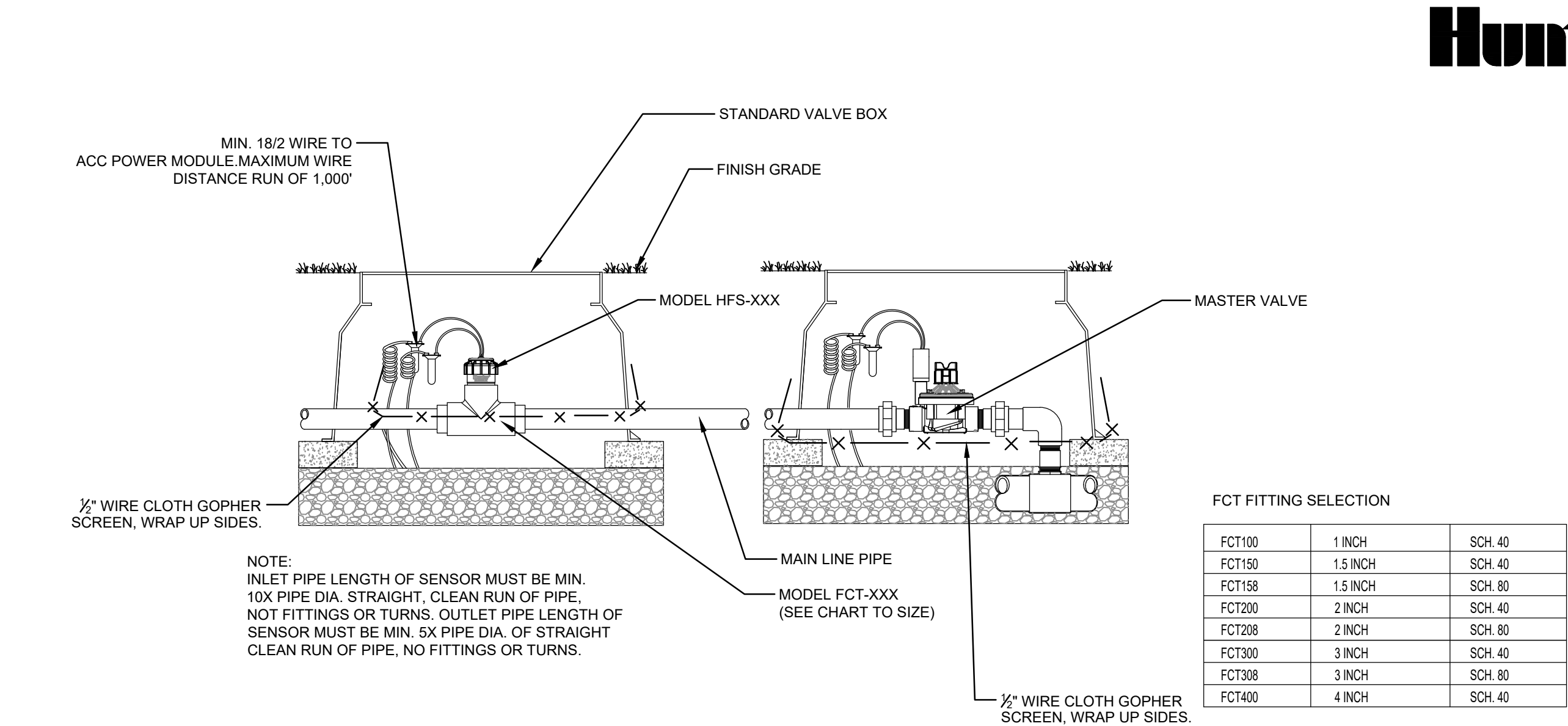
3 REDUCED PRESSURE BACKFLOW W/ ENCLOSURE
1" = 1'-0" P-CO-PAS-25



