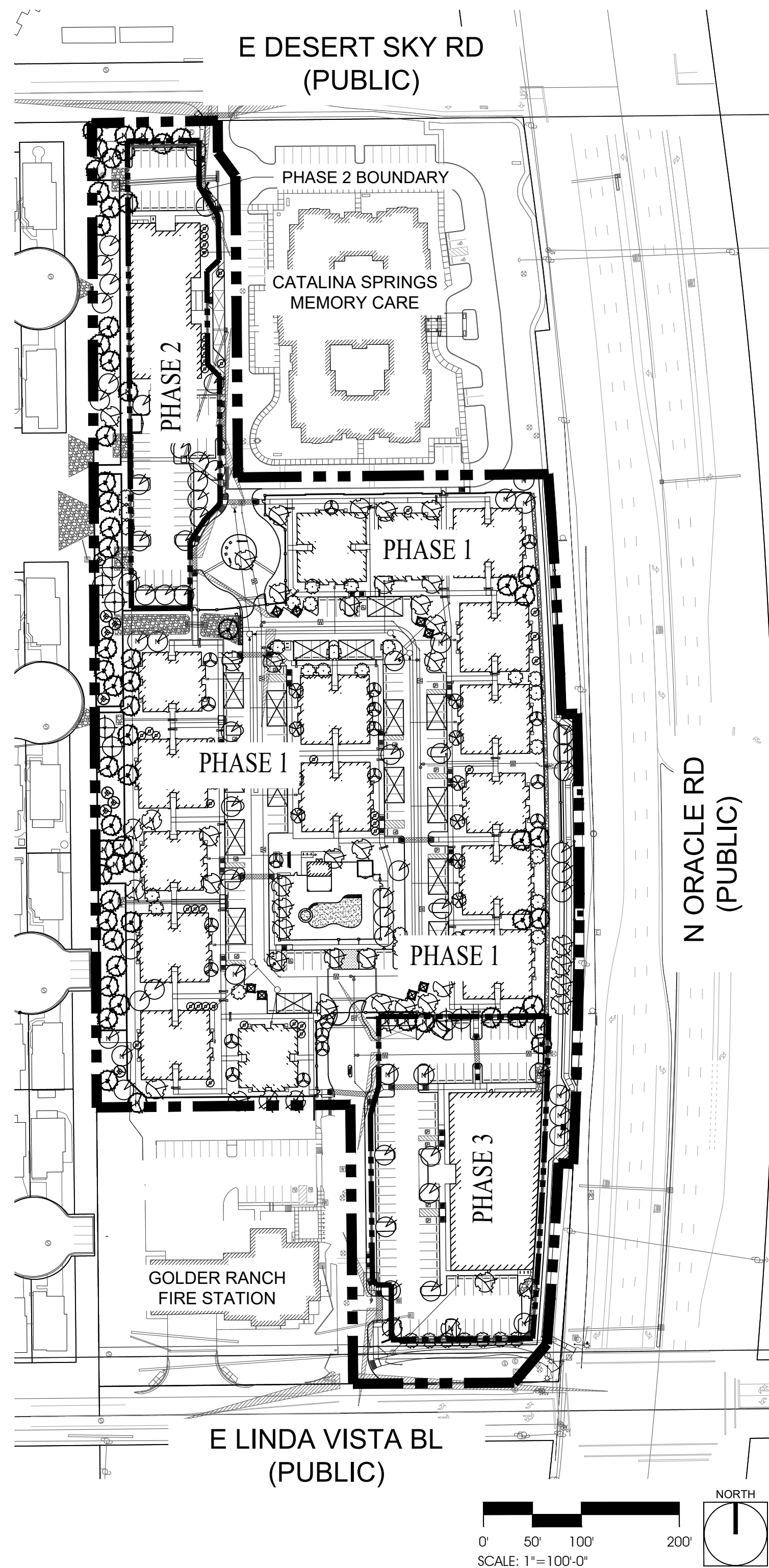


FINAL LANDSCAPE PLAN

LINDA VISTA LUXURY RENTALS

CASE #1902923

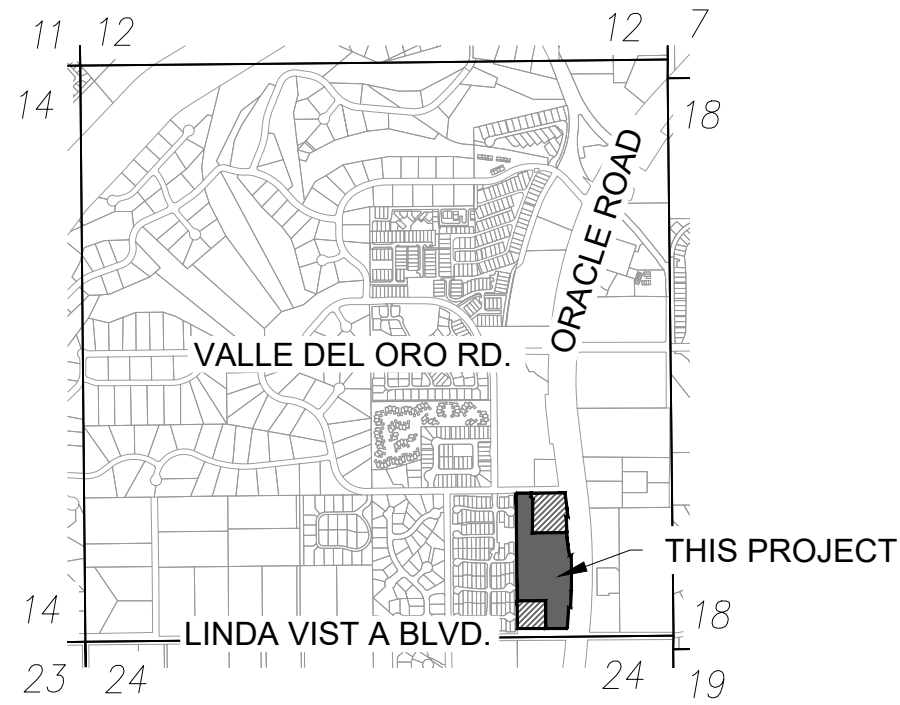


GENERAL NOTES:

- AREA CALCULATIONS ARE AS FOLLOWS:
  - GROSS AREA OF PROPERTY: 9.75 ACRES (424,798 SF)
  - ZONING OF THE PROPERTY: C-N
  - BUILDING SETBACKS ARE: FRONT=25', SIDE=25', REAR=25'
- ASSURANCES FOR LANDSCAPING AND RE-VEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.
- PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE IRRIGATION SYSTEM AS LONG AS NECESSARY IN ORDER TO TRANSITION PLANTS OVER TO NATURAL SOURCES. ANY PLANT MATERIALS THAT DIE FOR ANY REASON SHALL BE REPLACED IN ACCORDANCE WITH SECTION 27.6.E.4 MAINTENANCE.
- THE PROPERTY OWNER SHALL MAINTAIN ALL PLANTS WITHIN THE BUFFER YARDS 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/CANOPY FOLIAGE IS NOT BELOW A HEIGHT OF SIX (6') FEET.
- 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.
- ALL DISTURBED AREAS THAT ARE NOT BUILT UPON SHALL BE LANDSCAPED WITH 2" DEPTH OF DECORATIVE CRUSHED ROCK OR HYDROSEED. SEE SHEET LS-3 FOR SEED MIX.
- THIS PLAN CROSS-REFERENCES THE NATIVE PLANT PRESERVATION, SALVAGE, & MITIGATION PLAN AND THE SITE RESOURCE INVENTORY (SRI). MITIGATED PLANTS TO BE INCORPORATED INTO LANDSCAPE DESIGN.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 7'-6" FROM WATER BEARING LINES (WATER LINES, SEWER LINES, AND STORM SEWER). IF IT IS NOT POSSIBLE TO MEET THIS MINIMUM DISTANCE, THEN A ROOT BARRIER SHALL BE INSTALLED.
- ALL SIGNAGE, LIGHTING, AND POOL TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL.
- ALL METERS SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THE CUSTOMER SIDE OF THE METER.
- LANDSCAPE TO CONFORM TO ORO VALLEY LANDSCAPE CODE.
- LANDSCAPE MATERIALS SHALL NOT OBSTRUCT SIGHT DISTANCES OR VEHICLE TURNING MOVMENTS.
- PRIOR TO RELEASE OF ASSURANCES, A REGISTERED LANDSCAPE ARCHITECT SHALL CERTIFY THAT ALL PLANT MATERIALS 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.
- TREES AND SHRUBS SHALL BE ADEQUATELY SUPPORTED WHEN PLANTED.
- LANDSCAPE AREAS THAT ARE SUSCEPTIBLE TO DAMAGE BY PEDESTRIAN OR AUTO TRAFFIC SHALL BE PROTECTED BY APPROPRIATE CURBS, TREE GUARDS, OR OTHER DEVICES.
- LANDSCAPE SHALL BE DESIGNED TO MINIMIZE SEDIMENT, SAND, AND GRAVEL BEING CARRIED INTO THE STREETS BY STORM WATER OR OTHER RUNOFF.
- LANDSCAPE DESIGN ENABLES ADEQUATE PLANT SPACING TO ENSURE PLANT SURVIVABILITY AT MATURITY
- A LICENSE AGREEMENT MUST BE APPROVED BY TOWN COUNCIL PRIOR TO PLANTING ANY LANDSCAPE MATERIALS IN THE TOWN RIGHT-OF-WAY.
- WALLS SHALL REQUIRE A SEPARATE PERMIT.
- MITIGATION OF SURVEYED PLANTS IN THE NATIVE PLANT PRESERVATION PLAN WILL BE INCORPORATED IN THE LANDSCAPE DESIGN.
- THIS PROJECT IS SUBJECT TO THE REZONING CONDITIONS OF ORACLE VISTA CENTER, OV12-06-25B.
- ALL PUBLIC ART REQUIREMENTS MUST BE MET PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY.
- A COURTYARD/PROMENADE OF 8,496 SF IS REQUIRED. A COURTYARD/PROMENADE OF 13,058 SF IS PROVIDED AT THE POOL AREA. SEE SHEET LS-2.
- OPEN SPACE REQUIRED: 25% OF ORACLE VISTA CENTER DEVELOPMENT (153,045 SF) IS REQUIRED AS OPEN SPACE. OPEN SPACE PROVIDED EQUALS 30.8% (188,236 SF).
- THIS PROJECT IS SUBJECT TO THE ORACLE VISTA CENTER REZONING (OV12-06-25B). SEE SHEET LS-0 FOR REZONING CONDITIONS.
- PHASES: PHASE 1 CONSISTS OF ALL LANDSCAPE BUFFER YARDS ON THE PERIMETER OF THE SITE AND (16) MULT-FAMILY BUILDINGS IN THE CENTER OF THE SITE. PHASE 2 CONSISTS OF THE OFFICE BUILDING ON THE NORTH END OF THE SITE. PHASE 3 CONSISTS OF THE OFFICE BUILDING ON THE SOUTH END OF THE SITE.
- ALL LANDSCAPE BUFFER YARDS SHALL BE CONSTRUCTED AS PART OF PHASE 1.

REZONING CONDITIONS - ORACLE VISTA CENTER, OV12-06-25B

- COMPLETION OF THE FOLLOWING REQUIREMENTS FOR A REZONING ORDINANCE WITHIN THE TIME FRAME SPECIFIED HEREIN FROM THE DATE OF APPROVAL BY THE TOWN COUNCIL.
- SUBMITTAL OF A COMPLETE HYDRAULIC AND HYDROLOGIC DRAINAGE REPORT.
- SUBMITTAL OF A DEVELOPMENT PLAN AND/OR RECORDATION OF A FINAL PLAT AS NECESSARY BY THE APPROPRIATE TOWN DEPARTMENTS.
- A SUITABLE ARRANGEMENT WITH PIMA COUNTY HEALTH DEPARTMENT OR PIMA COUNTY WASTEWATER MANAGEMENT FOR SEWAGE DISPOSAL.
- RECORDING A COVENANT HOLDING THE TOWN OF ORO VALLEY HARMLESS IN THE EVENT OF FLOODING.
- PROVISION OF DEVELOPMENT RELATED ASSURANCES AS REQUIRED BY THE APPROPRIATE TOWN DEPARTMENTS.
- RECORDING A COVENANT TO REMOVE ONLY THAT VEGETATION THAT IS NECESSARY FOR BUILDING PADS AND ACCESSORY USES AND THE NECESSARY ROADS AND DRIVEWAYS AND TO SALVAGE ALL HEALTHY PALO VERDE, MESQUITE, IRONWOOD, SAGUAROS AND BARREL CACTI FOR ON-SITE LANDSCAPING PURPOSES.
- RECORDING ANY OTHER DEVELOPMENT RELAXED COVENANTS AS DETERMINED NECESSARY BY THE APPROPRIATE TOWN DEPARTMENTS.
- ROADS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE TOWN OF ORO VALLEY STANDARDS.
- LANDSCAPING TO CONSIST OF LOW WATER USE AND LOW POLLEN PRODUCING VEGETATION.
- ADHERENCE TO THE TENTATIVE DEVELOPMENT PLAN AND ASSOCIATED CONDITIONS APPROVED BY THE ORO VALLEY TOWN COUNCIL.
- SIGNIFICANT CHANGE TO THE TENTATIVE DEVELOPMENT PLAN OR CONDITIONS OF REZONING, AS DEFINED BY SEC. 3-104B, SHALL REQUIRE RE-REVIEW BY THE PLANNING COMMISSION AND TOWN COUNCIL IN ACCORDANCE WITH CHAPTER 3 OF THE ORO VALLEY ZONING CODE REVISED.
- THE RELOCATION AND/OR EXTENSION OF UTILITIES PURSUANT TO THE DEVELOPMENT OR REDEVELOPMENT OF THE SUBJECT PARCEL WILL BE AT NO COST TO THE TOWN OF ORO VALLEY.
- DEDICATION OF PUBLIC RIGHTS-OF-WAY THROUGH PLAT RECORDATION IN ACCORDANCE WITH CURRENT TOWN ORDINANCES.
- POSTING DEVELOPMENT OPPORTUNITY ASSESSMENTS (DOAS) IN AN APPROVED FORM AS DETERMINED NECESSARY BY THE APPROPRIATE TOWN DEPARTMENTS.
- SUBMITTAL OF A TRAFFIC IMPACT ANALYSIS IN ACCORDANCE WITH SEC. 9-110 N, UNLESS MODIFIED BY THE TOWN ENGINEER AND ZONING ADMINISTRATOR.
- COMPLETION OF THE REQUIREMENTS FOR A ZONING ORDINANCE WITHIN 2 YEARS FROM THE DATE OF APPROVAL BY THE TOWN COUNCIL, WHICH SHALL INCLUDE APPROVAL OF A DEVELOPMENT PLAN FOR THE PROJECT, ISSUANCE OF A BUILDING PERMIT FOR AT LEAST ONE STRUCTURE ON THIS SITE, AND COMMENCEMENT OF THE CONSTRUCTION ON THAT STRUCTURE, OR SUBSTANTIAL COMPLETION OF THE WATERMAIN TO SERVE THE SITE. IF THESE REQUIREMENTS ARE NOT MET, THE C-N ZONING ON THIS PARCEL SHALL EXPIRE, WITHOUT FURTHER LEGISLATIVE ACTION, AND SAID ZONING SHALL REVERT TO ITS FORMER R1-144.
- ALL CONDITIONS WHICH REQUIRE REVISIONS TO THE TENTATIVE DEVELOPMENT PLAN AND/OR SITE ANALYSIS MUST BE COMPLETED WITHIN 30 DAYS OF THE REZONING APPROVAL AND COPIES SUBMITTED TO THE PLANNING AND ZONING ADMINISTRATOR FOR THE FILE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ON-SITE AND OFF-SITE IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY.
- THE SIDEWALK ON THE NORTH, EAST AND SOUTH SIDES OF THE SITE SHALL BE DESIGNATED TO MEET ADA STANDARDS, AND A PEDESTRIAN ACCESS EASEMENT PROVIDED.
- THE DEVELOPMENT SHALL DEDICATE 30' RIGHT-OF-WAY TO THE TOWN FOR LINDA VISTA BOULEVARD. THIS SHALL INCLUDE IMPROVEMENTS FOR A MULTI-USE LAND AND HORSE TRAIL, AS NOTED ON THE TOP.
- THE DEVELOPMENT SHALL IMPROVE BOTH LINDA VISTA BOULEVARD AND DESERT SKY TO ACCOMMODATE THE TRAFFIC GENERATED FROM THIS DEVELOPMENT.
- LINDA VISTA WILL BE WIDENED TO THE SITE'S DRIVEWAY INITIALLY. FURTHER WIDENING TO THE WEST PROPERTY LINE WILL OCCUR AT THE TIME THAT A TRAFFIC STUDY WARRANTS THE NEED. THE PROPERTY OWNER WILL PROVIDE FINANCIAL ASSURANCES TO THE TOWN FOR COMPLETION OF THE FUTURE WIDENING.
- ADOT APPROVAL OF THE TRAFFIC IMPACT REPORT SHALL BE SUBMITTED PRIOR TO THE PROJECT BEING SUBMITTED FOR DRB.
- ADOT APPROVAL OF THE IMPROVEMENTS TO ORACLE ROAD AND THE ACCESS POINTS ON ORACLE ROAD SHALL BE SUBMITTED PRIOR TO THE APPROVAL OF THE IMPROVEMENT PLANS FOR THIS PROJECT.
- THE DEVELOPER WILL BE REQUIRED TO SUBMIT A PERMIT APPLICATION FOR THE USE OF ADOT RIGHT-OF-WAY FOR THE PROPOSED LAND USE. IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO MEET ANY REQUIREMENTS WITHIN ADOT RIGHT-OF-WAY AS A RESULT OF THE DEVELOPMENT.
- EXTERIOR LIGHTING SHALL COMPLY WITH THE TOWN'S OUTDOOR LIGHTING PROVISIONS FOUND IN SECTION 27.5, OUTDOOR LIGHTING, OF THE ZONING CODE.
- ALL BUILDINGS SHALL BE LIMITED TO ONE-STORY, 18' IN HEIGHT, IN ORDER TO MINIMIZE THE IMPACT ON VIEWS
- ALL BUILDINGS AND SITE SIGNAGE SHALL BE CONSISTENT IN DESIGN AND COLOR. ALL SIGNAGE MUST BE UNIFORM IN COPPER PATINA COLOR.
- THERE SHALL BE NO CONVENIENCE USES, AS DEFINED IN THE ORO VALLEY ZONING CODE REVISED, PERMITTED ON THIS SITE.



A PORTION OF THE LOT 4 IN THE S.E. 1/4 OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, AZ

LOCATION MAP

SCALE: 3" = 1 MILE

SHEET INDEX:

COVER	THIS SHEET
LANDSCAPE OVERALL	LS-0
LANDSCAPE PLAN	LS-1 THRU LS-3
LANDSCAPE MATERIALS	LM-1 THRU LM-5
LANDSCAPE WATER PLAN	WP-1 THRU WP-2
IRRIGATION OVERALL	IR-0
IRRIGATION PLAN	IR-1 THRU IR-3
DETAILS	DT-1 THRU DT-8

ADDRESS:

9901 N ORACLE ROAD, ORO VALLEY, AZ 85704

SUBMITTAL HISTORY:

1ST	12/12/19	TOWN OF ORO VALLEY
2ND	06/23/20	TOWN OF ORO VALLEY
3RD	08/26/20	TOWN OF ORO VALLEY
4TH	10/14/20	TOWN OF ORO VALLEY

PLANNING AND ZONING ADMINISTRATOR      DATE



PROJECT: ADL-06  
DATE: 10/14/20  
DRAWN BY: FW  
CHECKED BY: DB

CALL TWO WORKING DAYS BEFORE YOU DIG  
602-263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

OWNER:  
MILLER LLC  
TITLE SECURITY AGENCY  
TRUST 201427-T  
2410 E CAMINO LA ZORRELA  
TUCSON, AZ 85718

DEVELOPER:  
AERIE DEVELOPMENT  
6300 E EL DORADO PLAZA, #B150  
TUCSON, AZ 85715  
CONTACT: SCOTT RATHBURN  
TEL: 520-904-8327

ENGINEER:  
PERRY ENGINEERING  
501 W WEIMORE ROAD  
TUCSON, AZ 85705  
CONTACT: KEN PERRY  
TEL: 520-620-9870



FINAL LANDSCAPE PLAN  
LINDA VISTA LUXURY  
RENTALS

A PORTION OF LOT 4 IN S.E. 1/4 OF SECTION 13, T12S, R13E, G&SRM, TOWN OF ORO VALLEY, PIMA COUNTY, AZ

CASE NO: 1902923  
REFERENCE: OV19-00-12 OV12-06-25B OV12-18-15 OV12-13-01 OV9-99-15 1900612  
COVER 1 OF 24

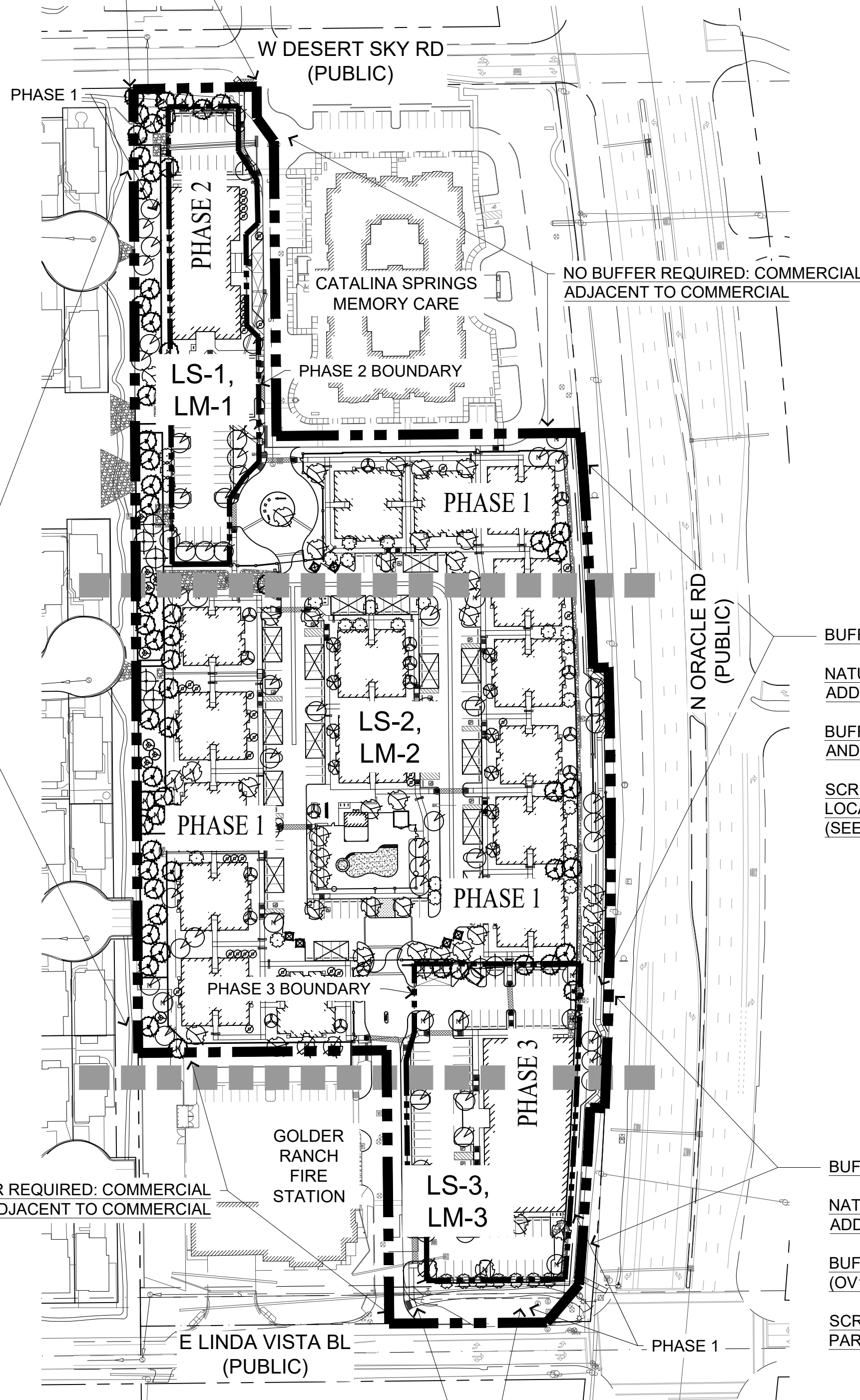


BUFFER YARD #1: TYPE 'B',  
20' WIDTH, 120' LENGTH

BUFFER WIDTH AND TYPE PER ORACLE VISTA CENTRE PLAT (OV12-06-25B)

PLANTS REQUIRED: 5 TREES, 8 SHRUBS, 14 ACCENTS  
PLANTS PROVIDED: 5 TREES, 8 SHRUBS, 25 ACCENTS

SCREEN: 42" SCREEN WALL PROVIDED AT PARKING STALLS.  
(SEE THESE PLANS)



BUFFER YARD #5: TYPE 'B',  
40' WIDTH, 1,006 LENGTH

BUFFER WIDTH AND TYPE PER ORACLE VISTA CENTRE PLAT (OV12-06-25B)

PLANTS REQUIRED: 40 TREES, 50 SHRUBS, 101 ACCENTS  
PLANTS PROVIDED: 76 TREES, 51 SHRUBS, 122 ACCENTS

SCREEN: EXISTING SCREEN WALL TO REMAIN

BUFFER YARD #2: TYPE 'B', 30' WIDTH, MODIFIED ORSCOD BUFFER.  
NATURAL BUFFER YARD, WITH ADDITIONAL VEGETATION  
ADDED TO BARREN AREAS.

