

1. PROJECT ZONING : RANCHO VISTOSO PAD CAMPUS PARK INDUSTRIAL
2. GROSS AREA OF DEVELOPMENT = 8.03 ACRES (349,931.29 SQ. FT.)
3. TOTAL ACRES OF GRADED AREA = 7.19 ± ACRES
4. TOTAL ACRES OF UNDISTURBED AREA = 0.84 ± ACRES
5. TOTAL AMOUNT OF OPEN SPACE REQUIRED AND PROVIDED = 0.0.
6. BUILDING SETBACKS REQUIRED / PROVIDED: FRONT = 25', SIDE: 20', REAR: 30'
7. BUFFERYARDS: PER OVZCR 27.6.C AND AS PAR RANCHO VISTOSO PAD. PER PAD THE NORTHERN BOUNDARY REQUIRES 15' BUFFERYARD "B" AND THE WESTERN BUFFERYARD REQUIRES 30' BUFFERYARD "B", INCLUDING EXISTING LANDSCAPE IN RIGHT-OF-WAY.
8. RANCHO VISTOSO NEIGHBORHOOD 3 INNOVATION CORPORATE CENTER BLOCK 4; PARCEL NO. 21920939A
9. LANDSCAPE TO CONFORM TO ORO VALLEY LANDSCAPE CODE.
10. ALL SIGNS AND LIGHTING TO BE SUBMITTED UNDER SEPARATE PLAN AND PERMIT.
11. MITIGATION OF SURVEYED PLANTS IN THE NATIVE PLAN PRESERVATION PLAN WILL BE INCORPORATED IN THE LANDSCAPE DESIGN.
12. 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.
13. PROPERTY OWNER SHALL MAINTAIN BUFFER YARD PLANTINGS TO ENSURE UNOBSTRUCTED VISIBILITY TO MOTORISTS. ALL SHRUBS, ACCENTS, AND GROUNDCOVERS SHALL NOT EXCEED THIRTY (30") INCHES IN HEIGHT WITHIN SITE VISIBILITY TRIANGLES. TREES WITHIN SITE VISIBILITY TRIANGLES WILL BE MAINTAINED TO ENSURE THAT BRANCHES/FOLIAGE IS NOT BELOW A HEIGHT OF SIX (6') FEET AND THE TRUNK DIAMETER SHOULD NOT EXCEED 1-FOOT WHEN FULLY MATURE.
14. PROPERTY OWNERS, LESSEES, AND OCCUPANTS SHALL MAINTAIN REQUIRED LANDSCAPE, IRRIGATION, BUFFERING, SCREENING AND RAINWATER HARVESTING SYSTEM IMPROVEMENTS PER THE APPROVED PLANS.
15. IN THE EVENT OF ABANDONMENT OF THE SITE AFTER GRADING/DISTURBANCE OF NATURAL AREAS, DISTURBED AREAS SHALL BE RE-VEGETATED WITH A NON-IRRIGATED HYDRO SEED MIX FROM OVZCR ADDENDUM D: APPROVED REVEGETATION SEED MIX.
16. ALL PLANT MATERIAL SHALL MEET THE MINIMUM STANDARDS CONTAINED IN THE CURRENT EDITIONS OF THE ARIZONA NURSERY ASSOCIATION'S GROWERS COMMITTEE RECOMMENDED TREE SPECIFICATIONS AND AMERICAN NURSERY ASSOCIATION AS TO SIZE, CONDITION AND APPEARANCE.
17. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE TEMPORARY IRRIGATION SYSTEM AS LONG AS NECESSARY IN ORDER TO TRANSITION PLANTS OVER TO NATURAL SOURCES. ANY PLANT MATERIALS THAT DIE IN TRANSITION, FOR ANY REASONS, SHALL BE REPLACED IN ACCORDANCE WITH SECTION 27.6.E.4., MAINTENANCE.
18. ANY SPADED OR BOXED TREE TRANSPLANTED ON SITE THAT DIES DUE TO NEGLIGENCE OR LACK OF MAINTENANCE SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES OF THE ORIGINAL SALVAGED TREE, AS REQUIRED BY THE SALVAGE PLAN.
19. 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.
20. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE TEMPORARY IRRIGATION SYSTEM AS LONG AS NECESSARY IN ORDER TO TRANSITION PLANTS OVER TO NATURAL SOURCES. IRRIGATION SHALL BE REDUCED THREE YEARS AFTER ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. METERED WATER USE FOR LANDSCAPE IRRIGATION SHALL BE REDUCED BY FIFTY PERCENT, FIVE YEARS FROM THE DATE OF THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
21. 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.
22. LANDSCAPE MATERIALS SHALL NOT OBSTRUCT SIGHT DISTANCES OR VEHICLE TURNING MOVEMENTS.
23. LANDSCAPED AREAS THAT ARE SUSCEPTIBLE TO DAMAGE BY PEDESTRIAN OR AUTO TRAFFIC SHALL BE PROTECTED BY APPROPRIATE CURBS, TREE GUARDS OR OTHER DEVICES.
24. LANDSCAPE SHALL BE DESIGNED TO MINIMIZE SEDIMENT, SAND AND GRAVEL BEING CARRIED INTO THE STREETS FROM STORM WATER OR OTHER RUNOFF.
25. LANDSCAPE PLAN ENABLES ADEQUATE PLANT SPACING TO ENSURE SURVIVABILITY AT PLANT MATURITY.
26. DEEP ROOTED VEGETATION AND TREES SHALL NOT BE PLANTED CLOSER THAN 7.5' FROM A PUBLIC WATER LINE. EXCEPTIONS FOR ALTERNATIVE DESIGN SOLUTIONS SUCH AS ROOT BARRIERS SHALL BE CONSIDERED ON A CASE-BY-CASE BASIS.
27. CURB-WAY CONSISTING OF INORGANIC GROUNDCOVER OR PLANTS NOT TO EXCEED TYPE 2 WATER USE SHALL BE PROVIDED BETWEEN CURB AND ALL SIDEWALKS.
28. ALL LANDSCAPED AREAS TO BE FINISHED WITH A NATURAL TOPPING MATERIAL TO A DEPTH OF AT LEAST TWO (2) INCHES.
29. PLANTING & IRRIGATION (SALVAGE AND NURSERY PLANTS) SHALL BE ALLOWED OUTSIDE OF THE GRADING LIMITS.
30. PUBLIC ART WILL BE PLACED IN A LOCATION COORDINATED BETWEEN CONTRACTOR AND ARTIST.

GRADING PERMIT #2302322

RANCHO VISTOSO
PLANNED AREA DEVELOPMENT
PARCEL 219209120
COMMON AREA A
CONSERVATION EASEMENT
FUNCTIONAL OPEN SPACE

15' LANDSCAPE
BUFFER YARD "B"

VISTOSO PARK ROAD
(PUBLIC ROAD)

SHEET 5

SHEET 7

25' LANDSCAPE BUFFER YARD "B"
WITH VEGETATIVE SCREEN WALL

SHEET 6

SHEET 8

RANCHO VISTOSO
PLANNED AREA DEVELOPMENT
PARCEL 219209110
CORPORATE CENTER
BLOCK 6

RANCHO VISTOSO
PLANNED AREA DEVELOPMENT
PARCEL 219209580
COMMON AREA B
(OPEN SPACE)

RANCHO VISTOSO
PLANNED AREA DEVELOPMENT
PARCEL 219209400
CORPORATE CENTER
BLOCK 4 LOT 2
(MEGGIT - SECURAPLANE)

LANDSCAPE BUFFER YARD TABLE

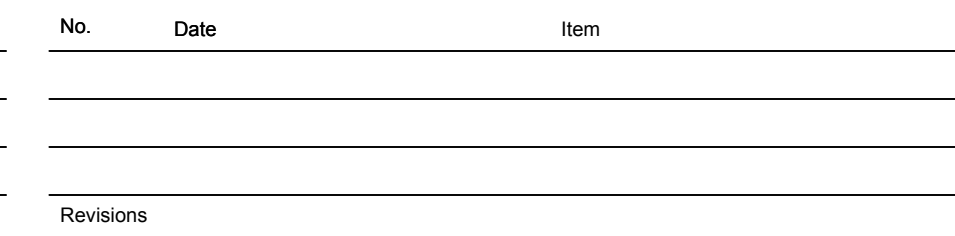
*INCLUDING EXISTING LANDSCAPING IN RIGHT-OF-WAY

BOTANICAL NAME	COMMON NAME	BLUE RIBBON	RED RIBBON	WHITE RIBBON	TOTAL PER PLANT
		TRANSPLANT	REMOVE	PRESERVE IN PLACE	
ACACIA CONSTRICTA	WHITETHORN ACACIA	86	94	0	180
ACACIA GREGGII	CAT CLAW ACACIA	2	0	0	2
CERCIDIUM MICROPHYLLUM	FOOTHILL PALO VERDE	6	1	0	7
PROSOPIS VELUTINA	MESQUITE	3	0	0	3
TOTAL		97	95	0	192

SITE WAS PREVIOUSLY GRADED WITH THE DEVELOPMENT OF THE MEGGITT SECURAPLANE - ADJACENT TO THE SOUTH (APPROXIMATELY TEN YEARS AGO). THE SITE IS SPECIES DOMINATE WITH ACACIA CONSTRICTA. AREA WAS RE-SEEDED / HYDROSEEDED THUS INTRODUCING A LARGE (UN-NATURAL) CONCENTRATION OF ACACIA CONSTRICTA. THE GENERAL OVERALL HEALTH OF THE ACACIA CONSTRICTAS ARE GOOD. OVERALL FORM WAS A KEY COMPONENT IN DETERMINING TRANSPLANT CRITERIA .

MITIGATION OF SIGNIFICANT VEGETATION SHALL BE IN ACCORDANCE WITH SECTION 27.6.B.3.c
 AMOUNT OF SIGNIFICANT VEGETATION = 0.00 sf
 AMOUNT OF SIGNIFICANT VEGETATION DISTURBED = 0.00 sf
 PERCENTAGE OF SIGNIFICANT VEGETATION DISTURBED = 0.00%

REFERENCE NUMBER:
OV12-12 -20 2301036
OV12-06-14B
OV09-07-07



A PORTION OF SECTION 31 & 32
T11S, R14E, G & S.R.M., TOWN OF ORO VALLEY, PIMA
COUNTY, ARIZONA

SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITIONS
SHEET 3	PLANT LEGENDS & TABLES
SHEET 4	LANDSCAPE PLAN 40 SCALE
SHEET 5	LANDSCAPE PLAN 20 SCALE
SHEET 6	LANDSCAPE PLAN 20 SCALE
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SHEET 8	LANDSCAPE PLAN 20 SCALE
SHEET 9	LANDSCAPE DETAILS
SHEET 10	IRRIGATION LEGEND
SHEET 11	IRRIGATION PLAN
SHEET 12	IRRIGATION DETAILS
SHEET 13	IRRIGATION DETAILS
SHEET 14	LANDSCAPE SPECIFICATIONS
SHEET 15	IRRIGATION SPECIFICATIONS
SHEET 16	PAVED COURTYARD SITE PLAN
SHEET 17	SITE DETAILS
SHEET 18	SITE DETAILS
SHEET 19	SITE DETAILS
SHEET 20	SITE DETAILS

ORO VALLEY ALC LLC
2731 77TH AVE SE, SUITE 203
MERCER ISLAND, WA 98040
(425) 417-6086
ATTN: WILLIAM R. MOORE III
BILLMOORE@ROUNDLAKELL.COM

THE WLB GROUP, INC.
4444 E. BROADWAY BLVD.
TUCSON, AZ. 85711
PHONE: (520) 881-7480
ATTENTION: DAVID W. LITTLE, P.E.
DLITTLE@WLBGROUP.COM

THE WLB GROUP, INC.
4444 E. BROADWAY BLVD.
TUCSON, AZ. 85711
PHONE: (520) 881-7480
ATTENTION: GARY GRIZZLE
GGRIZZLE@WLBGROUP.COM

TOWN ENGINEER DATE

Bayer Vella Digitally signed by Bayer Vella
DN: C=US, E=bvella@orovalleyaz.gov, O=Town of Oro
Valley, OU=Planning Division, CN=Bayer Vella
Reason: Emmasue
Date: 2024.06.27 14:18:15-0700'

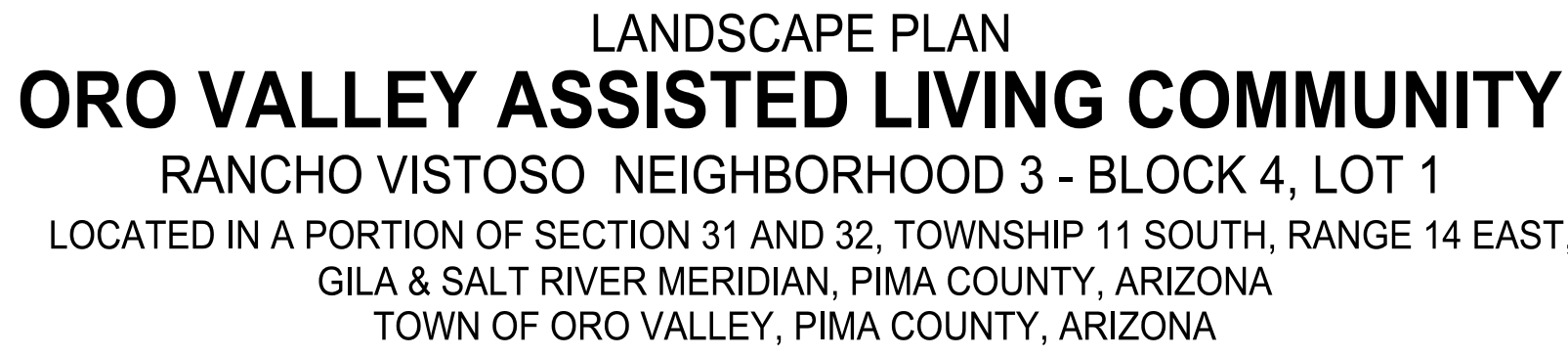
PLANNING & ZONING ADMINISTRATOR DATE

Sheet 1
of 20

Sheet Title

LANDSCAPE PLAN
COVER SHEET

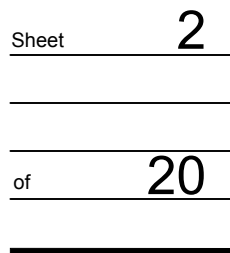
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4444 East Broadway
Tucson, Arizona (520) 881-7480

File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 flp\185050 rv3 lot1 a living flp 2 existing conditions.dwg

Scale	1" = 40'
Job No.	185050-HN-02
Date	MAY 2024
Designed By	PNR / DH / CB
Checked By	GLG



GRADING PERMIT #2302522

PLANT MATERIAL / WATER USE SCHEDULE

PLANT NAME BOTANICAL NAME COMMON NAME	QUANTITY	SIZE	WATER USE TYPE (NEEDS)	ADWR ANNUAL USE AT MATURITY (GALLONS)	ANNUAL WATER USE QUANTITY TIMES ADWR ANNUAL USE (GALLONS)	MONTHLY WATER USE ADWR ANNUAL USE DIVIDED BY 12 MONTHS
TREES						
CERODIUM MICROPHYLLUM FOOTHILL PALO VERDE	43 1	24" Box 48" Box	1	3,948	169,764	14,147
CERODIUM MICROPHYLLUM FOOTHILL PALO VERDE	5	Transplant	1	1,754	8,770	731
CHILOPSIS LINEARIS 'BUBBA JONES' BUBBA JONES DESERT WILLOW	43	24" Box	2	3,960	170,280	14,190
PROSOPIS VELUTINA VELVET MESQUITE	69 5	24" Box 48" Box	2	2,534	174,846	14,571
PROSOPIS VELUTINA VELVET MESQUITE	3	Transplant	2	5,702	17,106	1,426
TOTAL WATER AT MATURITY (TREES)						45,064

PLANT MATERIAL / WATER USE SCHEDULE

PLANT NAME BOTANICAL NAME COMMON NAME	QUANTITY	SIZE	WATER USE TYPE (NEEDS)	ADWR ANNUAL USE AT MATURITY (GALLONS)	ANNUAL WATER USE QUANTITY TIMES ADWR ANNUAL USE (GALLONS)	MONTHLY WATER USE ADWR ANNUAL USE DIVIDED BY 12 MONTHS
SHRUBS						
ACACIA CONSTRICTA WHITETHORN ACACIA	86	Transplant	1	5,702	490,372	40,864
ACACIA GREGGII CAT CLAW ACACIA	2	Transplant	1	5,702	11,404	950
CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER	88	5 Gallon	1	70	6,160	513
CORDIA PARVIFOLIA LITTLE LEAF CORDIA	44	5 Gallon	1	439	19,316	1,610
DODONEA VISCOSA GREEN HOPSEED BUSH	35	5 Gallon	1	632	22,120	1,843
ENCELIA FARINOSA BRITTLBUSH	47	5 Gallon	1	70	3,290	274
JUSTICIA CALIFORNCA CHUPAROSA	78	5 Gallon	2	101	7,878	657
SIMMONDSIA CHINENSIS JOJOBA	67	5 Gallon	1	281	18,827	1,569
VIGUIERA DELTOIDEA (PARSHII) GOLDENEYE	140	5 Gallon	2	316	44,240	3,687
TOTAL WATER AT MATURITY (SHRUBS)						51,967

LANDSCAPE WATER PLAN

WINTER MONTH		SPRING			SUMMER		MONSOON		WINTER		
1	2	3	4	5	6	7	8	9	10	11	12
1,59,0837											
YEAR 3:											
CONTINUE TO INCREASE IRRIGATION WATER USE AS NEEDED AS PLANTS MATURE UP TO, BUT NOT EXCEEDING, 100% ADWR VALUE BY END OF YEAR.											
9,578	10,284	10,788	11,595	11,897	11,897	8,167	8,167	9,377	10,082	9,679	9,477
TOTAL (100% ADWR)				GAL/YEAR				1209899			
YEAR 4:											
BEGIN GRADUALLY DECREASING IRRIGATION TO BUFFER MEDIAN AND ROW AREAS IN ORDER TO REACH ZERO IRRIGATION IN THOSE AREAS BY END OF YEAR 5.											
7,184	7,713	8,091	8,696	8,923	8,923	6,125	6,125	7,032	7,562	7,259	7,108
TOTAL (75% ADWR)				GAL/YEAR				90742			
YEAR 5:											
CONTINUE DECREASING IRRIGATION TO BUFFER, MEDIAN, AND ROW AREAS. BY END OF YEAR 5 IRRIGATION TO BUFFER, MEDIAN AND ROW AREAS MUST BE ZERO AND TOTAL AMOUNT OF WATER USED AT SITE MUST MEET 50% OF ADWR MATURITY VALUE. (AVERAGE MONTHLY WATER USE = 14,837 GAL/MONTH)											
6,906	7,058	7,562	8,066	8,570	8,066	7,562	3,529	2,521	504	151	0
TOTAL (50% ADWR)				GAL/YEAR				60495			

PLANT MATERIAL / WATER USE SCHEDULE

PLANT NAME BOTANICAL NAME COMMON NAME	QUANTITY	SIZE	WATER USE TYPE (NEEDS)	ADWR ANNUAL USE AT MATURITY (GALLONS)	ANNUAL WATER USE QUANTITY TIMES ADWR ANNUAL USE (GALLONS)	MONTHLY WATER USE ADWR ANNUAL USE DIVIDED BY 12 MONTHS
ACCENTS						
AGAVE PARRYI TRUNCATA ARTICHOKE AGAVE	9	5 Gallon	2	57	513	43
ASCLEPIAS LINEARIS 'MONARCH MAGNET' PINELEAF MILKWEED 'MONARCH MAGNET'	34	5 Gallon	2	57	1,938	162
ASCLEPIAS SUBULATA DESERT MILKWEED	15	5 Gallon	2	57	855	71
CARNEGIEA GIGANTEA SAGUARO	19	3' - 8' SPEARS	1	2,741	52,079	4,340
DASYLIRION WHEELERI DESERT SPOON	88	5 Gallon	1	110	9,680	807
FEROCACTUS MISLIZENII FISH-HOOK BARREL	25	6"-8" Diameter	1	10	250	21
ECHINOCACTUS GRUSONII GOLDEN BARREL	14	6"-8" Diameter	1	10	140	12
EUPHORBIA ANTISYPHILLITICA CANDELILLA	62	3 / 5 Gallon	1	39	2,418	202
EUPHORBIA RESINIFERA MOROCCO MOUND	13	3 / 5 Gallon	1	10	130	11
FOQUIERIA SPLENDENS OCOTILLO	25	8-15 Cane Minimum	1	281	7,025	585
HESPERALOE PARVIFLORA RED YUCCA	76	5 Gallon	1	70	5,320	443
HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	266	5 Gallon	1	70	18,620	1,552
NOLINA MICROCARPA BEAR GRASS	98	15 Gallon	1	158	15,484	1,290
PACHYERCEUS MARGINATUS MEXICAN FENCE POST	6	2-3 ft Tall 3 Columns	1	158	948	79
PEDILANTHUS MACROCARPUS LADY'S SLIPPER	68	3 / 5 Gallon	1	25	1,700	142
YUCCA RIGIDA BLUE YUCCA	12	15 Gallon	1	110	1,320	110
TOTAL WATER AT MATURITY (ACCENTS)						9,868
TOTAL WATER AT MATURITY (TREES, SHRUBS & ACCENTS)						103,213

SEEDED AREA

SEED MIX SHALL BE ORO VALLEY APPROVED SEED MIX "D".

