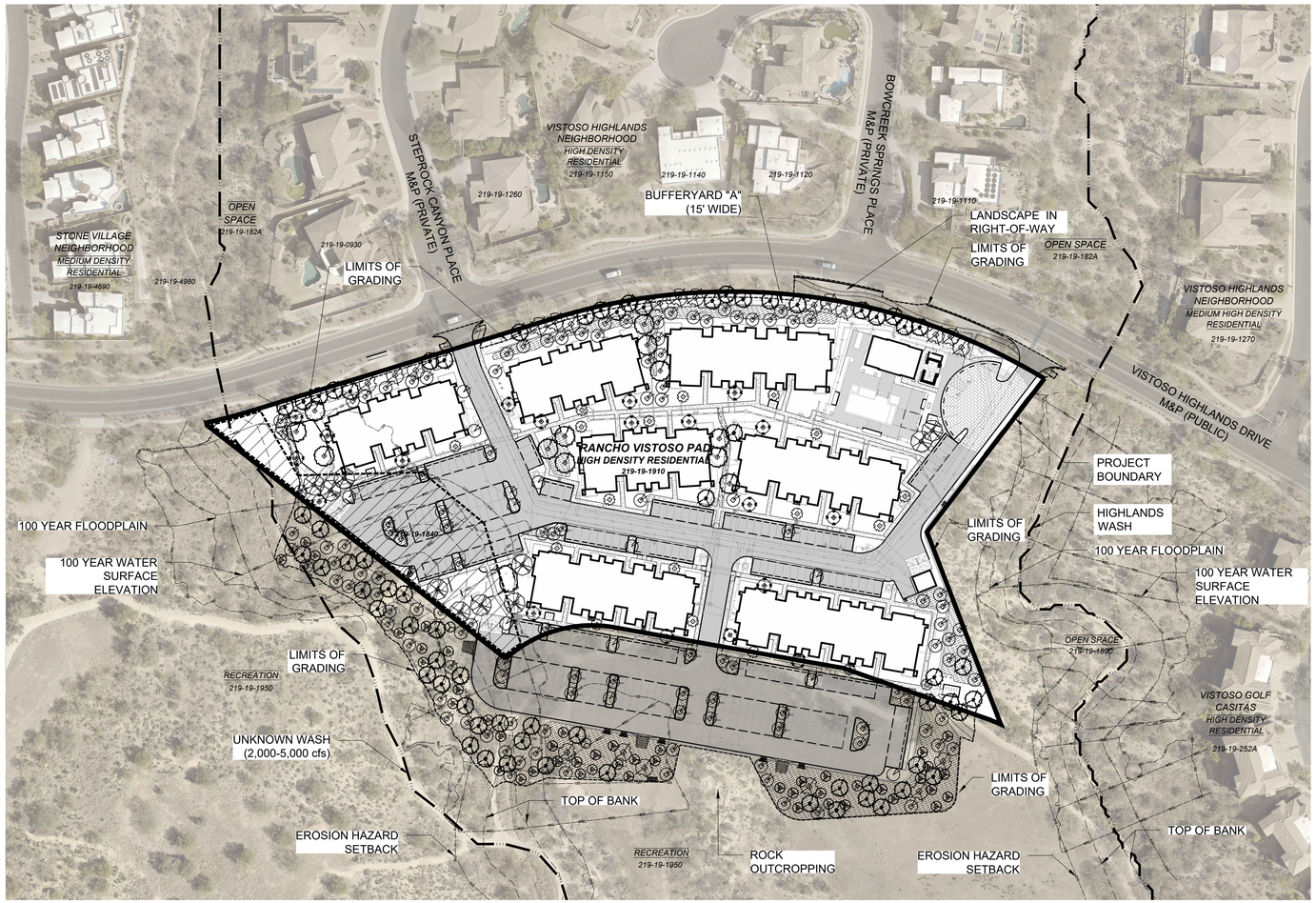
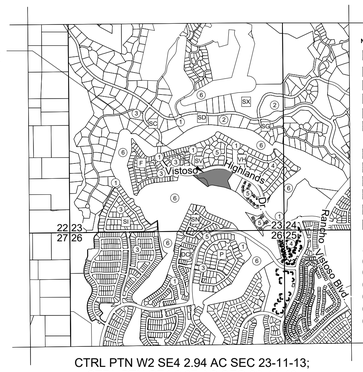
LANDSCAPE & NATIVE PLANT PACKAGE
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS
CASE #2401047

GENERAL NOTES:

1. Gross area of development in acres: 9.33 AC (including 2.53 AC offsite work)
2. Total acres of graded area: 9.33 AC
3. Total acres of undisturbed area: 0.12 AC (5363 SF)
4. Total amount of open space required and provided (as defined in Chapter 31 Definitions)
   Open Space Required: 30% of the gross area of the site
   Open Space Provided: 30.4%
   Total amount of Landscaped Common Areas: 123,846 SF.
5. Landscape Bufferyard "A" Residential Street Frontage along Vistoso Highlands Dr. (Minimum 15 ft.) Landscaped buffer yards appropriately labeled per OVZCR Table 27.7.
6. The existing zoning for A.P.N. 219-19-1910 is Rancho Vistoso PAD 'HDR.' (See PAD document dated June 22, 1987 Ordinance # (O) 06-02 (latest amendment.) The existing zoning for A.P.N. 219-19-1840 is RV PAD 'Open Space.' The proposed zoning for A.P.N. 219-19-1840 is RV PAD 'Recreation Area/Golf Course.' (See Sheet 2 civil notes for 'Rezoning Conditions.'
7. Classification of each perimeter street abutting the property and type and width of street buffer yards provided.
8. Landscape to conform to Oro Valley Landscape Code.
9. Mitigation of surveyed plants in the Native Plant 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 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 the 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 the American Association of Nurserymen 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 reason, shall be replaced in accordance with Sec. 27.6.E.4, Maintenance. 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.
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. 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.
19. Landscape materials shall not obstruct sight distances or vehicle turning movements.
20. Landscaped areas that are susceptible to damage by pedestrian or auto traffic shall be protected by appropriate curbs, tree guards, or other devices.
21. Landscape shall be designed to minimize sediment, sand, and gravel being carried into the streets from storm water or other runoff.
22. Landscape plan enables adequate plant spacing to ensure survivability at plant maturity.
23. 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.
24. Curb-way consisting of inorganic groundcover or plants not to exceed type 2 water use shall be provided between curb and all sidewalks.
25. All landscaped areas to be finished with a natural topping material to a depth of at least two (2) inches.
26. There are no overlay zones applicable to the property.
27. Table for each buffer yard that indicates buffer yard type, width/length, and number of required and provided trees, shrubs, and accent plants. (See sheet LS-0)
28. The proposed development will have trails:
    i. All trail easements indicated are for use by the general public as permanent, non-motorized trail easements.
    ii. All public trails and signage must be constructed by the developer to Pima Regional Trail System Master Plan standards in consultation with the Town Parks and Recreation department. The applicable cross-section is included within these plans.
    iii. Trail and sign locations, as indicated on this plan, must be field verified by Town staff prior to construction and are subject to adjustment.
    iv. Trails must be positioned in a manner to avoid vegetation and minimize potential for erosion.
    v. All trails wihtin Vistoso Trails Nature Preserve shall be constructed of permeable material.
    vi. Public trail easements must be dedicated to the Town as part of the final plat. The Town of Oro Valley shall accept ownership of the public trails and be responsible for all maintenance of the public trails and trail easements post development.
29. For residential developments, construction of all recreational amenities and public or private trails within the project limits must be completed by the time 35% of building permits are issued per Section 26.5 of the Zoning Code.





CTRL PTN W2 SE4 2.94 AC SEC 23-11-13;
CTRL PTN SE4 6.07 AC SEC 23-11-13
TOWN OF ORO VALLEY, ARIZONA

LOCATION MAP

SCALE: 3" = 1 MILE

NORTH

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LEGEND

- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Rezone Boundary
- Limits of Grading

SUBMITTAL HISTORY:

1ST SUBMITTAL	03/29/2024	TOWN OF ORO VALLEY
2ND SUBMITTAL	07/19/2024	TOWN OF ORO VALLEY

PLANNING & ZONING ADMINISTRATOR DATE

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PH: (520) 903-2323
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OV 132, LLC
6340 N. CAMPBELL AV., SUITE 170
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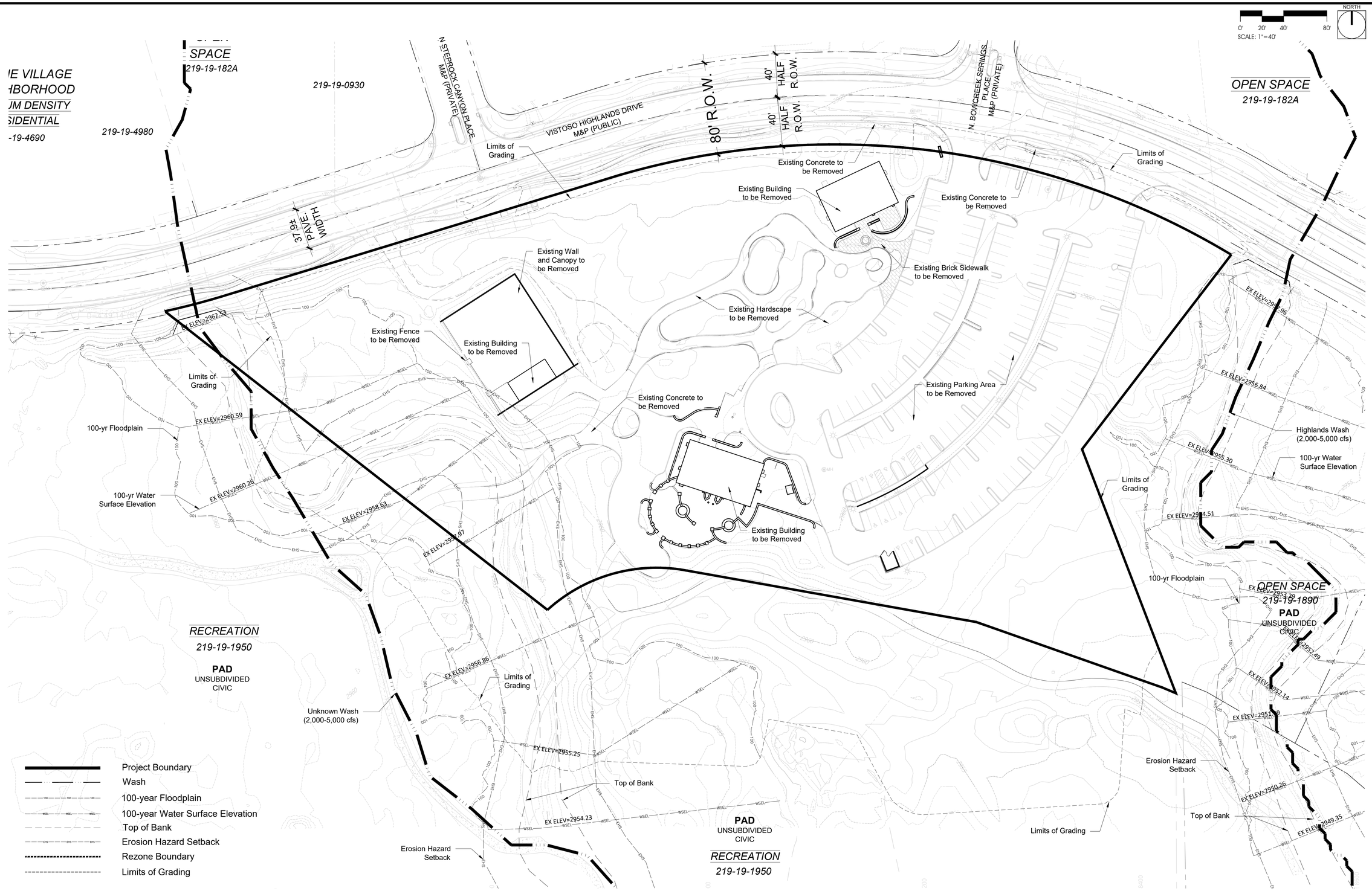
PH: (520) 850-9300
E: rossrulney@gmail.com

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/26

LANDSCAPE & NATIVE PLANT PACKAGE
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS
A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO:
CASE #2401047
REFERENCE: 2203155, 2301138, 2301232

COVER
1 OF 45



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EXISTING CONDITIONS

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
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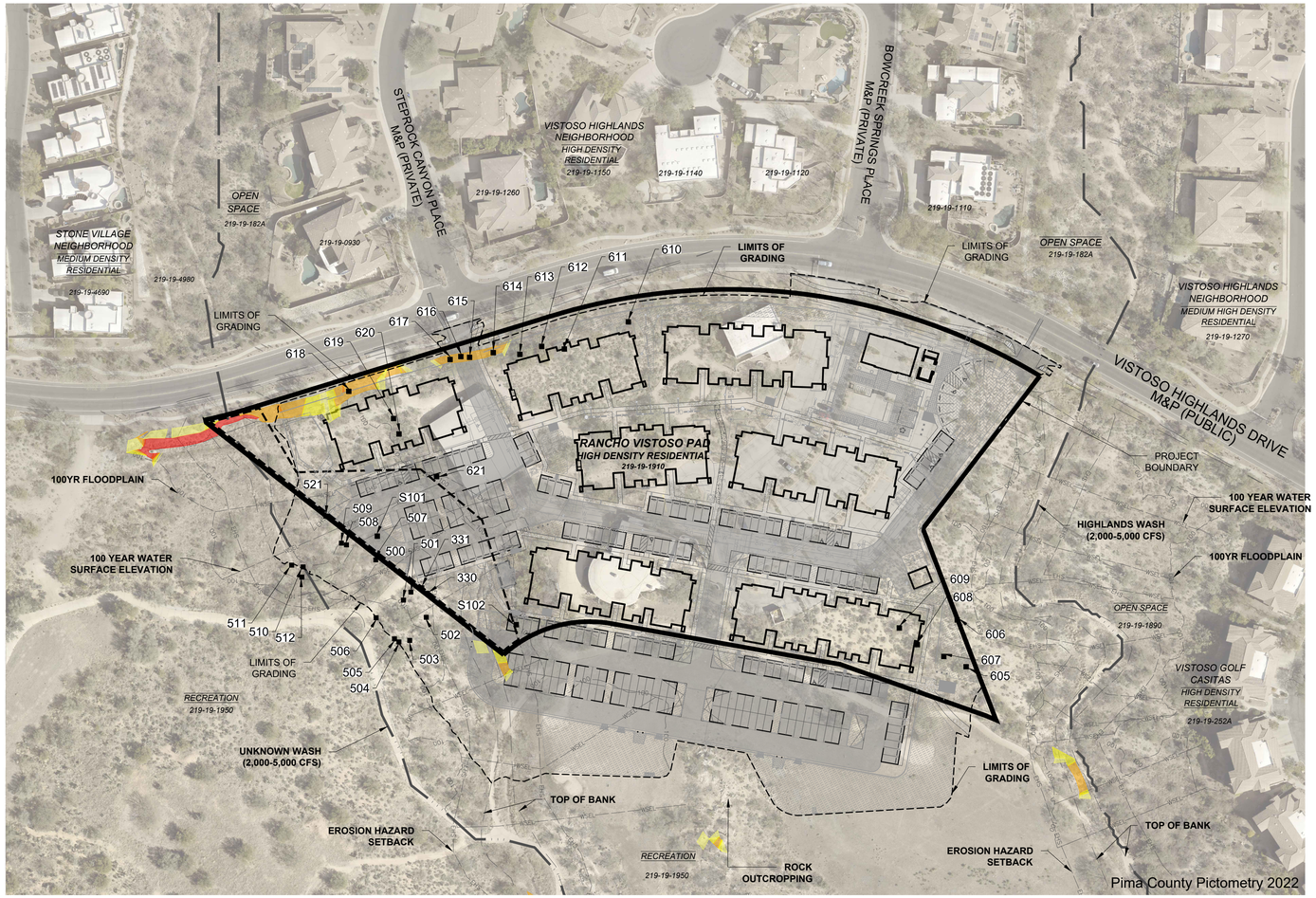
LANDSCAPE & NATIVE PLANT PACKAGE
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS
A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

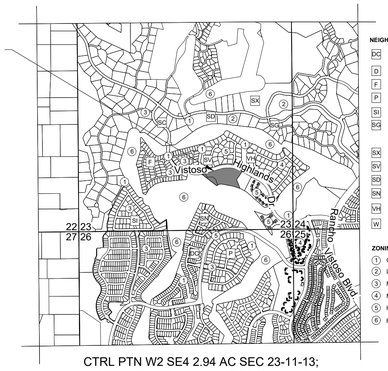
CASE NO:
CASE #2401047
REFERENCE:
2203155,
2301138,
2301232
EC-1
2 OF 45

SITE RESOURCE INVENTORY
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS
CASE #2401047

GENERAL NOTES:

1. Gross area of development in acres: 9.33 AC (including 2.53 AC offsite work)
2. Total acres of graded area: 9.33 AC
3. Total acres of undisturbed area: 0.12 AC (5,363 SF)
4. List the tag colors representing plants scheduled to be:
   WHITE: Preserved in Place
   BLUE: Transplanted on-site
   YELLOW: Removed from site
5. 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.
6. 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.
7. Salvage of operations shall not commence until the Zoning inspector has performed an inspection and given approval to be salvaged.
8. Temporary nursery shall be in conformance with Section 7.6.B.4.j.
9. Mitigation of Significant Vegetation shall be in accordance with Table 27-1 Mitigation of Significant Vegetation.
10. 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.
11. 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.
12. Significant Vegetation Information:
    Total amount present on-site (square feet): 3,518 SF
    Total amount being disturbed (square feet): 3,518 SF
    Total percentage disturbed: 100%





CTRL PTN W2 SE4 2.94 AC SEC 23-11-13;
CTRL PTN SE4 6.07 AC SEC 23-11-13
TOWN OF ORO VALLEY, ARIZONA

LOCATION MAP
SCALE: 3" = 1 MILE

NORTH

0' 40' 80' 160'
SCALE: 1"=80'

Significant Vegetation Mitigation Table

Number Removed	Botanical Name	Common Name	Mitigation Ratio	Replacement Plants		Understory Required*
					Qty	
3	ACACIA GREGGII	CATCLAW ACACIA	2:1	48" Box	3	15
				36"Box	3	
1	CERCIDIUM FLORIDUM	BLUE PALO VERDE	2:1	48" Box	1	5
				36"Box	1	
16	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	2:1	48" Box	16	80
				36"Box	16	
10	PROSOPIS VELUTINA	VELVET MESQUITE	2:1	48" Box	10	50
				36"Box	10	
			Total		60	150
	*Required Understory: 5 understory plants per tree mitigated					

TOTAL UNDERSTORY PROVIDED: 150

LEGEND

- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Rezone Boundary
- Limits of Grading
- Inventoried Significant Vegetation

- Slope 15% to less than 18%
- Slope 18% to less than 20%
- Slope 20% to less than 25%
- Slope 25% to less than 33%
- Slope 33% or Greater

SHEET INDEX:

COVER	THIS SHEET
SITE RESOURCE INVENTORY	SR-1

SUBMITTAL HISTORY:

1ST SUBMITTAL	03/29/24	TOWN OF ORO VALLEY
2ND SUBMITTAL	07/19/24	TOWN OF ORO VALLEY

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REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
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Date Signed
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A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO:
CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
SR-0

SRI NOTES:

1. The extents of this SRI include APNs: 219-19-1910; APN 219-19-1840; and APN 219-19-1950.
2. There are no Distinct Native Plant Stands on-site.
3. This aerial photo is less than two years old.
4. The site features a combination of constructed and native landscape. Areas of constructed landscape are excluded from this inventory.
5. Native Plant species present include: Whitethorn Acacia (Acacia constricta,) Catclaw Acacia (Acacia greggii,) Saguaros (Carnegia gigantea,) Desert Hackberry (Celtis pallida,) Blue Palo Verde (Cercidium Floridum,) Foothills Palo Verde Trees (Cercidium microphyllum,) Fishhook Barrel Cactus (Ferocactus wislizenii,) Ocotillo (Fouquieria splendens,) Ironwood Trees (Olneya Tesota,) Velvet Mesquite Trees (Prosopis velutina.)
6. The significant species are identified on the map.

SIGNIFICANT VEGETATION INVENTORY

ID #	BOTANICAL NAME	COMMON NAME	HEIGHT(FT)	CALIPER(IN)	TAG	TREATMENT	REASONS	
330	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	16	30	BLUE	TOS	MISTLETOE	DIEBACK
331	PROSOPIS VELUTINA	VELVET MESQUITE	18	22	BLUE	TOS		
500	PROSOPIS VELUTINA	VELVET MESQUITE	16	20	YELLOW	RFS		
501	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	15	35	BLUE	TOS		
502	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	15	20	YELLOW	RFS		
503	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	14	12	YELLOW	RFS		
504	PROSOPIS VELUTINA	VELVET MESQUITE	19	15	BLUE	TOS		
505	PROSOPIS VELUTINA	VELVET MESQUITE	19	15	YELLOW	RFS		
506	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	19	19	BLUE	TOS		
507	PROSOPIS VELUTINA	VELVET MESQUITE	13	20	YELLOW	RFS		
508	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	15	20	YELLOW	RFS		
509	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	13	15	YELLOW	RFS		
510	PROSOPIS VELUTINA	VELVET MESQUITE	20	19	YELLOW	RFS		
511	PROSOPIS VELUTINA	VELVET MESQUITE	20	19	YELLOW	RFS		
512	PROSOPIS VELUTINA	VELVET MESQUITE	16	13	YELLOW	RFS		
521	PROSOPIS VELUTINA	VELVET MESQUITE	15	12	YELLOW	RFS	DIEBACK	
605	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	15	12	YELLOW	RFS	DEAD TRUNK	DEAD LIMB
606	PROSOPIS VELUTINA	VELVET MESQUITE	12	12	YELLOW	RFS	DIEBACK	DEAD TRUNK
607	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	12	12	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
608	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	12	12	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
609	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	12	16	YELLOW	RFS	DEAD TRUNK	DEAD LIMB
610	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	14	12	YELLOW	RFS	DEAD TRUNK	DEAD LIMB
611	ACACIA GREGGII	CATCLAW ACACIA	15	12	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
612	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	16	15	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
613	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	17	14	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
614	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	15	14	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
615	ACACIA GREGGII	CATCLAW ACACIA	16	14	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
616	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	15	14	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
617	CERCIDIUM FLORIDUM	BLUE PALO VERDE	16	14	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
618	PROSOPIS VELUTINA	VELVET MESQUITE	19	17	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
619	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	15	20	YELLOW	RFS	DEAD TRUNK	DEAD LIMB
620	ACACIA GREGGII	CATCLAW ACACIA	18	15	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
621	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	14	12	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
S101	PROSOPIS VELUTINA	VELVET MESQUITE	12	14	YELLOW	RFS	DIEBACK	PRIMARY BRANCH DEAD
S102	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	18	30	YELLOW	RFS	DIEBACK	BAD BASE

NOTE: A SIGNIFICANT VEGETATION ID# PREFIXED WITH "S" IS A TAG DISTINGUISHING A PLANT FROM ONE ON THE NATIVE PLANT INVENTORY WITH A SIMILAR ID#.

TREATMENT LEGEND

PIP: Preserved in Place (White Tag)
TOS: Transplanted on-site (Blue Tag)
RFS: Removed from site (Yellow Tag)

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DATE: 07/19/24
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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

SITE RESOURCE INVENTORY

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/25

SITE RESOURCE INVENTORY
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

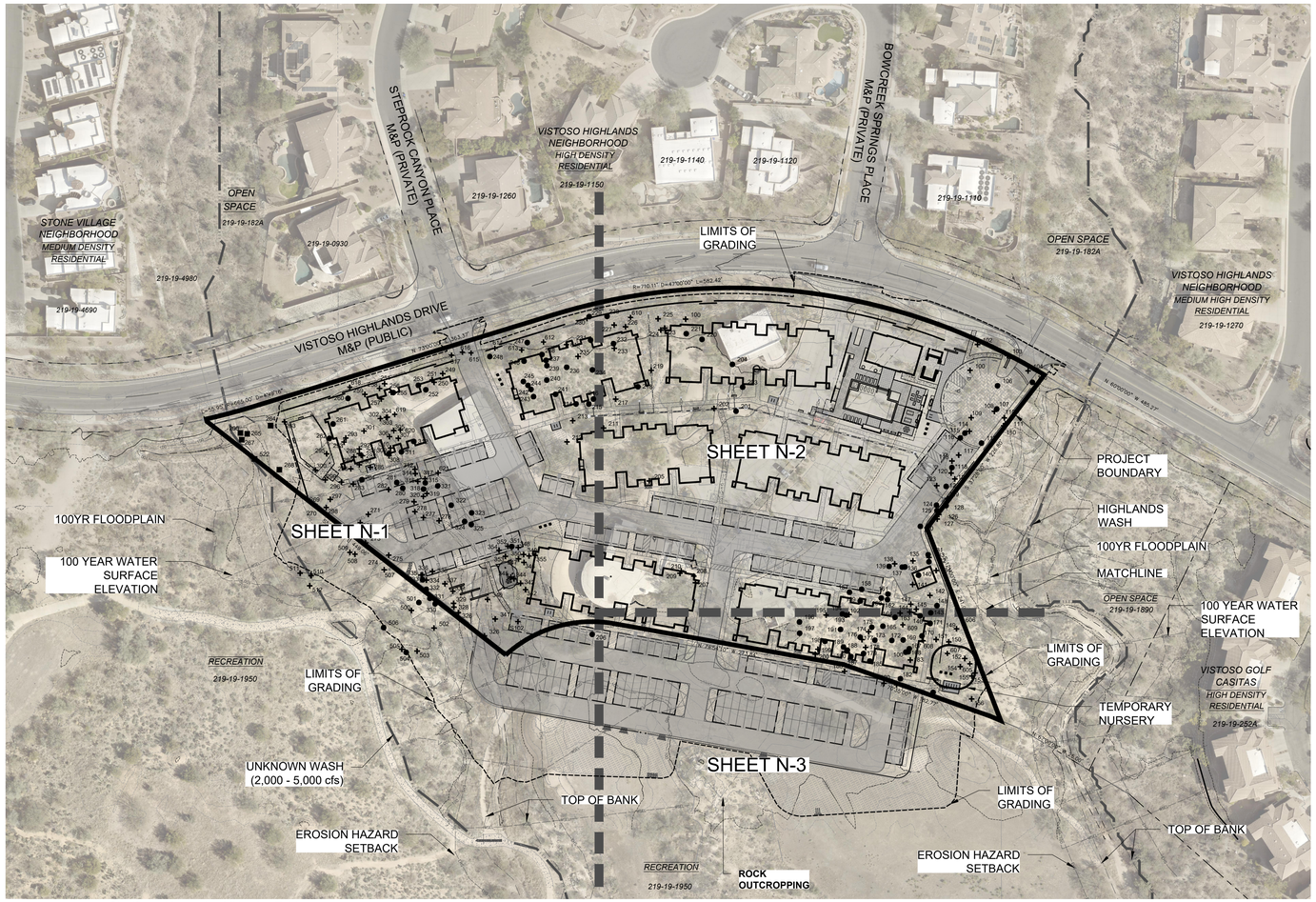
CASE NO:
CASE #2401047
REFERENCE: 2203155, 2301138, 2301232

SR-1
4 OF 45

NATIVE PLANT PRESERVATION PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS
CASE #2401047

GENERAL NOTES:

1. Gross area of development in acres: 9.33 AC (including 2.53 AC offsite work)
2. Total acres of graded area: 9.33 AC
3. Total acres of undisturbed area: 0.12 AC (5,363 SF)
4. List the tag colors representing plants scheduled to be:
   White Tag: Preserved in Place
   Blue Tag: Transplanted on-site
   Yellow: Removed from site
5. 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.
6. 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.
7. Salvage of operations shall not commence until the Zoning inspector has performed an inspection and given approval to be salvaged.
8. Temporary nursery shall be in conformance with Section 7.6.B.4.j.
9. Mitigation of Significant Vegetation shall be in accordance with Table 27-1 Mitigation of Significant Vegetation.
10. 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.
11. 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.
12. Significant Vegetation Information:
    Total amount present on-site (square feet): 3,518 SF
    Total amount being disturbed (square feet): 3,518 SF
    Total percentage disturbed: 100%



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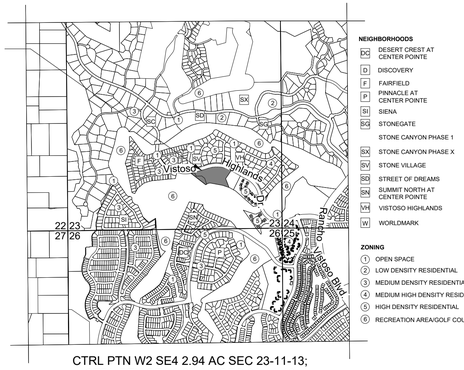

CTRL PTN W2 SE4 2.94 AC SEC 23-11-13;
CTRL PTN SE4 6.07 AC SEC 23-11-13
TOWN OF ORO VALLEY, ARIZONA

LOCATION MAP

SCALE: 3" = 1 MILE

NORTH

SHEET INDEX:

COVER	THIS SHEET
NATIVE PLANT PRESERVATION PLAN	N-1
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NATIVE PLANT INVENTORY	N-7

SUBMITTAL HISTORY:

1ST SUBMITTAL	03/29/24	TOWN OF ORO VALLEY
2ND SUBMITTAL	07/19/24	TOWN OF ORO VALLEY

Native Plant Summary Table

Botanical Name	Common Name	Transplant	Remove from Site	Preserve in Place	Total per Plant
ACACIA CONTRICTA	WHITETHORN ACACIA	1	8	1	10
ACACIA GREGGII	CATCLAW ACACIA	1	19	2	22
CARNEGIEA GIGANTEA	SAGUARO	14	1	0	15
CELTIS PALLIDA	DESERT HACKBERRY	1	4	0	5
CERCIDIUM FLORIDUM	BLUE PALO VERDE	1	1	1	3
CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	15	76	1	92
FEROCACTUS WISLIZENII	FISHHOOK BARREL	53	29	0	82
FOUQUIERIA SPLENDENS	OCOTILLO	15	2	0	17
OLNEYA TESOTA	IRONWOOD	2	7	0	9
PROSOPIS VELUTINA	VELVET MESQUITE	4	21	5	30
YUCCA ELATA	SOAPTREE YUCCA	1	0	0	1
ZIZIPHUS OBTUSIFOLIA	GRAYTHORN	0	3	0	3
	Total	108	171	10	289

Significant Vegetation Mitigation Table

Number Removed	Botanical Name	Common Name	Mitigation Ratio	Replacement Plants	Qty	Understory Required*
3	ACACIA GREGGII	CATCLAW ACACIA	2:1	48" Box	3	15
				36"Box	3	
1	CERCIDIUM FLORIDUM	BLUE PALO VERDE	2:1	48" Box	1	5
				36"Box	1	
16	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	2:1	48" Box	16	80
				36"Box	16	
10	PROSOPIS VELUTINA	VELVET MESQUITE	2:1	48" Box	10	50
				36"Box	10	
			Total		60	150
	*Required Understory: 5 understory plants per tree mitigated					

LEGEND

- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Rezone Boundary
- Limits of Grading
- Temporary Plant Nursery
- Plant Preserved in Place
- Transplant on Site
- Remove from Site
- 2' Contour Interval

PLANNING & ZONING ADMINISTRATOR DATE

THE USE OF PLANS PREPARED BY THE PLANNING CENTER SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR RE-USE BY ANY METHOD, IN WHOLE OR PART WITHOUT THE EXPRESSED WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT IS PROHIBITED. TITLE TO THESE CONCEPTS AND PLANS REMAIN WITH THE LANDSCAPE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. THE DRAWINGS OR CONCEPTS SHALL NOT BE USED IN PART OR IN WHOLE FOR CONSTRUCTION WITHOUT JUST COMPENSATION AND PERMISSION FROM THE PLANNING CENTER.

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#	REVISIONS/SUBMITTALS	DATE

ENGINEER:
RICK ENGINEERING COMPANY
3945 E. FORT LOWELL RD., SUITE 111
TUCSON, AZ 85712
ATTN: KEVIN HALL
PH: (520) 795-1000
khall@rickengineering.com

ARCHITECT:
a23 STUDIOS
711 EAST 9TH STREEET
TUCSON, AZ 85719
ATTN: MR. BURAK BEKAT
PH: (520) 903-2323
E: info@a23studios.com

OWNER/DEVELOPER:
OV 132, LLC
6340 N. CAMPBELL AV., SUITE 170
TUCSON, AZ 85718
ATTN: ROSS RULNEY
PH: (520) 850-9300
E: rossrulney@gmail.com

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/26

NATIVE PLANT PRESERVATION PLAN
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CASE NO:
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REFERENCE:
2203155,
2301138,
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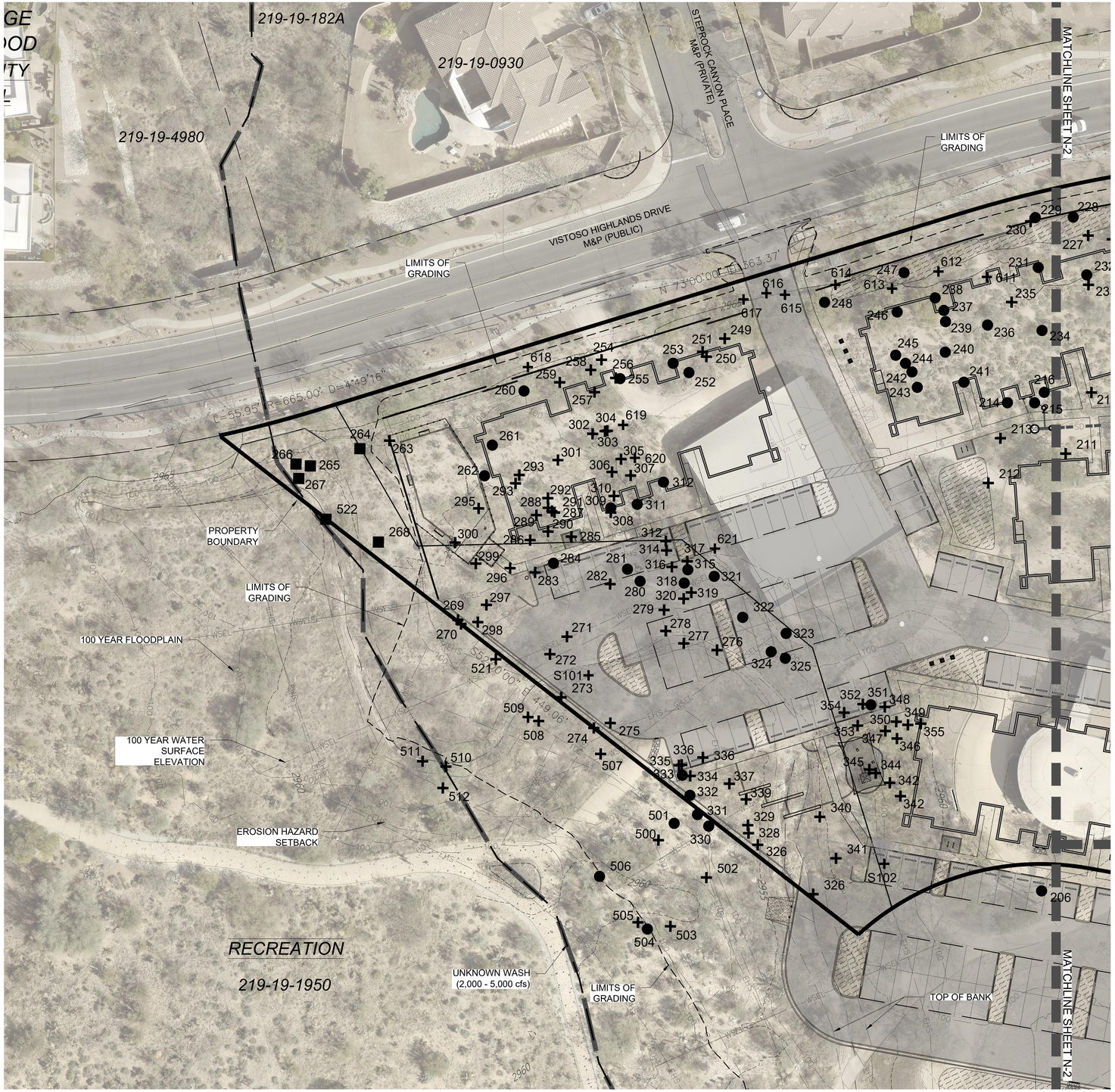
N-0



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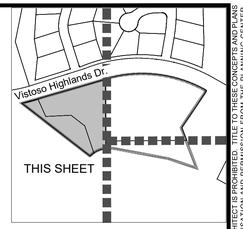

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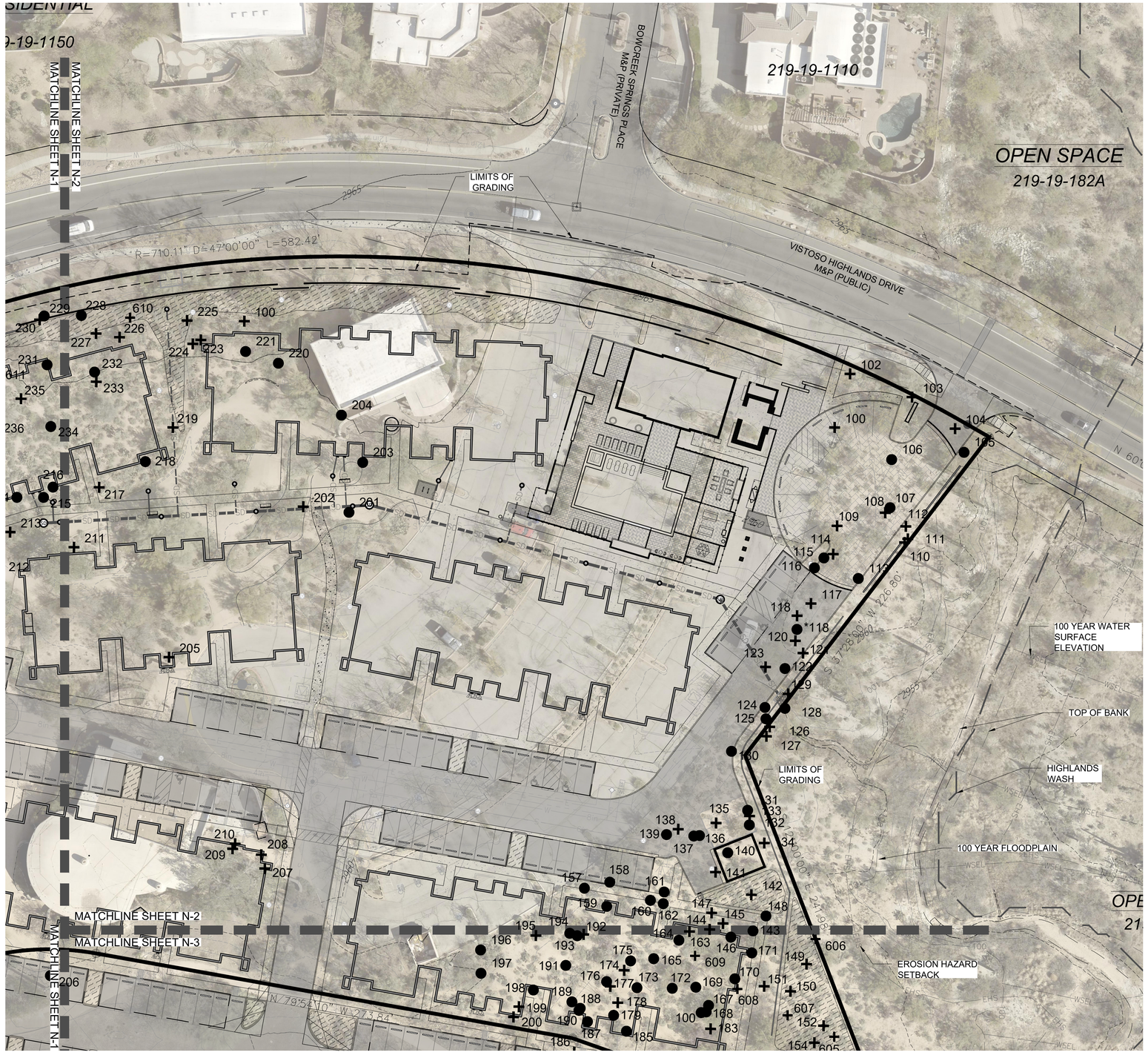

0' 15' 30' 60'
SCALE: 1"=30'

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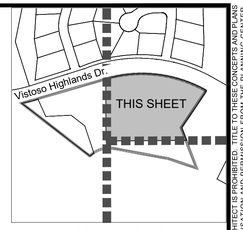

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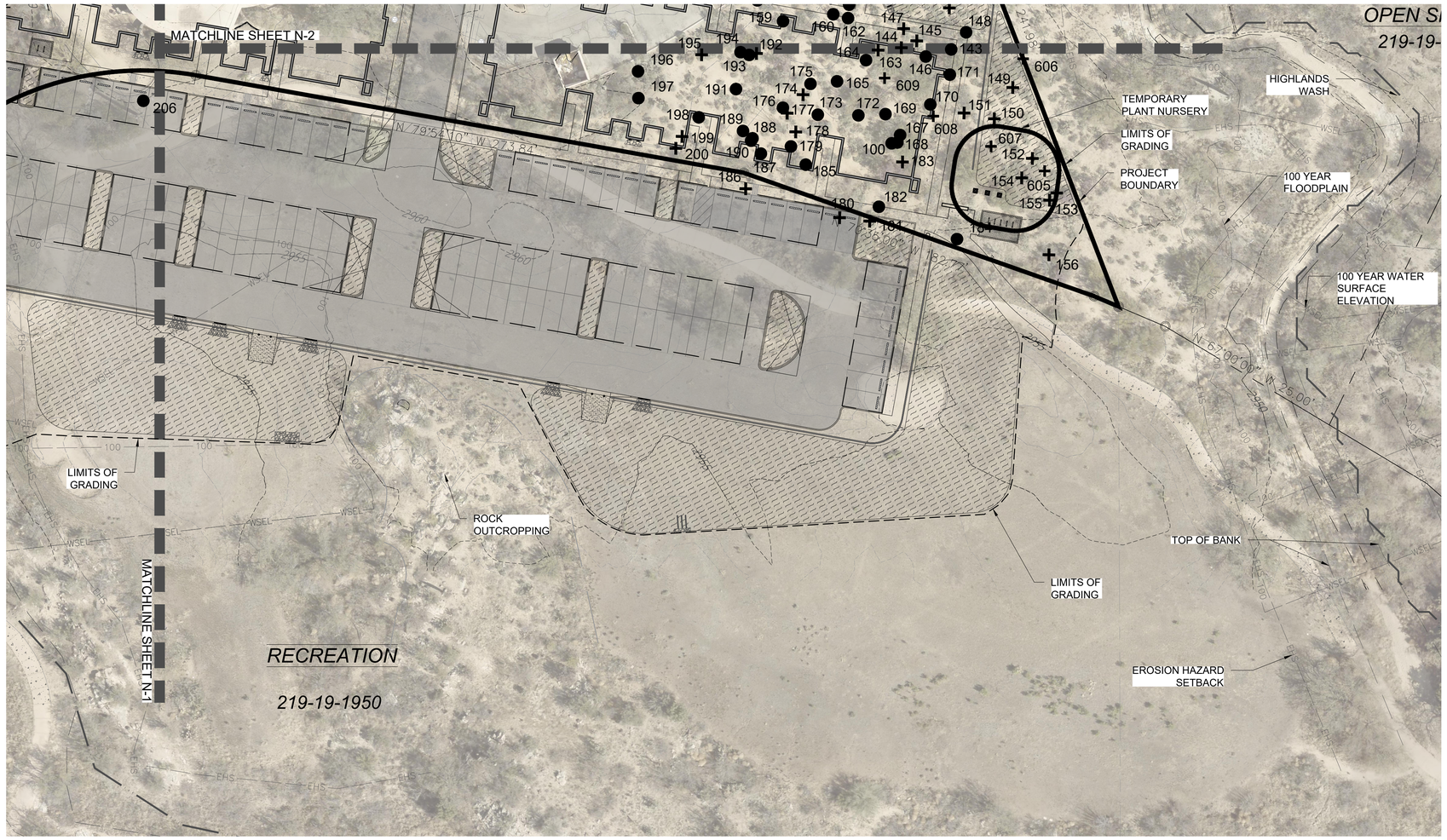

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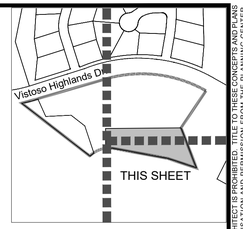

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REFERENCE: 2203155, 2301138, 2301232
N-3
8 OF 45

1. MITIGATION MEASURES AND PROCEDURES

ALL SPECIES THAT ARE IDENTIFIED AS SALVAGEABLE WILL BE SALVAGED DURING THE COURSE OF THIS PROJECT AND UTILIZED ON SITE. THE PREFERRED METHOD OF TREE SALVAGE IS THE SPADE SALVAGE TECHNIQUE TO BE USED FOR THIS PROJECT.

