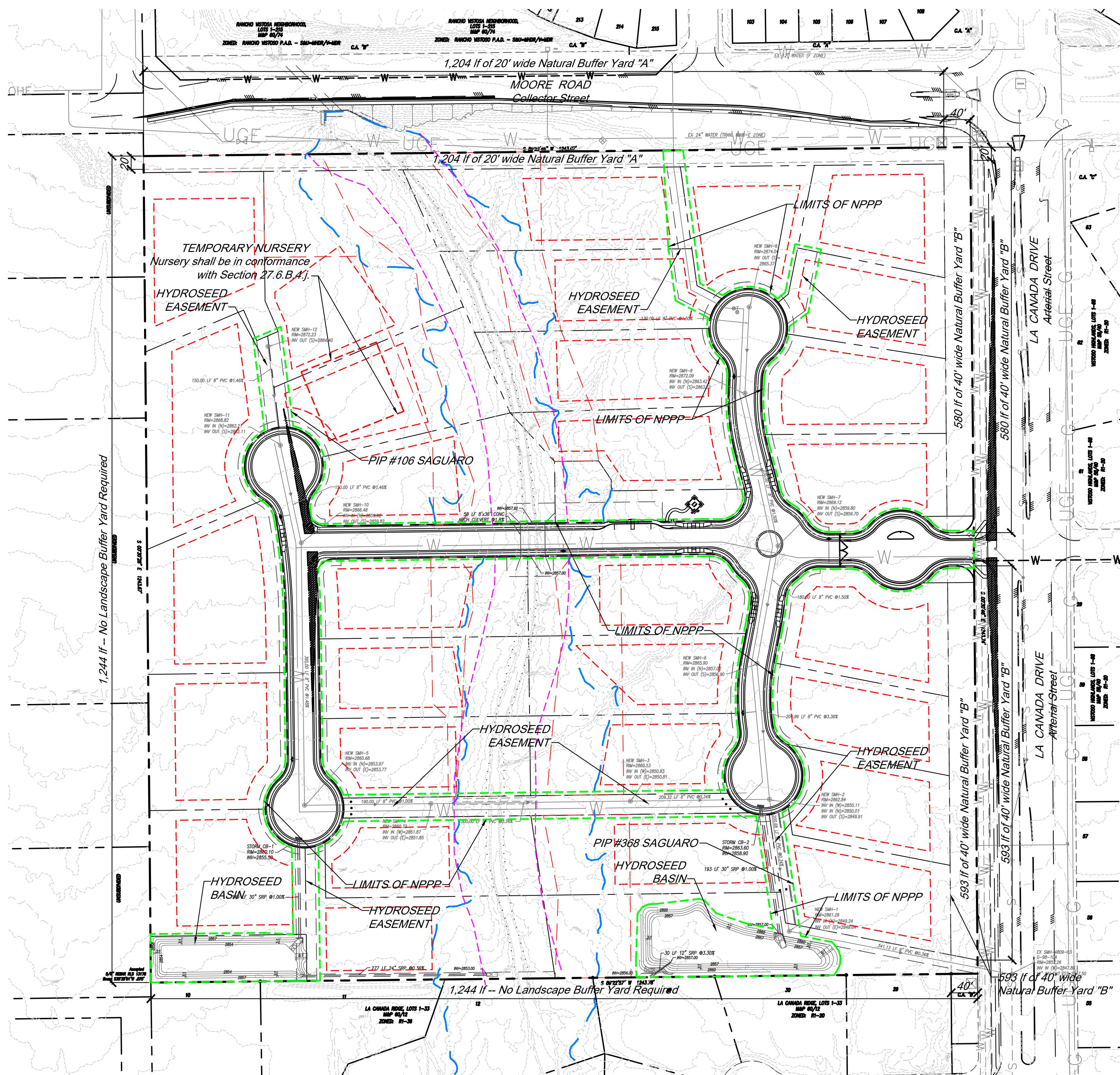
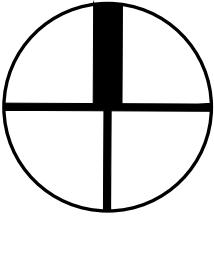
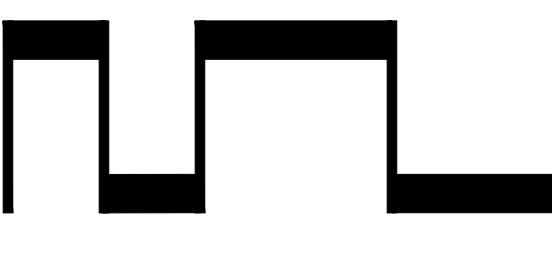


LANDSCAPE, IRRIGATION and RAINWATER HARVESTING PLAN
FOR
NORTH RIDGE ESTATES
2502020



NOTE:
See Engineering Grading Plan for details on drainage, flow, grade breaks and other grading information.

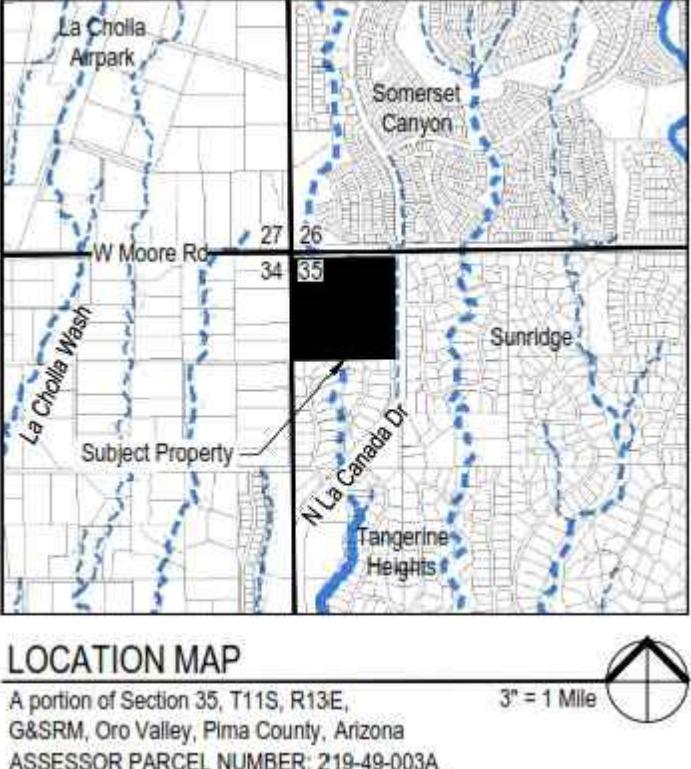
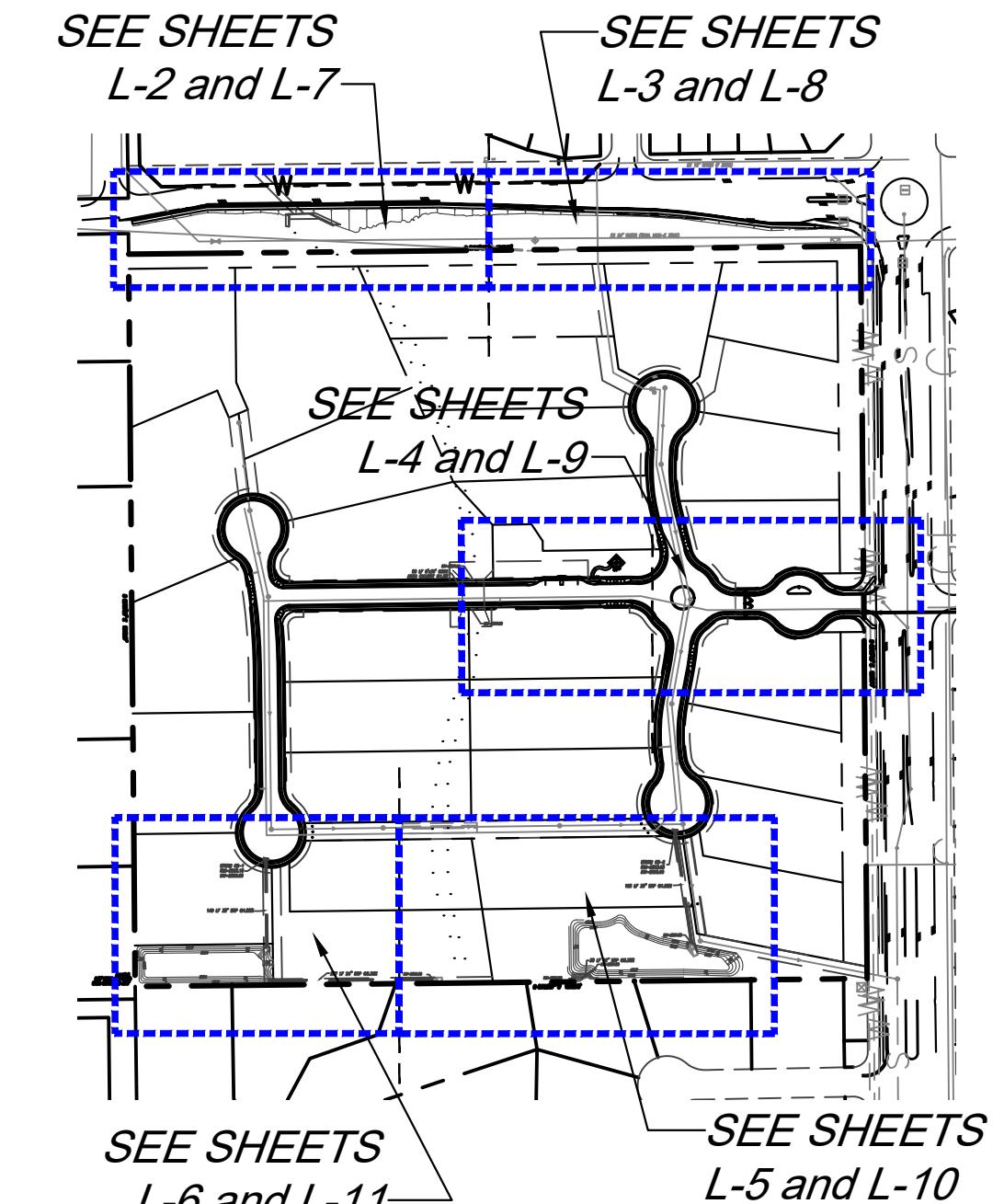
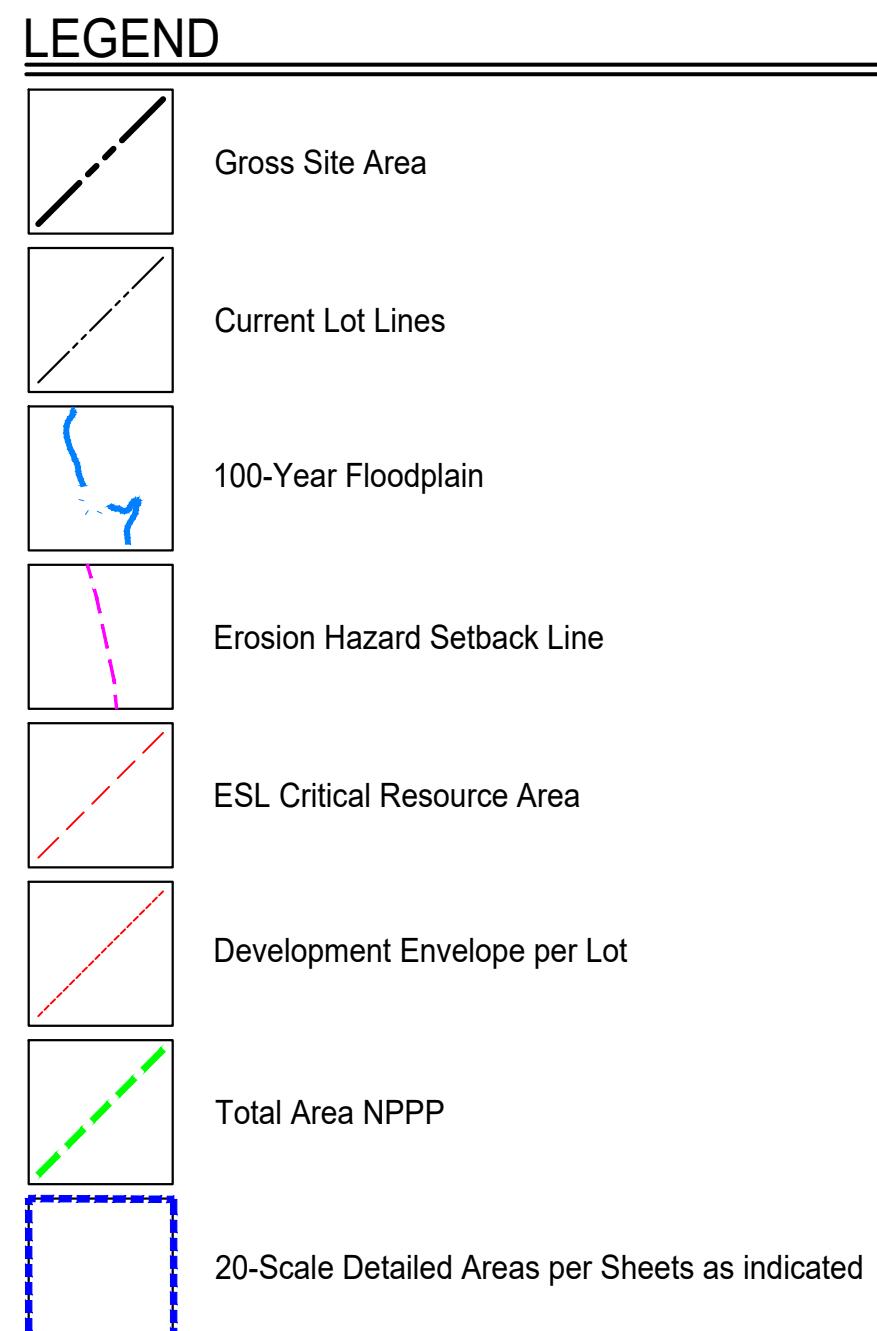
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0' 50' 100' 200' 300

North

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



SIGNIFICANT VEGETATION SUMMARY (Within NPPP Grade Limits)						
Botanical Name	Common Name	PIP (White Flag)	TOS (Blue Flag)	NS (Red Flag)	NV (Health-Red Flag)	Total per Species
<i>Cercidium microphyllum</i>	Palo Verde	1	6	17	22	46
<i>Prosopis velutina</i>	Mesquite	0	0	5	8	13
<i>Acacia greggii</i>	Catclaw Acacia	0	0	1	0	1
<i>Acacia constricta</i>	Whitethorn Acacia	0	0	0	1	1
<i>Carnegiea gigantea</i>	Saguaro	1	9	0	1	11

NON-SRI VEGETATION SUMMARY						
Botanical Name	Common Name	PIP (White Flag)	TOS (Blue Flag)	NS (Red Flag)	NV (Health-Red Flag)	Total per Species
<i>Cercidium microphyllum</i>	Palo Verde	1	23	6	17	47
<i>Prosopis velutina</i>	Mesquite	0	0	0	15	15
<i>Acacia greggii</i>	Catclaw Acacia	0	0	0	1	1
<i>Acacia constricta</i>	Whitethorn Acacia	0	0	0	0	0
<i>Fouquieria splendens</i>	Ocotillo	0	1	0	0	1
<i>Carnegiea gigantea</i>	Saguaro	0	34	0	0	34
<i>Ferocactus wislizenii</i>	Barrel Cactus	0	54	0	4	58

OWNER:
The Estate of Hopson D D H Tremont
ATTN: Greg S. Hewett, Executor
6110 E. San Marino
Tucson, AZ 85715
Phone: (520) 241-6949
Email: Greghewett@msn.com

ENGINEER:
Baker & Associates Engineering, Inc.
ATTN: Michael John Baker, P.E.
3561 E. Sunrise Drive, #225
Tucson, AZ 85718
Phone: (520) 318-1950

LANDSCAPE ARCHITECT:
GRS Landscape Architects, LLC
ATTN: Greg Shinn
35974 S. Desert Sun Drive
Tucson, AZ 85739
Phone: (520) 909-4678
Email: gregs@grslandscapearchitects.com

PROJECT NUMBER:

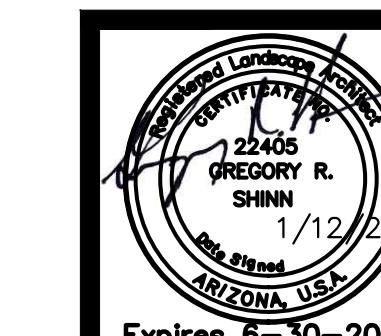
2502020
Reference Numbers:
2301722
2401295
2302611

SHEET INDEX:

L-1 to L-2: COVER SHEET & NOTES
L-3 to L-7: LANDSCAPE SHEETS
L-8 to L-12: IRRIGATION SHEETS
L-13: LANDSCAPE WATER PLAN
L-14: CONSTRUCTION DETAILS

Approval:
Town of Oro Valley

Approval:
Town of Oro Valley



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(520) 909-4678
gregs@grslandscapearchitects.com

Date:	1/12/26	<input type="checkbox"/> Design Review
Drawn by:	LMW	<input type="checkbox"/> Construction
Checked by:	GRS	<input checked="" type="checkbox"/> Agency Sub
		<input type="checkbox"/> Construction
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LANDSCAPE PLAN

NORTH DURGE 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

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 Plant 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/foliation 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.

