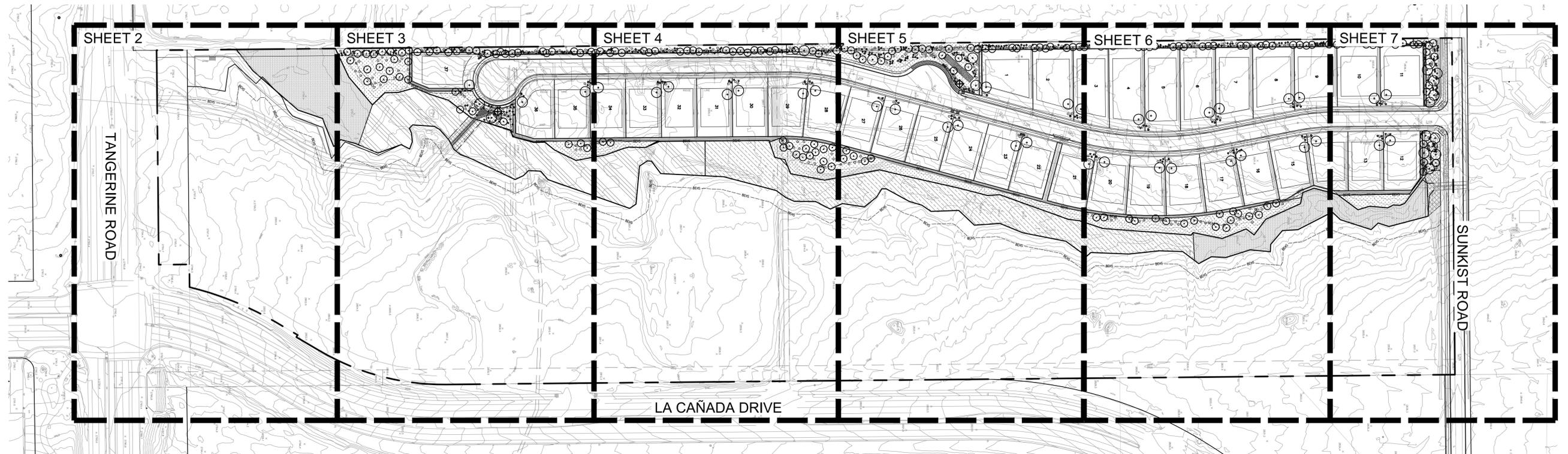


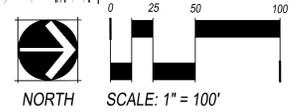
CONCEPTUAL LANDSCAPE PLAN

THE RESIDENCES AT MILLER RANCH

OV CASE # OV914-006



LANDSCAPE PLAN



GENERAL NOTES

1. THE GROSS AREA OF THE DEVELOPMENT SITE IS 16.3 ACRES (711,089 SF)
2. ZONING REQUEST: R1-144 TO R1-7 (GENERAL PLAN DESIGNATION: MDR)
3. RESIDENTIAL UNITS PER ACRE = 2.3 DU/AC (PER GENERAL PLAN AMENDMENT, MAXIMUM DENSITY PERMITTED IS 2.5 DU/AC)
4. TOTAL RESIDENTIAL LOTS: 37
MINIMUM LOT SIZE:
WEST LOTS: MIN. 10,000SF
EAST LOTS: MIN. 8,050SF
5. BUILDING HEIGHT: 25' (INCLUDING 2 STORY HOMES)
6. TOTAL AMOUNT OF UNDISTURBED NATURAL OPEN SPACE: 5.3 ACRES
6. TOTAL AMOUNT OF OPEN SPACE: 6.4 ACRES
7. ACCESS ACROSS FLOOD PRONE AREAS TO BUILDING SITE WILL BE APPROVED BY THE TOWN ENGINEER AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
8. WATER SERVICE PROVIDER: ORO VALLEY WATER UTILITY
9. TOTAL MILES OF NEW PUBLIC STREETS IS 0.5 MILES.
10. TOTAL MILES OF NEW PRIVATE STREETS IS 0 MILES.
11. THERE IS A GENERAL PLAN AMENDMENT CONDITION FOR A MAXIMUM DENSITY OF 2.5 DU/AC UNDER THE APPROVED MDR GENERAL PLAN DESIGNATION (RES NO. (R)13-73).
12. ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING AND REVEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.
13. AREA OF OPEN SPACE:
ESL CRITICAL RESOURCE AREA (CRA) - 3.5 ACRES
REQUIRED - 3.3 ACRES (95%)
PROVIDED - 3.4 ACRES (95%)
ESL RESOURCE MANAGEMENT AREA TIER 2 (RMA) - NET 12.6 ACRES
REQUIRED - 3.2 ACRES (25%)
PROVIDED - 1.9 ACRES (15%) PLUS WASH RESTORATION CREDIT (1.2 ACRE)

