

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WATER NEEDS	ANNUAL USE	ANNUAL TOTAL	MONTHLY TOTAL	COMMENTS
TREES									
+	Acacia smallii	Sweet Acacia	1	Salvaged	1-2	3,360	3,360	330	See Plan for Tag Number
○	Cercidium Verde	Blue Palo Verde	3	Salvaged	2-3	5,702	34,212	2,851	See Plan for Tag Number
○	Prosopis velutina	Mesquite	11	Salvaged	2	5,702	68,424	5,702	See Plan for Tag Number
●	Existing Tree to Retain		36" Box						
ACCENTS + VINES									
●	Agave victoriae-regis	Agave	34	5 Gallon	1-2	250	71	As Per Plan	
○	Cordia parvifolia	Littleleaf Cordia	4	15 Gallon	1-2	439	1,756	146	Multi Trunk, Dense Canopy
○	Dasytilia wheeleri	Desert Spoon	2	Existing	1	10	1,430	120	As Per Plan
○	Fouquiera splendens	Ocotillo	4	Salvaged	1	281	1,124	94	See Plan for Tag Number
○	Hesperaloe funifera	Giant Hesperaloe	6	5 Gallon	1-2	660	55	As Per Plan	
○	Hesperaloe parviflora	Red Yucca	17	5 Gallon	1-2	70	1,190	99	As Per Plan
○	Opuntia santarita	Santa Rita Prickly Pear	2	Salvaged	1-2	156	316	26	See Plan for Tag Number
SHRUBS									
○	Calliandra X 'Sierra Star'	Red Fairy Duster	21	5 Gallon	1	316	6,636	553	As Per Plan
○	Dodonaea viscosa	Hopseed Bush	12	5 Gallon	1-2	632	7,584	632	As Per Plan
○	Haplopappus laevigatus	Turpentine Bush	60	5 Gallon	1	70	4,200	350	As Per Plan
○	Justicia spicigera	Mexican Honeysuckle	20	5 Gallon	3	111	2,340	195	As Per Plan
○	Senna wislizenii	Shrubby Cassia	8	5 Gallon	2	405	3,240	270	As Per Plan
○	Simmondsia chinensis	Jojoba	16	5 Gallon	1-2	281	4,496	374	As Per Plan
GROUND COVERS									
○	Abronia villosa	Sand Verbena	57	5 Gallon	1	79	4,503	375	As Per Plan
○	Baileya multiradiata	Desert Marigold	61	5 Gallon	1-2	6	366	31	As Per Plan
○	Psoralea procumbens	Prostrate Rosemary	18	5 Gallon	2-3	281	5,058	422	As Per Plan
	TOTAL WATER AT MATURITY				15,345	12,695			
MISCELLANEOUS									
DG	DECOMPOSED GRANITE - SIZE/COLOR TO MATCH EXISTING 2" DEPTH IN ALL PLANTING AREAS (TYP) - 10,500 SF								
.....	LIMIT OF DISTURBANCE PER FINAL SITE PLAN								
●	PROPOSED POLE LIGHT PER ELECTRICAL PLAN								
BUFFER YARD 'B' TABLE (141 LF OF STREET FRONTAGE)									
	REQUIRED	PROVIDED							
TREES (4/100 LF)	6	8							
SHRUBS / CACTUS (1/100 LF)	10	24							
ACCENTS / CACTUS (12/100 LF)	17	22							
APPROXIMATE WATERING NEEDS									
1 - NO SUPPLEMENTAL IRRIGATION ONCE ESTABLISHED.									
2 - ONCE A MONTH DURING THE GROWING SEASON ONCE ESTABLISHED.									
3 - TWICE A MONTH DURING THE GROWING SEASON ONCE ESTABLISHED.									
4 - ONCE A WEEK DURING THE GROWING SEASON ONCE ESTABLISHED									
LANDSCAPE PLAN REQUIRED NOTES									
A. 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.									
B. 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.									
C. PROPERTY OWNERS, LESSEES, AND OCCUPANTS SHALL MAINTAIN REQUIRED LANDSCAPE, IRRIGATION, BUFFERING, SCREENING AND RAINWATER HARVESTING SYSTEM IMPROVEMENTS PER THE APPROVED PLANS.									
D. IN THE EVENT OF ABDOMINATION 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.									
E. 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.									
F. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE TEMPORARY IRRIGATION 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. 216.E.4., MAINTENANCE.									
G. ANY SPADED OR BOXED TREE TRANPLANTED 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.									
H. THE LIMITS OF GRADING SHALL BE STAKED IN THE FIELD, IN ACCORDANCE WITH SECTION 216.B.T.C.11 OF THE ZONING CODE. DISTURBANCE OUTSIDE THE APPROVED GRADING LIMITS SHALL NOT BE PERMITTED.									
I. 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.									
J. 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.									
K. LANDSCAPE MATERIALS SHALL NOT OBSTRUCT SIGHT DISTANCES OR VEHICLE TURNING MOVEMENTS.									
L. LANDSCAPED AREAS THAT ARE SUSCEPTIBLE TO DAMAGE BY PEDESTRIAN OR AUTO TRAFFIC SHALL BE PROTECTED BY APPROPRIATE CURBS, TREE GUARDS OR OTHER DEVICES.									
M. LANDSCAPE SHALL BE DESIGNED TO MINIMIZE SEDIMENT, SAND AND GRAVEL BEING CARRIED INTO THE STREETS FROM STORM WATER OR OTHER RUNOFF.									
N. LANDSCAPE PLANS ADEQUATE PLANT SPACING TO ENSURE SURVIVABILITY AT PLANT MATURITY.									
O. 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.									
P. CURB-WAY CONSISTING OF INORGANIC GROUNDCOVER OR PLANTS NOT TO EXCEED TYPE 2 WATER USE SHALL BE PROVIDED BETWEEN CURB AND ALL SIDEWALKS."									
Q. ALL LANDSCAPED AREAS TO BE FINISHED WITH A NATURAL TOPPING MATERIAL TO A DEPTH OF AT LEAST TWO (2) INCHES.									

