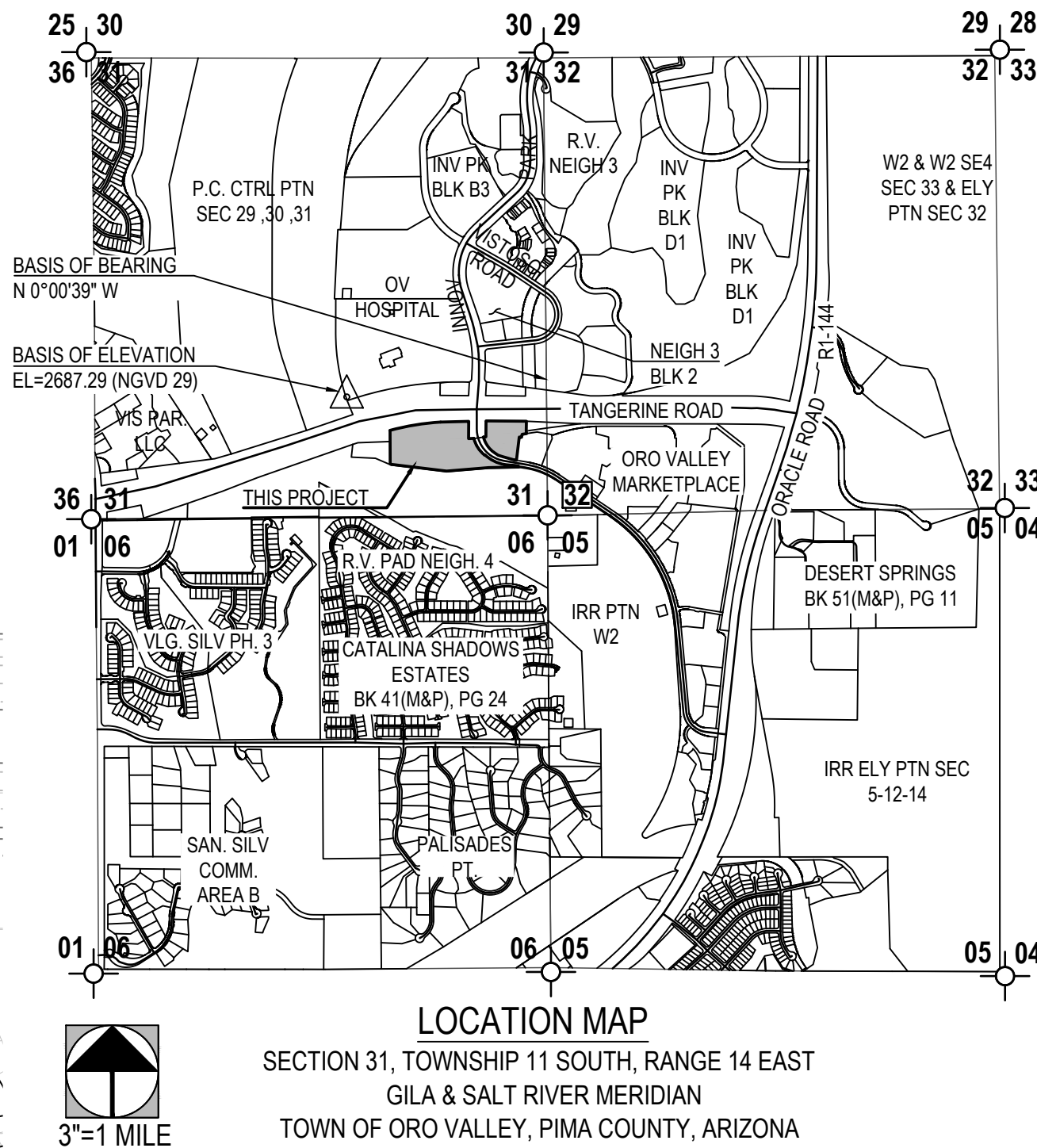
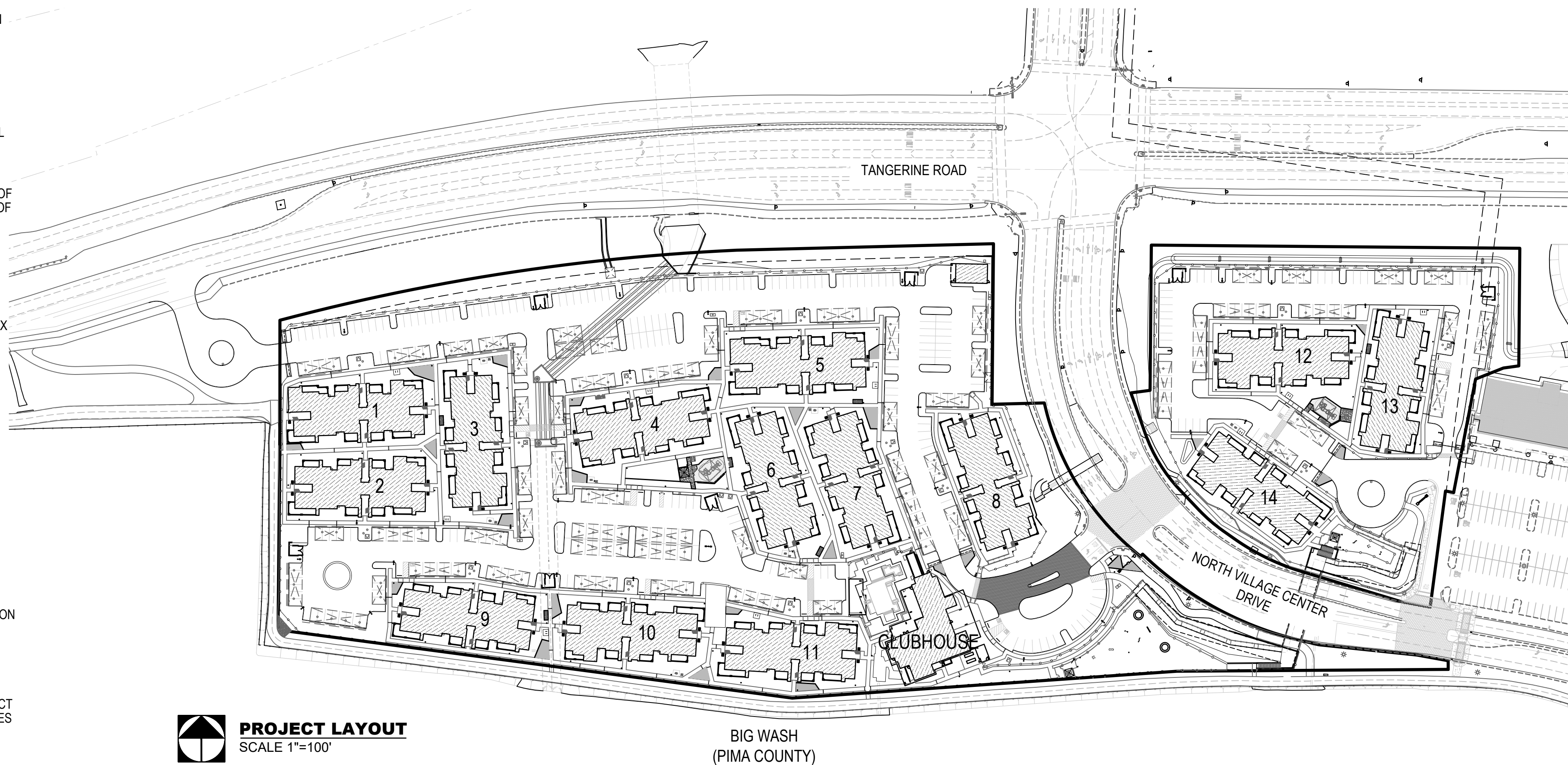


1. GROSS AREA OF DEVELOPMENT = 16.12± ACRES
2. TOTAL ACRES OF GRADED AREA = 17.11 ± ACRES
3. TOTAL ACRES OF UNDISTURBED AREA = 0.00 ± ACRES
4. TOTAL AMOUNT OF OPEN SPACE REQUIRED AND PROVIDED = 4.84 ACRES AND 4.90 ACRES.
5. BUILDING SETBACKS REQUIRED / PROVIDED: FRONT = 15', SIDE: 0', REAR: 0'
6. BUFFERYARDS: PER OVZCR 27.6.C AND AS PAR RANCHO VISTOS 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.
7. LANDSCAPE TO CONFORM TO ORO VALLEY LANDSCAPE CODE.
8. ALL SIGNS AND LIGHTING TO BE SUBMITTED UNDER SEPARATE PLAN AND PERMIT.
9. MITIGATION OF SURVEYED PLANTS IN THE NATIVE PLAN PRESERVATION PLAN WILL BE INCORPORATED IN THE LANDSCAPE DESIGN.
10. 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.
11. 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.
12. PROPERTY OWNERS, LESSEES, AND OCCUPANTS SHALL MAINTAIN REQUIRED LANDSCAPE, IRRIGATION, BUFFERING, SCREENING AND RAINWATER HARVESTING SYSTEM IMPROVEMENTS PER THE APPROVED PLANS.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. LANDSCAPE MATERIALS SHALL NOT OBSTRUCT SIGHT DISTANCES OR VEHICLE TURNING MOVEMENTS.
21. LANDSCAPED AREAS THAT ARE SUSCEPTIBLE TO DAMAGE BY PEDESTRIAN OR AUTO TRAFFIC SHALL BE PROTECTED BY APPROPRIATE CURBS, TREE GUARDS OR OTHER DEVICES.
22. LANDSCAPE SHALL BE DESIGNED TO MINIMIZE SEDIMENT, SAND AND GRAVEL BEING CARRIED INTO THE STREETS FROM STORM WATER OR OTHER RUNOFF.
23. LANDSCAPE PLAN ENABLES ADEQUATE PLANT SPACING TO ENSURE SURVIVABILITY AT PLANT MATURITY.
24. 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.
25. CURB-WAY CONSISTING OF INORGANIC GROUNDCOVER OR PLANTS NOT TO EXCEED TYPE 2 WATER USE SHALL BE PROVIDED BETWEEN CURB AND ALL SIDEWALKS.
26. ALL LANDSCAPED AREAS TO BE FINISHED WITH A NATURAL TOPPING MATERIAL TO A DEPTH OF AT LEAST TWO (2) INCHES.
27. PLANTING & IRRIGATION (SALVAGE AND NURSERY PLANTS) SHALL BE ALLOWED OUTSIDE OF THE GRADING LIMITS.

GRADING PERMIT #2500697



OWNER/DEVELOPER

HSL CONSTRUCTION SERVICES, LLC
3901 E. BROADWAY BLVD.
TUCSON, AZ 85711
PHONE: (520) 471-7482 ATTN:
MICHAEL CENSKY
MIKE@HSLPROPERTIES.COM

ARCHITECT

SWAIM ASSOCIATES, LTD
7350 E. SPEEDWAY BLVD., SUITE 210
TUCSON, AZ 85710
PHONE: (520) 326-3700 ATTN: TIM
SMITH TSMITH@SWAIMAIA.COM

ENGINEER

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

LANDSCAPE ARCHITECT

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

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	EXISTING CONDITIONS
SHEET 3	OVERALL SITE PLAN
SHEET 4	PLANT LEGEND / WATER USE SCHEDULE / NOTES
SHEET 5	PLANTING PLAN (60 SCALE)
SHEET 6-12	PLANTING PLAN
SHEET 13	DETAILS
SHEET 14	IRRIGATION LEGEND
SHEET 15-21	IRRIGATION PLAN
SHEET 22-23	IRRIGATION DETAILS
SHEET 24	LANDSCAPE SPECIFICATIONS
SHEET 25	IRRIGATION SPECIFICATIONS
SHEET 26	PLAYGROUND SITE PLAN
SHEET 27-28	DOG PARK SITE PLAN
SHEET 29	SITE DETAILS
SHEET 30	SITE DETAILS
SHEET 31	DOG PARK DETAILS
SHEET 32	SITE DETAILS
SHEET 33	SITE DETAILS
SHEET 34	POOL AREA
SHEET 35	ENTRY MONUMENT SIGN
SHEET 36	DOG ELEMENTS

APPROVAL

PLANNING & ZONING ADMINISTRATOR

DATE _____

LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

PLAN NUMBER: 250015
REFERENCE NUMBER:
2500115W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



The WLB Group Inc. **WLB**

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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title

LANDSCAPE PLAN
COVER SHEET

File:S:\WLB\Tucson\quick\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L1.dwg

[illegible]

Scale	AS SHOWN
Job No.	185050-H-003
Date	SEPTEMBER 2025
Designed By	DH/CB/PR
Checked By	GLG/PR



Sheet 1
of 36

GRADING PERMIT #2500697

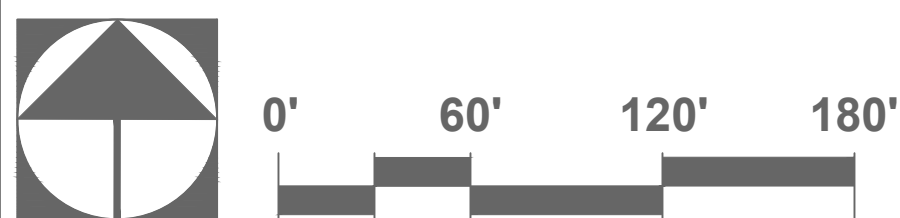


NATIVE PLANT SUMMARY

BOTANICAL NAME	COMMON NAME	BLUE RIBBON	RED RIBBON	WHITE RIBBON	TOTAL PER PLANT
		TRANSPLANT	REMOVE	PRESERVE IN PLACE	
ACACIA CONSTRICTA	WHITETHORN ACACIA	15	21	0	36
ACACIA GREGGII	CAT CLAW ACACIA	5	6	0	11
CARNEGIEA GIGANTEA	SAGUARO	5	2	0	7
CELTIS PALLIDA	DESERT HACKBERRY	2	1	0	3
CERCIDIUM FLORIDUM	BLUE PALO VERDE	20	103	0	123
CERCIDIUM MICROPHYLLUM	FOOTHILL PALO VERDE	4	0	0	4
FEROCACTUS WISLIZNEII	FISH-HOOK BARREL	5	2	0	7
FOUQUIERIA SPLENDENS	OCOTILLO	4	0	0	4
PROSOPIS VELUTINA	VELVET MESQUITE	47	148	0	195
ZIZYPHUS OBTUSIFOLIA	GREYTHORN	0	2	0	2
TOTAL		107	285	0	392

LANDSCAPE BUFFER YARD TABLE

BUFFER	BUFFER TYPE	WIDTH	BUFFER LENGTH	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED	ACCENTS REQUIRED	ACCENTS PROVIDED
NORTH	PAD	30'	1036	53	53	66	66	132	132
EAST	STREET WATER HARVEST WAY					NONE REQUIRED			
WEST	PAD					NONE REQUIRED			
SOUTH	PAD					NONE REQUIRED			



The WLB Group Inc.

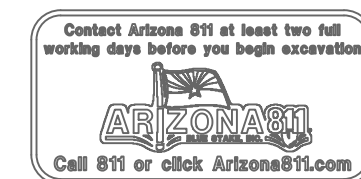
Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix and
Flagstaff, Arizona, and Las Vegas, Nevada.
4444 East Broadway
Tucson, Arizona (520) 881-7480

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title
LANDSCAPE PLAN
LANDSCAPE OVERVIEW

File:S:\WLB\Tucson\quick\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L3 overview.dwg

PLAN NUMBER: 250015
REFERENCE NUMBER:
2500115W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

No.	Date	Item

Scale	1"=60'
Job No.	185050-H-003
Date	SEPTEMBER 2025
Designed By	DH/CB/PR
Checked By	GLG/PR



GRADING PERMIT #2500697

PLANT MATERIAL LEGEND / WATER USE SCHEDULE

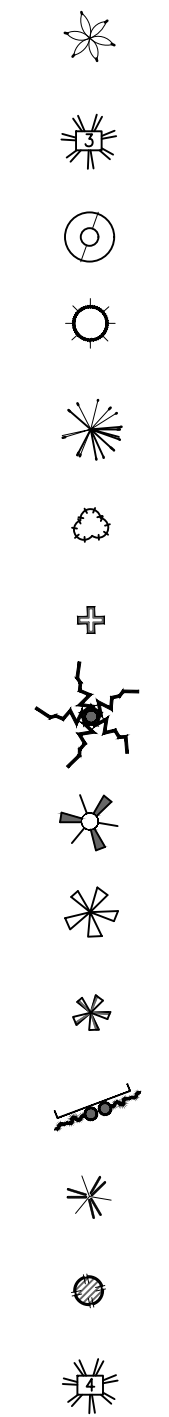
SYMBOL	PLANT NAME	QUANTITY	SIZE	WATER USE TYPE (NEEDS)	ADWR ANNUAL USE AT MATURITY (GALLONS)	ANNUAL WATER USE QUANTITY TIMES ADWR ANNUAL USE (GALLONS)	MONTHLY WATER USE ADWR ANNUAL USE DIVIDED BY 12 MONTHS
	TREES						
	CERCIDIUM MICROPHYLLUM	30	24" Box	1	1,754	52,620	4,385
	FOOTHILL PALO VERDE	4	Transplant	1	1,754	7,016	585
	CERCIDIUM PRAECOX	6	24" Box	2	3,960	23,760	1,980
	PALO BREA						
	CERCIDIUM FLORIDUM	20	Transplant	2	5,702	114,040	9,503
	BLUE PALO VERDE						
	CHILOPSIS LINEARIS 'BUBBA JONES'	46	24" Box	2	5,702	262,292	21,858
	BUBBA JONES DESERT WILLOW						
	PROSOPIS GLANDULOSA MAVERICK	3	24" Box	2	5,702	17,106	1,426
	MAVERICK HYBRID MESQUITE						
	PROSOPIS VELUTINA	28	24" Box	2	5,702	159,656	13,305
	VELVET MESQUITE	7	36" Box	2	5,702	39,914	3,326
		7	48" Box	2	5,702	39,914	3,326
		47	Transplant	2	5,702	267,994	22,333
	TOTAL WATER AT MATURITY (TREES)						53,041
	EXISTING TREES / VEGETATION TO REMAIN						

NOTE: BOXED TREE SIZES AND LOCATIONS ARE NOTED ON PLANS

SYMBOL	PLANT 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	15	Transplant	1	1,754	26,310	2,193
	WHITETHORN ACACIA						
	ACACIA GREGGII	5	Transplant	1	1,754	8,770	731
	CAT CLAW ACACIA						
	CALLIANDRA ERIOPHYLLA	186	5 Gallon	1	439	81,654	6,805
	PINK FAIRY DUSTER						
	CELTIS PALLIDA	2	Transplant	1	634	1,268	106
	DESERT HACKBERRY						
	CORDIA PARVIFOLIA	27	5 Gallon	1	439	11,853	988
	LITTLE LEAF CORDIA						
	DODONEA VISCOSA	120	5 Gallon	1	632	75,840	6,320
	GREEN HOPSEED BUSH						
	ENCELIA FARINOSA	19	5 Gallon	1	39	741	62
	BRITTLEBUSH						
	HAPLOPAPPUS LARICIFOLIUS 'BUTTERBLOOM'	124	5 Gallon	1	70	8,680	723
	TURPENTINE (ERICAMERIA)						
	JUSTICIA CALIFORNCA	99	5 Gallon	2	101	9,999	833
	CHUPAROSA						
	SIMMONDSIA CHINENSIS	115	5 Gallon	1	281	32,315	2,693
	JOJOBA						
	VIGUIERA DELTOIDEA	224	5 Gallon	2	57	12,768	1,064
	GOLDEN EYE						
	TOTAL WATER AT MATURITY (SHRUBS)						22,517

WINTER MONTH		SPRING			SUMMER		MONSOON		1,590,837			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% ADWR VALUE BY END OF YEAR.													
139,368	149,638	156,973	168,709	173,110	173,110	118,830	118,830	136,434	146,704	140,835	137,901		
TOTAL (100% ADWR)						GAL/YEAR						1760442	
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.													
104,526	112,228	117,730	126,532	129,833	129,833	89,122	89,122	102,326	110,028	105,627	103,426		
TOTAL (75% ADWR)						GAL/YEAR						1320332	
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)													
100,492	102,692	110,028	117,363	124,698	117,363	110,028	51,346	36,676	7,335	2,201	0		
TOTAL (50% ADWR)						GAL/YEAR						880221	

SYMBOL



PLANT 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 MURPHEYI	11	5 Gallon		70	770	64
MURPHY AGAVE						
AGAVE VICTORIA REGINAE	3	5 Gallon		70	210	18
VICTORIA REGINA AGAVE						
ASCLEPIAS LINEARIS 'MONARCH MAGNET'	48	3 / 5 Gallon	2	57	2,736	228
PINELEAF MILKWEED 'MONARCH MAGNET'						
CARNEGIA GIGANTEA	5	Transplant	2	2,741	13,705	1,142
SAGUARO	34	4' - 6' Spear		2,741	93,194	7,766
DASYLIRON WHEELERI	89	5 Gallon	1	70	6,230	519
DESERT SPOON						
ECHINOCACTUS GRUSONI	12	6"- 8" Diameter	1	70	840	70
GOLDEN BARREL						
FEROCACTUS WISLIZENII	5	Transplant	2	101	505	42
FISHHOOK BARREL CACTUS	87	6"- 8" Diameter	2	101	8,787	732
FOQUIERIA SPLENDENS	4	Transplant	2	281	1,124	94
OCOTILLO	21	6' - 8' Canes	2	281	5,901	492
HESPERALOE FUNIFERA	4	5 Gallon	1	70	280	23
GIANT HESPERALOE						
HESPERALOE PARVIFLORA	153	5 Gallon	1	70	10,710	893
RED YUCCA						
HESPERALOE PARVIFLORA 'BRAKELIGHTS'	339	3 / 5 Gallon	1	70	23,730	1,978
BRAKELIGHTS RED YUCCA						
MASCAGNIA MACROPTERA	6	5 Gallon	1	3,960	23,760	1,980
YELLOW ORCHID VINE		(2) per Trellis				
NOLINA MICROCARPA	141	5 Gallon	1	158	22,278	1,857
BEAR GRASS						
PEDILANTHUS MACROCARPUS	53	3 / 5 Gallon	1	158	8,374	698
LADY SLIPPER						
YUCCA RIGIDA	9	15 Gallon	1	281	2,529	211
BLUE YUCCA						
TOTAL WATER AT MATURITY (ACCENTS)						13,979
TOTAL WATER AT MATURITY (TREES, SHRUBS & ACCENTS)					1,423,232	89,536

HYDROSEED

HYDROSEED MIX SHALL BE ORO VALLEY APPROVED SEED MIX "D". HYDROSEED SHALL BE APPLIED AS INDICATED TO ALL DISTURBED AREAS NOT OTHERWISE IMPROVED.

AREA TO BE HYDROSEEDED 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 AVAILABILITY 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.

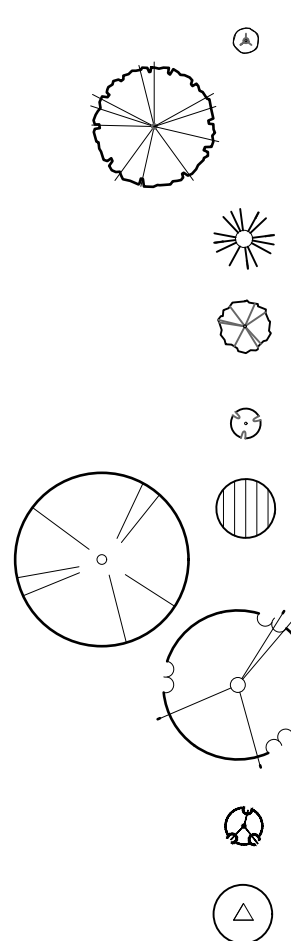
SHRUBS: minimum of 5 PLS/acre
Acacia constricta, Whitethorn Acacia (P,W)
Celtis pallida, Desert Hackberry (P,C/W)
Encelia farinosa, Brittlebush (P,C/W)
Haplopappus laricifolius [=Ericameria laricifolia], Turpentine Bush (P,C,W)

SMALL PERENNIALS: minimum of 5 PLS/acre
Bahia absinthifolia, Desert Bahia (P,C)
Baileya multiradiata, Desert Marigold (P,C/W)
Cassia [= Senna] covesi, Desert Senna (P,W)
Isocoma tenuisecta, Burrowweed (P,C/W)
Psilostrophe cooperi, Paper Flower (P,C/W)
Sphaeralcea ambigua, Desert Globemallow (P,C,W)
Zinnia pumila, Desert Zinnia (P, C)

PERENNIAL GRASSES: minimum of 5 PLS/acre
Aristida purpurea, Purple Three-Awn (P,W)
Bouteloua curtipendula, Side-Oats Grama (P,W)
Digitaria californica, Arizona Cottontop (P,W)
Erioneuron pulchellum, Fluffgrass (P,C)
Heteropogon contortus, Tanglehead (P,W)
Muhlenbergia porteri, Bush Muhly (P,W)
Pappophorum mucronulatum, Pappus Grass (P,W)
Sporobolus cryptandrus, Sand Dropseed (P,W)

ANNUAL HERBS AND GRASSES: minimum of 5 PLS/acre
Erigeron divergens, Spreading Fleabane (A,W)
schscholtzia mexicana, Mexican Poppy (A,C)
Evolvulus arizonicus, Arizona Blue Eyes (A,C)
Lupinus arizonicus, Arizona Lupine (A,W)
Lupinus concinnus, Bajada Lupine (A,W)
Lupinus sparsiflorus, Desert Lupine (A,W)
Orthocarpus purpurascens, Owlclover (A,C)
Penstemon parryi, Parry's Penstemon (P,A,C/W)
Penstemon subulatus, Scarlet Buglar (P,A,C/W)
Salvia columbariae, Chia (A,C)
Sphaeralcea coulteri, Globemallow (A,C)

SYMBOL



PLANT 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	115	3 / 5 Gallon	3	79	9,085	757
BLUE ELF ALOE						
CERCIS CANADENSIS V. MEXICANA	37	24" Box	3	1,974	73,038	6,087
MEXICAN REDBUD						
DASYLIRON LONGISSIMUM	68	5 Gallon	2	158	10,744	895
TOOTHLESS SPOON						
JUSTICIA CANDICANS	23	5 Gallon	3	66	1,518	127
RED JUSTICIA						
JUSTICIA SPICIGERA	44	5 Gallon	3	117	5,148	429
MEXICAN HONEYSUCKLE						
LEUCOPHYLLUM ZYGOPHYLLUM	13	5 Gallon	3	158	2,054	171
BLUE RANGER						
PISTACIA CHINENSIS 'RED PUSH'	4	36" Box	3	18,276	73,104	6,092
RED PUSH PISTACHE						
QUERCUS VIRGINIANA 'HERITAGE'	8	36" Box	3	18,276	146,208	12,184
HERITAGE LIVE OAK						
SALVIA GREGGII	73	5 Gallon	2	57	4,161	347
AUTUMN SAGE						
TECOMA X 'SUNRISE'	30	5 Gallon	2	405	12,150	1,013
YELLOW BELLS						
TOTAL WATER AT MATURITY (COURTYARDS)					337,210	28,101

SYNTHETIC TURF

MASTER TURF DAYTONA 60
WITH CRUMB RUBBER (30% CRUMB RUBBER AND 70% SILICA SAND)

RIP RAP

RIP RAP COLOR: "APACHE BROWN" OR EQUAL

BOULDERS - APACHE RED

(OWNER TO APPROVE)

SYMBOL	QTY	SIZE (FT.)	COMMENTS
	423	1 X 2 X 2	
	62	2 X 2 X 3	
	37	3 X 3 X 3	

DECORATIVE ROCK

2" MIN. DEPTH
3/4" SCREENED ON FLAT AREAS AND
1-1/4" SCREENED ON SLOPES AND IN FLOW CHANNELS.
COLOR: "APACHE BROWN"

APPLY TO ALL PLANTED AREAS AND AREAS NOT COVERED BY BUILDINGS, PAVEMENT, OR HYDROSEED

DECOMPOSED GRANITE WITHIN DOG PARK AREA

1/4" MINUS
2" MINIMUM DEPTH
COLOR: DESERT GOLD DECORATIVE ROCK

LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title

LANDSCAPE PLAN
PLANTING LEGEND

File:Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L4 legend.dwg

No.

Date

Item

Scale

N / A

Job No.

185050-H-003

Date

JUNLY 2025

Designed By

DH/CB/PR

Checked By

GLG/PR

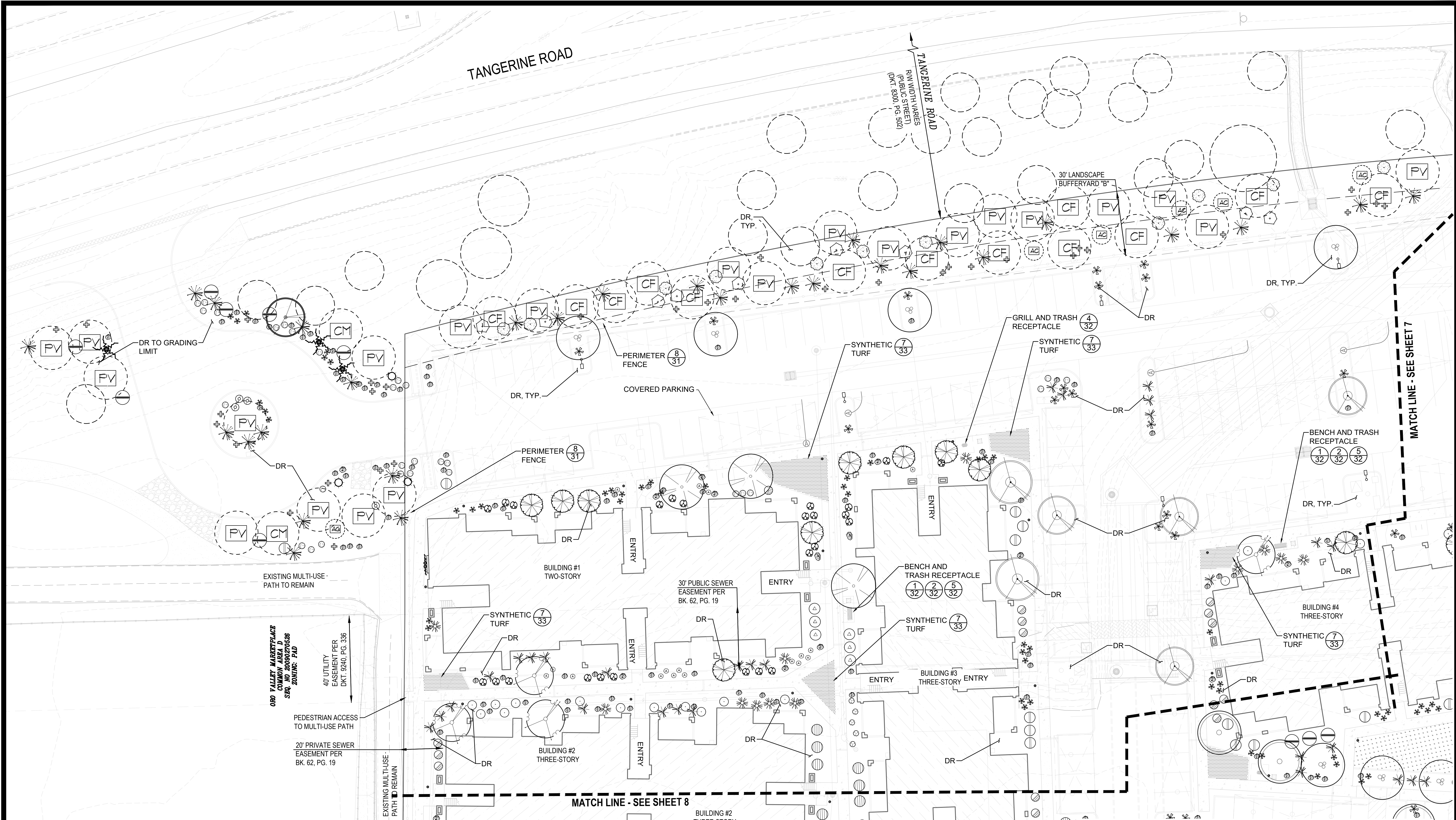
Sheet

4

of

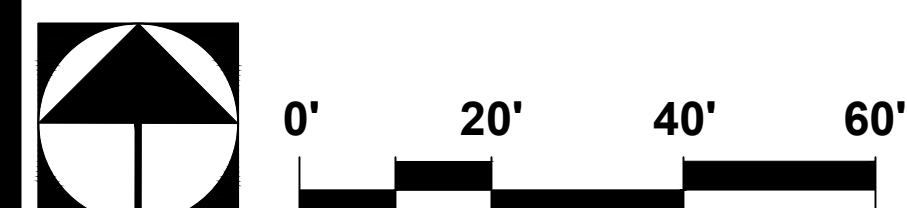
36

GRADING PERMIT #2500697



LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

PLAN NUMBER: 250015
REFERENCE NUMBER:
2500115W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title
LANDSCAPE PLAN
PLANTING PLAN

File:S:\WLB\Tucson\quick\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L6.dwg

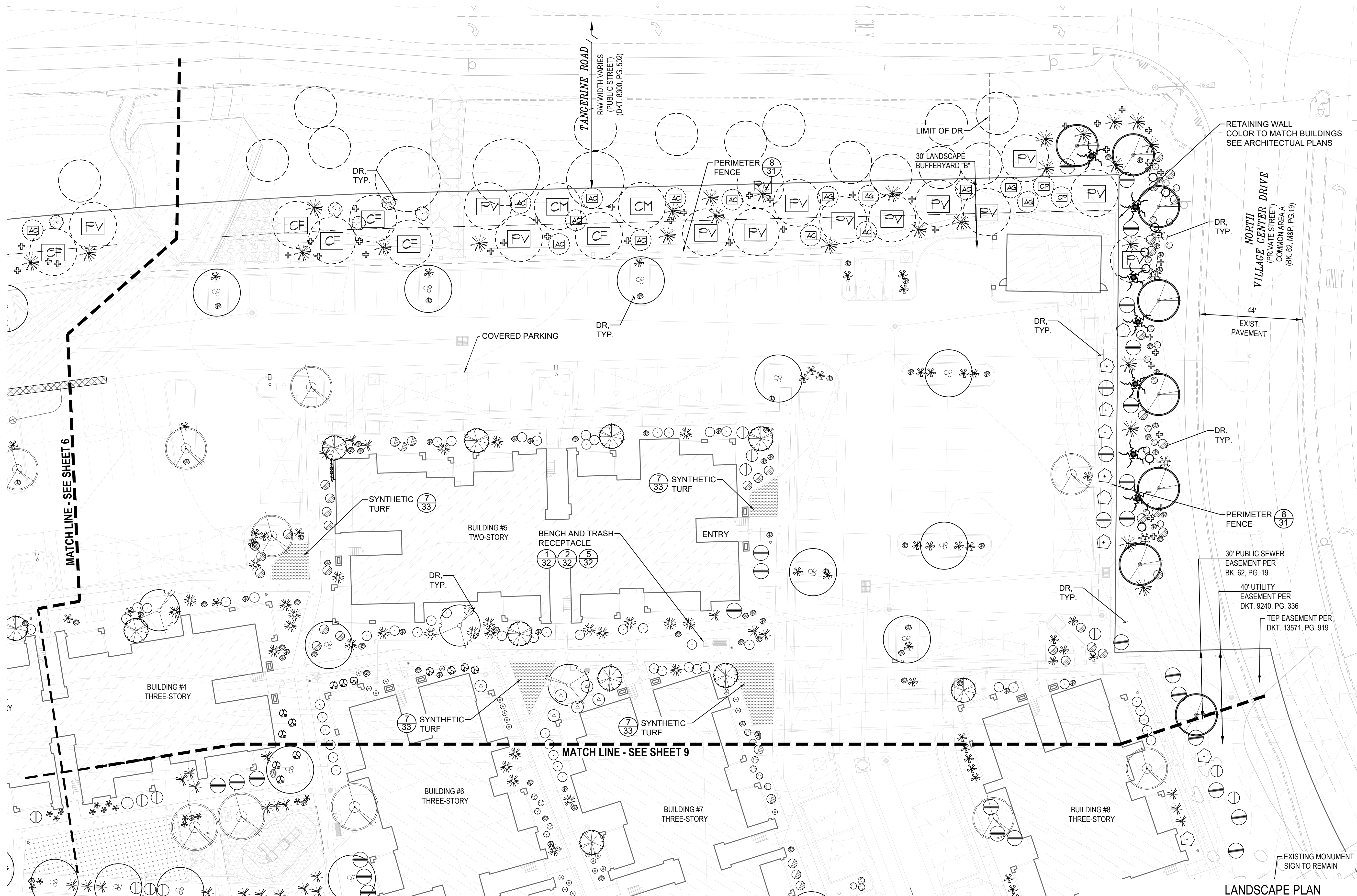
No.	Date	Item

Scale	1" = 20'
Job No.	185050-H-003
Date	SEPTEMBER 2025
Designed By	DH/CB/PR
Checked By	GLG/PR

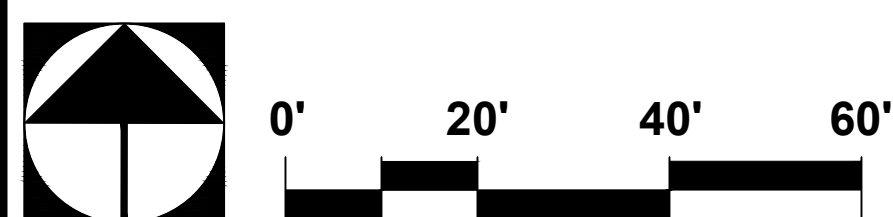


Sheet 6
of 36

GRADING PERMIT #2500697



LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title
LANDSCAPE PLAN
PLANTING PLAN

File:S:\WLB\Tucson\quick\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L7.dwg

PLAN NUMBER: 250015
REFERENCE NUMBER:
2500115W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



No.	Date	Item

Scale 1" = 20'
Job No. 185050-H-003
Date SEPTEMBER 2025
Designed By DH/CB/PR
Checked By GLG/PR



Sheet 7
of 36

GRADING PERMIT #25000697

ORO VALLEY MARKETPLACE
COMMON AREA D
SEQ. NO 2009027052
ZONING: PAD

PEDESTRIAN ACCESS
TO MULTI-USE PATH

20' PRIVATE SEWER
EASEMENT PER
BK. 62, PG. 19

EXISTING MULTI-USE
PATH TO REMAIN

40' UTILITY
EASEMENT PER
DKT. 19240, PG. 33

ORO VALLEY MARKETPLACE
COMMON AREA D
SEQ. NO 20090270528
ZONING: PAD

20' PRIVATE SEWER
EASEMENT PER
BK. 62, PG. 19

EXISTING MULTI-USE
PATH TO REMAIN

LOOP RECREATION
NODE

5
29

ORO VALLEY MARKETPLACE
COMMON AREA D
SEQ. NO 20090270526
ZONING: PAD

BIG WASH
(PIMA COUNTY)
DKT. 11864, PG. 756

MATCH LINE - SEE SHEET 6

BUILDING #2
THREE-STORY

BUILDING #2
THREE-STORY

BUILDING #3
THREE-STORY

SYNTHETIC
TURF

ACCESS EASEMENT
PER SEQ. 20130780399

30' ACCESS
EASEMENT PER
BK. 62, PG. 19

MATCH LINE - SEE SHEET 9

RECREATION AREA
SEE SHEET 26

BENCH AND TRASH
RECEPTACLE

1 32 2 32 5 32

SYNTHETIC
TURF

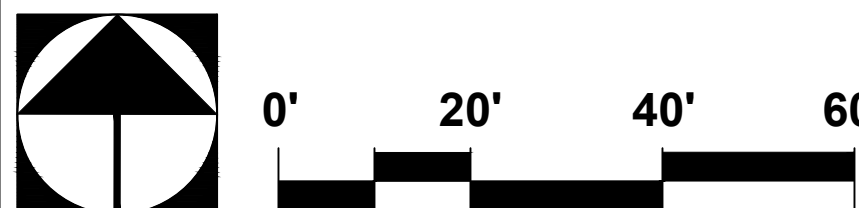
BIKE PARKING;
SEE CIVIL PLANS

BUILDING #10
THREE-STORY

20' PRIVATE SEWER
EASEMENT PER
BK. 62, PG. 19

PEDESTRIAN ACCESS
TO MULTI-USE PATH

LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title
LANDSCAPE PLAN
PLANTING PLAN

File:Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L8.dwg

PLAN NUMBER: 250015
REFERENCE NUMBER:
250015W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



No.	Date	Item

Scale 1" = 20'
Job No. 185050-H-003
Date JUNLY 2025
Designed By DH/CB/PR
Checked By GLG/PR

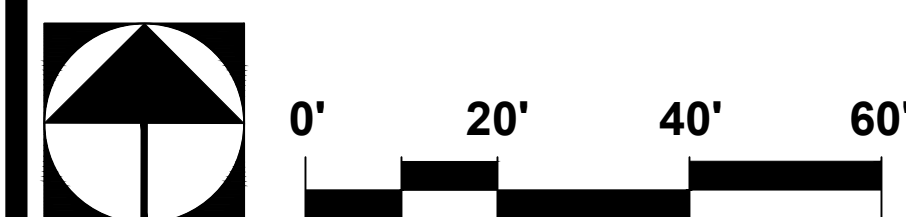


Sheet 8
of 36

GRADING PERMIT #2500697



LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title
LANDSCAPE PLAN
PLANTING PLAN

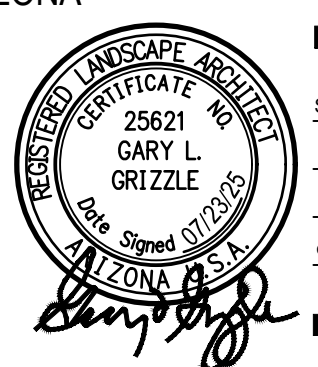
File: Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L9.dwg

