

#



NTS

1. Gross area of development is 143.3 acres.
2. Total acres of graded area: 43.21 acres.
3. Total undisturbed area: 100.09 acres (69% of Site). This shall be preserved as Environmentally Sensitive Open Space (ESOS).
4. The project has been administratively exempted by the Town of Oro Valley from the native vegetation preservation requirements due to the amount of ESOS to be preserved on site. The project disturbance limits have been surveyed and no distinct vegetation designated as a core resource area, nor native plants that are considered threatened or endangered under the Endangered Species Act or highly safeguarded by the Arizona Department of Agriculture were observed. No mitigation of plant material within the Limit of Grading is required. Transplanting of native plant material within the project disturbance limits is encouraged.
5. Landscape Bufferyards:
North and West: 40' Natural Desert Bufferyard
East and South: No Bufferyard Required
6. Assurances for landscaping and re-vegetation bonds must be posted prior to issuance of grading permits.
7. 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.
8. 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.
9. 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.
10. 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. 27.6.E.4., Maintenance.
11. Any spaced 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 approved salvage and mitigation plan.
12. 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.
13. Protection of plants to be Preserved-in-Place: All areas designated to remain undisturbed shall be fenced prior to the start of site disturbance with a highly visible fence (refer to Fencing Detail). Fencing shall remain in place for the duration of construction.
14. The developer shall replace removed or damaged plant materials with like size and species, and shall maintain and guarantee (in accordance with Section 26.6.C and I) the replacement of plant materials for a period of three (3) years.
15. 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.
16. Landscape materials shall not obstruct sight distances or vehicle turning movements.
17. Landscaped areas that are susceptible to damage by pedestrian or auto traffic shall be protected by appropriate curbs, tree guards or other devices.
18. Landscape materials shall be designed to minimize sediment, sand and gravel being carried into the streets from storm water or other runoff.
19. Landscape plan enables adequate plant spacing to ensure survivability at plant maturity.
20. 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.
21. Curb-way consisting of inorganic groundcover or plants not to exceed type 2 water use shall be provided between curb and all sidewalks.
22. All landscaped areas to be finished with either seed mix or a 2" minimum depth inorganic groundcover.
23. The Contractor shall obtain all necessary and or required permits required to install the work on the approved Plans.
24. Work shall be in accordance with the requirements of the Town of Oro Valley Code.
25. The Contractor shall be appropriately licensed as required by the State of Arizona.
26. Existing Utilities: Utilities may exist which are not known and not shown on Plans. The Contractor shall take precautionary measures to protect all utilities on site. Prior to excavating, the Contractor shall verify the location of underground utilities. A minimum of two days prior to excavating, the Contractor shall request identification of underground utilities by calling Blue Stake at 811.
27. Required building setbacks: 50 feet from abutting residential districts and 20 feet from abutting commercial districts.



Most of the northwest quarter of Section 15,
Township 12 South, Range 13 East, G. & S.R.M.,
Oro Valley, Pima County, Arizona

1	LANDSCAPE COVER
2	LANDSCAPE SCHEDULES & DETAILS
3 - 11	LANDSCAPE PLANS
12	LANDSCAPE DETAILS
13	IRRIGATION COVER & SCHEDULES
14-16	IRRIGATION PLANS
17-19	IRRIGATION DETAILS
20	LANDSCAPE & IRRIGATION SPECIFICATIONS

FUTURE ARIZONA INC.
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CHICAGO, IL 60610
ATTENTION: PETER FASSEAS

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ATTENTION: ROB SCHLICHER, PE
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WILDER LANDSCAPE ARCHITECTS
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ATTENTION: JENNIFER PATTON, PLA
JENNIFER@WILDERLA.COM

PLANNING & ZONING ADMINISTRATOR _____ DATE _____



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PIMA COUNTY

ORO VALLEY, AZ

LANDSCAPE COVER SHEET

SEC LAMBERT & LA CHOLLA

PROJECT NUMBER



PLAN STATUS

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SHEET 1 OF 20

PLANTING - SALVAGE AND NURSERY STOCK

1. There is no required plant salvage on this project due to the amount of open space being preserved. However, plant salvage and transplant is encouraged by the Town of Oro Valley.
2. The tree and cacti / succulent species, as well as several shrubs, included on the plant list are local to the site. There are numerous plants on site of an age and size that are conducive to salvage and transplanting.
3. Site-salvaged plants are encouraged to be used in addition to / instead of the the nursery stock sizes specified in the plant schedule.

PLANT MATERIAL SCHEDULE

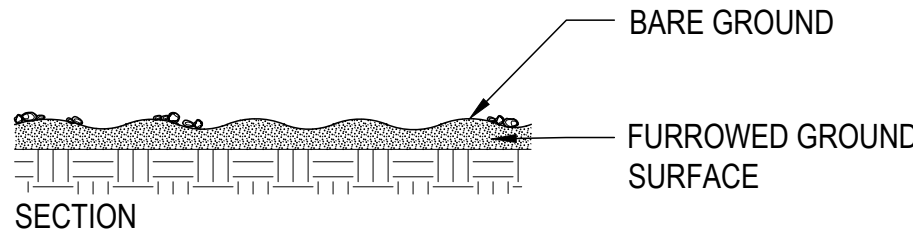
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	MIN. H / CALIPER	WATER NEED	ANNUAL MATURE USE (GAL) PER PLANT	ANNUAL WATER USE (GAL) TOTAL	MONTHLY WATER USE (GAL) TOTAL
Trees								
	Oliveya tesota Ironwood	24" Box	9		1	2,741	24,669	2,056
	Parkinsonia florida Blue Palo Verde	48" Box	22		2	5,702	125,444	10,454
	Parkinsonia microphylla Foothill Palo Verde	24" Box	130		1	1,754	228,020	19,002
	Prosopis velutina Native Velvet Mesquite	36" Box	43		2	5,702	245,186	20,432
	Senegalia greggii Catclaw Acacia	24" Box	48		1	1,754	84,192	7,016
	Vachellia constricta Whitehorn Acacia	Exst	102		1	1,754	178,908	14,909
Shrubs								
	Abutilon palmeri Palmer's Abutilon	5 Gal	34		2	57	1,938	162
	Ambrosia deltoidea Triangle-leaf Bursage	5 Gal	44		1	39	1,716	143
	Calliandra eriophylla Native Fairy Duster	5 Gal	207		1	70	14,490	1,208
	Celtis pallida Desert Hackberry	5 Gal	42		2	634	26,628	2,219
	Dalea pulchra Indigo Bush	5 Gal	74		2	158	11,692	974
	Larrea tridentata Creosote	5 Gal	56		1	632	35,392	2,949
	Lycium berlandieri Berlandier's Wolfberry	5 Gal	37		1	281	10,397	866
	Lycium fremontii Fremont's Wolfberry	5 Gal	62		1	281	17,422	1,452
	Sphaeralcea ambigua Globe Mallow	5 Gal	58		1	39	2,262	189
	Viguiera deltoidea Goldeneye	5 Gal	86		2	57	4,902	409
	Ziziphus obtusifolia Graythorn	5 Gal	95		1	281	26,695	2,225
Succulents								
	Carnegiea gigantea Saguaro	5 Gal	23		1	2,741	63,043	5,254
	Cylindropuntia fulgida Chain Fruit Cholla	5 Gal	16		1	158	2,528	211
	Cylindropuntia leptocaulis Christmas Cholla	5 Gal	29		1	158	4,582	382
	Cylindropuntia versicolor Staghorn Cholla	5 Gal	30		1	158	4,740	395
	Ferocactus wislizeni Fishhook Barrel	5 Gal	67		1	10	670	56
	Opuntia engelmannii Prickly Pear	5 Gal	39		1	158	6,162	514
	Opuntia santa-rita Purple Prickly Pear	5 Gal	25		1	158	3,950	329
	Yucca elata Soaptree Yucca	15 Gal	5		1	281	1,405	117

GROUNDCOVER AND BOULDER SCHEDULE

SYMBOL	ITEM	QTY	SIZE / COLOR / SUPPLIER	APPLICATION AREA	NOTES / DETAIL
	Seed Mix	PER PLAN	Per Seed Mix, Sheet 2 Seed & Hydroseed Applicator: Jim Lochner, Grasslands Reclamation & Seeding, 520-869-1697	Back of Sidewalk to Limits of Grading, Detention Basins, and all other disturbed site areas noted on Plan	Detail 1, Sheet 2
	Decomposed Granite	PER PLAN	Apache Gold, ¾" Minus Kalamazoo Materials 520-631-3775	Curbways (curb to front of sidewalk) and Planting Islands within Streets	Minimum 2" Depth Details 2 & 3, Sheet 2
	Boulder, Surface Select	2": 3 EA 3": 23 EA 4": 18 EA	Surface Select Kalamazoo Materials 520-631-3775	N/A	Detail 8, Sheet 12

SEED MIX

To be used within all areas to be seeded as shown on Plans		
Scientific Name	Common Name	PLS/ Acre
Shrubs		
Ambrosia deltoidea	Triangle-leaf Bursage	1.00
Calliandra eriophylla	Fairy Duster	1.00
Encelia farinosa	Brittlebush	1.00
Ericameria laricifolia	Turpentine bush	1.00
Larrea tridentata	Creosote	1.00
Small Perennials		
Bahia absinthifolia	Desert Bahia	0.50
Baileya multiradiata	Desert marigold	0.50
Glandularia gooddingii	Goodding's verbena	0.50
Isocoma tenuisecta	Burroweed	0.50
Psilostrophe cooperi	Paper Flower	0.50
Sphaeralcia ambigua	Globemallow	1.00
Senna covesii	Desert senna	1.00
Zinnia acerosa	Desert zinnia	0.50
Perennial Grasses		
Bouteloua curtipendula	Sideoats grama	0.50
Bouteloua rothrockii	Rothrock grama	0.50
Dasyochloa pulchella	Fluffgrass	1.00
Digitaria californica	Arizona Cottontop	1.00
Muhlenbergia porteri	Bush Muhly	1.00
Sporobolus cryptandrus	Sand dropseed	1.00
Annual Herbs and Grasses		
Datura discolor	Sacred Datura	0.50
Erigeron divergens	Spreading Fleabane	0.50
Kallstroemia grandiflora	Arizona poppy	0.50
Lesquerella gordonii	Bladderpod	0.50
Lupinus sparsiflorus	Lupine	1.00
Pectis papposa	Chinchweed	0.50
Penstemon parryi	Penstemon, Parry	1.00
Proboscidea parviflora	Devil's Claw	0.50
TOTAL		20.00

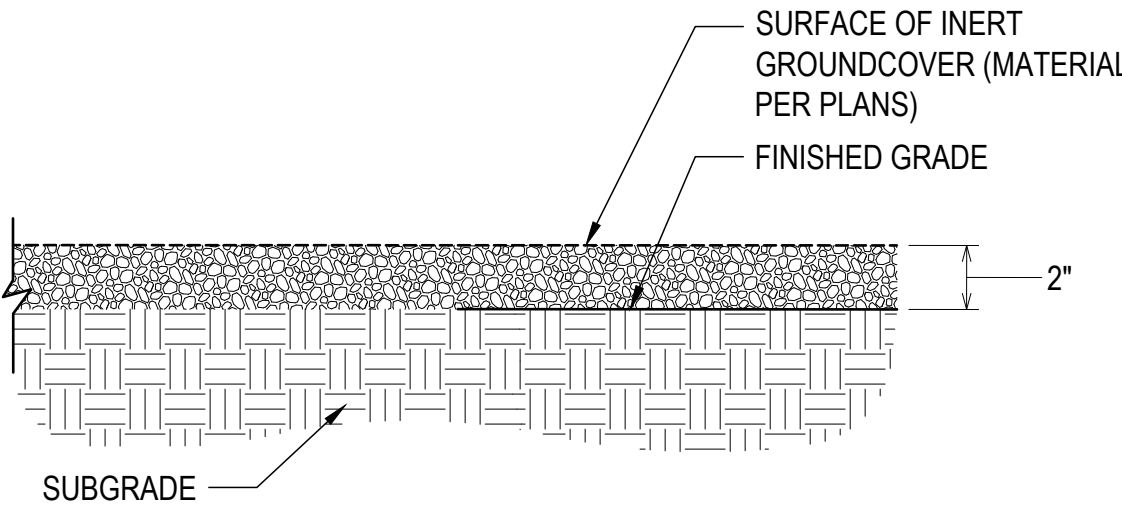


NOTES:

1. Ground surface to be furrowed along contour prior to seeding and after completion of all work in the area.
2. Spacing of furrows to be no more than 18" apart.
3. Intent of furrows is to slow stormwater runoff, and aid in seed germination.
4. Seeding to be applied after planting and irrigation is complete.

