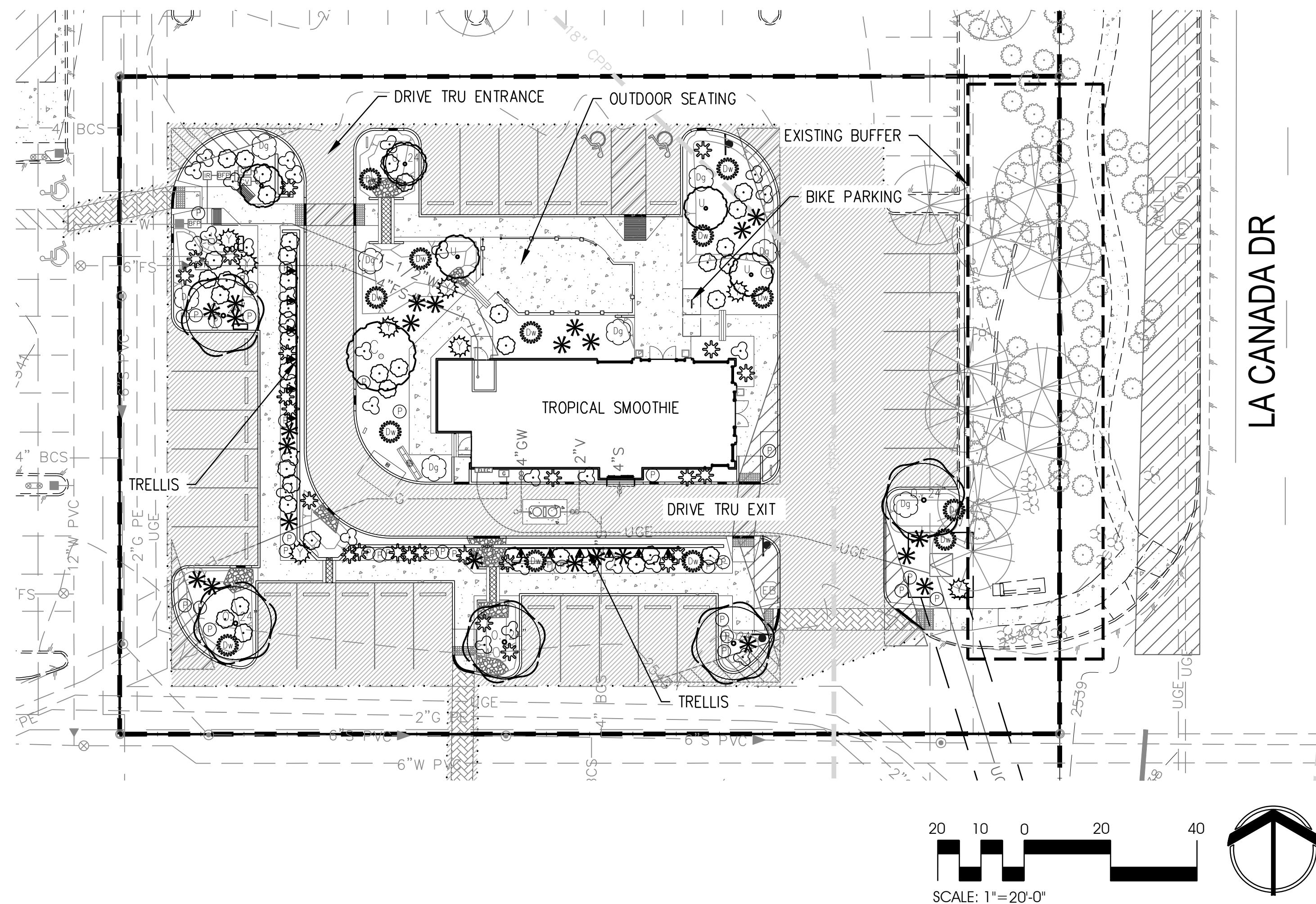
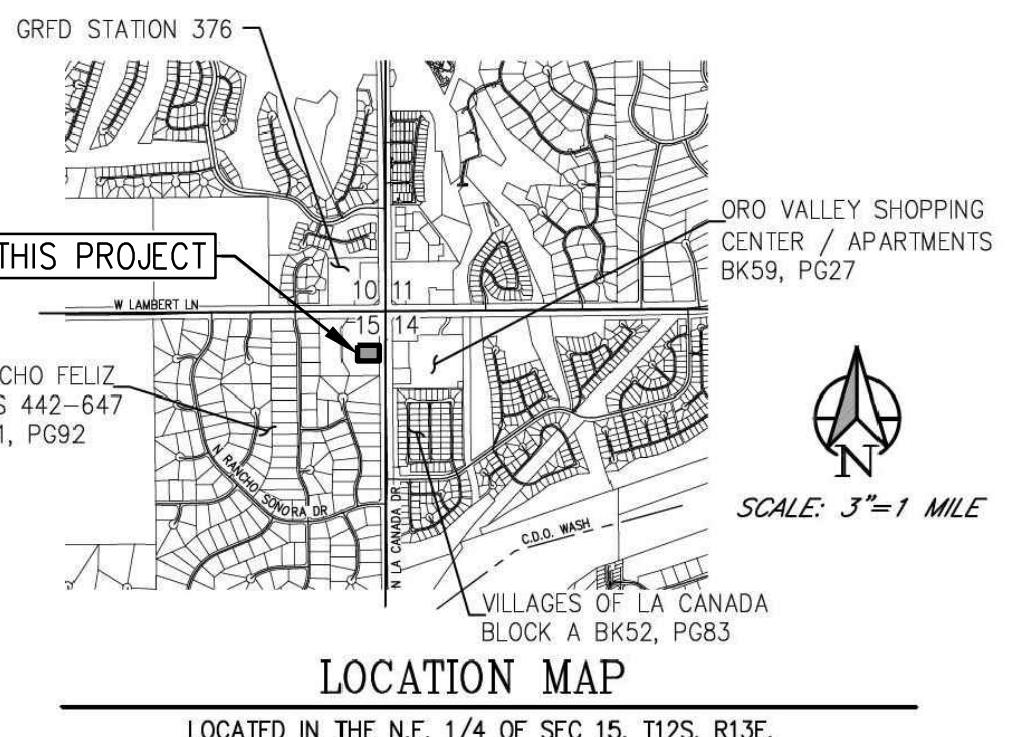


TROPICAL SMOOTHIE - LA CANADA DR LANDSCAPE PLAN

2302254



LA CANADA DR



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WATER HARVEST PLAN	WH-1

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Approval Block:
Planning & Zoning Administrator Date

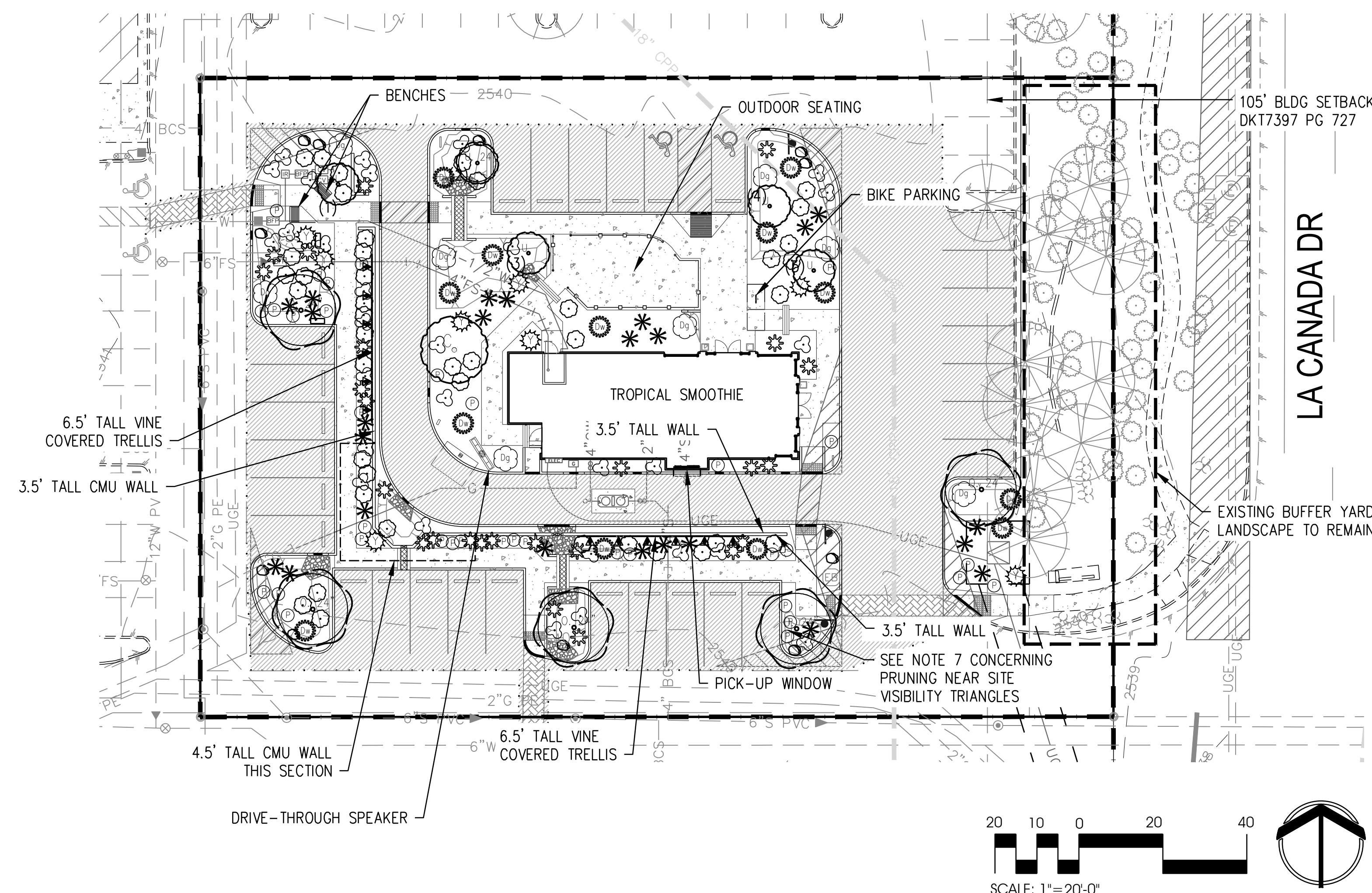


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Landscape Architecture • Natural Resources • Planning • Mitigation

 Novak Environmental, Inc. 4574 North First Avenue #100 Tucson, AZ 85718 Phone 520.206.0591 • Fax 520.882.3006 Landscape Architecture • Natural Resources • Planning • Mitigation	DEVELOPMENT PACKAGE		
	LANDSCAPE COVER SHEET		
TROPICAL SMOOTHIE - LA CANADA			
LOCATED IN THE N.E. 1/4 OF SEC 15, T12S, R13E, G&SRM, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA			
NO.	REVISION	DATE	SHEET
1.	#1 LANDSCAPE COMMENTS	11-6-23	L-1
DESIGNED:	RA	DRAWN:	RA
DATE:	NOVEMBER 6, 2023	PROJECT NO.:	NE 22033
SCALE:	SEE PLAN	1 OF	6

