

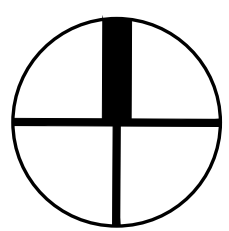
CONCEPTUAL LANDSCAPE PLAN

FOR

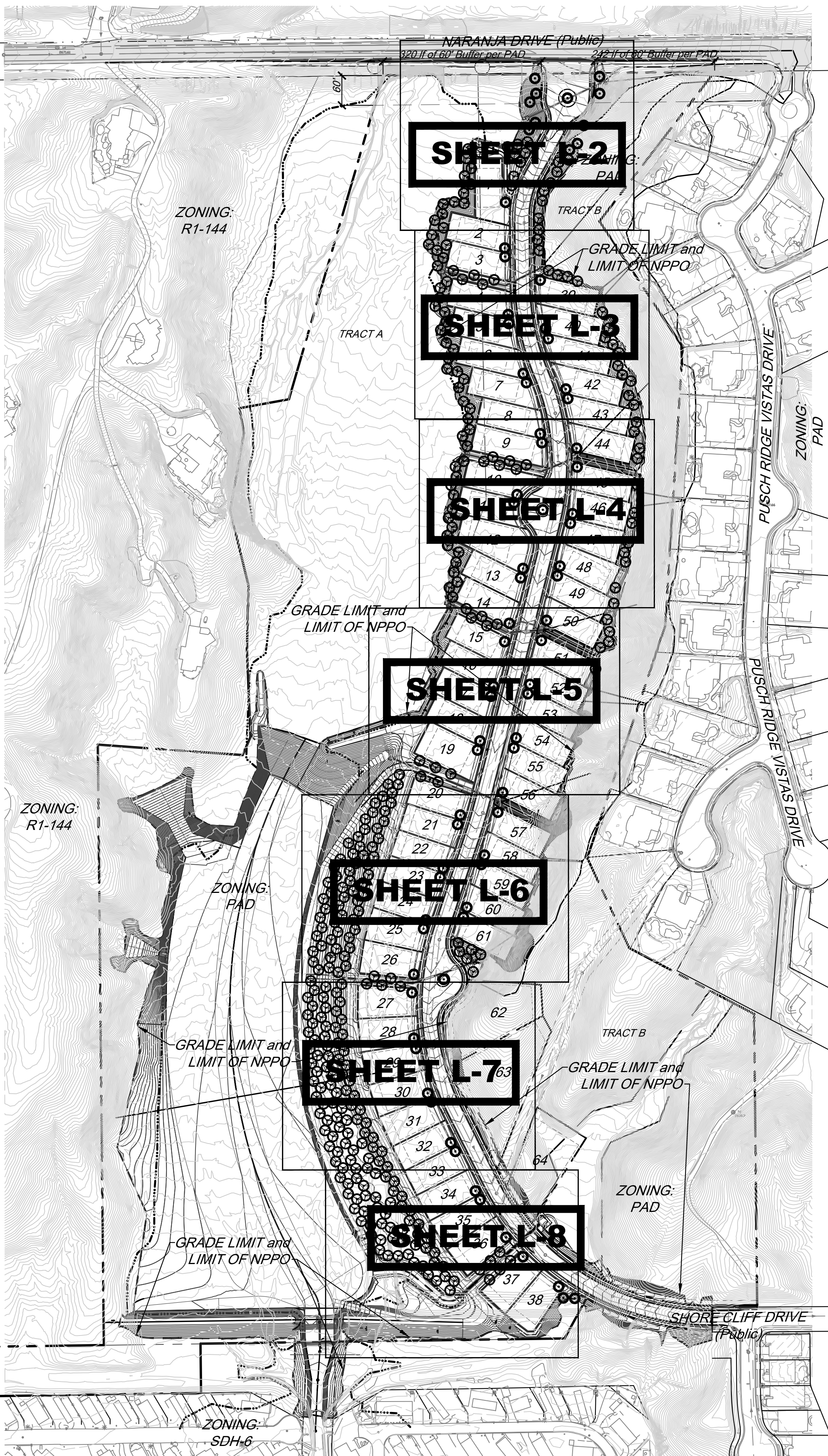
NARANJA TRAILS

OV2002761

TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
SUBJECT TO RIVERS EDGE PAD CR-2 ZONING,
PIMA COUNTY HILLSIDE DEVELOPMENT OVERLAY
ZONE, AND PIMA COUNTY GRADING REQUIREMENTS.



North
SCALE: 1"=150'
C.I. = 1.0'



PIMA COUNTY DESERT SEED MIX

The hydroseed mix shall consist of the following seeds:

BOTANICAL NAME	COMMON NAME	PLS lbs/ac.
<i>Encelia farinosa</i>	Brittlebush	2.0
<i>Baileya multiradiata</i>	Desert Marigold	2.0
<i>Atriplex lentiformis</i>	Quail Bush	2.0
<i>Sphaeralcea ambigua</i>	Desert Globemallow	2.0
<i>Aristida purpurea</i>	Purple Threeawn	2.0
<i>Cassia covesii</i>	Desert Senna	2.0
<i>Atriplex canescens</i>	Fourwing Saltbush	4.0
<i>Plantago insularis</i>	Indian Wheat	4.0
<i>Haplopappus laricifolius</i>	Turpentine Bush	2.0
<i>Sporobolus airoides</i>	Alkali Sacaton	2.0
<i>Schismus barbatus</i>	Six Weeks Grass	1.5
<i>Bouteloua aristidoides</i>	Needle Grama	3.0

KEY -- COVER SHEET

ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA
NURSERY ASSOCIATION SPECIFICATIONS

TREES	SIZE	QTY
Transplanted on Site		73
Additional (Required for Bufferyard, Amenity)	5 Gal	338

INDEX OF SHEETS

COVER SHEET	1 OF 9
LANDSCAPE PLAN	2-8 OF 9
CONSTRUCTION DETAILS	9 OF 9

OWNER

DAVIS DEVELOPMENT AND
PROPERTIES, LLC
3191 E. 44th STREET
TUCSON, ARIZONA 85741
CONTACT: ROD DAVIS
PHONE: 520-293-0300
rod.davis@premierbuilders.com

DEVELOPER

MERITAGE HOMES
5326 N. LA CHOLLA BLVD.
TUCSON, ARIZONA 85741
CONTACT: LISA HOSKIN
PHONE: 520-225-6853
Lisa.Hoskin@meritagehomes.com

CIVIL ENGINEER

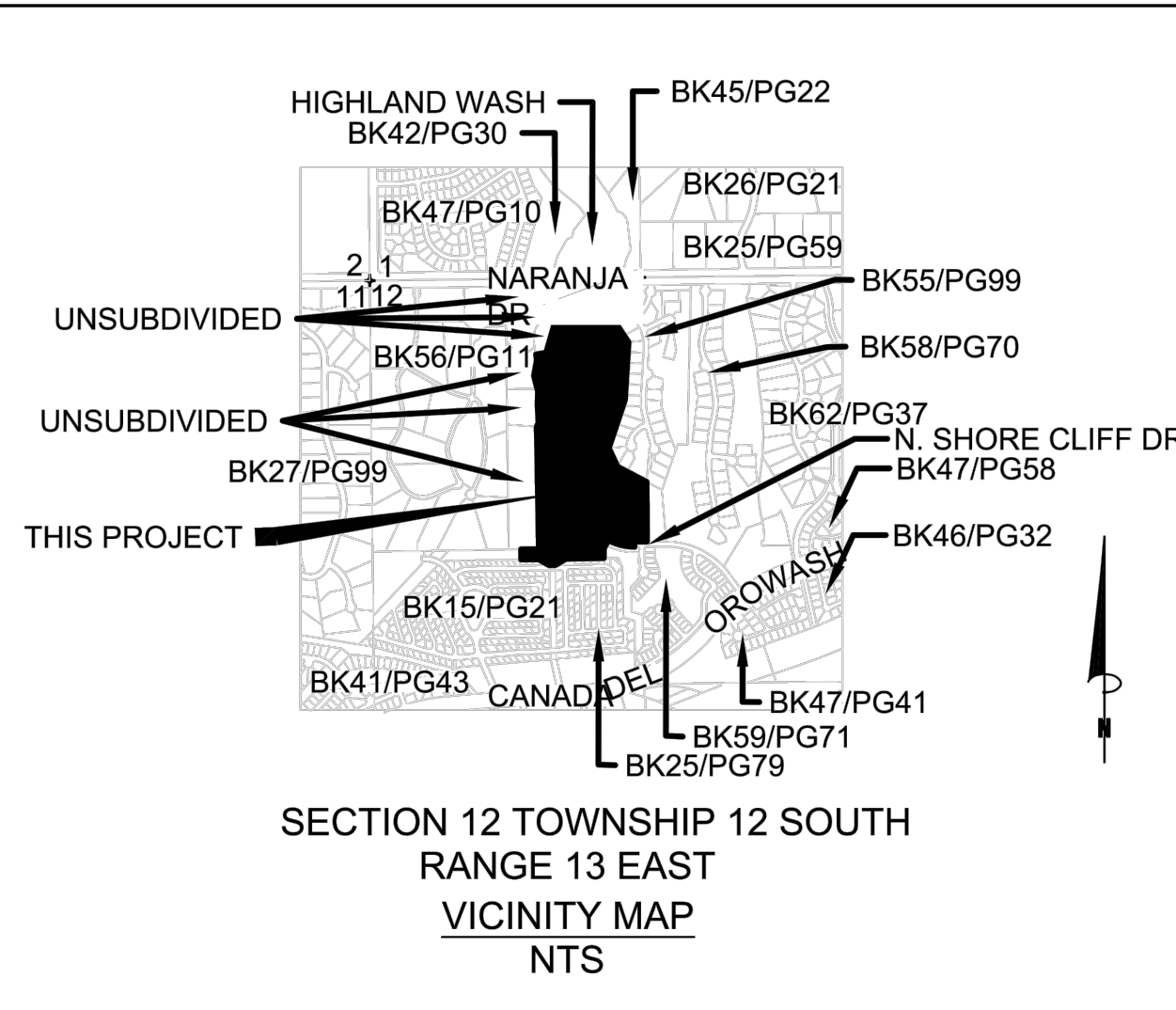
ATWELL, LLC
7534 N. LA CHOLLA BLVD.
TUCSON, ARIZONA 85741
PHONE: 520-268-6322
CONTACT: FRANCIS HEMMAH, P.E.
FHEMMAH@ATWELL-GROUP.COM
REGISTRATION #52508

GENERAL NOTES

- Zoning = River's Edge / MELCOR PAD: C-2
- Gross Site Area = 2,527,152 sf (58.02 acres)
- Land Use = Residential
- Per River's Edge PAD, as approved by Pima County and formatted per Oro Valley PAD regulations, Section 10-302, parts D and E, which in part states, "In all instances the Pima County development standards in force and effect as of the date of approval of this PAD, which are incorporated herein as Appendix B, shall prevail."
- In accordance with Appendix C-2 of the River's Edge PAD, a 60' wide buffer yard shall be used along the north boundary of the property, and will remain as natural desert subject to minor alteration for drainage, landscaping and irrigation. Additionally, this is also a conservation easement but may be initially altered substantially by the developer and then regraded and relandscaped to enhance buffering and aesthetic appearance. No further grading is permitted in this area.
- The vegetation, salvage and inventory requirements for this PAD are referenced on page 6 of Appendix C-2 of the PAD document. Additionally, salvage recommendations, including planting one salvage tree per lot, are referenced in Appendix C-4 Vegetation Salvage Plan of the PAD document. These standards were adopted in 1994, prior to NPPO standards currently used. Inventory requirements per this PAD are to list each major plant, by species and size, and include whether it is to be salvaged.
- Area Calculations:
 - Gross site area = 2,527,152 sf (58.02 acres)
 - Total area graded = 1,385,105 sf (31.80 acres)
 - Total Natural Open Space (NOS) = 26.22 acres
 - Total Common Area = 572,302,117 sf (13.14 acres)
 - Total Landscaped Open Space = 177,291 sf (4.07 acres)
- Bufferyard elements within sight visibility triangles shall be placed so as not to interfere with a visibility plane described by two horizontal lines located 30 inches and 72 inches above finished grade of the roadway surface.
- One (1) tree transplanted from on site is required on each lot per the PAD requirement (referred to as street tree). Location of the street tree may vary based on driveway location. Each tree will be irrigated from water service at the house.
- Street trees to be planted prior to final issuance of permit.

