

HONEYCUTT & WHISKER RESTAURANT + RETAIL

PRELIMINARY LANDSCAPE PLAN

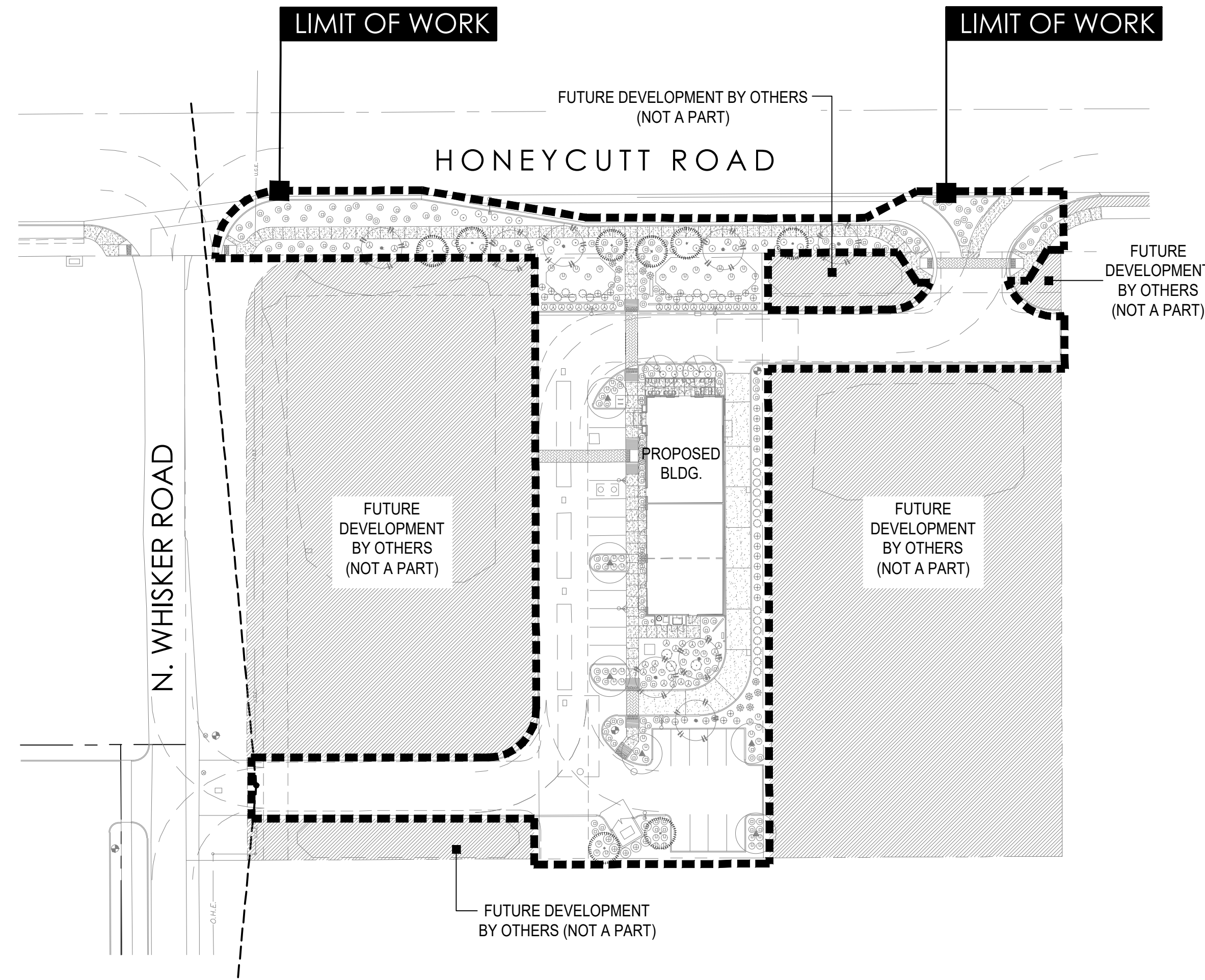
41027 W. HONEYCUTT ROAD | MARICOPA | ARIZONA | 85138

young | design | group
 Landscape Architecture
 + Land Planning
 7234 east shoeman lane
 suite 8
 scottsdale, arizona 85251
 tel. 480.257.3312



