

**PLANTING WARRANTY & MAINTENANCE NOTES:**

1. MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT ON A WEEKLY BASIS DURING THE PROGRESS OF WORK, A 90 DAY MAINTENANCE PERIOD, AND UNTIL THE FINAL ACCEPTANCE OF WORK IS RECEIVED IN WRITING.
2. UPON ACCEPTANCE AFTER THE 90 DAY MAINTENANCE PERIOD, THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY ON ALL PLANT MATERIAL AGREEING TO GUARANTEE THE CONTINUED GROWTH OF ACTIVE PLANT MATERIAL FOR THE SPECIFIED GUARANTEED PERIODS. ALL GUARANTEE PERIODS COMMENCE FROM THE TIME OF FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
3. THE CONTRACTOR SHALL WATER AND MAINTAIN ALL LANDSCAPE MATERIAL DURING THE MAINTENANCE PERIOD. THE OWNER WILL WATER AND MAINTAIN THE LANDSCAPE MATERIAL DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL INSPECT THE LANDSCAPE MATERIALS PERIODICALLY DURING THE WARRANTY PERIOD AND SHALL NOTIFY THE OWNER IN WRITING, IF, IN THE CONTRACTOR'S OPINION, THE LANDSCAPE MATERIALS ARE NOT RECEIVING PROPER CARE.
4. ALL TREES, PLANS, CACTI, ACCENTS, AND TURF SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR AND ALL SHRUBS, GROUNDCOVERS, AND OTHER NON SPECIFIED PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS FROM THE DATE OF FINAL ACCEPTANCE. THE GUARANTEE SHALL BE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY OWNER, ABUSE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
5. ANY PLANT MATERIALS WHICH ARE NOT APPROVED PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED SHALL BE FURTHER GUARANTEED UNTIL MAY 15 OF THE FOLLOWING CALENDAR YEAR.
6. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.
7. REFER TO BOOK SPECIFICATIONS, IF INCLUDED IN THIS DOCUMENT SET, FOR ADDITION INFORMATION ON THE SPECIFICS OF THE ANTICIPATED WARRANTY.
8. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER TYPEWRITTEN MAINTENANCE GUIDELINES AT FINAL WALK THRU AND PRIOR TO FINAL ACCEPTANCE OF WORK.
9. IF TURF IS USED ON THIS PROJECT THE LANDSCAPE CONTRACTOR SHALL REAPPLY SEED OR SOD IN ALL AREAS WHICH HAVE DEVELOPED BARE SPOTS HALFWAY THROUGH TH MAINTENANCE PERIOD. AREAS WHICH CANNOT BE RESEED FOR SUMMER GROWTH DUE TO CONTRACTOR'S INABILITY TO RESEED DURING PROPER GROWING SEASON SHALL BE OVERSEED OR SODDED WITH GRASS APPROPRIATE FOR THE CURRENT SEASON, CARED FOR THROUGHOUT THE OFF SEASON, AND PROPERLY SEEDED AT THE NEXT APPROPRIATE GROWING SEASON. THESE ARRANGEMENTS MUST BE MADE WITH THE OWNER PRIOR TO CONDITIONAL ACCEPTANCE OF THE WORK AND MAY REQUIRE A MONETARY HOLD BACK.
10. COST FOR REPLACEMENTS DURING THE WARRANTY PERIOD IS ASSUMED PART OF THE BID QUOTATIONS AND THEREFORE WILL NOT RESULT IN ANY ADDITIONAL COST TO THE OWNER OF LANDSCAPE ARCHITECT

**MAINTENANCE NOTES:**

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

**SITE SUMMARY**

|                         |   |
|-------------------------|---|
| GROSS SITE AREA:        | 701,130 S.F. (16.10 ACRES)  |
| NET SITE AREA:          | 662,241 S.F. (15.20 ACRES)  |
| ZONING:                 | RH  |
| PROPOSED NO. UNITS:     | 293   |
| ALLOWABLE DENSITY:      | 20.0 DU/AC (RH OPTION)  |
| PROPOSED DENSITY:       | 293 DU / 16.10 AC<br>= 18.20 DU/AC  |
| ALLOWABLE LOT COVERAGE: | 50%   |
| PROPOSED BLDG COVERAGE: | 254,222 S.F. = 38.4%  |
| REQUIRED OPEN SPACE:    | 140,226 S.F. = 20%  |
| PROPOSED OPEN SPACE:    | 183,138 S.F. = 27.7%  |
| UNIT PRODUCT MIX:       | 153 TOWNHOMES = 36' X 24'<br>140 TOWNHOMES = 36' X 24'                                    |
| PARKING REQUIRED:       | 2.5 SPACES PER 3 BEDROOM UNIT<br>= 732.5 = 733 TOTAL STALLS                               |
| PARKING PROVIDED:       | 586 GARAGE STALLS<br>178 OPEN STALLS<br>764 TOTAL STALLS PROVIDED<br>2.61 STALLS PER UNIT |



OPEN SPACE AREA - 121,970 SQUARE FEET

REVISIONS:

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |

**PRELIMINARY**

**VILLAS AT STONEGATE**  
CITY OF MARICOPA, AZ 85138

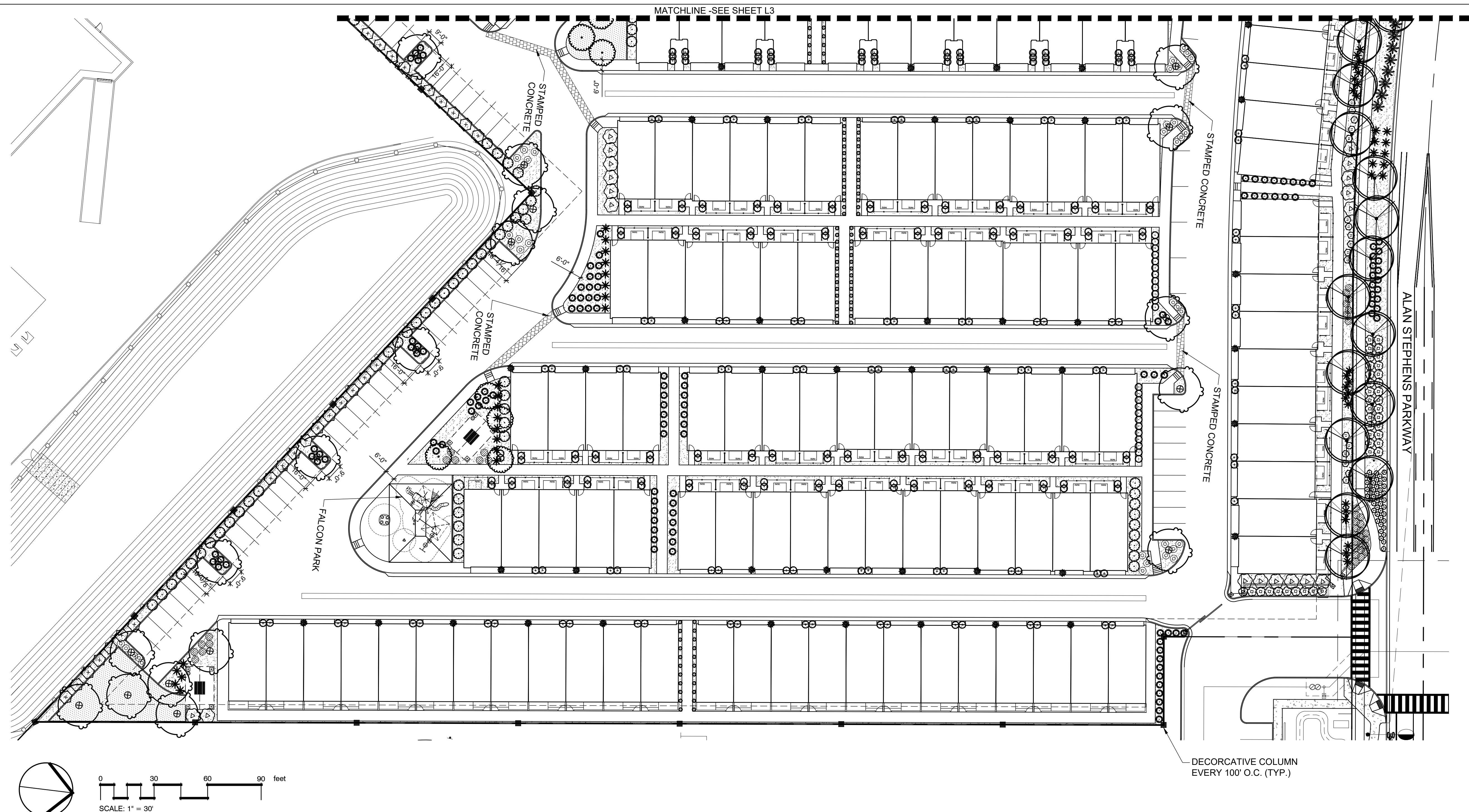
PROJECT:

Job No:  
Drawn By:  
Checked:

CALL THE WORKING DAYS  
(602) 283-1100  
**1-800-STAKE-IT**  
FOR THE MOUNTAIN COUNTY

PROFESSIONAL LANDSCAPE ARCHITECT  
THOMAS CHRISTOPHER EVERETT  
STATE LICENSE NO. 24507  
ARIZONA, U.S.A.





**PLANT SCHEDULE**

| TREES | BOTANICAL / COMMON NAME  | SIZE    | QTY | SHRUBS | BOTANICAL / COMMON NAME  | SIZE   | QTY |
|-------|--|---------|-----|--------|--|--------|-----|
|       | Caesalpinia cacalaco 'Smoothie' TM<br>Smoothie Thornless Cascalote | 15 Gal. | 24  |        | Agave desmettiana<br>Dwarf Century Plant                       | 5 gal. | 127 |
|       | Gleditsia triacanthos 'Shademaster'<br>Fruitless Olive             | 24"Box  | 33  |        | Agave geminiflora<br>Century Plant                             | 5 gal. | 306 |
|       | Pistacia x 'Red Push'<br>Red Push Pistache                         | 24"Box  | 57  |        | Bougainvillea x 'Barbara Karst'<br>Barbara Karst Bougainvillea | 5 gal. | 53  |
|       | Quercus virginiana 'Heritage'<br>Heritage Southern Live Oak        | 15 Gal. | 13  |        | Carissa macrocarpa 'Boxwood Beauty'<br>Beauty Natal Plum       | 5 gal. | 678 |
|       | Washingtonia filifera<br>California Fan Palm                       | 20' Ht. | 20  |        | Carissa macrocarpa 'Green Carpet'<br>Green Carpet Natal Plum   | 1 gal. | 165 |
|       | x Chitalpa tashkentensis 'Pink Dawn'<br>Pink Dawn Chitalpa         | 15 Gal. | 35  |        | Chrysactinia mexicana<br>Damianita                             | 1 gal. | 379 |
|       |  |         |     |        | Dasyliiron longissimum<br>Toothless Desert Spoon               | 5 gal. | 49  |
|       |  |         |     |        | Dodonaea viscosa 'Purpurea'<br>Purple Leafed Hopseed Bush      | 5 gal. | 149 |

**REFERENCE NOTES SCHEDULE**

| SYMBOL  | DESCRIPTION  |
|---|--|
|   | 9 Synthetic Turf   |
|   | 10 Ackerstone 6X24 HB<br>Herringbone pattern. No chamfer. For pedestrian applications. |
| CONCRETE CURB DESCRIPTION   |  |
|   | C-101 New 6" Mowstrip  |
| ROCK DESCRIPTION  |  |
|   | K-101 3/4" screened decomposed granite. Mountain Vista Brown color at 2" Depth.        |
| NOTE:<br>A MINIMUM OF 50 PERCENT OF THE TOTAL REQUIRED TREES SHALL BE 24-INCH BOX TREES.<br>NO TREES SHALL BE SMALLER THAN 15-GALLON SIZE.<br>OPEN SPACE AREA - 121,970 SQUARE FEET |  |

**BFH Group**  
 3707 EAST SOUTHERN AVENUE  
 MESA, ARIZONA, 85206  
 PHONE: 480.734.1446

---

**PRELIMINARY**  
**VILLAS AT STONEGATE**  
 CITY OF MARICOPA, AZ 85138

---

Job No.:  
 Drawn By: [Signature]  
 Checked: [Signature]

