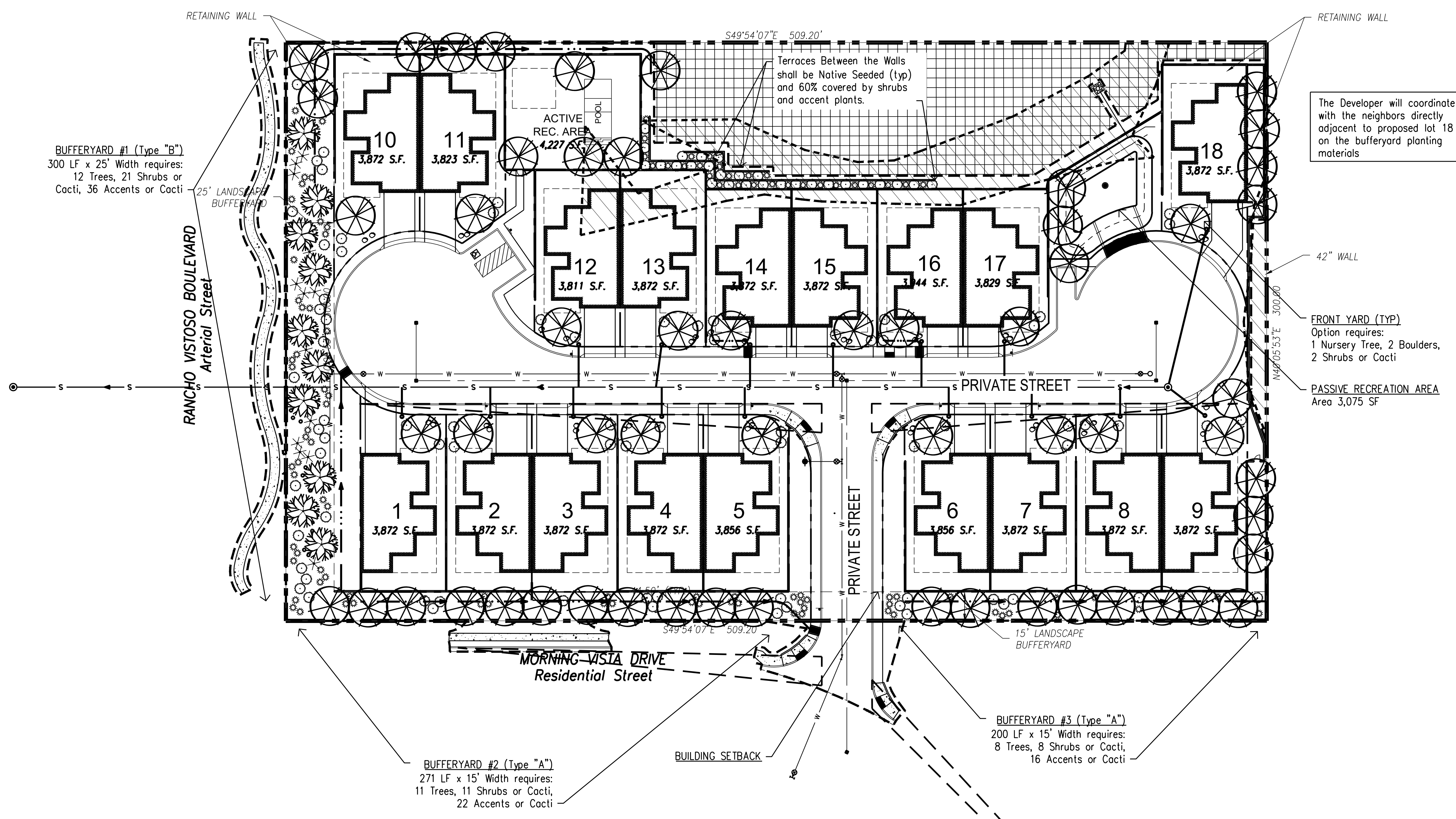
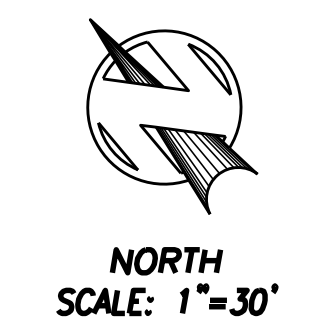


