

LANDSCAPE GENERAL NOTES

- A. Gross Area of Development: 35.51 acres
- B. Total Graded Area: 6.07 acres (roadway and easements)
- C. Total Undisturbed Area: 29.44 acres
- D. Total Amount of Open Space:
- i. Amount Required = 309,365 sf (20%)
 - ii. Amount Provided = 1,282,263 sf (69%)
- E. Landscape to conform to Oro Valley Code.
- F. Mitigation of surveyed plants in the Native Plan Preservation Plan will be incorporated in the landscape design.
- G. 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.
- H. 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 are not below a height of six (6') feet and the diameter should not exceed 1-foot when fully mature.
- I. Property owners, lessees and occupants shall maintain required landscape, irrigation, buffering, screening and rainwater harvesting system improvements per the approved plans.
- J. In the event of abandonment of the site after grading/disturbance of natural areas, disturbed areas shall be re-vegetated with a non-irrigated hydroseed mix from OVZCR Addendum D: Approved revegetation seed mix.
- K. 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.
- L. 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.
- M. 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.
- N. The limits of grading shall be staked in the field, in accordance with Sec.27.6.B.7.c.ii of the Zoning Code. Disturbance outside the approved grading limits shall not be permitted.
- O. 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.
- P. 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.
- Q. Landscape materials shall not obstruct sight distances or vehicle turning movements.
- R. Landscaped areas that are susceptible to damage by pedestrian or auto traffic shall be protected by appropriate curbs, tree guards or other devices.
- S. Landscape shall be designed to minimize sediment, sand and gravel being carried into the streets from storm water or other runoff.
- T. Landscape plan enables adequate plant spacing to ensure survivability at plant maturity.
- U. 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.
- V. Curb-way consisting of inorganic groundcover or plants not to exceed type 2 water use shall be provided between curb and all sidewalks.
- W. All landscaped areas to be finished with a natural topping material to a depth of at least two (2) inches.

GENERAL NOTES

- i. All trail easements indicated are for use by the general public as permanent, non-motorized trail easements or for private use by residents as permanent, non-motorized trail easements.
- ii. All public trails and signage must be constructed by the developer to Pima Regional Trail System Master Plan standards in consultation with the Town Parks and Recreation department. The applicable cross-section is included within these plans.
- iii. Trail and sign locations, as indicated on this plan, must be field verified by Town staff prior to construction and are subject to adjustment.
- iv. Trails must be positioned in a manner to avoid vegetation and minimize potential for erosion.
- v. For residential developments, construction of all recreational amenities and public or private trails within the project limits must be completed by the time 35% of building permits are issued per Section 26.5 of the Zoning Code.

NORTHRIDGE REZONING CONDITIONS
#2302611

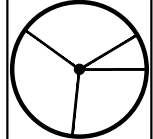
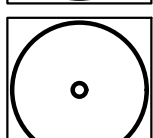
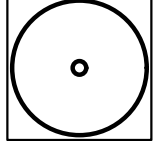
1. Landscaping consisting of boulders, shallow-rooted vegetation (e.g. cacti, shrubs, etc.), and decomposed granite shall be provided between the property line and clear zone. Decomposed granite shall be required in the clear zone. Boulders and vegetation to be provided and positioned in a manner to prevent parking of vehicles south of the new Moore Road sidewalks along the full property edge of the subdivision, as determined by the Planning and Zoning Administrator and Town Engineer.
2. Installation of future walls by homeowners shall be of the same color, finish and material as used in the La Canada Ridge subdivision. This requirement shall be included in the subdivision's Covenants, Conditions and Restrictions.



















RAINWATER HARVESTING NOTES

1. Total area of all new impervious surfaces including pavements, sidewalks, hardscape areas and buildings is XXX sf.
2. Total volume of rainwater harvesting provided is XXX sf.
3. Rainwater harvesting measures employed for this development consist of the following (list all the active and/or passive measures provided).
4. All rainwater harvesting measures shown on this plan shall be integrated into both the landscape installation as well as the site grading construction.

LANDSCAPE LEGEND

ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA NURSERY ASSOCIATION SPECIFICATIONS

TREES	SIZE	QTY
 Cercidium microphyllum	TOS	29
 Palo Verde	PIP	4
(2 PIP's are SRI, outside of grade limit but in Park area)		
 Existing Tree in ROW to Remain		6

SHRUBS/ACCENTS	SIZE	QTY
 Fouquieria splendens	Bare Root,	82
 Ocotillo, 6 Canes Minimum	TOS	1
 Carnegiea gigantea	TOS	43
 Saguaro	PIP	1
 Ferocactus wislizeni	TOS	54
 Barrel Cactus		
 Buddleia marrubifolia	5 Gal	14
 Butterfly Bush		
 Calliandra eriophylla	5 Gal	54
 Fairy Duster		
 Encelia farinosa	5 Gal	26
 Brittlebush		
 Larrea tridentata	5 Gal	17
 Creosote Bush		
 Leucophyllum laevigatum	5 Gal	22
 Chihuahuan Sage		
 Sphaeralcea ambigua	5 Gal	16
 Globe Mallow		

GROUND COVER/HARDSCAPE	
 Native Boulders	Varies
 (Install min 10' from water lines)	
 SR 1/2" - 3/4" Screened Rock	
 DG Apache Brown - 2" min thickness	
 3/4" minus Stabilized Decomposed Granite	
 Minimum 2" Deep; Apache Gold color	
 Hydroseed Mix	
 See Specifications for Mix	

LANDSCAPE NOTES

1. All bare dirt areas to be covered with rock mulch as indicated in Plant Legend, including areas within the right-of-way.
2. All plants shall be irrigated with a permanent underground irrigation system -- see sheets L-7 through L-11.
3. The Property Owner shall be responsible for maintenance of the required landscape and irrigation system in perpetuity.
4. Materials within the sight visibility triangles shall be placed so as not to interfere with a visibility plane described by two horizontal lines located 30 inches and 72 inches above finished grade of the roadway surface.
5. Landscape areas shall be depressed 6" for water harvesting.

ORO VALLEY REVEGETATION SEED MIX

BOTANICAL NAME	COMMON NAME	PLS lbs/ac.
SHRUBS:		
Ambrosia deltoidea	Triangle-leaf Bursage	4.0
Atriplex canescens	Fourwing SaltBush	3.0
Calliandra eriophylla	Fairy Duster	1.0-2.0
Encelia farinosa	Brittlebush	1.5

SMALL PERENNIALS:		
Cassia covesii	Desert Senna	2.0
Glandularia gooddingii	Goodding's Verbena	1.0-2.0
Psilostrophe cooperi	Paperflower	1.0-2.0
Sphaeralcea ambigua	Desert Globemallow	1.0

PERENNIAL GRASSES:		
Aristida purpurea	Purple Three-Awn	2.0
Bouteloua curtipendula	Sideoats Grama	2.0
Leptochloa dubia	Green Sprangle-Top	1.0
Sporobolus cryptandrus	Sand Dropseed	1.0

ANNUAL HERBS and GRASSES:		
Eschscholzia mexicana	Mexican Poppy	1.0-3.0
Penstemon parryi	Parry's Penstemon	1.0-3.0
Penstemon subulatus	Scarlet Buglar	1.0-3.0
Plantago insularis	Indian Wheat	3.0

PROJECT NUMBER:
2502020
Reference Numbers:
2301722
2401295
2302611

LANDSCAPE PLAN

NORTH RIDGE ESTATES

SWC of Moore Rd and La Canada
Portion of the NW Quarter of the NW Quarter of Section 35, T-11-S, R-13-E,
Town of Oro Valley, G&SRM, Pima County, AZ

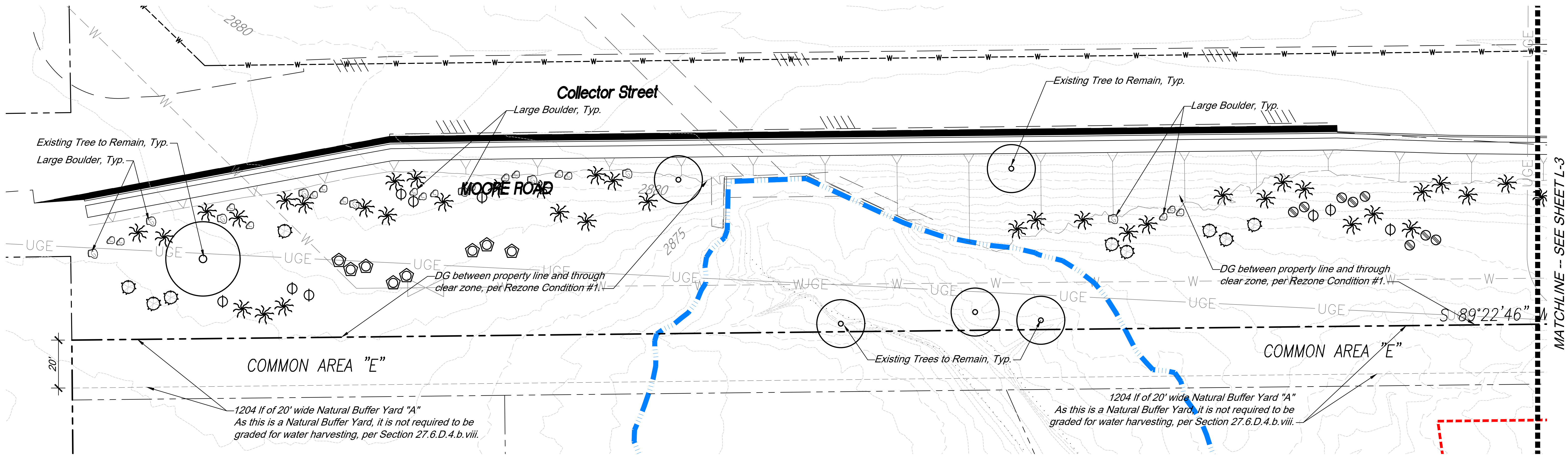


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gregs@grslandscapearchitects.com

Date: 1/12/26
Drawn by: LMW
Checked by: GRS
☐ Design Review
☐ Construction Documents
☒ Agency Submittal
☐ Construction Set
☒ Not for Construction

L-2

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LANDSCAPE LEGEND

ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA NURSERY ASSOCIATION SPECIFICATIONS

TREES	SIZE	QTY
	Cercidium microphyllum	TOS 29
	Palo Verde	PIP 4
(2 PIP's are SRI, outside of grade limit but in Park area)		
	Existing Tree in ROW to Remain	6

SHRUBS/ACCENTS	SIZE	QTY
	Fouquieria splendens	Bare Root, 82
	Ocotillo, 6 Canes Minimum	TOS 1
	Carnegiea gigantea	TOS 43
	Saguaro	PIP 1
	Ferocactus wislizeni	TOS 54
	Barrel Cactus	
	Buddleia marrubifolia	5 Gal 14
	Butterfly Bush	
	Calliandra eriophylla	5 Gal 54
	Fairy Duster	
	Encelia farinosa	5 Gal 26
	Brittlebush	
	Larrea tridentata	5 Gal 17
	Creosote Bush	
	Leucophyllum laevigatum	5 Gal 22
	Chihuahuan Sage	
	Sphaeralcea ambigua	5 Gal 16
	Globe Mallow	

GROUND COVER/HARDSCAPE	
	Native Boulders (Install min 10' from water lines)
	1/2" - 3/4" Screened Rock
	Apache Brown - 2" min thickness
	3/4" minus Stabilized Decomposed Granite
	Minimum 2" Deep; Apache Gold color
	Hydroseed Mix
	See Specifications for Mix

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ORO VALLEY LANDSCAPE BUFFER YARDS								
Border Location	Border Type	Buffer	Width	Length	Trees Required	Shrubs or Cactus Required	Accents or Cactus Required	Screening
Moore Road	Collector (Natural)	A	20	1204	0	0	0	Not Required
La Canada Road	Arterial (Natural)	B	40	1173	0	0	0	Not Required

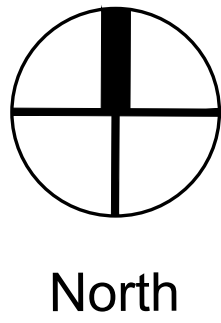
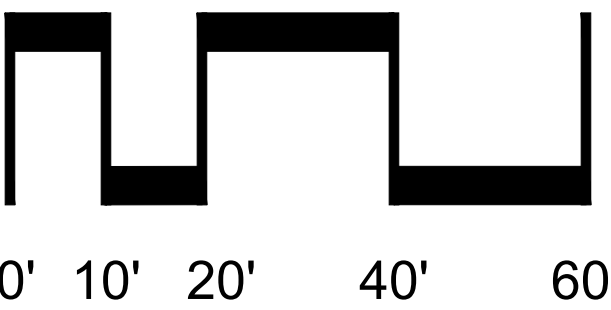
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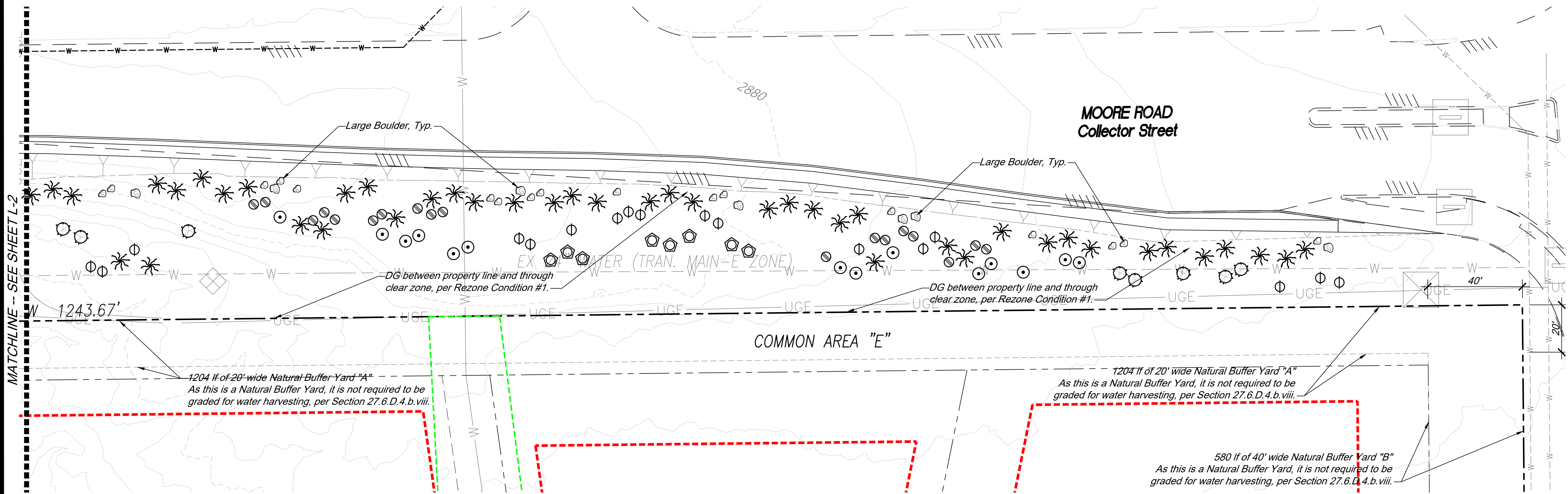