BUFFER WIDTH AND TYPE PER ORACLE VISTA CENTRE PLAT (OV12-06-25B)  
AND ORSCOD RELIEF AGREEMENT

SCREEN: MASONRY WALL PROVIDED, 48" HEIGHT,  
LOCATION WITHIN BUFFER YARD VARIES.  
(SEE THESE PLANS).

BUFFER YARD #3: 30' WIDTH, MODIFIED ORSCOD BUFFER  
NATURAL BUFFER YARD, WITH ADDITIONAL VEGETATION  
ADDED TO BARREN AREAS.

BUFFER WIDTH AND TYPE PER ORACLE VISTA CENTRE PLAT  
(OV12-06-25B) AND ORSCOD RELIEF AGREEMENT

SCREEN: SUNKEN PARKING AREA PROVIDES SCREENING,  
PARKING AREA 6' TO 9' BELOW ORACLE ROAD.

BUFFER YARD #4: TYPE 'B',  
20' WIDTH, 172' LENGTH.

BUFFER WIDTH AND TYPE PER ORACLE VISTA CENTRE PLAT (OV12-06-25B)

PLANTS REQUIRED: 7 TREES, 12 SHRUBS, 21 ACCENTS  
PLANTS PROVIDED: 7 TREES, 12 SHRUBS, 25 ACCENTS

SCREEN: SUNKEN PARKING AREA PROVIDES SCREENING,  
PARKING AREA 3' TO 5' BELOW LINDA VISTA BOULEVARD.

SIGNIFICANT VEGETATION CALCULATIONS - PHASE 1									
	Total Inventoried	Total viable	Viable %	P.I.P.	SV%	T.O.S.	R.F.S	Mitigation Required (3:1) per OV12-06-25	Understory Mitigation Required
<b>Trees</b>									
Cercidium floridum	8	4	50%	0	-	1	3	9	45
Cercidium microphyllum	5	3	60%	0	-	0	3	9	45
Prosopis velutina	20	15	75%	2	-	1	12	36	180
<b>Cacti</b>									
Carnegiea gigantea	1	1	100%	0	-	1	0	0	0
Amount of SV Preserved					15%				
Amount of SV Disturbed					85%				

SIGNIFICANT VEGETATION CALCULATIONS - PHASE 2									
	Total Inventoried	Total viable	Viable %	P.I.P.	SV%	T.O.S.	R.F.S	Mitigation Required (3:1) per OV12-06-25	Understory Mitigation Required
<b>Trees</b>									
Cercidium floridum	1	0	0%	0	-	0	0	0	0
Cercidium microphyllum	0	0	0%	0	-	0	0	0	0
Prosopis velutina	0	0	0%	0	-	0	0	0	0
<b>Cacti</b>									
Carnegiea gigantea	1	1	100%	0	-	1	0	0	0
Amount of SV Preserved					0%				
Amount of SV Disturbed					100%				

SIGNIFICANT VEGETATION CALCULATIONS - PHASE 3									
	Total Inventoried	Total viable	Viable %	P.I.P.	SV%	T.O.S.	R.F.S	Mitigation Required (3:1) per OV12-06-25	Understory Mitigation Required
<b>Trees</b>									
Cercidium floridum	5	0	0%	0	-	0	0	0	0
Cercidium microphyllum	2	2	100%	0	-	0	2	6	30
Prosopis velutina	6	1	17%	0	-	0	1	3	15
<b>Cacti</b>									
Carnegiea gigantea	0	0	0%	0	-	0	0	0	0
Amount of SV Preserved					0%				
Amount of SV Disturbed					100%				

NATIVE PLANT PRESERVATION CALCULATIONS - PHASE 1									
	Total Inventoried	Total viable	Viable %	P.I.P.	T.O.S.	R.F.S	R.F.S. that Meet Salvage Criteria	Mitigation Required	Understory Mitigation Required
<b>Trees</b>									
Acacia constricta	37	16	43%	0	7	9	0	0	0
Celtis pallida	10	10	100%	0	5	5	0	0	0
Cercidium floridum	12	7	58%	0	4	3	0	0	0
Cercidium microphyllum	37	23	62%	0	13	10	1	1	5
Prosopis velutina	42	33	79%	0	18	15	2	2	10
<b>Cacti</b>									
Carnegiea gigantea	3	3	100%	0	3	0	0	0	0
Ferocactus wislizenii	66	65	98%	0	63	2	0	0	0

NATIVE PLANT PRESERVATION CALCULATIONS - PHASE 2									
	Total Inventoried	Total viable	Viable %	P.I.P.	T.O.S.	R.F.S	R.F.S. that Meet Salvage Criteria	Mitigation Required	Understory Mitigation Required
<b>Trees</b>									
Acacia constricta	3	1	33%	0	0	1	0	0	0
Celtis pallida	1	1	100%	0	0	1	0	0	0
Cercidium floridum	0	0	0%	0	0	0	0	0	0
Cercidium microphyllum	0	0	0%	0	0	0	0	0	0
Prosopis velutina	1	0	0%	0	0	0	0	0	0
<b>Cacti</b>									
Carnegiea gigantea	0	0	0%	0	0	0	0	0	0
Ferocactus wislizenii	0	0	0%	0	0	0	0	0	0

NATIVE PLANT PRESERVATION CALCULATIONS - PHASE 3									
	Total Inventoried	Total viable	Viable %	P.I.P.	T.O.S.	R.F.S	R.F.S. that Meet Salvage Criteria	Mitigation Required	Understory Mitigation Required
<b>Trees</b>									
Acacia constricta	0	0	0%	0	0	0	0	0	0
Celtis pallida	2	2	100%	0	2	0	1	0	0
Cercidium floridum	15	12	80%	0	4	8	1	1	5
Cercidium microphyllum	9	7	78%	0	5	2	0	0	0
Prosopis velutina	7	4	57%	0	2	2	0	0	0
<b>Cacti</b>									
Carnegiea gigantea	0	0	0%	0	0	0	0	0	0
Ferocactus wislizenii	7	5	71%	0	5	0	0	0	0

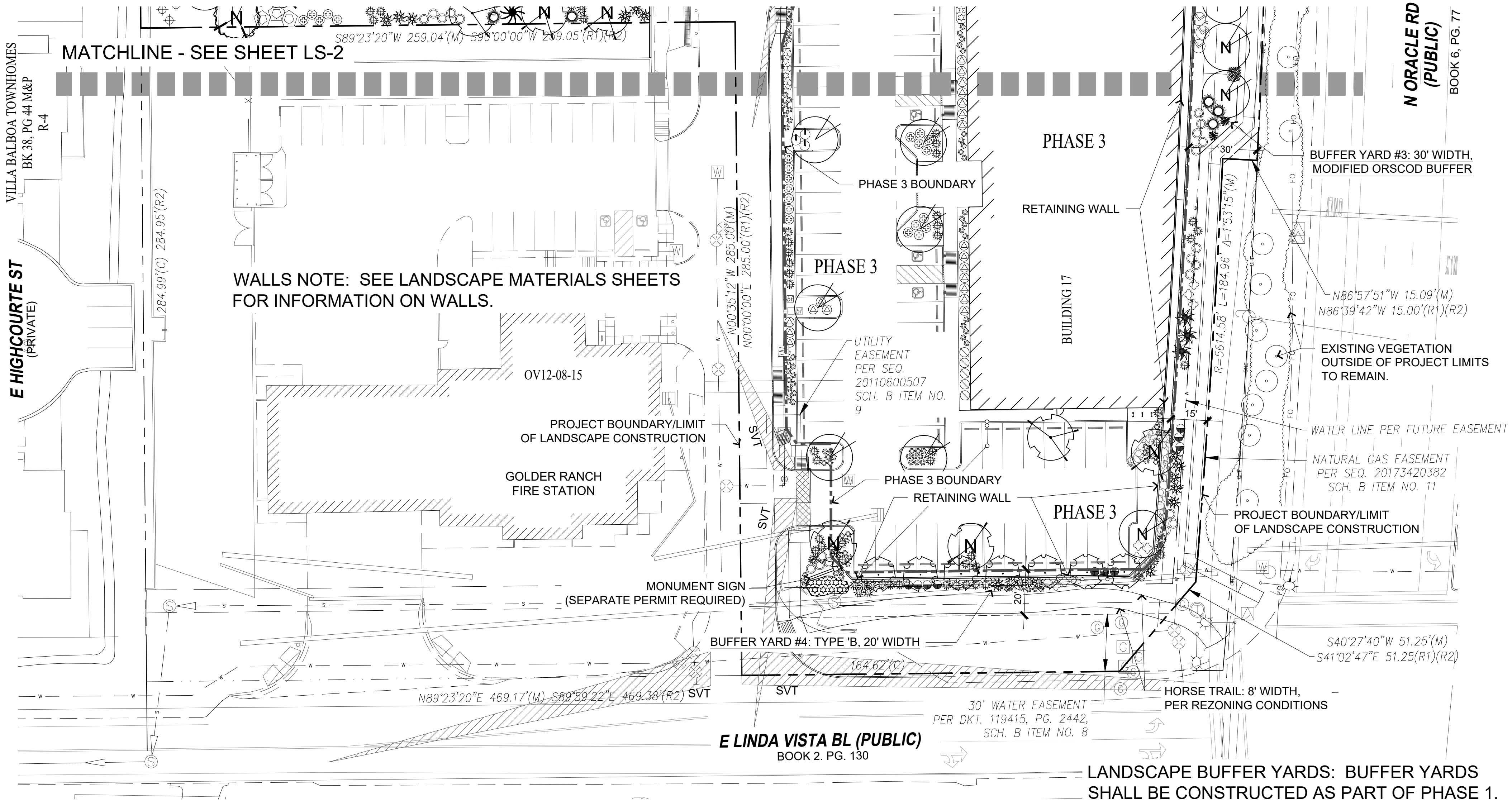








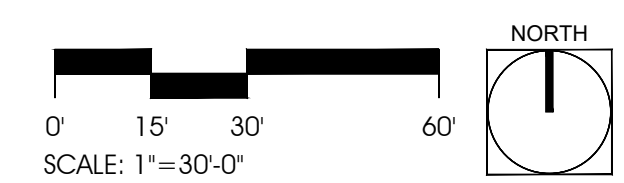




N ORACLE RD  
(PUBLIC)  
BOOK 6, PG. 77

SEED MIX		
Use the following seeds:		
Common Name	Latin Name	PLS Rate, lbs. /ac. (PLS = Pure Live Seed)
Purple Three-Awn	Aristida purpurea	2.0
Sand Dropseed	Sporobolus crypthandrus	1.0
Indian Wheat	Plantago insularis	3.0
Desert Globe mallow	Sphaeralcea ambigua	1.0
Desert Senna	Cassia covesii	2.0
Brittlebush	Encelia farinosa	1.5
Bursage	Ambrosia deltoidea	4.0
Turpentine Bush	Haplopappus laricifolius	1.0
Desert Marigold	Baileya multiradiata	2.0
Penstemons	Penstemons	1.0
Side-Oats Grama	Bouteloua curtipendula	2.0
Whitethorn Acacia	Acacia constricta	2.0
Paper Flower	Psilostrophe cooperi	1.0
Desert Zinnia	Zinnia pumila	1.0
Desert Lupine	Lupinus sparsiflorus	1.0
Six Weeks Grama	Bouteloua barbata	1.0

GROUND COVER						
	BOTANICAL NAME COMMON NAME	SPACING	SIZE	QTY Phase 1	QTY Phase 2	QTY Phase 3
	LANTANA X 'NEW GOLD' TRAILING YELLOW LANTANA	36" O.C.	1 Gal.	164	35	40
	LANTANA MONTEVIDENSIS 'WHITE' TRAILING WHITE LANTANA	36" O.C.	1 Gal.	32	8	0
	MYOPORUM PARVIFLORIUM CREEPING MYOPORUM	36" O.C.	1 Gal.	54	20	12
NOT SHOWN	DECORATIVE ROCK: INSTALL IN ALL LANDSCAPE AREAS, LANDSCAPE BUFFERS, AND ANY AREA NOT COVERED BY RIPRAP, PAVEMENT, OR HYDROSEED. SIZE = 7/8" SCREENED, COLOR = "MOHAVE GOLD" BY KALAMAZOO MATERIALS. MINIMUM DEPTH OF 2".					
NOT SHOWN	DECORATIVE RIPRAP: INSTALL IN AREAS NEAR VEHICULAR GATES AS NOTED, SIZE = 4" TO 10". COLOR = "APACHE BROWN" BY KALAMAZOO MATERIALS. MINIMUM DEPTH OF 4".					
NOT SHOWN	HYDROSEED WITH TACKIFIER: INSTALL HYDROSEED WITH TACKIFIER IN BOTTOMS OF RECTANGULAR BASINS WITH CONCRETE WALLS ON WEST SIDE OF PROPERTY. SEE SEED MIX, THIS SHEET.					



PLANT LEGEND					
	BOTANICAL NAME COMMON NAME	SIZE	QTY Phase 1	QTY Phase 2	QTY Phase 3
TREES	ACACIA CONSTRICTA WHITETHORN ACACIA	24" Box TOS	2 7	0 0	0 0
	ACACIA WILLARDIANA PALO BLANCO	24" Box	11	0	0
	CELTIS PALLIDA DESERT HACKBERRY	24" Box TOS	0 5	0 0	0 2
	CERCIDIUM FLORIDUM BLUE PALO VERDE	36" Box 15. Gal.	9 28	0 0	1 0
	CERCIDIUM FLORIDUM BLUE PALO VERDE	TOS	5	0	4
	CERCIDIUM MICROPHYLLUM FOOTHILLS PALO VERDE	36" Box 15. Gal.	10 18	0 16	6 0
	CERCIDIUM MICROPHYLLUM FOOTHILLS PALO VERDE	TOS	13	0	5
	CERCIS CANADENSIS VAR. MEXICANA MEXICAN REDBUD	15 Gal.	20	0	0
	CHIOLOPSIS LINEARIS DESERT WILLOW	15 Gal.	32	0	0
	PROSOPIS VELUTINA VELVET MESQUITE	36" Box	38	0	3
	PROSOPIS VELUTINA VELVET MESQUITE	TOS	18	0	2
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	15 Gal.	31	9	0
SHRUBS	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 Gal.	11	0	0
	DODONEA VISCOSA HOPSEED BUSH	5 Gal.	30	4	0
	ENCELIA FARINOSA BRITTLEBUSH	5 Gal.	29	0	0
	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 Gal.	7	0	0
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO TEXAS RANGER	5 Gal.	14	0	0
	RUELLIA CALIFORNICA DESERT RUELLIA	5 Gal.	99	0	0
	SALVIA CLEVELANDII CLEVELAND SAGE	5 Gal.	48	2	1
	SALVIA GREGGII RED CHIHUAHUAN SAGE	5 Gal.	51	3	3
	SIMMONDSIA CHINENSIS 'VISTA' COMPACT JOJOBA	5 Gal.	154	3	0
	SPHAERALCEA AMBIGUA GLOBE MALLOW	5 Gal.	33	0	3
ACCENTS	AGAVE AMERICANA CENTURY PLANT	5 Gal.	14	0	0
	AGAVE HUACHUCENSIS HUACHUCA AGAVE	5 Gal.	207	15	9
	AGAVE OCAHUI OCAHUI AGAVE	5 Gal.	73	0	0
	AGAVE PALMERI PALMER'S AGAVE	5 Gal.	38	2	0
	BAILEYA MULTIRADIATA DESERT MARIGOLD	5 Gal.	141	23	0
	CARNEGIEA GIGANTEA SAGUARO	TOS.	4	1	0
	DASYLIRON ACROTRICHE GREEN DESERT SPOON	5 Gal.	229	15	11
	FEROCACTUS WIZLIZENI FISH HOOK BARREL CACTUS	TOS.	63	0	5
	FOUQUIERIA SPLENDENS OCOTILLO	6 STALKS, 8' HT.	3	0	0
	HESPERALO FUNIFERA GIANT HESPERALOE	5 Gal.	4	0	0
	HESPERALOE PARVIFLORA RED YUCCA	5 Gal.	384	41	45
	HESPERALOE X 'PERPA' BRAKE LIGHTS BRAKE LIGHTS HESPERALOE	5 Gal.	576	68	113
	MUHLENBERGIA DUMOSA BAMBOO MUHLY GRASS	5 Gal.	108	17	28
	MUHLENBERGIA RIGENS DEER GRASS	5 Gal.	37	20	10
	MUHLENBERGIA RIGIDA 'NASHVILLE' PURPLE MUHLY GRASS	5 Gal.	159	4	23



PROJECT: ADL-06  
DATE: 10/14/20  
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(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

## LANDSCAPE PLAN

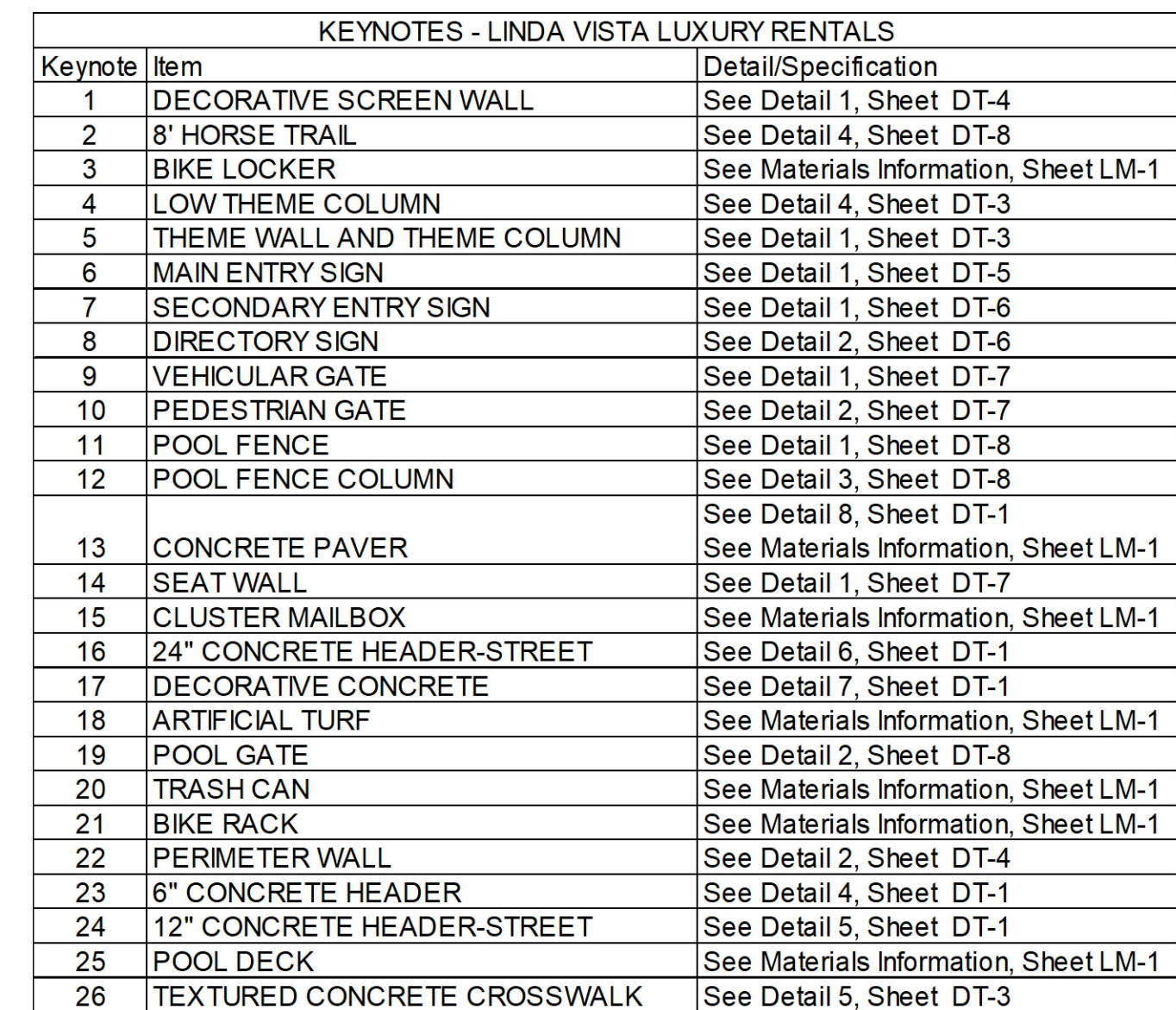


FINAL LANDSCAPE PLAN  
LINDA VISTA LUXURY  
RENTALS

A PORTION OF LOT 4 IN S.E. 1/4 OF  
SECTION 13, T12S, R13E, G&SRM, TOWN  
OF ORO VALLEY, PIMA COUNTY, AZ

CASE NO:  
1902923  
REFERENCE:  
OV19-00-12  
OV12-06-268  
OV12-18-15  
OV12-13-01  
OV9-99-15  
1900612  
LS-3  
5 OF 24





NOTE: ALL SIDEWALKS ARE PER CIVIL ENGINEERING PLANS.

