

CONCEPTUAL LANDSCAPE PLAN VIEWPOINTE AT VISTOSO TRAILS OV1600447

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 8.9 ± ACRES
2. TOTAL GRADED AREA IS 8.7 ± ACRES
3. TOTAL UNDISTURBED AREA = 0.2 ± ACRES
4. SETBACKS REQUIRED/PROVIDED (PERIMETER ONLY, PER P.A.D. HIGH DENSITY RESIDENTIAL STANDARDS)
FRONT (ALONG RANCHO VISTOSO BLVD.) = 30'; FRONT (ALONG MOORE RD.) = 20'; SIDE = 5'; REAR = 5'.
5. COMMON AREAS / OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
6. EXISTING ZONING IS RANCH VISTOSO PAD TOWN CENTER
7. BUFFERYARD TYPES: 25' RESIDENTIAL BUFFERYARD "B"
30' COMMERCIAL BUFFERYARD "B"
8. ASSURANCES FOR LANDSCAPING AND RE-VEGETATION BONDS MUST BE POSTED PRIOR TO ISSUANCE OF GRADING PERMITS.
9. 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 ARE NOT BELOW A HEIGHT OF SIX (6') FEET.
10. 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.
11. ALL PLANT MATERIAL SHALL MEET THE MINIMUM STANDARDS CONTAINED IN THE CURRENT EDITIONS OF THE ARIZONA NURSERY ASSOCIATION'S GROWERS COMMITTEE RECOMMENDED TREE SPECIFICATIONS AND THE AMERICAN ASSOCIATION OF NURSERYMEN AS TO SIZE, CONDITION AND APPEARANCE.
12. 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.
13. 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.
14. LANDSCAPE SHALL CONFORM TO ORO VALLEY LANDSCAPE CODE.
15. MITIGATION OF SURVEYED PLANTS IN THE NATIVE PLANT PRESERVATION PLAN WILL BE INCORPORATED INTO THE LANDSCAPE DESIGN.
16. TREE AND SHRUB LOCATIONS ARE PRELIMINARY.
17. ALL PLANTS TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC DRIP IRRIGATION SYSTEM.
18. HYDROSEED ALL AREAS DISTURBED BY GRADING OPERATIONS AROUND LOTS AND ALONG ROADS. DECOMPOSED GRANITE SHALL BE PLACED AT ENTRIES.
19. LANDSCAPE AREAS THAT ARE SUSCEPTIBLE TO DAMAGE BY PEDESTRIAN OR AUTO TRAFFIC SHALL BE PROTECTED BY CURBS, TREE GUARDS OR OTHER DEVICES.
20. LANDSCAPE SHALL BE DESIGNED TO MINIMIZE SEDIMENT, SAND AND GRAVEL BEING CARRIED INTO THE STREETS BY STORM WATER OR OTHER RUNOFF.
21. LANDSCAPE DESIGN ENABLES ADEQUATE PLANT SPACING TO ENSURE SURVIVABILITY AT PLANT MATURITY.
22. ALL LANDSCAPED AREAS ARE TO BE FINISHED WITH A NATURAL TOPPING OF AT LEAST TWO (2) INCHES IN DEPTH.
23. TREES AND LARGE SHRUBS SHALL BE ADEQUATELY SUPPORTED WHEN PLANTED
24. 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.
25. 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.
26. THE DEVELOPER SHALL REPLACE REMOVED OR DAMAGED PLANT MATERIALS WITH LIKE SIZE AND SPECIES, AND SHALL MAINTAIN AND GUARANTEE THE REPLACEMENT PLANT MATERIALS FOR A PERIOD OF THREE (3) YEARS.
27. 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.