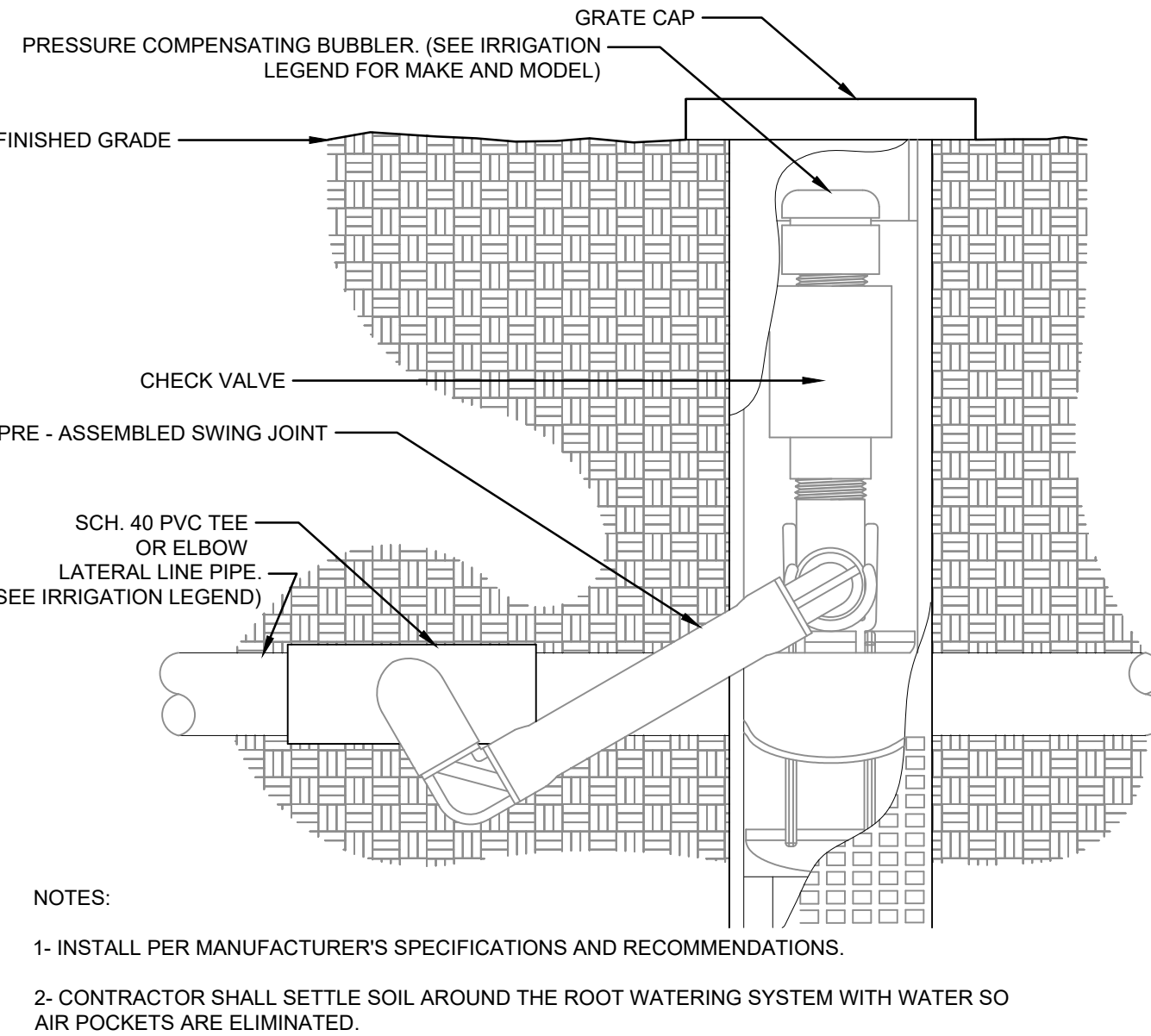
4 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0" FX-IR-FX-DRIP-12



