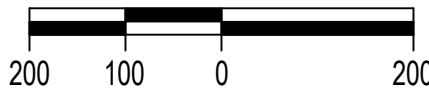


SITE RESOURCE INVENTORY  
RANCHO VISTOSO 5R  
2300043



PROJECT OVERVIEW



1" = 200'-0"

SIGNIFICANT VEGETATION SUMMARY

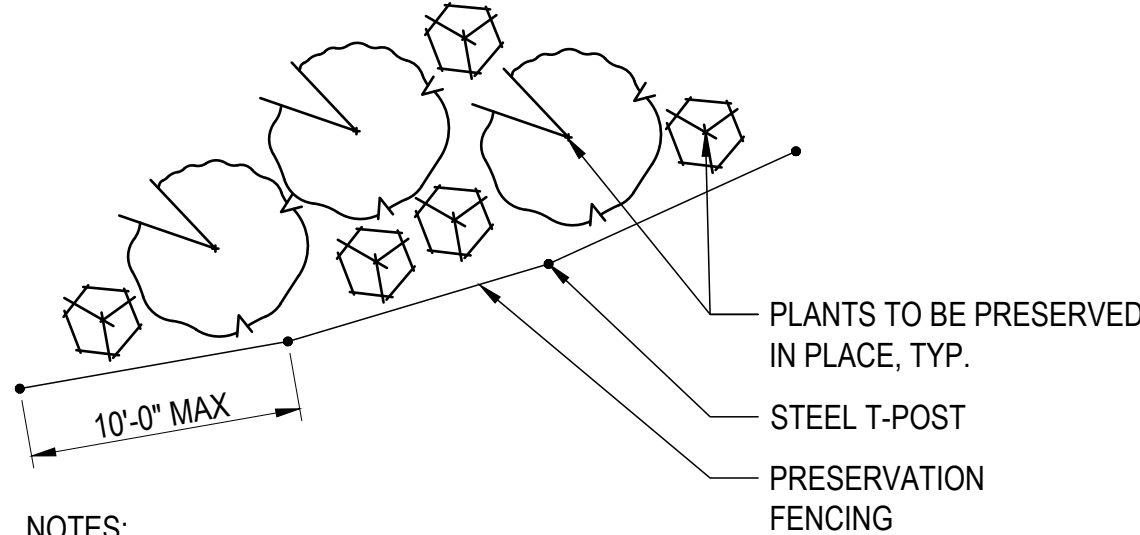
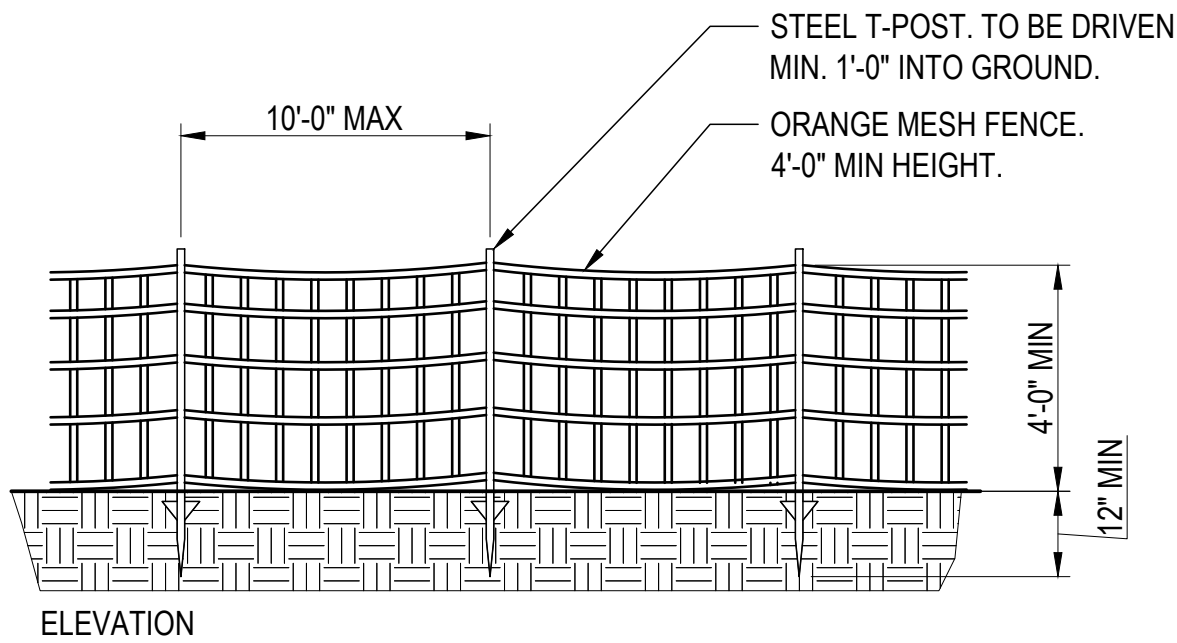
Botanical Name	Common Name	Preserve in Place (White Flagging)	Transplant (Blue Flagging)	Remove from Site (Red Flagging)	Remove from Site (Health - Red Flagging)	Total per Species
<i>Parkinsonia florida</i>	Blue Palo Verde				1	1
<i>Parkinsonia microphylla</i>	Foothill Palo Verde	3	1	8		12
<i>Prosopis velutina</i>	Velvet Mesquite	3		32	6	41
<i>Vachellia constricta</i>	Whitethorn Acacia			1		1
TOTAL ALL SPECIES		6	1	41	7	55

