

2.3.1 - LANDSCAPE PLAN REQUIRED NOTES:

- Gross area of development is **2.81 acres**
- Total acres of graded area is **2.23 acres**
- Total acres of undisturbed area is **0.58 acres**
- Total amount of open space required = 20% of the gross area of the parcel.
Total area of open space provided = **21.5%**
(Landscape=11.4%, Frontage=10.1%)
Courtyard/ Pedestrian Malls is 2% of net lot area excluding un-buildable wash area 1,944 SF.
required, 2,134 SF. provided.
- Landscaped buffer yards - refer to buffer yard chart:
north - existing buffer yard "b"
east (la canada drive) - buffer yard "b"
south (naranja drive) - buffer yard "b"
west - existing buffer yard "b"
- Required building setbacks:
north - 25 feet required, 42.6' min. feet provided
east - 25 feet required, 30.1' min. feet provided
south - 20 feet required, 30.2' min. feet provided
west - 25 feet required, 43.5' min. feet provided
- Perimeter streets adjacent to site:
Arterial Street - La Canada Drive (public 150' r.o.w.)
Arterial Street - Naranja Drive (public 150' r.o.w.)
- 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.
- The 2006 grading exception conditions per OV12-06-16A applicable to this project.
- Landscape to conform to Oro Valley Landscape Code.
- Mitigation of surveyed plants in the Native Plant Preservation Plan and previously surveyed plants will be incorporated in the landscape design.
- Shrub locations are preliminary.

GENERAL NOTES:

- Convenience uses shall not be open for business until a minimum of fifty percent (50%) of the net floor area for the non-convenience use structures within the shopping center have been constructed.
- Rainwater harvesting plan will be required during the final design stage once the CSP/CUP are approved.

SITE RESOURCE SUMMARY:

The native plant material was salvaged in February 2013 reference # IP1912-06 and the required mitigation will be provided:

Prosopis velutina (velvet mesquite)
48" box - 1
36" box - 6
understory plants - 35

BUFFER YARD

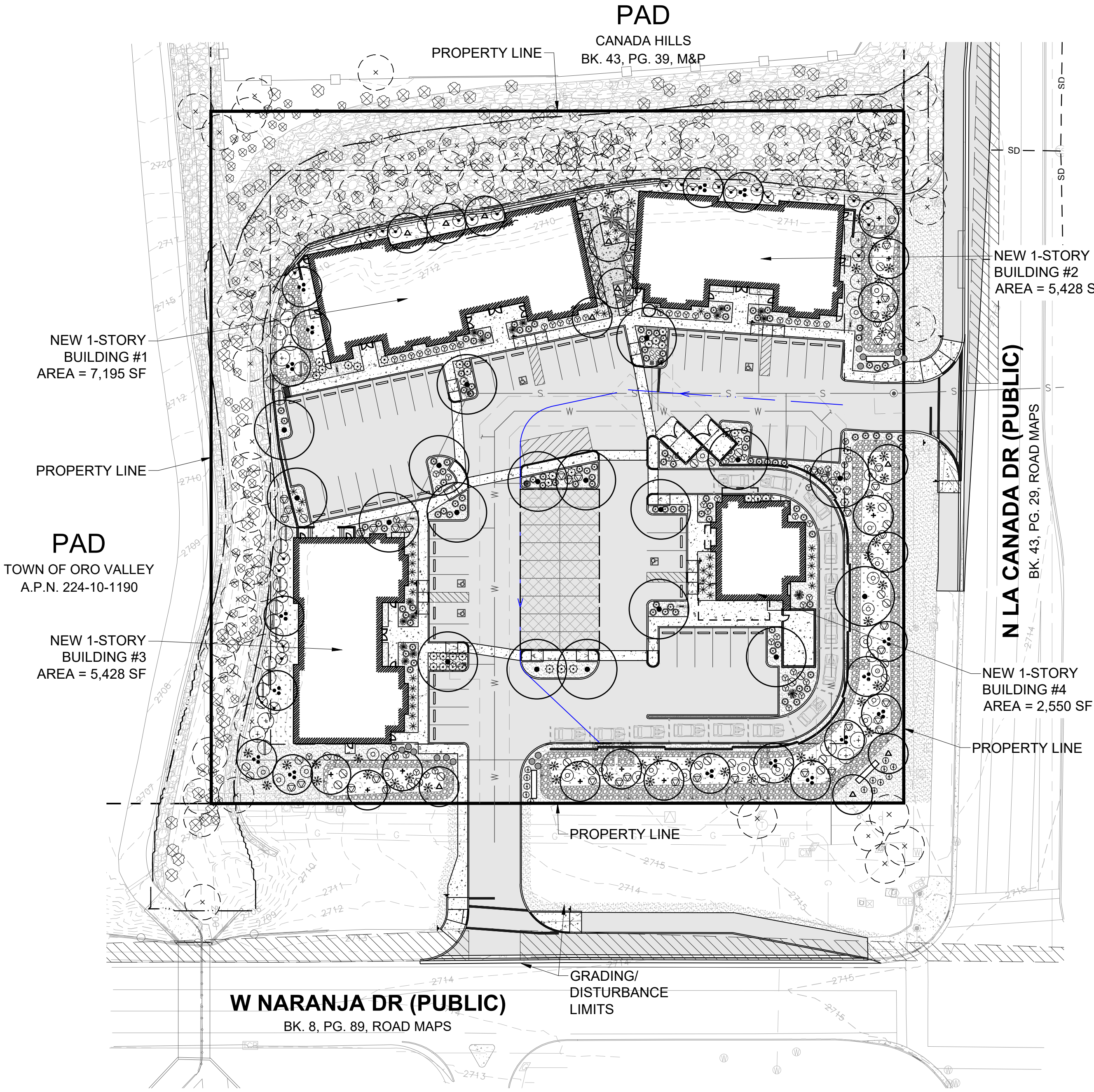
North
30' buffer yard "B" @ 350 LF
required provided
trees 14 31
shrubs 18 54
accents 35 35
utilize screening on adjacent property
(adjacent property FFE is > 5' above
proposed FFE)

