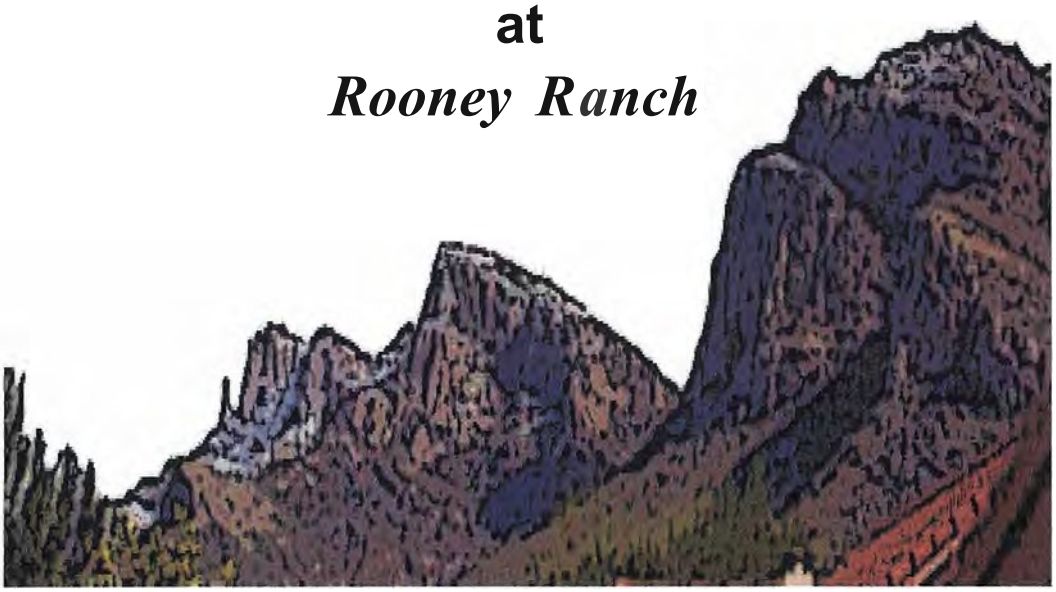
Oro Valley Town Centre

at

Rooney Ranch



Planned Area Development

Amendment Approved by Town Council on May 15, 2019
Revised April, 2012
Previous Final Version as Approved by Town Council on October 16, 2002
Ordinance No. (0) 02-33
OV9-01-05

Property Owner:
Canada del Oro Partners
1707 E. Highland, Suite 100
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Prepared By:
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1258652

Oro Valley Town Centre
at
Rooney Ranch

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SECTION 1 - ANALYSIS

Oro Valley Town Centre
at
Rooney Ranch

SECTION I

ANALYSIS

INTRODUCTION

This document has been prepared to meet the rezoning requirements of the Town of Oro Valley. It includes an inventory and analysis of the approximately 141-acre site presently known as Rooney Ranch, Parcels H, I & J, and makes a zoning and land use proposal. A large portion of the ranch was annexed into Oro Valley from unincorporated Pima County and rezoned from SR to the Oro Valley equivalent R1-144. On February 8, 1989, the Town Council approved the rezoning of the majority of the property from R1-144 to PAD, subject to the conditions of OV9-89-6. This PAD proposes rezoning the remaining area, which was referred to as Parcels H & I in the earlier rezoning for the development of an urban village or Town Center at this key intersection in the geographical center of Oro Valley.

Considerable engineering and other alterations have been made to this site over the years because of the increasing pressure to accommodate traffic and drainage, making it all the more prime and appropriate for urban development.

This land is held in a partnership called Cañada del Oro Partners with Kitchell Development Company as manager and E. Blake Hastings of Tulsa, Oklahoma, who represents the Rooney Family interests. Attorney representing the partnership is Keri Lazarus Silvyn of Lewis and Roca LLP in Tucson, Arizona. The Planning and Engineering firm retained as a consultant to the project is The WLB Group, Inc., of Tucson with Robert G. Longaker as Project Manager.

A. EXISTING CONDITIONS

1. Site Location (Exhibits A-1 and A-2)

The subject property is what remains of a more than 5,000-acre working ranch owned by the Rooney family since 1946. El Conquistador, Honeywell, The Foothills Business Park, La Reserve, the Oro Valley Country Club, the Target Center, Fry's and Home Depot fell under this single ranch ownership. In the metropolitan perspective, the site is situated eight miles north of Tucson on the Tucson/Florence Highway also known as Oracle Road and as Arizona State Highway 77. Locally, it straddles the intersection of North 1st Avenue and Oracle Road. The western boundary is Oracle Road, the south boundary is generally the northern edge of the El Conquistador Resort, and the east line abuts the La Reserve project south of Oracle Road. Over the years, as urban development surrounded the ranch and infrastructure requirements such as streets and drainageways were needed, the Rooney family dedicated to Pima County and the Town of Oro Valley considerable acreage for:

a. The Canada del Oro embankment and drainageway project.
b. The widening of Oracle Road (State Highway 77).
c. The widening and realignment of North 1st Avenue and the bridges (including adequate land for a parallel set of lanes to be built later).
d. The widening and extension of Lambert Lane.
e. Drainage channels east and west of North 1st Avenue north of Lambert Lane.
f. The Foothills Channel Project.
g. The Rooney Wash Project.
h. The new interceptor sewer project north of Canada del Oro.
i. The easement for the extension of 1st Avenue from Oracle Road to La Reserve Drive.
j. Donated land to the Town of Oro Valley located at the northwest corner of 1st Avenue and Lambert Lane for a water pump station. (Parcel # 220090170 is approximately 0.10 acre.)

An oblique aerial photograph is included to show the site relative to surrounding development in the Town of Oro Valley as well as Pima County (Exhibit A-3, Aerial Photograph).

2. Onsite Land Use

The site is currently vacant land, and has rapidly become surrounded by commercial business activity and residential development and subsequent improvements in infrastructure.

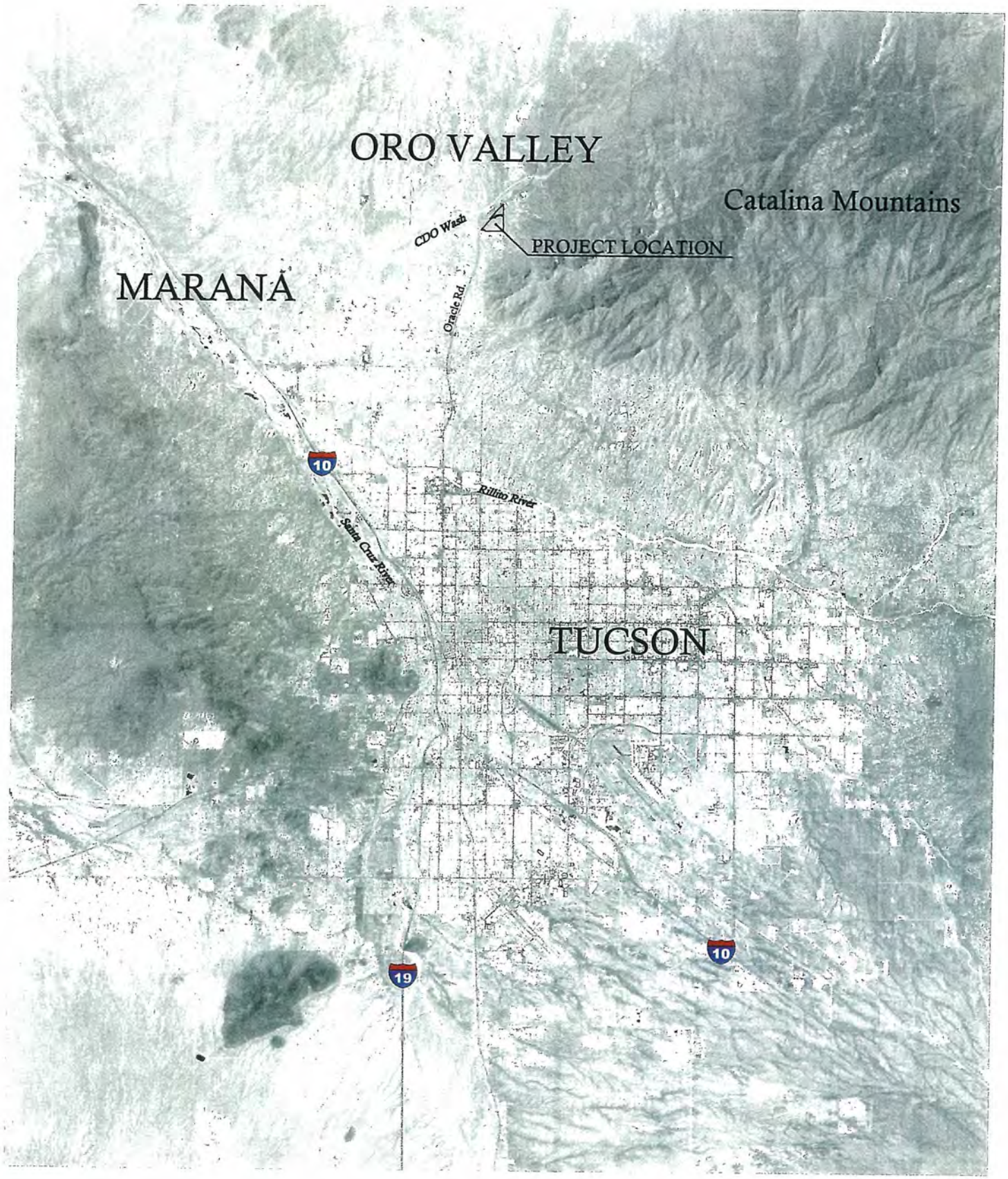

EXHIBIT A-1: REGIONAL LOCATION MAP

NOT TO SCALE

The WLB Group WLB

04.29.2002
WLB No. 181057-A-007
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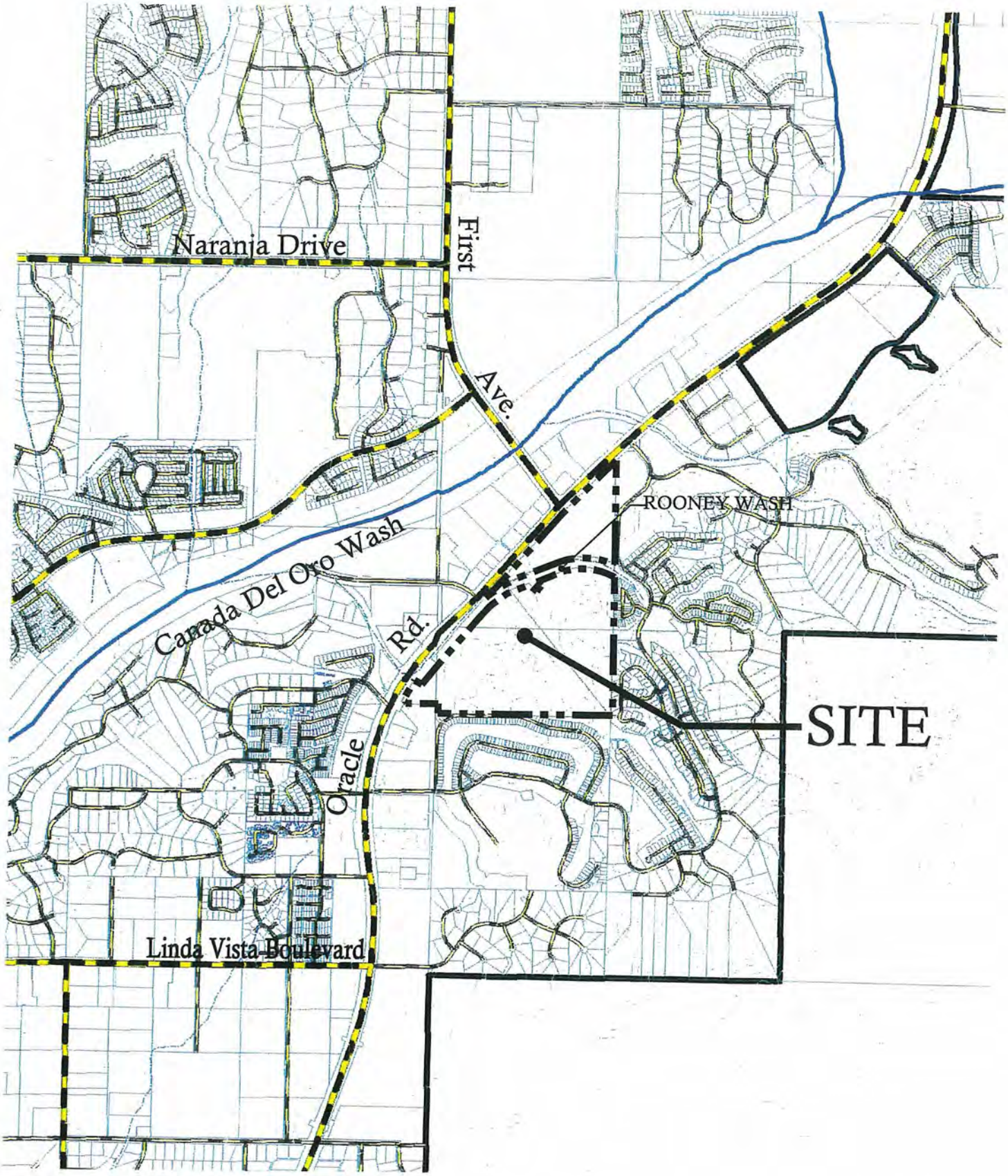

EXHIBIT A-2: VICINITY MAP

1" = 2000'

The WLB Group INC. WLB

04.29.2002
WLB No. 181057-A007
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3. Surrounding Land Uses

a. South of the property - Land is developed as the "casita" area of the El Conquistador Resort along the eastern three quarters of the south property line. The western one-quarter is partially developed as San Jose Plaza.

b. West of the property - Directly across Oracle Road, the entire length is developed as a regional commercial center featuring major tenants, including Target, Office Max, PetSmart, Fry's, Albertson's, and Home Depot.

c. North of the property - The northern edge abuts an assisted living apartment complex.

d. East of the property - The eastern boundary abuts the commercial, then multifamily, then single family tracts of La Reserve along the eastern boundary.

4. Surrounding Zoning (Exhibit A-4)

a. South of the property - Beginning with the southeast corner and running west approximately 2,640 feet is El Conquistador Resort, which is zoned R-4R in Oro Valley.

b. West of the property - This property is zoned Rooney Ranch Oro Valley Center PAD, Commercial.

c. North of the property - Lands north of the property are currently zoned TR.

d. East of the property - The property south of Oracle Road and north of the southeast corner of the site is in the Town of Oro Valley and is within the La Reserve PAD. The northern forty-acre tract is zoned for commercial/retail and multi-family. The middle forty acres is generally for medium density multifamily, while the southern-most forty acres is for single-family detached housing.

5. Onsite Zoning

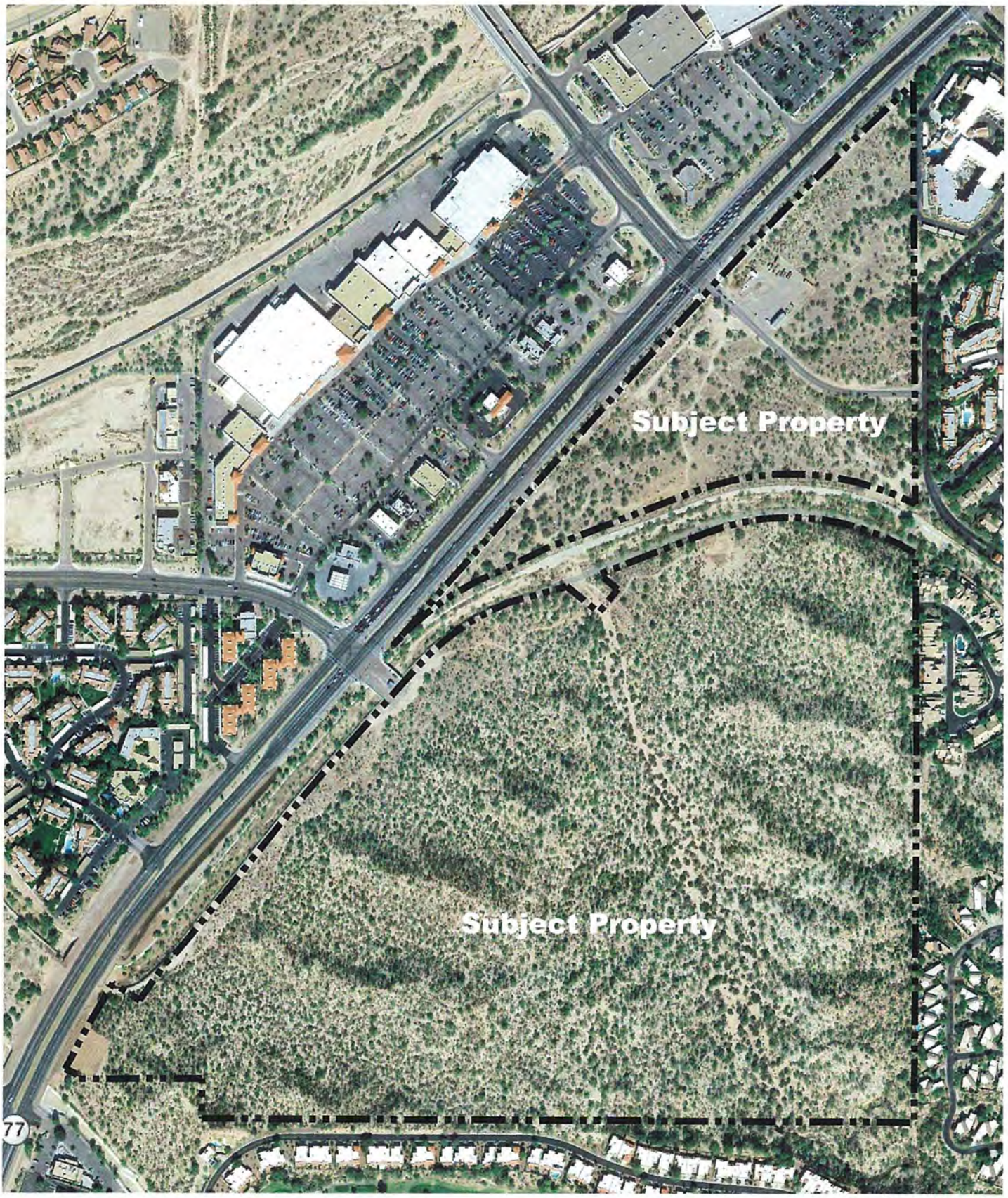
The subject property is currently zoned Oro Valley Town Centre Planned Area Development.

6. Acreage

The total acreage being included in this PAD is 141.2 acres.

7. Building Heights on Adjacent Properties

Existing building heights in the immediate area consist primarily of single-family homes at 24 feet, apartments in La Reserve at 35 feet. The assisted living development to the north is three stories and approximately 35 feet in height. The regional commercial center to the west has height limitations of 33 feet.



2009 AERIAL PHOTOGRAPHY

Exhibit A-3: Aerial Photograph

1" = 500'

2-9-2011
WLB No. 181057-R011

The WLB Group WLB

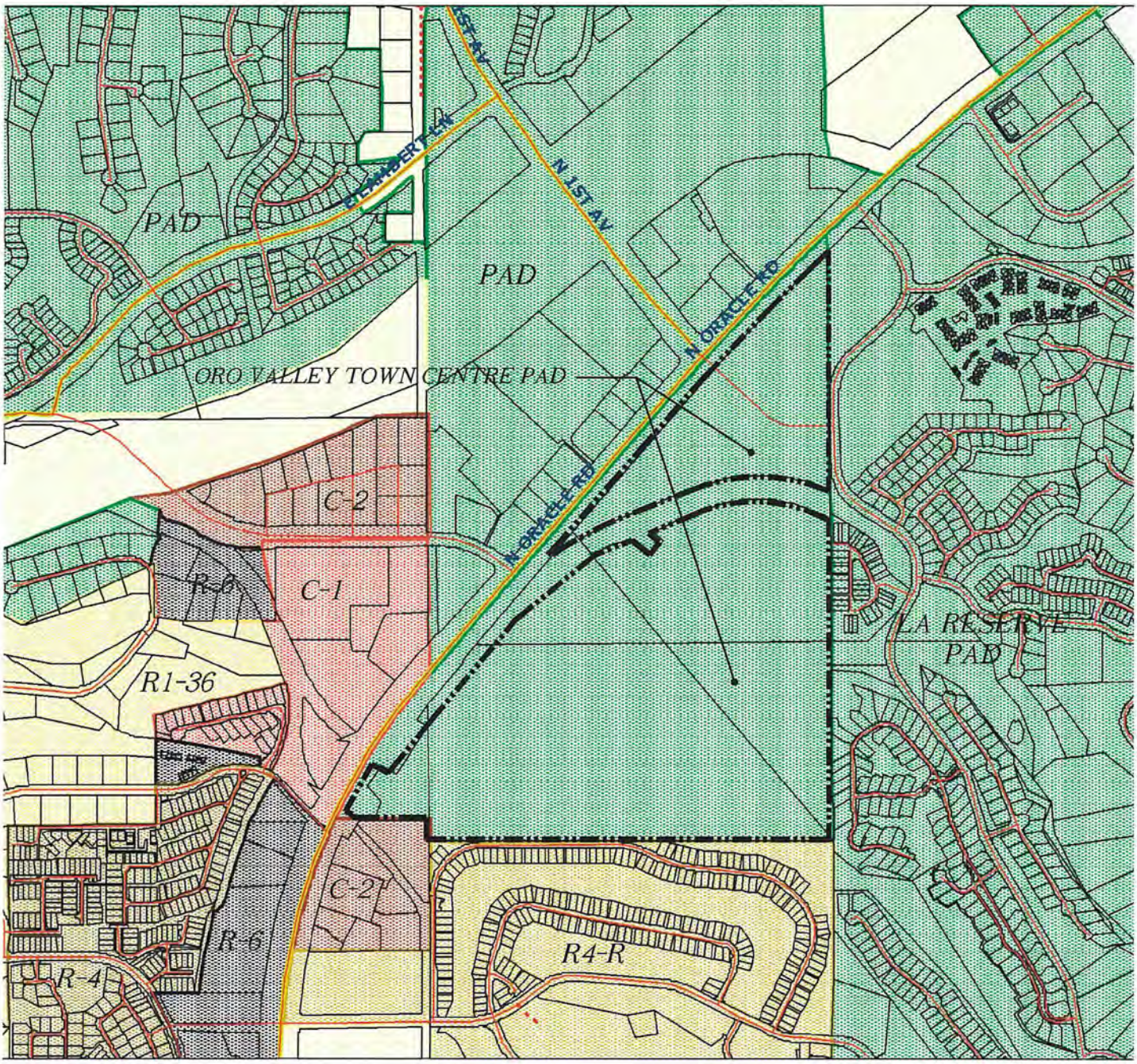


Exhibit A-4:
Existing Zoning

1" = 1000'

The WLB Group WLB

04.29.2002
WLB No. 181057-A-007
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B. TOPOGRAPHY

1. Topographic Characteristics: South of Oracle Road and its accompanying side wash (Rooney Wash) lie the foothills, which are the eroded or incised alluvial fans of the Santa Catalina Mountains, and more specifically the northwestern face of Pusch Ridge. They are similar in makeup and character to the foothills in the Tortolita fan to the north with the exception that they form a tilting plane sloping downward to the northwest offering excellent views back to the Santa Catalina Mountains. The hills consist of sand and gravel aggregate with no stone outcroppings. The gravel tends to be slightly larger stones due to the proximity of the mountains from which they eroded. The slope areas, 0 to 15 percent, 15 to 25 percent, and in excess of 25 percent, are shown on Exhibit B-2, Slope Analysis.

2. Other Topographic Observations:

   a. There are no significant restricted peaks or ridges on or immediately adjacent to the site.

   b. There are no rock outcrops. This finding is concluded by:

      1. Aerial photographic study, which gives no indication of submerged ridge alignments.

      2. Observation of gravel pits, development excavations, and road cuts in all areas surrounding the site, including North 1st Avenue, the Henry Zipf borrow pit, the Conquistador, and the La Reserve Project.

      3. Soil maps and texts, which generally indicate deep gravel soils and the general characteristics of ancient river washes and alluvial fans.

      4. Extensive site visits looking for evidence (ground truth).

NOTES:
CONTOUR INTERVAL = 1 FOOT
INDEX CONTOURS ARE EVERY 5TH CONTOUR

EXHIBIT B-1: SITE TOPOGRAPHY

1" = 500'

The WLB Group WLB

4.27.2011
WLB No. 181057-R011

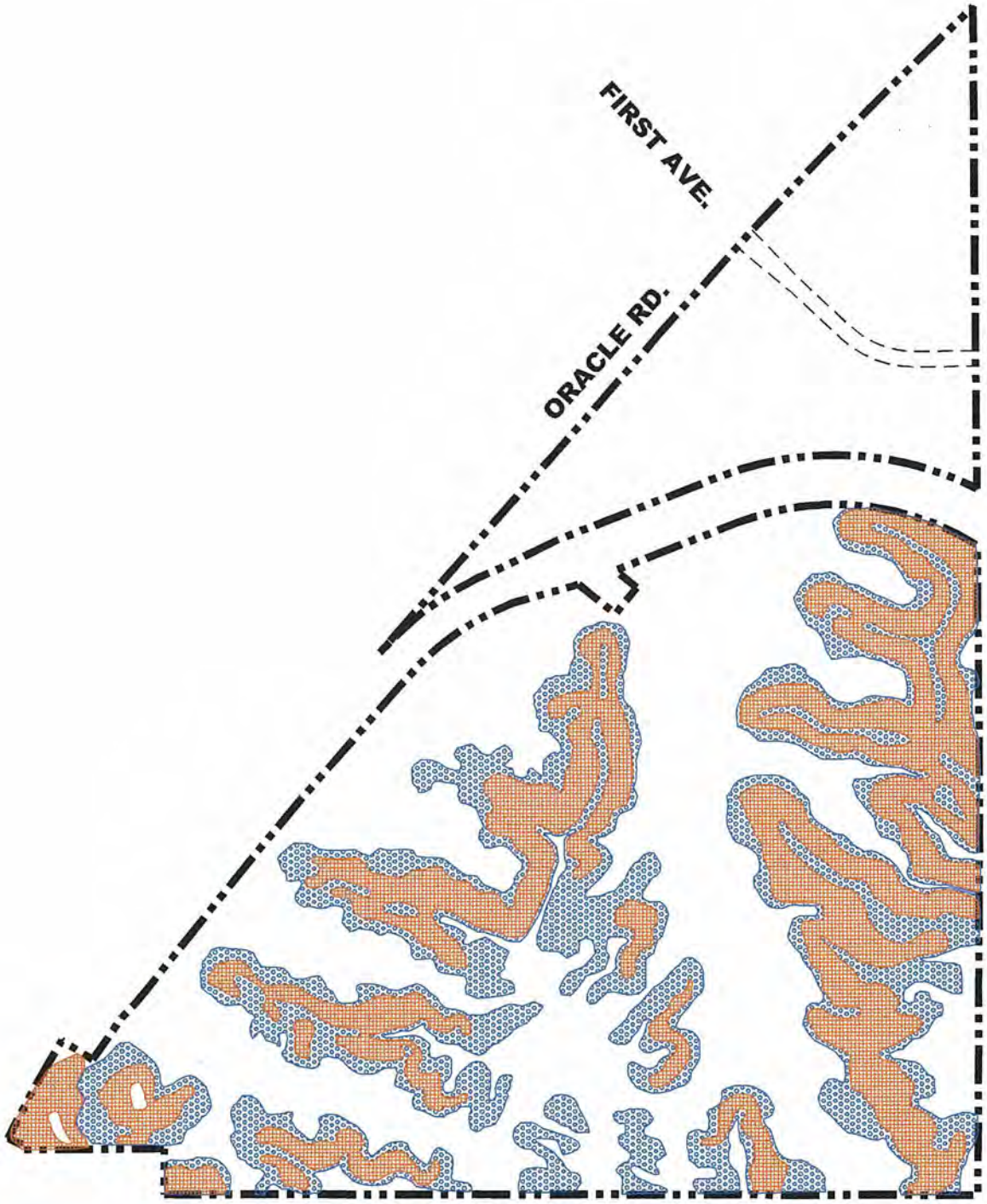

EXHIBIT B-2:
SLOPE ANALYSIS

15-25% SLOPES
>25% SLOPES

1" = 500'

The WLB Group WLB

4.28.2011
WLB NO. 181007-R011

C. HYDROLOGY

1. Offsite Drainage

Offsite storm water flow enters the site form the east and the southeast. Drainage conveyed through a residential development adjacent to Rooney Ranch enters the site from the east. Drainage from the southeast is conveyed from Pusch Peak to Rooney Ranch through natural topography as well as the Sheraton El Conquistador Pusch Ridge Golf Course.

2. Hydrology Results

Four soils groups have been identified at the site:

- Pinaleno-Nickel-Palos Verdes (28C), which consists of 80 percent soil type B and 20 percent Soil Type D.
- Arizo-Riverwash Complex (34), which consists of 100 percent Soil Type B.
- Pinaleno Very Cobbly Sandy Loam (28A), which consists of 100 percent Soil Type B.
- Oracle Romero Rock Outcrop Complex (31A), which consists of 100 percent Soil Type D.

Five watersheds have been defined at the site for pre-developed conditions. Watershed areas range from 55.5 to 1,842.5 acres, with corresponding 100-year peak discharges ranging from 379 to 10,619 cfs. The basin runoff factors used were 0.025 and 0.030; vegetative cover densities of 25, 30 and 40 percent were used to model natural and landscaped areas.

3. Table of 100-Year Peak Discharges

Concentration Point	Drainage Area (AC)	Q100 (cfs)
1	46.3	345
2	883.80	3,480
3	174.12	1,125
4	584.42	2,507
5	N/A	4,752

(Preliminary Drainage Report (separate document) has been prepared for this site and is available upon request)

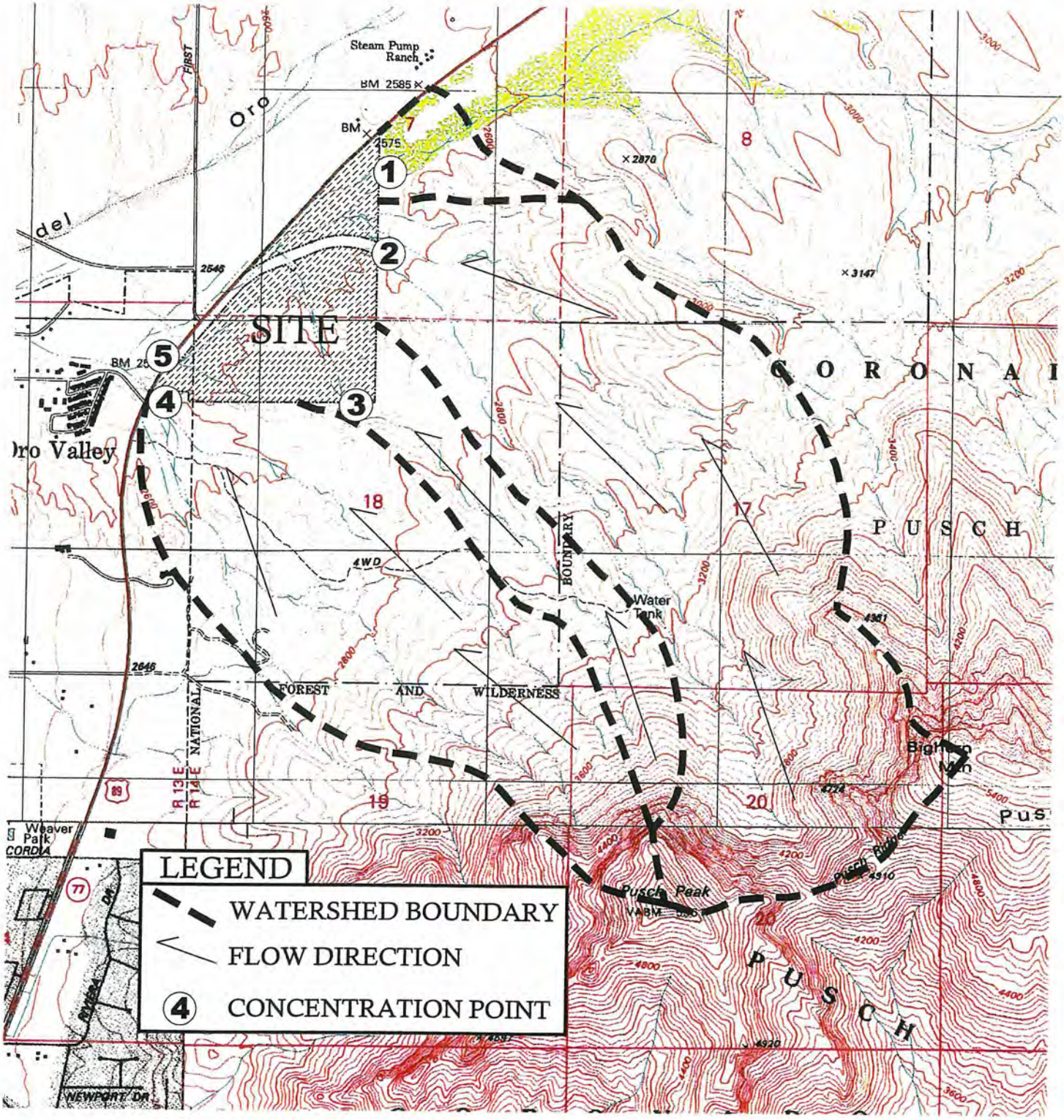

EXHIBIT C-1: OFFSITE WATERSHEDS

CONCENTRATION POINT	DRAINAGE AREA (AC)	Q100 (CFS)
1	46.3	345
2	883.80	3480
3	174.12	1125
4	584.42	2507
5	N/A	4752

1" = 2000'

The WLB Group WLB

07.10.2003
WLB NO. 181057-A007
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CONCENTRATION POINT	Q100 (CFS)
1E	380
1.1E	213
1.3E	116
2E	70
3E	92
3.1E	50
7E	1495
7.1E	1125
12E	97
13E	57
14E	113
15E	4752
15.1E	3480
16E	54

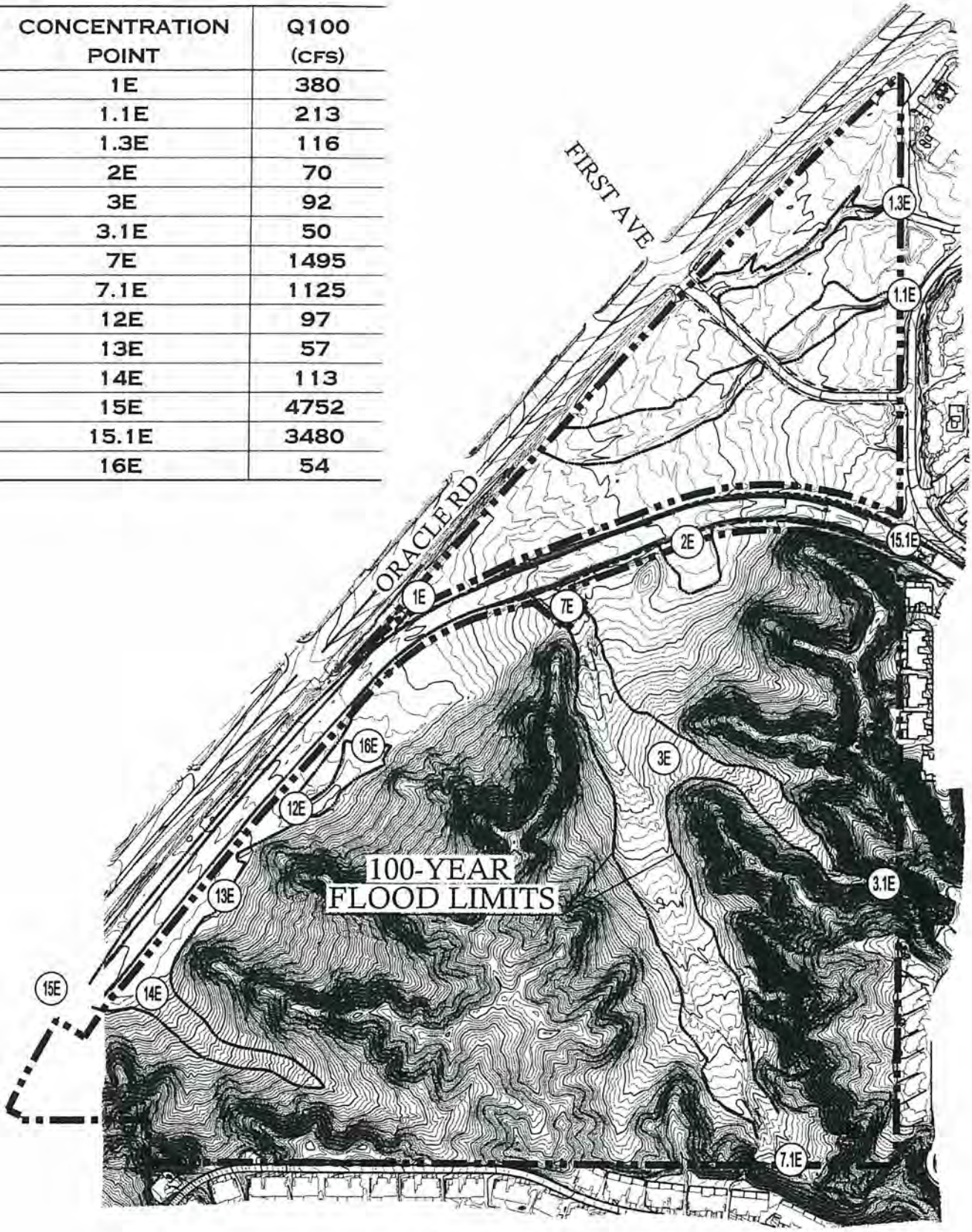

EXHIBIT C-2:
100-YEAR FLOOD LIMITS FOR FLOODPLAINS WITH FLOWS OF 50 CFS OR GREATER

1" = 500'

The WLB Group WLB

07.10.2003
WLB NO. 181057-A-007
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D. VEGETATION

1. Vegetative Region

According to the Soil Conservation Service (Map 7-02226), the site is located well within the Central Arizona Basin and Range area designation. The area is typically mountains and valleys with considerable alluvial deposition. The alluvial plains and fans are cut down further by intermittent streams and washes. It is a semi-arid desert and according to Brown (Biotic Communities, 1994, pp. 200-203), the typical vegetation of the Rooney Ranch would fall within the classification of the Arizona Upland Division of the Sonoran Desert.

2. General Plant Community on Site

Within the Arizona Upland Subdivision, the plant communities generally associated with the site are those commonly found along valley bottoms and washes as well as the very lowland edge of foothills and alluvial fans. The site has representation from three communities.

a. Saguaro/Palo Verde (Upland Community): This is a mature plant community found near the base of mountains ranges in the foothill areas. As one moves downward and away from the range and foothills, saguaro and ocotillo occur less frequently. The Rooney Ranch is on the very outer margin of the Pusch Ridge foothills along the southern edge of the property near the La Reserve and El Conquistador tracts. The northern areas of the ranch are so distant from the Tortolita range and foothill influences in terms of plant communities that very little evidence of the Saguaro/Palo Verde Community group is evident. The community is most evident with 25 to 30 specimen saguaro cacti in the higher elevations in the extreme southeast corner of the ranch adjacent to La Reserve (See Exhibit D-1, Vegetative Communities Exhibit).

Primary Species: Foothills Palo Verde, Saguaro

Other Species: Whitethorn and Catclaw Acacias, Mesquite, Cholla Cactus, Barrel Cactus, perennial grasses and flowers, Bursage, Brittlebush, Pincushion Cactus, and Prickly Pear.

b. Foothills Palo Verde/Cholla Cactus (Upland Community): This plant community is generally associated with the more common, well drained, uplands between the foothills and the river washes. It is similar to the foothills community but with less diversity. This plant group occurs in the hill areas south of Oracle Road below the Saguaro Cacti locations.

Primary Species: Foothills Palo Verde (very common), Whitethorn, Catclaw Acacias, and Cholla Cactus.

Other Species: Mesquite, Bursage, Creosote, Barrel Cactus, Brittlebush, Desert Hackberry, Crucifixion Thorn, Pincushion Cactus, and perennial grasses and flowers.

c. Whitethorn/Catclaw Acacias (Desert Riparian Communities): This plant community is focused primarily in the flat alluvial plans of the valley floor.

Primary Species: Mesquite, Whitethorn and Catclaw Acacia, Desert Hackberry and Desert Broom.

Other Species: Blue Palo Verde, Desert Willow, Turpentine Bush, Creosote, and perennial grasses and flowers.

3. Cumulative Plant Inventory/List

Trees

Acacia constricta	Whitethorn Acacia
Acacia smallii	Sweet Acacia
Acacia greggii	Catclaw Acacia
Canotia holocantha	Crucifixion Thorn
Cercidium microphyllum	Foothills Palo Verde
Cercidium floridum	Blue Palo Verde
Chilopsis linearis	Desert Willow
Prosopis veluntina	Mesquite
Eucalyptus	

Shrubs

Ericameria larcifolia	Turpentine Bush
Asclepias subulata	Milkweed
Baccharis sarathroides	Desert Broom
Celtis pallida	Desert Hackberry
Encelia farinosa	Brittlebush
Fouquieria splendens	Ocotillo
Ambrosia deltoidea	Triangle-Leaf Bursage
Larrea tridentata	Creosote Bush
Sapindus saponaria.	Soapberry
Yucca elata	Soaptree Yucca

Cactus

Carnegiea gigantea	Saguaro
Echinocereus fasciculatus	Pincushion Cactus
Ferocactus wislizenii	Fish-Hook Barrel
Opuntia arbuscula	Pencil Cholla
Opuntia bigelovii	Teddy-Bear Cholla
Opuntia fulgida	Chain-Fruit Cholla
Opuntia leptocarpus	Desert Christmas Cactus
Opuntia phaecantha Var.	Discanta Prickly Pear
Opuntia versicolor	Staghorn Cholla

Ground Covers

Ericameria larcifolia	Turpentine Bush
Baileya multiradiata	Desert Marigold

4. Threatened or Endangered Species

a. There are no known federally listed threatened or endangered species on the site.

5. Vegetation Density

Aerial Photo interpretation (canopy cover) and ground truth (site examination) were used to grade the site in terms of tree and shrub cover density.

Low Density Coverage	0% - 25%
Medium Density Coverage	25% - 75%
High Density Coverage	75% - 100%

a. Saguaro/Palo Verde Community: The foothills Palo Verdes range in canopy size from 7 to 15 feet with a few larger specimens of as much as 25 feet. The various Acacias in the upland area range between 7 and 12 feet. They are typically spaced over the hills with a medium density cover of approximately 35 percent to 45 percent.

b. Foothills Palo Verde/Cholla Cactus Community: Since most of this community exists on the hills and slopes to the washes and riparian areas, the cover is of medium density with fairly large Palo Verdes typically of the 10 to 20 foot range. Acacias tend to be slightly larger and in the 10 to 15 foot range. As in the other upland community, the canopies appear to almost be mechanically spaced, causing a "stippled" look on the landscape. Cover is generally in the 35 percent to 45 percent range.

c. Whitethorn/Catclaw Acacias (Desert Riparian): On the site, the riparian community is really a series of dense groves of Acacias (15 to 20 feet) and Blue Palo Verdes and Mesquites (20 to 25 feet) interspersed with open sand and gravel washes, which have little or no vegetation. Sixty to seventy percent of this community, which followed the immediate edges of the washes, were displaced by the stabilized embankments, drainage channel work, and bridge approaches.

6. Vegetative Characteristics and Usage

a. Scenic Value: Typically, the riparian communities are comparatively rich, diverse, and give the wash areas an attractive verdant appearance. The value of the less dense upland vegetation serves less as a shading and screening material than it does preserving the "sense of place" that is the Arizona desert.

b. Screening and Buffering: As it stands, the vegetation has limited screening and buffering value. In effect, it will likely need to be relocated and densified to serve such purposes. The site and its vegetation, however, provide an excellent nursery for plant material, which can be reworked around sensitive development.

c. Soil Stabilization: Much of the wash and bank stabilization is artificial. However, there is ample evidence that the vegetation elsewhere protects the site from wind and water erosion.

d. Uniqueness: As previously noted, the uniqueness lies in its presentation as a native desert environment apart from other regions of the country. The combination of vegetation and the two mountain ranges causes the Oro Valley site to be very unique even within the Tucson region. There are no unique or rare species of plants known to be on the site.

7. Significant Vegetation Survey

Exhibit D-3 maps the significant vegetation on site as determined by field reconnaissance and aerial photographs.

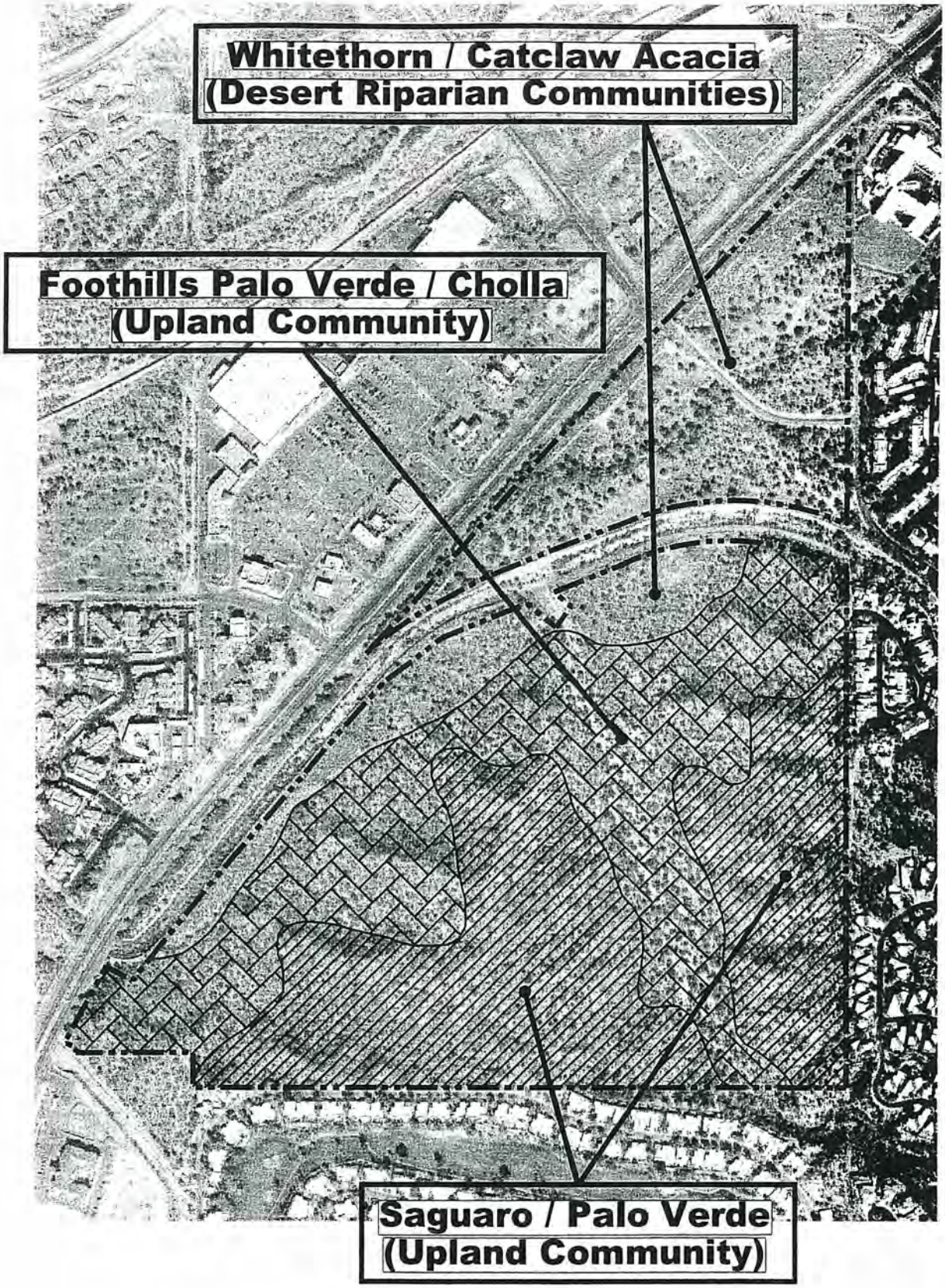

EXHIBIT D-1:
VEGETATIVE COMMUNITIES

1"=600'

The WLB Group WLB

04.29.2002
WLB No. 181057-A-007

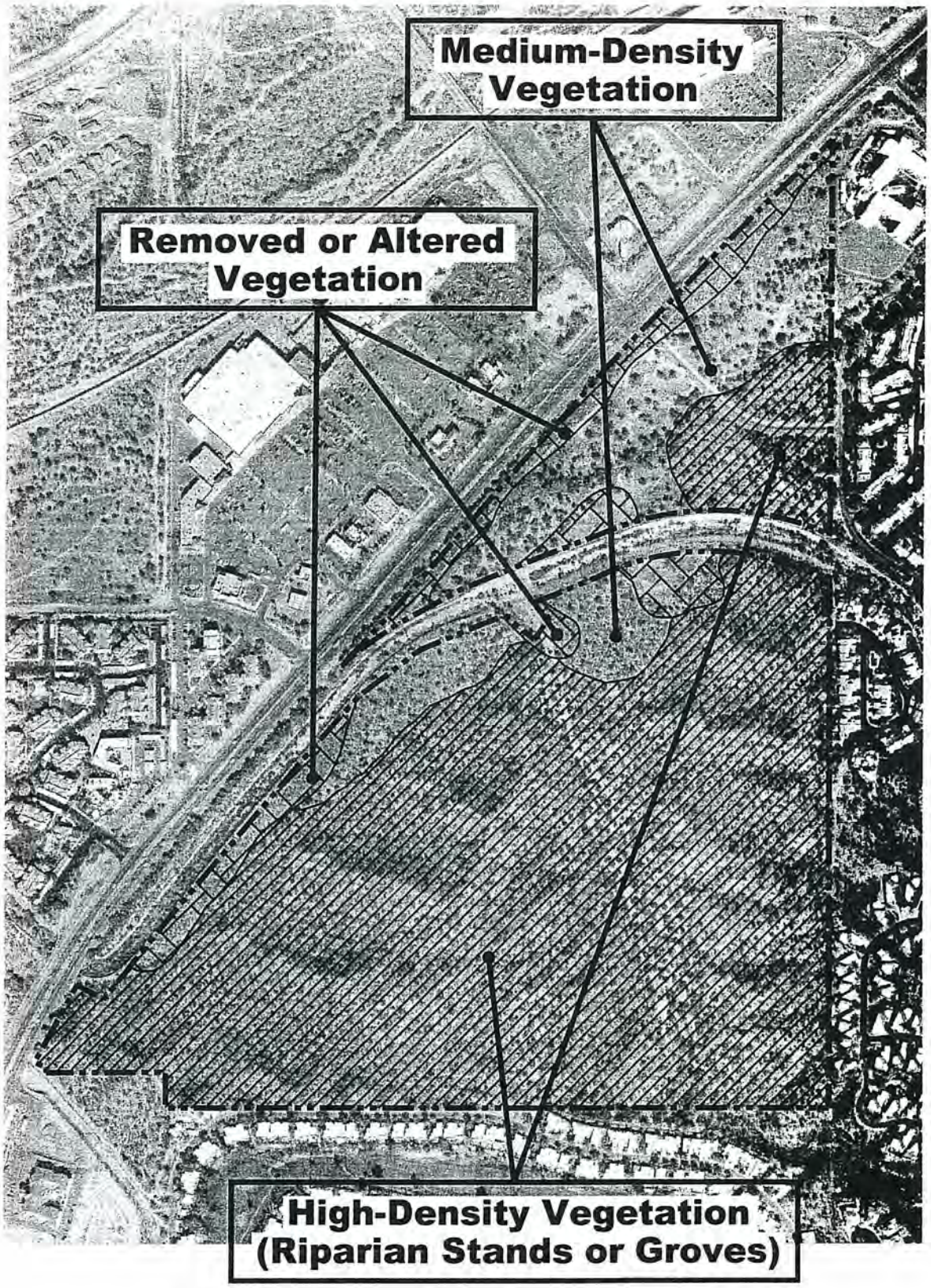

EXHIBIT D-2: VEGETATIVE DENSITIES

1"=600'

04.29.2002
WLB No. 181057A-007
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The WLB Group WLB

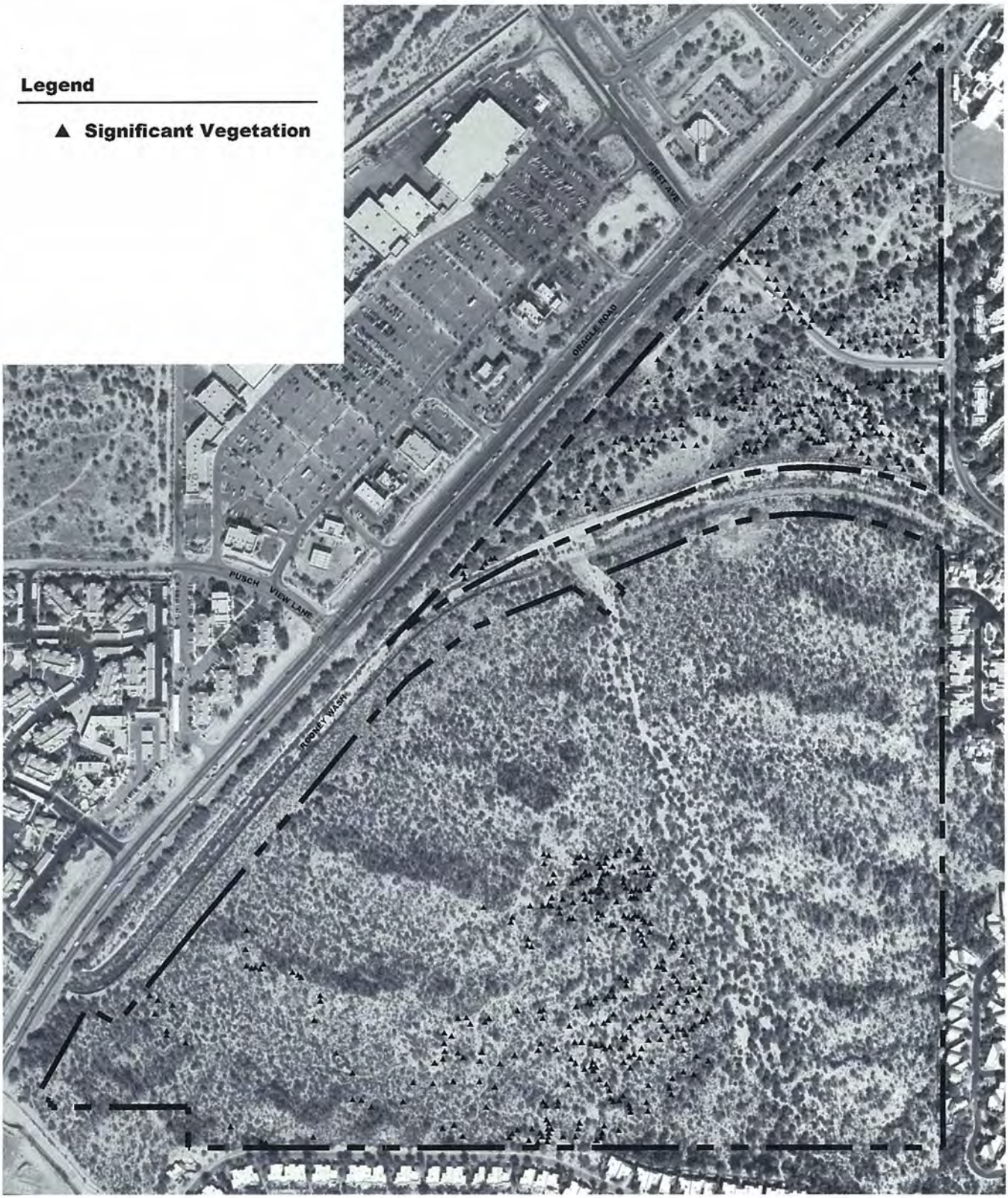

Exhibit D-3:
Significant Vegetation Survey

N.T.S.

