CONCEPTUAL SITE PLAN
RANCHO VISTOSO NEIGHBORHOOD 10 PARCEL A
LOTS 1 THROUGH 29 AND COMMON AREAS "A" AND "B"
OV1214-35

GENERAL NOTES
1. THE GROSS AREA OF THIS DEVELOPMENT IS 20.38± ACRES.
2. THE PROPOSED NUMBER OF RESIDENTIAL UNITS IS 29 (1.4 UNITS PER ACRE)
3. TOTAL LENGTH OF NEW PUBLIC STREET IS 0.00 MILES.
4. TOTAL LENGTH OF NEW PRIVATE STREET IS 0.34 MILES.
5. ASSURANCES FOR SITE IMPROVEMENTS, LANDSCAPING, AND REVEGETATION BONDS MUST BE POSTED PRIOR TO THE ISSUANCE OF GRADING PERMITS.
6. ALL NEW RIGHTS OF WAY WILL BE DEDICATED BY FINAL PLAT.
7. THE PROJECT IS SUBJECT TO THE ZONING PROVISIONS OUTLINED IN CHAPTER 24.8, AIRPORT ENVIRON ZONE OF THE ORO VALLEY ZONING CODE.
8. AREAS WITHIN THE AEZ SHALL NOT CONTAIN HIGHLY REFLECTIVE SURFACES, LARGE AREAS OF STANDING STANDING WATER, OR ANY DEVICE WHICH CAN GENERATE SMOKE, STREAM OR OTHER VISUAL OBSTRUCTIONS. (TABLE 1 OF THE AEZ SECTION OF THE ZONING CODE).
9. ALL USES WITHIN THE AEZ MUST PROVIDE INSULATION, FENESTRATION AND RELATED BUILDING TECHNIQUES TO REDUCE THE INTERIOR NOISE LEVEL TO 45 DECIBELS OR LESS, AS SPECIFIED BY THE INTERNATIONAL RESIDENTIAL CODE, SECTION 324, THE INTERNATIONAL BUILDING CODE SECTION 1207, AND THE ARIZONA REVISED STATUES SECTION 28-8461 (SECTION 24.8.G).

PLANNING GENERAL NOTES
1. MAXIMUM BUILDING HEIGHT ALLOWED AND PROPOSED = 30'.
2. TOTAL AMOUNT OF OPEN SPACE PROVIDED = 7.6 AC. (37.3% OF SITE).
3. TOTAL AMOUNT OF LANDSCAPED COMMON AREAS = 0.56 AC.
4. SETBACKS REQUIRED/PROVIDED (PER P.A.D. L.D.R. STANDARDS): FRONT = 20' (25'AVG.); SIDE = 8'; REAR = 25'.
5. COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
6. EXISTING ZONING IS RANCHO VISTOSO P.A.D., OPEN SPACE & VERY LOW DENSITY RESIDENTIAL. P.A.D. LOW DENSITY RESIDENTIAL DEVELOPMENT STANDARDS ARE BEING UTILIZED FOR THIS PROJECT, AS ALLOWED BY P.A.D. SEC. 1.2.A.4.C.
7. ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF SEPARATE REVIEW AND APPROVAL PROCESS.
8. MIN. LOT SIZE=14,520 SF.
9. NO HOMES SHALL BE BUILT WITHIN 100-YEAR FLOODPLAIN, WHICH IS AN OPEN SPACE/CONSERVATION AREA.

ENGINEERING GENERAL NOTES
1. THE DESIGN VEHICLE FOR THIS PROJECT IS A SU-30. THE DESIGN SPEED FOR PRIVATE ROADS IS 25 MPH.
2. ALL NEW PUBLIC ROADS WITHIN THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS. SEPARATE IMPROVEMENT AND CONSTRUCTION PLANS WILL BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR REVIEW AND APPROVAL.
3. ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.

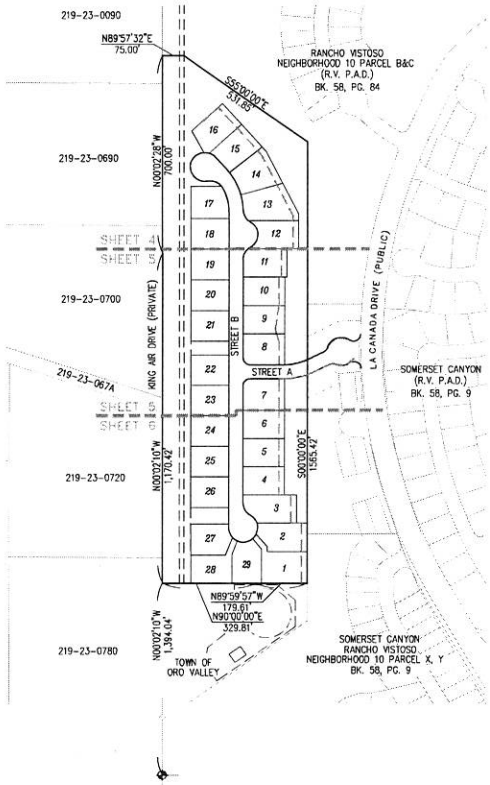
DRAINAGE GENERAL NOTES
1. DEVELOPER WILL COVENANT TO HOLD THE TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
2. DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE ORO VALLEY TOWN COUNCIL.
3. DRAINAGE STRUCTURES MUST BE CONSTRUCTED AND INSTALLED ACCORDING TO TOWN STANDARDS AND PAID FOR BY THE DEVELOPER.
4. ALL DRAINAGE STRUCTURES MUST BE DESIGNED TO CONVEY A Q100 FLOW.
5. ALL DRAINAGE FACILITIES WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY FROM THE BUILDING OFFICIAL FOR ALL AFFECTED BUILDINGS.
6. THE DEVELOPER WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY AND LIABILITY OF PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS, AND COMMON AREAS.
7. EROSION PROTECTION DESIGN WILL BE PROVIDED IN THE DRAINAGE REPORT TO BE PREPARED DURING THE FINAL SITE PLAN (FSP) STAGE. ACTUAL FLOODPLAIN ENCROACHMENT WILL BE DETERMINED DURING THE INDIVIDUAL GRADING PERMIT STAGE.

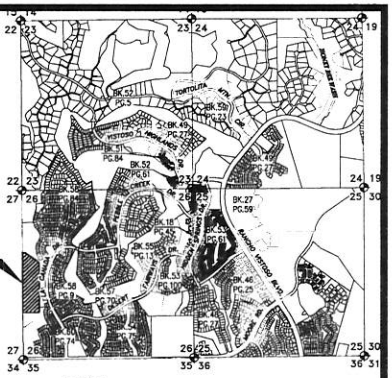
ORO VALLEY WATER GENERAL NOTES
1. THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF CONSTRUCTION.
2. THE TOWN OF ORO VALLEY HAS BEEN DESIGNATED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY, PURSUANT TO A.R.S. 45-576, AND WILL SERVE THIS DEVELOPMENT.
3. A LINE EXTENSION AGREEMENT FOR THIS PROJECT MUST BE IN PLACE PRIOR TO ANY WORK ON THE WATER INFRASTRUCTURE.
4. WATER INFRASTRUCTURE SHOWN IS NOT NECESSARILY THE FINAL DESIGN. A SEPARATE WATER IMPROVEMENT PLAN MUST BE SUBMITTED TO ORO VALLEY WATER UTILITY FOR REVIEW AND APPROVAL.