PLAN NUMBER: 250015
REFERENCE NUMBER:
250015W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



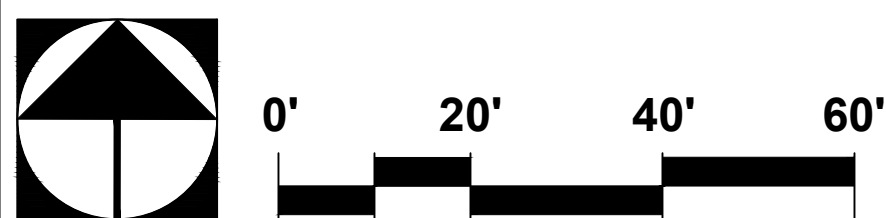
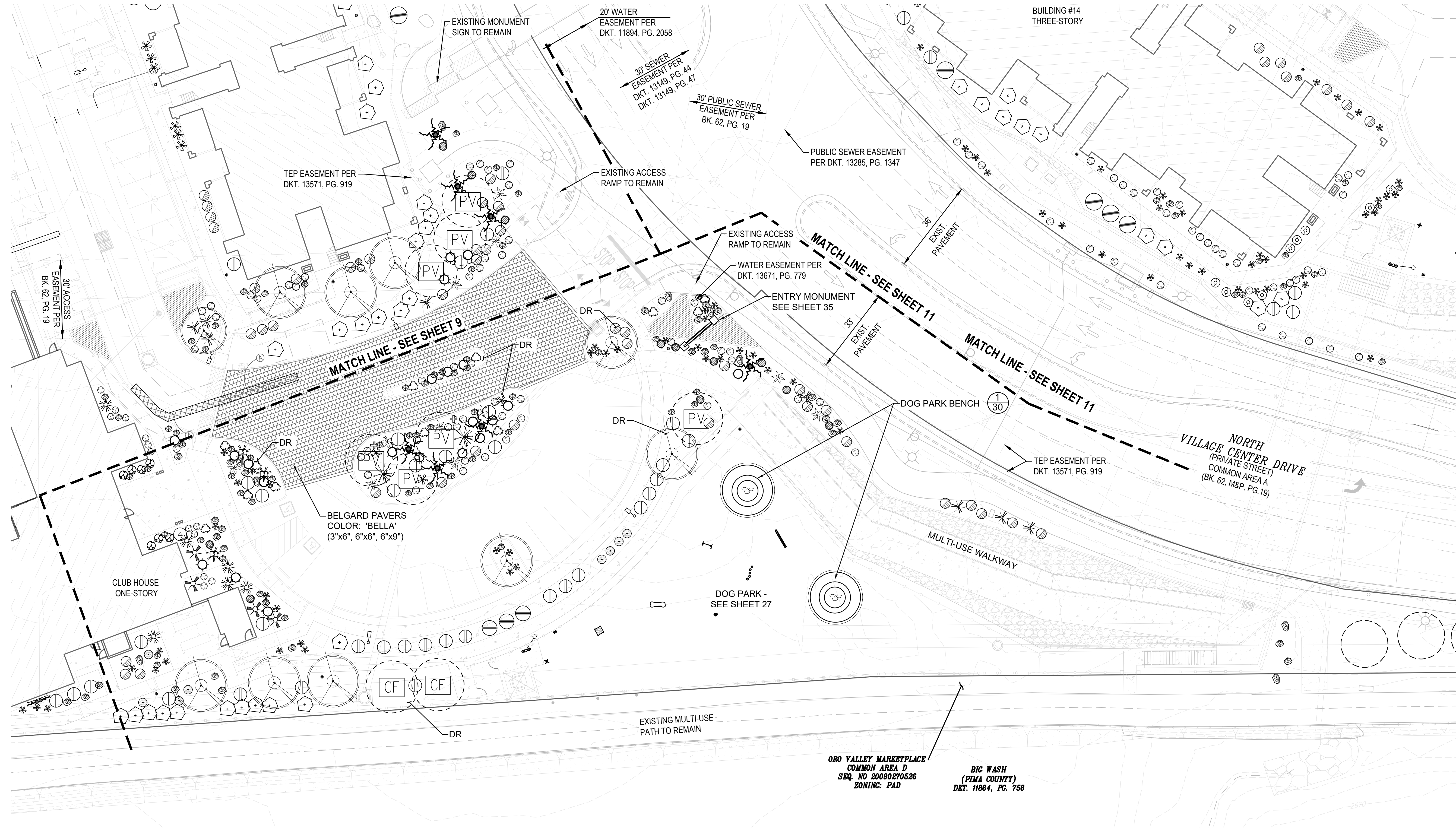
No.	Date	Item

Scale 1" = 20'
Job No. 185050-H-003
Date JUNLY 2025
Designed By DH/CB/PR
Checked By GLG/PR



Sheet 9
of 36

GRADING PERMIT #2500697



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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title
LANDSCAPE PLAN
PLANTING PLAN

File:Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L10.dwg

PLAN NUMBER: 250015
REFERENCE NUMBER:
2500115W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

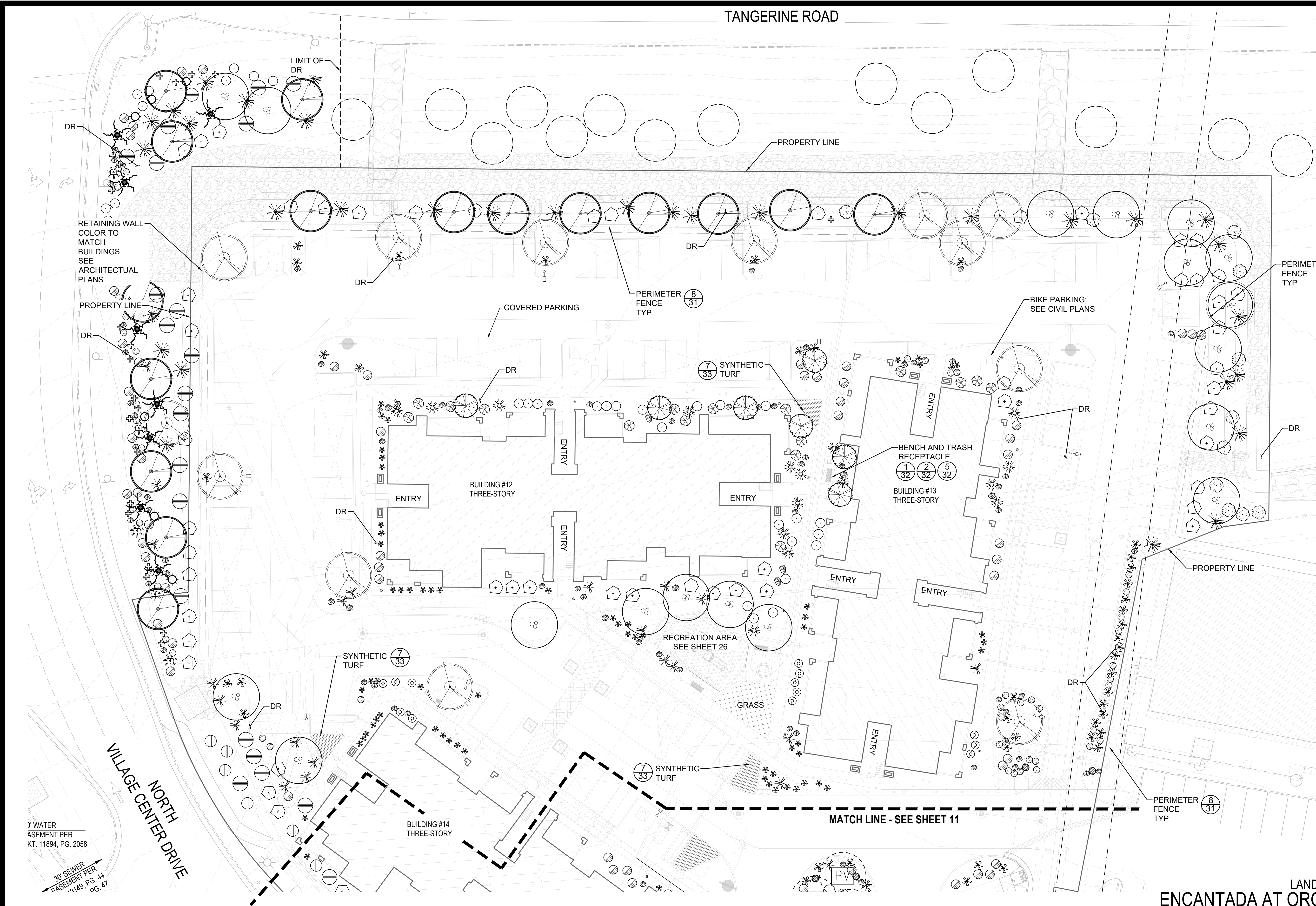
No.	Date	Item	Revisions

Scale	1" = 20'
Job No.	185050-H-003
Date	JUNLY 2025
Designed By	DH/CB/PR
Checked By	GLG/PR



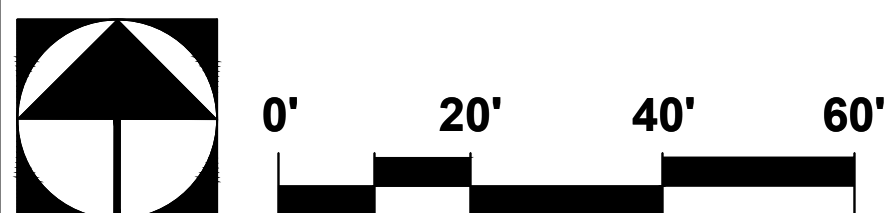
Sheet 10
of 36

GRADING PERMIT #2500697



WATER ASSESSMENT PER
KT. 11894, PG. 2058

30" SEWER EASEMENT PER
KT. 1149, PG. 44



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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title
LANDSCAPE PLAN
PLANTING PLAN

File:Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L12.dwg

PLAN NUMBER: 250015
REFERENCE NUMBER:
2500115W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



No.	Date	Item	Revisions

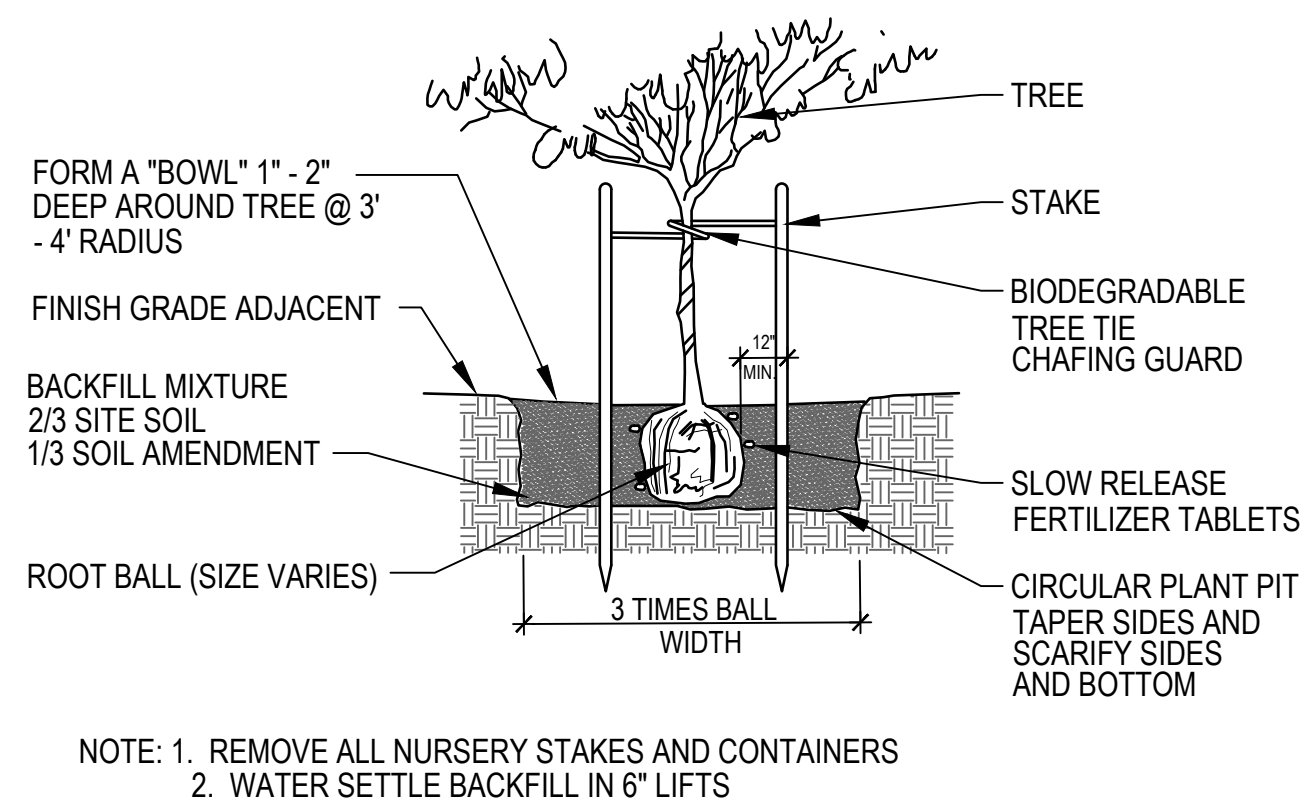
Scale	1" = 20'
Job No.	185050-H-003
Date	JUNLY 2025
Designed By	DH/CB/PR
Checked By	GLG/PR



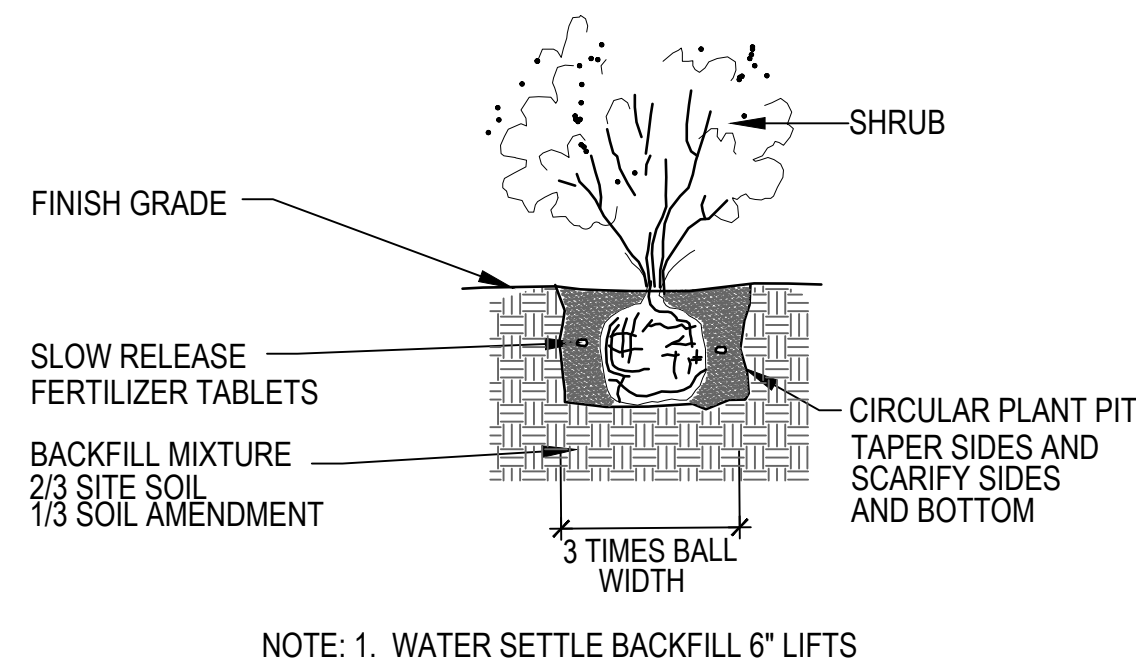
Sheet 12
of 36

LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

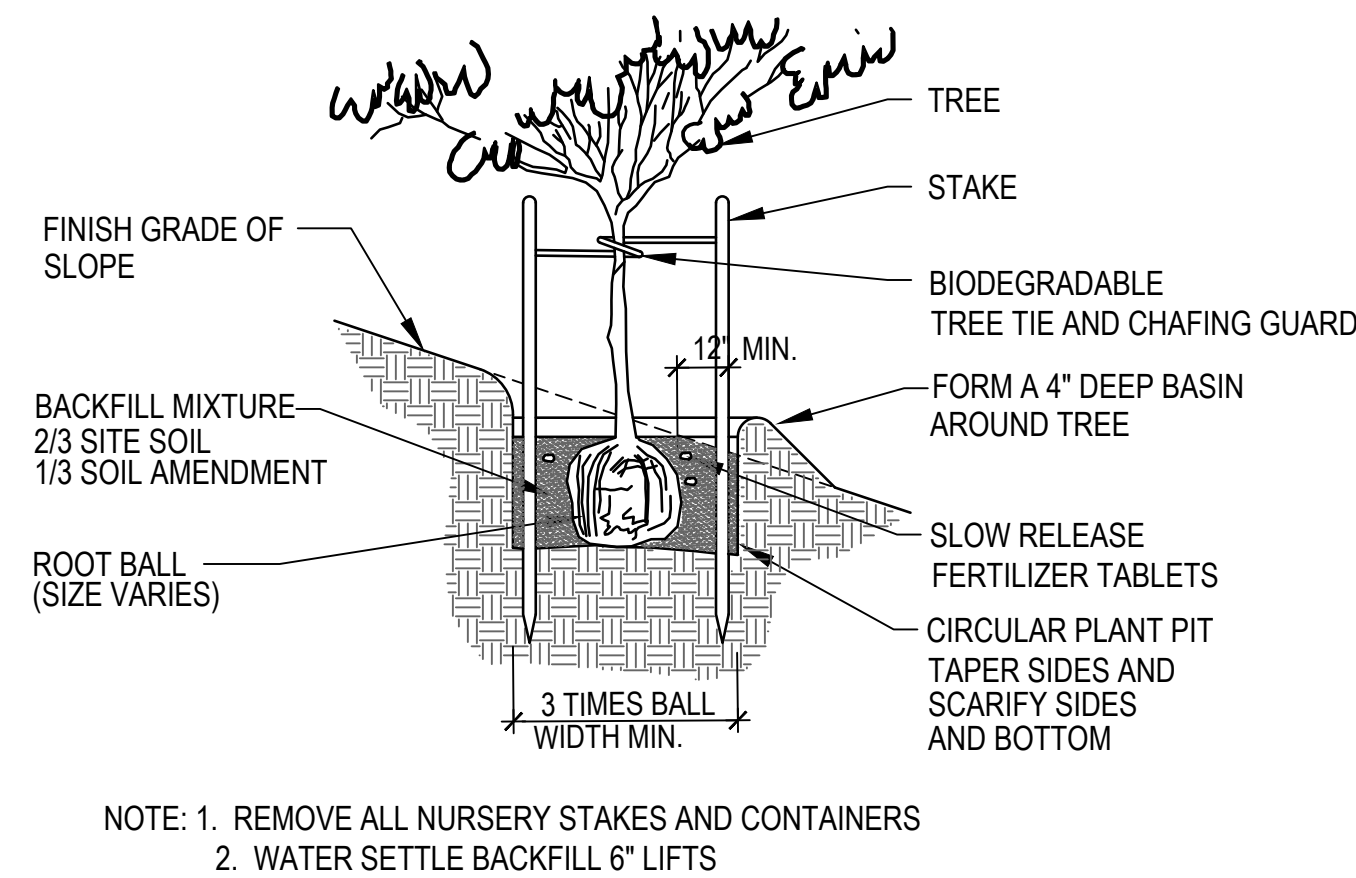
GRADING PERMIT #2500697



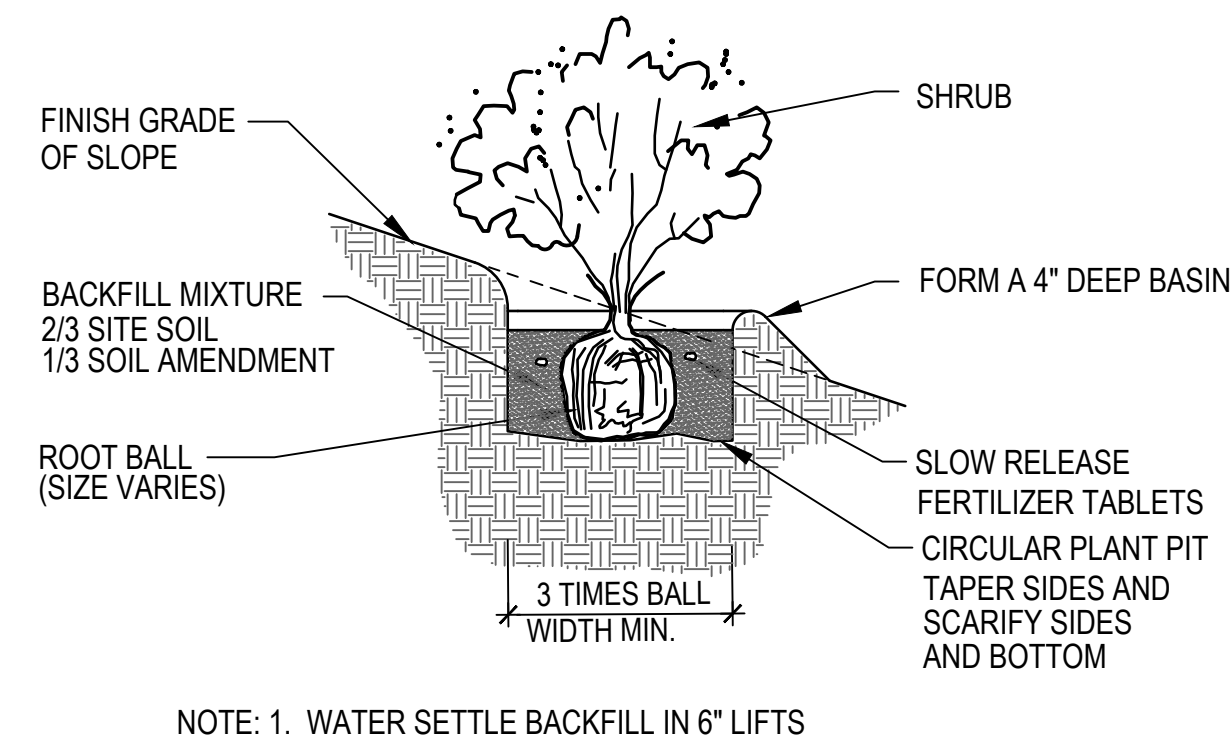
1 TREE PLANTING
SCALE: NTS



2 SHRUB PLANTING
SCALE: NTS

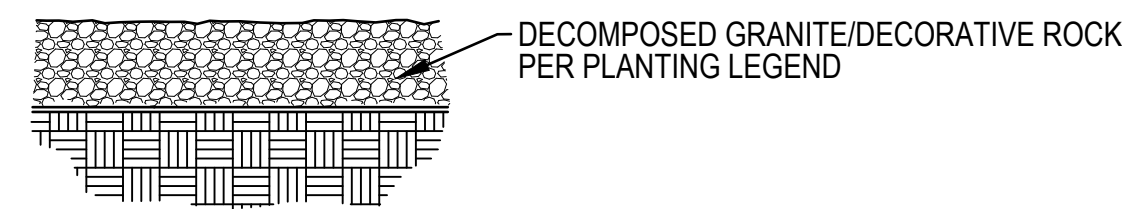


3 TREE PLANTING ON SLOPE
SCALE: NTS

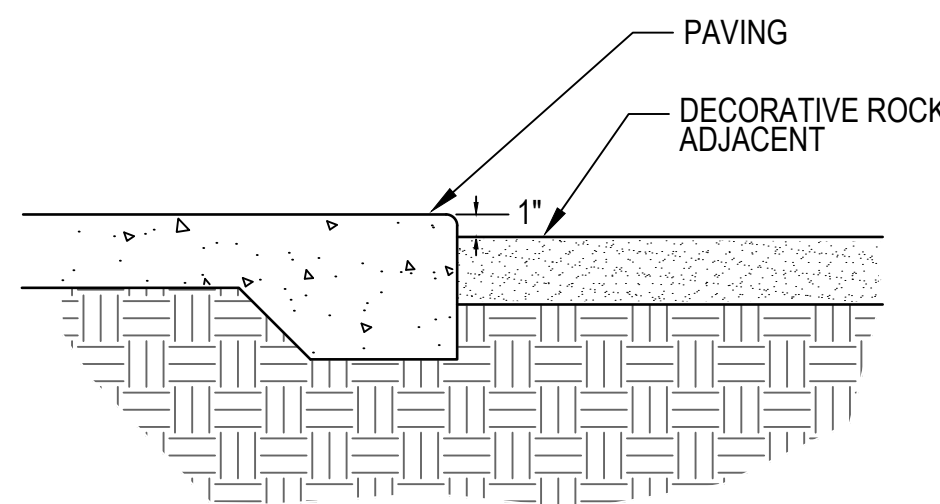


4 SHRUB PLANTING ON SLOPE
SCALE: NTS

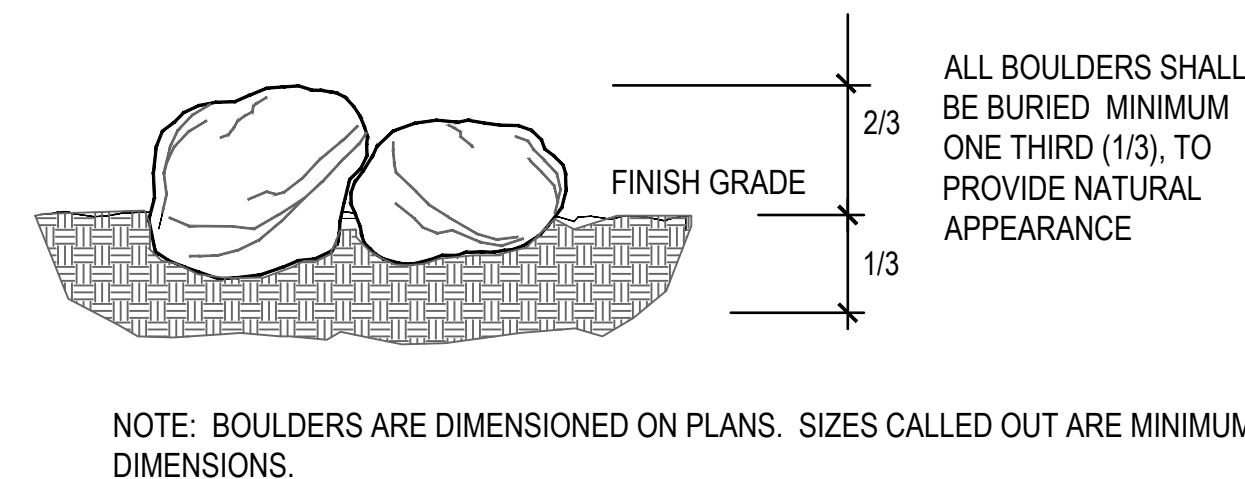
- NOTES:
1. FINISHED DEPTH: 2" MIN.
 2. BEFORE SPREADING, REMOVE ROCK & DEBRIS.
 3. DURING INSTALLATION RAKE TO SETTLE FINES.
 4. LIGHTLY BROOM SURFACE AFTER INSTALLATION.
 5. APPLY PRE-EMERGENT TO ALL DECORATIVE ROCK AREAS.
 6. APPLY A LIGHT MIST OF WATER OVER THE ENTIRE DECORATIVE ROCK SURFACE.



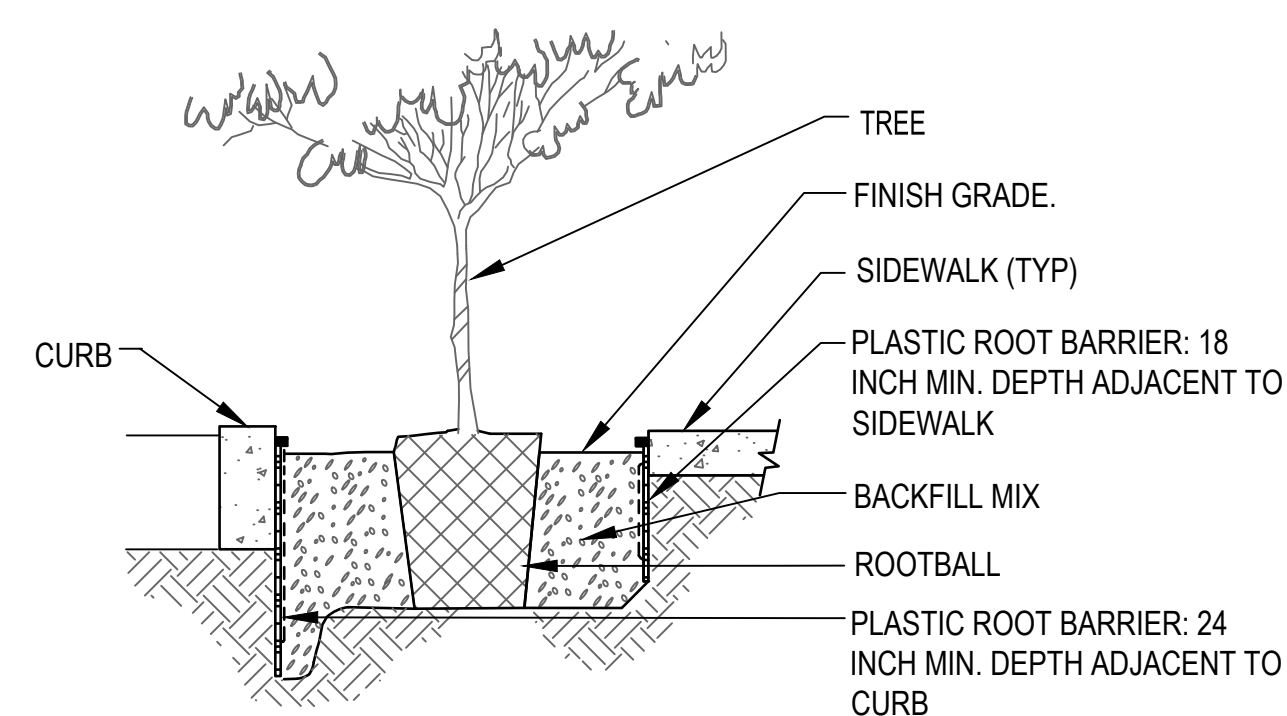
5 DECORATIVE ROCK
SCALE: NTS



6 REVEAL AT PAVING
SCALE: NTS

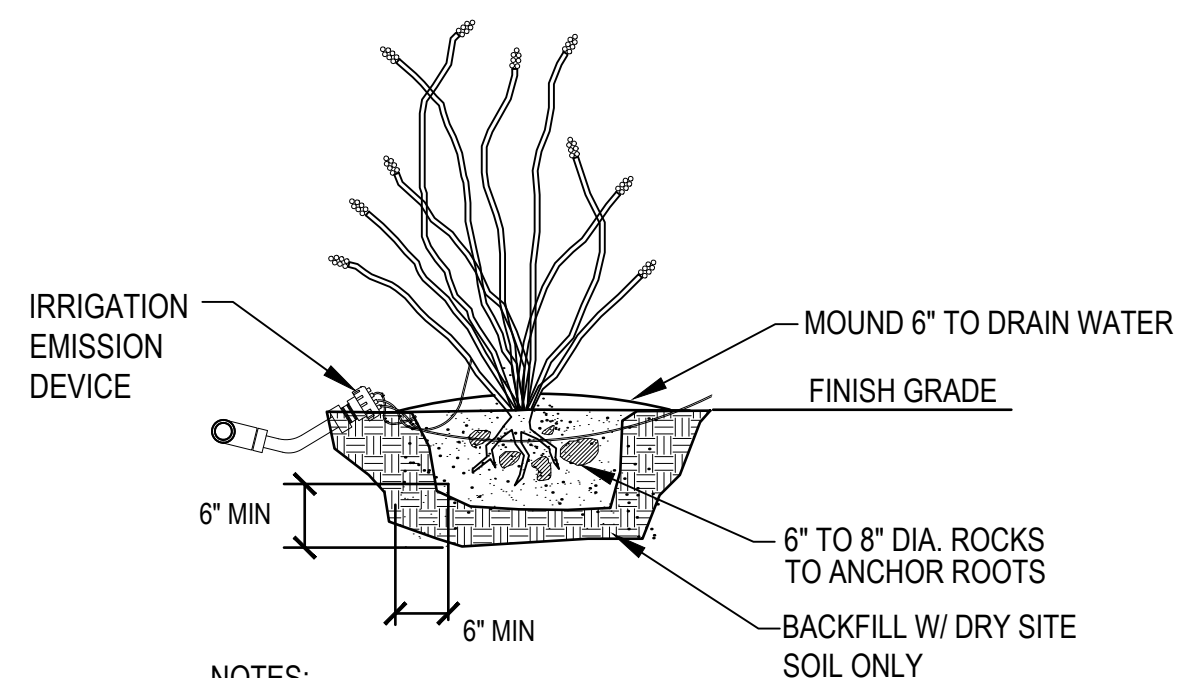


7 BOULDER PLACEMENT
SCALE: NTS



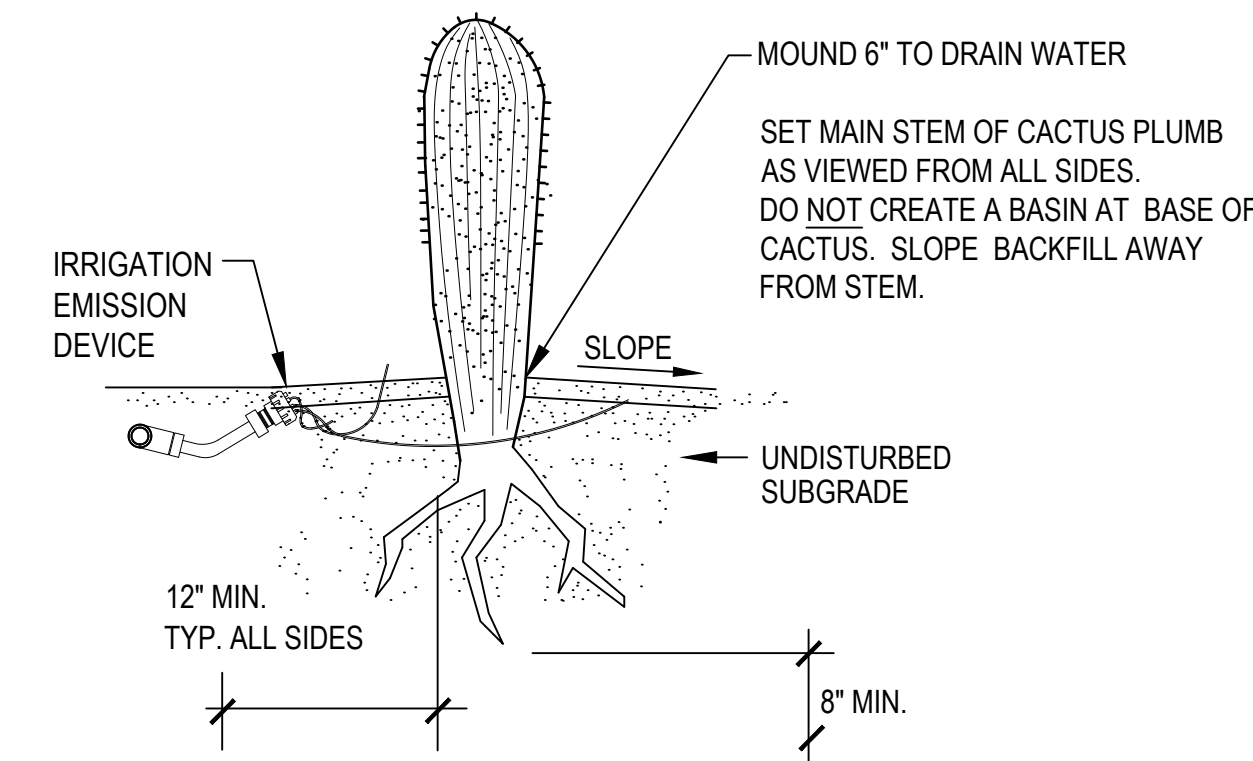
- NOTES:
1. ROOT BARRIER SHALL BE INSTALLED IN A LINEAR RUN PARALLEL TO EDGE OF HARDSCAPE (NOT ENCIRCLING ROOTBALL)-20' MIN. LENGTH EACH TREE.
 2. TOP OF ROOT CONTROL BARRIER SHALL BE ONE INCH ABOVE FINISH GRADE(MIN). BUT BELOW SIDEWALK GRADE.
 3. ROOT BARRIER SHALL BE INSTALLED WITH RAISED ROOT DIVERTERS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

8 ROOT CONTROL BARRIER
SCALE: NTS



- NOTES:
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.

9 OCOTILLO PLANTING
SCALE: NTS



- NOTES:
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 SUNBURNED 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.

10 COLUMNAR CACTUS / SAGUARO / BARREL PLANTING
SCALE: NTS

PLAN NUMBER: 250015
REFERENCE NUMBER:
250011SW OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA














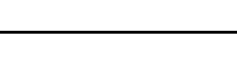
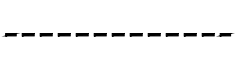


GENERAL NOTES

1. IRRIGATION AND/OR WATERING PLANS SHALL MEET THE MINIMUM STANDARDS OF THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS.
2. 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.
3. 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 (SECTION 27.6.E.4).
4. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER MAINS (PUBLIC OR PRIVATE) SHALL BE EQUIPPED WITH BACKFLOW PREVENTERS.
5. THE ANNUAL WATER USE FOR A PROJECT SHALL NOT EXCEED THE ANNUAL LANDSCAPE WATER PLAN.
6. IRRIGATION METER READINGS SHALL BE USED TO DETERMINE COMPLIANCE WITH THE LANDSCAPE WATER PLAN. NON-COMPLIANCE IS SUBJECT TO PENALTIES UNDER THE ZONING CODE.
7. 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.
8. 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.
9. IRRIGATION WATER SHALL NOT LEAVE THE LANDSCAPED AREAS AND FLOW ONTO ROADS, PARKING AREAS OR SIDEWALKS.