GENERAL NOTES :

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE TOP DRESSING. ALL GRANITE IS TO BE 2" DEPTH, COLOR AS SPECIFIED, TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND CONFORMING TO LOCAL AGENCY'S APPROVED PLANT LIST.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
- LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO PURCHASE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
- REFER TO PLANTING DETAILS. BACKFILL: NATIVE SOILS FREE OF CONTAMINATION AND ROCKS OVER 3 INCHES IN DIAMETER.
- COMPLETE ALL TRENCHING, LANDSCAPE GRADING, BERMING AND SWALES PRIOR TO START OF PLANTING.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC., AT HIS EXPENSE. ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLAN IS TO BE REMOVED.
- ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
- QUANTITIES ON PLAN ARE PROVIDED FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT / OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- NOTE: SURFACE-FERTILIZE PLANTS AS PART OF COMMON-AREA MAINTENANCE CONTRACT.
- APPLY A SOLUTION OF "SUPERTHRIVE" COMBINED WITH LIQUID CHELATED IRON SUPPLEMENT AS PLANT IS BEING WATERED IN AT THE FOLLOWING RATES:
 -BASIC MIX: 1/4 TSP. (TEASPOON) SUPERTHRIVE AND 1 TSP. IRON SUPPLEMENT PER GAL. OF WATER.
 -TREES: APPLY 4 GALLONS OF BASIC MIX.
 -SHRUBS AND SUCCULENTS 1 GAL. AND 5 GAL.: APPLY 1 GALLON OF BASIC MIX.
 -SHRUBS AND SUCCULENTS 15 GAL.: APPLY 2 GALLONS OF BASIC MIX.
- REMOVE NURSERY PROVIDED STAKING AND TAPING FROM ALL PLANTS, IF APPLICABLE. STAKE NURSERY GROWN TREES AS DETAILED.
- WATER SUPPLY MUST BE OPERATIONAL PRIOR TO PLANT INSTALLATION.
- PRUNE DEAD OR DAMAGED BRANCHES AFTER PLANTING. PRUNE TREES OF LIVING BRANCHES, ONLY IF DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER, AFTER PLANTING.
- BEFORE PLANTING, STAKE OR FLAG THE LOCATION OF ALL PLANTS OR PLACE CONTAINERS UP TO 15 GAL. AT LOCATIONS SHOWN ON PLAN AND ARRANGE TO HAVE THE LANDSCAPE ARCHITECT REVIEW AND APPROVE THE LOCATIONS. LANDSCAPE ARCHITECT MAY REVISE LOCATIONS ONCE BEFORE PLANTING.
- REMOVE ALL WEED GROWTH FROM AREAS TO BE LANDSCAPED. IF WEED CONTROL IS NEEDED, USE CAREFULLY APPLIED CONTACT HERBICIDE, "ROUND-UP" OR EQUAL. APPLY BY HAND SPRAYER TO AVOID DAMAGE TO NEW PLANTS.
- ALL BOULDERS ARE TO BE GRANITE 'SURFACE SELECT', SIZE PER PLAN. ALL BOULDERS ARE TO BE BURIED 1/3 IN SOIL.
- ALL SWALE CHANNELS ARE TO HAVE 6" - 8" FRACTURED GRANITE OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3'x3', 3" - 6" FRACTURED GRANITE OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- ALL TURF IS TO BE 'MID-IRON' HYBRID VARIETY.