---

**1-800-STAKE-IT**  
CALL THE WORKING DAYS (802) 283-1100 (outside maricopa county)

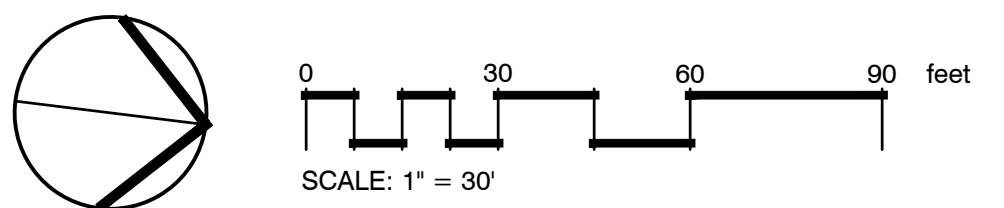
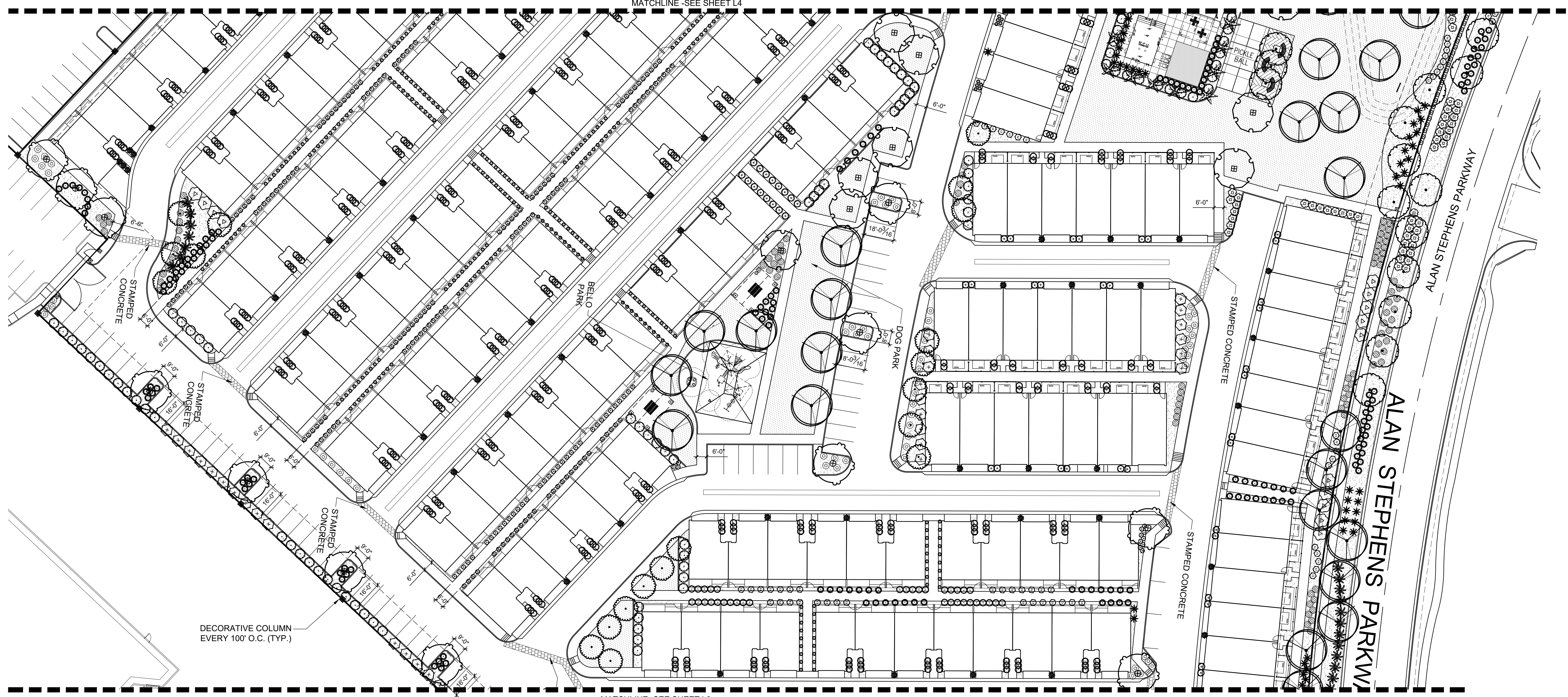
---

EXP. 06/30/2022  
 JOB NO. 21043  
 LANDSCAPE PLAN  
 SHEET NO. **L2**  
 2 OF 15



MATCHLINE -SEE SHEET L4

MATCHLINE -SEE SHEET L2



**PLANT SCHEDULE**

| TREES | BOTANICAL / COMMON NAME  | SIZE    | QTY | SHRUBS | BOTANICAL / COMMON NAME  | SIZE   | QTY | SHRUBS               | BOTANICAL / COMMON NAME  | SIZE       | QTY |
|-------|--|---------|-----|--------|--|--------|-----|----------------------|--|------------|-----|
|       | Caesalpinia cacalaco 'Smoothie' TM<br>Smoothie Thornless Cascalote | 15 Gal. | 24  |        | Agave desmettiana<br>Dwarf Century Plant                       | 5 gal. | 127 |                      | Hesperaloe parviflora<br>Red Yucca                                     | 5 gal.     | 146 |
|       | Gleditsia triacanthos 'Shademaster'<br>Fruitless Olive             | 24"Box  | 33  |        | Agave geminiflora<br>Century Plant                             | 5 gal. | 306 |                      | Lantana montevidensis 'New Gold'<br>Trailing Lantana                   | 1 gal.     | 187 |
|       | Pistacia x 'Red Push'<br>Red Push Pistache                         | 24"Box  | 57  |        | Bougainvillea x 'Barbara Karst'<br>Barbara Karst Bougainvillea | 5 gal. | 53  |                      | Muhlenbergia capillaris 'Regal Mist' TM<br>Regal Mist Pink Muhly Grass | 5 gal.     | 440 |
|       | Quercus virginiana 'Heritage'<br>Heritage Southern Live Oak        | 15 Gal. | 13  |        | Carissa macrocarpa 'Boxwood Beauty'<br>Beauty Natal Plum       | 5 gal. | 678 |                      | Ruellia penninsularis<br>Wild Petunia                                  | 5 gal.     | 131 |
|       | Washingtonia filifera<br>California Fan Palm                       | 20' Ht. | 20  |        | Carissa macrocarpa 'Green Carpet'<br>Green Carpet Natal Plum   | 1 gal. | 165 |                      | Russelia equisetiformis<br>Firecracker Plant                           | 5 gal.     | 110 |
|       | x Chitalpa tashkentensis 'Pink Dawn'<br>Pink Dawn Chitalpa         | 15 Gal. | 29  |        | Chrysactinia mexicana<br>Damianita                             | 1 gal. | 379 |                      | Tecoma stans angustata<br>Yellow Bells                                 | 5 gal.     | 87  |
|       |  |         |     |        | Dasyliiron longissimum<br>Toothless Desert Spoon               | 5 gal. | 49  | <b>GROUND COVERS</b> | <b>BOTANICAL / COMMON NAME</b>   | <b>QTY</b> |     |
|       |  |         |     |        | Dodonaea viscosa 'Purpurea'<br>Purple Leafed Hopseed Bush      | 5 gal. | 149 |                      | Cynodon dactylon 'Midiron'<br>Bermuda Grass                            | 44,302 sf  |     |

**REFERENCE NOTES SCHEDULE**

| SYMBOL        | DESCRIPTION   |
|---------------|---|
|               | 9 Synthetic Turf  |
|               | 10 Ackerstone 6X24 HB Herringbone pattern. No chamfer. For pedestrian applications. |
| <b>SYMBOL</b> | <b>CONCRETE CURB DESCRIPTION</b>  |
|               | C-101 New 6" Mowstrip   |
| <b>SYMBOL</b> | <b>ROCK DESCRIPTION</b>   |
|               | K-101 3/4" screened decomposed granite. Mountain Vista Brown color at 2" Depth.     |
| <b>NOTE:</b>  |   |
|               | A MINIMUM OF 50 PERCENT OF THE TOTAL REQUIRED TREES SHALL BE 24-INCH BOX TREES.     |
|               | NO TREES SHALL BE SMALLER THAN 15-GALLON SIZE.                                      |
|               | OPEN SPACE AREA - 121,970 SQUARE FEET   |

**BFH Group**  
3707 EAST SOUTHERN AVENUE  
MESA, ARIZONA, 85206  
PHONE: 480.734.1446

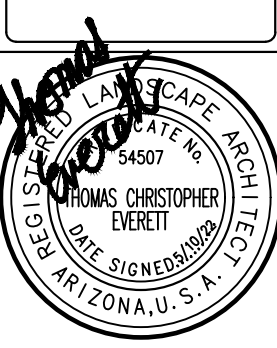
REVISIONS:

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |

**PRELIMINARY**  
**VILLAS AT STONEGATE**  
CITY OF MARICOPA, AZ 85138

Job No:  
Drawn By:  
Checked:

CALL THE WORKING DAYS  
(602) 263-1100  
1-800-STAKE-IT  
CONCRETE, ARIZONA COUNTY



EXP. 06/30/2022

JOB NO.  
21043  
LANDSCAPE  
PLAN  
SHEET NO.  
**L3**  
3 OF 15



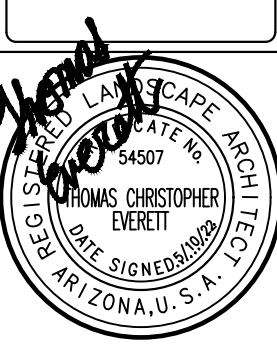
REVISIONS:

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

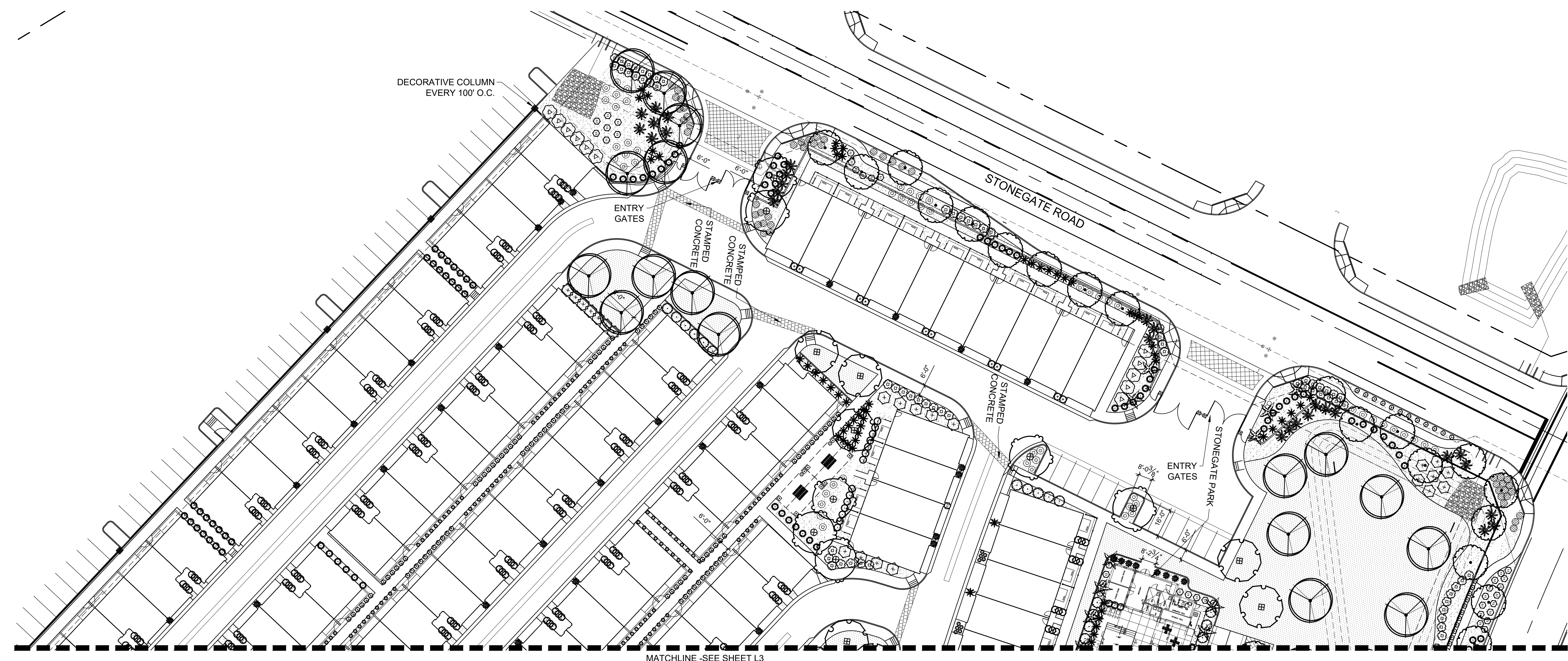
**PRELIMINARY**  
**VILLAS AT STONEGATE**  
 CITY OF MARICOPA, AZ 85138

Job No:  
 Drawn By: [Signature]  
 Checked: [Signature]

CALL THE WORKING DAYS  
 (602) 263-1100  
**1-800-STAKE-IT**  
(OUTSIDE MARICOPA COUNTY)



