

3. THIS PLAN SHOWS APPROXIMATE LOCATIONS OF NATIVE PLANTS SUBJECT TO THE CODE MENTIONED ABOVE. ALL NATIVE PLANTS SUBJECT TO INVENTORY PER CODE HAVE BEEN FLAGGED WITH COLORED RIBBON PER CODE. ALL NATIVE PLANTS SUBJECT TO INVENTORY HAVE BEEN INVENTORIED, MAPPED AND/OR DESCRIBED HEREIN.
4. THIS PLAN IS SUBJECT TO THE REQUIREMENTS OF ORO VALLEY ZONING CODE 27.6.B
5. THE SALVAGED VEGETATION PER THIS PLAN WILL BE WATERED WITH A DRIP IRRIGATION SYSTEM AND MAINTAINED ON SITE. TEMPORARY NURSERY SHALL BE IN CONFORMANCE WITH SECTION 27.6.B.4.j.
6. SAGUAROS AND BARREL CACTI, ARE TO BE SALVAGED AND TRANSPLANTED ON-SITE. SAGUAROS AND BARREL CACTI, DESTROYED DURING TRANSPLANTING ARE TO BE REPLACED AT 1:1 RATIO OR AS DETERMINED BY THE ZONING INSPECTOR.
7. SIGNIFICANT VEGETATION DESTROYED DURING CONSTRUCTION ARE TO BE REPLACED IN ACCORDANCE WITH SIGNIFICATION VEGETATION MITIGATION TABLE 27-1.
8. PRIOR TO ANY SITE DISTURBANCE, THE AREAS DESIGNATED TO REMAIN IN PLACE SHALL BE FENCED OR TAPED OFF FOR PROTECTION DURING THE GRUBBING AND GRADING OPERATIONS.
9. SALVAGE OPERATIONS SHALL NOT COMMENCE UNTIL THE ZONING INSPECTOR HAS PERFORMED AN INSPECTION AND GIVEN APPROVAL TO BE SALVAGED.
10. NON-COMPLIANCE WITH THE APPROVED NATIVE PLANT PRESERVATION PLAN AND OR DESTRUCTION OF PROTECTED PLANTS SHALL RESULT IN FINES IN ACCORDANCE WITH SECTION 27.6.B.6 OF THE OVZCR.
11. ALL SALVAGED MATERIALS SHALL BE UTILIZED IN THE CORRESPONDING PROJECT LANDSCAPE PLAN.
12. TAGS (PLASTIC TAPE) SHALL BE COLOR-CODED ACCORDING TO THE FOLLOWING SCHEDULE:  
EXISTING NATIVE PLANTS TO BE TRANSPLANTED ON SITE.....BLUE (TOS)  
EXISTING NATIVE PLANTS TO BE REMOVED.....RED (RFS)  
EXISTING NATIVE PLANTS TO REMAIN IN PLACE.....WHITE (PIP)
13. PLANT LOCATIONS WERE DETERMINED WITH THE ASSISTANCE OF A GLOBAL POSITIONING SYSTEM. THIS SYSTEM IS ACCURATE TO WITHIN APPROXIMATELY THREE METERS. SUBSEQUENTLY, THE PLANT SYMBOLS SHOWN MAY NOT LIE DIRECTLY ON THE PLANT AS SHOWN ON THE AERIAL PHOTOGRAPH.
14. 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.
15. 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.
16. MITIGATION OF SIGNIFICANT VEGETATION SHALL BE IN ACCORDANCE WITH TABLE 27-1 MITIGATION OF SIGNIFICANT VEGETATION.
17. ANY PLANT THAT MEETS THE SALVAGE CRITERIA IN SECTION 27.6.B.4 SHALL BE PRESERVED IN PLACE OR TRANSPLANTED ON-SITE. ANY PLANTS THAT MEET THE SALVAGE CRITERIA THAT ARE DESTROYED SHALL BE REPLACED ON A ONE-TO-ONE RATIO OF THE SAME SPECIES AND SIZE AS THAT DESTROYED. FIVE UNDERSTORY PLANTS FROM THE SUPPLEMENTAL ARIZONA DEPARTMENT OF WATER QUALITY NATIVE PLANT LIST WILL BE PLANTED FOR EVERY MITIGATED TREE.
18. THE LIMITS OF GRADING SHALL BE STAKED IN THE FIELD, IN ACCORDANCE WITH SECTION 27.6.B.7.C.II. DISTURBANCE OUTSIDE THE APPROVED GRADING LIMITS SHALL NOT BE PERMITTED.
19. REFER TO THE GRADING / CIVIL / AND LANDSCAPE PLANS FOR CONSISTENCY IN DEVELOPMENT.
20. ADDITIONAL PLANTS MAY BE DEEMED SALVAGEABLE BY THE ZONING INSPECTOR, AND SHALL BE SALVAGED.
21. A TEMPORARY NURSERY SHALL NOT BE USED. - TRANSPLANTS TO BE RELOCATED WITH ONE MOVE TO THEIR FINAL / PERMANENT LOCATION. ( SECTION 27.6.B.4.j ).
22. CONTOUR INTERVAL EQUALS ONE FOOT (C.I. = 1')
23. EXISTING ZONING: RANCHO VISTOSO PAD (CPI).
24. GROSS AREA OF THIS DEVELOPMENT: 8.03 ± ACRES.
25. TOTAL GRADED AREA: 7.05 ± ACRES.
26. TOTAL UNDISTURBED AREA: 0.98 ± ACRES.

