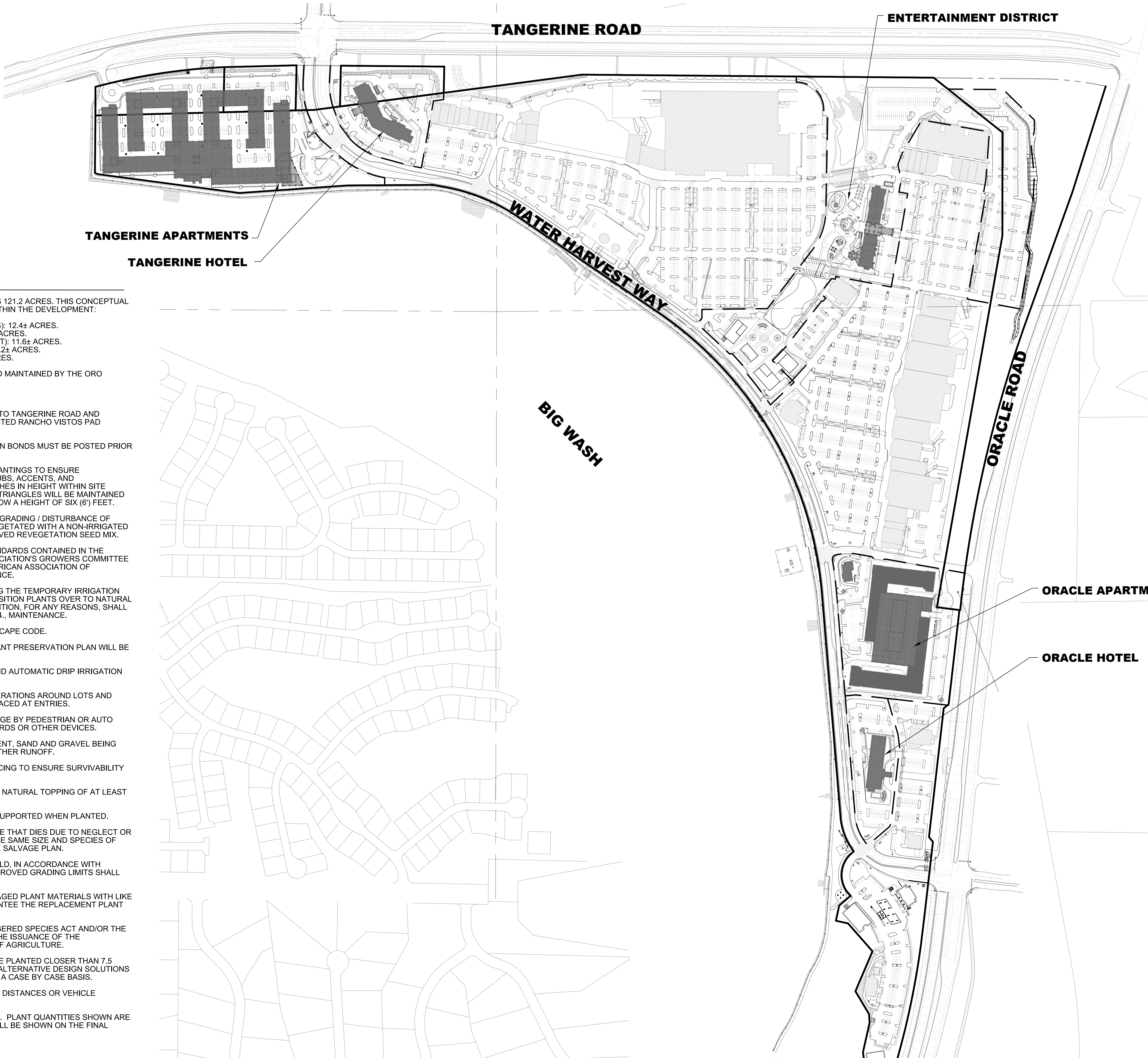
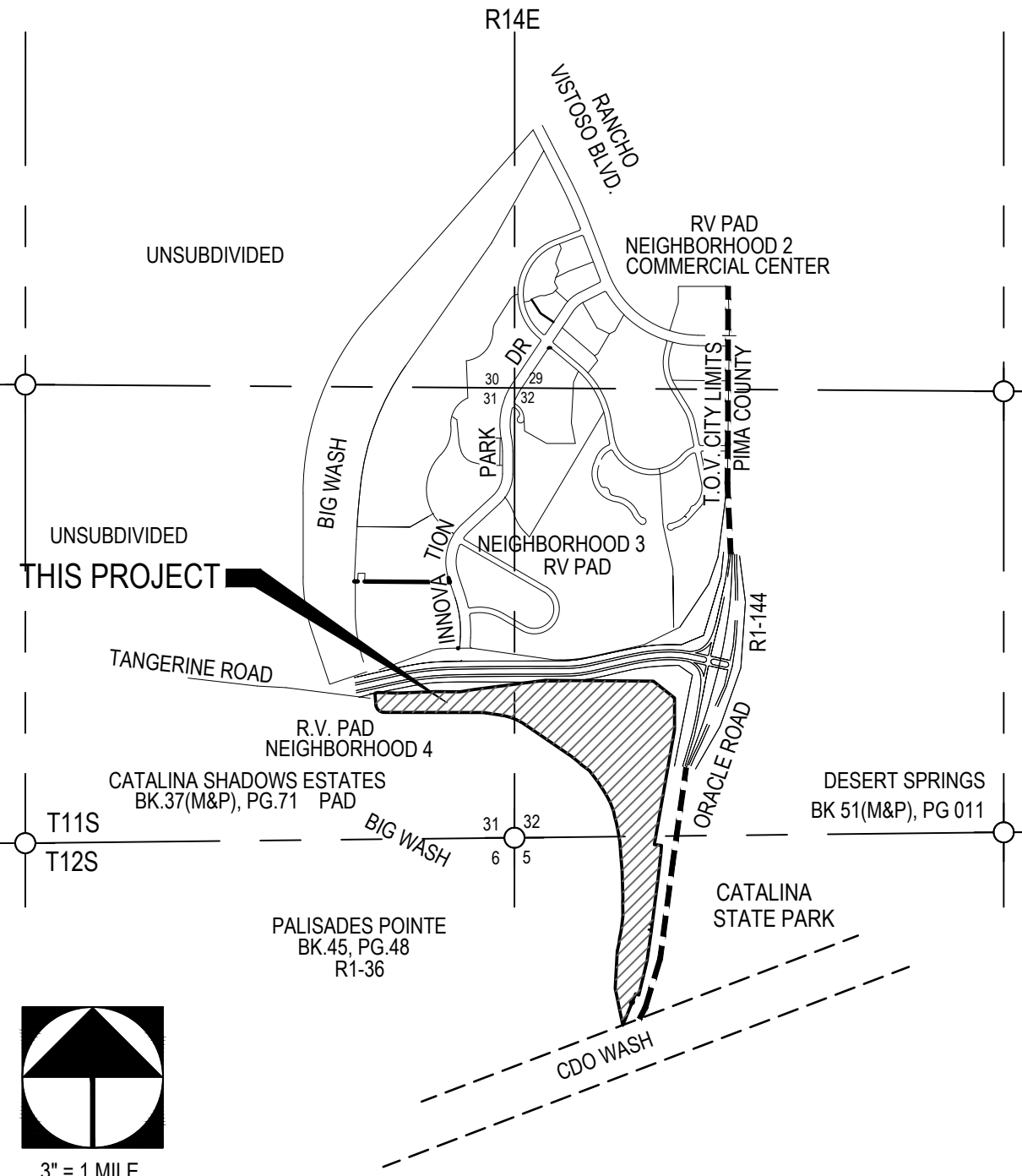