4.27.2011
WLB No. 181057-R011

The WLB Group WLB

E. WILDLIFE

1. Letter (Exhibit E-1): A letter has been included, concerning wildlife and habitat areas of the Rooney Ranch, from the Tucson Regional Office of the Arizona Game and Fish Department, Ms. Sherry A. Ruther, Region V (Observations made on Section 7, Township 12 South, Range 14 East).

2. Description of Wildlife Habitats

   a. Federal and State listed threatened or endangered species - Only one is listed, and is the Cactus Ferruginous Pygmy-Owl. Surveys have been continuously conducted over the past 9 years. The most recent survey was conducted on 10/26/2010. To date, these surveys have provided negative results. These studies are available upon request.

THE STATE OF ARIZONA
GAME AND FISH DEPARTMENT
2221 WEST GREENWAY ROAD, PHOENIX, AZ 85023-4399
(602) 942-3000 • WWW.AZGFD.COM

GOVERNOR
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DIRECTOR
DUANE L. SHROUFE
DEPUTY DIRECTOR
STEVE K. FERRELL

Tucson Office, 555 N. Greasewood Rd., Tucson, AZ 85745

August 2, 2001

Mr. Gustav Orland
The WLB Group
4444 E. Broadway Blvd.
Tucson, Arizona 85711

Re: 144-Acre Parcel at Oracle Road and 1st Avenue; T12S, R14E, Sections 7 & 18.

Dear Mr. Orland:

Due to excessive workloads and limited personnel availability, the Arizona Game & Fish Department (Department) is, at this time, only able to provide you with limited information regarding your proposed project. Enclosed, you will find a set of recommendations that relate to Federal/State regulatory compliance and 'wildlife friendly' development practices. Also included is a list of special status species that are known to occur in the vicinity of the above-referenced parcel. This list is based on the review of records in the Department's Heritage Data Management System[1] (HDMS). Any of these species are likely to occur on-site to the degree that the parcel provides the species' habitat requirements. For information that will assist you in identifying the on-site native vegetation communities and their values as wildlife habitat, the Department recommends the following references:

- Brown, D.E. (ed). 1994. *Biotic Communities - Southwestern United States and Northwestern Mexico.* University of Utah Press, 342 pp.
- Shaw W.W., L.K. Harris, M. Livingston, J.P. Charpentier, and C. Wissler. 1996. Pima County Habitat Inventory - Phase II. Arizona Game & Fish Dept. Contract No. G50028-001, Phoenix, AZ. 94pp. (Pima County maintains GIS coverages from this report.)
- Pima County's 1986 Map of Critical and Sensitive Wildlife Habitats.

[1] Information contained in the Department's HDMS is dynamic and updated on a periodic basis. Any information, therefore, is likely to become outdated shortly after its release. Such information is intended to serve as a guide regarding what species may be found in a particular area. It does not represent the results of comprehensive species-specific surveys.

AN EQUAL OPPORTUNITY REASONABLE ACCOMMODATIONS AGENCY

EXHIBIT E-1: ARIZONA GAME AND FISH DEPARTMENT LETTER (PAGE 1 OF 4)

Federal/State Regulatory Compliance:

The following measures that relate to Federal/State regulatory compliance should be applied when appropriate.

- It appears that the subject parcel falls within Zone 2 of the Cactus Ferruginous Pygmy-Owl Survey Zones. Apply the Guidance for Private Landowners from the U.S. Fish & Wildlife Service (USFWS) and contact them as appropriate. The Landowner Guidance and accompanying information can be found in the Documents Library section of the USFWS's website: http://arizonaes.fws.gov/.

- If plants protected under the Arizona Native Plant Law are likely to occur on the subject parcel, contact the Arizona Department of Agriculture for additional information regarding potential restrictions which may apply to the salvage or removal of plant species.

James McGinnis
Manager, Native Plant Law
Plant Services Division
Arizona Dept. of Agriculture
1688 W. Adams
Phoenix, Arizona 85007
602/542-3292

- Adhere to the attached tortoise handling guidelines for development projects if Sonoran desert tortoise are likely to occur on the subject parcel.

- Contact the Department's Tucson Regional Office immediately for direction regarding the disposition of an active bat roost site(s) if one is found on the property.

- During pre-construction and construction activities, contact the Department's Tucson Regional Office immediately for direction regarding the disposition of an active raptor nest(s) if one is found on the property. (Please note that an active raptor nest can also be located in a burrow as well as the more common arboreal situation. Nests of the burrowing owl are one example.)

Landscape Design/Site Planning:

The recommended landscape design and site planning practices are practices beneficial in maintaining habitat elements compatible with native desert wildlife. Implementation of these landscape design/site planning practices will not totally mitigate for the loss of native desert habitats, however, evidence shows that incorporation of these practices will foster the retention of those native wildlife species which can exist in urban/suburban environments. The Department recommends these landscape/site planning practices be implemented as part of any anticipated on-site development.

EXHIBIT E-1:
ARIZONA GAME AND FISH DEPARTMENT LETTER
(PAGE 2 OF 4)

- Maximize the amount of interconnected open space within the development.
- Utilize native plant species for all on-site vegetation and revegetation.
- Employ revegetation schemes that re-establish and maintain vertical diversity (ground cover, shrub layer, and canopy cover) with native plant species.
- Retain in place or salvage woody vegetation including saguaros and ironwoods (mature adults as well as immatures).
- Maintain the vegetative and hydrologic integrity of all washes, especially those which Pima County's 1986 Map of Critical and Sensitive Wildlife Habitats identifies as Class I or II Riparian Habitats.

Please call me at 520/628-5982 Ext. 137 if you have questions.

Sincerely,

Sherry A. Ruther
Habitat Specialist

SAR:sr

cc: Bob Broscheid, Project Evaluation Program Supervisor, Habitat Branch, PHX (AGFD Log No.7-10-01/16a)
Sherry Barrett, USFWS, Assistant Field Supervisor, Az Ecol. Services Field Ofc, TUC
James McGinnis, AZ Dept. of Ag, Plant Services Div., PHX

Attachments

C:\PROJECTS\CITIES\OROVLLY\144@1" & Oracle.doc

EXHIBIT E-1:
ARIZONA GAME AND FISH DEPARTMENT LETTER
(PAGE 3 OF 4)

Special Status Species within 5 miles of T12S,R14E Sec 7, 18

Arizona Game and Fish Department, Heritage Data Management System
July 24, 2001

Scientific Name	Common Name	ESA	USFS	BLM	WSCA	NPL
ABUTILON PARISHII	PIMA INDIAN MALLOW	SC	S			SR
AGAVE SCHOTTII VAR TRELEASEI	TRELEASE AGAVE	SC	S			HS
CALEPHELIS RAWSONI ARIZONENSIS	ARIZONA METALMARK		S			
CHOERONYCTERIS MEXICANA	MEXICAN LONG-TONGUED BAT	SC		S	WC	
CNEMIDOPHORUS BURTI STICTOGRAMMUS	GIANT SPOTTED WHIPTAIL	SC	S	S		
FALCO PEREGRINUS ANATUM	AMERICAN PEREGRINE FALCON	SC	S		WC	
GLAUCIDIUM BRASILIANUM CACTORUM	CACTUS FERRUGINOUS PYGMY-OWL	LE			WC	
GOPHERUS AGASSIZII (SONORAN POPULATION)	SONORAN DESERT TORTOISE	SC			WC	
HACKELIA URSINA	CHIHUAHUAN STICKSEED		S			
HEDEOMA DENTATUM	MOCK-PENNYROYAL		S			
HERMANNIA PAUCIFLORA	SPARSELEAF HERMANNIA		S			
MUHLENBERGIA XEROPHILA	WEEPING MUHLY		S			
NOTHOLAENA LEMMONII	LEMMON CLOAK FERN	SC				
RANA YAVAPAIENSIS	LOWLAND LEOPARD FROG	SC	S		WC	
THELYPTERIS PUBERULA VAR SONORENSIS	ARAVAIPA WOOD FERN			S		

Critical Habitat for the cactus ferruginous pygmy-owl within project area (~ 3 miles west). AGFD #7-10-01(16a); Oro Valley.

EXHIBIT E-1:
ARIZONA GAME AND FISH DEPARTMENT LETTER
(PAGE 4 OF 4)

F. SOILS

1. Floodplains: The site is protected by a series of engineered drainageways consisting of an excavated channel with soil cement sides and backfill. The underlying soils, however, are typical of a major geological floodplain.

2. Soils Exhibit and Development Suitability: There are three soil groups within the subject property (Exhibit F-1, Soils) and these soil groups are per the U.S. Department of Agriculture, Natural Resources Conservation Service:

   a. Comoro Sandy Loan #19 (Group B) – This soil complex occurs on slopes of 0 to 2% and typically exists in flood plain areas at elevations of 2,600 to 3,800 feet. It is typical in areas of 12 to 16 inches of precipitation. This soils complex consists largely of Comoro and similar soils (80%). (21 Acres or ~15% of the site)

   b. Combate Gravelly Loamy Coarse Sand #18 (Group B) – This soil complex occurs on slopes of 2% to 8% and typically exists in alluvial fans at elevations of 2,900 to 4,600 feet. It is typical in areas of 12 to 16 inches of precipitation. This soils complex consists largely of Combate and similar soils (85%). (32 acres or ~23% of the site)

   c. Sasabe-Caralampi Complex #73 (Group B 40% and Group C 60%) - This soil complex occurs on slopes of 1% to 15% and typically exists in fan terraces at elevations of 3,100 to 3,700 feet. It is typical in areas of 12 to 16 inches of precipitation. This soils complex consists largely of Sasabe and similar soils (45%) and Caralampi and similar soils (30%). (88 acres or ~62% of the site)

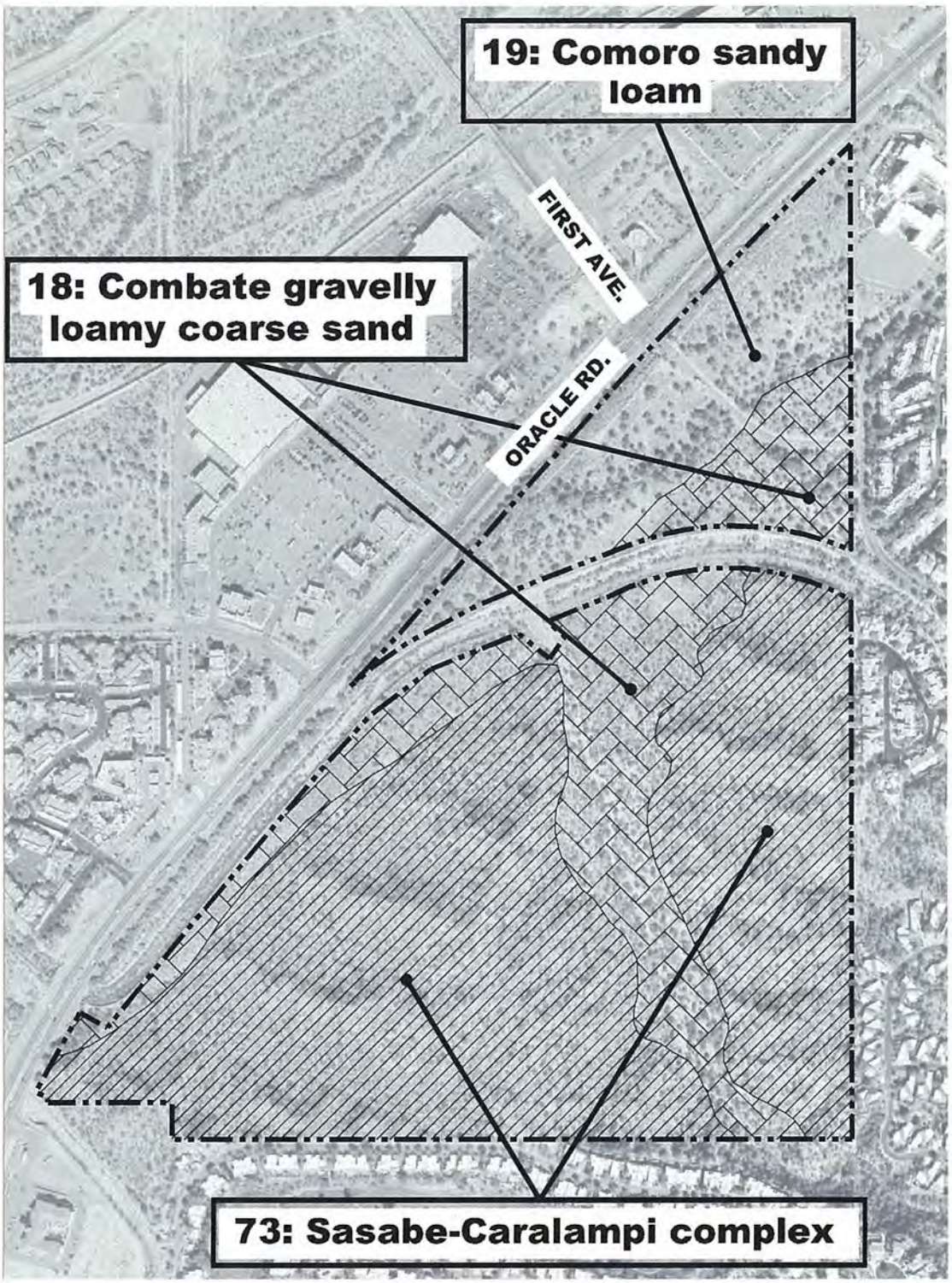

EXHIBIT F-1:
SOILS ANALYSIS

1"=600'

4.27.2011
WLB No. 181067-R011

The WLB Group WLB

G. VIEWS/VISTAS

1. Important Vistas from the Site (Exhibit G-1, 1a)

The site is primarily made up of three general view areas:

a. Views from the central area (between Oracle Road and the base of the foothills south of Oracle Road) are the low, flat parcels with limited views primarily to the panorama of the Catalina Mountains or Pusch Ridge to the south and east. Due to the of the ridgelines north of 1st Avenue and southwest on Oracle Road, the Tortolita and Tucson Mountains are completely obscured. Instead, the development on the foothills surrounding the "central plain" will provide limited middle range views.

b. Views from the south foothill area (the area south of the Rooney Wash) are perhaps the most comprehensive in terms of views. The strongest and most immediate viewplane is to the south and around to the east, which takes in the Catalina Mountains or Pusch Ridge, which are virtually upslope from the site. The ridge is so close and so completely dominant that it can be viewed from virtually any point on the south foothills area. The foothills are also high enough in elevation and far enough south of the ridgeline north of the Canada del Oro that a panorama view of the Tortolitas is available to all of the ridge tops and sides. These same locations also afford another interesting and valued vista of the opening across the upper plains between the Catalina and Tortolita. The higher elevations along the western boundary of the south foothills area also afford a distant view of the Tucson Mountains.

2. Important Vistas to the Site - Onsite Views (Exhibit G-2, 2a, 2b, 2c)

Views onto and toward the site are equally as important as views from the site. Buildings and other site elements should be placed in a manner sensitive to the viewsheds created by access corridors leading to the site. The uniqueness of this site stems from its form as a central bowl into which all approaches focus. In other words, the intersection of Oracle Road and North 1st Avenue is a natural focal point when the site is viewed from all directions. Both sides of a gravel ridge to the north as viewed from the perimeter of the "bowl" serve as a secondary focus.

a. Approaching northbound on Oracle Road - As you round the corner near the entrance to the El Conquistador Resort, the projected mixed use area on the broad and flat middle area comes into view below. The southern commercial elements of the proposed development south of Oracle Road come into view just before the bottom of the hill on Oracle Road

b. Approaching southbound on North 1st Avenue, and above the bridge over the Canada Del Oro Wash, one is provided with a full panoramic view of the mixed use development.

c. When viewing the site from the southern foothill area, the commercial hub area of the town is most obvious below.

d . The north-side foothills "bowl" affords very locally contained intimate views to the surrounding ridges as well as to Pusch Ridge in the distance.

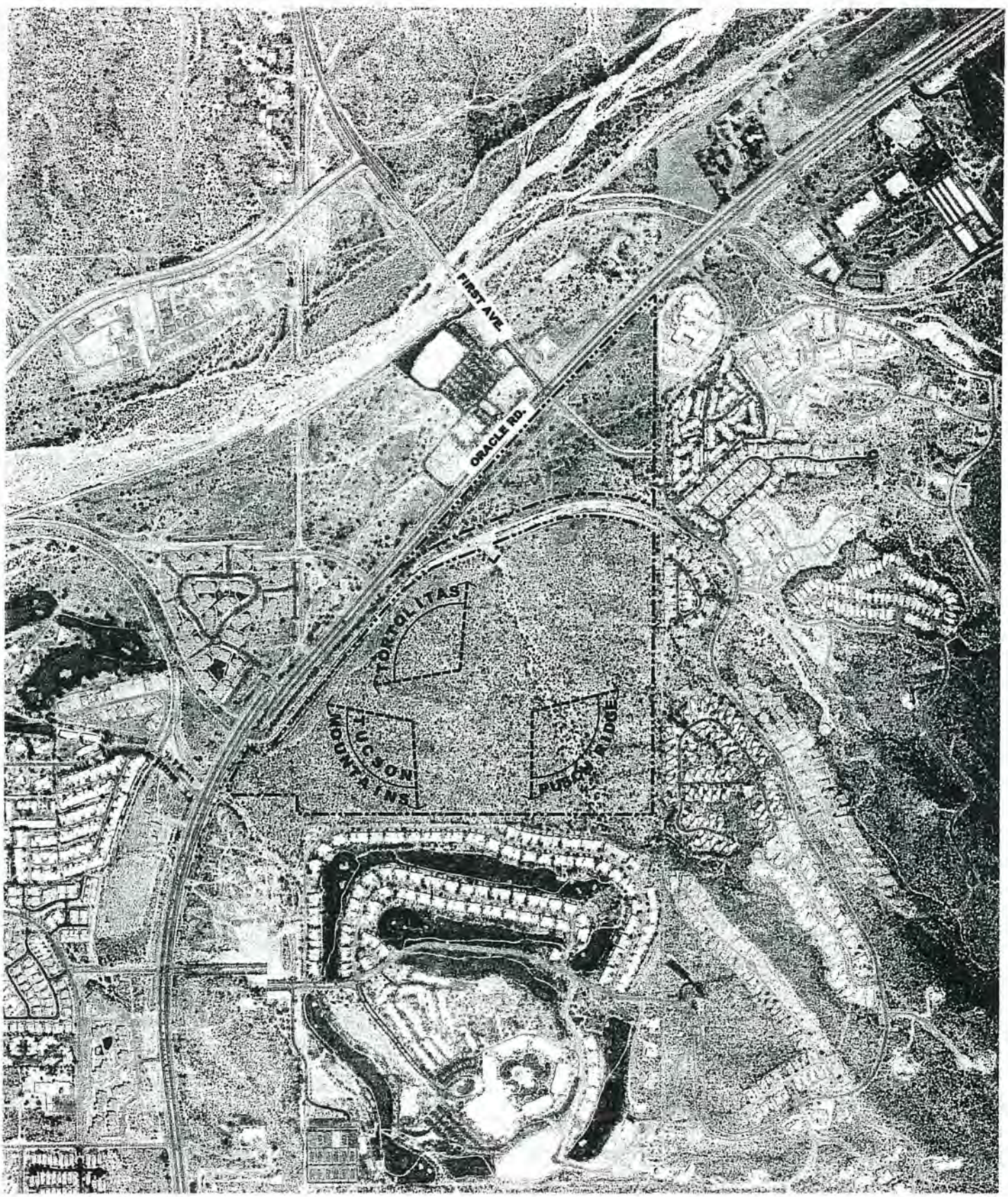

EXHIBIT G-1: VIEWS FROM SITE

1"=1000'

The WLB Group WLB

04.23.2002
WLB NO. 181057.A007
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View of Pusch Ridge

View of Tucson Mtns

View of Tortolitas

EXHIBIT G-1A:
PHOTOS OF VIEWS FROM SITE

The WLB Group WLB

04.29.2002
WLB NO. 181057A-007
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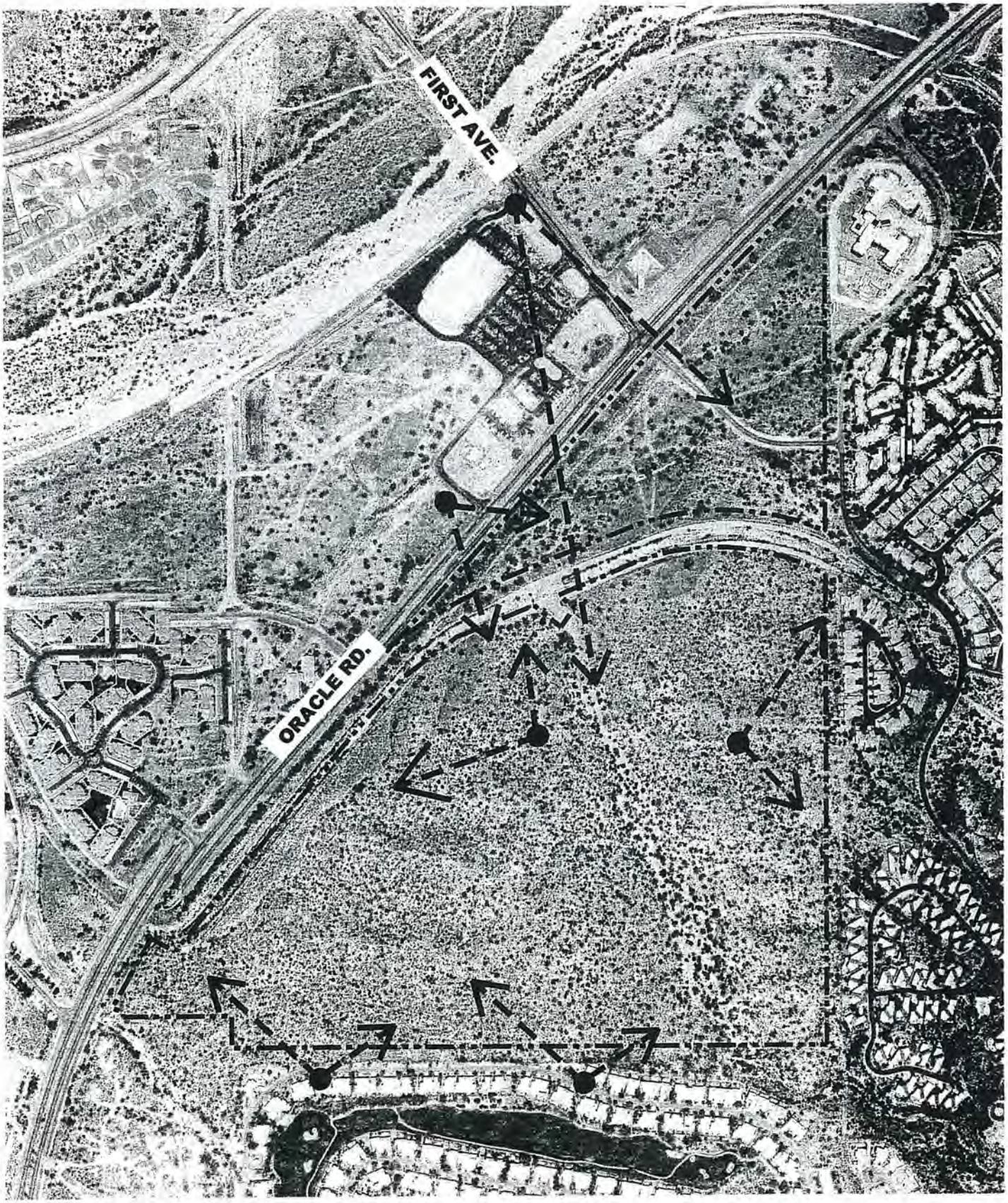

EXHIBIT G-2:
ON-SITE VIEWS

1"=600'

The WLB Group WLB

04.29.2002
WLB No. 181057-A-007
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View From 1st Ave.

View From Blockbuster

EXHIBIT G-2A:
PHOTOS OF ON-SITE VIEWS

The WLB Group INC. **WLB**

04.29.2002
WLB NO. 181057-A-007
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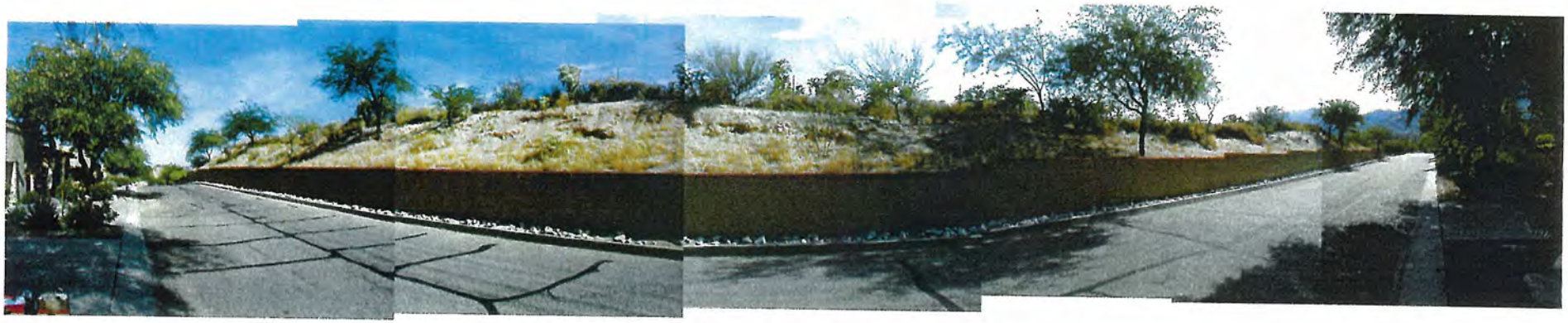
View A From El Conquistor Townhomes



View B From El Conquistor Townhomes

Exhibit G-2b: Photos of On-Site Views

The WLB Group WLB

04.29.2002
WLB NO. 181057-A-007
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View to Rooney Commercial Center

Exhibit G-2c:
Photos of On-Site Views

The WLB Group INC. **WLB**

04.29.2002
WLB NO. 181057-A-007
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H. TRAFFIC

1. Existing and Proposed Streets

Access to the Oro Valley Town Centre PAD is provided from Oracle Road (State Highway 77), 1st Avenue and La Reserve Drive. Oracle Road provides access from the north and south and 1st Avenue from the west. Oracle Road is a major link between Tucson and the communities of Catalina, Oracle and San Manuel to the north as well as Rancho Vistoso. 1st Avenue to the north and west connects with Tangerine Road, which is a major arterial roadway providing access between Interstate10 to the west and Oracle Road.

2. Arterial Streets within One Mile of Project

Oracle Road

a. The right-of-way is 200 feet.
b. This right-of-way conforms to the standards for Major Arterial roads as outlined in the Oro Valley General Plan.
c. Public ownership.
d. The rights-of-way are continuous along the frontage of the subject property.
e. The road contains 6 travel lanes and the posted speed limit is 50 mph.
f. According to the most recent data from the Pima Association of Governments (2006), the portion of Oracle Road south of 1st Avenue carries 50,000 Average Daily Trips (ADT) and the portion north of 1st Avenue carries a volume of 30,000 ADT.
g. The road was recently improved as a result of the Oracle Road Improvement District and the pavement is in good condition. Curb cuts and turnouts were constructed and a bridge over the Rooney Channel on the Pusch View Lane alignment was also constructed as part of the Improvement District.
h. At this time, the only improvements that would be required to Oracle Road involve the east facing traffic signal lights – they were not installed and would need to be installed in order to provide access into the site from the Pusch View Lane alignment.

1st Avenue

a. The right-of-way is 200 feet.
b. This right-of-way conforms to the standards for Major Arterial roads as outlined in the Oro Valley General Plan.
c. Public ownership.
d. The rights-of-way are continuous.
e. The road contains 4 travel lanes and the posted speed limit is 45 mph.
f. According to the most recent data from the Pima Association of Governments (2004), 1st Avenue carries 34,000 Average Daily Trips (ADT).
g. The pavement is in good condition.
h. No improvements are required to this road to provide access to the subject property.

Pusch View Lane

a. The right-of-way is approximately 90 feet and then widens to approximately 140 feet about 500 feet west of Oracle Road.
b. This right-of-way conforms to the standards for Major Arterial roads as outlined in the Oro Valley General Plan.
c. Public ownership.
d. The rights-of-way are continuous.
e. The road contains 4 travel lanes and the posted speed limit is 45 mph.
f. The most recent data from the Pima Association of Governments does not include information for Pusch View Lane, and as such the Average Daily Trips (ADT) is not known.
g. The pavement is in good condition.
h. No improvements are required to this road to provide access to the subject property.

Roads and Streets

The section of Oracle Road adjacent to the proposed development has been fully improved to a six lane divided highway. Bike lanes have been provided and a continuous turn land exists along the western boundary of the site. The improvements to Oracle were made via a past Improvement District that was formed for the purpose of making improvements to Oracle Road, 1st Avenue and Pusch View Lane.

The extension of 1st Avenue through the property is a two lane paved road with extruded curb and no sidewalks. The posted speed limit is 25 mph.

3. Existing and Proposed Intersections

Traffic from this project will utilize the following intersections within one mile of the site:

Oracle Road and 1st Avenue
Oracle Road and Pusch View Lane
1st Avenue and Lambert Lane

4. Existing Bicycle and Pedestrian Ways

There is a 5 foot sidewalk along the entire western edge of the subject property, as well as along both sides of 1st Avenue and on the north side of Pusch View Lane. There is a 5 foot sidewalk along the west side of Oracle Road. There is a 6 foot wide sidewalk on the north side of the bridge that was constructed over the Rooney Channel on the Pusch View Lane alignment.

There is also a 6 foot wide bicycle lane on both sides of Oracle Road, both sides of 1st Avenue and both sides of Pusch View Lane.

There is a 10 foot wide asphalt multi-use path along the south side of Lambert Lane.

5. Engineering Conditions

a. The associated Traffic Impact Analysis (TIA) must be revised and approved as a condition of PAD Amendment approval at Mayor & Council.

b. The Developer must obtain Town of Oro Valley and ADOT approval of a site specific Traffic Impact Analysis prior to future Conceptual Site Plan Approval.

c. This development shall be responsible to design and pay for any improvements to the public road network as determined to be required by future TIA(s) at the time of development.

d. If modifications to Oracle Road are required as stipulated in the TIA, approval by the Arizona Department of Transportation (ADOT) will be required prior to approval of this TIA.

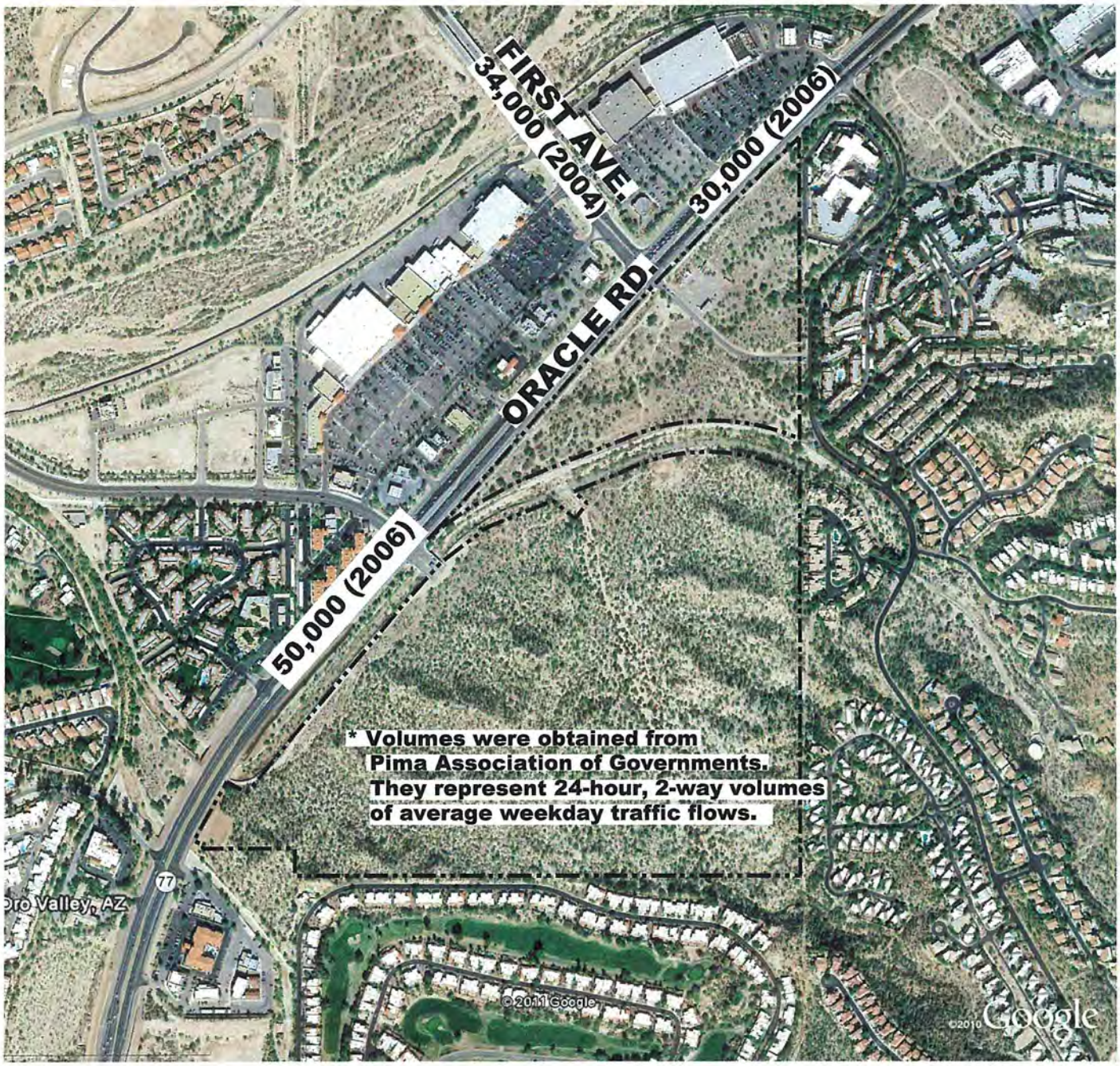

EXHIBIT H-1:
TRAFFIC VOLUMES

1"=800'

The WLB Group WLB

2.9.2011
WLB No. 181057-R011
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I. SEWER/WATER/OTHER UTILITIES

1. Existing Public Sewers

The project envisions only the use of publicly owned gravity flow sanitary sewers. The existing lines are all upstream lines of the Pima County's Department of Wastewater Management's Canada del Oro interceptor. The existing 21-inch sewer line adjacent to Oracle Road is shown on Exhibit I-1.

2. Pima County Wastewater Management Department Capacity Response Letter - Letter follows as Exhibit I-2.

3. Projected Sewers

Where possible, all sewer lines will gravity flow into the existing 21 inch sewer line adjacent to Oracle Road.

4. Existing Water

The proposed PAD lies within the certified area of the Oro Valley Water Utility. Existing lines are shown on Exhibit I-1.

5. Proposed Water Improvements

None proposed directly impacting the site. The developer must design and pay for the installation of the necessary infrastructure to serve this site along with the replacement of the existing water main which may traverse the property.

6. Water Service Availability

The project is within the service area of the Oro Valley Water Utility. Preliminary discussion with a company spokesperson have indicated that the Oro Valley Water Utility (OVWU) will serve the project.

7. Other Existing Utilities

Other existing utilities are shown on Exhibit I-1.

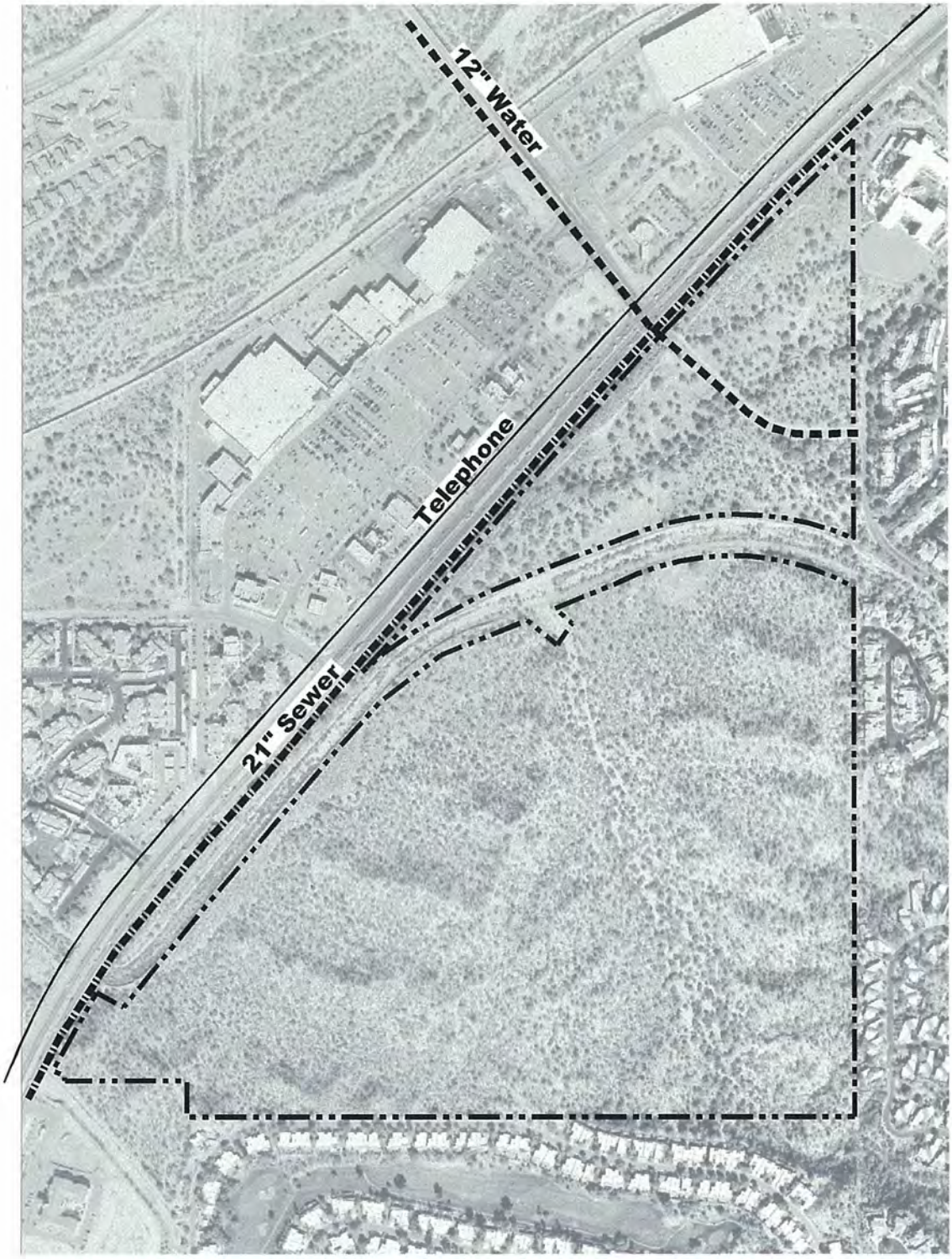

Exhibit I-1:
Existing Utilities

1"=600'

4.27.2011
WLB No. 181067-R011

The WLB Group WLB

Pima County
Regional Wastewater Reclamation Department
201 N. Stone Ave., 8th Floor
Tucson, Arizona 85701
(520) 740-6500

Michael Gritzuk, P.E.
Director

Visit our website:
http://www.pima.gov/wwm

December 2, 2010

Ms. Wendy Fowler
Kitchell Development Company
1707 E. Highland Avenue, #100
Phoenix, AZ 85016

Capacity Response No. 10-185 Type I

RE: **The Village at Oro Valley, 220 Lots on Parcel # 220-09-0020.**
Estimated Flow 50,600 gpd (ADWF).

Greetings:

The above referenced project is tributary to the Ina Road Wastewater Reclamation Facility via the Cañada del Oro Interceptor.

Capacity is currently available for this project in the 21-inch public trunk sewer G-81-030, at manhole #2729-20.

This letter is not a reservation or commitment of treatment or conveyance capacity for this project. It is an analysis of the system as of this date and valid for one year.

Note: Conditions within the public sewer system constantly change. An update to this letter must be obtained to verify that capacity exists in the downstream public sewer system just prior to submitting the development plan or subdivision plat for review and approval.

If further information is needed, please feel free to contact us at (520) 740-6500.

Respectfully,

Mary M Hamilton

Mary Hamilton, P.E.
PCRWRD Planning Section Manager

MH:ks

c: T12, R14, Sec. 07

J. SCHOOLS

1. Existing Schools (Exhibit J-1). The site lies within the Amphitheater School District. No school sites are planned within the proposed PAD.

   a. Junior/Senior High Schools - Cross Junior High School is located five miles south of the site. Amphitheater School District has constructed a new high school, Ironwood Ridge High School, on Naranja Road and the existing Canada Del Oro High School is located three miles to the south of the site.

   b. Elementary Schools - The nearest elementary school, called Copper Creek, is located approximately one and one-half miles to the west of the site.

   c. Charter Schools - Basis Oro Valley was opened in 2010. It is located approximately one mile to the northeast of the site.

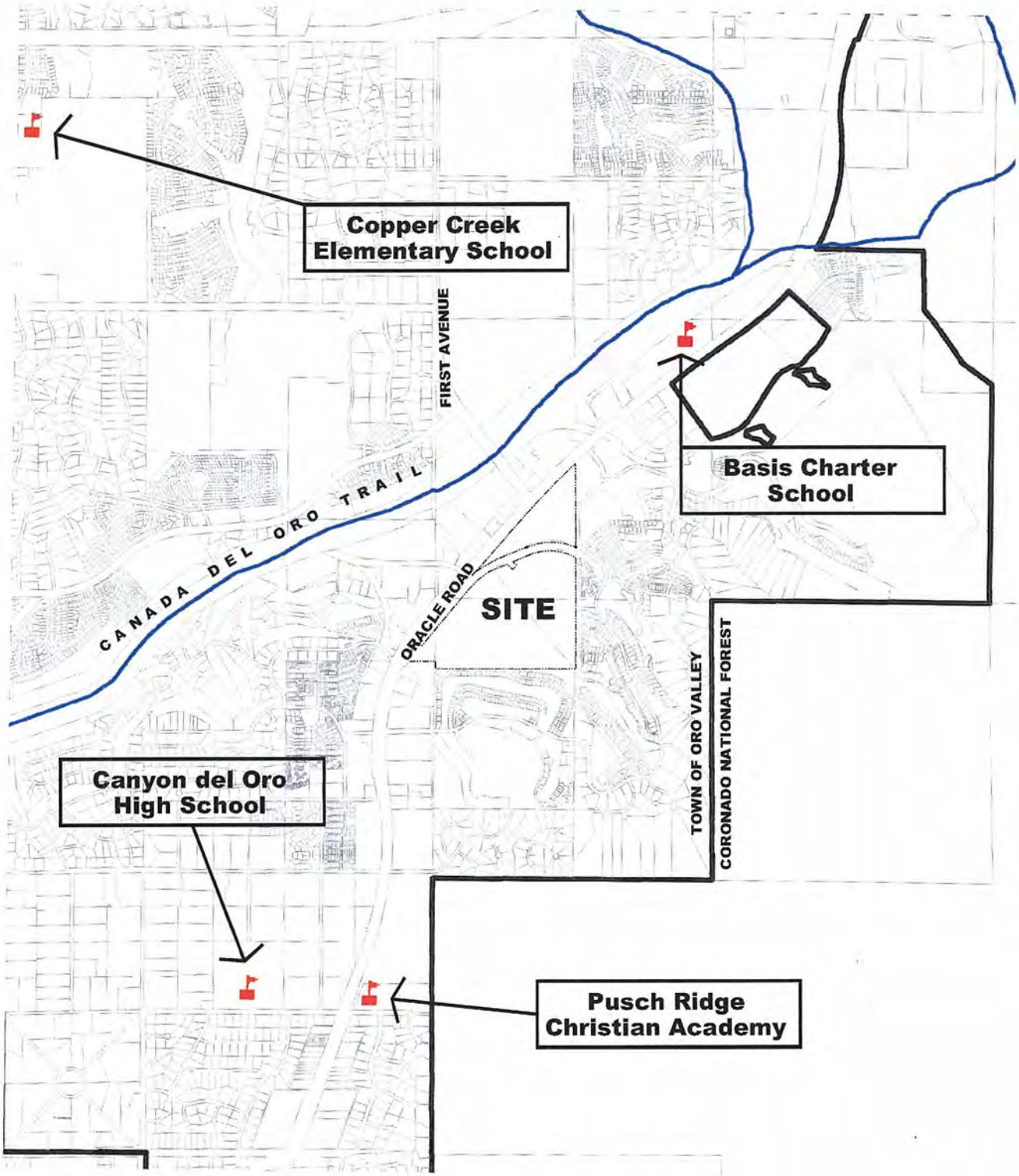

EXHIBIT J-1: SCHOOLS

1"=0.5 MI.

4.27.2011
WLB No. 181067-R011

The WLB Group WLB

K. RECREATION AND TRAILS

1. General Offsite Parks and Recreational Areas (Exhibit K-1) - There are innumerable and diverse recreational opportunities within five miles of the site. They include:

   a. Catalina State Park - 5,511 acres, two miles east of the site off Oracle Road. The park is a full service active and passive recreation area.

   b. The Coronado National Forest - The Coronado National Forest can be accessed through Catalina State Park and various other trailheads immediately south of the site. It is an extensive national resource area for hiking, horseback riding, camping, skiing, and picnicking.

   c. Tortolita Mountain Park and The Tortolita Mountains - Generally considered a publicly held conservation area, the mountain reserve contains thousands of acres for recreational use. The mountains are approximately five miles northwest of the site.

   d. James D. Kriegh Park and Canada Del Oro Riverpark - Originally known as Dennis Weaver Park, James D. Kriegh Park is located on Calle Concordia, just west of Oracle Road. The centerpiece of park activity in Oro Valley, this comprehensive facility includes an Olympic-size swimming pool, picnic ramadas, playground equipment, racquetball courts, and sports fields for Little League, softball, and soccer. Canada Del Oro Riverpark features an outdoor performance and community events center to seat approximately 500, two softball/little league baseball fields with lights for night use, two soccer/multi-purpose fields with lights, basketball and tennis courts, four picnic ramadas, children's play area, horseshoe pits, and a 3/4 mile walking/multiple use path. This park opened in June 2000.

   e. Golfing/Swimming/General Recreation - Within close proximity of the site are numerous resort areas and golf clubs, including the following:

      1. Oro Valley Country Club (1/2 mile)
      2. The various courses at Rancho Vistoso (2-4 miles)
      3. The El Conquistador Country Club (2-1/2 miles)
      4. Sheraton El Conquistador Resort (abutting the site)

   f. Linear Trail System - Pima County is planning a linear Park and Trail System along the Canada del Oro Wash.

2. Undisturbed Natural Open Space (Exhibit K-2)

3. Additional Information - The proposed PAD will not have a large residential component but it views open space and recreation systems more as a provision of visitor and customer amenity and to accommodate and encourage pedestrian access to and movement within the proposed commercial area.

