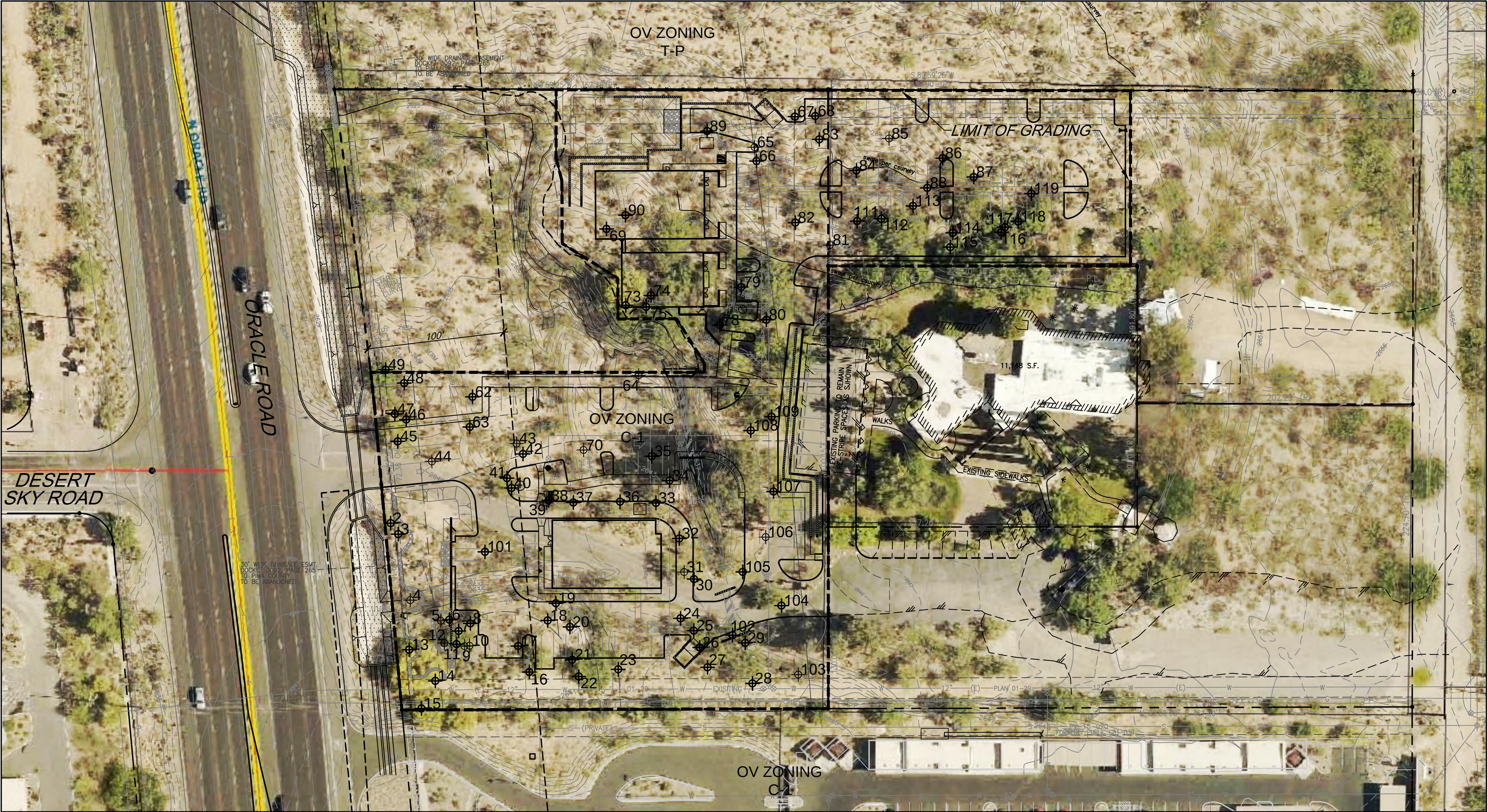


North
SCALE: 1"=50'