REF NO. OV12-89-12
OV10-97-9
OV9-96-7
OV2202232
PRE APP 2102451
CUP 2202252

PLANTING PLAN - 2302254



PLANT LEGEND

(1) BOTANICAL NAME	(2) COMMON NAME	(3) QTY.	(4) SIZE	(5) Water Need	(6) ADWR Yearly Annual Use (Gal.)	(7) Annual Water Use	(8) Monthly Water Use
TREES							
Chilopis linearis	Desert Willow	1	15 gal.	2	5702	5702	475
Olneya tesota	Ironwood	5	24" Box	1	2714	13570	1131
Ungnadia speciosa	Mexican Buckeye	4	15 gal.	3	1263	5052	421
Ungnadia speciosa	Mexican Buckeye	1	24" Box	3	1263	1263	105
VINES							
Bignonia capreolata (INCLUDE ON TREE LINE)	Tangerine Beauty Crossvine	12	5 gal.	3	3509	42108	3509
SHRUBS							
Calliandra eriophylla	Pink Fairy Duster	41	5 gal.	1	70	2870	239
ACCENT							
Asclepias subulata	Desert Milkweed	24	5 gal.	2	57	1368	114
Dasylinion wheeleri	Desert Spoon	13	5 gal.	1	110	1430	119
Euphorbia Antisyphilitica	Candellia	25	5 gal.	1	39	975	81
Yucca pallida	Pale-leaf yucca	8	5 gal.	1	39	312	26
GROUND COVERS							
Dalea greggii	Trailing Indigo Bush	8	1 gal.	2	513	4104	342
Penstemon parryi	Parry's Penstemon	35	1 gal.	2	57	1995	166
Rosmarinus officinalis	Trailing Rosemary	29	1 gal.	1	281	8149	679
INORGANIC MATERIAL							
Boulders	DESCRIPTION	11	3' x 3' x 2'				
	TOTAL WATER AT MATURITY	88898			7408		

LANDSCAPE NOTES

1. Landscape shall conform to Oro Valley Landscape Code.
2. The total area of the project site is .76 acres (33,103.5 SF). The lot is currently free of any development.
3. Graded area includes the whole site (0.76 acres). Undisturbed area is 0.0 acres of the site.
4. Required Open Space = 25% of site or .19 acres (8,276 SF). Total Open Space provided = .19 acres (8,279 SF) or 25% of the site.
5. There is no native plant mitigation on this site as the site is free of vegetation.
6. Bufferyard planting is existing and is to be preserved in place.
7. Property owner shall maintain all plantings to ensure unobstructed visibility to motorists. All shrubs, accents, and groundcovers shall not exceed thirty (30") inches in height within sight 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 diameter should not exceed 1-foot when fully mature.
8. Property owners, lessees, and occupants shall maintain required landscape, irrigation, buffering, screening and rainwater harvesting system improvements per the approved plan.
9. The developer shall replace removed or damaged plant materials with like size and species and shall maintain and guarantee (in accordance with Section 26.6.C and I) the replacement of plant materials for a period of three (3) years.
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. All plant material shall meet the minimum standards contained in the current editions of the Arizona Nursery Association's Growers Committee Recommended Tree Specifications and the American Association of Nurserymen as to size, condition, and appearance.

12. Landscape plan enables adequate plant spacing to ensure survivability of plant maturity.

13. Landscape shall be designed to minimize sediment, sand and gravel being carried into the streets from storm water or other runoff.

14. All landscape planting areas are to have a 2" deep layer of 1" screened landscape rock as the groundplane treatment, color to be selected by owner.

15. The water harvest basin surface treatment is to be raked earth in the bottom and 2" depth of 1" screened landscape rock on the side slopes and top areas to match the site landscaped.

16. Landscaped areas that are susceptible to damage by pedestrian or auto traffic shall be protected by appropriate curbs, tree guards or other devices.

17. 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.

18. Landscape materials shall not obstruct sight distances or vehicle turning movements.

19. Property owner is responsible for maintaining the

temporary irrigation system as long as necessary in order to transition plants over to natural sources. Irrigation shall be reduced three years after issuance of the first certificate of occupancy.

20. Metered water use for landscape irrigation shall be reduced by fifty percent, five years from the date of the issuance of the certificate of occupancy.

21. Boulder color to be selected by Owner.

22. Condition 6 of CUP 2202252: A small tree species with low mature canopy will be selected for all trees north of the building to protect mountain views as seen from the restaurant patio to the northwest of this project.

23. Condition 9 of CUP 2202252: The southern and western areas in-between the parking curb and the screen wall top will be vegetated at maximum capacity as determined by the Planning & Zoning Administrator, in order to create a colorful garden presence as viewed from the adjacent restaurant outdoor dining areas.

24. 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.

25. 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 reason, shall be replaced in accordance with Sec. 27.6.E.4., Maintenance.

26. 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.

LEGEND

PROPERTY LIMITS
UGE UNDERGROUND ELECTRIC LINE
G GAS LINE
4" S-2" V-4" BCS SEWER LINE
1-1/2" W WATER LINE
4" FS FIRE WATER LINE
PAVING

REF NO. OV12-89-12

OV10-97-9

OV9-96-7

OV2202232

PRE APP 2102451

CUP 2202252

2302254

ADDRESS: 10335 N LA CANADA DR ORO VALLEY, AZ 85737

 Novak Environmental, Inc. 4574 North First Avenue #100, Tucson, AZ 85718 Phone 520.206.0591 • Fax 520.882.3006 Landscape Architecture • Natural Resources • Planning • Mitigation	 DEVELOPMENT PACKAGE LANDSCAPE PLAN TROPICAL SMOOTHIE - LA CANADA LOCATED IN THE N.E. 1/4 OF SEC 15, T12S, R13E, G&SRM, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA		 Arizona Department of Environmental Quality CERIFICATE NO. 22401 KAREN M. CESARE 11/06/23		
			NO.	REVISION	DATE
1.	#1 LANDSCAPE COMMENTS	11-6-23	DESIGNED:	DRAWN:	RA
			RA	RA	KC
			RA	RA	L-2
			NOVEMBER 6, 2023	PROJECT NO.:	SCALE:
			NE 22033	SEE PLAN	2 OF 6



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IRRIGATION PLAN - 2302254

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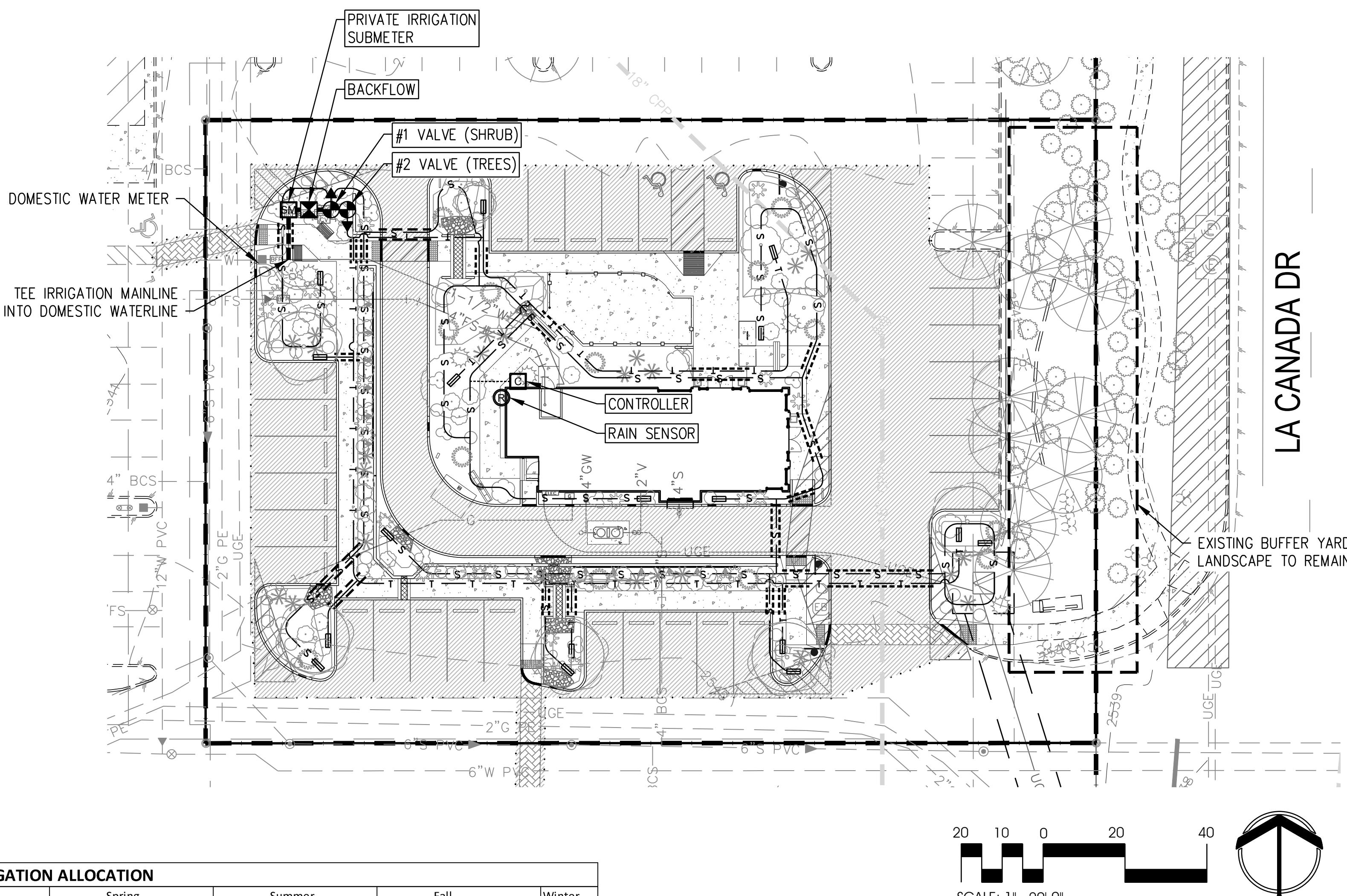
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YEAR 3-5 LANDSCAPE IRRIGATION ALLOCATION

% Monthly Allocation of Annual Water Budget	Water Use (gallons)															
	Winter	Spring	Summer	Fall	Winter	Jan (1)	Feb (2)	Mar (3)	April (4)	May (5)	June (6)	July (7)	Aug (8)	Sept (9)	Oct (10)	Nov (11)
Continue to increase irrigation water use as needed as plants mature, up to but not exceeding 100% ADWR value, by end of year. (Average monthly water use = 35323 gal./month)																
Year 3 (100%)	3556	3556	7112	7112	14224	14224	7112	7112	7112	7112	7112	7112	3556	TOTAL (100%) of ADWR (gal/year) = 88898		
Begin gradually decreasing irrigation to buffer, median, and ROW area in order to reach zero irrigation in those area by end of year 5. (To reach 75% ADWR by end of year, average monthly water use = 26492 gal./month)																
Year 4 (75%)	2667	2667	5334	5334	10668	10668	5334	5334	5334	5334	5334	5334	2667	TOTAL (75%) of ADWR (gal/year) = 66674		
Continue decreasing irrigation to buffer, medians, and ROW areas. By end of year 5, irrigation to buffer, medians, and ROW areas must be zero, and the total amount of water used at site must meet 50% of ADWR maturity value. (Average monthly water use = 17661 gal./month)																
Year 5 (50%)	1778	1778	3556	3556	7112	7112	3556	3556	3556	3556	3556	3556	1778	TOTAL (50%) of ADWR (gal/year) = 44449		

CONTROLLER SCHEDULE

MONTHS	LINES	DAYS per WEEK	FREQUENCY	RUN TIME (Min)	MONTHLY (Gal)	SEASONAL (Gal)
December - February	Trees	2	1	76	2708	8123
4% per Month	Shrubs	2	1	11	848	2544
March - April	Trees	4	1	113	5416	10831
8% per Month	Shrubs	2	1	22	1696	3392
May - June	Trees	7	1	165	10831	21662
16% per Month	Shrubs	2	1	43	3392	6785
July - November	Trees	4	1	113	5416	27078
8% per Month	Shrubs	2	1	22	1696	8481
	TOTAL WATER 88898					