- OPEN SPACE - COMMON AREA
REQUIRED - N/A
PROVIDED - 0.9 ACRES (8%)
TOTAL OPEN SPACE
REQUIRED - 6.5 ACRES (40%)
PROVIDED - 6.5 ACRES (40%) INCLUDES WASH RESTORATION CREDIT
- *WASH RESTORATION CREDIT: 1.2 ACRE- RESTORES A PORTION OF THE DISTURBED WASH WITHIN THE CRA AREA (Town of Oro Valley Zoning Code, Chapter 27: General Development Standards, Section 27.10 Environmentally Sensitive Lands, (D) Environmentally Sensitive Lands Conservation Systems, (3) Conservation Categories, (b) Critical Resource Area (CRA) Category, (ii) Conservation (c.1), Page 278.8)
14. LANDSCAPED BUFFER YARDS PROVIDED (REQUIRED)
NORTH (STREET) - MIN 30' BUFFER A, INCLUDES 5' MASONRY ON LOT LINE (REQUIRED: 4 TREES, 4 SHRUBS/CACTI, 8 ACCENTS) PER 100FT (PROVIDED: 8 TREES, 8 SHRUBS/CACTI, 16 ACCENTS) PER 100FT
EAST (COMM/TP) - 0'
SOUTH (COMM/TP) - 0'
WEST (RES) - MIN 14' BUFFER A, INCLUDES 5' MASONRY SITE WALL FOR LOTS (REQUIRED: 4 TREES, 5 SHRUBS/CACTI, 10 ACCENTS) PER 100FT (PROVIDED: 5 TREES, 5 SHRUBS/CACTI, 10 ACCENTS) PER 100FT
 15. RECREATION AREA REQUIREMENTS: 18,691 SF REQUIRED (512 SF/LOT), 19,000 SF PROVIDED (7,500 SF + 11,500 SF).
 16. THE TOTAL AMOUNT OF ESOS AREA TO BE RESTORED IS 2.0 ACRES (INCLUDES THE WASH RESTORATION CREDIT AREA).
 17. THE TOTAL AMOUNT OF LANDSCAPED COMMON AREA IS 0.9 ACRES.
 18. REQUIRED BUILDING SETBACKS:
FRONT YARD - 20 FEET
SIDE YARD - 7.5 FEET
REAR YARD - 20 FEET
PROVIDED BUILDING SETBACKS:
FRONT YARD - 10 FEET MIN.*
SIDE YARD - 7.5 FEET MIN.
REAR YARD - 20 FEET MIN.
*20' MINIMUM SETBACK FOR THE FRONT LOADED GARAGE PORTION OF THE BUILDING.