- A. PLANT HEALTH IS POOR TO MEDIUM WITH INFESTATIONS OR APPARENT DISEASES AND NOT EXPECTED TO SURVIVE FOR FIVE OR MORE YEARS.
- B. PLANT AGE SUGGESTS UNLIKELY CHANCE OF TRANSPLANT SURVIVAL.
- C. PLANT IS DAMAGED AND IS NOT CONDUCTIVE TO BOX OR SPADE TRANSPLANTING (IRREGULAR BRANCHING).
- D. SOILS CANNOT BE EXCAVATED AND ARE NOT CAPABLE OF SUPPORTING A BOXED OR SPADED ROOT BALL
- E. SURROUNDING TOPOGRAPHY DENIES ACCESS WITH THE APPROPRIATE EQUIPMENT NEEDED TO BOX OR SPADE AND REMOVE PLANT.
- F. ADJACENT PLANTS POSE A LIKELY INTERFERENCE WITH ROOT SYSTEMS OR INTERFERE WITH PLANT REMOVAL.
- G. THE OVERALL FORM AND CHARACTER IS NOT REPRESENTATIVE OF THE SPECIES AND IS NOT A VALUABLE SPECIMEN FOR LANDSCAPE OR HABITAT PURPOSES.

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

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

VISTOSO PARK ROAD

RANCHO VISTOSO  
PLANNED AREA DEVELOPMENT  
PARCEL 219209110  
CORPORATE CENTER  
BLOCK 6

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

TEMPORARY NURSERY -  
FINAL LOCATION.  
TRANSPLANTS TO BE  
RELOCATED WITH ONE MOVE.

**PROJECT LAYOUT**  
SCALE 1"=100'

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 SECURE PLANE - 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 CONSTRICTA'S IS 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%

**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 14:19:02-07'00'

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PLANNING & ZONING ADMINISTRATOR DATE

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



Call 811 or click [Arizona811.com](http://Arizona811.com)

PORTION OF SECTION 31  
TOWNSHIP 11 SOUTH, RANGE 14 EAST  
GILA & SALT RIVER MERIDIAN TOWN OF ORO VALLEY  
PIMA COUNTY, ARIZONA