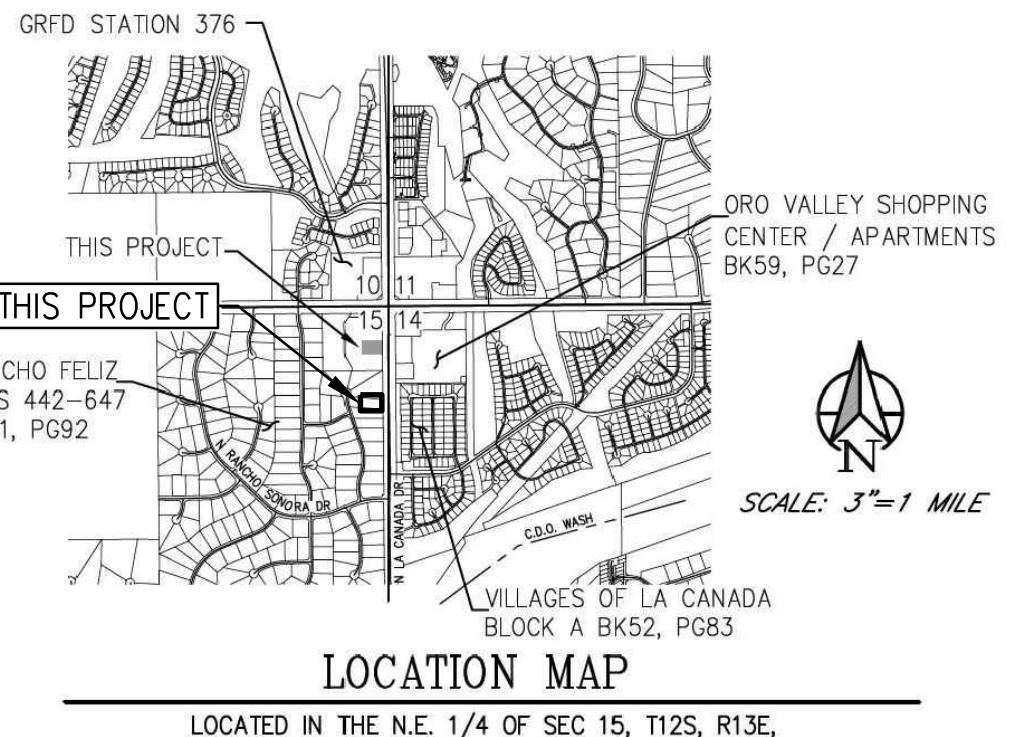
Note: The schedule above shows 100% water usage of the site's irrigation allowance. This is an example of (Year 3) peak water demand. The above schedule is to be adjusted by reducing Run Times. Adjust the irrigation controller as shown below for the first (5) years of the project as follows:

Year 1 = 60%	53339	Gal.
Year 2 = 80%	71118	Gal.
Year 3 = 100%	88898	Gal.
Year 4 = 75%	66674	Gal.
Year 5 = 50%	44449	Gal. (After the 5th year discontinue irrigation.)

EMITTER SCHEDULE						
BOTANICAL NAME	COMMON NAME	EMITTER TYPE	# OF EMITTERS	# OF OUTLETS	EMITTER	TOTAL (GPH)
Trees						
Chilopsis linearis	Desert Willow	Multi-Outlet	3	3	10	30
Olneya tesota	Ironwood	Multi-Outlet	3	3	5	15
Ungnadia speciosa	Mexican Buckeye	Multi-Outlet	3	3	2	6
Vines						
Bignonia capreolata (INCLUDE ON TREE LINE)	Tangerine Beauty Crossvine	Single Outlet	2		10	20
Shrubs						
Calliandra eriophylla	Pink Fairy Duster	Single Outlet	1		2	2
Accent						
Asclepias subulata	Desert Milkweed	Single Outlet	1		2	2
Dasytilirion wheeleri	Desert Spoon	Single Outlet	2		2	4
Euphorbia Antisyphilica	Candelilla	Single Outlet	1		2	2
Yucca pallida	Pale-leaf yucca	Single Outlet	1		2	2
Ground Cover						
Dalea greggii	Trailing Indigo Bush	Single Outlet	2		10	20
Penstemon parryi	Parry's Penstemon	Single Outlet	1		2	2
Rosmarinus officinalis	Trailing Roemary	Single Outlet	2		5	10

IRRIGATION LEGEND

Equipment	Manufacturer & Model	Size
Irrigation Point-of-Connection	Private Irrigation Submeter	3/4"
Backflow Preventer	Febco #825Y Reduced Pressure Zone Assembly	3/4"
Irrigation Mainline	Sch. 40 PVC with Solvent Weld Joints	3/4"
Irrigation Pipe Sleeve	Sch. 40 PVC with Solvent Weld Joints	3"
Irrigation Controller	Rainbird #TM2-4-120V	4 stations
Rain Shut Off Device	Rainbird #RSD Series	
Drip Control Zone Kit	Rainbird #XCC-075-PRF (30 psi, 200 mesh screen)	3/4"
Drip Laterals	Polyethylene SDR Rated Tubing - "T" Indicates Tree Lines, "S" Indicates Shrub Lines	3/4"
Drip Lateral Flush End Caps	Install at all Drip Lateral Ends	3/4"
Emitters (see Emitter Schedule)	Rainbird #XB-10PC (single outlet), Rainbird #XB-10-6 (multi-outlet)	See Emitter Schedule



IRRIGATION NOTES

- Irrigation and/or watering plans shall meet the minimum standards of the American Society of Irrigation Consultants.
- 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 in accordance with Section 27.6.E-4 - Maintenance.
- Irrigation systems connected to potable water mains (public or private) shall be equipped with backflow preventers installed per Town of Oro Valley requirements. Backflow preventer shall include freeze protection and a lockable protective cage.
- The annual water use for a project shall not exceed the annual landscape water plan.
- Irrigation meter readings shall be used to determine compliance with the landscape water plan. Non-compliance is subject to penalties under Oro Valley Town Code.
- 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.
- 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.
- Irrigation water shall not leave the landscaped areas and flow onto roads, parking areas or sidewalks.
- Irrigation system is schematic. Locate all irrigation lines in landscape areas and on the project property. Provide sleeves (whether shown or not) for crossing all paved areas.
- The irrigation system will serve all of the landscape plantings. Proposed location for the irrigation point-of-connection and the irrigation controller are shown on the plan.
- The irrigation controller shall be a outdoor wall mounted unit. Contractor shall coordinate and provide 120 VAC electric power source for the controller and installation of a PVC conduit with sweeps to route the control wires through to the irrigation control valves.
- Controller shall include an automatic rain shut off device.
- A Security Enclosure shall be provided for the Backflow Preventer, Guardshock #GS-1. A Security Enclosure shall be provided for the Irrigation Controller, Guardshock #CG-1.
- Water Harvest areas will be depressed 4" (with suitable transitions) for rainwater infiltration as shown in the Water Harvest Plan.
- Include all vines on tree valve.