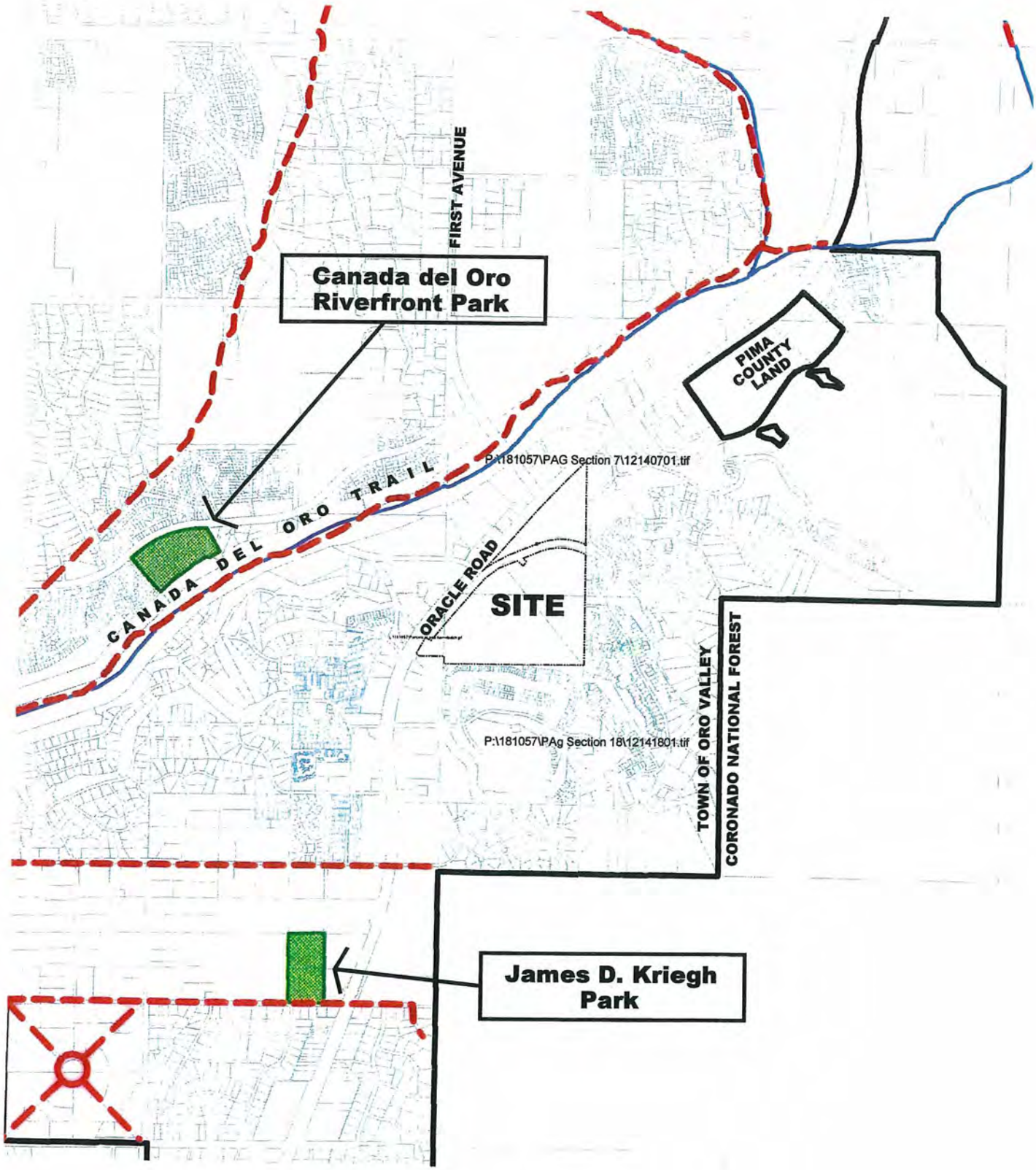

EXHIBIT K-1: OFF-SITE PARKS AND RECREATION AREAS

1"=0.5 MI.

The WLB Group WLB

04.29.2002
WLB NO. 181057-A-007
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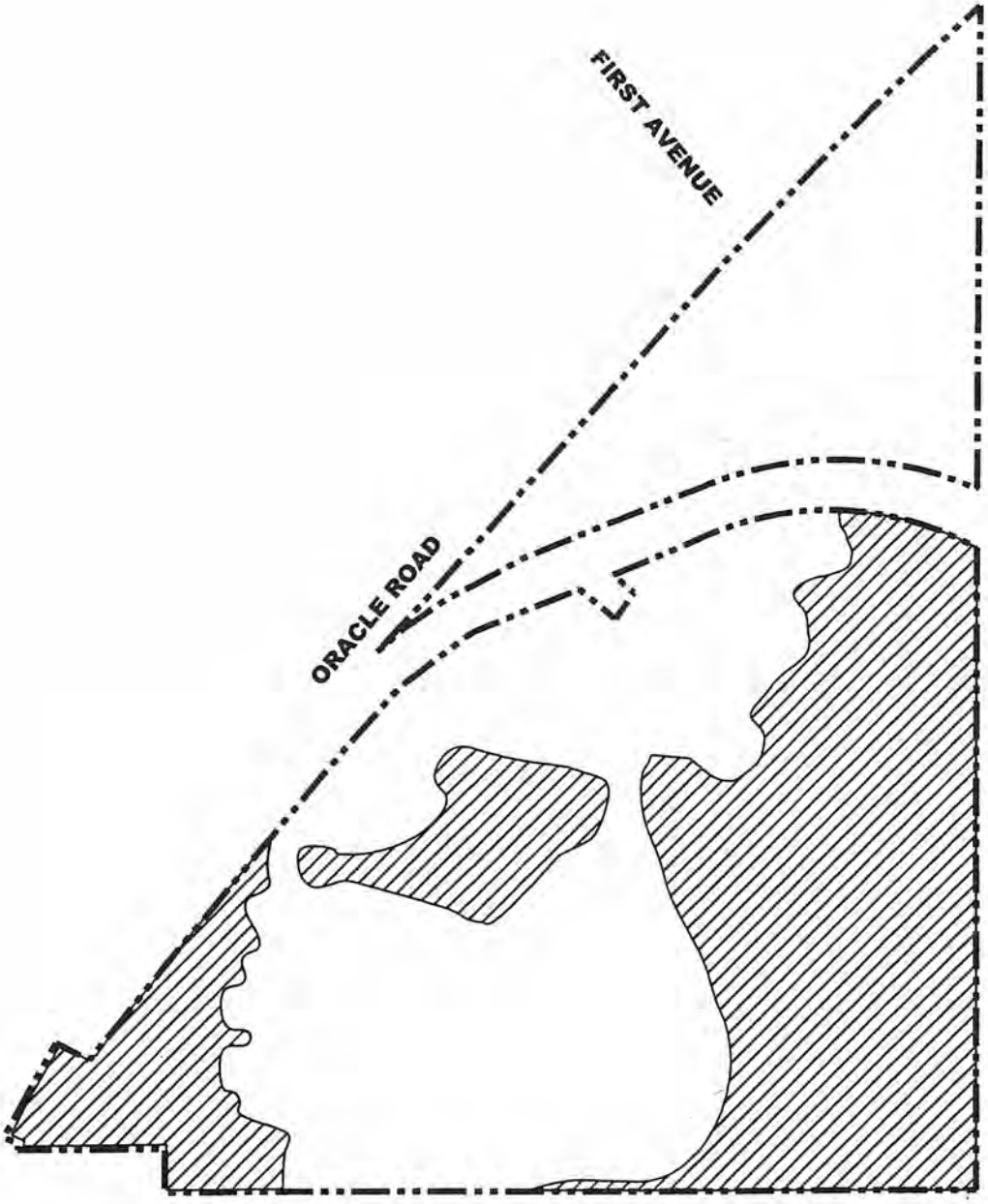


EXHIBIT K-2:
UNDISTURBED NATURAL OPEN SPACE

APPROXIMATE AREA OF UNDISTURBED NATURAL OPEN SPACE

1"=600'

The WLB Group WLB

04.29.2002
WLB NO. 181057-A-007

L. CULTURAL RESOURCES

1. Letter from the Arizona State Museum. A letter from the Arizona State Museum has been included in this document as Exhibit L-1.

2. Archaeological Report. Prior to any ground modification activities, an archaeological report shall be completed.

THE UNIVERSITY OF ARIZONA.

Arizona State Museum

P.O. Box 210026
Tucson AZ 85721-0026
Tel: (520) 621-6302
Fax: (520) 621-2976

PIMA COUNTY ARCHAEOLOGICAL SITE RECORDS SEARCH *RESULTS*

E-mail **Request Received:** 4/26/2011 **Search Completed:** 4/29/2011

Requester Name and Title: Wendy Fowler, Development Administrator
Company: Kitchell Development Company
Address: 1707 E. Highland Avenue, Suite 100
City, State, Zip Code: Phoenix, AZ 85016
Phone/Fax/or E-mail: (602) 631-6102

Project Name and/or Number
Planned Area Dev. / Pars. 22009-0020/-0030, 22013-0010/-0020, 22431004B

Project Description
New planned development

Project Area Location: SWC & SEC of 1st Ave & Oracle Rd, Pima County, Arizona

Legal Description: A portion of the SW, S7, & the NW, S18, & the NE, S19, T12S, R14E, G&SR B&M, Pima County, Arizona.

Search Results: A search of the archaeological site files and records retained at the Arizona State Museum (ASM) found that a records search was completed on the subject project area in 2001. In a letter dated 5 July 2001 to Mr. Oland of the WLB Group, Inc., the ASM public archaeologist recommended that the area now encompassed by the subject project area be resurveyed before any development begins (a copy of that letter accompanies the present records search). Although the property had been surveyed in 1988, the ASM and the Pima County Cultural Resource Office found that significant time had elapsed from the 1988 survey to 2001 and that cultural resources could be newly exposed. The present records search finds that the project area has not been resurveyed subsequent to 1988. One prehistoric site has been identified within the project area, and an additional site may also lie within it. The present search finds that 41 additional archaeological inspections were completed within a mile radius of the project area between 1976 and 2008 and 16 additional historic and prehistoric cultural resources are identified within a mile. A color orthophotograph taken of the proposed project area in 2010, enclosed, depicts a relatively unmodified ground surface covered with native vegetation.

Sites in Project Area: One, maybe two. Others are possible.

Recommendations: Because Pima County has jurisdiction in this project area, the county will make decisions for the proposed project using its own search results and it may use the ASM's search results and / or others. Should the county require additional archaeological work in this parcel, you will need to contact a qualified archaeological contractor whose name is maintained on a list posted on the ASM website at the following address: http://www.statemuseum.arizona.edu/crservices/permits/index.shtml.

Pursuant to *Arizona Revised Statutes* §41-865 et seq., if any human remains or funerary objects are discovered during your project work, all effort will stop within the area of the remains and Dr. Todd Pitezel, assistant curator of archaeology, will be contacted immediately at (520) 621-4795

If you have any questions about the results of this records search, please contact me at the letterhead address or the phone number or e-mail address as follows.

Sincerely,

Nancy E Pearson

Nancy E. Pearson
Assistant Permits Administrator
(520) 621-2096
nepearso@email.arizona.edu

M. COMPOSITE EXHIBIT

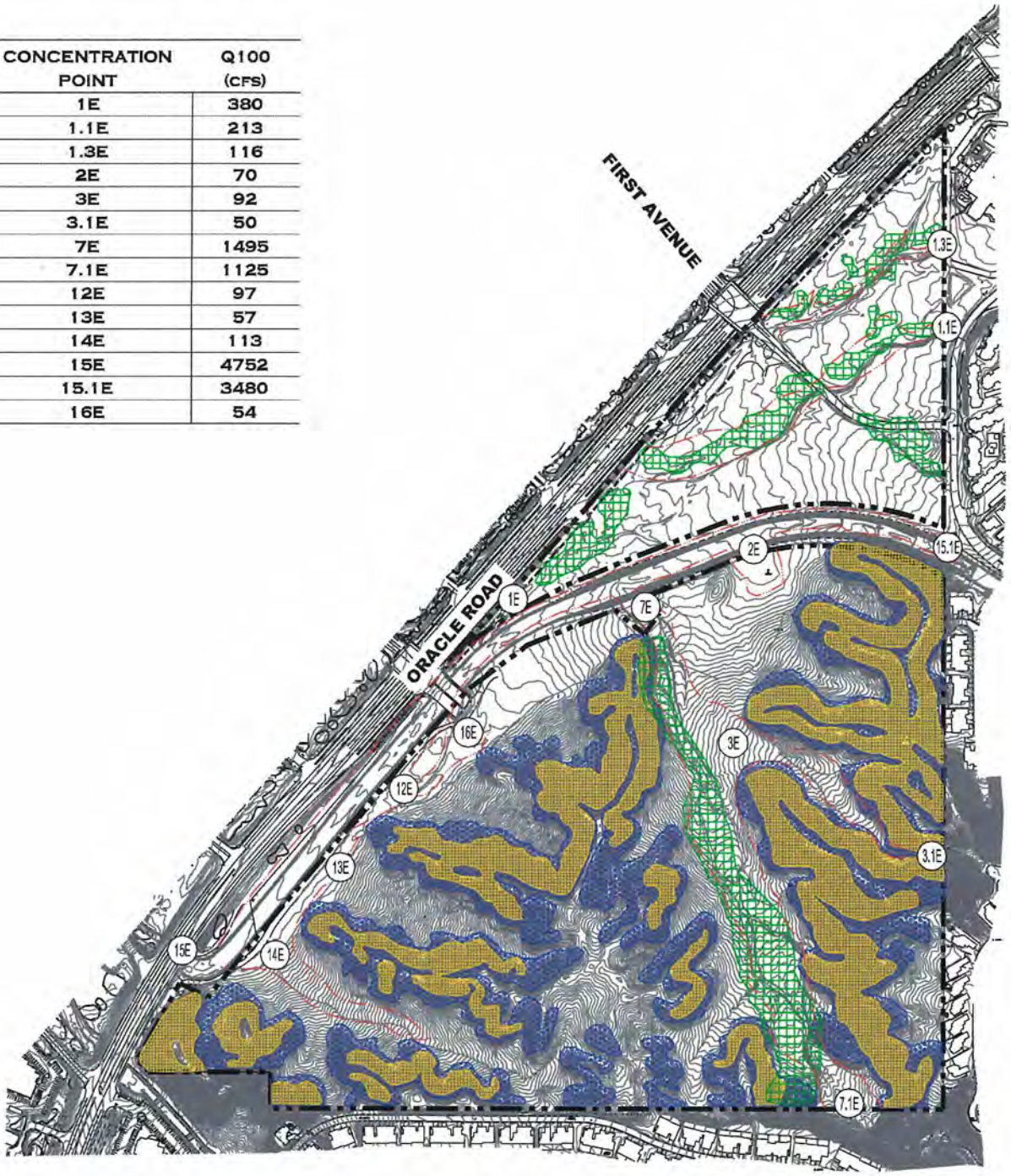
1. General Composite Exhibit - Exhibit M-1 shows a collection of environmental considerations. Soils were not included since all three soils groups, though each dictating a different design in terms of load-bearing or landscaping, are suitable for development.

   a. Hydrology - Engineered channel bottoms are shown as well as an unprotected area on the north parcel and an undeveloped side-wash area on the south property flowing into the Rooney Wash. Approximate 100-year floodplains and concentration points are also shown.

   b. Topography - Areas having slopes in excess of 25 percent are shown. These areas would dictate restricted low density development or should remain undeveloped.

   c. Vegetation - Areas containing significant vegetation are shown.

CONCENTRATION POINT	Q100 (CFS)
1E	380
1.1E	213
1.3E	116
2E	70
3E	92
3.1E	50
7E	1495
7.1E	1125
12E	97
13E	57
14E	113
15E	4752
15.1E	3480
16E	54



LEGEND

- AREAS CONTAINING SIGNIFICANT VEGETATION
- AREAS OF >25% SLOPE
- AREAS OF 15% TO 25% SLOPE
- (15E) CONCENTRATION POINT
- 100 YEAR FLOODPLAIN LIMIT

EXHIBIT M-1: COMPOSITE MAP

1"=600'

4.28.2011
WLB No. 101057-R011

The WLB Group WLB

SECTION II - LAND USE PROPOSAL

SECTION 11

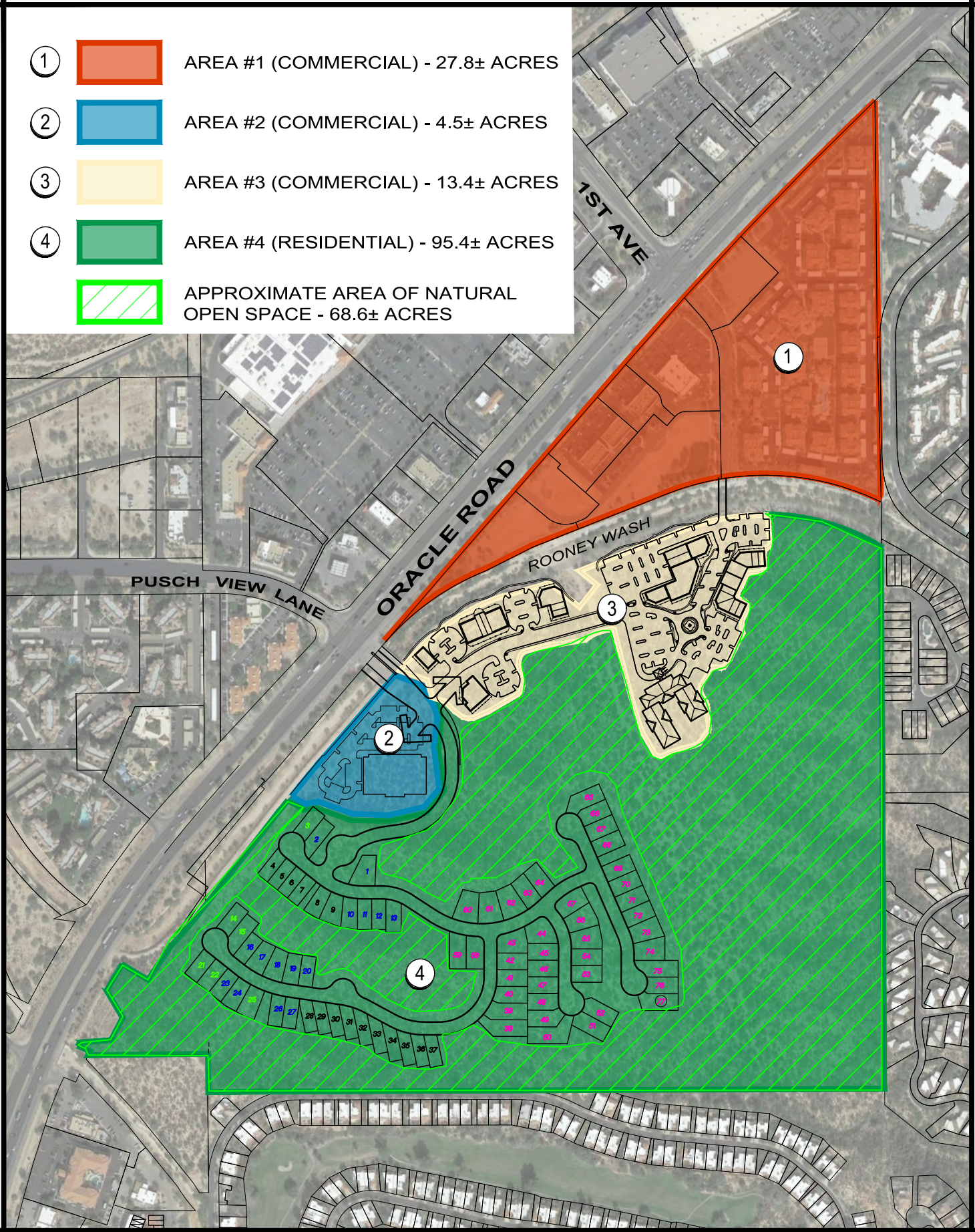
LAND USE PROPOSAL

A. PROJECT OVERVIEW

General Urban Land Use Strategy - The Town of Oro Valley General Plan "Focus 2020" recognizes that lands in the immediate vicinity of Oracle Road and North 1st Avenue are appropriately projected to be higher density urban and commercial developments than lands away from the intersection and the contributing corridors. It is the intent of the proposed amended PAD to create a high quality multiple use development which is located near the very geographical center of the Town's projected incorporated area. The proposal is for a commercial core, including residential, office, hotels, retail, restaurant, entertainment facilities, medical facilities , and convenience retail. The land use mix also is designed to create a destination critical mass for services and a potential urban synergy. Because of the nature of the street and drainage network, the project is primarily segmented into commercial/office/apartment uses north of the proposed Pusch View Lane extension and single family residential south of the proposed Pusch View Lane extension. Exhibit AA-1, Tentative Development Plan, demonstrates the general land use proposed for the development. The Tentative Development Plan (TDP) has been revised under the amendment approved on May 15, 2019 by Town Council to address changes in Area 4 only. The changes to Area 4 generally consist of the following:

- The changes in Area 4 are focused on making this area more receptive to the current demands and requirements of home builders. The TDP now shows a single family residential layout for Area 4 that reflects the revised development standards that are proposed for Area 4 and included in Section II-C.

The Land Use Plan and Illustrative Site Plans for this project have been developed to allow a horizontal mix of uses. These include pedestrian scale, pedestrian access and movement, traffic control via physical barriers, mix of retail, residential and office, and access to natural open space. Buildings are architecturally "five sided". Landscaped pedestrian pathways connect the various retail areas emphasizing the importance of pedestrian movement. The primary focus of the architectural design provisions will be to create a foundation for design that will ensure development of an attractive, high quality mixture of architectural styles with primary emphasis on mixed use commercial retail, office, and residential.



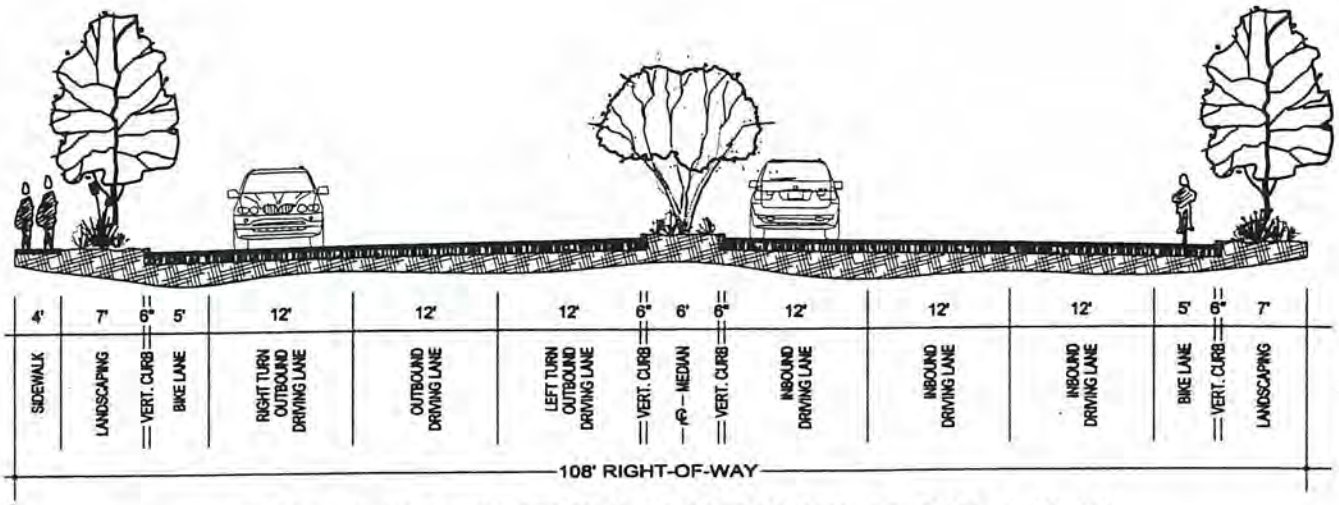
The WLB Group

EXHIBIT AA-1
TENTATIVE DEVELOPMENT PLAN (TDP)
ORO VALLEY TOWN CENTRE PAD

4.15.2019
WLB No. 181057-N-007

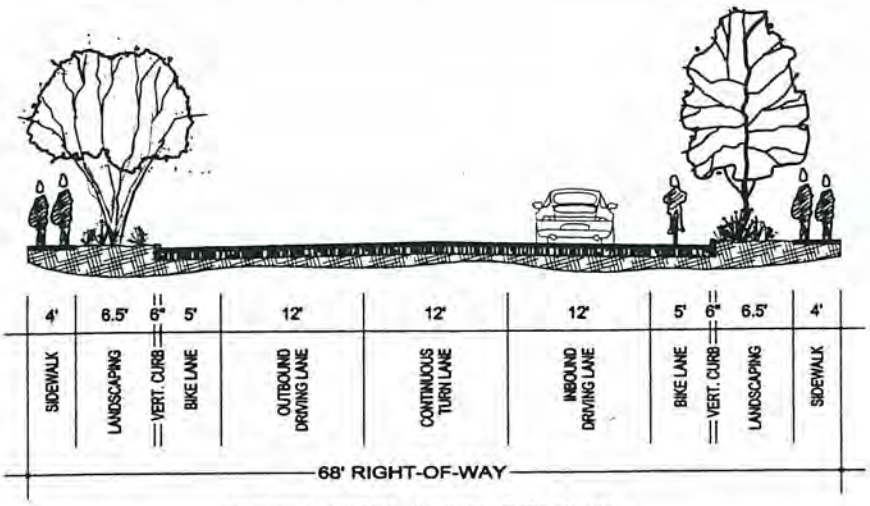
0' 500'

Q:\181057\N-007 OVTC South\01 Planning\04 PAD Amendment\Final PAD Document\Data\AA-1 TDP\P AA-1 TDP_TC.dwg Plotted: Jun. 11, 2019



PUSCH VIEW LANE SECTION (INTERSECTION AT ORACLE ROAD)

N.T.S.



PUSCH VIEW LANE SECTION

N.T.S.

EXHIBIT AA-2:
PUSCH VIEW LANE SECTIONS

The WLB Group WLB

05.06.2002
WLB NO. 181057-A-007
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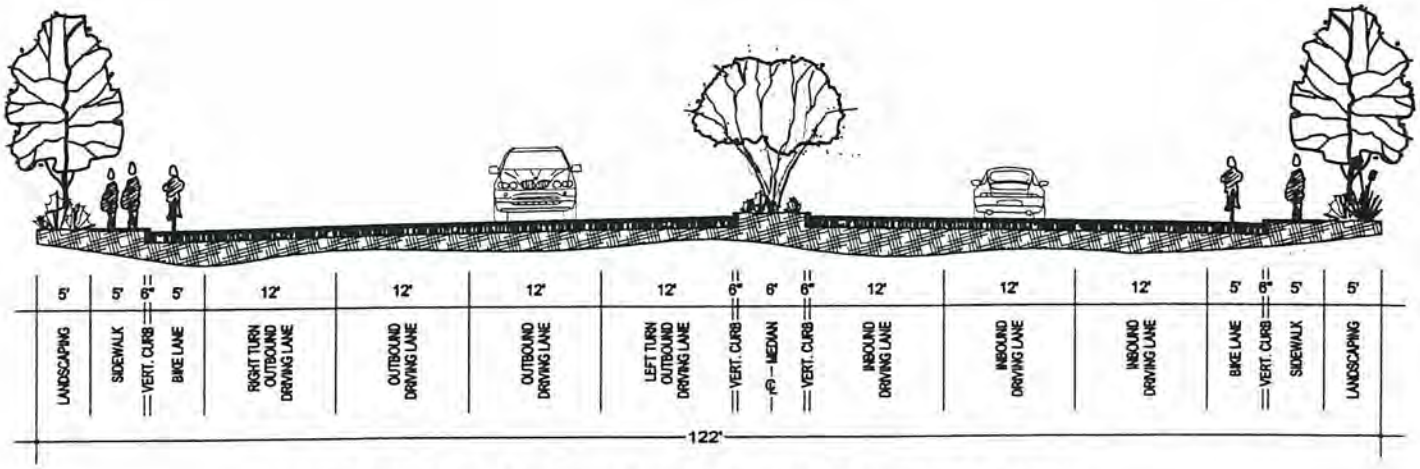
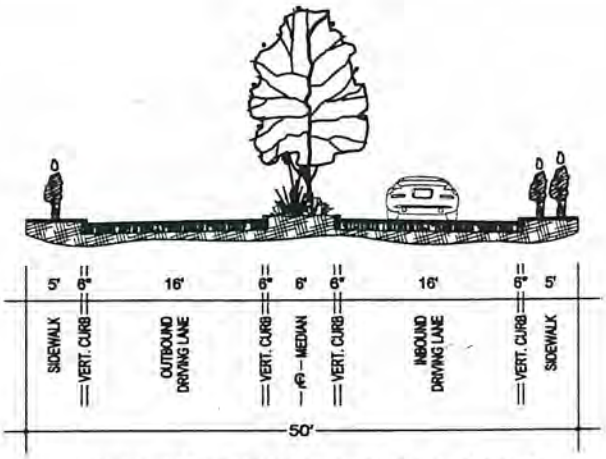


FIRST AVENUE SECTION (INTERSECTION AT ORACLE ROAD)
N.T.S.



TWO-LANE ENTRY SECTION (TYP.)
N.T.S.

EXHIBIT AA-3:
FIRST AVENUE AND ENTRY SECTIONS

The WLB Group WLB

06.06.2002
WLB NO. 181057-A-007
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B. COMMUNITY GOALS AND POLICIES

Goals

1. To create a high quality horizontally integrated mixed use development that is compatible with surrounding uses as well as the town's vision for this area. The design, uses and focus of the development should consider the creation of a discernable center.

2. Through the comprehensive planning approach on a significantly large, centrally-located tract, establish an economically viable critical mass of urban services and residents to cause it to be a regionally important commercial destination.

3. Through the PAD process, comprehensively plan higher development densities and intensities on environmentally sound sites while planning lower densities or eliminating development altogether where slopes and unique vegetation warrant.

4. Through a master planned urban design, position and develop elements to maximize views, minimize the loss of views of adjacent land uses and create a very "readable" urban texture or "sense of place" and "function."

5. Through the vegetation and landscaping plans, create and preserve excellent microclimates, which become quality amenities for tenants, customers, residents and other visitors while maintaining "indigenous" Arizona upland landscape.

6. Through the use of sensitive grading plans and re-vegetation, create and treat cut slopes such that they will appear not to have been disturbed in the single family residential development areas.

7. Through the use of sensitive grading plans and re-vegetation, create and treat cut slopes such that they will appear not to have been disturbed, mitigated to an acceptable standard consistent with the current Town standards effective at the time of development.

8. Through vision, experience, thoughtful planning, quality design and creativity; develop an excellent horizontally-integrated mixed-use project that provides a comfortable and interesting experience, exciting, and different to the extent that it offers a distinctive and excellent alternative to other business, retail, and residential areas in the northern Tucson metropolitan region.

Policies

1. Oracle Road Scenic Corridor Overlay District - The subject parcel is located within the jurisdiction of the Oracle Road Scenic Corridor Overlay District (ORSCOD); therefore, it is subject to the provisions of that overlay district. The Oro Valley Town Centre PAD controls and coordinates approximately 141 acres in this corridor. With a few exceptions, this PAD complies with the ORSCOD. The primary exceptions involve five areas, listed as follows: building heights, setbacks along Oracle Road, floor area ratio, free-standing building pads and landscape/screening treatment standards.

   As stated in the ORSCOD, the intent of the ordinance is to establish the physical form and continuity of character in the ORSCOD before uncoordinated development occurs, depriving

the area of its natural scenic beauty. The scenic beauty presented by the corridor consists primarily of the background views of the Santa Catalina Mountains and Pusch Ridge. This commercial portion of this project strives to protect these views by placing buildings and other site improvements in the valleys, thereby preserving ridge tops in their natural condition.

The rationale for deviating from ORSCOD in these five areas is discussed below:

a. Height Limitations - The Oro Valley Town Centre at Rooney Ranch proposes various building heights necessary for one through five story structures (office buildings are limited to three (3) stories maximum) appropriate for a strong commercial core in a mixed-use neighborhood/community commercial land use designation. However, ORSCOD restricts the heights of buildings within 100 feet of the Oracle Road ROW to 18 feet. This limitation would severely constrain implementation of the General Plan and PAD policies. However, homes constructed in Area 4 will conform to this ORSCOD requirement.

   Building frontage along Oracle Rd shall provide a similar percentage of view corridors to a depth of 300 feet along the east side of Oracle Road as depicted in the illustrative site plans attached in Appendix C-1. Although the buildings within 300 feet will, under this proposal, exceed 18 feet, they will not negatively affect the view corridors.

b. Setbacks - The apparent intent is to preserve both foreground views and background views of the mountains. There are areas along Oracle Road where a 100-foot buffer is appropriate . Those areas are where the viewshed is at essentially the same elevation as the roadway. In the case of Oro Valley Town Centre at Rooney Ranch, the viewshed is the background views of the Santa Catalina Mountains and Pusch Ridge beyond the site. The dense vegetation located in a 30 feet wide strip adjacent to the right-of-way, which will for the most part be retained, limits the foreground viewshed. In short, this PAD proposes a 30-foot enhanced landscape buffer adjacent to the east right-of-way line of Oracle Road.

c. Floor area ratio -The ORSCOD permits a floor area ratio (FAR) of .25 for sites two acres or larger. The FAR of the Oro Valley Town Centre, based on the total square footage shown will be determined at the time of final site planning but will not be limited to .25. it should be noted however, there are approximately 79 acres of open space planned in Area 4. The project will be viewed holistically when calculating allowable FAR. The project is sensitive to the natural environment, through both the preservation of open space and the placement of commercial development in areas requiring little topographic manipulation.

d. Free-standing building pads -The ORSCOD states that free-standing building pads only be permitted with a minimum of 50,000 square feet of gross floor area in the principal structure. The changes proposed to this timing issue are specifically addresses in Section (11)(8)(8).

e. Landscape/screening treatment standards -This PAD complies with the ORSCOD landscape standards and guidelines with the one exception. The ORSCOD requires that within 100-feet of the Oracle Road right-of-way, tree species be restricted to the following: Blue and Foothills Palo Verde (Cercidium floridum and C. microphyllum), Mesquite (Prosopis spp.) and Ironwood (Olneya tesota). It further states that all

introduced shrubs, accents. and ground covers shall comply with the Oro Valley Approved Plant List.

Oro Valley Town Centre will announce its entries in part through the use of vegetation. As a means of creating visual interest and a unique identity for the project, each entry to the project will have a unique blend of plants and will have its own unique species of tree. In order to accomplish this, trees other than those identified in the ORSCOD must be located within 100-feet of the Oracle Road right-of-way. The species proposed are discussed in detail in Section (II), (E) of this document.

2. Hydrology -With any form of development comes the compaction of soils and the coverage of surfaces with .impervious materials, both of which tend to reduce the ability of the ground to absorb rainfall in addition to accelerating runoff. The Oro Valley Town Centre PAD is unique in the sense that, for typical rainfall events, the runoff from the proposed development areas have a sufficient opportunity to be absorbed locally in the sand channel which transects the site (Rooney Wash). In the less common rainfall events where intensity and duration are considerable, the ground will become saturated and cause runoffs comparable to developed surfaces. In any event, it shall be the policy of the PAD to adhere to the following:

a. Not to disturb surfaces and vegetation in areas which will remain undeveloped.

b. Outside of roofed areas, streets, parking areas and sidewalks, to minimize the use of impermeable materials on the surfaces of the developed areas.

c. To develop local retention in swales and other re-vegetated open spaces following the completion of development.

d. On larger local drainageways (in excess of 500 cfs) where stabilized side embankments may be needed to protect against erosion, the channel bottoms will be designed to maximize infiltration by leaving them as sand and gravel, cobbles, native vegetation, or a combination of the three.

e. On smaller local drainageways (less than 500 cfs), the design will accommodate maximum infiltration by utilizing stone, gravel and sand, and vegetation where feasible. Where not feasible, drainage may be through underground pipe systems.

f. It is the intent of Canada Del Oro LLC or their successors to bridge or cross both Rooney Wash and the unnamed wash coming from the El Conquistador Resort to the south in several places. These crossings may be in the form of clear span bridges, box culverts, pipe crossings as required by the hydrology report, and in compliance with OVZCR and the Town's Floodplain Management Ordinance. Crossing shall be for either pedestrians or vehicles.

g. A Letter of Map Amendment (LOMA) dated March 31, 2003 has been received from the Federal Emergency Management Agency. This letter indicates that the subject property is not located within a Special Flood Hazard Area (SFHA). The area is now designated as Zone X (shaded), an area of moderate flooding outside the SFHA This letter is included in this document as Appendix D.

h. This project will request a detention waiver in accordance with the Town of Oro Valley Drainage Criteria Manual, Section 11.4. This project is directly adjacent to the Rooney Wash and outflows from the developed site will be demonstrated not to affect the peak flow rate within this wash.

3. Grading – Recognizing that since the adoption of Rooney Ranch Oro Valley Center PAD in February 1989, the Town of Oro Valley has adopted numerous grading ordinances and revisions to those ordinances. The intent of these ordinances and their revisions have been to protect our Sonoran Desert and to assure that any disturbance of the existing landscape would be mitigated. That is also the intent of this Grading Standard for Rooney Ranch Oro Valley Town Centre. This Grading Standard adopts the current Oro Valley Grading Ordinance with only a few exceptions. These exceptions are Section 27.9.E.1 and Section 27.9.E.5 of the Oro Valley Zoning Code Revised.

In large part, the area north of Rooney Wash complies with Chapter 27.9 of the Oro Valley Zoning Code Revised, Grading Ordinance, with the possible exception of Section 27.9.E.9, Phased Grading.

Given the nature of the property south of Rooney Wash, it will be necessary to make cuts and fills which exceed the limitations of Section 27.9.E.1. A grading plan for this area is included in this PAD. Once approved by Council, future grading plans may generally conform to this Grading Concept. This plan shall be accompanied by a landscape mitigation plan defining mitigation procedures for exposed slopes.

With regard to Section 27.9.E.5, 25 percent slopes will be mapped and any encroachment will be mitigated on a 1:1 basis via a set-aside of land with slopes less than 25 percent.

These considerations will allow the site to be developed and at the same time avoid scarring and other adverse visual impacts from cut, fill and any other type of ground disturbance.

It should also be noted that approximately 70% of the property south of Rooney Wash will remain in a natural, undisturbed condition. A portion of this undisturbed area will act as an approximately 800-foot buffer yard between the proposed residential development and the existing residential communities to the east of the subject property.

Refer to section (II)(D) for a detailed discussion of the grading concept.

4. Landscaping – The more specific criteria for re-vegetation of areas disturbed by approved grading follows the development proposal. However, from a general policy standpoint:

a. All trees that can be reasonably salvaged will be boxed or transplanted by tree spade to a temporary on site nursery and then ultimately distributed throughout the site. These transplanted trees will be replanted and will remain as a permanent part of the landscape and will be located in, including but not limited to, parking islands and landscape areas. These trees will be maintained by the overall property manager.

b. Salvageable trees will be spaded or side-boxed.

c. Common Bermuda grass, mulberry trees and olive trees are specifically excluded from use in the landscaping of this PAD.

d. For re-vegetation purposes, installation of long-term irrigation subsequent to the removal of temporary irrigation may be required.

e. Along Oracle Road there shall be a 30-foot landscape area (except at vehicle access points). One-third of the required landscape strip may be provided within the public right-of-way if approved by the Arizona Department of Transportation, the Zoning Administrator, and Town Engineer. Where Rooney Wash is adjacent to Oracle Road the wash in its existing state may serve as the 30-foot landscape area.

f. Along Pusch View Lane there shall be a 20-foot landscape area except at vehicle access points. Landscape frontage planting will be phased with construction of the road.

g. For the purpose of this PAD, natural open space is defined as any natural, completely undisturbed, desert area. Landscaped open space shall include all landscaped plazas, grass and trees, fountains, landscaped sidewalks within a landscaped setting, sitting areas, and landscaped areas exclusive of parking areas.

h. Within the landscape strip along Oracle Road and Pusch View Lane rights-of-way, a three-foot high berm or a three-foot masonry wall, or both, will be required in areas adjacent to parking.

5. Setbacks

a. Building setbacks shall be a minimum of 5 feet from the Pusch View Lane right-of-way and a minimum of 30 feet from Oracle Road right-of-way.

6. Building Height

a. For the purpose of this PAD and due to landform situations, building heights shall be defined as follows:

BUILDING, HEIGHT OF shall mean the vertical distance measured from the grade found along the outside walls of a building to the highest point of the building, excluding any chimney. This definition applies only to a building footprint where the natural cross-slope is less than 6%.

BUILDING HEIGHT (SLOPED AREA) shall mean the maximum vertical distance measured from finished grade to the highest point of the building directly above, excluding any chimney. This definition applies only to a building footprint where the natural cross-slope is 6% or more.

b. Architectural elements such as campaniles, clock towers, and steeples are encouraged. They may be freestanding as a campanile might be, or more commonly as an integrated part of a building or building group.

c. Building heights shall be as defined by the Oro Valley Zoning Code Revised except C-1, C-2, C-N uses shall not exceed 40 feet exclusive of architectural elements which can extend an additional 5 feet (provided that the architecture provides visual relief to avoid bulk concerns), office uses shall not exceed 50 feet inclusive of architectural elements (maximum of 3 stories), and hotel uses shall not exceed 75

feet inclusive of architectural elements. It is noted that the office uses are allowed a total of 5 feet of additional height compared to the other C-1, C-2, and C-N uses. These 5 feet of additional height will only be allowed for buildings that are not located directly along the Oracle Road frontage. Any office building located along the Oracle Road frontage shall not exceed 40 feet exclusive of architectural elements which can extend and additional 5 feet.

Building Heights

Use	Building Heights	Additional Architectural Elements	Total Height with Architectural Elements	Notes
C-1, C-2, & C-N (except office & hotel)	40 ft.	5 ft.	45 ft.	
Office	50 ft.	N/A	50 ft.	All buildings located directly along Oracle Rd. frontage shall be subject to the C-1, C-2, & C-N height restrictions
Hotel	75 ft.	N/A	75 ft.	

7. Signs

a. Signs shall comply with the Oro Valley Zoning Code Revised. A comprehensive sign plan may be developed for Oro Valley Town Centre and will comply with Chapter 28 of the OVZCR. If utilized, the comprehensive sign plan will be submitted prior to obtaining any sign permits for the property.

8. Phasing - Development may be phased within each portion of the project dependent upon market conditions. The Town will work with developer to ensure appropriate infrastructure is in place with each phase of development as that phase requires such infrastructure.

a. A conceptual pedestrian master plan with associated conceptual landscaping and amenities (includes landscape palette of materials to be used, approximate locations and plant types) is to be submitted with the first phase Conceptual Site Plan, or Final Site Plan if a Conceptual Site Plan is not required, and Landscape Plan.

9. Public Improvements

a. Assessments. COO participated with an Oracle Road Improvement District ("ORIO") and the improvements have been constructed. COO Partners remains responsible for the assessments related to the ORIO regardless of any future ownership transfers .

b. The developer has dedicated the proposed extension of Pusch View Lane from Oracle Road to the east abutment of the bridge over Rooney Wash. All other internal roads shall remain private.

10. Permitted Convenience Uses (CUP)

Notwithstanding any other provision of this section or the OVZCR, Convenience Uses shall be defined as:

a. Any use with a drive-in or drive-through;
b. Stores less than 7,500 square feet where food and drink, which may include packaged alcoholic beverages, are sold. Such items are sold primarily for consumption off premises; or
c. Gas Stations.

Convenience Uses shall be permitted subject to the following conditions.

1. Up to a total of 6 Convenience Uses may be located within Areas 1, 2 or 3 as described below:

    a. A maximum of four (4) Convenience Uses may be located in Area 1. Developer shall decide how the remaining Convenience Uses will be allocated between areas 2 and 3.

    b. A maximum of two (2) Convenience Uses may be freestanding fast food with drive-in/drive-through that stay open past 9:00 pm, and only 1 of the freestanding fast food Convenience Uses with drive-in/drive-through that stays open past 9:00 pm may be located in Area 1.

2. A CUP will be required pursuant to the provisions of this PAD.

3. The CUP is subject to all requirements as specified in Section 25.1.G of the Zoning Code with the exception of the following:
    a. Location Requirements
    b. Number of convenience uses.
    c. Timing of Development

4. In-line convenience-type uses not included in the definition above shall not be limited in number.

11. General PAD Administration

a. This PAD is the controlling document for development of the Oro Valley Town Centre at Rooney Ranch. Any existing or future Town ordinances or regulations (including any design guidelines) that conflict with this PAD shall either not apply or shall be interpreted to allow the PAD regulations to control.

b. Any proposed changes to the PAD shall be submitted to the Planning and Zoning Administrator, who shall review the item and ascertain whether or not the change is significant based on the following criteria, 1 through 4. The Planning and Zoning Administrator may send any change to a hearing by the appropriate board, commission or Town Council. The representatives of the La Reserve Home Owner's Association and El Conquistador Homeowners Association will be notified in writing of any request made for any change to the PAD including any change requiring administrative review;

they will have the opportunity to respond to such a notice and to participate in any such request for change.

For the purposes of the PAD, significant changes shall include, but not be limited to, the following:

1. Any change to the permitted uses as listed in the PAD.

2. Any change, modification or deletion to PAD policy.

3. A change to the development standards or zoning conditions set forth in the PAD, including proposed changes to height, setbacks, open space requirements, parking, floor area ratios, and density, as defined in this PAD.

4. Any change to the Tentative Development Plan (TDP) included as part of this rezoning, which would vary any material terms or conditions of the rezoning, or which would increase the proposed overall density by greater than 10%. It is noted that the Illustrative Site Plans included in this package are meant to conceptually illustrate how the site might be developed. Substantial modifications to the Illustrative Site Plans that substantially deviate from the development concepts in terms of land use mix, development density or intensity, as determined by the Planning and Zoning Administrator, shall be subject to Town Council approval. Illustrative Site Plans are subject to refinement during the conceptual design process.

c. All Conceptual Site Plans and submittals shall conform to the standards contained in Oro Valley Zoning Codes in effect at the time of that submittal, provided those standards do not conflict with any provisions of this PAD. If any conflict arises, the PAD document shall control.

d. Where an interpretation of the PAD is required, OVZCR Section 21.4.A and B shall govern.

e. The Oro Valley Town Centre PAD may be amended from time to time. Proposed amendments shall be submitted by the owners of a development area to the Planning Commission and Town Council as outlined in Section 22.3 of the Oro Valley Zoning Code.

f. If any provision, sentence, clause, section, subsection or phrase of this PAD is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of this PAD.

g. Where the PAD document is silent on an issue, OVZCR shall prevail.

C. PLANNED AREA DEVELOPMENT PROPOSAL

General

Keeping in mind the multiple use core concepts discussed in the Project Overview Section, the Proposal Section deals specifically with the areas of development, their primary uses, and development criteria.

This section of the PAD identifies the PAD development Areas 1 through 4 and further identifies the permitted uses and development criteria for each development area.

Areas 1 & 2 (Commercial)

The limits of Areas 1 & 2 are established on Exhibit CC-1. The more intense activities are located in these two areas. These areas will be allowed all uses permitted within the CN, C-1, and C-2 standards of the Oro Valley Zoning Coded Revised ("OVZCR"). Unless this PAD states otherwise, all uses in the CN, C-1 and C-2 zoning districts which require a CUP shall be permitted, provided the CUP is obtained through the Town's CUP process. In addition, a maximum of 275 multi-family/residential dwelling units are permitted if the multi-family/residential is to be "stand-alone" (i.e. not vertically integrated with commercial uses). The combined areas defined as areas 1 & 2 contain approximately 32.3 acres.

Prohibited Uses — Sanatorium, Auto Services (unless in conjunction with new auto sales and service bays are adequately screened from Oracle), Taxidermist, Pool Hall (unless in conjunction with a permitted restaurant use), Fortune Telling, Lumberyard, Helistop, Adult Book Store, Adult Theatre, Adult Amusement Facility, Pawn Shop, Flea Market, and Junk Yard.

Development Criteria

1. Setbacks -
   a. From Oracle Road right-of-way - 30 foot minimum.
   b. From Pusch View Lane right-of-way - 5 foot minimum.

2. Building Heights - Maximum of 40 feet for all buildings plus an additional 5 feet for architectural statements. Office uses shall be limited to a 50 foot maximum height inclusive of architectural statements (Maximum of 3 stories). Hotel uses shall be limited to a 75 foot maximum height inclusive of architectural statements. It is noted that the office uses are allowed a total of 5 feet of additional height compared to the other C-1, C-2, and C-N uses. These 5 feet of additional height will only be allowed for buildings that are not located directly along the Oracle Road frontage. Any office building located along the Oracle Road frontage shall not exceed 40 feet exclusive of architectural elements which can extend and additional 5 feet.

3. Maximum Density - Floor Area Ratio of .40. Floor Area Ratio is the ratio of gross building floor area to the net lot area of the building site

4. Minimum Landscape Requirements - 15 percent minimum. No buffer yards will be required between similar uses. A minimum 15 foot Buffer Yard A shall be located along the rear property line. A 6 foot high wall shall be constructed the full length of the rear property line next to La Reserve, with landscaping provided on the Oro Valley Town Centre side of the wall as well as the La Reserve side of the wall. The landscaping on the La Reserve side of the wall shall be consistent with the existing La Reserve landscaping and color scheme.

5. Parking Requirements – Developer shall provide parking per a shared parking study, approved by Town staff.

6. Outdoor Displays - with the following conditions:

   a. Subject to OVZCR 25.1.A

7. Pedestrian Connectivity

Hardscape design and pedestrian pathways are an integral component of the project. The movement of pedestrians throughout the development is intended to be safe, efficient, comfortable and interesting. This will be done through the use of (see Appendix G for Pedestrian Amenities Exhibit):

- Pedestrian paths and connections that are generally landscaped with canopy shade trees paralleling the walkway. Undergrowth, consisting of shrubs places in alternating clusters and rows with strategically placed living ground covers will be included where feasible.

- Crosswalks will be enhanced by a landscaping focal point that features an accent tree with either shrubs and/or flowing ground cover.

- Hardscape designs involving decorative concrete or paving where adjacent to buildings and at entry drives.

- Shaded pedestrian seating nodes with accent landscape and benches at appropriately spaced rest points and at walkway intersections.

- In strategic locations, as developed through site planning process, landscaping will be intensified to create more shade, soften building entrances and edges and create highlights of color for interest. Different hardscape and textures will be added to give safety, comfort and prominence to the pedestrian. These textures will extend from building entrances through and across the adjacent street to the next use, such as hotel, retail, office building. Pedestrians are therefore invited to move from one focal point in these outdoor space transitions to another. Bicycle racks and seating are provided at key locations.

- A 6' multiuse pathway will be included along the Rooney Wash similar to the pathways depicted in the illustrative site plans.

8. Pedestrian cross connections from the east side of Development Area #1 to La Reserve shall be provided.

9. Conditional Use Permits (CUP) shall be obtained per Section 10 of Policies

10. Multi-Family Residential Design

    a. The multifamily residential component of the project will be in substantial compliance with the design depicted on the illustrative site plans.
    b. The multifamily residential component of the project will include gathering areas, benches and cabanas to tie the commercial and multi-family together.

c. The entire multifamily community will be gated with context-appropriate wrought-iron and masonry walls.
d. The main entrance to the multifamily community will be comprised of a grand porte-cochere entryway with remote-wired/call box gated access with an architectural theme that ties to the overall commercial center
e. The property will include a minimum of 50 garages available to the residents.
f. A/C condensing units will be concealed and unnoticed in rooftop mechanical wells for optimal noise attenuation to maintain a pleasant atmosphere throughout the grounds of the community.
g. In terms of amenities, the multifamily community will offer:
    - a resident clubhouse area for casual lounging and special events
    - a resort-style lagoon pool with cabana and ramadas
    - an industry-leading fitness center
    - park area with play structure for recreation
    - a dedicated community lobby and leasing office
    - a whirlpool spa

11. Main Entry at 1st Ave. and Oracle Rd.

Commercial Area 1 will include a grand entry at the intersection of 1st Ave. and Oracle Rd. The main entry will be framed by signage and site walls within a desert garden setting to create a sense of arrival for the overall mix of uses. Vertical masonry site fin elements will frame both sides of the entry and will provide business identity signage. The elements will be uplighted to accent these features at night.

A lower gabion site wall will wind sinuously through the desert garden towards the projects core, uplighting this wall at night will provide a dramatic backdrop to the nature garden landscape.

Along the main entry, an enhanced intersection will further create a specific sense of arrival and direct users to the various uses throughout the project using enhanced paving and landscape. All of the uses will have common architectural and landscape themes that will create an integrated sense of place common throughout the entire development.

12. Civic Area

A civic space / open area will be provided in similar scale and quality as depicted on the illustrative site plans. The civic area will be a minimum of 30,000 sf and will include an open turf area, enhanced perimeter landscape, and pedestrian pathways.

Area 3 (Commercial)

The limits of the Commercial Area are established on Exhibit CC-1. The land use mix includes retail, including outdoor sales, theaters (movies and live) financial institutions, convenience uses, office, multi-family and hotel. There shall be no gas stations or car washes allowed unless specifically permitted by Mayor and Council. The area contains approximately 13.4 acres.

Primary Uses — Restaurants, Hotels/Motels, Financial Institutions, Health Club, Lounge, Retail Center (C-2) including Outdoor Display, Theaters (including movies and live performances), Retail/Convenience Use subject to OVZCR Convenience Use Section 25.1 (except 25.1.G.3.a), Business and Professional Offices, Multi-Family Residential (to be located on second stories of commercial buildings). Convenience Uses shall not require a conditional use permit, as the policies and conditions of the Oro Valley Town Centre PAD negate the need for a conditional use permit.