ALL TREES WHOSE CALIPER IS LESS THAN 6 INCHES MAY BE SALVAGED WITH A TREE SPADE. THIS ASSUMES THAT AN 60 INCH SPADE WILL BE USED FOR THE OPERATION AND THAT SOIL CONDITIONS ON THE SITE ARE AMENABLE TO SPADING. SPECIES SALVAGED WITH THE SPADE WILL BE MOVED ONLY ONE TIME - TO THEIR FINAL PLANTING LOCATION. THIS WILL REQUIRE CAREFUL COORDINATION BETWEEN THE PROJECT MANAGER, GRADING CONTRACTOR AND SPADE CONTRACTOR. THIS INCREASED EFFORT IS WARRANTED BY SIGNIFICANT COST SAVINGS OF A ONE MOVE SPADE OPERATION AND INCREASED SURVIVAL RATES ASSOCIATED WITH MOVING TREES ONLY ONCE WITH A SPADE AS OPPOSED TO MOVING THEM TWICE - ONCE TO A TEMPORARY HOLDING YARD AND THEN A SECOND TIME TO THE FINAL PLANTED LOCATION.

ALL SALVAGED SPECIES WILL BE PROVIDED WITH TEMPORARY IRRIGATION AT THE HOLDING NURSERY AND PERMANENT IRRIGATION WHEN TRANSPLANTED TO THEIR FINAL LOCATION. AREAS WHERE SALVAGED SPECIES WILL BE TRANSPLANTED INCLUDE LANDSCAPED BUFFERYARDS, ENTRY MONUMENTATION, AND OTHER HIGHLY VISIBLE LANDSCAPED AREA. SALVAGE CONTRACTORS WILL BE RESPONSIBLE FOR GUARANTEEING ALL SALVAGED PLANT MATERIAL FOR A MINIMUM OF ONE YEAR IN THE HOLDING NURSERY AND FOR 90 DAYS ONCE TRANSPLANTED.

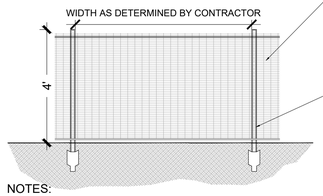
ALL SPADED OR BOXED TREE TRANSPLANTED ON SITE THAT DIES DUE TO NEGLECT OR LACK OF MAINTENANCE SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES OF THE ORIGINAL SALVAGED TREE, AS REQUIRED BY THE SALVAGE PLAN.

2. PRUNING

LIMIT PRUNING TO LESS THAN 15% OF THE TOTAL TREE CANOPY. THE OBJECTIVE IS TO PROVIDE AN AESTHETIC FRAMEWORK OF BRANCHES THAT PRESERVES THE ORIGINAL NATURAL FEATURES OF THE TREE BEING SALVAGED. RESTRICT PRUNING TO THE SMALLEST POSSIBLE CUT JUST OUTSIDE OF THE BRANCH COLLAR. DO NOT PRUNE INTERIOR FOLIAGE. USE CLEAN TOOLS ONLY. PRUNE OUT ALL DEAD WOOD AND MISTLETOE.

3. IRRIGATION OF SALVAGED PLANTS

IRRIGATION IN THE TEMPORARY HOLDING AREA WILL BE BY PVC / POLYETHYLENE DRIP SYSTEM CONFORMING TO PIMA COUNTY CODE, WITH A MANUAL OR AUTOMATIC CONTROL VALVE. THE SYSTEM WILL LATER BE ABANDONED / REMOVED.



TEMPORARY CONSTRUCTION FENCING
PRODUCT: SAFETY FENCE | PROD ID: 37008365
MFR: SILT MANAGEMENT SUPPLIES (siltmanagementsupplies.com)
MATERIAL: 8 LB POLYETHYLENE MESH
SIZE: 4 FT HEIGHT
COLOR: ORANGE

VERTICAL SUPPORT
PRODUCT: T-POST | PROD ID: 37272766
MFR: SILT MANAGEMENT SUPPLIES (siltmanagementsupplies.com)
MATERIAL: 85 LB RAIL STEEL
SIZE: 6 FT HEIGHT

NOTES:
1. TEMPORARY CONSTRUCTION FENCING TO BE PLACED AT LIMITS OF GRADING TO PROTECT EXISTING VEGETATION.
2. NOTE: CONTRACTOR TO DETERMINE MATERIAL TYPE APPROPRIATE TO SITE CONSTRUCTION. MATERIAL SPECIFICATIONS DENOTE TYPICAL PRODUCT TYPE.

1 TEMPORARY CONSTRUCTION FENCE DETAIL

SCALE: NTS

SIGNIFICANT VEGETATION INVENTORY

ID #	BOTANICAL NAME	COMMON NAME	HEIGHT(FT)	CALIPER(IN)	TAG	TREATMENT	REASONS	
330	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	16	30	BLUE	TOS	MISTLETOE	DIEBACK
331	PROSOPIS VELUTINA	VELVET MESQUITE	18	22	BLUE	TOS		
500	PROSOPIS VELUTINA	VELVET MESQUITE	16	20	YELLOW	RFS		
501	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	15	35	BLUE	TOS		
502	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	15	20	YELLOW	RFS		
503	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	14	12	YELLOW	RFS		
504	PROSOPIS VELUTINA	VELVET MESQUITE	19	15	BLUE	TOS		
505	PROSOPIS VELUTINA	VELVET MESQUITE	19	15	YELLOW	RFS		
506	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	19	19	BLUE	TOS		
507	PROSOPIS VELUTINA	VELVET MESQUITE	13	20	YELLOW	RFS		
508	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	15	20	YELLOW	RFS		
509	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	13	15	YELLOW	RFS		
510	PROSOPIS VELUTINA	VELVET MESQUITE	20	19	YELLOW	RFS		
511	PROSOPIS VELUTINA	VELVET MESQUITE	20	19	YELLOW	RFS		
512	PROSOPIS VELUTINA	VELVET MESQUITE	16	13	YELLOW	RFS		
521	PROSOPIS VELUTINA	VELVET MESQUITE	15	12	YELLOW	RFS	DIEBACK	
605	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	15	12	YELLOW	RFS	DEAD TRUNK	DEAD LIMB
606	PROSOPIS VELUTINA	VELVET MESQUITE	12	12	YELLOW	RFS	DIEBACK	DEAD TRUNK
607	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	12	12	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
608	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	12	12	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
609	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	12	16	YELLOW	RFS	DEAD TRUNK	DEAD LIMB
610	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	14	12	YELLOW	RFS	DEAD TRUNK	DEAD LIMB
611	ACACIA GREGGII	CATCLAW ACACIA	15	12	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
612	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	16	15	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
613	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	17	14	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
614	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	15	14	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
615	ACACIA GREGGII	CATCLAW ACACIA	16	14	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
616	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	15	14	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
617	CERCIDIUM FLORIDUM	BLUE PALO VERDE	16	14	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
618	PROSOPIS VELUTINA	VELVET MESQUITE	19	17	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
619	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	15	20	YELLOW	RFS	DEAD TRUNK	DEAD LIMB
620	ACACIA GREGGII	CATCLAW ACACIA	18	15	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
621	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	14	12	YELLOW	RFS	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS
S101	PROSOPIS VELUTINA	VELVET MESQUITE	12	14	YELLOW	RFS	DIEBACK	PRIMARY BRANCH DEAD
S102	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	18	30	YELLOW	RFS	DIEBACK	BAD BASE

L:\PROJECTS\CCD-15\AUTOCAD\ WORKING DRAWINGS\CCD-15_NPPO.DWG, 07/19/2024 12:37 PM, KENDRA POTTER
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PROJECT: CCD-15
DATE: 07/19/24
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#	REVISIONS/SUBMITTALS	DATE

NATIVE PLANT PRESERVATION NOTES

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/26

NATIVE PLANT PRESERVATION PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS
A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO:
CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
N-4

NATIVE PLANT INVENTORY

NUMBER	BOTANICAL NAME	COMMON NAME	SIG. VEG.	HEIGHT (FT)	CALIPER (IN)	TRUNK	VIABILITY	TRANSPLANT	TAG	TREATMENT	ARMS	REASONS		
114	ACACIA CONSTRICTA	WHITETHORN ACACIA	NO	9	0	MULTI	MEDIUM	LOW	YELLOW	RFS	0	POOR FORM	LOW BRANCHING	
122	ACACIA CONSTRICTA	WHITETHORN ACACIA	NO	14	6	MULTI	MEDIUM	LOW	BLUE	TOS	0	LARGE SIZE	DEAD LIMB	
123	ACACIA CONSTRICTA	WHITETHORN ACACIA	NO	13	6	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DAMAGED	DIEBACK	
129	ACACIA CONSTRICTA	WHITETHORN ACACIA	NO	10	0	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DIEBACK	.	in rocks
142	ACACIA CONSTRICTA	WHITETHORN ACACIA	NO	6	3	MULTI	LOW	LOW	YELLOW	RFS	0	DIEBACK	DAMAGED	
226	ACACIA CONSTRICTA	WHITETHORN ACACIA	NO	12	7	MULTI	MEDIUM	LOW	YELLOW	RFS	0	LOW BRANCHING	DEAD LIMB	
227	ACACIA CONSTRICTA	WHITETHORN ACACIA	NO	14	10	MULTI	MEDIUM	LOW	YELLOW	RFS	0	LOW BRANCHING	DIEBACK	
230	ACACIA CONSTRICTA	WHITETHORN ACACIA	NO	10	5	MULTI	MEDIUM	LOW	YELLOW	RFS	0	REGROWTH	POOR FORM	
265	ACACIA CONSTRICTA	WHITETHORN ACACIA	NO	10	3	MULTI	MEDIUM	LOW	YELLOW	RFS	0	SOILS SANDY	BAD BASE	
326	ACACIA CONSTRICTA	WHITETHORN ACACIA	NO	13	7	MULTI	MEDIUM	LOW	YELLOW	RFS	0	SOILS SANDY	SLOPE	on bank
120	ACACIA GREGGII	CATCLAW ACACIA	NO	5	5	MULTI	MEDIUM	LOW	YELLOW	RFS	0	INTERFERENCE	SOILS ROCKY	
121	ACACIA GREGGII	CATCLAW ACACIA	NO	4	3	MULTI	MEDIUM	LOW	YELLOW	RFS	0	LOW BRANCHING	WIDE BASE	
151	ACACIA GREGGII	CATCLAW ACACIA	NO	6	3	MULTI	MEDIUM	LOW	YELLOW	RFS	0	WIDE BASE	LOW BRANCHING	
152	ACACIA GREGGII	CATCLAW ACACIA	NO	6	7	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DAMAGED	LOW BRANCHING	
155	ACACIA GREGGII	CATCLAW ACACIA	NO	4	3	MULTI	MEDIUM	LOW	YELLOW	RFS	0	POOR FORM	.	
213	ACACIA GREGGII	CATCLAW ACACIA	NO	11	6	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DAMAGED	LOW BRANCHING	
225	ACACIA GREGGII	CATCLAW ACACIA	NO	6	4	MULTI	MEDIUM	LOW	YELLOW	RFS	0	BROKEN LIMB	WIDE BASE	
249	ACACIA GREGGII	CATCLAW ACACIA	NO	9	5	MULTI	MEDIUM	LOW	YELLOW	RFS	0	POOR FORM	LOW BRANCHING	
250	ACACIA GREGGII	CATCLAW ACACIA	NO	5	4	MULTI	MEDIUM	LOW	YELLOW	RFS	0	POOR FORM	LOW BRANCHING	
253	ACACIA GREGGII	CATCLAW ACACIA	NO	8	6	MULTI	HIGH	LOW	BLUE	TOS	0	POOR FORM	LOW BRANCHING	
259	ACACIA GREGGII	CATCLAW ACACIA	NO	12	7	MULTI	MEDIUM	LOW	YELLOW	RFS	0	INTERFERENCE	SOILS ROCKY	growing in rock
263	ACACIA GREGGII	CATCLAW ACACIA	NO	8	5	MULTI	MEDIUM	LOW	YELLOW	RFS	0	SOILS ROCKY	POOR FORM	
269	ACACIA GREGGII	CATCLAW ACACIA	NO	9	4	MULTI	MEDIUM	LOW	YELLOW	RFS	0	SOILS SANDY	WIDE BASE	
273	ACACIA GREGGII	CATCLAW ACACIA	NO	12	4	MULTI	LOW	LOW	YELLOW	RFS	0	DEAD LIMB	DEAD TRUNK	
274	ACACIA GREGGII	CATCLAW ACACIA	NO	6	4	MULTI	LOW	LOW	YELLOW	RFS	0	LOW BRANCHING	MISTLETOE	
282	ACACIA GREGGII	CATCLAW ACACIA	NO	9	6	MULTI	LOW	LOW	YELLOW	RFS	0	DEAD TRUNK	LOW BRANCHING	
310	ACACIA GREGGII	CATCLAW ACACIA	NO	12	4	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DAMAGED	DIEBACK	
329	ACACIA GREGGII	CATCLAW ACACIA	NO	10	5	MULTI	MEDIUM	LOW	YELLOW	RFS	0	SOILS ROCKY	LOW BRANCHING	die back
337	ACACIA GREGGII	CATCLAW ACACIA	NO	5	4	MULTI	MEDIUM	LOW	YELLOW	RFS	0	LOW BRANCHING	SOILS SANDY	poor form
611	ACACIA GREGGII	CATCLAW ACACIA	YES	15	12	MULTI	HIGH	LOW	YELLOW	RFS	0	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS	
615	ACACIA GREGGII	CATCLAW ACACIA	YES	16	14	MULTI	HIGH	LOW	YELLOW	RFS	0	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS	
620	ACACIA GREGGII	CATCLAW ACACIA	YES	18	15	MULTI	HIGH	LOW	YELLOW	RFS	0	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS	
105	CARNEGIEA GIGANTEA	SAGUARO	NO	11	0	SINGLE	MEDIUM	LOW	BLUE	TOS	0	YELLOWING	SOILS ROCKY	in rocks tag in tree
106	CARNEGIEA GIGANTEA	SAGUARO	NO	2	0	SINGLE	HIGH	MEDIUM	BLUE	TOS	0	SOILS ROCKY	.	
107	CARNEGIEA GIGANTEA	SAGUARO	NO	2	0	SINGLE	HIGH	MEDIUM	BLUE	TOS	0	SOILS ROCKY	INTERFERENCE	
113	CARNEGIEA GIGANTEA	SAGUARO	NO	3	0	SINGLE	HIGH	LOW	BLUE	TOS	0	SOILS ROCKY	.	
*118	CARNEGIEA GIGANTEA	SAGUARO	NO	12	0	SINGLE	HIGH	LOW	BLUE	TOS	0	SOILS ROCKY	.	
124	CARNEGIEA GIGANTEA	SAGUARO	NO	9	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
125	CARNEGIEA GIGANTEA	SAGUARO	NO	3	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
204	CARNEGIEA GIGANTEA	SAGUARO	NO	11	0	SINGLE	MEDIUM	MEDIUM	BLUE	TOS	0	YELLOWING	.	
205	CARNEGIEA GIGANTEA	SAGUARO	NO	20	0	SINGLE	LOW	LOW	YELLOW	RFS	4	BAD BASE	YELLOWING	split near bottom
206	CARNEGIEA GIGANTEA	SAGUARO	NO	18	0	SINGLE	MEDIUM	MEDIUM	BLUE	TOS	2	LARGE SIZE	OLD	
220	CARNEGIEA GIGANTEA	SAGUARO	NO	7	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
228	CARNEGIEA GIGANTEA	SAGUARO	NO	4	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
246	CARNEGIEA GIGANTEA	SAGUARO	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	tag in tree
312	CARNEGIEA GIGANTEA	SAGUARO	NO	2	0	SINGLE	HIGH	MEDIUM	BLUE	TOS	0	SOILS ROCKY	.	tag in tree
323	CARNEGIEA GIGANTEA	SAGUARO	NO	8	0	SINGLE	HIGH	MEDIUM	BLUE	TOS	0	.	SLOPE	flag in tree
219	CELTIS PALLIDA	DESERT HACKBERRY	NO	10	0	MULTI	HIGH	LOW	YELLOW	RFS	0	LARGE SIZE	.	
275	CELTIS PALLIDA	DESERT HACKBERRY	NO	10	0	MULTI	HIGH	LOW	YELLOW	RFS	0	WIDE BASE	.	
278	CELTIS PALLIDA	DESERT HACKBERRY	NO	9	0	MULTI	MEDIUM	LOW	YELLOW	RFS	0	.	DIEBACK	on wash bank
281	CELTIS PALLIDA	DESERT HACKBERRY	NO	7	0	SINGLE	HIGH	LOW	BLUE	TOS	0	LARGE SIZE	.	
285	CELTIS PALLIDA	DESERT HACKBERRY	NO	7	0	MULTI	HIGH	LOW	YELLOW	RFS	0	LOW BRANCHING	WIDE BASE	
243	CERCIDIUM FLORIDUM	BLUE PALO VERDE	NO	9	5	MULTI	MEDIUM	MEDIUM	BLUE	TOS	0	.	.	bark scale
268	CERCIDIUM FLORIDUM	BLUE PALO VERDE	NO	8	6	MULTI	LOW	LOW	YELLOW	PIP	0	SOILS ROCKY	IN DECLINE	
617	CERCIDIUM FLORIDUM	BLUE PALO VERDE	YES	16	14	MULTI	HIGH	LOW	YELLOW	RFS	0	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS	
100	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	8	3	MULTI	MEDIUM	LOW	YELLOW	RFS	0	INTERFERENCE	LOW BRANCHING	
102	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	7	3	MULTI	MEDIUM	LOW	YELLOW	RFS	0	LOW BRANCHING	INTERFERENCE	
103	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	13	11	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DIEBACK	LOW BRANCHING	
104	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	14	9	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DIEBACK	SOILS ROCKY	in rocks
108	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	10	0	MULTI	MEDIUM	LOW	YELLOW	RFS	0	INTERFERENCE	DIEBACK	in rocks
109	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	8	5	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DIEBACK	LOW BRANCHING	
110	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	7	5	MULTI	LOW	LOW	YELLOW	RFS	0	DIEBACK	DEAD LIMB	
118	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	9	8	MULTI	MEDIUM	LOW	YELLOW	RFS	0	LOW BRANCHING	SOILS ROCKY	
126	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	8	8	MULTI	LOW	LOW	YELLOW	RFS	0	DIEBACK	BROKEN LIMB	
127	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	0	0	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DIEBACK	IN DECLINE	in rocks
131	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	7	5	SINGLE	MEDIUM	MEDIUM	BLUE	TOS	0	SOILS SANDY	.	
134	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	7	8	MULTI	LOW	LOW	YELLOW	RFS	0	DEAD TRUNK	REGROWTH	
141	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	9	8	MULTI	HIGH	LOW	YELLOW	RFS	0	POOR FORM	WIDE BASE	
143	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	9	5	SINGLE	HIGH	MEDIUM	BLUE	TOS	0	.	.	
144	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	13	15	MULTI	LOW	LOW	YELLOW	RFS	0	YELLOWING	DIEBACK	
146	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	14	8	MULTI	MEDIUM	LOW	BLUE	TOS	0	DIEBACK	WIDE BASE	
154	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	8	7	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DIEBACK	LOW BRANCHING	
178	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	7	5	MULTI	LOW	LOW	YELLOW	RFS	0	DAMAGED	BAD BASE	
181	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	11	5	MULTI	LOW	LOW	YELLOW	RFS	0	DIEBACK	DEAD LIMB	
183	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	10	6	MULTI	HIGH	LOW	YELLOW	RFS	0	POOR FORM	LOW BRANCHING	

NUMBER	BOTANICAL NAME	COMMON NAME	SIG. VEG.	HEIGHT (FT)	CALIPER (IN)	TRUNK	VIABILITY	TRANSPLANT	TAG	TREATMENT	ARMS	REASONS		
189	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	9	4	MULTI	MEDIUM	HIGH	BLUE	TOS	0	.	.	
199	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	9	8	MULTI	LOW	LOW	YELLOW	RFS	0	DIEBACK	YELLOWING	
216	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	9	5	SINGLE	MEDIUM	MEDIUM	BLUE	TOS	0	.	.	
234	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	10	4	MULTI	HIGH	HIGH	BLUE	TOS	0	.	.	
238	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	9	3	MULTI	MEDIUM	HIGH	BLUE	TOS	0	.	.	
241	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	9	4	MULTI	HIGH	HIGH	BLUE	TOS	0	.	.	
242	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	9	3	MULTI	MEDIUM	HIGH	BLUE	TOS	0	.	.	
247	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	13	4	MULTI	MEDIUM	LOW	BLUE	TOS	0	WIDE BASE	.	
248	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	10	4	MULTI	HIGH	HIGH	BLUE	TOS	0	.	.	
254	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	9	4	MULTI	MEDIUM	MEDIUM	YELLOW	RFS	0	DAMAGED	.	
256	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	12	5	MULTI	LOW	LOW	YELLOW	RFS	0	DIEBACK	INTERFERENCE	
257	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	10	4	MULTI	LOW	LOW	YELLOW	RFS	0	DIEBACK	YELLOWING	
258	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	12	6	MULTI	MEDIUM	LOW	YELLOW	RFS	0	INTERFERENCE	YELLOWING	2 smaller trees intertwined
261	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	9	5	MULTI	MEDIUM	LOW	BLUE	TOS	0	SOILS ROCKY	.	
270	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	12	8	MULTI	LOW	LOW	YELLOW	RFS	0	DEAD LIMB	DIEBACK	
286	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	8	5	MULTI	LOW	LOW	YELLOW	RFS	0	DEAD LIMB	IN DECLINE	in rock
287	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	9	11	MULTI	LOW	LOW	YELLOW	RFS	0	DEAD TRUNK	DEAD LIMB	in rock
288	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	7	3	MULTI	LOW	LOW	YELLOW	RFS	0	DIEBACK	DEAD LIMB	in rock
289	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	7	3	MULTI	LOW	LOW	YELLOW	RFS	0	DIEBACK	IN DECLINE	in rock
290	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	12	6	MULTI	LOW	LOW	YELLOW	RFS	0	DIEBACK	DEAD LIMB	in rock
295	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	13	9	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DIEBACK	IN DECLINE	dieback
296	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	8	3	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DIEBACK	SOILS SANDY	
299	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	11	8	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DEAD LIMB	IN DECLINE	
300	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	8	3	MULTI	MEDIUM	LOW	YELLOW	RFS	0	YELLOWING	IN DECLINE	
302	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	10	5	MULTI	LOW	LOW	YELLOW	RFS	0	BAD BASE	DEAD LIMB	bug damage
303	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	7	3	MULTI	LOW	LOW	YELLOW	RFS	0	IN DECLINE	DEAD LIMB	
304	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	7	3	MULTI	LOW	LOW	YELLOW	RFS	0	IN DECLINE	DIEBACK	
305	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	9	3	MULTI	LOW	LOW	YELLOW	RFS	0	BAD BASE	DEAD LIMB	
306	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	8	4	MULTI	LOW	LOW	YELLOW	RFS	0	DEAD TRUNK	DEAD LIMB	
307	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	12	3	MULTI	LOW	LOW	YELLOW	RFS	0	DEAD TRUNK	DEAD LIMB	root runner
308	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	10	3	MULTI	LOW	LOW	YELLOW	RFS	0	DIEBACK	DEAD LIMB	
312	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	11	19	SINGLE	LOW	LOW	YELLOW	RFS	0	DEAD LIMB	DIEBACK	leaning
314	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	12	4	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DEAD LIMB	DIEBACK	root sucker
317	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	12	9	MULTI	MEDIUM	LOW	YELLOW	RFS	0	LOW BRANCHING	DIEBACK	
319	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	9	3	MULTI	LOW	LOW	YELLOW	RFS	0	IN DECLINE	LOW BRANCHING	
330	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	16	30	MULTI	LOW	LOW	BLUE	TOS	0	MISTLETOE	DIEBACK	close to wall maintained
334	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	6	3	MULTI	LOW	LOW	YELLOW	RFS	0	DIEBACK	BAD BASE	in rocks
335	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	8	6	MULTI	LOW	LOW	YELLOW	RFS	0	DEAD TRUNK	BAD BASE	in rocks
336	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	10	5	MULTI	LOW	LOW	YELLOW	RFS	0	DIEBACK	IN DECLINE	rats nest
339	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	8	6	MULTI	LOW	LOW	YELLOW	RFS	0	IN DECLINE	DEAD TRUNK	
341	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	10	5	MULTI	LOW	LOW	YELLOW	RFS	0	DEAD TRUNK	DIEBACK	
342	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	8	3	MULTI	MEDIUM	LOW	YELLOW	RFS	0	INTERFERENCE	DIEBACK	rocky soils
342	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	10	10	MULTI	MEDIUM	LOW	YELLOW	RFS	0	INTERFERENCE	DIEBACK	form
344	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	9	9	MULTI	LOW	LOW	YELLOW	RFS	0	DEAD TRUNK	DIEBACK	interference
345	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	7	4	MULTI	LOW	LOW	YELLOW	RFS	0	POOR FORM	DIEBACK	root sucker
346	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	11	15	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DIEBACK	WIDE BASE	
347	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	11	13	MULTI	LOW	LOW	YELLOW	RFS	0	DEAD TRUNK	WIDE BASE	
348	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	11	9	MULTI	LOW	LOW	YELLOW	RFS	0	DEAD TRUNK	WIDE BASE	
349	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	11	16	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DEAD TRUNK	WIDE BASE	
350	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	9	10	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DIEBACK	WIDE BASE	split trunk
352	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	6	5	MULTI	MEDIUM	LOW	YELLOW	RFS	0	POOR FORM	.	sideways growth
353	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	7	4	MULTI	MEDIUM	LOW	YELLOW	RFS	0	POOR FORM	.	sideways growth root sucker
354	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	6	0	MULTI	LOW	LOW	YELLOW	RFS	0	POOR FORM	.	sideways growth root sucker
355	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	NO	10	4	MULTI	MEDIUM	MEDIUM	YELLOW	RFS	0	INTERFERENCE	.	
501	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	15	35	MULTI	MEDIUM	LOW	BLUE	TOS	0			
502	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	15	20	MULTI	MEDIUM	LOW	YELLOW	RFS	0			
503	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	14	12	MULTI	MEDIUM	LOW	YELLOW	RFS	0			
506	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	19	19	SINGLE	MEDIUM	LOW	BLUE	TOS	0			edge d range maintained
508	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	15	20	MULTI	MEDIUM	LOW	YELLOW	RFS	0			
509	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	13	15	MULTI	MEDIUM	LOW	YELLOW	RFS	0			maintained
605	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	15	12	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DEAD TRUNK	DEAD LIMB	
607	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	12	12	MULTI	HIGH	LOW	YELLOW	RFS	0	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS	
608	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	12	12	MULTI	HIGH	LOW	YELLOW	RFS	0	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS	
609	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	12	16	MULTI	LOW	LOW	YELLOW	RFS	0	DEAD TRUNK	DEAD LIMB	
610	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	14	12	MULTI	LOW	LOW	YELLOW	RFS	0	DEAD TRUNK	DEAD LIMB	
612	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	16	15	MULTI	HIGH	LOW	YELLOW	RFS	0	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS	
613	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	17	14	MULTI	HIGH	LOW	YELLOW	RFS	0	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS	

L:\PROJECTS\CCD-15\AUTOCAD\WORKING DRAWINGS\CCD-15_NPPO.DWG, 07/19/2024, 12:37 PM, KENDRA POTTER
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#	REVISIONS/SUBMITTALS	DATE

NATIVE PLANT INVENTORY

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
7/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/25

NATIVE PLANT PRESERVATION PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS
A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
N-5
10 OF 45

NATIVE PLANT INVENTORY

NUMBER	BOTANICAL NAME	COMMON NAME	SIG. VEG.	HEIGHT (FT)	CALIPER (IN)	TRUNK	VIABILITY	TRANSPLANT	TAG	TREATMENT	ARMS	REASONS		
612	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	16	15	MULTI	HIGH	LOW	YELLOW	RFS	0	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS	
613	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	17	14	MULTI	HIGH	LOW	YELLOW	RFS	0	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS	
614	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	15	14	MULTI	HIGH	LOW	YELLOW	RFS	0	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS	
616	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	15	14	MULTI	HIGH	LOW	YELLOW	RFS	0	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS	
619	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	15	20	SINGLE	LOW	LOW	YELLOW	RFS	0	DEAD TRUNK	DEAD LIMB	
621	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	14	12	MULTI	HIGH	LOW	YELLOW	RFS	0	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS	
S102	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE	YES	18	30	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DIEBACK	BAD BASE	
111	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	LOW	LOW	YELLOW	RFS	0	DIEBACK	.	
112	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	LOW	LOW	YELLOW	RFS	0	YELLOWING	.	
115	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	MULTI	HIGH	HIGH	BLUE	TOS	0	.	.	
116	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
117	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	LOW	LOW	YELLOW	RFS	0	DIEBACK	SOILS ROCKY	
128	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
130	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
133	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	MEDIUM	LOW	YELLOW	RFS	0	INTERFERENCE	.	
135	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	3	0	SINGLE	LOW	LOW	YELLOW	RFS	0	IN DECLINE	YELLOWING	
136	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
137	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
138	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	LOW	LOW	YELLOW	RFS	0	IN DECLINE	YELLOWING	
140	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
145	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	3	0	SINGLE	LOW	LOW	YELLOW	RFS	0	YELLOWING	.	
147	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	LOW	LOW	YELLOW	RFS	0	IN DECLINE	YELLOWING	
148	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	MEDIUM	HIGH	BLUE	TOS	0	.	.	
149	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	3	0	SINGLE	LOW	LOW	YELLOW	RFS	0	YELLOWING	IN DECLINE	
150	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	3	0	SINGLE	LOW	LOW	YELLOW	RFS	0	IN DECLINE	BAD BASE	
153	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	3	0	SINGLE	MEDIUM	LOW	YELLOW	RFS	0	BAD BASE	YELLOWING	
157	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
161	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	0	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
162	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
163	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	MEDIUM	MEDIUM	YELLOW	RFS	0	YELLOWING	.	
165	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
167	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
168	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
170	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
171	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
172	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
174	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	MEDIUM	LOW	YELLOW	RFS	0	BAD BASE	YELLOWING	
176	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
179	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
185	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
186	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	0	0	SINGLE	LOW	LOW	YELLOW	RFS	0	DAMAGED	BAD BASE	
190	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
191	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
192	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	3	0	SINGLE	LOW	LOW	YELLOW	RFS	0	IN DECLINE	YELLOWING	
194	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
195	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	MULTI	LOW	LOW	YELLOW	RFS	0	IN DECLINE	YELLOWING	double
196	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	MULTI	HIGH	MEDIUM	BLUE	TOS	0	.	.	triple
197	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
200	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	3	0	SINGLE	MEDIUM	LOW	YELLOW	RFS	0	IN DECLINE	.	
214	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
217	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	3	0	SINGLE	MEDIUM	LOW	YELLOW	RFS	0	YELLOWING	.	
218	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	MULTI	HIGH	HIGH	BLUE	TOS	0	.	.	
221	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	MEDIUM	MEDIUM	BLUE	TOS	0	.	.	
223	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	3	0	SINGLE	MEDIUM	LOW	YELLOW	RFS	0	IN DECLINE	.	
229	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	MEDIUM	HIGH	BLUE	TOS	0	.	.	
231	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
232	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
236	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
237	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
239	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
240	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
244	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
245	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	MULTI	HIGH	MEDIUM	BLUE	TOS	0	.	.	double
251	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	HIGH	LOW	YELLOW	RFS	0	INTERFERENCE	.	tag in tree. barrel in tree
252	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
255	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
260	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	tag in tree
262	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	MEDIUM	BLUE	TOS	0	SOILS ROCKY	.	
280	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	

