

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 THE 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 = 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' 140 TOWNHOMES = 36' X 24'
PARKING REQUIRED:	2.5 SPACES PER 3 BEDROOM UNIT = 732.5 = 733 TOTAL STALLS
PARKING PROVIDED:	586 GARAGE STALLS 178 OPEN STALLS 764 TOTAL STALLS PROVIDED 2.61 STALLS PER UNIT



REVISIONS:

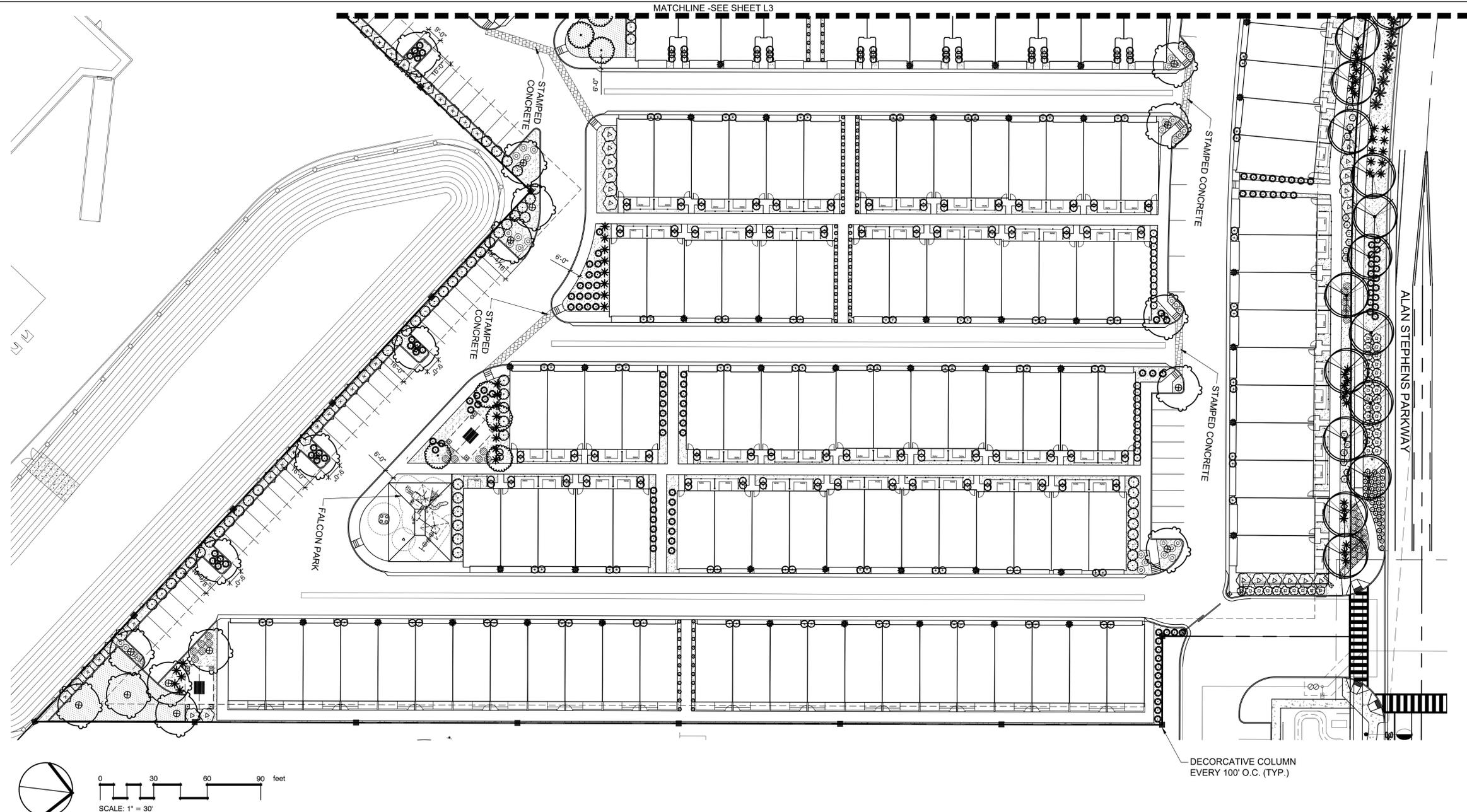
PRELIMINARY
VILLAS AT STONEGATE
CITY OF MARICOPA, AZ 85138

PROJECT:

Job No:
Drawn By:
Checked:

CALL THE WORKING DAYS
(602) 283-1100
1-800-STAKE-IT
CORNER MARICOPA COUNTY

PROFESSIONAL SEAL
THOMAS CHRISTOPHER EVERETT
LANDSCAPE ARCHITECT
ARIZONA, U.S.A.



