



DEVELOPER
INNOVATION VILLAS AT WEST MARICOPA
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Innovation Villas at West Maricopa Village

Smith Enke Road and Loma Road, Maricopa, AZ

Conceptual Landscape Plan

OTE: LANDSCAPING SHOWN OUTSIDE OF DASHED LINE IS SHOWN FOR REFERENCE ONLY AND WILL BE PART OF THE WEST MARICOPA VILLAGE INFRASTRUCTURE PACKAGE

NOTE: LANDSCAPING SHOWN OUTSIDE OF DASHED LINE IS SHOWN FOR REFERENCE ONLY AND WILL BE PART OF THE WEST MARICOPA VILLAGE INFRASTRUCTURE PACKAGE

The site plan illustrates the layout of the West Village project. The plan shows a central street labeled 'WEST VILLAGE' with a circular intersection. To the west is 'LOT 2', to the east is 'LOT 3', and to the north is 'LOMA RD.'. To the right of the central area are 'LOT 4', 'LOT 5', and 'LOT 6', which are shaded in pink. The bottom half of the plan is a large, textured yellow area labeled 'THIS PROJECT'. A north arrow is located in the bottom right corner.

SHEET KEY MAP

SHEET 1 OF 7
MARCH 05, 2021



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		CARISSA MACROCARPA 'GREEN CARPET'
	TIPUANA TIPU		EREMOPHILA PROSTRATA 'OUTBACK SUNRISE'
	X CHITALPA TASHKENTENSIS 'PINK DAWN'		EREMOPHILA SUBTERRETIFOLIA
SHRUBS	BOTANICAL NAME	GROUND COVER	BOTANICAL NAME
	CALLISTEMON CITRINUS ''BETTER JOHN''		LANTANA X 'NEW GOLD'
	CALLISTEMON VIMINALIS 'CV01' TM		PITTOSPORUM TOBIRA 'WHEELER'S DWARF'
	DODONAEA VIScosa		TEUCRIUM CHAMAEDRYS 'PROSTRATUM'
	EREMOPHILA GLABRA 'KALGOORLIE GOLD'		TRADESCANTIA PALLIDA
	EREMOPHILA GLABRA 'WINTER BLAZE'		ANNUAL FLOWERS
	EREMOPHILA HYGROPHANA		CYNODON DACTYLON 'MIDIRON' (IN OPEN SPACE AREAS)
	EREMOPHILA MACULATA 'VALENTINE'		SYNTHETIC TURF (AT POOL AREA AS LABLED ON THIS SHEET)
	ILEX VOMITORIA 'STOKES DWARF'		
	JUSTICIA SPICIGERA		
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'		
	MYRTUS COMPACTA		
	NERIUM OLEANDER 'PETITE PINK'		
	PLUMBAGO CAPENSIS		
	RUELLIA BRITTONIANA		
	RUSSELIA EQUISETIFORMIS		
	TECOMA 'SPARKY'		
	TECOMA X 'ORANGE JUBILEE'		

GENERAL LANDSCAPE NOTES

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 $\frac{1}{2}$ " MEASURED 4" ABOVE SOIL LINE.
2. SHRUBS SHALL MEASURE A MINIMUM OF FIVE (5) GALLON SIZE UPON INSTALLATION.
3. ORGANIC GROUND COVERS SHALL BE A MINIMUM OF ONE (1) GALLON SIZE UPON INSTALLATION.
4. INORGANIC GROUND COVERS SHALL BE USED AND SHALL CONSIST OF DECOMPOSED GRANITE (MINIMUM SIZE $\frac{1}{2}$ " MINUS OR SCREENED, EXCEPT QUARTER INCH ($\frac{1}{4}$ ") MINUS SHALL BE USED ON ALL EQUESTRIAN TRAILS) OR TURF. WHERE BOULDERS SHALL BE BURIED.
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.

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Smith Enke Road and Loma Road, Maricopa, AZ