SIGNIFICANT VEGETATION MITIGATION

Required mitigation is per Table 27-1 and % Significant Vegetation disturbance. 55 Significant Trees were inventoried; 48 are designated for removal. Seven of the 48 trees are noted as untransplantable due to health. Percentage of viable Significant Vegetation to be removed from site (measured as the square footage of the ground cover area) is 84%.

Species	QTY of Viable SV to be Removed	Mitigation Ratio	Replacement Trees (36" Box)	Replacement Trees (48" Box)	Understory Plants Required
<i>Parkinsonia florida</i> (Blue Palo Verde)	0	2:1	0	0	0
<i>Parkinsonia microphylla</i> (Foothill Palo Verde)	8	2:1	8	8	80
<i>Prosopis velutina</i> (Velvet Mesquite)	32	2:1	32	32	320
<i>Vachellia constricta</i> (Whitethorn Acacia)	1	2:1	1	1	10
<b>TOTAL MITIGATION REQUIRED</b>	<b>41</b>		<b>41</b>	<b>41</b>	<b>410</b>

Mitigation planting shall be shown on the Landscape Plan. Under-story plants shall be selected from the Supplemental Native Plant List, Addendum C, and shall either be transplanted from on-site or nursery plants.



- NOTES:
- When excavating within 4'-0" from dripline of plants to be preserved in place, hand clear to minimize damage to root systems.
  - If roots are encountered during excavation, redirect roots into existing soil areas where possible. If redirection is not possible, cut roots cleanly with sharp pruning instruments.
  - Do not allow exposed and/or pruned roots to dry out. Provide temporary cover with peat moss, wrap with burlap, and maintain in a moist condition. Support and protect roots from further damage until they are permanently covered with soil.

1 PROTECTIVE FENCING

NTS

PROJECT OVERVIEW

- Single family homes are proposed for the site.
- Existing Site Conditions and Vegetative Community: The 2022 aerial imagery accurately reflects the current site conditions. Shrubby trees, mainly catclaw acacia (*Senegalia greggii*) and whitethorn acacia (*Vachellia constricta*), numerous cholla, and a dense understory of annual and perennial grasses dominate the site. Tree species include velvet mesquite (*Prosopis velutina*), foothill palo verde (*Parkinsonia microphylla*) and blue palo verde (*Parkinsonia florida*). Shrubs include desert hackberry (*Celtis pallida*) and graythorn (*Ziziphus obtusifolia*). Sub-shrubs and forbs include bursage (*Ambrosia deltoidea*), Wright's desertpeony (*Acourtia wrightii*) and burroweed (*Isocoma tenuisecta*). Cholla species (*Cylindropuntia imbricata* var. *spinosa*, *versicolor*, *fulgida* and *leptocaulis*) and barrel cacti (*Ferocactus wislizeni*) are the most common cacti on site; a few hedgehog (*Echinocereus* sp.) cacti were observed. Grasses were prominent on the site and included six-weeks needle grama (*Bouteloua aristoides*), six-weeks gramma (*Bouteloua barbata*), bush muhly (*Muhlenbergia porteri*), Rothrock's grama (*Bouteloua rothrockii*), and purple three-awn (*Aristida purpurea*).