REF NO. 0V12-89-12
0V10-97-9
0V9-96-7

0V220232

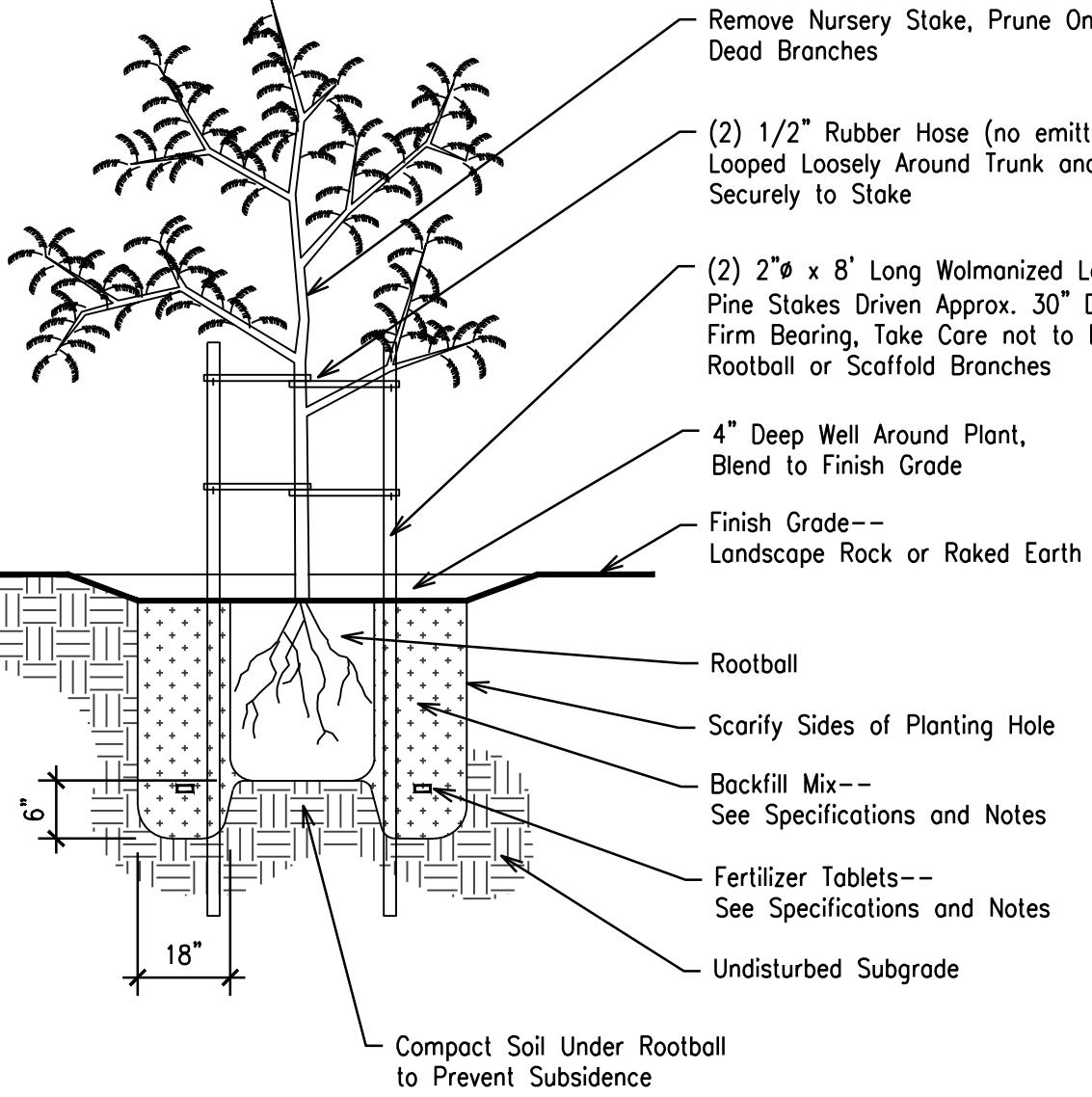
PRE APP 2102451

CUP 2202252

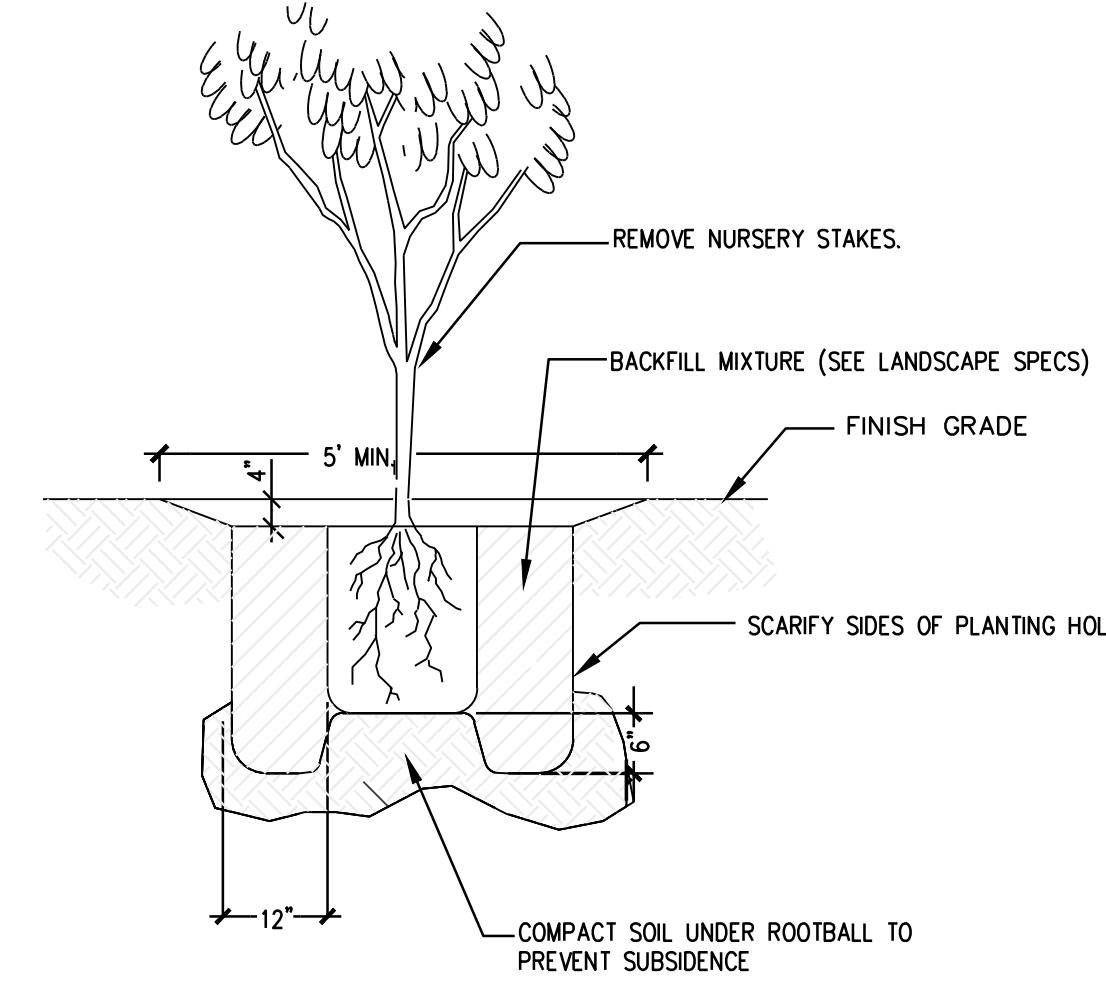
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ADDRESS: 10335 N LA CANADA DR ORO VALLEY, AZ 85737

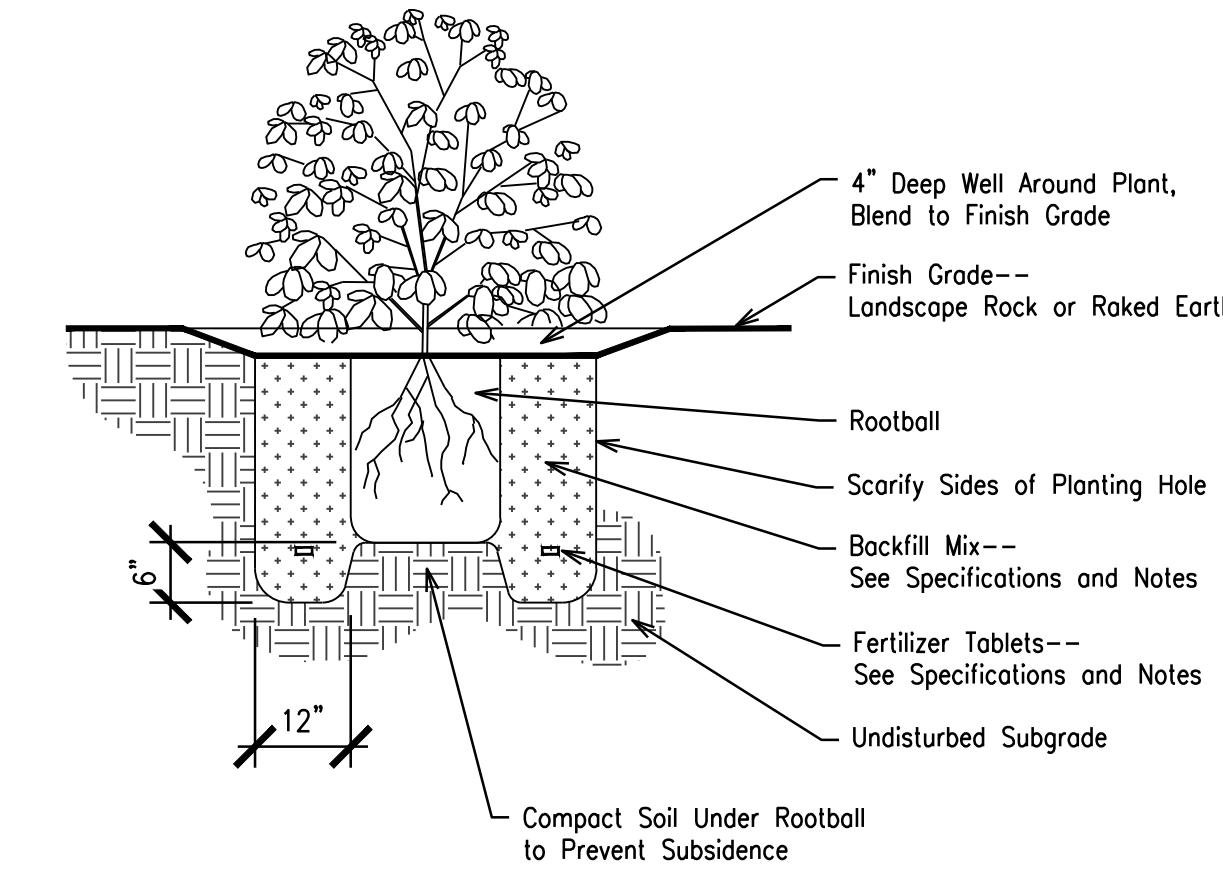
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			IRRIGATION PLAN		
TROPICAL SMOOTHIE - LA CANADA			LOCATED IN THE N.E. 1/4 OF SEC 15, T12S, R13E, G&SRM, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA		
Signature			Signature		
Novak Environmental, Inc.			Landscape Architecture • Natural Resources • Planning • Mitigation		
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Landscape Architecture • Natural Resources • Planning • Mitigation			Landscape Architecture • Natural Resources • Planning • Mitigation		
NOVEMBER 6, 2023			NOVEMBER 6, 2023		
SEE PLAN			SEE PLAN		
3 OF 6			3 OF 6		