IRRIGATION NOTES

1. ALL WATER USE FOR IRRIGATION AND ENHANCEMENT SHALL CONFORM TO THE ARIZONA GROUNDWATER CODE, ARIZONA REVISED STATUTES 45, CHAPTER 2.
2. IRRIGATION PLAN IS SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. INSTALL EQUIPMENT WITHIN PLANTING AREAS AND ADJACENT TO WALKWAYS WHEREVER POSSIBLE.
3. IRRIGATION SYSTEM IS DESIGNED FOR A MINIMUM PRESSURE OF 50 PSI. PRIOR TO START OF IRRIGATION WORK, CONTRACTOR SHALL VERIFY EXISTING WATER PRESSURE AT THE METER (ASSUMED TO BE 50 PSI) AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN EXISTING PRESSURE AND DESIGN PRESSURE BEFORE PROCEEDING WITH WORK. NOTIFY LANDSCAPE ARCHITECT IF PRESSURE EXCEEDS 120 PSI
4. COORDINATE WITH OTHER WORK AS REQUIRED TO PROVIDE POWER TO IRRIGATION CONTROLLERS.
5. MAKE IRRIGATION POINTS OF CONNECTION TO WATER LINES AS INDICATED ON PLANS AND COORDINATE WITH OTHER WORK AS REQUIRED. EXACT LOCATION OF CONTROLLERS TO BE APPROVED PRIOR TO INSTALLATION.
6. CONTRACTOR RESPONSIBLE FOR ALL SLEEVES. WHETHER INDICATED ON THESE PLANS OR NOT INSTALL ALL PIPE AND WIRE UNDER PAVING OR WALLS IN SLEEVE, SIZE AS REQUIRED. COORDINATE WITH OTHER WORK AS REQUIRED.
7. INSTALL 3/4" EMITTER TUBING WITH DRIP EMITTERS AS REQUIRED, TO PROVIDE IRRIGATION TO ALL NEW SHRUBS AND TREES PER PLANTING PLAN
8. LAY OUT EMITTER TUBING PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. INSTALL AUTOMATIC FLUSH TYPE END CAP AT ENDS OF ALL 3/4" LINES AND FLUSH THOROUGHLY BEFORE INSTALLING EMITTERS. BURY TUBING AT AN 8" DEPTH.
9. FOR SHRUBS AND VINES: INSTALL SINGLE OUTLET EMITTERS AS FOLLOWS:
(2) 1-GPH EMITTERS AT EACH 5 GALLON PLANT
(1) 1-GPH EMITTERS AT EACH 1 GALLON PLANT
(1) 0.5-GPH EMITTERS AT EACH SUCCULENT. MULTI-OUTLET EMITTERS MAY BE SUBSTITUTED FOR INDIVIDUAL EMITTERS.
10. FOR TREES: INSTALL MULTI-OUTLET EMITTER AS FOLLOWS:
(8) 2-GPH EMITTERS AT EACH 48" BOX /TRANSPLANTED TREE
(6) 2-GPH EMITTERS AT EACH 24" BOX /36" BOX
(4) 2-GPH EMITTERS AT EACH 15 GALLON
11. SINGLE OUTLET EMITTER - RAIN BIRD XB-10PC, OR EQUAL MULTI-OUTLET EMITTER - RAIN BIRD XBT-10-6, OR EQUAL. MULTI-OUTLET EMITTERS MAY BE SUBSTITUTED FOR INDIVIDUAL EMITTERS.
12. USE SHORT PIECES OF 1/4" DISTRIBUTION TUBING (MAXIMUM LENGTH 6') TO EXTEND EMITTERS TO EACH ROOTBALL. HOLD IN PLACE WITH STAKES.
13. REVIEW EMITTER LAYOUT WITH LANDSCAPE ARCHITECT AND ADJUST NUMBER OF EMITTERS FOR SPECIFIC PLANTS THAT REQUIRE GREATER OR LESSER VOLUME OF WATER THAN INDICATED.
14. IRRIGATION CONTRACTOR SHALL SUBMIT AN IRRIGATION SCHEDULE FOR REVIEW.
15. ALL BURIED IRRIGATION PIPE GREATER THAN TWO INCHES IN DIAMETER SHALL HAVE A #18 UF TYPE TRACER WIRE ATTACHED SECURELY TO IT AT 8 FT. INTERVALS. AT THE TERMINATION POINT ATTACH WIRE SECURELY TO PIPE AND PROVIDE TWELVE INCHES OF TRACER WIRE ACCESSIBLE ABOVE GRADE.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER/MODEL			COMMENTS	
	WATER METER	PER LOCAL CODE			SERVICE LINE SIZE - SEE WATER PLANS	
	IRRIGATION CONTROLLER	RAIN BIRD ESP-2-WIRE CONTROLLER 50-STATION WITH LNK WIFI MODULE & FLOW SENSING			WALL-MOUNT IN RAIN BIRD LXMM STEEL CABINET PER MANUFACTURER'S RECOMMENDATIONS. COORDINATE ELECTRICAL SUPPLY	
NOT SHOWN	DECODER	RAIN BIRD TW-1			INSTALL PER MANUFACTURER'S RECOMMENDATIONS	
	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	
	MASTER VALVE	RAIN BIRD BPE-NP-HAN			LINE SIZE BOX SIZE: AMETEK "STANDARD", OR EQUAL.	
	FLOW SENSOR	RAIN BIRD ULTRASONIC			BOX SIZE: AMETEK "STANDARD", OR EQUAL.	
	GATE VALVE	NIBCO T-113K BRASS GATE VALVE			LINE SIZE, IN VALVE BOX* BOX SIZE: AMETEK 10" ROUND, OR EQUAL.	
	QUICK COUPLER	RAIN BIRD 33DRC			IN VALVE BOX. BOX SIZE: AMETEK 10" ROUND, OR EQUAL. PROVIDE (3) KEYS.	
	REMOTE CONTROL VALVE ASSY. (TREE/SHRUB)	CONTROL ZONE KIT: RAIN BIRD XCZ-100-PRB-COM			SIZE PER PLAN IN VALVE BOX* BOX SIZE: AMETEK "JUMBO", OR EQUAL. ONE VALVE PER BOX	
	REMOTE CONTROL VALVE ASSY. (TURF)	CONTROL VALVE: RAIN BIRD PESB SERIES BALL VALVE: KBI PVC BALL VALVE			SIZE PER PLAN IN VALVE BOX* AMETEK "STANDARD".	
	POP-UP SPRAY HEAD (ADJUSTABLE RADIUS)	HUNTER, I-20-06-SS 0.5 BLACK SR NOZZLE	PSI 40	RADIUS 17'	GPM 0.5	ADJUST/CHANGE NOZZLES AS NEEDED TO ACHIEVE COMPLETE COVERAGE AND MINIMIZE OVERSPRAY ONTO WALKS, WALLS, AND ROADWAYS.
NOT SHOWN	MULTI-OUTLET EMITTER (TREES)	RAIN BIRD XB-10-6 MULTI-OUTLET XERI-BUG			NOT SHOWN ON PLAN. PROVIDE (1) TO EACH TREE. BOX SIZE: AMETEK 6" ROUND, OR EQUAL.	
NOT SHOWN	SINGLE EMITTER (SHRUBS)	RAIN BIRD XB-10PC (1 GPH)			NOT SHOWN ON PLAN. PROVIDE (2) TO EACH SHRUB.	
	MAIN LINE	SCH. 40 PVC PIPE			SIZE 2-1/2" UNLESS NOTED OTHERWISE. SCH. 40 FITTINGS SOLVENT WELD.	
	LATERAL LINE (PVC) (TREES)	CLASS 200 PVC PIPE			REFER TO PIPE SIZE CHART-THIS SHEET-FOR LATERAL LINE SIZE. SOLVENT WELD. SCH. 40 FITTINGS	
	LATERAL LINE (PVC) (TRANSPLANTS)	CLASS 200 PVC PIPE			REFER TO PIPE SIZE CHART-THIS SHEET-FOR LATERAL LINE SIZE. SOLVENT WELD. SCH. 40 FITTINGS	
	LATERAL LINE (PVC) (SHRUBS)	CLASS 200 PVC PIPE			REFER TO PIPE SIZE CHART-THIS SHEET-FOR LATERAL LINE SIZE. SOLVENT WELD. SCH. 40 FITTINGS	
	LATERAL LINE (PVC) (TURF-SEE SHEET 18)	CLASS 200 PVC PIPE			REFER TO PIPE SIZE CHART-THIS SHEET-FOR LATERAL LINE SIZE. SOLVENT WELD. SCH. 40 FITTINGS	
	SLEEVE	SCH. 40 PVC PIPE			SIZE TO BE 2X DIAMETER OF PIPE BEING SLEEVED (MIN. 4")	
	FLUSH END CAP	SEE DETAIL			LOCATE AT END OF EVERY LATERAL RUN IN VALVE BOX, 6" ROUND SIZE*	

* VALVE BOXES TO BE COLOR TAN. DO NOT PLACE VALVE BOXES IN SYNTHETIC TURF OR GRASS AREAS

IRRIGATION CONTROLLER SCHEDULE

YEAR	DAYS	FREQUENCY	TIME (HRS.)	TOTAL WATER
3	MON. WED. FRI.	1	2.75	1,760,442
4	MON. THUR.	1	3	1,320,332
5	WED.	1	4	880,221

IRRIGATION CONTROLLER NOTES

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

ADJUST CONTROLLER AND INSPECT THE TIME CLOCK AT LEAST ONCE A MONTH TO MAKE SURE IT IS OPERATING PROPERLY. LESS IRRIGATION IS GENERALLY REQUIRED IN DECEMBER, JANUARY, AND FEBRUARY.

TREES

WATERING DEPTH OF 24 - 36 INCHES

SHRUBS / GROUND COVER

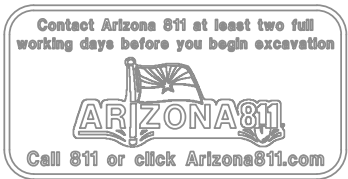
WATERING DEPTH OF 18 - 24 INCHES

VALVE KEY

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

LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

PLAN NUMBER: 250015
REFERENCE NUMBER:
2500115W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title

LANDSCAPE PLAN
IRRIGATION LEGEND

File: Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L14 Irr Legend.dwg

No.

Date

Item

Scale

N/A

Job No.

185050-H-003

Date

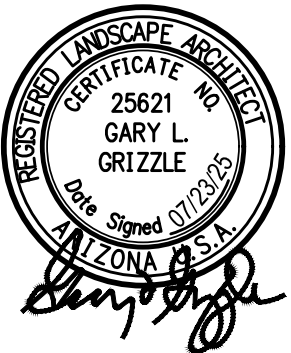
JUNLY 2025

Designed By

DH/CB/PR

Checked By

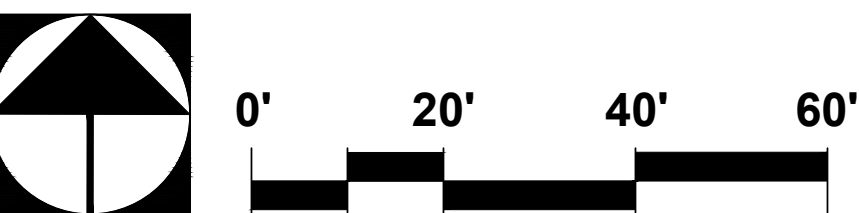
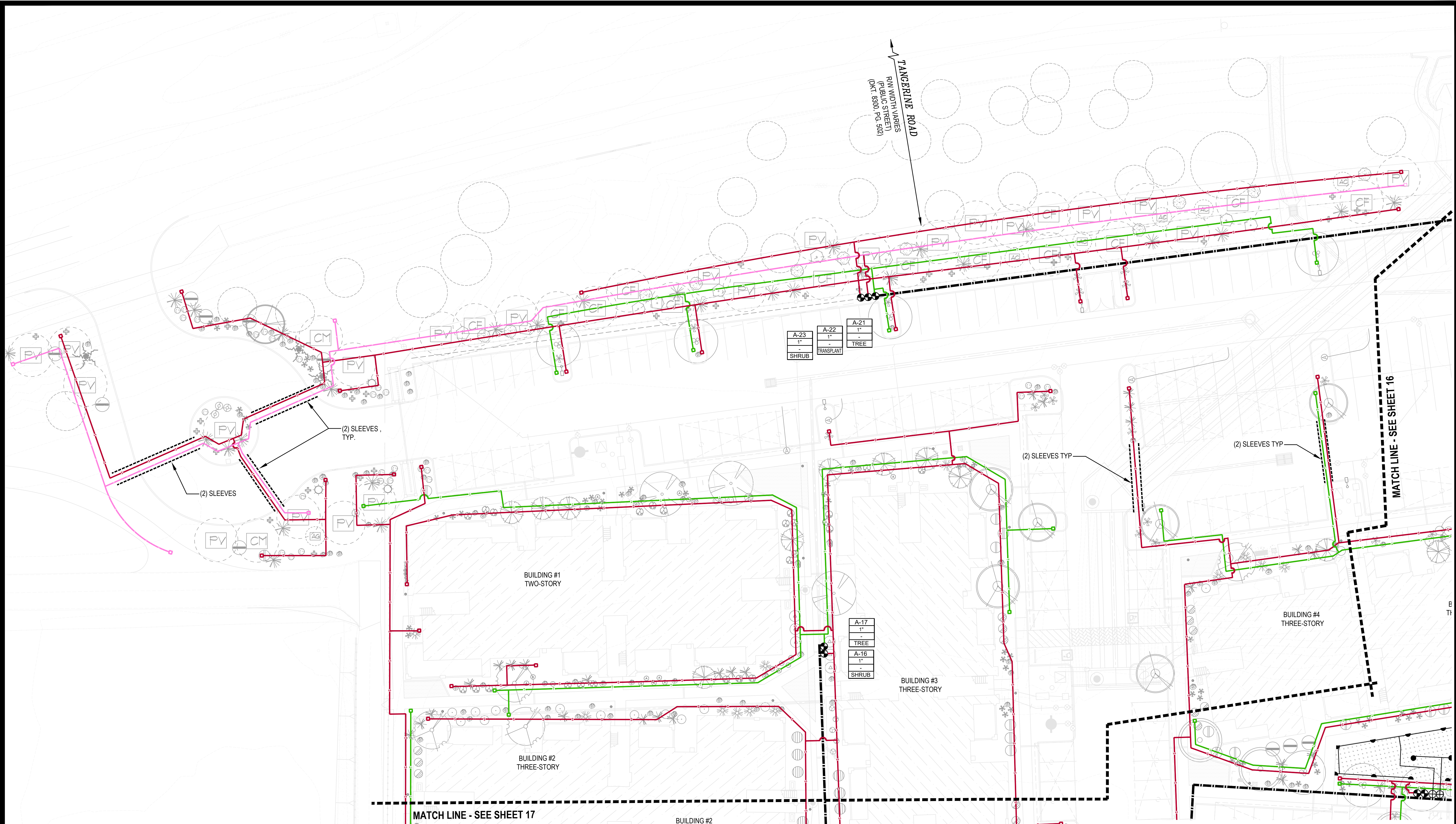
GLG/PR



Sheet 14

of 36

GRADING PERMIT #25000697



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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title
LANDSCAPE PLAN
IRRIGATION PLAN

File:S:\WLB\Tucson\quick\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L15 Irr Plan.dwg

PLAN NUMBER: 250015
REFERENCE NUMBER:
250015W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

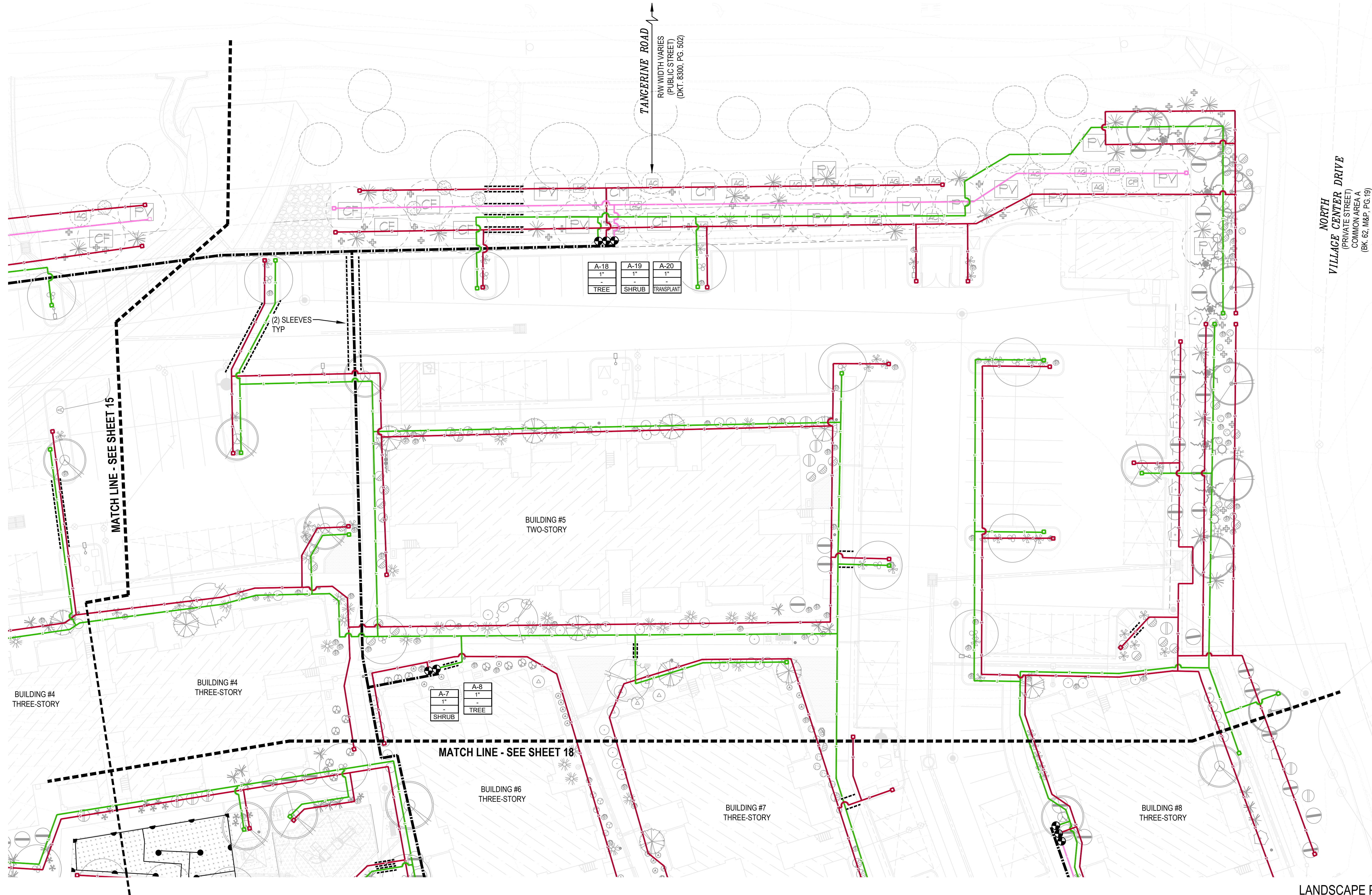
No.	Date	Item

Scale 1"=20'
Job No. 185050-H-003
Date SEPTEMBER 2025
Designed By DH/CB/PR
Checked By GLG/PR



Sheet 15
of 36

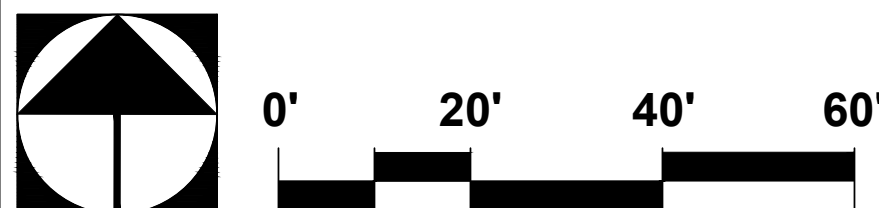
GRADING PERMIT #2500697



A-18	A-19	A-20
1"	1"	1"
TREE	SHRUB	TRANSPLANT

A-7	A-8
1"	1"
SHRUB	TREE

LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title
LANDSCAPE PLAN
IRRIGATION PLAN

File:S:\WLB\Tucson\quick\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L16 Irr Plan.dwg

PLAN NUMBER: 250015
REFERENCE NUMBER:
2500115W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



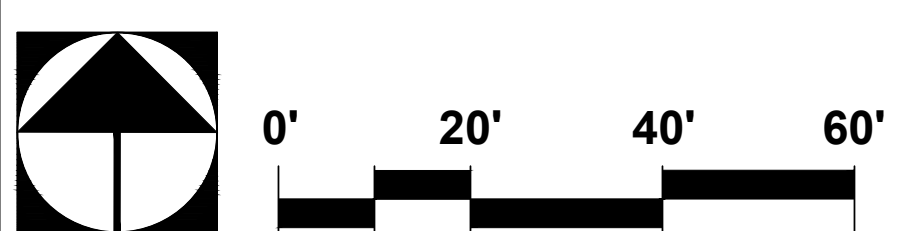
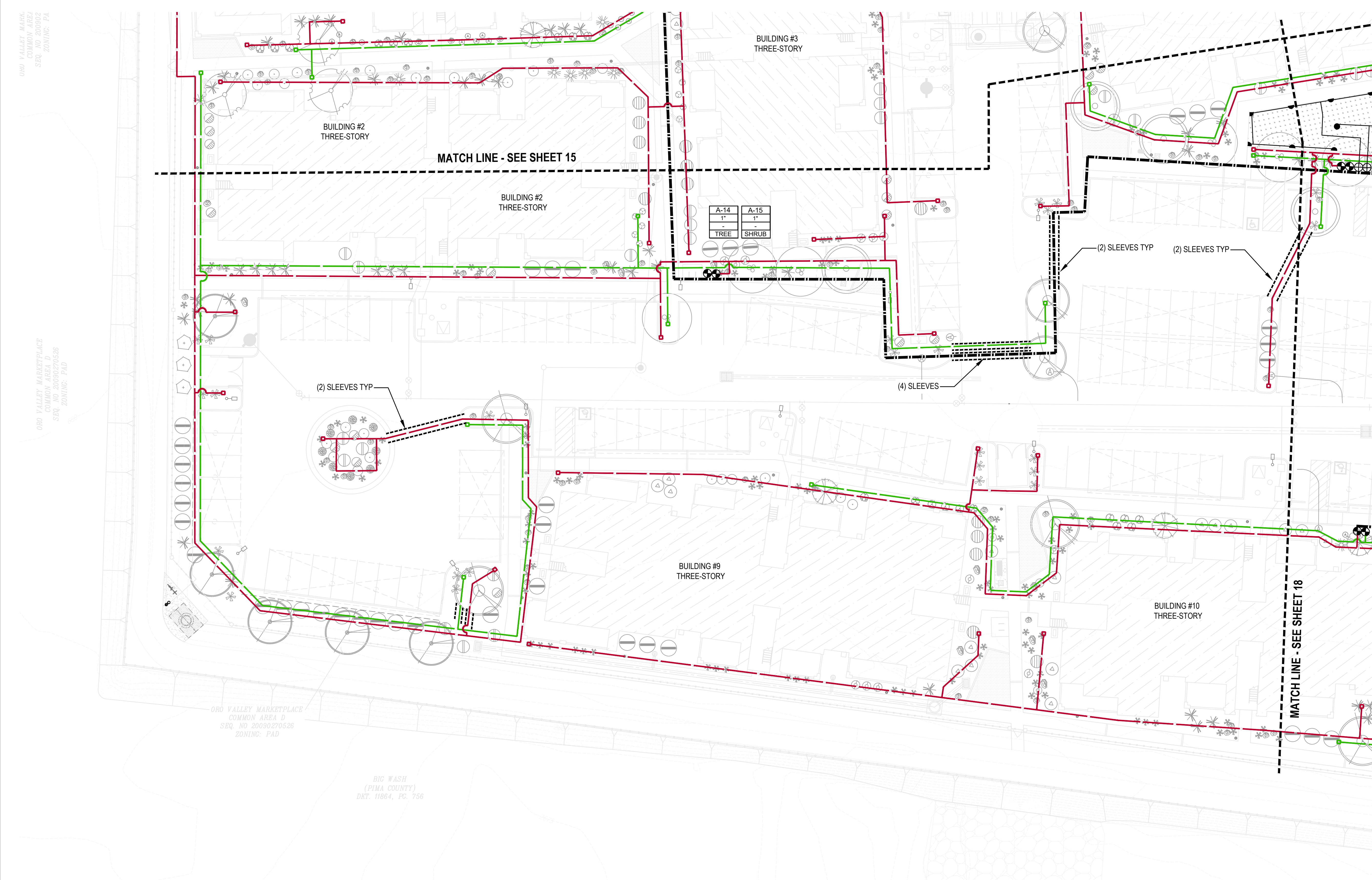
No.	Date	Item

Scale	1"=20'
Job No.	185050-H-003
Date	SEPTEMBER 2025
Designed By	DH/CB/PR
Checked By	GLG/PR



Sheet	16
of	36

GRADING PERMIT #2500697



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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

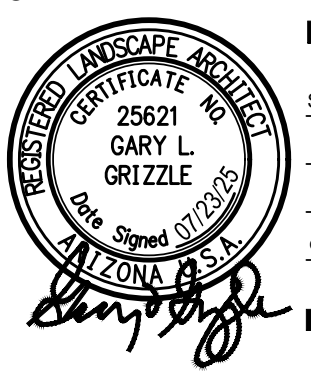
Sheet Title
LANDSCAPE PLAN
IRRIGATION PLAN
File:Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L17 Irr Plan.dwg

PLAN NUMBER: 250015
REFERENCE NUMBER:
250011SW OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



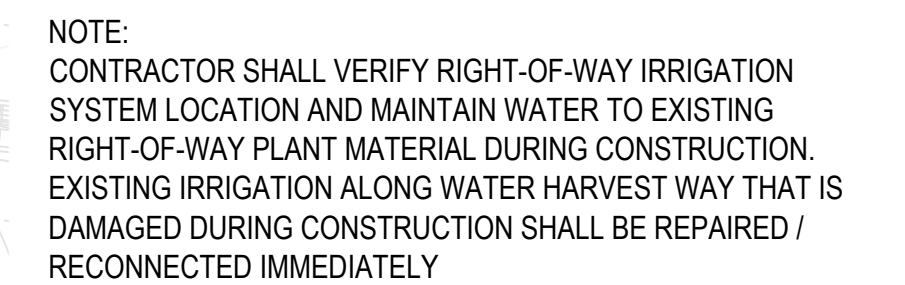
LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

No.	Date	Item	Scale	1"=20'
			Job No.	185050-H-003
			Date	JUNLY 2025
			Designed By	DH/CB/PR
			Checked By	GLG/PR



Sheet 17
of 36

GRADING PERMIT #2500697



ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

File: Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L19 Irr Plan.dwg

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



Call 811 or click Arizona811.com

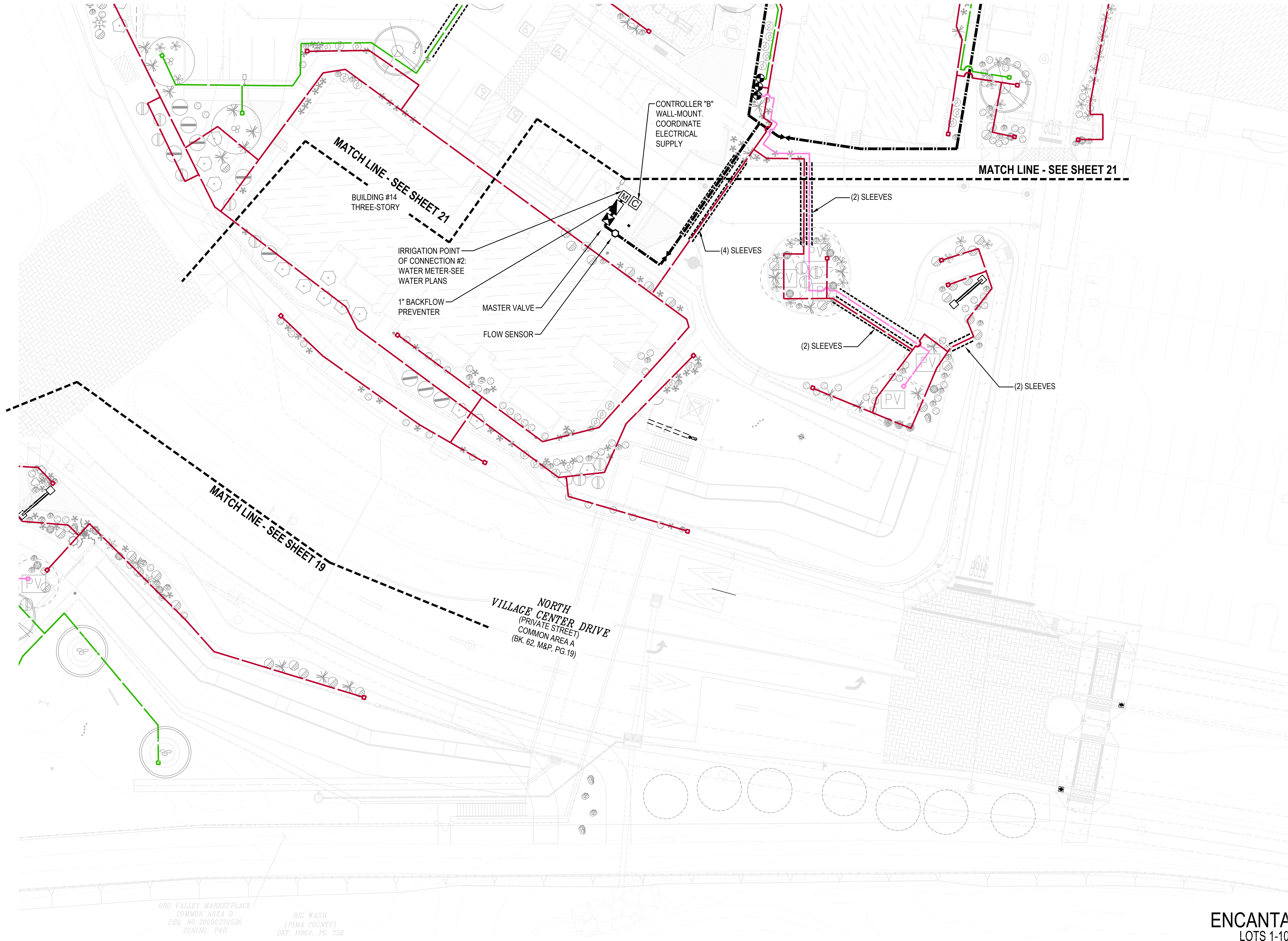
LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA



19

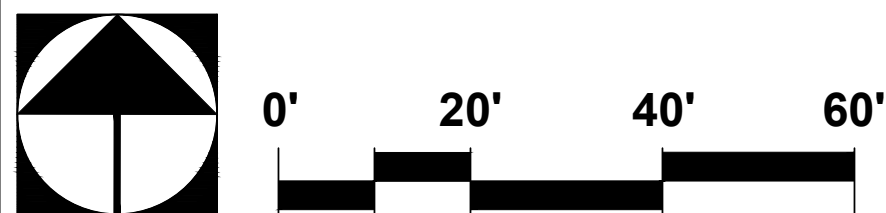
36

GRADING PERMIT #2500697



ORO VALLEY MARKETPLACE
COMMON AREA D
SEQ. NO. 20090270526
ZONING: PAD

BIG WASH
(PIMA COUNTY)
DKT. 11864, PG. 756



The
WLB
Group
Inc.

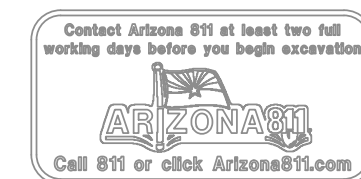
Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix and
Flagstaff, Arizona, and Las Vegas, Nevada.
4444 East Broadway
Tucson, Arizona (520) 881-7480

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title
LANDSCAPE PLAN
IRRIGATION PLAN

File:Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L20 Irr Plan.dwg

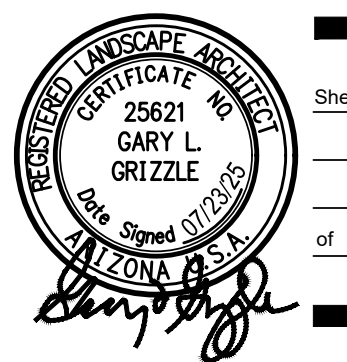
PLAN NUMBER: 250015
REFERENCE NUMBER:
250015W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

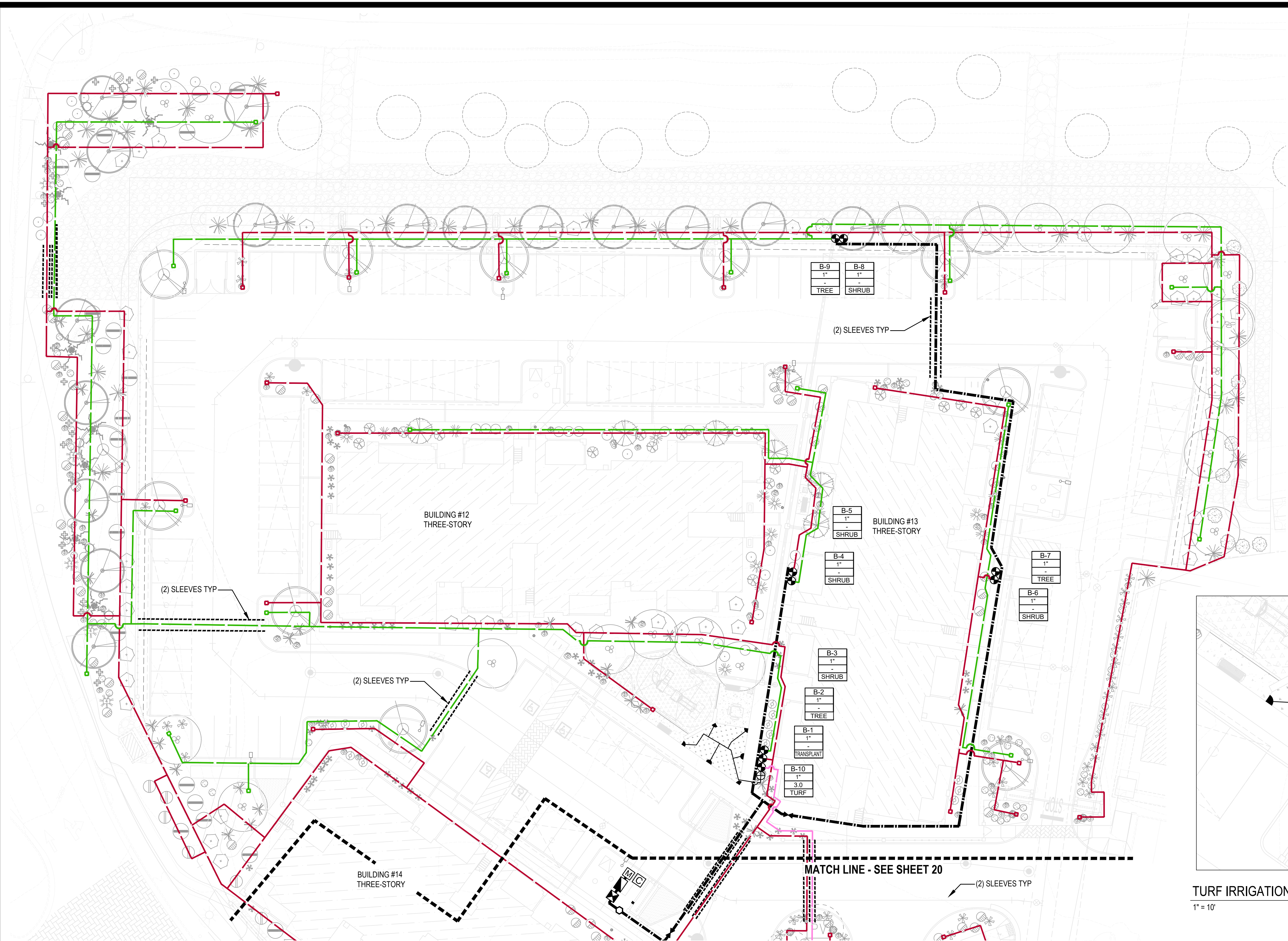
No.	Date	Item

Scale	1"=20'
Job No.	185050-H-003
Date	JUNLY 2025
Designed By	DH/CB/PR
Checked By	GLG/PR



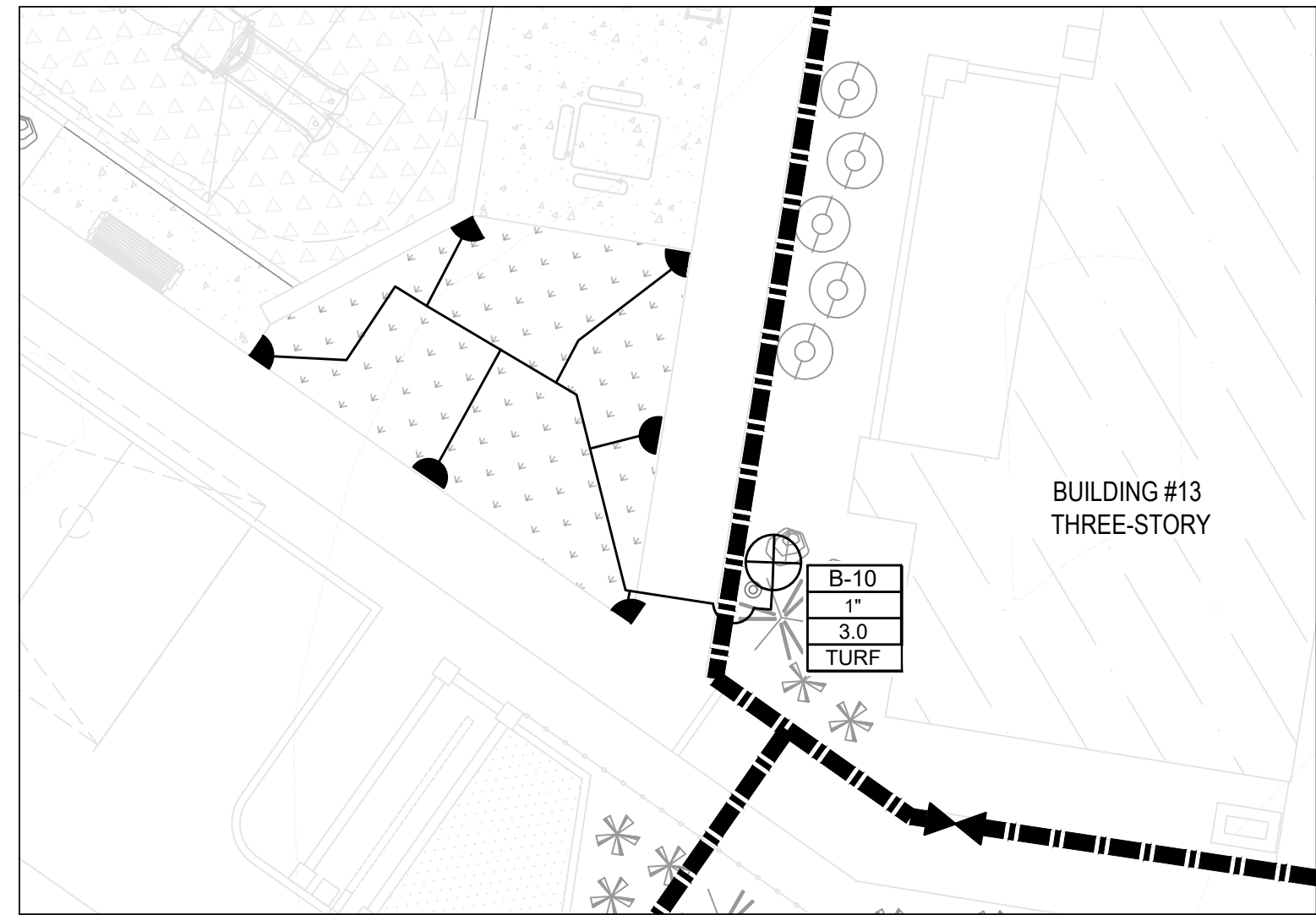
Sheet 20
of 36

GRADING PERMIT #2500697



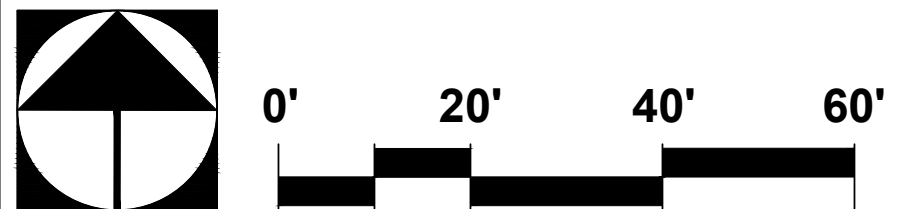
PIPE SIZE CHART (PVC TURF LATERALS)

FLOW	PIPE SIZE
1-6 GPM	3/4"
6.1-10 GPM	1"
10.1-16 GPM	1-1/4"
16.1-24 GPM	1-1/2"
24.1-46 GPM	2"



TURF IRRIGATION
1" = 10'

LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title
**LANDSCAPE PLAN
IRRIGATION PLAN**

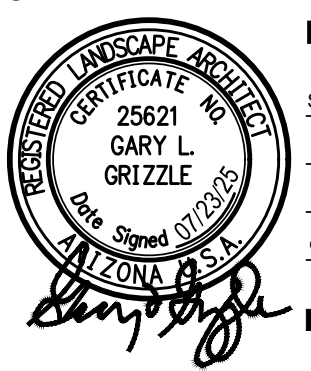
File:Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L21 Irr Plan.dwg

PLAN NUMBER: 250015
REFERENCE NUMBER:
2500115W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25