NORTH RIDGE 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 Palo Verde	TOS PIP	29 4
(2 PIP's are SRI, outside of grade limit but in Park area)			

	Existing Tree in ROW to Remain		6
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SHRUBS/ACCENTS SIZE QTY

	Fouquieria splendens Ocotillo, 6 Canes Minimum	Bare Root, TOS	82 1
(2 PIP's are SRI, outside of grade limit but in Park area)			

	Carnegiea gigantea Saguaro	TOS PIP	43 1
(2 PIP's are SRI, outside of grade limit but in Park area)			

	Ferocactus wislizeni Barrel Cactus	TOS	54
(2 PIP's are SRI, outside of grade limit but in Park area)			

	Buddleia marrubifolia Butterfly Bush	5 Gal	14
(2 PIP's are SRI, outside of grade limit but in Park area)			

	Calliandra eriophylla Fairy Duster	5 Gal	54
(2 PIP's are SRI, outside of grade limit but in Park area)			

	Encelia farinosa Brittlesbush	5 Gal	26
(2 PIP's are SRI, outside of grade limit but in Park area)			

	Larrea tridentata Creosote Bush	5 Gal	17
(2 PIP's are SRI, outside of grade limit but in Park area)			

	Leucophyllum laevigatum Chihuahuan Sage	5 Gal	22
(2 PIP's are SRI, outside of grade limit but in Park area)			

	Sphaeralcea ambigua Globe Mallow	5 Gal	16
(2 PIP's are SRI, outside of grade limit but in Park area)			

GROUND COVER/HARDSCAPE

	Native Boulders	Varies
(Install min 10' from water lines)		

	SR Apache Brown - 2" min thickness	
(2 PIP's are SRI, outside of grade limit but in Park area)		

	DG 3/4" minus Stabilized Decomposed Granite	
(2 PIP's are SRI, outside of grade limit but in Park area)		

	Hydroseed Mix	
(2 PIP's are SRI, outside of grade limit but in Park area)		

	See Specifications for Mix	
(2 PIP's are SRI, outside of grade limit but in Park area)		

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.

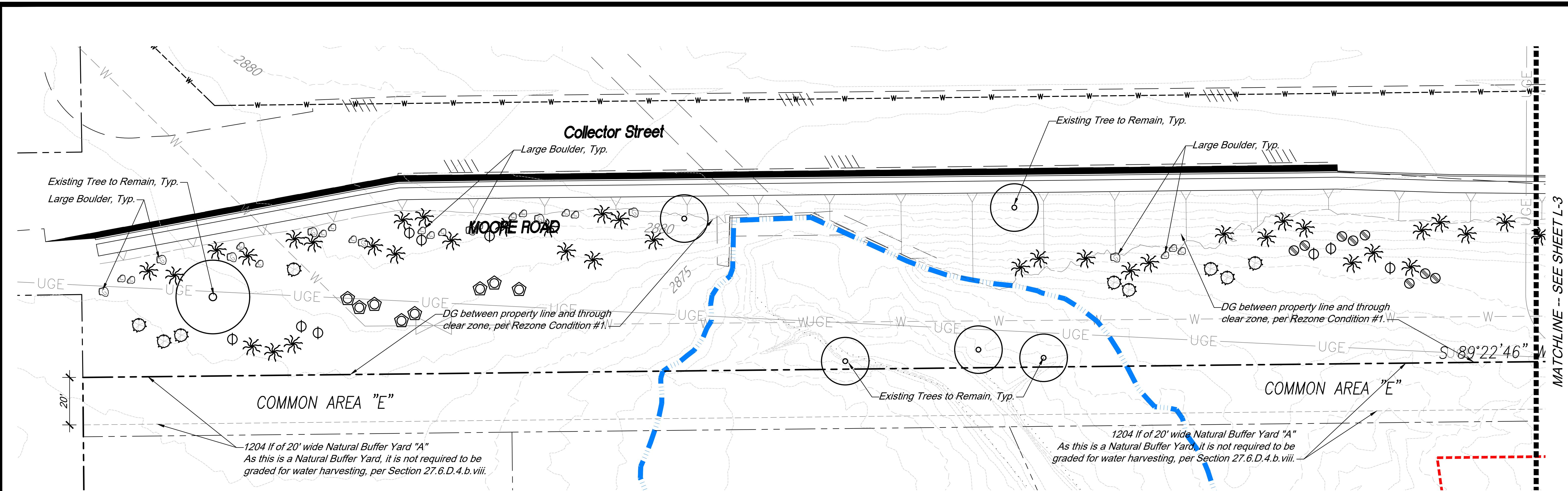
SHRUBS:		
Ambrosia deltoidea	Triangle-leaf Bursage	4.0
Atriplex canescens	Fourwing SaltBush	3.0
Calliandra eriophylla	Fairy Duster	1.0-2.0
Encelia farinosa	Brittlesbush	1.5

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:		

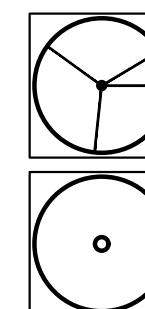
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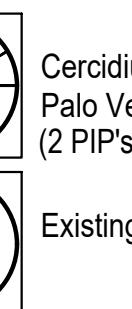
LANDSCAPE LEGEND

ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA NURSERY ASSOCIATION SPECIFICATIONS

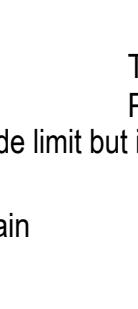
TREES SIZE QTY



Cercidium microphyllum
Palo Verde
(2 PIP's are SRI, outside of grade limit but in Park area)

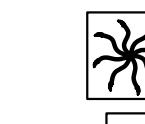


Existing Tree in ROW to Remain

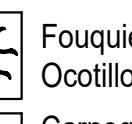


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SHRUBS/ACCENTS SIZE QTY



Fouquieria splendens
Ocotillo, 6 Canes Minimum



Carnegiea gigantea
Saguaro

Ferocactus wislizeni
Barrel Cactus

Buddleia marrubifolia
Butterfly Bush

Calliandra eriophylla
Fairy Duster

Encelia farinosa
Brittlebush

Larrea tridentata
Creosote Bush

Leucophyllum laevigatum
Chihuahuan Sage

Sphaeralcea ambigua
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

Hydrosed 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.
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5. Landscape areas shall be depressed 6" for water harvesting.

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

PROJECT NUMBER:
2502020

Reference Numbers:
2301722
2401295
2302611

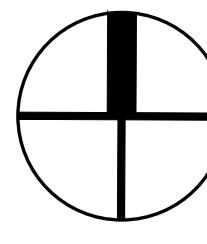
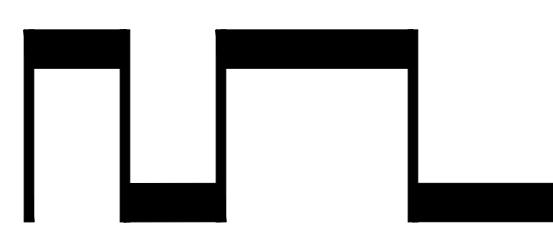
LANDSCAPE PLAN

NORTH RIDGE ESTATES

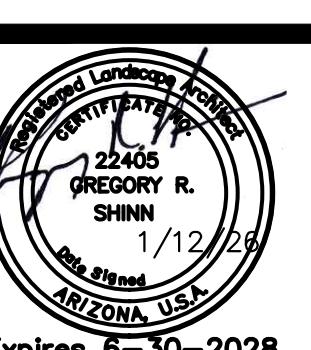
SWC of Moore Rd and La Canada

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

Scale: 1" = 20'



0' 10' 20' 40' 60'

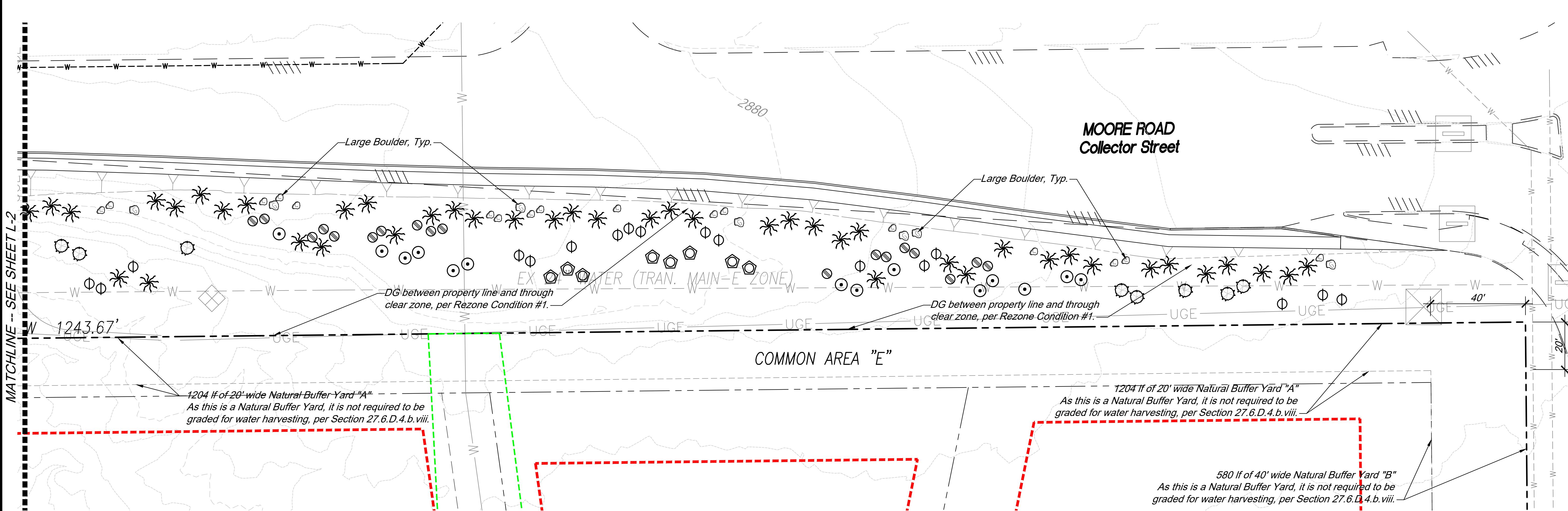


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Date: 1/12/26
Drawn by: LMW
Checked by: GRS
□ Design Review
□ Construction Documents
☒ Agency Submittal
□ Construction Set
☒ Not for Construction

L-3

3 of 14



LANDSCAPE LEGEND

**ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA
NURSERY ASSOCIATION SPECIFICATIONS**

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

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.
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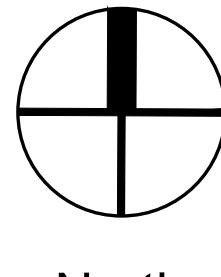
SHRUBS/ACCENTS

	Fouquieria splendens Ocotillo, 6 Canes Minimum	Bare Root, TOS	81
	Carnegiea gigantea Saguaro	TOS	43
	Ferocactus wislizeni Barrel Cactus	TOS	54
	Buddleia marrubifolia Butterfly Bush	5 Gal	14
	Calliandra eriophylla Fairy Duster	5 Gal	54
	Encelia farinosa Brittlebush	5 Gal	20
	Larrea tridentata Creosote Bush	5 Gal	11
	Leucophyllum laevigatum Chihuahuan Sage	5 Gal	22
	Sphaeralcea ambigua Globe Mallow	5 Gal	10

GROUND COVER/HARDSCAPING

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

Scale: 1" = 20'



0' 10' 20' 40' 6

North

PROJECT NUMBER:
2502020

Reference Numbers:
2301722
2401295
2302611

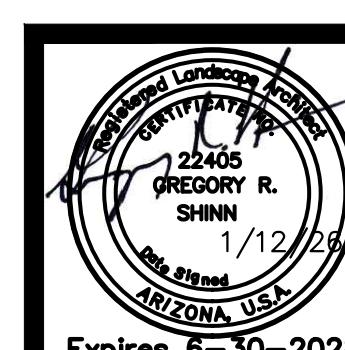
LANDSCAPE PLAN

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,
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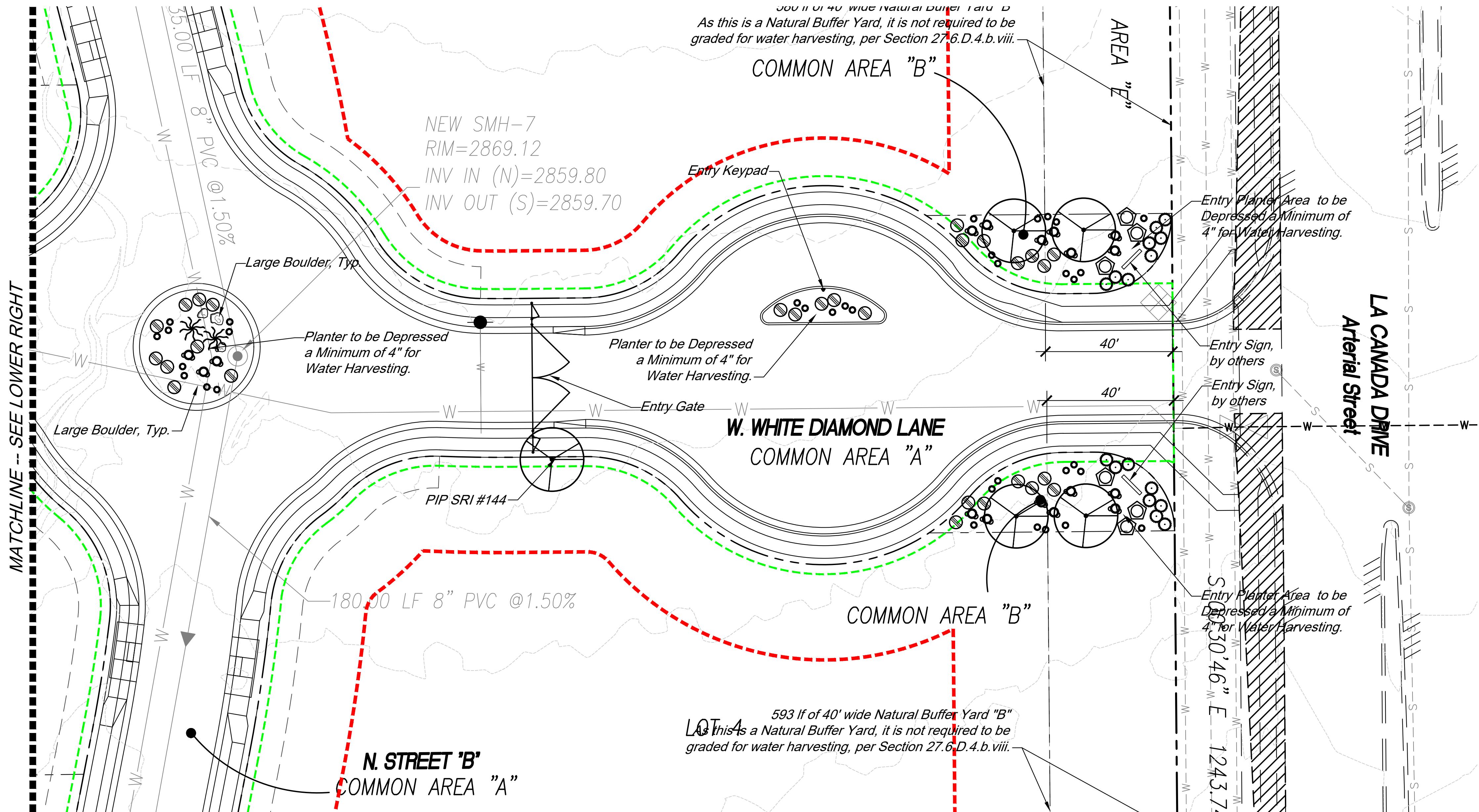


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Date:	1/12/26	<input type="checkbox"/> Design Review
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L-4