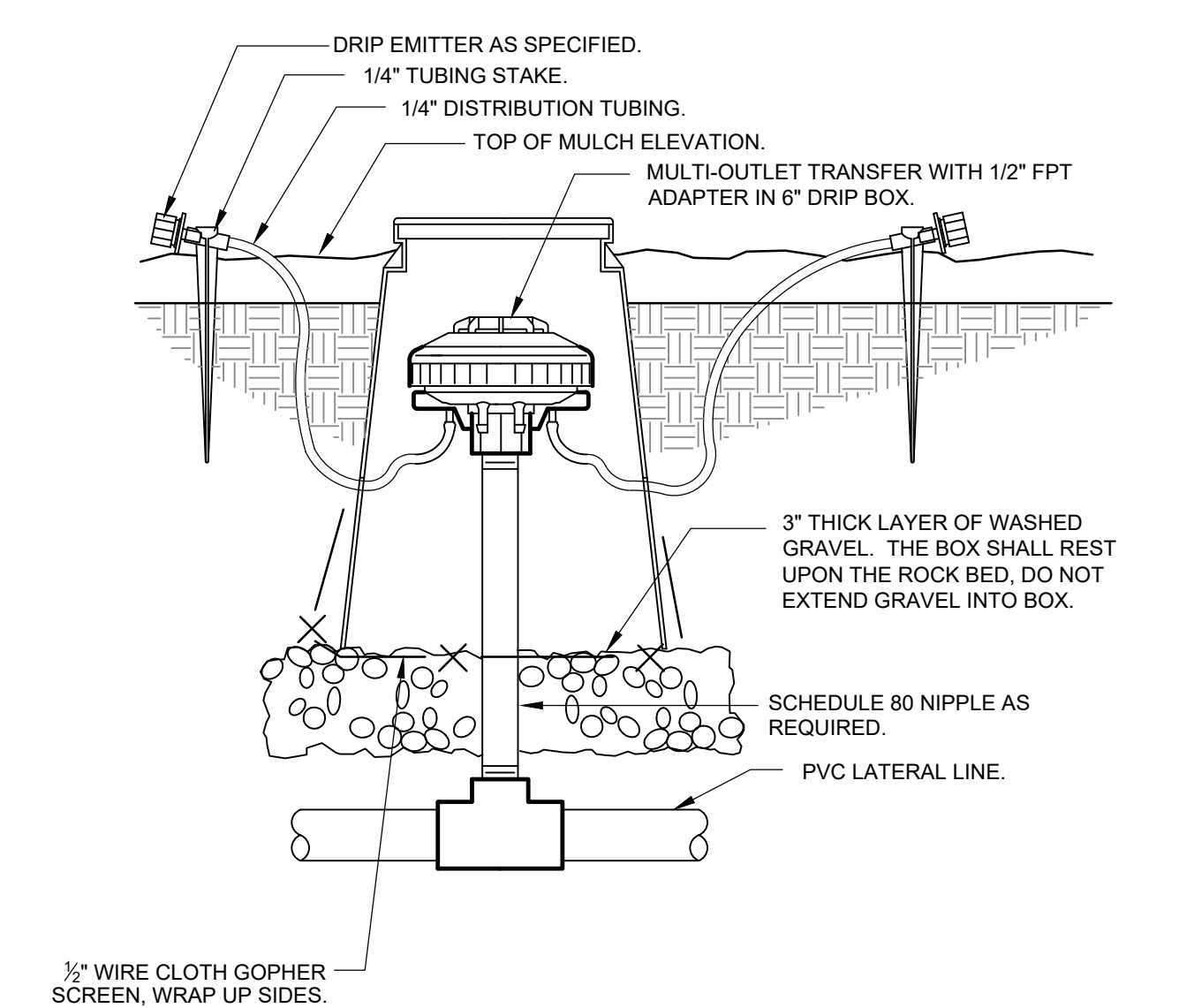
5 BALL VALVE 3in. AND SMALLER
1 1/2" = 1'-0" P-CO-PAS-24