## MATERIALS INFORMATION

3. BIKE LOCKER: LONG TERM BICYCLE PARKING, METAL CLASS 1 BIKE RACK. MODEL "DL2 BIKE LOCKER" AS MANUFACTURED BY DURA BIKE LOCKER (WWW.INFO@DURABIKELOCKER.COM). STANDARD WALLS WITH PERFORATED DOORS (DL-005-PF3) AND PAD LOCK HANDLES. COLOR: SILVER GRAY.
13. CONCRETE PAVER: "HOLLAND STONE" SERIES, AS MANUFACTURED BY BELGARD. SIZE: 4"x8". THICKNESS: 80MM. INSTALLED ON CONCRETE BASE. COLOR: TO MATCH ARCHITECTURE, AS SELECTED BY OWNER. FINISH: STANDARD SMOOTH FINISH.
15. CLUSTER MAILBOX: FOUR (4) UNITS AS MANUFACTURED BY "AF FLORENCE MANUFACTURING COMPANY"; PRODUCT: "1570-16 VITAL", FRONT LOAD ALUMINUM CABINETS WITH (16) TENANT DOORS, (1) 10" PARCEL LOCKER, (1) 13" PARCEL LOCKER, AND (1) CBU MASTER SIZE DOOR PREPARED FOR POSTAL LOCK; COLOR: POWDERCOAT FINISH DARK BRONZE. FOUR UNITS SHALL BE MOUNTED ON PEDESTALS WITH MASONRY BASE.
18. ARTIFICIAL TURF: "EMERSON" TURF BY PIONEER SAND AND GRAVEL. PILE HEIGHT: 1.75". FACE WEIGHT: 58 OZ. TOTAL WEIGHT: 107 OZ. INFILL MATERIAL (MODEL# SUPERFILL-PLUS) BY PIONEER SAND AND GRAVEL (WWW.PIONEERSAND.COM). INSTALL ON 1/4" MINUS DG, 3" DEPTH, COMPACTED TO 95%.
20. TRASH CAN: "LATITUDE" 40 GALLON RECEPTACLE (#L1439); LID COLOR: TEXTURED SANDSTONE; RECEPTACLE COLOR: TEXTURED BRONZE. AS MANUFACTURED BY LANDSCAPE FORMS.
21. BIKE RACK: "BOLA" BIKE RACK; COLOR: STAINLESS STEEL. AS MANUFACTURED BY LANDSCAPE FORMS.
25. POOL DECK: CONCRETE POOL DECK, AS PER POOL PLANS.



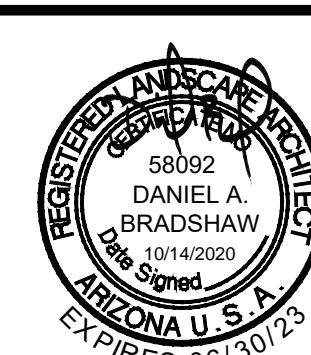
PROJECT: ADL-06  
DATE: 10/14/20  
DRAWN BY: FW  
CHECKED BY: DB



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## LANDSCAPE MATERIALS



FINAL LANDSCAPE PLAN  
LINDA VISTA LUXURY  
RENTALS

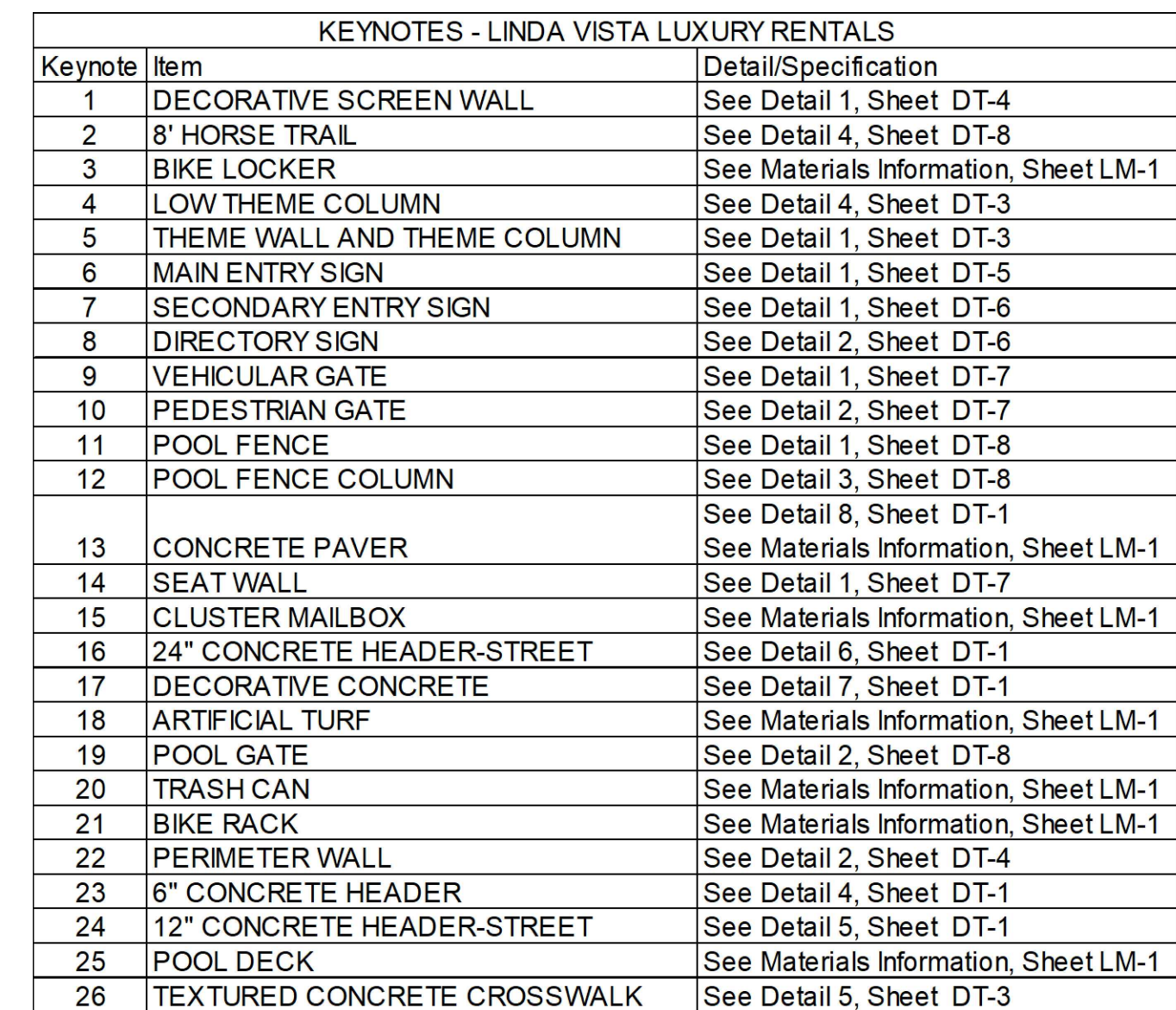
A PORTION OF LOT 4 IN S.E. 1/4 OF  
SECTION 13, T12S, R13E, G&SRM, TOWN  
OF ORO VALLEY, PIMA COUNTY, AZ

CASE NO:  
1902923  
REFERENCE:  
OV19-00-12  
OV12-06-25B  
OV12-18-15  
OV12-13-01  
OV9-99-15  
1900612  
LM-1  
6 OF 24







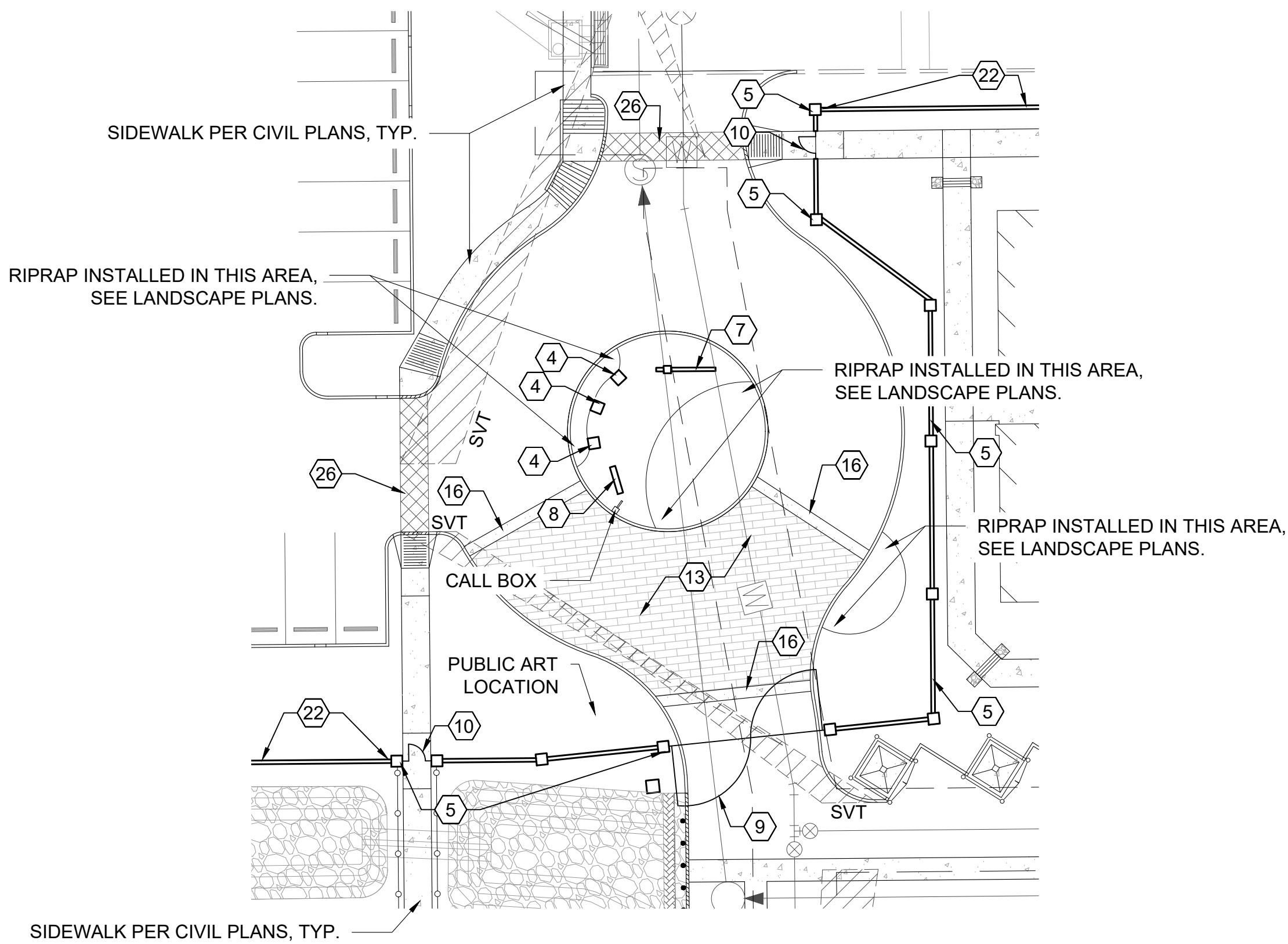
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58092  
DANIEL A.  
BRADSHAW  
Date Signed 10/14/2020  
ARIZONA U.S.A.  
EXPIRES 06/30/23

A PORTION OF LOT 4 IN S.E. 1/4 OF  
SECTION 13, T12S, R13E, G&SRM, TOWN  
OF ORO VALLEY, PIMA COUNTY, AZ

CASE NO:  
1902923  
REFERENCE:  
OV19-00-12  
OV12-06-25B  
OV12-18-15  
OV12-13-01  
OV9-99-15  
1900612  
LM-3  
8 OF 24





KEYNOTES - LINDA VISTA LUXURY RENTALS		
Keynote	Item	Detail/Specification
1	DECORATIVE SCREEN WALL	See Detail 1, Sheet DT-4
2	8' HORSE TRAIL	See Detail 4, Sheet DT-8
3	BIKE LOCKER	See Materials Information, Sheet LM-1
4	LOW THEME COLUMN	See Detail 4, Sheet DT-3
5	THEME WALL AND THEME COLUMN	See Detail 1, Sheet DT-3
6	MAIN ENTRY SIGN	See Detail 1, Sheet DT-5
7	SECONDARY ENTRY SIGN	See Detail 1, Sheet DT-6
8	DIRECTORY SIGN	See Detail 2, Sheet DT-6
9	VEHICULAR GATE	See Detail 1, Sheet DT-7
10	PEDESTRIAN GATE	See Detail 2, Sheet DT-7
11	POOL FENCE	See Detail 1, Sheet DT-8
12	POOL FENCE COLUMN	See Detail 3, Sheet DT-8
13	CONCRETE PAVER	See Detail 8, Sheet DT-1 See Materials Information, Sheet LM-1
14	SEAT WALL	See Detail 1, Sheet DT-7
15	CLUSTER MAILBOX	See Materials Information, Sheet LM-1
16	24" CONCRETE HEADER-STREET	See Detail 6, Sheet DT-1
17	DECORATIVE CONCRETE	See Detail 7, Sheet DT-1
18	ARTIFICIAL TURF	See Materials Information, Sheet LM-1
19	POOL GATE	See Detail 2, Sheet DT-8
20	TRASH CAN	See Materials Information, Sheet LM-1
21	BIKE RACK	See Materials Information, Sheet LM-1
22	PERIMETER WALL	See Detail 2, Sheet DT-4
23	6" CONCRETE HEADER	See Detail 4, Sheet DT-1
24	12" CONCRETE HEADER-STREET	See Detail 5, Sheet DT-1
25	POOL DECK	See Materials Information, Sheet LM-1
26	TEXTURED CONCRETE CROSSWALK	See Detail 5, Sheet DT-3

NOTE: ALL SIDEWALKS ARE PER CIVIL ENGINEERING PLANS.



#	REVISIONS/SUBMITTALS	DATE

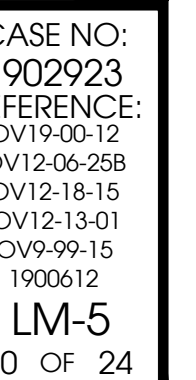
LANDSCAPE MATERIALS



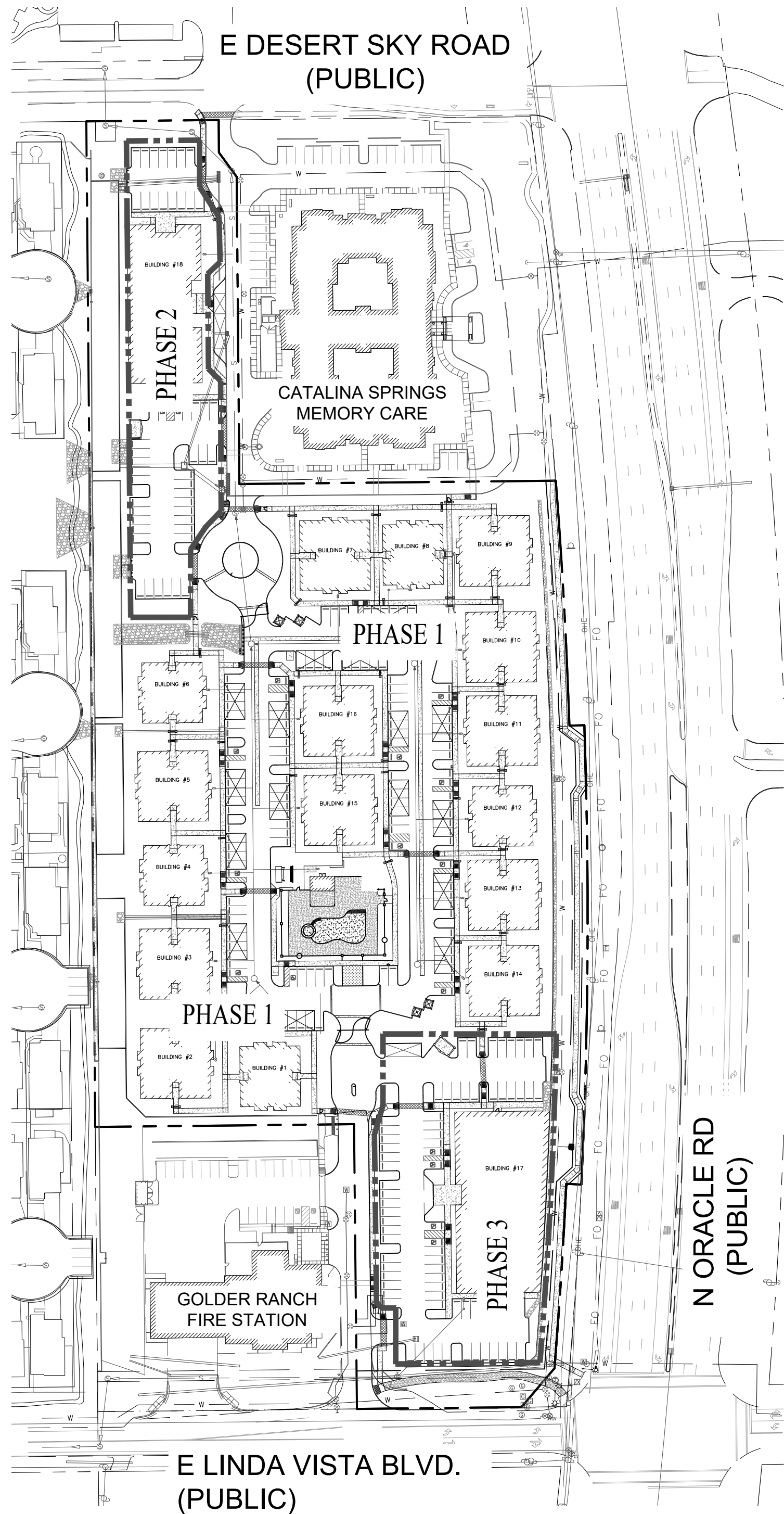
FINAL LANDSCAPE PLAN  
LINDA VISTA LUXURY  
RENTALS

A PORTION OF LOT 4 IN S.E. 1/4 OF  
SECTION 13, T12S, R13E, G&SRM, TOWN  
OF ORO VALLEY, PIMA COUNTY, AZ









LANDSCAPE WATER PLAN - PHASE 1

LANDSCAPE WATER PLAN - PHASE 1													TOTAL TO BE USED PER YEAR (gallons)
YEARS 1 THRU 3													
MONTH	1	2	3	4	5	6	7	8	9	10	11	12	
ADWR (gallons allowed)	86,108	80,726	91,490	96,872	139,926	150,689	129,162	129,162	102,253	102,253	96,872	86,108	
TOTAL (100% of ADWR = 1,090,288 gallons per year allowed)													1,291,621
YEAR 4													
MONTH	1	2	3	4	5	6	7	8	9	10	11	12	
ADWR (gallons used)	64,581	60,545	68,617	72,654	104,944	113,017	96,872	96,872	76,690	76,690	72,654	64,581	
TOTAL (75% of ADWR = 817,716 gallons per year allowed)													968,716
YEAR 5													
MONTH	1	2	3	4	5	6	7	8	9	10	11	12	
ADWR (gallons used)	43,054	40,363	45,745	48,436	69,963	75,345	64,581	64,581	51,127	51,127	48,436	43,054	
TOTAL (50% of ADWR = 545,144 gallons per year allowed)													645,811

LANDSCAPE WATER PLAN - PHASE 1							
BOTANICAL NAME	COMMON NAME	QUANTITY	6SIZE	WATER USE TYPE (NEEDS)	ADWR ANNUAL USE AT MATURITY (GALLONS)	TOTAL ANNUAL WATER USE (GALLONS)	TOTAL MONTHLY WATER USE (GALLONS)
Acacia constricta	Whitethorn Acacia	9	24" Box, TOS	1	1,754	15,786	1,316
Acacia willardiana	Palo Blanco	11	24" Box	2	634	6,974	581
Celtis pallida	Desert Hackberry	5	24" Box, TOS	1	634	3,170	264
Cercidium floridum	Blue Palo Verde	42	36" Box, 15 Gal., TOS	2	5,702	239,484	19,957
Cercidium microphyllum	Foothills Palo Verde	41	36" Box, 15 Gal., TOS	1	1,754	71,914	5,993
Cercis canadensis v. Mexicana	Mexican Redbud	20	15 Gal.	3	1,974	39,480	3,280
Chilopsis linearis	Desert Willow	32	15 Gal.	3	5,702	182,464	15,205
Prosopis velutina	Velvet Mesquite	57	36" Box, TOS	2	5,702	325,014	27,085
Sophora secundiflora	Texas Mountain Laurel	31	15 Gal.	2	1,426	44,206	3,684
Caesalpinia pulcherrima	Red Bird of Paradise	11	5 Gal.	3	316	3,476	290
Dodonea viscosa	Hopseed Bush	30	5 Gal.	2	632	18,960	1,580
Encellia farinosa	Brittlebush	29	5 Gal.	1	39	1,131	94
Justicia spicigera	Mexican Honeysuckle	7	5 Gal.	3	117	819	68
Leucophyllum langmaniae	Texas Ranger	14	5 Gal.	2	158	2,212	184
Ruellia californica	Desert Ruellia	99	5 Gal.	2	117	11,583	965
Salvia clevelandii	Cleveland Sage	48	5 Gal.	2	183	8,784	732
Salvia greggii	Red Chihuahuan Sage	51	5 Gal.	3	57	2,907	242
Simmondsia Chinensis 'Vista'	Compact Joboba	154	5 Gal.	1	281	43,274	3,606
Sphaeralcea ambigua	Globe Mallow	33	5 Gal.	2	39	1,287	107
Agave americana	Century Plant	14	5 Gal.	1	405	5,670	473
Agave huachuensis	Huachuca Agave	207	5 Gal.	1	101	20,907	1,742
Agave ocahui	Ocahui Agave	73	5 Gal.	2	57	4,161	347
Agave Palmeri	Palmer's Agave	38	5 Gal.	2	70	2,660	222
Bailey multiradiata	Desert Marigold	141	5 Gal.	1	6	846	71
Carnegiea gigantea	Saguaro	4	5 Gal.	1	2,741	10,964	914
Dasyliiron Acrotiche	Green Desert Spoon	229	5 Gal.	2	110	25,190	2,099
Ferocactus wislizenii	Fish Hook Barrel Cactus	63	5 Gal.	1	10	630	53
Fouqueria splendens	Ocotillo	3	5 Gal.	1	281	843	70
Hesperaloe funifera	Giant Hesperaloe	4	5 Gal.	2	110	440	37
Hesperaloe parviflora	Red Yucca	384	5 Gal.	2	70	26,880	2,240
Hesperaloe x 'Perpa' Brake Lights	Brake Lights Hesperaloe	576	5 Gal.	2	70	40,320	3,360
Muhlenbergia dumosa	Bamboo Muhly Grass	108	15 Gal.	3	263	28,404	2,367
Muhlenbergia rigens	Deer Grass	37	5 Gal.	2	183	6,771	564
Muhlenbergia rigida 'Nashville'	Purple Muhly Grass	159	5 Gal.	3	66	10,494	875
Lantana x 'New Gold'	Trailing Yellow Lantana	164	1 Gal.	3	263	43,132	3,594
Lantana montevdensis 'White'	Trailing White Lantana	32	1 Gal.	3	263	8,416	701
Myoporum parviflorum	Creeping Myoporum	54	1 Gal.	3	592	31,968	2,664
TOTAL ANNUAL WATER USE - (gallons)						1,291,621	107,635

IRRIGATION SCHEDULE - PHASE 1				
YEAR	DAYS	MINUTES (TREE VALVES)	MINUTES (SHRUB VALVES)	TOTAL WATER
1 THRU 3	M, W, F	40	40	1,291,621
4	M, W, F	30	30	968,716
5	T, F	30	30	645,811

LANDSCAPE WATER PLAN NOTES:

1. THE ANNUAL IRRIGATION WATER USE FOR THE PROJECT SHALL NOT EXCEED THE ANNUAL LANDSCAPE WATER PLAN.
2. 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.
3. METER READINGS SHALL BE TAKEN, AT A MINIMUM, ON AN ANNUAL BASIS.
4. AN INITIAL METER READING SHALL BE TAKEN PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY AND SHALL BE RECORDED FOR REFERENCE AS PART OF THE WATER PLAN REPORTING REQUIREMENTS.
5. BUFFER YARDS SHALL NOT RECEIVE IRRIGATION WATER AFTER 5 YEARS FROM CERTIFICATE OF OCCUPANCY.
6. BUFFER YARDS ARE PART OF PHASE 1.