POOL AMENITY & PLANT PALETTES

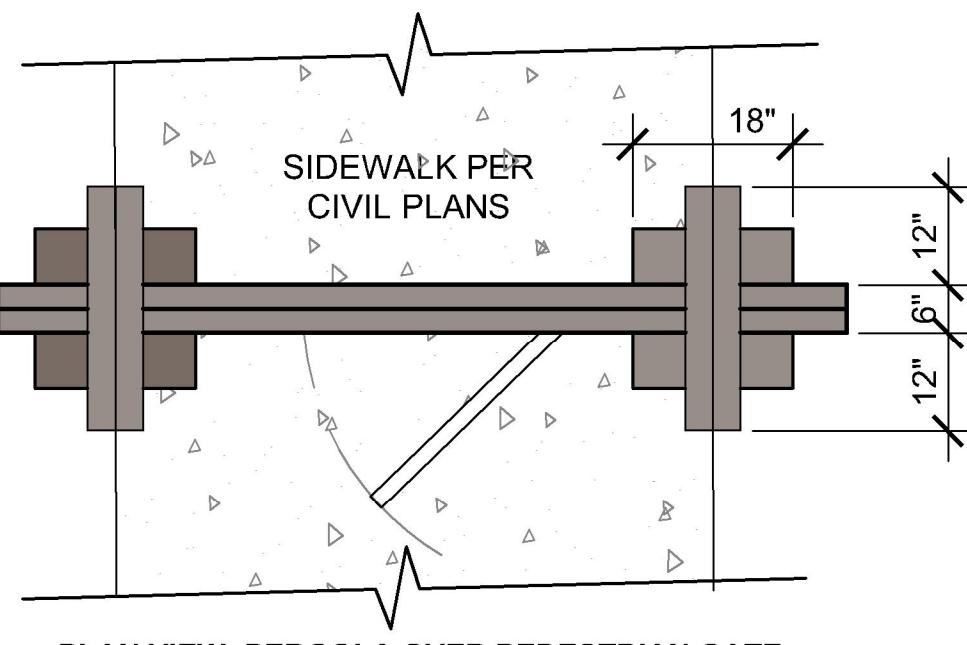