NUMBER	BOTANICAL NAME	COMMON NAME	SIG. VEG.	HEIGHT (FT)	CALIPER (IN)	TRUNK	VIABILITY	TRANSPLANT	TAG	TREATMENT	ARMS	REASONS		
284	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
291	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	HIGH	LOW	YELLOW	RFS	0	.	.	in rock
292	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	LOW	YELLOW	RFS	0	.	.	in rock
293	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	MULTI	MEDIUM	MEDIUM	YELLOW	RFS	0	.	YELLOWING	in rock
293	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	MULTI	HIGH	MEDIUM	YELLOW	RFS	0	.	SOILS ROCKY	double
301	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	MEDIUM	LOW	YELLOW	RFS	0	YELLOWING	.	bug damage
309	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
311	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	HIGH	MEDIUM	BLUE	TOS	0	SOILS ROCKY	DIEBACK	
315	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
316	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	MULTI	MEDIUM	LOW	YELLOW	RFS	0	.	.	triple broken top
318	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	MEDIUM	BLUE	TOS	0	SOILS ROCKY	.	
321	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
324	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	MEDIUM	BLUE	TOS	0	.	SLOPE	
325	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	0	0	SINGLE	HIGH	MEDIUM	BLUE	TOS	0	.	SLOPE	
326	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	MEDIUM	LOW	YELLOW	RFS	0	SOILS ROCKY	BAD BASE	rat nest
328	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	3	0	MULTI	LOW	LOW	YELLOW	RFS	0	SOILS ROCKY	BAD BASE	double
332	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
333	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
336	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	1	0	SINGLE	MEDIUM	LOW	YELLOW	RFS	0	.	.	in rocks
351	FEROCACTUS WISLIZENII	FISHHOOK BARREL	NO	2	0	SINGLE	MEDIUM	MEDIUM	BLUE	TOS	0	LARGE SIZE	.	
139	FOUQUIERIA SPLENDENS	OCOTILLO	NO	14	0	MULTI	HIGH	MEDIUM	BLUE	TOS	0	.	.	20 +- canes
156	FOUQUIERIA SPLENDENS	OCOTILLO	NO	7	0	SINGLE	LOW	LOW	YELLOW	RFS	0	.	.	10 canes in rat nest
158	FOUQUIERIA SPLENDENS	OCOTILLO	NO	10	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	15 +- canes
159	FOUQUIERIA SPLENDENS	OCOTILLO	NO	10	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	10 +-canes
160	FOUQUIERIA SPLENDENS	OCOTILLO	NO	12	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	15+- canes
164	FOUQUIERIA SPLENDENS	OCOTILLO	NO	7	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	7 +- canes
100	FOUQUIERIA SPLENDENS	OCOTILLO	NO	13	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	25+- canes
169	FOUQUIERIA SPLENDENS	OCOTILLO	NO	11	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	20 +- canes
173	FOUQUIERIA SPLENDENS	OCOTILLO	NO	6	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	10+- canes
175	FOUQUIERIA SPLENDENS	OCOTILLO	NO	7	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	15+- canes
177	FOUQUIERIA SPLENDENS	OCOTILLO	NO	17	0	SINGLE	MEDIUM	LOW	YELLOW	RFS	0	IN DECLINE	LARGE SIZE	
182	FOUQUIERIA SPLENDENS	OCOTILLO	NO	11	0	SINGLE	HIGH	MEDIUM	BLUE	TOS	0	INTERFERENCE	.	
184	FOUQUIERIA SPLENDENS	OCOTILLO	NO	7	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	10 +- canes
187	FOUQUIERIA SPLENDENS	OCOTILLO	NO	13	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	10+- canes
188	FOUQUIERIA SPLENDENS	OCOTILLO	NO	12	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	10+- canes
193	FOUQUIERIA SPLENDENS	OCOTILLO	NO	11	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	20 +- canes
198	FOUQUIERIA SPLENDENS	OCOTILLO	NO	5	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	10 +- canes
201	OLNEYA TESOTA	IRONWOOD	NO	13	9	SINGLE	HIGH	MEDIUM	BLUE	TOS	0	.	.	
202	OLNEYA TESOTA	IRONWOOD	NO	16	12	SINGLE	MEDIUM	LOW	YELLOW	RFS	0	DIEBACK	OLD	
203	OLNEYA TESOTA	IRONWOOD	NO	15	8	SINGLE	HIGH	MEDIUM	BLUE	TOS	0	LARGE SIZE	.	
207	OLNEYA TESOTA	IRONWOOD	NO	20	18	MULTI	HIGH	LOW	YELLOW	RFS	0	LARGE SIZE	.	
208	OLNEYA TESOTA	IRONWOOD	NO	18	9	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DIEBACK	LARGE SIZE	
209	OLNEYA TESOTA	IRONWOOD	NO	25	20	SINGLE	MEDIUM	LOW	YELLOW	RFS	0	DIEBACK	LARGE SIZE	
210	OLNEYA TESOTA	IRONWOOD	NO	25	30	MULTI	HIGH	LOW	YELLOW	RFS	0	LARGE SIZE	.	
211	OLNEYA TESOTA	IRONWOOD	NO	25	30	MULTI	HIGH	LOW	YELLOW	RFS	0	LARGE SIZE	.	
212	OLNEYA TESOTA	IRONWOOD	NO	19	16	SINGLE	HIGH	LOW	YELLOW	RFS	0	LARGE SIZE	.	
100	PROSOPIS VELUTINA	VELVET MESQUITE	NO	17	10	MULTI	MEDIUM	LOW	YELLOW	RFS	0	LARGE SIZE	.	
180	PROSOPIS VELUTINA	VELVET MESQUITE	NO	14	12	MULTI	MEDIUM	LOW	YELLOW	RFS	0	MISTLETOE	DAMAGED	
215	PROSOPIS VELUTINA	VELVET MESQUITE	NO	12	5	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	perfect tree
264	PROSOPIS VELUTINA	VELVET MESQUITE	NO	8	6	MULTI	MEDIUM	LOW	YELLOW	PIP	0	WIDE BASE	POOR FORM	
266	PROSOPIS VELUTINA	VELVET MESQUITE	NO	8	5	MULTI	MEDIUM	LOW	YELLOW	PIP	0	SOILS SANDY	BAD BASE	concrete drainage
267	PROSOPIS VELUTINA	VELVET MESQUITE	NO	7	4	MULTI	MEDIUM	LOW	YELLOW	PIP	0	SOILS SANDY	BAD BASE	concrete drainage
271	PROSOPIS VELUTINA	VELVET MESQUITE	NO	14	11	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DEAD LIMB	SOILS SANDY	wash bank
272	PROSOPIS VELUTINA	VELVET MESQUITE	NO	11	14	MULTI	LOW	LOW	YELLOW	RFS	0	DEAD LIMB	DEAD LIMB	wash bank
276	PROSOPIS VELUTINA	VELVET MESQUITE	NO	13	9	MULTI	MEDIUM	LOW	YELLOW	RFS	0	WIDE BASE	DIEBACK	on wash bank
277	PROSOPIS VELUTINA	VELVET MESQUITE	NO	11	11	SINGLE	MEDIUM	LOW	YELLOW	RFS	0	DEAD LIMB	DIEBACK	on wash bank
279	PROSOPIS VELUTINA	VELVET MESQUITE	NO	14	8	SINGLE	MEDIUM	LOW	YELLOW	RFS	0	LARGE SIZE	DIEBACK	on wash bank
283	PROSOPIS VELUTINA	VELVET MESQUITE	NO	12	8	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DIEBACK	LOW BRANCHING	
297	PROSOPIS VELUTINA	VELVET MESQUITE	NO	12	10	SINGLE	LOW	LOW	YELLOW	RFS	0	DEAD LIMB	POOR FORM	
298	PROSOPIS VELUTINA	VELVET MESQUITE	NO	9	9	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DEAD LIMB	WIDE BASE	
320	PROSOPIS VELUTINA	VELVET MESQUITE	NO	13	6	MULTI	HIGH	LOW	YELLOW	RFS	0	SOILS SANDY	.	on wash bank
322	PROSOPIS VELUTINA	VELVET MESQUITE	NO	12	4	SINGLE	MEDIUM	LOW	BLUE	TOS	0	SOILS SANDY	MISTLETOE	interference
331	PROSOPIS VELUTINA	VELVET MESQUITE	YES	18	22	SINGLE	MEDIUM	LOW	BLUE	TOS	0			close to wall maintained
340	PROSOPIS VELUTINA	VELVET MESQUITE	NO	11	10	MULTI	MEDIUM	LOW	YELLOW	RFS	0	WIDE BASE	DIEBACK	loose soil
500	PROSOPIS VELUTINA	VELVET MESQUITE	YES	16	20	MULTI	MEDIUM	LOW	YELLOW	RFS	0			
504	PROSOPIS VELUTINA	VELVET MESQUITE	YES	19	15	SINGLE	MEDIUM	LOW	BLUE	TOS	0			edge d range maintained
505	PROSOPIS VELUTINA	VELVET MESQUITE	YES	19	15	SINGLE	MEDIUM	LOW	YELLOW	RFS	0			edge d range maintained
507	PROSOPIS VELUTINA	VELVET MESQUITE	YES	13	20	MULTI	LOW	LOW	YELLOW	RFS	0			
510	PROSOPIS VELUTINA	VELVET MESQUITE	YES	20	19	SINGLE	MEDIUM	LOW	YELLOW	RFS	0			maintained
511	PROSOPIS VELUTINA	VELVET MESQUITE	YES	20	19	SINGLE	MEDIUM	LOW	YELLOW	RFS	0			maintained edge d range
512	PROSOPIS VELUTINA	VELVET MESQUITE	YES	16	13	SINGLE	MEDIUM	LOW	YELLOW	RFS	0			maintained
521	PROSOPIS VELUTINA	VELVET MESQUITE	YES	15	12	MULTI	MEDIUM	LOW	YELLOW	RFS	0		DIEBACK	maintained irrigation

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PROJECT: CCD-15
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(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

NATIVE PLANT INVENTORY

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
7/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/25

NATIVE PLANT PRESERVATION PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS
A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
N-6
11 OF 45

NATIVE PLANT INVENTORY

NUMBER	BOTANICAL NAME	COMMON NAME	SIG. VEG.	HEIGHT (FT)	CALIPER (IN)	TRUNK	VIABILITY	TRANSPLANT	TAG	TREATMENT	ARMS	REASONS		
522	PROSOPIS VELUTINA	VELVET MESQUITE	YES	12	14	MULTI	MEDIUM	LOW	YELLOW	PIP	0	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS	
606	PROSOPIS VELUTINA	VELVET MESQUITE	YES	12	12	MULTI	LOW	LOW	YELLOW	RFS	0	DIEBACK	DEAD TRUNK	
618	PROSOPIS VELUTINA	VELVET MESQUITE	YES	19	17	SINGLE	HIGH	LOW	YELLOW	RFS	0	NOT SALVAGEABLE	LG SIZE/POOR SOIL CONDITIONS	
S101	PROSOPIS VELUTINA	VELVET MESQUITE	YES	12	14	MULTI	LOW	LOW	YELLOW	RFS	0	DIEBACK	PRIMARY BRANCH DEAD	
132	YUCCA ELATA	SOAPTREE YUCCA	NO	2	0	SINGLE	HIGH	HIGH	BLUE	TOS	0	.	.	
224	ZIZIPHUS OBTUSIFOLIA	GRAYTHORN	NO	9	0	MULTI	MEDIUM	LOW	YELLOW	RFS	0	.	.	
233	ZIZIPHUS OBTUSIFOLIA	GRAYTHORN	NO	12	0	MULTI	MEDIUM	LOW	YELLOW	RFS	0	.	.	
235	ZIZIPHUS OBTUSIFOLIA	GRAYTHORN	NO	7	0	MULTI	MEDIUM	LOW	YELLOW	RFS	0	DIEBACK	POOR FORM	

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#	REVISIONS/SUBMITTALS	DATE

NATIVE PLANT INVENTORY

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/26

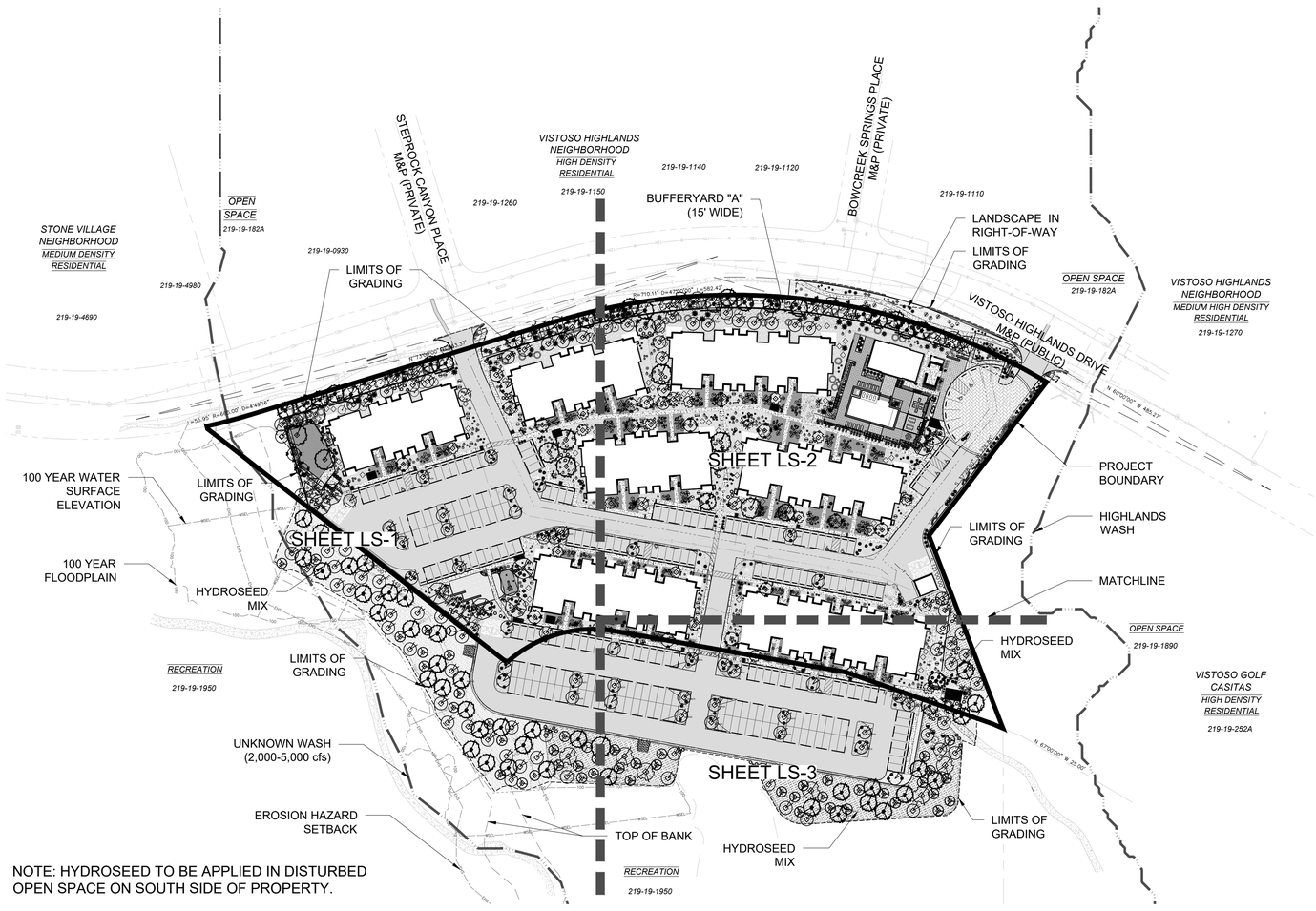
NATIVE PLANT PRESERVATION PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS
A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO:
CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
N-7

LANDSCAPE PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS
CASE #2401047

GENERAL NOTES:

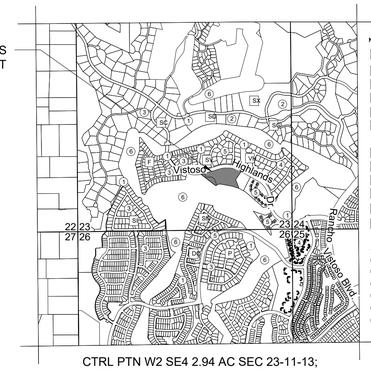
1. Gross area of development in acres: 9.33 AC (including 2.53 AC offsite work)
2. Total acres of graded area: 9.33 AC
3. Total acres of undisturbed area: 0.12 AC (5,363 SF)
4. Total amount of open space required and provided (as defined in Chapter 31 Definitions)
   Open Space Required: 30% of the gross area of the site
   Open Space Provided: 30.4%
   Total amount of Landscaped Common Areas: 123,846 SF.
5. Landscape Bufferyard "A" Residential Street Frontage along Vistoso Highlands Dr. (Minimum 15 ft.) Landscaped buffer yards appropriately labeled per OVZCR Table 27.7.
6. The existing zoning for A.P.N. 219-19-1910 is Rancho Vistoso PAD 'HDR.' (See PAD document dated June 22, 1987 Ordinance # (O) 06-02 (latest amendment.) The existing zoning for A.P.N. 219-19-1840 is RV PAD 'Open Space.' The proposed zoning for A.P.N. 219-19-1840 is RV PAD 'Recreation Area/Golf Course.' (See Sheet 2 civil notes for 'Rezoning Conditions.'
7. Classification of each perimeter street abutting the property and type and width of street buffer yards provided.
8. Landscape to conform to Oro Valley Landscape Code.
9. Mitigation of surveyed plants in the Native Plant 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 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 the 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 the American Association of Nurserymen 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 reason, shall be replaced in accordance with Sec. 27.6.E.4, Maintenance. 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.
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. 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.
19. Landscape materials shall not obstruct sight distances or vehicle turning movements.
20. Landscaped areas that are susceptible to damage by pedestrian or auto traffic shall be protected by appropriate curbs, tree guards, or other devices.
21. Landscape shall be designed to minimize sediment, sand, and gravel being carried into the streets from storm water or other runoff.
22. Landscape plan enables adequate plant spacing to ensure survivability at plant maturity.
23. 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.
24. Curb-way consisting of inorganic groundcover or plants not to exceed type 2 water use shall be provided between curb and all sidewalks.
25. All landscaped areas to be finished with a natural topping material to a depth of at least two (2) inches.
26. There are no overlay zones applicable to the property.
27. Table for each buffer yard that indicates buffer yard type, width/length, and number of required and provided trees, shrubs, and accent plants. (See sheet LS-0)
28. The proposed development will have trails:
    i. All trail easements indicated are for use by the general public as permanent, non-motorized trail easements.
    ii. All public trails and signage must be constructed by the developer to Pima Regional Trail System Master Plan standards in consultation with the Town Parks and Recreation department. The applicable cross-section is included within these plans.
    iii. Trail and sign locations, as indicated on this plan, must be field verified by Town staff prior to construction and are subject to adjustment.
    iv. Trails must be positioned in a manner to avoid vegetation and minimize potential for erosion.
    v. Public trail easements must be dedicated to the Town as part of the final plat. The Town of Oro Valley shall accept ownership of the public trails and be responsible for all maintenance of the public trails and trail easements post development.
29. For residential developments, construction of all recreational amenities and public or private trails within the project limits must be completed by the time 35% of building permits are issued per Section 26.5 of the Zoning Code.



NOTE: HYDROSEED TO BE APPLIED IN DISTURBED OPEN SPACE ON SOUTH SIDE OF PROPERTY.

0' 40' 80' 160'
SCALE: 1"=80'
NORTH

THIS PROJECT



CTRL PTN W2 SE4 2.94 AC SEC 23-11-13;
CTRL PTN SE4 6.07 AC SEC 23-11-13
TOWN OF ORO VALLEY, ARIZONA

LOCATION MAP
SCALE: 3" = 1 MILE
NORTH

BUFFERYARD & PARKING

BUFFERYARD / PARKING AREA	LENGTH (SF) OR #SPACES	TREES	SHRUBS	ACCENTS / CACTI
15FT BUFFERYARD "A" RESIDENTIAL STREET FRONTAGE	865 LF	REQUIRED (4 PER 100LF): 35 PROVIDED: 40	REQUIRED (4 PER 100LF): 35 PROVIDED: 42	REQUIRED (8 PER 100LF): 70 PROVIDED: 71
PARKING	255 SPC	REQUIRED (1 PER 9 SPACES): 28 PROVIDED: 44	REQUIRED: N/A PROVIDED: (SEE PLANS)	REQUIRED: N/A PROVIDED: (SEE PLANS)

LEGEND

- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Rezone Boundary
- Limits of Grading
- Parcels

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SUBMITTAL HISTORY:

1ST SUBMITTAL	03/29/2024	TOWN OF ORO VALLEY
2ND SUBMITTAL	07/19/24	TOWN OF ORO VALLEY

TOWN ENGINEER DATE
(FOR LANDSCAPE PROPOSED WITHIN PUBLIC ROW)

PLANNING & ZONING ADMINISTRATOR DATE

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RICK ENGINEERING COMPANY
3945 E. FORT LOWELL RD., SUITE 111
TUCSON, AZ 85712
ATTN: KEVIN HALL
PH: (520) 795-1000
khall@rickengineering.com

ARCHITECT:
a23 STUDIOS
711 EAST 9TH STREEET
TUCSON, AZ 85719
ATTN: MR. BURAK BEKAT
PH: (520) 903-2323
E: info@a23studios.com

OWNER/DEVELOPER:
OV 132, LLC
6340 N. CAMPBELL AV., SUITE 170
TUCSON, AZ 85718
ATTN: ROSS RULNEY
PH: (520) 850-9300
E: rossrulney@gmail.com

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/26

LANDSCAPE PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
LS-0
13 OF 45

PROJECT SITE PLANT SCHEDULE

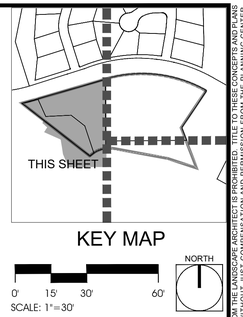
	BOTANICAL NAME / COMMON NAME	SIZE
TREES		
	ACACIA CONSTRICTA WHITETHORN ACACIA	15 GAL TOS
	ACACIA GREGGII CATCLAW ACACIA	48" BOX 36" BOX 15 GAL TOS
	CHILOPSIS LINEARIS DESERT WILLOW	15 GAL.
	OLNEYA TESOTA IRONWOOD TREE	15 GAL TOS
	PARKINSONIA FLORIDUM BLUE PALO VERDE	48" BOX 36" BOX 15 GAL TOS
	PARKINSONIA MICROPHYLLA FOOTHILLS PALO VERDE	48" BOX 36" BOX 15 GAL TOS
	PROSOPIS VELUTINA VELVET MESQUITE	48" BOX 36" BOX 15 GAL TOS
	PROSOPIS GLANDULOSA HONEY MESQUITE	15 GAL.
	LYSILOMA WATSONII FEATHER TREE	15 GAL.
SHRUBS		
	AMBROSIA DELTOIDEA TRIANGLELEAF BURSAGE	5 GAL.
	ANISACANTHUS THURBERI DESERT HONEYSUCKLE	5 GAL.
	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL.
	CALLIANDRA ERIOPHYLLA NATIVE FAIRY DUSTER	5 GAL.
	CELTIS PALLIDA DESERT HACKBERRY	5 GAL TOS
	DODONEA VISCOSA GREEN HOPSEED BUSH	5 GAL.
	ENCELIA FARINOSA BRITTLEBUSH	5 GAL.
	LAREA TRIDENTATA CREOSOTE	5 GAL.
	LEUCOPHYLLUM SPP TEXAS RANGER ANY CULTIVAR	5 GAL.
	PENSTEMON SUPERBUS SUPERB PENSTEMON	5 GAL.
	SPHAERALCEA AMBIGUA DESERT GLOBE MALLOW	5 GAL.
	ZIZIPHUS OBTUSIFOLIA GRAYTHORN	5 GAL.
ACCENTS & SUCCULENTS		
	AGAVE COLORATA MESCAL CENIZA	5 GAL.
	AGAVE PARRYI VAR. HUACHUCENSIS HUACHUCA AGAVE	5 GAL.
	AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE	5 GAL.
	CARNEGIA GIGANTEA SAGUARO	5 GAL TOS
	DASYLIRION WHEELERI DESERT SPOON	5 GAL.
	ECHINOCACTUS GRUSONII GOLDEN BARREL	5 GAL.
	ECHINOCEREUS SPP. HEDGEHOG CACTUS	5 GAL.
	EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL.
	FEROCACTUS WISLIZENII FISHHOOK BARREL	5 GAL TOS
	FOUQUIERIA SPLENDENS OCOTILLO	5 GAL TOS
	JUSTICIA CALIFORNICA CHUPUROSA	5 GAL.
	OPUNTIA ENGELMANNII LINGUIFORMIS COW'S TONGUE PRICKLY PEAR	5 GAL.
	OPUNTIA MACROCENTRA BLACK SPINE PRICKLY PEAR	5 GAL.
	OPUNTIA MICRODASYS 'YELLOW' YELLOW BUNNY EARS PRICKLY PEAR	5 GAL.
	OPUNTIA VIOLACEA 'SANTA RITA' SANTA RITA PRICKLY PEAR	5 GAL.
	PEDILANTHUS MACROCARPUS SLIPPER FLOWER	5 GAL.
	YUCCA ELATA SOAPTREE YUCCA	TOS
	YUCCA RIGIDA BLUE TREE YUCCA	5 GAL.
GROUNDCOVER		
	MELAMPODIUM LEUCANTHUM BLACKFOOT DAISY	5 GAL.

INERT GROUNDCOVER

- 3/8" MINUS ROCK. MFR: KALAMAZOO MATERIALS. COLOR: PALOMINO CORAL. INSTALL AT DEPTH OF 2" MINIMUM WITH SURFACE 1" BELOW HARDSCAPE SURFACE. INSTALL IN ACCENT AREAS AND PRIVATE SEATING NOTES. (SEE LS PLANS.)
  MFR: KALAMAZOO MATERIALS. COLOR: APACHE ROSE. INSTALL AT DEPTH OF 2" MINIMUM WITH SURFACE 1" BELOW HARDSCAPE SURFACE. INSTALL IN BIKE PARKING SURFACE. (SEE LS PLANS.)
- RIGHT-OF-WAY SCREENED ROCK TO MATCH EXISTING. CONTRACTOR TO FIELD VERIFY TO MATCH TYPE, SIZE, & COLOR OF EXISTING SCREENED ROCK IN RIGHT-OF-WAY. INSTALL AT DEPTH OF 2." MINIMUM THICKNESS. INSTALL TO REFURBISH PROJECT DISTURBED RIGHT-OF-WAY LANDSCAP. INSTALL IN LANDSCAPE BUFFERYARD 15 FT WIDE STRIP ALONG OUTSIDE OF VISTOSO HIGHLANDS THEME/ACCENT WALLS.
- DECORATIVE RIP RAP. MFR: KALAMAZOO MATERIALS. SIZE: 2"-4". COLOR: APACHE GOLD. INSTALL AT SITE MONUMENT, AND AMENITY ACCENT AREAS (SEE LS PLANS.)
- DESERT COBBLE 25% MIX & HYDROSEED MIX (SEE SHEET LS-4 FOR DETAILS.) MFR: KALAMAZOO MATERIALS. SIZE & APPLICATION: 25% SURFACE COVERAGE OF DESERT COBBLE MIX WITH 100% HYDROSEEDED SURFACE COVERAGE (SEE DESERT COBBLE ROCK MIX FOR TYPE, SIZE, & QUANTITY MIXTURE OF ROCK.) COLOR: SEE DESERT COBBLE ROCK MIX APPLY IN RAINWATER HARVESTING BASINS SOUTH OF PARKING & PROJECT EAST SIDE)
- DESERT COBBLE ROCK MIX 100%. MFR: KALAMAZOO MATERIALS. ((40%) 3" SCREENED ROCK, COLOR: APACHE GOLD, + (20%) 1" SCREENED ROCK COLOR: SILVERBELL APACHE GOLD, + (20%) 2" SCREENED ROCK COLOR: SILVERBELL APACHE GOLD, + (10%) 2" TO 4" RIP-RAP COLOR: APACHE GOLD.) APPLY AT 100% COVERAGE IN COMMON AREAS & PARKING ISLANDS. (SEE LS PLANS.)
- BOULDERS: BUILDER TO USE EXISTING SITE BOULDERS. SURFACE SELECT ADDITIONAL TO SUPPLEMENT AS NEEDED. SMALL (2X3) 100 LARGE (3X4) 66

RIGHT-OF-WAY PLANT SCHEDULE

	BOTANICAL NAME / COMMON NAME	SIZE
ACCENTS & SUCCULENTS		
	AGAVE COLORATA MESCAL CENIZA	5 GAL.
	ALOE X 'BLUE ELF' BLUE ELF ALOE	5 GAL.
	CARNEGIA GIGANTEA SAGUARO	TOS
	ECHINOCACTUS GRUSONII GOLDEN BARREL	5 GAL.
	EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL.
	EUPHORBIA RESINIFERA MOROCCAN MOUND	5 GAL.
	OPUNTIA MACROCENTRA BLACK SPINE PRICKLY PEAR	5 GAL.



LEGEND

- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Rezone Boundary
- Limits of Grading
- Parcels

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#	REVISIONS/SUBMITTALS	DATE

LANDSCAPE PLAN

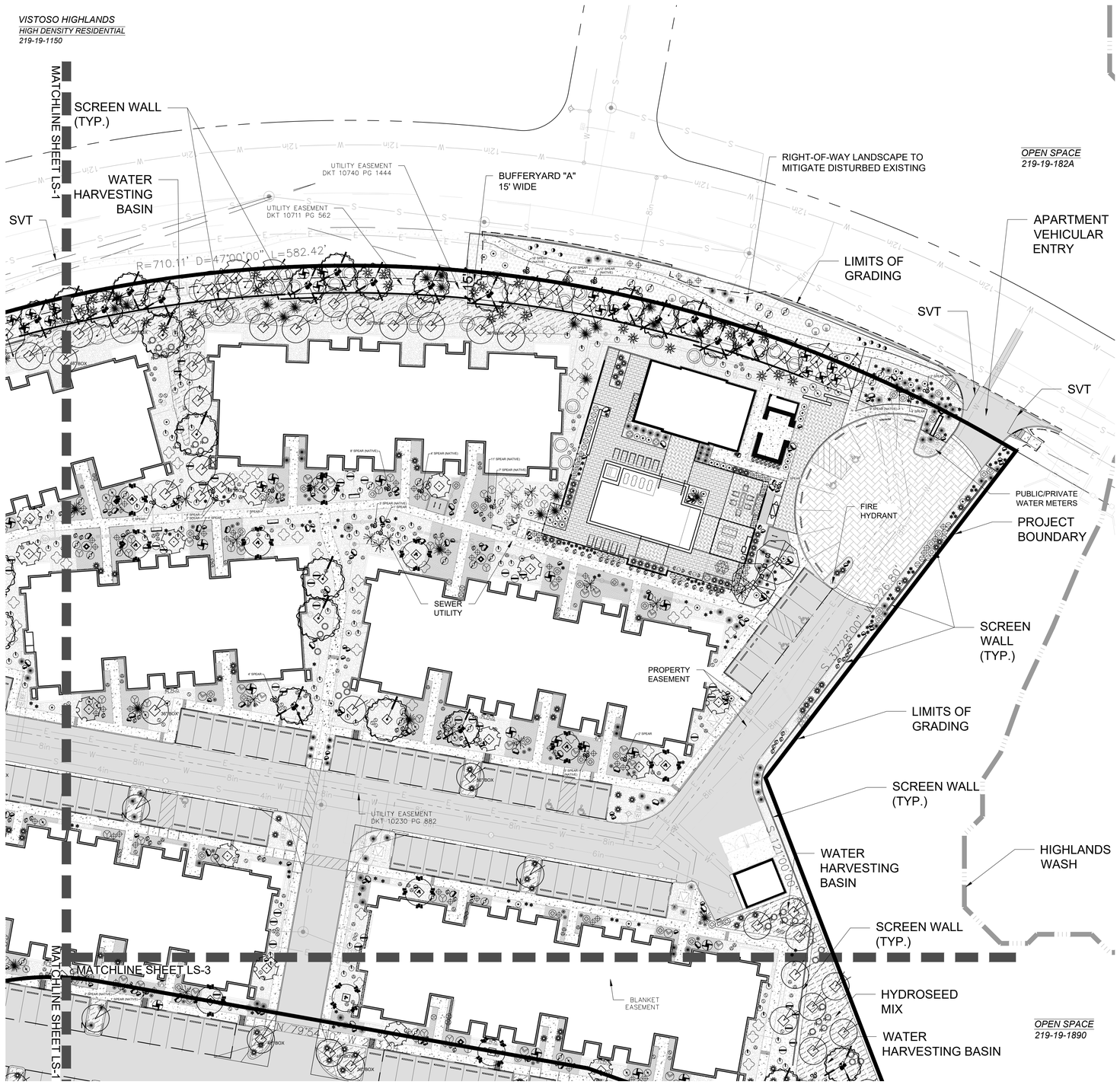
REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/25

LANDSCAPE PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
LS-1
14 OF 45

VISTOSO HIGHLANDS
HIGH DENSITY RESIDENTIAL
219-19-1150

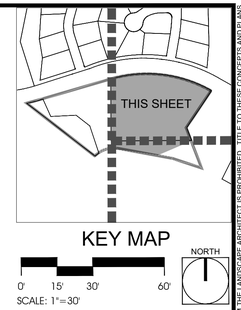


PROJECT SITE PLANT SCHEDULE

	BOTANICAL NAME / COMMON NAME	SIZE
TREES		
	ACACIA CONSTRICTA WHITETHORN ACACIA	15 GAL. TOS
	ACACIA GREGGII CATCLAW ACACIA	48" BOX 36" BOX 15 GAL. TOS
	CHILOPSIS LINEARIS DESERT WILLOW	15 GAL.
	OLNEYA TESOTA IRONWOOD TREE	15 GAL. TOS
	PARKINSONIA FLORIDUM BLUE PALO VERDE	48" BOX 36" BOX 15 GAL. TOS
	PARKINSONIA MICROPHYLLA FOOTHILLS PALO VERDE	48" BOX 36" BOX 15 GAL. TOS
	PROSOPIS VELUTINA VELVET MESQUITE	48" BOX 36" BOX 15 GAL. TOS
	PROSOPIS GLANDULOSA HONEY MESQUITE	15 GAL.
	LYSILOMA WATSONII FEATHER TREE	15 GAL.
SHRUBS		
	AMBROSIA DELTOIDEA TRIANGLELEAF BURSAGE	5 GAL.
	ANISACANTHUS THURBERI DESERT HONEYSUCKLE	5 GAL.
	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL.
	CALLIANDRA ERIOPHYLLA NATIVE FAIRY DUSTER	5 GAL.
	CELTIS PALLIDA DESERT HACKBERRY	5 GAL. TOS
	DODONEA VISCOSA GREEN HOPSEED BUSH	5 GAL.
	ENCELIA FARINOSA BRITTLEBUSH	5 GAL.
	LAREA TRIDENTATA CREOSOTE	5 GAL.
	LEUCOPHYLLUM SPP. TEXAS RANGER ANY CULTIVAR	5 GAL.
	PENSTEMON SUPERBUS SUPERB PENSTEMON	5 GAL.
	SPHAERALCEA AMBIGUA DESERT GLOBE MALLOW	5 GAL.
	ZIZIPHUS OBTUSIFOLIA GRAYTHORN	5 GAL.
ACCENTS & SUCCULENTS		
	AGAVE COLORATA MESCAL CENIZA	5 GAL.
	AGAVE PARRYI VAR. HUACHUCENSIS HUACHUCA AGAVE	5 GAL.
	AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE	5 GAL.
	CARNEGIA GIGANTEA SAGUARO	5 GAL. TOS
	DASYLIRION WHEELERI DESERT SPOON	5 GAL.
	ECHINOCACTUS GRUSONII GOLDEN BARREL	5 GAL.
	ECHINOCEREUS SPP. HEDGEHOG CACTUS	5 GAL.
	EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL.
	FEROCACTUS WISLIZENII FISHHOOK BARREL	5 GAL. TOS
	FOUQUIERIA SPLENDENS OCOTILLO	5 GAL. TOS
	JUSTICIA CALIFORNICA CHUPUROSA	5 GAL.
	OPUNTIA ENGELMANNII LINGUIFORMIS COWS TONGUE PRICKLY PEAR	5 GAL.
	OPUNTIA MACROCENTRA BLACK SPINE PRICKLY PEAR	5 GAL.
	OPUNTIA MICRODASYS 'YELLOW' YELLOW BUNNY EARS PRICKLY PEAR	5 GAL.
	OPUNTIA VIOLACEA 'SANTA RITA' SANTA RITA PRICKLY PEAR	5 GAL.
	PEDILANTHUS MACROCARPUS SLIPPER FLOWER	5 GAL.
	YUCCA ELATA SOAPTREE YUCCA	TOS
	YUCCA RIGIDA BLUE TREE YUCCA	5 GAL.
GROUNDCOVER		
	MELAMPODIUM LEUCANTHUM BLACKFOOT DAISY	5 GAL.
INERT GROUNDCOVER		
	3/8" MINUS ROCK MFR: KALAMAZOO MATERIALS. COLOR: PALOMINO CORAL. INSTALL AT DEPTH OF 2" MINIMUM WITH SURFACE 1" BELOW HARDSCAPE SURFACE. INSTALL IN ACCENT AREAS AND PRIVATE SEATING NOTES. (SEE LS PLANS.) MFR: KALAMAZOO MATERIALS. COLOR: APACHE ROSE. INSTALL AT DEPTH OF 2" MINIMUM WITH SURFACE 1" BELOW HARDSCAPE SURFACE. INSTALL IN BIKE PARKING SURFACE. (SEE LS PLANS.)	
SCREENED ROCK	RIGHT-OF-WAY SCREENED ROCK TO MATCH EXISTING. CONTRACTOR TO FIELD VERIFY TO MATCH TYPE, SIZE, & COLOR OF EXISTING SCREENED ROCK IN RIGHT-OF-WAY. INSTALL AT DEPTH OF 2" MINIMUM THICKNESS. INSTALL TO REFURBISH PROJECT DISTURBED RIGHT-OF-WAY LANDSCAP. INSTALL IN LANDSCAPE BUFFERYARD 15 FT WIDE STRIP ALONG OUTSIDE OF VISTOSO HIGHLANDS THEME/ACCENT WALLS.	
DECORATIVE RIP RAP	DECORATIVE RIP RAP. MFR: KALAMAZOO MATERIALS. SIZE: 2"-4". COLOR: APACHE GOLD. INSTALL AT SITE MONUMENT, AND AMENITY ACCENT AREAS (SEE LS PLANS.)	
DESERT COBBLE	DESERT COBBLE 25% MIX & HYDROSEED MIX (SEE SHEET LS-4 FOR DETAILS) MFR: KALAMAZOO MATERIALS. SIZE & APPLICATION: 25% SURFACE COVERAGE OF DESERT COBBLE MIX WITH 100% HYDROSEED SURFACE COVERAGE (SEE DESERT COBBLE ROCK MIX FOR TYPE, SIZE, & QUANTITY MIXTURE OF ROCK.) COLOR: SEE DESERT COBBLE ROCK MIX.APPLY IN RAINWATER HARVESTING BASINS SOUTH OF PARKING & PROJECT EAST SIDE)	
DESERT COBBLE	DESERT COBBLE ROCK MIX 100%. MFR: KALAMAZOO MATERIALS. ((40%) 3" SCREENED ROCK. COLOR: APACHE GOLD. + (25%) 1" SCREENED ROCK COLOR: SILVERBELL APACHE GOLD. + (20%)2" SCREENED ROCK COLOR: SILVERBELL APACHE GOLD. + (15%) 2" TO 4" RIP-RAP. COLOR: APACHE GOLD) APPLY AT 100% COVERAGE IN COMMON AREAS & PARKING ISLANDS. (SEE LS PLANS.)	
BOULDER	BOULDERS: BUILDER TO USE EXISTING SITE BOULDERS. SURFACE SELECT ADDITIONAL TO SUPPLEMENT AS NEEDED.	SMALL (2X3) 100 LARGE (3X4) 66

RIGHT-OF-WAY PLANT SCHEDULE

	BOTANICAL NAME / COMMON NAME	SIZE
ACCENTS & SUCCULENTS		
	AGAVE COLORATA MESCAL CENIZA	5 GAL.
	ALOE X 'BLUE ELF' BLUE ELF ALOE	5 GAL.
	CARNEGIA GIGANTEA SAGUARO	TOS
	ECHINOCACTUS GRUSONII GOLDEN BARREL	5 GAL.
	EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL.
	EUPHORBIA RESINIFERA MOROCCAN MOUND	5 GAL.
	OPUNTIA MACROCENTRA BLACK SPINE PRICKLY PEAR	5 GAL.



LEGEND

- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Rezone Boundary
- Limits of Grading
- Parcels

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LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
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EXPIRES 06/30/25

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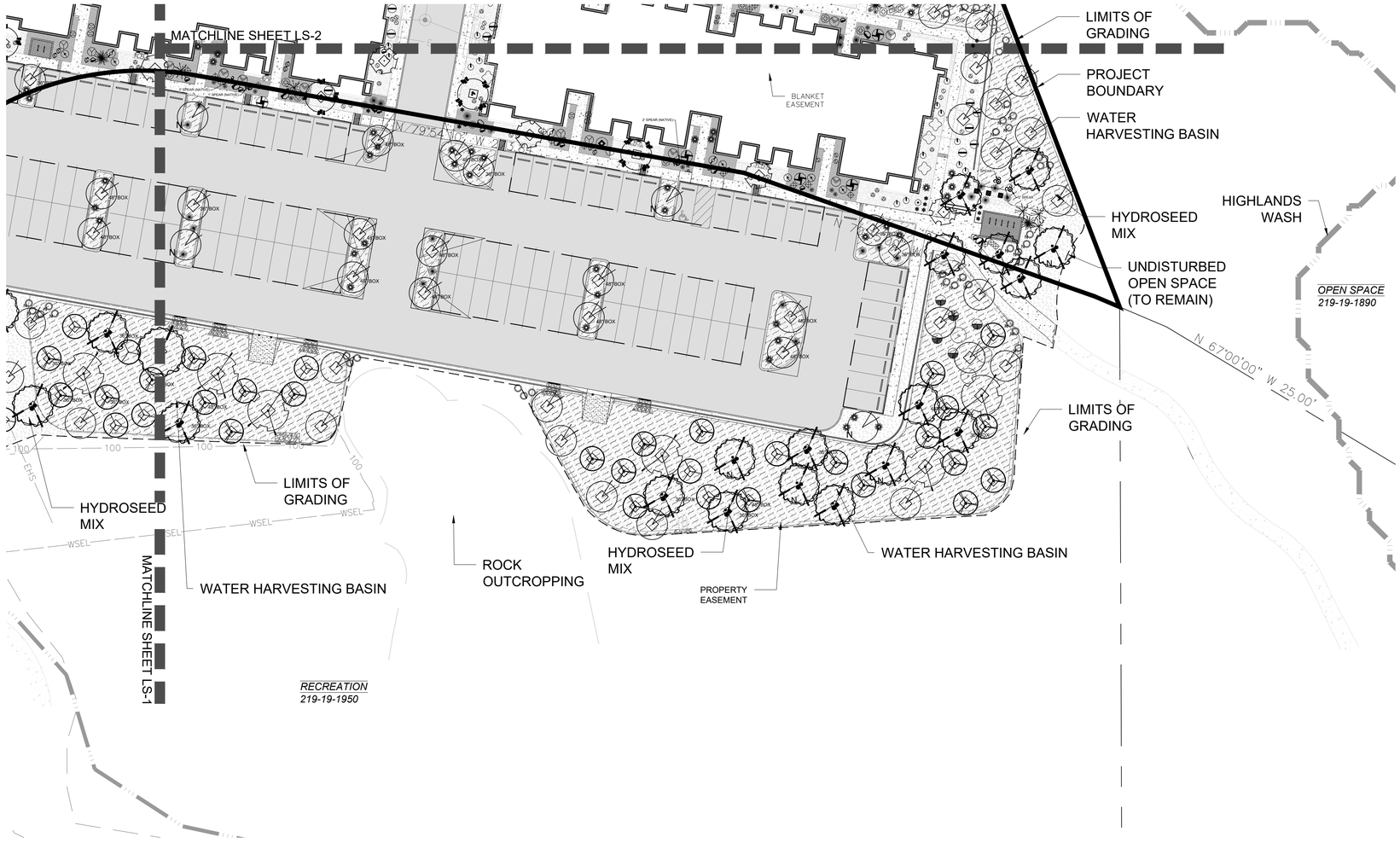
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

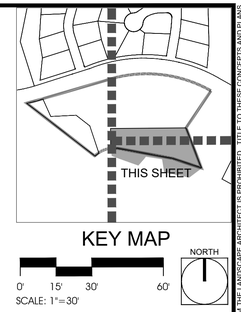
A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
LS-2
15 OF 45



LEGEND

- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Rezone Boundary
- Limits of Grading
- Parcels



PROJECT SITE PLANT SCHEDULE

BOTANICAL NAME / COMMON NAME	SIZE
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ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL.
CALLIANDRA ERIOPHYLLA NATIVE FAIRY DUSTER	5 GAL.
CELTIS PALLIDA DESERT HACKBERRY	5 GAL. TOS
DODONEA VISCOSA GREEN HOPSEED BUSH	5 GAL.
ENCELIA FARINOSA BRITTLEBUSH	5 GAL.
LARREA TRIDENTATA CREOSOTE	5 GAL.
LEUCOPHYLLUM SPP. TEXAS RANGER ANY CULTIVAR	5 GAL.
PENSTEMON SUPERBUS SUPERB PENSTEMON	5 GAL.
SPHAERALCEA AMBIGUA DESERT GLOBE MALLOW	5 GAL.
ZIZIPHUS OBTUSIFOLIA GRAYTHORN	5 GAL.
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CARNEGIA GIGANTEA SAGUARO	5 GAL. TOS
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ECHINOCACTUS GRUSONII GOLDEN BARREL	5 GAL.
ECHINOCEREUS SPP. HEDGEHOG CACTUS	5 GAL.
EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL.
FEROCACTUS WISLIZENII FISHHOOK BARREL	5 GAL. TOS
FOUQUIERIA SPLENDENS OCOTILLO	5 GAL. TOS
JUSTICIA CALIFORNICA CHUPUROSA	5 GAL.
OPUNTIA ENGELMANNII LINGUIFORMIS COW'S TONGUE PRICKLY PEAR	5 GAL.
OPUNTIA MACROCENTRA BLACK SPINE PRICKLY PEAR	5 GAL.
OPUNTIA MICRODASYS 'YELLOW' YELLOW BUNNY EARS PRICKLY PEAR	5 GAL.
OPUNTIA VIOLACEA 'SANTA RITA' SANTA RITA PRICKLY PEAR	5 GAL.
PEDILANTHUS MACROCARPUS SLIPPER FLOWER	5 GAL.
YUCCA ELATA SOAPTREE YUCCA	TOS
YUCCA RIGIDA BLUE TREE YUCCA	5 GAL.
GROUNDCOVER	
MELAMPODIUM LEUCANTHUM BLACKFOOT DAISY	5 GAL.

