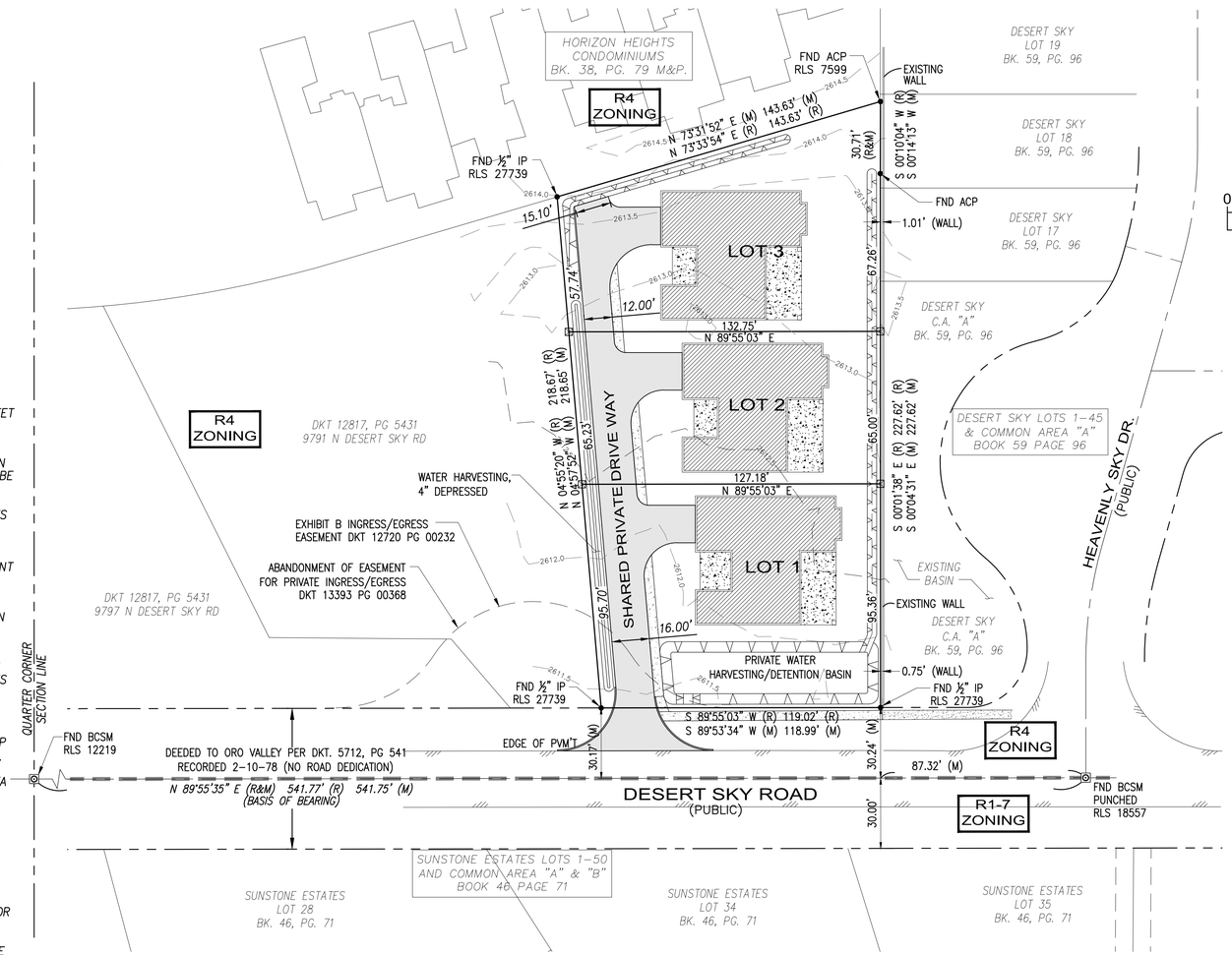
CONCEPTUAL SITE PLAN
BAILEY'S DESERT SKY
OV1214-27

