



DEVELOPER
INNOVATION VILLAS AT WEST MARICOPA
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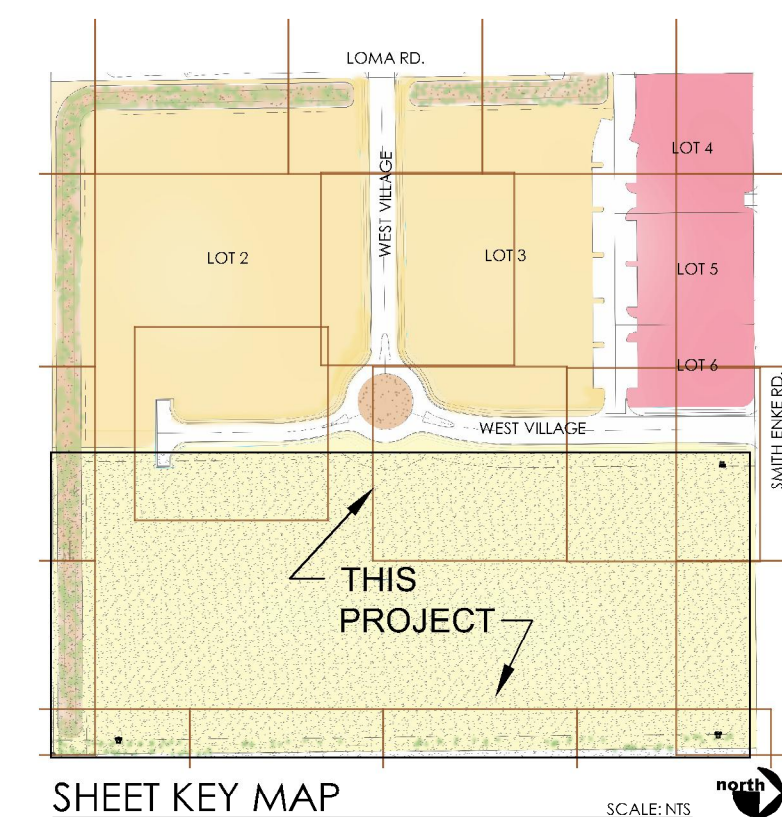
LANDSCAPE ARCHITECT
WESTLAND RESOURCES, INC.
2020 N. CENTRAL ST.
PHOENIX, AZ 85004
(602) 888-7003
CONTACT: SHARON MILLER, RLA

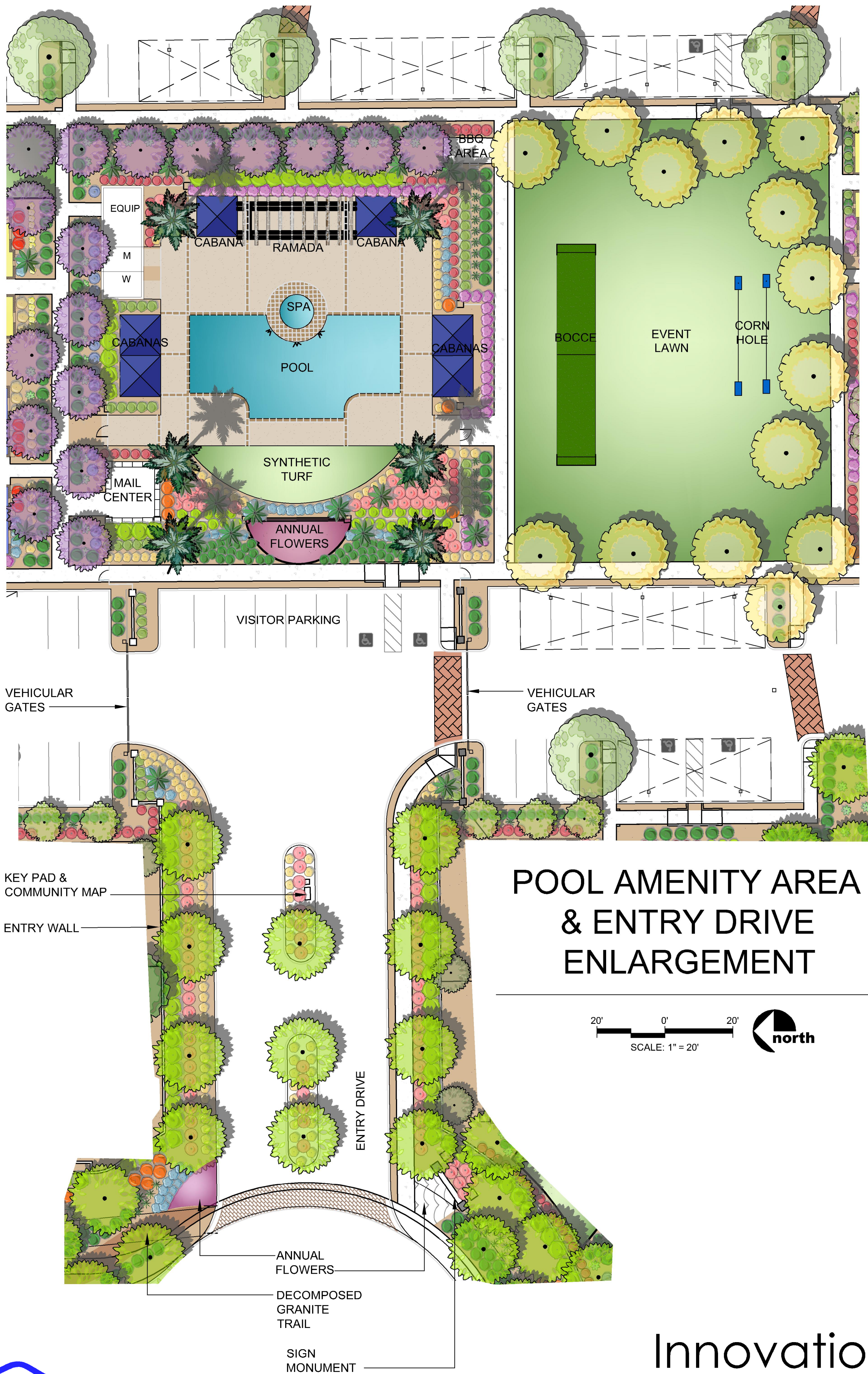
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2020 N. Central Avenue
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Innovation Villas at West Maricopa Village