RIGHT-OF-WAY PLANT SCHEDULE

BOTANICAL NAME / COMMON NAME	SIZE
ACCENTS & SUCCULENTS	
AGAVE COLORATA MESCAL CENIZA	5 GAL.
ALOE X 'BLUE ELF' BLUE ELF ALOE	5 GAL.
CARNEGIA GIGANTEA SAGUARO	TOS
ECHINOCACTUS GRUSONII GOLDEN BARREL	5 GAL.
EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL.
EUPHORBIA RESINIFERA MOROCCAN MOUND	5 GAL.
OPUNTIA MACROCENTRA BLACK SPINE PRICKLY PEAR	5 GAL.

INERT GROUNDCOVER

3/8" MINUS ROCK.
MFR: KALAMAZOO MATERIALS. COLOR: PALOMINO CORAL. INSTALL AT DEPTH OF 2" MINIMUM WITH SURFACE 1" BELOW HARDSCAPE SURFACE. INSTALL IN ACCENT AREAS AND PRIVATE SEATING NOTES. (SEE LS PLANS.)

MFR: KALAMAZOO MATERIALS. COLOR: APACHE ROSE. INSTALL AT DEPTH OF 2" MINIMUM WITH SURFACE 1" BELOW HARDSCAPE SURFACE. INSTALL IN BIKE PARKING SURFACE. (SEE LS PLANS.)

RIGHT-OF-WAY SCREENED ROCK TO MATCH EXISTING.
CONTRACTOR TO FIELD VERIFY TO MATCH TYPE, SIZE, & COLOR OF EXISTING SCREENED ROCK IN RIGHT-OF-WAY. INSTALL AT DEPTH OF 2." MINIMUM THICKNESS. INSTALL TO REFURBISH PROJECT DISTURBED RIGHT-OF-WAY LANDSCAP. INSTALL IN LANDSCAPE BUFFERYARD 15 FT WIDE STRIP ALONG OUTSIDE OF VISTOSO HIGHLANDS THEME/ACCENT WALLS.

DECORATIVE RIP RAP.
MFR: KALAMAZOO MATERIALS. SIZE: 2"-4". COLOR: APACHE GOLD. INSTALL AT SITE MONUMENT, AND AMENITY ACCENT AREAS (SEE LS PLANS.)

DESERT COBBLE 25% MIX & HYDROSEED MIX (SEE SHEET LS-4 FOR DETAILS.)
MFR: KALAMAZOO MATERIALS. SIZE & APPLICATION: 25% SURFACE COVERAGE OF DESERT COBBLE MIX WITH 100% HYDROSEED SURFACE COVERAGE (SEE DESERT COBBLE ROCK MIX FOR TYPE, SIZE, & QUANTITY MIXTURE OF ROCK.) COLOR: SEE DESERT COBBLE ROCK MIX APPLY IN RAINWATER HARVESTING BASINS SOUTH OF PARKING & PROJECT EAST SIDE)

DESERT COBBLE ROCK MIX 100%.
MFR: KALAMAZOO MATERIALS. ((40%) 1" SCREENED ROCK. COLOR: APACHE GOLD. + (25%) 1" SCREENED ROCK COLOR: SILVERBELL APACHE GOLD. + (20%) 2" SCREENED ROCK COLOR: SILVERBELL APACHE GOLD. + (15%) 2" TO 4" RIP-RAP. COLOR: APACHE GOLD.) APPLY AT 100% COVERAGE IN COMMON AREAS & PARKING ISLANDS. (SEE LS PLANS.)

BOULDERS: BUILDER TO USE EXISTING SITE BOULDERS. SURFACE SELECT ADDITIONAL TO SUPPLEMENT AS NEEDED.

SMALL (2X3)	100
LARGE (3X4)	66

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CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
LS-3
16 OF 45

PLANTING NOTES

1. The owner's representative shall reserve the right to refuse any plant materials that are deemed unacceptable
2. The owner's representative shall approve all material substitutions.
3. All plant material and specifications shall conform to the Arizona Nursery Association standards.
4. Plants shall feature growth habit that is normal for the species. Plants shall be healthy, vigorous, and free from disease, insect, or injury.
5. All plant material shall be guaranteed for a period of one (1) year after final acceptance.
6. Plants shall be installed near sidewalks and hardscape areas with sufficient space for future growth (to full maturity) without the obstruction of adjacent pedestrian/vehicular circulation. The owner's representative shall approve of plan installation locations. Any plant location that is deemed "too close" to sidewalk or hardscape shall be relocated.
7. Young plants must be easily visible in the landscape after installation, to ensure that they are not trampled, neglected, or covered with rock mulch. Contractor shall flag any newly installed shrub, ground cover, or accent plant under 3" in height (above screened rock mulch) through the first season of growth. All deciduous shrubs and ground covers installed during the months of December-February and under 6" in height (above screened rock mulch) shall be flagged through the first growth season.
8. Contractor shall provide incidental grading in all landscaped areas to bring ground to finish grade, per civil and landscape plans. Finish grade shall be raked smooth before and after installation of plants, in preparation to receive screened decorative rock mulch. No screened rock mulch shall be applied to finish grade that is pock marked, trampled, settled, or eroded until after incidental grading to smooth surface.
9. All decorative screened rock shall be 1/2" (min.) below sidewalks and hardscape surfaces.
10. Contractor shall call in an Arizona 811 request at least 48 hours prior to any construction.
11. All signage and lighting to be addressed as part of a separate review and approval.
12. All meters, shall have a backflow protection device installed on the customer side of the meter.
13. Trees and shrubs shall be adequately supported when planted.
14. One (1) landscape island shall be placed every 9 parking spaces. One (1) canopy tree shall be planted per each landscape island. Per Oro Valley Zoning Code Section 27.6.C.6.B.ii.
15. Every landscape island in parking areas shall be designed for rainwater harvest. Per Oro Valley Zoning Code Code Section 27.6.C.6.B.ii.
16. A license agreement must be approved by town council prior to planting any landscape materials in the town right of way. Walls shall require a separate permit. Right-of-way use permit is required for all plants in the project's right-of-way improvement area.

PROJECT SITE PLANT SCHEDULE

BOTANICAL NAME / COMMON NAME	SIZE	QTY	WATER USE TYPE	ADWR ANNUAL USE AT MATURITY (GAL)	ANNUAL WATER USE (GAL)	MONTHLY WATER USE (GAL)
TREES						
ACACIA CONSTRICTA WHITETHORN ACACIA	15 GAL. TOS	14 1	1 1	1,754 1,754	15,786 1,754	1,316 146
ACACIA GREGGII CATCLAW ACACIA	48" BOX 36" BOX 15 GAL. TOS	3 3 21 1	1 1 1 1	1,754 1,754 1,754 1,754	5,262 5,262 36,834 1,754	439 439 3,070 146
CHILOPSIS LINEARIS DESERT WILLOW	15 GAL.	18	2	5,702	96,934	8,077
OLNEYA TESOTA IRONWOOD TREE	15 GAL. TOS	8 2	1 1	2,741 2,741	21,928 5,482	1,827 457
PARKINSONIA FLORIDUM BLUE PALO VERDE	48" BOX 36" BOX 15 GAL. TOS	1 1 18 1	2 2 2 2	5,702 5,702 5,702 5,702	5,702 5,702 102,636 5,702	475 475 8,553 475
PARKINSONIA MICROPHYLLA FOOTHILLS PALO VERDE	48" BOX 36" BOX 15 GAL. TOS	16 16 73 15	1 1 1 1	1,754 1,754 1,754 1,754	21,048 21,048 128,042 21,048	1,754 1,754 10,670 1,754
PROSOPIS VELUTINA VELVET MESQUITE	48" BOX 36" BOX 15 GAL. TOS	10 10 33 4	2 2 2 2	5,702 5,702 5,702 5,702	17,106 17,106 188,166 11,404	1,426 1,426 15,681 950
PROSOPIS GLANDULOSA HONEY MESQUITE	15 GAL.	12	2	5,702	51,318	4,277
LYSILOMA WATSONII FEATHER TREE	15 GAL.	19	2	5,702	85,530	7,128
SHRUBS						
AMBROSIA DELTOIDEA TRIANGLELEAF BURSAGE	5 GAL.	136	1	39	4,563	380
ANISACANTHUS THURBERI DESERT HONEYSUCKLE	5 GAL.	27	2	101	2,929	244
ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL.	178	2	57	8.835	736
CALLIANDRA ERIOPHYLLA NATIVE FAIRY DUSTER	5 GAL.	35	1	70	2,310	193
CELTIS PALLIDA DESERT HACKBERRY	5 GAL. TOS	4 1	2 2	634 634	2,536 634	211 53
DODONEA VISCOSA GREEN HOPSEED BUSH	5 GAL.	33	1	632	20,856	1,738
ENCELIA FARINOSA BRITTLEBUSH	5 GAL.	56	1	39	2,301	192
LAREA TRIDENTATA CREOSOTE	5 GAL.	64	1	632	40,448	3,371
LEUCOPHYLLUM SPP. TEXAS RANGER ANY CULTIVAR	5 GAL.	39	1	158	5,214	435
PENSTEMON SUPERBUS SUPERB PENSTEMON	5 GAL.	118	2	201	22,110	1,843
SPHAERALCEA AMBIGUA DESERT GLOBE MALLOW	5 GAL.	10	1	39	390	33
ZIZIPHUS OBTUSIFOLIA GRAYTHORN	5 GAL.	3	1	1,754	5,262	439
ACCENTS & SUCCULENTS						
AGAVE COLORATA MESCAL CENIZA	5 GAL.	58	1	39	1,911	159
AGAVE PARRYI VAR. HUACHUCENSIS HUACHUCA AGAVE	5 GAL.	47	2	101	5,454	455
AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE	5 GAL.	163	2	25	4,425	369
CARNEGIA GIGANTEA SAGUARO	5 GAL. TOS	13 14	1 1	2,741 2,741	35,633 38,374	2,969 3,198
DASYLIRION WHEELERI DESERT SPOON	5 GAL.	47	1	110	5,170	431
ECHINOCACTUS GRUSONII GOLDEN BARREL	5 GAL.	110	2	29	3.306	276
ECHINOCEREUS SPP. HEDGEHOG CACTUS	5 GAL.	90	1	18	1,674	140
EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL.	135	1	39	4.836	403
FEROCACTUS WISLIZENII FISHHOOK BARREL	5 GAL. TOS	35 53	1 1	10 10	290 530	24 44
FOUQUIERIA SPLENDENS OCOTILLO	5 GAL TOS	12 15	1 1	281 281	3,372 4,215	281 351
JUSTICIA CALIFORNICA CHUPUROSA	5 GAL.	25	2	101	2.525	210
OPUNTIA ENGELMANNII LINGUIFORMIS COWS TONGUE PRICKLY PEAR	5 GAL.	6	1	158	790	66
OPUNTIA MACROCENTRA BLACK SPINE PRICKLY PEAR	5 GAL.	35	1	158	5,846	487
OPUNTIA MICRODASYS 'YELLOW' YELLOW BUNNY EARS PRICKLY PEAR	5 GAL.	46	1	158	11,850	988
OPUNTIA VIOLACEA 'SANTA RITA' SANTA RITA PRICKLY PEAR	5 GAL.	45	1	158	8,324	698
PEDILANTHUS MACROCARPUS SLIPPER FLOWER	5 GAL.	78	2	25	1,950	163
YUCCA ELATA SOAPTREE YUCCA	TOS	1	1	281	281	23
YUCCA RIGIDA BLUE TREE YUCCA	5 GAL.	42	1	110	4,620	385
GROUNDCOVER						
MELAMPODIUM LEUCANTHUM BLACKFOOT DAISY	5 GAL.	110	2	25	2,750	229

INERT GROUNDCOVER

3/8" MINUS ROCK
MFR: KALAMAZOO MATERIALS. COLOR: PALOMINO CORAL. INSTALL AT DEPTH OF 2" MINIMUM WITH SURFACE 1" BELOW HARDSCAPE SURFACE. INSTALL IN ACCENT AREAS AND PRIVATE SEATING NOTES. (SEE LS PLANS.)

MFR: KALAMAZOO MATERIALS. COLOR: APACHE ROSE. INSTALL AT DEPTH OF 2" MINIMUM WITH SURFACE 1" BELOW HARDSCAPE SURFACE. INSTALL IN BIKE PARKING SURFACE. (SEE LS PLANS.)

EXISTING — RIGHT-OF-WAY SCREENED ROCK TO MATCH EXISTING.
CONTRACTOR TO FIELD VERIFY TO MATCH TYPE, SIZE, & COLOR OF EXISTING SCREENED ROCK IN RIGHT-OF-WAY. INSTALL AT DEPTH OF 2." MINIMUM THICKNESS. INSTALL TO REFURBISH PROJECT DISTURBED RIGHT-OF-WAY LANDSCAP. INSTALL IN LANDSCAPE BUFFERYARD 15 FT WIDE STRIP ALONG OUTSIDE OF VISTOSO HIGHLANDS THEME/ACCENT WALLS.

DECORATIVE RIP RAP
MFR: KALAMAZOO MATERIALS. SIZE: 2"-4". COLOR: APACHE GOLD. INSTALL AT SITE MONUMENT, AND AMENITY ACCENT AREAS (SEE LS PLANS.)

DESERT COBBLE 25% MIX & HYDROSEED MIX (SEE SHEET LS-4 FOR DETAILS.)
MFR: KALAMAZOO MATERIALS. SIZE & APPLICATION: 25% SURFACE COVERAGE OF DESERT COBBLE MIX WITH 100% HYDROSEEED SURFACE COVERAGE (SEE DESERT COBBLE ROCK MIX FOR TYPE, SIZE, & QUANTITY MIXTURE OF ROCK.) COLOR: SEE DESERT COBBLE ROCK MIX.APPLY IN RAINWATER HARVESTING BASINS SOUTH OF PARKING & PROJECT EAST SIDE)

DESERT COBBLE ROCK MIX 100%.
MFR: KALAMAZOO MATERIALS. ((40%) 3" SCREENED ROCK. COLOR: APACHE GOLD. + (25%) 1" SCREENED ROCK COLOR: SILVERBELL APACHE GOLD. + (20%) 2" SCREENED ROCK COLOR: SILVERBELL APACHE GOLD.+ (15%) 2" TO 4" RIP-RAP. COLOR: APACHE GOLD.) APPLY AT 100% COVERAGE IN COMMON AREAS & PARKING ISLANDS. (SEE LS PLANS.)

BOULDERS: BUILDER TO USE EXISTING SITE BOULDERS. SURFACE SELECT ADDITIONAL TO SUPPLEMENT AS NEEDED.

SMALL (2X3) 100
LARGE (3X4) 66

RIGHT-OF-WAY PLANT SCHEDULE

BOTANICAL NAME / COMMON NAME	SIZE	QTY	WATER USE TYPE	ADWR ANNUAL USE AT MATURITY (GAL)	ANNUAL WATER USE (GAL)	MONTHLY WATER USE (GAL)
ACCENTS & SUCCULENTS						
AGAVE COLORATA MESCAL CENIZA	5 GAL.	6	1	39	234	20
ALOE X 'BLUE ELF' BLUE ELF ALOE	5 GAL.	10	2	912	9,120	760
CARNEGIA GIGANTEA SAGUARO	TOS	4	1	2,741	16,446	1,371
ECHINOCACTUS GRUSONII GOLDEN BARREL	5 GAL.	5	3	29	145	12
EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL.	6	1	39	234	20
EUPHORBIA RESINIFERA MOROCCAN MOUND	5 GAL.	6	1	39	234	20
OPUNTIA MACROCENTRA BLACK SPINE PRICKLY PEAR	5 GAL.	6	1	158	948	79

NOTE: THE PLANTS ON THE RIGHT OF WAY PLANT SCHEDULE REPRESENT THOSE PLANTS IDENTIFIED AS PART OF THE EXISTING RIGHT-OF-WAY LANDSCAPE.

HYDROSEED MIX
(FOR USE ALONG EXTERNAL SOUTHWESTERN, SOUTHEASTERN, & SOUTHERN PROJECT BOUNDARIES)

NOTE: HYDROSEED MIX MEETS ADDENDUM (D) ORO VALLEY APPROVED REVEGETATION SEED MIX PER TOWN OF ORO VALLEY ZONING CODE.

TREES

CHILOPSIS LINEARA	DESERT WILLOW	0.5	PLS/ACRE
OLNEYA TESOTA	IRONWOOD	1	PLS/ACRE
PARKINSONIA FLORIDA	BLUE PALO VERDE	1	PLS/ACRE
PARKINSONIA MICROPHYLLUM	FOOTHILLS PAL VERDE	1	PLS/ACRE
PROSOPIS VELUTINA	VELVET MESQUITE	1	PLS/ACRE
SAMBUCAS MEXICANA	MEXICAN ELDERBERRY	0.5	PLS/ACRE

SHRUBS
REQUIRED:AT LEAST 4 SPECIES & MIN. 5 PLS/ACRE

AMBROSIA DELTOIDEA	TRIANGLE LEAF BURSAGE	2	PLS/ACRE
CALLIANDRA ERIOPHYLLA	FAIRY DUSTER	1	PLS/ACRE
ENCELIA FARINOSA	BRITTLEBUSH	2	PLS/ACRE
LARREA TRIDENTATA	CREOSOTE	1	PLS/ACRE

SMALL PERENNIALS
REQUIRED AT LEAST 4 SPECIES & MIN 5 PLS/ACRE

BAILEYA MULTIRADIATA	DESERT MARIGOLD	2	PLS/ACRE
PSILOSTROPHE COOPERI	PAPER FLOWER	1	PLS/ACRE
SPHAERALCEA AMBIGUA	DESERT GLOBEMALLOW	1	PLS/ACRE
ZINNIA PUMILA	DESERT ZINNIA	2	PLS/ACRE

PERENNIAL GRASSES
REQUIRED AT LEAST 4 SPECIES & MIN 5 PLS/ACRE

ARISTIDA PURPUREA	PURPLE THREE-AWN	2	PLS/ACRE
BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA	1	PLS/ACRE
DIGITARIA CALIFORNICA	ARIZONA COTTONTOP	0.5	PLS/ACRE
ERAGROSTIS INTERMEDIA	PLAINS LOVE GRASS	1	PLS/ACRE
SPOROBOULS CRYPTANDRUS	SAND DROPSEED	0.5	PLS/ACRE

ANNUAL HERBS & GRASSES
REQUIRED AT LEAST 4 SPECIES & MIN 5 PLS/ACRE

DATURA DISCOLOR	SACRED DATURA	0.5	PLS/ACRE
ERIGERON DIVERGENS	SPREADING FLEABANE	0.5	
PLS/ACRE			
KALLSTROEMIA GRANDIFLORA	ARIZONA POPPY	2	PLS/ACRE
LUPINUS SPARSIFLORUS	DESERT LUPINE	1	PLS/ACRE
PENSTEMON PARRYI	PARRY'S PENSTEMON	1	PLS/ACRE
	TOTAL	**27**	**PLS/ACRE**

NOTE: APPLY PER PAG STANDARD SPECIFICATION 805 CLASS II SEEDING.

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#	REVISIONS/SUBMITTALS	DATE

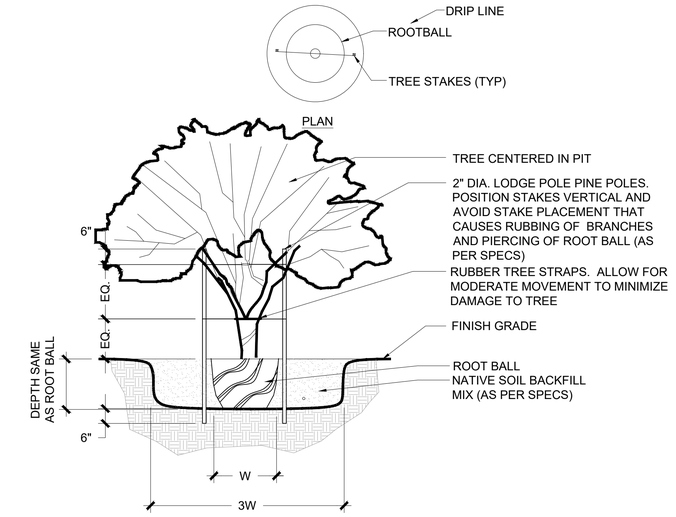
LANDSCAPE NOTES

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/25

LANDSCAPE PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

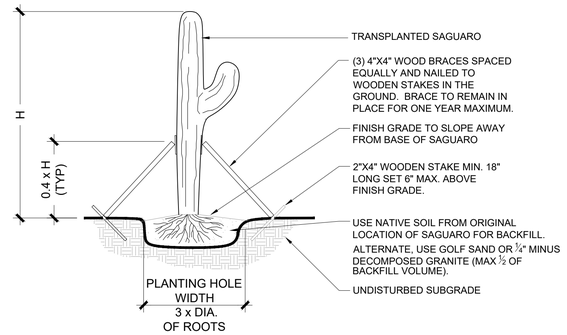
CASE NO:
CASE #2401047
REFERENCE:
2203155,
2301138,
2301232
LS-4
17 OF 45



NOTES:
1. MARK THE NORTH SIDE OF THE TREE IN THE FIELD BEFORE TRANSPLANTING, AND WHEN TRANSPLANTING ROTATE THE TREE TO FACE NORTH, WHENEVER POSSIBLE.
2. STAKING SHALL BE CONSTRUCTED SO TRUNK HAS FLEXIBILITY.
3. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN PLANTS AND UTILITY FACILITIES SO AS TO NOT HINDER UTILITY MAINTENANCE.
4. PRUNE TREE AT TIME OF STAKE REMOVAL, ONE YEAR AFTER INSTALLATION.
5. TREES SHALL BE MAINTAINED IN THEIR NATURAL FORM. OVER PRUNING AND/OR "BALLING" IS PROHIBITED.

1 TREE PLANTING

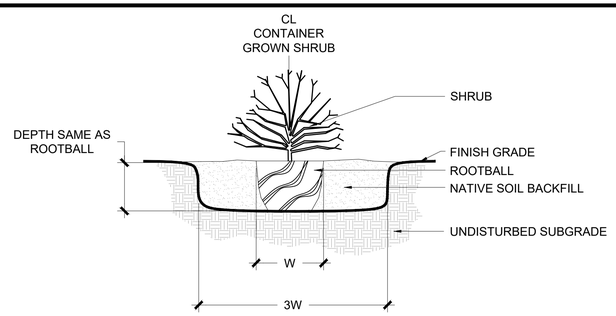
NTS



NOTES:
1. ROOT PRUNE ALL SHREDDED OR DAMAGED ROOTS & DUST ENTIRE ROOT STRUCTURE WITH WETTABLE SULFUR (1.5 MIN) AND STREPTOMYCIN SPRAY AT PLANTING SITE. ROOTBALL SHALL BE 24" MIN WITH A MINIMUM ROOT LENGTH OF 6" ALL SIDES.
2. 2. CONTRACTOR TO USE ONLY SAGUAROS ORIENTED WITH TRUE NORTH AND LOCATE IN HOLE WITH USE OF COMPASS.
3. TRANSPLANT TO ORIGINAL DEPTH OF BURY.
4. LENGTH OF WOOD BRACES AND DISTANCE FROM BASE WILL VARY WITH HEIGHT AND WEIGHT OF SAGUARO AS WELL AS SLOPE OF GRADE. CUT AND POSITION STAKES AT AN ANGLE TO BEST SUPPORT EACH INDIVIDUAL SAGUARO.
5. DO NOT WATER.
6. REPLANT AND RESTAKE IF SAGUARO BECOMES UNSTABLE DUE TO WIND, RAIN, OVER WATERING, OR ANY OTHER REASON.

6 SAGUARO INSTALLATION

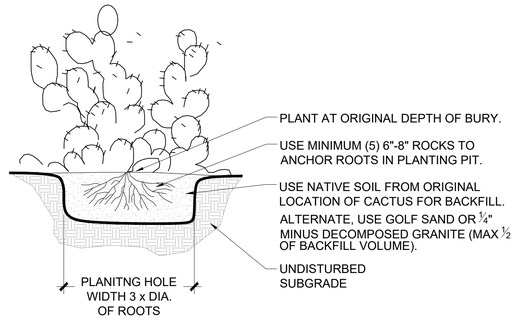
NTS



NOTES:
1. SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN PLANTS AND UTILITY FACILITIES SO AS TO NOT HINDER UTILITY MAINTENANCE.
2. CONTRACTOR SHALL ASSURE THAT PLANTS ARE LOCATED SO THAT AT FULL GROWTH PLANTS DO NOT INTERFERE WITH HARDSCAPE SURFACES SUCH AS WALKS AND PATHS.
3. PLANTS SHALL BE MAINTAINED IN THEIR NATURAL FORM. OVER PRUNING AND/OR "BALLING" IS PROHIBITED.
4. BLOOMING AGAVES SHALL NOT BE REPLACED UNTIL BLOOM AND STALK ARE COMPLETELY SPENT.
5. BLOOM STALKS OF OTHER ACCENTS SUCH AS DESERT SPOONS AND YUCCAS SHALL REMAIN IN PLACE UNTIL STALK IS COMPLETELY SPENT.

2 SHRUB & ACCENT PLANTING

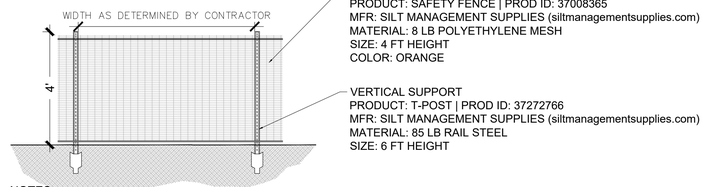
SCALE: NTS



NOTES:
1. ROOT PRUNE ALL SHREDDED OR DAMAGED ROOTS & DUST ENTIRE ROOT STRUCTURE WITH WETTABLE SULFUR (1.5 MIN) AND STREPTOMYCIN SPRAY AT PLANTING SITE. ROOTBALL SHALL BE 24" MIN WITH A MINIMUM ROOT LENGTH OF 6" ALL SIDES.
2. WATER WITH INSTALLATION AND WATER WEEKLY UNTIL MONSOONS ARRIVE IF TRANSPLANTED BETWEEN MAY-AUGUST.
3. REPLANT IF CACTUS BECOMES UNSTABLE DUE TO WIND, RAIN, OVER WATERING, OR ANY OTHER REASON.

4 SMALL CACTUS INSTALLATION

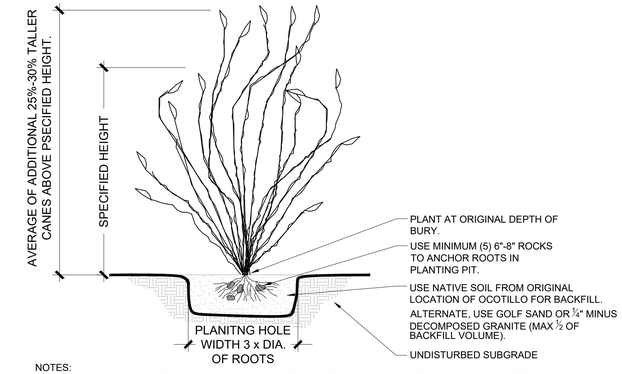
NTS



NOTES:
1. TEMPORARY CONSTRUCTION FENCING TO BE PLACED AT LIMITS OF GRADING TO PROTECT EXISTING VEGETATION.
2. NOTE: CONTRACTOR TO DETERMINE MATERIAL TYPE APPROPRIATE TO SITE CONSTRUCTION. MATERIAL SPECIFICATIONS DENOTE TYPICAL PRODUCT TYPE.

7 TEMPORARY CONSTRUCTION FENCE

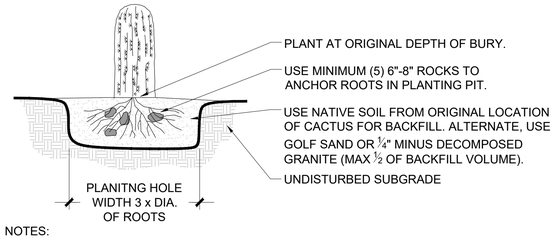
SCALE: NTS



NOTES:
1. ROOT PRUNE ALL SHREDDED OR DAMAGED ROOTS & DUST ENTIRE ROOT STRUCTURE WITH WETTABLE SULFUR (1.5 MIN) AND STREPTOMYCIN SPRAY AT PLANTING SITE. ROOTBALL SHALL BE 24" MIN WITH A MINIMUM ROOT LENGTH OF 6" ALL SIDES.
2. WATER WITH INSTALLATION AND WATER WEEKLY UNTIL MONSOONS ARRIVE IF TRANSPLANTED BETWEEN MAY-AUGUST.
3. REPLANT IF OCOTILLO BECOMES UNSTABLE DUE TO WIND, RAIN, OVER WATERING, OR ANY OTHER REASON.

3 OCOTILLO PLANTING

NTS



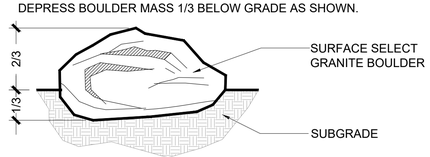
NOTES:
1. ROOT PRUNE ALL SHREDDED OR DAMAGED ROOTS & DUST ENTIRE ROOT STRUCTURE WITH WETTABLE SULFUR (1.5 MIN) AND STREPTOMYCIN SPRAY AT PLANTING SITE. ROOTBALL SHALL BE 24" MIN WITH A MINIMUM ROOT ENGTH OF 6" ALL SIDES.
2. WATER WITH INSTALLATION AND WATER WEEKLY UNTIL MONSOONS ARRIVE IF TRANSPLANTED BETWEEN MAY-AUGUST.
3. REPLANT IF BARREL CACTUS BECOMES UNSTABLE DUE TO WIND, RAIN, OVER WATERING, OR ANY OTHER REASON.

5 BARREL CACTUS PLANTING

NTS

ALL BOULDERS TO BE SURFACE SELECT, FREE FROM SCARS, CHIPS AND ABRASIONS. LANDSCAPE CONTRACTOR TO TREAT ALL DEFECTS WITH 'EONITE' TO PROVIDE A WEATHERED, NATURAL APPEARANCE.

DEPRESS BOULDER MASS 1/3 BELOW GRADE AS SHOWN.



8 BOULDER PLACEMENT

NTS

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#	REVISIONS/SUBMITTALS	DATE

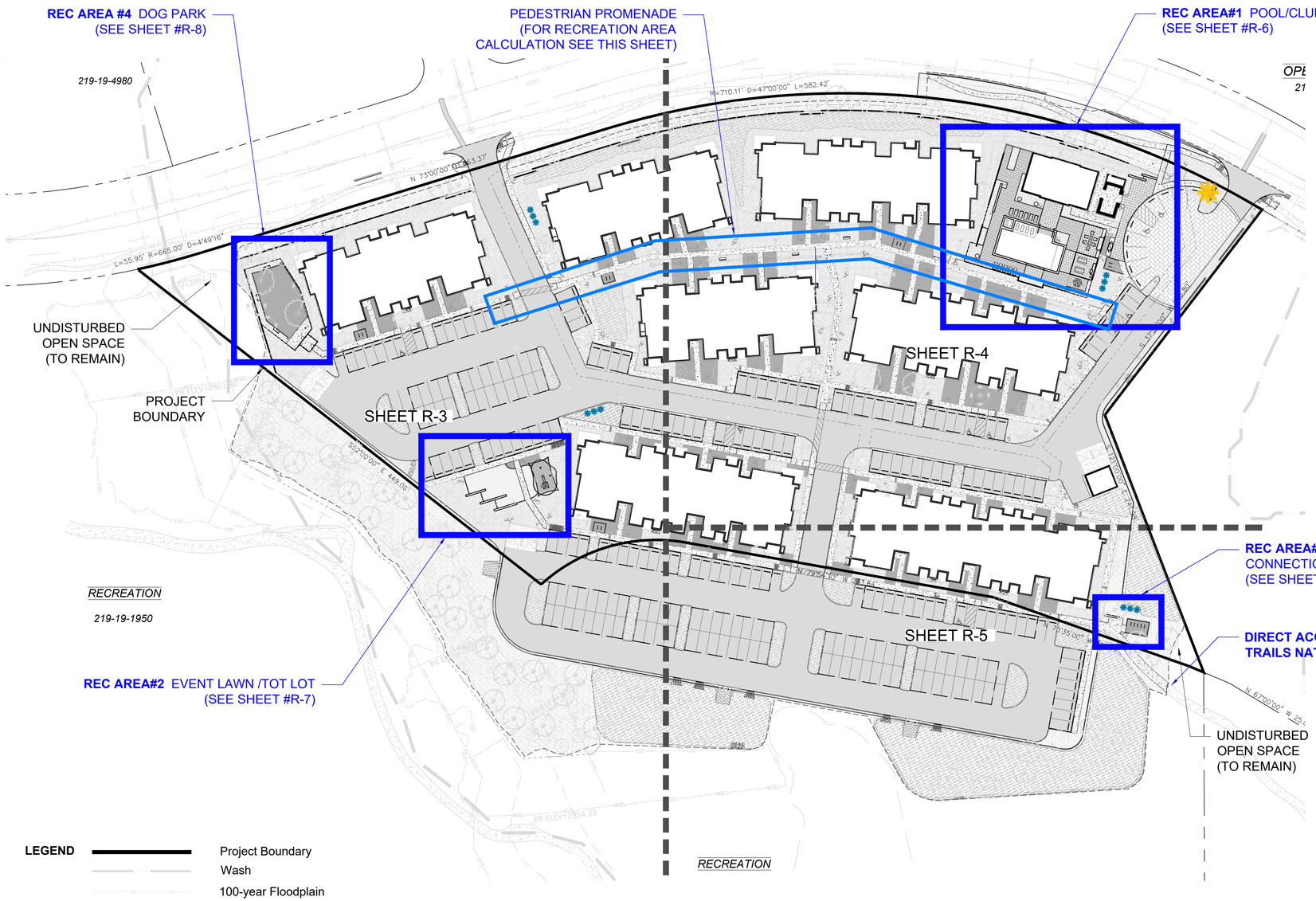
LANDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
Date 07/19/24
Signed
ARIZONA U.S.A.
EXPIRES 06/30/25

LANDSCAPE PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

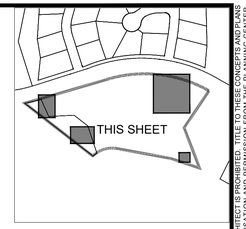
A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
LD-1
18 OF 45



LEGEND

- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Limits of Grading
- Parcels
- Entry Monument Sign
- Theme Columns



RECREATION AREA NOTES

TOTAL RECREATION AREA PROVIDED (SQUARE FEET):
- AREA#1 - POOL / CLUBHOUSE: 11,687 SF
  PEDESTRIAN PROMENADE: 10,176 SF
- AREA#2 - EVENT LAWN / TOT LOT: 6,072 SF
- AREA#3 - TRAILHEAD: 1,998 SF
- AREA#4 - DOG PARK: 3,695 SF

TOTAL: 33,695 SF (APPROX. 0.77 AC)

RECREATION AREA DESCRIPTIONS

RECREATION AREA #1: POOL / CLUBHOUSE

THE POOL AMENITY AREA IS LOCATED ADJACENT TO THE CLUBHOUSE. THIS OUTDOOR SPACE IS ACCESSED FROM A CENTRALIZED DOUBLE DOOR ENTRY BETWEEN THE LEASING CENTER AND GYM. THE SPACE PROVIDES AMENITIES FOR SWIMMING, OUTDOOR DINING, LOUNGING, AND SOCIAL GATHERING WITH DAYTIME AND NIGHTTIME ACTIVITY SPACES. RESTROOMS ARE ACCESSIBLE VIA A SIDE ENTRY TO THE CLUBHOUSE FROM THE POOL AREA. THE MAIN BUILDING ENTRY FOR VISITORS FACES THE SEMICIRCULAR PARKING.

AMENITIES
- POOL WITH FOUNTAIN & HOT TUB
- DECK & POOL LOUNGE SEATING
- CHILDREN'S POOL WADING AREA
- FIRE PIT
- PERGOLA
- OUTDOOR KITCHEN COUNTER/GRILL
- PICNIC TABLES
- SHADED DINING TABLES
- SEAT WALLS
- RAISED PLANTERS
- DECORATIVE HARDSCAPE
- THEME COLUMNS
- ENHANCED VEGETATED LANDSCAPE
- BIKE PARKING

RECREATION AREA #2: EVENT LAWN / TOT LOT

AN AREA OF SYNTHETIC TURF IS PROVIDED FOR OUTDOOR EVENTS & ENTERTAINMENT SPACE LOCATED IN THE TRIANGULAR SPACE NEAR THE SOUTHWEST BUILDING. IT CONTAINS A PRIVATE SEATING AREA AND SEAT WALLS FOR REST AND REFLECTION. A SMALL SHADED TOT LOT IS PROVIDED FOR RESIDENTS AND VISITORS CHILDREN'S OUTDOOR RECREATION.

AMENITIES
- LAWN
- SEAT WALLS
- APPROX. 515 SF SHADED CHILDREN'S PLAY AREA
- THEME COLUMNS
- ENHANCED VEGETATED LANDSCAPE
- BIKE PARKING

RECREATIONAREA 3: TRAILHEAD

A TRAILHEAD ON THE SOUTHEAST CORNER OF THE PROPERTY IS PROVIDED WITH A PATH CONNECTING RESIDENTS TO THE TOWN'S EXISTING MULTI-USE TRAIL. BIKE RACKS AND SEATING ALLOW EASY ACCESSIBILITY AND REST AS NEEDED.

AMENITIES
- SHADED SEAT WALL
- CONNECTING PATH TO MULTI-USE TRAIL
- THEME COLUMNS
- ENHANCED VEGETATED LANDSCAPE
- *BIKE RACKS
  - *NOTE: AN ADDITIONAL BIKE RACK IS INCORPORATED NEAR THE SOUTH BUILDINGS FOR PRIVATE RESIDENTS' INTERNAL BIKE SECURITY SEPARATE FROM TRAILHEAD.

RECREATION AREA #4: DOG PARK

A DOG PARK IS PROVIDED AT THE NORTHWEST CORNER OF THE SITE FOR RESIDENTS' PET EXERCISE & RELIEF. APPROXIMATELY 2300 SF OF SECURED RECREATION AREA IS SECURED BY FENCING AND CONTAINS BENCHES FOR OWNER REST.

AMENITIES
- SECURE FENCING
- DUAL GATED ENTRY
- APPROX. 1855 SF DOG RUN
- ENHANCED VEGETATED LANDSCAPE
- BENCHES
- PET FOUNTAIN WITH SHOWER
- PET WASTE STATIONS

SYNTHETIC TURF INFORMATION

TOTAL RECREATION AREA (SQUARE FEET): 34,038 SF
PROPOSED SYNTHETIC TURF AREA (SQUARE FEET): 1,454 SF
PERCENTAGE OF RECREATION AREA PROPOSED AS SYNTHETIC TURF: 4%

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#	REVISIONS/SUBMITTALS	DATE

RECREATION AREA & HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/26

LANDSCAPE PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
R-1
19 OF 45

MATERIAL SPECIFICATIONS

NOTE: SPECIFICATION NUMBER MATCHES NUMBER OF KEY NOTE ON LANDSCAPE RECREATION & HARDSCAPE PLANS (SEE THIS PAGE FOR LEGEND.)