AREA TO BE SEEDED SHALL INCORPORATE THE USE OF IMPRINTING OR PITTING OF THE SOIL. REVEGETATION IS REQUIRED TO RESTORE NATURAL VEGETATION ON DISTURBED LAND. TIMING OF REVEGETATION SHALL BE PLANTED TO MAXIMIZE AVAILABILTY OF RAINFALL. SEED MIX SHALL BE PER OVZCR ADDENDUM "D", SPECIES AS FOLLOWS:

ORO VALLEY APPROVED REVEGETATION SEED MIX 'D'

Key: A = Annual; P = Perennial; C = Germinates and thrives in the cool season;
W = Germinates and thrives in warm season; C/W = Germinates and thrives in cool/warm seasons.

SHRUBS: minimum of 5 PLS/acre
Acacia constricta, Whitethorn Acacia (P,W) 2.0
Calliandra eriophylla, Fairy Duster (P,C/W) 2.0
Celtis pallida, Desert Hackberry (P,C/W) 2.0
Encelia farinosa, Brittlebush (P,C/W) 1.0
Larrea tridentata [=L. divaricata], Creosote (P,W) 1.0

SMALL PERENNIALS: minimum of 5 PLS/acre
Baileya multiradiata, Desert Marigold (P,C/W) 2.0
Cassia [= Senna] covesii, Desert Senna (P,W) 1.0
Psilostrophe cooperi, Paper Flower (P,C/W) 2.0
Sphaeralcea ambigua, Desert Globemallow (P,C,W) 1.0
Zinnia pumila, Desert Zinnia (P, C) 2.0

PERENNIAL GRASSES: minimum of 5 PLS/acre
Aristida purpurea, Purple Three-Awn (P,W) 2.0
Bouteloua curtipendula, Side-Oats Grama (P,W) 1.0
Digitaria californica, Arizona Cottontop (P,W) 1.0
Muhlenbergia porteri, Bush Muhly (P,W) 1.0

ANNUAL HERBS AND GRASSES: minimum of 5PLS/acre
Erigeron divergens, Spreading Fleabane (A,W) 1.0
Lupinus arizonicus, Arizona Lupine (A,W) 2.0
Orthocarpus purpurascens, Owlclover (A,C) 2.0
Penstemon parryi, Parry's Penstemon (P,A,C/W) 3.0
Salvia columbariae, Chia (A,C) 2.0

PLANT MATERIAL / WATER USE SCHEDULE

PLANT NAME BOTANICAL NAME COMMON NAME	QUANTITY	SIZE	WATER USE TYPE (NEEDS)	ADWR ANNUAL USE AT MATURITY (GALLONS)	ANNUAL WATER USE QUANTITY TIMES ADWR ANNUAL USE (GALLONS)	MONTHLY WATER USE ADWR ANNUAL USE DIVIDED BY 12 MONTHS
COURTYARDS AND NORTH OR EAST BUILDING ELEVATIONS PLANTS						
ALOE HYBRID 'BLUE ELF' BLUE ELF ALOE	30	5 Gallon	3	79	2,370	198
ALOYSIA GRATISSIMA WHITEBRUSH	6	5 Gallon	3	316	1,896	158
CALLIANDRA HYBRID 'SIERRA STARR' SIERRA STARR FAIRY DUSTER	10	5 Gallon	3	316	3,160	263
CERCIS CANADENSIS V. MEXICANA MEXICAN REDBUD	5	5 Gallon	2	513	2,565	214
DASYLIRON LONGISSIMUM TREE GRASS	14	5 Gallon	2	57	798	67
JUSTICIA CANDICANS RED JUSTICIA	23	5 Gallon	3	263	6,049	504
JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	31	5 Gallon	3	263	8,153	679
LANTANA X 'NEW GOLD' NEW GOLD LANTANA	24	5 Gallon	2	158	3,792	316
LEUCOPHYLLUM FRUTESCENS 'HEAVENLY' HEAVENLY CLOUD TEXAS RANGER	18	5 Gallon	2	158	2,844	237
NANDINA DOMESTICA 'COMPACTA' COMPACT NANDINA	68	5 Gallon	2	158	10,744	895
PISTACIA CHINENSIS 'RED PUSH' RED PUSH PISTACHE	5	24" Box	3	6,579	32,895	2,741
PUNICA GRANATUM POMEGRANATE	1	15 Gallon	2	1,426	1,426	119
QUERCUS VIRGINIANA FUSIFORMIS LIVE OAK JOAN LIONETTI	7	36" BOX	3	18,276	127,932	10,661
SALVIA GREGGII AUTUMN SAGE	19	5 Gallon	3	183	3,477	290
SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	13	15 Gallon Shrub	3	183	2,379	198
TECOMA X 'SUNRISE' YELLOW BELLS	7	5 Gallon	2	405	2,835	236
TOTAL WATER AT MATURITY (COURTYARDS)						17,776

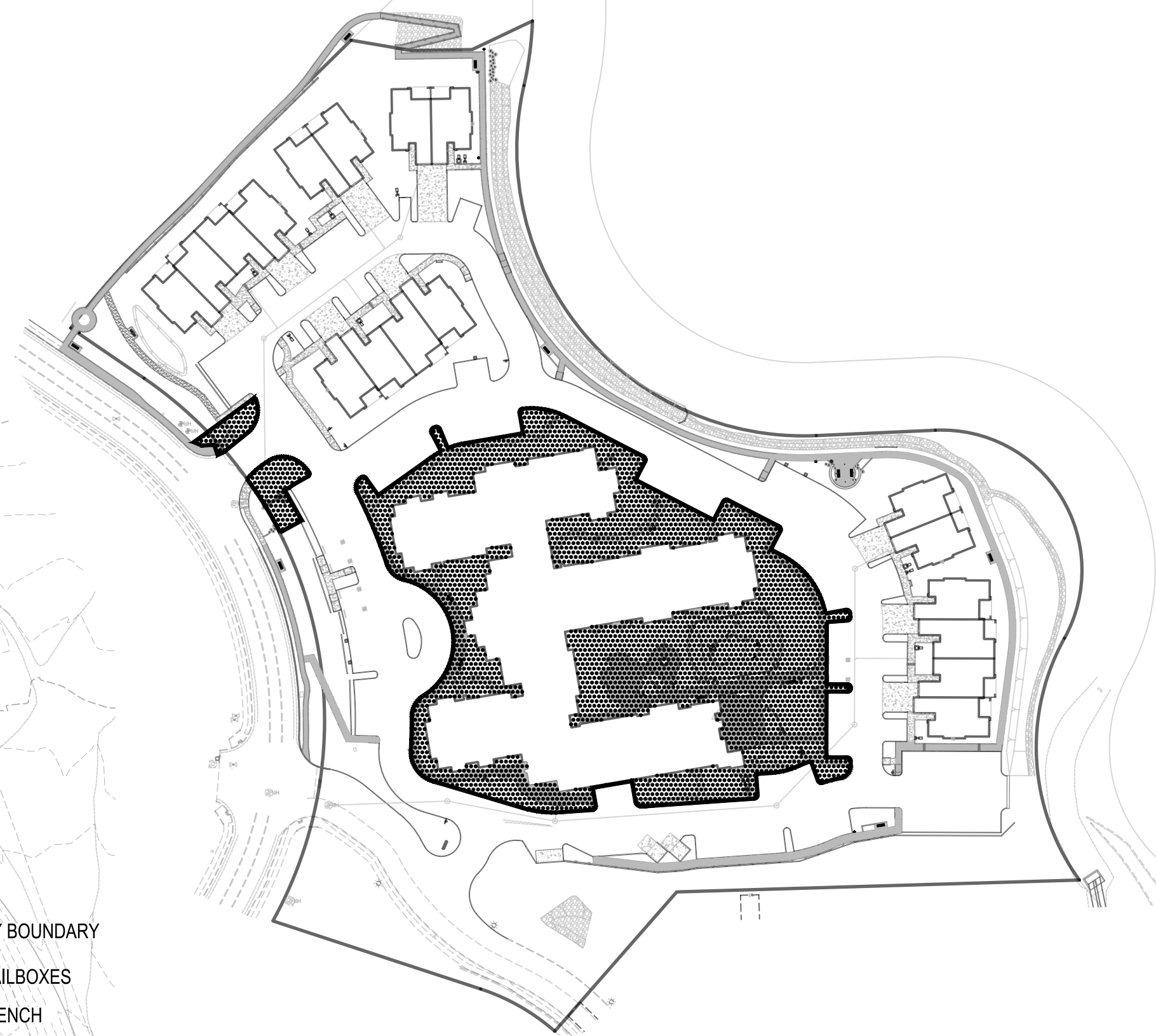
DECORATIVE ROCK - DR (SEE SHEET 4 FOR LOCATIONS)



3/4" MINUS DECOMPOSED GRANITE - COLOR: APACHE RED
2" MINIMUM DEPTH.
1" SCREENED DECORATIVE ROCK - COLOR: APACHE RED
2" MINIMUM DEPTH.

BOULDERS

SYMBOL	QTY	SIZE (FT.)	COMMENTS
⊕	114	1 X 2 X 2	COLOR: APACHE RED
⊕	39	2 X 2 X 3	

LANDSCAPE PLAN
ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA



	1" SCREENED DECORATIVE ROCK - COLOR: APACHE RED 2" MINIMUM DEPTH.
	3/4" MINUS DECOMPOSED GRANITE - COLOR: APACHE RED 2" MINIMUM DEPTH.

1. ALL AREAS NOT COVERED BY OTHER IMPROVEMENTS SHALL RECEIVE A 2" MINIMUM COVERAGE OF DECORATIVE ROCK
2. DECORATIVE ROCK SIZES TO BE REVIEWED AND APPROVED BY OWNER PRIOR TO PLACEMENT

LANDSCAPE PLAN

RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA



Sheet **4**

of **20**

Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix and
Flagstaff, Arizona, and Las Vegas, Nevada.
4444 East Broadway
Tucson, Arizona (520) 881-7480

ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 INNOVATION CORPORATE CENTER
BLOCK 4 - LOT 1, ORO VALLEY, ARIZONA

Sheet Title

LANDSCAPE PLAN

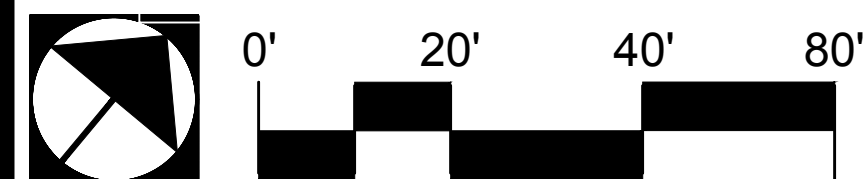
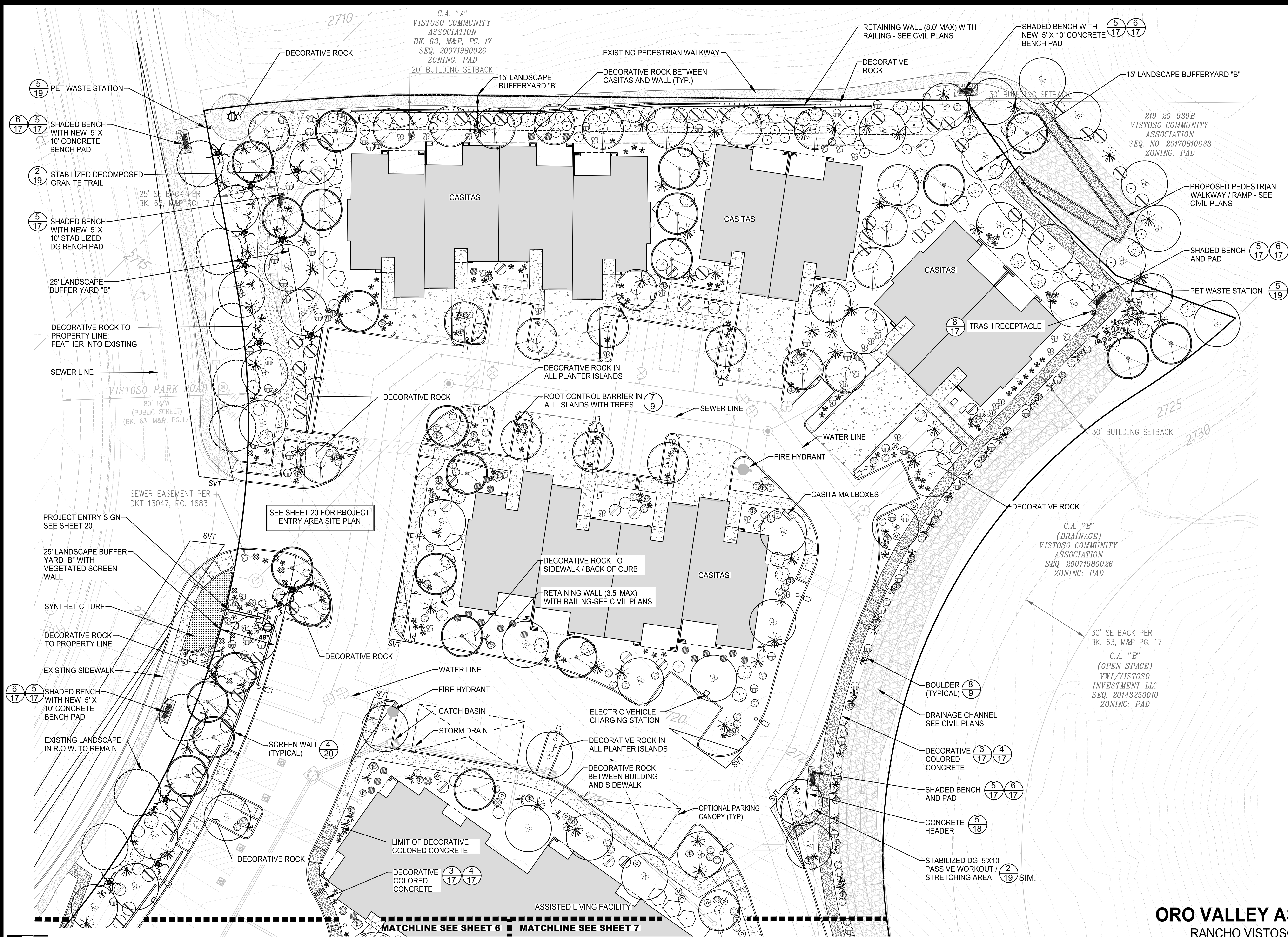
SITE PLAN / PLANTING PLAN

File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 flp\185050 rv3 lot1 a living flp 4.dwg

REFERENCE NUMBER:
OV12-12 -20 2301036
OV12-06-14B
OV09-07-07

[illegible]

Scale	1" = 40'
Job No.	185050-HN-02
Date	MAY 2024
Designed By	PNR / DH / CB
Checked By	GLG



20 SCALE SHEETS - FOR CONTRACTOR
INFORMATION PURPOSES

REFERENCE NUMBER:
OV12-12 -20
OV12-06-14B
OV09-07-07



LANDSCAPE PLAN
ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

The
WLB
Group Inc.

Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix and
Flagstaff, Arizona, and Las Vegas, Nevada.
4444 East Broadway
Tucson, Arizona (520) 881-7480

ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 INNOVATION CORPORATE CENTER
BLOCK 4 - LOT 1, ORO VALLEY, ARIZONA

Sheet Title
**LANDSCAPE PLAN
PLANTING PLAN**

File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 fip\185050 rv3 lot1 a living fip 5.dwg

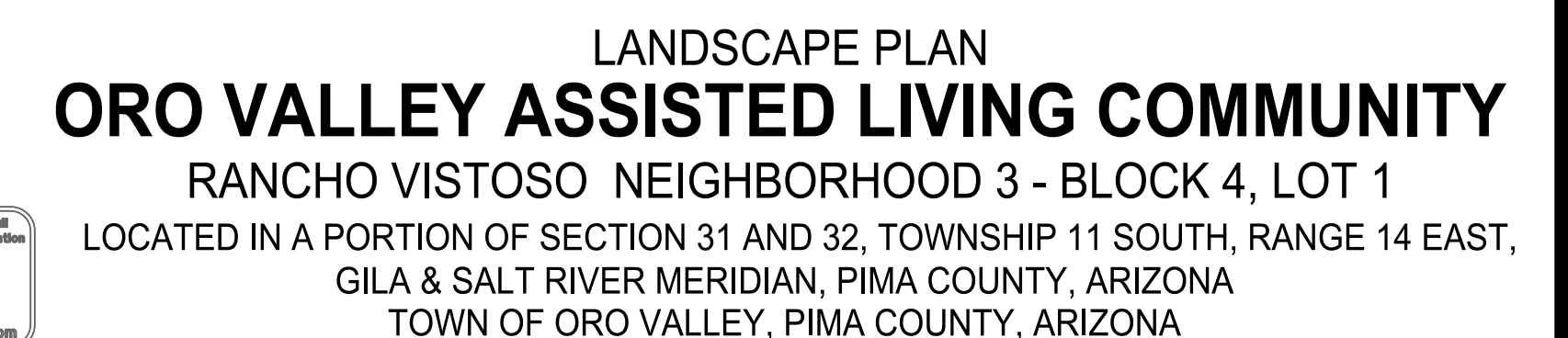
No.	Date	Item

Scale 1" = 20'
Job No. 185050-HN-02
Date MAY 2024
Designed By PNR / DH / CB
Checked By GLG



Sheet 5
of 20

GRADING PERMIT #2302522



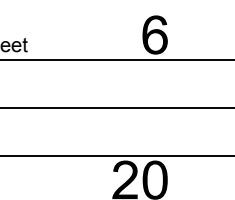
ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 INNOVATION CORPORATE CENTER
BLOCK 4 - LOT 1, ORO VALLEY, ARIZONA

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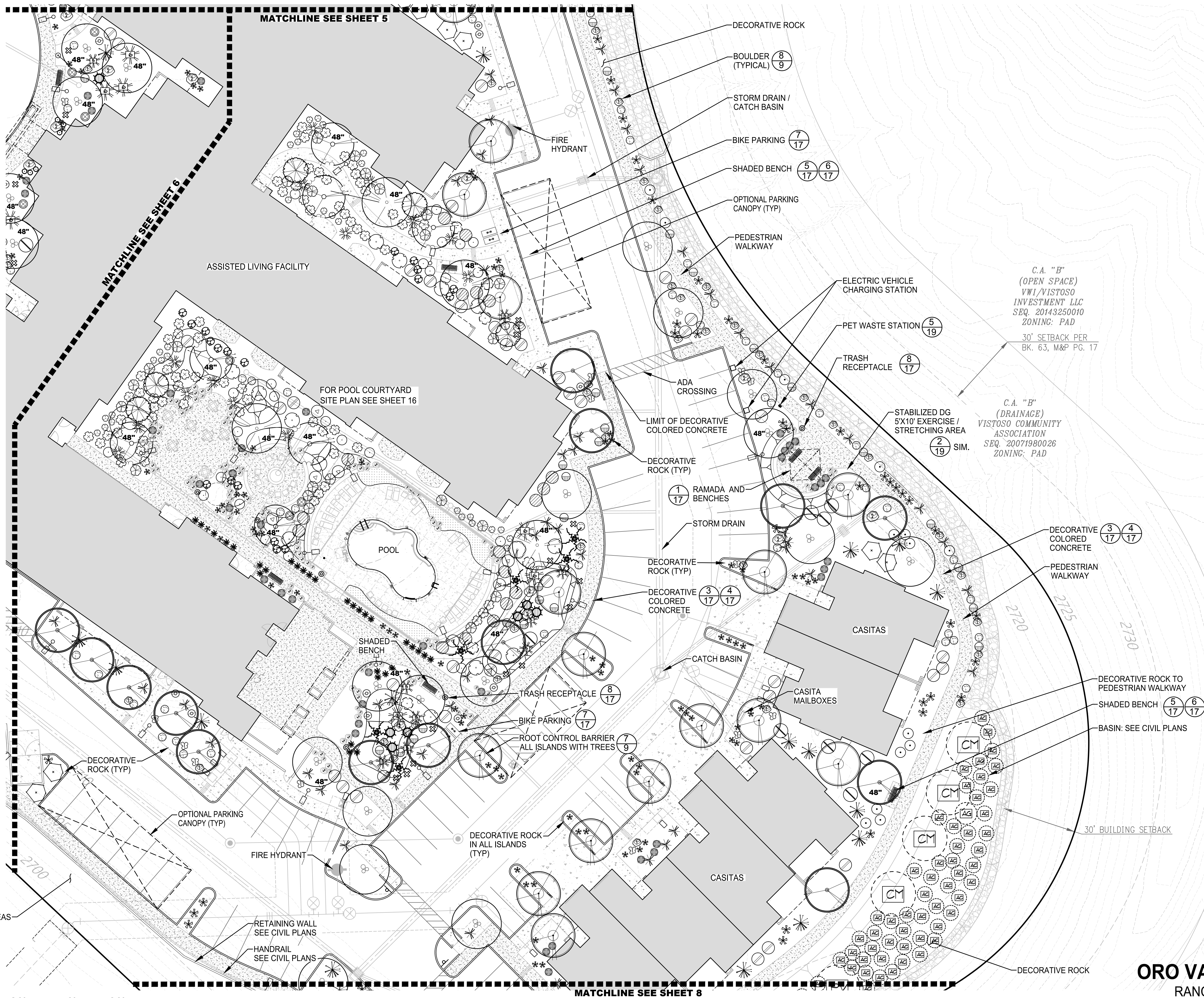
Contact Arizona 811 at least two
 working days before you begin excavate.

 Call 811 or click Arizona811.com

Scale	1" = 20'
Job No.	185050-HN-02
Date	MAY 2024
Designed By	PNR / DH / CB
Checked By	GLG



GRADING PERMIT #2302522



C.A. "B"
(OPEN SPACE)
VW1/VISTOSO
INVESTMENT LLC
SEQ. 20143250010
ZONING: PAD
30' SETBACK PER
BK. 63, M&P PG. 17

C.A. "B"
(DRAINAGE)
VISTOSO COMMUNITY
ASSOCIATION
SEQ. 20071980026
ZONING: PAD

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TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

REFERENCE NUMBER:
OV12-12 -20
OV12-06-14B
OV09-07-07

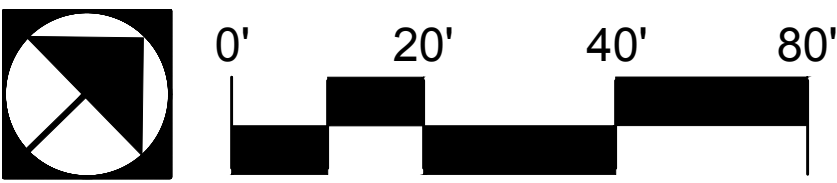


No.	Date	Item

Scale 1" = 20'
Job No. 185050-HN-02
Date MAY 2024
Designed By PNR / DH / CB
Checked By GLG



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of 20



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File: Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 fip\185050 rv3 lot1 a living fip 7.dwg

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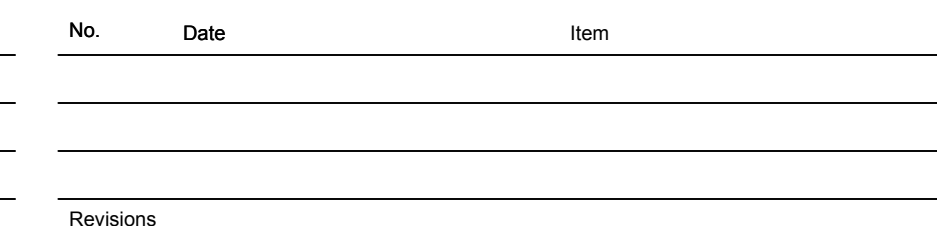
ORO VALLEY ASSISTED LIVING COMMUNITY
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Sheet Title

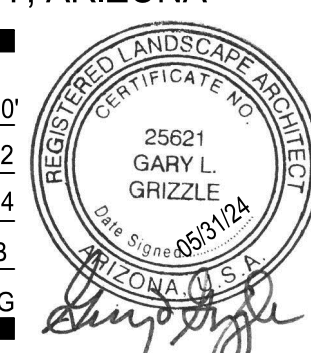
LANDSCAPE PLAN
PLANTING PLAN

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OV09-07-07

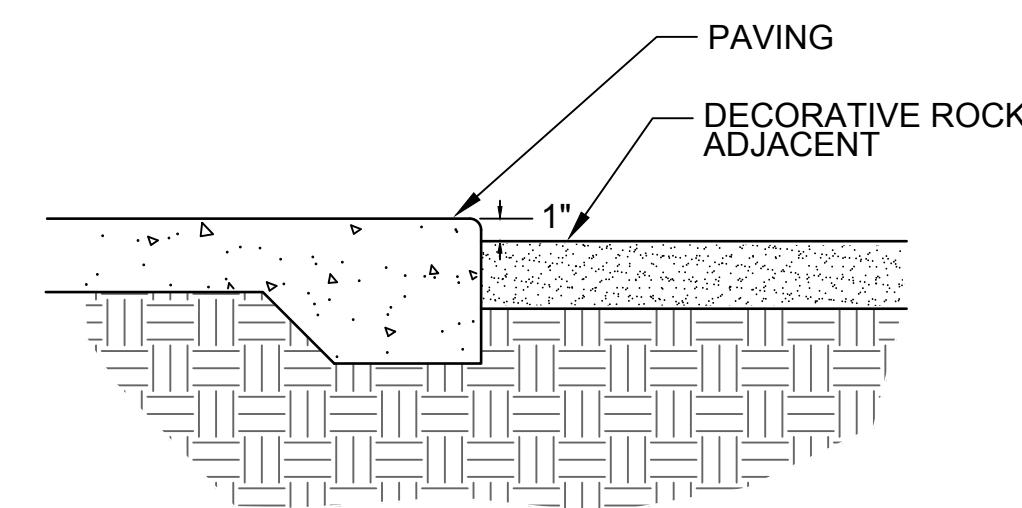


LANDSCAPE PLAN
ORO VALLEY ASSISTED LIVING COMMUNITY
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GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA



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of 20

GRADING PERMIT #2302522



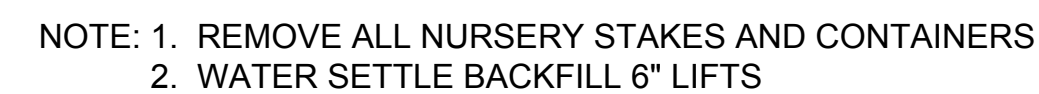
1. ROOT PRUNE ALL SHREDDED OR DAMAGED ROOTS. ENSURE ALL WOUNDS TO THE ROOT SYSTEM ARE CLEAN CUT PRIOR TO PLANTING. DUST ALL ROOTS WITH SULFUR.
2. PLANT SAGUAROS AT LEAST 4" FROM SHRUBS OR TREE CANOPIES.
3. PLANTING WELL SHALL BE 6" MIN. WIDER THAN THE EXTENT OF THE SEVERED LATERAL ROOTS.
4. PLANTING DEPTH SHALL BE THE SAME DEPTH AT WHICH THE PLANT WAS GROWN. THE TAPERING OF ROOT COLLAR MUST BE VISIBLE ABOVE THE FINISHED GRADE.
5. BACKFILL WITH DRY SITE SOIL / 50% MORTAR SAND (NO STONES) TREATED WITH SOIL SULFUR. COMPACT SOIL IN 6" LIFTS TO ENSURE THE STABILITY OF THE PLANT.
6. ALL SAGUARO / BARREL CACTI PLACEMENTS SHALL MATCH ORIGINAL NORTH SIDE FACING NORTH. ANY UNSUBURNED SAGUAROS / BARREL CACTI SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR.
7. SAGUAROS ARE SPECIFIED BY HEIGHT. A VARIETY OF HEIGHTS MAY BE ACCEPTABLE PROVIDED THE AVERAGE IS NOT LESS THAN SPECIFIED. OWNER OR OWNER'S REPRESENTATIVE MUST APPROVE SAGUARO SIZES PRIOR TO PLANTING.
8. MIST WITH WATER FROM TOP DOWN TWICE A MONTH IF PLANTED DURING HOT SEASON.



1. ROOT PRUNE ALL SHREDDED OR DAMAGED ROOTS.
2. ENSURE ALL WOUNDS TO THE ROOT SYSTEM ARE CLEAN CUT BEFORE PLANTING.
3. APPLY DUSTING SULFUR TO ALL AREAS BELOW GRADE.
4. BARE ROOTS SHALL NOT BE OUT OF THE GROUND FOR MORE THAN FIVE DAYS.
5. MIST WITH WATER FROM TOP DOWN EVERY OTHER WEEK IF PLANTED DURING HOT SEASON.
6. ADD IRRIGATION AS INDICATED (2 GPH EMITTER) TO ENSURE PROPER ROOT GROWTH AND HYDRATION.












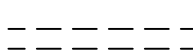
1. ROOT BARRIER SHALL BE INSTALLED IN A LINEAR RUN PARALLEL TO EDGE OF HARDSCAPE (NOT ENCIRCLING ROOTBALL)-20' MIN. LENGTH EACH TREE.
2. TOP OF ROOT CONTROL BARRIER SHALL BE ONE INCH ABOVE FINISH GRADE(MIN). BUT BELOW SIDEWALK GRADE.
3. ROOT BARRIER SHALL BE INSTALLED WITH RAISED ROOT DIVERTERS FACING TOWARD THE TREE ROOTBALL.



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GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

- ## IRRIGATION NOTES

- ## IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER/MODEL	COMMENTS
	WATER METER	PER LOCAL CODE	SERVICE LINE SIZE - SEE WATER PLANS
	IRRIGATION CONTROLLER	RAIN BIRD ESP-LXD 2-WIRE CONTROLLER 50-STATION	WALL-MOUNT IN RAIN BIRD LXMM CABINET PER MANUFACTURER'S RECOMMENDATIONS. COORDINATE ELECTRICAL SUPPLY
	BACKFLOW PREVENTER IN ENCLOSURE	FEBCO 825Y-A, SIZE AS INDICATED	GUARDSHACK ENCLOSURE, COLOR: WOODLAND TAN. INSTALL ON 4" THICK CONCRETE SLAB PER MANUFACTURERS RECOMMENDATIONS. PROVIDE R30 INSULATION BLANKET
	BALL VALVE (<2" LINE) GATE VALVE (>2" LINE)	SPEARS PVC TRUE UNION BALL VALVE NIBCO T113-K	LINE SIZE, IN VALVE BOX BOX SIZE: ARMOR 10" ROUND, OR EQUAL.
	QUICK COUPLER	RAIN BIRD 33DP	NON-POTABLE COVER, IN VALVE BOX BOX SIZE: ARMOR 10" ROUND, OR EQUAL. PROVIDE (3) KEYS.
	MASTER VALVE	(1) RAIN BIRD EFB-CP	LINE SIZE, IN VALVE BOX BOX SIZE: AMETEK "STANDARD", OR EQUAL.
	FLOW SENSOR	(1) RAIN BIRD FS	IN VALVE BOX BOX SIZE: AMETEK "STANDARD", OR EQUAL.
	REMOTE CONTROL DRIP VALVE ASSEMBLY	(1) RAIN BIRD PEB (1) RAIN BIRD RBY-C SERIES IN-LINE FILTER (1) RAIN BIRD PSI-M40X-100 PRESSURE REGULATOR (1) BALL VALVE SPEARS PVC TRUE UNION	SIZE PER PLAN, IN VALVE BOX BOX SIZE: ARMOR "JUMBO", OR EQUAL.
NOT SHOWN	MULTI-OUTLET DRIP EMITTER	RAIN BIRD XBT-10-6 OR EQUAL	NOT SHOWN ON PLAN. PROVIDE (1) TO EACH TREE.
NOT SHOWN	SINGLE-OUTLET DRIP EMITTER	RAIN BIRD XB-10PC OR EQUAL	IN VALVE BOX. BOX SIZE: ARMOR 10" ROUND, OR EQUAL.
	MAIN LINE	SCH. 40 PVC PIPE	SIZE: AS NOTED. SCH.80 FITTINGS
NOT SHOWN	LATERAL LINE (POLY) TREE & SHRUB LATERAL	3/4" POLYETHYLENE PIPE	U.S. PLASTICS OR EQUAL MAX. RUN 300 FT.
NOT SHOWN	END FLUSH CAP	SEE DETAIL	IN VALVE BOX PROVIDE AT END OF ALL 3/4" POLYETHYLENE RUNS. BOX SIZE: ARMOR 6" ROUND, OR EQUAL.
	SLEEVE	SCH. 40 PVC PIPE	SIZE TO BE 2X DIAMETER OF PIPE BEING SLEEVED. (4" MIN.) CONTRACTOR TO PROVIDE ALL SLEEVES EVEN IF NOT SHOWN ON PLAN

YEAR	DAYS	FREQUENCY	TIME (HRS.)	TOTAL WATER
3	MON. WED. FRI.	1	2.75	120,989
4	MON. THUR.	1	3	90,742
5	WED.	1	4	60,495

PLANT WATERING REQUIREMENTS VARY ACCORDING TO SIZE OF PLANT,
AGE, EXPOSURE, SOIL, LOCATION, WEATHER, AND OTHER FACTORS.
ADJUST CONTROLLER AS NEEDED.

TREES

SHRUBS / GROUNDCOVER

Contact Arizona 811 at least two full working days before you begin excavation

 Call 811 or click Arizona811.com

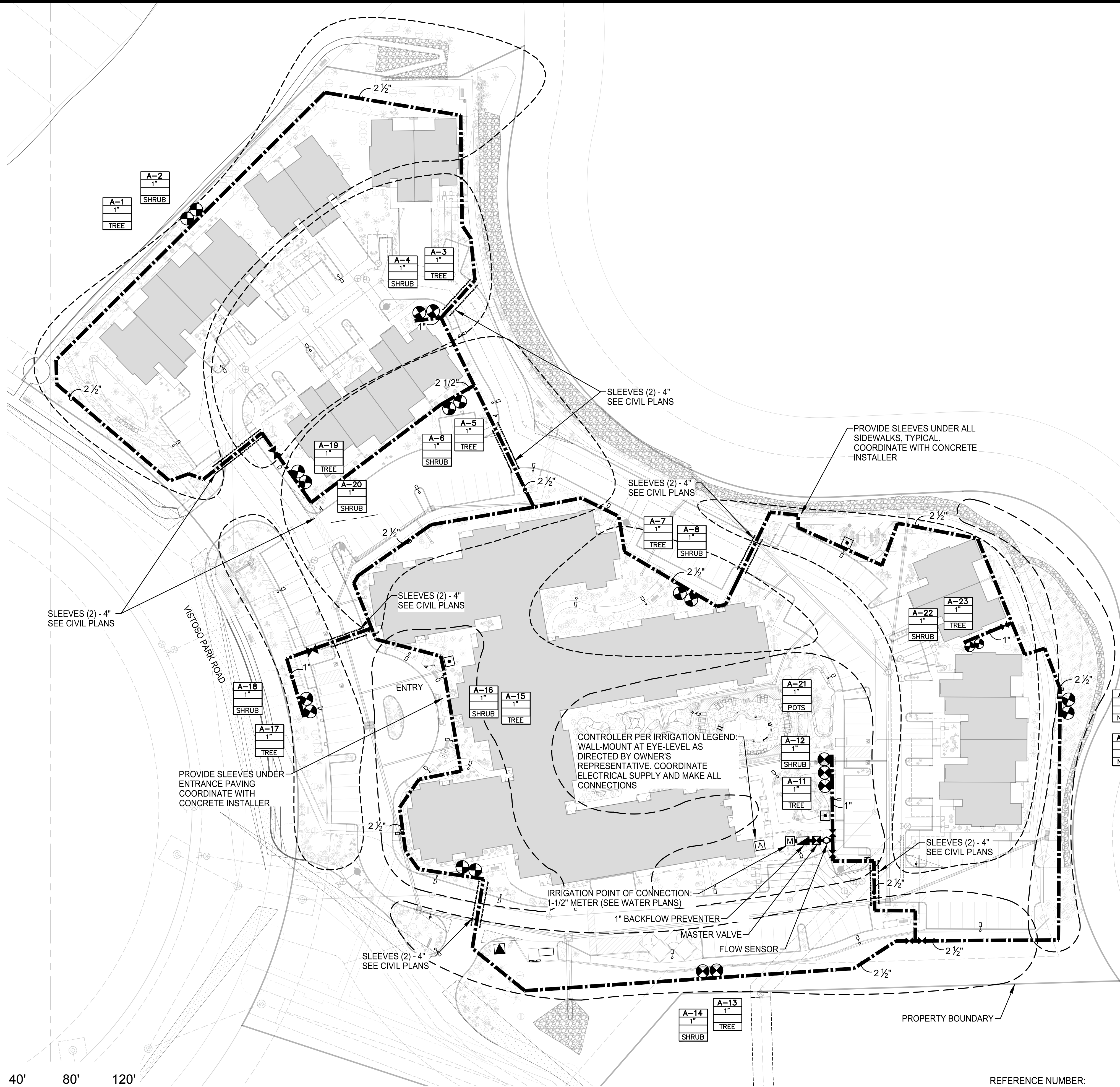
Job No.	185050-HN-02
Date	MAY 2024
Designed By	PNR / DH / CB
Checked By	GLG