CONCEPTUAL LANDSCAPE PLAN FOR
ORO VALLEY VILLAGE CENTER



GENERAL NOTES

1. THE OVERALL GROSS AREA OF THIS DEVELOPMENT IS 121.2 ACRES. THIS CONCEPTUAL SITE PLAN IS SPECIFIC TO THE FOLLOWING AREAS WITHIN THE DEVELOPMENT:
DEVELOPMENT AREA 1 (TANGERINE APARTMENTS): 12.4± ACRES.
DEVELOPMENT AREA 2 (TANGERINE HOTEL): 3.6± ACRES.
DEVELOPMENT AREA 3 (ENTERTAINMENT DISTRICT): 11.6± ACRES.
DEVELOPMENT AREA 4 (ORACLE APARTMENTS): 7.2± ACRES.
DEVELOPMENT AREA 5 (ORACLE HOTEL): 3.1± ACRES.
2. COMMON AREAS / OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE ORO VALLEY VILLAGE CENTER.
3. EXISTING ZONING IS RANCHO VISTOSO PAD C-2.
4. BUFFERYARD TYPES: 30' BUFFERYARD "B" ADJACENT TO TANGERINE ROAD AND ORACLE ROAD, EXCEPT AS MODIFIED BY THE REQUESTED RANCHO VISTOS PAD AMENDMENT.
5. ASSURANCES FOR LANDSCAPING AND RE-VEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.
6. PROPERTY OWNER SHALL MAINTAIN BUFFERYARD 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 ARE NOT BELOW A HEIGHT OF SIX (6) FEET.
7. 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.
8. 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 THE AMERICAN ASSOCIATION OF NURSERYMEN AS TO SIZE, CONDITION AND APPEARANCE.
9. 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.
10. LANDSCAPE SHALL CONFORM TO ORO VALLEY LANDSCAPE CODE.
11. MITIGATION OF SURVEYED PLANTS IN THE NATIVE PLANT PRESERVATION PLAN WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN.
12. ALL PLANTS TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC DRIP IRRIGATION SYSTEM.
13. HYDROSEED ALL AREAS DISTURBED BY GRADING OPERATIONS AROUND LOTS AND ALONG ROADS. DECOMPOSED GRANITE SHALL BE PLACED AT ENTRIES.
14. LANDSCAPE AREAS THAT ARE SUSCEPTIBLE TO DAMAGE BY PEDESTRIAN OR AUTO TRAFFIC SHALL BE PROTECTED BY CURBS, TREE GUARDS OR OTHER DEVICES.
15. LANDSCAPE SHALL BE DESIGNED TO MINIMIZE SEDIMENT, SAND AND GRAVEL BEING CARRIED INTO THE STREETS BY STORM WATER OR OTHER RUNOFF.
16. LANDSCAPE DESIGN ENABLES ADEQUATE PLANT SPACING TO ENSURE SURVIVABILITY AT PLANT MATURITY.
17. ALL LANDSCAPED AREAS ARE TO BE FINISHED WITH A NATURAL TOPPING OF AT LEAST TWO (2) INCHES IN DEPTH.
18. TREES AND LARGE SHRUBS SHALL BE ADEQUATELY SUPPORTED WHEN PLANTED.
19. 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.
20. 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.
21. THE DEVELOPER SHALL REPLACE REMOVED OR DAMAGED PLANT MATERIALS WITH LIKE SIZE AND SPECIES, AND SHALL MAINTAIN AND GUARANTEE THE REPLACEMENT PLANT MATERIALS FOR A PERIOD OF THREE (3) YEARS.
22. 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.
23. DEEP ROOTED VEGETATION AND TREES SHALL NOT BE PLANTED CLOSER THAN 7.5 FEET FROM A PUBLIC WATER LINE. EXCEPTIONS FOR ALTERNATIVE DESIGN SOLUTIONS SUCH AS ROOT BARRIERS SHALL BE CONSIDERED ON A CASE BY CASE BASIS.
24. LANDSCAPE MATERIALS SHALL NOT OBSTRUCT SIGHT DISTANCES OR VEHICLE TURNING MOVEMENTS.
25. ALL PLANT AND SHRUB LOCATIONS ARE PRELIMINARY. PLANT QUANTITIES SHOWN ARE APPROXIMATE. FINAL LOCATIONS AND QUANTITIES WILL BE SHOWN ON THE FINAL LANDSCAPE PLAN.



LOCATION MAP

A PORTION OF SEC. 31, & 32 T11S R14E AND
A PORTION OF SEC. 5 T12S R14E,
G&SRM, TOWN OF ORO VALLEY,
PIMA COUNTY, ARIZONA

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	OVERALL SITE PLAN
SHEET 3	CONCEPTUAL PLANTING PLAN
SHEET 4	CONCEPTUAL PLANTING PLAN
SHEET 5	CONCEPTUAL PLANTING PLAN
SHEET 6	CONCEPTUAL PLANTING PLAN

2001300
CONCEPTUAL LANDSCAPE PLAN FOR
ORO VALLEY VILLAGE CENTER
LOTS 1 THRU 31 AND COMMON AREAS A, B & D
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BOOK 62, PAGE 19, SEQUENCE NUMBER 20090270526
BEING A PORTION OF
SEC. 31 & 32 T11S R14E AND SEC. 5, T12S R14E, G&SRM
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

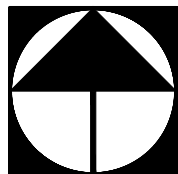
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DECEMBER 2021
SCALE: 1"=150'-0"

CONTOUR INTERVAL=1'

REF CASE# OV12-04-30
PAD AMEND (2001301)
ESL AMEND (2001304)
SHEET 1 OF 6

The
WLB
Group
INC.