HARDSCAPE SPECIFICATIONS (NOTE: ALL PRODUCTS & MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS)

1. SYNTHETIC TURF: MFR: SOUTHWEST GREENS OF TUCSON (southwestgreens.com) PRODUCT: BOLT 80 STYLE: GB-042 FACE WEIGHT: 80PILE HEIGHT: 2 IN COLOR: 301 OLIVE BLEND INSTALL ON 1/4" DG OF 3" DEPTH, COMPACTED TO 95%.
2. POOL PAVER A (MAIN AREAS): MFR: ARTISTIC PAVERS (artisticpavers.com) PRODUCT: DESERTLOCK SIZE: 16" x 16" INSTALL: STRAIGHT OFFSET. COLOR: CAPPUCCINO FINISH: POLISHED.
3. POOL PAVER B (ACCENT AREAS) MFR: ARTISTIC PAVERS (artisticpavers.com) PRODUCT: PLANKLOCK SIZE: 8"x 24" INSTALL: STRAIGHT OFFSET, PERPENDICULAR TO MAIN POOL PAVER. COLOR: SAND FINISH: POLISHED.
4. CONCRETE SIDEWALK: STANDARD CONCRETE PAVEMENT (SEE CIVIL PLANS FOR DETAIL.)
5. CONCRETE HEADER: SEE DETAIL 3 SHEET HD-2.
6. BICYCLE PARKING SURFACE & HEADER: SEE DETAILS 4 & 5 SHEET HD-2. SEE KEYNOTE #70 THIS SHEET FOR BIKE SURFACE ROCK SIZE & COLOR.
7. RAISED PLANTER: SEE DETAIL 9 SHEET HD-2.
8. SEAT WALL: SEE DETAILS 7 & 8 SHEET HD-2.
9. ENTRY MONUMENT SIGN: SEE DETAIL 3 SHEET HD-3.
10. THEME COLUMN: CMU WITH STONE VENEER ALL SIDES & STONE PAVER CAP. SEE DETAIL 4 SHEET HD-3.
    STONE VENEER: TO MATCH ACCENT WALL. SEE #12 SPECIFICATION THIS SHEET.
    STONE PAVER CAP: TO MATCH ACCENT WALL. MFR: ARTISTIC PAVERS (artisticpavers.com) PRODUCT: DESERTLOCK. SIZE: 16"x16". COLOR: CAPPUCCINO. FINISH: POLISHED & ANTIQUED.
11. THEME WALL: CMU WITH STUCCO VENEER ALL SIDES. FINISH: SAND FINISH. COLOR: DE6105 WEATHERED LEATHER. (TO MATCH ARCHITECTURE COLOR SCHEME 1 RV COLOR PALLETTE 10 TAG ST-1.) SEE DETAIL 2 SHEET HD-4.
12. ACCENT WALL: CMU WITH STONE VENEER FRONT/ STUCCO VENEER BACK / STONE PAVER CAP & SIDES.
    STONE VENEER FRONT (EXTERNAL TO SITE, FACING STREET): COLOR/FINISH/SIZE: CLIFFSTONE-MESQUITE (TO MATCH ARCHITECTURE STONE VENEER TAG SV-1.)
    STUCCO VENEER BACK (INTERNAL TO SITE): COLOR/FINISH: TO MATCH THEME WALL. SEE #11 SPECIFICATION THIS SHEET.
    STONE PAVER CAP: TO MATCH PLANTER/FIREPIT CAP. MFR: ARTISTIC PAVERS (artisticpavers.com) PRODUCT: PLANKLOCK. SIZE: 8"x24" COLOR: CAPPUCCINO FINISH: POLISHED & ANTIQUED.
13. VIEW FENCE: CONTRACTOR TO PROVIDE SHOP DRAWINGS & SPECIFICATIONS. SEE DETAIL 1 & 2 SHEET HD-6.
14. VEHICULAR PAVER (ENTRY PARKING): MFR: BELGARD (belgardcommercial.com). PRODUCT: CAMBRIDGE COBBLE . SIZE 6"x9". INSTALL PATTERN B. COLOR: SIERRA. INSTALL PER MANUFACTURER'S SPECIFICATIONS FOR VEHICULAR USE AREAS.
15. 5' HIGH SCREEN WALL: SPLITFACE MASONRY BLOCK WITH UNIFORM MASONRY BLOCK CAP.
    SPLIT FACE MASONRY BLOCK: MFR: ECHELON MASONRY. (echelonmasonry.com) PRODUCT: SPLIT FACE MASONRY BLOCK. SIZE: 6"w x 8"h x 16" l. INTEGRAL COLOR: TIERRA BROWN #1.
    UNIFORM MASONRY BLOCK CAP: MESASTONE UNIFORM MASANRY BLOCK. SIZE: 6"w x 1" h x 16" l. COLOR INTEGRAL: TIERRA BROWN #1. (4102/ GROUP A) SEE DETAIL 1 SHEET HD-4.
16. DOG PARK FENCE: MFR: AMETCO MANUFACTURING CORPORATION (ametco.com) PRODUCT: WELDED WIRE SECURITY FENCE. STYLE: AMOPANEL DESIGN. COLOR: BRONZE MAT. (TO MATCH ARCHITECTURE WINDOW TRIM TAG WT-1.)
17. TRAIL CONNECTION: CONCRETE PAVEMENT (SEE CIVIL PLANS FOR DETAIL.) COLOR: INTEGRAL TO MATCH EXISTING TRAIL. NOTE: CONTRACTOR SHALL FIELD MATCH EXISTING CONCRETE TRAIL.
    IMPORTANT NOTE: PER CONDITIONS OF APPROVAL BY THE MAYOR OF THE TOWN OF ORO VALLEY ON 03.20.2024, THE NEW TRAIL CONNECTION MUST BE BUILT IN ACCORDANCE WITH THE FOLLOWING:
    1. PAVED WITH INTEGRAL COLORED CONCRETE TO MATCH THE EXISTING PATH DESIGN.
    2. POSITIONED IN A MANNER TO PRESERVE THE ROCK OUTCROP AND ALL MATURE NATIVE TREES IN PLACE. DISTURBANCE TO CACTUS IS TO BE MINIMIZED AND TRANSPLANTING IS REQUIRED IF UNAVOIDABLE.
    3. DESIGN NEW TRAIL CONNECTIONS TO EXISTING TRAILS THAT ENABLE A SAFE AND GRADUAL MERGER OF CYCLISTS AND PEDESTRIANS RATHER THAN AT T-INTERSECTION OR ABRUPT TRANSITION.

AMENITY & SITE FURNISHING SPECIFICATIONS (NOTE: ALL PRODUCTS & MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS)

30. POOL: DESIGNED & PERMITTED BY OTHERS.
31. HOT TUB: DESIGNED & PERMITTED BY OTHERS.
32. FIRE PIT: MFR: THE OUTDOOR GREATROOM CO. PRODUCT: CFP1296 B1790. #21 NATURAL GAS BURNER (2 PIECES) 12" X 96" CRYSTAL FIRE PLUS LINEAR BURNER KIT. SEE DETAIL 1 SHEET HD-3.
33. PERGOLA: SEE DETAIL 3 & 4 SHEET HD-6.
34. OUTDOOR KITCHEN COUNTER/GRILL: SEE DETAIL 2 SHEET HD-3.
35. PICNIC TABLE: TO BE DETERMINED BY OWNER.
36. SHADED DINING TABLE WITH CHAIRS: TO BE DETERMINED BY OWNER.
37. BENCH: MFR. FORMS + SURFACES (forms-surfaces.com) PRODUCT: SBCOR-7ANA CORDIA BENCH WITH ALUMINUM SLATS 6' BACKED. SURFACE MOUNT WITH FOOTER. COLOR: POWDER COATED METAL. DARK BRONZE METALLIC TEXTURE. (TO MATCH ARCHITECTURAL WINDOW TRIM BRONZE CAP TAG WT-1.
38. DECK LOUNGE SEATING AREA: (11 CHAIRS): TO BE DETERMINED BY OWNER.
39 POOL LOUNGE SEATING AREA (4 CHAIRS): TO BE DETERMINED BY OWNER.
40. TRASH RECEPTACLE: COLOR TO MATCH SITE FURNISHINGS PER OWNER SELECTION. TO BE DETERMINED BY OWNER.
41. BICYCLE RACK: MFR. LANDSCAPE FORMS (landscapeforms.com) PRODUCT: EMERSON BIKE RACK. 4"x20"x30" ARCHITECTURE LINE POWDER COATED METAL. COLOR: ONYX (TO MATCH ARCHITECTURAL WINDOW TRIM BRONZE CAP TAG WT-1.)
42. PLANTER: MFR. Q.C.P. CORP. (qcp-corp.com) PRODUCT: REINFORCED CONCRETE PLANTER PRODUCT ID: QR-CE3036P. STYLE: CASCADE ROUND SIZE: 36" HEIGHT. 25" TOP I.D /30" TOP O.C.COLOR: LATTE. FINISH: HONED.
43. PLAY EQUIPMENT (POST & PLATFORM STRUCTURE WITH INTEGRATED SLIDE): MFR. BLUEGRASS PLAYGROUND INC. PRODUCT: QUICKSHIP STANDARD #1 PLAYGROUND (PERMANENT) PRODUCT ID: 911-249N SIZE: 6' X 12' COLOR: NATURAL COLOR SCHEME.
44 TENSIL SHADE STRUCTURE: MFR:COLOUR TREE (colourtreeusa.com) PRODUCT: RECTANGULAR SUN SHADE SAIL CANOPY, COMMERCIAL GRADE SIZE: 18' x 30' CUSTOM. COLOR: SAND BEIGE. MOUNT TO 12' SUN SHADE SAIL POLE COLOR: PAINT DARK BRONZE. (TO MATCH ARCHITECTURAL WINDOW TRIM BRONZE CAP TAG WT-1.)
45. PLAY EQUIPMENT (SPRING RIDER): MFR: LANDSCAPE STRUCTURES (playlsi.com) PRODUCT: BOBBLE SINGLE RIDER. PROD ID: MODEL#164074. PLAY ZONE: 13'-6" x 15'.
46. PLAY EQUIPMENT (SPINNER): MFR: LANDSCAPE STRUCTURES (playlsi.com) PRODUCT: STANDUP SPINNER. PROD ID: MODEL#155077. PLAY ZONE: 14' DIAM.
47. PET FOUNTAIN WITH SHOWER: MFR: DOG-ON-IT-PARKS (dog-on-it-parks.com) PRODUCT: PET FOUNTAIN WITH SHOWER. PROD ID: 7218. FINISH: ENVIRO GLAZE. COLOR: EG-07 ONYX (BLACK).
48. PET WASTE STATION. MFR: DOG-ON-IT-PARKS (dog-on-it-parks.com) PRODUCT: COMPLETE DOG WASTE STATION - SINGLE PULL. PROD ID: 7408S. STYLE: ROUND. COLOR: BLACK.
49. BIKE LOCKER: MFR: DERO by PLAYCORE CO. (dero.com) PRODUCT: DOUBLE BIKE LOCKER W/ KEY OR W/PADLOCK. PROD ID: D2. SIZE: 38" W X 76" L X 48.5" H. COLOR: BRONZE POWDER COAT. INSTALLATION: RECOMMENDED INSTALL ONTO SOLID CONCRETE PAD WITH 60" CLEARANCE FROM EACH DOOR FACE. NOTE: OR PRODUCT EQUIVELANT - TO BE DETERMINED BY OWNER.

LANDSCAPE SPECIFICATIONS: (NOTE: ALL PRODUCTS & MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS)

70. SMALL ROCK: MFR: KALAMAZOO MATERIALS.
    LANDSCAPE AREAS: SIZE: 3/8" SCREENED. COLOR: PALOMINO CORAL. INSTALL AT DEPTH OF 2" MIN. WITH SURFACE 1" BELOW HARDSCAPE SURFACE.
    BICYCLE PARKING: SIZE: 1/4" MINUS. COLOR: APACHE ROSE. INSTALL AT DEPTH OF 2" MIN. WITH SURFACE 1" BELOW HARDSCAPE SURFACE.
    DOG PARK: SIZE: 1/4" MINUS.COLOR: PALOMINO CORAL. INSTALL AT DEPTH OF 4" WITH SURFACE 1" BELOW HARDSCAPE SURFACE. BOTTOM 2" STABILIZED. TOP 2" NON-STABILIZED. INSTALLED IN 1" LIFTS. SEE DETAIL 5 SHEET HD-2. (BICYCLE PARKING)
71. *EXISTING RIGHT-OF-WAY SCREENED ROCK: CONTRACTOR TO FIELD VERIFY EXISTING SCREENED ROCK SIZE AND COLOR TO MATCH. INSTALL AT DEPTH OF 2" MIN WITH SURFACE 1" BELOW HARDSCAPE SURFACE.
72. DECORATIVE RIP-RAP: KALAMAZOO MATERIALS. SIZE: 2"-4" RIP-RAP. COLOR: APACHE GOLD. INSTALL AT DEPTH OF 2" MIN. WITH SURFACE 1" BELOW HARDSCAPE SURFACE. SEE DETAIL 2 SHEET HD-1.
73. BOULDER (2'X3'): KALAMAZOO MATERIALS. SIZE: 2'x3'. COLOR: APACHE GOLD. INSTALL: BURY BOTTOM 1/3 BELOW GRADE. SEE DETAIL 8 SHEET LD-1.
74. BOULDER (3'X4'): KALAMAZOO MATERIALS. SIZE: 3'x4'. COLOR: APACHE GOLD. INSTALL: BURY BOTTOM 1/3 BELOW GRADE. SEE DETAIL 8 SHEET LD-1.
75. 100% DESERT COBBLE ROCK MIX: MFR: KALAMAZOO MATERIALS. [(40%) 3/8" MINUS ROCK. COLOR: APACHE GOLD. + (25%) 1" SCREENED ROCK. COLOR: SILVERBELL APACHE GOLD. + (20%) 2" SCREENED ROCK. COLOR: SILVERBELL APACHE GOLD. + (15%) 2" TO 4" RIP-RAP. COLOR: APACHE GOLD.] APPLY AT 100% COVERAGE. SEE DETAIL 6 SHEET HD-1.
76. 25% DESERT COBBLE ROCK MIX & HYDROSEED MIX: MFR: KALAMAZOO MATERIALS. INSTALL: 25% SURFACE COVERAGE OF DESERT COBBLE MIX WITH 100% HYDROSEED SURFACE COVERAGE.(SEE DESERT COBBLE ROCK MIX FOR TYPE, SIZE, & QUANTITY MIXTURE OF ROCK MULCH.) COLOR: SEE #75. SEE HYDROSEED MIX ON SHEET LS-4 LANDSCAPE PLAN NOTES.
77. PLAY SURFACE: MFR: ACME SAND & GRAVEL (acemsand.com) ENGINEERED WOOD FIBER CHIPS. PRODUCT ID: PWCHP. FIBER: NATURAL NO CHEMICAL TREATMENT. COLOR: NATURAL. SEE DETAIL #5 SHEET HD-1.

* NOTE:
1. EXISTING RIGHT-OF-WAY AT LOCATION NOTED AS RIGHT-OF-WAY LANDSCAPE ON PLAN.
2. THEME WALLS & ACCENT WALLS SERVE AS MIN. 5 FOOT SCREEN WALLS.

KEY NOTES:

HARDSCAPE KEY NOTES

(1) SYNTHETIC TURF
(2) POOL PAVER A
(3) POOL PAVER B
(4) CONCRETE SIDEWALK
(5) CONCRETE HEADER
(6) BICYCLE PARKING SURFACE & HEADER
(7) RAISED PLANTER
(8) SEAT WALL
(9) ENTRY MONUMENT SIGN
(10) THEME COLUMN
(11) THEME WALL
(12) ACCENT WALL
(13) VIEW FENCE
(14) VEHICULAR PAVER
(15) SCREEN WALL
(16) DOG PARK FENCE
(17) TRAIL CONNECTION

AMENITY & SITE FURNISHING KEY NOTES

(30) POOL (DESIGNED AND PERMITTED BY OTHERS)
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LANDSCAPE KEY NOTES

(70) SMALL ROCK (¾" SCREENED LANDSCAPED AREAS, ⅜" MINUS DOG PARK & BIKE)
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(75) 100% DESERT COBBLE DECORATIVE ROCK MIX
(76) 25% DESERT COBBLE DECORATIVE ROCK MIX & HYDROSEED
(77) PLAY SURFACE

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RECREATION AREA & HARDSCAPE PLAN NOTES

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CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
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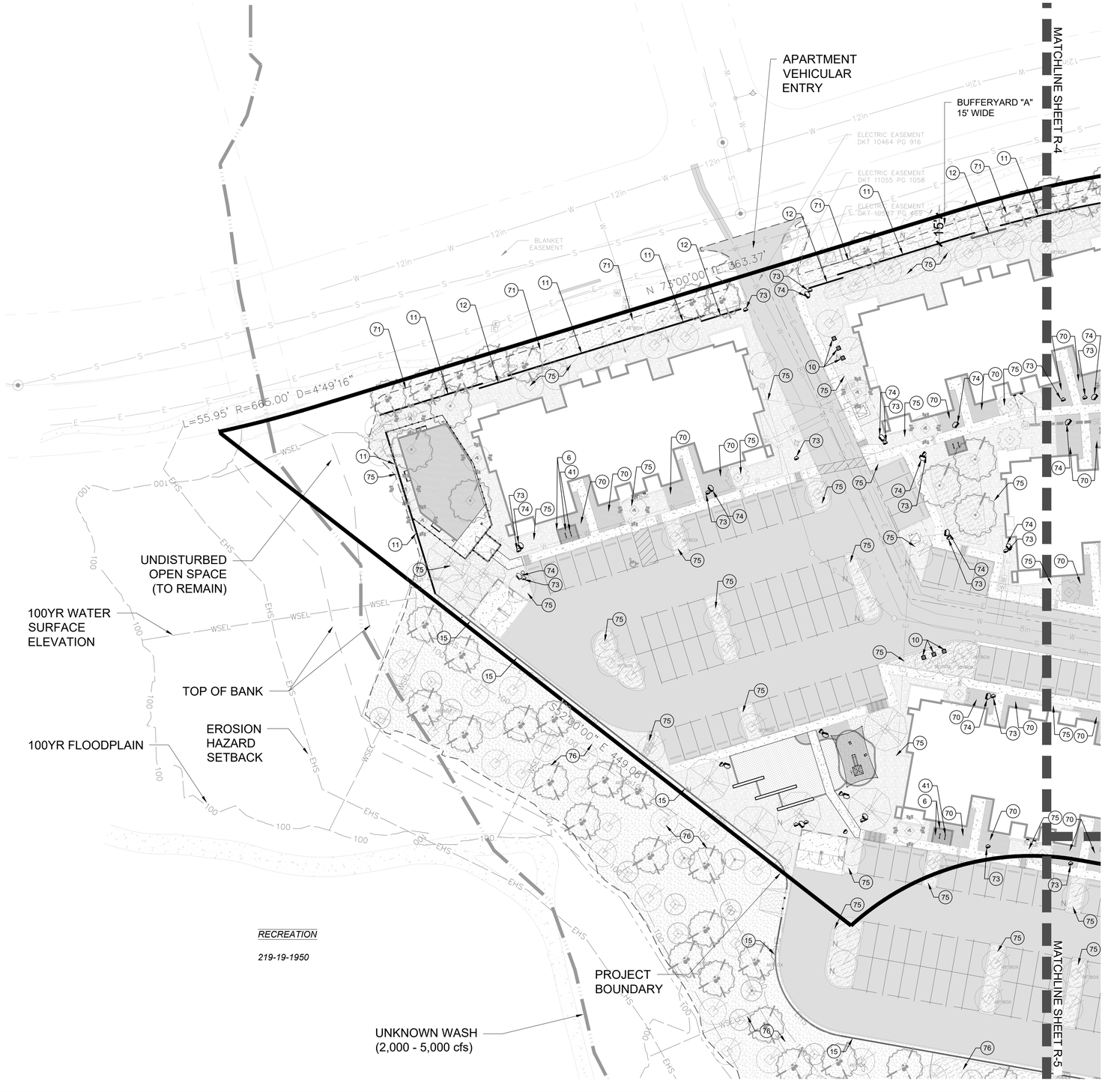

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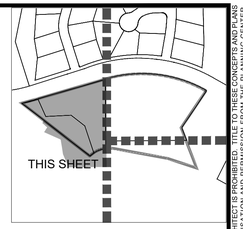
LANDSCAPE KEY NOTES

70. SMALL ROCK (3" SCREENED LANDSCAPED AREAS, ¾" MINUS DOG PARK & BIKE)
71. EXISTING RIGHT-OF-WAY SCREENED ROCK
72. DECORATIVE RIP-RAP
73. BOULDER (2'X3')
74. BOULDER (3'X4')
75. 100% DESERT COBBLE DECORATIVE ROCK MIX
76. 25% DESERT COBBLE DECORATIVE ROCK MIX & HYDROSEED
77. PLAY SURFACE



KEY MAP

NORTH

0' 15' 30' 60'
SCALE: 1"=30'

LEGEND
HARDSCAPE & GROUNDCOVER

- Small Rock (⅜" Landscape Areas, ¾" Minus Dog Park & Bike)
- Right-of-Way Screened Rock
- Rip-Rap
- 25 % Desert Cobble Mix & Hydroseed
- 100% Desert Cobble Mix
- Decorative Pavers A
- Decorative Pavers B
- Concrete Sidewalk
- Synthetic Turf
- Play Area Surface
- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Limits of Grading
- Parcels

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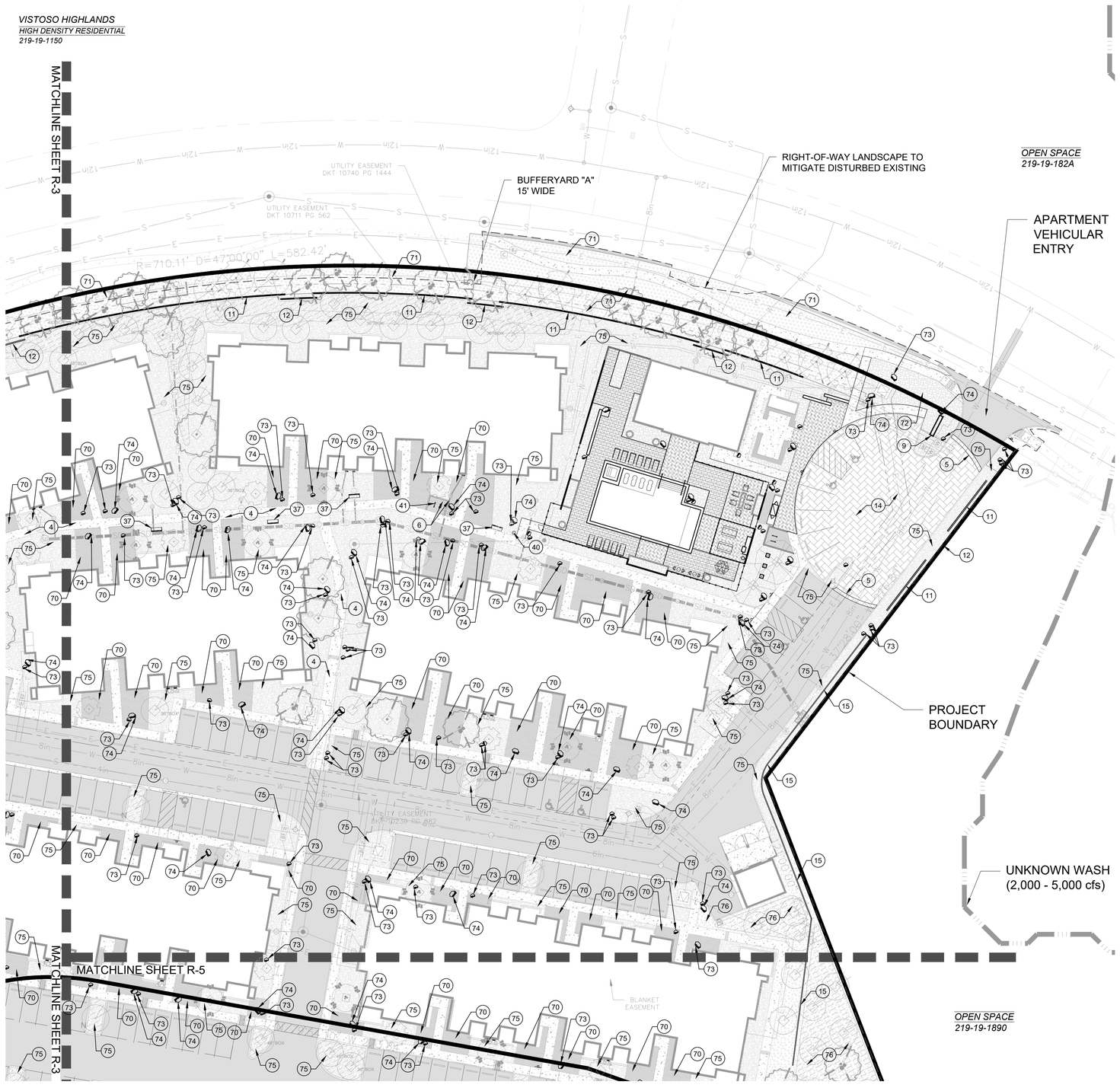

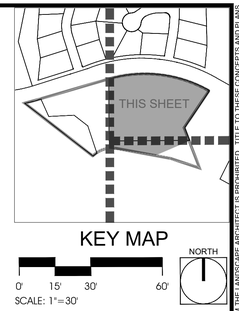

KEY MAP

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0' 15' 30' 60'
SCALE: 1"=30'

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1. SYNTHETIC TURF
2. POOL PAVER A
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- Limits of Grading
- Parcels

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(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

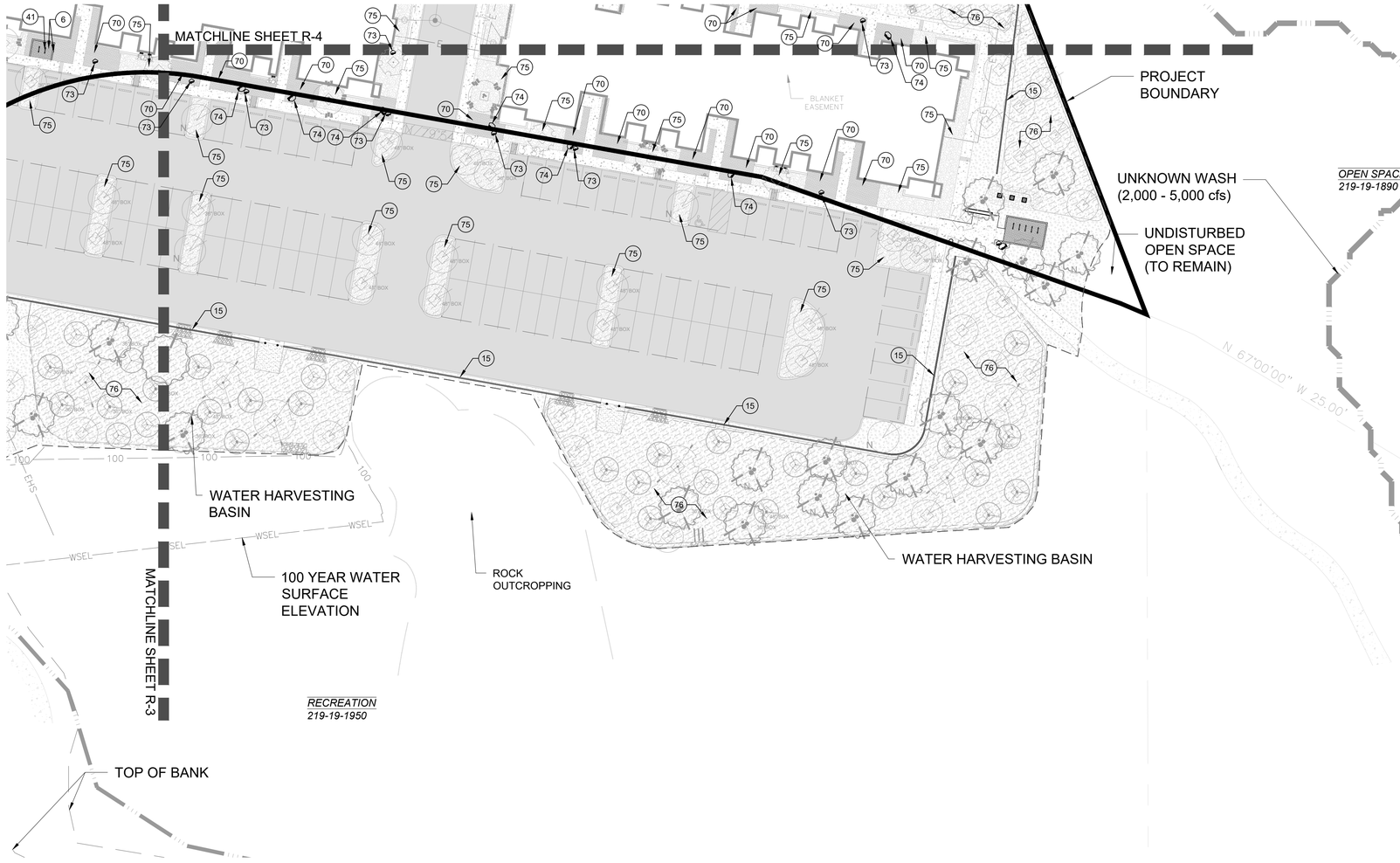
RECREATION AREA & HARDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/25

LANDSCAPE PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
R-4
22 OF 45



NOTE: HYDROSEED MIX TO BE APPLIED IN DISTURBED OPEN SPACE ON SOUTH SIDE OF PROPERTY.

KEY NOTES:

HARDSCAPE KEY NOTES

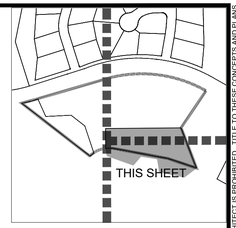
1. SYNTHETIC TURF
2. POOL PAVER A
3. POOL PAVER B
4. CONCRETE SIDEWALK
5. CONCRETE HEADER
6. BICYCLE PARKING SURFACE & HEADER
7. RAISED PLANTER
8. SEAT WALL
9. ENTRY MONUMENT SIGN
10. THEME COLUMN
11. THEME WALL
12. ACCENT WALL
13. VIEW FENCE
14. VEHICULAR PAVER
15. SCREEN WALL
16. DOG PARK FENCE
17. TRAIL CONNECTION

AMENITY & SITE FURNISHING KEY NOTES

30. POOL (DESIGNED AND PERMITTED BY OTHERS)
31. HOT TUB (DESIGNED AND PERMITTED BY OTHERS)
32. FIRE PIT
33. PERGOLA
34. OUTDOOR KITCHEN COUNTER/GRILL
35. PICNIC TABLE
36. SHADED DINING TABLE WITH CHAIRS
37. BENCH
38. DECK LOUNGE SEATING AREA
39. POOL LOUNGE SEATING AREA
40. TRASH RECEPTACLE
41. BICYCLE RACK
42. POT
43. PLAY EQUIPMENT (POST & PLATFORM STRUCTURE W/SLIDE)
44. SHADE STRUCTURE
45. PLAY EQUIPMENT (SPRING RIDER)
46. PLAY EQUIPMENT (SPINNER)
47. PET FOUNTAIN WITH SHOWER
48. PET WASTE STATION
49. BIKE LOCKER

LANDSCAPE KEY NOTES

70. SMALL ROCK (¾" SCREENED LANDSCAPED AREAS, 1½" MINUS DOG PARK & BIKE)
71. EXISTING RIGHT-OF-WAY SCREENED ROCK
72. DECORATIVE RIP-RAP
73. BOULDER (2'X3')
74. BOULDER (3'X4')
75. 100% DESERT COBBLE DECORATIVE ROCK MIX
76. 25% DESERT COBBLE DECORATIVE ROCK MIX & HYDROSEED
77. PLAY SURFACE



KEY MAP

NORTH

0' 15' 30' 60'

SCALE: 1"=30'

LEGEND
HARDSCAPE & GROUNDCOVER

- Small Rock (¾" Landscape Areas, 1½" Minus Dog Park & Bike)
- Right-of-Way Screened Rock
- Rip-Rap
- 25 % Desert Cobble Mix & Hydroseed
- 100% Desert Cobble Mix
- Decorative Pavers A
- Decorative Pavers B
- Concrete Sidewalk
- Synthetic Turf
- Play Area Surface
- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Limits of Grading
- Parcels

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REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/25

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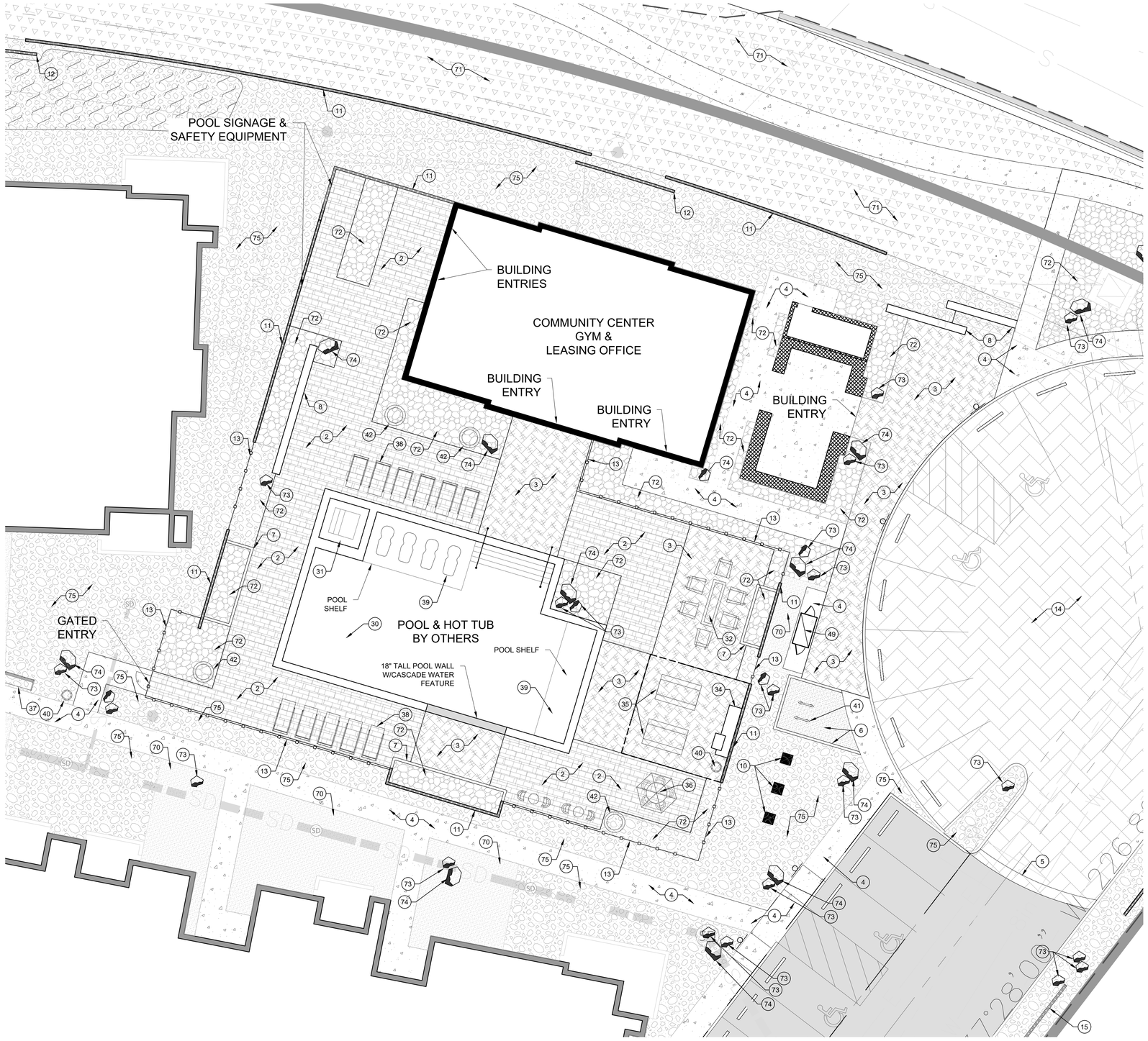
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
R-5
23 OF 45



RECREATION AREA #1 POOL

KEY NOTES:

HARDSCAPE KEY NOTES

1. SYNTHETIC TURF
2. POOL PAVER A
3. POOL PAVER B
4. CONCRETE SIDEWALK
5. CONCRETE HEADER
6. BICYCLE PARKING SURFACE & HEADER
7. RAISED PLANTER
8. SEAT WALL
9. ENTRY MONUMENT SIGN
10. THEME COLUMN
11. THEME WALL
12. ACCENT WALL
13. VIEW FENCE
14. VEHICULAR PAVER
15. SCREEN WALL
16. DOG PARK FENCE
17. TRAIL CONNECTION

AMENITY & SITE FURNISHING KEY NOTES

30. POOL (DESIGNED AND PERMITTED BY OTHERS)
31. HOT TUB (DESIGNED AND PERMITTED BY OTHERS)
32. FIRE PIT
33. PERGOLA
34. OUTDOOR KITCHEN COUNTER/GRILL
35. PICNIC TABLE
36. SHADED DINING TABLE WITH CHAIRS
37. BENCH
38. DECK LOUNGE SEATING AREA
39. POOL LOUNGE SEATING AREA
40. TRASH RECEPTACLE
41. BICYCLE RACK
42. POT
43. PLAY EQUIPMENT (POST & PLATFORM STRUCTURE W/SLIDE)
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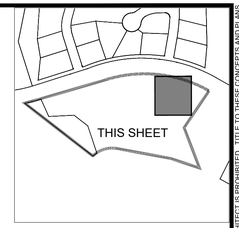
46. PLAY EQUIPMENT (SPINNER)
47. PET FOUNTAIN WITH SHOWER
48. PET WASTE STATION
49. BIKE LOCKER

LANDSCAPE KEY NOTES

70. SMALL ROCK (3" SCREENED LANDSCAPED AREAS, ¾" MINUS DOG PARK & BIKE)
71. EXISTING RIGHT-OF-WAY SCREENED ROCK
72. DECORATIVE RIP-RAP
73. BOULDER (2'X3')
74. BOULDER (3'X4')
75. 100% DESERT COBBLE DECORATIVE ROCK MIX
76. 25% DESERT COBBLE DECORATIVE ROCK MIX & HYDROSEED
77. PLAY SURFACE



KEY MAP

NORTH

0' 5' 10' 20'

SCALE: 1"=10'

LEGEND
HARDSCAPE & GROUNDCOVER

- Small Rock (3/8" Landscape Areas, 1½" Minus Dog Park & Bike)
- Right-of-Way Screened Rock
- Rip-Rap
- 25 % Desert Cobble Mix & Hydroseed
- 100% Desert Cobble Mix
- Decorative Pavers A
- Decorative Pavers B
- Concrete Sidewalk
- Synthetic Turf
- Play Area Surface
- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Limits of Grading
- Parcels