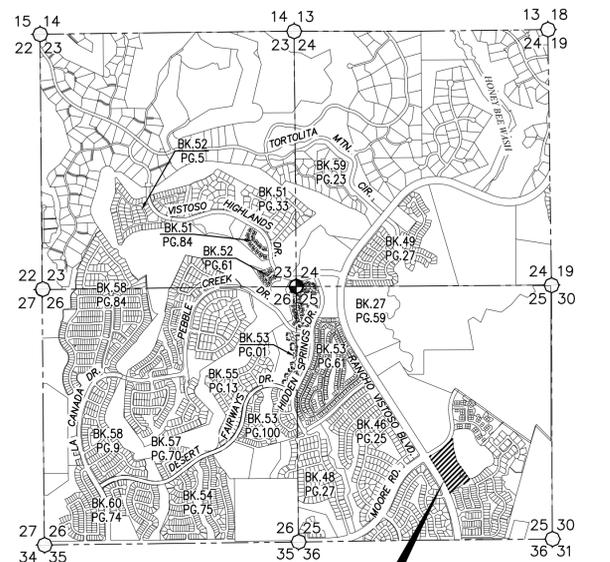
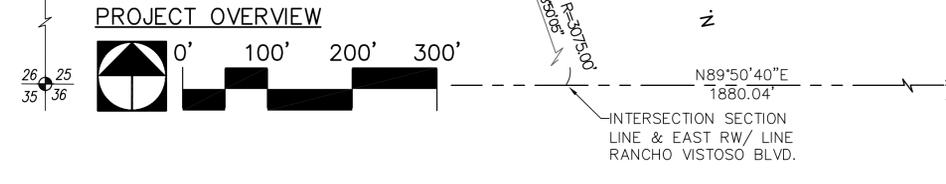
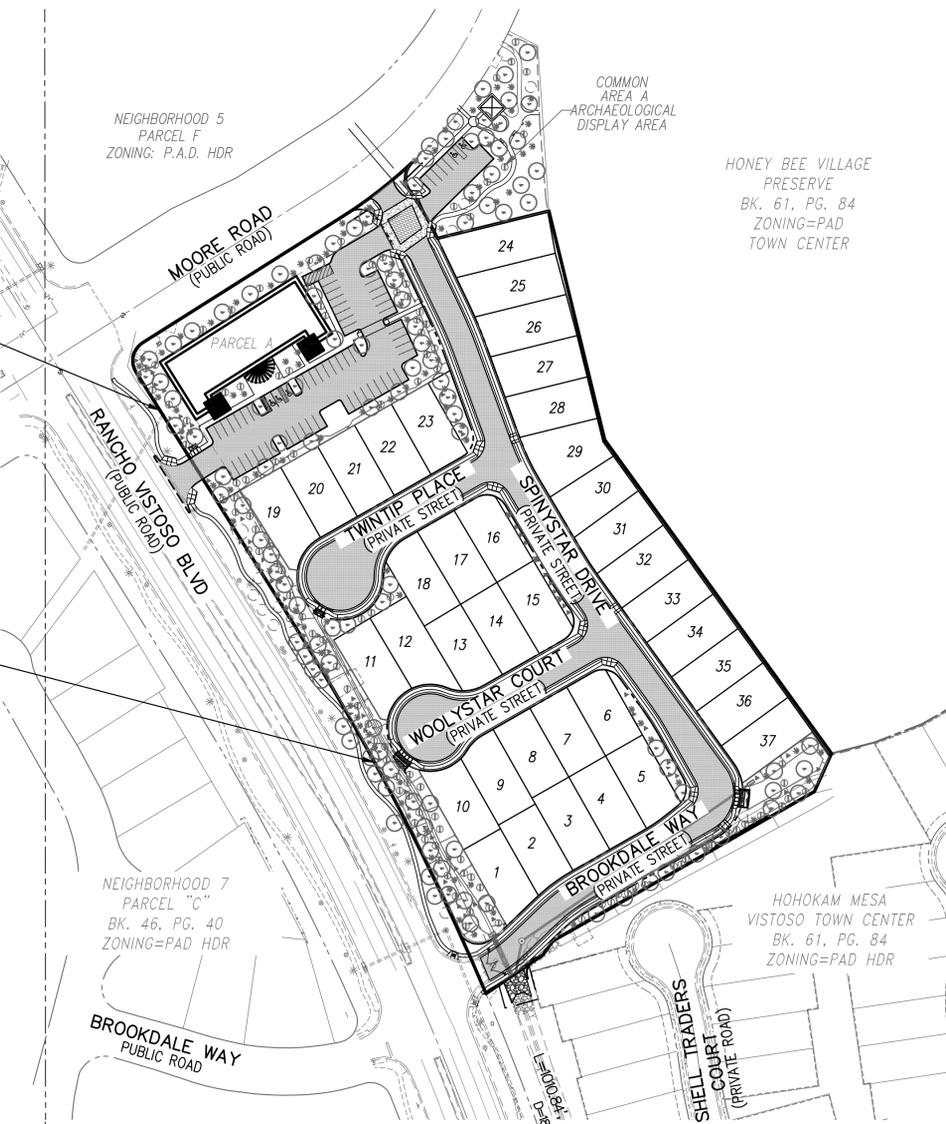
BUFFERYARD NOTES