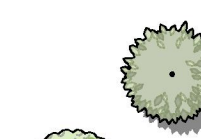



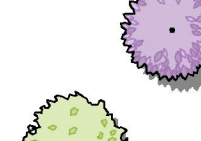

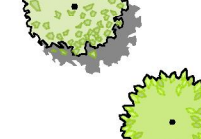







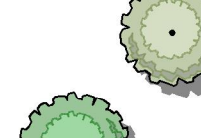

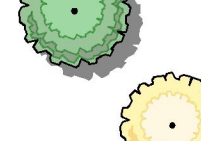































Smith Enke Road and Loma Road, Maricopa, AZ

Conceptual Landscape Plan





COMMUNITY PLANT PALETTE

TREES	BOTANICAL NAME	ACCENTS	BOTANICAL NAME
	ACACIA ANEURA		AGAVE DESMETTIANA
	ACACIA SALICINA		ALOE X 'BLUE ELF'
	BAUHINIA X BLAKEANA		CHAMAEROPS HUMILIS
	CAESALPINIA MEXICANA		CHRYSACTINIA MEXICANA
	CERCIDIUM X 'DESERT MUSEUM'		DASYLIRION QUADRANGULATUM
	OLNEYA TESOTA		DIETES VEGETA
	PHOENIX DACTYLIFERA		HESPERALOE 'PINK PARADE'
	PISTACIA LENTISCUS		HESPERALOE PARVIFLORA
	PROSOPIS X 'PHOENIX' TM		TETRANEURIS ACAULIS
	QUERCUS VIRGINIANA	GROUND COVER	
	TIPUANA TIPU		CARISSA MACROCARPA 'GREEN CARPET'
	X CHITALPA TASHKENTENSIS 'PINK DAWN'		EREMOPHILA PROSTRATA 'OUTBACK SUNRISE'
SHRUBS			EREMOPHILA SUBTERRETIFOLIA
	CALLISTEMON CITRINUS 'BETTER JOHN'		LANTANA X 'NEW GOLD'
	CALLISTEMON VIMINALIS 'CV01' TM		PITTOSPORUM TOBIRA 'WHEELER'S DWARF'
	DODONAEA VISCOSA		TEUCRIUM CHAMAEDRY'S 'PROSTRATUM'
	EREMOPHILA GLABRA 'KALGOORLIE GOLD'		TRADESCANTIA PALLIDA
	EREMOPHILA GLABRA 'WINTER BLAZE'	GROUND COVERS	
	EREMOPHILA HYGROPHANA		ANNUAL FLOWERS
	EREMOPHILA MACULATA 'VALENTINE'		CYNODON DACTYLON 'MIDIRON' (IN OPEN SPACE AREAS)
	ILEX VOMITORIA 'STOKES DWARF'		SYNTHETIC TURF (AT POOL AREA AS LABELED ON THIS SHEET)
	JUSTICIA SPICIGERA	GENERAL LANDSCAPE NOTES	
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	1. TREES: THE MINIMUM SIZE SHALL BE 15 GALLONS, 6' IN HEIGHT, AND A CALIPER OF 1" MEASURED 4" ABOVE THE SOIL LINE. FIFTY PERCENT (50%) OF THE REQUIRED NUMBER OF STREET FRONTAGE TREES ARE TO BE 24" BOX SIZE OR LARGER, 6' IN HEIGHT, AND A CALIPER OF 1 1/2" MEASURED 4" ABOVE SOIL LINE.	
	MYRTUS COMPACTA	2. SHRUBS SHALL MEASURE A MINIMUM OF FIVE (5) GALLON SIZE UPON INSTALLATION.	
	NERIUM OLEANDER 'PETITE PINK'	3. ORGANIC GROUND COVERS SHALL BE A MINIMUM OF ONE (1) GALLON SIZE UPON INSTALLATION.	
	PLUMBAGO CAPENSIS	4. INORGANIC GROUND COVERS SHALL BE USED AND SHALL CONSIST OF DECOMPOSED GRANITE (MINIMUM SIZE 1/2" MINUS OR SCREENED, EXCEPT QUARTER INCH (1/4") MINUS SHALL BE USED ON ALL EQUESTRIAN TRAILS) OR TURF. WHERE BOULDERS SHALL BE BURIED.	
	RUELLIA BRITTONIANA	5. ALL LANDSCAPED AREAS SHALL BE FINISHED WITH A NATURAL TOPPING MATERIAL WHICH MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING: TURF, GROUND COVER PLANTING, DECOMPOSED GRANITE TWO INCHES (2") MINIMUM IN DEPTH, RIVER RUN ROCK, OR EXPANDED SHALE.	
	RUSSELIA Equisetiformis		
	TECOMA 'SPARKY'		
	TECOMA X 'ORANGE JUBILEE'		

Innovation Villas at West Maricopa Village
Smith Enke Road and Loma Road, Maricopa, AZ