RESIDENCES AT MORNING VISTA

OV 2102029

LANDSCAPE CONCEPT PLAN



LANDSCAPE CONCEPT KEY

Plant Type	Minimum Size
Transplant Trees (10 required)	
Transplant Saguaros (9 required)	
Transplant Ocotillos (13 required)	
Trees	15 gallon*
Shrubs	5 gallon
Accent Plants / Cacti	5 gallon
Boulders	3'x3'x2'

* Mitigation Trees shall be box sized per code.

NATIVE SEED MIX

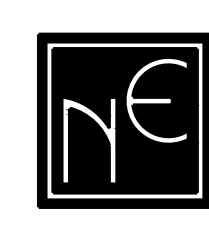
Botanical Name	Common Name	Pounds PLS per Acre
Atriplex canescens	Four Wing Saltbush	1.0
Calliandra eriophylla	Fairy Duster	2.0
Encelia farinosa	Brittlebush	3.0
Larrea tridentata	Creosote Bush	1.0
Baileya multiradiata	Desert Marigold	1.5
Cassia covesii	Desert Senna	1.5
Glandularia gooddingii	Goodding's Verbena	1.0
Lupinus sparsiflorus	Desert Lupine	1.0
Penstemon eatonii	Eaton's Penstemon	1.0
Sphaeralcea ambigua	Globe Mallow	1.5
Leptochloa dubia	Green Sprangle Top	1.0
Aristida purpurea	Purple Three-Awn	1.5
Muhlenbergia porteri	Bush Muhly	1.5
Sporobolus cryptandrus	Sand Dropseed	1.0

PLS = Pure Live Seed

LEGEND

- PROPERTY LIMITS
- GRADING LIMITS

- #### NOTES
- Landscape shall conform to Oro Valley Landscape Code.
 - Mitigation of surveyed plants in the Native Plant Preservation Plan will be incorporated into the landscape design.
 - Shrub locations are preliminary.
 - Front yard landscape areas shall be depressed 6" for water harvest.
 - The 3.51 acre (152,984 SF) property is zoned PAD (Rancho Vistoso) and is currently free of any development. Total acres of graded area: 2.74 acres (119,271.26 SF). Required Natural Open Space: 0.70 AC (30,596.8 SF). Total acres of Natural Open Space: 0.77 acres (33,712.74 SF).



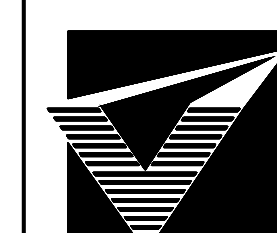
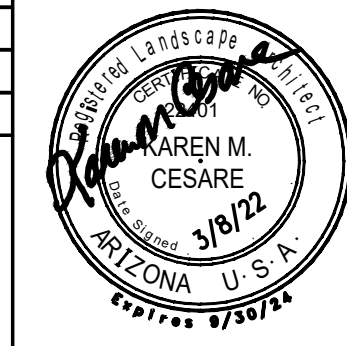
Novak Environmental, Inc.
4574 North First Avenue #100 Tucson, AZ 85718
Phone 520.206.0591 Fax 520.882.3006

Landscape Architecture
Mitigation

Natural Resources

Planning

Reference Case 2003075 Pre-Application

 GRENIER ENGINEERING, INC. Structural & Civil Engineering Consultant 6300 E. El Dorado Plaza Suite A120, Tucson, Arizona 85715 Phone: 520.326.7082 ~ Fax: 520.326.7508		
Job Number: NE 21024 Designed By: TC Drawn By: TC Checked By: KC Date: NOVEMBER 2021 Scale: Vt: N/A Hz: _____		
Project: LANDSCAPE CONCEPT PLAN RESIDENCES AT MORNING VISTA		Sheet Number: 1 Sheet 1 of 1