

FINAL LANDSCAPE & IRRIGATION PLAN

RANCHO VISTOSO PARCEL 10-A

OV1214-35

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 20.38 ± ACRES
2. TOTAL GRADED AREA IS 12.60 ACRES
3. TOTAL AREA OF UNDISTURBED AREA = 7.78 ± ACRES
4. TOTAL AREA OF OPEN SPACE PROVIDED = 7.6 ± ACRES
5. TOTAL AREA OF SITE LANDSCAPED = 0.56 ± ACRES
6. SETBACKS REQUIRED/PROVIDED (FRONT = 20' (25' AVERAGE) ; SIDE = 8'; REAR = 25').
7. COMMON AREAS / OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
8. EXISTING ZONING IS RANCH VISTOSO PAD OPEN SPACE AND VERY LOW DENSITY RESIDENTIAL. LOW DENSITY RESIDENTIAL DEVELOPMENT STANDARDS ARE BEING UTILIZED FOR THIS PROJECT, AS ALLOWED BY P.A.D. SEC. 1.2.A.4.C
9. LANDSCAPE BUFFERYARD: NO BUFFERYARD REQUIRED
10. ASSURANCES FOR LANDSCAPING AND RE-VEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.
11. PROPERTY OWNER SHALL MAINTAIN BUFFERYARD 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.
12. 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.
13. 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.
14. 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 REASONS, SHALL BE REPLACED IN ACCORDANCE WITH SECTION 27.6.E.4., MAINTENANCE.
15. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES MUST BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED THIRTY (30) INCHES AND SEVENTY TWO (72) INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
16. LANDSCAPE SHALL CONFORM TO ORO VALLEY LANDSCAPE CODE.
17. MITIGATION OF SURVEYED PLANTS IN THE NATIVE PLANT PRESERVATION PLAN WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN.
18. ALL PLANTS TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC DRIP IRRIGATION SYSTEM.
19. HYDROSEED ALL AREAS DISTURBED BY GRADING OPERATIONS AROUND LOTS AND ALONG ROADS. DECOMPOSED GRANITE SHALL BE PLACED AT ENTRIES.
20. FOR ALL PROPOSED SUBDIVISIONS WHERE FRONT YARDS ARE TO BE GRADED ONE (1) OF THE FOLLOWING OPTIONS SHALL BE INCORPORATED :
 - A. ONE TREE, PLACED IN THE FRONT YARD, THAT HAS BEEN SALVAGED FROM THE SITE.
 - B. TWO (2) NURSERY TREES, TYPE 1 OR 2 WATER USE AND A MINIMUM OF TWENTY-FOUR (24) INCH BOX SIZE, PLACED IN THE FRONT YARD; ONE BOULDER AT LEAST FOUR (4) FEET BY THREE (3) FEET BY THREE (3) FEET IN SIZE OR TWO (2) BOULDERS AT LEAST THREE (3) FEET BY THREE (3) FEET BY TWO (2) FEET, AND TWO (2) CACTI OR SHRUBS.
21. DEEP ROOTED VEGETATION AND TREES SHALL NOT BE PLANTED CLOSER THAN 7.5 FEET FROM A PUBLIC WATER LINE. EXCEPTIONS FOR ALTERNATIVE DESIGN SOLUTIONS SUCH AS ROOT BARRIERS SHALL BE CONSIDERED ON A CASE BY CASE BASIS.
22. LANDSCAPE DESIGN ENABLES ADEQUATE PLANT SPACING TO ENSURE SURVIVABILITY AT PLANT MATURITY, PER SECTION 27.6.C.2.i.i.
23. ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF SEPARATE REVIEW AND APPROVAL PROCESS.
24. 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.
25. 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.
26. THE DEVELOPER SHALL REPLACE REMOVED OR DAMAGED PLANT MATERIALS WITH LIKE SIZE AND SPECIES, AND SHALL MAINTAIN AND GUARANTEE THE REPLACEMENT PLANT MATERIALS FOR A PERIOD OF THREE (3) YEARS.
27. 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.
28. LANDSCAPED AREAS THAT ARE SUSCEPTIBLE TO DAMAGE BY PEDESTRIAN OR AUTO TRAFFIC SHALL BE PROTECTED BY APPROPRIATE CURBS, TREE GUARDS OR OTHER DEVICES.
29. LANDSCAPE SHALL BE DESIGNED TO MINIMIZE SEDIMENT, SAND AND GRAVEL BEING CARRIED INTO THE STREETS BY STORM WATER OR OTHER RUNOFF.
30. ALL LANDSCAPED AREAS SHALL BE FINISHED WITH A NATURAL TOPPING MATERIALS OF AT LEAST TWO (2) INCHES IN DEPTH.
31. TREES AND LARGE SHRUBS SHALL BE ADEQUATELY SUPPORTED WHEN PLANTED.
32. CURB-WAY CONSISTING OF INORGANIC GROUNDCOVER, OR PLANTS NOT TO EXCEED TYPE 2 WATER-USE, SHALL BE PROVIDED BETWEEN CURB AND ALL SIDEWALKS

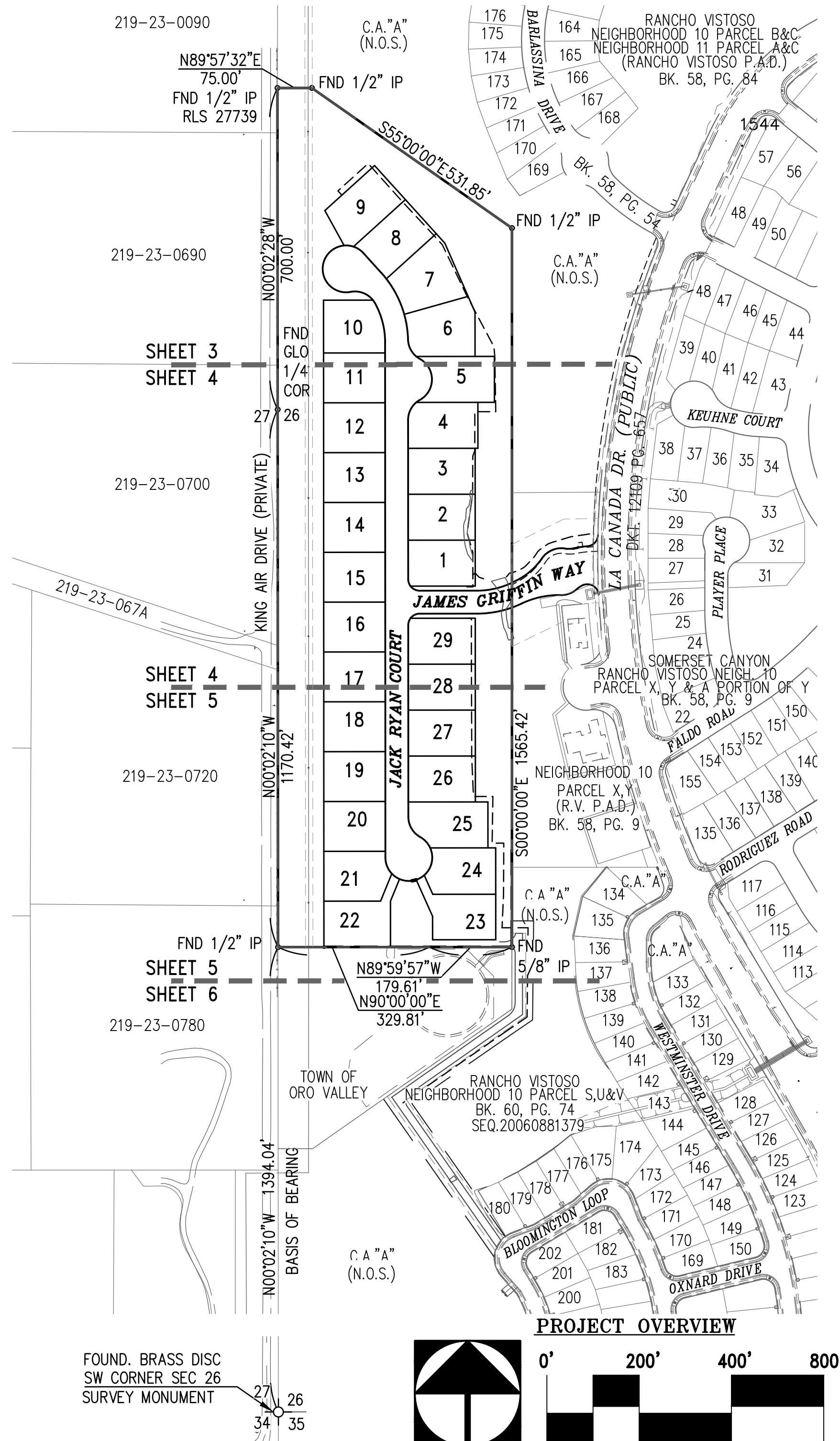
BASIS OF ELEVATION:

BASIS OF ELEVATION FOR THIS PROJECT IS A BCSM LOCATED AT THE CENTERLINE INTERSECTION OF LA CANADA DRIVE AND MASPALOMAS DRIVE PUNCHED, STAMPED RLS 27739

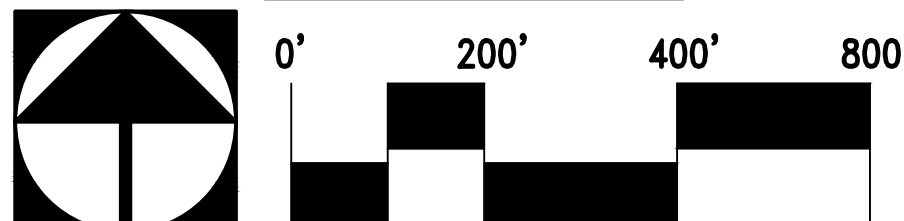
ELEVATION BEING: 2928.51 (NGVD 29)
CONVERTS TO 2930.78 (NAVD 88)
NGVD 29 (GRADE ON PLAN) + 2.267' = NAVD 88

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 26, SAID BEARING BEING N00°02'10"W



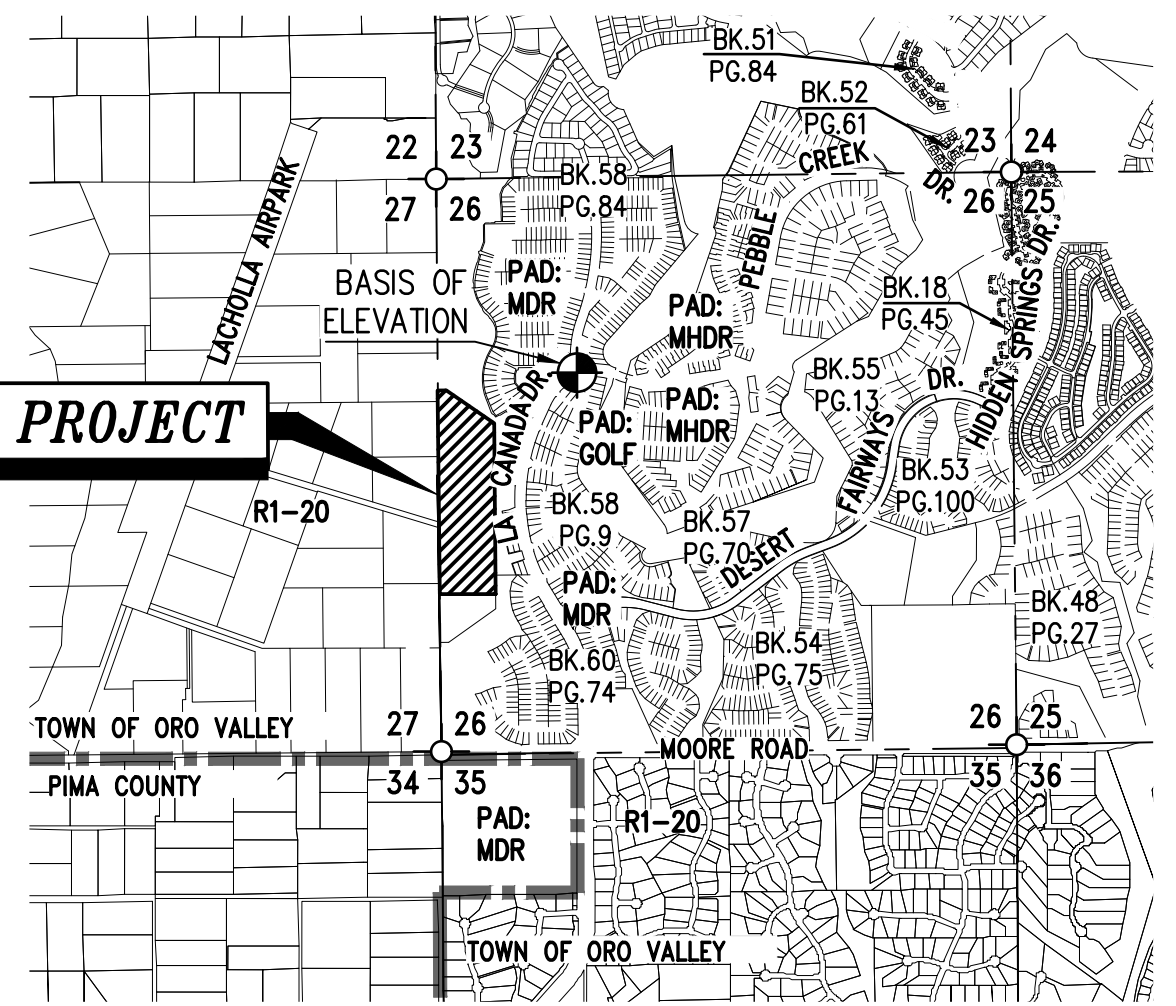
PROJECT OVERVIEW



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING FLOODPLAIN LINE
- EXISTING EROSION HAZARD SETBACK LINE
- EXISTING 404 JD-WASH
- EXISTING RIPARIAN LINE
- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED EASEMENT LINE AS NOTED
- SIGHT VISIBILITY TRIANGLE
- EXISTING PUBLIC SEWER LINE & MANHOLE
- EXISTING PUBLIC WATERLINE & VALVE
- EXISTING CULVERT
- EXISTING PAVEMENT
- EXISTING FENCE
- PROPOSED PUBLIC SEWER LINE & MANHOLE
- PROPOSED HCS & CLEANOUT
- PROPOSED PUBLIC WATERLINE & VALVE
- PROPOSED PUBLIC WATERLINE BENDS
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN W/CATCH BASIN
- PROPOSED ROCK RIPRAP
- PROPOSED PAVEMENT
- PROPOSED STABILIZED SURFACE TREATMENT PER DTL. "A" OF STD DTL RWRD 111
- PROPOSED CONCRETE VERTICAL CURB
- PROPOSED CONCRETE WEDGE CURB
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CURB ACCESS RAMPS
- MATCH LINE
- NEW SURVEY MONUMENT
- SECTION CORNER OR 1/4 SECTION CORNER
- BENCHMARK
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED BUILDING SET BACK
- PROPOSED TOE OF BANK PROTECTION
- PROPOSED WATER SERVICE
- PROPOSED LOT CORNER
- PROPOSED SLOPE INDICATOR
- STOP SIGN
- GRADING LIMITS
- NON-MOTORIZED PUBLIC RECREATION EASEMENT FOR TRAIL #325 AND TRAIL

THIS PROJECT



LOCATION MAP

A PORTION OF SECTION 26
T11S, R13E, G & S.R.M., TOWN OF ORO VALLEY,
PIMA COUNTY, ARIZONA

ENGINEER

THE WLB GROUP, INC.
4444 E. BROADWAY BLVD.
TUCSON, AZ. 85711
(520) 881-7480
ATTN: DAVID LITTLE, P.E.
dlittle@wlbgroup.com

OWNER/DEVELOPER

SAMIA ZARIFI
3400 E. FINGER ROCK CIR.
TUCSON, AZ. 85718
(520) 481-9722
ATTN: SAMIA ZARIFI
samiazarifi@gmail.com

LANDSCAPE ARCHITECT

THE WLB GROUP, INC.
4444 E. BROADWAY BLVD.
TUCSON, AZ. 85711
(520) 881-7480
ATTN: GARY GRIZZLE
GGRIZZLE@WLBGROUP.COM

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	PLANTING LEGEND
SHEET 3	PLANTING PLAN
SHEET 4	PLANTING PLAN
SHEET 5	PLANTING PLAN
SHEET 6	PLANTING DETAILS
SHEET 7	PLANTING SPECIFICATIONS
SHEET 8	IRRIGATION LEGEND & NOTES
SHEET 9	IRRIGATION PLAN
SHEET 10	IRRIGATION DETAILS
SHEET 11	IRRIGATION SPECIFICATIONS

APPROVAL

ANY PLANT DEEMED SALVAGEABLE BY THE ZONING INSPECTOR SHALL BE SALVAGED. TOWN OF ORO VALLEY NATIVE PLANT SALVAGE PLAN APPROVED BY:

PLANNING & ZONING ADMINISTRATOR

DATE

OV1214-35
FINAL LANDSCAPE & IRRIGATION PLAN
FOR
RANCHO VISTOSO PARCEL 10-A
LOTS 1 THROUGH 29, AND
COMMON AREA "A" (PRIVATE STREETS)
& "B" (LANDSCAPING/DRAINAGE)

BEING A PORTION OF SECTION 26
TOWNSHIP 11 SOUTH, RANGE 13 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

FEBRUARY 2019
WLB NO. 185050-Z-A01
CONTOUR INTERVAL 1'

SCALE:

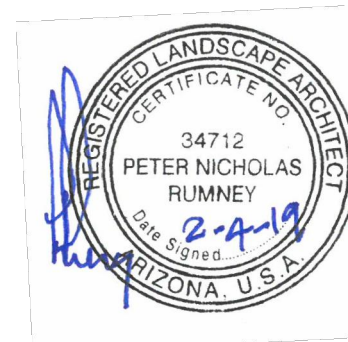
REF. CASE: # OV114-023

SHEET 1 OF 11

The WLB Group, INC.

Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix,
Flagstaff, Arizona,
and Las Vegas, Nevada
4444 East Broadway
Tucson, Arizona (520) 881-7480

C:\185050\2A-01 - RV Neigh 10A\02 Landscape\08 FLN\10 Par A FLP-1.dwg



LANDSCAPE COVER SHEET

SIGNIFICANT VEGETATION MITIGATION

AMOUNT OF SIGNIFICANT VEGETATION = 44,870 SQ. FT.
AMOUNT OF SIGNIFICANT VEGETATION DISTURBED = 12,250 SQ. FT.
PERCENTAGE OF SIGNIFICANT VEGETATION DISTURBED = 27%

SIGNIFICANT VEGETATION REMOVED	MITIGATION RATIO	REPLACEMENT TREES / CACTI	UNDERSTORY VEGETATION REQUIRED (5 PER TREE)
(2) TREES (2) CERCIDIUM MICROPHYLLUM (FOOTHILLS PALO VERDE)	1:1	(2) TREES (2) 48" BOX TREES (2) 36" BOX TREES	10 UNDERSTORY PLANTS
(1) CACTUS (1) CARNEGIEA GIGANTEA (SAGUARO)	1:1	(1) CACTI (1) CARNEGIEA GIGANTEA 15' OR GREATER	

NATIVE PLANT SUMMARY

BOTANICAL NAME	COMMON NAME	BLUE RIBBON	RED RIBBON	WHITE RIBBON	TOTAL PER PLANT
		TRANSPLANT	REMOVE	PRESERVE IN PLACE	
ACACIA CONSTRICTA	WHITETHORN ACACIA	4	21	0	25
ACACIA GREGGII	CAT CLAW ACACIA	18	51	0	69
CARNEGIEA GIGANTEA	SAGUARO	26	1	0	27
CELTIS PALLIDA	DESERT HACKBERRY	11	21	0	32
CERCIDIUM FLORIDUM	BLUE PALO VERDE	0	30	0	30
CERCIDIUM MICROPHYLLUM	FOOTHILL PALO VERDE	39	68	0	107
FEROCACTUS WISLIZENII	FISH-HOOK BARREL	607	0	0	607
FOUQUIERIA SPLENDENS	OCOTILLO	3	0	0	3
PROSOPIS VELUTINA	MESQUITE	6	111	0	117
ZIZYPHUS OBTUSIFOLIA	GREY THORN	3	5	0	8
TOTAL		717	308	0	1025

LANDSCAPE LEGEND

PLANT MATERIAL / WATER USE SCHEDULE		QUANTITY	SIZE	WATER USE TYPE (NEEDS)	ADWR ANNUAL USE AT MATURITY (GALLONS)	ANNUAL WATER USE QUANTITY TIMES ADWR ANNUAL USE (GALLONS)	MONTHLY WATER USE ADWR ANNUAL USE DIVIDED BY 12 MONTHS	
PLANT NAME								
SYMBOL CM 48 36 24 18 PV 180 180 5 180 180 ACCENTS 5 * +  	TREES							
	CERCIDIUM MICROPHYLLUM FOOTHILL PALO VERDE	39	TRANSPLANT	1	1,754	68,406	5,701	
	CERCIDIUM MICROPHYLLUM FOOTHILL PALO VERDE	1	48" BOX	1	1,754	1,754	146	
	CERCIDIUM MICROPHYLLUM FOOTHILL PALO VERDE	1	36" BOX	1	1,754	1,754	146	
	PROSOPIS VELUTINA VELVET MESQUITE	2	24" BOX	2	5,702	11,404	950	
	PROSOPIS VELUTINA VELVET MESQUITE	22	15 GALLON	2	5,702	125,444	10,454	
	PROSOPIS VELUTINA VELVET MESQUITE	6	TRANSPLANT	2	5,702	34,212	2,851	
	SHRUBS							
	ACACIA CONSTRICTA WHITETHORN ACACIA	4	TRANSPLANT	1	1,754	7,016	585	
	ACACIA GREGGI CATCLAW ACACIA	18	TRANSPLANT	1	1,754	31,572	2,631	
	CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	76	5 GALLON	1	70	5,320	443	
	CELTIS PALLIDA DESERT HACKBERRY	11	TRANSPLANT	1	5,702	62,722	5,227	
	ZIZYPHUS OBTUSIFOLIA GREY THORN	3	TRANSPLANT	2	263	789	66	
	ACCENTS							
	CARNEGIEA GIGANTEA SAGUARO	26	TRANSPLANT	1	57	1,482	124	
	CARNEGIEA GIGANTEA SAGUARO	1	18" SPEAR	1	57	57	5	
	DASYLIRION WHEELERI DESERT SPOON	23	5 GALLON	1	110	2,530	211	
	FEROCACTUS WISLIZENII FISH-HOOK BARREL	607	TRANSPLANT	1	10	6,070	506	
	FOUQUIERIA SPLENDENS OCOTILLO	3	TRANSPLANT	1	10	30	3	
	TOTAL WATER AT MATURITY						360,562	30,047
	EXISTING VEGETATION TO REMAIN							

HYDROSEED

HYDROSEED MIX SHALL BE ORO VALLEY APPROVED SEED MIX "D". HYDROSEED SHALL BE APPLIED AS INDICATED TO ALL DISTURBED AREAS NOT OTHERWISE IMPROVED.

AREA TO BE HYDROSEEDED SHALL INCORPORATE THE USE OF IMPRINTING OR PITTING OF THE SOIL. REVEGETATION IS REQUIRED TO RESTORE NATURAL VEGETATION ON DISTURBED LAND. TIMING OF REVEGETATION SHALL BE PLANTED TO MAXIMIZE AVAILABILITY OF RAINFALL. SEED MIX SHALL BE PER OVZCR ADDENDUM "D", SPECIES AS FOLLOWS:

ORO VALLEY APPROVED REVEGETATION SEED MIX "D"

Key: A = Annual; P = Perennial; C = Germinates and thrives in the cool season;
W = Germinates and thrives in warm season; C/W = Germinates and thrives in cool/warm seasons.

SHRUBS: minimum of 5 PLS/acre
Acacia constricta, Whitethorn Acacia (P,W)
Celtis pallida, Desert Hackberry (P,C/W)
Encelia farinosa, Brittlebush (P,C/W)
Haplopappus laricifolius [=Ericameria laricifolia], Turpentine Bush (P,C,W)

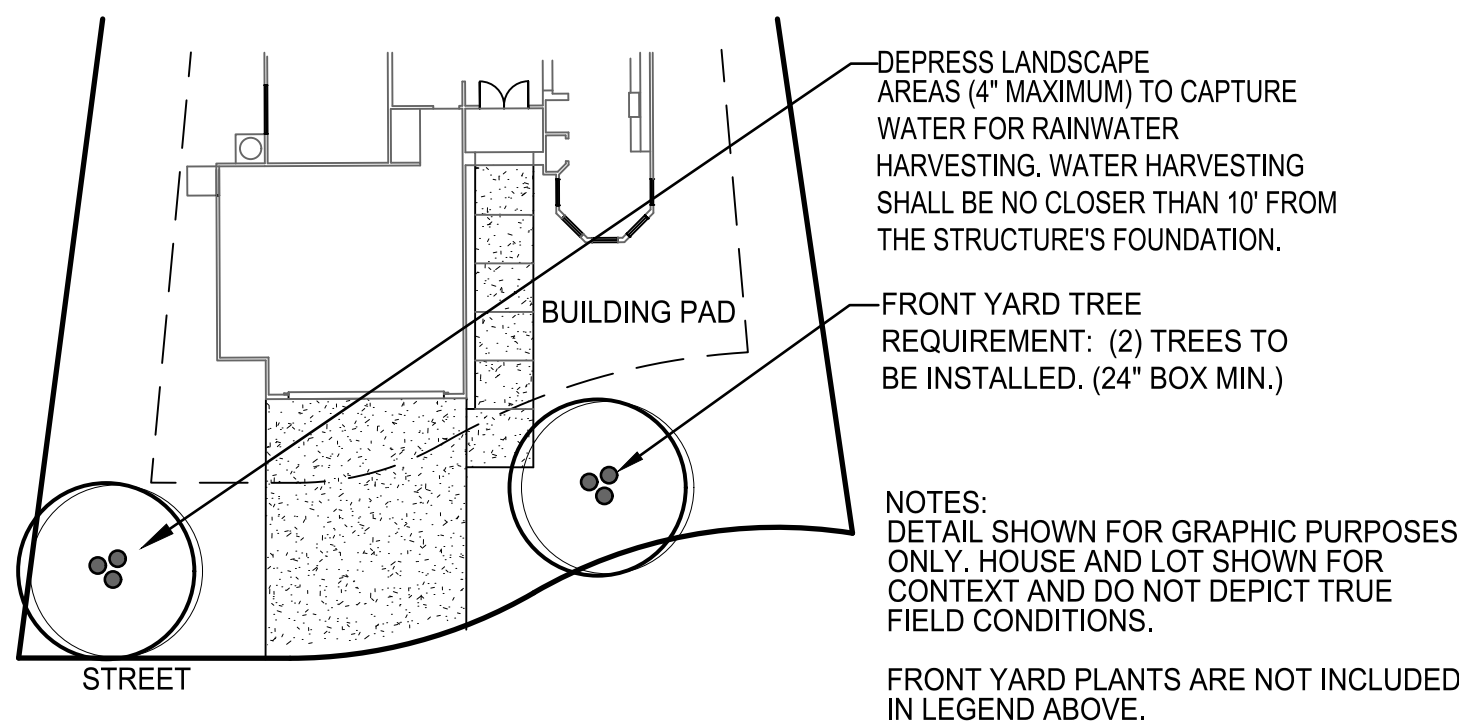
SMALL PERENNIALS: minimum of 5 PLS/acre
Bahia absinthifolia, Desert Bahia (P,C)
Baileya multiradiata, Desert Marigold (P,C/W)
Cassia [= Senna] covesii, Desert Senna (P,W)
Isocoma tenuisecta, Burrowweed (P,C/W)
Psilostrophe cooperi, Paper Flower (P,C/W)
Sphaeralcea ambigua, Desert Globemallow (P,C,W)
Zinnia pumila, Desert Zinnia (P, C)

ANNUAL HERBS AND GRASSES: minimum of 5 PLS/acre
Erigeron divergens, Spreading Fleabane (A,W)
schscholtzia mexicana, Mexican Poppy (A,C)
Evolvulus arizonicus, Arizona Blue Eyes (A,C)
Lupinus arizonicus, Arizona Lupine (A,W)
Lupinus concinnus, Bajada Lupine (A,W)
Lupinus sparsiflorus, Desert Lupine (A,W)
Orthocarpus purpurascens, Owlclover (A,C)
Penstemon parryi, Parry's Penstemon (P,A,C/W)
Penstemon subulatus, Scarlet Buglar (P,A,C/W)
Salvia columbariae, Chia (A,C)
Sphaeralcea coulteri, Globemallow (A,C)

PERENNIAL GRASSES: minimum of 5 PLS/acre
Aristida purpurea, Purple Three-Awn (P,W)
Bouteloua curtipendula, Side-Oats Grama (P,W)
Digitaria californica, Arizona Cottontop (P,W)
Erioneuron pulchellum, Fluffgrass (P,C)
Heteropogon contortus, Tanglehead (P,W)
Muhlenbergia porteri, Bush Muhly (P,W)
Pappophorum mucronulatum, Pappus Grass (P,W)
Sporobolus cryptandrus, Sand Dropseed (P,W)

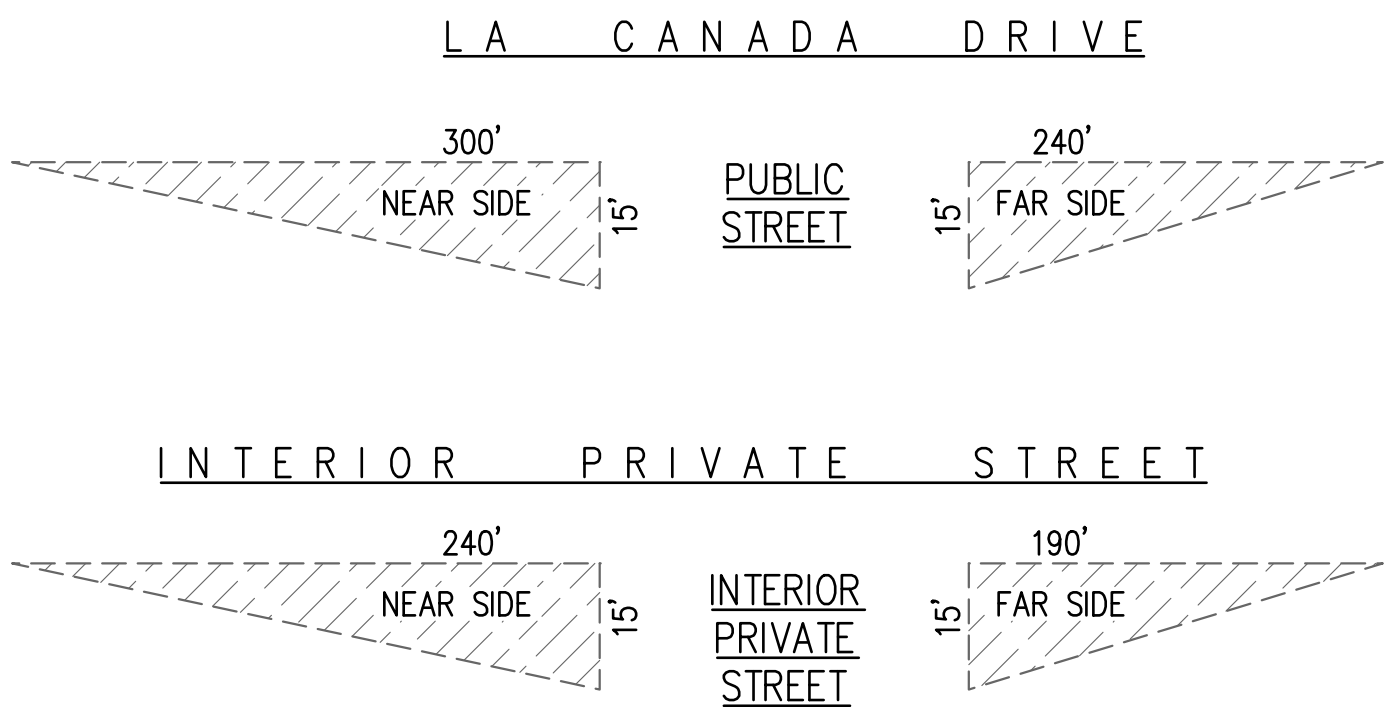
DECOMPOSED GRANITE

SCREENED = 2" MIN. DEPTH, 3/4" MINUS ON FLAT AREAS AND 1-1/4" MINUS ROCK ON SLOPES AND IN FLOW CHANNELS.
COLOR: "WILDCAT RED"