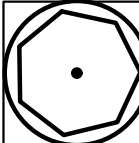
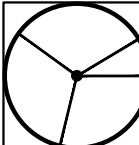
LANDSCAPE NOTES

- All bare dirt areas to be covered with minimum 2" thick, 1/2" - 3/4" screened rock, including areas within the right-of-way.
- All plants shall be irrigated with a permanent underground irrigation system. Irrigation shall be reduced by 50% after 5 (five) years, with vegetation in buffer yards completely removed from supplemental irrigation after five years (100% reduction), from the date of issuance of the certificate of occupancy.
- The Property Owner shall be responsible for maintenance of the required landscape and irrigation system in perpetuity.
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CONCEPTUAL LANDSCAPE LEGEND

ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA
NURSERY ASSOCIATION SPECIFICATIONS

TREES	SIZE	QTY
	Blue Palo Verde - Street Tree	204
	Blue Palo Verde - Transplant	72
	Additional (Required for Revegetation Areas, Landscape Islands)	5 Gal 369
SHRUBS / ACCENTS	SIZE	QTY
	Ocotillo	Min 3' High, 4 Canes 42
	Saguaro, Transplant	3
	Hackberry, Transplant	2
	Large Shrub	5 Gal 828
	Small Shrub	5 Gal 1147
	Accent Plant	5 Gal 197
	Barrel Cactus	5 Gal 242
	Prickly Pear Cactus	5 Gal 588
	Ground Cover Accent Plant	5 Gal 94
GROUND COVER / HARDSCAPE		
		

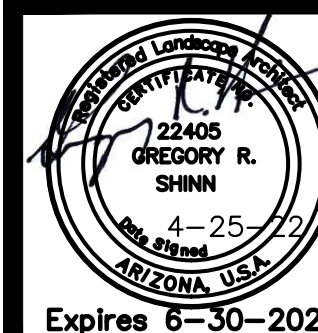
PROJECT NUMBER:
OV2002761
OV CASE NUMBER:
OV2000939
PIMA COUNTY CASE NO.
C09-85-72

CONCEPTUAL LANDSCAPE PLAN

NARANJA TRAILS

LOTS 1-64 & COMMON AREAS A THROUGH B,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
A Portion of the East Half of the Northwest Quarter of Section 12, T-12-S,
R-13-E, G&SRM, Town of Oro Valley, Pima County, AZ

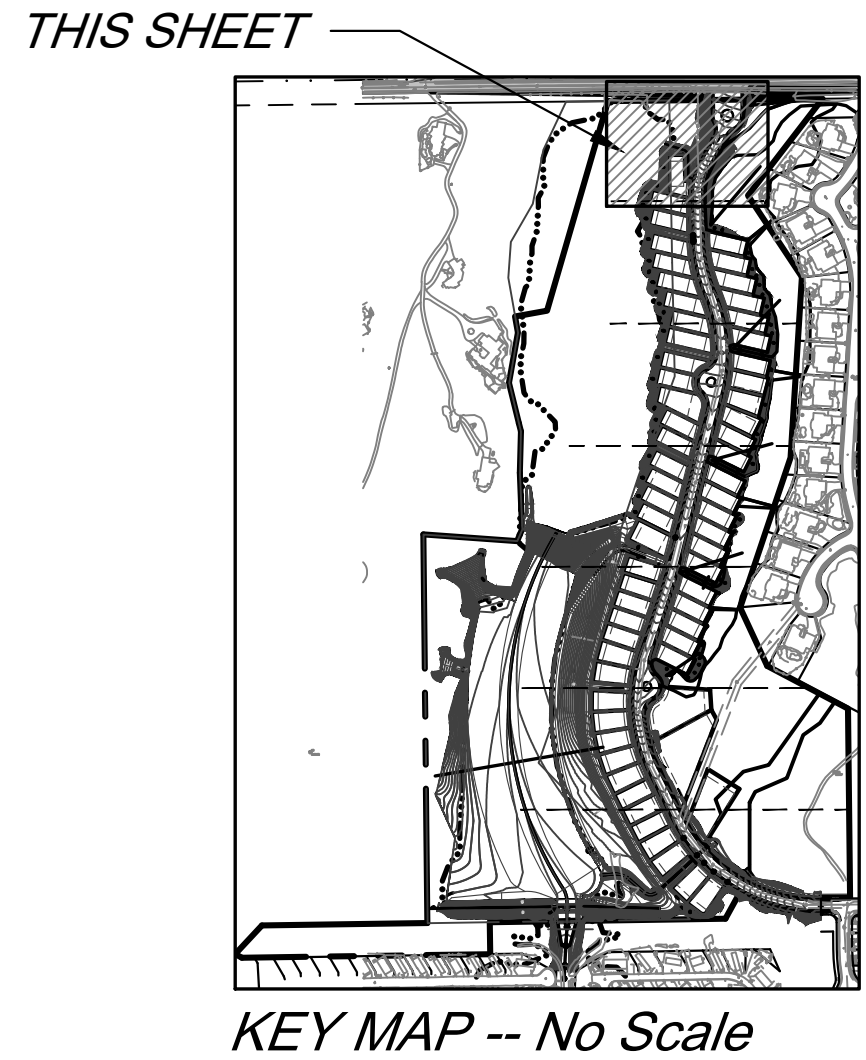
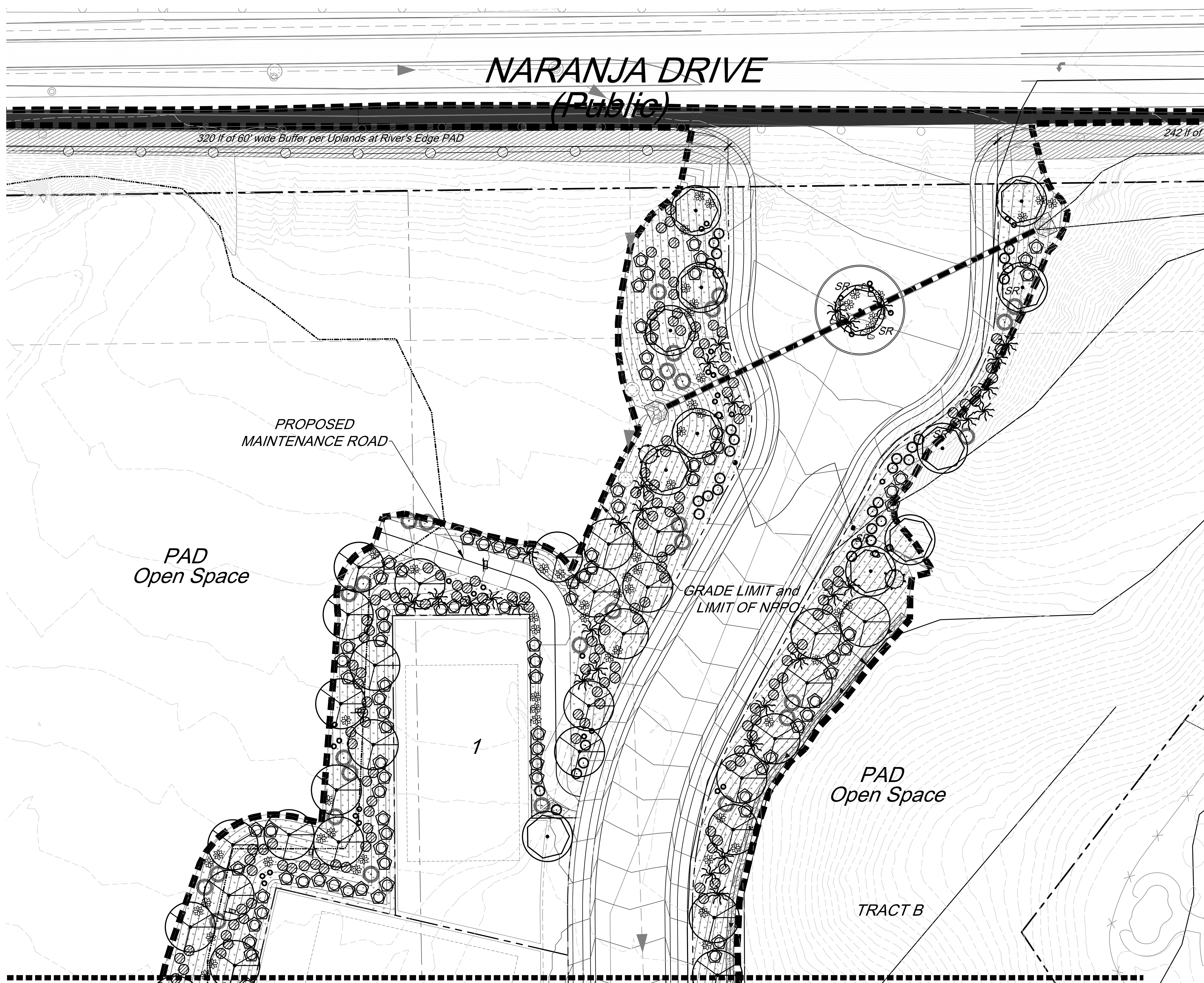
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CONTOUR INTERVAL = 12"



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

Date: 4/25/22
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☐ Design Review
☐ Construction Documents
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L-1
1 of 9



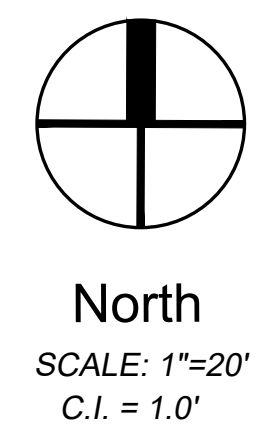
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Small Shrub	5 Gal	1147
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Ground Cover Accent Plant	5 Gal	94
GROUND COVER / HARDSCAPE		
1/2" - 3/4" Screened Rock		
Apache Brown - 2" min thickness		
Hydroseed Mix		
	See Sheet L-1 for Specifications	

LANDSCAPE NOTES

- All bare dirt areas to be covered with minimum 2" thick, 1/2" - 3/4" screened rock, including areas within the right-of-way.
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OV CASE NUMBER:
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CONCEPTUAL LANDSCAPE PLAN
NARANJA TRAILS
LOTS 1-64 & COMMON AREAS A THROUGH B,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
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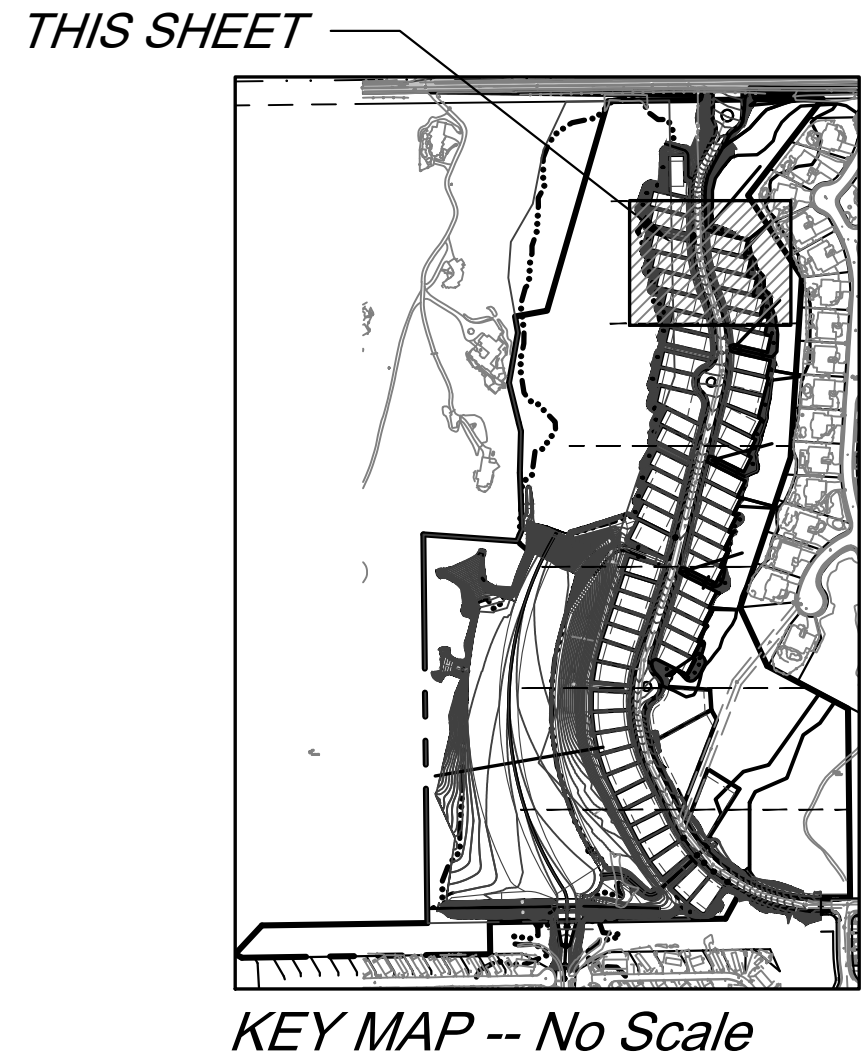
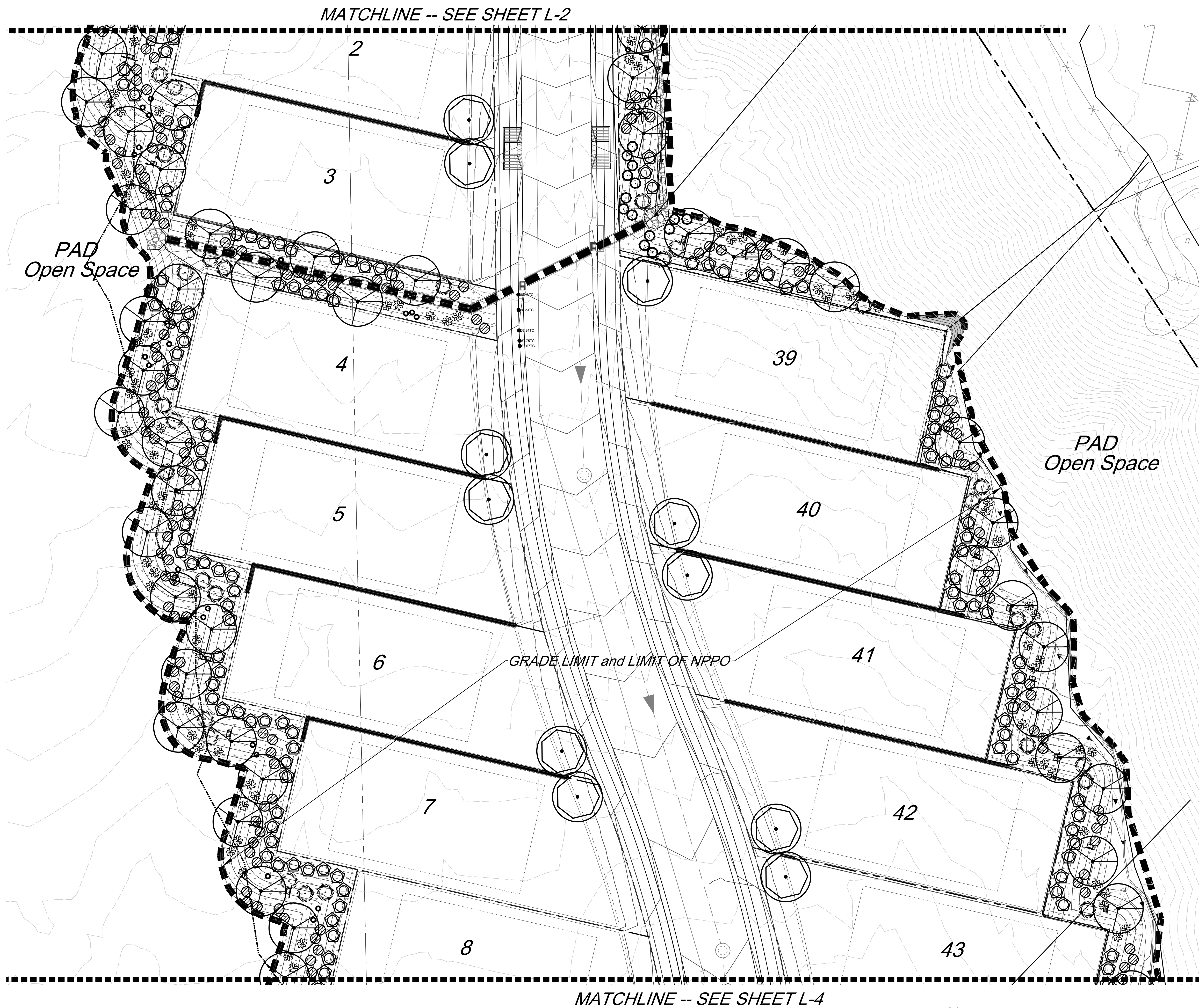
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CONTOUR INTERVAL = 12"