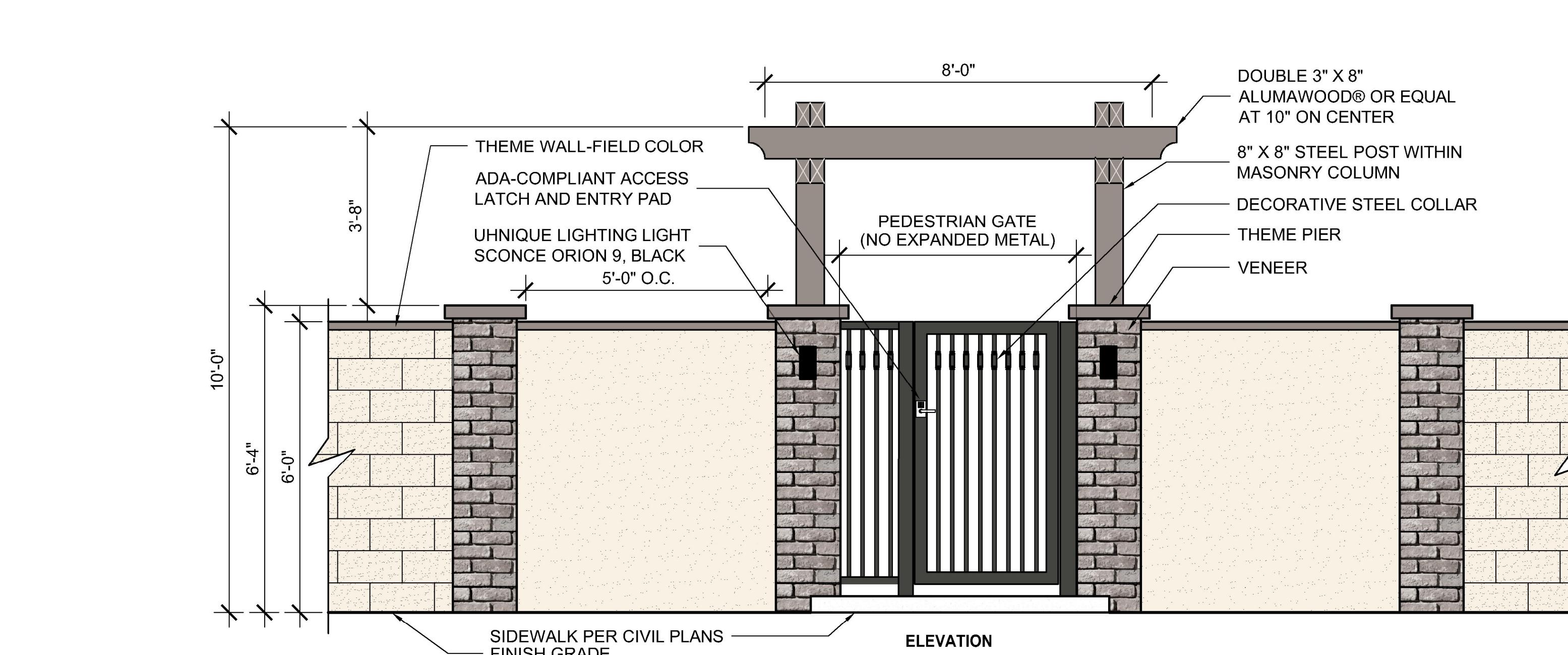
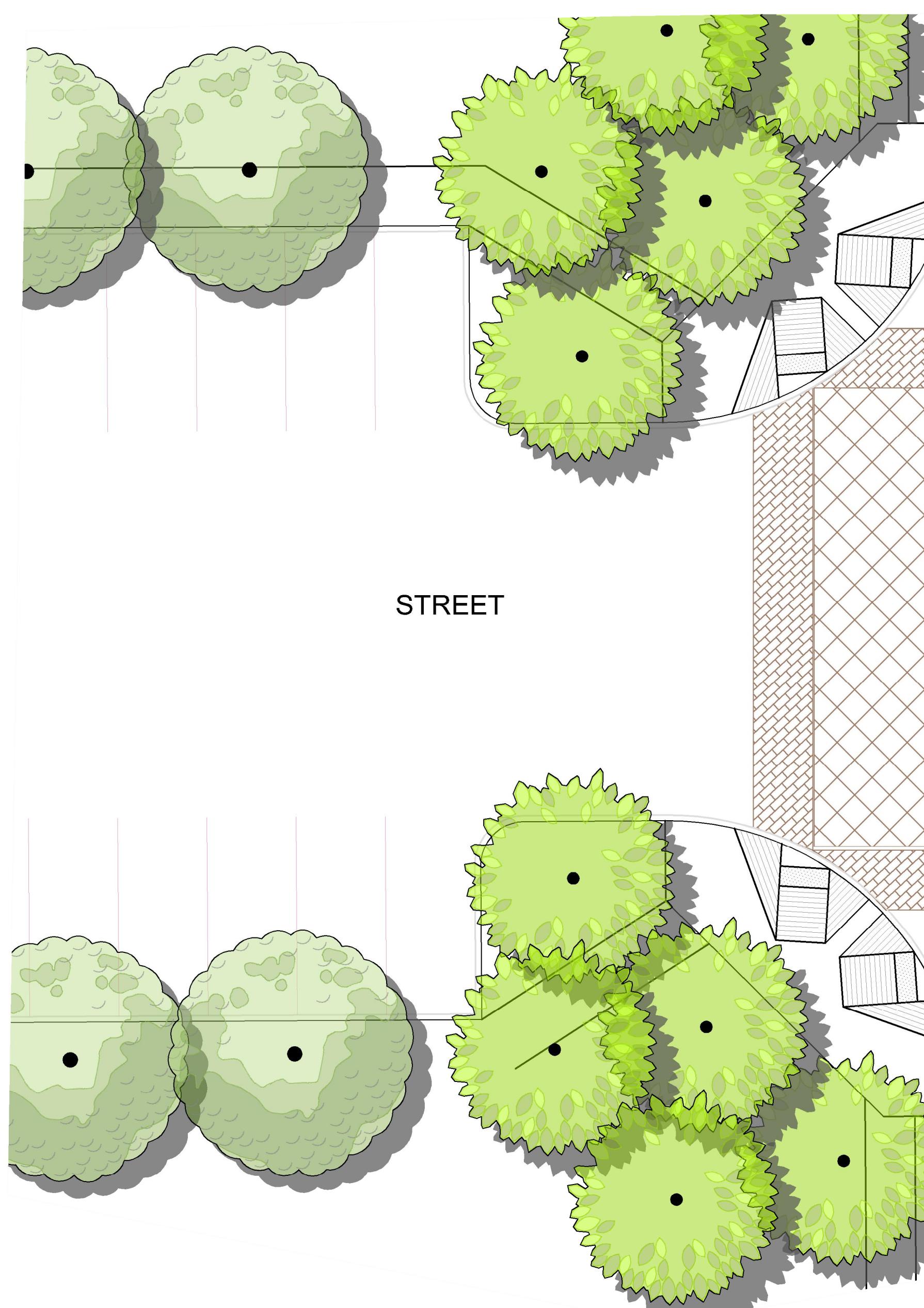