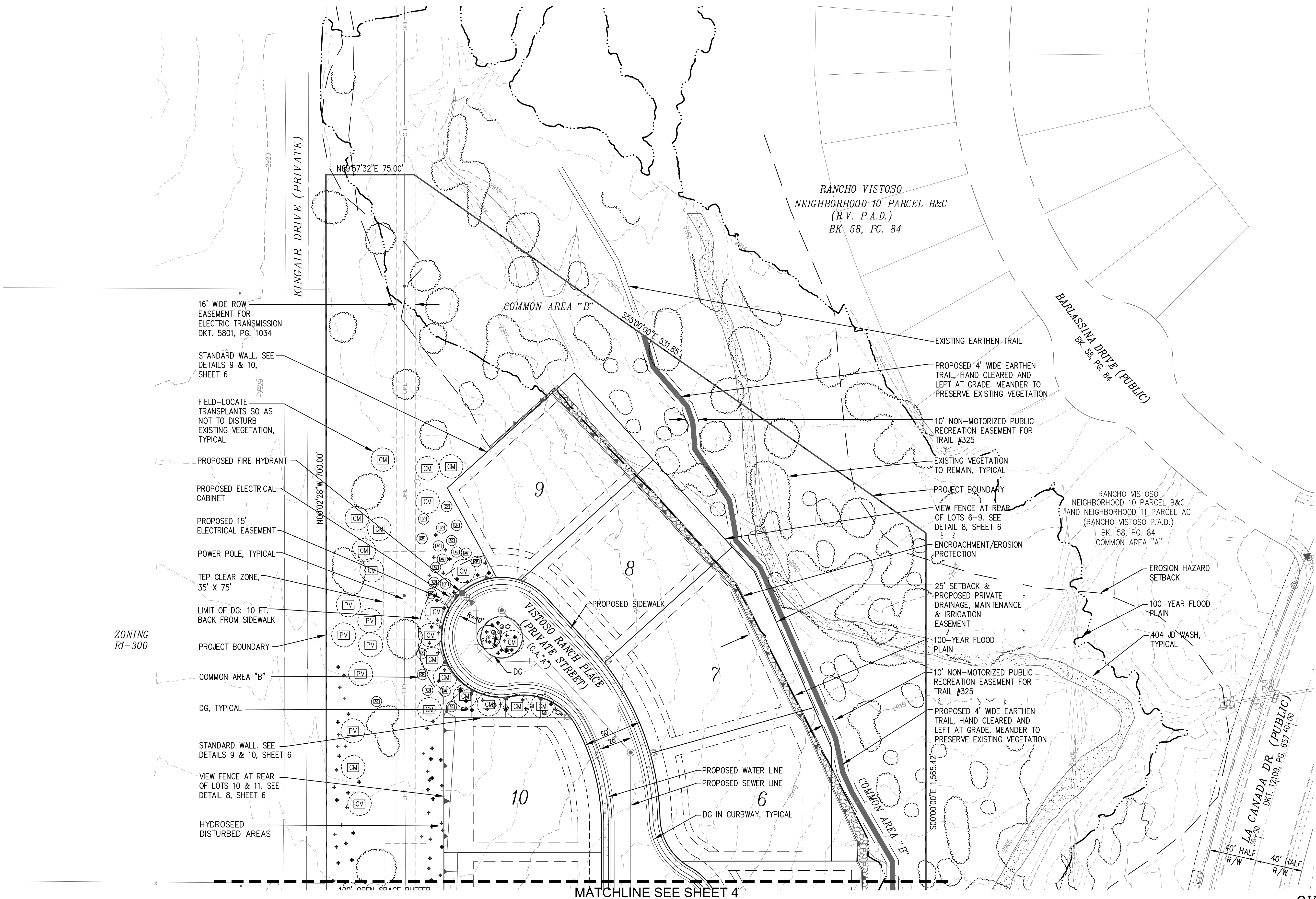
FRONT YARD PLANTING DETAIL

SCALE: NTS



SIGHT VISIBILITY TRIANGLE

N.T.S.



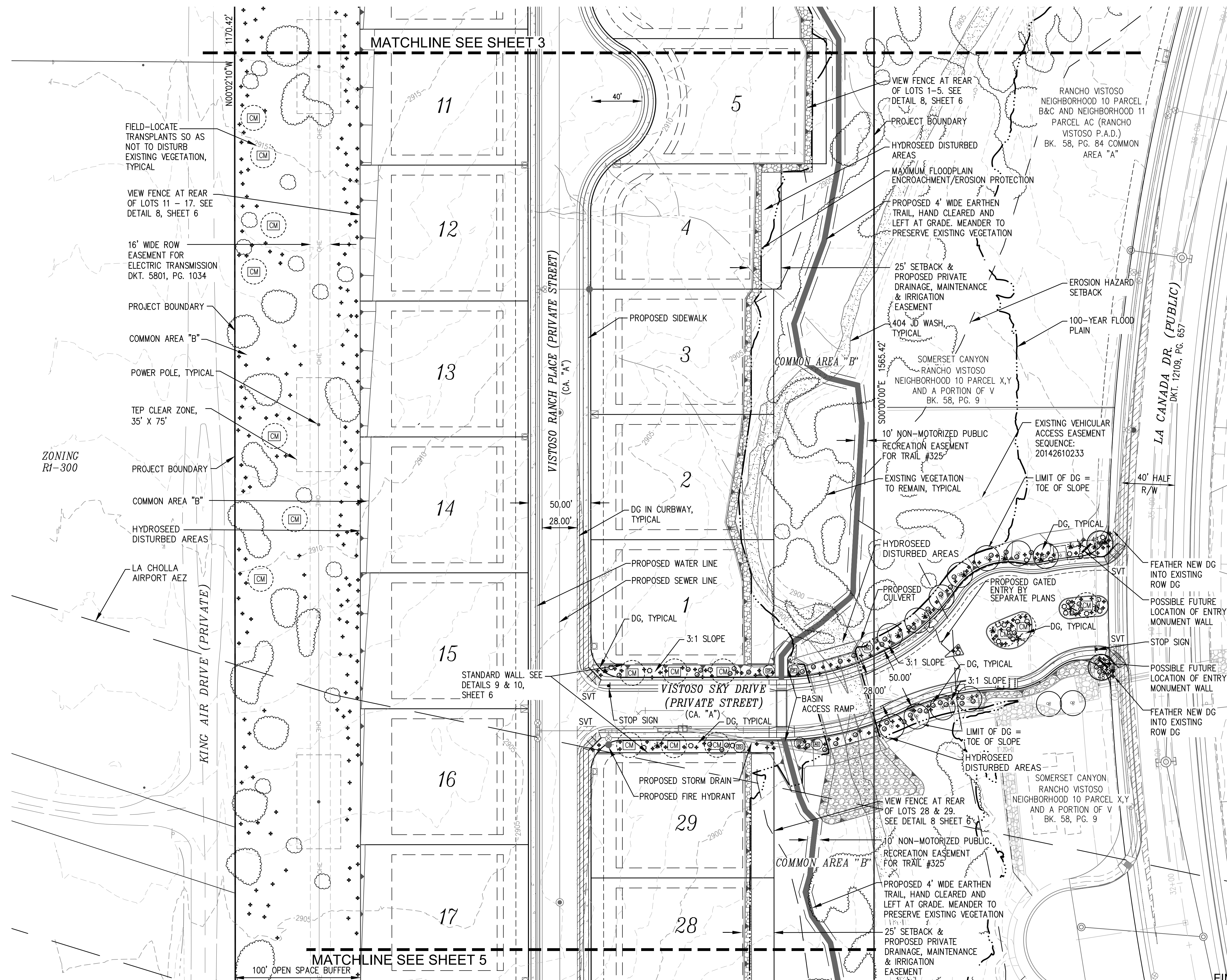
ZONING
R1-300

MATCHLINE SEE SHEET 4

OV1214-35
FINAL LANDSCAPE & IRRIGATION PLAN
FOR
RANCHO VISTOSO PARCEL 10-A
LOTS 1 THROUGH 29, AND
COMMON AREA "A" (PRIVATE STREETS)
& "B" (LANDSCAPING/DRAINAGE)

BEING A PORTION OF SECTION 26
TOWNSHIP 11 SOUTH, RANGE 13 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

FEBRUARY 2019 REF. CASE: # OV114-023
WLB NO. 185050-Z-A01
CONTOUR INTERVAL 1' SCALE: 1" = 40' SHEET 3 OF 11



LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF-WAY REQUIRE A SEPARATE LICENSE AGREEMENT

OV1214-35
FINAL LANDSCAPE & IRRIGATION PLAN
FOR
RANCHO VISTOSO PARCEL 10-A
LOTS 1 THROUGH 29, AND
COMMON AREA "A" (PRIVATE STREETS)
& "B" (LANDSCAPING/DRAINAGE)

BEING A PORTION OF SECTION 26
TOWNSHIP 11 SOUTH, RANGE 13 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

FEBRUARY 2019
WLB NO. 185050-Z-A01
CONTOUR INTERVAL 1' SCALE: 1" = 40'
REF. CASE: # OV114-023
SHEET 4 OF 11

MATCHLINE SEE SHEET 4

ZONING
R1-300

POWER POLE, TYPICAL

TEP CLEAR ZONE,
35' X 75'

COMMON AREA "B"

PROJECT BOUNDARY

16' WIDE ROW
EASEMENT FOR
ELECTRIC TRANSMISSION
DKT. 5801, PG. 1034

VIEW FENCE AT REAR
OF LOTS 18 - 22. SEE
DETAIL 8, SHEET 6

HYDROSEED
DISTURBED AREAS

FIELD-LOCATE TRANSPLANTS
SO AS NOT TO DISTURB
EXISTING VEGETATION,
TYPICAL

HYDROSEED
DISTURBED AREAS

KING AIR DRIVE (PRIVATE)

VISTOSO RANCH PLACE
(PRIVATE STREET)

RANCHO VISTOSO
NEIGHBORHOOD 10 PARCEL C
(R.V. P.A.D.)
DKT. 12544, PG. 4219

TOWN OF ORO VALLEY
WATER TANK
RESERVOIR

SOMERSET CANYON
RANCHO VISTOSO
(RANCHO VISTOSO P.A.D.)
NEIGHBORHOOD 10 PARCEL X,Y
BK. 58, PG. 9

RANCHO VISTOSO
NEIGHBORHOOD 10 PARCEL S,U,&V
(R.V. P.A.D.)
BK. 58, PG. 9

LA CANADA DRIVE (PUBLIC)
DKT. 12109, PG. 657

FALDO DRIVE (PUBLIC)
BK. 58, PG. 9

DRIVE (PUBLIC)

WESTMINSTER
BK. 58, PG. 9

OV1214-35
FINAL LANDSCAPE & IRRIGATION PLAN
FOR
RANCHO VISTOSO PARCEL 10-A
LOTS 1 THROUGH 29, AND
COMMON AREA "A" (PRIVATE STREETS)
& "B" (LANDSCAPING/DRAINAGE)

BEING A PORTION OF SECTION 26
TOWNSHIP 11 SOUTH, RANGE 13 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

FEBRUARY 2019
WLB NO. 185050-Z-A01
CONTOUR INTERVAL 1'

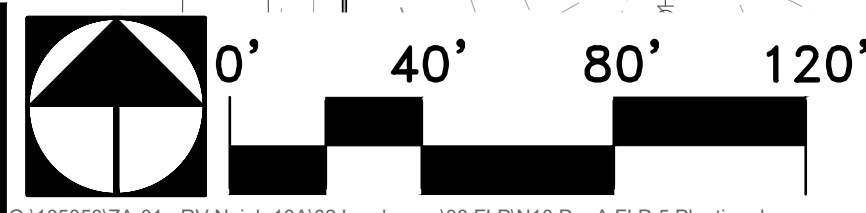
SCALE: 1" = 40'

REF. CASE: # OV114-023

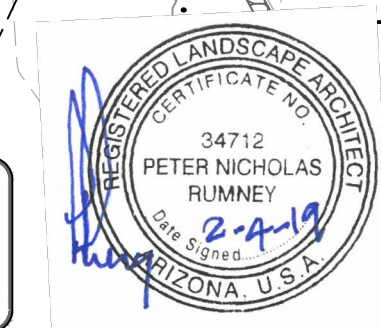
SHEET 5 OF 11

The
WLB
Group, INC.

Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix,
Flagstaff, Arizona,
and Las Vegas, Nevada
4444 East Broadway
Tucson, Arizona (520) 881-7480



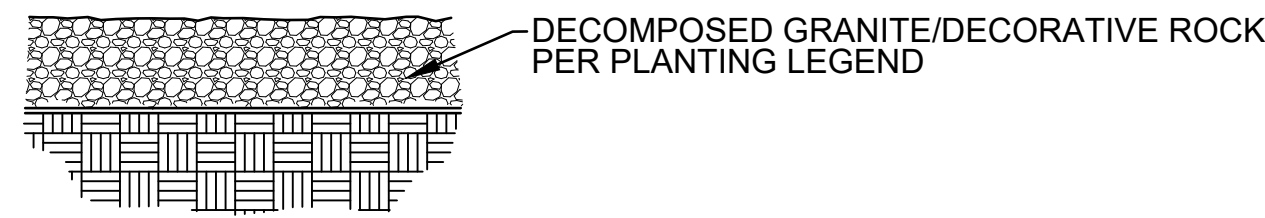
PLANTING PLAN



FINAL LANDSCAPE PLAN - RANCHO VISTOSO NEIGHBORHOOD 10 PARCEL A

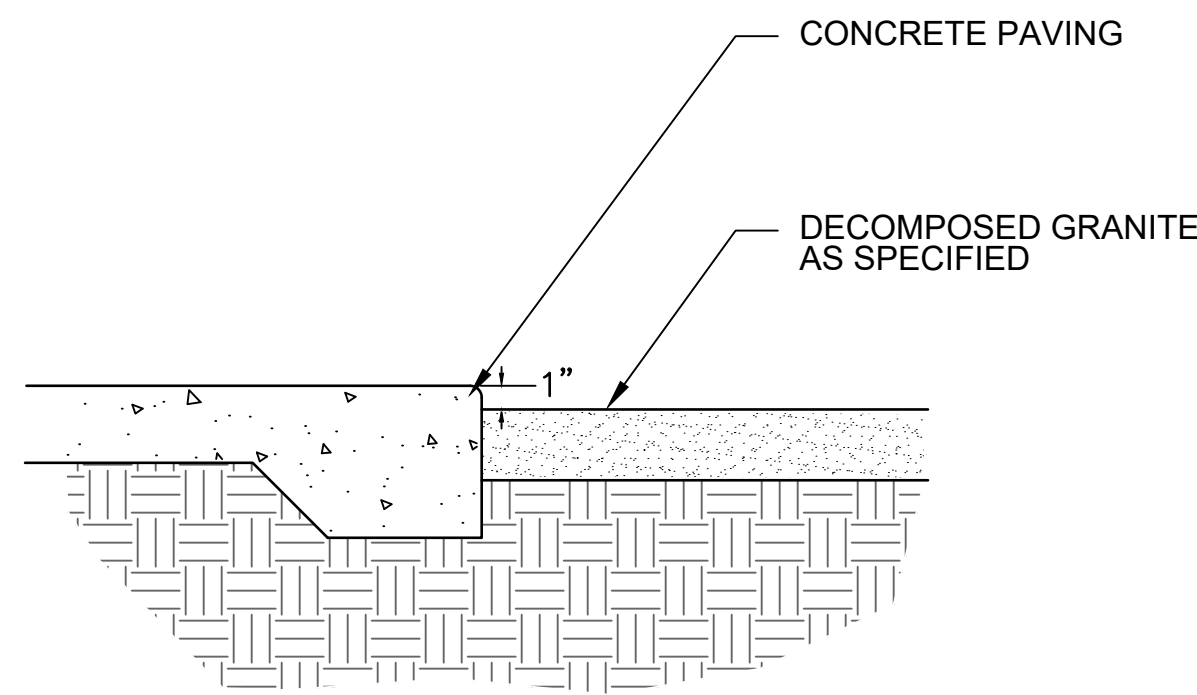
NOTES:

1. FINISHED DEPTH: 2" MIN.
2. BEFORE SPREADING ROCK, REMOVE ROCK & DEBRIS.
3. DURING INSTALLATION RAKE D.G. TO SETTLE FINES.
4. LIGHTLY BROOM SURFACE OF D.G. AFTER INSTALLATION.
5. APPLY PRE-EMERGENT TO ALL D.G. AREAS.
6. APPLY A LIGHT MIST OF WATER OVER THE ENTIRE D.G. SURFACE.