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#	REVISIONS/SUBMITTALS	DATE

RECREATION AREA #1

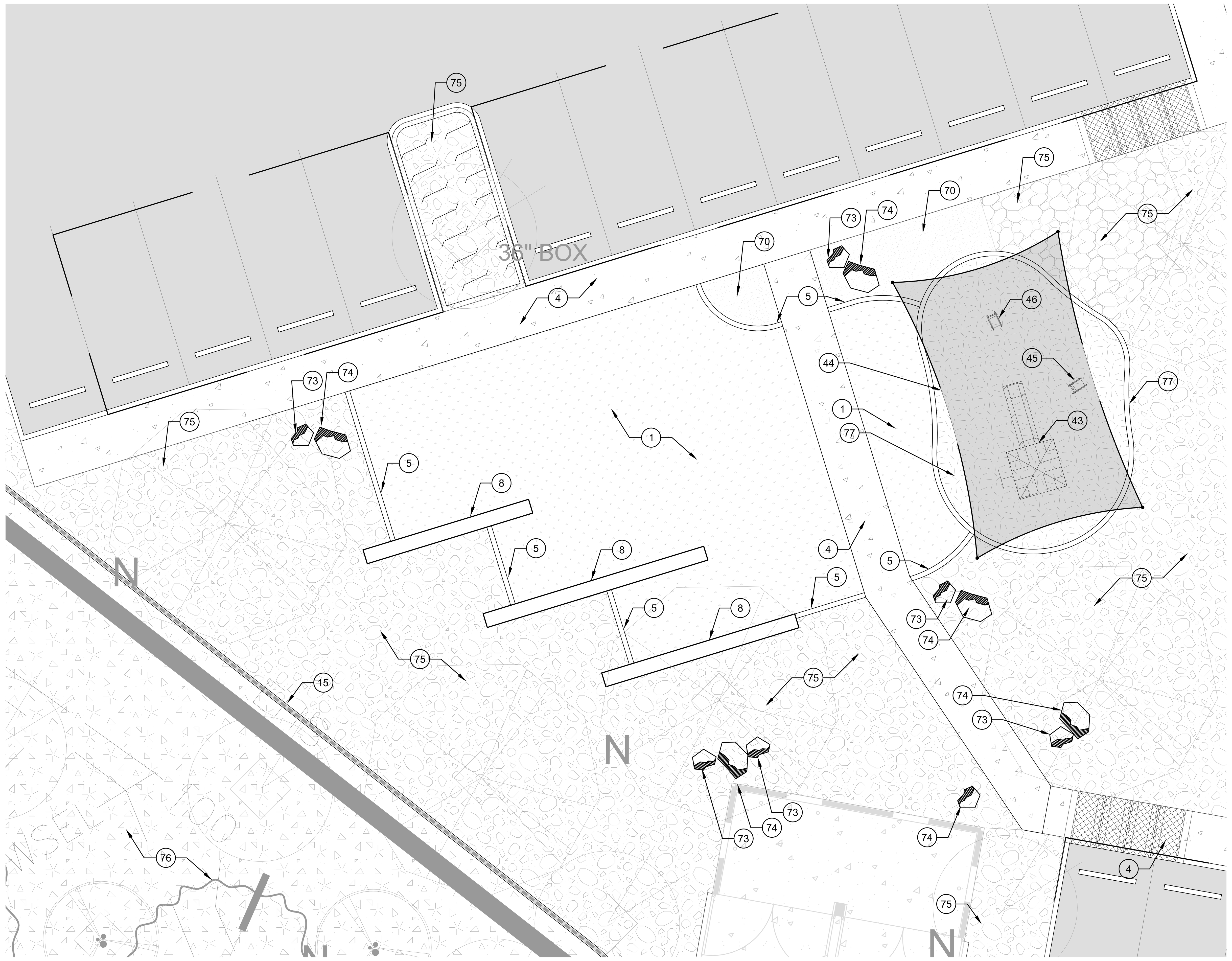
REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/26

LANDSCAPE PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

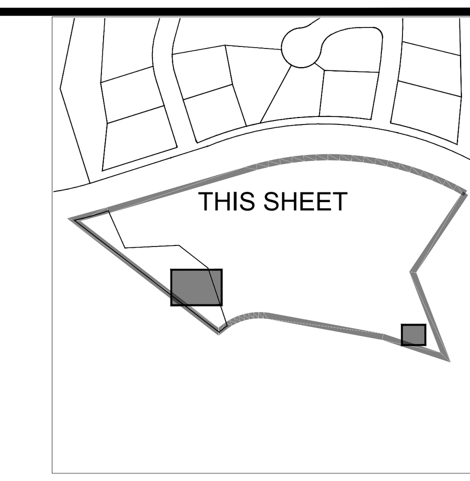
A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO:
CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
R-6

RECREATION AREA #2 EVENT LAWN



RECREATION AREA #3 TRAILHEAD



KEY MAP

0' 4' 8' 16'
SCALE: 1"=8'
NORTH

KEY NOTES:

HARDSCAPE KEY NOTES

1. SYNTHETIC TURF
2. POOL PAVER A
3. POOL PAVER B
4. CONCRETE SIDEWALK
5. CONCRETE HEADER
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49. BIKE LOCKER

LANDSCAPE KEY NOTES

70. SMALL ROCK ($\frac{3}{8}$" SCREENED LANDSCAPED AREAS, $\frac{1}{4}$" MINUS DOG PARK & BIKE)
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77. PLAY SURFACE

LEGEND
HARDSCAPE & GROUNDCOVER

- Small Rock ($\frac{3}{8}$" Landscape Areas, $\frac{1}{4}$" Minus Dog Park & Bike)
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- Decorative Pavers B
- Concrete Sidewalk
- Synthetic Turf
- Play Area Surface
- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Limits of Grading
- Parcels

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#	REVISIONS/SUBMITTALS	DATE

RECREATION AREAS #2 & #3

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/26

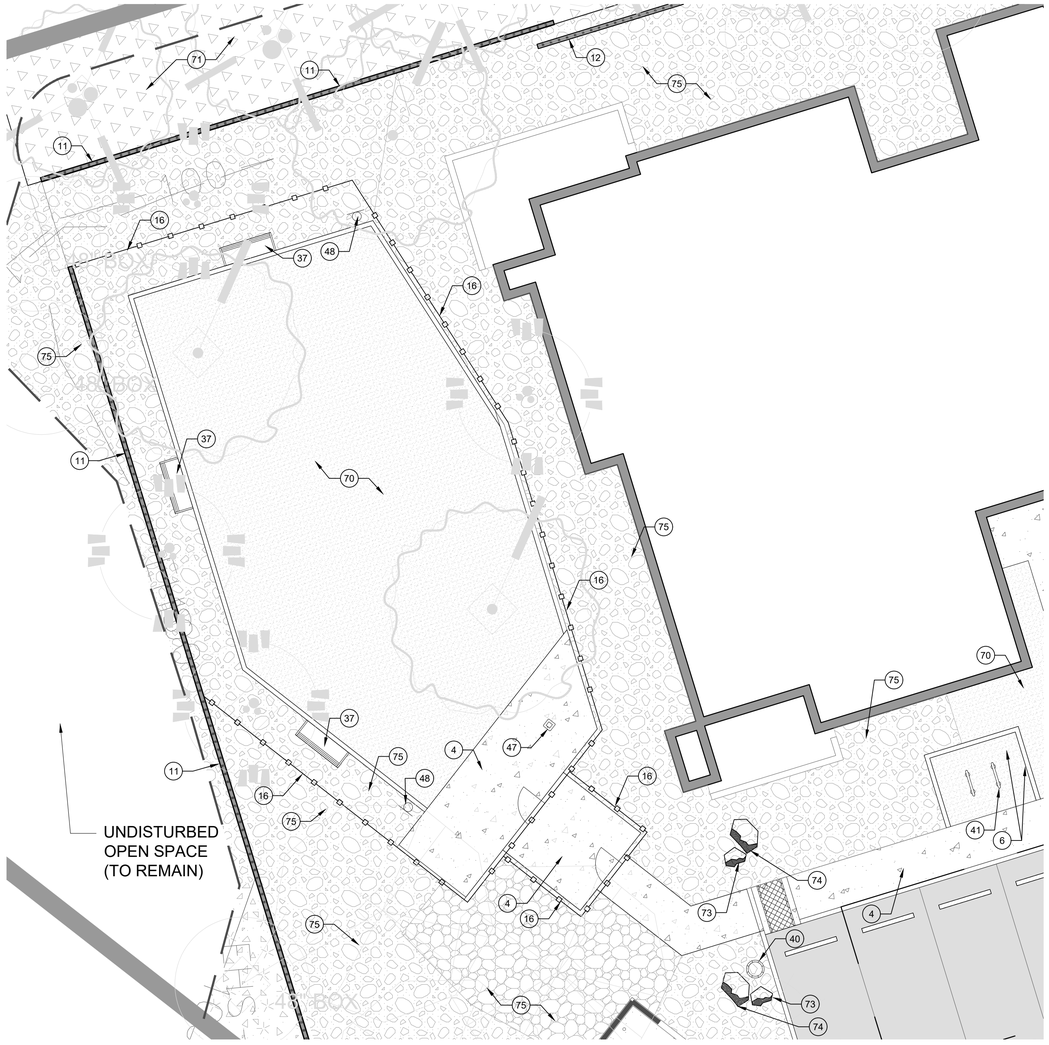
LANDSCAPE PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232

R-7

RECREATION AREA #4 DOG PARK



KEY NOTES:

HARDSCAPE KEY NOTES

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2. POOL PAVER A
3. POOL PAVER B
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5. CONCRETE HEADER
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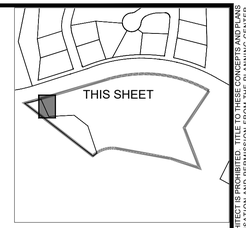

KEY MAP

NORTH

0' 4' 8' 16'
SCALE: 1"=8'

LEGEND
HARDSCAPE & GROUNDCOVER

- Small Rock (⅜" Landscape Areas, ¾" Minus Dog Park & Bike)
- Right-of-Way Screened Rock
- Rip-Rap
- 25 % Desert Cobble Mix & Hydroseed
- 100% Desert Cobble Mix
- Decorative Pavers A
- Decorative Pavers B
- Concrete Sidewalk
- Synthetic Turf
- Play Area Surface
- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Limits of Grading
- Parcels

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(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

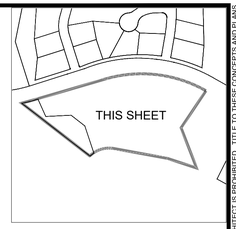
RECREATION AREA #4

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/26

LANDSCAPE PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO:
CASE #2401047
REFERENCE:
2203155,
2301138,
2301232
R-8



KEY MAP

NORTH

0' 25' 50' 100'

SCALE: 1"=50'

HARDSCAPE & GROUNDCOVER

- Small Rock (⅜" Screened except ¼" Minus for Dog Park, Bike)
- Right-of-Way Screened Rock
- Rip-Rap *
- 25% Coverage Desert Cobble Mix & 100% Cvg. Hydroseed
- 100% CoverageDesert Cobble Mix
- Pool Paver A
- Pool Paver B
- Vehicular Paver
- Concrete Sidewalk
- Synthetic Turf
- Play Area Surface
- Entry Monument Sign
- Site Theme Columns

LEGEND

- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Rezone Boundary
- Limits of Grading
- Parcels

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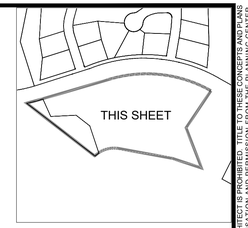
HARDSCAPE & GROUNDCOVER

LANDSCAPE PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO:
CASE #2401047
REFERENCE:
2203155,
2301138,
2301232
R-9
27 OF 45



KEY MAP

0' 25' 50' 100'
SCALE: 1"=50'
NORTH

WALL PLAN

- THEME WALL (5' MASONRY STUCCO VENEER ON ALL SIDES)
- ACCENT WALL (6' MASONRY STONE VENEER EXTERNAL SIDE FACING STREET/ STUCCO VENEER INTERNAL SIDE)
- SCREEN WALL (5' SPLIT FACE MASONRY BLOCK)
- VIEW FENCE (5' VERTICAL TUBE STEEL FENCE)
- DOG PARK FENCE (5' WELDED MESH FENCE)

LEGEND

- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Rezone Boundary
- Limits of Grading
- Parcels

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PROJECT: CCD-15
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(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

WALLS

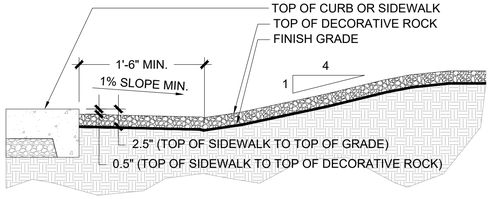
REGISTERED LANDSCAPE ARCHITECT
38092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/26

LANDSCAPE PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

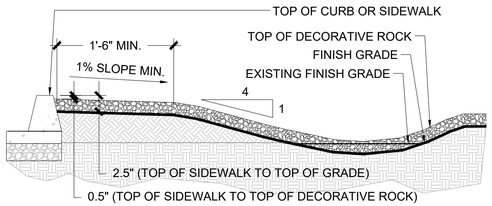
A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO:
CASE #2401047
REFERENCE:
2203155,
2301138,
2301232
R-10

NOTE:
SEE SHEET R-2 FOR COLORS & FINISHES.



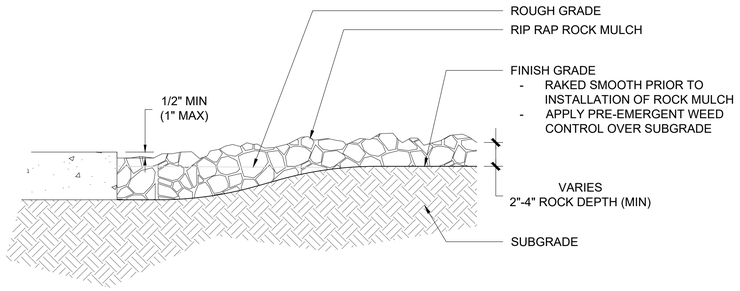
POSITIVE SLOPE (TOWARD HARDSCAPE)



NEGATIVE SLOPE (AWAY FROM HARDSCAPE)

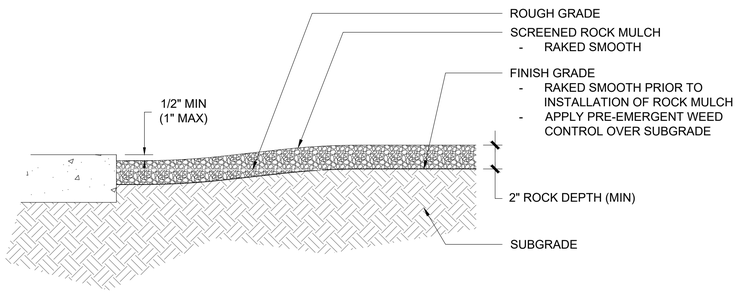
NOTES:
1) GRADE EXISTING MATERIAL TO FINISH GRADE
2) TOP OF SCREENED ROCK SHOULD SIT 0.5" BELOW TOP OF ADJACENT CURB, SIDEWALK, OR HARDSCAPE SURFACE.
3) ALL LANDSCAPE AREAS SHALL BE DEPRESSED A MINIMUM OF 4" TO COLLECT RAINWATER WHERE IT FALLS.

1 INCIDENTAL GRADING
NTS



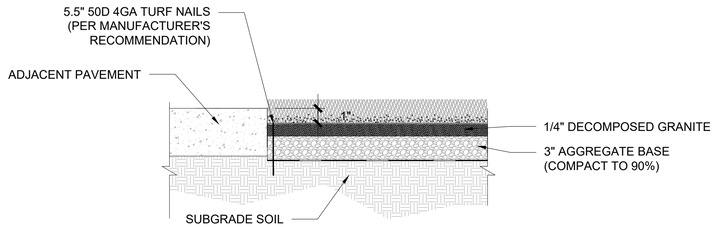
NOTES:
1. REFER TO SPECIFICATION FOR ROCK MIX (SIZES), COLOR AND INSTALLATION.
2. TOP OF RIP RAP SHALL SIT MIN. ½" BELOW THE TOP (SURFACE) OF ADJACENT SIDEWALK OR CURB.

2 RIP RAP MULCH
NTS



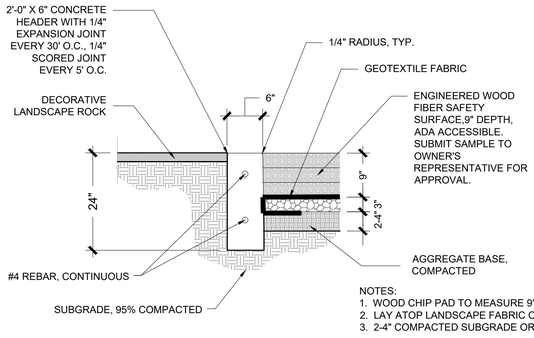
NOTES:
1. REFER TO SPECIFICATION FOR ROCK MIX (SIZES), COLOR AND INSTALLATION.
2. TOP OF ROCK MULCH MIX SHALL SIT MIN. ½" BELOW THE TOP (SURFACE) OF ADJACENT SIDEWALK OR CURB.

3 SCREENED ROCK MULCH
NTS



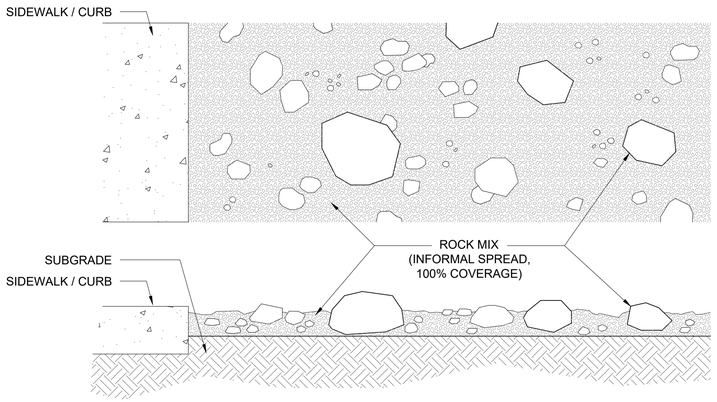
NOTES
1) INSTALL ARTIFICIAL TURF PER MANUFACTURER'S SPECIFICATIONS.

4 ARTIFICIAL TURF
NTS



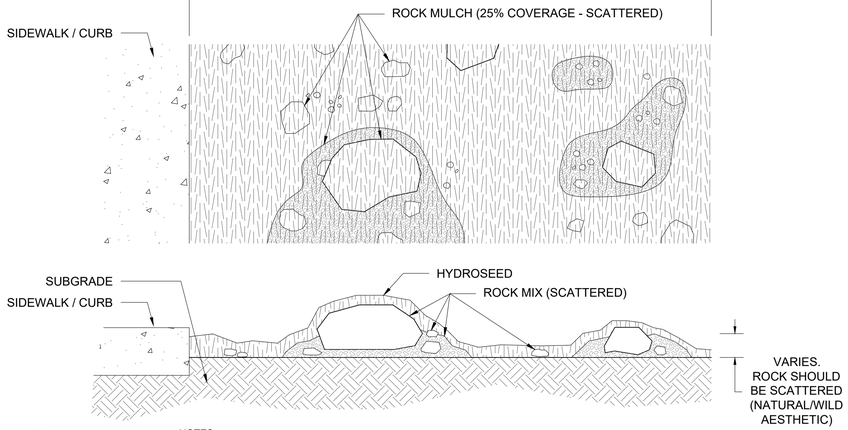
NOTES:
1. WOOD CHIP PAD TO MEASURE 9" THICK AFTER COMPACTION.
2. LAY ATOP LANDSCAPE FABRIC OVER 3" LOOSE PEA GRAVEL.
3. 2-4" COMPACTED SUBGRADE OR ABC.

5 SAFETY SURFACE W/ HEADER
SCALE: NTS



NOTES:
1. REFER TO SPECIFICATION FOR ROCK MIX (SIZES), COLOR AND INSTALLATION.
2. TOP OF DESERT COBBLE ROCK MIX SHALL SIT ½" BELOW THE TOP (SURFACE) OF ADJACENT SIDEWALK OR CURB.

6 DESERT COBBLE MULCH
NTS



NOTES:
1. REFER TO SPECIFICATION FOR ROCK MIX (SIZES), COLOR AND INSTALLATION.
2. TOP OF DESERT COBBLE ROCK MIX SHALL SIT 1/2" BELOW THE TOP (SURFACE) OF ADJACENT SIDEWALK OR CURB. ROCK SHOULD BE SCATTERED TO PARTIALLY COVER APPROXIMATELY 25% OF SOIL SURFACE.
3. REFER TO SPECIFICATION FOR HYDROSEED MIX. INSTALL PER ORO VALLEY APPROVED REVEGETATION SEED MIX (TOWN OF ORO VALLEY ZONING CODE ADDENDUM (D.)
4. ROCK MULCH SHALL BE INSTALLED PRIOR TO SEEDING.

7 HYDROSEED + DESERT COBBLE COMBO
NTS

8 NO LONGER APPLICABLE
NTS

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#	REVISIONS/SUBMITTALS	DATE

HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/26

LANDSCAPE PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

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CASE NO:
CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
HD-1
29 OF 45

NOTE:
SEE SHEET R-2 FOR COLORS & FINISHES.

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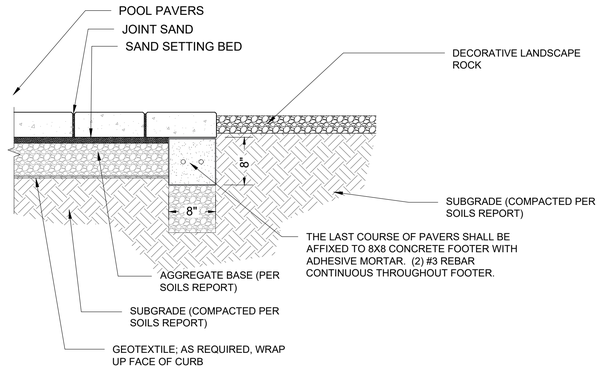
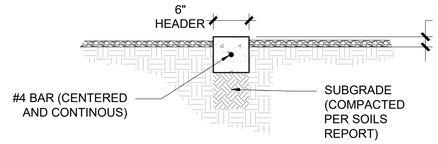


NOTES
1) STRUCTURAL ENGINEER TO PROVIDE STRUCTURAL DESIGN / CALCS BASED ON SOILS REPORT.
2) ALL PRODUCTS AND MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
3) MATERIAL COLORS AND FINISHES: PER SPECIFICATION ON HARDSCAPE SHEETS

2 CONCRETE PAVER EDGE RESTRAINT FOR POOL /PEDESTRIAN AREAS SECTION
NTS

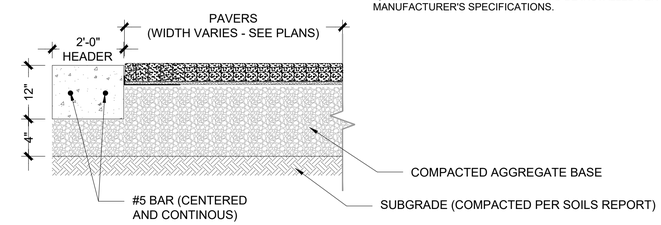
CONCRETE HEADER: LANDSCAPE APPLICATIONS



TOP OF HEADER TO REST 2.5" ABOVE FINISHED GRADE. (TOP OF ADJACENT DECORATIVE SCREENED ROCK TO REST 0.5" BELOW TOP EDGING. TOP OF ADJACENT ARTIFICIAL TURF TO REST 0.5" ABOVE EDGING.)

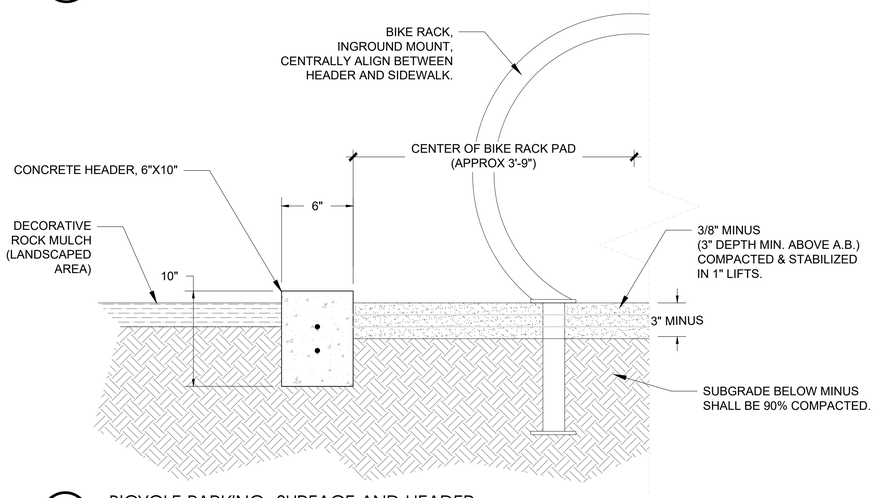
NOTES:
1) SCORE HEADER EVERY 36"
2) EXPANSION JOINT EVERY 20'
3) EDGES AT TOP OF EDGING SHALL HAVE 1/4" RADIUS.
4) 3,000 PSI CONCRETE, COLOR: NATURAL STRUCTURAL ENGINEER TO PROVIDE STRUCTURAL DESIGN / CALCS BASED ON SOILS REPORT.
5) ALL PRODUCTS AND MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

CONCRETE HEADER: PARKING LOT PAVER APPLICATIONS



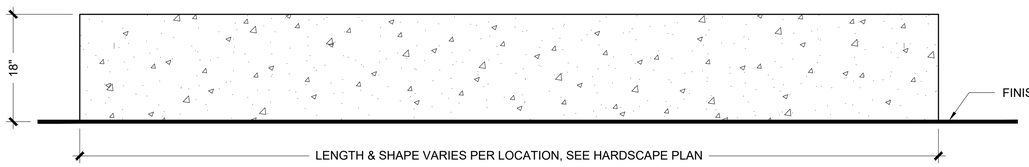
3 CONCRETE HEADER / EDGING
NTS

1 NO LONGER APPLICABLE
NTS

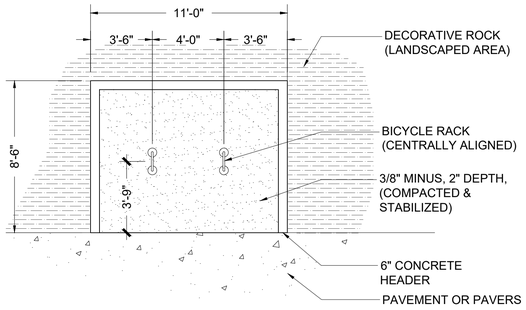


4 BICYCLE PARKING: SURFACE AND HEADER SECTION
NTS

CONCRETE SEAT WALL NOTES:
1. CAST-IN-PLACE CONCRETE: 3,000 PSI, REBAR SHALL BE 3" CLEAR ALL SIDES.
2. CONTRACTOR TO PROVIDE SAMPLE CONCRETE POURED PANEL 36"X24"X6" FOR APPROVAL BY OWNER'S REPRESENTATIVE.
3. COMPACT SUBGRADE TO 95%.
4. EXPANSION JOINTS WITH 1/4" BITUMINOUS JOINT FILLER REQUIRED WHERE SEAT WALL IS ADJACENT TO PAVERS/PAVEMENT.

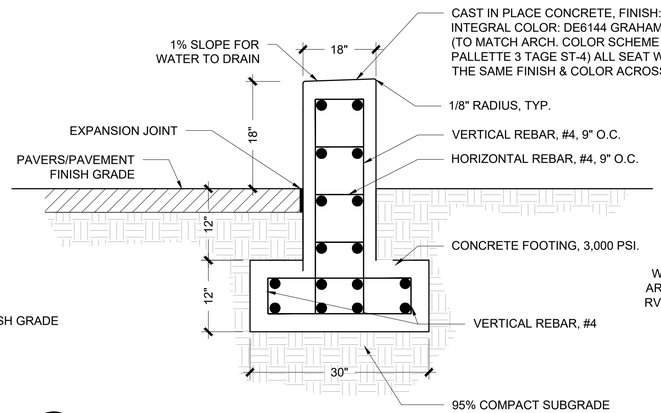


7 CONCRETE SEAT WALL ELEVATION-FRONT
NTS



NOTE:
1. NUMBER OF BIKE RACKS VARY PER LOCATION. SEE HARDSCAPE PLAN.
2. BICYCLE PARKING AT TRAILHEAD SIZED PER PLAN. CENTER RACKS PER DETAIL HERE. SIZE HEADERS PER DETAIL HERE.

5 BICYCLE PARKING: SURFACE AND HEADER PLAN VIEW
NTS



8 CONCRETE SEAT WALL SECTION
NTS

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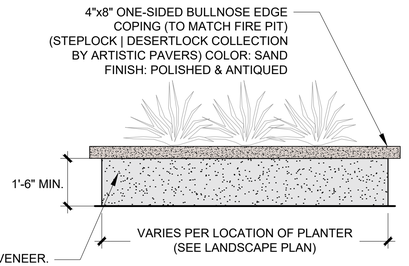

ELEVATION

NOTES:
1) STRUCTURAL ENGINEER TO PROVIDE STRUCTURAL DESIGN/CALCS (FOOTING, REBAR, HORIZONTAL REINFORCEMENT, ETC.).
2) FOOTING TO BE 4" (MIN) BELOW TOP OF GRADE.
3) ALL MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

6 NO LONGER APPLICABLE
NTS

9 RAISED MASONRY PLANTER DETAILS
NTS

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#	REVISIONS/SUBMITTALS	DATE

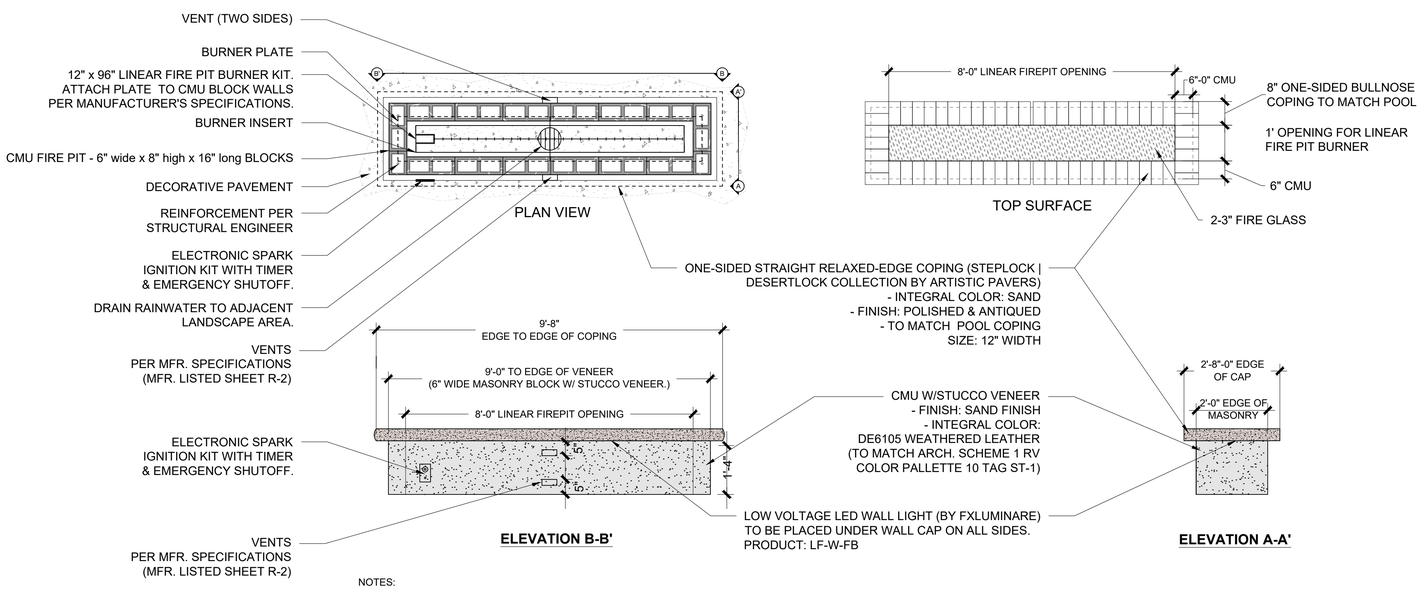
HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
Date Signed 07/19/24
ARIZONA U.S.A.
EXPIRES 06/30/26

LANDSCAPE PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
HD-2
30 OF 45

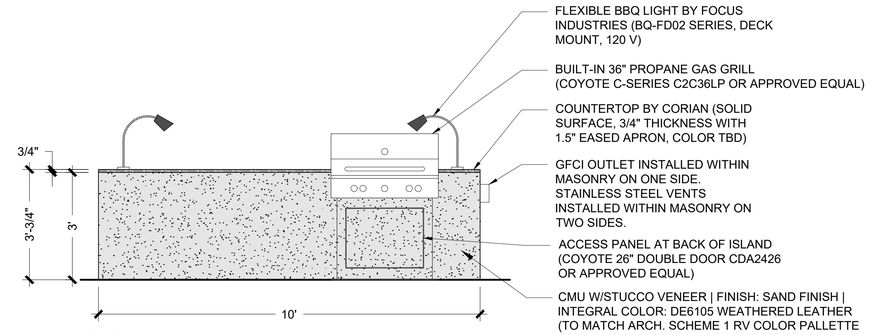


NOTES:
1) CONTRACTOR TO PROVIDE SHOP DRAWINGS.
2) GAS AND ELECTRICITY TO BE DESIGNED AND PERMITTED BY OTHERS.
3) RECTANGULAR BURNER KIT WITH TRAY, IGNITION, TIMER, AND SHUTOFF PER OWNER.
4) FIRE GLASS (2"-3") SET ON TRAY TO COVER BURNER. COLOR PER OWNER.
5) MATERIALS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
6) BLOCK AND CAP PATTERN TO BE SYMMETRICAL.
SHORTENED BLOCK AND CAP (CUT TO SIZE) SHALL BE PLACED IN MIDDLE OF WALL AND NOT AT EDGES.

1 NATURAL GAS FIRE PIT

NTS

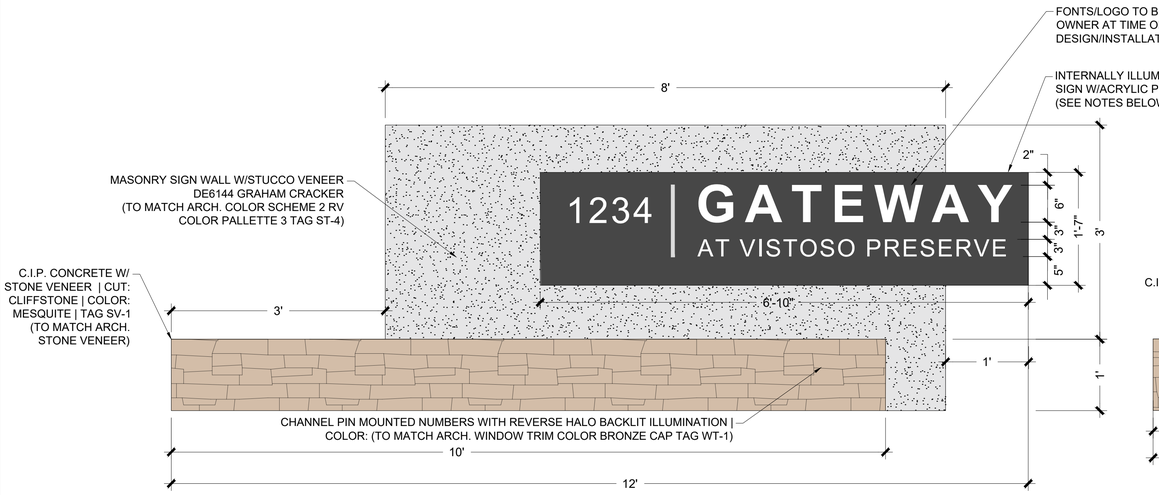
NOTE:
SEE SHEET R-2 FOR COLORS & FINISHES.



NOTES:
1) CONTRACTOR TO PROVIDE SHOP DRAWINGS.
2) GAS (PROPANE) AND ELECTRICITY TO BE DESIGNED AND PERMITTED BY OTHERS.
3) MATERIALS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
4) ISLAND DIMENSIONS SHALL BE: 120" WIDE, 30" DEEP, AND 3' HIGH.

2 OUTDOOR KITCHEN COUNTER/GRILL ELEVATION

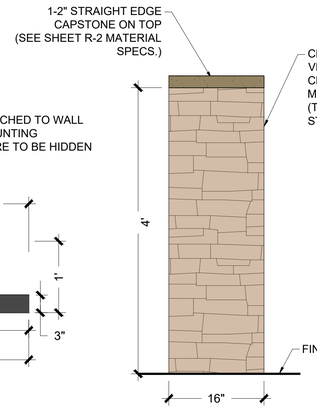
NTS



NOTE:
1. SIGN TO BE METAL BOX INTERNALLY ILLUMINATED WITH ILLUMINATED PUSH THROUGH ACRYLIC LETTERING.
2. SIGN MATERIAL COLOR: DARK METAL (TO MATCH ARCHITECTURAL COLOR BRONZE CAP TAG WT-1) WITH LIGHT COLORED LETTERING (FONT & COLOR TO BE DETERMINED BY OWNER.)
3. SIGN DESIGN TO BE PROVIDED BY SIGN CONTRACTOR. CONTRACTOR TO PROVIDE SHOP DRAWINGS.
4. SIGN PERMIT TO BE ACQUIRED SEPARATELY BY CONTRACTOR FROM THE TOWN FOR CONSTRUCTION.
5. DETAIL PROVIDED IS FOR REFERENCE ONLY. THIS DESIGN REQUIRES SEPARATE APPROVAL BY THE TOWN.

3 MONUMENT SIGN

SCALE: NTS



4 THEME COLUMN ELEVATION

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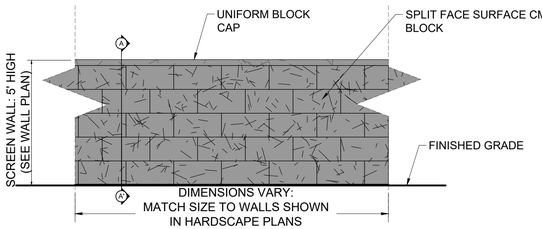
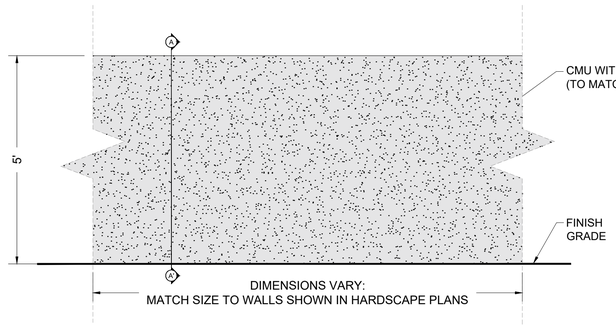
CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
HD-3
31 OF 45

NOTE:
SEE SHEET R-2 FOR COLORS & FINISHES.
SEE SHEET HD-5 FOR WALL SECTION ELEVATIONS.

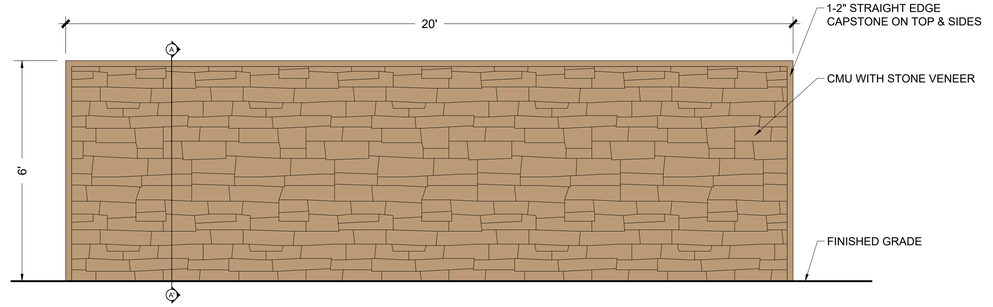


1 BUILDING/VEHICLE SCREEN WALL ELEVATION — NTS

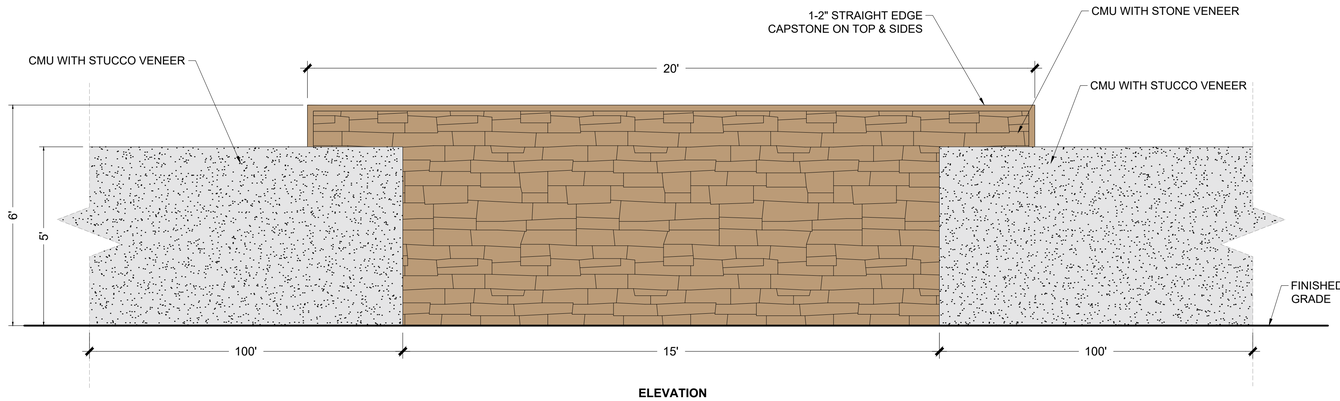


NOTE:
1. COLOR AND FINISH REQUIRE TOWN APPROVAL.
2. STRUCTURAL ENGINEER TO PROVIDE STRUCTURAL DESIGN/CALCS (FOOTING, REBAR, HORIZONTAL REINFORCEMENT, ETC.).
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS.
4. STUCCO TO WRAP AROUND ALL SIDES OF CMU WALL.
5. TOP TO SLOPE 1% TO PROVIDE DRAINAGE.