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



OWNER/DEVELOPER

TOWN WEST
ATTN: JIM HORVATH
555 E. RIVER ROAD, SUITE 201
TUCSON, AZ 85704
PHONE: (520) 615-7707
JIM@TOWNWESTREALTY.COM

LANDSCAPE ARCHITECT

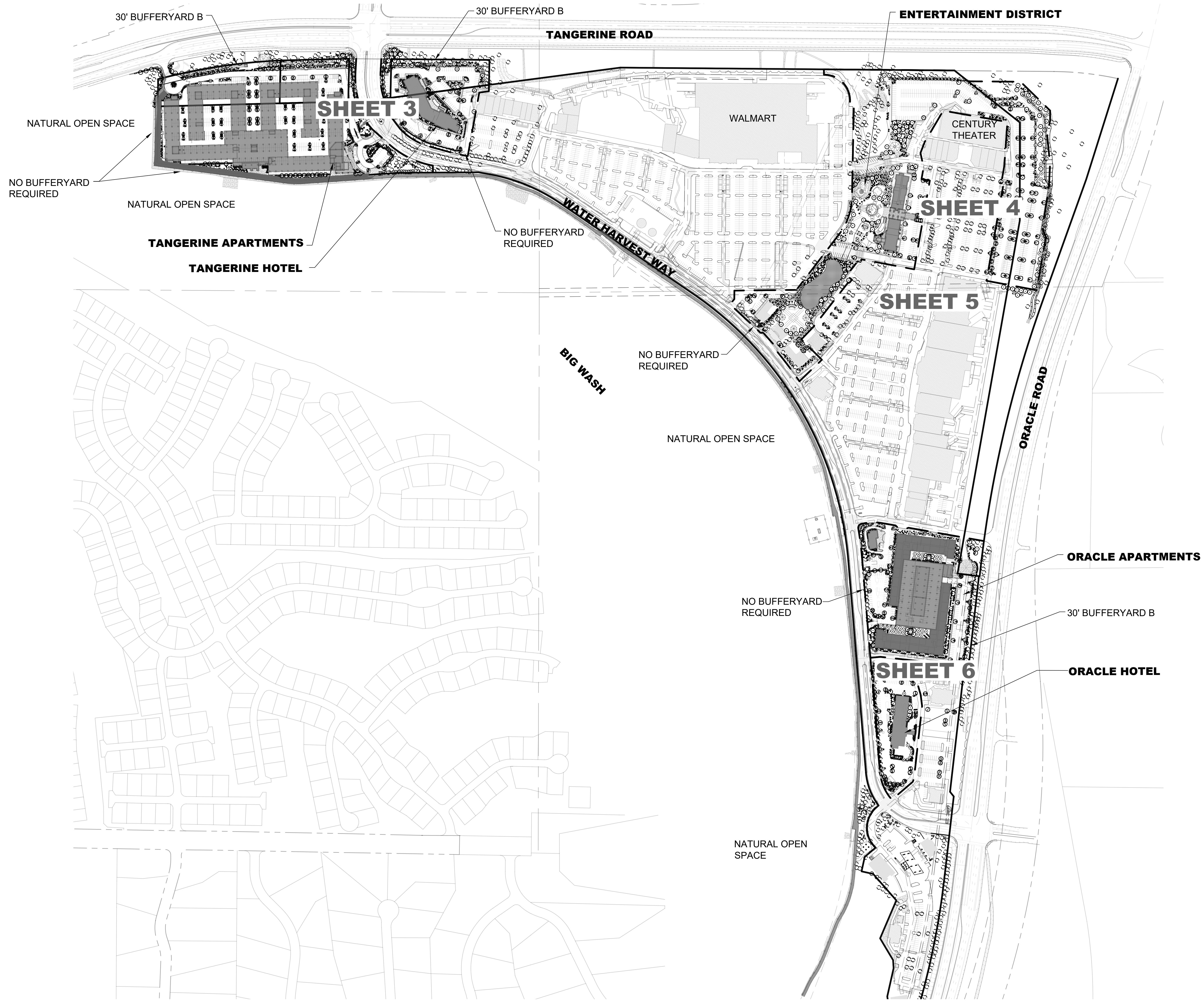
THE WLB GROUP, INC.
4444 E. BROADWAY BLVD.
TUCSON, AZ 85711
PHONE: (520) 881-7480
ATTN: GARY GRIZZLE
GGRIZZLE@WLBGROUP.COM