- ALL HEADER IS TO BE CAST IN PLACE CONCRETE. COLOR TO BE SELECTED.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE HEADER INSTALLATION WITH GRADING CONTRACTOR. ANY LOCATIONS WHERE RIP-RAP SWALES ARE ADJACENT TO TURF AREAS, HEADER IS TO HAVE A DRAINAGE OUTLET (TURN-DOWN) FOR THE WIDTH OF THE RIP RAP AREA, TYP.
- CONTRACTOR TO ENSURE THAT SLEEVING FOR IRRIGATION GOES UNDER EVERY DRIVEWAY (INCLUDING Z-LOTS).
- ALL LANDSCAPING AND STRUCTURES CONSTRUCTED FROM THIS PLAN HAVE BEEN DESIGNED WITHIN STANDARD CITY REQUIREMENTS AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER / HOA TO MAKE NECESSARY REPAIRS DUE TO VANDALISM / THEFT / OR NEGLIGENCE. DEVELOPER / HOA DOES NOT HOLD (YOUNG DESIGN GROUP, LLC) RESPONSIBLE FOR ANY DAMAGES INCURRED AS SUCH.
- JUTE NETTING TO BE INSTALLED ON ALL SLOPES GREATER THAN 4:1 WITH 100% LIVE PLANT COVER.
- WARRANTY ALL PLANT MATERIAL TO BE IN HEALTHY GROWTH FOR THE PERIODS OF: TREES: 365 DAYS SHRUBS, VINES AND GROUNDCOVERS: 90 DAYS, STARTING AT DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL NOT SHOWING HEALTHY GROWTH WITHIN 10 WORKING DAYS OF NOTIFICATION BY OWNER.
- YDG DOES NOT WARRANT AVAILABILITY OF SPECIES OR SIZES OF PLANTS LISTED. "AVAILABLE" SHALL MEAN AVAILABLE IN A WHOLESALE NURSERY IN ARIZONA OR CALIFORNIA. NOTIFY OWNER AND YDG OF NON-AVAILABILITY FOR ISSUANCE OF SUBSTITUTION BY YDG.
- CITY APPROVAL OF THESE PLANS SHALL SIGNIFY AND CONFIRM OWNER'S CAREFUL REVIEW AND APPROVAL OF THESE PLANS, INCLUDING PLANT SPECIES AND SIZES LISTED. OWNER SHALL OBTAIN UNIT PLANT COSTS, INSTALLED & GUARANTEED.
- TYPICAL MINIMUM SETBACKS FROM EDGE OF WALKS, DRIVES AND BUILDINGS: TREES: 6 FT.; SHRUBS: 3 FT.; GROUNDCOVER: 2 FT.
- AREAS IN SIGHT TRIANGLES SHALL HAVE NO OBSTRUCTION GREATER THAN 2 FT. HT. AND TREES SHALL HAVE CANOPY HIGHER THAN 7 FT. AT TIME OF PLANTING.
- NOTE THAT NURSERY-GROWN TREES MUST HAVE TRUNK DIAMETER IN PROPORTION TO HEIGHT, AND THAT CONTRACTOR MUST INSPECT EACH TREE FOR ROOT-BINDING AND OTHER GROWTH DEFECTS, AND REMOVE DEFECTIVE PLANTS FROM THE SITE.
- TREES TO MEET LOCAL JURISDICTIONS ZONING SIZE REQUIREMENTS AT THE TIME OF PLANTING. TREES THAT DO NOT MEET MIN. REQUIREMENTS SHALL BE REPLACED IN KIND WITH TREE THAT MEETS REQUIREMENTS.
- ANY DISTURBED AREAS NOT INITIALLY BUILT UPON WILL NEED A COUNTY / CITY APPROVED DUST CONTROL MATERIAL INSTALLED.
- TREES THAT ARE PLANTED AS 24" BOX MUST HAVE 2" CALIPER AFTER FIRST YEAR OF GROWTH.



