LEGEND

1. Primary Access to the Community - Signage Wall
2. Village Retail - Cafe - Store - Spa: 10,000 SF - 40 parking spaces + 15 on-street parking
3. Marketing Welcome Center - 2,500 SF - 12 parking spaces
4. Entertainment Village - Theater, Classrooms, Daycare, Outdoor Amphitheater.
5. Residential - 17 Cottages Average Square Footage 1,600 with attached garages. On-street parking for visitors
6. Trail Head Access with Golf Cart Parking, Bike racks, Ramadas, Site Benches
7. Resting Area - Mountain Views and Look Out Cabana with Restroom.
8. Resident and Community parking (94 +/-)
9. Arrival Plaza
10. Access to underground Parking for Residents and Employees
11. Service Access to Garbage Pick-up Areas (Secondary Pick-up areas will be located at each of the buildings) - Storage - Mechanical
12. Resident's Bus Parking
13. Restaurants - Bar & Bistro Cafe - Chef Kitchen - Lobby Lounge and Library
14. Residential Apartments - Average Square Footage 1,200 with underground private garages. Total 220 units +/-
15. Village Main Courtyard
16. Artisan's Village
17. Meeting Rooms - Pre-Function Space - Land Room
18. Residential Pools - Cabanas
19. Outdoor Patios - Fire Pits - Lounging Areas - Gardens - Splash Park
20. Residential Estates Mountain View - Average Lots Square Footage 4,500 26 Lots Total - Average Homes Square Footage 2,000
21. Wellness & Spa Village - Exercise Rooms - Yoga - Meditation - Indoor Pool - Outdoor Lap Pool - Gardens
22. Facilities Management - Central Plant - Services - Overflow Parking Community Trails Parking - Solar Array and related Facilities
23. Golf Carts Parking / Charging Stations
24. Assisted Living / Memory Care Arrival
25. Assisted Living & Memory Care - Approximately 62 Units for Assisted Living and 30 Units for Memory care - Plus additional Social, Recreational and Common Areas.
26. Residential Villas - 20 Units (10 1st level + 10 2nd level) Average Square Footage 1,800
27. Residential Hill Villas - 7 Units with attached parking (one level). Average Square Footage 1,800
28. Community Park - Picnic Bathrooms - Ramadas - Gardens Dog Park - BBQ Areas - Community Parking (12 +/-)
29. Gate / Signage Entrance to Residential Apartments Core
30. Visitors Parking (61 +/- Covered)
31. Guest House
32. Assisted Living / Memory Care Resident Parking (94 +/- Covered)
33. Wellness / Resident / Visitor Parking (13 +/-)
34. Resident Terraced and Stepped Down Apartments
35. Walking Path / Vineyard
36. Residential Average Square Footage 1,400 with attached garages. On-street parking for visitors

Note
Exhibit R: Tentative Development Plan is hereby adopted as the approved tentative design for the project. Amendments to the Tentative Development Plan shall be subject to Section 22.3.D.2 of the Oro Valley Zoning Code Revised.

Site Area: +/- 80 Acres

0 50 100 200
SCALE 1" = 100'

14 AUGUST 2015

NAKOMA SKY
ORO VALLEY, ARIZONA

EXHIBIT R: TENTATIVE DEVELOPMENT PLAN

The WLB Group WLB TalleyAssociates

Attachment 4