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of 20

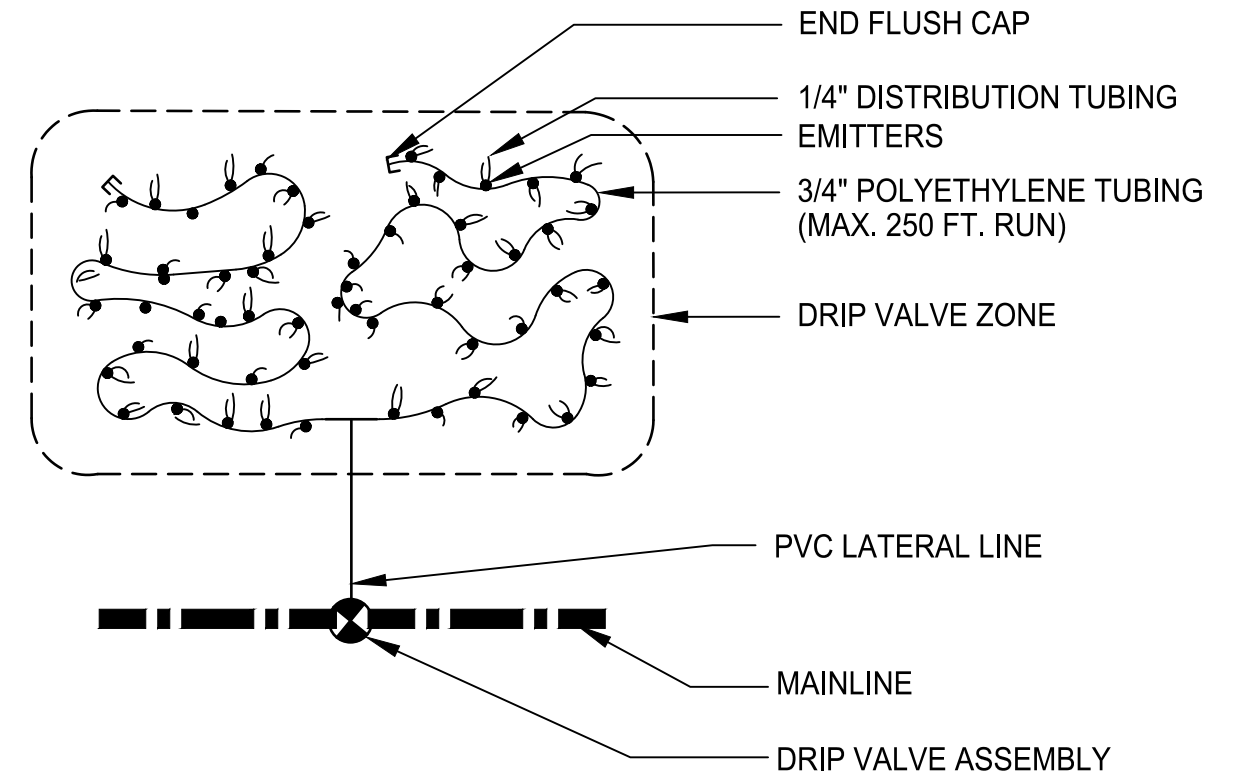
of 20



FOR IRRIGATION LEGEND SEE
SHEET 10

VALVE KEY

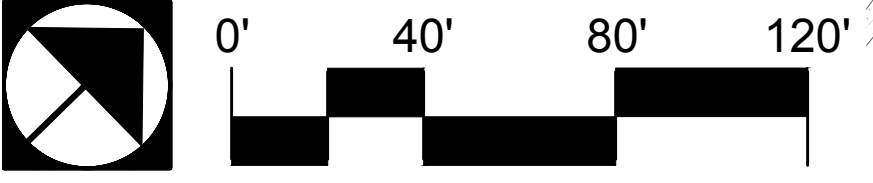
A-*	STATION NUMBER
1"	VALVE SIZE
2.0	FLOW (GPM)
TREE	PLANTING TYPE



TYPICAL DRIP EMITTER LAYOUT

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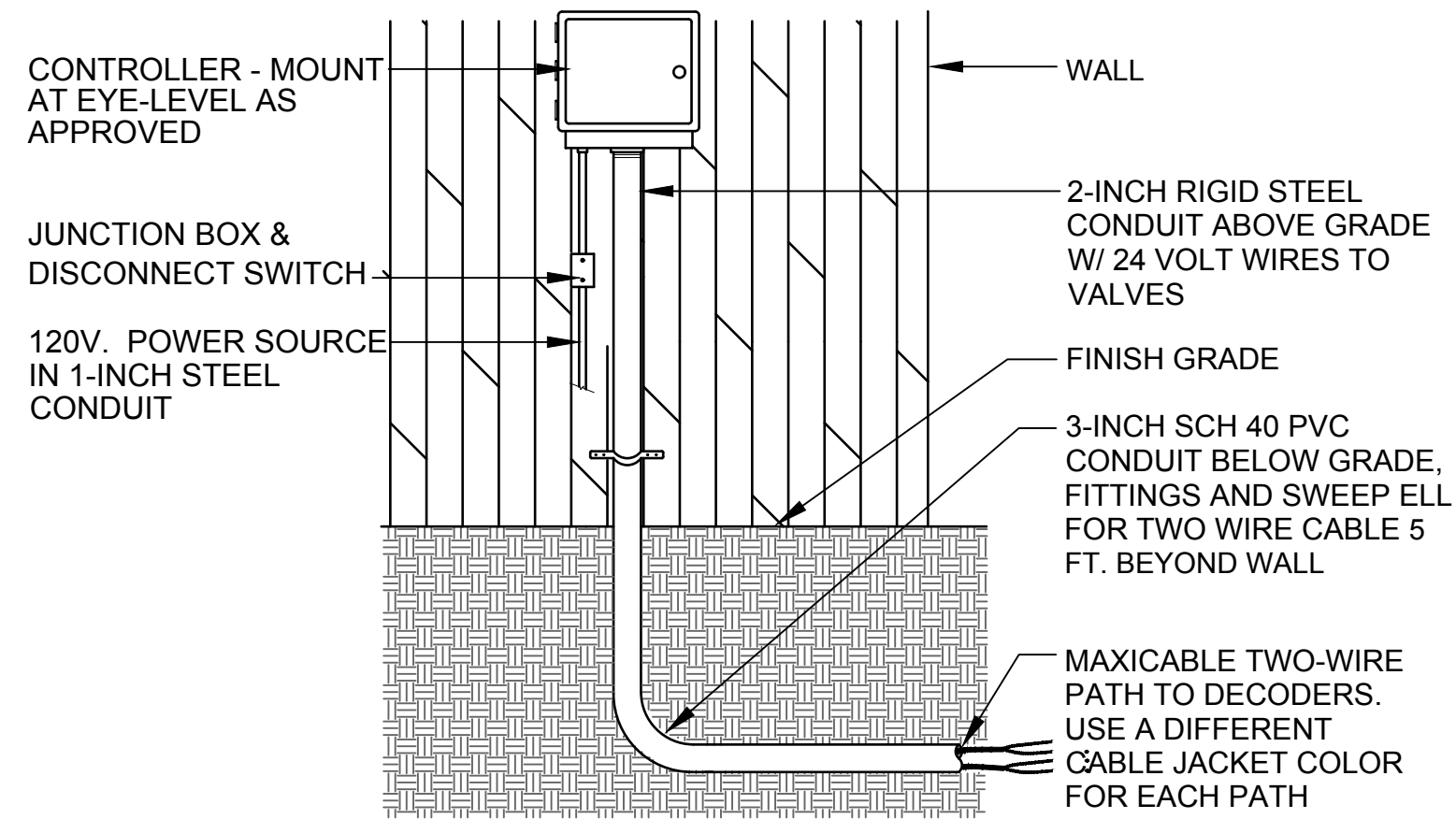
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OV12-06-14B
OV09-07-07



No.	Date	Item

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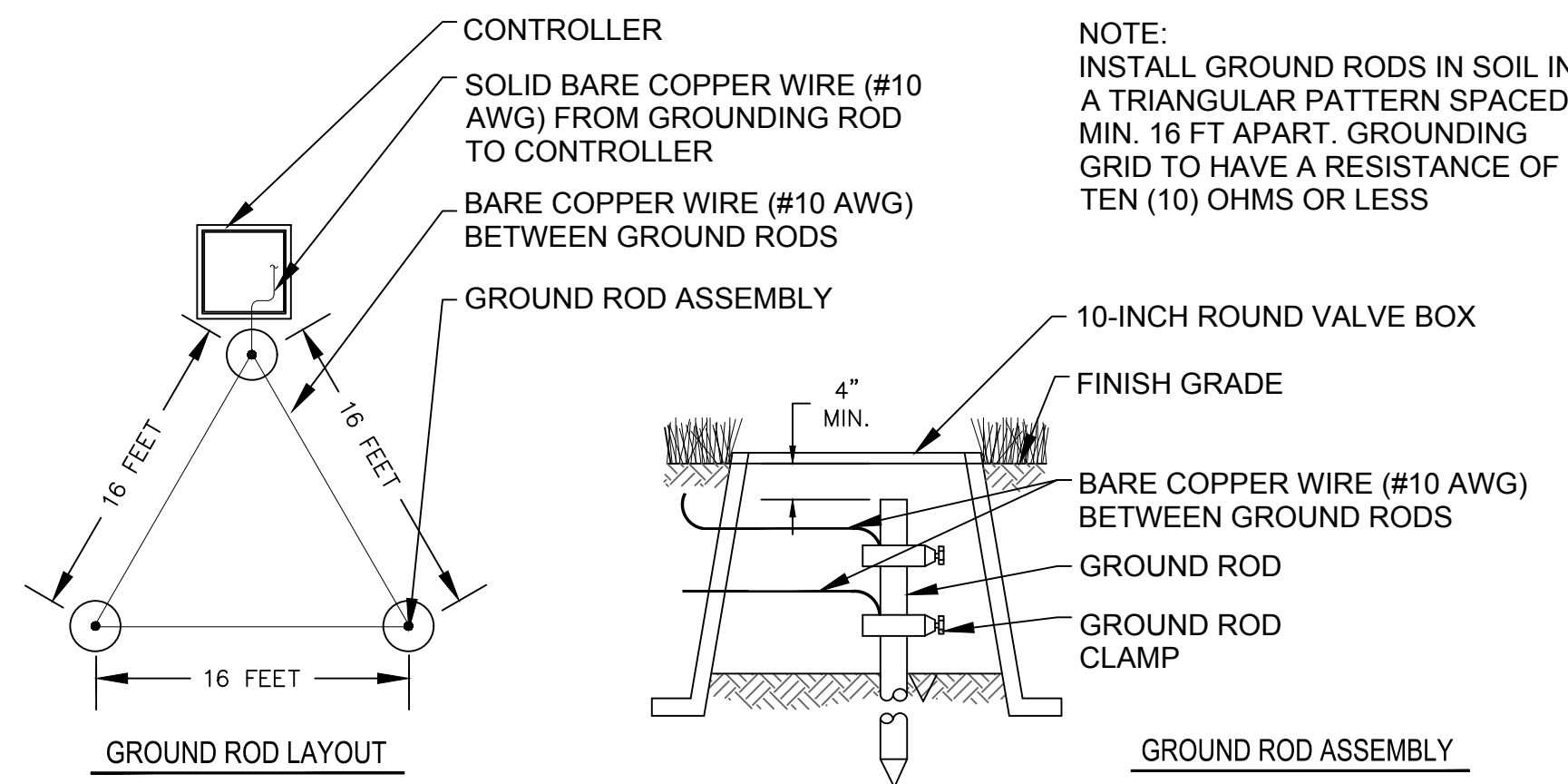




NOTE: GROUND CONTROLLER PER CONTROLLER MANUFACTURER RECOMMENDATIONS AND PER LOCAL CODE.

1 WALL - MOUNT CONTROLLER

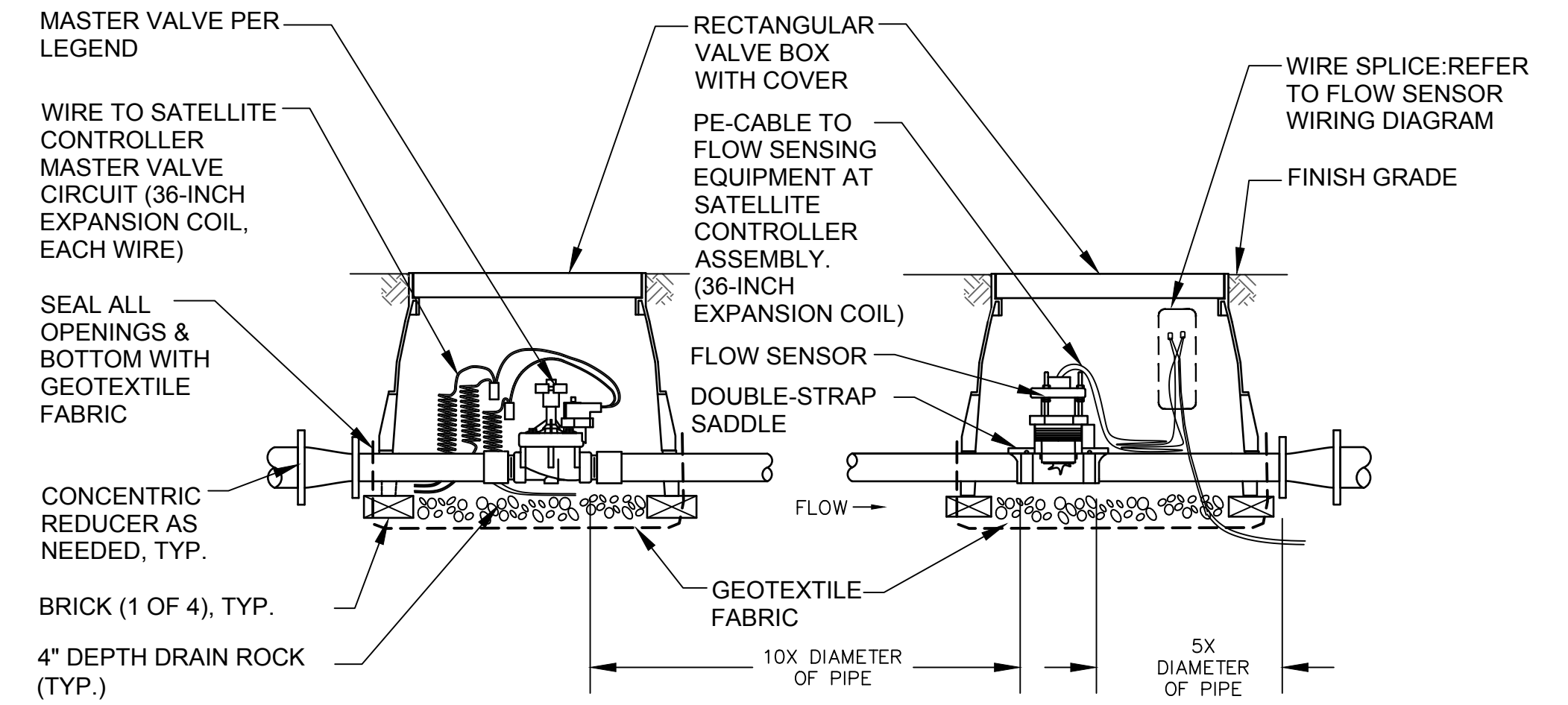
NTS



NOTE:
INSTALL GROUND RODS IN SOIL IN A TRIANGULAR PATTERN SPACED MIN. 16 FT APART. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHMS OR LESS

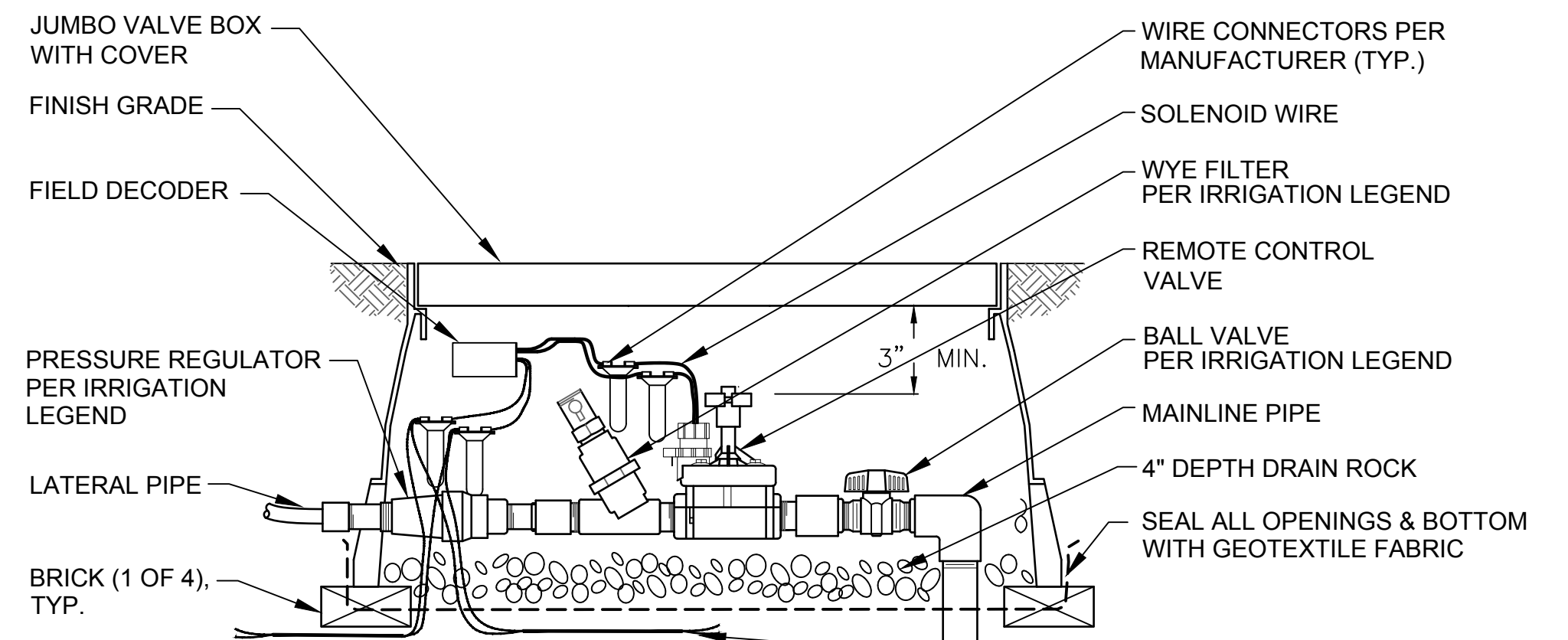
2 CONTROLLER GROUNDING

NTS



3 MASTER VALVE & FLOW SENSOR

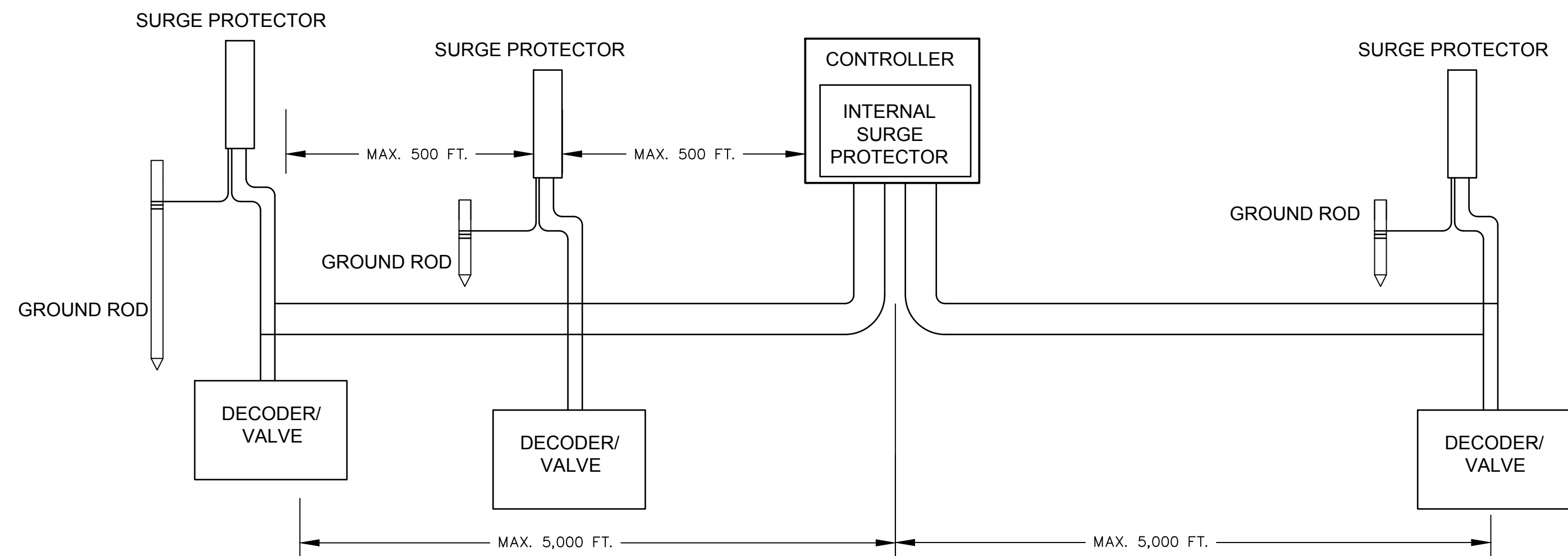
NTS



- NOTES:
1. REFER TO MANUFACTURER'S WIRING DIAGRAMS
 2. PLACE 3 FEET OF EXTRA WIRE IN EVERY VALVE BOX FOR EASIER SERVICING
 3. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM FIELD DECODER TO SOLENOID IS 450 FEET.