OVERALL SITE PLAN

NOT TO SCALE

IRRIGATION NOTES:

- CONTRACTOR IS TO PROVIDE AN AUTOMATIC DRIP IRRIGATION SYSTEM TO EACH CONTAINER GROWN PLANT.
- CONTRACTOR IS TO PROVIDE SEPARATE DRIP ZONES: (1) TREES, (2) PALMS, (3) GROUNDCOVER / SHRUBS / CACTI (3) ANNUALS (AS REQUIRED)
- CONTRACTOR IS TO COORDINATE SLEEVING AT ALL LOCATIONS WHERE IRRIGATION CROSSES PAVEMENT OR PENETRATES WALL FOOTINGS.
- CONTRACTOR IS TO PROVIDE OWNER WITH INSTRUCTION MANUAL(S) FOR ALL EQUIPMENT AND OPERATING PROCEDURES.

GRADING / DRAINAGE NOTES:

- ALL EXISTING GRADING IS TO BE MAINTAINED OR ADJUSTED AS SHOWN ON THIS PLAN TO ALLOW FOR RETENTION VOLUMES AS SPECIFIED BY CIVIL ENGINEER.
- GENERAL CONTRACTOR IS RESPONSIBLE TO PRESERVE EXISTING DRAINAGE FLOWS TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND PAVING.
- MODIFY BERMING, ELEVATED AREAS OR PLANTERS AS REQUIRED TO KEEP PONDING WATER AWAY FROM STRUCTURES, WALKWAYS, PATIOS, ETC.

MAINTENANCE NOTES:

INDIVIDUAL PROPERTY OWNERS AND/OR HOMEOWNER'S ASSOCIATIONS SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPE AREAS, INCLUDING THOSE WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, EXCEPT IN AND ALONG PUBLIC RIGHTS-OF-WAY AND EASEMENTS WHERE THE CITY OF MARICOPA HAS AGREED TO PROVIDE MAINTENANCE.

REPLACEMENT OF DEAD TREES AND REQUIRED LANDSCAPING SHALL BE BY THE HOMEOWNER'S ASSOCIATION OR THE INDIVIDUAL PROPERTY OWNER AND SHALL BE COMPLETED WITHIN THREE MONTHS FROM THE DATE THAT THE ASSOCIATION OR PROPERTY OWNER IS NOTIFIED BY THE CITY.

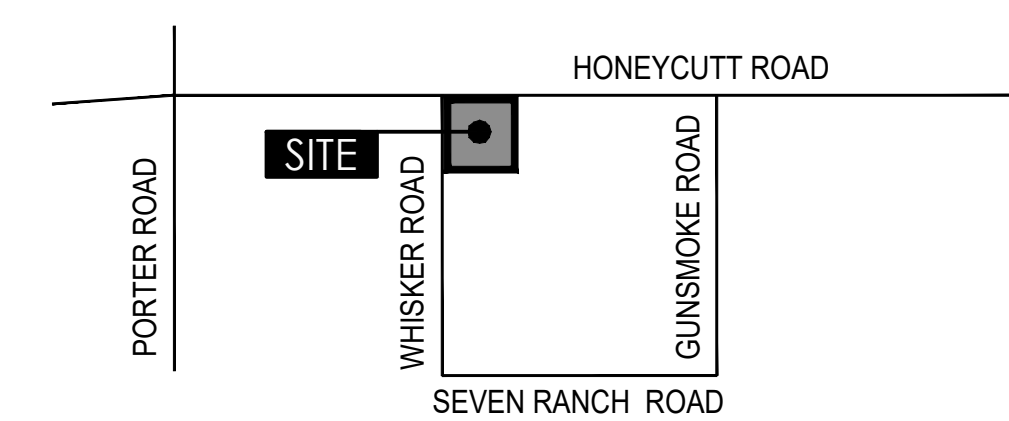
PROJECT TEAM

ARCHITECT: ROBERT BROWN ARCHITECTS
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 CONTACT: JD BERRYMAN
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LANDSCAPE ARCHITECT: YOUNG DESIGN GROUP
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 SCOTTSDALE, AZ 85251
 PH: (480) 257-3312
 CONTACT: JOE YOUNG
 jyoung@youngdg.com