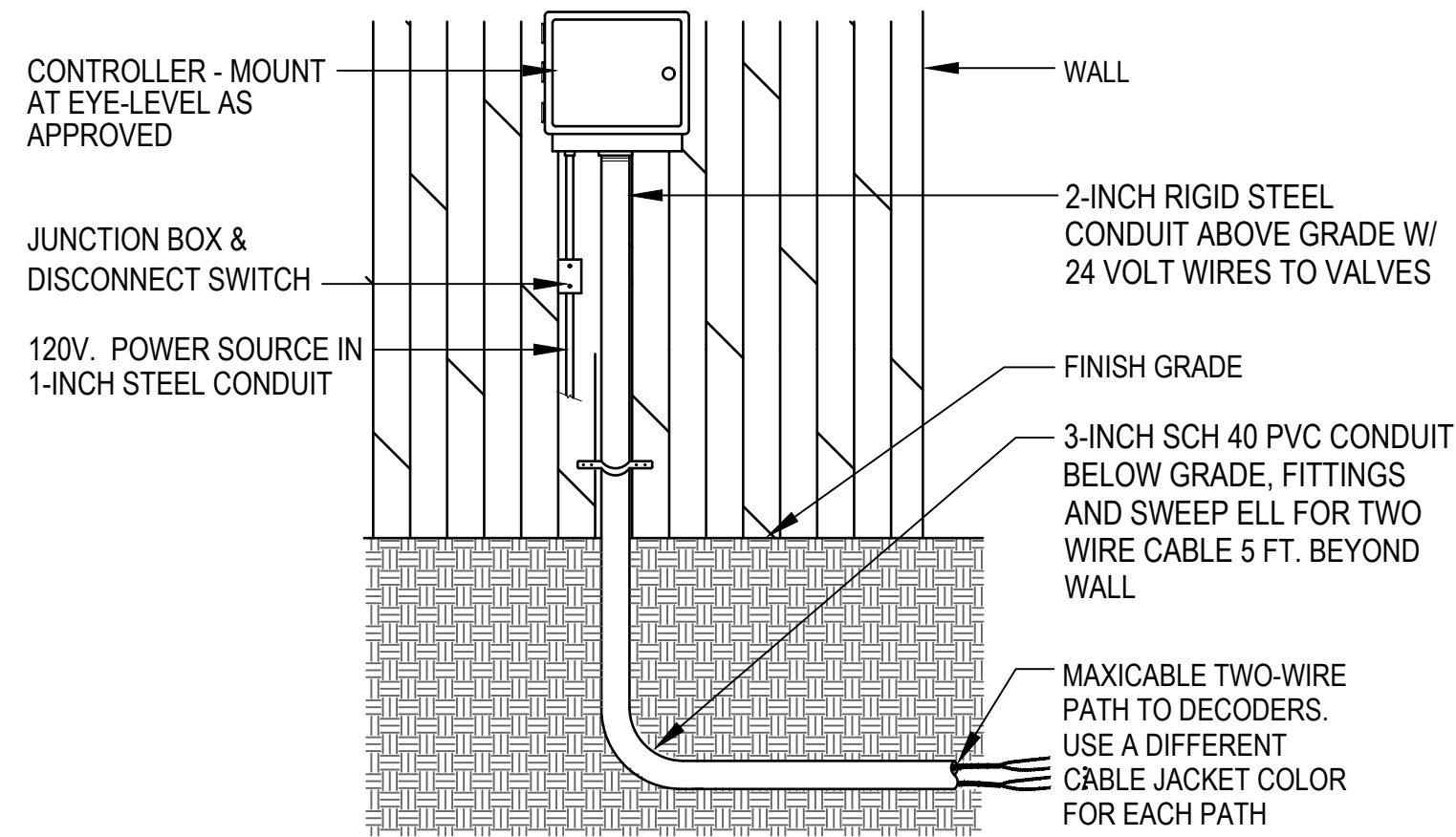


No.	Date	Item

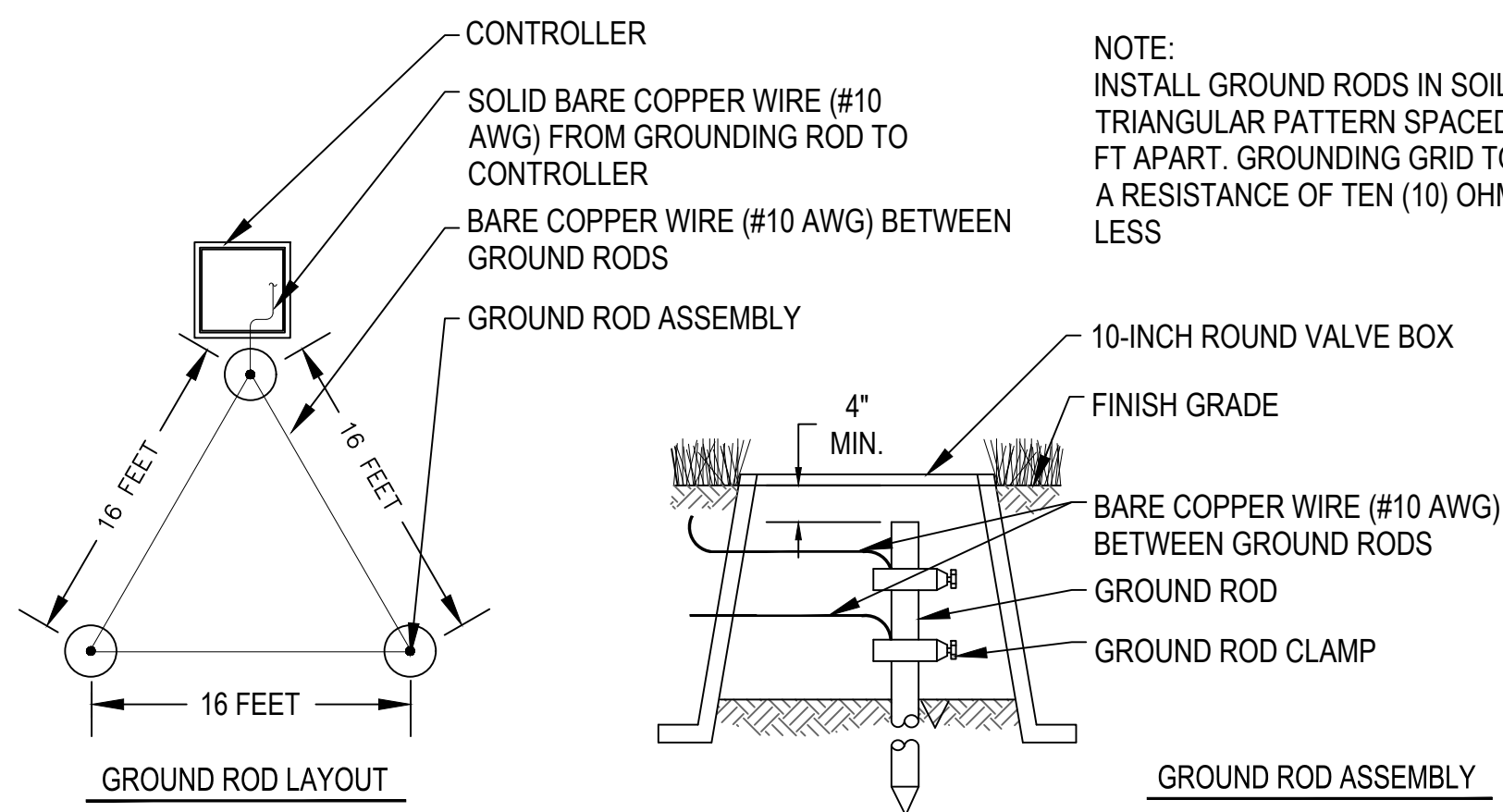
Scale	1"=20'
Job No.	185050-H-003
Date	JUNLY 2025
Designed By	DH/CB/PR
Checked By	GLG/PR



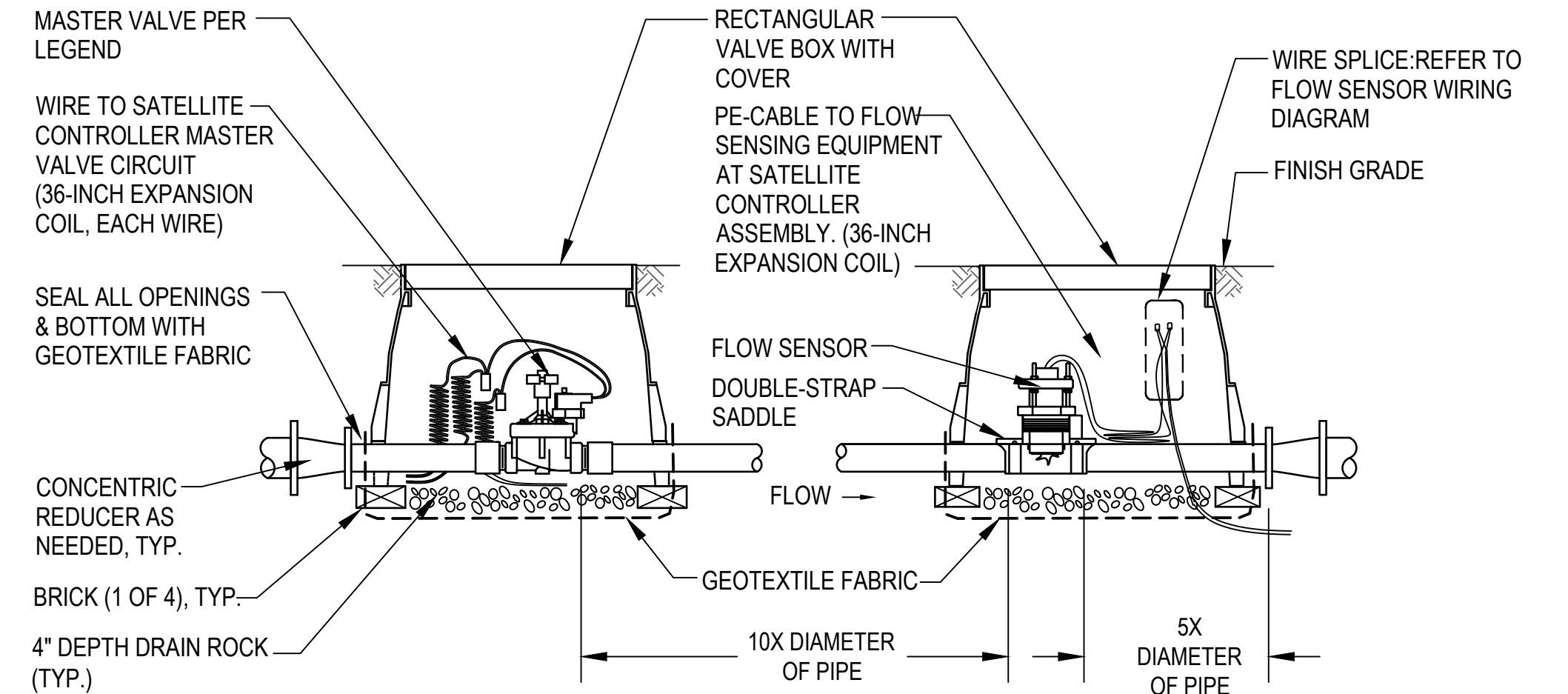
GRADING PERMIT #2500697



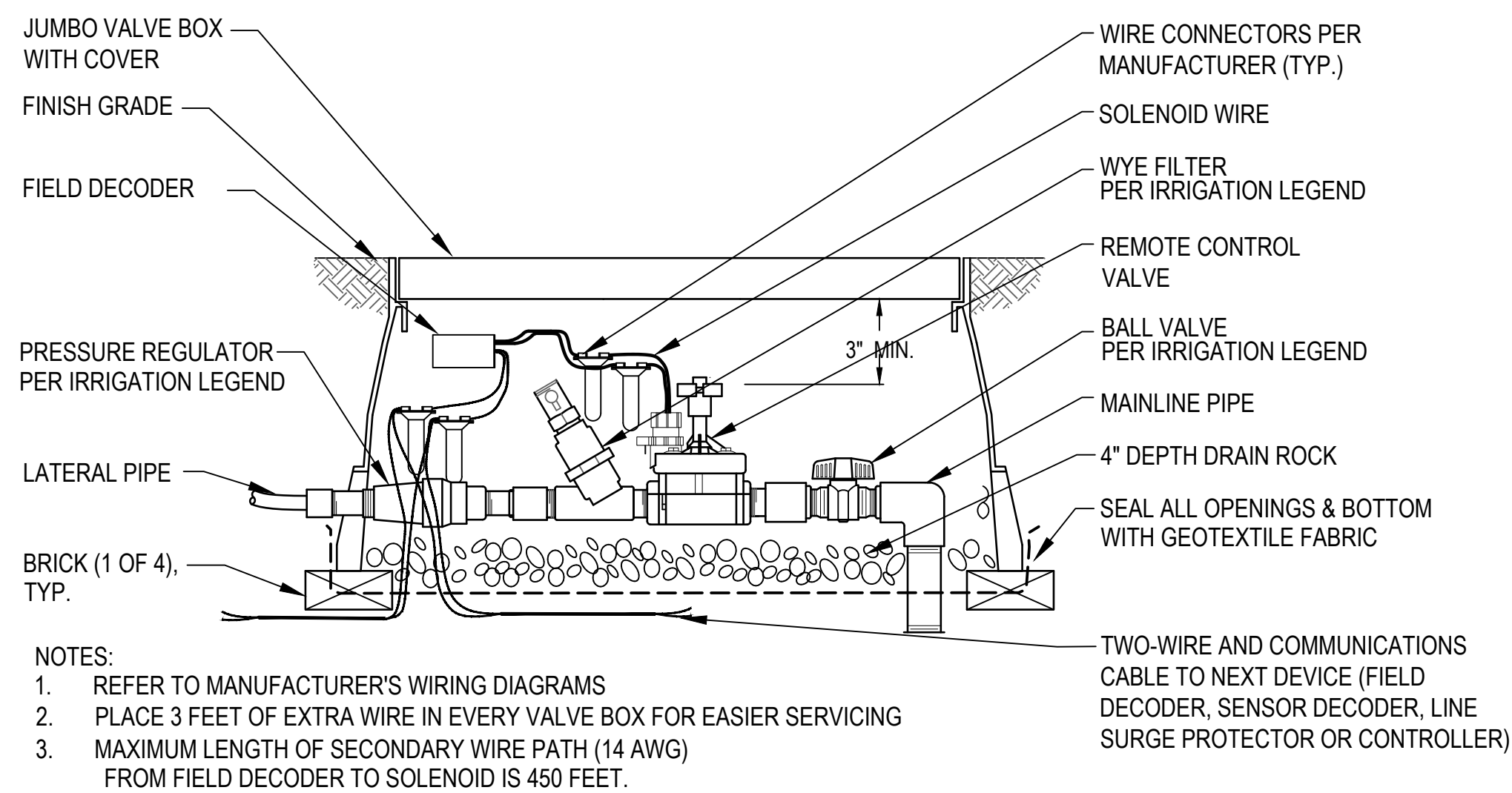
1 WALL - MOUNT CONTROLLER
NTS



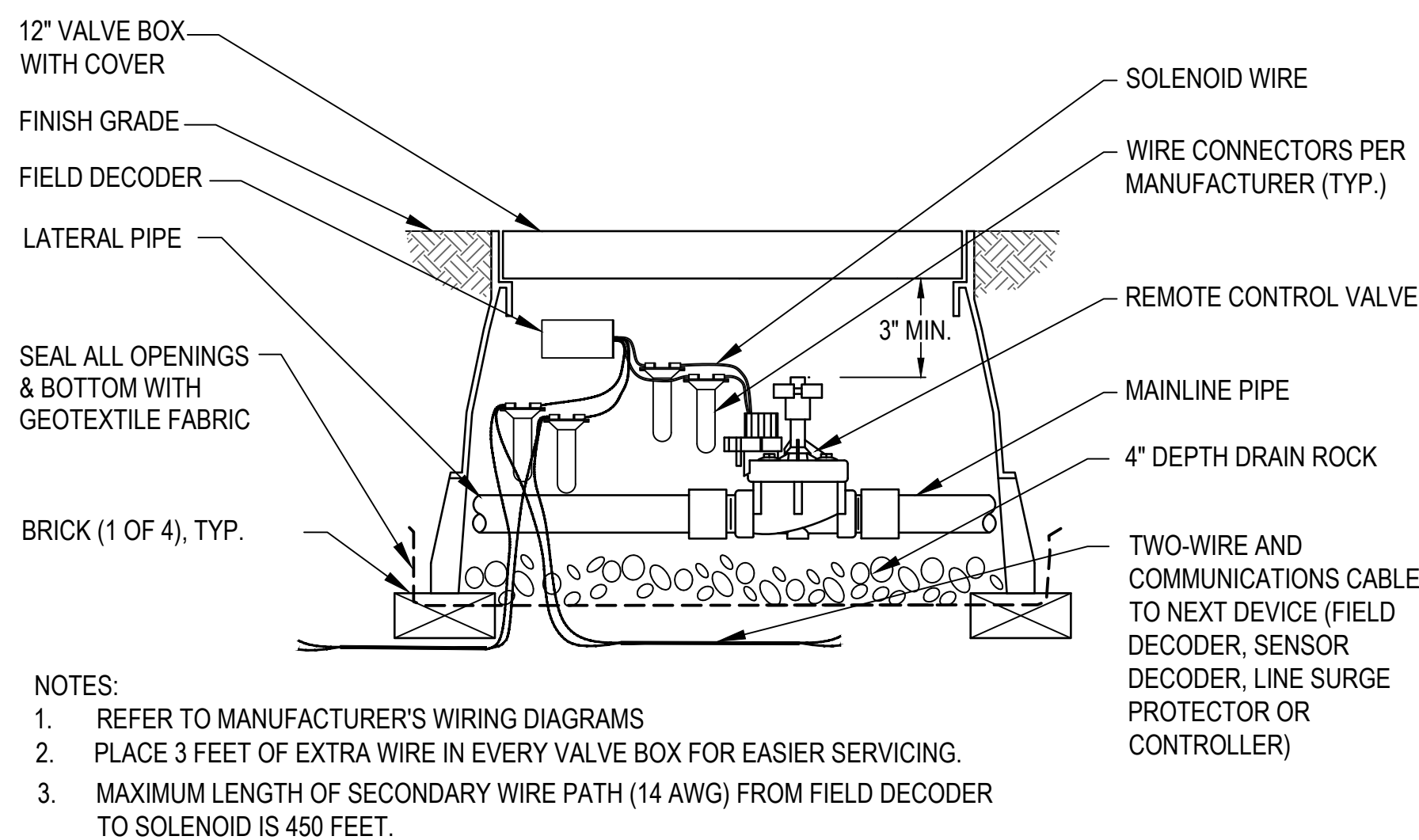
2 CONTROLLER GROUNDING
NTS



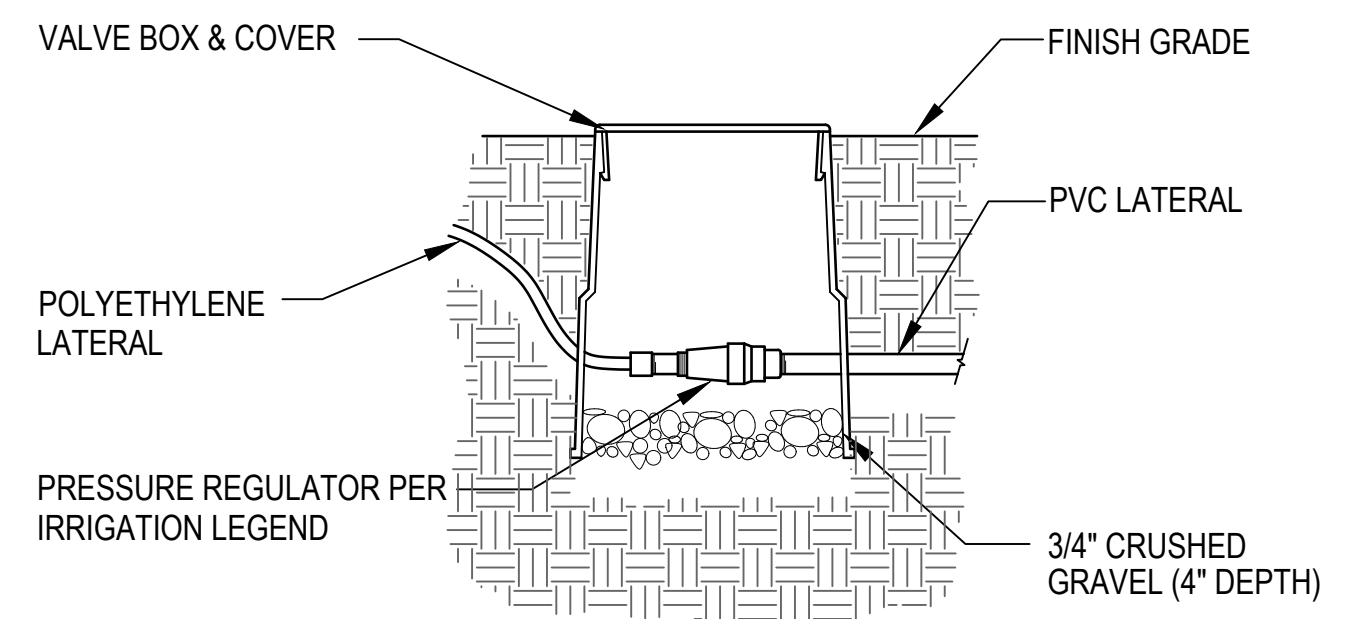
3 MASTER VALVE & FLOW SENSOR
NTS



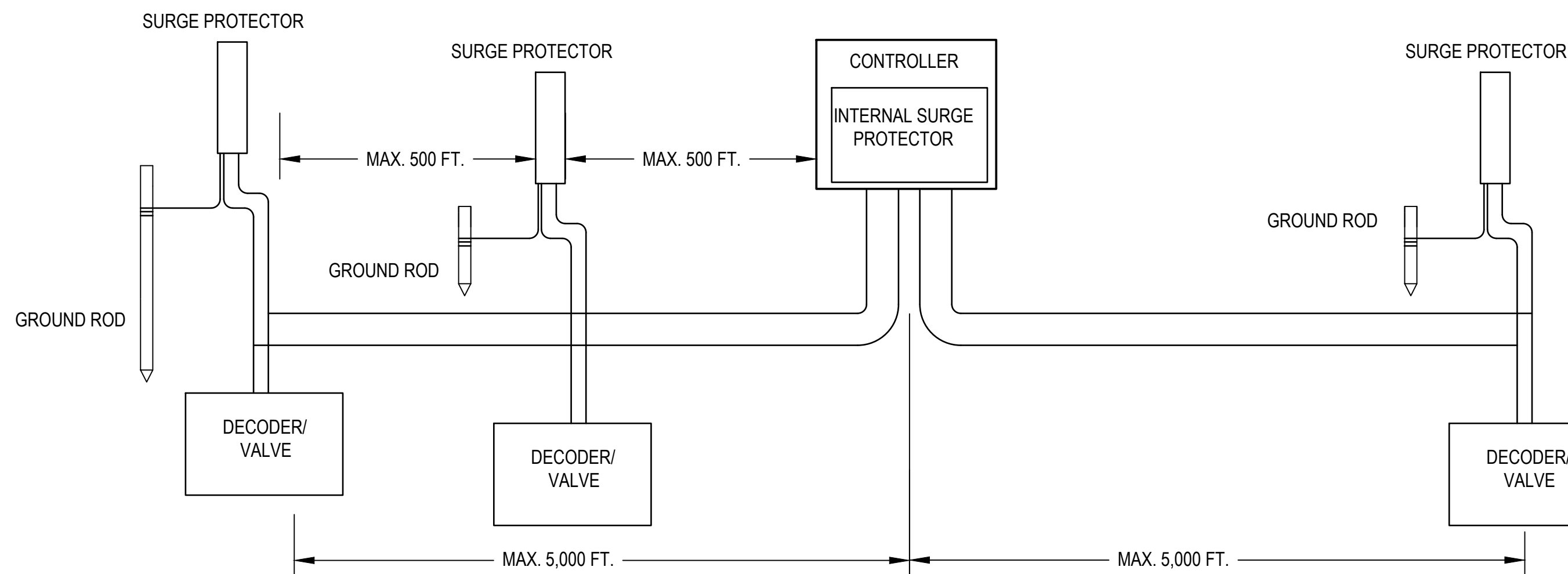
4 DRIP CONTROL VALVE ASSEMBLY & DECODER
NTS



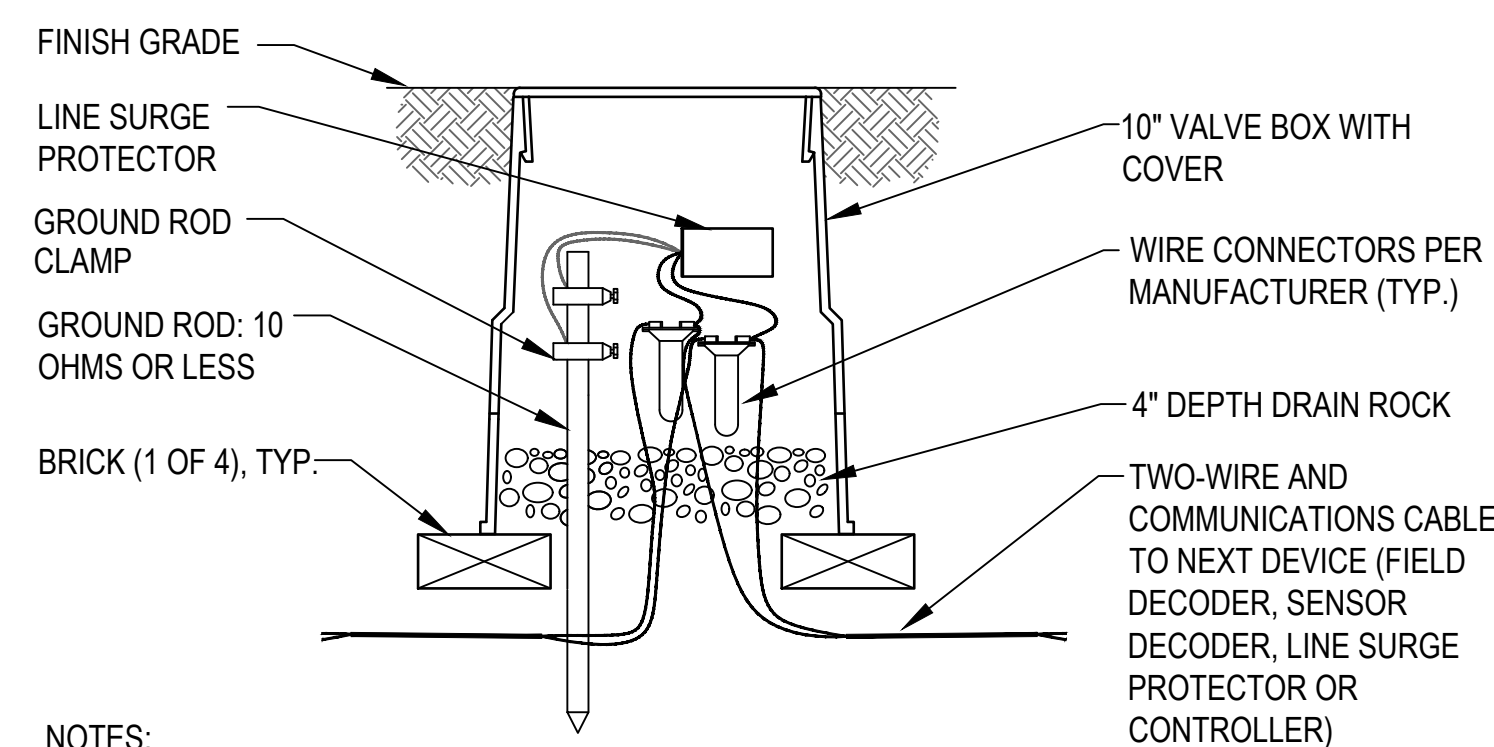
5 TURF CONTROL VALVE ASSEMBLY & DECODER
NTS



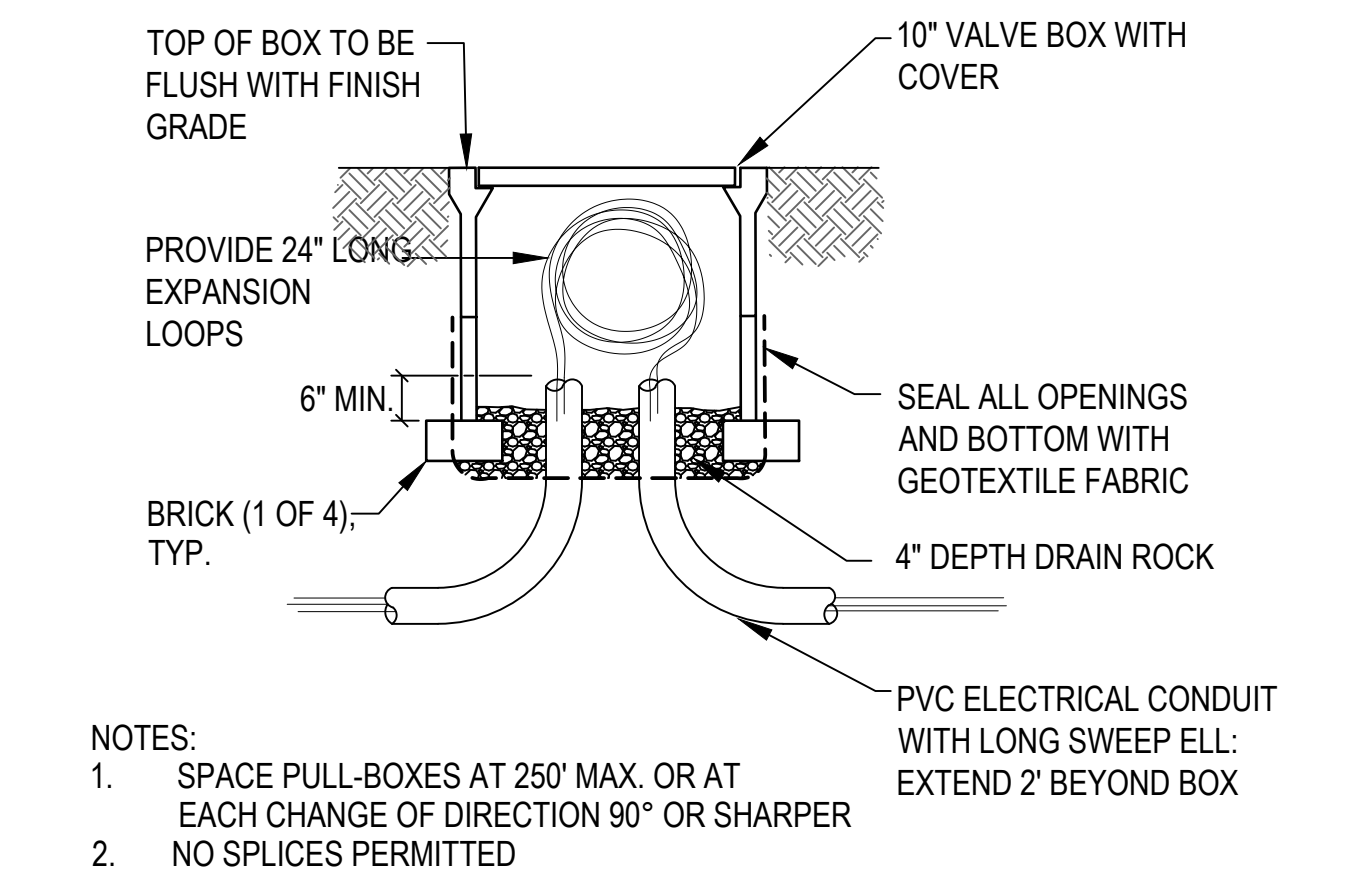
6 IN-LINE PRESSURE REGULATOR
NTS



7 SYSTEM SCHEMATIC-STRAIGHT LINE CONFIGURATION
NTS



8 SURGE PROTECTOR CONNECTION/GROUNDING
NTS



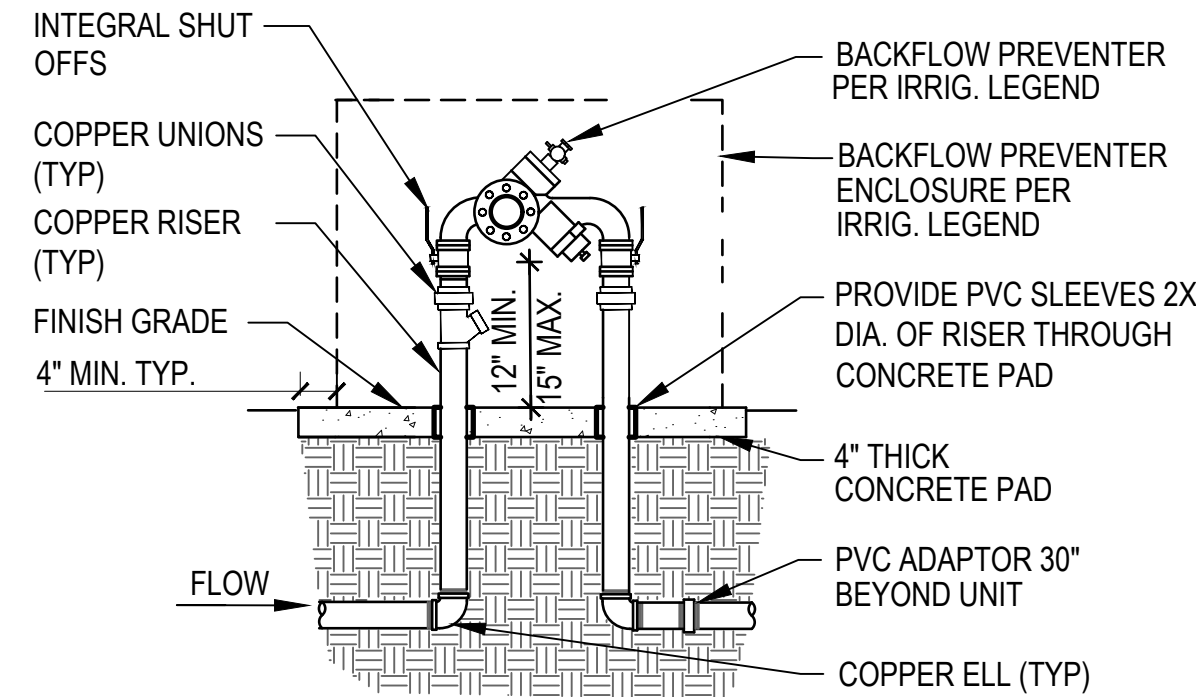
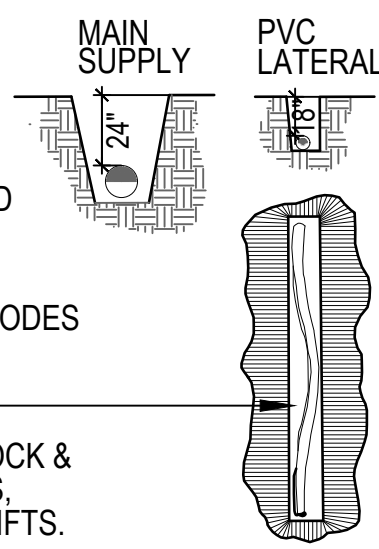
9 COMMUNICATIONS CABLE PULL-BOX
NTS

LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

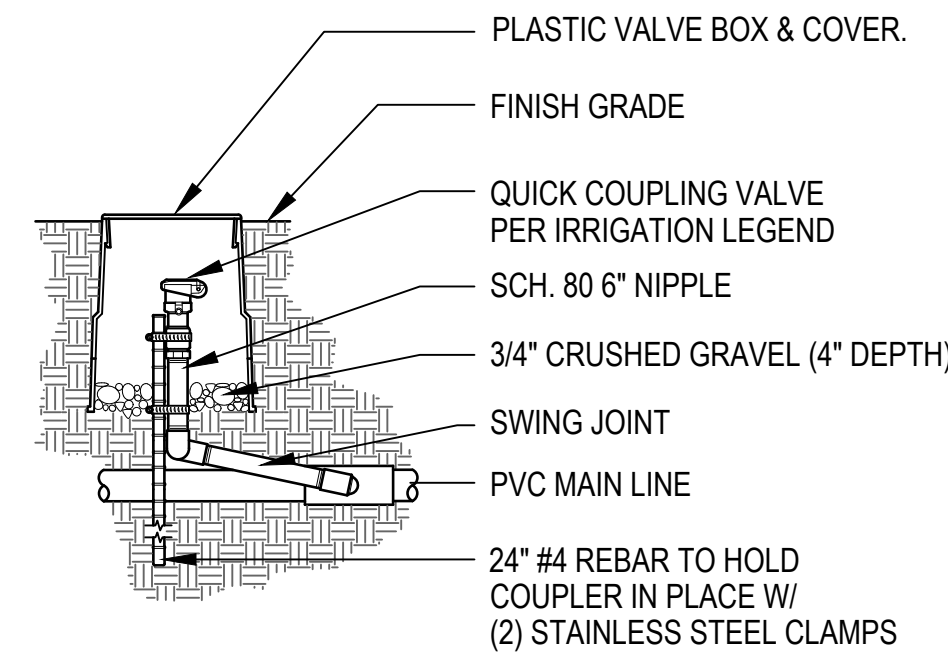
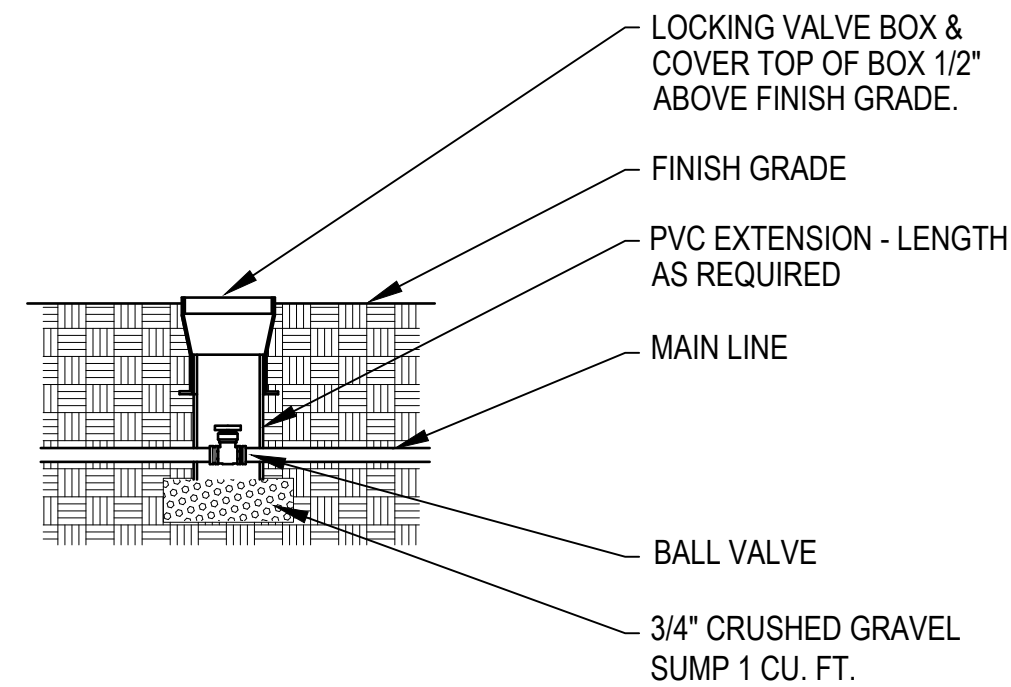
NOTE: TAPE & BUNDLE TUBING AND WIRING AT 10' INTERVALS
ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN

PIPE BEDDING MATERIAL TO BE ROCK & DEBRIS FREE, BACKFILL IN 6" LIFTS, PUDDLE WITH WATER, BETWEEN LIFTS.

THRUST BLOCK ALL DIRECTION CHANGES OF THE MAINLINE WITH 1 C.F. OF 3000 P.S.I. CONCRETE

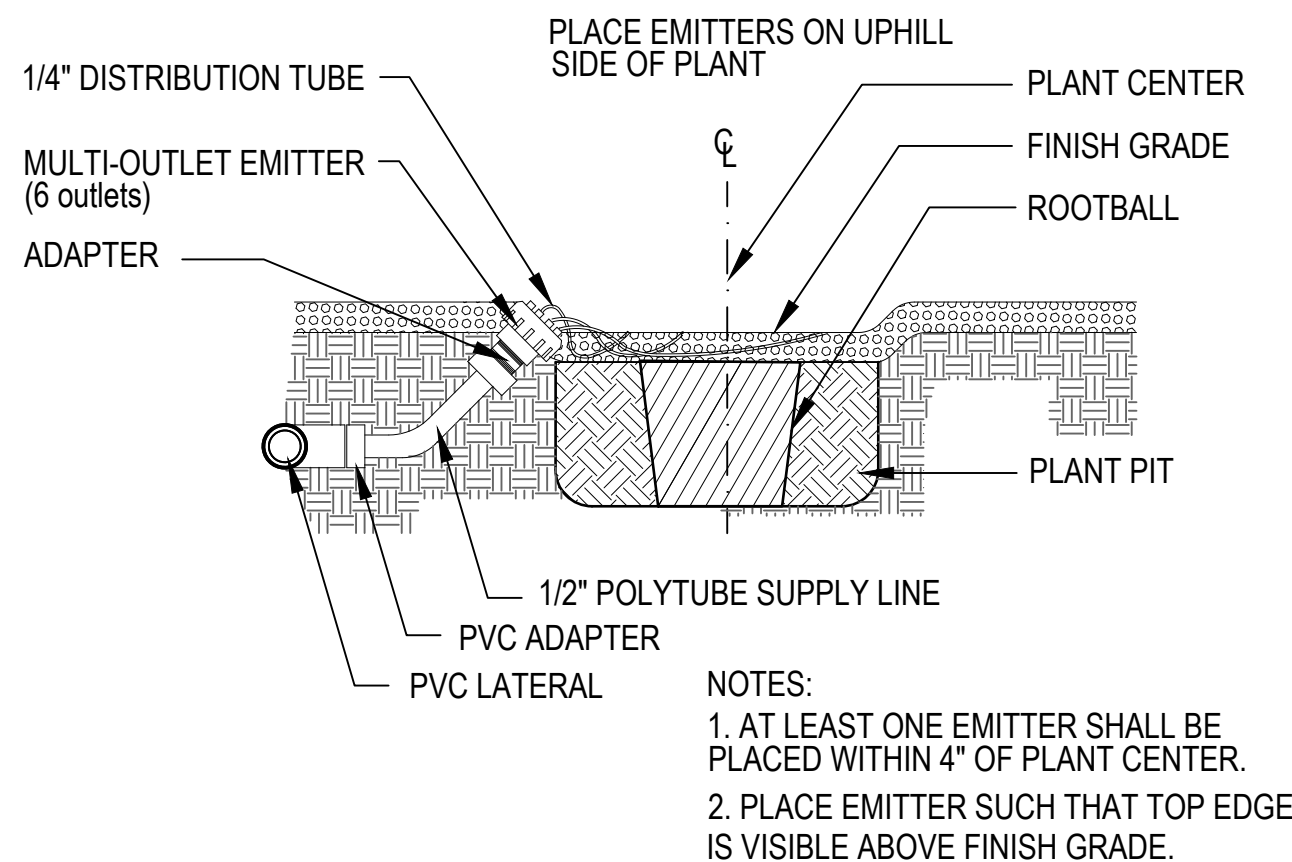


NOTES: PROVIDE BACKFLOW TESTING PER WATER COMPANY STANDARDS.
PROVIDE TAN COLOR R30 "FROSTGUARD" BLANKET



1 TRENCHES

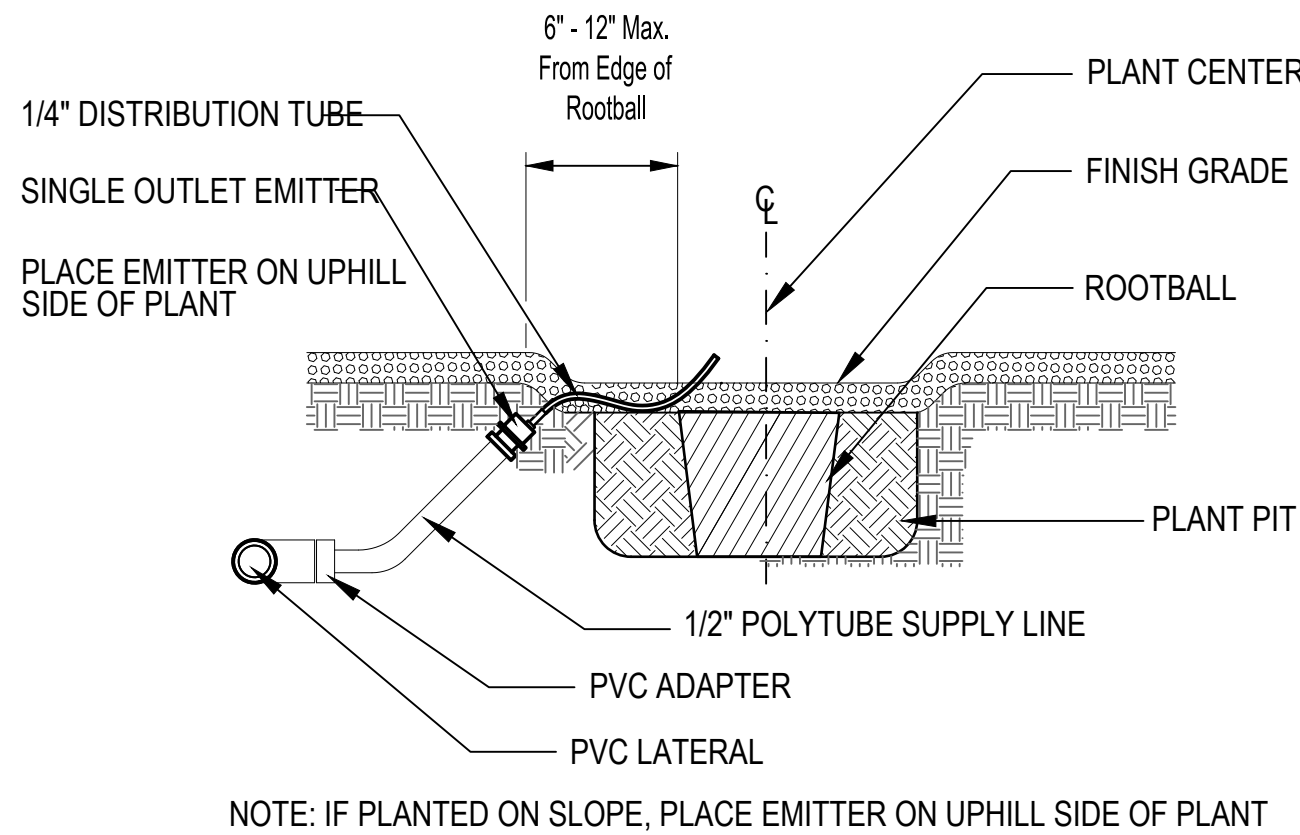
NTS



NOTES:
1. AT LEAST ONE EMITTER SHALL BE PLACED WITHIN 4" OF PLANT CENTER.
2. PLACE EMITTER SUCH THAT TOP EDGE IS VISIBLE ABOVE FINISH GRADE.