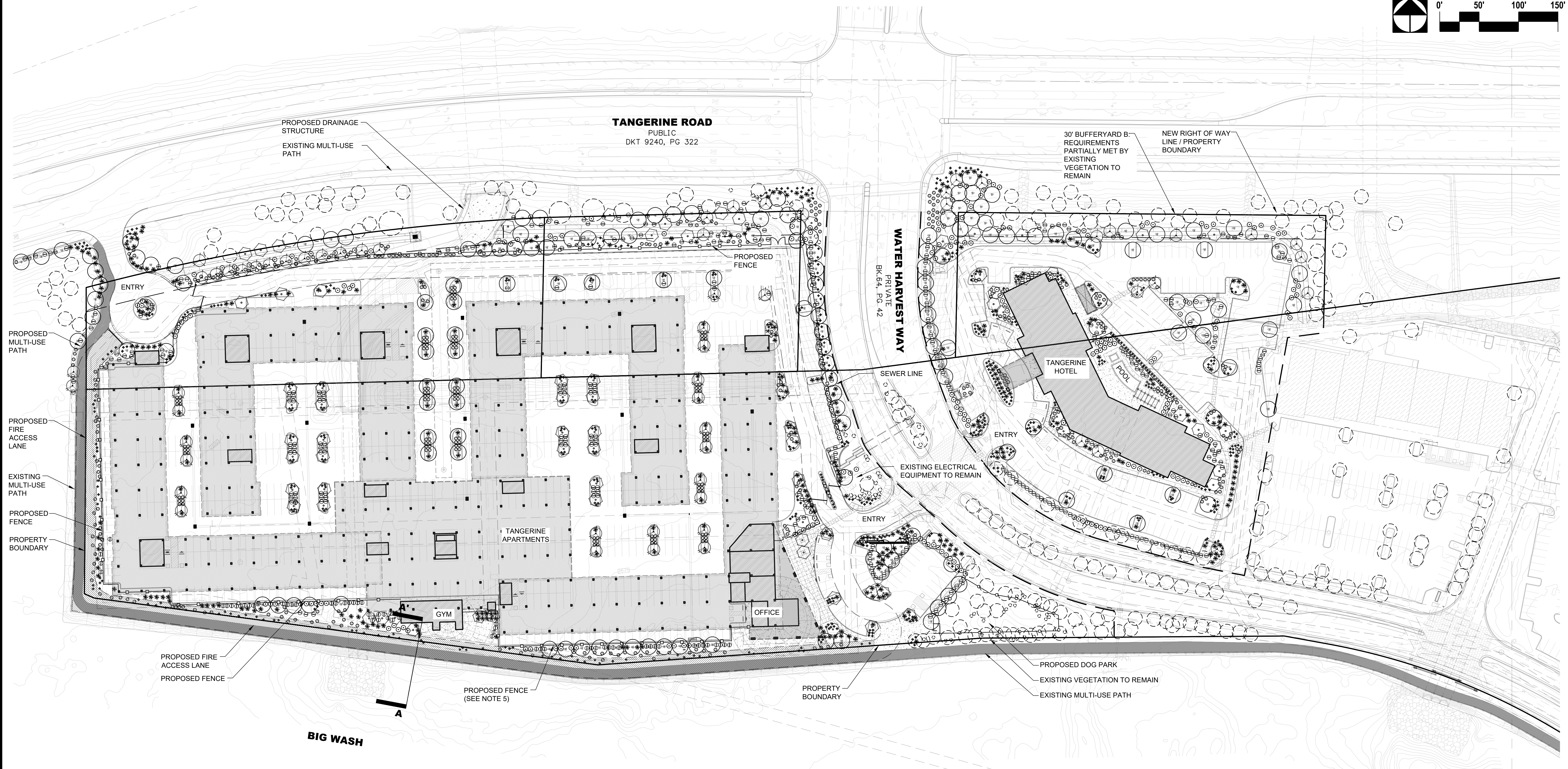
APPROVAL

PLANNING & ZONING ADMINISTRATOR

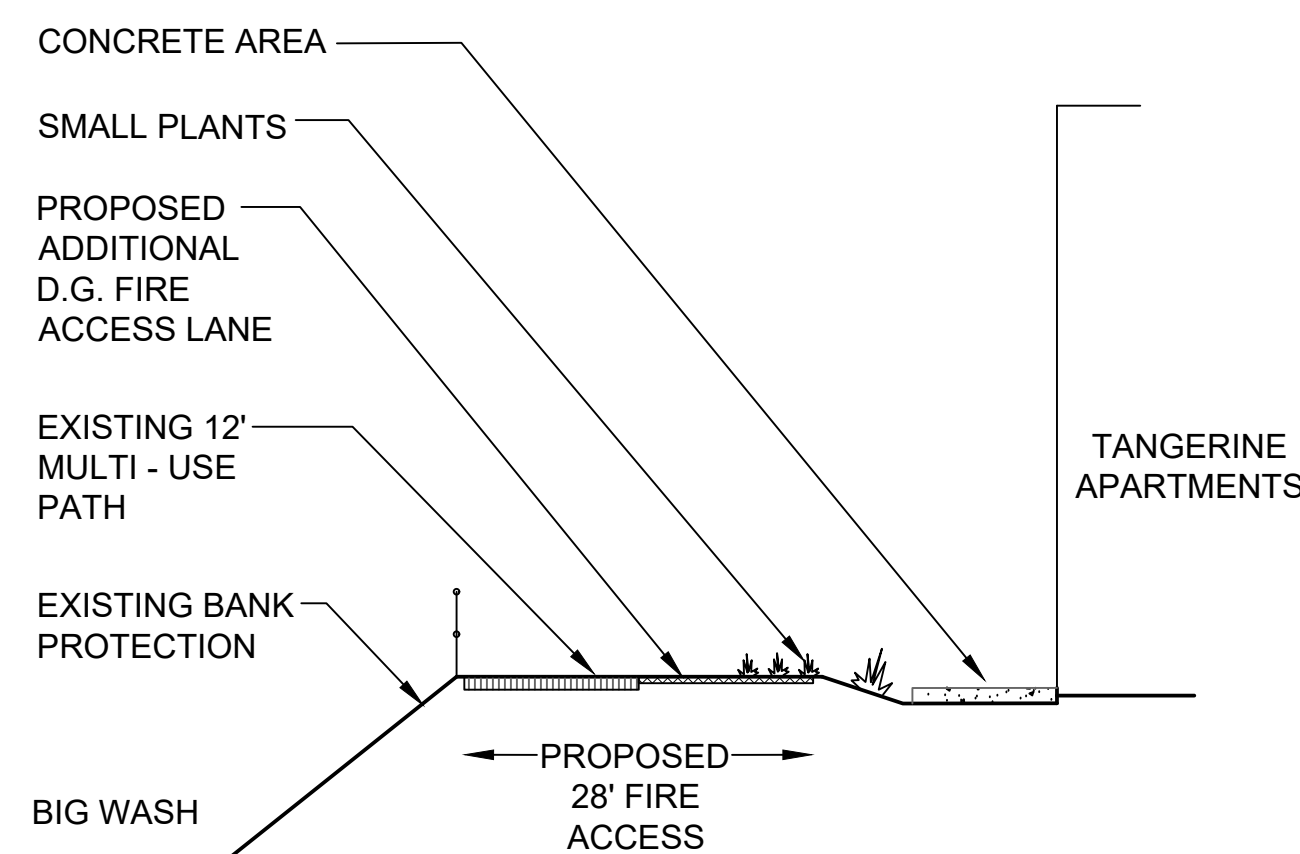
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BIG WASH