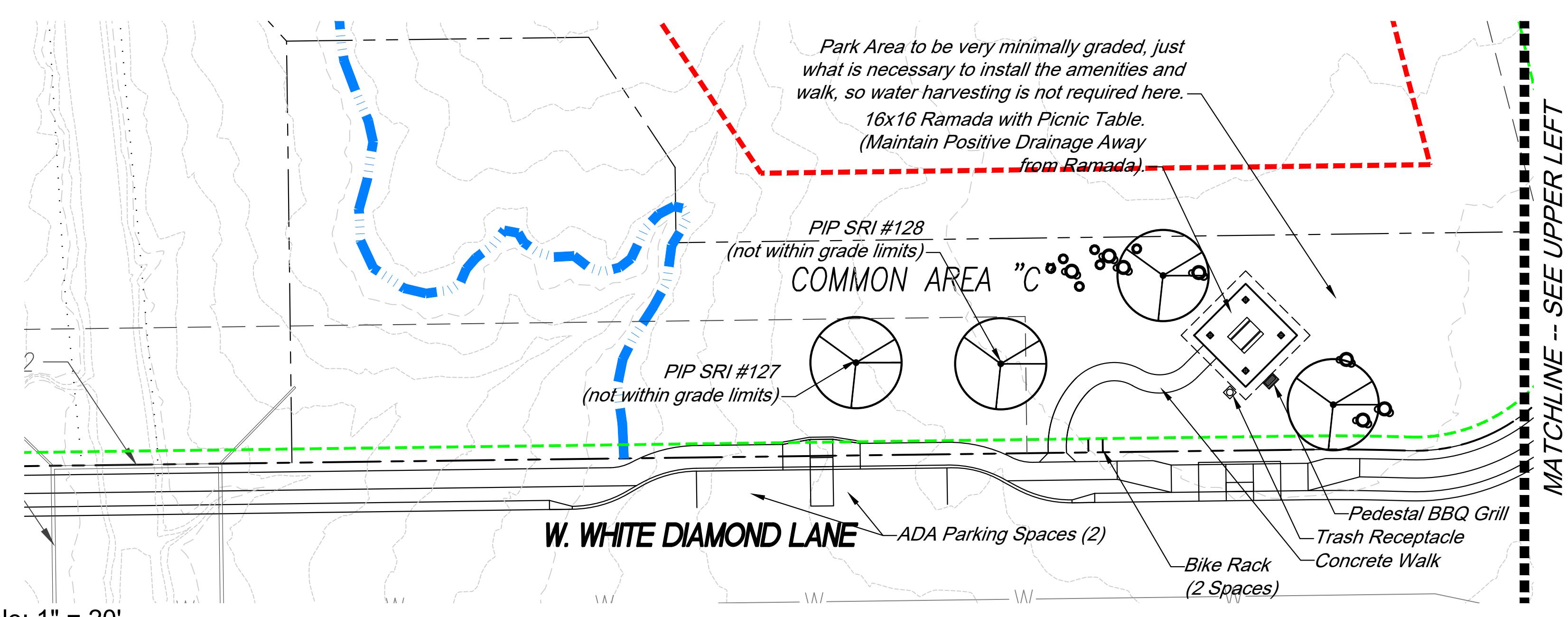
4 of 14



LANDSCAPE LEGEND		
ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA NURSERY ASSOCIATIONS SPECIFICATIONS		
TREES	SIZE	QTY
Cercidium microphyllum Palo Verde (2 PIP's are SRI, outside of grade limit but in Park area)	TOS PIP	29 4
Existing Tree in ROW to Remain		6
SHRUBS/ACCENTS		
Fouquieria splendens Ocotillo, 6 Canes Minimum	Bare Root, TOS	82 1
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Leucophyllum laevigatum Chihuahuan Sage	5 Gal	22
Sphaeralcea ambigua Globe Mallow	5 Gal	16
GROUND COVER/Hardscape		
Native Boulders (Install min 10' from water lines)	Varies	
SR 1/2" - 3/4" Screened Rock	Apache Brown - 2" min thickness	
DG 3/4" minus Stabilized Decomposed Granite	Minimum 2" Deep; Apache Gold color	
Hydroseed Mix		
See Specifications for Mix		

LANDSCAPE NOTES

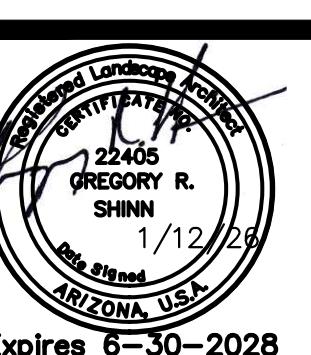
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PROJECT NUMBER: 2502020
Reference Numbers: 2301722
2401295
2302611

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

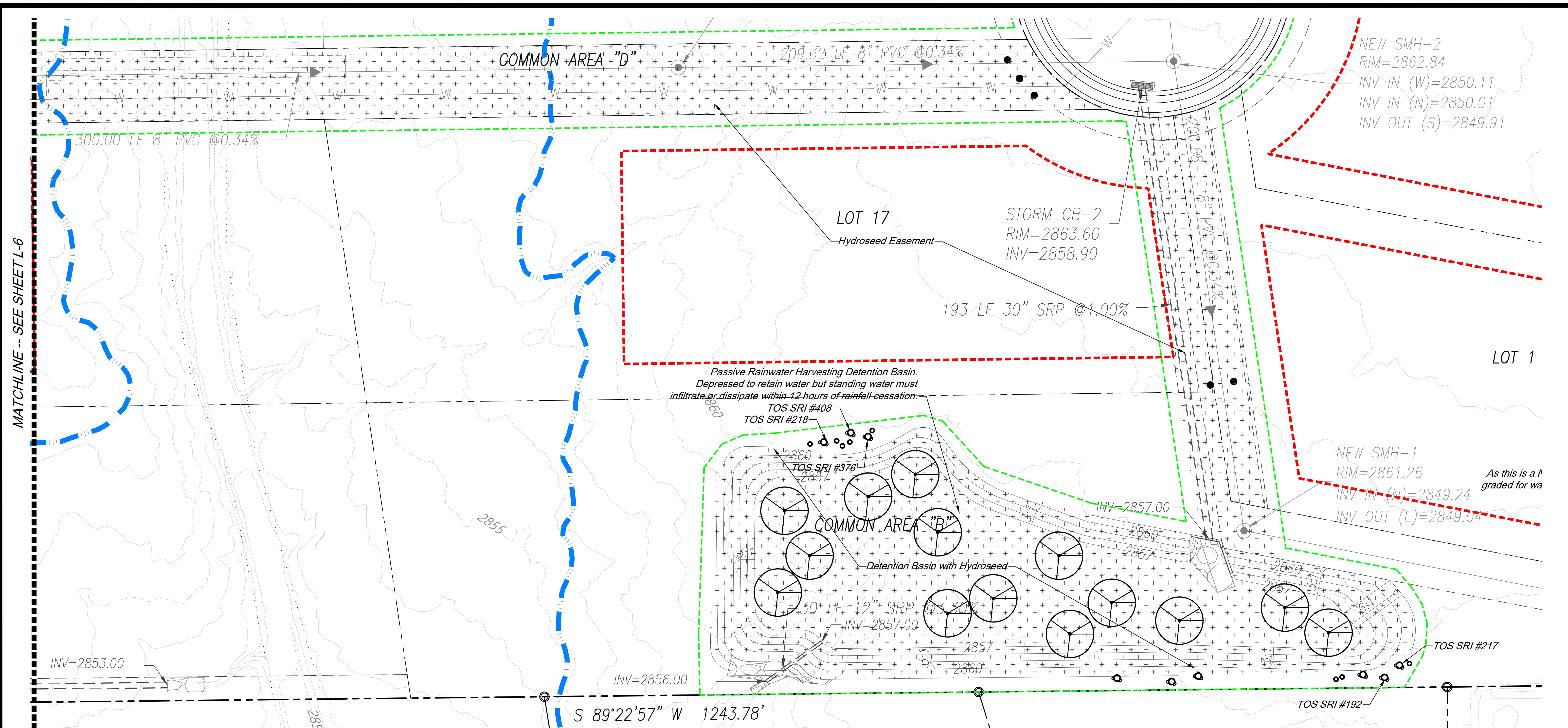


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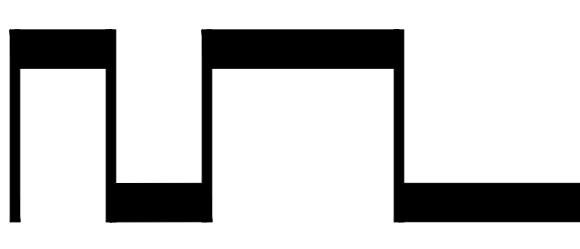
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Drawn by: LMW Construction Documents
Checked by: GRS Agency Submittal
 Construction Set
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L-5

5 of 14



Scale: 1" = 20'



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

PROJECT NUMBER:

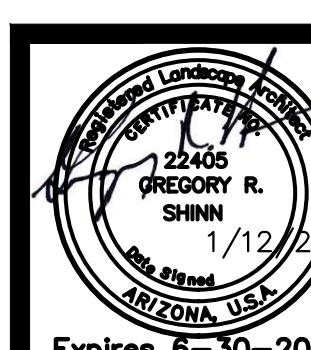
2502020
Reference Numbers:
2301722
2401295
2702211

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

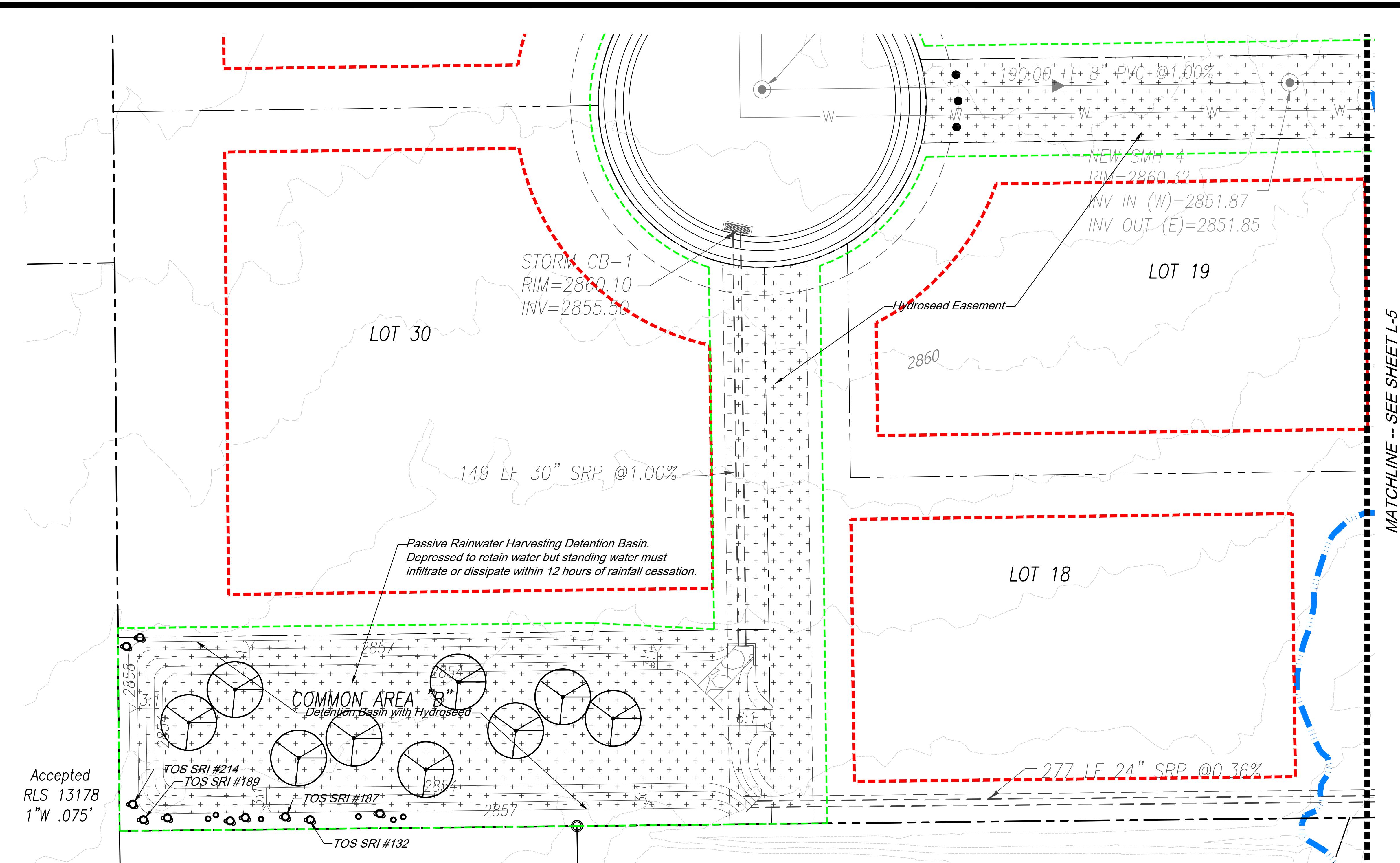


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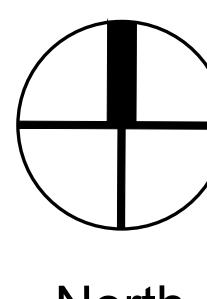
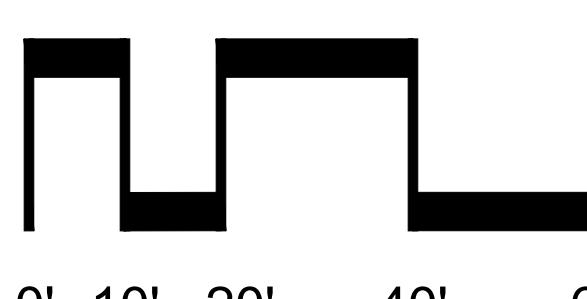
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Drawn by:	LMW	<input type="checkbox"/> Construction Documents
Checked by:	GRS	<input checked="" type="checkbox"/> Agency Submittal
		<input type="checkbox"/> Construction Set
		<input checked="" type="checkbox"/> Not for Construction

L-6

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Scale: 1" = 20'



North

ORO VALLEY REVEGETATION SEED MIX

BOTANICAL NAME	COMMON NAME	PLS lbs/ac.
SHRUBS:		
<i>Ambrosia deltoidia</i>	Triangle-leaf Bursage	4.0
<i>A. hispida</i>	Tumbleweed Bursage	4.0

SMALL PERENNIALS:		
<i>Cassia covesii</i>	Desert Senna	2.0
<i>Glandularia gooddingii</i>	Goodding's Verbena	1.0-2.0
<i>Psilostrophe cooperi</i>	Paperflower	1.0-2.0

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

ANNUAL HERBS and GRASSES:		
<i>Eschscholzia mexicana</i>	Mexican Poppy	1.0-3.0
<i>Penstemon parryi</i>	Parry's Penstemon	1.0-3.0
<i>Penstemon subulatus</i>	Scarlet Buglar	1.0-3.0
<i>Plantago lanceolata</i>	Indian Wheat	0-3



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by: LMW	
ed by: GRS	

L-7

LANDSCAPE PLAN

NORTH RIDGE ESTATES

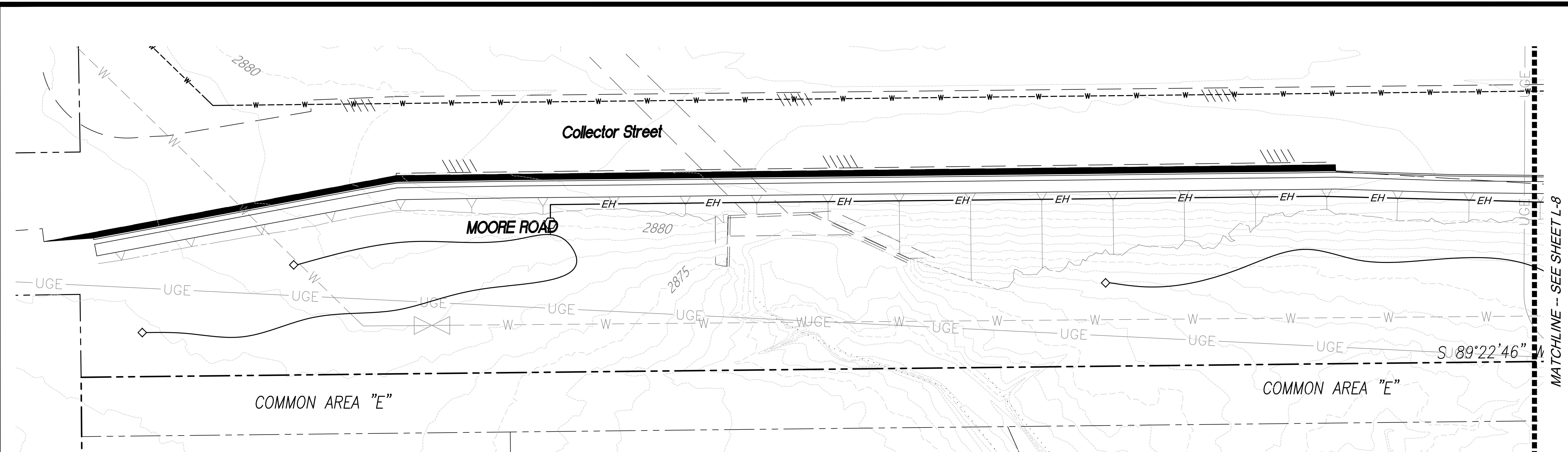
SWC of Moore Rd and La Canada

**SW 1/4 of Section 35, T-11-S, R-13-E,
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**

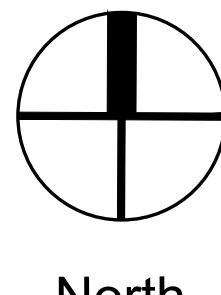
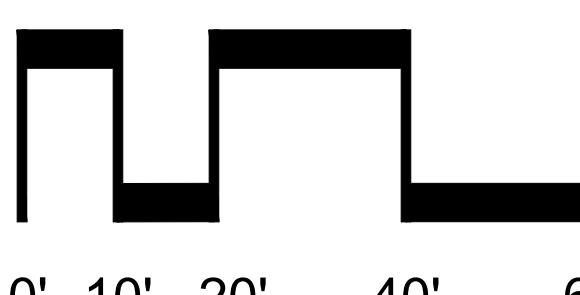
ECT NUMBER:
2502020

Reference Numbers:
2301722
2401295
2302611

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Scale: 1" = 20'



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

1. Contractor shall coordinate electrical power supply for irrigation controller. Contractor shall provide sleeves for remote control valve wires.
2. Irrigation plans are schematic. Locate lines and equipment in unpaved areas wherever possible.
3. Locate weather sensor so it is unimpeded by any structural elements.
4. 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.
5. Irrigation is designed at a minimum pressure of 50 PSI after the backflow preventer, and a minimum available flow of 5 gpm.