Oro Vista Apartments

Final Landscape and Irrigation Plan

2002073

GRADING PERMIT #2300892

IRRIGATION SCHEDULE

SYMBOL DESCRIPTION

- [Symbol A] CONTROLLER: HUNTER - MODEL: PRO-C HYDRAWISE - REF. IRRIGATION DETAIL 1 FIELD VERIFY ACTUAL LOCATION PRIOR TO THE START OF LANDSCAPE CONSTRUCTION. INSTALL PER MANUFACTURER'S SPECIFICATIONS - (2 STATIONS)
- [Symbol B] SCH. 40 PVC MAINLINE LOCATED WITHIN PLANTING AREAS SIZE PER PLAN. REF. IRRIGATION DETAILS 3, 4, & 5
- [Symbol C] PVC LATERAL: CLASS 200 MINIMUM (ALL 1/2" PIPE TO BE CLASS 315) REF. IRRIGATION DETAILS 3, 4, & 5
- [Symbol D] SCH. 40 PVC SLEEVES UNDER PAVED AREAS FOR ALL IRRIGATION LINES REF. IRRIGATION DETAILS 3, 4, & 5
- [Symbol E] WATER METER - CONTRACTOR TO FIELD VERIFY FINAL LOCATION PRIOR TO LANDSCAPE CONSTRUCTION. REFER TO CIVIL PLANS FOR EXACT LOCATION AND ADDITIONAL INFORMATION.
- [Symbol F] REDUCED PRESSURE BACKFLOW PREVENTER: FEBCO MODEL 825 YA (1") ENCLOSURE: GUARDSHACK OR EQUAL, PER COP DETAIL PE-352-1 REF. IRRIGATION DETAIL 2
- [Symbol G] MASTER VALVE: HUNTER ICV REF. IRRIGATION DETAIL 6 INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS
- [Symbol H] FLOW SENSOR: HUNTER FCT-158 INSTALL IN SEPARATE VALVE BOX PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. REF. IRRIGATION DETAIL 6
- [Symbol I] QUICK COUPLER: HUNTER HQ-44-LRC-AW-HS2-HK-44 REF. IRRIGATION DETAIL 1
- [Symbol J] GATE VALVE: SAME SIZE AS MAINLINE REF. IRRIGATION DETAIL 8
- [Symbol K] DRIP VALVE ASSEMBLY: HUNTER ICZ-101-25 REF. IRRIGATION DETAIL 9
- [Symbol L] PVC LATERAL WITH BOWSMITH ML-210 Emitter FOR TREES REF. IRRIGATION DETAILS 10 & 11
- [Symbol M] PVC LATERAL WITH BOWSMITH ML-210 Emitter FOR SHRUBS (4 TO 5 SHRUBS MAX) REF. IRRIGATION DETAILS 10 & 12
- [Symbol N] FLUSH CAP - REF. IRRIGATION DETAIL 13

NOTE: IRRIGATION SYSTEM IS DESIGNED WITH A MINIMUM SOURCE PRESSURE OF 60 AT POINT OF CONNECTION.

