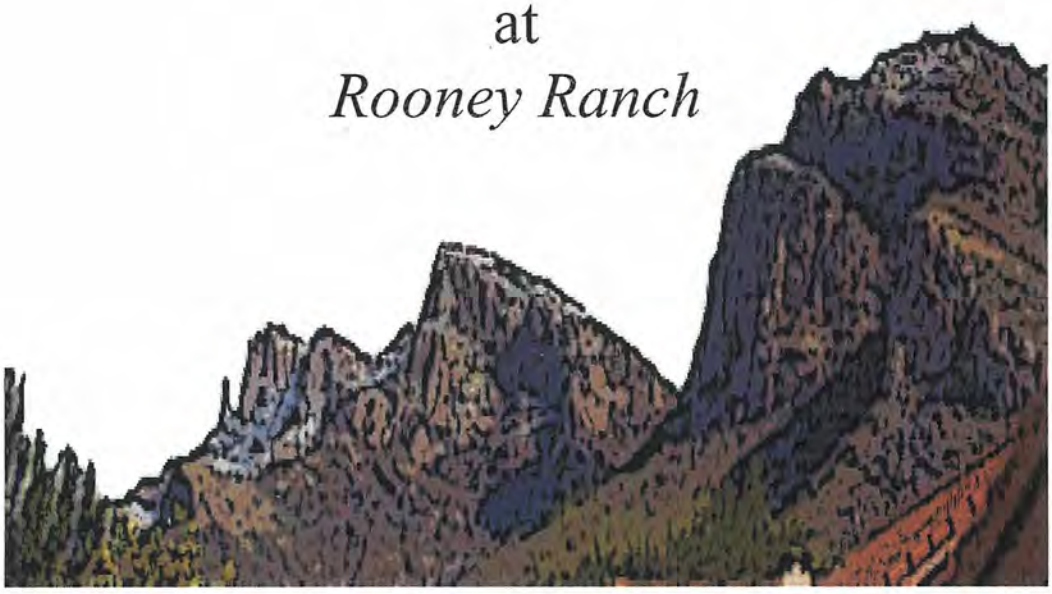
Oro Valley Town Centre

at

Rooney Ranch



Planned Area Development

~~October 2001~~Revised ~~March~~~~May~~July, 2011

~~Document and Project Name Changed February 15, 2002~~

~~Revised June 6, 2002~~

Previous Final Version as Approved by Town Council on October 16, 2002

Ordinance No. (O) 02-33

OV9-01-05

Property Owner:

Cañada del Oro Partners

~~401 South Boston Avenue, Suite 2400~~

~~Tulsa, Oklahoma 74103-4010~~1707 E. Highland, Suite 100

Phoenix, AZ 85016

Prepared By:

~~**The WLB Group, Inc.**~~**Kitchell Development Company**

~~4444 East Broadway Boulevard~~

~~Tucson, Arizona 85711-3541~~

~~WLB No. 181057-A-007-0104~~1707 E. Highland #100

Phoenix, AZ 85016

125865.2

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 & ~~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 ~~family-owned~~ land is held in a partnership called Cañada del Oro Partners with Kitchell Development Company ~~E. Blake Hastings of Tulsa, Oklahoma,~~ as manager and E. Blake Hastings of Tulsa, Oklahoma, who represents the Rooney Family interests. Attorney~~s~~ representing the partnership is ~~include Frank S. Bangs, Jr. and~~ 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 ~~Charles W. Hulsey, AICP, as Project Manager, and~~ Robert G. Longaker~~, III, ASLA~~ 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 ~~First~~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 ~~First~~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 ~~First~~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 ~~First~~1st Avenue from Oracle Road to La Reserve Drive.
j. Donated land to the Town of Oro Valley located at the ~~southwest~~ northwest corner of ~~First~~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.

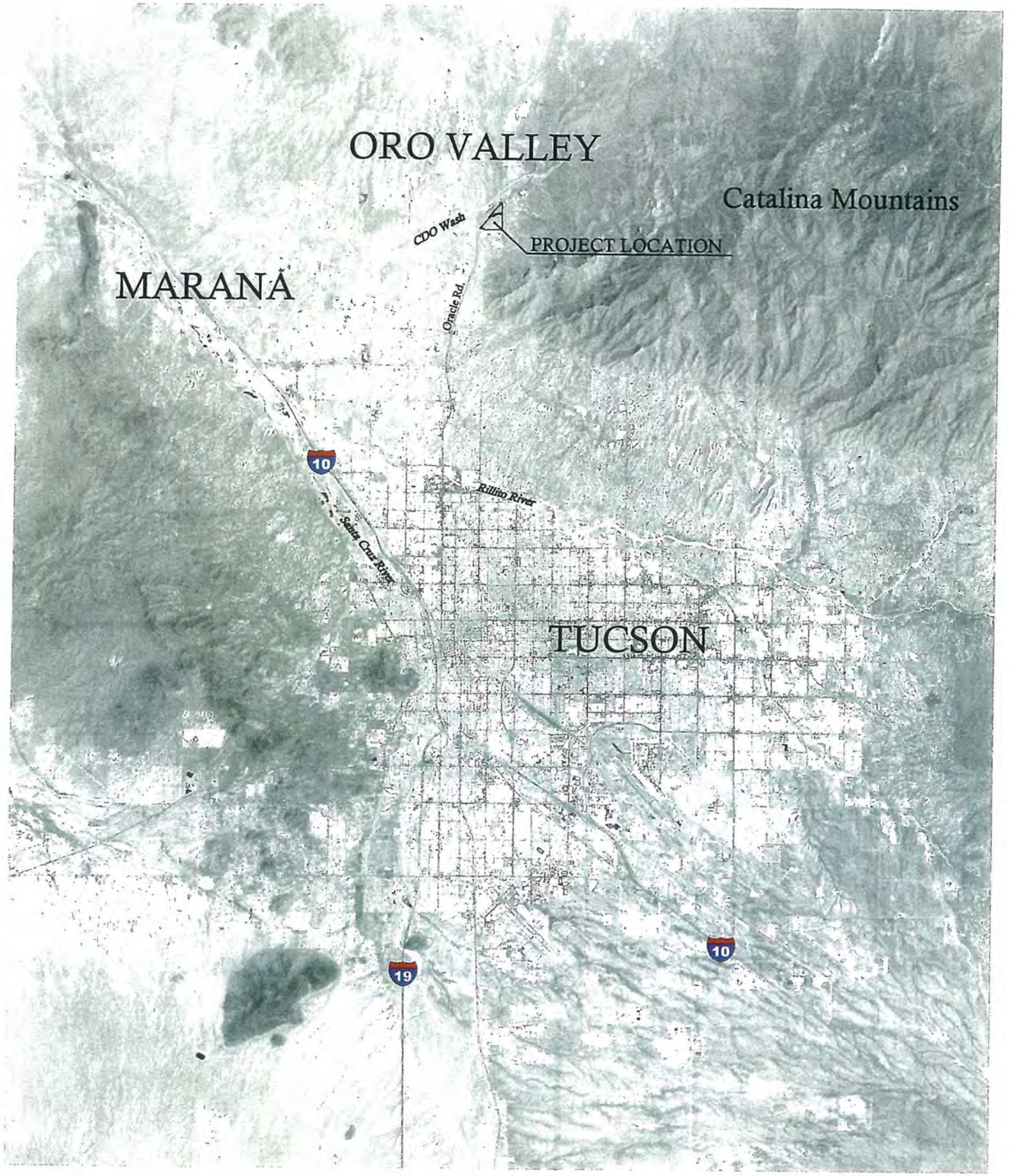

EXHIBIT A-1:
REGIONAL LOCATION MAP

NOT TO SCALE

The WLB Group WLB

04.29.2002
WLB NO. 181057-A-007
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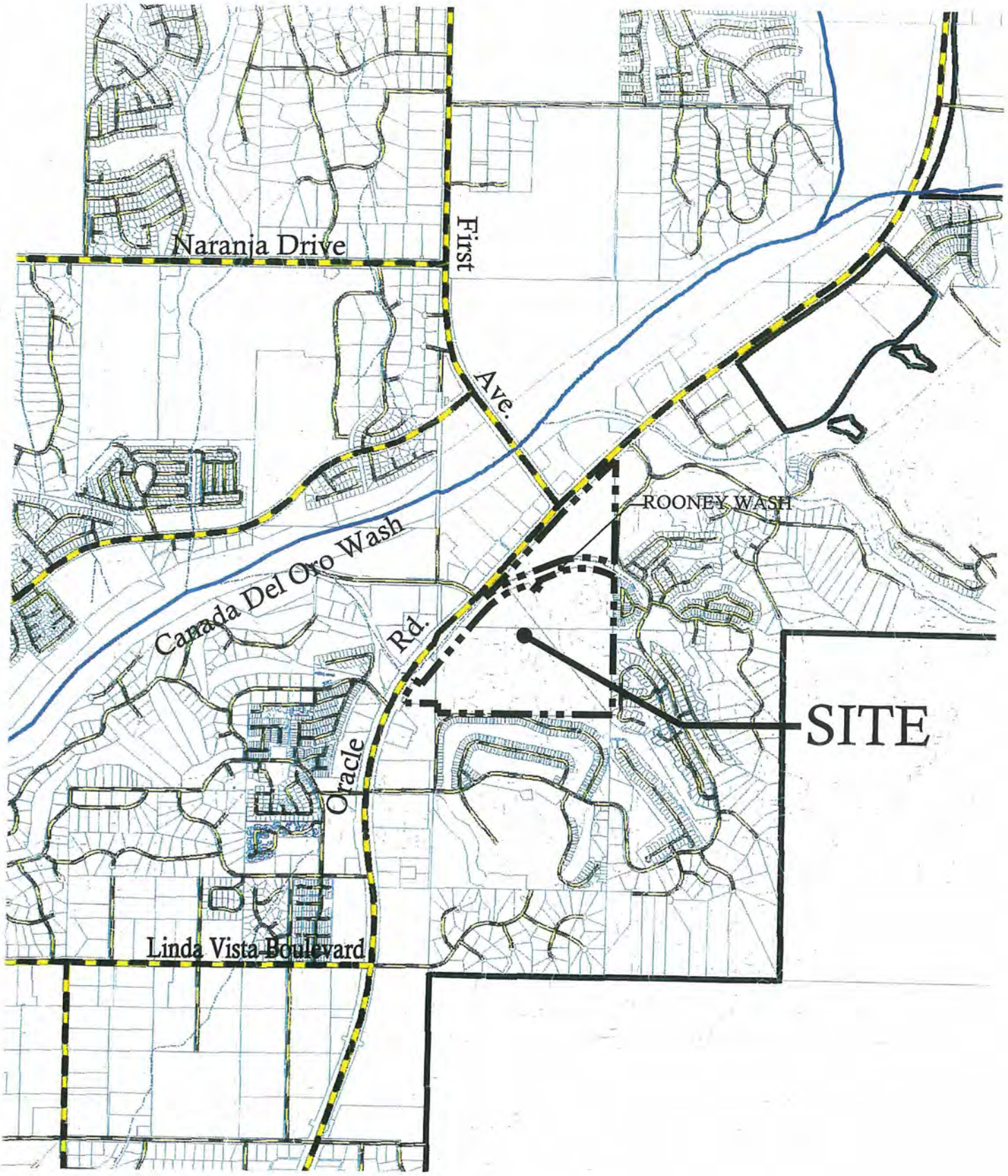

EXHIBIT A-2:
VICINITY MAP

1" = 2000'

The WLB Group WLB

04.29.2002
WLB NO. 181057-A-007
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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

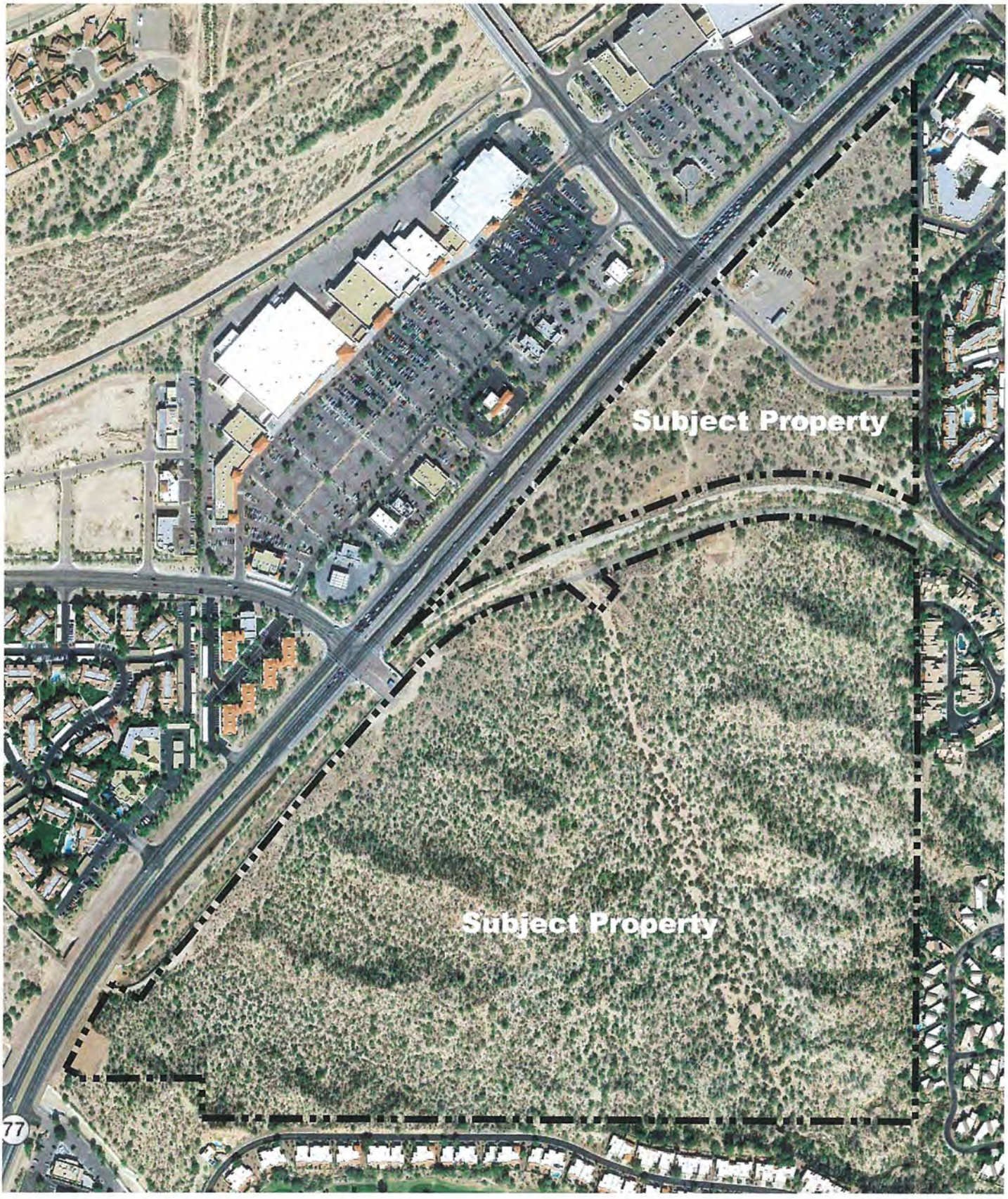
The subject property is currently zoned ~~R1-144 in Oro Valley~~Oro Valley Town Centre Planned Area Development.

6. Acreage

The total acreage being included in this PAD is 141.~~1~~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 Inc. WLB

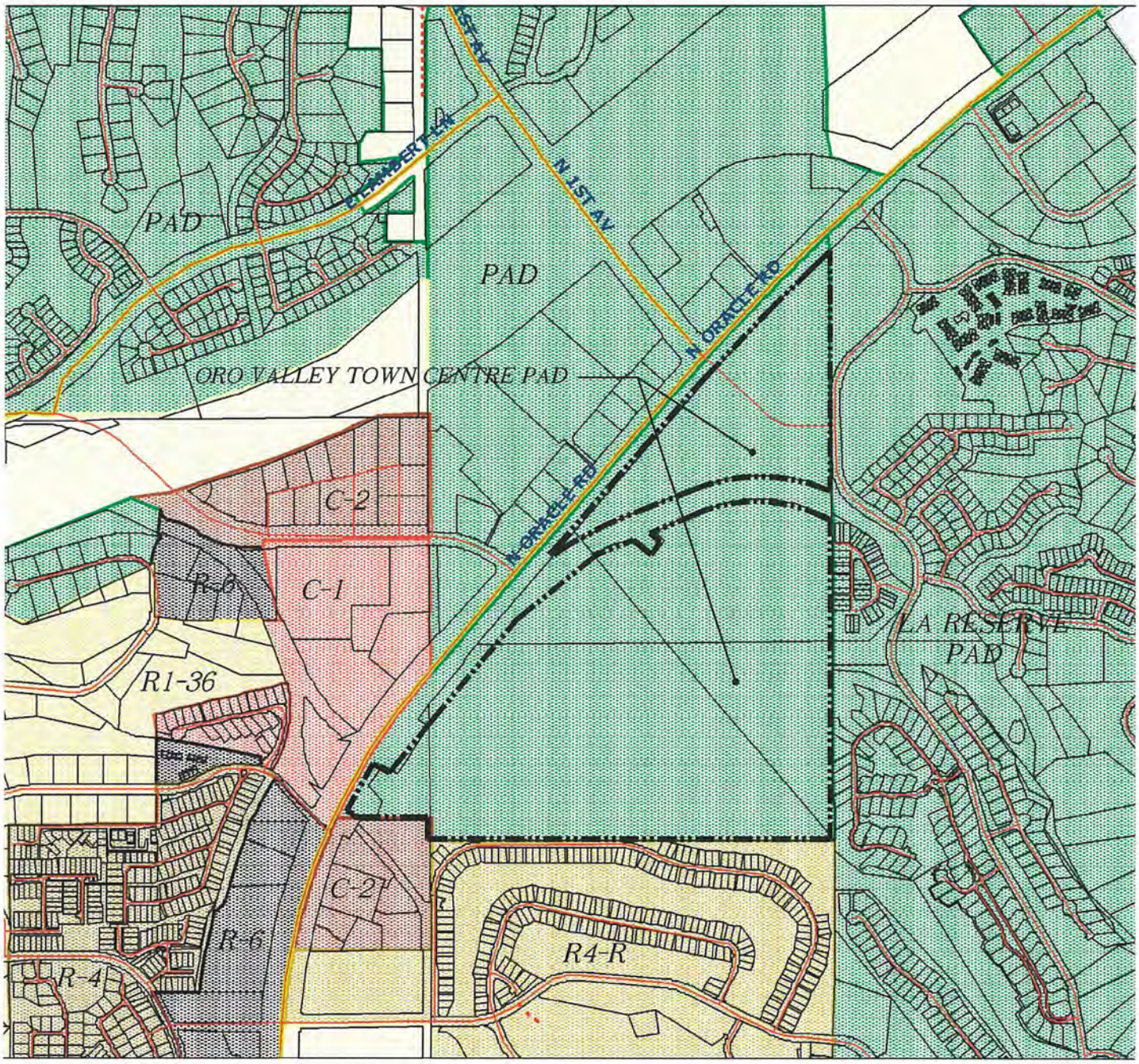


EXHIBIT A-4:
EXISTING ZONING

1" = 1000'

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

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 ~~First~~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'