ORO VALLEY GENERAL NOTES

1. Gross Site Area = 4.17 acres
2. Total acres of graded area = 3.31 acres
3. Total acres of undisturbed area = 0.86 acres
4. All applicable permits, annexation conditions and associated case numbers have been placed in the title block area.
5. Zoning variances or modifications applicable to the project: None
6. Tag colors for plants:
 - a. Preserved in Place (PIP) = white
 - b. Transplanted on-site (TOS) = blue
 - c. Removed from site (RFS) = pink
7. 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.
8. 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.
9. Salvage of operations shall not commence until the Zoning inspector has performed an inspection and given approval to be salvaged.
10. Temporary nursery shall be in conformance with Section 27.6.B.4.j.
11. Mitigation of Significant Vegetation shall be in accordance with Table 27-1 Mitigation of Significant Vegetation.
12. Any plant that meets the salvage criteria in Section 27.6.B.4 shall be preserved in place or transplanted on-site. Any plants that meet the salvage criteria that are destroyed shall be replaced on a one-to-one ratio of the same species and size as that destroyed. Five understory plants from the supplemental Arizona Department of Water Quality native plant list will be planted for every mitigated tree.
13. The limits of grading shall be staked in the field, in accordance with Section 27.6.B.7.c.ii. Disturbance outside the approved grading limits shall not be permitted.
14. Significant Vegetation information:
 - a. Total amount present on site (sf) = 5,236 sf
 - b. Total amount being disturbed (sf) = 2,936 sf
 - c. Total percentage disturbed = 56%

CHARACTER CORE VEGETATION NOTE

The following plants constitute Character Core Vegetation per 27.10.D.3.f.iv.b: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 40, 41, 44, 45, 46, 47, 48, 49, 62 and 63. All plants are preserved in place with the exception of plants within the entrance (#s 41, 44, 45 and 63). These are shown to be transplanted.

SUMMARY OF PLANT MATERIAL								
	TOTAL	SIGNIFICANT CATEGORY		NON-SIGNIFICANT CATEGORY		PIP	TOTALS	
		SALVAGEABLE	NON-SALVAGE	SALVAGEABLE	NON-SALVAGE		TOS	NS
Mesquite	44	4	8	20	12	8	16	20
Whitethorn Acacia	14	0	1	6	7	2	4	8
Blue Palo Verde	10	3	2	4	1	3	4	3
Foothills Palo Verde	5	0	0	4	1	4	0	1
Hackberry	2	0	0	1	2	0	2	1
Saguaro	16	2	0	14	0	7	9	0

PLANT MITIGATION TABLE				
Significant Vegetation Information:				
Total amount present = 5,236 sf				
Total amount being disturbed = 2,936 sf				
Total percentage disturbed = 56%				
	MESQUITE	BLUE PV	WT ACACIA	SAGUARO
Number of Plants Rated Significant	12	5	1	2
Significant Plants PIP	3	2	0	1
Significant Plants TOS	1	1	0	1
Significant Plants NS	8	2	1	0
Saguaros Required for SRI Mitigation				0
Trees Required for SRI Mitigation - 48" Box	8	2	1	
Trees Required for SRI Mitigation - 36" Box	8	2	1	
Understory Plants Required for Mitigation	40	10	5	0

Approval:
Town of Oro Valley

Planning & Zoning Administrator
Date

PROJECT NUMBER:
1901071
Reference Numbers:
OV9-01-07 (REZONING)
OV12-03-24 (D-PLAN, 2007)
OV1800027

NPPO & SRI PLAN

Desert Sky Center

A Portion of Section 13, T-12-S, R-13-E, G&SRM,
Town of Oro Valley, Pima County, AZ

SCALE: 1" = 50'-0"



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

Date: 4/6/20
Drawn by: LMW
Checked by: GRS
☐ Design Review
☐ Construction Documents
☐ Agency Submittal
☐ Construction Set
☒ Not for Construction