WASTEWATER GENERAL NOTES
1. PROJECT IS IN CONFORMANCE WITH SECTION J, WASTEWATER, OF THE PIMA COUNTY DEVELOPMENT PLAN REQUIREMENTS AS REFERENCED IN 18.71.030.A.

GENERAL UTILITY NOTES
1. SHOULD AN EASEMENT BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, VACATION OF THE EASEMENT IS TO OCCUR PRIOR TO ISSUANCE OF BUILDING PERMITS.

GOLDER RANCH FIRE GENERAL NOTES
1. 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.
2. APPROVED FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE.
3. APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW BUILDINGS AND STRUCTURES SHALL BE PROVIDED FOR 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 SYSTEMS SHALL BE PROVIDED THROUGHOUT ALL ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES USED AS MODEL HOMES WITH SALES OR CONSTRUCTION OFFICES, AND ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WHICH EXCEED 3,600 SQUARE FEET IN FIRE FLOW CALCULATION AREA HEREAFTER CONSTRUCTED WITHIN OR MOVED INTO THE JURISDICTION.
4. 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.





LOCATION MAP
A PORTION OF SECTION 26
T11S, R13E, G & S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

LEGEND
- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROJECT BOUNDARY
- PROPOSED LOT LINE
- EXIST. PAVEMENT
- PROPOSED CURB
- EXISTING EASEMENT LINE
- LOT SETBACKS (TYP.)
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- SECTION CORNER OR 1/4 SECTION CORNER
- FINISHED PAD ELEVATION (FFE=FPE+0.67')
- GRADE BREAK (GB/HP/LP)
- STORMDRAIN AND HEADWALL WITH RIPRAP
- EXISTING SEWER
- EXISTING WATER
- EXISTING OVERHEAD ELECTRIC
- EXISTING EASEMENT LINE
- EXISTING CULVERT
- PROPOSED CULVERT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVEMENT
- EXISTING
- 100-YEAR FLOODPLAIN/OPEN SPACE LIMITS
- EROSION HAZARD SETBACK
- EROSION PROTECTION
- EXISTING FENCE
- CURB ACCESS RAMP
- LOT ACCESS LOCATION
- SLOPE INDICATOR SYMBOL
- PROPOSED SURVEY MONUMENT
- PROPOSED SEWER MAIN, MANHOLE, & SERVICE
- PROPOSED WATER
- PROPOSED FIRE HYDRANT

PROJECT OVERVIEW

0' 200' 400' 800'

PERMITTING DIVISION-BUILDING CODES
THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:
- 2012 INTERNATIONAL CODES WITH LOCAL AMENDMENTS
- 2011 NATIONAL ELECTRIC CODE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- 2006 GOLDER RANCH FIRE DISTRICT STANDARDS AND FORMS
- 2008 ORO VALLEY POOL CODE
- 2003 PC/COT STANDARD SPECIFICATIONS AND 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.

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GPOLAND@WLBGROUP.COM

SHEET INDEX
SHEET 1..... COVER SHEET/NOTES
SHEET 2..... AEZ SITE PLAN
SHEET 3..... RUNWAY CROSS SECTION
SHEETS 4-5..... SITE PLAN

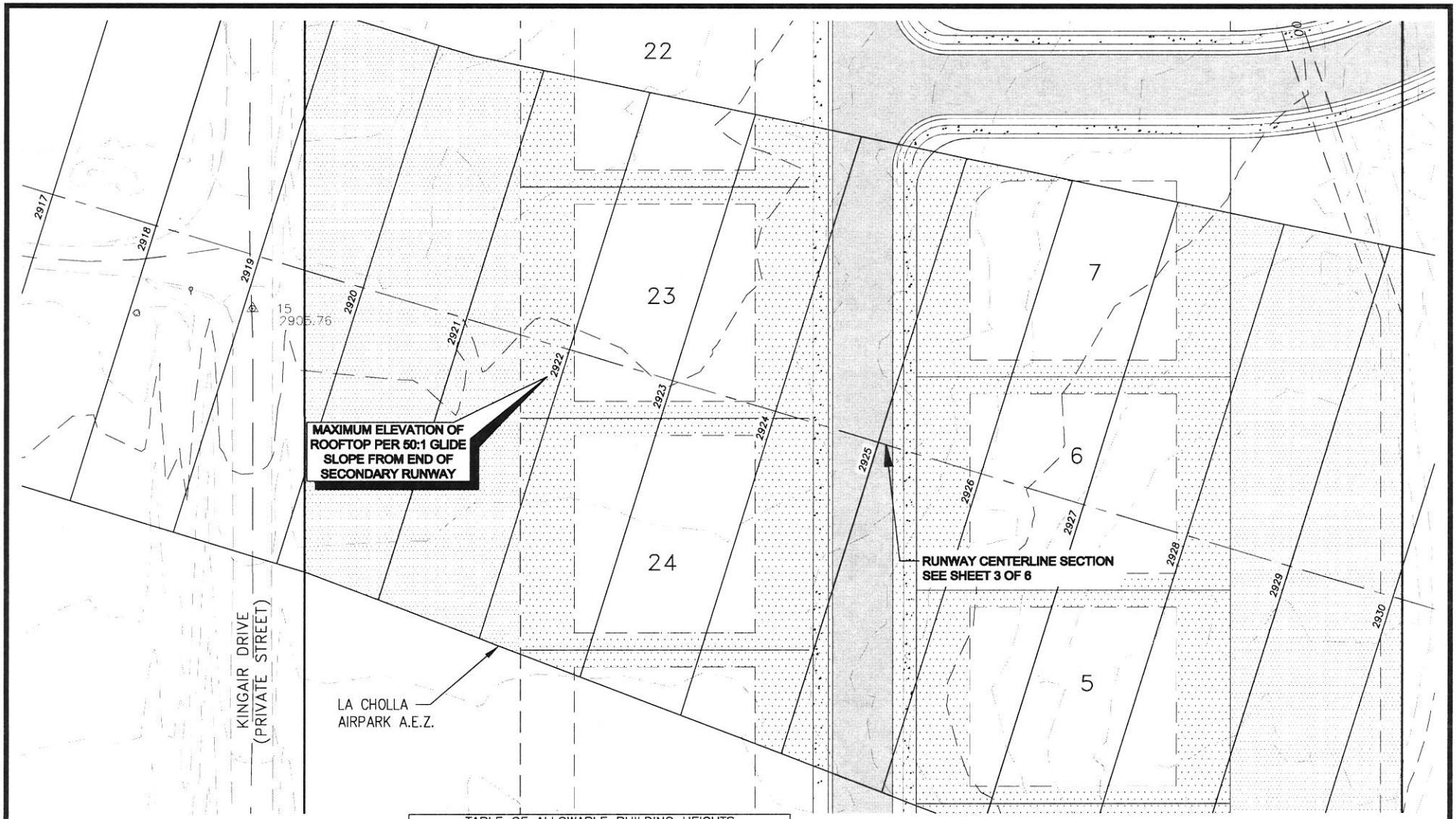
EXPIRES 09-30-17

OV1214-35
CONCEPTUAL SITE PLAN
FOR
RANCHO VISTOSO NEIGHBORHOOD 10 PARCEL A
LOTS 1-29 AND COMMON AREAS "A" & "B"