PROJECT NUMBER:

2502020

Reference Numbers:

2301722

2401295

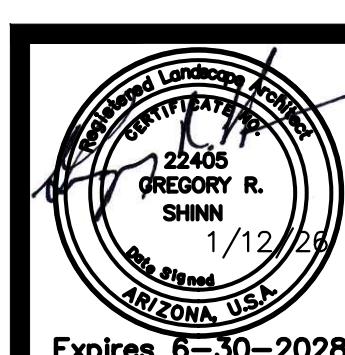
2302611

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,
Town of Oro Valley, G&SRM, Pima County, AZ



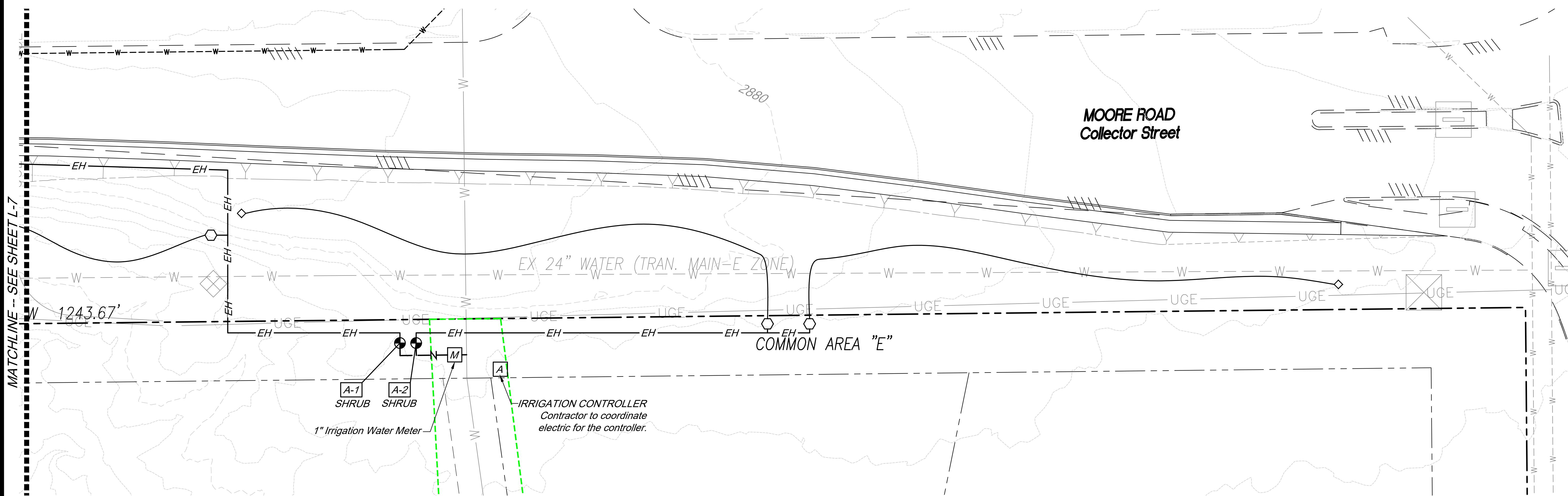
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Date: 1/12/26 Design Review
 Construction Documents
 Drawn by: LMW Agency Submittal
 Checked by: GRS Construction Set
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L-8

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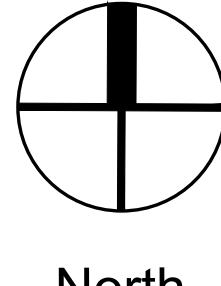
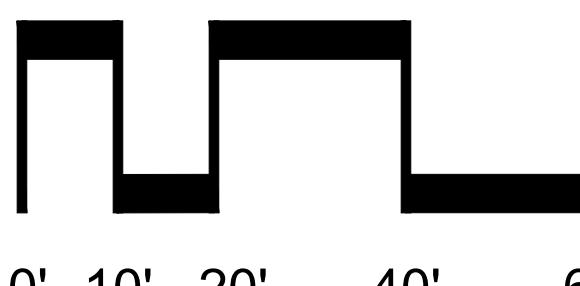
MATCHLINE -- SEE SHEET L-7



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

Scale: 1" = 20'



PROJECT NUMBER:
2502020

Reference Numbers:
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2401295
2302611

IRRIGATION NOTES

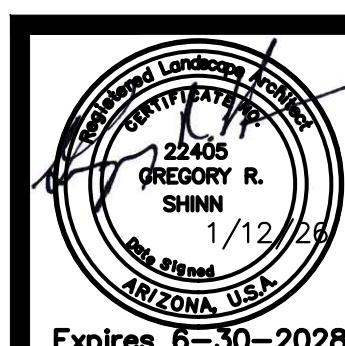
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5. Irrigation is designed at a minimum pressure of 50 PSI after the backflow preventer, and a minimum available flow of 5 gpm.

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,
Town of Oro Valley, G&SRM, Pima County, AZ

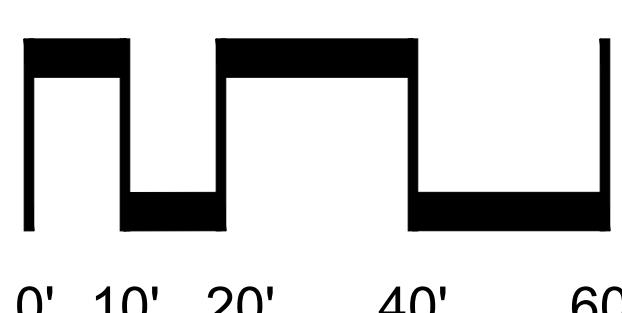
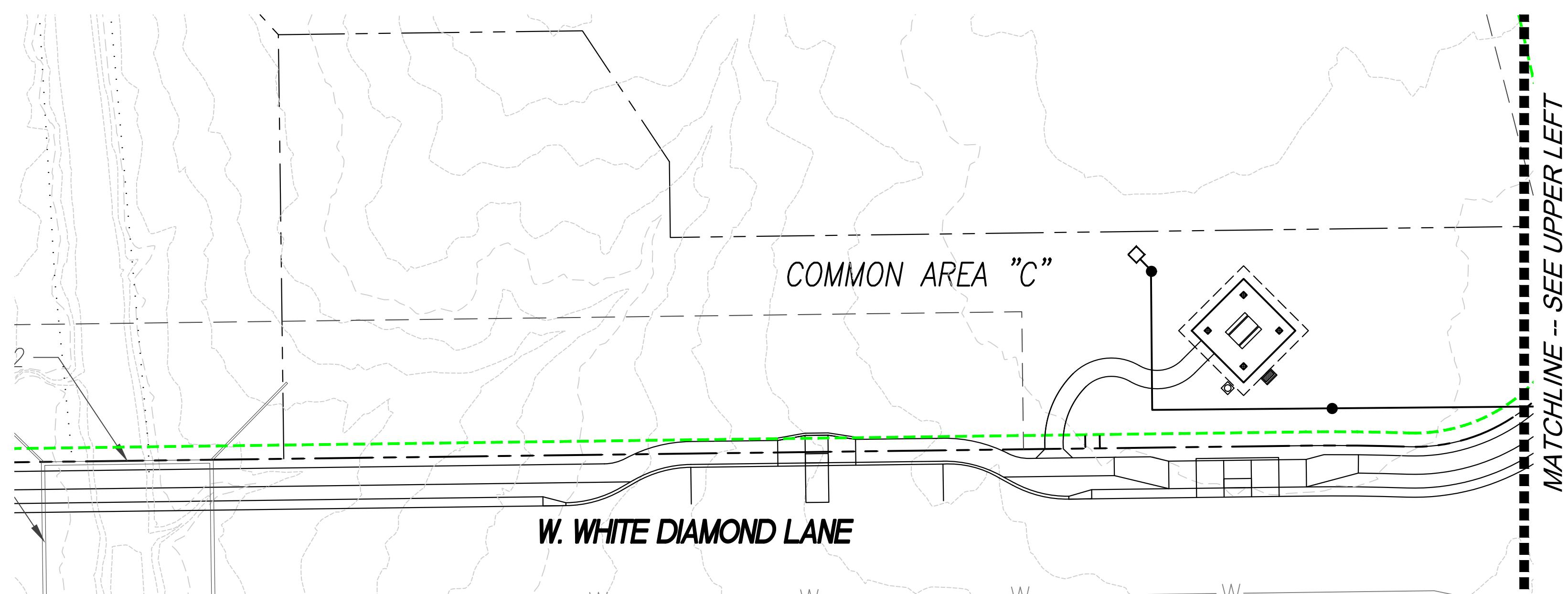
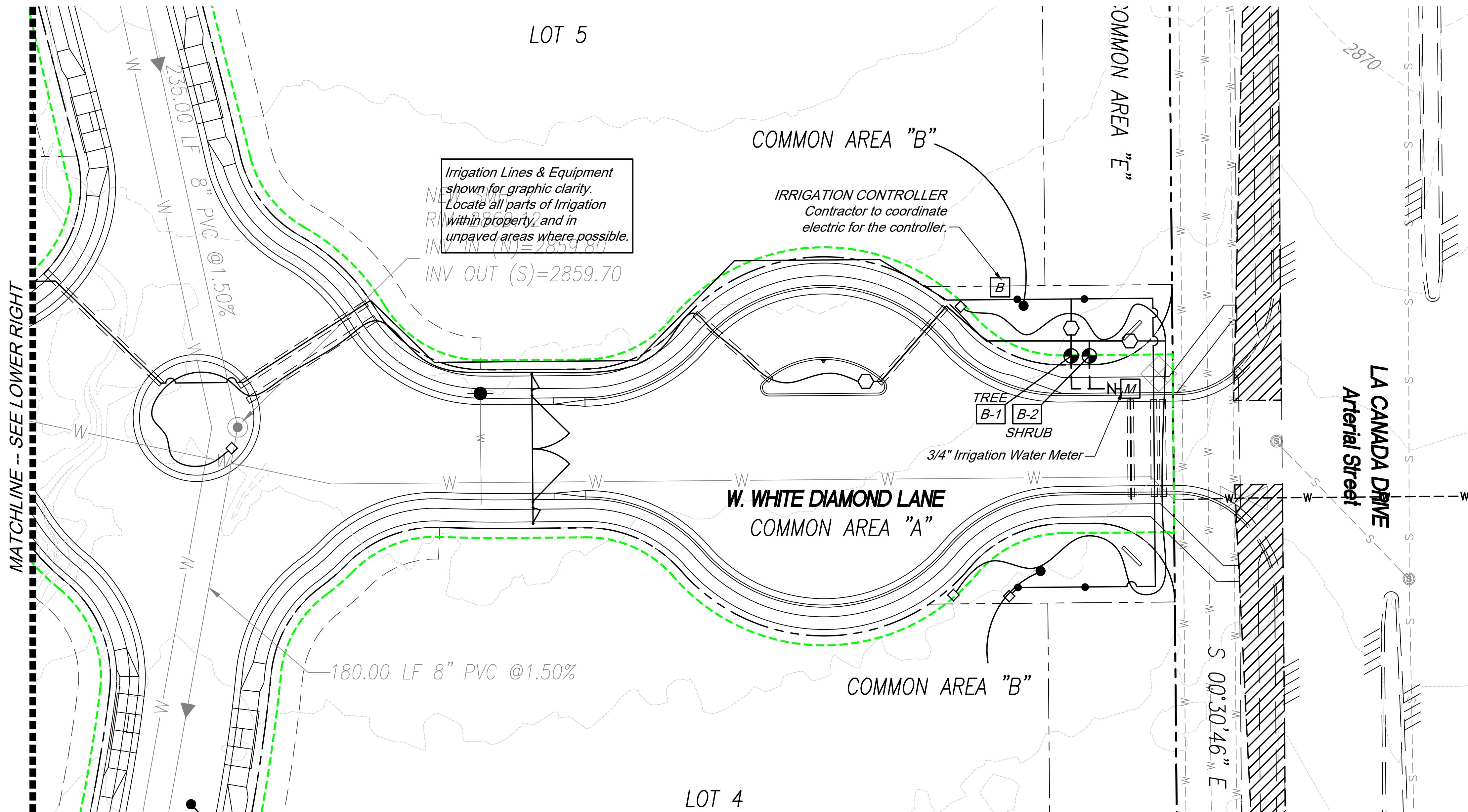


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Drawn by: LMW Agency Submittal
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L-9

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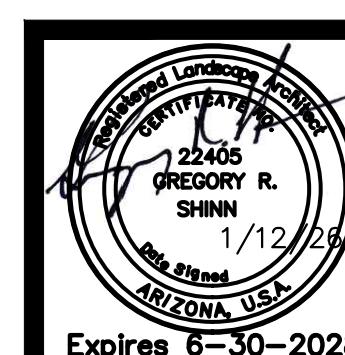


PROJECT NUMBER: 2502020
Reference Numbers: 2301722
2401295
2302611

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,
Town of Oro Valley, G&SRM, Pima County, AZ