SOIL FURROWING (TO BE USED WITH SEEDING)

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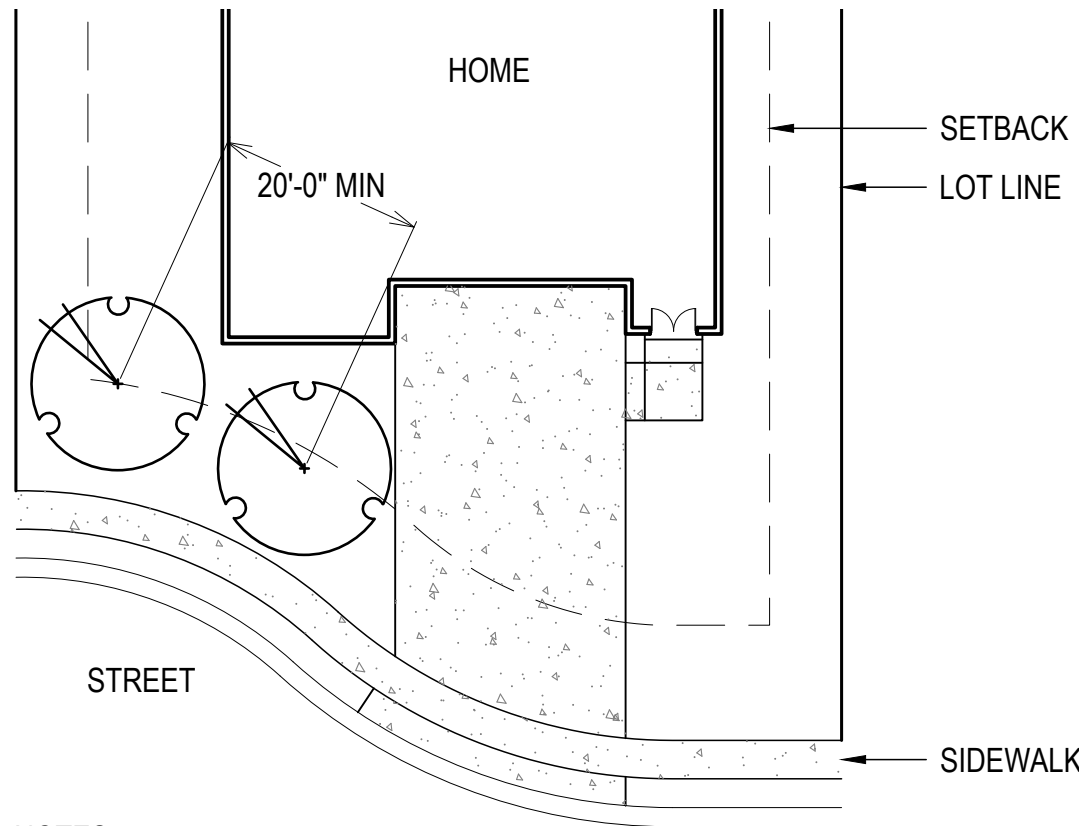


NOTES:

1. 2" minimum depth of inert groundcover.
2. All trash, rock, and debris shall be removed prior to application of inert groundcover.
3. Lightly spray / mist the surface of inert groundcover after installation to wash off dirt and help settle fines.

INERT GROUNDCOVER

NTS



NOTES:

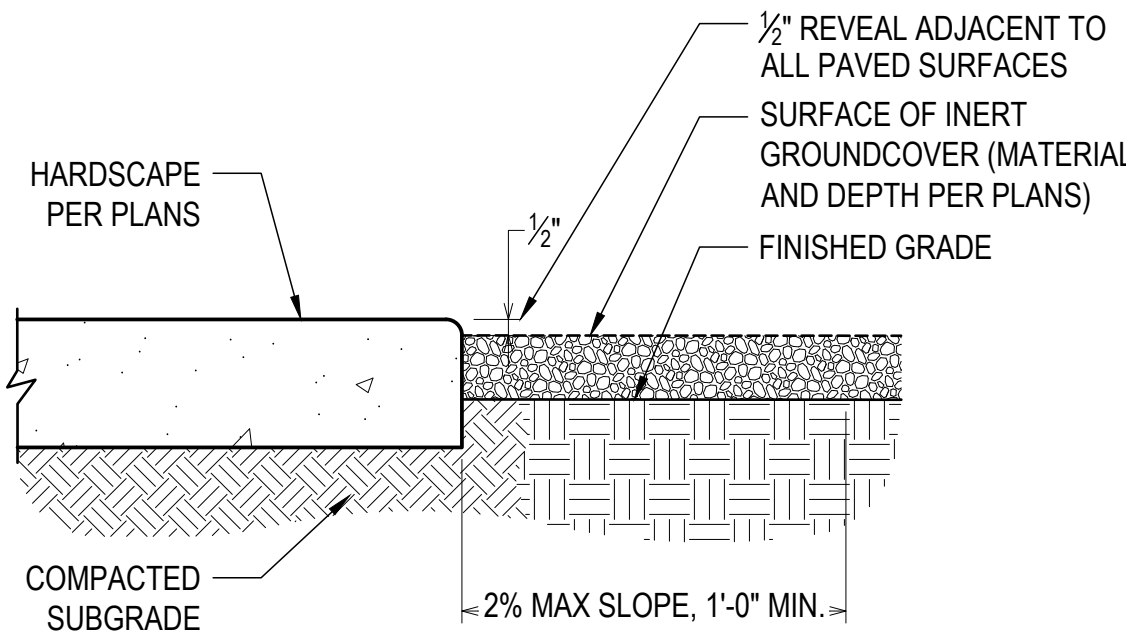
1. Front yard landscape shall comply with the Town of Oro Valley Zoning Code, 27.6.C.2.c Landscape Standards. Two nursery trees, Type 1 or 2 water use and a minimum of 24" box size, shall be planted in the front yard.
2. Minimum spacing for mesquites and palo verdes (trunk to trunk) is 20' on center.
3. Location and species of trees to be determined by the homeowner or developer.
4. This detail is illustrative, with elements shown for context - actual site conditions will vary.

FRONT YARD PLANTING, CODE MINIMUM

1" = 20'

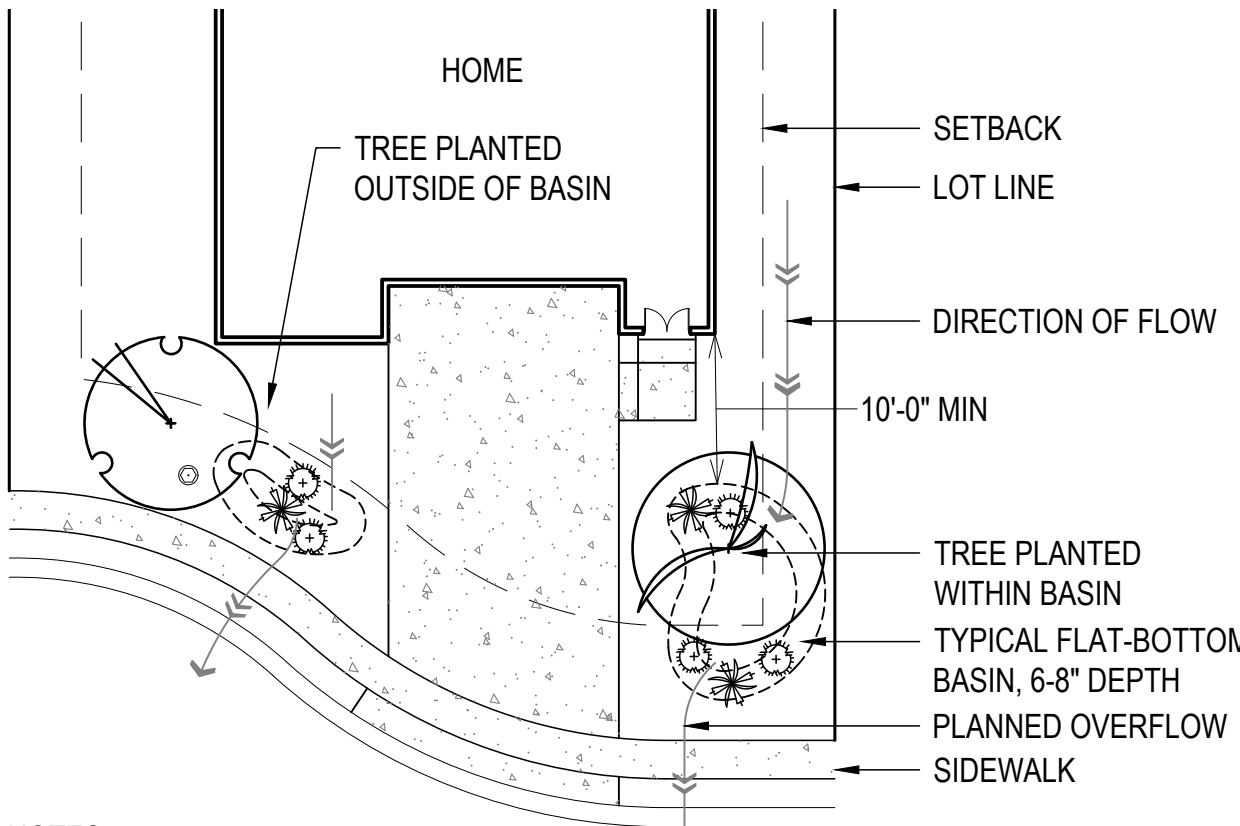
HYDROSEEDING

1. Hydroseed shall be applied to all disturbed site areas that are not otherwise improved.
2. Prior to hydroseeding, all areas to be seeded shall be scarified to a minimum depth of 3". Furrows shall be parallel to site contours. Soil shall be left in a roughened condition. Exposed rocks / clumps of soil less than 4" in diameter may be left in place.
3. Hydroseed mix shall include mulch and fertilizer. Mulch shall be certified to be weed free.
4. Refer to Soil Furrowing detail, this Sheet, for additional information.



REVEAL AT EDGE OF HARDSCAPE

NTS



NOTES:

1. Passive water harvesting (basins) shall be incorporated into front yard landscape to supplement irrigation and encourage infiltration of rainwater.
2. Basins will be a minimum of 10' from building foundation, and a minimum of 1' from the edge of walkways and driveways.
3. Tree species will determine placement in relation to basin - either in or outside of basin.
4. All basins will have planned overflow away from structures.

WATER HARVESTING, RECOMMENDED

1" = 20'

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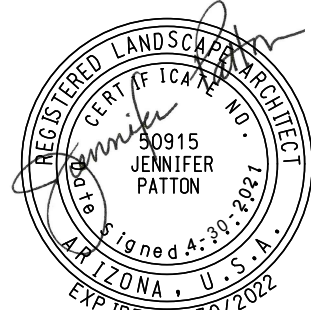
LANDSCAPE SCHEDULES & DETAILS

SEC LAMBERT & LA CHOLLA

PIMA COUNTY

ORO VALLEY, AZ

PROJECT NUMBER



PLAN STATUS

DATE DESCRIPTION
TEAM TEAM JP
DESIGN DRAWN CHKD
SCALE H: V:

JOB No.

DATE : 4/30/21

PLANTING NOTES

1. REFER TO SHEET 2 FOR COMPLETE PLANT SCHEDULE WITH SIZE & QUANTITY.

2. REFER TO SHEET 2 FOR REQUIRED FRONT YARD TREE PLANTING. FRONT YARD TREES ARE NOT SHOWN ON THESE PLANS.

LANDSCAPE PLAN

SCALE: 1" = 40'-0"

SYMBOL / LINETYPE LEGEND

- LIMIT OF GRADING
- EXISTING CONTOUR
- PROPOSED CONTOUR
- - - POST- DEVELOPMENT 100-YEAR FLOODPLAIN
- ▨ TRAIL PER CIVIL PLAN
- CRITICAL RESOURCE AREA
- PROPOSED RIP RAP, REFER TO CIVIL PLANS
- SITE VISIBILITY TRIANGLE

PLANT LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME
	Olneya tesota Ironwood
	Parkinsonia florida Blue Palo Verde
	Parkinsonia microphylla Foothill Palo Verde
	Prosopis velutina Velvet Mesquite
	Senegalia greggii Catclaw Acacia
	Vachellia constricta Whitethorn Acacia
	Abutilon palmeri Palmer's Abutilon
	Ambrosia deltoidea Triangle-leaf Bursage
	Calliandra eriophylla Native Fairy Duster
	Celtis pallida Desert Hackberry
	Dalea pulchra Indigo Bush
	Larrea tridentata Creosote
	Lycium berlandieri Berlandier's Wolfberry
	Lycium fremontii Fremont's Wolfberry
	Sphaeralcea ambigua Globe Mallow
	Yucca elata Soaptree Yucca

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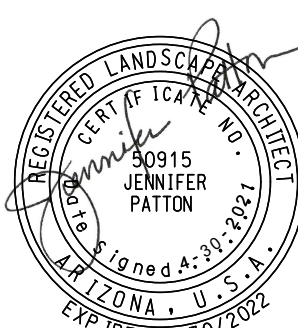
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LANDSCAPE PLANS
SEC LAMBERT & LA CHOLLA