N-1

1 of 2

TREE INVENTORY								
ID NO.	DESCRIPTION	CALIPER	H X W*	RECOMMEND	COMMENTS	SIGNIFICANT	OV CRITERIA	
2	Cercidium microphyllum - Palo Verde	6		M	PIP	VMS,SR	N	
3	Cercidium microphyllum - Palo Verde	6		L	PIP	LB,ST	N	C
6	Cercidium floridum - Blue Palo Verde	12		L	PIP	DW,BL,SZ	N	A,B
7	Prosopis velutina - Native Mesquite	12		L	PIP	DY	N	A,B
8	Celtis pallida - Hackberry	8		M	PIP	MS,SZ	N	B
11	Prosopis velutina - Native Mesquite	12+		L	NS	RD,LB,BL	N	A,B,C
13	Acacia constricta - Whitethorn Acacia	6		M	PIP	MS	N	
14	Cercidium floridum - Blue Palo Verde	12+	24'x24'	L	PIP	SZ	Y - 576 sf	B
15	Cercidium floridum - Blue Palo Verde	12+	16'x14'	L	PIP	SZ,TM	Y - 224 sf	B
16	Prosopis velutina - Native Mesquite	10		L	PIP	LB,TM	N	B,C
17	Acacia constricta - Whitethorn Acacia	6		L	NS	MT,DW	N	A
18	Prosopis velutina - Native Mesquite	4		M	TOS	MS,DW	N	
19	Prosopis velutina - Native Mesquite	6		L	NS	BL,DW	N	A,B
20	Acacia constricta - Whitethorn Acacia	4		L	NS	SL,DW	N	E
21	Prosopis velutina - Native Mesquite	4		H	TOS	PS	N	
22	Prosopis velutina - Native Mesquite	12+	20'x24'	L	PIP	SZ,SL	Y - 480 sf	B,E
23	Prosopis velutina - Native Mesquite	10		L	NS	DW,BL	N	C
24	Prosopis velutina - Native Mesquite	4		M	TOS	MS	N	
25	Prosopis velutina - Native Mesquite	10		L	NS	DY	N	A,B,C
26	Celtis pallida - Hackberry	10		L	NS	SZ	N	B
27	Prosopis velutina - Native Mesquite	4		H	PIP	PS	N	
28	Prosopis velutina - Native Mesquite	12+		L	PIP	PD,BL,LE	N	A,C
29	Acacia constricta - Whitethorn Acacia	10"		L	PIP	SL	N	E
30	Cercidium floridum - Blue Palo Verde	12	14'x16'	L	NS	DW,BL	Y - 224 sf	B,C
32	Cercidium floridum - Blue Palo Verde	6		L	NS	DW	N	C
33	Prosopis velutina - Native Mesquite	12+		L	NS	DY	N	A,B
34	Prosopis velutina - Native Mesquite	4		L	NS	SL	N	E
35	Prosopis velutina - Native Mesquite	4		M	TOS	MS,LB	N	
36	Prosopis velutina - Native Mesquite	12+	12'x18'	L	NS	SZ,LB	Y - 216 sf	B,C
37	Prosopis velutina - Native Mesquite	10		L	NS	SZ,LB	N	B,C
38	Prosopis velutina - Native Mesquite	10		L	NS	SZ,LB	N	B,C
40	Prosopis velutina - Native Mesquite	12	12'x12'	L	PIP	SZ	Y - 144 sf	B
41	Prosopis velutina - Native Mesquite	8		L	TOS	TM,LB	N	C
42	Prosopis velutina - Native Mesquite	10		L	NS	TM,LB	N	C
45	Cercidium floridum - Blue Palo Verde	12+	18'x22'	L	TOS	SZ	Y - 396 sf	B
46	Cercidium microphyllum - Palo Verde	6		M	PIP	MS	N	
47	Cercidium microphyllum - Palo Verde	6		L	NS	SL	N	E