TREE WELL LIGHTS -
LOW VOLTAGE LED
FIXTURE



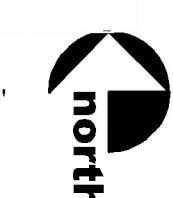
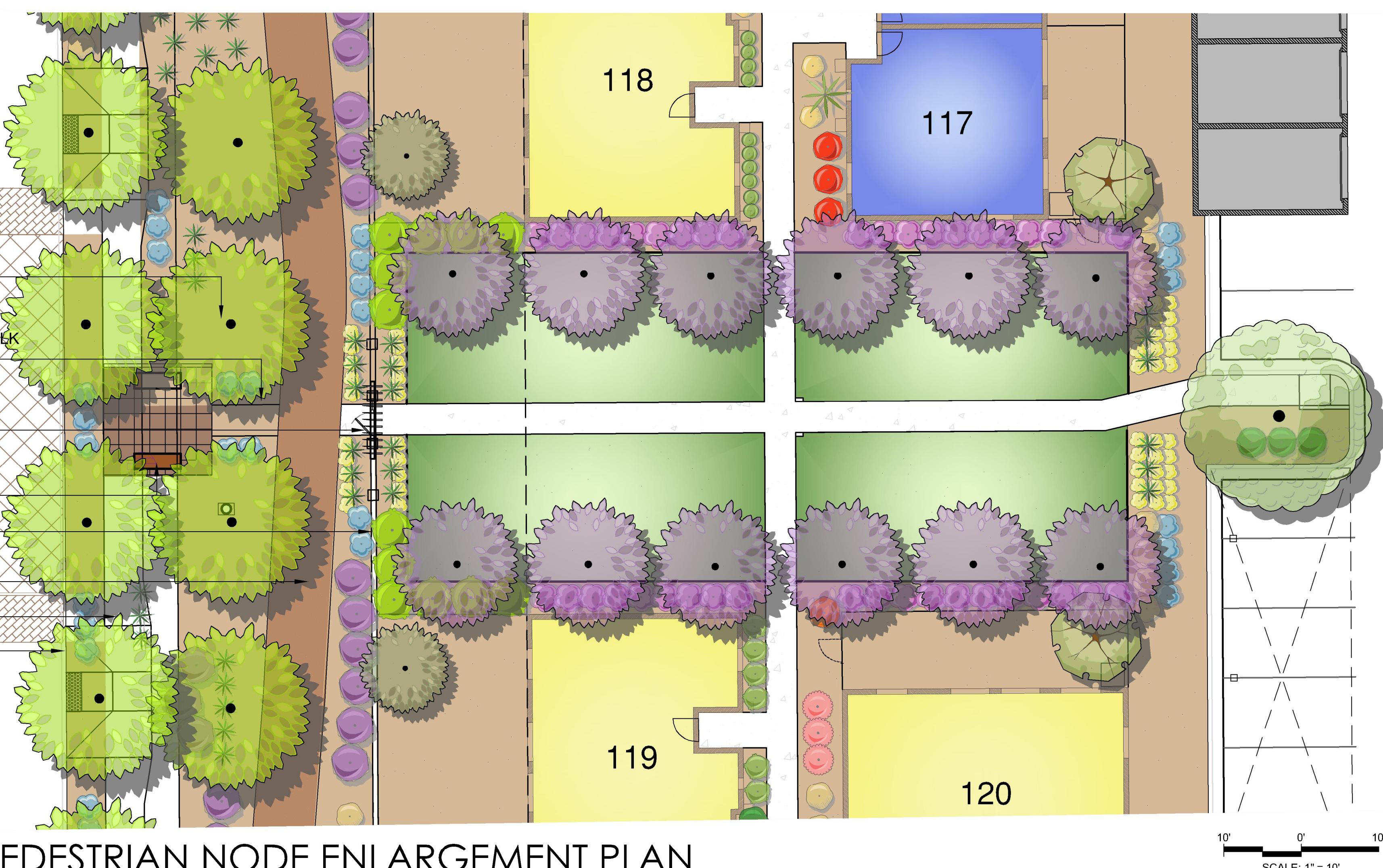
IN GROUND SIDEWALK
LIGHTING -
LOW VOLTAGE LED
FIXTURE

