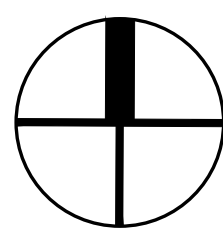
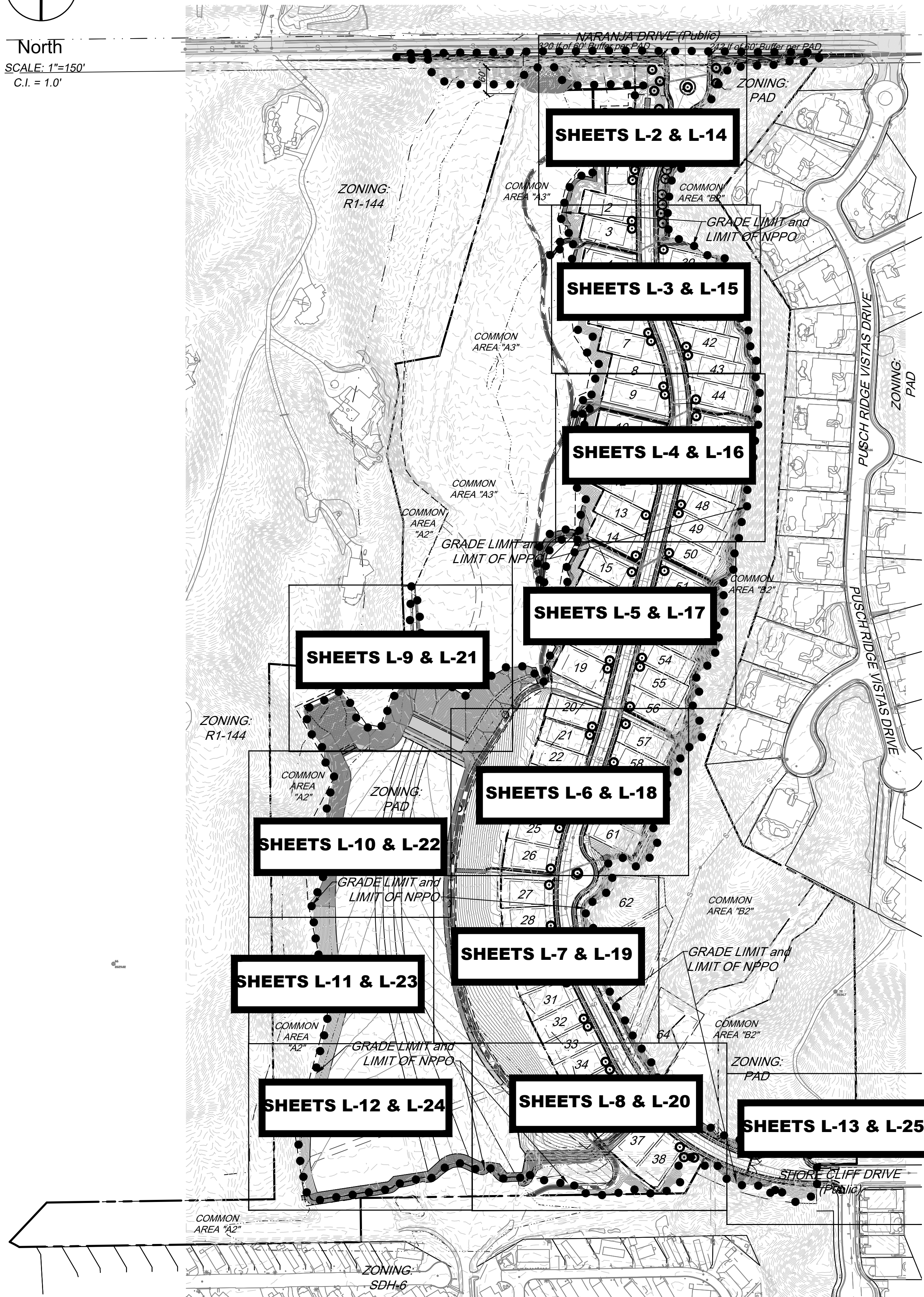


LANDSCAPE PLAN
FOR
NARANJA TRAILS
OV2202968

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'



GENERAL NOTES

1. Zoning = River's Edge / MELCOR PAD: C-2
2. Gross Site Area = 2,527,152 sf (58.02 acres)
3. Land Use = Residential
4. 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."
5. 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.
6. 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.
7. Area Calculations:
 - a. Gross site area = 2,527,152 sf (58.02 acres)
 - b. Total area graded = 1,385,105 sf (31.80 acres)
 - c. Total Natural Open Space (NOS) = 26.22 acres
 - d. Total Common Area = 572,302.117 sf (13.14 acres)
 - e. Total Landscaped Open Space = 177,291 sf (4.07 acres)
8. 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.
9. 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.
10. Street trees to be planted prior to final issuance of permit.
11. All trail easements indicated are for use by the general public as permanent, non-motorized trail easements.
12. All public trails and signage must be constructed by the developer to Pima Regional Trail System Master Plan standards in consultation with the Town Parks and Recreation department. The applicable cross-section is included within these plans, shown on Sheet 5, Detail 7.
13. Trail location, as indicated on these plans, must be field verified by Town staff prior to construction and are subject to adjustment. Signs shall be located approximately every 100 feet along the trail and shall be per separate permit by Oro Valley. Information on signs shall be as directed per Oro Valley.
14. Trails must be positioned in a manner to avoid vegetation and minimize potential for erosion.
15. For residential developments, construction of all recreational amenities and public or private trails within the project limits must be completed by the time 35% of building permits are issued per Section 26.5 of the Zoning Code.
16. All public trails shall be owned and maintained by Oro Valley.

ORO VALLEY GENERAL NOTES

1. Mitigation of surveyed plants in the Native Plant Preservation Plan will be incorporated in the landscape design.
2. Assurances for landscaping and re-vegetation bonds must be posted prior to issuance of grading permits. A landscape bond in the amount of 10% of the original landscape bond shall remain in place for a period of one year from the complete installation of landscape materials and any replacement materials.
3. 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.
4. The limits of grading shall be staked in the field, in accordance with Section 27.6.B.7.c.ii of the Zoning Code. Disturbance outside the approved grading limits shall not be permitted.
5. 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.
6. Landscape materials shall not obstruct sight distances or vehicle turning movements.
7. Landscaped areas that are susceptible to damage by pedestrian or auto traffic shall be protected by appropriate curbs, tree guards or other devices.
8. Landscape shall be designed to minimize sediment, sand and gravel being carried into the streets from stormwater or other runoff.
9. Deep rooted vegetation and trees shall not be planted closer than 7.5 feet from a public water line.
10. Curb-way consisting of inorganic groundcover or plants not to exceed type 2 water use shall be provided between curb and all sidewalks.
11. All landscaped areas to be finished with a natural topping material to a depth of at least two (2) inches.

Rezoning Condition: Landscaping to consist of low water use and low pollen producing vegetation.

GENERAL LANDSCAPE NOTES

1. Where plant materials shown in legend with two sizes, those plant materials at entry off Naranja Drive and those at roundabouts (areas indicated on plan) to be planted at the larger sizes.
2. All bare dirt areas to be covered with minimum 2" thick, 1/2" - 3/4" screened rock, including areas within the right-of-way.
3. 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.
4. The Property Owner shall be responsible for maintenance of the required landscape and irrigation system in perpetuity.
5. Materials within the 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.

OWNER

DAVIS DEVELOPMENT AND
PROPERTIES, LLC
3191 E. 44th STREET
TUCSON, ARIZONA 85713
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

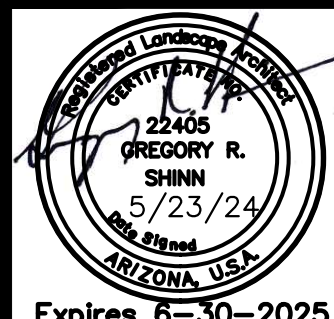
ATWELL, LLC
7534 N. LA CHOLLA BLVD.
TUCSON, ARIZONA 85741
PHONE: 520-268-6322
CONTACT: FRANCIS HEMMAH, P.E.
FHEMMAH@ATWELL-GROUP.COM
REGISTRATION #52508

LANDSCAPE BUFFERYARD CALCULATIONS						
60' Wide Natural Buffer per Uplands at River's Edge P.A.D.						
	Length	Area	Trees Required	Shrubs or Cactus Required	Accents or Cactus Required	No Screen Required
Bufferyard Location						
Naranja Drive	562	33,720	0	0	0	

INDEX OF SHEETS

COVER SHEET	1 OF 27
LANDSCAPE PLAN	2-13 OF 27
IRRIGATION PLAN	14-25 OF 27
IRRIGATION WATER PLAN	26 OF 27
CONSTRUCTION DETAILS	27 OF 27

SCALE: 1"=150-0"
CONTOUR INTERVAL = 12"



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L-1

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ORO VALLEY REVEGETATION SEED MIX

BOTANICAL NAME	COMMON NAME	PLS lbs/ac.
SHRUBS:		
Ambrosia deltoidea	Triangle-leaf Bursage	4.0
Atriplex canescens	Fourwing Saltbush	3.0
Calliandra eriophylla	Fairy Duster	1.0-2.0
Encelia farinosa	Brittlebush	1.5
SMALL PERENNIALS:		
Cassia covesii	Desert Senna	2.0
Glandularia gooddingii	Goodding's Verbena	1.0-2.0
Psilostrophe cooperi	Paperflower	1.0-2.0
Sphaeralcea ambigua	Desert Globemallow	1.0
PERENNIAL GRASSES:		
Aristida purpurea	Purple Three-Awn	2.0
Bouteloua curtipendula	Sideoats Grama	2.0
Leptochloa dubia	Green Sprangle-Top	1.0
Sporobolus cryptandrus	Sand Dropseed	1.0
ANNUAL HERBS and GRASSES:		
Eschscholzia mexicana	Mexican Poppy	1.0-3.0
Penstemon parryi	Parry's Penstemon	1.0-3.0
Penstemon subulatus	Scarlet Buglar	1.0-3.0
Plantago insularis	Indian Wheat	3.0

Approval:
Town of Oro Valley
Bayer Vella
Planning & Zoning Administrator
Digitally signed by Bayer Vella
DN: cn=US, e=bvella@orovalleyaz.gov, o=Town of
Oro Valley, ou=Planning Division, cn=Bayer Vella
Reason: Emmission
Date: 2024.06.28 11:27:22-0700
Date

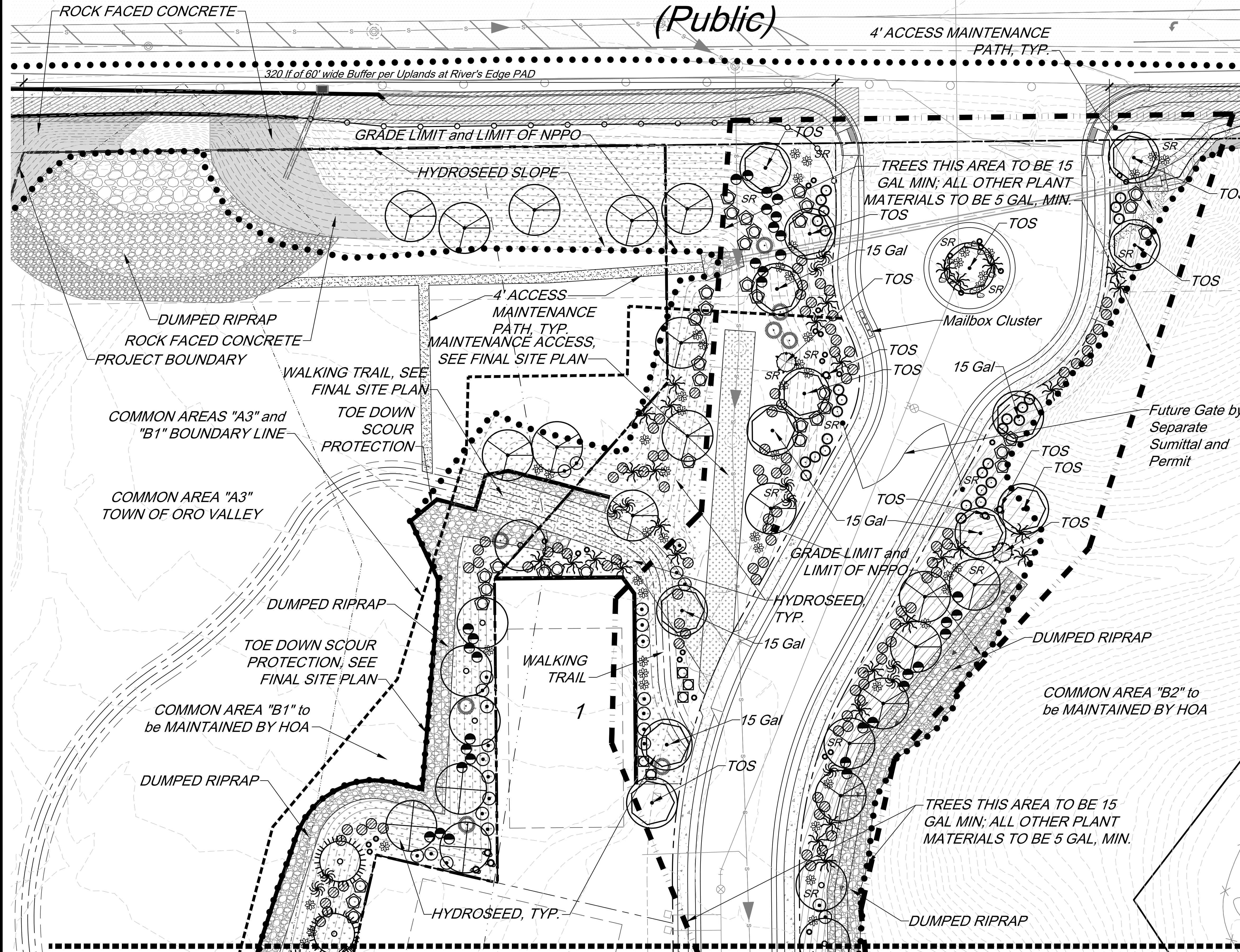
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2202969, 2202970, 2301593
PIMA COUNTY CASE NO.
C09-85-72

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,
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GRADING PERMIT #2202968

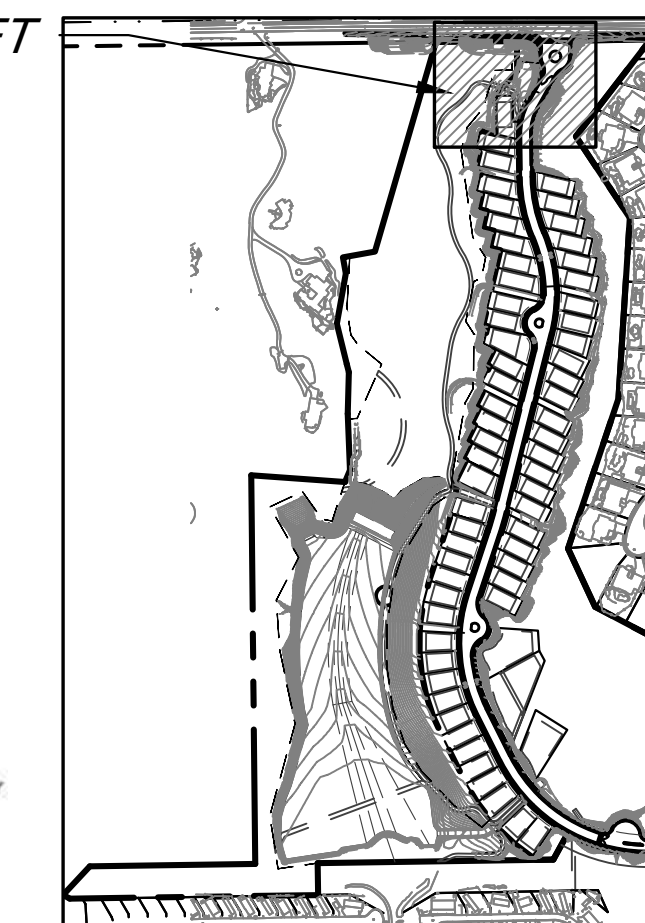
NARANJA DRIVE (Public)



LINE TYPES

---	BOUNDARY
---	CENTERLINE
---	EASEMENT
---	TEMPORARY DRAINAGE EASEMENT
---	PROPOSED LOT
---	PROPOSED BUILDING ENVELOPE
---	PUBLIC UTILITY EASEMENT
---	RIGHT OF WAY
---	SEWER LINE
---	WATER LINE
---	EXISTING SECTION LINE
---	RIGHT VISIBILITY TRIANGLE: 25MPH
---	EXISTING EASEMENT
---	EXISTING FENCE
---	EXISTING LOT
---	EXISTING PUBLIC UTILITY EASEMENT
---	EXISTING RIGHT OF WAY
---	EXISTING SEWER LINE
---	EXISTING Q=0 FLOODPLAIN
---	CRITICAL RESOURCE AREA CATEGORY
---	EXISTING 15% SLOPE
---	EXISTING 25% SLOPE
---	EHS
---	RETAINING WALLS
---	SECTION LINE
---	GRADING LIMITS

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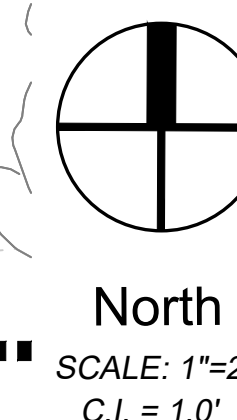


KEY MAP -- No Scale

LANDSCAPE LEGEND

ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA NURSERY ASSOCIATION SPECIFICATIONS

TREES	SIZE	QTY
Acacia constricta	5 Gal	145
Whitethorn Acacia		
Cercidium floridum	5 Gal	40
Blue Palo Verde	15 Gal	6
	TOS	72
Cercidium microphyllum	5 Gal	36
Foothills Palo Verde		
Cercidium x 'Desert Museum'	5 Gal	55
Desert Museum Palo Verde	15 Gal	4
Prosopis velutina	5 Gal	144
Native Mesquite	15 Gal	7
SHRUBS/ACCENTS	SIZE	QTY
Fouquieria splendens	Min 3' High	41
Ocotillo	4 Canes	
Carnegiea gigantea	5 Gal	35
Saguaro	TOS	3
Celtis pallida	1 Gal	7
Desert Hackberry	TOS	2
Baileya multiradiata	5 Gal	51
Desert Marigold		
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Fairy Duster	5 Gal	76
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Brittlebush	5 Gal	23
Ferocactus sp.	1 Gal	236
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Dalea greggii	1 Gal	36
Prostrate Dalea		
Sphaeralcea ambigua	1 Gal	74
Globemallow		

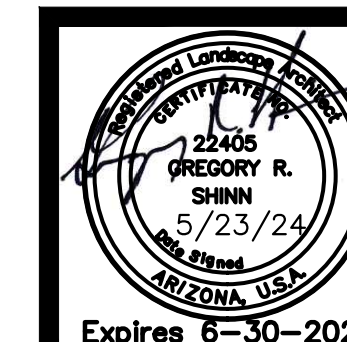


North
SCALE: 1"=20'
C.I. = 1.0'

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

GROUND COVER/HARDSCAPE

	1/2" - 3/4" Screened Rock	Stabilized Surface Treatment per RWRD Detail 111
	Apache Brown - 2" min thickness	See Final Site Plan for Detail
Hydroseed Mix - All Disturbed Areas and Bottom of Basin	Hydroseed Mix - All Disturbed Areas and Bottom of Basin	Surface Treatment per RWRD Detail 111
See Sheet L-1 for Specifications	See Sheet L-1 for Specifications	See Final Site Plan for Detail
Native Boulder	Native Boulder	
Dumped Riprap	Dumped Riprap	
See Final Site Plan for Detail	See Final Site Plan for Detail	
Rock Faced Concrete	Rock Faced Concrete	
See Final Site Plan for Detail	See Final Site Plan for Detail	



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gregs@grslandscapearchitects.com

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L-2

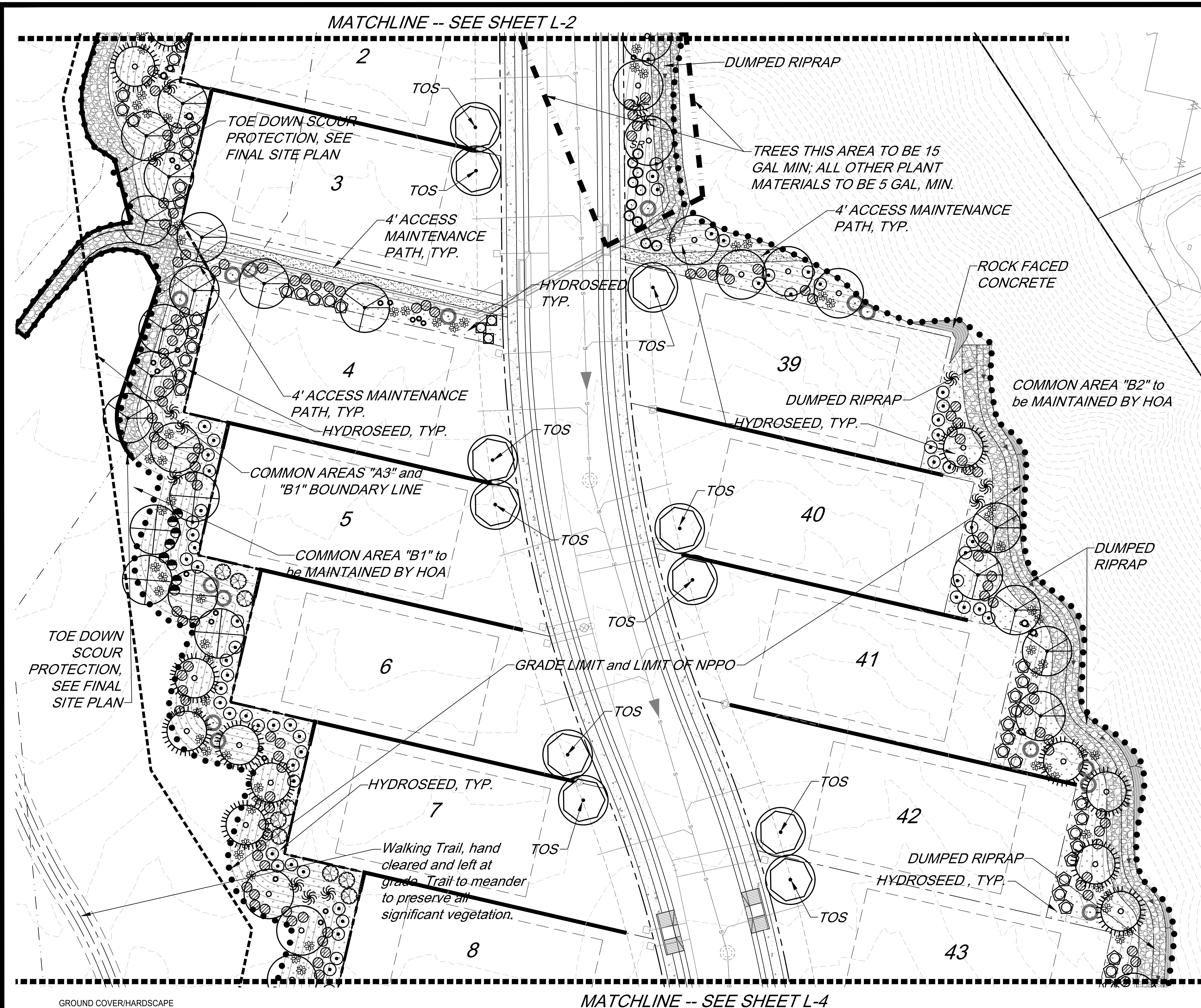
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LANDSCAPE PLAN NARANJA TRAILS

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,
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GRADING PERMIT #2202968



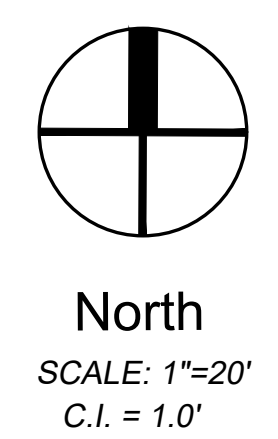
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KEY MAP -- No Scale

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Hydroseed Mix - All Disturbed Areas and Bottom of Basin	
Native Boulder	
Dumped RipRap	
Rock Faced Concrete	
Stabilized Surface Treatment per RWRD Detail 111	
Surface Treatment per RWRD Detail 111	

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

GRS
LANDSCAPE ARCHITECTS, LLC

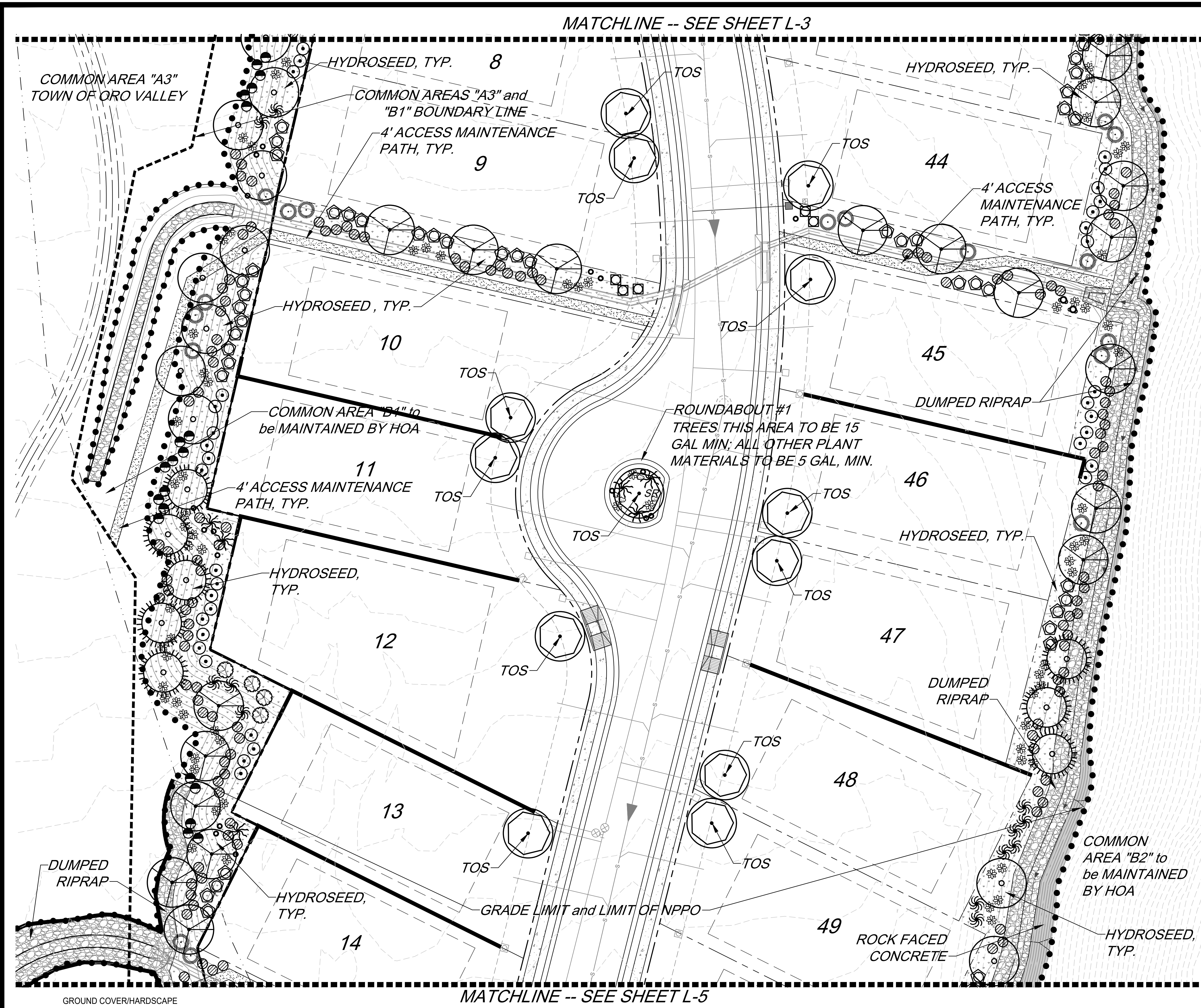
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(520) 909-4678
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L-3
3 of 27

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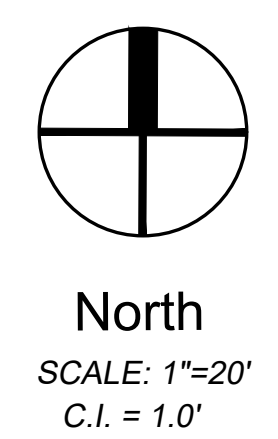