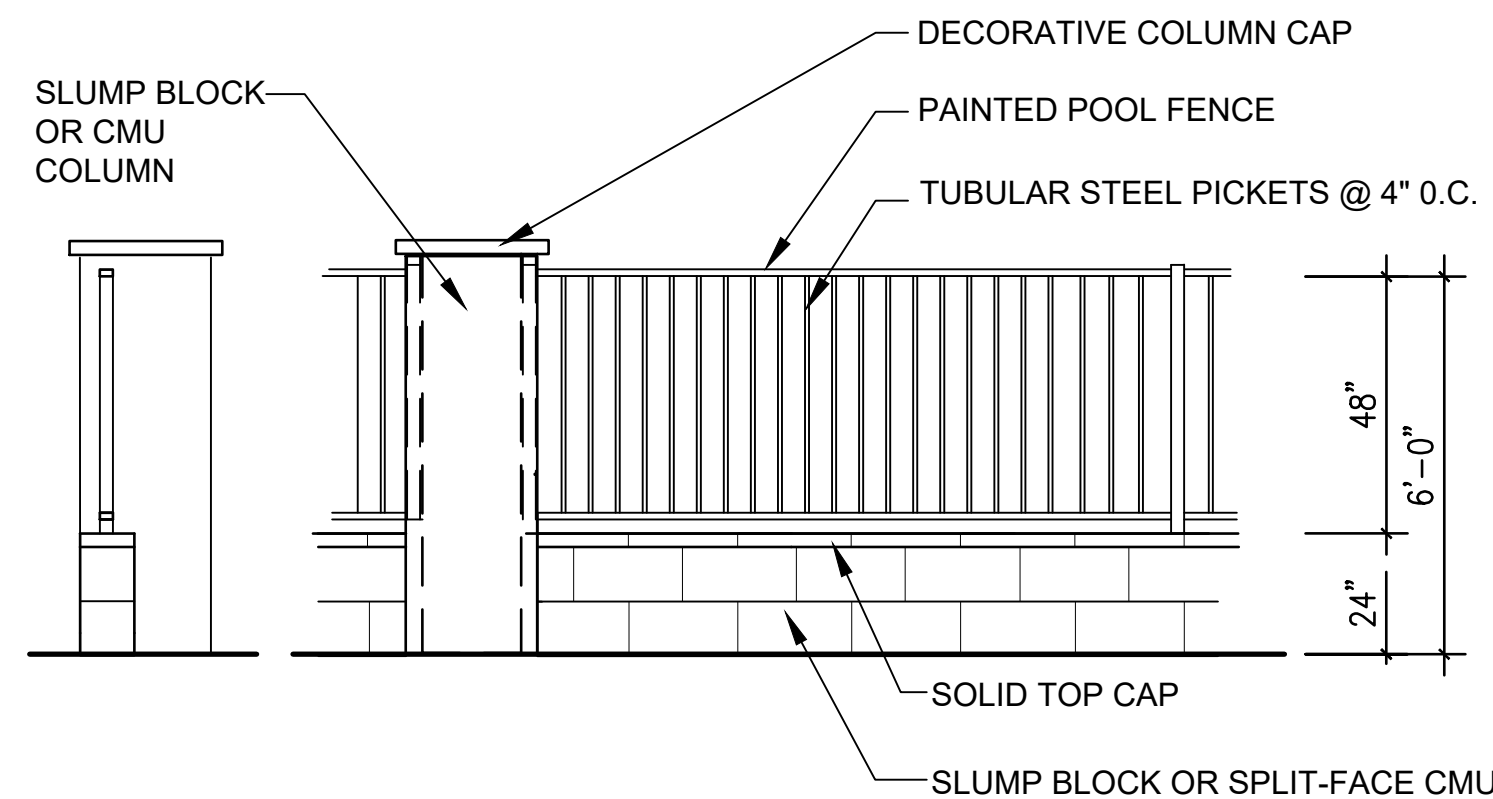
6 INERT GROUNDCOVER

SCALE: NTS



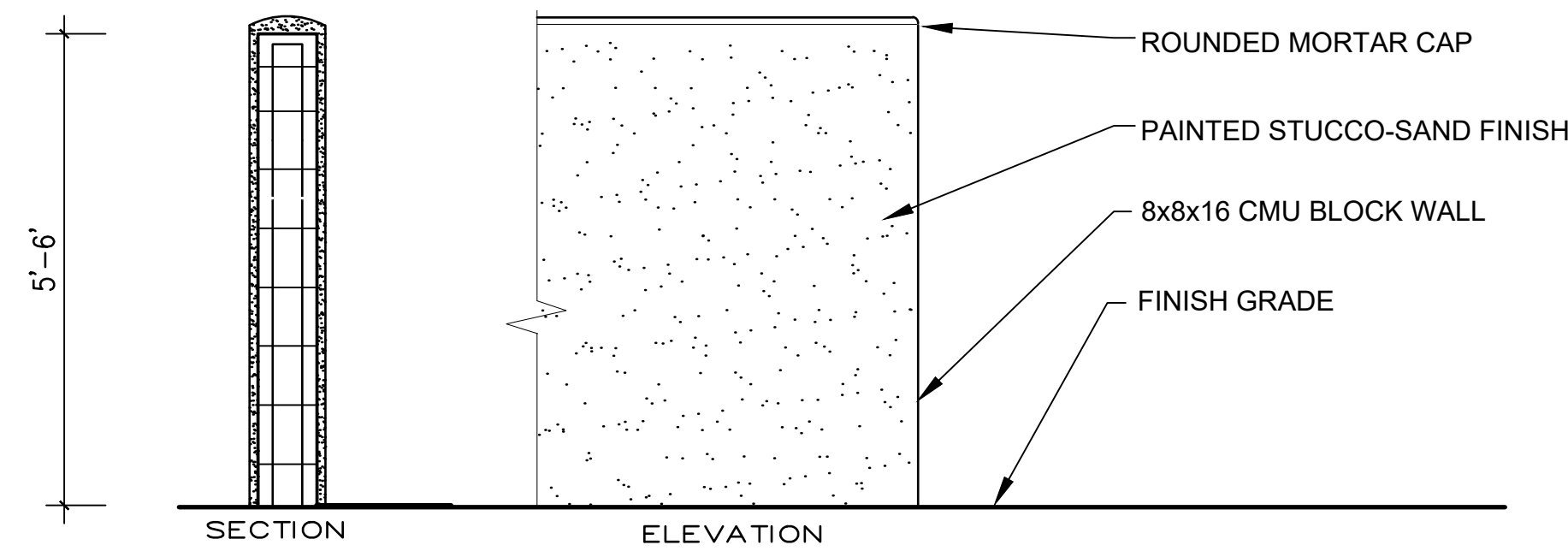
7 DECOMPOSED GRANITE AT CONCRETE

SCALE: NTS



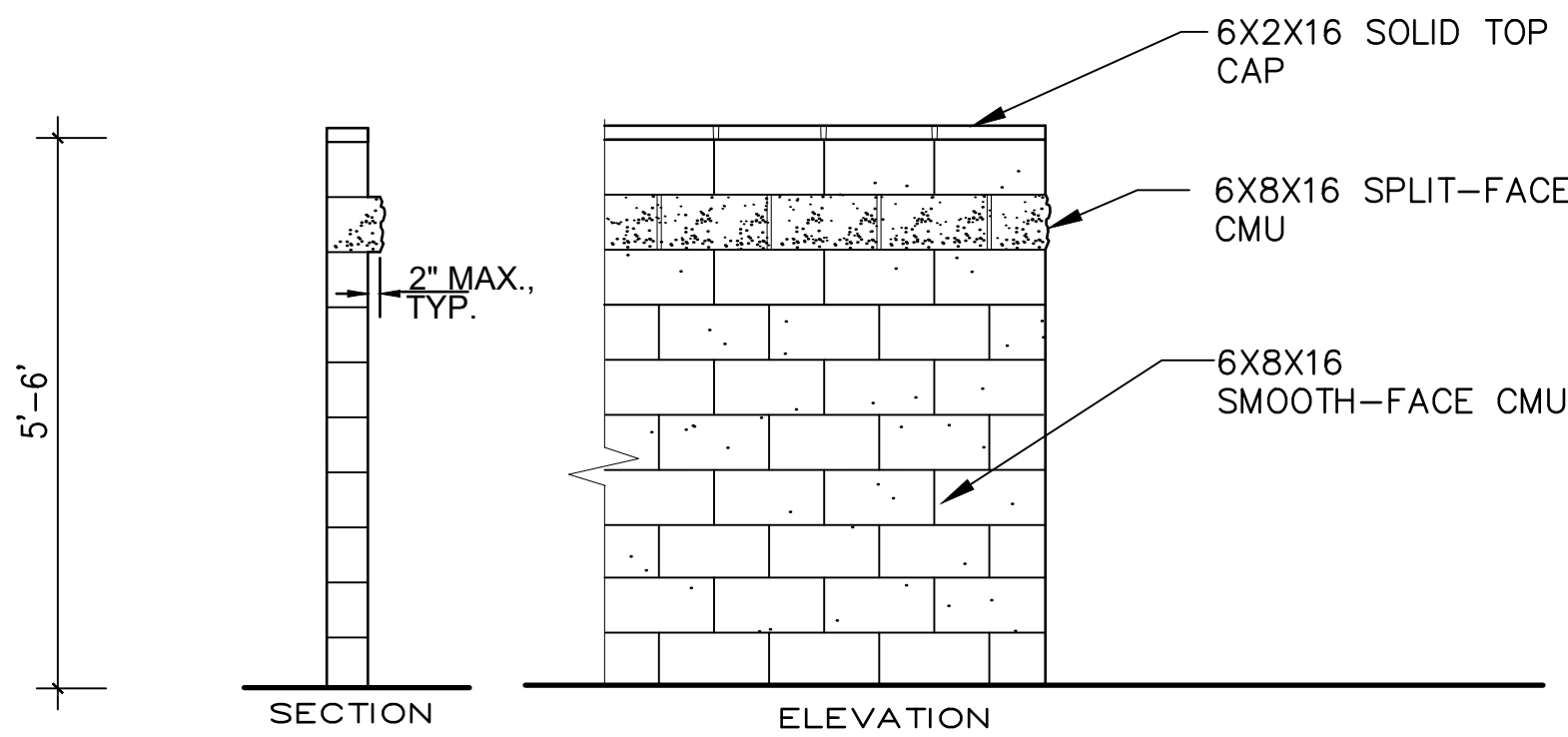
8 VIEW FENCE (ILLUSTRATIVE)

SCALE: NTS



9 STANDARD WALL (ILLUSTRATIVE) OPTION 1

SCALE: NTS

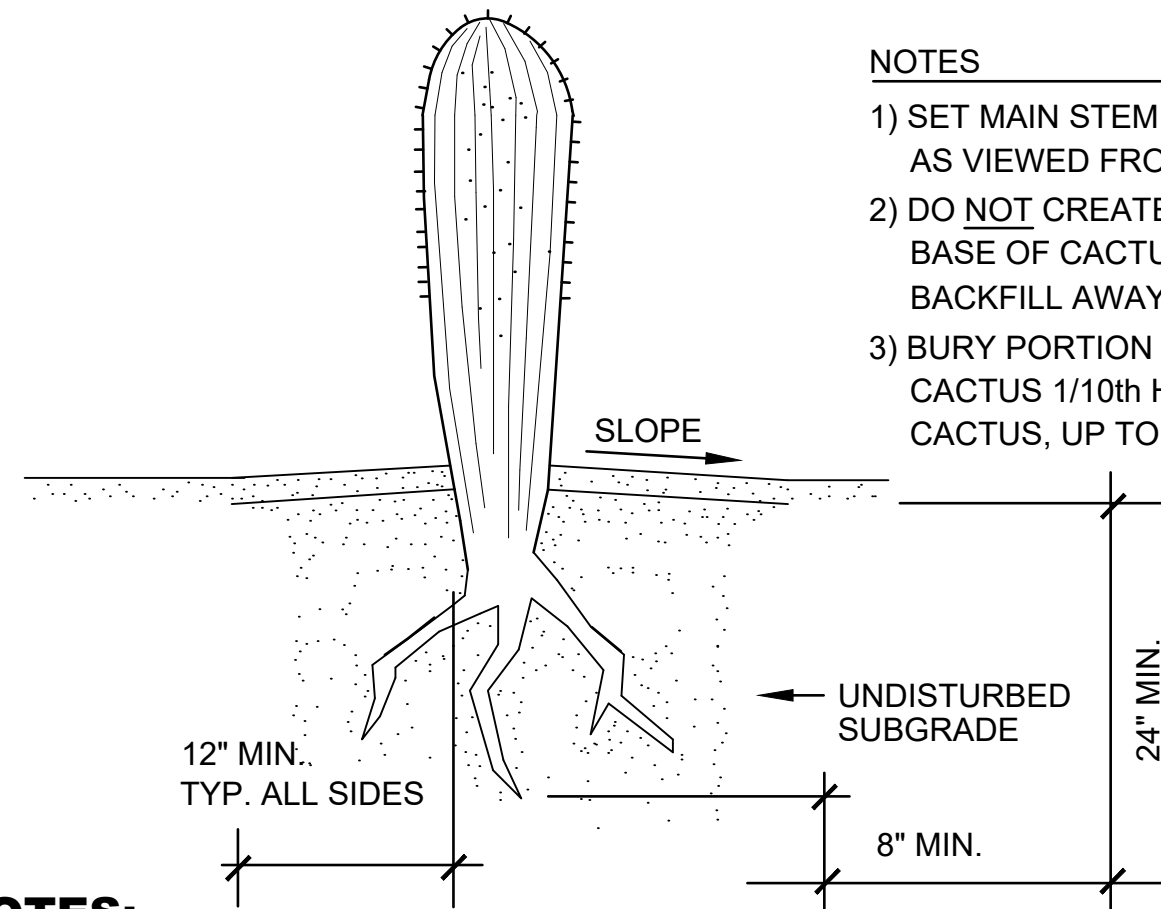


10 STANDARD WALL (ILLUSTRATIVE) OPTION 2

SCALE: NTS

NOTES

- 1) SET MAIN STEM OF CACTUS PLUMB AS VIEWED FROM ALL SIDES.
- 2) DO NOT CREATE A BASIN AT BASE OF CACTUS. SLOPE BACKFILL AWAY FROM STEM.
- 3) BURY PORTION OF "GREEN" CACTUS 1/10th HEIGHT OF CACTUS, UP TO A MAXIMUM OF 24"