GENERAL NOTES

1. THE GROSS AREA OF THIS SUBDIVISION IS 0.71 ACRES.
2. EXISTING ZONING IS R–4.
3. THE DEVELOPER, ANY SUCCESSORS AND ASSIGNS, WILL HOLD THE TOWN OF ORO VALLEY, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THIS DEVELOPMENT AS SHOWN HEREON, NOW AND IN THE FUTURE, BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL.
4. RESIDENTIAL UNITS PER ACRE FOR RESIDENTIAL DEVELOPMENT, 3/0.71= 4.23 UNITS.
5. TOTAL MILES OF NEW PUBLIC STREETS ARE 0.0 MILES.
6. TOTAL MILES OF PRIVATE STREET ARE 0.0 MILES.
7. GROSS AREA OF ALL IMPERVIOUS SURFACE = 14,328 SF. OR 0.33 AC.
8. ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF A SEPARATE REVIEW AND APPROVAL PROCESS.
9. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
10. THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATION MANUAL DURING ALL PHASES OF CONSTRUCTION.
11. THIS PROJECT WILL BE SERVED BY ORO VALLEY WATER UTILITY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED 100 YEAR WATER SUPPLY BY THE DIRECTOR OF WATER RESOURCES. ANY AND ALL WELLS MUST BE ABANDONED PER ADWR REGULATIONS.
12. A LINE EXTENSION AGREEMENT MUST BE IN PLACE PRIOR TO ANY WORK ON THE WATER INFRASTRUCTURE BEFORE THIS PROJECT BEGINS.
13. ALL FIRE SERVICES SHALL HAVE A BACKFLOW PROTECTION DEVICE INSTALLED ON THEM.
14. FIRE HYDRANTS CONNECTED TO AN APPROVED WATER SUPPLY OF 1000 GPM FOR FIRE PROTECTION MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE. TEMPORARY CONSTRUCTION OFFICE TRAILERS ARE CONSIDERED COMBUSTIBLE MATERIAL.
15. APPROVED FIRE APPARATUS ACCESS ROAD MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE.
16. APPROVED AUTOMATIC SPRINKLER SYSTEM IN NEW BUILDING AND STRUCTURES SHALL BE PROVIDED THROUGHOUT ALL GROUP A,B,E,F,H,I,M,R AND S OCCUPANCIES FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED WITHIN OR MOVED INTO THE JURISDICTION. APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL ONE– AND TWO–FAMILY DWELLINGS AND TOWNHOUSE USED AS MODEL HOMES WITH SALES OR CONSTRUCTION OFFICE, AND ONE– AND TWO–FAMILY DWELLINGS AND TOWNHOUSE WHICH EXCEED 3,600 SQUARE FEET IN FIRE–FLOW CALCULATION AREA HEREAFTER CONSTRUCTED WITHIN OR MOVED INTO THE JURISDICTION.
17. TEMPORARY STREET SIGNS MUST BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE OF VEHICLES. ALL STRUCTURES UNDER CONSTRUCTION MUST BE CLEARLY IDENTIFIED WITH AN APPROVED ADDRESS.
18. THE INSTALLATION OF TRAFFIC CONTROL SIGNALING DEVICES AND/OR ELECTRICALLY OPERATED GATES ON FIRE APPARATUS ACCESS ROADS SHALL INCLUDE PREEMPTIVE CONTROL EQUIPMENT COMPATIBLE WITH THE FIRE DEPARTMENT'S EXISTING SYSTEM.
19. A PROJECT CONSTRUCTION PERMIT MUST BE SECURED FROM PIMA COUNTY WASTEWATER MANAGEMENT BEFORE BEGINNING ANY WORK ON THIS PROJECT.
20. THERE SHALL BE NO FURTHER DIVISION OF LAND OR RESUBDIVISION WITHOUT THE DEVELOPER OR SUCCESSOR IN INTEREST FURNISHING WRITTEN NOTICE TO ALL PROPERTY OWNERS OF RECORD WITHIN THE BOUNDARIES. IN NO EVENT SHALL FURTHER DIVISION OF LAND OCCUR WITHOUT THE WRITTEN APPROVAL OF THE MAYOR AND COUNCIL.
21. NO STRUCTURE OR VEGETATION SHALL BE LOCATED OR MAINTAINED SO AS TO INTERFERE WITH THE SIGHT VISIBILITY TRIANGLES SEE TOWN OF ORO VALLEY SUBDIVISION STREET STANDARD AND POLICIES MANUAL SECTION A–14.
22. ALL–WEATHER ACCESS WILL BE PROVIDED WITHIN THIS DEVELOPMENT.
23. BASIS OF BEARINGS: MONUMENTED CENTERLINE OF DESERT SKY ROAD AS SHOWN ON THE PLAT MAP OF DESERT SKY RECORDED IN BOOK 59 OF M&P AT PAGE 96. SAID BEARING BEING: N 89°55'35" E.
24. BASIS OF ELEVATIONS: STEEL ROD LOCATED AT THE NE CORNER OF ORACLE ROAD AND LINDA VISTA BLVD. 35 FEET NORTH OF A CATTLEGUARD ALONG THE WEST SIDE OF A FENCE LINE. PIMA CO. DESIGNATION – NN127 SAID ELEVATION BEING: 2,648.81 (NAVD 88)
25. ALL SLOPES STEEPER THAN 3:1(HORIZ:VERT) WILL BE STABILIZED WITH STONE RIP RAPPING OR SCULPTURED ROCK AND INSTALLED BY APPROVED METHODS AS STATED IN TOWN OF ORO VALLEY ZONING CODE: CHAPTER 27, SECTION 27.9 GRADING.
26. ALL NEW UTILITIES WILL BE UNDERGROUND.
27. THE HOMEOWNERS SHALL BE SOLELY RESPONSIBLE FOR OPERATION, MAINTENANCE, AND LIABILITY FOR DRAINAGE STRUCTURES AND DETENTION BASINS, PER DRAINAGE EASEMENT LANGUAGE.
28. EACH HOUSE WILL BE PROVIDED WITH RESIDENTIAL FIRE SPRINKLER SYSTEM PER (NFPA 13D), A FIRE HYDRANT TO PROVIDE A MIN. OF 1,000 GALLONS PER MINUTE (GPM) WILL BE INSTALL AND PROVIDE THE ASSOCIATED WATER IMPROVEMENT PLANS ACCORDINGLY.
29. TOWN STAFF MAY PERIODICALLY INSPECT THE DRAINAGE AND DETENTION BASIN FACILITIES TO VERIFY THAT SCHEDULED AND UNSCHEDULED MAINTENANCE ACTIVITIES ARE BEING PERFORMED ADEQUATELY.
30. RESIDENTIAL UNIT HEIGHT SHALL NOT EXCEED TWENTY FIVE (25) FEET FOR TWO–STORY & EIGHTEEN (18) FEET FOR ONE–STORY.
31. REFUSE COLLECTION: SERVICE TO BE BY INDIVIDUAL AUTOMATED PLASTIC CONTAINER ROLLED TO DESERT SKY ROAD.
32. IT IS THE APPLICANT'S RESPONSIBILITY TO COORDINATE ALL SEWER IMPROVEMENTS DIRECTLY WITH PIMA COUNTY REGIONAL WASTEWATER RECLAMATION DEPT. AND TO COORDINATE ALL ADDRESSING AND STREET NAME REQUIREMENTS DIRECTLY WITH PIMA COUNTY ADDRESSING.
33. EACH LOT SHALL HAVE A MINIMUM OF TWO CAR GARAGE WITH ADEQUATE SPACE IN FRONT OF THE GARAGE FOR GUEST PARKING. NO ADDITIONAL PARKING IS REQUIRED.
34. ASSURANCE FOR SITE IMPROVEMENTS, LANDSCAPING AND RE–VEGETATION BOND MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.
35. PROPERTY BUFFER YARDS:
    NORTH PROPERTY – NO BUFFER YARD REQUIRED, WEST PROPERTY– NO BUFFER YARD REQUIRED,
    EAST PROPERTY– NO BUFFER YARD REQUIRED. SOUTH PROPERTY– 15' BUFFER YARD "A" REQUIRED.
    (SOUTH PROPERTY 15' BUFFER YARD PROVIDED).
36. THE DESIGN VEHICLE USED FOR THIS PROJECT WAS SU–30.
37. BUILDING SETBACKS: REQUIRED FRONT 20' (PROVIDED 20')
    REQUIRED SIDE 5' (PROVIDED 5')
    REQUIRED REAR 10' (PROVIDED 10')