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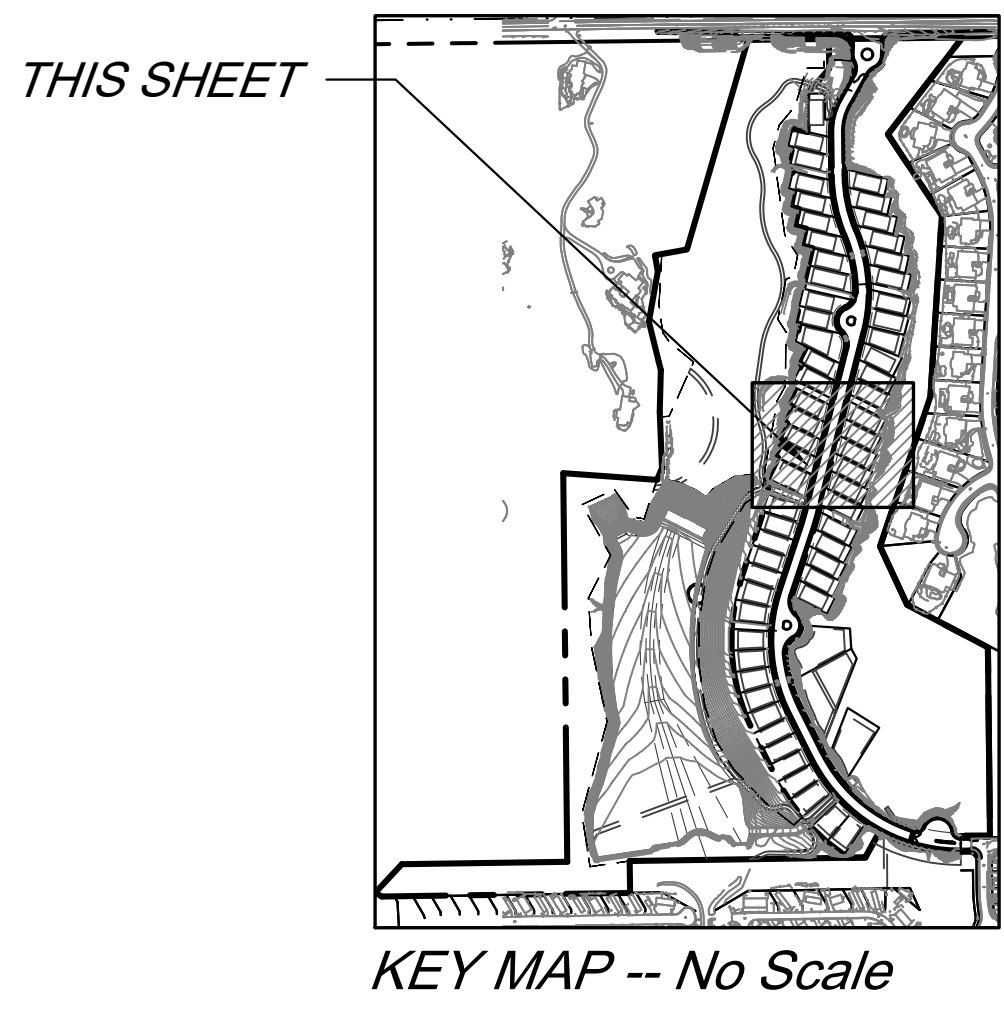
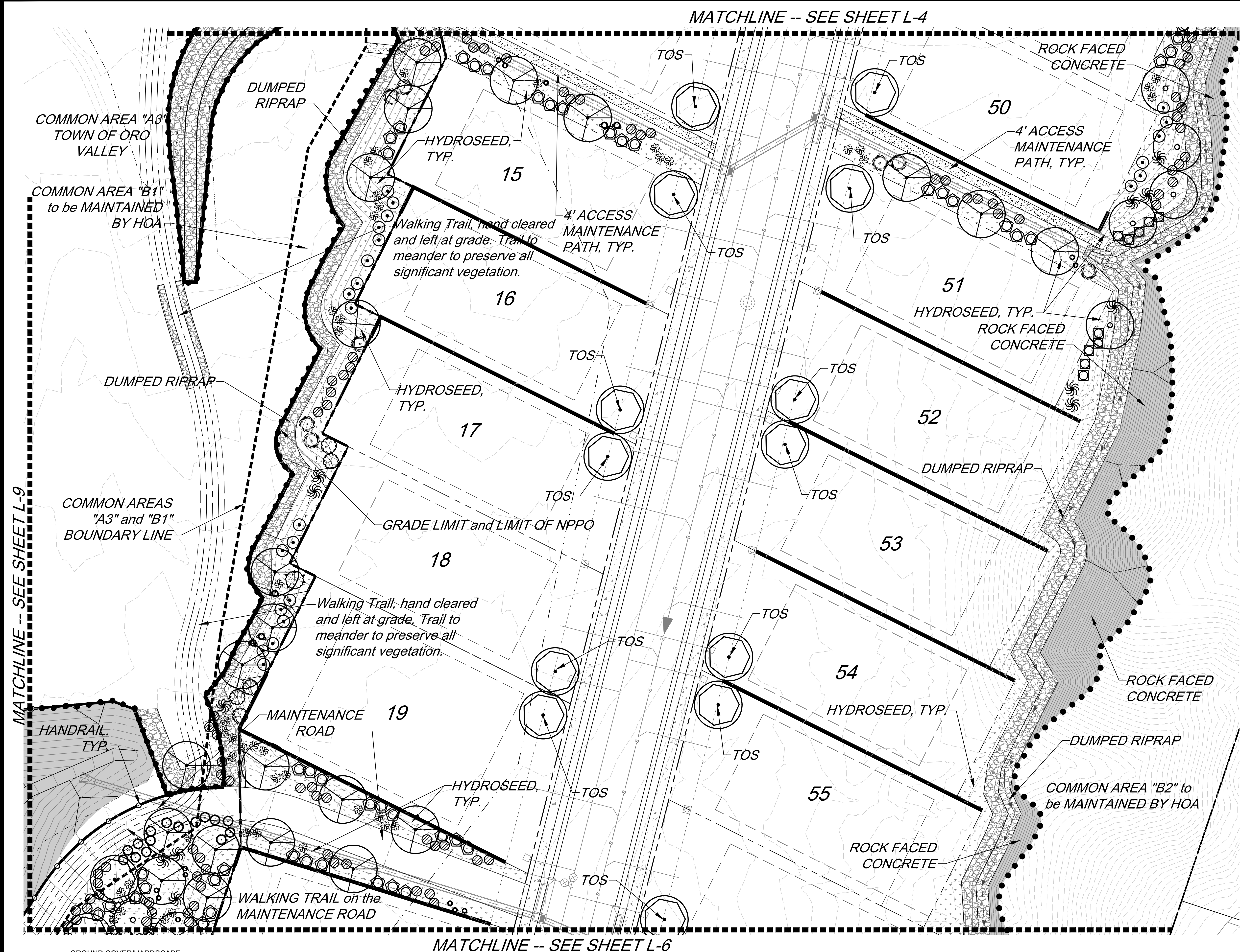
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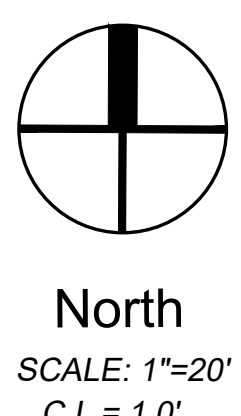
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Desert Marigold		
Calliandra eriophylla	1 Gal	1112
Fairy Duster	5 Gal	76
Dalea pulchra	1 Gal	484
Indigo Bush	5 Gal	16
Dasylirion wheeleri	1 Gal	142
Desert Spoon	5 Gal	6
Encelia farinosa	1 Gal	268
Brittlebush	5 Gal	23
Feroactus sp.	1 Gal	236
Barrel Cactus	5 Gal	31
Larrea tridentata	1 Gal	72
Creosote Bush		
Leucophyllum laevigatum	1 Gal	490
Chihuahuan Sage	5 Gal	21
Nolina microcarpa	1 Gal	144
Bear Grass	5 Gal	7
Opuntia violacea 'Santa Rita'	1 Gal	678
Purple Prickly Pear Cactus	5 Gal	44
Dalea greggii	1 Gal	36
Prostrate Dalea		
Sphaeralcea ambigua	1 Gal	74
Globemallow		

PROJECT NUMBER: OV2202968
ORO VALLEY CASE No: 2000939, 2002761, 2202968
2202969, 2202970, 2301593
PIMA COUNTY CASE NO. C09-85-72

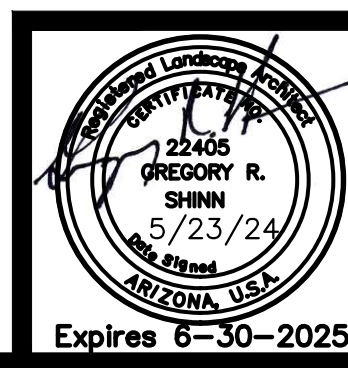
**LANDSCAPE PLAN
NARANJA TRAILS**

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&SRBM, Town of Oro Valley, Pima County, AZ

GROUND COVER/HARDSCAPE	
1/2" - 3/4" Screened Rock	Stabilized Surface Treatment per RWRD Detail 111
Apache Brown - 2" min thickness	See Final Site Plan for Detail
Hydroseed Mix - All Disturbed Areas and Bottom of Basin	Surface Treatment per RWRD Detail 111
See Sheet L-1 for Specifications	See Final Site Plan for Detail
Native Boulder	
Dumped RipRap	
See Final Site Plan for Detail	
Rock Faced Concrete	
See Final Site Plan for Detail	



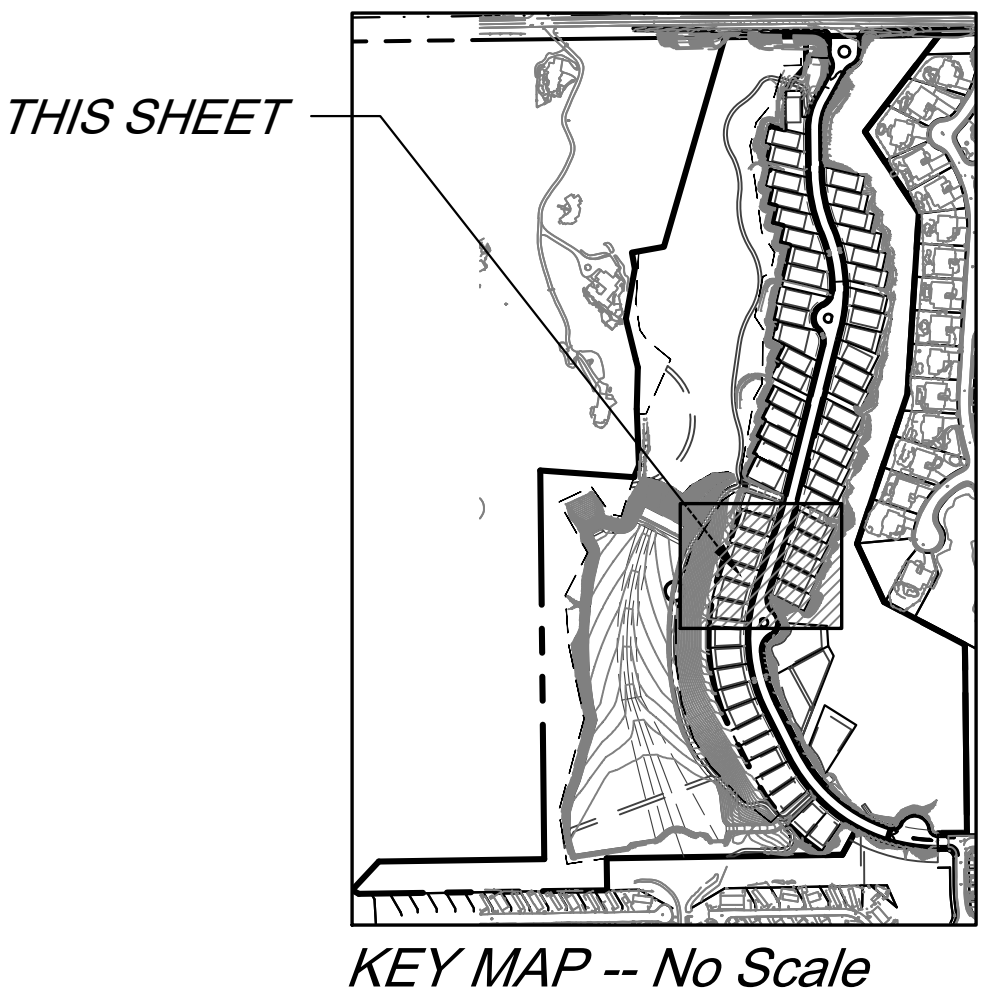
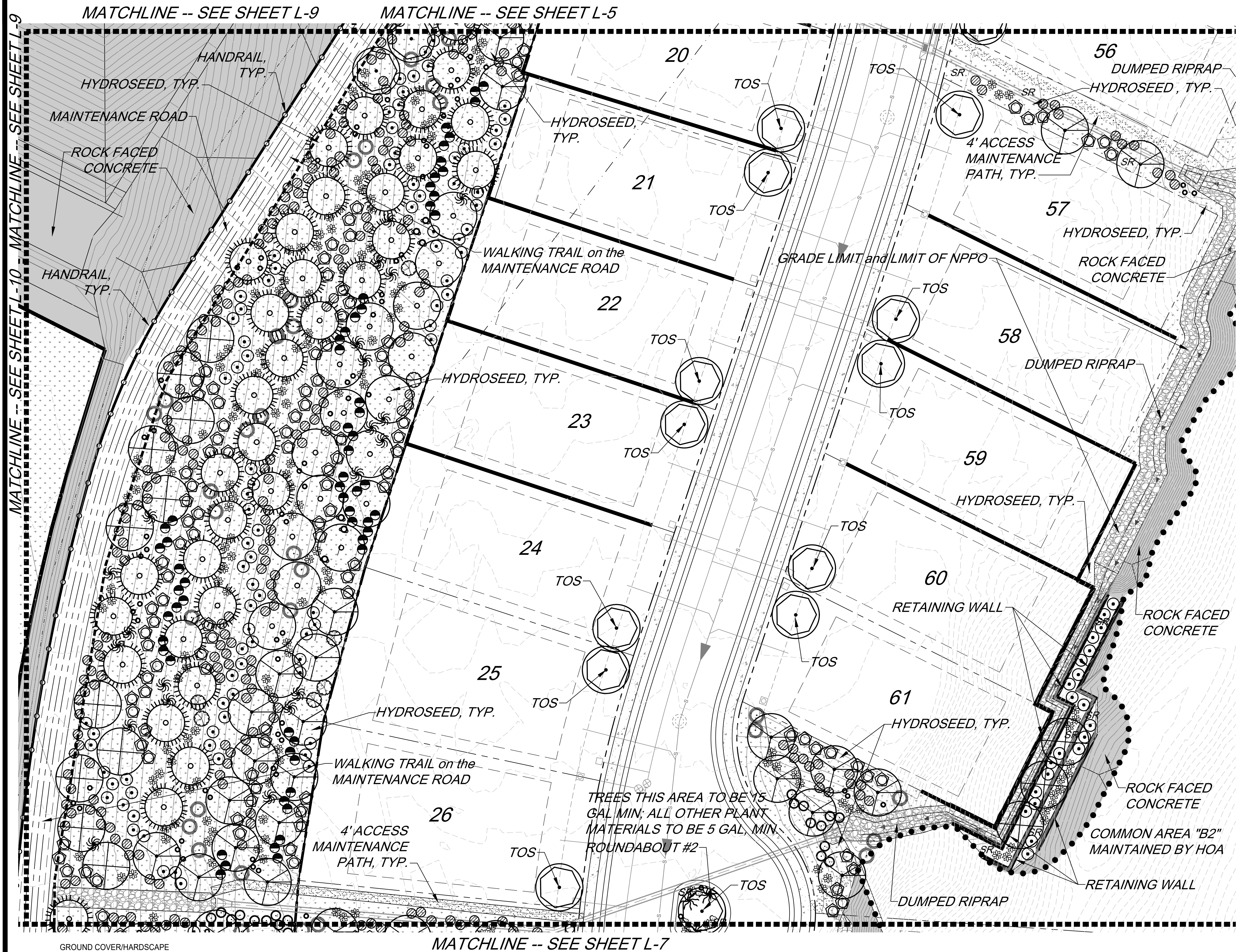
SCALE: 1" = 20'-0"
CONTOUR INTERVAL = 12"



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

Date:	5/23/24	☐ Design Review
Drawn by:	LMW/KVP	☐ Construction Documents
Checked by:	GRS	☒ Agency Submittal
		☐ Construction Set
		☒ Not for Construction

GRADING PERMIT #2202968



LANDSCAPE LEGEND

ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA NURSERY ASSOCIATION SPECIFICATIONS

TREES	SIZE	QTY
Acacia constricta Whitethorn Acacia	5 Gal	145
Cercidium floridum Blue Palo Verde	5 Gal 15 Gal TOS	40 6 72
Cercidium microphyllum Foothills Palo Verde	5 Gal	36
Cercidium x 'Desert Museum' Desert Museum Palo Verde	5 Gal 15 Gal	55 4
Prosopis velutina Native Mesquite	5 Gal 15 Gal	144 7
SHRUBS/ACCENTS	SIZE	QTY
Fouquieria splendens Ocotillo	Min 3' High 4 Canes	41
Carnegiea gigantea Saguaro	5 Gal TOS	35 3
Celtis pallida Desert Hackberry	1 Gal TOS	7 2
Baileya multiradiata Desert Marigold	5 Gal	51
Calliandra eriophylla Fairy Duster	1 Gal 5 Gal	1112 76
Dalea pulchra Indigo Bush	1 Gal 5 Gal	484 16
Dasyliion wheeleri Desert Spoon	1 Gal 5 Gal	142 6
Encelia farinosa Brittlebush	1 Gal 5 Gal	268 23
Ferocactus sp. Barrel Cactus	1 Gal 5 Gal	236 31
Larrea tridentata Creosote Bush	1 Gal	72
Leucophyllum laevigatum Chihuahuan Sage	1 Gal 5 Gal	490 21
Nolina microcarpa Bear Grass	1 Gal 5 Gal	144 7
Opuntia violacea 'Santa Rita' Purple Prickly Pear Cactus	1 Gal 5 Gal	678 44
Dalea greggii Prostrate Dalea	1 Gal	36
Sphaeralcea ambigua Globemallow	1 Gal	74

PROJECT NUMBER:
OV2202968

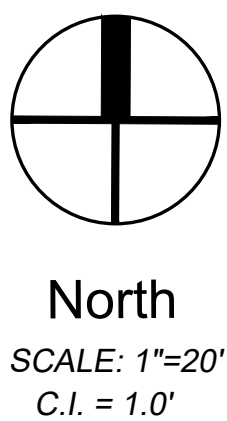
ORO VALLEY CASE No:
2000939, 2002761, 2202968
2202969, 2202970, 2301593

PIMA COUNTY CASE NO.
C09-85-72

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&SRBM, Town of Oro Valley, Pima County, AZ

GROUND COVER/HARDSCAPE	
SR 1/2" - 3/4" Screened Rock	Stabilized Surface Treatment per RWRD Detail 111
Apache Brown - 2" min thickness	See Final Site Plan for Detail
Hydroseed Mix - All Disturbed Areas and Bottom of Basin	Surface Treatment per RWRD Detail 111
See Sheet L-1 for Specifications	See Final Site Plan for Detail
Native Boulder	
Dumped Riprap	
See Final Site Plan for Detail	
Rock Faced Concrete	
See Final Site Plan for Detail	



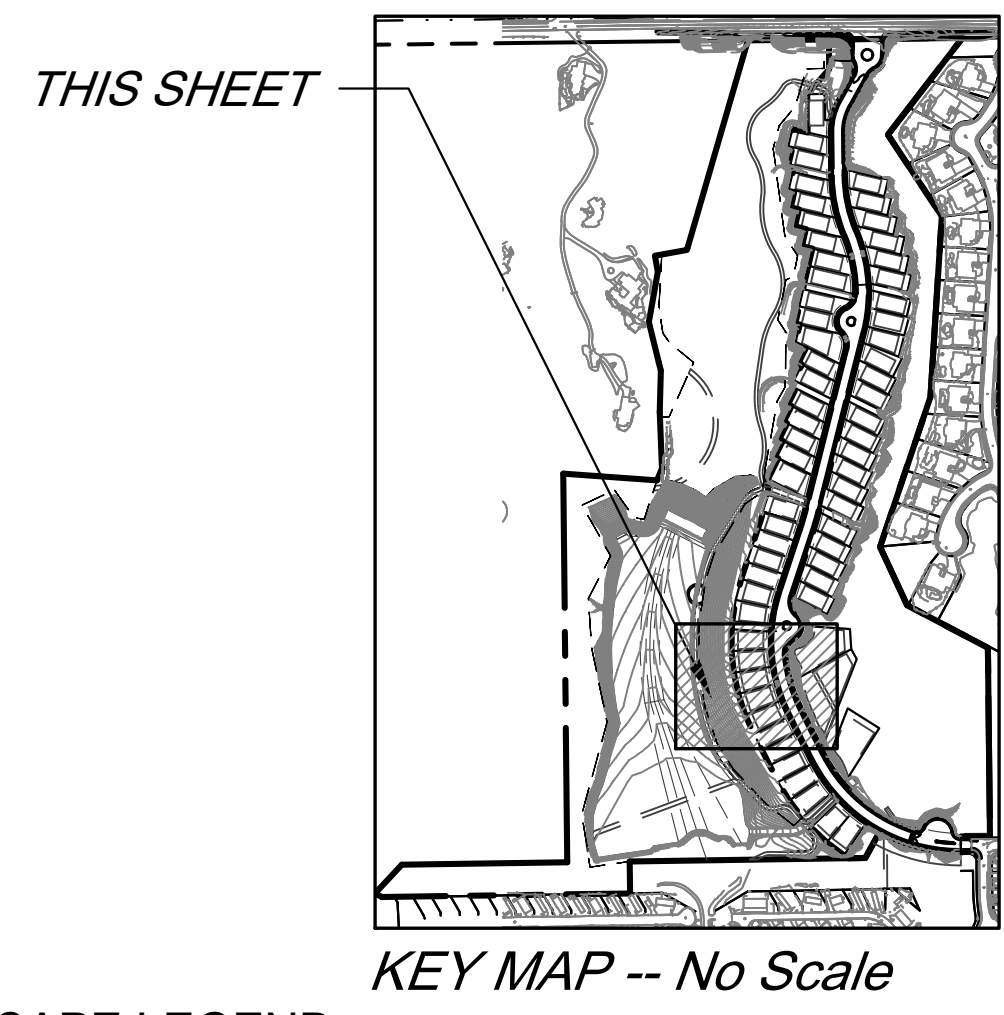
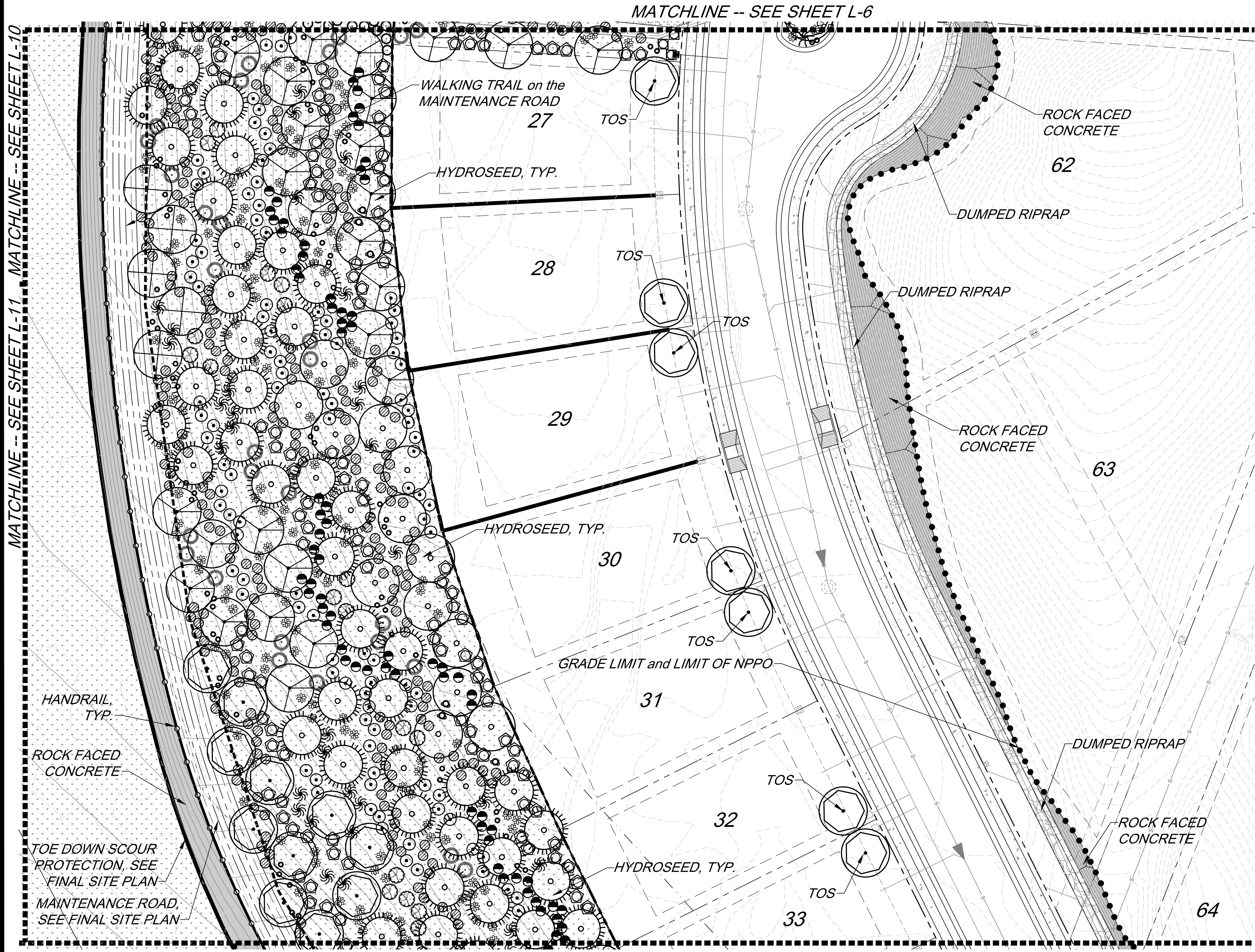
SCALE: 1" = 20'-0"
CONTOUR INTERVAL = 12"



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		☒ Not for Construction

L-6
6 of 27



LANDSCAPE LEGEND

ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA NURSERY ASSOCIATION SPECIFICATIONS

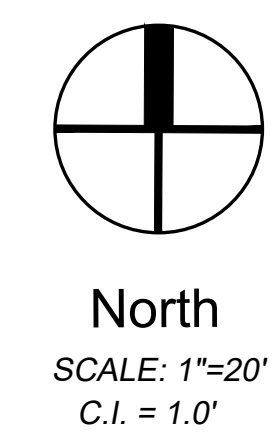
TREES	SIZE	QTY
Acacia constricta	5 Gal	145
Whitethorn Acacia		
Cercidium floridum	5 Gal	40
Blue Palo Verde	15 Gal	6
	TOS	72
Cercidium microphyllum	5 Gal	36
Foothills Palo Verde		
Cercidium x 'Desert Museum'	5 Gal	55
Desert Museum Palo Verde	15 Gal	4
Prosopis velutina	5 Gal	144
Native Mesquite	15 Gal	7
SHRUBS/ACCENTS	SIZE	QTY
Fouquieria splendens	Min 3' High	41
Ocotillo	4 Canes	
Carnegiea gigantea	5 Gal	35
Saguaro	TOS	3
Celtis pallida	1 Gal	7
Desert Hackberry	TOS	2
Baileya multiradiata	5 Gal	51
Desert Marigold		
Calliandra eriophylla	1 Gal	1112
Fairy Duster	5 Gal	76
Dalea pulchra	1 Gal	484
Indigo Bush	5 Gal	16
Dasylirion wheeleri	1 Gal	142
Desert Spoon	5 Gal	6
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Brittlebush	5 Gal	23
Ferocactus sp.	1 Gal	236
Barrel Cactus	5 Gal	31
Larrea tridentata	1 Gal	72
Creosote Bush		
Leucophyllum laevigatum	1 Gal	490
Chihuahuan Sage	5 Gal	21
Nolina microcarpa	1 Gal	144
Bear Grass	5 Gal	7
Opuntia violacea 'Santa Rita'	1 Gal	678
Purple Prickly Pear Cactus	5 Gal	44
Dalea greggii	1 Gal	36
Prostrate Dalea		
Sphaeralcea ambigua	1 Gal	74
Globemallow		

PROJECT NUMBER: OV2202968
PIMA COUNTY CASE NO. C09-85-72
ORO VALLEY CASE No: 2000939, 2002761, 2202968, 2202969, 2202970, 2301593

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&SRBM, Town of Oro Valley, Pima County, AZ

- GROUND COVER/HARDSCAPE

 - 1/2" - 3/4" Screened Rock
 - Apache Brown - 2" min thickness
 - Hydroseed Mix - All Disturbed Areas and Bottom of Basin
 - Native Boulder
 - Dumped RipRap
 - See Final Site Plan for Detail
- Rock Faced Concrete
 - See Final Site Plan for Detail
 - Stabilized Surface Treatment per RWRD Detail 111
 - See Final Site Plan for Detail
 - Surface Treatment per RWRD Detail 111
 - See Final Site Plan for Detail



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



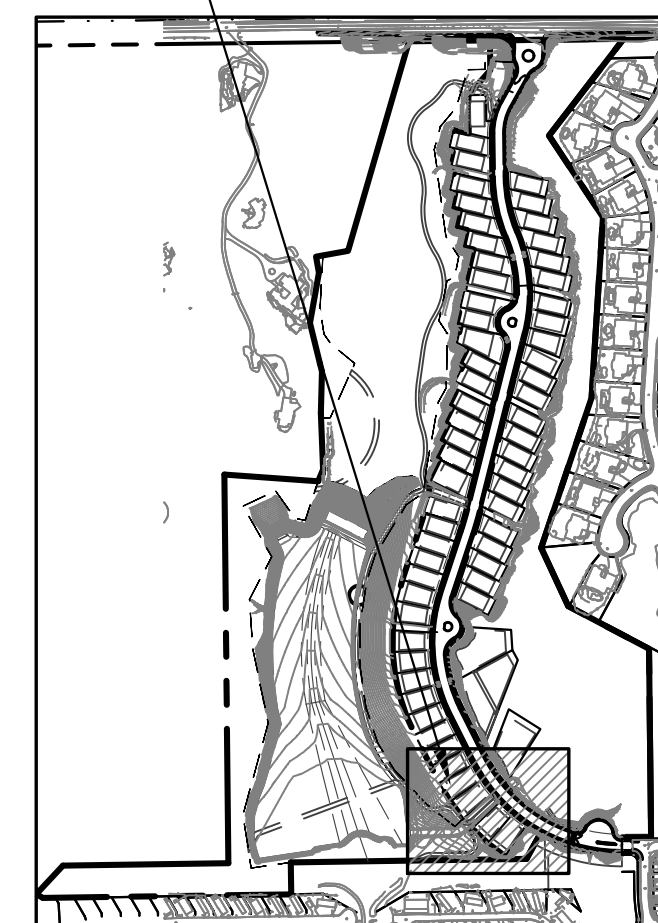
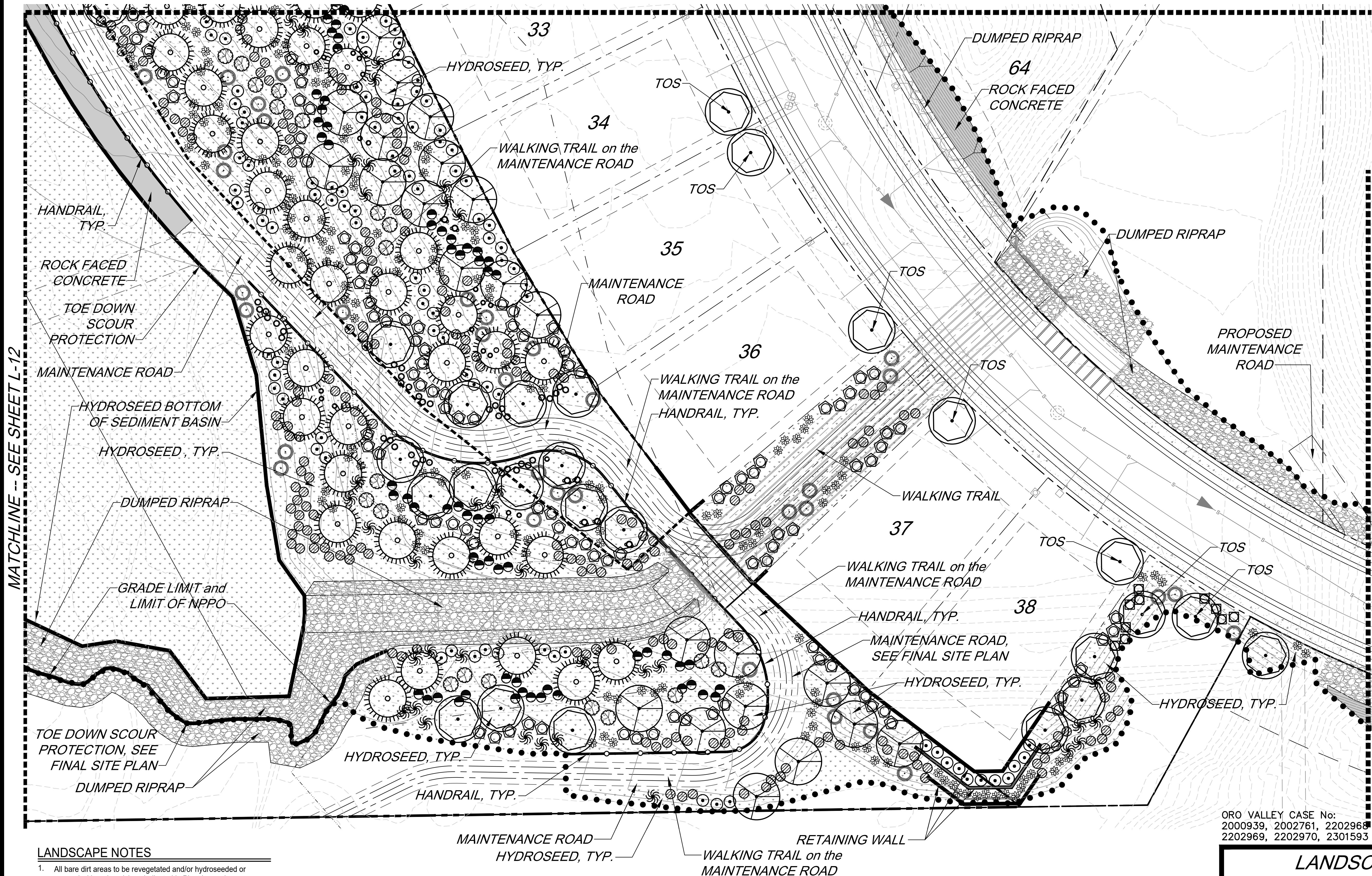
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GRADING PERMIT #2202968

MATCHLINE -- SEE SHEET L-7

THIS SHEET



KEY MAP -- No Scale

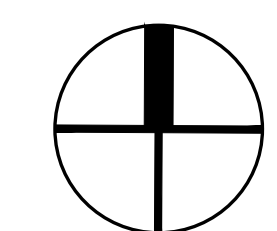
LANDSCAPE NOTES

1. All bare dirt areas to be revegetated and/or hydroseeded or covered with rock mulch as indicated in Plant Legend.
2. All plants shall be irrigated with a permanent underground irrigation system -- see sheets L-14 through L-25. 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.
3. The Property Owner shall be responsible for maintenance of the required landscape and irrigation system in perpetuity.
4. Materials within the 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.
5. Landscape areas shall be depressed 6" for water harvesting.