1. BUFFERYARDS ARE BASED ON REQUIREMENTS OF OVZCR BUFFERYARD TABLE 27-7.
2. RANCHO VISTOSO BOULEVARD IS CLASSIFIED AS AN ARTERIAL STREET

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| BUFFERYARD | PLANTS REQUIRED PER 100' | | | PLANTS PROVIDED PER 100' | | | GROUND COVER TREATMENT | | |
|--|--------------------------|-------|-------|--------------------------|---------|-------|------------------------|--------|--------------|
| | TYPE | WIDTH | TREES | SHRUBS | ACCENTS | TREES | | SHRUBS | ACCENTS |
| #1 RANCHO VISTOSO BOULEVARD - RESIDENTIAL 638 LF. | "B" | 25' | 4 | 5 | 10 | 4 | 5 | 10 | DG/HYDROSEED |
| #2 RANCHO VISTOSO BOULEVARD - COMMERCIAL 145 LF. | "B" | 30' | 4 | 5 | 10 | 4 | 5 | 10 | DG/HYDROSEED |



THIS PROJECT

LOCATION MAP
A PORTION OF SECTION 25
T11S, R13E, G & S.R.M., TOWN OF ORO VALLEY,
PIMA COUNTY, ARIZONA

3" = 1 MILE

LEGEND

| | | | |
|--|---|--|---|
| | EXIST. MAJOR CONTOUR | | EXISTING |
| | EXIST. MINOR CONTOUR | | PROPOSED ASPHALT PAVEMENT |
| | PROJECT BOUNDARY | | TOP OF SLOPE (SLOPES < 3:1 UNLESS NOTED) |
| | PROPOSED LOT LINE | | BOTTOM OF SLOPE |
| | EXISTING RIGHT-OF-WAY LINE | | SIGHT VISIBILITY TRIANGLE (SVT) |
| | PROPOSED RIGHT-OF-WAY LINE | | EXISTING RIPRAP |
| | EXIST. PAVEMENT | | PROPOSED RIPRAP |
| | PROPOSED CURB | | PROPOSED CONCRETE SIDEWALK |
| | EXIST. PUBLIC SEWER LINE & MANHOLE | | EXIST. CONCRETE SIDEWALK |
| | EXIST. PUBLIC WATERLINE & VALVE | | EXIST. CULVERT |
| | EXIST. PUBLIC RECLAIMED WATERLINE & VALVE | | PROPOSED CULVERT |
| | EXISTING EASEMENT LINE | | FLOW LINE |
| | PROPOSED EASEMENT LINE | | |
| | LOT SETBACKS (TYP.) | | |
| | SECTION LINE | | |
| | QUARTER SECTION LINE | | |
| | PROPOSED SPOT ELEVATION | | |
| | DIRECTION OF FLOW | | |
| | SECTION CORNER OR 1/4 SECTION CORNER | | |
| | FINISHED FLOOR ELEVATION | | |
| | FINISHED PAD ELEVATION | | |
| | GRADE BREAK (GB/HP/LP) | | |