POOL AMENITY & PLANT PALETTE

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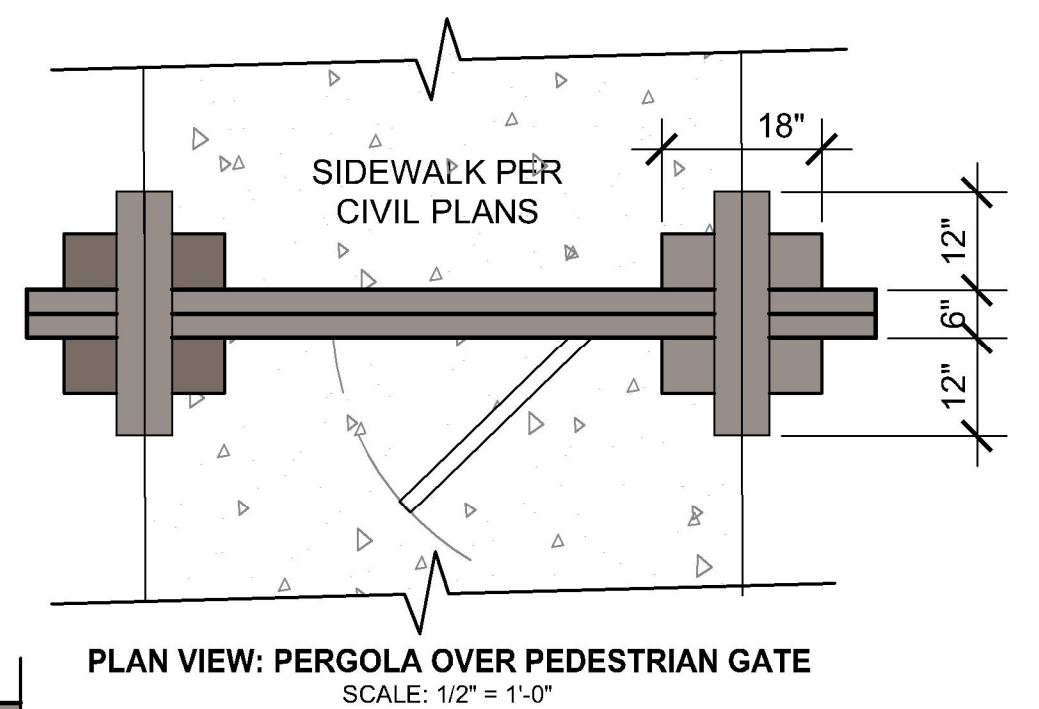
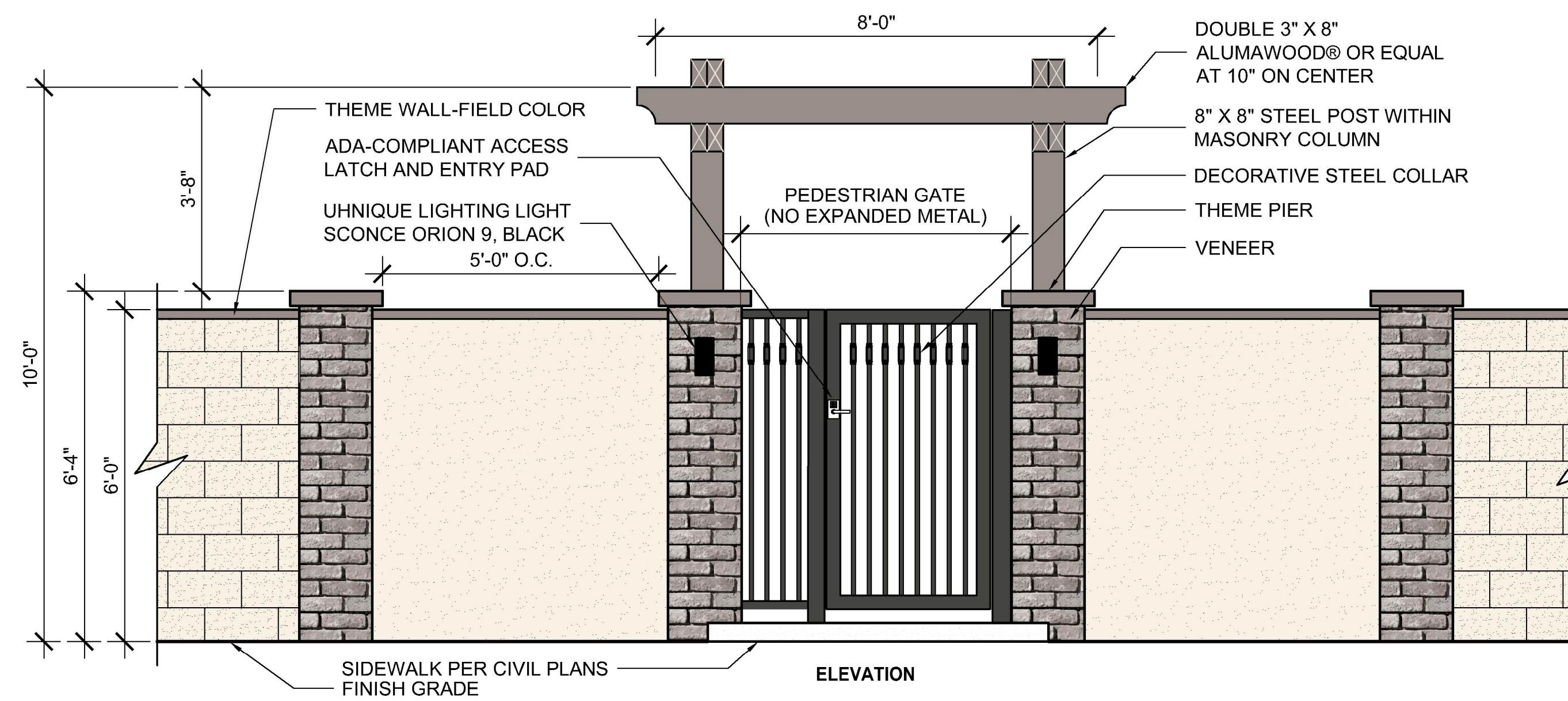
TREE WELL LIGHTS -
LOW VOLTAGE LED
FIXTURE