PLANT SCHEDULE

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

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	9 Synthetic Turf
	10 Ackerstone 6X24 HB 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: 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

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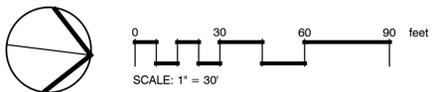
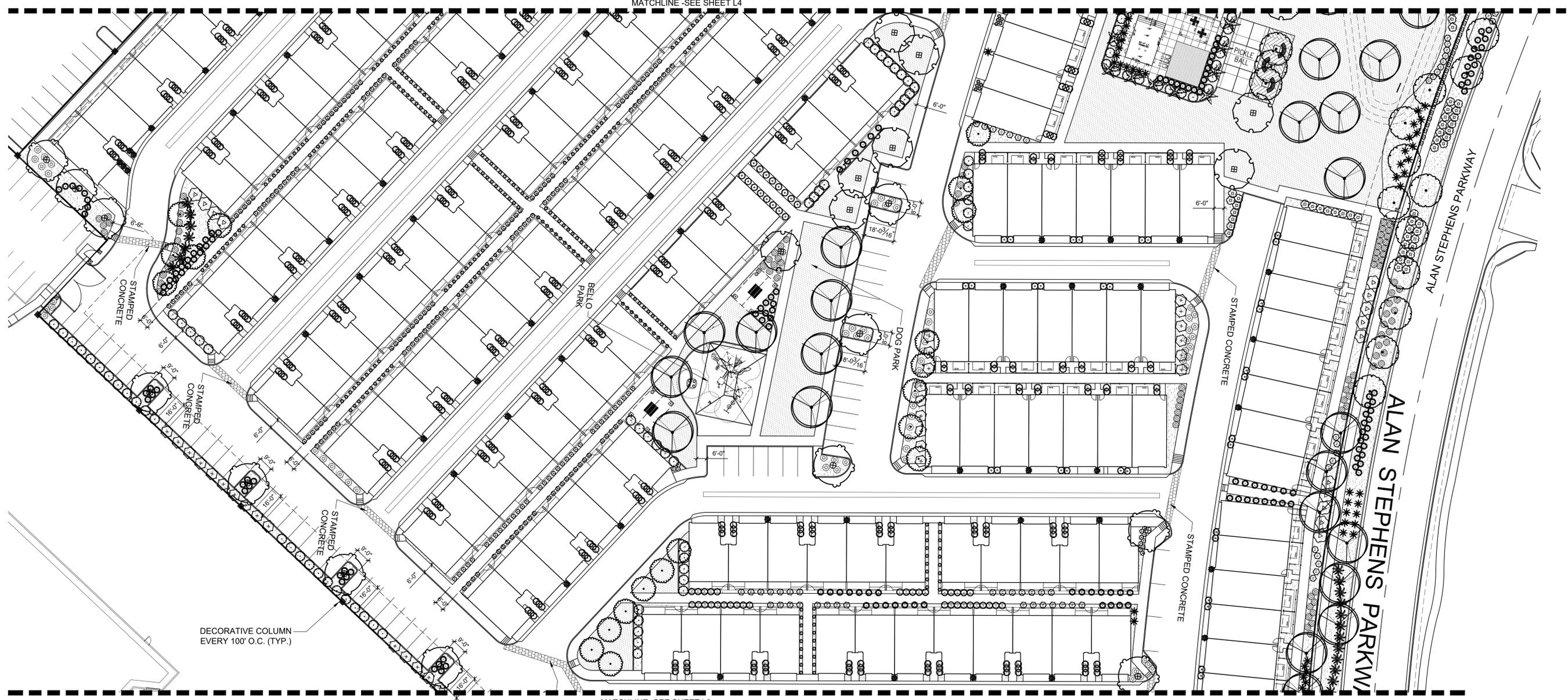
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EXP. 06/30/2022
 JOB NO. 21043
 LANDSCAPE PLAN
 SHEET NO. **L2**
 2 OF 15

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

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	OPEN SPACE AREA - 121,970 SQUARE FEET

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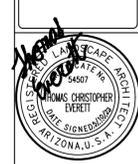
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21043
LANDSCAPE
PLAN
SHEET NO.
L3
3 OF 15

REVISIONS:

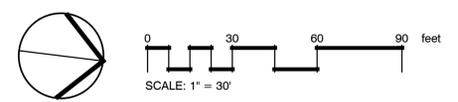
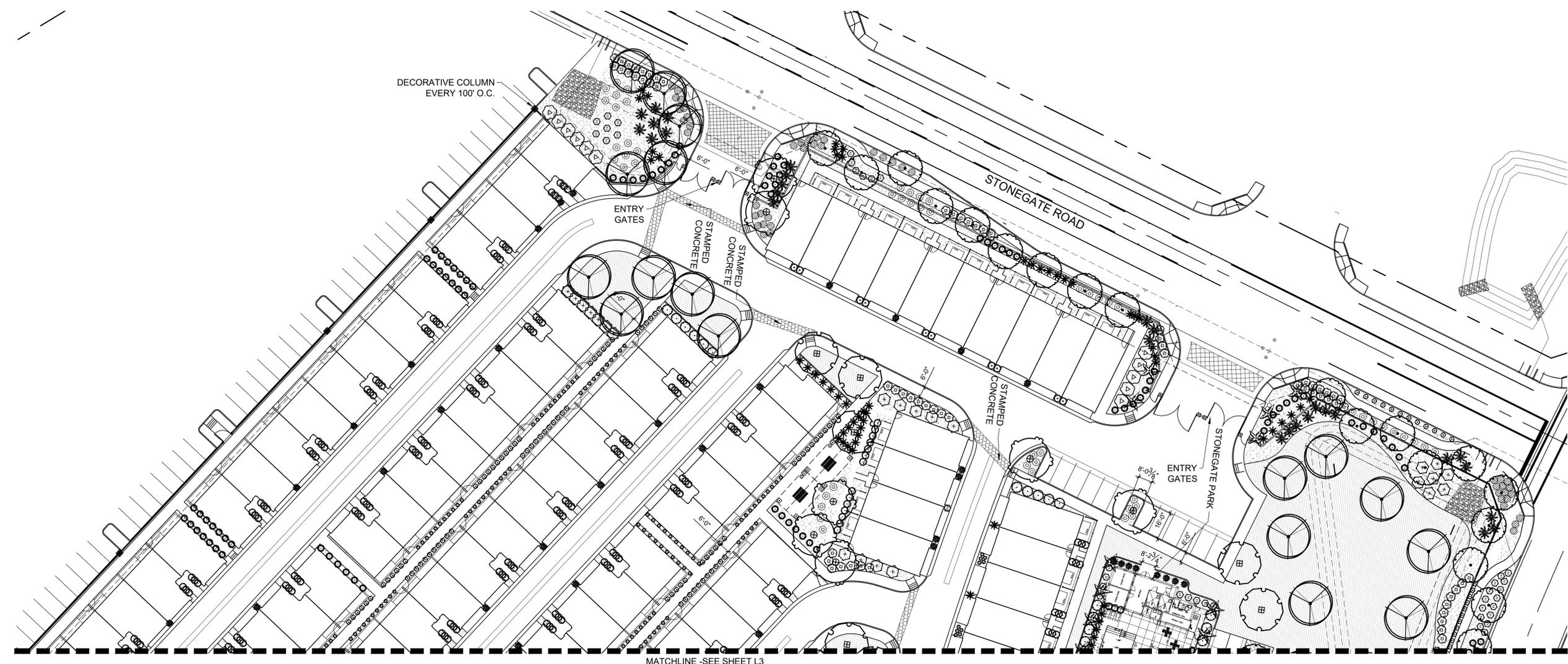
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 LANDSCAPE PLAN
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 4 OF 15