BEING A PORTION OF SECTION 26
TOWNSHIP 11 SOUTH, RANGE 13 EAST, G & S.R.M.
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

MAY 2015
WLB NO. 185050-ZA01
CONTOUR INTERVAL: 1'

REF. CASE #OV114-023



NOTE:
OPEN SPACE REQUIRED WITHIN A.E.Z = 30%.
COMMON AREA O. S. WITHIN A.E.Z = 35%.
OPEN SPACE PROVIDED WITHIN A.E.Z = 70%.

TABLE OF ALLOWABLE BUILDING HEIGHTS FOR LOTS IMPACTED BY THE A.E.Z.			
LOT	F.F.E.	ELEV. OF GLIDE SLOPE	MAX. HT. ABOVE NATURAL GRADE
5	2902.9	2927	24.1'
6	2903.7	2926	22.3'
7	2904.2	2925	20.8'
22	2906.7	2922	15.3'
23	2905.2	2922	16.8'
24	2904.4	2923	18.6'
25	2903.7	2923	19.3'

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0' 20' 40' 60'

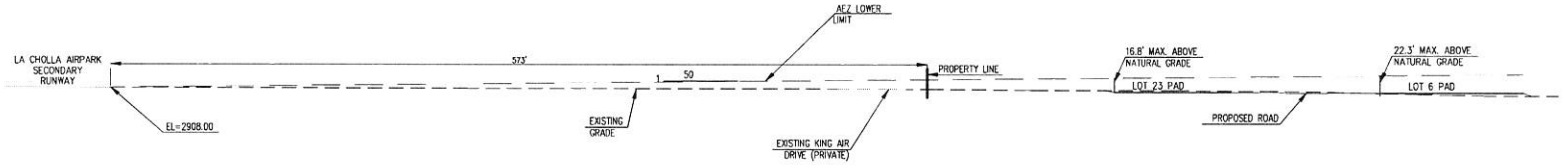
EXPIRES: 09-30-17

OV1214-35
CONCEPTUAL SITE PLAN
FOR
RANCHO VISTOSO NEIGHBORHOOD 10 PARCEL A
LOTS 1-29 AND COMMON AREAS "A" & "B"

BEING A PORTION OF SECTION 26
TOWNSHIP 11 SOUTH, RANGE 13 EAST, G & S.R.M.
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

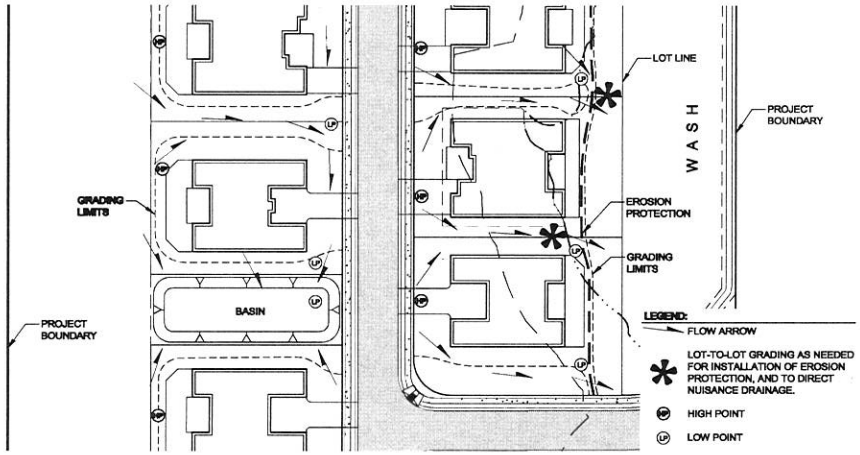
MAY 2015
WLB NO. 185050-2A01
CONTOUR INTERVAL: 1'

REF. CASE #OV114-023
SHEET 2 OF 6

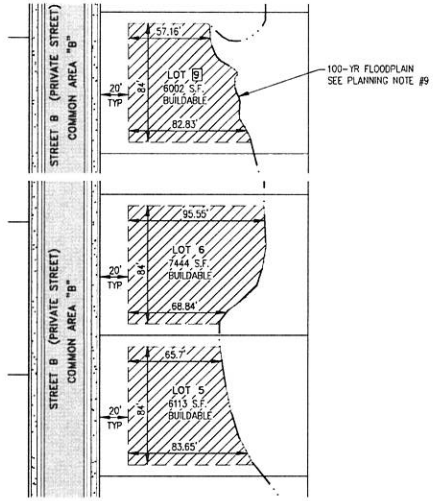


RUNWAY CENTERLINE SECTION

SCALE: 1"=40' HORIZ.
1"=40' VERT.



LOT GRADING SCHEMATIC



SELECTED INDIVIDUAL LOT DETAILS

SCALE: 1"=40'

OV1214-35

CONCEPTUAL SITE PLAN

FOR

RANCHO VISTOSO NEIGHBORHOOD 10 PARCEL A

LOTS 1-29 AND COMMON AREAS "A" & "B"

BEING A PORTION OF SECTION 26
TOWNSHIP 11 SOUTH, RANGE 13 EAST, G & S.R.M.
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

MAY 2015
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CONTOUR INTERVAL: 1'

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SHEET 3 OF 6

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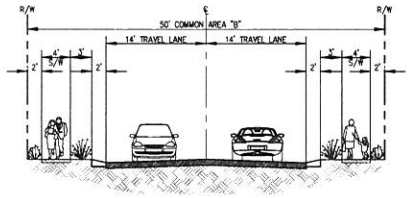
0' 40' 80' 120'