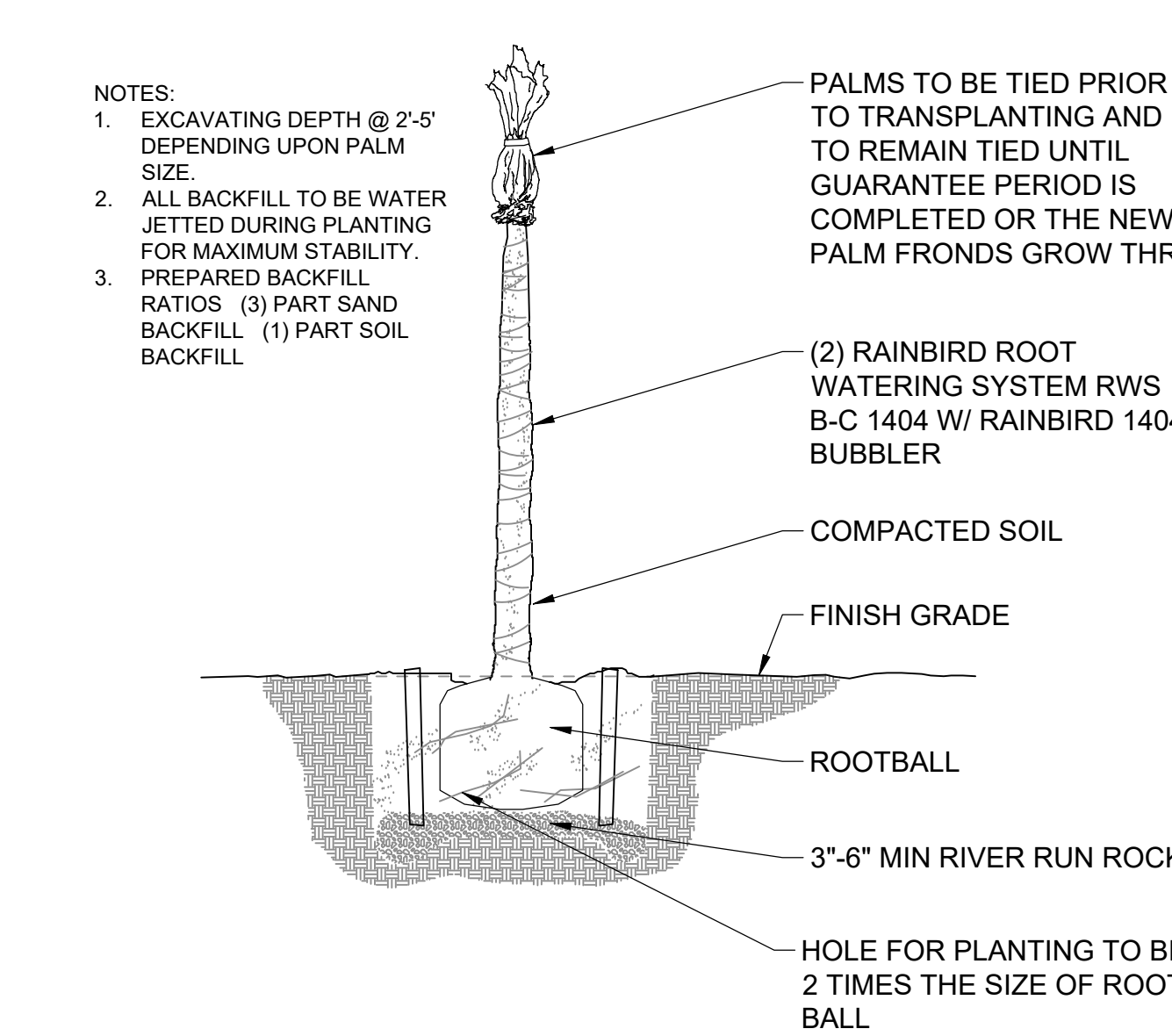
6 HFS FLOW SENSOR
1 1/2" = 1'-0" P-CO-PAS-29