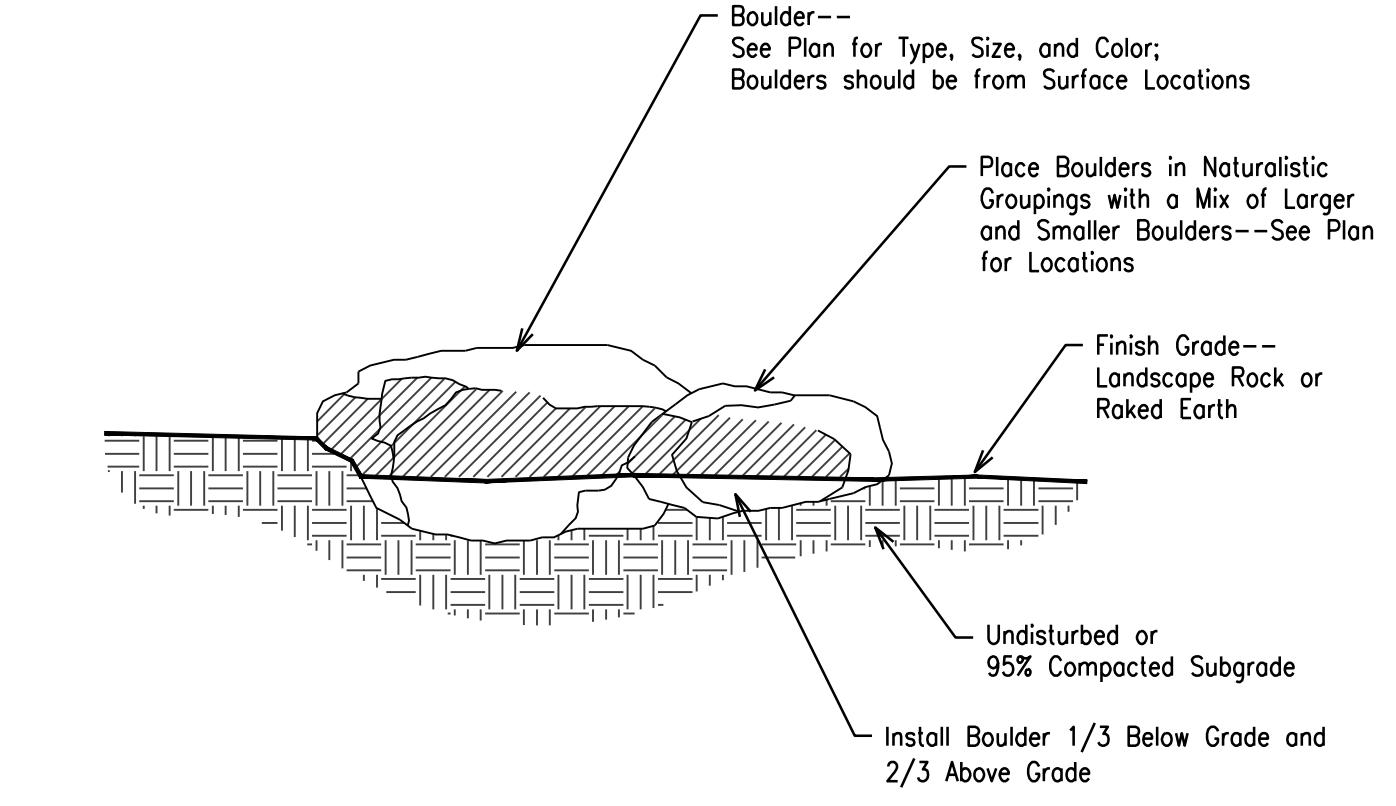
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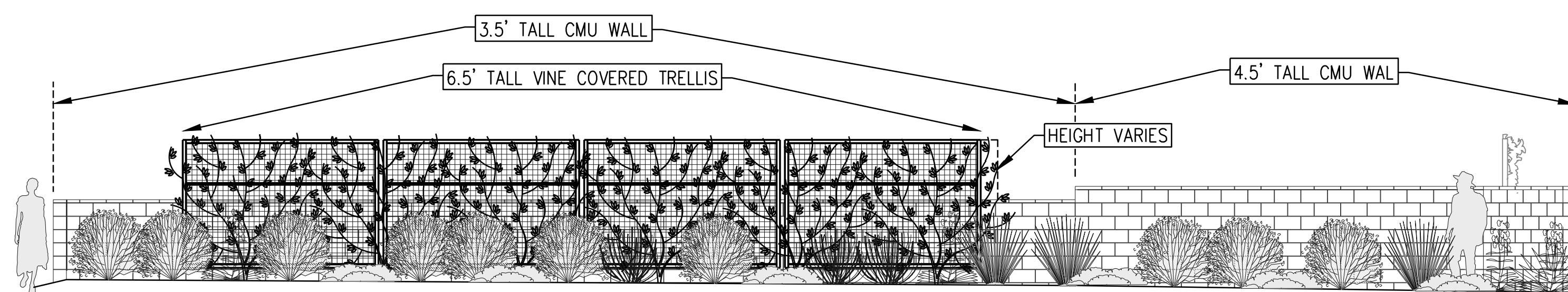
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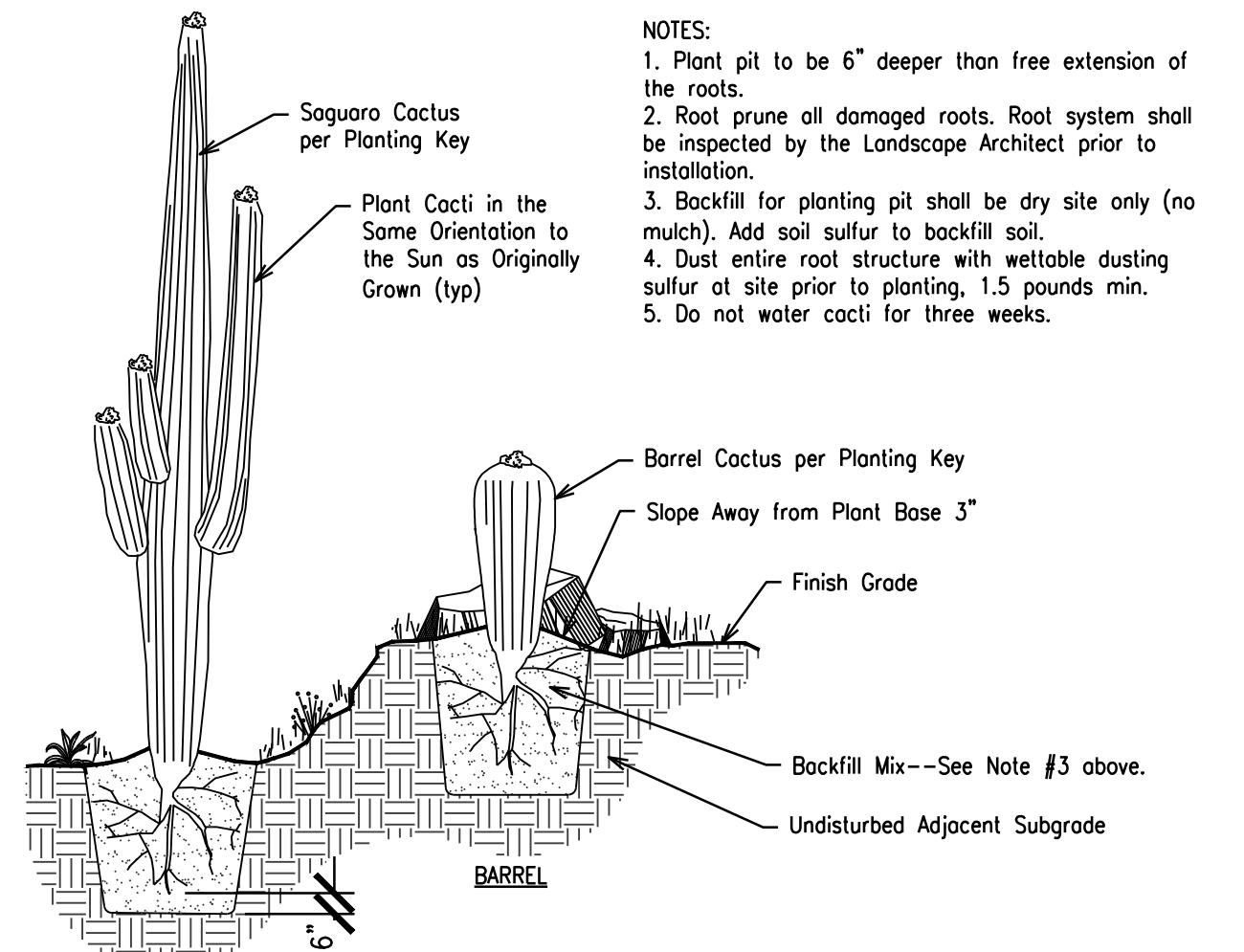
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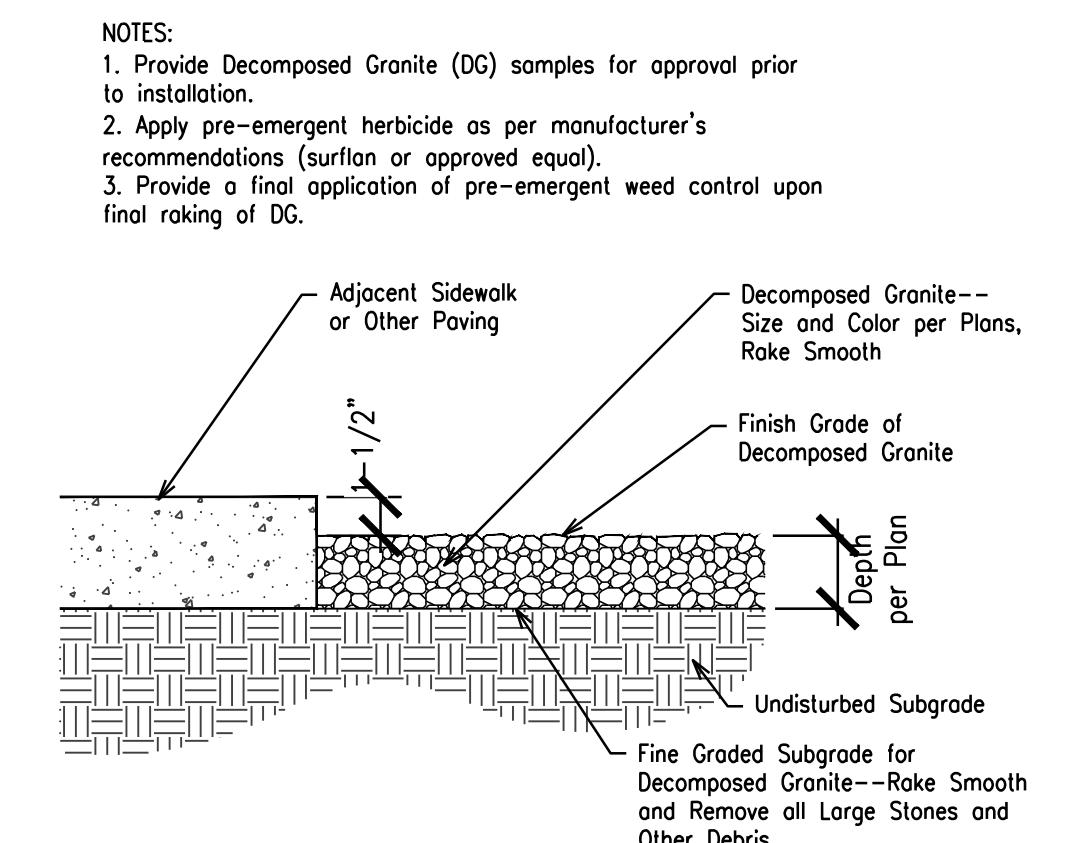
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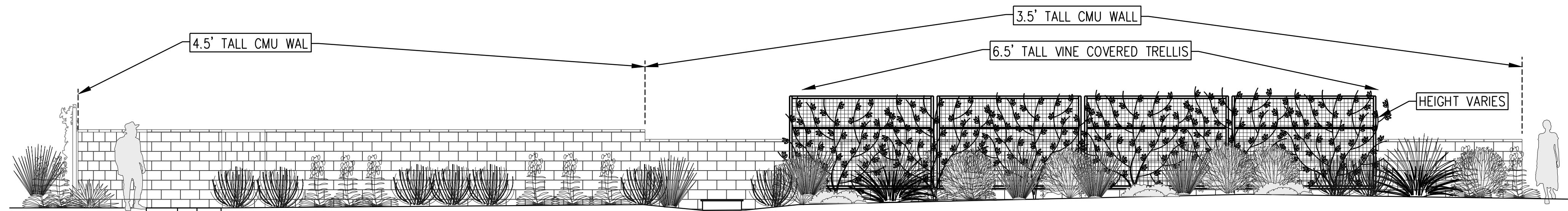
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Not to Scale



6 CACTI PLANTING
Not to Scale



7 DECOMPOSED GRANITE
Not to Scale



8 WALL/TRELLIS - SOUTH ELEVATION (SEE CIVIL DRAWINGS FOR CONSTRUCTION DETAILS)
Not to Scale



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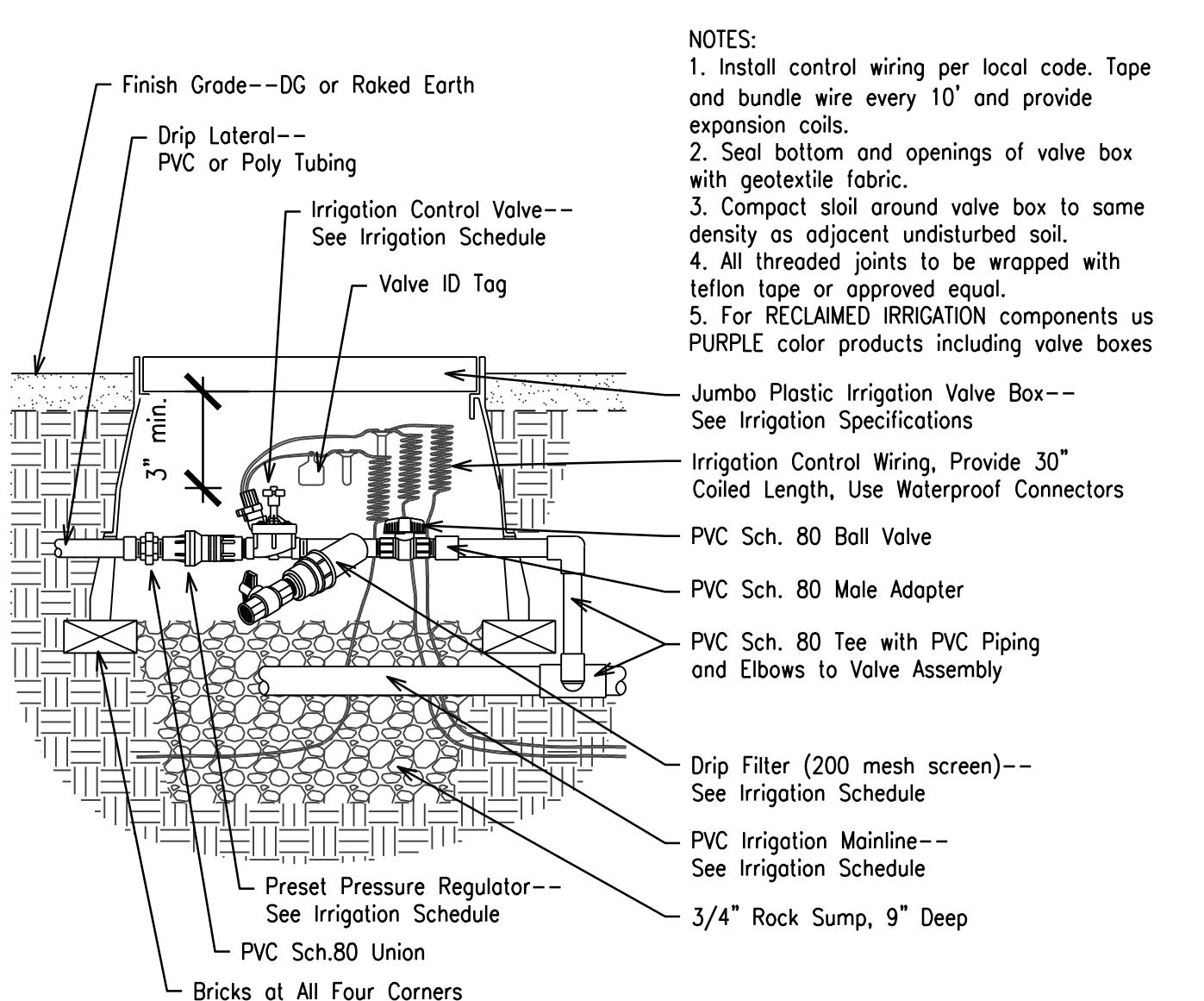
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LANDSCAPE DETAILS 2302254