Development Criteria

1. Setbacks -
   a. From Oracle Road right-of-way - 30 foot minimum.
   b. From Pusch View Lane right-of-way - 5 foot minimum.

2. Building Heights - Maximum of 35 feet for all buildings plus an additional 10 feet for architectural statements. Hotel uses shall be limited to a 75 foot maximum height inclusive of architectural statements.

3. Maximum Density - Floor Area Ratio of .40. Floor Area Ratio is the ratio of gross building floor area to the net lot area of the building site.

4. Minimum Landscape Requirements - 25 percent (subject to "I" of the Landscape Policy). No buffer yards will be required between similar uses. A minimum 15 foot Buffer Yard A shall be located along the rear property line.

5. Parking Requirements – Parking shall comply with OVZCR Chapter 27.

6. Outdoor Displays - with the following conditions:

   a. Subject to OVZCR Chapter 25, Section A.4

   b. The outdoor display area shall be clearly delineated by architectural features, and shall be screened by significant architectural elements such as arcading, columns etc. A minimum 6-foot wide sidewalk area shall remain clear for pedestrian circulation. Outdoor displays shall not be permitted within 6 feet of the entry doors.

   c. No items in the outdoor display area shall exceed six feet. (Plants, shrubs, trees, landscape display presentations, and items with significant vertical elements.)

   d. No outdoor display items shall be left out overnight. Plants, shrubs, trees, and landscape display presentations are exempt from this requirement.

e. Outdoor storage of items is prohibited. Delivery items shall be placed within the store by the end of the business day.

f. Seasonal outdoor sales events, such as Christmas tree sales, outside of the designated outdoor display area shall be subject to a Use Permit under the OVZCR.

g. Outdoor display signage shall not include fluorescent or iridescent colors, and shall be limited to four square feet in size per display.

h. Review and Regulation of Outdoor Displays - Outdoor displays shall be subject to the review and regulation of the Planning and Zoning Administrator of the Town of Oro Valley. A violation of the above outdoor display criteria shall result in a written violation notification addressed to the store manager.

Upon a violation of the outdoor display criteria, the offending party will be given a written notice of violation, and a copy of the notice shall be posted on the offending item(s). If the violation is not corrected within 72 hours, the offending party shall be issued a citation, and a copy of the citation shall be posted on the offending item(s).

Upon five citations within a one-year period the Planning and Zoning Administrator shall review the outdoor display privileges of the offending party, and the party will be notified in writing of the review. The Planning and Zoning Administrator may suspend or revoke the outdoor display privileges of any or all items of the offending party. The Planning and Zoning Administrator will notify the party in writing of his or her decision within two weeks of the notice of review of outdoor display privileges. The decision of the Planning and Zoning Administrator may be appealed to the Board of Adjustment.

7. Conditional Use Permits (CUP) shall be subject to Section 10 of Policies

Area 4 (Residential)

The Residential Area is proposed as a single family, detached, gated development and is depicted on Exhibit CC-1. The area contains 95.4+/- acres.

Primary Uses: Recreational facilities (HOA maintained) and single-family residential.

Development Criteria

1. Setbacks:

   a. Front: 20 feet.
   b. Rear: 15 feet.
   c. Side:
      5 feet on 50-foot wide lots.
      7.5 feet on all other lots
      (corner lots 10 feet).
   D. Minimum 80-foot house setback is required from Oracle Road right-of-way.
   E. See Exhibit AA-1: Tentative Development Plan (TDP) for open space buffer provided in the eastern portion of Area 4.
   F. No residential lot line shall be located less than 100 feet from the north property line of the El Conquistador Patio homes.

2. Building Height:

   A. Maximum of 19 feet and all homes are restricted to single story.
   B. Homes within 100 feet of the Oracle Road right-of-way are limited to 18 feet.

3. Maximum Number of Units: 77.

4. Minimum Lot Size: 6,000 square feet.

5. Minimum Landscaping Requirement: Per Oro Valley Zoning Code. In addition, a 20-foot landscape buffer yard "B" is required adjacent to lots that are adjacent to the east right-of-way line of Oracle Road. Required plants in this buffer yard shall be as follows: for every 100 linear feet, 5 trees, 8 shrubs or cactus and 15 accents or cactus shall be planted. The area adjacent to the west boundary line of lot 21 shall be planted with additional vegetation in order to screen this lot from Oracle Road. In addition to the 20-foot landscape buffer yard "B" described above, an additional 3 trees and 5 shrubs shall be planted adjacent to lot 21. A 6 to 8-foot wall will also be included in this bufferyard. Refer to Exhibit CC-2 for the location of this wall.

6. Parking Requirement: Per Oro Valley Zoning Code Revised.

7. Outdoor Displays: There shall be no outdoor displays.

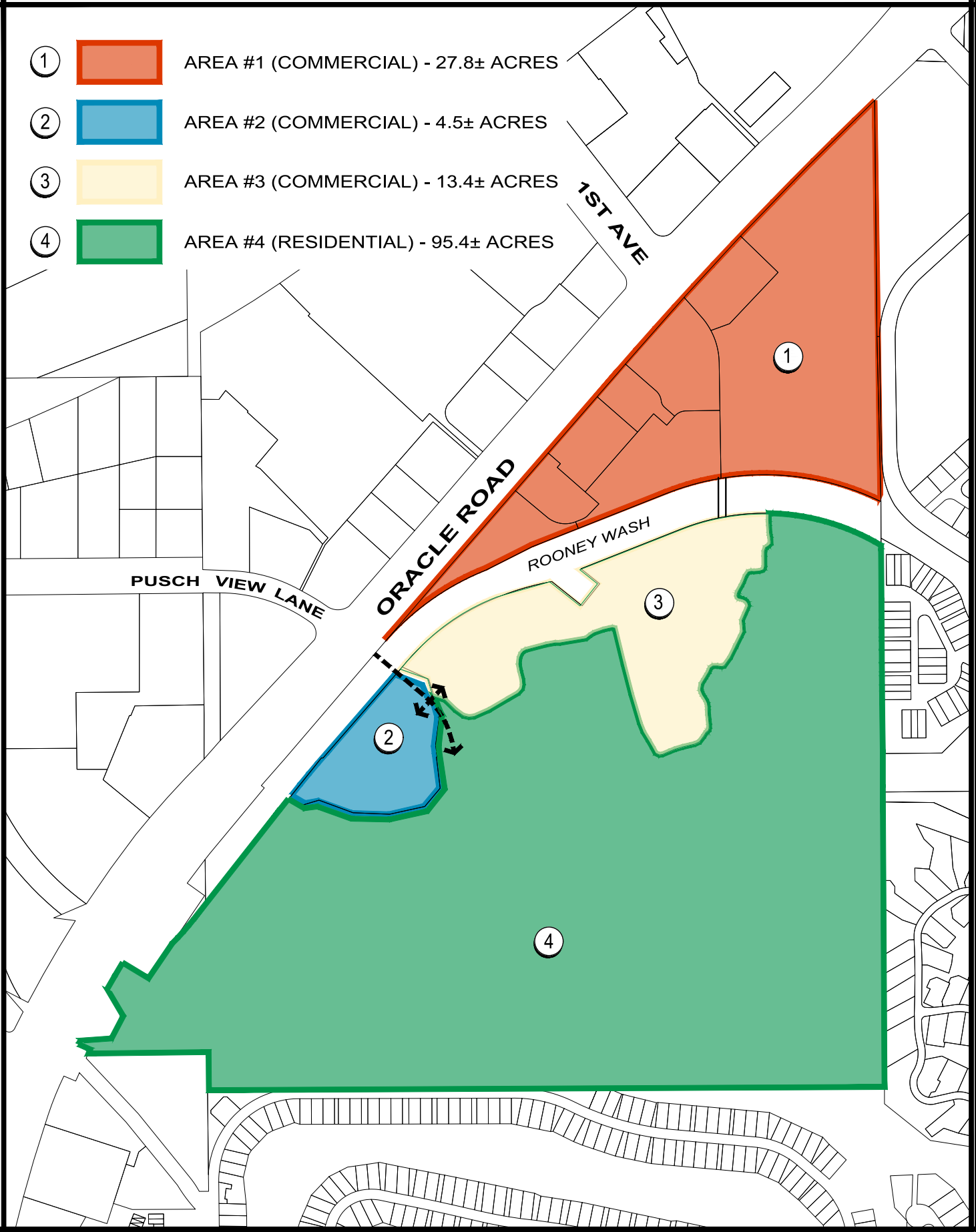
8. Enhanced Vegetation: As a means of providing additional screening and enhancing existing vegetation, either nursery grown trees or trees from the native plant salvage operation to be conducted on-site shall be transplanted to the following areas and as shown on the Conceptual Site Plan: Area 4 found in Appendix H:

   A. Two trees shall be planted to the south of lot 77.

B. Six trees shall be planted adjacent to the north side of Camino Diestro and south of lots 38 and 50.
C. Six trees shall be planted adjacent to the north side of Camino Diestro and south of lots 26 and 27.
D. Final location, species and number of trees will be shown on the landscape plan. Final location and size of trees will also be determined based on accessibility and other local conditions.

Trees shall be irrigated in accordance with Section 27.6 Landscape Conservation of the Oro Valley Zoning Code Revised.

9. ORSCOD: Area 4 shall comply with the provisions of ORSCOD as outlined in the Oro Valley Zoning Code Revised.



The WLB Group

EXHIBIT CC-1
LIMITS OF COMMERCIAL / RESIDENTIAL AREAS
ORO VALLEY TOWN CENTRE PAD

2.13.2019
WLB No. 181057-N-007

0' 500'

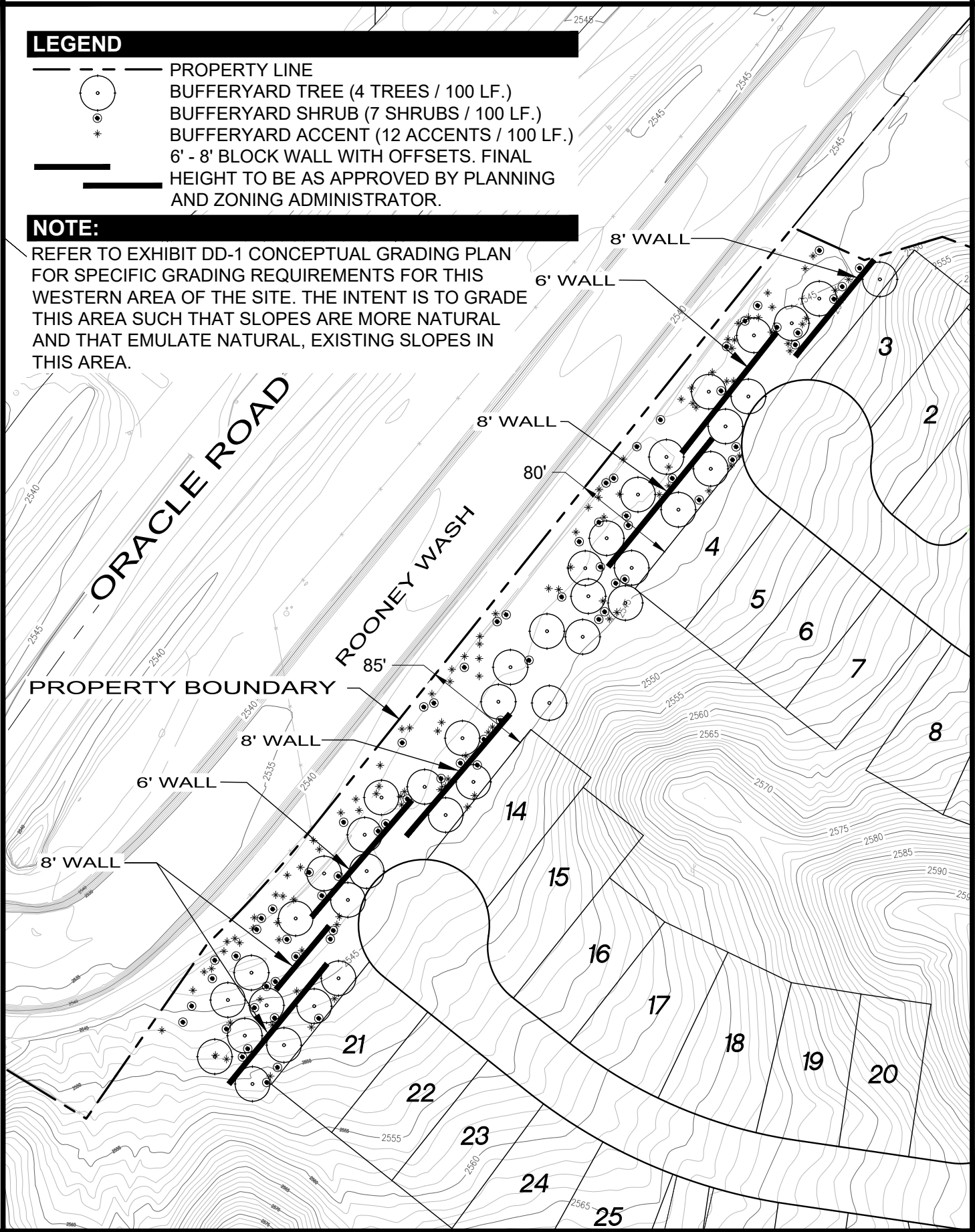
Q:\181057\N-007 OVTC South\01 Planning\04 PAD Amendment\Final PAD Document\Data\CC-1\CC-1 Limits of Commercial_Residential Areas_TC.dwg Plotted: Jun. 11, 2019

LEGEND

- PROPERTY LINE
- BUFFERYARD TREE (4 TREES / 100 LF.)
- BUFFERYARD SHRUB (7 SHRUBS / 100 LF.)
- BUFFERYARD ACCENT (12 ACCENTS / 100 LF.)
- 6' - 8' BLOCK WALL WITH OFFSETS. FINAL HEIGHT TO BE AS APPROVED BY PLANNING AND ZONING ADMINISTRATOR.

NOTE:

REFER TO EXHIBIT DD-1 CONCEPTUAL GRADING PLAN FOR SPECIFIC GRADING REQUIREMENTS FOR THIS WESTERN AREA OF THE SITE. THE INTENT IS TO GRADE THIS AREA SUCH THAT SLOPES ARE MORE NATURAL AND THAT EMULATE NATURAL, EXISTING SLOPES IN THIS AREA.



The WLB Group **WLB**

ORO VALLEY TOWN CENTRE PAD

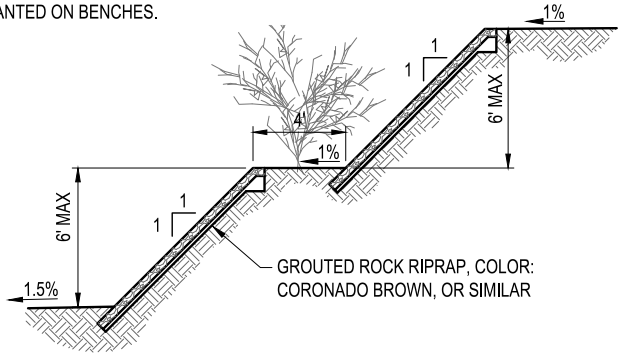
EXHIBIT CC-2: WEST BOUNDARY AREA 4 BUFFERYARD PLAN

4.3.19
Contour Interval = 1 Ft.
WLB No. 181057-N-007

0' 100'

Q:\181057\N-007 OVTC South\01 Planning\04 PAD Amendment\Final PAD Document\Data\CC-2\CC-2_Area 4 LS Buffer Plan_4.3.2019.dwg Plotted: Jun. 11, 2019

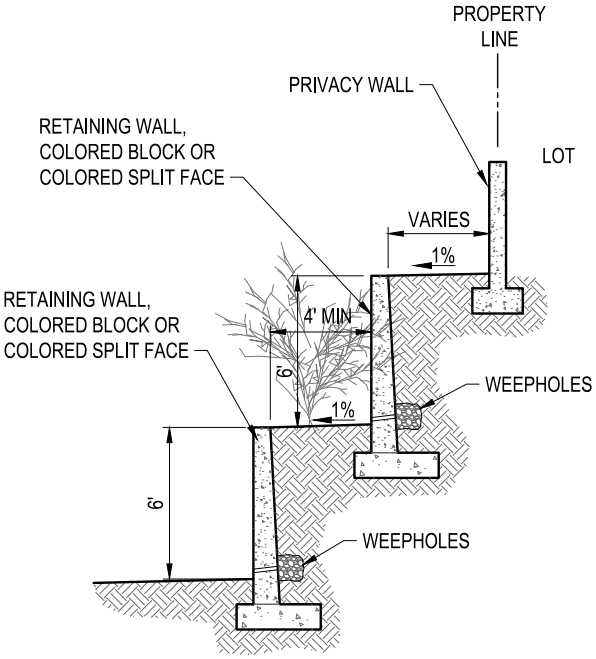
NOTE: VEGETATION PLANTED ON BENCHES SHALL BE LIMITED TO PLANTS W/ NON-INVASIVE ROOT SYSTEMS. TREES SHALL NOT BE PLANTED ON BENCHES.



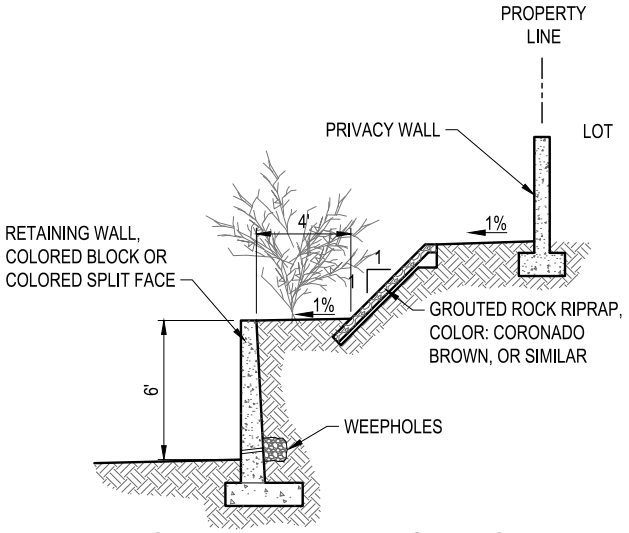
1 GROUTED RIP-RAP SLOPE STABILIZATION N.T.S.

COLOR PALETTE FOR WALLS

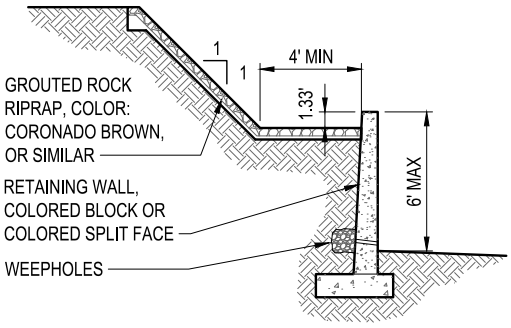
NOTE: THESE COLORS TO BE USED OR SIMILAR SUBJECT TO REVIEW AND APPROVAL BY TOWN OF ORO VALLEY.



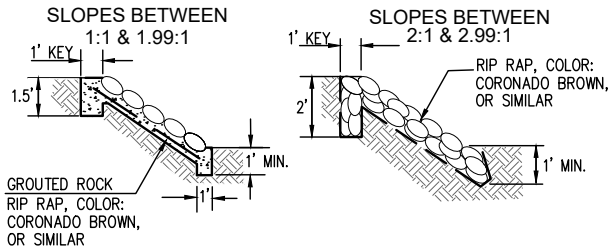
2 DOUBLE RETAINING WALL N.T.S.



3 RETAINING WALL w/ PLANTING BENCH N.T.S.



4 RETAINING WALL w/ GROUTED RIP-RAP N.T.S.



5 SLOPE STABILIZATION DETAILS N.T.S.

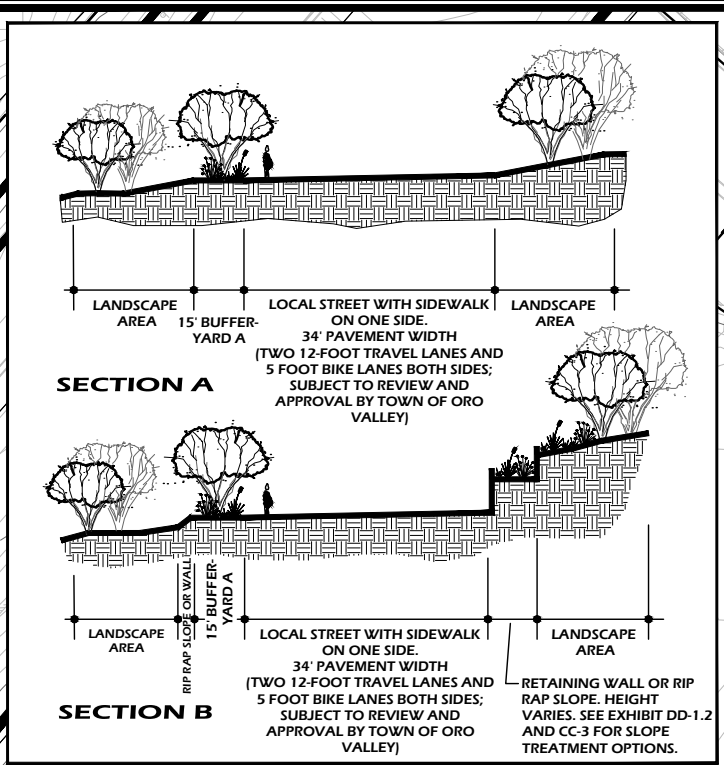
NOTE: SLOPE TREATMENT MAY ALSO CONSIST OF LANDSCAPING ONLY PROVIDED THAT THE SLOPE IS 3:1 OR FLATTER.

The WLB Group WLB

ORO VALLEY TOWN CENTRE PAD

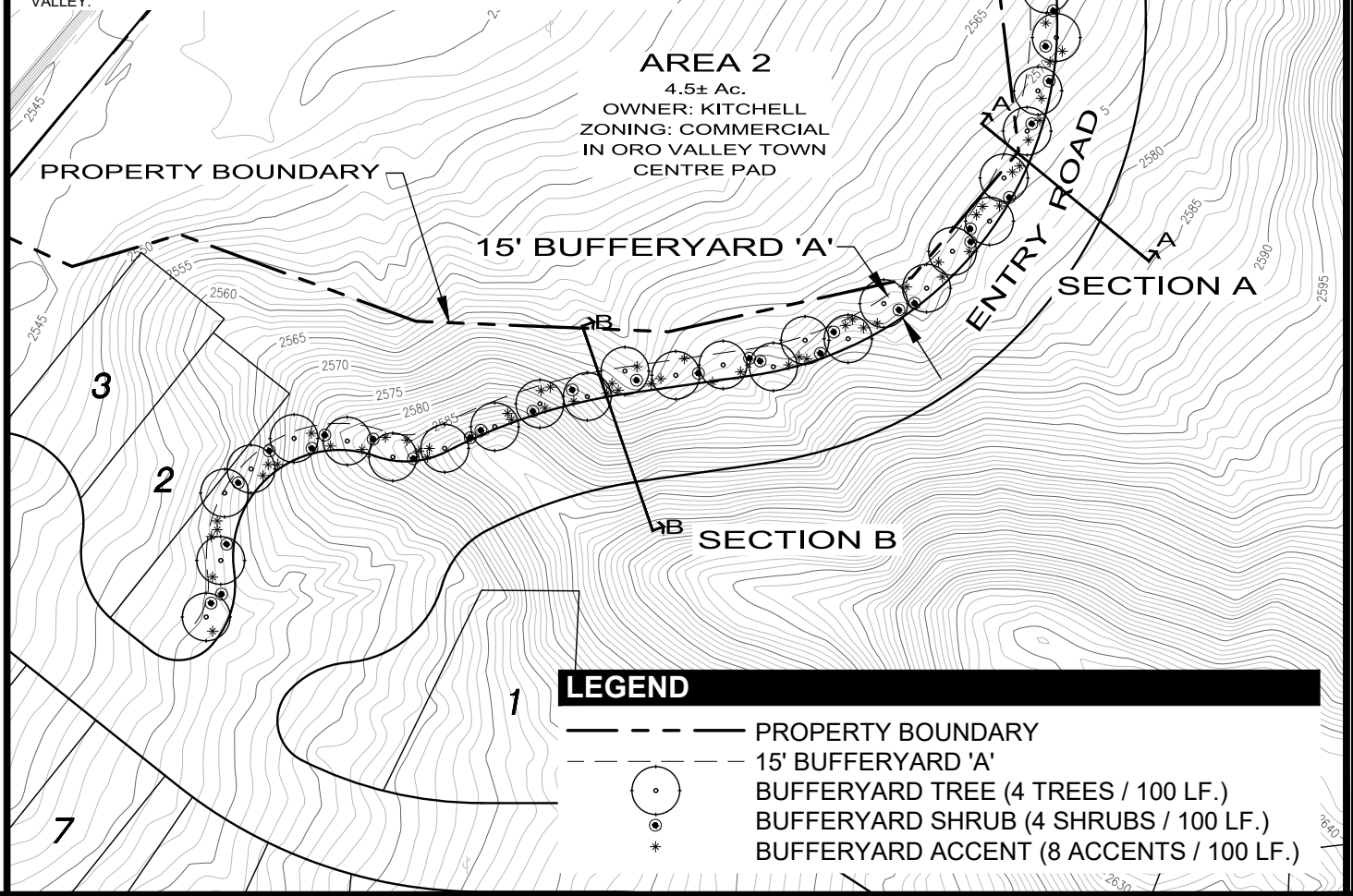
EXHIBIT CC-3: SLOPE TREATMENT OPTIONS

1.15.2019
WLB No. 181057-N-007
N.T.S.



NOTE:

THE ENTRY ROAD MAY ALTERNATIVELY BE CONSTRUCTED WITH A LANDSCAPED CENTER MEDIAN, TWO TRAVEL LANES, BIKE LANES AND SIDEWALK ON ONE SIDE. THIS DESIGN WOULD BE SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF ORO VALLEY.



LEGEND

- PROPERTY BOUNDARY
- 15' BUFFERYARD 'A'
- BUFFERYARD TREE (4 TREES / 100 LF.)
- BUFFERYARD SHRUB (4 SHRUBS / 100 LF.)
- BUFFERYARD ACCENT (8 ACCENTS / 100 LF.)

The WLB Group WLB

ORO VALLEY TOWN CENTRE PAD

EXHIBIT CC-4: ENTRY ROAD BUFFERYARD PLAN

4.3.19
Contour Interval = 1 Ft.
WLB No. 181057-N-007

Q:\181057\N-007 OVTC South\01 Planning\04 PAD Amendment\Final PAD Document\Data\CC-4\CC-4_Entry Road-LS Buffer Plan_TC.dwg Plotted: Jun. 11, 2019

D. CONCEPTUAL GRADING CONCEPT

1. General - All of the areas of the Oro Valley Town Centre will have some building pad and surface drainage alterations as would any typical development project.

a. Standards. The following grading standards (demonstrated in graphic format in Exhibits DD-4 thru DD-8) apply to Oro Valley Town Centre at Rooney Ranch:

- The general thrust of the grading concept is to utilize contour grading and landscaping techniques in the creation of cut slopes to achieve appearances that emulate natural, undisturbed slopes.

- All disturbed areas with 3:1 slopes or less will be re-vegetated or landscaped to control dust and stabilize the slope. The intent is to restore disturbed slopes to a condition that emulates the pre-disturbed condition.

- 25 percent slopes will be mapped and any encroachment will be mitigated on a 1:1 basis via a set-aside of land with slopes less than 25 percent.

- Terraces, walls or other approved treatment shall be required for cut and fill slopes greater than 10 feet in height. Refer to Exhibit DD-9 for a depiction of a retaining wall.

- The overall shape, height and grade of any cut or fill slope will be designed to simulate the existing natural contours and scale of the natural terrain of the site.

- Rounded edges and smooth transitions will be utilized so that grading blends into the existing topography.

- Careful site planning will minimize the potential for erosion, flood hazards or unsightly scars.

- Vegetation in the bottom of the fill areas will be salvaged and reused on re-sculptured cut embankments and along rights of way.

- This project will be developed in phases; grading of the site will generally follow these phases but there may be situations where larger areas should be disturbed prior to immediate development to balance the cut/fill calculations thereby minimizing the import and export of fill to the site. Furthermore, all graded areas shall be stabilized and/or constructed prior to the expiration of the grading permit. If any portion of the phase is not developed within 12 months, the salvaged vegetation not used on the developed portion of the site shall be replanted in a temporary nursery located on the site.

- Cut slopes will be sculpted and re-vegetated to emulate naturally existing slopes.

- Create undulating slope banks and vary gradients to assist in the creation of slopes with natural appearances.

- Seeding and erosion control techniques shall be employed, such as wood fiber hydromulch, drilled seed with straw mulch and jute matting.

- Where possible, shielded cuts will be utilized.

- In the Residential Area, restrict cuts to particular sites where possible and make efforts to minimize cuts.

- Driveway slopes shall not exceed 14% within the right-of-way and 20% outside the right-of-way.

b. 25% Slope. No localized slope in excess of 25 percent, as designated by Exhibit B-1, topography and slope analysis may be graded or disturbed, except as provided in the attached grading plan. It is recognized that Exhibit B-1 may not be completely accurate and the developer shall resubmit a more accurate exhibit at the time of Conceptual Site Plan submittal or Preliminary Plat submittal, which depicts all 25 percent or greater slopes. This exhibit shall be based on an in-field survey and staked in the field for review and verification by the Town Engineer prior to approval of development.

Slopes in excess of 25 percent may be graded as shown on the attached grading plan.

c. Compliance with Grading Ordinance. In large part, the property north of Rooney Wash complies with Section 27.9 of the Oro Valley Zoning Code Revised, Grading Ordinance, with the possible exception of Section 27.9.E.9, Phased Grading.

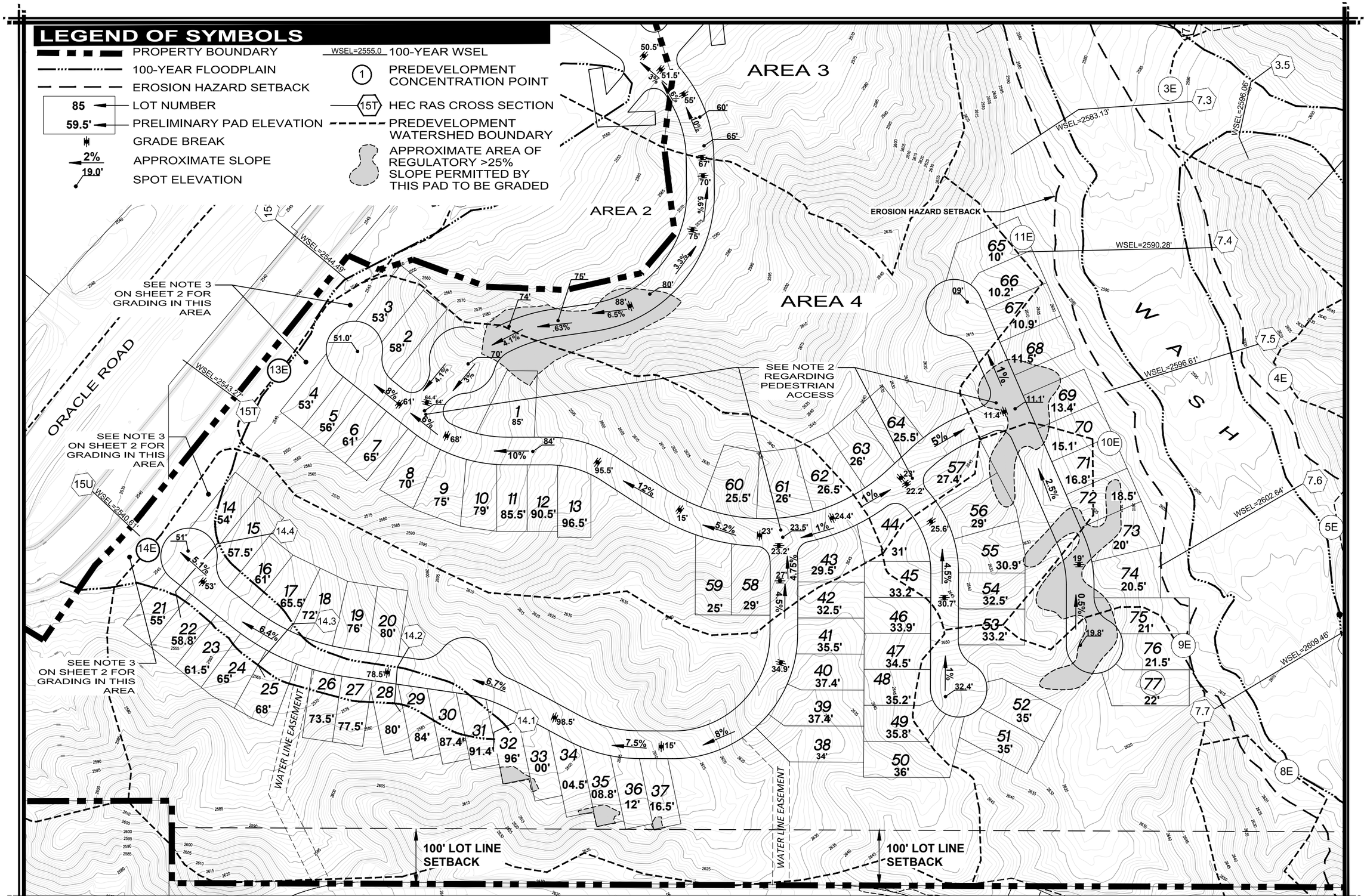
d. Open Space Buffer. It should also be noted that approximately 70% of the property south of Rooney Wash will remain in a natural, undisturbed condition. A portion of this undisturbed area will act as an approximately 800-foot buffer between the proposed residential development and the existing residential communities to the east of the subject property.

2. Average Cross Slope: The average cross slope for the site has been calculated as follows:

$$ACS = \frac{2\ (\text{Contour Interval}) \times 523{,}081\ (\text{Length of Contour Lines}) \times .0023}{141.2\ (\text{Area in Acres})}$$

$$= 17.04\%$$

125865.2



The WLB Group

WLB

TUCSON - PHOENIX - LAS VEGAS - FLAGSTAFF
520.881.7480 • tucson@wlbgroup.com

ORO VALLEY TOWN CENTRE

EXHIBIT DD-1.1: CONCEPTUAL GRADING PLAN

5.1.2019
Contour Interval = 1 Foot
WLB No. 181057-N-007
SHEET 1 OF 2

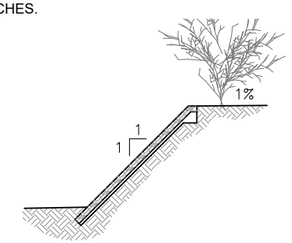
0' 60' 120' 180'

Q:\181057N-007 OVTC South\01 Planning\04 PAD Amendment\Final PAD Document\Data\DD-1\P DD-1_Grading Plan_5.1.2019.dwg Plotted: Jun. 11, 2019

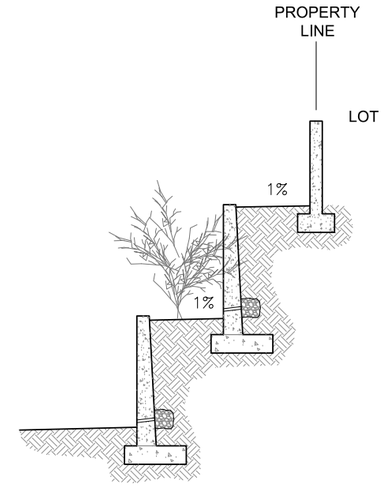
TABLE OF PRE-DEVELOPED 100-YEAR WATER SURFACE ELEVATIONS FROM HEC-RAS ANALYSIS	
CROSS-SECTION	WSEL
14.1	2594.71'
14.2	2577.76'
14.3	2562.07'
14.4	2548.83'
3.5	2596.06'
7.3	2583.13'
7.4	2590.28'
7.5	2596.61'
7.6	2602.64'
7.7	2609.46'
15T	2543.27'
15U	2540.61'

TABLE OF 100-YEAR PRE-DEVELOPED PEAK DISCHARGES		
CONC. POINT	DRAINAGE AREA (AC)	Q100 (cfs)
3E	20.70	92
4E	1.96	11
5E	3.39	19
8E	1.27	7
9E	5.40	31
10E	2.22	13
11E	3.39	19
13E	9.92	57
14E	19.82	113

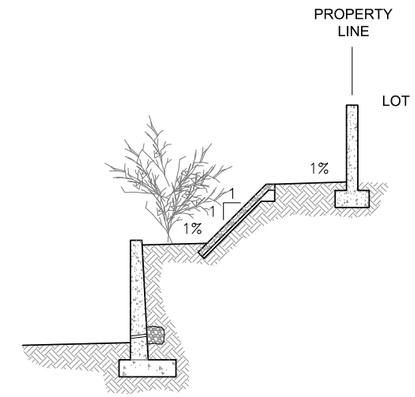
NOTE: VEGETATION PLANTED ON BENCHES SHALL BE LIMITED TO PLANTS W/ NON-INVASIVE ROOT SYSTEMS. TREES SHALL NOT BE PLANTED ON BENCHES.



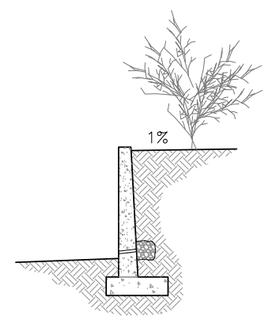
1 GROUTED RIP-RAP SLOPE STABILIZATION
N.T.S.



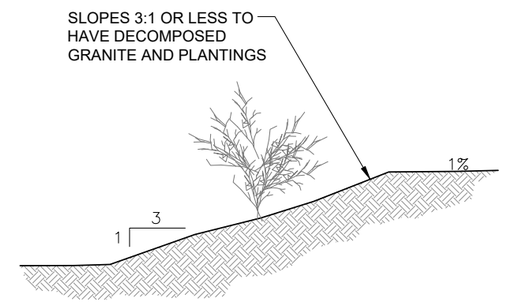
2 DOUBLE RETAINING WALL
N.T.S.



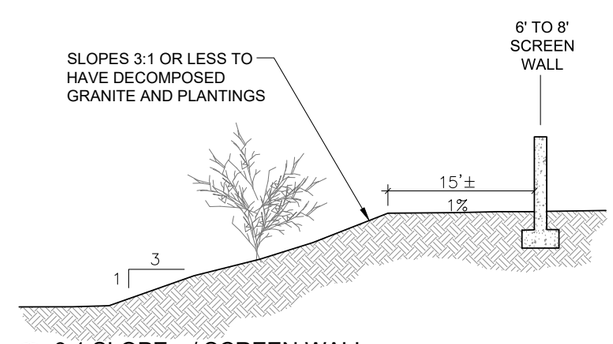
3 RETAINING WALL w/ PLANTING BENCH
N.T.S.



4 RETAINING WALL w/ PLANTINGS
N.T.S.



5 3:1 OR FLATTER SLOPE
N.T.S.



6 3:1 SLOPE w/ SCREEN WALL
N.T.S.

NOTES

1. GRADING SHOWN IS PRELIMINARY. FINAL GRADING WILL BE DETERMINED DURING THE SITE DESIGN REVIEW PROCESS OF THE TOWN OF ORO VALLEY.

2. WHERE PEDESTRIAN ACCESS ROUTES ARE CONTAINED WITHIN PEDESTRIAN STREET CROSSINGS WITH YIELD OR STOP CONTROL, THE CROSS SLOPE OF THE PEDESTRIAN ACCESS ROUTE MUST BE 2 PERCENT MAXIMUM.

3. GRADING IN THIS AREA WILL BE DONE IN A MANNER THAT CREATES MORE NATURAL LOOKING SLOPES THAT EMULATE THE NATURAL, EXISTING SLOPES IN THIS AREA. THIS WILL BE ACCOMPLISHED USING THE FOLLOWING TECHNIQUES:

   (A) GRADING WILL UTILIZE CONTOUR GRADING AND LANDSCAPING TECHNIQUES IN THE CREATION OF SLOPES TO ACHIEVE APPEARANCES THAT EMULATE NATURAL SLOPES.

   (B) ROUNDED EDGES AND SMOOTH TRANSITIONS WILL BE UTILIZED SO THAT GRADING BLENDS INTO THE EXISTING TOPOGRAPHY.

   (C) UNDULATING SLOPES AND VARYING GRADES WILL BE USED TO CREATE MORE NATURAL APPEARANCES.

   (D) TO THE GREATEST DEGREE POSSIBLE, REVEGETATED SLOPES OF 3:1 OR FLATTER WILL BE USED. PLANT MATERIALS CONSISTENT WITH OR COMPLEMENTARY TO THE SURROUNDING, EXISTING NATIVE VEGETATION WILL BE USED.

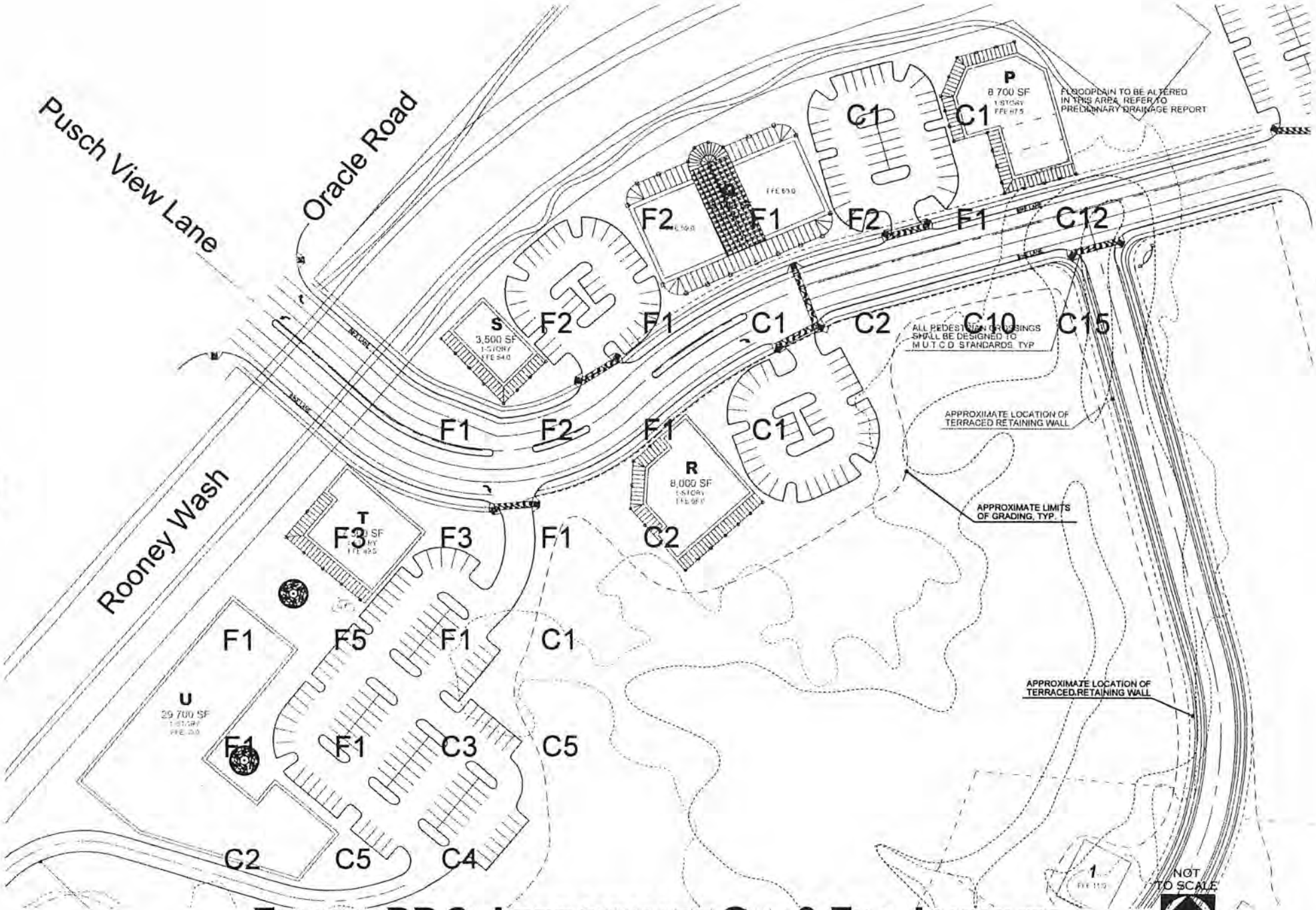


EXHIBIT DD-2: APPROXIMATE CUT & FILL AMOUNTS (SOUTHWEST QUADRANT OF COMMERCIAL AREA)

TOTAL ADJUSTED CUT: ±80,000 CU. YDS. TOTAL ADJUSTED FILL: ±20,000 CU. YDS.