7 ROOT WATERING SYSTEM
6" = 1'-0" P-CO-PAS-05



8 DRIP MULTI-TRANSFER IN BOX
3" = 1'-0" P-CO-PAS-07



9 TYP. PALM PLANTING and IRRIGATION DETAIL
1/4" = 1'-0" DETAIL-FILE

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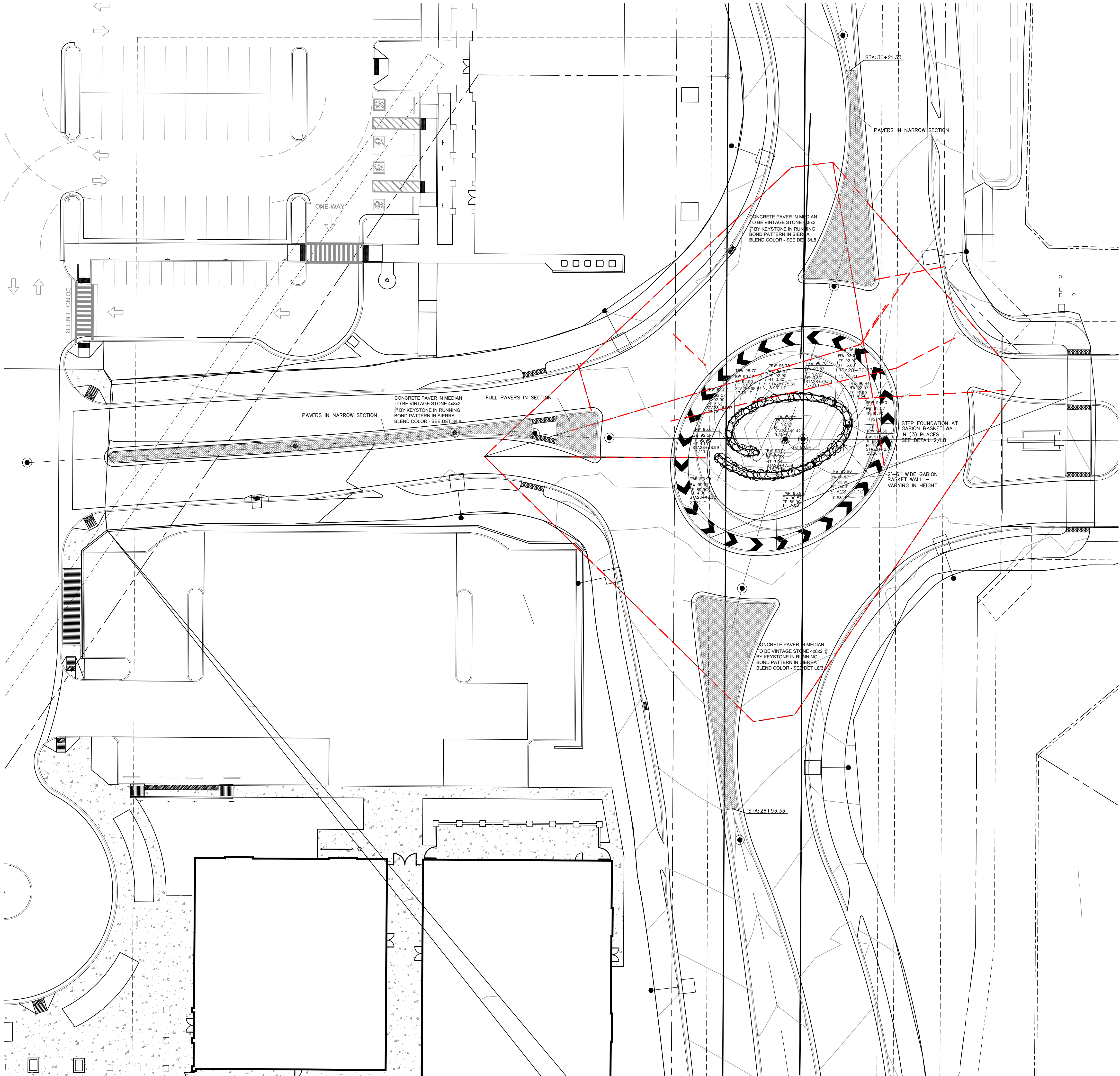
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Litchfield Road Turnaround
Litchfield Park, Arizona

DETAIL SHEET

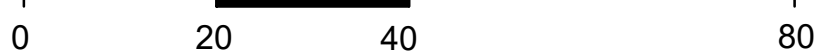
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TURN AROUND LAYOUT PLAN

Scale 1"=20'-0"





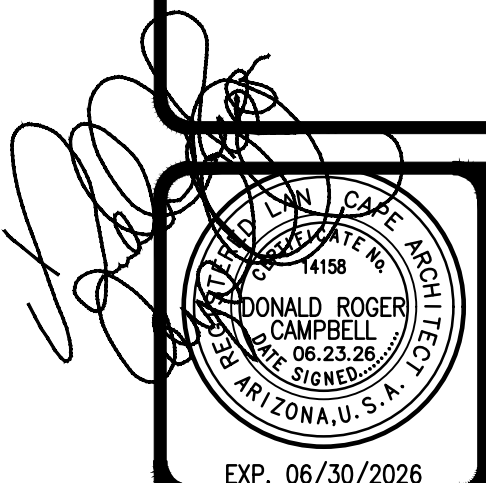
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Litchfield Road
Turnaround
Litchfield Park, Arizona