GENERAL LANDSCAPE NOTES

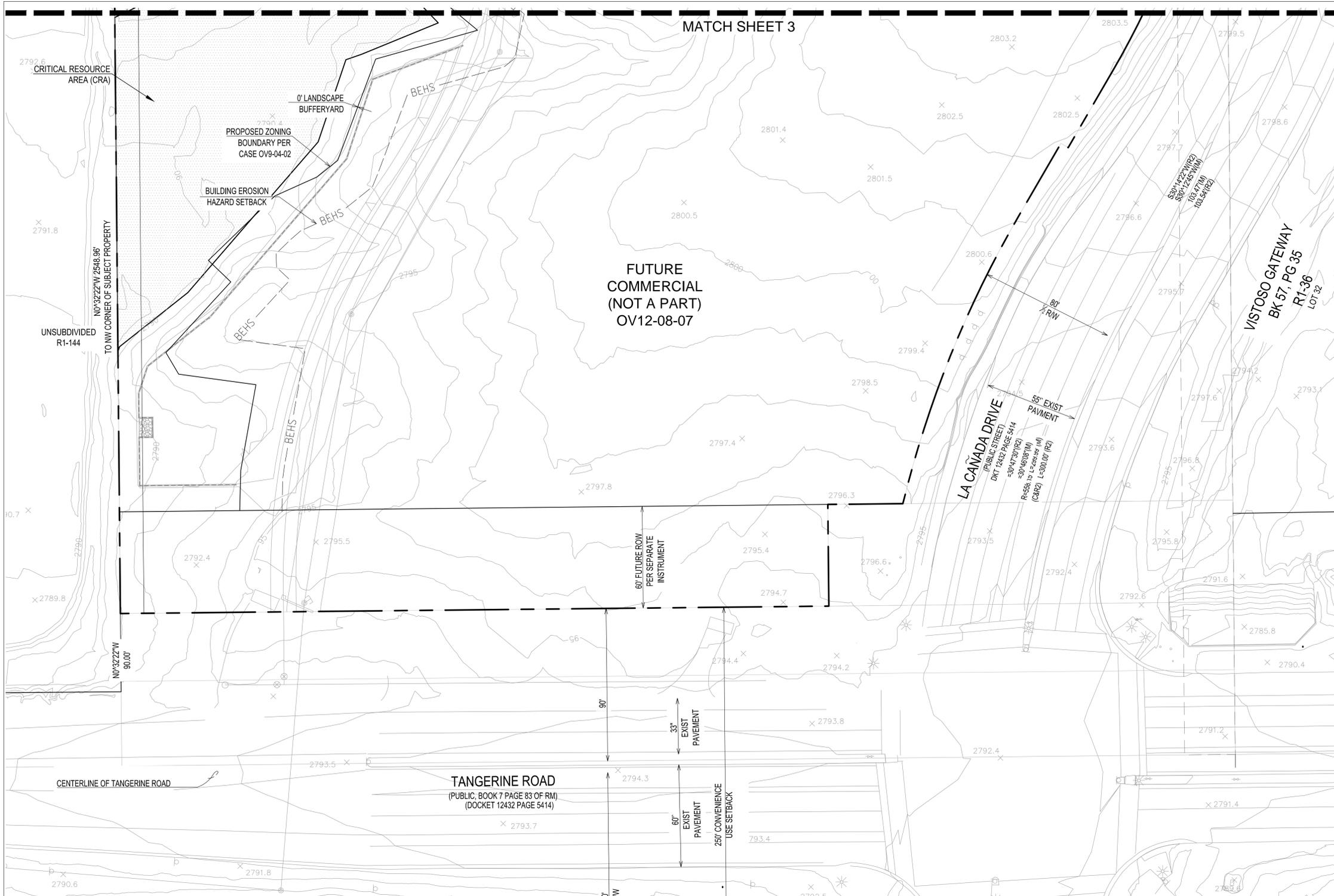
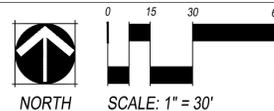
1. THE CONCEPTUAL LANDSCAPE PLAN HAS BEEN DESIGNED TO CONFORM TO SECTION 27.6 OF THE TOWN OF ORO VALLEY ZONING CODE.
2. MITIGATION OF SURVEYED PLANTS IN THE NATIVE PLANT PRESERVATION PLAN WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN
3. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF A SUPPLEMENTAL DRIP IRRIGATION SYSTEM SHALL BE EMPLOYED UNTIL SUCH TIME THAT THE PLANT MATERIAL IS SUSTAINED BY NATURAL WATER SOURCES.
4. MATERIALS WITHIN THE SIGHT VISIBILITY TRIANGLES MUST BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED THIRTY INCHES AND SEVENTY-TWO INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE.
5. PLANT COVER/DUST CONTROL: ALL DISTURBED, GRUBBED, GRADED OR BLADED AREAS NOT OTHERWISE IMPROVED SHALL BE LANDSCAPED, RESEEDED, OR TREATED WITH AN INORGANIC OR ORGANIC GROUND COVER TO HELP REDUCE DUST POLLUTION.
6. THE PLANT SPACING DEPICTED IN THE LANDSCAPE PLAN ENABLES ADEQUATE SPACING TO ENSURE SURVIVABILITY AT PLANT MATURITY. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN AS CLOSELY AS POSSIBLE. ANY DISCREPANCY IN THE PLAN VS. THE FIELD CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. SHRUB LOCATIONS ARE PRELIMINARY.
8. PLANTS IN FRONT YARDS, BUFFER YARDS, AND COMMON AREAS THAT REQUIRE IRRIGATION MAY NOT BE ESTABLISHED IN AREAS THAT ARE SHAPED IN A MANNER TO NOT ENABLE PARTIAL CONTAINMENT OF IRRIGATION OR RAINWATER.
9. ONLY PLANTS CLASSIFIED AS WATER USE TYPE 1 SHALL BE PERMITTED IN STREET MEDIANS AND RIGHTS-OF-WAY.
10. THE FINAL LOCATION OF TREES SHALL BE PLACED A MINIMUM OF 7.5' FROM WET UTILITY LINES, OR PROVIDE A ROOT BARRIER.
11. MASONRY WALLS SHOWN ON THE PLAN DEPICT REQUIRED SCREENING. ALL LOTS WILL HAVE A 5' MASONRY WALL. LOTS 12 - 37 MAY INTEGRATE A VIEW FENCE ON THE REAR PROPERTY LINE PER THE ZONING CODE CRITERIA. AT THE TIME OF GRADING, FIELD FENCING WILL BE INSTALLED A MINIMUM OF 5' FROM THE LOCATION OF THE PROPOSED WALLS TO PROTECT EXISTING CRITICAL RESOURCE AREAS