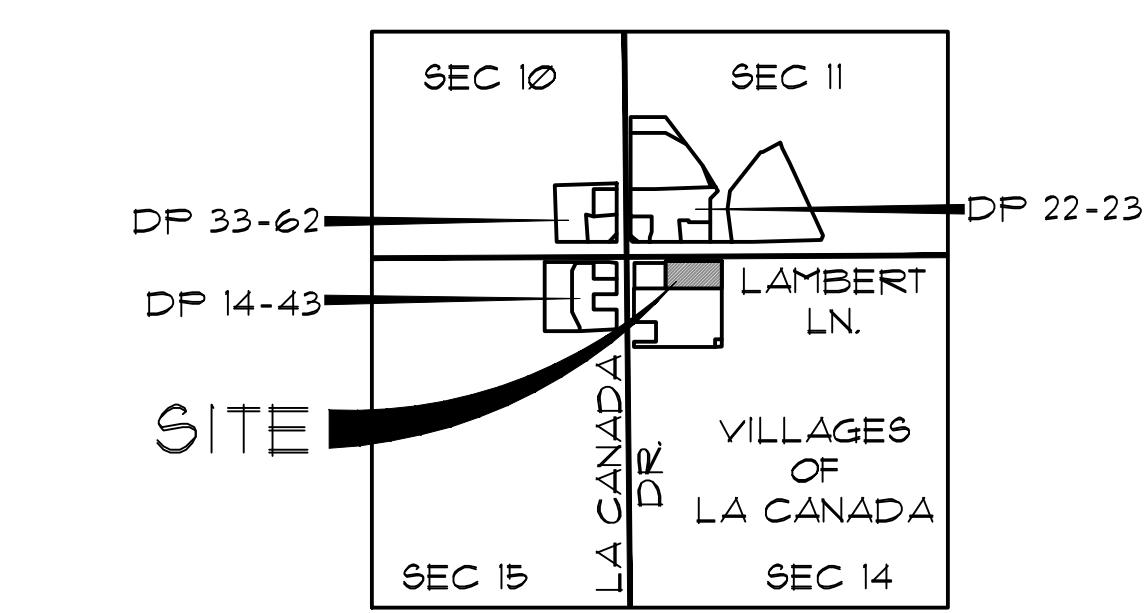
APPROVAL BLOCK

PLANNING AND ZONING ADMINISTRATOR

DATE

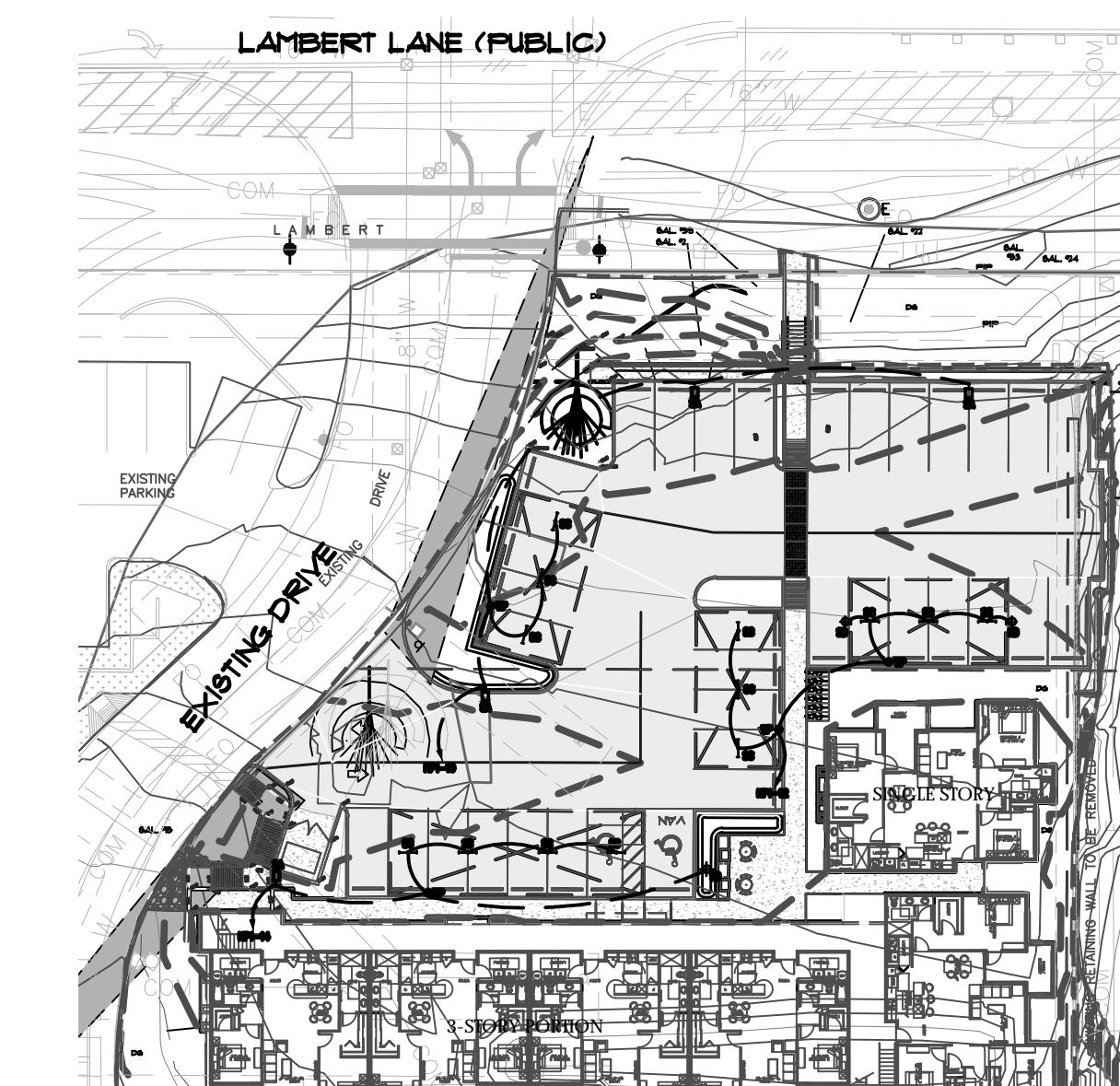
OWNER / DEVELOPER

ORO VISTA SHOPPING CENTER
THE BEZTAK COMPANIES
3131 NORTHWESTERN HWY, SUITE 250W
FARMINGTON HILLS, MI 48334
ATTN: MARK HIGHLEN
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LOCATION MAP

SCALE: 3"=1 MILE



SITE PLAN

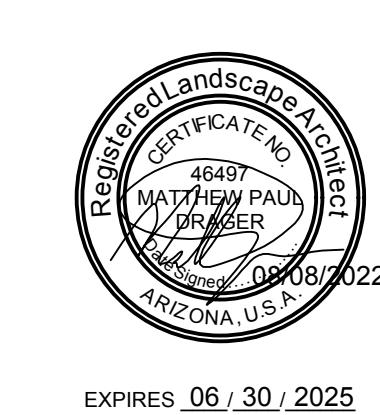
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2002073

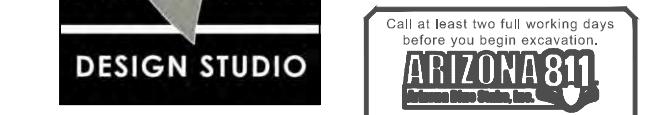
ORO VISTA APARTMENTS

FINAL LANDSCAPE AND IRRIGATION PLAN

A PORTION OF LA CANADA/LAMBERT RETAIL CENTER,
SECTION 14, T 12 S, R 13 E, G&SRM
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
REF. CASE # OV12-02-06, OV12-02-06A AND OV12-06B
AUGUST 8, 2022 Scale: 1/16"=1'-0"
Contour Interval: 1'
SHEET 1 OF 8



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IRRIGATION NOTES

- ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS WITHIN PROPERTY BOUNDARIES OF THE PROJECT - ALL LINES AND EQUIPMENT ARE SCHEMATIC AND ARE SOMETIMES SHOWN IN ROADWAYS, SIDEWALKS, OR OUTSIDE PROPERTY LINES. THIS IS DONE FOR CLARITY PURPOSES ONLY.
- DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR CONFLICTS SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON A MINIMUM SOURCE PRESSURE OF 23 PSI, A MINIMUM OPERATING PRESSURE OF 30 PSI, AND A MAXIMUM FLOW DEMAND OF 10 GPM. THE CONTRACTOR SHALL VERIFY WATER PRESSURES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- ALL MATERIAL USED SHALL BE INSTALLED AS DETAILED. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT SHALL APPROVE ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED.
- THE OWNER'S REPRESENTATIVE MAY, AT ANY TIME, TAKE AND ANALYZE SAMPLES OF MATERIALS AND EQUIPMENT FOR CONFORMITY TO SPECIFICATIONS. THE CONTRACTOR SHALL MAKE SUCH SAMPLES AVAILABLE UPON REQUEST. REJECTED MATERIAL SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- INSTALL BACKFLOW PREVENTION UNIT(S) PIPING BETWEEN THE POINT OF CONNECTION AND THE BPU PER LOCAL CODES. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE THE FINAL LOCATION OF THE BPU. BACKFLOW PREVENTOR MUST BE SCREENED FROM VIEW.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE AS PER MANUFACTURER'S SPECIFICATIONS AND AS PER LOCAL CODE.
- PER ARIZONA HOUSE BILL 2256, A BLUE 18 GAUGE TRACER WIRE SHALL BE INSTALLED WITH 2" AND LARGER MAINLINES, 6" OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.
- 24 VOLT WIRE SHALL BE 600V, UF, UL APPROVED, #14 GAUGE, SINGLE STRAND, PLASTIC INSULATED, COPPER WIRE. COMMON WIRE IS TO BE WHITE, CONTROL WIRE IS TO BE RED (USE NO BLACK WIRE). TAPE AND BUNDLE WIRE AT 10' ON CENTER, LAT BESIDE MAINLINE. SPLICE IN VALVE BOXES ONLY, USING MANUFACTURED EPOXY OR RESIN FILLED WIRE CONNECTORS. PROVIDE 18" SLACK AT EACH ELBOW IN MAIN LINE AND AT EACH REMOTE CONTROL VALVE. FULL ONE ADDITIONAL SPARE WIRE TO THE MOST DISTANT VALVE LOCATION FOR POTENTIAL FUTURE USE. COLOR OF EXTRA WIRE SHALL BE YELLOW.
- LEVEL OF PEA GRAVEL IN IRRIGATION BOXES SHALL BE A MINIMUM OF 2" BELOW THE BOTTOM OF THE VALVE SO THAT THE VALVE IS COMPLETELY VISIBLE. ALL PEA GRAVEL IN VALVE BOX TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE. LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.
- LOCATE PRESSURE REGULATOR AND 'Y' STRAINER IN A VALVE BOX AS REQUIRED. REMOTE CONTROL VALVE TO BE LOCATED IN A SEPARATE (ADJACENT) VALVE BOX, OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES.
- ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 10" ROUND ECONOMY BOXES.
- THE CONTRACTOR SHALL PROVIDE CHECK VALVES AND AIR VACUUM RELIEF VALVES AS REQUIRED, OR AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, THROUGHOUT THE IRRIGATION SYSTEM LOCATED WITHIN SLOPED AREAS TO PREVENT LOW IRRIGATION HEAD DRAINAGE.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS AND PER PIPE SIZING SCHEDULE ON DETAIL SHEET. IF THERE IS A DISCREPANCY BETWEEN THE PIPE SIZES SHOWN ON THE PLAN AND THOSE OUTLINED IN THE PIPING SCHEDULE, THE SCHEDULE SHALL TAKE PRECEDENCE. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL PIPE SHALL BE BEDDED ON ALL SIDES WITH FOUR INCHES OF ROCK FREE (3/8" MINUS) MATERIAL IMPORT SAND IF NECESSARY. BACKFILL IN TWO OR MORE COMPACTED LIFTS. SETTLING OF TRENCHES BY MORE THAN AN INCH SHALL BE BROUGHT TO FINISH GRADE AT THE CONTRACTOR'S EXPENSE.
- ALL IRRIGATION LINES ON SLOPES OR WITHIN RETENTION BASINS SHALL BE RUN PARALLEL WITH GRADE AND ARE TO MAINTAIN THE HIGHEST ELEVATIONS POSSIBLE AT ALL TIMES.
- MULTI-OUTLET EMMITTERS SHALL SERVICE ALL TREES AND SHRUBS AND/OR GROUNDCOVERS.
- ALL PLANTS THAT REQUIRE MORE THAN ONE DRIP EMMITTER SHALL HAVE EMMITTERS DISTRIBUTED EVENLY AROUND PERIMETER OF PLANTING WELL. EMISSION POINTS AT FOOTBALLS SHALL BE LOCATED ON THE UPHILL SIDE, MIDWAY BETWEEN THE CENTER OF THE PLANT AND THE EDGE OF THE FOOTBALL.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH THE GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.
- IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 12" BEYOND CONCRETE STRUCTURES. ALLOW AT LEAST 4" - 6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS. ALL SLEEVES UNDER PARKING LOTS, STREETS, STAGING AREAS, AND PATIOS TO BE INSTALLED BY PAVING CONTRACTOR PRIOR TO PAVING.
- NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO THE FOLLOWING REQUIRED STAGES OF OBSERVATION FOR:
 - MAINLINE: Installation, depth, valves, wire, line pressure test
 - EMITTER LATERALS: Installation, depth, valves, emitters, outlet tubing, at line pressure
 - CONTROLLER: Installation, functioning
- PRIOR TO OWNER'S APPROVAL, AND IRRIGATION "TUNE UP" MUST BE PERFORMED AS FOLLOWS:
 - A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS.
 - B. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, WORKING AWAY FROM THE PRESSURE REGULATOR.
 - C. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO ETCHED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO INSIDE OF CONTROLLER.
- LOCATE VALVE BOXES IN PLANTING AREAS SO THAT THEY ARE SCREENED FROM VIEW. NO VALVE BOXES SHALL BE LOCATED IN TURF AREAS.
- IRRIGATION SYSTEM TO BE WINTERIZED THROUGH THE USE OF PRESSURIZED AIR UTILIZING ADDITIONAL SCHRADER VALVES, QUICK COUPLERS AND FLUSH CAPS. LANDSCAPE CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING COMPONENTS TO ADEQUATELY WINTERIZE OVERALL IRRIGATION SYSTEM.