GENERAL NOTES

- The gross area of development is 36.30 +/- acres
- Total acres of graded area: 17.84 +/- acres
- Total acres of undisturbed area: 18.46 +/- acres
- The Site Resource Inventory (SRI) was conducted in compliance with Town of Oro Valley (TOV) code requirements (TOV Zoning Code Section 27.6.B.3). Plants listed in Table C-1: Oro Valley Protected Native Plant List, meeting the criteria for significant vegetation, were inventoried.
- Tagging and Flagging: All inventoried plants adhered to the following standards:  
Tagging: Plants were tagged with a metal tag embossed with an inventory number that cross references the Native Plant Inventory List and Native Plant Inventory Plan.  
Flagging: Color-coded flagging has been affixed to each inventoried plant:  
White: Plants proposed for preservation in place (PIP)  
Blue: Plants proposed for transplant on site (TOS)  
Red: Plants proposed for removal from site (RFS)
- Any spaded or boxed tree transplanted on site that dies due to neglect or lack of maintenance shall be replaced with the same size and species of the original salvaged tree, as required by the salvage plan.
- 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.
- Salvage operations shall not commence until the Zoning inspector has performed an inspection and given approval to be salvaged.
- Temporary nursery shall be in conformance with Section 27.6.B.4.j.
- Mitigation of Significant Vegetation shall be in accordance with Table 27-1 Mitigation of Significant Vegetation.
- Any plant that meets the salvage criteria in Section 27.6.B.4 shall be preserved in place or transplanted on-site. Any plants that meet the salvage criteria that are destroyed shall be replaced on a one-to-one ratio of the same species and size as that destroyed. Five understory plants from the supplemental Arizona Department of Water Quality native plant list will be planted for every mitigated tree.
- The limits of grading shall be staked in the field, in accordance with Section 27.6. B.7.c.ii. Disturbance outside the approved grading limits shall not be permitted.
- A native plant inventory shall be conducted, and native plant plans shall be submitted with the Conceptual Site Plan or Final Site Plan (as directed by the Town) for the project.
- Plant locations were determined with the assistance of a global positioning system. This system is accurate to within approximately one foot.

SIGNIFICANT VEGETATION INFORMATION

- No stands of Significant Vegetation were noted.
- There are no saguaros located within the grading limits.
- Significant Vegetation Information:
  - Total amount of Significant Vegetation present within Grading Limits (canopy diameter assessed as two times the height of tree): 27,256 SF
  - Total amount being disturbed: 22,938 SF
  - Total percentage disturbed: 84%
  - Mitigation Ratio: 2:1
- Required mitigation plants shall be reflected in the Landscape Plans for this project.