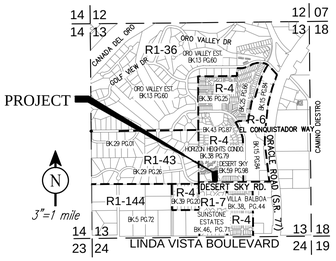
SITE PLAN

38. THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:
    - 2012 INTERNATIONAL CODES WITH LOCAL AMENDMENTS
    - 2011 NATIONAL ELECTRICAL CODE
    - 2010 AMERICAN DISABILITIES ACT ACCESSIBILITY GUIDELINES
    - 2006 GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS
    - 2008 TOWN OF ORO VALLEY POOL CODE
    - 2003 PC/COT STANDARD SPECIFICATION & DETAILS FOR PUBLIC IMPROVEMENTS
    - 2010 TOWN OF ORO VALLEY DRAINAGE CRITERIA MANUAL
    - 2004 TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS AND POLICIES MANUAL
    - TOWN OF ORO VALLEY ZONING CODE, CURRENT REVISED
    - ORO VALLEY TOWN CODE, CURRENT REVISED
    - 2010 ADA STANDARD FOR ACCESSIBLE DESIGN
39. IN–LIEU FEE OPTION, PER SECTION 26.5F.1. THE IN–LIEU FEE OPTION WILL REQUIRE TOWN COUNCIL APPROVAL.

REFERENCES:

PIMA COUNTY DEPARTMENT OF TRANSPORTATION MONUMENT TIE SHEETS.
HORIZON HEIGHTS, BOOK 15 OF MAPS & PLATS AT PAGE 84.
ORO VALLEY HEIGHTS, BOOK 29 OF MAPS & PLATS AT PAGE 26.
BOOK 32 OF SURVEYS AT PAGE 91.
HORIZON HEIGHTS CONDOMINIUMS, BOOK 38 OF MAPS & PLATS AT PAGE 79.
DESERT SKY, BOOK 59 OF MAPS & PLATS AT PAGE 96.
SUNSTONE ESTATES, BOOK 46 OF MAPS & PLATS AT PAGE 71.
ASSESSORS PARCEL MAP 224–33–010B
RECORD OF SURVEY BOOK 54 PAGE 58
EXISTING SEWER G–81–030, G–85–052 & G–2005–043.