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

SHEET 1	COVER SHEET
SHEET 2	AERIAL PHOTO
SHEET 3	INVENTORY

SITE RESOURCE INVENTORY  
NATIVE PLANT PRESERVATION  
**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

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

Sheet Title

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SITE RESOURCE INVENTORY  
NATIVE PLANT PRESERVATION  
COVER SHEET

---

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

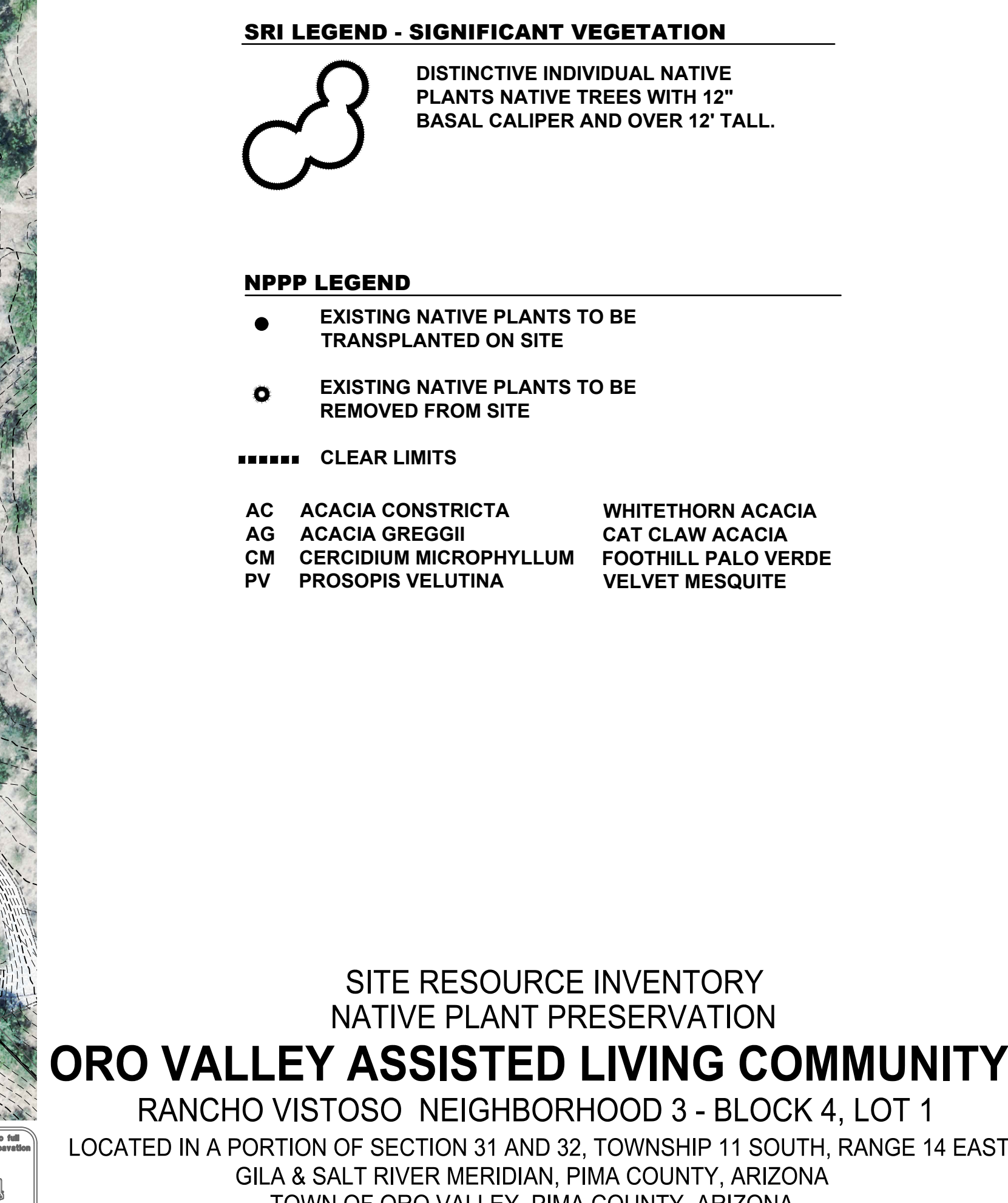
No.	Date	Item	Scale	AS SHOWN
			Job No.	185050-HN-02
			Date	MAY 2024
			Designed By	CB
Revisions			Checked By	GLG

Sheet **1**

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of **3**

**GRADING PERMIT #2302522**



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

Sheet Title  
 SITE RESOURCE INVENTORY  
 NATIVE PLANT PRESERVATION  
 AERIAL PHOTO

No.	Date	Item	Scale	1" = 40'
			Job No.	185050-HN-02
			Date	MAY 2024
			Designed By	CB

Sheet 2  
of 3

**RADING PERMIT #2302522**

ACACIA CONSTRICTA  
WHITETHORN ACACIA (AC)