PEDESTRIAN SCALED LIGHTING



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

RENTAL COMMUNITY PEDESTRIAN GATE ELEVATION



Innovation Villas at West Maricopa Village

Smith Enke Road and Loma Road, Maricopa, AZ

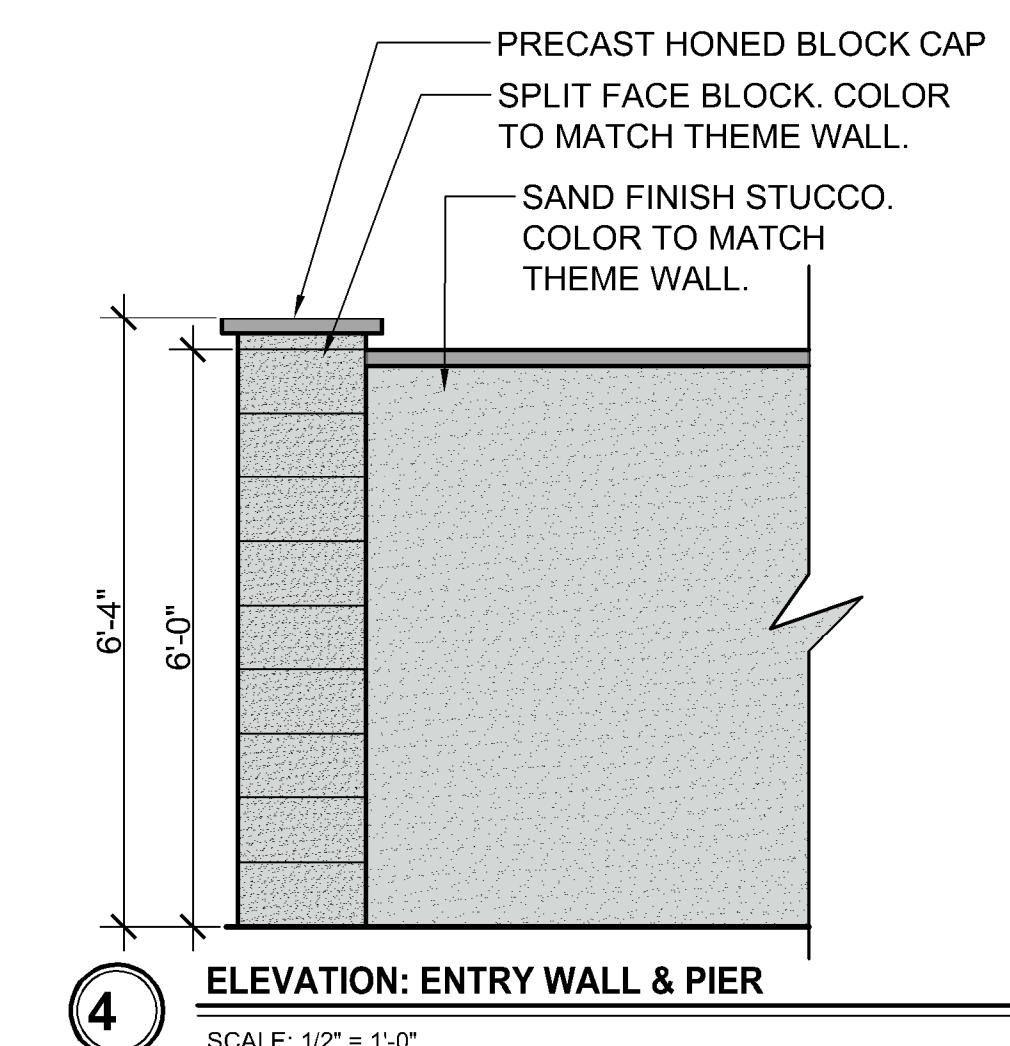
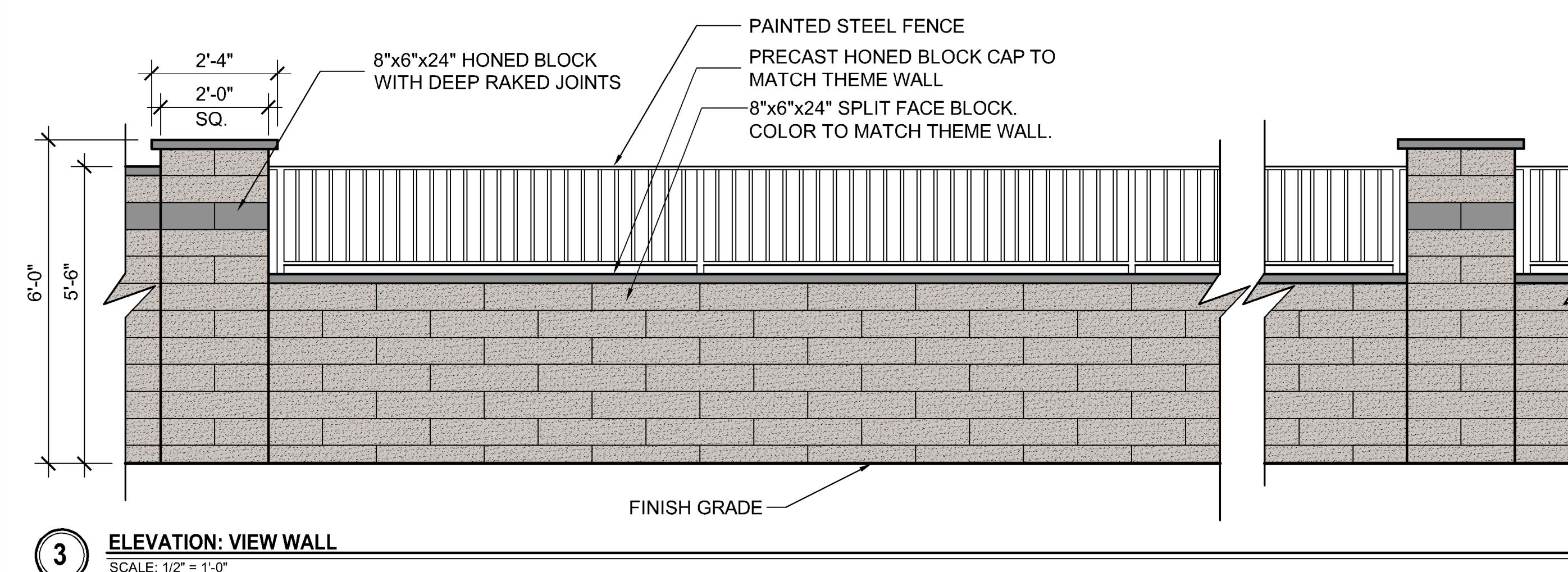
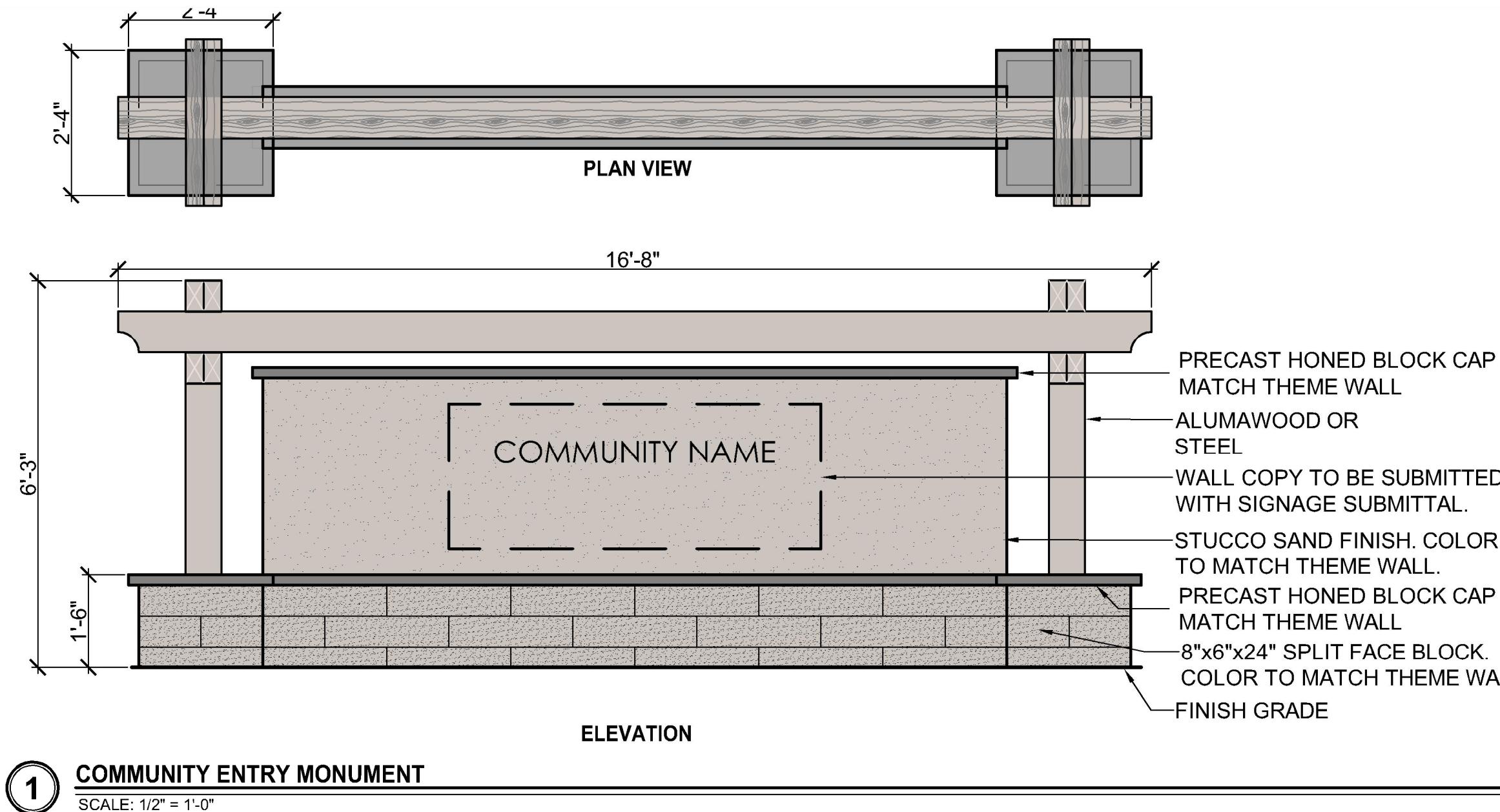
Community Details