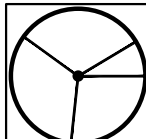
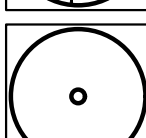
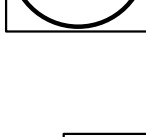
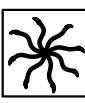








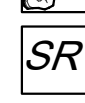










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L-3

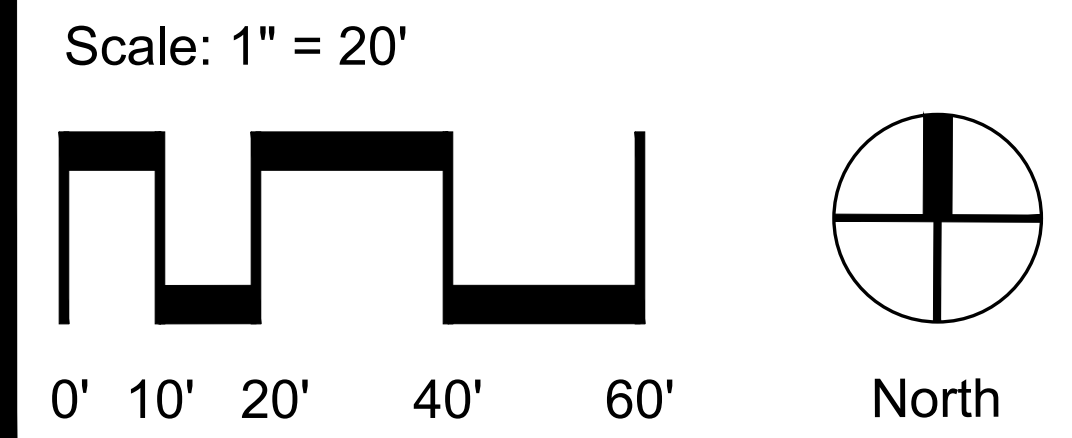
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LANDSCAPE LEGEND			
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See Specifications for Mix			

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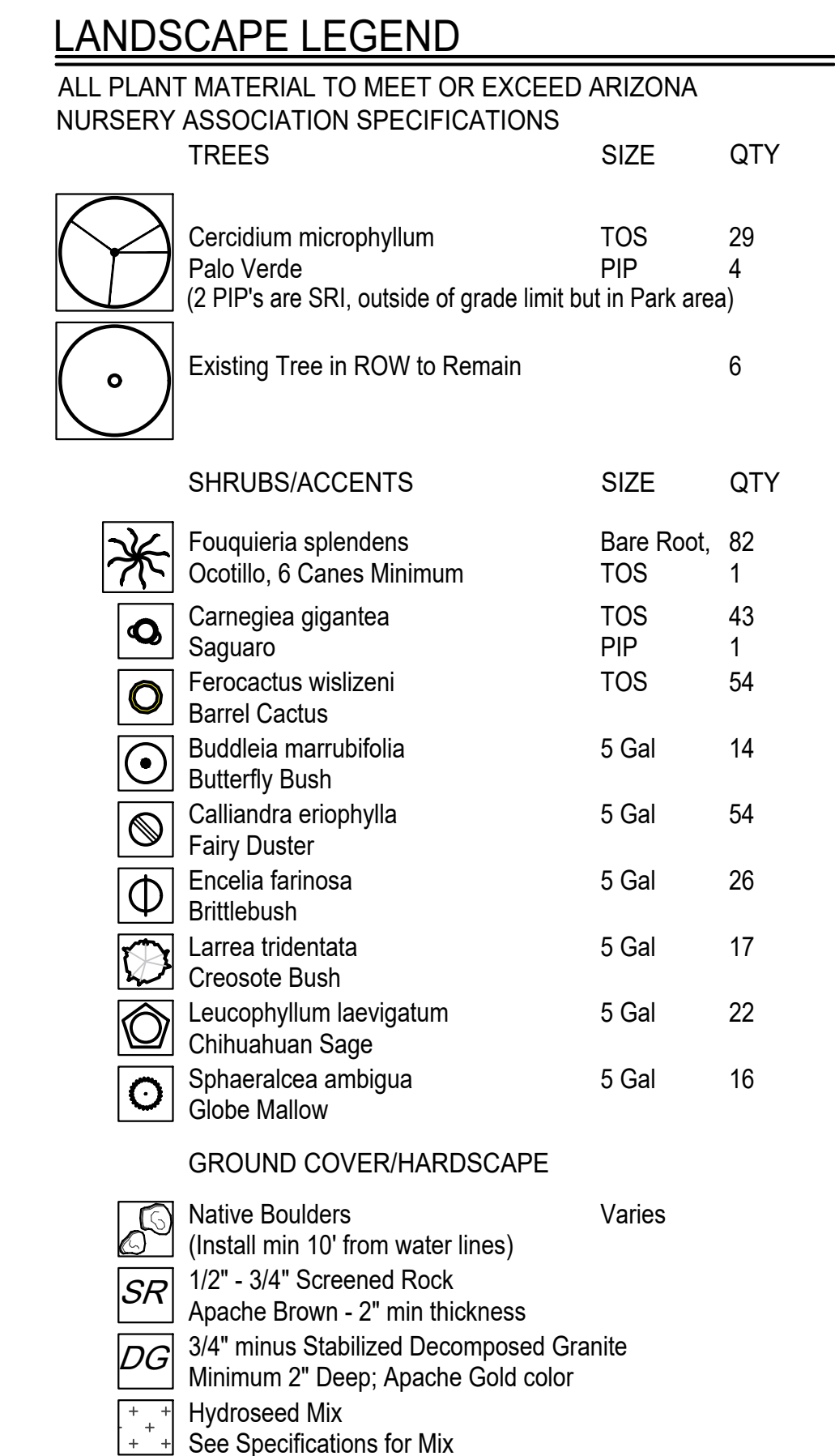
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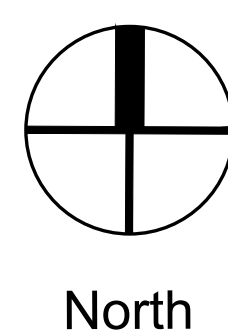
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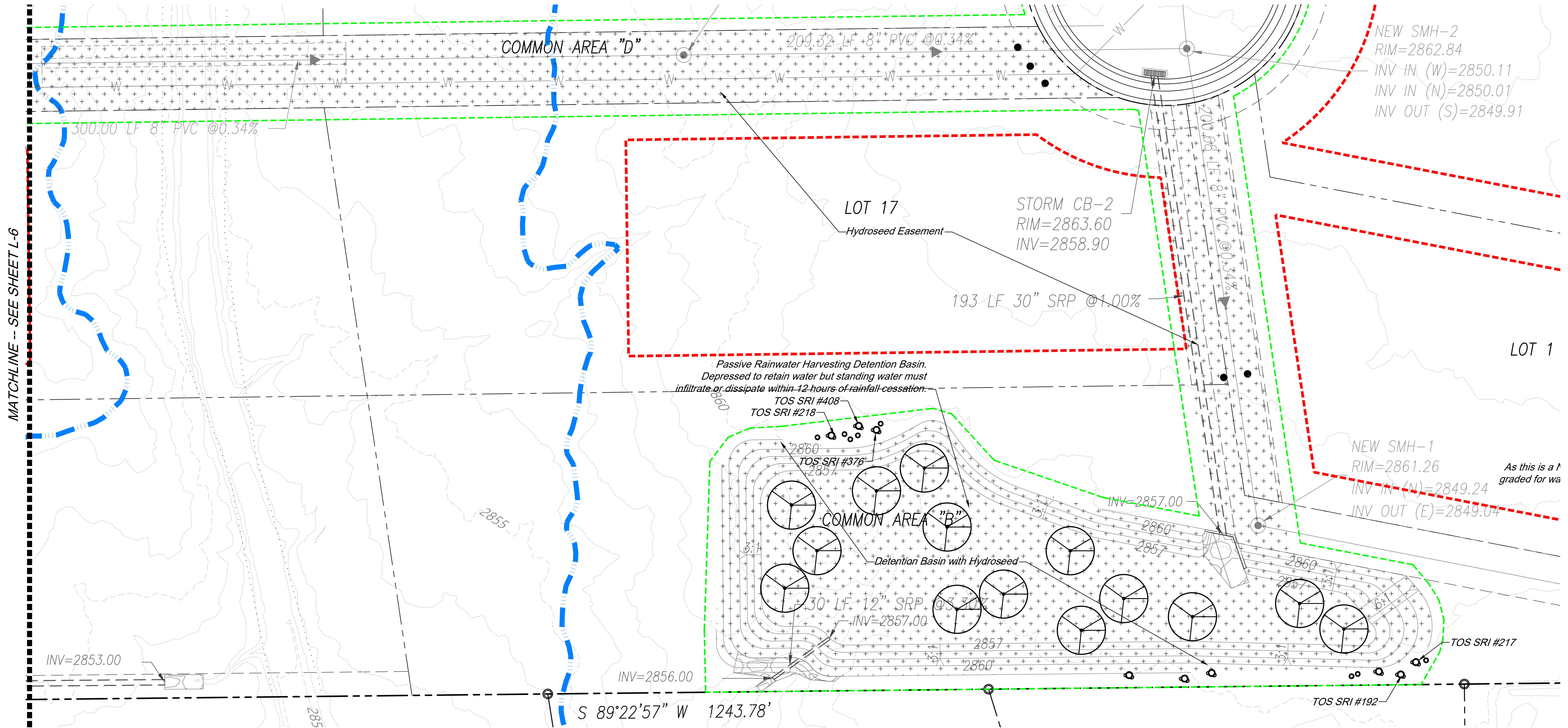
L-4
4 of 14



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NEW SMH-2
RIM=2862.84
INV IN (W)=2850.11
INV IN (N)=2850.01
INV OUT (S)=2849.91

STORM CB-2
RIM=2863.60
INV=2858.90

NEW SMH-1
RIM=2861.26
INV IN (N)=2849.24
INV OUT (E)=2849.04

As this is a 1' graded for wa

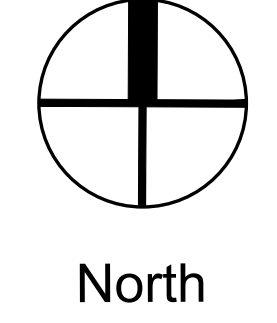
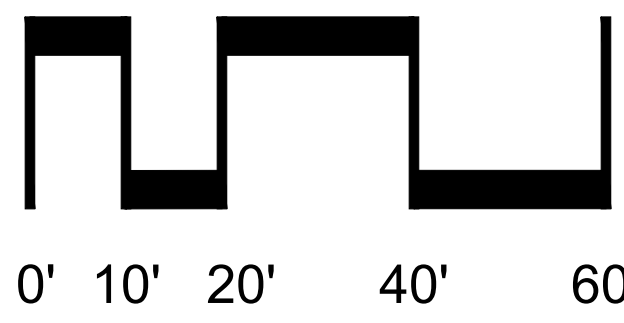
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LANDSCAPE PLAN

NORTH RIDGE ESTATES

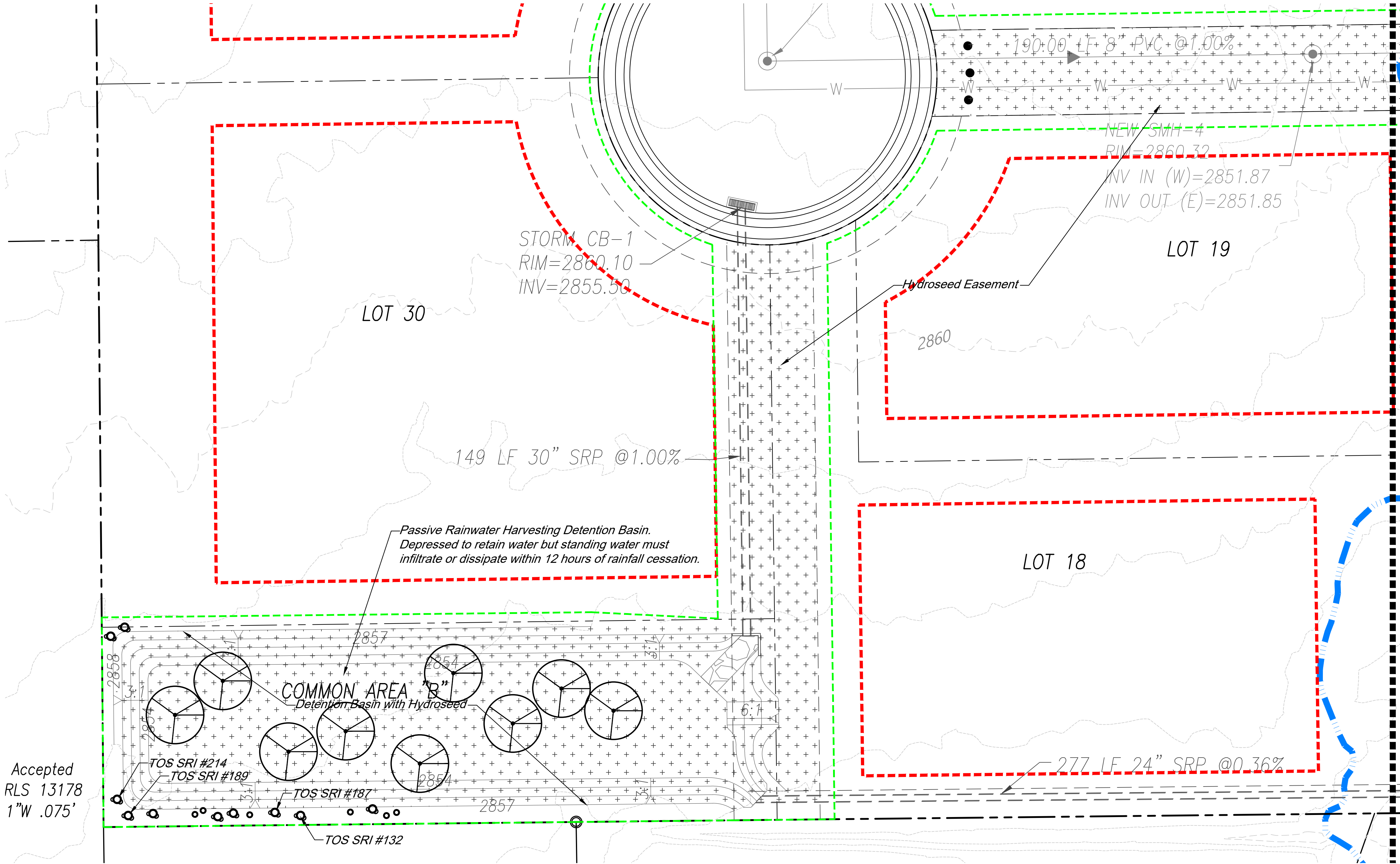
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Accepted
RLS 13178
1"W .075'

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GROUND COVER/HARDSCAPE

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LANDSCAPE NOTES

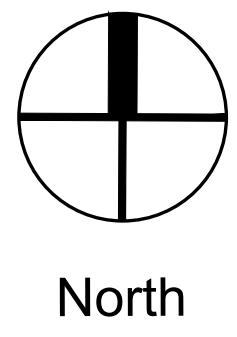
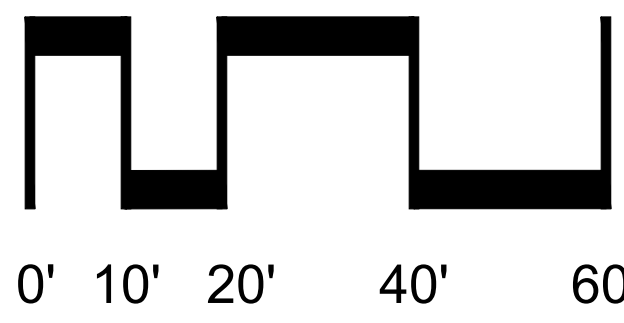
- All bare dirt areas to be covered with rock mulch as indicated in Plant Legend, including areas within the right-of-way.
- All plants shall be irrigated with a permanent underground irrigation system -- see sheets L-7 through L-11.
- The Property Owner shall be responsible for maintenance of the required landscape and irrigation system in perpetuity.
- Materials within the sight visibility triangles shall be placed so as not to interfere with a visibility plane described by two horizontal lines located 30 inches and 72 inches above finished grade of the roadway surface.
- Landscape areas shall be depressed 6" for water harvesting.