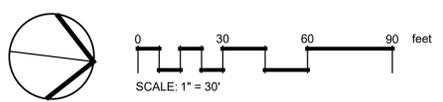
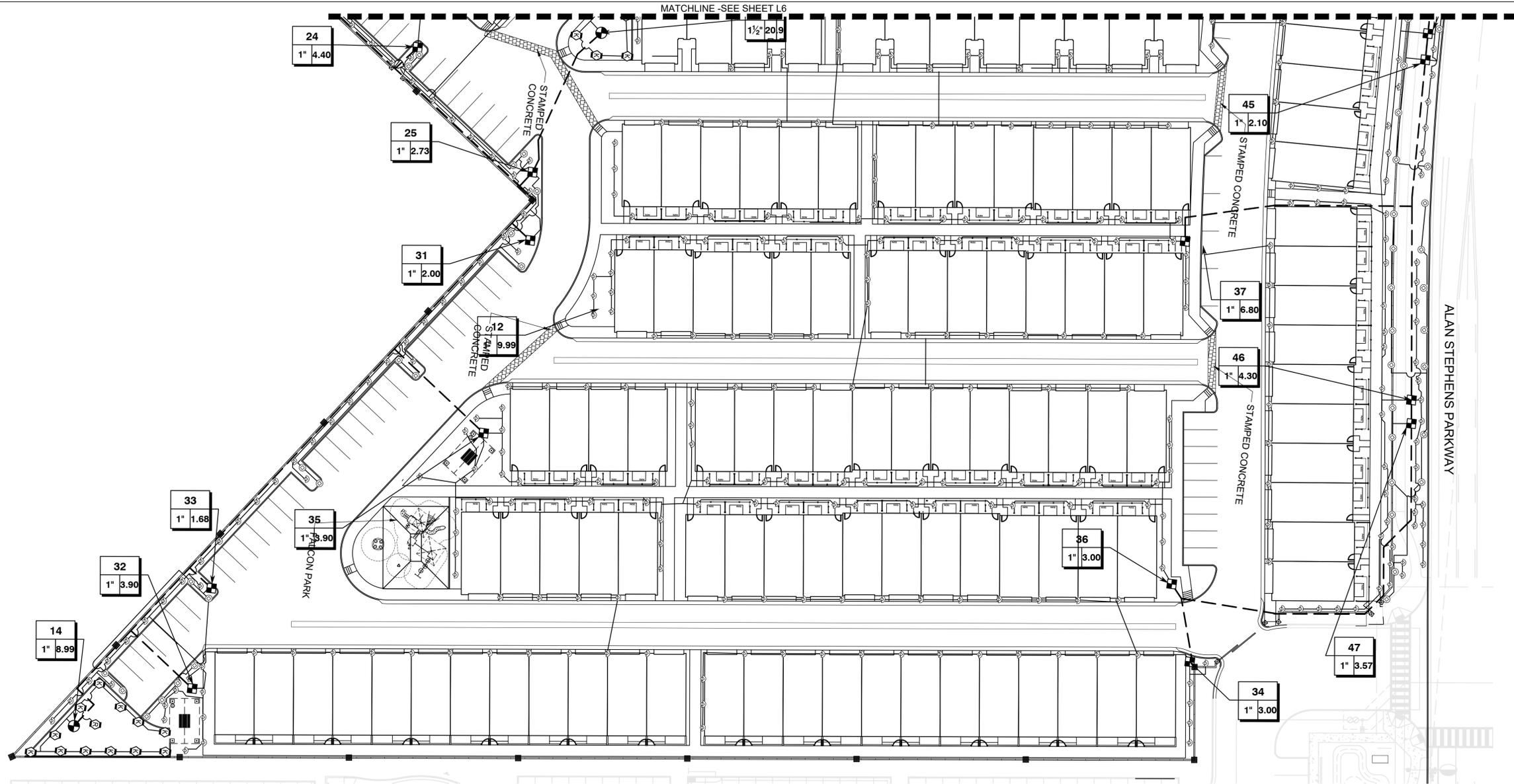


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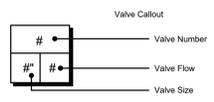


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PROS-06-PRS30 short radius nozzles Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06-PRS30 8' radius Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06-PRS30 10' radius Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06-PRS30 12' radius Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06-PRS30 15' radius Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06-PRS30 17' radius Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter MP1000 PROS-06-PRS40-CV-F 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 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.