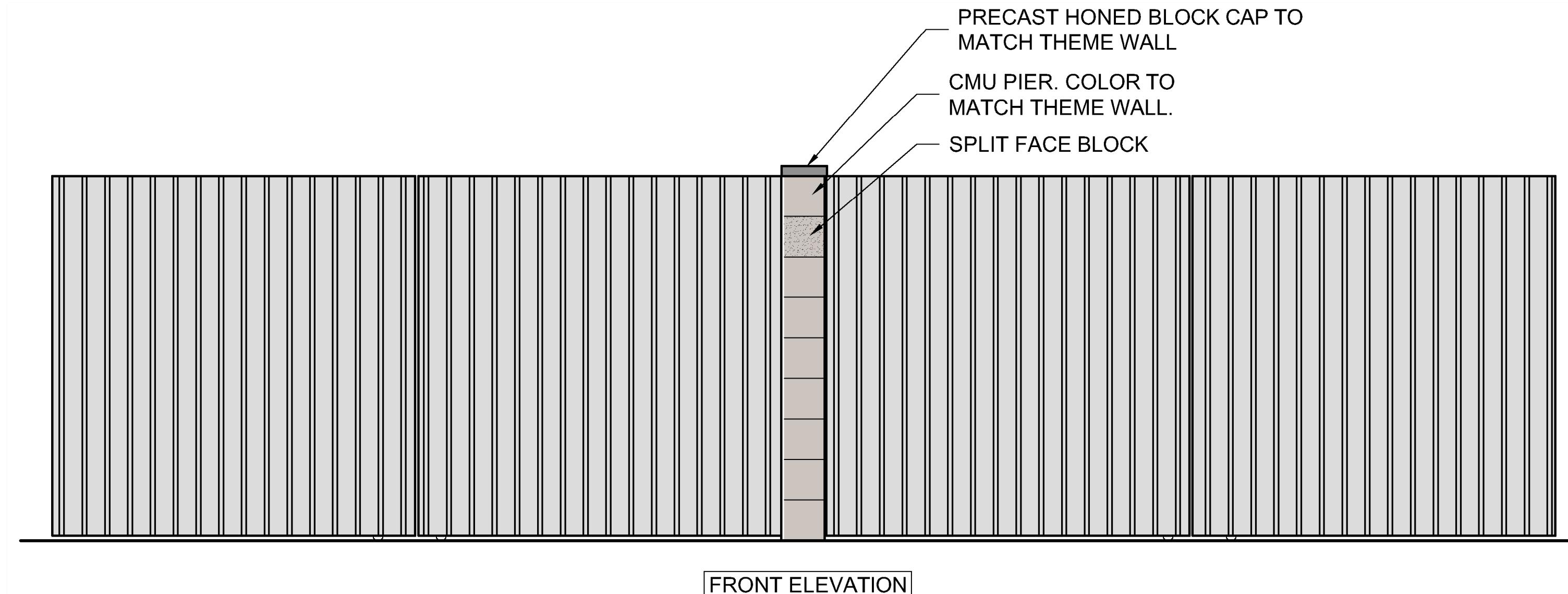
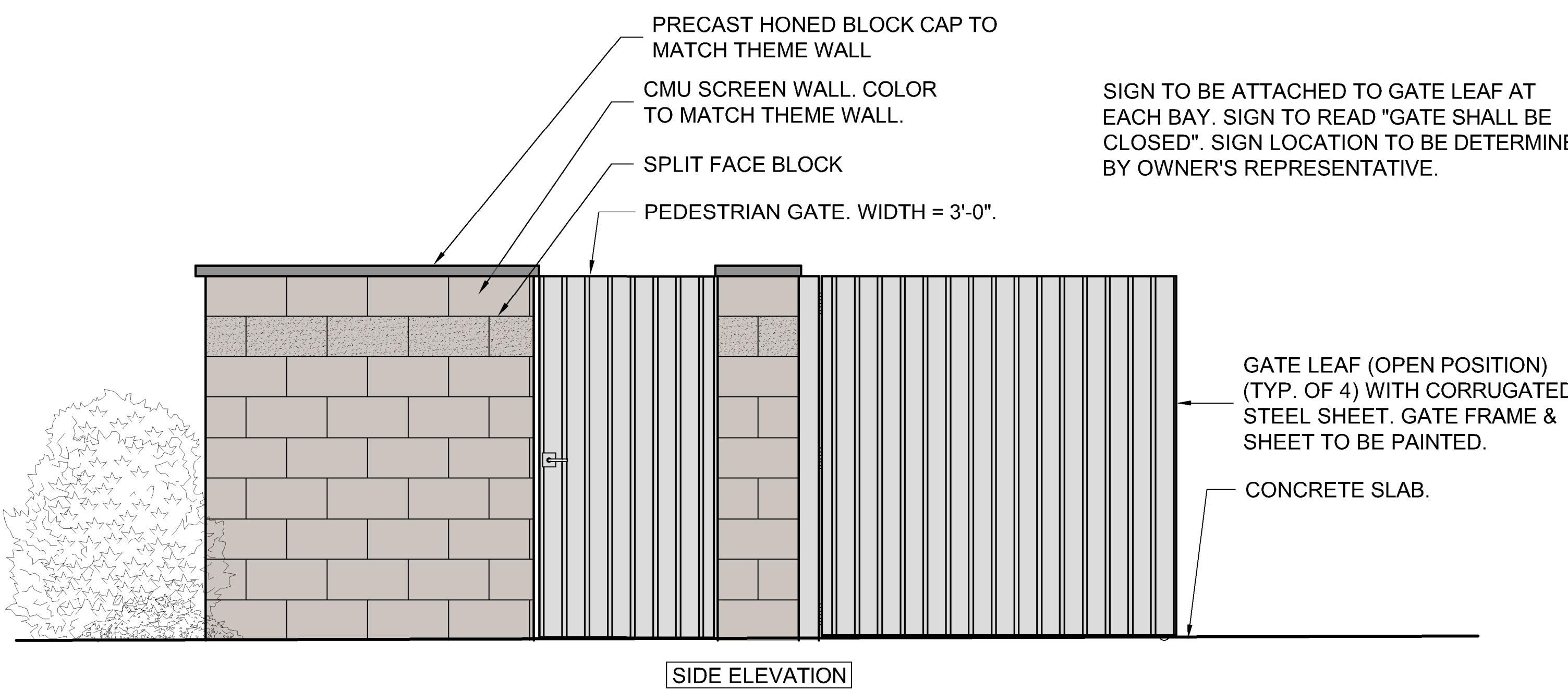
NOTE:

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

FINISH SCHEDULE:

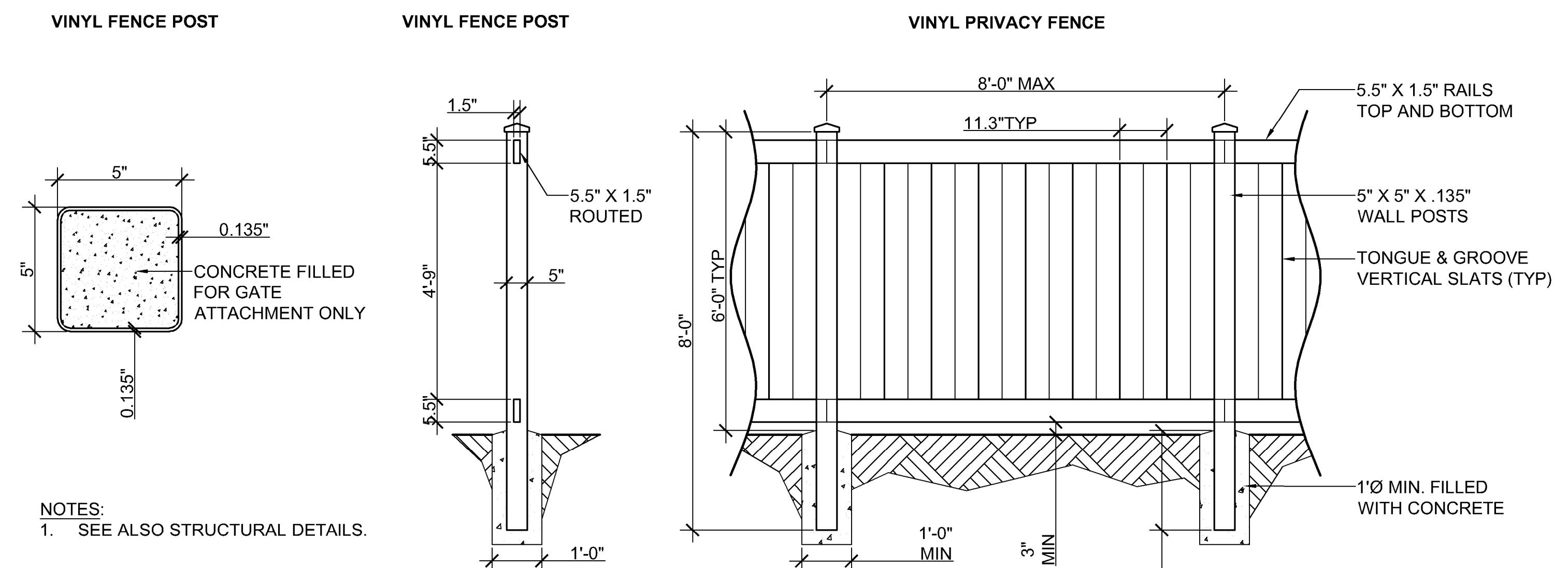
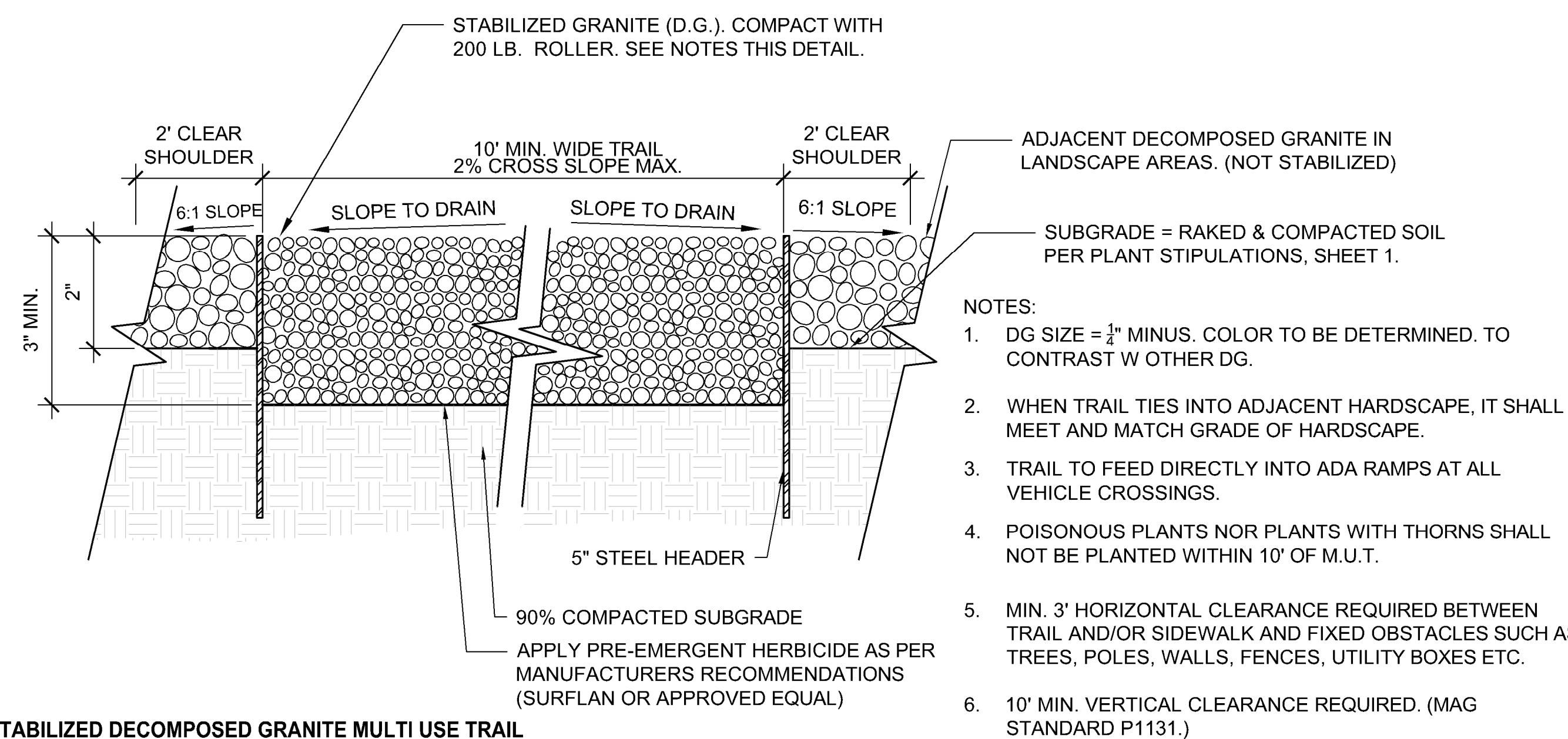
FIELD COLOR:
ACCENT COLOR:





1 ELEVATION: TRASH ENCLOSURE

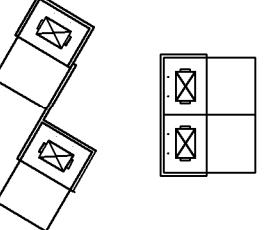
SCALE: 1/2" = 1'-0"





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.
- VINYA 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

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 AGREING 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 NEGLECT 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 HALF WAY THROUGH THE MAINTENANCE PERIOD. AREAS WHICH CANNOT BE RESEEDED FOR SUMMER GROWTH DUE TO CONTRACTOR'S INABILITY TO RESEED DURING PROPER GROWING SEASON SHALL BE OVERSEEDED OR SODDED WITH GRASS APPROPRIATE FOR THE CURRENT SEASON, CARED FOR THROUGHOUT THE OFF SEASON, AND PROPERLY SEADED 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

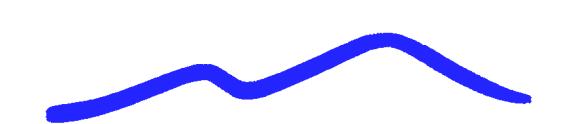
SHRUB/GROUNDCOVER REQUIREMENTS

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

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Landscape Notes & Calculations



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