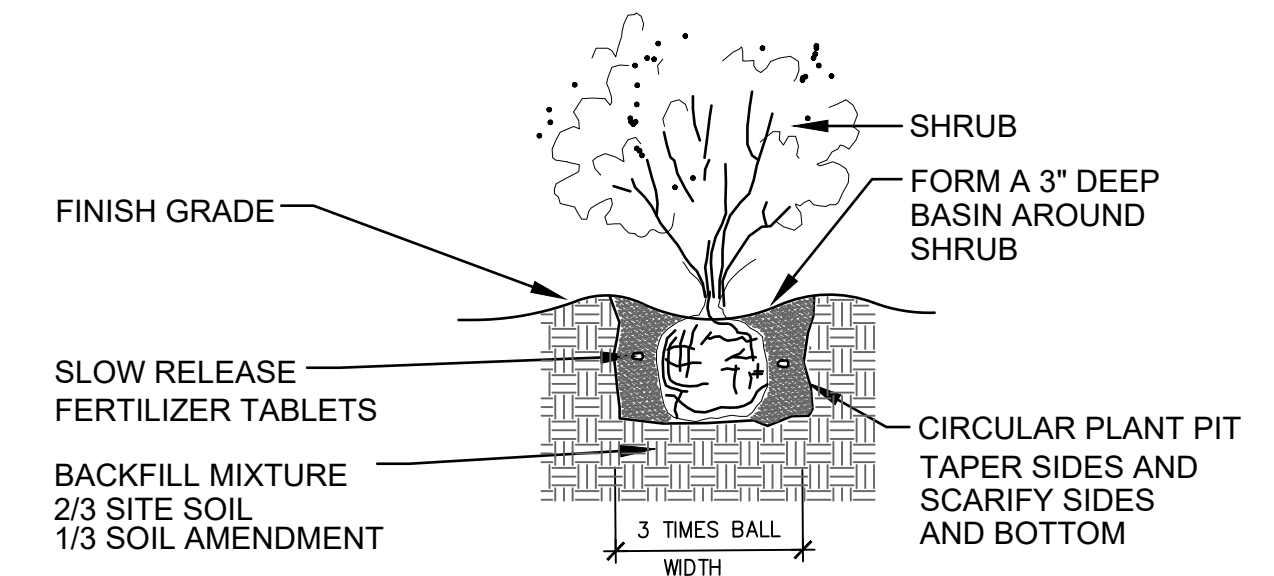


NOTES:

1. CLEAN SAND, NO STONES, MORTAR SAND IS RECOMMENDED
2. ROOT PRUNE ALL SHRDED OR DAMAGED ROOTS. ENSURE ALL WOUNDS TO THE ROOT SYSTEM ARE CLEAN CUT PRIOR TO PLANTING. DUST ALL ROOTS WITH SULFUR.
3. PLANT SAGUARO AT LEAST 4' FROM SHRUBS OR TREES.
4. PLANTING WELL SHALL BE 6" MIN. WIDER THAN THE EXTENT OF THE SEVERED LATERAL ROOTS. CUT THROUGH TAPROOT TO PROVIDE A FLAT BASE WITH A DIAMETER SUFFICIENT TO SUPPORT THE WEIGHT OF THE UNSUPPORTED SAGUARO.
5. PLANTING DEPTH SHALL BE MAXIMUM OF 6" DEEPER THAN THE DEPTH AT WHICH THE PLANT WAS GROWN. THE TAPERING OF ROOT COLLAR MUST BE VISIBLE ABOVE THE FINISHED GRADE.
6. BACKFILL PLANTING WELL WITH DRY NATIVE SOIL TREATED WITH SOIL SULFUR COMPACT SOIL IN 6" LIFTS TO ENSURE THE STABILITY OF THE SAGUARO.
7. ALL SAGUARO PLACEMENTS SHALL MATCH ORIGINAL NORTH SIDE FACING NORTH. ANY SUNBURNED SAGUAROS SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR.
8. SAGUAROS ARE SPECIFIED BY HEIGHT. A VARIETY OF HEIGHTS MAY BE ACCEPTABLE PROVIDED THE AVERAGE IS NOT LESS THAN SPECIFIED. OWNER MUST APPROVE SAGUAROS PRIOR TO PLANTING.
9. MIST WITH WATER FROM TOP DOWN ONCE A MONTH IF PLANTED DURING HOT SEASON
10. AFTER TRANSPLANTING, ALLOW 2-3 WEEKS BEFORE FIRST WATERING.

5 COLUMNAR CACTUS PLANTING DETAIL

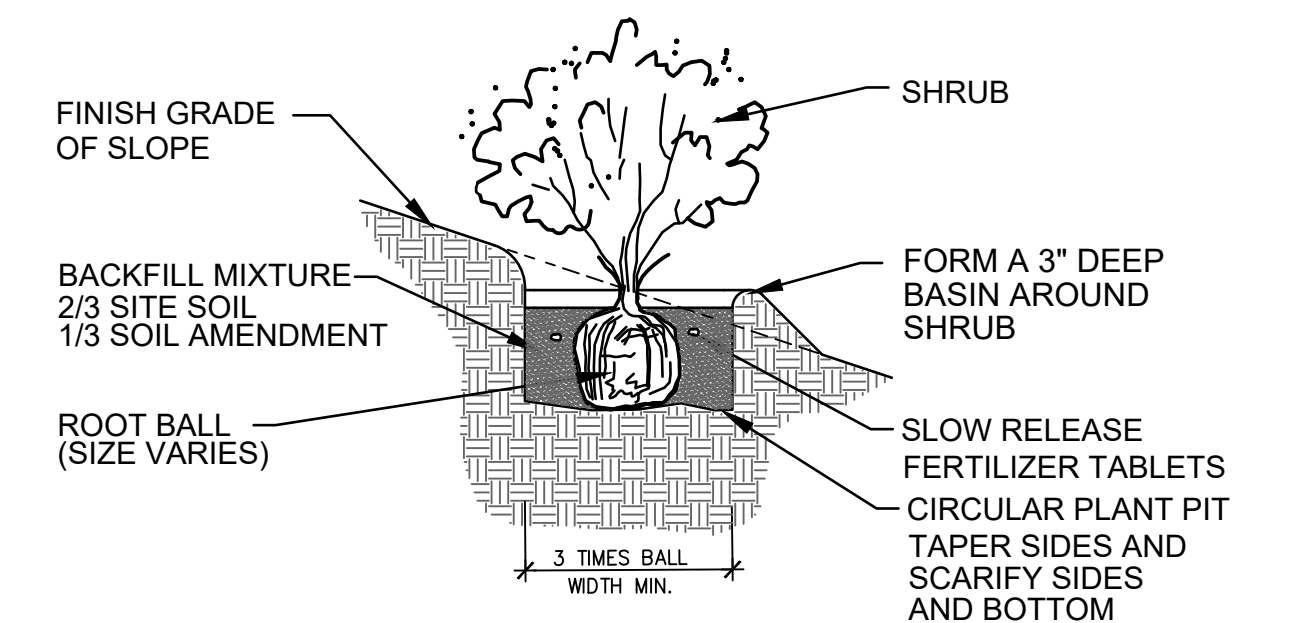
SCALE: NTS



NOTE: 1. WATER SETTLE BACKFILL 6" LIFTS

1 SHRUB PLANTING

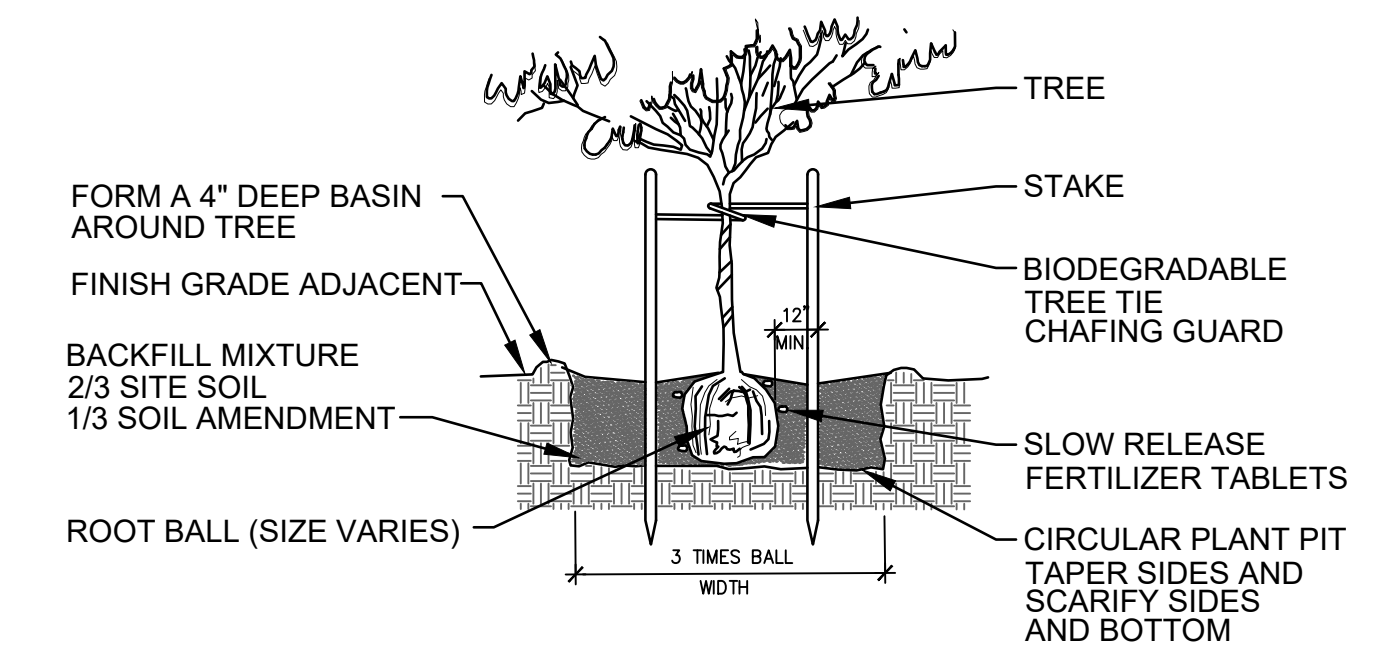
SCALE: NTS



NOTE: 1. WATER SETTLE BACKFILL IN 6" LIFTS

2 SHRUB PLANTING ON SLOPE

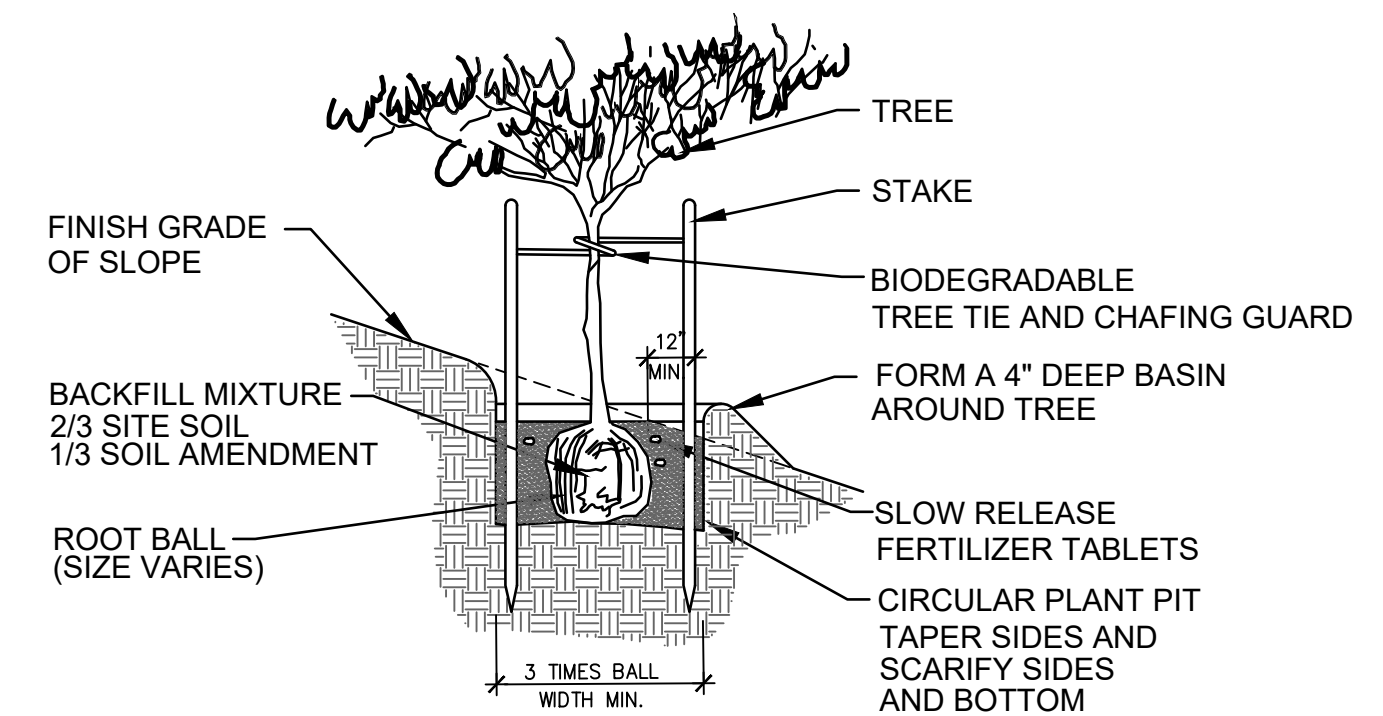
SCALE: NTS



NOTE: 1. REMOVE ALL NURSERY STAKES AND CONTAINERS
2. WATER SETTLE BACKFILL IN 6" LIFTS

3 TREE PLANTING

SCALE: NTS



NOTE: 1. REMOVE ALL NURSERY STAKES AND CONTAINERS
2. WATER SETTLE BACKFILL 6" LIFTS

4 TREE PLANTING ON SLOPE

SCALE: NTS

OV1214-35
FINAL LANDSCAPE & IRRIGATION PLAN
FOR
RANCHO VISTOSO PARCEL 10-A
LOTS 1 THROUGH 29, AND
COMMON AREA "A" (PRIVATE STREETS)
& "B" (LANDSCAPING/DRAINAGE)

BEING A PORTION OF SECTION 26
TOWNSHIP 11 SOUTH, RANGE 13 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

FEBRUARY 2019
WLB NO. 185050-Z-A01
CONTOUR INTERVAL 1'

SCALE: AS SHOWN

REF. CASE: # OV114-023

SHEET 6 OF 11

LANDSCAPE WORK

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:
1. Trees, Shrub and Cacti.
 2. Inert Ground Cover.

1.2 SUBMITTAL REQUIREMENTS

- A. General: The Contractor shall make the submittals identified below. Submittals shall be approved prior delivery or placement of materials.
- B. Certificates of Compliance: Submit 3 copies of the following certificates of compliance to the Owner's Representative for review and approval:
1. Fertilizer, Soil Sulfur, Gypsum, Manganese Sulfate: Manufacturer's certified statement of analysis for each.
 2. Organic Soil Conditioner: A certificate, signed by the supplier, stating that the product complies with the project specifications
 3. Soil Stabilizer: Manufacturer's certified statement of analysis.
- C. Materials Test Reports: for existing surface soil and imported soil.

- D. Samples for Verification: For each of the following provide the following samples:
1. 5 lb of decomposed granite mulch for the color and gradation of decomposed granite proposed for use on the project, in labeled plastic bag.

1.3 COMPLIANCE WITH APPLICABLE REGULATIONS

- A. The Contractor shall comply with all local, state, and federal regulations regarding materials, methods of work, and disposal of excess and waste materials. The Contractor shall provide notices required by all governmental authorities, request required inspections, obtain required permits, and pay for all associated fees.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: All work shall be performed by a Contractor licensed by the State of Arizona Register of Contractors. The commercial license held by the Contractor shall be appropriate for the work being performed.
1. The Contractor shall maintain an experienced full-time supervisor on Project site during the construction period.
- B. Observation: Owner's Representative may observe plants either at place of growth or at site before planting for compliance with requirements for genus, species, variety, size, and quality. Owner's Representative retains right to observe plants further for size and condition of balls and root systems, insects, injuries, and latent defects and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected plants immediately from Project site. Owner's Representative may observe any and all plant pits prior to backfilling or planting.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Do not prune trees, shrubs and cacti before delivery, except as approved by Owner's Representative. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees, shrubs or cacti in such a manner as to destroy their natural shape. Provide protective covering of plants during delivery. Do not drop plants during delivery.
- B. Deliver plants after preparations for planting have been completed and install immediately. If planting is delayed more than six hours after delivery, protect from weather and mechanical damage, and keep roots moist. Do not remove container-grown stock from containers before time of planting.
- C. Inorganic Soil Amendments: Deliver in original sealed, labeled, and undamaged containers.
- D. Fertilizer: Deliver in original sealed, labeled, and undamaged containers.

1.6 COORDINATION

- A. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit.
- B. Work that is completed or in-progress shall be protected during installation of landscape work. The Contractor shall coordinate all landscape related work with the Owner's Representative.