GROUND COVER/HARDSCAPE

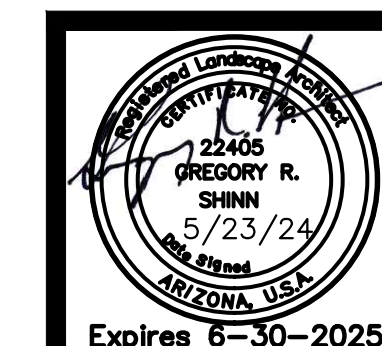
- SR 1/2" - 3/4" Screened Rock
- Apache Brown - 2" min thickness
- Hydroseed Mix - All Disturbed Areas and Bottom of Basin
- See Sheet L-1 for Specifications
- Native Boulder
- Dumped RipRap
- See Final Site Plan for Detail
- Rock Faced Concrete
- See Final Site Plan for Detail

- Stabilized Surface Treatment per RWRD Detail 111
- See Final Site Plan for Detail
- Surface Treatment per RWRD Detail 111
- See Final Site Plan for Detail



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

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



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**LANDSCAPE PLAN
NARANJA TRAILS**

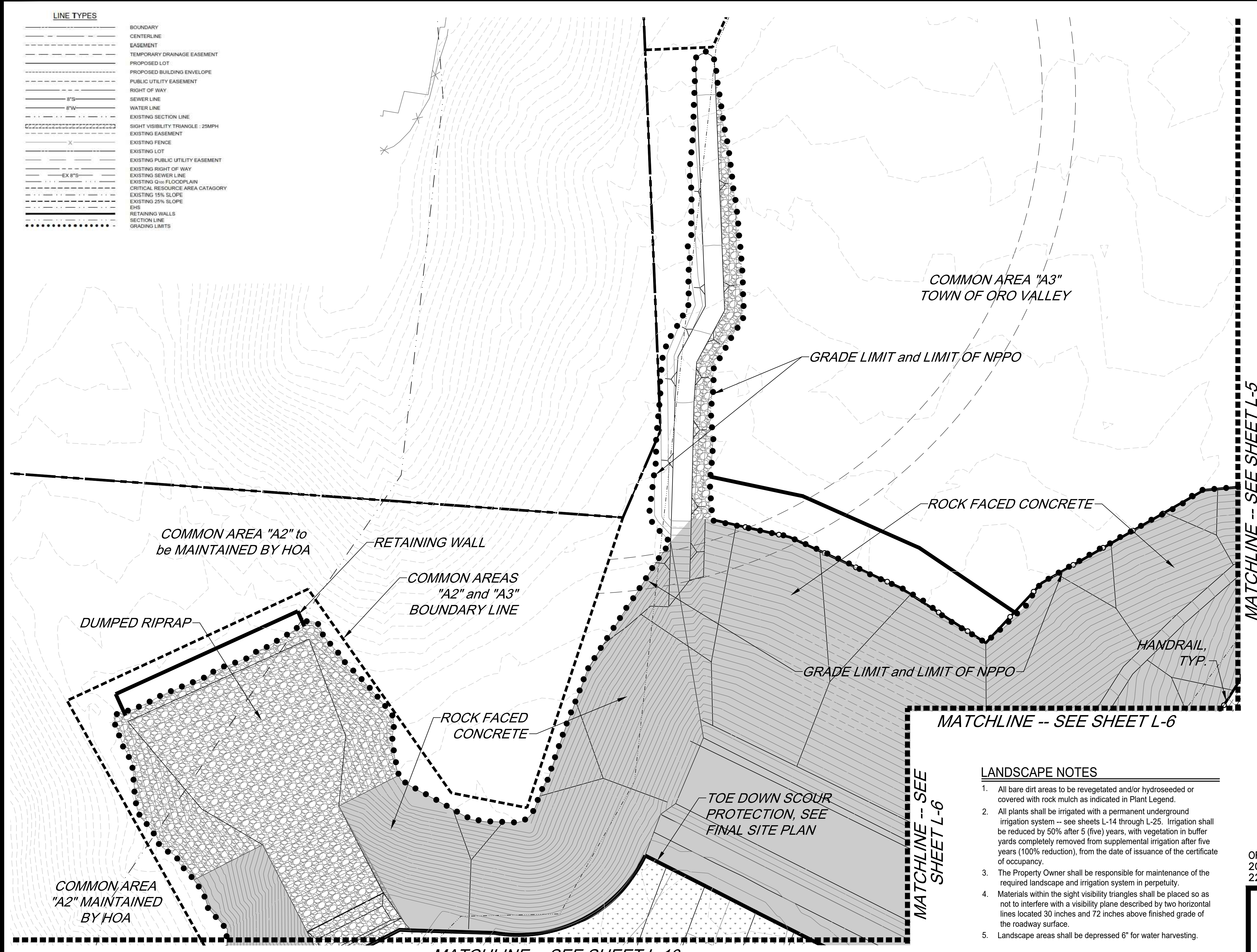
LOTS 1-64 & COMMON AREAS A THROUGH B,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
A Portion of the East Half of the Northwest Quarter of Section 12, T-12-S,
R-13-E, G&SRBM, Town of Oro Valley, Pima County, AZ

PROJECT NUMBER:
OV2202968
PIMA COUNTY CASE NO.
C09-85-72

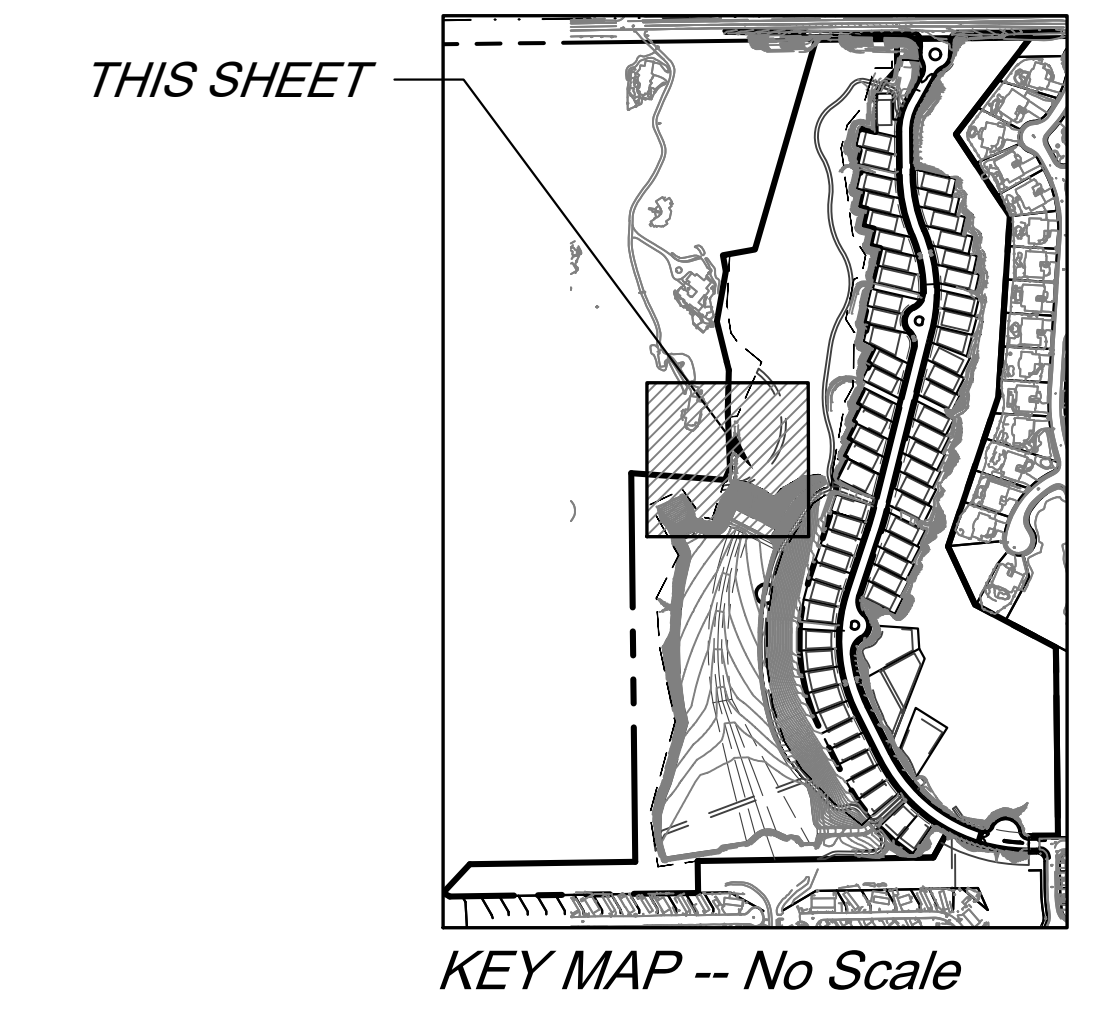
L-8

8 of 27

GRADING PERMIT #2202968



LINE TYPES	
	BOUNDARY
	CENTERLINE
	EASEMENT
	TEMPORARY DRAINAGE EASEMENT
	PROPOSED LOT
	PROPOSED BUILDING ENVELOPE
	PUBLIC UTILITY EASEMENT
	RIGHT OF WAY
	SEWER LINE
	WATER LINE
	EXISTING SECTION LINE
	SIGHT VISIBILITY TRIANGLE: 25MPH
	EXISTING EASEMENT
	EXISTING FENCE
	EXISTING LOT
	EXISTING PUBLIC UTILITY EASEMENT
	EXISTING RIGHT OF WAY
	EXISTING SEWER LINE
	EXISTING Q100 FLOODPLAIN
	CRITICAL RESOURCE AREA CATEGORY
	EXISTING 15% SLOPE
	EXISTING 25% SLOPE
	EHS
	RETAINING WALLS
	SECTION LINE
	GRADING LIMITS



LANDSCAPE LEGEND

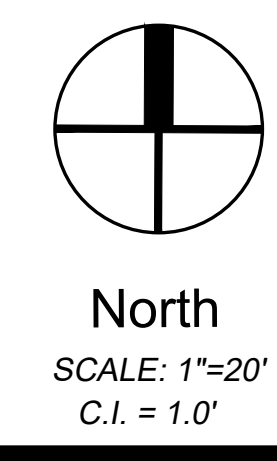
ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA NURSERY ASSOCIATION SPECIFICATIONS

TREES		SIZE	QTY
	Acacia constricta	5 Gal	145
	Whitethorn Acacia		
	Cercidium floridum	5 Gal	40
	Blue Palo Verde	15 Gal	6
		TOS	72
	Cercidium microphyllum	5 Gal	36
	Foothills Palo Verde		
	Cercidium x 'Desert Museum'	5 Gal	55
	Desert Museum Palo Verde	15 Gal	4
	Prosopis velutina	5 Gal	144
	Native Mesquite	15 Gal	7
SHRUBS/ACCENTS		SIZE	QTY
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	Ocotillo	4 Canes	
	Carnegiea gigantea	5 Gal	35
	Saguaro	TOS	3
	Celtis pallida	1 Gal	7
	Desert Hackberry	TOS	2
	Baileya multiradiata	5 Gal	51
	Desert Marigold		
	Calliandra eriophylla	1 Gal	1112
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	Dalea pulchra	1 Gal	484
	Indigo Bush	5 Gal	16
	Dasyliion wheeleri	1 Gal	142
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	Chihuahuan Sage	5 Gal	21
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	Dalea greggii	1 Gal	36
	Prostrate Dalea		
	Sphaeralcea ambigua	1 Gal	74
	Globemallow		

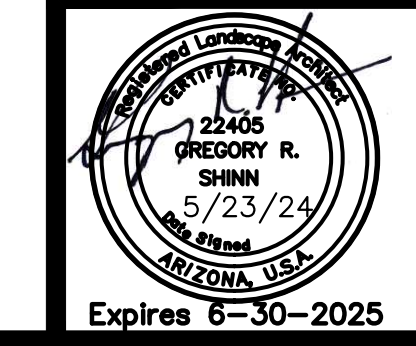
LANDSCAPE NOTES

1. All bare dirt areas to be revegetated and/or hydroseeded or covered with rock mulch as indicated in Plant Legend.
2. All plants shall be irrigated with a permanent underground irrigation system -- see sheets L-14 through L-25. 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.
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GROUND COVER/HARDSCAPE	
	1/2" - 3/4" Screened Rock
	Apache Brown - 2" min thickness
	Hydroseed Mix - All Disturbed Areas and Bottom of Basin
	See Sheet L-1 for Specifications
	Native Boulder
	Dumped RipRap
	See Final Site Plan for Detail
	Rock Faced Concrete
	See Final Site Plan for Detail
	Stabilized Surface Treatment per RWRD Detail 111
	See Final Site Plan for Detail
	Surface Treatment per RWRD Detail 111
	See Final Site Plan for Detail



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



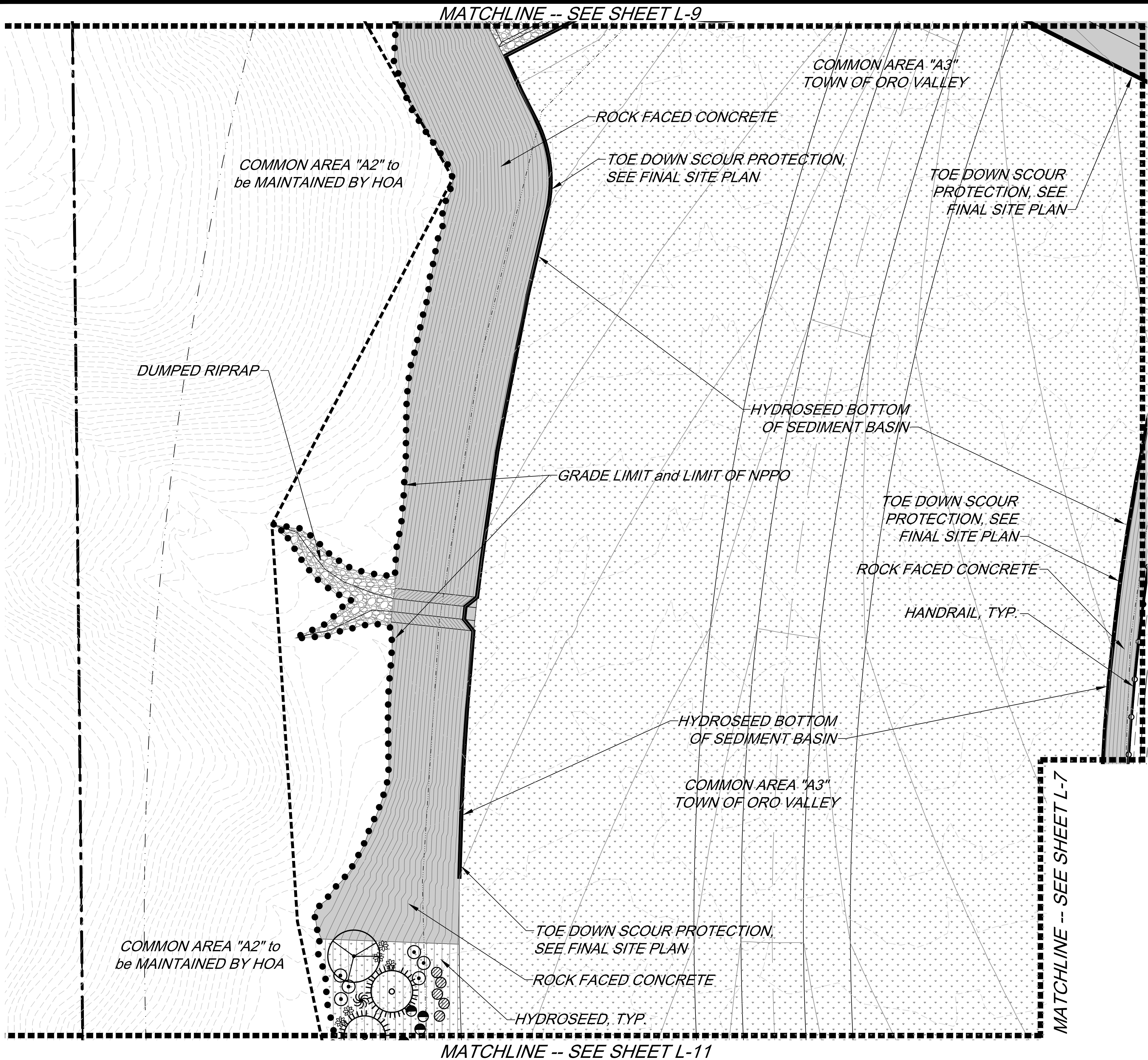
35974 S. Desert Sun Drive
Tucson, AZ 85739
(520) 909-4678
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Date:	5/23/24	☐ Design Review
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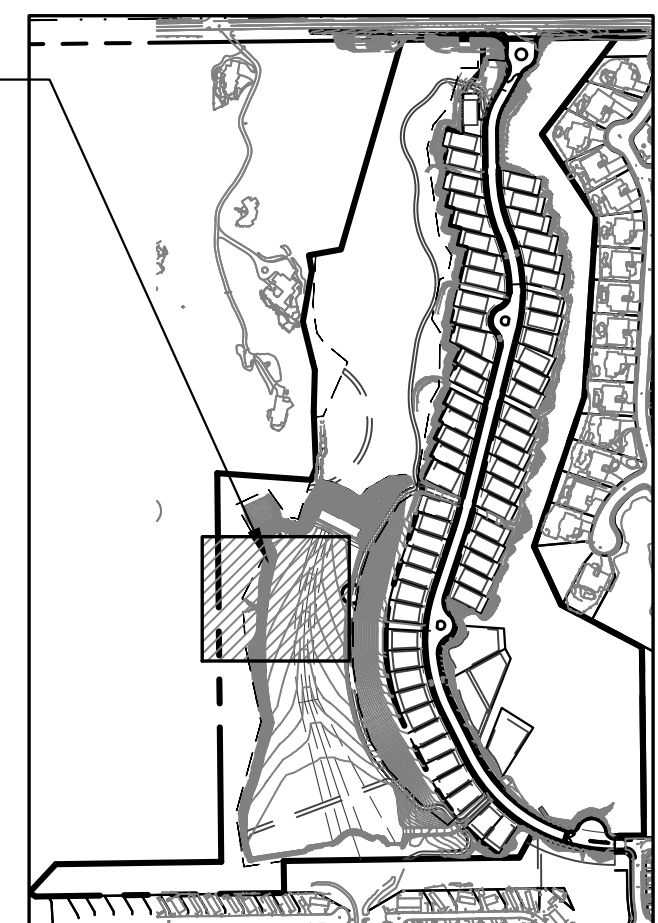
PROJECT NUMBER: OV2202968
ORO VALLEY CASE No: 2000939, 2002761, 2202968
2202969, 2202970, 2301593
PIMA COUNTY CASE NO. C09-85-72

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&SRBM, Town of Oro Valley, Pima County, AZ

GRADING PERMIT #2202968



THIS SHEET



KEY MAP -- No Scale

LANDSCAPE LEGEND

ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA NURSERY ASSOCIATION SPECIFICATIONS

TREES		SIZE	QTY
	Acacia constricta	5 Gal	145
	Whitethorn Acacia		
	Cercidium floridum	5 Gal	40
	Blue Palo Verde	15 Gal	6
		TOS	72
	Cercidium microphyllum	5 Gal	36
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	Ocotillo	4 Canes	
	Carnegiea gigantea	5 Gal	35
	Saguaro	TOS	3
	Celtis pallida	1 Gal	7
	Desert Hackberry	TOS	2
	Baileya multiradiata	5 Gal	51
	Desert Marigold		
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	Dalea pulchra	1 Gal	484
	Indigo Bush	5 Gal	16
	Dasylirion wheeleri	1 Gal	142
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	Brittlebush	5 Gal	23
	Ferocactus sp.	1 Gal	236
	Barrel Cactus	5 Gal	31
	Larrea tridentata	1 Gal	72
	Creosote Bush		
	Leucophyllum laevigatum	1 Gal	490
	Chihuahuan Sage	5 Gal	21
	Nolina microcarpa	1 Gal	144
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	Opuntia violacea 'Santa Rita'	1 Gal	678
	Purple Prickly Pear Cactus	5 Gal	44
	Dalea greggii	1 Gal	36
	Prostrate Dalea		
	Sphaeralcea ambigua	1 Gal	74
	Globeamallow		

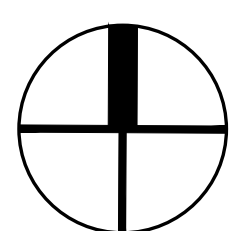
GROUND COVER/HARDSCAPE	
	1/2" - 3/4" Screened Rock
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	See Sheet L-1 for Specifications
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	Rock Faced Concrete
	See Final Site Plan for Detail
	Stabilized Surface Treatment per RWRD Detail 111
	See Final Site Plan for Detail
	Surface Treatment per RWRD Detail 111
	See Final Site Plan for Detail

NOTE:
All Blue Palo Verde to be TOS
unless otherwise indicated.

PROJECT NUMBER: OV2202968
ORO VALLEY CASE No: 2000939, 2002761, 2202968
2202969, 2202970, 2301593
PIMA COUNTY CASE NO. C09-85-72

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&SRBM, Town of Oro Valley, Pima County, AZ



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

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



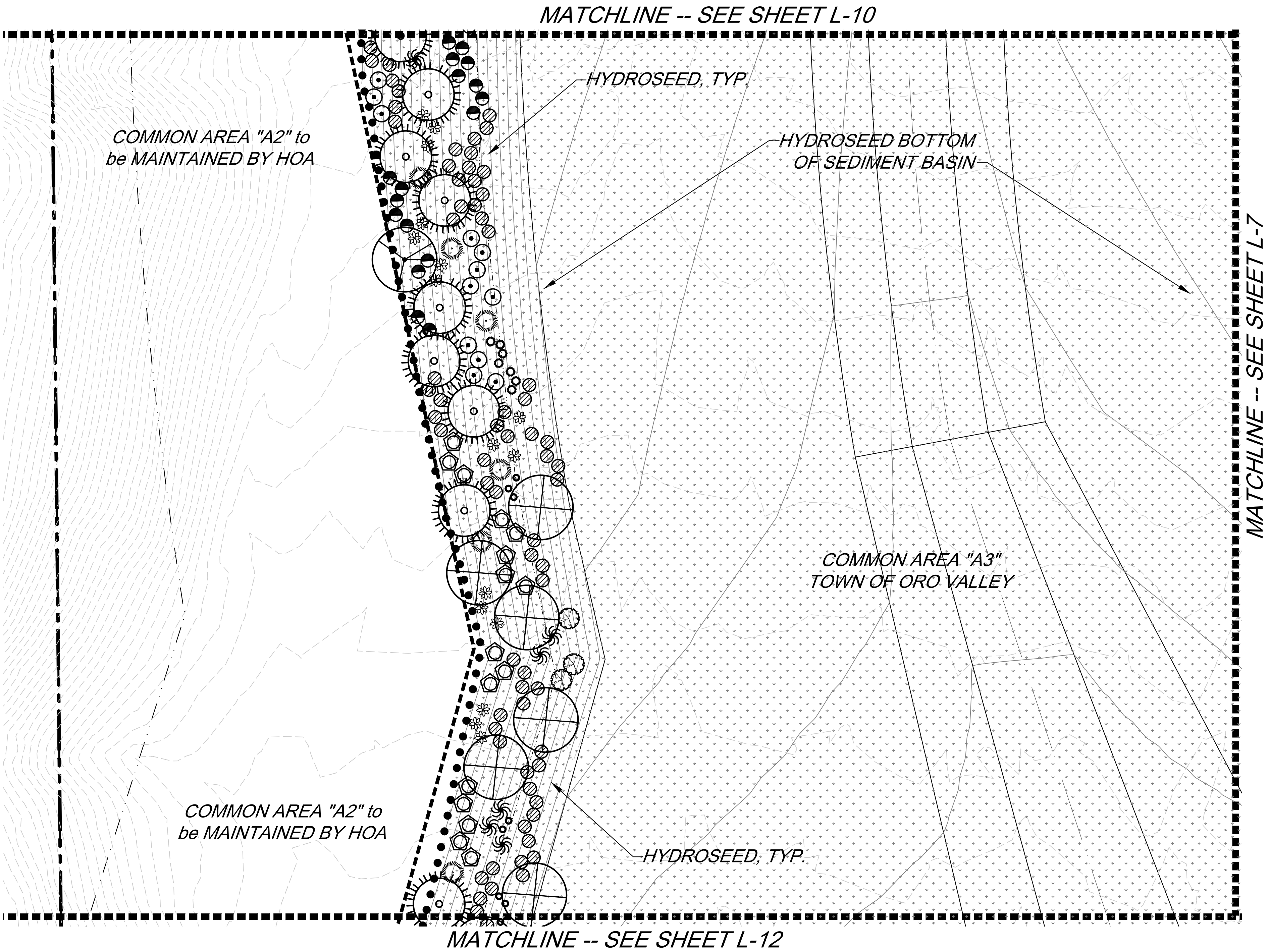
35974 S. Desert Sun Drive
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(520) 909-4678
gregs@grslandscapearchitects.com

Date:	5/23/24	☐ Design Review
Drawn by:	LMW/KVP	☐ Construction Documents
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		☐ Construction Set
		☒ Not for Construction

L-10

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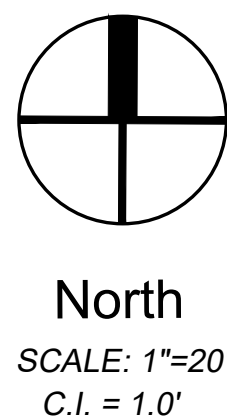
GRADING PERMIT #2202968



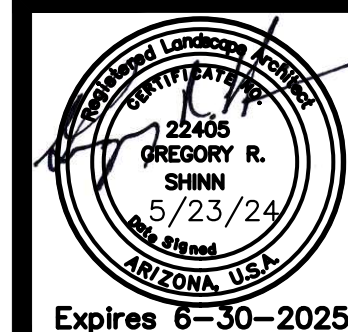
LINE TYPES	
	BOUNDARY
	CENTERLINE
	EASEMENT
	TEMPORARY DRAINAGE EASEMENT
	PROPOSED LOT
	PROPOSED BUILDING ENVELOPE
	PUBLIC UTILITY EASEMENT
	RIGHT OF WAY
	SEWER LINE
	WATER LINE
	EXISTING SECTION LINE
	SIGHT VISIBILITY TRIANGLE : 25MPH
	EXISTING EASEMENT
	EXISTING FENCE
	EXISTING LOT
	EXISTING PUBLIC UTILITY EASEMENT
	EXISTING RIGHT OF WAY
	EXISTING SEWER LINE
	EXISTING Q100 FLOODPLAIN
	CRITICAL RESOURCE AREA CATEGORY
	EXISTING 15% SLOPE
	EXISTING 25% SLOPE
	EHS
	RETAINING WALLS
	SECTION LINE
	GRADING LIMITS

LANDSCAPE NOTES

- All bare dirt areas to be revegetated and/or hydroseeded or covered with rock mulch as indicated in Plant Legend.
- All plants shall be irrigated with a permanent underground irrigation system -- see sheets L-14 through L-25. 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.
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CONTOUR INTERVAL = 12"



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L-11
11 of 27

LANDSCAPE LEGEND

ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA NURSERY ASSOCIATION SPECIFICATIONS

TREES	SIZE	QTY
Acacia constricta Whitethorn Acacia	5 Gal	145
Cercidium floridum Blue Palo Verde	5 Gal 15 Gal TOS	40 6 72
Cercidium microphyllum Foothills Palo Verde	5 Gal	36
Cercidium x 'Desert Museum' Desert Museum Palo Verde	5 Gal 15 Gal	55 4
Prosopis velutina Native Mesquite	5 Gal 15 Gal	144 7