OWNER(S)

TITLE SECURITY AGENCY OF ARIZONA, LLC
2730 E. BROADWAY BLVD., STE 100
TUCSON, AZ 85716
(520) 747-1644
ATTN: JOYCE RODDA

DEVELOPER

VISTOSO TOWN CENTER HOA
ATTN: FIDELITY NATIONAL TITLE
7750 E. BROADWAY BLVD., STE A-200
TUCSON, AZ 85710

DEVELOPER

MATTAMY TUCSON, LLC
6640 N. ORACLE ROAD #110
TUCSON, AZ 85704
(520) 297-6846
ATTN: JUSTIN SMITH
JUSTIN.SMITH@MATTAMYHOMES.COM

LANDSCAPE ARCH.

THE WLB GROUP, INC.
4444 E. BROADWAY BLVD.
TUCSON, AZ. 85711
(520) 881-7480
ATTN: GARY GRIZZLE
ggrizzle@wlbgroup.com

SHEET INDEX

SHEET 1..... COVER SHEET
SHEET 2..... LANDSCAPE PLAN



OV1600447 CONCEPTUAL LANDSCAPE PLAN FOR

VIEWPOINTE AT VISTOSO TRAILS

LOTS 1 THROUGH 37, PARCELS A & B, AND COMMON AREA "A" (PRIVATE STREETS), AND COMMON AREA "B" (LANDSCAPING/DRAINAGE)

A RESUBDIVISION OF BLOCKS A & B AND COMMON AREA A, RANCHO VISTOSO PARCEL 6-B, RECORDED IN BOOK 61 M&P, PAGE 84, BEING A PORTION OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 13 EAST, G.&S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