IN GROUND SIDEWALK
LIGHTING -
LOW VOLTAGE LED
FIXTURE

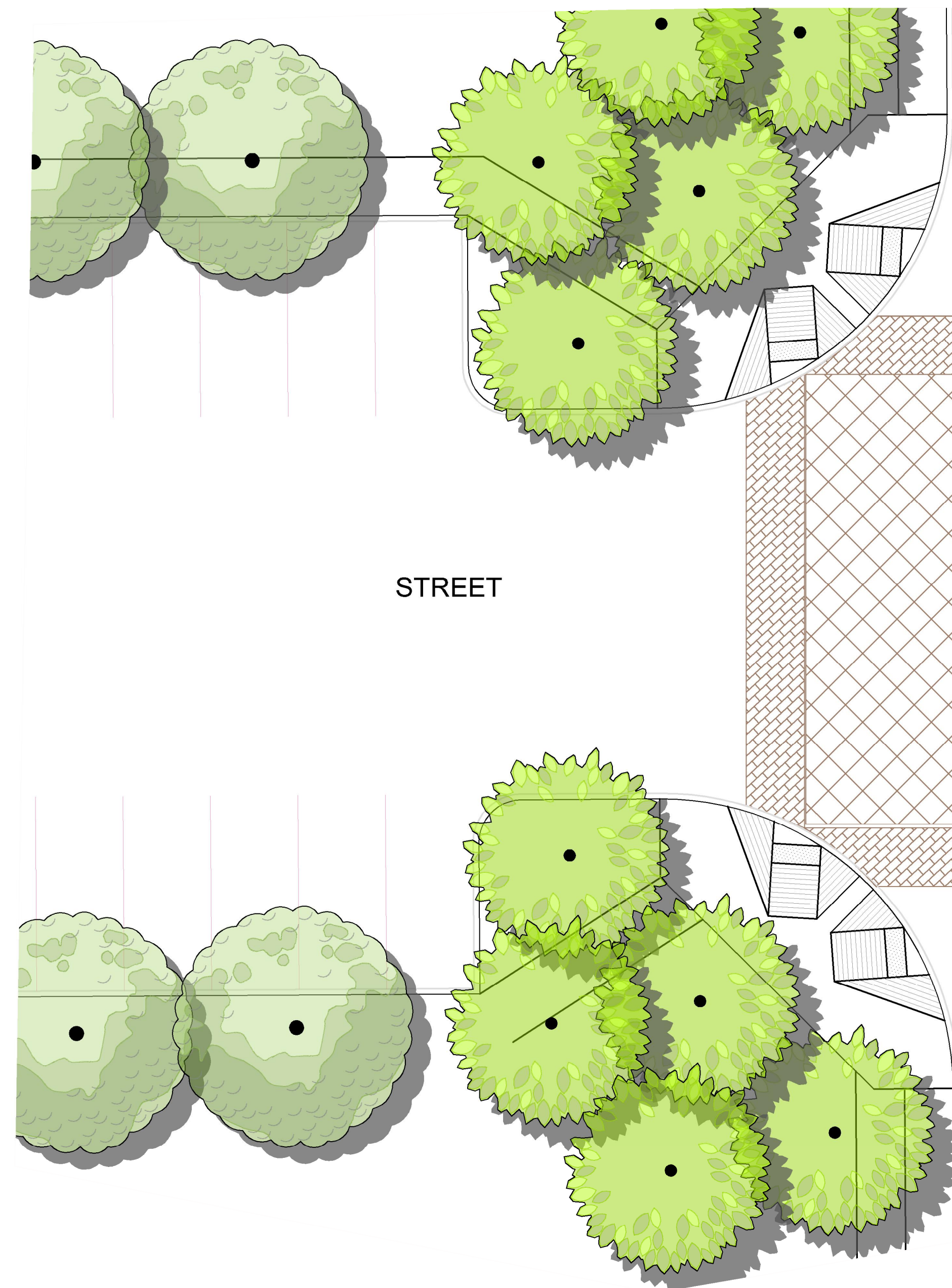


PEDESTRIAN SCALED LIGHTING



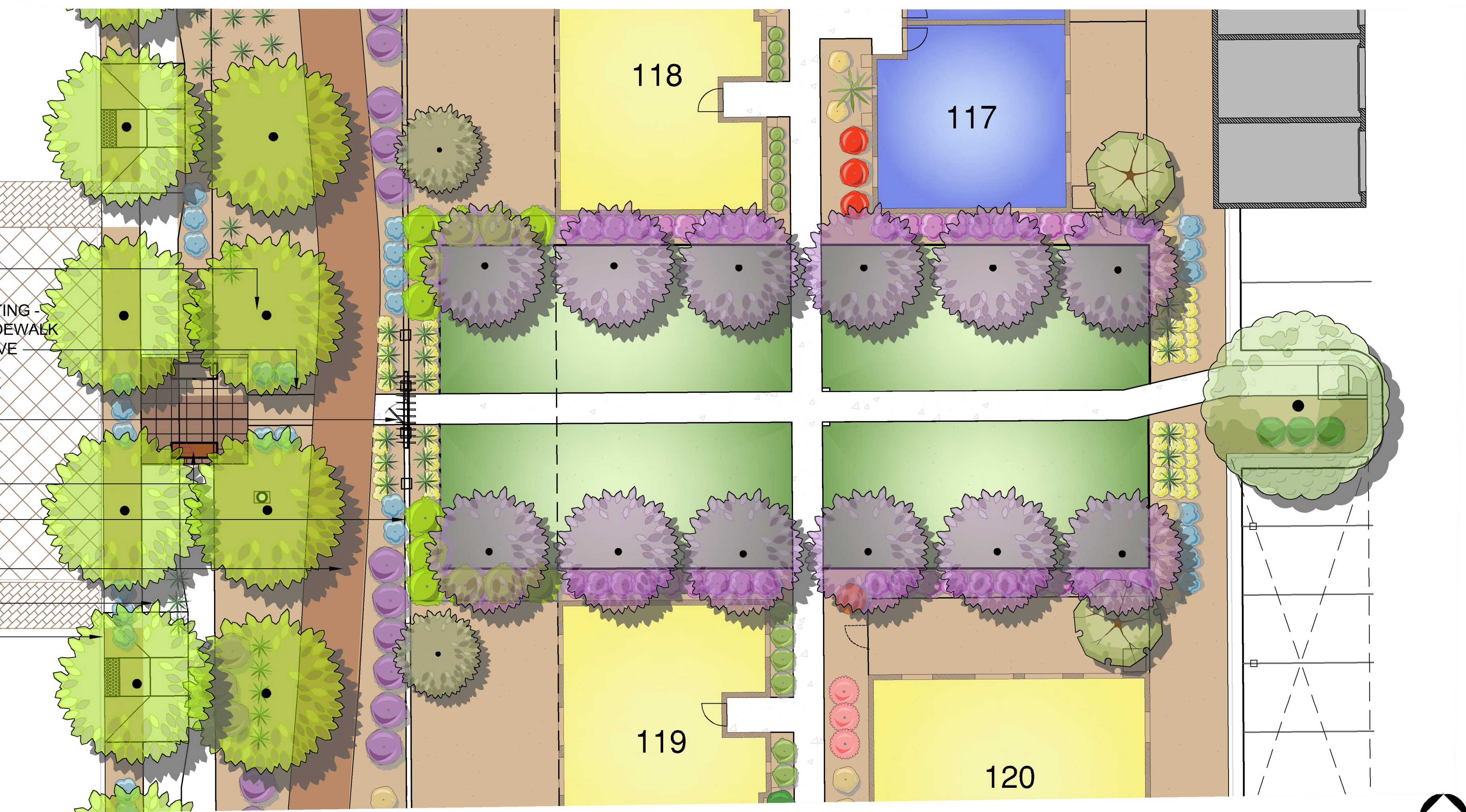
NOTE:
SEE CONCEPTUAL WALL PLAN, SHEET 6, FOR
TYPE OF WALL ADJACENT TO PEDESTRIAN GATE.