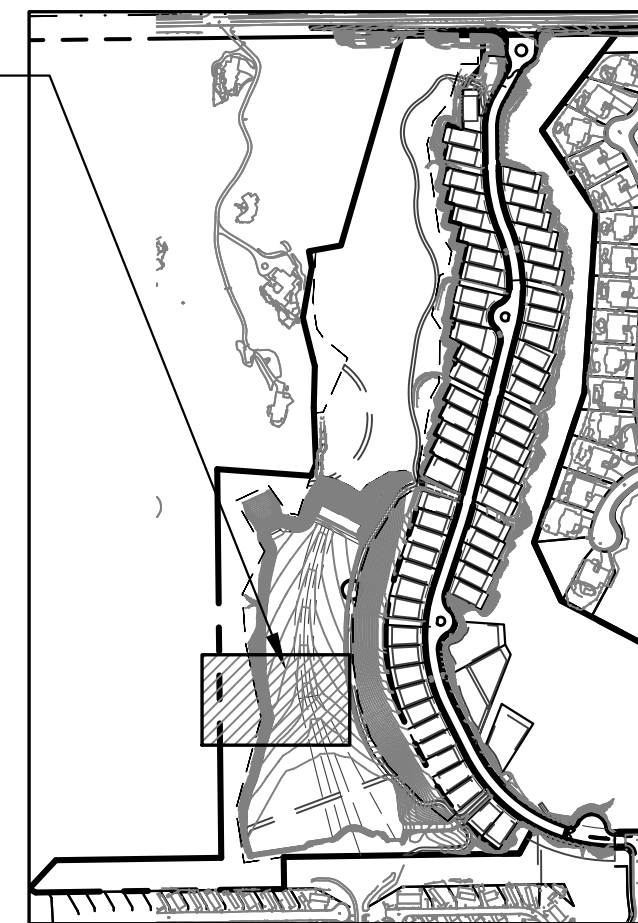
SHRUBS/ACCENTS

	SIZE	QTY
Fouquieria splendens Ocotillo	Min 3' High 4 Canes	41
Carnegiea gigantea Saguaro	5 Gal TOS	35 3
Celtis pallida Desert Hackberry	1 Gal TOS	7 2
Baileya multiradiata Desert Marigold	5 Gal	51
Calliandra eriophylla Fairy Duster	1 Gal 5 Gal	1112 76
Dalea pulchra Indigo Bush	1 Gal 5 Gal	484 16
Dasylirion wheeleri Desert Spoon	1 Gal 5 Gal	142 6
Encelia farinosa Brittlebush	1 Gal 5 Gal	268 23
Ferocactus sp. Barrel Cactus	1 Gal 5 Gal	236 31
Larrea tridentata Creosote Bush	1 Gal	72
Leucophyllum laevigatum Chihuahuan Sage	1 Gal 5 Gal	490 21
Nolina microcarpa Bear Grass	1 Gal 5 Gal	144 7
Opuntia violacea 'Santa Rita' Purple Prickly Pear Cactus	1 Gal 5 Gal	678 44
Dalea greggii Prostrate Dalea	1 Gal	36
Sphaeralcea ambigua Globemallow	1 Gal	74

GROUND COVER/HARDSCAPE

SR	1/2" - 3/4" Screened Rock Apache Brown - 2" min thickness
	Hydroseed Mix - All Disturbed Areas and Bottom of Basin See Sheet L-1 for Specifications
	Native Boulder
	Dumped RipRap See Final Site Plan for Detail
	Rock Faced Concrete See Final Site Plan for Detail
	Stabilized Surface Treatment per RWRD Detail 111 See Final Site Plan for Detail
	Surface Treatment per RWRD Detail 111 See Final Site Plan for Detail

THIS SHEET



KEY MAP -- No Scale

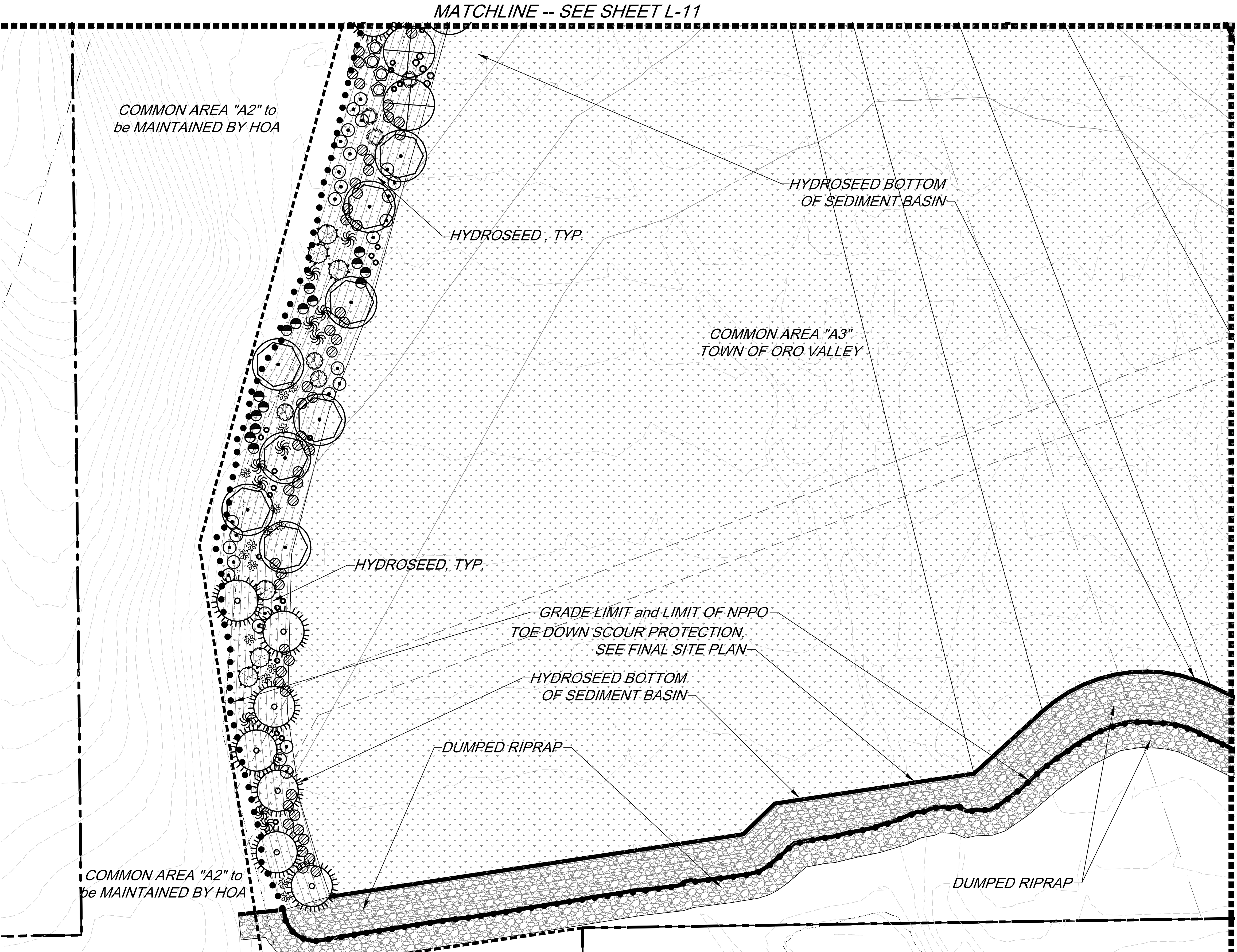
PROJECT NUMBER:
OV2202968
PIMA COUNTY CASE NO.
C09-85-72

ORO VALLEY CASE No:
2000939, 2002761, 2202968
2202969, 2202970, 2301593

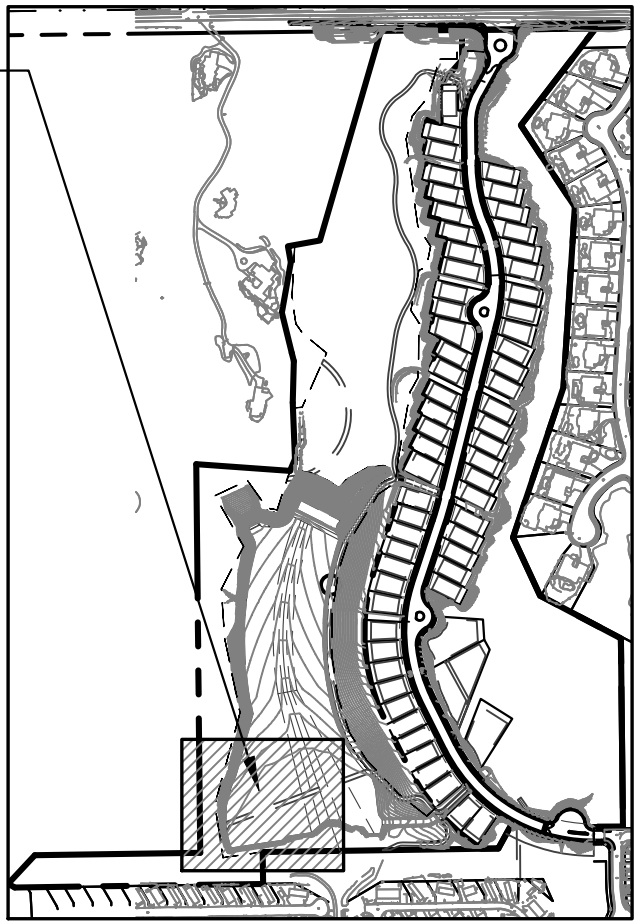
LANDSCAPE PLAN NARANJA TRAILS

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&SRBM, Town of Oro Valley, Pima County, AZ

GRADING PERMIT #2202968



THIS SHEET



KEY MAP -- No Scale

LANDSCAPE LEGEND

ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA
NURSERY ASSOCIATION SPECIFICATIONS

TREES	SIZE	QTY
Acacia constricta Whitethorn Acacia	5 Gal	145
Cercidium floridum Blue Palo Verde	5 Gal 15 Gal TOS	40 6 72
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Cercidium x 'Desert Museum' Desert Museum Palo Verde	5 Gal 15 Gal	55 4
Prosopis velutina Native Mesquite	5 Gal 15 Gal	144 7

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PROJECT NUMBER:
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2000939, 2002761, 2202968
2202969, 2202970, 2301593

PIMA COUNTY CASE NO.
C09-85-72

LANDSCAPE PLAN
NARANJA TRAILS

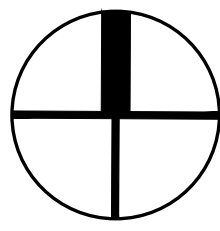
LOTS 1-64 & COMMON AREAS A THROUGH B,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
A Portion of the East Half of the Northwest Quarter of Section 12, T-12-S,
R-13-E, G&SRBM, Town of Oro Valley, Pima County, AZ

LANDSCAPE NOTES

- All bare dirt areas to be revegetated and/or hydroseeded or covered with rock mulch as indicated in Plant Legend.
- All plants shall be irrigated with a permanent underground irrigation system - see sheets L-14 through L-25. 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.
- Materials within the 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.
- Landscape areas shall be depressed 6" for water harvesting.

GROUND COVER/HARDSCAPE

SR	1/2" - 3/4" Screened Rock Apache Brown - 2" min thickness
	Hydroseed Mix - All Disturbed Areas and Bottom of Basin See Sheet L-1 for Specifications
	Native Boulder
	Dumped RipRap See Final Site Plan for Detail
	Rock Faced Concrete See Final Site Plan for Detail
	Stabilized Surface Treatment per RWRD Detail 111 See Final Site Plan for Detail
	Surface Treatment per RWRD Detail 111 See Final Site Plan for Detail



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

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



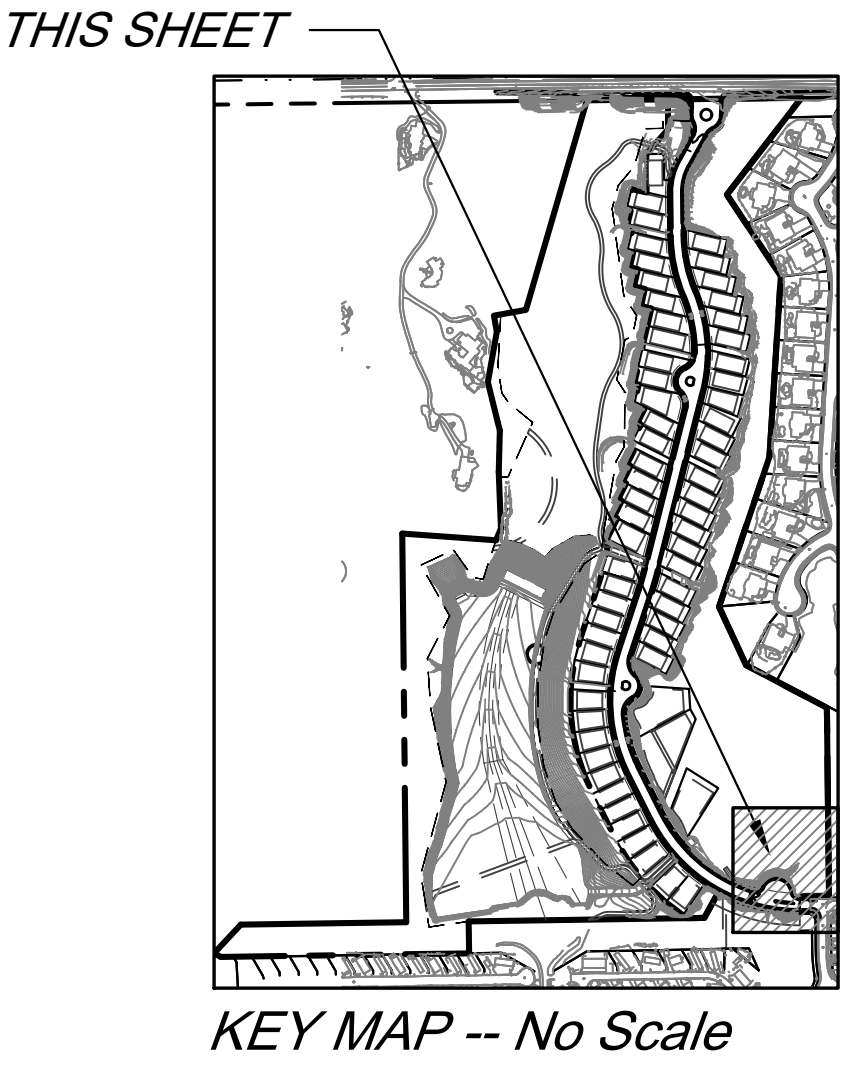
35974 S. Desert Sun Drive
Tucson, AZ 85739
(520) 909-4678
gregs@grslandscapearchitects.com

Date: 5/23/24
Drawn by: LMW/KVP
Checked by: GRS
☐ Design Review
☐ Construction Documents
☒ Agency Submittal
☐ Construction Set
☒ Not for Construction

L-12

12 of 27

GRADING PERMIT #2202968



LANDSCAPE LEGEND

ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA NURSERY ASSOCIATION SPECIFICATIONS

TREES	SIZE	QTY
Acacia constricta Whitethorn Acacia	5 Gal	145
Cercidium floridum Blue Palo Verde	5 Gal 15 Gal TOS	40 6 72
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Dalea greggii Prostrate Dalea	1 Gal	36
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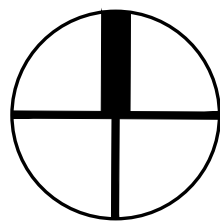
GROUND COVER/HARDSCAPE

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Hydroseed Mix - All Disturbed Areas and Bottom of Basin See Sheet L-1 for Specifications	
Native Boulder	
Dumped RipRap See Final Site Plan for Detail	
Rock Faced Concrete See Final Site Plan for Detail	
Stabilized Surface Treatment per RWRD Detail 111 See Final Site Plan for Detail	
Surface Treatment per RWRD Detail 111 See Final Site Plan for Detail	

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- Materials within the 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.
- Landscape areas shall be depressed 6" for water harvesting.

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



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



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gregs@grslandscapearchitects.com

Date: 5/23/24
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Checked by: GRS
☐ Design Review
☐ Construction Documents
☒ Agency Submittal
☐ Construction Set
☒ Not for Construction

L-13
13 of 27

GRADING PERMIT #2202968

PROJECT NUMBER:
OV2202968
PIMA COUNTY CASE NO.
C09-85-72

ORO VALLEY CASE No:
2000939, 2002761, 2202968
2202969, 2202970, 2301593

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&SRBM, Town of Oro Valley, Pima County, AZ

COMMON AREA "B2" to
be MAINTAINED BY HOA

DUMPED RIPRAP
ROCK FACED
CONCRETE

GRADE LIMIT and LIMIT OF NPPO

HYDROSEED

SHORE CLIFF DRIVE
(Public)

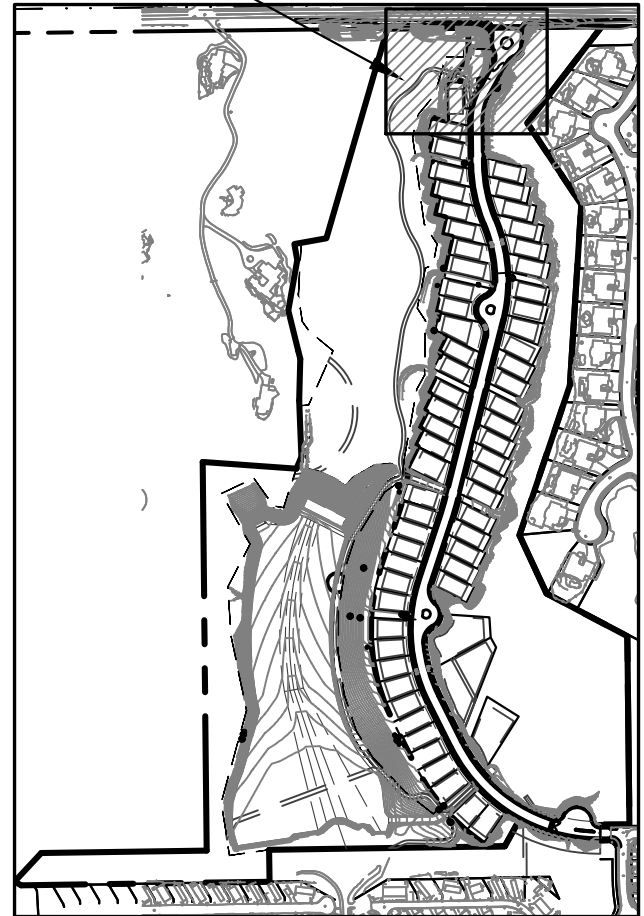
DUMPED RIPRAP
ROCK FACED CONCRETE

LINE TYPES

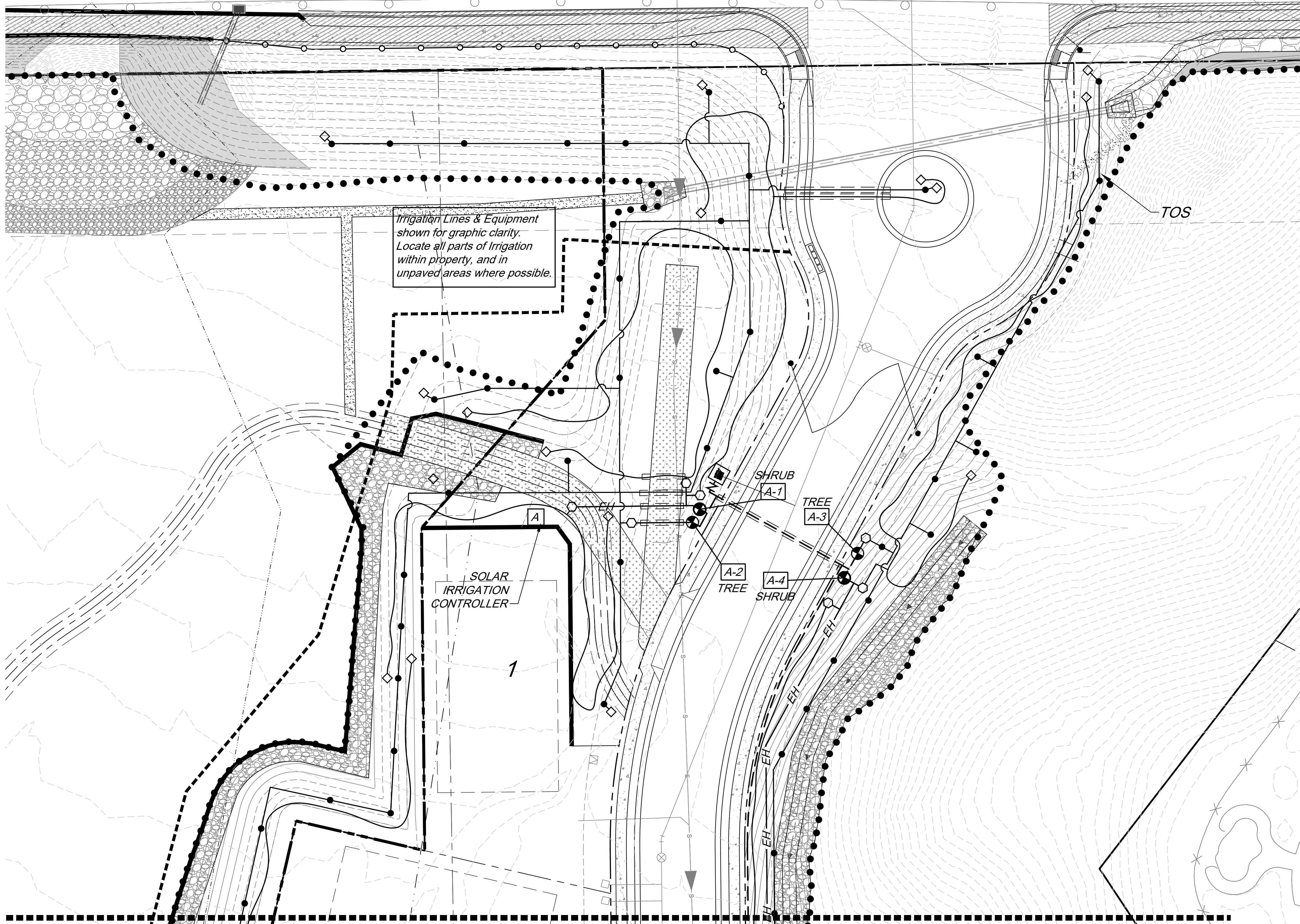
	BOUNDARY
	CENTERLINE
	EASEMENT
	TEMPORARY DRAINAGE EASEMENT
	PROPOSED LOT
	PROPOSED BUILDING ENVELOPE
	PUBLIC UTILITY EASEMENT
	RIGHT OF WAY
	SEWER LINE
	WATER LINE
	EXISTING SECTION LINE
	SIGHT VISIBILITY TRIANGLE : 25MPH
	EXISTING EASEMENT
	EXISTING FENCE
	EXISTING LOT
	EXISTING PUBLIC UTILITY EASEMENT
	EXISTING RIGHT OF WAY
	EXISTING SEWER LINE
	EXISTING Q100 FLOODPLAIN
	CRITICAL RESOURCE AREA CATEGORY
	EXISTING 15% SLOPE
	EXISTING 25% SLOPE
	EHS
	RETAINING WALLS
	SECTION LINE
	GRADING LIMITS

NARANJA DRIVE
(Public)

THIS SHEET



KEY MAP -- No Scale



MATCHLINE -- SEE SHEET L-15

TOS

SHRUB
A-7

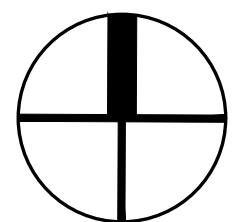
TREE
A-3

A-2
TREE

A-4
SHRUB

SOLAR
IRRIGATION
CONTROLLER

1



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

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

IRRIGATION LEGEND

	Irrigation Meter - See Water Plans
	Reduced Pressure Backflow Preventer Mainline Size
	Mainline - Schedule 40 PVC 1" unless otherwise noted
	Hunter ICV-3/4"-FSR Includes Filter Sentry with DC Latching Solenoid
	Emitter Header - Schedule 40 PVC 1" unless otherwise noted
	Pressure Regulator - Fixed Outlet Pressure @ 40 psi - flow as required
	Poly line - .580 poly line
	Emitter Line (Trees) - Class 200 PVC - 3/4" unless otherwise noted
	Multiport Emitter - Rainbird XBT-10-6
	Sleeves - Schedule 40 PVC - 2" unless otherwise noted
	Valve ID
	Hunter XC Hybrid Solar Controller (Model XCH-600-SSP)
	Hose End Caps

IRRIGATION NOTES

- Contractor shall coordinate electrical power supply for irrigation controller, if applicable. Contractor shall provide sleeves for remote control valve wires.
- Irrigation plans are schematic. Locate lines and equipment in unpaved areas wherever possible.
- Locate weather sensor so it is unimpeded by any structural elements.
- Shrubs shall have (1) 1-gph emitter per 1 gallon plant and (2) 1-gph emitters per 5 gallon plant. Emitters shall be Rainbird Rainbug or approved equal.
- Irrigation is designed at a minimum pressure of 50 PSI after the backflow preventer, and a minimum available flow of 5 gpm.

PROJECT NUMBER:
OV2202968

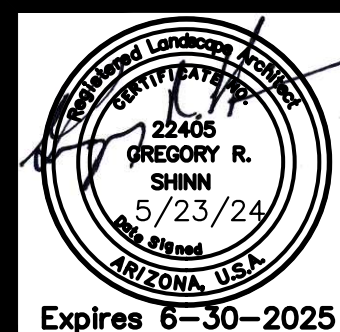
ORO VALLEY CASE No:
2000939, 2002761, 2202968
2202969, 2202970, 2301593

PIMA COUNTY CASE NO.
C09-85-72

IRRIGATION PLAN

NARANJA TRAILS

LOTS 1-64 & COMMON AREAS A THROUGH B,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
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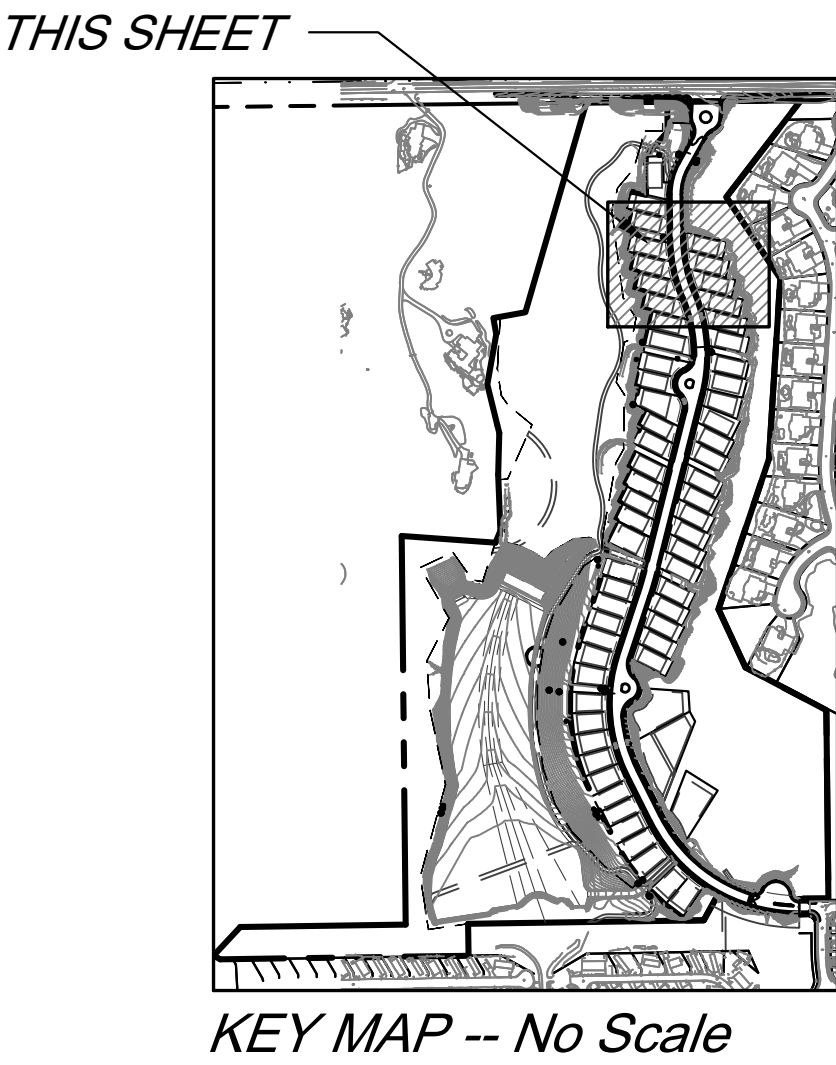
Date: 5/23/24
Drawn by: LMW/KVP
Checked by: GRS
☐ Design Review
☐ Construction Documents
☒ Agency Submittal
☐ Construction Set
☒ Not for Construction

L-14

14 of 27

GRADING PERMIT #2202968

MATCHLINE -- SEE SHEET L-14

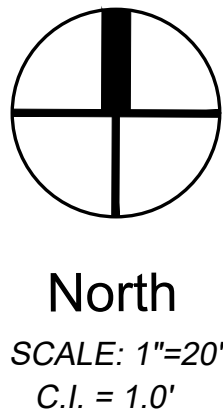


Irrigation Lines & Equipment
shown for graphic clarity.
Locate all parts of Irrigation
within property, and in
unpaved areas where possible.

SHRUB
A-5

Irrigation Lines & Equipment
shown for graphic clarity.
Locate all parts of Irrigation
within property, and in
unpaved areas where possible.

TOS



MATCHLINE -- SEE SHEET L-16

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

IRRIGATION LEGEND	
	Irrigation Meter - See Water Plans
	Reduced Pressure Backflow Preventer
	Mainline - Schedule 40 PVC 1" unless otherwise noted
	Hunter ICV-3/4"-FSR Includes Filter Sentry with DC Latching Solenoid
	Emitter Header - Schedule 40 PVC 1" unless otherwise noted
	Pressure Regulator - Fixed Outlet Pressure @ 40 psi - flow as required
	Poly line - .580 poly line
	Emitter Line (Trees) - Class 200 PVC - 3/4" unless otherwise noted
	Multiport Emitter - Rainbird XBT-10-6
	Sleeves - Schedule 40 PVC - 2" unless otherwise noted
	Valve ID
	Hunter XC Hybrid Solar Controller (Model XCH-600-SSP)
	Hose End Caps

- IRRIGATION NOTES
- Contractor shall coordinate electrical power supply for irrigation controller, if applicable. Contractor shall provide sleeves for remote control valve wires.
 - Irrigation plans are schematic. Locate lines and equipment in unpaved areas wherever possible.
 - Locate weather sensor so it is unimpeded by any structural elements.
 - Shrubs shall have (1) 1-gph emitter per 1 gallon plant and (2) 1-gph emitters per 5 gallon plant. Emitters shall be Rainbird Rainbug or approved equal.
 - Irrigation is designed at a minimum pressure of 50 PSI after the backflow preventer, and a minimum available flow of 5 gpm.