PROJECT: ADL-06  
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(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

LANDSCAPE WATER PLAN



FINAL LANDSCAPE PLAN  
LINDA VISTA LUXURY  
RENTALS

A PORTION OF LOT 4 IN S.E. 1/4 OF SECTION 13, T12S, R13E, G&SRM, TOWN OF ORO VALLEY, PIMA COUNTY, AZ

CASE NO: 1902923  
REFERENCE: OV19-00-12 OV12-06-258 OV12-18-15 OV12-13-01 OV9-99-15 1900612  
WP-1  
11 OF 24



LANDSCAPE WATER PLAN - PHASE 2

LANDSCAPE WATER PLAN - PHASE 2													TOTAL TO BE USED PER YEAR (gallons)
YEARS 1 THRU 3													
MONTH	1	2	3	4	5	6	7	8	9	10	11	12	90,164
ADWR (gallons allowed)	6,011	5,635	6,387	6,762	9,768	10,519	9,016	9,016	7,138	7,138	6,762	6,011	
TOTAL (100% of ADWR = 253,934 gallons per year allowed)													
YEAR 4													
MONTH	1	2	3	4	5	6	7	8	9	10	11	12	67,623
ADWR (gallons used)	4,508	4,226	4,790	5,072	7,326	7,889	6,762	6,762	5,353	5,353	5,072	4,508	
TOTAL (75% of ADWR = 190,451 gallons per year allowed)													
YEAR 5													
MONTH	1	2	3	4	5	6	7	8	9	10	11	12	45,082
ADWR (gallons used)	3,005	2,818	3,193	3,381	4,884	5,260	4,508	4,508	3,569	3,569	3,381	3,005	
TOTAL (50% of ADWR = 126,967 gallons per year allowed)													

LANDSCAPE WATER PLAN - PHASE 2							
BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WATER USE TYPE (NEEDS)	ADWR ANNUAL USE AT MATURITY (GALLONS)	TOTAL ANNUAL WATER USE (GALLONS)	TOTAL MONTHLY WATER USE (GALLONS)
Acacia constricta	Whitethorn Acacia	0	24" Box, TOS	1	1,754	0	0
Acacia willardiana	Palo Blanco	0	24" Box	2	634	0	0
Celtis pallida	Desert Hackberry	0	24" Box, TOS	1	634	0	0
Cercidium floridum	Blue Palo Verde	0	36" Box, 15 Gal., TOS	2	5,702	0	0
Cercidium microphyllum	Foothills Palo Verde	16	36" Box, 15 Gal., TOS	1	1,754	28,064	2,339
Cercis canadensis v. Mexicana	Mexican Redbud	0	15 Gal.	3	1,974	0	0
Chilopsis linearis	Desert Willow	0	15 Gal.	3	5,702	0	0
Prosopis velutina	Velvet Mesquite	0	36" Box, TOS	2	5,702	0	0
Sophora secundiflora	Texas Mountain Laurel	9	15 Gal.	2	1,426	12,834	1,070
Caesalpinia pulcherrima	Red Bird of Paradise	0	5 Gal.	3	316	0	0
Dodonea viscosa	Hopseed Bush	4	5 Gal.	2	632	2,528	211
Encelia farinosa	Brittlebush	0	5 Gal.	1	39	0	0
Justicia spicigera	Mexican Honeysuckle	0	5 Gal.	3	117	0	0
Leucophyllum langmaniae	Texas Ranger	0	5 Gal.	2	158	0	0
Ruellia californica	Desert Ruellia	0	5 Gal.	2	117	0	0
Salvia clevelandii	Cleveland Sage	2	5 Gal.	2	183	366	31
Salvia greggii	Red Chihuahuan Sage	3	5 Gal.	3	57	171	14
Simmondsia Chinensis 'Vista'	Compact Jojoba	3	5 Gal.	1	281	843	70
Sphaeralcea ambigua	Globe Mallow	0	5 Gal.	2	39	0	0
Agave americana	Century Plant	0	5 Gal.	1	405	0	0
Agave huachuensis	Huachuca Agave	15	5 Gal.	1	101	1,515	126
Agave ocahui	Ocahui Agave	0	5 Gal.	2	57	0	0
Agave Palmeri	Palmer's Agave	2	5 Gal.	2	70	140	12
Bailey multiradiata	Desert Marigold	23	5 Gal.	1	6	138	12
Carnegiea gigantea	Saguaro	1	5 Gal.	1	2,741	2,741	228
Dasyliiron Acrotiche	Green Desert Spoon	15	5 Gal.	2	110	1,650	138
Ferocactus wislizenii	Fish Hook Barrel Cactus	0	5 Gal.	1	10	0	0
Fouqueria splendens	Ocotillo	0	5 Gal.	1	281	0	0
Hesperaloe funifera	Giant Hesperaloe	0	5 Gal.	2	110	0	0
Hesperaloe parviflora	Red Yucca	41	5 Gal.	2	70	2,870	239
Hesperaloe x 'Perpa' Brake Lights	Brake Lights Hesperaloe	68	5 Gal.	2	70	4,760	397
Muhlenbergia dumosa	Bamboo Muhly Grass	17	5 Gal.	3	263	4,471	373
Muhlenbergia rigens	Deer Grass	20	5 Gal.	2	183	3,660	305
Muhlenbergia rigida 'Nashville'	Purple Muhly Grass	4	5 Gal.	3	66	264	22
Lantana x 'New Gold'	Trailing Yellow Lantana	35	1 Gal.	3	263	9,205	767
Lantana montevidensis 'White'	Trailing White Lantana	8	1 Gal.	3	263	2,104	175
Myoporum parviflorum	Creeping Myoporum	20	1 Gal.	3	592	11,840	987
TOTAL ANNUAL WATER USE - (gallons)						90,164	7,514

IRRIGATION SCHEDULE - PHASE 2				
YEAR	DAYS	MINUTES (TREE VALVES)	MINUTES (SHRUB VALVES)	TOTAL WATER
1 THRU 3	M, W, F	40	40	90,164
4	M, W, F	30	30	67,623
5	T, F	30	30	45,082

LANDSCAPE WATER PLAN - PHASE 3

LANDSCAPE WATER PLAN - PHASE 3													TOTAL TO BE USED PER YEAR (gallons)
YEARS 1 THRU 3													110,848
MONTH	1	2	3	4	5	6	7	8	9	10	11	12	
ADWR (gallons allowed)	7,390	6,928	7,852	8,314	12,009	12,932	11,085	11,085	8,775	8,775	8,314	7,390	
TOTAL (100% of ADWR = 141,745 gallons per year allowed)													
YEAR 4													83,136
MONTH	1	2	3	4	5	6	7	8	9	10	11	12	
ADWR (gallons used)	5,542	5,196	5,889	6,235	9,006	9,699	8,314	8,314	6,582	6,582	6,235	5,542	
TOTAL (75% of ADWR = 106,309 gallons per year allowed)													
YEAR 5													55,424
MONTH	1	2	3	4	5	6	7	8	9	10	11	12	
ADWR (gallons used)	3,695	3,464	3,926	4,157	6,004	6,466	5,542	5,542	4,388	4,388	4,157	3,695	
TOTAL (50% of ADWR = 70,873 gallons per year allowed)													

LANDSCAPE WATER PLAN - PHASE 3							
BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WATER USE TYPE (NEEDS)	ADWR ANNUAL USE AT MATURITY (GALLONS)	TOTAL ANNUAL WATER USE (GALLONS)	TOTAL MONTHLY WATER USE (GALLONS)
Acacia constricta	Whitethorn Acacia	0	24" Box, TOS	1	1,754	0	0
Acacia willardiana	Palo Blanco	0	24" Box	2	634	0	0
Celtis pallida	Desert Hackberry	2	24" Box, TOS	1	634	1,268	106
Cercidium floridum	Blue Palo Verde	5	36" Box, 15 Gal., TOS	2	5,702	28,510	2,376
Cercidium microphyllum	Foothills Palo Verde	6	36" Box, 15 Gal., TOS	1	1,754	10,524	877
Cercis canadensis v. Mexicana	Mexican Redbud	0	15 Gal.	3	1,974	0	0
Chilopsis linearis	Desert Willow	0	15 Gal.	3	5,702	0	0
Prosopis velutina	Velvet Mesquite	5	36" Box, TOS	2	5,702	28,510	2,376
Sophora secundiflora	Texas Mountain Laurel	0	15 Gal.	2	1,426	0	0
Caesalpinia pulcherrima	Red Bird of Paradise	0	5 Gal.	3	316	0	0
Dodonea viscosa	Hopseed Bush	0	5 Gal.	2	632	0	0
Encelia farinosa	Brittlebush	0	5 Gal.	1	39	0	0
Justicia spicigera	Mexican Honeysuckle	0	5 Gal.	3	117	0	0
Leucophyllum langmaniae	Texas Ranger	0	5 Gal.	2	158	0	0
Ruellia californica	Desert Ruellia	0	5 Gal.	2	117	0	0
Salvia clevelandii	Cleveland Sage	1	5 Gal.	2	183	183	15
Salvia greggii	Red Chihuahuan Sage	3	5 Gal.	3	57	171	14
Simmondsia Chinensis 'Vista'	Compact Jojoba	0	5 Gal.	1	281	0	0
Sphaeralcea ambigua	Globe Mallow	3	5 Gal.	2	39	117	10
Agave americana	Century Plant	0	5 Gal.	1	405	0	0
Agave huachuensis	Huachuca Agave	9	5 Gal.	1	101	909	76
Agave ocahui	Ocahui Agave	0	5 Gal.	2	57	0	0
Agave palmeri	Palmer's Agave	0	5 Gal.	1	70	0	0
Bailey multiradiata	Desert Marigold	0	5 Gal.	1	6	0	0
Carnegiea gigantea	Saguaro	0	5 Gal.	1	2,741	0	0
Dasyliiron Acrotiche	Green Desert Spoon	11	5 Gal.	2	110	1,210	101
Ferocactus wislizenii	Fish Hook Barrel Cactus	5	5 Gal.	1	10	50	4
Fouqueria splendens	Ocotillo	0	5 Gal.	1	281	0	0
Hesperaloe funifera	Giant Hesperaloe	0	5 Gal.	2	110	0	0
Hesperaloe parviflora	Red Yucca	45	5 Gal.	2	70	3,150	263
Hesperaloe x 'Perpa' Brake Lights	Brake Lights Hesperaloe	113	5 Gal.	2	70	7,910	659
Muhlenbergia dumosa	Bamboo Muhly Grass	28	5 Gal.	3	263	7,364	614
Muhlenbergia rigens	Deer Grass	10	5 Gal.	2	183	1,830	153
Muhlenbergia rigida 'Nashville'	Purple Muhly Grass	23	5 Gal.	3	66	1,518	127
Lantana x 'New Gold'	Trailing Yellow Lantana	40	1 Gal.	3	263	10,520	877
Lantana montevidensis 'White'	Trailing White Lantana	0	1 Gal.	3	263	0	0
Myoporum parviflorum	Creeping Myoporum	12	1 Gal.	3	592	7,104	592
TOTAL ANNUAL WATER USE - (gallons)						110,848	9,237

IRRIGATION SCHEDULE - PHASE 3				
YEAR	DAYS	MINUTES (TREE VALVES)	MINUTES (SHRUB VALVES)	TOTAL WATER
1 THRU 3	M, W, F	40	40	110,848
4	M, W, F	30	30	83,136
5	T, F	30	30	55,424

#	REVISIONS/SUBMITTALS	DATE

LANDSCAPE WATER PLAN



FINAL LANDSCAPE PLAN  
LINDA VISTA LUXURY  
RENTALS

A PORTION OF LOT 4 IN S.E. 1/4 OF  
SECTION 13, T12S, R13E, G&SRM, TOWN  
OF ORO VALLEY, PIMA COUNTY, AZ



IRRIGATION INFORMATION

NOTE: WATER PRESSURE

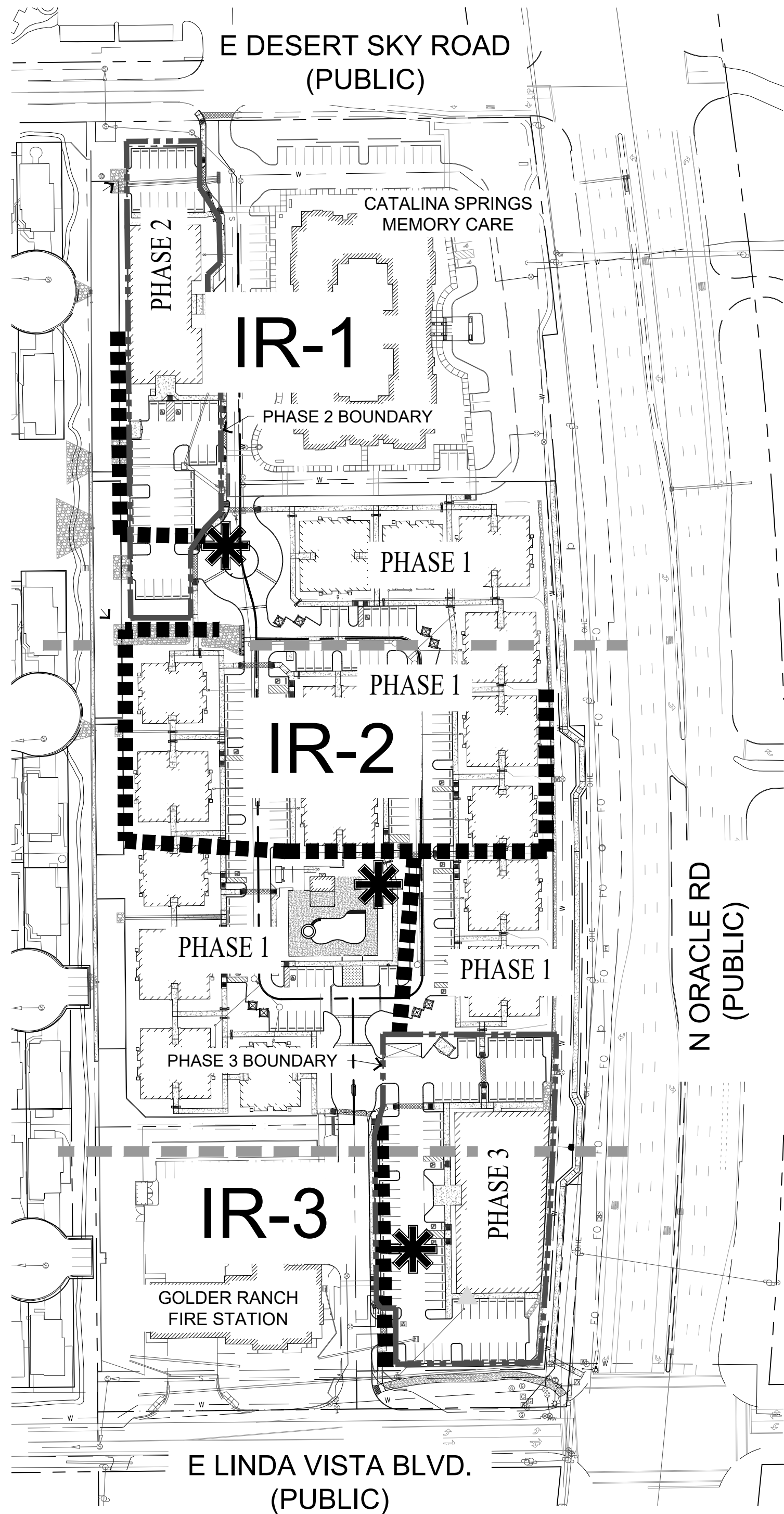
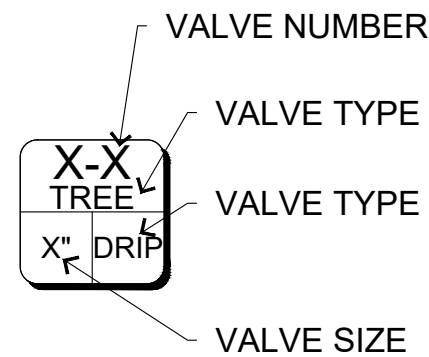
NOTE: THE IRRIGATION SYSTEM IS DESIGNED TO OPERATE UNDER A MINIMUM STATIC PRESSURE OF 50 PSI AT POINT OF CONNECTION. CONTRACTOR SHALL TEST STATIC PRESSURE PRIOR TO ORDERING IRRIGATION MATERIAL OR BEGINNING THE INSTALLATION AND ADVISE (IN WRITING) LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE IF PRESSURE TESTS BELOW 50 PSI. CONTRACTOR SHALL AT HIS EXPENSE, REDESIGN AND REINSTALL THE SYSTEM FOR PROPER OPERATION IF TEST PRESSURE IS BELOW 50 PSI AND HE FAILS TO NOTIFY (IN WRITING) LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ORDERING OR INSTALLING MATERIAL.

IRRIGATION NOTES:

1. IRRIGATION EQUIPMENT AND IRRIGATION LINES ARE SHOWN SCHEMATICALLY. ADJUST AND INSTALL EQUIPMENT AND LINES AS REQUIRED.
2. SLEEVE UNDER PAVEMENT, PAVERS, CURBS, WALKS, RIPRAP, AND OTHER HARDSCAPE AS REQUIRED. NOT ALL SLEEVES MAY BE SHOWN ON IRRIGATION PLANS. INSTALL SLEEVES AS REQUIRED TO PROVIDE IRRIGATION TO ALL PLANT MATERIAL.

EMITTER SCHEDULE

TREES	(1) 2 GPH MULTI-PORT EMITTER PER TREE
SHRUBS	(1) 1 GPH EMITTER PER SHRUB
ACCENTS	(1) 0.5 GPH EMITTER PER ACCENT
GRASSES	(1) 1 GPH EMITTER PER GRASS
GROUND COVER	(1) 0.5 GPH EMITTER PER GROUNDCOVER
OCOTILLO	(0) EMITTERS
FISH HOOK BARREL CACTI	(0) EMITTERS
SAGUARO	(0) EMITTERS
BRITTLEBUSH	(0) EMITTERS



LEGEND

- IRRIGATION MAINLINE (PERMANENT)
- \* POINT OF CONNECTION

NOTE: TEMPORARY SECTIONS OF IRRIGATION MAINLINE TO IRRIGATE THE LANDSCAPE BUFFERS AS PART OF PHASE 1 ARE NOT SHOWN ON THIS SHEET. SEE SHEETS IR-1 THRU IR-3 FOR LOCATIONS OF TEMPORARY MAINLINE.



#	REVISIONS/SUBMITTALS	DATE

IRRIGATION PLAN



FINAL LANDSCAPE PLAN  
LINDA VISTA LUXURY  
RENTALS

A PORTION OF LOT 4 IN S.E. 1/4 OF SECTION 13, T12S, R13E, G&SRM, TOWN OF ORO VALLEY, PIMA COUNTY, AZ



W DESERT SKY RD (PUBLIC)  
PER DK. 5712, PG. 547 M&P

PUBLIC SEWER EASEMENT  
PER SEQ. 20143170692  
SCH. B ITEM No. 10

VILLA BALBOA TOWNHOMES  
BK 38, PG 44 M&P  
R-4

E FIELDCREST LN  
(PRIVATE)

B-3  
TREE  
1" DRIP

B-4  
SHRUB  
1" DRIP

B-1  
TREE  
1" DRIP

B-2  
SHRUB  
1" DRIP

PROJECT BOUNDARY/LIMIT  
OF LANDSCAPE CONSTRUCTION

SLEEVES:  
2@4"  
1@2"

SLEEVES:  
2@4"  
1@2"

SLEEVES:  
2@4"  
1@2"

A-11  
TREE  
1" DRIP

A-12  
SHRUB  
1" DRIP

TEMPORARY MAINLINE AND VALVES TO IRRIGATE  
LANDSCAPE BUFFERS INSTALLED AS PART OF PHASE 1.  
TEMPORARY MAINLINE AND VALVES WILL BE REMOVED  
WHEN PHASE 2 IRRIGATION AND LANDSCAPE ARE INSTALLED.

A-5  
TREE  
1" DRIP

A-6  
SHRUB  
1" DRIP

B-0  
MASTER  
1" 15.0

SLEEVES:  
2@4"

SLEEVES:  
2@4"

MATCHLINE - SEE SHEET IR-2

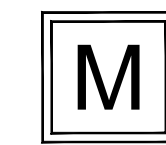
PROJECT BOUNDARY/LIMIT  
OF LANDSCAPE CONSTRUCTION

NATURAL GAS EASEMENT  
PER SEQ. 20173420382  
SCH. B ITEM NO. 11

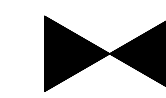
WATER LINE PER FUTURE EASEMENT

N ORACLE RD (PUBLIC)  
BOOK 6, PG. 77

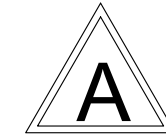
## IRRIGATION LEGEND



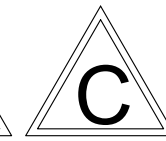
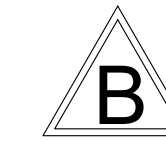
WATER METER: SIZE OF 3/4".



REDUCED PRESSURE BACKFLOW PREVENTER, FEBCO 825Y/A, SIZE  
SHALL MATCH WATER METER SIZE. INSTALLED ON CONCRETE PAD,  
W/ INSULATED COVER, IN METAL ENCLOSURE W/ LOCK.



20 STATION CONTROLLER: RAINBIRD #ESP12LXMEF  
(12 STATION W/ FLOW SMART MODULE) WITH ONE (1)  
ESPLXMSM8 (8 STATION MODULE) INSTALLED IN #LXMM  
CABINET MOUNTED TO WALL IN POOL EQUIPMENT ROOM.



8 STATION CONTROLLER: RAINBIRD #ESP8LXME  
(8 STATION) INSTALLED IN #LXMM CABINET MOUNTED TO  
WALL.



IRRIGATION MAINLINE: SCHEDULE 40 PVC, SIZE 1.5",  
UNLESS OTHERWISE NOTED AS 2". MAINLINE BETWEEN  
WATER METER AND VALVE A-3 SHALL BE 2" SIZE. BURY  
DEPTH: 18" COVER TO TOP OF LINE.



QUICK COUPLER: RAINBIRD 3-RC, 3/4", RUBBER COVER,  
INSTALLED IN ROUND BOX



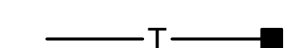
DRIP ZONE KIT: RAINBIRD XCZ-100-B-COM, INSTALLED IN  
JUMBO VALVE BOX



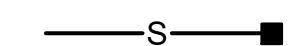
REMOTE CONTROL VALVE: RAINBIRD 100 - PEB,  
INSTALLED IN RAINBIRD #PVB VALVE BOX, TAN.



IRRIGATION SLEEVES: SCHEDULE 40 PVC. SIZE AND  
QUANTITY AS NOTED. SIZE OF 4" AND QUANTITY OF ONE  
(1) SLEEVE, IF NOT NOTED. BURY DEPTH: 24" BELOW  
FINISHED SUBGRADE FOR SLEEVES UNDER ROADWAYS.  
BURY DEPTH: 18" FOR SLEEVES UNDER WALKS,  
DRIVEWAYS, SWALES AND TRAILS. SLEEVES SHALL  
EXTEND UNDER PAVEMENT, CURBS, AND SIDEWALK.



TREE LATERAL W/ FLUSH CAP ASSEMBLY: POLYETHYLENE,  
SIZE 3/4". COMPRESSION OR THREADED FITTING. BURY  
DEPTH: 8" COVER TO TOP OF LINE.