2 THEME WALL ELEVATION — SCALE: NTS



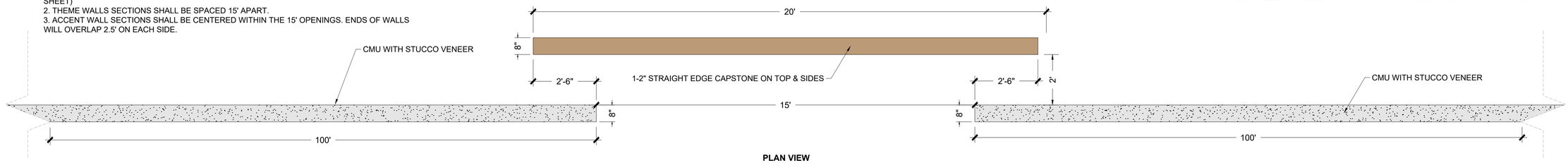
3 ACCENT WALL ELEVATION — NTS



ELEVATION

NOTES:
1. BUFFERYARD SCREEN WALL SHALL BE A SERIES OF 20' LONG STONE VENEER SECTIONS & STUCCO SECTIONS OF VARYING LENGTHS OF MAX. 100 FT OFFSET 2' FROM EACH OTHER FOR WILDLIFE MOVEMENT.(SEE LANDSCAPE PLAN LS-1 & LS-2 FOR PLACEMENT & DETAILS THIS SHEET)
2. THEME WALLS SECTIONS SHALL BE SPACED 15' APART.
3. ACCENT WALL SECTIONS SHALL BE CENTERED WITHIN THE 15' OPENINGS. ENDS OF WALLS WILL OVERLAP 2.5' ON EACH SIDE.

NOTE: SEE SHEET R-2 FOR COLORS & FINISHES



PLAN VIEW

4 ENTRY & STREET ALTERNATING THEME & ACCENT WALLS ELEVATION — NTS

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PROJECT: CCD-15
DATE: 07/19/24
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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/25

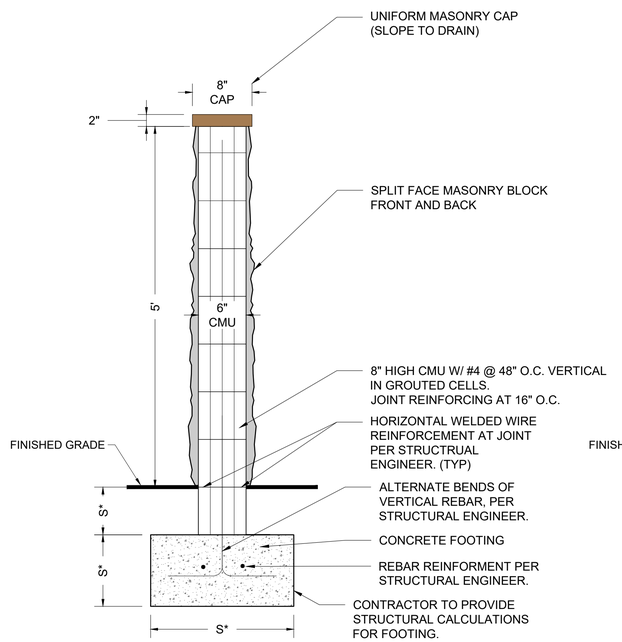
LANDSCAPE PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO:
CASE #2401047
REFERENCE:
2203155,
2301138,
2301232
HD-4

NOTE:
STRUCTURAL ENGINEER SHALL PROVIDE THE REQUIRED PERMIT, DETAILS, & CALCULATIONS OF STRUCTURAL PLAN ELEMENTS.

SECTION A-A'
WALL

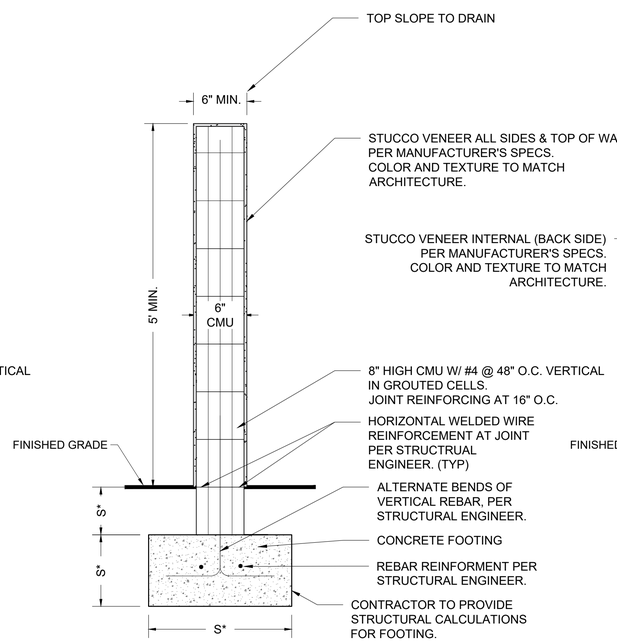


NOTES:
1) S* = PROVIDED BY STRUCTURAL ENGINEER.

SCREEN WALL
BUILDINGS

1 SCREEN WALL ELEVATION NTS

SECTION A-A'
WALL

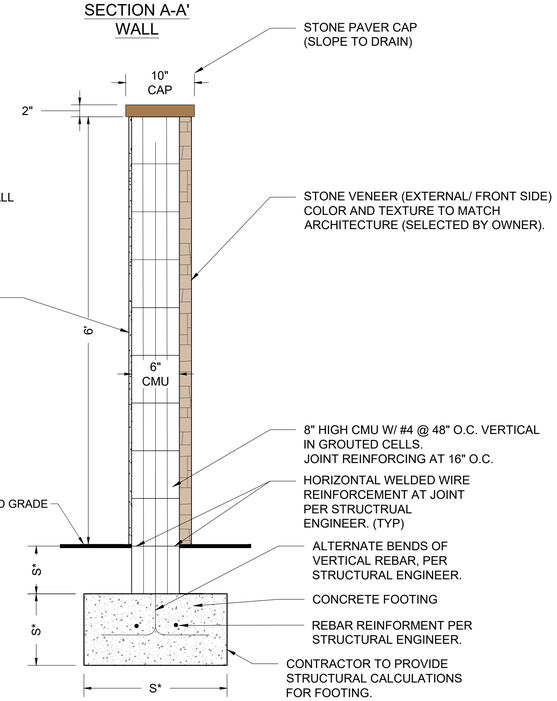


NOTES:
1) S* = PROVIDED BY STRUCTURAL ENGINEER.

THEME WALL

2 THEME WALL ELEVATION NTS

SECTION A-A'
WALL



NOTES:
1) S* = PROVIDED BY STRUCTURAL ENGINEER.

ACCENT WALL

3 ACCENT WALL ELEVATION NTS

L:\PROJECTS\CCD-15\AUTOCAD\ WORKING DRAWINGS\CCD-15 LS 2.DWG, 08/19/2024, 2:31:39 PM, KDP, 1:1
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#	REVISIONS/SUBMITTALS	DATE

HARDSCAPE DETAILS

FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR BIDDING

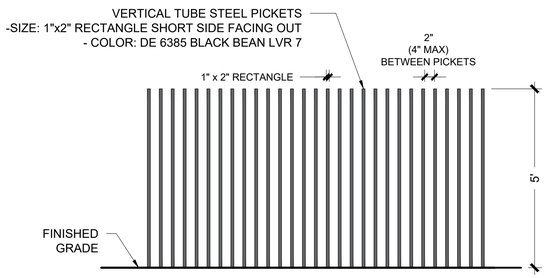
REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
Date 07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/26

LANDSCAPE PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

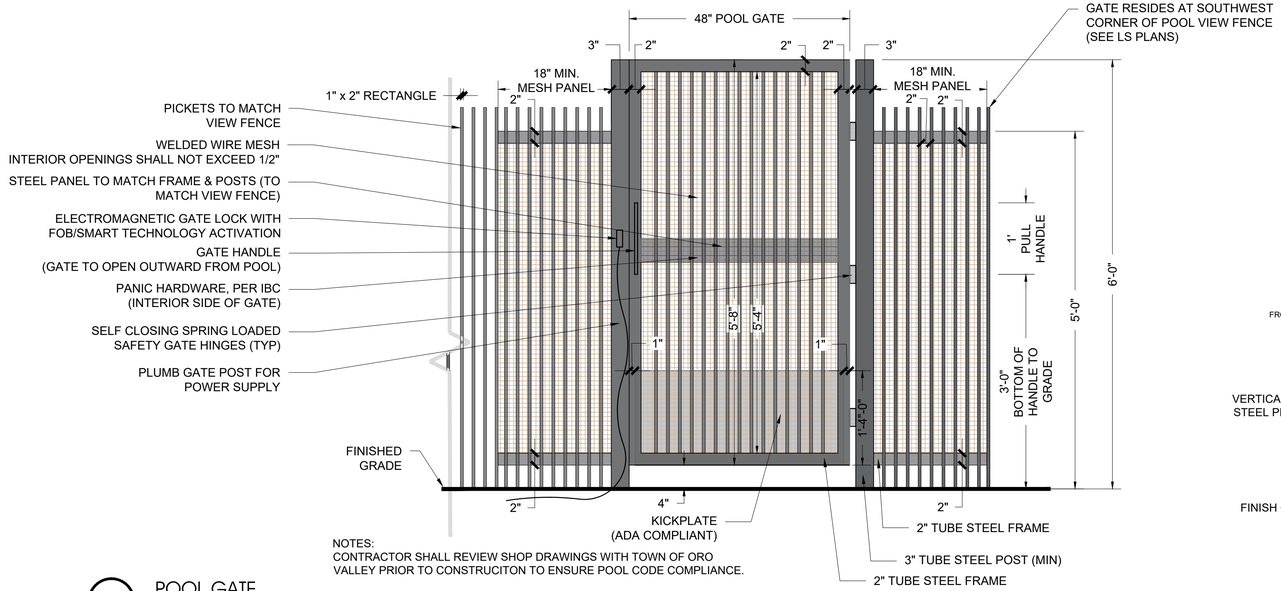
CASE NO:
CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
HD-5

NOTE: SEE SHEET R-2 FOR COLORS & FINISHES



NOTES:
1) CONTRACTOR TO PROVIDE SHOP DRAWINGS. FENCE RAIL AND CONCRETE FOOTING TO BE HIDDEN BELOW GRADE.
2) STRUCTURAL ENGINEER TO PROVIDE STRUCTURAL DESIGN/CALCS (FOOTING, REINFORCEMENT, ETC.).
3) ALL WELDS TO BE CONTINUOUS.
4) VIEW FENCE TO BE ELECTROSTATICALLY PAINTED WITH TWO COMPONENT ACRYLIC URETHANE ENAMEL.
5) MATERIAL COLORS AND FINISHES: DE6385 BLACK BEAN LVR7 (TO MATCH ARCHITECTURAL RAILING & DOORS)
6) MATERIALS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.

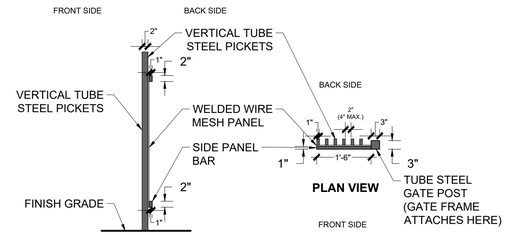
1 POOL VIEW FENCE ELEVATION — NTS



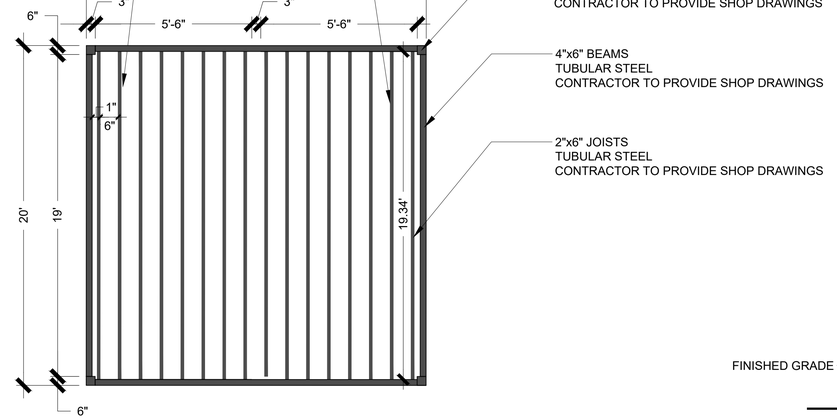
NOTES:
CONTRACTOR SHALL REVIEW SHOP DRAWINGS WITH TOWN OF ORO VALLEY PRIOR TO CONSTRUCITON TO ENSURE POOL CODE COMPLIANCE.

2 POOL GATE ELEVATION — NTS

NOTES:
1) GATE SHALL INCLUDE PANIC HARDWARE.
2) GATE SHALL BE SELF CLOSING AND SELF LATCHING.
3) GATE SHALL BE ELECTROSTATICALLY PAINTED WITH TWO COMPONENT ACRYLIC URETHANE ENAMEL.
4) PAINT COLOR: DE6385 BLACK BEAN LRV 7 (TO MATCH ARCHITECTURAL RAILING & DOORS)
5) ALL WELDS SHALL BE CONTINUOUS.
6) CONTRACTOR TO PROVIDE SHOP DRAWINGS.
7) NO OPENINGS (LARGER THAN 1/2") SHALL BE LOCATED WITHIN 24" (TOP AND BOTTOM) OF THE PANIC BAR.
8) GATES SHALL OPEN OUTWARD (AWAY FROM POOL). DOORS SHALL VARY SWING (RIGHT HAND REVERSE OR LEFT HAND REVERSE PER PLAN) ACCORDING TO PLAN ON SHEETS LS-2 & R-6
9) KICKPLATE (PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SEC 404.2.10 & 1991 PART 36 TITLE III ADA REGULATION APPENDIX A4.13.9): SIZE: 46" W x 16" H | MATERIAL: SOLID SURFACE MATERIAL WITHIN $\frac{1}{16}$ IN OF SURFACE INSTALLED UPON. | INSTALL: ON PUSH SIDE OF GATE, CENTERED & EVEN WITH BOTTOM EDGE OF GATE.

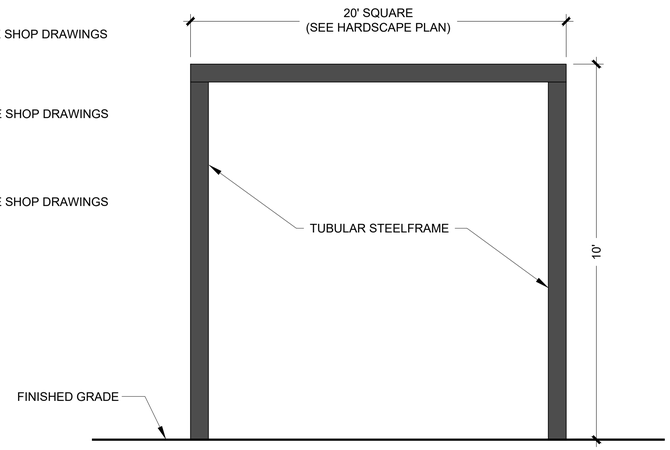


GATE 18" SIDE PANEL SIDE ELEVATION



NOTES:
1) ELEVATION DIMENSIONS IN THIS DETAIL ARE FOR PERGOLA LOCATED IN POOL AMENITY AREA.
2) CONTRACTOR TO PROVIDE SHOP DRAWINGS.
3) MATERIAL COLORS AND FINISHES: DARK BRONZE. (TO MATCH ARCHITECTURE WINDOW TRIM BRONZE CAP | TAG WT-1.)
4) MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
5) REQUIRES SEPARATE REVIEW & APPROVAL BY THE TOWN.

3 PERGOLA CONCEPT (POOL AMENITY AREA) PLAN VIEW — NTS



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5) REQUIRES SEPARATE REVIEW & APPROVAL BY THE TOWN.

4 PERGOLA CONCEPT (POOL AMENITY AREA) — NTS

COLORED COATED STEEL & PLASTIC IN NATURAL
COLOR SCHEME (TANS/GREENS/BROWNS)
NOTE: EQUIPMENT SHALL BE INSTALLED ACCORDING
TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.

5 PLAY EQUIPMENT (POST & PLATFORM STRUCTURE W/ SLIDE) — NTS

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#	REVISIONS/SUBMITTALS	DATE

HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
Date 07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/26

LANDSCAPE PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

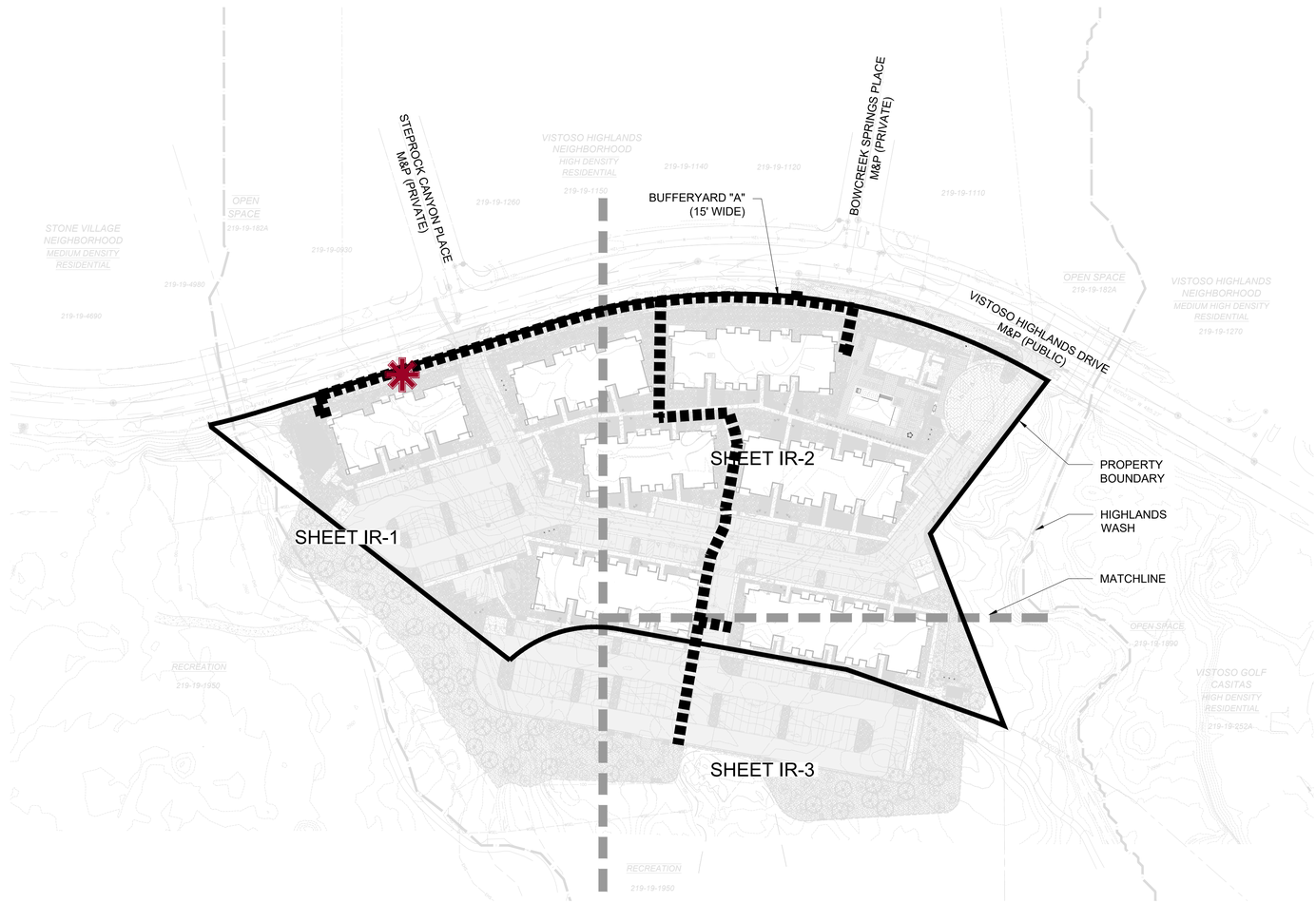
A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO:
CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
HD-6
34 OF 45

IRRIGATION PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS
CASE #2401047

GENERAL NOTES:

1. Irrigation and/or watering plans shall meet the minimum standards of the American Society of Irrigation Consultants.
2. Irrigation systems connected to potable water mains (public or private) shall be equipped with backflow preventers.
3. The annual water use for a project shall not exceed the annual landscape water plan.
4. 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.
5. 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.
6. 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.
7. Irrigation water shall not leave the landscaped areas and flow onto roads, parking areas, or sidewalks.
8. Contractor notes should be located at back of plan. For areas designated as common space or open space, specifically indicate ownership, purpose, restrictions, and maintenance responsibilities.



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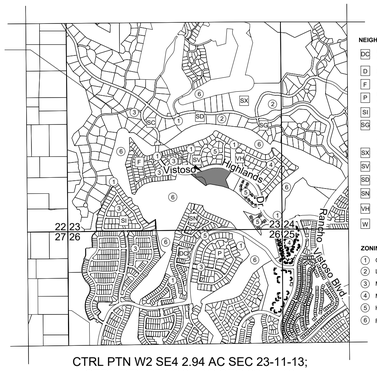

0' 40' 80' 160'
SCALE: 1"=80'
NORTH

CTRL PTN W2 SE4 2.94 AC SEC 23-11-13;
CTRL PTN SE4 6.07 AC SEC 23-11-13
TOWN OF ORO VALLEY, ARIZONA

LOCATION MAP
SCALE: 3" = 1 MILE
NORTH

SHEET INDEX:

COVER	THIS SHEET
IRRIGATION PLAN	IR-1
IRRIGATION PLAN	IR-2
IRRIGATION PLAN	IR-3
IRRIGATION NOTES	IR-4
LANDSCAPE WATER PLAN	WP-1
IRRIGATION DETAILS	ID-1

SUBMITTAL HISTORY:

1ST SUBMITTAL	03/29/24	TOWN OF ORO VALLEY
2ND SUBMITTAL	07/19/24	TOWN OF ORO VALLEY

IRRIGATION LEGEND

- SHEET VIEW
- IRRIGATION MAINLINE
- POINT OF CONNECTION

LEGEND

- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Rezone Boundary
- Limits of Grading
- Parcels

TOWN ENGINEER DATE
(FOR LANDSCAPE PROPOSED WITHIN PUBLIC ROW)

PLANNING & ZONING ADMINISTRATOR DATE

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ENGINEER:
RICK ENGINEERING CO.
KEVIN HALL
3945 E. FORT LOWELL RD., SUITE 111
TUCSON, AZ 85712
TEL:52-795-1000
khall@rickengineering.com

ARCHITECT:
a.23 STUDIOS
BURAK BEKAT
711 E 9TH ST.
TUCSON, AZ 85719
TEL: 520-245-4010
burak@a23studios.com

OWNER/DEVELOPER:
OV 132, LLC
ROSS RULNEY
P.O. BOX 43426
TUCSON, AZ 85733
520-465-8817
rossrulney@gmail.com

REGISTERED LANDSCAPE ARCHITECT
53092
DANIEL A. BRADSHAW
Date 07/19/24
Signed
ARIZONA U.S.A.
EXPIRES 06/30/25

IRRIGATION PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO: CASE #2401047
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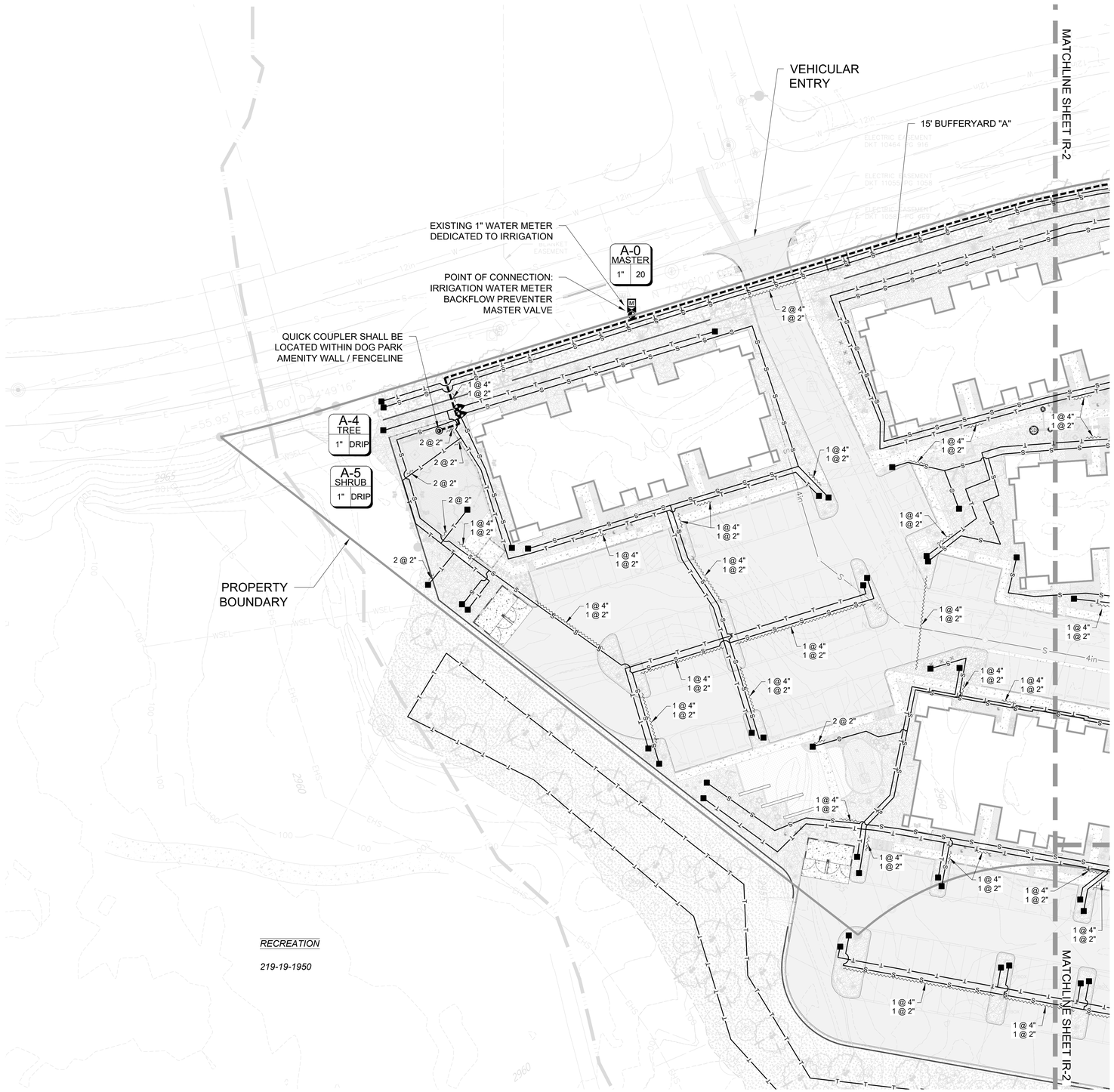
IR-0
35 OF 45



IRRIGATION LEGEND

- M — POINT OF CONNECTION/ EXISTING WATER METER: METER SIZE OF 1".
- REDUCED PRESSURE BACKFLOW PREVENTER, FEBCO '825Y/A', SIZE SHALL MATCH WATER METER SIZE. INSTALLED ON CONCRETE PAD, W/ INSULATED COVER, IN METAL ENCLOSURE W/ LOCK.
- A — 24 STATION CONTROLLER: MODEL #ESPLXME2 RAINBIRD LXME2 PRO CONTROLLER (IN 12 STATION MODULES) WITH #PSMLXME2 (PRO FLOW SMART MODULE) INSTALLED IN #LXMMSS WALL MOUNT STAINLESS STEEL CABINET MOUNTED TO INTERIOR WALL OF FACILITY MAINTENANCE BUILDING. CONTRACTOR TO COORDINATE LOCATION, POWER & CONDUIT W/ ARCHITECT.
- IRRIGATION MAINLINE: SCHEDULE 40 PVC, SIZE 1.5" BURY DEPTH: 18" COVER TO TOP OF LINE.
- QUICK COUPLER: RAINBIRD '3-RC', 3/4", RUBBER COVER, INSTALLED IN 9" ROUND BOX, TAN.
- DRIP ZONE KIT: RAINBIRD XCZ-100-PRB-COM, INSTALLED IN JUMBO VALVE BOX
- REMOTE CONTROL VALVE: RAINBIRD 100 - PEB, INSTALLED IN RAINBIRD #PVB VALVE BOX, TAN.
- ISOLATION VALVE: NIBCO SCHEDULE 40 PVC BALL VALVE. SIZE PER INCOMING LINE, INSTALLED IN RAINBIRD #PVB VALVE BOX, TAN
- IRRIGATION SLEEVES: SCHEDULE 40 PVC. SIZE AND QUANTITY AS NOTED. IF NOT NOTED, SIZE SHALL BE 4" AND QUANTITY SHALL BE (1). BURY DEPTH: 24" BELOW FINISHED SUBGRADE FOR SLEEVES UNDER ROADWAYS. BURY DEPTH: 18" FOR SLEEVES UNDER WALKS, DRIVEWAYS, SWALES AND TRAILS. INSTALL TRACER WIRE WITH ALL SLEEVES.
- —T— TREE LATERAL W/ FLUSH CAP ASSEMBLY: POLYETHYLENE, SIZE 3/4". COMPRESSION OR THREADED FITTING. BURY DEPTH: 8" COVER TO TOP OF LINE.
- —S— SHRUB LATERAL W/ FLUSH CAP ASSEMBLY: POLYETHYLENE, SIZE 3/4". COMPRESSION OR THREADED FITTING. BURY DEPTH: 8" COVER TO TOP OF LINE.
- ■ FLUSH CAP ASSEMBLY W/ HOSE THREADED CAP. INSTALLED IN 6" ROUND BOX, TAN.

INCLUDED ITEMS (NOT SHOWN)

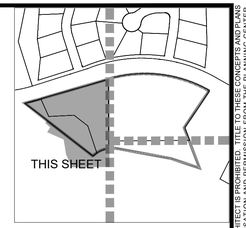
NOT SHOWN	CONTROL WIRE BURIED WITH MAINLINE, TO BE SIZED BY CONTRACTOR. BURY DEPTH: 12" COVER.
NOT SHOWN	CONTROL WIRE SPLICES/CONNECTIONS: ALL SPLICES OR CONNECTIONS OF CONTROL WIRES TO BE INSTALLED IN 6" ROUND BOX. CONNECTIONS SHALL BE WATERPROOFED AND MADE PER MANUFACTURER'S RECOMMENDATIONS.
NOT SHOWN	DISTRIBUTION TUBING: RAINBIRD 1/4" DISTRIBUTION TUBING. BURY DEPTH: 6" BELOW FINISHED SUBGRADE.
NOT SHOWN	SINGLE EMITTERS - RAINBIRD XERIBUG BARB X BARB EMITTERS. SEE EMITTER SCHEDULE, SHEET IR-4.
NOT SHOWN	MULTI-PORT EMITTERS - RAINBIRD XERIBUG MULTI OUTLET 1/2" FPT X BARB EMITTERS. SEE EMITTER SCHEDULE, SHEET IR-4.
NOT SHOWN	RAINBIRD FLOW SENSOR: RAINBIRD #UFS150 1.5" ULTRASONIC FLOW SENSOR INSTALLED AT MASTER VALVE, IN VALVE BOX. CONNECT TO FLOW SMART MODULE.

IRRIGATION NOTES:

1. IRRIGATION EQUIPMENT AND IRRIGATION LINES ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL ADJUST AND INSTALL EQUIPMENT AND LINES AS REQUIRED.
2. SLEEVE UNDER PAVEMENT, PAVERS, CURBS, WALKS, RIPRAP, AND OTHER HARDSCAPE AS REQUIRED. NOT ALL SLEEVES MAY BE SHOWN ON IRRIGATION PLANS. INSTALL SLEEVES AS REQUIRED TO PROVIDE IRRIGATION TO ALL PLANT MATERIAL.

LEGEND

- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Rezone Boundary
- Limits of Grading
- Parcels
- 2' Contour Interval



KEY MAP

NORTH

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SCALE: 1"=30'

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PROJECT: CCD-15
DATE: 07/19/24
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#	REVISIONS/SUBMITTALS	DATE

IRRIGATION PLAN

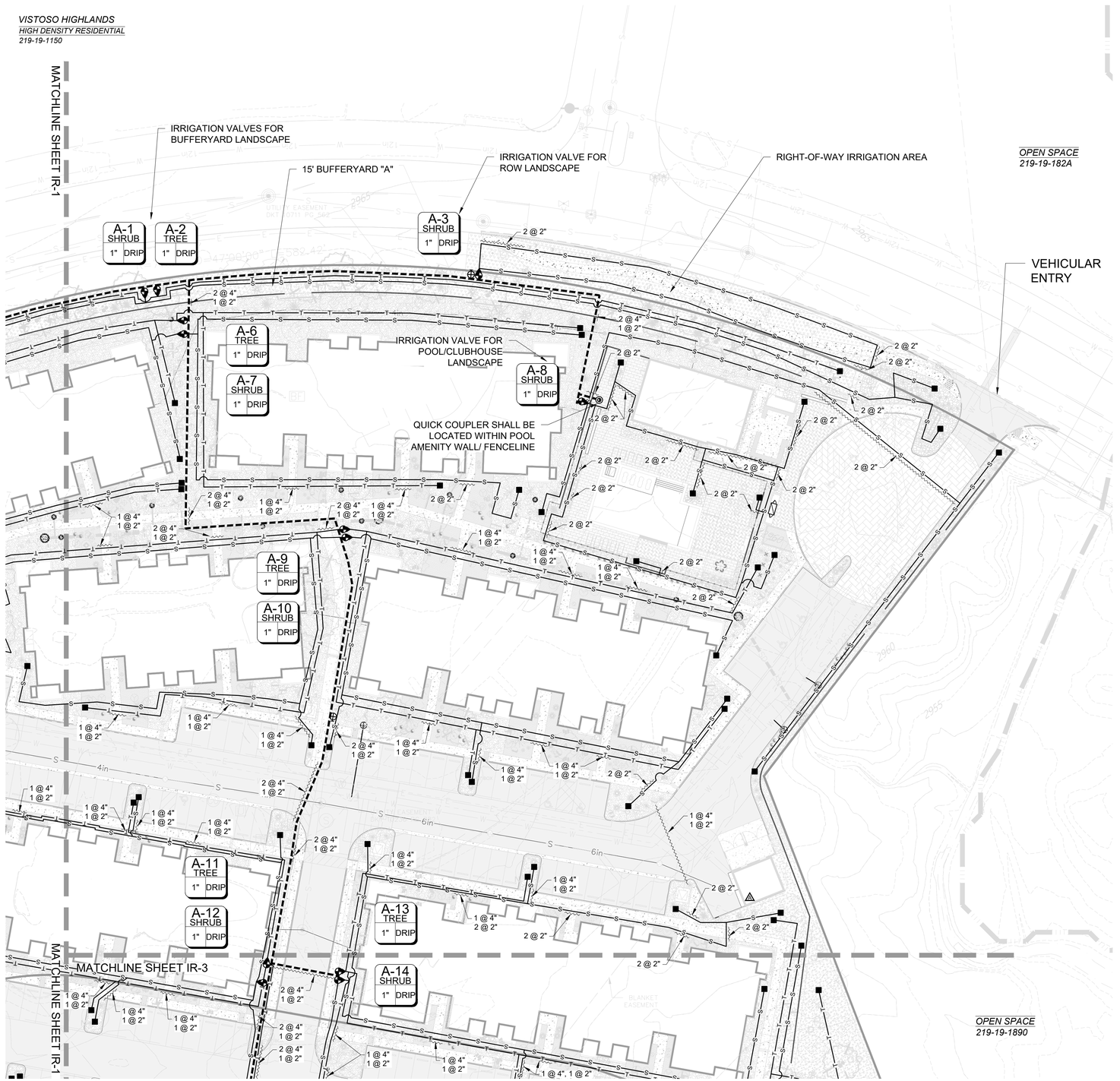
58092 DANIEL A. BRADSHAW 07/19/24 Date Signed
REGISTERED LANDSCAPE ARCHITECT
ARIZONA U.S.A.
EXPIRES 06/30/25

IRRIGATION PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
IR-1
36 OF 45

VISTOSO HIGHLANDS
HIGH DENSITY RESIDENTIAL
219-19-1150



IRRIGATION LEGEND

- M — POINT OF CONNECTION/ EXISTING WATER METER: METER SIZE OF 1".
- REDUCED PRESSURE BACKFLOW PREVENTER, FEBCO '825Y/A', SIZE SHALL MATCH WATER METER SIZE. INSTALLED ON CONCRETE PAD, W/ INSULATED COVER, IN METAL ENCLOSURE W/ LOCK.
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INCLUDED ITEMS (NOT SHOWN)

NOT SHOWN	CONTROL WIRE BURIED WITH MAINLINE, TO BE SIZED BY CONTRACTOR. BURY DEPTH: 12" COVER.
NOT SHOWN	CONTROL WIRE SPLICES/CONNECTIONS: ALL SPLICES OR CONNECTIONS OF CONTROL WIRES TO BE INSTALLED IN 6" ROUND BOX. CONNECTIONS SHALL BE WATERPROOFED AND MADE PER MANUFACTURER'S RECOMMENDATIONS.
NOT SHOWN	DISTRIBUTION TUBING: RAINBIRD 1/4" DISTRIBUTION TUBING. BURY DEPTH: 6" BELOW FINISHED SUBGRADE.
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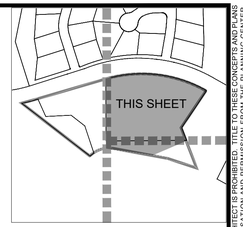

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LEGEND

- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Rezone Boundary
- Limits of Grading
- Parcels
- 2' Contour Interval

IRRIGATION NOTES:

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07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/26

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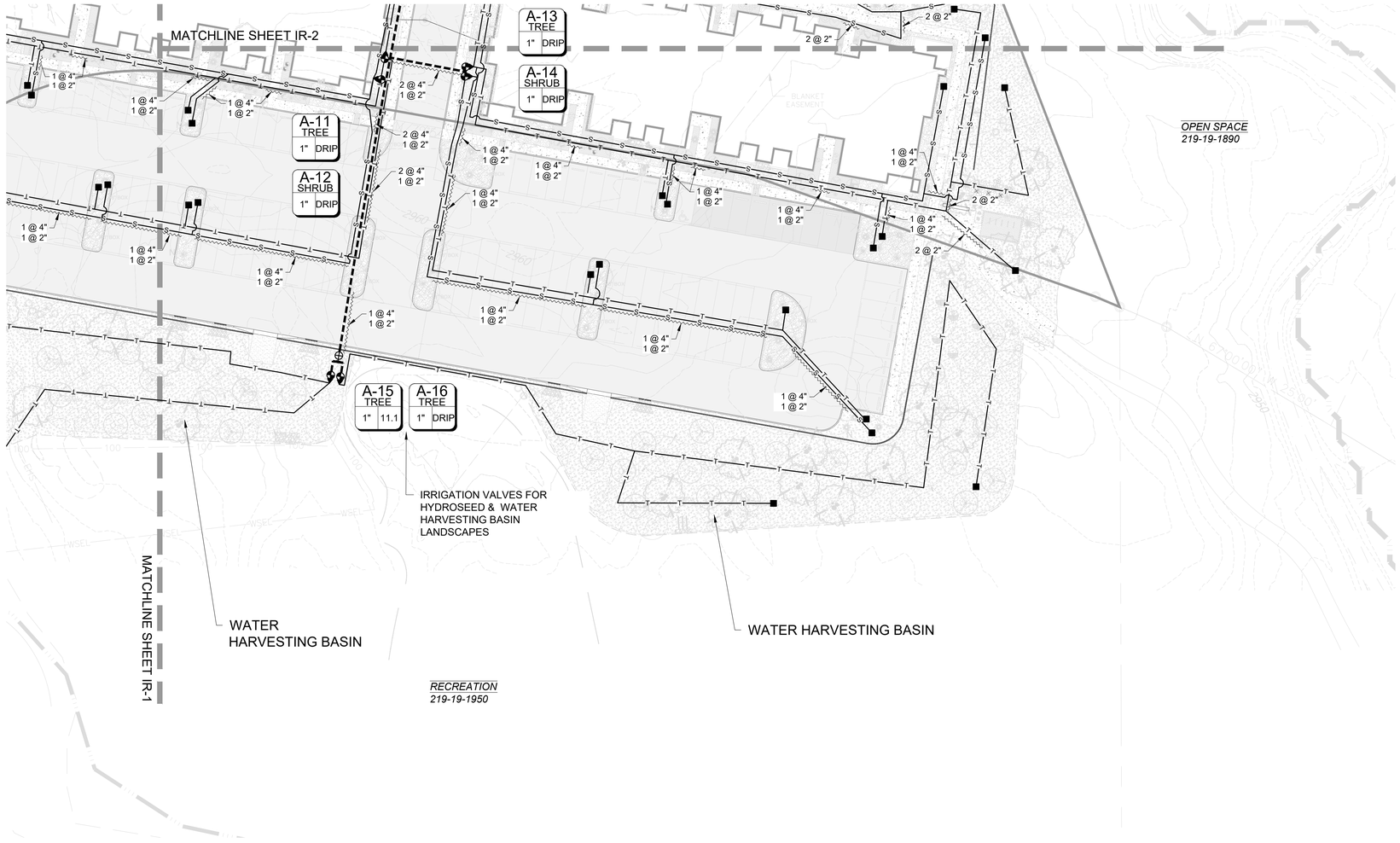
CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
IR-2
37 OF 45



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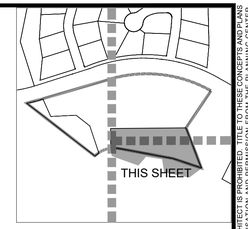

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REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/25

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GATEWAY AT VISTOSO PRESERVE
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CASE NO:
CASE #2401047
REFERENCE: 2203155, 2301138, 2301232

IR-3
38 OF 45

IRRIGATION NOTES

1. All equipment shall be installed per manufacturer's specifications.
2. Contractor shall assess existing automatic drip irrigation system throughout the project boundary. Contractor to repair, replace, and/or extend automatic drip irrigation system in conformance with Town of Oro Valley code development standards and permitting processes, and Town of Oro Valley standard details.
3. Equipment shall be selected to ensure that water pressure is sufficient to provide irrigation to all plants throughout the project boundary (see emitter schedule on this sheet). All valves must be operated by automatic controller. Contractor to submit plans for any necessary permit applications.
4. Irrigation equipment & irrigation lines shown are schematic - for graphic purposes only. Adjust and install equipment and lines as required.
5. Note, specific to this project, landscape is planted in the right-of-way as mitigation treatment for existing right-of-way disturbed during project development and construction. Project site irrigation shall be extended into this right-of-way area to irrigate this revegetated landscape as needed for establishment. The right-of-way irrigation shall be placed on different control valve and isolation valve to separate and customize irrigation for the right-of-way. Irrigation of the right-of-way shall comply with Town of Oro Valley Zoning Code Section 27.6.D.3.f.v.6. See additional landscape in right of way notes below.
6. Irrigation lines and equipment shall not disturb existing infrastructure.
7. Irrigation equipment shall be sited in locations that minimize visual impact to building entries and the hardscape.. No valve boxes are to be located within twenty feet of an entry drive. Irrigation lines and equipment shall be located in unpaved areas wherever possible. When multiple valve boxes are installed within close proximity to one another, the boxes shall be aligned and spaced equidistant to each other. Valve boxes shall be aligned to adjacent hardscape when located within 10' of hardscape surface (sidewalk, curb, wall, etc.).
8. Sleeves are shown schematically - for graphic purposes only. Sleeve under pavement, pavers, curbs, walks, riprap, and other hardscape as required. Install sleeves as required to provide irrigation to all plant material. All sleeves shall extend beyond drives and associated concrete and or asphalt, detention basin banks, and all riprap a minimum of two feet on both sides. Tracer wire shall be installed with all sleeves. Not all sleeves may be shown on this plan; contractor to coordinate.
9. Irrigation and/or watering plans shall meet the minimum standards of the American Society of Irrigation Consultants.
10. Irrigation of Salvaged Plants: Salvaged plants per the Native Plant Preservation Plan held in a temporary holding nursery on site, shall receive temporary irrigation during holding period until installation. Irrigation in the temporary holding area will be by PVC/polyethylene drip system confirming to Town of Oro Valley code, with a manual or automatic control valve. The system will be later abandoned/removed. The property owner is responsible for maintaining the temporary system as long as necessary in order to transition plants over to natural sources or permanent site irrigation. Any plant materials that die in transition, for any reason, shall be replaced in accordance with Town of Oro Valley Zoning Code Section27.6.E.4 -Maintenance.
11. Irrigation systems connected to potable water mains (public or private) shall be equipped with backflow preventers.
12. The annual water use for a project shall not exceed the annual Landscape Water Plan. See Water Plan Sheet WP-1.
13. 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.
14. 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.
15. 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.
16. Irrigation water shall not leave the landscaped areas and flow onto roads, parking areas, or sidewalks.
17. All plants will be irrigated with a permanent point source irrigation system. No plants will be installed within un-irrigated landscape areas.
18. All vegetation located in buffer yards and landscape islands shall not receive irrigation water after five (5) years from the certificate of occupancy date. (OVZC Section 27.6.D.3.f.i)

LANDSCAPE IN RIGHT-OF-WAY (ROW) NOTES

1. It is the owner's responsibility to keep the Sight Visibility Triangles (SVT), and the pedestrian access area clear of vegetation at all times.
2. It is the owner responsibility to keep a 5' wide by 7' tall clear pedestrian access open across the entire property.
3. It is the owner responsible to keep vegetation from growing past the curb line clear, and keep a 15' high clear zone over the travel lane.
4. Final plant locations must be in compliance with all utility setback requirements.
5. The owner understands that if the Town or any utility company needs to work within the ROW in the landscaped area, plants and irrigation may be destroyed without replacement or repair.
6. The owner takes full liability for this landscape and irrigation, and any damage to roadway, sidewalk and utilities.
7. The only private irrigation equipment that is allowed within the ROW are lateral lines, tubing and emitters that are not under constant pressure. All other equipment must be on private property (excluding water meter).
8. Contractor to obtain a "Right Of Way Permit" prior to construction within the right-of-way.