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gregs@grslandscapearchitects.com

Date:	4/25/22	☐ Design Review
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CONCEPTUAL LANDSCAPE LEGEND

ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA NURSERY ASSOCIATION SPECIFICATIONS

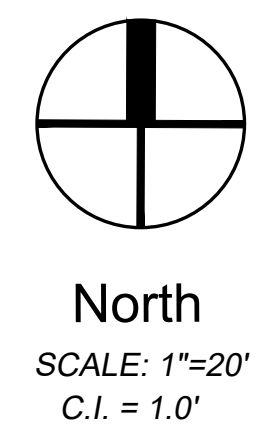
TREES	SIZE	QTY
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Additional (Required for Revegetation Areas, Landscape Islands)	5 Gal	369

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Hackberry, Transplant		2
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Small Shrub	5 Gal	1147
Accent Plant	5 Gal	197
Barrel Cactus	5 Gal	242
Prickly Pear Cactus	5 Gal	588
Ground Cover Accent Plant	5 Gal	94

GROUND COVER / HARDSCAPE	
1/2" - 3/4" Screened Rock	
Apache Brown - 2" min thickness	
Native Boulder	
Hydroseed Mix	See Sheet L-1 for Specifications

LANDSCAPE NOTES

- All bare dirt areas to be covered with minimum 2" thick, 1/2" - 3/4" screened rock, including areas within the right-of-way.
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CONCEPTUAL LANDSCAPE PLAN
NARANJA TRAILS
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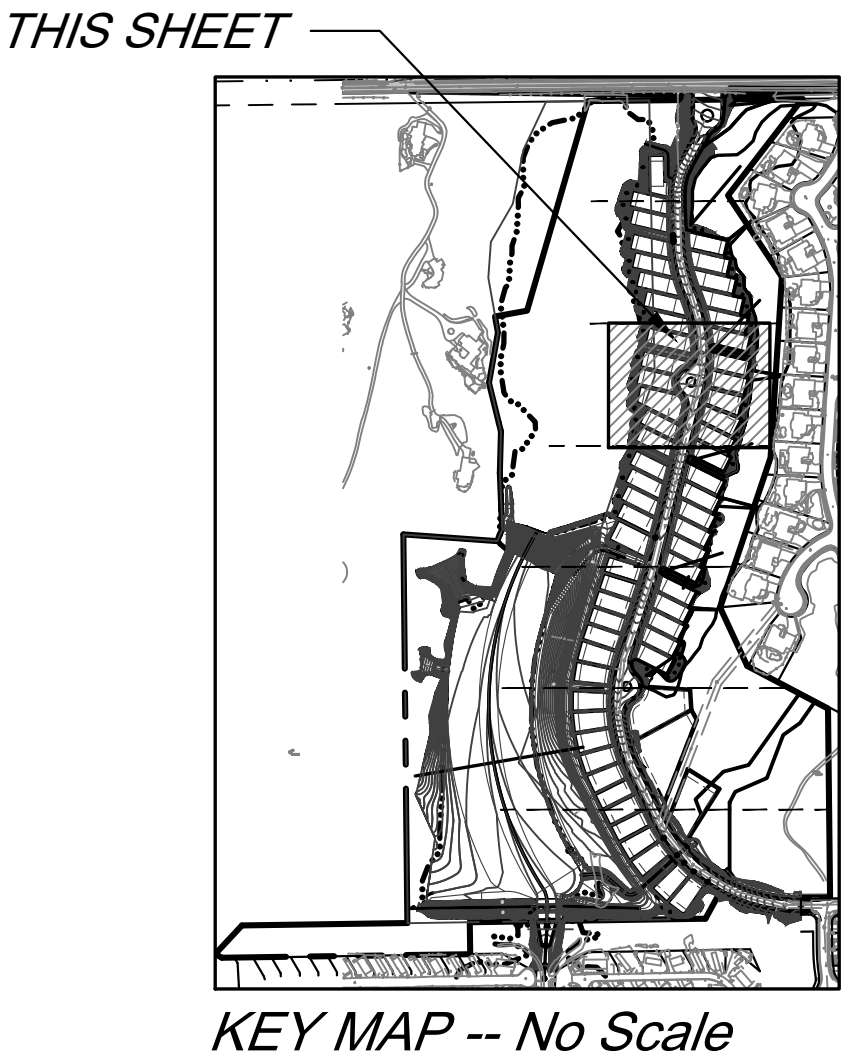
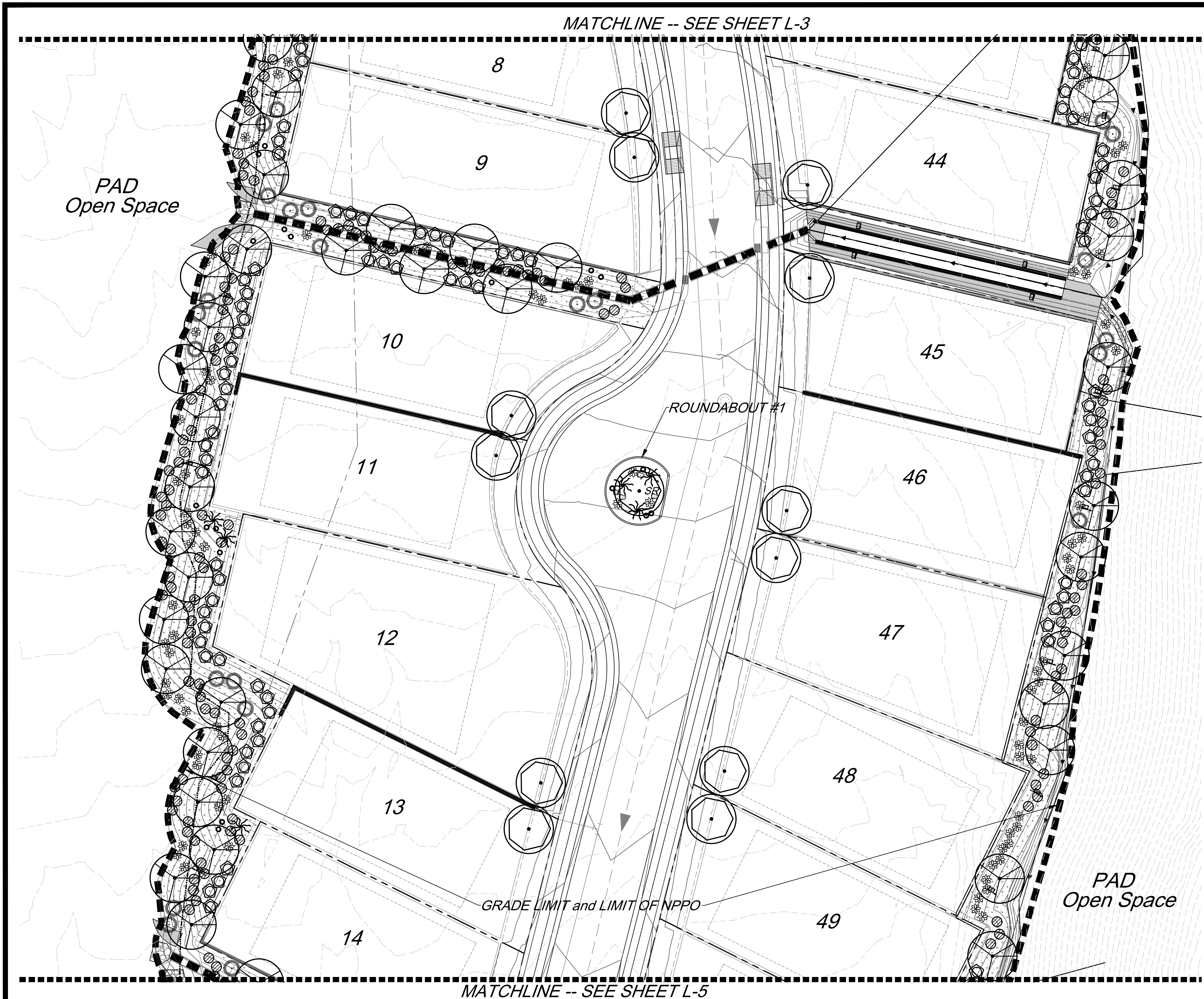
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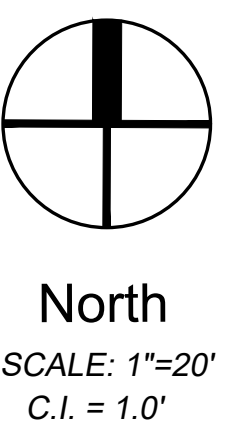
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GROUND COVER / HARDSCAPE		
1/2" - 3/4" Screened Rock		
Apache Brown - 2" min thickness		
Native Boulder		
Hydroseed Mix		
See Sheet L-1 for Specifications		

LANDSCAPE NOTES

1. All bare dirt areas to be covered with minimum 2" thick, 1/2" - 3/4" screened rock, including areas within the right-of-way.
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CONCEPTUAL LANDSCAPE PLAN
NARANJA TRAILS

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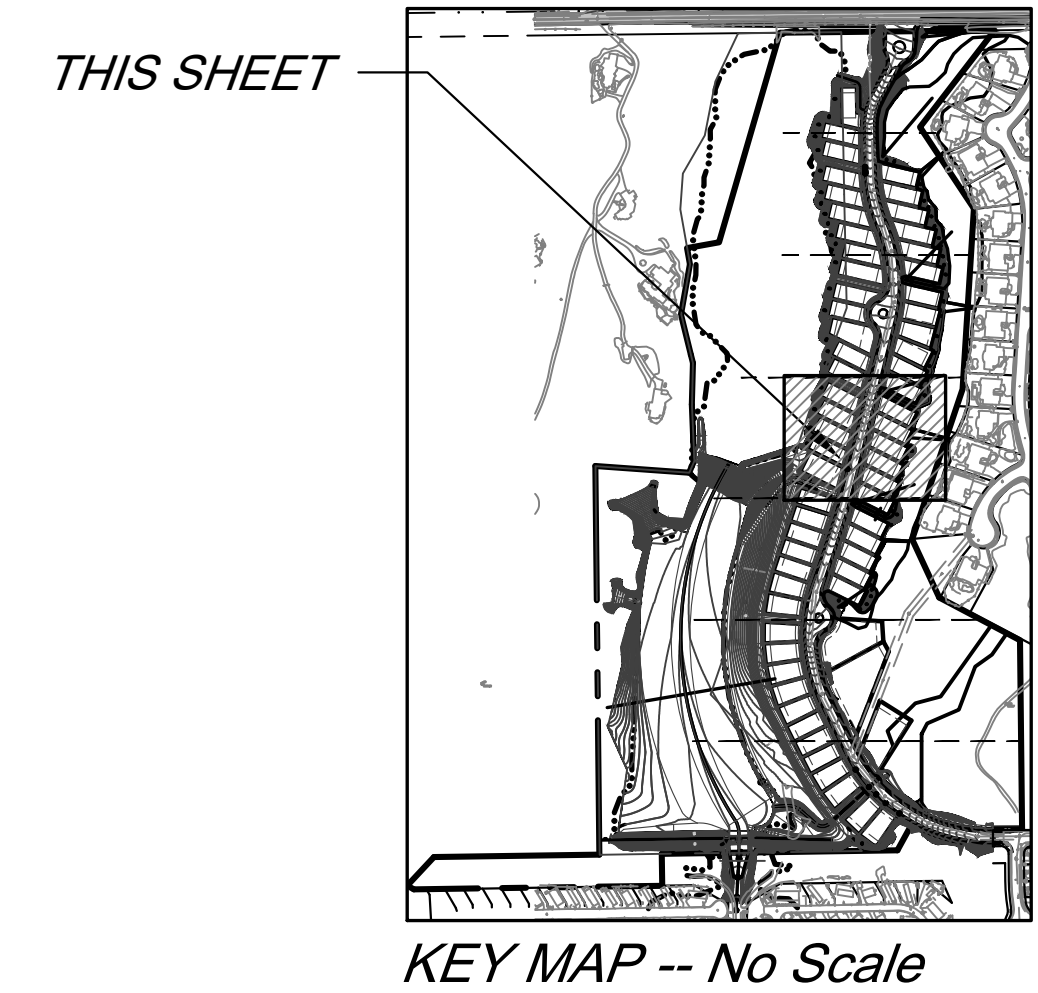
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4 of 9



CONCEPTUAL LANDSCAPE LEGEND

ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA NURSERY ASSOCIATION SPECIFICATIONS

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GROUND COVER / HARDSCAPE	
1/2" - 3/4" Screened Rock	Apache Brown - 2" min thickness
Native Boulder	
Hydroseed Mix	See Sheet L-1 for Specifications

