

LANDSCAPE PLAN REQUIRED NOTES:

1. Gross area of the development site is **2.81 acres**
2. Total acres of graded area is **2.23 acres**
3. Total acres of undisturbed area is **0.58 acres**
4. Total amount of open space required = 20% of the gross area of the parcel.

Total area of open space provided = **20.03%**
(Landscape=9.68%, Frontage=10.35%)
Courtyard/Pedestrian Malls is 2% of net lot area
excluding un-buildable wash area
Courtyard required = 1,944 SF
Courtyard provided = 2,533 SF

5. Landscaped buffer yards - refer to buffer yard table.
6. The revised 2006 grading exception conditions per OV12-06-16A apply to this project.
7. Perimeter streets adjacent to site:
Arterial Street - La Canada Drive (public 150' r.o.w.)
Arterial Street - Naranja Drive (public 150' r.o.w.)
8. Landscape to conform to Oro Valley Landscape Code.
9. Mitigation of surveyed plants in the Native Plant Preservation Plan and previously surveyed plants will be incorporated in the landscape design.
10. Assurances for landscaping and re-vegetation bonds must be posted prior to issuance of grading permits. A landscape bond in the amount of 10% of the original landscape bond shall remain in place for a period of one year from the complete installation of landscape materials and any replacement materials.
11. Property owner shall maintain buffer yard plantings to ensure unobstructed visibility to motorists. All shrubs, accents, and groundcovers shall not exceed thirty (30') inches in height within site visibility triangles. Trees within site visibility triangles will be maintained to ensure that branches/foliage is not below a height of six (6') feet and the diameter should not exceed 1-foot when fully mature.
12. Property owners, lessees, and occupants shall maintain required landscape, irrigation, buffering, screening and rainwater harvesting system improvements per the approved plans.
13. In the event of abandonment of the site after grading/disturbance of natural areas, disturbed areas shall be re-vegetated with a non-irrigated hydro seed mix from OVZCR Addendum D: Approved revegetation seed mix.
14. All plant material shall meet the minimum standards contained in the current editions of the Arizona Nursery Association's Growers Committee Recommended Tree Specifications and the American Association of Nurserymen as to size, condition and appearance.
15. Property owner is responsible for maintaining the temporary irrigation system as long as necessary in order to transition plants over to natural sources. Irrigation shall be reduced three years after issuance of the first certificate of occupancy. Metered water use for landscape irrigation shall be reduced by fifty percent, five years from the date of the issuance of the certificate of occupancy. Any plant materials that die in transition, for any reason, shall be replaced in accordance with Sec. 27.6.E.4., Maintenance.
16. Any spaded or boxed tree transplanted on site that dies due to neglect or lack of maintenance shall be replaced with the same size and species of the original salvaged tree, as required by the salvage plan.
17. The limits of grading shall be staked in the field, in accordance with Section 27.6.B.7.c.ii of the Zoning Code. Disturbance outside the approved grading limits shall not be permitted.
18. No salvage of plants regulated by the Endangered Species Act and/or the Arizona Native Plant Law may occur without the issuance of the appropriate permit by the State Department of Agriculture.
19. Landscape materials shall not obstruct sight distances or vehicle turning movements.
20. Landscaped areas that are susceptible to damage by pedestrian or auto traffic shall be protected by appropriate curbs, tree guards or other devices.
21. Landscape shall be designed to minimize sediment, sand and gravel being carried into the streets from storm water or other runoff.
22. Landscape plan enables adequate plant spacing to ensure survivability at plant maturity.
23. Deep rooted vegetation and trees shall not be planted closer than 7.5' from a public water line. Exceptions for alternative design solutions such as root barriers shall be considered on a case-by-case basis.
24. Curb-way consisting of inorganic groundcover or plants not to exceed type 2 water use shall be provided between curb and all sidewalks."
25. All landscaped areas to be finished with a natural topping material to a depth of at least two (2) inches.
26. This project falls under development area D within the El Conquistador Country Club Planned Area Development (PAD) dated August 17, 1983, per 23.9.C.C and 23.4 table 23-2B, the underlying zoning designation is C-2.
27. Buffer yard table provided, see adjacent table.
28. No trails will be provided.

BUFFER YARD

	Type	Size	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided	Accents Required	Accents Provided	Screen Provided
North	B	30' x 350'	14	31	18	54	35	35	5' masonry wall
East (La Canada Drive)	B	30' x 322'	13	13	17	59	33	33	6' masonry wall @ drive-thru stacking area
South (Naranja Drive)	B	30' x 324'	13	14	17	70	33	33	6' masonry wall @ drive-thru stacking area
West	B	30' x 350'	14	27	18	50	35	35	5' masonry wall

1-800-782-5348
* 1-800-STAKE-IT™
Blue Stake Center

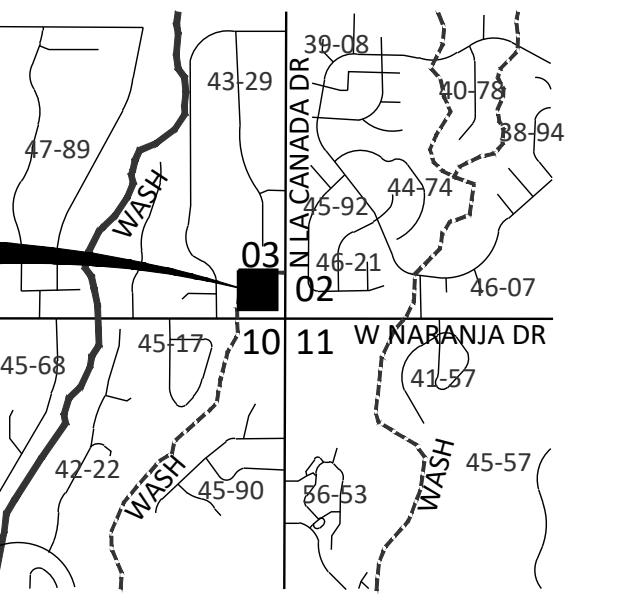
Refer to specifications for
additional information on policies,
performances, and products.

LANDSCAPE, IRRIGATION, & RAINWATER HARVESTING PLAN

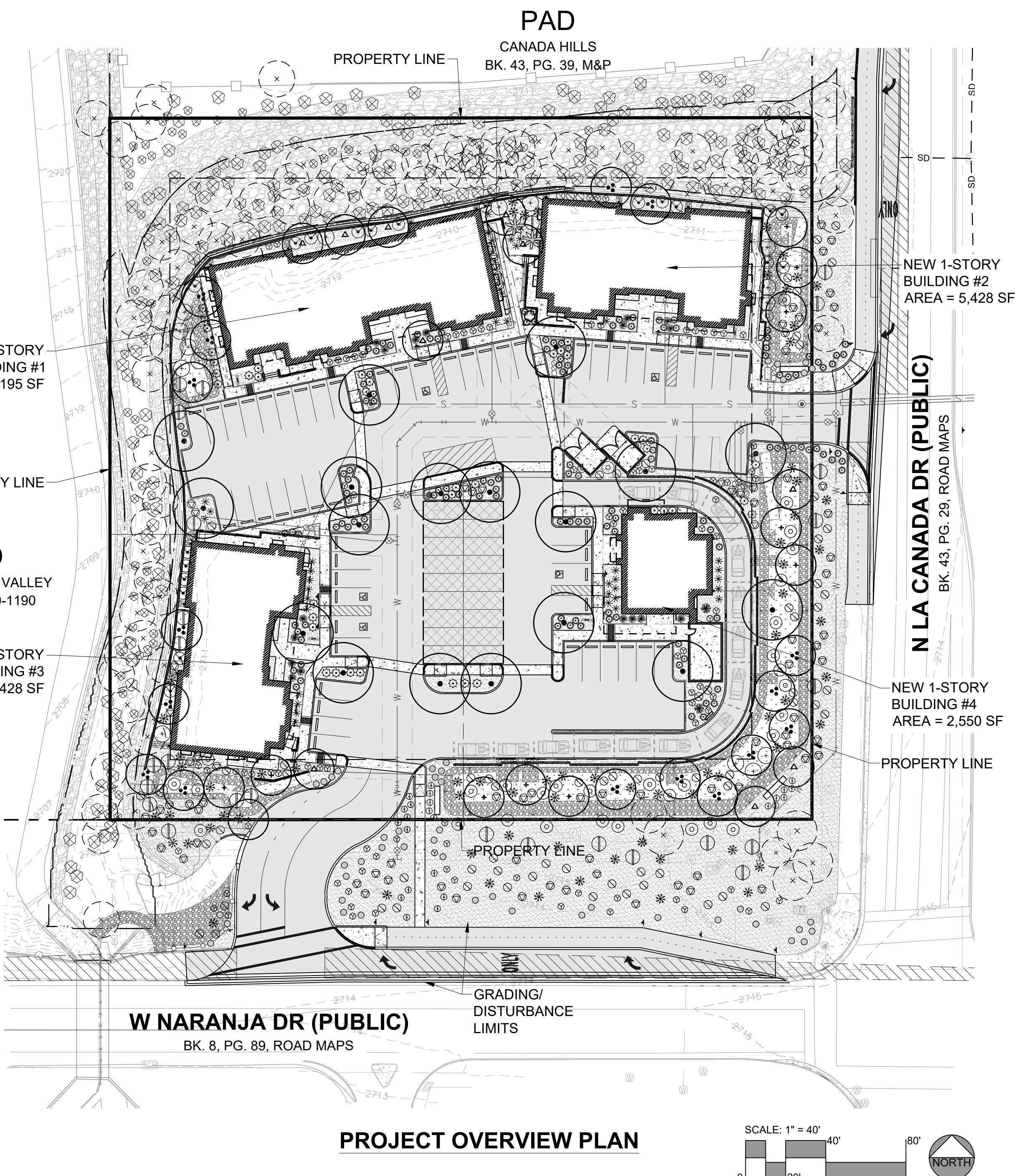
for NWC LA CANADA / NARANJA

2400614

THIS PROJECT



IN THE SE $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF
SECTION 03, T. 12 S., R. 13 E., G.&S.R.M.,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
LOCATION MAP
NORTH
3" = 1 MILE