Town of Oro Valley Case # OV914-006

OV12-08-07, OV1113-003
Reference #: OV114-020, OV904-02

DATE: 1/13/2015	SITE ADDRESS	OWNER/DEVELOPER DESCO-MILLER, LLC. 1795 E. SKYLINE DR #193 TUCSON, ARIZONA 85718 ATTN: JAMES HARDAMAN P: (520) 297-8929	ENGINEER RICK ENGINEERING CO. 3945 E. FT. LOWELL ROAD, SUITE 111 TUCSON, AZ 85712 PH: 520-795-1000 ATTN: TRI MILLER EMAIL: TMILLER@RICKENGINEERING.COM
SCALE: 1:100		CONCEPTUAL LANDSCAPE PLAN	
C.I.: 1' INTERVAL		THE RESIDENCES AT MILLER RANCH Oro Valley, Arizona OV914-006	
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34, T11S, R13E G&SRM TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA		NO. DATE REVISION BY	
 Planning • Landscape Architecture 418 N. Toole Ave. Tucson, AZ 85701 Ph: 520 622 9565 norris-design.com Attn: Stacey Weeks			
		1	OF
		8	8





PLANT SCHEDULE

SYM.	TYPE
PLANTS	
	Low Canopy Tree
	High Canopy Tree
	Shrub
	Accent/Cacti
	Groundcover
INERT GROUNDCOVER	
	1/2" Screened Rock
BOULDERS	
Apache Brown boulders:	
	4'
	3'
	2'

- NOTE:
1. THE MATURE HEIGHT OF TREES PLANTED ALONG THE WESTERN BUFFERYARD SHALL NOT EXCEED 20' AND SHALL NOT INTERFERE WITH OVERHEAD LINES.
 2. ONLY PLANTS CLASSIFIED AS WATER USE TYPE 1 SHALL BE PERMITTED IN STREET MEDIANS AND RIGHTS-OF-WAY.

SYMBOL LEGEND

	CRITICAL RESOURCE AREA (CRA)
	RESOURCE MANAGEMENT AREA (RMA)
	CRITICAL RESOURCE AREA (CRA) WASH RESTORATION AREA
	CRITICAL RESOURCE AREA (CRA) ADDITIONAL WASH RESTORATION AREA
	CRA DISTURBANCE AREA
	ZONING BOUNDARY