East (La Canada Drive)
30' buffer yard "B" @ 322 LF
required provided
trees 13 13
shrubs 17 59
accents 33 33

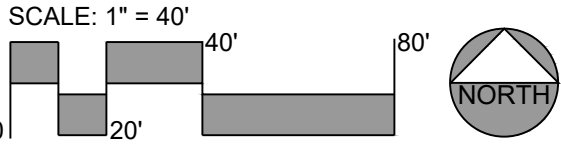
South (Naranja Drive)
30' buffer yard "B" @ 324 LF
required provided
trees 13 14
shrubs 17 70
accents 33 33

West
30' buffer yard "B" @ 350 LF
required provided
trees 14 27
shrubs 18 50
accents 35 35
5' vegetated screen & 5' screen wall where
applicable

CONCEPTUAL LANDSCAPE PLAN for NWC LA CANADA / NARANJA 2101733

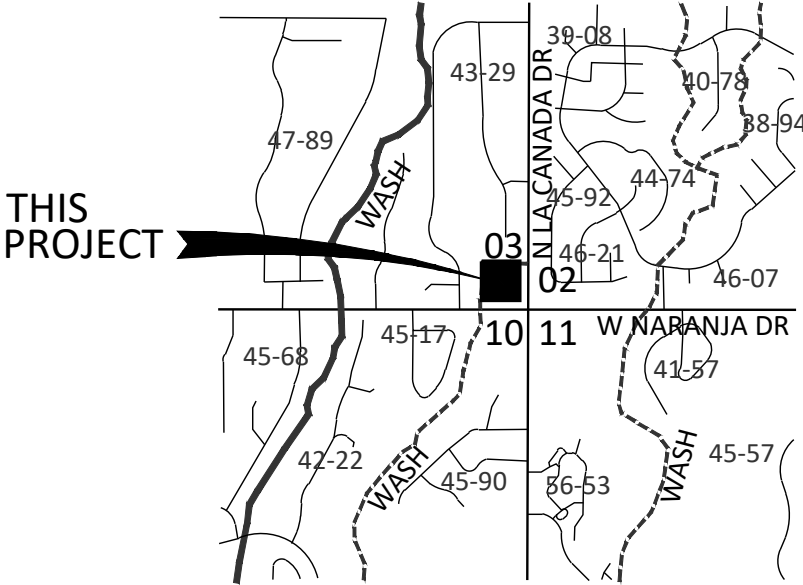


PROJECT OVERVIEW PLAN



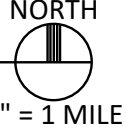
SHEET INDEX

- L1.0 Cover sheet
- L2.0 Landscape plan



IN THE SE 1/4 OF THE SE 1/4 OF
SECTION 03, T. 12 S., R. 13 E., G. & S. R. M.,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