RENTAL COMMUNITY PEDESTRIAN GATE ELEVATION



STREET

STREET



PEDESTRIAN NODE ENLARGEMENT PLAN

Innovation Villas at West Maricopa Village

Smith Enke Road and Loma Road, Maricopa, AZ

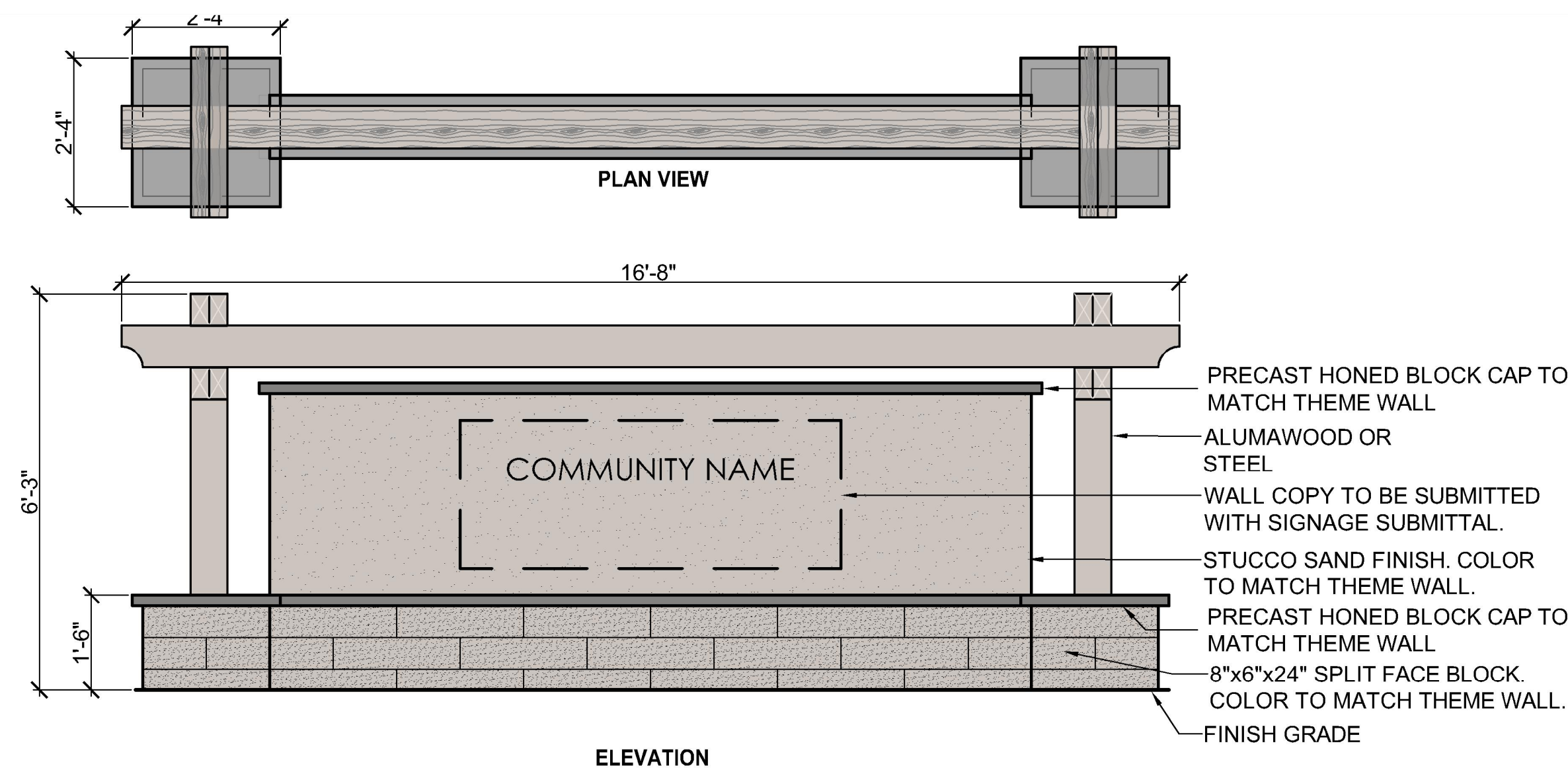
Community Details

NOTE:

MONUMENT WALL AND ADDRESS WALL
ARE SHOWN FOR INFORMATION ONLY.
SEPARATE SUBMITTAL AND PERMIT ARE
REQUIRED FOR ALL SIGNAGE.

FINISH SCHEDULE:

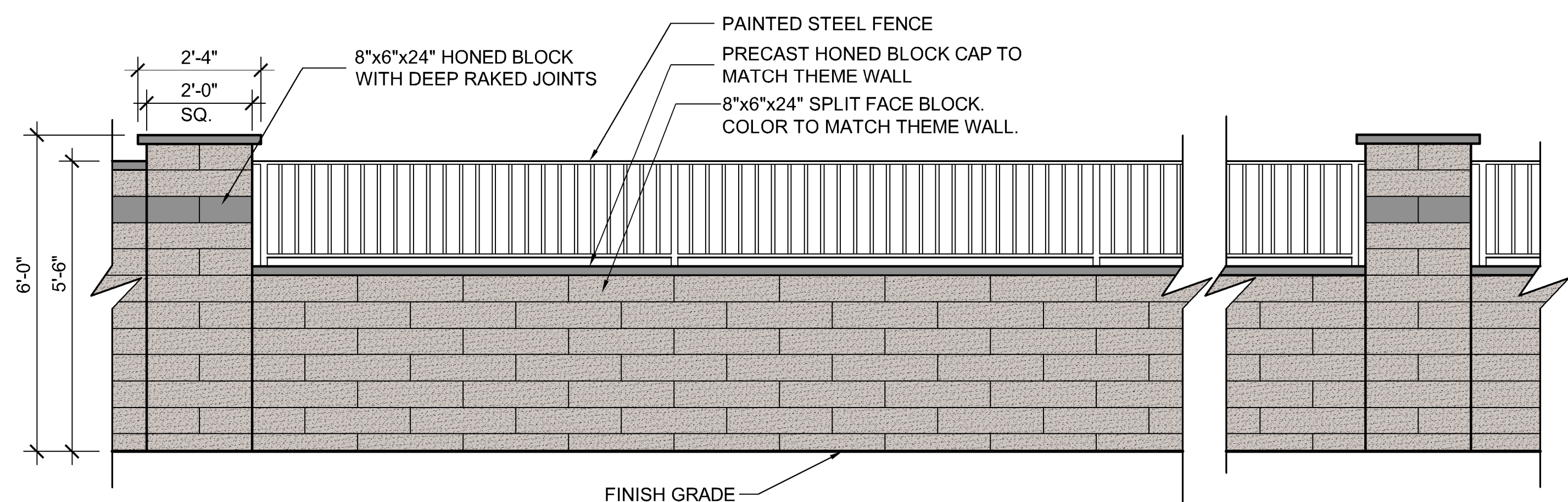
FIELD COLOR:
ACCENT COLOR:



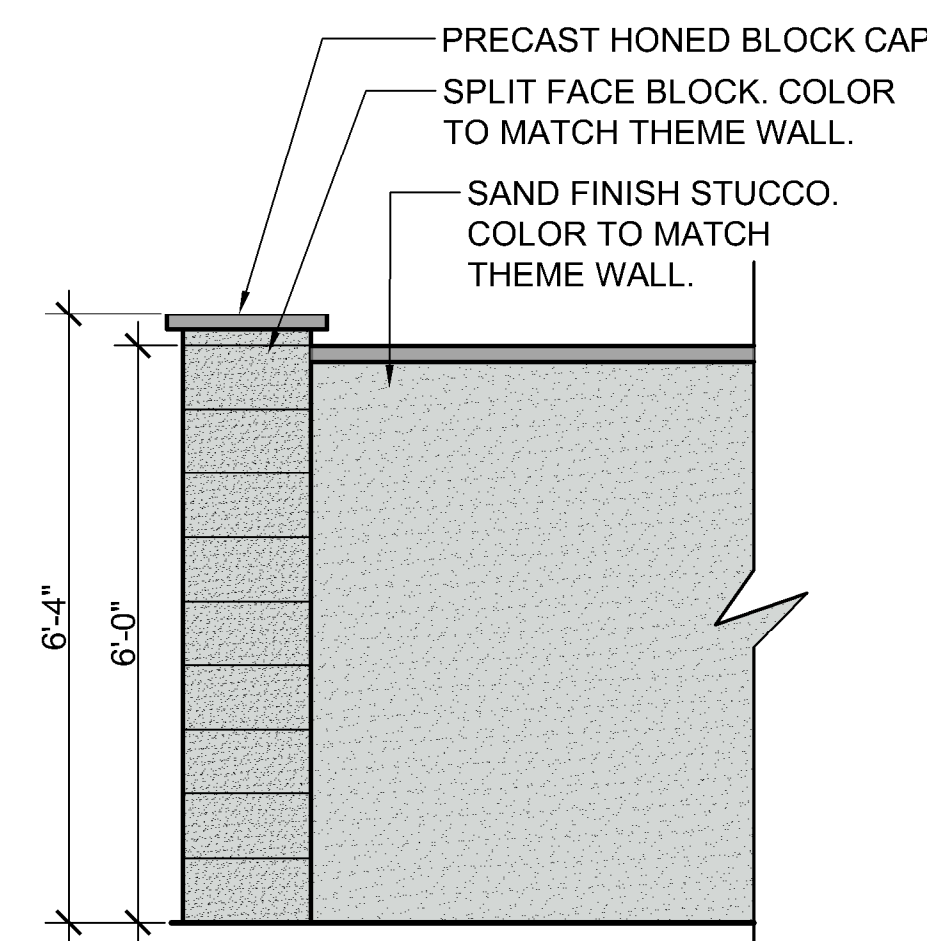
1 COMMUNITY ENTRY MONUMENT
SCALE: 1/2" = 1'-0"