HARDSCAPE PLAN



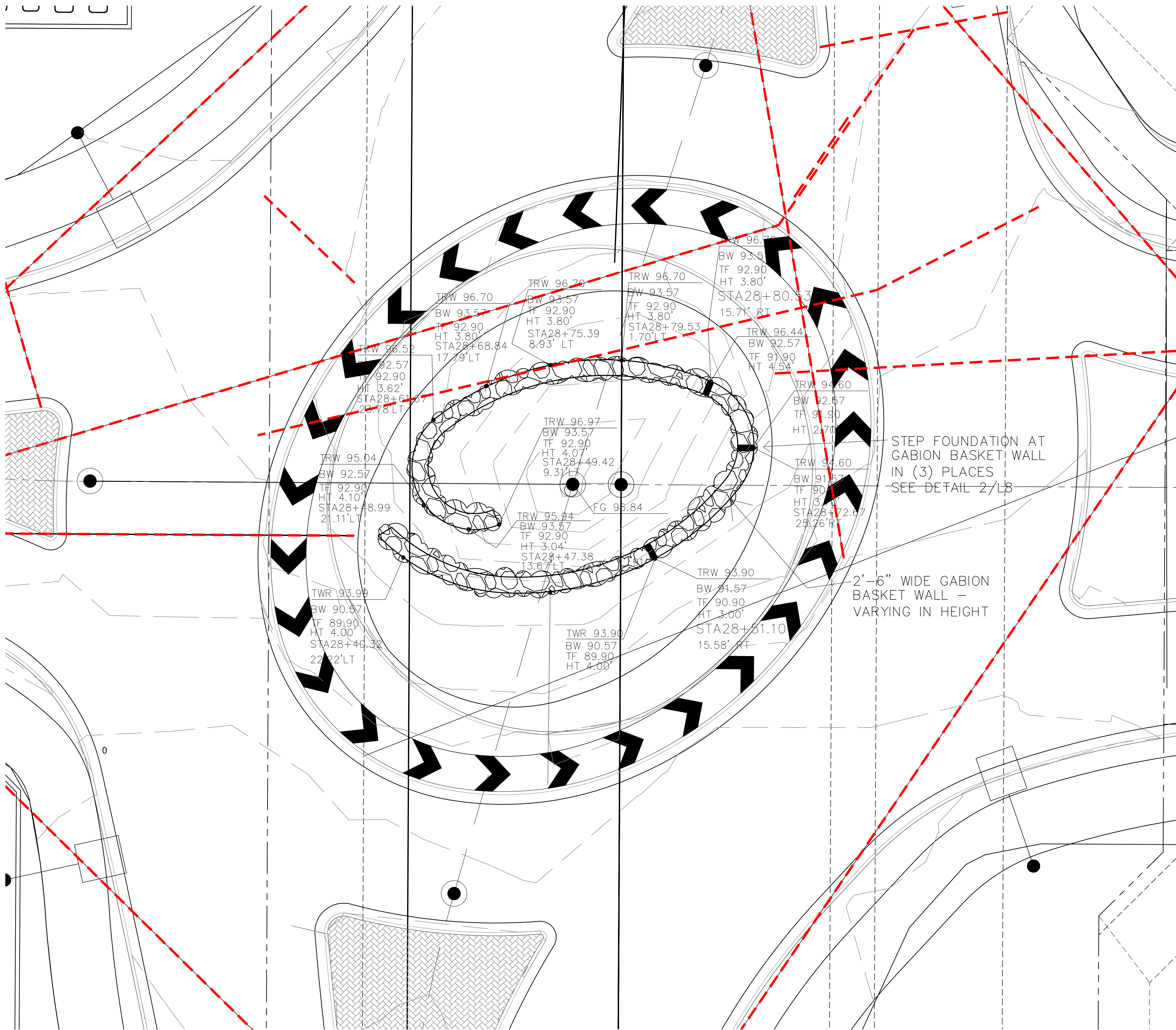
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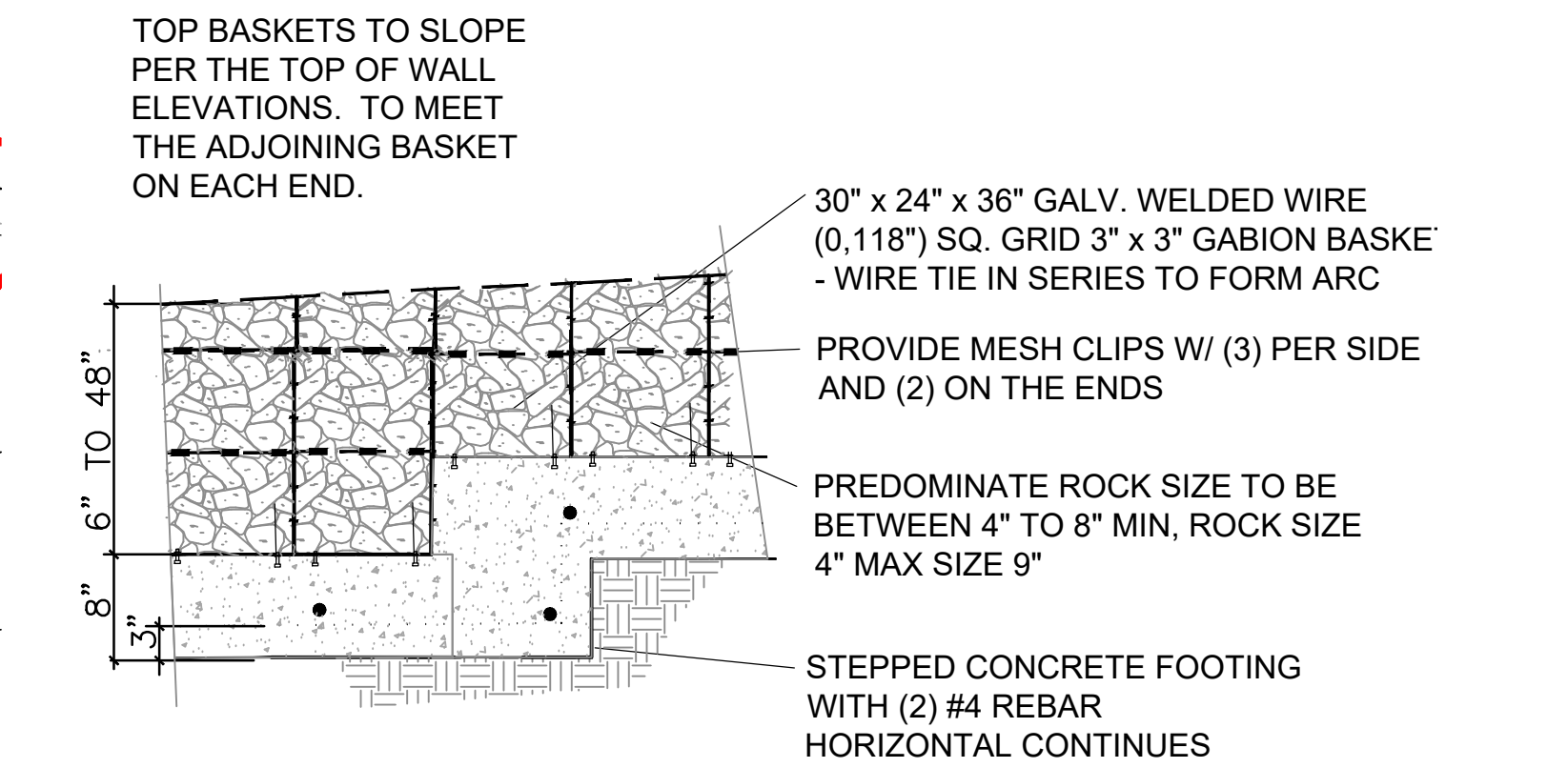