2 BACKFLOW PREVENTER

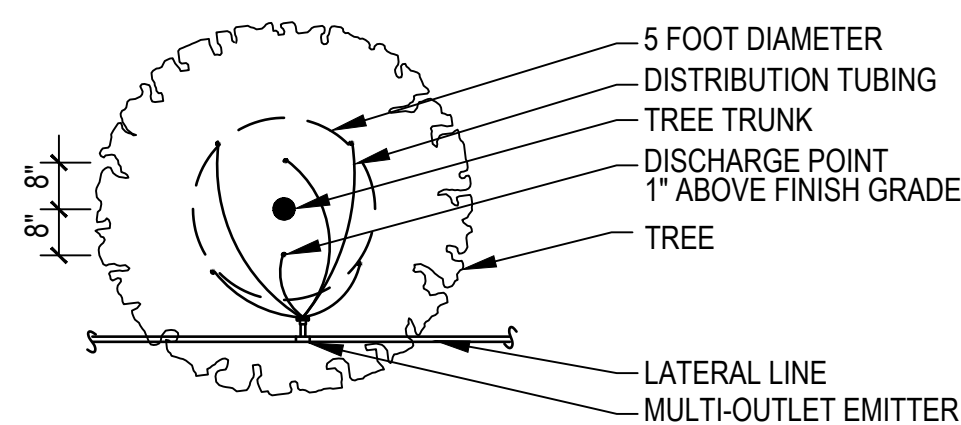
NTS



NOTE: IF PLANTED ON SLOPE, PLACE EMITTER ON UPHILL SIDE OF PLANT

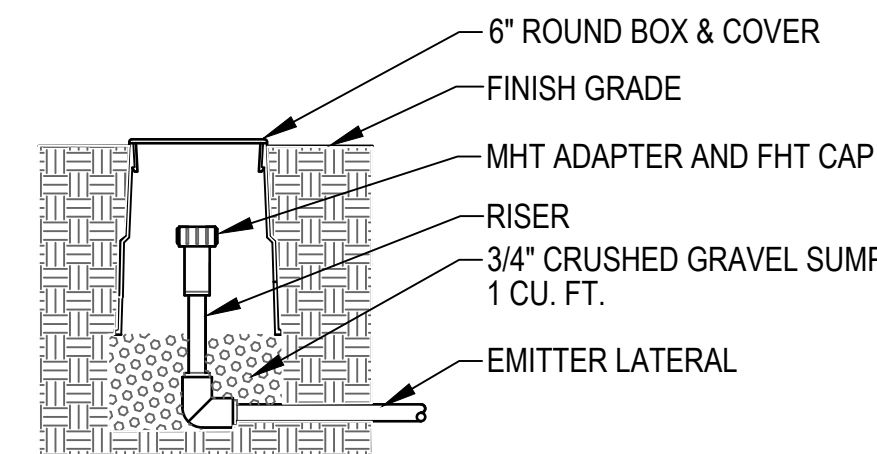
3 ISOLATION VALVE

NTS



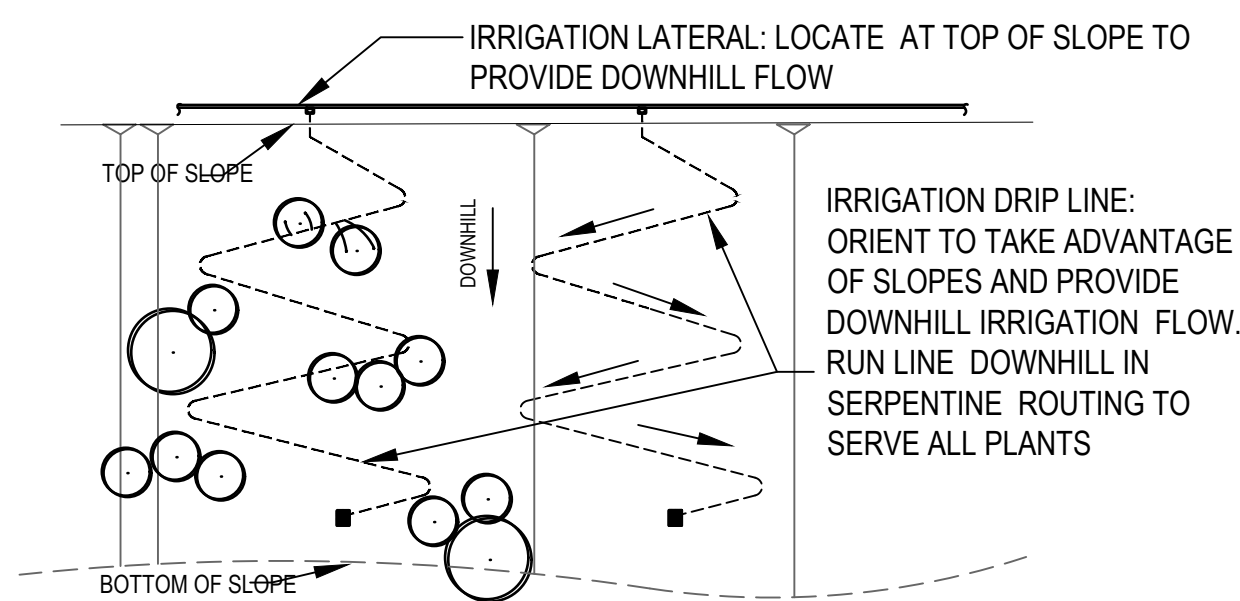
4 QUICK COUPLER

NTS



5 MULTI OUTLET EMITTER

SCALE: NTS



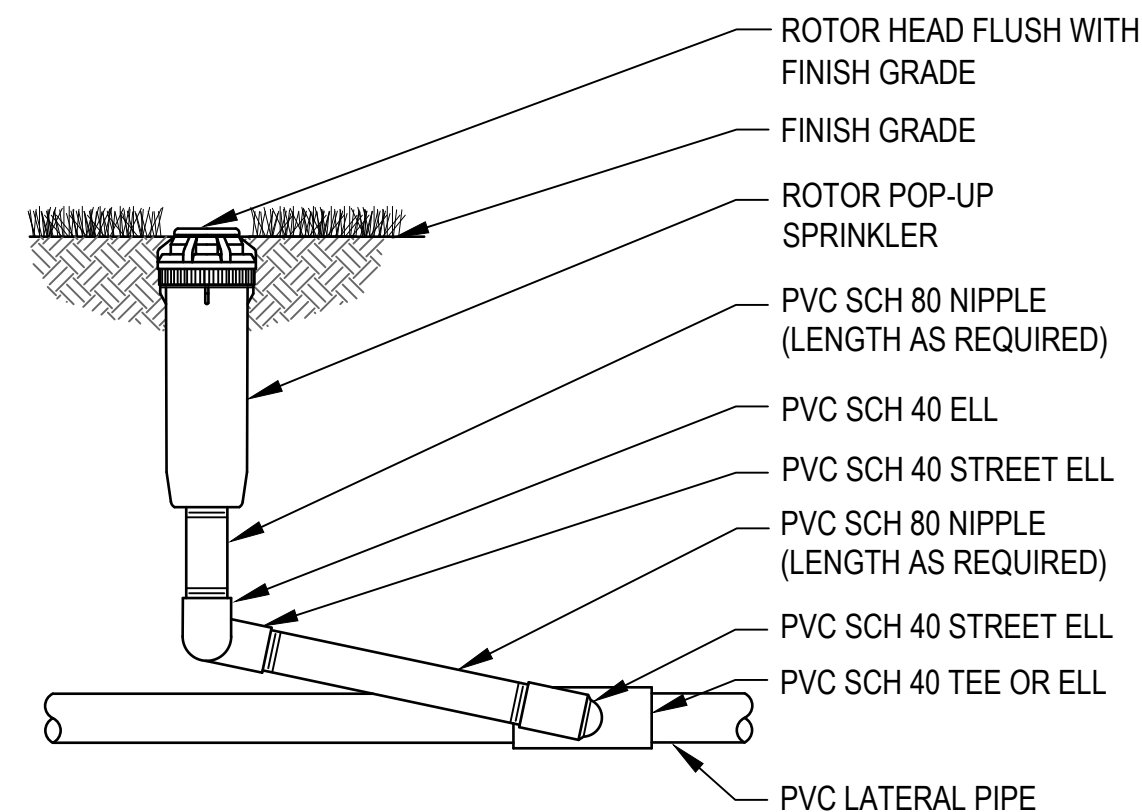
NOTE: ALL IRRIGATION SUB-LATERALS AND DRIP TUBING SHOULD MAXIMIZE USE OF SLOPE TO REDUCE PRESSURE LOSS DUE TO ELEVATION CHANGE - ORIENT RUNS DOWNHILL, AVOID UPHILL RUNS. MAXIMUM RUN SHOULD NOT EXCEED 250'.

8 SHRUB ZONE ON SLOPE

NTS

6 SINGLE OUTLET EMITTER

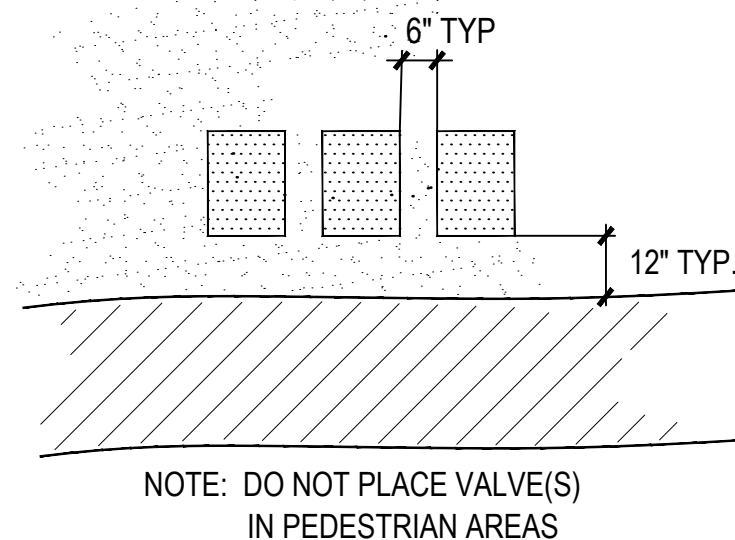
NTS



7 TREE EMITTER PLACEMENT

NTS

VALVE BOXES: ALIGN EVENLY AND SPACE EVENLY AT LEAST 12" FROM SIDEWALK, STRUCTURE, WALL, OR CURB

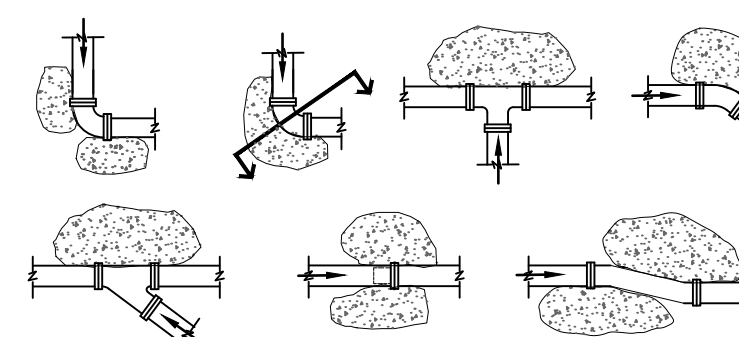


10 VALVE BOX PLACEMENT

NTS

7 FLUSH END

NTS



PIPE SIZE	IRRIGATION PIPE	
	Tee, Deadend 90° bend	45° & 22.5°
<2"	NOT REQUIRED	NOT REQUIRED
3"	1.5 SF	1 SF
4"	3 SF	3 SF
6"	4 SF	3 SF

11 THRUST BLOCKS

NTS

LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

PLAN NUMBER: 250015
REFERENCE NUMBER:
2500115W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title
LANDSCAPE PLAN
IRRIGATION DETAILS

File:Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L23 Irr Dets.dwg

No.	Date	Item

Scale	N/A
Job No.	185050-H-003
Date	JUNLY 2025
Designed By	DH/CB/PR
Checked By	GLG/PR



Sheet 23
of 36

GRADING PERMIT #25000697

LANDSCAPE WORK

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:
- Seeding.
 - Sodding.
 - Trees, Shrub and Cacti.
 - 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:
- Fertilizer, Soil Sulfur, Gypsum, Manganese Sulfate: Manufacturer's certified statement of analysis for each.
 - Organic Soil Conditioner: A certificate, signed by the supplier, stating that the product complies with the project specifications
 - Soil Stabilizer: Manufacturer's certified statement of analysis.
- C. Materials Test Reports: for existing surface soil and imported soil.
- D. Certification of Grass Seed: From seed vendor for each grass-seed monostand or mixture stating the botanical and common name and percentage by weight of each species and variety, and percentage of purity, germination, and weed seed. Include the year of production and date of packaging.

- Certification of each seed mixture for turfgrass sod, identifying source, including name and telephone number of supplier.
- E. Samples for Verification: For each of the following provide the following samples:
- 5 lb 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.
- 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.
- E. Sod: Harvest, deliver, store, and handle sod according to requirements in TPI's "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transplanting and Installation" in its "Guideline Specifications to Turfgrass Sodding."
- Sod shall be harvested, delivered to site, and installed, within a 24-hour period.
 - Sod shall be kept moist, protected from wind and sun from the time of cutting to the time of installation.

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.
- Guarantee Period for Trees, Shrubs and Cacti: One year from date of Substantial Completion.
 - Guarantee Period for Turf: ninety days from date of Substantial Completion.
 - Remove dead plants immediately. Replace immediately unless directed otherwise by Owner's Representative.
 - Replace plants that are diseased, or that exhibit more than 25 percent die-back, at end of guarantee period.
 - A limit of one replacement of each plant will be required, except for losses or replacements due to failure to comply with requirements.
 - Include the following remedial actions for turf as a minimum:
 - Immediately remove dead turf and replace.
 - Repair failed areas due to erosion, replace erosion control materials in failed areas.
 - Sod bare seeded areas or other by methods acceptable to Owner's Representative.

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.
- 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.
 - Turf: Begin maintenance immediately after each area is planted and continue until acceptable lawn is established, but for not less than the following periods:
 - Maintain and establish lawn by watering, fertilizing, weeding, mowing, trimming, replanting and other operations. Roll, regrade, and replant bare or eroded areas and re-mulch to produce a uniformly smooth lawn.
 - Turf Watering: Schedule watering to prevent wilting, puddling, erosion, and displacement of seed or mulch. Lay out temporary watering system to avoid walking over muddy or newly planted areas.
 - Mowing: Mow lawn as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than 40 percent of grass height. Remove no more than 40 percent of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain supplier's recommended growing height.
 - Lawn Postfertilization: Apply fertilizer after initial mowing and when grass is dry.
 - Use fertilizer that will provide actual nitrogen of at least 1 lb/1000 sq. ft. to lawn area.
 - 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 which are incomplete or which 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. Initial Turf Maintenance Service: Provide full maintenance by skilled employees of landscape Installer. Maintain as required in Part 3. Begin maintenance immediately after each area is planted and continue until acceptable turf is established but for not less than the following periods:
- Maintain until 60 days after Substantial Completion of turf.
- C. Stand of Sodded Turf: A stand of turf from the sodding operation is defined as a healthy, well-rooted, even-colored, viable turf area, free of weeds, open joints, bare areas, and surface irregularities.
- D. Re-establish turf that does not comply with requirements and continue maintenance until turf meet the above standards.
- E. At the end of the turf maintenance period (after substantial completion), a final inspection will be made. Final acceptance of the turf will be based upon a satisfactory stand of turf as defined above. Rejected areas shall be replanted or repaired as directed by the Owner.
- F. 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	Mow and Edge Turf	Weekly	---
3	Fertilize Plants	Once	4th Month
4	Fertilize Turf	6 Weeks	---
5	Irrigate Plants	Adjust per Season	---
6	Irrigate Turf	Adjust per Season	---
7	Weed All Areas	2x Month	---
8	Apply Pre-Emergent Herbicide	Once	4th Month
9	Ensure Soil Conditions	Once	2nd Month
10	Re-Sod Bare Areas	As Needed	---
11	Insect, Rodent and Disease Control	Monthly	---
12	Granite Areas	Monthly	---
13	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.

- G. 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 TURFGRASS SOD

- A. Turfgrass Sod: Variety shall be as specified on the landscape plans. Turf shall be certified, complying with "Specifications for Turfgrass Sod Materials" in TPI's "Guideline Specifications to Turfgrass Sodding."
- Furnish viable sod of uniform density, color, and texture, strongly rooted, and capable of vigorous growth and development when planted. Sod shall be certified and provided in rolls (large in open/flat areas).
- B. Overseeding: As determined by Owner's Representative, sod sod installed during the dormant season of the specified warm-season grass shall be over-seeded with perennial Rye grass to standards normal for the turfgrass industry.

2.3 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:
- 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.
 - Cacti: Planting soil shall be native topsoil with 0.25 lbs of soil sulfur incorporated into the soil backfill at each cactus.
 - Turf: Verify suitability of proposed soil to produce viable planting soil by taking samples and providing soil sample analysis. Remove stones, roots, plants, sod, clods, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, and other extraneous materials harmful to plant growth. Mix surface soil with the required soil amendments and fertilizers to produce a high quality planting soil for sod and seed areas at a depth of 4 inches.

2.4 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:
- Composition: 16 percent nitrogen, 20 percent phosphoric acid by weight.

2.5 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.
- Type: As indicated on plans.

2.6 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.

2.7 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.
- 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.
 - Deepening all tree pits shall be performed by the Contractor at no additional cost to the Owner.

3.5 TREE AND SHRUB PLANTING

- A. 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.
- 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.
 - 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.
- All dead wood, suckers, broken or bruised branches shall be removed.
 - Pruning shall be carried out with clean, sharp tools.
 - 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.
- Staking and tying shall be capable of supporting the plant, without repair, for two years.

3.8 PREPARATION OF TURF GRASS AREAS

- A. Subgrade Preparation: Rip or scarify subgrade to a minimum depth of 8 inches. If necessary, make a second pass at 90 degrees to the first. Remove stones larger than one inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property. Rock removal shall be repeated after the irrigation system has been made operational and initial irrigation cycles have been conducted.
- Apply post-emergent herbicide as directed by the Owner's Representative and according to manufacturer's written instructions.
 - Mix soil amendments thoroughly into top 6 inches of soil immediately after application. Till soil to a homogeneous mixture of fine texture.
 - In order to prevent settlement following planting of the turf, Contractor shall settle and compact tilled area to approximately 85 percent maximum density. This shall be accomplished by water settling, rolling or other methods necessary to ensure all voids are removed and soil has attained final settlement. Contractor will be responsible for repairs of any areas that settle following planting operations or during the guarantee period.

- B. Final Physical Nature: Upon completion of the tillage settlement operation and soil plating, the physical nature of the soil shall be such as to permit a water infiltration rate of not less than 0.6 inches per hour. Contractor shall verify this condition has been met. There shall be no sticks or debris, and no soil clods larger than 1 inch following the tillage operation.
- Turf areas shall be filled as needed or have surplus soil removed to attain the proper finished grade. Drainage patterns and finish grades shall be maintained per plan. Turf areas compacted by construction operations shall be completely pulverized by tillage.
 - Turf areas shall have debris and stones larger than ½ inch in any dimension removed from the surface, as well as larger stones visible from the surface.
 - Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit fine grading to areas that can be planted in the immediate future.
 - Grade to within plus or minus one half of a foot of finish elevation. In field areas the surface shall not vary more than 3/4 inch from the bottom edge of a 10 foot straight-edge placed on the prepared surface.
 - Softball fields shall be fine graded using laser leveling devices.
 - Irrigate prepared turf areas before planting. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
 - Restore areas if eroded or otherwise disturbed after finish grading and before planting.

3.9 SODDING

- A. Schedule: Sod that is not overseeded shall be planted after May 25 and before July 15. Overseeded sod may be planted at any time of year that is consistent with the overall project schedule. Sodding of turf grass areas shall not commence until irrigation the turf system is operational.
- B. Lay sod within 24 hours of harvesting. Do not lay sod if dormant or if ground is frozen or muddy.
- C. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll with a water-filled hand-propelled drum roller to ensure contact with subgrade, eliminate air pockets, and form a smooth surface. Open joints shall be top-dressed with clean sand; remove excess sand to avoid smothering sod and adjacent grass. Irrigate sod immediately after planting. Thereafter keep sod continuously moist until turf is established.

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.
- 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
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

PLAN NUMBER: 250015
REFERENCE NUMBER:
2500115W OV1204-30
2500130U OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title

LANDSCAPE PLAN
LANDSCAPE SPECIFICATIONS

File:Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L24 LS Specs.dwg

No.

Date

Item

Scale

N/A

Job No.

185050-H-003

Date

JUNLY 2025

Designed By

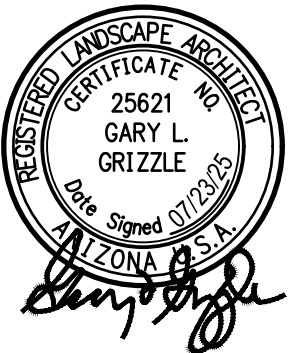
DH/CB/PR

Checked By

GLG/PR

Sheet 24

of 36



GRADING PERMIT #25006987

IRRIGATION
PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Codes and Standards:
1. NFPA 70: National Electric Code
 2. American Water Works Association (AWWA) for pipe and fitting manufacturer compliance
 3. American Society for Testing and Materials International (ASTM) for pipe and fitting manufacturer compliance

1.2 SUMMARY

- A. Section Includes:
1. Piping.
 2. Encasement for piping.
 3. Manual valves.
 4. Automatic control valves.
 5. Transition fittings.
 6. Miscellaneous piping specialties.
 7. Quick couplers.
 8. Drip irrigation specialties.
 9. Controllers.
 10. Boxes for automatic control valves.
 11. Backflow Preventer.
 12. Evapo-transpiration Sensor or Weather Station.

1.3 DEFINITIONS

- A. Circuit Piping: Downstream from control valves to sprinklers, specialties, and drain valves. Piping is under pressure during flow.
- B. Drain Piping: Downstream from circuit-piping drain valves. Piping is not under pressure.
- C. Main Piping: Downstream from point of connection to water distribution piping to, and including, control valves. Piping is under water-distribution-system pressure.

1.4 PERFORMANCE REQUIREMENTS

- A. Irrigation zone control shall be automatic operation with controller and automatic control valves.
- B. Location of Emission Devices and Specialties: It is hereby specified that the system shall be complete and fully operational covering 100% of the planted area.
- C. Minimum Working Pressures: The following are minimum pressure requirements for piping, valves, and specialties, unless otherwise indicated:
1. Minimum Pressure at drip emission devices: 15 psi.
 2. Minimum pressure at spray heads shall be per manufacturer's recommendations.

1.5 CLOSEOUT SUBMITTALS

- A. As-built Drawings: Document the piping sizes and layout, each zone, zone type, number of heads in each zone, note emitter spacing. In addition closeout submittals should include:
1. Controller Keys.
 2. Controller manual.
 3. Quick Coupler key.
 4. As-built drawings.
Submit 2 copies; one 11"x17" laminated copy, one full-sized copy. Submit one electronic copy in .pdf format
 5. Controller schedule.
 6. Backflow preventer test certificate.
 7. Warranty documents for the irrigation system.
 8. Backflow preventer enclosure keys.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store plastic piping protected from direct sunlight. Support to prevent sagging and bending.

1.7 PROJECT CONDITIONS

- A. Interruption of Existing Water Service: Do not interrupt water service to facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary water service according to requirements indicated:
1. Notify Owner's Representative no fewer than two (2) days in advance of proposed interruption of water service.
 2. Do not proceed with interruption of water service without Owner's Representative's permission.

1.8 MAINTENANCE SERVICE

- A. Initial Maintenance Service: Provide full maintenance by skilled employees of irrigation installer. Maintain as required in Part 3. Begin maintenance immediately after each area is planted and continue until not less than the following period:
1. Maintain until 30 days after handover and approved at "30 Day Walk."

1.9 WARRANTY

- A. Special Warranty: Installer agrees to repair or replace irrigation and accessories tha fail in materials or workmanship within on-year warranty period.

PART 2-PRODUCTS

2.1 PIPES, TUBES, AND FITTINGS

- A. Comply with requirements for applications of pipe, tube, and fitting materials, and for joining methods for specific services, service locations, and pipe sizes.
- B. PVC Pipe: ASTM D 1785, PVC 1120 compound, Schedule 40.
1. PVC Socket Fittings: ASTM D 2466, Schedule 40.
 2. PVC Threaded Fittings: ASTM D 2464, Schedule 80.
 3. PVC Socket Unions: Construction similar to MSS SP-107, except both headpiece and tailpiece shall be PVC with socket ends.

2.2 PIPING JOINING MATERIALS

- A. Solvent Cements for Joining PVC Piping: ASTM D 2564. Include primer according to ASTM F 656.
- B. Plastic, Pipe-Flange Gasket, Bolts, and Nuts: Type and material recommended by piping system manufacturer unless otherwise indicated.

2.3 ISOLATION VALVES

Isolation Valves shall be as indicated on the irrigation plans.

2.4 AUTOMATIC CONTROL VALVES

- A. Automatic Circuit Control Valves shall be as indicated on the irrigation plans.

2.5 TRANSITION FITTINGS

- A. General Requirements: Same size as, and with pressure rating at least equal to and with ends compatible with, piping to be joined. Provide products compatible with piping, valves, heads and controllers for proposed system which conform to standards of practice.

2.6 SPRINKLERS

- A. Sprinklers shall be as indicated on the irrigation plans.
1. Install for uniform "Head to Head" coverage over entire spray area indicated.

2.7 QUICK COUPLERS

- A. Quick-Coupling Valves shall be as indicated on the irrigation plans.

2.8 DRIP IRRIGATION SPECIALTIES

- A. Drip Tubes:
1. Tubing:
 - a. Body Material: PE or vinyl.
 - b. Mounting: On riser, inserted into lateral line at set intervals.
 2. Capacities and Characteristics: As indicated on the irrigation plans.
- B. Emission Device:
1. Emitter: As indicated on Irrigation Plans.
- C. Off-Ground Supports: Plastic stakes.
- D. Application Pressure Regulators: Brass or plastic housing, NPS ¾, with corrosion-resistant internal parts; capable of controlling outlet pressure to approximately 30 psig.
- E. Filter Units: Brass or plastic housing, with corrosion-resistant internal parts; of size and capacity required for devices downstream from unit.
- F. Air Relief Valves: Brass or plastic housing, with corrosion-resistant internal parts.
- G. Vacuum Relief Valves: Brass or plastic housing, with corrosion-resistant internal parts.

2.9 CONTROLLERS

- A. Controller shall be as indicated on the irrigation plans.
1. Provide 2 spare - unused controller zones. Provide expansion modules as necessary to operate number of valves indicated on irrigation plans.
- B. Mount at location indicated on the irrigation plans.

2.10 BOXES FOR AUTOMATIC CONTROL VALVES AND FLUSH ENDS

- A. Plastic Boxes shall be as indicated on the irrigation plans. Description: Box and cover, with open bottom and openings for piping; designed for installing flush with grade.
1. Size: 10" Round-Isolation Valve; "Jumbo" Rectangular-Control Valve. One Valve per Box.
 2. Shape: Round and Rectangular.
 3. Sidewall Material: PE.
 4. Cover Material: PE.
 5. Lettering: Irrigation Valve Box.

2.11 BACKFLOW PREVENTER

- A. Provide backflow preventer on concrete pad in lockable enclosure as indicated on the irrigation plans.
- a. Provide R-30 Insulation cover.

2.12 WEATHER SENSOR

1. Weather Sensor shall be as indicated on the irrigation plans.

PART 3 - EXECUTION

3.1 EARTHWORK

- A. Install warning tape directly above pressure piping, 12 inches below finished grades, except 6 inches below subgrade under pavement and slabs.
- B. Provide minimum cover over top of underground piping according to the following:
1. Irrigation Main Piping: Minimum depth of 18 inches
 2. Circuit Piping: 12 inches.
 3. Drain Piping: 12 inches.
 4. Sleeves: 24 inches.

3.2 PREPARATION

- A. Set stakes to identify locations of proposed irrigation system. Obtain Owner's Representative's approval before excavation. Notify Owner's Representative of any conflicts prior to installation.

3.3 PIPING INSTALLATION

- A. Location and Arrangement: Drawings indicate location and arrangement of piping systems.
- B. Install piping at minimum uniform slope of 0.5 percent down toward drain valves.
- C. Install piping free of sags and bends.
- D. Install group of pipes parallel to each other, spaced to permit valve servicing.
- E. Install fittings for changes in direction and branch connections.
- F. Install unions adjacent to valves and to final connections to other components with NPS 2 or smaller pipe connection.
- G. Install flanges adjacent to valves and to final connections to other components with NPS 2-1/2 or larger pipe connection.
- H. Install expansion loops in control-valve boxes for plastic piping.
- J. Lay piping on solid sub-base, uniformly sloped without humps or depressions.
- J. Install PVC piping in dry weather when temperature is above 40 deg F. Allow joints to cure at least 24 hours at temperatures above 40 deg F before testing.
- K. Install pressure regulators with shutoff valve and strainer on inlet and pressure gauge on outlet. Install shutoff valve on outlet. Install aboveground or in control-valve boxes.
- L. Install piping in sleeves under parking lots, roadways, and sidewalks.
- M. Install sleeves made of 4" Schedule 40 PVC pipe and socket fittings, and solvent-cemented joints.
- N. Install transition fittings for plastic-to-metal pipe connections according to the following:
1. Underground Piping:
 - a. NPS 1-1/2 and Smaller: Plastic-to-metal transition fittings.
 - b. NPS 2 and Larger: AWWA transition couplings.
 2. Aboveground Piping (Not permitted in markets of freezing environments):
 - a. NPS 2 and Smaller: Plastic-to-metal transition fittings and unions.
 - b. NPS 2 and Larger: Use dielectric flange kits with one plastic flange.

3.4 JOINT CONSTRUCTION

- A. Ream ends of pipes and tubes and remove burrs. Bevel plain ends of steel pipe.
- B. Remove scale, slag, dirt and debris from inside and outside of pipe and fittings before assembly.
- C. PVC Piping Solvent-Cemented Joints: Clean and dry joining surfaces. Join pipe and fittings according to the following:
1. Comply with ASTM F 402 for safe-handling practice of cleaners, primers, and solvent cements.
 2. PVC Pressure Piping: Join schedule number, ASTM D 1785, PVC pipe and PVC socket fittings according to ASTM D 2672. Join other-than-schedule-number PVC pipe and socket fittings according to ASTM D 2855.
 3. PVC Non-pressure Piping: Join according to ASTM D 2855.

3.5 VALVE INSTALLATION

- A. Valve (All) Location:
1. Valve and Control Boxes must be a minimum 3' behind face of curb or sidewalk.
 2. Top of all Irrigation Boxes must be at grade or slightly above.
- B. Above-ground Valves: Install as components of connected piping system.

3.6 SPRINKLER INSTALLATION

- A. Install sprinklers after hydrostatic test is completed.
- B. Install sprinklers plumb and flush with finish grade as indicated in the Irrigation Plans. Compact soil around heads. Re-adjust to be plumb and flush after installation.
- C. Locate part-circle sprinklers to maintain a minimum distance of six inches from walls, header, sidewalk and other boundaries unless otherwise indicated.

3.7 DRIP IRRIGATION SPECIALTY INSTALLATION

- A. Install freestanding emitters on pipe riser to mounting height indicated.
- B. Install manifold emitter systems with tubing to emitters. Plug unused manifold outlets. Install emitters on off-ground supports at height indicated.
- C. Install multiple-outlet emitter systems with tubing to outlets. Plug unused emitter outlets. Install outlets on off-ground supports at height indicated.
- D. Install drip tubes with direct-attached emitters on in 6" round valve boxes.
- E. Install drip tubes with remote-discharge in 6" round valve boxes. with outlets on off-ground supports at height indicated.
- F. Install off-ground supports of length required for indicated mounted height of device.
- G. Install drip assembly pressure regulator and filter below grade in a 10" round valve box as shown on the detail. Locate within 2' of the electronic control valve.

3.8 AUTOMATIC IRRIGATION-CONTROL SYSTEM INSTALLATION

- A. Equipment Mounting: Install interior controllers in Low Voltage Cabinet.
1. Place and secure anchorage devices. Use setting drawings, templates, diagrams, instructions, and directions furnished with items to be embedded.
 2. Install anchor bolts to elevations required for proper attachment to supported equipment.
- B. Install control wire in same trench as irrigation piping and at least 2 inches beside piping. Provide conductors of size not smaller than recommended by controller manufacturer. Install cable in separate sleeve under paved areas.

3.9 CONNECTIONS

- A. Drawings indicate general arrangement of piping, fittings, and specialties.
- B. Install piping adjacent to equipment, valves, and devices to allow service and maintenance.
- C. Connect wiring between controllers and automatic control valves.

3.10 FIELD QUALITY CONTROL

- A. Tests and Inspections:
1. Leak Test: After installation, charge system and test for leaks. Repair leaks and retest until no leaks exist.
 2. Operational Test: After electrical circuitry has been energized, operate controllers and automatic control valves to confirm proper system operation.
 3. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
- B. Any irrigation product will be considered defective if it does not pass tests and inspections.

3.1 START UP SERVICE

- A. Perform startup service.
1. Complete installation and startup checks according to manufacturer's written instructions.
 2. Verify that controllers are installed and connected according to the Contract Documents.
 3. Verify that electrical wiring installation complies with manufacturer's submittal.

3.12 ADJUSTING

- A. Adjust settings of controllers.
- B. Adjust automatic control valves to provide flow rate at rated operating pressure required for each irrigation circuit.
- C. Adjust devices, except those intended to be mounted aboveground, so they will be flush with finish grade.

3.13 CLEANING

- A. Flush dirt and debris from piping before installing emission devices.

3.14 DEMONSTRATION

- A. Coordinate an operating demonstration and acceptance meeting with Owner's Representative.

LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)

OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

PLAN NUMBER: 250015
REFERENCE NUMBER:
2500115W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title

LANDSCAPE PLAN
IRRIGATION SPECIFICATIONS

File:Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L25 Irr Specs.dwg

No.

Date

Item

Scale

N/A

Job No.