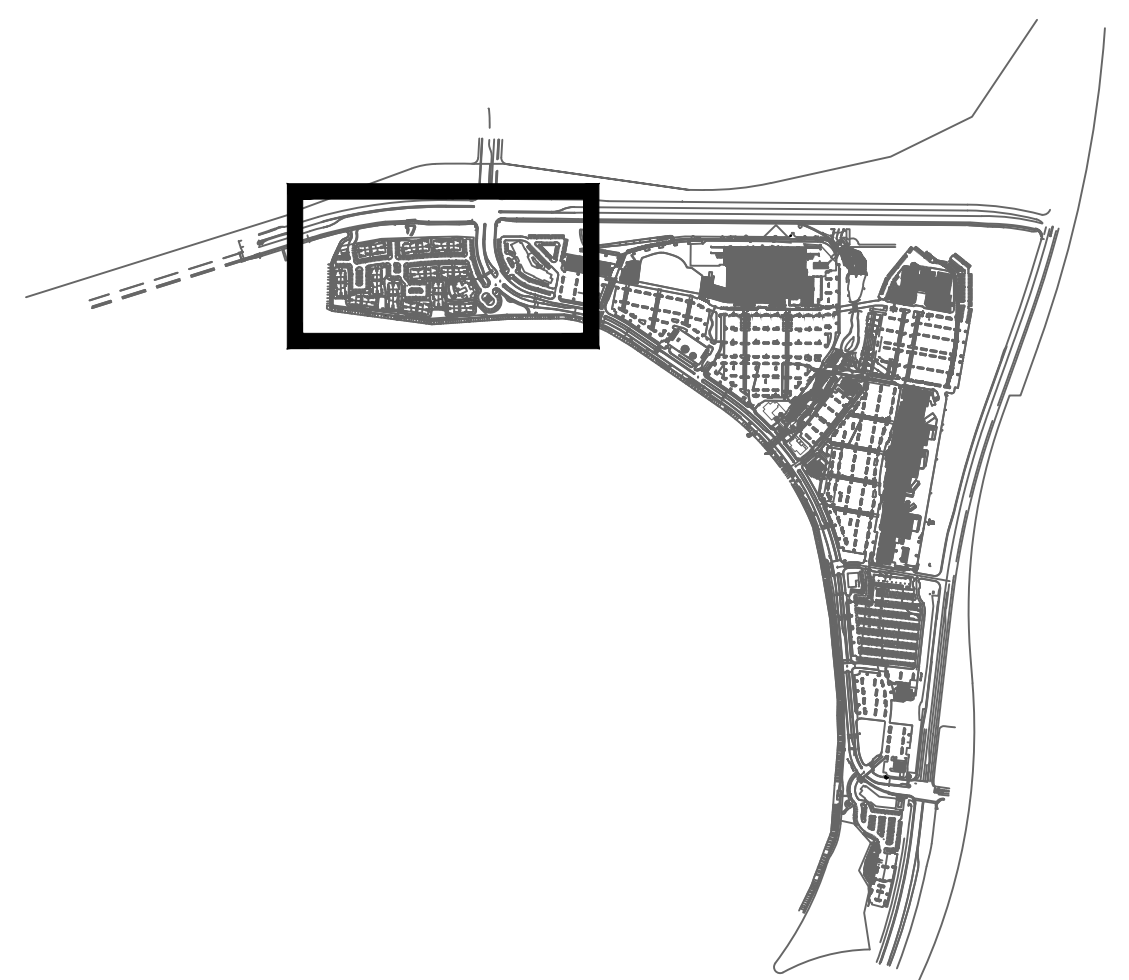
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NOT TO SCALE

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5. FENCE DETAIL TO BE PROVIDED DURING FINAL DESIGN REVIEW. OPENINGS IN FENCE WILL BE REQUIRED TO PROVIDE PEDESTRIAN CONNECTION TO EXISTING MULTI-USE PATH.

PLANT LEGEND

- | | |
|--|-------------------------------------|
| | TREES |
| | SHRUBS/GROUNDCOVER |
| | ACCENTS |
| | EXISTING TREES AND SHRUBS TO REMAIN |



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REF CASE# OV12-04-30
PAD AMEND (2001301)
ESL AMEND (2001304)
SHEET 3 OF 6