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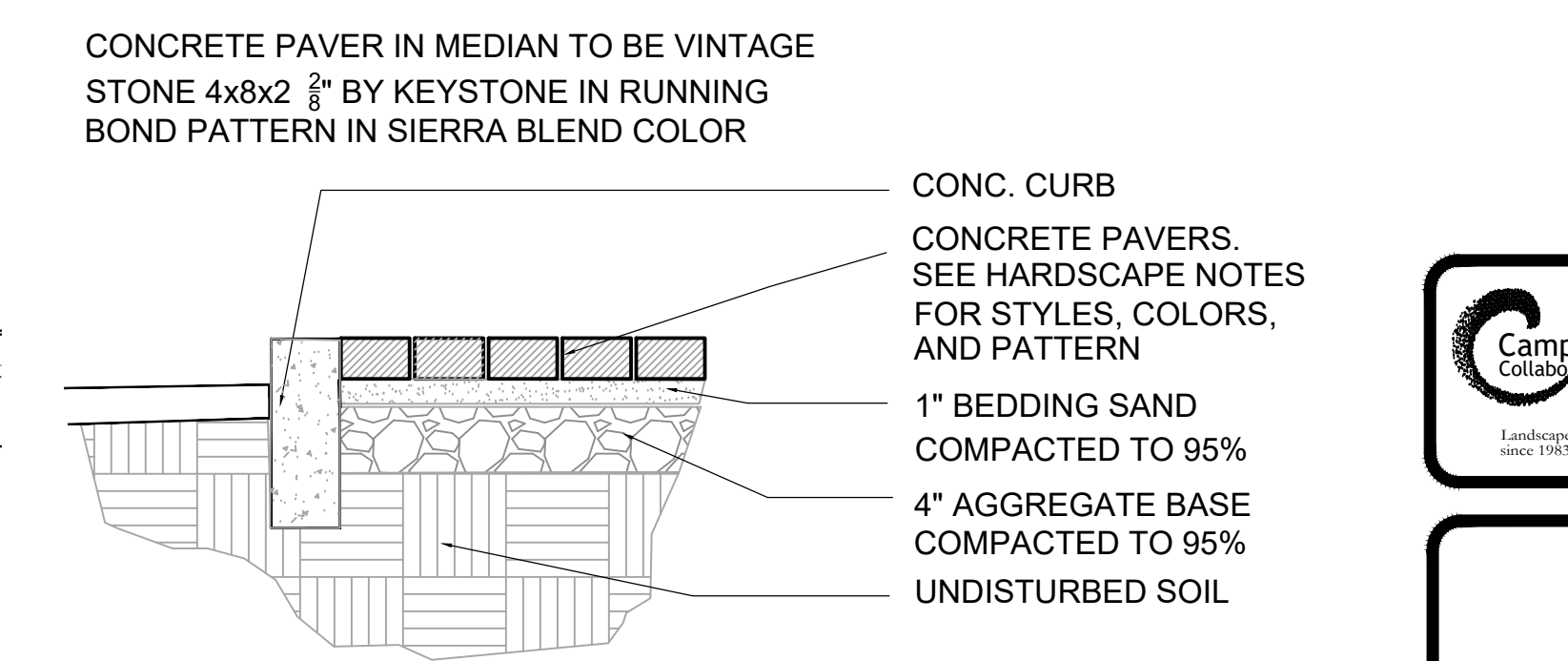
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1 SECTION THRU GABION BASKET WALL
L4.0 NOT TO SCALE