4.27.2011
WLB No. 181057-R011

The WLB Group WLB

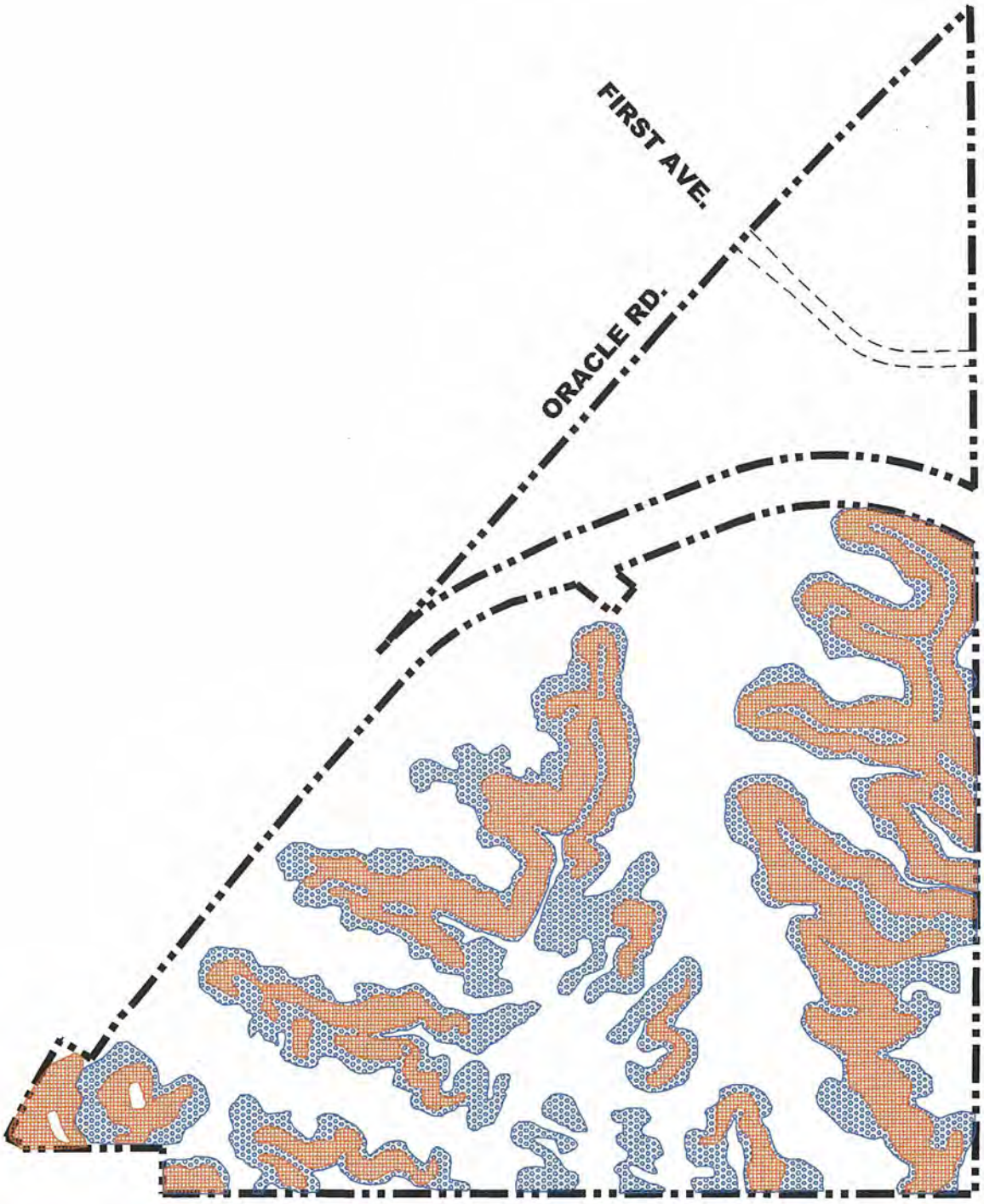

EXHIBIT B-2:
SLOPE ANALYSIS

15-25% SLOPES
>25% SLOPES

1" = 500'

4.28.2011
WLB NO. 181057-R011

The WLB Group WLB

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

(~~Refer to the~~ Preliminary Drainage Report (separate document) has been prepared for this site and is available upon request~~for additional information.~~)

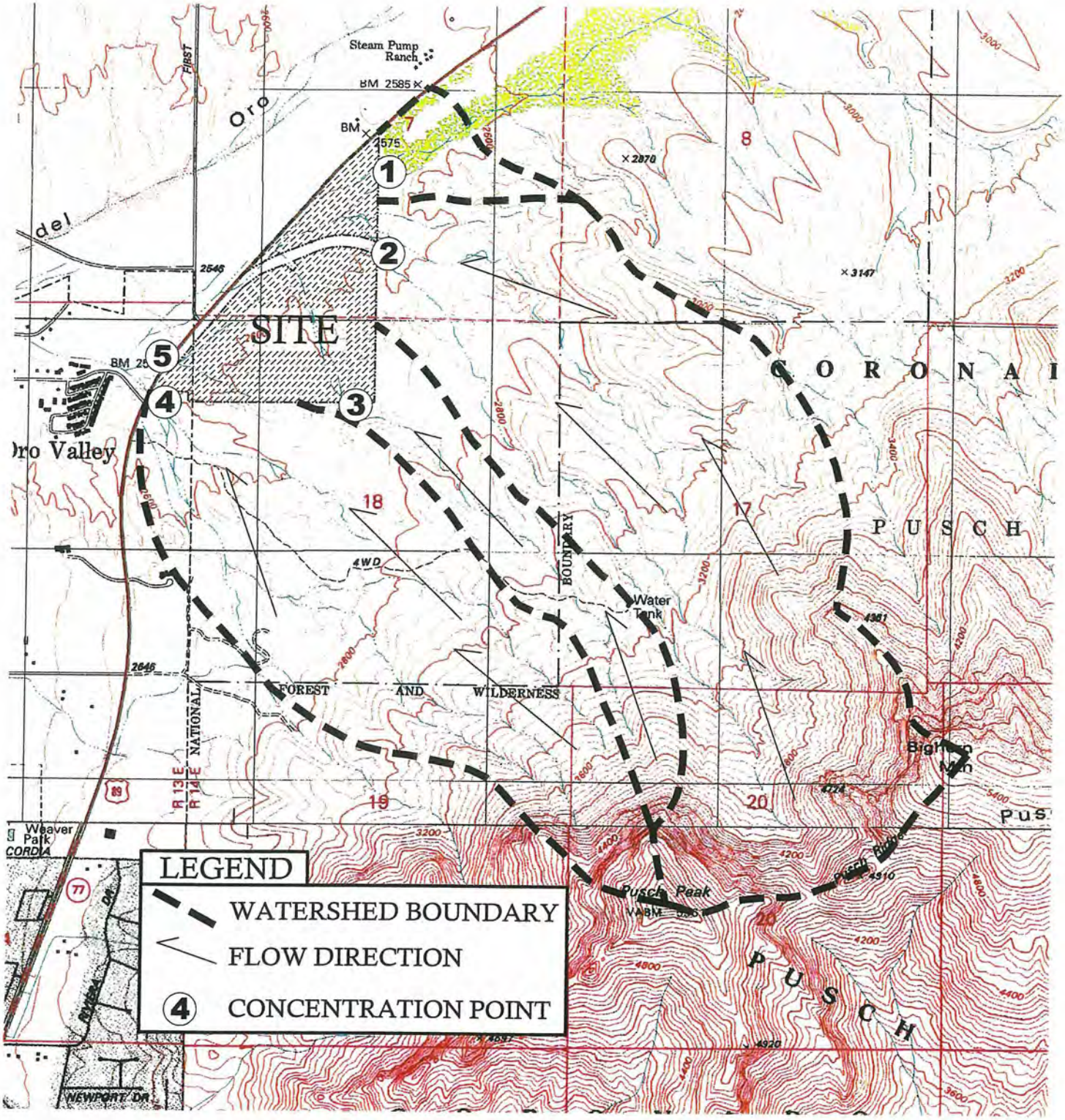

EXHIBIT C-1:
OFFSITE WATERSHEDS

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-A-007
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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

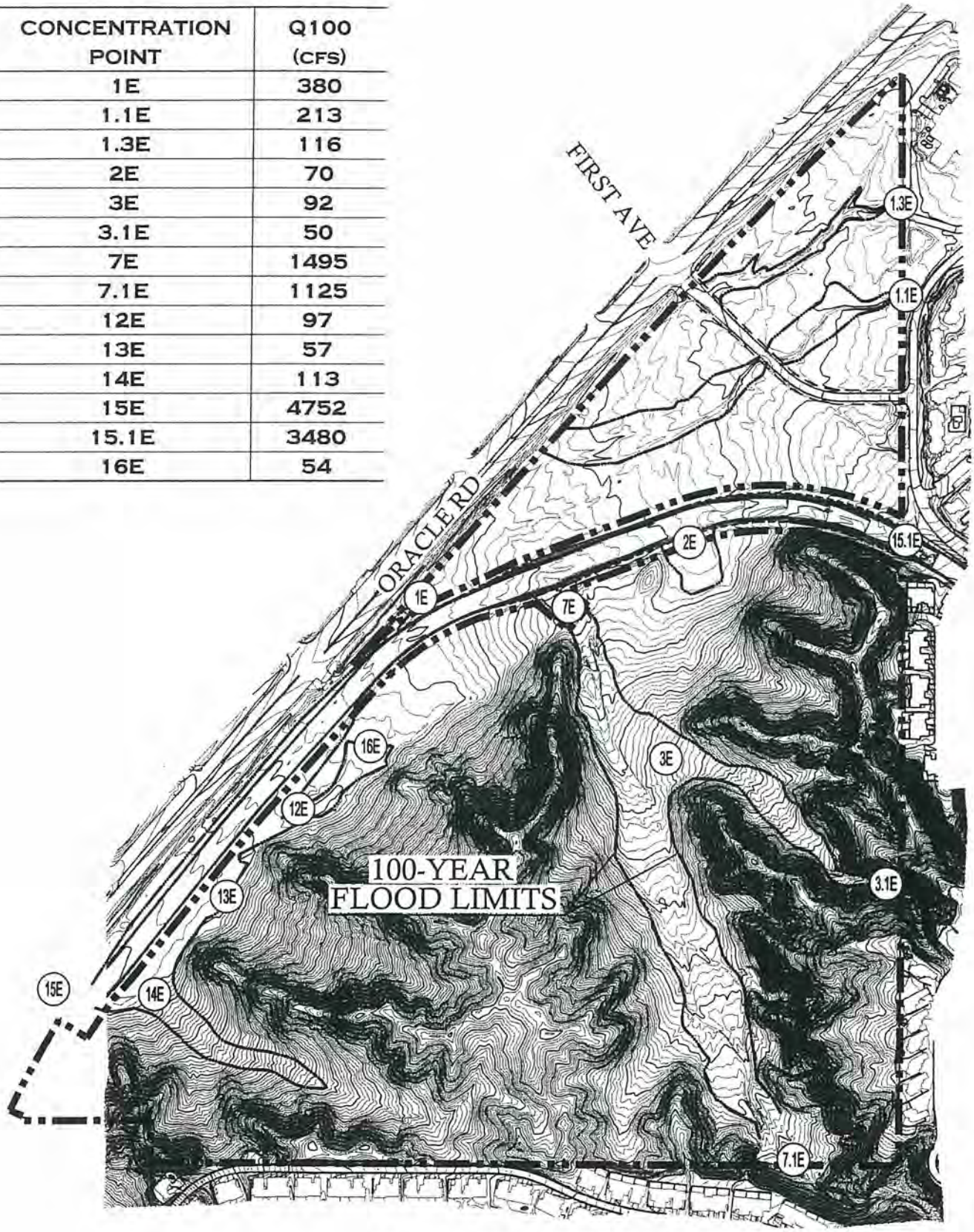

EXHIBIT C-2:
100-YEAR FLOOD LIMITS FOR FLOODPLAINS WITH FLOWS OF 50 CFS OR GREATER

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.

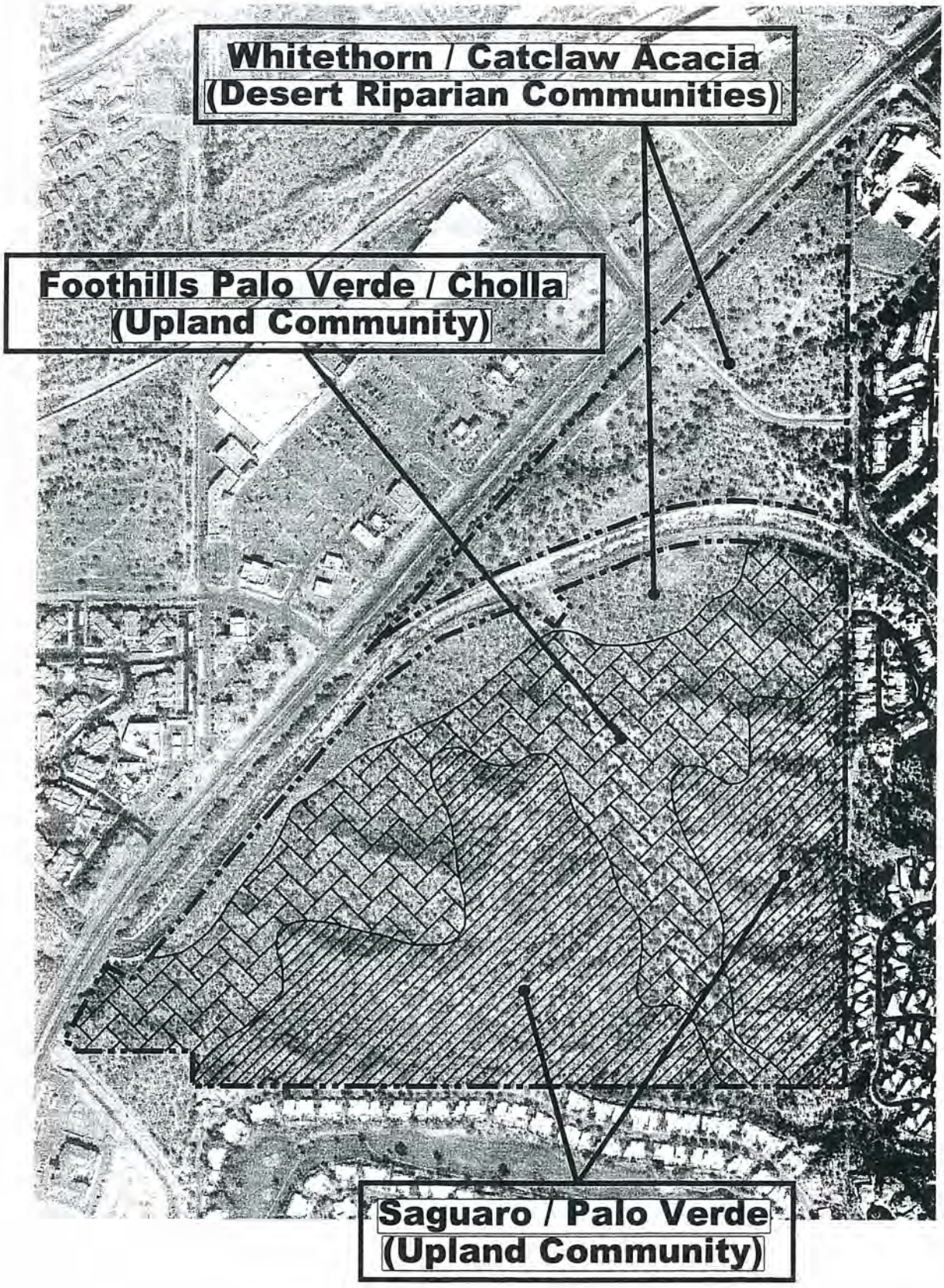

EXHIBIT D-1:
VEGETATIVE COMMUNITIES

1"=600'

04.29.2002
WLB No. 181057-A-007

The WLB Group WLB

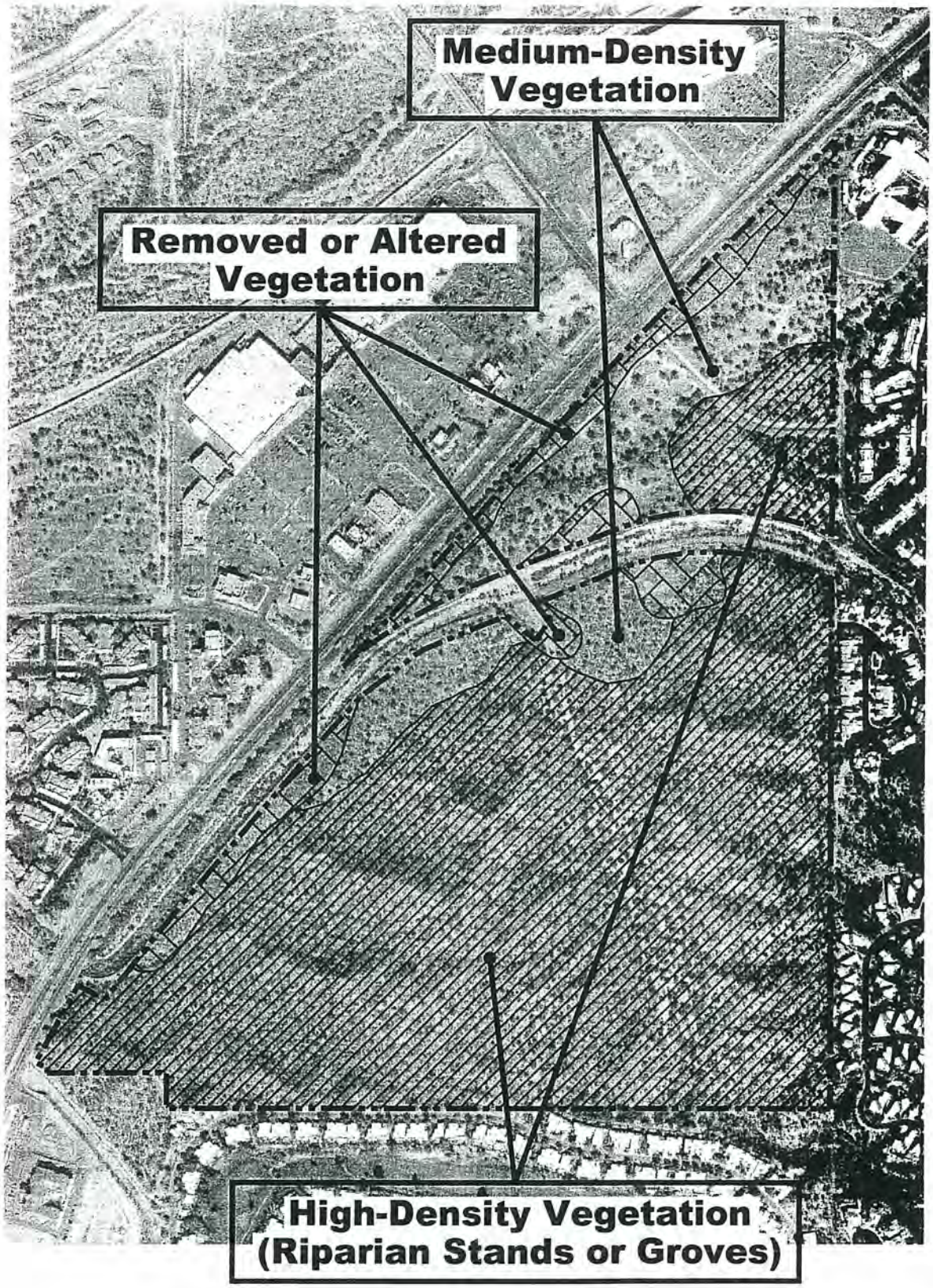

Exhibit D-2: Vegetative Densities

1"=600'