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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-LF-100-PRF 1" 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 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 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" 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" 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.

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	Febco 825YA 2" Reduced Pressure Backflow Preventer
	Hunter I2C-3200-M 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

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EXP: 06/30/2022

JOB NO. 21043

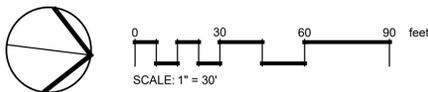
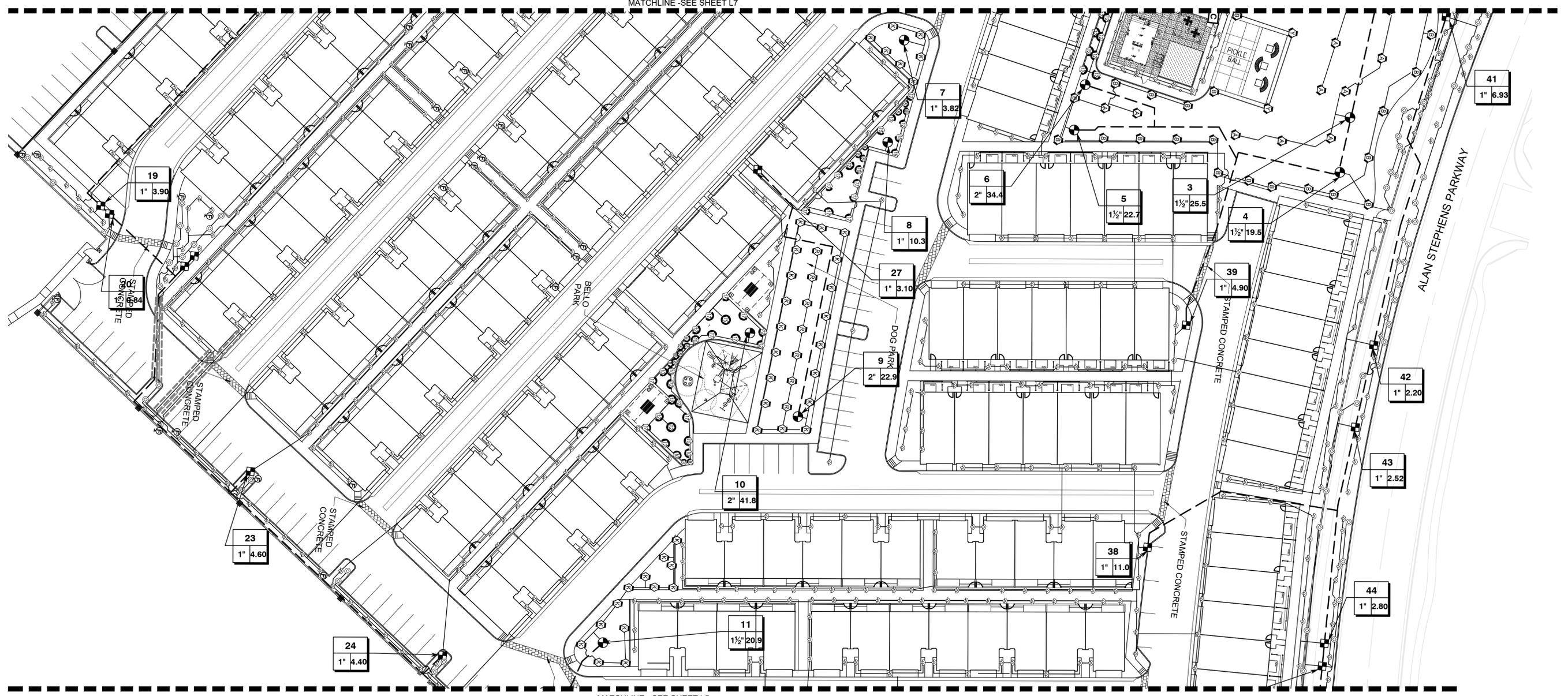
IRRIGATION PLAN

SHEET NO. **L5**

5 OF 15

MATCHLINE - SEE SHEET L7

MATCHLINE - SEE SHEET L5

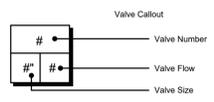


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EXP: 06/30/2022

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IRRIGATION PLAN

SHEET NO.