REFERENCING MILLER RANCH COMMERCIAL CENTER AND TECH PARK: OV12-08-07

- DEVELOPMENT PLAN
- NATIVE PLANT PRESERVATION PLAN
- WASH RESTORATION PLAN
- LANDSCAPE PLAN

Town of Oro Valley Case # OV914-006

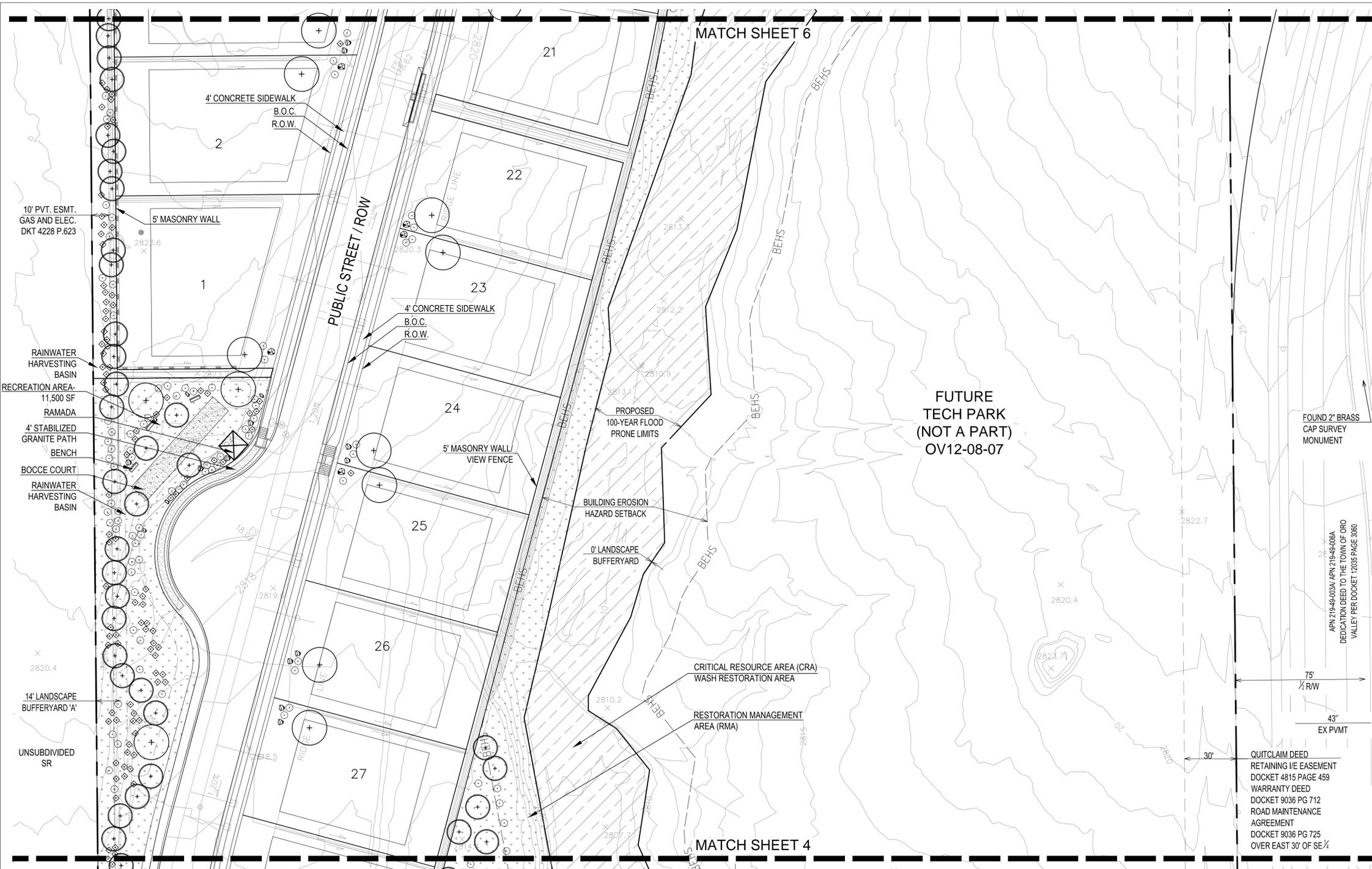
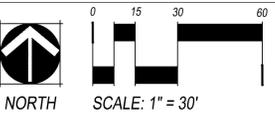
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CONCEPTUAL LANDSCAPE PLAN
THE RESIDENCES AT MILLER RANCH
Oro Valley, Arizona
OV914-006

NO.	DATE	REVISION	BY





PLANT SCHEDULE

SYM.	TYPE
PLANTS	
+	Low Canopy Tree
+	High Canopy Tree
○	Shrub
◇	Accent/Cacti
◇	Groundcover
INERT GROUNDCOVER	
[Pattern]	1/2" Screened Rock
BOULDERS	
Apache Brown boulders:	
○	4'
○	3'
○	2'

NOTE:
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FOUND 2" BRASS CAP SURVEY MONUMENT

SYMBOL LEGEND

[Pattern]	CRITICAL RESOURCE AREA (CRA)
[Pattern]	RESOURCE MANAGEMENT AREA (RMA)
[Pattern]	CRITICAL RESOURCE AREA (CRA) WASH RESTORATION AREA
[Pattern]	CRITICAL RESOURCE AREA (CRA) ADDITIONAL WASH RESTORATION AREA
[Pattern]	CRA DISTURBANCE AREA
[Line]	ZONING BOUNDARY