EXPORT REQUIRED: ±60,000 CU. YDS. (TO BE SENT TO SOUTHEAST QUADRANT)

The WLB Group WLB

04.29.2002
WLB NO. 181057-A-007
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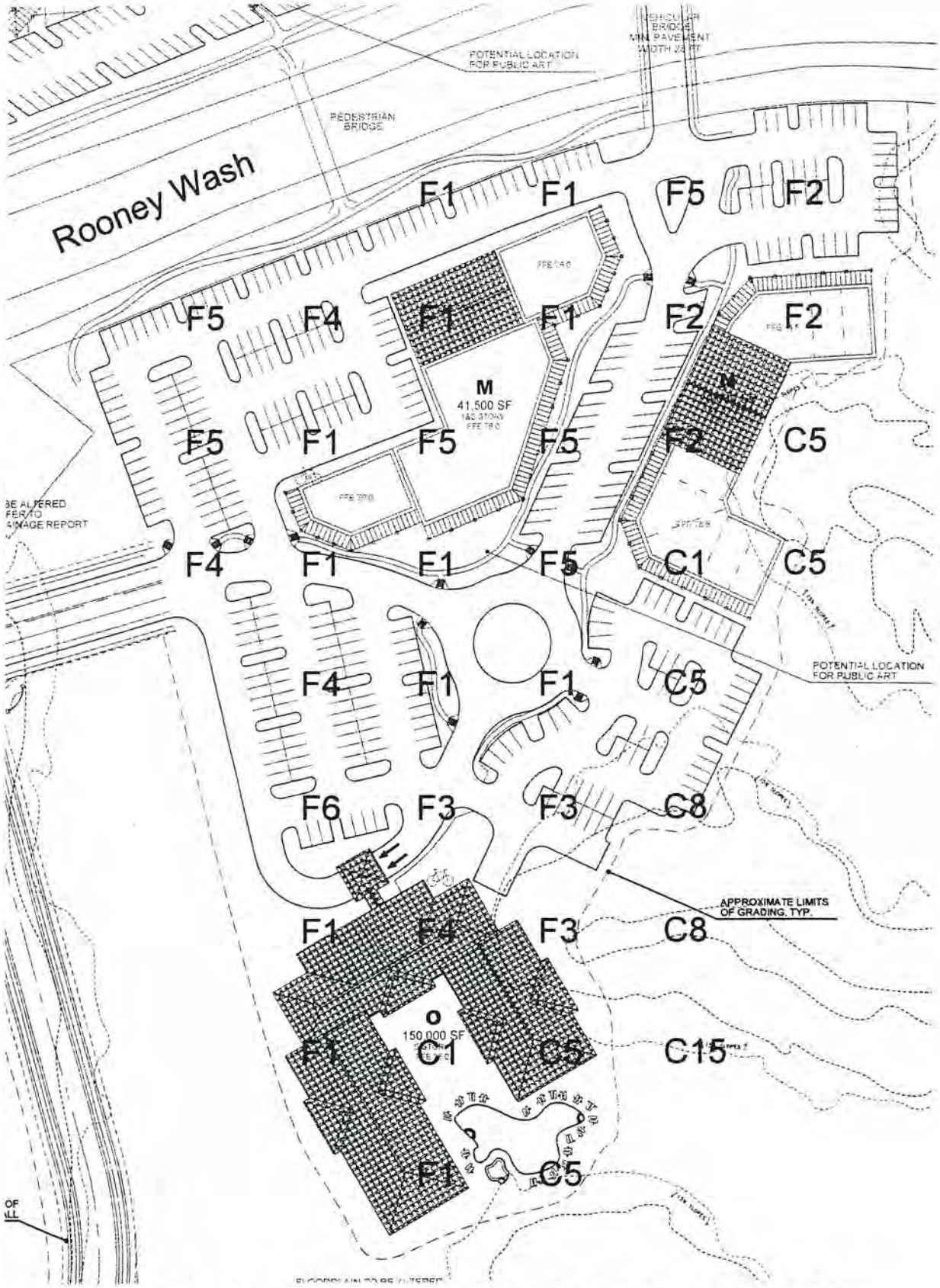

Exhibit DD-3: Approximate Cut & Fill Amounts (Southeast Quadrant of Commercial Area)

Total Adjusted Cut: ±35,000 Cu. Yds.
Total Adjusted Fill: ±90,000 Cu. Yds.
Import Required: ±55,000 Cu. Yds.
(Import to be received from Southwest Quadrant)

NOT TO SCALE

The WLB Group WLB

04.29.2002
WLB No. 181057-A007

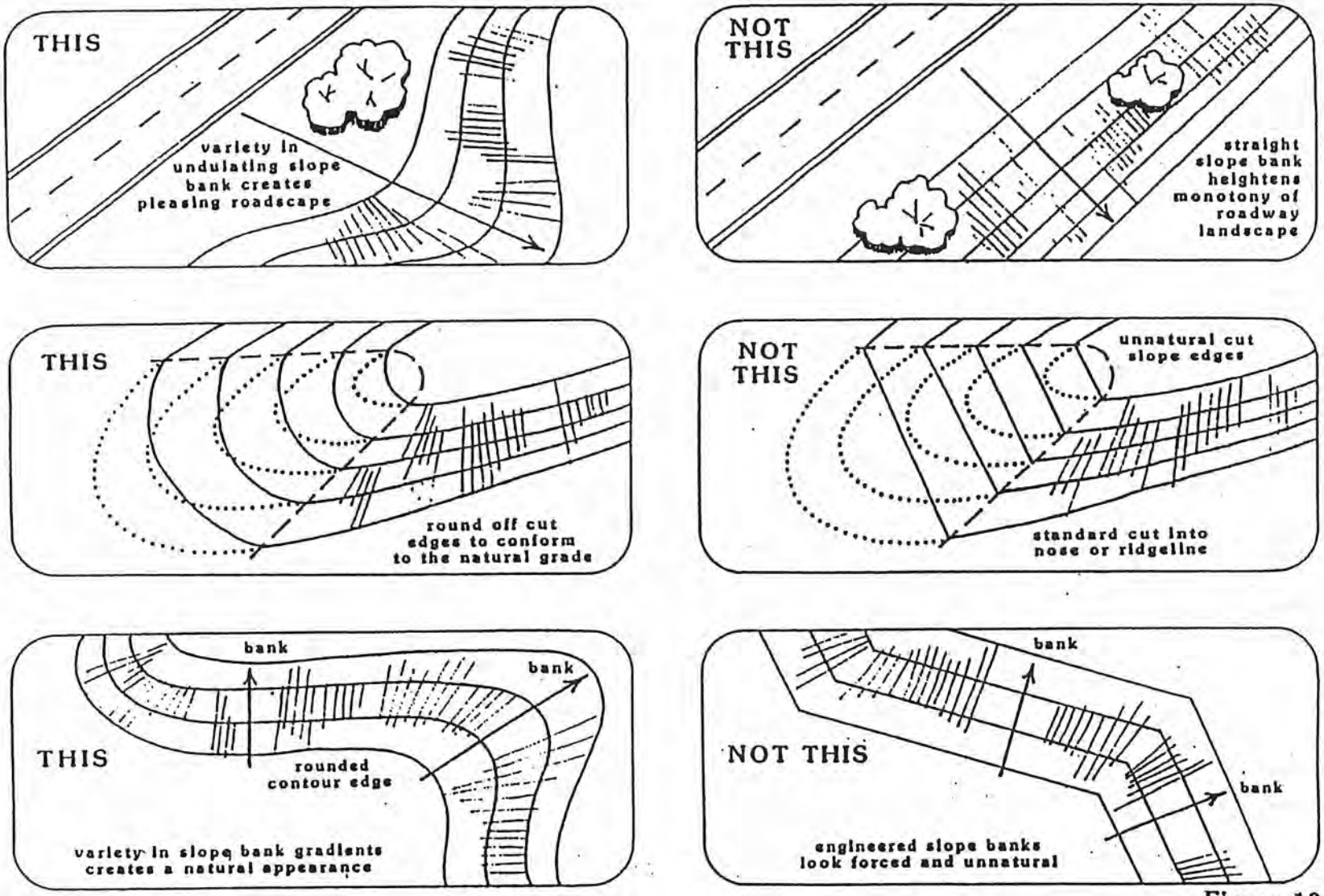

Figure 13

EXHIBIT DD-4: GRADING TECHNIQUES

The WLB Group WLB

06.04.2002
WLB NO. 181057A-007
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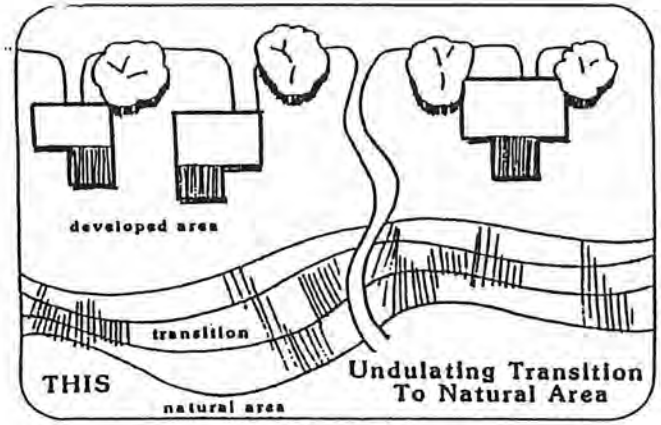
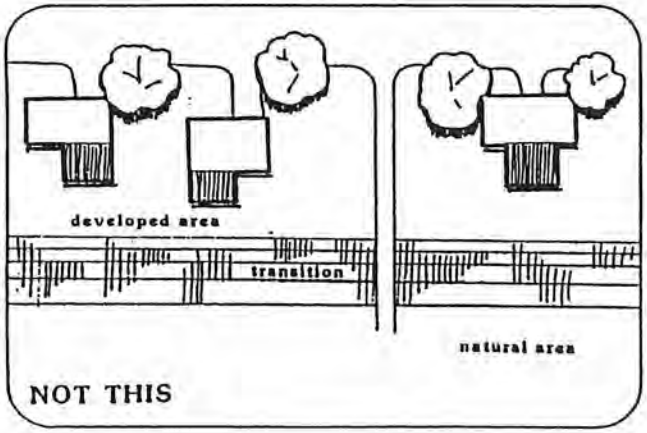


Figure 12



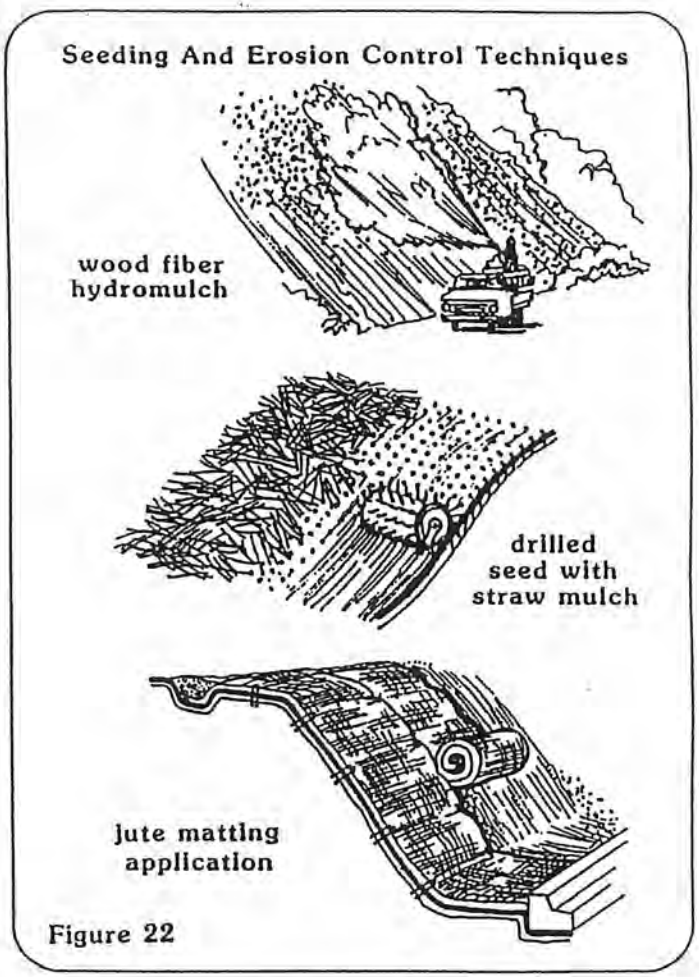
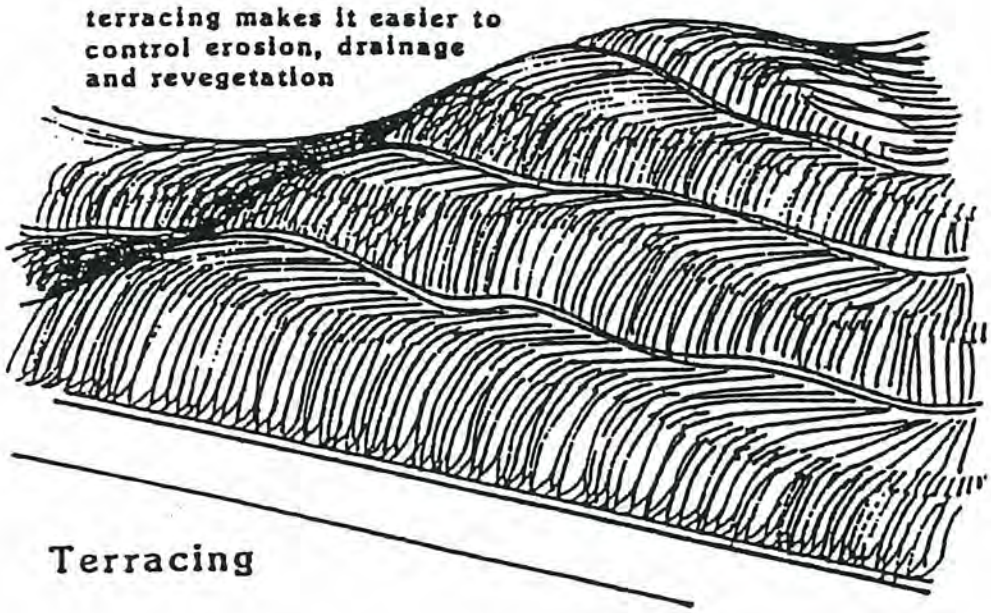


Figure 22

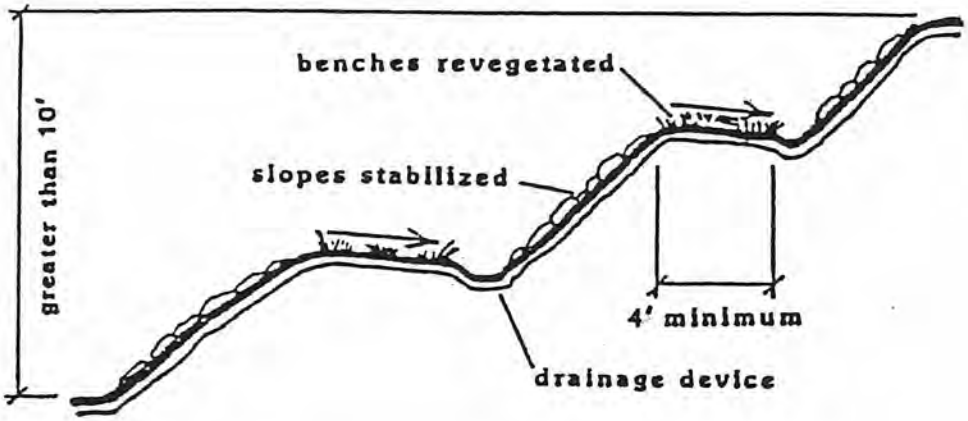
Exhibit DD-5: Grading and Erosion Control Techniques

The WLB Group WLB

06.04.2002
WLB No. 181057-A-007
L:\181057\PWORLD HAND\PAD DOCUMENT\PAD EXHIBITS\DD04-GRADING TECHNIQUES 1.DWG



Terracing



terrace section

EXHIBIT DD-6: GRADING AND TERRACING TECHNIQUES

The WLB Group WLB

06.04.2002
WLB No. 181067-A-C07
L:\181067\Parcels II and I\PAD Document\PAD Exhibits\DD04-Grading Techniques 1.pmb

Exhibit DD-7 Intentionally Deleted

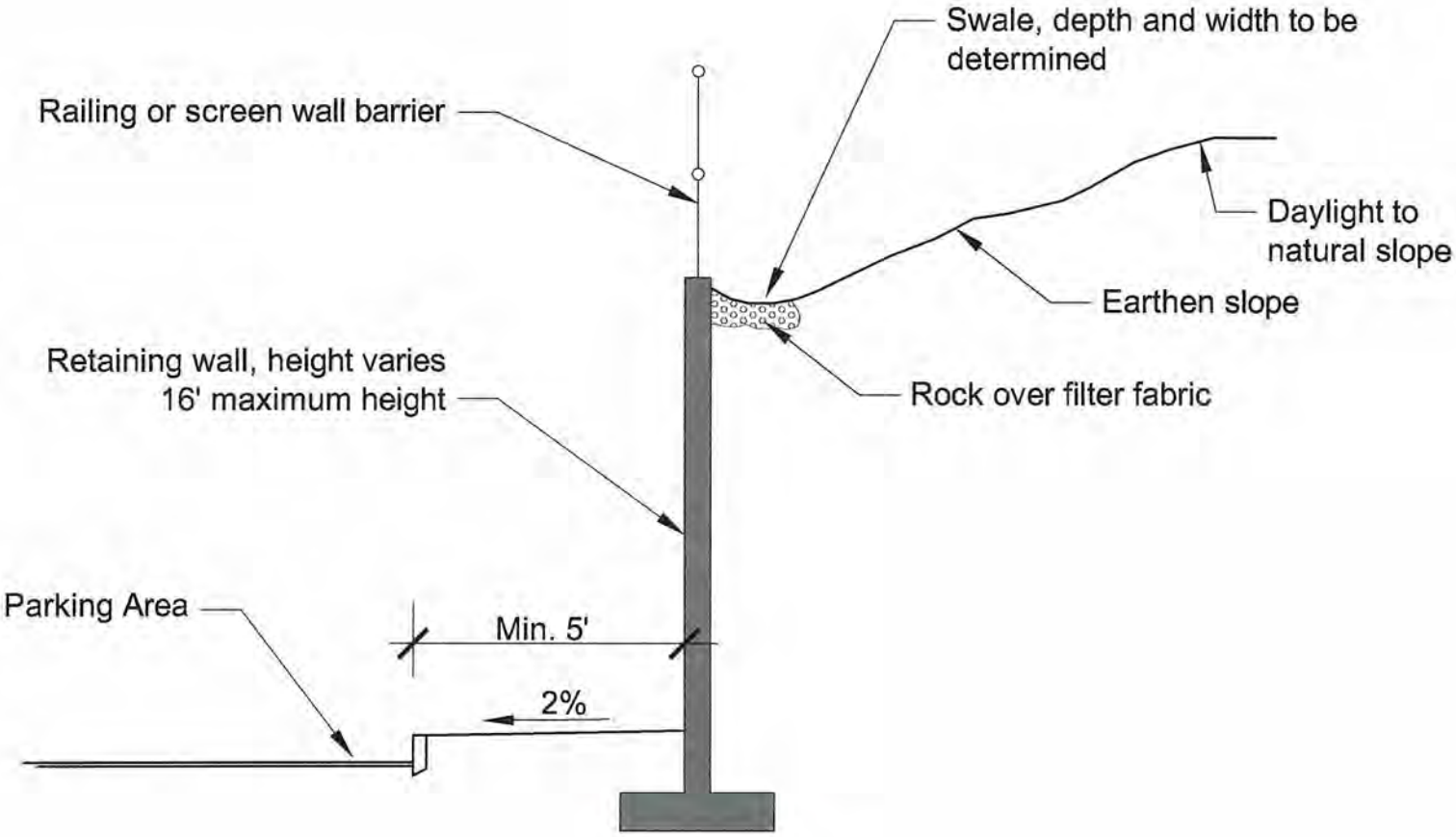


Exhibit DD-8: Retaining Wall

NTS

3.2.2011
WLB No. 181067-R011

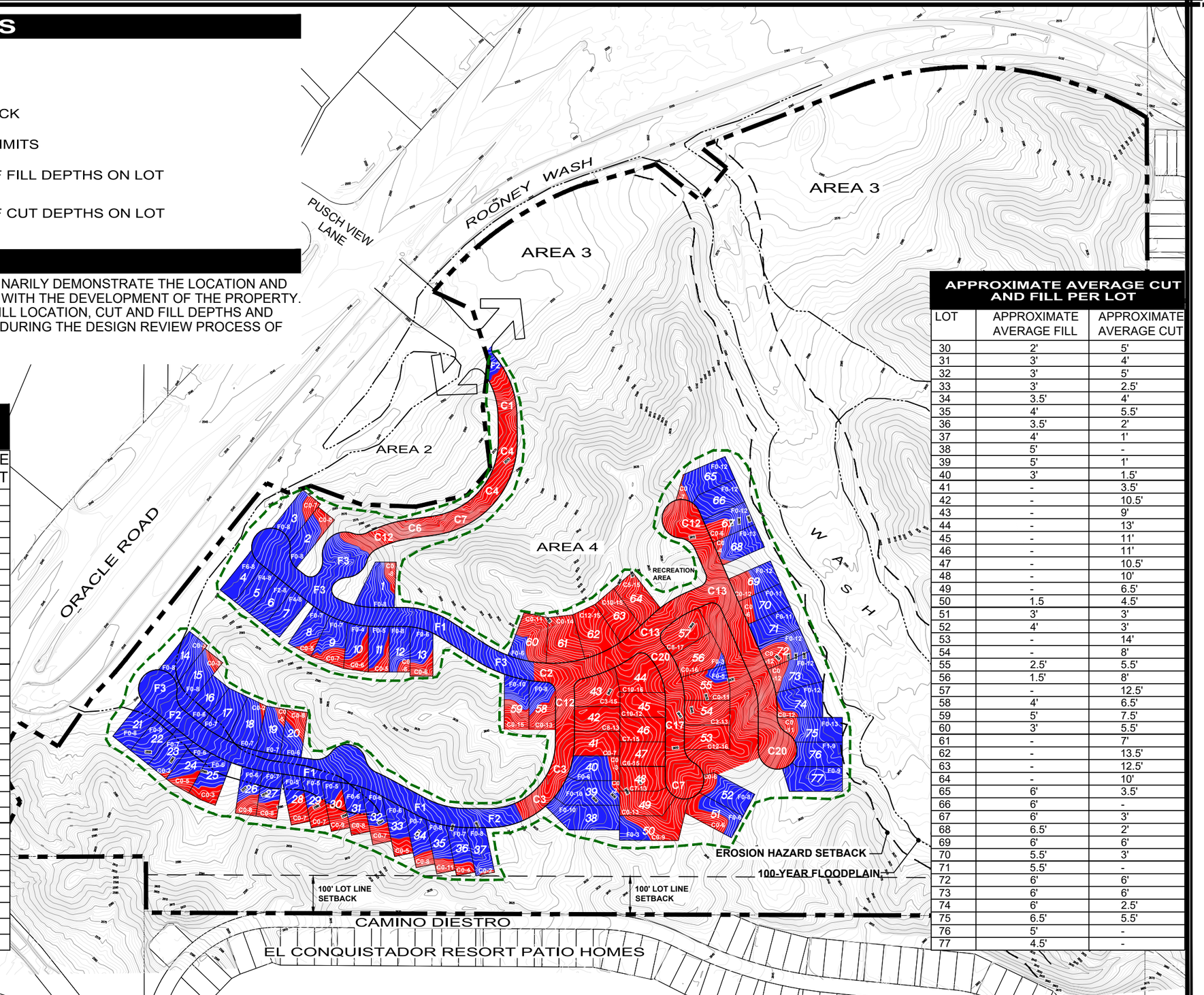
The WLB Group WLB

LEGEND OF SYMBOLS

- PROPERTY BOUNDARY
- 100-YEAR FLOODPLAIN
- EROSION HAZARD SETBACK
- PRELIMINARY GRADING LIMITS
- F1-5 — APPROXIMATE RANGE OF FILL DEPTHS ON LOT
- C1-5 — APPROXIMATE RANGE OF CUT DEPTHS ON LOT

NOTE

THE PURPOSE OF THIS EXHIBIT IS TO PRELIMINARILY DEMONSTRATE THE LOCATION AND AMOUNT OF CUT AND FILL THAT WILL OCCUR WITH THE DEVELOPMENT OF THE PROPERTY. FINAL GRADING, INCLUDING FINAL CUT AND FILL LOCATION, CUT AND FILL DEPTHS AND FINAL GRADING LIMITS WILL BE DETERMINED DURING THE DESIGN REVIEW PROCESS OF THE TOWN OF ORO VALLEY.



APPROXIMATE AVERAGE CUT AND FILL PER LOT

LOT	APPROXIMATE AVERAGE FILL	APPROXIMATE AVERAGE CUT
1	4'	4'
2	4'	4'
3	4'	4'
4	7'	-
5	6'	-
6	5'	-
7	6'	-
8	3.5'	2.5'
9	3.5'	3.5'
10	2'	3'
11	2.5'	2.5'
12	4.5'	3'
13	3'	3'
14	4'	1.5'
15	4'	3.5'
16	3'	-
17	3.5'	-
18	3.5'	1'
19	3.5'	2.5'
20	3'	4'
21	4'	-
22	4'	-
23	3.5'	1'
24	3'	2.5'
25	3'	1.5'
26	2.5'	5'
27	3'	4.5'
28	2.5'	3.5'
29	2.5'	3.5'

APPROXIMATE AVERAGE CUT AND FILL PER LOT

LOT	APPROXIMATE AVERAGE FILL	APPROXIMATE AVERAGE CUT
30	2'	5'
31	3'	4'
32	3'	5'
33	3'	2.5'
34	3.5'	4'
35	4'	5.5'
36	3.5'	2'
37	4'	1'
38	5'	-
39	5'	1'
40	3'	1.5'
41	-	3.5'
42	-	10.5'
43	-	9'
44	-	13'
45	-	11'
46	-	11'
47	-	10.5'
48	-	10'
49	-	6.5'
50	1.5	4.5'
51	3'	3'
52	4'	3'
53	-	14'
54	-	8'
55	2.5'	5.5'
56	1.5'	8'
57	-	12.5'
58	4'	6.5'
59	5'	7.5'
60	3'	5.5'
61	-	7'
62	-	13.5'
63	-	12.5'
64	-	10'
65	6'	3.5'
66	6'	-
67	6'	3'
68	6.5'	2'
69	6'	6'
70	5.5'	3'
71	5.5'	-
72	6'	6'
73	6'	6'
74	6'	2.5'
75	6.5'	5.5'
76	5'	-
77	4.5'	-

The WLB Group
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ORO VALLEY TOWN CENTRE
EXHIBIT DD-9: PRELIMINARY CUT AND FILL MAP - AREA 4

5.1.2019
Contour Interval = 1 Foot
WLB No. 181057-N-007

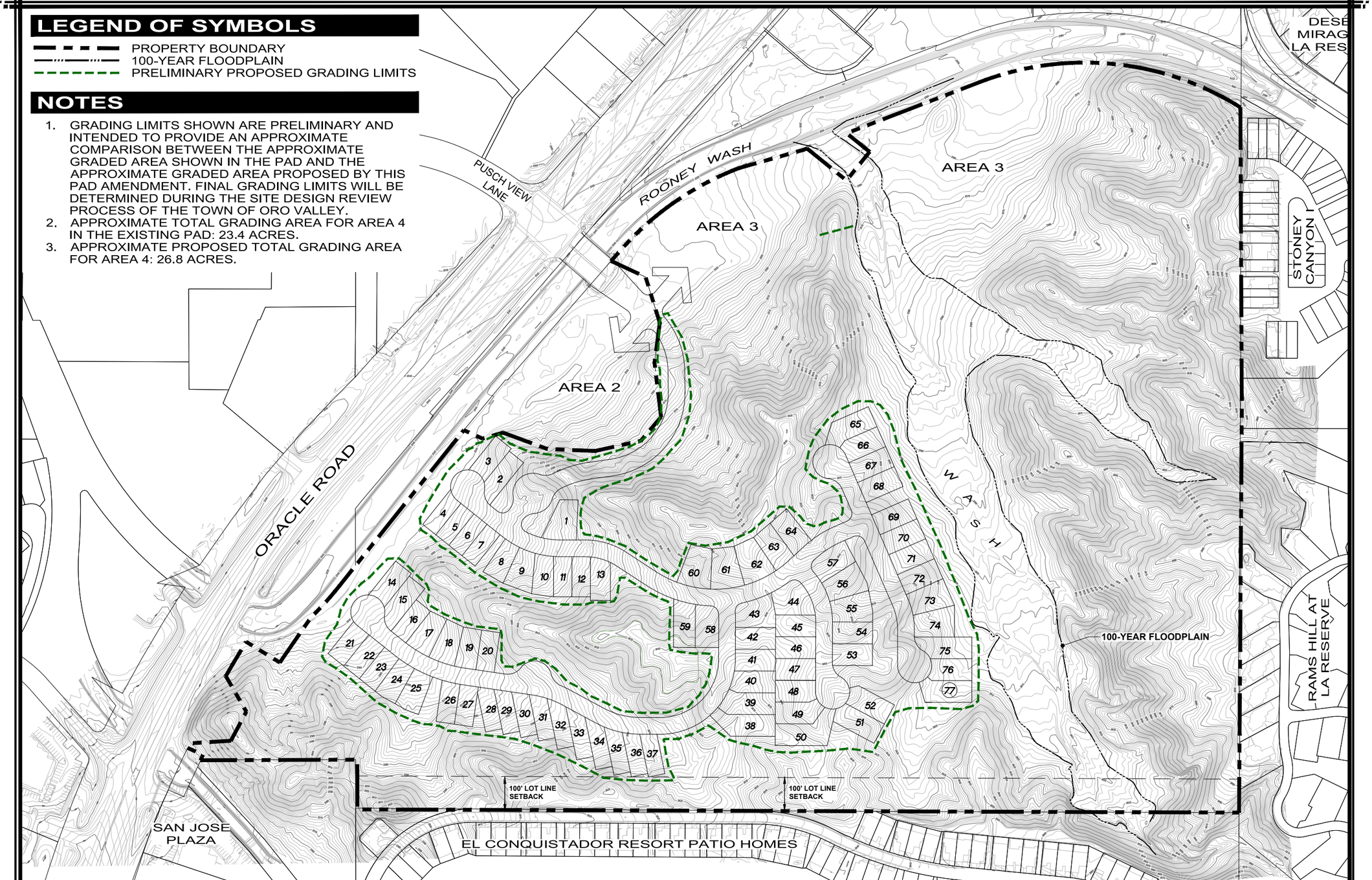
0' 100' 200' 300'

LEGEND OF SYMBOLS

- PROPERTY BOUNDARY
- 100-YEAR FLOODPLAIN
- PRELIMINARY PROPOSED GRADING LIMITS

NOTES

1. GRADING LIMITS SHOWN ARE PRELIMINARY AND INTENDED TO PROVIDE AN APPROXIMATE COMPARISON BETWEEN THE APPROXIMATE GRADED AREA SHOWN IN THE PAD AND THE APPROXIMATE GRADED AREA PROPOSED BY THIS PAD AMENDMENT. FINAL GRADING LIMITS WILL BE DETERMINED DURING THE SITE DESIGN REVIEW PROCESS OF THE TOWN OF ORO VALLEY.
2. APPROXIMATE TOTAL GRADING AREA FOR AREA 4 IN THE EXISTING PAD: 23.4 ACRES.
3. APPROXIMATE PROPOSED TOTAL GRADING AREA FOR AREA 4: 26.8 ACRES.



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ORO VALLEY TOWN CENTRE
EXHIBIT DD-10: PRELIMINARY GRADING LIMIT COMPARISON

4.15.2019
Contour Interval = 1 Foot
WLB No. 181057-N-007

0' 100' 200' 300'

Q:\181057N-007 OVTC South\01 Planning\04 PAD Amendment\Hearings\3.6.2019 TC\Post TC Info\Exhibits\Grading Limits\P DD-10_Prelim Grading Limit Comparison_5.15.2019.dwg Plotted: Jul. 24, 2019

E. PROJECT DESIGN CRITERIA

The purpose of these design guidelines is to provide an overall framework for development and to create a cohesive project at Oro Valley Town Centre. The guidelines will provide standards for architectural style, landscape standards, height, colors, exterior materials, a process for approval for all development projects and construction regulations. The Town's Design Standards, adopted June 2011, shall take precedence in situations where the PAD Land Use Proposal, the PAD Project Design Criteria, the PAD Exhibits, and/or the Illustrative Site Plans (in relation to Site Design Standards illustrated on the plans) are silent.

1. ARCHITECTURAL DESIGN CRITERIA

a. Statement of Intent:

The architectural style for Oro Valley Town Centre at Rooney Ranch is intended to be high quality, diverse and create of a sense of place. The architectural character for the project will include specific elements and features that are appropriate for the use, while relating to its surrounding context and embracing its relationship to the adjacent Catalina Mountains The project's character will be regional in form, derived from the regional historical styles. However, Oro Valley Town Centre is intended to be diverse, eclectic, avoiding sameness and repetition, yet consistently tied through a common/consistent color and material palette. The intended project architectural character is illustrated by representative imagery of multifamily, commercial, retail and office buildings, Exhibit EE-3. Building forms respond to and support the planning concepts, functional uses, environmental conditions and views toward the Catalina Mountains.

b. General Commercial/Multi-Family Zone Design Criteria (Areas 1 and 2)

The criteria discussed in this section apply to all architectural elements contained within the Oro Valley Town Centre Commercial/Multifamily Zone.

i. Design Standards

- Buildings will respond to their proposed use with a combination of massing, shapes and materials that will create an authentic, enjoyable place for living, shopping, working or relaxing.

- Facades and Exterior Walls – The buildings shall be designed to reduce the apparent mass and monolithic appearance of the buildings and will provide visual interest consistent with the character, identity and scale of Oro Valley Town Centre. Long buildings walls shall be project up with articulation, projections or recesses.

- Detail Features - Provide architectural features that contribute to visual interest at the pedestrian scale and reduce the massive aesthetic effects by breaking up the building wall, front, side or rear with color, texture change, wall offsets, reveals or projecting ribs. Utilize pedestrian-scale features at ground level, such as planters and benches.

- Entryways - The building design shall provide design elements that provide users of the building orientation on accessibility and that add aesthetically pleasing character to

buildings by providing clearly defined, highly visible building entrances.

- Buildings, where practical, should have proportions and detailing that enhance the pedestrian experience. Elements such as overhead canopies, trellises, landscaping shade trees should be considered to meet this goal.

- Civic space / open area will be provided in similar scale and quality as depicted on the illustrative site plans. The civic area will be a minimum of 30,000 sf and will include an open turf area, enhanced perimeter landscape, and pedestrian pathways.

- Buildings shall be placed close to the adjoining street and any breaks between buildings shall be wide enough to allow for pedestrian movement while at the same time restricting vehicular access. Where feasible, pedestrian sidewalks might be widened to allow for outdoor restaurant seating patios.

- Buildings are to be diverse in design but have a common color/material palette that share common design elements, colors and materials to architecturally create a unified and compatible development. The palette will be enhanced by architectural detailing of the facades, i.e., reliefs, cornices, architraves, friezes, lintels, sills, trim, applied columns, pilasters and blind arcades.

- Finished building material must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with colors and textures compatible with the natural surroundings and other buildings and structures in the general vicinity.

- Roof mounted mechanical equipment must be fully screed by parapet walls as defined by the Town's Ordinance.

- Fenestrations, where practical, should be recessed to allow a break in the building façade and provide articulation. All openings should be accented by trim, lintels, and/or sills, which should be accentuated by a different use of materials and/or color.

- Where pedestrian access is planned, overhead shading should be considered. Acceptable shading strategies include overhead vegetation, awnings, trelliswork, arcades or a variation thereof. This will provide weather protection and further serve to articulate building facades and streetscape character.

- Roof lines will vary through elevation changes.

- Heights and massing should be varied in order to provide visual relief and to maintain views.

- Color selection is to reflect the rich and varied colors of the desert. See material board in Appendix C-3

ii. Exterior Colors

- Exterior colors must be compatible with the other buildings in the development.

- Any repainting of exterior surfaces that include significant changes to color palette, as determined by the Planning and Zoning Administrator shall require approval of the CDRB.

iii. Building Materials

- Finished building materials must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with colors and textures consistent with the architectural character of the project and expressed in Exhibits EE-1, 2 and 3 and compatible with the natural surroundings and other buildings and structures in the general vicinity.

- Exterior finish materials will consist of stucco (EIFS), slump block, brick or other compatible masonry units, natural stone, exposed wood, and steel. Colors will have desert hues as represented in material board located in Appendix C-3. Mortar washed slump block is the single material that will be used consistently throughout the project.

- If construction materials, such as tilt-up concrete, smooth-faced concrete block, prefabricated steel panels, and other similar material are utilized, then the exterior surface is to be covered with an architectural treatment.

iv. Roofs

- "Built-up" type roof covering materials shall not be visible from Oracle Road.

- Generally acceptable roof covering materials shall be standing seam steel, concrete tile, or clay tile. Colors must conform to the overall natural desert color palette as defined in the material board located in Appendix C-3.

- Overhead screens, shade covers, patio roofs, and other similar structures shall be constructed of materials and color to match or complement the main roof.

- Colors and materials with a low light reflectivity value (not to exceed 50%) shall be used on flat roofs.

- The exterior visible portion of a skylight must be bronze or a similar dark color to blend in with the colors of the roof. The interior of the skylight may be white or a light color.

- All vent pipe stacks and any equipment protruding above the plane of the roof and visible from neighboring property must be painted and/or screened to match the roof.

v. Phasing

- The project phasing will be developed subject to market demands. The developer shall encourage the development to proceed with a mix of uses on the overall property.

c. Area 3 (Commercial)

This area has been grouped together due to the relative similarity in size of the proposed buildings.

In addition to the general criteria outlined Section (E)(1)(b)(i) – General Commercial Zone Design Criteria, the following additional criteria apply to Area #3:

- Facades and Exterior Walls - The building shall be designed in such a way that reduces the mass and impersonal appearance of the building and will provide visual interest consistent with the character, identity and scale of Oro Valley Town Centre. Long building walls shall be broken up with projections or recessions with depths of at least three (3) percent of the façade length along all sides of the building.

- Detail Features - Provide architectural features that contribute to visual interest at the pedestrian scale and reduce the massive aesthetic effects by breaking up the building wall, front, side or rear with color, texture change, wall offsets, reveals or projecting ribs. Utilize pedestrian-scale features at ground level, such as planters and benches.

- Entryways - The building design shall provide design elements that provide users of the building orientation on accessibility and that add aesthetically pleasing character to buildings by providing clearly defined, highly visible building entrances.

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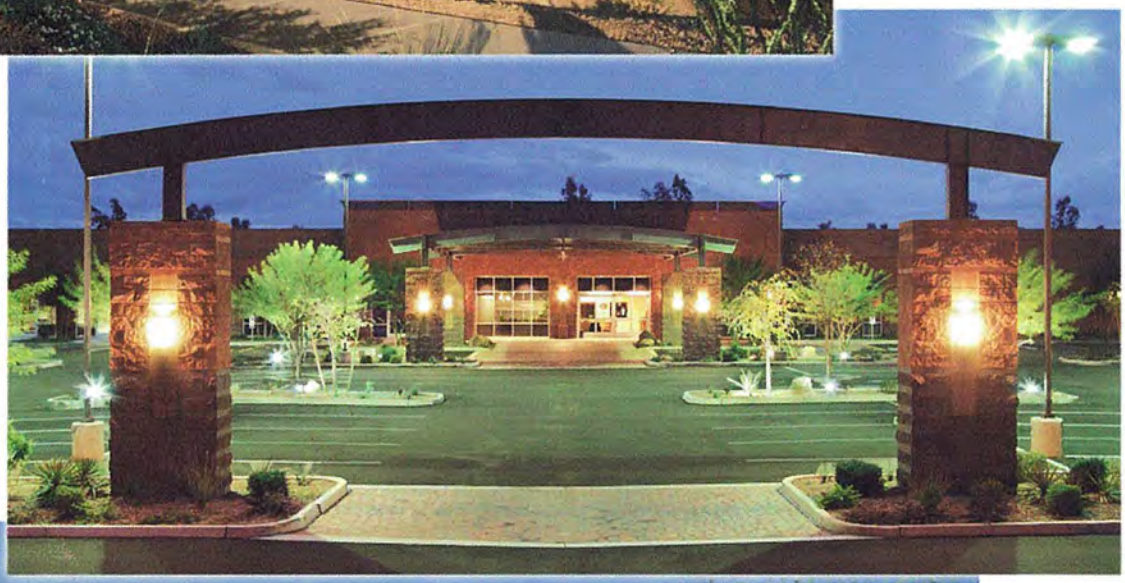

KITCHELL
DEVELOPMENT

Representative Imagery
Low-Rise Office
EE-6a

KITCHELL
DEVELOPMENT

Representative Imagery

Mid-Rise Office

EE-6b

KITCHELL
DEVELOPMENT

Representative Imagery

Mid-Rise Office

EE-6c

KITCHELL
DEVELOPMENT

Representative Imagery

Retail

EE-6d

KITCHELL
DEVELOPMENT

Representative Imagery

Retail

EE-6e

FRONT ELEVATION

SCALE: 3/16" = 1'-0"

REAR ELEVATION

SCALE: 3/16" = 1'-0"

END ELEVATION

SCALE: 3/16" = 1'-0"

Exterior Elevations - Bldg 2A

ARCHITECTURAL DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111 (480) 991-9138

Job No:

Date: Sheet No:
Scale:
Drawn:
Checked:
Plan Check No:

FRONT / REAR ELEVATION

SCALE: 3/16" = 1'-0"

END ELEVATION

SCALE: 3/16" = 1'-0"

Exterior Elevations - Bldg 3C

ARCHITECTURAL
DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111 (480) 991-9138

Job No:

Date: Sheet No:

Scale:

Drawn:

Checked:

Plan Check No:

FRONT ELEVATION - CARRIAGE

SCALE: 3/16" = 1'-0"

REAR ELEVATION - CARRIAGE

SCALE: 3/16" = 1'-0"

SIDE ELEVATION - CARRIAGE

SCALE: 3/16" = 1'-0"

FRONT ELEVATION - PORTE COCHERE

SCALE: 3/16" = 1'-0"

Exterior Elevations - Entry Porte Cochere and Carriage Building

ARCHITECTURAL
DESIGN GROUP
6623 North Scottsdale Road
Scottsdale, Az. 85250
480-991-9111

Mark Taylor
6623 North Scottsdale Road
Scottsdale, Arizona 85250
(480) 991-9111 (480) 991-9138

Job No:

Date: Sheet No:

Scale:

Drawn:

Checked:

Plan Check No:

EACH BUILDING SHOULD HAVE DIFFERING THEMES AND STYLES

EACH BUILDING SHOULD HAVE DIFFERING HEIGHTS, COLORS AND FINISHES

EACH BUILDING SHOULD HAVE CANOPIES TO SHADE PEDESTRIANS

EXHIBIT EE-2
ARCHITECTURAL THEME AND DESIGN ELEMENTS

The WLB Group INC. WLB

07.16.2002
WLB NO. 181057-A-007
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ALL PEDESTRIAN ZONES WILL HAVE A COMBINATION OF PLANTERS AND VEGETATION

SPECIALITY PLANTING WILL BE USED AT ALL PEDESTRIAN NODES

BENCHES, POTS, VEGETATION AND ENRICHED PAVING WILL BE USED AT PEDESTRIAN NODES

EXHIBIT EE-3
ARCHITECTURAL THEME AND DESIGN ELEMENTS

The WLB Group WLB

07.16.2002
WLB No. 181057-A-007
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d. Residential Zone Design (Area 4)

i. **Criteria**

- Residential structures and community features shall be coordinated in architectural materials, details and quality. Community features include bus stops, recreational facilities and pedestrian access features.

- Colors used on any buildings in the residential area shall not exceed 50% reflectivity value.

- Building mass is probably the most prominent design feature of a project. The design of residential units should avoid long, unbroken building facades without the use of offsets as an integral part of the facade design.

- Units will be designed to have a low level profile and integrate into the natural terrain of the site to minimize views from Oracle Road. Residential units highly visible from Oracle Road shall not exceed 18 feet in height.

- Chimneys shall be compatible in materials to the accompanying structure.

ii. **Roofs**

- Roofs shall be colored to blend with surrounding geology.

- A range of roof forms and roof pitch adds an appealing visual context to the community/streetscape.

e. Public Areas

i. **Roadway Entries**

- In the area where Pusch View Lane enters the site, an entry statement and sense of arrival should be created through landscaping, public art, and/or monumentation.

- The entry to the residential area must be designed to have a sense of arrival by incorporating monumentation, landscaping, or gates.

- Decorative paving shall be used at major intersections.

ii. **Motor and Pedestrian Bridges**

- DRB shall review pedestrian and motor bridges for consistency with overall project design at such time that the above bridges are required to be constructed in association with that phase of development.

iii. **Pedestrian System**

- The pedestrian system within the project shall include amenities such as benches, shade structures, and water fountains to encourage pedestrian use. Landscaping will

also be an integral part of the pedestrian system to offer shade and to define the trail.

- Pedestrian crossings of roads shall adhere to the standards as established by the Manual on Uniform Traffic Control Devices (MUTCD).

f. Procedures

i. All buildings, roof types, designs, covering color and material, exterior building materials, exterior colors (color chips to be submitted) and other improvements erected within Oro Valley Town Centre must be approved by the Town of Oro Valley during the review process.

2. LANDSCAPE DESIGN CRITERIA

Landscape Design Guidelines shall be per Section 27.6 of the Oro Valley Zoning Code (including native plant salvage, landscaping, water harvesting, and irrigation standards) unless specifically conflicted elsewhere in the PAD, in which case the PAD shall supersede the Oro Valley Zoning Code.

EE-11 Intentionally Blank

EE-12 Intentionally Blank

BUILDING ELEVATIONS CAN BE BROKEN UP BY THE USE OF COLUMNS, BLIND ARCADES, AND ARCHITECTURAL DETAILING.

CORNER TOWERS CAN BE USED TO VARY THE ROOF LINE OF LARGE BUILDINGS.

SHADE STRUCTURES SHALL BE PROVIDED TO CREATE A PLEASANT WALKING ENVIRONMENT FOR THE PEDESTRIAN.

ARTICULATED THROUGH THE USE OF DIFFERENT COLORS, TEXTURES, AND MATERIALS.

EXHIBIT EE-4
ARCHITECTURAL THEME AND DESIGN ELEMENTS

The WLB Group WLB

07.23.2002
WLB NO. 181057.A.007
L:\181057\PARCELS H AND I\PAD DOCUMENT\PAD EXHIBITS\EXEE4-ARCHTHEME3.DWG

MAIN ENTRIES SHALL BE RECESSED AND SHADE STRUCTURES SHALL BE PROVIDED FOR THE PEDESTRIAN.

ARCHITECTURAL DETAILING MAY BE USED ON THE BUILDING FACADE. THE BASE OF THE BUILDINGS SHALL BE ACCENTED BY A CHANGE IN COLOR, TEXTURE, OR MATERIAL.

THE MAIN ELEVATION OF THE BUILDING SHOULD INCORPORATE OF VARIETY OF MASSINGS TO AVOID THE APPEARENCE OF A MONOLITHIC WALL STRUCTURE.

EXHIBIT EE-5
ARCHITECTURAL THEME AND DESIGN ELEMENTS

The WLB Group WLB

07.22.2002
WLB NO. 181057-A-007
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EXHIBIT EE-6

ORO VALLEY TOWN CENTRE RECOMMENDED PLANT LIST

Per Addendum C of the Oro Valley Zoning Code

F. SIGNS

1. Signs shall comply with the Oro Valley Zoning Code Revised. A comprehensive sign plan shall be developed for Oro Valley Town Centre and will comply with Chapter 28 of the OVZCR. The comprehensive sign plan will be submitted prior to obtaining any sign permits for the property.

G. NOISE ABATEMENT

1. Noise abatement shall be addressed as outlined on the Oro Valley Zoning Code Revised with the following additional restrictions:

   a. There shall be no delivery or loading operations for commercial uses between 10:00 p.m. and 6:00 a.m.

   b. No trash shall be removed for the commercial uses between 10:00 p.m. and 7:00 a.m.

   c. Delivery trucks shall not be parked in close proximity to or within designated delivery or loading areas during non-delivery hours with motors and/or refrigeration/generators running, unless the area where trucks are parked is set back at least 300 feet from residential property. The setback does not apply if the main building is located between the truck parking and residential use or residentially zoned property to act as the screen.

   d. Delivery trucks shall not be left idling between the hours of 6:00 p.m. and 7:00 a.m.

   e. Any outdoor, amplified concerts or activities shall cease no later than 11:00 p.m.

H. LIGHTING

1. Lighting shall be in conformance with Section 27.5 Outdoor Lighting of the Oro Valley Zoning Code Revised.

APPENDICES

APPENDIX A

Areas H, I, & J Legal Descriptions

January 24, 2011
WLB No. 181057-N-001-1003
W:\LEGALS\181057\Parcel H\Parcel H Legal Jan 2011.doc

The WLB Group Inc.

LEGAL DESCRIPTION
ROONEY RANCH PARCEL H

That portion of Section 7, Township 12 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at the South Quarter (S 1/4) corner of said Section 7;

THENCE N 00°20'33" W, along the North-South midsection line, a distance of 979.48 feet to the **POINT OF BEGINNING**;

THENCE continue N 00°20'33" W, along said line, a distance of 1,558.44 feet to a point on the arc of a non-tangent curve concave to the Southeast, a radial line of said curve through said point having a bearing of N 43°24'23" W, said point being on the Southeasterly right-of-way line of State Route 77 (Oracle Road);

THENCE Southwesterly along said right-of-way line, along the arc of said curve, to the left, having a radius of 16,270.22 feet and a central angle of 05°08'59" for an arc distance of 1,462.38 feet to a point of tangency;

THENCE S 41°26'38" W, along said right-of-way line, a distance of 1,380.19 feet to a point of cusp of a non-tangent curve concave to the Southeast, a radial line of said curve through said point having a bearing of N 48°33'22" W, said point being on the North right-of-way line of the Rooney Channel, recorded in Docket 7415 at Page 158, Pima County Recorder's Office, Pima County, Arizona,

THENCE Northeasterly along said right-of-way line, along the arc of said curve, to the right, having a radius of 1,014.93 feet and a central angle of 27°30'00" for an arc distance of 487.13 feet to a non-tangent line;

THENCE N 63°44'26" E, along said right-of-way line, a distance of 202.15 feet;

THENCE N 68°55'55" E, along said right-of-way line, a distance of 564.00 feet to a point of curvature of a tangent curve concave to the South;

THENCE Easterly along said right-of-way line, along the arc of said curve, to the right, having a radius of 1,034.93 feet and a central angle of 47°38'20" for an arc distance of 860.50 feet to the **POINT OF BEGINNING**.

Containing 27.80 acres, more or less.

Prepared By:
THE WLB GROUP, INC.

Jack A. Buchanan, RLS
JAB:cll

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
12214
JACK A.
BUCHANAN
DATE SIGNED 2.1.11
Arizona U.S.A.
EXPIRES 3/31/2011
(INDICATES RENEWAL DATE)

ROONEY RANCH
PARCELS H AND J
SECTIONS 7 T. 12 S., R. 14 E., G.S.R.M., PIMA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
12214
JACK A.
BUCHANAN
DATE SIGNED 2.1.11
Arizona U.S.A.

EXPIRES 3/31/2011
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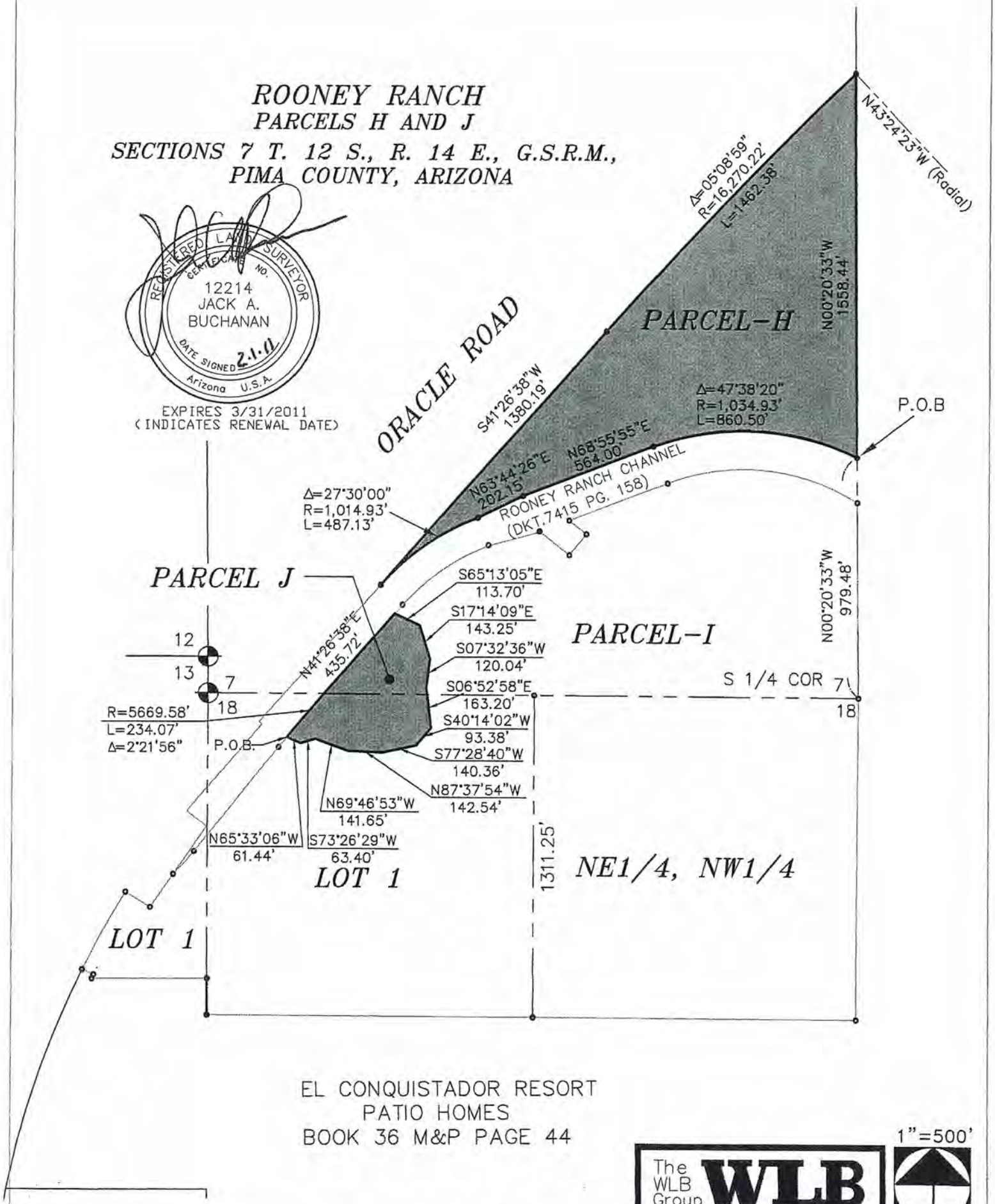


EL CONQUISTADOR RESORT
PATIO HOMES
BOOK 36 M&P PAGE 44

1"=500'

The WLB Group Inc. WLB

9.29.10 N:\181057\PARH\EXHIBIT 27 AC AND 4.5 AC.DWG

The WLB Group Inc.

LEGAL DESCRIPTION
ROONEY RANCH PARCEL I
(PARCEL RETAINED BY CANADA DEL ORO PARTNERS)

Those portions of Sections 7 and 18, Township 12 South, Range 14 East, and that portion of Section 13, Township 12 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at the Southwest corner of Lot 1 of said Section 18, said point being the **TRUE POINT OF BEGINNING;**

THENCE N 00°0'51" W, along the west line of said Lot 1 a distance of 148.47 feet to the southeast corner of Lot 1 of said Section 13;

THENCE S 89°48'34" W along the south line of said Lot 1 a distance of 468.43 feet to a point on the east right-of-way line of Oracle Road (State Highway 77);

THENCE N 23°08'24" E along said right-of-way line 17.45 feet;

THENCE N 65°39'07" W along said right-of-way line 50.31 feet to a point of curvature of a non-tangent curve concave to the southeast, a radial line through said point bears N 63°51'30" W;

THENCE northeasterly along the arc of said curve to the right, having a radius of 3719.72 feet, a central angle of 5°34'41", for an arc length of 362.13 feet;

THENCE S 58°25'16" E, 117.80 feet;

THENCE N 34°42'55" E, 164.39 feet to a point on the southerly right-of-way line of the Rooney Channel recorded in Docket 7415, Page 158, being a point of curvature of a non-tangent curve concave to the northwest, a radial line through said point bears S 44°21'30" E;

THENCE northeasterly along said right-of-way line and the arc of said curve to the left, having a radius of 1014.93 feet, a central angle of 7°03'51", for an arc length of 125.13 feet;

THENCE N 38°37'32" E, a distance of 544.19 feet to a point of curvature of a non-tangent curve concave to the southeast, a radial line through said point bears N 51°27'13" W;

THENCE northeasterly along said right-of-way line and the arc of said curve to the right, having a radius of 5669.58 feet, a central angle of 0°31'55", for an arc distance of 52.65 feet to a point of a non-tangent line;

The WLB Group Inc.

THENCE S 65°33'06" E, a distance of 61.44 feet;

THENCE N 73°26'29" E, a distance of 63.40 feet;

THENCE S 69°46'53" E, a distance of 141.65 feet;

THENCE S 87°37'54" E, a distance of 142.54 feet;

THENCE N 77°28'40" E, a distance of 140.36 feet;

THENCE N 40°14'02" E, a distance of 93.38 feet;

THENCE N 06°52'58" W, a distance of 163.20 feet;

THENCE N 07°32'36" E, a distance of 120.04 feet;

THENCE N 17°14'09" W, a distance of 143.25 feet;

THENCE N 65°13'05" W, a distance of 113.70 feet to a point on the south right-of-way line of said Rooney Channel;

THENCE N 41°26'38" E, a distance of 48.10 feet to a point of curvature of a non-tangent curve concave to the southeast, a radial line through said point bears N 48°33'32" W;

THENCE northeasterly along said curve to the right, having a radius of 894.93 feet, through a central angle of 27°30'15", for an arc length of 429.60 feet to a non-tangent line;

THENCE N 74°37'28" E, a distance of 201.66 feet;

THENCE N 68°55'05" E, a distance of 11.18 feet;

THENCE S 51°04'05" E, a distance of 151.75 feet;

THENCE N 38°55'55" E, a distance of 110.00 feet;

THENCE N 51°04'05" W, a distance of 88.24 feet;

THENCE N 68°55'55" E, a distance of 425.49 feet to a point of curvature of a tangent curve, said point being on the south right-of-way line of said Rooney Channel;

The WLB Group Inc.

THENCE easterly along the arc of said curve to the right, having a radius of 874.93 feet, through a central angle of 53°05'52", for an arc length of 810.83 feet to a point on the north-south mid-section line of said Section 7;

THENCE S 00°20'33" E, along said mid-section line a distance of 795.60 feet to the southeast corner of the Southwest Quarter (SW ¼) said Section 7: Said point being the northeast corner of the Northwest Quarter (NW ¼) of said Section 18;

THENCE S 00°23'10" W, along the east line of said Northwest Quarter (NW ¼) a distance of 1310.80 feet to the southeast corner of the Northeast Quarter of said Northwest Quarter (NE ¼, NW ¼);

THENCE N 89°47'48" W along south line of said Northeast Quarter of said Northwest Quarter (NE ¼, NW ¼) and the south line of said Lot 1 of said section, a distance of 2635.35 feet to the **POINT OF BEGINNING**.