PIMA COUNTY

ORO VALLEY, AZ

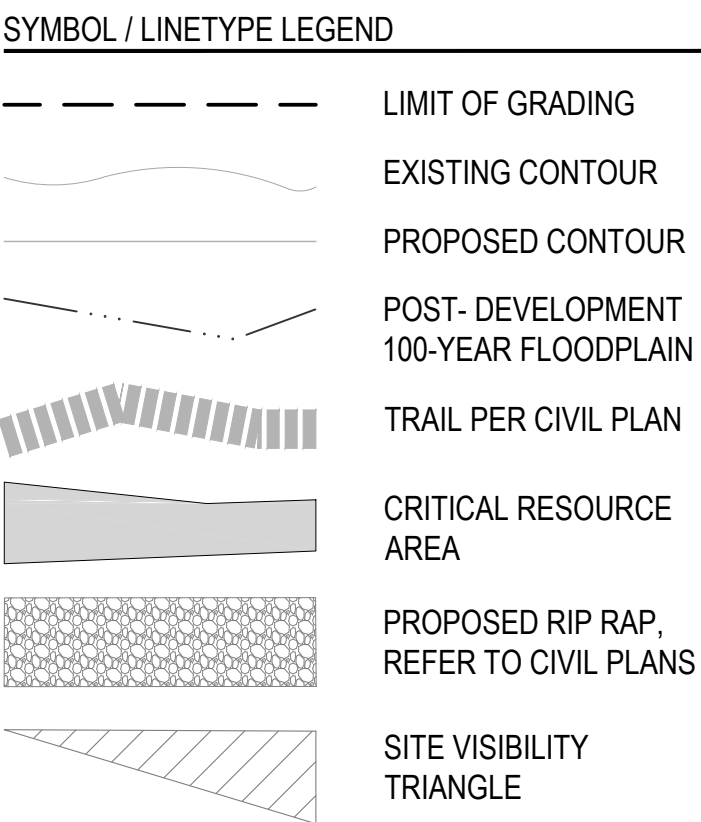
PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION
TEAM	TEAM
DESIGN	DRAWN
SCALE	H: V:
JOB No.	
DATE :	4/30/21

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com



SANT LEGEND	
SYMBOL	BOTANICAL NAME COMMON NAME
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	Viguiera deltoidea Goldeneye
	Ziziphus obtusifolia Graythorn
	Carnegiea gigantea Saguaro
	Cyl. fulgida Chain Fruit Cholla
	Cyl. leptocaulis Christmas Cholla
	Cyl. versicolor Staghorn Cholla
	Ferocactus wislizeni Fishhook Barrel
	Opuntia engelmannii Prickly Pear
	Opuntia santa-rita Purple Prickly Pear
	Yucca elata Soaptree Yucca

PLANTING NOTES

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2. REFER TO SHEET 2 FOR REQUIRED FRONT YARD TREE PLANTING. FRONT YARD TREES ARE NOT SHOWN ON THESE PLANS.





LANDSCAPE PLAN
SCALE: 1" = 40'-0"

SYMBOL / LINETYPE LEGEND

- LIMIT OF GRADING
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- - - POST-DEVELOPMENT 100-YEAR FLOODPLAIN
- ▨ TRAIL PER CIVIL PLAN
- CRITICAL RESOURCE AREA
- ▤ PROPOSED RIP RAP, REFER TO CIVIL PLANS
- ▲ SITE VISIBILITY TRIANGLE

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LANDSCAPE PLANS

SEC LAMBERT & LA CHOLLA

ORO VALLEY, AZ

PIMA COUNTY

PROJECT NUMBER

DATE: 4/30/21

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DATE	DESCRIPTION
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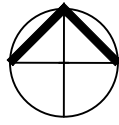
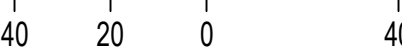
SHEET **6** OF **20**



MATCHLINE - REFER TO SHEET 4

LANDSCAPE PLAN

SCALE: 1" = 40'-0"



SYMBOL / LINETYPE LEGEND

	LIMIT OF GRADING
	EXISTING CONTOUR
	PROPOSED CONTOUR
	POST-DEVELOPMENT 100-YEAR FLOODPLAIN
	TRAIL PER CIVIL PLAN
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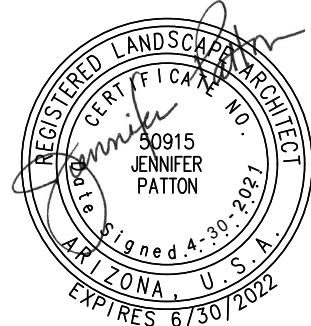
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LANDSCAPE PLANS
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PIMA COUNTY

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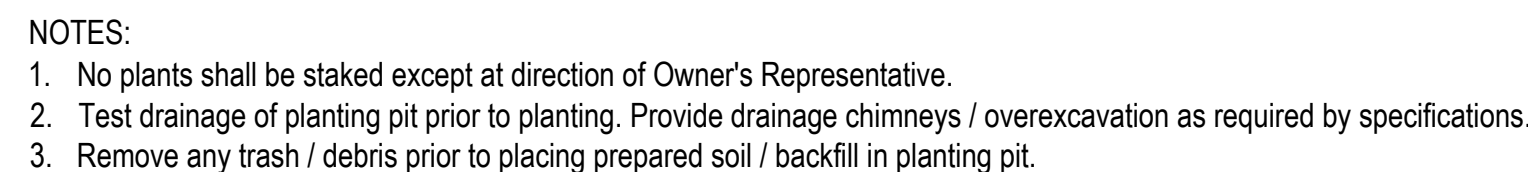
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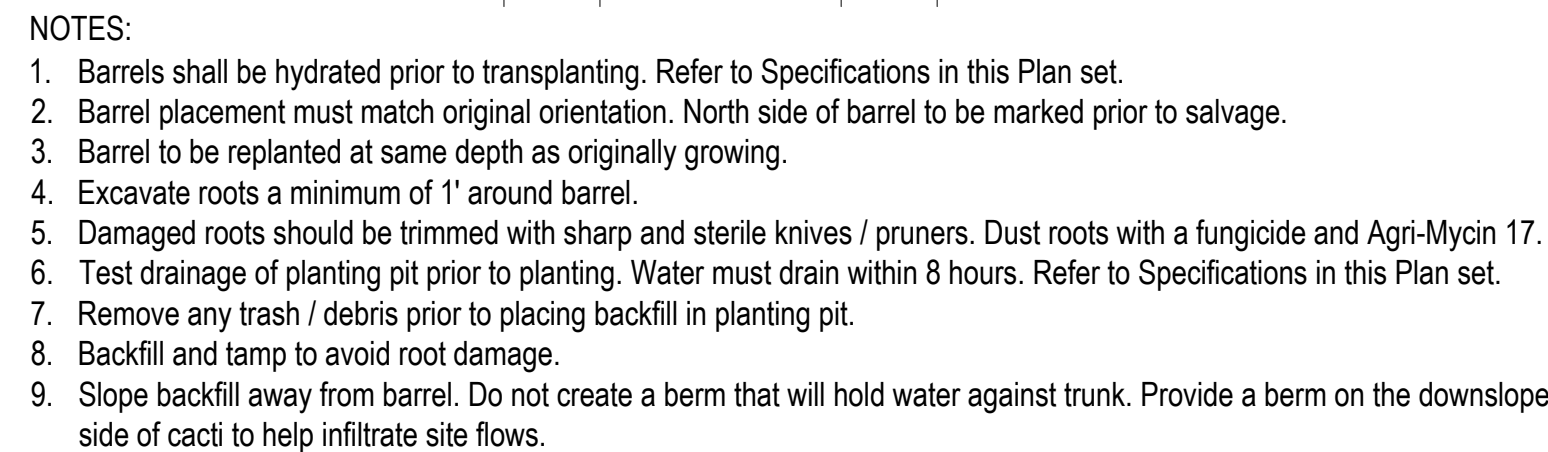
PLAN STATUS