48	Cercidium microphyllum - Palo Verde	8		L	PIP	SL,SR	N	E
49	Prosopis velutina - Native Mesquite	12	16'x16'	L	PIP	SZ	Y - 256 sf	B
62	Prosopis velutina - Native Mesquite	6		L	PIP	TM,LB	N	C
63	Prosopis velutina - Native Mesquite	6		M	TOS	MS,LB	N	
66	Prosopis velutina - Native Mesquite	10		L	NS	SL,LB	N	C,E
67	Acacia constricta - Whitethorn Acacia	6		L	NS	DW,BL	N	B,C
68	Acacia constricta - Whitethorn Acacia	6		M	TOS	VMS	N	
69	Acacia constricta - Whitethorn Acacia	6		L	NS	RD	N	A
73	Cercidium floridum - Blue Palo Verde	12+	18'x25'	L	NS	SL,DW	Y - 450 sf	C,E
74	Prosopis velutina - Native Mesquite	12+	18'x18'	L	NS	SL,DW	Y - 324 sf	C,E
75	Prosopis velutina - Native Mesquite	4		H	TOS	PS	N	
78	Prosopis velutina - Native Mesquite	8		H	TOS	PS	N	
79	Prosopis velutina - Native Mesquite	18+	14'x18'	L	NS	SZ,DW,SL	Y - 252 sf	B,C,E
80	Prosopis velutina - Native Mesquite	12+	16'x20'	L	NS	SZ	Y - 320 sf	B
82	Prosopis velutina - Native Mesquite	12+	14'x18'	L	NS	SZ,SL	Y - 252 sf	B,E
83	Prosopis velutina - Native Mesquite	6		H	TOS	MS,SL	N	
84	Prosopis velutina - Native Mesquite	6		H	TOS	MS	N	
86	Prosopis velutina - Native Mesquite	12+	12'x14'	L	NS	SZ,SL	Y - 168 sf	B,E
87	Acacia constricta - Whitethorn Acacia	12+	10'x10'	L	NS	SZ,LB	Y - 100 sf	B,C
88	Acacia constricta - Whitethorn Acacia	6		L	NS	DW,MT	N	C
89	Cercidium floridum - Blue Palo Verde	4		H	TOS	PS	N	
90	Cercidium floridum - Blue Palo Verde	6		H	TOS	PS	N	
101	Acacia constricta - Whitethorn Acacia	4		M	TOS	MS	N	
102	Prosopis velutina - Native Mesquite	8		M	TOS	DW	N	
104	Prosopis velutina - Native Mesquite	12+	14'x16'	M	TOS	SZ	Y - 224 sf	B,G
105	Prosopis velutina - Native Mesquite	12+	15'x18'	M	NS	SZ	Y - 270 sf	B,G
107	Prosopis velutina - Native Mesquite	12+	20'x18'	M	NS	SZ	Y - 360 sf	B,G
108	Prosopis velutina - Native Mesquite	10		M	TOS	SZ	N	B
109	Cercidium floridum - Blue Palo Verde	10		M	TOS	SZ	N	B
111	Prosopis velutina - Native Mesquite	8		H	TOS	MS	N	
112	Prosopis velutina - Native Mesquite	12+		M	NS	DW,SZ	N	A,B
113	Acacia constricta - Whitethorn Acacia	4		L	NS	MT,SL	N	A,E
114	Acacia constricta - Whitethorn Acacia	8		L	NS	MT,SL	N	A,E
115	Prosopis velutina - Native Mesquite	10		M	TOS	MS	N	
116	Prosopis velutina - Native Mesquite	10		L	NS	DY	N	A
117	Acacia constricta - Whitethorn Acacia	6		H	TOS	PS	N	
118	Prosopis velutina - Native Mesquite	8		M	TOS	LB	N	
119	Acacia constricta - Whitethorn Acacia	6		M	TOS	MS	N	