Containing 108.88 acres, more or less.

Prepared By:
THE WLB GROUP, INC.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
12214
JACK A.
BUCHANAN
DATE SIGNED 2.1.11
Arizona U.S.A.
EXPIRES 3/31/2011
(INDICATES RENEWAL DATE)

Jack A. Buchanan, RLS
JAB:cll

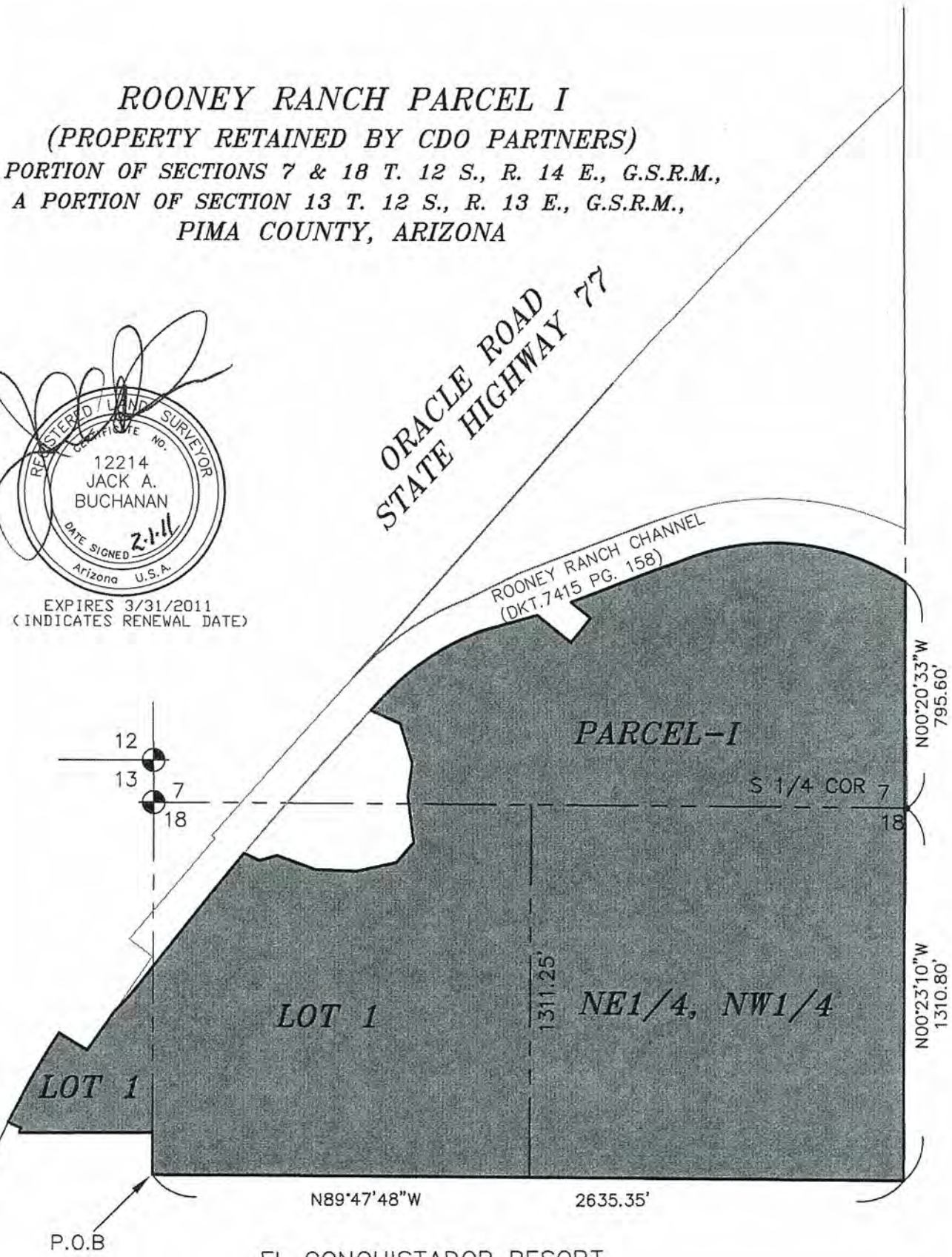
ROONEY RANCH PARCEL I

(PROPERTY RETAINED BY CDO PARTNERS)

A PORTION OF SECTIONS 7 & 18 T. 12 S., R. 14 E., G.S.R.M.,
A PORTION OF SECTION 13 T. 12 S., R. 13 E., G.S.R.M.,
PIMA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
12214
JACK A.
BUCHANAN
DATE SIGNED 2.1.11
Arizona U.S.A.

EXPIRES 3/31/2011
(INDICATES RENEWAL DATE)



EL CONQUISTADOR RESORT
PATIO HOMES
BOOK 36 M&P PAGE 44

1"=500'

The WLB Group Inc. WLB

12.27.10 N:\181057\PAR-H\EXHIBIT CDO Retain.DWG

The WLB Group Inc.

LEGAL DESCRIPTION
ROONEY RANCH PARCEL J

That portion of the Southwest quarter (SW ¼) of Section 7, Township 12 South, Range 14 East, lying south of the south right-of-way line of the Rooney Channel, recorded in Docket 7415 at Page 158, Pima County Recorder's Office, and that portion of Lot 1 of Section 18, Township 12 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

Commencing at the southwest corner of Lot 1 of said Section 18;

THENCE N 00°00'51" W, along the west line of said Lot 1 a distance of 148.47 feet to the southeast corner of Lot 1 of said Section 13;

THENCE S 89°48'34" W, along the south line of said Lot 1, a distance of 468.43 feet to a point on the east right-of-way line of said Oracle Road (State Highway 77);

THENCE N 23°08'24" E, along said right-of-way line 17.45 feet;

THENCE N 65°39'07" W, along said right-of-way line 50.31 feet to a point of curvature of a non-tangent curve concave to the southeast, a radial line through said point bears N 63°51'30" W;

THENCE northeasterly along the arc of said curve to the right, having a radius of 3719.72 feet, a central angle of 5°34'41", for an arc length of 362.13 feet;

THENCE S 58°25'16" E, 117.80 feet;

THENCE N 34°42'55" E, 164.39 feet to a point on the southerly right-of-way of the Rooney Channel recorded in Docket 7415, Page 158, being a point of curvature of a non-tangent curve concave to the northwest, a radial line through said point bears S 44°21'30" E;

THENCE northeasterly along the arc of said curve said right-of-way line to the left, having a radius of 1014.93 feet, a central angle of 7°03'51", for an arc length of 125.13 feet;

THENCE N 38°37'32" E, along said right-of-way line a distance of 544.19 feet to a point of curvature of a non-tangent curve concave to the southeast, a radial line through said point bears N 51°27'13" W;

The WLB Group Inc.

THENCE northeasterly along the arc of said curve said right-of-way line to the right, having a radius of 5669.58 feet, a central angle of 0°31'55", for an arc distance of 52.65 feet to the **TRUE POINT OF BEGINNING**;

THENCE continuing along the arc of said curve to the right, having a radius of 5669.58 feet, a central angle of 02°21'56", an arc distance of 234.07 feet to a point of a non-tangent line;

THENCE N 41°26'38" E a distance of 435.72 feet;

THENCE S 65°13'05" E a distance of 113.70 feet;

THENCE S 17°14'09" E a distance of 143.25 feet;

THENCE S 07°32'36" W a distance of 120.04 feet;

THENCE S 06°52'58" E a distance of 163.20 feet;

THENCE S 40°14'02" W a distance of 93.38 feet;

THENCE S 77°28'40" W a distance of 140.36 feet;

THENCE N 87°37'54" W a distance of 142.54 feet;

THENCE N 69°46'53" W a distance of 141.65 feet;

THENCE S 73°26'29" W a distance of 63.40 feet;

THENCE N 65°33'06" W a distance of 61.44 feet to the **TRUE POINT OF BEGINNING**;

Containing 196,934 square feet or 4.52 acres more or less.

Prepared By:
THE WLB GROUP, INC.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
12214
JACK A.
BUCHANAN
DATE SIGNED 2-1-11
Arizona U.S.A.
EXPIRES 3/31/2011
(INDICATES RENEWAL DATE)

Jack A. Buchanan, RLS
JAB:cll

ROONEY RANCH
PARCELS H AND J
SECTIONS 7 T. 12 S., R. 14 E., G.S.R.M., PIMA COUNTY, ARIZONA

REGISTERED LAND SURVEYOR
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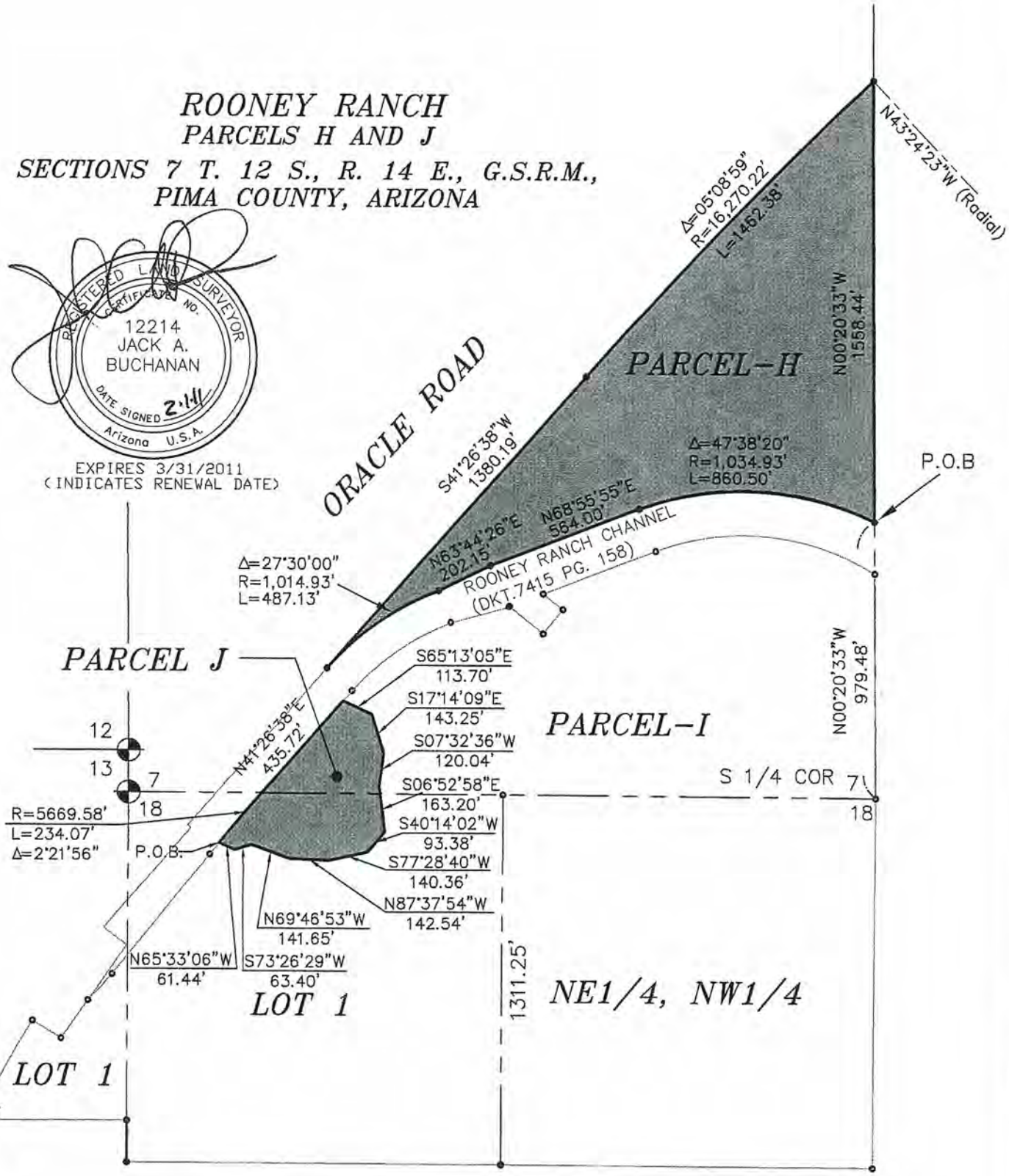


EL CONQUISTADOR RESORT
PATIO HOMES
BOOK 36 M&P PAGE 44

1"=500'

The WLB Group Inc. WLB

9.29.10 N:\181057\PARH\EXHIBIT 27 AC AND 4.5 AC.DWG

APPENDIX B

Zone Change Ordinance (No. (O) 02-33)

ORDINANCE NO. (O) 02-33

AN ORDINANCE AMENDING THE TOWN OF ORO VALLEY ZONING MAP BY REZONING THE PROPERTY LOCATED ON THE EASTSIDE OF ORACLE ROAD AT THE TERMINUS OF FIRST AVENUE AND NORTH AND SOUTH OF ROONEY WASH WHICH WAS PREVIOUSLY ZONED R1-144 (SINGLE-FAMILY RESIDENTIAL) TO ORO VALLEY PLANNED AREA DEVELOPMENT (PAD) AND REPEALING ALL ORDINANCES IN CONFLICT HEREWITH

WHEREAS, that certain real property located on the eastside of Oracle Road at the terminus of First Avenue and north and south of Rooney Wash, containing 141.1 acres more or less and further described by the map attached to and made part of this Ordinance, is currently zoned R1-144 in the Town of Oro Valley; and

WHEREAS, an application requesting that the property be rezoned to Oro Valley Planned Area Development (PAD) has been filed with the Town; and

WHEREAS, the Planning and Zoning Commission, having considered said application and request at a duly noticed public hearing in accordance with State Statute and having made its recommendation to the Town Council; and

WHEREAS, the Oro Valley Town Council has considered the requested rezoning at a duly noticed public hearing and finds it is consistent with the Town's General Plan and Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF ORO VALLEY:

SECTION 1: That certain real property located on the eastside of Oracle Road at the terminus of First Avenue and north and south of Rooney Wash and further described by the Tentative Development Plan and PAD document attached to and made part of this Ordinance is hereby rezoned to PAD, subject to those conditions, stipulations, plan for development and all other conditions of approval as specified in Exhibit "A" attached hereto.

SECTION 2: That all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

SECTION 3: That this ordinance and the various parts thereof are hereby declared to be severable. If any section, sub-section, sentence, clause, word or phrase of this ordinance is, for any reason, held to be unconstitutional, such holdings shall not affect the validity of the remaining portion of this ordinance.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Oro Valley, Arizona, this 16th day of October, 2002.

Richard M Johnson
Vice mayor
for Paul H. Loomis, Mayor

ATTEST:

Kathryn E. Cuvelier
Kathryn E. Cuvelier, Town Clerk

APPROVED AS TO FORM:

Robin Lidley for Dan Dudley
Dan L. Dudley, Town Attorney

PUBLISH: DAILY TERRITORIAL
November 4, 5, 6, & 7, 2002
POSTED: October 31 - November 30, 2002

EXHIBIT A

ORO VALLEY TOWN CENTRE
AS APPROVED BY TOWN COUNCIL
OCTOBER 16, 2002

OV9-01-05

1. The Plaza design shall be as agreed by staff and the applicant and presented to Town Council on October 16, 2002.

2. The residential area of the PAD shall be gated, single-family detached development with the following development standards:

   - Maximum number of units: 65
   - Minimum Lot Size: 15,000 square feet.
   - Average Lot Size: 20,000 square feet.
   - Maximum building height: 25 feet.
   - Single story homes shall be constructed towards Oracle Road and the El Conquistador Patio Homes and shall be limited to a maximum height of 18-feet.

3. A 100-foot setback from the El Conquistador Patio Homes shall be observed.

4. The following language shall be added to Section G of the PAD, Noise Abatement: "any outdoor, amplified concerts or activities shall cease no later than 11:00 p.m.

Engineering

5. OVZCR Section 3-104(B)(26)(1), show all floodplains that will be altered of filled.

Tentative Development Plan

6. Complete and correctly show all proposed drainage improvements.

7. Show all existing and proposed floodplains that have 100-year flows of 50-cfs or more.

8. Revise the grading limits to accurately depict the intended grading in Parcel I because of the cutoff channels along the ridges.

9. Add additional spot elevations on the west side of the parking lot between buildings A and E to show the intended drainage design.

10. Show the high points in the middle of the parking lots east of building H and J.

11. The drainage channel east of building N and O and the parking lot drainage design are unacceptable as it will cause additional grading, 6-feet of additional cut that will needlessly impact the ridges to the east. Revise this concept by directing the flow from the parking lot and building to drain to the west and utilize cutoff swales to divert the flow from the ridges similar to the designs for buildings R, T and U.

12. Remove the emergency access to the El Conquistador Patio Homes between lots 30 and 31.

13. Check all proposed driveway slopes to determine if there are any problem lots.

14. Ensure that the maximum driveway gradient does not exceed 14%.

15. The grading shall be limited to the cuts and fills as prescribed in the PAD. The developer shall be encouraged to further reduce said cuts and fills during grading and as an incentive may be permitted to reduce the front side and/or rear setbacks in order to achieve a reduction in cuts and fills as the case may dictate on lot by lot case as may be approved by the Planning and Zoning Administrator.

16. A 100-foot setback from the El Conquistador Patio Homes shall be observed.

Drainage Report

17. Show all water surface elevations on the drainage concept maps.

18. Determine and show the erosion hazard set back line in the unnamed wash.

19. Show all existing and proposed floodplains that have 100-year flows of 50-cfs or more on the drainage concept maps.

20. Provide calculations and details for sizing rip rap pads, scout holes and rock sizes in the final drainage report for this project.

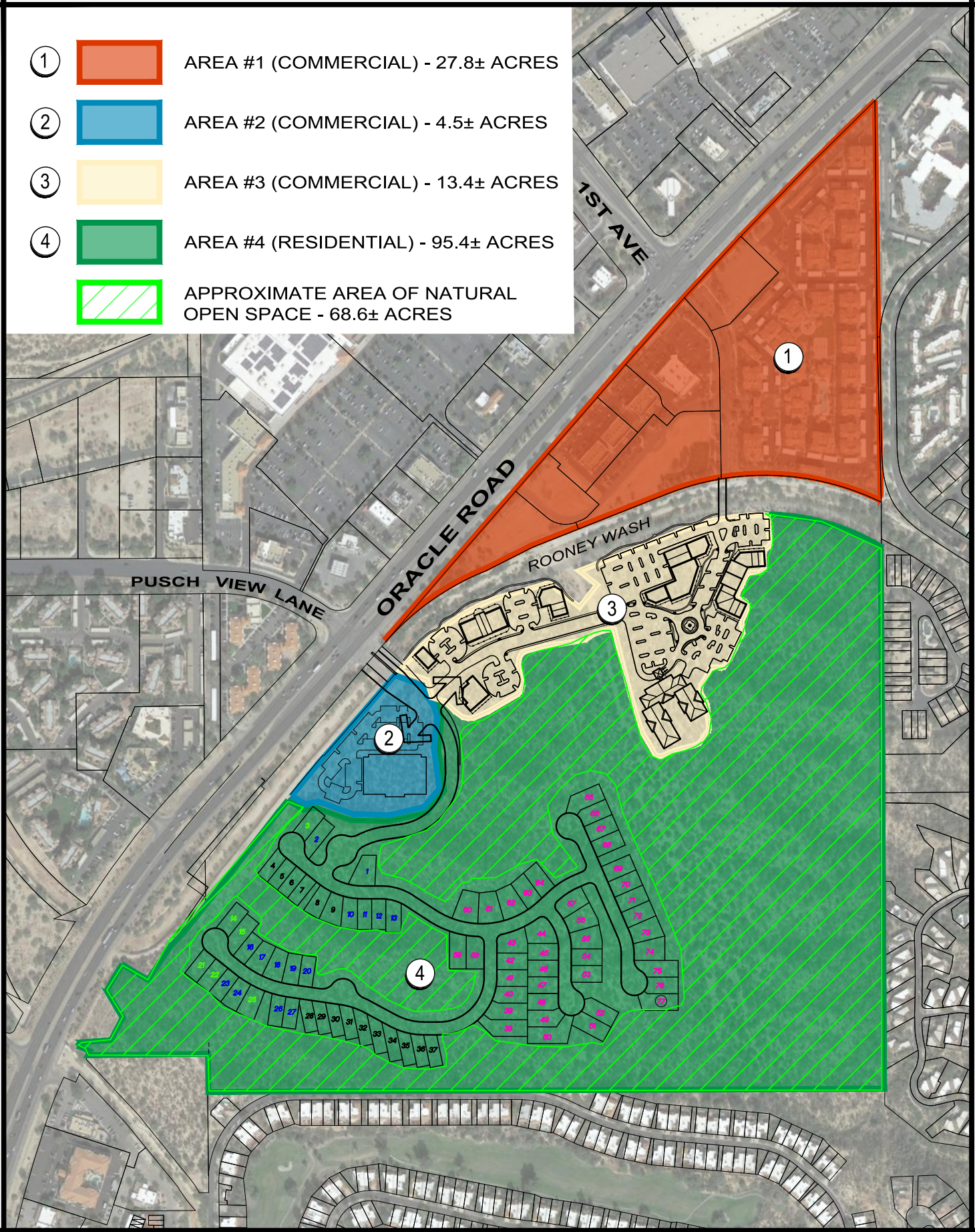
21. A grading permit will not be issued for areas affected by the CLOMR/LOMR until the Town receives written acknowledgement from FEMA that the CLOMR application has been received and is complete. Revise page 2 of the drainage report accordingly.

Misc.

22. Resubmit 24 copies of the final PAD and electronic version with all graphics and maps.

APPENDIX C

Tentative Development Plan



The WLB Group INC. **WLB**

EXHIBIT AA-1
TENTATIVE DEVELOPMENT PLAN (TDP)
ORO VALLEY TOWN CENTRE PAD

4.15.2019
WLB No. 181057-N-007

0' 500'

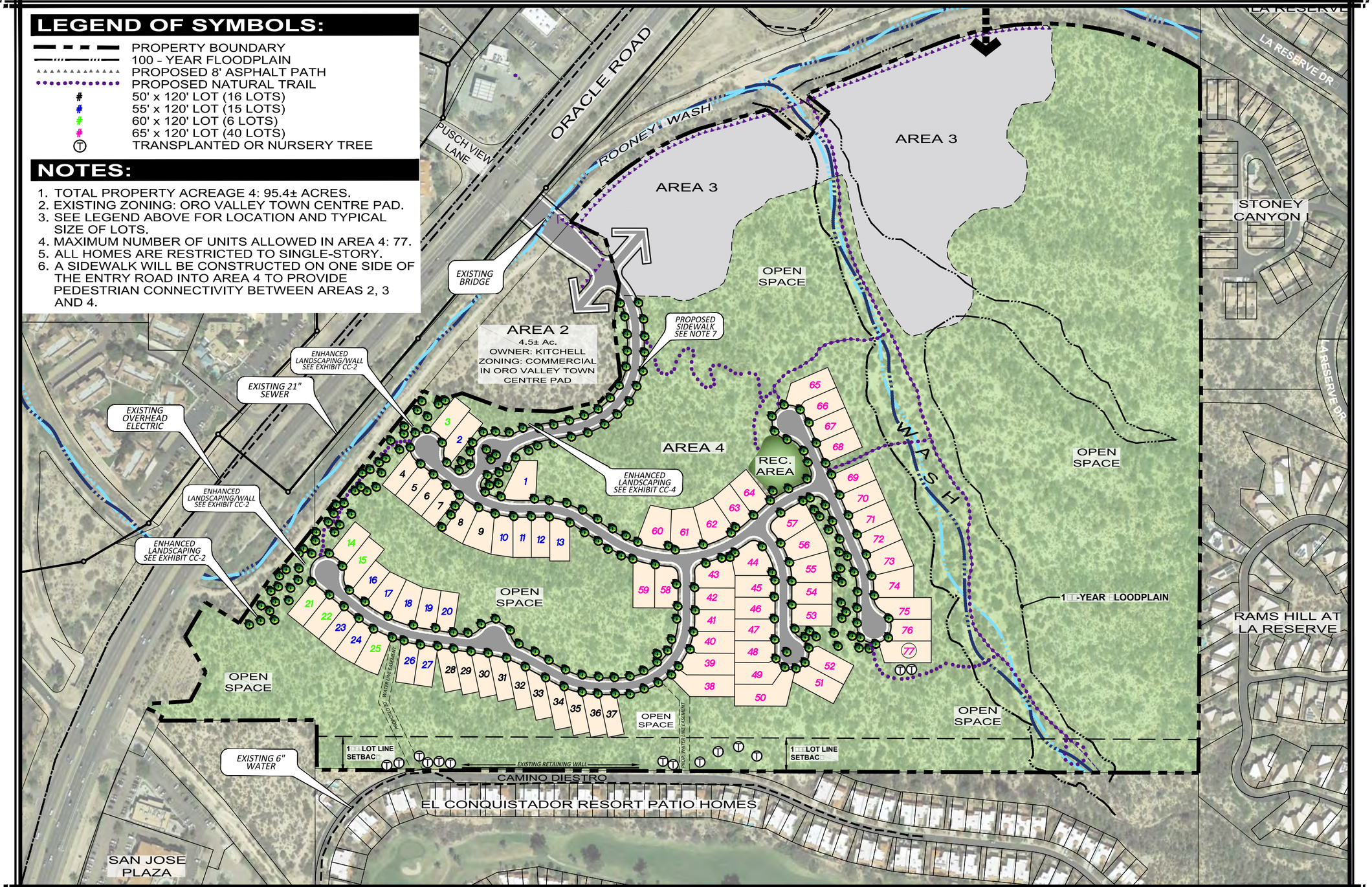
Q:\181057\N-007 OVTC South\01 Planning\04 PAD Amendment\Final PAD Document\Data\AA-1 TDP\P AA-1 TDP_TC.dwg Plotted: Jun. 11, 2019

LEGEND OF SYMBOLS:

- PROPERTY BOUNDARY
- 100 - YEAR FLOODPLAIN
- PROPOSED 8' ASPHALT PATH
- PROPOSED NATURAL TRAIL
- # 50' x 120' LOT (16 LOTS)
- # 55' x 120' LOT (15 LOTS)
- # 60' x 120' LOT (6 LOTS)
- # 65' x 120' LOT (40 LOTS)
- Ⓣ TRANSPLANTED OR NURSERY TREE

NOTES:

1. TOTAL PROPERTY ACREAGE 4: 95.4± ACRES.
2. EXISTING ZONING: ORO VALLEY TOWN CENTRE PAD.
3. SEE LEGEND ABOVE FOR LOCATION AND TYPICAL SIZE OF LOTS.
4. MAXIMUM NUMBER OF UNITS ALLOWED IN AREA 4: 77.
5. ALL HOMES ARE RESTRICTED TO SINGLE-STORY.
6. A SIDEWALK WILL BE CONSTRUCTED ON ONE SIDE OF THE ENTRY ROAD INTO AREA 4 TO PROVIDE PEDESTRIAN CONNECTIVITY BETWEEN AREAS 2, 3 AND 4.



The WLB Group
TUCSON • PHOENIX • LAS VEGAS • FLAGSTAFF
520.881.7480 • tucson@wlbgroup.com

ORO VALLEY TOWN CENTRE
CONCEPTUAL SITE PLAN: PAD AREA 4

May 1, 2019
Contour Interval = 1 Foot
WLB No. 181057-N-007

0' 100' 200' 300'

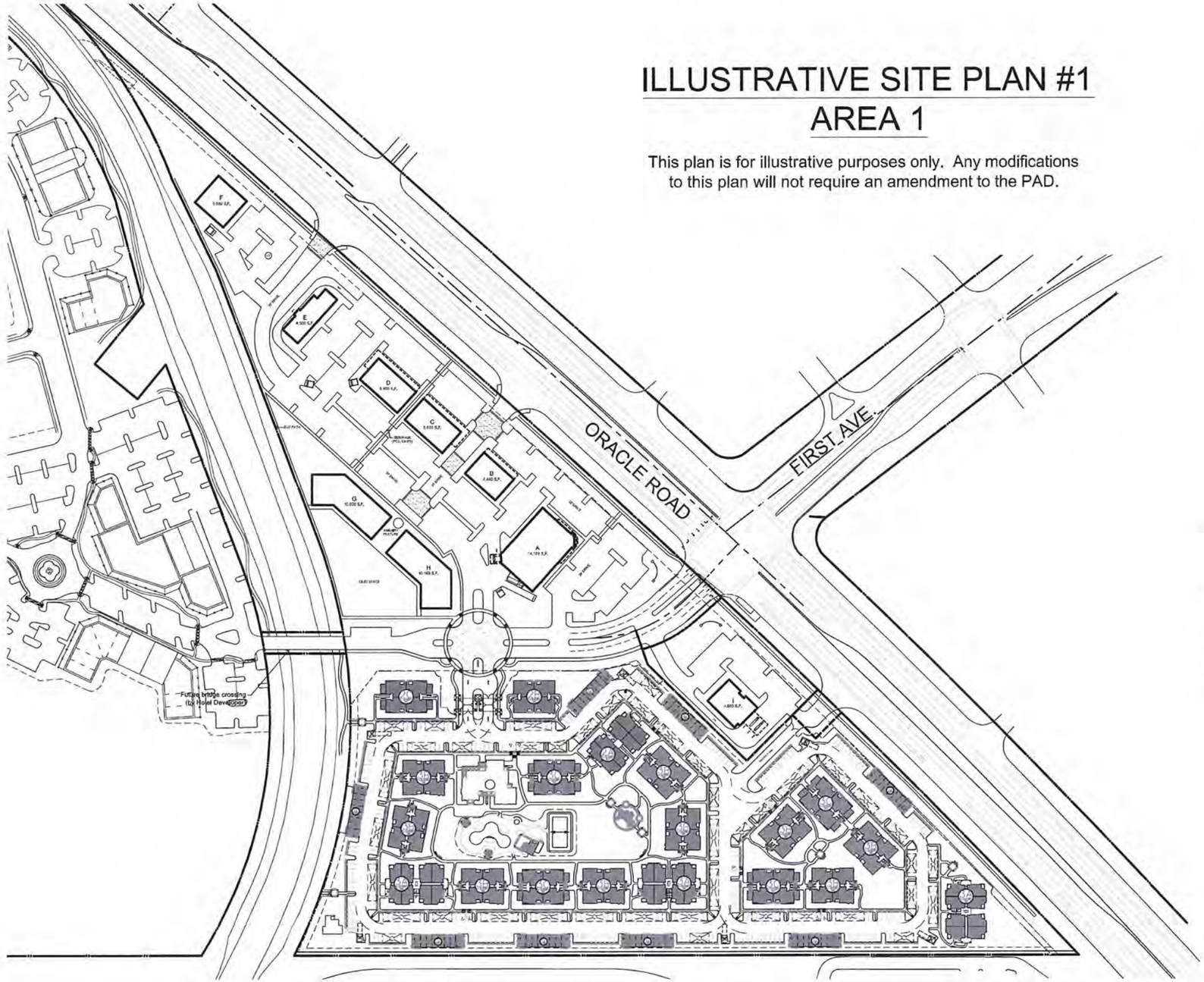
Q:\181057N-007 OVTC South\01 Planning\04 PAD Amendment\Hearings\3.6.2019 TC\Post TC Info\Exhibits\Concept Plan\OVTC_Area 4_Revised Concept Plan_5.1.2019.dwg Plotted: May. 01, 2019

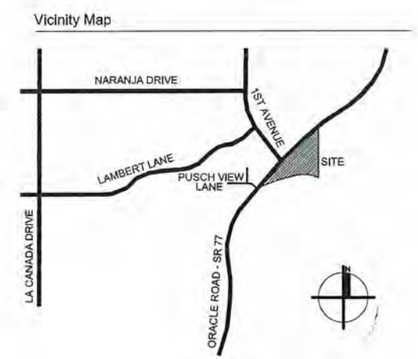
APPENDIX C-1

Illustrative Site Plans for Areas 1 & 2

ILLUSTRATIVE SITE PLAN #1
AREA 1

This plan is for illustrative purposes only. Any modifications to this plan will not require an amendment to the PAD.





01.26.12
04152-ST48

ORO VALLEY *Town Centre*

TOWN OF ORO VALLEY, ARIZONA

This plan is for illustrative purposes only. Any modifications to this plan will not require an amendment to the PAD.

KITCHELL

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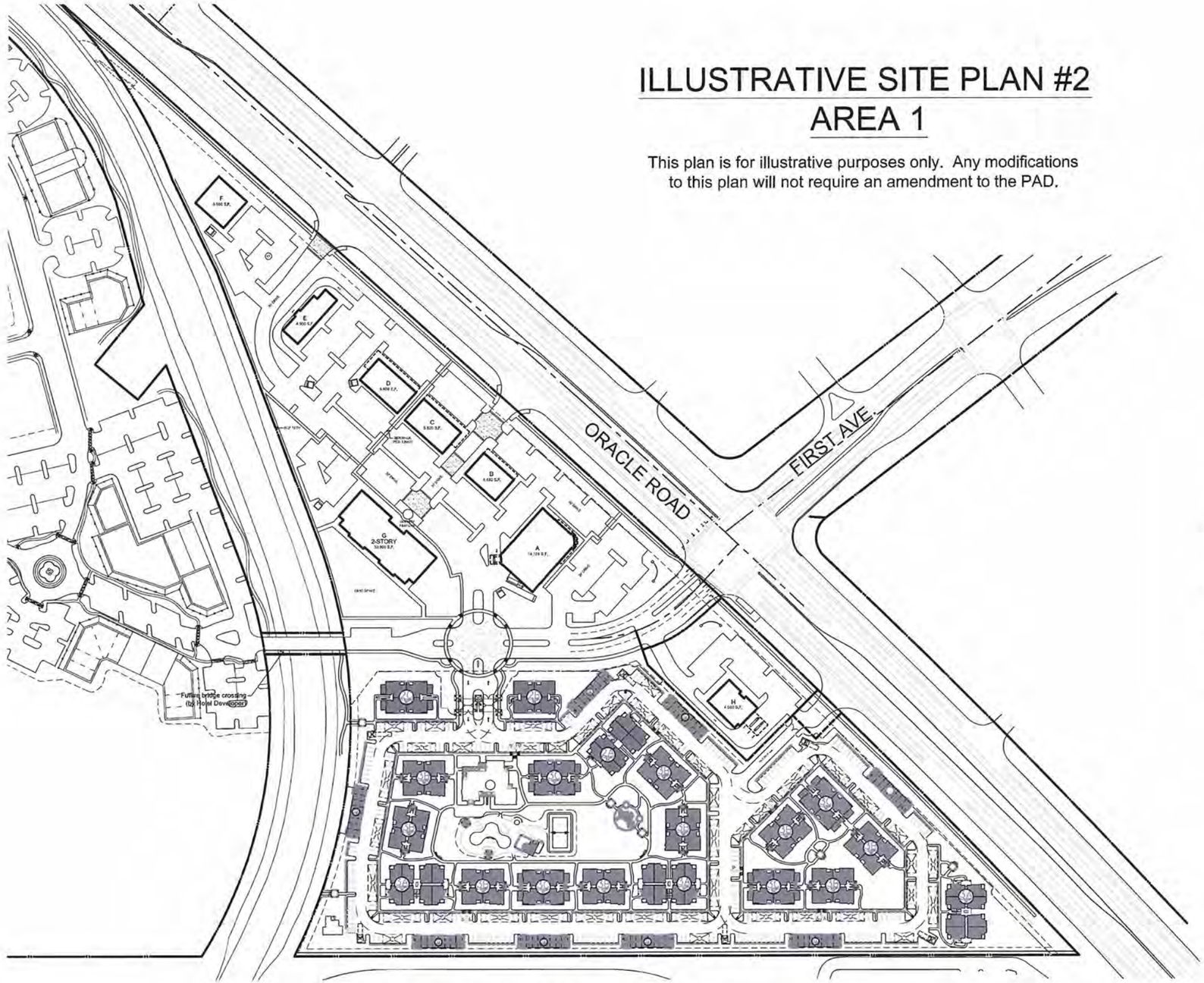
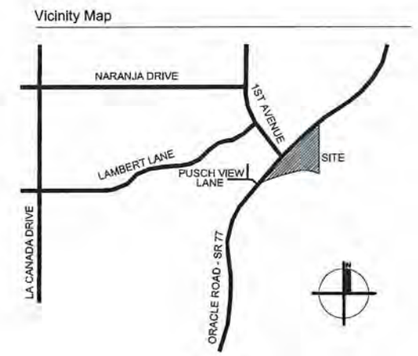
ILLUSTRATIVE SITE PLAN #2
AREA 1

This plan is for illustrative purposes only. Any modifications to this plan will not require an amendment to the PAD.





01.26.12
04152-ST47

KITCHELL

ORO VALLEY *Town Centre*

TOWN OF ORO VALLEY, ARIZONA

This plan is for illustrative purposes only. Any modifications to this plan will not require an amendment to the PAD.

Butler Design Group, Inc
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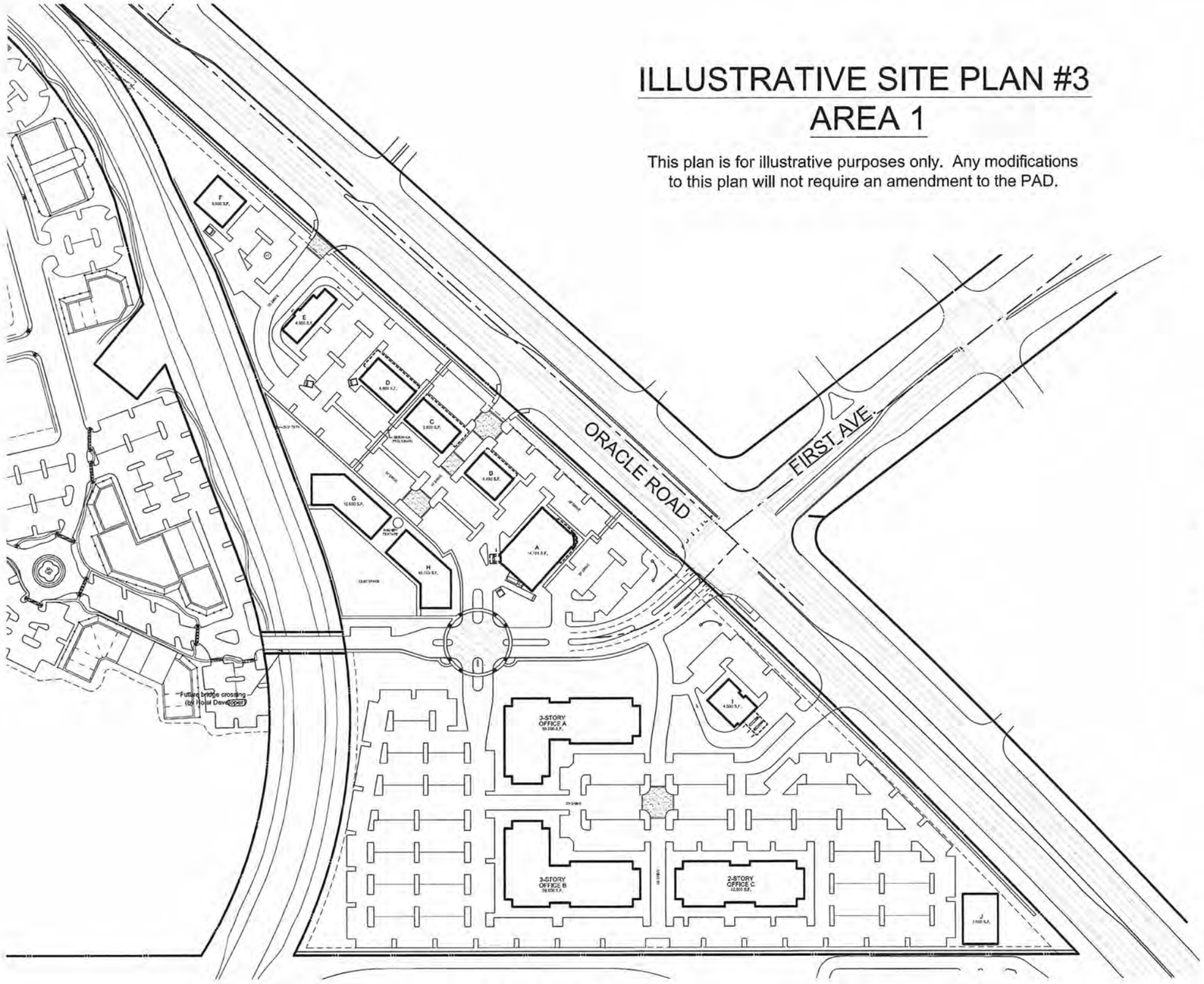
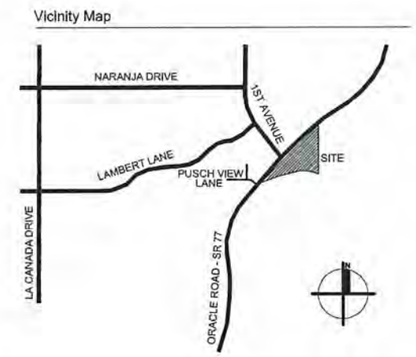
ILLUSTRATIVE SITE PLAN #3
AREA 1

This plan is for illustrative purposes only. Any modifications to this plan will not require an amendment to the PAD.





03.07.12
04152-ST50

ORO VALLEY *Town Centre*

TOWN OF ORO VALLEY, ARIZONA

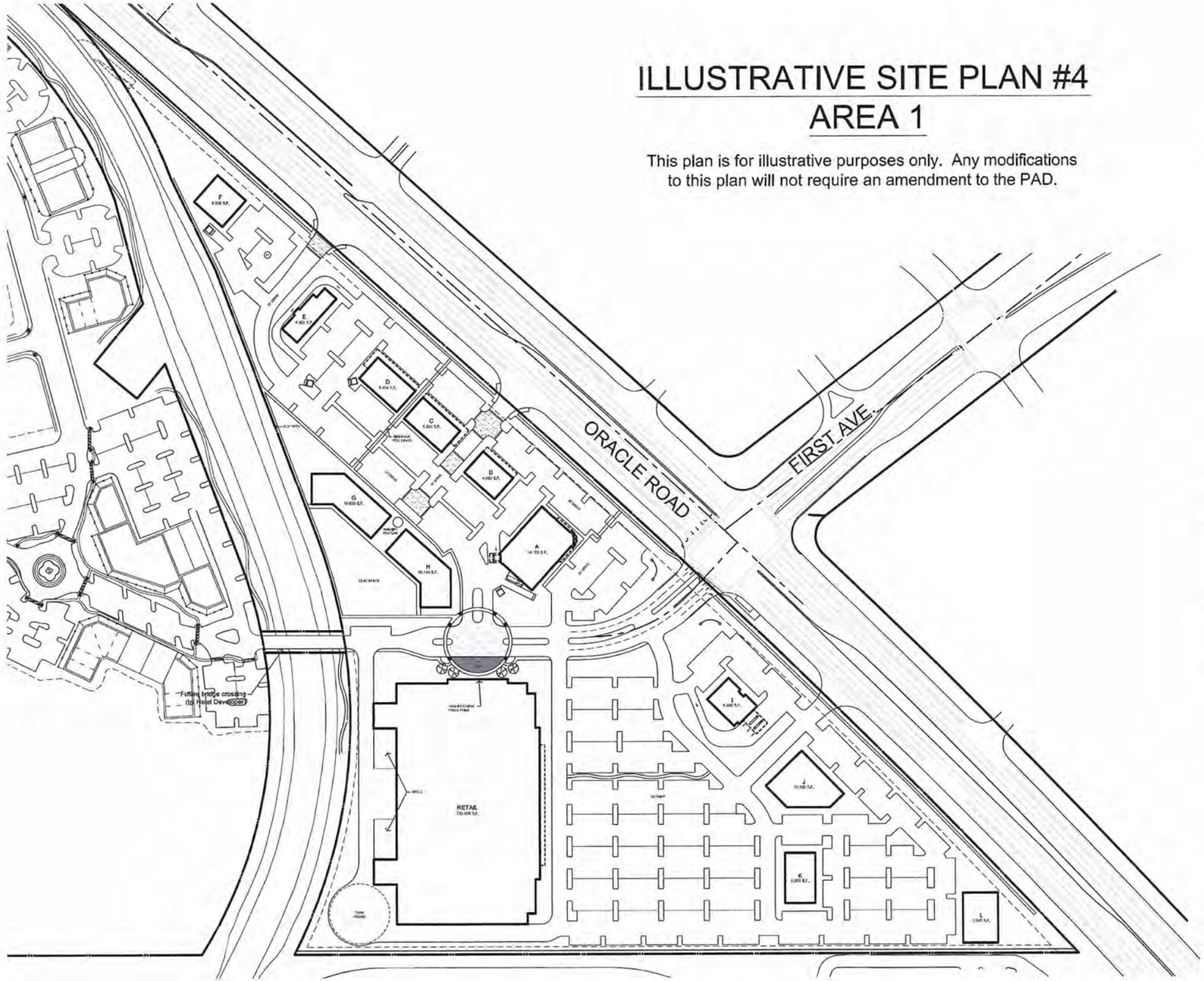
This plan is for illustrative purposes only. Any modifications to this plan will not require an amendment to the PAD.

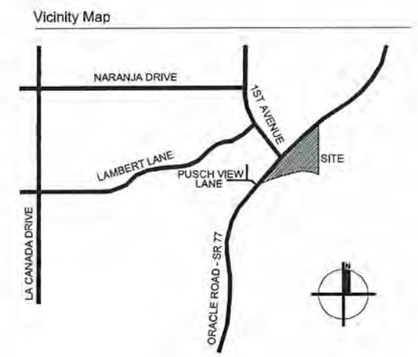
KITCHELL

Butler Design Group, Inc
architects & planners

ILLUSTRATIVE SITE PLAN #4
AREA 1

This plan is for illustrative purposes only. Any modifications to this plan will not require an amendment to the PAD.





03.07.12
04152-ST51

ORO VALLEY *Town Centre*

TOWN OF ORO VALLEY, ARIZONA

This plan is for illustrative purposes only. Any modifications to this plan will not require an amendment to the PAD.

KITCHELL

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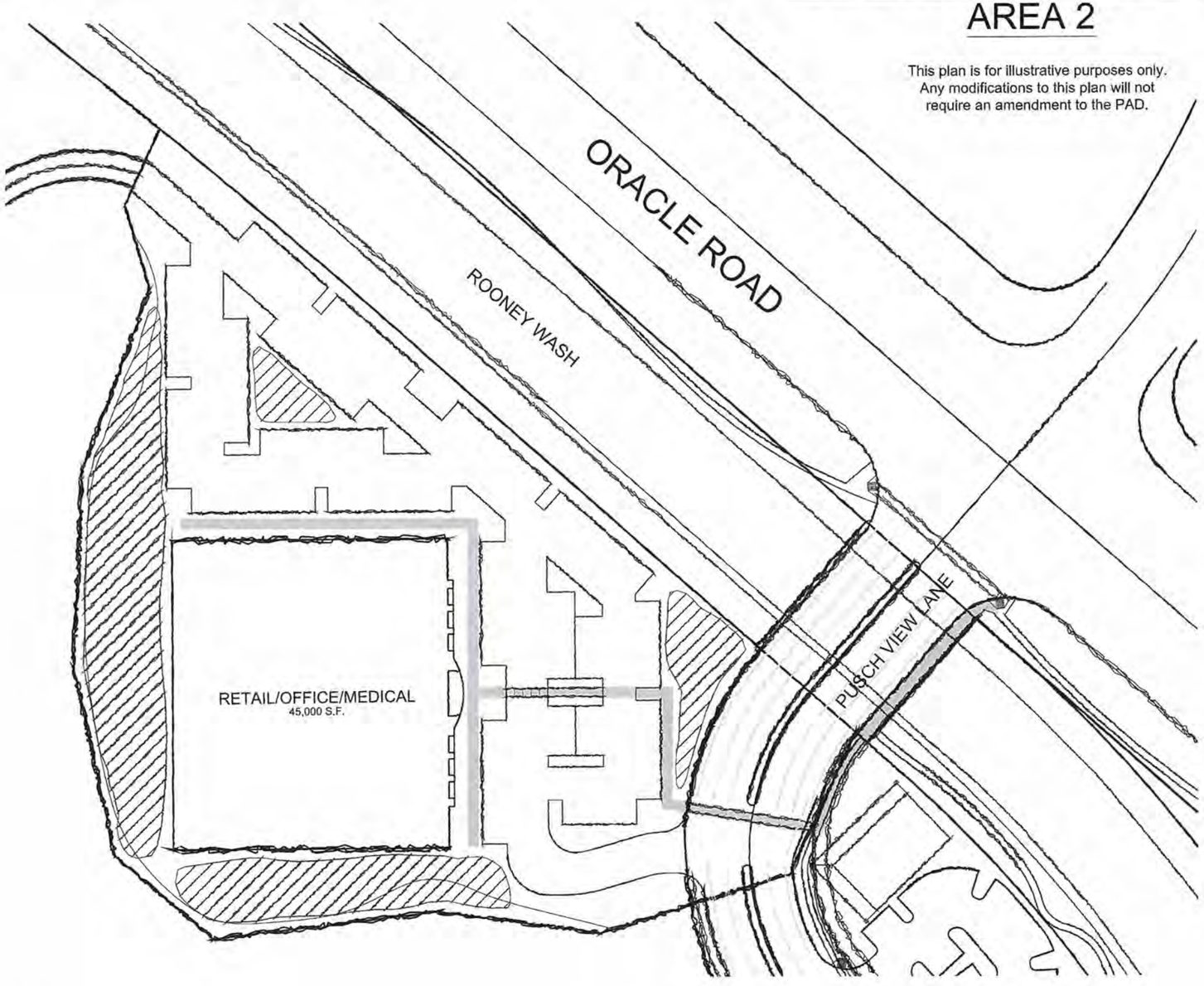
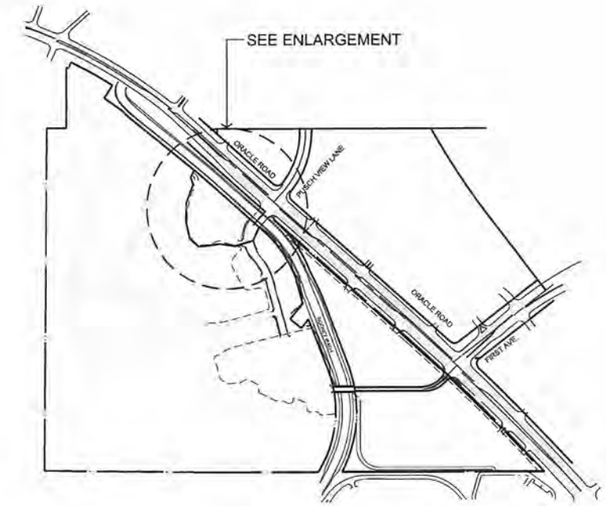
architects & planners

ILLUSTRATIVE SITE PLAN #1
AREA 2

This plan is for illustrative purposes only.
Any modifications to this plan will not
require an amendment to the PAD.