ORO VALLEY REVEGETATION SEED MIX

BOTANICAL NAME	COMMON NAME	PLS lbs/ac.
SHRUBS:		
Ambrosia deltoidea	Triangle-leaf Bursage	4.0
Atriplex canescens	Fourwing Saltbush	3.0
Calliandra eriophylla	Fairy Duster	1.0-2.0
Encelia farinosa	Brittlebush	1.5
SMALL PERENNIALS:		
Cassia covesii	Desert Senna	2.0
Glandularia gooddingii	Goodding's Verbena	1.0-2.0
Psilostrophe cooperi	Paperflower	1.0-2.0
Sphaeralcea ambigua	Desert Globemallow	1.0
PERENNIAL GRASSES:		
Aristida purpurea	Purple Three-Awn	2.0
Bouteloua curtipendula	Sideoats Grama	2.0
Leptochloa dubia	Green Sprangle-Top	1.0
Sporobolus cryptandrus	Sand Dropseed	1.0

ANNUAL HERBS and GRASSES:		
Eschscholzia mexicana	Mexican Poppy	1.0-3.0
Penstemon parryi	Parry's Penstemon	1.0-3.0
Penstemon subulatus	Scarlet Buglar	1.0-3.0
Plantago insularis	Indian Wheat	3.0

Scale: 1" = 20'



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Checked by:	GRS	<input checked="" type="checkbox"/> Agency Submittal
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L-7

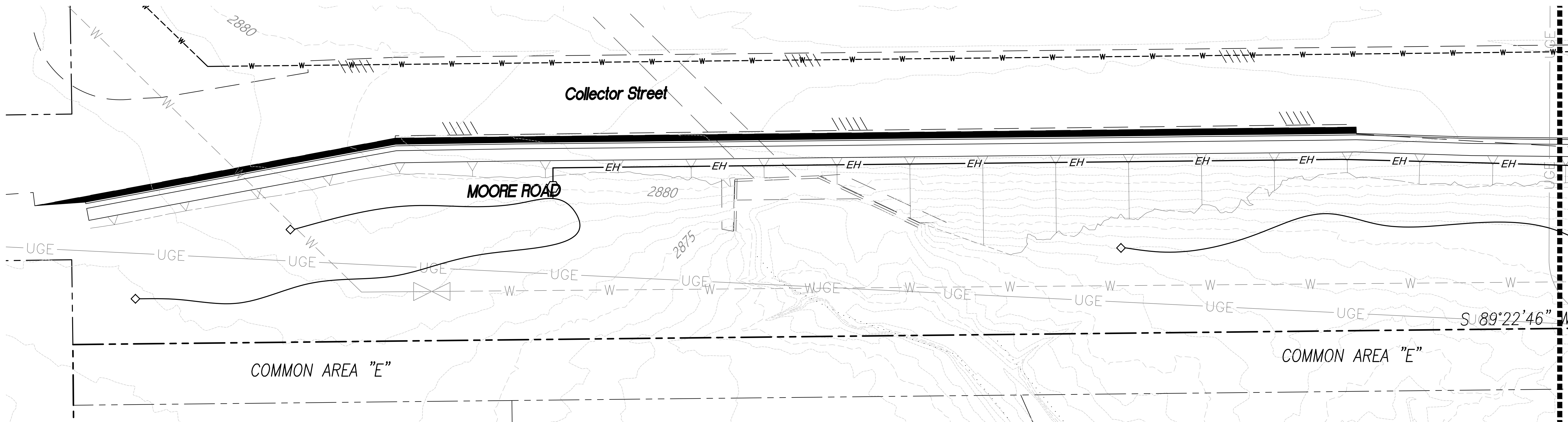
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LANDSCAPE PLAN

NORTH RIDGE ESTATES

SWC of Moore Rd and La Canada
Portion of the NW Quarter of the NW Quarter of Section 35, T-11-S, R-13-E,
Town of Oro Valley, G&SRM, Pima County, AZ

PROJECT NUMBER:
2502020
Reference Numbers:
2301722
2401295
2302611



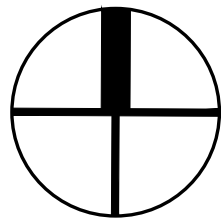
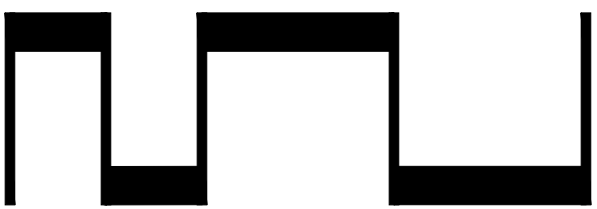
IRRIGATION LEGEND

	Irrigation Meter - See Water Plans
	Reduced Pressure Backflow Preventer Mainline Size
	Mainline - Schedule 40 PVC 1" unless otherwise noted
	Remote Control Valve - 1" - Rainbird 100 PEB and Rainbird RBY-100C Filter
	Emitter Header - Schedule 40 PVC 1" unless otherwise noted
	Pressure Regulator - Fixed Outlet Pressure @ 40 psi - flow as required
	Poly line - .580 poly line
	Emitter Line (Trees) - Class 200 PVC - 3/4" unless otherwise noted
	Multiport Emitter - Rainbird XBT-10-6
	Sleeves - Schedule 40 PVC - 2" unless otherwise noted
	Valve ID
	Controller - Rainbird ESP-SMT with weather sensor. Contractor to coordinate electric for the controller.
	Hose End Caps

IRRIGATION NOTES

- Contractor shall coordinate electrical power supply for irrigation controller. Contractor shall provide sleeves for remote control valve wires.
- Irrigation plans are schematic. Locate lines and equipment in unpaved areas wherever possible.
- Locate weather sensor so it is unimpeded by any structural elements.
- Shrubs shall have (1) 1-gph emitter per 1 gallon plant and (2) 1-gph emitters per 5 gallon plant. Trees shall have (1) 6-port multiport emitter with (1) 1-gph emitter per port. Emitters shall be Rainbird Rainbug or approved equal.
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Scale: 1" = 20'



North

PROJECT NUMBER:
2502020
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2401295
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IRRIGATION PLAN

NORTH RIDGE ESTATES

SWC of Moore Rd and La Canada
Portion of the NW Quarter of the NW Quarter of Section 35, T-11-S, R-13-E,
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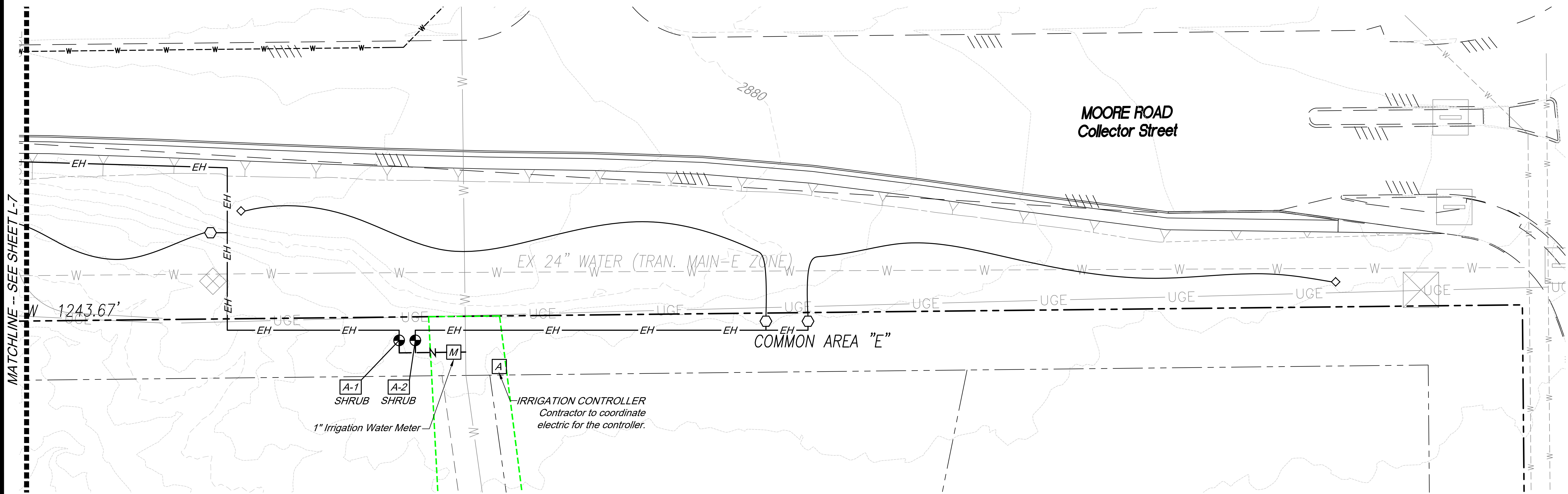


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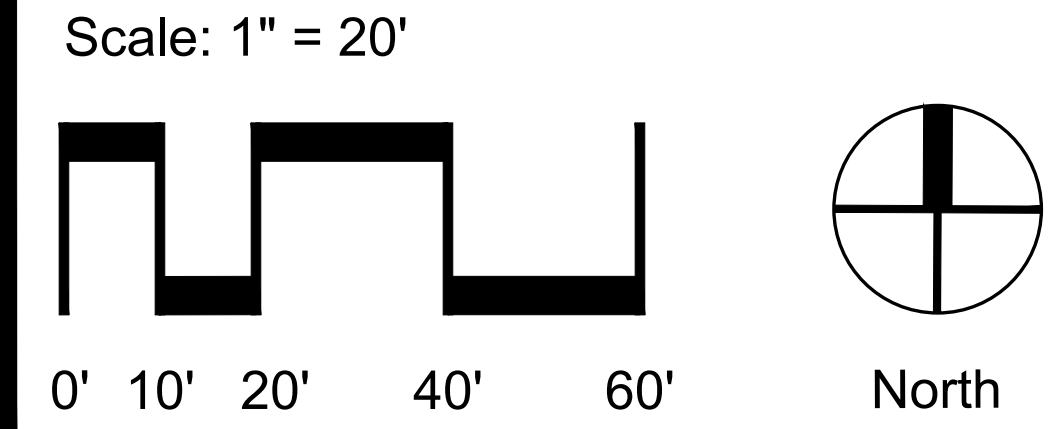


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IRRIGATION PLAN

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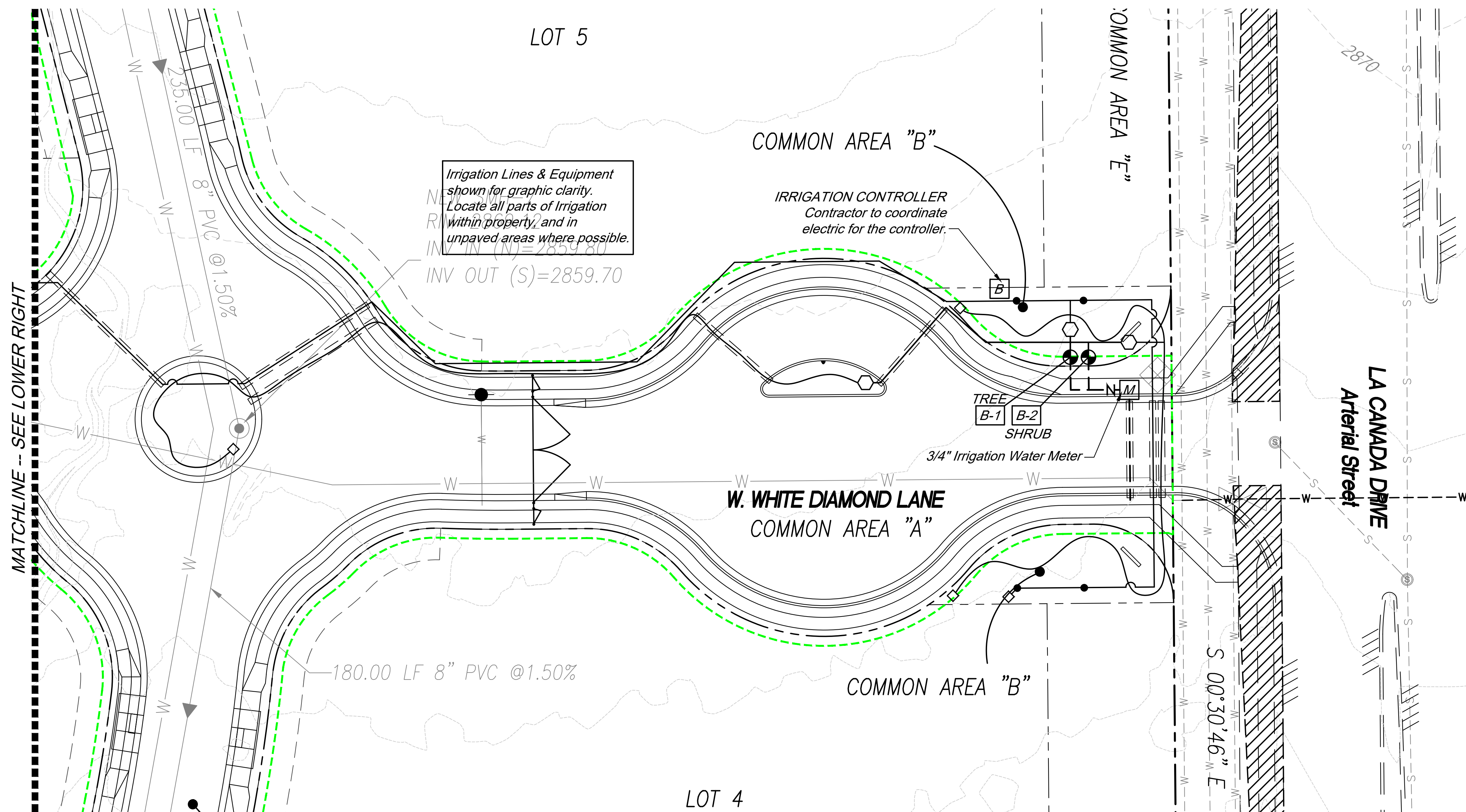