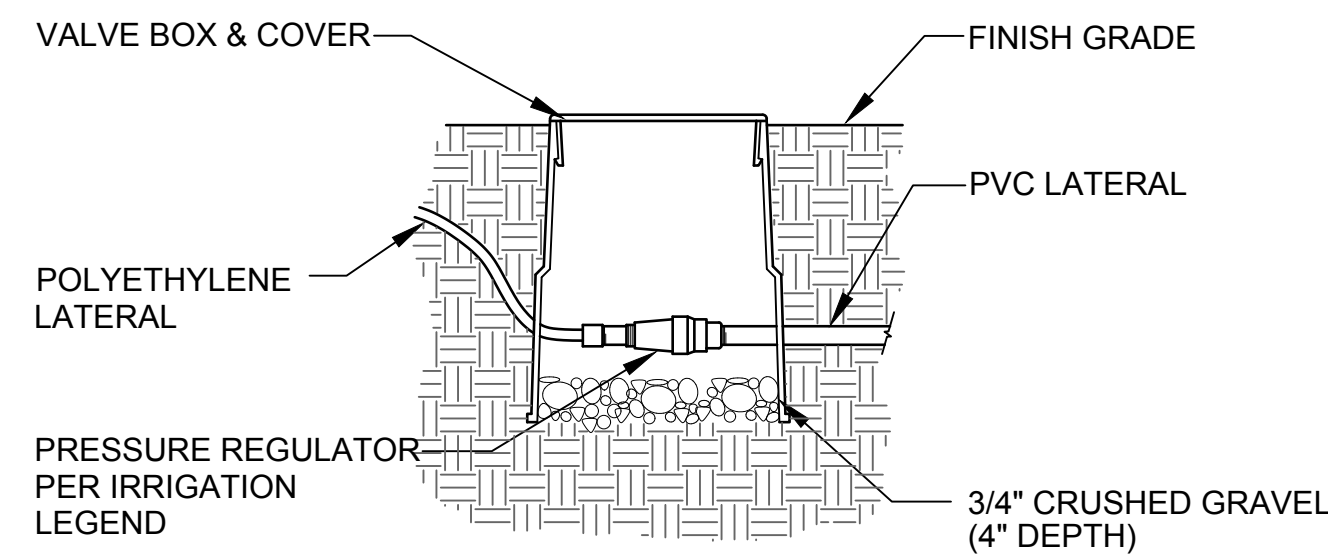
4 DRIP CONTROL VALVE ASSEMBLY & DECODER

NTS



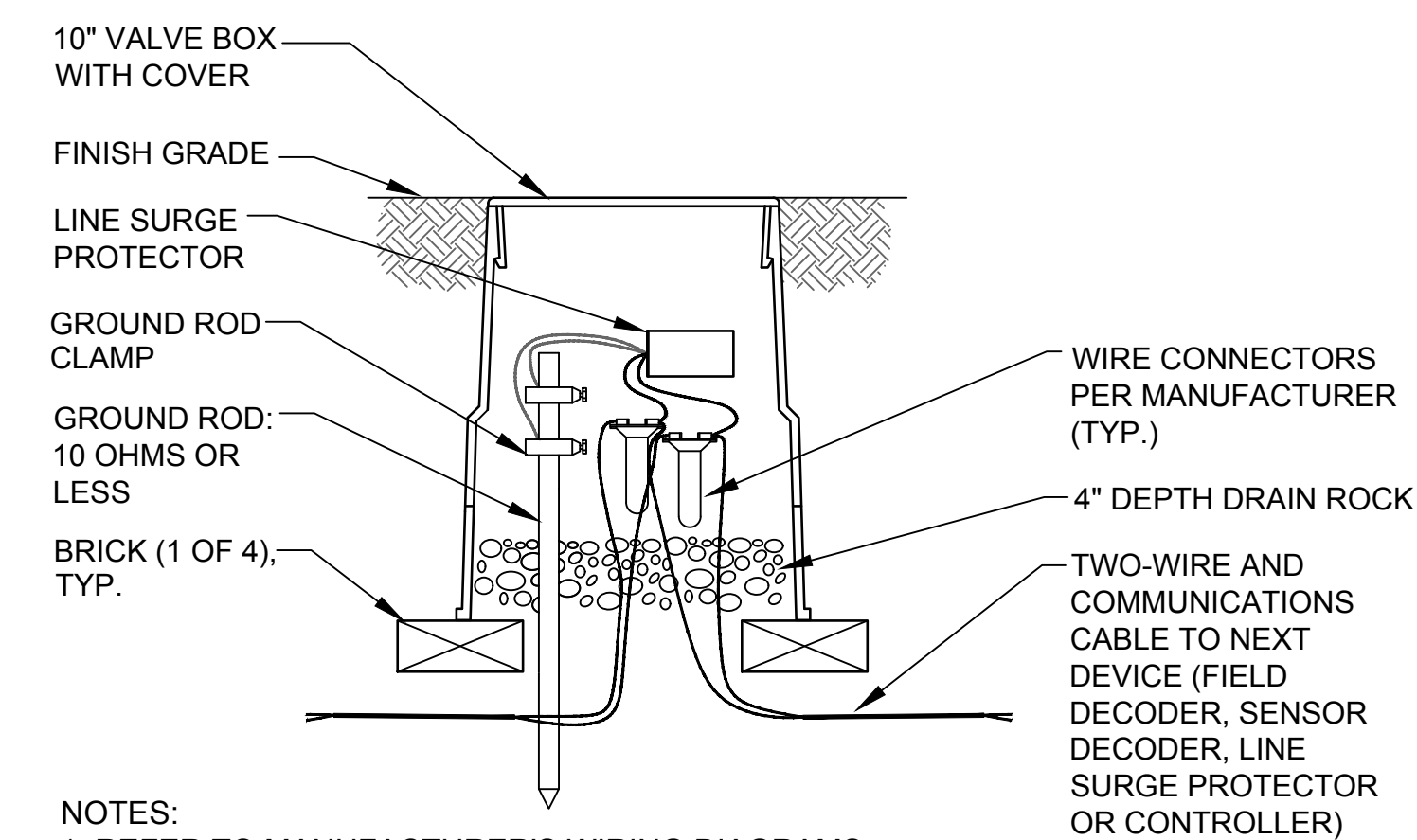
8 SYSTEM SCHEMATIC-STRAIGHT LINE CONFIGURATION

NTS



5 IN-LINE PRESSURE REGULATOR

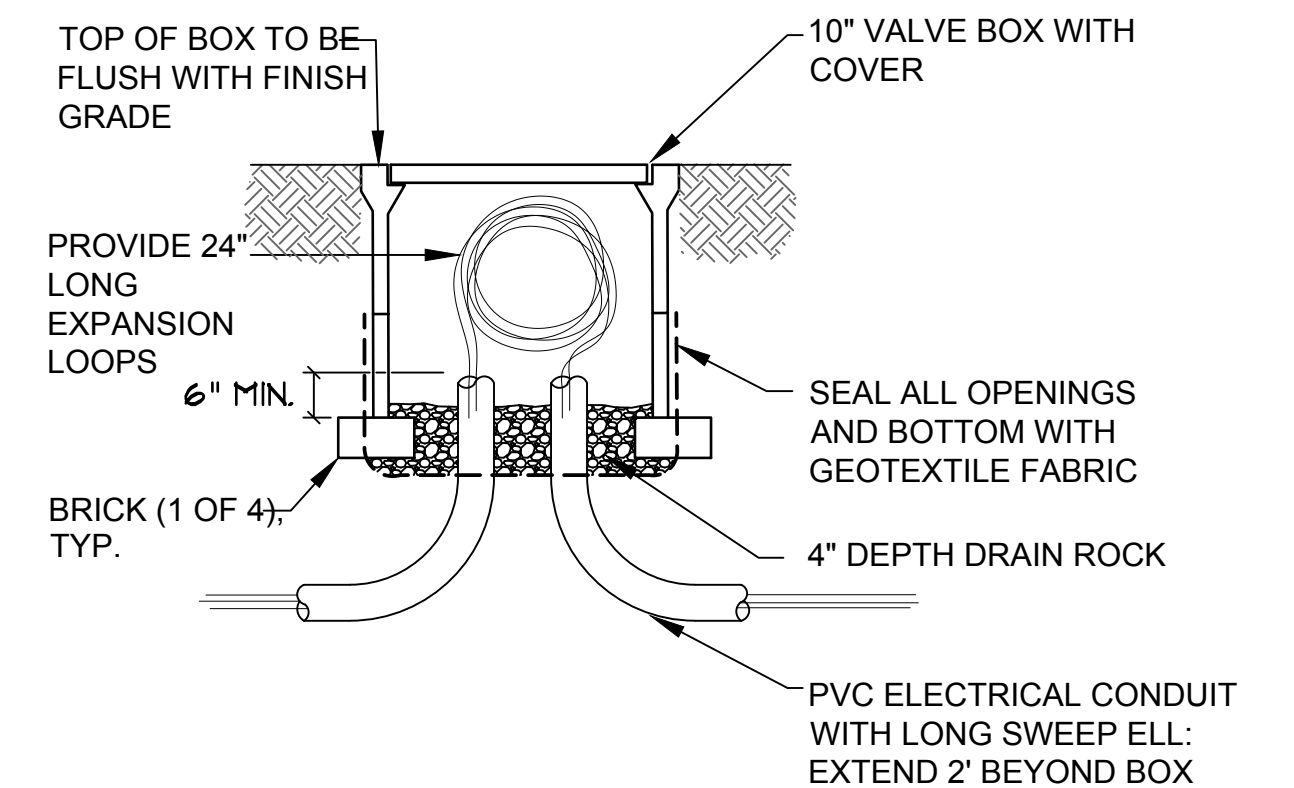
NTS



- NOTES:
1. REFER TO MANUFACTURER'S WIRING DIAGRAMS.
 2. PROVIDE A SURGE PROTECTOR AT THE END OF EACH LINE.

6 SURGE PROTECTOR CONNECTION/GROUNDING

NTS

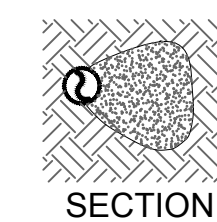


- NOTES:
1. SPACE PULL-BOXES AT 250' MAX. OR AT EACH CHANGE OF DIRECTION 90° OR SHARPER
 2. NO SPLICES PERMITTED

7 COMMUNICATIONS CABLE PULL-BOX

NTS

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11 THRUST BLOCKS

LANDSCAPE WORK

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:
1. Trees, Shrub and Cacti.
 2. Inert Ground Cover.

1.2 SUBMITTAL REQUIREMENTS

- A. General: The Contractor shall make the submittals identified below. Submittals shall be approved prior delivery or placement of materials.
- B. Certificates of Compliance: Submit 3 copies of the following certificates of compliance to the Owner's Representative for review and approval:
1. Fertilizer, Soil Sulfur, Gypsum, Manganese Sulfate: Manufacturer's certified statement of analysis for each.
 2. Organic Soil Conditioner: A certificate, signed by the supplier, stating that the product complies with the project specifications
 3. Soil Stabilizer: Manufacturer's certified statement of analysis.
- C. Materials Test Reports: for existing surface soil and imported soil.

- D. Samples for Verification: For each of the following provide the following samples:
1. 5 lbs of decomposed granite mulch for the color and gradation of decomposed granite proposed for use on the project, in labeled plastic bag.

1.3 COMPLIANCE WITH APPLICABLE REGULATIONS

- A. The Contractor shall comply with all local, state, and federal regulations regarding materials, methods of work, and disposal of excess and waste materials. The Contractor shall provide notices required by all governmental authorities, request required inspections, obtain required permits, and pay for all associated fees.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: All work shall be performed by a Contractor licensed by the State of Arizona Register of Contractors. The commercial license held by the Contractor shall be appropriate for the work being performed.
1. The Contractor shall maintain an experienced full-time supervisor on Project site during the construction period.
- B. Observation: Owner's Representative may observe plants either at place of growth or at site before planting for compliance with requirements for genus, species, variety, size, and quality. Owner's Representative retains right to observe plants further for size and condition of balls and root systems, insects, injuries, and latent defects and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected plants immediately from Project site. Owner's Representative may observe any and all plant pits prior to backfilling or planting.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Do not prune trees, shrubs and cacti before delivery, except as approved by Owner's Representative. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees, shrubs or cacti in such a manner as to destroy their natural shape. Provide protective covering of plants during delivery. Do not drop plants during delivery.
- B. Deliver plants after preparations for planting have been completed and install immediately. If planting is delayed more than six hours after delivery, protect from weather and mechanical damage, and keep roots moist. Do not remove container-grown stock from containers before time of planting.
- C. Inorganic Soil Amendments: Deliver in original sealed, labeled, and undamaged containers.
- D. Fertilizer: Deliver in original sealed, labeled, and undamaged containers.

1.6 COORDINATION

- A. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit.
- B. Work that is completed or in-progress shall be protected during installation of landscape work. The Contractor shall coordinate all landscape related work with the Owner's Representative.

1.7 GUARANTEE

- A. The Contractor shall guarantee all Contractor provided plants for the period indicated, commencing on the date of Final Acceptance, against all defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner, causes deliberate, or incidents that are beyond Contractor's control.
1. Guarantee Period for Trees, Shrubs and Cacti: One year from date of Substantial Completion.
 2. Remove dead plants immediately. Replace immediately unless directed otherwise by Owner's Representative.
 3. Replace plants that are diseased, or that exhibit more than 25 percent die-back, at end of guarantee period.
 4. A limit of one replacement of each plant will be required, except for losses or replacements due to failure to comply with requirements.
 5. Include the following remedial actions for turf as a minimum:
 - a. Immediately remove dead turf and replace.
 - b. Repair failed areas due to erosion, replace erosion control materials in failed areas.

1.8 MAINTENANCE DURING CONSTRUCTION

- A. The Contractor shall maintain throughout the construction period all trees, shrubs, cacti, decomposed granite, and other landscape improvements. Maintenance during construction shall continue until the issue of a Certificate of Substantial Completion. All maintenance and plant replacements throughout the construction period shall be at no additional cost to the Owner.
1. Trees, Shrubs and Cacti: During the construction, maintain by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, tightening and repairing stakes and guy supports, clean-up and resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Spray as required to keep trees, shrubs, and cacti free of insects.
 2. Decomposed Granite (including stabilized and field mixes): During the construction, maintain by raking, weeding, recompacting, reapplying, regrading, and repairing eroded areas. Protect field areas from traffic.
- B. Inspection of Completed Landscape Work: Upon completion of the landscape work, the Contractor shall notify the Owner's Representative who will schedule an inspection of the landscape improvements. During the inspection, items that are incomplete or that must be repaired or replaced will be identified. Completion or correction of items noted will be required prior to the issuance of a Certificate of Substantial Completion.

1.9 MAINTENANCE AFTER SUBSTANTIAL COMPLETION

- A. Maintenance Period: Six months from date of Substantial Completion for trees, shrubs, cactus and other landscape improvements. All work shall be performed in a professional manner within the standards of the industry, using quality equipment methods and materials.
- B. Work Schedule: Contractor will supply the Owner's Representative with a proposed schedule of the expected day and time tasks listed below will be performed. This schedule shall be approved prior to project maintenance commencement.

Item No.	Task Work Item Description	Task Work Item Description	Time Frame
1	Prune Plants	Once	4th Month
2	Fertilize Plants	Once	4th Month
3	Irrigate Plants	Adjust per Season	---
4	Weed All Areas	2x Month	---
5	Apply Pre-Emergent Herbicide	Once	4th Month
6	Ensure Soil Conditions	Once	2nd Month
7	Insect, Rodent and Disease Control	Monthly	---
8	Granite Areas	Monthly	---
9	Police Site	Weekly	---

The frequencies of the tasks stated above are suggested minimums only. During extremely wet or dry periods, the Contractor must adjust schedules to ensure correct and proper conditions are maintained.

- C. After satisfactory completion of the maintenance period, the Owner will assume responsibility for landscape maintenance

1.10 SUSPENSION OF MAINTENANCE PERIOD FOR NON-COMPLIANCE

- A. Failure to comply with the specified maintenance requirements, as determined by the Owner's representative, may result in the suspension of the maintenance period until such time as the required remedial actions have been completed by the Contractor. A number of days equal to the number of days of the suspension will be added to the maintenance period.

PART 2 - PRODUCTS

2.1 TREE, SHRUB, AND CACTI MATERIAL

- A. General: All Contractor-provided plants used on the project shall be subject to the Owner's review and approval.
- B. Plant Form and Quality: All plants shall comply with the project specifications, be normally developed individuals of their species. Provide well-shaped, fully branched, healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sun scald, injuries, abrasions, and disfigurement.
- C. Grade: Provide quality, size, genus, species, and variety of plants indicated, complying with applicable requirements in ANSI Z60.1, "American Standard for Nursery Stock" or "Arizona Nurseryman's Association Recommended Average Tree Specifications", whichever is the more stringent. Trees, shrubs, and cacti of a larger size may be used if acceptable to Owner's Representative and at no additional cost to Owner.
- D. Plant Root Systems: All plants shall have healthy root systems. Container-grown plants shall have been in containers for a sufficient time for the root system to hold the soil when the plant is removed from the container, but not long enough for the plant to become root-bound or to cause a hardening of the root system.
- E. Label at least one tree, shrub, and cacti of each variety and caliper with a securely attached, waterproof tag bearing legible designation of botanical and common name.