LOCATION MAP



3" = 1 MILE

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 PAVEMENT EDGE	EXISTING ELECTRIC PULL BOX
EXISTING CONCRETE	EXISTING TRANSFORMER
EXISTING RIPRAP	PROPOSED SIGN
PROPOSED CURB	PROPOSED SEWER CLEANOUT
PROPOSED PAINT STRIPE	PROPOSED WATER METER
PROPOSED ASPHALT	R-2 ZONING DIVISION
PROPOSED CONCRETE	SVT SIGHT VISIBILITY TRIANGLE
PROPOSED RIPRAP	R RADIUS
100-YR FLOOD PLAIN LIMIT	P PAVEMENT (ASPHALT)
PROPOSED RAILING	C CONCRETE
EXISTING UNDERGROUND	TC TOP OF CURB
ELECTRIC	HP HIGH POINT
EXISTING SEWER	LP LOW POINT
EXISTING WATER	FFE FINISHED FLOOR ELEVATION
EXISTING EASEMENT	R.O.W. RIGHT-OF-WAY
PROPOSED SEWER	WATER HARVESTING AREA
PROPOSED WATER	WATERSHED BOUNDARY
PROPOSED FIRE SERVICE	GRADING LIMITS
PROPOSED DRAIN PIPE	SIGHT VISIBILITY TRIANGLE (SVT)

reference numbers:

2101748, 2100814, OV1602760, OV1206-16A, IP1912-06,
G1300016, G1400034, G1500014, G1702595, OV1204-19

owner/developer:
LA CANADA/NARANJA LLC
PO BOX 57037
TUCSON, ARIZONA 85732
attn: C/O PAUL OLAND
ph: (520) 664-4304
email: gpo@paradigmiland.us

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

legal description:
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OF SECTION 03, T12S, R13E, G&SRB&M, TOWN OF
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A.P.N. 224-10-002B

project description:
CONCEPTUAL LANDSCAPE PLAN
for NWC LA CANADA / NARANJA

ARC STUDIOS

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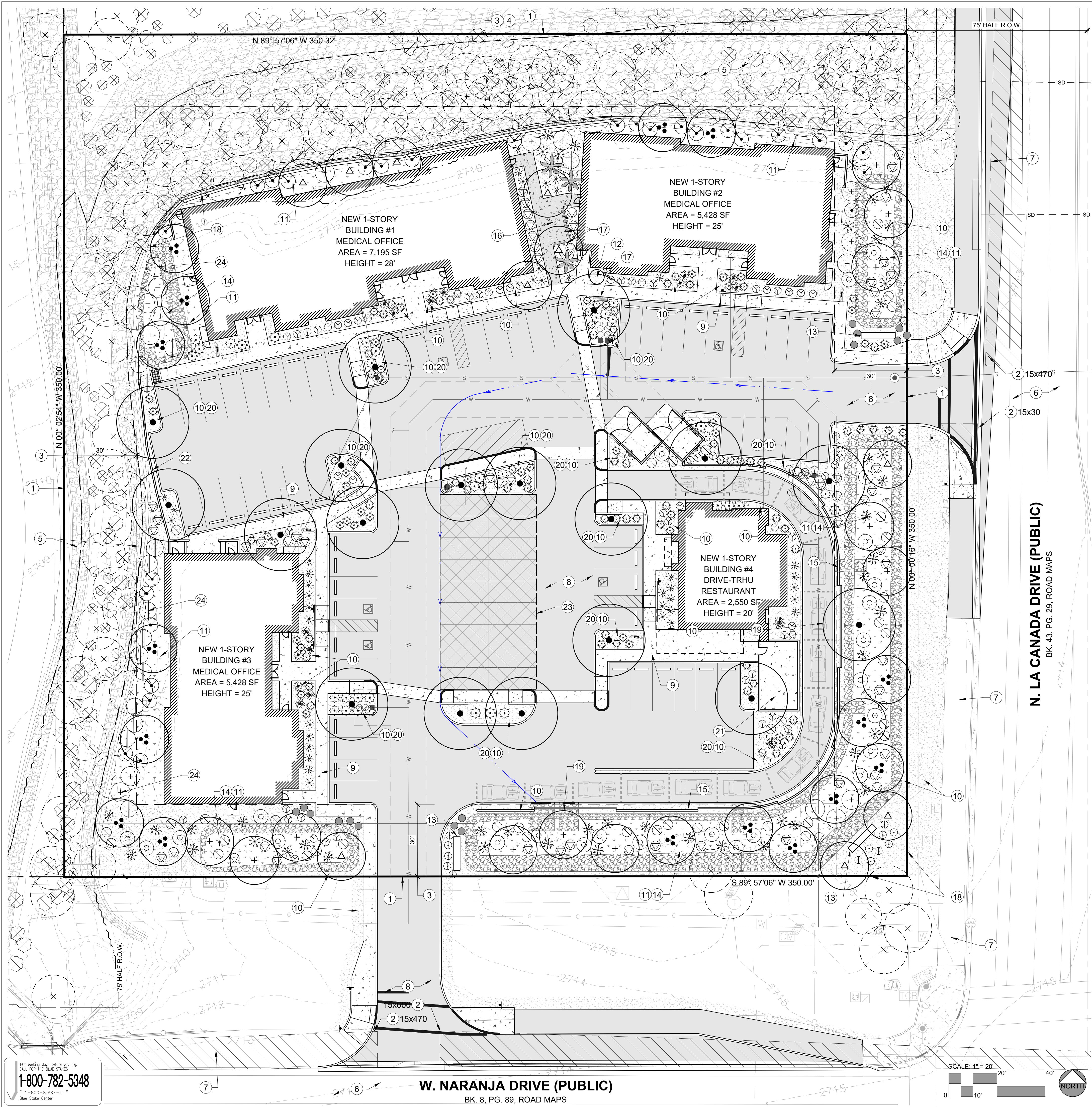
COVER
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L1.0