EXPIRES 09-30-17

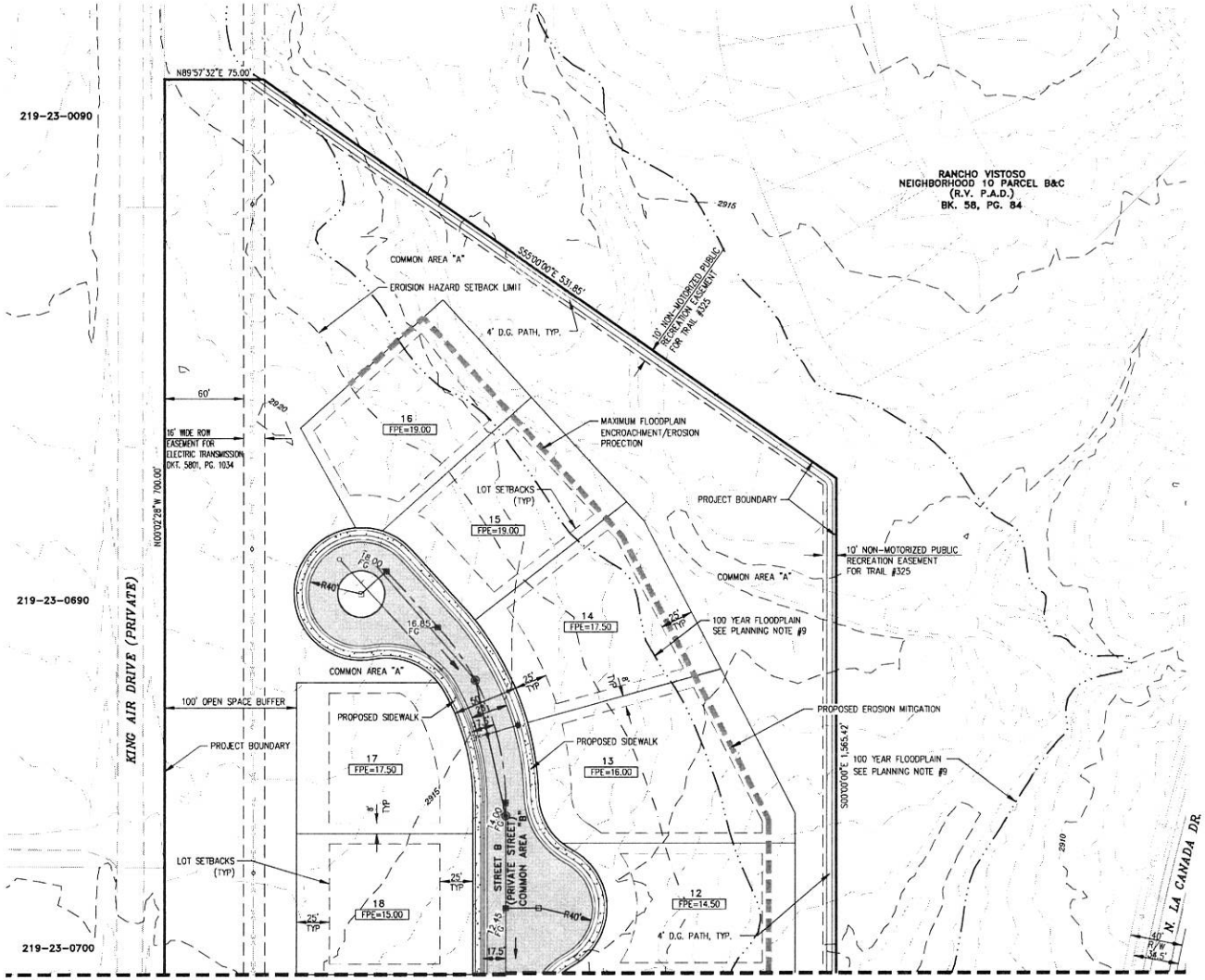


1 RESIDENTIAL (PRIVATE) STREET

NTS

NOTE:

FOR TYPICAL LOT GRADING, PLEASE REFER TO SCHEMATIC DETAIL ON SHEET 3.



MATCHLINE SEE SHEET 5

OV1214-35

CONCEPTUAL SITE PLAN

FOR

RANCHO VISTOSO NEIGHBORHOOD 10 PARCEL A

LOTS 1-29 AND COMMON AREAS "A" & "B"

BEING A PORTION OF SECTION 26
TOWNSHIP 11 SOUTH, RANGE 13 EAST, G & S.R.M.
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

MAY 2015
WLB NO. 185050-7A01
CONTOUR INTERVAL: 1'

REF. CASE #OV114-023

SHEET 4 OF 6

0' 40' 80' 120'

EXPIRES: 09-30-17

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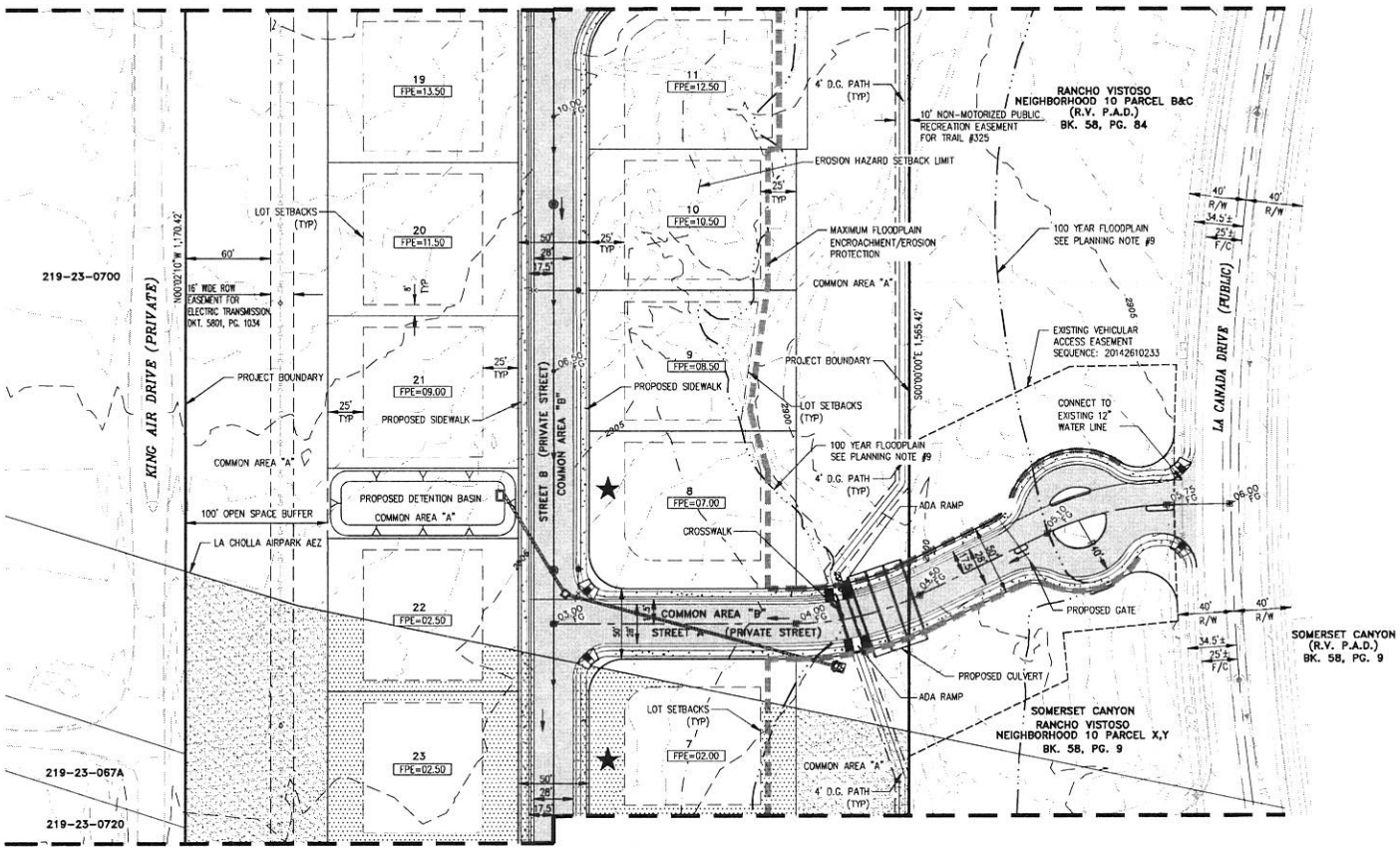
MATCHLINE SEE SHEET 4