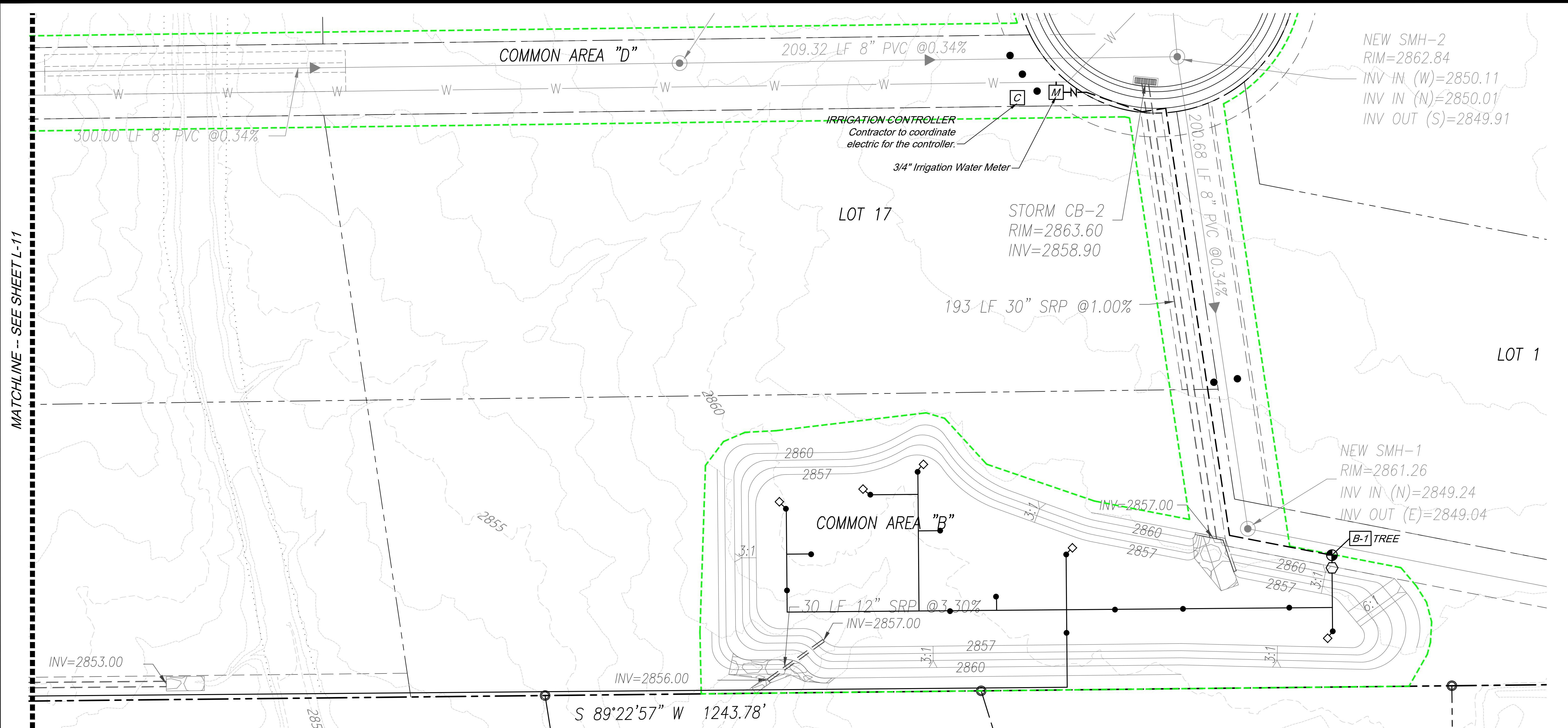
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Date: 1/12/26 Design Review
 Construction Documents
 Drawn by: LMW Agency Submittal
 Checked by: GRS Construction Set
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L-10

10 of 14

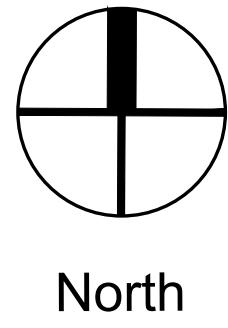
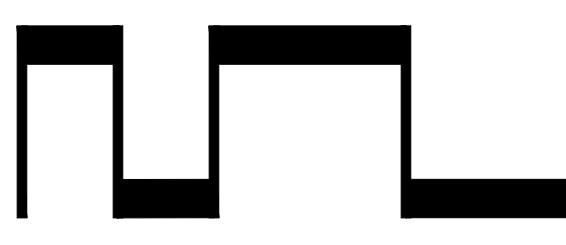
MATCHLINE - SEE SHEET L-11



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

Scale: 1" = 20'



0' 10' 20' 40' 60'

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

PROJECT NUMBER:

2502020

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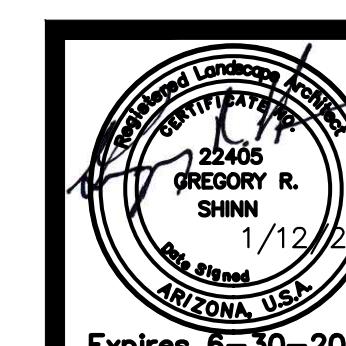
2302611

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, Town of Oro Valley, G&SRM, Pima County, AZ

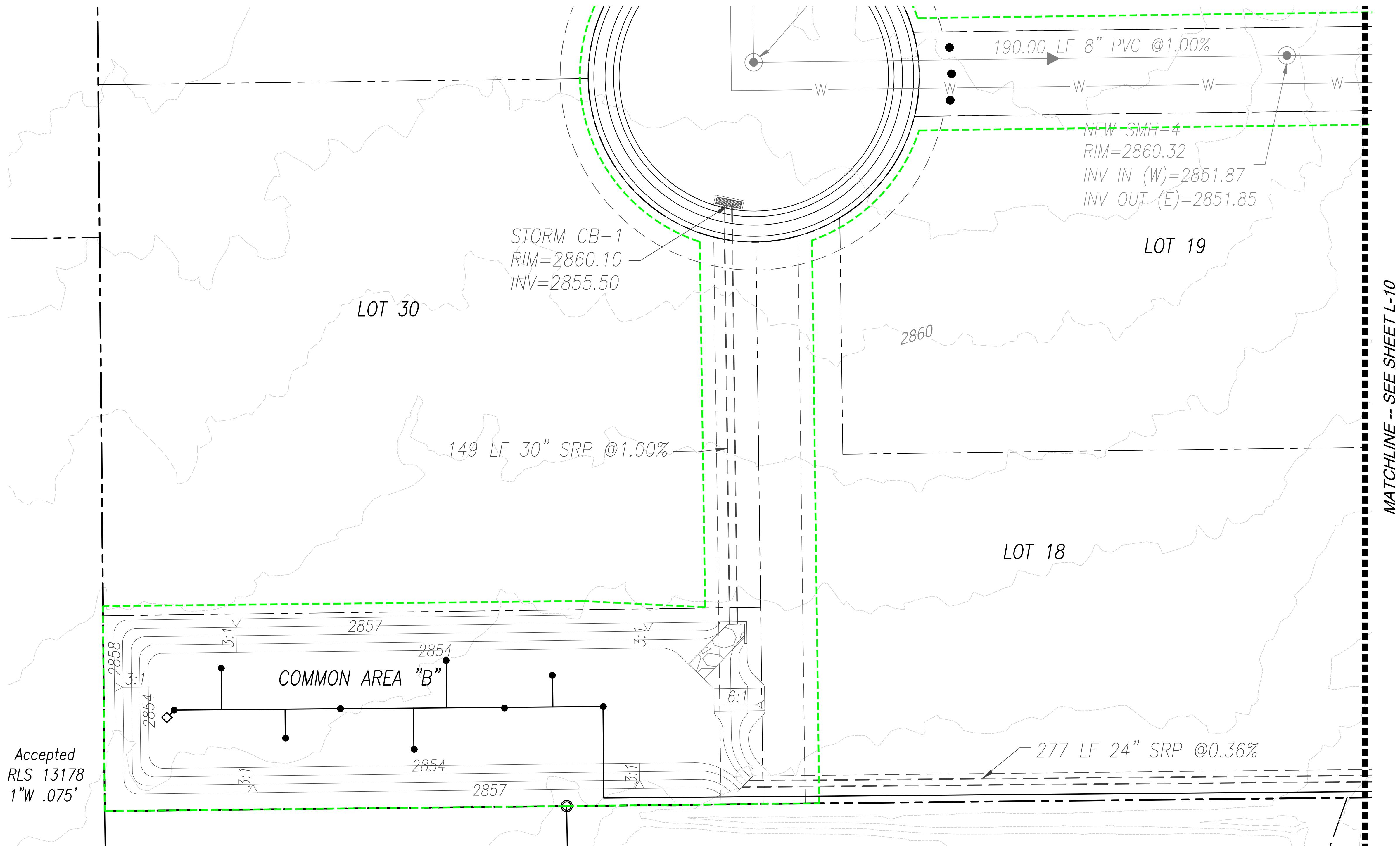


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Date: 1/12/26 Design Review
 Construction Documents
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L-11

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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
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IRRIGATION NOTES

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

PROJECT NUMBER:
2502020

Reference Numbers:
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2401295
2302611

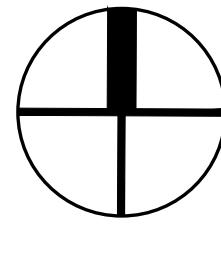
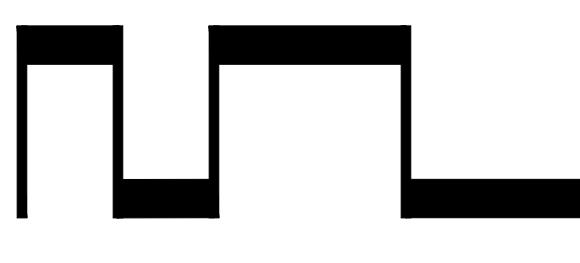
IRRIGATION PLAN

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,
Town of Oro Valley, G&SRM, Pima County, AZ

Scale: 1" = 20'



0' 10' 20' 40' 60'

North



S, LLC 35974 S. Desert Sun Drive
Tucson, AZ 85739
(520) 909-4678
gregs@grslandscapearchitec

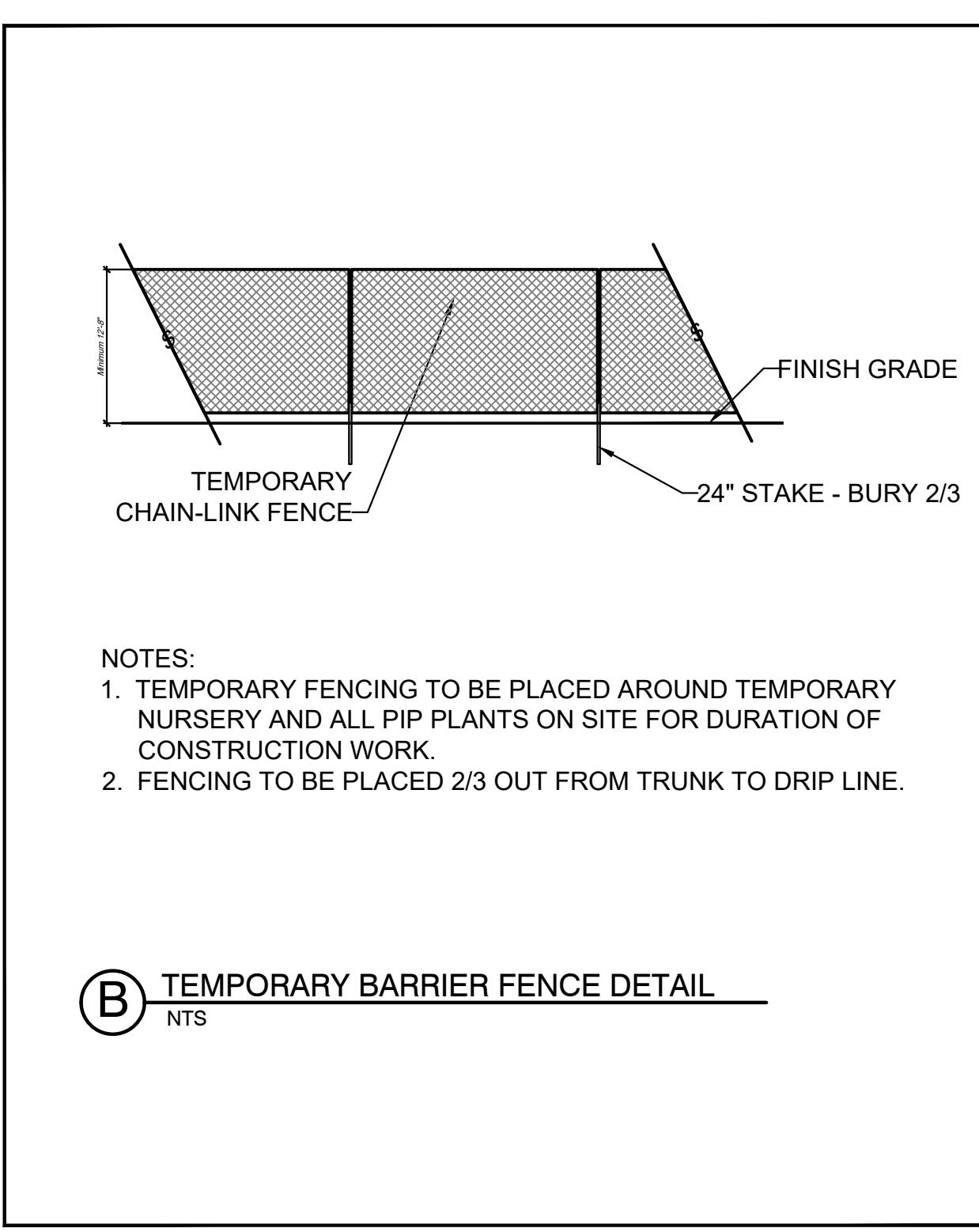
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Drawn by:	LMW	<input type="checkbox"/> Construction Documents
Checked by:	GRS	<input checked="" type="checkbox"/> Agency Submittal
		<input type="checkbox"/> Construction Set
		<input checked="" type="checkbox"/> Not for Construction

L-12

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
Brittlesbush						
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.													
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		
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.													
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		
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.													
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		
50% ADWR = 75,163 gal/year and 6,264 gal/month average.													

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

- Contractor shall coordinate electric 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. Emitters shall be Rainbird Rainbug or approved equal.
- Irrigation is designed at a minimum pressure of 50 PSI after the backflow preventer, and a minimum available flow of 5 gpm.
- Irrigation and watering plans shall meet the minimum standards of the American Society of Irrigation Consultants.
- 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.
- 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.
- Sprinkler heads shall be installed at least eight (8) inches away from impermeable surfaces.
- Backflow protection device shall be installed on the customer side of the water meter.