ORO VALLEY IRRIGATION 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 SECTION 216.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 NON-COMPLIANCE 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.

GENERAL NOTES

- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUM, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE DRAWINGS.
- A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF ANY WORK.
- LANDSCAPE CONTRACTOR SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDCAPE SHALL BE RE-INSPECTED DURING THE FINAL WALK-THRU. ANY DAMAGED AREAS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING CONSTRUCTION. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD CONFLICTS ARISE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL CONSTRUCTION ELEMENT LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. CONTACT BLUE STAKE AT 602-263-1000, 72 HOURS MINIMUM PRIOR TO INITIATING CONSTRUCTION. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD CONFLICT ARISE.
- OBSESSION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTIONS OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORK SITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
- UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALK, SIDEWALK, AND CURBS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
- REFER TO THE ENGINEERING DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND NOT IMPAIRED WITH OBSTRUCTIONS.
- LANDSCAPE CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
- BOULDERS TO BE SURFACE SELECT BOULDERS. ANY EXPOSED SURFACE SCARRING THAT MAY HAVE OCCURRED DURING TRANSPORTING OR CONSTRUCTION IS TO BE EONITED.

2002073

ORO VISTA APARTMENTS

FINAL LANDSCAPE AND IRRIGATION PLAN

A PORTION OF LA CANADA/LAMBERT RETAIL CENTER,
SECTION 14, T 12 S, R 13 E, G&SRM
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
REF. CASE # OVI2-02-06, OVI2-02-06A AND OVI2-06B
AUGUST 8, 2022 Scale: 1/16"=1'-0"
Contour Interval: 1'
SHEET 2 OF 8