Two working days before you dig CALL FOR THE BLUE STAKES
1-800-782-5348
"1-800-STAKE-IT"
Blue Stake Center



VICINITY MAP

SECTION 13, T12S, R13E, G&SRM, TOWN OF ORO VALLEY, PIMA COUNTY, AZ

N

SCALE: 1"=30'
C.I. = 1–0'

0 30 60

LEGEND

⊗	EX. WATER VALVE
—W—	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
—G—	EX. GAS LINE
—S—	EXISTING SEWER LINE
	EXISTING SEWER MANHOLE
UGE	EX. UNDERGROUND ELECTRIC
PP	POWER POLE
	CORNER SECTION
53.57	EX. SPOT ELEVATION
2612.0	EX. CONTOUR
—OHE—	EX. OVERHEAD ELECTRIC
	EX. CONC. SURFACES
	EX. PAVEMENT
FFE	FINISH FLOOR ELEVATION
TC	TOP CURB
G	GUTTER
S/B	SETBACK AND SETBACK LINES
	NEW PAVEMENT
	NEW CONC. SURFACES
	NEW RIPRAP
	NEW 1" WATER METER
D.F.	DRAINAGE FLOW DIRECTION
PG=12.9	PAD GRADE ELEVATION
12.2	NEW SPOT ELEVATION
	NEW FIRE HYDRANT
	NEW SURVEY MONUMENT TO BE SET BY A R.L.S.
	NEW 3.5' TALL DECORATIVE WALL
	EX. ZONING BOUNDARY LINE
	NEW SEWER WITH CLEAN OUT
	NEW MAIL BOX LOCATION

OWNER/DEVELOPER

THOMAS BAILEY
9785 N. DESERT SKY ROAD
TUCSON, ARIZONA 85718
PHONE: 520.909.1495
tdbailey27@aol.com

ENGINEER

PERRY ENGINEERING, LLC
505 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870
kperry@perryengineering.net

LANDSCAPE ARCHITECT

GRS LANDSCAPE ARCHITECT, INC.
11047 N. CLOUD VIEW PLACE
TUCSON, AZ 85737
CONTACT: GREGORY R. SHINN, RLA
PHONE: 520.877.8037
gregs@grslandscapearchitects.com

SHEET INDEX

COVER SHEET ..... 1 OF 2
CONCEPTUAL SITE ..... 2 OF 2

Registered Professional Engineer (Civil) CERTIFICATE NO. 34010 KENNETH D. PERRY Date Signed 1/27/15 ARIZONA, U.S.A.
Expires: 9/30/17

PERRY ENGINEERING
505 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

REFERENCES NO: OV113–049

JANUARY 27, 2015 OV1214-27

CONCEPTUAL SITE PLAN
BAILEY'S DESERT SKY

LOTS 1,2 AND 3
(LANDSCAPE, BUFFERYARD AND DRAINAGE)

LOCATED IN A PORTION OF BLOCK 4 OF HORIZON HEIGHTS, IN BOOK 15 OF M&P IN PAGE 84. SECTION 13, T–12–S, R–13–E, G&SRB&M, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
SCALE: 1" = 30' CONTOUR INTERVAL= 0.5'

SHEET 1 OF 2

F:\Perry Engineering\14022 – Bailey Desert Sky\development–plans\14022–C1.dwg Plotted: Jan 30, 2015 – 2:56pm perryengineering2
USE OF THE INFORMATION CONTAINED WITHIN THIS DOCUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY PERRY ENGINEERING, LLC. PERRY ENGINEERING, LLC SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT

USE OF THE INFORMATION CONTAINED WITHIN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY PERRY ENGINEERING, LLC. PERRY ENGINEERING, LLC SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

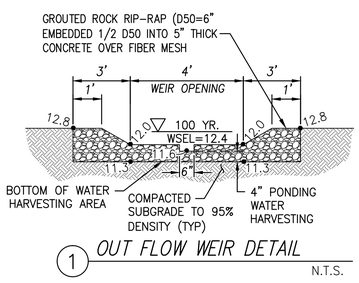
F:\Perry Engineering\14022 - Bailey Desert Sky\development-plans\14022-C2.dwg Plotted: Mar 02, 2015 - 11:41am perryengineering2

UTILITY KEYNOTES

1. NEW 6" FH WITH 6" VALVE, (35 LF.) CONNECT TO EXIST. 6" WATER MAIN (PN. 85-12)
2. NEW (3)-1" WATER SERVICE STUBS (FOR FUTURE WATER METERS)
3. NEW 6" PRIVATE SEWER TO CONNECT TO EXIST. 8" PVC (G-85-52) EXIST. INV= 2593.69
4. EXISTING SEWER M.H.# 1 (G-85-52) RIM=2611.38, E. INV= 2593.59 & W. INV=2593.67 (CONTRACTOR TO LOWER OR RAISE PER FINISHED GRADE)
5. NEW PRIVATE 6" HCS, (178 LF. AT 1%)
6. NEW PRIVATE CLEAN-OUT NO. 1
7. NEW PRIVATE CLEAN-OUT NO. 2
8. NEW 4" PRIVATE HCS
9. EXISTING SEWER M.H.# 1 (G-2005-043) RIM=2611.34, W. INV= 2592.94 & E. INV=2592.91
10. NEW ELECTRICAL PEDESTAL