* Height and Width (H X W) are included for potentially Significant Vegetation only.

ORO VALLEY CRITERIA FOR SALVAGEABILITY

The following criteria from the Oro Valley code were used in the plant tables to indicate plants which do NOT meet the salvage criteria and are recommended as non-salvageable (NS):

- (A) - Plant health is good to excellent with no major infestations or apparent diseases. "Plant health" is defined as a plant in a sound state, free from disease and expected to survive for five (5) or more years.
- (B) - The plant is of a size and age to suggest a likely chance of transplant survival.
- (C) - Plant is undamaged and is conducive to box or spade transplanting (upright branching).
- (D) - Soils can be excavated, are cohesive, and appear capable of supporting a boxed or spaded root ball.
- (E) - Surrounding topography permits access with the appropriate equipment needed to box or spade and remove the plant.
- (F) - Adjacent plants do not pose a likely interference with root systems or interfere with plant removal.
- (G) - The overall form and character is representative of the species and is a valuable specimen for landscape or habitat purposes.

CACTUS INVENTORY								
ID NO.	DESCRIPTION	SIZE	ARMS	RECOMMEND	COMMENTS	SIGNIFICANT	OV CRITERIA	
4	Carnegiea gigantea - Saguaro	6		H	PIP	PS	N	
5	Carnegiea gigantea - Saguaro	4		H	PIP	PS	N	
9	Carnegiea gigantea - Saguaro	8		H	PIP	PS	N	
10	Carnegiea gigantea - Saguaro	3		L	PIP		N	A
12	Carnegiea gigantea - Saguaro	4		H	PIP	PS	N	
31	Carnegiea gigantea - Saguaro	8		M	TOS	MS	N	
39	Carnegiea gigantea - Saguaro	8		H	TOS	PS	N	
43	Carnegiea gigantea - Saguaro	8		M	TOS	MS	N	
44	Carnegiea gigantea - Saguaro	10		M	TOS	MS	N	
64	Carnegiea gigantea - Saguaro	10		H	PIP	PS	N	
65	Carnegiea gigantea - Saguaro	6		H	TOS	PS	N	
70	Carnegiea gigantea - Saguaro	10		H	TOS	PS	N	
81	Carnegiea gigantea - Saguaro	15	3	M	TOS	MS	Y	
85	Carnegiea gigantea - Saguaro	3		H	TOS	PS	N	
103	Carnegiea gigantea - Saguaro	3		M	PIP	PS	N	
106	Carnegiea gigantea - Saguaro	20	4	M	TOS	SZ	Y	

SUMMARY OF PLANT MATERIAL								
	TOTAL	SIGNIFICANT CATEGORY		NON-SIGNIFICANT CATEGORY		TOTALS		
		SALVAGEABLE	NON-SALVAGE	SALVAGEABLE	NON-SALVAGE	PIP	TOS	NS
Mesquite	44	4	8	20	12	8	16	20
Whitethorn Acacia	14	0	1	6	7	2	4	8
Blue Palo Verde	10	3	2	4	1	3	4	3
Foothills Palo Verde	5	0	0	4	1	4	0	1
Hackberry	2	0	0	1	2	0	2	1
Saguaro	16	2	0	14	0	7	9	0

PLANT MITIGATION TABLE				
Significant Vegetation Information:				
Total amount present =		5,236 sf		
Total amount being disturbed =		2,936 sf		
Total percentage disturbed =		56%		
	MESQUITE	BLUE PV	WT ACACIA	SAGUARO
Number of Plants Rated Significant	12	5	1	2
Significant Plants PIP	3	2	0	1
Significant Plants TOS	1	1	0	1
Significant Plants NS	8	2	1	0
Saguaro Required for SRI Mitigation				0
Trees Required for SRI Mitigation - 48" Box	8	2	1	
Trees Required for SRI Mitigation - 36" Box	8	2	1	
Understory Plants Required for Mitigation	40	10	5	0

ABBREVIATIONS

The following abbreviations were used in the plant tables:

- BL - Broken Limbs; Tree has significant broken branches.
- BT - Broken Top, generally used in description of cactus.
- DW - Dead Wood; Tree has significant die back or dead/broken limbs.
- DY - Dying; Tree is dying.
- LB - Low Branched; Tree has many low branches that will need to be removed for salvage and removal will destroy structure of tree.
- LE - Leaning; Tree is leaning to the point where salvage will be difficult.
- MS - Marginal Salvage; Used during field inventory to identify less desirable salvage candidates to be used if needed to meet % requirements.
- MT - Tree has significant mistletoe infestation.
- NS - Not Salvageable; These are trees which are not included in the calculations for the site because they are not in salvageable condition, per Section 27.6.4.c.iii of the Oro Valley Code.
- PIP- Plants to be preserved in place.
- PS - Possible Salvage; Used in the field to identify best potential salvage candidates.
- RD - Rodent Damage; Rodents have excavated at the base of the tree.
- RFS- Plants to be removed from site, damaged or destroyed.
- SL - Slope; Tree is on steep slope where salvage will not be possible.
- SO - Soils; Soil is rocky or otherwise unsuitable for excavation.
- SR - Surface roots are evident, making excavation difficult.
- SZ - Size of the tree; either spread, caliper or height is not conducive to salvage.
- TD - Trunk Damage.
- TM - Too Multi; Tree has multiple trunks coming out of the ground that will make moving the tree difficult without significant damage.
- TOS- Plant to be transplanted on site.