04.29.2002
WLB No. 181057-A007
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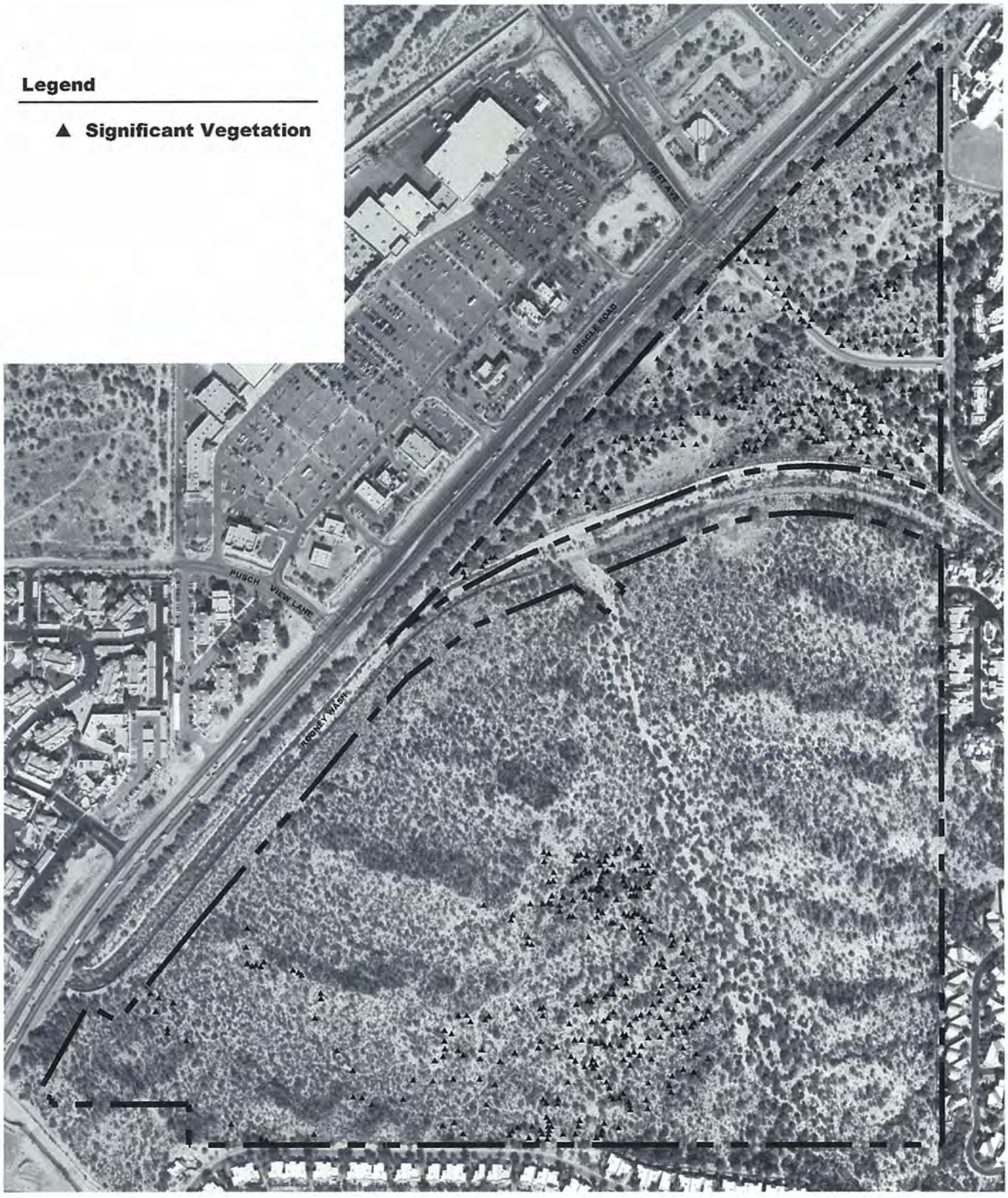

EXHIBIT D-3:
SIGNIFICANT VEGETATION SURVEY

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. ~~To date, three surveys have been conducted and have provided negative results.~~ 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

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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 ~~two~~ 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. ~~Arizo Riverwash Complex #34 - This soil complex (0 to 3 percent slopes) is on nearly level flood plains and channel bottoms. It occurs at the base of the gravel hills along the southern parcel edge. According to the U.S. Geological Survey maps and soil texts, this complex is comprised largely (50 percent) of Arizo fine sandy loam and secondly (20 percent) of riverwash. Another 10 percent is Tanque sandy loam with the balance in various mixes of Arizo soils.~~ 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. ~~Pinaleno-Nickel-Palos Verdes Complex #28C - The balance of the property being analyzed is within the Pinaleno-Nickel-Palos Verdes soil complex. The complex covers an area of gravel hills of 10 to 35 percent slopes. This unit is 35 percent Pinaleno very cobbly sandy loam, 35 percent Nickel very gravelly sand loam, and 15 percent Palos Verdes gravelly sandy loam. Pinaleno tends to occur on the shoulders and crests of the fan terraces (10 to 35 percent slopes). Nickel tends to occur on the backslopes of the fan terraces (20 to 35 percent slopes). Palos Verdes tends to occur on the summits of terrace remnants (10-15 percent slopes). The area tends to appear as a gravelly, cobbly hill region. The soil group is moderately alkaline and calcareous. At depths of 40 inches or more, some caliche may be found. The only significant limitation to urban development is slope and a moderate permeability, which limits septic use.~~ 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)~~

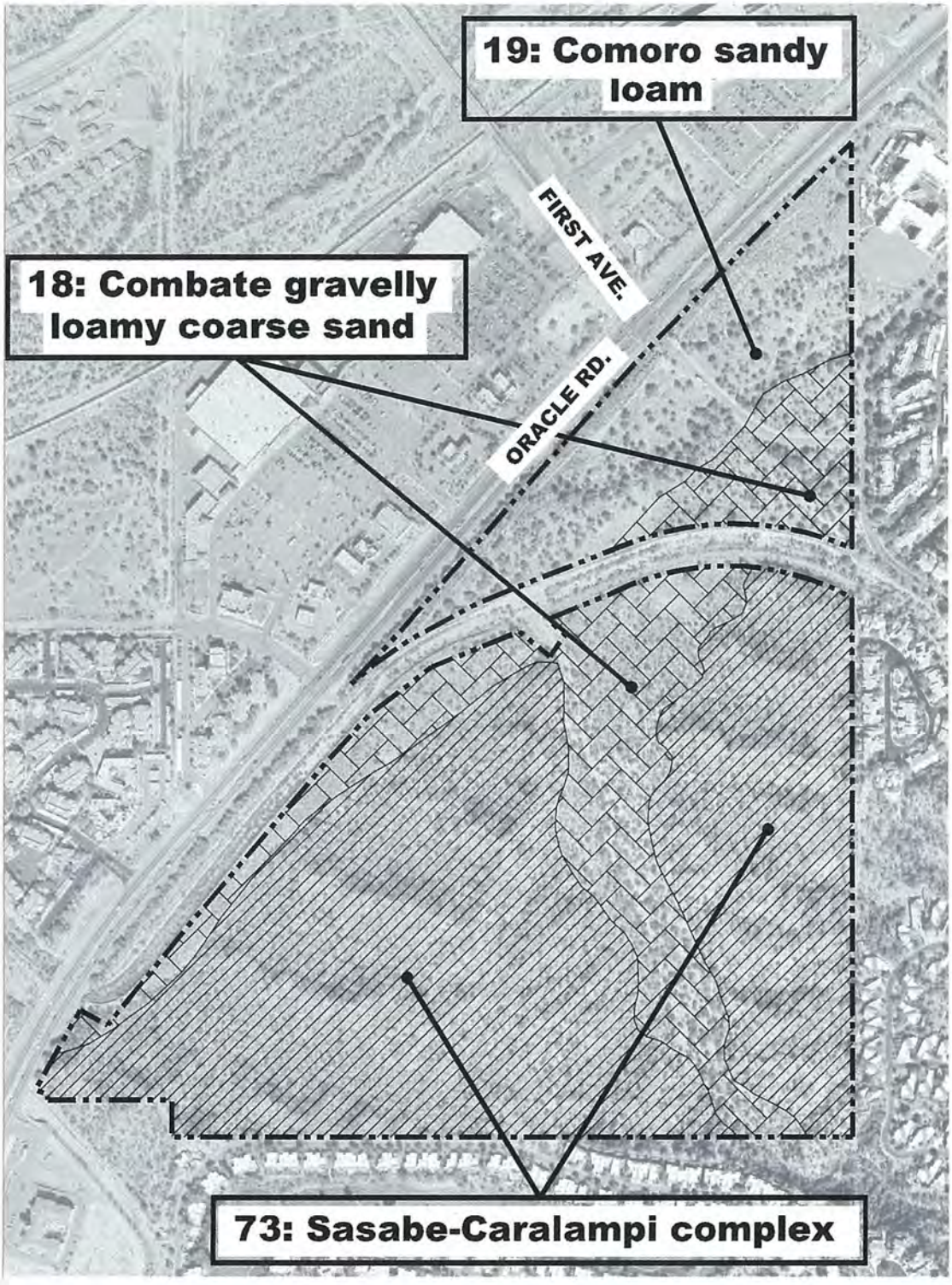

EXHIBIT F-1:
SOILS ANALYSIS

1"=600'

4.27.2011
WLB No. 181057-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 ~~First~~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 ~~First~~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 ~~commercial town center~~ area on the broad and flat middle area comes into view below. The southern commercial elements of the ~~town center~~proposed development south of Oracle Road come into view just before the bottom of the hill on Oracle Road.

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

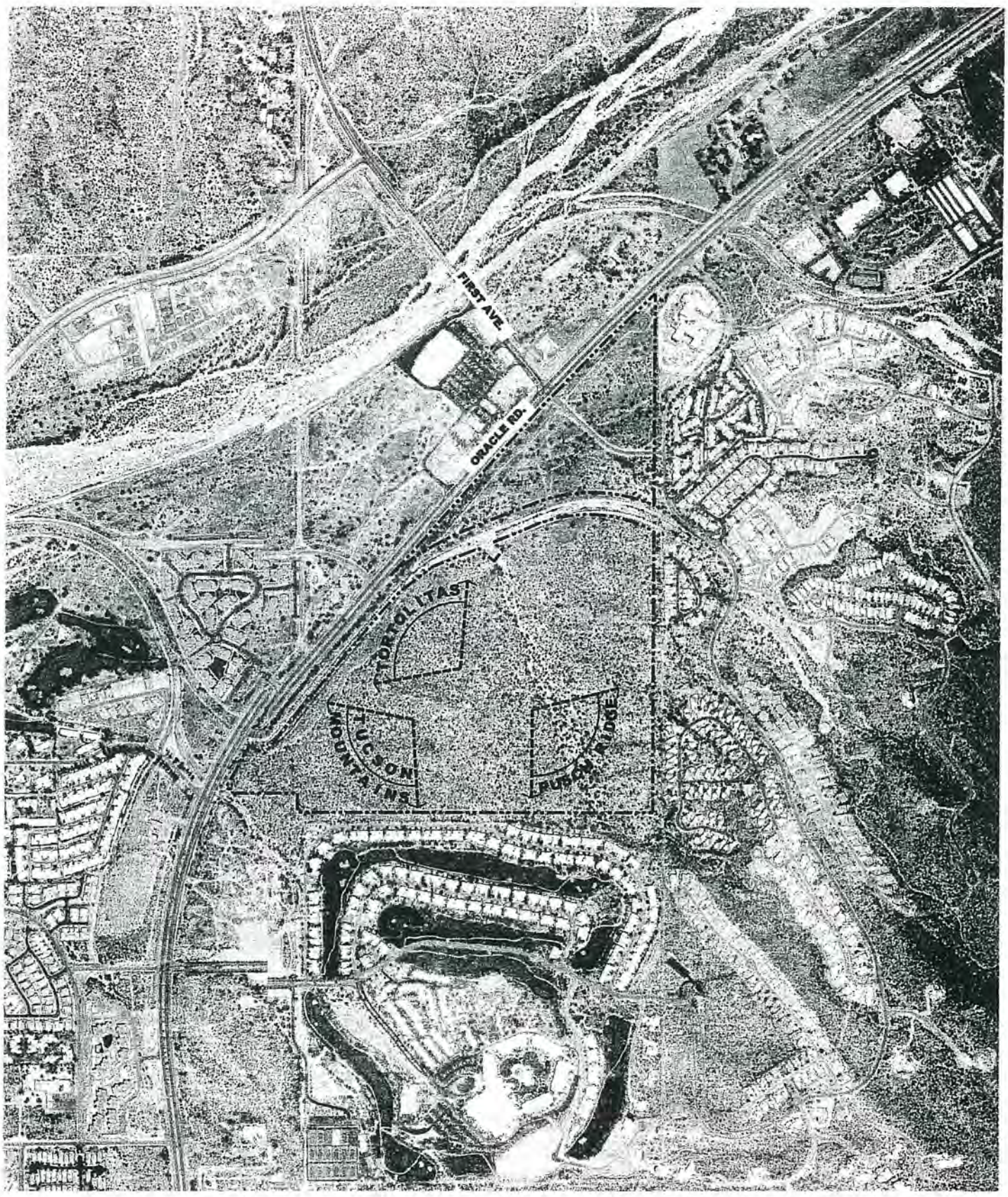

EXHIBIT G-1:
VIEWS FROM SITE

1"=1000'

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

View of Pusch Ridge

View of Tucson Mtns

View of Tortolitas

EXHIBIT G-1A:
PHOTOS OF VIEWS FROM SITE

The WLB Group INC. WLB

04.29.2002
WLB No. 181057-A-007
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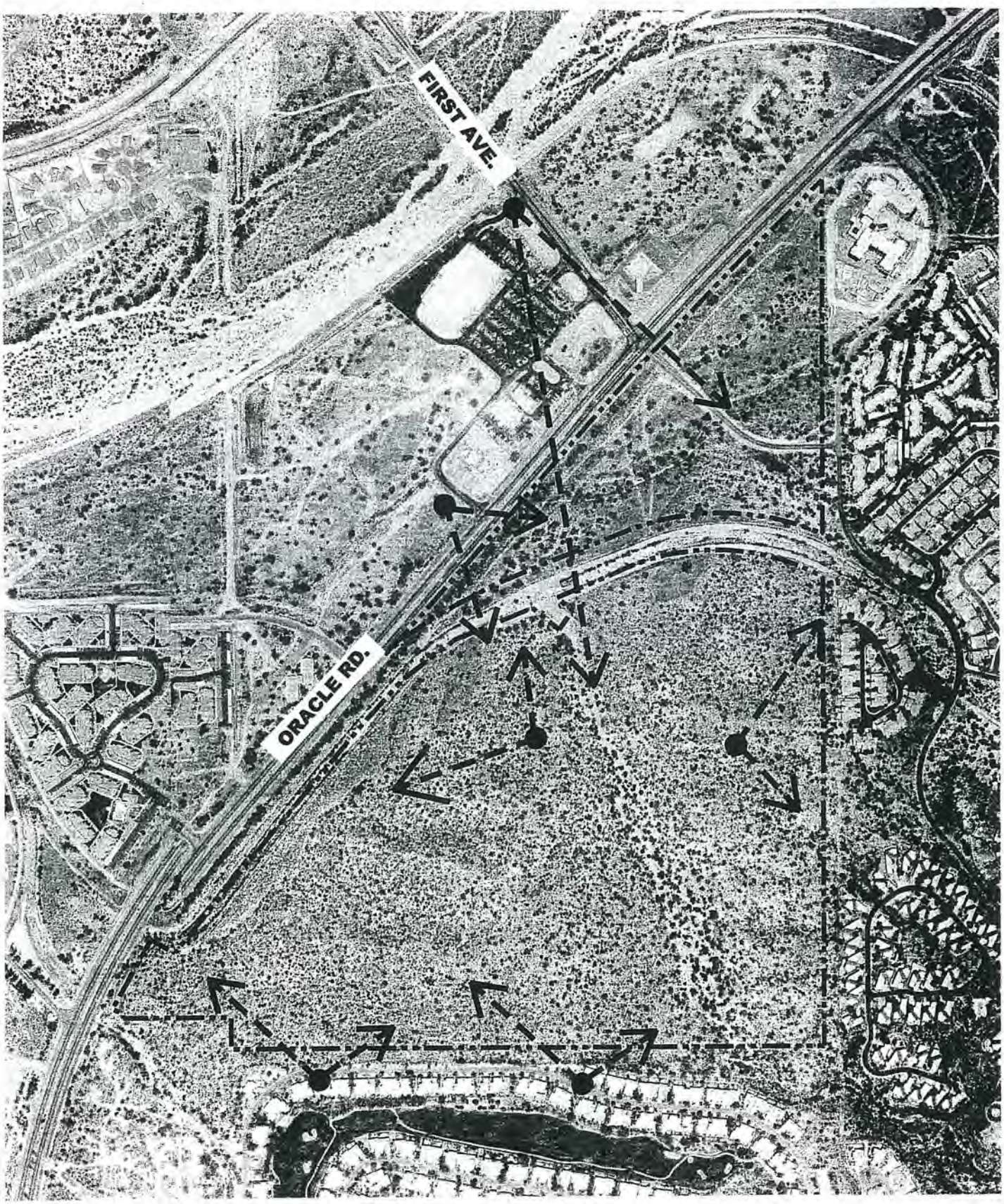

EXHIBIT G-2:
ON-SITE VIEWS

1"=600'

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

View From 1st Ave.

View From Blockbuster

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

The WLB Group WLB

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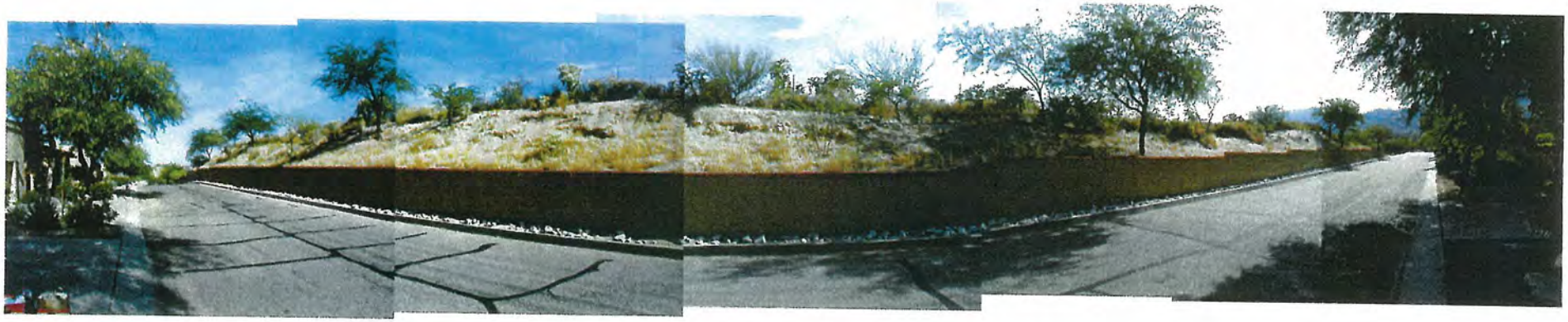
View A From El Conquistor Townhomes



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 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), ~~First~~1st Avenue and La Reserve Drive. Oracle Road provides access from the north and south and ~~First~~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. ~~First~~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 ~~First~~1st Avenue carries 50,000 Average Daily Trips (ADT) and the portion north of ~~First~~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.

~~First~~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), ~~First~~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, ~~First~~1st Avenue and Pusch View Lane.

The extension of ~~First~~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 ~~First~~1st Avenue
Oracle Road and Pusch View Lane
~~First~~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 ~~First~~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 ~~First~~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.

~~Access~~

Access to the Oro Valley Town Centre is currently provided from Oracle Road (State Highway 77), First Avenue and La Reserve Drive. Oracle Road provides access from the north and south and First 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. First Avenue to the north and west connects with Tangerine Road, which is being developed as a major highway between Interstate10 to the west and Oracle Road.

2. Existing Conditions

Roads and Streets

The section of Oracle Road adjacent to the proposed development has been improved to a four lane divided highway. Bike lanes have been provided. An Improvement District is currently being formed for the purpose of making improvements to Oracle Road, First Avenue and Pusch View Lane.

Traffic Volumes

Current traffic volumes in the area of 28,000 Average Daily Traffic (ADT) are being adequately carried by Oracle Road, which has a capacity of approximately 37,000 ADT at level of service D operation. Future traffic volume assignments indicated in Table 1 will warrant additional widening at some future time.

First Avenue currently carries a volume of 21,400 ADT.

3. Traffic Impact Analysis

A Traffic Impact Analysis (April 2002) has been completed for this project by DMJM Harris. A copy of this report is available from the Town Engineer.