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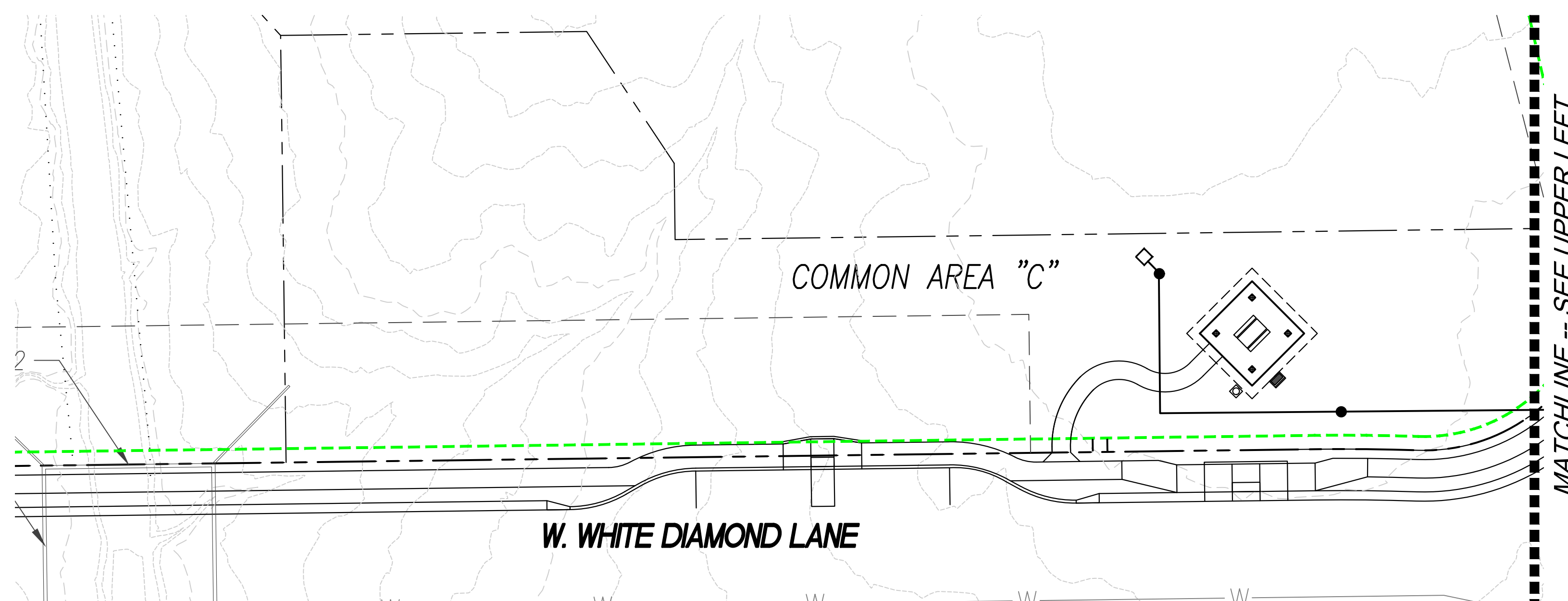


IRRIGATION LEGEND

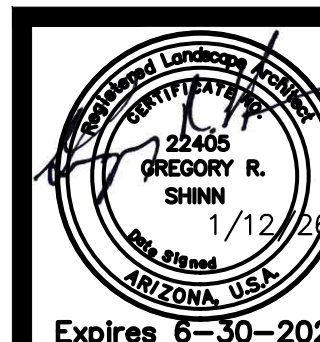
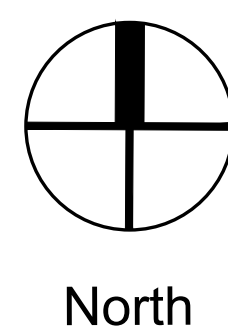
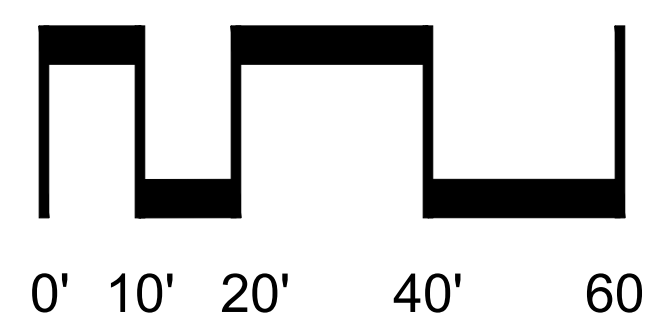
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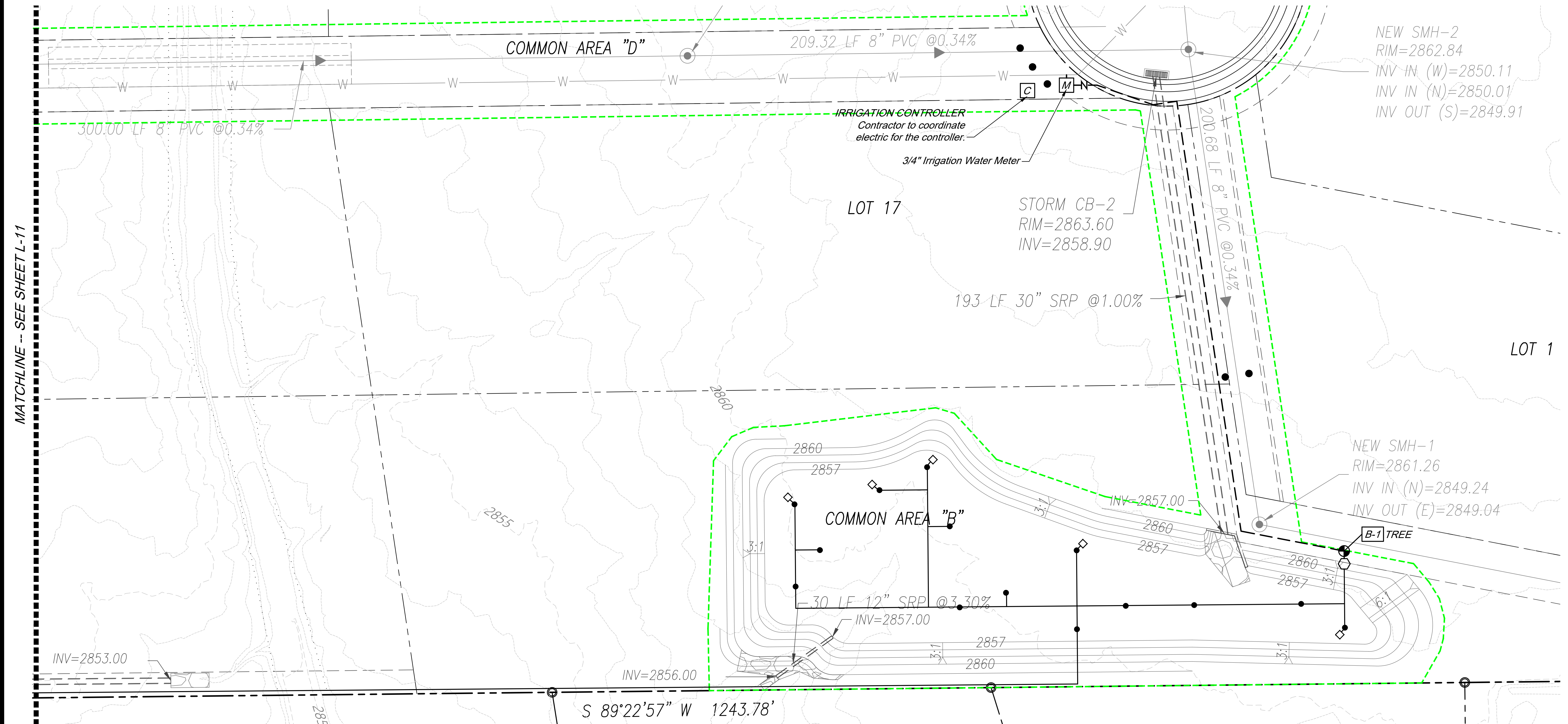
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IRRIGATION PLAN

NORTH RIDGE ESTATES

SWC of Moore Rd and La Canada
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MATCHLINE -- SEE SHEET L-11



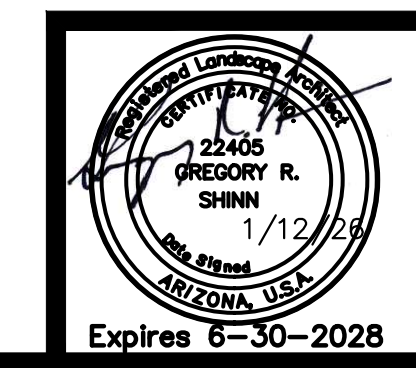
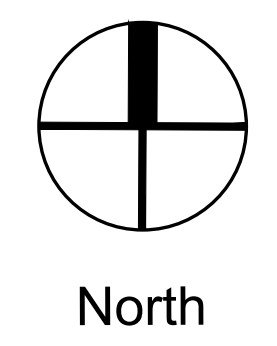
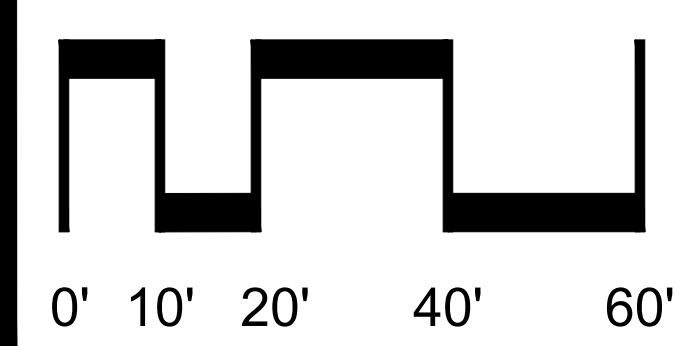
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Scale: 1" = 20'



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IRRIGATION PLAN

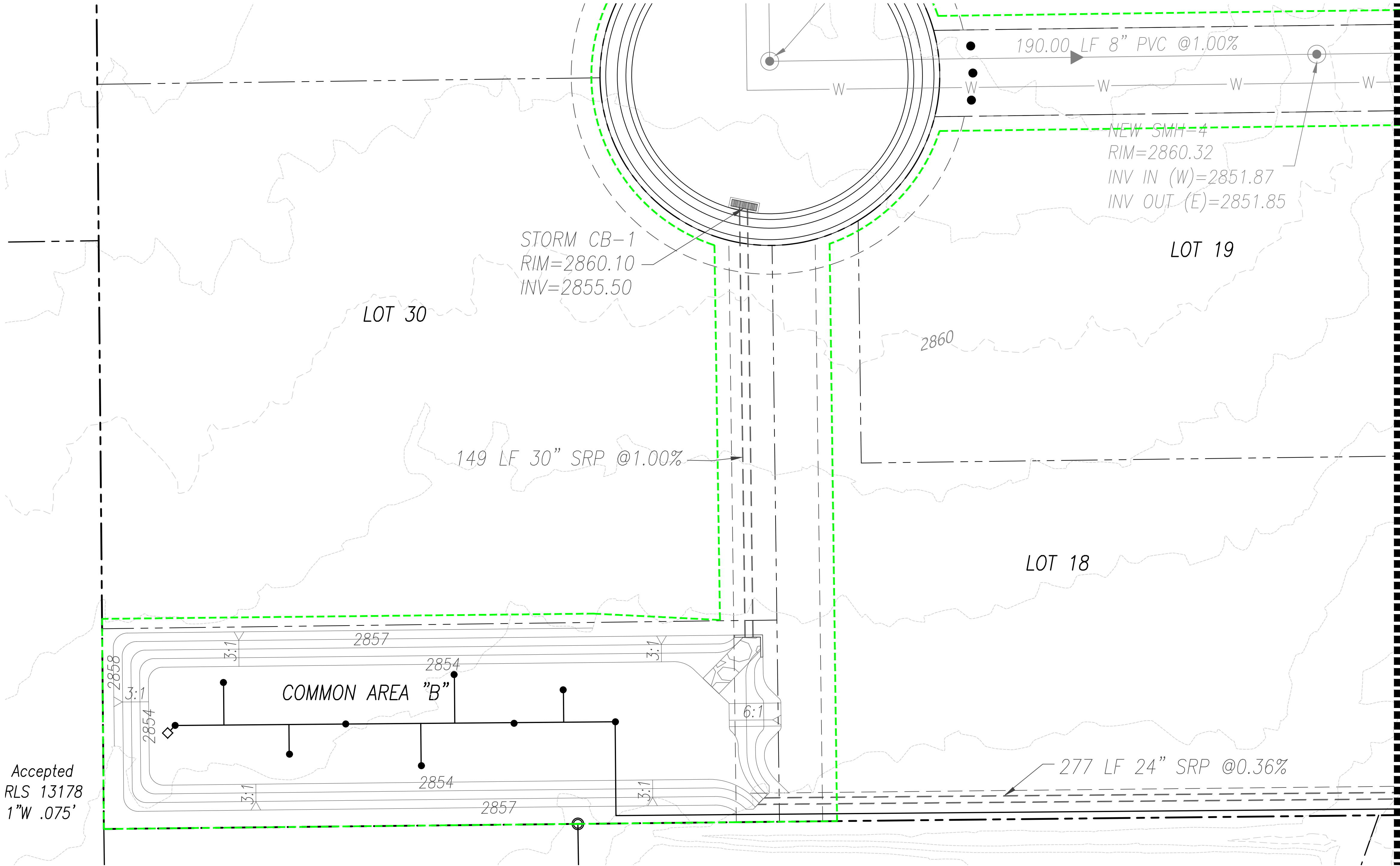
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SWC of Moore Rd and La Canada

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IRRIGATION LEGEND

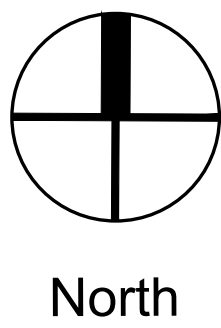
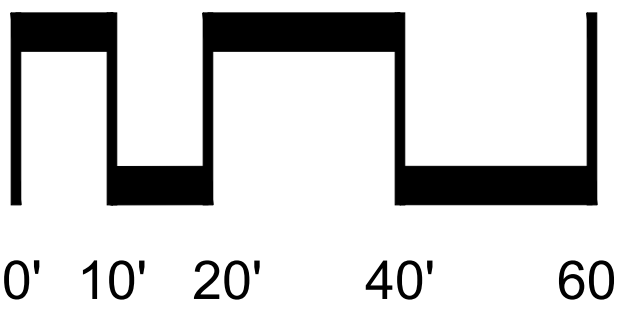
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Accepted
RLS 13178
1"W .075'