1.7 GUARANTEE

- A. The Contractor shall guarantee all Contractor provided plants for the period indicated, commencing on the date of Final Acceptance, against all defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner, causes deliberate, or incidents that are beyond Contractor's control.
1. Guarantee Period for Trees, Shrubs and Cacti: One year from date of Substantial Completion.
 2. Remove dead plants immediately. Replace immediately unless directed otherwise by Owner's Representative.
 4. Replace plants that are diseased, or that exhibit more than 25 percent die-back, at end of guarantee period.
 5. A limit of one replacement of each plant will be required, except for losses or replacements due to failure to comply with requirements.
 6. Include the following remedial actions for turf as a minimum:
 - a. Immediately remove dead turf and replace.
 - b. Repair failed areas due to erosion, replace erosion control materials in failed areas.

1.8 MAINTENANCE DURING CONSTRUCTION

- A. The Contractor shall maintain throughout the construction period all trees, shrubs, cacti, decomposed granite, and other landscape improvements. Maintenance during construction shall continue until the issue of a Certificate of Substantial Completion. All maintenance and plant replacements throughout the construction period shall be at no additional cost to the Owner.
1. Trees, Shrubs and Cacti: During the construction, maintain by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, tightening and repairing stakes and guy supports, clean-up and resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Spray as required to keep trees, shrubs, and cacti free of insects.
 2. Decomposed Granite (including stabilized and field mixes): During the construction, maintain by raking, weeding, recompacting, reapplying, regrading, and repairing eroded areas. Protect field areas from traffic.
- B. Inspection of Completed Landscape Work: Upon completion of the landscape work, the Contractor shall notify the Owner's Representative who will schedule an inspection of the landscape improvements. During the inspection, items that are incomplete or that must be repaired or replaced will be identified. Completion or correction of items noted will be required prior to the issuance of a Certificate of Substantial Completion.

1.9 MAINTENANCE AFTER SUBSTANTIAL COMPLETION

- A. Maintenance Period: Six months from date of Substantial Completion for trees, shrubs, cactus and other landscape improvements. All work shall be performed in a professional manner within the standards of the industry, using quality equipment methods and materials.
- B. Work Schedule: Contractor will supply the Owner's Representative with a proposed schedule of the expected day and time tasks listed below will be performed. This schedule shall be approved prior to project maintenance commencement.

Item No.	Task Work Item Description	Task Work Item Description	Time Frame
1	Prune Plants	Once	4th Month
2	Fertilize Plants	Once	4th Month
3	Irrigate Plants	Adjust per Season	---
4	Weed All Areas	2x Month	---
5	Apply Pre-Emergent Herbicide	Once	4th Month
6	Ensure Soil Conditions	Once	2nd Month
7	Insect, Rodent and Disease Control	Monthly	---
8	Granite Areas	Monthly	---
9	Police Site	Weekly	---

The frequencies of the tasks stated above are suggested minimums only. During extremely wet or dry periods, the Contractor must adjust schedules to ensure correct and proper conditions are maintained.

- C. After satisfactory completion of the maintenance period, the Owner will assume responsibility for landscape maintenance

1.10 SUSPENSION OF MAINTENANCE PERIOD FOR NON-COMPLIANCE

- A. Failure to comply with the specified maintenance requirements, as determined by the Owner's representative, may result in the suspension of the maintenance period until such time as the required remedial actions have been completed by the Contractor. A number of days equal to the number of days of the suspension will be added to the maintenance period.

PART 2 - PRODUCTS

2.1 TREE, SHRUB, AND CACTI MATERIAL

- A. General: All Contractor-provided plants used on the project shall be subject to the Owner's review and approval.
- B. Plant Form and Quality: All plants shall comply with the project specifications, be normally developed individuals of their species. Provide well-shaped, fully branched, healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
- C. Grade: Provide quality, size, genus, species, and variety of plants indicated, complying with applicable requirements in ANSI Z60.1, "American Standard for Nursery Stock" or "Arizona Nurseryman's Association Recommended Average Tree Specifications", whichever is the more stringent. Trees, shrubs, and cacti of a larger size may be used if acceptable to Owner's Representative and at no additional cost to Owner.
- D. Plant Root Systems: All plants shall have healthy root systems. Container-grown plants shall have been in containers for a sufficient time for the root system to hold the soil when the plant is removed from the container, but not long enough for the plant to become root-bound or to cause a hardening of the root system.
- E. Label at least one tree, shrub, and cacti of each variety and caliper with a securely attached, waterproof tag bearing legible designation of botanical and common name.

2.2 PREPARED PLANTING SOIL MIX FOR TREES, SHRUBS, AND CACTI

- A. Planting Soil Mix: Planting soil shall be native topsoil mixed to a uniform volume and loose measure, with the following soil amendments and fertilizers in the following quantities per cubic yard:
1. Trees and Shrubs: 20 cubic feet of (native) topsoil, 7 cubic feet of organic soil conditioner, 2 lbs soil sulfur, 1 lb of fertilizer (16-20-0). The prepared planting soil shall be thoroughly blended prior to placement in plant pits.
 2. Cacti: Planting soil shall be native topsoil with 0.25 lbs of soil sulfur incorporated into the soil backfill at each cactus.

2.3 FERTILIZER

- A. General Requirements: All fertilizers used on the project shall be in pelleted form and of recent manufacture.
- B. Slow-Release Fertilizer for Tree and Shrub Planting: Ammonium Phosphate consisting of 50 percent water-insoluble nitrogen, and phosphorus in the following composition:
1. Composition: 16 percent nitrogen, 20 percent phosphoric acid by weight.

2.4 INERT GROUND COVER

- A. Decomposed Granite: Decomposed granite shall be durable granite material size as shown on the plan. Except as may be approved by the Owner's Representative, all materials used on the project shall be from the same source and shall match the approved sample. Decomposed granite shall be free of loam, sand, clay, and other foreign substances.
1. Type: As indicated on plans.

2.5 TREE STAKING

- A. Tree Stakes: Tree Stakes shall be 2-inch (minimum) diameter by 8 feet (minimum) long peeled Lodge Pole Pine stakes. Treat with an EPA approved wood preservative. If required to support properly trees used on the project, stakes longer than specified shall be used at no cost to the Owner.
- B. Tie Wire: 12 gauge, annealed, galvanized wire.
- C. Chafing Guard: Biodegradable cotton tree ties with brass eyelet, provided in lengths required to protect tree trunks from damage. Cut tree ties are not acceptable.

2.6 HORTICULTURAL CHEMICALS

- A. Pre-Emergent Herbicide: "Surflan" or "Pendulum", or approved equal. Delivered in original, sealed, and fully labeled containers and mixed according to manufacturer's written instructions.
- B. Post-Emergent Herbicide: "Round-Up", or approved equal. Delivered in original, sealed, and fully labeled containers and mixed according to manufacturer's written instructions.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive plants and decomposed granite for compliance with requirements and conditions affecting installation and performance. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 BLUE STAKING

- A. The Contractor shall have the work area Blue-Staked prior to the start of any excavation work. Blue Staking shall be kept current throughout the course of the work. All utilities damaged by the Contractor shall be repaired or replaced by the Contractor, as required by the Owner or applicable utility company, at the Contractor's expense.

3.3 SITE PREPARATION

- A. Protect structures, utilities, sidewalks, pavements and other facilities and existing plants from damage caused by landscape operations.
- B. Provide erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
- C. Lay out individual tree locations. Stake locations, adjust locations when requested, and obtain Owner's Representative's acceptance of layout before planting. Make minor adjustments as required.

3.4 TREE AND SHRUB PIT EXCAVATION

- A. Seasonal Limitations: The planting of trees and shrubs may be done at any time selected by the Contractor consistent with the overall project schedule. Planting during excessively hot, cold, or windy weather shall be at the Contractor's risk. Plants that die or are damaged as a result of weather conditions shall be replaced by the Contractor at no additional cost to the Owner.
- B. Excavation of Plant Pits: Excavate circular pits with sides sloped inward, pit size according to the drawings. Do not disturb sub-grade. Scarify sides of plant pit if smeared or smoothed during excavation.
- C. Subsoil removed from excavations may be amended as specified and used as backfill.
- D. Obstructions: Do not install any plant if a large obstruction is encountered below the rootball. Notify Owner's Representative if unexpected rock or obstructions detrimental to trees, shrubs or cactus are encountered in excavations.
- E. Tests for Drainage: Partially fill plant pits with water and allow water to percolate away. For acceptance, all pits shall drain at least 6" per hour. All pits not draining at 6" per hour shall be deepened or relocated as directed by Owner's Representative. Drainage testing for up to 25 percent of all tree pits shall be performed by the Contractor at no additional cost to the Owner.
1. Deepening Tree Pits: Drill 6-inch diameter holes into free-draining strata or to a depth of ten feet, whichever is less, and backfill with free-draining material.
 2. Deepening all tree pits shall be performed by the Contractor at no additional cost to the Owner.

3.5 TREE AND SHRUB PLANTING

- B. Set container-grown stock plumb and in center of pit or trench with top of root ball one inch above adjacent finish grades. Plants that settle shall be excavated and re-planted at correct grade.
1. Carefully remove root ball, immediately prior to planting, from container, without damaging root ball, stems or foliage. Damaged plants shall be replaced by the Contractor at no additional cost to the Owner.
 2. Backfill planting soil mix around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.

3.6 TREE AND SHRUB PRUNING

- A. Prune, thin, and shape trees and shrubs according to standard horticultural practice. Unless otherwise indicated by Owner's Representative, do not cut tree leaders; remove only injured or dead branches. Prune shrubs to ANA Standards to retain natural character. Shrub sizes indicated are sizes after pruning.
1. All dead wood, suckers, broken or bruised branches shall be removed.
 2. Pruning shall be carried out with clean, sharp tools.
 3. If, in the opinion of the Owner's Representative, pruning results in a plant not natural in character, the plant shall be replaced by the Contractor at no additional cost to the Owner.

3.7 TREE STAKING

- A. Upright Staking and Tying: Stake trees as detailed on the drawings. Use a minimum of 2 stakes of length required to penetrate at least 18 inches below bottom of backfilled excavation and to extend at least 72 inches above grade. Set vertical stakes and space to avoid penetrating root balls or root masses. Support trees with two tree ties at contact points with tree trunk. Allow enough slack to avoid rigid restraint of tree. Use the number of stakes shown on the drawings.
1. Staking and tying shall be capable of supporting the plant, without repair, for two years.

3.8 INORGANIC SURFACING INSTALLATION

- A. Decomposed Granite Surfacing: All areas to be surfaced with decomposed granite shall be brought to the lines and grades shown on the plans, with allowance made for depth of the decomposed granite. Install decomposed granite in accordance with the project drawings.
1. A reveal shall be provided adjacent to paved surfaces as shown on the project drawings. Where not detailed, the reveal shall be ¾ inch.

3.9 HORTICULTURAL CHEMICALS

- A. Herbicides: Herbicides shall be applied according to manufacturer's written instructions by an Applicator licensed by the state of Arizona.

3.10 CLEANUP AND PROTECTION

- A. During landscape operations, keep adjacent paving and construction clean and work area in an orderly condition.
- B. Protect all plants and decomposed granite areas from damage due to landscape operations, operations by other contractors and trades, and others. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged items.
- C. Promptly remove soil and debris created by landscape work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.
- D. Erect barricades and warning signs as required, to protect newly landscaped areas from traffic.

3.11 DISPOSAL

- A. Disposal: Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris and trimmings, and dispose of them legally off Owner's property.

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% ADWR VALUE BY END OF YEAR.													
28,544	30,648	32,150	34,554	35,455	35,455	24,338	24,338	27,944	30,047	28,845	28,244		
TOTAL (100% ADWR)					GAL/YEAR		360562						
YEAR 4:													
BEGIN GRADUALLY DECREASING IRRIGATION TO BUFFER MEDIAN AND ROW AREAS IN ORDER TO REACH ZERO IRRIGATION IN THOSE AREAS BY END OF YEAR 5.													
21,408	22,986	24,113	25,915	26,591	26,591	18,253	18,253	20,958	22,535	21,634	21,183		
TOTAL (75% ADWR)					GAL/YEAR		270422						
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. (AVERAGE MONTHLY WATER USE = 14,837 GAL/MONTH)													
14,272	15,324	16,075	17,277	17,728	17,728	12,169	12,169	13,972	15,023	14,422	14,122		
TOTAL (50% ADWR)					GAL/YEAR		180281						

IRRIGATION CONTROLLER SCHEDULE

WINTER DEC - FEB	SPRING MARCH - MAY	SUMMER JUNE - SEPT	FALL OCT - DEC
TREES WATERING DEPTH OF 24 - 36 INCHES			
WATER EVERY OTHER WEEK 5 - 6 HOURS	WATER EVERY WEEK 5 - 6 HOURS	WATER EVERY WEEK 6 - 8 HOURS	WATER EVERY OTHER WEEK 5 - 6 HOURS
SHRUBS / GROUNDCOVER WATERING DEPTH OF 18 - 24 INCHES			
WATER EVERY WEEK 5 - 6 HOURS	WATER TWICE A WEEK 4 - 5 HOURS	WATER TWICE A WEEK 5 - 6 HOURS	WATER EVERY WEEK 5 - 6 HOURS
THIS SCHEDULE IS FOR ESTABLISHED PLANTS. ADDITIONAL WATER IS NEEDED FOR NEWLY INSTALLED PLANTS. PLANT WATERING REQUIREMENTS VARY ACCORDING TO SIZE OF PLANT, AGE, EXPOSURE, SOIL, LOCATION, WEATHER, AND OTHER FACTORS. ADJUST CONTROLLER AS NEEDED.			

GENERAL NOTES

- IRRIGATION AND/OR WATERING PLANS SHALL MEET THE MINIMUM STANDARDS OF THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS.
- IF DESERT LANDSCAPING IS USED WHICH THAT ULTIMATELY WILL 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 (SECTION 27.6.E.4).
- 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 THE ZONING 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 LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER/MODEL	COMMENTS
	WATER METER	PER LOCAL CODE	SERVICE LINE SIZE - SEE WATER PLANS
	IRRIGATION CONTROLLER	LEIT 4000 AMBIENT LIGHT (SOLAR) CONTROLLER	MOUNT AT LOCATION APPROVED BY OWNER MOUNT AT LOCATION APPROVED BY OWNER
	BACKFLOW PREVENTER IN ENCLOSURE	FEBCO 825Y, SIZE AS INDICATED	GUARDSHACK ENCLOSURE, COLOR: WOODLAND TAN. INSTALL ON 4" THICK CONCRETE SLAB PER MANUFACTURERS RECOMMENDATIONS. PROVIDE R30 INSULATION BLANKET
	GATE VALVE	NIBCO T-113 BRASS GATE VALVE	LINE SIZE, IN VALVE BOX BOX SIZE: AMETEK 10" ROUND, OR EQUAL.
	REMOTE CONTROL VALVE ASSY. (TREE/SHRUB)	CONTROL VALVE: IRRITROL 700 P SERIES BALL VALVE: KBI PVC BALL VALVE PRESSURE REGULATOR: RAIN BIRD PSI-M40X-100 WYE FILTER: RAIN BIRD RBY-150-MX	SIZE PER PLAN IN VALVE BOX BOX SIZE: AMETEK "JUMBO", OR EQUAL. PROVIDE D.C. SOLENOIDS
	MULTI-OUTLET EMITTER (TREES)	RAIN BIRD XB-10-6 MULTI-OUTLET XERI-BUG	NOT SHOWN ON PLAN. PROVIDE (1) TO EACH TREE. BOX SIZE: AMETEK 6" ROUND, OR EQUAL.
	SINGLE EMITTER (SHRUBS)	RAIN BIRD XB-10PC (1 GPH)	NOT SHOWN ON PLAN. PROVIDE (2) TO EACH SHRUB.
	MAIN LINE	SCH. 40 PVC PIPE	SIZE 1 1/2". SCH. 80 FITTINGS SOLVENT WELDED.
	LATERAL LINE (PVC)	CLASS 200 PVC PIPE	REFER TO PIPE SIZE CHART-THIS SHEET-FOR LATERAL LINE SIZE. SOLVENT WELD. SCH. 40 FITTINGS
	LATERAL LINE (POLY)	3/4" POLYETHYLENE (BY U.S. PLASTICS OR EQUAL)	MAX. RUN 250 FT.
	SLEEVE	SCH. 40 PVC PIPE	SIZE TO BE 2X DIAMETER OF PIPE BEING SLEEVED (MIN. 4")
	FLUSH END CAP	SEE DETAIL	LOCATE AT END OF EVERY LATERAL RUN IN VALVE BOX, 10" ROUND SIZE. *

*VALVE BOXES TO BE COLOR TAN.