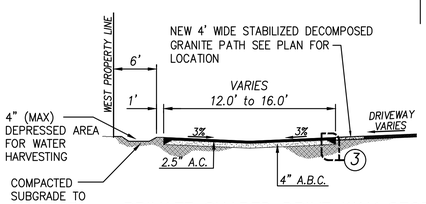
KEYNOTES

1. MAIN DETENTION BASIN, DEPTH=1.2 FT. WITH 3:1 SIDE SLOPES AND PONDING DEPTH=4".
2. WATER HARVESTING, 4" MAX WATER PONDING.
3. DEPRESSED 4' SIDEWALK FOR DRAINAGE. 8' X 4.5' GROUTED ROCK RIP-RAP (D50=6" EMBEDDED 1/2 D50 INTO 5" THICK CONCRETE OVER FIBER MESH)
4. NEW STOP SIGN.
5. NOT USED.
6. BASIN OUTFLOW Q100 OUT=3.6 cfs. Q100 EXISTING= 3.7 cfs.
7. OUT FLOW WEIR GROUTED ROCK RIP-RAP (D50=6" EMBEDDED 1/2 D50 INTO 5" THICK CONCRETE OVER FIBER MESH). SEE DETAIL 1 THIS SHEET.
8. 30' WIDE PRIVATE DRAINAGE EASEMENT BY FINAL PLAT.
9. NEW 6" WIDE BY 12" DEEP CONCRETE HEADER.
10. NEW 15' BUFFERYARD "A"
11. NEW 4' WIDE STABILIZED DECOMPOSED GRANITE PATH (FLUSH TO AC PAVEMENT)
12. 4' WIDE SWALE TO CONVEY REAR LOT DRAINAGE (1.2 CFS)
13. 8' X 6' GROUTED ROCK RIP-RAP (D50=6" EMBEDDED 1/2 D50 INTO 5" THICK CONCRETE OVER FIBER MESH)
14. 48 LF. OF NEW 3.5' TALL DECORATIVE SCREEN WALL. PER PC/COT SD.# 109 TURN EVERY FIFTH BLOCK ON ITS SIDE TO ALLOW DRAINAGE TO PASS.



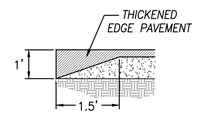
1 OUT FLOW WEIR DETAIL

N.T.S.



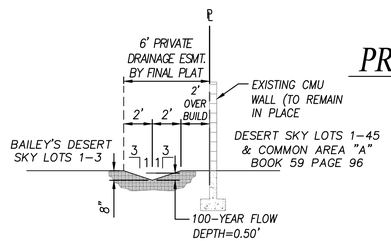
2 PRIVATE SHARED DRIVE WAY SECTION

1"=10'