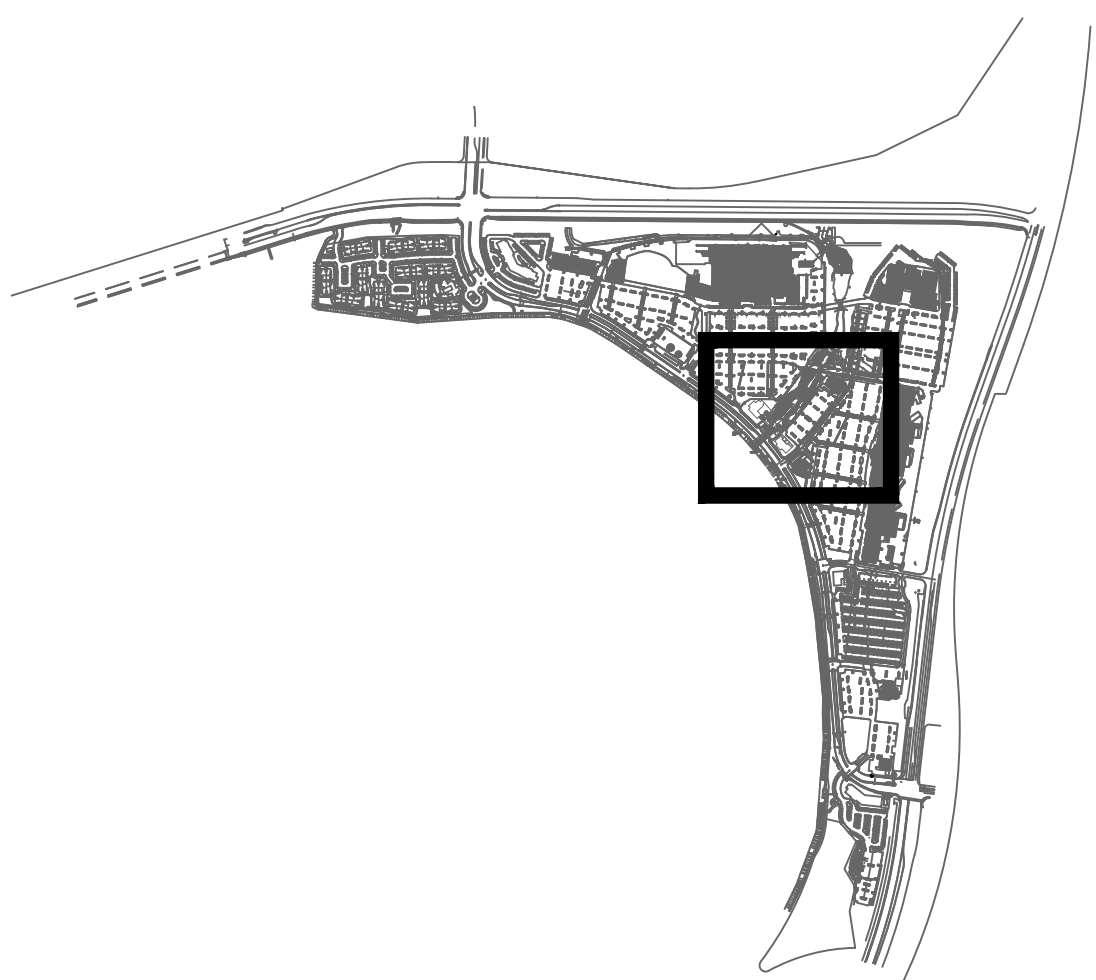


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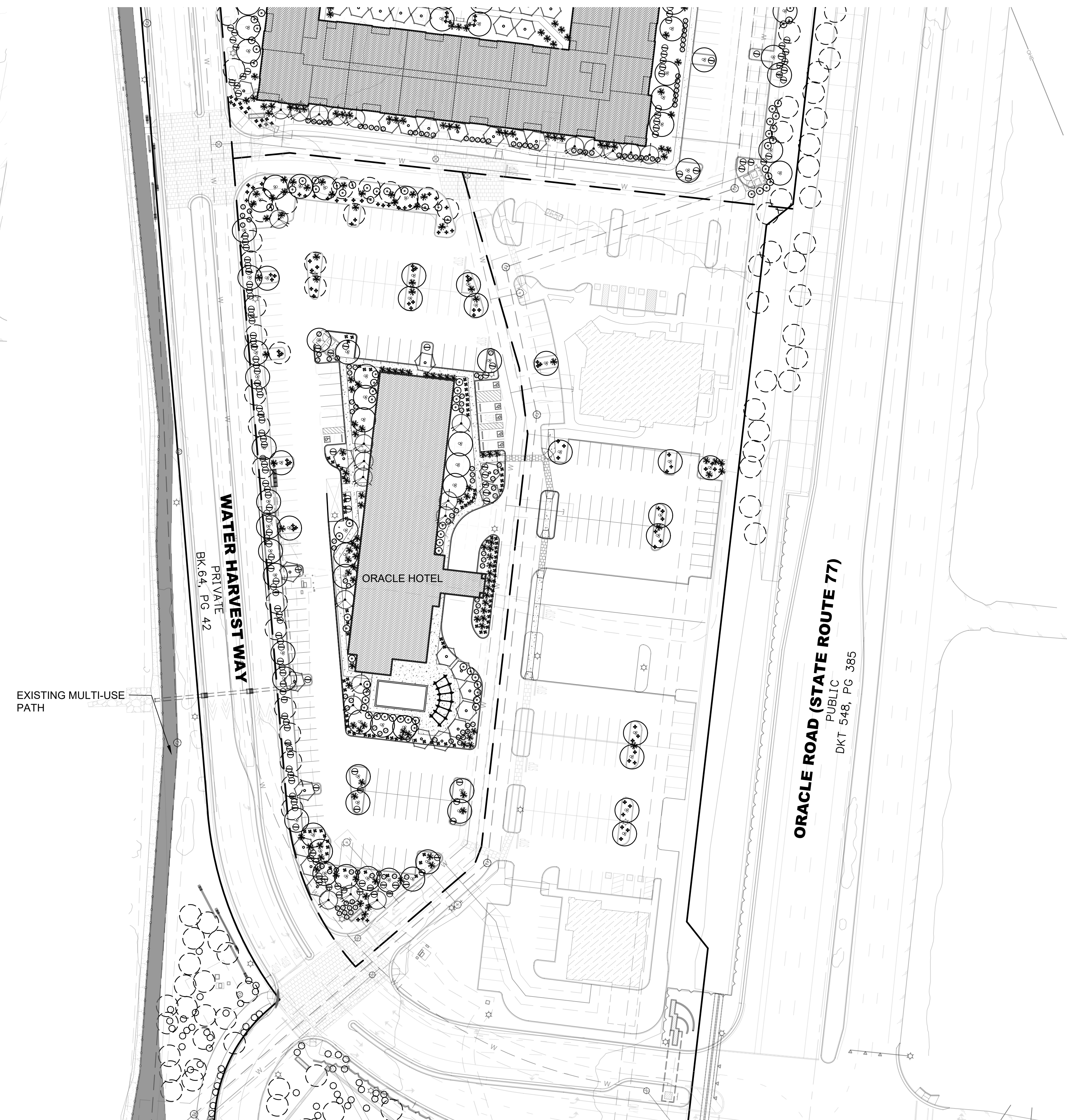
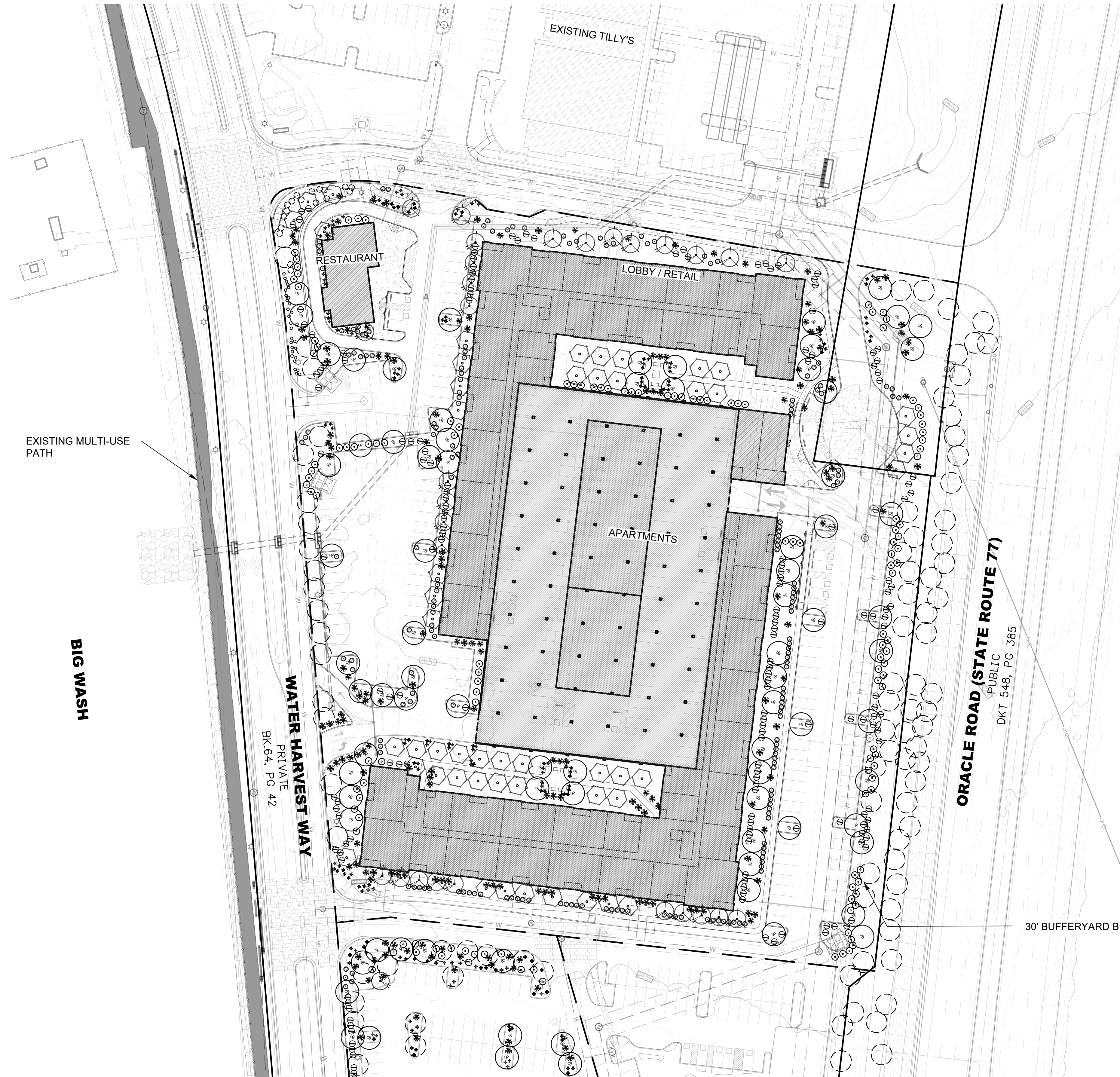