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Town of Oro Valley Case # OV914-006

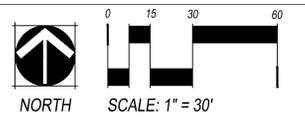
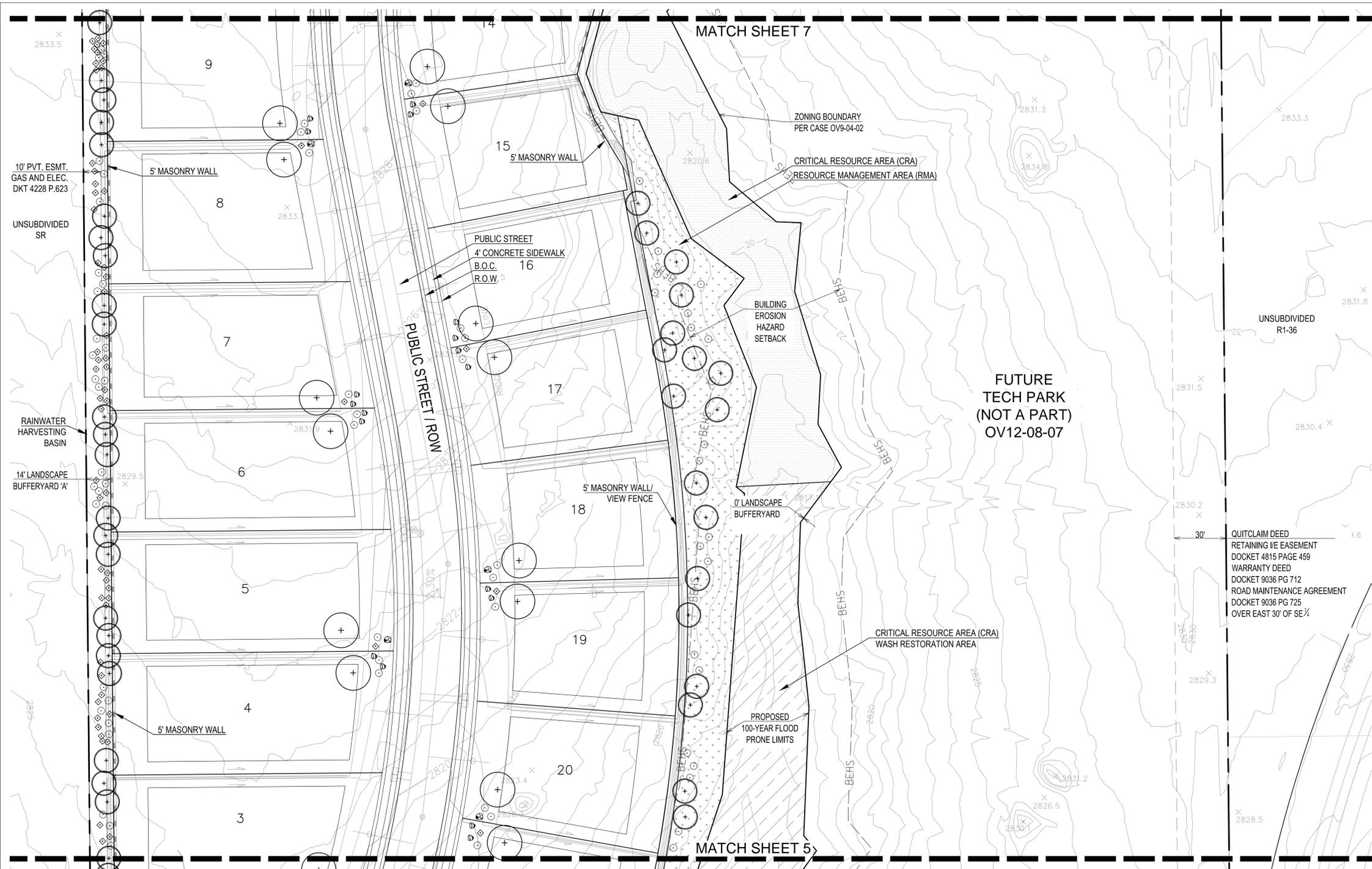
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 Oro Valley, Arizona
 OV914-006