L6

6 OF 15

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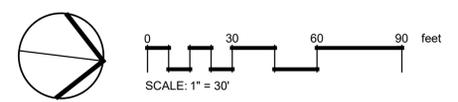
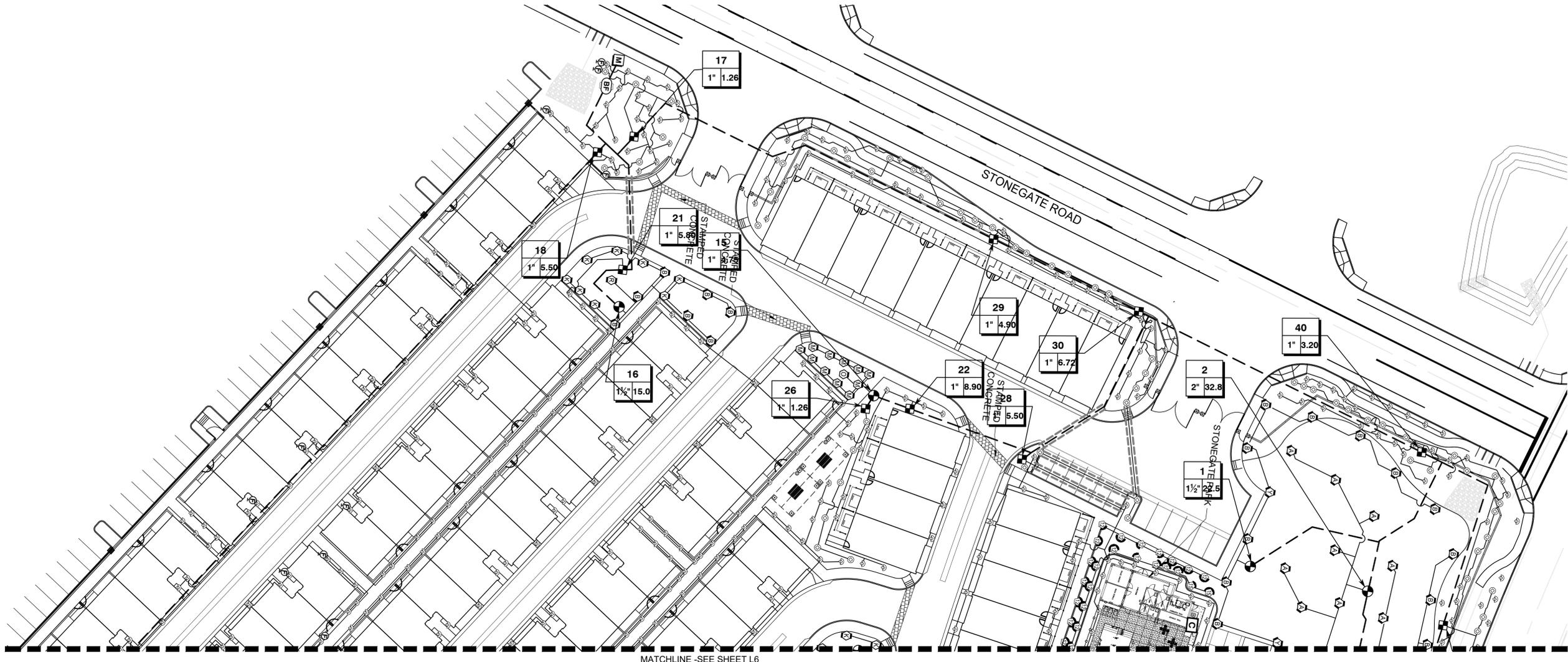
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IRRIGATION PLAN

SHEET NO.

L7

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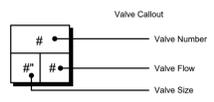


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PROS-06-PRS30 short radius nozzles Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06-PRS30 8' radius Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06-PRS30 10' radius Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06-PRS30 12' radius Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06-PRS30 15' radius Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06-PRS30 17' radius Turf Spray, 30 psi regulated 6" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter MP1000 PROS-06-PRS40-CV-F 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 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.

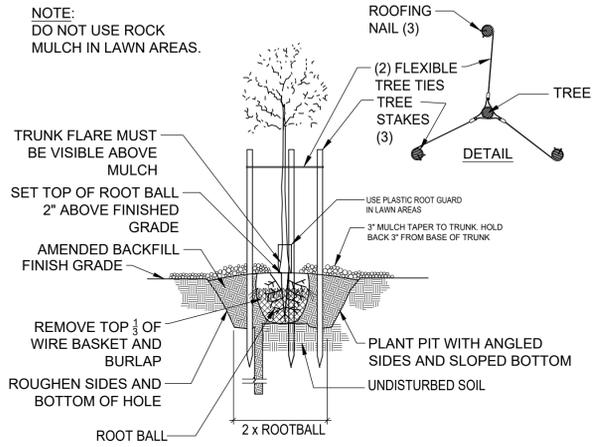
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter MP3000 PROS-06-PRS40-CV-F Turf Rotator, 6" pop-up with factory installed check valve, floguard, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.
	Rain Bird XCZ-LF-100-PRF 1" Low 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 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 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" 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" 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" 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" Reduced Pressure Backflow Preventer
	Hunter I2C-3200-M 32 Station Outdoor Modular Controller. With three ICM-800 Module. Commercial Use. Metal Cabinet.
	Rain Bird Water Meter 2"
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Class 200 SDR 21