TYPE	TAG NUMBER	CALIPER (IN.)	HEIGHT (FT.)	CRITERIA FOR REMOVAL	RIBBON COLOR
AC	1	0	6.0		BLUE
AC	2	0	6.0		BLUE
AC	3	0	6.0		BLUE
AC	4	0	6.0	G poor form	RED
AC	5	0	6.0		BLUE
AC	6	0	6.0	E topo	RED
AC	7	0	6.0		BLUE
AC	8	0	6.0		BLUE
AC	9	0	6.0		BLUE
AC	10	0	6.0		BLUE
AC	11	0	6.0		BLUE
AC	12	0	6.0	G poor form	RED
AC	13	0	6.0		BLUE
AC	14	0	6.0		BLUE
AC	15	0	6.0	G poor form	RED
AC	16	0	6.0		BLUE
AC	17	0	6.0		BLUE
AC	18	0	6.0		BLUE
AC	19	0	6.0		BLUE
AC	20	0	6.0		BLUE
AC	21	0	6.0		BLUE
AC	22	0	6.0		BLUE
AC	23	0	6.0		BLUE
AC	24	0	6.0		BLUE
AC	25	0	6.0	F adjacent plant	RED
AC	26	0	6.0	F adjacent plant	RED
AC	27	0	6.0		BLUE
AC	28	0	6.0		BLUE
AC	29	0	6.0		BLUE
AC	30	0	6.0		BLUE
AC	31	0	6.0		BLUE
AC	32	0	6.0	G poor form	RED
AC	33	0	6.0	G poor form	RED
AC	34	0	6.0	G poor form	RED
AC	35	0	6.0	G poor form	RED
AC	36	0	6.0		BLUE
AC	37	0	6.0		BLUE
AC	38	0	8.0		BLUE
AC	39	0	6.0		BLUE
AC	40	0	8.0	F adjacent plant	RED
AC	41	0	6.0	F adjacent plant	RED
AC	42	0	6.0		BLUE
AC	43	0	6.0		BLUE
AC	44	0	8.0		BLUE
AC	46	0	8.0	G poor form	RED
AC	47	0	6.0	E topo	RED
AC	48	0	6.0	G poor form	RED
AC	49	0	6.0		BLUE
AC	50	0	6.0		BLUE
AC	51	0	6.0	G poor form	RED
AC	52	0	6.0	G poor form	RED
AC	53	0	6.0		BLUE
AC	54	0	6.0	G poor form	RED
AC	55	0	6.0	G poor form	RED
AC	56	0	6.0	A health	RED
AC	57	0	6.0		BLUE
AC	58	0	6.0		BLUE
AC	59	0	6.0		BLUE
AC	60	0	6.0	F adjacent plant	RED
AC	61	0	6.0	E topo	RED
AC	62	0	6.0	G poor form	RED
AC	63	0	6.0	E topo	RED
AC	64	0	6.0	G poor form	RED
AC	65	0	6.0		BLUE
AC	66	0	6.0	D soil	RED
AC	67	0	6.0		BLUE
AC	68	0	6.0	G poor form	RED
AC	69	0	6.0	G poor form	RED
AC	70	0	6.0	A health	RED
AC	71	0	6.0	A health	RED
AC	72	0	6.0	A health	RED
AC	73	0	6.0	G poor form	RED
AC	74	0	6.0	G poor form	RED
AC	75	0	6.0	G poor form	RED
AC	76	0	6.0		BLUE
AC	77	0	6.0	G poor form	RED
AC	78	0	6.0		BLUE
AC	79	0	8.0		BLUE
AC	80	0	6.0		BLUE
AC	81	0	6.0		BLUE
AC	82	0	6.0		BLUE
AC	83	0	6.0		BLUE
AC	84	0	6.0		BLUE
AC	85	0	6.0	G poor form	RED
AC	86	0	6.0	F adjacent plant	RED
AC	87	0	6.0		BLUE
AC	88	0	6.0		BLUE
AC	89	0	6.0	G poor form	RED
AC	90	0	6.0	G poor form	RED
AC	91	0	6.0	G poor form	RED
AC	92	0	6.0	G poor form	RED
AC	93	0	6.0	G poor form	RED
AC	94	0	6.0		BLUE
AC	95	0	6.0	G poor form	RED
AC	96	0	6.0	G poor form	RED
AC	97	0	6.0		BLUE
AC	98	0	6.0		BLUE