MATCHLINE SEE SHEET 6

NOTE:

FOR TYPICAL LOT GRADING, PLEASE REFER TO SCHEMATIC DETAIL ON SHEET 3.

OV1214-35

CONCEPTUAL SITE PLAN

FOR

RANCHO VISTOSO NEIGHBORHOOD 10 PARCEL A

LOTS 1-29 AND COMMON AREAS "A" & "B"

BEING A PORTION OF SECTION 26
TOWNSHIP 11 SOUTH, RANGE 13 EAST, G & S.R.M.
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

MAY 2015
WLB NO. 185050-ZA01
CONTOUR INTERVAL: 1'

REF. CASE #OV114-023

SHEET 5 OF 6

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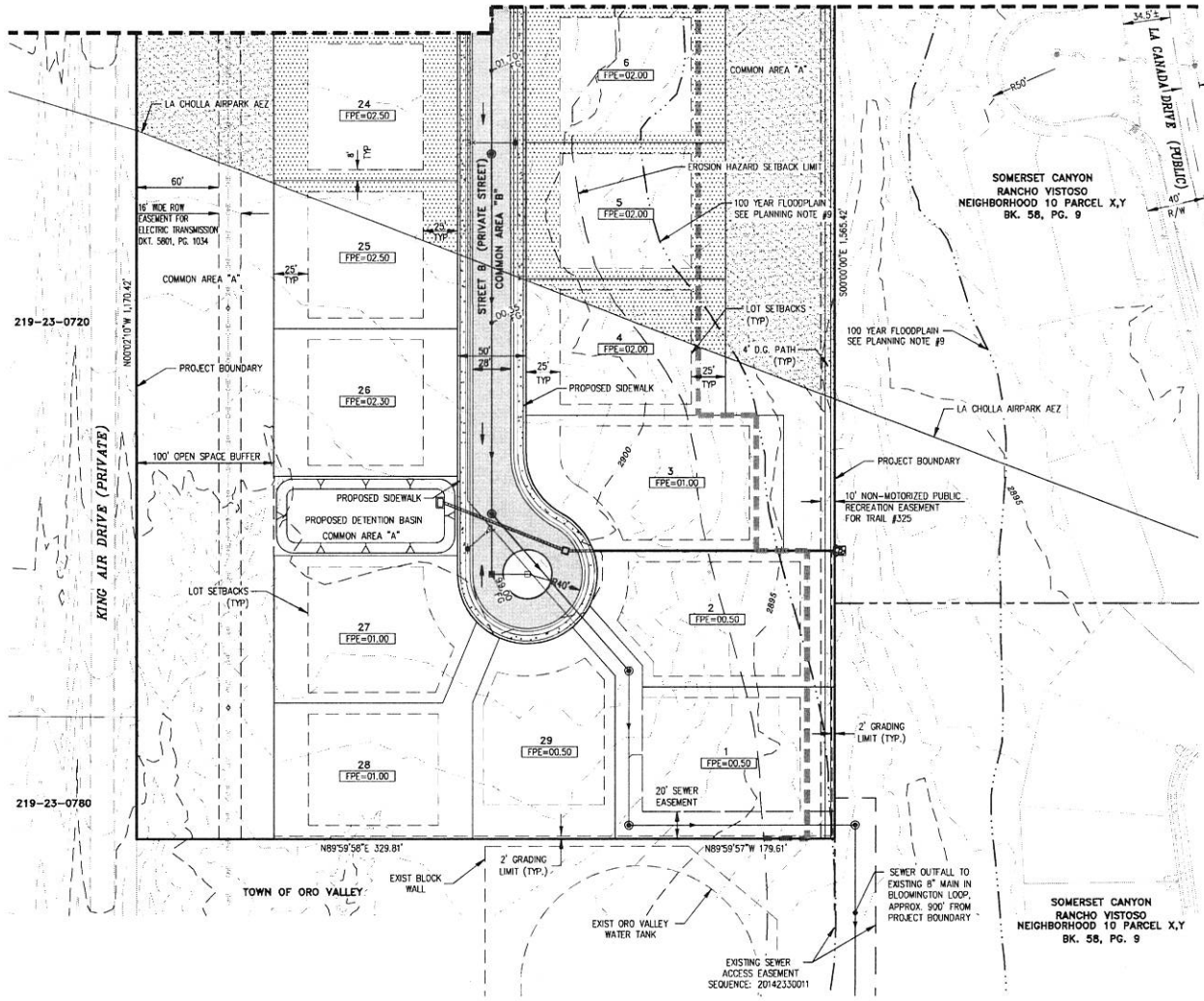
0' 40' 80' 120'

EXPIRES 09-30-17

MATCHLINE SEE SHEET 5



NOTE:

FOR TYPICAL LOT GRADING, PLEASE REFER TO SCHEMATIC DETAIL ON SHEET 3.