EXP. 06/30/2022  
 JOB NO. 21043  
 LANDSCAPE PLAN  
 SHEET NO. **L4**  
 4 OF 15



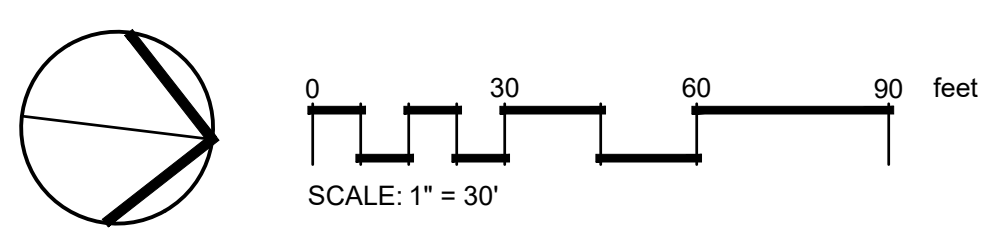
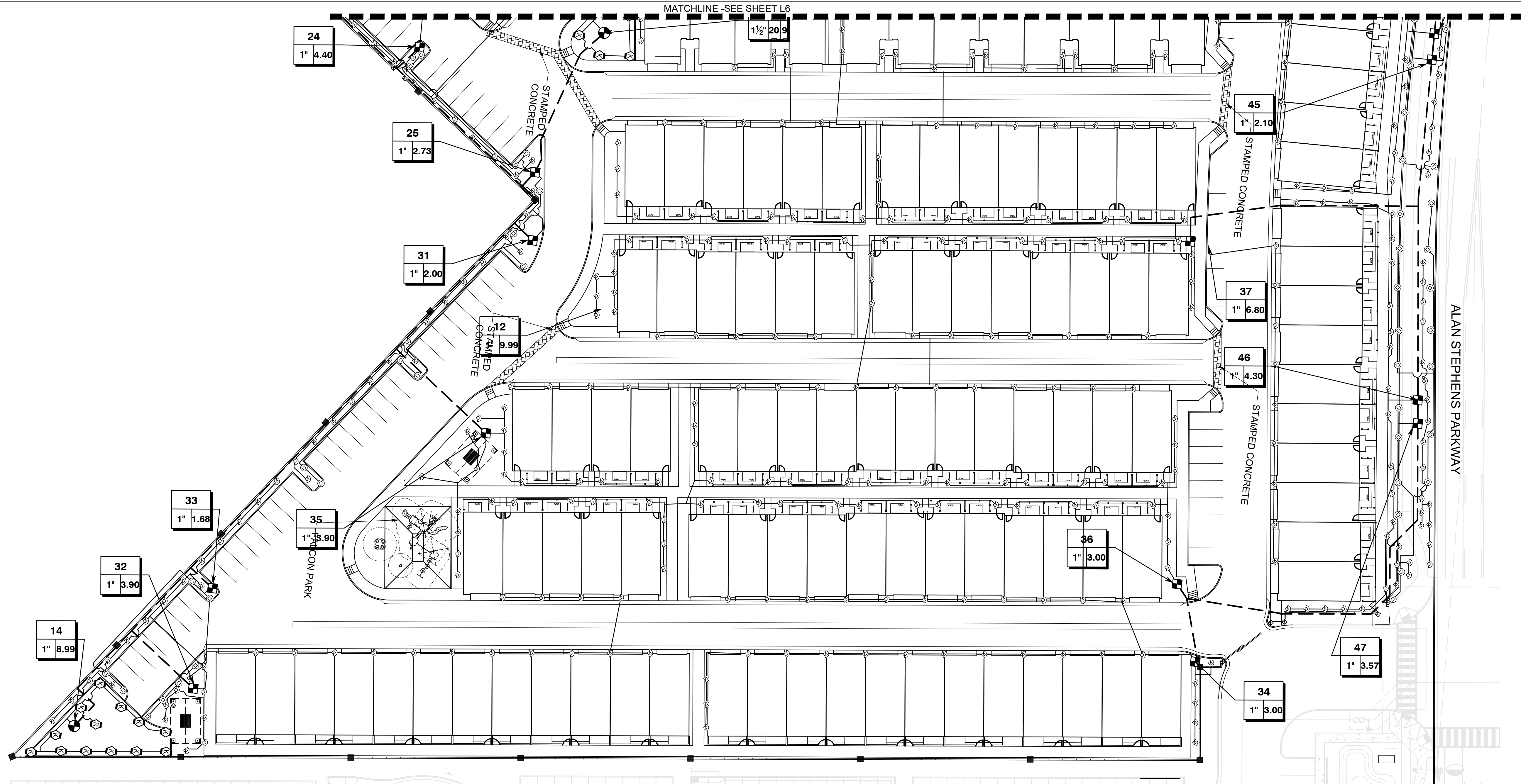
**PLANT SCHEDULE**

| TREES | BOTANICAL / COMMON NAME   | SIZE    | QTY | SHRUBS | BOTANICAL / COMMON NAME  | SIZE   | QTY | SHRUBS               | BOTANICAL / COMMON NAME   | SIZE       | QTY |
|-------|---|---------|-----|--------|--|--------|-----|----------------------|---|------------|-----|
|       | Caesalpinia cacalaco 'Smoothie'™ TM<br>Smoothie Thornless Cascalote | 15 Gal. | 24  |        | Agave desmettiana<br>Dwarf Century Plant                       | 5 gal. | 127 |                      | Hesperaloe parviflora<br>Red Yucca                                      | 5 gal.     | 146 |
|       | Gleditsia triacanthos 'Shademaster'<br>Fruitless Olive              | 24"Box  | 33  |        | Agave geminiflora<br>Century Plant                             | 5 gal. | 306 |                      | Lantana montevidensis 'New Gold'<br>Trailing Lantana                    | 1 gal.     | 187 |
|       | Pistacia x 'Red Push'<br>Red Push Pistache                          | 24"Box  | 57  |        | Bougainvillea x 'Barbara Karst'<br>Barbara Karst Bougainvillea | 5 gal. | 53  |                      | Muhlenbergia capillaris 'Regal Mist'™ TM<br>Regal Mist Pink Muhly Grass | 5 gal.     | 440 |
|       | Quercus virginiana 'Heritage'<br>Heritage Southern Live Oak         | 15 Gal. | 13  |        | Carissa macrocarpa 'Boxwood Beauty'<br>Beauty Natal Plum       | 5 gal. | 678 |                      | Ruellia penninsularis<br>Wild Petunia                                   | 5 gal.     | 131 |
|       | Washingtonia filifera<br>California Fan Palm                        | 20' Ht. | 20  |        | Carissa macrocarpa 'Green Carpet'<br>Green Carpet Natal Plum   | 1 gal. | 165 |                      | Ruellia equisetiformis<br>Firecracker Plant                             | 5 gal.     | 110 |
|       | x Chitalpa tashkentensis 'Pink Dawn'<br>Pink Dawn Chitalpa          | 15 Gal. | 29  |        | Chrysactinia mexicana<br>Damianita                             | 1 gal. | 379 |                      | Tecoma stans angustata<br>Yellow Bells                                  | 5 gal.     | 87  |
|       |   |         |     |        | Dasyliiron longissimum<br>Toothless Desert Spoon               | 5 gal. | 49  | <b>GROUND COVERS</b> | <b>BOTANICAL / COMMON NAME</b>  | <b>QTY</b> |     |
|       |   |         |     |        | Dodonaea viscosa 'Purpurea'<br>Purple Leafed Hopseed Bush      | 5 gal. | 149 |                      | Cynodon dactylon 'Midiron'<br>Bermuda Grass                             | 44,302 sf  |     |

**REFERENCE NOTES SCHEDULE**

| SYMBOL  | DESCRIPTION  |
|---|--|
|   | <b>9</b> Synthetic Turf  |
|   | <b>10</b> Ackerstone 6X24 HB Herringbone pattern. No chamfer. For pedestrian applications. |
| <b>SYMBOL</b>   | <b>CONCRETE CURB DESCRIPTION</b>   |
|   | <b>C-101</b> New 6" Mowstrip   |
| <b>SYMBOL</b>   | <b>ROCK DESCRIPTION</b>  |
|   | <b>K-101</b> 3/4" screened decomposed granite. Mountain Vista Brown color at 2" Depth.     |
| <b>NOTE:</b>  |  |
| A MINIMUM OF 50 PERCENT OF THE TOTAL REQUIRED TREES SHALL BE 24-INCH BOX TREES. |  |
| NO TREES SHALL BE SMALLER THAN 15-GALLON SIZE.                                  |  |
| OPEN SPACE AREA - 121,970 SQUARE FEET   |  |



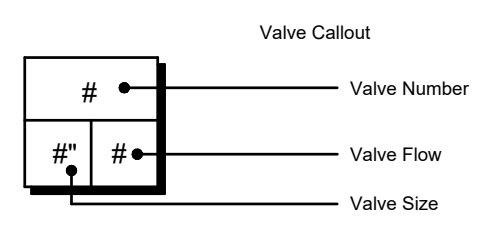


**IRRIGATION SCHEDULE**

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION   |
|--------|--|
|        | Hunter PROS-06-PRS30 short radius nozzles<br>Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.  |
|        | Hunter PROS-06-PRS30 8' radius<br>Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.   |
|        | Hunter PROS-06-PRS30 10' radius<br>Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.  |
|        | Hunter PROS-06-PRS30 12' radius<br>Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.  |
|        | Hunter PROS-06-PRS30 15' radius<br>Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.  |
|        | Hunter PROS-06-PRS30 17' radius<br>Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.  |
|        | Hunter MP1000 PROS-06-PRS40-CV-F<br>Turf Rotator, 6" pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.         |
|        | Hunter MP2000 PROS-06-PRS40-CV-F<br>Turf Rotator, 6" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc. |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION  |
|--------|---|
|        | Hunter MP3000 PROS-06-PRS40-CV-F<br>Turf Rotator, 6" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.       |
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION  |
|        | Rain Bird XCZ-LF-100-PRF 1"<br>Low Flow Drip Control Kit, 1" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi Pressure Regulator. 0.2gpm-5gpm. Placed in Purple Valve Box   |
|        | Rain Bird MDCFFCAP<br>Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use. Placed in purple valve box   |
|        | Rain Bird XBT-6 Six multi-outlet drip emitter/bubbler<br>For shrubs. Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red, at each emitter outlet. Comes with 1/2" FPT Inlet x Barb Outlet. |
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION  |
|        | Hunter ICV-G 1"<br>1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.  |
|        | Hunter ICV-G 1-1/2"<br>1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.  |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION   |
|--------|--|
|        | Hunter ICV-G 2"<br>1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. |
|        | Febco 825YA 2"<br>Reduced Pressure Backflow Preventer  |
|        | Hunter I2C-3200-M<br>32 Station Outdoor Modular Controller. With three ICM-800 Module. Commercial Use. Metal Cabinet.  |
|        | Water Meter 2"   |
|        | Irrigation Lateral Line: PVC Schedule 40   |
|        | Irrigation Mainline: PVC Schedule 40   |
|        | Pipe Sleeve: PVC Class 200 SDR 21  |



**IRRIGATION SCHEDULE**

| SYMBOL | DESCRIPTION   |
|--------|---|
|        | Sleeves to occur under driveway and sidewalk locations  |
|        | The irrigation plan is drawn diagrammatically for graphic clarity. Where possible, install multiple laterals in one trench. |

3707 EAST SOUTHERN AVENUE  
MESA, ARIZONA, 85206  
PHONE: 480.734.1446

REVISIONS:

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

**PRELIMINARY**

**VILLAS AT STONEGATE**

CITY OF MARICOPA, AZ 85138

PROJECT:

Job No:

Drawn By:

Checked:

CALL TWO WORKING LINES  
(602) 263-1100  
**1-800-STAKE-IT**  
(OUTSIDE MARICOPA COUNTY)