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DESIGN	DRAWN
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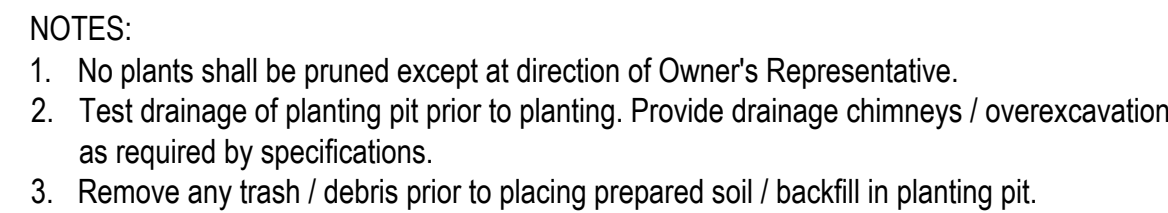
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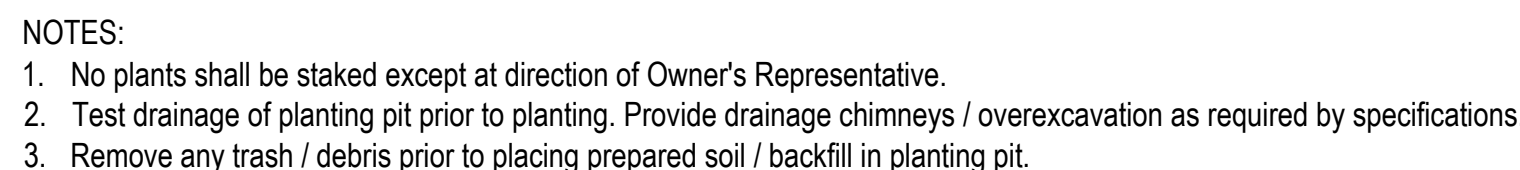
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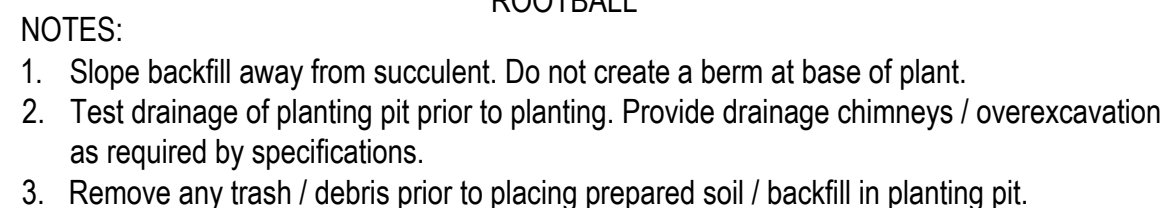
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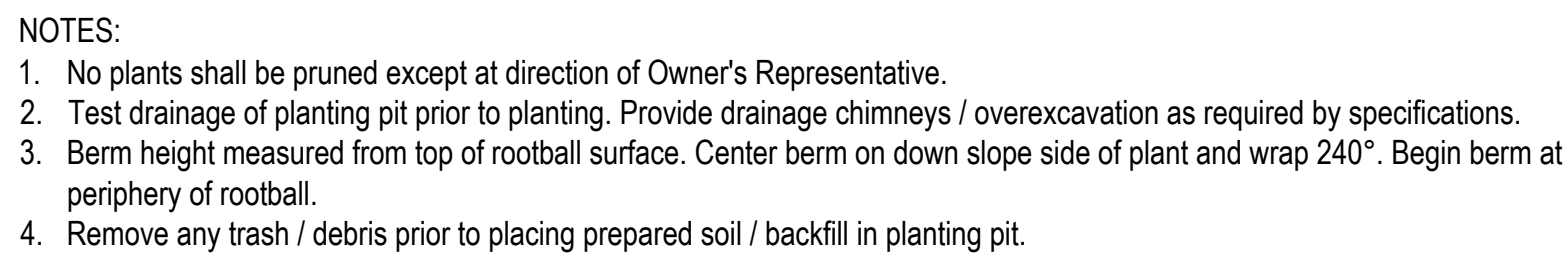
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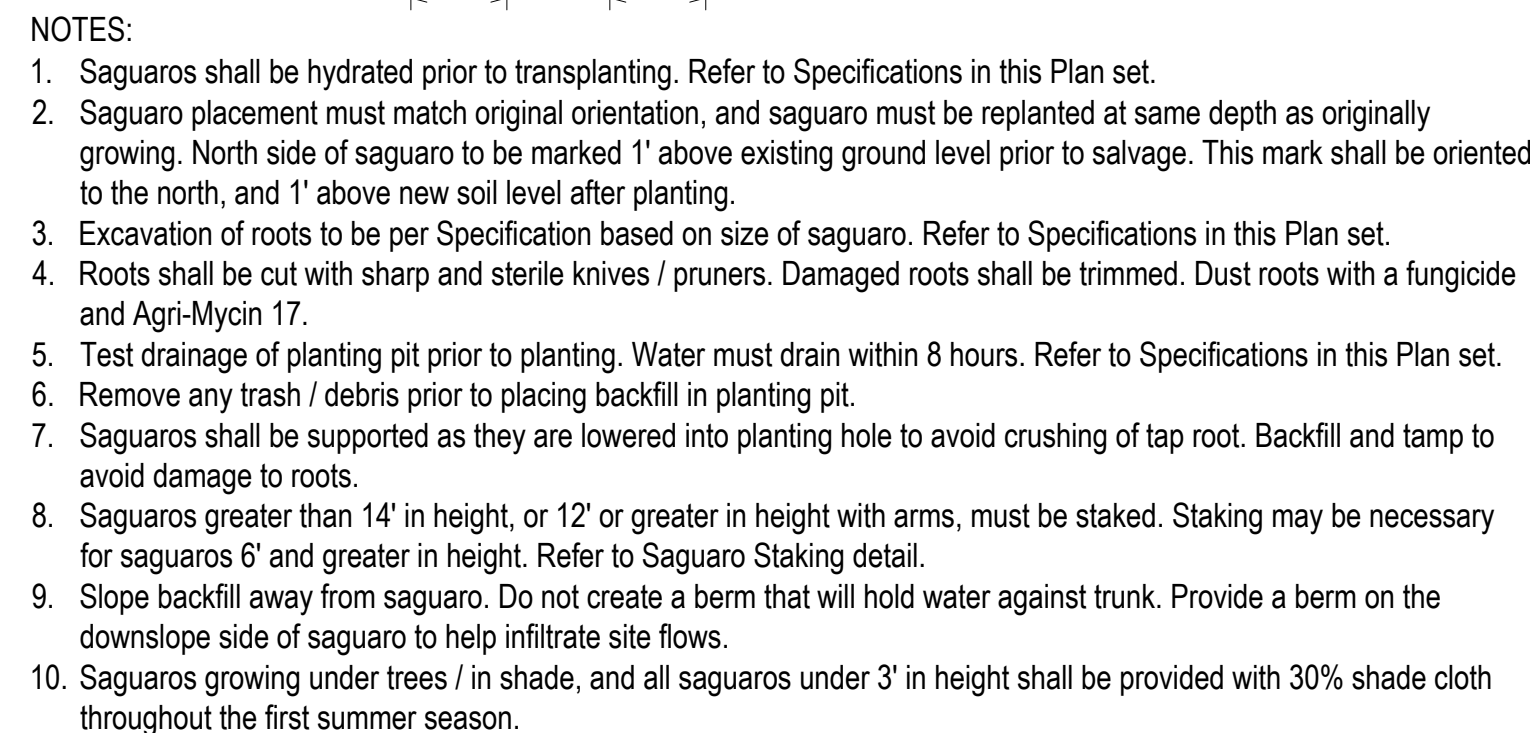
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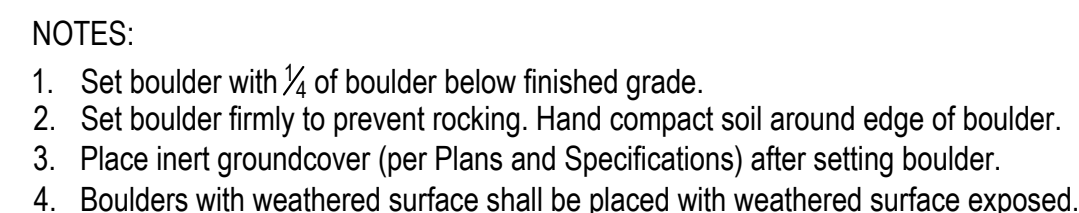
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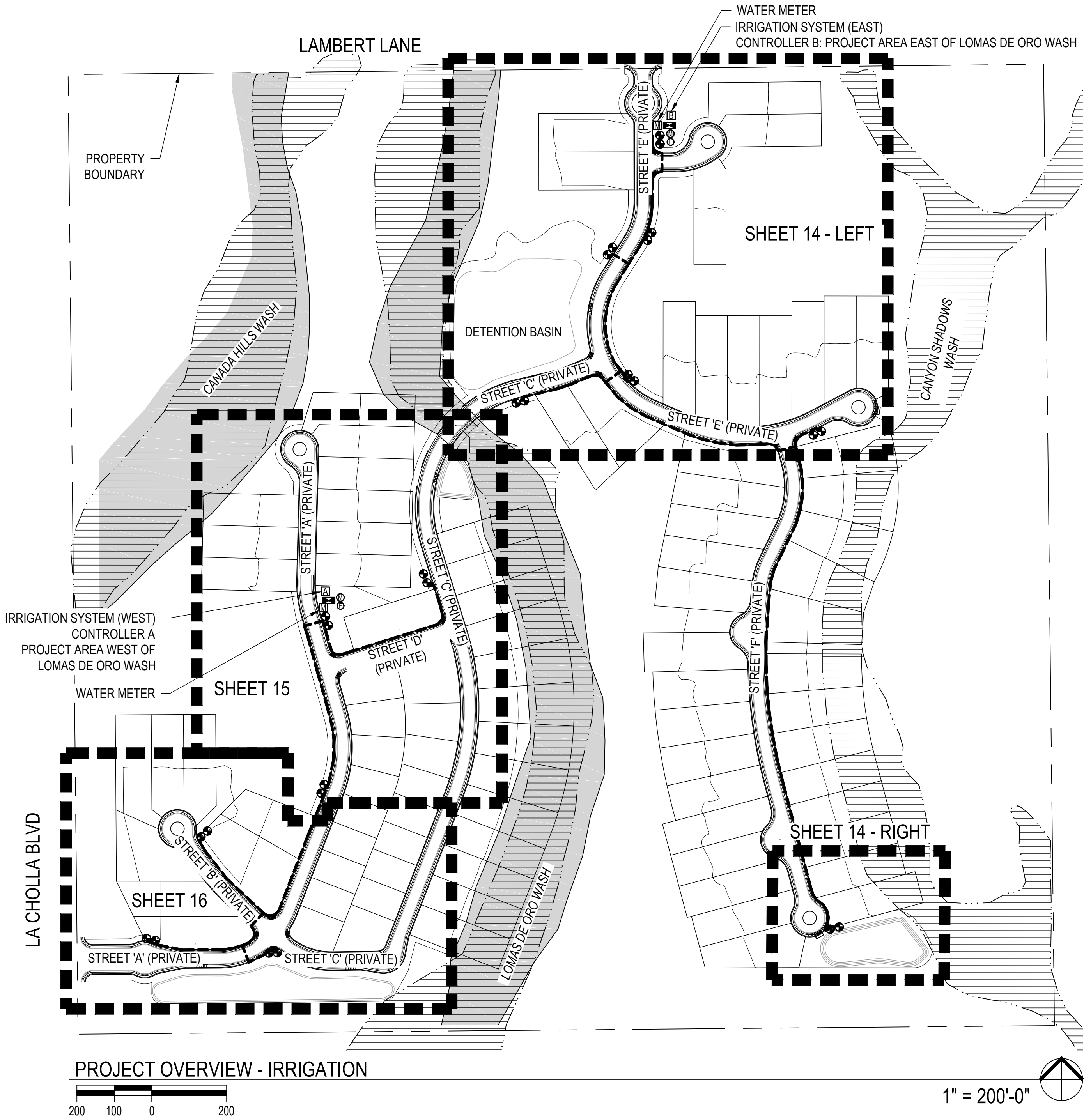
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IRRIGATION GENERAL NOTES

- 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 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.

IRRIGATION SYSTEM DESCRIPTION

Two new stand-alone two-wire PVC / HDPE drip irrigation systems will be installed in association with the project. One system will provide irrigation to the project area east of Lomas de Oro Wash; the second system to the project area west of the wash. All system components are new and as specified.

The water provider is Metro Water. The water source will be municipal water. The water pressure (as provided by Metro Water, April 2021) at the northeastern water meter connection is 35 PSI; pressure at the southwestern meter connection is 48 PSI. The irrigation systems are designed to operate at 22 PSI (northeast system) and 36 PSI (southwest system) after the backflow preventers.

- The project site has low available water pressure, significant changes in topography (as great as 30 vertical feet within a single irrigation zone) and sandy soils, all of which have been taken into account in the irrigation design.
- Valves are located to minimize water surge at downhill lateral ends.
 - One gallon-per-hour emitters are specified to reduce zone flows (friction pressure loss) as well as to minimize runoff / erosion on slopes.
 - The Baseline controllers and moisture sensors are specified to allow for the irrigation scheduling to respond to site soil conditions. The controller adjusts irrigation scheduling based on frequency (days between watering) rather than run time. This is critical as plants need to be irrigated to the proper depth for their root zone.

The irrigation system uses PVC for all mainline; HDPE tubing is specified for laterals. HDPE has a longer life than traditional poly, while still allowing for ease of installation (HDPE tubing is flexible and uses compression fittings). A Master Valve and Flow Sensor are specified for each system. The master valve provides redundant closure of valves to protect against leaking zone valves. Alerts can be provided from the flow sensor with optional cellular or WiFi connections.

The Irrigation Plan is schematic. For clarity of Plans, irrigation lines / components may be shown within hardscape areas or in areas with existing plant material. All irrigation lines / components are to be located within non-paved areas and are to be inside the limits of grading.

IRRIGATION SCHEDULE

SYMBOL	ITEM	MANUFACTURER / MODEL	SIZE	QTY	NOTES
	Water Meter	Per Civil Plans	1"	2 EA	Water Service and Meter by Others. Refer to Civil Plans.
	Reduced Pressure Backflow Prevention Assembly	Febco 825Y	1"	2 EA	Guardshack COR-1. Tan insulating blanket FG-1. Refer to Detail 1, Sheet 17
	Isolation Ball Valve	Nibco brass	Line Size	13 EA	Refer to Detail 5, Sheet 17
	Irrigation Controller 'A' & 'B'	Baseline BL-1000X, BL-XP Pedestal	N/A	2 EA	Refer to Detail 9, Sheet 17 & Detail 2, Sheet 18
	Master Valve	Hunter ICV-151G-FS	1-1/2"	2 EA	Refer to Detail 2, Sheet 17
	Flow Sensor	Baseline BL-PFS150	1-1/2"	2 EA	Refer to Detail 2, Sheet 17
	Soil Moisture Sensor	Baseline BL-5315B biSensor	N/A	4 EA	Refer to Detail 1, Sheet 18
	Zone Control Valve with Filter and Pressure Regulator	Hunter ICZ-101-LF-40	1"	26 EA	Refer to Detail 4, Sheet 17
Not Shown	Valve Boxes: Flush End Cap, Air Vent Ball Valve Master & Zone Valve, Flow Sensor	Model: Carson 708, Tan, Twist-on Cover Carson 910, Tan Carson 1220, Tan, Lockable Cover		58 EA 13 EA 30 EA	All valve boxes to have 4" layer of screened rock below valves and be wrapped with geotextile. Refer to Detail 3, Sheet 18
	Lateral End Cap Assembly		N/A	50 EA	Refer to Detail 3, Sheet 17
	Air Vacuum Vent	Netafim Guardian / 65ARIA100	3/4"	8 EA	Refer to Detail 6, Sheet 17
	Unconnected Pipe Crossing		N/A	N/A	
	Mainline Pipe Sch 40 PVC		1-1/2" 1-1/4" 1"	2750 LF 2100 LF 675 LF	Size mainline 1-1/2" unless noted otherwise. Refer to Detail 7, Sheet 17
	Lateral Line (Tree), HDPE	Blu-Lock SIDR 15 / BLP-100-CL-3X	1"	9875 LF	Refer to Detail 7, Sheet 17
Not Shown	Lateral Line (Shrub), HDPE	Blu-Lock SIDR 15 / BLP-100-CL-3X	1"	9875 LF	Refer to Detail 7, Sheet 17
	Sleeve, Sch 40 PVC (Piping) Sleeve, Sch 40 PVC (Wiring)		4" 2"	1025 LF 350 LF	Refer to Civil Plans and Detail 8, Sheet 17
Not Shown	Emitter Assembly (Multi-Outlet) Individual Emitter	Rain Bird Xeri-bug / XB-10-6 Rain Bird Xeri-bug / XB-10PC	N/A	400 EA 1125 EA	Refer to Details 1 - 6, Sheet 19
Not Shown	Diffuser Bug Cap	RainBird DBC-025	N/A	3350 EA	Install bug cap to ends of all 1/4" distribution tubing.

NOTE: Quantities shown are for reference only. Contractor is responsible for calculating actual quantities as depicted on plan.