NO.	DATE	REVISION	BY
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PLANT SCHEDULE

SYM.	TYPE
PLANTS	
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+	High Canopy Tree
○	Shrub
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◇	Groundcover
INERT GROUNDCOVER	
▨	1/2" Screened Rock
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Oro Valley, Arizona
OV914-006

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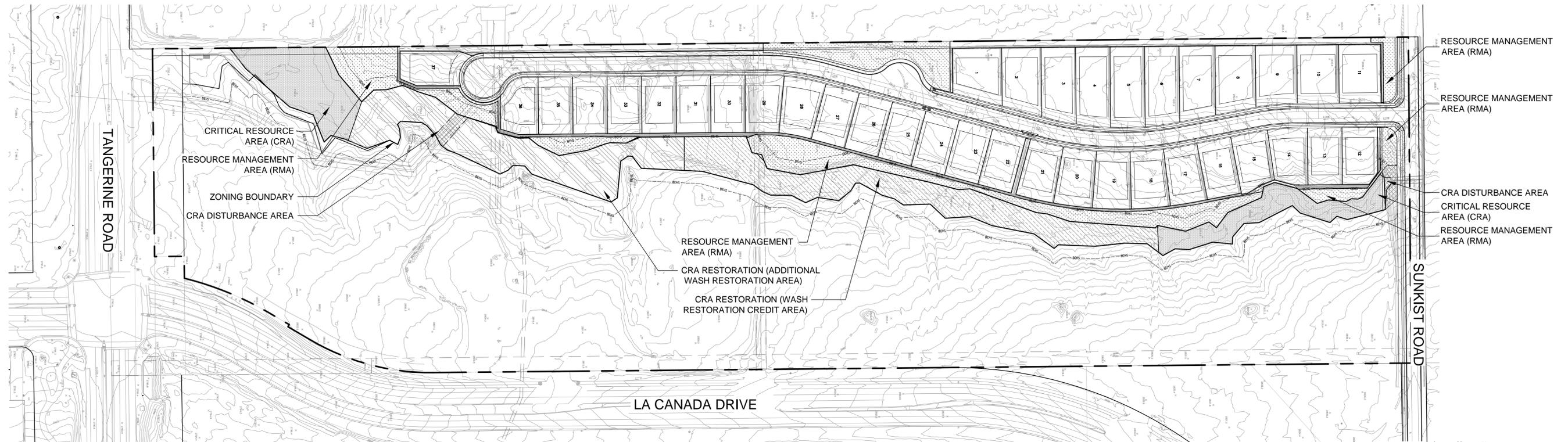


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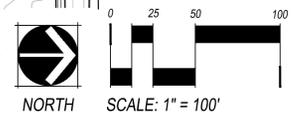
OPEN SPACE PLAN

THE RESIDENCES AT MILLER RANCH

OV CASE # OV914-006



OPEN SPACE PLAN



OPEN SPACE CALCULATIONS

1. AREA OF OPEN SPACE:	
ESL CRITICAL RESOURCE AREA (CRA) - 3.5 ACRES	
REQUIRED	- 3.3 ACRES (95%)
PROVIDED	- 3.4 ACRES (95%)
ESL RESOURCE MANAGEMENT AREA TIER 2 (RMA) - NET 12.6 ACRES	
REQUIRED	- 3.2 ACRES (25%)
PROVIDED	- 1.9 ACRES (15%) PLUS WASH RESTORATION CREDIT (1.2 ACRE)
OPEN SPACE - COMMON AREA	
REQUIRED	- N/A
PROVIDED	- 0.9 ACRES (8%)
TOTAL OPEN SPACE	
REQUIRED	- 6.5 ACRES (40%)
PROVIDED	- 6.5 ACRES (40%) INCLUDES WASH RESTORATION CREDIT

*WASH RESTORATION CREDIT: 1.2 ACRE- RESTORES A PORTION OF THE DISTURBED WASH WITHIN THE CRA AREA (Town of Oro Valley Zoning Code, Chapter 27: General Development Standards, Section 27.10 Environmentally Sensitive Lands, (D) Environmentally Sensitive Lands Conservation Systems, (3) Conservation Categories, (b) Critical Resource Area (CRA) Category, (ii) Conservation (c, 1), Page 278.8)

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- THE TOTAL AMOUNT OF LANDSCAPED COMMON AREA IS 0.9 ACRES.

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THE RESIDENCES AT MILLER RANCH
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