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

ORO VALLEY CASE No:
2000939, 2002761, 2202968
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IRRIGATION 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,
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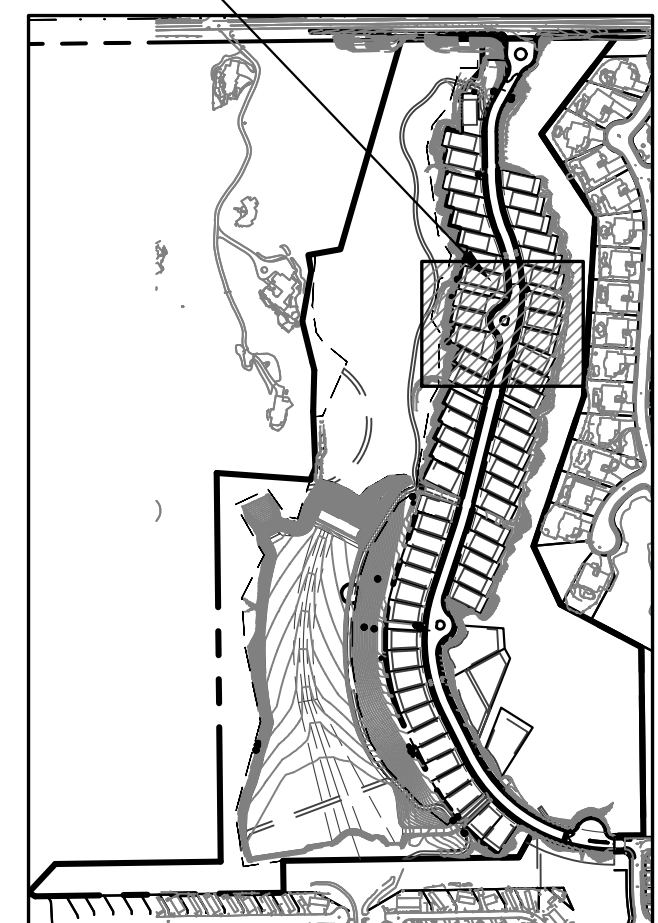
☐ Design Review
☐ Construction Documents
☒ Agency Submittal
☐ Construction Set
☒ Not for Construction

L-15
15 of 27

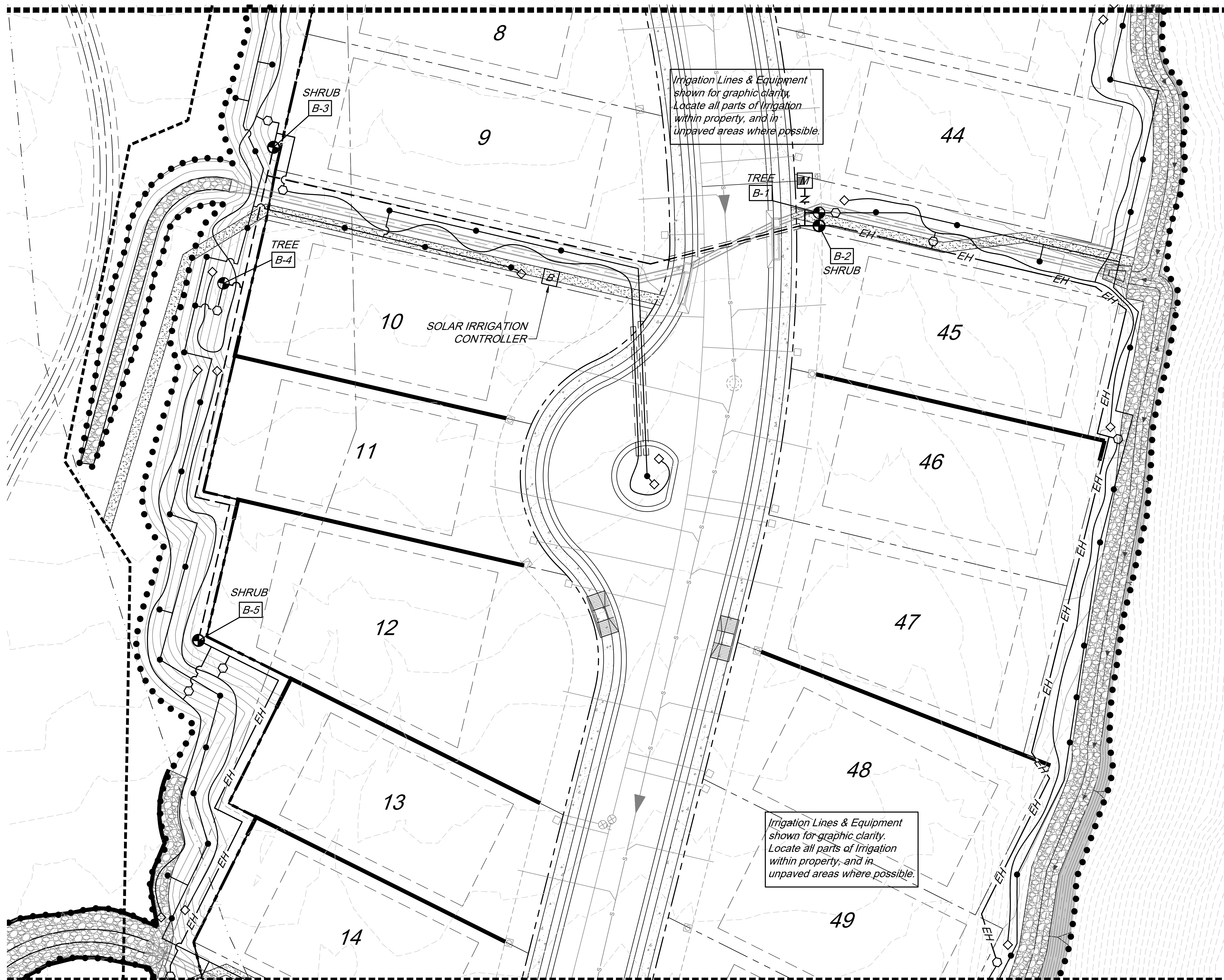
GRADING PERMIT #2202968

MATCHLINE -- SEE SHEET L-15

THIS SHEET



KEY MAP -- No Scale



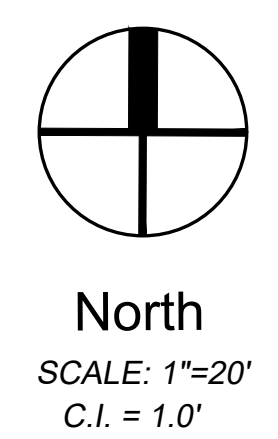
MATCHLINE -- SEE SHEET L-17

IRRIGATION LEGEND

	Irrigation Meter - See Water Plans
	Reduced Pressure Backflow Preventer
	Mainline - Schedule 40 PVC 1" unless otherwise noted
	Hunter ICV-3/4"-FSR Includes Filter Sentry with DC Latching Solenoid
	Emitter Header - Schedule 40 PVC 1" unless otherwise noted
	Pressure Regulator - Fixed Outlet Pressure @ 40 psi - flow as required
	Poly line - .580 poly line
	Emitter Line (Trees) - Class 200 PVC - 3/4" unless otherwise noted
	Multiport Emitter - Rainbird XBT-10-6
	Sleeves - Schedule 40 PVC - 2" unless otherwise noted
	Valve ID
	Hunter XC Hybrid Solar Controller (Model XCH-600-SSP)
	Hose End Caps

IRRIGATION NOTES

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- Irrigation plans are schematic. Locate lines and equipment in unpaved areas wherever possible.
- Locate weather sensor so it is unimpeded by any structural elements.
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SCALE: 1" = 20'-0"
CONTOUR INTERVAL = 12"

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OV2202968
ORO VALLEY CASE No:
2000939, 2002761, 2202968
2202969, 2202970, 2301593
PIMA COUNTY CASE NO.
C09-85-72

IRRIGATION PLAN
NARANJA TRAILS
LOTS 1-64 & COMMON AREAS A THROUGH B,
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gregs@grslandscapearchitects.com

Date: 5/23/24
Drawn by: LMW/KVP
Checked by: GRS

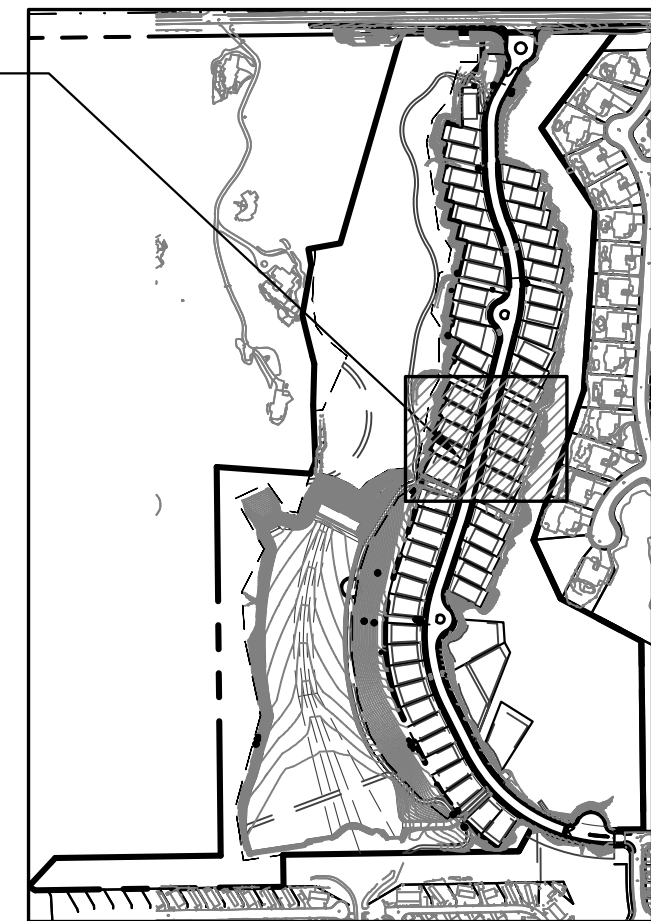
☐ Design Review
☐ Construction Documents
☒ Agency Submittal
☐ Construction Set
☒ Not for Construction

L-16
16 of 27

GRADING PERMIT #2202968

MATCHLINE -- SEE SHEET L-16

THIS SHEET



KEY MAP -- No Scale

IRRIGATION LEGEND

- Irrigation Meter - See Water Plans
- Reduced Pressure Backflow Preventer
Mainline Size
- Mainline - Schedule 40 PVC
1" unless otherwise noted
- Hunter ICV-3/4"-FSR
Includes Filter Sentry with DC Latching Solenoid
- Emitter Header - Schedule 40 PVC
1" unless otherwise noted
- Pressure Regulator - Fixed Outlet Pressure
@ 40 psi - flow as required
- Poly line - .580 poly line
- Emitter Line (Trees) - Class 200 PVC - 3/4"
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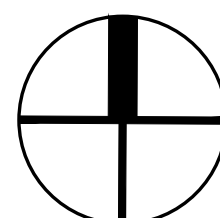
ORO VALLEY CASE No:
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IRRIGATION PLAN

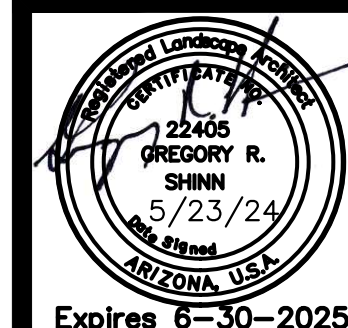
NARANJA TRAILS

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

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



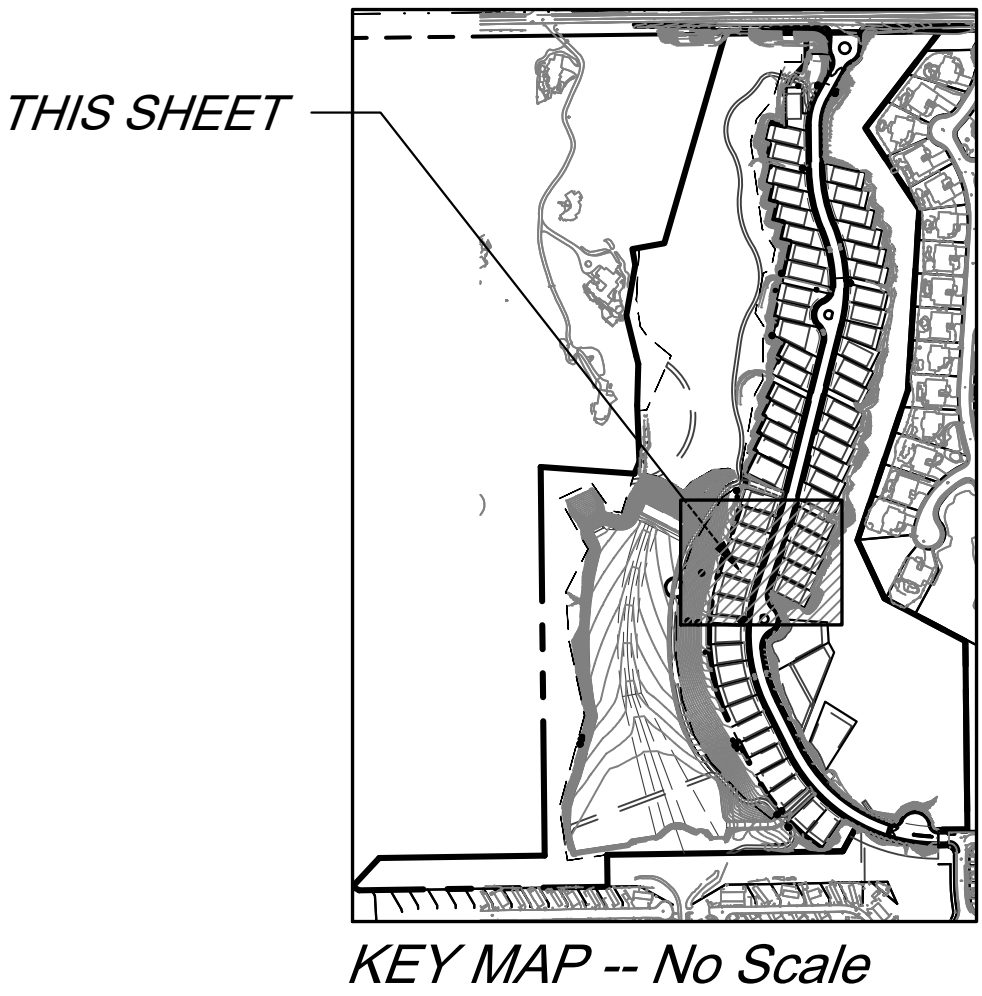
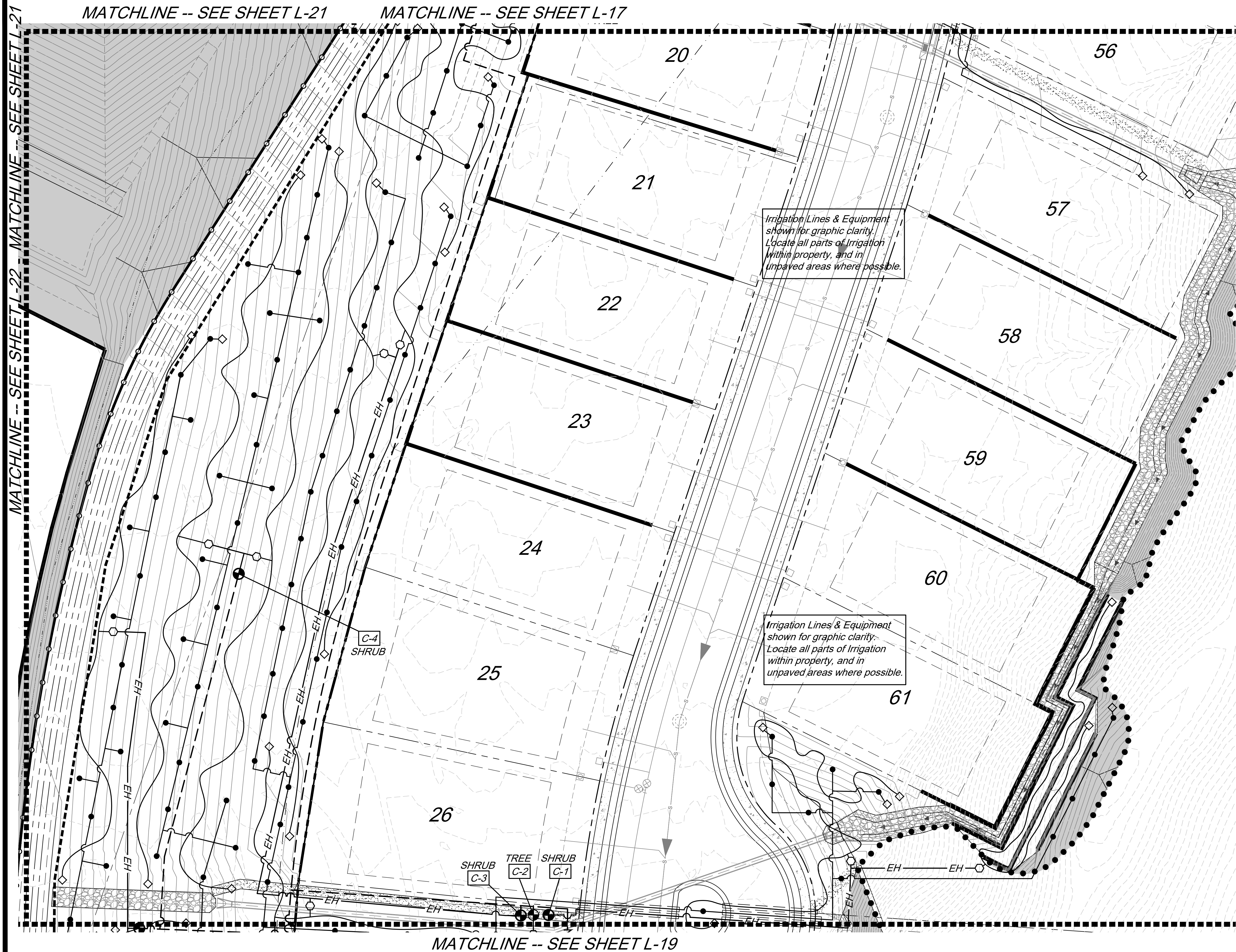
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L-17

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GRADING PERMIT #2202968



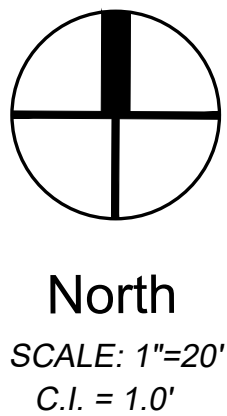
IRRIGATION LEGEND	
	Irrigation Meter - See Water Plans
	Reduced Pressure Backflow Preventer Mainline Size
	Mainline - Schedule 40 PVC 1" unless otherwise noted
	Hunter ICV-3/4"-FSR Includes Filter Sentry with DC Latching Solenoid
	Emitter Header - Schedule 40 PVC 1" unless otherwise noted
	Pressure Regulator - Fixed Outlet Pressure @ 40 psi - flow as required
	Poly line - .580 poly line
	Emitter Line (Trees) - Class 200 PVC - 3/4" unless otherwise noted
	Multiport Emitter - Rainbird XBT-10-6
	Sleeves - Schedule 40 PVC - 2" unless otherwise noted
	Valve ID
	Hunter XC Hybrid Solar Controller (Model XCH-600-SSP)
	Hose End Caps

- IRRIGATION NOTES
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PROJECT NUMBER:
OV2202968
PIMA COUNTY CASE NO.
C09-85-72

ORO VALLEY CASE No:
2000939, 2002761, 2202968
2202969, 2202970, 2301593

IRRIGATION 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&SRBM, Town of Oro Valley, Pima County, AZ



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



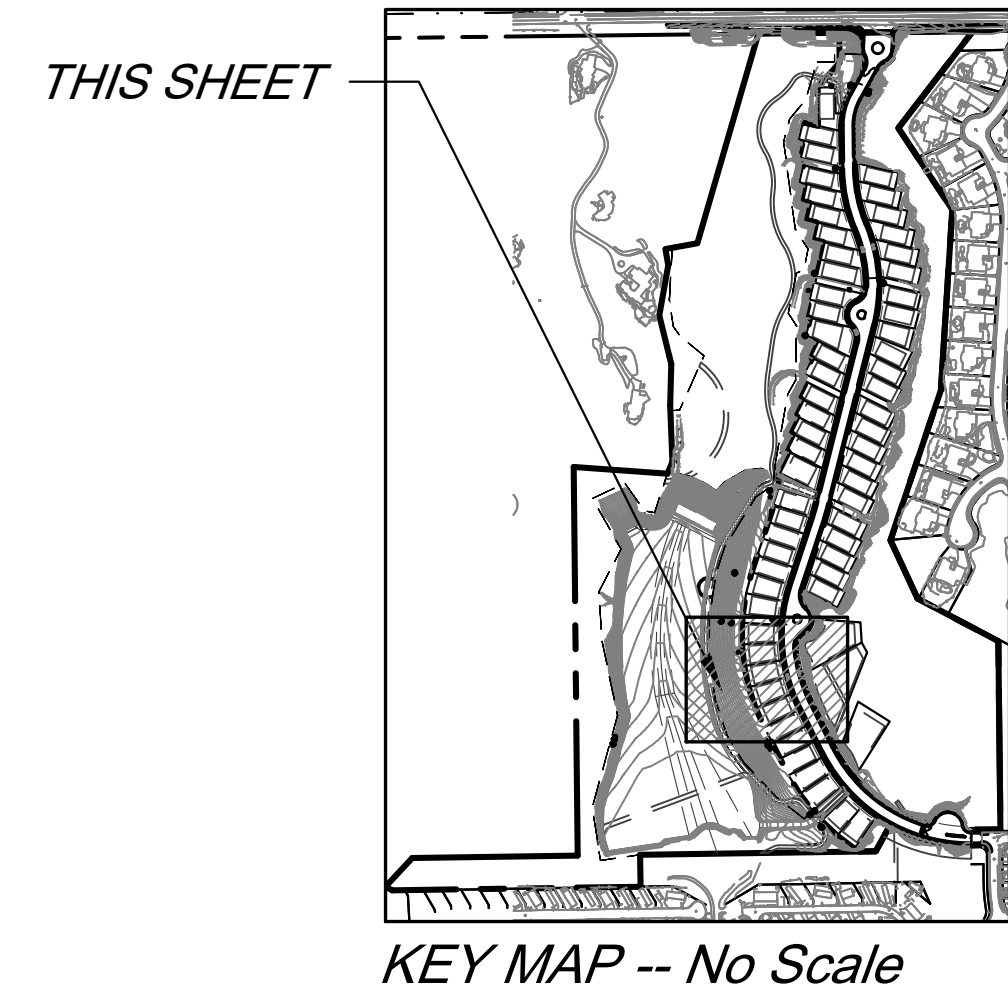
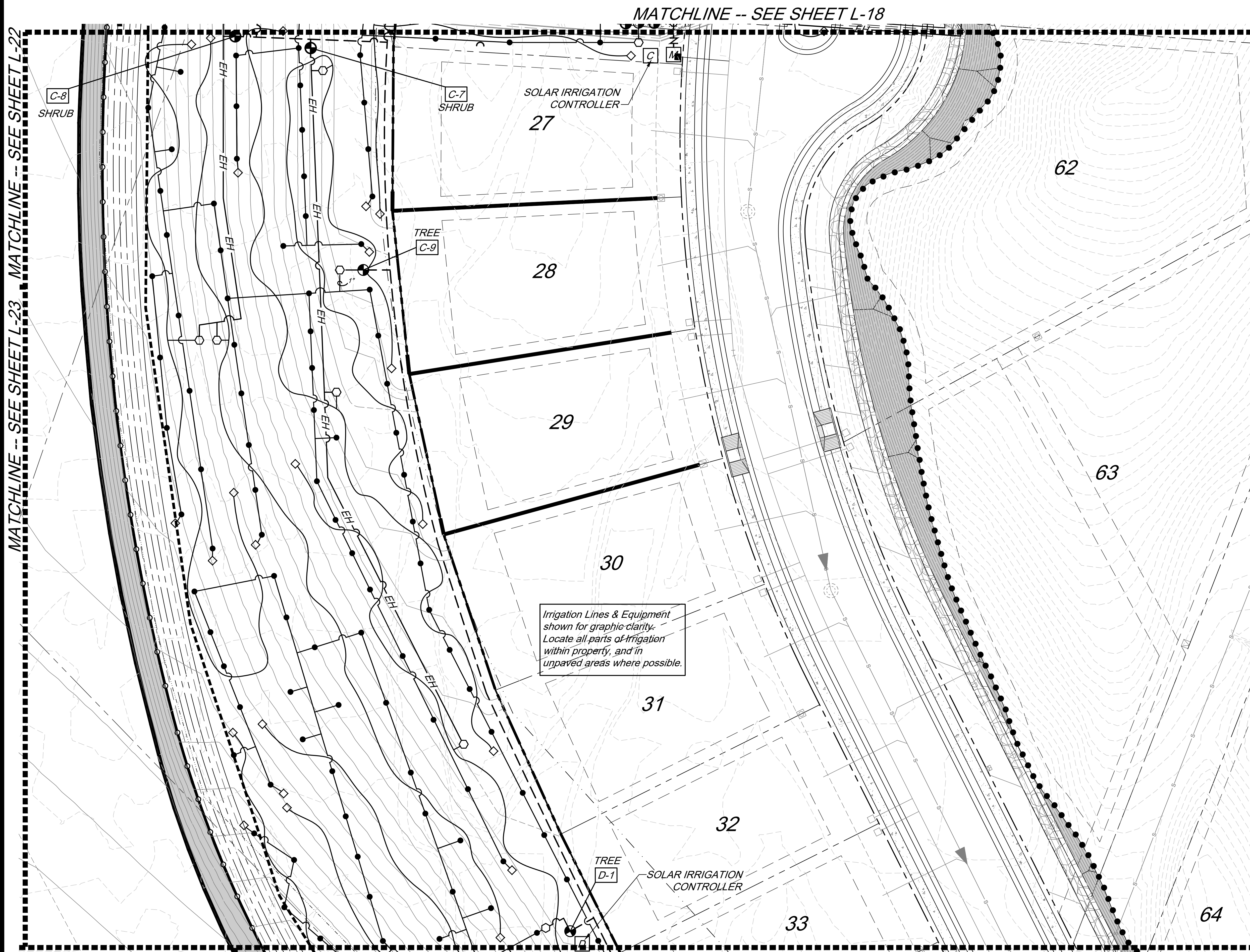
35974 S. Desert Sun Drive
Tucson, AZ 85739
(520) 909-4678
gregs@grslandscapearchitects.com

Date: 5/23/24
Drawn by: LMW/KVP
Checked by: GRS

☐ Design Review
☐ Construction Documents
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☐ Construction Set
☒ Not for Construction

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18 of 27

GRADING PERMIT #2202968



IRRIGATION LEGEND

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IRRIGATION NOTES

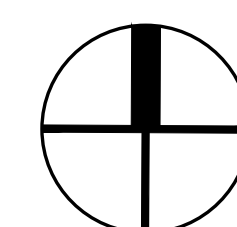
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ORO VALLEY CASE No: 2000939, 2002761, 2202968
PIMA COUNTY CASE NO. 2202969, 2202970, 2301593
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IRRIGATION PLAN

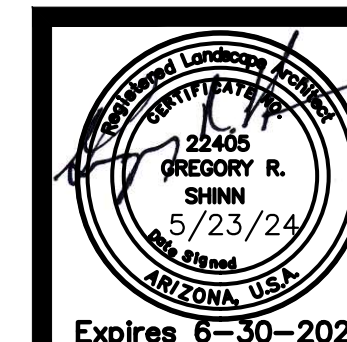
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LOTS 1-64 & COMMON AREAS A THROUGH B,
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A Portion of the East Half of the Northwest Quarter of Section 12, T-12-S,
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North
SCALE: 1"=20'
C.I. = 1.0'

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



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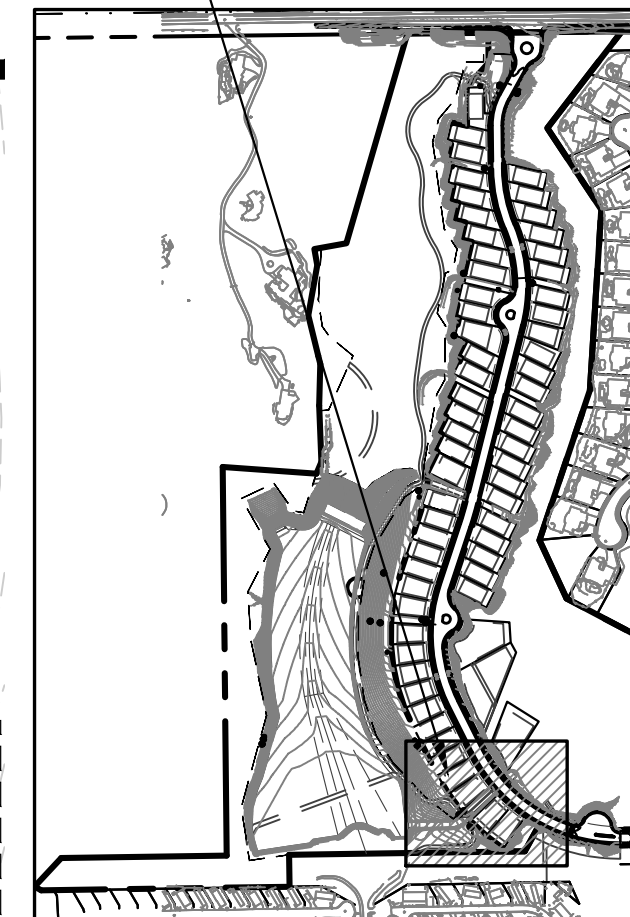
L-19

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GRADING PERMIT #2202968

MATCHLINE -- SEE SHEET L-19

THIS SHEET



KEY MAP -- No Scale

MATCHLINE -- SEE SHEET L-24

MATCHLINE -- SEE SHEET L-25

Irrigation Lines & Equipment shown for graphic clarity. Locate all parts of Irrigation within property, and in unpaved areas where possible.

Irrigation Lines & Equipment shown for graphic clarity. Locate all parts of Irrigation within property, and in unpaved areas where possible.