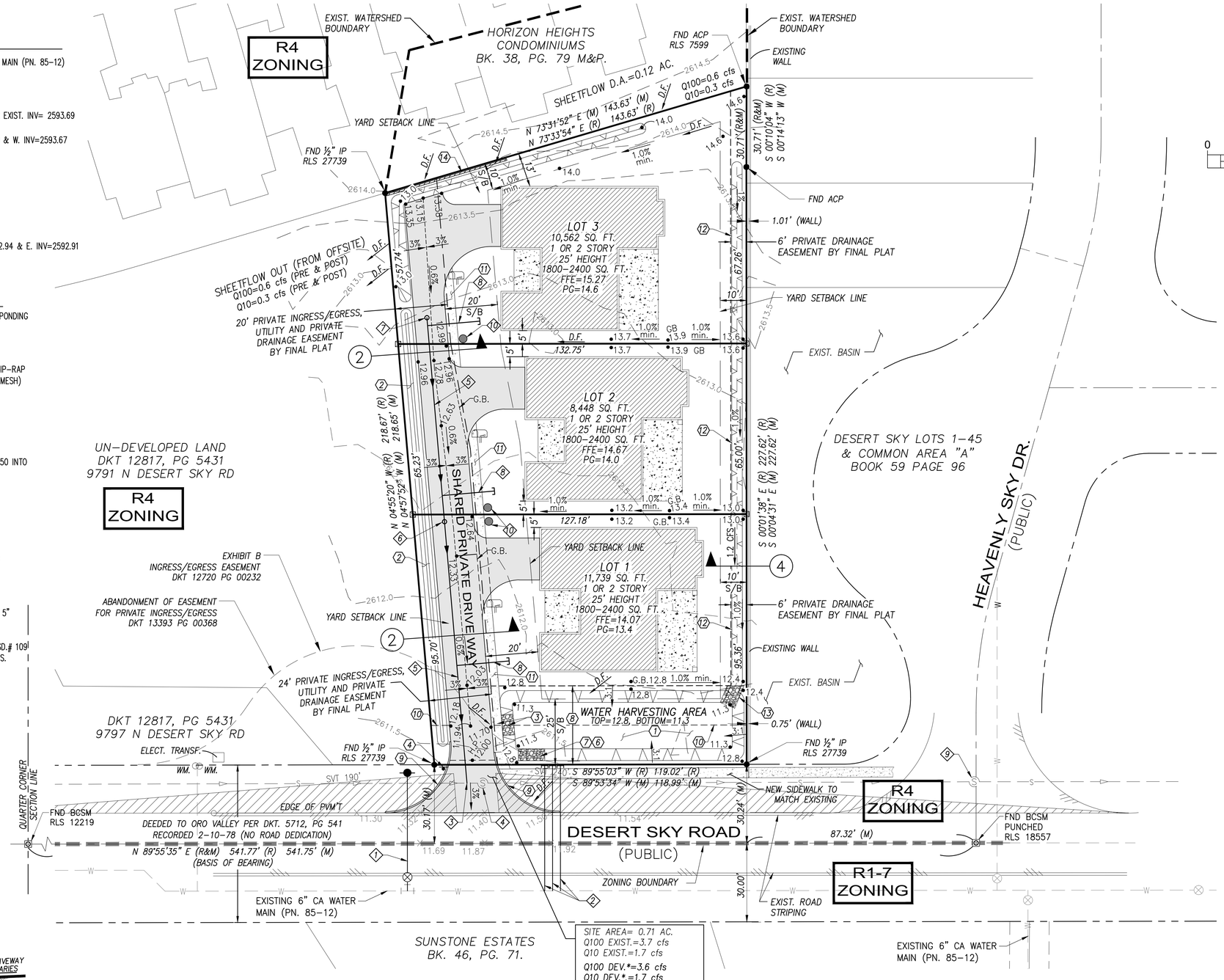
3 PAVEMENT THICKENED EDGE

N.T.S.



4 SWALE AT REAR OF LOTS

N.T.S.



PROPOSED GRADING AND DRAINAGE PLAN

REFERENCES:

PIMA COUNTY DEPARTMENT OF TRANSPORTATION MONUMENT TIE SHEETS.
HORIZON HEIGHTS, BOOK 15 OF MAPS & PLATS AT PAGE 84.
ORO VALLEY HEIGHTS, BOOK 29 OF MAPS & PLATS AT PAGE 26.
BOOK 32 OF SURVEYS AT PAGE 91.
HORIZON HEIGHTS CONDOMINIUMS, BOOK 38 OF MAPS & PLATS AT PAGE 79.
DESERT SKY, BOOK 59 OF MAPS & PLATS AT PAGE 96.
SUNSTONE ESTATES, BOOK 46 OF MAPS & PLATS AT PAGE 71.
ASSESSORS PARCEL MAP 224-33-010B
RECORD OF SURVEY BOOK 54 PAGE 58
EXISTING SEWER G-81-030, G-85-052 & G-2005-043.

Two working days before you dig, CALL FOR THE BLUE STAKES
1-800-782-5348
"1-800-STAKE-IT"
Blue Stake Center

Registered Professional Engineer (Civil) CERTIFICATE NO. 34010 KENNETH D. PERRY Date Signed 3/4/15 ARIZONA, U.S.A.
Expires: 9/30/17