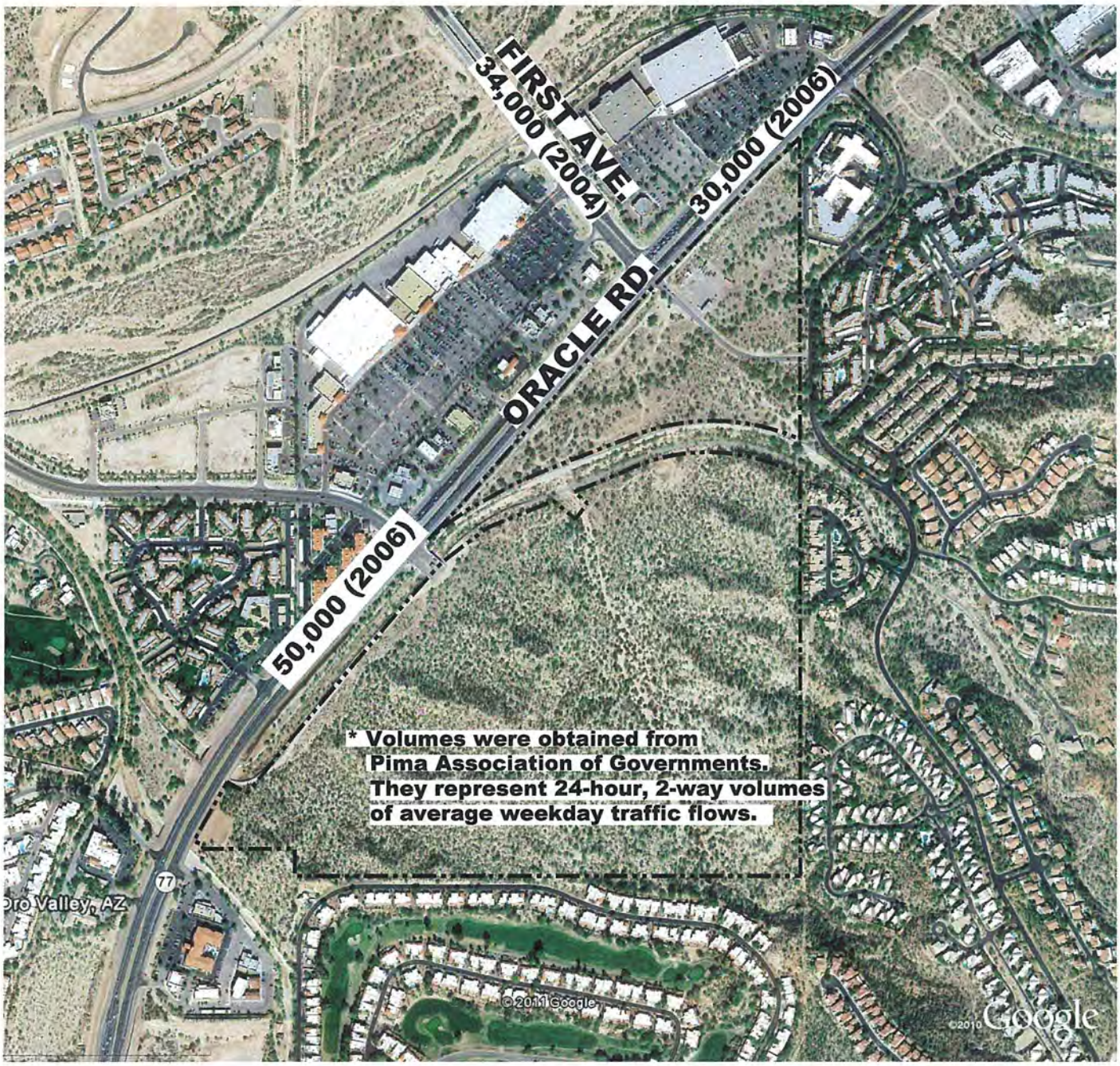

EXHIBIT H-1:
TRAFFIC VOLUMES

1"=800'

The WLB Group WLB

2.9.2011
WLB No. 181057-R-011
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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 discussions with a company spokesperson have indicated that Oro Valley Water Utility will work with the developer of this project to provide water to the project.~~ 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.

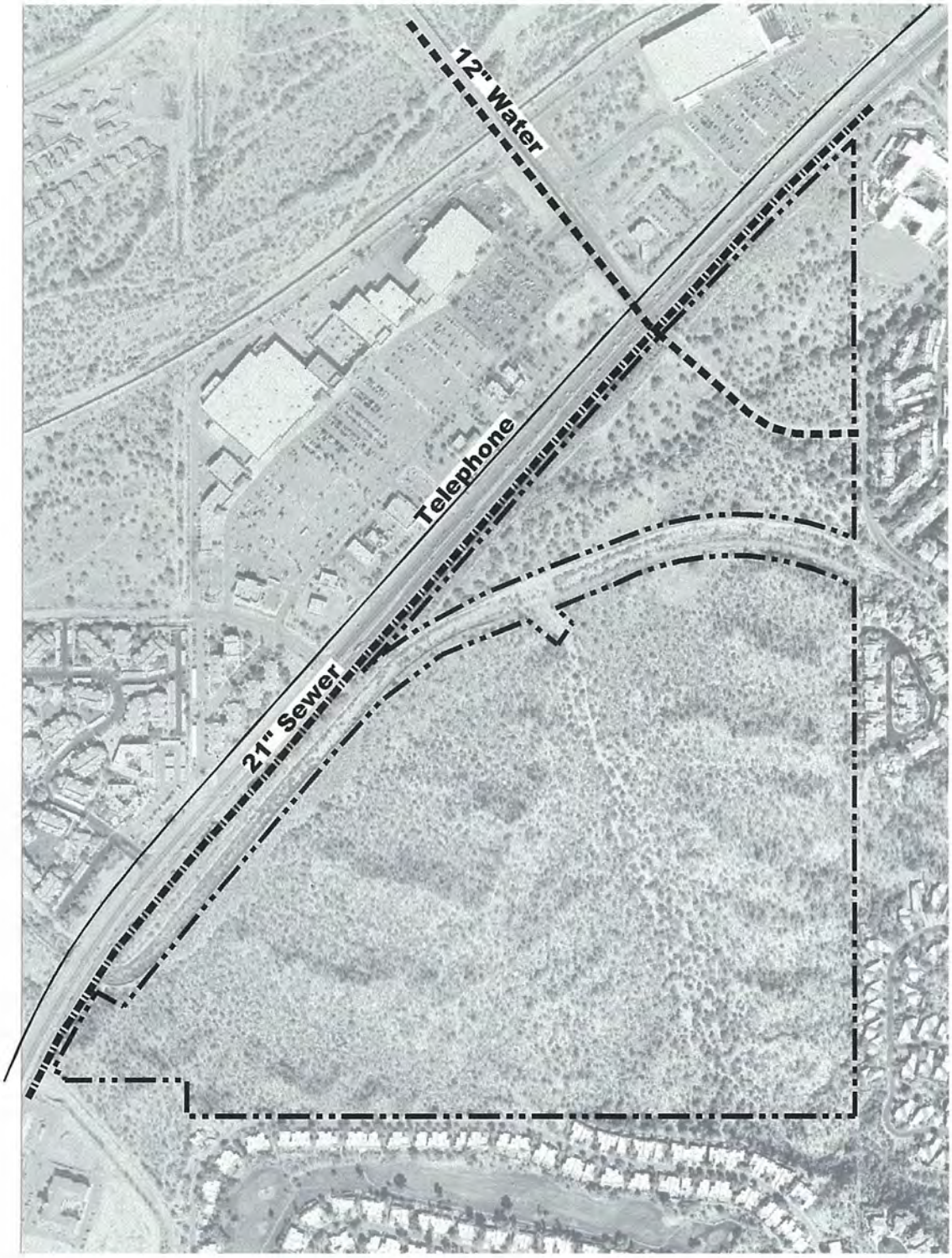

Exhibit I-1:
Existing Utilities

1"=600'

4.27.2011
WLB No. 18105J-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~~west~~east of the site.

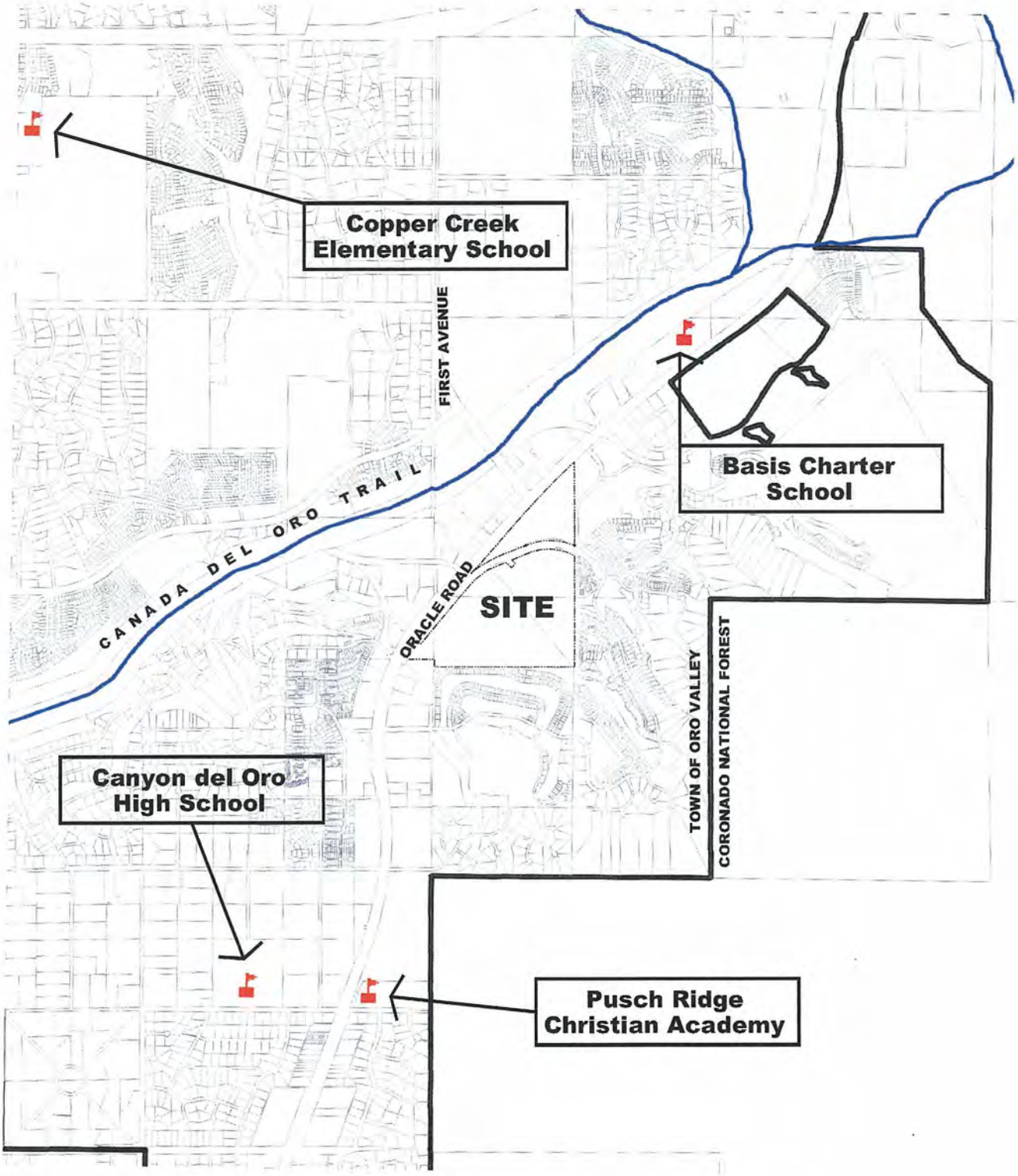

EXHIBIT J-1: SCHOOLS

1"=0.5 MI.

4.27.2011
WLB No. 181057-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.

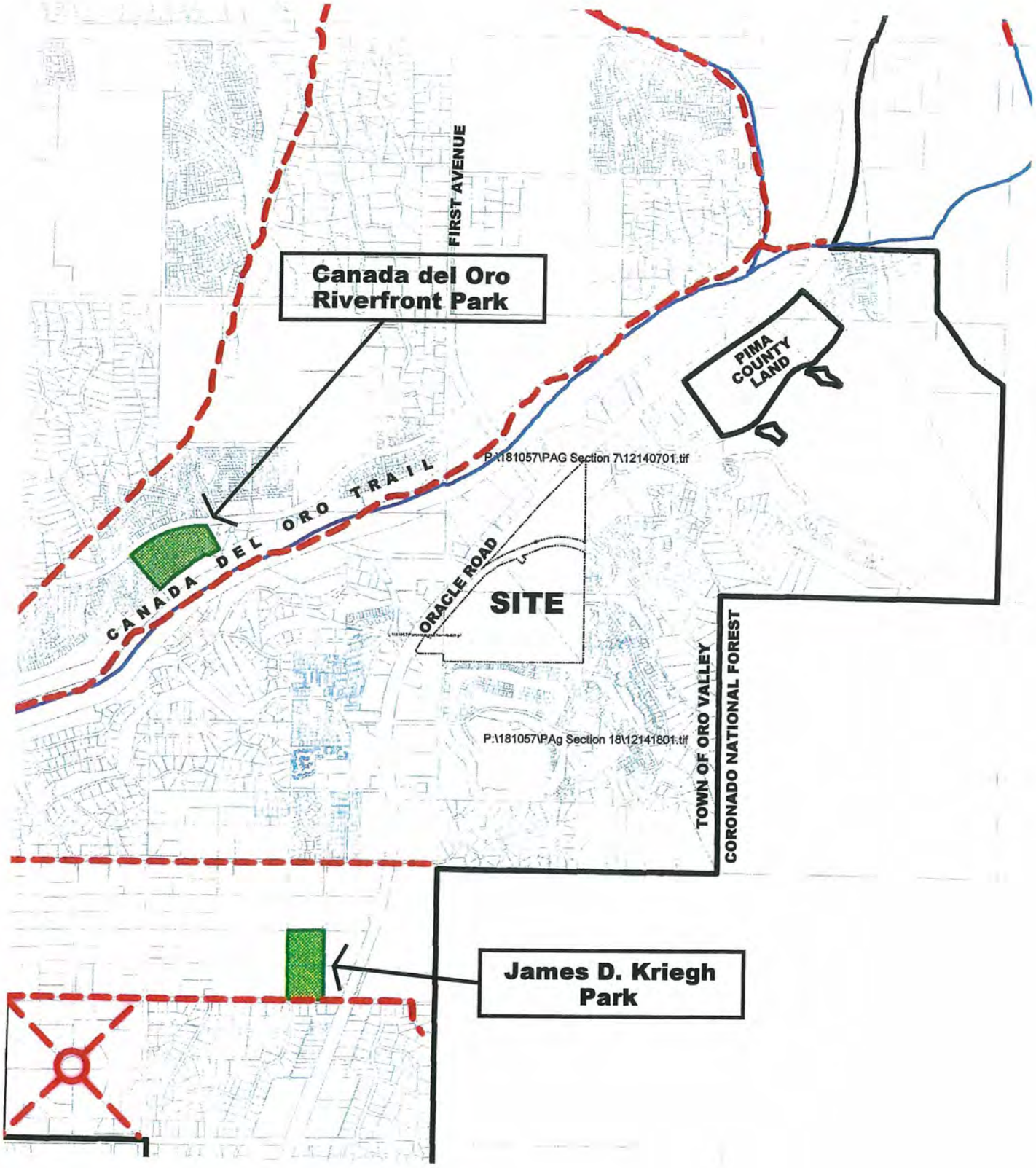

EXHIBIT K-1:
OFF-SITE PARKS AND RECREATION AREAS

1"=0.5 MI.

The WLB Group WLB

04.29.2002
WLB NO. 181057-A-007
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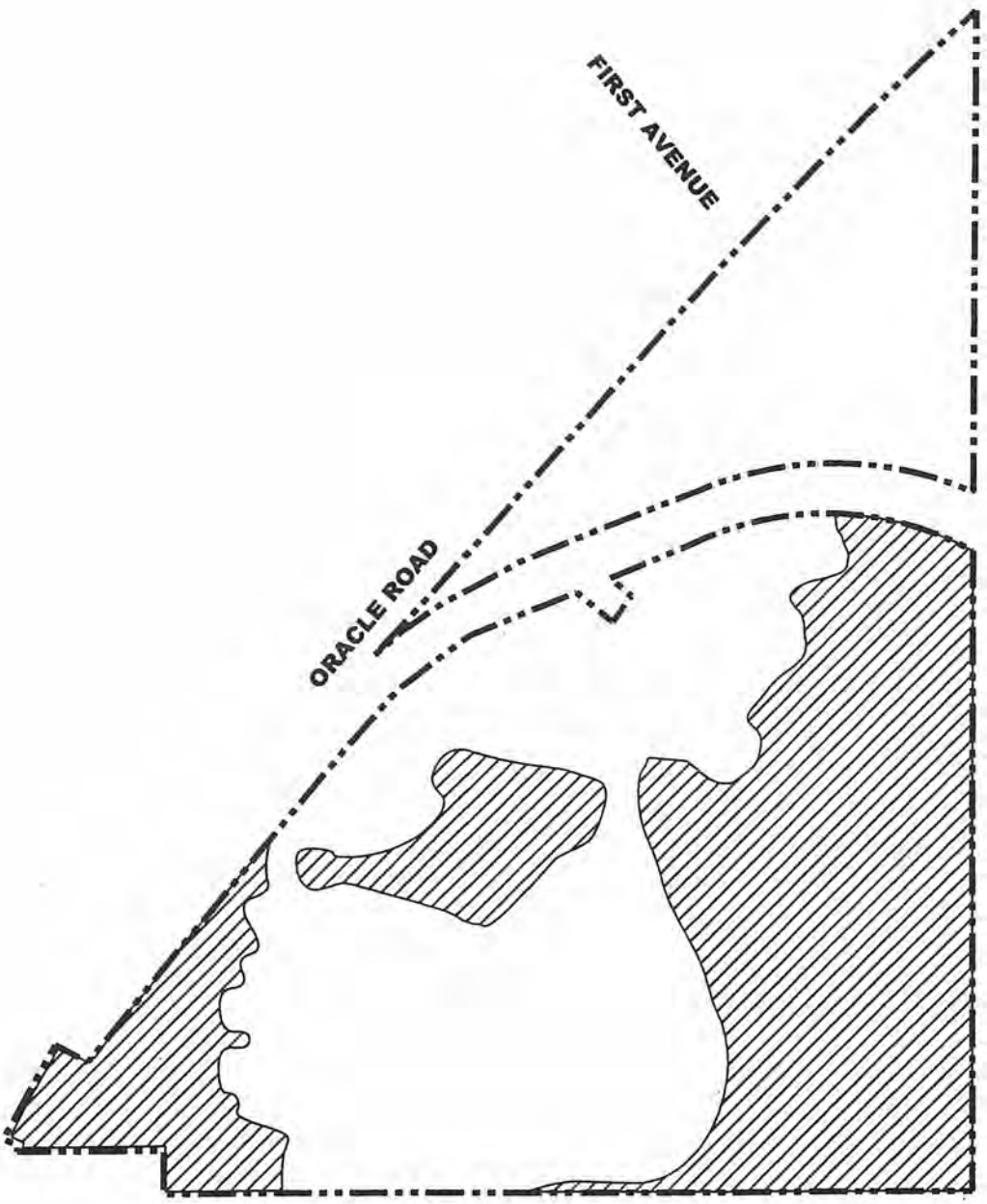


EXHIBIT K-2:
UNDISTURBED NATURAL OPEN SPACE

APPROXIMATE AREA OF UNDISTURBED NATURAL OPEN SPACE

1"=600'

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

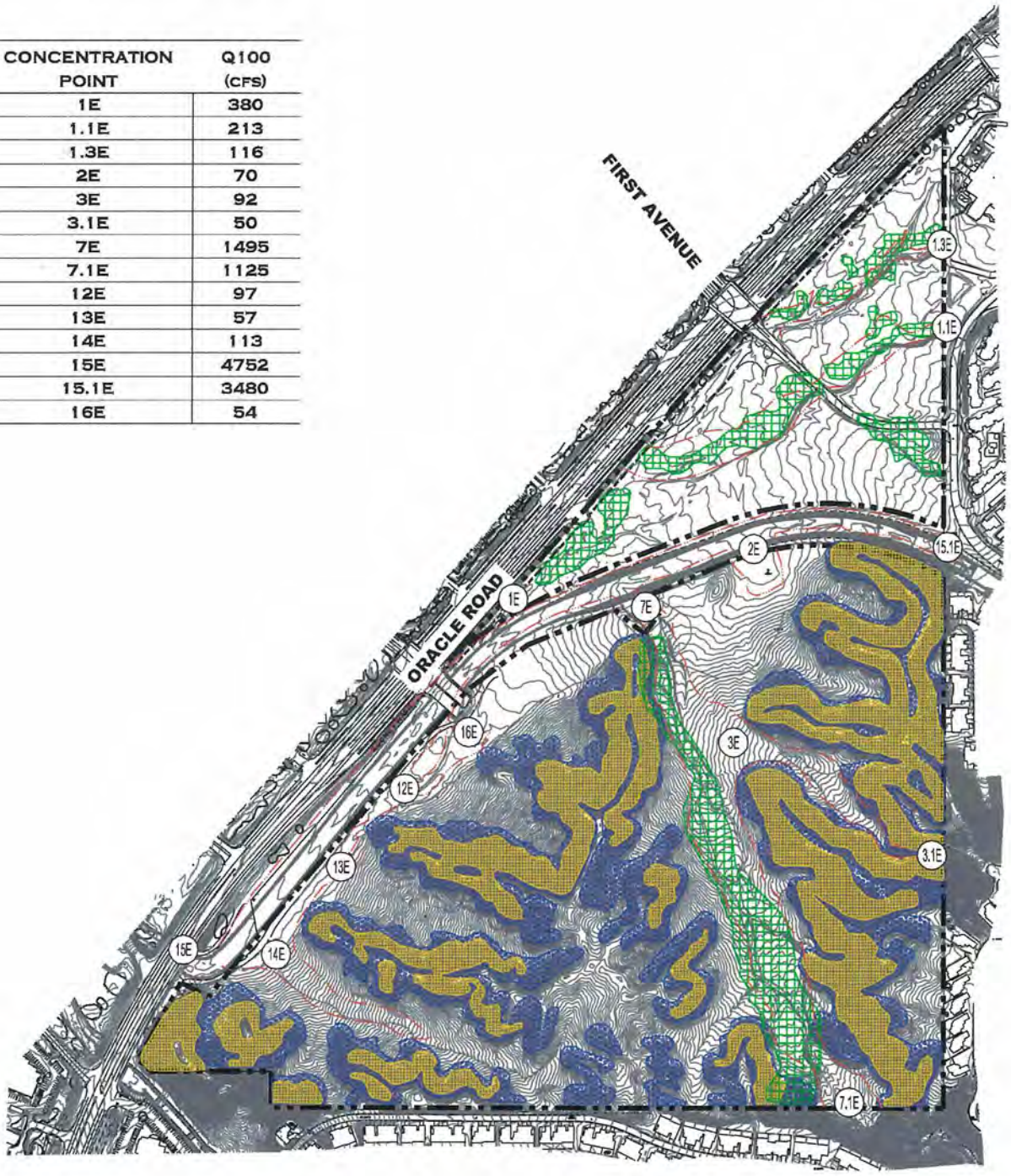
1. General Composite Exhibit - Exhibit M-1 shows a collection of environmental considerations. Soils were not included since all three soils groups, though each dictating a different design in terms of load-bearing or landscaping, are suitable for development.