SHRUB LATERAL W/ FLUSH CAP ASSEMBLY:  
POLYETHYLENE, SIZE 3/4". COMPRESSION OR THREADED  
FITTING. BURY DEPTH: 8" COVER TO TOP OF LINE.



FLUSH CAP ASSEMBLY W/ HOSE THREADED CAP.  
INSTALLED IN 6" ROUND BOX, TAN.

## INCLUDED ITEMS (NOT SHOWN)

NOT SHOWN	CONTROL WIRE - WIRE NOT BURIED WITH MAINLINE. TO BE SIZED BY CONTRACTOR. BURY DEPTH: 12" COVER.
NOT SHOWN	CONTROL WIRE BURIED WITH MAINLINE, TO BE SIZED BY CONTRACTOR.
NOT SHOWN	CONTROL WIRE SPLICES/CONNECTIONS: ALL SPLICES OR CONNECTIONS OF CONTROL WIRES TO BE INSTALLED IN 6" ROUND BOX. CONNECTIONS SHALL BE WATERPROOFED AND MADE PER MANUFACTURER'S RECOMMENDATIONS.
NOT SHOWN	DISTRIBUTION TUBING: RAINBIRD 1/4" DISTRIBUTION TUBING. BURY DEPTH: 6" BELOW FINISHED SUBGRADE.
NOT SHOWN	SINGLE EMITTERS - RAINBIRD XERIBUG BARB X BARB EMITTERS. SEE EMITTER SCHEDULE, THIS SHEET.
NOT SHOWN	MULTI-PORT EMITTERS - RAINBIRD XERIBUG MULTI OUTLET BARB X BARB EMITTERS. SEE EMITTER SCHEDULE, THIS SHEET.
NOT SHOWN	RAINBIRD FLOW SENSOR: RAINBIRD #FS100B INSTALLED AT POINT OF CONNECTION FOR ZONE/CONTROLLER 'A'. IN VALVE BOX. CONNECT TO FLOW SMART MODULE.

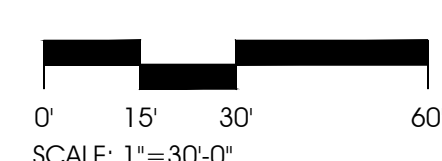
## TEMPORARY ITEMS TO IRRIGATE PHASE 1 BUFFERS



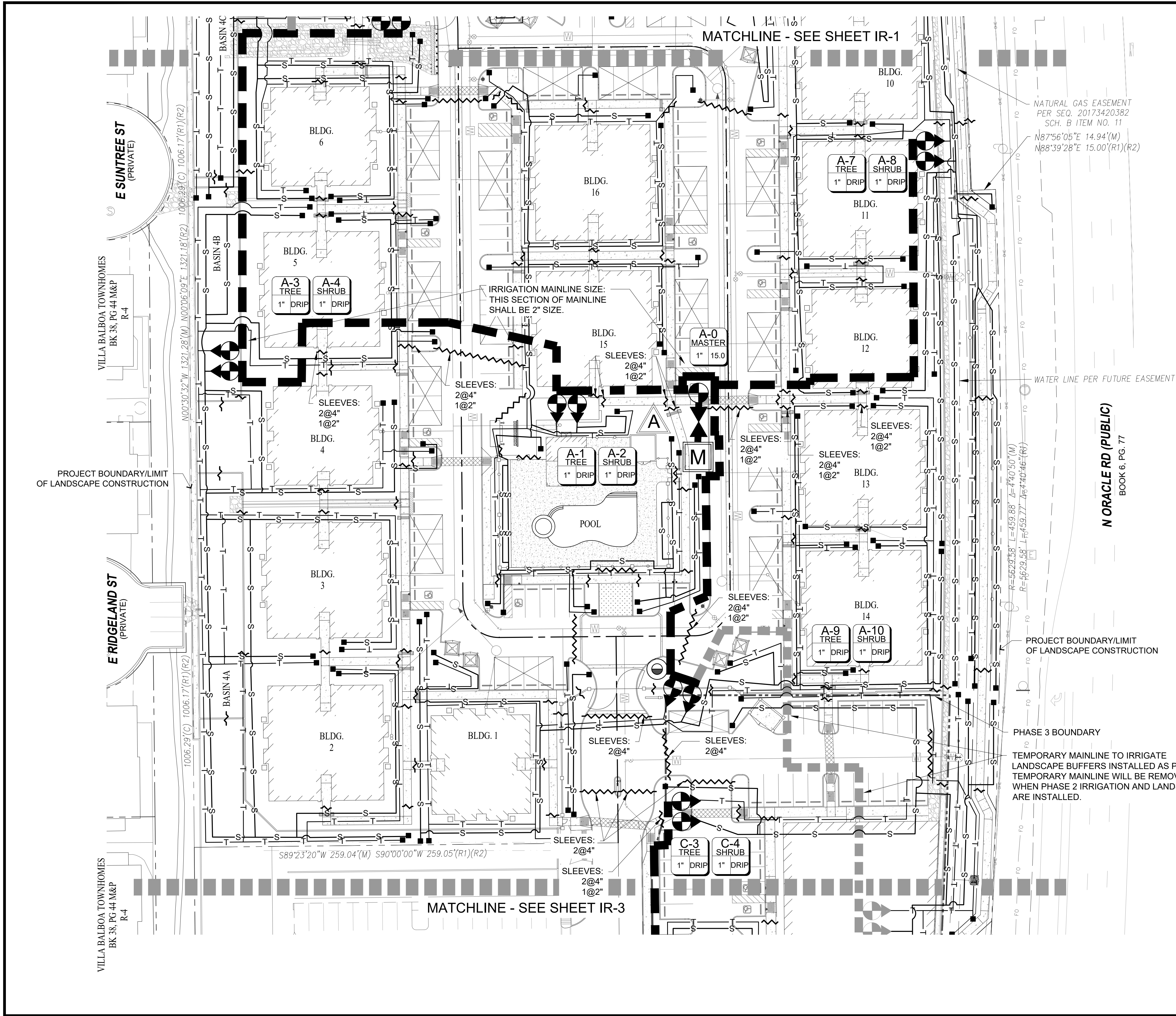
IRRIGATION MAINLINE: SCHEDULE 40 PVC, SIZE 1.5".  
BURY DEPTH: 18" COVER TO TOP OF LINE.



DRIP ZONE KIT: RAINBIRD XCZ-100-B-COM, INSTALLED IN  
JUMBO VALVE BOX







IRRIGATION LEGEND

- M** WATER METER: SIZE OF 3/4".
- REDUCED PRESSURE BACKFLOW PREVENTER, FEBCO 825Y/A, SIZE SHALL MATCH WATER METER SIZE. INSTALLED ON CONCRETE PAD, W/ INSULATED COVER, IN METAL ENCLOSURE W/ LOCK.
- A** 20 STATION CONTROLLER: RAINBIRD #ESP12LXMEF (12 STATION W/ FLOW SMART MODULE) WITH ONE (1) ESPLXMSM8 (8 STATION MODULE) INSTALLED IN #LXMM CABINET MOUNTED TO WALL IN POOL EQUIPMENT ROOM.
- B** **C** 8 STATION CONTROLLER: RAINBIRD #ESP8LXME (8 STATION) INSTALLED IN #LXMM CABINET MOUNTED TO WALL.
- IRRIGATION MAINLINE: SCHEDULE 40 PVC, SIZE 1.5", UNLESS OTHERWISE NOTED AS 2". MAINLINE BETWEEN WATER METER AND VALVE A-3 SHALL BE 2" SIZE. BURY DEPTH: 18" COVER TO TOP OF LINE.
- QUICK COUPLER: RAINBIRD 3-RC, 3/4", RUBBER COVER, INSTALLED IN ROUND BOX
- DRAIN ZONE KIT: RAINBIRD XCZ-100-B-COM, INSTALLED IN JUMBO VALVE BOX
- REMOTE CONTROL VALVE: RAINBIRD 100 - PEB, INSTALLED IN RAINBIRD #PVB VALVE BOX, TAN.
- IRRIGATION SLEEVES: SCHEDULE 40 PVC. SIZE AND QUANTITY AS NOTED. SIZE OF 4" AND QUANTITY OF ONE (1) SLEEVE, IF NOT NOTED. BURY DEPTH: 24" BELOW FINISHED SUBGRADE FOR SLEEVES UNDER ROADWAYS. BURY DEPTH: 18" FOR SLEEVES UNDER WALKS, DRIVEWAYS, SWALES AND TRAILS. SLEEVES SHALL EXTEND UNDER PAVEMENT, CURBS, AND SIDEWALK.
- TREE LATERAL W/ FLUSH CAP ASSEMBLY: POLYETHYLENE, SIZE 3/4". COMPRESSION OR THREADED FITTING. BURY DEPTH: 8" COVER TO TOP OF LINE.
- SHRUB LATERAL W/ FLUSH CAP ASSEMBLY: POLYETHYLENE, SIZE 3/4". COMPRESSION OR THREADED FITTING. BURY DEPTH: 8" COVER TO TOP OF LINE.
- FLUSH CAP ASSEMBLY W/ HOSE THREADED CAP. INSTALLED IN 6" ROUND BOX, TAN.

INCLUDED ITEMS (NOT SHOWN)

- NOT SHOWN CONTROL WIRE - WIRE NOT BURIED WITH MAINLINE. TO BE SIZED BY CONTRACTOR. BURY DEPTH: 12" COVER.
- NOT SHOWN CONTROL WIRE BURIED WITH MAINLINE, TO BE SIZED BY CONTRACTOR.
- NOT SHOWN CONTROL WIRE SPLICES/CONNECTIONS: ALL SPLICES OR CONNECTIONS OF CONTROL WIRES TO BE INSTALLED IN 6" ROUND BOX. CONNECTIONS SHALL BE WATERPROOFED AND MADE PER MANUFACTURER'S RECOMMENDATIONS.
- NOT SHOWN DISTRIBUTION TUBING: RAINBIRD 1/4" DISTRIBUTION TUBING. BURY DEPTH: 6" BELOW FINISHED SUBGRADE.
- NOT SHOWN SINGLE EMITTERS - RAINBIRD XERIBUG BARB X BARB EMITTERS. SEE EMITTER SCHEDULE, THIS SHEET.
- NOT SHOWN MULTI-PORT EMITTERS - RAINBIRD XERIBUG MULTI OUTLET BARB X BARB EMITTERS. SEE EMITTER SCHEDULE, THIS SHEET.
- NOT SHOWN RAINBIRD FLOW SENSOR: RAINBIRD #FS100B INSTALLED AT POINT OF CONNECTION FOR ZONE/CONTROLLER 'A'. IN VALVE BOX. CONNECT TO FLOW SMART MODULE.

TEMPORARY ITEMS TO IRRIGATE PHASE 1 BUFFERS

- IRRIGATION MAINLINE: SCHEDULE 40 PVC, SIZE 1.5". BURY DEPTH: 18" COVER TO TOP OF LINE.
- DRAIN ZONE KIT: RAINBIRD XCZ-100-B-COM, INSTALLED IN JUMBO VALVE BOX



#	REVISIONS/SUBMITTALS	DATE

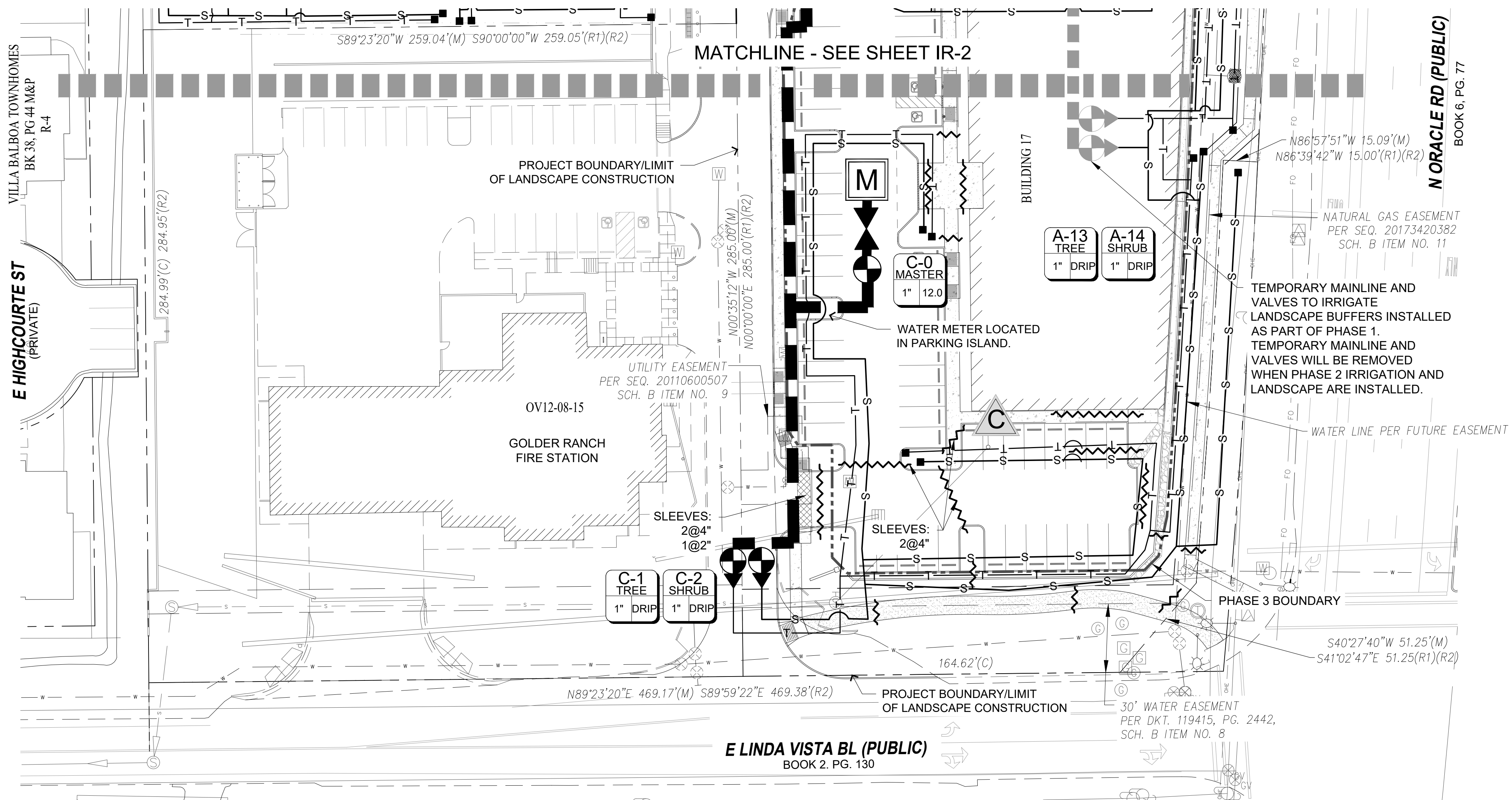
IRRIGATION PLAN



FINAL LANDSCAPE PLAN  
LINDA VISTA LUXURY  
RENTALS

A PORTION OF LOT 4 IN S.E. 1/4 OF SECTION 13, T12S, R13E, G&SRM, TOWN OF ORO VALLEY, PIMA COUNTY, AZ





## IRRIGATION LEGEND

- M** WATER METER: SIZE OF 3/4".
- REDUCED PRESSURE BACKFLOW PREVENTER, FEBCO 825Y/A, SIZE SHALL MATCH WATER METER SIZE. INSTALLED ON CONCRETE PAD, W/ INSULATED COVER, IN METAL ENCLOSURE W/ LOCK.**
- A** 20 STATION CONTROLLER: RAINBIRD #ESP12LXMEF (12 STATION W/ FLOW SMART MODULE) WITH ONE (1) ESPLXMSM8 (8 STATION MODULE) INSTALLED IN #LXMM CABINET MOUNTED TO WALL IN POOL EQUIPMENT ROOM.
- B C** 8 STATION CONTROLLER: RAINBIRD #ESP8LXME (8 STATION) INSTALLED IN #LXMM CABINET MOUNTED TO WALL.
- IRRIGATION MAINLINE: SCHEDULE 40 PVC, SIZE 1.5", UNLESS OTHERWISE NOTED AS 2". MAINLINE BETWEEN WATER METER AND VALVE A-3 SHALL BE 2" SIZE. BURY DEPTH: 18" COVER TO TOP OF LINE.**
- QUICK COUPLER: RAINBIRD 3-RC, 3/4", RUBBER COVER, INSTALLED IN ROUND BOX**
- DRIP ZONE KIT: RAINBIRD XCZ-100-B-COM, INSTALLED IN JUMBO VALVE BOX**
- REMOTE CONTROL VALVE: RAINBIRD 100 - PEB, INSTALLED IN RAINBIRD #PVB VALVE BOX, TAN.**
- IRRIGATION SLEEVES: SCHEDULE 40 PVC. SIZE AND QUANTITY AS NOTED. SIZE OF 4" AND QUANTITY OF ONE (1) SLEEVE, IF NOT NOTED. BURY DEPTH: 24" BELOW FINISHED SUBGRADE FOR SLEEVES UNDER ROADWAYS. BURY DEPTH: 18" FOR SLEEVES UNDER WALKS, DRIVEWAYS, SWALES AND TRAILS. SLEEVES SHALL EXTEND UNDER PAVEMENT, CURBS, AND SIDEWALK.**
- T** TREE LATERAL W/ FLUSH CAP ASSEMBLY: POLYETHYLENE, SIZE 3/4". COMPRESSION OR THREADED FITTING. BURY DEPTH: 8" COVER TO TOP OF LINE.
- S** SHRUB LATERAL W/ FLUSH CAP ASSEMBLY: POLYETHYLENE, SIZE 3/4". COMPRESSION OR THREADED FITTING. BURY DEPTH: 8" COVER TO TOP OF LINE.
- FLUSH CAP ASSEMBLY W/ HOSE THREADED CAP. INSTALLED IN 6" ROUND BOX, TAN.**

## INCLUDED ITEMS (NOT SHOWN)

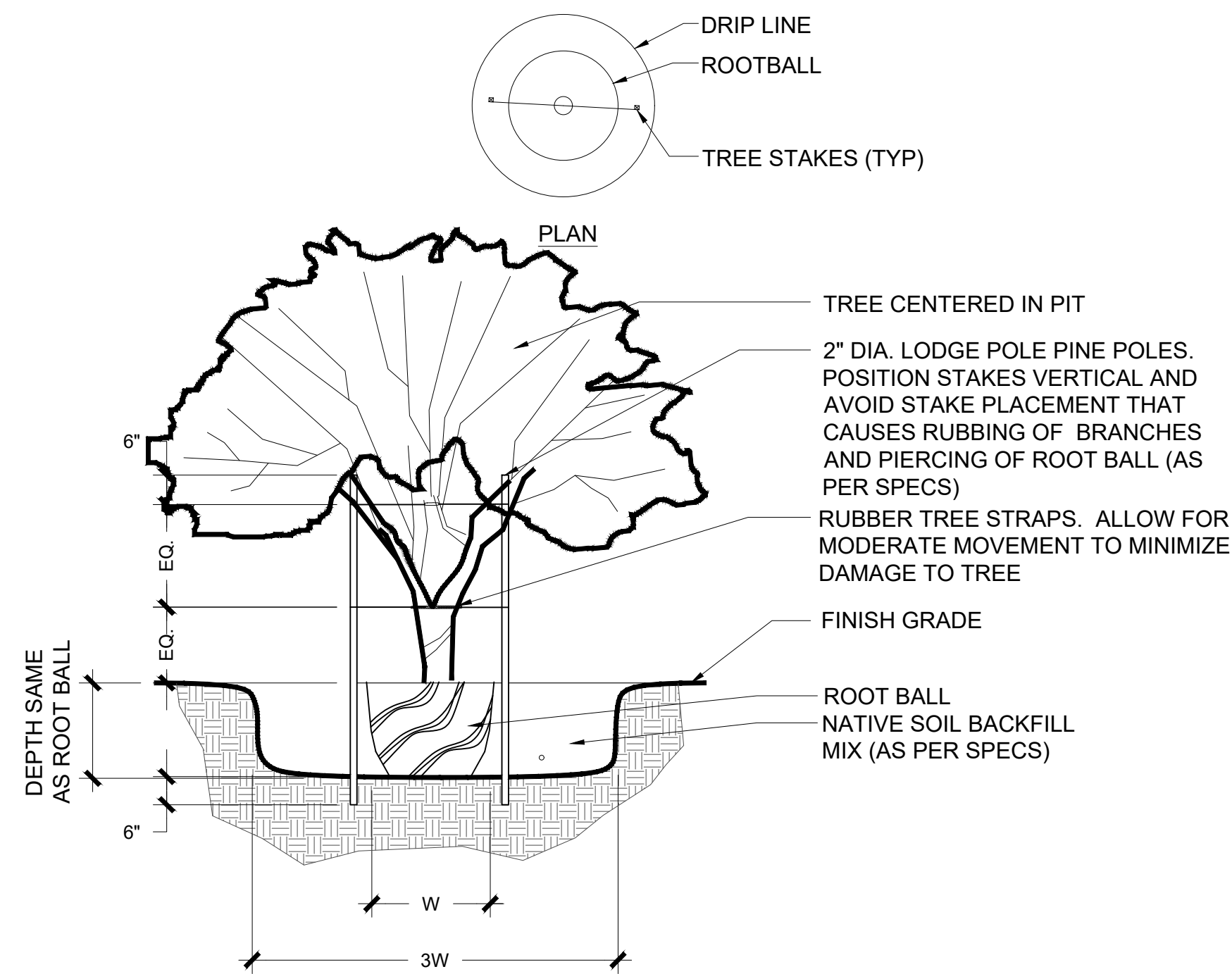
- NOT SHOWN CONTROL WIRE - WIRE NOT BURIED WITH MAINLINE. TO BE SIZED BY CONTRACTOR. BURY DEPTH: 12" COVER.
- NOT SHOWN CONTROL WIRE BURIED WITH MAINLINE, TO BE SIZED BY CONTRACTOR.
- NOT SHOWN CONTROL WIRE SPLICES/CONNECTIONS: ALL SPLICES OR CONNECTIONS OF CONTROL WIRES TO BE INSTALLED IN 6" ROUND BOX. CONNECTIONS SHALL BE WATERPROOFED AND MADE PER MANUFACTURER'S RECOMMENDATIONS.
- NOT SHOWN DISTRIBUTION TUBING: RAINBIRD 1/4" DISTRIBUTION TUBING. BURY DEPTH: 6" BELOW FINISHED SUBGRADE.
- NOT SHOWN SINGLE EMITTERS - RAINBIRD XERIBUG BARB X BARB EMITTERS. SEE EMITTER SCHEDULE, THIS SHEET.
- NOT SHOWN MULTI-PORT EMITTERS - RAINBIRD XERIBUG MULTI OUTLET BARB X BARB EMITTERS. SEE EMITTER SCHEDULE, THIS SHEET.
- NOT SHOWN RAINBIRD FLOW SENSOR: RAINBIRD #FS100B INSTALLED AT POINT OF CONNECTION FOR ZONE/CONTROLLER 'A'. IN VALVE BOX. CONNECT TO FLOW SMART MODULE.