PROJECT NUMBER: 2502020

Reference Numbers: 2301722

2401295

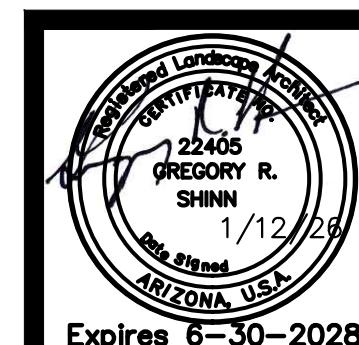
2302611

LANDSCAPE WATER PLAN

NORTH RIDGE ESTATES

SWC of Moore Rd and La Canada

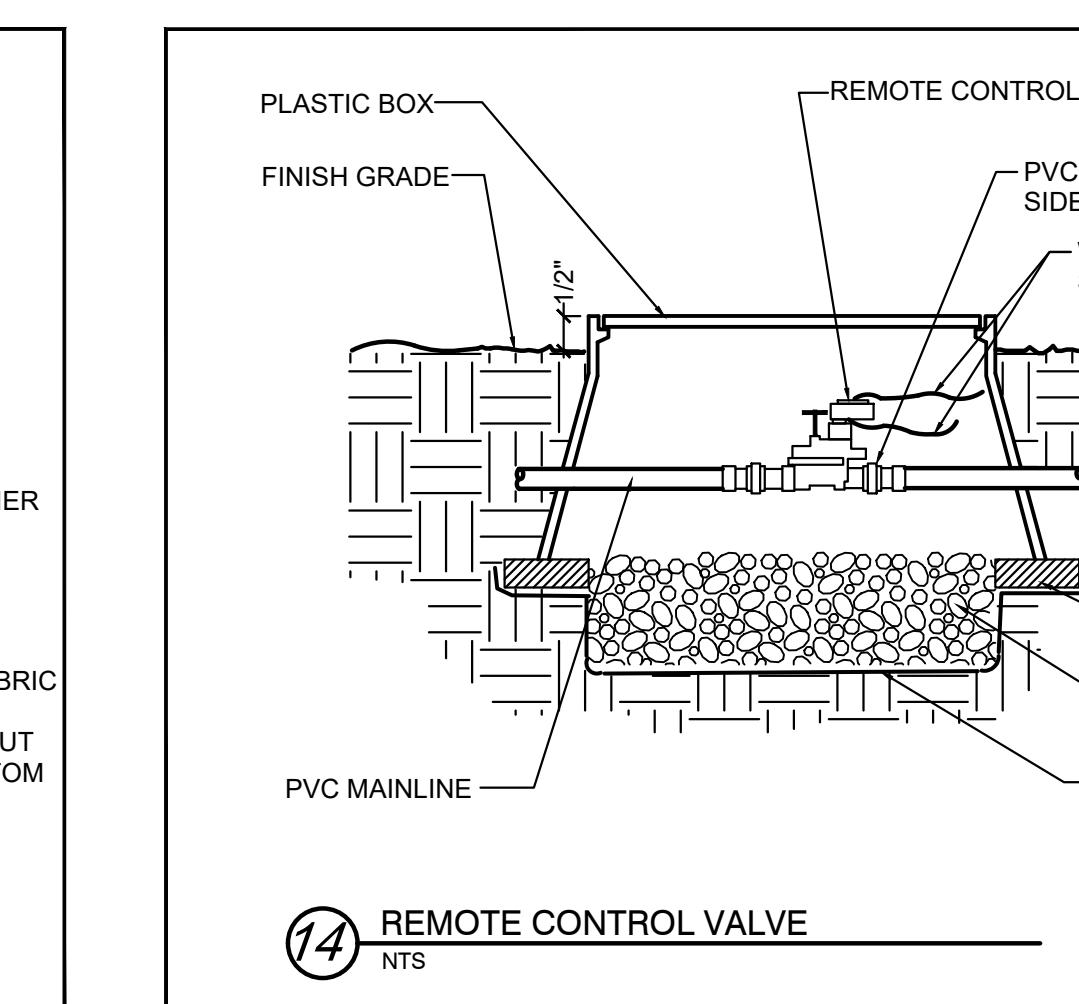
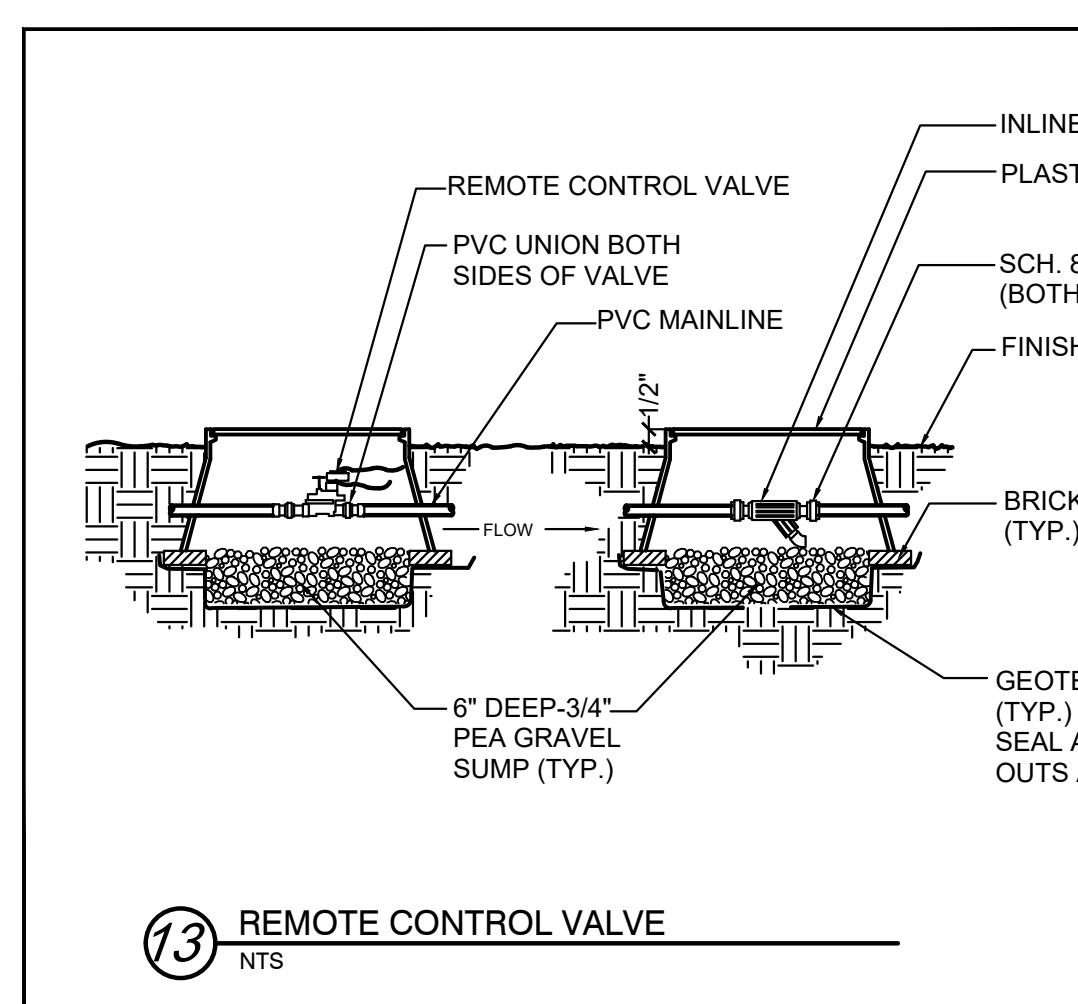
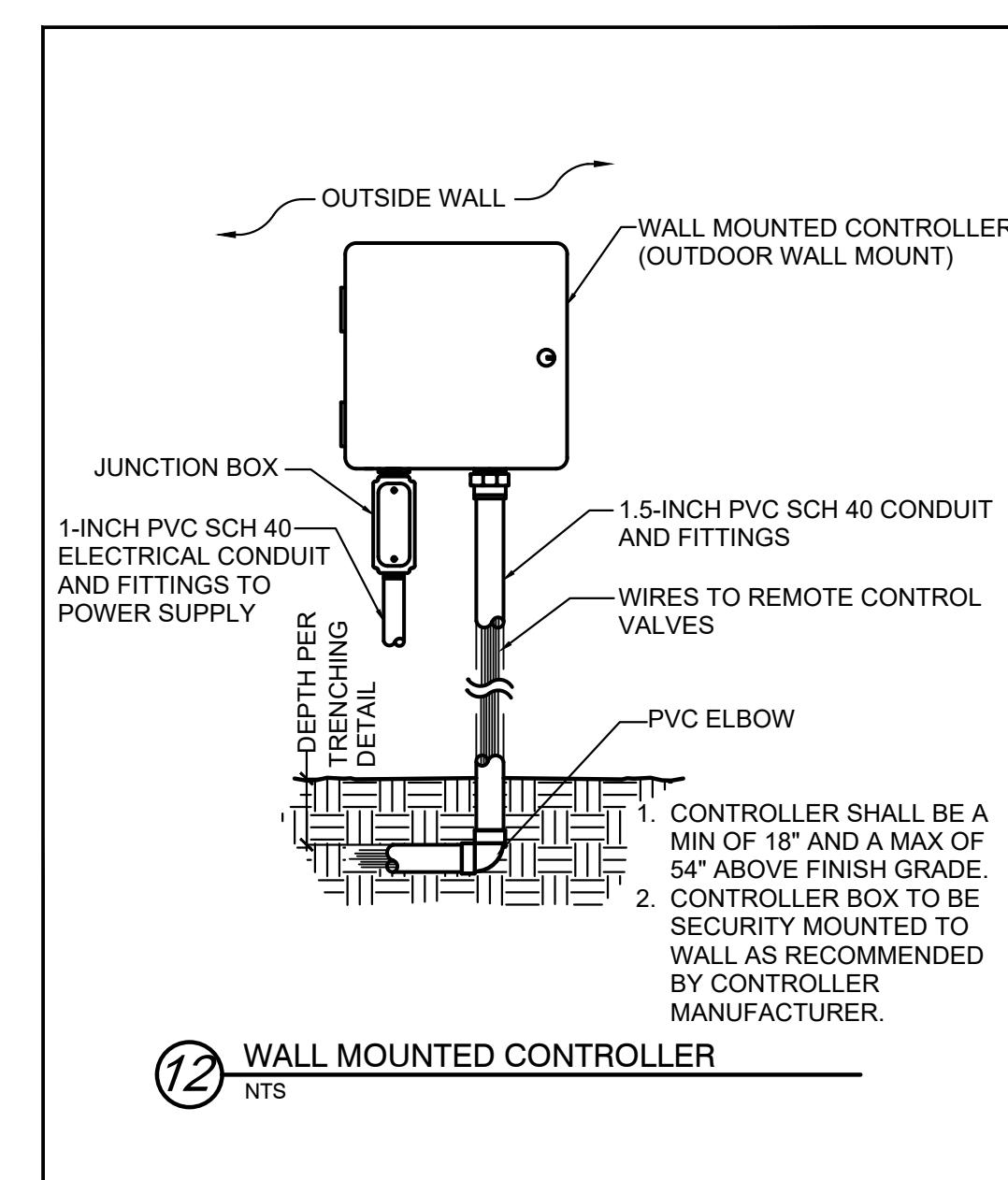
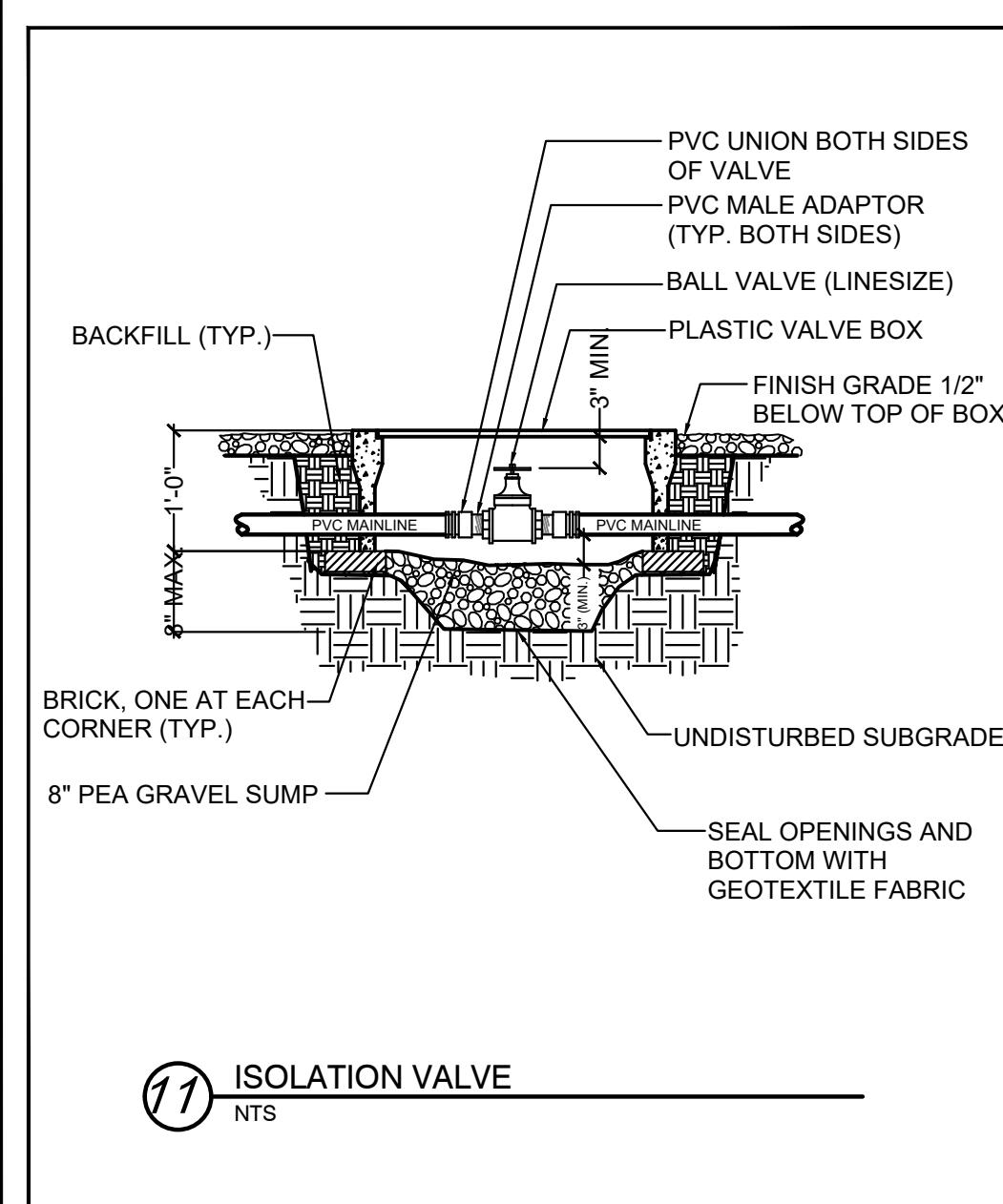