EXP: 06/30/2022

JOB NO. 21043

IRRIGATION PLAN

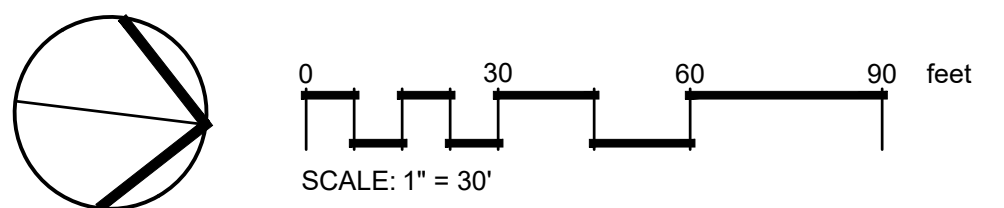
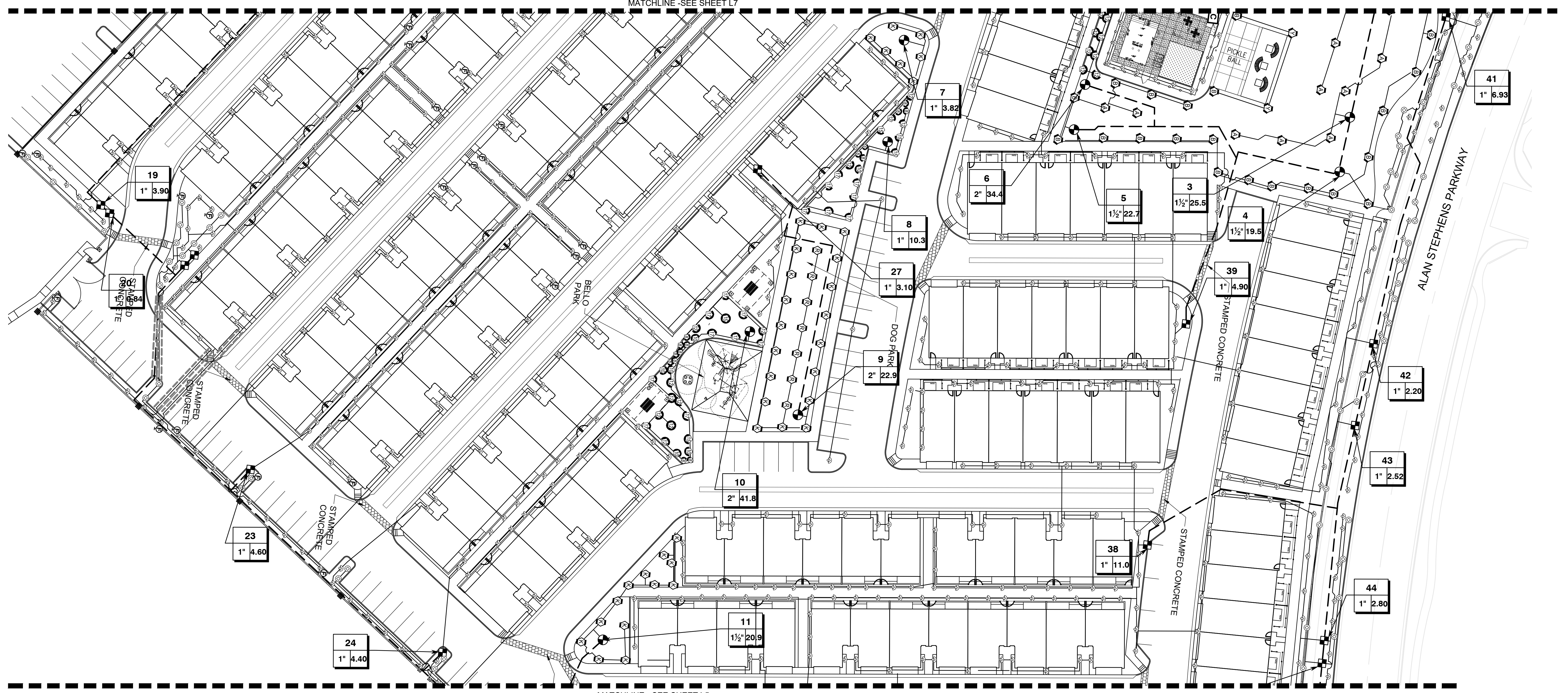
SHEET NO. **L5**

5 OF 15



MATCHLINE - SEE SHEET L7

MATCHLINE - SEE SHEET L5

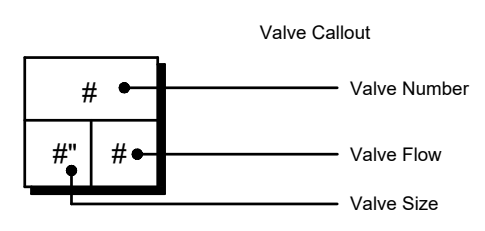


**IRRIGATION SCHEDULE**

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION   |
|--------|--|
|        | Hunter PROS-06-PRS30 short radius nozzles<br>Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.  |
|        | Hunter PROS-06-PRS30 8' radius<br>Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.   |
|        | Hunter PROS-06-PRS30 10' radius<br>Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.  |
|        | Hunter PROS-06-PRS30 12' radius<br>Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.  |
|        | Hunter PROS-06-PRS30 15' radius<br>Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.  |
|        | Hunter PROS-06-PRS30 17' radius<br>Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.  |
|        | Hunter MP1000 PROS-06-PRS40-CV-F<br>Turf Rotator, 6" pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.         |
|        | Hunter MP2000 PROS-06-PRS40-CV-F<br>Turf Rotator, 6" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc. |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION  |
|--------|---|
|        | Hunter MP3000 PROS-06-PRS40-CV-F<br>Turf Rotator, 6" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.       |
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION  |
|        | Rain Bird XCZ-LF-100-PRF 1"<br>Low Flow Drip Control Kit, 1" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi Pressure Regulator. 0.2gpm-5gpm. Placed in Purple Valve Box   |
|        | Rain Bird MDCFFCAP<br>Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use. Placed in purple valve box   |
|        | Rain Bird XBT-6 Six multi-outlet drip emitter/bubbler<br>For shrubs. Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red, at each emitter outlet. Comes with 1/2" FPT Inlet x Barb Outlet. |
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION  |
|        | Hunter ICV-G 1"<br>1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.  |
|        | Hunter ICV-G 1-1/2"<br>1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.  |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION   |
|--------|--|
|        | Hunter ICV-G 2"<br>1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. |
|        | Febco 825YA 2"<br>Reduced Pressure Backflow Preventer  |
|        | Hunter I2C-3200-M<br>32 Station Outdoor Modular Controller. With three ICM-800 Module. Commercial Use. Metal Cabinet.  |
|        | Water Meter 2"   |
|        | Irrigation Lateral Line: PVC Schedule 40   |
|        | Irrigation Mainline: PVC Schedule 40   |
|        | Pipe Sleeve: PVC Class 200 SDR 21  |



**IRRIGATION SCHEDULE**

| SYMBOL | DESCRIPTION   |
|--------|---|
|        | Sleeves to occur under driveway and sidewalk locations  |
|        | The irrigation plan is drawn diagrammatically for graphic clarity. Where possible, install multiple laterals in one trench. |

**BFH Group**  
3707 EAST SOUTHERN AVENUE  
MESA, ARIZONA, 85206  
PHONE: 480.734.1446

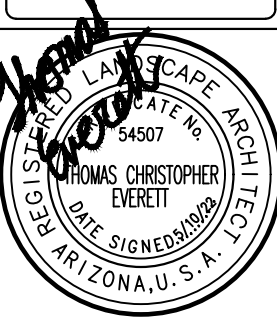
REVISIONS:

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |

PRELIMINARY  
**VILLAS AT STONEGATE**  
CITY OF MARICOPA, AZ 85138

Job No:  
Drawn By:  
Checked:

CALL THE WORKING DAYS  
(602) 263-1100  
1-800-STAKE-IT  
(OUTSIDE ARIZONA COUNTY)



EXP. 06/30/2022

JOB NO.  
21043

IRRIGATION  
PLAN

SHEET NO.

**L6**

6 OF 15



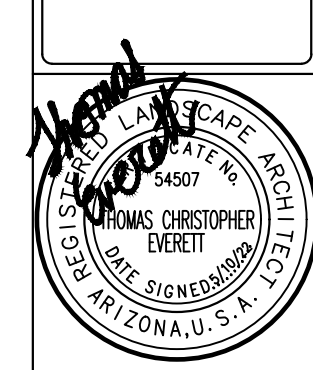
REVISIONS:

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

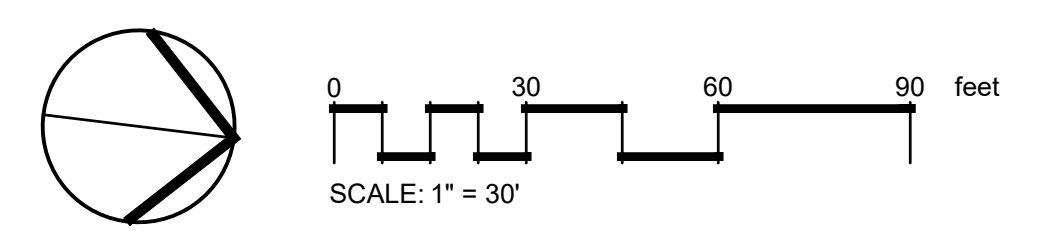
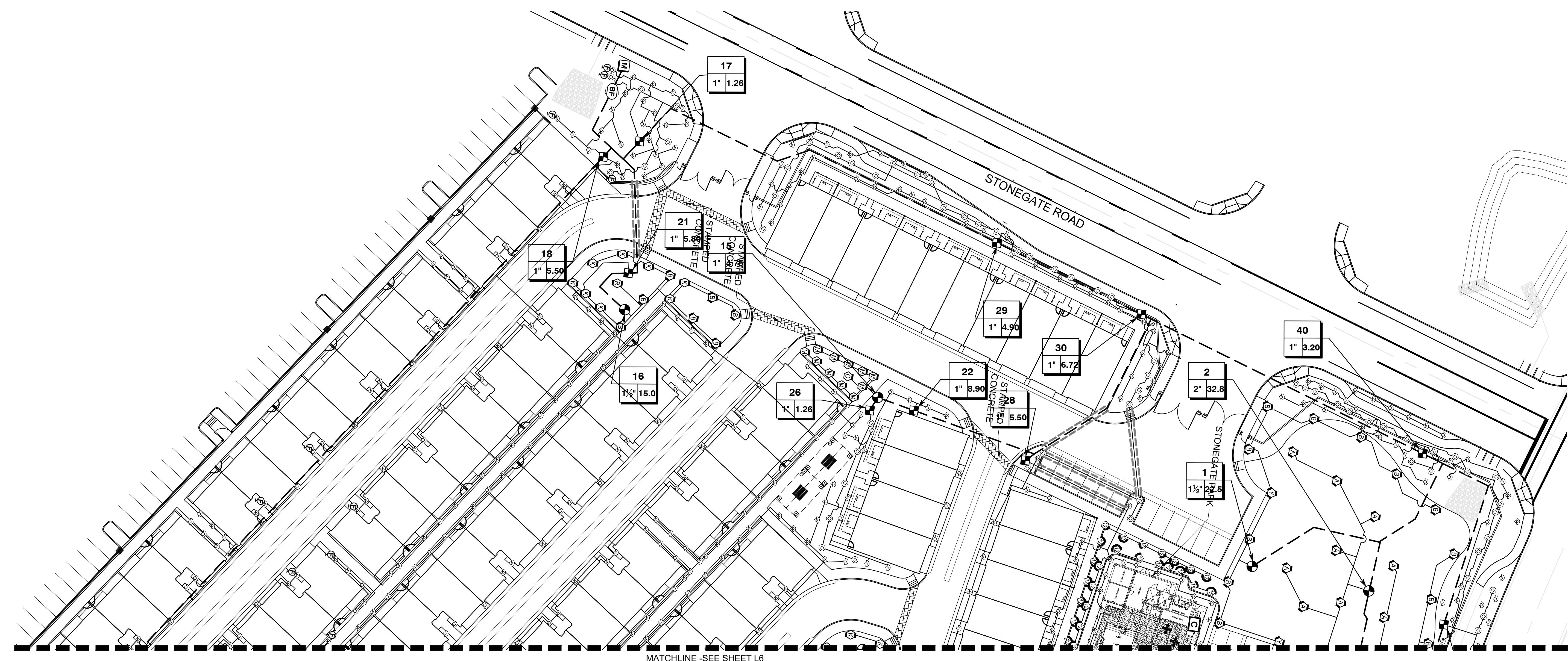
PRELIMINARY  
**VILLAS AT STONEGATE**  
 CITY OF MARICOPA, AZ 85138

Job No:  
 Drawn By: [Signature]  
 Checked: [Signature]

CALL THE WORKING LIVES  
 (602) 263-1100  
**1-800-STAKE-IT**  
(outside maricopa county)



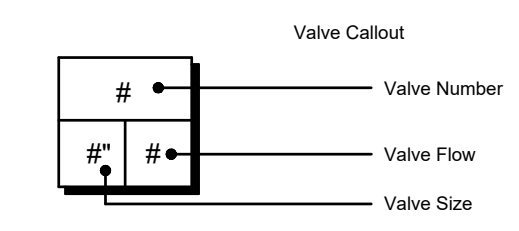
EXP: 06/30/2022  
 JOB NO. 21043  
 IRRIGATION PLAN  
 SHEET NO. **L7**  
 7 OF 15



| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION   |
|--------|--|
|        | Hunter PROS-06-PRS30 short radius nozzles<br>Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.  |
|        | Hunter PROS-06-PRS30 8' radius<br>Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.   |
|        | Hunter PROS-06-PRS30 10' radius<br>Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.  |
|        | Hunter PROS-06-PRS30 12' radius<br>Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.  |
|        | Hunter PROS-06-PRS30 15' radius<br>Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.  |
|        | Hunter PROS-06-PRS30 17' radius<br>Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.  |
|        | Hunter MP1000 PROS-06-PRS40-CV-F<br>Turf Rotator, 6" pop-up with check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.         |
|        | Hunter MP2000 PROS-06-PRS40-CV-F<br>Turf Rotator, 6" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc. |