VICINITY MAP

NOT TO SCALE



SHEET INDEX

1	L0.1	COVER SHEET + NOTES
2	L1.1	PRELIMINARY LANDSCAPE PLAN
3	L1.2	PRELIMINARY LANDSCAPE PLAN (RENDERED)

MISC. NOTES

- A MINIMUM OF 3' CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS WHERE NOTHING WILL BE PLANTED OR WILL GROW.
- ALL TRANSFORMERS ARE TO HAVE A 3' CLEARANCE AROUND EDGES OF ALL TRANSFORMER PADS AND A CLEAR OPERATIONAL AREA THAT EXTENDS 12' IMMEDIATELY IN FRONT OF ALL TRANSFORMERS. REFER TO UTILITY COMPANY DETAILS FOR MORE INFORMATION.
- THERE ARE NO OVERHEAD ELECTRIC LINES ADJACENT TO THIS SITE

APPROVAL:



DATE:	08/14/25
JOB NO:	2518
DRAWN BY:	JMY / KLH
CHECKED BY:	JMY
REVISIONS:	DATE:
CITY	01/14/26
CITY	04/03/26

PRELIMINARY REVIEW

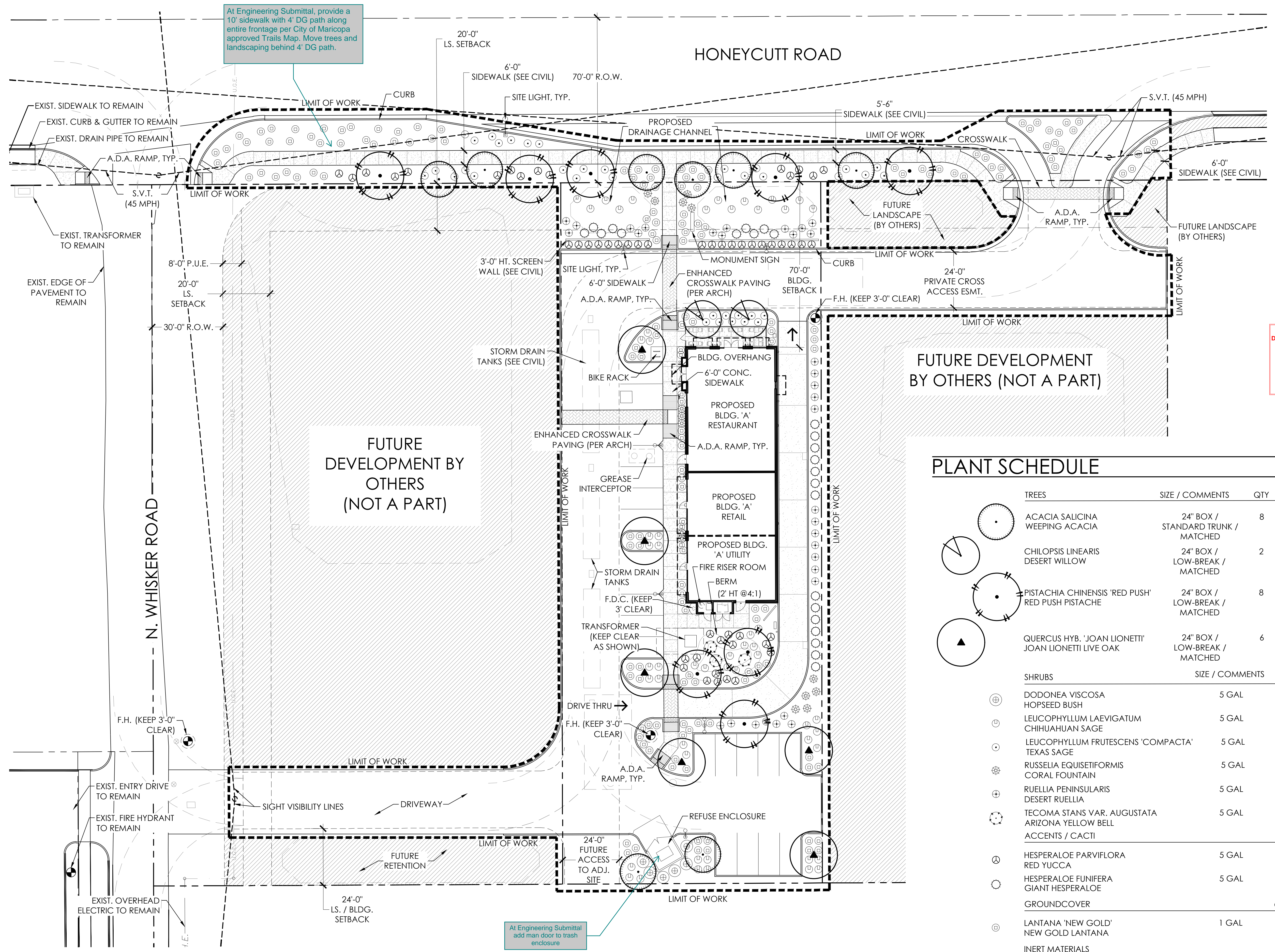
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L0.1