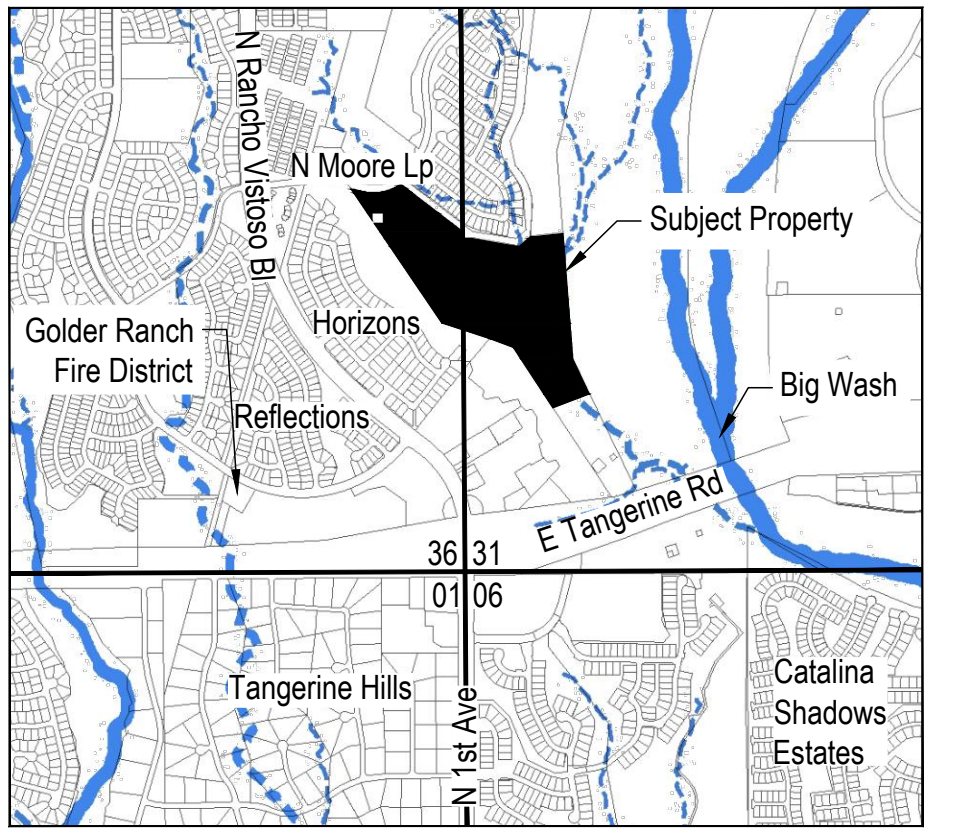
PLANT TRANSPLANTABILITY CRITERIA

Determination of Plant Transplantability is based upon the criteria listed in Section 27.6.B.c.iii of the TOV Zoning Code. All plants that meet the following criteria shall be preserved in place or salvaged. Plants that do not meet these criteria should not be considered for salvage and transplant.

- HEALTH: Plant health is good to excellent with no major infestations or apparent diseases. "Plant health" is defined as a plant in a sound state, free from disease and expected to survive for five (5) or more years.
- SIZE & AGE: The plant is of a size and age to suggest a likely chance of transplant survival.
- SPADEABILITY/DAMAGE: Plant is undamaged and is conducive to box or spade transplanting (upright branching).
- SOILS: Soils can be excavated, are cohesive, and appear capable of supporting a boxed or spaded root ball.
- TOPOGRAPHY: Surrounding topography permits access with the appropriate equipment needed to box or spade and remove the plant.
- ADJACENT PLANTS: Adjacent plants do not pose a likely interference with root systems or interfere with plant removal.
- FORM: The overall form and character is representative of the species and is a valuable specimen for landscape or habitat purposes.

INVASIVE SPECIES

- The site has a low to moderate presence of invasive grass species. These include:
  - Buffelgrass (*Pennisetum ciliare*), an invasive grass species included on the Oro Valley Prohibited Plant List (Addendum E).
  - Soft Feather Pappusgrass (*Enneapogon cenchroides*) is native to Africa. Like buffelgrass, it displaces native vegetation and is a fire fuel source.
  - Stinkgrass (*Eragrostis cilianensis*) is native to Africa. Like buffelgrass, it displaces native vegetation and is a fire fuel source.
- Buffelgrass - only several plants were observed.
- Pappusgrass and stinkgrass were present at various locations throughout the site.
- Invasive species within the project area should be removed (via mechanical or chemical means) from the site prior to the start of earth disturbance for construction.
- Continual monitoring for invasive species, and removal, is recommended.