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ENTERTAINMENT DISTRICT CONCEPTUAL PLANTING PLAN

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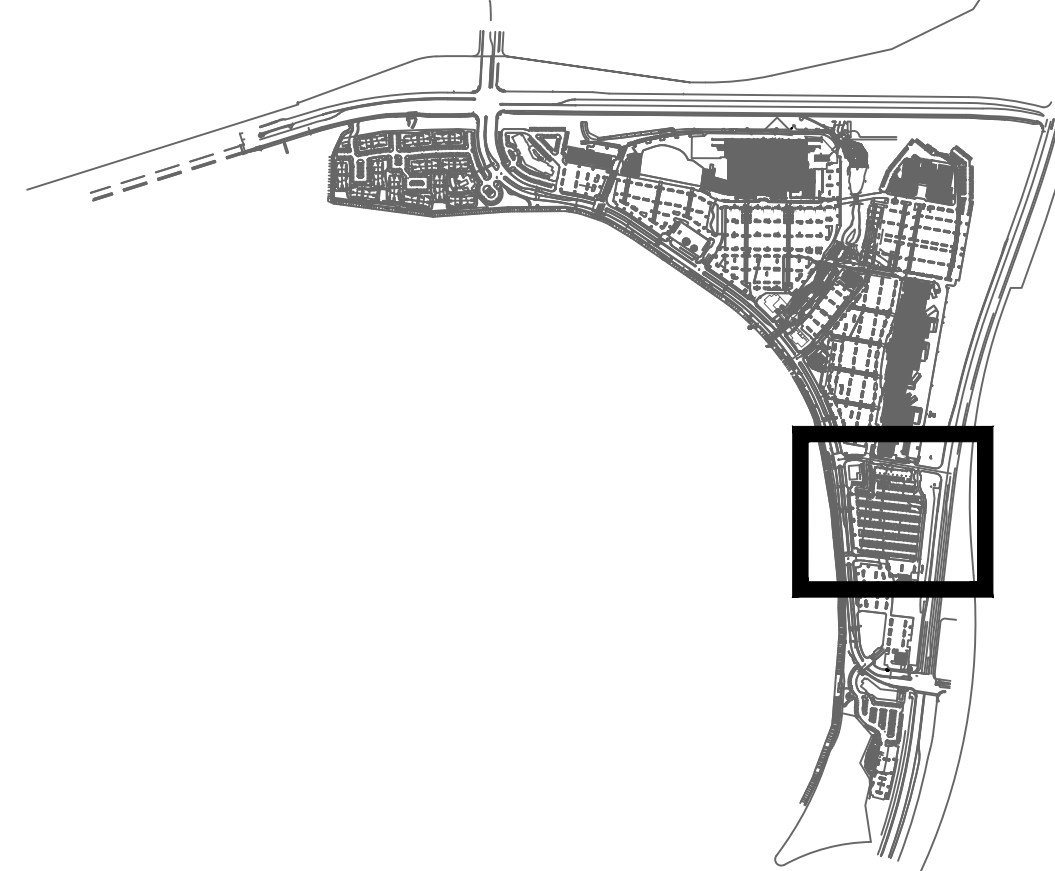