LANDSCAPE NOTES

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NARANJA TRAILS

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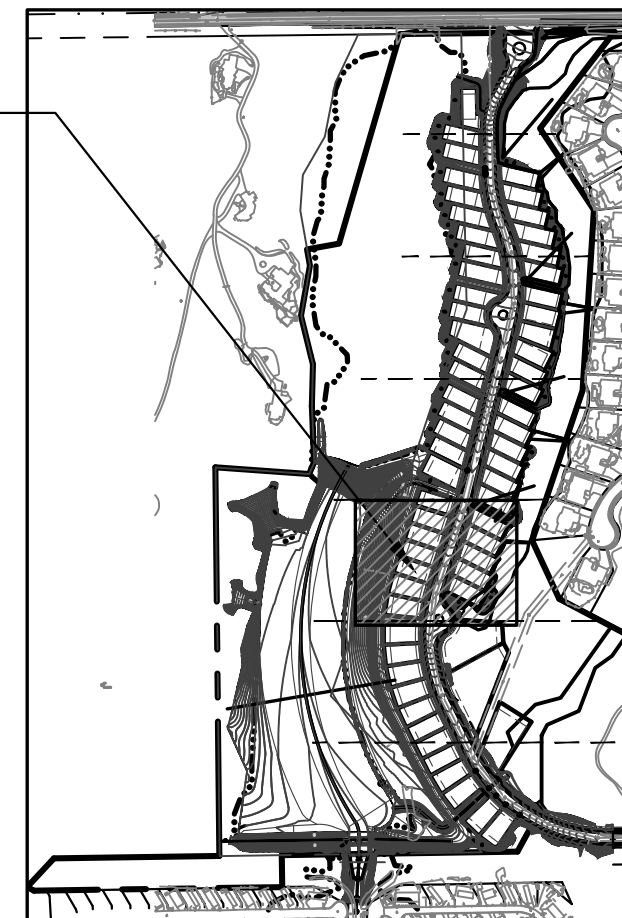


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MATCHLINE -- SEE SHEET L-5

THIS SHEET



KEY MAP -- No Scale

CONCEPTUAL LANDSCAPE LEGEND

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GROUND COVER / HARDSCAPE

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Apache Brown - 2" min thickness
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See Sheet L-1 for Specifications

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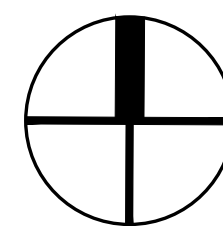
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PIMA COUNTY CASE NO.
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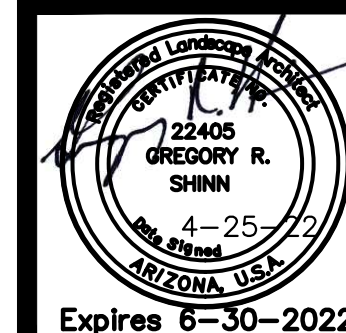
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NARANJA TRAILS

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North
SCALE: 1"=20'
C.I. = 1.0'

SCALE: 1"=20'-0"
CONTOUR INTERVAL = 12"

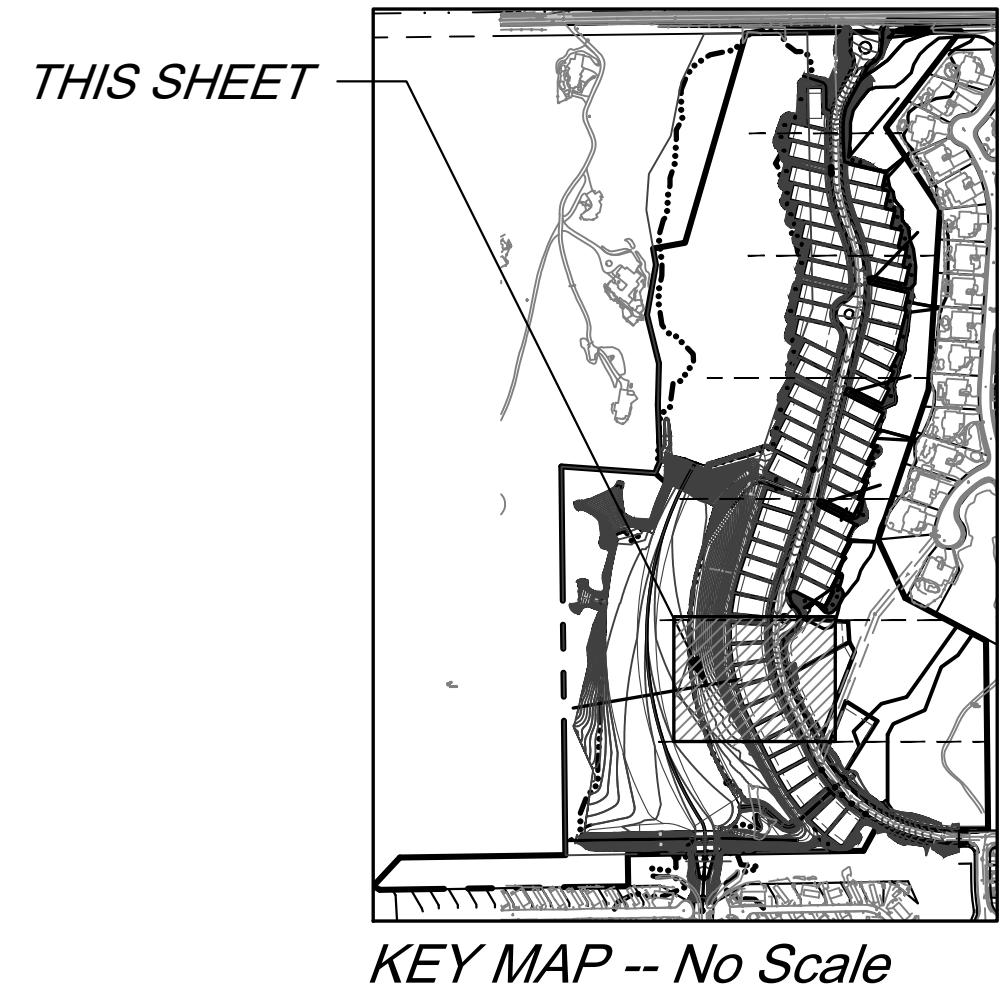
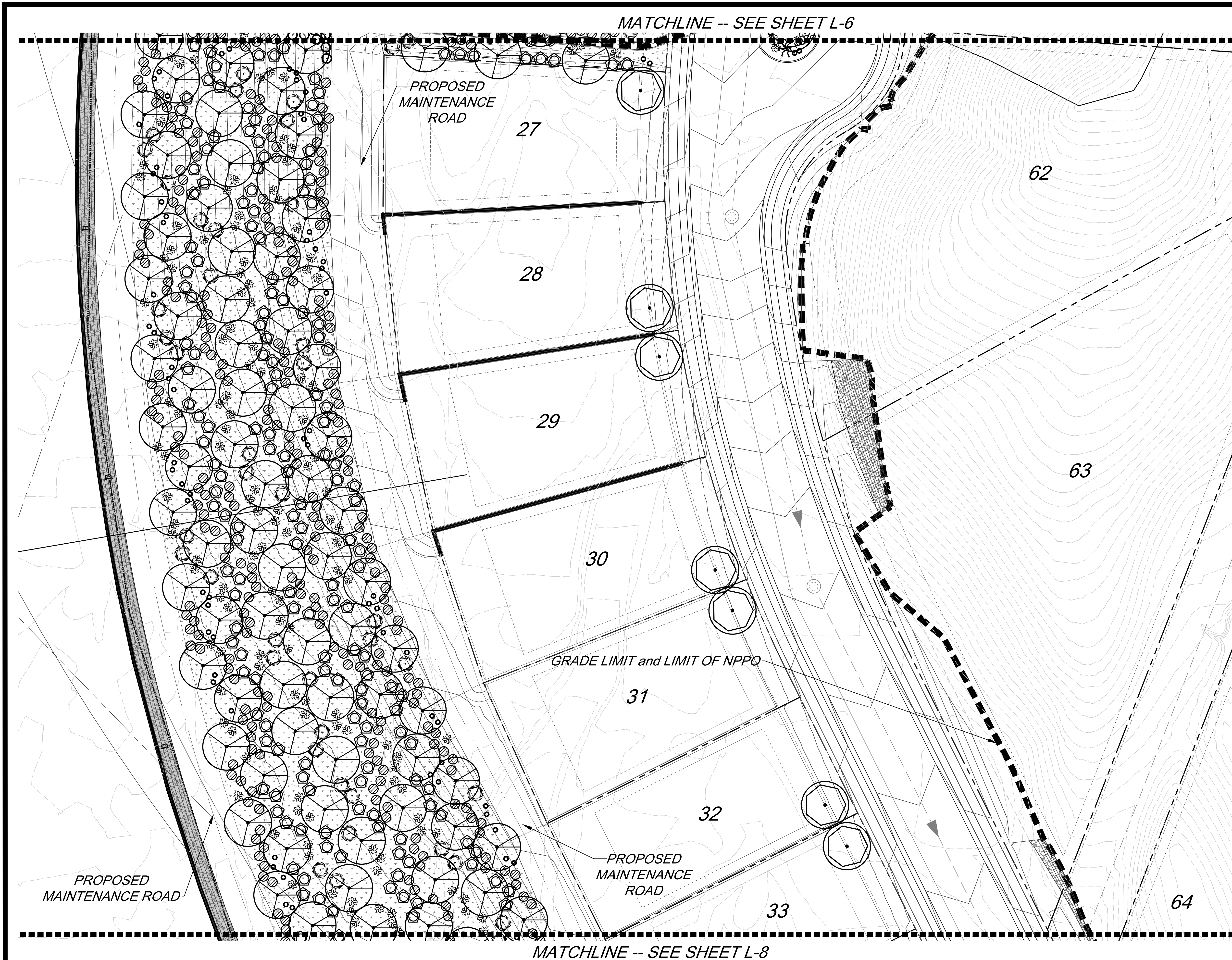


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L-6

6 of 9



CONCEPTUAL LANDSCAPE LEGEND

ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA NURSERY ASSOCIATION SPECIFICATIONS

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1/2" - 3/4" Screened Rock Apache Brown - 2" min thickness		
Native Boulder		
Hydroseed Mix See Sheet L-1 for Specifications		

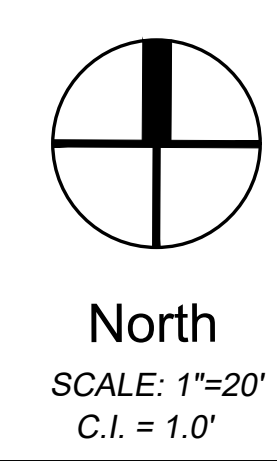
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CONCEPTUAL LANDSCAPE PLAN
NARANJA TRAILS

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A Portion of the East Half of the Northwest Quarter of Section 12, T-12-S,
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SCALE: 1"=20'-0"
CONTOUR INTERVAL = 12"

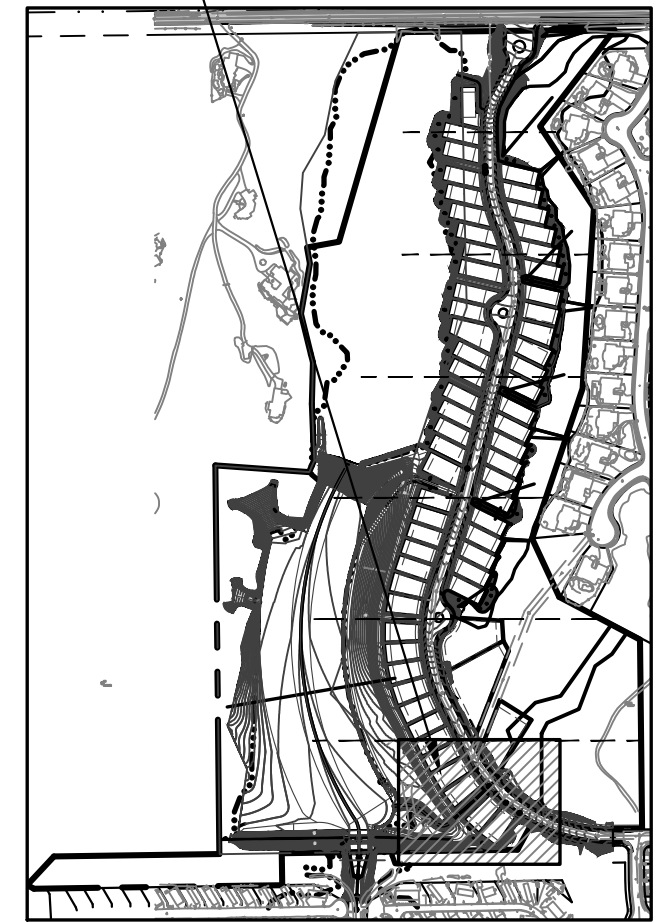


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gregs@grslandscapearchitects.com