PROJECT NUMBER:

1901071

Reference Numbers:

OV9-01-07 (REZONING)

OV12-03-24 (D-PLAN, 2007)

OV1800027

NPPO & SRI PLAN

Desert Sky Center

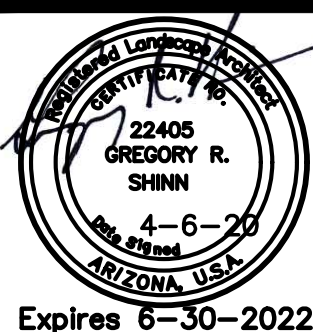
A Portion of Section 13, T-12-S, R-13-E, G&SRM,
Town of Oro Valley, Pima County, AZ

Approval:

Town of Oro Valley

Planning & Zoning Administrator

Date



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

Date: 4/6/20

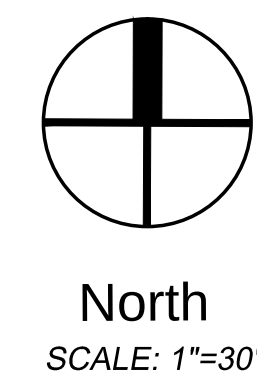
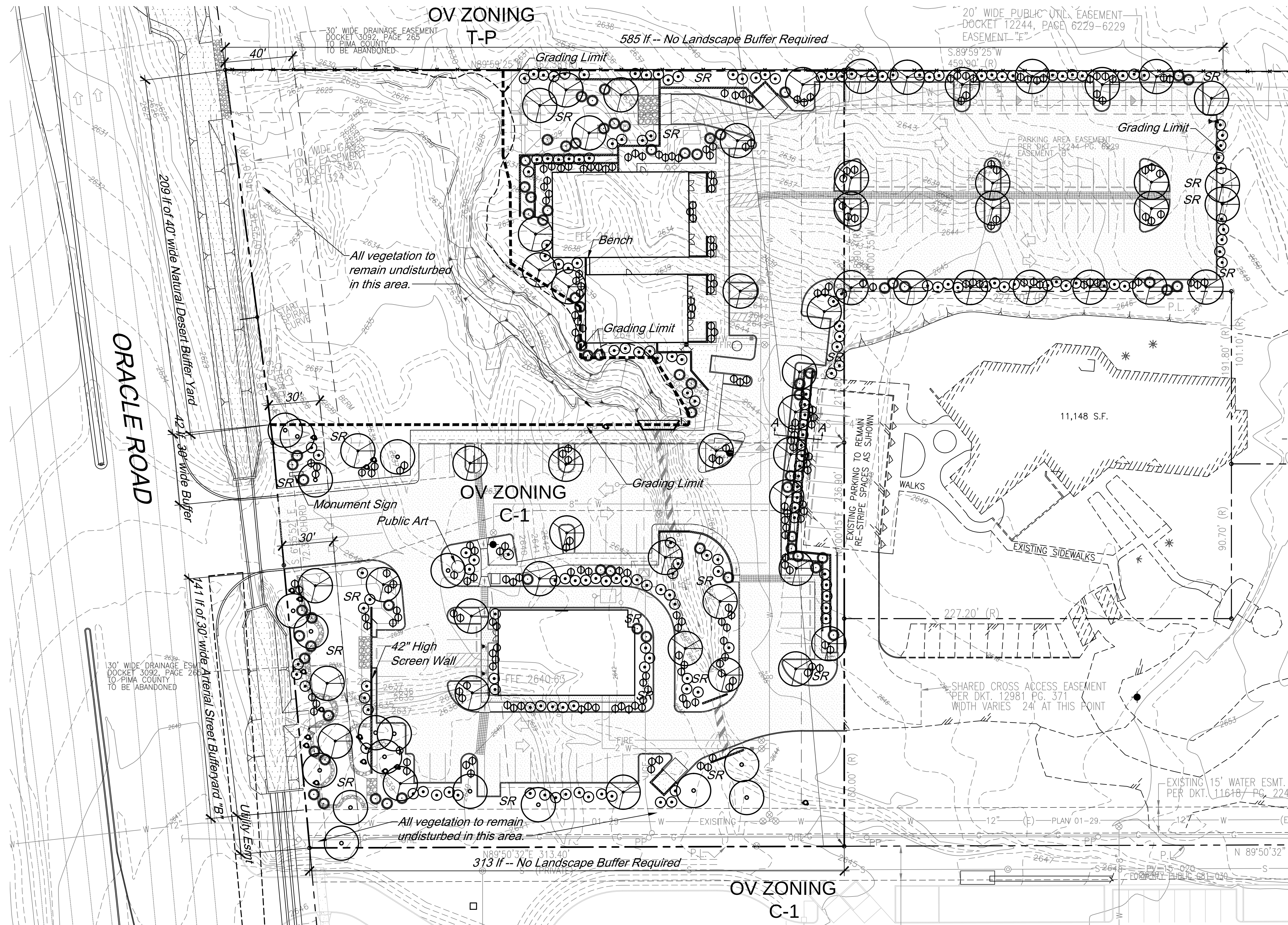
Drawn by: LMW