LOCATION MAP

Portion of Section 36, Township 11S, Range 13E + 3" = 1 Mile  
Section 31, Township 11S, Range 14E  
G. & S.R.M., Town of Oro Valley, Pima County, Arizona  
ASSESSOR PARCEL NUMBERS (APN): 219-54-006D and 219-20-914B

SHEET INDEX

- SITE RESOURCE INVENTORY COVER SHEET & SUMMARY TABLES
- SITE RESOURCE INVENTORY PLAN
- SITE RESOURCE INVENTORY PLAN & INVENTORY TABLES

OWNER

VISTOSO PARTNERS LLC

ATTENTION: DICK MAES  
PH: 480-831-2000  
EMAIL: RICHARDM@WHOLDINGS.COM

DEVELOPER

MGS VISTOSO LLC

ATTENTION: MARK WINKLEMAN  
PH: 602-432-5955  
EMAIL: MW@MGSREALTY.COM

LANDSCAPE ARCHITECT

WILDER LANDSCAPE ARCHITECTS  
2738 E. ADAMS STREET  
TUCSON, AZ 85716  
PHONE: 520-320-3936  
ATTENTION: JENNIFER PATTON, PLA  
JENNIFER@WILDERLA.COM

SYMBOL / LINETYPE LEGEND

SYMBOL	ELEMENT
	PAD Open Space Boundary
	Property Boundary
	Limit of Grading (where it differs from Property Boundary)
	Bank Protection
	Existing Contour, 1' Interval
	Preservation Fencing

APPROVAL

PLANNING & ZONING ADMINISTRATOR	DATE
---------------------------------	------

 WILDER Landscape Architects 2738 East Adams Street Tucson, Arizona 85716 Jennifer Patton, 520-320-3936 jennifer@wilderla.com		Date: May 26, 2023 Designed By: Wilder Team; Checked By: JP	SITE RESOURCE INVENTORY COVER SHEET AND SUMMARY TABLES <b>Rancho Vistoso 5R</b>
		REVISIONS: Rev. #      Date      Description	
Portion of Section 36, Township 11S, Range 13E + Section 31, Township 11S, Range 14E G. & S.R.M., Town of Oro Valley, Pima County, Arizona		1 SHEET 1 OF 4	

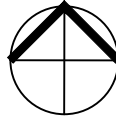






SITE RESOURCE INVENTORY PLAN

SCALE: 1" = 40'-0"



40 20 0 40

SYMBOL LEGEND  
Significant Vegetation

Plant Type	Preserve in Place (PIP)	Transplant on Site (TOS)	Remove From Site (RFS)	Remove From Site (Health)
Tree, Significant				

INVENTORIED PLANTS

ABBRV	BOTANICAL NAME	COMMON NAME
PF	Parkinsonia florida	Blue Palo Verde
PM	Parkinsonia microphylla	Foothill Palo Verde
PV	Prosopis velutina	Velvet Mesquite
VC	Vachellia constricta	Whitethorn Acacia

Refer to Site Resource Inventory Tables for a complete list of inventoried plants.