EMITTER SCHEDULE

PLANT TYPE	# OF OUTLETS	GPH PER OUTLET	SPECIES
Large Trees	8 EA	1	Ironwood Mesquite Desert Willow Palo Verde
Small Trees	4 EA	1	Catclaw Acacia Whitethorn Acacia
Small Shrubs	1 EA	1	Abutilon Bursage Fairy Duster Dalea Brittlebush Creosote Globe Mallow Goldeneye
Large Shrubs	2 EA	1	Wolfberry Graythorn
Large Shrubs	3 EA	1	Desert Hackberry
Cacti	0 EA	0	No cacti are to receive irrigation. Hand water to establish.
Succulents	2 EA	1	Soaptree Yucca

LANDSCAPE WATER PLAN

YEAR 3 : 100% ADWR. Continue to increase irrigation water use as needed as plants mature up to, but not exceeding, 100% ADWR value by end of year.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
44693	53683	83392	108344	146131	153363	131016	125153	109973	80525	50556	41761
Average monthly water use =									94049	Total (100% ADWR) =	1,128,590

YEAR 4 : 75% ADWR. Begin gradually decreasing irrigation to buffer, median, and ROW areas in order to reach zero irrigation in those areas by end of year 5.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
33520	40263	62544	81258	109598	115022	98262	93865	82480	60394	37917	31321
Average monthly water use =									70537	Total (75% ADWR) =	846,443

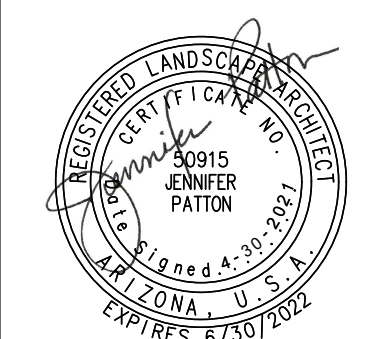
YEAR 5 : 50% ADWR. Continue decreasing irrigation to buffer, median, and ROW areas. By end of year 5, irrigation to buffer, median, and ROW areas must be zero, and total amount of water used at site must meet 50% of ADWR maturity value.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
22346	26842	41696	54172	73066	76681	65508	62576	54986	40263	25278	20881
Average monthly water use =									47025	Total (50% ADWR) =	564,295

IRRIGATION CONTROL SCHEDULE

Year	Month	Day Schedule	Frequency	Run Time (Minutes)	Total (Gal)
3	Dec, Jan	M	1	60	86,454
	Feb, Nov	M, Th	1	60	104,240
	Mar, Oct	M, W, F	1	60	163,917
	Apr, Aug, Sep	M, W, F, S	1	60	343,470
	May, Jun, Jul	M, W, Th, F, S	1	60	430,510
	Year 3 Total				1,128,590
4	Dec, Jan, Feb	M	1	60	105,103
	Mar, Oct, Nov	M, Th	1	60	160,855
	Apr, May, Jul - Sep	M, W, F	1	60	465,463
	Jun	M, W, F, S	1	60	115,022
Year 4 Total					846,443
5	Nov, Dec, Jan, Feb	M	1	60	95,347
	Mar, Apr, Aug - Oct	M, Th	1	60	253,693
	May, Jun, Jul	M, W, F	1	60	215,255
	Year 5 Total				564,295

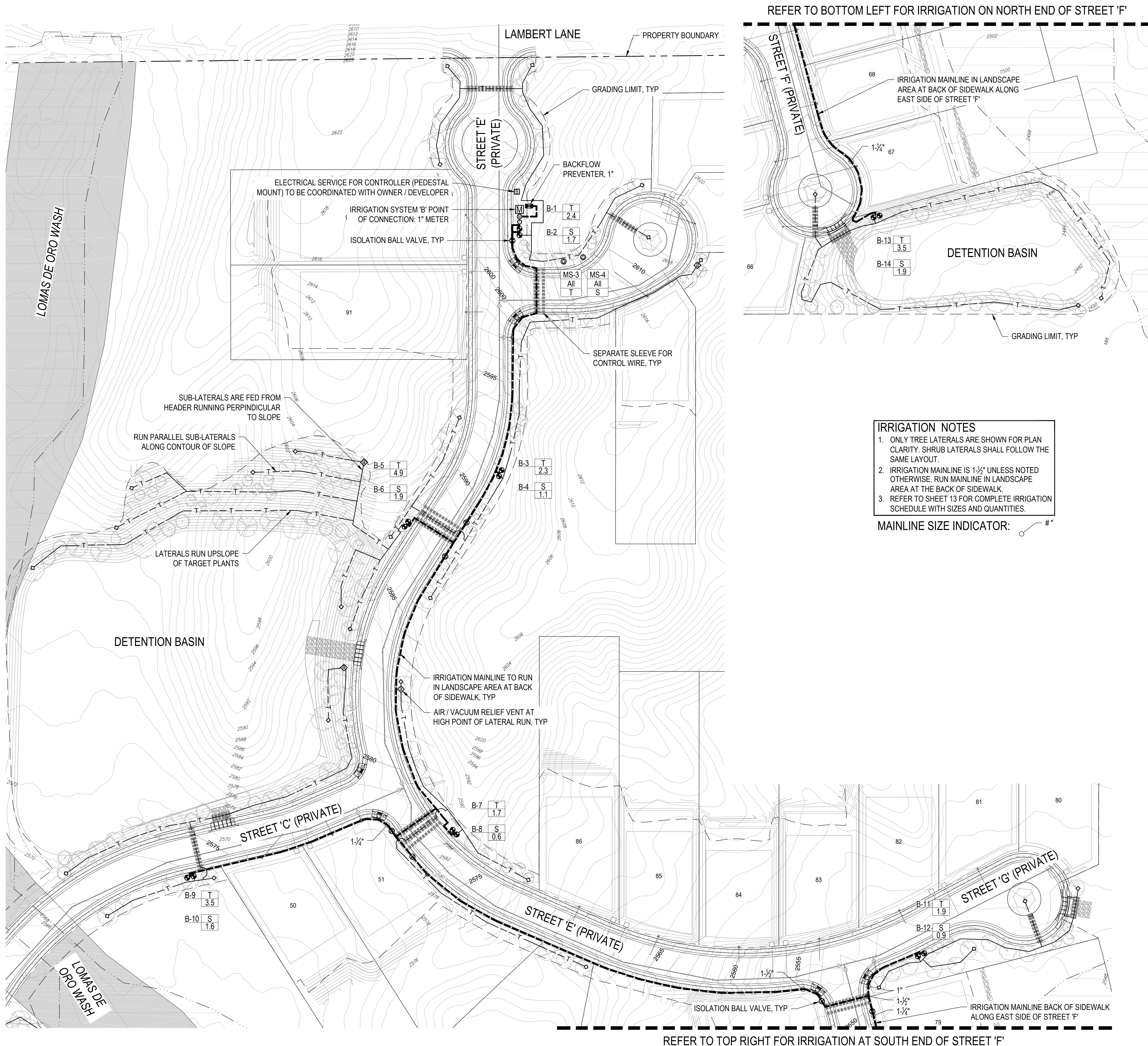
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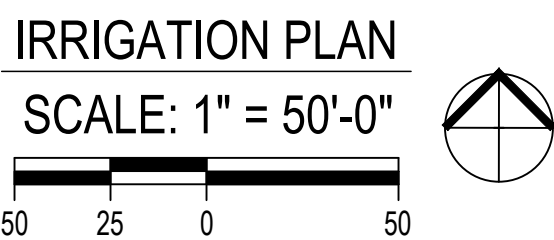
PLAN STATUS

DATE	DESCRIPTION		
TEAM	TEAM	JP	
DESIGN	DRAWN	CHKD	
SCALE	H:	V:	

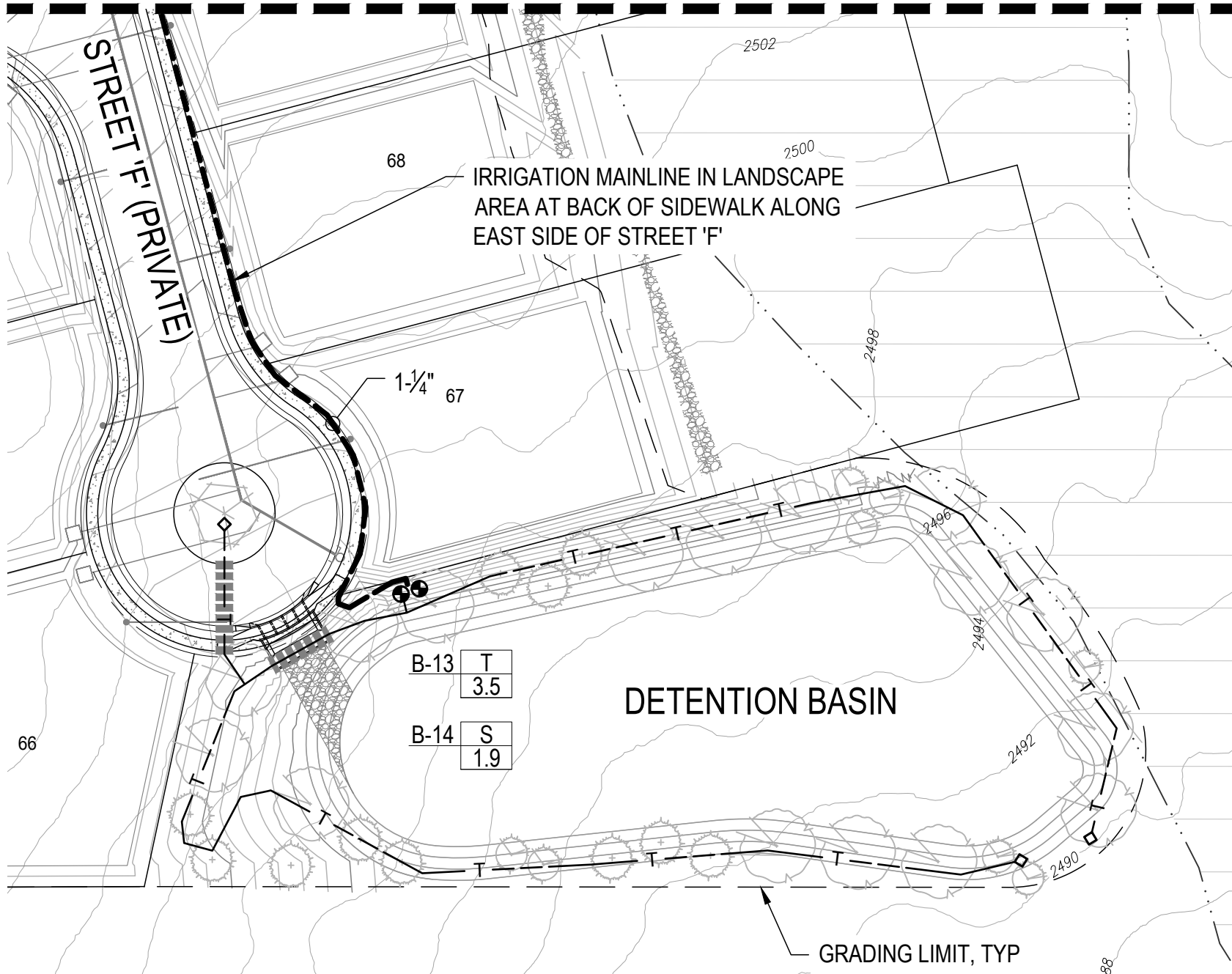
JOB No.	
DATE :	4/30/21



REFER TO BOTTOM LEFT FOR IRRIGATION ON NORTH END OF STREET 'F'



IRRIGATION PLAN
SCALE: 1" = 50'-0"



- IRRIGATION NOTES**
1. ONLY TREE LATERALS ARE SHOWN FOR PLAN CLARITY. SHRUB LATERALS SHALL FOLLOW THE SAME LAYOUT.
 2. IRRIGATION MAINLINE IS 1-1/2" UNLESS NOTED OTHERWISE. RUN MAINLINE IN LANDSCAPE AREA AT THE BACK OF SIDEWALK.
 3. REFER TO SHEET 13 FOR COMPLETE IRRIGATION SCHEDULE WITH SIZES AND QUANTITIES.

MAINLINE SIZE INDICATOR: #"

IRRIGATION SCHEDULE

SYMBOL	ITEM
	Water Meter
	Reduced Pressure Backflow Prevention Assembly
	Ball Valve
	Irrigation Controller 'A' & 'B'
	Master Valve
	Flow Sensor
	Soil Moisture Sensor
	Zone Control Valve with Filter and Pressure Regulator
Not Shown	Valve Boxes: Flush End Cap, Air Vent Ball Valve Master & Zone Valve, Flow Sensor
	Lateral End Cap Assembly
	Air Vacuum Vent
	Unconnected Pipe Crossing
	Mainline Pipe Sch 40 PVC
	Lateral Line (Tree), HDPE
Not Shown	Lateral Line (Shrub), HDPE
	Sleeve, Sch 40 PVC (Piping)
	Sleeve, Sch 40 PVC (Wiring)
Not Shown	Emitter Assembly (Multi-Outlet) Individual Emitter
Not Shown	Diffuser Bug Cap

VALVE CALLOUT

Controller Station ID → A-1 T GPM ← Valve Description
← Valve Flow (GPM)

MOISTURE SENSOR SCHEDULE

SENSOR #	PLACEMENT	Plant Type	VALVE(S)	DEPTH
MS-1	S of POC at corner	Tree	A-T	24"
MS-2	E of POC across road	Shrub	A-S	12"
MS-3	S of POC	Tree	B-T	24"
MS-4	S of POC	Shrub	B-S	12"

NOTES:

1. Moisture sensors shall not be placed near emitters from other zones, nor within 12" of any drip emitter.
2. Refer to Soil Moisture Sensor Placement and Surge Protection Details, Details 1 & 2, Sheet 18, and Project Specifications for requirements.