OV1214-35

CONCEPTUAL SITE PLAN

FOR

RANCHO VISTOSO NEIGHBORHOOD 10 PARCEL A

LOTS 1-29 AND COMMON AREAS "A" & "B"

BEING A PORTION OF SECTION 26
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TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

MAY 2015
WLB NO. 185050-ZA01
CONTOUR INTERVAL: 1'

REF. CASE #OV114-023

SHEET 6 OF 6

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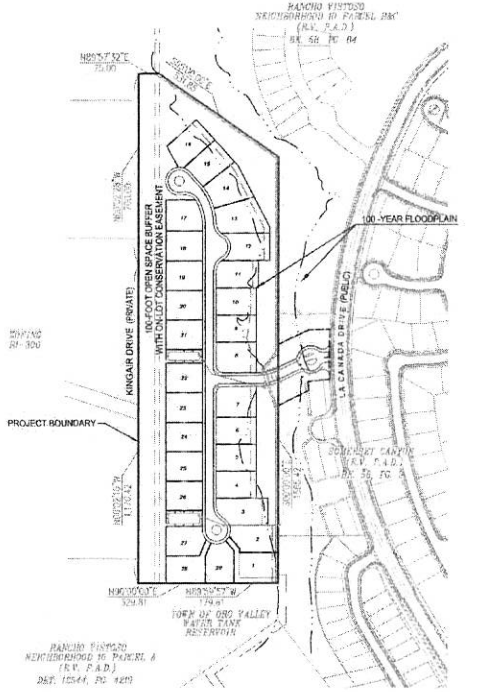
0' 40' 80' 120'

EXPIRES 09-30-17

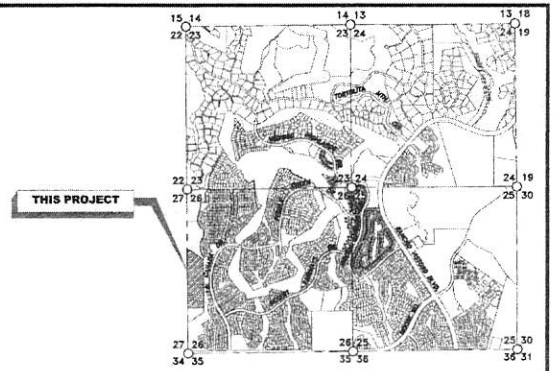
CONCEPTUAL LANDSCAPE PLAN
RANCHO VISTOSO
NEIGHBORHOOD 10 PARCEL A
LOTS 1 THROUGH 29 AND COMMON AREAS "A" & "B"
OV1214-35

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 20.38 ± ACRES
2. TOTAL GRADED AREA IS 12.60 ACRES
3. TOTAL AREA OF UNDISTURBED AREA = 7.78 ± ACRES
4. TOTAL AREA OF OPEN SPACE PROVIDED = 7.8 ±
5. TOTAL AREA OF SITE LANDSCAPED = 0.56 ± ACRES
6. SETBACKS REQUIRED/PROVIDED (FRONT = 20' (25' AVERAGE) ; SIDE = 6'; REAR = 25').
7. COMMON AREAS / OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
8. EXISTING ZONING IS RANCH VISTOSO PAD
9. LANDSCAPE BUFFERYARD; NO BUFFERYARD REQUIRED
10. ASSURANCES FOR LANDSCAPING AND RE-VEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.
11. PROPERTY OWNER SHALL MAINTAIN BUFFERYARD 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.
12. IN THE EVENT OF ABANDONMENT OF THE SITE AFTER GRADING / DISTURBANCE OF NATURAL AREAS, DISTURBED AREAS SHALL BE RE-VEGETATED WITH A NON-IRRIGATED HYDRO SEED MIX FROM OVZCR ADDENDUM D: APPROVED REVEGETATION SEED MIX.
13. 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.
14. 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 REASONS, SHALL BE REPLACED IN ACCORDANCE WITH SECTION 27.6.E.4., MAINTENANCE.
15. MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES MUST BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED THIRTY (30) INCHES AND SEVENTY TWO (72) INCHES ABOVE FINISHED GRADE OF THE ROADWAY SURFACE
16. LANDSCAPE SHALL CONFORM TO ORO VALLEY LANDSCAPE CODE.
17. MITIGATION OF SURVEYED PLANTS IN THE NATIVE PLANT PRESERVATION PLAN WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN.
18. TREE AND SHRUB LOCATIONS ARE PRELIMINARY.
19. ALL PLANTS TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC DRIP IRRIGATION SYSTEM.
20. HYDROSEED ALL AREAS DISTURBED BY GRADING OPERATIONS AROUND LOTS AND ALONG ROADS. DECOMPOSED GRANITE SHALL BE PLACED AT ENTRIES.



PROJECT LAYOUT
SCALE 1"=200'



3" = 1 MILE

LOCATION MAP
A PORTION OF SECTION 26
TOWNSHIP 11 SOUTH, RANGE 13 EAST
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

OWNER/DEVELOPER
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SHEET INDEX

SHEET 1	COVER SHEET
SHEETS 2 - 4	CONCEPTUAL LANDSCAPE PLAN

APPROVAL
ANY PLANT DEEMED SALVAGEABLE BY THE ZONING INSPECTOR SHALL BE SALVAGED. TOWN OF ORO VALLEY NATIVE PLANT SALVAGE PLAN APPROVED BY:

PLANNING & ZONING ADMINISTRATOR _____ DATE _____

OV1214-35
CONCEPTUAL LANDSCAPE PLAN
FOR
RANCHO VISTOSO
NEIGHBORHOOD 10 PARCEL A
LOTS 1 THROUGH 29 AND COMMON AREAS "A" & "B"