   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 ~~and Wildlife~~ - ~~The high density vegetation areas (and accompanying wildlife habitats) are shown~~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. 181057-R011

The WLB Group WLB

SECTION II - LAND USE PROPOSAL

SECTION II

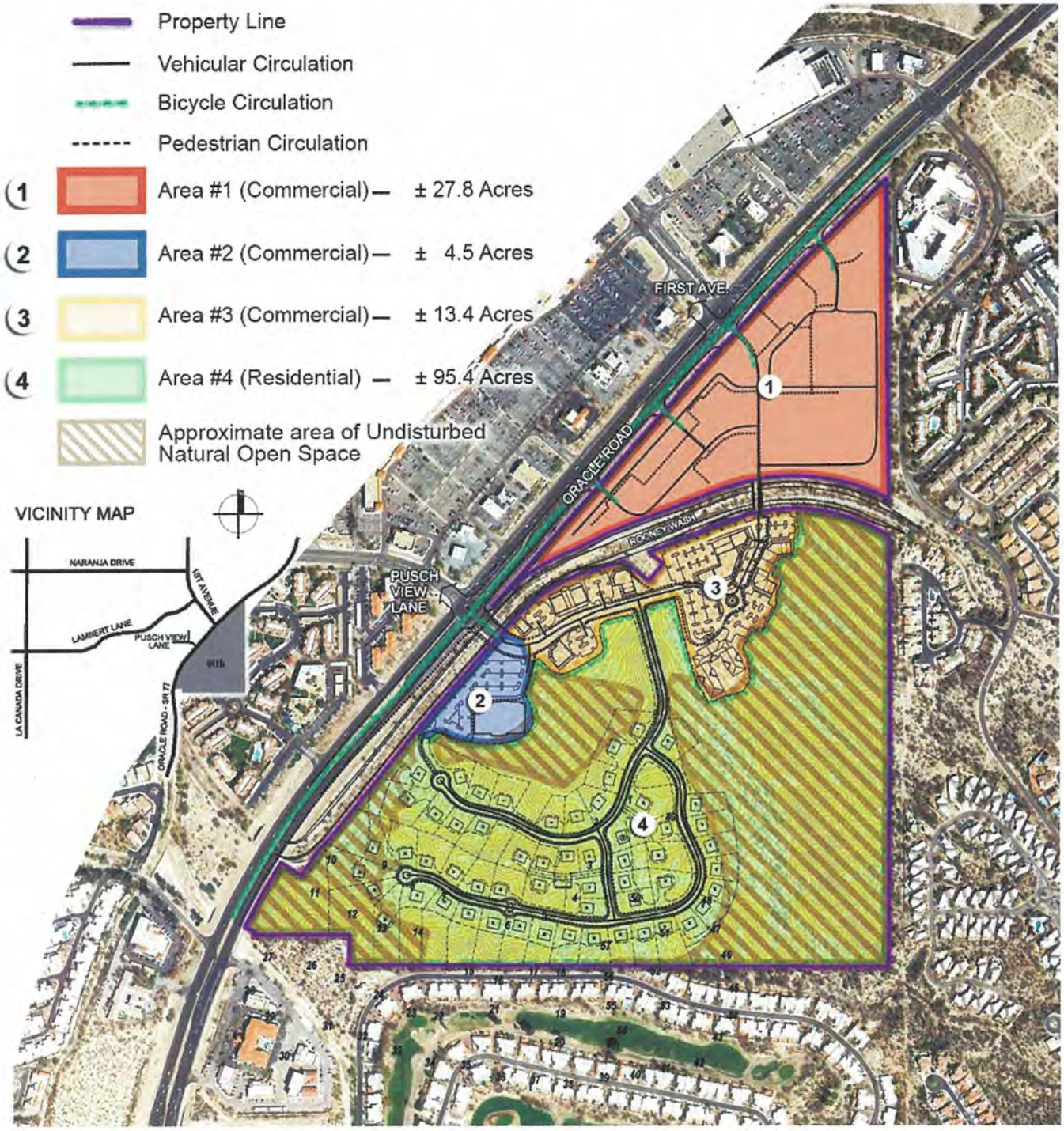
LAND USE PROPOSAL

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 ~~First~~ 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 ~~that there be created~~to create a high quality ~~and discernable Oro Valley Town Centre~~mixedmultiple use development ~~, which focuses on that major intersection,~~ which ~~also~~ is located near the very geographical center of the Town's projected incorporated area. The proposal is for a commercial core, ~~which~~ includesing residential, office, hotels, retail, restaurant~~, and~~ entertainment facilities, medical facilities, and ~~neighborhood~~ convenience retail. ~~The mix of uses is not only intended to extend the times during which the center is active, but also to maximize the use of amenities and infrastructure in a series of often non-conflicting peak periods of demand.~~ 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, ~~Preliminary Conceptual Site~~Tentative Development Plan, demonstrates the general land use proposed for the development.

The Land Use Plan and Illustrative Site Plans for this project haves been developed ~~based on design principles of the New Urbanist Movement~~to allow a horizontal mix of uses. These include pedestrian scale, pedestrian access and movement, traffic control via physical barriers, mix of ~~retail with residential~~retail, residential and office, and access to natural open space. ~~The primary focus of the development is an old "main street theme" which features on- street parking, buildings located close to the street, office and apartments above the retail uses with sit down restaurants focused around a village commons area.~~ Buildings are architecturally "five sided". ~~with parking located in small groups on all four sides of the buildings.~~ Landscaped pedestrian pathways connect the various retail areas emphasizing the importance of pedestrian movement~~ rather than automobile movement~~. ~~The design principles of New Urbanism will be further utilized to evaluate the Development Plan and Architectural review for each individual building.~~ 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.

Note: The circulation patterns shown are conceptual, and may ultimately be different from that which is shown depending on the final configuration of the site



Tentative Development Plan (TDP)

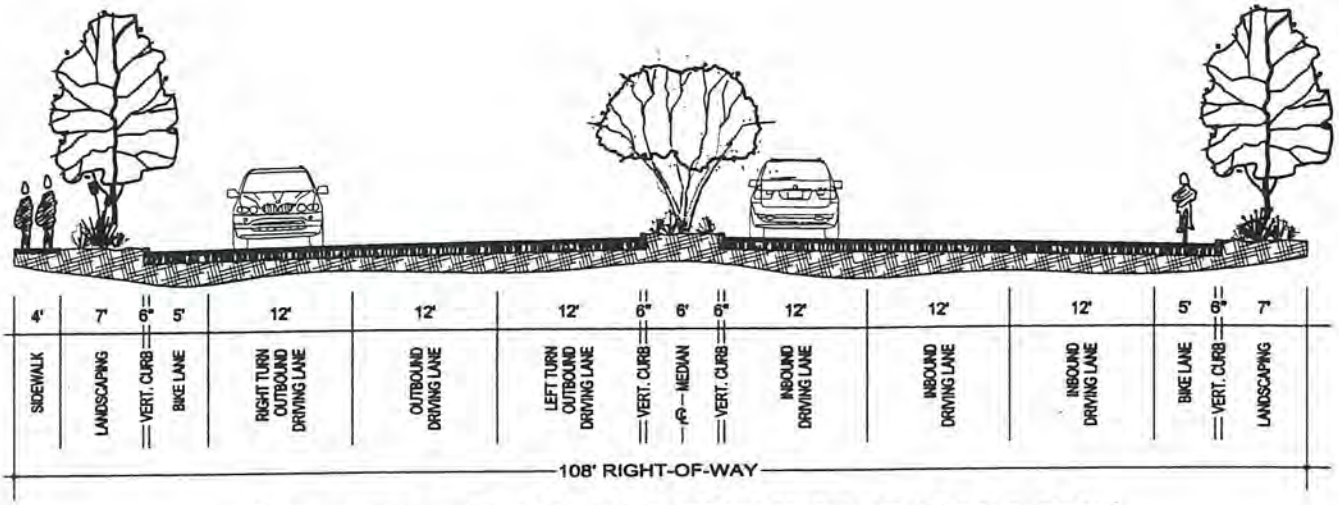
04152 05.10.11

KITCHELL

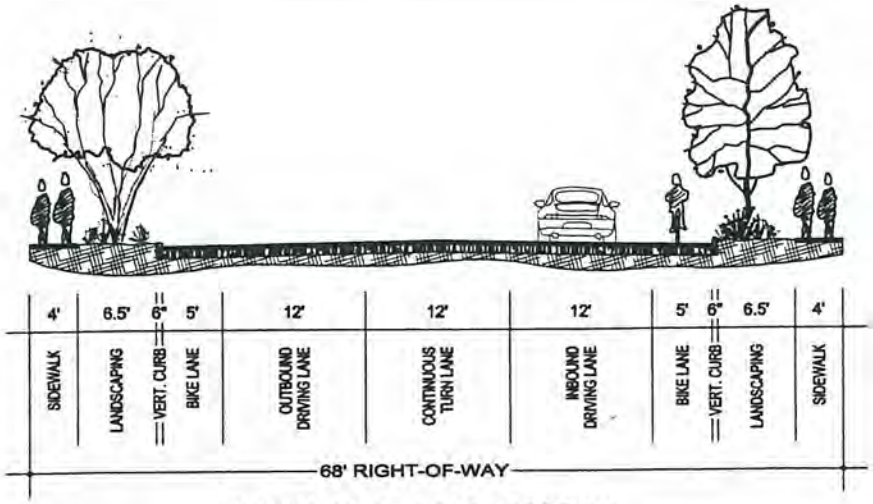
ORO VALLEY *Towne Center*

ORACLE ROAD & FIRST AVENUE
TOWN OF ORO VALLEY, ARIZONA

Butler Design Group, Inc



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

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06.06.2002
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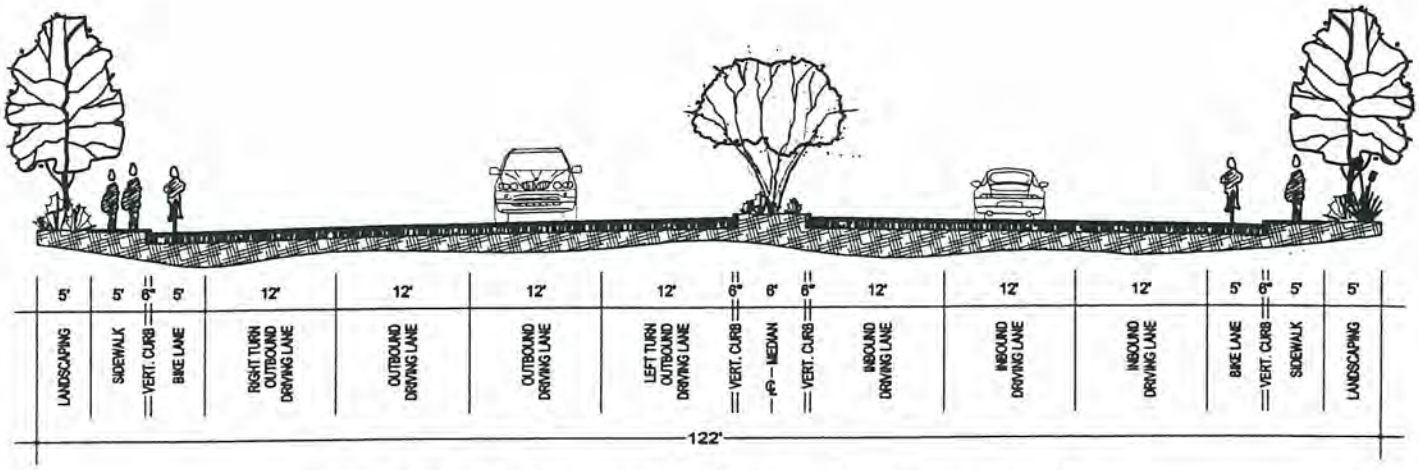

FIRST AVENUE SECTION (INTERSECTION AT ORACLE ROAD)
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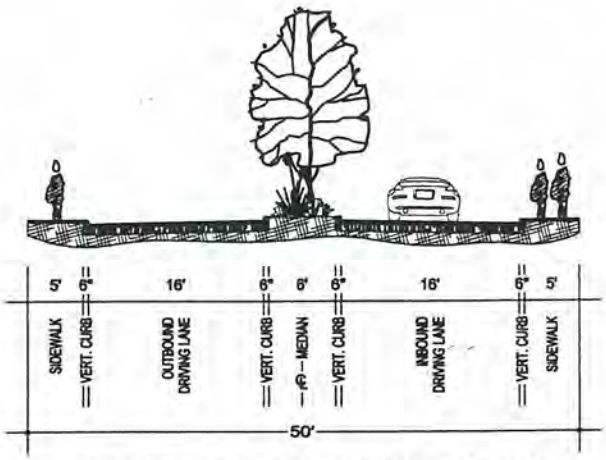


TWO-LANE ENTRY SECTION (TYP.)
N.T.S.

EXHIBIT AA-3:
FIRST AVENUE AND ENTRY SECTIONS

B. COMMUNITY GOALS AND POLICIES

Goals

1. To create a high quality horizontally integrated mixed use ~~master planned community~~development that ~~, which effectively servesing the Town of Oro Valley as an efficient and discernable "center," or commercial core, and which at the same time~~ is compatible with surrounding uses as well as the town's vision for this area.

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

3. Through the PAD process, comprehensively plan higher development 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, and other visitors while ~~perpetuating the sense~~ maintaining ~~of~~ "indigenous" Arizona upland landscape.

~~5.~~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.

~~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.~~

7. Through vision, experience, thoughtful planning, quality design and creativity~~,~~ develop an excellent ~~commercial core~~mixed-use ~~project, which is effectively new~~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 ~~four~~ five areas is discussed below:

a. Height Limitations - The Oro Valley Town Centre at Rooney Ranch proposes various building heights necessary for one~~, two and~~ through five story ~~development~~ 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 300 feet of the Oracle Road ROW to 18 feet. This limitation would severely constrain implementation of the General Plan and PAD policies.

   Also, based on the results of the View Corridor Analysis completed for Oro Valley Town Centre, a minimum of 60% of the frontage to a depth of 300 feet along the east side of Oracle Road will be maintained as a view corridor and will not be used for building purposes. 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. ~~It is the intent of the Oro Valley Town Centre at Rooney Ranch to preserve this strip of natural vegetation as a part of the overall effort to preserve significant natural vegetation on the site.~~ 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.~~on the TDP, and further based only on the net commercial acreage, is approximately .29.~~ it should be noted h~~H~~owever, ~~the approximate FAR, when including the~~there are approximately 79 acres of open space planned in Area 4~~designated within this project, is .11~~. The project will be viewed holistically when calculating allowable FAR. The ~~purpose of these calculations is to demonstrate that this~~ 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 (II)(B)(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 Partners 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.

~~g.~~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 ~~15-401A~~27.9.E.1 and Section ~~15-405~~27.9.E.5 of the Oro Valley Zoning Code Revised.

In large part, the area north of Rooney Wash complies with ~~Chapter 15~~Chapter 27.9 of the Oro Valley Zoning Code Revised, Grading Ordinance, with the possible exception of Section ~~15-409~~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 ~~15-401A~~27.9.E.1. A grading plan for this area is included in this PAD. Once approved by Council, ~~it shall serve as the~~future grading plans may generally conform to this Grading Concept~~ by which any subsequent development must comply and adhere~~. This plan shall be accompanied by a landscape mitigation plan defining mitigation procedures for exposed slopes.

With regard to Section ~~15-405~~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 ~~immediately~~ to a temporary on site nursery and then ultimately distributed throughout the site. These transplanted trees will be replanted and will remain~~to a landscape buffer area along a nearby roadway where final plans allow it to be left~~ 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 ~~irrigated over a couple of seasons to allow them to become established and acclimated to survival on rainfall.~~maintained by the overall property manager.

   b. ~~All other more local development projects will salvage trees from the building pads and move them to local parking islands and landscape areas by tree spade, thus utilizing the PAD area as its own nursery.~~

   ~~c.~~ Salvageable trees ~~that cannot~~will be spaded ~~shall be~~or side-boxed.

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

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

   e~~f~~. 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~~g~~. 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~~h~~. 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~~i~~. 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 ~~35~~ 40 feet exclusive of architectural ~~elements, which~~elements which can extend an additional ~~10~~ 5 feet (provided that the architecture provides visual relief to avoid bulk concerns), office uses shall not exceed ~~60~~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.

7. Signs

a. 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~~Section 12-104~~ of the OVZCR. The comprehensive sign plan ~~prior~~ will be submitted prior to obtaining any sign permits for the property.

8. Phasing

The residential and commercial portions of this project will be developed independently. Development may be phased within each portion of the project dependent upon market conditions.

~~Proposed Phase Associated Phase~~

~~A, B, C, or E Main Street; D and F or D and H or F and G or H and I~~

~~L J or K~~
~~Plaza~~

~~O, M, or N Pusch View Lane~~
~~Main Street~~

~~J or K Plaza~~

~~P, Q, R, S Pusch View Lane; 1st Avenue motor bridge over Rooney Wash~~

~~Residential Pusch View Lane~~

a. A conceptual pedestrian master plan with associated conceptual landscaping and amenities (includes landscape pallet of materials to be used, approximate locations and plant types) is to be submitted with the first phase ~~Development Plan~~Conceptual Site Plan and Landscape Plan.

9. Public Improvements

a. Assessments. CDO ~~intends to~~ participated with an Oracle Road Improvement District ("ORID") and the improvements have been constructed. CDO Partners remains responsible for the assessments related to the ORID regardless of any future ownership transfers. ~~under the following conditions:~~

~~1. No residential properties will be assessed as part of the District.~~

~~2. Any assessment of the commercial properties is contingent upon the adoption of this PAD.~~

~~3. Assessments are to be based solely on the zoning allowed by this PAD.~~

b. The developer ~~shall~~ 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.

~~c. The developer shall participate on a pro rata basis with respect to the right-of-way improvements, including right-of-way dedication, additional ingress/egress lanes,~~

~~additional travel lanes, and installation of medians and landscaping as defined by the Oracle Road Improvement District, and based on improvements recommended by the traffic impact report for this project.~~

10. 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. ~~In addition, the Oro Valley Environmentally Sensitive Lands Ordinance shall not apply to this PAD.~~

~~a.~~b. ~~All significant changes to the Oro Valley Town Centre at Rooney Ranch PAD shall be submitted to the Planning Commission and the Mayor and Council as amendments to the PAD in accordance with Article 3-1 of the Oro Valley Zoning Code Revised.~~ 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~~5. The Planning and Zoning Administrator may send any change to a hearing by ~~either DRB and Town Council or Planning and Zoning Commission and Town Council~~ 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 use. Permitted uses shall mean ~~the primary and alternative~~ all uses ~~contained~~ permitted in the PAD submittal.