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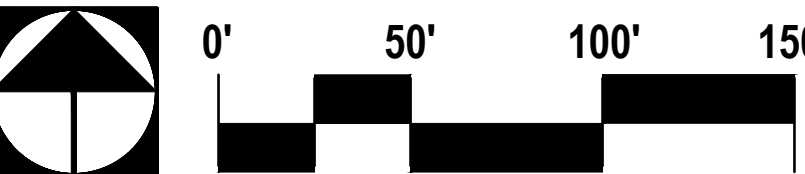
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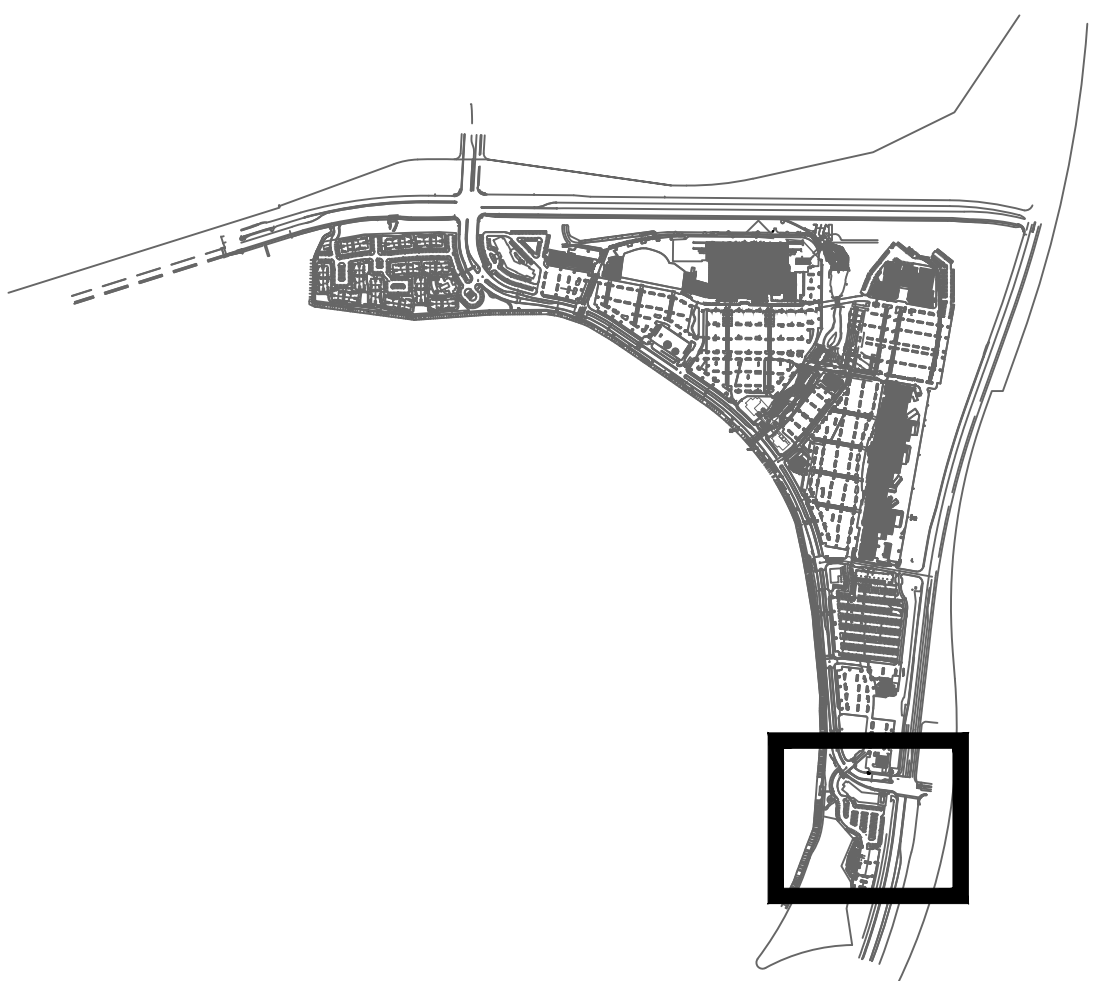
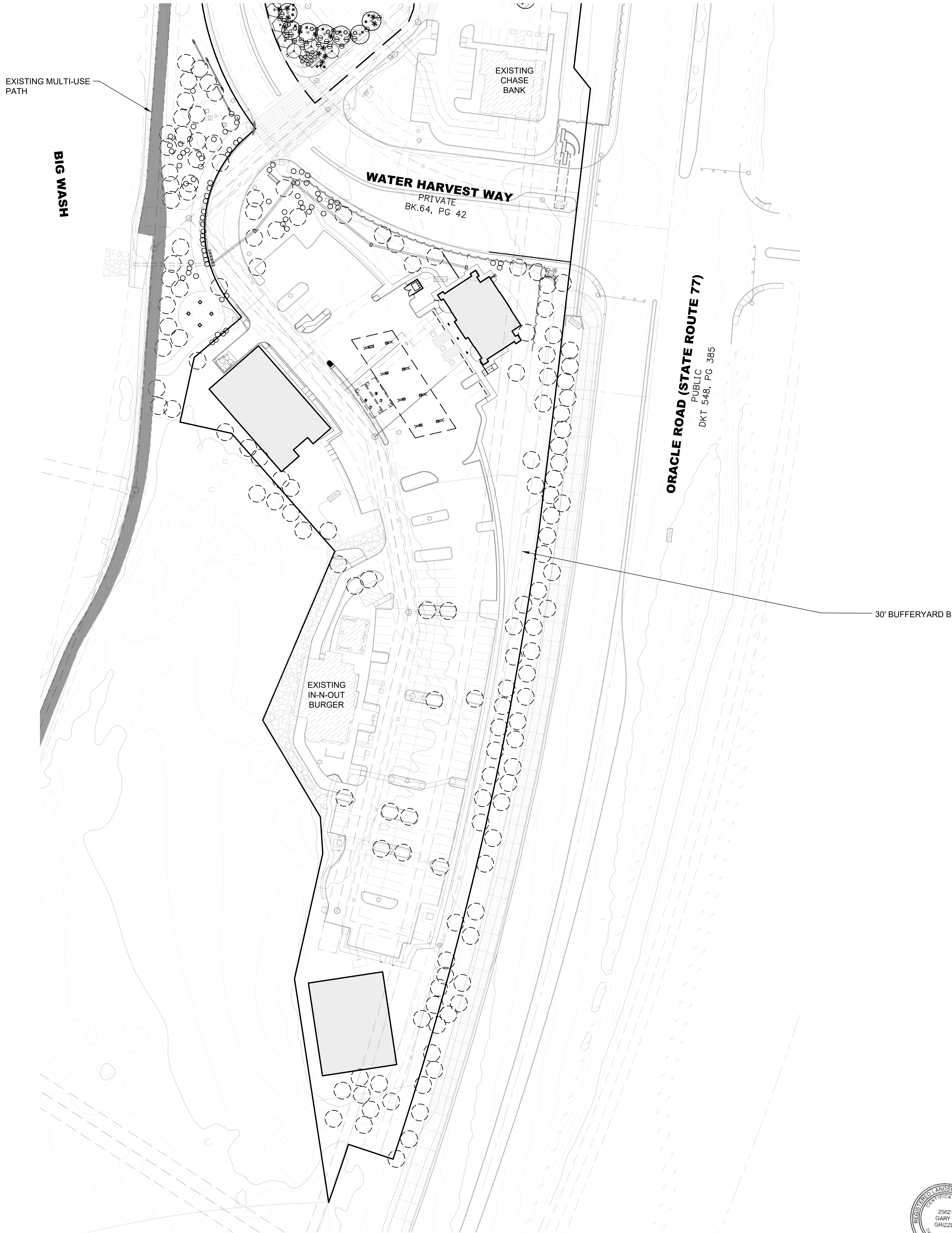


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