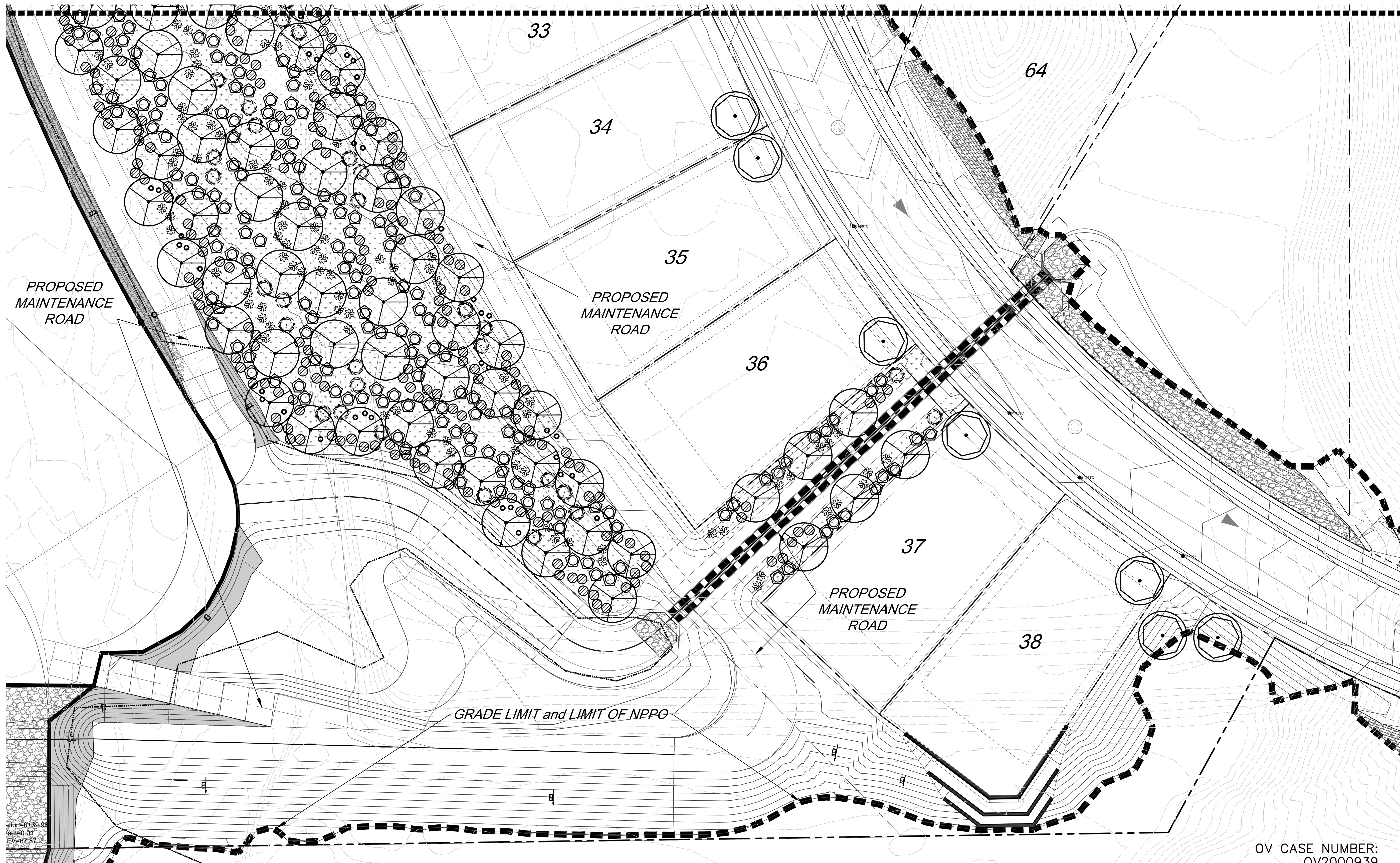
Date:	4/25/22	☐ Design Review
Drawn by:	LMW	☐ Construction Documents
Checked by:	GRS	☐ Agency Submittal
		☐ Construction Set
		☒ Not for Construction

MATCHLINE -- SEE SHEET L-7

THIS SHEET



KEY MAP -- No Scale

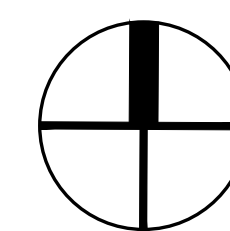


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EV=67.37

PROJECT NUMBER:
OV2002761
PIMA COUNTY CASE NO.
C09-85-72
OV CASE NUMBER:
OV2000939

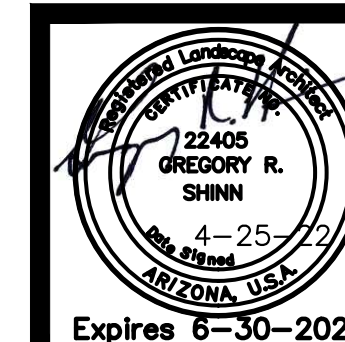
**CONCEPTUAL LANDSCAPE PLAN
NARANJA TRAILS**

LOTS 1-64 & COMMON AREAS A THROUGH B,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
A Portion of the East Half of the Northwest Quarter of Section 12, T-12-S,
R-13-E, G&SRM, Town of Oro Valley, Pima County, AZ



North
SCALE: 1"=20'
C.I. = 1.0'

SCALE: 1"=20'-0"
CONTOUR INTERVAL = 12"