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

3. Any 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, which would modify any proposed density standards~~, any kinds of street or land improvements proposed affecting the standards for vehicular circulation, signs and nuisance controls intended for the development. DRB shall also review changes to the TDP~~. It is noted that the Illustrative Site Plans included in this package are meant to conceptually illustrate how the site might be developed and any changes to these plans would not require an amendment to the PAD.

~~b.~~c. Nothing in this section shall be deemed to authorize the Planning and Zoning Administrator to modify or approve any aspects of development reserved to the

Development Review Board. ~~pursuant to Article 3-3 of the Oro Valley Zoning Code Revised~~.

~~c.~~d. All conceptual site plans~~development plans~~, preliminary plats and submittals shall conform to the standards contained in Oro Valley Zoning Codes in effect at the time of that submittal, ~~which are not specifically modified by the provisions of the PAD.~~ provided those standards do not conflict with any provisions of this PAD. If any conflict arises, the PAD document shall control.

~~d.~~e. Where an interpretation of the PAD is required, OVZCR Section 21.4.A and B ~~Section I-502(I)~~ shall govern.

~~e.~~f. 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 ~~Article 3-1~~ of the Oro Valley Zoning Code Revised.

~~f.~~g. If any provision, sentence, clause, section or 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.~~h. Where the PAD document is silent on an issue, OVZCR shall prevail.

11. Conceptual Site Plan ~~Development Plan and/or Preliminary Plat~~ Review

~~a.~~ The PAD shall be implemented via Conceptual Site Plans (formerly known as Development Plans and Preliminary Plats) as provided in the OVZCR. Any Conceptual Site Plans prepared for this PAD shall be in conformance with the provisions of the PAD and the Tentative Development Plan. The PAD will likely be developed in phases. As such, Conceptual Site Plans may be prepared for review and approval that address only the phase or portion of the PAD that is currently being developed. ~~PAD shall be implemented via Development Plans and/or Preliminary Plats as provided in the OVZCR, Chapter 26. Any Development Plan or Preliminary Plat prepared for this PAD shall be in conformance with the provisions of the PAD and the Tentative Development Plan.~~

~~The PAD will likely be developed in phases. As such, Development Plans and/or Preliminary Plats may be prepared for review and approval that address only the phase or portion of the PAD that is currently being developed.~~ ~~PAD shall be implemented through Development Plan and/or Preliminary Plat review as provided in the OVZCR, Articles 3-3 and 4-5. The developer shall have the ability to determine the extent of any area to which a development plan and/or preliminary plat will apply, subject to the requirement that such individual development plans and/or preliminary plats shall be consistent with and implement the PAD and Tentative Development Plan (TDP).~~

~~The PAD will be approved with the TDP, and final development plans and/or preliminary plats will be processed for individual portions of the PAD area as they are developed.~~

C. PLANNED AREA DEVELOPMENT PROPOSAL

General

Keeping in mind the mixed use~~/commercial~~ core concepts discussed in the Project Overview Section, the Proposal Section deals specifically with the areas of development, their primary uses, and ~~the alternative uses as well as~~ development criteria.

~~Commercial~~ Areas 1 & 2 (Commercial)

The limits of the Commercial Areas 1 & 2 are established on Exhibit CC-1. The more intense commercial activities ~~front on Oracle Road and Pusch View Lane near the intersection~~are located in these two areas. ~~The land use mix includes retail, including outdoor sales, theaters (movies and live) financial institutions, convenience uses, office, multi-family and hotel~~These Commercial Areas will be allowed all uses permitted within the CN, C-1, and C-2 standards of the Oro Valley Zoning Coded Revised ("OVZCR"). All uses in the CN, C-1 and C-2 zoning districts which require a CUP shall also be permitted, provided the CUP is obtained through the Town's CUP process. In addition, ~~a maximum of 15.5 acres may be used for multi-family/residential purposes with~~ a maximum of ~~300~~275 multi-family/residential dwelling units are permitted. ~~. No more than three "Convenience Uses" as defined in the Oro Valley Convenience Use Ordinance shall be allowed. There shall be no fast food, drive-through or drive-in restaurants, gas stations, or car washes allowed unless specifically permitted by Mayor and Council.~~ The combined commercial areas defined as areas 1 & 2 contain~~s~~ approximately ~~45.7~~32.3 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 Ordinance 9-110 (except 9-110Q), 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.~~
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~~(Except where buffered by Rooney Wash)~~.
   b. From Pusch View Lane right-of-way - 5 foot minimum.

2. Building Heights - Maximum of ~~35~~ 40 feet for all buildings plus an additional 5~~10~~ feet for architectural statements. Office uses shall be limited to a 5~~6~~0 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 - ~~25 percent (subject to "I" of the Landscape Policy).~~ 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 – ~~Parking shall comply with OVZCR Chapter 27.~~Developer shall provide parking per a shared parking study, approved by Town staff.

6. Outdoor Displays - with the following conditions:

   a. Subject to OVZCR ~~Chapter 25.,1.A Section A.4~~ ~~§ 9-118.~~

   ~~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 Special 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. 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 comfortable and interesting. This will be done through the use of:

- 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.

A multiuse pathway will be included along the Rooney Wash similar in size and scale to the pathways depicted in the illustrative site plans.

~~Commercial~~ Area 3 (Commercial)

The limits of the Commercial Area are established on Exhibit CC-1. ~~The more intense commercial activities front on Oracle Road and Pusch View Lane near the intersection.~~ The land use mix includes retail, including outdoor sales, theaters (movies and live) financial institutions, convenience uses, office, multi-family and hotel. No more than three "Convenience Uses" as defined in the Oro Valley Convenience Use Ordinance shall be allowed. There shall be no fast food, drive-through or drive-in restaurants, gas stations, or car washes allowed unless specifically permitted by Mayor and Council. The area contains approximately ~~45.7~~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 ~~Ordinance 9-110~~Section 25.1 (except ~~9-110Q~~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. ~~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 – Parking shall comply with OVZCR Chapter 27.

6. Outdoor Displays - with the following conditions:

   a. Subject to OVZCR ~~§ 9-118~~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 ~~Special~~ 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.

~~Residential~~ 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 - Front - 20 feet
   Rear - 12 feet
   Side - 5 feet (corner lots add 5 feet).

   For the homes closest to El Conquistador, the homes shall be set back at least 100 feet from El Conquistador's northern property line. Patio walls and swimming pools shall be allowed within 20 feet of the El Conquistador northern property line.

2. Building Height – Single family residential - 25 feet; residential homes closest to El Conquistador and along Oracle Road (Lots 10, 11, and 27-41, as shown on the TDP) shall be limited to 18 feet.

3. Maximum Number of Units: 65.

4. Minimum Lot Size: 15,000 square feet.

5. Average Lot Size: 20,000 square feet.

6. Minimum Landscaping Requirement - 25 percent of gross land area. A minimum 100 foot natural buffer yard shall be required along the ROW for Oracle for residential development.

7. Parking Requirement - Per Oro Valley Zoning Code, Revised.

8. Outdoor Displays -There shall be no outdoor displays.

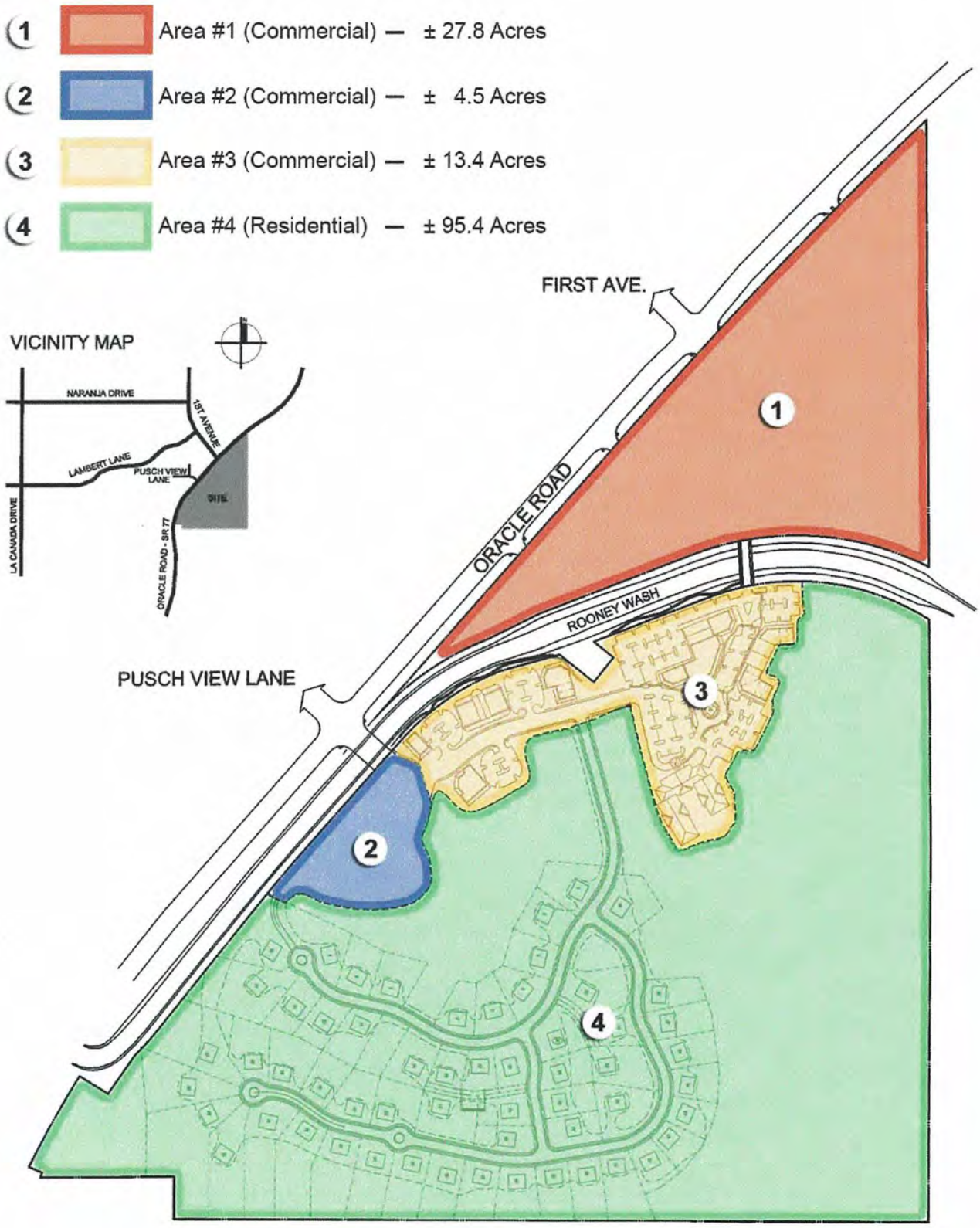


Exhibit CC-1
Limits of Commercial/Residential Areas

04152 03.14.11

KITCHELL

ORO VALLEY *Towne Center*

ORACLE ROAD & FIRST AVENUE
TOWN OF ORO VALLEY, ARIZONA

Butler Design Group, Inc

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. ~~The methodology used shall be consistent with the requirements as outlined in Exhibit DD-7. This methodology involves planting disturbed slopes with a minimum of 12 trees, 30 shrubs and 35 accents per every 10,000 square feet of graded area.~~

- 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.

- ~~Long slopes will be designed to include bench terraces.~~ 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 ~~terraced~~ 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.

- ~~In situations where cut or fill slopes are greater that 5 feet in height and exceed 100 feet in length, the contours of the slope will be manipulated and curved in an undulating fashion in order to reflect the natural terrain.~~

- 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. ~~, ensuring that only areas under immediate development are disturbed.~~ Furthermore, all graded areas shall be ~~re-vegetated,~~ 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 ~~on the undeveloped portion of the site~~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~~Development 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.

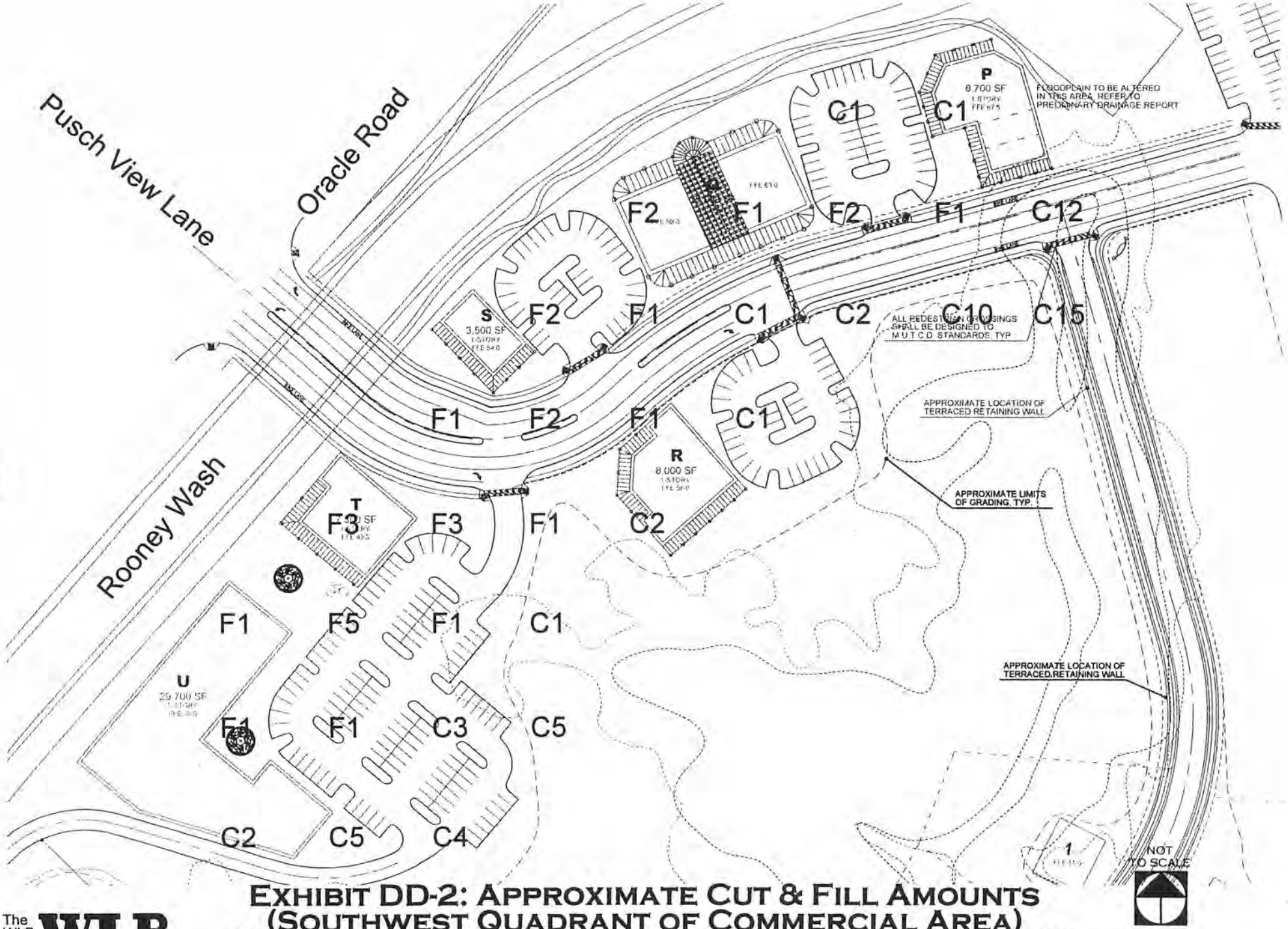
c. Compliance with Grading Ordinance. In large part, the property north of Rooney Wash complies with ~~Chapter 15~~Section 27.9 of the Oro Valley Zoning Code Revised, Grading Ordinance, with the possible exception of Section ~~15-409~~27.9.E.9, Phased Grading.

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:

$$ACS = \frac{2 \text{ (Contour Interval)} \times 523{,}081 \text{ (Length of Contour Lines)} \times .0023}{141.~~1~~2 \text{ (Area in Acres)}}$$

$$= 17.04\%$$



DD-4

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.A007
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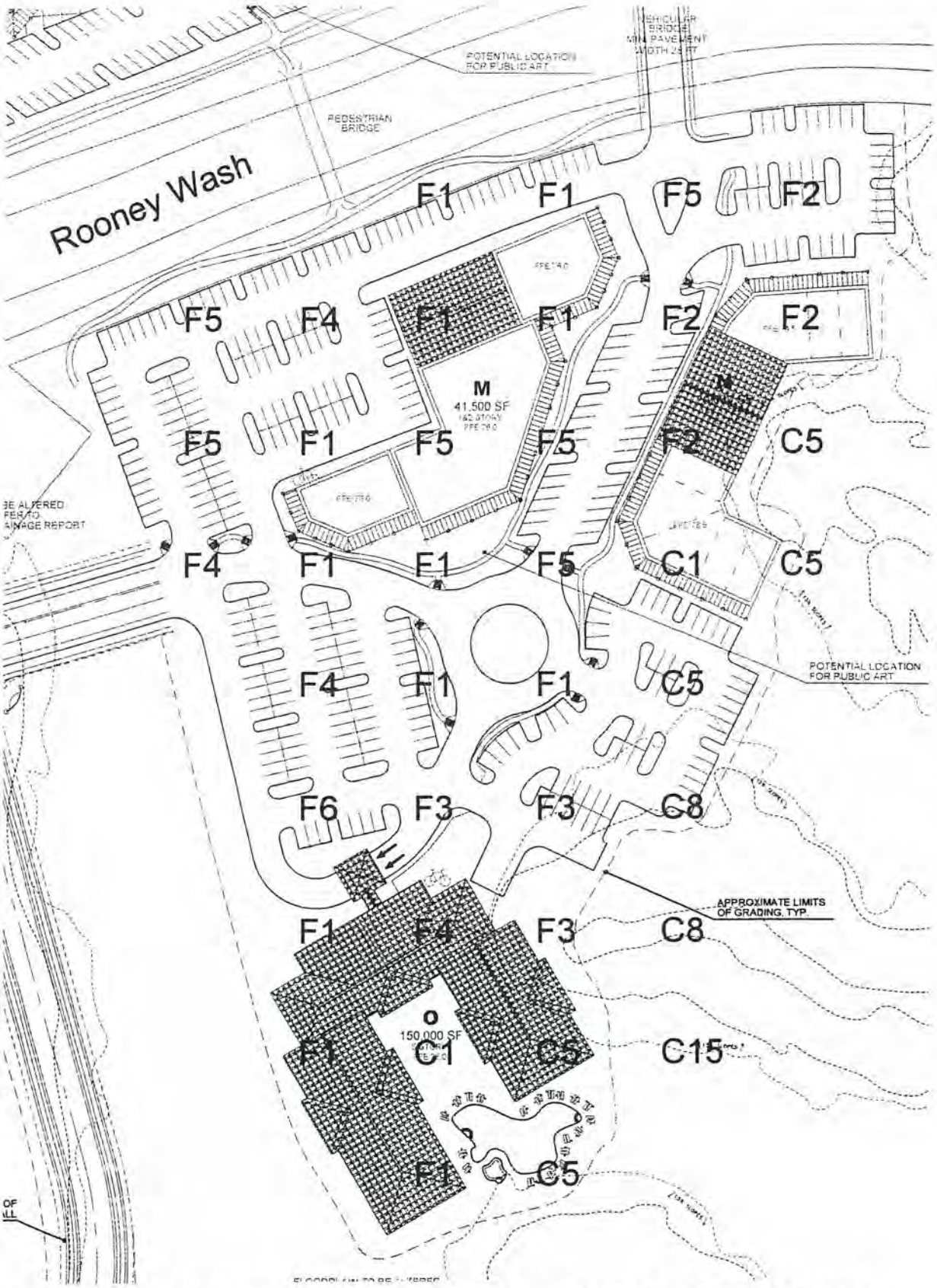

Exhibit DD-3: Approximate Cut & Fill Amounts (Southeast Quadrant of Commercial Area)