BEING A PORTION OF SECTION 26
TOWNSHIP 11 SOUTH, RANGE 13 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

APRIL 2015
WLB NO. 185050-Z-A01
CONTOUR INTERVAL 1' SCALE: AS SHOWN

REF. CASE: # OV114-023
SHEET 1 OF 4

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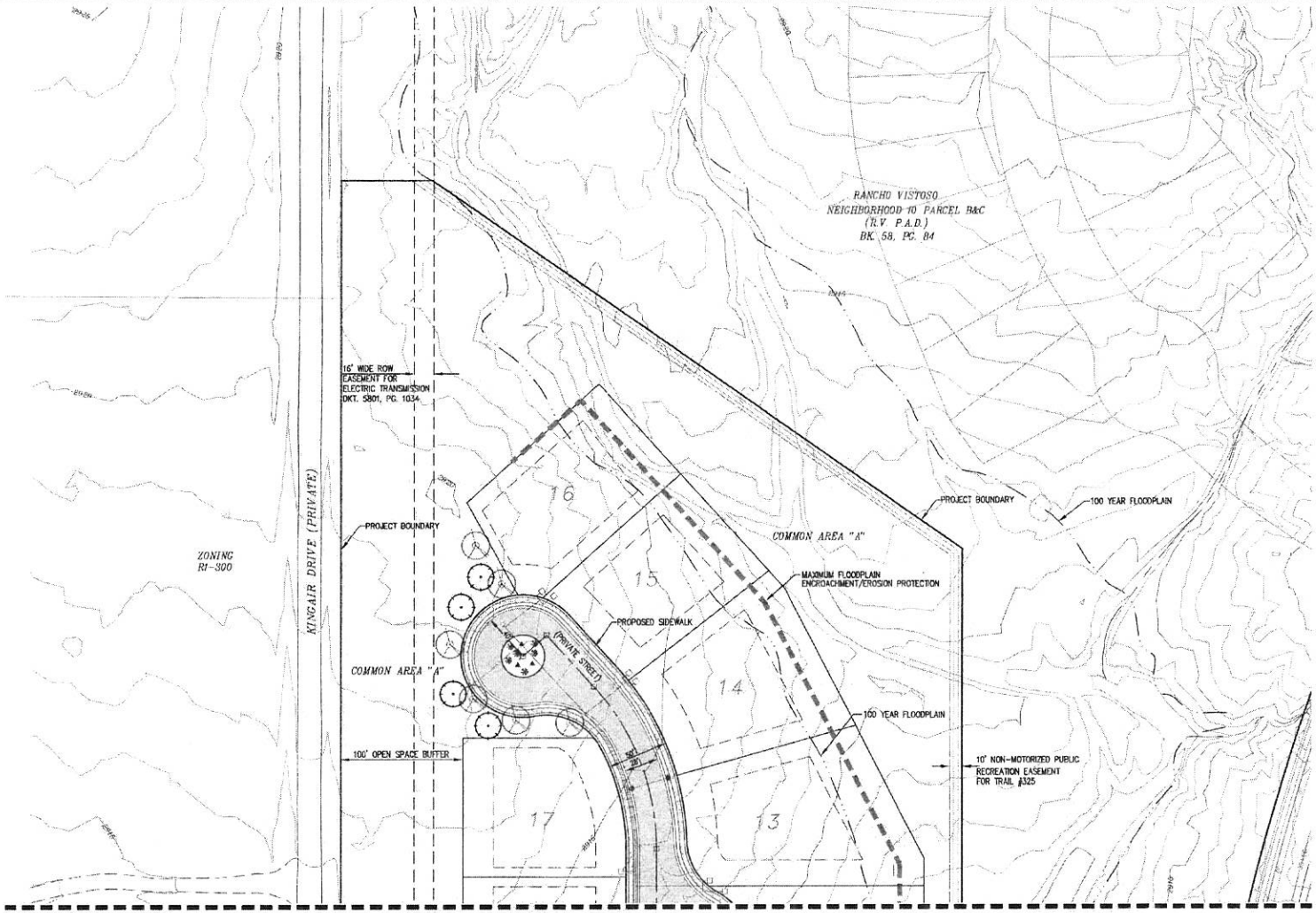
1-800-782-5348 Blue Stake Center

L:\185050\Rezn\10Par A\Landscape\185050-10 par a_cpl1.dwg Plotted: Apr. 07, 2015 - 8:23am
CONCEPTUAL LANDSCAPE PLAN - RANCHO VISTOSO NEIGHBORHOOD 10 PARCEL A



MATCHLINE SEE SHEET 3

CONCEPTUAL PLANTING LEGEND

TREES

SHRUBS / GROUNDCOVER

ACCENTS

OV1214-35

CONCEPTUAL LANDSCAPE PLAN

FOR

RANCHO VISTOSO NEIGHBORHOOD 10 PARCEL A

LOTS 1 THROUGH 29 AND COMMON AREAS "A" & "B"

BEING A PORTION OF SECTION 26
TOWNSHIP 11 SOUTH, RANGE 13 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

APRIL 2015
WLB NO. 185050-Z-A01
CONTOUR INTERVAL 1'

SCALE: 1" = 40'

REF. CASE: # OV114-023

SHEET 2 OF 4

The WLB Group, Inc. WLB
Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix, Flagstaff, Arizona, and Las Vegas, Nevada
4444 E. Broadway Tucson, Arizona (520) 881-7480

0' 40' 80' 120'

1-800-782-5348

25621 GARY L. GRIZZLE

CONCEPTUAL LANDSCAPE PLAN - RANCHO VISTOSO NEIGHBORHOOD 10 PARCEL A

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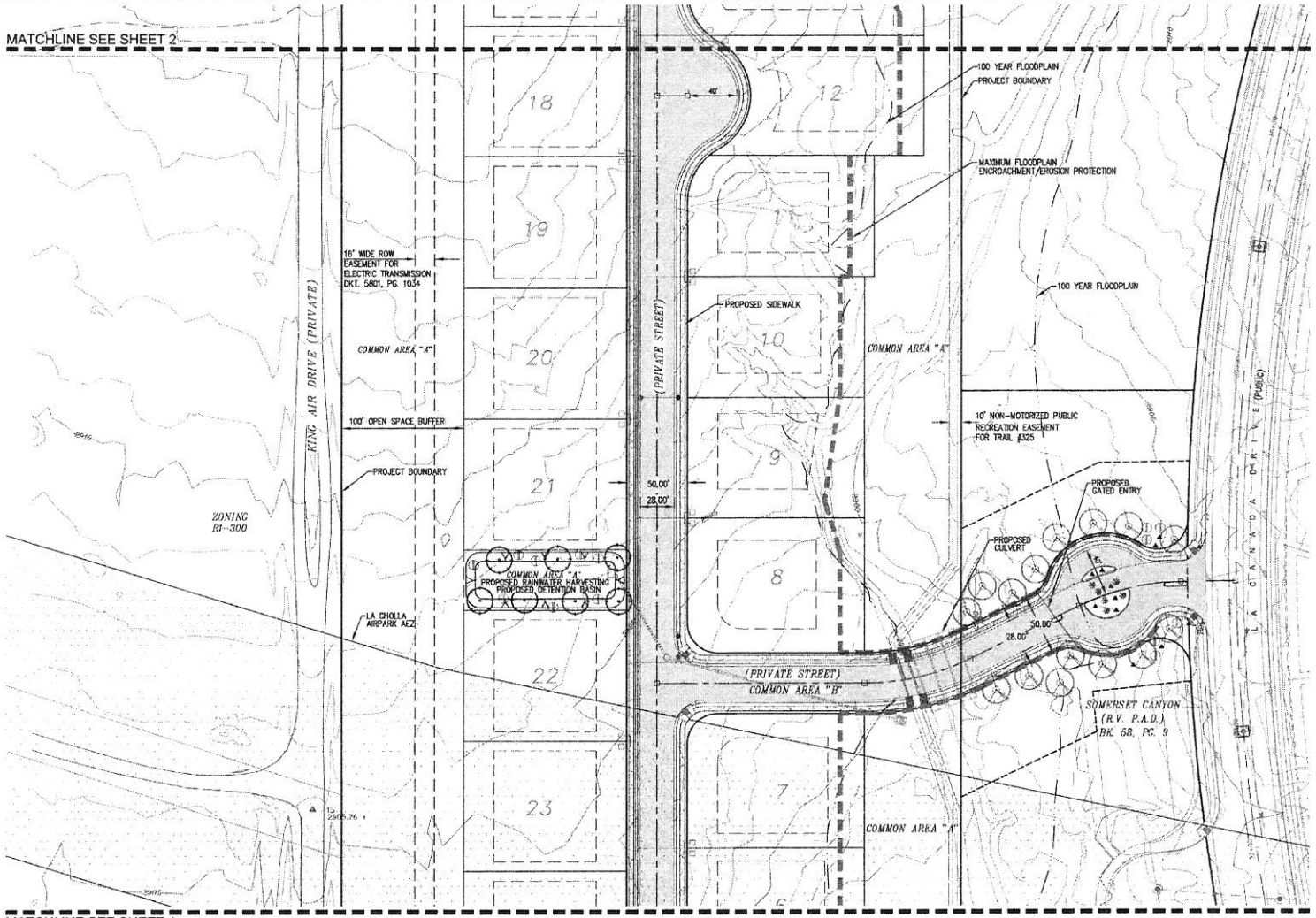