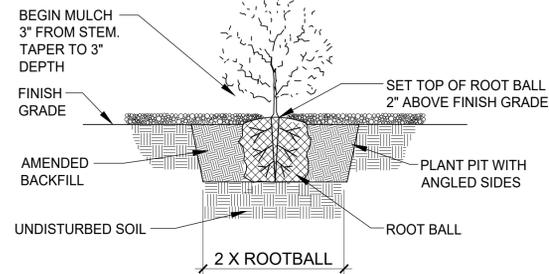


IRRIGATION SCHEDULE

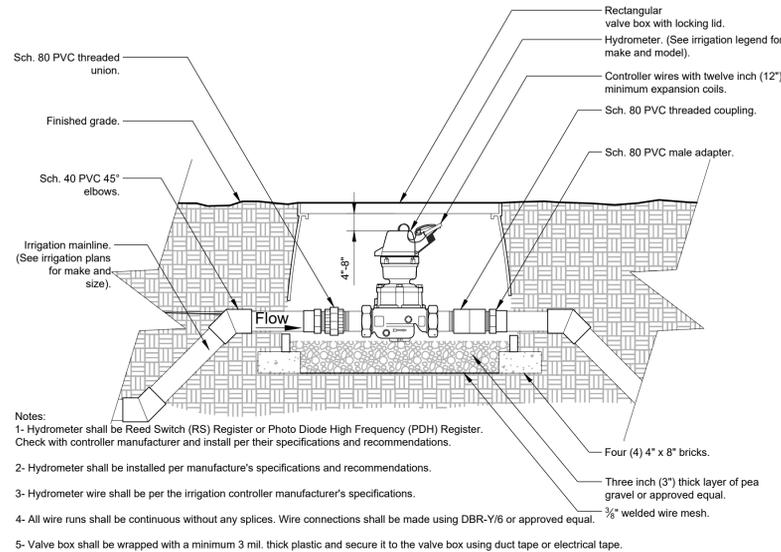
SYMBOL	DESCRIPTION
	Sleeves to occur under driveway and sidewalk locations
	The irrigation plan is drawn diagrammatically for graphic clarity. Where possible, install multiple laterals in one trench.



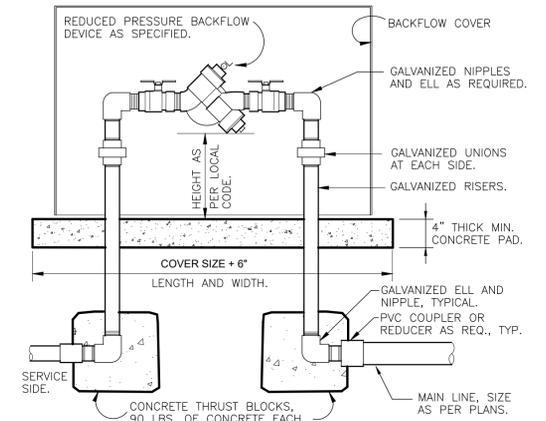
1 TREE PLANTING AND STAKING
3/8" = 1'-0" P-LD-14



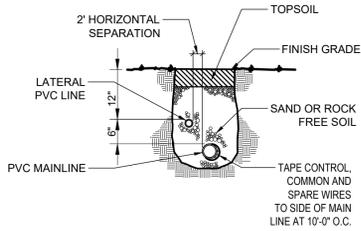
2 SHRUB PLANTING DETAIL
1/2" = 1'-0" P-LD-13



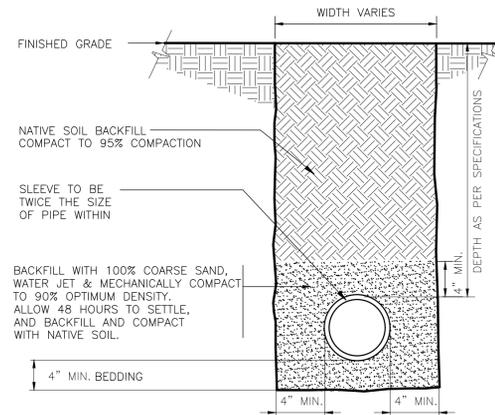
3 HYDROMETER
1 1/2" = 1'-0" P-PE-01



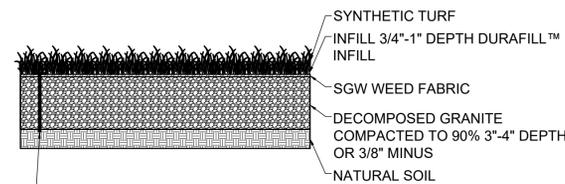
4 RP BACKFLOW W/ENCLOSURE
1" = 1'-0" FX-IR-FX-BACK-06



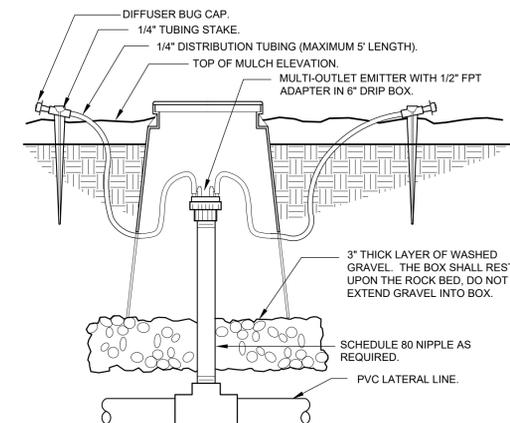
5 TRENCH SECTION
1" = 1'-0" P-LD-04



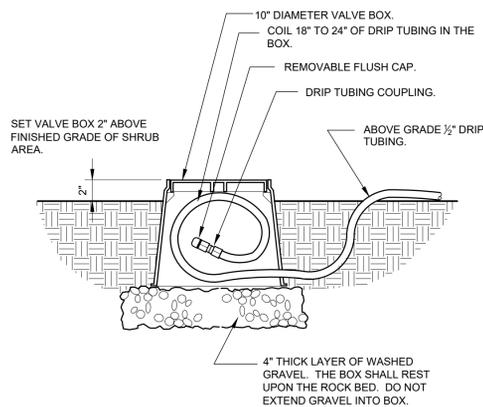
6 SLEEVE AT ROAD
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-15