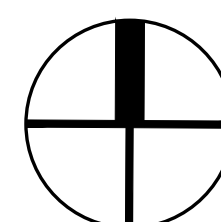
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PROJECT NUMBER:
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IRRIGATION PLAN

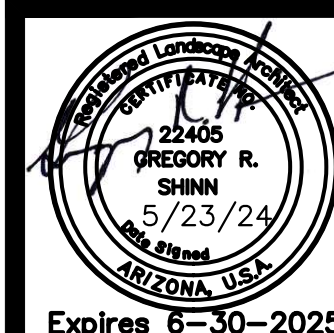
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North
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C.I. = 1.0'

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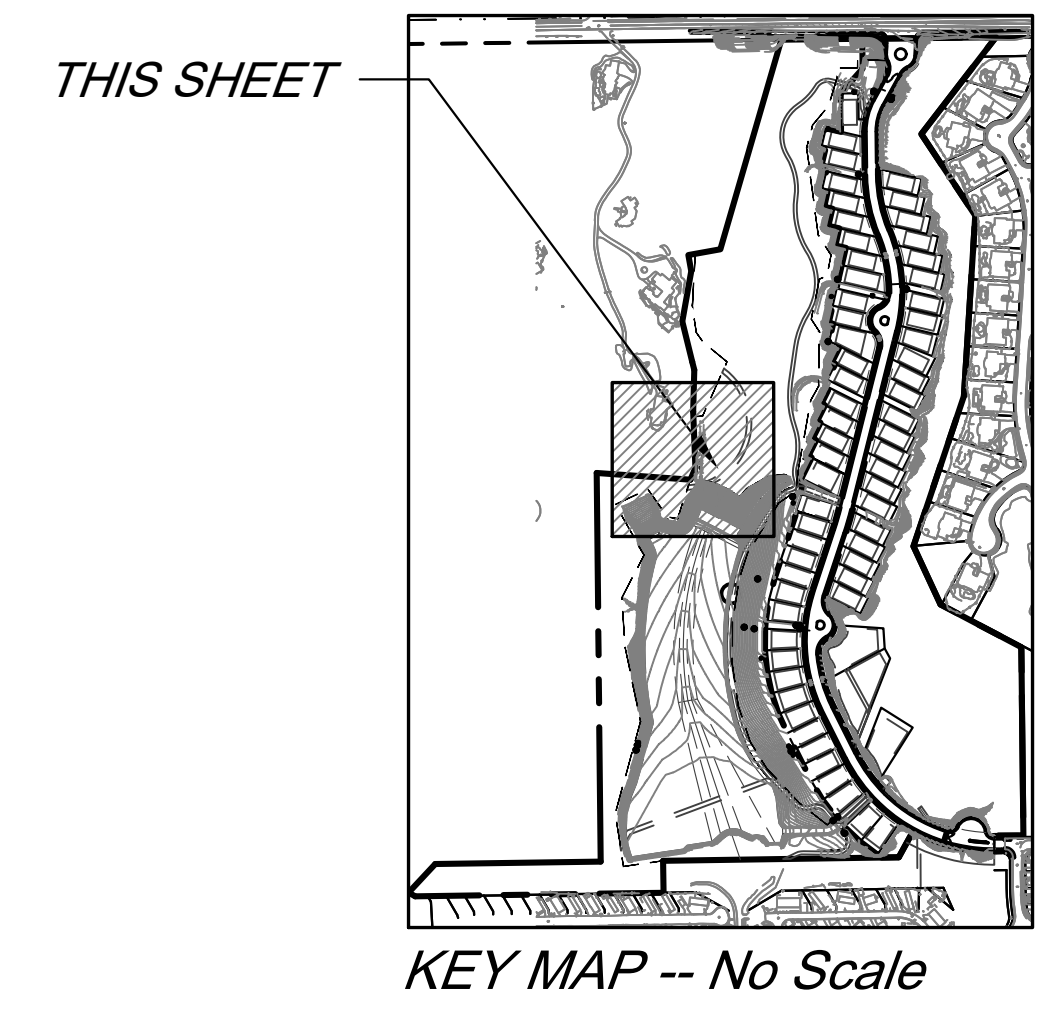
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L-20

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GRADING PERMIT #2202968



IRRIGATION LEGEND

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- Reduced Pressure Backflow Preventer
- Mainline - Schedule 40 PVC
1" unless otherwise noted
- Hunter ICV-3/4"-FSR
Includes Filter Sentry with DC Latching Solenoid
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@ 40 psi - flow as required
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unless otherwise noted
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- Sleeves - Schedule 40 PVC - 2"
unless otherwise noted
- Valve ID
- Hunter XC Hybrid Solar Controller
(Model XCH-600-SSP)
- Hose End Caps

IRRIGATION NOTES

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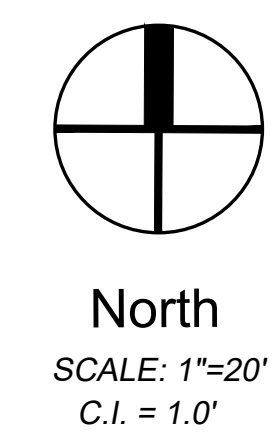
PIMA COUNTY CASE NO.
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IRRIGATION PLAN

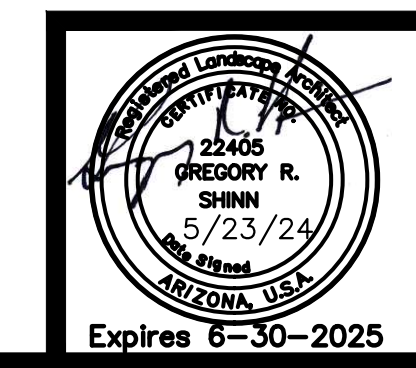
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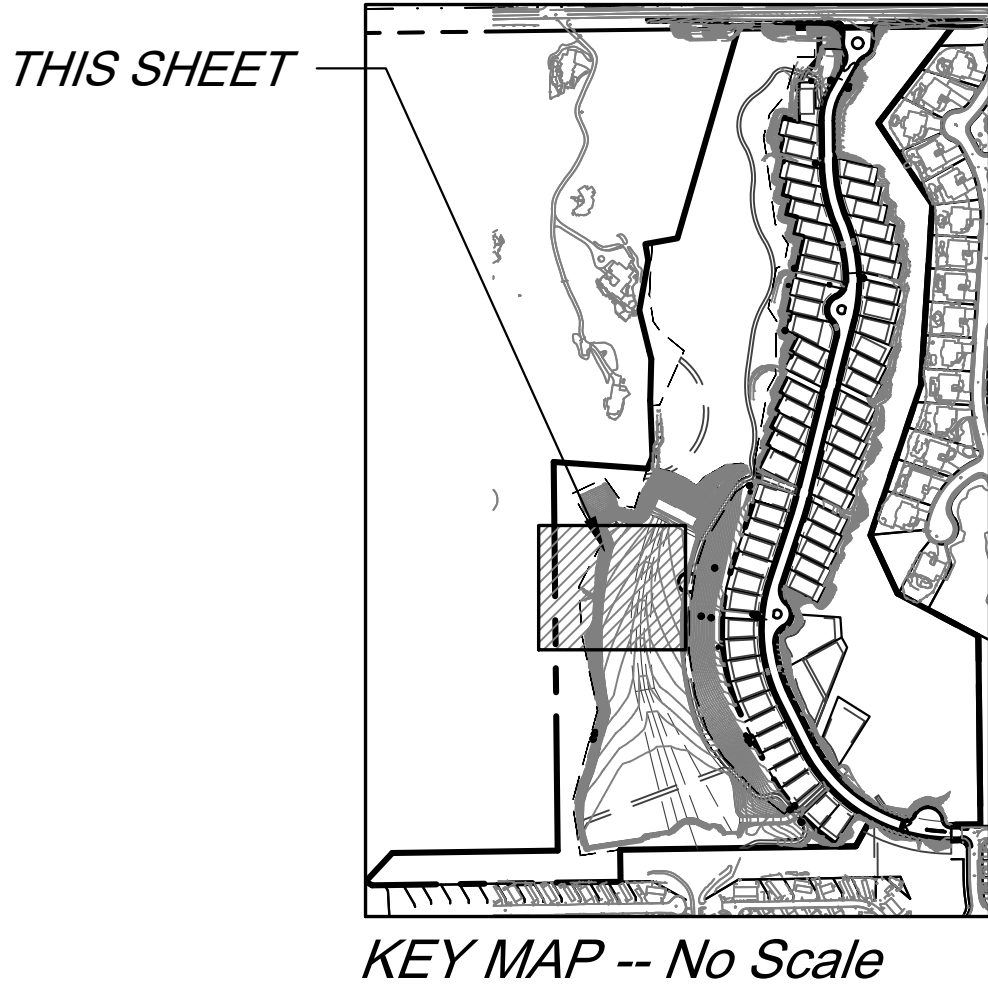
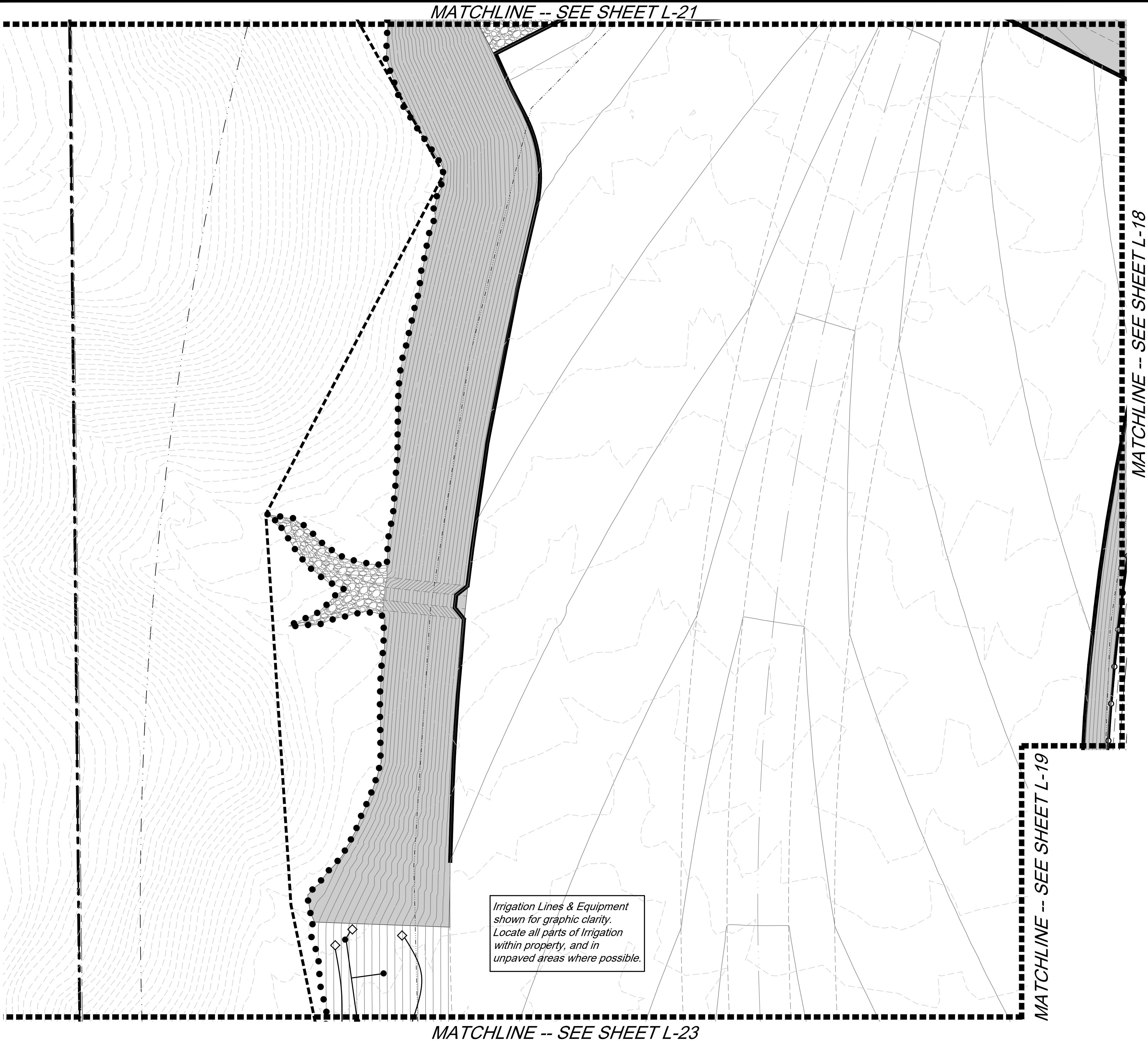
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GRADING PERMIT #2202968



IRRIGATION LEGEND

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IRRIGATION NOTES

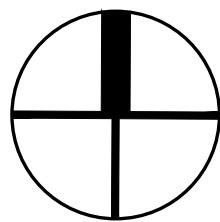
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2000939, 2002761, 2202968
2202969, 2202970, 2301593
PIMA COUNTY CASE NO.
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IRRIGATION PLAN

NARANJA TRAILS

LOTS 1-64 & COMMON AREAS A THROUGH B,
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SCALE: 1"= 20'-0"
CONTOUR INTERVAL = 12"



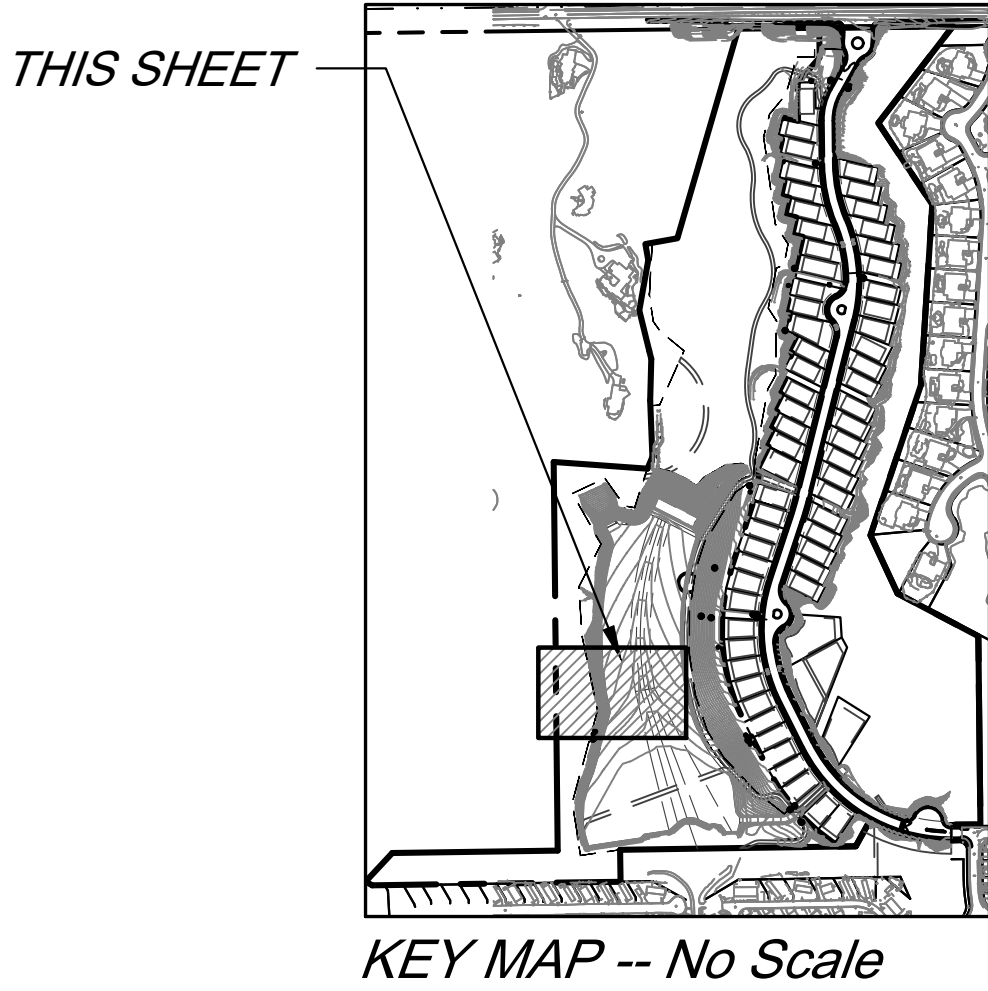
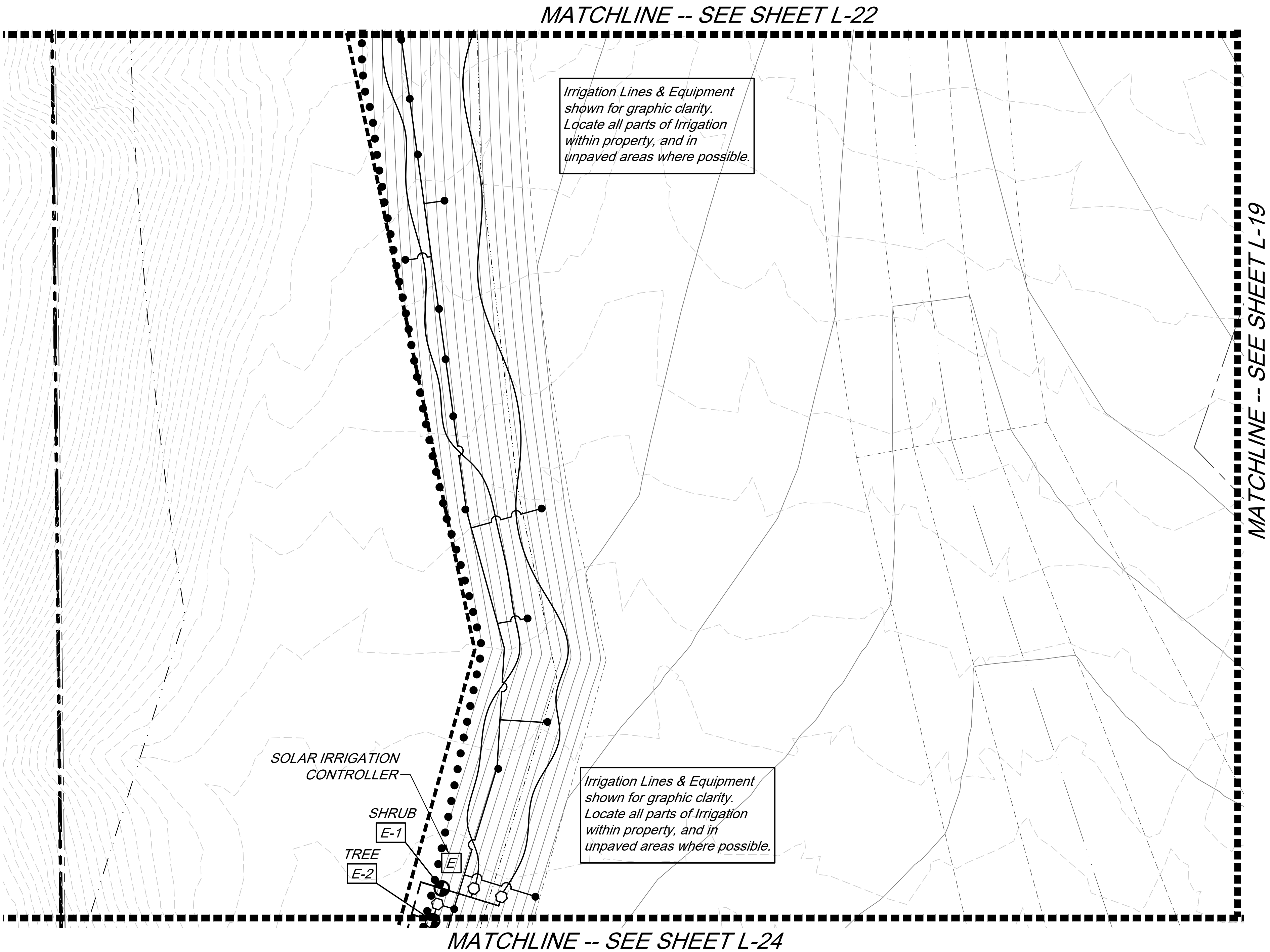
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L-22

22 of 27

GRADING PERMIT #2202968



IRRIGATION LEGEND	
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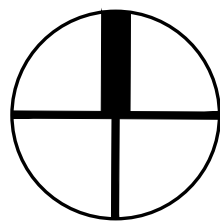
PIMA COUNTY CASE NO.
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IRRIGATION PLAN

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,
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North

SCALE: 1"=20'

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CONTOUR INTERVAL = 12"



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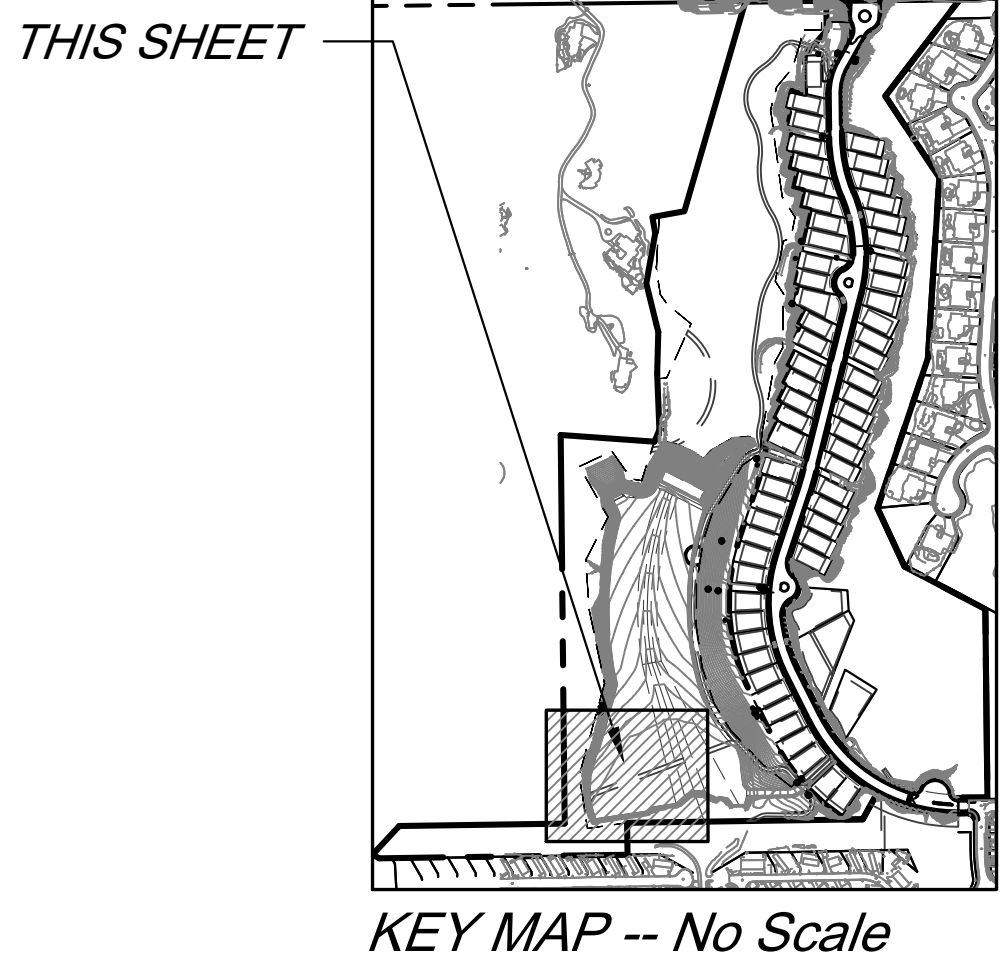
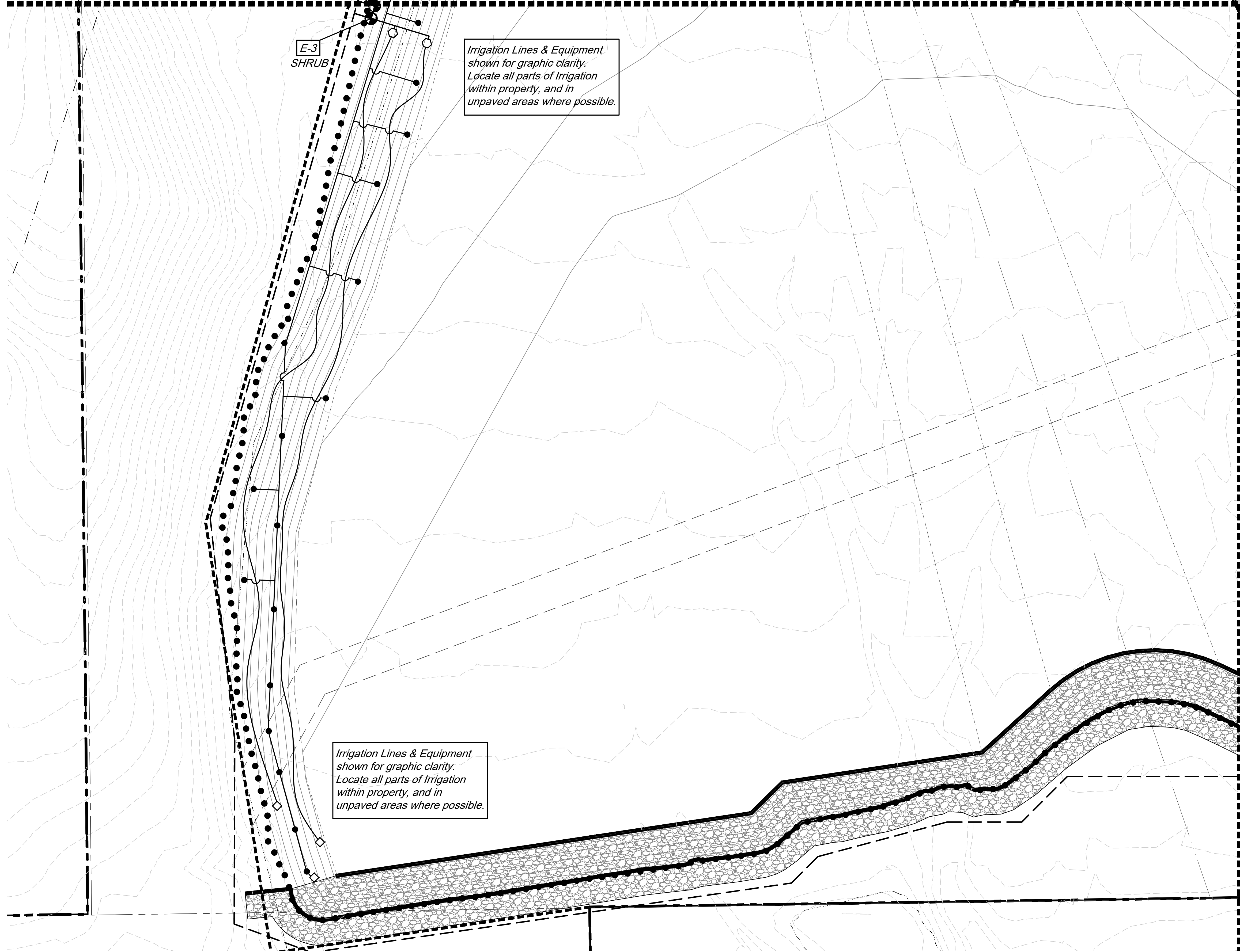
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L-23

23 of 27

GRADING PERMIT #2202968

MATCHLINE -- SEE SHEET L-23



IRRIGATION LEGEND

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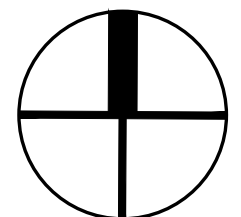
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IRRIGATION PLAN

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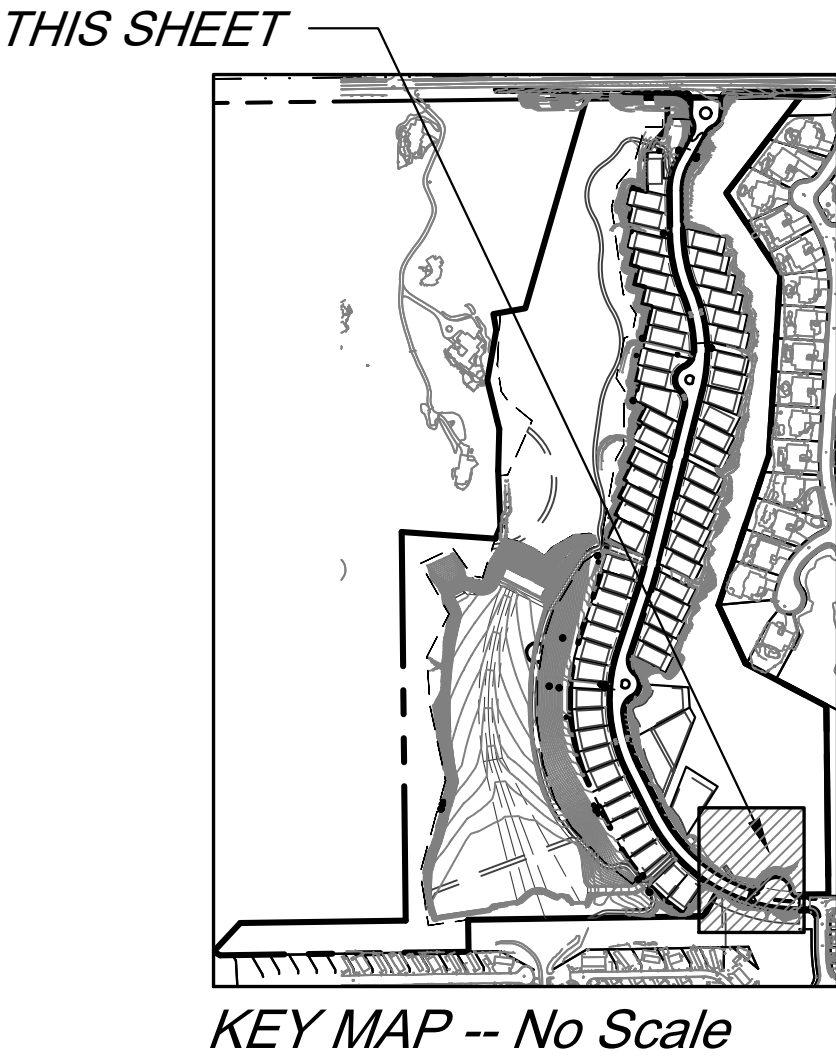
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L-24