PROJECT OVERVIEW PLAN

SCALE: 1" = 40'
0' 20' 40' 60' 80' 100' 120' 140' 160' 180' 200'
NORTH

PLANT MATERIAL SCHEDULE - WATER USE

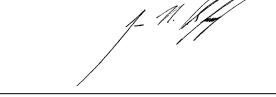
Botanic Name	Common Name	Quantity	Size	Water Use Type	ADWRR Annual Use (gal.)	Total Annual Use (gal.)	Monthly Use (gal.)
Prosopis velutina	Velvet Mesquite	3	salvage	2	5,702	17,106	1,426
Prosopis velutina	Velvet Mesquite	1	48" box	2	5,702	5,702	475
Prosopis velutina	Velvet Mesquite	6	36" box	2	5,702	34,212	2,851
Prosopis velutina	Velvet Mesquite	6	24" box	2	5,702	34,212	2,851
Parkinsonia hybrid 'AZT'	AZT Thornless Palo Verde	11	24" box	2	3,948	43,428	3,619
Chilopsis linearis 'bubba'	Semi-seedless Desert Willow	10	24" box	2	5,702	57,020	4,752
Celtis reticulata	Netleaf Hackberry	18	24" box	2	5,702	102,636	8,553
Dodonaea viscosa	Hop Seed	15	5 gal.	1	632	9,480	790
Simmondsia chinensis	Jojoba	34	5 gal.	1	281	9,554	796
Viguiera parishi (Deltoidea)	Goldeneye	71	5 gal.	2	57	4,047	337
Calliandra eriophylla	Native Fairy Duster	86	5 gal.	1	70	6,020	502
Celtis pallida	Desert Hackberry	20	5 gal.	2	634	12,680	1,057
Vauquelinia californica	Arionza Rosewood	26	5 gal.	2	1,426	37,076	3,090
Baileya multiradiata	Desert Marigold	24	5 gal.	2	6	144	12
Melampodium leucanthum	Blackfoot Daisy	128	5 gal.	2	25	3,200	267
Penstemon parryi	Parry's Penstemon	45	5 gal.	2	57	2,565	214
Antigonon leptopus 'baja red'	Red Queen's Wreath	3	5 gal.	3	3,509	10,527	877
Yucca rostrata	Beaked Yucca	2	24" box	1	355	710	59
Dasylinum wheeleri	Desert Spoon	69	5 gal.	1	110	7,590	633
Asclepias subulata	Desert Milkweed	94	5 gal.	2	57	5,358	447
Hesperaloe funifera	Giant Hesperaloe	40	5 gal.	1	110	4,400	367
Pedilanthus macrocarpus	Lady Slipper	18	5 gal.	2	25	450	38
Nolina microcarpa	Bear Grass	36	5 gal.	1	158	5,688	474
Aloe ferox	Cape Aloe	2	5 gal.	3	79	158	13

Total Plant Water Use 356,943 Dodonea viscosa

LINE LEGEND

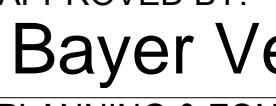
PROPERTY LINE	EXISTING SIGN
RIGHT-OF-WAY	EXISTING STREET LIGHT
ROADWAY CENTERLINE	EXISTING FIRE HYDRANT
OTHER PARCEL LINE	EXISTING SEWER MANHOLE
EASEMENT LINE	EXISTING WATER VALVE
EXISTING CONTOURS	EXISTING WATER METER
PROPOSED CONTOURS	EXISTING BACKFLOW PREVENTER
EXISTING CURB	EXISTING TELEPHONE PEDESTAL
EXISTING PAINT STRIPE	EXISTING UNKNOWN UTILITY
EXISTING CONCRETE	EXISTING ELECTRIC PULL BOX
EXISTING RIPRAP	EXISTING TRANSFORMER
PROPOSED CURB	PROPOSED SIGN
PROPOSED PAINT STRIPE	PROPOSED SEWER CLEANOUT
PROPOSED ASPHALT	PROPOSED WATER METER
PROPOSED CONCRETE	ZONING DIVISION
PROPOSED RIPRAP	RADIUS
PROPOSED CURB	PAVEMENT (ASPHALT)
PROPOSED PAINT STRIPE	CONCRETE
PROPOSED ASPHALT	TOP OF CURB
PROPOSED CONCRETE	HIGH POINT
PROPOSED RIPRAP	LOW POINT
PROPOSED CURB	FINISHED FLOOR ELEVATION
PROPOSED PAINT STRIPE	R.O.W.
PROPOSED ASPHALT	WATER HARVESTING AREA
PROPOSED CONCRETE	WATERSHED BOUNDARY
PROPOSED RIPRAP	GRADING LIMITS
PROPOSED CURB	SIGHT VISIBILITY TRIANGLE (SVT)

APPROVED BY:


Digitally signed by Jose Rodriguez
Date: 2024.11.13 11:54:17-07'00'

TOWN ENGINEER (FOR RAINWATER HARVESTING PLAN ONLY)

APPROVED BY:


Digitally signed by Bayer Vella
Date: 2024.11.13 11:54:17-07'00'

PLANNING & ZONING ADMINISTRATOR - DATE

reference numbers:
2302577, 2101733, 2101748, 2100814, OV1206-1A,
IP1912-06, G1300016, G1400034, G1500014, G1702595

owner/developer:
LA CANADA/NARANJA LLC
PO BOX 57037
TUCSON, ARIZONA 85732
attn: Robert Schwartz
ph: (520) 444-5005
email: bobonthebeach@usa.net

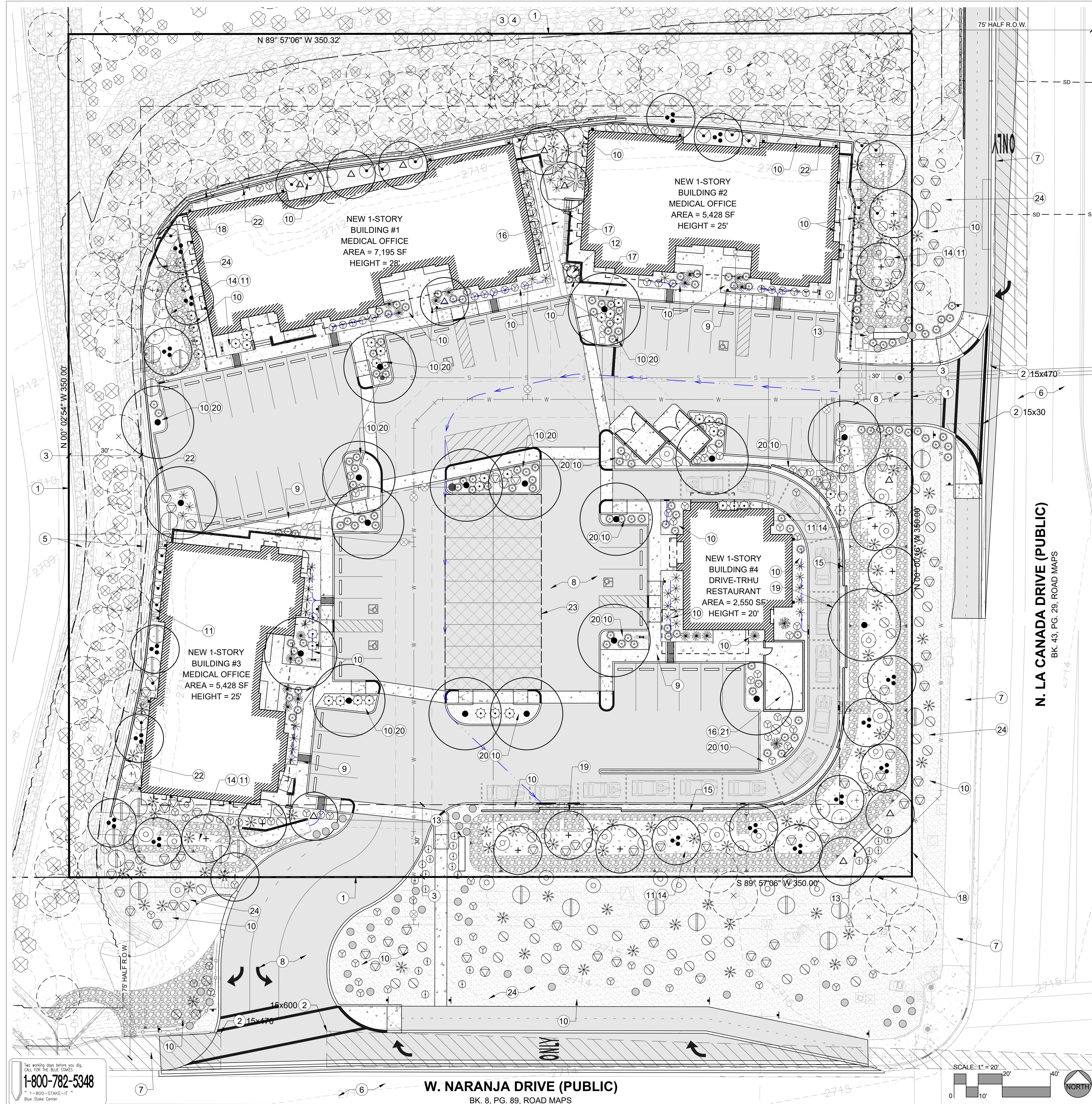
site address:
1440 WEST NARANJA DRIVE
ORO VALLEY, ARIZONA 85737

legal description:
A PORTION OF LAND IN THE SE 1/4 OF THE SE 1/4 OF
SECTION 03, T12S, R13E, G&SR&M, TOWN OF
ORO VALLEY, PIMA COUNTY, ARIZONA
A.P.N. 224-10-002B

project description:
LANDSCAPE, IRRIGATION, &
RAINWATER HARVESTING PLAN for
NWC LA CANADA / NARANJA

case number:
2400614
date:
2024.07.18
project # -
01-20080
EXPIRES 9/30/2024

COVER SHEET
L1.0
1 of 6 Sheets



LANDSCAPE LEGEND			
Furnish and install landscape material per plans, details and specifications. All plant material to meet ANA specifications and be of sound health and appearance.			
Trees	Qty	Size	Notes
Prosopis velutina	1	salvage	
velvet mesquite	1	48" box	
	6	36" box	
	6	24" box	
Decorative rock 01	Qty	Size	Notes
rip rap	11	24" box	type: decorative rock
type: screened rock	11	size: 3 - 6"	size: 1/2"
color: coco brown - pioneer materials		color: santa fe brown	color: santa fe brown
depth: 2"		depth: 6"	depth: 6"
notes: install in all landscape planting areas as indicated on plans		notes: refer to civil paving plans, details and specifications	notes: refer to civil paving plans, details and specifications
Decorative rock 02	Qty	Size	Notes
rip rap	18	24" box	type: decorative rock
type: decorative rock	18	size: 3 - 6"	size: 3 - 6"
color: santa fe brown		color: santa fe brown	color: santa fe brown
depth: 6"		depth: 6"	depth: 6"
notes: refer to civil paving plans, details and specifications		notes: refer to civil paving plans, details and specifications	notes: refer to civil paving plans, details and specifications
Decorative rock 03	Qty	Size	Notes
stabilized decomposed granite	128	24" box	type: decorative rock
type: decorative rock	128	size: 1/4" minus	size: 1/4" minus
color: palomino gold		color: palomino gold	color: palomino gold
depth: 3"		depth: 3"	depth: 3"
notes: stabilizer solutions stabilizer® w/ 15lbs of stabilizer® per ton of aggregate		notes: stabilizer solutions stabilizer® w/ 15lbs of stabilizer® per ton of aggregate	notes: stabilizer solutions stabilizer® w/ 15lbs of stabilizer® per ton of aggregate
Hydro-seed - mix 1	Qty	Size	Notes
20 lbs pure live seed - refer to specs.	3	5 gallon	
Botanical Name	Common Name	lbs/ac	
Ambrosia deltoidea	triangle-leaf bursage	2.0	
Acacia constricta	white-thorn acacia	1.0	
Calliandra eriophylla	fairy duster	1.0	
Encelia farinosa	brittlebush	1.0	
Cassia covesii	desert senna	2.0	
Pistostrophe cooperi	paper flower	1.0	
Zinnia pumila	desert zinnia	1.0	
Aristida purpurea	purple three-awn	1.0	
Bouteloua curtipendula	side-oats grama	1.0	
Muhlenbergia porteri	bush muhly	2.0	
Sporobolus cryptandrus	sand dropseed	1.0	
Eschscholzia mexicana	mexican poppy	1.0	
Evolvulus arizonicus	arizona blue eyes	1.0	
Lupinus sparsiflorus	desert lupine	2.0	
Penstemon parryi	parry penstemon	1.0	

reference numbers:
2302577, 2101733, 2101748, 2100814, OV1206-16A,
IP1912-06, G1300016, G1400034, G1500014, G1702595