PROJECT IRRIGATION SCHEDULE

	BOTANICAL NAME / COMMON NAME	EMITTER TYPE AND GPH	QTY
TREES			
	ACACIA CONSTRICTA WHITETHORN ACACIA	MULTI-PORT (2 GPH) 4 OUTLETS	1
	ACACIA GREGGII CATCLAW ACACIA	MULTI-PORT (2 GPH) 4 OUTLETS	1
	CHILOPSIS LINEARIS DESERT WILLOW	MULTI-PORT (2 GPH) 4 OUTLETS	1
	OLNEYA TESOTA IRONWOOD TREE	MULTI-PORT (2 GPH) 4 OUTLETS	1
	PARKINSONIA FLORIDUM BLUE PALO VERDE	MULTI-PORT (2 GPH) 4 OUTLETS	1
	PARKINSONIA MICROPHYLLA FOOTHILLS PALO VERDE	MULTI-PORT (2 GPH) 4 OUTLETS	1
	PROSOPIS VELUTINA VELVET MESQUITE	MULTI-PORT (2 GPH) 4 OUTLETS	1
	PROSOPIS GLANDULOSA HONEY MESQUITE	MULTI-PORT (2 GPH) 4 OUTLETS	1
	LYSILOMA WATSONII FEATHER TREE	MULTI-PORT (2 GPH) 4 OUTLETS	1
SHRUBS			
	AMBROSIA DELTOIDEA TRIANGLELEAF BURSAGE	SINGLE (0.5 GPH)	1
	ANISACANTHUS THURBERI DESERT HONEYSUCKLE	SINGLE (1 GPH)	1
	ASCLEPIAS SUBULATA DESERT MILKWEED	SINGLE (1 GPH)	1
	CALLIANDRA ERIOPHYLLA NATIVE FAIRY DUSTER	SINGLE (1 GPH)	1
	CELTIS PALLIDA DESERT HACKBERRY	SINGLE (2 GPH)	2
	DODONEA VISCOSA GREEN HOPSEED BUSH	SINGLE (1 GPH)	2
	ENCELIA FARINOSA BRITTLEBUSH	SINGLE (0.5 GPH)	1
	LAREA TRIDENTATA CREOSOTE	SINGLE (1 GPH)	1
	LEUCOPHYLLUM SPP. TEXAS RANGER ANY CULTIVAR	SINGLE (1 GPH)	2
	PENSTEMON SUPERBUS SUPERB PENSTEMON	SINGLE (0.5 GPH)	1
	SPHAERALCEA AMBIGUA DESERT GLOBE MALLOW	SINGLE (1 GPH)	1
	ZIZIPHUS OBTUSIFOLIA GRAYTHORN	SINGLE (1 GPH)	1
ACCENTS & SUCCULENTS			
	AGAVE COLORATA MESCAL CENIZA	SINGLE (.05 GPH)	1
	AGAVE PARRYI VAR. HUACHUCENSIS HUACHUCA AGAVE	SINGLE (0.5 GPH)	1
	AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE	SINGLE (0.5 GPH)	1
	CARNEGIA GIGANTEA SAGUARO	NONE	0
	DASYLIRION WHEELERI DESERT SPOON	SINGLE (1 GPH)	1
	ECHINOCACTUS GRUSONII GOLDEN BARREL	SINGLE (0.5 GPH)	1
	ECHINOCEREUS SPP. HEDGEHOG CACTUS	SINGLE (0.5 GPH)	1
	EUPHORBIA ANTISYPHILITICA CANDELILLA	SINGLE (0.5 GPH)	1
	FEROCACTUS WISLIZENII FISHHOOK BARREL	NONE	0
	FOUQUIERIA SPLENDENS OCOTILLO	NONE	0
	JUSTICIA CALIFORNICA CHUPUROSA	SINGLE (1 GPH)	1
	OPUNTIA ENGELMANNII LINGUIFORMIS COW'S TONGUE PRICKLY PEAR	NONE	0
	OPUNTIA MACROCENTRA BLACK SPINE PRICKLY PEAR	NONE	0
	OPUNTIA MICRODASYS 'YELLOW' YELLOW BUNNY EARS PRICKLY PEAR	NONE	0
	OPUNTIA VIOLACEA 'SANTA RITA' SANTA RITA PRICKLY PEAR	NONE	0
	PEDILANTHUS MACROCARPUS SLIPPER FLOWER	SINGLE (1 GPH)	1
	YUCCA ELATA SOAPTREE YUCCA	SINGLE (1 GPH)	2
	YUCCA RIGIDA BLUE TREE YUCCA	SINGLE (1 GPH)	2
GROUNDCOVER			
	MELAMPODIUM LEUCANTHUM BLACKFOOT DAISY	SINGLE (1 GPH)	2

ROW LANDSCAPE IRRIGATION SCHEDULE

	BOTANICAL NAME / COMMON NAME	EMITTER TYPE AND GPH	QTY
ACCENTS & SUCCULENTS			
	AGAVE COLORATA MESCAL CENIZA	SINGLE (0.5 GPH)	1
	ALOE X 'BLUE ELF' BLUE ELF ALOE	SINGLE (0.5 GPH)	1
	CARNEGIA GIGANTEA SAGUARO	NONE	0
	ECHINOCACTUS GRUSONII GOLDEN BARREL	NONE	0
	EUPHORBIA ANTISYPHILITICA CANDELILLA	SINGLE (0.5 GPH)	1
	EUPHORBIA RESINIFERA MOROCCAN MOUND	SINGLE (0.5 GPH)	1
	OPUNTIA MACROCENTRA BLACK SPINE PRICKLY PEAR	NONE	0

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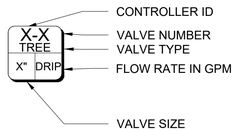
- QUICK COUPLER: RAINBIRD '3-RC', 3/4", RUBBER COVER, INSTALLED IN 9" ROUND BOX, TAN.
- DRIP ZONE KIT: RAINBIRD XCZ-100-PRB-COM, INSTALLED IN JUMBO VALVE BOX
- REMOTE CONTROL VALVE: RAINBIRD 100 - PEB, INSTALLED IN RAINBIRD #PVB VALVE BOX, TAN.
- ISOLATION VALVE: NIBCO SCHEDULE 40 PVC BALL VALVE. SIZE PER INCOMING LINE, INSTALLED IN RAINBIRD #PVB VALVE BOX, TAN
- IRRIGATION SLEEVES: SCHEDULE 40 PVC. SIZE AND QUANTITY AS NOTED. IF NOT NOTED, SIZE SHALL BE 4" AND QUANTITY SHALL BE (1). BURY DEPTH: 24" BELOW FINISHED SUBGRADE FOR SLEEVES UNDER ROADWAYS. BURY DEPTH: 18" FOR SLEEVES UNDER WALKS, DRIVEWAYS, SWALES AND TRAILS. INSTALL TRACER WIRE WITH ALL SLEEVES.
- T — TREE LATERAL W/ FLUSH CAP ASSEMBLY: POLYETHYLENE, SIZE 3/4". COMPRESSION OR THREADED FITTING. BURY DEPTH: 8" COVER TO TOP OF LINE.
- S — SHRUB LATERAL W/ FLUSH CAP ASSEMBLY: POLYETHYLENE, SIZE 3/4". COMPRESSION OR THREADED FITTING. BURY DEPTH: 8" COVER TO TOP OF LINE.
- FLUSH CAP ASSEMBLY W/ HOSE THREADED CAP. INSTALLED IN 6" ROUND BOX, TAN.

INCLUDED ITEMS (NOT SHOWN)

NOT SHOWN	CONTROL WIRE BURIED WITH MAINLINE, TO BE SIZED BY CONTRACTOR. BURY DEPTH: 12" COVER.
NOT SHOWN	CONTROL WIRE SPLICES/CONNECTIONS: ALL SPLICES OR CONNECTIONS OF CONTROL WIRES TO BE INSTALLED IN 6" ROUND BOX. CONNECTIONS SHALL BE WATERPROOFED AND MADE PER MANUFACTURER'S RECOMMENDATIONS.
NOT SHOWN	DISTRIBUTION TUBING: RAINBIRD 1/4" DISTRIBUTION TUBING. BURY DEPTH: 6" BELOW FINISHED SUBGRADE.
NOT SHOWN	SINGLE EMITTERS - RAINBIRD XERIBUG BARB X BARB EMITTERS. SEE EMITTER SCHEDULE, SHEET IR-4.
NOT SHOWN	MULTI-PORT EMITTERS - RAINBIRD XERIBUG MULTI OUTLET 1/2" FPT X BARB EMITTERS. SEE EMITTER SCHEDULE, SHEET IR-4.
NOT SHOWN	RAINBIRD FLOW SENSOR: RAINBIRD #UFS150 1.5" ULTRASONIC FLOW SENSOR INSTALLED AT MASTER VALVE, IN VALVE BOX. CONNECT TO FLOW SMART MODULE.

WATER PRESSURE NOTE

NOTE: The irrigation system is designed to operate under a minimum static pressure of 60 psi at point of connection. Contractor shall test static pressure prior to ordering irrigation material or beginning the installation and advise (in writing) Landscape Architect or owner's authorized representative if pressure tests below 60 psi. Contractor shall at his expense, redesign and reinstall the system for proper operation if test pressure is below 60 psi and he fails to notify (in writing) Landscape Architect or owner's authorized representative prior to ordering or installing material.



PRESSURE LOSS CALCULATION FOR TREE VALVE: A-15

STATIC PRESSURE AT POINT OF CONNECTION= MIN. 60 PSI
GPM AT VALVE A-15 (USED FOR PRESSURE LOSS CALCS)= 11.1 gpm

PSI LOSSES:	
1" METER:	-0.8 PSI
1" BFP:	-11.0 PSI
PVC MAINLINE(0.03 per 100LF):	-3.5 PSI
MASTER VALVE 1":	-1.9 PSI
ELEVATION:	+3.4 PSI
PRESSURE AT VALVE A-15	46.2 PSI

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DATE: 07/19/24
DRAWN BY: KDP
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(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

IRRIGATION NOTES

IRRIGATION PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
IR-4
39 OF 45

LANDSCAPE WATER PLAN

Season	Winter		Spring			Summer	Monsoon				Winter	
Month	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. (For 100% ADWR annually, average monthly water use = 103,530 gal/month)											
Monthly Water Use	90,376	84,727	96,024	101,673	146,860	158,157	135,564	135,564	107,321	107,321	101,673	90,376
	TOTAL (comparison metric 100% ADWR = 1,242,359 gal/year)										TOTAL	1,355,635
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. (to reach 75% ADWR by end of year, average monthly water use = 77,647 gal/month)											
Monthly Water Use	67,782	63,545	72,018	76,254	110,145	118,618	101,673	101,673	80,491	80,491	76,254	67,782
	TOTAL (comparison metric 75% ADWR = 931,769 gal/year)										TOTAL	1,016,726
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. (to reach 50% ADWR, average monthly water use = 51,765 gal/month)											
Monthly Water Use	45,188	42,364	48,012	50,836	73,430	79,079	67,782	67,782	53,661	53,661	50,836	45,188
	TOTAL (comparison metric 50% ADWR = 621,180 gal/year)										TOTAL	677,818

IRRIGATION CONTROL SCHEDULE

Irrigation Control Schedule				
Year	Days	Frequency	Time	Total Water
3	M,W,F	40	40	1,355,635
4	M,W,F	30	30	1,016,726
5	T, TH	30	30	677,818

LANDSCAPE WATER PLAN NOTES

1. The annual irrigation water use for the project shall not exceed the annual Landscape Water Plan.
2. 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.
3. Meter readings shall be taken, at a minimum, on an annual basis.
4. An initial meter reading shall be taken prior to issuance of the Certificate of Occupancy and shall be recorded for reference as part of the water plan reporting requirements.
5. Bufferyards shall not receive irrigation water after 5 years from Certificate of Occupancy.

NOTE: Water use type and annual water use (gallons) at plant maturity are taken from the Arizona Department of Water Resources Low Water Use/Drought Tolerant Plant List for the Tucson Active Management Area in which the Town of Oro Valley resides. (Per Oro Valley Zoning Code Section 27.6.d.3.d "plant water use calculations shall be based the most current water use information from the Arizona Department of Water Resources."

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#	REVISIONS/SUBMITTALS	DATE

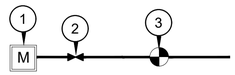
LANDSCAPE WATER PLAN

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
07/19/24
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/26

IRRIGATION PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO:
CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
WP-1

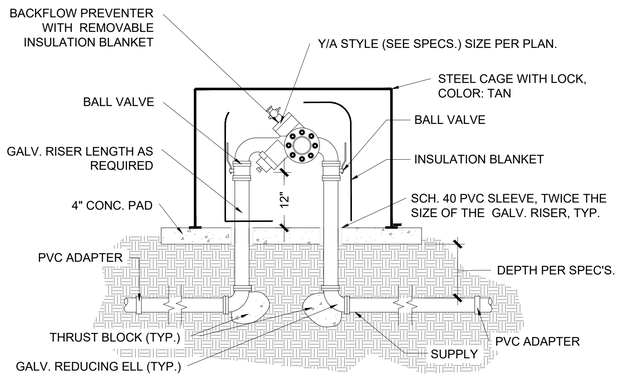


KEYNOTES:

1. METER: 1". CONTRACTOR TO PROVIDE SHOP DRAWINGS.
2. 1" REDUCED PRESSURE BACKFLOW PREVENTER FEBCO 825Y - INSTALLED IN ENCLOSURE WITH LOCK.
3. NORMALLY CLOSED 1" MASTER SOLENOID CONTROL. WIRE TO NEAREST CONTROLLER SPARE STATION.
4. CONTRACTOR TO PROVIDE SHOP DRAWINGS.

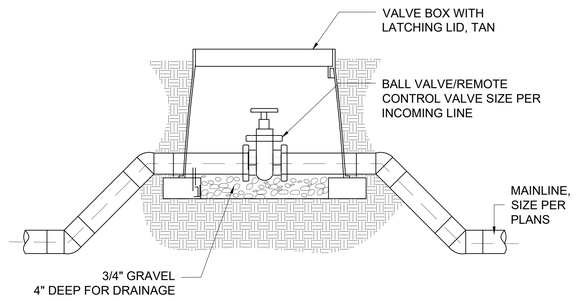
1 MASTER VALVE ASSEMBLY W/ FLOW SENSOR DETAIL

NTS



2 REDUCED PRESSURE BACKFLOW PREVENTER DETAIL

NTS



NOTES:

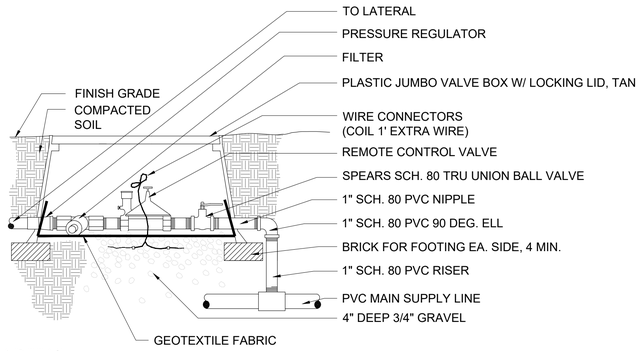
1. ALL WIRE TO BE INSTALLED AS PER LOCAL CODE. TAPE AND BUNDLE WIRE EVERY 20' PROVIDE EXPANSION COILS AT EA. WIRE CONNECTION IN VALVE BOX (WRAP AROUND 1/2" PIPE 15 TIMES)
2. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
3. ALL THREADED PVC JOINTS TO BE WRAPPED WITH TEFLON TAPE OR APPROVED EQUAL.
4. INSTALL GRAVEL AT BOTTOM OF BOX, 4" DEPTH

3 ISOLATION VALVE/REMOTE CONTROL VALVE DETAIL

NTS

NOTES:

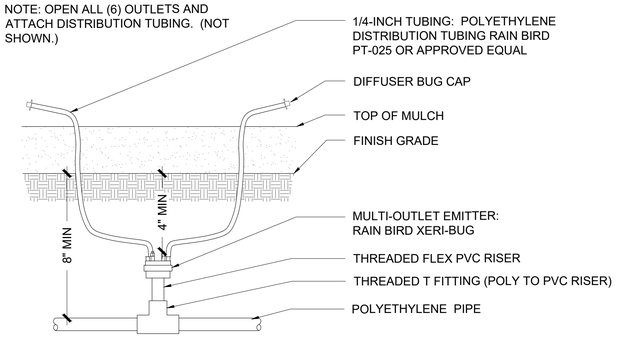
1. ALL WIRE TO BE INSTALLED AS PER LOCAL CODE. TAPE AND BUNDLE WIRE EVERY 20' PROVIDE EXPANSION COILS AT EA. WIRE CONNECTION IN VALVE BOX (WRAP AROUND 1/2" PIPE 15 TIMES)
2. COMPACT SOIL AROUND VALVE BOX TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
3. ALL THREADED PVC JOINTS TO BE WRAPPED WITH TEFLON TAPE OR APPROVED EQUAL.
4. SEAL BOTTOM AND ALL OPENINGS WITH GEOTEXTILE FABRIC.
5. INSTALL GRAVEL AT BOTTOM OF BOX, 4" DEPTH



4 DRIP VALVE ASSEMBLY DETAIL DETAIL

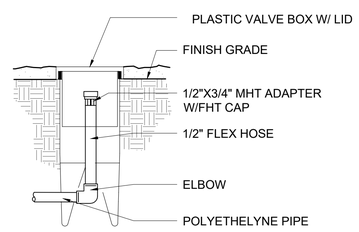
NTS

NOTE: OPEN ALL (6) OUTLETS AND ATTACH DISTRIBUTION TUBING. (NOT SHOWN.)



5 MULTI-PORT EMITTER DETAIL

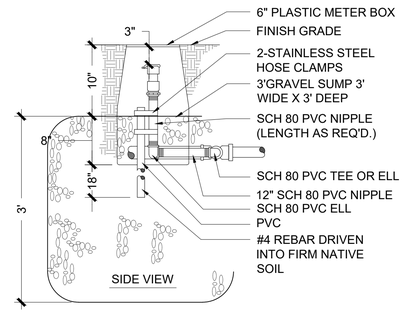
NTS

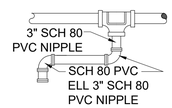


TO BE USED ON ENDS OF ALL LATERAL LINES. LOCATE WHERE SHOWN ON PLAN.

6 IRRIGATION END CAP DETAIL

NTS





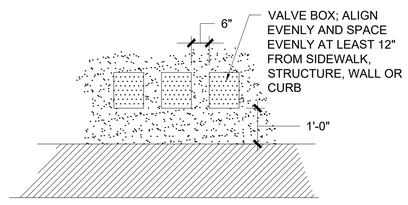
PLAN VIEW

NOTES:

1. ALL THREADED CONNECTIONS TO BE COATED WITH TEFLON TAPE.
2. SOIL AROUND QUICK COUPLER VALVE ASSEMBLY TO BE COMPACTED TO SAME DENSITY AS UNDISTURBED SOIL.

7 QUICK COUPLER DETAIL

NTS



NOTE: DO NOT PLACE VALVE (S) IN PEDESTRIAN AREAS

8 VALVE BOX PLACEMENT DETAIL

NTS

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#	REVISIONS/SUBMITTALS	DATE

IRRIGATION DETAILS

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
Date 07/19/24
Signed
ARIZONA U.S.A.
EXPIRES 06/30/26

IRRIGATION PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

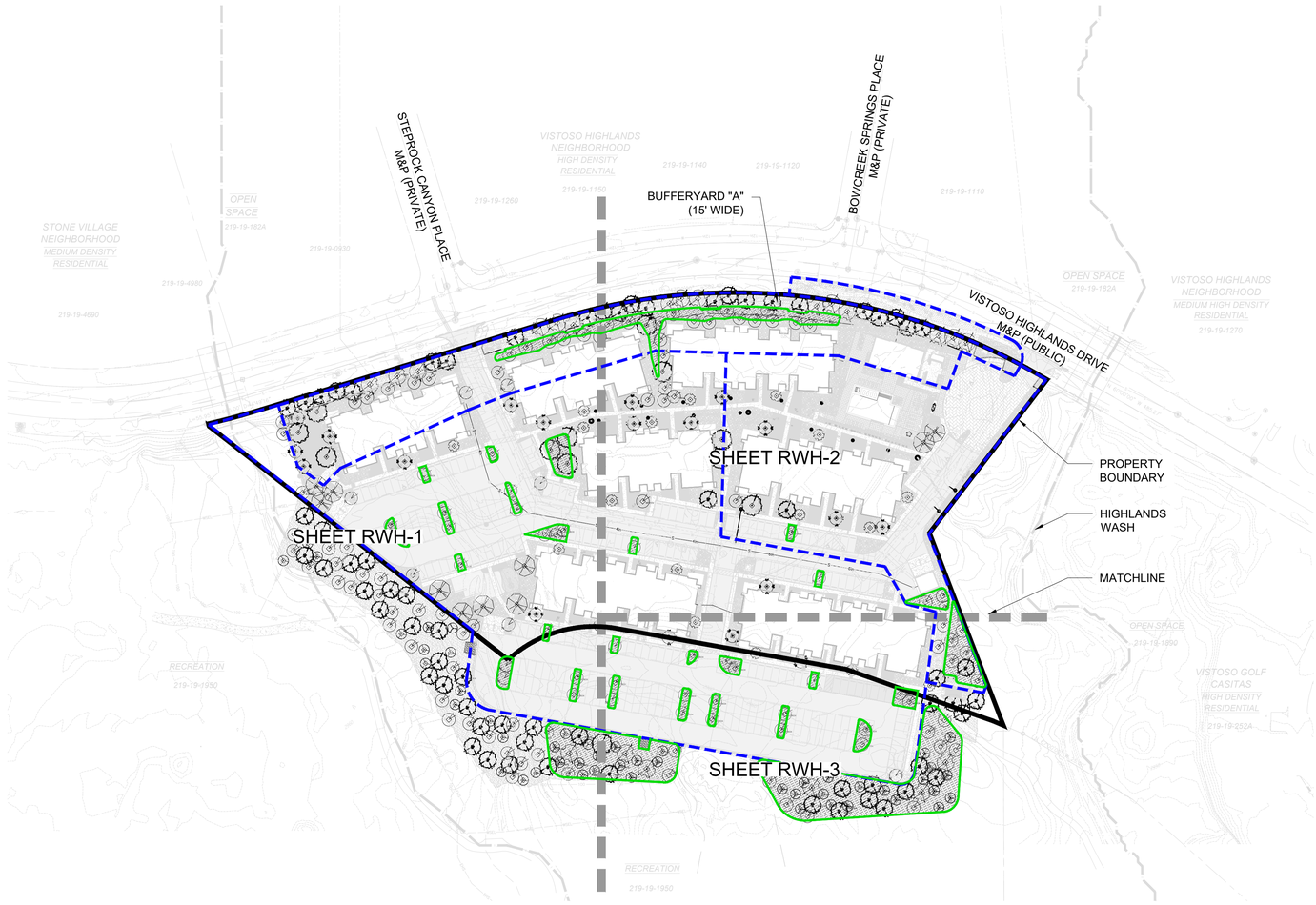
A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
ID-1
41 OF 45

RAINWATER HARVESTING PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS
CASE #2401047

GENERAL NOTES:

1. Total area of all new impervious surfaces including pavements, sidewalks, hardscape areas, and buildings: ~ 6.8 AC
2. Total volume of rainwater harvesting provided: 43,567 cu. ft. (325,923 gals)
3. Rainwater harvesting measures employed for this development consist of the following: a passive system of detention basins on the South & East edges of the development's Southern most parking; microbasins in parking islands and landscape areas between North buildings, and within the landscape bufferyard.
4. All rainwater harvesting measures shown on this plan shall be integrated into both the landscape installation as well as the site grading construction.



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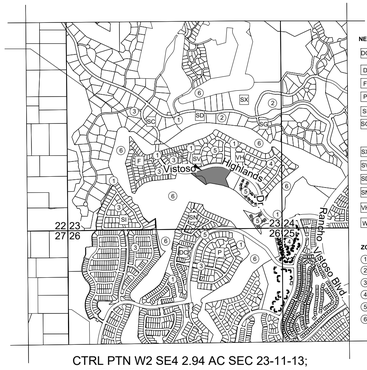

0' 40' 80' 160'
SCALE: 1"=80'

NORTH

CTRL PTN W2 SE4 2.94 AC SEC 23-11-13;
CTRL PTN SE4 6.07 AC SEC 23-11-13
TOWN OF ORO VALLEY, ARIZONA

LOCATION MAP
SCALE: 3" = 1 MILE

NORTH

SHEET INDEX:

COVER	THIS SHEET
RAINWATER HARVESTING PLAN	RWH-1
RAINWATER HARVESTING PLAN	RWH-2
RAINWATER HARVESTING PLAN	RWH-3
RAINWATER HARVESTING NOTES	RWH-4

LEGEND
- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Rezone Boundary
- Limits of Grading
- Parcels

RAINWATER HARVEST LEGEND
- SHEET VIEW
- SUBWATERSHED
- WATER HARVESTING BASIN

SUBMITTAL HISTORY:

1ST SUBMITTAL	03/29/24	TOWN OF ORO VALLEY
2ND SUBMITTAL	07/19/24	TOWN OF ORO VALLEY

TOWN ENGINEER DATE
(FOR LANDSCAPE PROPOSED WITHIN PUBLIC ROW)

PLANNING & ZONING ADMINISTRATOR DATE

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KEVIN HALL
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TUCSON, AZ 85712
TEL:52-795-1000
khall@rickengineering.com

ARCHITECT:
a.23 STUDIOS
BURAK BEKAT
711 E 9TH ST.
TUCSON, AZ 85719
TEL: 520-245-4010
burak@a23studios.com

OWNER/DEVELOPER:
OV 132, LLC
ROSS RULNEY
P.O. BOX 43426
TUCSON, AZ 85733
520-465-8817
rossrulney@gmail.com

REGISTERED LANDSCAPE ARCHITECT 58092 DANIEL A. BRADSHAW Date 07/19/24 Date Signed ARIZONA U.S.A. EXPIRES 06/30/26

RAINWATER HARVESTING PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

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CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
RWH-0
42 OF 45

PROJECT SITE PLANT SCHEDULE

	BOTANICAL NAME / COMMON NAME	SIZE	QTY	W
TREES				
	ACACIA CONSTRICTA WHITETHORN ACACIA	15 GAL. TOS	14 1	
	ACACIA GREGGII CATCLAW ACACIA	48" BOX 36" BOX 15 GAL. TOS	3 3 21 1	
	CHILOPSIS LINEARIS DESERT WILLOW	15 GAL.	18	
	OLNEYA TESOTA IRONWOOD TREE	15 GAL. TOS	8 2	
	PARKINSONIA FLORIDUM BLUE PALO VERDE	48" BOX 36" BOX 15 GAL. TOS	1 1 18 1	
	PARKINSONIA MICROPHYLLA FOOTHILLS PALO VERDE	48" BOX 36" BOX 15 GAL. TOS	16 16 73 15	
	PROSOPIS VELUTINA VELVET MESQUITE	48" BOX 36" BOX 15 GAL. TOS	10 10 33 4	
	PROSOPIS GLANDULOSA HONEY MESQUITE	15 GAL.	12	
	LYSILOMA WATSONII FEATHER TREE	15 GAL.	19	
SHRUBS				
	AMBROSIA DELTOIDEA TRIANGLELEAF BURSAGE	5 GAL.	136	
	ANISACANTHUS THURBERI DESERT HONEYSUCKLE	5 GAL.	27	
	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL.	178	
	CALLIANDRA ERIOPHYLLA NATIVE FAIRY DUSTER	5 GAL.	35	
	CELTIS PALLIDA DESERT HACKBERRY	5 GAL. TOS	4 1	
	DODONEA VISCOSA GREEN HOPSEED BUSH	5 GAL.	33	
	ENCELIA FARINOSA BRITTLEBUSH	5 GAL.	56	
	LAREA TRIDENTATA CREOSOTE	5 GAL.	64	
	LEUCOPHYLLUM SPP. TEXAS RANGER ANY CULTIVAR	5 GAL.	39	
	PENSTEMON SUPERBUS SUPERB PENSTEMON	5 GAL.	118	
	SPHAERALCEA AMBIGUA DESERT GLOBE MALLOW	5 GAL.	10	
	ZIZIPHUS OBTUSIFOLIA GRAYTHORN	5 GAL.	3	
ACCENTS & SUCCULENTS				
	AGAVE COLORATA MESCAL CENIZA	5 GAL.	58	
	AGAVE PARRYI VAR. HUACHUCENSIS HUACHUCA AGAVE	5 GAL.	47	
	AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE	5 GAL.	163	
	CARNEGIA GIGANTEA SAGUARO	5 GAL. TOS	13 14	
	DASYLIRION WHEELERI DESERT SPOON	5 GAL.	47	
	ECHINOCACTUS GRUSONII GOLDEN BARREL	5 GAL.	110	
	ECHINOCEREUS SPP. HEDGEHOG CACTUS	5 GAL.	90	
	EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL.	135	
	FEROCACTUS WISLIZENII FISHHOOK BARREL	5 GAL. TOS	35 53	
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	OPUNTIA ENGELMANNII LINGUIFORMIS COWS TONGUE PRICKLY PEAR	5 GAL.	6	
	OPUNTIA MACROCENTRA BLACK SPINE PRICKLY PEAR	5 GAL.	35	
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	YUCCA ELATA SOAPTREE YUCCA	TOS	1	
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GROUNDCOVER				
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3/8" MINUS ROCK.
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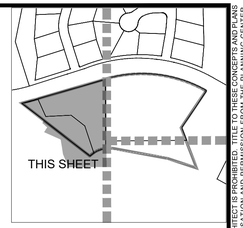

KEY MAP

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0' 15' 30' 60'

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Total Volume (cu. ft.):	43,567 cu. ft.

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LEGEND

- Project Boundary
- Wash
- 100-year Floodplain
- 100-year Water Surface Elevation
- Top of Bank
- Erosion Hazard Setback
- Rezone Boundary
- Limits of Grading
- Parcels
- 2' Contour Interval

RAINWATER HARVESTING LEGEND

- WATER HARVESTING BASIN
- SUBWATERSHED
- WATER FLOW DIRECTION
- LANDSCAPE LIMITS

L:\PROJECTS\CCD-15\AUTOCAD\WORKING DRAWINGS\CCD-15_RWH.DWG, 07/19/2024, 12:39 PM, KENDRA POTTER
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#	REVISIONS/SUBMITTALS	DATE

RAINWATER HARVESTING PLAN

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
Date Signed 07/19/24
ARIZONA U.S.A.
EXPIRES 06/30/25

RAINWATER HARVESTING PLAN
GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO:
CASE #2401047
REFERENCE:
2203155,
2301138,
2301232
RWH-1
43 OF 45

VISTOSO HIGHLANDS
HIGH DENSITY RESIDENTIAL
219-19-1150

PROJECT SITE PLANT SCHEDULE

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
TREES			
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	OLNEYA TESOTA IRONWOOD TREE	15 GAL. TOS	8 2
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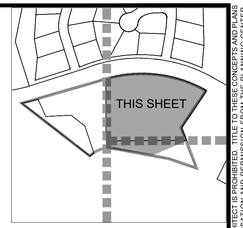

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RAINWATER HARVESTING PLAN

REGISTERED LANDSCAPE ARCHITECT
58092
DANIEL A. BRADSHAW
Date 07/19/24
Signed
ARIZONA U.S.A.
EXPIRES 06/30/26

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CASE NO: CASE #2401047
REFERENCE: 2203155, 2301138, 2301232
RWH-2
44 OF 45

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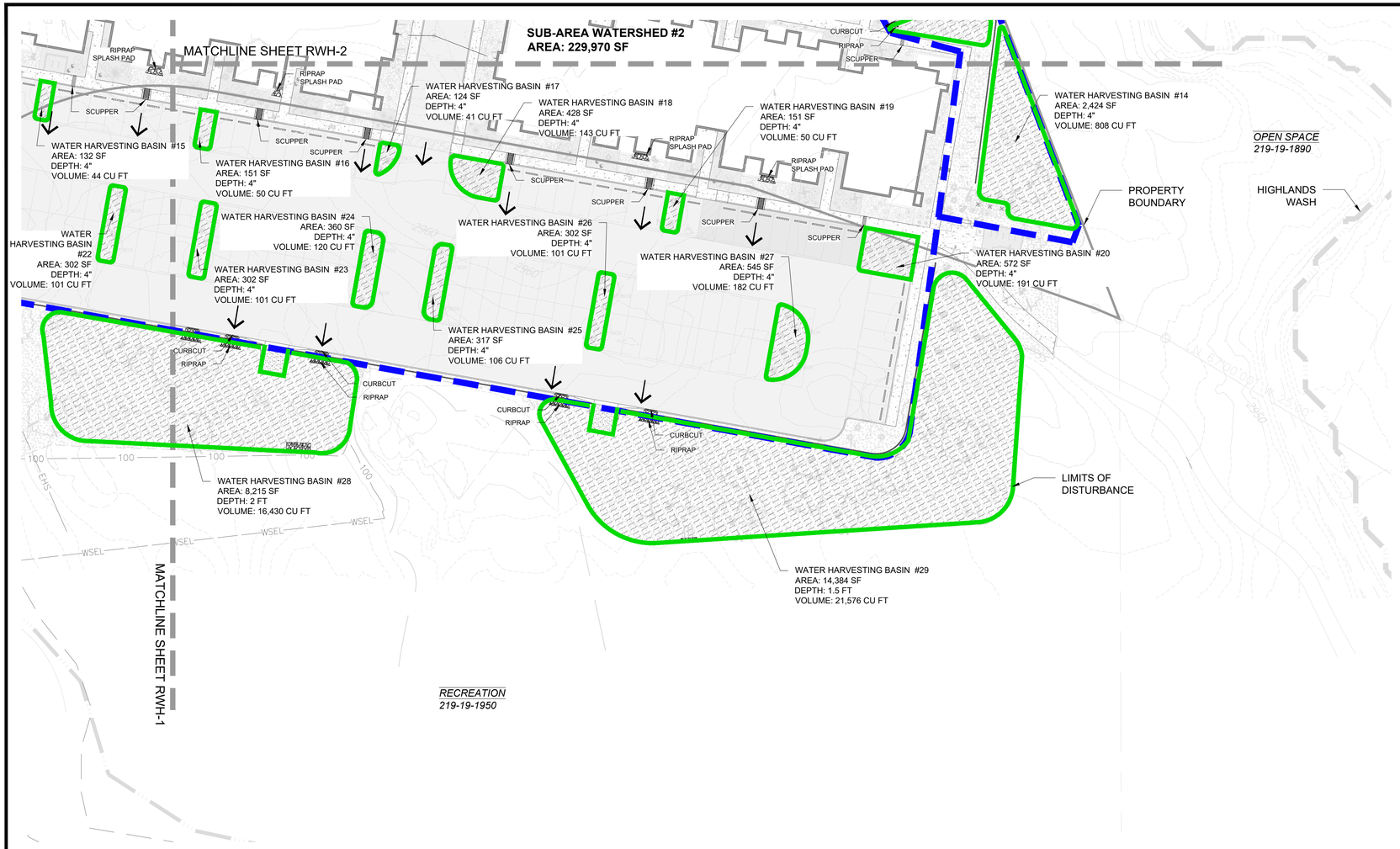

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GATEWAY AT VISTOSO PRESERVE
CONSTRUCTION DRAWINGS

A PORTION OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

CASE NO:
CASE #2401047
REFERENCE:
2203155,
2301138,
2301232
RWH-3
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