

**9785 DESERT SKY ROAD  
PROJECT FACT SHEET**

- Existing Lot size is 0.71 acres.
- Existing and Proposed Zoning is R-4.
  - Allowed uses under R-4 Zoning include: Townhomes, senior living communities, single family dwellings with party walls and religious institutions. Proposed use is three single family dwellings.
  - Minimum gross land area per dwelling unit is 5,450 square feet. Minimum lot size for this project is 8,392 sf.
  - Minimum setbacks are 10 ft. sides and rear if adjacent to same R-4 zoning.
  - Minimum setback between buildings is 10 ft.
  - Allowed building height under R-4 zoning is 25 ft. or 2 stories.
- Home color palettes will be similar to those used in surrounding residences.
- All on site utilities will be underground.
  - Homes will be connected to the sewer and to Oro Valley Water located in Desert Sky.
- Project requires detention facilities to mitigate peak runoff flows before leaving the site.
  - Detention is provided in shallow waterharvesting landscaped basin along Desert Sky and along driveway.
  - Basin ponding depth is 9 inches.
  - Overflow weir allows excess captured runoff to exit to Desert Sky Road. A low flow pipe will drain the basin, and therefore the basin will not rely on percolation.
- Single story home is proposed to the north with two story structures on the center and south lot.
- Landscaping will use some salvaged plants from the site. All landscape plants and trees will be native, low water. Trees are mesquites and ironwoods.