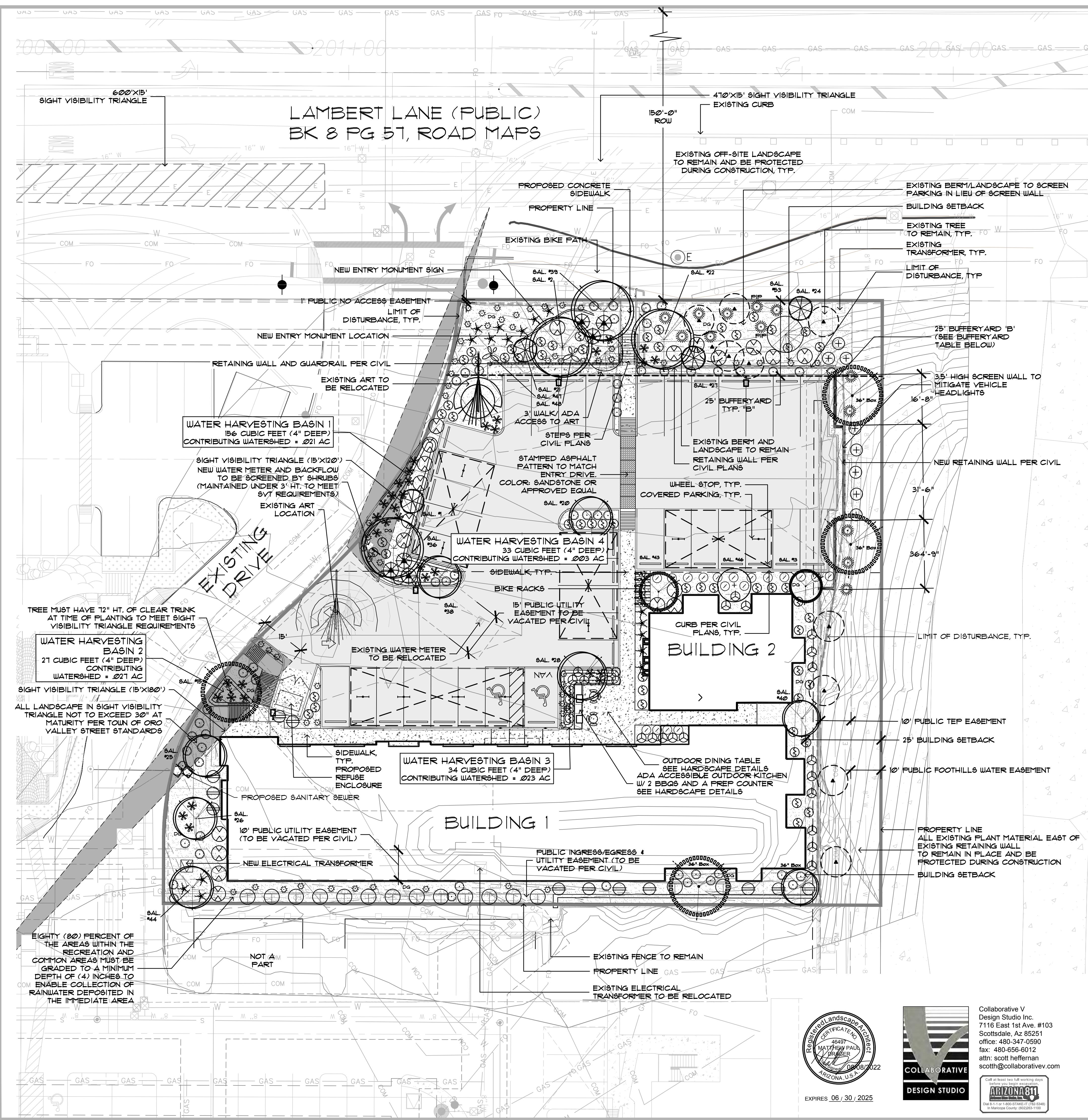


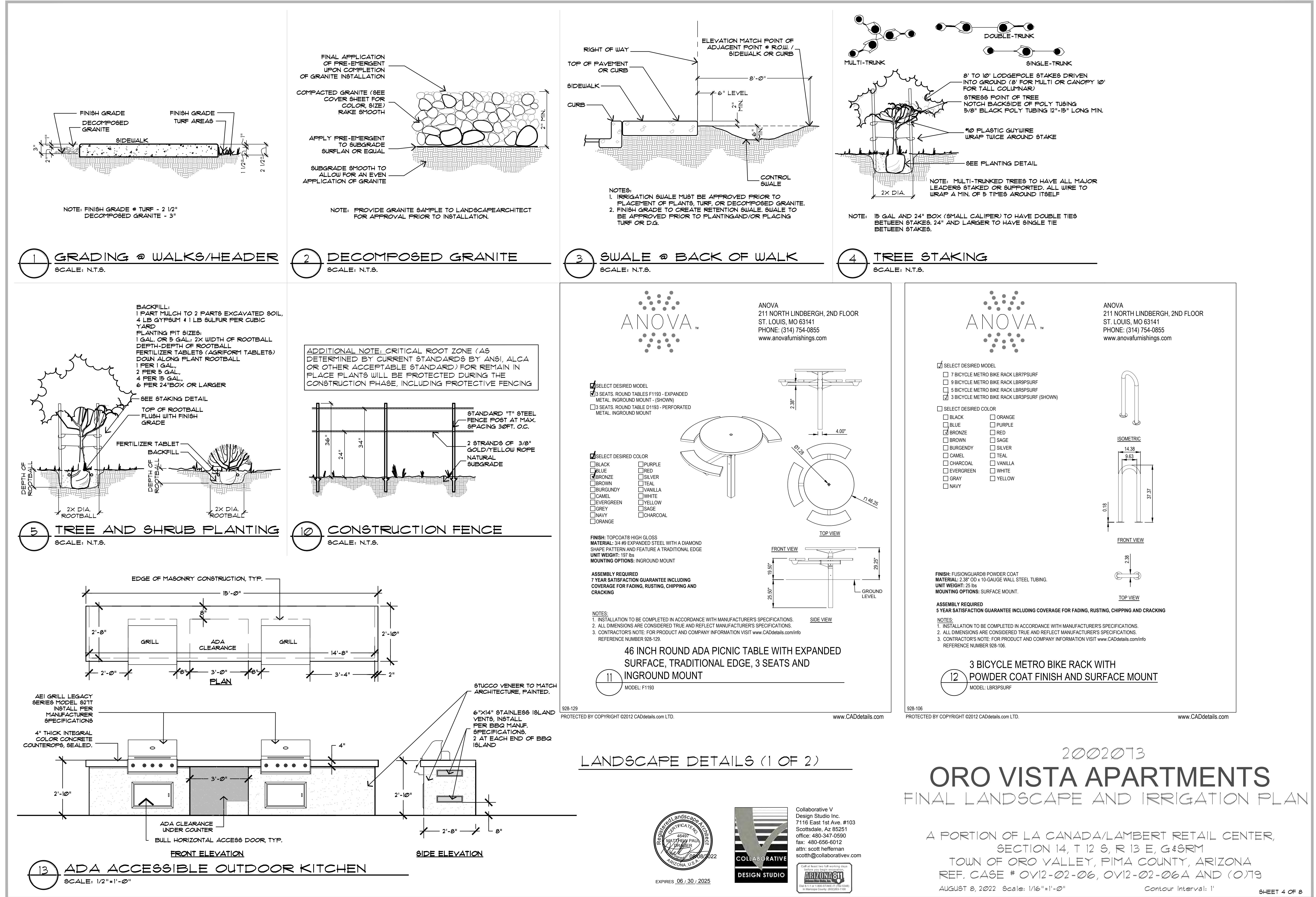
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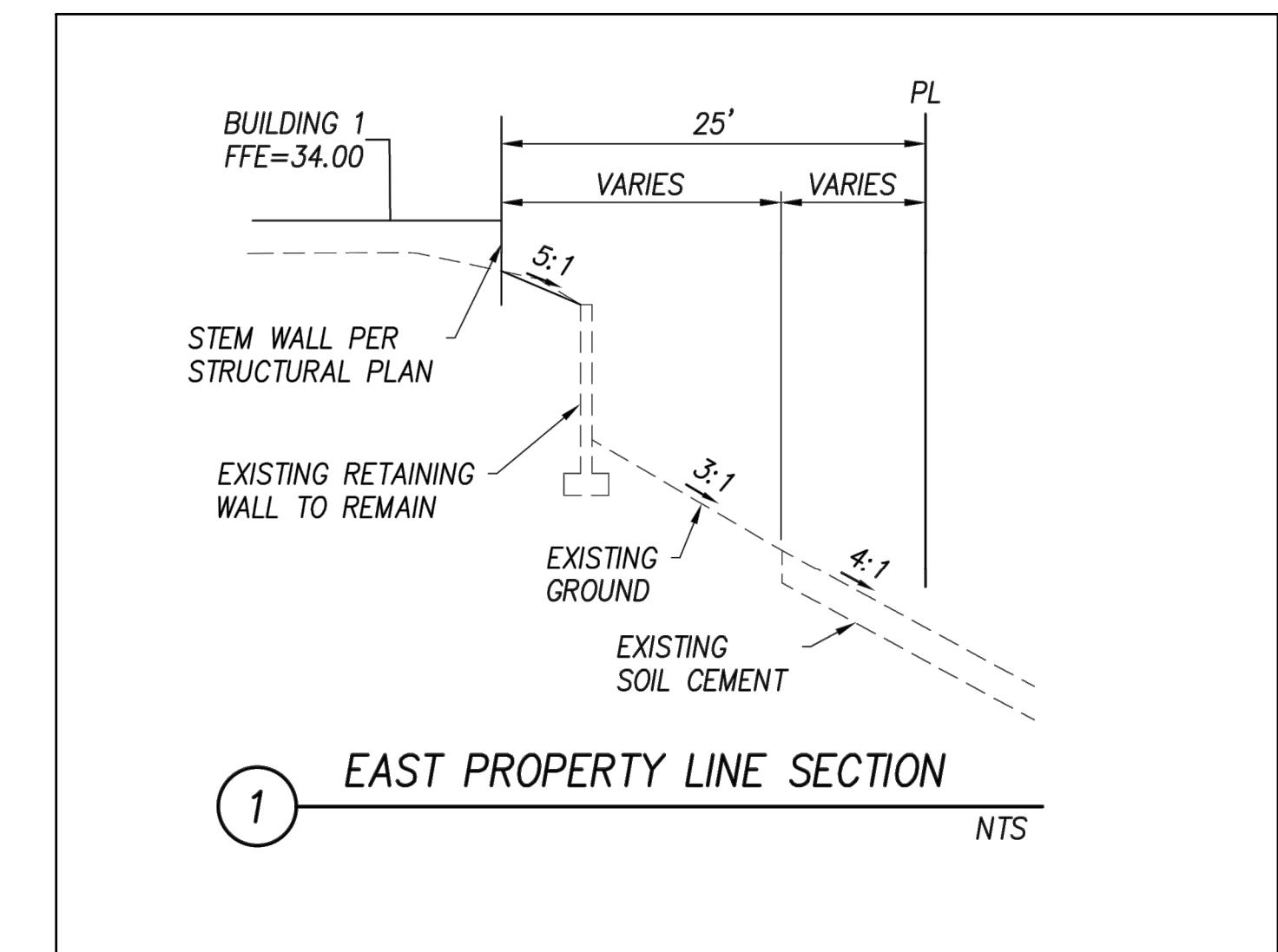
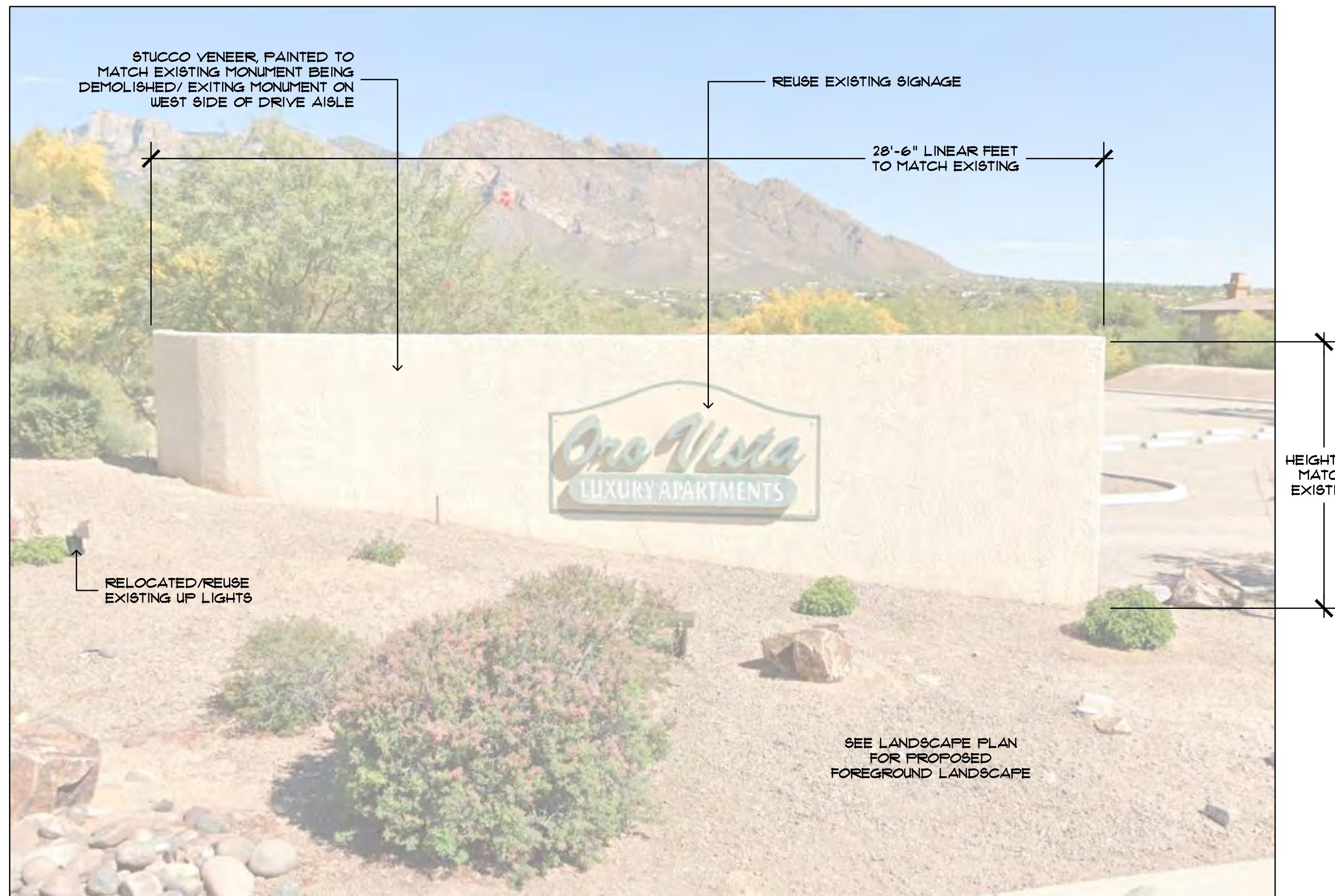