2 THEME WALL
SCALE: N.T.S.



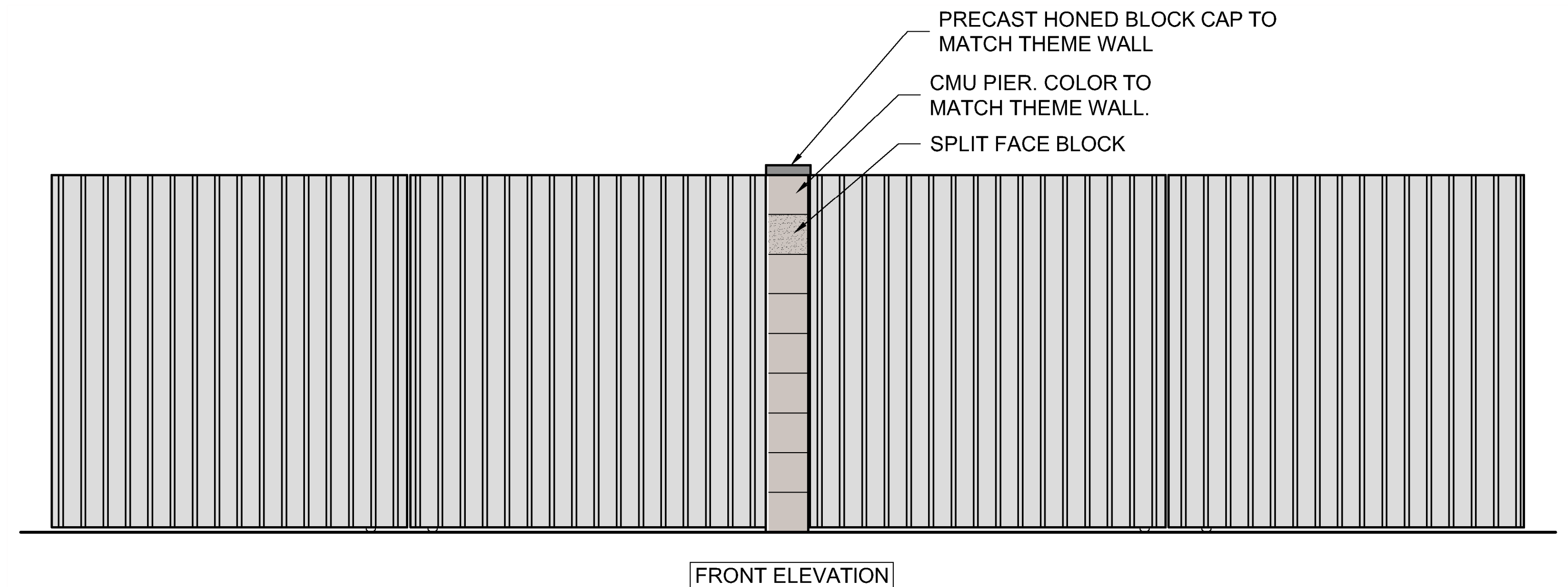
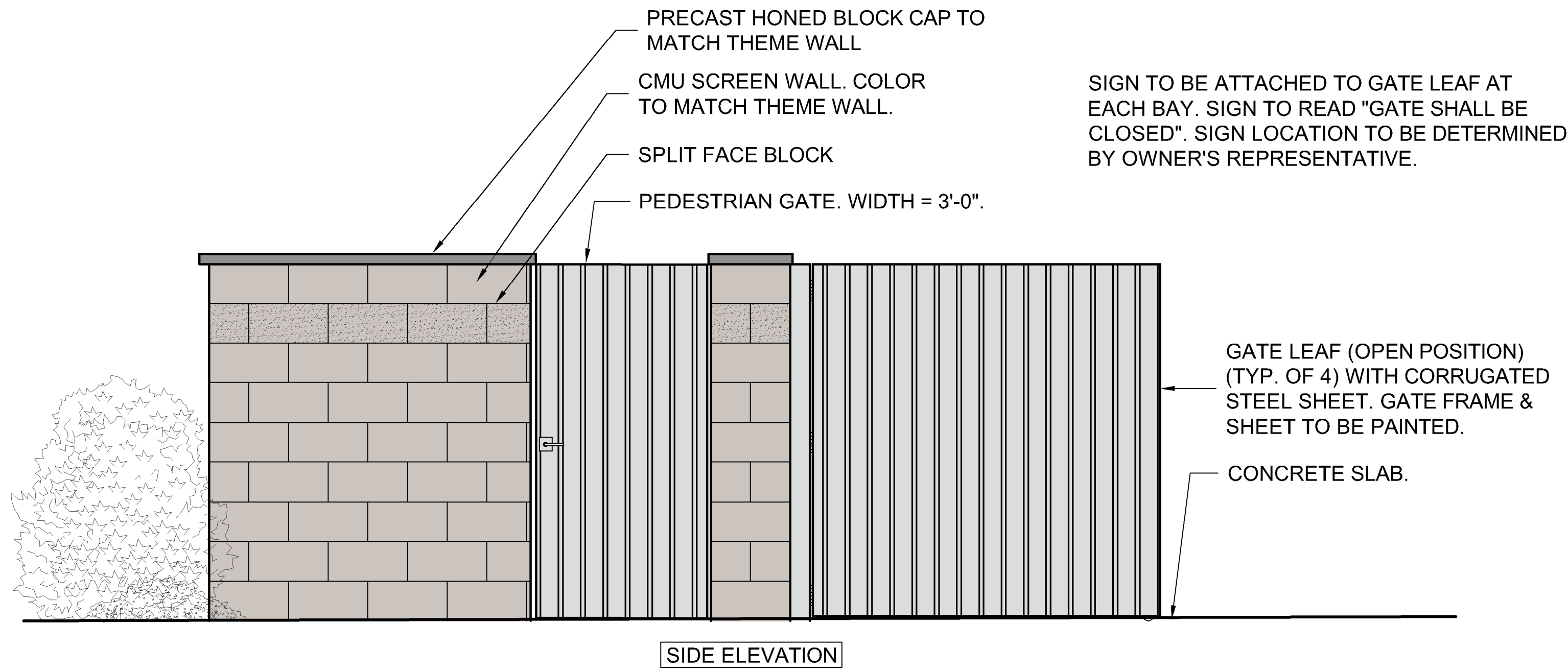
3 ELEVATION: VIEW WALL
SCALE: 1/2" = 1'-0"