ID

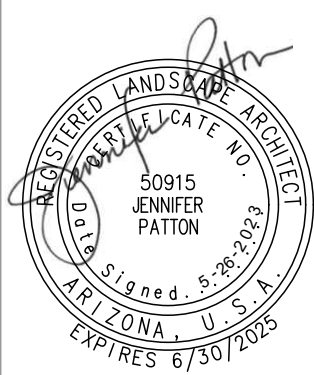
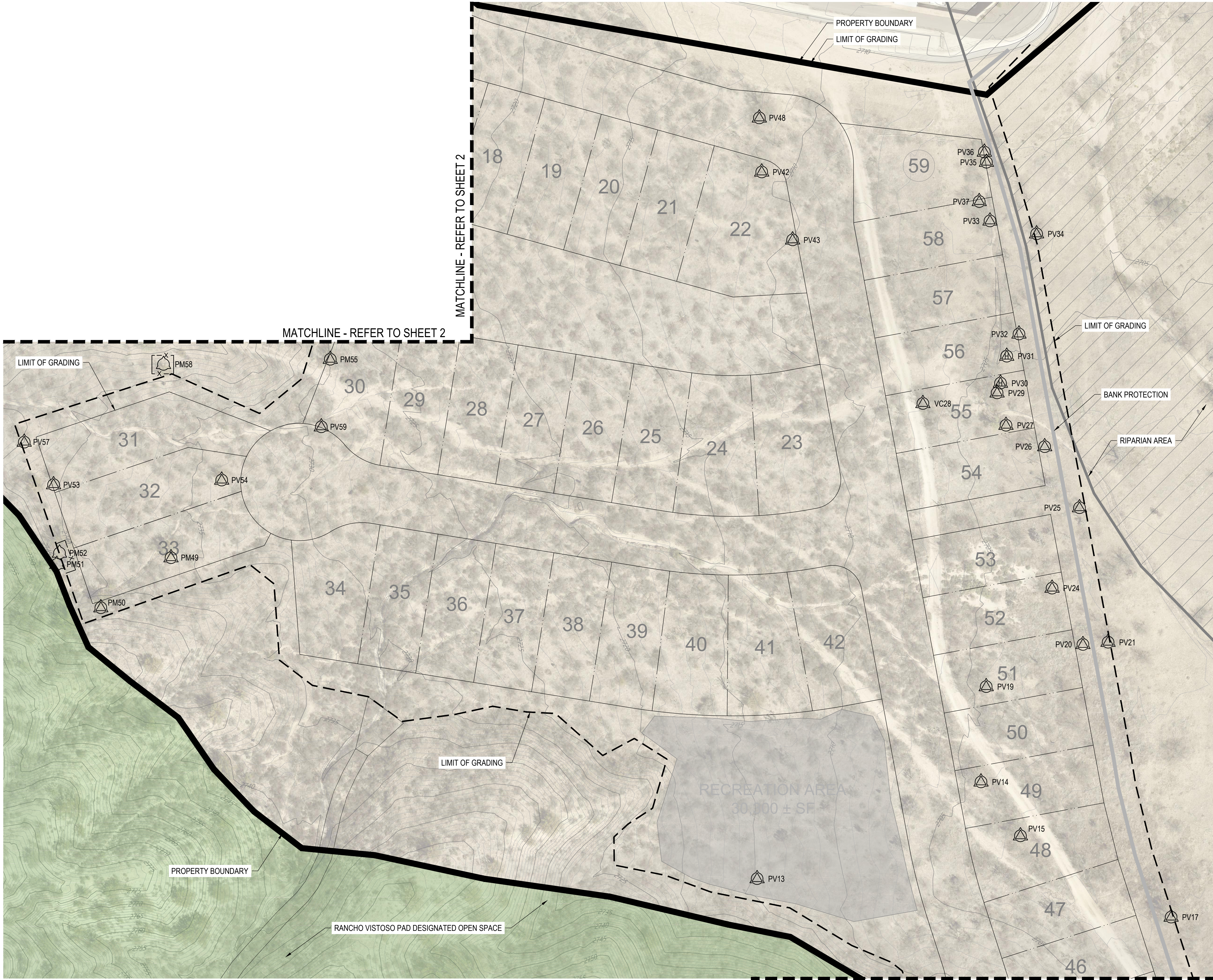
SYMBOL	ELEMENT
PV1	Plant Identification Number. Refer to Schedule of Inventoried Plants.

INVASIVE PLANTS

SYMBOL	ABBRV	BOTANICAL NAME	COMMON NAME
	PC	Pennisetum ciliare	Buffelgrass

SYMBOL / LINETYPE LEGEND

SYMBOL	ELEMENT
	PAD Open Space Boundary
	Property Boundary
	Limit of Grading (where it differs from Property Boundary)
	Bank Protection
	Existing Contour, 1' Interval
	Preservation Fencing



**WILDER**  
Landscape Architects

2738 East Adams Street Tucson, Arizona 85716  
Jennifer Patton 520-320-3936 jennifer@wilderla.com

Date: May 26, 2023  
Designed By: Wilder Team; Checked By: JP  
REVISIONS:  
Rev. # Date Description