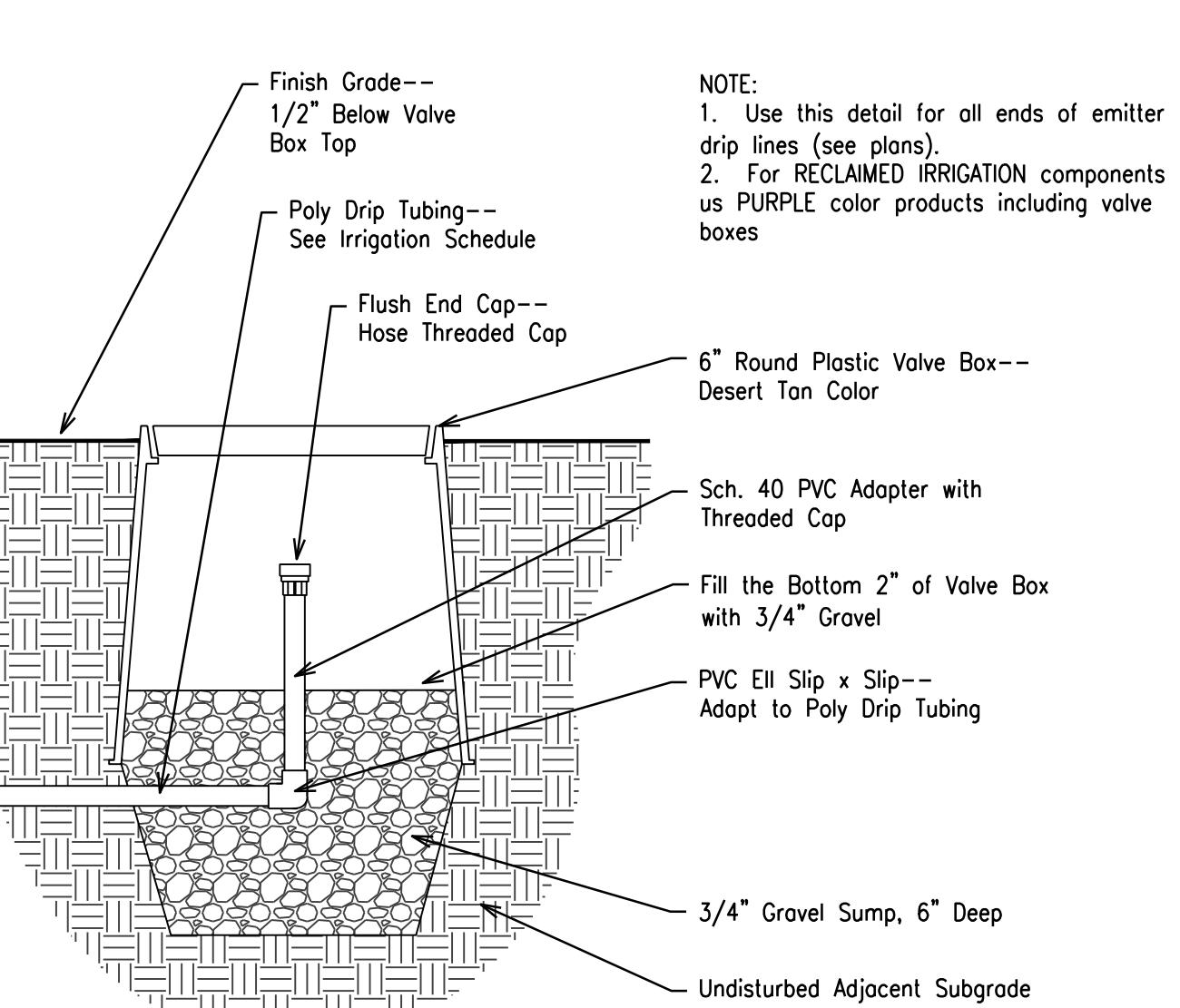
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IRRIGATION DETAILS

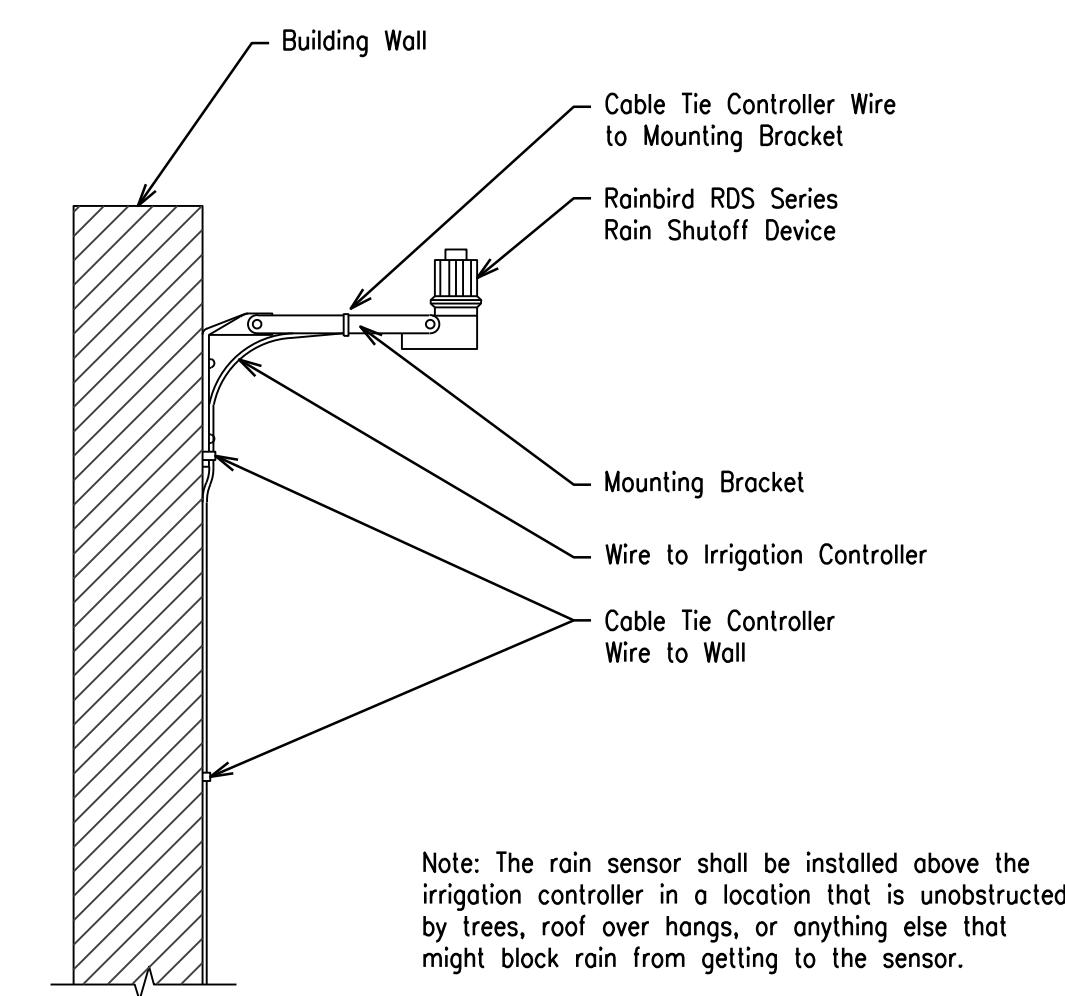
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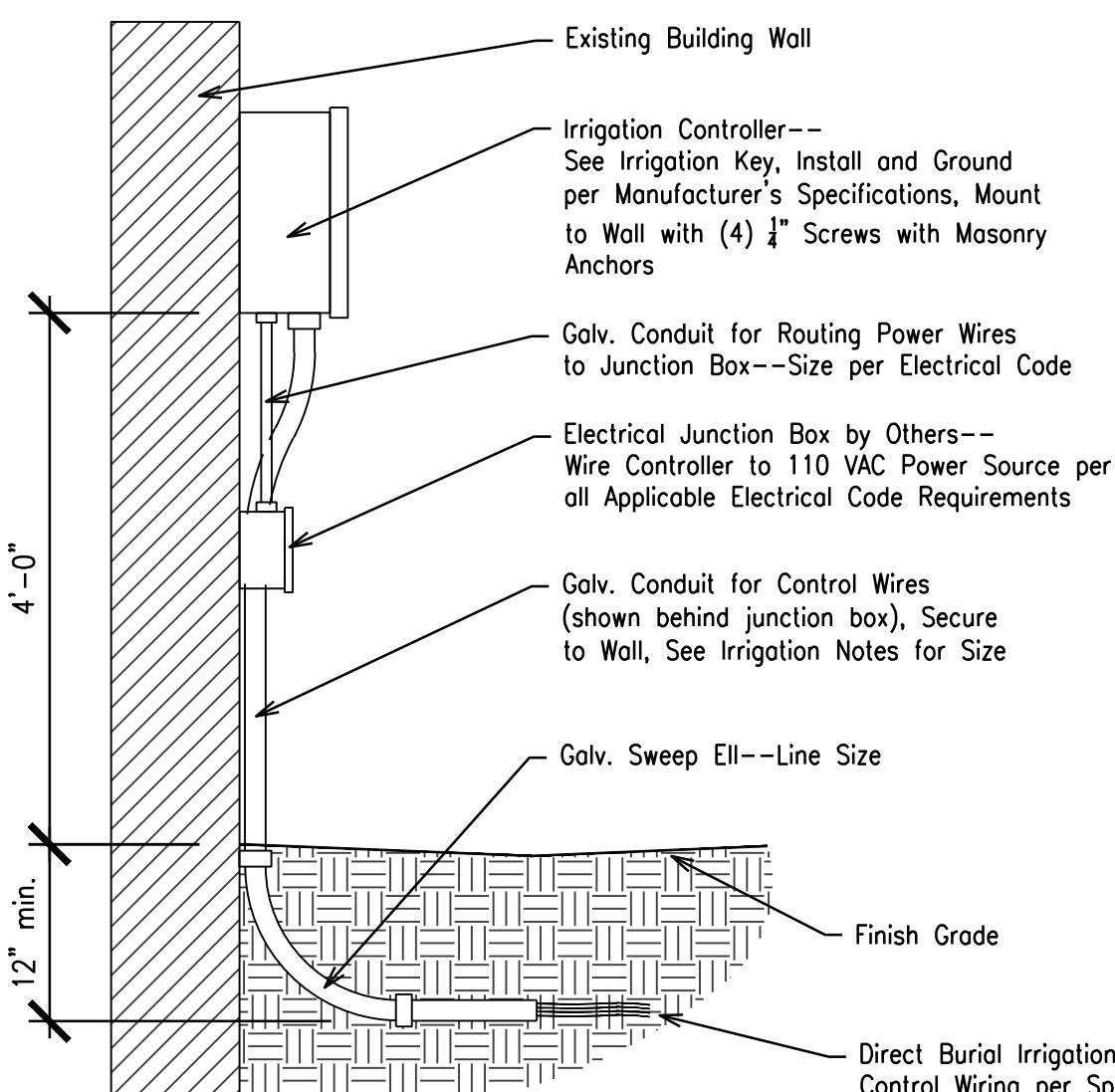
1 DRIP CONTROL VALVE ASSEMBLY
Not to Scale