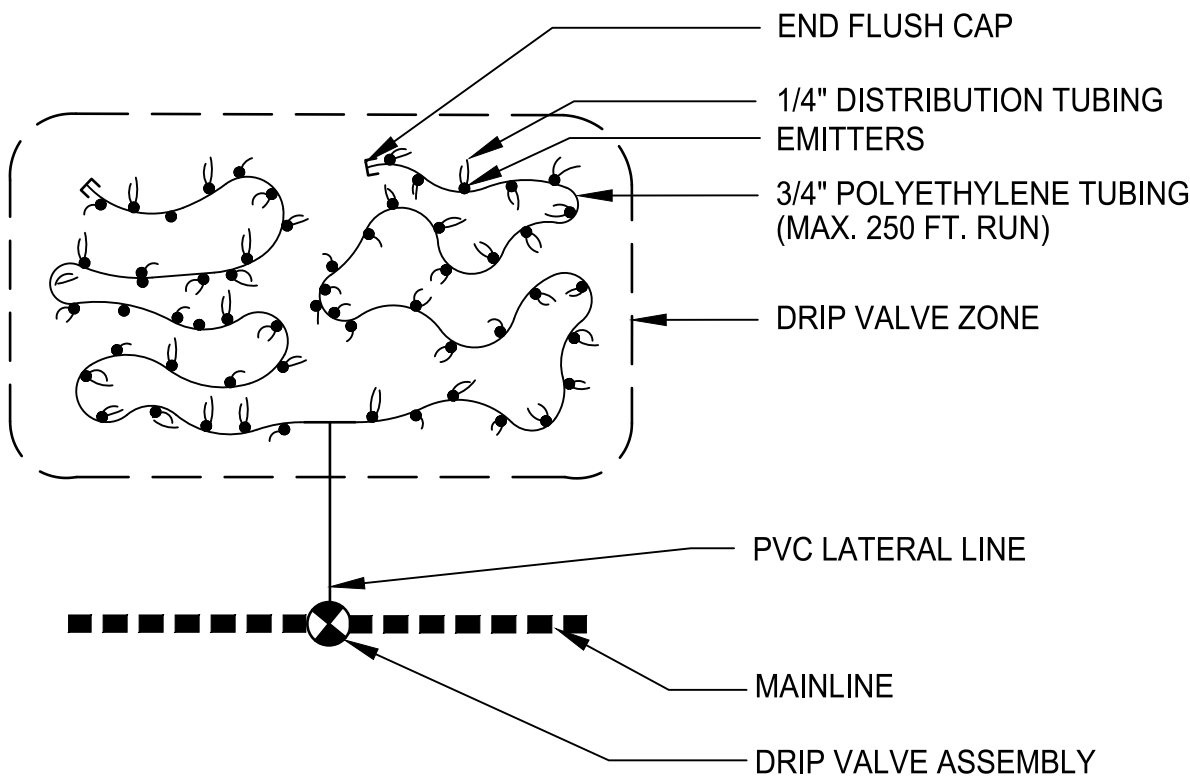
PIPE SIZE CHART

(PVC DRIP HEADER)

FLOW	PIPE SIZE
1-6 GPM	3/4"
6.1-10 GPM	1"
10.1-16 GPM	1-1/4"
16.1-24 GPM	1-1/2"
24.1-46 GPM	2"

VALVE KEY

A-*	STATION NUMBER
1"	VALVE SIZE
2.0	FLOW (GPM)
TREE	PLANTING TYPE



TYPICAL DRIP EMITTER LAYOUT

OV1214-35
FINAL LANDSCAPE & IRRIGATION PLAN
FOR
RANCHO VISTOSO PARCEL 10-A
LOTS 1 THROUGH 29, AND
COMMON AREA "A" (PRIVATE STREETS)
& "B" (LANDSCAPING/DRAINAGE)

BEING A PORTION OF SECTION 26
TOWNSHIP 11 SOUTH, RANGE 13 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

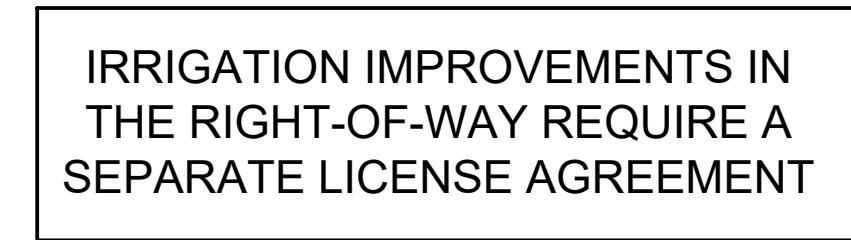
FEBRUARY 2019
WLB NO. 185050-Z-A01
CONTOUR INTERVAL 1'

SCALE: AS SHOWN

REF. CASE: # OV114-023

SHEET 8 OF 11

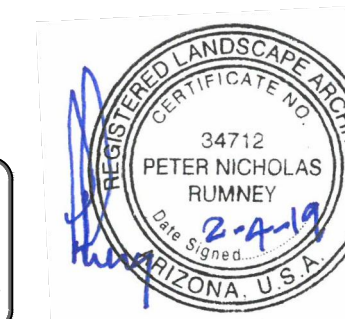
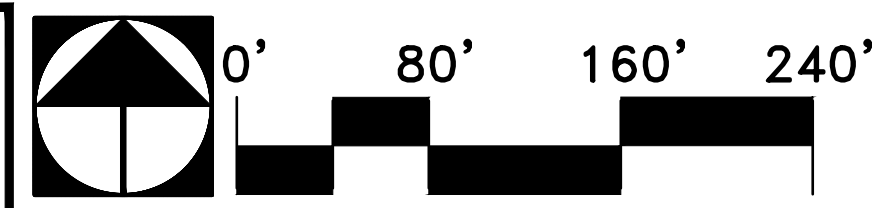
1. ALL WATER USE FOR IRRIGATION AND ENHANCEMENT SHALL CONFORM TO THE ARIZONA GROUNDWATER CODE, ARIZONA REVISED STATUTES 45, CHAPTER 2.
2. IRRIGATION PLAN IS SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. INSTALL EQUIPMENT WITHIN PLANTING AREAS AND ADJACENT TO WALKWAYS WHEREVER POSSIBLE.
3. IRRIGATION SYSTEM IS DESIGNED FOR A MINIMUM PRESSURE OF 43 PSI. PRIOR TO START OF IRRIGATION WORK, CONTRACTOR SHALL VERIFY EXISTING WATER PRESSURE AT THE METER (ASSUMED TO BE 43 PSI) AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN EXISTING PRESSURE AND DESIGN PRESSURE BEFORE PROCEEDING WITH WORK. NOTIFY LANDSCAPE ARCHITECT IF PRESSURE EXCEEDS 120 PSI.
4. MAKE IRRIGATION POINTS OF CONNECTION TO WATER LINES AS INDICATED ON PLANS AND COORDINATE WITH OTHER WORK AS REQUIRED.
5. EXACT LOCATION OF CONTROLLERS TO BE APPROVED PRIOR TO INSTALLATION.
6. CONTRACTOR IS RESPONSIBLE FOR ALL SLEEVES. WHETHER INDICATED ON THESE PLANS OR NOT INSTALL ALL PIPE AND WIRE UNDER PAVING OR WALLS IN SLEEVE, SIZE AS REQUIRED. COORDINATE WITH OTHER WORK AS REQUIRED.
7. INSTALL 3/4" EMITTER TUBING WITH DRIP EMITTERS AS REQUIRED, TO PROVIDE IRRIGATION TO ALL NEW SHRUBS AND TREES PER PLANTING PLAN.
8. LAY OUT EMITTER TUBING PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. INSTALL AUTOMATIC FLUSH TYPE END CAP AT ENDS OF ALL 3/4" LINES AND FLUSH THOROUGHLY BEFORE INSTALLING EMITTERS. BURY TUBING AT AN 8" DEPTH.
9. FOR SHRUBS AND VINES: INSTALL SINGLE OUTLET EMITTERS AS FOLLOWS:
 - (2) 1-GPH EMITTERS AT EACH 5 GALLON PLANT
 - (1) 1-GPH EMITTERS AT EACH 1 GALLON PLANT
 - (1) 0.5-GPH EMITTERS AT EACH SUCCULENT MULTI-OUTLET EMITTERS MAY BE SUBSTITUTED FOR INDIVIDUAL EMITTERS.
10. FOR TREES: INSTALL MULTI-OUTLET EMITTER AS FOLLOWS:
 - (8) 1-GPH EMITTERS AT EACH 48" BOX /TRANSPLANTED TREE
 - (6) 1-GPH EMITTERS AT EACH 24" BOX /36" BOX
 - (4) 1-GPH EMITTERS AT EACH 15 GALLON
11. SINGLE OUTLET EMITTER - RAIN BIRD XB-10PC, OR EQUAL MULTI-OUTLET EMITTER - RAIN BIRD XBT-10-6, OR EQUAL. MULTI-OUTLET EMITTERS MAY BE SUBSTITUTED FOR INDIVIDUAL EMITTERS.
12. USE SHORT PIECES OF 1/4" DISTRIBUTION TUBING (MAXIMUM LENGTH 6') TO EXTEND EMITTERS TO EACH ROOTBALL. HOLD IN PLACE WITH STAKES.
13. REVIEW EMITTER LAYOUT WITH LANDSCAPE ARCHITECT AND ADJUST NUMBER OF EMITTERS FOR SPECIFIC PLANTS THAT REQUIRE GREATER OR LESSER VOLUME OF WATER THAN INDICATED.
14. UPSIZE CONTROL WIRING FOR EACH PHASE AS REQUIRED TO SERVE FINAL BUILD-OUT OF IRRIGATION SYSTEM.
15. ALL BURIED IRRIGATION PIPE GREATER THAN TWO INCHES IN DIAMETER SHALL HAVE A #18 UF TYPE TRACER WIRE ATTACHED SECURELY TO IT AT 8 FT. INTERVALS. AT THE TERMINATION POINT ATTACH WIRE SECURELY TO PIPE AND PROVIDE TWELVE INCHES OF TRACER WIRE ACCESSIBLE ABOVE GRADE.
16. TRENCH WITH CARE IN THE OPEN SPACE BUFFER: AVOID DISTURBANCE TO EXISTING NATIVE SHRUBS AND TREES.

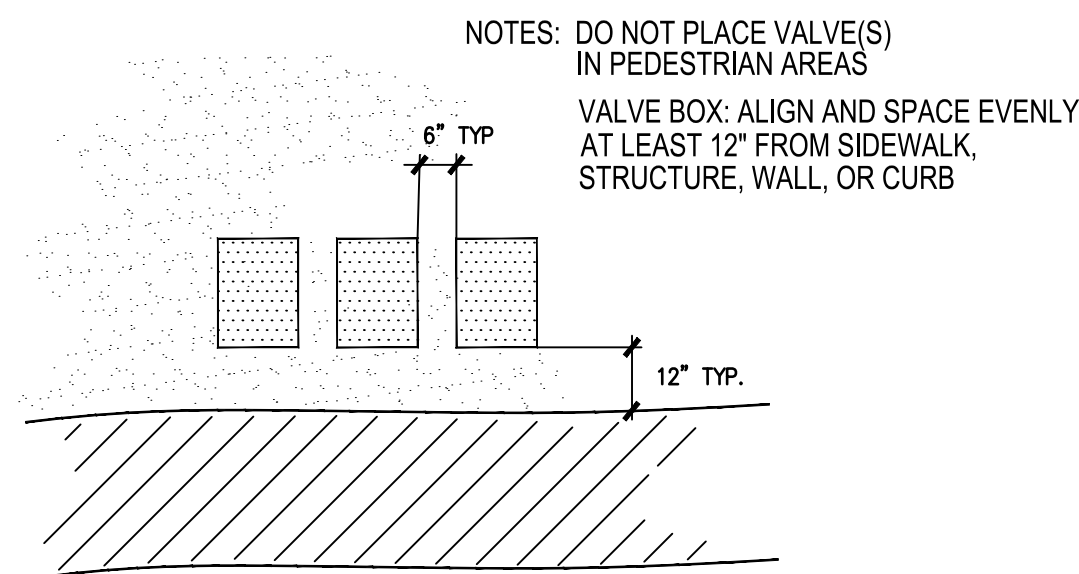


BEING A PORTION OF SECTION 26
TOWNSHIP 11 SOUTH, RANGE 13 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

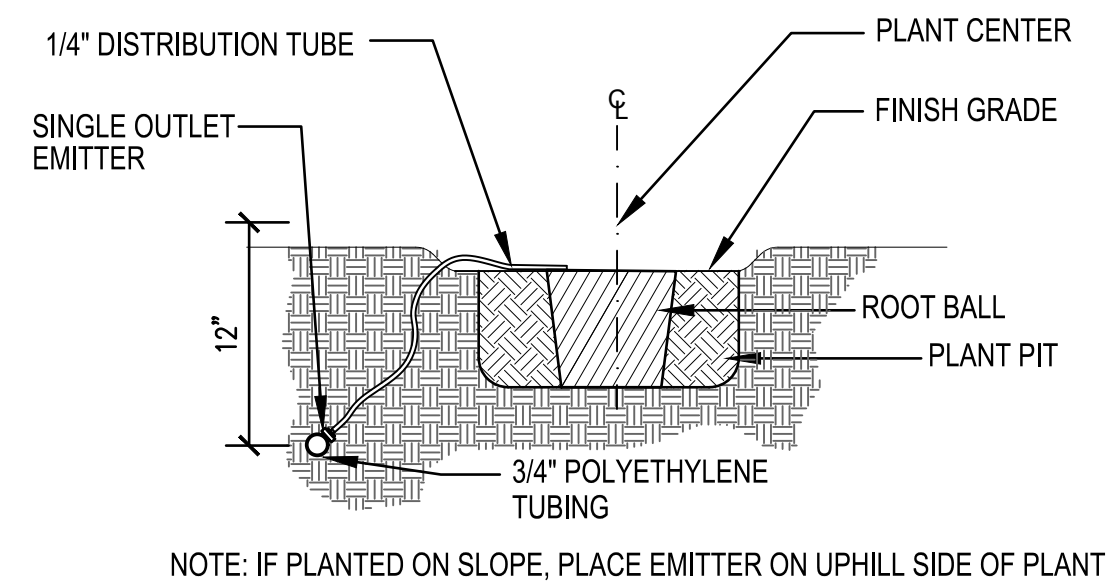
FEBRUARY 2019
WLB NO. 185050-Z-A01
CONTOUR INTERVAL 1' SCALE: 1" = 80'