185050-H-003

Date

JUNLY 2025

Designed By

DH/CB/PR

Checked By

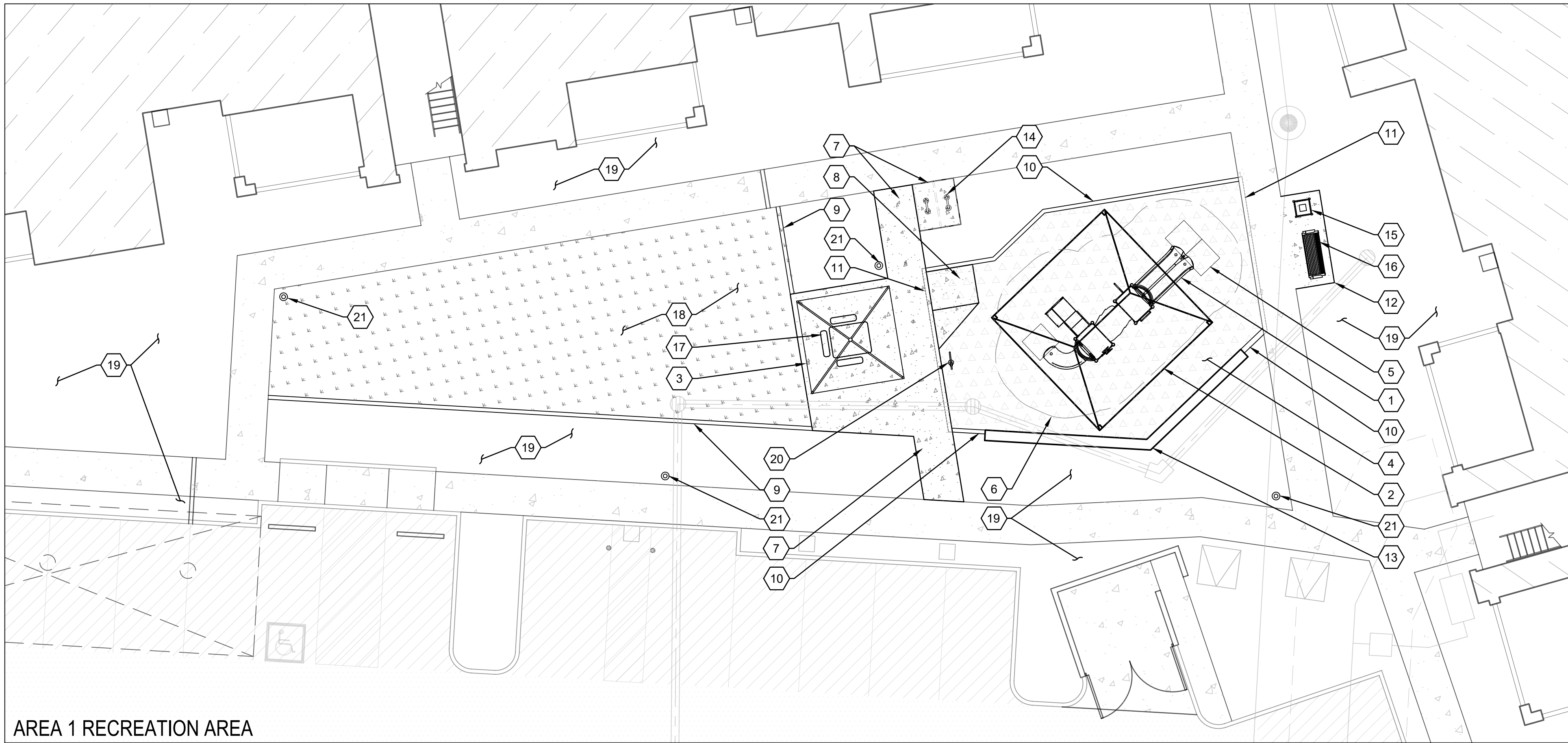
GLG/PR

Sheet 25

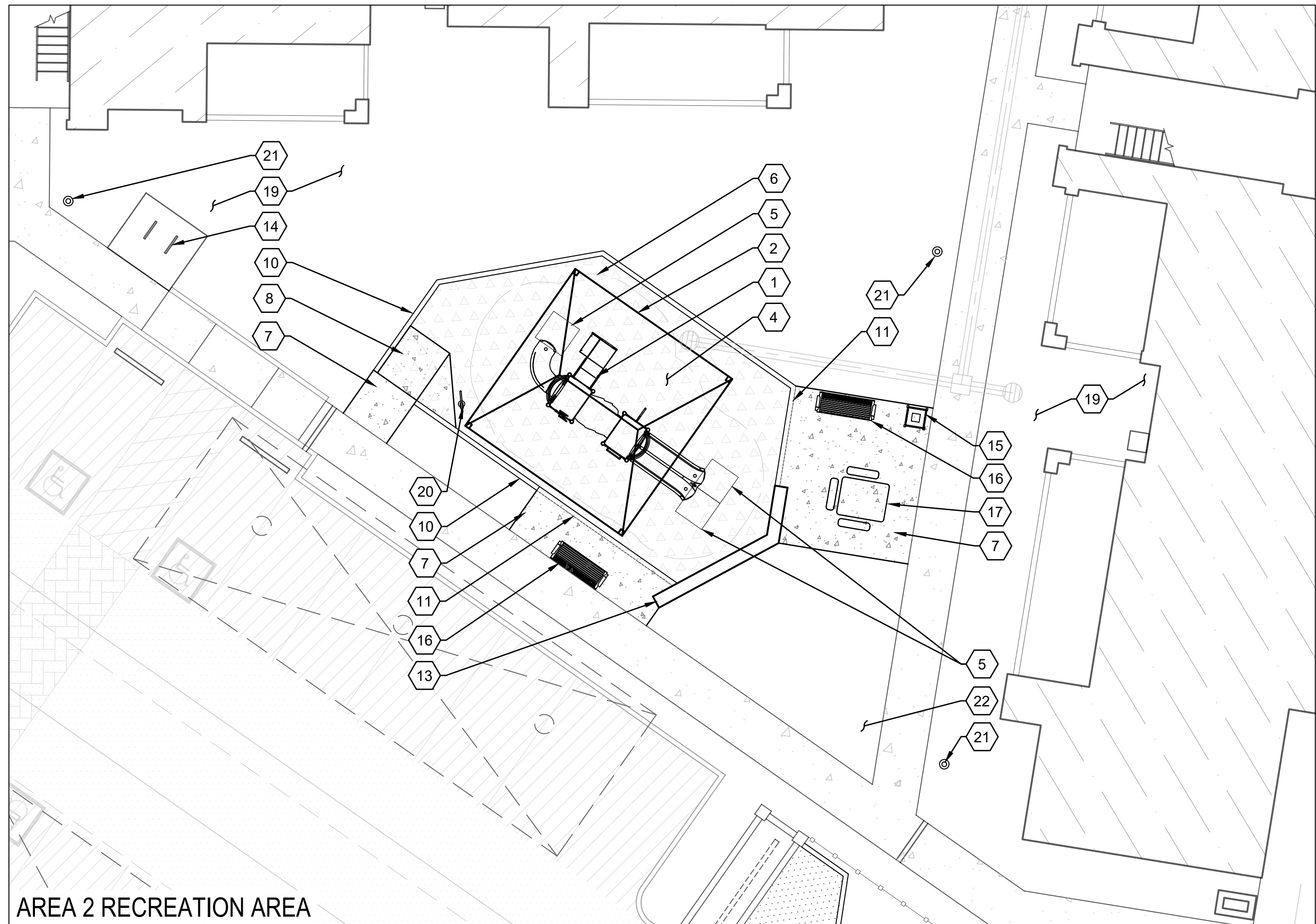
of 36



GRADING PERMIT #2500697



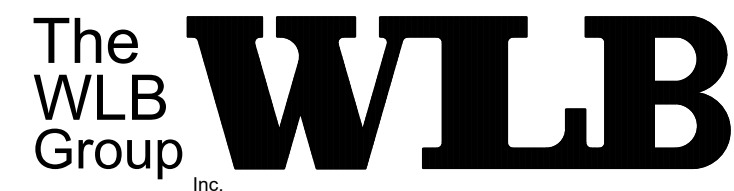
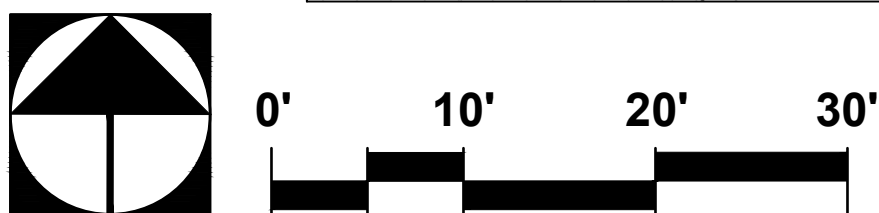
AREA 1 RECREATION AREA



AREA 2 RECREATION AREA

RECREATION AREA KEYNOTES

- 1 PLAY EQUIPMENT:
SUPERIOR RECREATIONAL PRODUCTS #PS3-31747 (2-12 YEARS)
POSTS: "BLUE", METAL: "GREEN", PANELS: "SKY BLUE", DECKS: "BROWN", PLASTICS: "RED".
COORDINATE WITH MANUFACTURER TO ENSURE CORRECT FALL ZONES AND ADA ACCESSIBILITY.
AVAILABLE FROM AMERICAN PLAY SYSTEMS - CONTACT: MARIA SMITH [maria@americanplaysystems.com]
- 2 PLAYGROUND SHADE STRUCTURE:
SHADE: N' NET 20' X 20' HIP
POSTS: DARK BRONZE FABRIC COLOR: DESERT SAND (TAN)
COORDINATE WITH MANUFACTURER TO ENSURE CORRECT FALL ZONES AND ADA ACCESSIBILITY.
IN-GROUND MOUNT PER MANUFACTURER'S RECOMMENDATIONS
AVAILABLE FROM AMERICAN PLAY SYSTEMS - CONTACT: MARIA SMITH [maria@americanplaysystems.com]
- 3 RAMADA:
SUPERIOR RECREATIONAL PRODUCTS SQR-12' X 12' STANDARD STEEL RAMADA
POST: BRONZE, ROOF COLOR: SURREY BEIGE (TAN)
SURFACE-MOUNT PER MANUFACTURER'S RECOMMENDATIONS
FOOTINGS BY STRUCTURAL ENGINEER
AVAILABLE FROM AMERICAN PLAY SYSTEMS - CONTACT: MARIA SMITH [maria@americanplaysystems.com]
- 4 ENGINEERED WOOD FIBER SAFETY SURFACE:
"WOODCARPET SYSTEM 1".
MUST MEET ASTM 2075-04 & ASTM #F1292 FOR 15 YEARS
12" MINIMUM DEPTH
INSTALL PER MANUFACTURER'S RECOMMENDATIONS
AVAILABLE FROM ZEAGER BROTHERS.
- 5 WEAR MAT:
SUPERIOR RECREATIONAL PRODUCTS # WM-05 BEVELED MAT 40" X 40" (OR EQUAL) AT SLIDE EXITS.
INSTALL PER MANUFACTURER'S RECOMMENDATIONS
AVAILABLE FROM AMERICAN PLAY SYSTEMS
- 6 USE ZONE:
CONTRACTOR SHALL ENSURE USE ZONE IS COMPLETELY WITHIN SAFETY SURFACE AREA WITH NO OBSTRUCTIONS.
- 7 CONCRETE PAVING: 3/8" EXPOSED AGGREGATE FINISH PER PAG STD. DTL. #200, MODIFIED
4" THICK, COMPACT SUBGRADE PER GEOTECHNICAL REPORT.
- 8 CONCRETE ACCESS RAMP: 3/8" EXPOSED AGGREGATE FINISH
- 9 CONCRETE HEADER (6" X 6")
- 10 CONCRETE PLAYGROUND HEADER (6" X 18")
- 11 CONCRETE PAVING TURN DOWN AT PLAYGROUND
- 12 CONCRETE BENCH PAD 3/8" EXPOSED AGGREGATE FINISH
- 13 SEAT WALL
- 14 BICYCLE PARKING (4 BIKES):
LOOP BIKE RACK 83 SERIES, DUMOR, INC, 800-598-4018 OR OWNER - APPROVED EQUIVALENT.
EARTH - TONE COLOR
INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
SEE CIVIL PLANS FOR DETAIL.
- 15 TRASH RECEPTACLE:
WABASH # YO3F33C, YORKTOWN RECEPTACLE - SLAT (OR EQUAL)
SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS
COLOR: TEXTURED BLACK
AVAILABLE FROM DAVE BANG ASSOCIATES - CONTACT: TREVIN MACLAY
- 16 BENCH:
WABASH VALLEY #WO1119S, 6' BENCH WITH BACK AND ARMS (OR EQUAL)
HORIZONTAL SLAT - SM
COLOR: TEXTURED BLACK
AVAILABLE FROM DAVE BANG ASSOCIATES
- 17 PICNIC TABLE:
PREMIER POLYSTEEL #927-IP-14' X 5' ADA ACCESSIBLE FREESTANDING TABLE AND BENCHES (OR EQUAL)
PERFORATED PATTERN
COLOR: DARK BRONZE
AVAILABLE FROM PREMIER POLYSTEEL
- 18 GRASS PER PLANTING LEGEND
- 19 DECOMPOSED GRANITE/ DECORATIVE ROCK PER LANDSCAPE LEGEND
- 20 AGE-APPROPRIATE SIGN - BY PLAY EQUIPMENT MANUFACTURER
- 21 BOLLARD LIGHT-SEE CIVIL PLANS
- 22 SYNTHETIC TURF



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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title
LANDSCAPE PLAN
PLAYGROUND SITE PLAN

File:Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L26 Playground.dwg

PLAN NUMBER: 250015
REFERENCE NUMBER:
250011SW OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



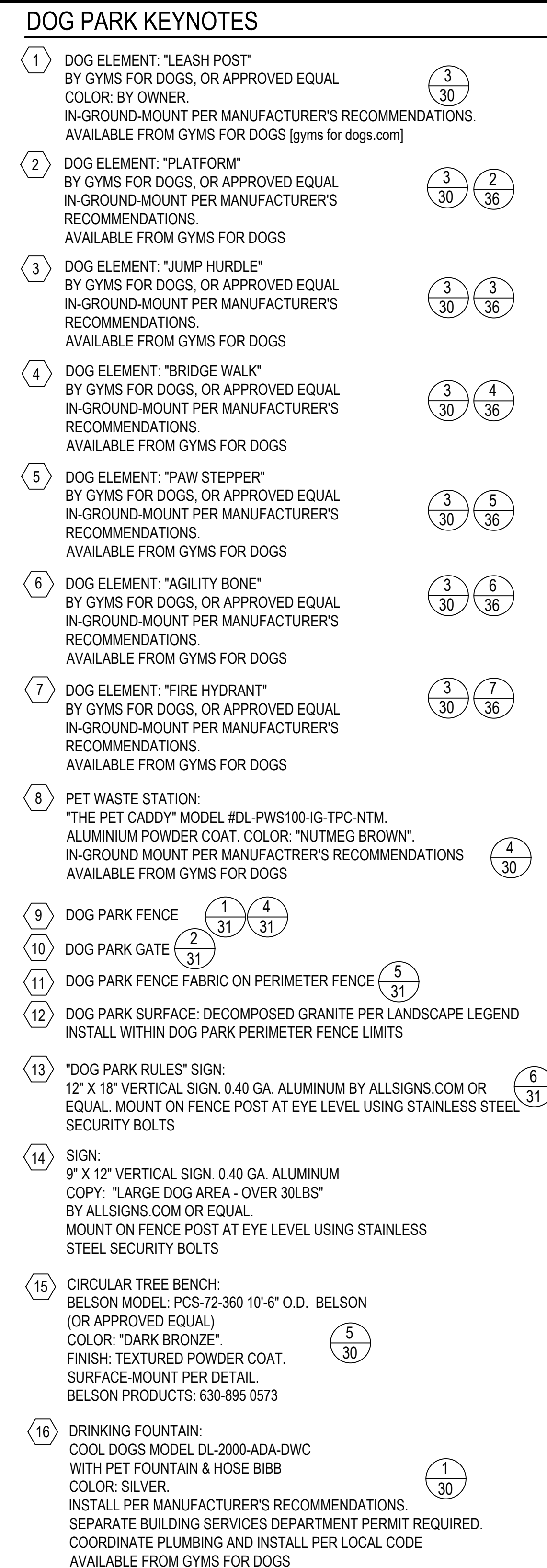
LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

No.	Date	Item	Scale	1"=10'
			Job No.	185050-H-003
			Date	JUNLY 2025
			Designed By	DH/CB/PR
			Checked By	GLG/PR
Revisions				



Sheet 26
of 36

GRADING PERMIT #2500697



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



Call 811 or click Arizona811.com

Sheet 27
of 36



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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

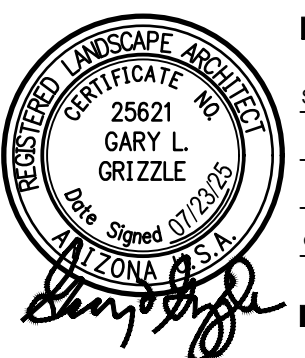
Sheet Title

LANDSCAPE PLAN

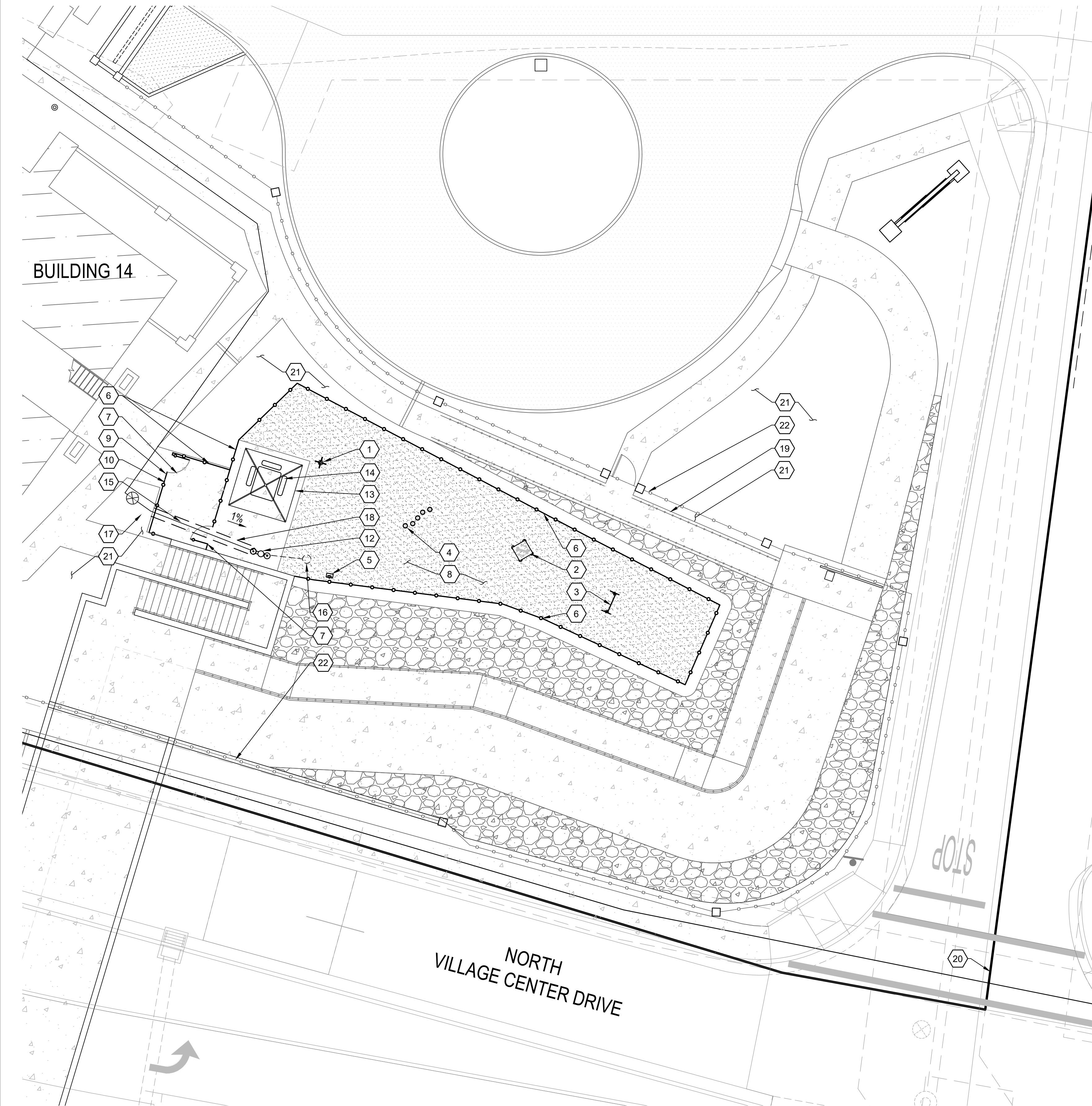
LARGE DOG PARK

File:Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L27 Dog Park.dwg

No.	Date	Item
Revisions		



GRADING PERMIT #2500697



DOG PARK KEYNOTES

- 1

DOG ELEMENT: "LEASH POST"
BY GYMS FOR DOGS, OR APPROVED EQUAL
IN-GROUND-MOUNT PER MANUFACTURER'S
RECOMMENDATIONS.
AVAILABLE FROM GYMS FOR DOGS [gyms for dogs.com]

3
30
- 2

DOG ELEMENT: "PLATFORM"
BY GYMS FOR DOGS, OR APPROVED EQUAL
IN-GROUND-MOUNT PER MANUFACTURER'S
RECOMMENDATIONS.
AVAILABLE FROM GYMS FOR DOGS

3
30

2
36
- 3

DOG ELEMENT: "JUMP HURDLE"
BY GYMS FOR DOGS, OR APPROVED EQUAL
IN-GROUND-MOUNT PER MANUFACTURER'S
RECOMMENDATIONS.
AVAILABLE FROM GYMS FOR DOGS

3
30

3
36
- 4

DOG ELEMENT: "PAW STEPPER"
BY GYMS FOR DOGS, OR APPROVED EQUAL
COLOR: BY OWNER, IN-GROUND-MOUNT PER
MANUFACTURER'S RECOMMENDATIONS.
AVAILABLE FROM GYMS FOR DOGS

3
30

5
36
- 5

PET WASTE STATION:
"THE PET CADDY" MODEL #DL-PWS100-IG-TPC-NTM.
ALUMINIUM POWDER COAT, COLOR: "NUTMEG BROWN".
IN-GROUND MOUNT PER MANUFACTURER'S RECOMMENDATIONS
AVAILABLE FROM GYMS FOR DOGS

4
30
- 6

DOG PARK FENCE

1
31

4
31
- 7

DOG PARK GATE

2
31
- 8

DOG PARK SURFACE: DECOMPOSED GRANITE PER LANDSCAPE LEGEND
INSTALL WITHIN DOG PARK PERIMETER FENCE LIMITS
- 9

"DOG PARK RULES" SIGN:
12" X 18" VERTICAL SIGN, 0.40 GA. ALUMINUM BY ALLSIGNS.COM
OR EQUAL. MOUNT ON FENCE POST AT EYE LEVEL USING
STAINLESS STEEL SECURITY BOLTS

6
31
- 10

SIGN:
9" X 12" VERTICAL SIGN, 0.40 GA. ALUMINUM
COPY: "SMALL DOG AREA - UNDER 30LBS"
BY ALLSIGNS.COM OR EQUAL.
MOUNT ON FENCE POST AT EYE LEVEL USING STAINLESS
STEEL SECURITY BOLTS
- 10

(NOT USED)
- 12

DRINKING FOUNTAIN:
COOL DOGS MODEL DL-2000-ADA-DWC WITH PET FOUNTAIN & HOSE BIBB
COLOR: SILVER.
INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
SEPARATE BUILDING SERVICES DEPARTMENT PERMIT REQUIRED.
COORDINATE PLUMBING AND INSTALL PER LOCAL CODE
AVAILABLE FROM GYMS FOR DOGS

1
30
- 13

SHADE STRUCTURE:
SHADE 'N' NET 10' X 10' PYRAMID
POSTS: DARK BRONZE FABRIC COLOR: DESERT SAND (TAN)
COORDINATE WITH MANUFACTURER TO ENSURE CORRECT FALL
ZONES AND ADA ACCESSIBILITY.
IN-GROUND MOUNT PER MANUFACTURER'S RECOMMENDATIONS
AVAILABLE FROM AMERICAN PLAY SYSTEMS - CONTACT: MARIA SMITH
[maria@americanplaysystems.com]

3
29
- 14

PICNIC TABLE:
PREMIER POLYSTEEL #927-IP-1 4' X 5' ADA ACCESSIBLE
FREESTANDING TABLE AND BENCHES (OR EQUAL)
PERFORATED PATTERN
COLOR: DARK BRONZE
AVAILABLE FROM PREMIER POLYSTEEL

8
32
- 15

1" SCH. 40 PVC WATER LINE TO DRINKING FOUNTAIN AT 24" DEEP.
SEPARATE BUILDING SERVICES DEPARTMENT PERMIT REQUIRED. SEE
PLUMBING PLANS FOR STUB LOCATION. PROVIDE ALL WATER TESTING
PER STANDARDS. USE DETECTOR TAPE ON ALL BURIED PIPES PER CODE.
- 16

DRINKING FOUNTAIN DRAINAGE SUMP

1
30
- 17

1" SCH 40 PVC BALL-VALVE IN VALVE BOX PER CODE
- 18

4" SCH. 80 PVC SLEEVE. COORDINATE INSTALLATION
- 19

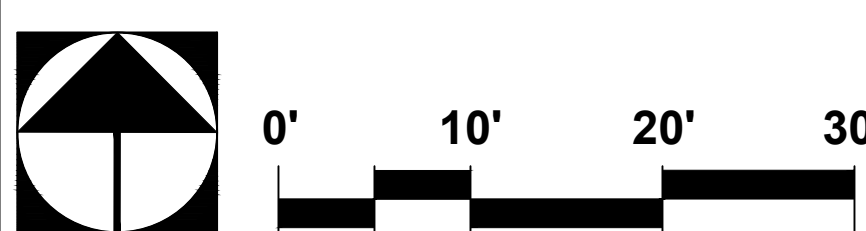
CONCRETE SIDEWALK-SEE PAVING PLANS.
- 20

PROPERTY BOUNDARY
- 21

DECORATIVE ROCK: SEE LANDSCAPE LEGEND
- 22

PERIMETER FENCE-SEE ALSO ARCHITECTURAL PLANS

8
31



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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title
LANDSCAPE PLAN
SMALL DOG PARK

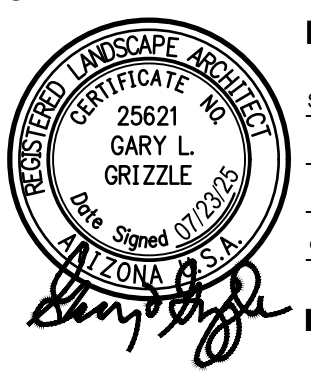
File:Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L28 Dog Park.dwg

PLAN NUMBER: 250015
REFERENCE NUMBER:
2500115W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



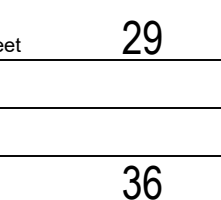
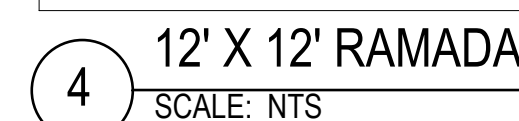
LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

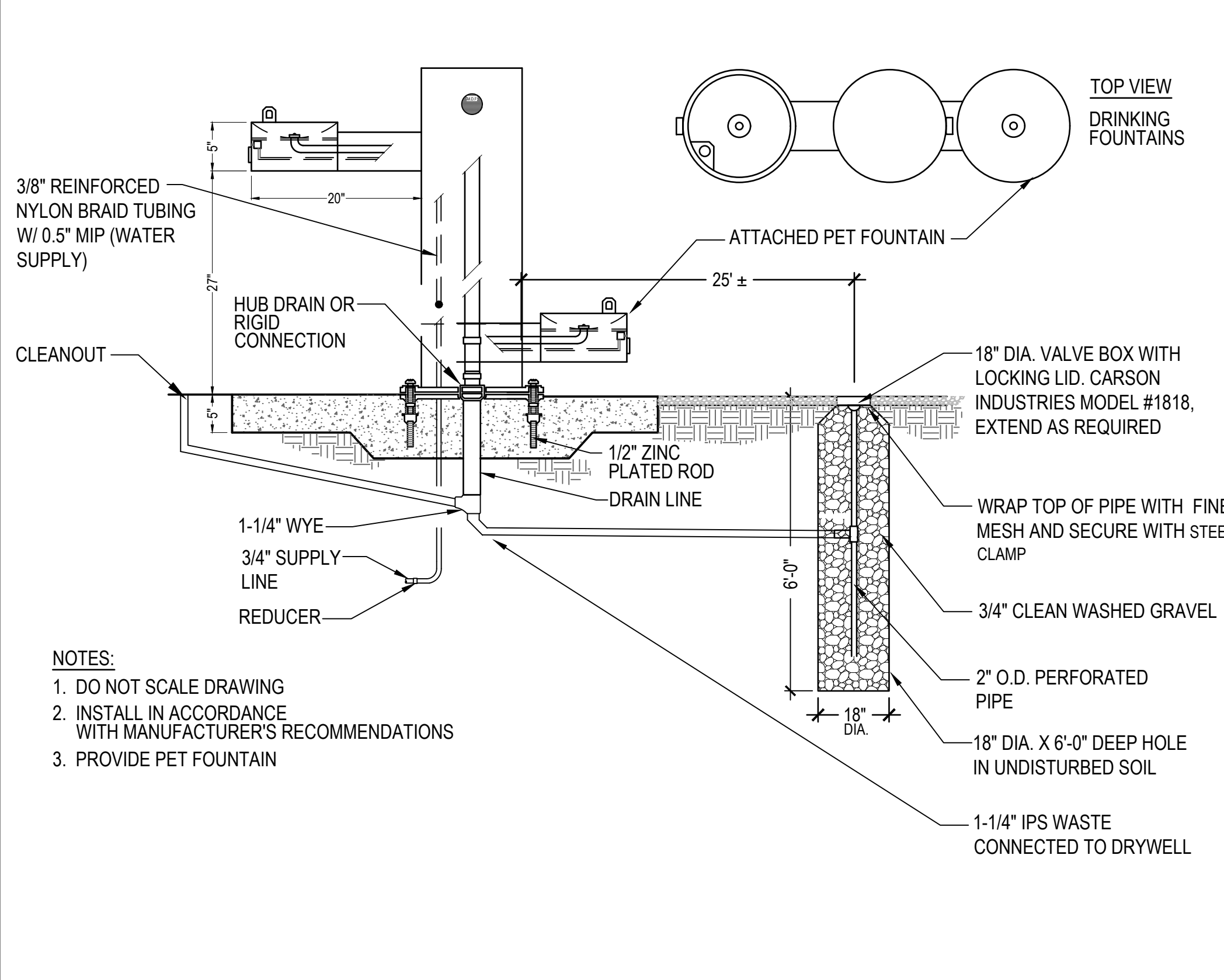
No.	Date	Item	Scale	1"=10'
			Job No.	185050-H-003
			Date	JUNLY 2025
			Designed By	DH/CB/IPR
			Checked By	GLG/IPR
Revisions				



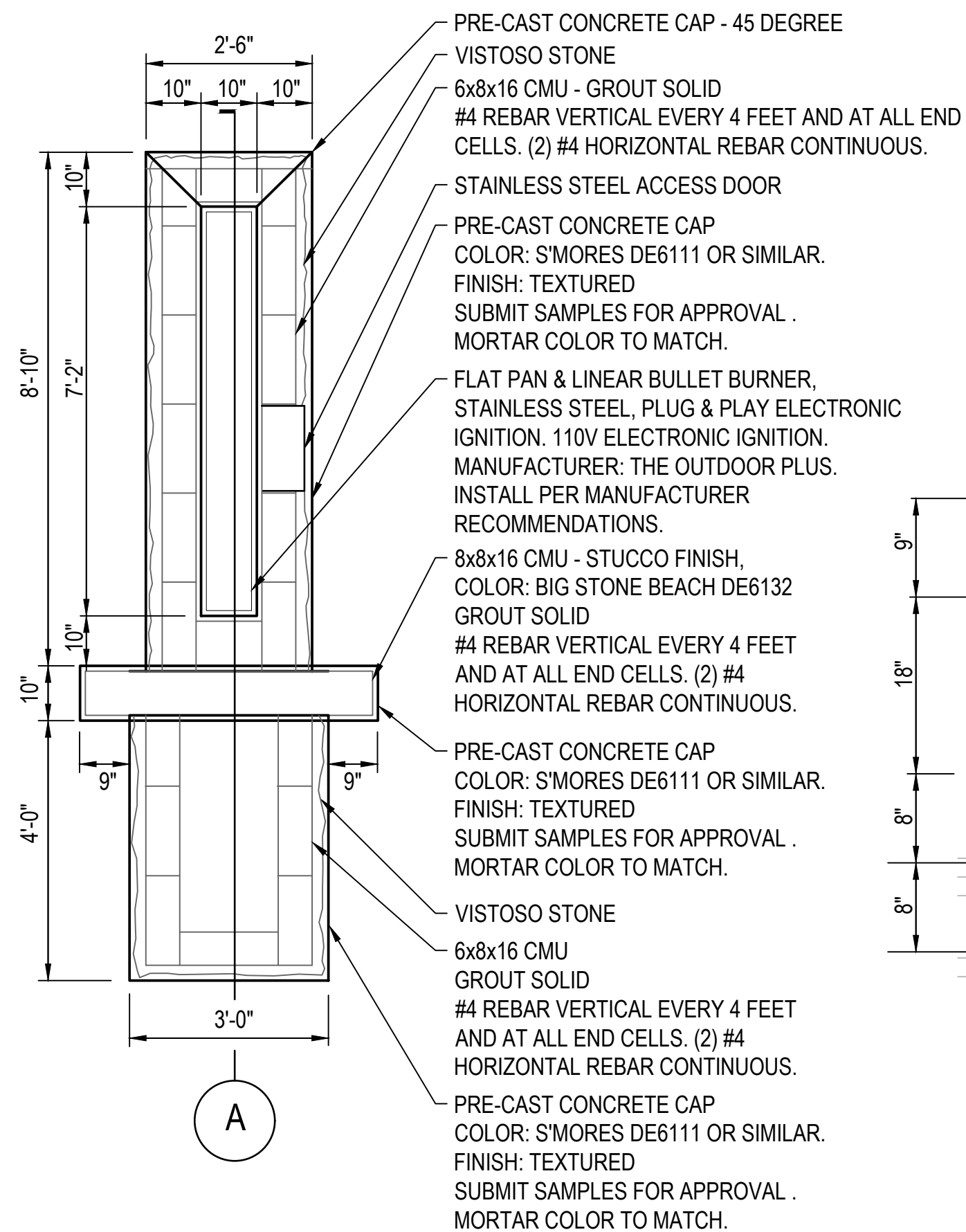
Sheet 28
of 36

GRADING PERMIT #2500697

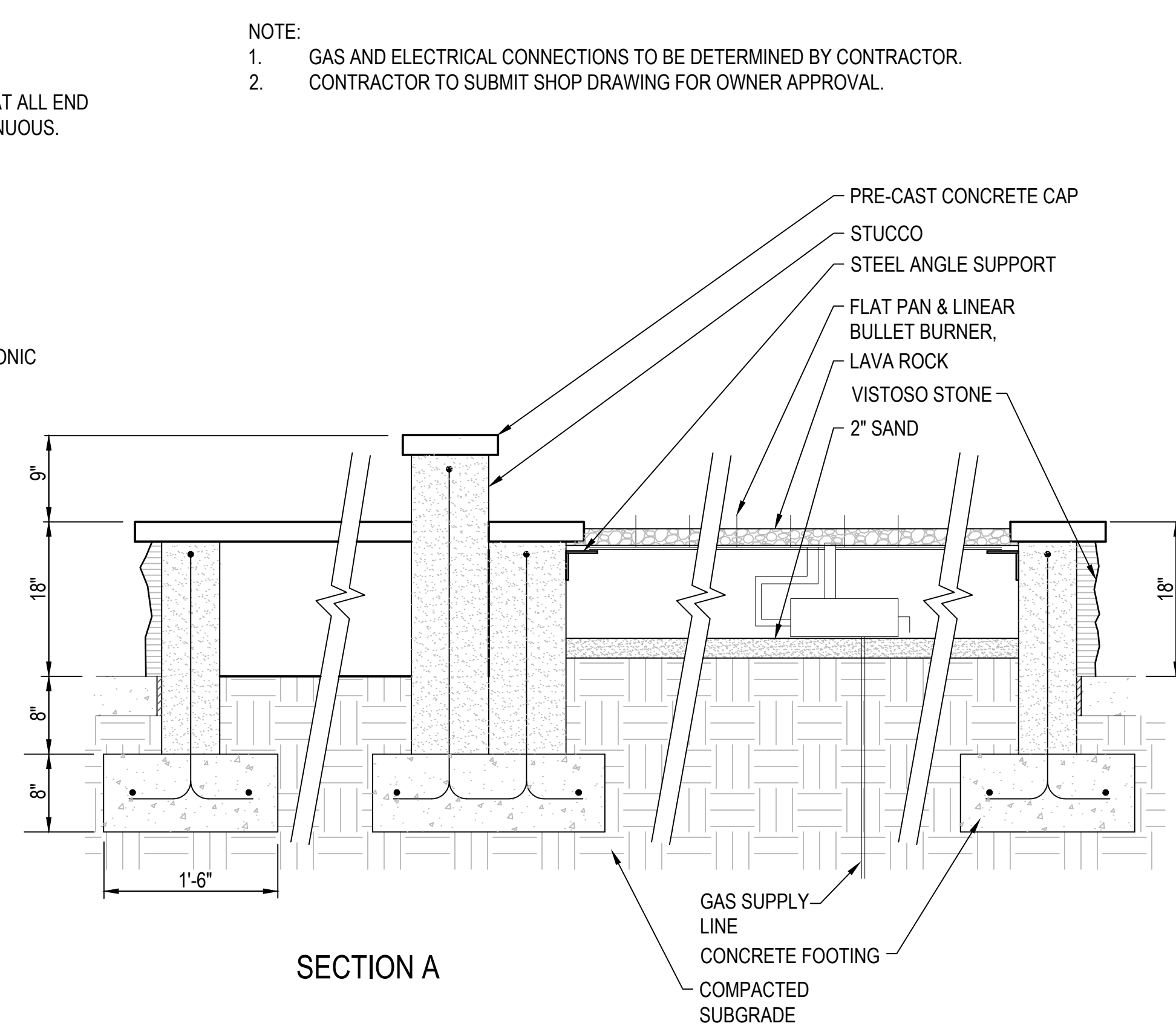




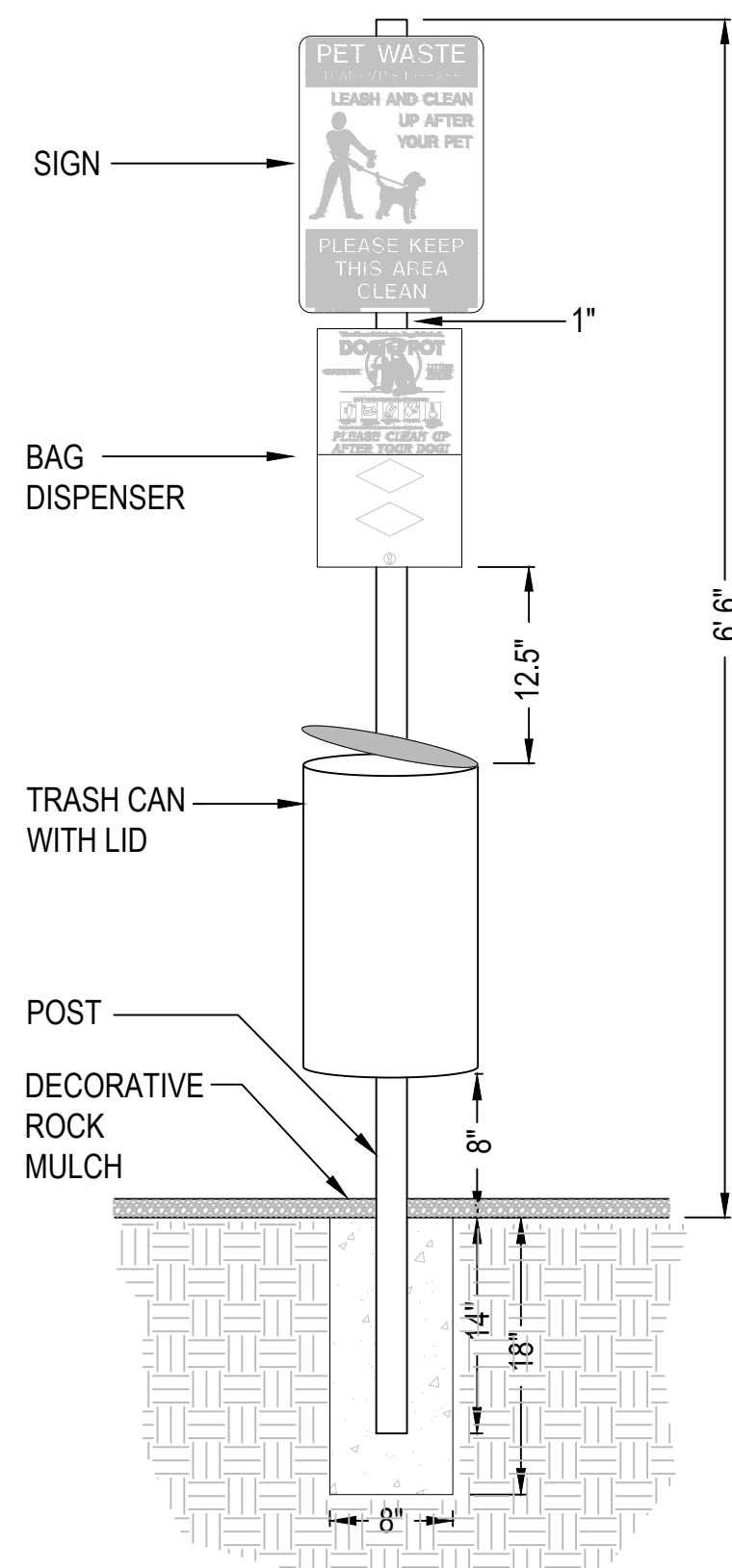
1 DRINKING FOUNTAIN WITH DRAINAGE SUMP
SCALE: NTS



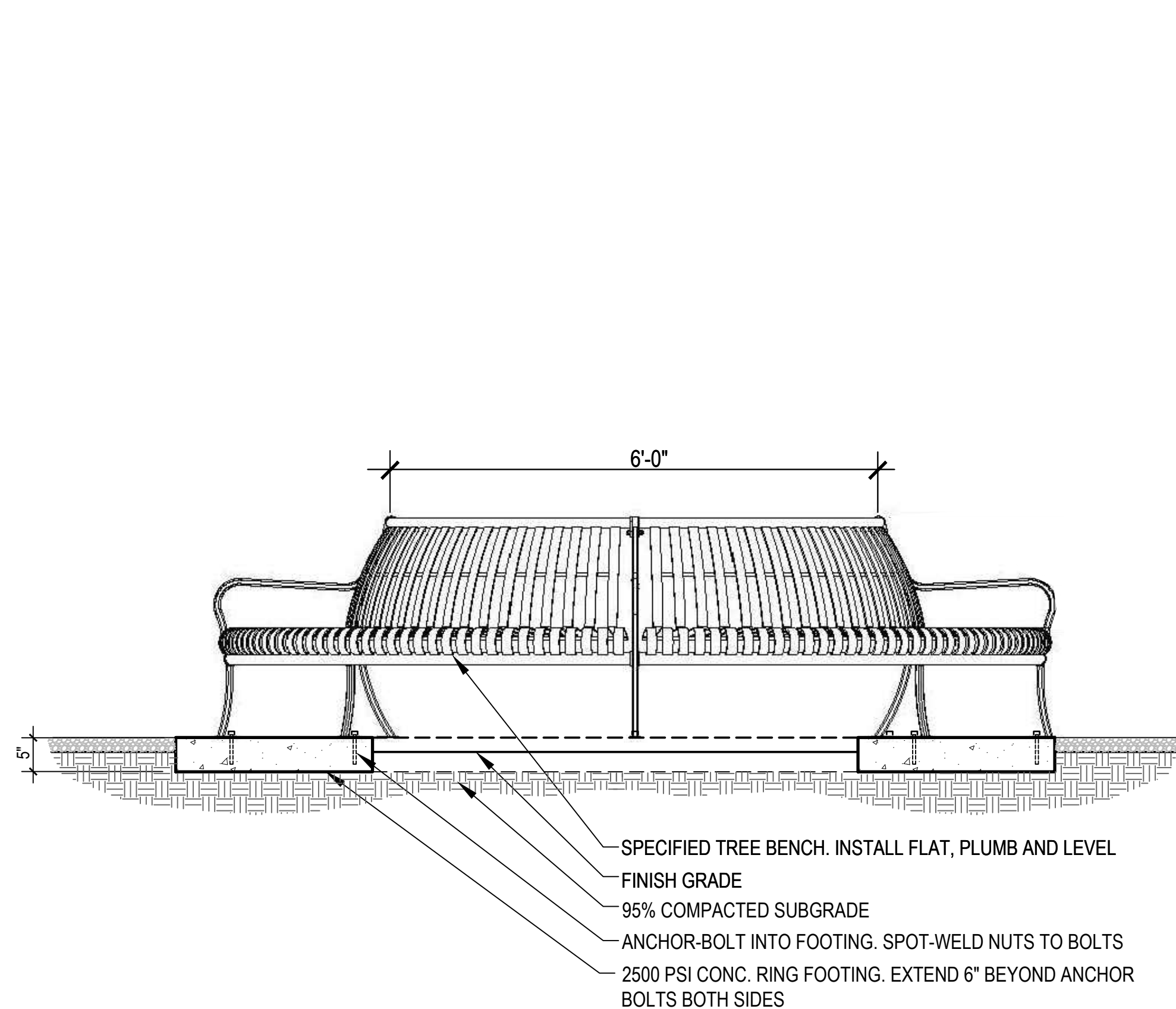
2 FIRE PIT
SCALE: NTS



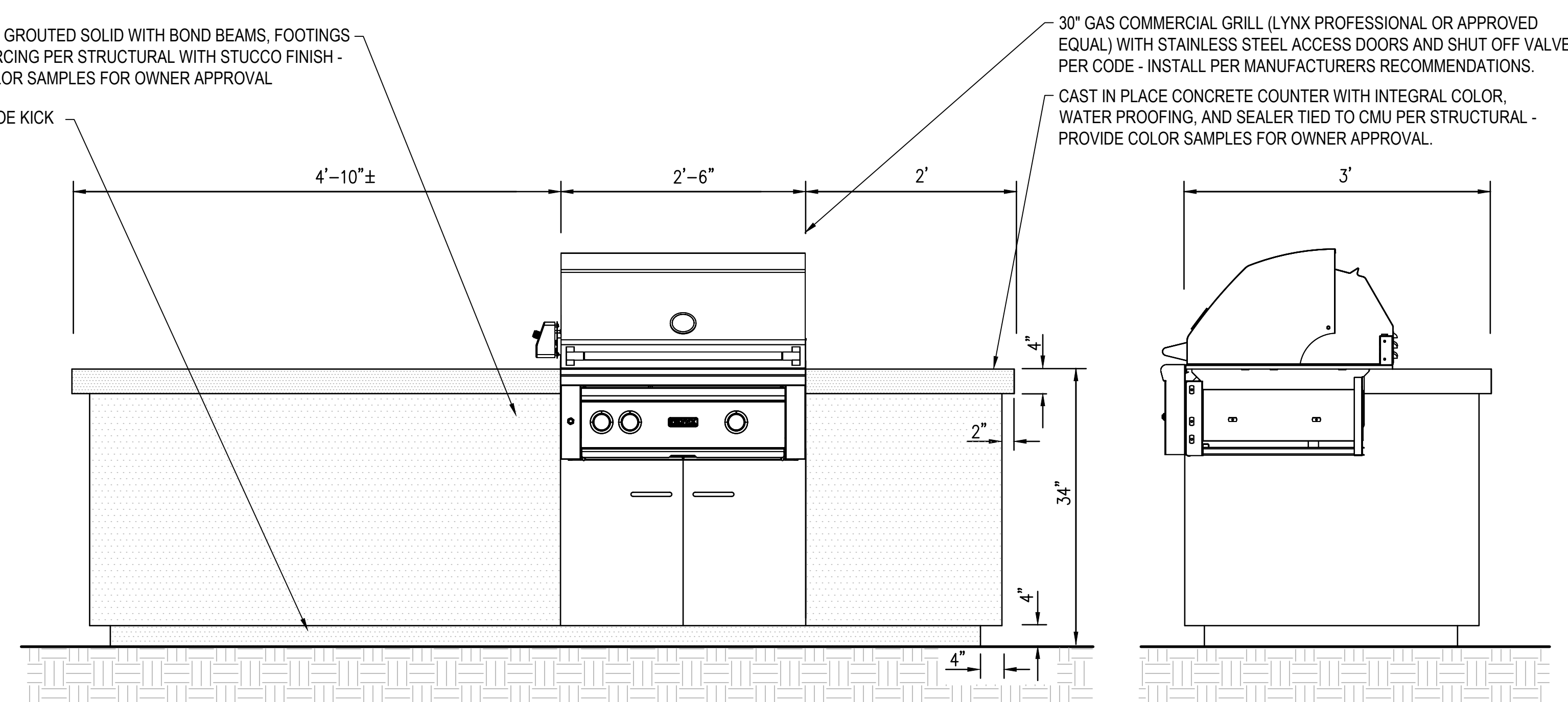
3 DOG PARK AMENITY
ELEMENT FOOTINGS
SCALE: NTS