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ORO VALLEY, PIMA COUNTY, ARIZONA
A.P.N. 224-10-002B

project description:
LANDSCAPE, IRRIGATION, &
RAINWATER HARVESTING PLAN for
NWC LA CANADA / NARANJA



landscape architecture urban design
environmental services irrigation design

case number:
2400614

date:
2024.07.18

project #:
01-20080

EXPIRES 9/30/2024

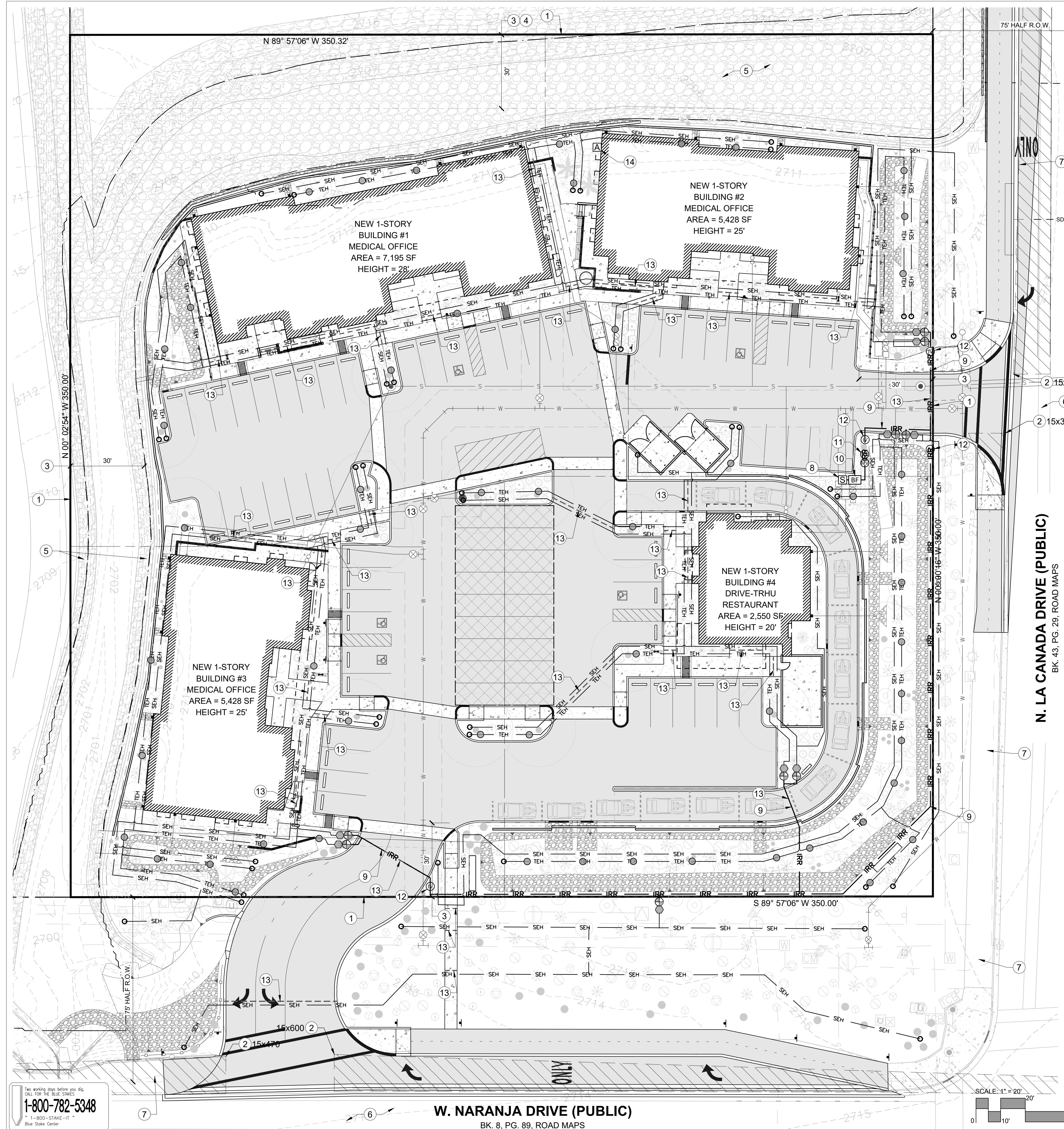
GRADING PERMIT #2400614

REGISTERED LANDSCAPE CERTIFICATE OF
33913 ERIC R. BARRETT
07/24/2024
ARIZONA USA
Date Signed

LANDSCAPE PLAN

L2.0

2 of 6 Sheets



IRRIGATION LEGEND					
furnish and install all material per plans, details, and specifications					
S (refer to civil water plans)					
BF reduced pressure backflow preventer - watts u009 - 1" w/ enclosure					
IRR irrigation mainline - sch. 40 pvc 1-1/2" w/ sch. 80 fittings, 2hr pressure test at 150 psi					
A irrigation controller - rain master eagle; rme12eg-none					
MV master valve and flow sensor: master valve - superior 3100 n.o. - 1"; flow sensor - cst fsi-t series - 1", ev-cab-sen					
IV isolation valve - 1-1/2" lead free brass ball valve					
P remote control valve - irrigrol 700 series, 700-1					
SLE irrigation sleeve - class 200 pvc - 4" mainlines and multiple lines 2" single line and controller wiring					
TEH tree line - sch. 40 pvc - 3/4" unless otherwise shown					
SEH shrub line - sch. 40 pvc - 3/4" unless otherwise shown					
HSE hose end cap					
PRF pressure regulating filter - rain bird - prb-qckh-100					
MOX multi-outlet xeri-bug emitters rain bird - (6) 1gph and 2 gph ports - refer to emitter schedule					
SPE single-port emitters - install rain bird xeri-bug xbt-10 and xbt-20 - refer to emitter schedule					

IRRIGATION VALVE SCHEDULE

Valve	Size	Type	Valve	Size	Type
A-1	1"	tree	A-6	1"	shrub
A-2	1"	shrub	A-7	1"	shrub
A-3	1"	tree	A-8	1"	tree
A-4	1"	shrub	A-9	1"	shrub
A-5	1"	tree	A-10		not used

VALVE SCHEDULE NOTES:

- (M) multi-port emitter, (s) single-port emitter. Contractor may select to provide multi-port emitters for shrub plant material.
- Contractor shall adjust controller for the proposed emitter schedule and provide watering to promote healthy growth of plant material for establishment.

IRRIGATION GENERAL NOTES:

- Irrigation and/or watering plans shall meet the minimum standards of the American Society of Irrigation Consultants.
- The property owner is responsible for maintaining the temporary system as long as necessary in order to transition plants over to natural sources. Any plant materials that die in transition, for any reason, shall be replaced in accordance with Sec. 27.6.E.4., Maintenance.
- Irrigation systems connected to potable water mains (public or private) shall be equipped with backflow preventers.
- The annual water use for a project shall not exceed the annual landscape water plan.
- Irrigation meter readings shall be used to determine compliance with the landscape water plan. Non-compliance is subject to penalties under Oro Valley Town Code.
- Meter readings shall be taken, at a minimum, on an annual basis. Monthly readings may be required, at the discretion of the Planning and Zoning Administrator, in order to address noncompliance with the Water Plan.
- An initial meter reading shall be taken prior to the issuance of the certificate of occupancy and recorded for reference as part of the water plan.
- Irrigation water shall not leave the landscaped areas and flow onto roads, parking areas or sidewalks.

N. LA CANADA DRIVE (PUBLIC)

W. NARANJA DRIVE (PUBLIC)

BK. 43, PG. 29, ROAD MAPS

EMITTER SCHEDULE					
Trees					
Prosopis velutina	5	2.0	10.0		
velvet mesquite					
Parkinsonia hybrid 'AZT'	5	2.0	10.0		
azt thornless paloverde					
Chiopsis linearis 'Bubba'	5	2.0	10.0		
semi-seedless desert willow					
Celtis reticulata	6	2.0	12.0		
netleaf hackberry					
Shrubs / Ground Covers					
Dodonaea viscosa	2	2.0	4.0		
hop seed					
Simmondsia chinensis	2	2.0	4.0		
jojoba					
Viguiera parishii	2	1.0	2.0		
goldeneye					
Calliandra eriophylla	2	1.0	2.0		
native fairy duster					
Celtis pallida	2	2.0	4.0		
desert hackberry					
Vauquelina californica	2	2.0	4.0		
arizona rosewood					
Baileya multiradiata	1	1.0	1.0		
desert marigold					
Melampodium leucanthum	1	1.0	1.0		
blackfoot daisy					
Penstemon parryi	1	1.0	1.0		
parry's penstemon					
Vines					
Antigonon leptopus 'Baja Red'	2	2.0	4.0		
red queen's wreath					
Cacti / Succulents					
Yucca rostrata	1	0.5	0.5		
beaked yucca					
Dasytilylon wheeleri	1	1.0	1.0		
desert spoon					
Asclepias subulata	1	1.0	1.0		
desert milkweed					
Hesperaloe funifera	1	1.0	1.0		
giant hesperaloe					
Pedilanthus macrocarpus	1	1.0	1.0		
lady slipper					
Nolina microcarpa	1	1.0	1.0		
beargrass					
Aloe ferox	1	0.5	0.5		