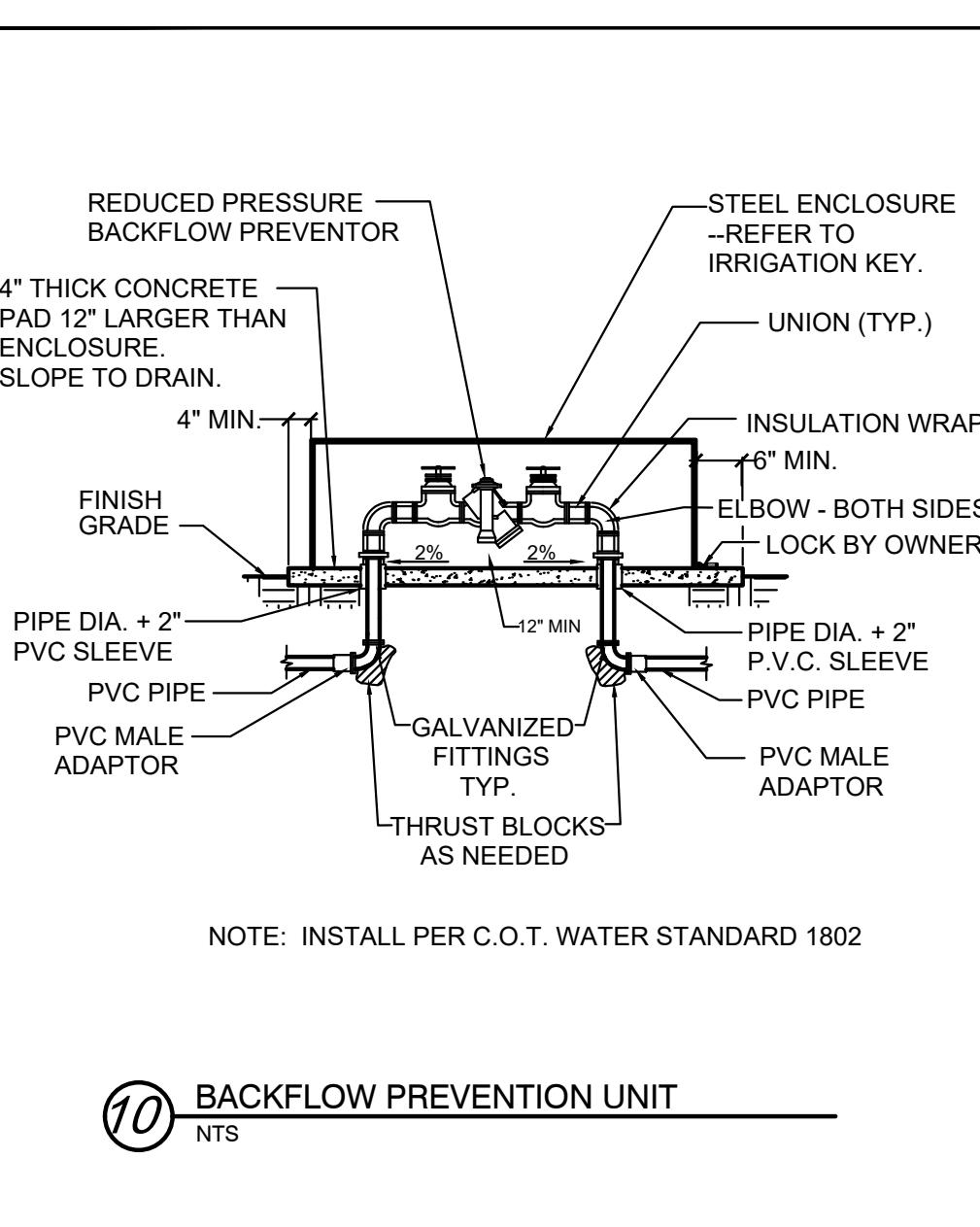
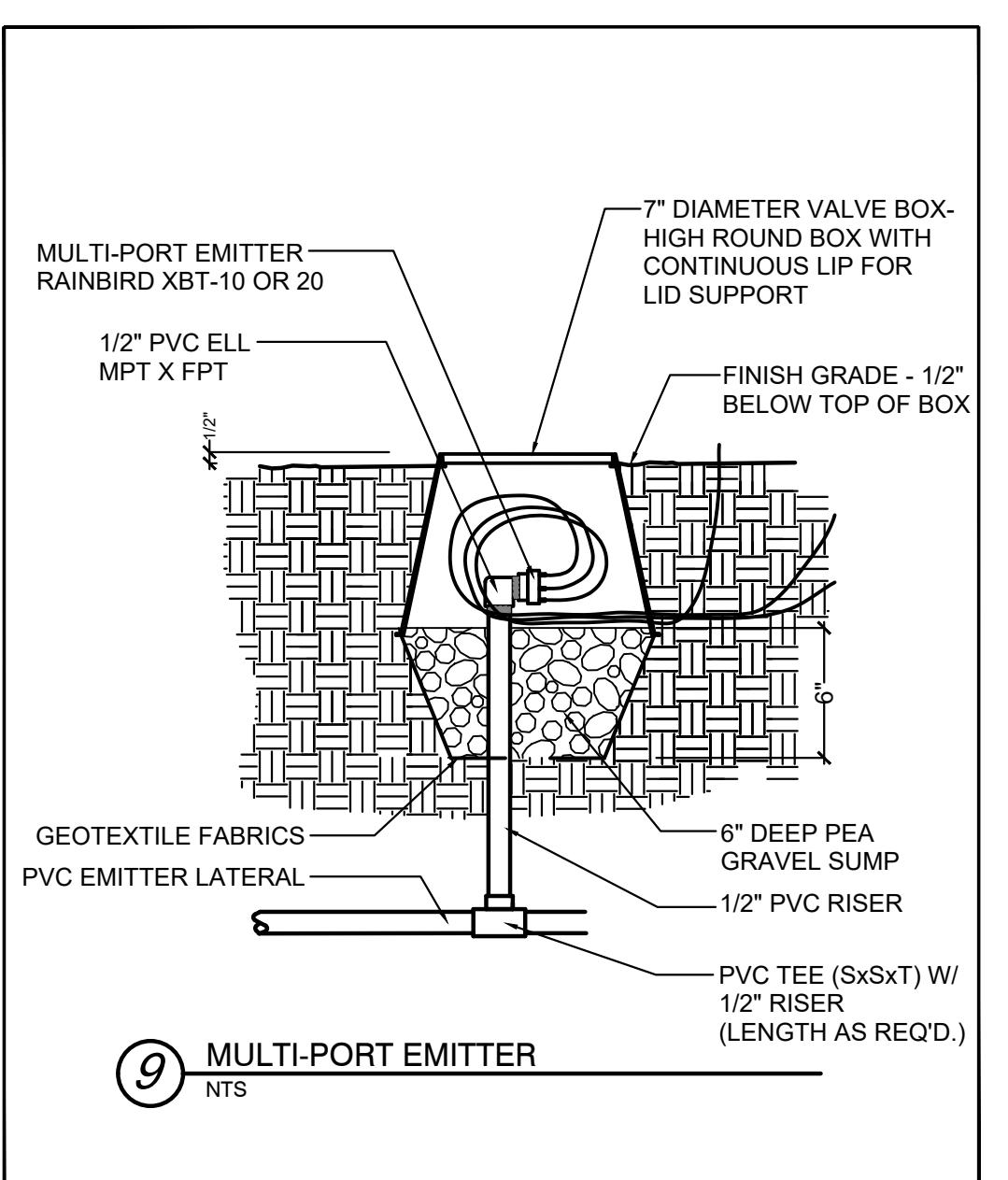
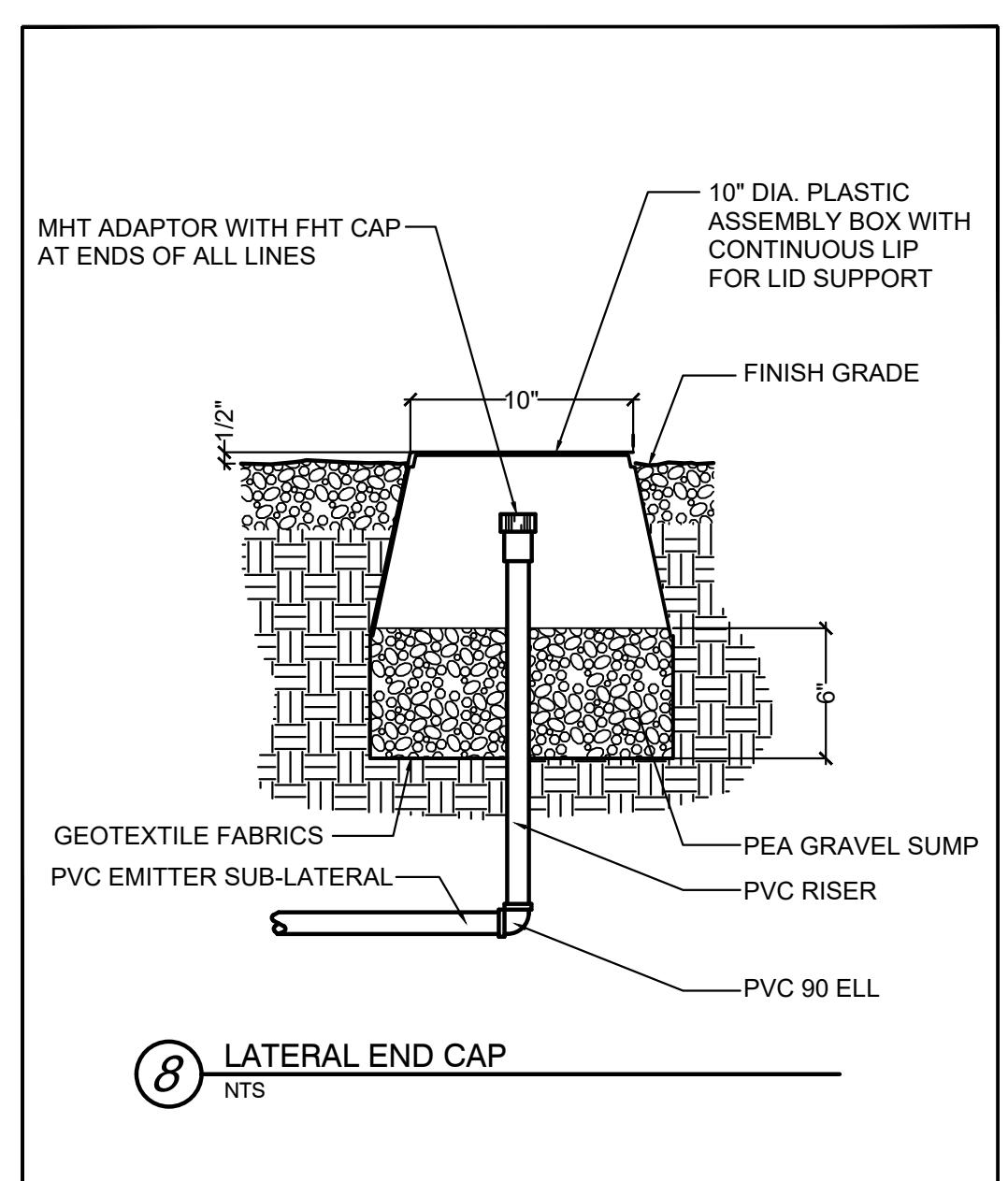
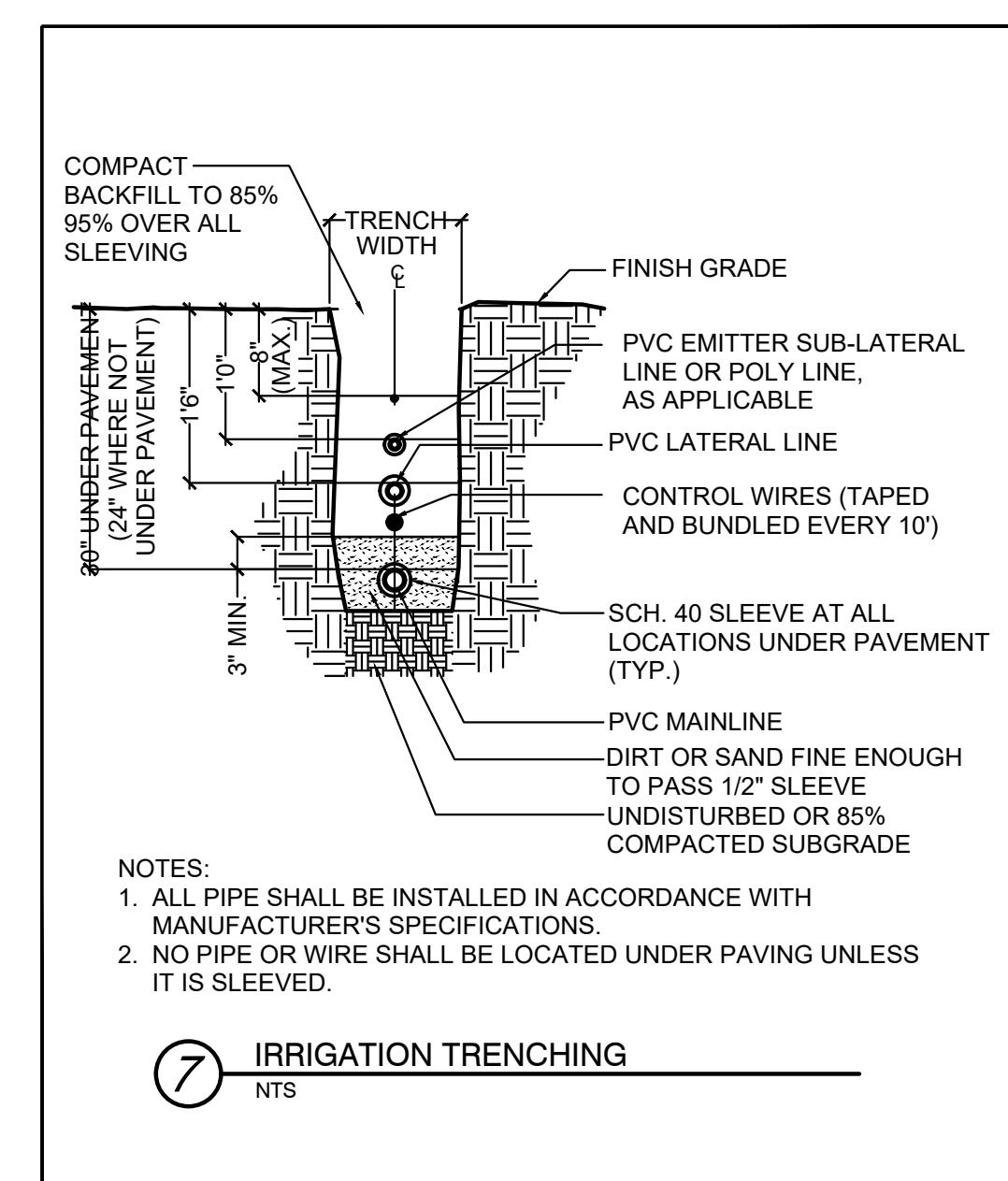
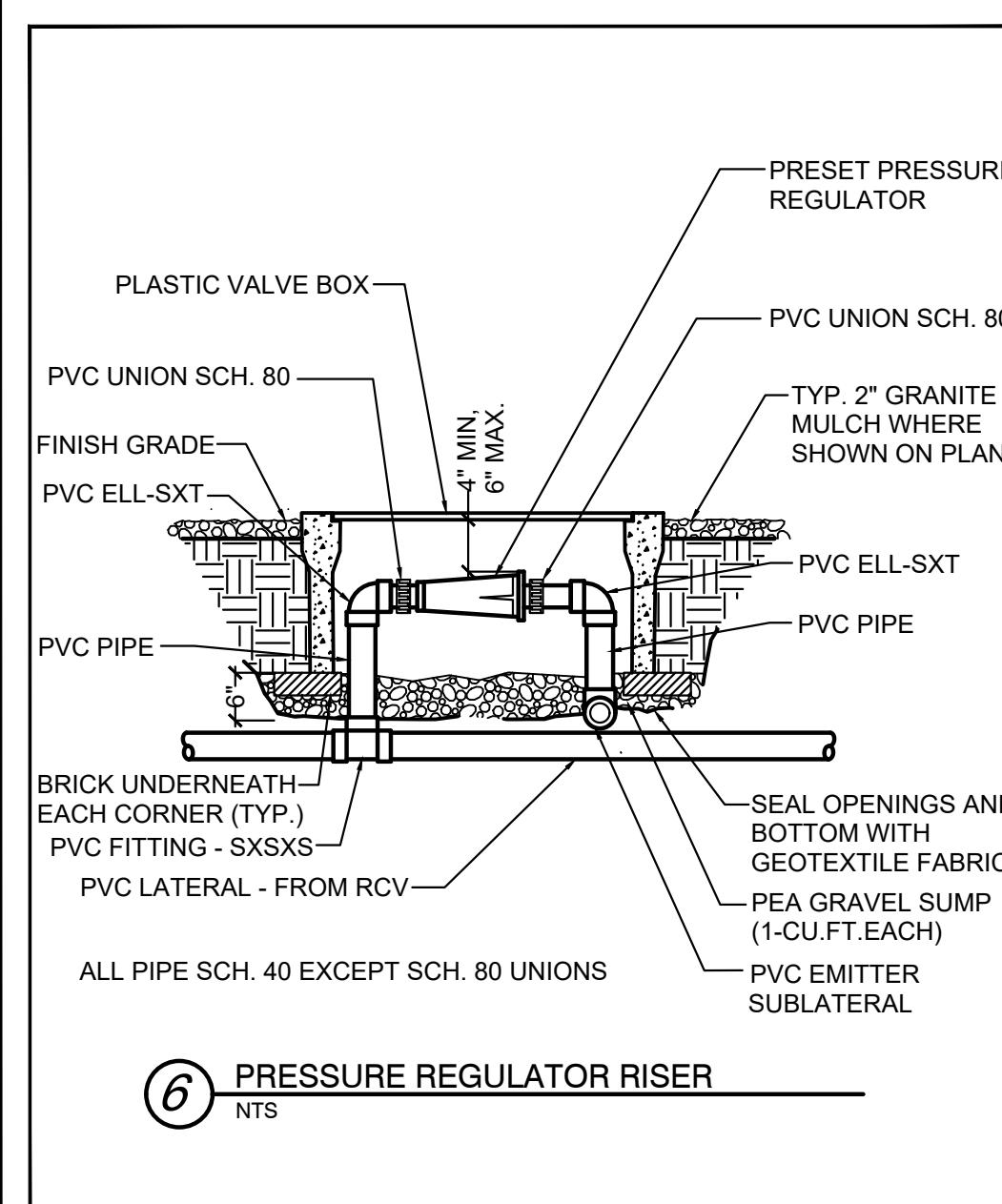
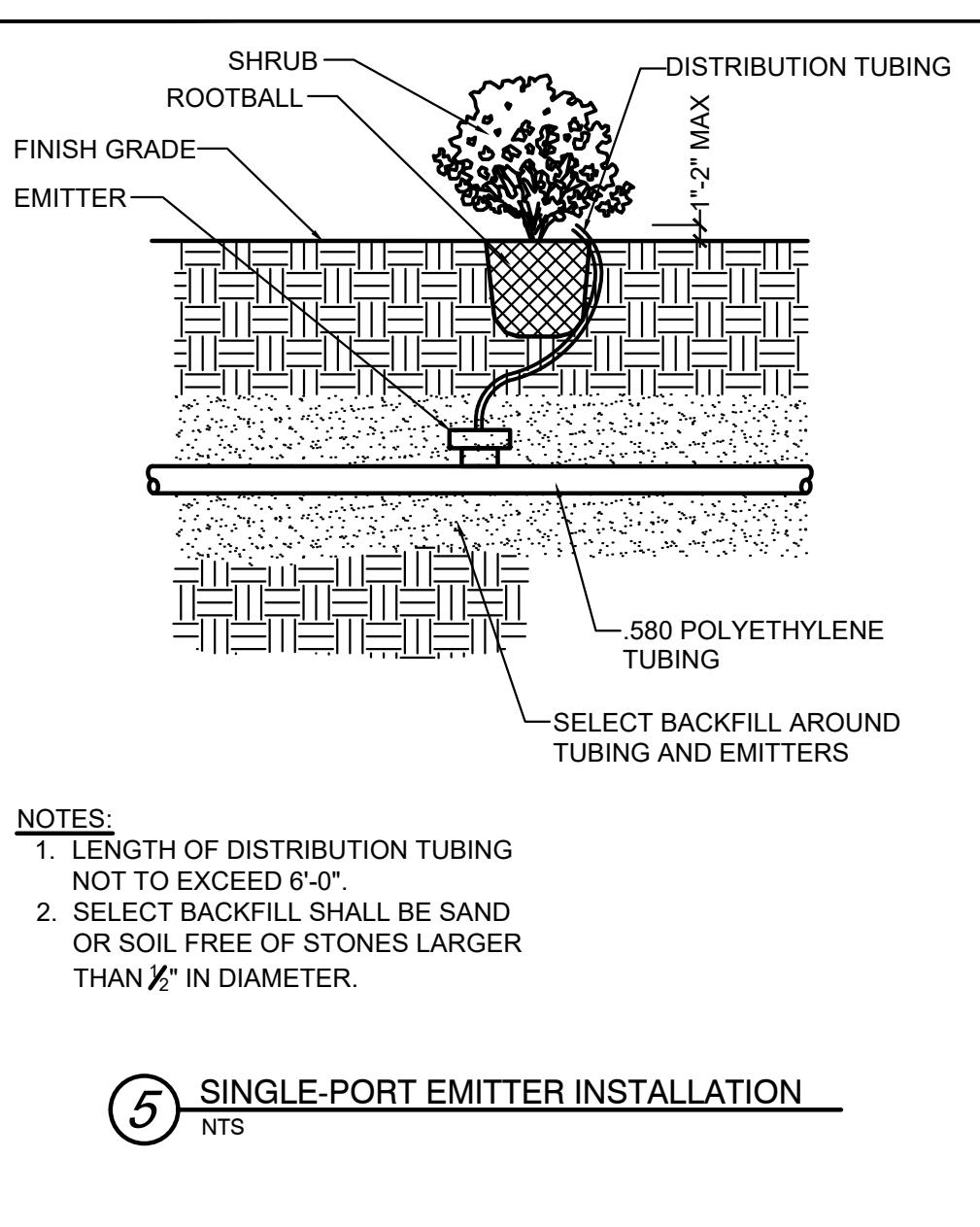
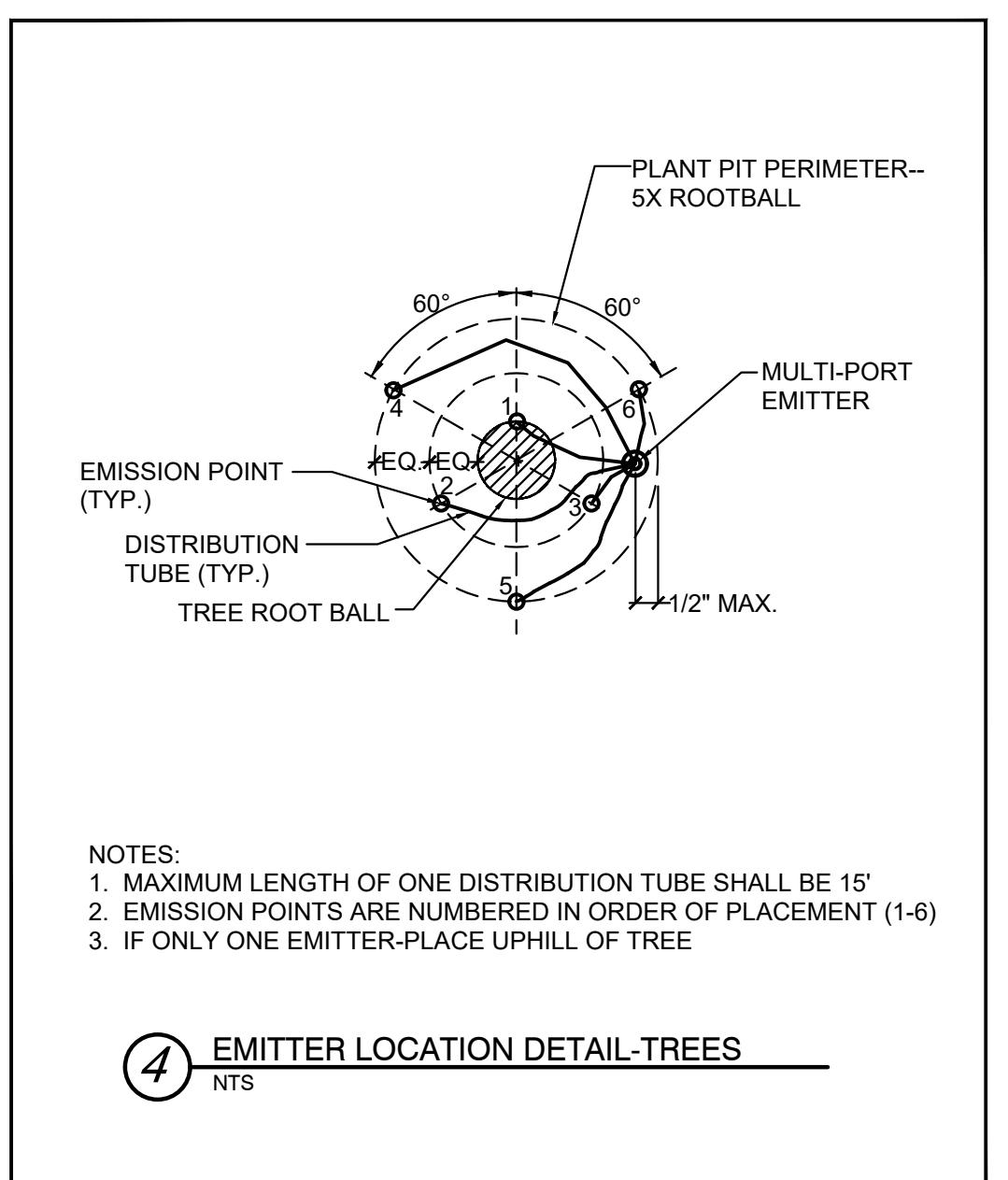
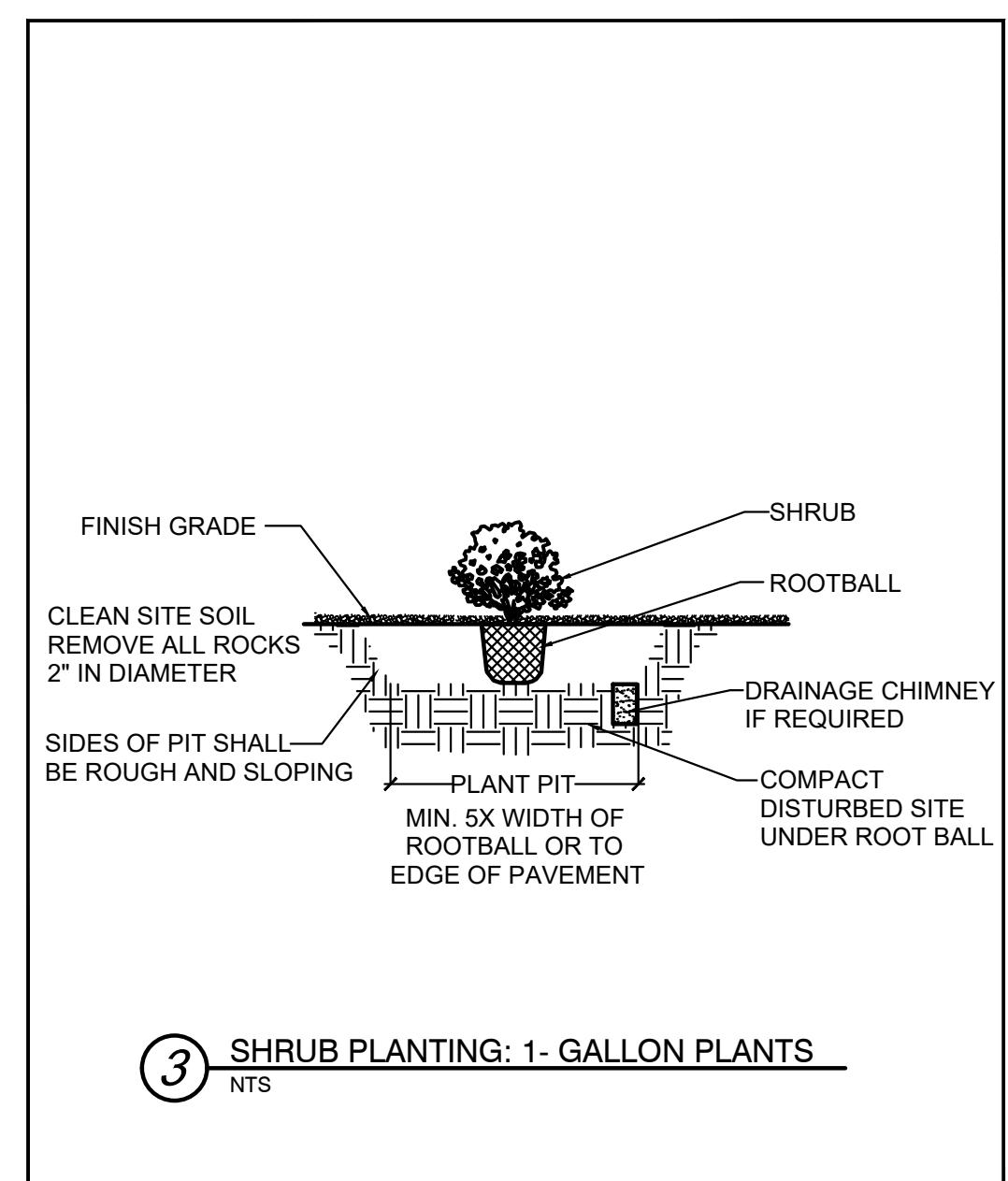
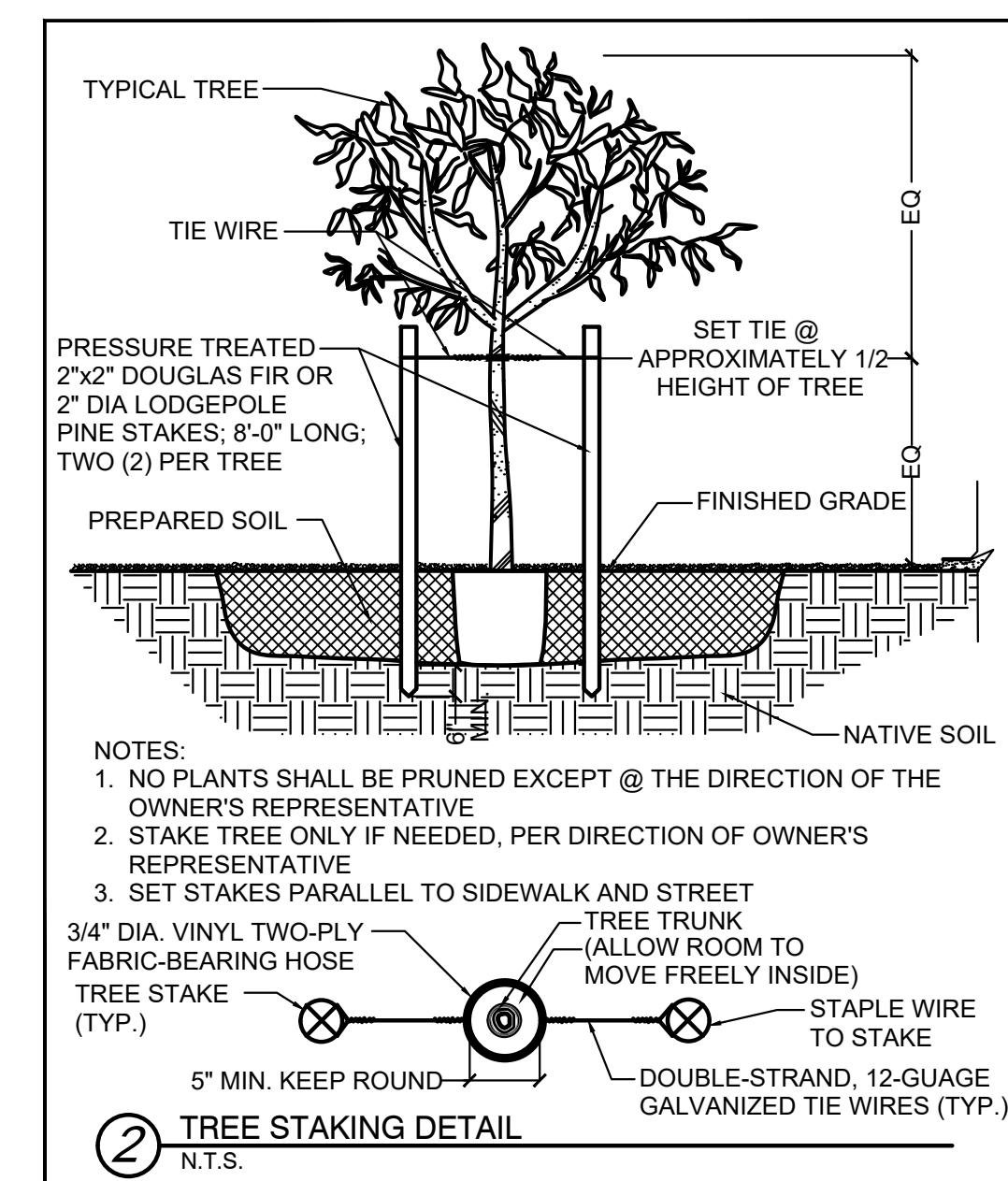