4 PET WASTE STATION
SCALE: NTS



5 CIRCULAR TREE BENCH
SCALE: NTS



6 BBQ GRILL
SCALE: NTS

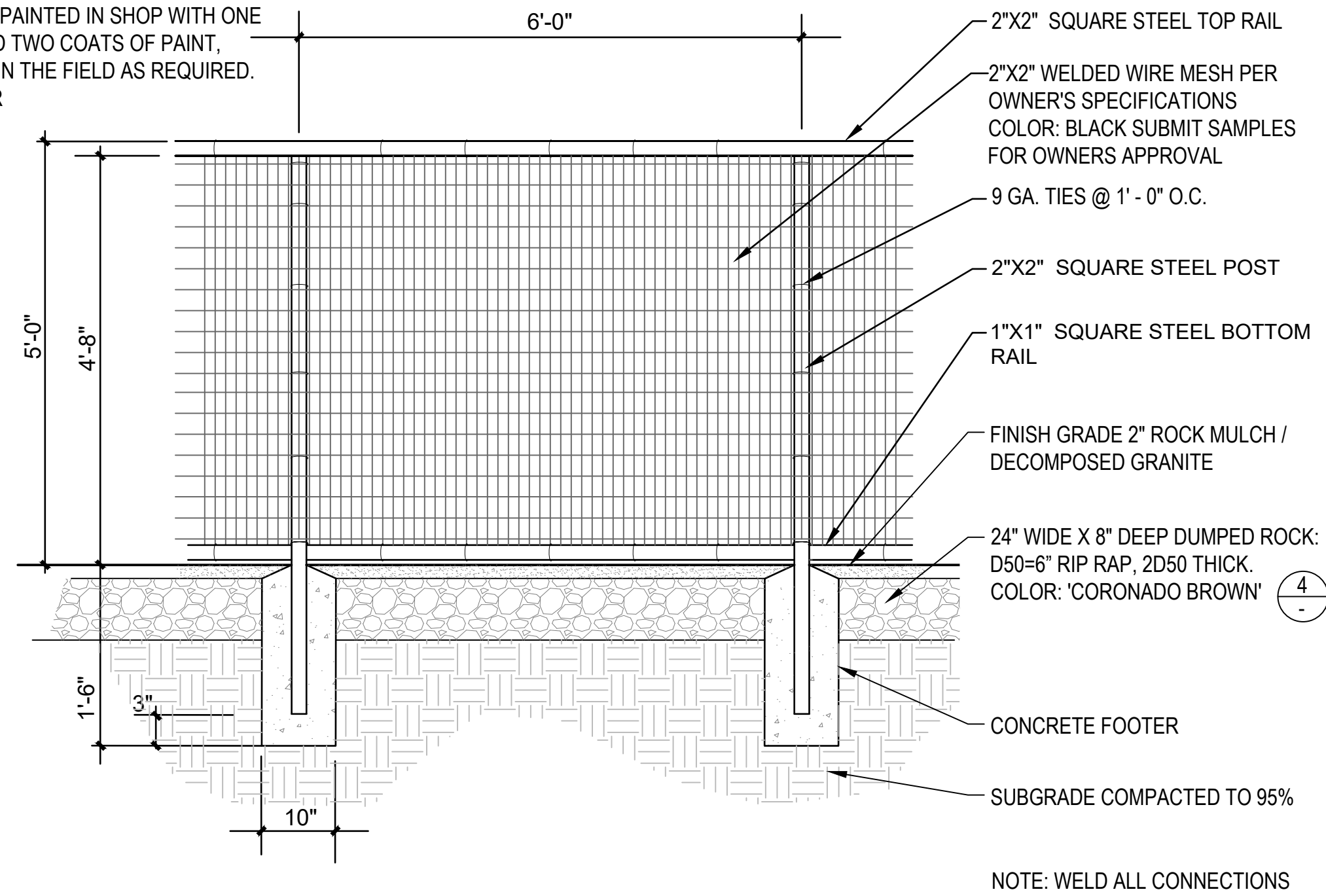
PLAN NUMBER: 250015
REFERENCE NUMBER:
2500115W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

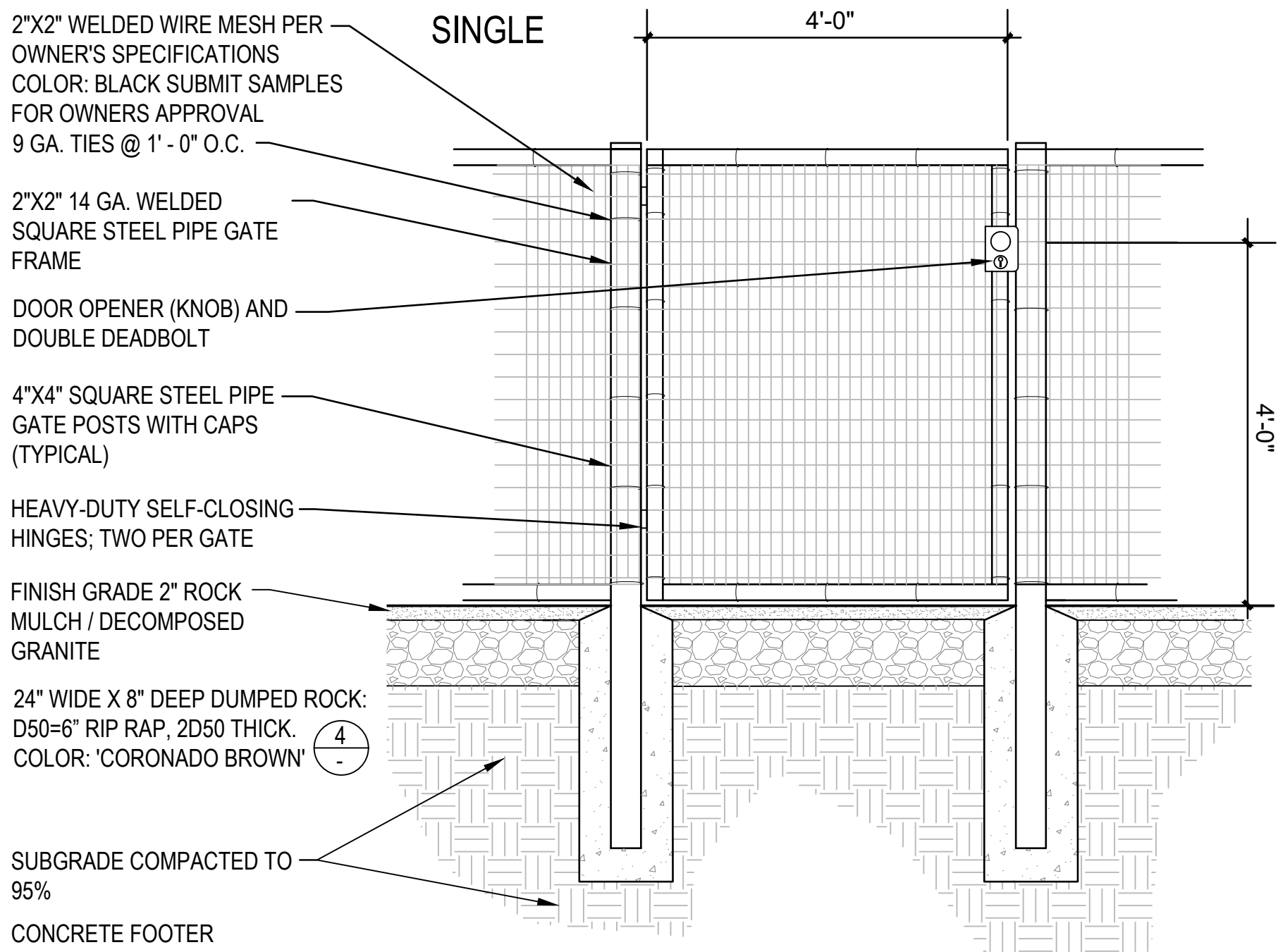


NOTE:
ALL WELDS SHALL BE EVEN, GRIND SMOOTH ALL
ROUGH EDGES AND BURRS PRIOR TO PAINTING.
ALL METAL TO BE PAINTED IN SHOP WITH ONE
COAT PRIMER AND TWO COATS OF PAINT,
TOUCH-UP PAINT IN THE FIELD AS REQUIRED.
COLOR: BLACK OR
AS DIRECTED BY
OWNER.

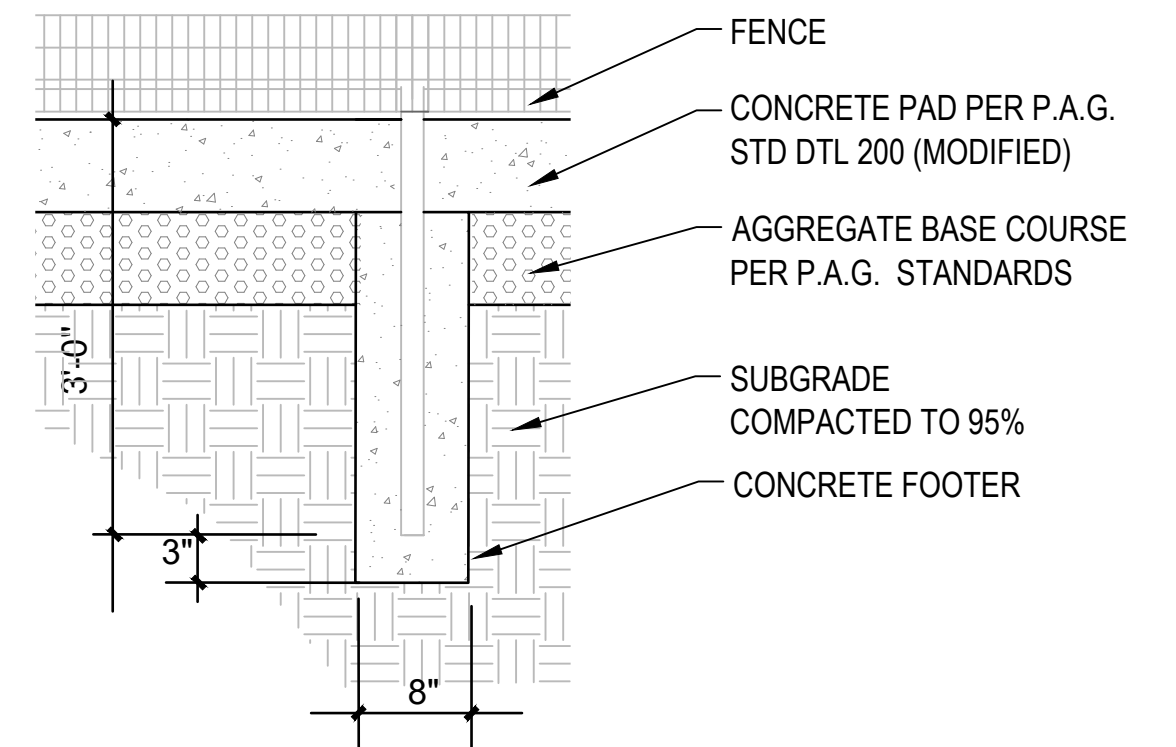


1 DOG PARK FENCE
SCALE: NTS

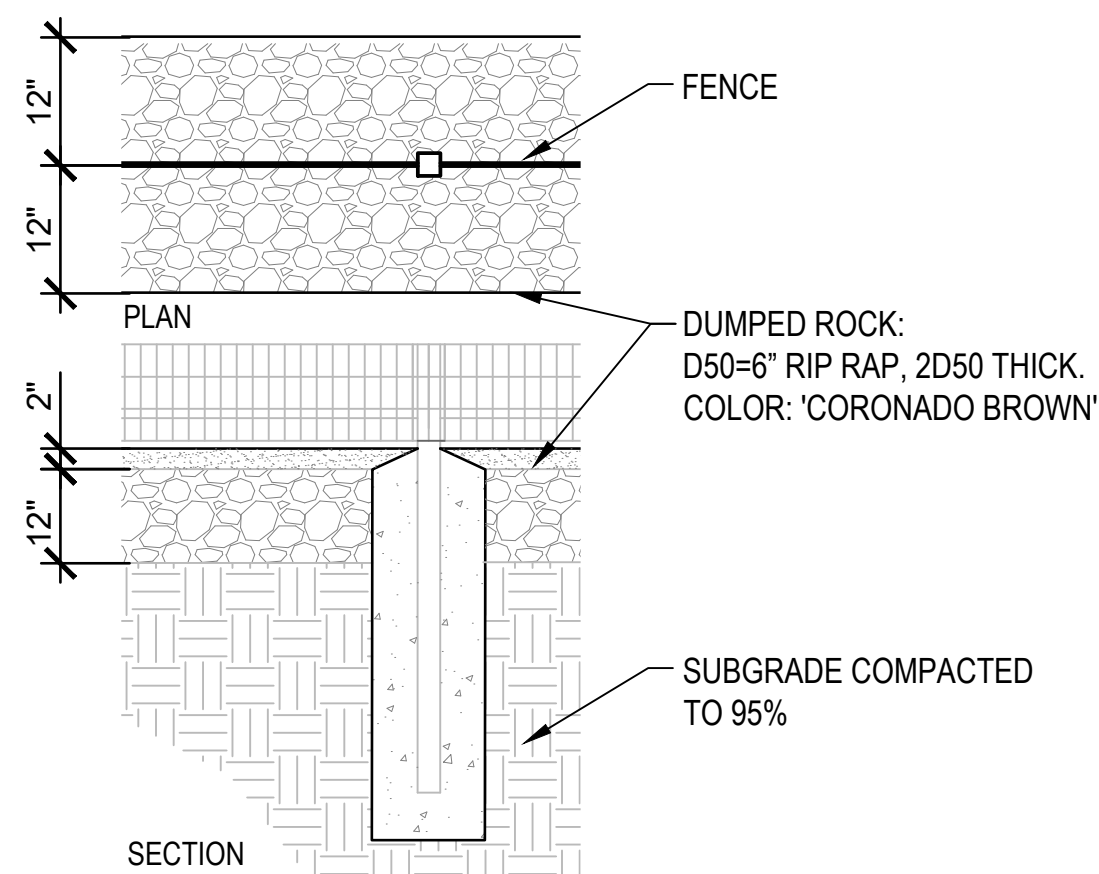
PADLOCK-ABLE GRAVITY LATCH
HEAVY-DUTY HINGES; TWO PER GATE



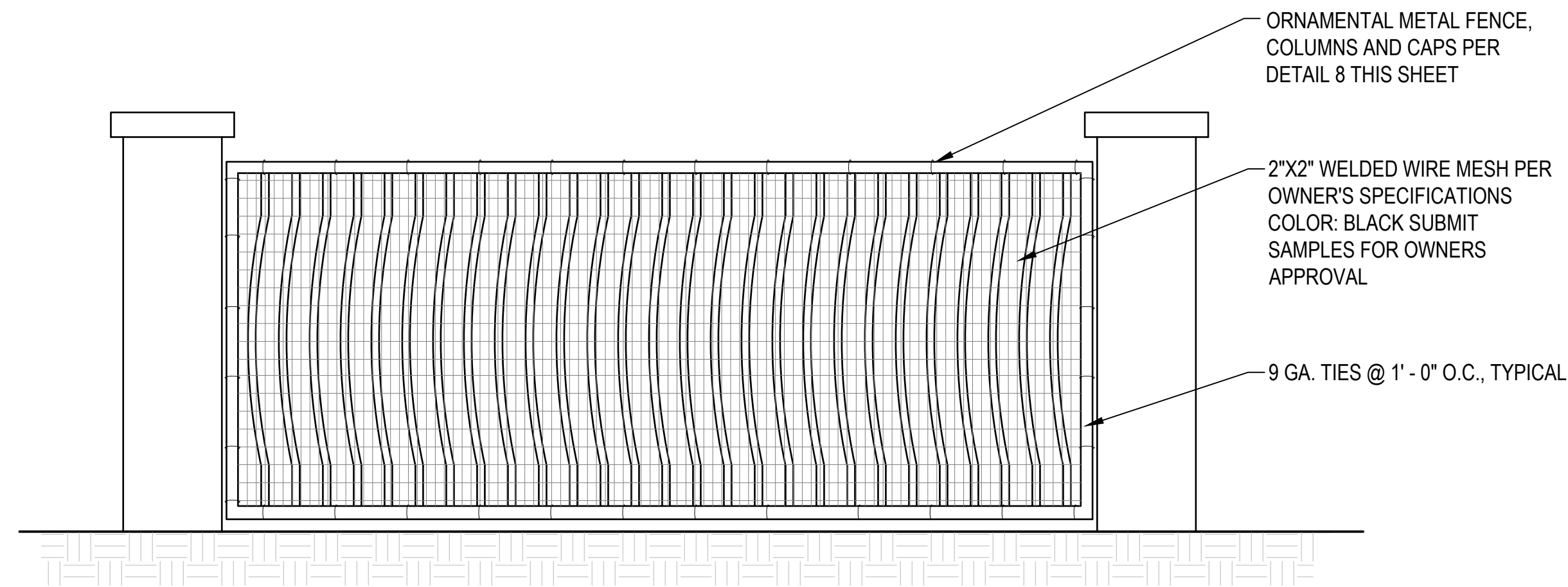
2 DOG PARK GATE
SCALE: NTS



3 DOG PARK FENCE / GATE AT CONCRETE PAVING
SCALE: NTS



4 DOG PARK FENCE BASE
SCALE: NTS

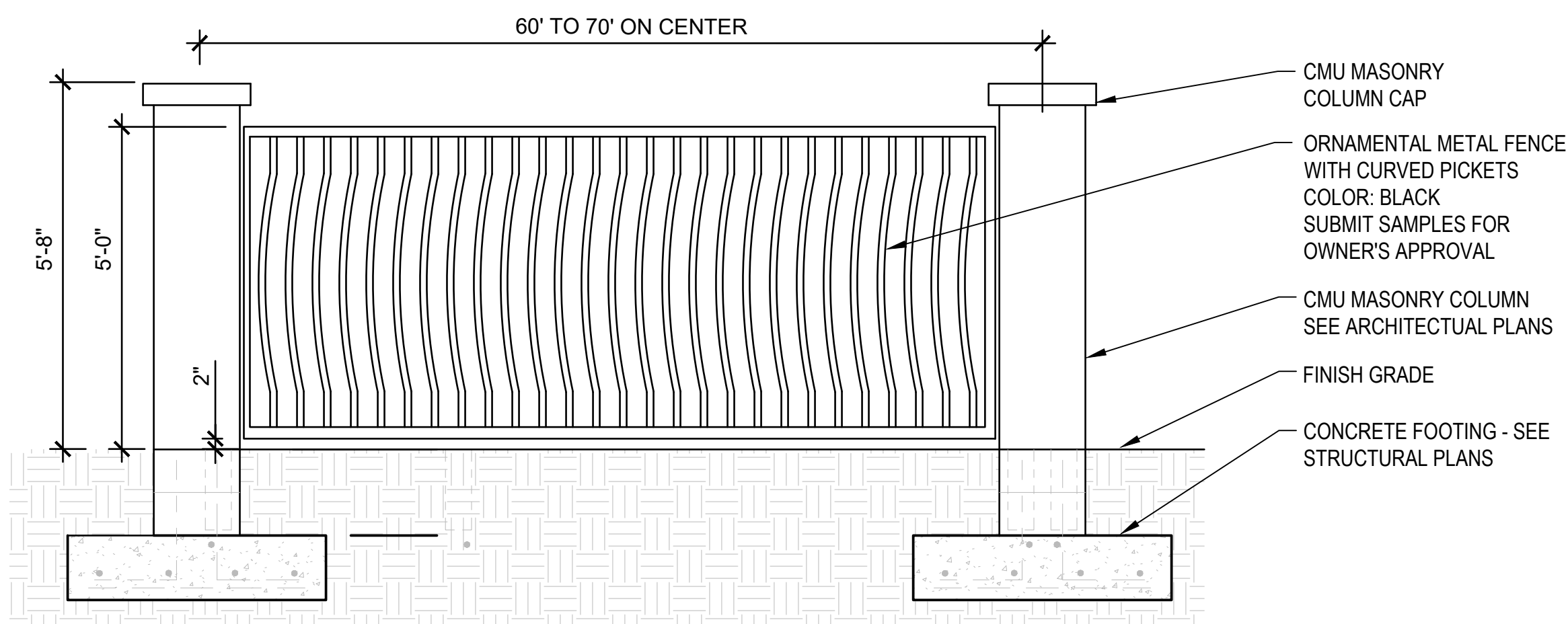


5 PERIMETER FENCE AT DOG PARK
SCALE: NTS



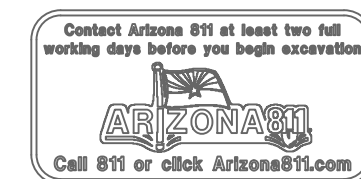
6 DOG PARK RULES SIGN
SCALE: NTS

7 (NOT USED)
SCALE: NTS



8 PERIMETER FENCE
SCALE: NTS

PLAN NUMBER: 250015
REFERENCE NUMBER:
250011SW OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

The WLB Group Inc.

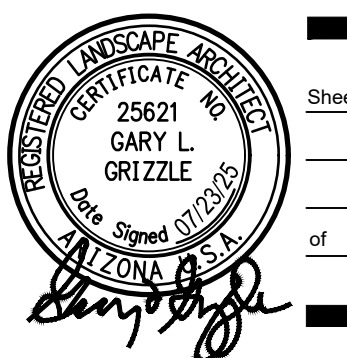
Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix and
Flagstaff, Arizona, and Las Vegas, Nevada.
4444 East Broadway
Tucson, Arizona (520) 881-7480

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title
LANDSCAPE PLAN
SITE DETAILS

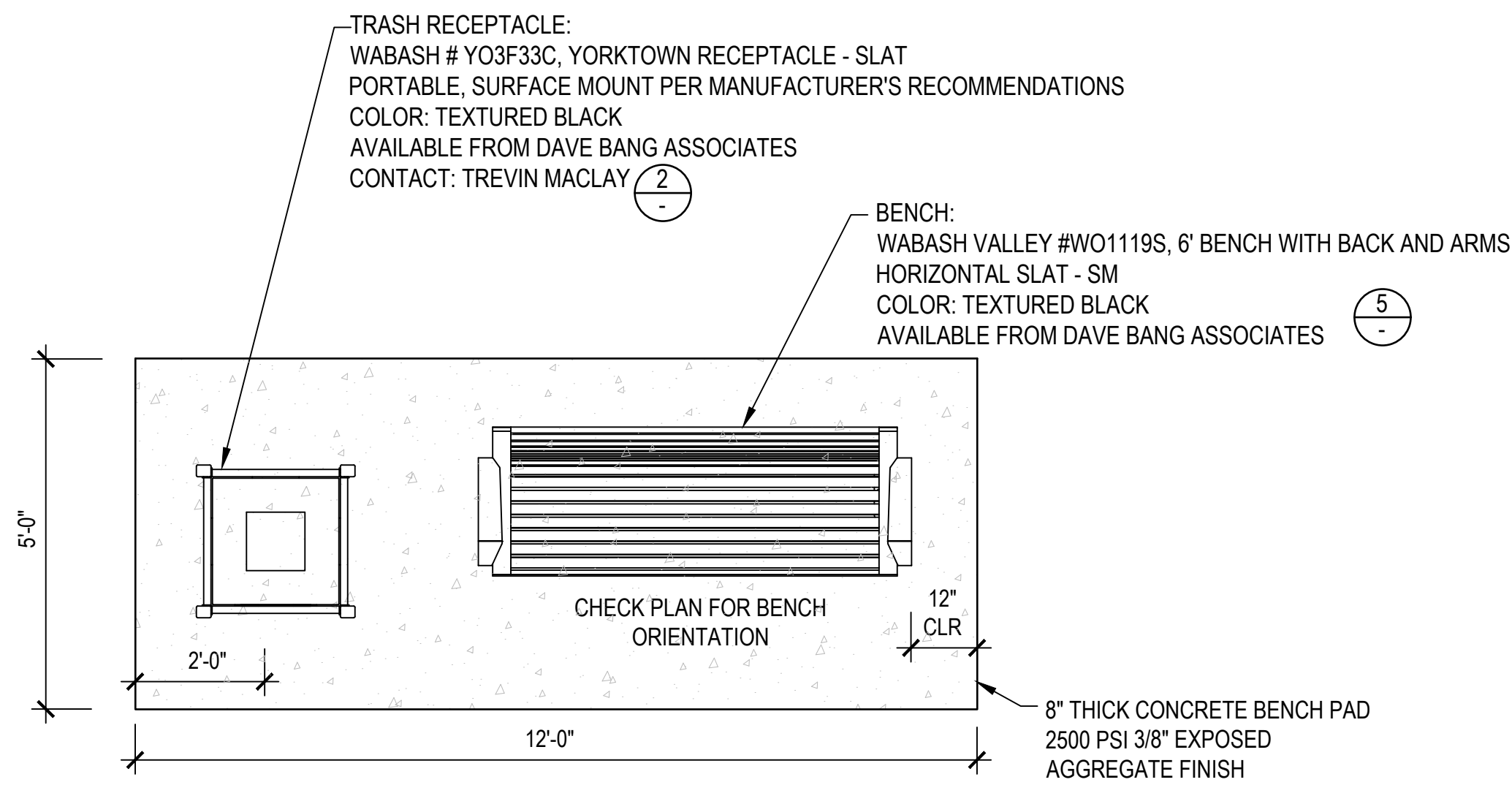
File: Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L31 Dog Park Dets.dwg