IRRIGATION SCHEDULE					
YEAR	ZONE	DAYS	FREQUENCY	TIME (MIN)	TOTAL WATER (GAL)*
1	Tree	T	2	60	356,943
	Shrub	M,W,F	1	30	
2	Tree	T	2	60	356,943
	Shrub	M,W,F	1	30	
3	Tree	T	2	60	356,943
	Shrub	M,W,F	1	30	
4	Tree	T	2	60	267,707
	Shrub	M,W,F	1	30	
5	Tree	T	2	60	178,472
	Shrub	M,W,F	1	30	

LANDSCAPE WATER PLAN														
YEAR	ZONE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL (gal.)
YEAR 1	Landscape Areas	12,976	16,426	26,106	35,118	44,335	49,381	46,085	39,906	34,397	25,540	15,551	11,122	356,943
YEAR 2	Landscape Areas	12,976	16,426	26,106	35,118	44,335	49,381	46,085	39,906	34,397	25,540	15,551	11,122	356,943
YEAR 3	Landscape Areas	12,976	16,426	26,106	35,118	44,335	49,381	46,085	39,906	34,397	25,540	15,551	11,122	356,943
YEAR 4	Landscape Areas	-	-	26,106	35,118	44,335	49,381	46,085	39,906	26,775	-	-	-	267,707
YEAR 5	Landscape Areas	-	-	-	35,118	44,335	49,381	46,085	3,554	-	-	-	-	178,472

*must match Total Water from Landscape Water Plan
**maintenance contractor shall adjust run times to meet Total Water from Landscape Water Plan - refer to sheet L1.0

LANDSCAPE WATER PLAN														
YEAR	ZONE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL (gal.)



WATER HARVESTING SUMMARY:

- Gross site area: 122,556 sf (1.71 acres)
- Total impervious areas: 74,661 sf (1.71 acres)
- Minimum volume of water harvesting: 1.71 x 3,000 gal. = 5,130 gallons (686 cu ft)
- Passive water harvesting areas account for: 124,356 gallons (16,624 cu ft) as defined with final grading plan.
- Plant water demand per Arizona Department of Water Resources (ADWR) is estimated: 329,338 gallons per year with trees estimated at 60% of maturity due to typical regional maintenance.
- Estimated initial irrigation use: 329,338 gallons. This number is dependant on overall maintenance practices and care of the site. Please refer to the associated chart for water adjustments.
- Upon plant establishment, the irrigation use maybe reduced to approximately: 164,669 gallons per year.
- After the first year of installation, reports shall be provided to Oro Valley development services.
- Owner shall monitor the water usage every month and adjust the irrigation system to ensure overall water use is not exceeded per the approved plans.
- All plant material proposed within water harvesting areas are able to be inundated for short periods of time.
- Owner shall provide independent third party irrigation audit per approved Oro Valley irrigation inspector.

DRAINAGE SUB-AREA WATERSHED TOTALS:

S-1 8,712 sf (0.2 acres)	S-4 17,424 sf (0.4 acres)
S-2 60,954 sf (1.4 acres)	S-5 4,356 sf (0.1 acres)
S-3 8,644 sf (0.2 acres)	S-6 4,137 sf (0.1 acres)

PASSIVE RAINWATER HARVESTING BASIN TOTALS:

A 1,385 sf 2' max depth 2,006 cu ft	C 1,056 sf 3' max depth 2,148 cu ft
B 7,876 sf 1.83' max depth 11,330 cu ft	D 771 sf 2' max depth 1,140 cu ft

LANDSCAPE WATER REDUCTION PLAN:

Water plan shall begin at calendar year to align with meter reading and seasonal adjustments.

- 1st year - estimated water use for the first year: 329,338 gallons, based on multiplying Tucson's monthly ETo by the plant coefficient for each plant and combining for a annual total.
- 2nd year - continue using a 52 week watering period.
- 3rd year - continue using a 52 week watering period.
- 4th year - reduce watering of all stations from a 52 week period to a 28 week period while meeting the monthly water demand during that 28 week period (march thru september).
- 5th year - reduce watering of all stations from a 28 week period to a 17 week period while meeting the monthly water demand during that 17 week period (april into august).

Maintenance contractor (MC) shall gather meter readings of the irrigation meter and submit with their maintenance reports to the property manager.

MC shall review water usage each month and note any line breakage, damage and repairs.

MC shall notify property manager if usage is higher than estimated after installation to allow adjustment to the proposed water schedule.

Recommend MC provide deep watering scheduling on all stations during first 3-years of establishment at once a month during growing season (March thru October.)

MC shall review most sensitive plant material for signs of duress and adjust controller watering as necessary to maintain plant material per town of Oro Valley code.

RAINWATER HARVESTING LEGEND

- landscape grading - water catchment depressed landscape area, refer to details
- flow direction
- watershed designator

reference numbers:
2302577, 2101733, 2101748, 2100814, OV1206-16A, IP1912-06, G1300016, G1400034, G1500014, G1702595

owner/developer:
LA CANADA/NARANJA LLC
PO BOX 57037
TUCSON, ARIZONA 85732
attn: Robert Schwartz
ph: (520) 444-5005
email: bobonthebeach@usa.net

site address:
1440 WEST NARANJA DRIVE
ORO VALLEY, ARIZONA 85737

legal description:
A PORTION OF LAND IN THE SE 1/4 OF THE SE 1/4
OF SECTION 03, T12S, R13E, G&SR&M, TOWN OF
ORO VALLEY, PIMA COUNTY, ARIZONA
A.P.N. 224-10-002B

project description:
LANDSCAPE, IRRIGATION, &
RAINWATER HARVESTING PLAN for
NWC LA CANADA / NARANJA

ARC STUDIOS
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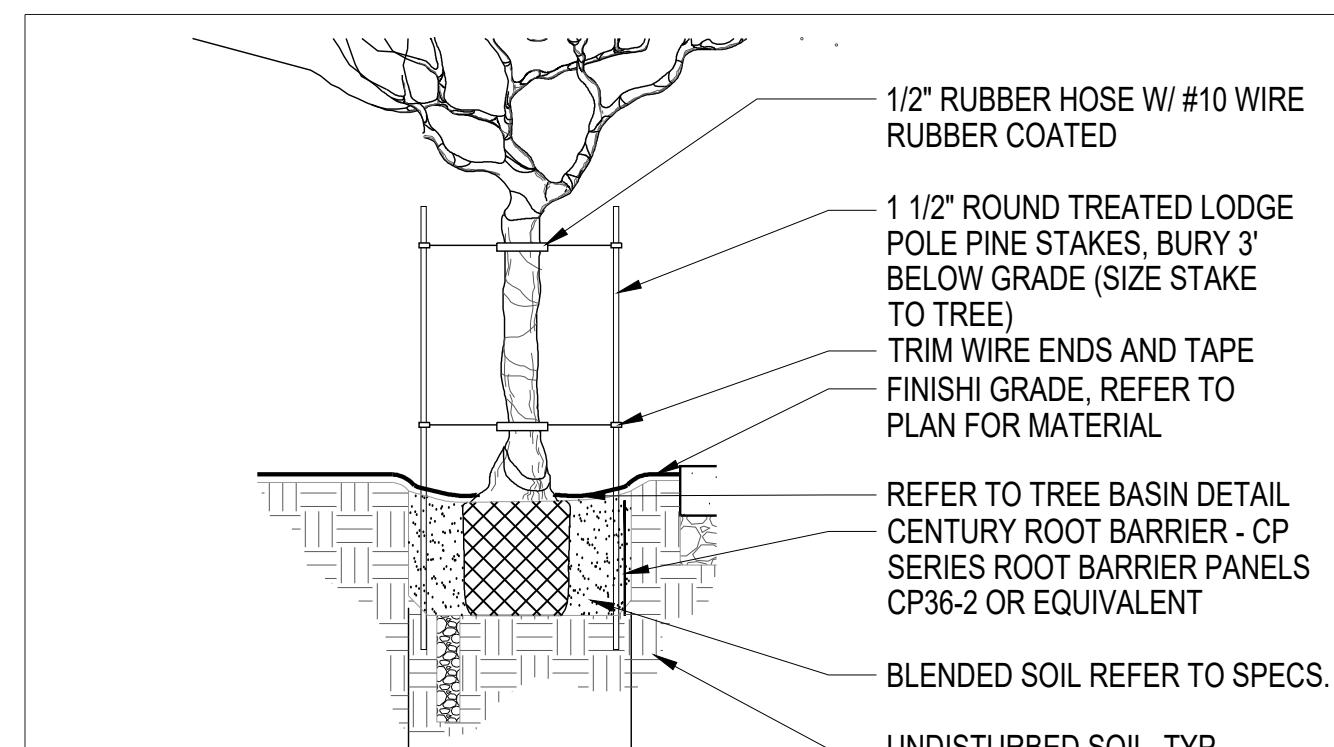