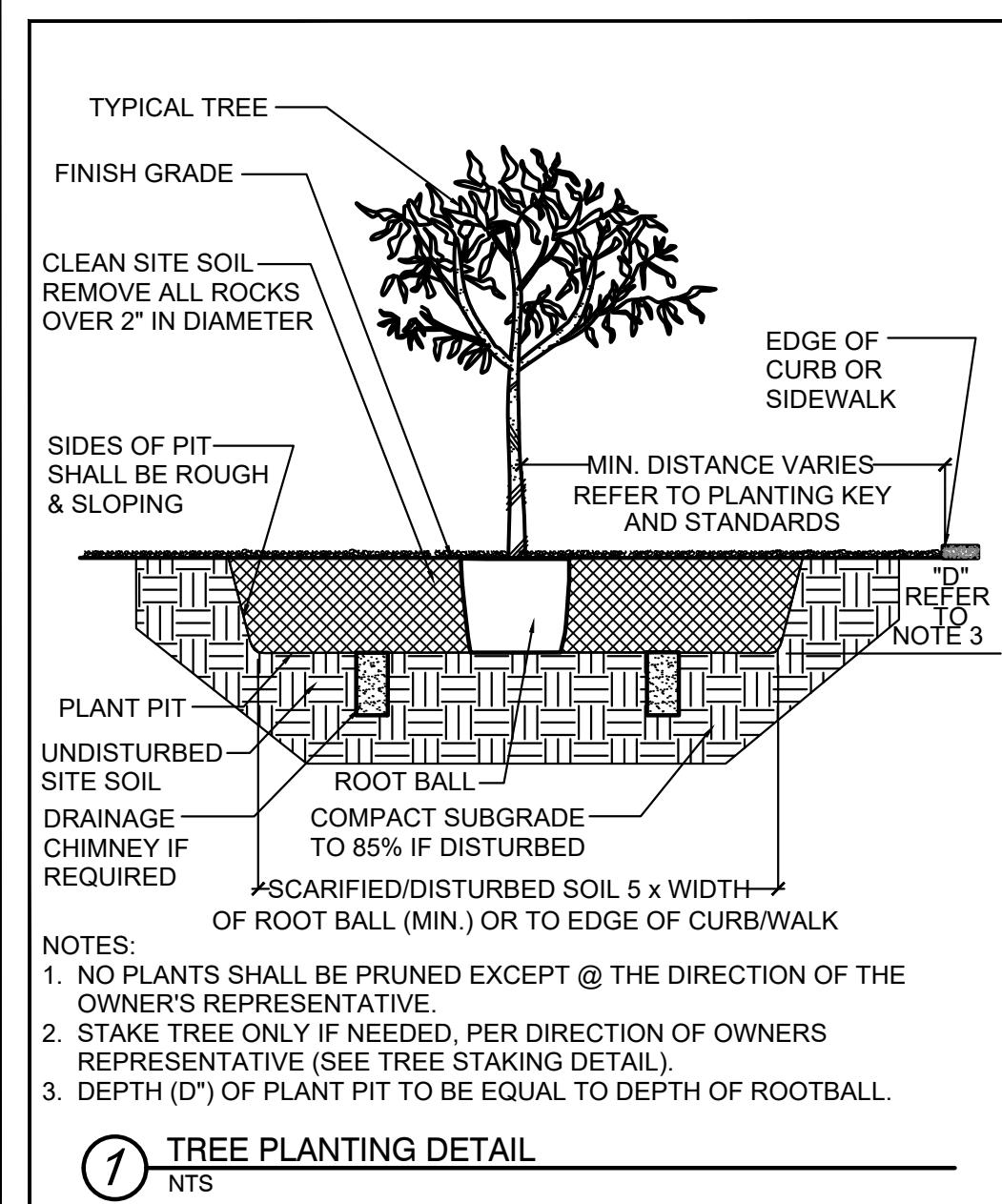
Portion of the NW Quarter of the NW Quarter of Section 35, T-11-S, R-13-E, Town of Oro Valley, G&SRM, Pima County, AZ



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

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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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