1 OF 3

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At Engineering Submittal, provide a 10' sidewalk with 4' DG path along entire frontage per City of Maricopa approved Trails Map. Move trees and landscaping behind 4' DG path.



CITY OF MARICOPA
DEVELOPMENT SERVICES DEPARTMENT
PLANNING AND ZONING
APPROVED AS NOTED
DRP25-22
05/13/2026

PLANT SCHEDULE

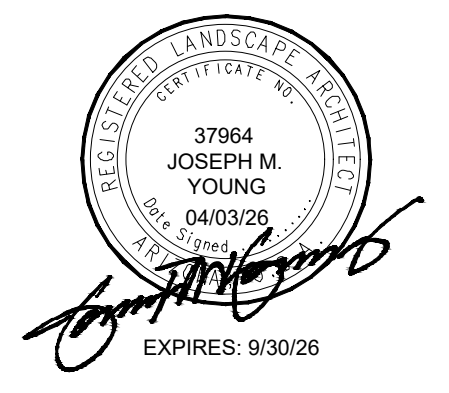
TREES	SIZE / COMMENTS	QTY	HT / W / CAL
ACACIA SALICINA WEeping ACACIA	24" BOX / STANDARD TRUNK / MATCHED	8	7 x 2.5 x 1.25
CHILOPSIS LINEARIS DESERT WILLOW	24" BOX / LOW-BREAK / MATCHED	2	7 x 4 x 1.5
PISTACHIA CHINENSIS 'RED PUSH' RED PUSH PISTACHE	24" BOX / LOW-BREAK / MATCHED	8	5 x 6 x 1.25
QUERCUS HYB. 'JOAN LIONETTI' JOAN LIONETTI LIVE OAK	24" BOX / LOW-BREAK / MATCHED	6	5 x 3 x 1
SHRUBS	SIZE / COMMENTS	QTY	
DODONEA VISCOSA HOPSEED BUSH	5 GAL	6	
LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL	53	
LEUCOPHYLLUM FRUTESCENS 'COMPACTA' TEXAS SAGE	5 GAL	38	
RUSSELLIA Equisetiformis CORAL FOUNTAIN	5 GAL	15	
RUPELLIA PENINSULARIS DESERT RUELLIA	5 GAL	33	
TECOMA STANS VAR. AUGUSTATA ARIZONA YELLOW BELL	5 GAL	3	
ACCENTS / CACTI		QTY	
HESPERALOE PARVIFLORA RED YUCCA	5 GAL	52	
HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	24	
GROUND COVER		QTY	
LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL	168	
INERT MATERIALS			
D.G. DECOMPOSED GRANITE 'MOUNTAIN VISTA BROWN' (ROCK PROS)	3/4" SCREENED (+/-) 11,883 S.F. 2" MIN DEPTH INCLUDES R.O.W.		

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"
0' 20' 40'

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PRELIMINARY REVIEW

SHEET NO.
L1.1
2 OF 3

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 CITY: 04/03/26

SUBMITTED FOR:

PRELIMINARY REVIEW

SHEET NO.
L1.2
 3 OF 3