4 ELEVATION: ENTRY WALL & PIER
SCALE: 1/2" = 1'-0"

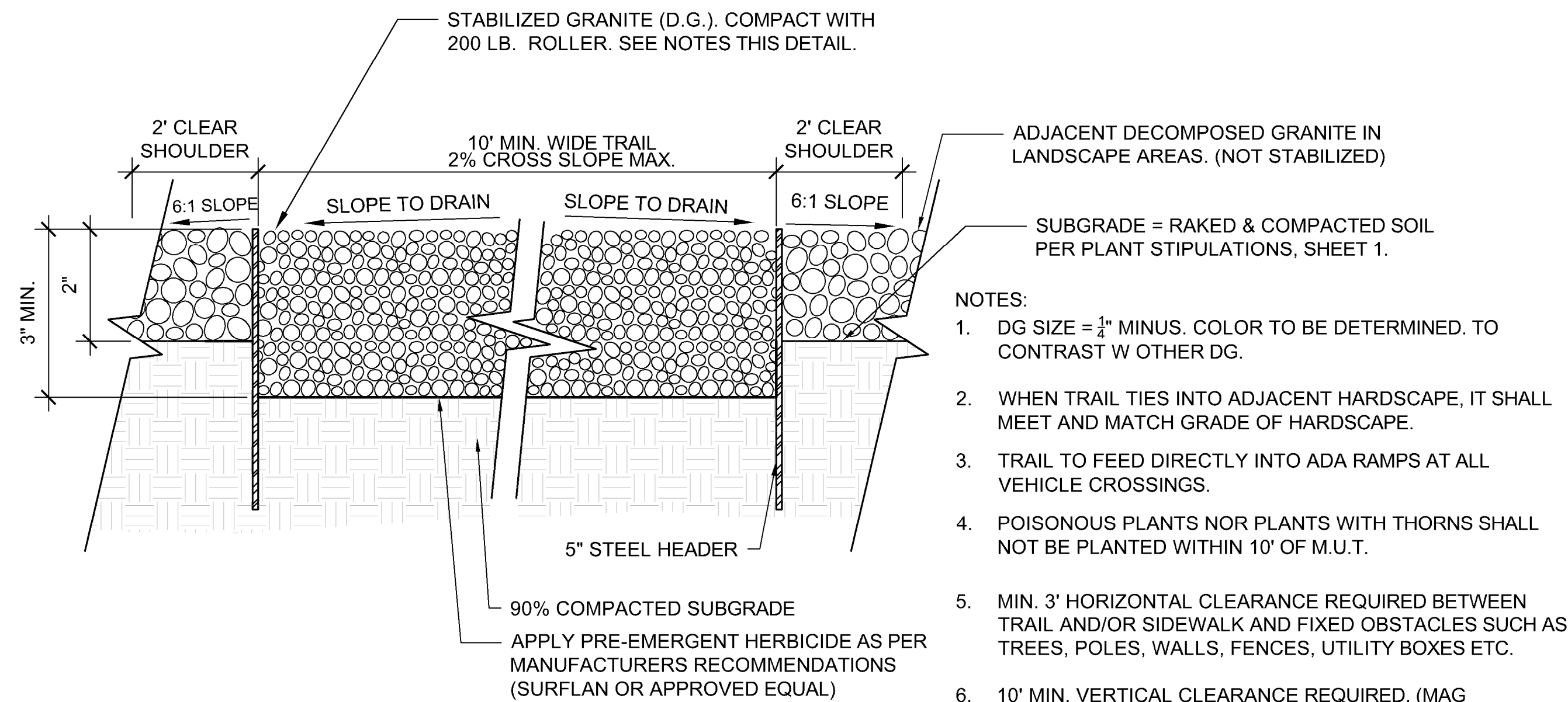
Innovation Villas at West Maricopa Village

COMMUNITY PRELIMINARY DETAILS



1 ELEVATION: TRASH ENCLOSURE

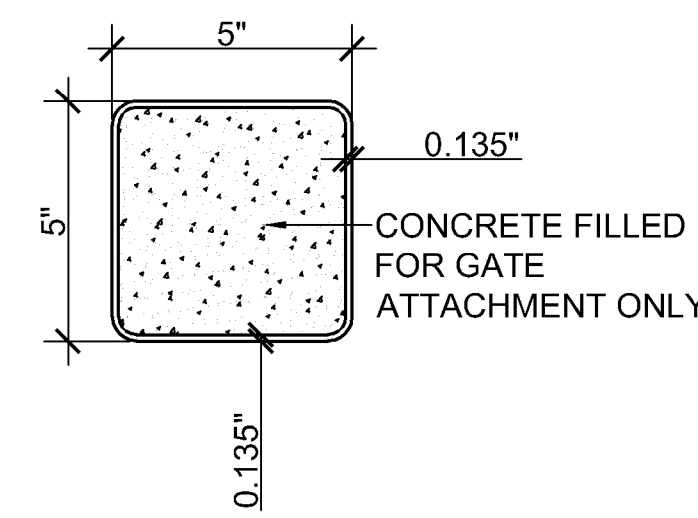
SCALE: 1/2" = 1'-0"



2 STABILIZED DECOMPOSED GRANITE MULTI USE TRAIL

SCALE: N.T.S.