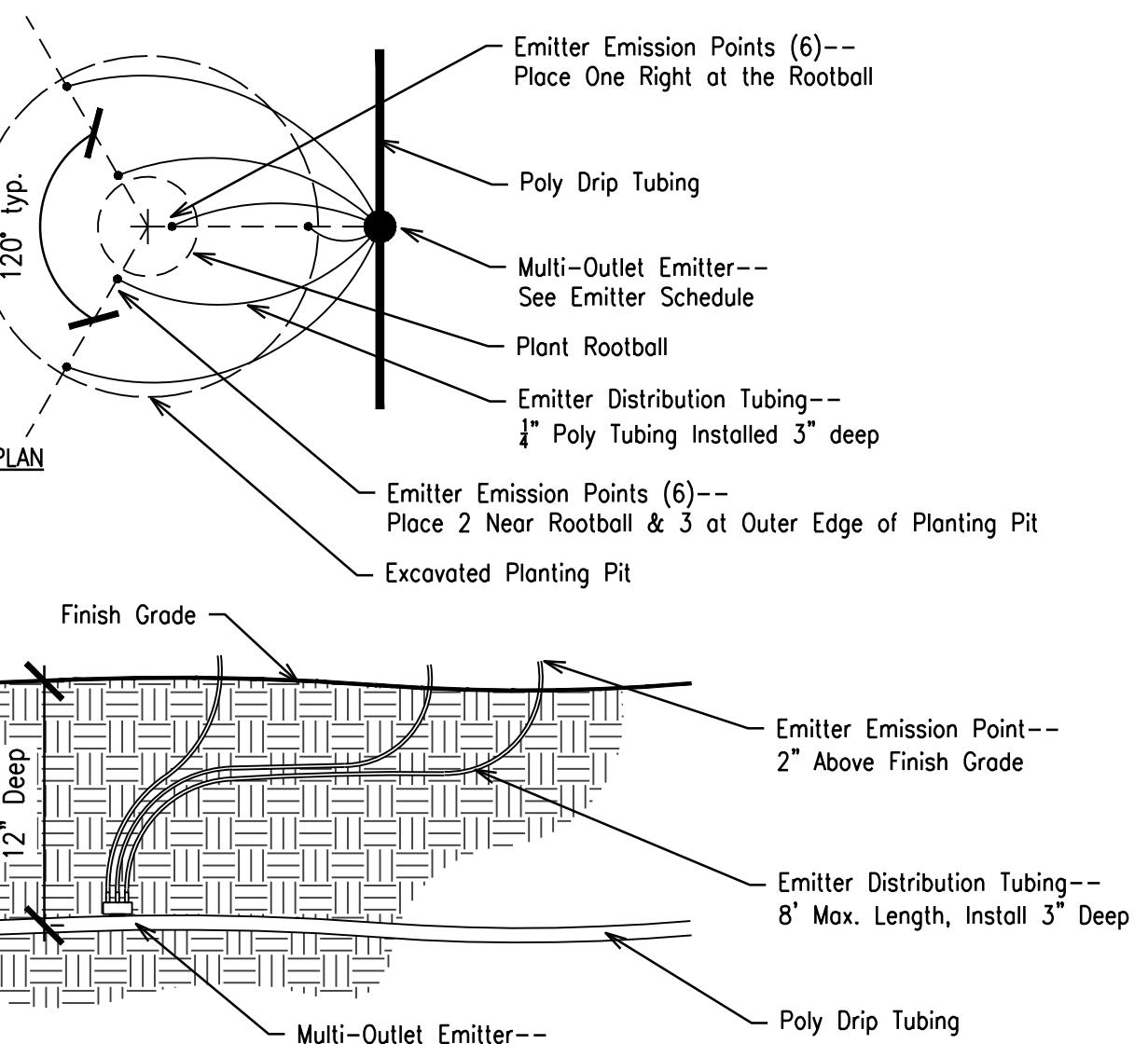
4 END FLUSH CAP
Not to Scale



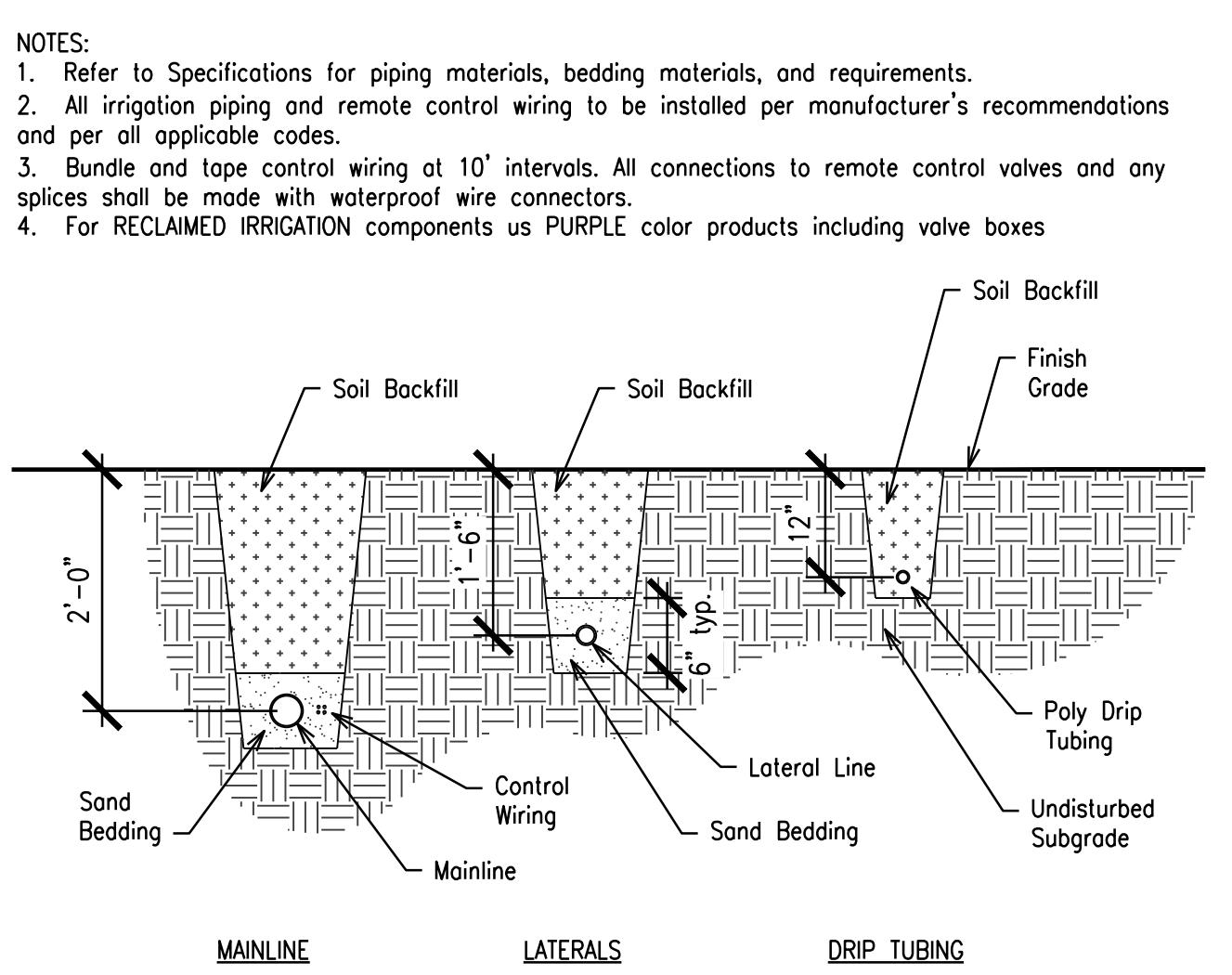
7 RAIN SHUT-OFF DEVICE
Not to Scale



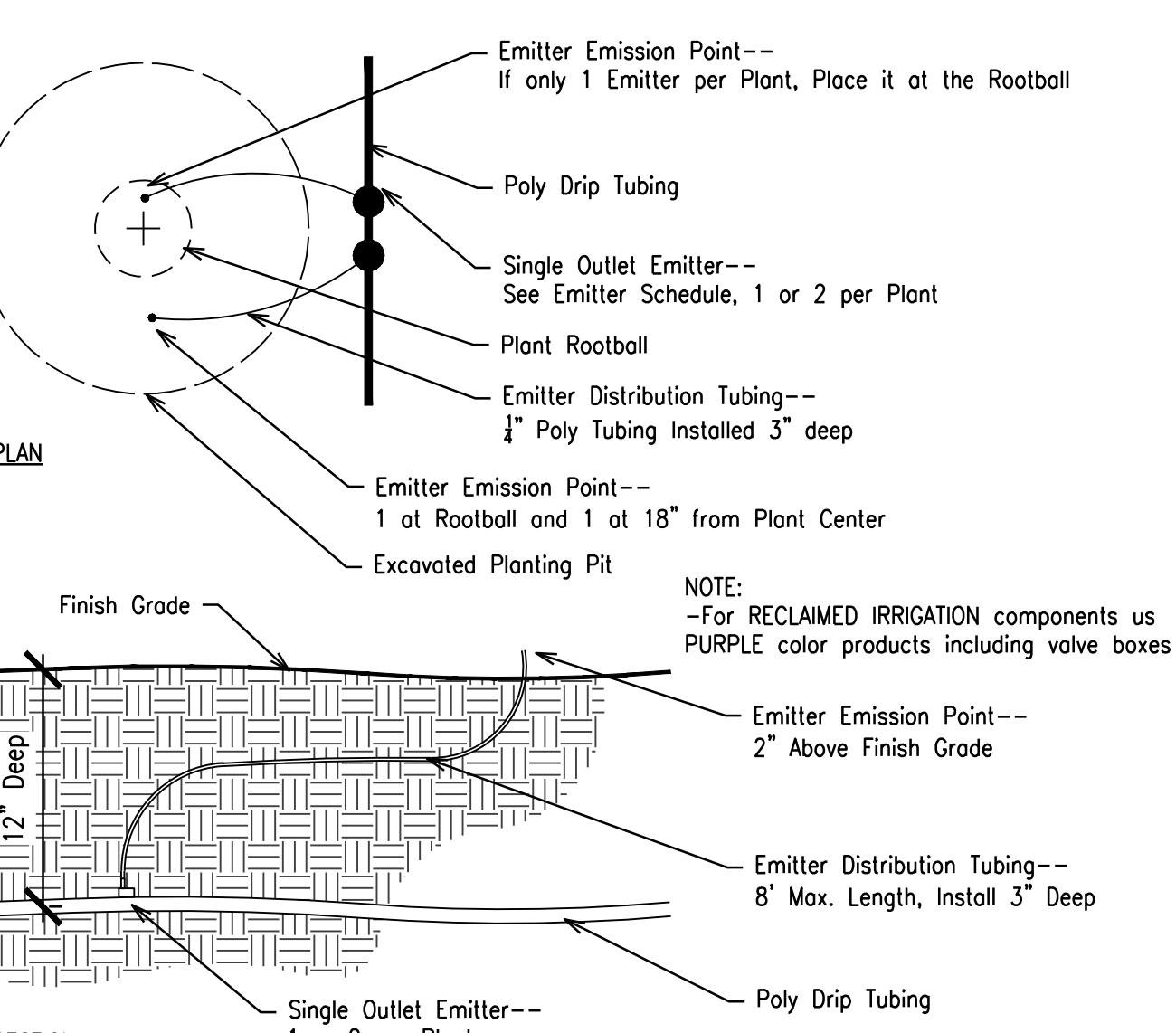
2 WALL MOUNT CONTROLLER
Not to Scale



5 MULTI-OUTLET Emitter, DIRECT BURY
Not to Scale



3 IRRIGATION TRENCHING
Not to Scale



6 SINGLE OUTLET Emitter
Not to Scale

REF NO. OV12-89-12
OV10-97-9
OV9-96-7
OV2202232
PRE APP 2102451
CUP 2202252

2302254
ADDRESS: 10335 N LA CANADA DR ORO VALLEY, AZ 85737

<p>Novak Environmental, Inc. 4574 North First Avenue #100, Tucson, AZ 85718 Phone 520.206.0591 • Fax 520.882.3006</p>		
<p>Arizona Department of Environment Landscape Architecture Registration KAREN M. CESARE 11/06/03</p>		
<p>Development Package IRRIGATION DETAILS TROPICAL SMOOTHIE - LA CANADA LOCATED IN THE N.E. 1/4 OF SEC 15, T12S, R13E, G&SRM, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA</p>		
NO.	REVISION	DATE
1.	#1 LANDSCAPE COMMENTS	11-6-23
DESIGNED: RA DRAWN: RA CHECKED: KC SHEET L-5		
DATE: NOVEMBER 6, 2023 PROJECT NO.: SCALE: NE 22033 SEE PLAN 5 OF 6		