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-A-007
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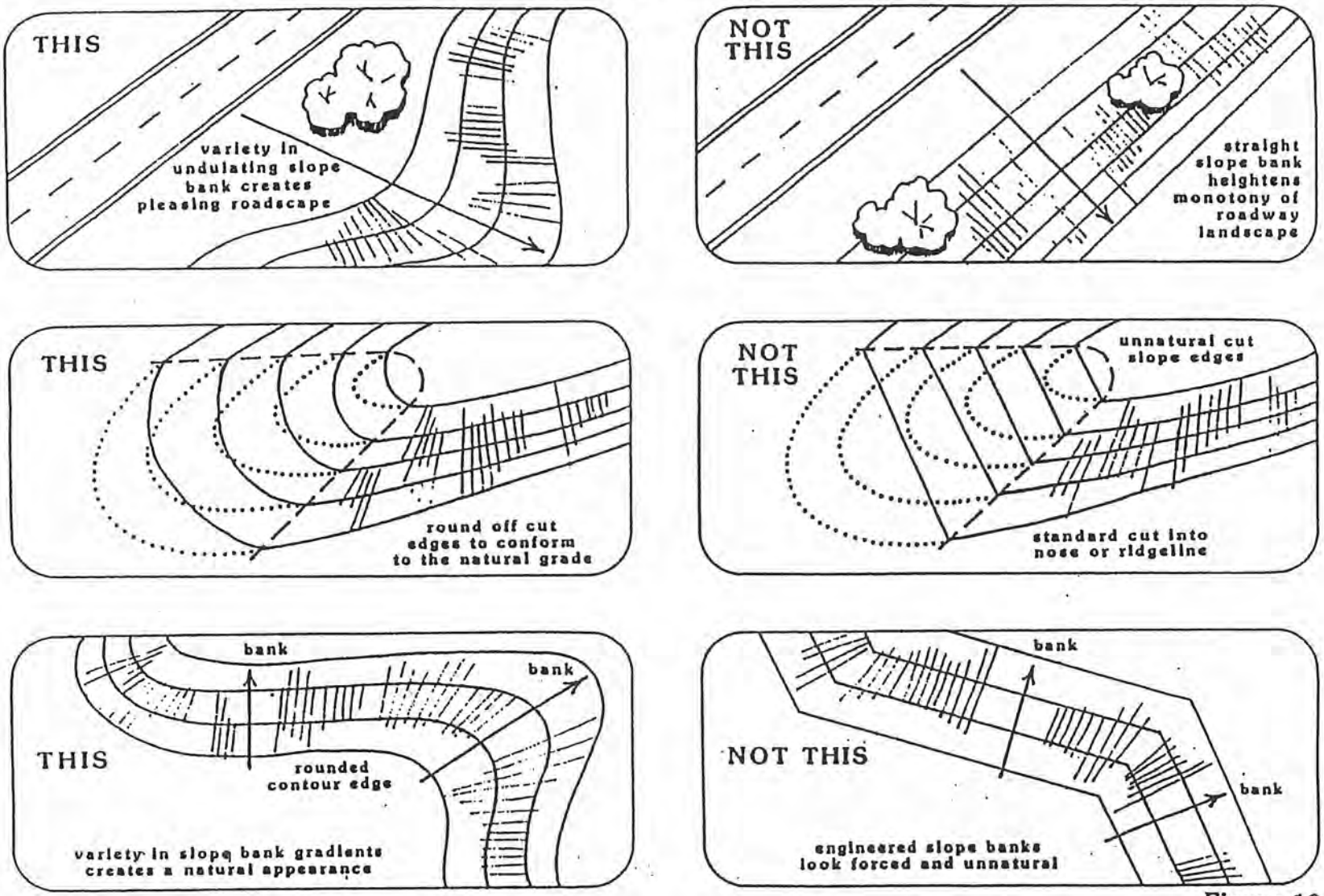

Figure 13

EXHIBIT DD-4: GRADING TECHNIQUES

The WLB Group WLB

06.04.2002
WLB NO. 181057-A-007
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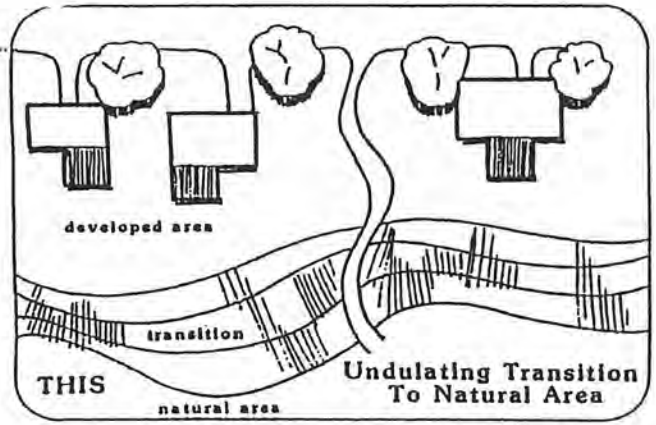
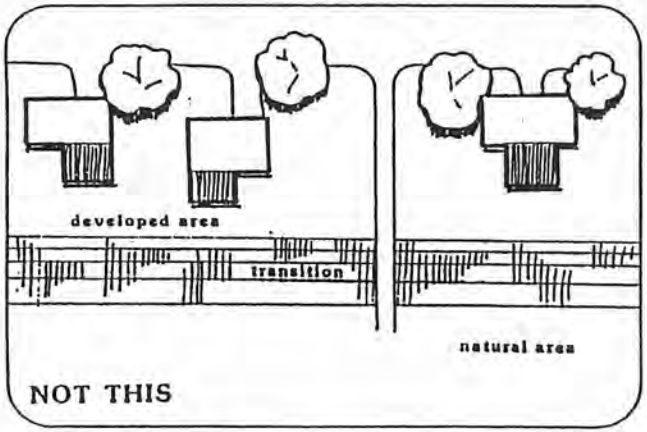


Figure 12



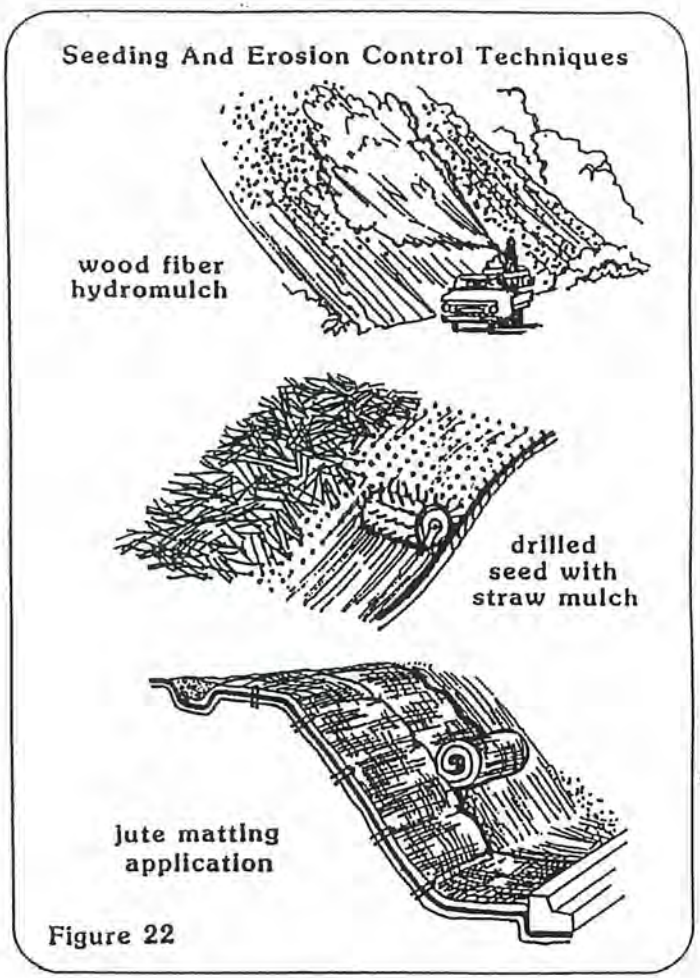


Figure 22

EXHIBIT DD-5: GRADING AND EROSION CONTROL TECHNIQUES

The WLB Group WLB

06.04.2002
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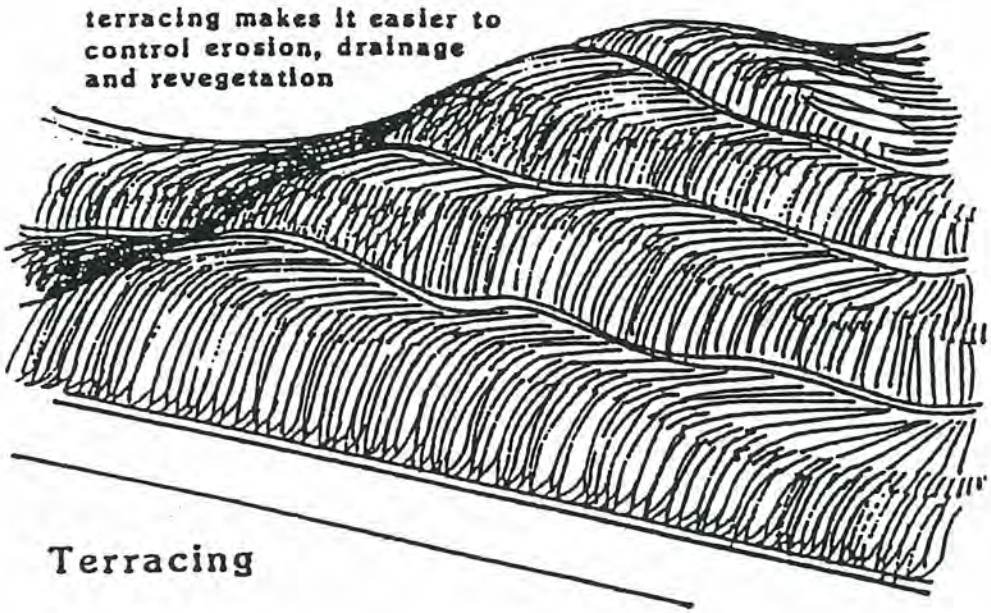
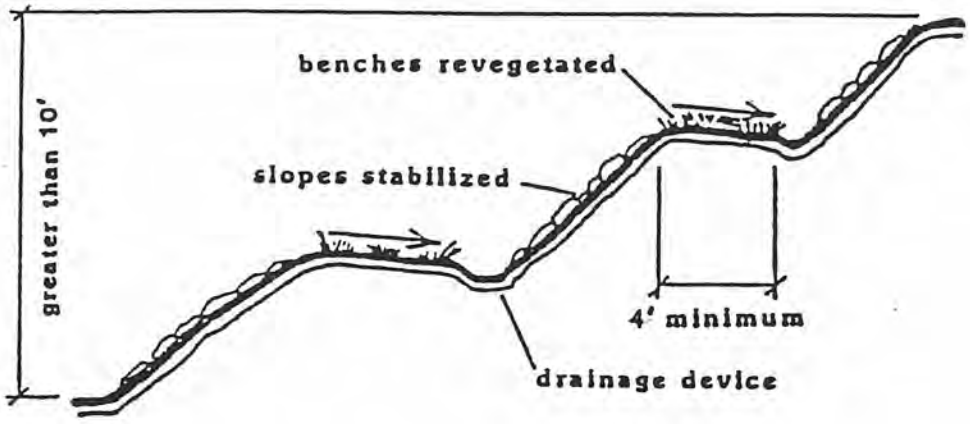


Terracing



terrace section

EXHIBIT DD-6: GRADING AND TERRACING TECHNIQUES

Exhibit DD-7 Intentionally Deleted

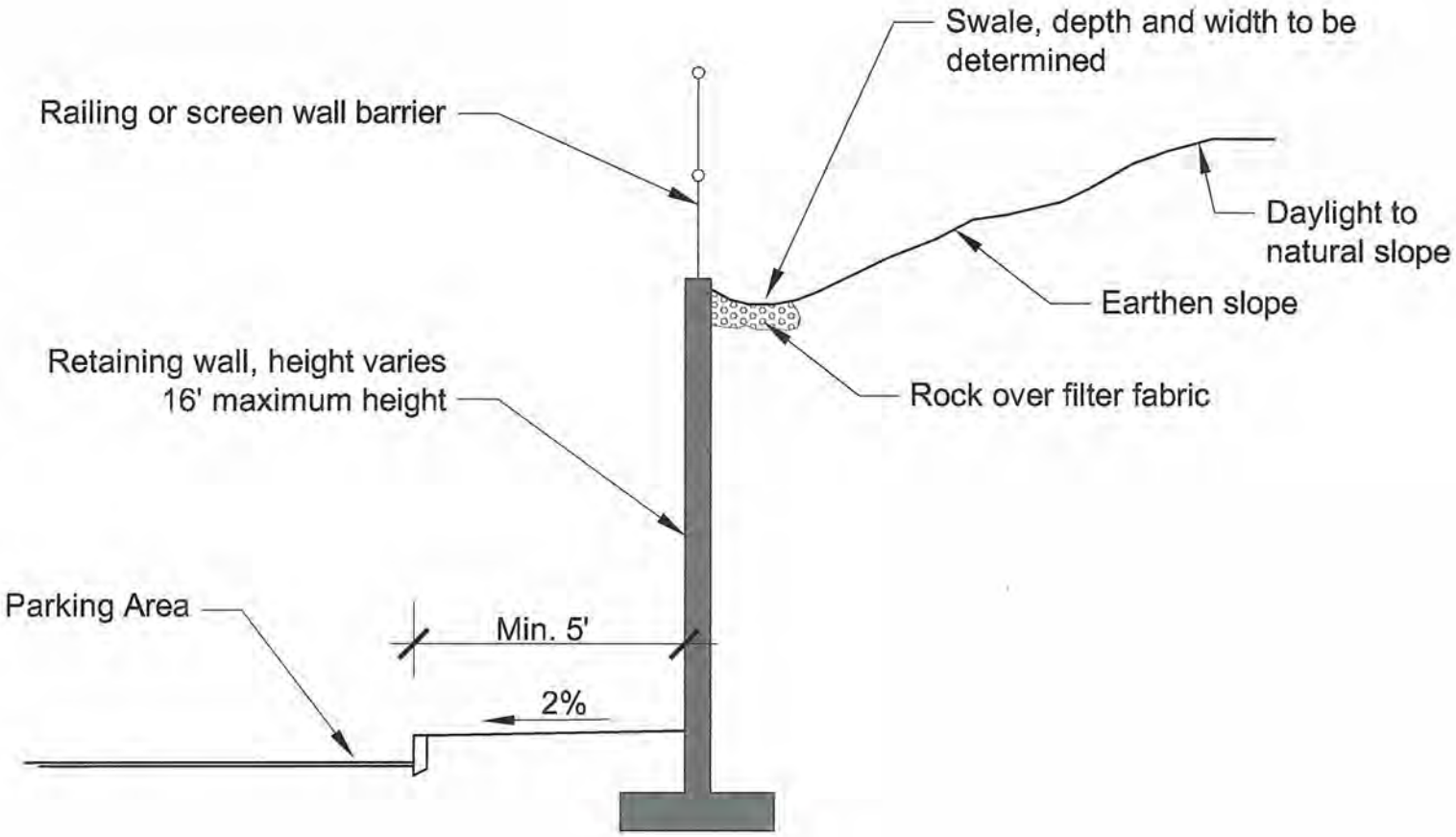


EXHIBIT DD-8:
RETAINING WALL

NTS

3.2.2011
WLB No. 181057-R011

The WLB Group WLB

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 March 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 contribute to and create of a sense of place. The architectural flavor for this project will include specific elements that create a pleasing and attractive quality to the buildings. The character of the architecture is regional in form, derived from the regional historical styles. The intended project architectural character is illustrated by ~~the rendering~~representative imagery of 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 Zone Design Criteria

The criteria discussed in this section apply to all architectural elements contained within the Oro Valley Town Centre Commercial 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 shopping, working or relaxing.
- All buildings should have proportions and an overall scale that relates to the pedestrian. If the building height exceeds 18 feet, molding, trimming, and/or running relief work shall be applied to the façade between 15 and 20 feet above-grade to break up the building elevation. An over-head shade structure may be used to meet these criteria.
- Outdoor gathering spaces / common open spaces shall be provided throughout the site, similar in size scope and design to those depicted in Exhibit C-2. A minimum of 2% of the development shall consist of outdoor gathering spaces or common open spaces similar to those depicted in Exhibit C-2.
- ~~Building placement is such that it creates outdoor spaces where people may gather for activities~~
- ~~The base of buildings shall be accented by a transition in material, an applied molding, pedestal, and/or plinth.~~

- 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 necessary, pedestrian sidewalk may be widened to allow for outdoor restaurant seating.

- Buildings are to use a multi-color palette to enhance the 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 ~~that face public streets~~. 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.

- Flat roofs shall have a parapet that extends past the roofline and must hide all vent pipes and other mechanical systems protruding above the plane of the roof. Parapets must have an entablature consisting of a cornice, frieze and architrave. The cornice and architrave must be distinguishable from the frieze and the rest of the building by a change in material and/or color. Colors with a low light reflectivity value shall be used on flat roofs.

- Fenestrations 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. Fenestrations should comprise the majority of the main entry elevation.

- Entryways should be recessed to break up the main building façade and should utilize archways ~~and~~ or vaulted ceilings to provide further articulation.

- Where pedestrian access is planned, overhead shading should be provided. 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.

ii. Exterior Colors

- ~~Plans and specifications submitted to the Architectural Review Committee must include detail of the exterior color scheme including all exterior surfaces.~~ Exterior surfaces must be compatible with the other buildings in the neighborhood.

- ~~Any repainting or redecorating of exterior surfaces will also require submission of a color~~

~~scheme to the Architectural Review Committee for approval.~~

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.

- Permitted exterior finished materials include plastered unit masonry, adobe, slump, split or textured decorative block, and rough sawn wood. Other materials may be approved ~~by the Architectural Review Committee~~. Accent panels of wood or brick may be utilized ~~if approved by the Architectural Review Committe~~.e.

- If ~~C~~construction materials, such as tilt-up concrete, smooth-faced concrete block, prefabricated steel panels, and other similar material ~~shall be avoided~~are utilized, then ~~, unless~~ the exterior surface is to be covered with an architectural treatment. ~~acceptable to the Architectural Review Committee.~~

iv. Roofs

- "Built-up" type roof covering materials shall not be visible from ~~view as determined by the Architectural Review Committee~~Oracle Road.

- Generally acceptable roof covering materials shall be standing seam steel, concrete tile, or clay tile. ~~Other materials may be approved by the Architectural Review Committee.~~ Colors must conform to the overall natural desert color palette ~~and must be approved by the committee~~.

- 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 ~~as approved by the Architectural Review Committee~~.

c. COMMERCIAL ZONE – SPECIFIC AREA CRITERIA

The criteria discussed in this section are specific to sub-areas with the Oro Valley Town Centre ~~and include the mini-department store area, the hotel area and the main street area.~~as shown on the map.

i. ~~**Mini-Department Store and Hotel Area**~~**Areas 1 and 2 (Commercial)**

~~These two areas have~~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 the Mini-Department Store and Hotel Areas:~~

- Facades and Exterior Walls - The buildings shall be designed in such a way that reduces the mass and impersonal appearance of the buildings 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~~ 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.

- Pedestrian Connectivity – Hardscape design and pedestrian pathways are an integral component of the Commercial Area development. The movement of pedestrians throughout the development is intended to be comfortable and interesting. This will be done through the use of the following:

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

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

    - Pedestrian inter-connectivity between all commercial areas creates an integrated feel to the overall commercial development.

- ~~For the mini-department store, OVZCR Chapter 16, Sections 16-103(4)(a-c) shall apply.~~

ii. ~~**Mini-Department Store and Hotel**~~ **Area 3 (Commercial)**

Th~~ese two~~is areas ha~~ves~~ 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 ~~the Mini-Department Store and Hotel~~ Area~~s~~ #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.