Scale: 1" = 20'



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IRRIGATION PLAN

NORTH RIDGE ESTATES

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PLANT NAME	QUANTITY	SIZE	WATER USE TYPE	ADWR ANNUAL WATER USE AT MATURITY (GALLONS)	ANNUAL WATER USE: QUANTITY TIMES ADWR ANNUAL USE (GALLONS)	MONTHLY WATER USE: ADWR ANNUAL USE DIVIDED BY 12 MONTHS
TREES:						
Cercidium microphyllum	29	Transplant	1	1,754	50,866	4,239
Foothills Palo Verde						
Cercidium microphyllum	4	Preserved in Place	1	1,754	7,016	585
Foothills Palo Verde						
SHRUBS and ACCENTS:						
Fouquieria splendens	83	Bare Root	1	281	23,323	1,944
Ocotillo						
Carnegiea gigantea	43	Transplant	1	2,741	117,863	9,822
Saguaro						
Carnegiea gigantea	1	Preserved in Place	1	2,741	2,741	228
Saguaro						
Ferocactus wislizeni	54	Transplant	1	10	540	45
Barrel Cactus						
Buddleia marrubifolia	14	5 Gal	3	219	3,066	256
Butterfly Bush						
Calliandra eriophylla	54	5 Gal	1	70	3,780	315
Fairy Duster						
Encelia farinosa	26	5 Gal	1	39	1,014	85
Brittlebush						
Larrea tridentata	17	5 Gal	1	632	10,744	895
Creosote Bush						
Leucophyllum laevigatum	22	5 Gal	2	158	3,476	290
Chihuahuan Sage						
Sphaeralcea ambigua	16	5 Gal	1	9	144	12
Globe Mallow						
			MONTHLY TOTAL			18,714
			ANNUAL TOTAL		224,573	

LANDSCAPE WATER PLAN													
	WINTER MONTH	SPRING			SUMMER			MONSOON			WINTER		
	1	2	3	4	5	6	7	8	9	10	11	12	
	Year 3: Continue to increase irrigation water use as needed as plants mature up to, but not exceeding, 100% of ADWR value by end of year. 100% ADWR = 150,326 gal/year and 12,527 gal/month average.												
TOTAL													
224,573	8,758	10,555	17,292	23,356	28,521	30,542	27,173	22,906	20,885	16,618	10,330	7,635	
	Year 4: Gradually decrease irrigation to buffer, median and ROW areas in order to reach zero irrigation by end of year 5. Building perimeter areas and Courtyards shall not be decreased. 75% ADWR = 112,745 gal/year and 9,395 gal/month average.												
TOTAL													
168,430	6,569	7,916	12,969	17,517	21,391	22,906	20,380	17,180	15,664	12,464	7,748	5,727	
	Year 5: 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. Building perimeter areas and Courtyards shall not be decreased. 50% ADWR = 75,163 gal/year and 6,264 gal/month average.												
TOTAL													
112,287	4,379	5,277	8,646	11,678	14,260	15,271	13,587	11,453	10,443	8,309	5,165	3,818	

IRRIGATION CONTROL SCHEDULE				
Year	Days	Frequency	Time	Actual Total Water
3	M,W,F	3	25	150,930
4	M,W,F	3	18	108,670
5	M,W,F	2	18	72,446

- IRRIGATION NOTES
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4. Shrubs shall have (1) 1-gph emitter per 1 gallon plant and (2) 1-gph emitters per 5 gallon plant. Emitters shall be Rainbird Rainbug or approved equal.

5. Irrigation is designed at a minimum pressure of 50 PSI after the backflow preventer, and a minimum available flow of 5 gpm.

6. Irrigation and watering plans shall meet the minimum standards of the American Society of Irrigation Consultants.

7. If desert landscaping is used which will ultimately rely on natural water sources, a temporary drip irrigation system shall be employed until such time as the plant materials are sustained by natural water sources.

8. 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.

9. Irrigation systems connected to potable water mains (public or private) shall be equipped with backflow preventers.

10. The annual water use for a project shall not exceed the annual landscape water plan.

11. 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.

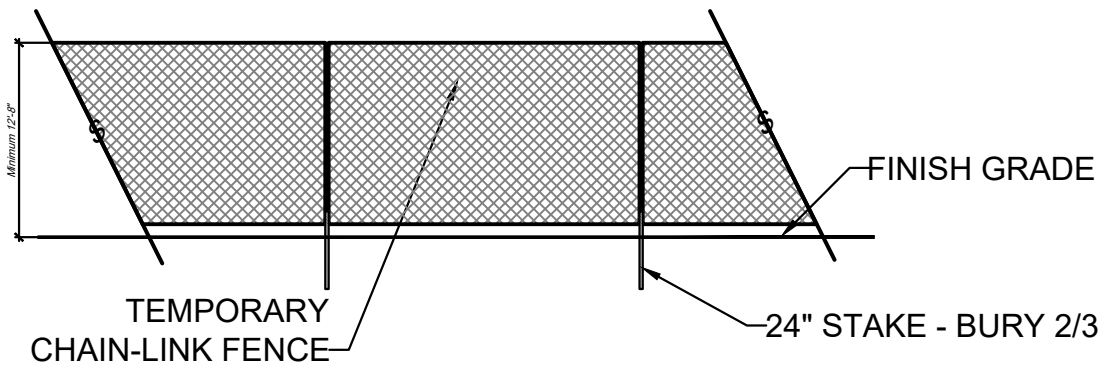
12. Meter readings shall be taken, at a minimum, on an annual basis. Monthly readings may be required, at the discretion of the Planning and Zoning Administrator, in order to address non-compliance with the Water Plan.

13. 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.

14. Irrigation water shall not leave the landscaped areas and flow onto roads, parking areas or sidewalks.

15. Sprinkler heads shall be installed at least eight (8) inches away from impermeable surfaces.

16. Backflow protection device shall be installed on the customer side of the water meter.



- NOTES:
1. TEMPORARY FENCING TO BE PLACED AROUND TEMPORARY NURSERY AND ALL PIP PLANTS ON SITE FOR DURATION OF CONSTRUCTION WORK.