AC	99	0	6.0	G poor form	RED
AC	101	0	6.0		BLUE
AC	102	0	6.0		BLUE
AC	103	0	6.0		BLUE
AC	104	0	6.0		BLUE
AC	105	0	6.0		BLUE
AC	106	0	6.0		BLUE
AC	107	0	6.0		BLUE
AC	108	0	6.0		BLUE
AC	109	0	6.0	G poor form	RED
AC	110	0	6.0		BLUE
AC	111	0	6.0	F adjacent plant	RED
AC	112	0	6.0	F adjacent plant	RED
AC	113	0	6.0		BLUE
AC	114	0	6.0		BLUE
AC	115	0	6.0		BLUE
AC	116	0	6.0		BLUE
AC	117	0	6.0	F adjacent plant	RED
AC	118	0	6.0	F adjacent plant	RED
AC	119	0	6.0	G poor form	RED
AC	120	0	6.0		BLUE
AC	121	0	6.0	F adjacent plant	RED
AC	122	0	6.0	F adjacent plant	RED
AC	123	0	6.0		BLUE
AC	124	0	6.0	G poor form	RED
AC	125	0	6.0	G poor form	RED
AC	126	0	6.0	G poor form	RED
AC	127	0	6.0		BLUE
AC	128	0	6.0		BLUE
AC	129	0	6.0		BLUE
AC	130	0	6.0	G poor form	RED
AC	131	0	6.0	G poor form	RED
AC	132	0	6.0	G poor form	RED
AC	133	0	6.0	G poor form	RED
AC	134	0	6.0	G poor form	RED
AC	135	0	6.0	G poor form	RED
AC	136	0	6.0	G poor form	RED
AC	137	0	6.0	G poor form	RED
AC	138	0	6.0		BLUE
AC	139	0	8.0		BLUE
AC	140	0	8.0	F adjacent plant	RED
AC	141	0	8.0		BLUE
AC	142	0	8.0	F adjacent plant	RED
AC	143	0	6.0	G poor form	RED
AC	144	0	8.0	F adjacent plant	RED
AC	145	0	8.0	G poor form	RED
AC	146	0	6.0	G poor form	RED
AC	147	0	6.0	G poor form	RED
AC	148	0	8.0		BLUE
AC	149	0	8.0	G poor form	RED
AC	150	0	8.0	G poor form	RED
AC	151	0	8.0		BLUE
AC	152	0	6.0	G poor form	RED
AC	153	0	6.0	G poor form	RED
AC	154	0	6.0	G poor form	RED
AC	155	0	6.0	G poor form	RED
AC	156	0	6.0	A health	RED
AC	157	0	6.0	G poor form	RED
AC	158	0	6.0	A health	RED
AC	159	0	6.0	A health	RED
AC	161	0	6.0	G poor form	RED
AC	162	0	8.0	G poor form	RED
AC	163	0	6.0	G poor form	RED
AC	164	0	6.0	G poor form	RED
AC	165	0	6.0	G poor form	RED
AC	166	0	8.0		BLUE
AC	167	0	6.0	F adjacent plant	RED
AC	168	0	6.0	G poor form	RED
AC	169	0	6.0		BLUE
AC	170	0	6.0	G poor form	RED
AC	171	0	8.0	G poor form	RED
AC	172	0	6.0		BLUE
AC	174	0	6.0		BLUE
AC	175	0	6.0	G poor form	RED
AC	176	0	6.0	G poor form	RED
AC	177	0	6.0		BLUE
AC	179	0	6.0		BLUE
AC	180	0	6.0		BLUE
AC	181	0	6.0		BLUE
AC	182	0	6.0		BLUE
AC	184	0	8.0		BLUE
AC	185	0	6.0	F adjacent plant	RED
AC	186	0	6.0	F adjacent plant	RED

ACACIA GREGGI  
CAT CLAW ACACIA (AG)

TYPE	TAG NUMBER	CALIPER (IN.)	HEIGHT (FT.)	CRITERIA FOR REMOVAL	RIBBON COLOR
AG	187	0	6.0		BLUE
AG	188	0	8.0		BLUE

CERCIDIUM MICROPHYLLUM  
FOOTHILL PALO VERDE (CM)

TYPE	TAG NUMBER	CALIPER (IN.)	HEIGHT (FT.)	CRITERIA FOR REMOVAL	RIBBON COLOR
CM	45	4	6.0		BLUE
CM	100	4	6.0		BLUE
CM	173	4	6.0		BLUE
CM	189	6	12.0		BLUE
CM	190	8	12.0		BLUE
CM	191	6	10.0	A health	RED

PROSOPIS VELUTINA  
VELVET MESQUITE (PV)

TYPE	TAG NUMBER	CALIPER (IN.)	HEIGHT (FT.)	CRITERIA FOR REMOVAL	RIBBON COLOR
PV	160	4	8.0		BLUE
PV	178	4	8.0		BLUE
PV	192	4	8.0		BLUE

SITE RESOURCE INVENTORY  
NATIVE PLANT PRESERVATION  
**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

SITE RESOURCE INVENTORY  
NATIVE PLANT PRESERVATION  
INVENTORY

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

No.	Date	Item	Scale	N/A
			Job No.	185050-HN-02
			Date	MAY 2024
			Designed By	CB
			Checked By	GLG
		Revisions		



Sheet **3**  
of **3**

GRADING PERMIT #23025522