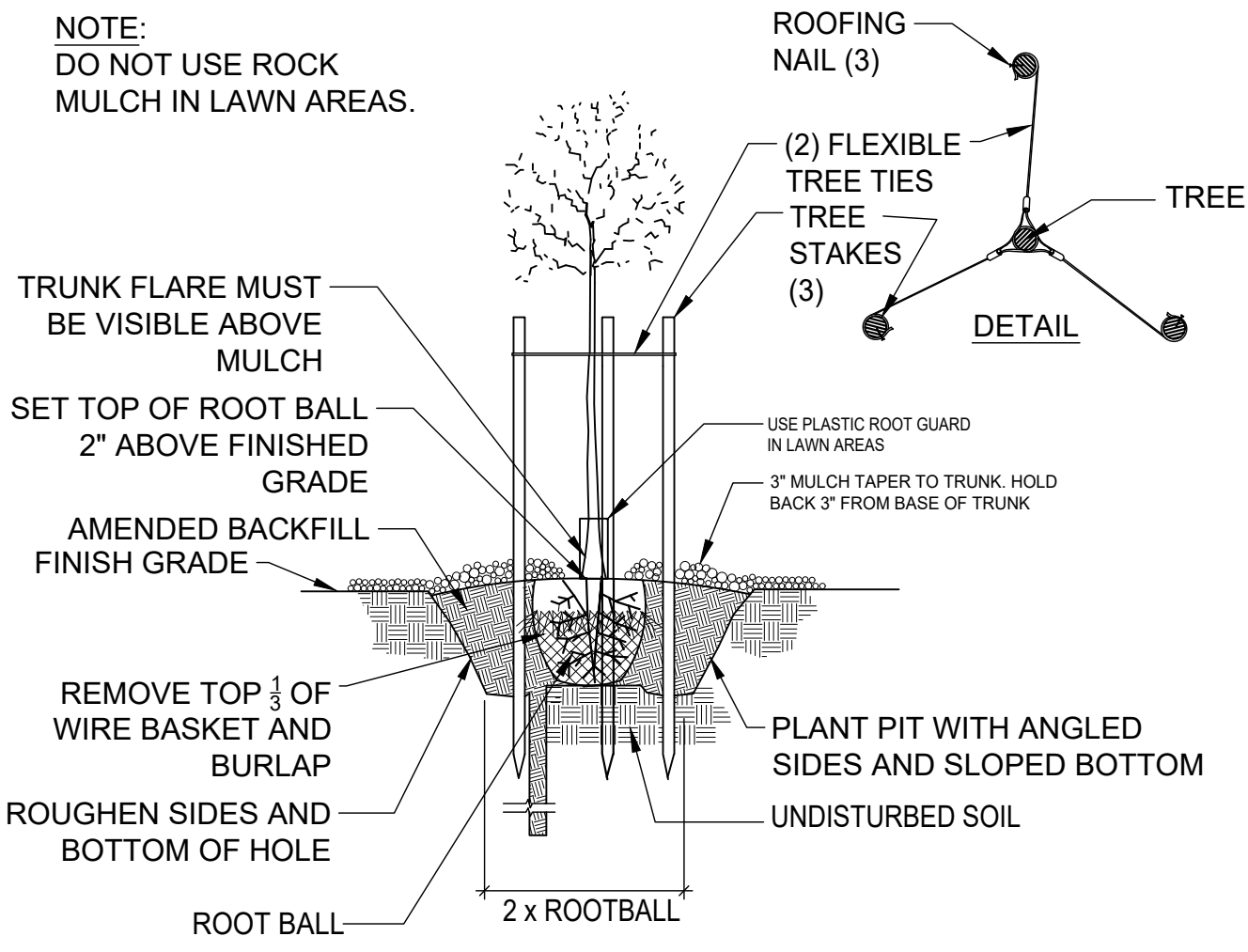
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION  |
|--------|---|
|        | Hunter MP3000 PROS-06-PRS40-CV-F<br>Turf Rotator, 6" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.       |
|        | Rain Bird XCZ-LF-100-PRF 1"<br>Low Flow Drip Control Kit, 1" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi Pressure Regulator. 0.2gpm-5gpm. Placed in Purple Valve Box   |
|        | Rain Bird MDCFFCAP<br>Dripline Flush Valve purple cap in compression fitting coupler. For non-potable water use. Placed in purple valve box   |
|        | Rain Bird XBT-6 Six multi-outlet drip emitter/bubbler<br>For shrubs. Six-Outlet, Pressure Compensating, Drip Emitter. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red, at each emitter outlet. Comes with 1/2" FPT Inlet x Barb Outlet. |
|        | Hunter ICV-G 1"<br>1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.  |
|        | Hunter ICV-G 1-1/2"<br>1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.  |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION   |
|--------|--|
|        | Hunter ICV-G 2"<br>1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use. |
|        | Febco 825YA 2"<br>Reduced Pressure Backflow Preventer  |
|        | Hunter I2C-3200-M<br>32 Station Outdoor Modular Controller. With three ICM-800 Module. Commercial Use. Metal Cabinet.  |
|        | Water Meter 2"   |
|        | Irrigation Lateral Line: PVC Schedule 40   |
|        | Irrigation Mainline: PVC Schedule 40   |
|        | Pipe Sleeve: PVC Class 200 SDR 21  |



| SYMBOL | DESCRIPTION   |
|--------|---|
|        | Sleeves to occur under driveway and sidewalk locations  |
|        | The irrigation plan is drawn diagrammatically for graphic clarity. Where possible, install multiple laterals in one trench. |

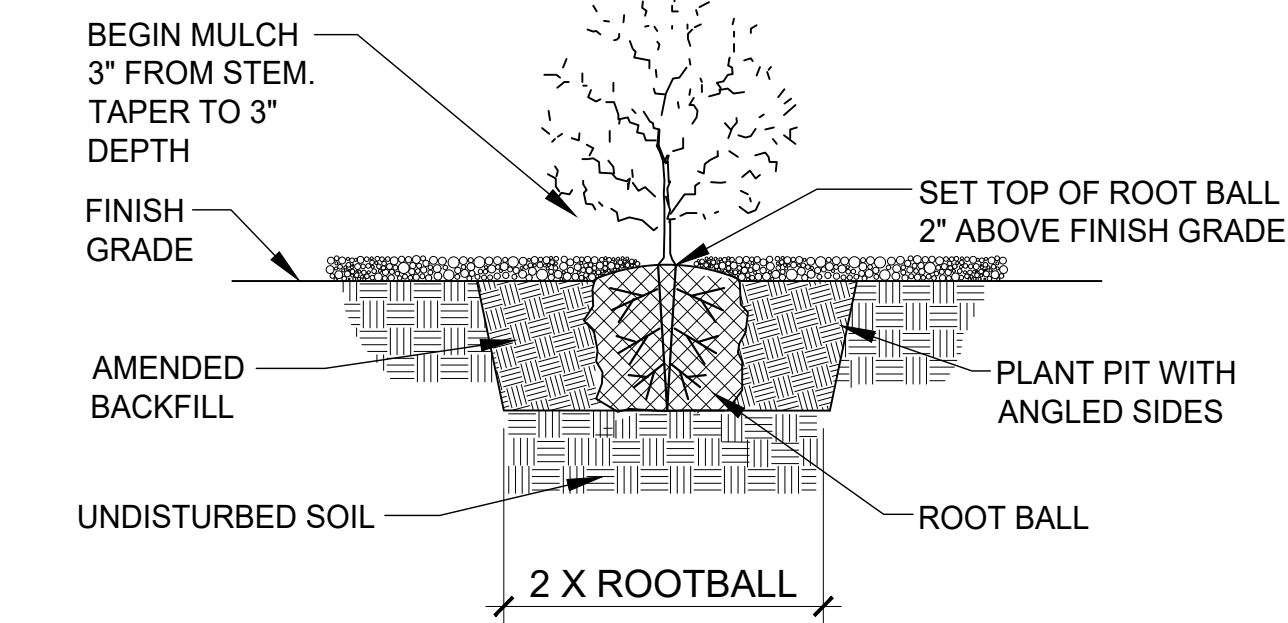




**1 TREE PLANTING AND STAKING**

3/8" = 1'-0"

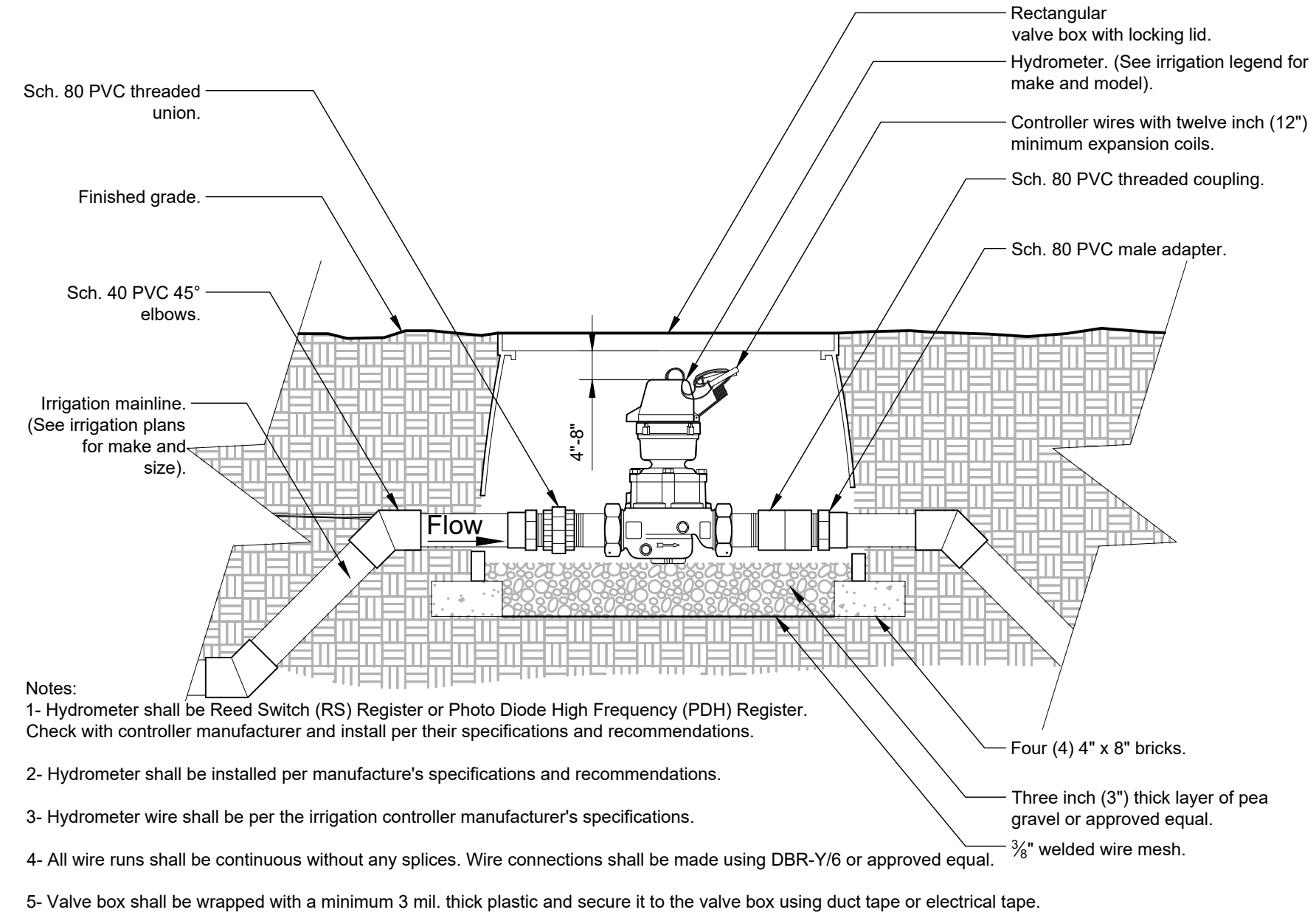
P-LD-14



**2 SHRUB PLANTING DETAIL**

1/2" = 1'-0"