MOISTURE SENSOR CALLOUT

MS-1 ← Sensor Number
← Valve Number(s) for Sensor Connection
← Plant Type

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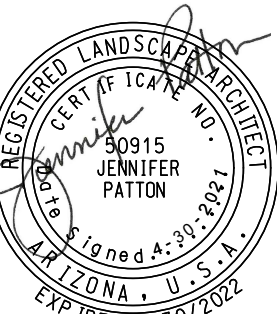
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IRRIGATION PLANS
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ORO VALLEY, AZ

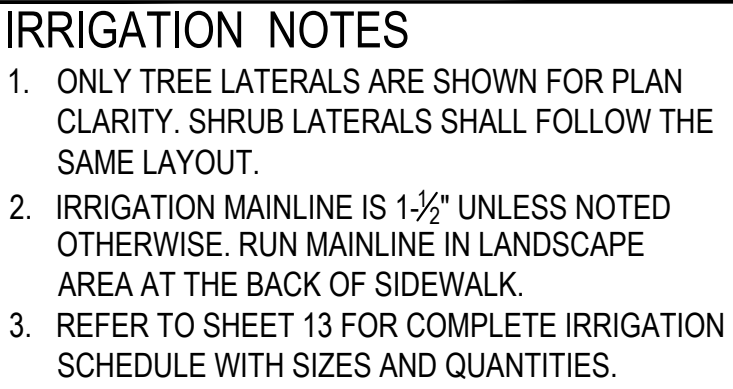
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PLAN STATUS

DATE	DESCRIPTION
TEAM	TEAM
DESIGN	DRAWN
SCALE	H: V:
JOB No.	
DATE :	4/30/21
SHEET	14 OF 20

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com



IRRIGATION PLAN

SCALE: 1" = 50'-0"



The graphic scale bar shows a horizontal line with tick marks at 50, 25, 0, and 50 feet. To the right of the scale bar is a north arrow, which is a circle with a cross inside, and a line pointing towards the top right corner of the plan.

SYMBOL	ITEM
	Water Meter
	Reduced Pressure Backflow Prevention Assembly
	Ball Valve
	Irrigation Controller 'A' & 'B'
	Master Valve
	Flow Sensor
	Soil Moisture Sensor
	Zone Control Valve with Filter and Pressure Regulator
Not Shown	Valve Boxes: Flush End Cap, Air Vent Ball Valve Master & Zone Valve, Flow Sensor
	Lateral End Cap Assembly
	Air Vacuum Vent
	Unconnected Pipe Crossing
	Mainline Pipe Sch 40 PVC
	Lateral Line (Tree), HDPE
Not Shown	Lateral Line (Shrub), HDPE
	Sleeve, Sch 40 PVC (Piping)
	Sleeve, Sch 40 PVC (Wiring)
Not Shown	Emitter Assembly (Multi-Outlet) Individual Emitter
Not Shown	Diffuser Bug Cap

Controller Station ID → A-1

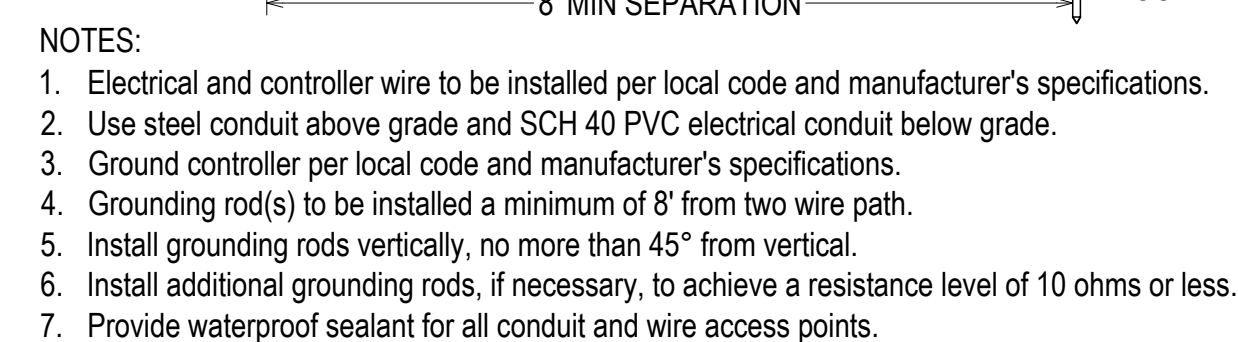
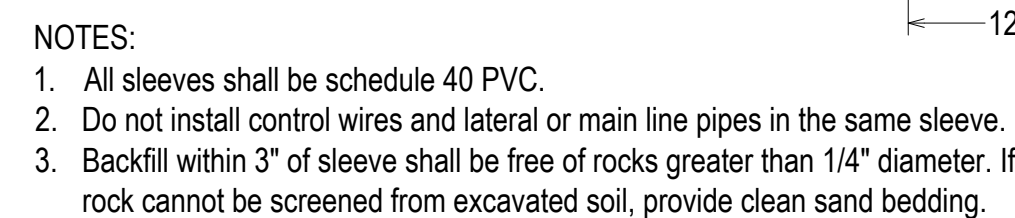
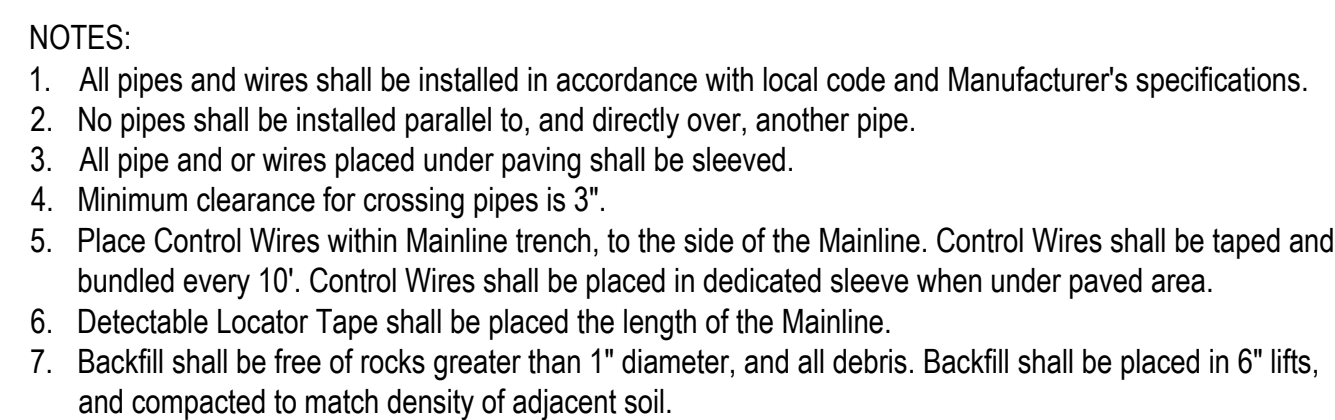
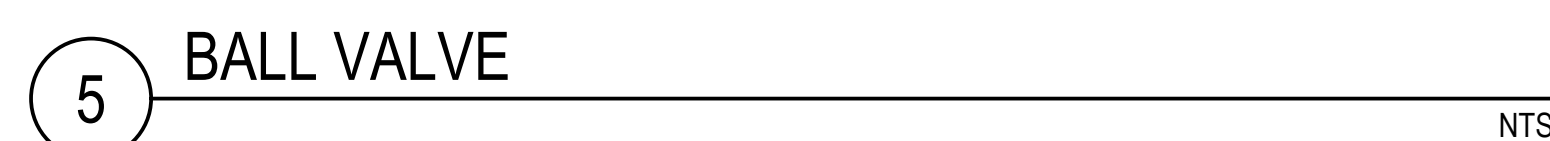
T
GPM

← Valve Description
← Valve Flow (GPM)

SENSOR #	PLACEMENT	Plant Type	VALVE(S)	DEPTH
MS-1	S of POC at corner	Tree	A-T	24"
MS-2	E of POC across road	Shrub	A-S	12"
MS-3	S of POC	Tree	B-T	24"
MS-4	S of POC	Shrub	B-S	12"

1. Moisture sensors shall not be placed near emitters from other zones, nor within 12" of any drip emitter.
2. Refer to Soil Moisture Sensor Placement and Surge Protection Details, Details 1 & 2, Sheet 18, and Project Specifications for requirements.

MS-1	←	Sensor Number
##	←	Valve Number(s) for Sensor Connection
##	←	Plant Type



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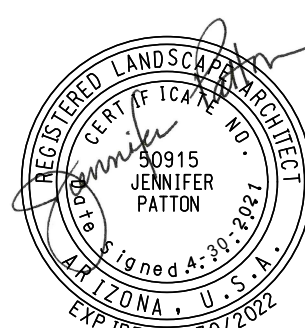
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ORO VALLEY, AZ

IRRIGATION DETAILS

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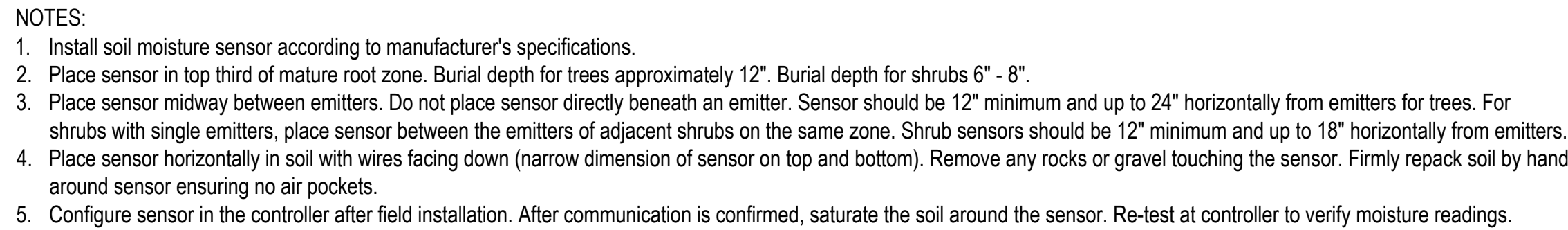
PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION	
TEAM DESIGN	TEAM DRAWN	JP CHKD
SCALE	H: V:	
JOB No.		
DATE :	4/30/21	

SHEET 17 OF 20



NTS



NOTES:

1. All two wire installations require a minimum of two surge arrestors with grounding rods: one within 25' of the controller and one at the end / furthest point from the controller.
2. Additional surge arrestors required for runs over 600' and for spurs that exceed 50'.
3. Grounding rod(s) to be installed a minimum of 8' from two wire path.
4. Install grounding rods vertically, no more than 45° from vertical.
5. Install additional grounding rods, if necessary, to achieve a resistance level of 10 ohms or less.
6. Surge arrestor ground wire connection to be made with split bolt or CADWELD connector only. No wire nuts on ground connection.

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NOTES:

1. Align all valve boxes and provide even spacing between boxes.
2. Valve boxes shall be located a minimum of 12" from walkways, structures, walls, and curbs.
3. Valve boxes shall not be placed within pedestrian areas.
4. Valve boxes shall be within the grading limits - do not place boxes in site area to remain undisturbed.
5. Site runoff will not drain into valve boxes. Drainage away from boxes shall be provided.

SCALE: $\frac{1}{4}" = 1'$

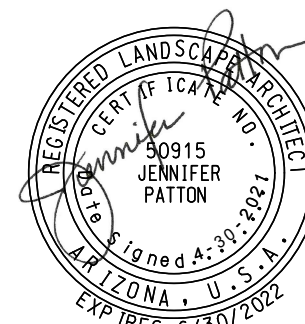
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IRRIGATION DETAILS

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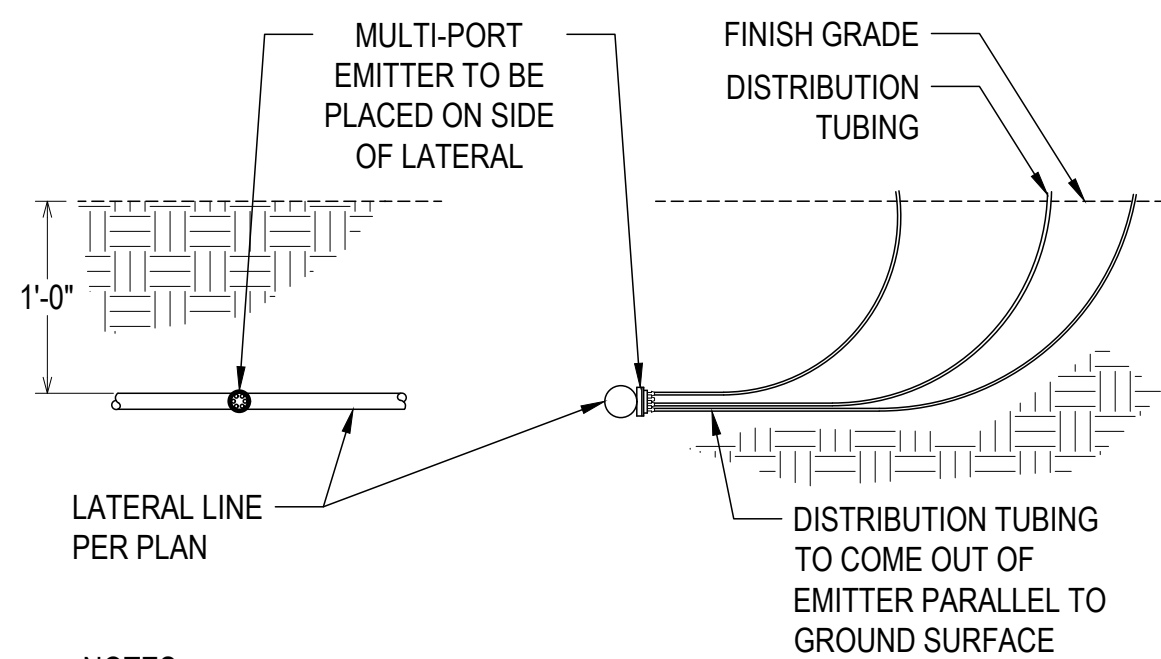
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PLAN STATUS