2.2 PREPARED PLANTING SOIL MIX FOR TREES, SHRUBS, AND CACTI

- A. Planting Soil Mix: Planting soil shall be native topsoil mixed to a uniform volume and loose measure, with the following soil amendments and fertilizers in the following quantities per cubic yard:
1. Trees and Shrubs: 20 cubic feet of (native) topsoil, 7 cubic feet of organic soil conditioner, 2 lbs soil sulfur, 1 lb of fertilizer (16-20-0). The prepared planting soil shall be thoroughly blended prior to placement in plant pits.
 2. Cacti: Planting soil shall be native topsoil with 0.25 lbs of soil sulfur incorporated into the soil backfill at each cactus.

2.3 FERTILIZER

- A. General Requirements: All fertilizers used on the project shall be in pelleted form and of recent manufacture.
- B. Slow-Release Fertilizer for Tree and Shrub Planting: Ammonium Phosphate consisting of 50 percent water-insoluble nitrogen, and phosphorus in the following composition:
1. Composition: 16 percent nitrogen, 20 percent phosphoric acid by weight.

2.4 INERT GROUND COVER

- A. Decomposed Granite: Decomposed granite shall be durable granite material size as shown on the plan. Except as may be approved by the Owner's Representative, all materials used on the project shall be from the same source and shall match the approved sample. Decomposed granite shall be free of loam, sand, clay, and other foreign substances.
1. Type: As indicated on plans.

2.5 TREE STAKING

- A. Tree Stakes: Tree Stakes shall be 2-inch (minimum) diameter by 8 feet (minimum) long peeled Lodge Pole Pine stakes. Treat with an EPA approved wood preservative. If required to support properly trees used on the project, stakes longer than specified shall be used at no cost to the Owner.
- B. Tie Wire: 12 gauge, annealed, galvanized wire.
- C. Chafing Guard: Biodegradable cotton tree ties with brass eyelet, provided in lengths required to protect tree trunks from damage. Cut tree ties are not acceptable.

2.6 HORTICULTURAL CHEMICALS

- A. Pre-Emergent Herbicide: "Surflan" or "Pendulum", or approved equal. Delivered in original, sealed, and fully labeled containers and mixed according to manufacturer's written instructions.
- B. Post-Emergent Herbicide: "Round-Up", or approved equal. Delivered in original, sealed, and fully labeled containers and mixed according to manufacturer's written instructions.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive plants and decomposed granite for compliance with requirements and conditions affecting installation and performance. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 BLUE STAKING

- A. The Contractor shall have the work area Blue-Staked prior to the start of any excavation work. Blue Staking shall be kept current throughout the course of the work. All utilities damaged by the Contractor shall be repaired or replaced by the Contractor, as required by the Owner or applicable utility company, at the Contractor's expense.

3.3 SITE PREPARATION

- A. Protect structures, utilities, sidewalks, pavements and other facilities and existing plants from damage caused by landscape operations.
- B. Provide erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.
- C. Lay out individual tree locations. Stake locations, adjust locations when requested, and obtain Owner's Representative's acceptance of layout before planting. Make minor adjustments as required.

3.4 TREE AND SHRUB PIT EXCAVATION

- A. Seasonal Limitations: The planting of trees and shrubs may be done at any time selected by the Contractor consistent with the overall project schedule. Planting during excessively hot, cold, or windy weather shall be at the Contractor's risk. Plants that die or are damaged as a result of weather conditions shall be replaced by the Contractor at no additional cost to the Owner.
- B. Excavation of Plant Pits: Excavate circular pits with sides sloped inward, pit size according to the drawings. Do not disturb sub-grade. Scarify sides of plant pit if smeared or smoothed during excavation.
- C. Subsoil removed from excavations may be amended as specified and used as backfill.
- D. Obstructions: Do not install any plant if a large obstruction is encountered below the rootball. Notify Owner's Representative if unexpected rock or obstructions detrimental to trees, shrubs or cactus are encountered in excavations.
- E. Tests for Drainage: Partially fill plant pits with water and allow water to percolate away. For acceptance, all pits shall drain at least 6" per hour. All pits not draining at 6" per hour shall be deepened or relocated as directed by Owner's Representative. Drainage testing for up to 25 percent of all tree pits shall be performed by the Contractor at no additional cost to the Owner.
1. Deepening Tree Pits: Drill 6-inch diameter holes into free-draining strata or to a depth of ten feet, whichever is less, and backfill with free-draining material.
 2. Deepening all tree pits shall be performed by the Contractor at no additional cost to the Owner.

3.5 TREE AND SHRUB PLANTING

- B. Set container-grown stock plumb and in center of pit or trench with top of root ball one inch above adjacent finish grades. Plants that settle shall be excavated and re-planted at correct grade.
1. Carefully remove root ball, immediately prior to planting, from container, without damaging root ball, stems or foliage. Damaged plants shall be replaced by the Contractor at no additional cost to the Owner.
 2. Backfill planting soil mix around root ball in layers, tamping to settle mix and eliminate voids and air pockets. When pit is approximately one-half backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more water is absorbed. Water again after placing and tamping final layer of planting soil mix.

3.6 TREE AND SHRUB PRUNING

- A. Prune, thin, and shape trees and shrubs according to standard horticultural practice. Unless otherwise indicated by Owner's Representative, do not cut tree leaders; remove only injured or dead branches. Prune shrubs to ANA Standards to retain natural character. Shrub sizes indicated are sizes after pruning.
1. All dead wood, suckers, broken or bruised branches shall be removed.
 2. Pruning shall be carried out with clean, sharp tools.
 3. If, in the opinion of the Owner's Representative, pruning results in a plant not natural in character, the plant shall be replaced by the Contractor at no additional cost to the Owner.

3.7 TREE STAKING

- A. Upright Staking and Tying: Stake trees as detailed on the drawings. Use a minimum of 2 stakes of length required to penetrate at least 18 inches below bottom of backfilled excavation and to extend at least 72 inches above grade. Set vertical stakes and space to avoid penetrating root balls or root masses. Support trees with two tree ties at contact points with tree trunk. Allow enough slack to avoid rigid restraint of tree. Use the number of stakes shown on the drawings.
1. Staking and tying shall be capable of supporting the plant, without repair, for two years.

3.8 INORGANIC SURFACING INSTALLATION

- A. Decomposed Granite Surfacing: All areas to be surfaced with decomposed granite shall be brought to the lines and grades shown on the plans, with allowance made for depth of the decomposed granite. Install decomposed granite in accordance with the project drawings.
1. A reveal shall be provided adjacent to paved surfaces as shown on the project drawings. Where not detailed, the reveal shall be ¾ inch.

3.9 HORTICULTURAL CHEMICALS

- A. Herbicides: Herbicides shall be applied according to manufacturer's written instructions by an Applicator licensed by the state of Arizona.

3.10 CLEANUP AND PROTECTION

- A. During landscape operations, keep adjacent paving and construction clean and work area in an orderly condition.
- B. Protect all plants and decomposed granite areas from damage due to landscape operations, operations by other contractors and trades, and others. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged items.
- C. Promptly remove soil and debris created by landscape work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas.
- D. Erect barricades and warning signs as required, to protect newly landscaped areas from traffic.

3.11 DISPOSAL

- A. Disposal: Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris and trimmings, and dispose of them legally off Owner's property.

LANDSCAPE PLAN
ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

REFERENCE NUMBER:
OV12-12 -20 2301036
OV12-06-14B
OV09-07-07



Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix and
Flagstaff, Arizona, and Las Vegas, Nevada.
4444 East Broadway
Tucson, Arizona (520) 881-7480

ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 INNOVATION CORPORATE CENTER
BLOCK 4 - LOT 1, ORO VALLEY, ARIZONA

Sheet Title

LANDSCAPE PLAN
LANDSCAPE SPECIFICATIONS

File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\08 fip\185050 rv3 lot1 a living fip 14 ls specs.dwg

No.

Date

Item

Scale

N/A

Job No.

185050-HN-02

Date

MAY 2024

Designed By

PNR / DH / CB

Checked By

GLG

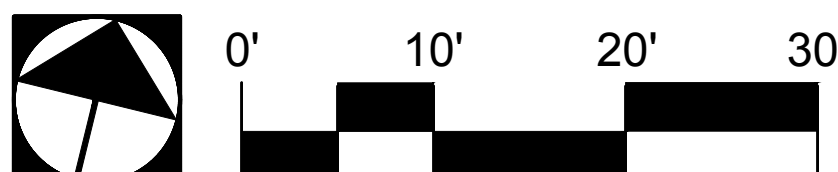


Sheet 14

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of

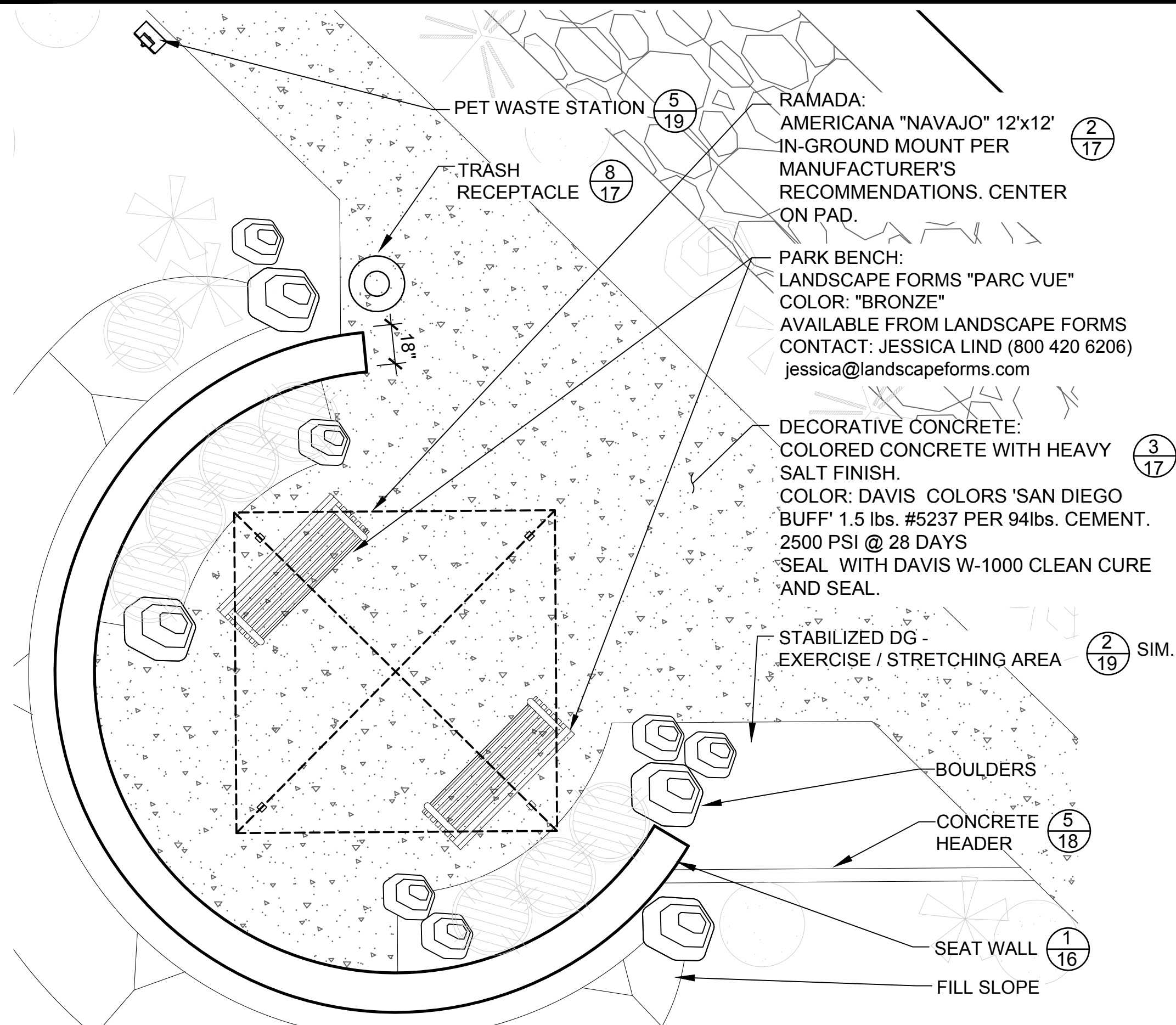
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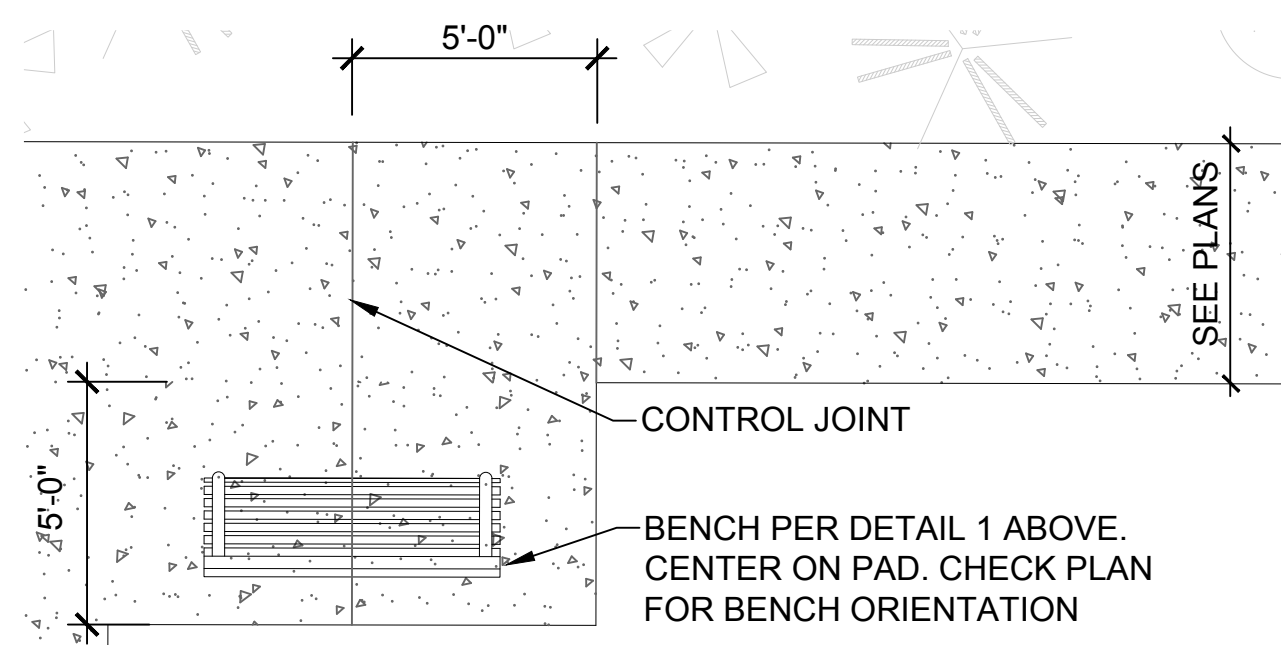
Contact Arizona 811 at least two full
 working days before you begin excavate.

 Call 811 or click Arizona811.com

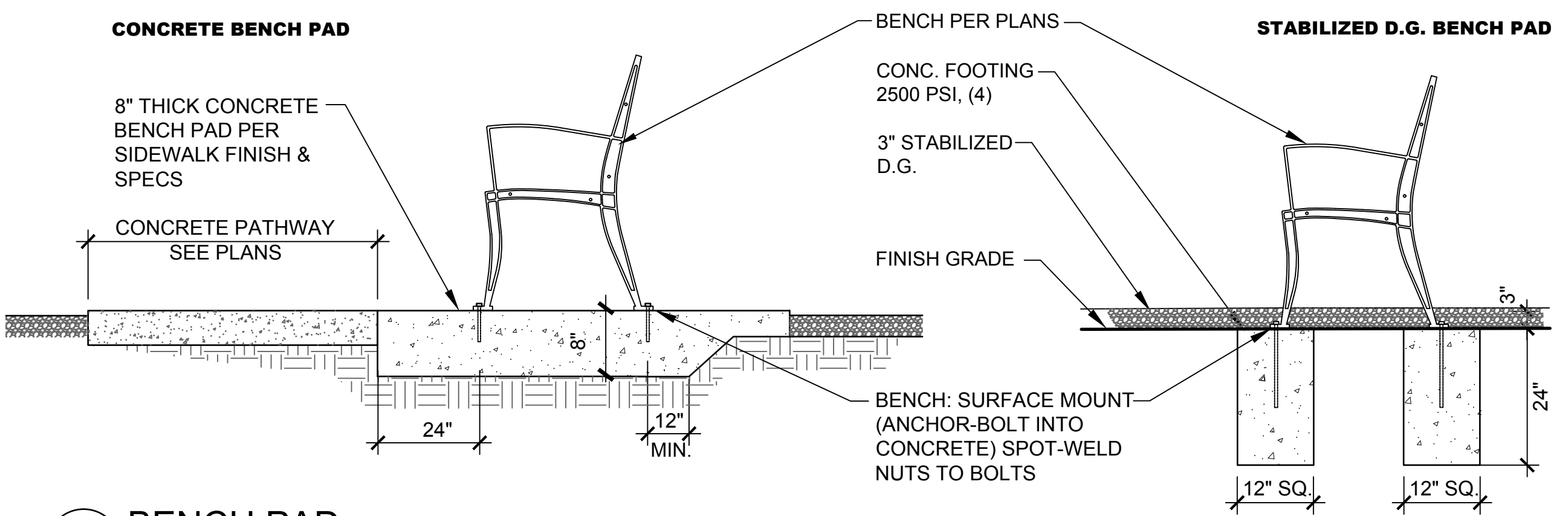
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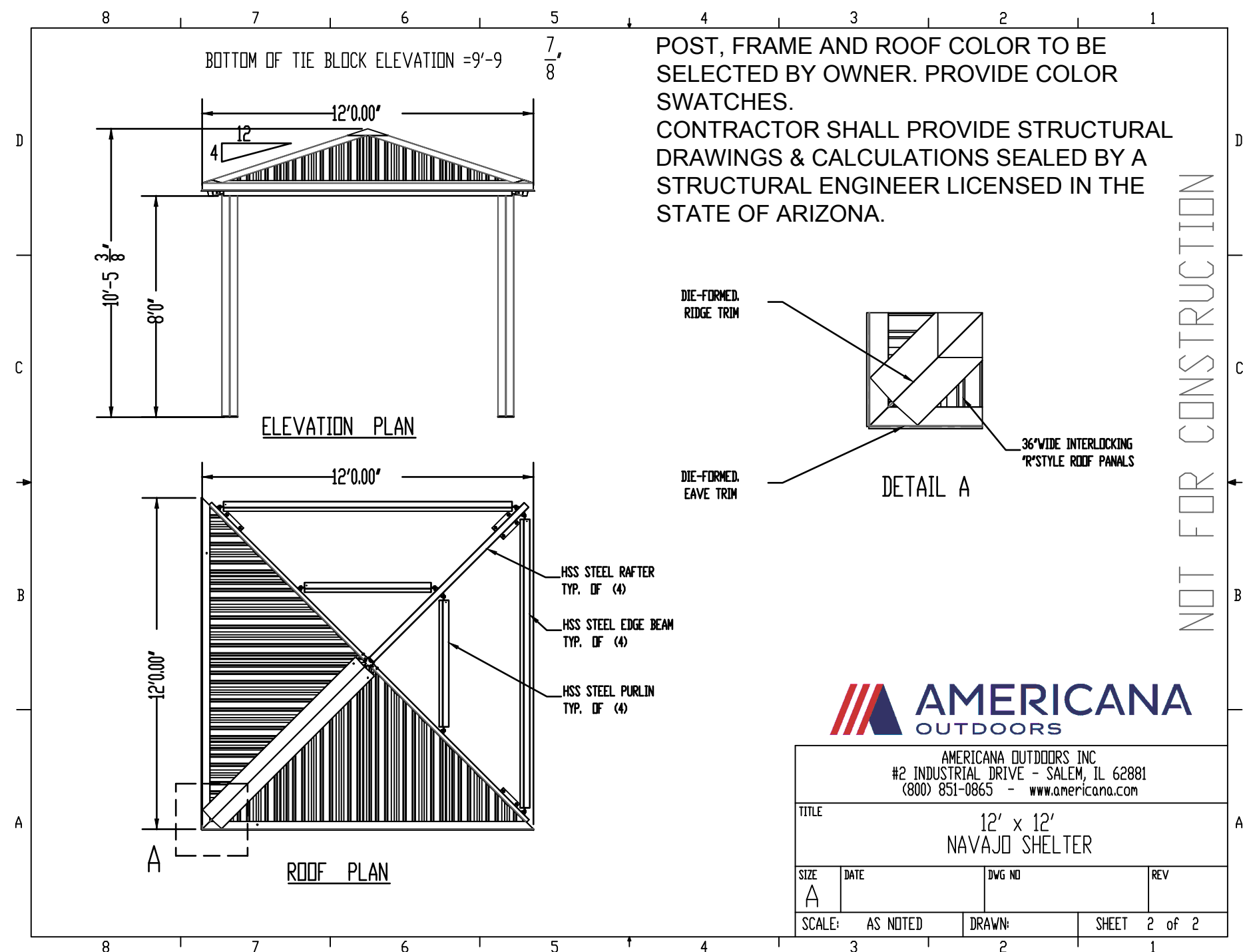
1 RAMADA AREA
SCALE: 1/4" = 1'-0"