landscape architecture urban design
environmental services irrigation design

case number:
2400614
date:
2024.07.18
project #:
01-20080
EXPIRES 9/30/2024

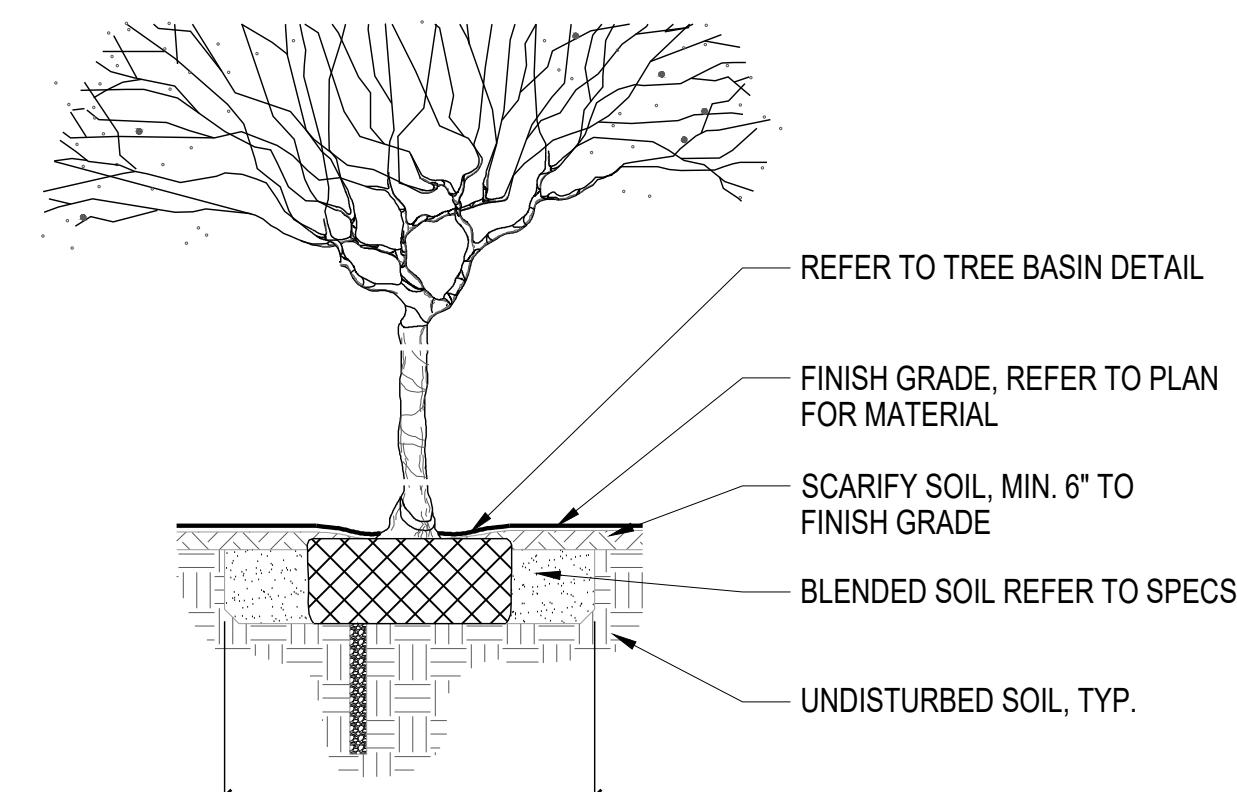
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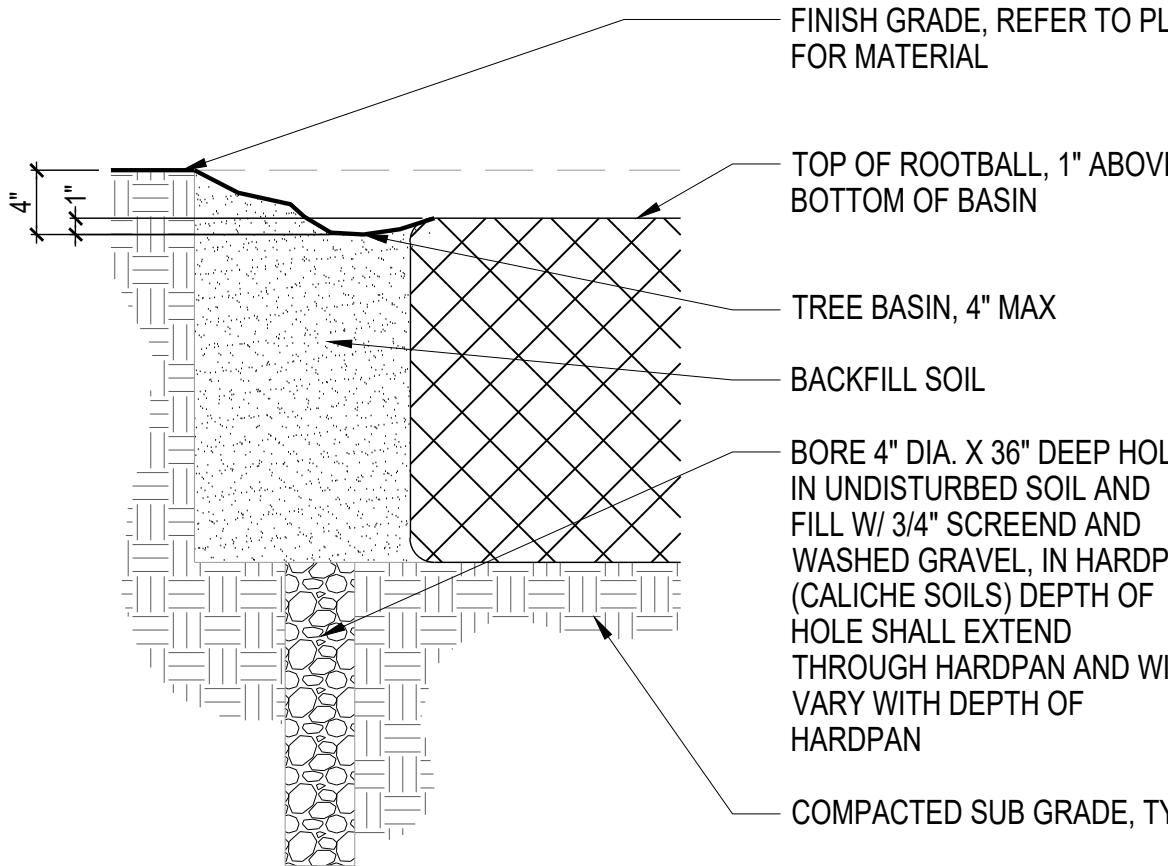
NOTES:

1. DIMENSION "X" EQUALS TWO (2) TIMES THE BOX WIDTH, DEPTH OF PIT WILL EQUAL DEPTH OF ROOTBALL.
2. SCARIFY SIDES & BOTTOM OF PIT, & BORE HOLES ON ALL PITS.
3. SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
4. DO NOT COVER CROWN WITH SOIL.
5. ROOT GUARDS SHALL BE PROVIDED ON ALL SIDES WHERE ADJACENT HARDSCAPE IS WITHIN 10' OF THE TREE/PLANT.
6. REFER TO TREE STAKING DETAIL FOR ADDITIONAL INFORMATION.



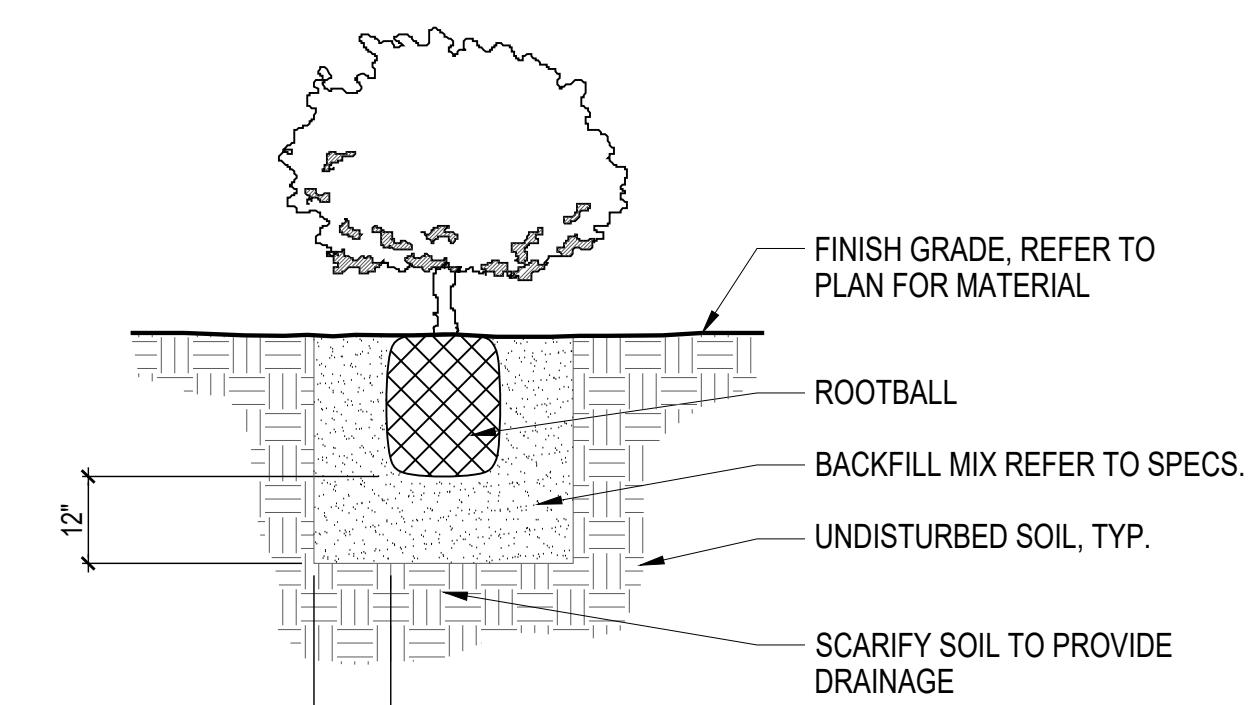
NOTES:

1. DIMENSION "X" EQUALS FOUR (4) TIMES THE BOX WIDTH, DEPTH OF PIT WILL EQUAL DEPTH OF ROOTBALL.
2. SCARIFY SIDES & BOTTOM OF PIT, & BORE HOLES ON ALL PITS.
3. SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
4. DO NOT COVER CROWN WITH SOIL.



NOTES:

1. TREE BASINS NOT TO EXCEED 4" DEPTH.
2. TOP OF ROOTBALL TO BE EXPOSED TO SURFACE.
3. BOTTOM OF PLANT PIT EQUAL TO DEPTH OF ROOTBALL.



NOTES:

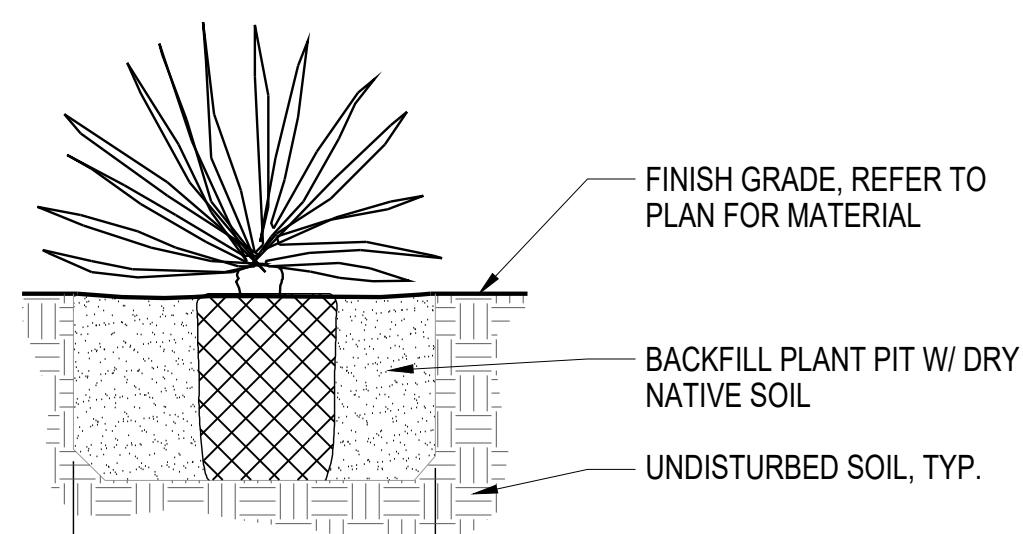
1. SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
2. DO NOT COVER CROWN WITH SOIL.
3. SETTLE BACKFILL BY WATERING, AND COMPACT TO REMOVE AIR POCKETS.