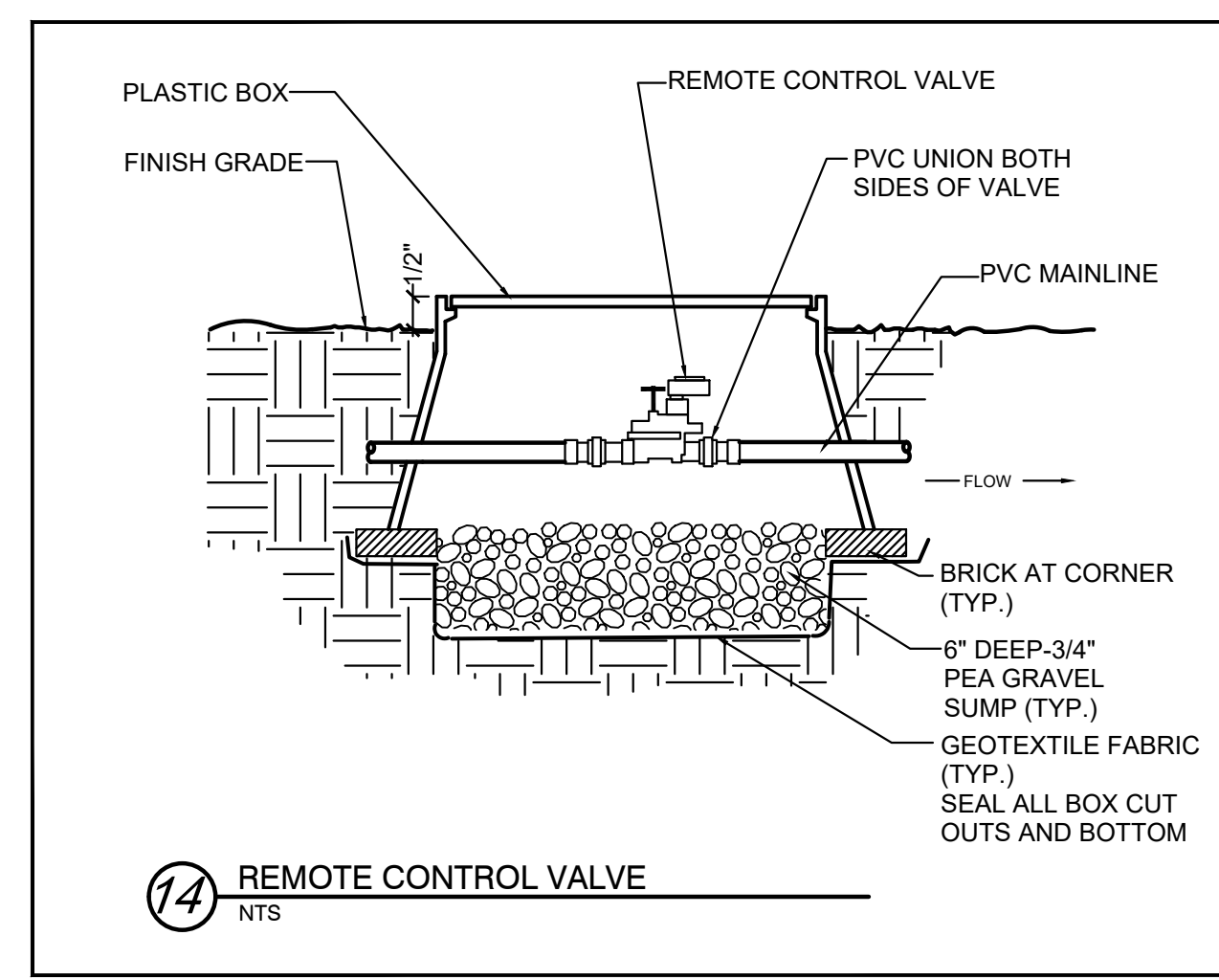
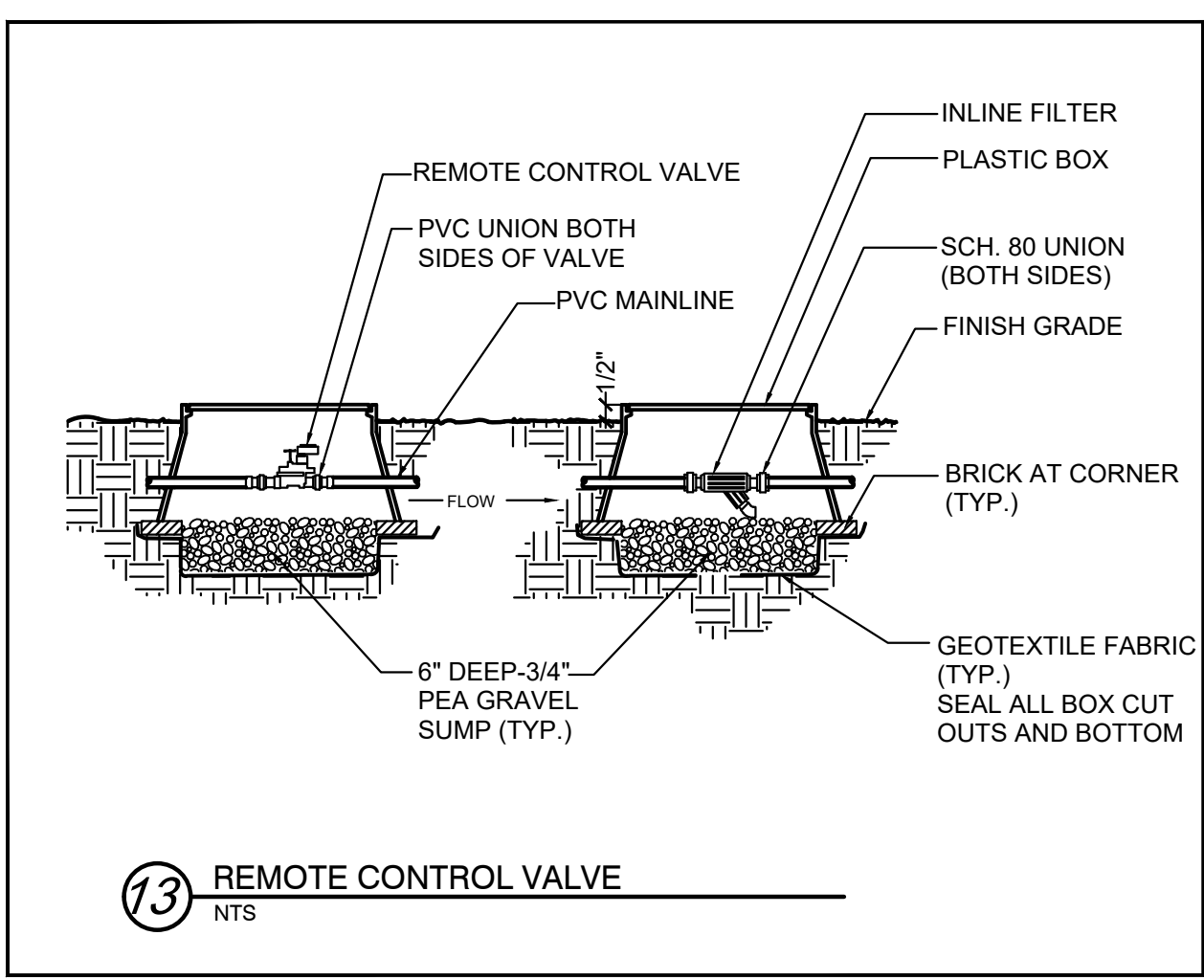
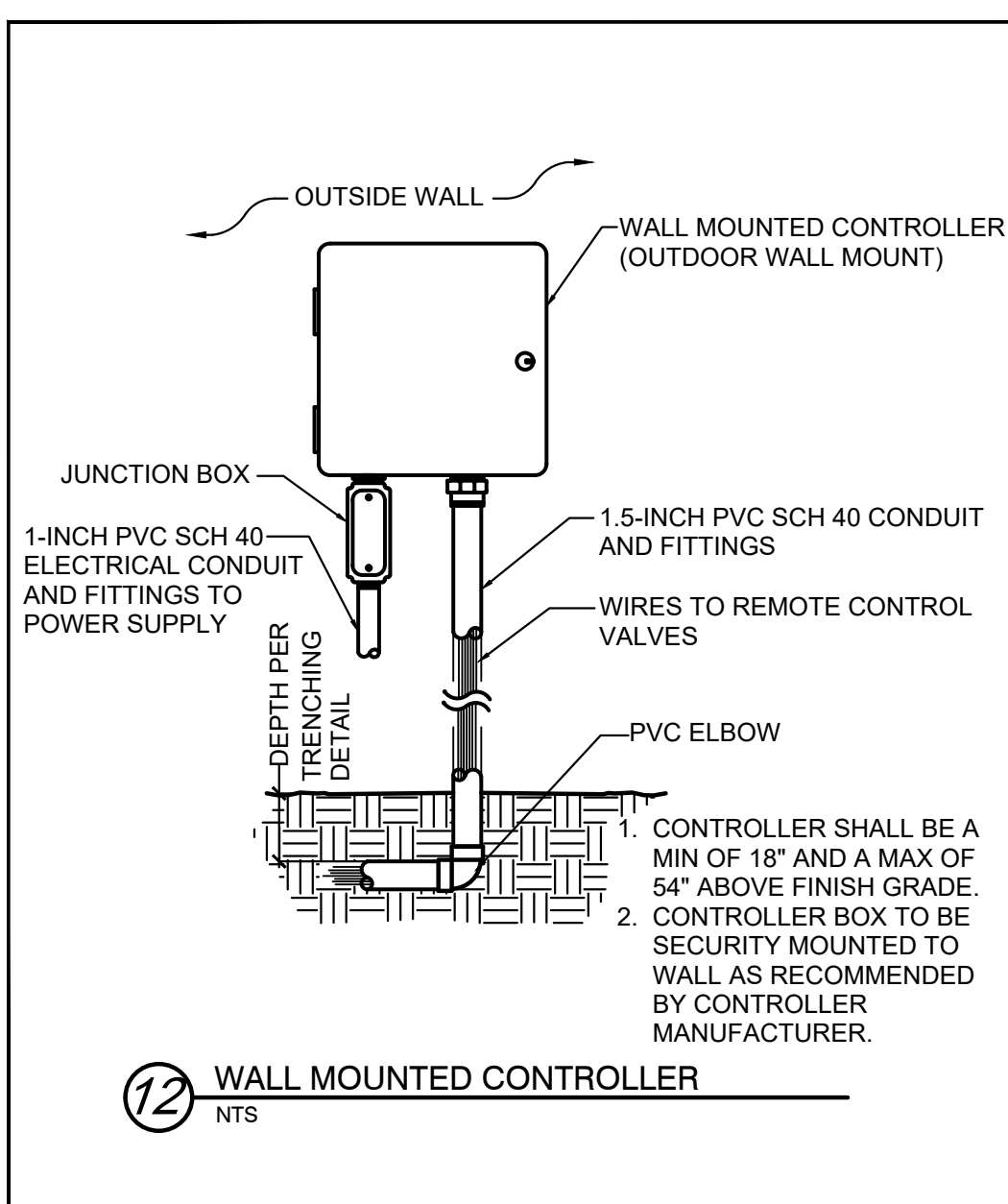
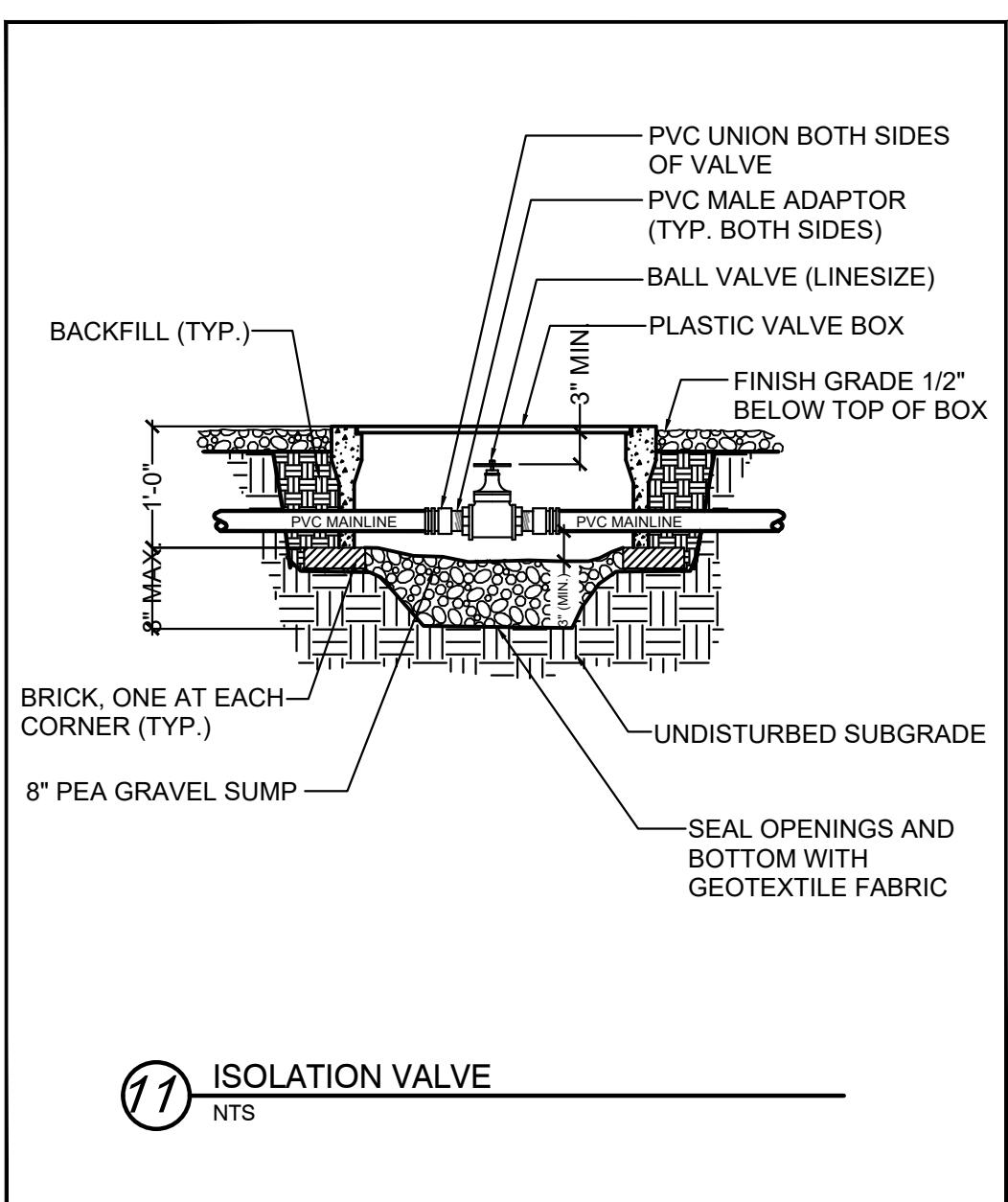
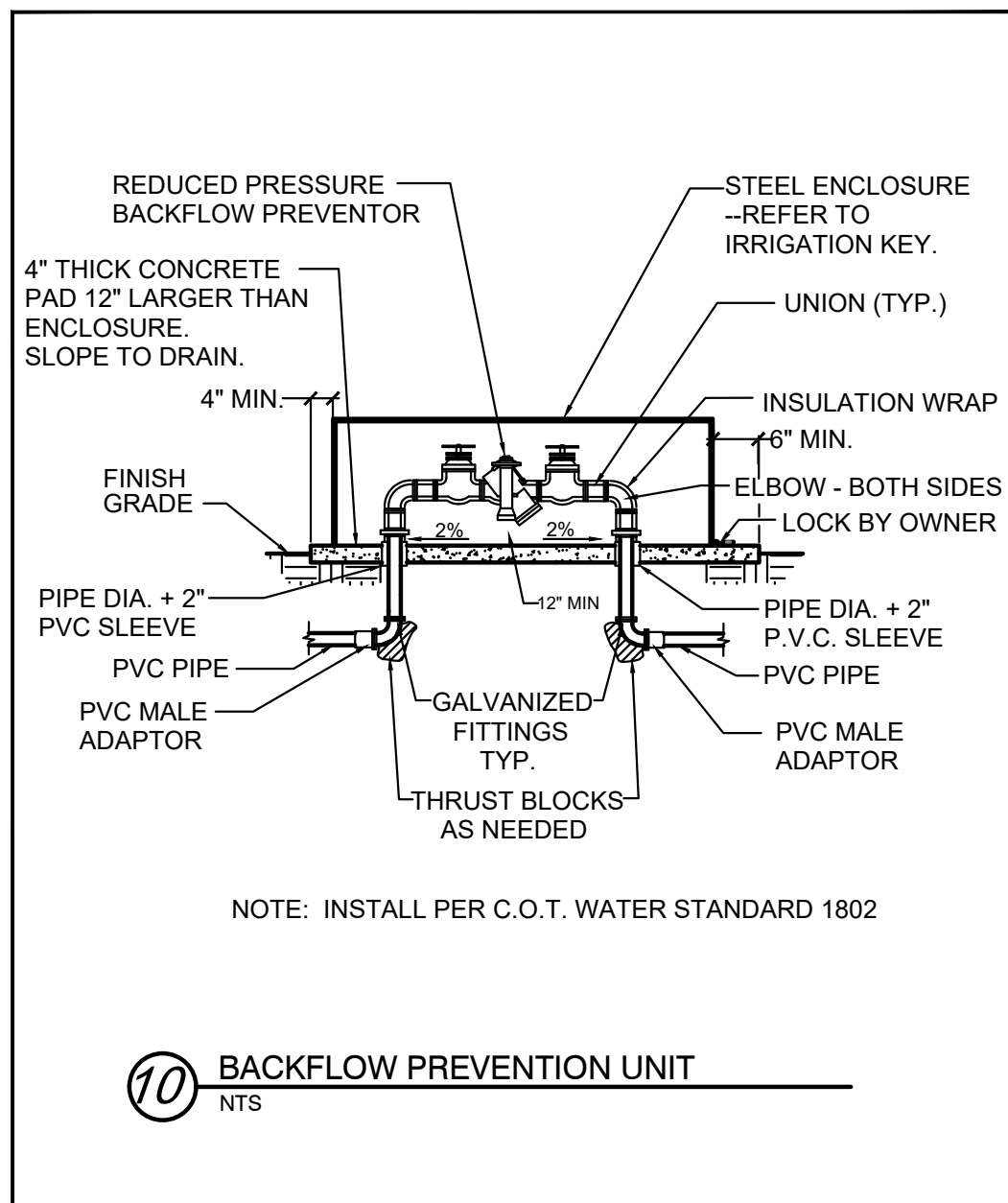
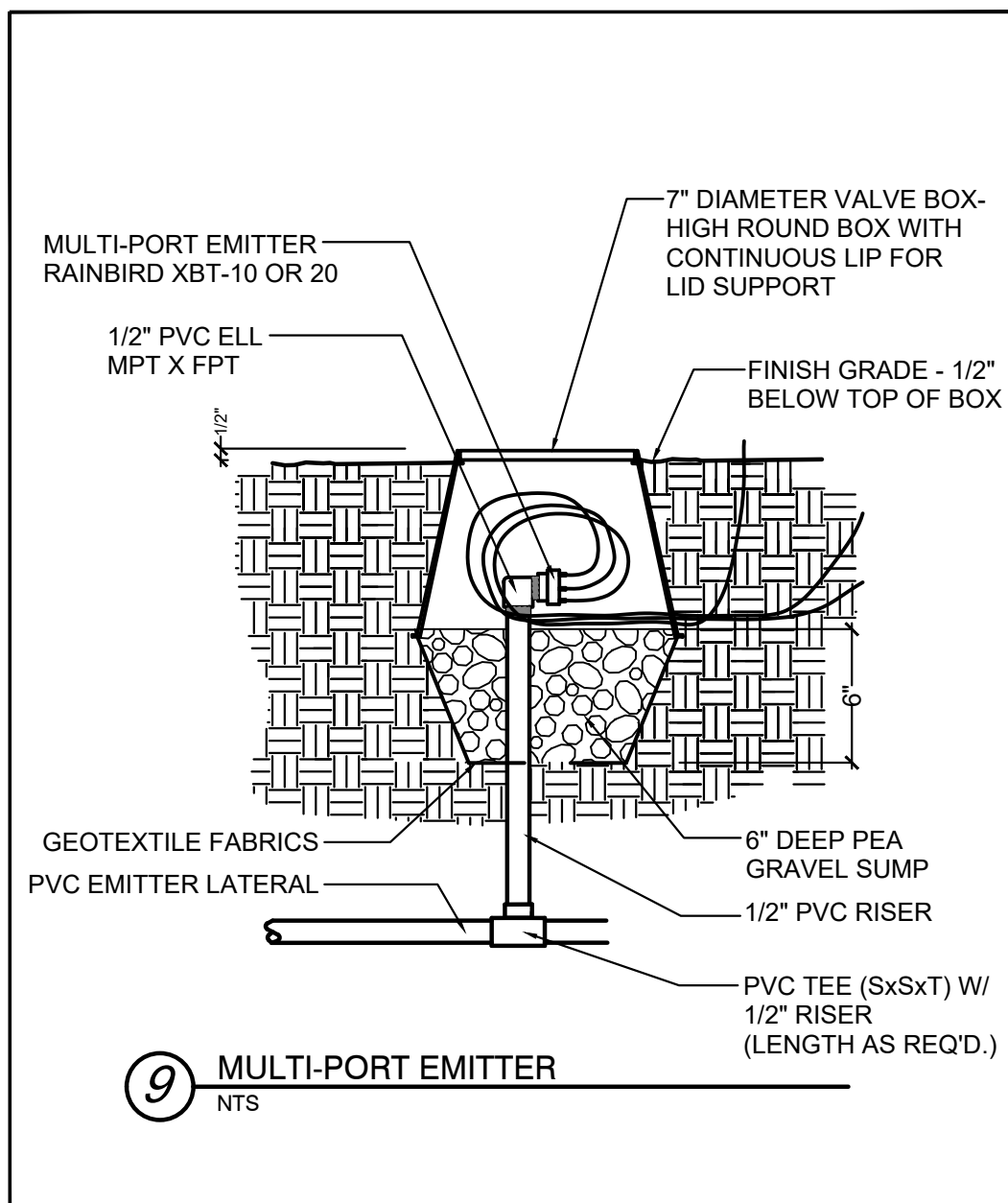
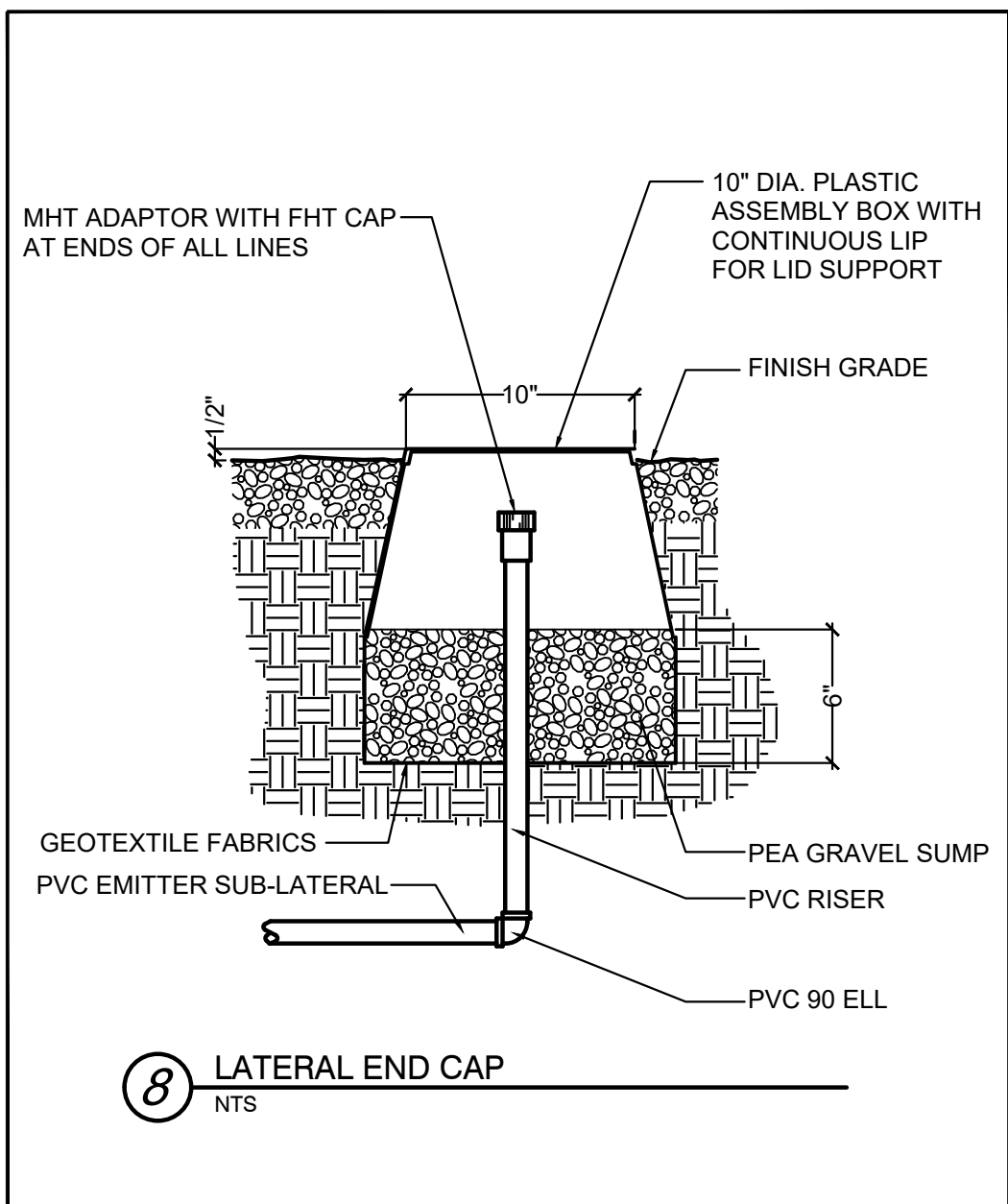