P-LD-13

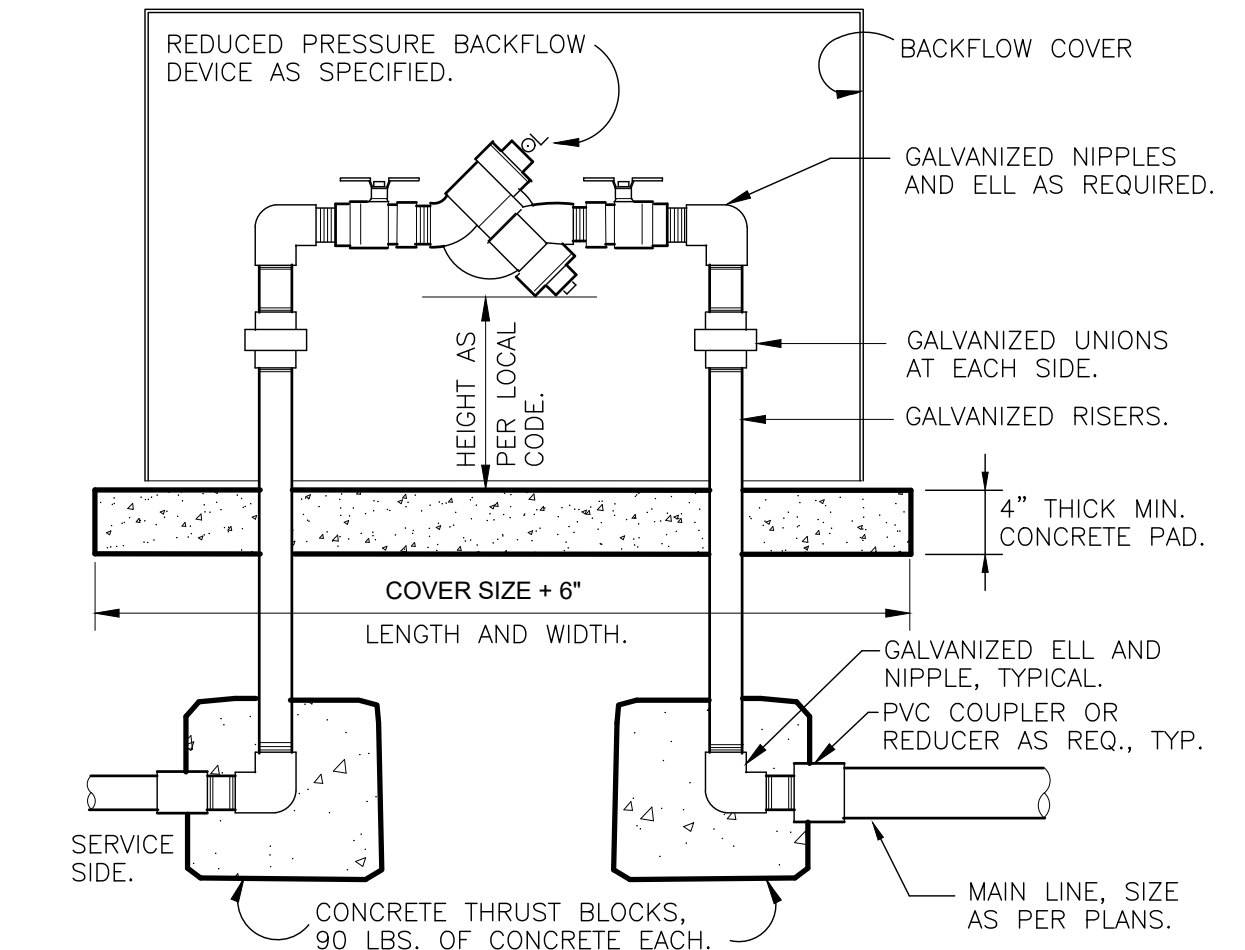


**3 HYDROMETER**

1 1/2" = 1'-0"

URBAN TREE FOUNDATION © 2014  
OPEN SOURCE FREE TO USE

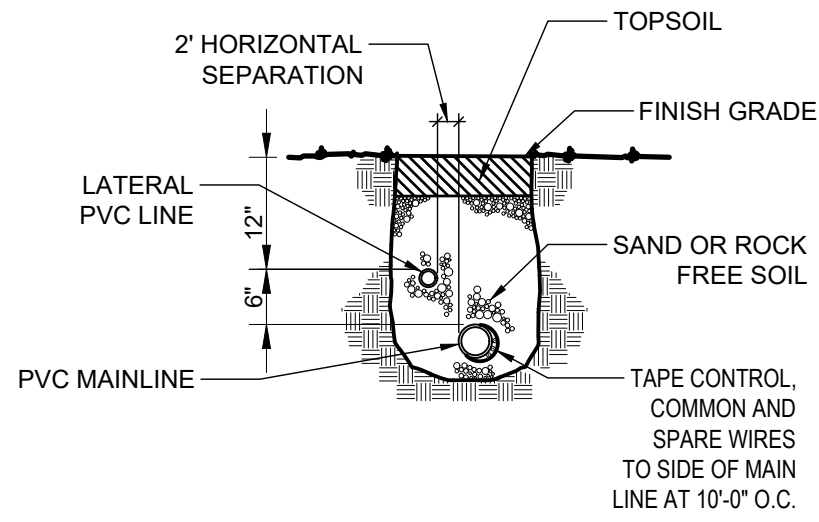
FX-IR-FX-AUXEQ-04



**4 RP BACKFLOW W/ENCLOSURE**

1" = 1'-0"

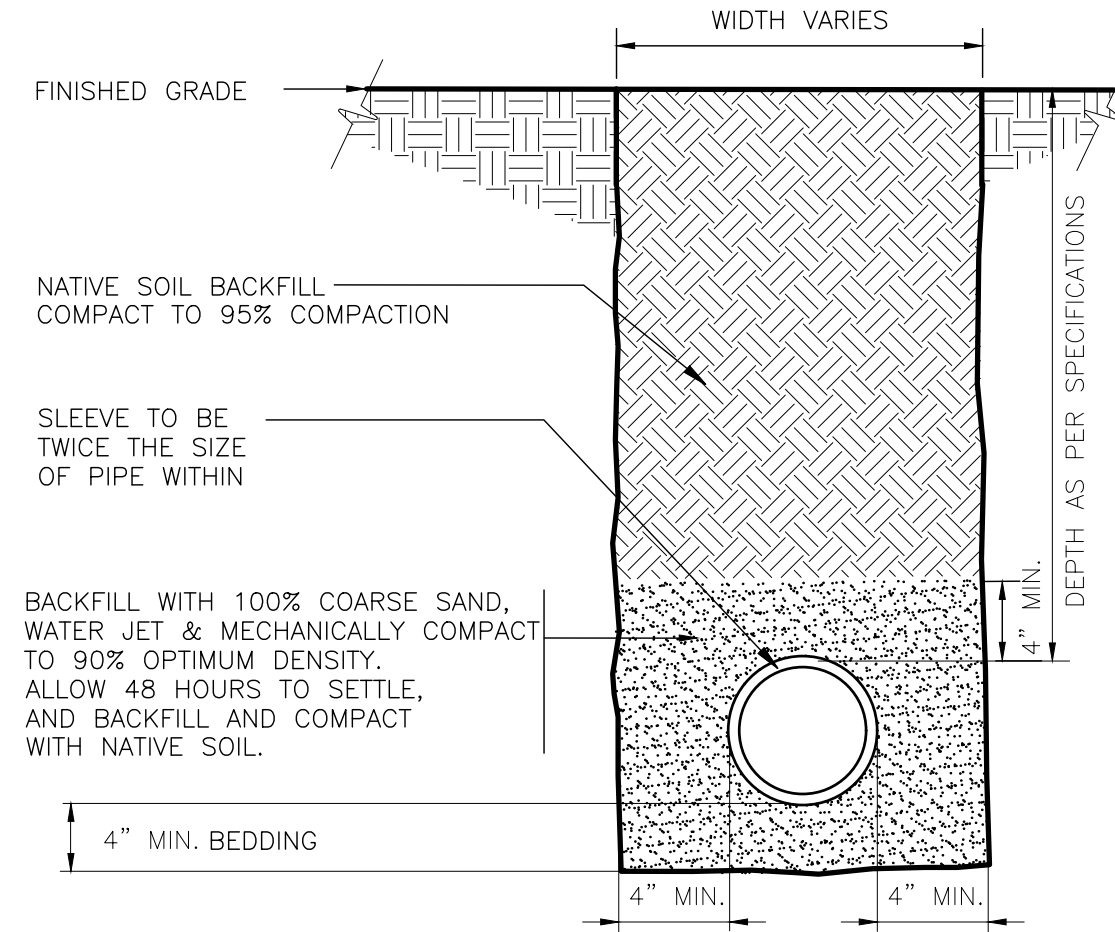
FX-IR-FX-BACK-06



**5 TRENCH SECTION**

1" = 1'-0"

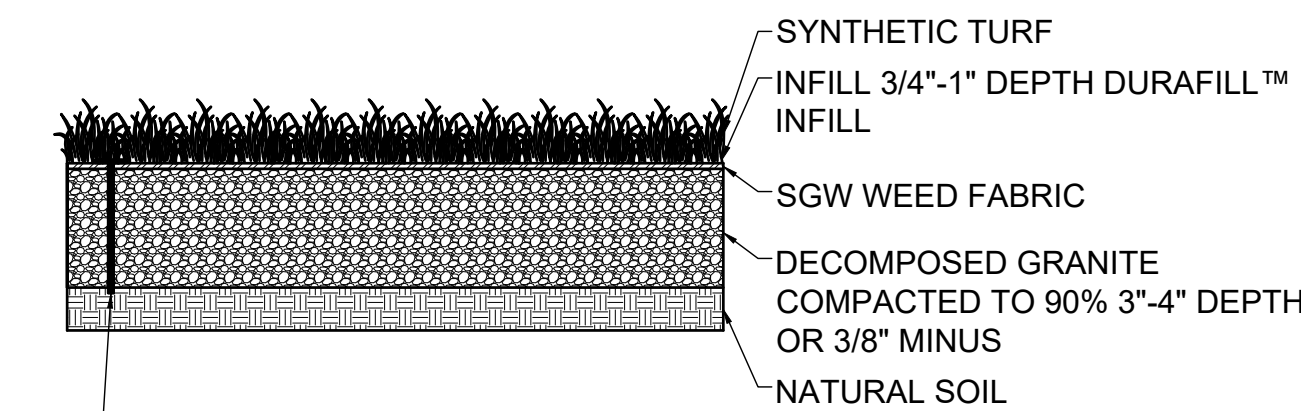
P-LD-04



**6 SLEEVE AT ROAD**

1 1/2" = 1'-0"

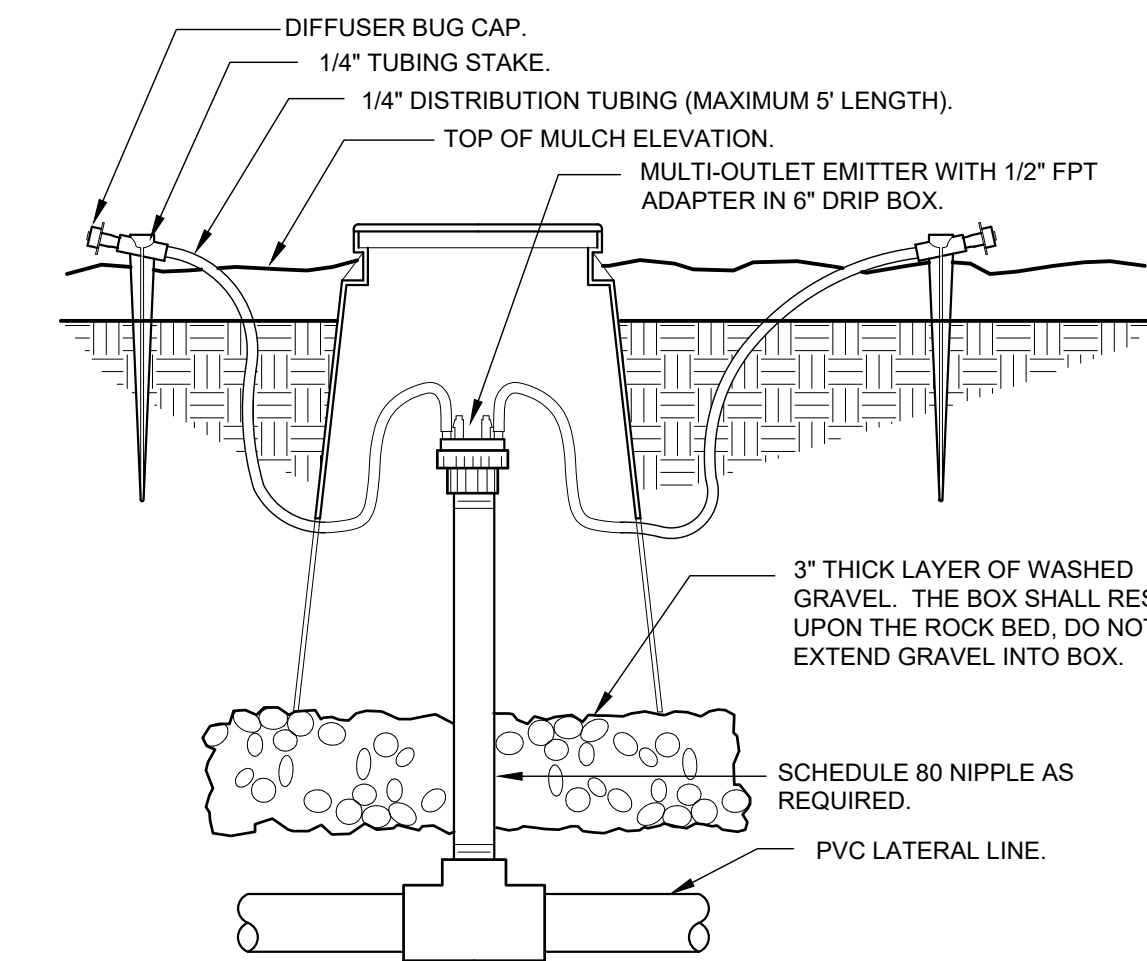
FX-IR-FX-AUXEQ-15



**7 SYNTHETIC LAWN**

3/8" = 1'-0"