1 15 GALLON & 24IN BOX - TREE PLANTING

2 36IN BOX OR LARGER - TREE PLANTING

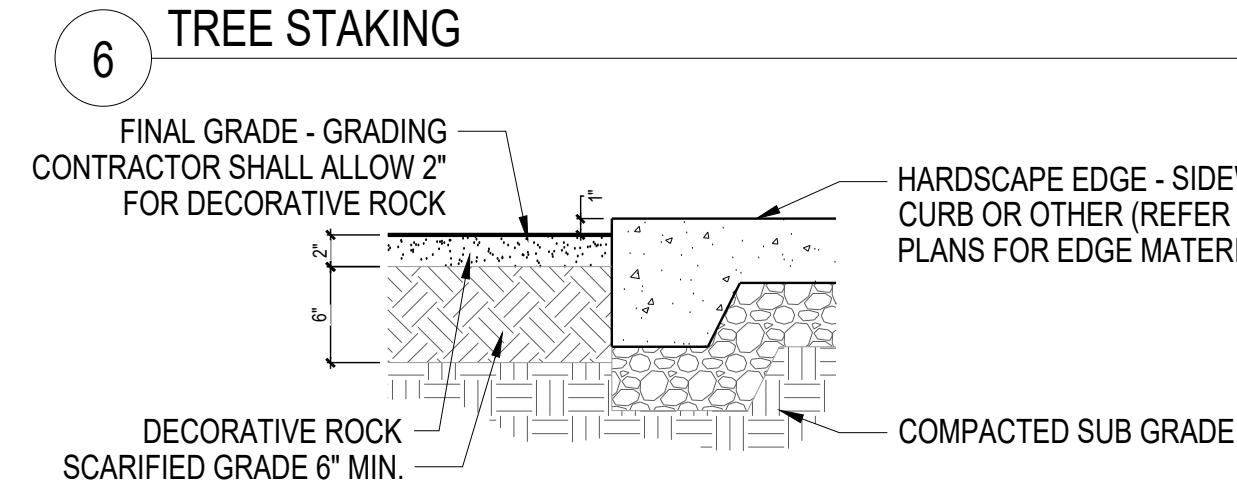
3 TREE BASIN

4 SHRUB PLANTING



NOTES:

1. SET CROWN OF ROOTBALL 1/2" TO 1" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT.
2. DO NOT COVER CROWN WITH SOIL.
3. SETTLE BACKFILL SOIL BY WATERING, AND COMPACT TO REMOVE AIR POCKETS.



NOTES:

1. TREES SHALL ONLY BE STAKED THAT ARE NOT SELF-SUPPORTIVE WITH NURSERY STAKE REMOVED. CONTRACTOR SHALL INCLUDE IN BIDDING TO STAKE ALL TREES AS NECESSARY THROUGH WARRANTY AND MAINTENANCE PERIOD.

5 ACCENT PLANTING

6 TREE STAKING

7 FINAL GRADE HARDCAPE TO DEC. ROCK

8 TREE PRUNING

9 LANDSCAPE GRADING / RAINWATER HARVESTING

NOTES:

1. CLEAN BLADE BETWEEN SPECIES TO PREVENT SPREAD OF DISEASES.

NOTES:

1. LANDSCAPE AREAS SHALL BE DEPRESSED 6 INCHES TO MAXIMIZE STORM WATER HARVESTING IN AREAS SHOWN ON LANDSCAPE AND/OR GRADING PLANS.
2. WATER HARVESTING SHALL NOT OCCUR WITHIN 10' OF BUILDING FOUNDATION.

10 FREESTANDING BENCH

11 VEGETATION PRESERVATION FENCE

12 MASONRY SCREEN WALL

13 MASONRY SCREEN WALL

NOTES:

1. INSTALL BENCH PER MANUFACTURES SPECIFICATIONS.

NOTES:

1. WALLS REQUIRE SEPARATE PERMIT.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR SEPARATE PLAN APPROVAL.

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reference numbers:
2302577, 2101733, 2101748, 2100814, OV1206-16A,
IP1912-06, G1300016, G1400034, G1500014, G1702595

owner/developer:
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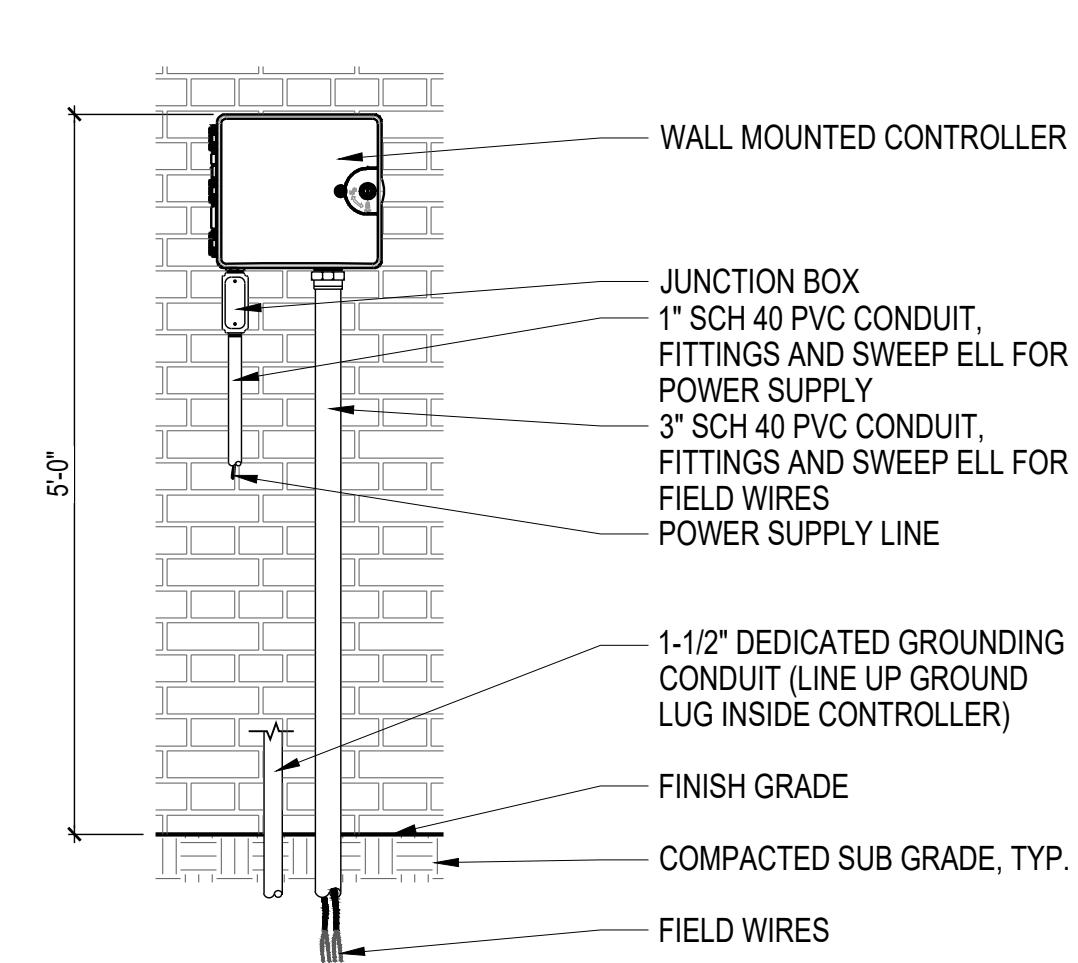
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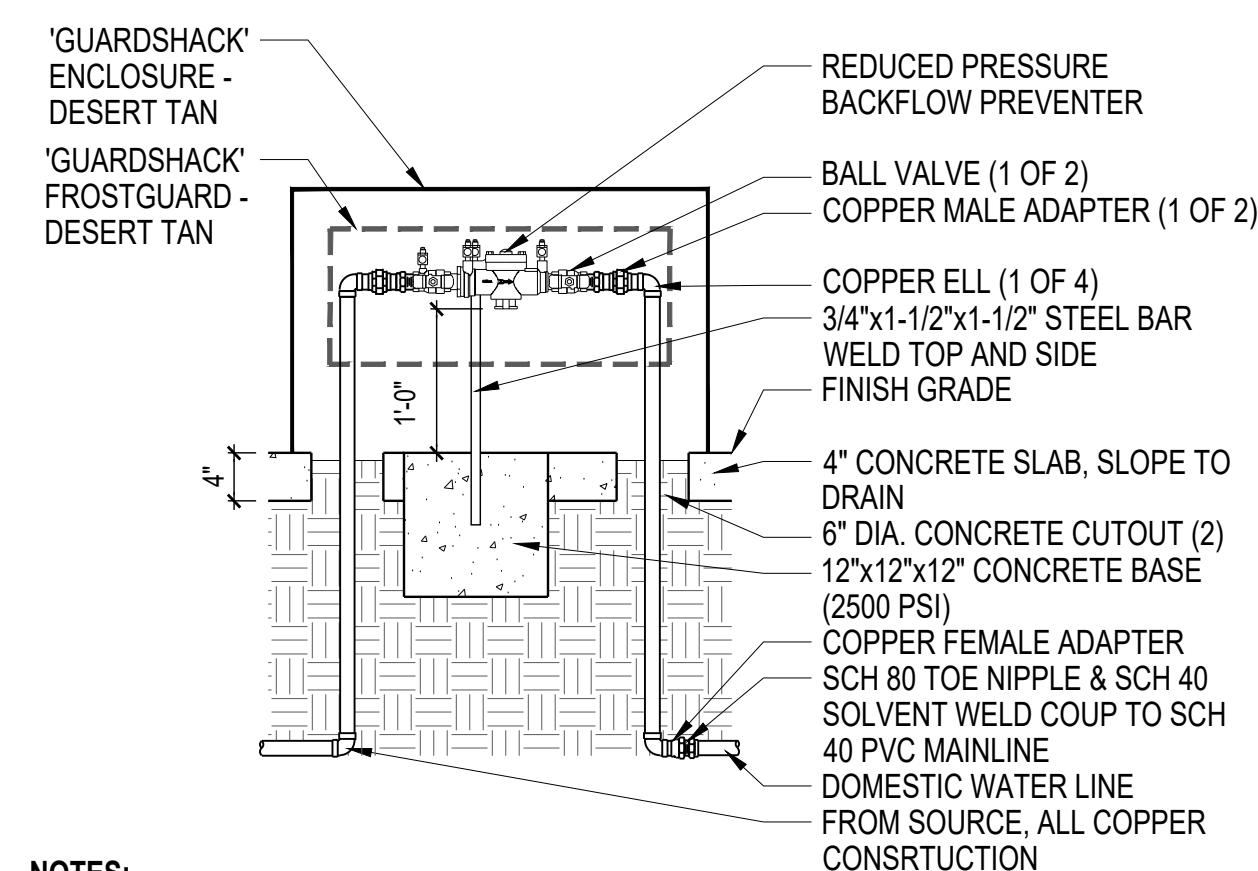
LANDSCAPE DETAILS