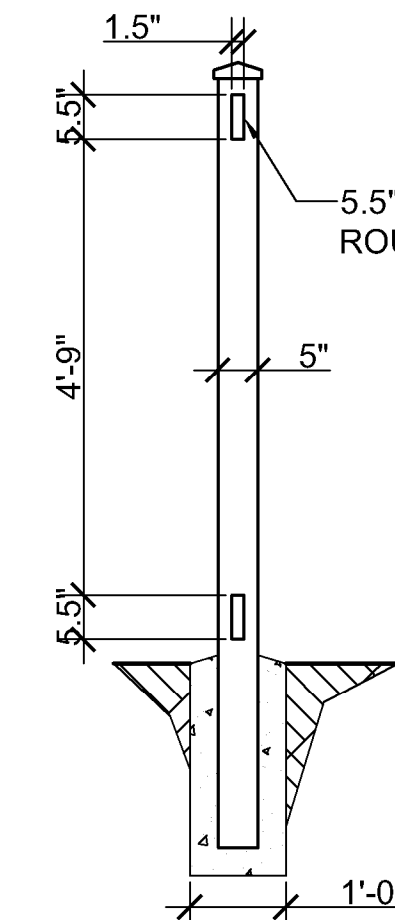
VINYL FENCE POST



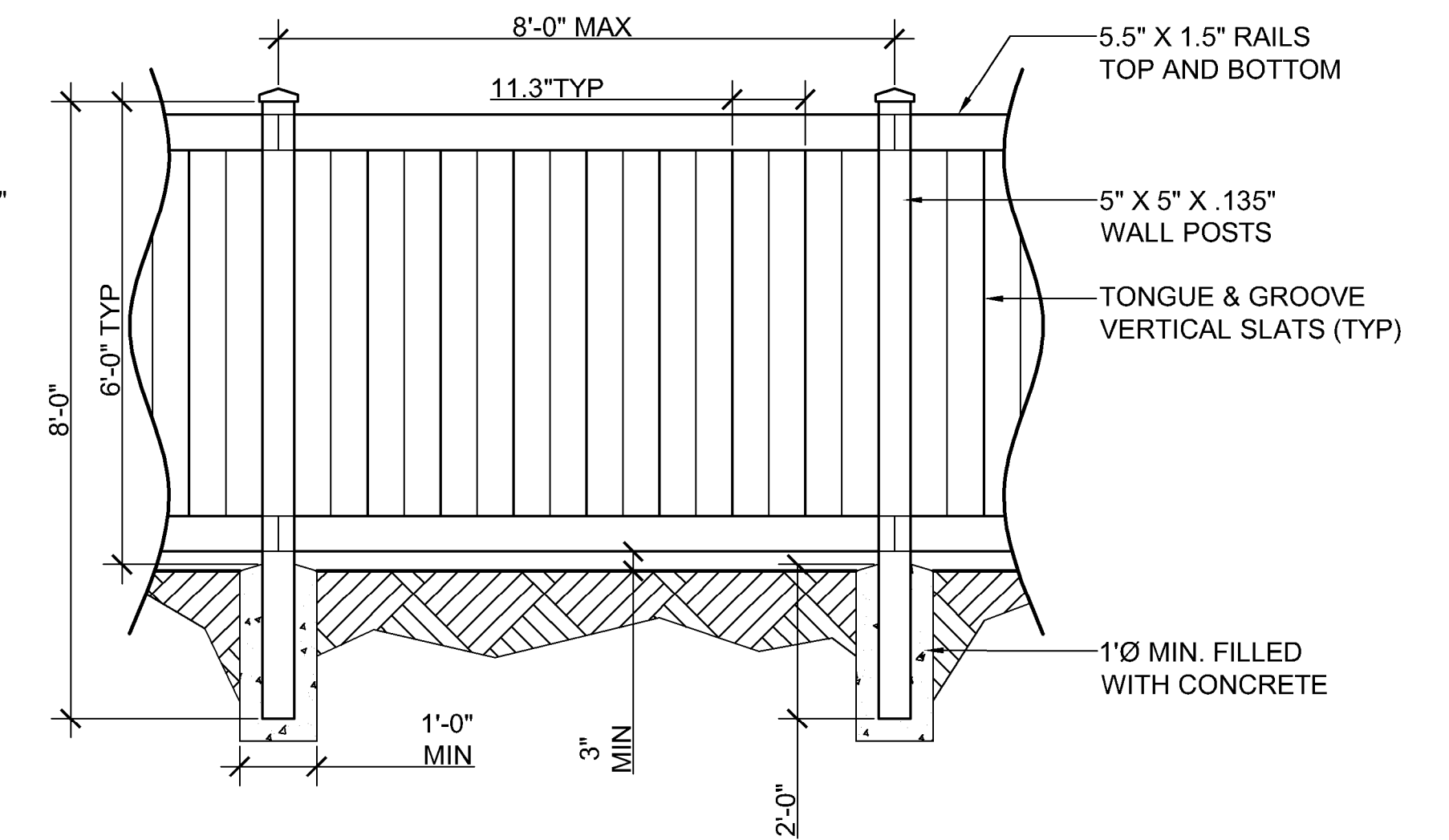
NOTES:

1. SEE ALSO STRUCTURAL DETAILS.

VINYL FENCE POST



VINYL PRIVACY FENCE



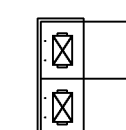
3 VINYL FENCING

SCALE: N.T.S.



LEGEND

- POOL CONTROL FENCE.
- GLASS POOL FENCE.
- THEME WALL. SEE DETAIL 2, SHEET 4.
- - - - - VIEW WALL. SEE DETAIL 3, SHEET 4.
- ENTRY AREA WALL. SEE DETAIL 4, SHEET 4.
- VINYL PRIVACY FENCE. SEE DETAIL 3, SHEET 5.



SOLID WASTE CONTAINER ENCLOSURES.
SEE DETAIL 1, SHEET 5.



PEDESTRIAN ACCESS

Innovation Villas at Maricopa Village

Smith Enke Road and Loma Road, Maricopa, AZ

Conceptual Wall Plan

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Innovation Villas at West Maricopa Village

Smith Enke Road and Loma Road, Maricopa, AZ

Landscape Notes & Calculations

MARICOPA LANDSCAPE NOTES:

PLANTING WARRANTY & MAINTENANCE NOTES (ADVISED)

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 WARRANT 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.

EXISTING LANDSCAPE NOTES

Advised:

1.

BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER/AND/OR THE GENERAL CONTRACTOR TO REVIEW THE PROJECT. THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY CHANGES PRIOR TO THE START OF ANY WORK.
2.

ALL DEMOLITION AREAS SHALL BE FLAGGED FOR APPROVAL PRIOR TO DEMOTION.
3.

ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED. SHOULD ANY CONFLICTS ARISE BETWEEN THE EXISTING PLANT MATERIAL ON-SITE AND PROPOSED IMPROVEMENTS SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

MAINTENANCE NOTES

Required:

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.

MARICOPA LANDSCAPE CALCULATIONS:

CITY REQUIREMENTS

Numbers of Plants: Except as otherwise required by the subdivision regulations, the required on-site plantings for multiple-family, mixed use, commercial, and institutional developments shall include a minimum of one tree and six shrubs per 650 square feet of landscaped area, with 40 percent ground cover. Industrial developments shall provide one tree and six shrubs per 1,000 square feet of landscaped area, with 25 percent ground cover. Where conflict occurs between the provisions of this code and MCC Title 17, Subdivisions, the more restrictive provision shall apply.

Minimum Size. In addition to minimum landscaping required in MCC 17.30.050, minimum size of plant materials shall be as follows:

Trees
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.

Shrubs.
A minimum of 50 percent of the total required shrubs shall be five-gallon size or larger.
No shrubs shall be less than one-gallon size.

GENERAL SITE INFORMATION			
GROSS AREA		777,426	SQ. FT.
NET AREA AREA		712,435	SQ. FT.
OPEN SPACE AREA		149,635	SQ. FT.
HARDSCAPE		51,699	SQ. FT.
LANDSCAPE AREA		97,936	SQ. FT.

TREES			
TOTAL REQUIRED TREES (1/650 SQ.FT.)		151	24" BOX MIN.
TOTAL PROVIDED TREES (EXCLUDING PRIVATE BACKYARD TREES)		272	24" BOX MIN.
* FINAL PLANTING PLANS WILL MEET OR EXCEED THE REQUIRED			

SHRUB/GROUNDCOVER REQUIREMENTS			
TOTAL REQUIRED SHRUBS (6/650 SQ.FT.)		904	1 GAL. MIN.
TOTAL PROVIDED SHRUBS		1051	1 GAL. MIN.
*FINAL PLANTING PLANS WILL MEET OR EXCEED THE REQUIRED			