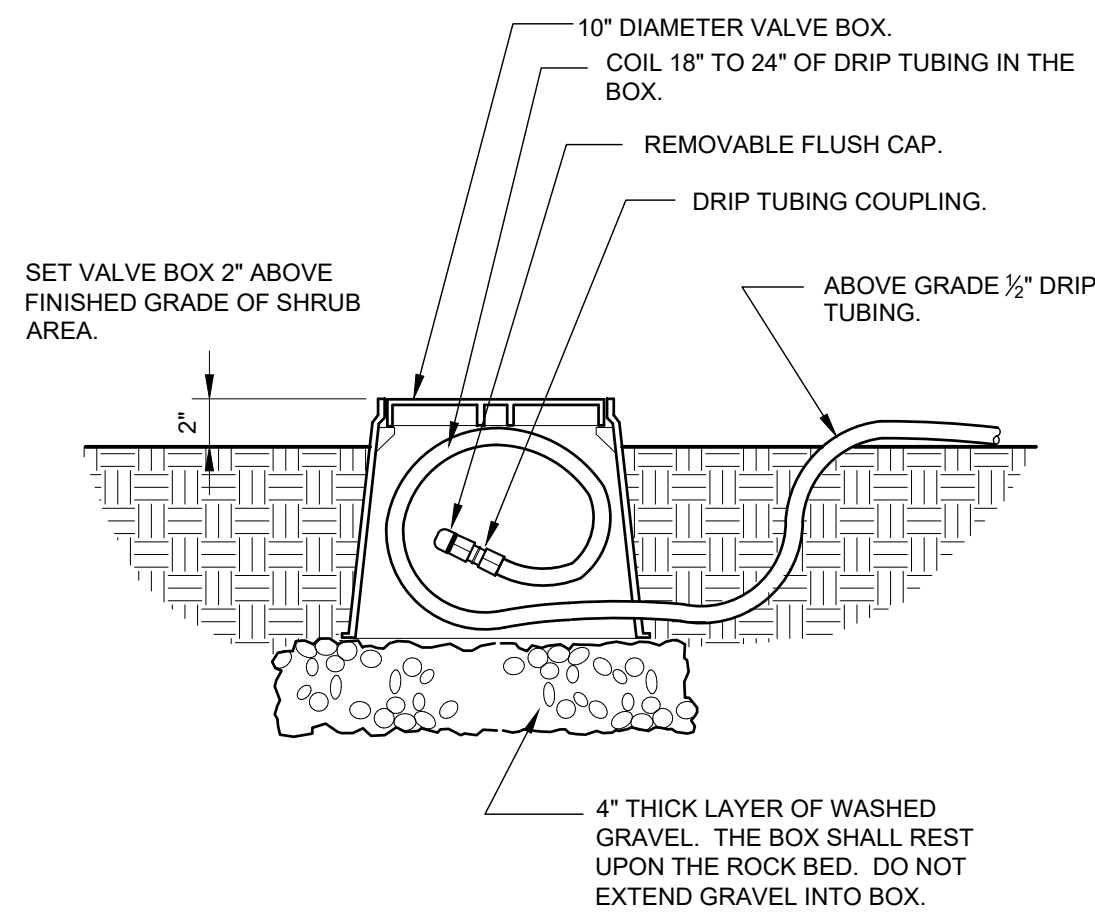
P-PE-01



**8 DRIP MULTI-OUTLET EMITTER**

3" = 1'-0"

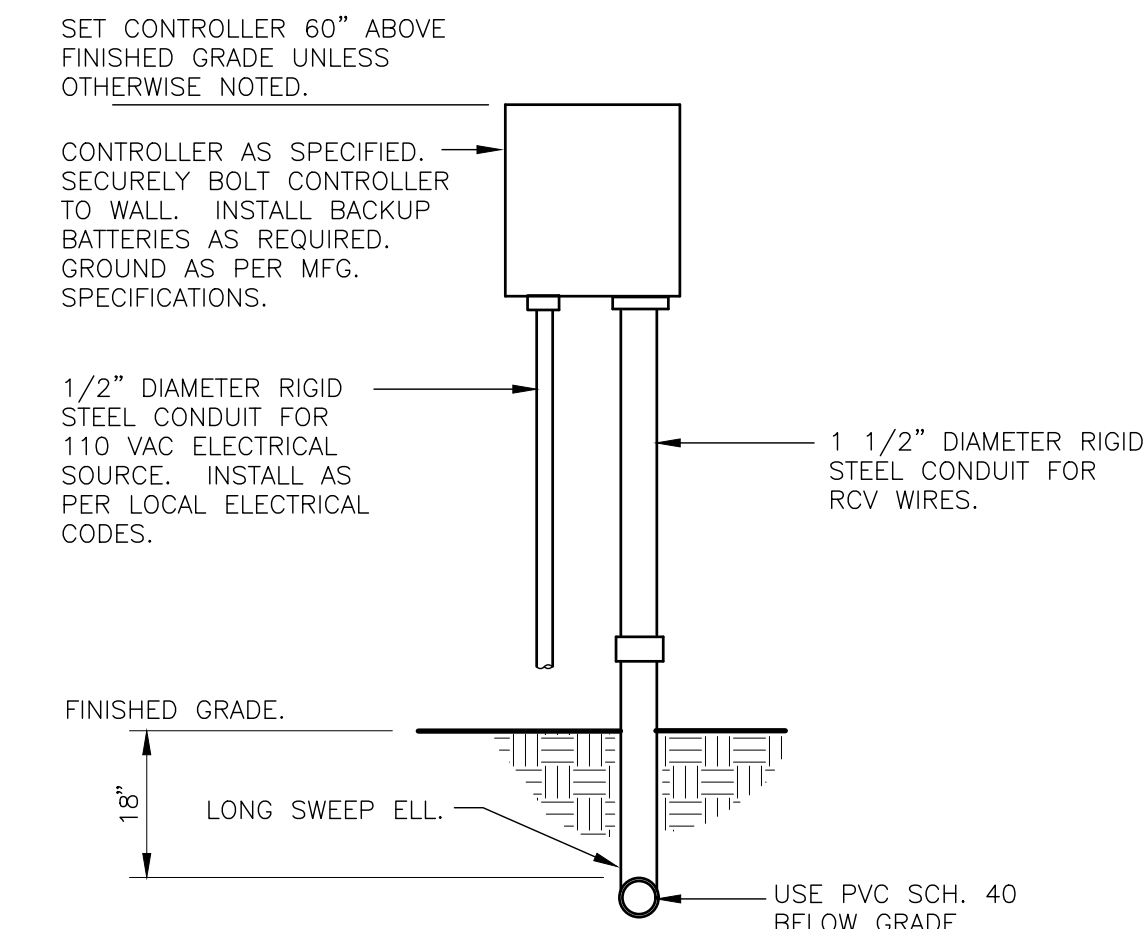
FX-IR-FX-EMIT-09



**9 DRIP FLUSH CAP ASSEMBLY**

1 1/2" = 1'-0"

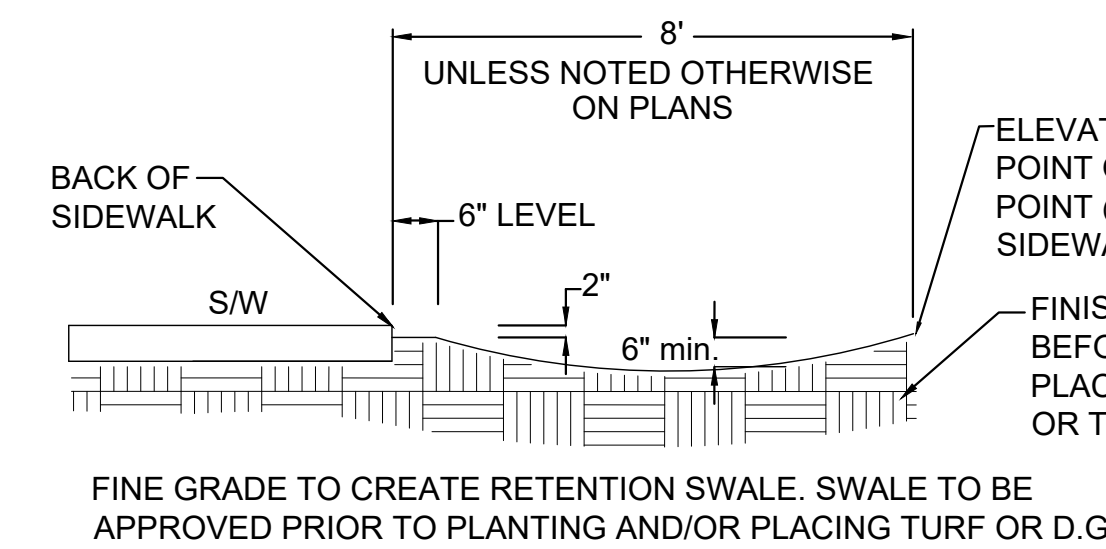
FX-IR-FX-DRIP-04



**10 WALL MOUNT CONTROLLER**

1" = 1'-0"

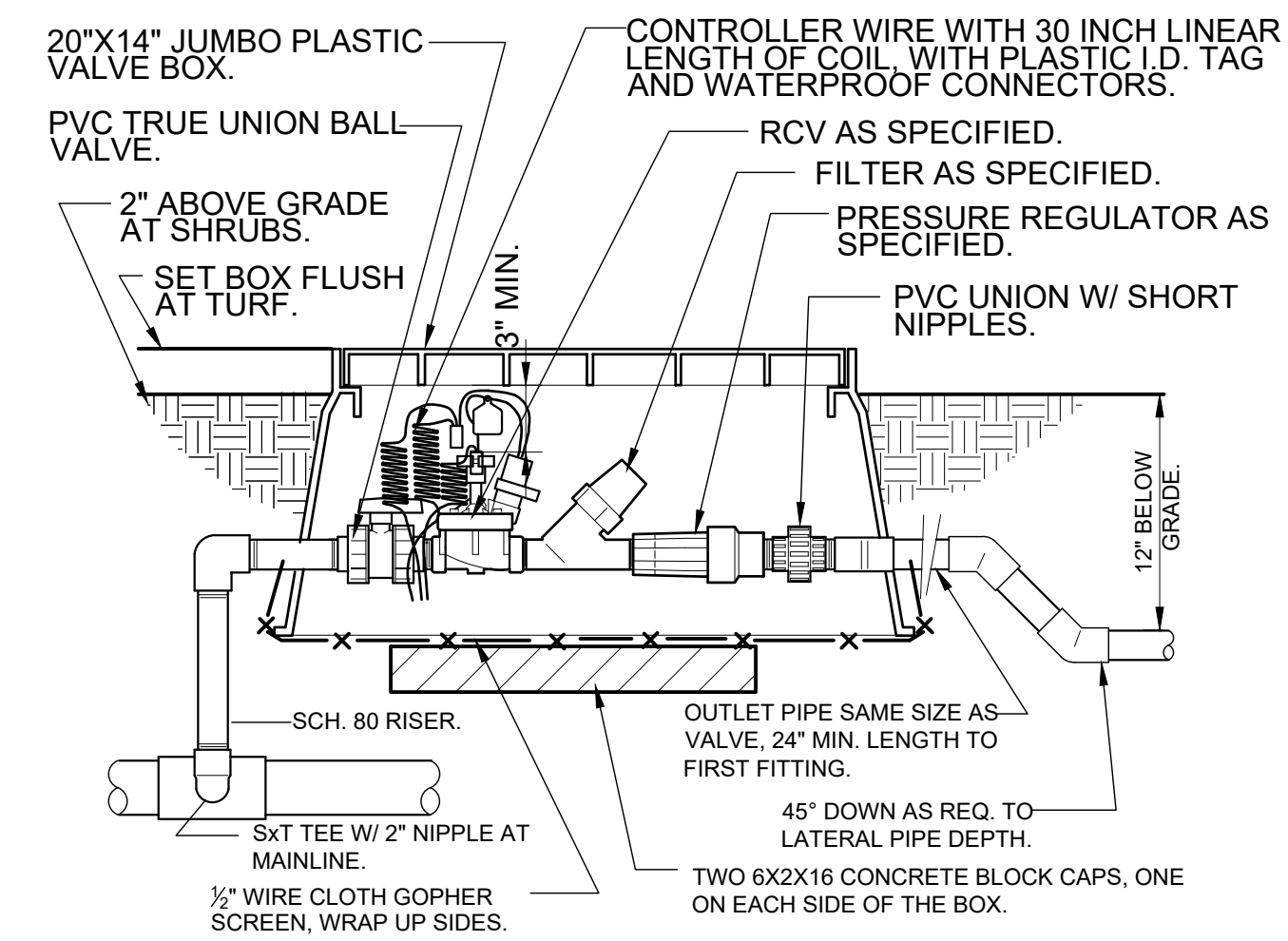
FX-IR-FX-CONT-07



**12 SWALE - BACK OF SIDEWALK**

3/8" = 1'-0"