REF. CASE: # OV114-023
SHEET 9 OF 11



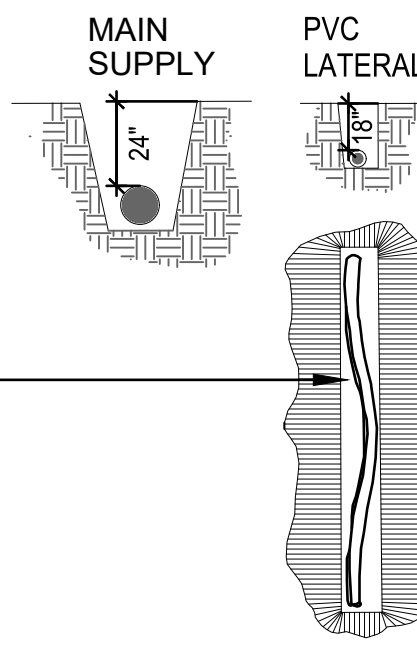


10 VALVE BOX PLACEMENT
SCALE: NTS

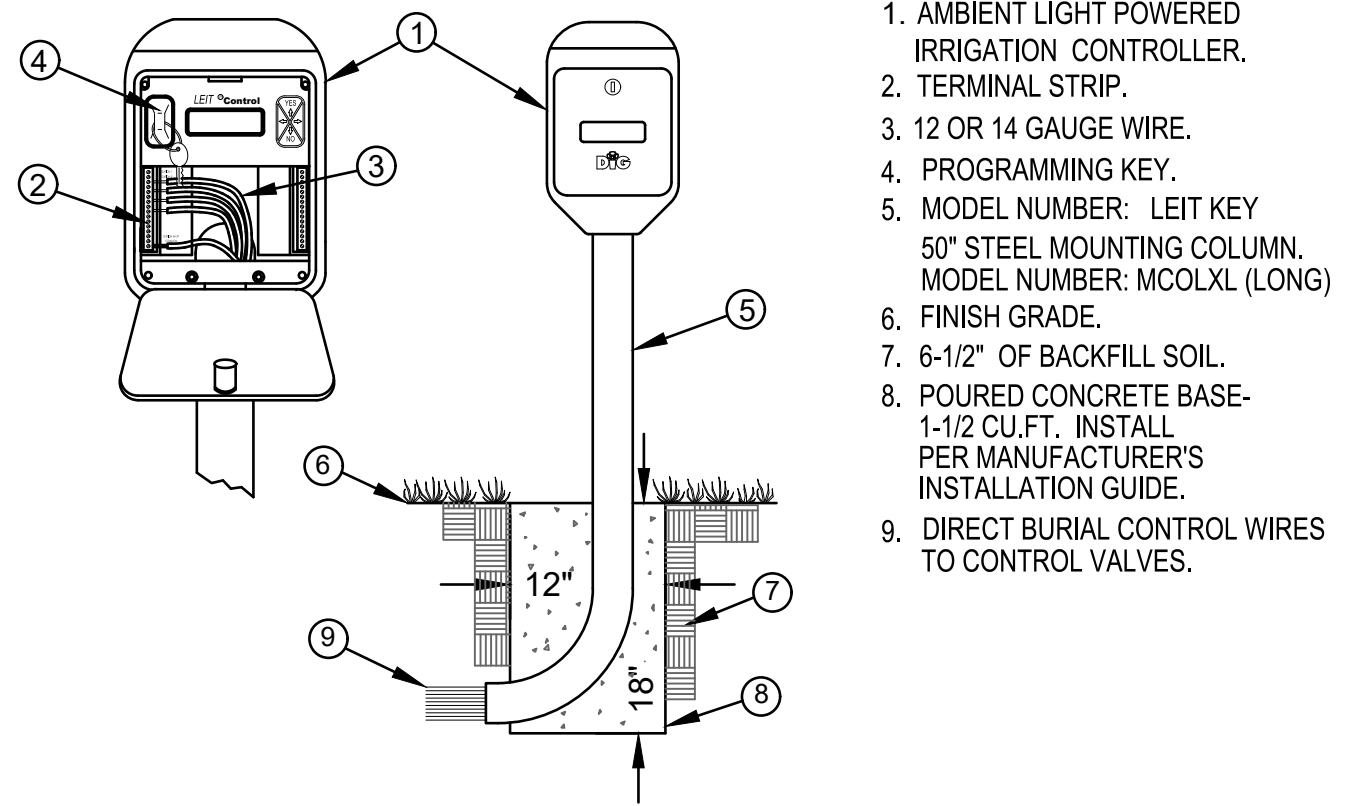


7 SINGLE OUTLET EMITTER
SCALE: NTS

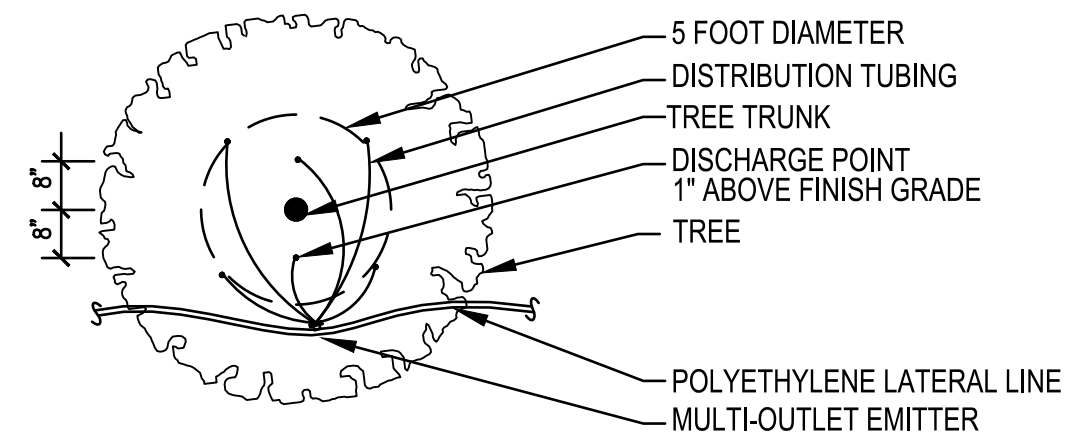
NOTE: TAPE & BUNDLE TUBING AND WIRING AT 10' INTERVALS
ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN
PIPE BEDDING MATERIAL TO BE ROCK & DEBRIS FREE, BACKFILL IN 6" LIFTS, PUDDLE WITH WATER, BETWEEN LIFTS.
THRUST BLOCK ALL DIRECTION CHANGES OF THE MAINLINE WITH 1 C.F. OF 3000 P.S.I. CONCRETE



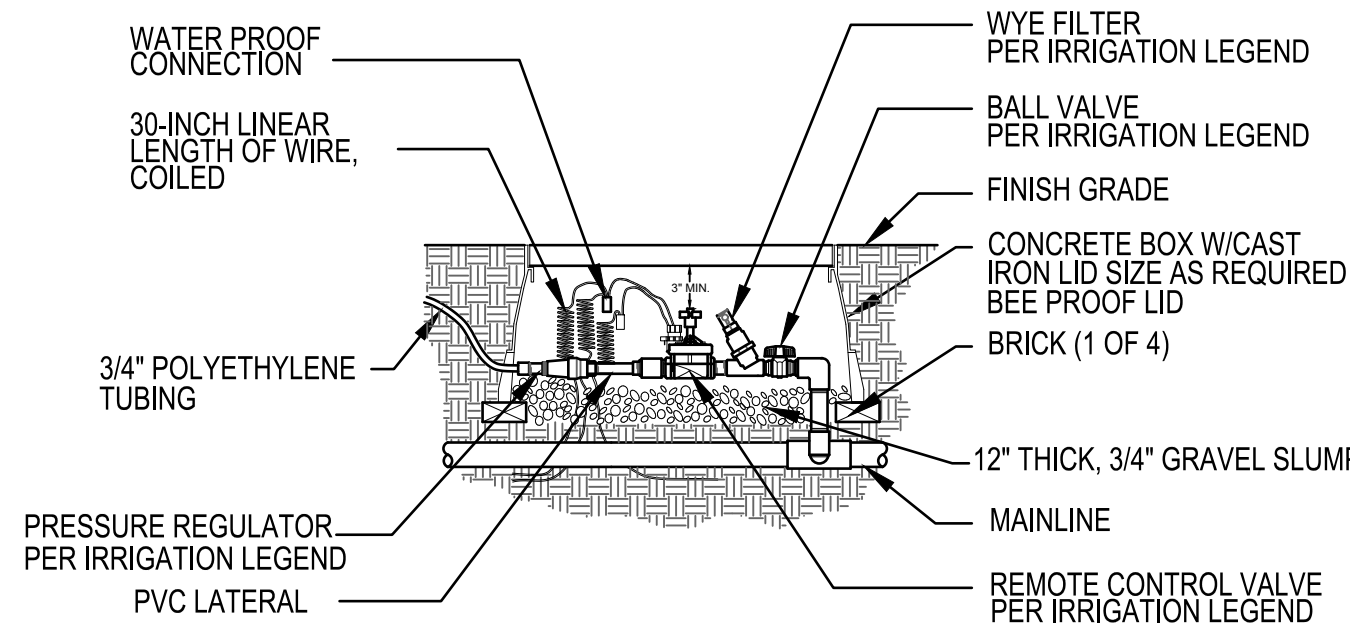
4 TRENCH
SCALE: NTS



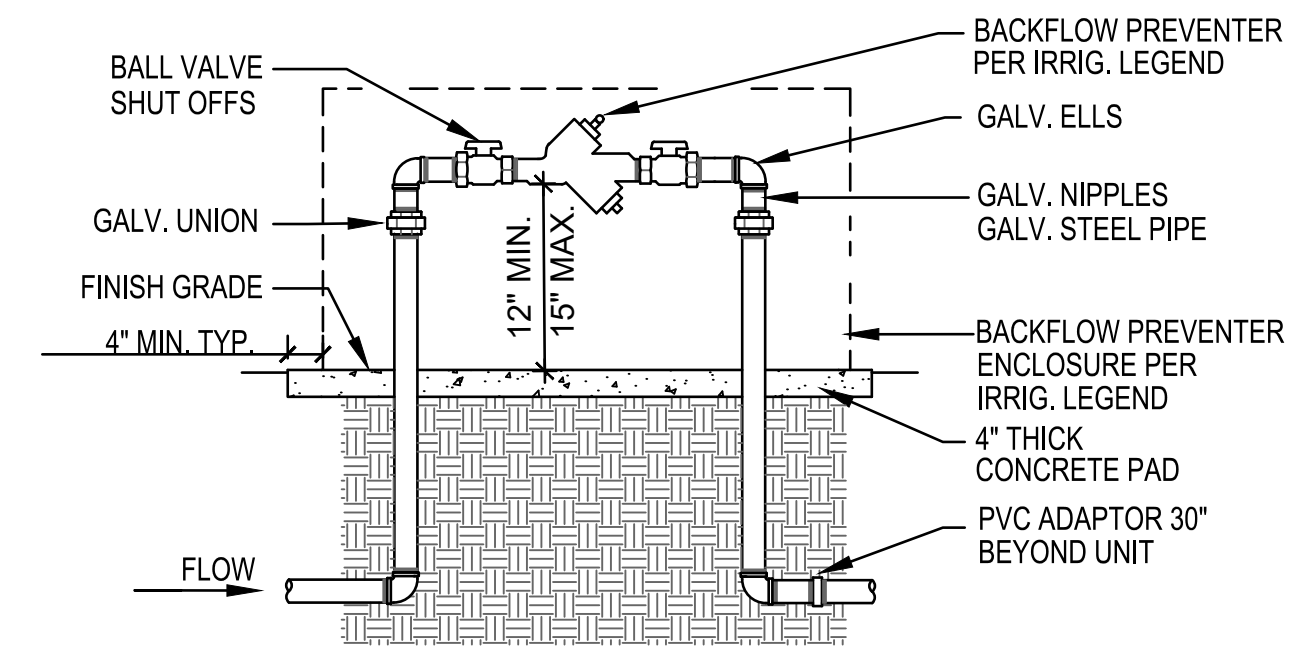
1 SOLAR CONTROLLER
SCALE: NTS



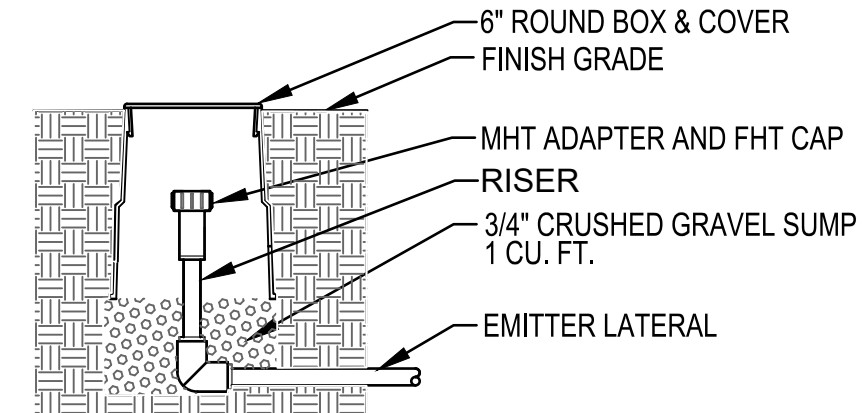
8 EMITTER PLACEMENT AT TREES
SCALE: NTS



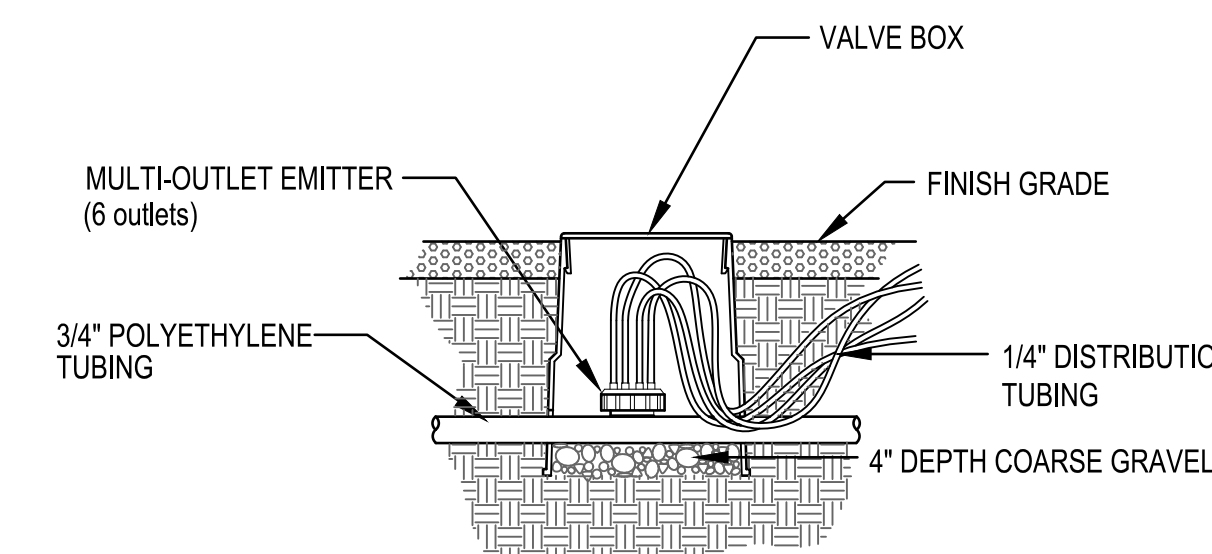
NOTE: BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS WITH SPLICING MATERIAL.
5 DRIP VALVE ASSEMBLY
SCALE: NTS



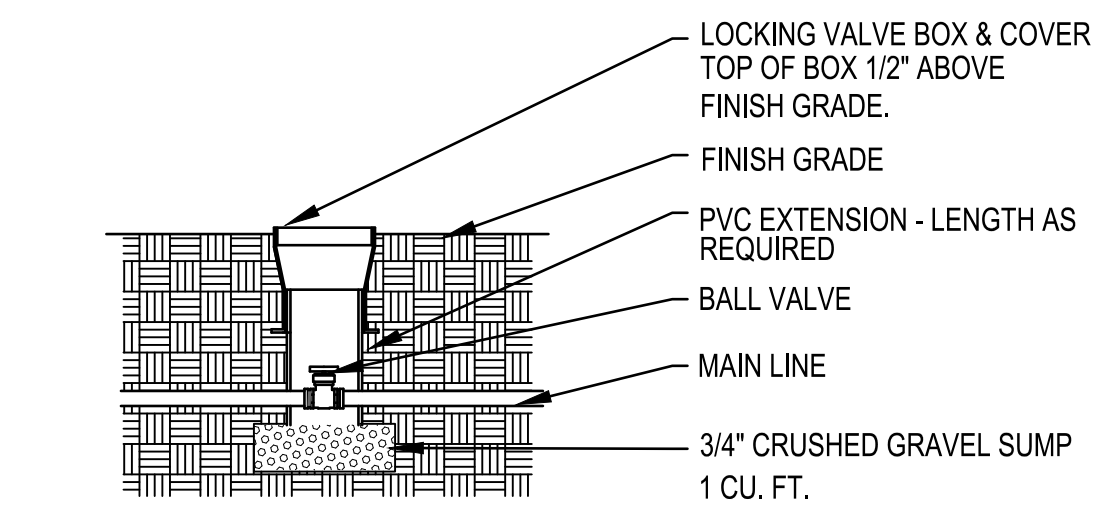
2 BACKFLOW PREVENTER
SCALE: NTS



9 FLUSH END ASSEMBLY
SCALE: NTS



6 MULTI OUTLET EMITTER
SCALE: NTS



3 ISOLATION VALVE
SCALE: NTS