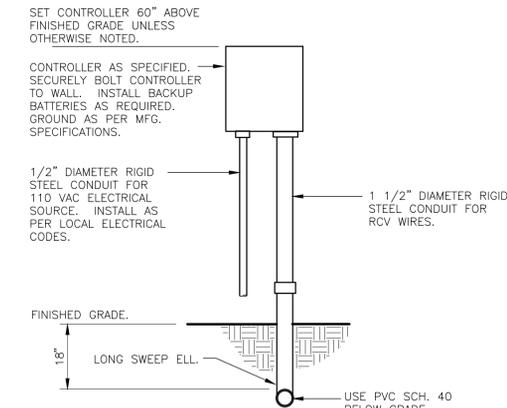
7 SYNTHETIC LAWN
3/8" = 1'-0" P-PE-01



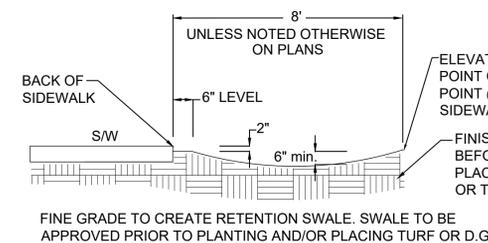
8 DRIP MULTI-OUTLET EMITTER
3" = 1'-0" FX-IR-FX-EMIT-09



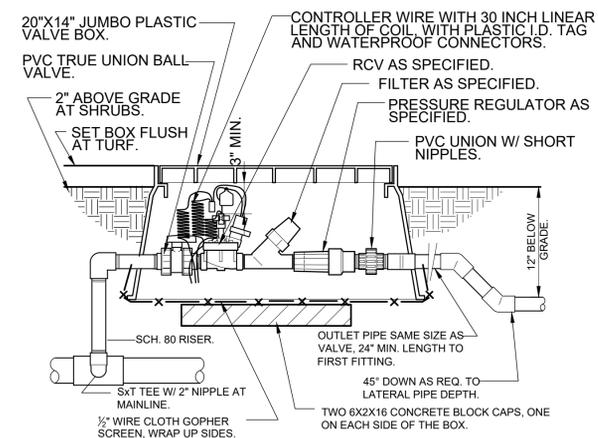
9 DRIP FLUSH CAP ASSEMBLY
1 1/2" = 1'-0" FX-IR-FX-DRIP-04



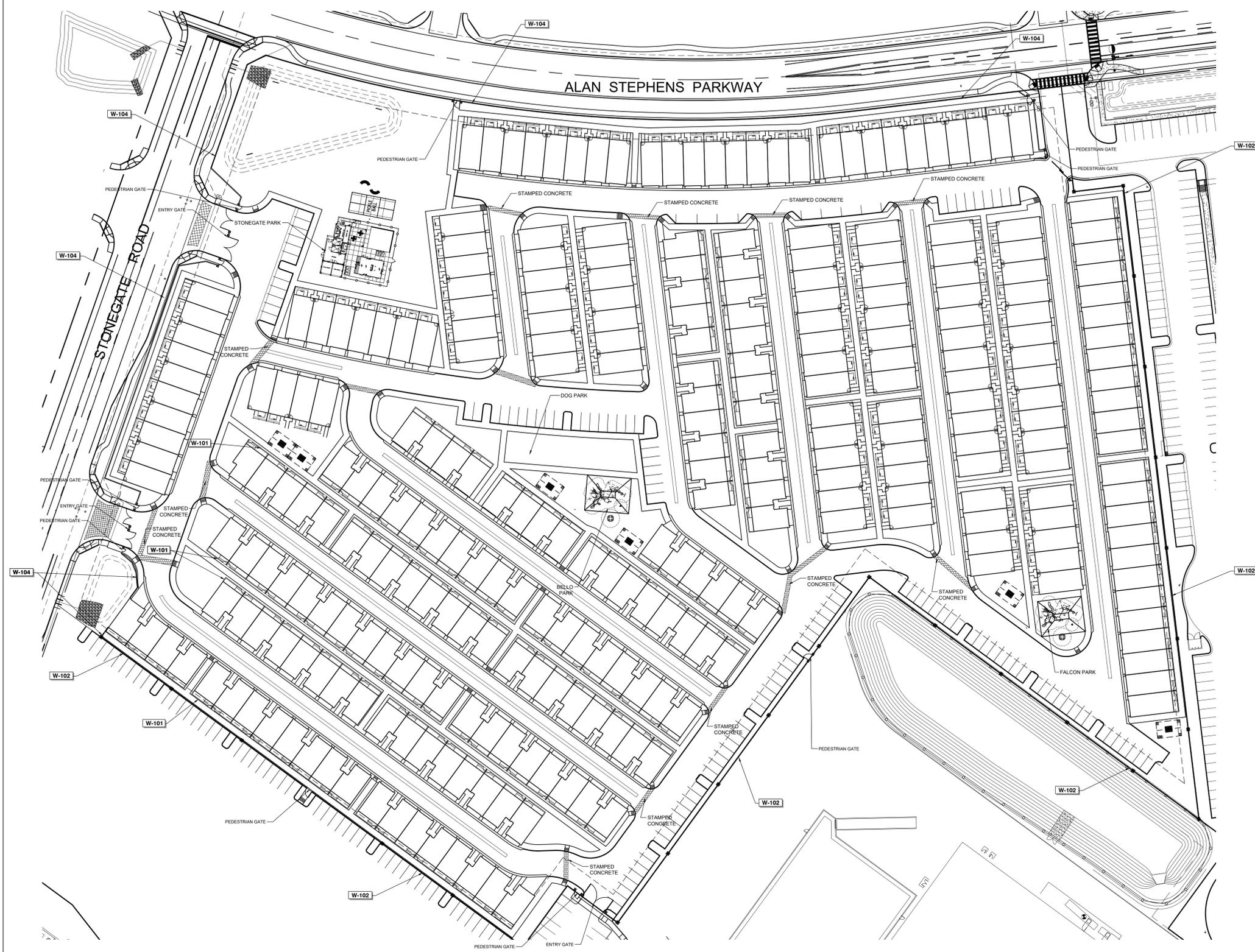
10 WALL MOUNT CONTROLLER
1" = 1'-0" FX-IR-FX-CONT-07