REF. CASE: 0V12-05-288
0V15-00-738
0V114-039

MAY 2016
WLB NO. 185050-MT-12
CONTOUR INTERVAL: 1' SCALE: AS SHOWN

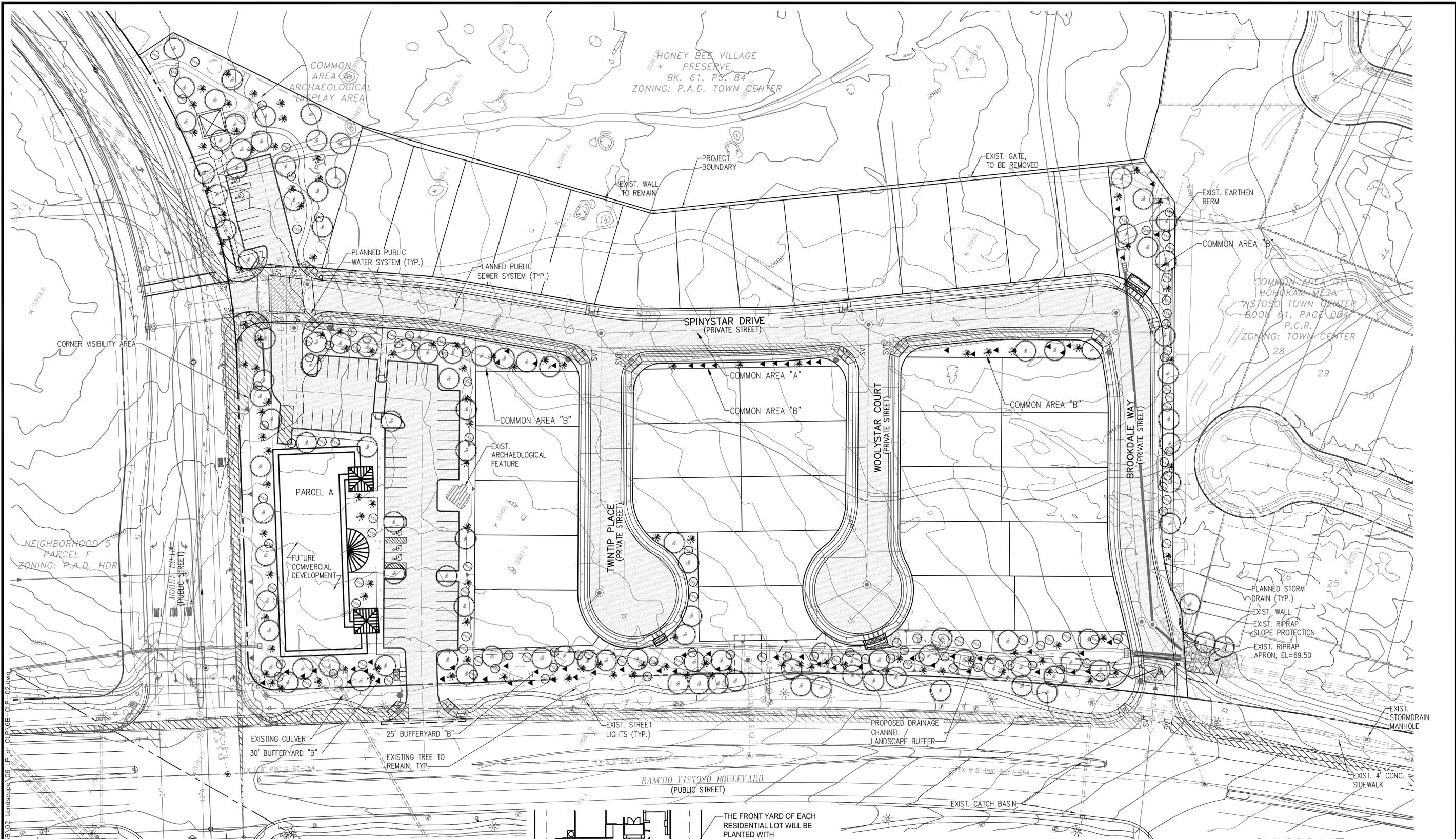
SHEET 1 OF 2

G:\185050\MT-12 - RV Neigh 6B\02 Landscape\06 LP or CLP\6B-CLP-01.dwg

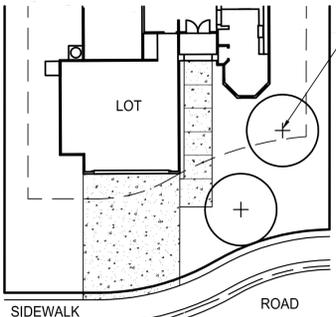
The WLB Group

WLB

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix, and Flagstaff, Arizona and Las Vegas, Nevada.
4444 E. Broadway Tucson, Az. 85711
(520) 881-7480



- CONCEPTUAL PLANTING LEGEND**
- TREES
 - SHRUBS / GROUNDCOVER
 - ACCENTS

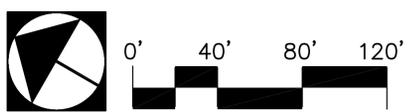


FRONT YARD DETAIL

THE FRONT YARD OF EACH RESIDENTIAL LOT WILL BE PLANTED WITH TWO (2) NURSERY TREES, TYPE 1 OR 2 WATER USE AND A MINIMUM OF TWENTY-FOUR (24) INCH BOX SIZE, PLACED IN THE FRONT YARD. LOCATION OF TREES TO BE DETERMINED BY HOME OWNER OR DEVELOPER.

NOTE: DETAIL SHOWN FOR GRAPHIC PURPOSES ONLY. HOUSE AND LOT SHOWN FOR CONTEXT AND DOES NOT DEPICT TRUE FIELD CONDITIONS.

SCALE: NTS



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MAY 2016
 WLB NO. 185050-MT-12
 CONTOUR INTERVAL: 1' SCALE: 1"=40'

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