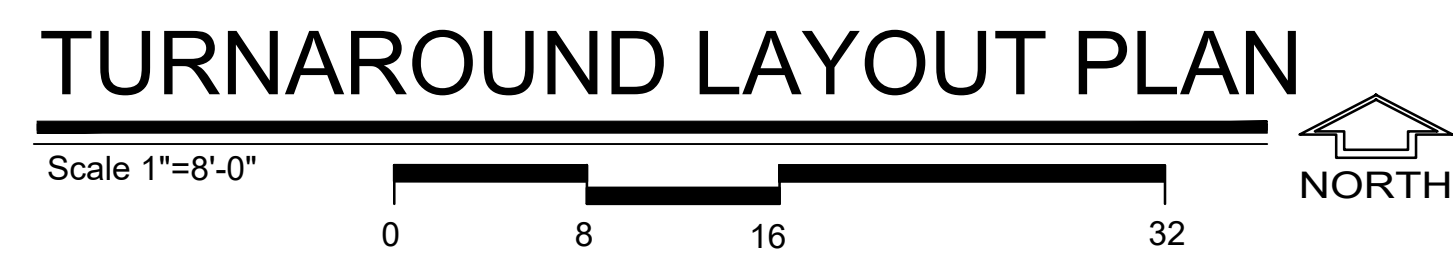


2 STEPPED FOOTING at GABION BASKET WALL
L4.0 NOT TO SCALE



3 SECTION THRU CONCRETE PAVERS
L4.0 NOT TO SCALE

ABBREVIATIONS
TRW - TOP OF RETAINING WALL
BW - BOTTOM OF WALL
TF - TOP OF FOOTING
HT - HEIGHT OF WALL
STA - STATION POINT



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Litchfield Road Turnaround
Litchfield Park, Arizona

HARDSCAPE PLAN

Job No.: 26009
File: 26009XH
Drawn: DRC
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Scale: PER PLAN
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