PERRY ENGINEERING
505 WEST WETMORE ROAD
TUCSON, AZ 85705
CONTACT: KEN PERRY, P.E.
PHONE: 520.620.9870

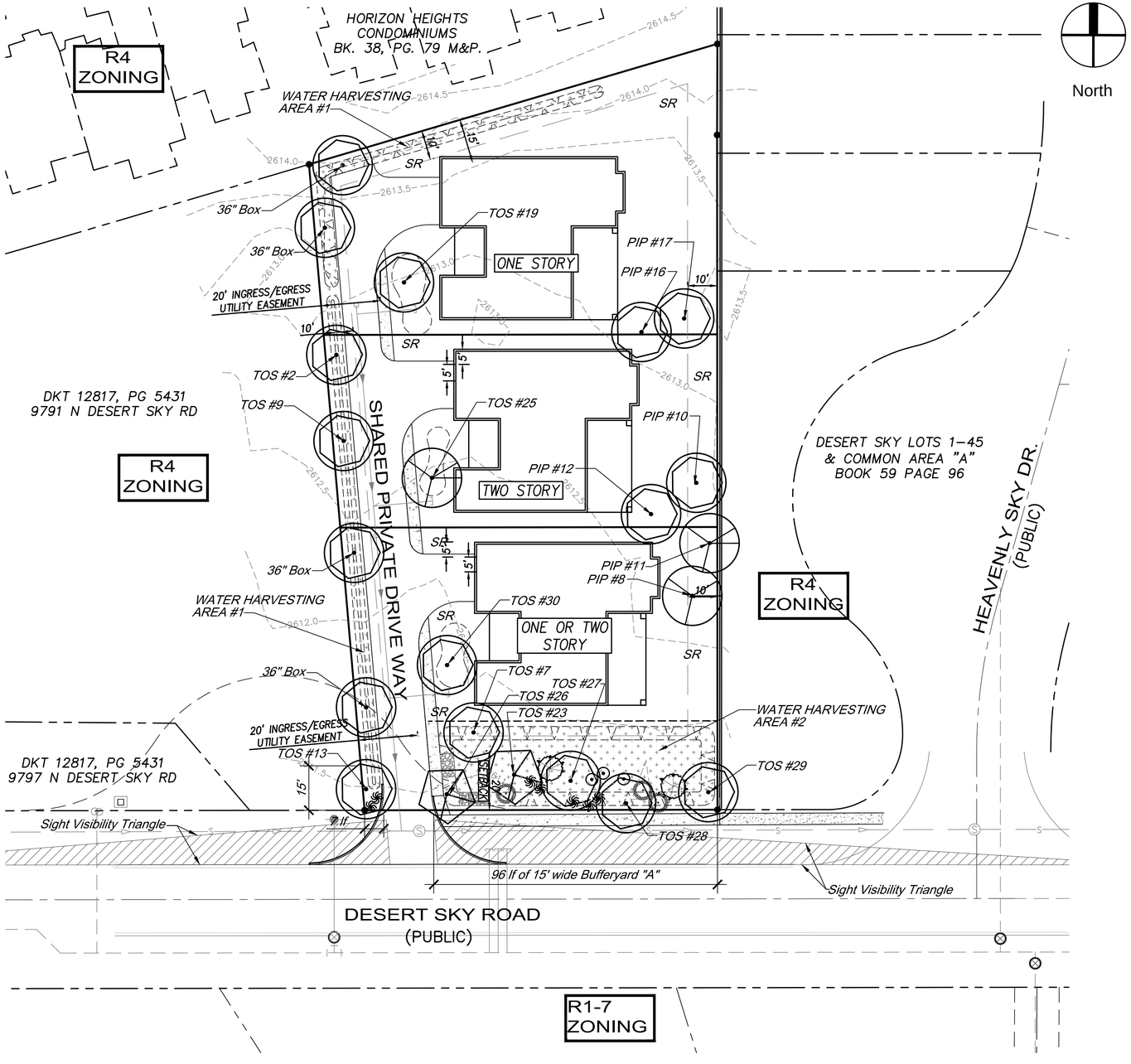
CONCEPTUAL SITE PLAN
BAILEY'S DESERT SKY

LOTS 1,2 AND 3
(LANDSCAPE, BUFFERYARD AND DRAINAGE)

LOCATED IN A PORTION OF BLOCK 4 OF HORIZON HEIGHTS, IN BOOK 15 OF M&P IN PAGE 84. SECTION 13, T-12-S, R-13-E, G&SRB&M, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

SCALE: 1" = 20' CONTOUR INTERVAL= 0.5'

JANUARY 27, 2015 OV1214-27 SHEET 2 OF 2



Scale: 1" = 20'

0' 10' 20' 40' 60'

North

BUFFER YARD REQUIREMENTS

SOUTH PROPERTY LINE - DESERT SKY ROAD

15' WIDE BUFFERYARD "A" @ 103 LF = 1,545 SF

ITEM	REQUIRED	PROVIDED
TREES	4	6
SHRUBS or CACTUS	5	5
ACCENTS or CACTUS	10	10

LANDSCAPE NOTES

1. All bare dirt areas to be covered with minimum 2" thick, 1/2" - 3/4" screened rock, or hydroseed per the specifications on this sheet, including areas within the right-of-way.
2. All plants shall be irrigated with a permanent underground irrigation system -- see sheet L-2.
3. Landscape areas shall be depressed a maximum of 4" for rainwater harvesting. Areas must drain within a 12-hour period.
4. The Property Owner shall be responsible for maintenance of the required landscape and irrigation system in perpetuity.
5. Materials within the sight visibility triangles shall be placed so as not to interfere with a visibility plane described by two horizontal lines located 30 inches and 72 inches above finished grade of the roadway surface.

LANDSCAPE LEGEND

ALL PLANT MATERIAL TO MEET OR EXCEED ARIZONA NURSERY ASSOCIATION SPECIFICATIONS

TREES	SIZE	QTY
Cercidium microphyllum Foothills Palo Verde	TOS	2
Olneya tesota Desert Ironwood	36" Box	4
	TOS	9
	PIP	4
Prosopis velutina Native Mesquite	TOS	1
	PIP	2

SHRUBS / ACCENTS	SIZE	QTY
Celtis pallida Desert Hackberry	5 Gal	2
Caesalpinia pulcherrima Red Bird of Paradise	5 Gal	3
Dasylirion wheeleri Desert Spoon	5 Gal	3
Hesperaloe parviflora Red Yucca	5 Gal	7

GROUND COVER / HARDSCAPE

SR 1/2" - 3/4" Screened Rock
Desert Rose - 2" min thickness

Hydroseed
Per Specifications Sheet L-3

ADDITIONAL PLANTS REQUIRED PER SRI MITIGATION:

Ambrosia deltoidea Triangleleaf Bursage	1 Gal	5
Baileya multiradiata Desert Marigold	1 Gal	3
Calliandra eriophylla Fairy Duster	1 Gal	5
Encelia farinosa Brittlebush	1 Gal	7