1 of 2 Sheets

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CONCEPTUAL 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	Size	Qty
Native tree	salvage	3
	48" box	1
	36" box	6
	24" box	6
Native hybrid buffer yard tree	24" box	11
	1.5" caliper	
Native hybrid tree	24" box	10
	1.5" caliper	
Parking lot shade tree	24" box	18
	1.5" caliper	
Existing tree to remain in place		

Shrubs / Ground Covers	Size	Qty
Large native evergreen shrub	5 gallon	16
Large native shrub	5 gallon	26
Medium shrub	5 gallon	40
Medium shrub	5 gallon	59
Large native semi-evergreen shrub	5 gallon	28
Large native evergreen shrub	5 gallon	14
Small ground cover	5 gallon	13
Small ground cover	5 gallon	112
Small ground cover	5 gallon	15
Existing shrub/accnt to remain in place, typ.		

Vines	Size	Qty
Flowering vine	5 gallon	3

Cacti / Succulents	Size	Qty
Large accent	24" box	2 specimen
Medium accent	5 gallon	46
Small accent	5 gallon	66
Medium accent	5 gallon	36
Small accent	5 gallon	14
Small accent	5 gallon	41
Medium accent	5 gallon	3

LANDSCAPE KEY NOTES

- Property line
- Sight visibility triangle
- 30' buffer yard 'b'
- Existing public 30' drainage easement per bk. 43, pg. 29
- Existing grouted rip rap drainage channel
- Existing pavement
- Existing multi-use path
- Pavement - refer to civil
- Concrete sidewalk - refer to civil
- Decorative rock 01 - all landscape areas, typ.
- Hydro-seed mix 1 - desert seed mix
- Public art - by others
- Monument sign - by others
- Water harvesting basin - 4" depressed landscape area, refer to civil plans for finish grades
- Masonry screen wall - minimum 3.5' for vehicle headlights along La Cañada Drive and 3' for drive-thru stacking lanes
- Courtyard patio - concrete patio
- Courtyard seating - park bench
- Grading/ disturbance limits
- Continuous tree canopy adjacent to the drive-thru aisle along La Cañada Drive and Naranja Drive
- Parking area landscape islands shall be designed to harvest rainwater, refer to civil plans for finish grades
- Outdoor seating, refer to architectural plans
- Masonry screen wall - 5' for adjacent screening
- Covered parking, refer to site plan
- Vegetated screen wall - 5' high evergreen shrubs in place of screen wall

GROUND COVER MATERIAL LEGEND

Furnish and install all material per plans, details, and specs.

Decorative rock 01	type: screened rock
	size: 1/2"
	color: coco brown - pioneer materials
	depth: 2"
	notes: install in all landscape planting areas as indicated on plans
Decorative rock 02	type: rip rap
	size: 3 - 6"
	color: santa fe brown
	depth: 6"
	notes: refer to civil paving plans, details and specifications
Decorative rock 03	type: stabilized decomposed granite
	size: 1/4" minus
	color: palomino gold
	depth: 3"
	notes: stabilizer solutions stabilizer® w/ 15lbs of stabilizer® per ton of aggregate

Hydro-seed - mix 1	20 lbs pure live seed - refer to specs.
	Botanical Name Common Name lbs/ac
Ambrosia deltoidea	triangle-leaf bursage 2.0
Acacia constricta	whitethorn acacia 1.0
Calliandra eriophylla	fairly duster 1.0
Encelia farinosa	brittlebush 1.0
Baileya multiradiata	desert marigold 1.0
Cassia covesii	desert senna 2.0
Psilostrophe 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

RAINWATER HARVESTING NOTE:

Eighty percent (80%) of the area within each linear buffer yard segment must be graded to a minimum depth of four (4) inches to enable collection of rainwater.

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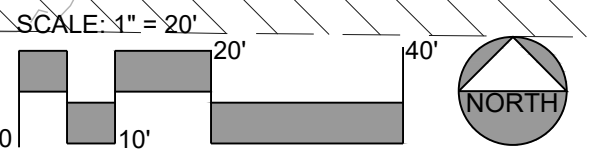
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LANDSCAPE
PLAN

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