## TEMPORARY ITEMS TO IRRIGATE PHASE 1 BUFFERS

- IRRIGATION MAINLINE: SCHEDULE 40 PVC, SIZE 1.5". BURY DEPTH: 18" COVER TO TOP OF LINE.**
- DRIP ZONE KIT: RAINBIRD XCZ-100-B-COM, INSTALLED IN JUMBO VALVE BOX**



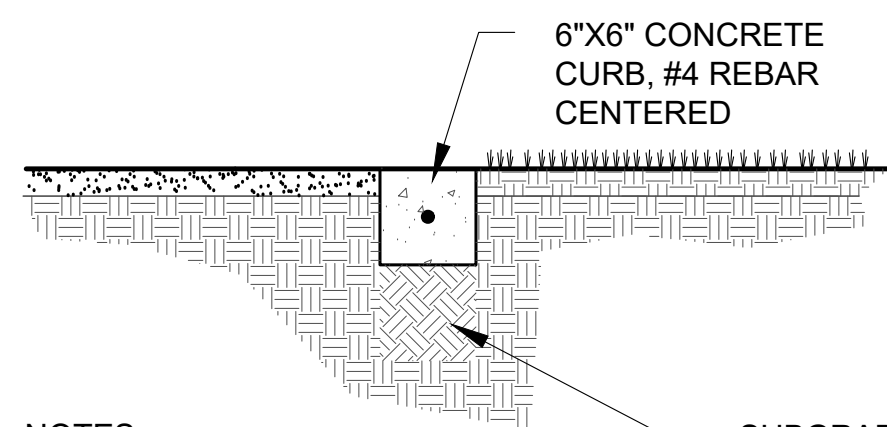




- NOTES:
1. MARK THE NORTH SIDE OF THE TREE IN THE FIELD BEFORE TRANSPLANTING, AND WHEN TRANSPLANTING ROTATE THE TREE TO FACE NORTH, WHENEVER POSSIBLE.
  2. STAKING SHALL BE CONSTRUCTED SO TRUNK HAS FLEXIBILITY.
  3. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN PLANTS AND UTILITY FACILITIES SO AS TO NOT HINDER UTILITY MAINTENANCE.
  4. PRUNE TREE AT TIME OF STAKE REMOVAL, ONE YEAR AFTER INSTALLATION.
  5. TREES SHALL BE MAINTAINED IN THEIR NATURAL FORM. OVER PRUNING AND/OR "BALLING" IS PROHIBITED.

## 1 TREE PLANTING

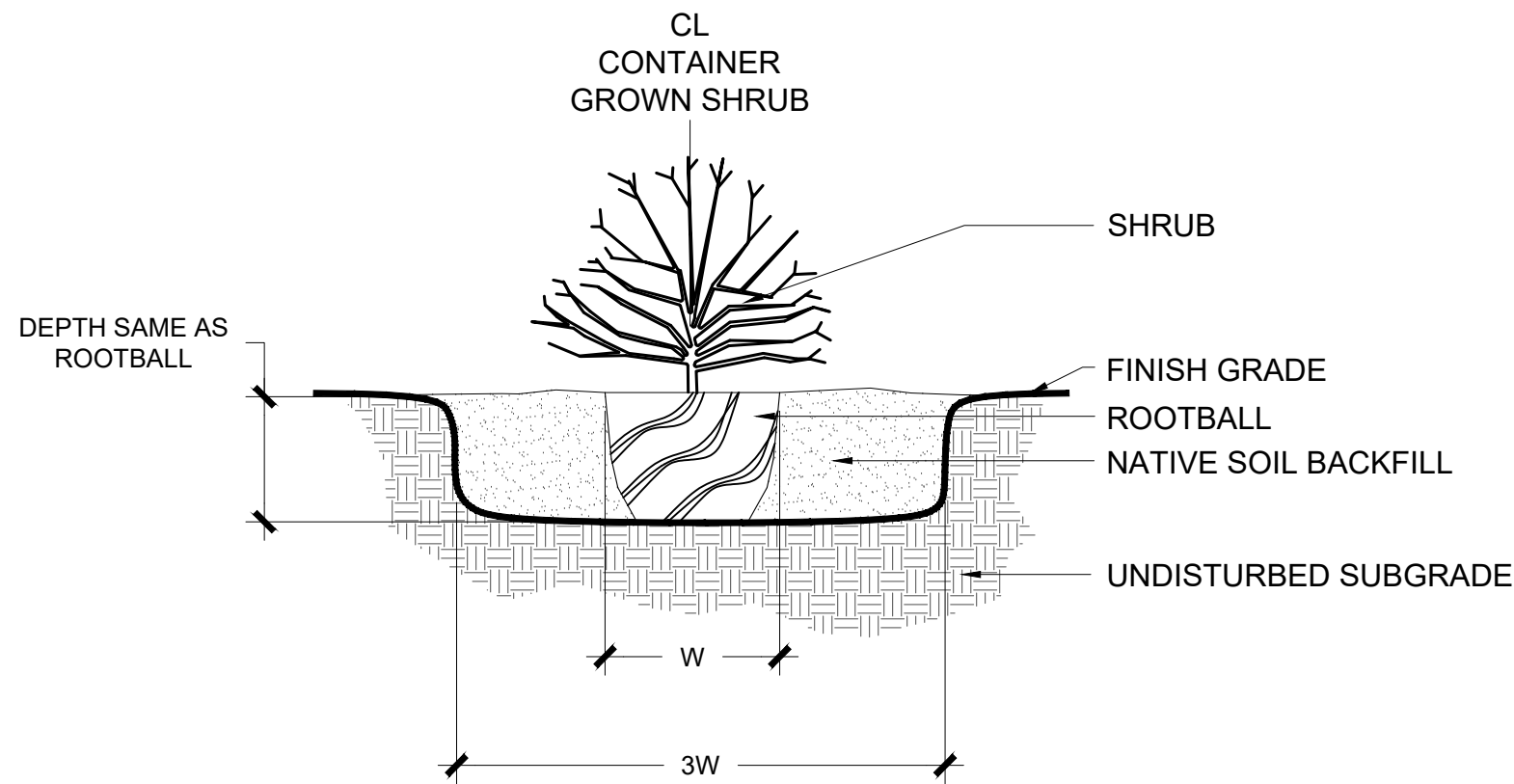
NTS



- NOTES:
1. SCORED JOINT EVERY 15'
  2. EXPANSION JOINT EVERY 60'
  3. EDGES AT TOP OF CURB SHALL HAVE 1/4" RADIUS
  4. 3,000 PSI CONCRETE, COLOR: NATURAL

## 4 6" CONCRETE HEADER DETAIL

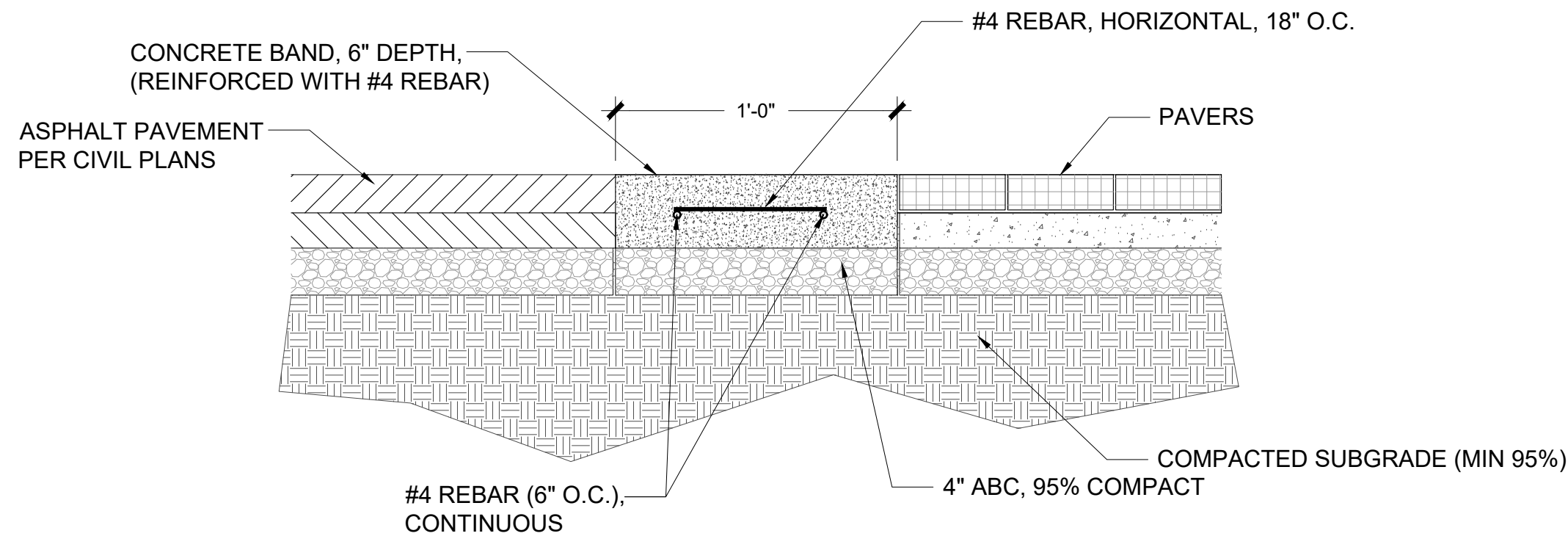
NTS



- NOTES:
1. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN PLANTS AND UTILITY FACILITIES SO AS TO NOT HINDER UTILITY MAINTENANCE.
  2. CONTRACTOR SHALL ASSURE THAT PLANTS ARE LOCATED SO THAT AT FULL GROWTH PLANTS DO NOT INTERFERE WITH HARDSCAPE SURFACES SUCH AS WALKS AND PATHS.
  3. PLANTS SHALL BE MAINTAINED IN THEIR NATURAL FORM. OVER PRUNING AND/OR "BALLING" IS PROHIBITED.
  4. BLOOMING AGAVES SHALL NOT BE REPLACED UNTIL BLOOM AND STALK ARE COMPLETELY SPENT.
  5. BLOOM STALKS OF OTHER ACCENTS SUCH AS DESERT SPOONS AND YUCCAS SHALL REMAIN IN PLACE UNTIL STALK IS COMPLETELY SPENT.

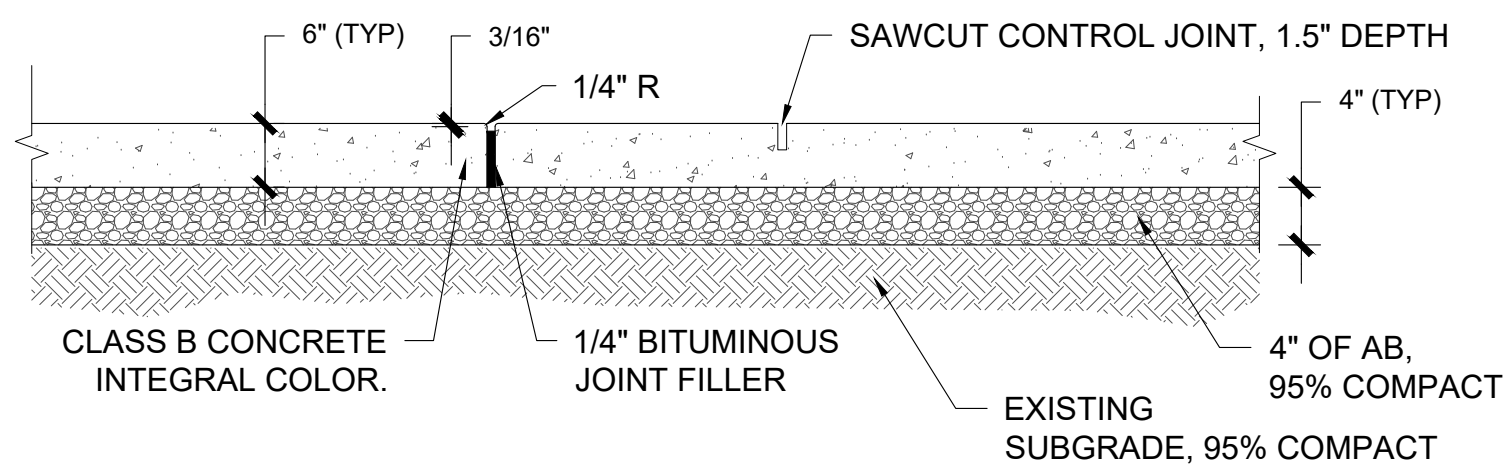
## 2 SHRUB & ACCENT PLANTING DETAIL

SCALE: NTS



## 5 12" CONCRETE HEADER-STREET SECTION

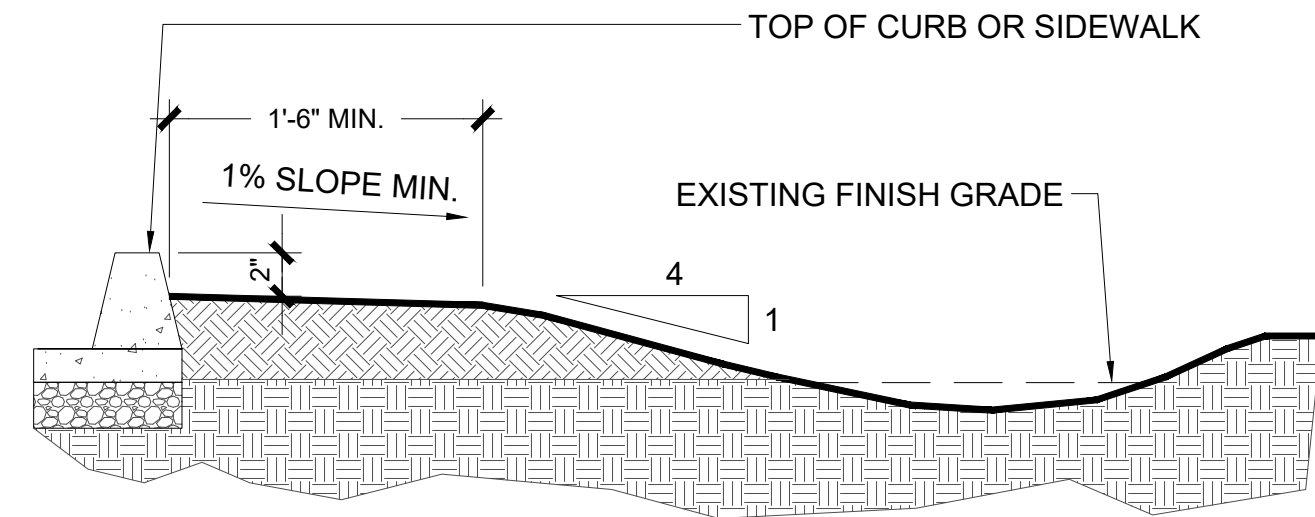
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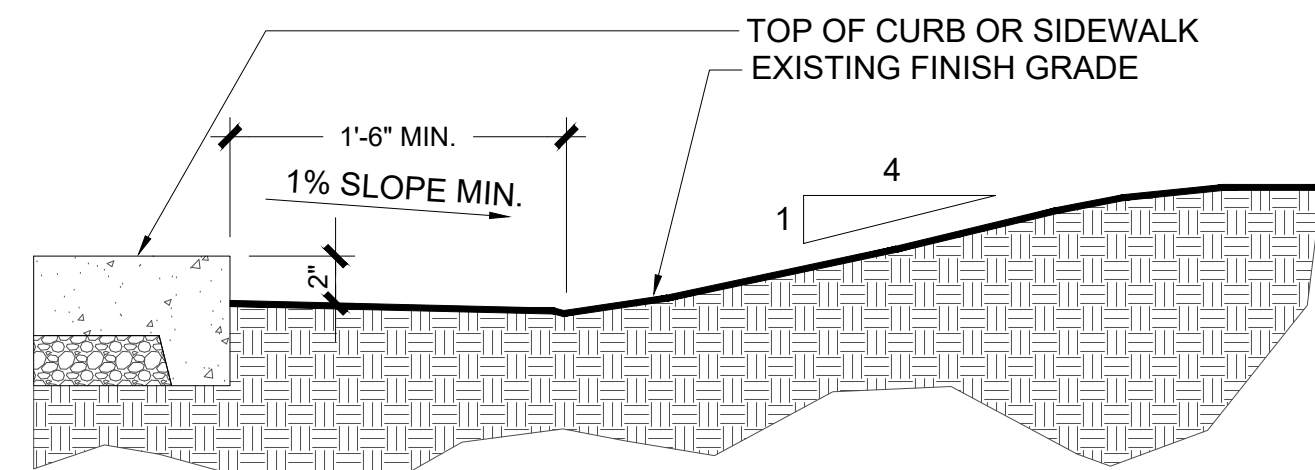
- NOTES:
- 1) INTEGRAL COLOR (SELECTED BY OWNER)
  - 2) ALTERNATE EXPANSION AND CONTROL JOINTS. JOINTS SHALL BE 8' TO 12' ON CENTER.
  - 3) CONTRACTOR SHALL PROVIDE 4'X4'X6" SAMPLE ON SITE FOR APPROVAL PRIOR TO CONSTRUCTION.

## 7 DECORATIVE CONCRETE SECTION

SCALE: NTS



## RETENTION GRADING (TYP.)

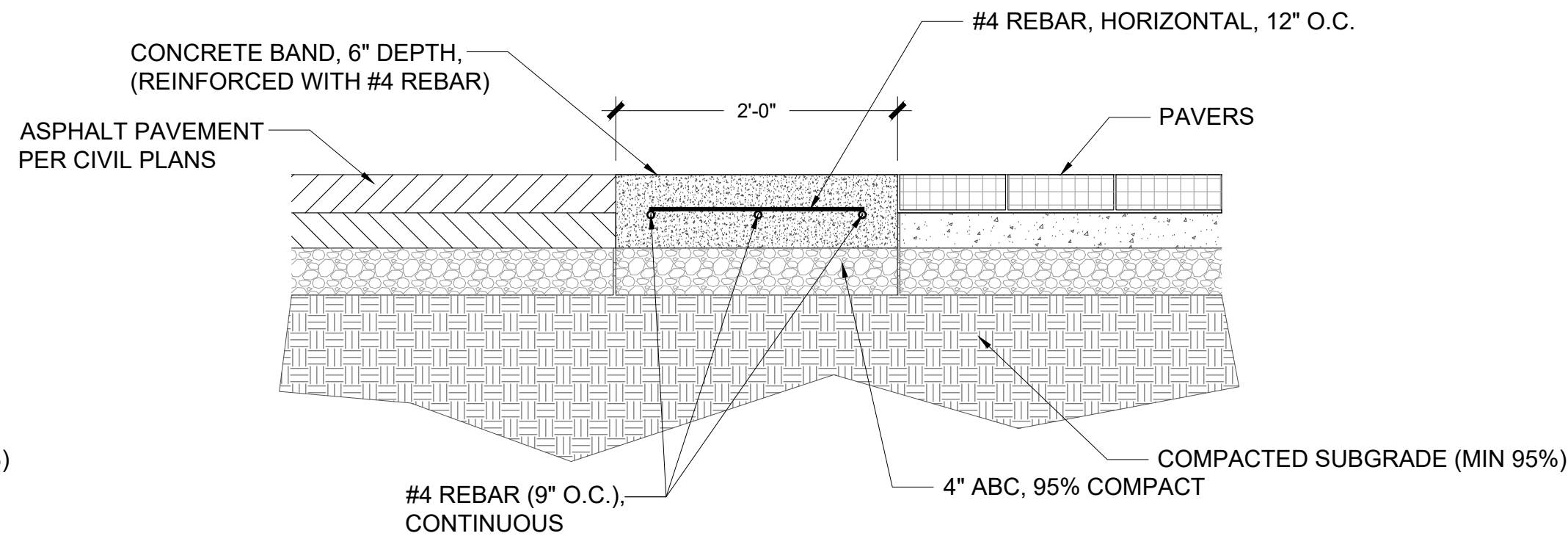


## BERMING (TYP.)

NOTE: GRADE EXISTING MATERIAL TO FINISH GRADE

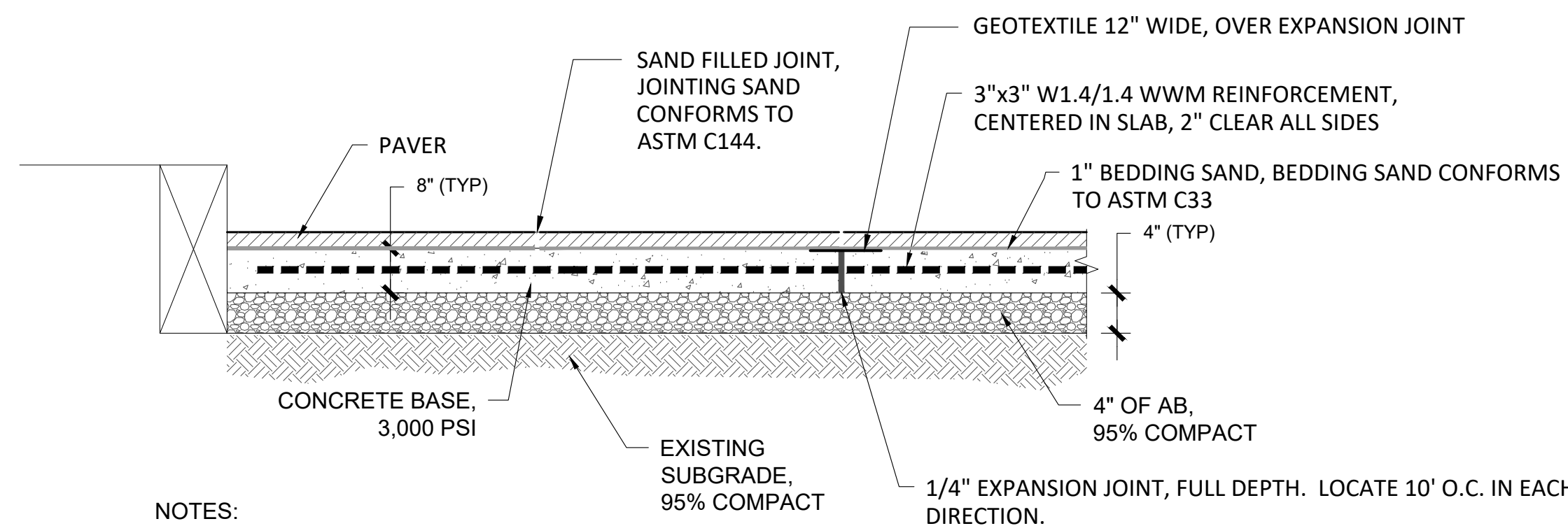
## 3 INCIDENTAL GRADING

NTS



## 6 24" CONCRETE HEADER-STREET SECTION

NTS

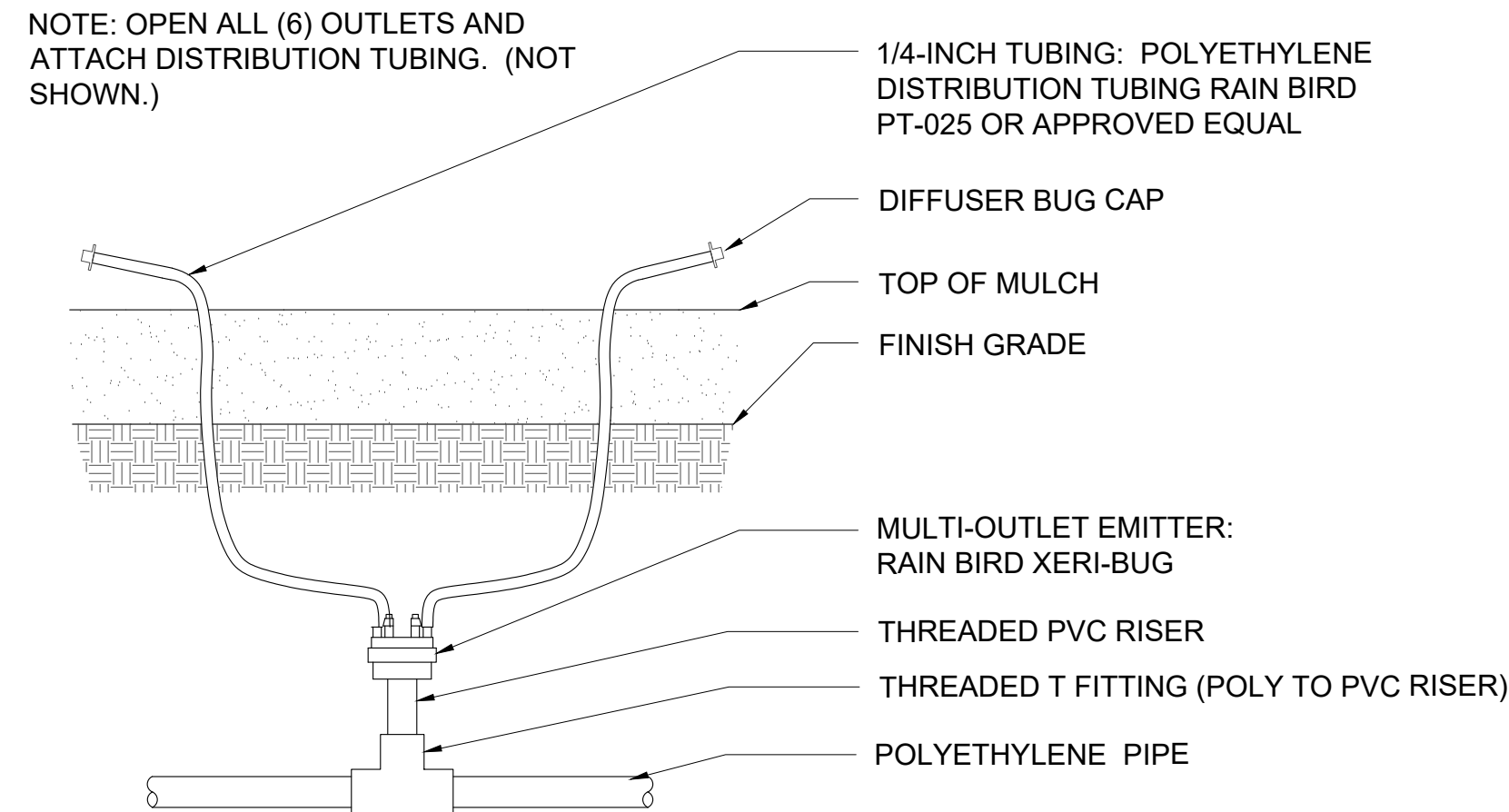


- NOTES:
- 1) PAVERS TO HAVE A MINIMUM CROSS SLOPE OF 1/8" PER FT. AND A MAXIMUM CROSS SLOPE OF 1/4" PER FT.