5 BENCH
SCALE: 1/4" = 1'-0"

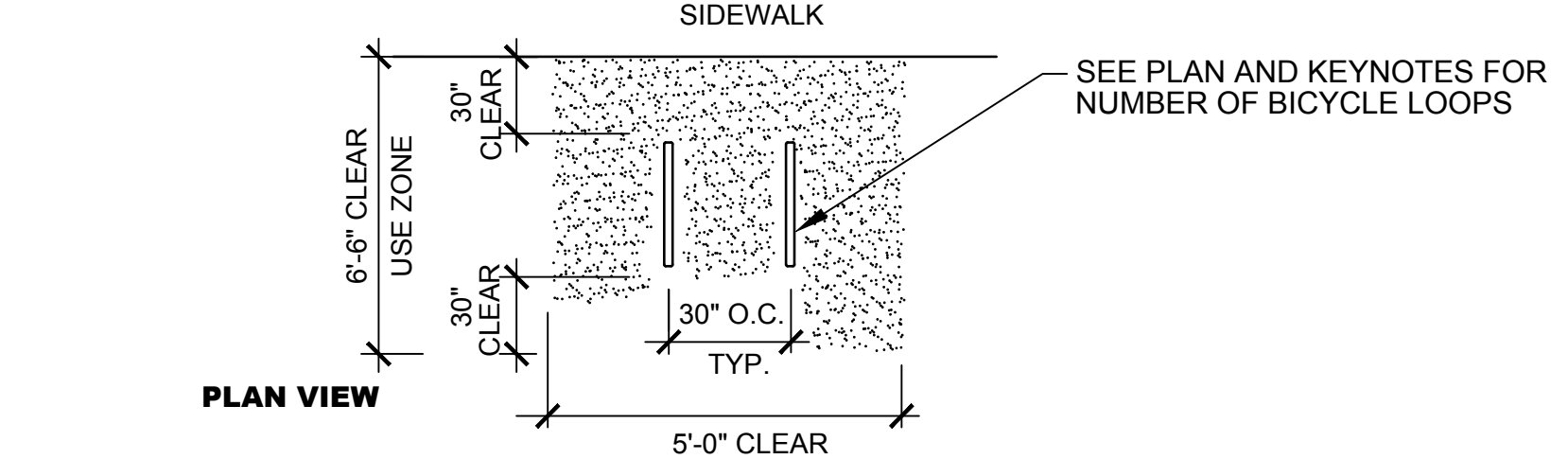
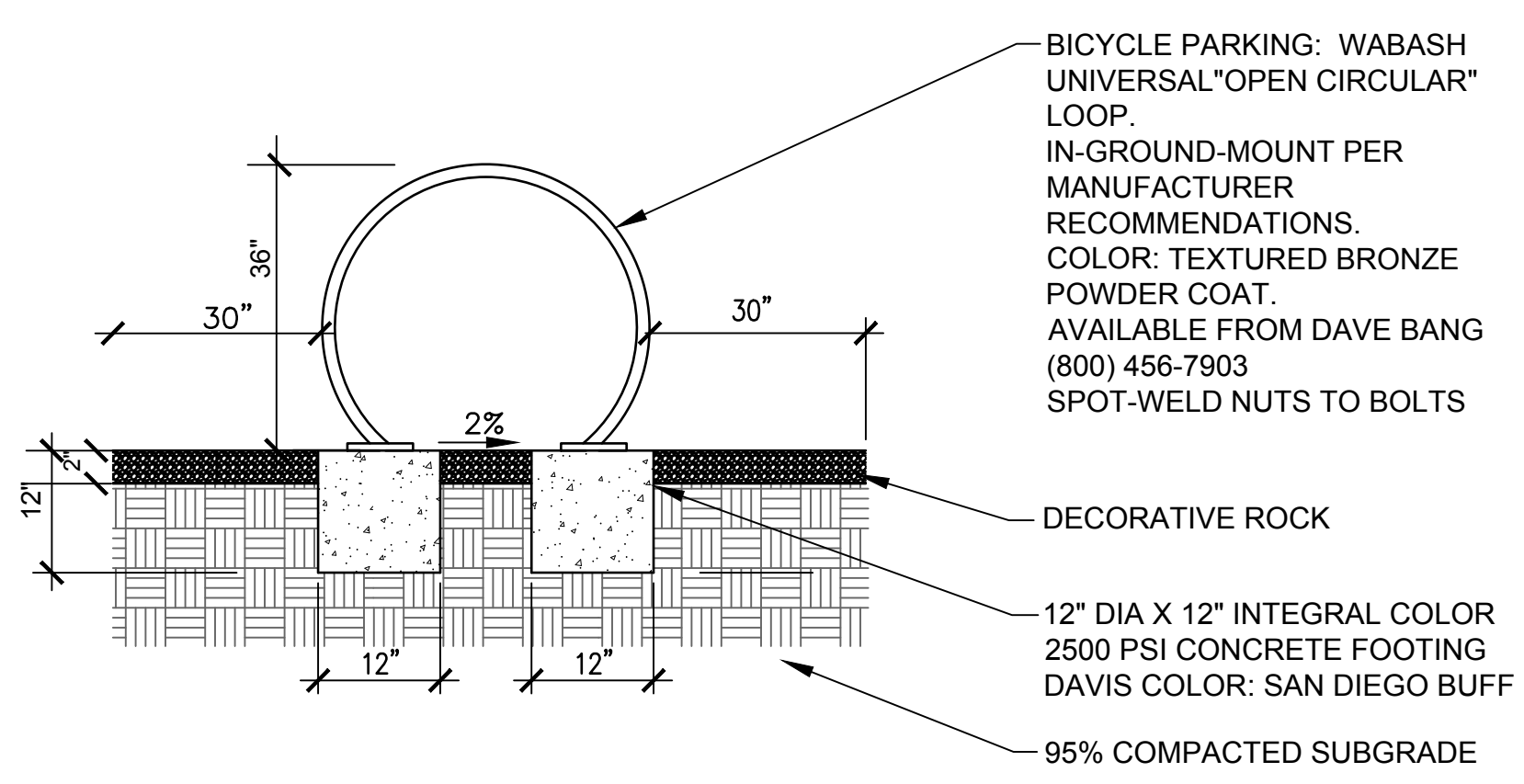


6 BENCH PAD
SCALE: NTS

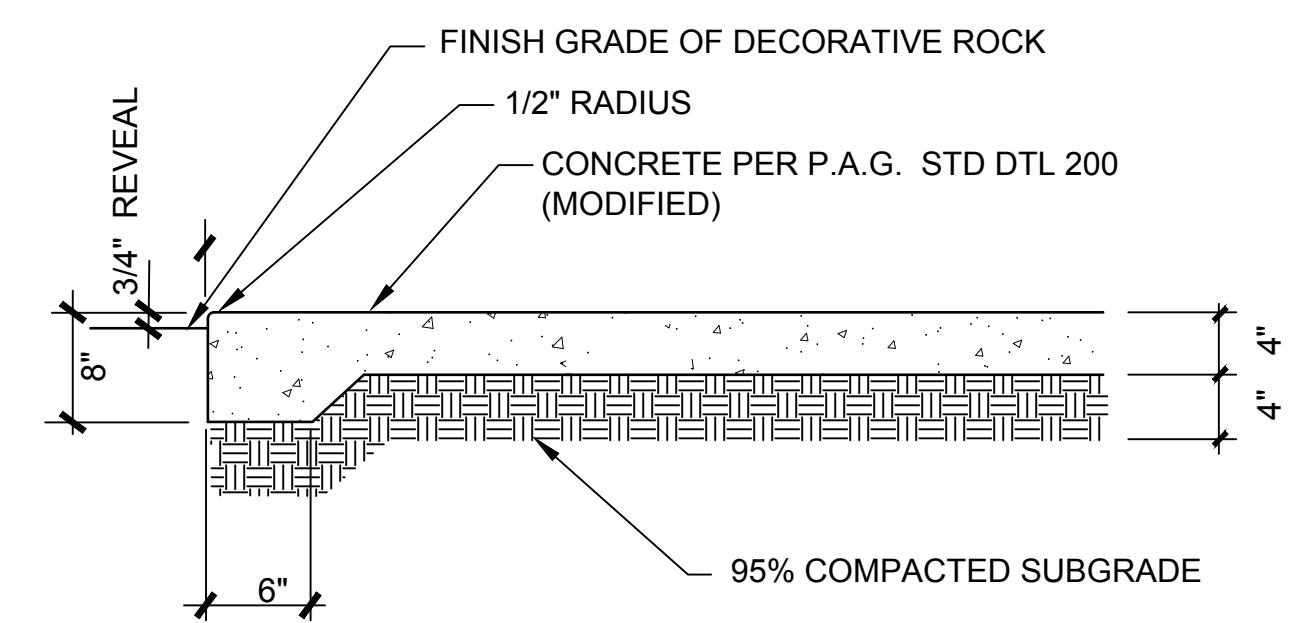


NOTES:
1. PROVIDE HANDHOLES AS REQUIRED FOR INSTALLATION OF CONDUIT AND CONDUCTORS WITHIN ROOF FRAME AND POSTS. INSTALL LIGHTING UNDER ROOF CANOPY AND MOUNT HEAVY-DUTY EXTERIOR POWER OUTLETS ON POSTS PER ARCHITECTURAL PLANS. INSTALL ELECTRICAL CONDUIT & CONDUCTORS FROM RAMADAS TO CLUBHOUSE PER ARCHITECTURAL PLANS.

2 RAMADA (SEPARATE PERMIT REQUIRED)
SCALE: NTS



7 BICYCLE PARKING
SCALE: NTS

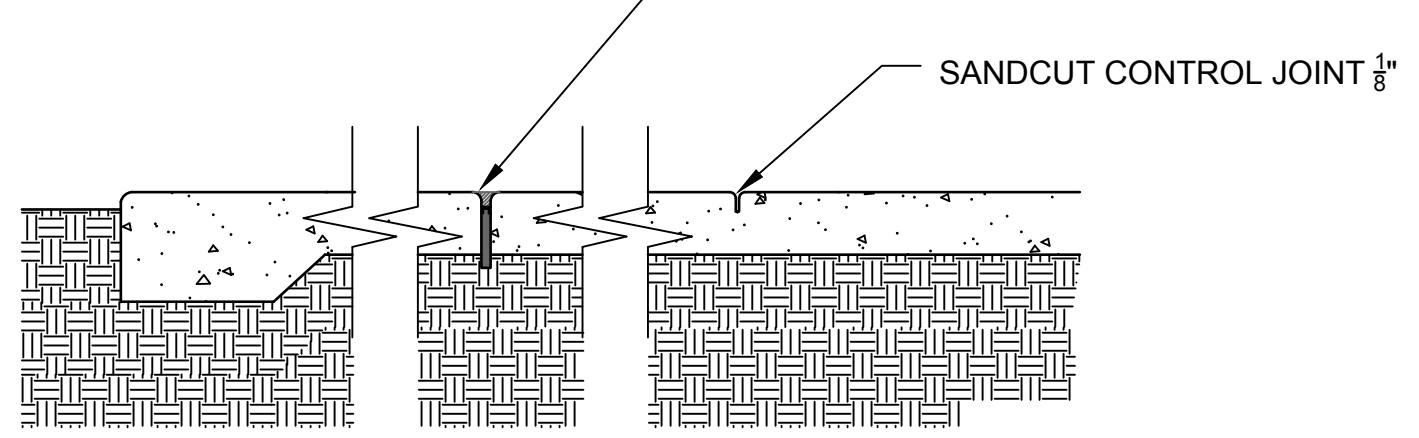


NOTE:
FINISH - MEDIUM BROOM; HEAVY BROOM ON STEEPER SLOPES FOR NATURAL GRAY COLOR CONCRETE FOR INTEGRAL COLOR - DAVIS COLOR: SAN DIEGO BUFF : FINISH HEAVY SALT FINISH

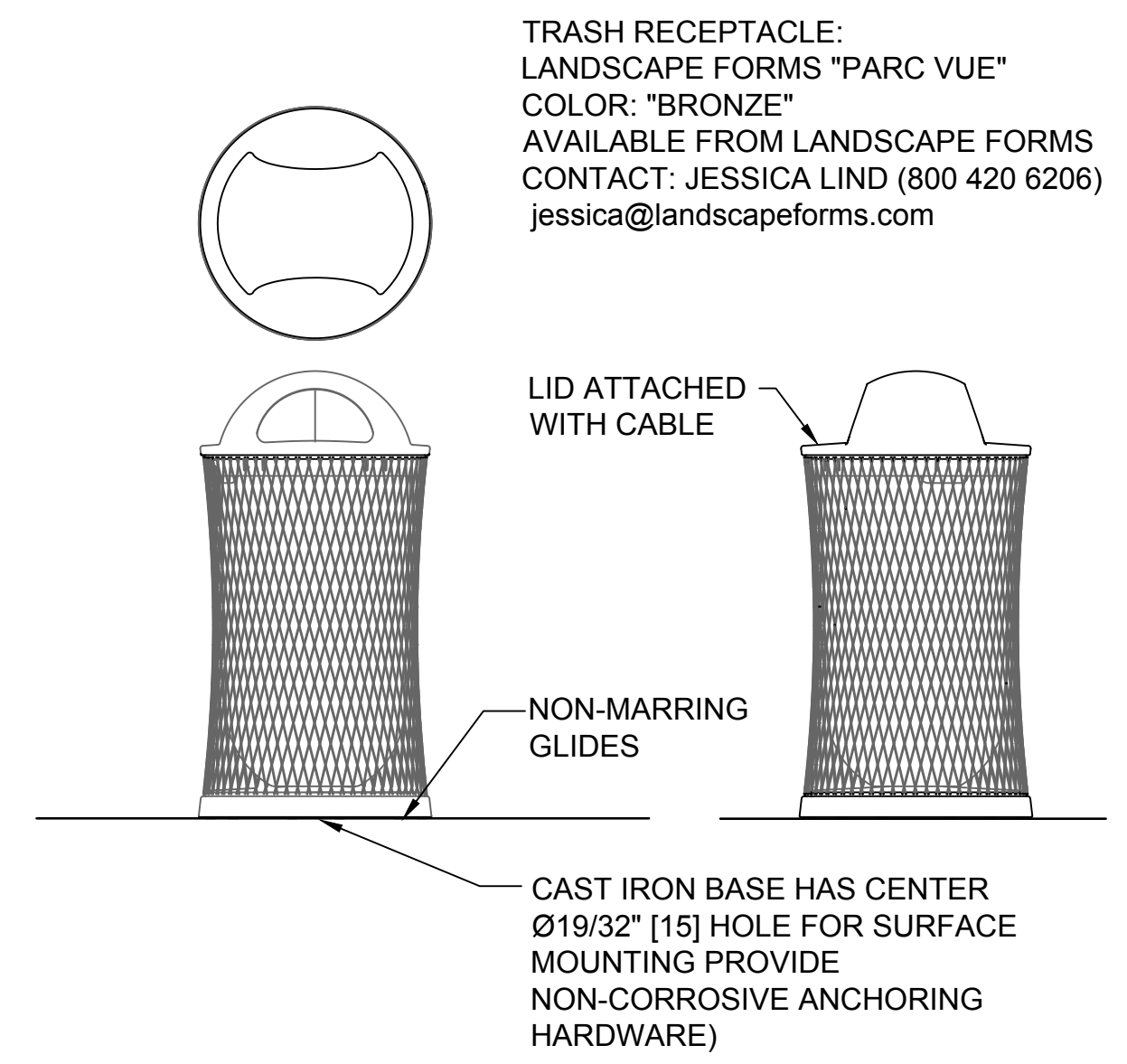
3 CONCRETE PAVING
SCALE: NTS

NOTES:
1. PROVIDE EXPANSION JOINTS @ ALL CONSTRUCTION JOINTS.

EXPANSION JOINT:
1/2" THICK FIBER EXPANSION JOINT FILLER (NON-ASPHALTIC). EXTEND 1" MIN. BELOW BASE OF CONCRETE. USE ELASTOMERIC SEALANT OVER EXPANSION JOINT MATERIAL. COLOR TO MATCH ADJACENT CONCRETE. 1/4" RADIUS AT EDGES.