P-VI-01

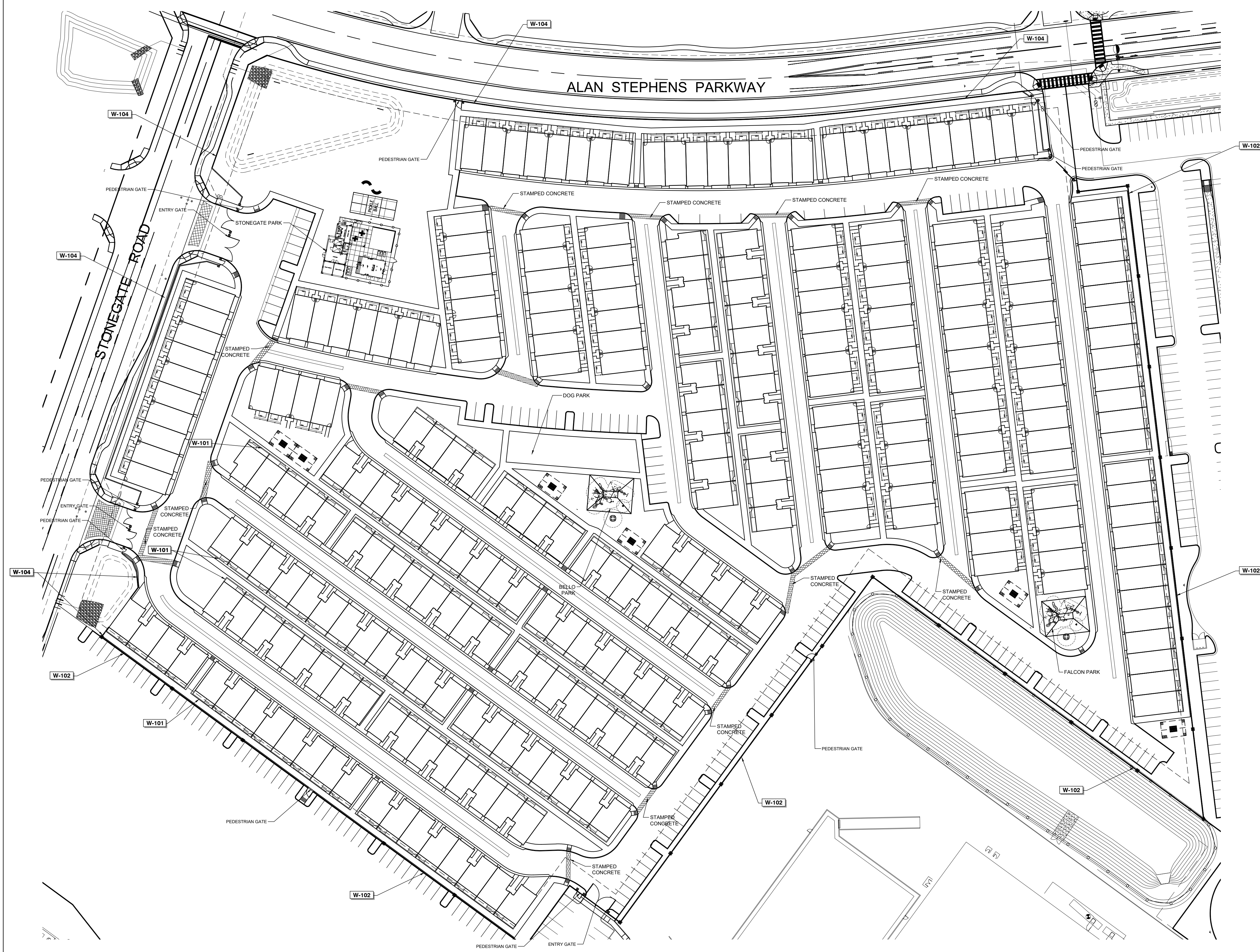


**13 1\"/>**

1 1/2" = 1'-0"

FX-IR-FX-DRIP-12





**WALL SCHEDULE**

| SYMBOL | DESCRIPTION                   |
|--------|-------------------------------|
| W-102  | Std. Fence Block Builder Wall |
| W-104  | Partial View Wall             |

**BFH Group**  
 3707 EAST SOUTHERN AVENUE  
 MESA, ARIZONA, 85206  
 PHONE: 480.734.1446

REVISIONS:

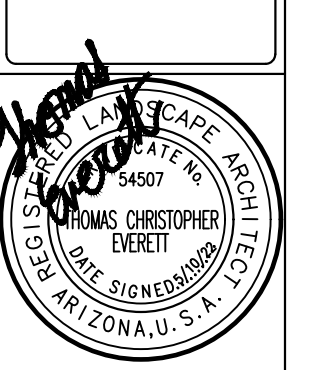
|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |

**PRELIMINARY**  
**VILLAS AT STONEGATE**  
 CITY OF MARICOPA, AZ 85138

PROJECT:

|          |     |
|----------|-----|
| Job No.  |     |
| Drawn By | TCR |
| Checked  | TCR |

CALL TWO WORKING DAYS  
 (602) 263-1100  
**1-800-STAKE-IT**  
(OUTSIDE MARICOPA COUNTY)



EXP. 06/30/2022

JOB NO.  
21043

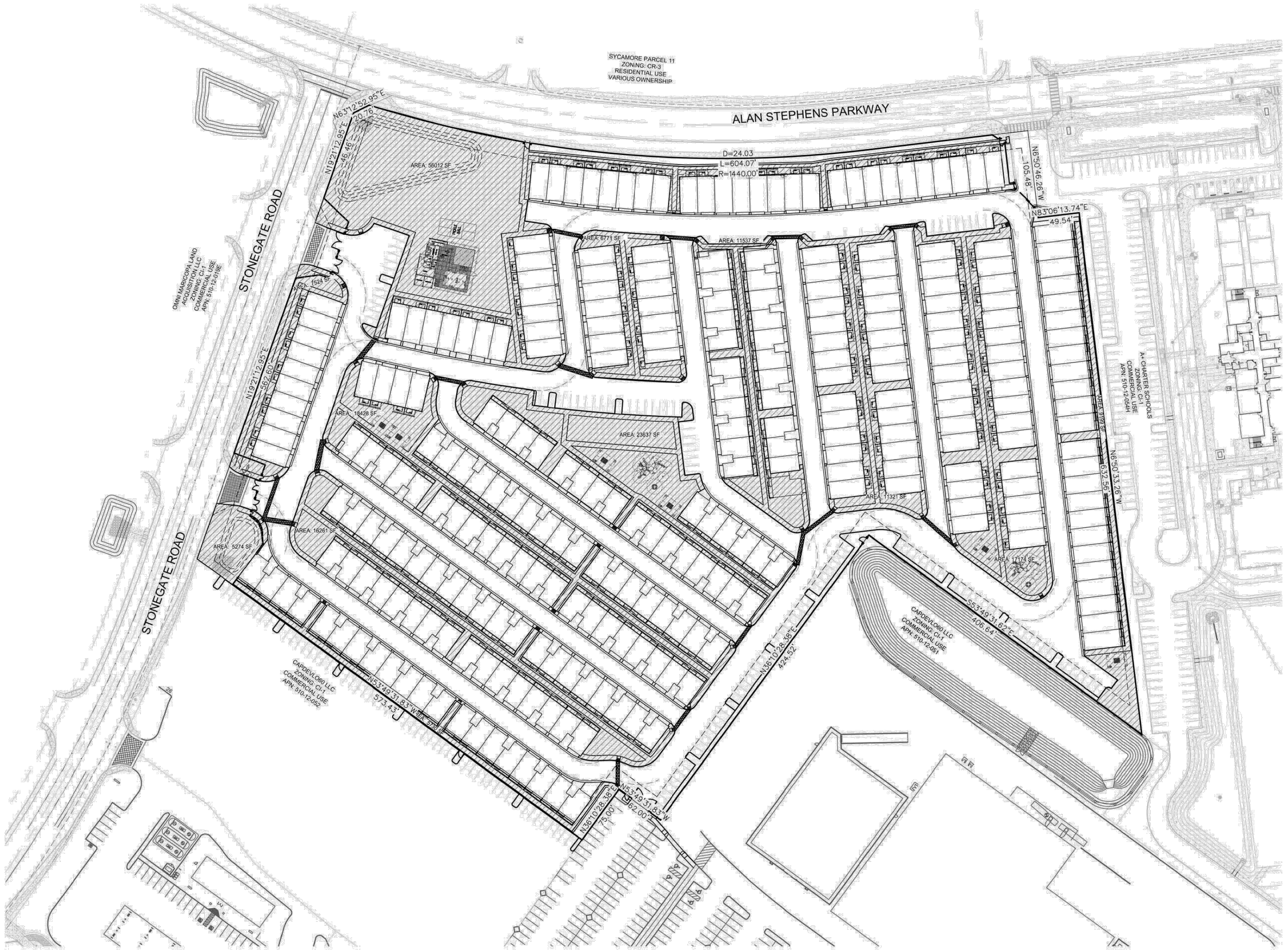
CONCEPTUAL  
WALL PLAN

SHEET NO.

**L9**

9 OF 15





SYCAMORE PARCEL 11  
ZONING: CR-3  
RESIDENTIAL USE  
VARIOUS OWNERSHIP

OWI MARICOPA LAND  
ACQUISITION, LLC  
ZONING: C1-C  
COMMERCIAL USE  
APP# 510-12-0518

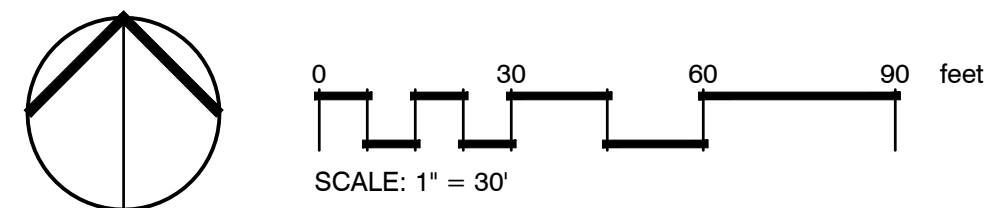
A. CHARTER SCHOOLS  
ZONING: C1-C  
COMMERCIAL USE  
APP# 510-12-0544

CARDEN/LOBI LLC  
ZONING: C1-C  
COMMERCIAL USE  
APP# 510-12-0581

CARDEN/LOBI LLC  
ZONING: C1-C  
COMMERCIAL USE  
APP# 510-12-0582

**LEGEND**

- OVERALL OPEN SPACE  
AREA= 183,138 SF  
27.7% OF OVERALL PROPERTY
- PRIVATE OPEN SPACE(PATIO) = 38,478 SF
- OPEN SPACE WITHOUT PATIO = 144,660 SF



REVISIONS:

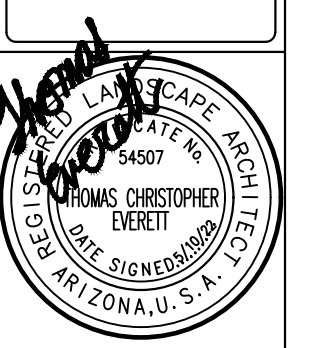
|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |

**PRELIMINARY**  
**VILLAS AT STONEGATE**  
CITY OF MARICOPA, AZ 85138

PROJECT:

Job No:  
Drawn By: [Signature]  
Checked: [Signature]

CALL THE WORKING DAYS  
(602) 263-1100  
**1-800-STAKE-IT**  
(OUTSIDE MARICOPA COUNTY)



JOB NO.  
21043

CONCEPTUAL  
OPEN SPACE PLAN

SHEET NO.  
**L11**  
11 OF 15