KEY PLAN

SITE DATA

Site Area	:	197,221 S.F. (4.5 AC.)
Building Area	:	45,000 S.F.
F.A.R.	:	.23
		Landscape Open Space
		5' Pedestrian Path

VICINITY MAP

08-04-11
04152

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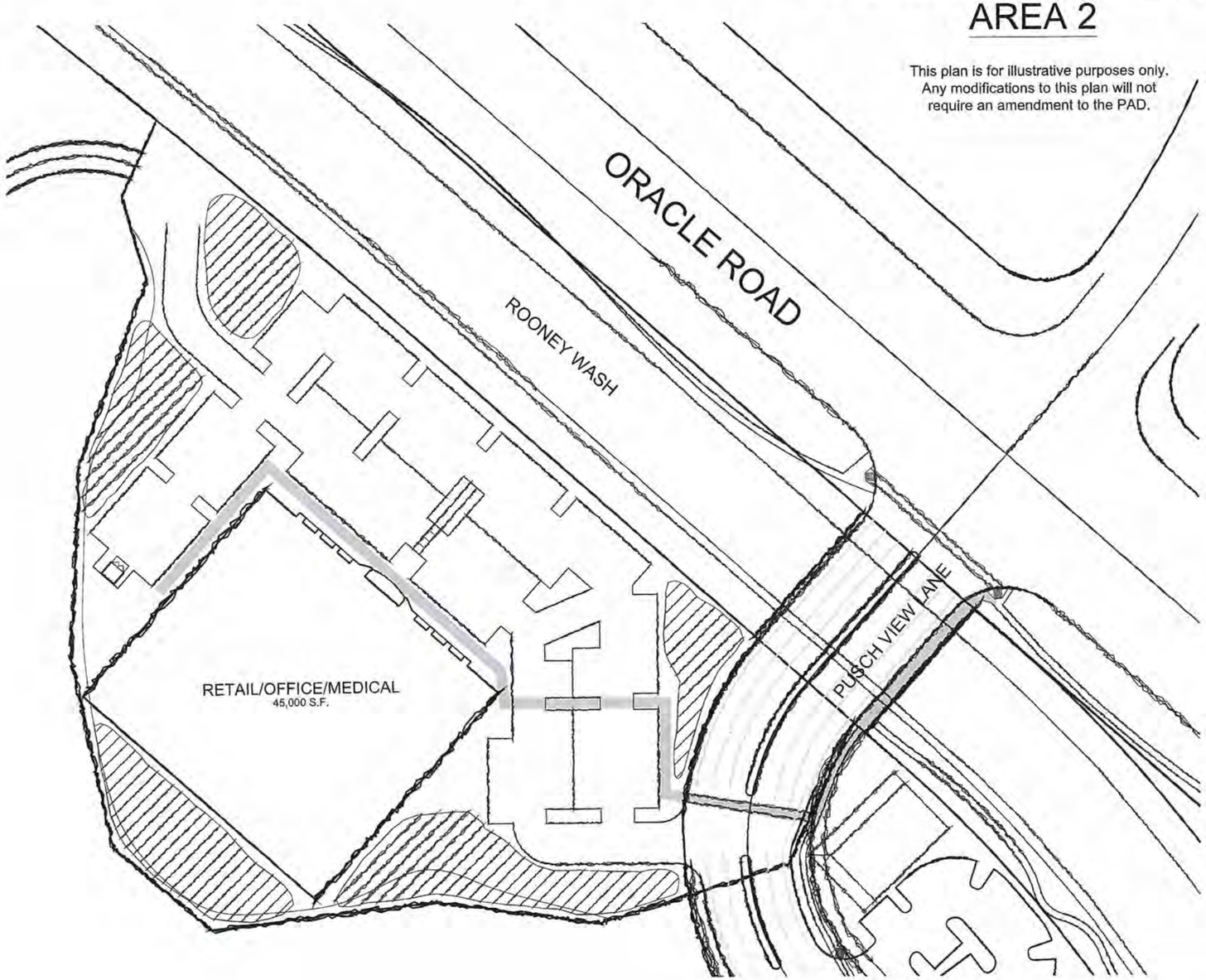
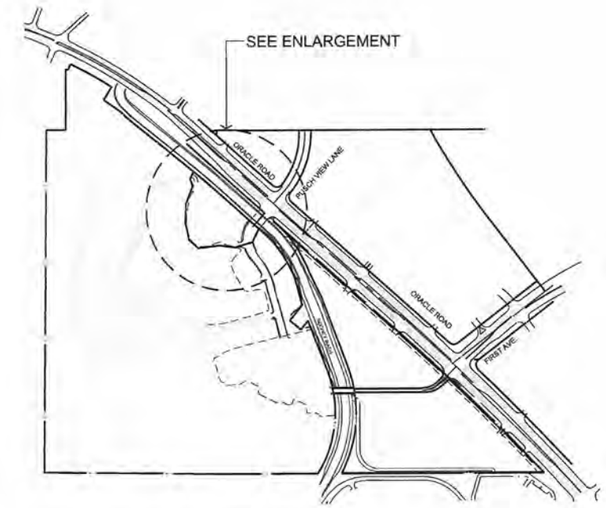
ORO VALLEY *Town Centre*
TOWN OF ORO VALLEY, ARIZONA

Butler Design Group, Inc
architecture & planning

ILLUSTRATIVE SITE PLAN #2
AREA 2

This plan is for illustrative purposes only.
Any modifications to this plan will not
require an amendment to the PAD.





KEY PLAN

SITE DATA

Site Area	:	197,221 S.F. (4.5 AC.)
Building Area	:	45,000 S.F.
F.A.R.	:	.23
		Landscape Open Space
		5' Pedestrian Path

VICINITY MAP

08-04-11
04152

KITCHELL

ORO VALLEY *Town Centre*
TOWN OF ORO VALLEY, ARIZONA

Butler Design Group, Inc
architects & planners

ILLUSTRATIVE SITE PLAN #3
AREA 2

This plan is for illustrative purposes only.
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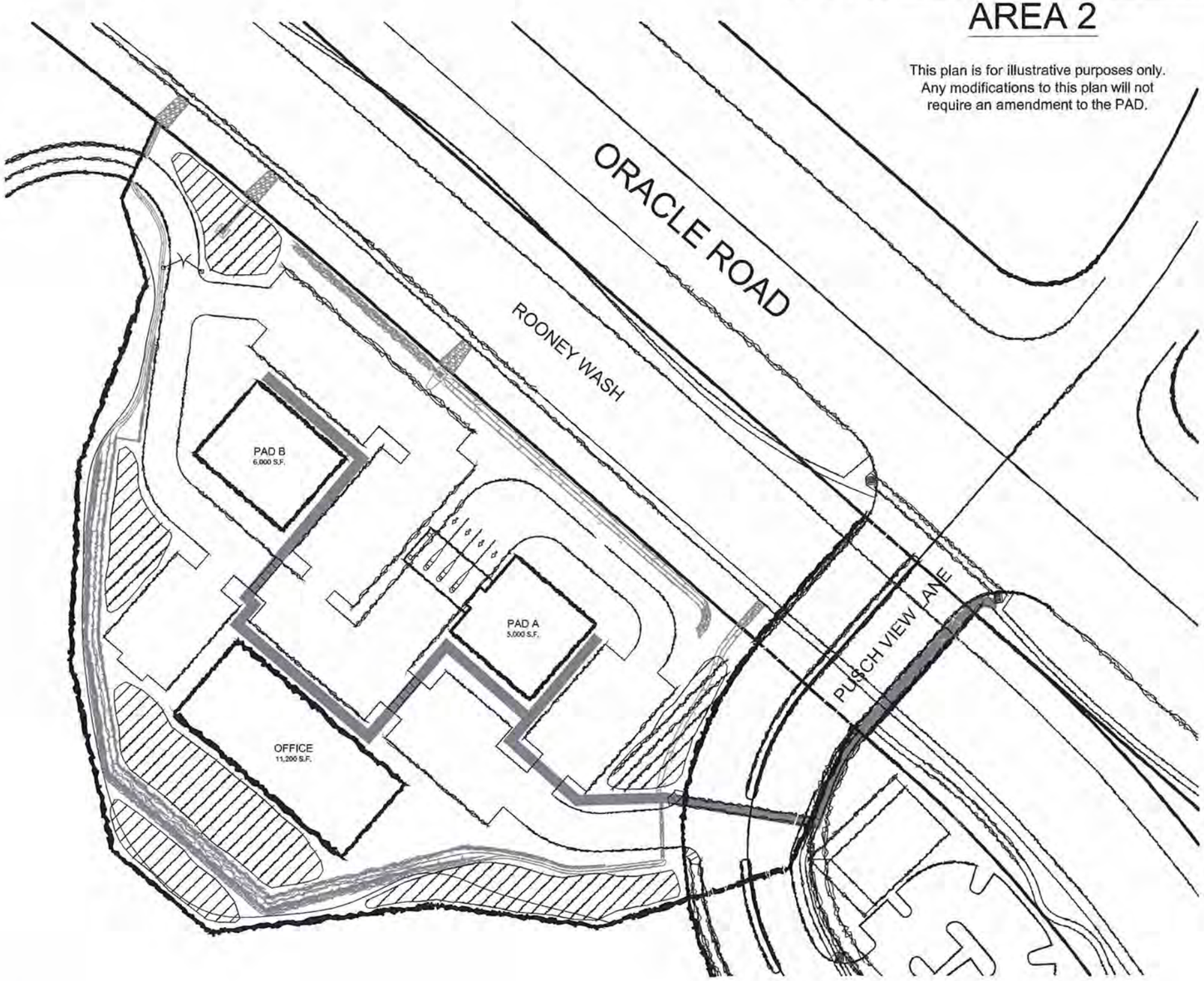
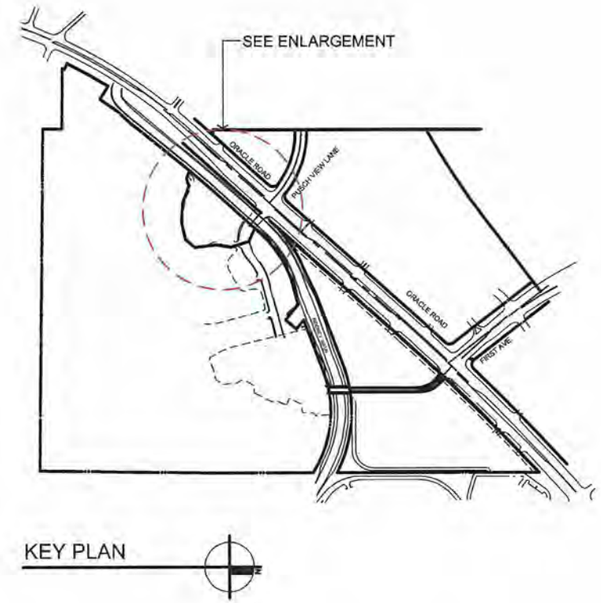
require an amendment to the PAD.





KEY PLAN

SITE DATA

Site Area	:	197,221 S.F. (4.5 AC.)
Building Area	:	22,200 S.F.
F.A.R.	:	.11

Landscape Open Space

5' Pedestrian Path

VICINITY MAP

11-10-10
04152

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ORO VALLEY *Town Centre*

TOWN OF ORO VALLEY, ARIZONA

Butler Design Group, Inc
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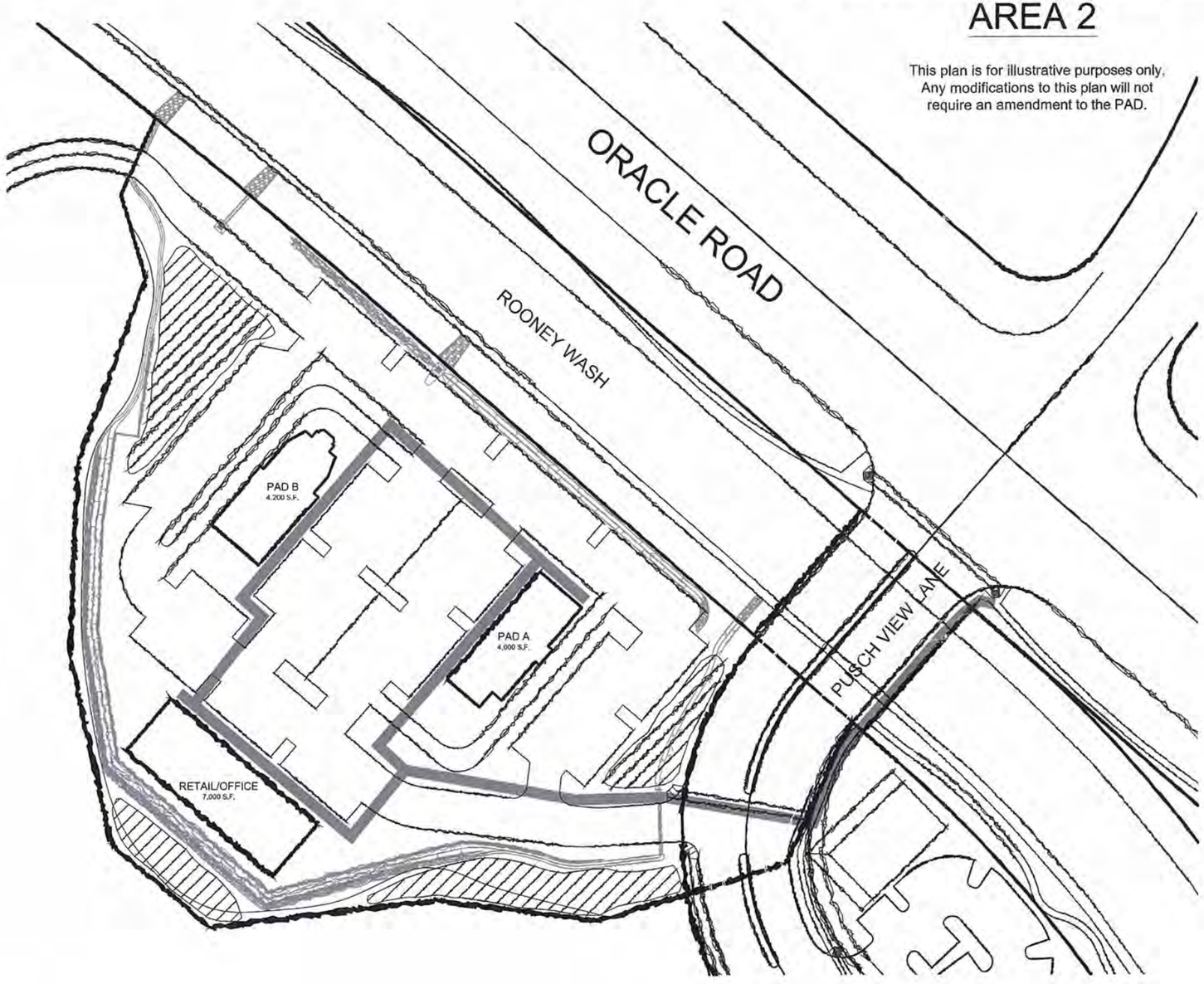
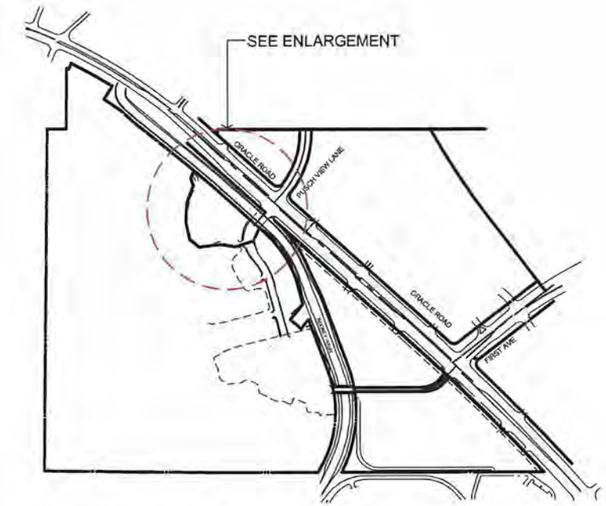
ILLUSTRATIVE SITE PLAN #4
AREA 2

This plan is for illustrative purposes only.
Any modifications to this plan will not
require an amendment to the PAD.





KEY PLAN

SITE DATA

Site Area	:	197,221 S.F. (4.5 AC.)
Building Area	:	15,200 S.F.
F.A.R.	:	.08
		Landscape Open Space
		5' Pedestrian Path

VICINITY MAP

11-10-10
04152

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ORO VALLEY *Town Centre*

TOWN OF ORO VALLEY, ARIZONA

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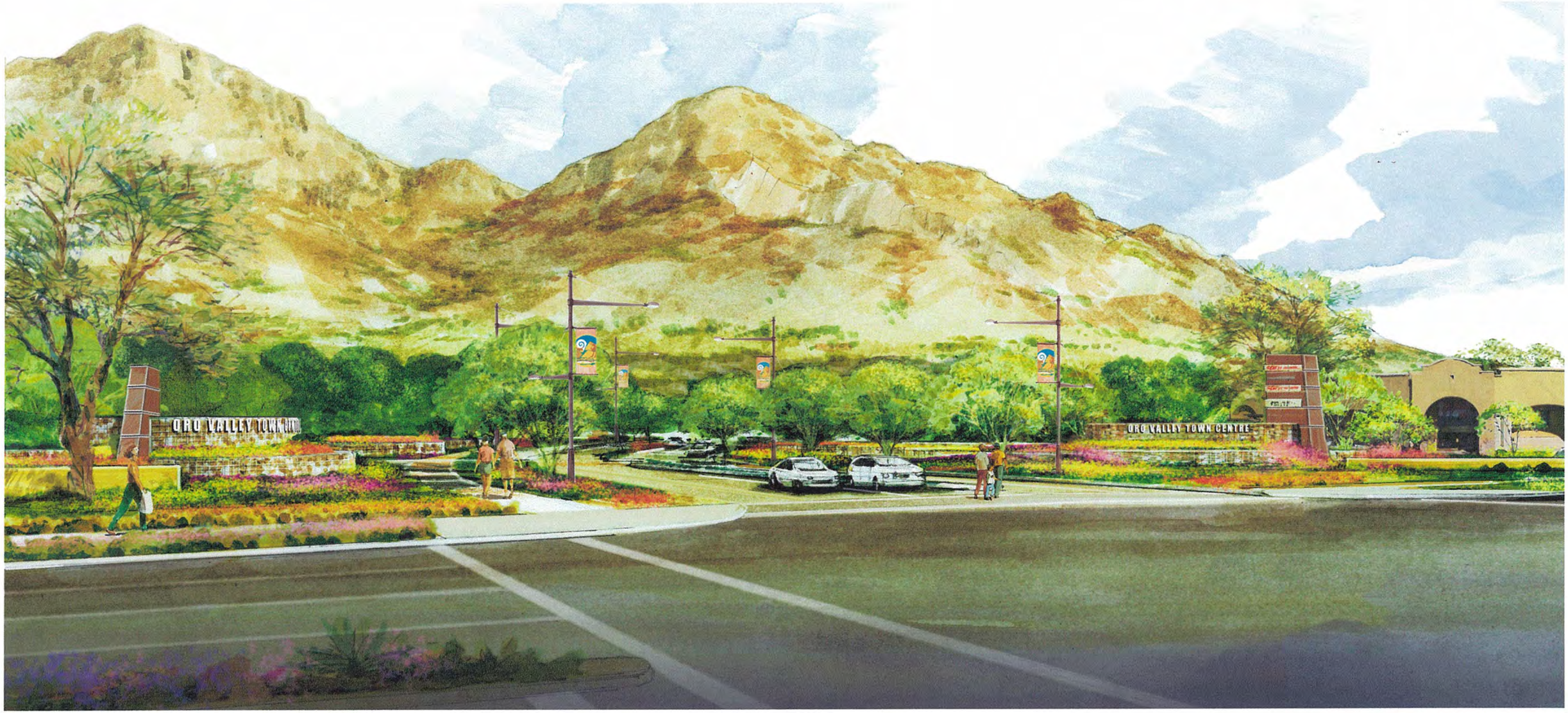
APPENDIX C-2

Illustrative Renderings

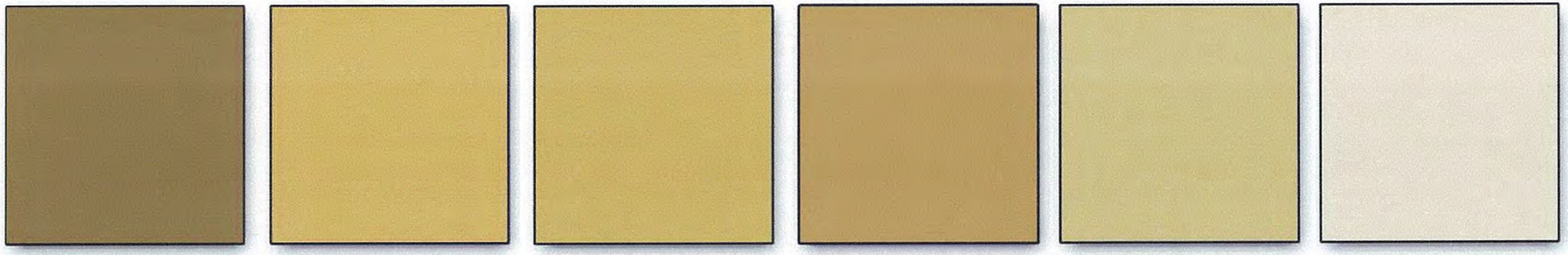

ORO VALLEY TOWN
ORO VALLEY TOWN CENTRE

APPENDIX C-3

Material/Color Board

COLOR / MATERIAL PALETTE

Paint Colors - BY DUNN EDWARDS



A Dunn Edwards
Camouflage
DEA 172 LRV 16

B Dunn Edwards
New Cork
DE 6180 LRV 33

C Dunn Edwards
Veranda Gold
DE 6187 LRV 31

D Dunn Edwards
Ridgecrest
DE 6174 LRV 24

E Dunn Edwards
Paper Stack
DE 6173 LRV 34

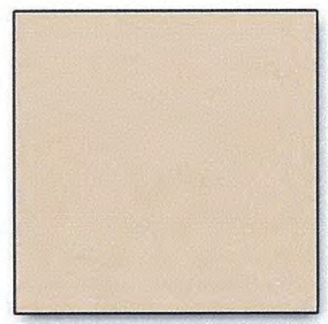
F Dunn Edwards
Nomatic Taupe
DE 6192 LRV 53

G Mortar Washed
Slump Block - Superlite
Adobe Buff

H Redland Clay Tile
Old Sedona Blend

I Okon
Wood Stain
Charcoal
OK624

Colored Concrete - BY DAVIS



J CDI Precast Column
Pebble
GP30

K Davis
Sunset Rose
160

L Davis
Sandstone
5237

02.29.12

KITCHELL

ORO VALLEY *Town Centre*

TOWN OF ORO VALLEY, ARIZONA

This plan is for illustrative purposes only. Any modifications to this plan will not require an amendment to the PAD.

Butler Design Group, Inc
architects & planners

APPENDIX D

Letter Map Amendment

Federal Emergency Management Agency

Washington, D.C. 20472

MAR 3 1 2003

LETTER OF MAP AMENDMENT
218-70-R

IN REPLY REFER TO CASE NO. 03-09-0206A

Community: Town of Oro Valley, AZ
Community No.: 040109
Map Panel Affected: 04019C1039K
Map Effective Date: February 8, 1999

We reviewed a request dated November 21, 2002, for a Letter of Map Amendment. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we determined the property described below is not in a Special Flood Hazard Area (SFHA), the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

Property Description: Town Center at Rooney Ranch, Portions of Sections 7 and 18, Township 12 South, Range 14 East, and Section 13, Township 12 South, Range 13 East, Gila and Salt River Base and Meridian, as described in the Quit Claim Deed recorded as Sequence No. 8807880, on Docket 08310, Pages 1082 through 1086, in the Office of the Recorder, Pima County, Arizona

Flooding Source: Rooney Wash

The legal descriptions of the portions mentioned above are as follows:

Rooney Ranch Parcel H:
COMMENCING at the south quarter corner of Section 7; thence N 00°20'38" W, 979,43 feet to the POINT OF BEGINNING; thence N 00°20'38" W, 1557.04 feet to the southeasterly right of way line of Oracle Road; thence 1460.87 feet along a curve to the left having a radius of 16,270.22 feet; thence S 41°25'55" W, 1380.92 feet to a point on the north right of way line of the Rooney Channel; thence northeasterly 487.13 feet along a curve to the right having a radius of 1014.93 feet; thence N 63°14'24" E, 201.66 feet; thence N 68°55'55" E, 564.00 feet; thence 860.80 feet along a curve to the right having a radius of 1034.93 feet to the POINT OF BEGINNING

Rooney Ranch Parcel I:
BEGINNING at the north quarter corner of Section 18; thence S 00°23'26" W, 1310.75 feet; thence N 89°47'46" W, 2635.54 feet; thence N 00°00'51" W, 148.47 feet; thence S 89°48'34" W, 468.43 feet to the east right of way line of Oracle Road; thence N 23°08'24" E, 17.45 feet; thence N 65°39'07" W, 50.31 feet; thence 362.13 feet along a curve to the right having a radius of 3719.72 feet; thence S 58°25'16" E, 117.80 feet; thence N 35°43'26" E, 163.65 feet to a point on the southerly right of way line of the Rooney Channel; thence 125.13 feet along a curve to the left having a radius of 1014.93 feet; thence N 38°37'32" E, 544.34 feet; thence 286.72 feet along a curve to the right having a radius of 5669.58 feet; thence N 41°26'38" E, 483.62 feet; thence 429.54 feet along a curve to the right having a radius of 894.93 feet; thence N 74°37'28" E, 201.66 feet; thence N 68°55'05" E, 11.18 feet; thence S 51°04'05" E, 151.75 feet; thence N 38°55'55" E, 110.00 feet; thence N 51°04'05" W, 88.24 feet; thence N 68°55'55" E, 425.49 feet; thence 811.15 feet along a curve to the right having a radius of 874.93 feet; thence S 00°20'38" E, 795.51 feet to the POINT OF BEGINNING

This letter amends the above-referenced NFIP map to remove the property from the SFHA. The property is now in Zone X (shaded), an area of moderate flooding outside the SFHA.

free, at 1-877-FEMA MAP (1-877-336-2627) or by facsimile at (703) 960-9125.

Sincerely,

Michael Grimm, Acting Chief
Hazards Study Branch
Federal Insurance and Mitigation Administration

Enclosure

cc: Community Map Repository

APPENDIX E

Cactus Ferruginous Pygmy-Owl Survey

Dated 10/26/10

WestLand Resources, Inc.
Engineering and Environmental Consultants

October 26, 2010

Mr. Jay Mitchell
Canyon Del Oro Partners
4765 East 91st Street, Suite 200
Tulsa, Oklahoma 74137

Re: CACTUS FERRUGINOUS PYGMY-OWL SURVEY AT THE ROONEY RANCH II PROPERTY, SPRING 2010 WESTLAND PROJECT NO. 1305.05 343 343

Dear Mr. Mitchell:

At your request, WestLand Resources, Inc. (WestLand) conducted three complete surveys for the cactus ferruginous pygmy-owl (CFPO; *Glaucidium brasilianum cactorum*) during the spring 2010 survey season at your Rooney Ranch II property located near 1st Avenue and Oracle Road within the city limits of Oro Valley, Pima County, Arizona[1] (Figure 1). The survey area included four non-contiguous parcels totaling approximately 142 acres. The surveys were completed under Arizona Game and Fish Department License Number SP749638 using protocols adopted in 2000 by the U.S. Fish and Wildlife Service (USFWS). Because the CFPO was not listed under the Endangered Species Act when the surveys were conducted, a USFWS permit was not required, although WestLand still holds USFWS Permit TE834782. No CFPO were detected during these surveys. A summary of the current survey status of your property is provided below, followed by a more detailed discussion of survey methods and field observations.

CFPO SURVEY SUMMARY

- CFPO surveys completed on the property by WestLand according to USFWS project clearance protocol annually from 2009 through 2010.
- No CFPO detected during our survey efforts.
- The CFPO is not currently federally listed and survey is not required for federal permits. The USFWS survey protocol recommends two consecutive years of CFPO survey prior to vegetation-clearing activity, and annual coverage until clearing is complete. Rooney Ranch II property currently meets this recommendation through the end of 2010.

The USFWS survey protocol recommends three CFPO surveys in two consecutive years with no CFPO detections prior to commencing vegetation clearing. The survey season is January 1st to June 30th, with at least one survey conducted between February 15th and April 15th and at least 15 days between each survey. Survey results are valid through the end of the calendar year. If vegetation clearing is not

[1] Township 12 South, Range 13 East, portion of Section 13; Township 12S, Range 14East, portion of Section 7 & 18

4001 E. Paradise Falls Drive, Tucson, Arizona 85712 • 520-206-9585 Fax 520-206-9518

completed by January 1st, the protocol recommends three more surveys before further land clearing of suitable habitat (USFWS Private Landowner Guidance, March 2000).

Survey was conducted in accordance with the USFWS' CFPO project clearance survey protocol except as discussed below. The maximum distance between call stations is 400 meters (0.25 mile). At each call station, a 2-minute initial listening period is followed by at least 10 minutes of 30-second CFPO vocalization broadcasts followed by 90-second listening periods. The final broadcast is followed by a 3-minute listening period. The total time spent at each station is at least 15 minutes. If background noise is high, stations are placed at 150-meter (500-foot) intervals and at least 20 minutes is spent calling and listening. Survey periods are restricted to one hour before to two hours after sunrise and one hour before to one hour after sunset, except during the five nights centered on the full moon, when calling also may be conducted as long as the moon is visible.

The survey area includes three parcels totaling approximately 13 acres at the t-intersection of Lambert Lane and 1st Avenue, separated by the high-traffic roads, and a fourth parcel of approximately 129 acres less than 0.5 mile to the south, at the intersection of 1st Avenue and Oracle Road. The parcels represent some of the only remaining open lands that are developable in the immediate vicinity, except to the north of the northern parcels.

The three surveys were conducted on the subject property according to accepted protocol on April 9 and 16; May 19 and 21; and June 23. Twelve calling stations provided complete coverage of the parcels during each survey. Weather conditions during the survey sessions were within the range considered acceptable by USFWS for CFPO survey.

The surveys conformed to the requirement of at least 15 days between surveys, but no survey was completed between February 15 and April 15. However, WestLand contacted the USFWS and obtained confirmation that they would consider the surveys acceptable for coverage in 2009 should the project require Endangered Species Act consultation. The email correspondence to this effect is attached.

No CFPO were detected during the survey efforts.

Other information recorded during the survey is found on the field data forms that will be provided to the USFWS pursuant to our federal survey permit conditions.

The delisting of the CFPO took effect on May 15, 2006 and it remains delisted at the time of this report. A petition to list the CFPO as a threatened or endangered species was submitted to the USFWS on March 20, 2007. In June 2008, the USFWS published its 90-day finding that listing of the CFPO may be warranted and announced the initiation of a 12-month status review of CFPO. However, there have been delays in the USFWS publishing their decision, and no date for publishing has been announced. Their status review is considering the western population of CFPO, which extends from Sinaloa, Mexico to Southern Arizona.

At the conclusion of their status review, the USFWS will make one of the following three determinations regarding CFPO:

- Listing under the ESA is not warranted, in which case no further action will be taken.

- Listing under the ESA is warranted and the USFWS proceeds to publish a proposal to list the species as threatened or endangered and with or without critical habitat.
- Listing under the ESA is warranted, but is precluded by other, higher priority activities.

Because the CFPO is not federally protected by the Endangered Species Act (ESA), federal actions on a project cannot require CFPO survey pursuant to the ESA. However, the following status for your project could be pertinent in the event the CFPO is listed in the near future. The area has been surveyed in both 2009 and 2010, and meets the USFWS protocol recommendation for survey in the two years immediately prior to initiation of vegetation clearing, should the project be initiated in 2010. The surveys conducted this year provide coverage through the end of 2010. Once the project is initiated, the USFWS protocol recommends surveys are conducted annually until vegetation clearing has been completed.

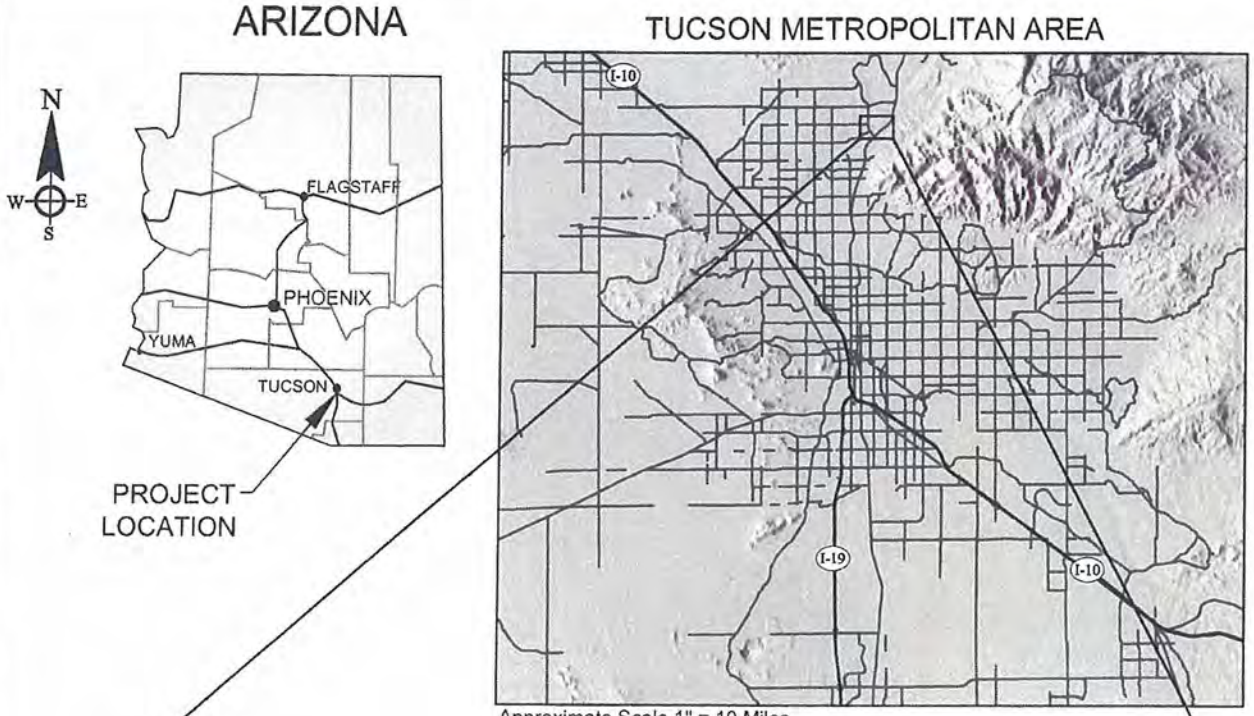
We appreciate the opportunity to complete this survey on your behalf. If you have any questions or we can be of additional assistance, please contact Jim Tress or me at (520) 206-9585.

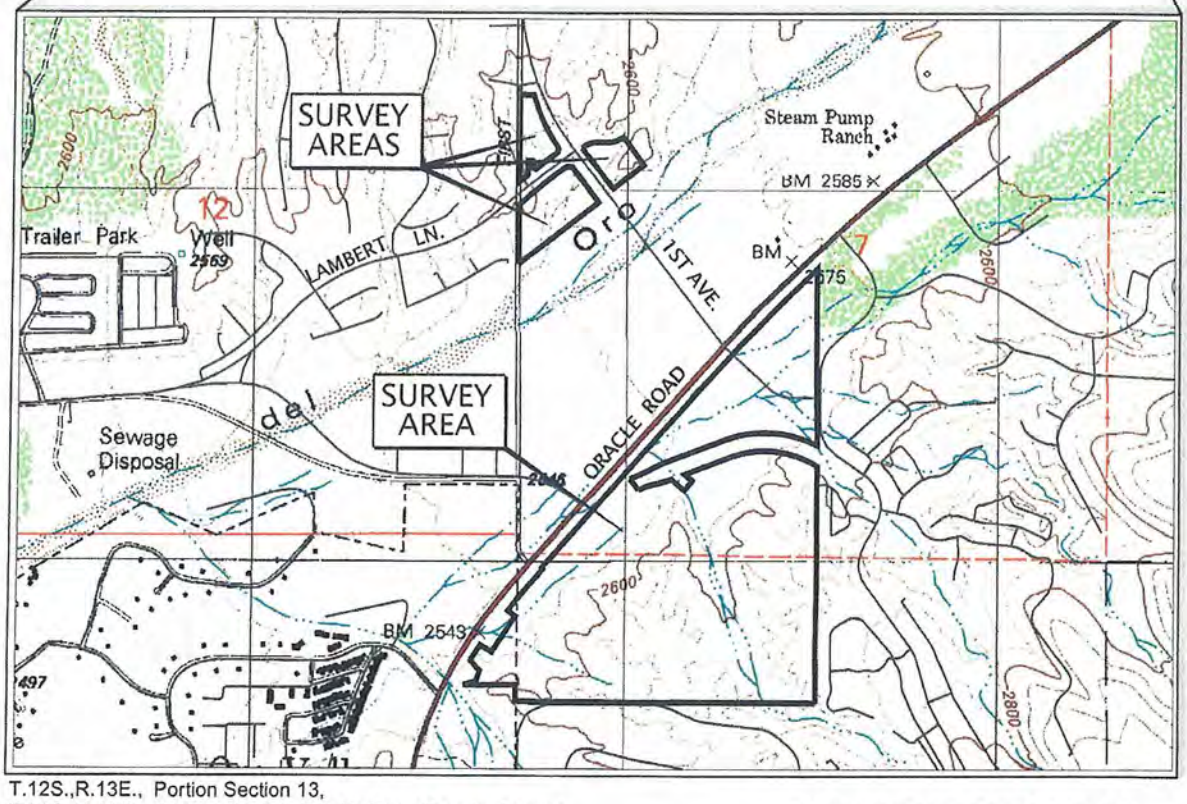
Sincerely,
WestLand Resources, Inc.

Scott D. Hart
Project Manager

SDH:ad

Enclosure: Figure 1. Project Map





T.12S.,R.13E., Portion Section 13,
T.12S.,R.14E., Portion Section 7 & 18, Pima County, Arizona,
Oro Valley USGS 7.5' Quadrangle.

CANYON DEL ORO PARTNERS

Rooney Ranch II

WestLand Resources Inc.
Engineering and Environmental Consultants
2343 E. Broadway Blvd. Suite 202
Tucson, Az 85719 (520) 206-9585

0' 800' 1600'
APPROX. SCALE: 1" = 1600'

2010 Cactus Ferruginous Pygmy-Owl Survey

Figure 1

M:\projects\1305.04\cfpo\2010-cfpo-vicinity.dwg

APPENDIX F

Previously Approved (10/16/2002) Tentative Development Plan

Superseded

TENTATIVE DEVELOPMENT PLAN FOR
ORO VALLEY TOWN CENTRE
PLANNED AREA DEVELOPMENT

PORTIONS OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 13 EAST
AND SECTIONS 7 AND 18, TOWNSHIP 12 SOUTH, RANGE 14 EAST,
GILA AND SALT RIVER MERIDIAN,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

ORO VALLEY CASE NUMBER OV9-01-05

SUBMITTED: 04.29.2002

REVISED: 6.7&28, 7.16, 9.13, 12.13.2002, 7.10 & 12.5.2003

GENERAL NOTES:

A. GROSS AREA OF THIS DEVELOPMENT IS 141.15 ACRES.

B. EXISTING ZONING IS R1-144.
PROPOSED ZONING IS ORO VALLEY TOWN CENTRE PLANNED AREA DEVELOPMENT.

C. GROSS FLOOR AREA IS AS FOLLOWS:

BLDG. A:	15,000 S.F.
BLDG. B:	6,500 S.F.
BLDG. C:	6,000 S.F.
BLDG. D:	27,100 S.F.
BLDG. E:	86,500 S.F.
BLDG. F:	51,000 S.F.
BLDG. G:	7,200 S.F.
BLDG. H:	55,800 S.F.
BLDG. I:	10,600 S.F.
BLDG. J:	11,100 S.F.
BLDG. K:	12,400 S.F.
BLDG. L:	5,000 S.F.
BLDG. M:	41,500 S.F.
BLDG. N:	29,000 S.F.
BLDG. O:	150,000 S.F.
BLDG. P:	6,700 S.F.
BLDG. Q:	15,000 S.F.
BLDG. R:	6,000 S.F.
BLDG. S:	3,500 S.F.
BLDG. T:	7,300 S.F.
BLDG. U:	29,700 S.F.
TOTAL:	586,700 S.F.

D. FLOOR AREA RATIO FOR COMMERCIAL AREA IS 0.29 NET (0.11 GROSS).

F. THE RESIDENTIAL GROSS DENSITY IS 0.6 DWELLING UNITS PER ACRE.

G. THERE ARE 57 RESIDENTIAL DWELLINGS WITHIN THE RESIDENTIAL PORTION OF THE SITE. THERE ARE NO RESIDENCES WITHIN THE COMMERCIAL PORTION OF THE SITE.

H. BUILDING HEIGHTS WILL BE IN ACCORDANCE WITH THE ORO VALLEY TOWN CENTRE PAD.

I. TOTAL NUMBER OF PARKING SPACES PROVIDED (NON-RESIDENTIAL) IS 1,633. THE AMOUNT OF RESIDENTIAL OFF-STREET PARKING WILL BE IN ACCORDANCE WITH ORO VALLEY ZONING CODE REVISED.

J. APPROXIMATELY 72 ACRES OF NATURAL OPEN SPACE WILL REMAIN UNDISTURBED.

K. FLOODPLAINS AND DRAINAGE WILL NOT BE ALTERED, DISTURBED OR OBSTRUCTED WITHOUT THE APPROVAL OF THE ORO VALLEY TOWN COUNCIL. REFER TO THE PRELIMINARY DRAINAGE REPORT FOR LOCATION OF FLOODPLAINS TO BE ALTERED AND FOR AN OVERALL DRAINAGE STRATEGY FOR THIS PROJECT.

L. 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.

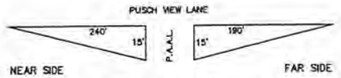
M. FOR DETAILS ABOUT LOCATION AND GENERAL TYPES OF LANDSCAPING, REFER TO 'SECTION II-E: 'PROJECT DESIGN CRITERIA' OF THE ORO VALLEY TOWN CENTRE P.A.D. DOCUMENT.

N. FOR DETAILS ABOUT PROJECT PHASING, REFER TO 'SECTION II-B: 'COMMUNITY GOALS AND POLICIES' OF THE ORO VALLEY TOWN CENTRE P.A.D. DOCUMENT.

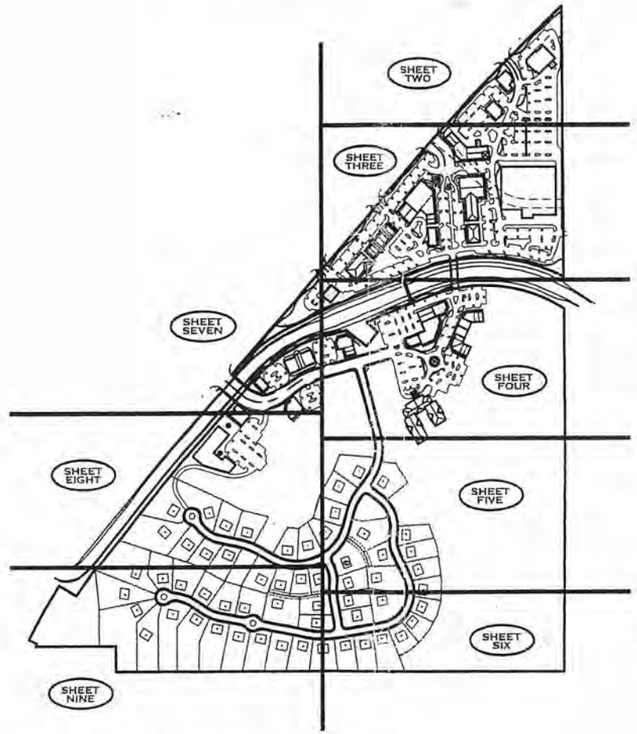
O. FOR DETAILS ABOUT BUILDING HEIGHTS, REFER TO 'SECTION II-C: 'PLANNED AREA DEVELOPMENT PROPOSAL' OF THE ORO VALLEY TOWN CENTRE P.A.D. DOCUMENT.

LEGEND

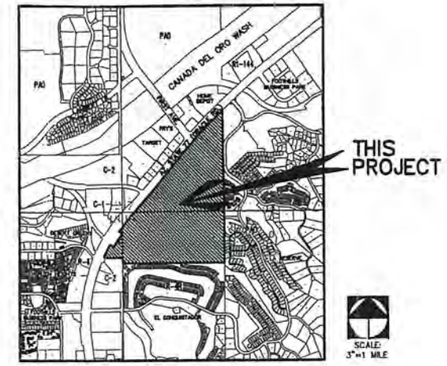
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- GRADING LIMITS
- EXISTING PAVEMENT AND CURB
- EXISTING WATERLINE AND VALVE
- EXISTING SEWER LINE AND MANHOLE
- NEW WATERLINE AND VALVE
- NEW SEWER LINE AND MANHOLE
- DEVELOPMENT BOUNDARY
- EASEMENT LINE
- 100-YEAR FLOOD PLAIN LIMIT
- BICYCLE PARKING FACILITIES
- 80.0 EXISTING SPOT ELEVATION
- 80.5 PROPOSED SPOT ELEVATION
- FFE FINISHED FLOOR ELEVATION
- WATERSHED
- FLOW DIRECTION
- DRAINAGE CONCENTRATION POINT
- CHANNEL
- CHANNEL SECTION
- 100-YEAR FLOOD LIMITS
- MINNING'S/HEC-RAS CROSS SECTION
- CULVERT
- ROCK LINED SCOUR HOLE
- BANK PROTECTION
- NUMBER OF PARKING SPACES
- FIRST FLUSH BASIN



SIGHT VISIBILITY TRIANGLE DETAIL
N.T.S.



PROJECT LAYOUT
SCALE: 1" = 400'



LOCATION MAP
PORTIONS OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 13 EAST, AND SECTIONS 7 AND 18, TOWNSHIP 12 SOUTH, RANGE 14 EAST, G.& S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
SCALE: 3" = 1 MILE

TABLE OF 100-YEAR POST-DEVELOPED PEAK DISCHARGES

CONC. POINT	DRAINAGE AREA (AC)	Q100 (cfs)	TOTAL Q100 (cfs)*
1	1.24	9.8	9.8
1.1	6.77	53.4	53.4
1.2	7.13	56.2	56.2
1.4	1.01	8	8
1.5	0.92	7.3	7.3
1.6	1.24	9.8	9.8
1.7	1.83	14.4	14.4
1.8	1.42	11.2	11.2
1.9	2.26	17.8	17.8
1.9A	0.32	2.80	2.80
1.9B	0.32	2.80	2.80
1.9C	0.32	2.80	2.80
1.10	2.83	22.3	22.3
2	2.68	15.3	62.1*
2.1	1.95	15.4	15.4
2.2	3.82	21.8	31.4*
2.3	1.22	9.6	9.6
3	25.56	143.9	1437.8*
3.1	2.37	18.7	18.7
3.2	2.43	16.5	16.5
3.3	24.86	139.9	1398.6*
3.4	2.58	20.3	20.3
3.5	9.02	51.6	51.6
3.6	6.60	44.9	44.9
3.7	3.06	16.9	16.9
4	1.35	10.6	10.6
5	1.10	8.7	8.7
6	6.80	46.3	46.3
7	2.57	17.5	20.3*
7.1	0.41	2.8	2.8
8	5.20	29.7	29.7
9	1.56	9.8	9.8*
9.1	6.64	45.2	45.2
10	2.48	15.5	15.5
11	7.10	44.5	77.6*
11.1	4.87	33.1	33.1
11.2	2.50	14.3	14.3
1.1E	29.30	213	213
1.2E	2.10	16	16
1.3E	14.90	116	116
3.1E	11.38	20	20
7.1E	174.12	1123.1	1123.1
15E	883.80	3480	3480

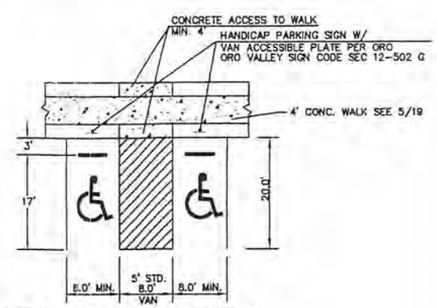
*Total Q100 from all upstream watersheds.