24 of 27

GRADING PERMIT #2202968

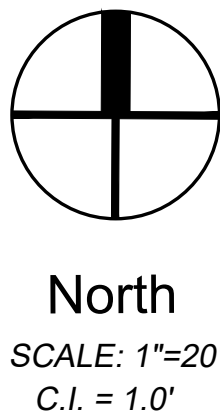
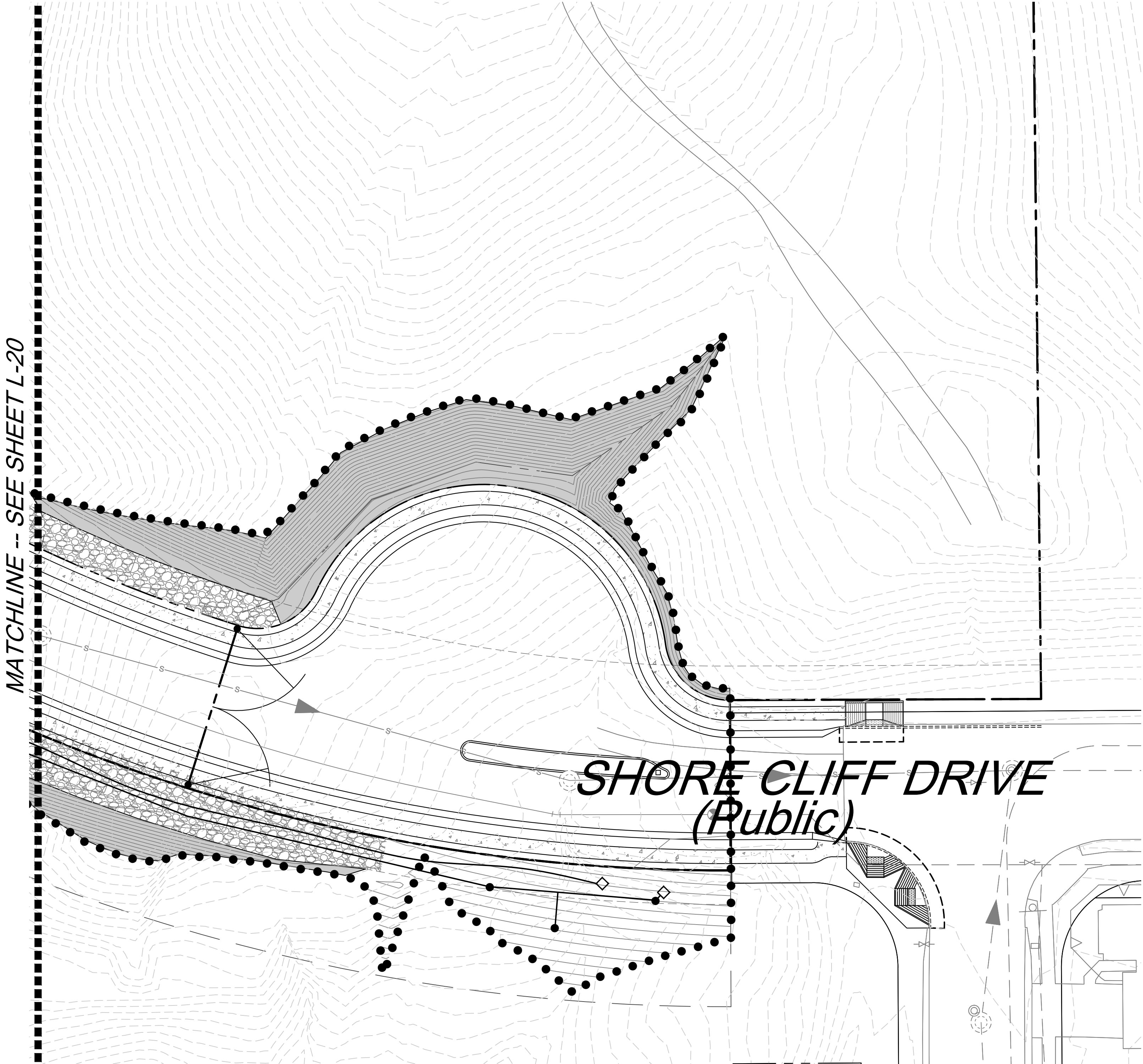


IRRIGATION LEGEND

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25 of 27

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IRRIGATION PLAN

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GRADING PERMIT #2202968

PLANT NAME	QUANTITY	SIZE	WATER USE TYPE	ADWR ANNUAL WATER USE AT MATURITY (GALLONS)	ANNUAL WATER USE: QUANTITY TIMES ADWR ANNUAL USE (GALLONS)	MONTHLY WATER USE: ADWR ANNUAL USE DIVIDED BY 12 MONTHS
TREES:						
Acacia constricta Whitethorn Acacia	145	5 Gal	1	1,754	254,330	21,194
Cercidium floridum Blue Palo Verde	39	5 Gal	2	5,702	222,378	18,532
	6	15 Gal		5,702	34,212	2,851
	72	Transplant		5,702	410,544	34,212
Cercidium microphyllum Foothills Palo Verde	36	5 Gal	1	1,754	63,144	5,262
				1,754		
Cercidium x 'Desert Museum' Desert Museum Palo Verde	55	5 Gal	1	3,948	217,140	18,095
	4	15 Gal		3,948	15,792	1,316
Prosopis velutina	141	5 Gal	2	5,702	803,982	66,999
Native Mesquite	7	15 Gal		5,702	39,914	3,326
SHRUBS and ACCENTS:						
Celtis pallida	7	1 Gal	1	634	4,438	370
Desert Hackberry	2	Transplant		634	1,268	106
Fouquieria splendens Ocotillo	41	Min 3' High 4 Canes	1	281	11,521	960
Carnegielea gigantea	35	5 Gal	1	2,741	95,935	7,995
Saguaro	3	Transplant		2,741	8,223	685
Dalea pulchra	484	1 Gal	2	158	76,472	6,373
Indigo Bush	16	5 Gal		158	2,528	211
Ferocactus sp.	236	1 Gal	1	10	2,360	197
Barrel Cactus	31	5 Gal		10	310	26
Nolina microcarpa	144	1 Gal	1	158	22,752	1,896
Bear Grass	7	5 Gal		158	1,106	92
Dalea greggii Prostrate Dalea	36	1 Gal	2	513	18,468	1,539
Dasyliirion wheeleri	142	1 Gal	2	110	15,620	1,302
Desert Spoon	6	5 Gal		110	660	55
Larrea tridentata Creosote Bush	69	1 Gal	1	632	43,608	3,634
Leucophyllum laevigatum	490	1 Gal	2	158	77,420	6,452
Chihuahuan Sage	21	5 Gal		158	3,318	277
Opuntia violacea santa-rita	670	1 Gal	1	158	105,860	8,822
Purple Prickly Pear	44	5 Gal		158	6,952	579
Baileya multiradiata Desert Marigold	51	5 Gal	1	6	306	26
Sphaeralcea ambiguaa Globemallow	74	1 Gal	1	39	2,886	241
MITIGATION PLANTS:						
Calliandra eriophylla	1112	1 Gal	1	70	77,840	6,487
Fairy Duster	76	5 Gal		70	5,320	443
Encelia farinosa	268	1 Gal	1	39	10,452	871
Brittlebush	23	5 Gal		39	897	75
				MONTHLY TOTAL		221,496
				ANNUAL TOTAL	2,657,956	

LANDSCAPE WATER PLAN												
WINTER MONTH	SPRING				SUMMER				MONSOON		WINTER	
1	2	3	4	5	6	7	8	9	10	11	12	
Year 3: Continue to increase irrigation water use as needed as plants mature up to, but not exceeding, 100% of ADWR value by end of year.												
100% ADWR = 2,657,956 gal/year and 221,496 gal/month average.												
TOTAL												
2,657,956	103,660	124,924	204,663	276,427	337,560	361,482	321,613	271,112	247,190	196,689	122,266	90,371
Year 4: Gradually decrease irrigation in all areas in order to reach 50% irrigation by end of year 5.												
75% ADWR = 1,993,467 gal/year and 166,122 gal/month average.												
TOTAL												
1,993,467	77,745	93,693	153,497	207,321	253,170	271,112	241,210	203,334	185,392	147,517	91,699	67,778
Year 5: Continue decreasing irrigation to all areas. By end of year 5, total amount of water used at site must meet 50% of ADWR maturity value.												
50% ADWR = 1,328,978 gal/year and 110,748 gal/month average.												
TOTAL												
1,328,978	51,830	62,462	102,331	138,214	168,780	180,741	160,806	135,556	123,595	98,344	61,133	45,185

IRRIGATION NOTES

- Contractor shall coordinate electric for irrigation controller. Contractor shall provide sleeves for remote control valve wires.
- Irrigation plans are schematic. Locate lines and equipment in unpaved areas wherever possible.
- Locate weather sensor so it is unimpeded by any structural elements.
- Plant material on each lot to be on a separate irrigation system, specific to each lot.
- Shrubs shall have (1) 1-gph emitter per 1 gallon plant and (2) 1-gph emitters per 5 gallon plant. Emitters shall be Rainbird Rainbug or approved equal.
- Irrigation is designed at a minimum pressure of 50 PSI after the backflow preventer, and a minimum available flow of 5 gpm.
- Irrigation and watering plans shall meet the minimum standards of the American Society of Irrigation Consultants.
- If desert landscaping is used which will ultimately rely on natural water sources, a temporary drip irrigation system shall be employed until such time as the plant materials are sustained by natural water sources.
- The property owner is responsible for maintaining the temporary system as long as necessary in order to transition plants over to natural sources. Any plant materials that die in transition, for any reason, shall be replaced in accordance with Sec. 27.6.E.4, Maintenance.
- Irrigation systems connected to potable water mains (public or private) shall be equipped with backflow preventers.
- The annual water use for a project shall not exceed the annual landscape water plan.
- Irrigation meter readings shall be used to determine compliance with the landscape water plan. Non-compliance is subject to penalties under Oro Valley Town Code.
- Meter readings shall be taken, at a minimum, on an annual basis. Monthly readings may be required, at the discretion of the Planning and Zoning Administrator, in order to address non-compliance with the Water Plan.
- An initial meter reading shall be taken prior to the issuance of the certificate of occupancy and recorded for reference as part of the water plan.
- Irrigation water shall not leave the landscaped areas and flow onto roads, parking areas or sidewalks.
- Sprinkler heads shall be installed at least eight (8) inches away from impermeable surfaces.
- Backflow protection device shall be installed on the customer side of the water meter. Location of individual lot water meters shall be determined when buildings are developed.

PROJECT NUMBER:
OV2202968

ORO VALLEY CASE No:
2000939, 2002761, 2202968
2202969, 2202970, 2301593

PIMA COUNTY CASE NO.
C09-85-72

IRRIGATION WATER TABLES

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&SRBM, Town of Oro Valley, Pima County, AZ