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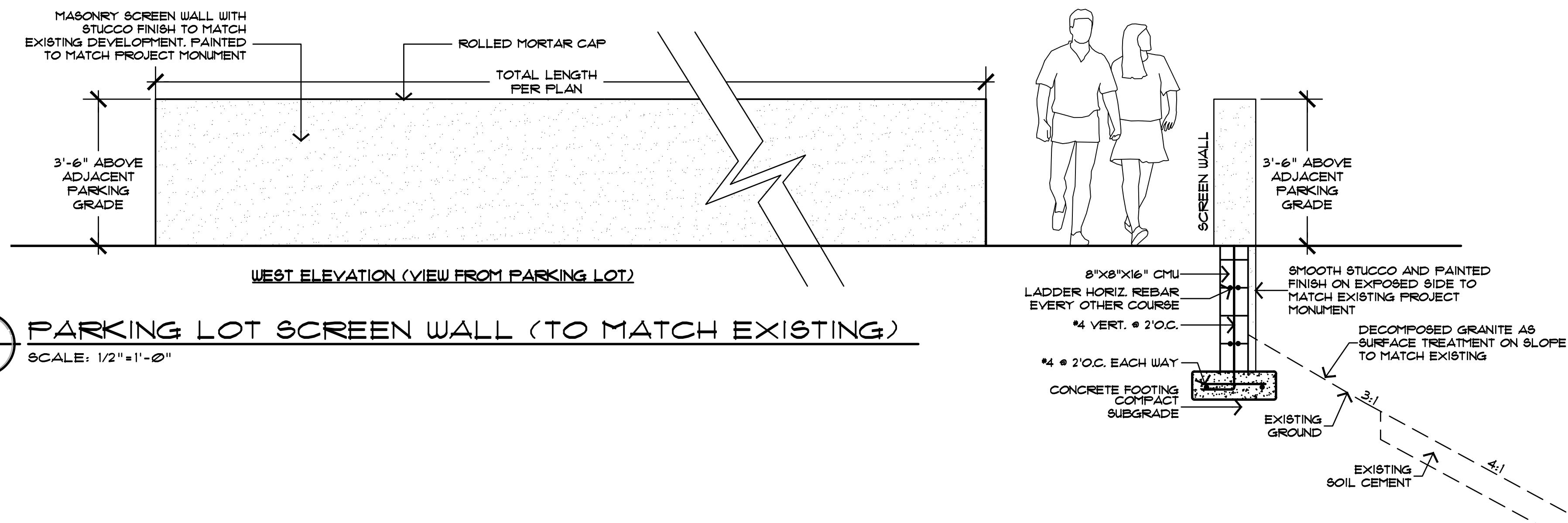