CONCEPTUAL PLANTING LEGEND

TREES

SHRUBS / GROUNDCOVER

ACCENTS

OV1214-35

CONCEPTUAL LANDSCAPE PLAN

FOR

RANCHO VISTOSO NEIGHBORHOOD 10 PARCEL A

LOTS 1 THROUGH 29 AND COMMON AREAS "A" & "B"

BEING A PORTION OF SECTION 26
TOWNSHIP 11 SOUTH, RANGE 13 EAST
GILA & SALT RIVER MERIDIAN
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

APRIL 2015
WLB NO. 185050-2-A01
CONTOUR INTERVAL 1' SCALE: 1" = 40'

REF. CASE: # OV1214-023
SHEET 3 OF 4

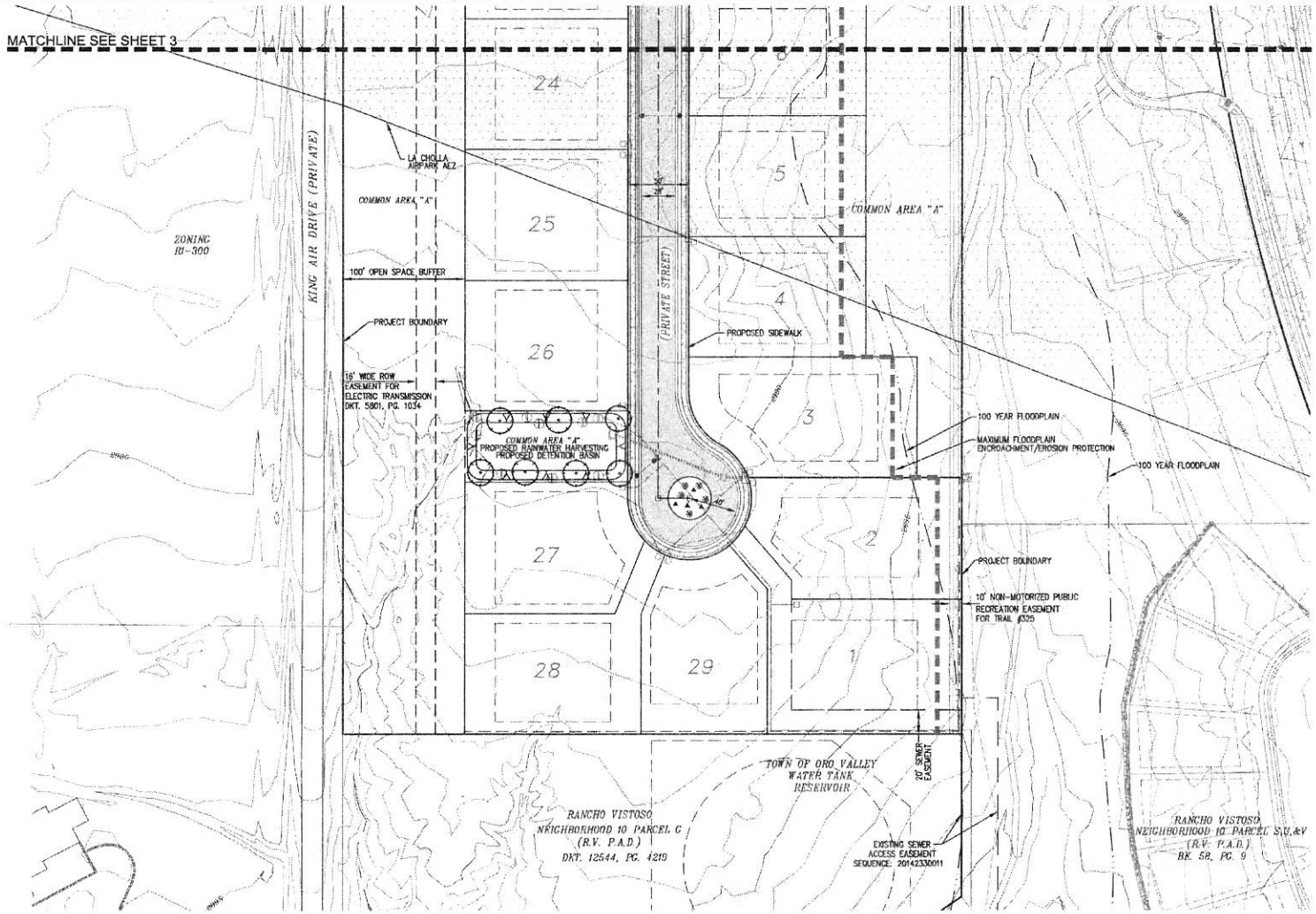
The WLB Group, Inc. WLB
Engineering Planning Surveying Landscape Architecture Urban Design
Offices located in Tucson, Phoenix, Flagstaff, Arizona, and Las Vegas, Nevada
4444 East Broadway
Tucson, Arizona (520) 881-7480

0' 40' 80' 120'

1-800-782-5348
Blue Stake Center

CONCEPTUAL LANDSCAPE PLAN - RANCHO VISTOSO NEIGHBORHOOD 10 PARCEL A

L:\185050 Yeng\01 Proj\A Landscape 36\185050-10.per (_dd3.dwg Plotted: Apr 07, 2015 - 9:35am



CONCEPTUAL PLANTING LEGEND

TREES

SHRUBS / GROUNDCOVER

ACCENTS

OV1214-35

CONCEPTUAL LANDSCAPE PLAN

FOR

RANCHO VISTOSO NEIGHBORHOOD 10 PARCEL A

LOTS 1 THROUGH 29 AND COMMON AREAS "A" & "B"

BEING A PORTION OF SECTION 26
TOWNSHIP 11 SOUTH, RANGE 13 EAST
GILA & SALT RIVER MERIDIAN
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APRIL 2015
WLB NO. 185050-Z-A01
CONTOUR INTERVAL 1' SCALE: 1" = 40'

REF. CASE: # OV114-023
SHEET 4 OF 4

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35831 GARY L GRIZZLE REGISTERED LANDSCAPE ARCHITECT

CONCEPTUAL LANDSCAPE PLAN - RANCHO VISTOSO NEIGHBORHOOD 10 PARCEL A

L:\185050\Design\Final ALs and\Landscape\cp\185050 n10 parcel a_r3\p4.dwg Plotted: Apr 27, 2015 - 8:21am