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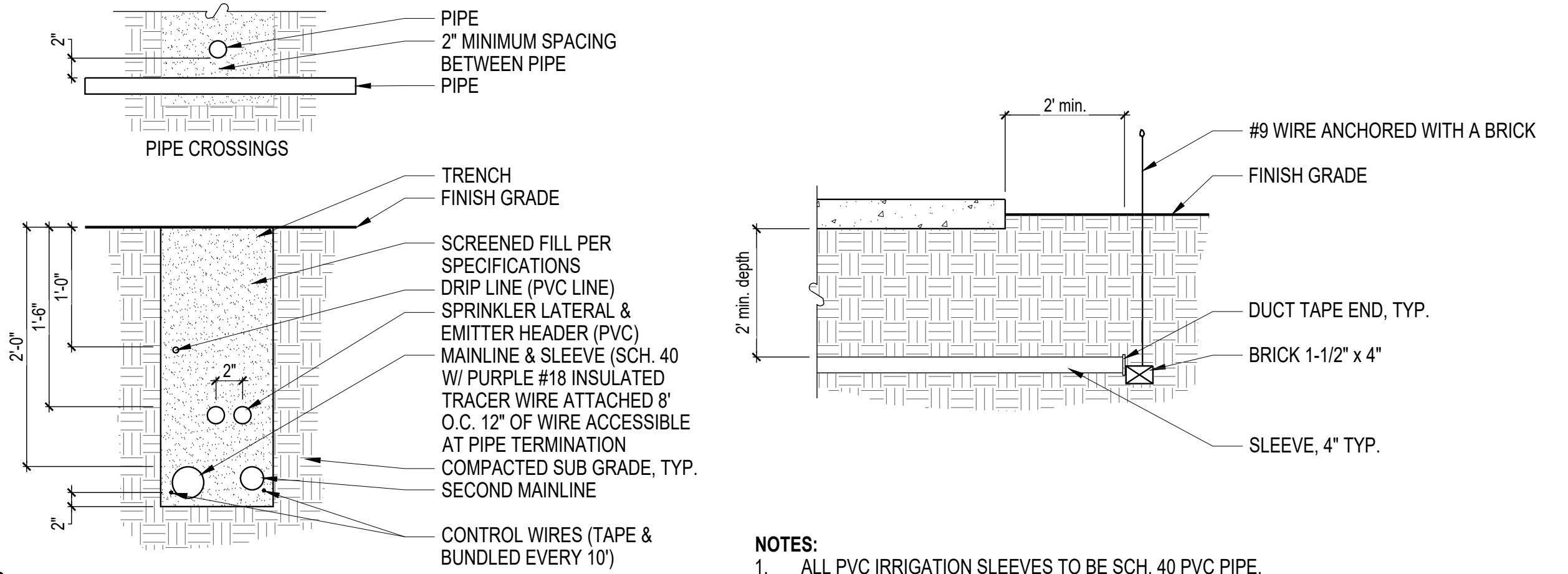
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NOTES:
1. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

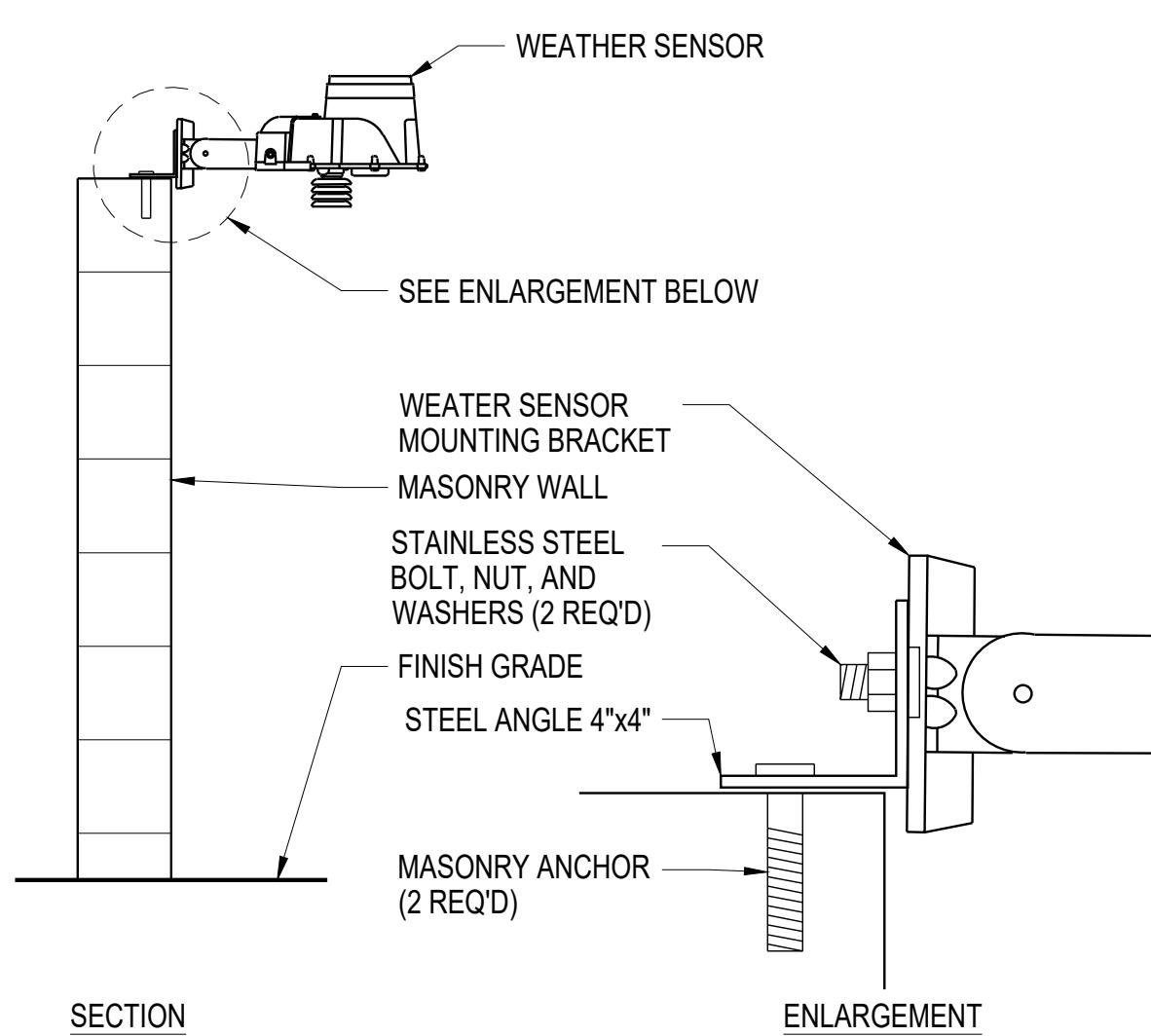


NOTES:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT AND TEST FOR POTABLE WATER SOURCE. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.
2. PLACE BACKFLOW PREVENTER WITHIN SECURITY ENCLOSURE. (SEE SPECS.)
3. OPEN AND CLOSE ENCLOSURE WITHOUT MODIFICATIONS.



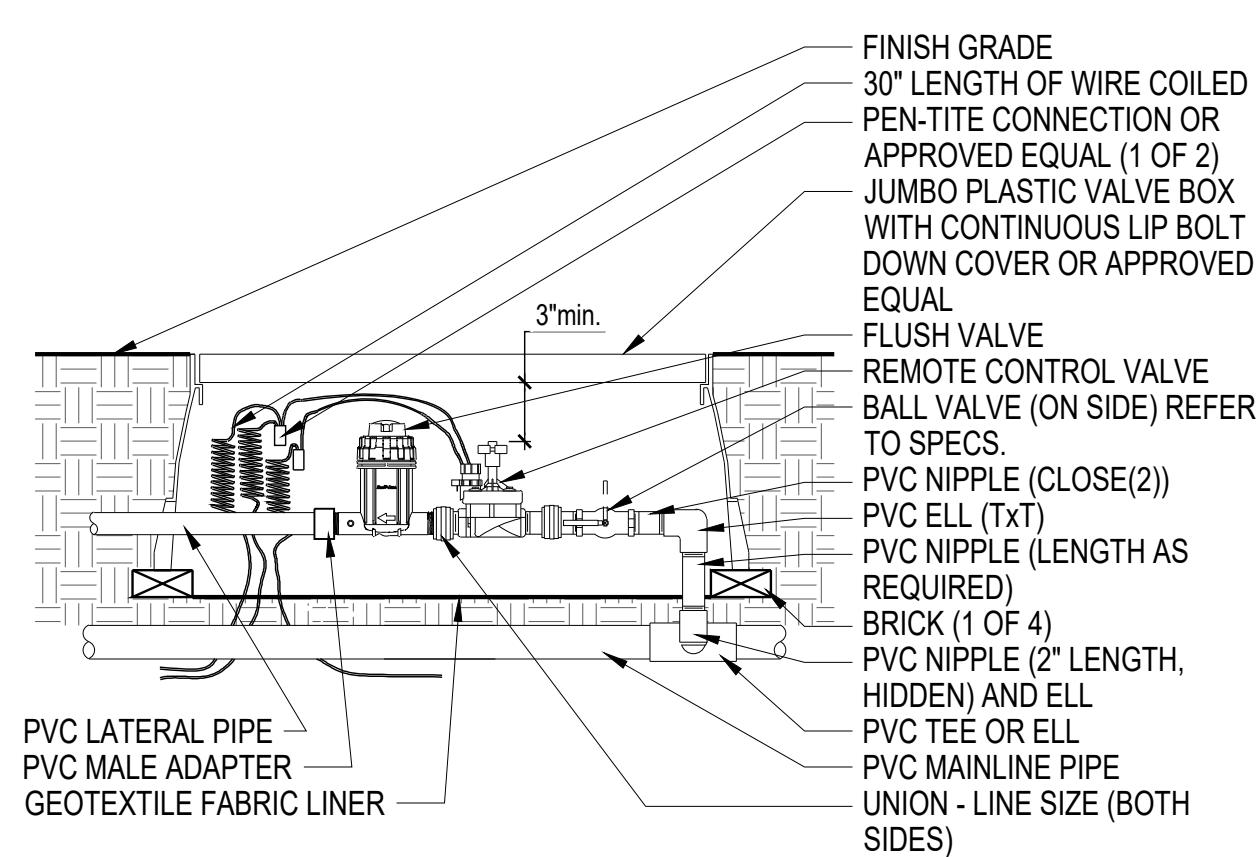
NOTES:
1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS.
2. TRENCH WIDTH & DEPTH TO VARY DEPENDING ON NUMBER & TYPES OF PIPES CONTAINED THERE IN.
3. TRACER WIRE AND METALLIC TAPE INSTALLED WITH MAINLINES.
4. 4" PIPE & LARGER SHALL BE 30' BELOW FINISH GRADE.