2. FENCING TO BE PLACED 2/3 OUT FROM TRUNK TO DRIP LINE.

B

TEMPORARY BARRIER FENCE DETAIL

NTS

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LANDSCAPE WATER PLAN

NORTH RIDGE ESTATES

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☐ Design Review

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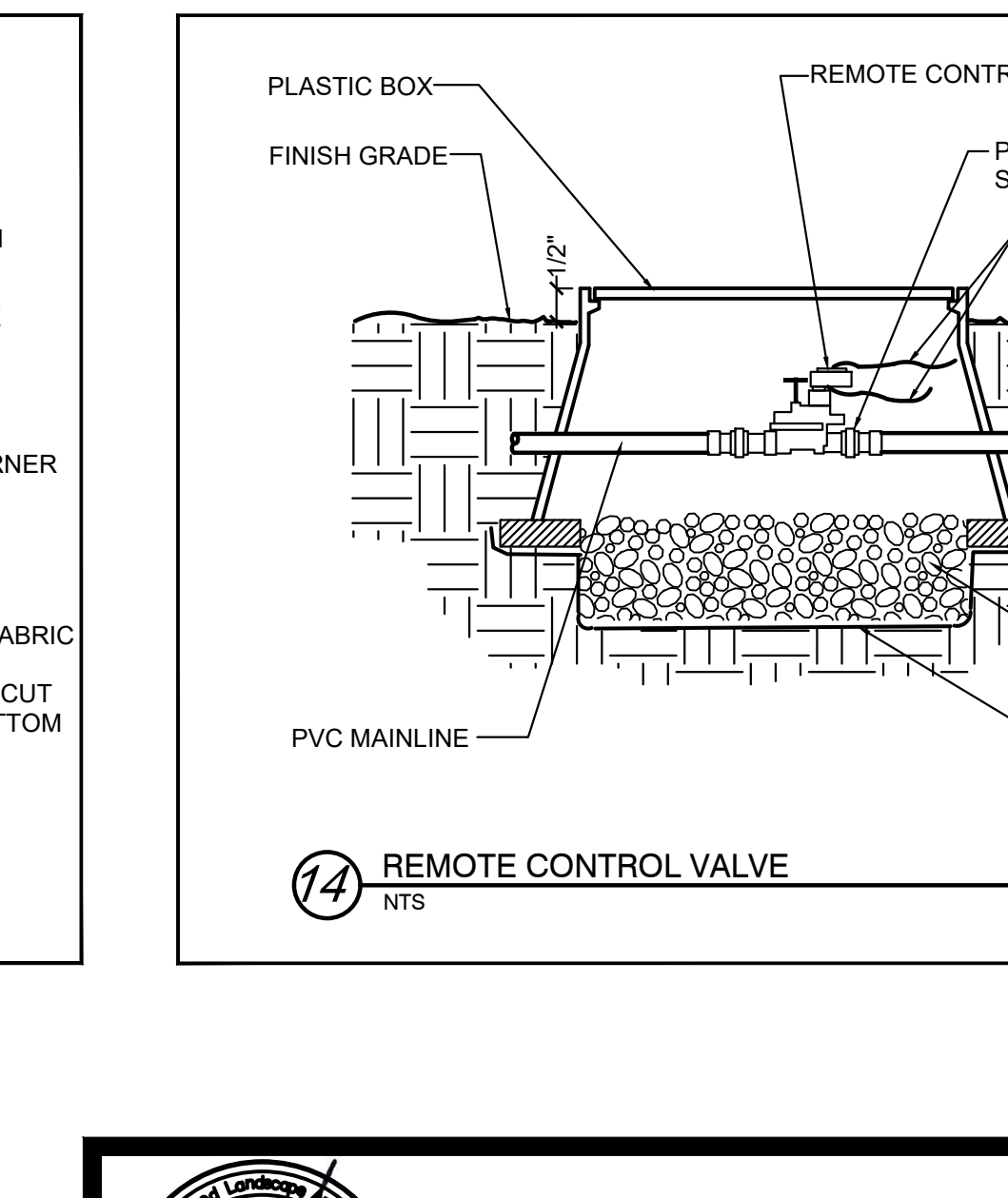
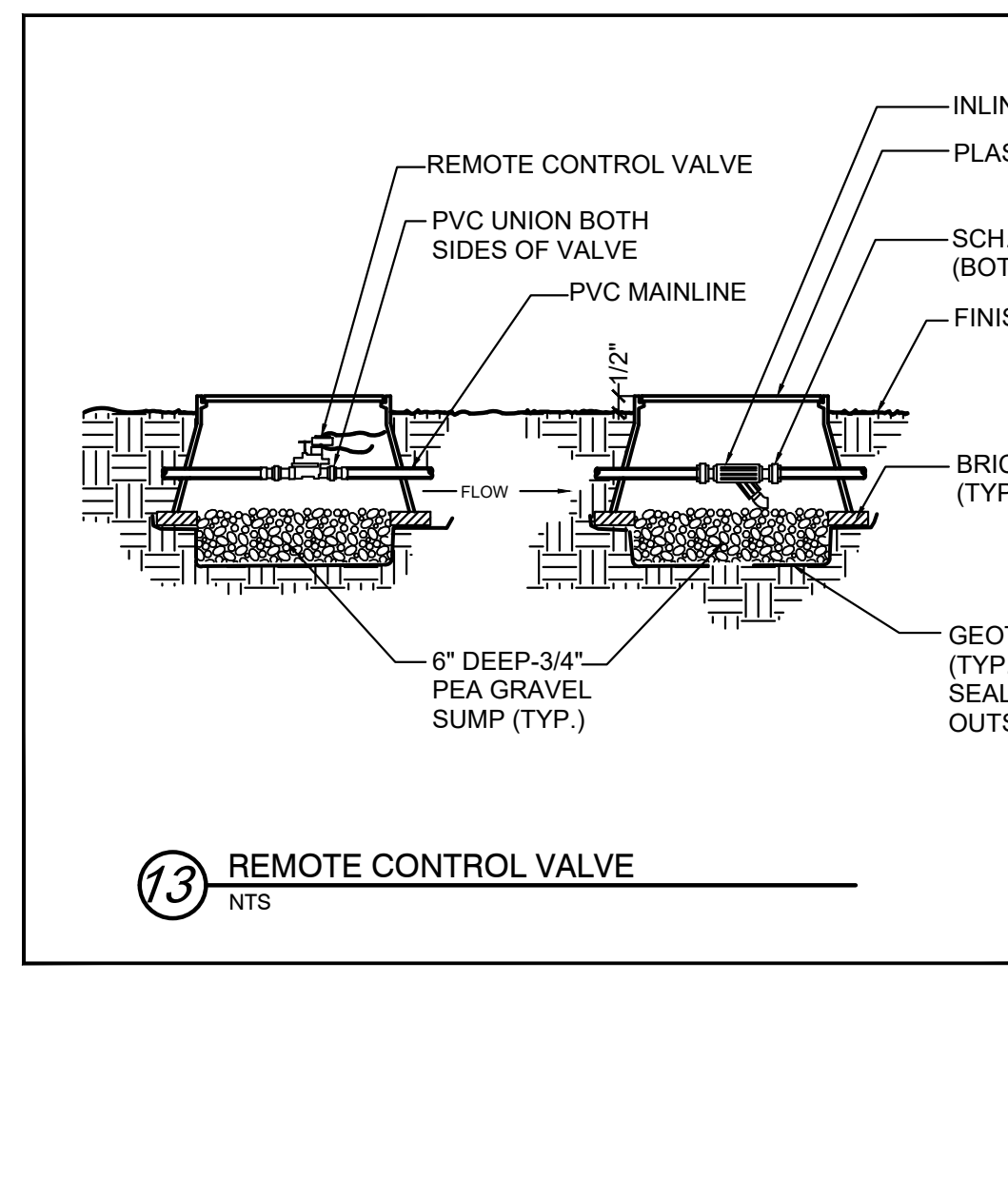
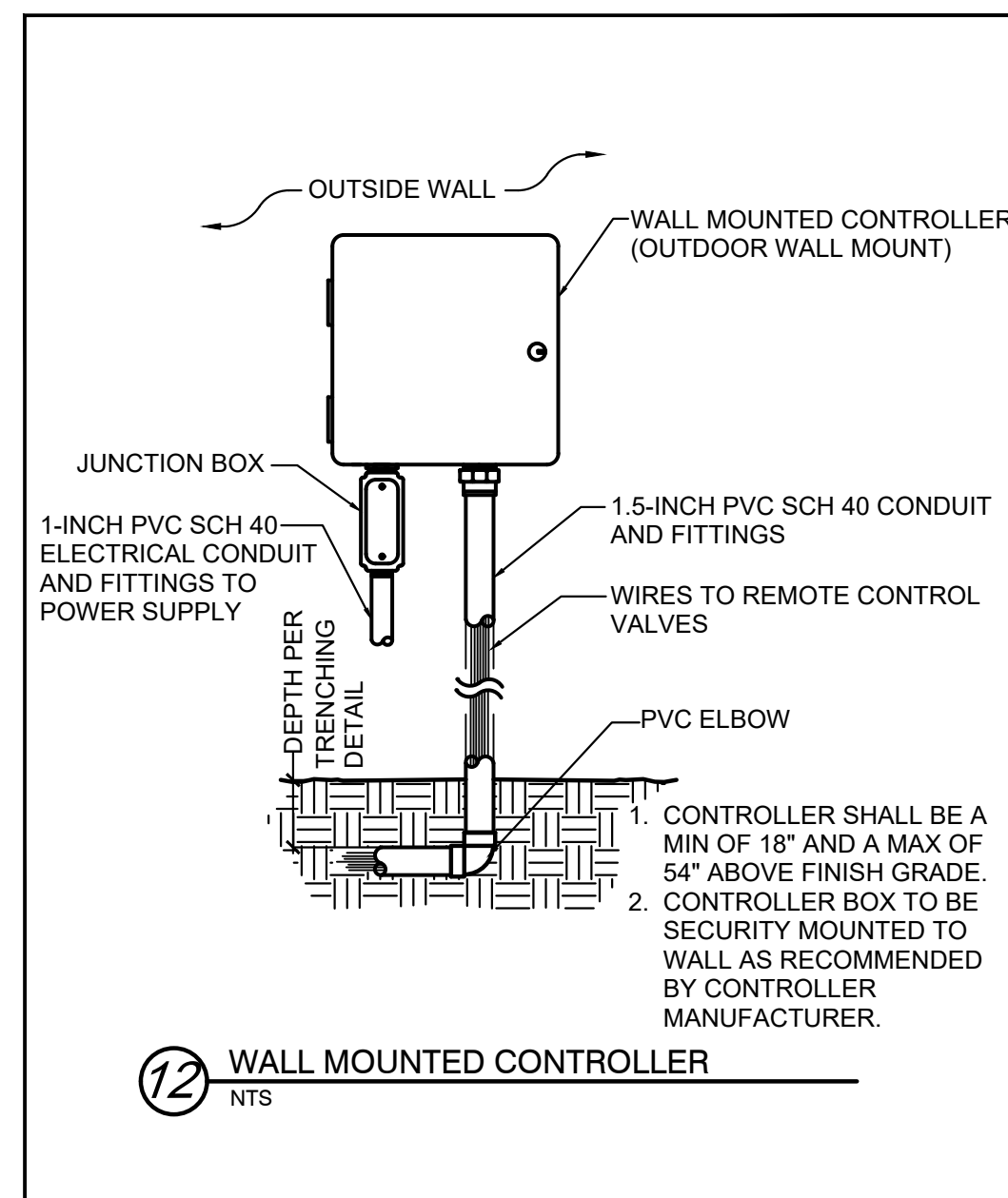
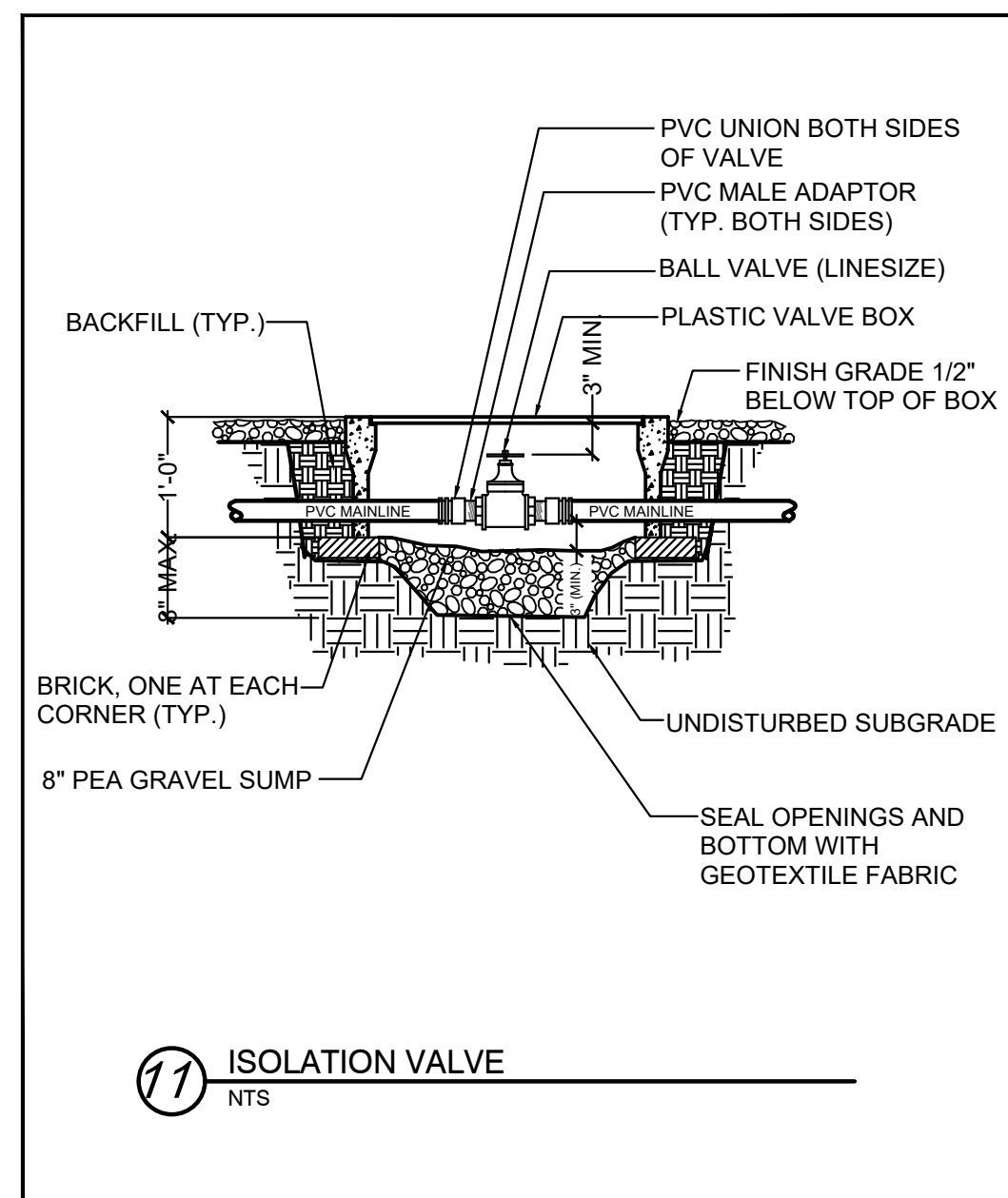
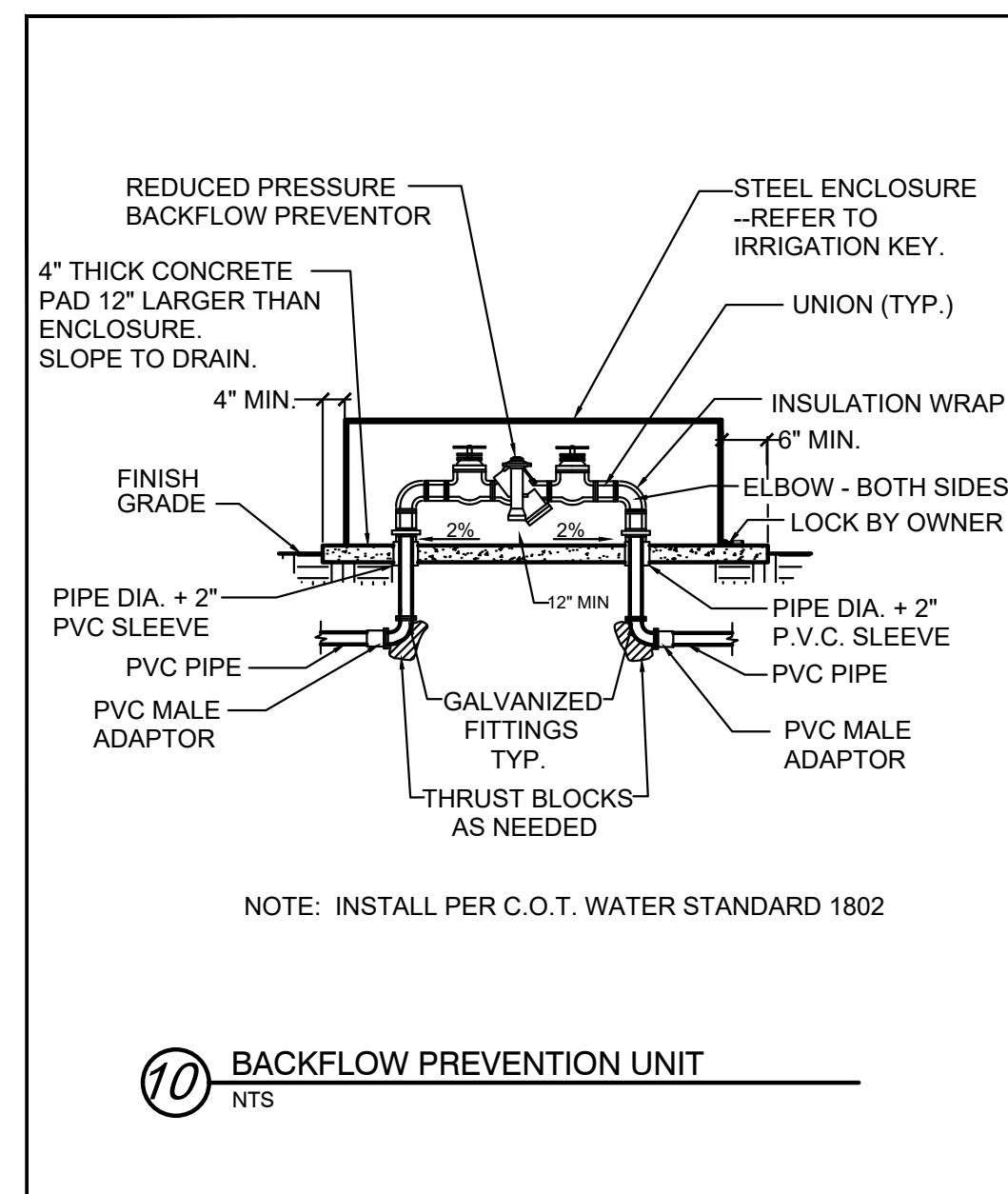
