LEGEND

- Proposed Basin Location
- Proposed Trail w/ Seating Nodes (15' Easement)
- ESL Critical Resource Areas: Preservation Required 17.5± Ac. (95%)
  Preservation Provided 17.9± Ac. (97%)
- ESL Resource Management Area Tier 1: Preservation Required 81.4± Ac. (66%)
  Preservation Provided 82.5± Ac. (67%)
- Trailhead
- Proposed 100-Year Floodplain
- Existing Slopes Greater Than 25%
- 86' x 254' (Min. ½ Acre): 73 Lots
- 80' x 125' (Min. 10,000 SF.): 18 Lots
- S Single Story Restricted Lots (20')

GENERAL NOTES

A. Property Size: 143.3± ac. (141.7± ac. net after ROW dedications).

B. Existing General Plan Land Use: Low Density 1 (≤1.2 Homes per Acre).

C. Zoning request: R1-144 to R1-43.

D. Gross Residential density: 1.7 Acres per Home.

E. Residential lots: 91 (Min. = 80' x 125', Typ. = ½ Acre).

E. Open Space / Common Area: 106.9± ac. (~75% of Site).
ESOS Provided: 100.4± ac. (~71% of Site).

F. The future HOA of this development will be responsible for the permanent protection of the ESOS on this site.

G. Lighting at the recreation area will be shielded to minimize impacts to the adjacent wash.

H. Water service provider: Oro Valley Water.

I. Corner lots will be restricted to single-story.

J. No more than 2 two-story homes shall be located side-by-side on the same street.

K. Oro Valley Trail #161 will be protected as a non-motorized public access trail easement.

L. ESLO Zoning Incentives (Section 27.10)

1. Building Setbacks:
   Front = 10'; Side = 5'; R = 20'
2. Minimum Lot Size: 10,000 S.F.
3. Building Height: 20' (1-Story) & 28' (2-Story).
4. Modified Review Process
5. Recreation Area Credit
6. Native Vegetation Preservation

The WLB Group Inc.
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EXHIBIT R
TENTATIVE DEVELOPMENT PLAN

2016.03.18
Contour Interval = 5 Ft.
WLB No. 114012-A-001
N.T.S.