No.	Date	Item	Scale
			N/A
			185050-H-003
			JUNLY 2025
			DH/CB/PR
			GLG/PR

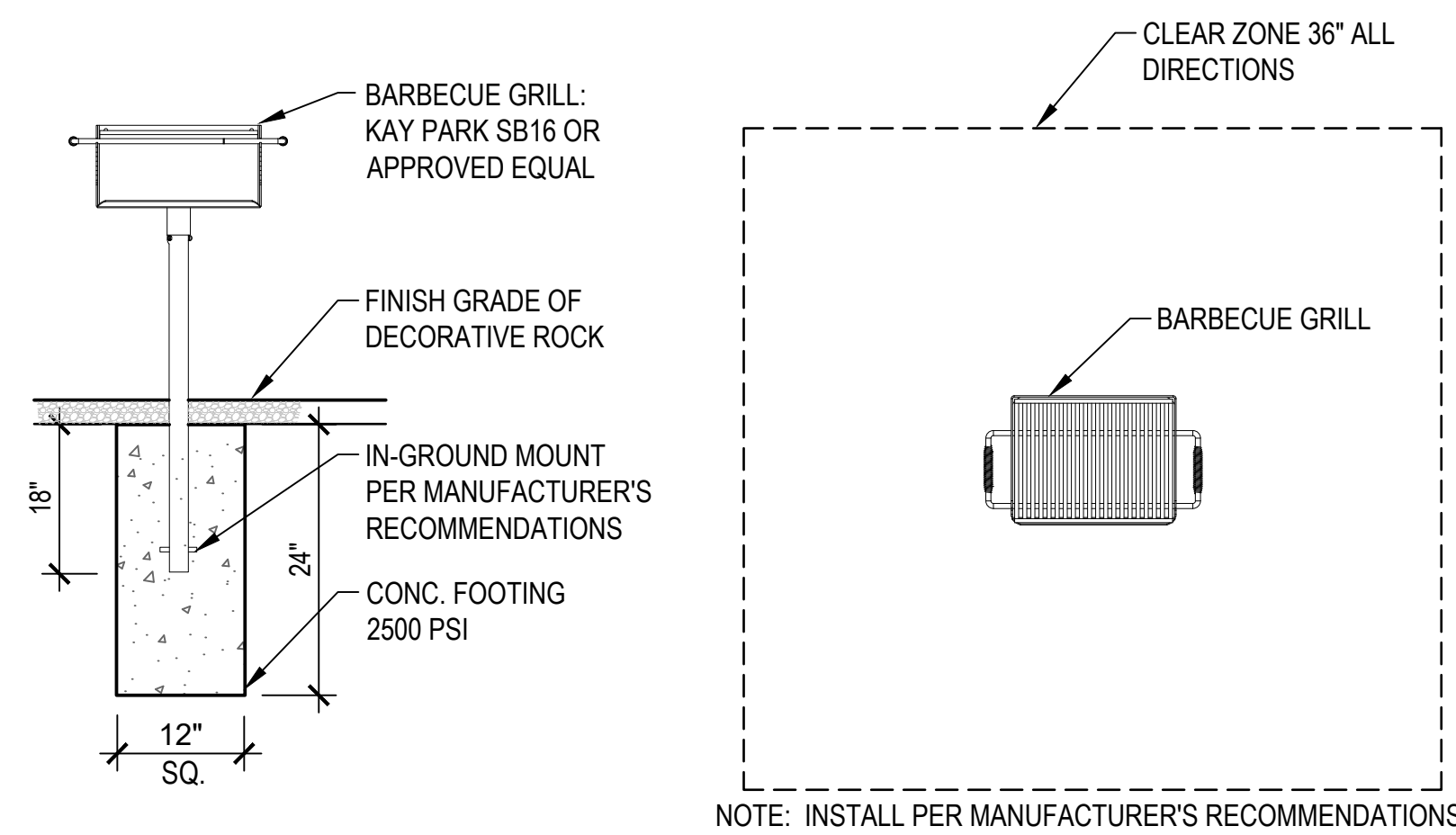


Sheet 31
of 36

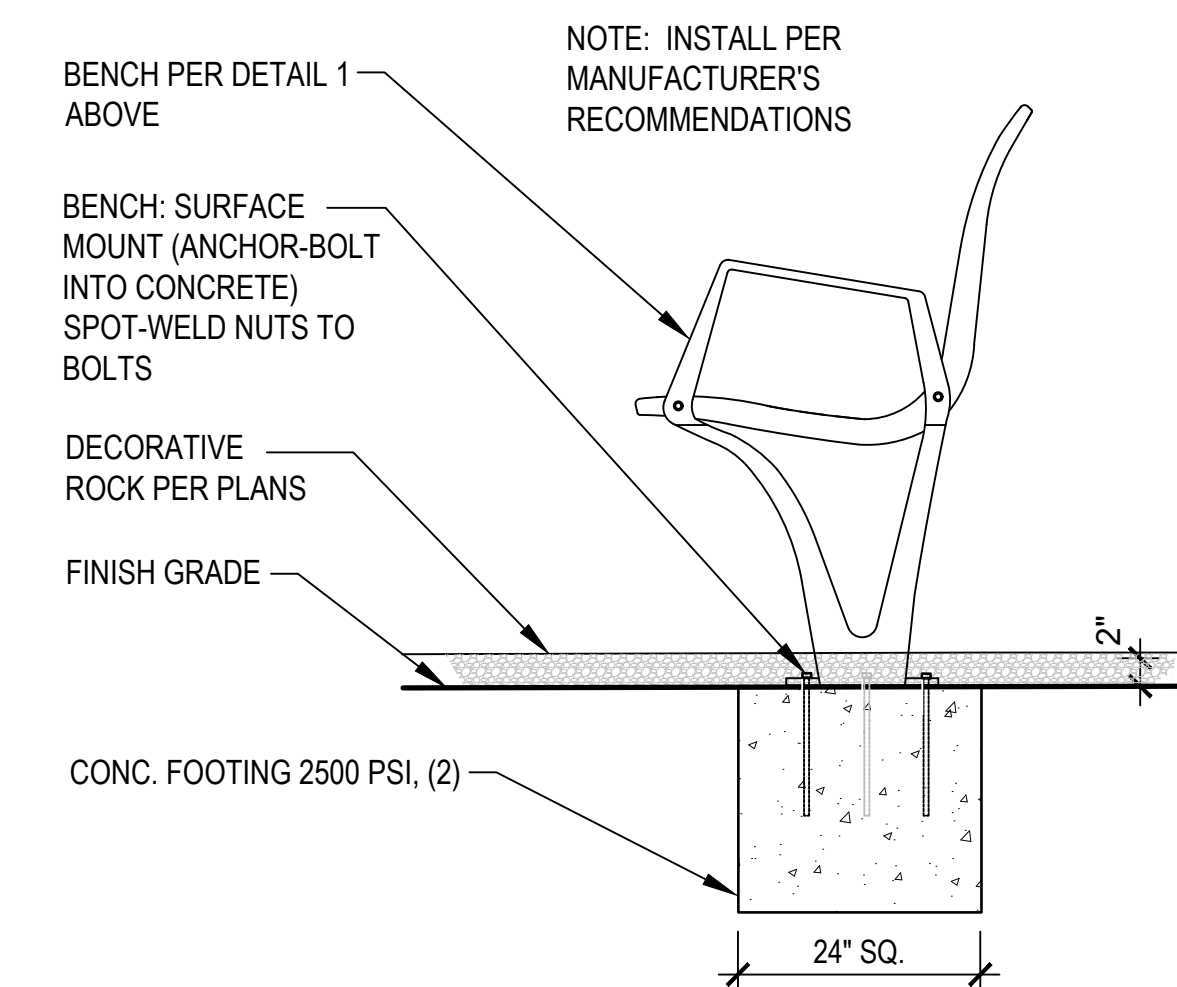
GRADING PERMIT #2500697



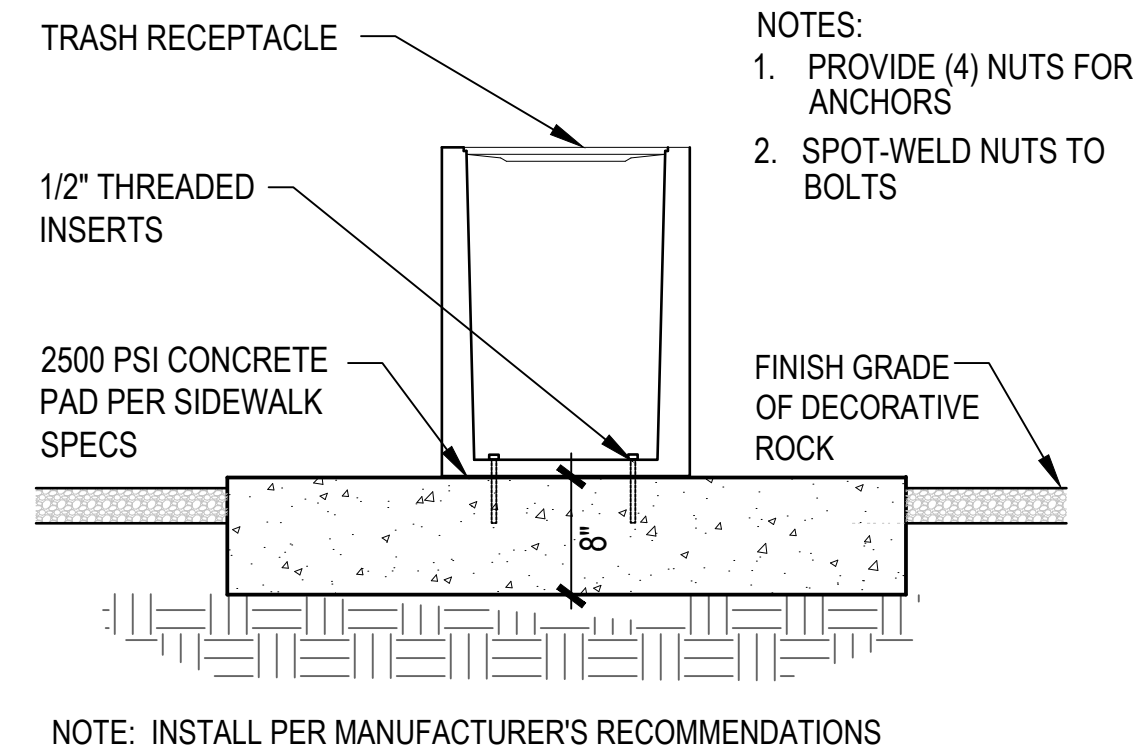
1 CONCRETE BENCH PAD
SCALE: NTS



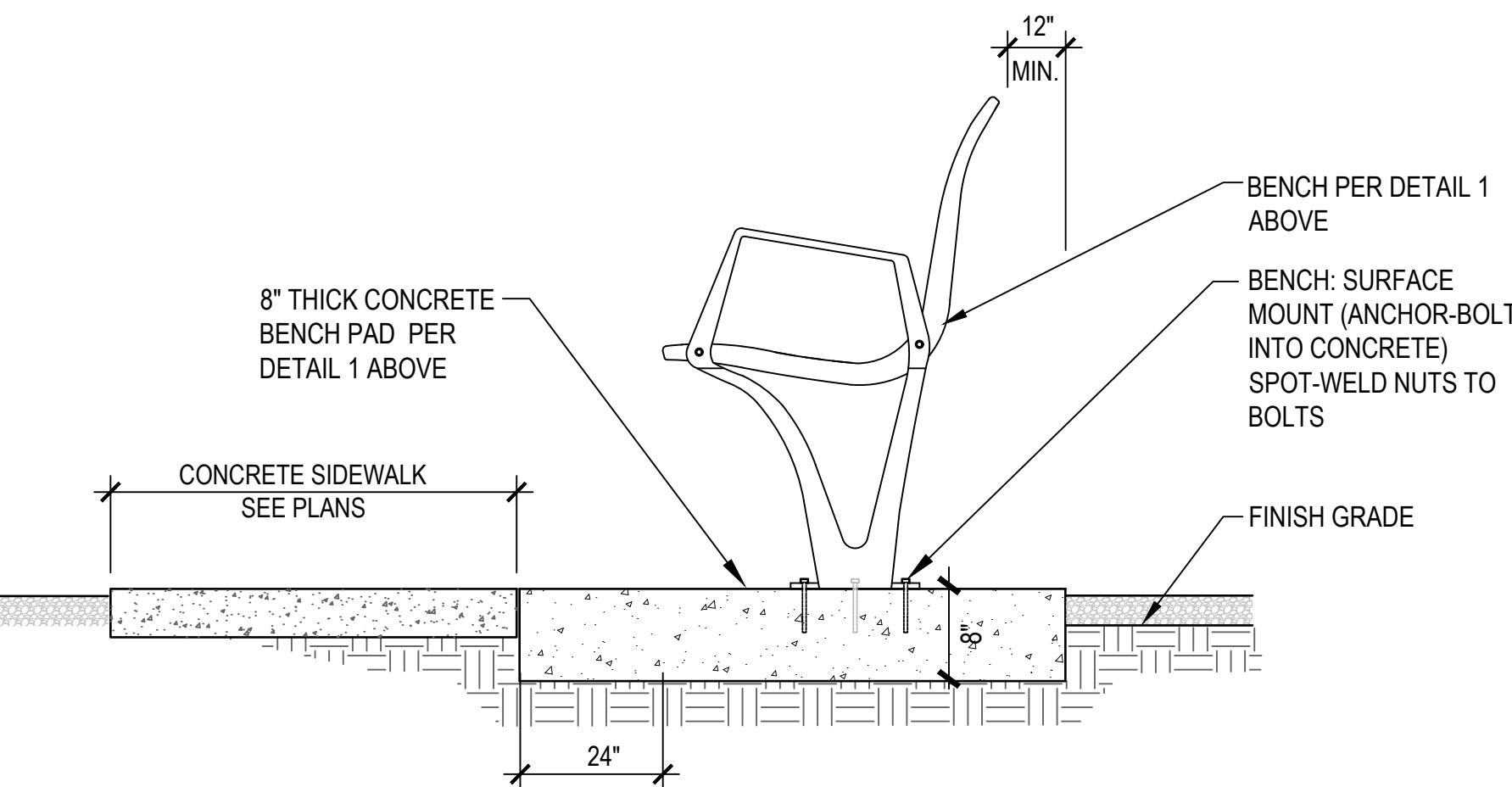
4 BARBECUE GRILL & FOOTING
SCALE: NTS



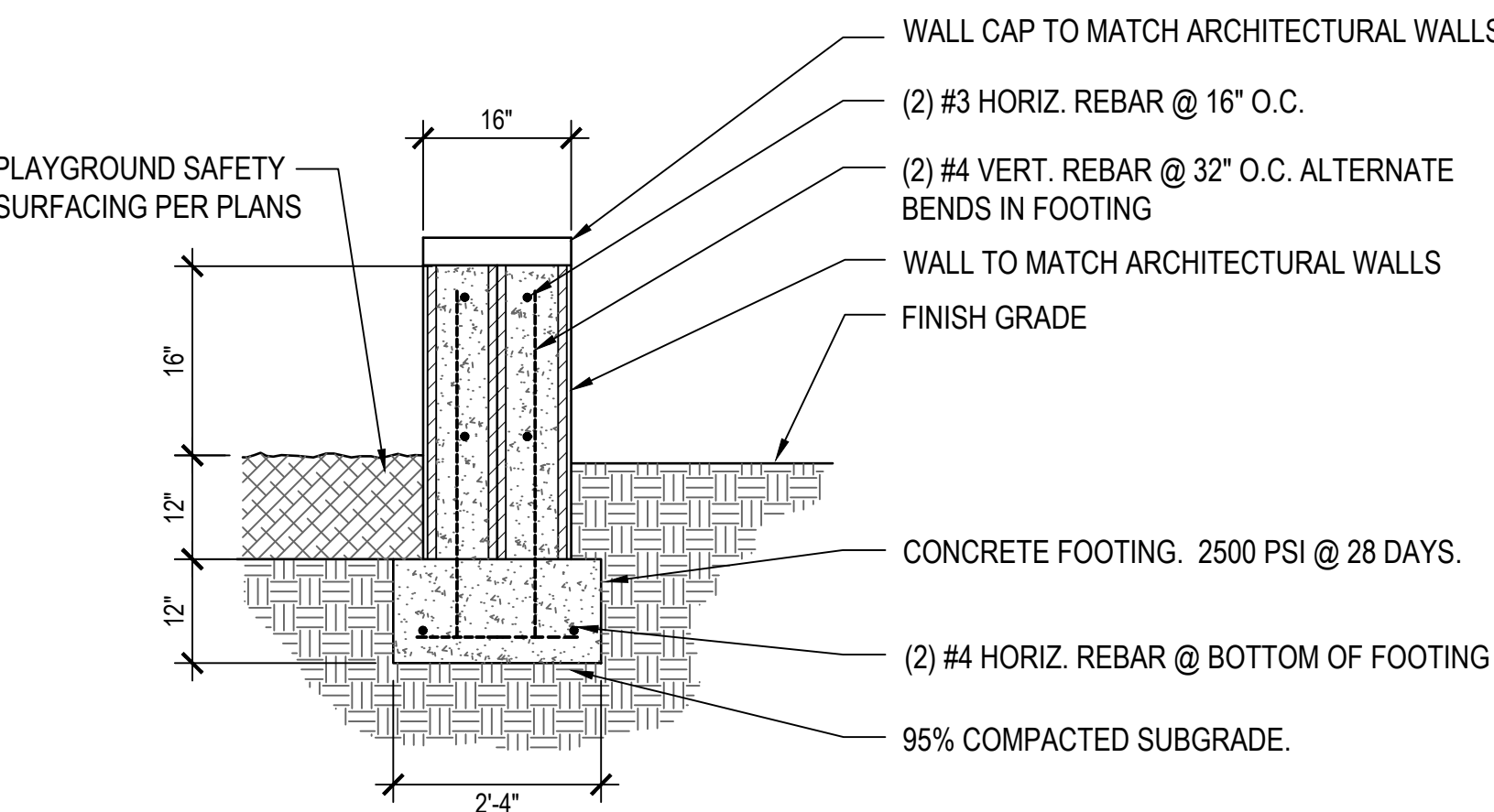
6 BENCH IN DOG PARK
SCALE: NTS



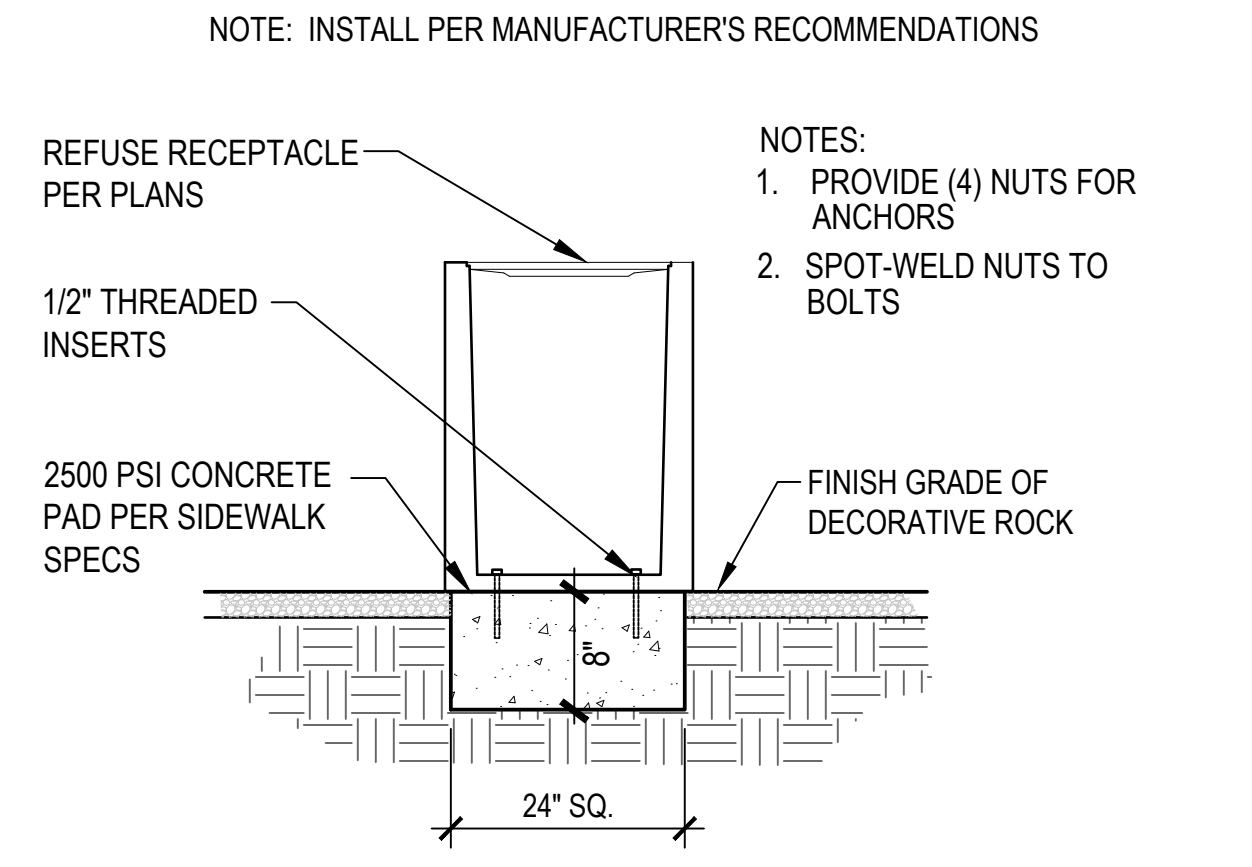
2 TRASH RECEPTACLE ON BENCH PAD
SCALE: NTS



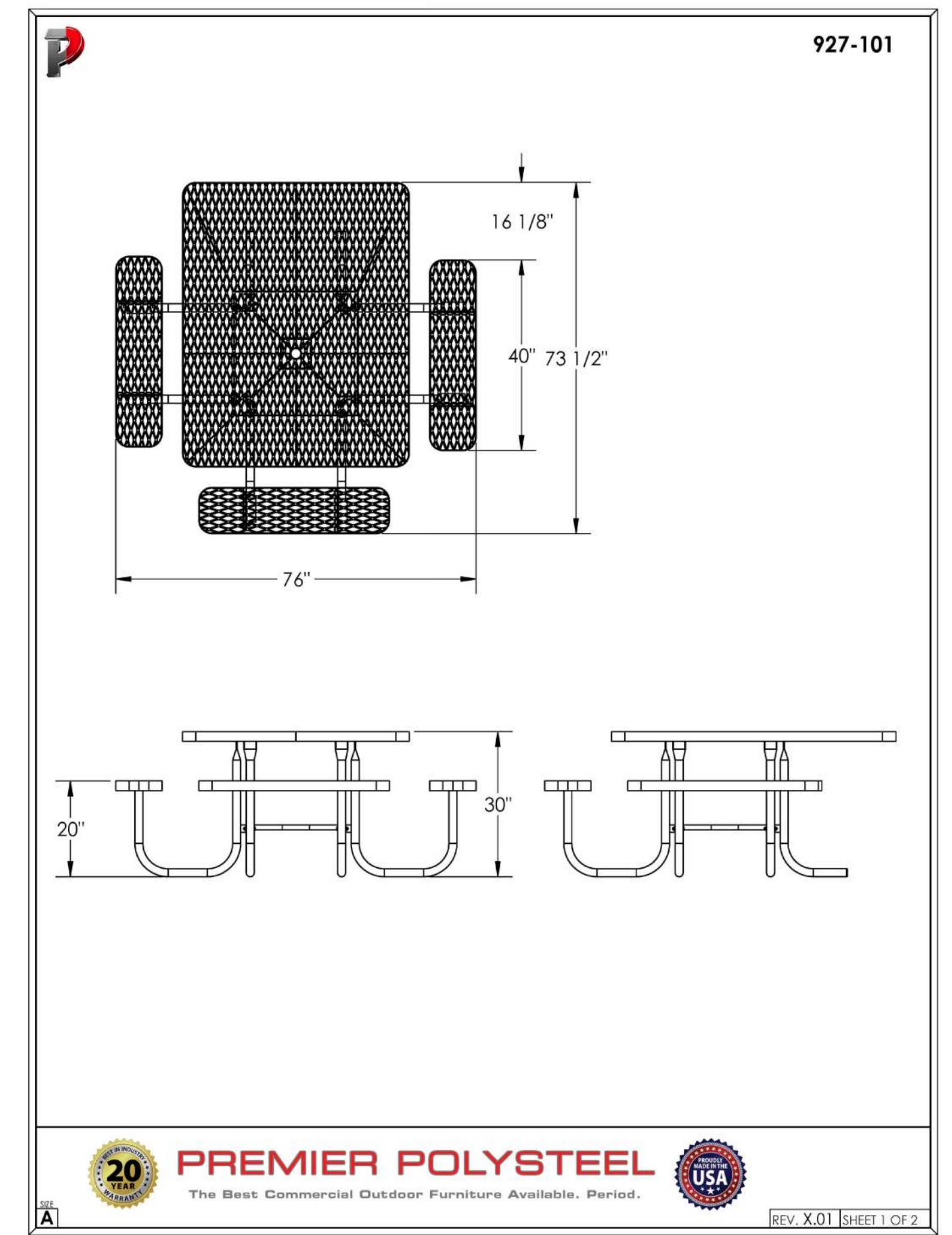
5 BENCH ON CONCRETE PAD
SCALE: NTS



7 PLAYGROUND SEAT WALL
SCALE: NTS

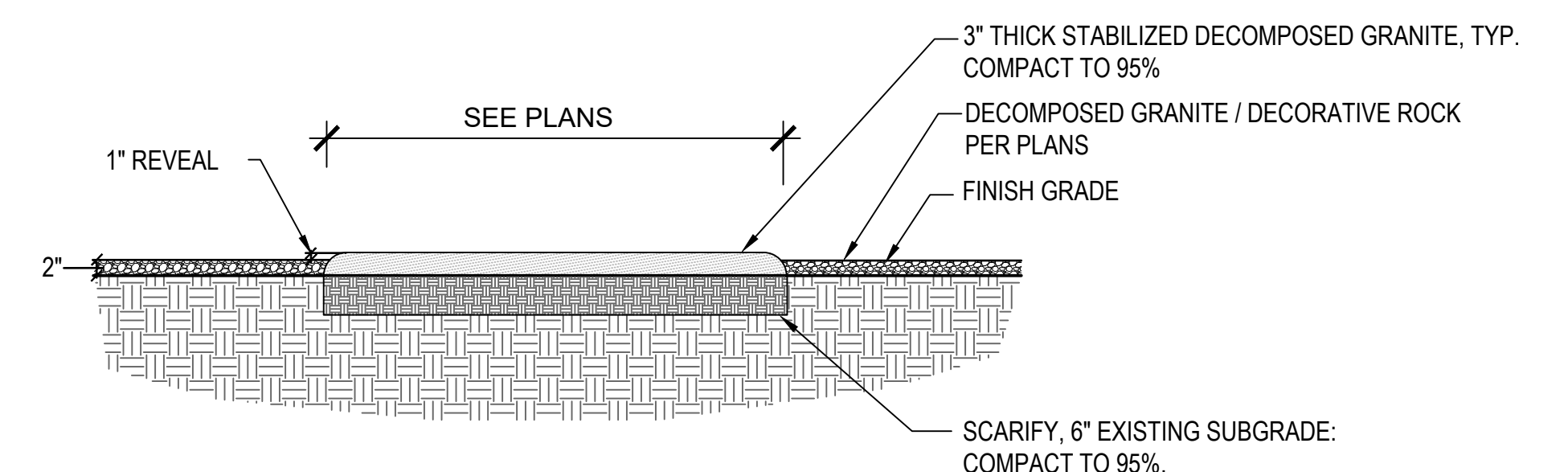
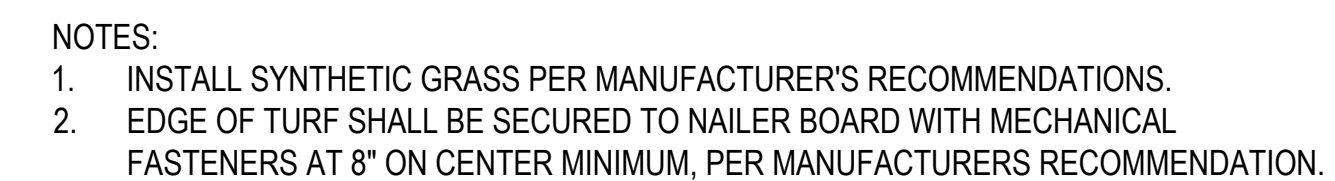
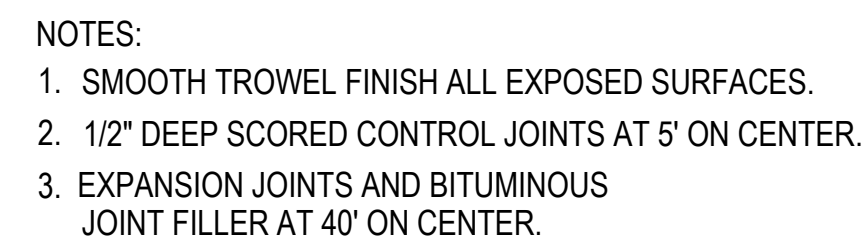


3 TRASH RECEPTACLE IN LANDSCAPE AREAS
SCALE: NTS



8 PICNIC TABLE
SCALE: NTS

LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA



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

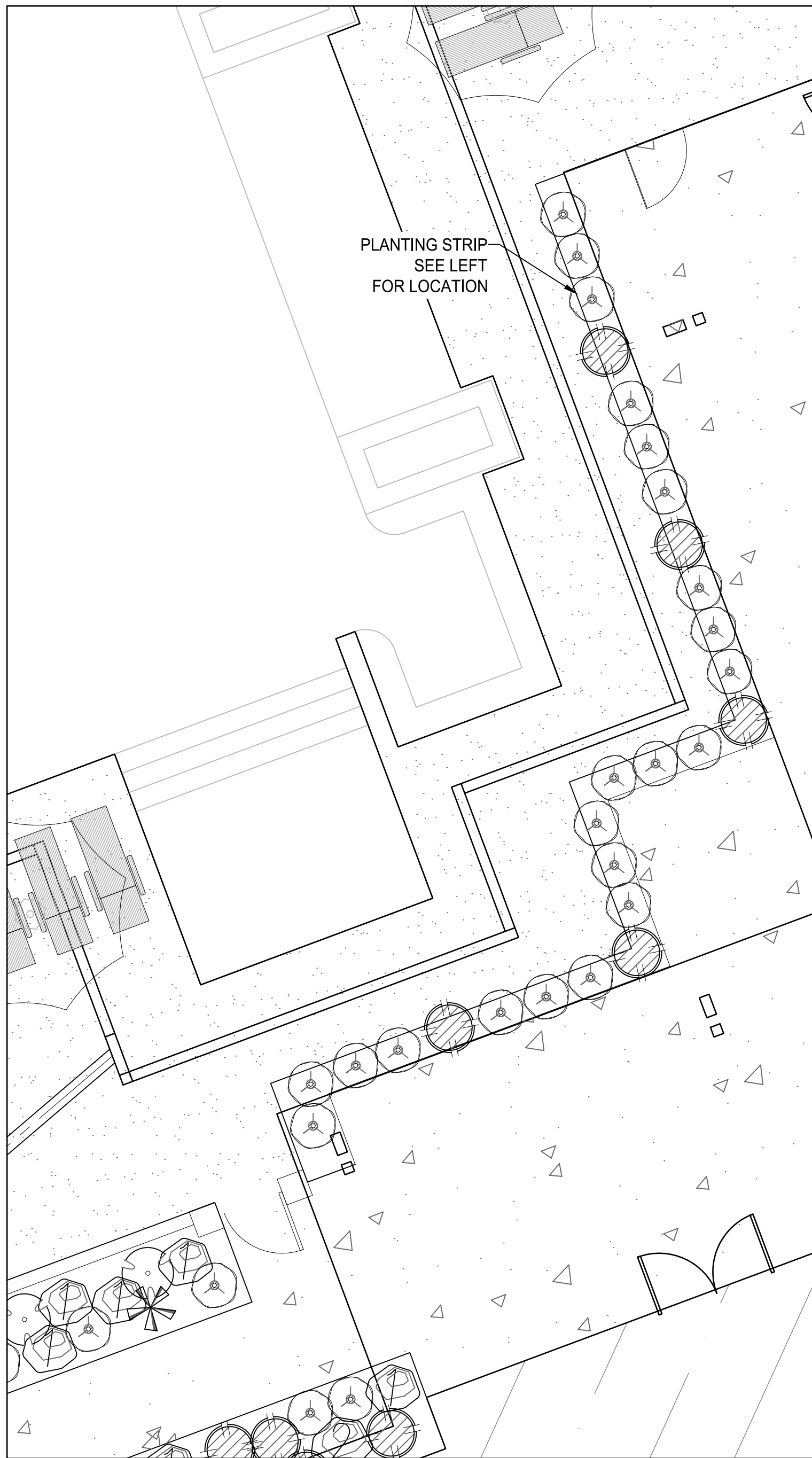
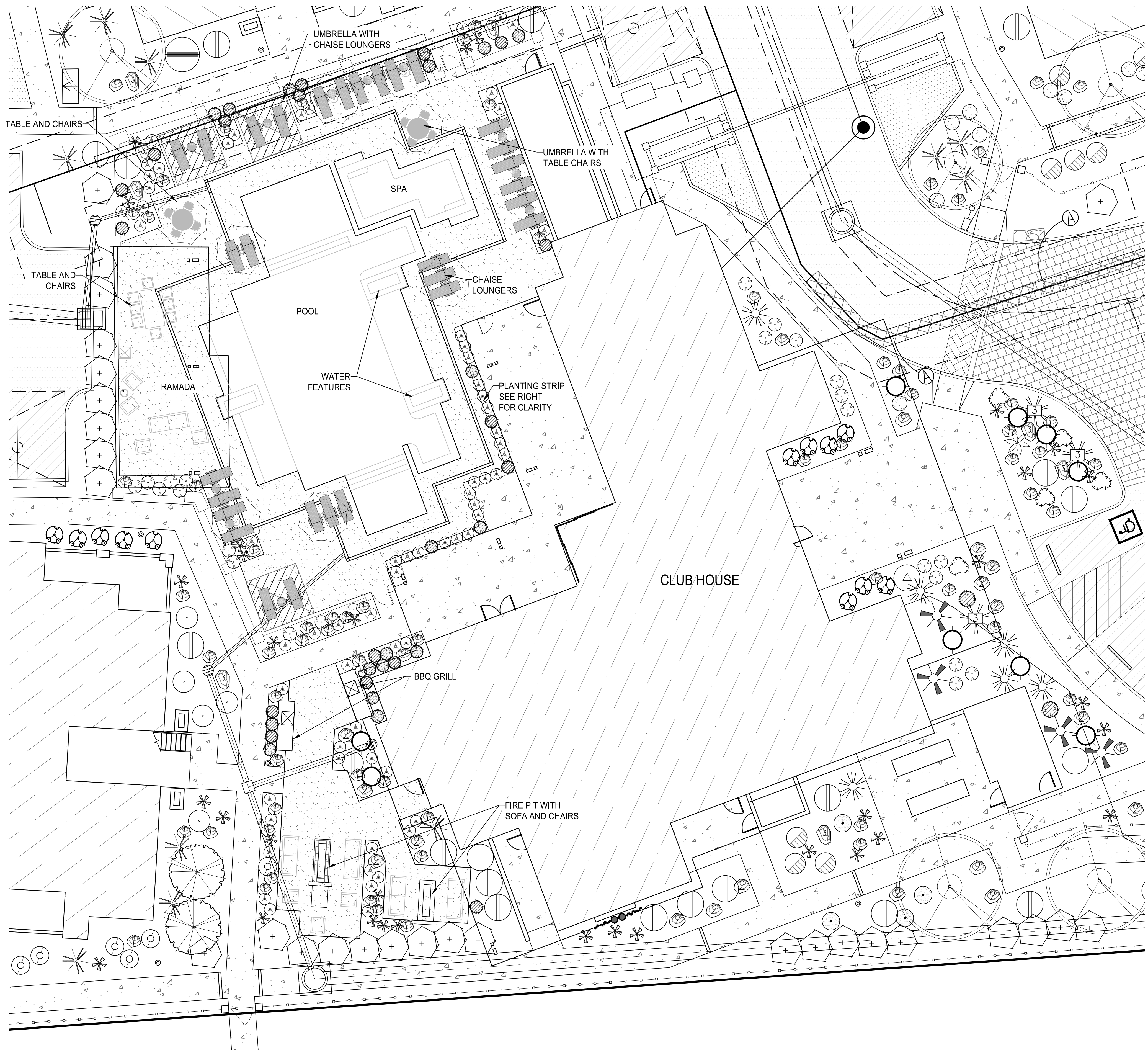
ARIZONA811

Call 811 or click Arizona811.com

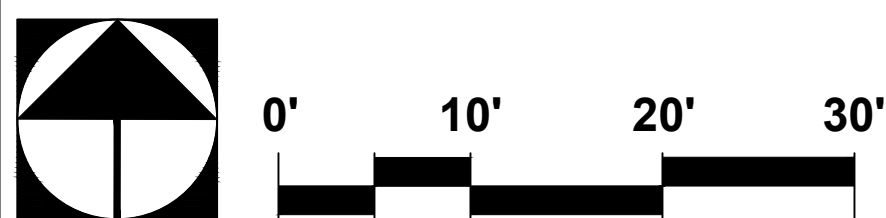
Scale	N/A
Job No.	185050-H-003
Date	JUNLY 2025
Designed By	DH/CB/PR
Checked By	GLG/PR

Sheet **33**

of **36**



PLANTING STRIP
NOT TO SCALE



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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title

LANDSCAPE PLAN
POOL AREA

File: Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L34 Pool Area.dwg

PLAN NUMBER: 250015
REFERENCE NUMBER:
250015W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25

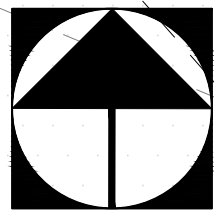


No.	Date	Item	Scale	1" = 10'
			Job No.	185050-H-003
			Date	JUNLY 2025
			Designed By	DH/CB/PR
			Checked By	GLG/PR

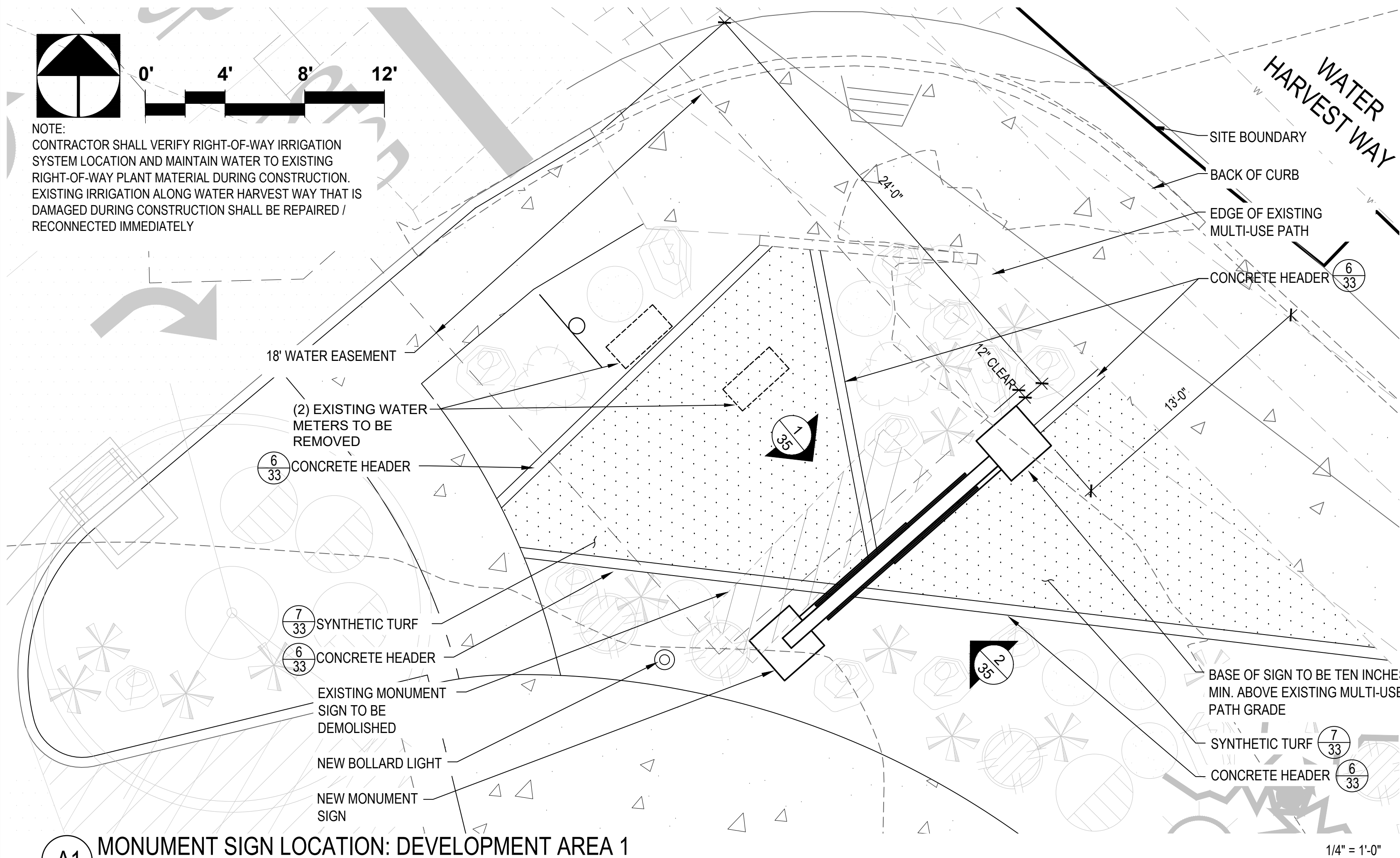


Sheet 34
of 36

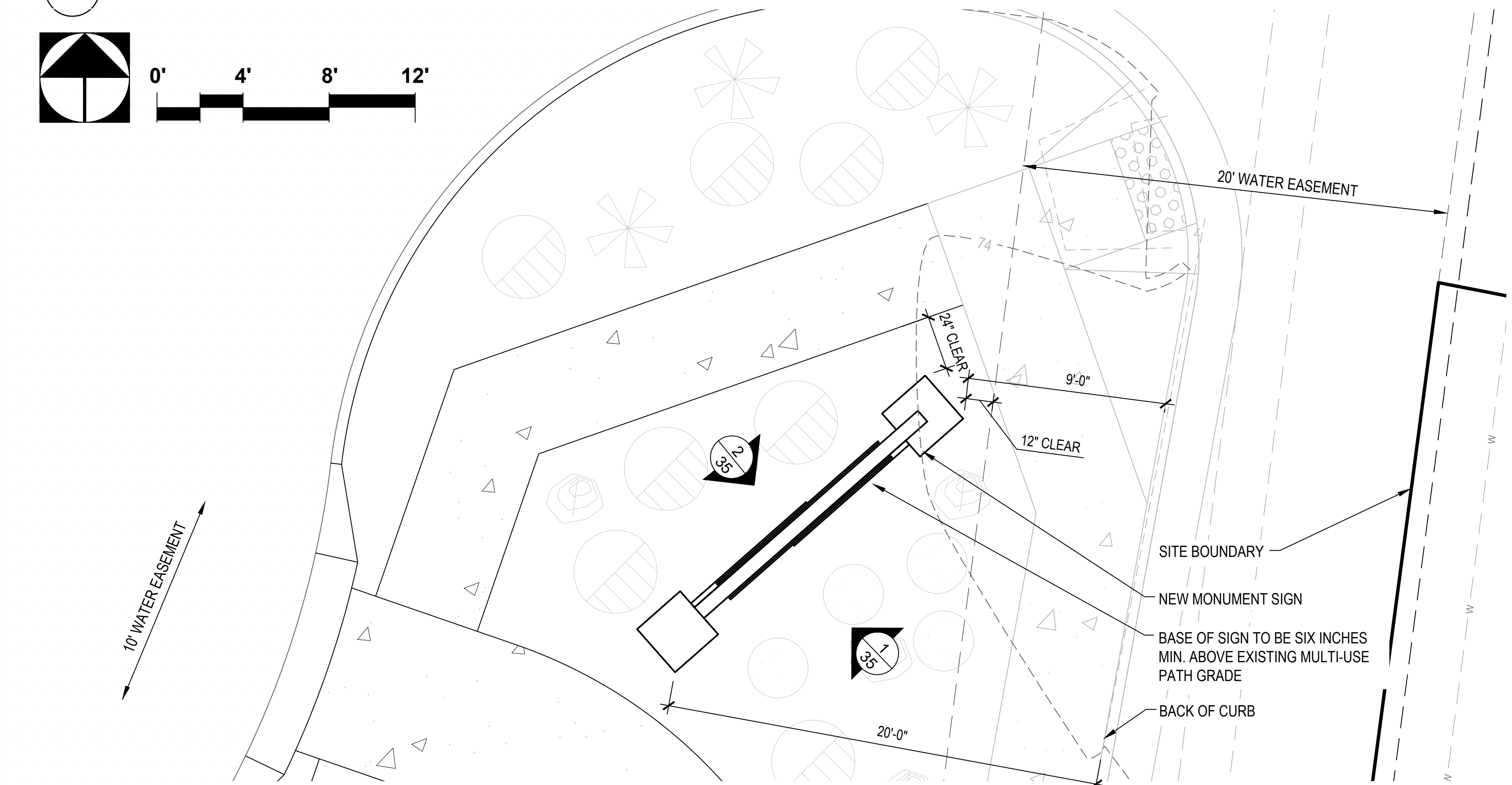
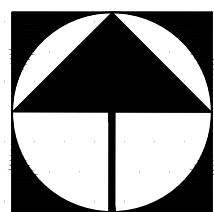
GRADING PERMIT #2500697



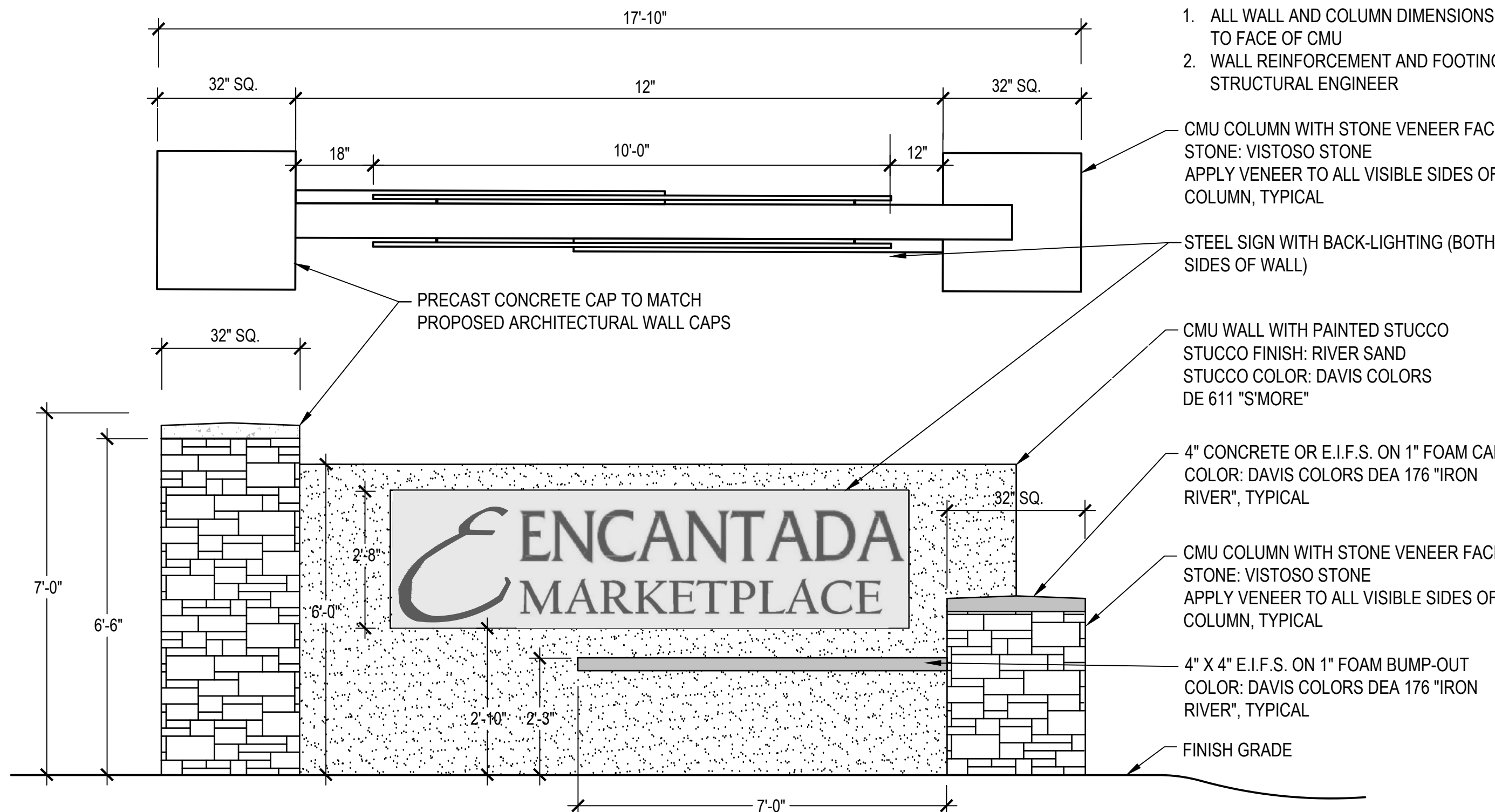
NOTE:
CONTRACTOR SHALL VERIFY RIGHT-OF-WAY IRRIGATION
SYSTEM LOCATION AND MAINTAIN WATER TO EXISTING
RIGHT-OF-WAY PLANT MATERIAL DURING CONSTRUCTION.
EXISTING IRRIGATION ALONG WATER HARVEST WAY THAT IS
DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED /
RECONNECTED IMMEDIATELY



A1 MONUMENT SIGN LOCATION: DEVELOPMENT AREA 1



A1 MONUMENT SIGN LOCATION: DEVELOPMENT AREA 2



1 MONUMENT SIGN (BY SEPARATE PERMIT) - ELEVATION



2 MONUMENT SIGN (BY SEPARATE PERMIT) - ELEVATION



3 SIGN COPY (BY SEPARATE PERMIT)

LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

PLAN NUMBER: 250015
REFERENCE NUMBER:
250015W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title
LANDSCAPE PLAN
ENTRY MONUMENT SIGN

File: Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L35 Entry Sign.dwg

No.	Date	Item

Scale	1"=10'
Job No.	185050-H-003
Date	JUNLY 2025
Designed By	DH/CB/PR
Checked By	GLG/PR



Sheet	35
of	36

GRADING PERMIT #2500697



1 LEASH POST N.T.S.



2 AGILITY BONE N.T.S.



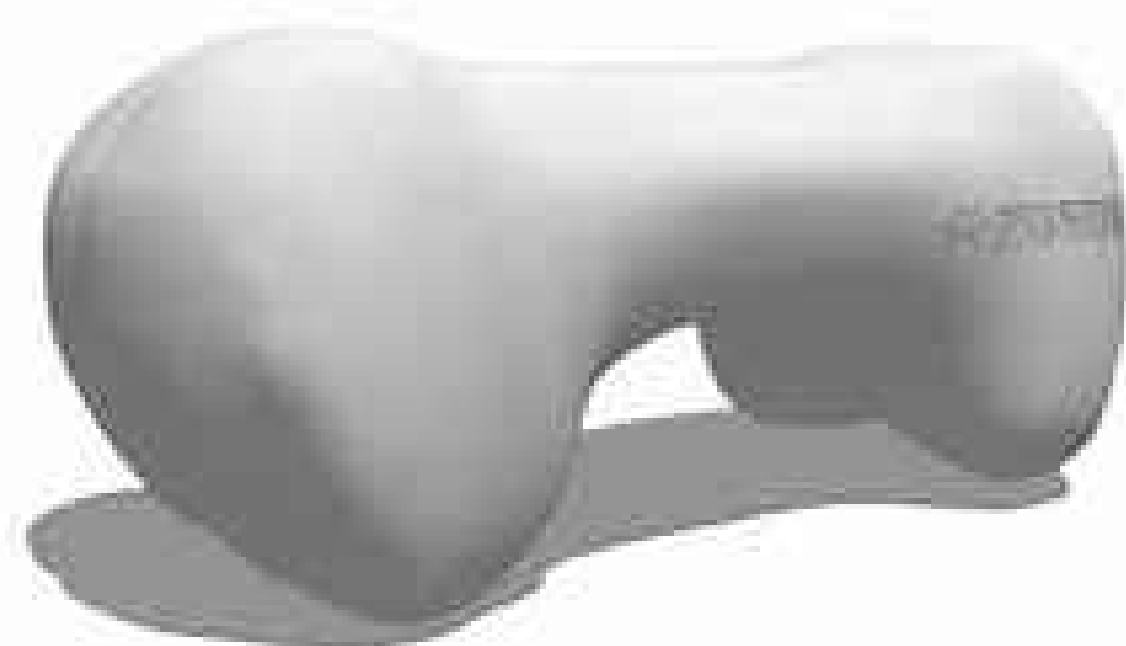
3 JUMP HURDLE N.T.S.



4 BRIDGE WALK N.T.S.



5 PAW STEPPER N.T.S.



6 AGILITY BONE N.T.S.



7 FIRE HYDRANT N.T.S.

PLAN NUMBER: 250015
REFERENCE NUMBER:
250015W OV1204-30
2001300 OV1204-30A
2402389 OV1204-30U
OVWU 12-04-25



LANDSCAPE PLAN
ENCANTADA AT ORO VALLEY MARKETPLACE
LOTS 1-10 AND A PORTION OF COMMON AREA "A" (OPEN SPACE)
OF ORO VALLEY MARKETPLACE
AS RECORDED IN BOOK 64 OF MAPS & PLATS AT PAGE 42
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST
GILA & SALT RIVER MERIDIAN
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

ENCANTADA AT ORO VALLEY MARKETPLACE
1640 E TANGERINE RD
ORO VALLEY, ARIZONA 85737

Sheet Title

LANDSCAPE PLAN
DOG PARK ELEMENTS

File:Q:\185050\H-003 OVVC Apartments\02 Landscape\06 LP\185050 ovvc encantada L36 Dog Elements.dwg

No.

Date

Item

Scale

1"=10'

Job No.

185050-H-003

Date

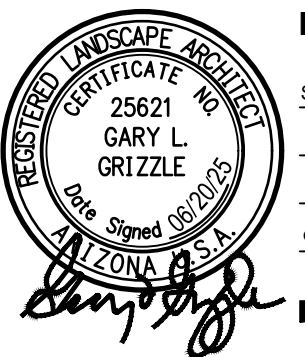
JUNE 2025

Designed By

DH/CB/PR

Checked By

GLG/PR



Sheet 36
of 36

GRADING PERMIT #2500697