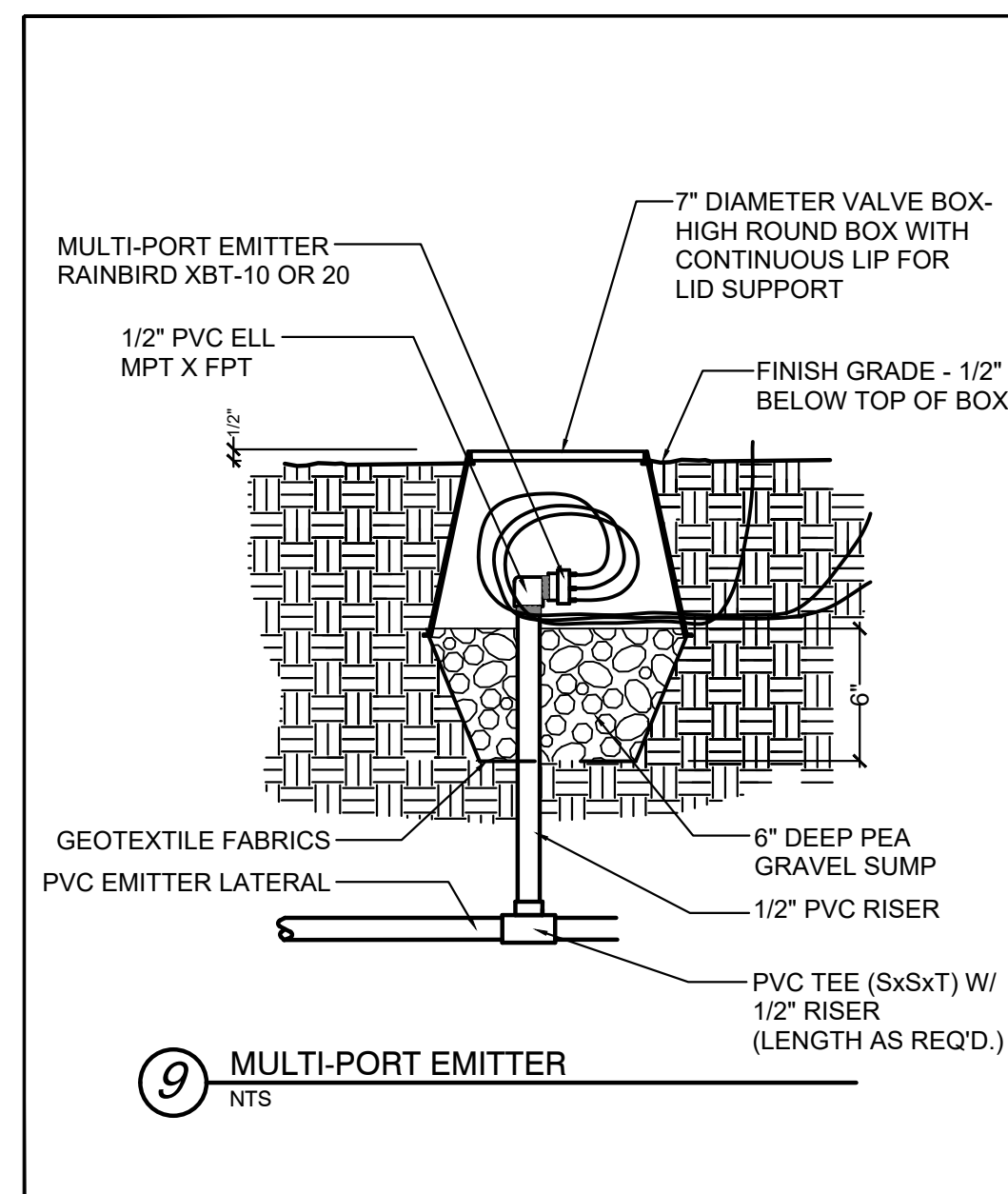
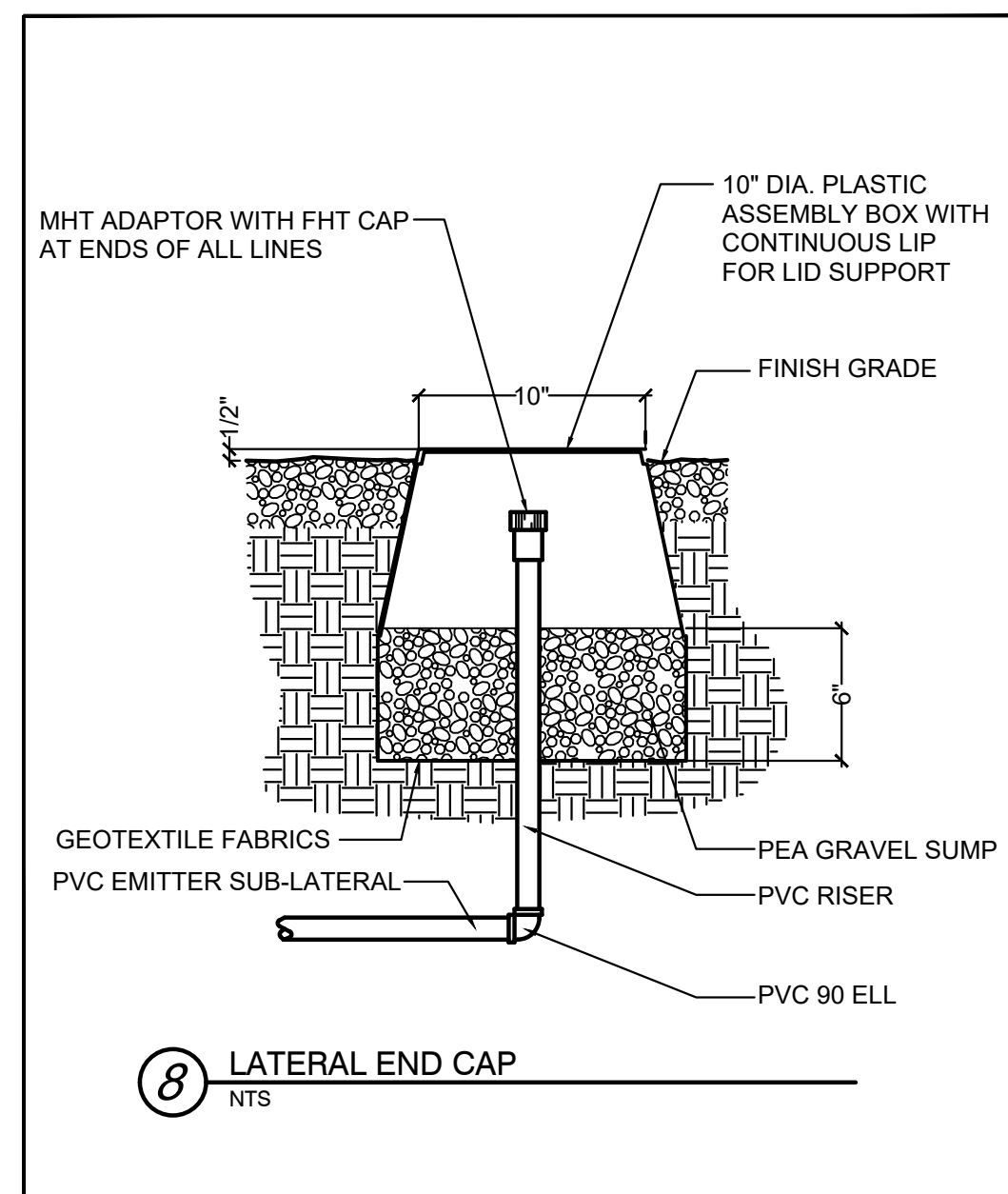
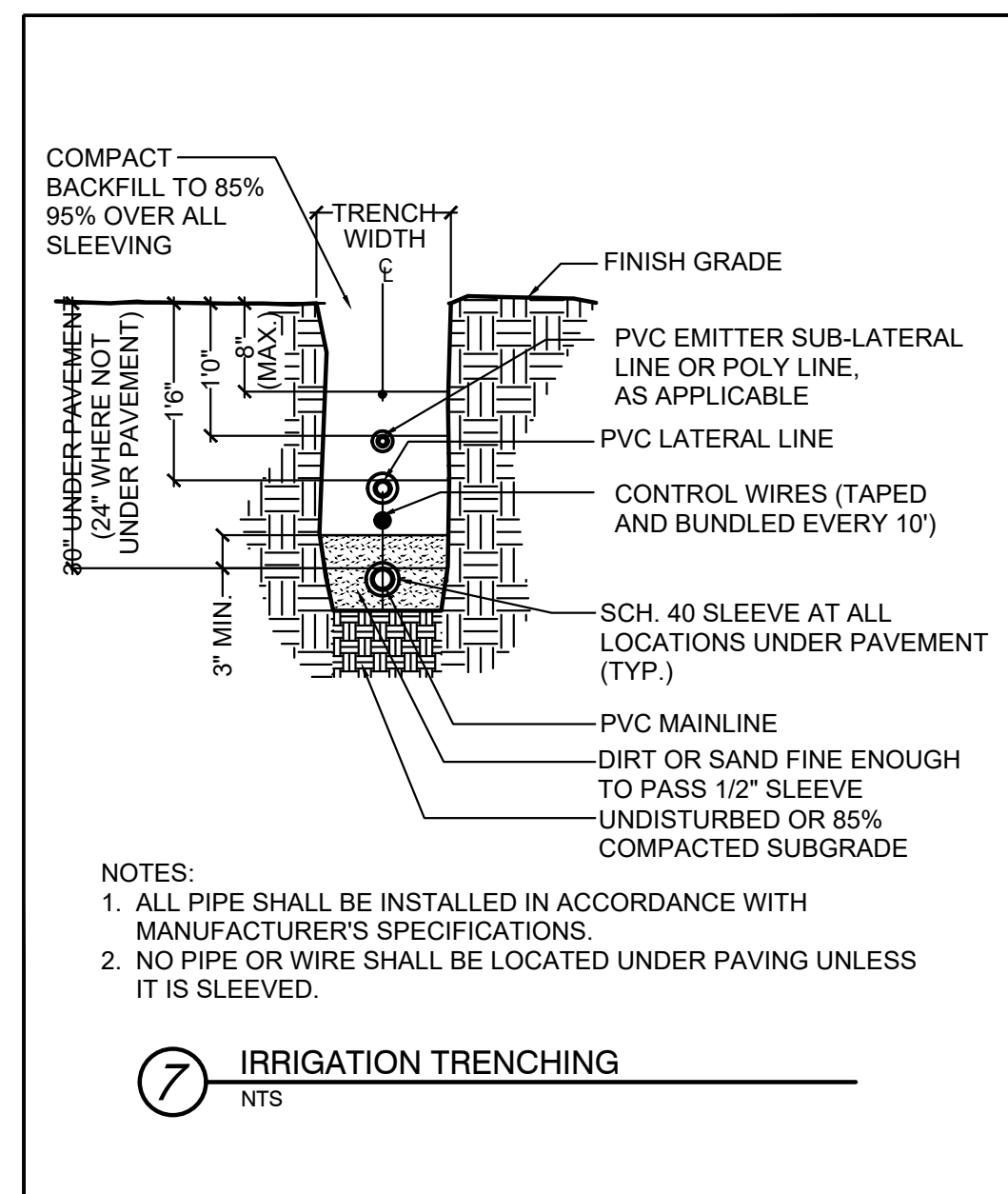
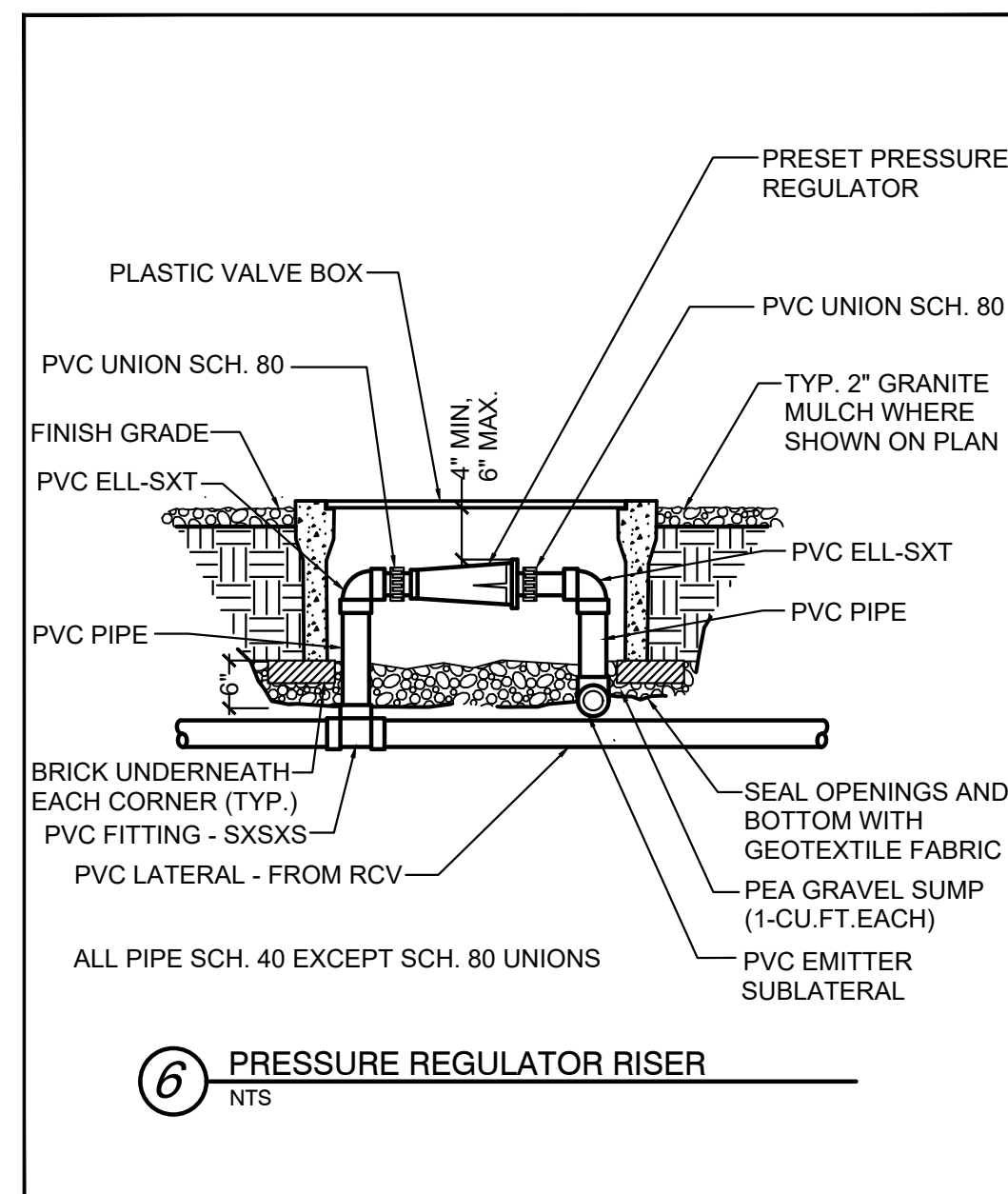
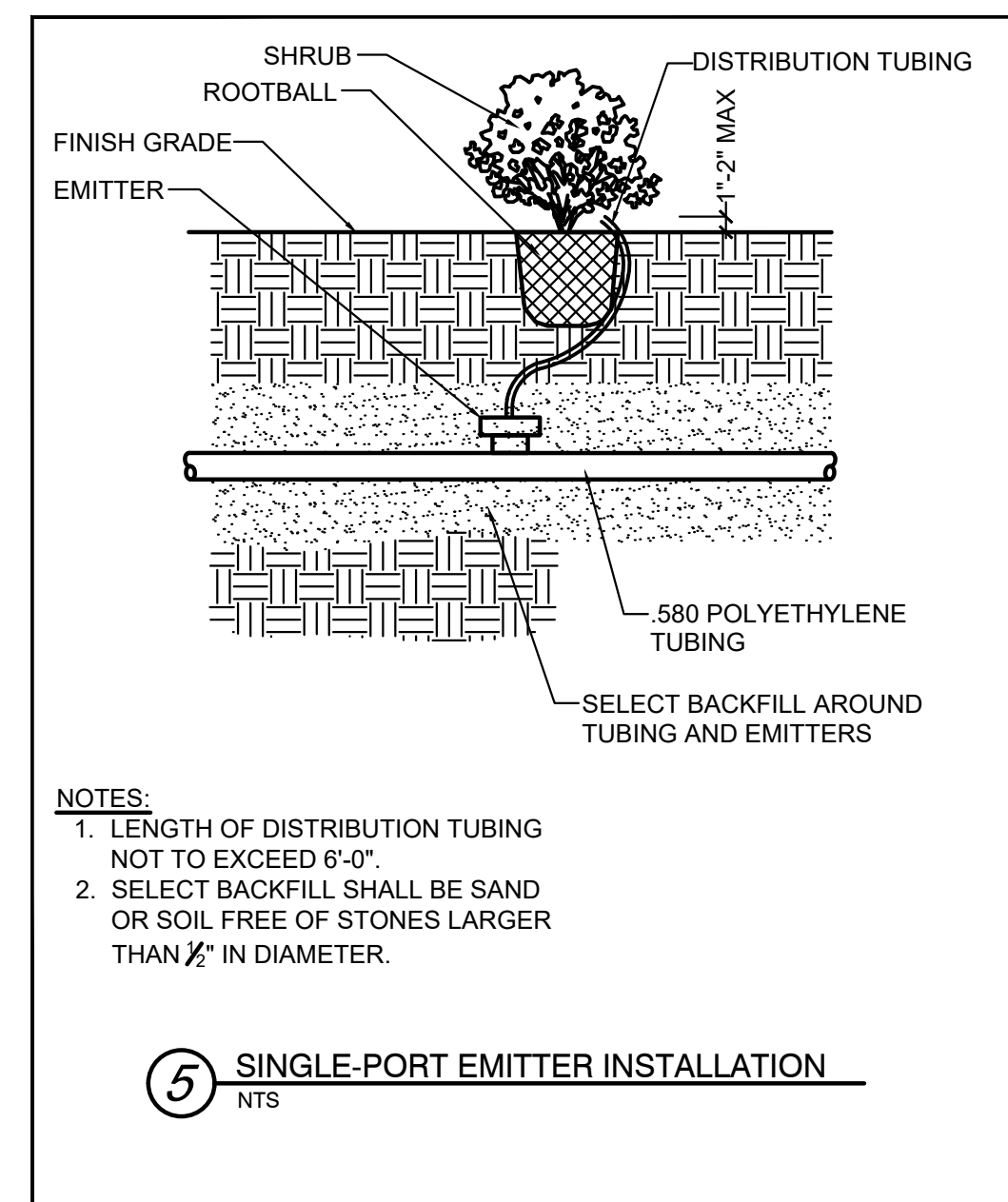
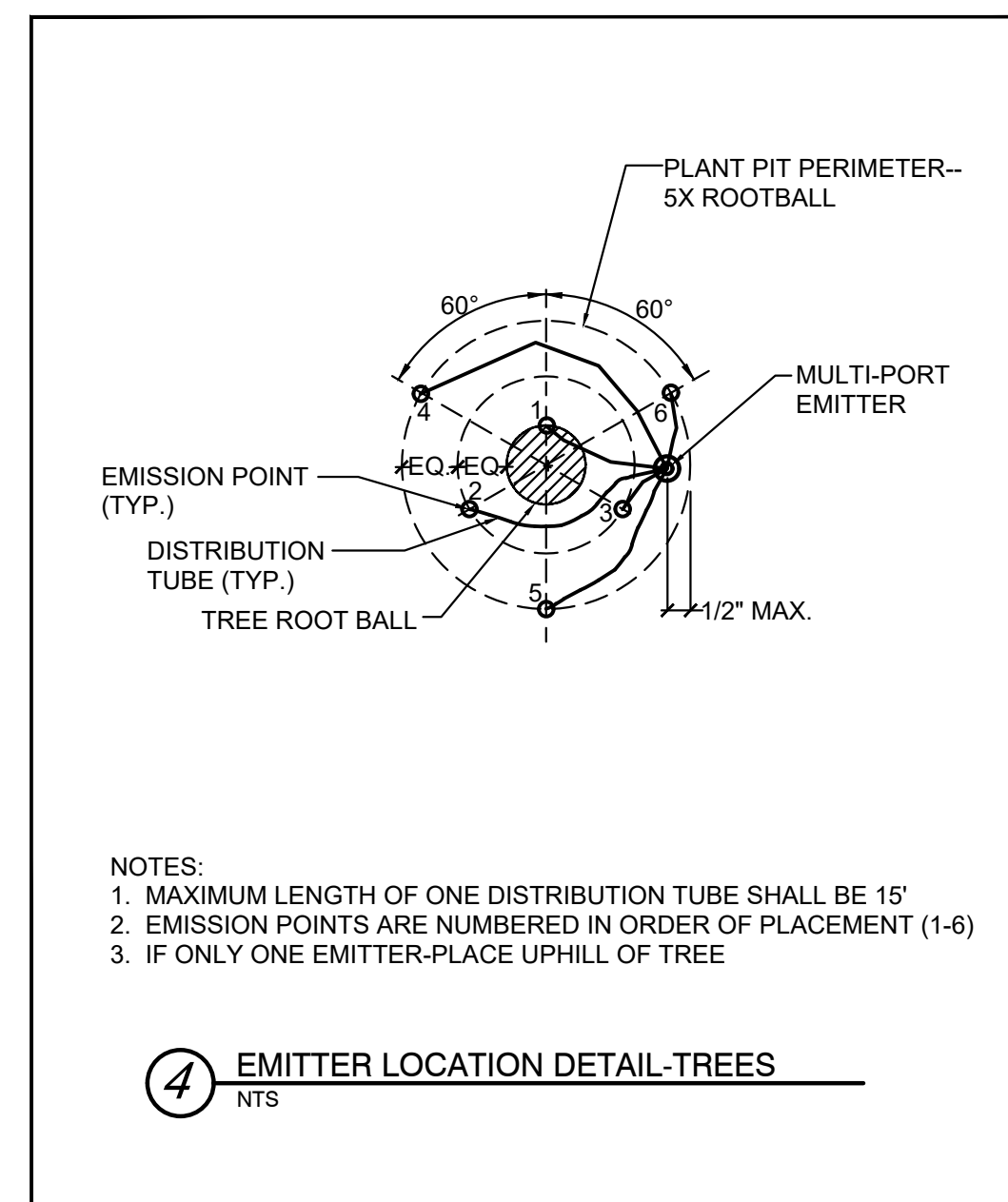
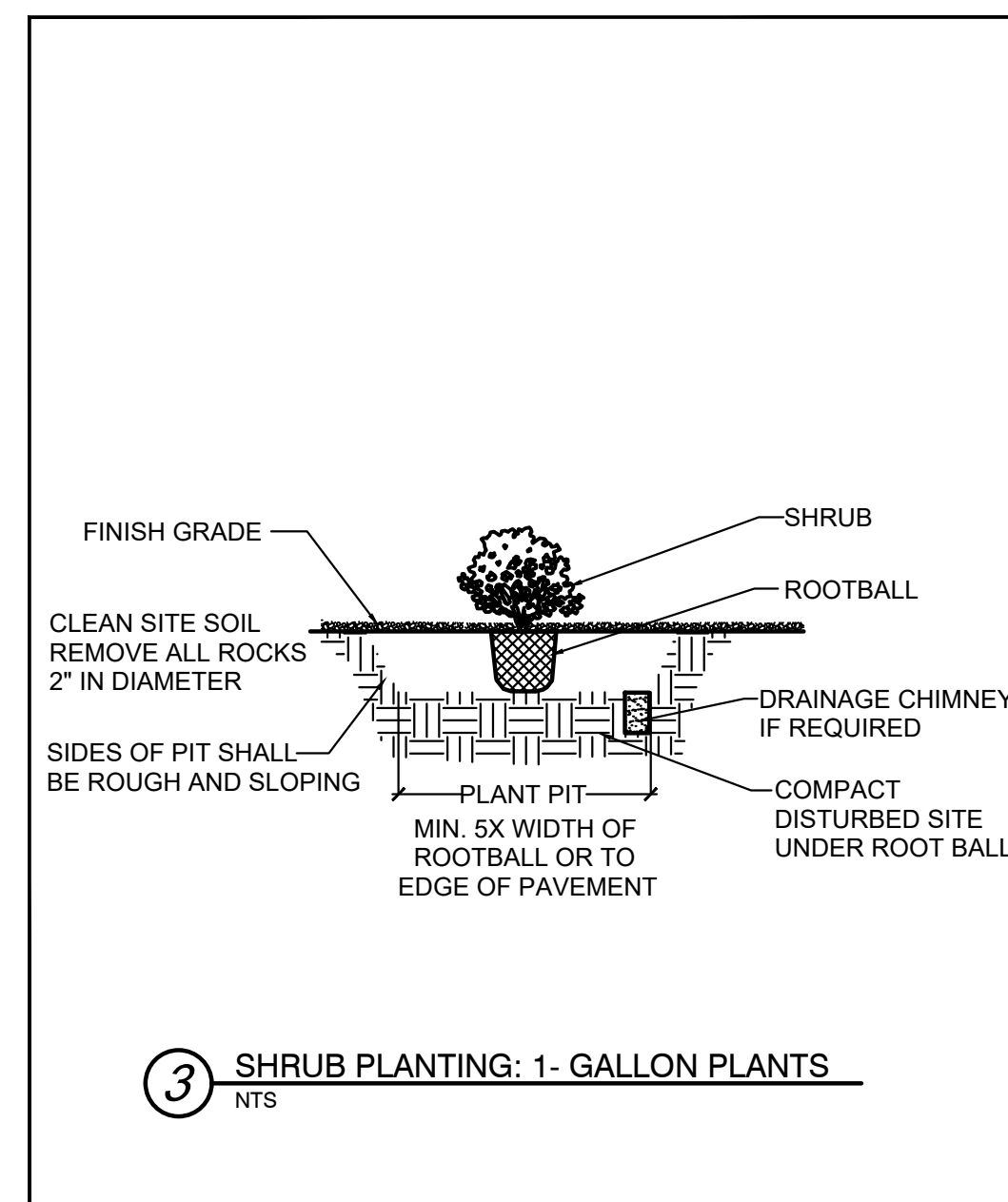
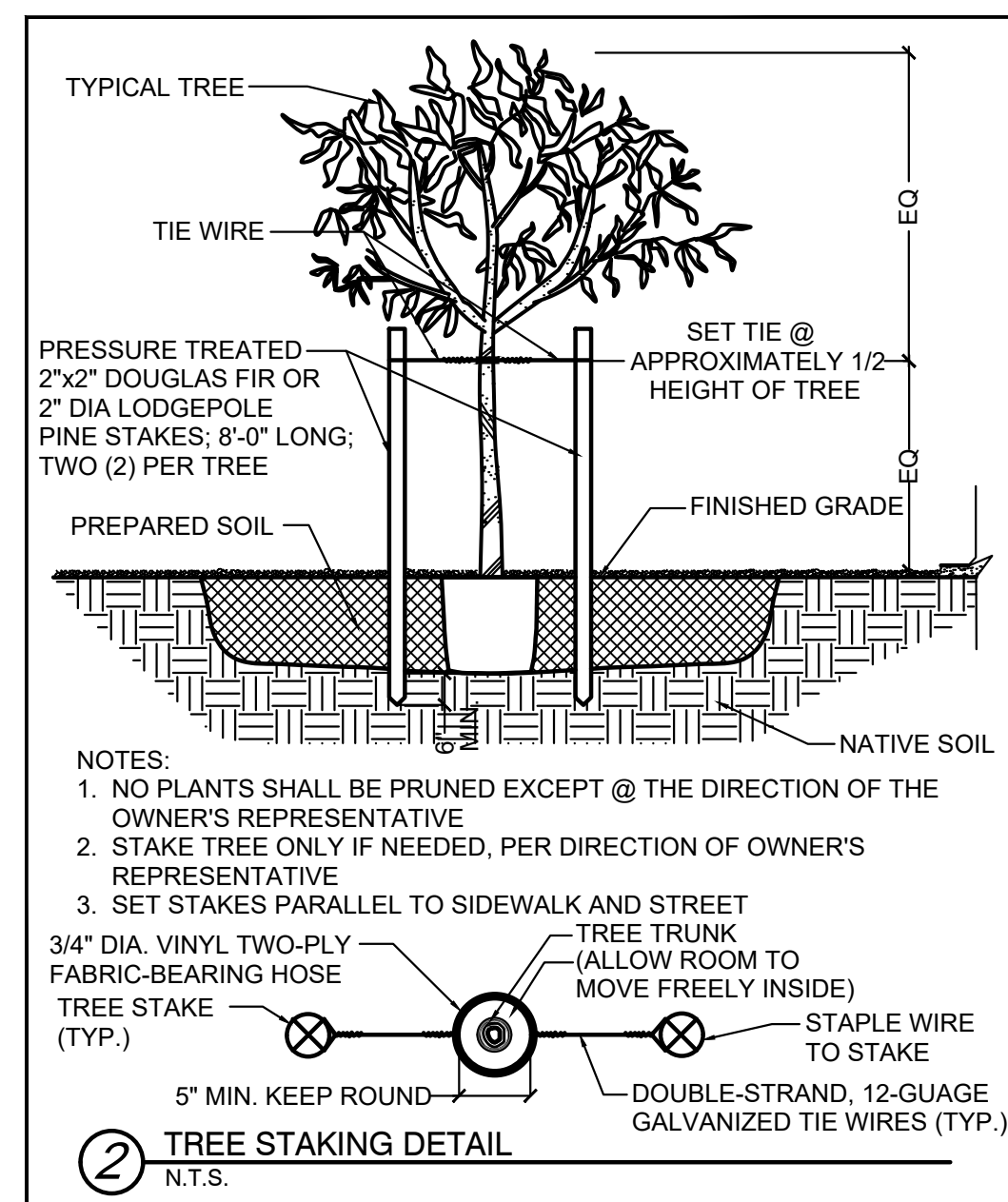
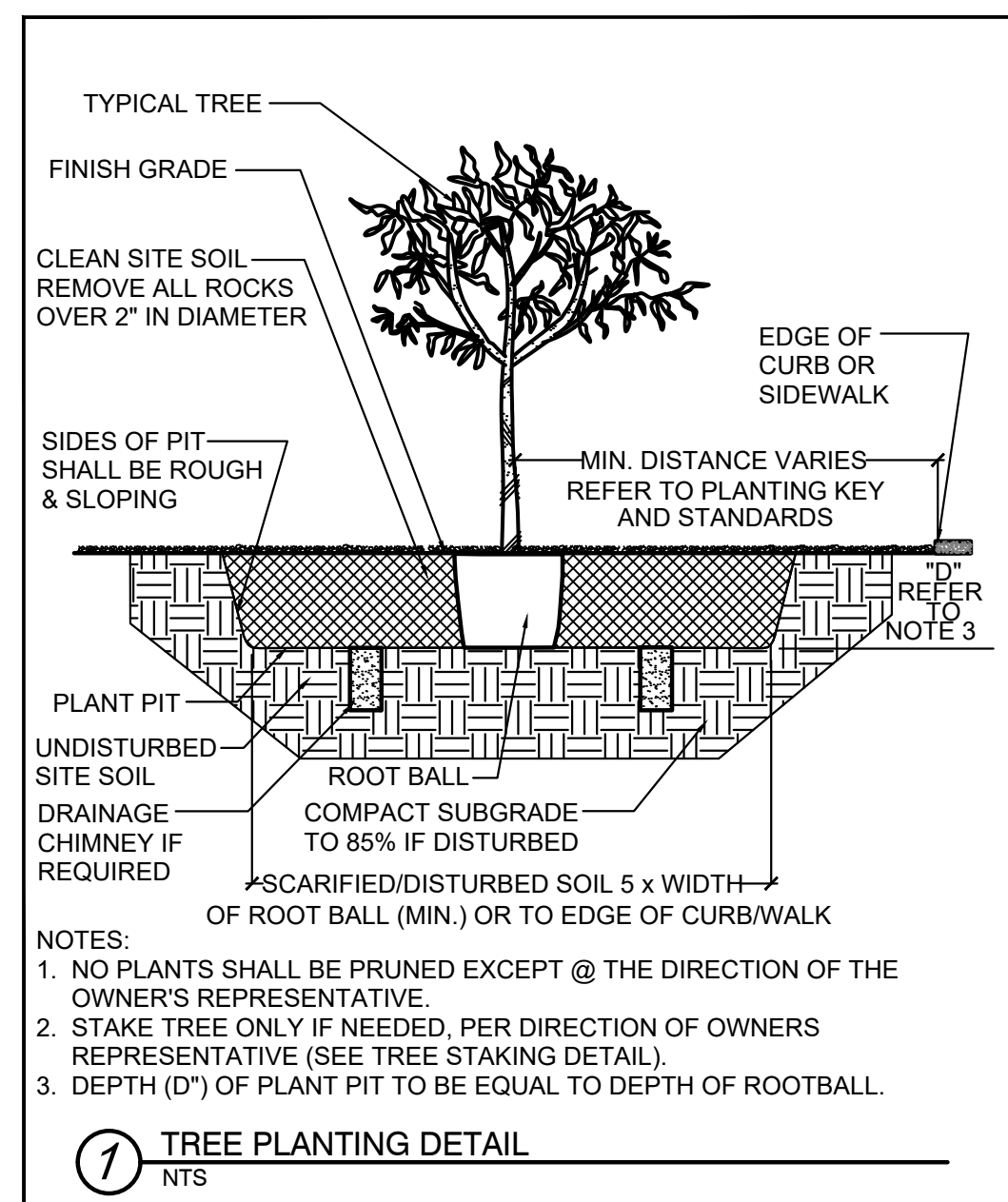
☑ Agency Submittal

☐ Construction Set

☑ Not for Construction

L-13

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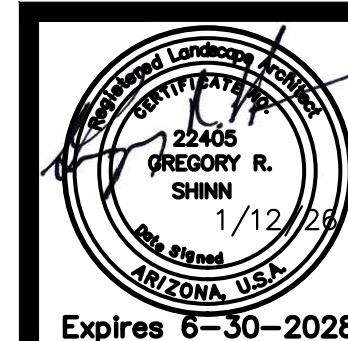


PROJECT NUMBER:
2502020
Reference Numbers:
2301722
2401295
2302611

CONSTRUCTION DETAILS

NORTH RIDGE ESTATES

SWC of Moore Rd and La Canada
Portion of the NW Quarter of the NW Quarter of Section 35, T-11-S, R-13-E,
Town of Oro Valley, G&SRM, Pima County, AZ



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Date: 1/12/26
Drawn by: LMW
Checked by: GRS

☐ Design Review
☐ Construction Documents
☒ Agency Submittal
☐ Construction Set
☒ Not for Construction