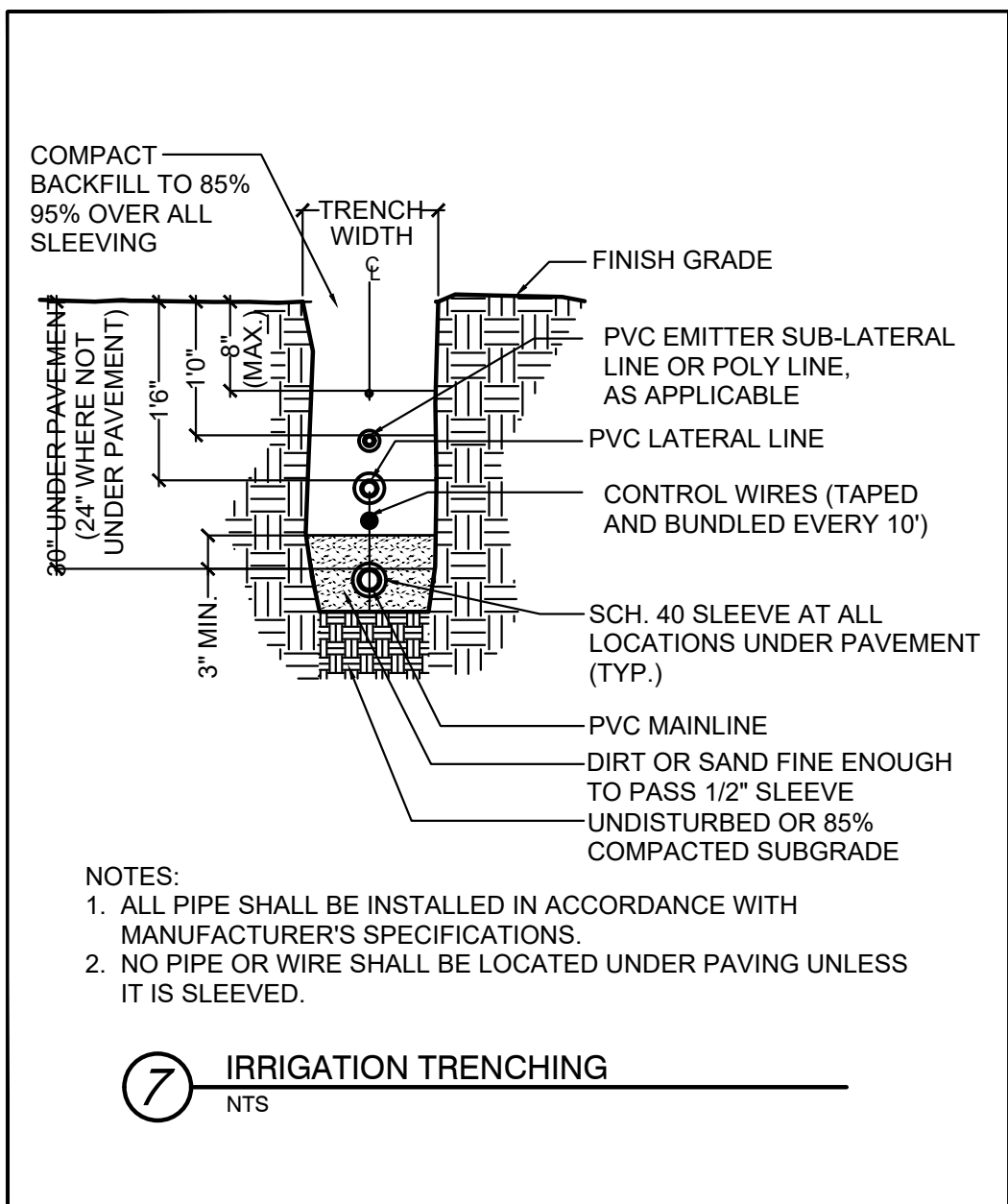
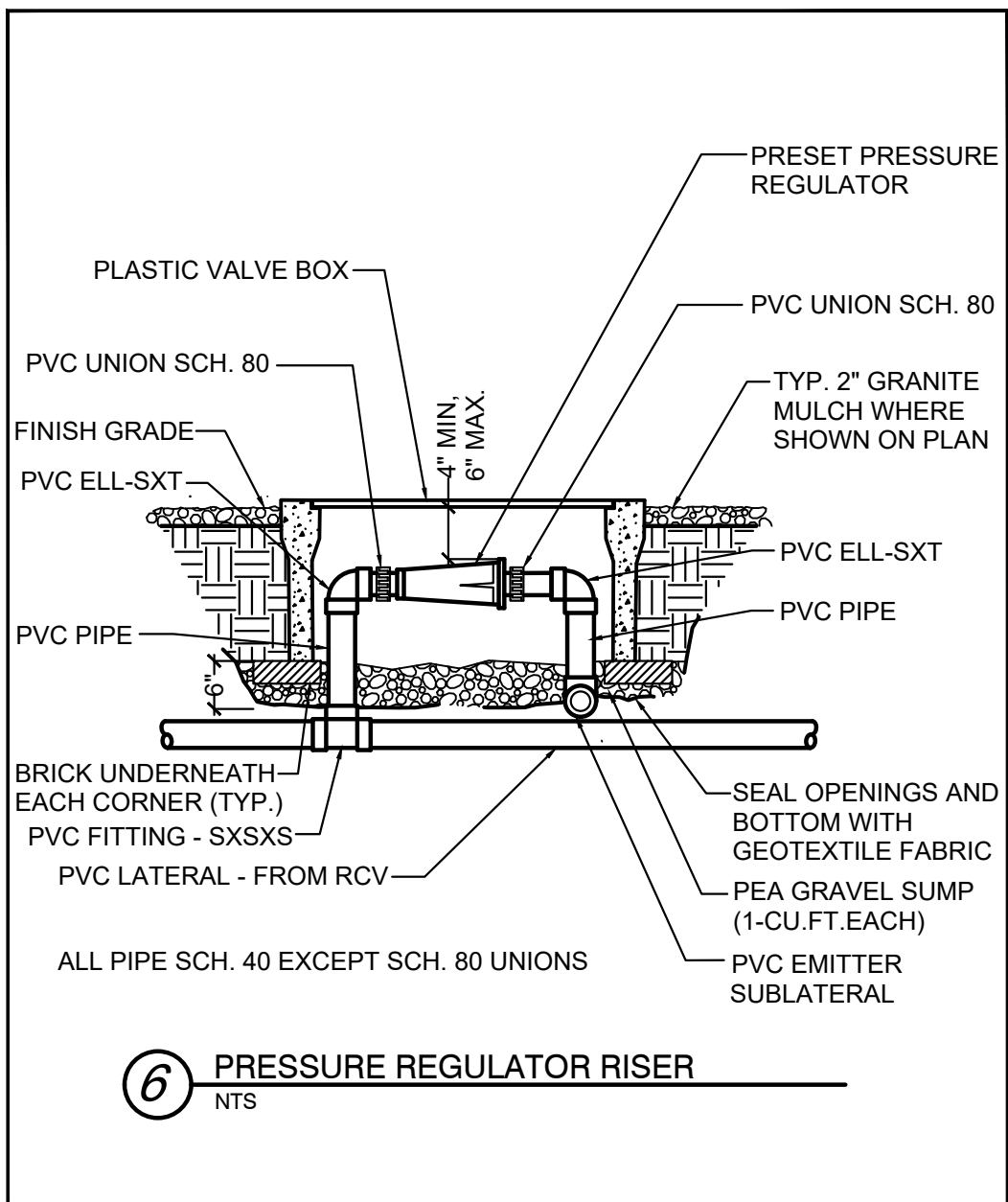
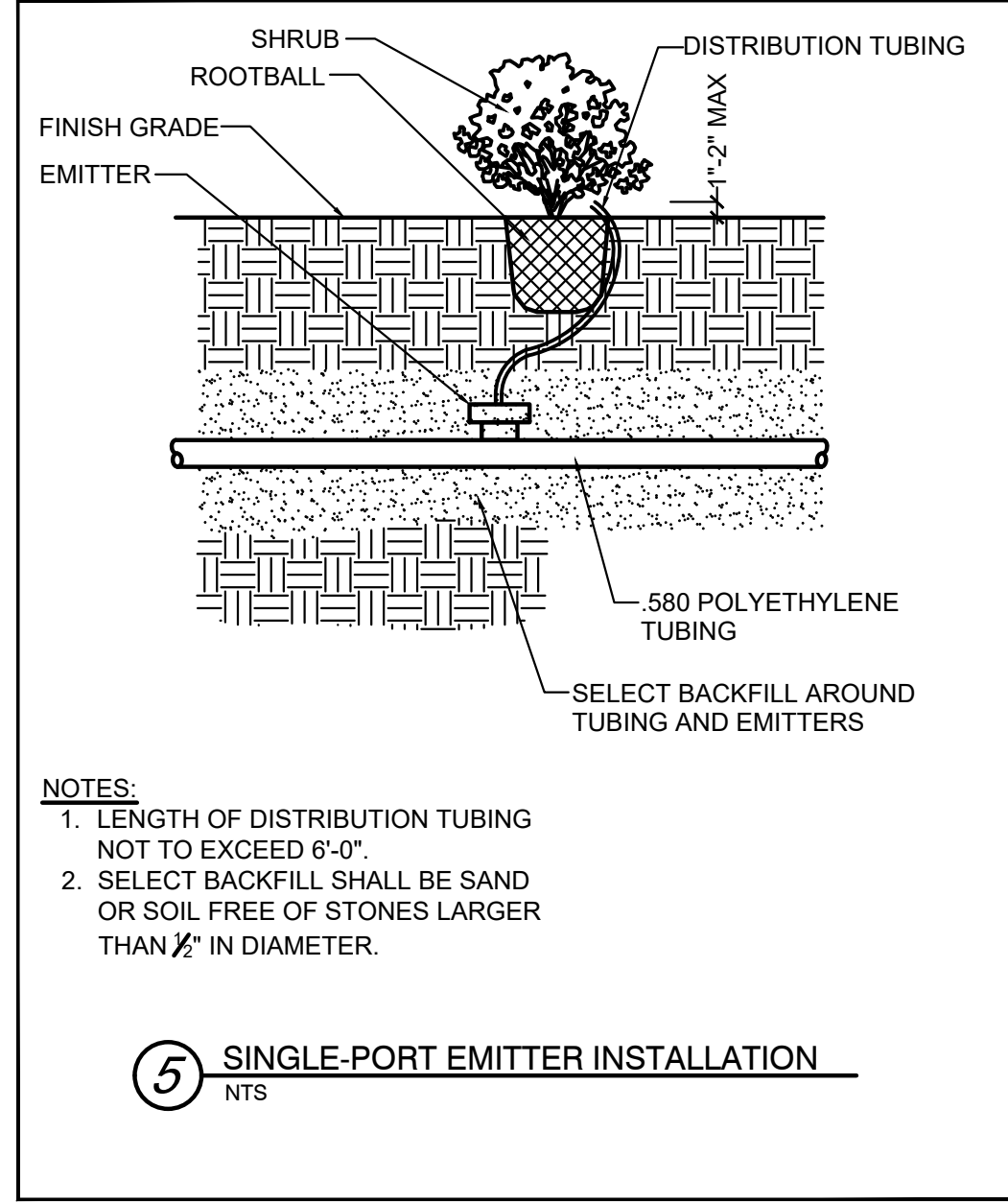
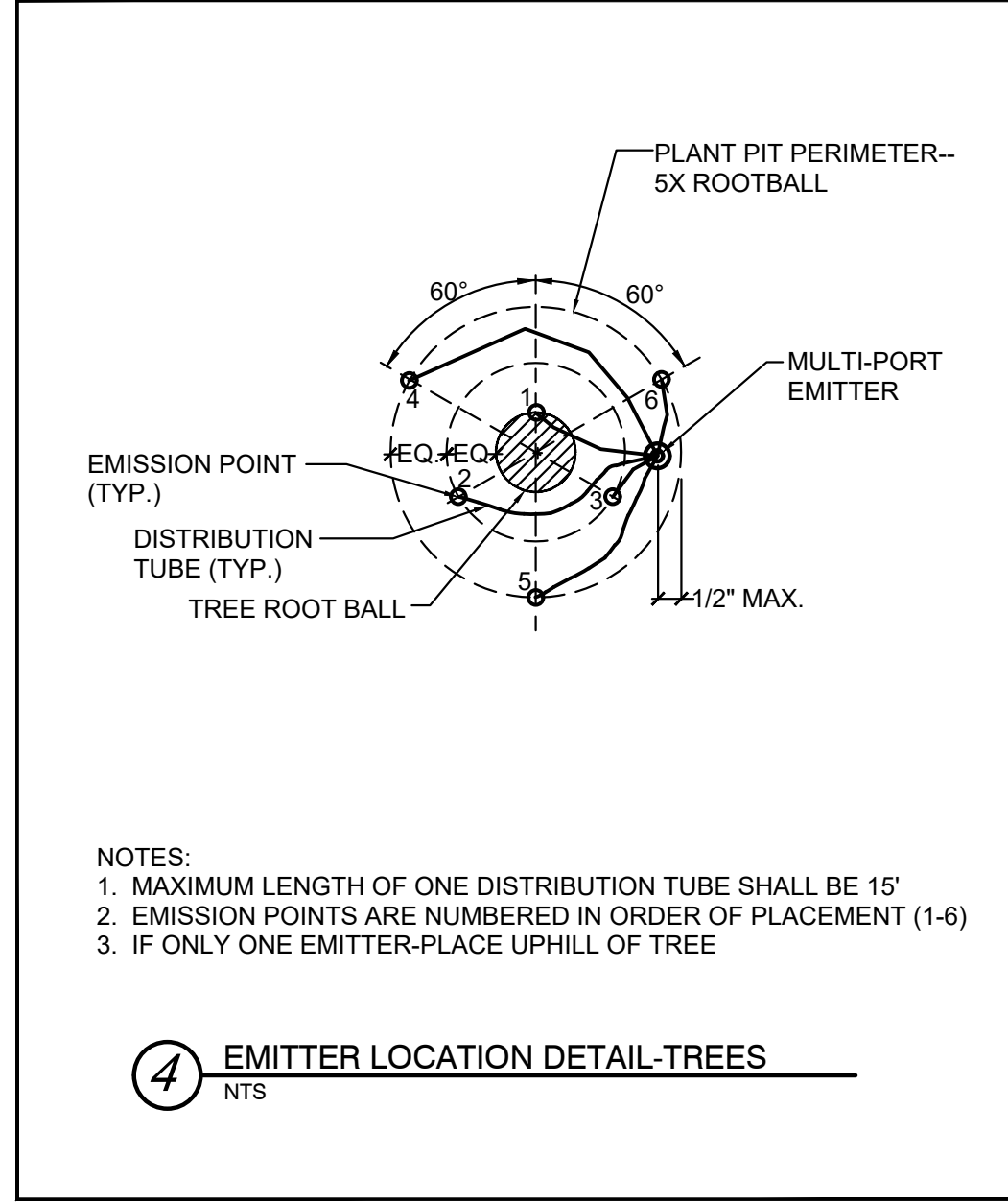
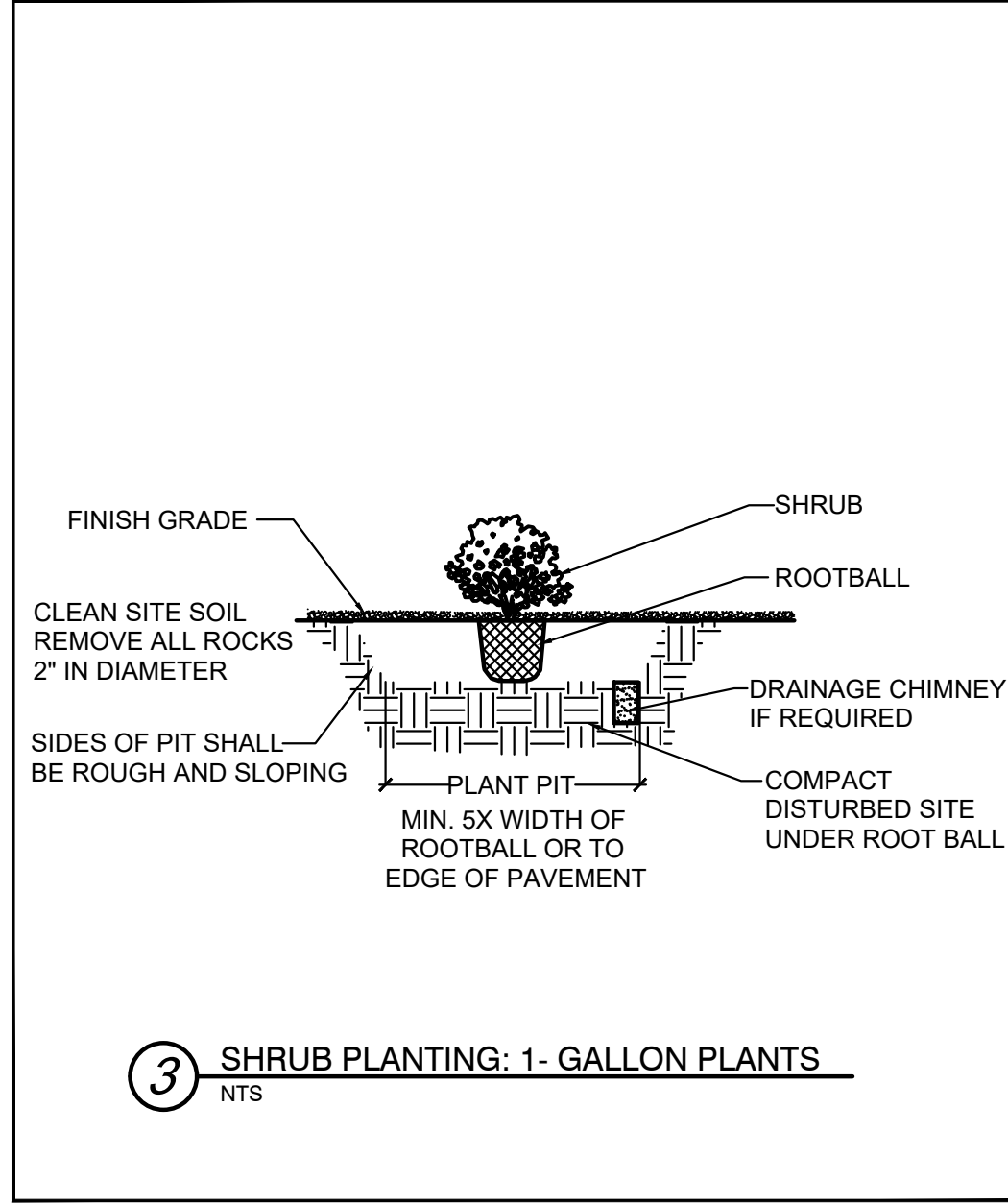
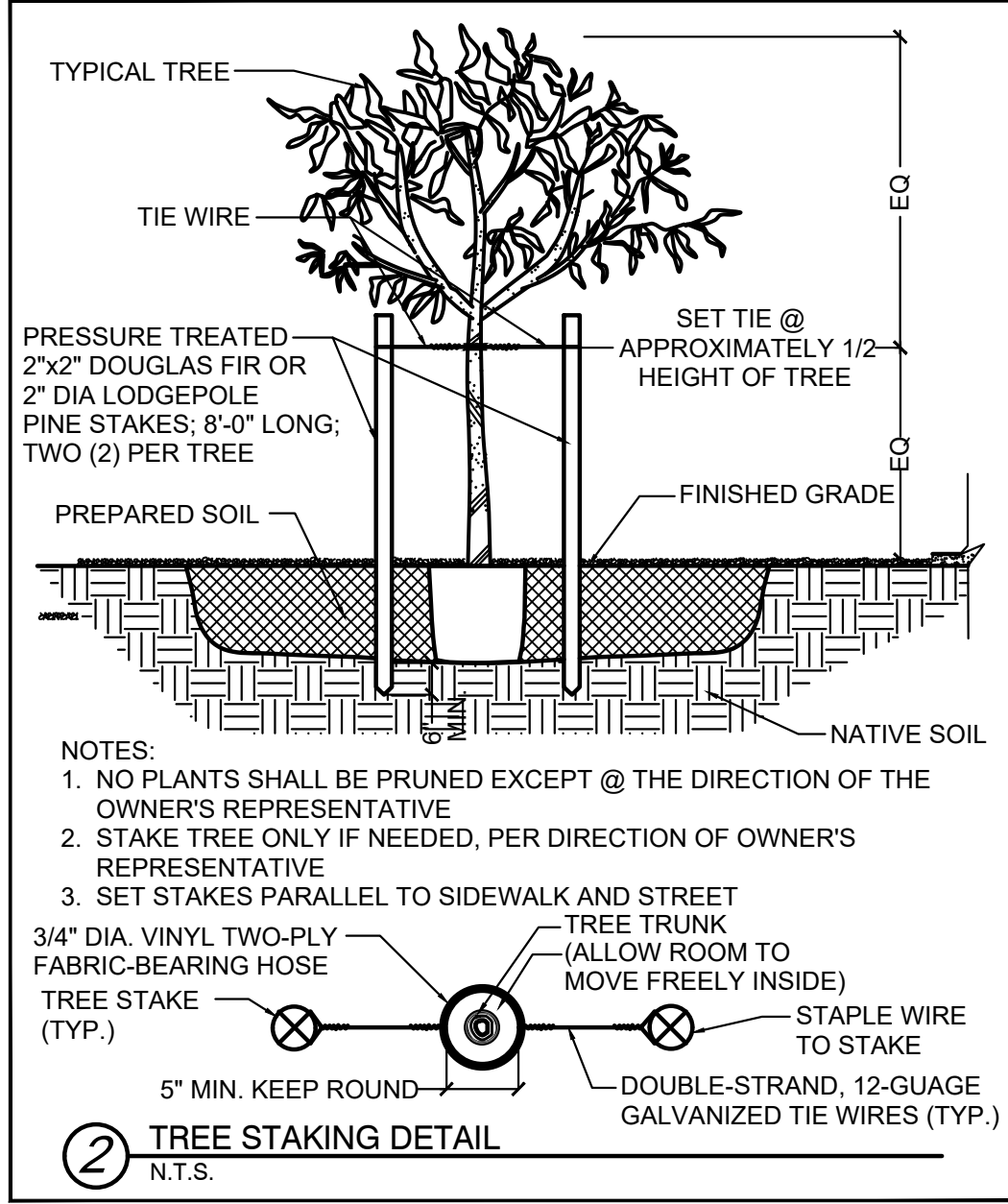
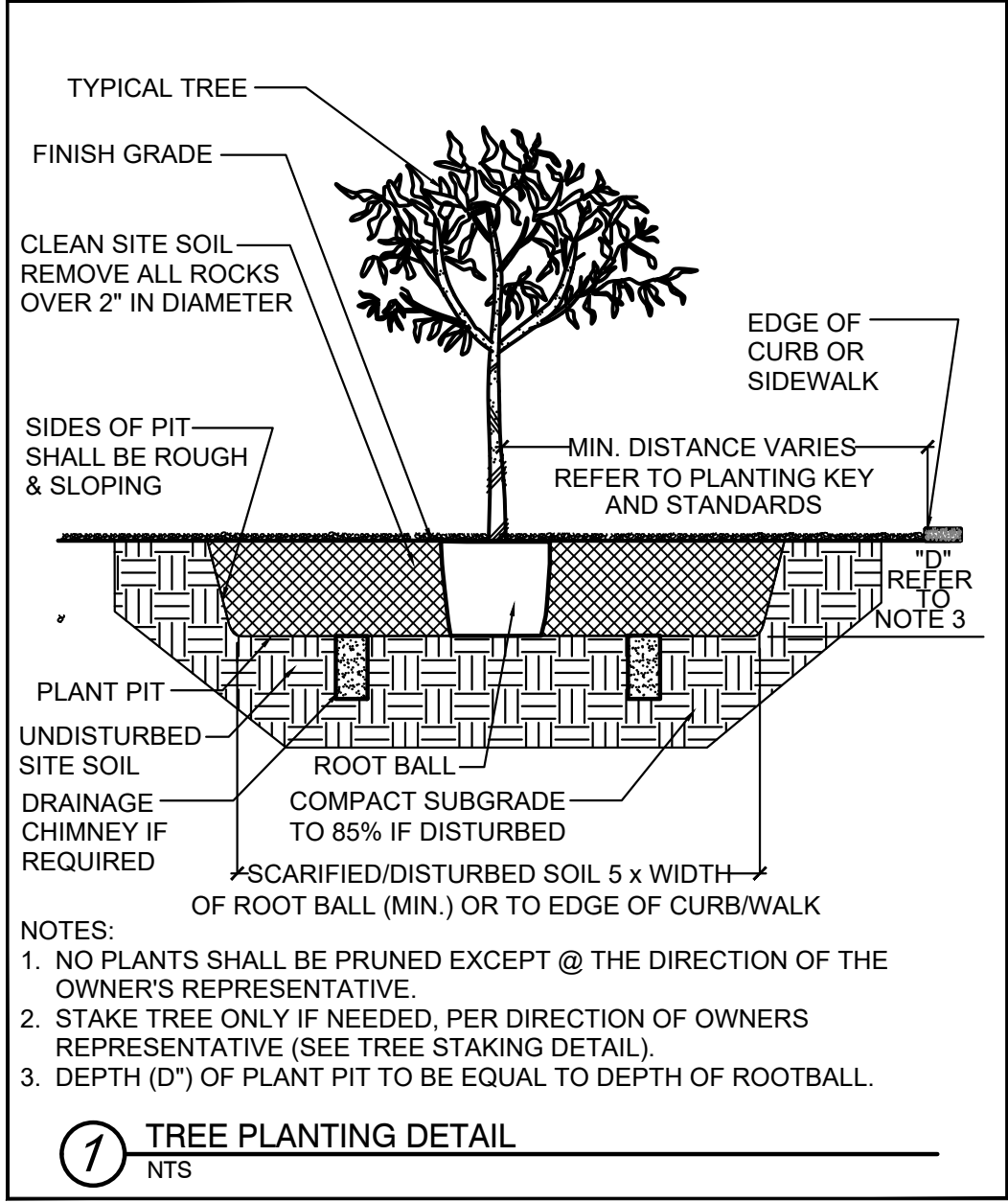


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☒ Not for Construction

L-8

8 of 9



PROJECT NUMBER:
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C09-85-72

OV CASE NUMBER:
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CONSTRUCTION DETAILS
NARANJA TRAILS
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