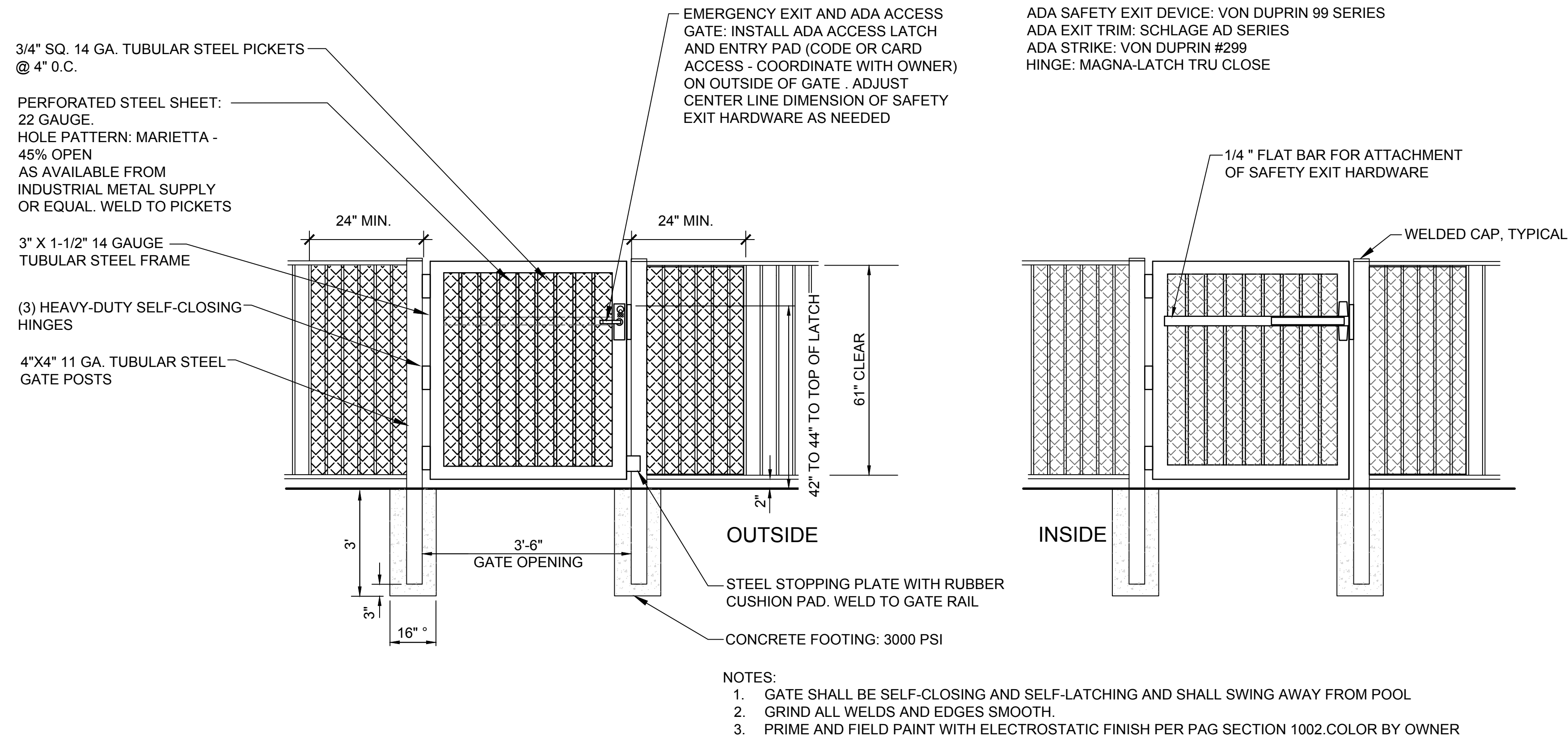


4 CONCRETE JOINTS
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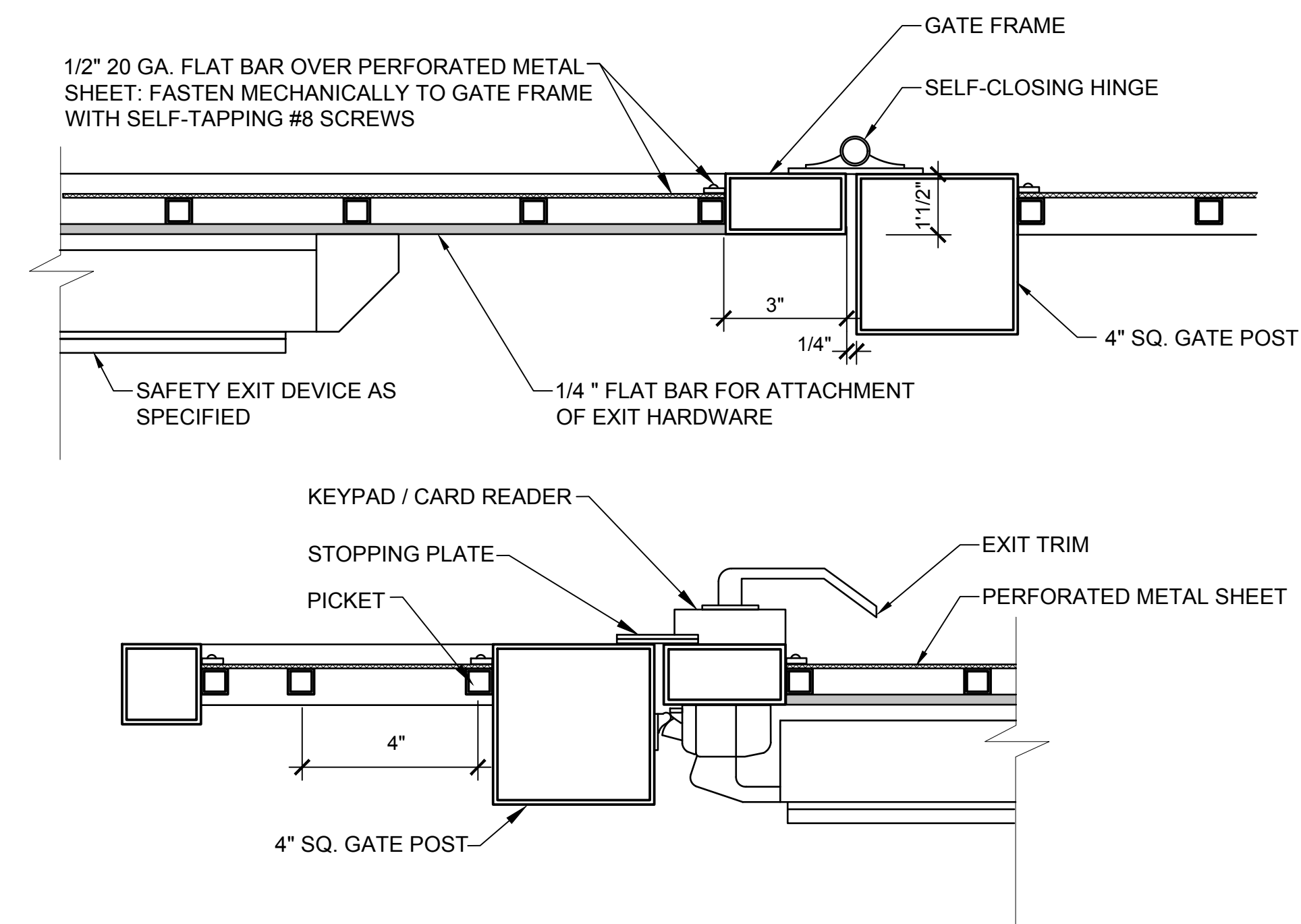


8 TRASH RECEPTACLE
SCALE: NTS

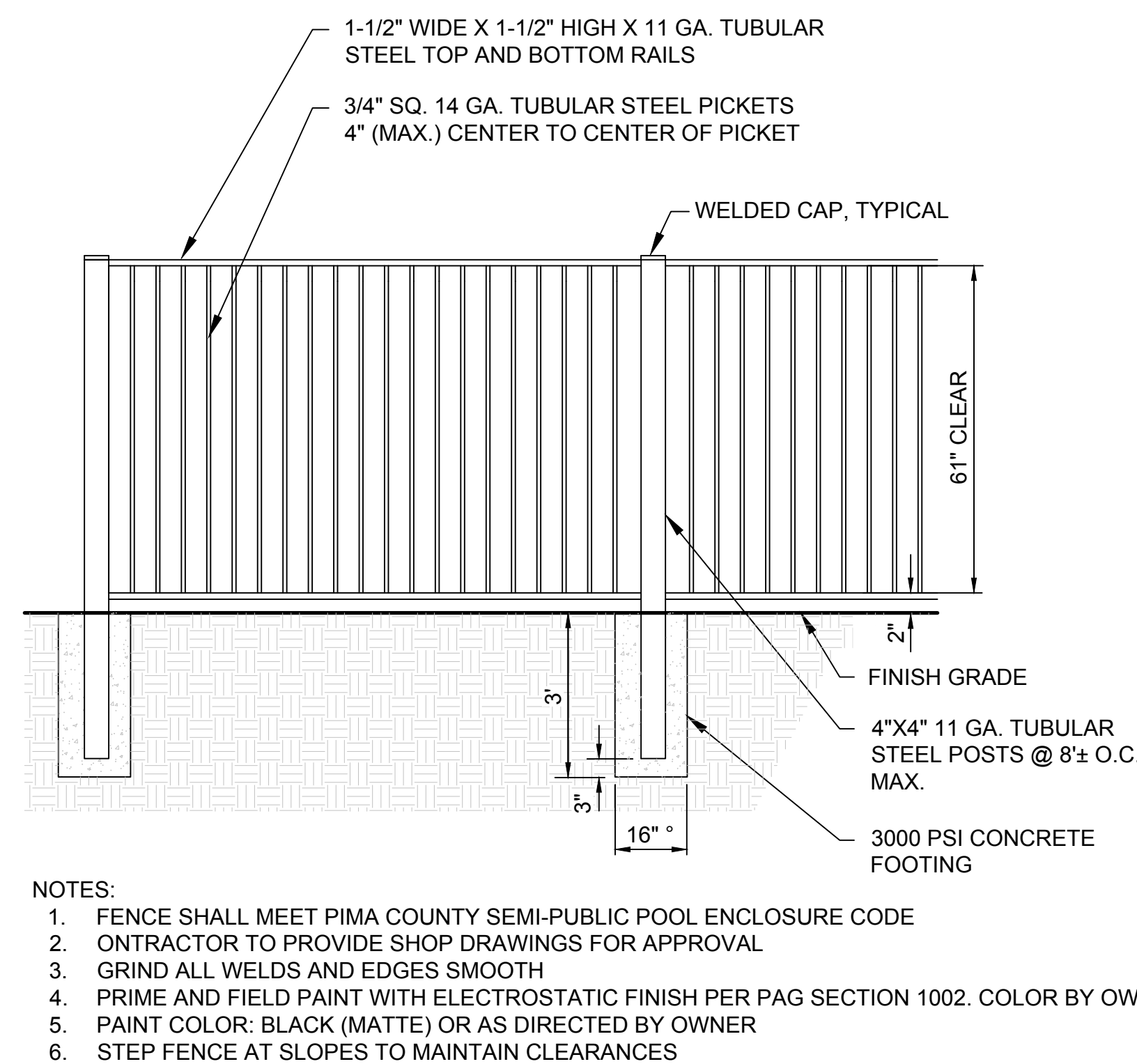
LANDSCAPE PLAN
ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
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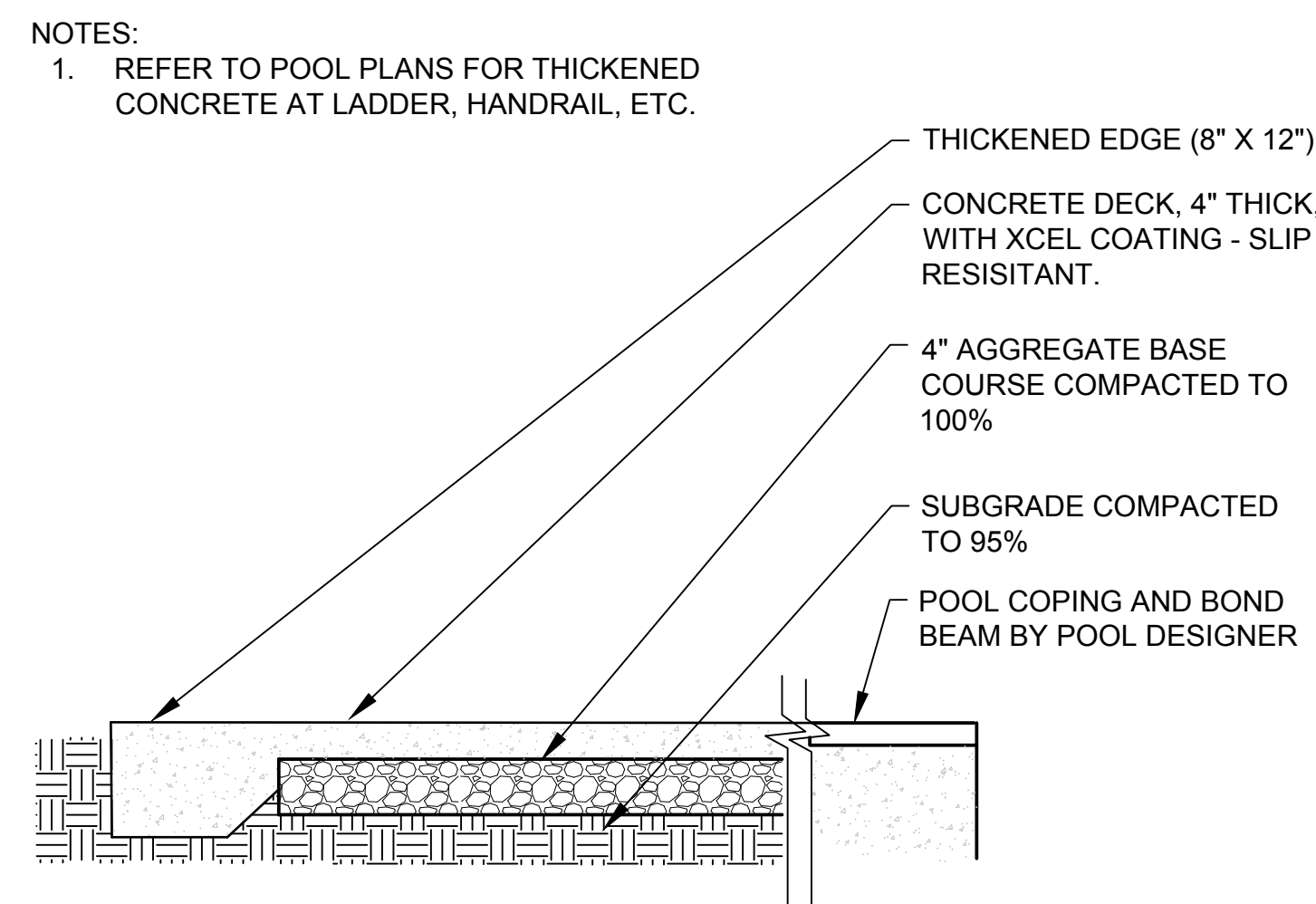
1 POOL GATE ELEVATIONS
SCALE: NTS



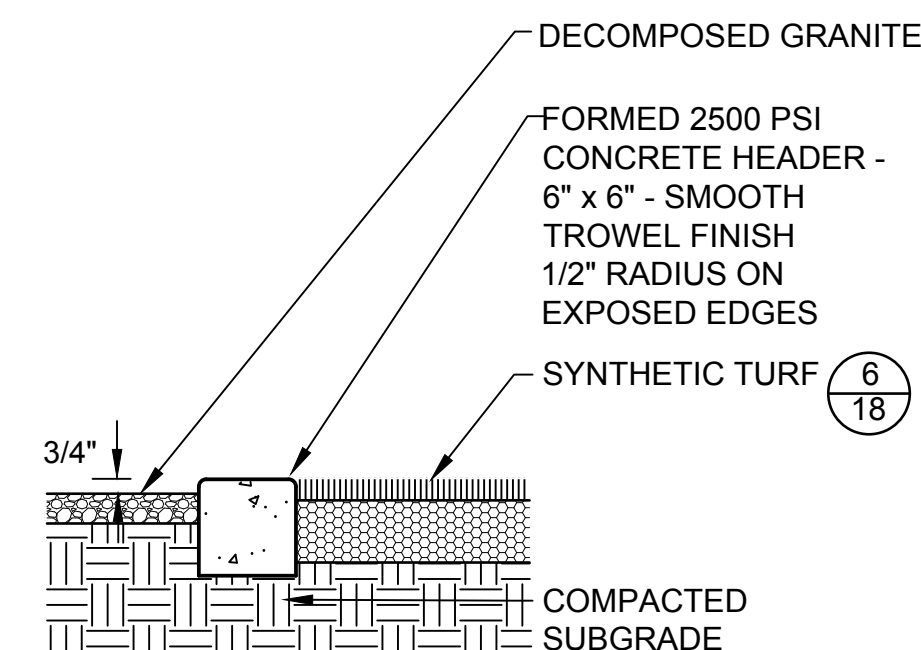
2 POOL GATE HARDWARE
SCALE: NTS



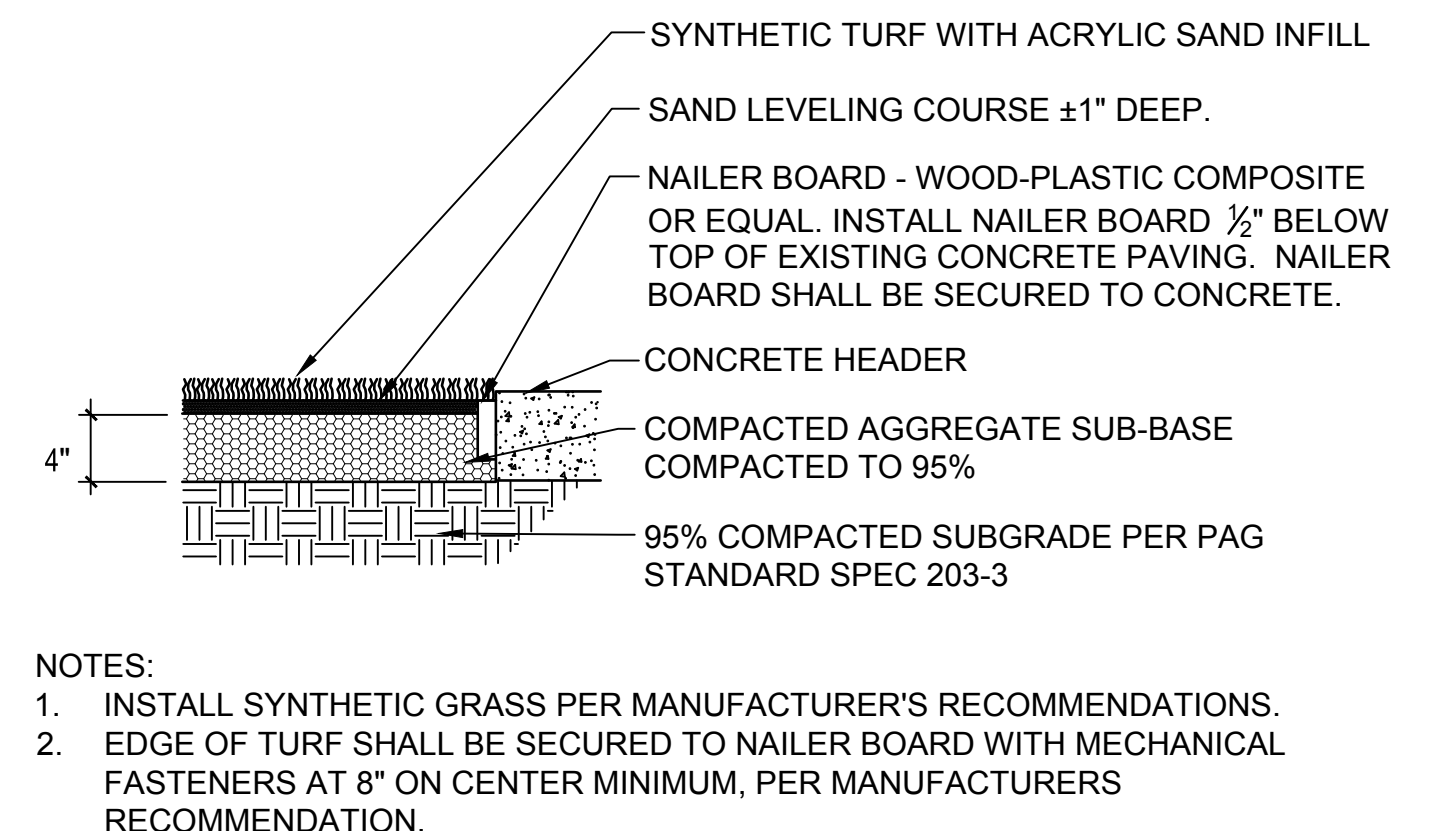
3 POOL FENCE ELEVATION
SCALE: NTS



4 CONCRETE DECK
SCALE: NTS



5 CONCRETE HEADER
SCALE: NTS



6 SYNTHETIC TURF
SCALE: NTS

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GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
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REFERENCE NUMBER:
OV12-12 -20 2301036
OV12-06-14B
OV09-07-07





The WLB Group **WLB**

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