1 WALL MOUNTED CONTROLLER NTS



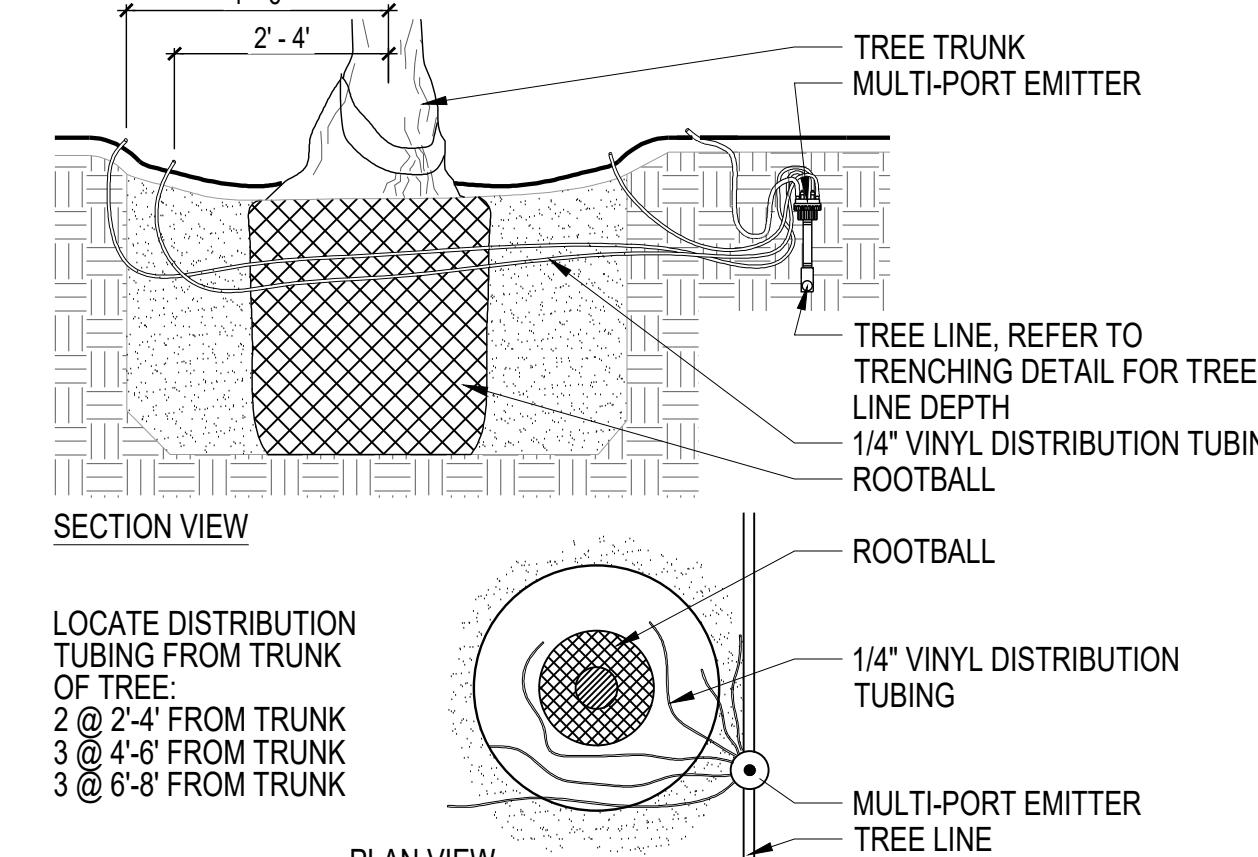
SECTION ENLARGEMENT

2 REDUCED PRESSURE BACKFLOW PREVENTER NTS



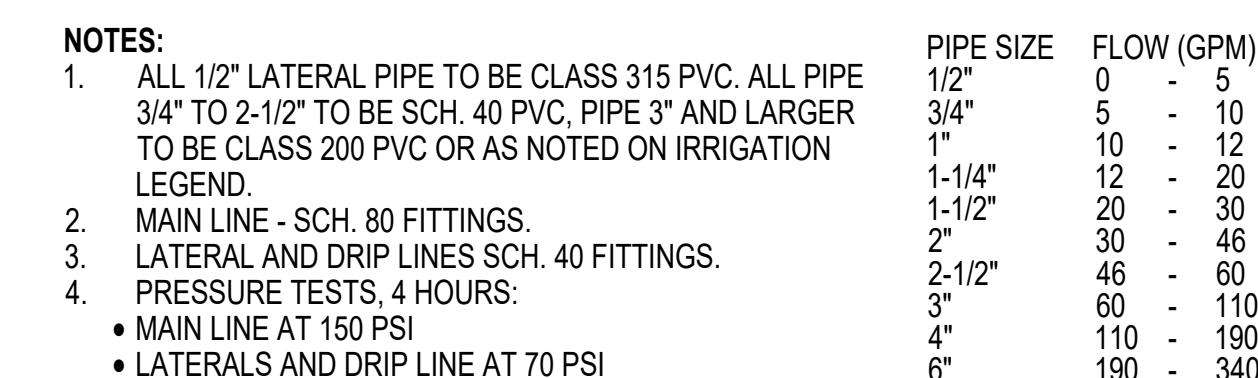
NOTES:
1. GREEN BOXES IN TURF AREAS.
2. TAN BOXES IN HYDRO-SEED OR DECORATIVE ROCK AREAS.
3. PURPLE BOXES IN RECLAIMED SYSTEMS.

3 IRRIGATION TRENCHING NTS



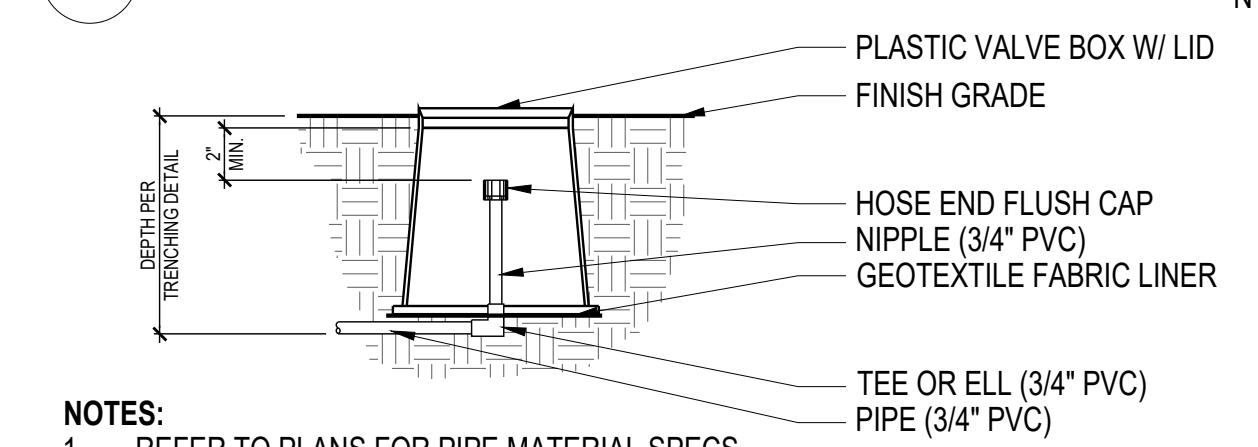
NOTES:
1. GREEN BOXES IN TURF AREAS.
2. TAN BOXES IN HYDRO-SEED OR DECORATIVE ROCK AREAS.
3. PURPLE BOXES IN RECLAIMED SYSTEMS.

4 SLEEVING NTS



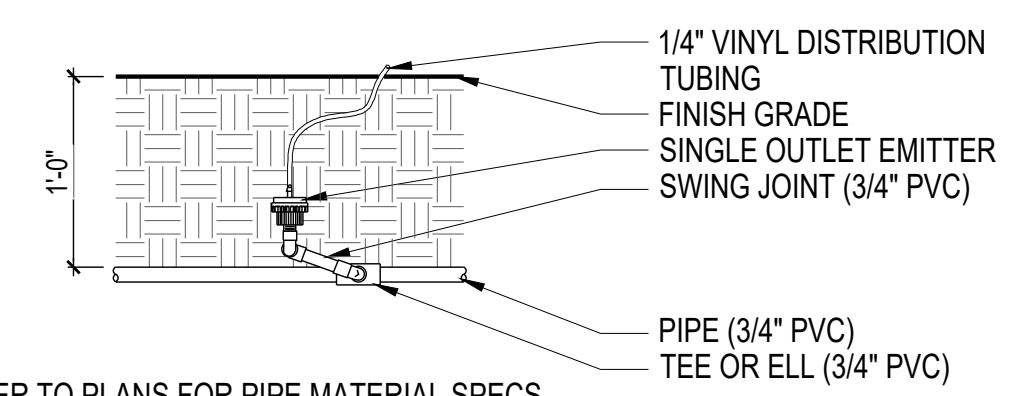
NOTES:
1. ALL 1/2" LATERAL PIPE TO BE CLASS 315 PVC. ALL PIPE 3/4" TO 2-1/2" TO BE SCH. 40 PVC, PIPE 3" AND LARGER TO BE CLASS 200 PVC OR AS NOTED ON IRRIGATION LEGEND.
2. MAIN LINE - SCH. 80 FITTINGS.
3. LATERAL AND DRIP LINES SCH. 40 FITTINGS.
4. PRESSURE TESTS 4 HOURS:
• MAIN LINE AT 150 PSI
• LATERALS AND DRIP LINE AT 70 PSI

8 PIPE SIZING SCHEDULE NTS



NOTES:
1. REFER TO PLANS FOR PIPE MATERIAL SPECS.

5 WEATHER SENSOR NTS



NOTES:
1. REFER TO PLANS FOR PIPE MATERIAL SPECS.

6 REMOTE CONTROL VALVE - DRIP/BUBBLER NTS



NOTES:
1. REFER TO PLANS FOR PIPE MATERIAL SPECS.

7 MULTI-PORT Emitter DRIP TUBING @ TREE NTS



NOTES:
1. REFER TO PLANS FOR PIPE MATERIAL SPECS.

11 MULTI-PORT Emitter NTS

1-800-782-5348
Refer to specifications for additional information on policies, performances, and products.

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REGISTERED LANDSCAPE CERTIFICATE OF ARIZONA USA
39913 ERIC R. BARRETT
07/24/2024
Date Signed

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date:
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