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Landscape Architecture • Natural Resources • Planning • Mitigation

WATER HARVEST PLAN - 2302254

OWNER/DEVELOPER

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CIVIL ENGINEER

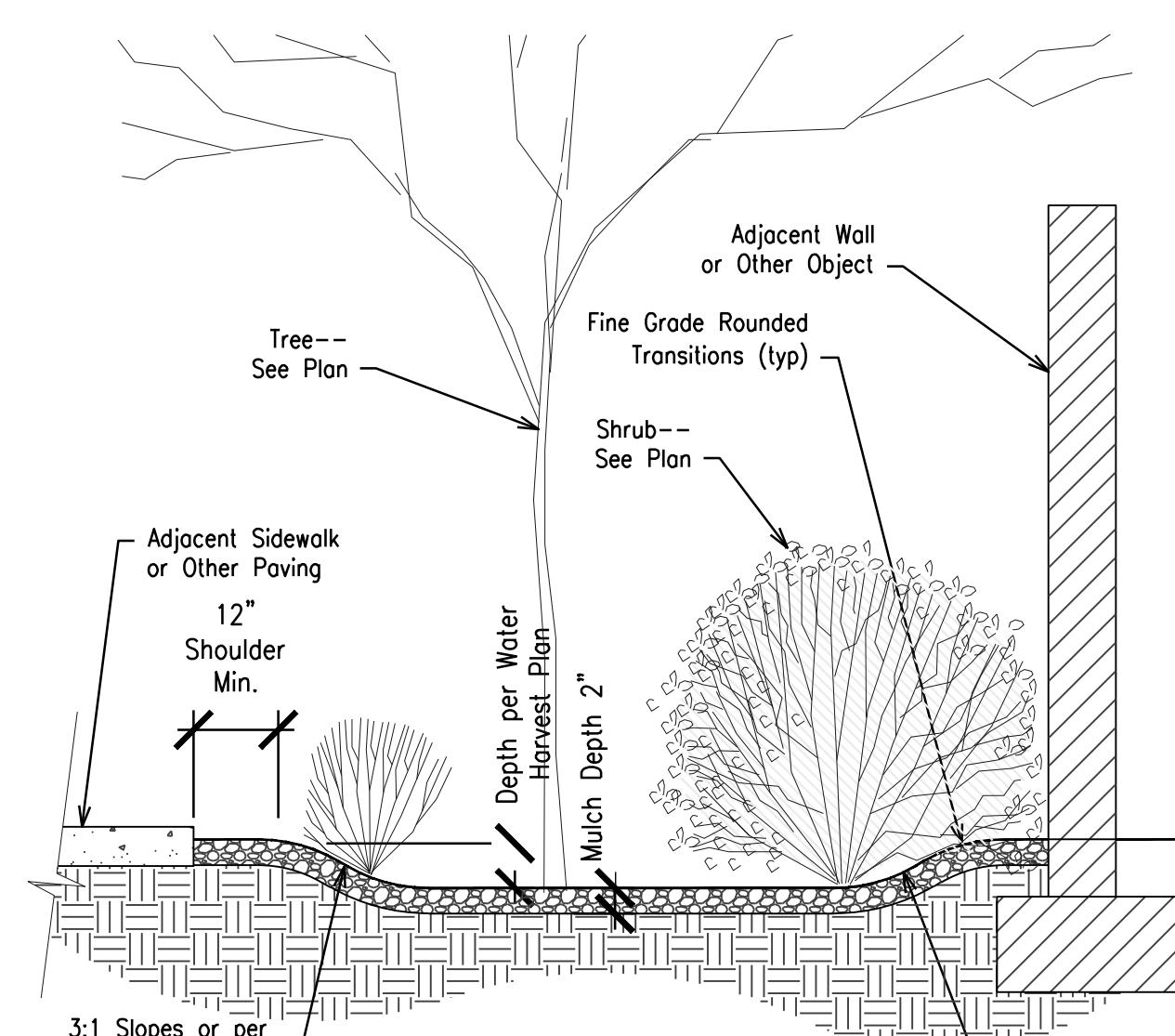
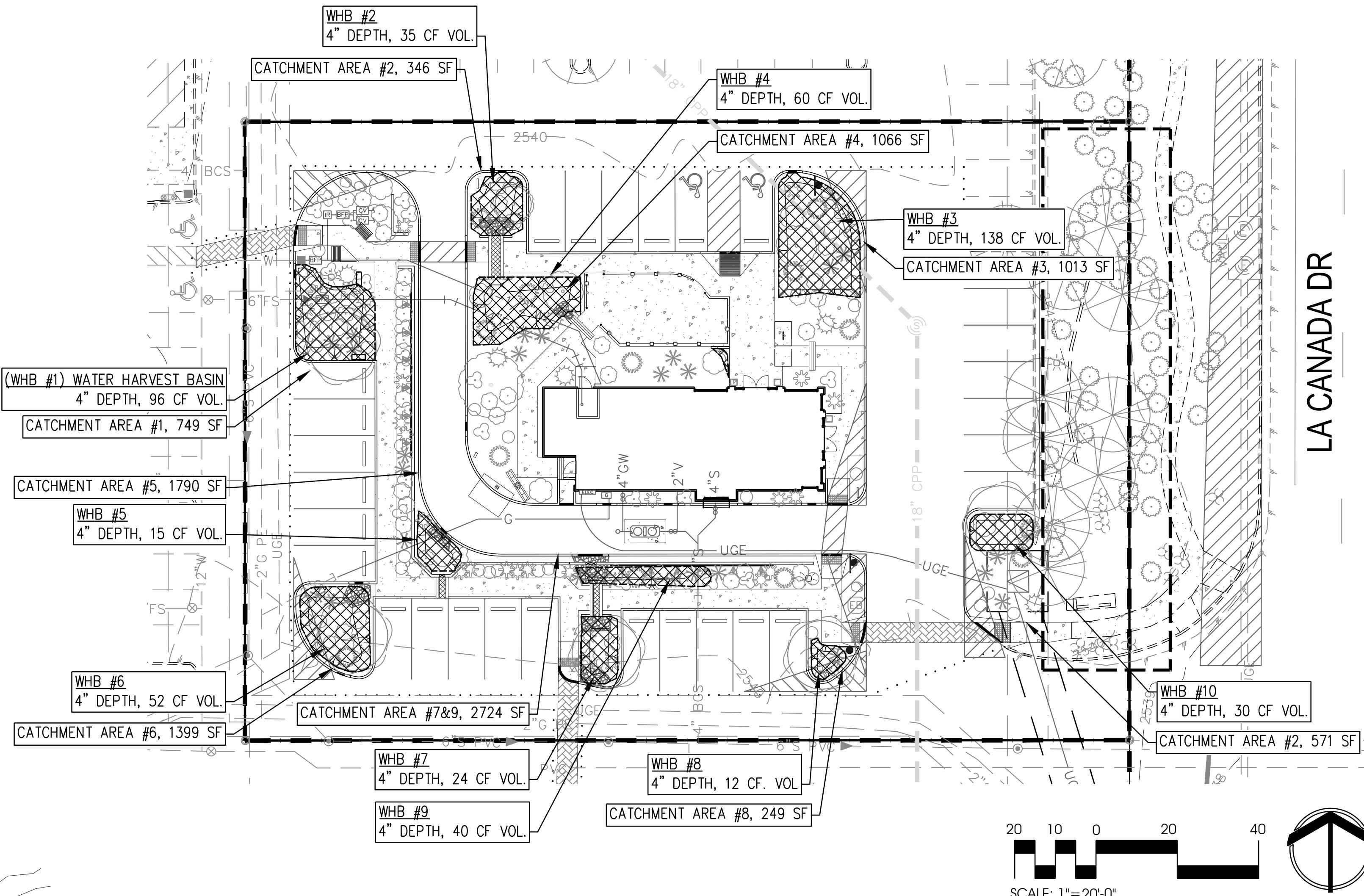
DYNAMIC CIVIL, LLC.
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TUCSON, AZ 85749
PH: 520-461-8016
EMAIL: JAMES.MCM@LIVE.COM

ARCHITECT

NEPTUNE DESIGN GROUP
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PH: 480-297-5577
EMAIL: CNEAL@NEPTUNEDG.COM

LANDSCAPE ARCHITECT

NOVAK ENVIRONMENTAL, INC.
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TUCSON, AZ 85718
PH: 520-206-0591
EMAIL: KAREN@NOVAKENVIRONMENTAL.COM



WATER HARVEST NOTES

1. Rainwater harvesting is a requirement for new development per the current town code (Section 27.6.D.4.D). However, the development of the subject lot, being an interior infill portion of the Canada Crossroads development, is eligible for an exemption of the requirements (Section 27.6.D.1.F) since the substantial drainage improvements built with the Canada Crossroads development plan OV12-98-12, were constructed before June 1, 2010. However, rainwater harvesting is proposed on this site wherever runoff can be collected and landscape areas can be depressed for passive harvesting.
2. The impervious surfaces proposed including pavements, sidewalks, hardscape areas and buildings is 23,682.8 sf, or 0.54 acres.
3. The minimum harvesting volume is 1,620 gal, or 216 cf for this site.
4. The total volume of rainwater harvesting provided is 502 cf, exceeds the minimum standard volume requirement.
5. Harvesting basins are limited to 4" ponding depths. This Water Harvest Plan complied with harvesting and first-flush treatment standards.
6. This project will use a passive rainwater harvest methodology to supplement irrigated landscape planting. Landscape areas will be depressed 4" (including mulch if applicable) with suitable transitions for rainwater infiltration whenever possible.
7. The site's water harvest infiltration areas will have catchment areas consisting of adjacent sloped landscape and paved areas. Building roof drainage will be directed to water harvest basin/infiltration areas when possible.
8. The soil in the landscape planting areas shall be prepared for proper rain water infiltration as needed. This might include caliche removal, "ripping" of compacted soils, or mixing site soil with sand.
9. Water Harvest Basins are to have sloped sides of 4:1 (typ). A slope of 3:1 may be used in locations where basin width requires that a steeper slope be used to reach the 4" depth.
10. Rainwater harvesting measures employed for this development consist of (10) 4" water harvest basins spread throughout the landscape where space and grades allow.
11. All rainwater harvesting measures shown on this plan shall be integrated into both the landscape installation as well as the site grading construction.
12. The irrigation system shall include a rain shut off device for the irrigation controller.



Approval Block:	
Planning & Zoning Administrator	Date
Town Engineer	Date

REF NO. OV12-89-12
OV10-97-9
OV9-96-7
OV2202232
PRE APP 2102451
CUP 2202252

 Novak Environmental, Inc. 4574 North First Avenue #100, Tucson, AZ 85718 Phone 520.206.0591 • Fax 520.882.3006 Landscape Architecture • Natural Resources • Planning • Mitigation		
DEVELOPMENT PACKAGE WATER HARVEST PLAN TROPICAL SMOOTHIE - LA CANADA <small>LOCATED IN THE N.E. 1/4 OF SEC 15, T12S, R13E, G&SRM, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA</small>		
NO.	REVISION	DATE
1.	#1 LANDSCAPE COMMENTS	11-6-23
DESIGNED: RA DRAWN: RA		CHECKED: KC
DATE: NOVEMBER 6, 2023		SCALE: WH-1
PROJECT NO.: NE 22033		SEE PLAN
6 of 6		