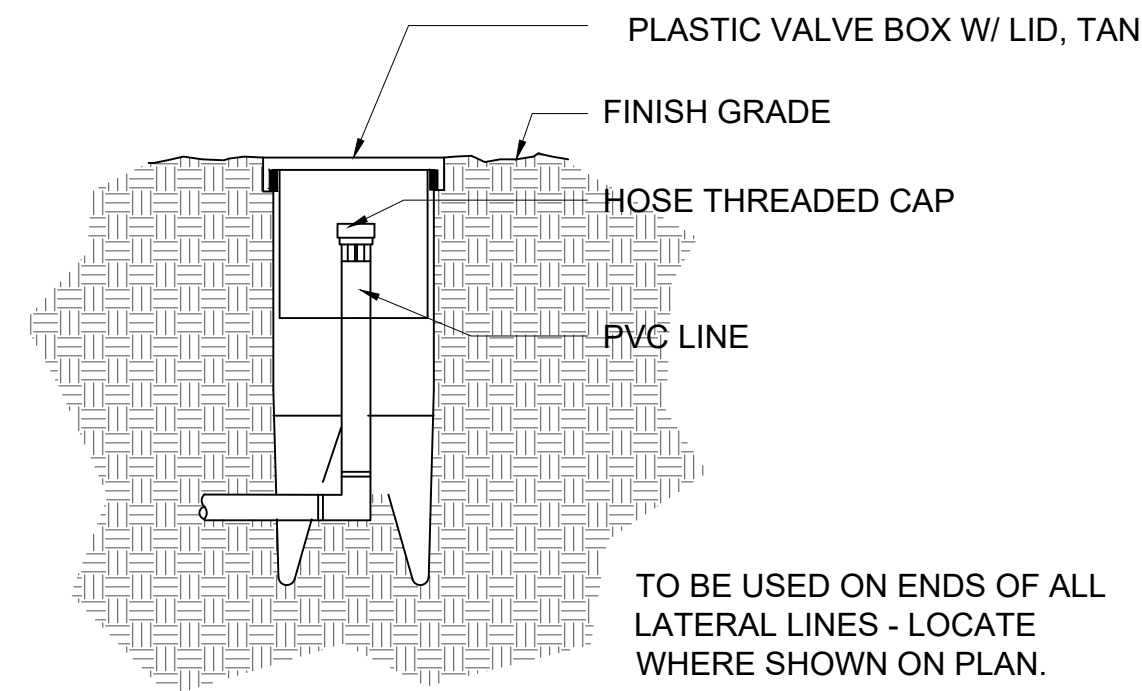
## 8 CONCRETE PAVER SECTION

NTS

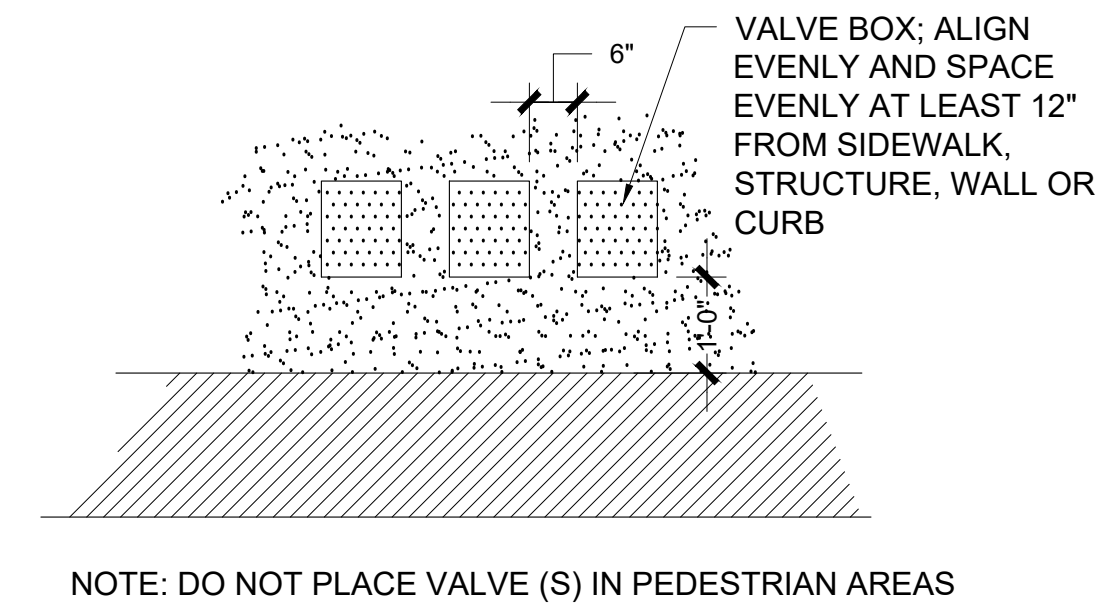




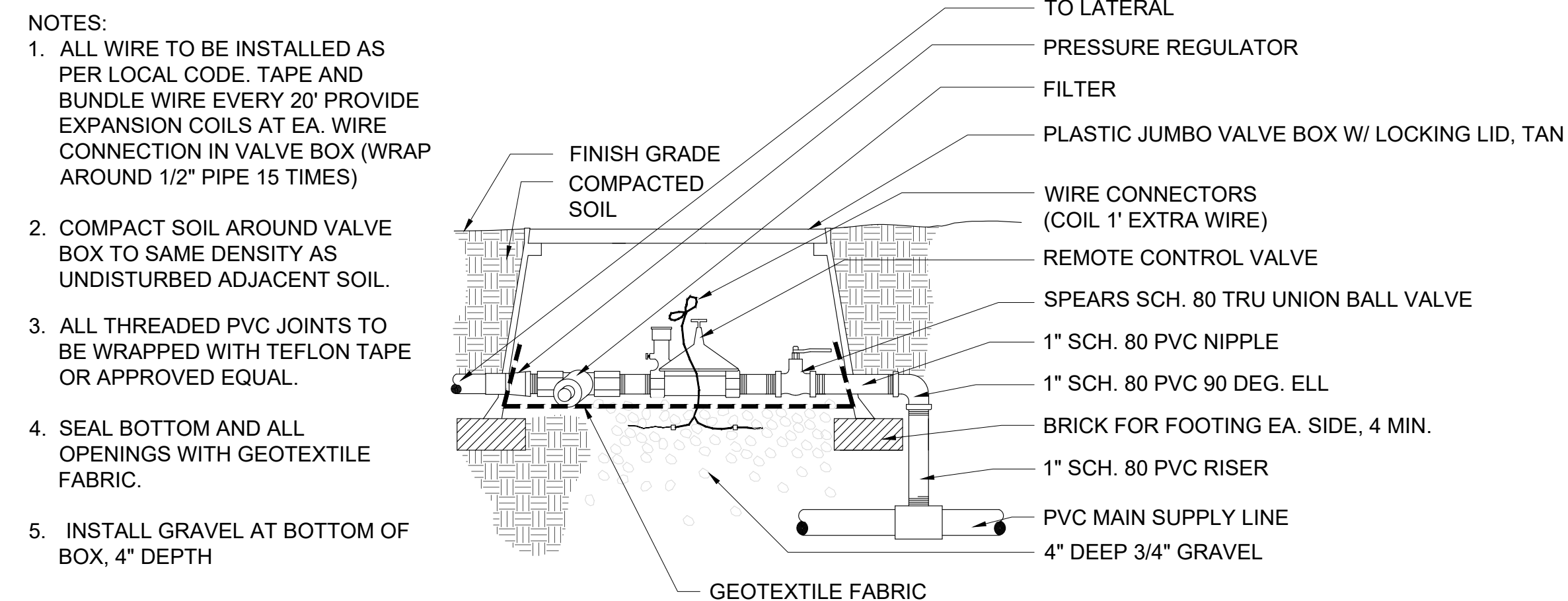
1 MULTI-PORT EMITTER  
DETAIL SCALE: NTS



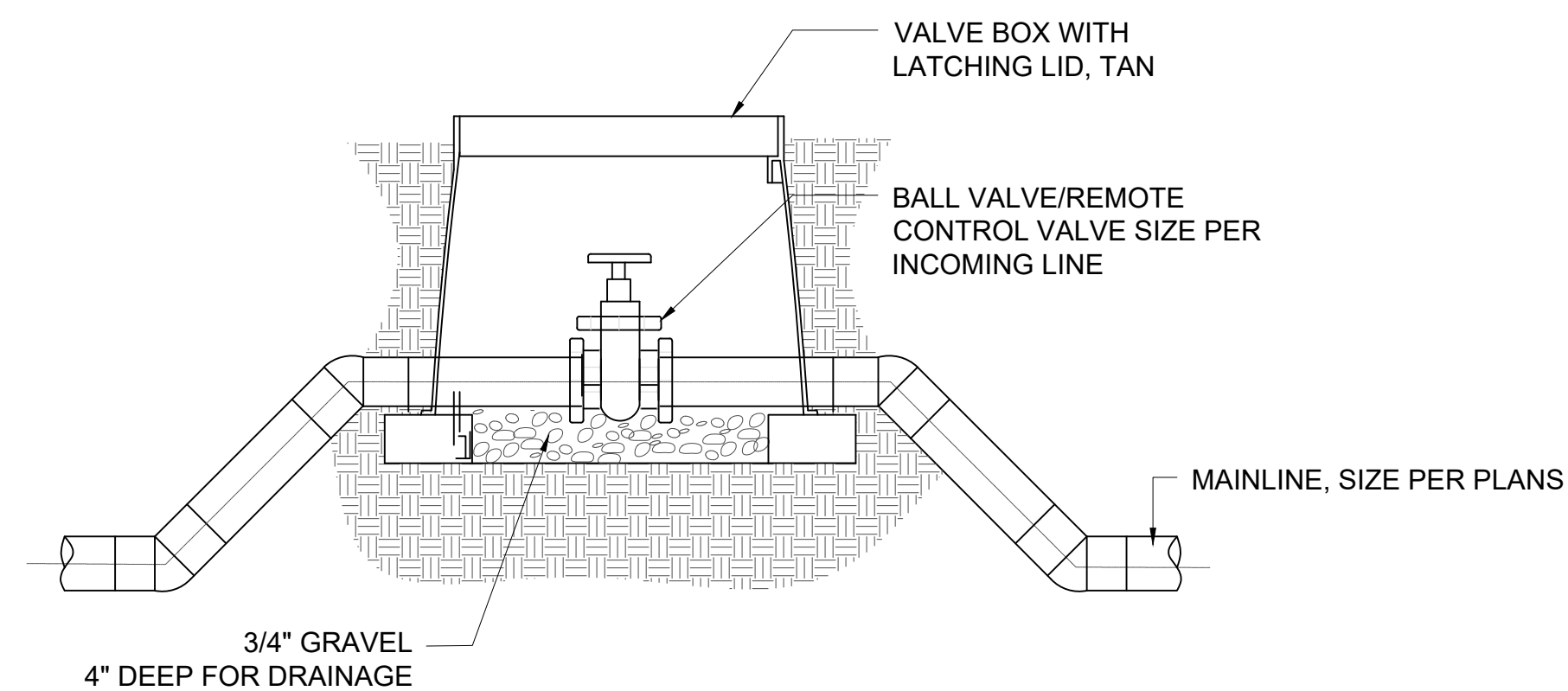
2 END FLUSH CAP ASSEMBLY  
DETAIL SCALE: NTS



3 VALVE BOX PLACEMENT  
SCALE: NTS

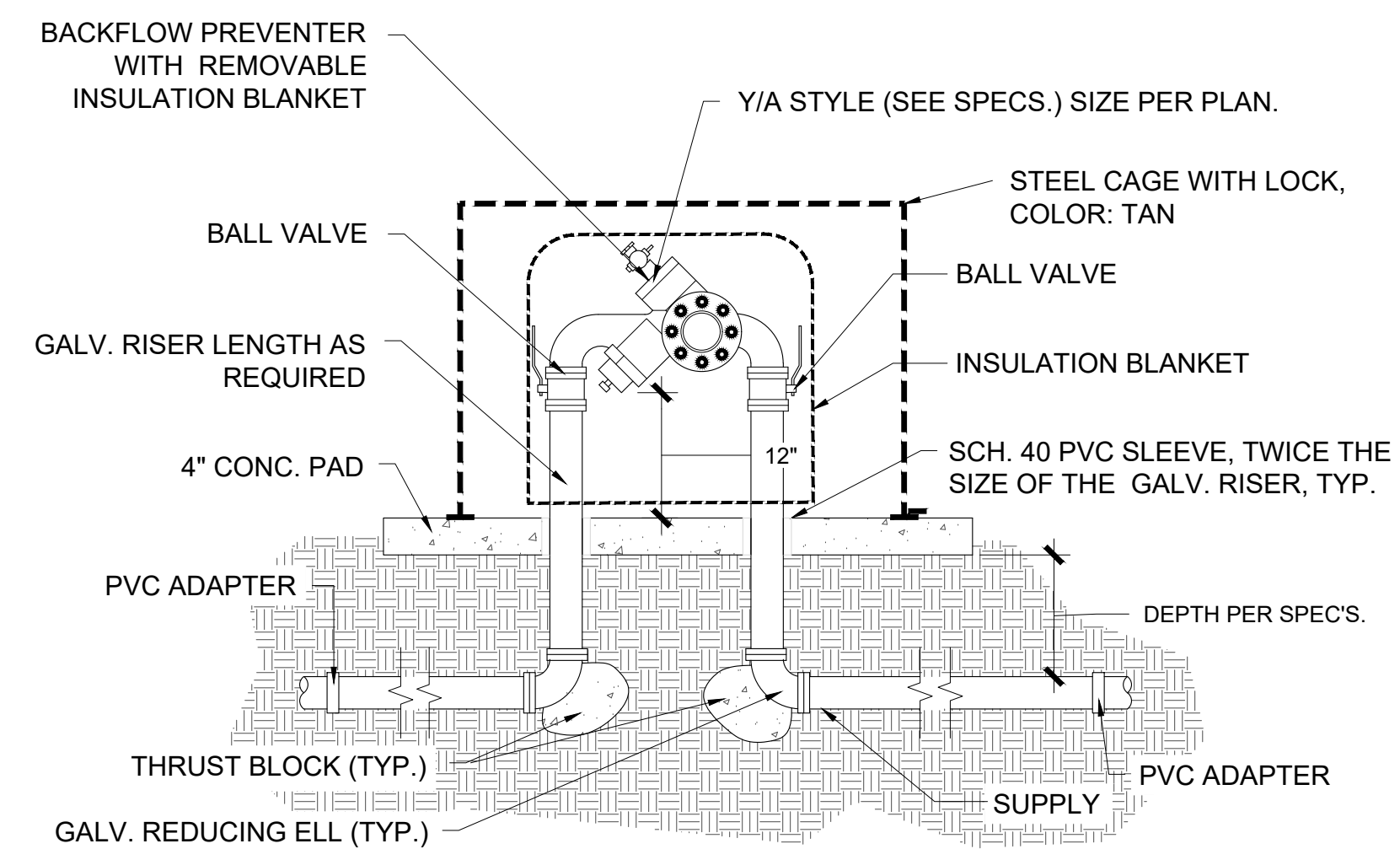


3 DRIP VALVE ASSEMBLY  
DETAIL SCALE: NTS

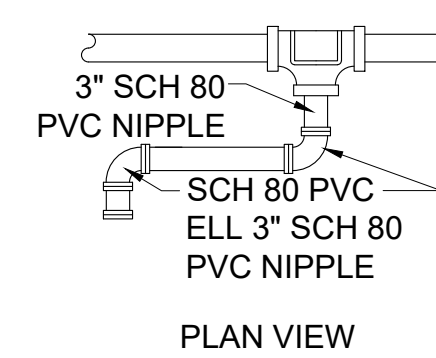
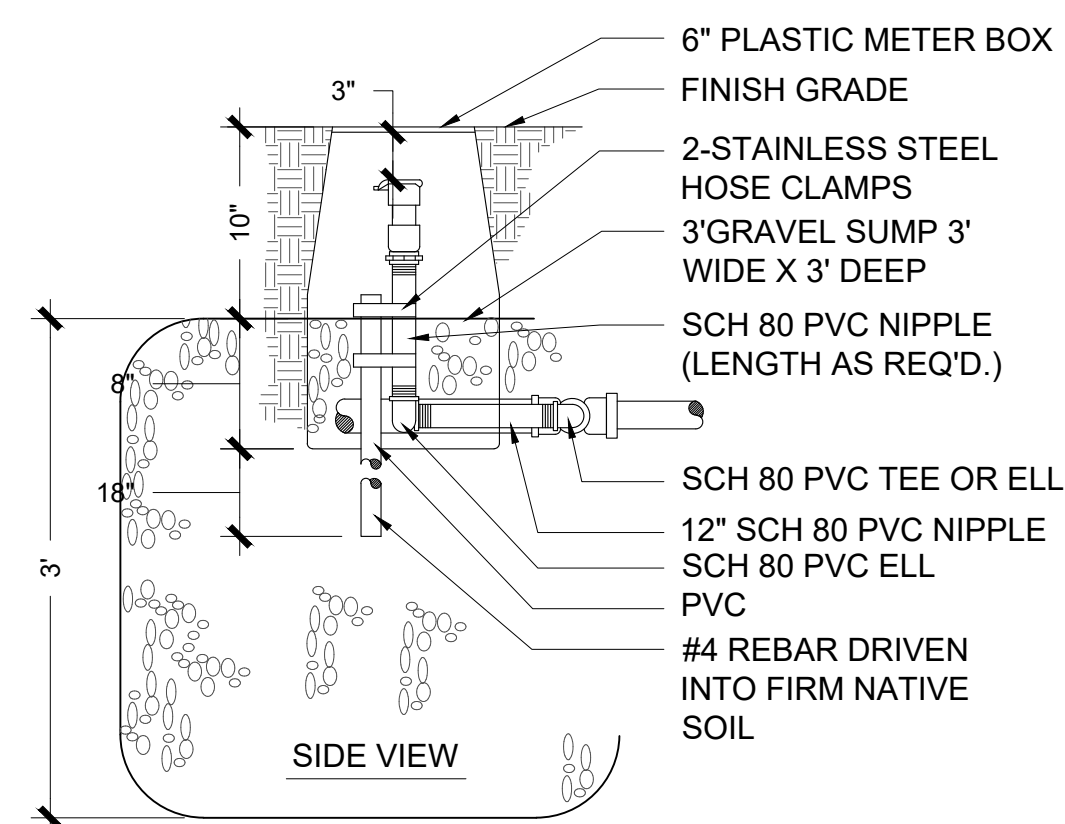


- NOTES:
- ALL WIRE TO BE INSTALLED AS PER LOCAL CODE. TAPE AND BUNDLE WIRE EVERY 20' PROVIDE EXPANSION COILS AT EA. WIRE CONNECTION IN VALVE BOX (WRAP AROUND 1/2" PIPE 15 TIMES)
  - COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
  - ALL THREADED PVC JOINTS TO BE WRAPPED WITH TEFLON TAPE OR APPROVED EQUAL.
  - INSTALL GRAVEL AT BOTTOM OF BOX, 4" DEPTH