TABLE OF PRE-DEVELOPED 100-YEAR WATER SURFACE ELEVATIONS FROM HEC-RAS ANALYSIS

CROSS-SECTION	WSEL	CROSS SECTION	WSEL
1.1-1	2571.65'	14.1	2594.71'
1.1-2	2570.40	14.2	2577.76'
1.1-3	2568.85'	14.3	2562.07'
1.1-4	2563.11'	14.4	2548.83'
1.1-5	2560.54'	15A	2581.04'
1.3-1	2571.42'	15B	2576.30'
1.3-2	2568.68'	15C	2576.91'
1.3-3	2566.62'	15D	2571.94'
2.1	2562.28'	15E	2572.43'
2.2	2563.08'	15F	2568.76'
3.1	2638.03'	15G	2571.35'
3.2	2621.01'	15H	2566.78'
3.3	2611.05'	15I	2565.42'
3.4	2604.35'	15J	2561.24'
3.5	2596.06'	15K	2558.13'
7.1	2570.71'	15L	2555.94'
7.2	2577.84'	15M	2552.62'
7.3	2583.13'	15N	2554.25'
7.4	2590.28'	15O	2551.10'
7.5	2596.61'	15P	2548.53'
7.6	2602.64'	15Q	2548.25'
7.7	2609.48'	15R	2547.62'
7.8	2617.46'	15S	2544.49'
12.1	2546.13'	15T	2543.27'
12.2	2545.65'	15U	2540.61'
13.1	2544.85'	16.1	2547.23'

TABLE OF 100-YEAR PRE-DEVELOPED PEAK DISCHARGES GREATER THAN OR EQUAL TO 50 CFS

CONCENTRATION POINT	Q100 (cfs)
1E	280
1.1E	213
1.3E	116
2E	70
3E	92
3.1E	50
7E	1495
7.1E	1125
12E	97
13E	57
14E	113
15E	4752
15.1E	3480
16E	54



HANDICAP PARKING ADJACENT TO PEDESTRIAN AISLE
NTS

OWNER/APPLICANT
CAÑADA DEL ORO PARTNERS
401 SOUTH BOSTON AVENUE
SUITE 2400
TULSA, OKLAHOMA 74103-4010
918.582.4300

PROJECT PLANNERS & ENGINEERS
THE WLB GROUP, INC.
4444 EAST BROADWAY BOULEVARD
TUCSON, ARIZONA 85711
520.881.7480

PIMA COUNTY ADDRESSING

I, KATHRYN E. CUVELIER, CMC, TOWN CLERK, TOWN OF ORO VALLEY, ARIZONA, HEREBY CERTIFY THAT THIS IS THE TRUE AND CORRECT DEVELOPMENT PLAN AS APPROVED BY THE ORO VALLEY MAYOR AND TOWN COUNCIL ON _____

KATHRYN E. CUVELIER, CMC
TOWN CLERK

DATE

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

WLB No. 181057-A-007

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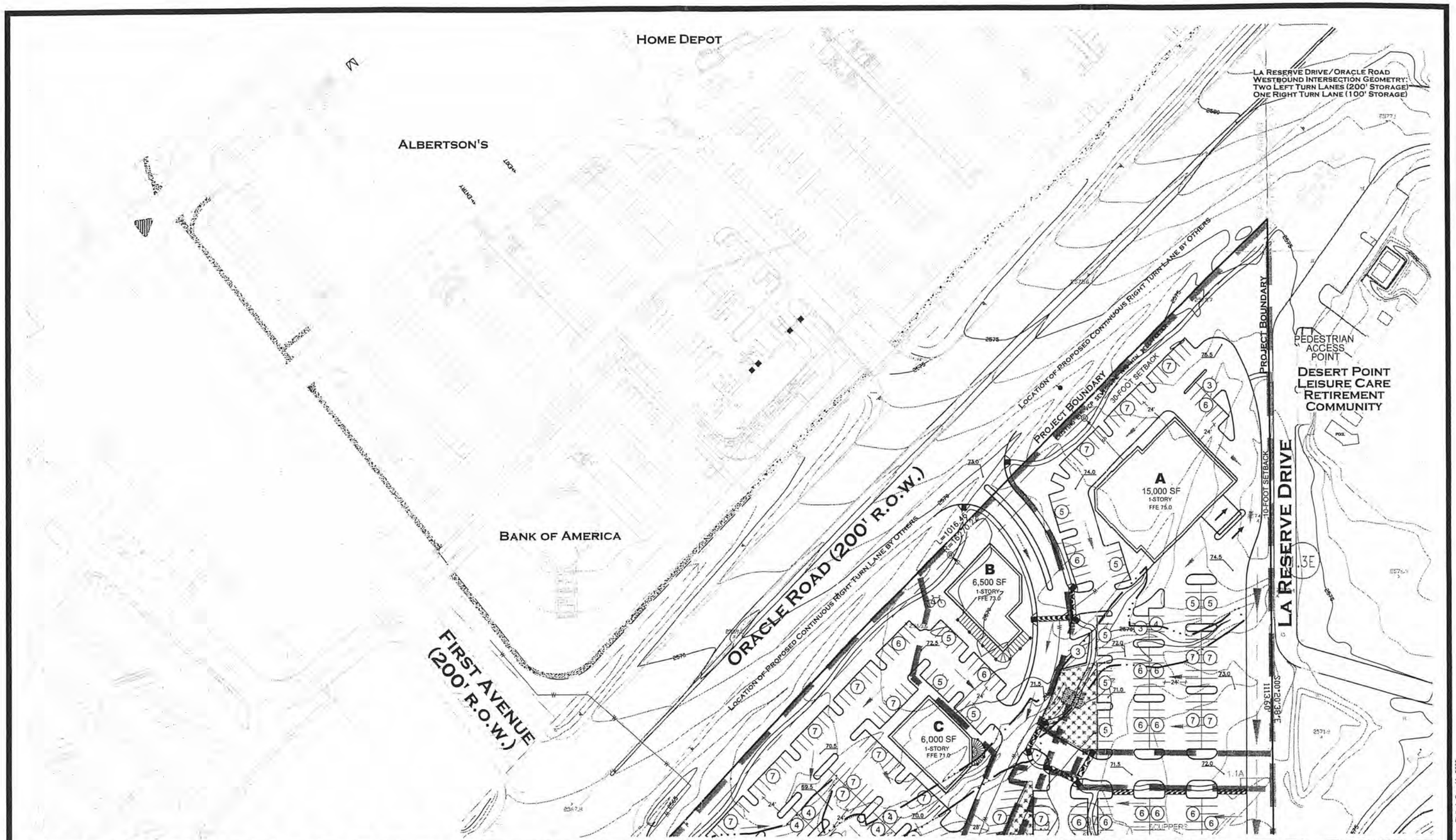

TENTATIVE DEVELOPMENT PLAN FOR

ORO VALLEY TOWN CENTRE

PLANNED AREA DEVELOPMENT

PORTIONS OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 13 EAST AND SECTIONS 7 AND 18, TOWNSHIP 12 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

ORO VALLEY CASE NUMBER OV9-01-05

SUBMITTED: 04.29.2002

REVISED: 6.7, 6.28, 7.16, 9.13, 12.13.2002, 7.10 & 12.5.2003

CONTOUR INTERVAL = 1 FOOT

0' 50' 100' 150'

WLB No. 181057-A-007

SHEET TWO OF TEN

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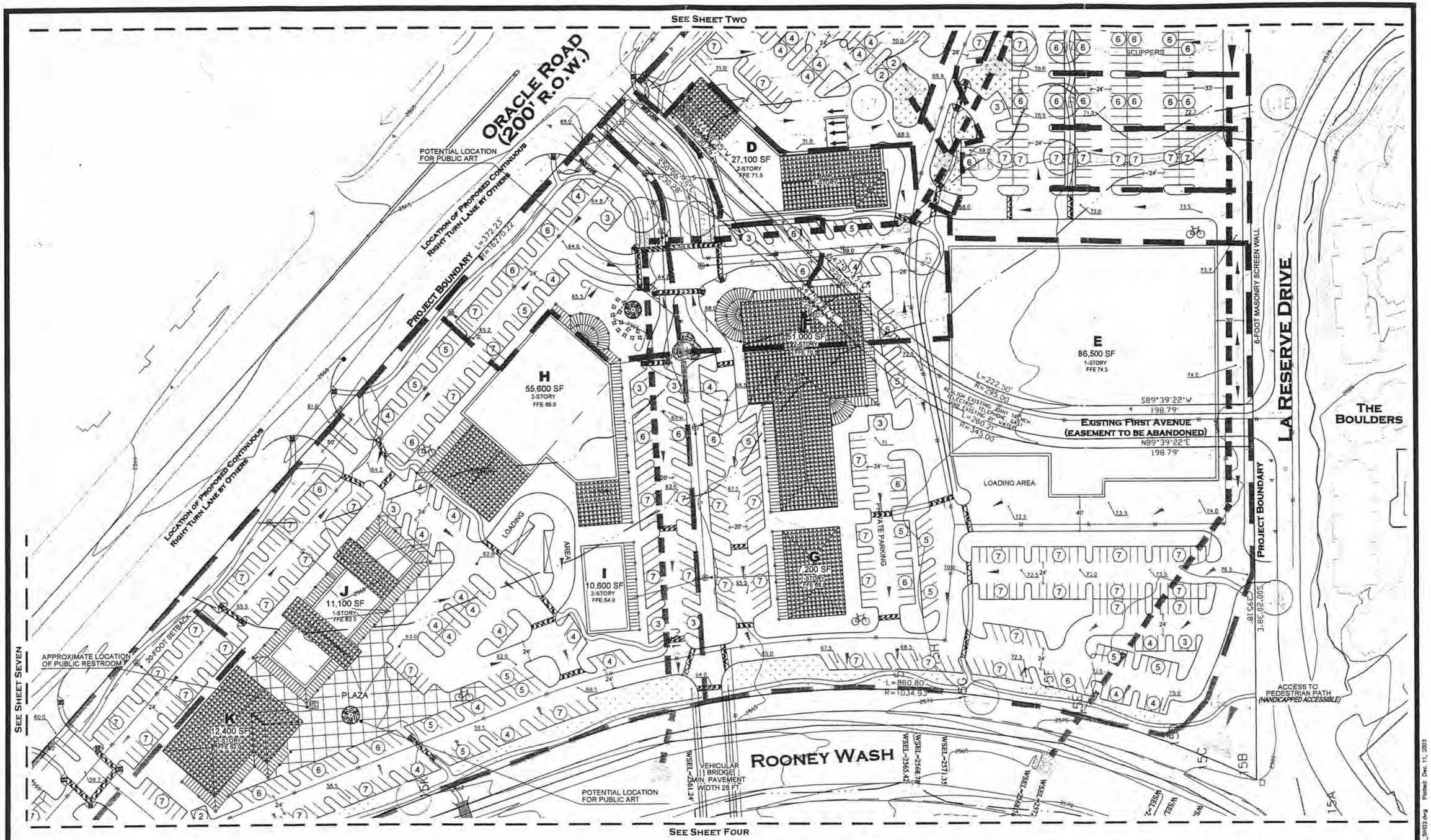

TENTATIVE DEVELOPMENT PLAN FOR

ORO VALLEY TOWN CENTRE

PLANNED AREA DEVELOPMENT

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SHEET THREE OF TEN

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TENTATIVE DEVELOPMENT PLAN FOR

ORO VALLEY TOWN CENTRE

PLANNED AREA DEVELOPMENT

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REVISED: 6.7&28, 7.16, 9.13, 12.13.2002 & 7.10.2003

CONTOUR INTERVAL = 1 FOOT

0' 50' 100' 150'

WLB No. 181057-A-007

SHEET FOUR OF TEN

The WLB Group INC

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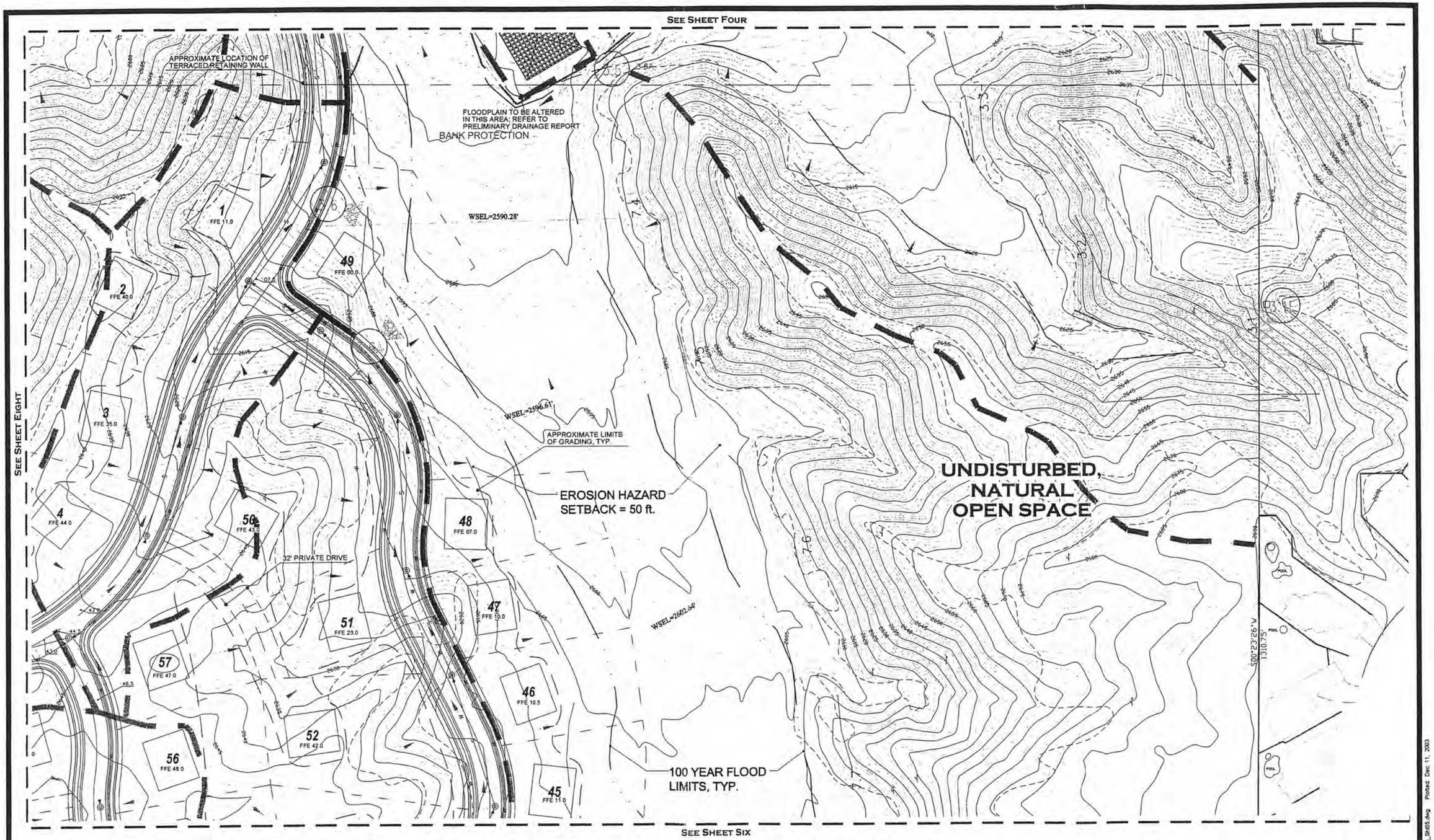

TENTATIVE DEVELOPMENT PLAN FOR

ORO VALLEY TOWN CENTRE

PLANNED AREA DEVELOPMENT

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WLB No. 181057-A-007

SHEET FIVE OF TEN

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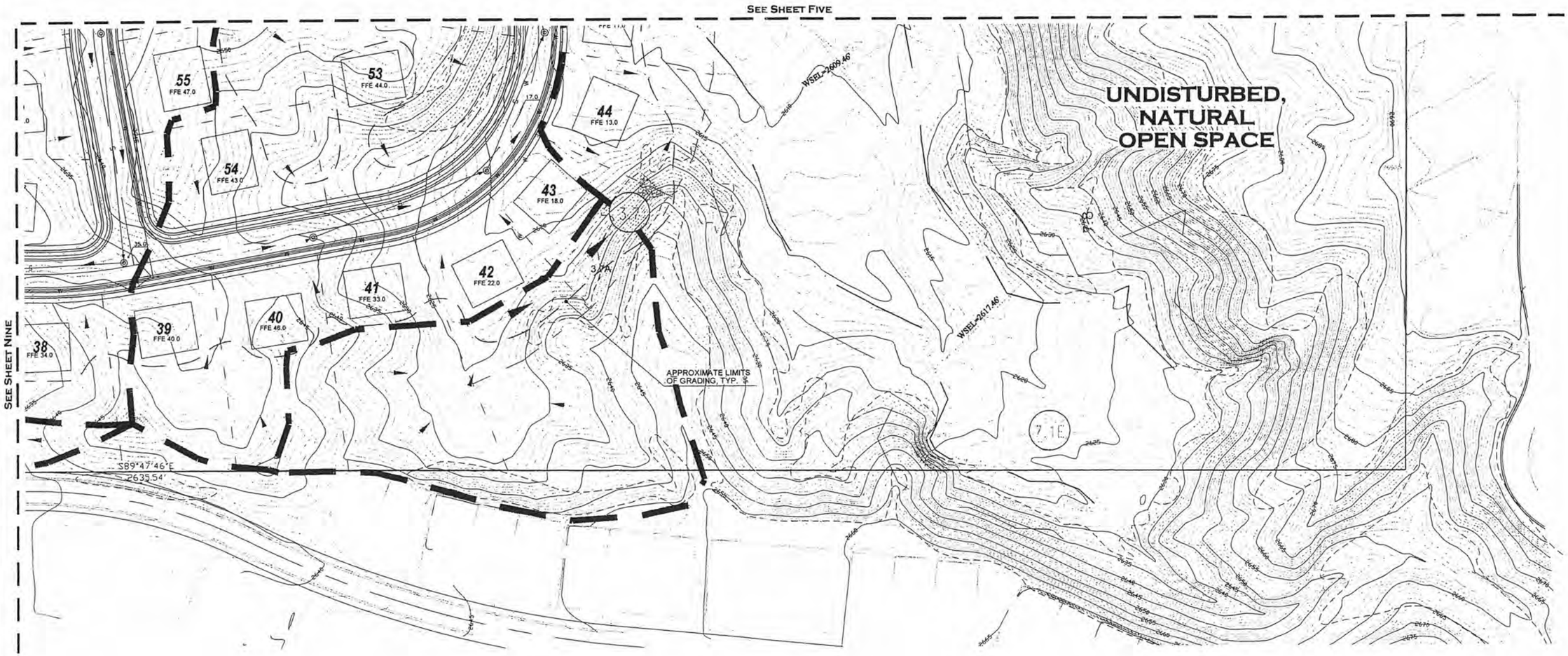

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ORO VALLEY TOWN CENTRE

PLANNED AREA DEVELOPMENT

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WLB No. 181057-A-007

SHEET SIX OF TEN

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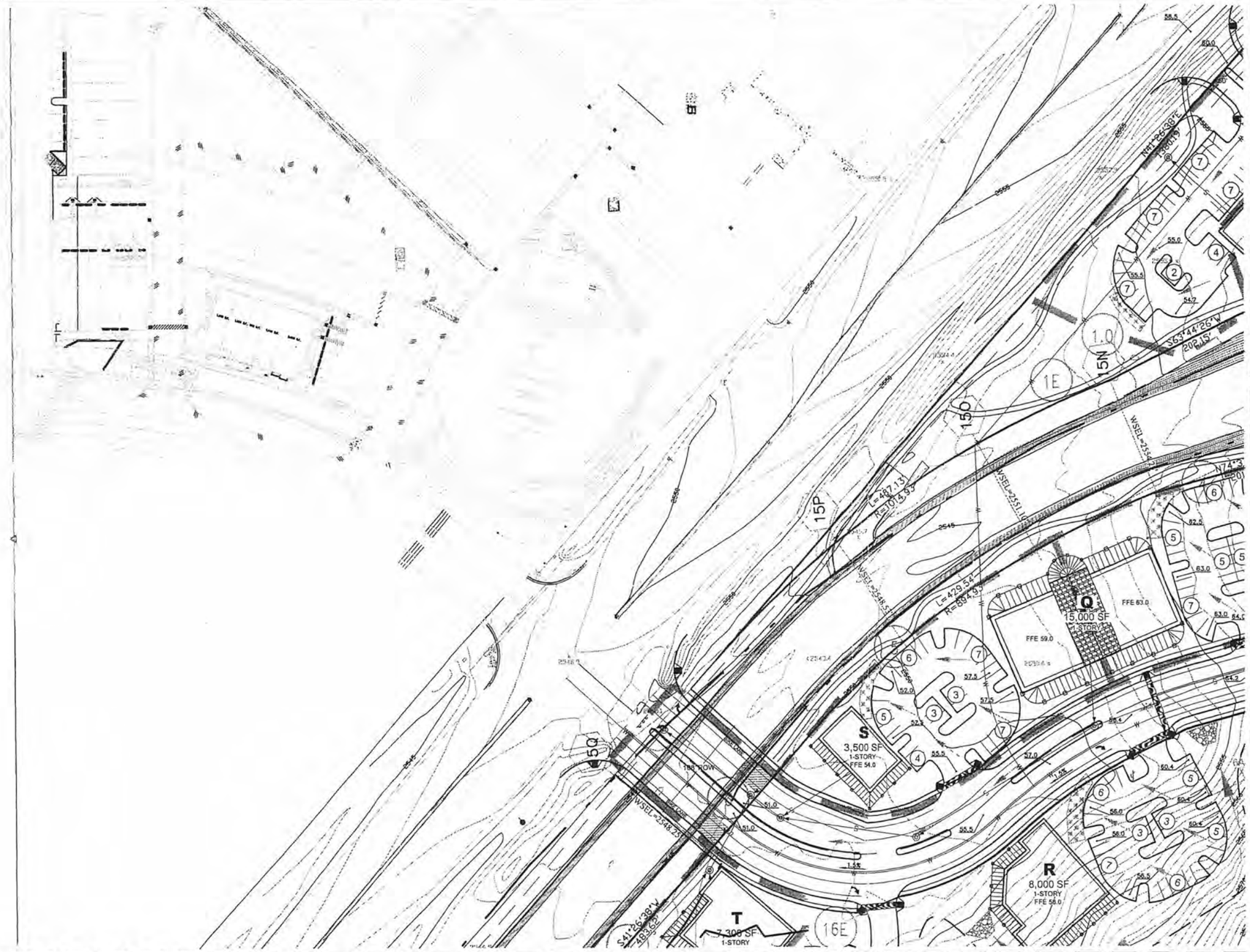
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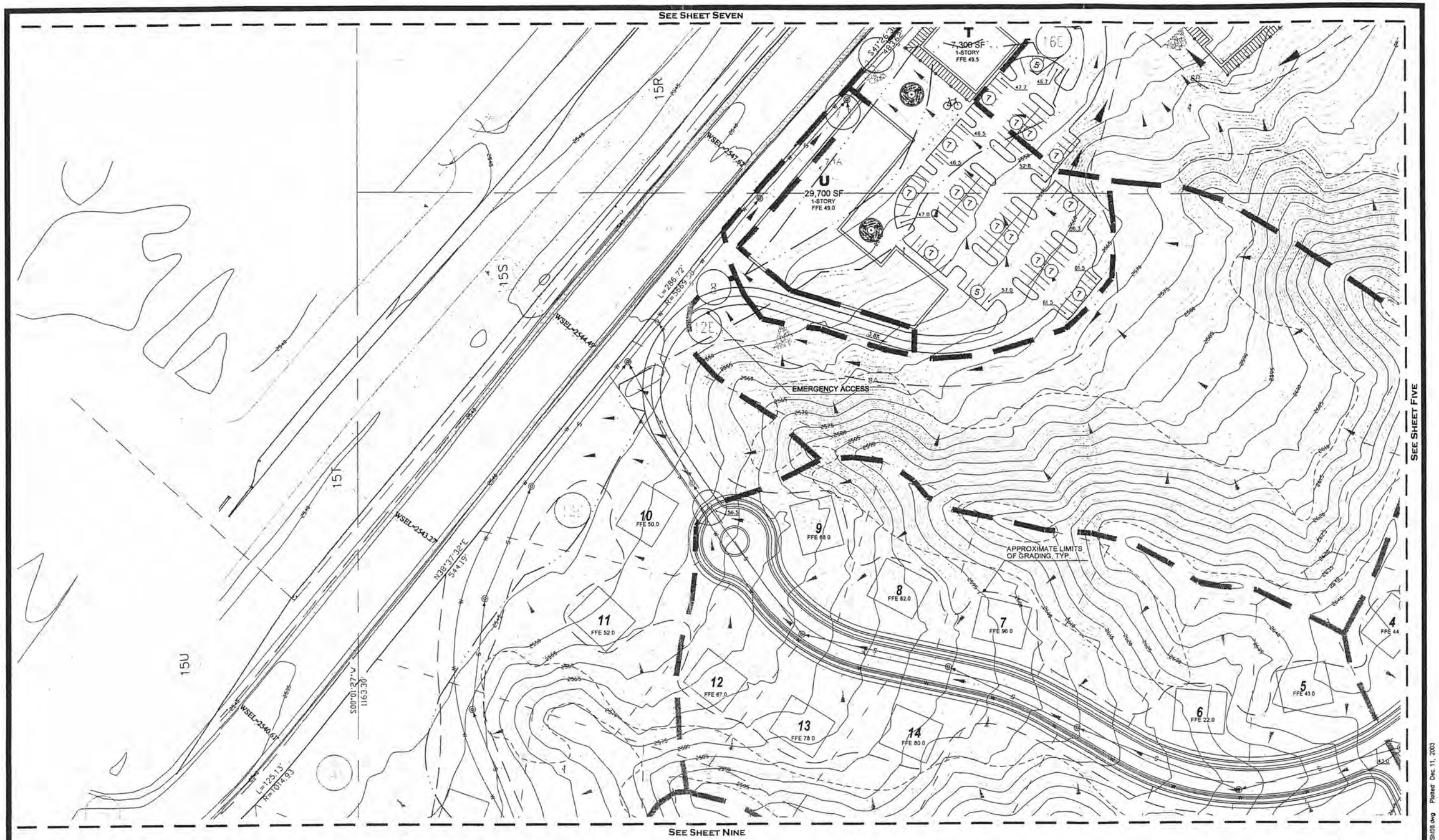

TENTATIVE DEVELOPMENT PLAN FOR

ORO VALLEY TOWN CENTRE

PLANNED AREA DEVELOPMENT

PORTIONS OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 13 EAST AND SECTIONS 7 AND 18, TOWNSHIP 12 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

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REVISED: 6.7, 6.28, 7.16, 9.13, 12.13.2002, 7.10 & 12.5.2003

CONTOUR INTERVAL = 1 FOOT

0' 50' 100' 150'

WLB No. 181057-A-007

SHEET EIGHT OF TEN

The WLB Group INC

WLB

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PROJECT PLANNERS & ENGINEERS
THE WLB GROUP, INC.
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TUCSON, ARIZONA 85711

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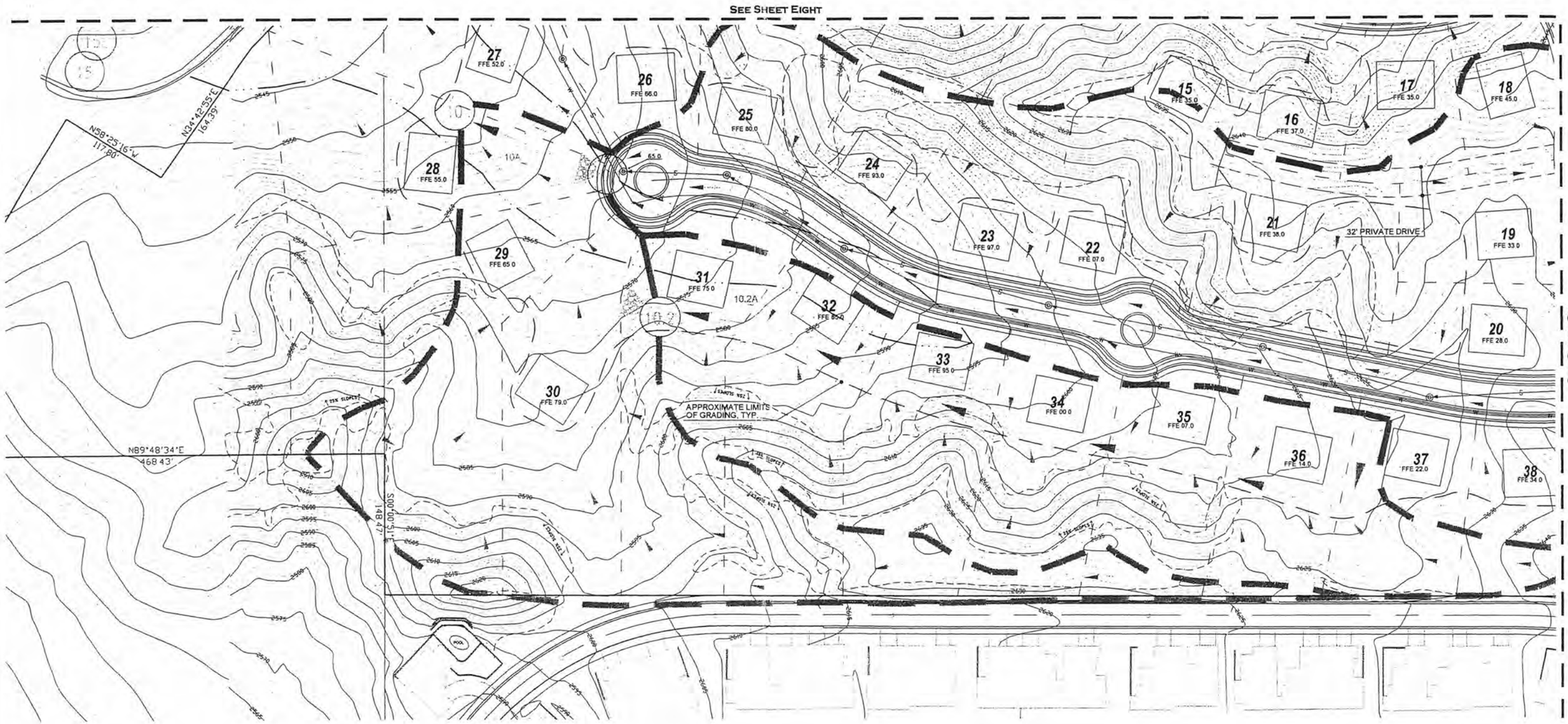

TENTATIVE DEVELOPMENT PLAN FOR

ORO VALLEY TOWN CENTRE

PLANNED AREA DEVELOPMENT

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WLB No. 181057-A-007

SHEET NINE OF TEN

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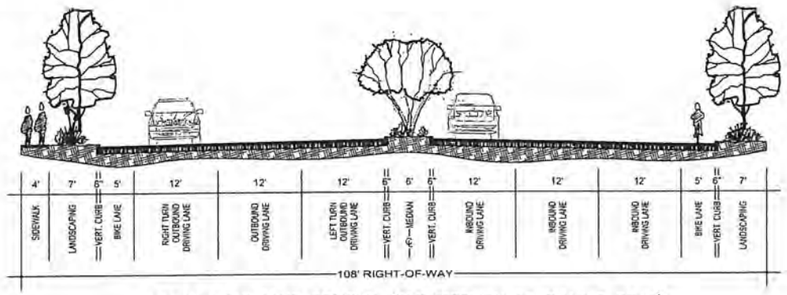
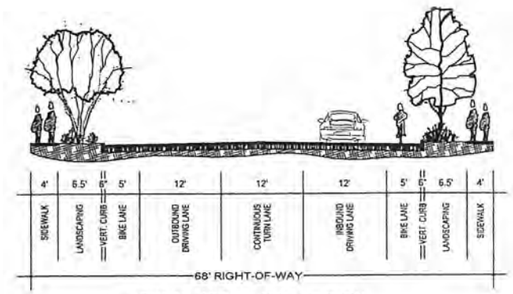
SUITE 2400
TULSA, OKLAHOMA 74103-4010

PROJECT PLANNERS & ENGINEERS
THE WLB GROUP, INC.
4444 EAST BROADWAY BOULEVARD
TUCSON, ARIZONA 85711

L:\181057\Parcels H and I\TDP\Tent_DevPlan_Sht09.dwg Plotted: Dec. 11, 2003



PUSCH VIEW LANE SECTION (INTERSECTION AT ORACLE ROAD)
N.T.S.



PUSCH VIEW LANE SECTION
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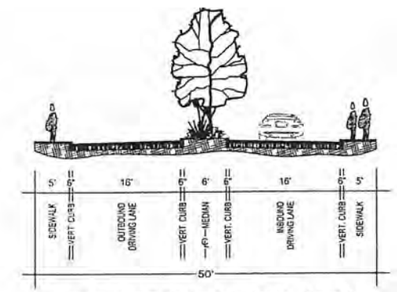

TWO-LANE ENTRY SECTION (TYP.)
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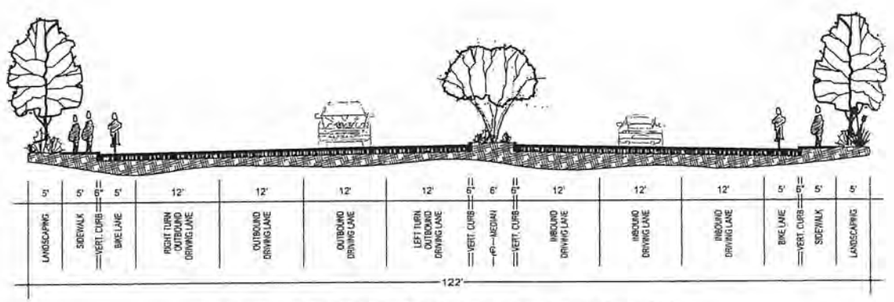

FIRST AVENUE SECTION (INTERSECTION AT ORACLE ROAD)
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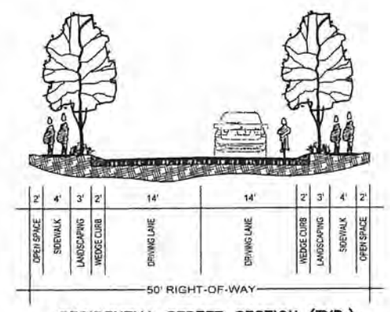

RESIDENTIAL STREET SECTION (TYP.)
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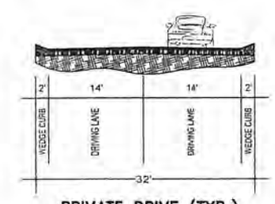

PRIVATE DRIVE (TYP.)
N.T.S.

TENTATIVE DEVELOPMENT PLAN FOR

ORO VALLEY TOWN CENTRE

PLANNED AREA DEVELOPMENT

PORTIONS OF SECTION 13, TOWNSHIP 12 SOUTH, RANGE 13 EAST AND SECTIONS 7 AND 18, TOWNSHIP 12 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

ORO VALLEY CASE NUMBER OV9-01-05

SUBMITTED: 04.29.2002

REVISED: 6.7, 6.28, 7.16, 9.13, 12.13.2002, 7.10 & 12.5.2003

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

OWNER/APPLICANT
CAÑADA DEL ORO PARTNERS
401 SOUTH BOSTON AVENUE
SUITE 2400
TULSA, OKLAHOMA 74103-4010

PROJECT PLANNERS & ENGINEERS
THE WLB GROUP, INC.
4444 EAST BROADWAY BOULEVARD
TUCSON, ARIZONA 85711

WLB No. 181057-A-007

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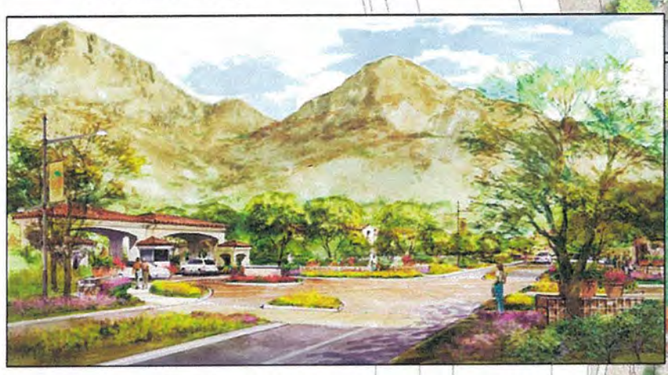
APPENDIX G

Pedestrian Amenities

Enhanced Internal Intersections

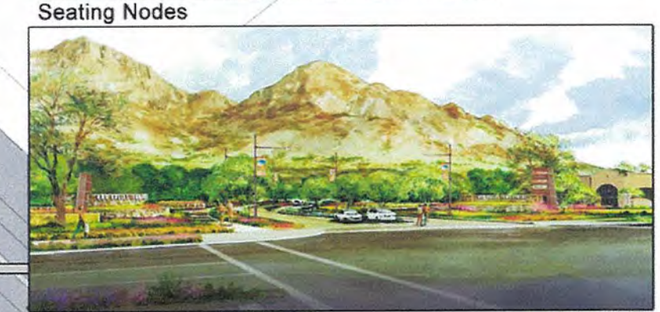
Parking Field Pathways

Internal Pathways



Enhanced Intersection / Multi-Family Entry Porte Cochere

Seating Nodes



Project Entry

Enhanced Parkway Paths

Connector Pathways

01.26.12
04152-ST48

ORO VALLEY *Town Centre*

TOWN OF ORO VALLEY, ARIZONA

This plan is for illustrative purposes only. Any modifications to this plan will not require an amendment to the PAD.

KITCHELL

Butler Design Group, Inc
architects & planners

APPENDIX H

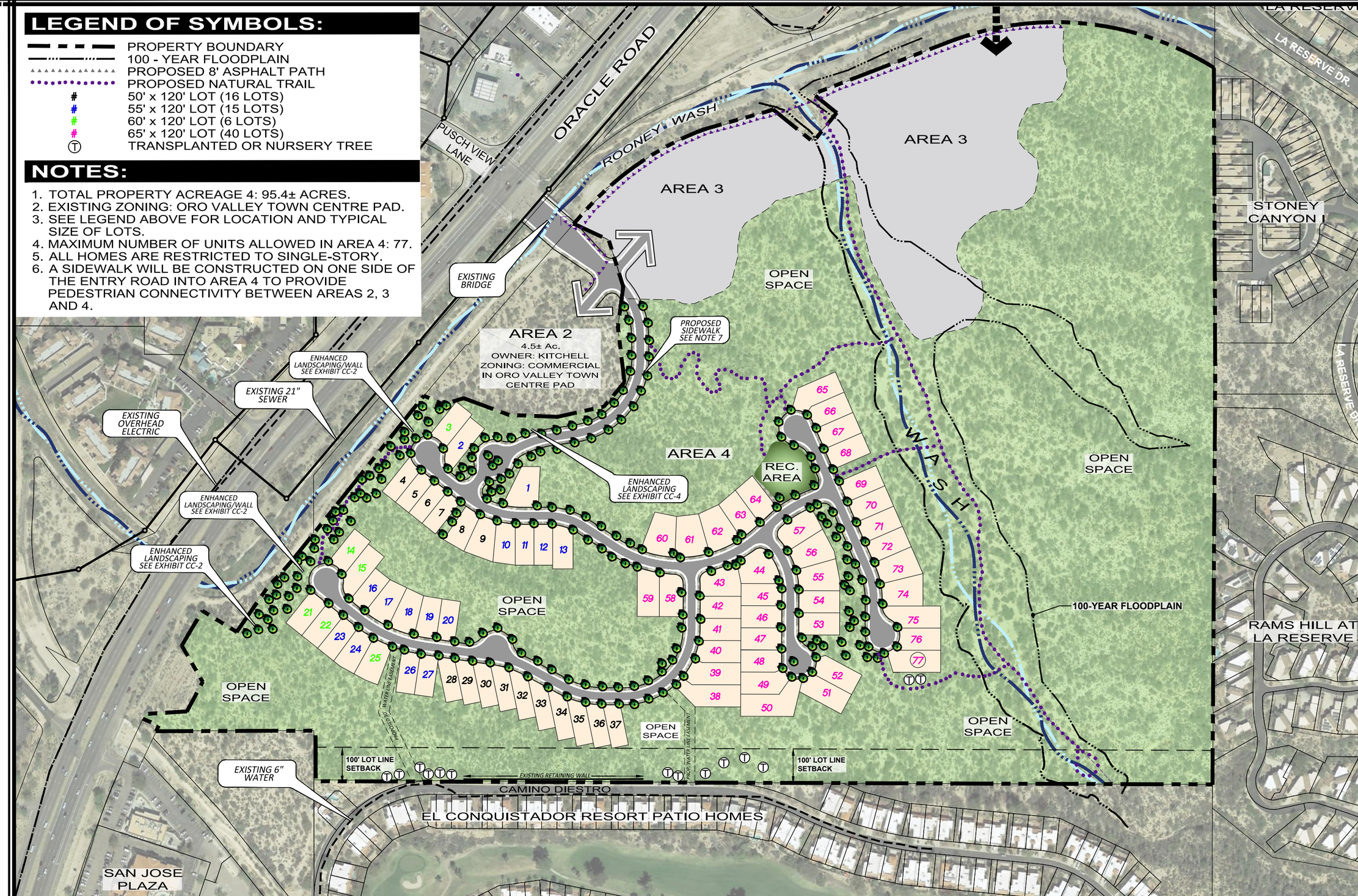
Conceptual Site Plan: Area 4

LEGEND OF SYMBOLS:

- PROPERTY BOUNDARY
- 100 - YEAR FLOODPLAIN
- PROPOSED 8' ASPHALT PATH
- PROPOSED NATURAL TRAIL
- # 50' x 120' LOT (16 LOTS)
- # 55' x 120' LOT (15 LOTS)
- # 60' x 120' LOT (6 LOTS)
- # 65' x 120' LOT (40 LOTS)
- Ⓣ TRANSPLANTED OR NURSERY TREE

NOTES:

1. TOTAL PROPERTY ACREAGE 4: 95.4± ACRES.
2. EXISTING ZONING: ORO VALLEY TOWN CENTRE PAD.
3. SEE LEGEND ABOVE FOR LOCATION AND TYPICAL SIZE OF LOTS.
4. MAXIMUM NUMBER OF UNITS ALLOWED IN AREA 4: 77.
5. ALL HOMES ARE RESTRICTED TO SINGLE-STORY.
6. A SIDEWALK WILL BE CONSTRUCTED ON ONE SIDE OF THE ENTRY ROAD INTO AREA 4 TO PROVIDE PEDESTRIAN CONNECTIVITY BETWEEN AREAS 2, 3 AND 4.



The WLB Group INC
TUCSON - PHOENIX - LAS VEGAS - FLAGSTAFF
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ORO VALLEY TOWN CENTRE
CONCEPTUAL SITE PLAN: AREA 4

May 1, 2019
Contour Interval = 1 Foot
WLB No. 181057-N-007

0' 100' 200' 300'

Q:\181057\N-007 OVTC South\01 Planning\04 PAD Amendment\Final PAD Document\Data\Concept Plan\OVTC_Area 4_Revised Concept Plan_5.1.2019.dwg Plotted: Jun. 11, 2019

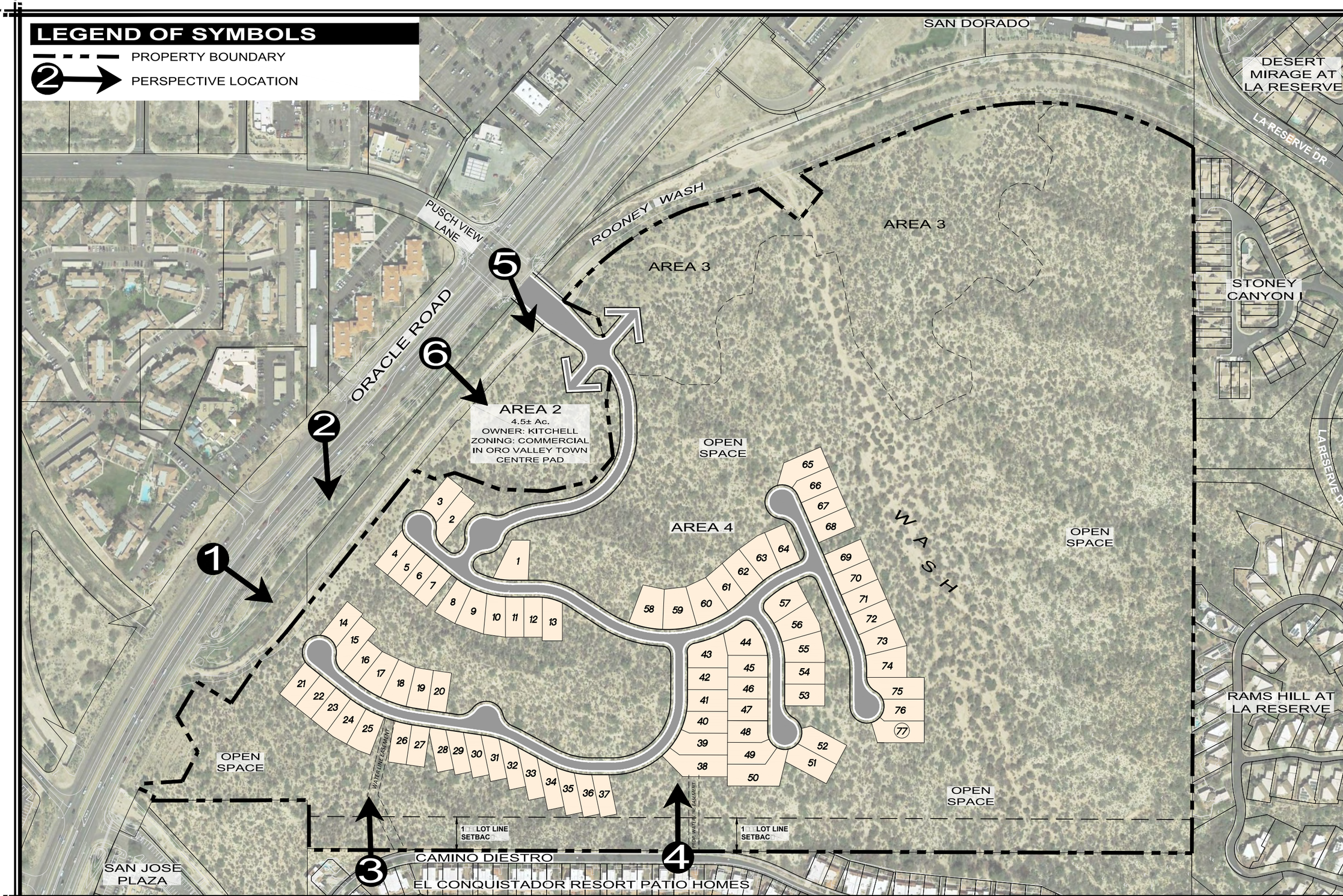
APPENDIX I

Single Family Residential Architectural Character Images

(Please note this imagery is representative of the architectural style intended to be used in Area 4 of the PAD. The final architectural design may not be exactly as shown. Please note that a separate approval process is required by the Town of Oro Valley for architecture.)

APPENDIX J

Viewshed Analysis – Area 4



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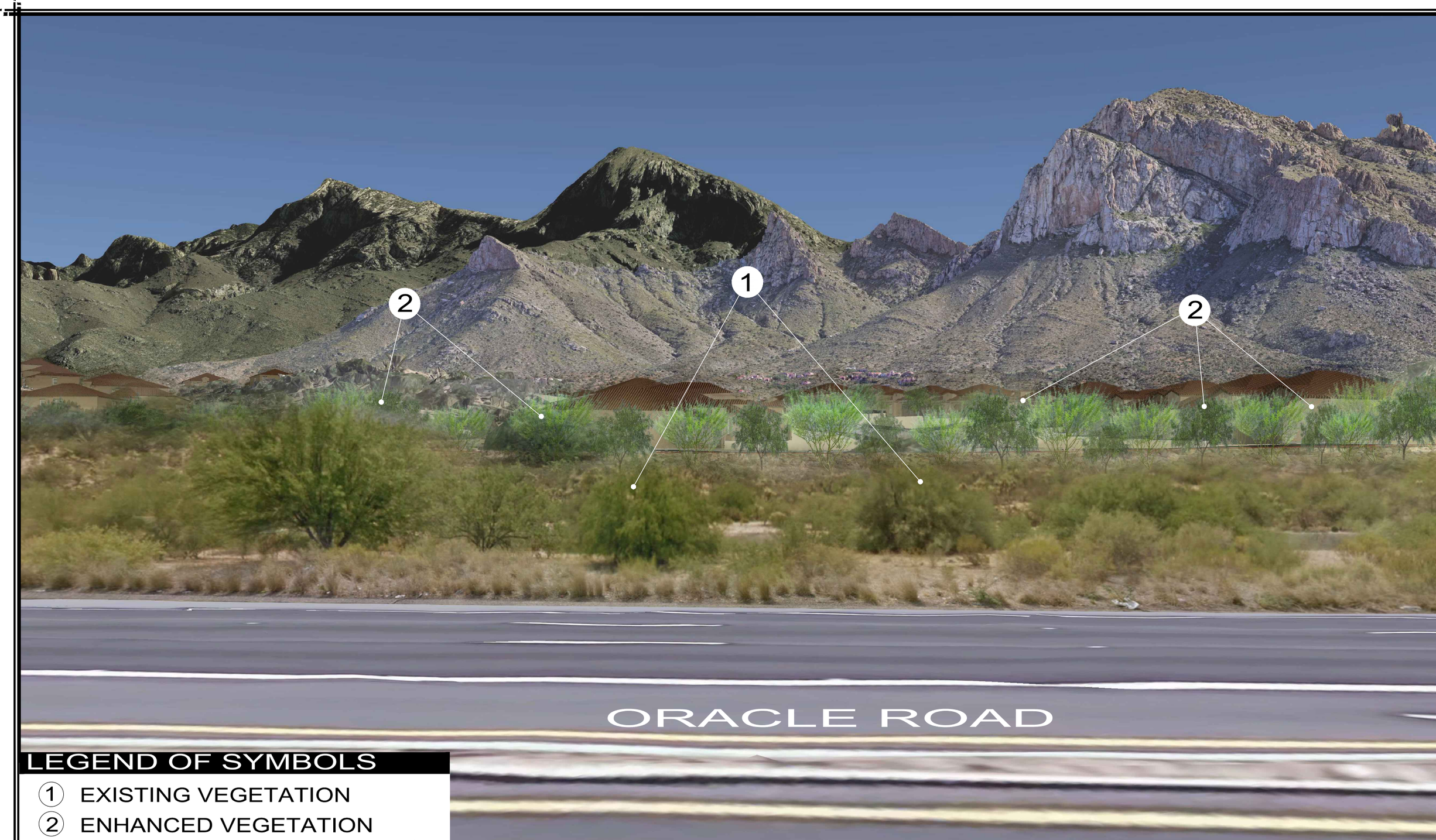
ORO VALLEY TOWN CENTRE AREA 4
VIEWSHED ANALYSIS KEY MAP

4.4.2019
Contour Interval = 1 Foot
WLB No. 181057-N-007

0' 100' 200' 300'

G:\181057N-007 OVTC South\01 Planning\04 PAD Amendment\Hearings\3.6.2019 TC\Post TC Info\Exhibits\Viewshed\Current Plan Less Fill\KEY MAP 4.4.19_TC.dwg Plotted: Apr. 05, 2019



LEGEND OF SYMBOLS

1. EXISTING VEGETATION
2. ENHANCED VEGETATION

WLB

ORO VALLEY TOWN CENTRE AREA 4

PERSPECTIVE 1, REDUCED FILL

LEGEND OF SYMBOLS

1 EXISTING VEGETATION

2 ENHANCED VEGETATION

WLB

ORO VALLEY TOWN CENTRE AREA 4

PERSPECTIVE 2, REDUCED FILL

LEGEND OF SYMBOLS

1. EXISTING VEGETATION
2. ENHANCED VEGETATION

The WLB Group Inc. **WLB**

ORO VALLEY TOWN CENTRE AREA 4

VIEWSHED PERSPECTIVE 3

NOTE:

ALL VE□ETATION IS EXISTIN□

The WLB Group Inc. WLB

ORO VALLEY TOWN CENTRE AREA 4

VIEWSHED PERSPECTIVE 4

Q:\181057\N-007 OVTC South\01 Planning\04 PAD Amendment\Hearings\3.6.2019 TC\Post TC Info\Exhibits\Viewshed\Current Plan Less Fill\PERSPECTIVES_4.4.2019.dwg Plotted: Apr. 05, 2019

LEGEND OF SYMBOLS

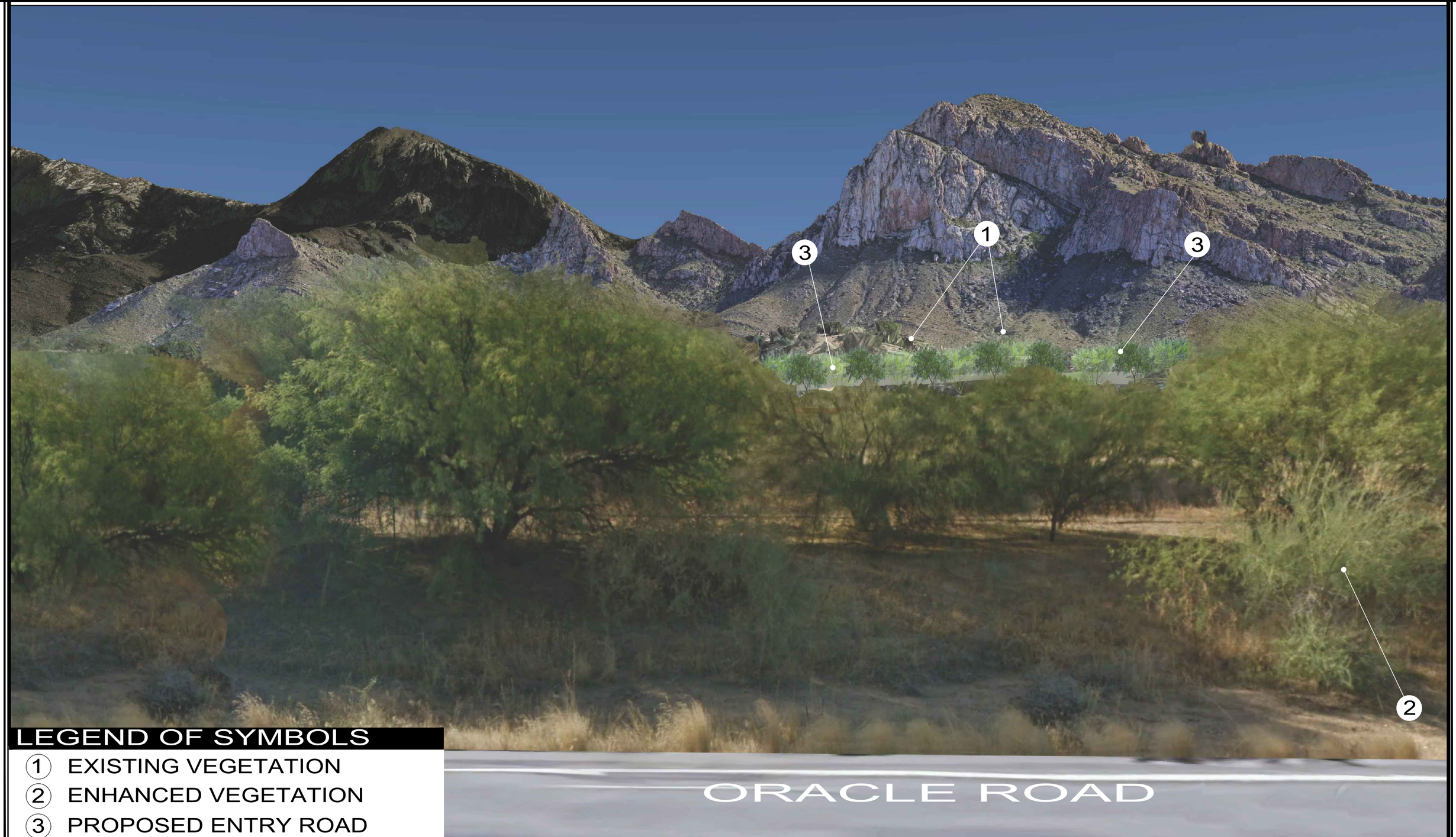
1. EXISTING VEGETATION
2. ENHANCED VEGETATION
3. PROPOSED ENTRY ROAD

The WLB Group Inc. WLB

ORO VALLEY TOWN CENTRE AREA 4

VIEWSHED PERSPECTIVE 5

Q:\181057\N-007 OVTC South\01 Planning\04 PAD Amendment\Hearings\3.6.2019 TC\Post TC Info\Exhibits\Viewshed\Current Plan Less Fill\PERSPECTIVES_4.4.2019.dwg Plotted: Apr. 05, 2019



LEGEND OF SYMBOLS

1. EXISTING VEGETATION
2. ENHANCED VEGETATION
3. PROPOSED ENTRY ROAD

The WLB Group Inc. WLB

ORO VALLEY TOWN CENTRE AREA 4

VIEWSHED PERSPECTIVE 6

Q:\181057\N-007 OVTC South\01 Planning\04 PAD Amendment\Hearings\3.6.2019 TC\Post TC Info\Exhibits\Viewshed\Current Plan Less Fill\PERSPECTIVES_4.4.2019.dwg Plotted: Apr. 05, 2019