SITE RESOURCE INVENTORY PLAN

**Rancho Vistoso 5R**

Portion of Section 36, Township 11S, Range 13E +  
Section 31, Township 11S, Range 14E G. & S.R.M.,  
Town of Oro Valley, Pima County, Arizona

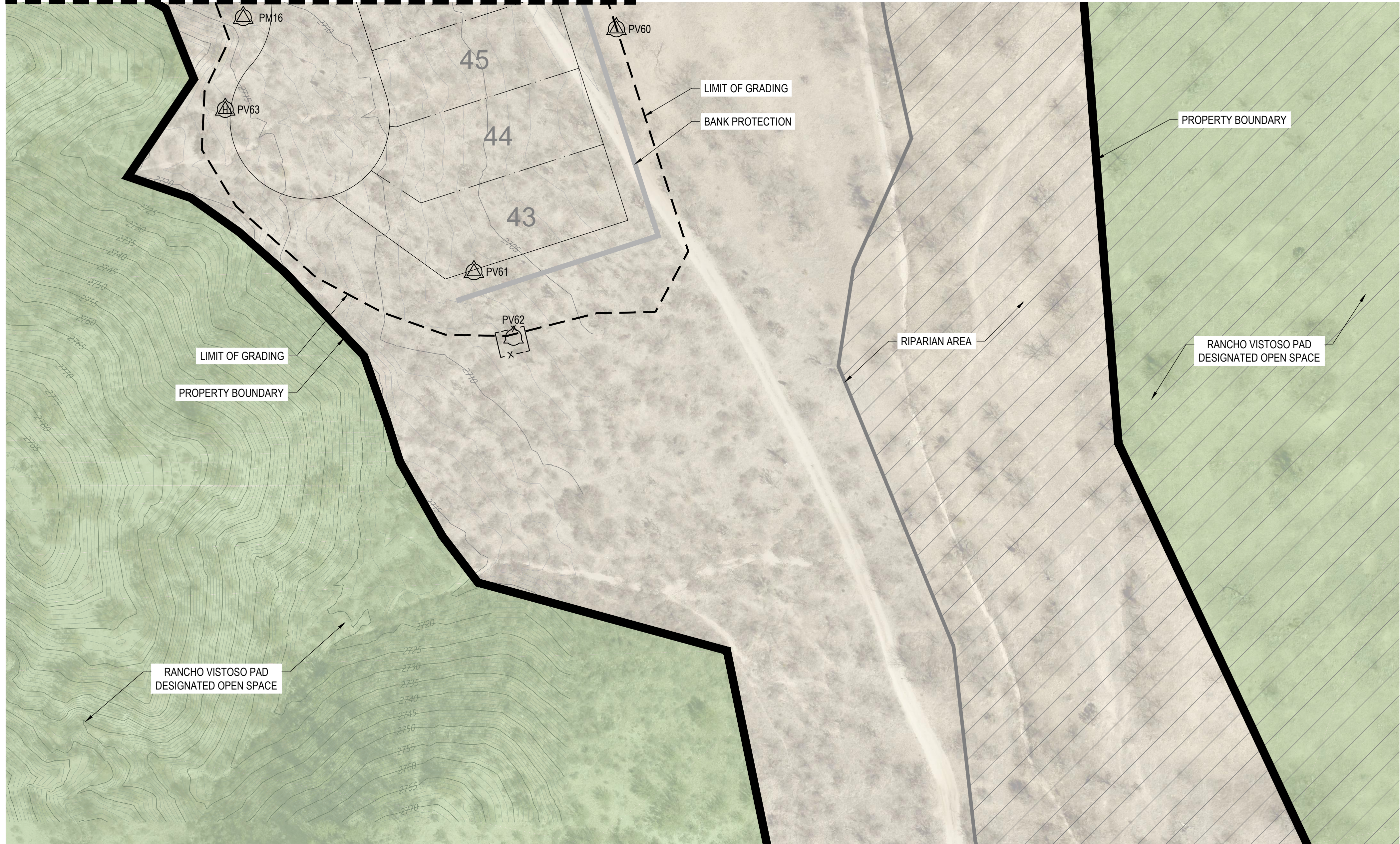
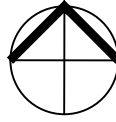
ORO VALLEY CASE #: 2300043  
REF CASE #: 2201373, 2300042