12 SWALE - BACK OF SIDEWALK
3/8" = 1'-0" P-VI-01



13 1\"/>



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)



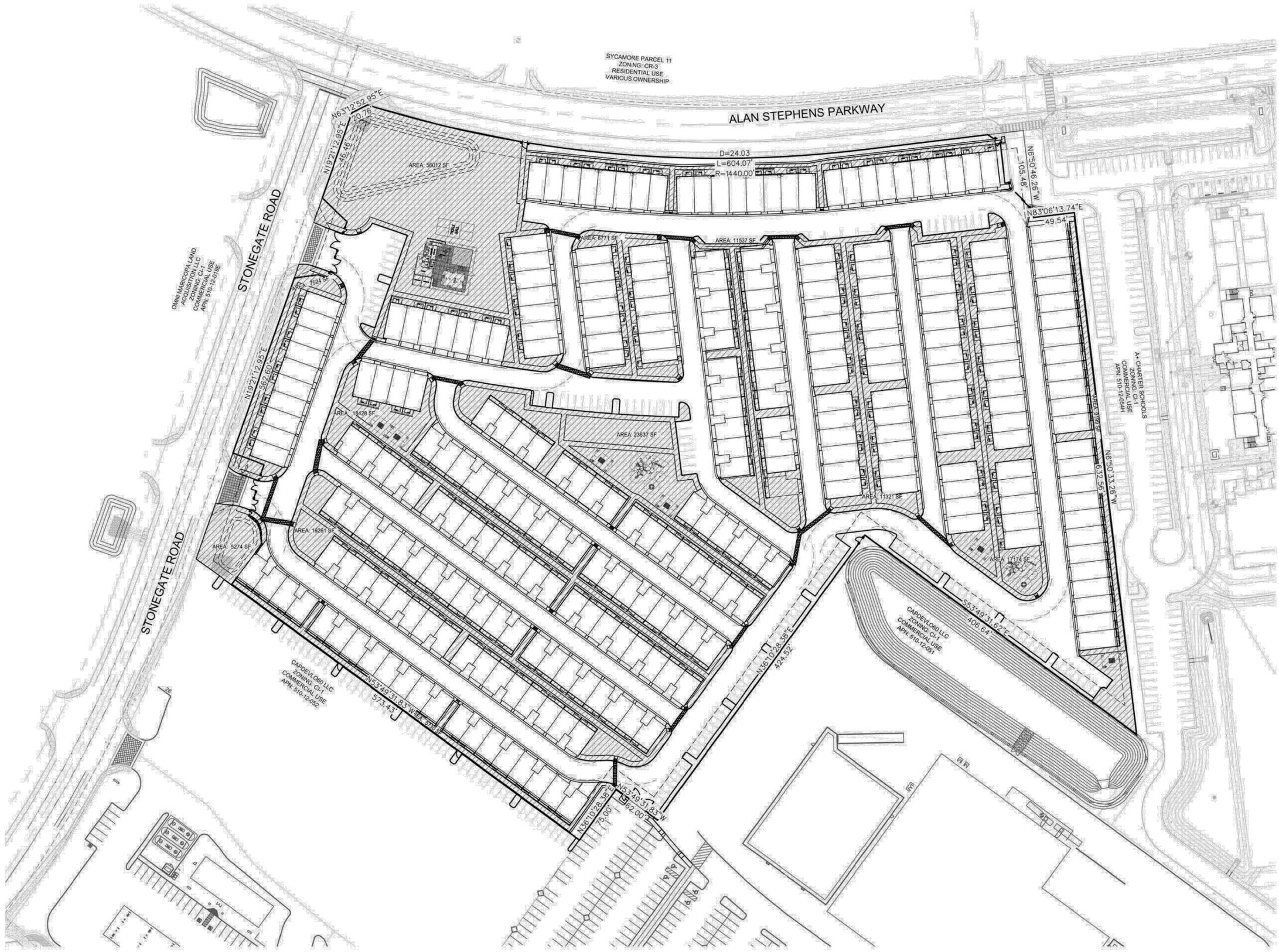
EXP. 06/30/2022

JOB NO.
21043

CONCEPTUAL
WALL PLAN

SHEET NO.
L9

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

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

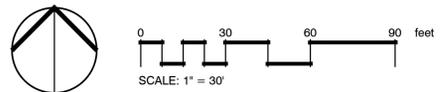
A: CHARTER SCHOOLS
ZONING: C1-C
COMMERCIAL USE
APP# 510-12-0544

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:	
Checked:	

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



JOB NO.
21043

CONCEPTUAL
OPEN SPACE PLAN

SHEET NO.
L11
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