Checked by: GRS

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

N-2

2 of 2



CONCEPTUAL LANDSCAPE LEGEND

ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA NURSERY ASSOCIATION SPECIFICATIONS

TREES		SIZE	QTY
	Tree	48" Box	11
		36" Box	11
		TOS	24
		15 Gal	12
	Tree	PIP	18
SHRUBS / ACCENTS		SIZE	QTY
	Saguaro	PIP	7
		TOS	9
	Large Shrub	5 Gal	178
	Medium / Small Shrub	5 Gal	243
	Ground Cover / Accent Plant / Cactus	5 Gal	72
GROUND COVER / HARDSCAPE			
	1/2" - 3/4" Screened Rock		
	Apache Brown - 2" min thickness		

CONCEPTUAL LANDSCAPE NOTES

- All bare dirt areas to be covered with minimum 2" thick, 1/2" - 3/4" screened rock, including areas within the right-of-way.
- All plants shall be irrigated with a permanent underground irrigation system.
- The Property Owner shall be responsible for maintenance of the required landscape and irrigation system in perpetuity.
- Materials within the sight visibility triangles shall be placed so as not to interfere with a visibility plane described by two horizontal lines located 30 inches and 72 inches above finished grade of the roadway surface.

CONCEPTUAL GENERAL NOTES

- Landscape to conform to Oro Valley Landscape Code.
- Mitigation of surveyed plants in the Native Plant Preservation Plan will be incorporated into the landscape design.
- All tree and shrub locations are preliminary.
- All landscape areas shall be depressed a maximum of 4" for rainwater harvesting. Areas must drain within a 12-hour period. Rainwater harvesting areas must be a minimum of 10' from building foundations.
- All bare dirt areas to be covered with minimum 2" thick, 1/2" - 3/4" screened rock, or hydroseed, including areas within the right-of-way.
- All plants shall be irrigated with a permanent underground irrigation system.

Approval:
Town of Oro Valley

Planning & Zoning Administrator Date

PROJECT NUMBER:
1901071
Reference Numbers:
OV9-01-07 (REZONING)
OV12-03-24 (D-PLAN, 2007)
OV1800027

CONCEPTUAL LANDSCAPE PLAN

Desert Sky Center
A Portion of Section 13, T-12-S, R-13-E, G&SRM,
Town of Oro Valley, Pima County, AZ

LANDSCAPE BUFFERYARD CALCULATIONS									
30' Wide Bufferyard "B"									
Arterial Street Frontage	Length	Area	Trees	Trees	Shrubs or Cactus	Shrubs or Cactus	Accents or Cactus	Accents or Cactus	Screening
Bufferyard Location			Required	Provided	Required	Provided	Required	Provided	
Oracle Road	183	5 490	7.32	10	9 15	11	18.3	21	3.5' Masonry Wall