4 ISOLATION VALVE/REMOTE CONTROL VALVE  
NTS



5 REDUCED PRESSURE BACKFLOW  
PREVENTER SCALE: NTS

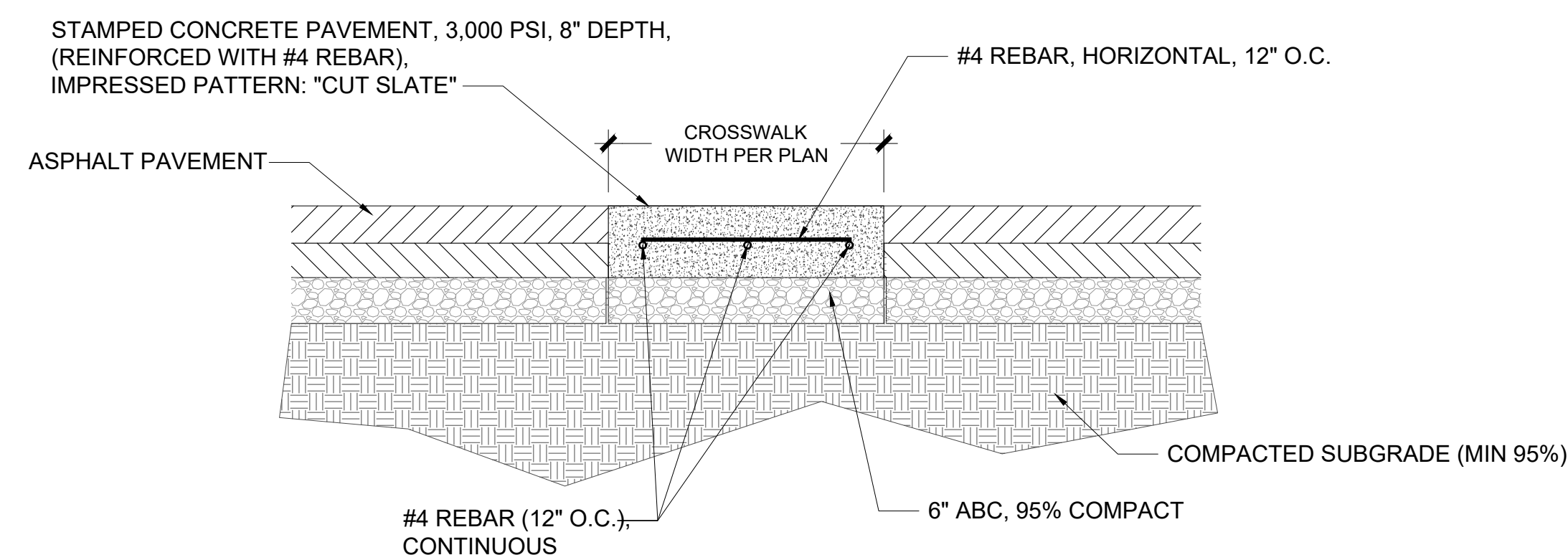
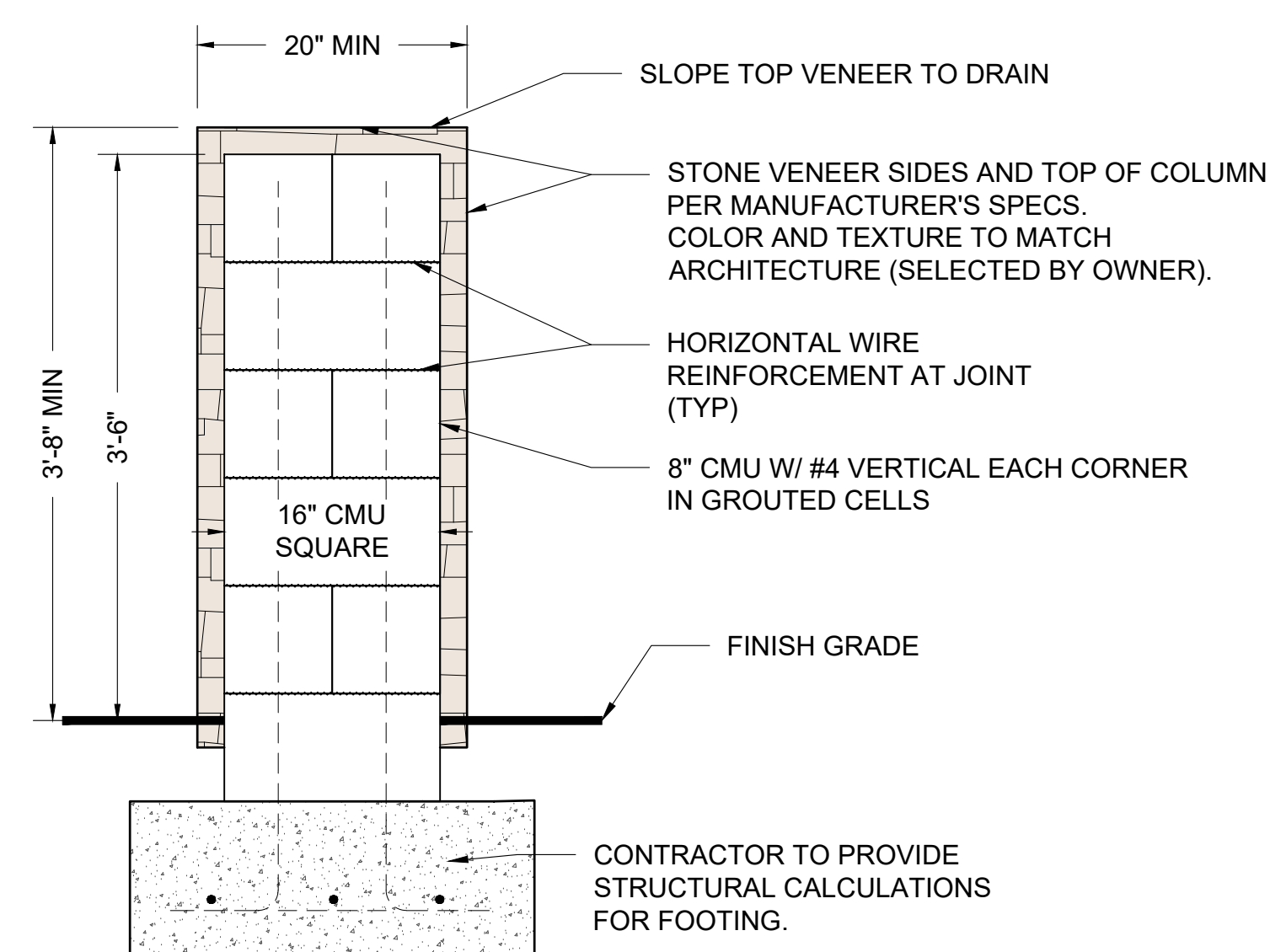
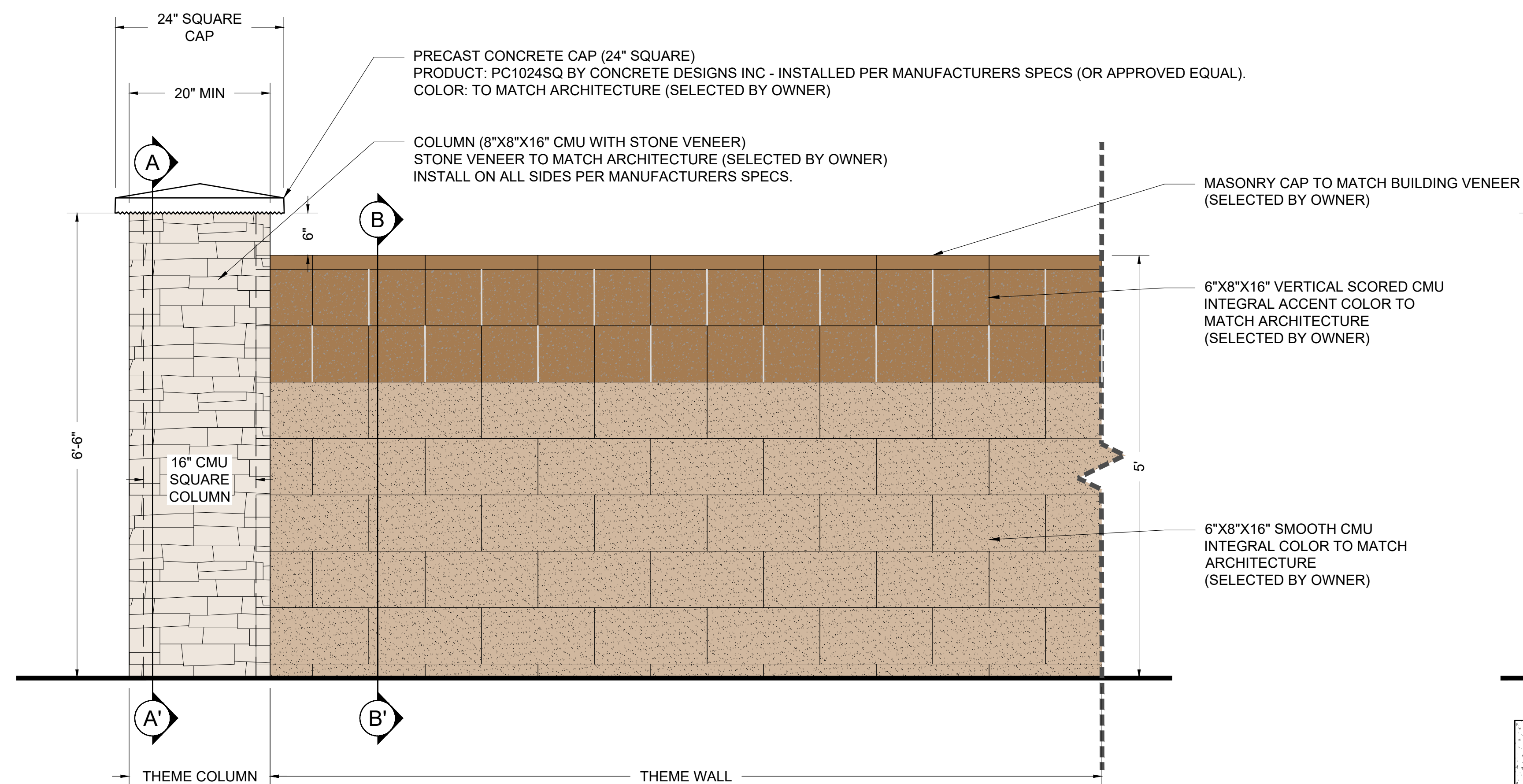


- NOTES:
- ALL THREADED CONNECTIONS TO BE COATED WITH TEFLON TAPE.
  - SOIL AROUND QUICK COUPLER VALVE ASSEMBLY TO BE COMPACTED TO SAME DENSITY AS UNDISTURBED SOIL.

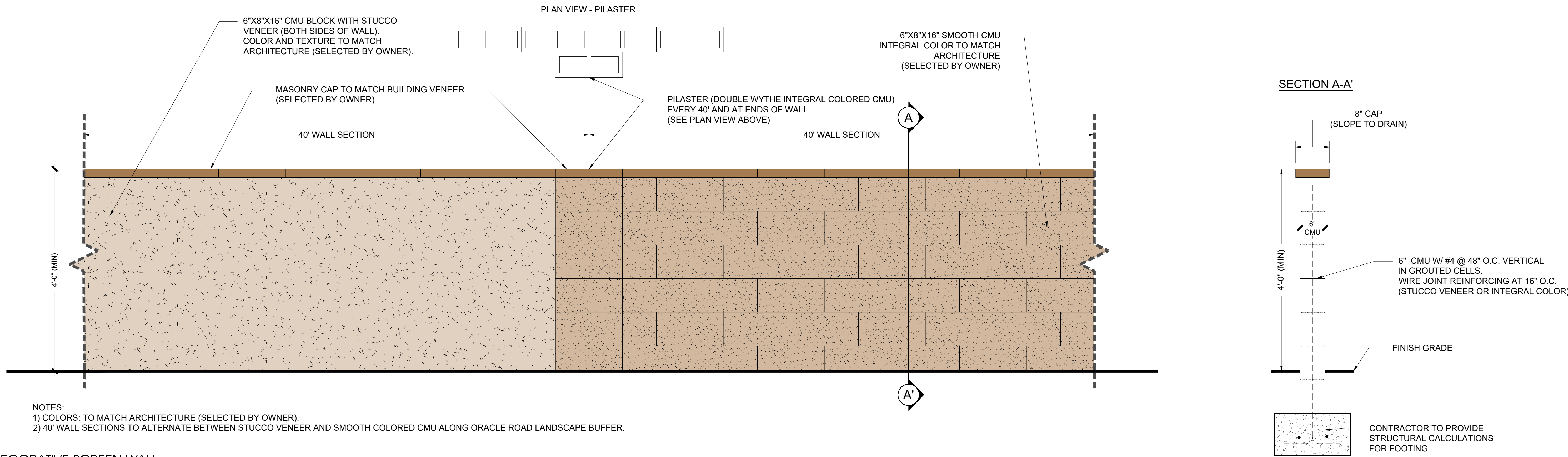
6 QUICK COUPLER  
DETAIL NTS

#	REVISIONS/SUBMITTALS	DATE



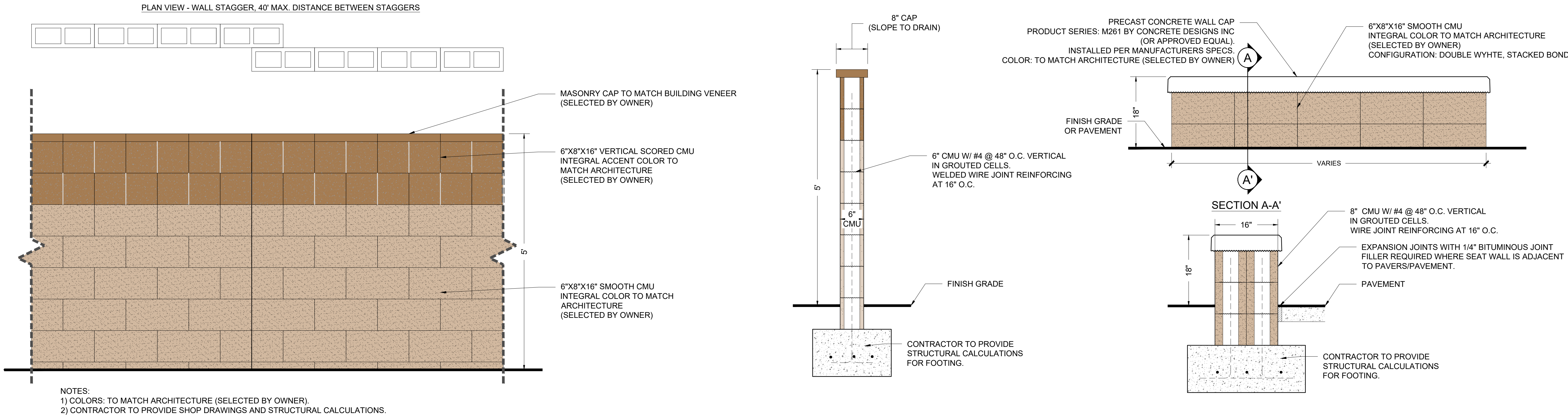






1 DECORATIVE SCREEN WALL  
ELEVATION AND SECTIONS

NTS



2 PERIMETER WALL  
ELEVATION AND SECTIONS

NTS

3 THEME WALL  
SECTION B

NTS

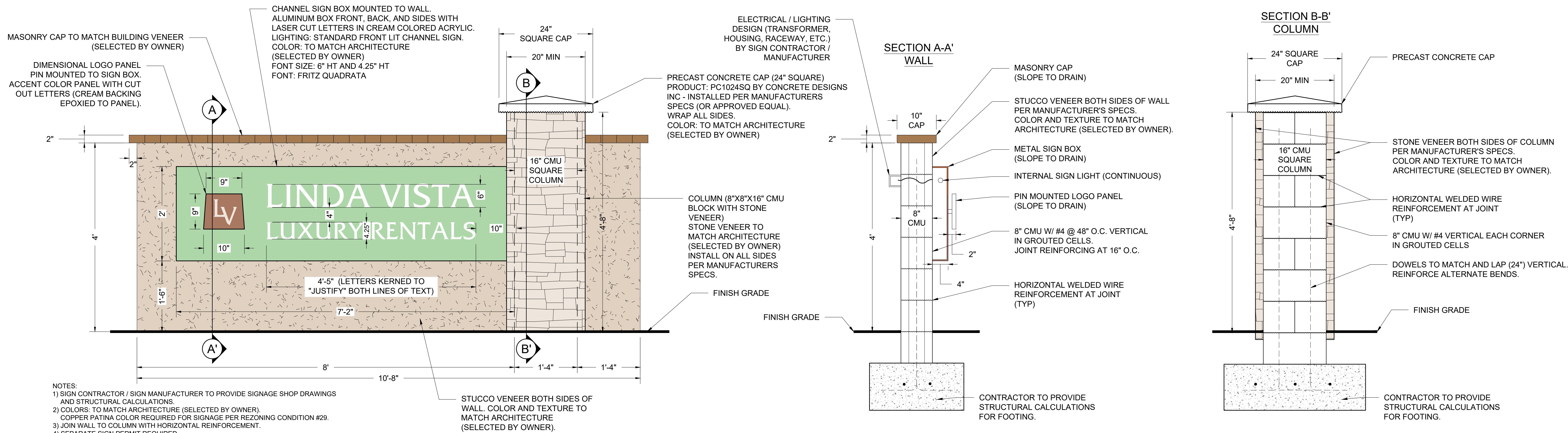
4 SEAT WALL  
ELEVATION AND SECTIONS

NTS



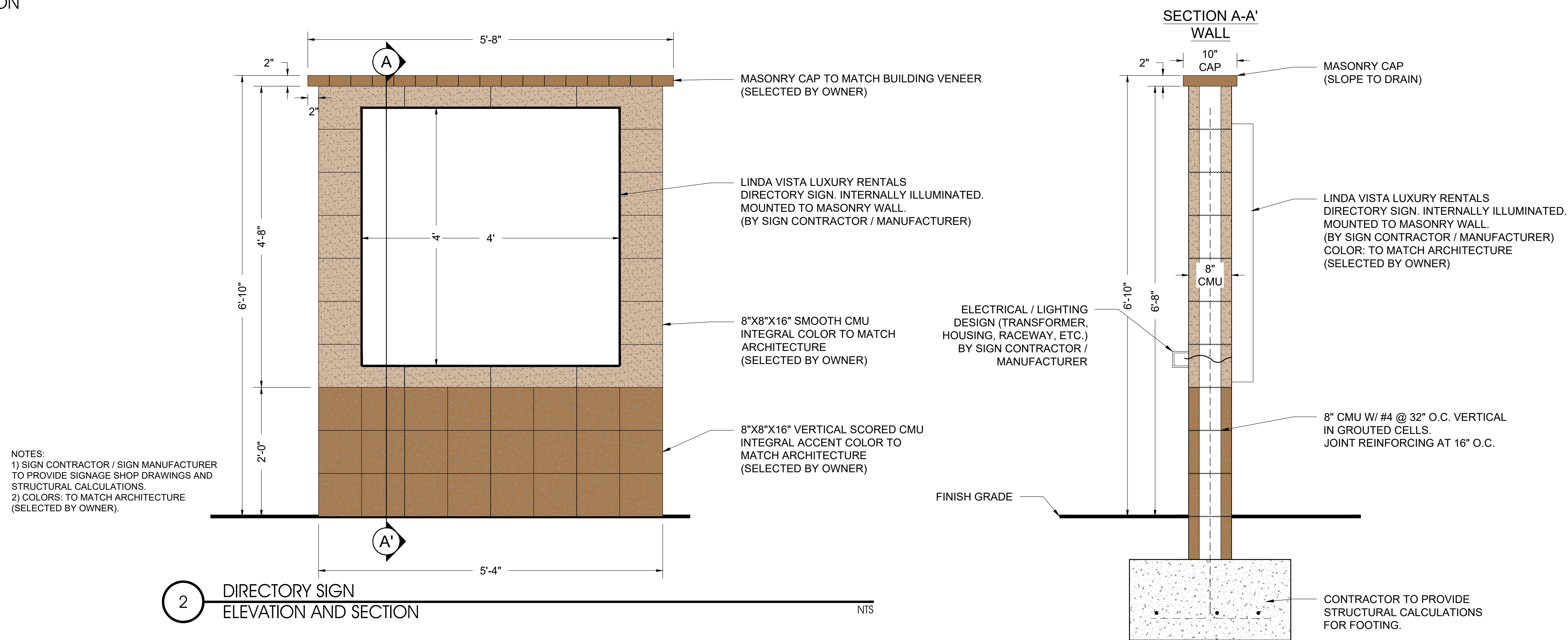






1 SECONDARY ENTRY SIGN ELEVATION

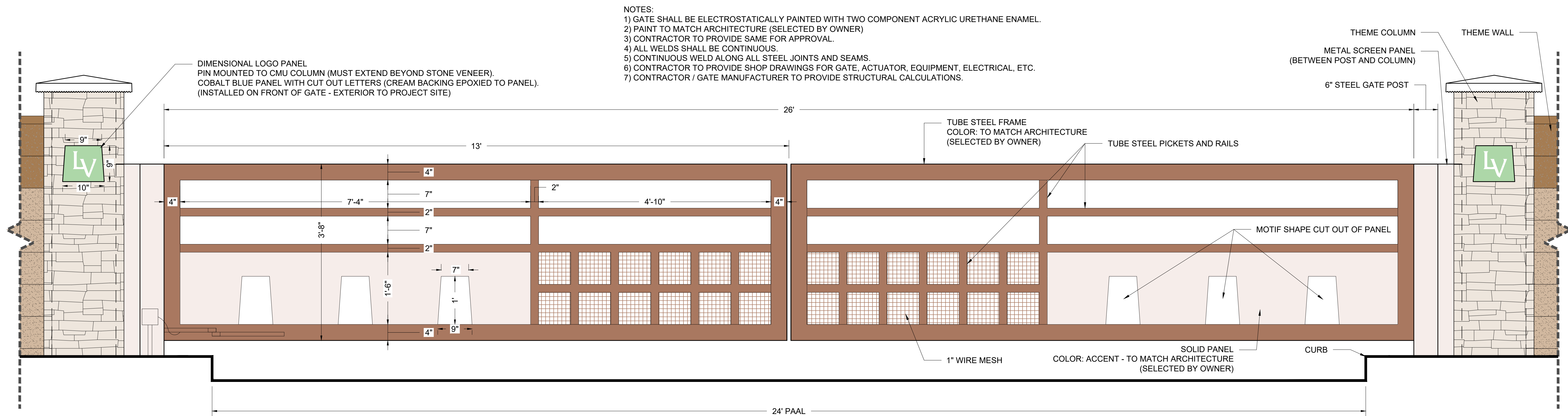
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2 DIRECTORY SIGN ELEVATION AND SECTION

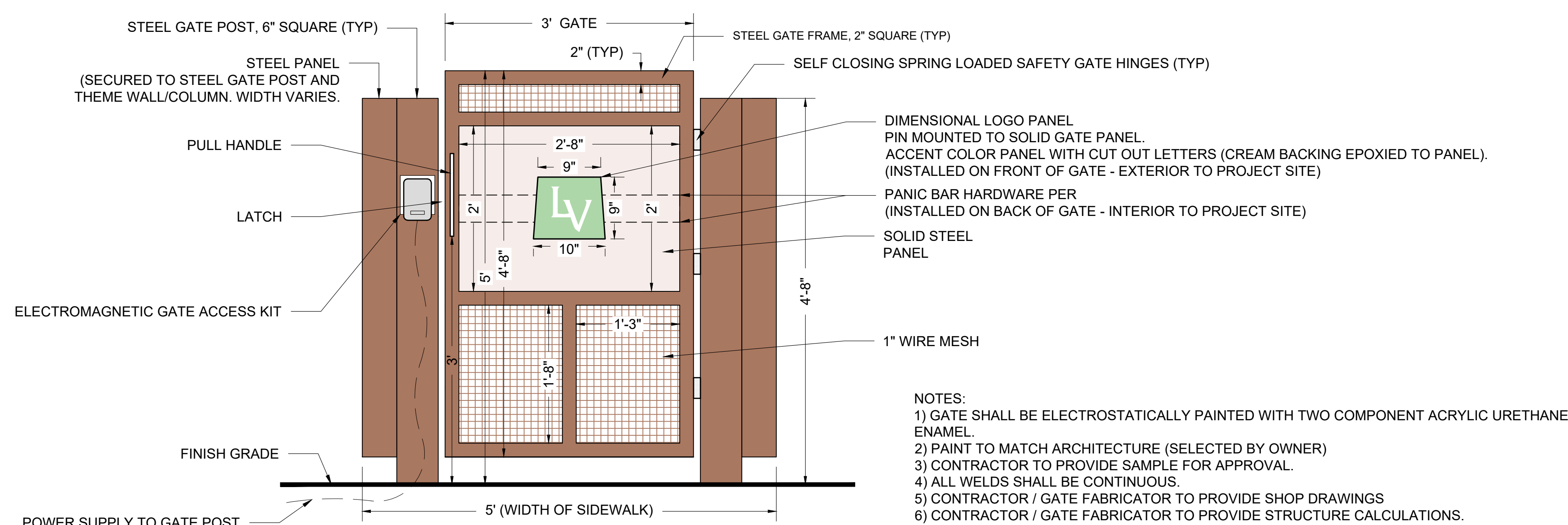
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1 VEHICULAR GATE  
ELEVATION

NTS



2 PEDESTRIAN GATE  
ELEVATION

NTS

#	REVISIONS/SUBMITTALS	DATE

DETAILS