MATCHLINE - REFER TO SHEET 3

SITE RESOURCE INVENTORY PLAN

SCALE: 1" = 40'-0"



INVENTORIED SIGNIFICANT VEGETATION

ID	Caliper (Inches)	Height (Feet)	Trans-plantable	Criteria	Disposition	Notes
Parkinsonia florida, Blue Palo Verde (PM)						
46	12	12	No	A: Health	RFS	
Parkinsonia microphylla, Foothill Palo Verde (PM)						
3	13	15	No	B: Size and Age	RFS	
7	12	12	No	B: Size and Age	RFS	Boxing Candidate
9	12	13	No	B: Size and Age	RFS	Boxing Candidate
16	12	12	Yes	B: Size and Age	RFS	
47	12	12	Yes		TOS	
49	12	12	No	B: Size and Age	RFS	
50	12	12	No	B: Size and Age	RFS	
51	15	15	No	B: Size and Age	PIP	
52	20	18	No	B: Size and Age	PIP	
55	12	12	No	E: Topography	RFS	
56	12	14	No	C: Spadeability	RFS	
58	12	12	Yes		PIP	
Prosopis velutina, Velvet Mesquite (PV)						
1	20	17	No	B: Size and Age	PIP	
2	12	15	No	B: Size and Age	PIP	
4	13	12	No	B: Size and Age	RFS	
5	12	12	No	A: Health	RFS	
6	30	12	No	B: Size and Age	RFS	
8	12	13	No	B: Size and Age	RFS	
10	19	16	No	A: Health	RFS	
12	12	12	No	B: Size and Age	RFS	
13	12	12	No	B: Size and Age	RFS	
14	12	15	No	B: Size and Age	RFS	
15	19	16	No	B: Size and Age	RFS	
17	24	18	No	B: Size and Age	RFS	
19	12	13	No	B: Size and Age	RFS	
20	13	13	No	B: Size and Age	RFS	
21	12	12	No	F: Adjacent Plants	RFS	
24	12	13	No	B: Size and Age	RFS	
25	12	12	No	B: Size and Age	RFS	
26	14	14	Yes	B: Size and Age	RFS	
27	12	13	No	B: Size and Age	RFS	
29	19	13	No	B: Size and Age	RFS	
30	12	12	No	A: Health	RFS	
31	15	13	Yes	A: Health	RFS	
32	14	13	No	B: Size and Age	RFS	
33	13	13	No	B: Size and Age	RFS	
34	24	12	No	B: Size and Age	RFS	
35	16	15	No	B: Size and Age	RFS	
36	12	13	No	B: Size and Age	RFS	
37	12	14	No	B: Size and Age	RFS	
42	27	16	No	B: Size and Age	RFS	
43	26	12	No	B: Size and Age	RFS	
44	12	18	No	E: Topography	RFS	
45	22	12	No	A: Health	RFS	
48	30	16	No	B: Size and Age	RFS	
53	12	12	No	B: Size and Age	RFS	
54	15	14	No	B: Size and Age	RFS	
57	13	12	No	B: Size and Age	RFS	
59	12	12	No	G: Form	RFS	
60	18	14	No	B: Size and Age	RFS	
61	13	13	No	B: Size and Age	RFS	
62	13	15	No	B: Size and Age	PIP	
63	15	14	No	A: Health	RFS	
Vachellia constricta, Whitethorn Acacia (VC)						
28	12	13	No	B: Size and Age	RFS	

Note: Inventory numbers 11, 18, 22, 23 & 38 - 41 are unused.

SYMBOL LEGEND

Significant Vegetation

Plant Type	Preserve in Place (PIP)	Transplant on Site (TOS)	Remove From Site (RFS)	Remove From Site (Health)
Tree, Significant				

INVENTORIED PLANTS

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SITE RESOURCE INVENTORY PLAN  
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