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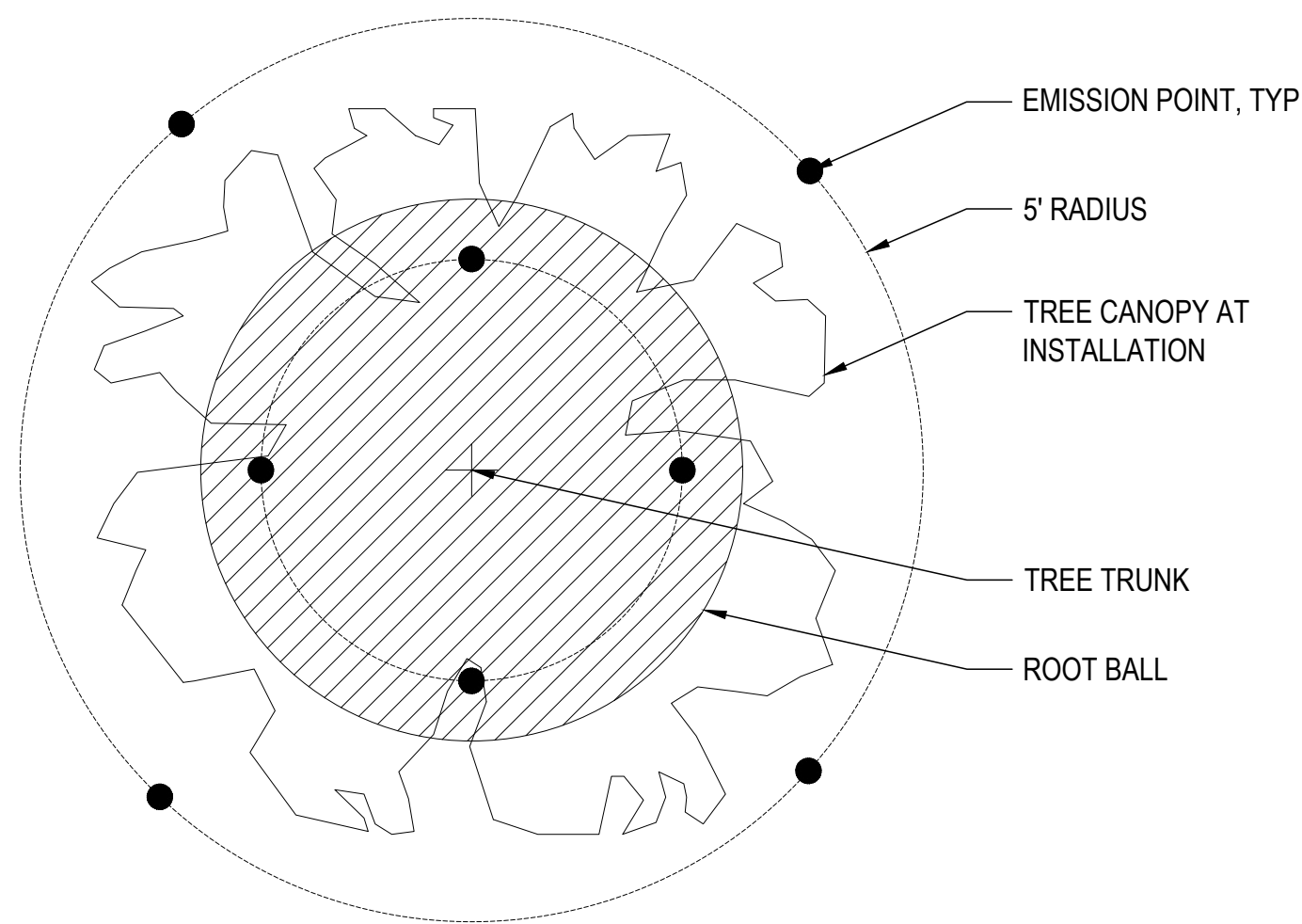
JOB No.
DATE : 4/30/21



- NOTES:
1. Refer to Emitter Placement detail for location of emitters around plant.

1 MULTI-OUTLET EMITTER, DIRECT BURIAL

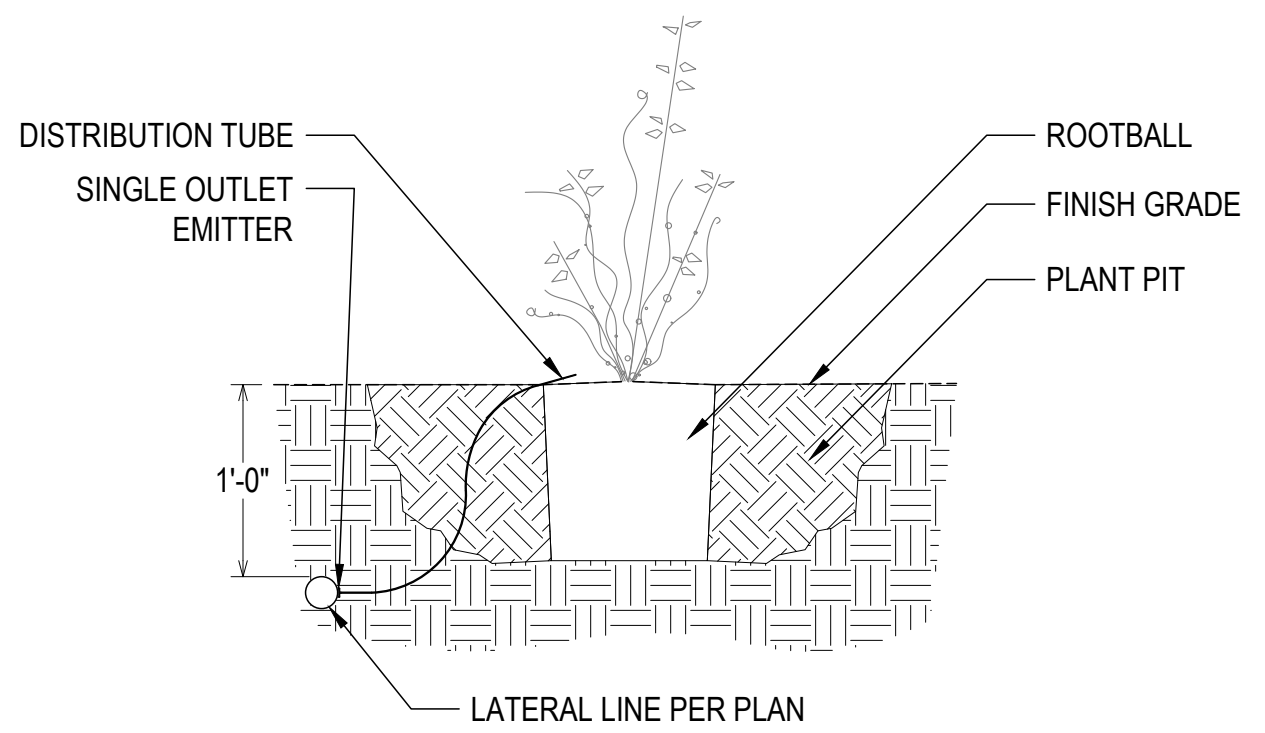
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- NOTES:
1. Detail illustrates one each 8-emitter outlet.
 2. Four emission points shall be placed on the rootball, approx 14" from trunk. Emission points shall be a minimum of 8" away from trunk. No emission points shall be placed directly on the trunk.
 3. Four emission points shall be distributed evenly around the trunk outside of the rootball, 5' from the trunk.
 4. Detail applies to level sites. For slopes, five emitters shall be placed on uphill side of tree.

4 MULTI-OUTLET EMITTER PLACEMENT LAYOUT - TREES, 8-EMITTER

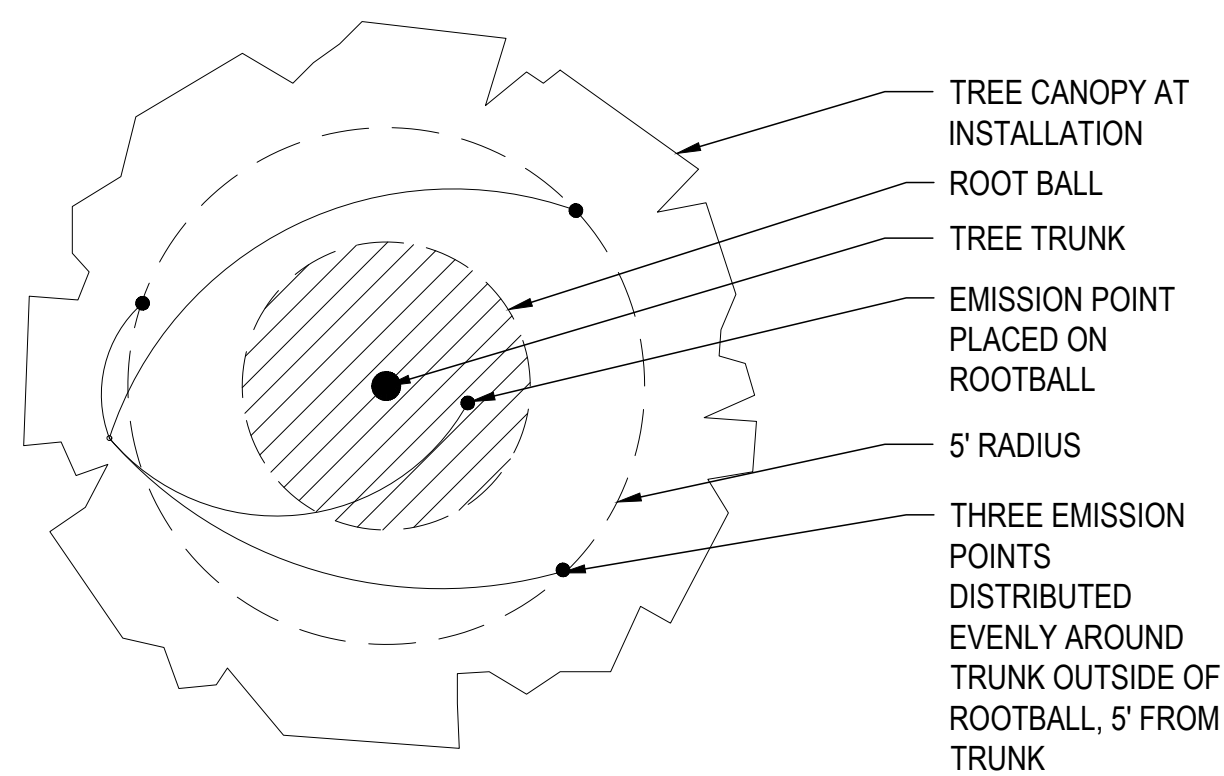
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- NOTES:
1. Maximum length of distribution tubing is 8'.
 2. Emitter shall be inserted into lateral tubing.
 3. Install distribution tubing leaving 2" above ground surface.
 4. Refer to emitter schedule for number of emitters required per plant.
 5. Emitters shall be placed uphill of plant when planted on slope - refer to Emitter Placement Slope detail, this Sheet.