15 EXISTING RETAINING CONDITION ON EAST PROPERTY LINE
NOT TO SCALE

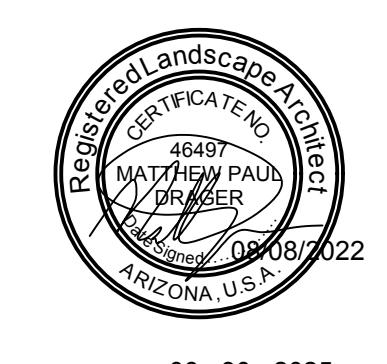
14 NEW PROJECT MONUMENT (TO MATCH EXISTING)
NOT TO SCALE

NOTE: MONUMENT SIGN WILL BE APPROVED PER A SEPARATE PERMIT



16 PARKING LOT SCREEN WALL (TO MATCH EXISTING)
SCALE: 1/2"=1'-0"

LANDSCAPE DETAILS (2 OF 2)



EXPIRES 06/30/2025

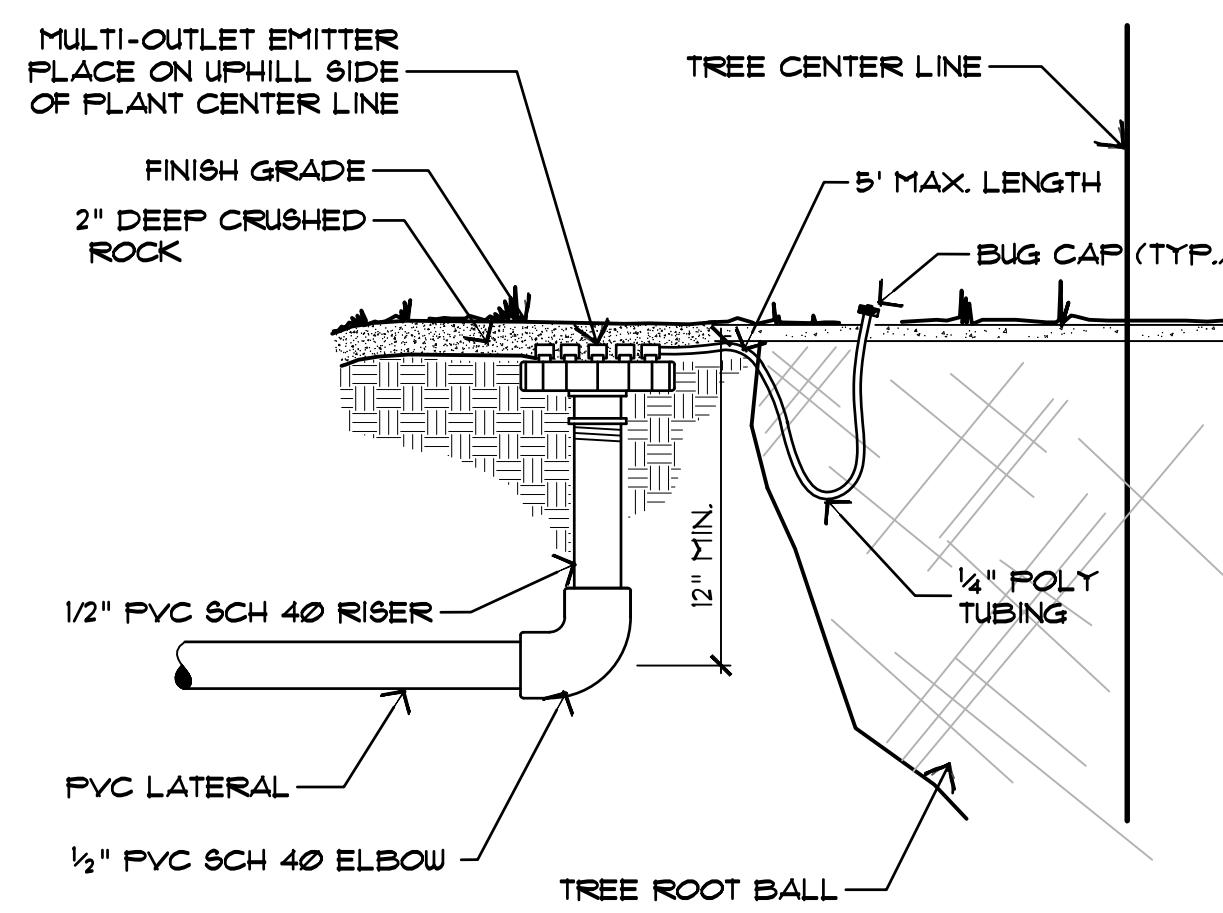


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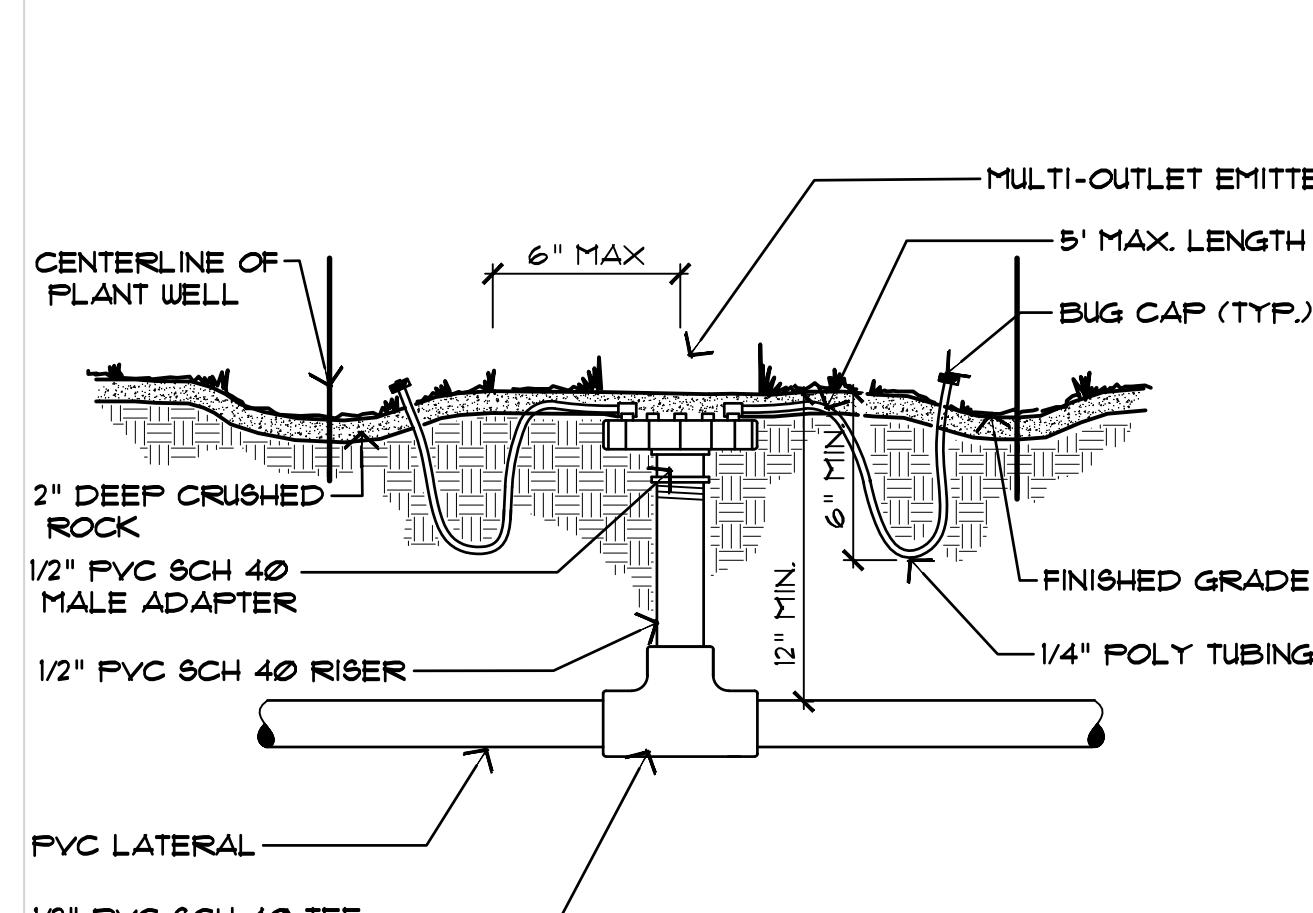
2002073
ORO VISTA APARTMENTS
FINAL LANDSCAPE AND IRRIGATION PLAN