GENERAL NOTES

1. Gross acres of site: 0.71 acres
2. Existing Zoning: R-4
3. Zoning of adjacent properties:
   North, West and East = R-4
   South = R1-7
4. Property Bufferyards:
   North Property - No Bufferyard Required
   West Property - No Bufferyard Required
   East Property - No Bufferyard Required
   South Property - 15' Bufferyard "A"
5. South side of property is adjacent to Desert Sky Road, which is designated as a public street. This requires a 15' Bufferyard "A".
6. The property owner is responsible for maintaining the required irrigation system as long as necessary in order to transition plants over to natural sources. All required landscape, irrigation, buffering, screening and rainwater harvesting system improvements shall be maintained per Section 27.6.E.4 of the Oro Valley Zoning Code.
7. The property owner shall maintain all plants within the bufferyards to ensure unobstructed visibility to motorists. All shrubs, accents and groundcovers within sight visibility triangles shall not exceed 2 feet in height. Trees will be maintained to ensure that branches and canopy foliage is not below a height of 6 feet.
8. Design enables adequate plant spacing to ensure survivability at plant maturity.
9. Prior to release of landscape assurances, a registered landscape architect shall certify that all plant material meets the minimum standards contained in the current editions of the Arizona Nursery Association's Growers Committee Nurserymen as to size, condition and appearance.
10. Monthly irrigation demand is calculated using a monthly percentage of water requirements per plant canopy sizes in each public planting area. These calculations are based on methodology provided by the City of Tucson Rainwater Harvesting Ordinance.
11. Irrigation provided for landscaping shall be reduced by 50% after 5 (five) years from the date of issuance of the certificate of occupancy. This reduction shall be accomplished by the use of depressed basins and water harvesting, as shown on the Rainwater Harvest Plan, Sheet L-3. Vegetation located in buffer yards shall not receive irrigation water after 5 (five) years from certificate of occupancy date (100% reduction).

WATER PLAN CALCULATIONS

WATER INFILTRATION PLANT CANOPY CALCULATIONS Water Harvesting Infiltration Area #1 (1,280 sf)			
Species	Quantity	Radius	Area
Desert Ironwood	7	12.0	3165.12
Brittlebush	7	1.5	49.46
Fairy Duster	5	2.0	62.80
Desert Marigold	3	0.5	2.36
Triangleleaf Bursage	5	1.0	15.70
Red Yucca	2	2.0	25.12
TOTAL PLANT COVERAGE			3320.55
60% for Calculation			1992.33

WATER INFILTRATION PLANT CANOPY CALCULATIONS Water Harvesting Infiltration Area #2 (2,363 sf)			
Species	Quantity	Radius	Area
Foothills Palo Verde	2	10.0	628.00
Desert Ironwood	4	12.0	1808.64
Hackberry	2	5.0	157.00
Desert Spoon	3	2.5	58.88
Red Yucca	5	2.0	62.80
Red Bird of Paradise	3	3.0	84.78
TOTAL PLANT COVERAGE			2800.10
60% for Calculation			1680.06

	WATER HARVEST AREA		
Water Harvesting Infiltration Area (WHIA) Number	1	2	Totals
PLANT WATER DEMAND			
% High Use Plants	0	0	
% Moderate Use Plants	0	2	
% Low Use Plants	0.4	3	
% Very Low use Plants	99.6	95	
Plant Canopy Area (60% of Mature Size)	1,992	1,680	3,672
Water Demand (Vertical Feet/Year)	0.80	0.87	
Annual Plant Water Demand (gal.)	11,974	10,920	22,894

		(Yearly water demand against monthly percentage of demand)											
PLANT WATER DEMAND BY MONTH:	TOTAL	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
AREA #1 Annual Plant Water Demand (gal.)	11,974	467	563	922	1,245	1,533	1,628	1,449	1,221	1,114	886	551	407
AREA #2 Annual Plant Water Demand (gal.)	10,920	426	513	841	1,136	1,398	1,487	1,321	1,114	1,016	808	502	371
TOTALS	22,894	893	1,076	1,763	2,381	2,930	3,116	2,770	2,335	2,129	1,694	1,053	778

Project Number: OV1214–27

Town of Oro Valley
Landscape Plan approved by:

Planning & Zoning Administrator *Date*

SCALE: 1" = 20'-0"
CONTOUR INTERVAL = 6"

LANDSCAPE PLAN

DESERT SKY

Lots 1, 2 & 3 Common Area "A"

(Landscape, Bufferyard and Drainage)

Located in a Portion of Block 4 of Horizon Heights, BK 15 of M&P, PG 84, Section 24, T-12-S, R-13-E, Town of Oro Valley, G&SRM, Pima County, AZ

Registered Landscape Architect CERTIFICATE NO. 22808 GREGORY R. SHINN Date Signed 1-27-15 ARIZONA, U.S.A.
Expires 6–30–2016

GRS LANDSCAPE ARCHITECTS, LLC
11047 N. Cloud View Place
Tucson, AZ 85737
(520) 877-8037
fax (520) 877-8079

Date: 1/27/15
Project Number: 14012
Drawn by: LMW
Checked by: GRS

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

L-1