2 SINGLE OUTLET EMITTER

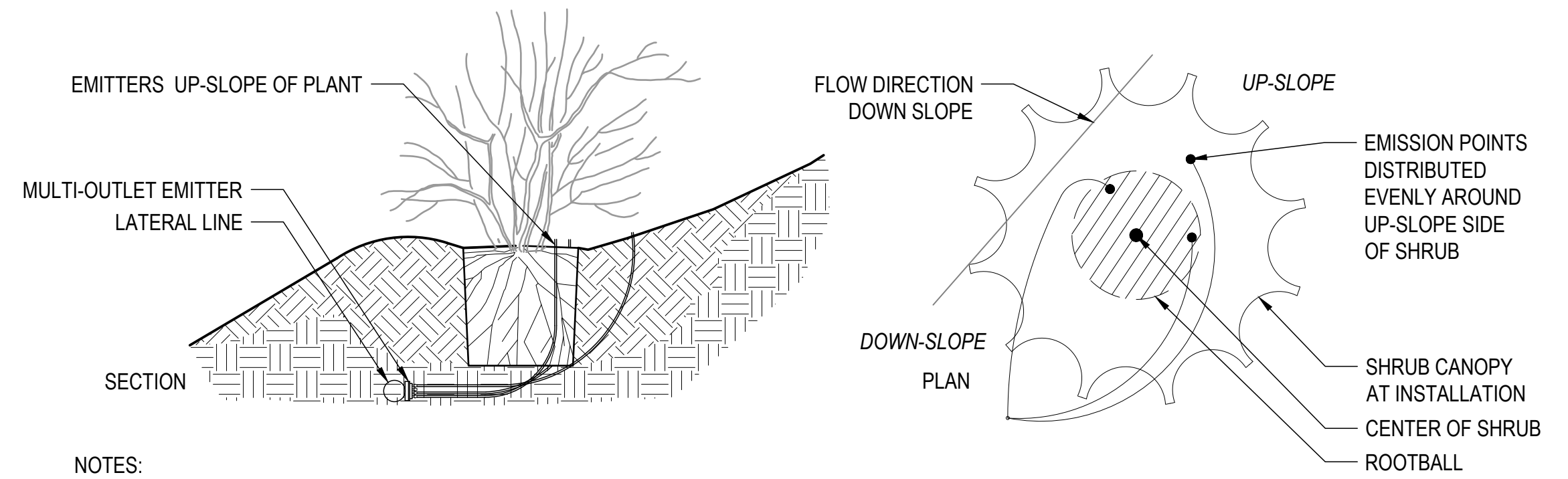
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- NOTES:
1. Detail illustrates one each 4-emitter outlet.
 2. Emission point of emitters shall not be placed at the base of the plant trunk. Emission points shall be a minimum of 3" away from plant trunk / stem.
 3. Detail applies to level sites. For slopes, emitters shall be placed on uphill side of tree.

5 MULTI-OUTLET EMITTER PLACEMENT LAYOUT - TREES, 4-EMITTER

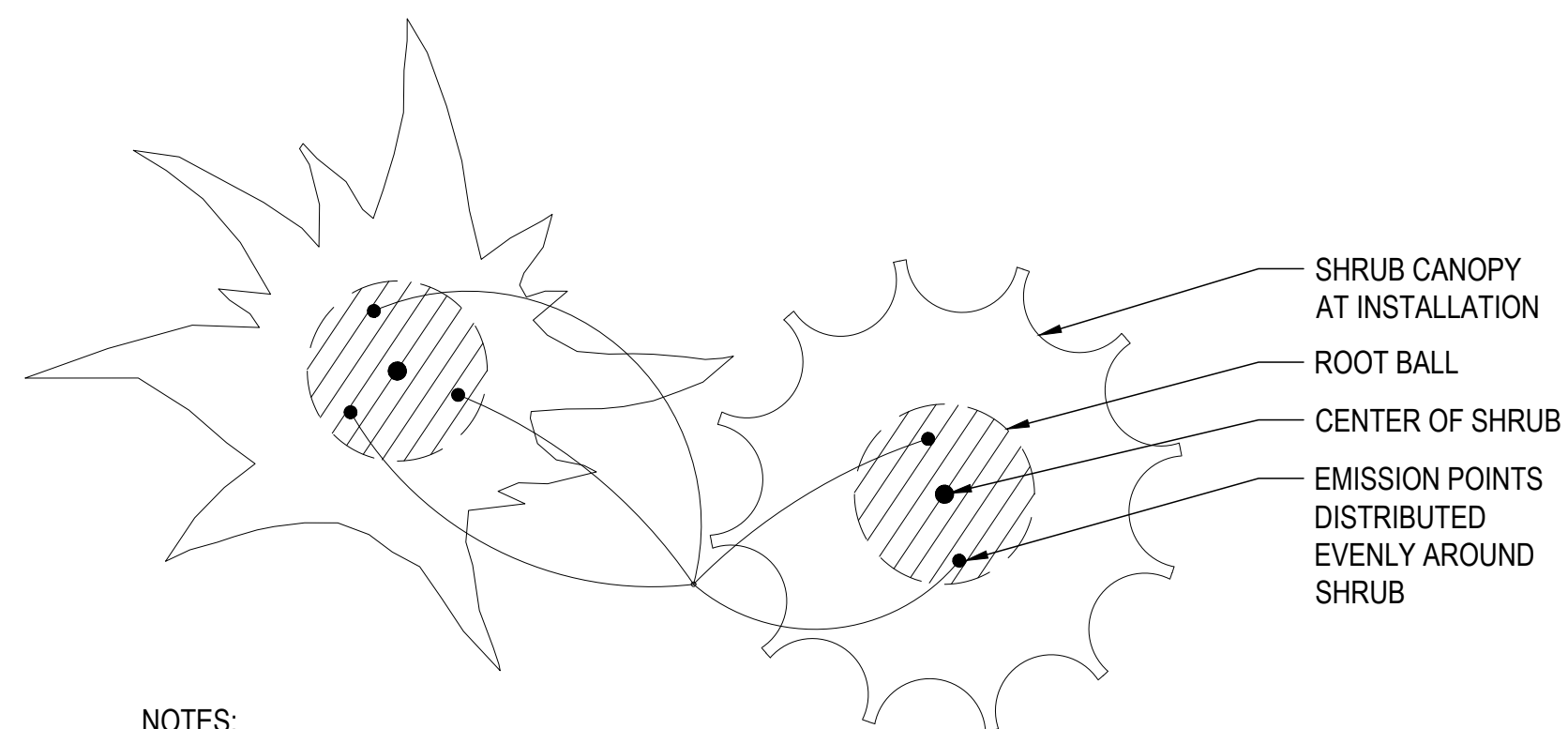
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- NOTES:
1. Detail illustrates one each 6-emitter outlet providing three emission points to one shrub which is located on a slope. Refer to the Plant Emitter Schedule for required number of emission points per plant.
 2. For shrubs on slopes, all emitters shall be placed on uphill side of shrub.
 3. For trees on slopes, two-thirds of the required emitters shall be placed on up-slope side of tree; for a tree requiring 8 emitters, 5 emitters would be placed up-slope; the remaining three emitters would be placed down-slope.
 4. Refer to the Shrub and Tree Emitter Layout details for positioning of emitters around plant.

3 EMITTER PLACEMENT - SLOPES

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- NOTES:
1. Detail illustrates one each 6-emitter outlet providing two emission points on one shrub, and three emission points on the second shrub. Refer to the Plant Emitter Schedule for required number of emission points per plant.
 2. Emission point of emitters shall not be placed at the base of the plant stem. Emission points shall be a minimum of 3" away from plant stem.
 3. Detail applies to level sites. For slopes, emitters shall be placed on uphill side of shrub.

6 MULTI-OUTLET EMITTER PLACEMENT LAYOUT - SHRUBS

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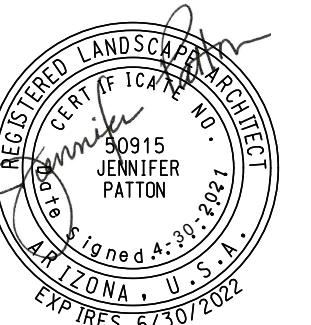
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IRRIGATION DETAILS
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PIMA COUNTY

ORO VALLEY, AZ

PROJECT NUMBER



PLAN STATUS

DATE	DESCRIPTION
TEAM	TEAM
DESIGN	DRAWN
SCALE	H: V:

JOB No.

DATE : 4/30/21

SHEET 19 OF 20

SECTION 1: GENERAL

- ## SECTION 2: PRODUCTS

- ## SECTION 3: EXECUTION

- 3.1. Existing Utilities - Location and Elevations: The Contractor shall examine the site and verify to his/her own satisfaction the locations and elevations of all utilities and availability of utilities and services required. The Contractor shall inform him/her self as to their relation to the work and the submission of bids shall be deemed as evidence thereof. At least two working days prior to excavation, Contractor shall request markout of underground utilities by calling BlueStake at 811. The Contractor shall repair at his/her own expense, and to the satisfaction of the General Contractor, any damage to any utility shown or not shown on the plans.
14. Should utilities not show up on the plans be found during excavations, Contractor shall promptly notify General Contractor for instructions as to further action. Contractor shall make necessary adjustments in the layout as may be required to connect to existing stubouts, should any such stubouts not be located exactly as shown and as may be required to work around existing work, at no increase in cost to the Owner. All such work will be recorded on record drawings and turned over to the General Contractor prior to final acceptance.
- Layout: Prior to installation, the Contractor shall stake out the location of valves, controllers, main line routing, pressure regulators and backflow preventer. All layout shall be approved by Owner's Representative prior to installation.
- Relocation of irrigation equipment as a result of the Contractor's failure to stake location and receive Owner's Representative's approval shall be at the Contractor's expense.
- Excavation & Backfill:
- 3.1. Refer to Details for required burial depth of pipe and sleeving.
- 3.2. Trenches shall be dug straight, and pipe shall be supported continuously on bottom of trench. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted. If the bottom of a pipe trench excavation is found to consist of rock, caliche, or any other material that, by reason of its hardness, cannot be excavated to give a uniform bearing surface, said rock or other material shall be removed for at least 3 inches below the specified trench depth, and be refilled to specified trench depth with sand or similar material thoroughly tamped into place.
- 3.3. Trenches shall not be backfilled until all required tests are performed. Trenches shall be carefully backfilled in 6" lifts with the excavated materials approved for backfilling, consisting of earth, loam, sandy clay, sand, or other approved materials, free from clods of earth or stones larger than one inch (1") in diameter. Backfill shall be compacted in landscaped areas to a dry density equal to adjacent undisturbed soil in planting areas. Backfill will conform to adjacent grades without dips, sunken areas, humps or other surface irregularities. Backfilling shall not be performed while trenches or backfill material is in a wet or muddy condition.
- 3.4. Flooding of trenches will be permitted only with approval of the Owner's Representative.
- 3.5. If settlement occurs and subsequent adjustments in pipe, valves, planting or other construction are necessary, the Contractor shall make all required adjustments without cost to the Owner.
- 3.6. Trenching and Backfilling Under Paving: Trenches located under areas where paving, asphaltic concrete or concrete will be installed shall be backfilled with sand (a layer 6 inches below the pipe and 3 inches above the pipe) and compacted in layers to 90% compaction, using manual or mechanical tamping devices. All trenches shall be left flush with the adjoining grade. The irrigation Contractor shall set in place, cap, and pressure test all piping under paving prior to the paving work.
- Flushing of System: All lines to be completely flushed prior to installation of emitters and prior to backfill. After all new lateral pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of emitters, the control valves shall be opened and a full head of water used to flush out the system. Emitters shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Owner's Representative.
- Testing of Irrigation System: The Contractor shall request the presence of the Owner's Representative at least 48 hours in advance of testing. Test all pressure lines under hydrostatic pressure of 100 lbs per square inch and prove water tight. All piping under paved areas shall be tested under hydrostatic pressure of 150 lbs per square inch and proved water tight prior to paving. All PVC lateral line pipe and emitter header shall be tested at working line pressures with couplings exposed and swing joints and other outlets capped. Polyethylene piping shall be tested at 40 lbs per square inch prior to insertion of emitters. Sustained pressure in lines for not less than two hours. Pipe sections shall be center loaded and all couplings shall be exposed. Before testing, the line shall have been filled with water for at least four (4) hours and provisions made for thoroughly bleeding the line of air. All hydrostatic tests shall be made only in the presence of Owner's Representative. No pipe shall be backfilled until it has been inspected, tested and approved in writing. Contractor shall furnish necessary test equipment.
- Maintenance: Contractor shall provide job maintenance of all irrigation and shall continue until job acceptance by the Owner. Maintain all system components and assure proper watering of all plants. Repair any leaks and replace any defective components. After all landscape and irrigation operations are complete and in conformance with the contract documents, the owner shall grant final job acceptance.
- Cleanup & Disposal: Cleanup shall be made as each portion of work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be swept or washed down, and any damage sustained to the work of others shall be repaired to the original conditions acceptable to the Owner's Representative.

SECTION 1: GENERAL

- ## SECTION 2: PRODUCTS

- ## SECTION 3: EXECUTION

- ## SECTION 1: GENERAL

- ## SECTION 2: PRODUCTS

- ## SECTION 3: EXECUTION

- # Bowman

WILDER
Landscape Architects

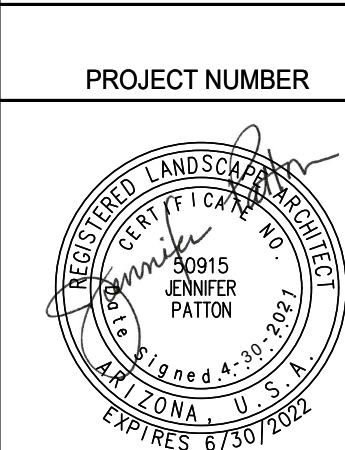
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PIMA COUNTY

ORO VALLEY, AZ

LANDSCAPE & IRRIGATION SPECIFICATIONS

SEC LAMBERT & LA CHOLLA



PLAN STATUS		
DATE	DESCRIPTION	
TEAM DESIGN	TEAM DRAWN	JR CHK
SCALE	H: V:	

JOB No.

DATE : 4/30/21