A PORTION OF LA CANADA/LAMBERT RETAIL CENTER,
SECTION 14, T 12 S, R 13 E, G & SRM
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
REF. CASE # OVI2-02-06, OVI2-02-06A AND OVI2-06B
AUGUST 8, 2022 Scale: 1/16"=1'-0"
Contour Interval: 1'
SHEET 5 OF 8



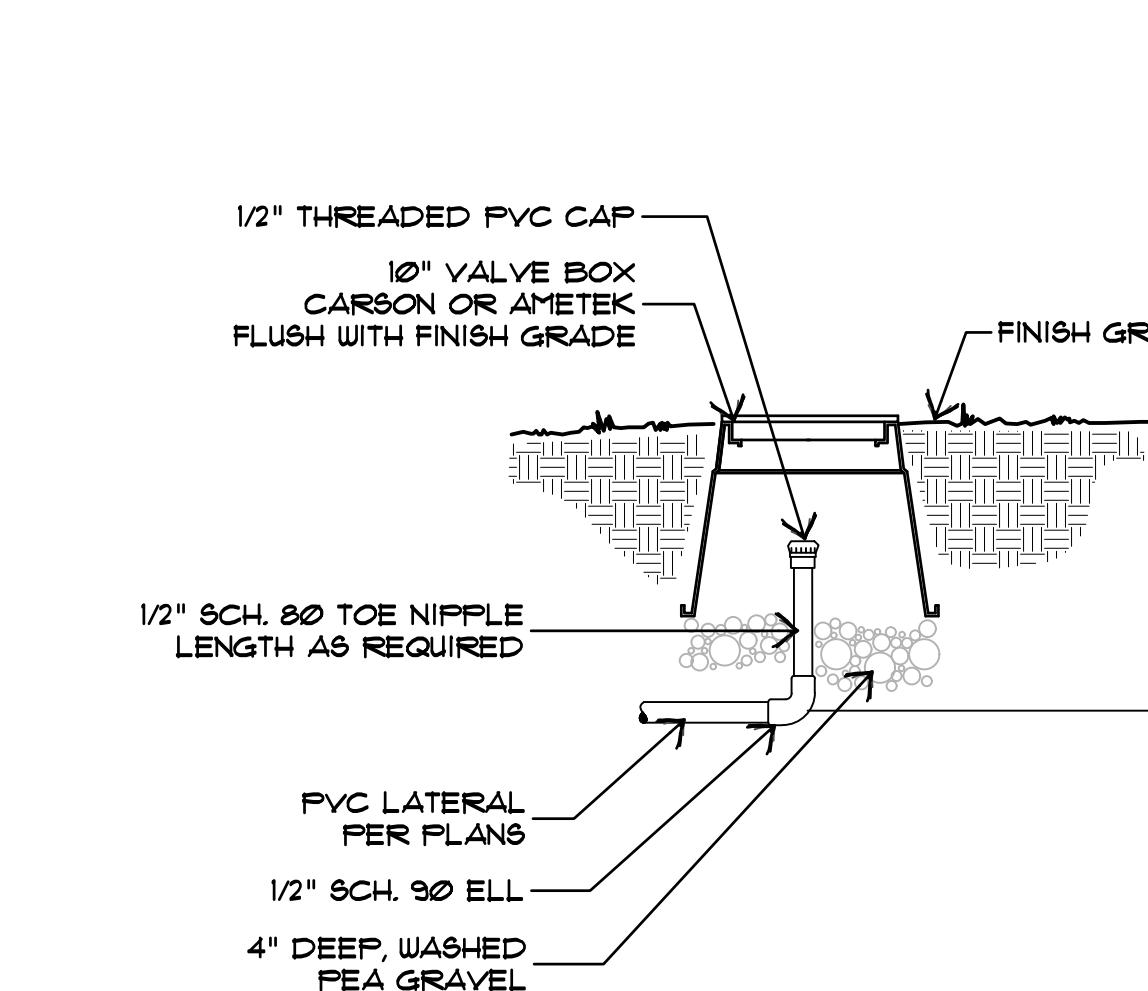
NOTE:
 1. AT LEAST ONE Emitter TUBE TO BE LOCATED WITHIN 4 INCHES OF
 TREE CENTER LINE
 2. SEE Emitter Sizing Schedule FOR GALLONS PER HOUR

11 **MULTI-OUTLET Emitter** • TREES
 SCALE: N.T.S.



NOTE:
 REFER TO Emitter Sizing Schedule

12 **MULTI-OUTLET Emitter** • SHRUBS
 SCALE: N.T.S.



13 **FLUSH CAP**
 SCALE: N.T.S.

IRRIGATION DETAILS (2 OF 2)
 NOT TO SCALE

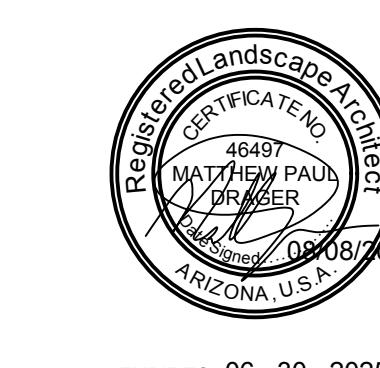
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SHEET 8 OF 8



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