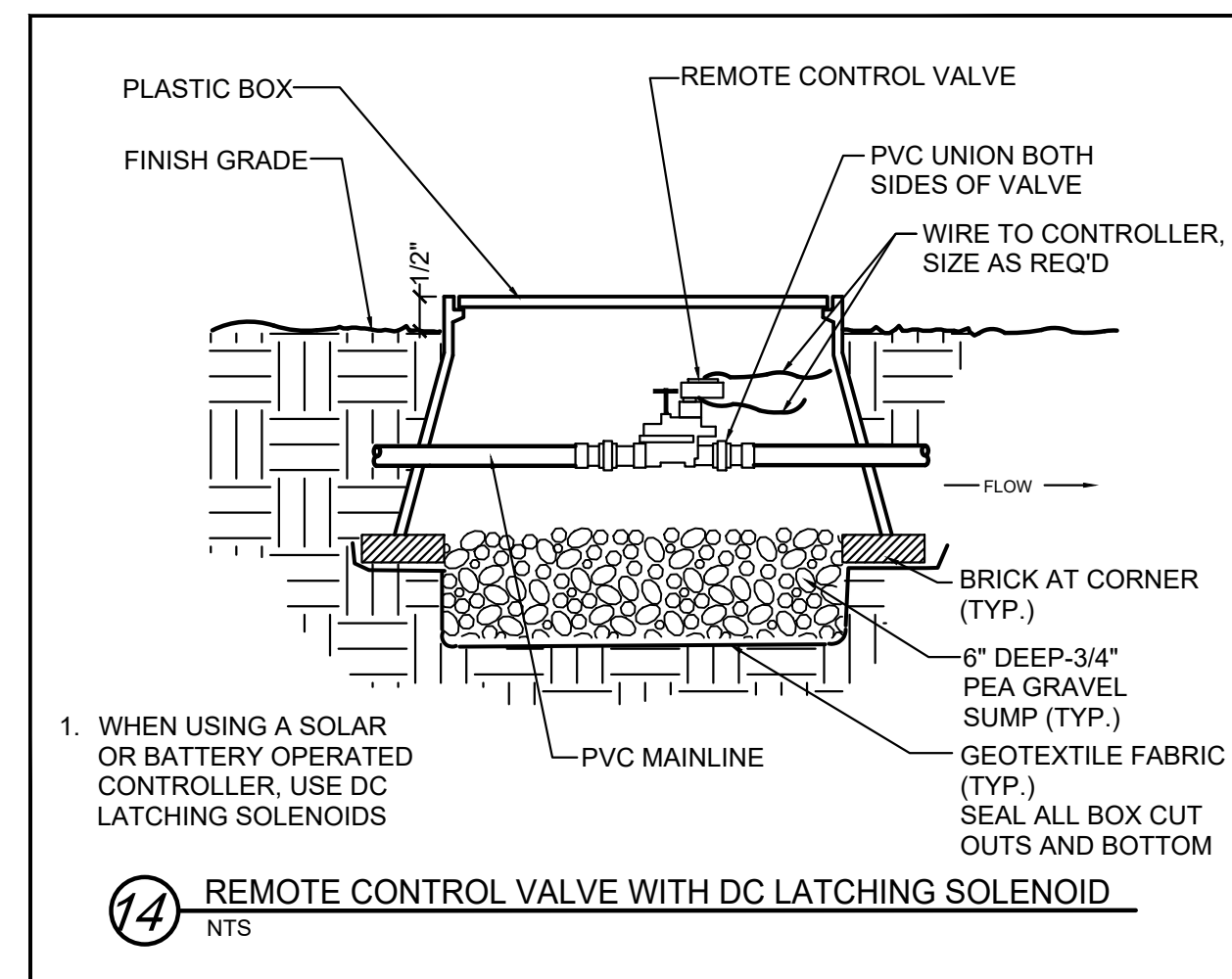
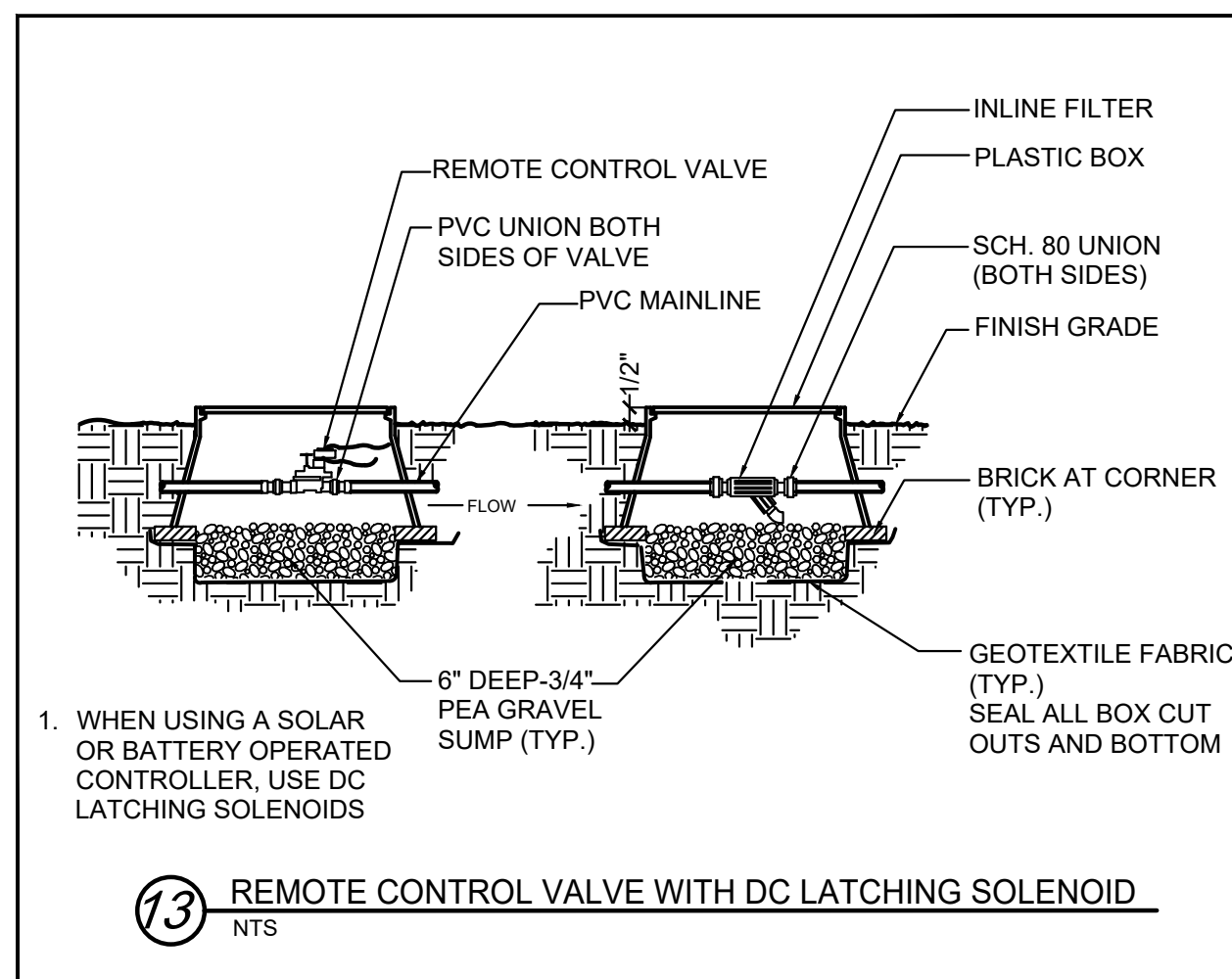
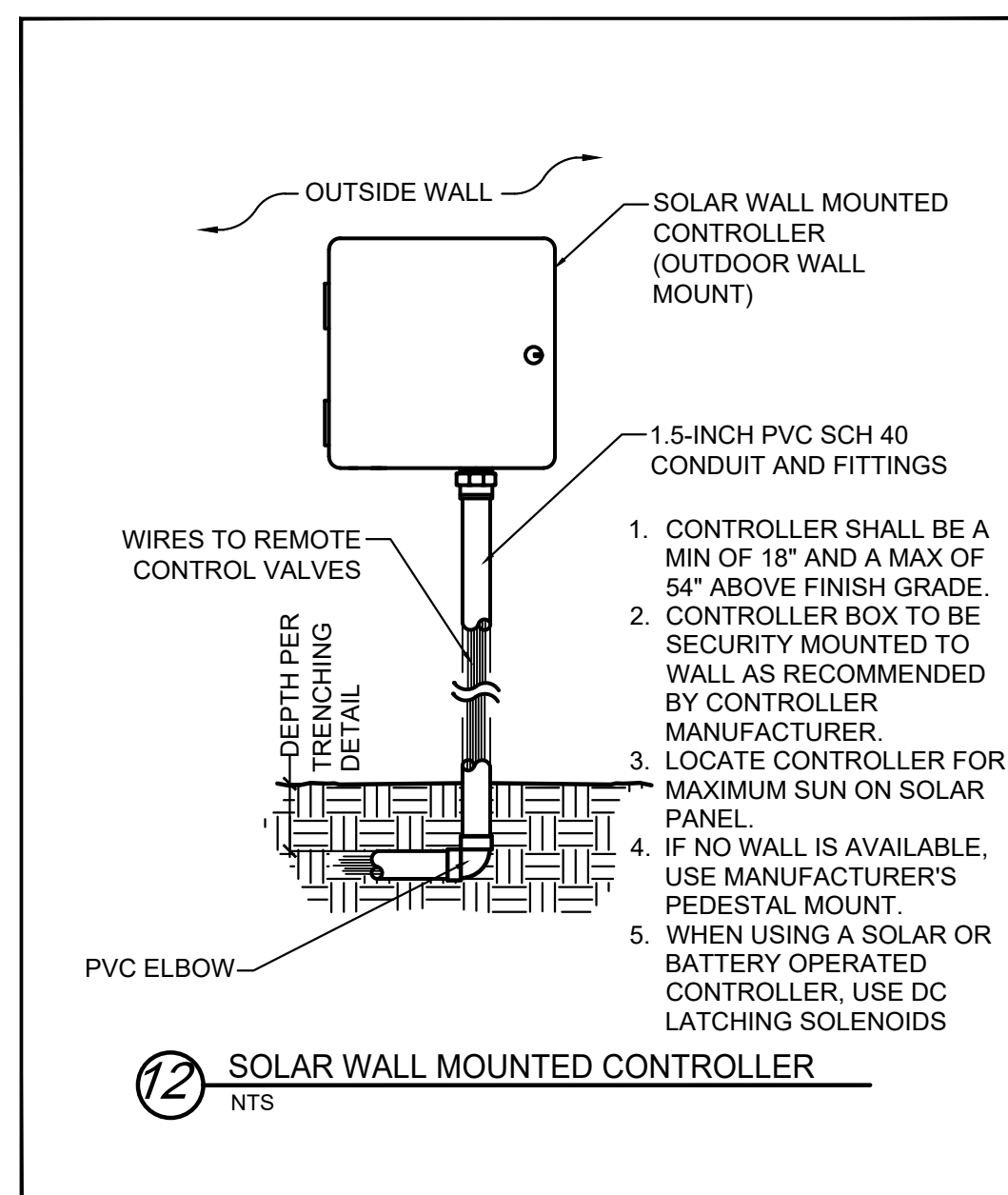
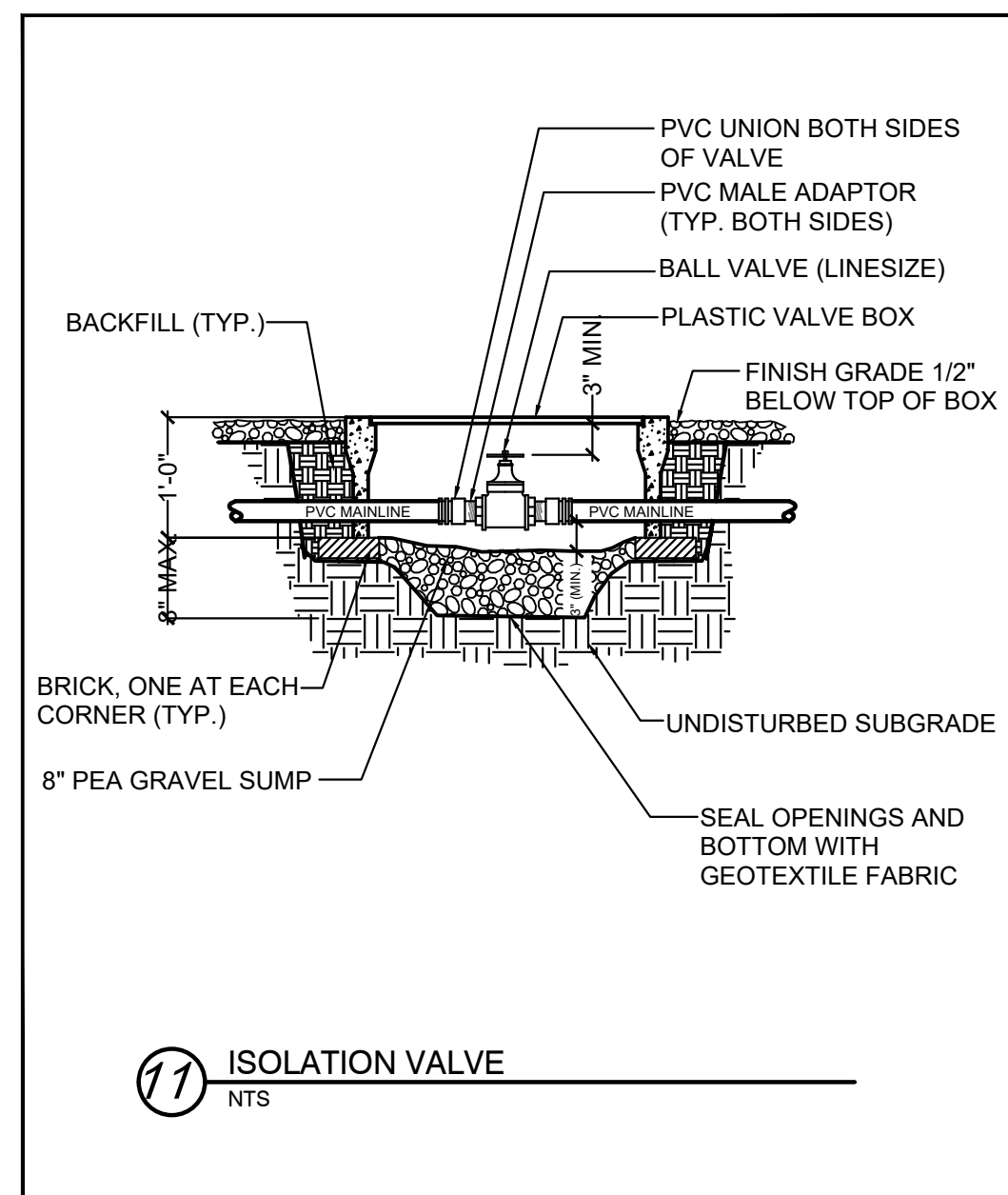
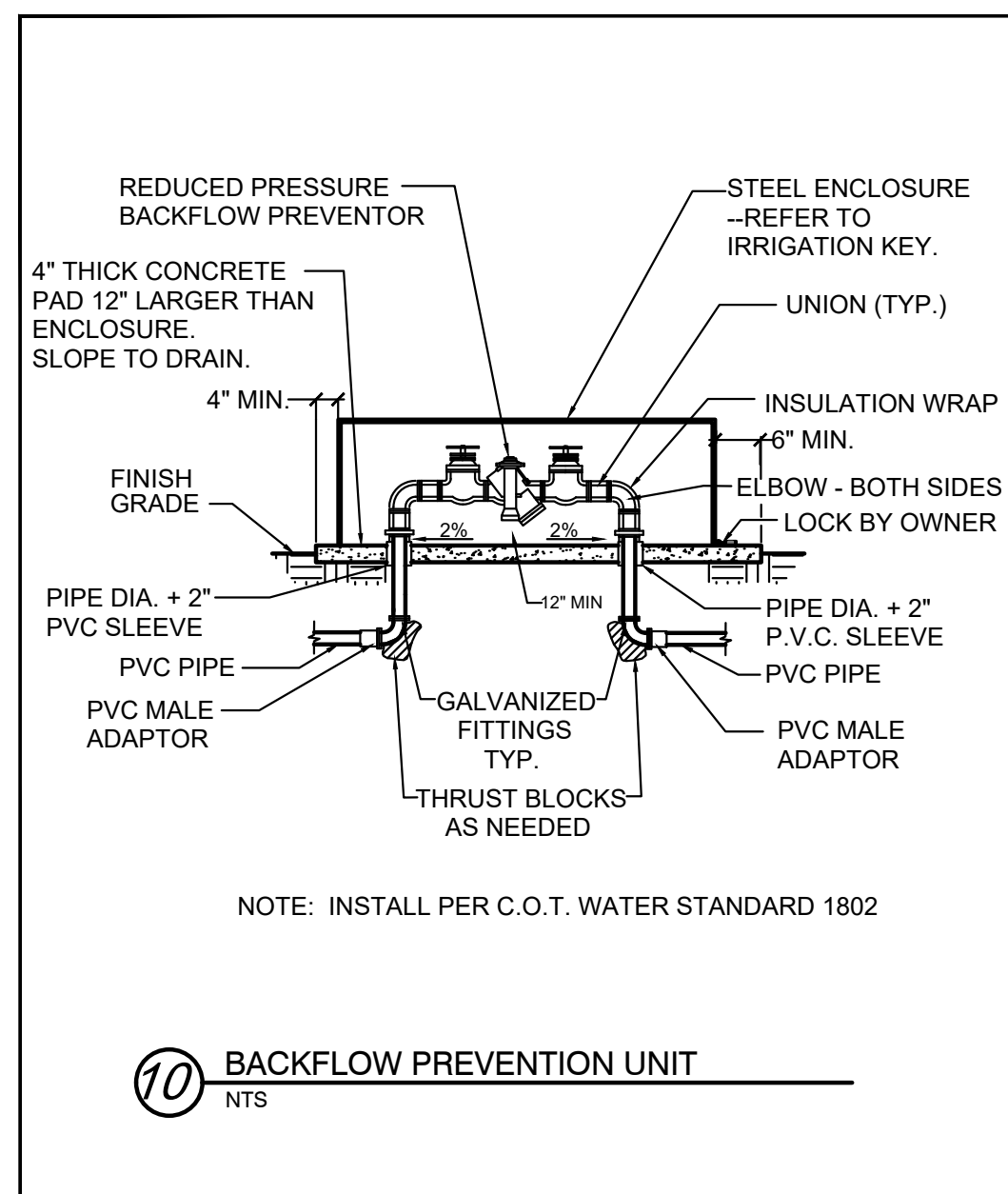
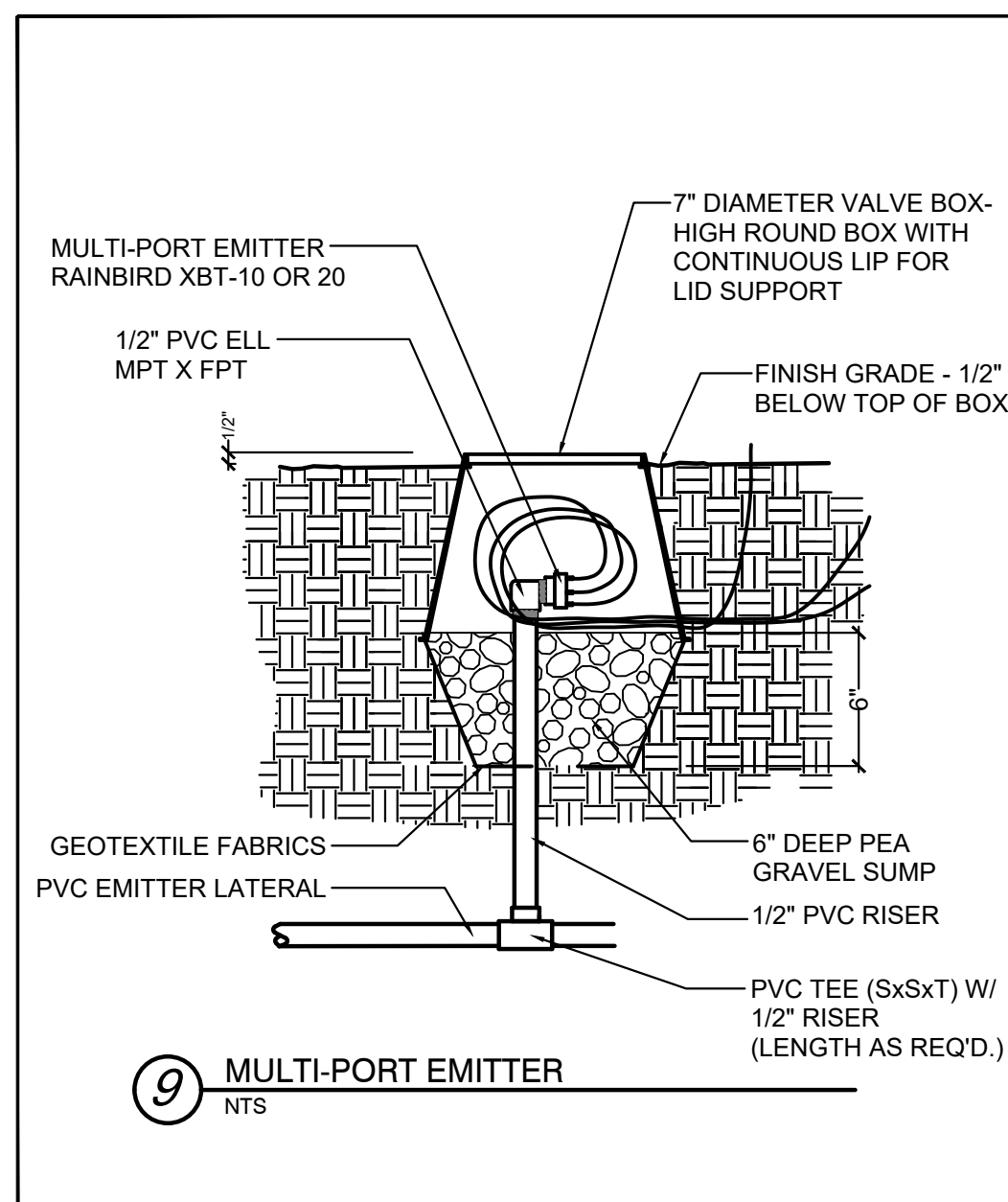
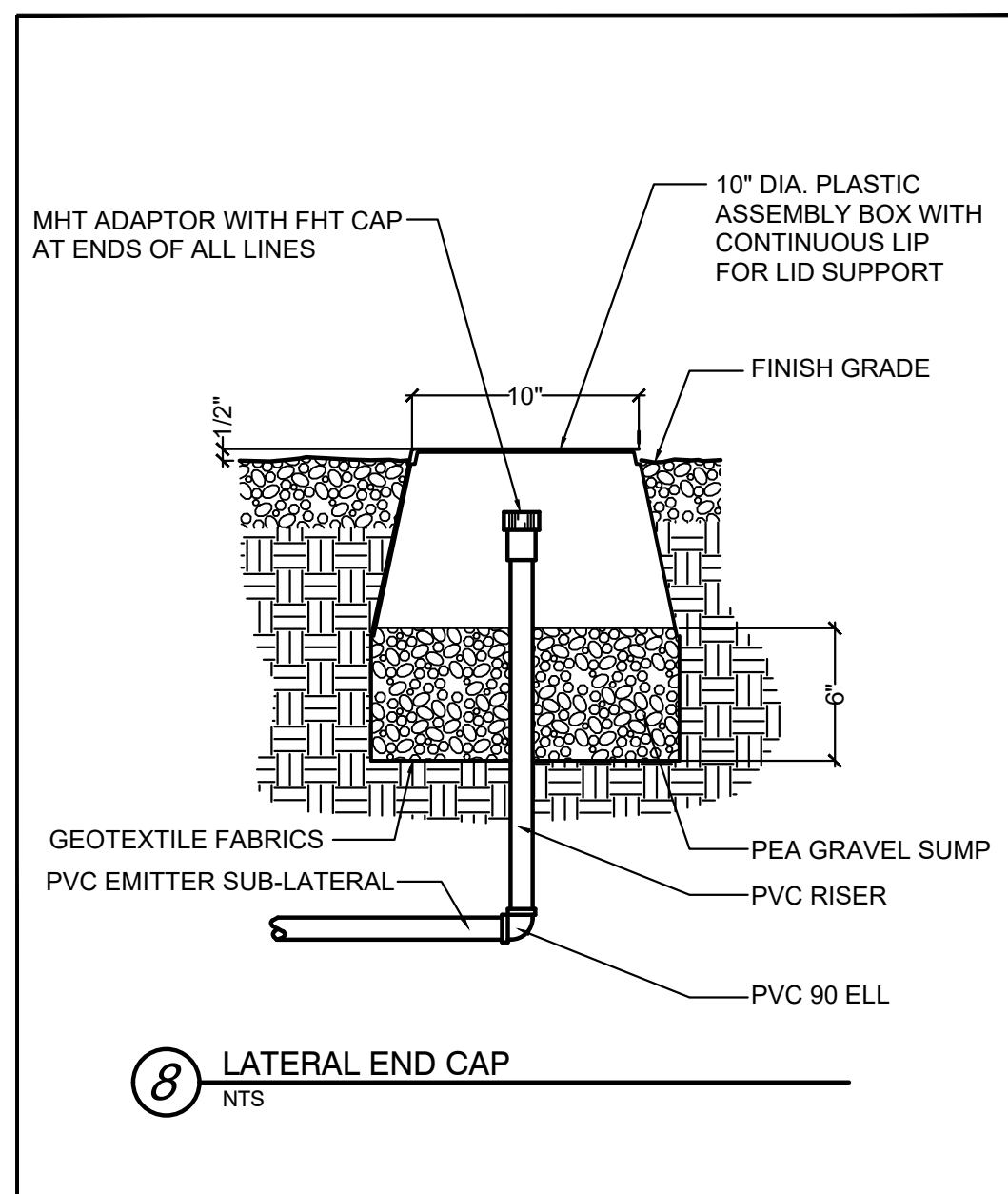
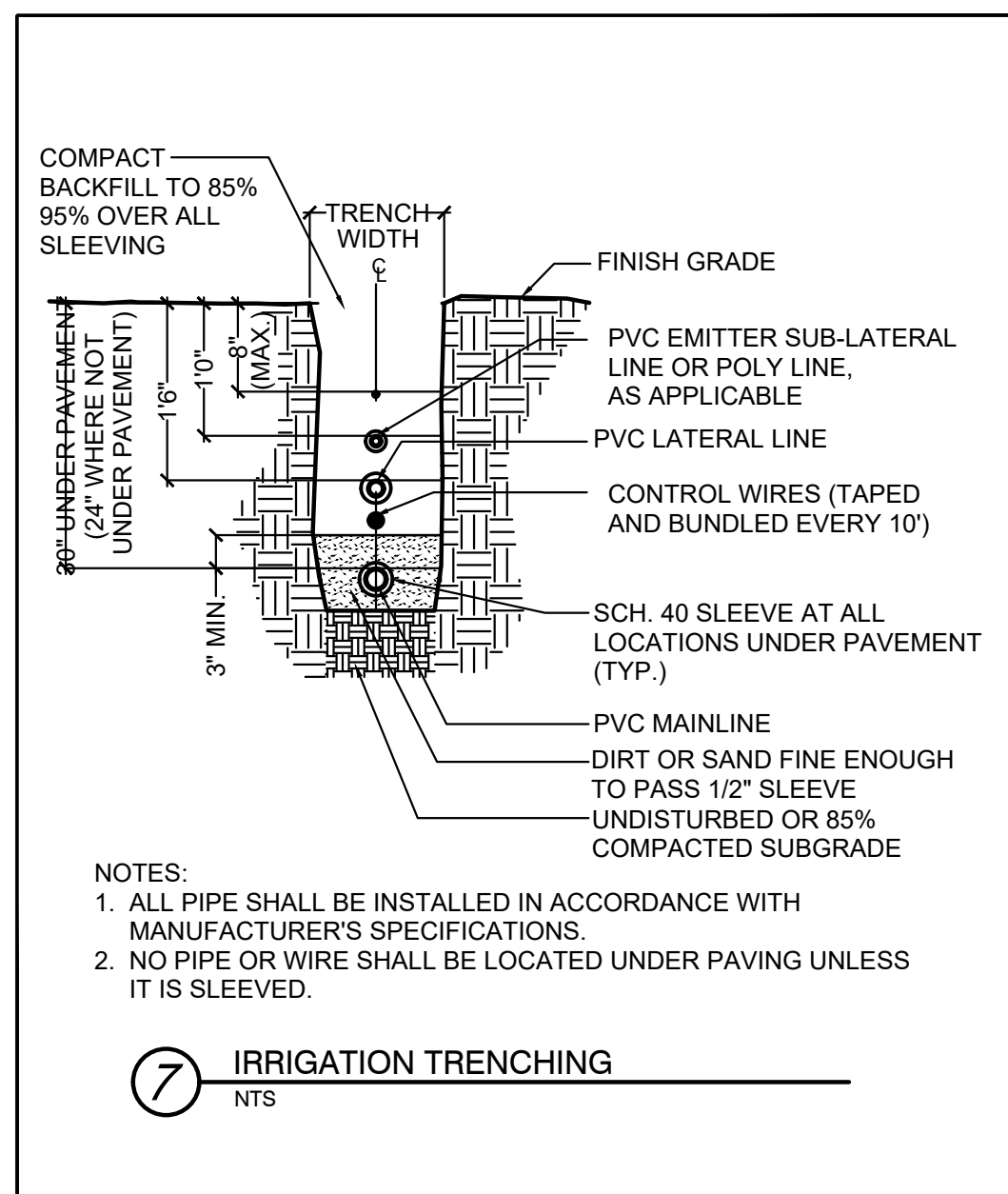
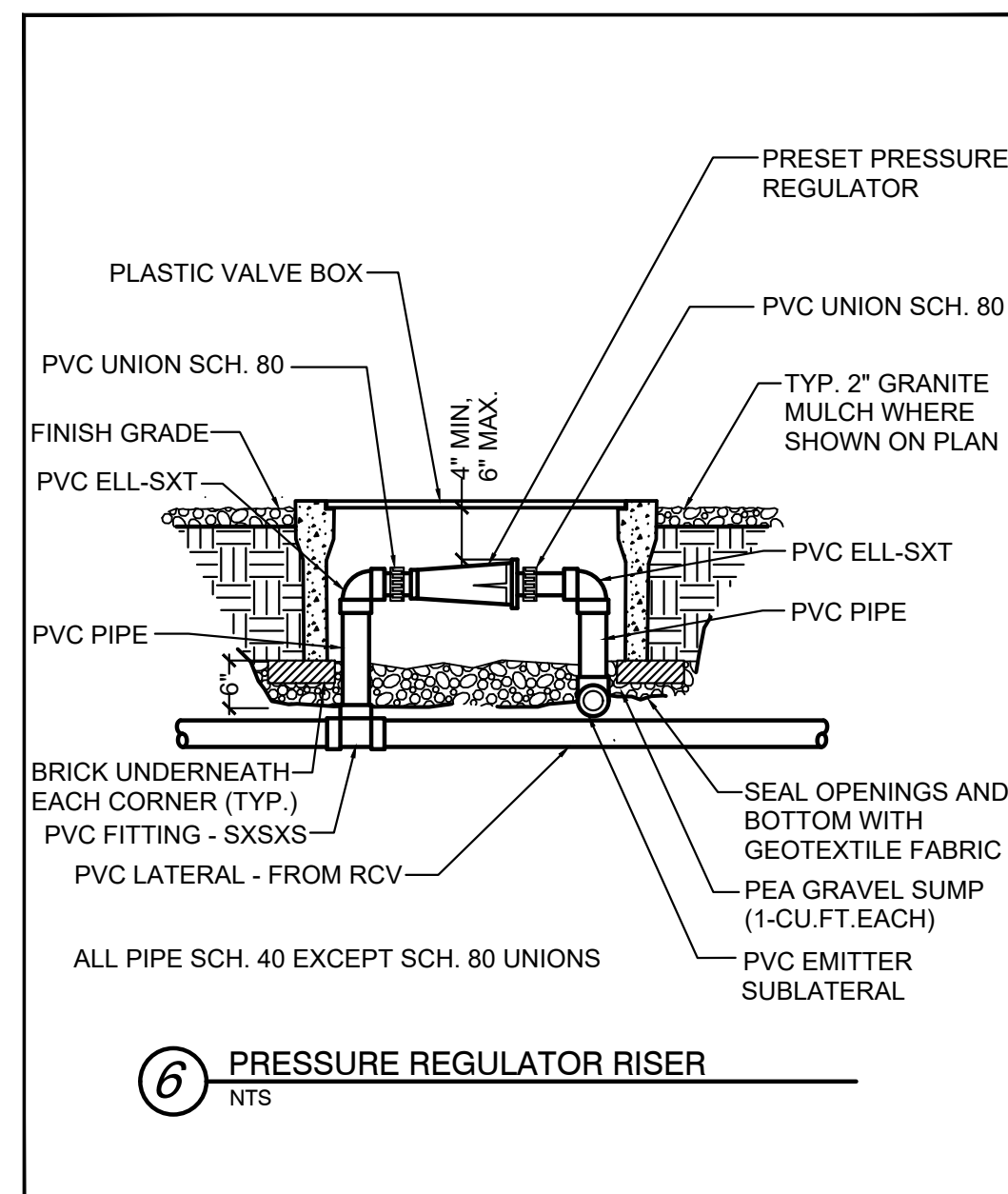
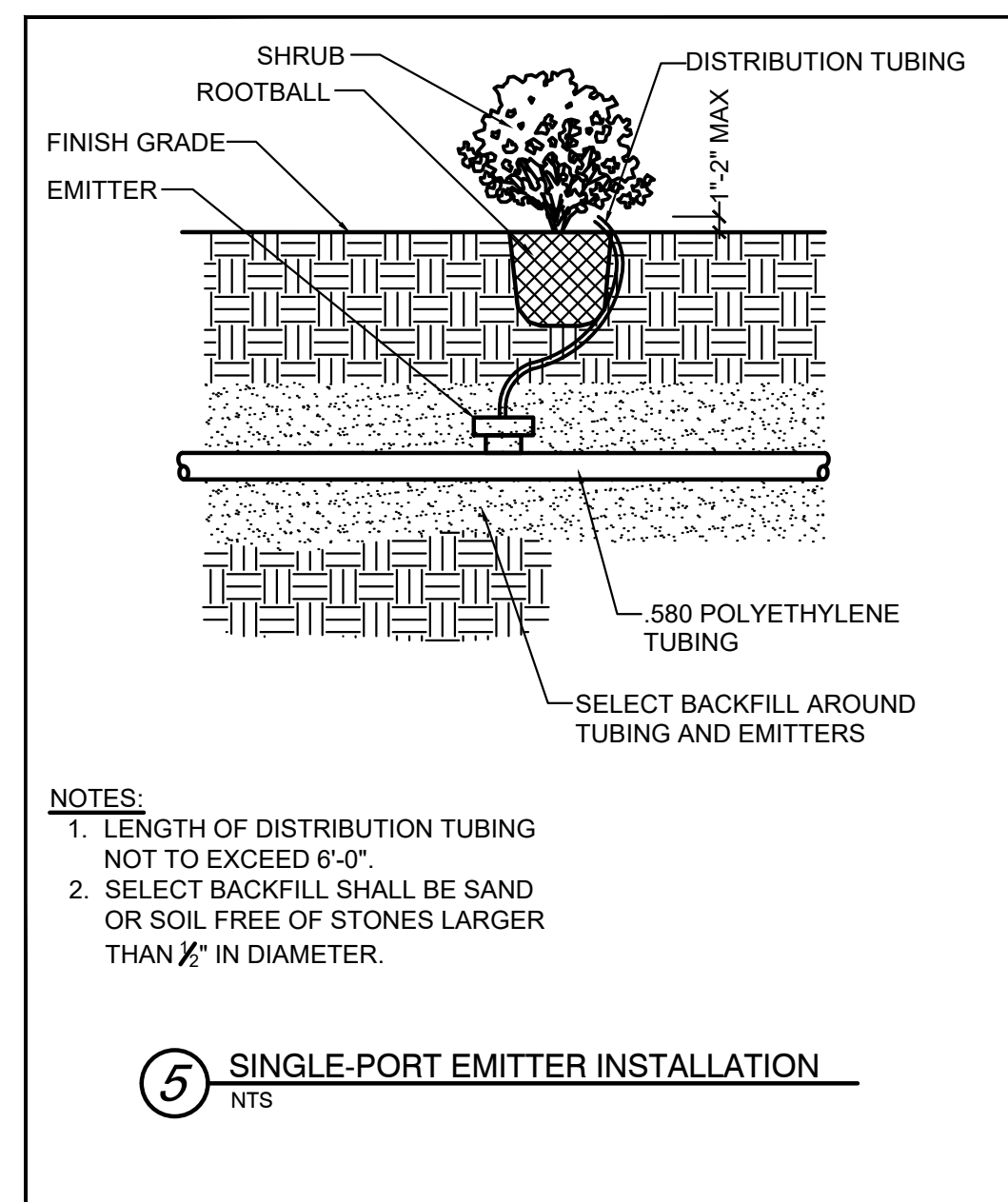
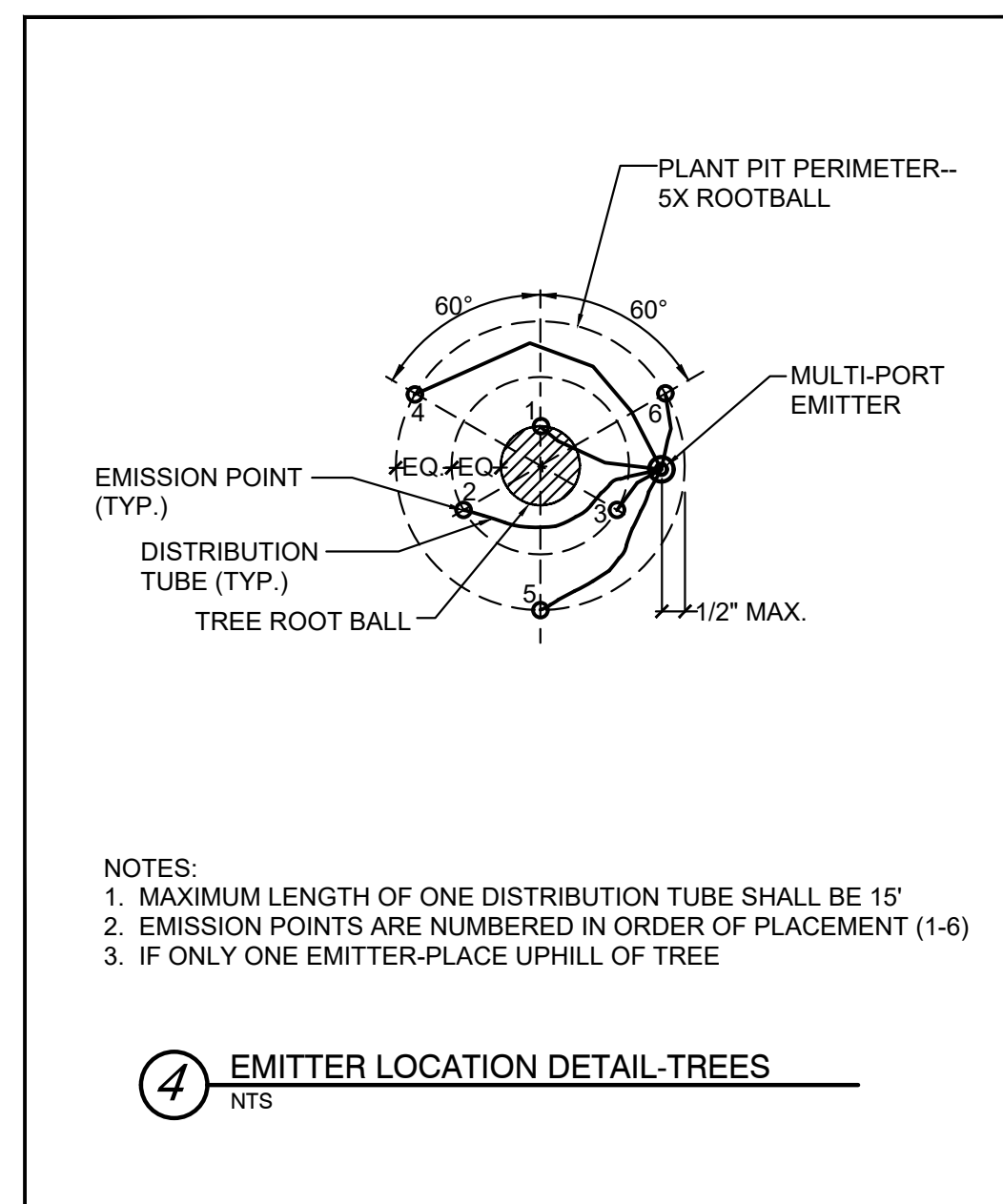
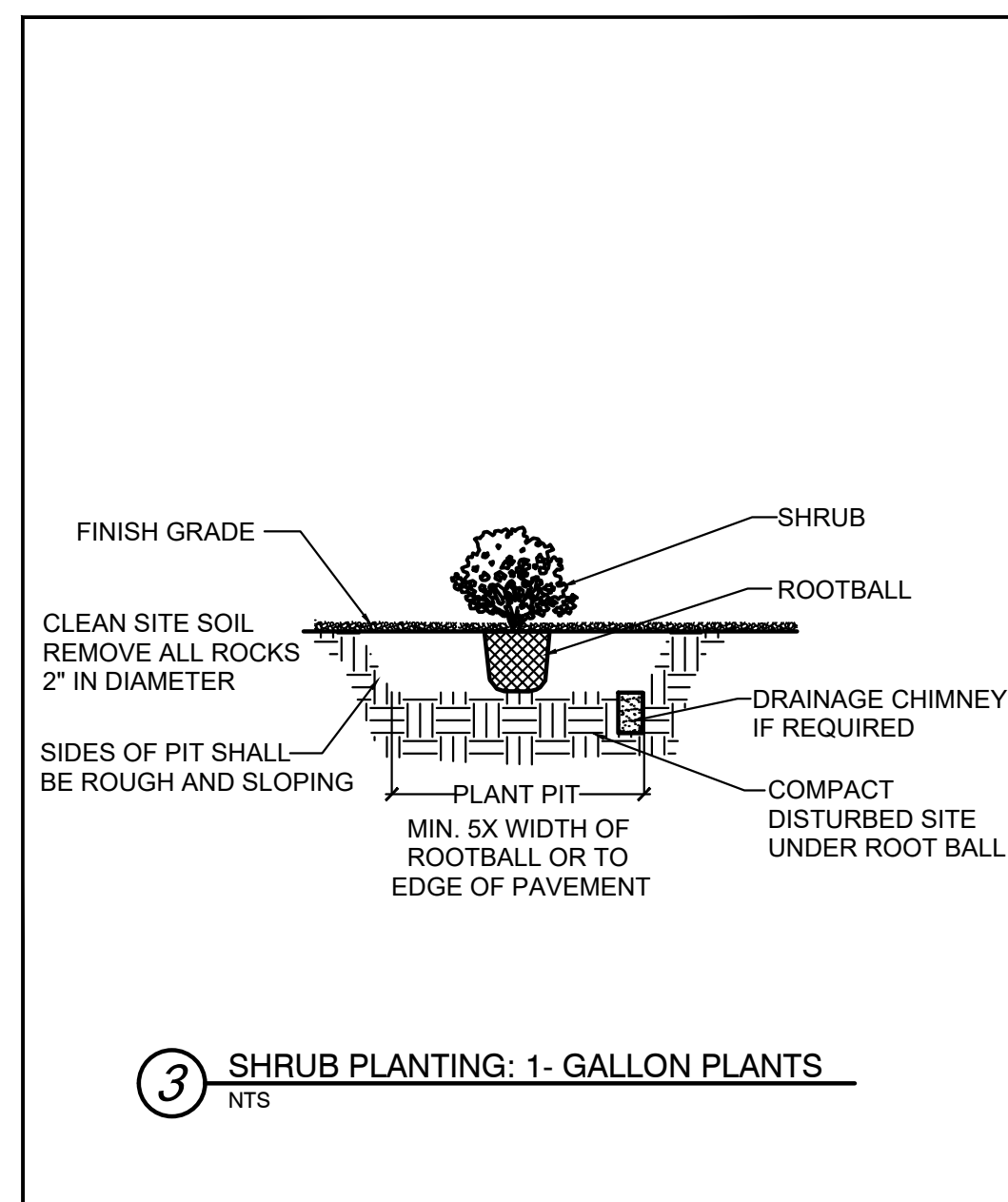
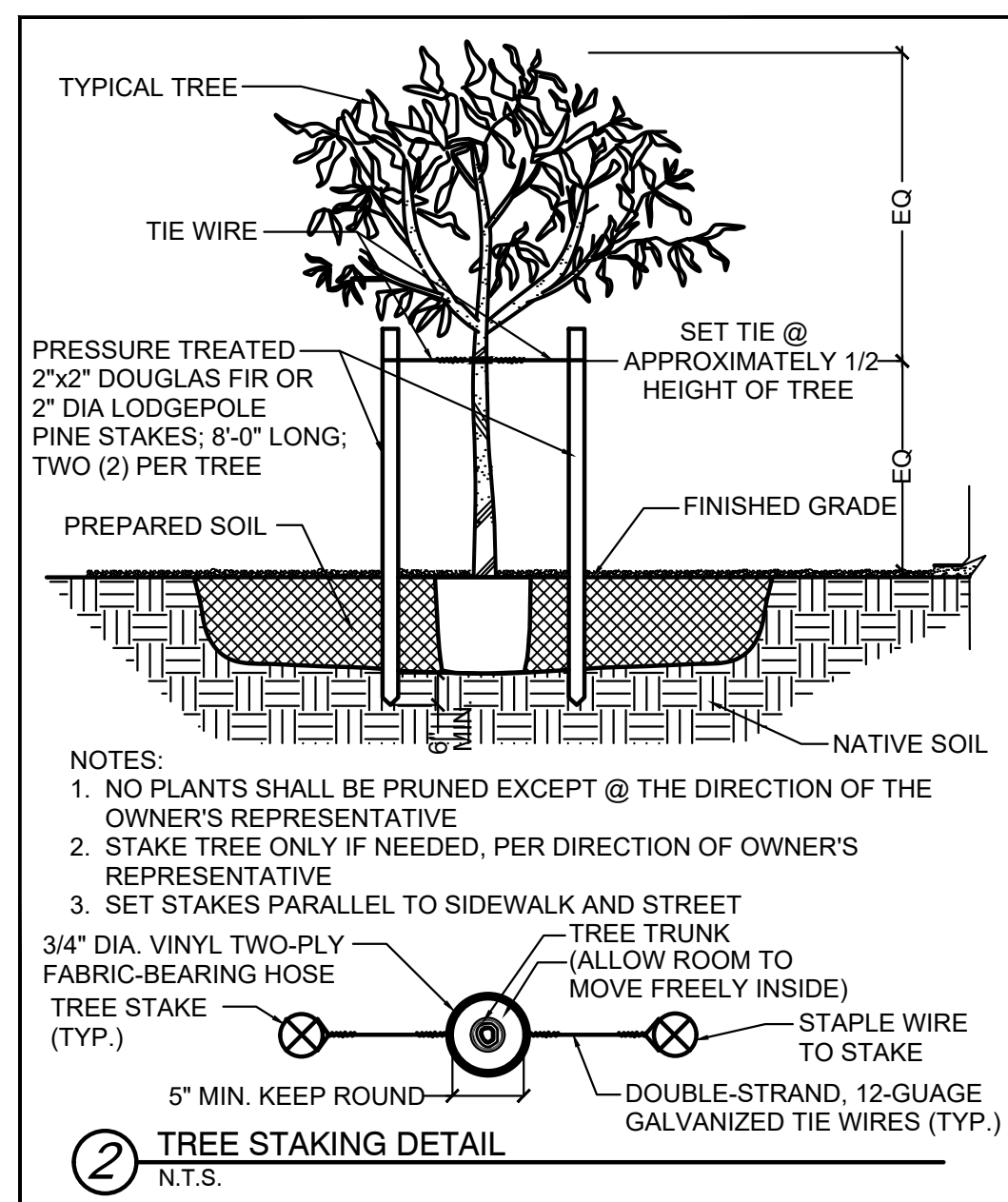
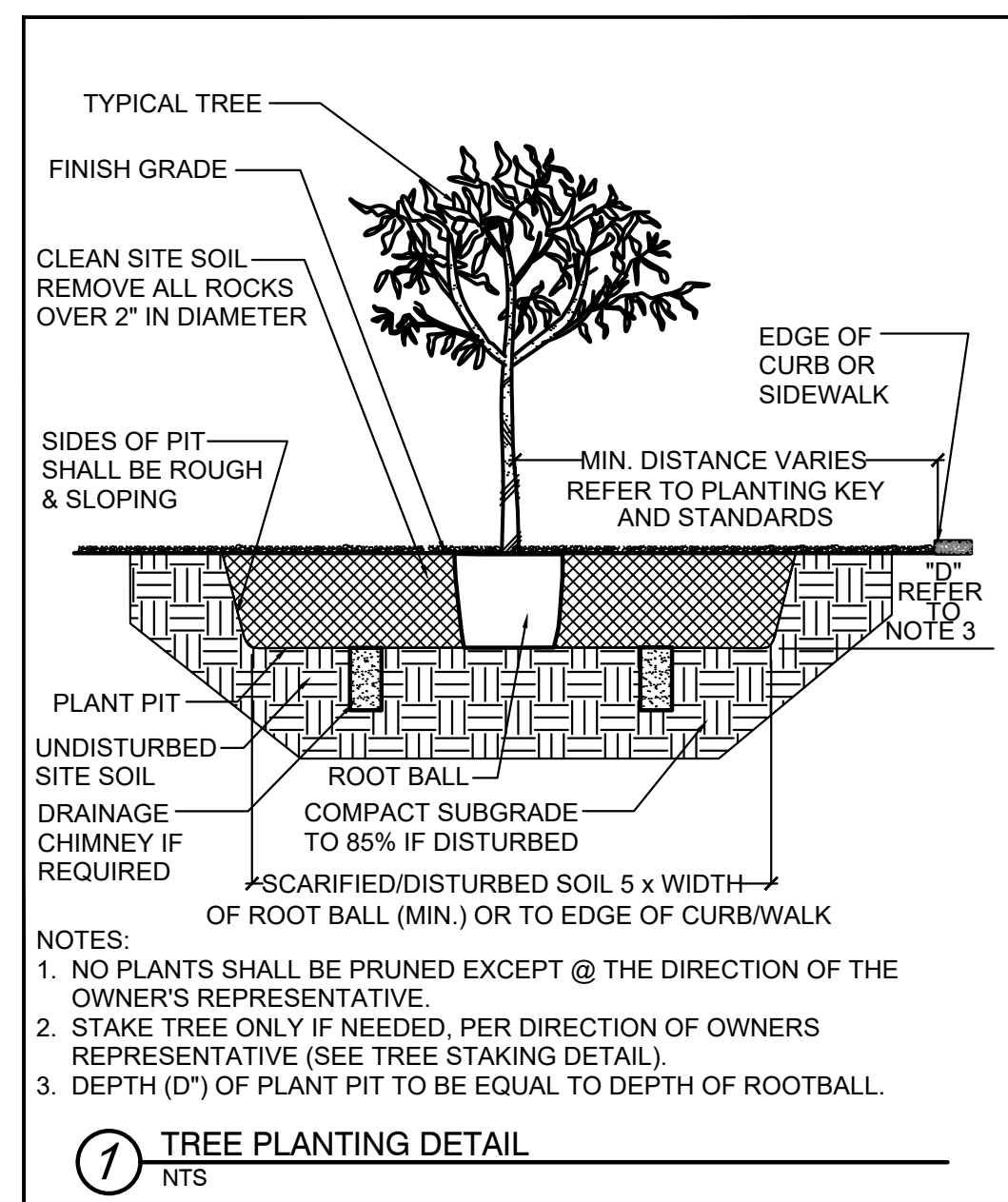
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Date: 5/23/24
Drawn by: LMW/KVP
Checked by: GRS
☐ Design Review
☐ Construction Documents
☒ Agency Submittal
☐ Construction Set
☒ Not for Construction

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GRADING PERMIT #2202968



PROJECT NUMBER:
OV2202968
PIMA COUNTY CASE NO.
C09-85-72

CONSTRUCTION DETAILS
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&SRBM, Town of Oro Valley, Pima County, AZ

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GRADING PERMIT #2202968