- ~~For the mini-department store, OVZCR Chapter 16, Sections 16-103(4)(a-c) shall apply.~~

~~ii. Main Street Area~~

~~In addition to the general criteria outlined Section (E)(1)(b)(i) – General Commercial Zone Design Criteria, the following additional criteria are proposed to apply to the Main Street Area.~~

~~Continuity of Architectural Forms and Elements and Recognition of Experience/Sense of Place – The Statement of Intent and Overall Design Criteria (described earlier in Section E of this PAD) provide the specific architectural guidelines for this area; however, due to the presence of the main street area as a focal point within the development and due to the fact that its elements serve significantly in the creation of a sense of place and unique identity for Oro Valley Town Centre, its importance cannot be overstated. In order to convey a character synonymous with a traditional main street theme, the backbone of the development, this area depends heavily on architectural articulation, attention to scale, connectivity of architectural elements and buildings that stand close to the street for the establishment of a character synonymous with a traditional main street theme. The intent of the area is to provide the user of the space, whether they be moving through as a pedestrian or traveling through in a vehicle, with an experience founded upon the design principles of New Urbanism. As such, it is particularly important that the buildings in the main street employ as many of the design criteria outlined in this section as possible.~~

~~As a means of further guiding the development and creation of the main street experience, photographs, character vignettes and an architectural rendering have been included in this PAD as Exhibits EE-1, 2 and 3. These exhibits depict many key architectural elements, including the following:~~

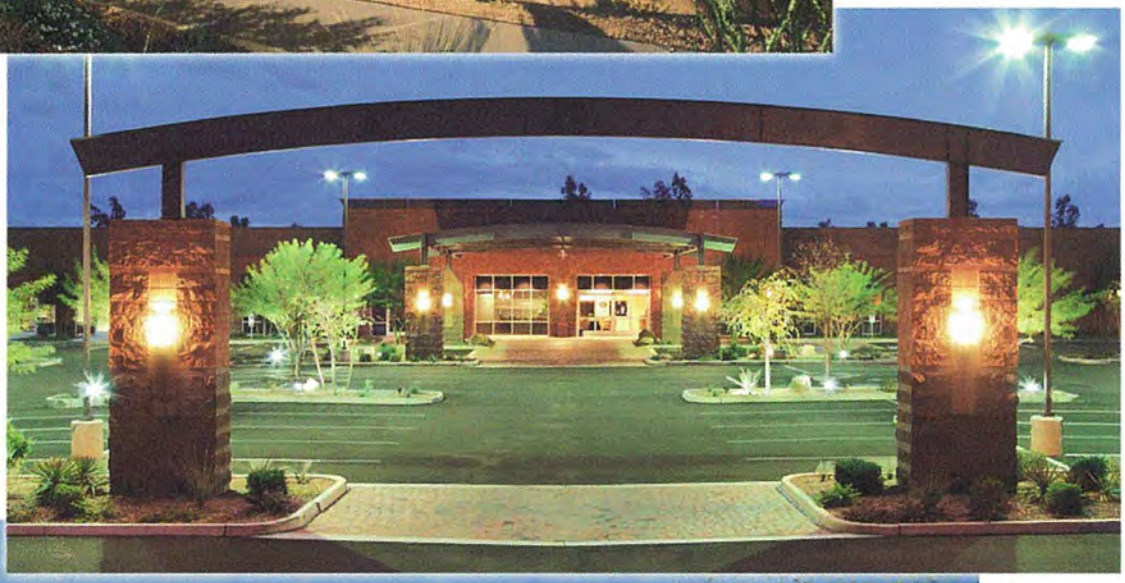
~~- Arcades and other shading strategies to serve pedestrians (both on street level and second stories), such as awnings above window headers on the first floor, or canopies along with landscaping to provide shade~~

~~- Variety of roof types and lines~~

~~- Fenestrations and accent trim to provide building articulation~~

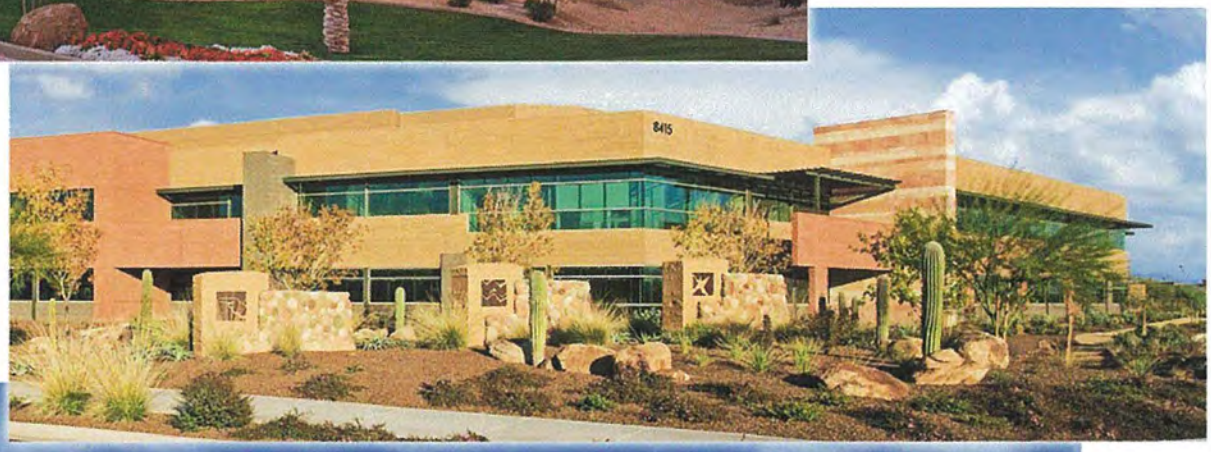
~~- Placement of buildings close to the adjoining street~~

~~- Variety of colors respectful of tones native to the desert environment~~



KITCHELL
DEVELOPMENT

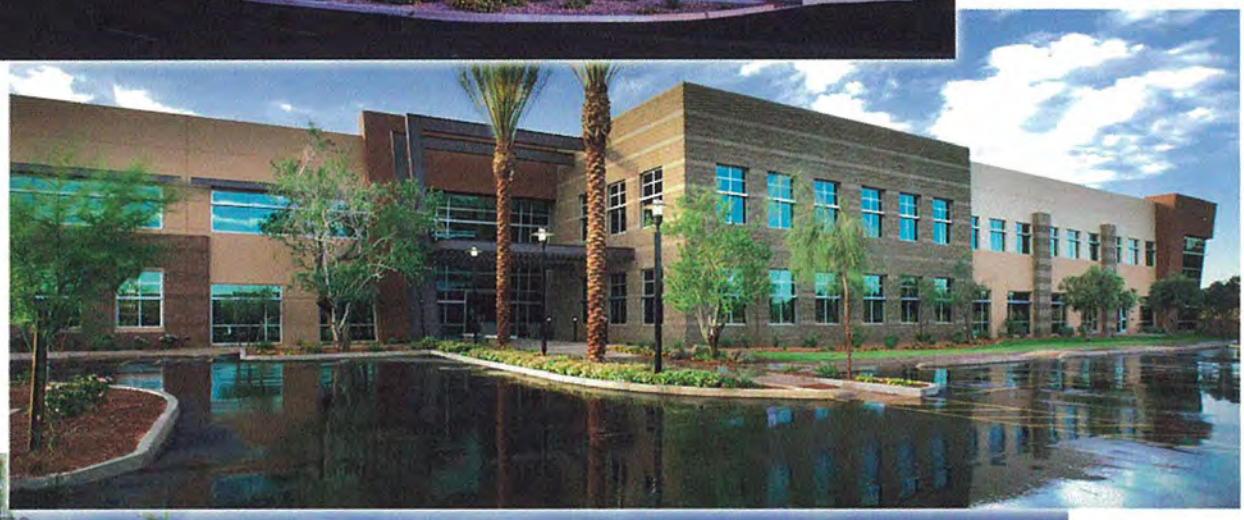
Representative Imagery
Low-Rise Office
EE-6a



KITCHELL
DEVELOPMENT

Representative Imagery
Mid-Rise Office
EE-6b

Bdgu



KITCHELL
DEVELOPMENT

Representative Imagery

Mid-Rise Office

EE-6c

KITCHELL
DEVELOPMENT

Representative Imagery
Retail
EE-6d

Bdg

KITCHELL
DEVELOPMENT

Representative Imagery
Retail
EE-6e

Bdg

KITCHELL
DEVELOPMENT

Representative Imagery
Multi-Family
EE-6f

KITCHELL
DEVELOPMENT

Representative Imagery

Multi-Family

EE-6g

KITCHELL
DEVELOPMENT

Representative Imagery
Multi-Family
EE-6h

Bdg

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 WLB

07.16.2002
WLB NO. 181057A-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

07.15.2002
WLB NO. 181057-A007
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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.
- ~~Garage design shall comply with Section 16-1 of the OVZCR.~~
- 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 ~~Architectural~~ Town of Oro Valley during the review process. ~~Review Committee prior to submittal to Town of Oro Valley or the commencement of construction.~~

~~ii. Preliminary architectural designs for all buildings and structures must be reviewed and tentatively approved by the Architectural Review Committee prior to the preparation of final plans to be submitted to the Town.~~

~~iii. The Architectural Review Committee encourages building designs and the use of materials consistent with the architectural character of the project and expressed in Exhibits EE-1, 2 and 3. Architectural design should also be sensitive to and compatible with the natural desert environment.~~

~~iv. Developer shall control the Architectural Review Committee.~~

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.

~~**a. Statement of Intent:**~~

~~The landscape architecture of the project, and specifically the types and placement of plants, is a critical element in the creation of a sense of place. Through the use of different effects and strategies to create several themes throughout the project, plants will serve to provide this project with a unique sense of identity. For instance, the buffer yards around the perimeter of the site will, in large part, adhere to the plant list found in the newly proposed landscape section of the OVZCR. It is, however, in the interior portions of the project that a different palette is proposed for this project. The proposed plant palette contains species of plants, some of which are not indigenous to the Southwest or the Sonoran Desert; they are, however, recommended by the following books widely used by Landscape Architects in dry climates:~~

~~"Plants for Dry Climates," by Warren Jones and Mary Rose Duffield~~
~~"Native Plants for Southern Landscapes," by Judy Mielke~~
~~"Low Water Use Plants," by Carol Shuler~~

In order to create a hierarchy of vehicular passages within the project, a particular tree species will be chosen to represent different areas of the project. For instance, the "main street" area entry will have its own tree species which lines the vehicular passage and serves to further differentiate the area from other portions of the site. Also, designed within the project are several courtyards or plazas intended to attract pedestrians for sitting, gathering, or for passing through to other areas of the project (see Exhibits EE-5 and 6). These areas will be enhanced through the use of shade trees, lush-appearing shrubs and richly colored groundcovers. Turf will also be used in these areas. In essence, the plants will contribute to the creation of microclimates, which are especially desirable in heat of summer.

Project entries will also be enhanced through the use of vegetation. Each entry to the project will have a unique blend of plants and will have its own unique species of tree. See character sketch of entry monumentation and landscaping in Exhibit EE-4.

The landscaping of this project is not only functional, but is also a crucial element in the creation of a sense of place. It will be used to announce arrival at the site, will serve to help move people through the spaces and to serve to slow them down and cause them to sit and linger. It will be compatible with and enhance the architecture of the project, helping to provide definition of scale.

b. Guidelines:

i. Site Resource Inventory and Native Plant Preservation, Salvage and Mitigation Plans shall be prepared and submitted to the Town of Oro Valley in accordance with the standards set forth in Chapter 14 of the Oro Valley Zoning Code.

ii. All plant material is to be irrigated with an automatic underground drip irrigation system.

iii. Plant materials listed in Chapter 10 of the Oro Valley Zoning Code revised "Oracle Road District Regulations" (p. 10-36) are required in the subject district and area acceptable elsewhere as "native vegetation" except that palms may be permitted by the owner under approved conditions such as in a heavily maintained and irrigated courtyard as a feature. Allowable palms include: Mexican Fan Palm, Windmill Palm, Date Palm, Canary Island Date Palm, Mediterranean Fan Palm, Pindo Palm, Mexican Blue Palm and the Sago Palm.

ivi. Turf may be used in courtyard, patio, oasis, pedestrian and specialty areas. Overall, the turf shall not exceed 15 percent of the total landscape area.

iiiv. Each parcel or lot within the overall site shall be landscaped similarly. Fifty percent of the proposed plant materials shall match adjacent landscape areas within the project.

ivvi. All buffer yard walls shall be a maximum of 35 inches in height except along La Reserve Drive where the wall shall be a minimum of 6 feet in height.

vii. The buffer yard walls shall be all the same color and material as selected by the Master Developer. The walls adjacent to and facing La Reserve Drive will conform to colors designated by the La Reserve Home Owner's Association architectural guidelines and covenants, thereby creating uniformity with the existing walls within La Reserve.

viii. Certain plants are specifically prohibited as they may be a fire hazard, an ecological nuisance, an aesthetic detriment, or produce noxious seed and pollen conditions. They are:

- Conifers such as pines, cedars, cypress, or juniper (not indigenous in appearance).
- Noxious pollen producers such as olive trees, except "Swan Hill" olives, mulberry, all varieties of citrus, and common Bermuda grass.
- Non-native grasses which may take over a landscape or serve as fuel for fires.

viiix. General - It is the intent of the owner to further regulate landscape colors, materials, and placement so as to achieve a very native and consistent environment throughout the PAD area and the landscaping and color scheme present on La Reserve Drive.

viix. All planting islands in the parking lot are to be a minimum of 5 feet wide.

ixxi. All roads in the development (See Exhibit AA-2 for example of cross-section of road) are to be landscaped on both sides of the road with trees, shrubs and groundcover. The main entry roads areis to be landscaped in such a manner as to achieve a "tree-lined boulevard" effect. As such, tree spacing should be twenty-five feet on center. Landscaping shall not encroach into the clear zones on Pusch View Lane.

xii. Strive to preserve washes in their natural condition.

xiii. Provide landscaping to complement site architecture, highlight the built environment, define pedestrian circulation and announce building entrances.

xiviii. Provide distinctive landscaping and hardscape at strategic key intersections and other focal points.

xviii. Place plant materials to maximize shade for pedestrians and to provide shade for buildings to promote energy efficiency. Shade trees or arcades or shade structures shall be provided at building entrances and along pedestrian ways throughout the project.

xivvi. Utilize plant materials to screen undesirable views and parking/loading areas.

xviiv. Water harvesting will be incorporated for pads and paved surfaces where possible above ground.

xviii. Approved landscaping pursuant to landscape plan for each phase of development is to be installed and maintained prior to the issuance of a final certificate of occupancy, subject to the following:

- A minimum 30-foot landscape buffer is required along Oracle Road.
- All areas, other than those covered by buildings or paving for required parking, shall be landscaped or maintained as natural.
- Landscaping islands in accordance with the Town's off-street parking ordinance shall

~~be provided in all parking areas.~~

- ~~Existing vegetation along Oracle Road shall be preserved to the greatest extent possible. A complete salvage plan per OVZCR Section 14-1 shall be prepared and submitted with each development plan or tentative plat.~~

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
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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 Intentionally Deleted

Exhibit EE-7 Intentionally Deleted

Exhibit EE-8 Intentionally Deleted

Exhibit EE-9 Intentionally Deleted

EXHIBIT EE-10

ORO VALLEY TOWN CENTRE RECOMMENDED PLANT LIST

Per Addendum C of the Oro Valley Zoning Code

~~TREES:~~

~~Acacia abyssinica (Height: 15'-25')~~
~~Abyssinian Acacia~~

~~Acacia farnesiana (15'-25')~~
~~Sweet Acacia~~

~~Acacia smallii (15'-25')~~
~~Sweet Acacia~~

~~Acacia stenphylla (20'-30')~~
~~Shoestring Acacia~~

~~Acacia salicina (20'-30')~~
~~Willow Acacia~~

~~Acacia willardiana (15'-20')~~
~~Palo Blanco~~

~~*Albizia julibrissin (15'-20')~~
~~Silk Tree~~

~~Brachychiton populneus (30'-35')~~
~~Bottle Tree~~

~~Cercidium floridum (25'-30')~~
~~Blue Palo Verde~~

~~*Cercidium "Hybrid" (20'-25')~~
~~Desert Museum~~

~~Cercidium microphyllum (10'-15')~~
~~Little Leaf Palo Verde~~

~~Cercidium praecox (15'-20')~~
~~Palo Brea~~

~~Cercis canadensis mexicana (10'-15')~~
~~Mexican Redbud~~

~~Chilopsis linearis (20'-25')~~
~~Desert Willow~~

~~*Fraxinus greggii (10'-12')~~
~~Little Leaf Ash~~

~~*Fraxinus velutina (25'-30')~~
~~Arizona Ash~~

~~*Geijera parviflora (15'-20')~~
~~Australian Willow~~

~~*Jacaranda mimosifolia (30'-35')~~
~~Jacaranda~~

~~Lysiloma candida (10'-15')~~
~~Palo Blanco~~

~~Lysiloma thornberi (15'-20')~~
~~Fern of the Desert~~

~~Olea europaea "Swan Hill" (15'-25')~~
~~Swan Hill Olive~~

~~Olneya tesota (20'-30')~~
~~Ironwood~~

~~Pistacia chinensis (20'-30')~~
~~Chinese Pistache~~

~~Pithecellobium flexicaule (15'-20')~~
~~Texas Ebony~~

~~Pithecellobium mexicanum (20'-25')~~
~~Mexican Ebony~~

~~Pithecellobium pallens (20'-25')~~
~~Apes Earring~~

~~*Platanus wrightii (30'-40')~~
~~Arizona Sycamore~~

~~Prosopis alba 'Thornless' (20'-30')~~
~~White Mesquite~~

Prosopis chilensis (20'-30')
Prosopis glandulosa (25'-35')
Honey Mesquite
Prosopis pubescens (10'-15')
Fremont Screwbean

Prosopis velutina (20'-25')
Velvet Mesquite

*Prunus cerasifera "Atropurpurea" (10'-15')
Purple Leaf Plumb

*Quercus buckleyi "Red Rock" (25'-30')
Red Rock Oak

Quercus ilex (25'-30')
Holly Oak

*Quercus polymorpha (25'-30')
Monterrey Oak

Quercus suber (25'-30')
Cork Oak

Quercus viriginiana "Heritage" (25'-30')
Heritage Oak

Rhus lancea (20'-25')
African Sumac

Sophora secundiflora (10'-15')
Texas Mountain Laurel

PALMS:

Washingtonia robusta
Mexican Fan Palm

Trachycarpus fortunei
Windmill Palm

Phoenix dactylifera
Date Palm

Phoenix canariensis
Chilean Mesquite

Canary Island Date Palm

Chamaerops humilis
Mediterranean Fan Palm

Butia capitata
Pindo Palm

Brahea armata
Mexican Blue Palm
Cycas revoluta
Sago Palm

SHRUBS AND ACCENTS:

Acacia berlandieri
Guahillo

Acacia constricta
Whitethorn Acacia

Acacia greggii
Catsclaw Acacia

*Acacia schottii
Schott Acacia

*Agave chrysantha
Golden Flowered Agave

Agave colorata
Mescal Ceniza

*Agave deserti
Desert Agave

*Agave geminiflora
Twin-flowered Agave

*Agave havardiana
Harvard Agave

*Agave lechuguilla
Lechuguilla

~~*Agave murpheyi~~
~~Murphy Agave~~

~~*Agave neomexicana~~
~~New Mexico Agave~~

~~Agave ocahui~~
~~Ocahui Agave~~

~~Agave palmeri~~
~~Palmer's Agave~~

~~*Agave parrasana~~
~~NCN~~

~~*Agave parryi~~
~~Artichoke Agave~~
~~*Agave schidigera "Durango Delight"~~
~~Durango Delight Agave~~

~~*Agave toumeyana~~
~~Toumey's Agave~~

~~*Agave utahensis~~
~~Utah Agave~~

~~Agave vilmoriana~~
~~Octopus Agave~~

~~Agave vitorriae-reginae~~
~~Queen Victoria's Agave~~

~~*Aloe dawei~~
~~Dawe's Aloe~~

~~Aloe ferox~~
~~Cape Aloe~~

~~*Aloe striata~~
~~Coral Aloe~~

~~*Aloe vera~~
~~Medicinal Aloe~~

~~Ambrosia ambrosioides~~
~~Giant Bursage~~

~~Ambrosia deltoidea~~
~~Bursage~~

~~Anisacanthus thurberi~~
~~Desert Honeysuckle~~

~~*Aristida purpurea~~
~~Purple Threeawn~~

~~Asclepias subulata~~
~~Desert Milkweed~~

~~*Asparagus densiflorus "Myers"~~
~~Myers Asparagus~~

~~Atriplex canescens~~
~~Fourwing Saltbush~~

~~Atriplex lentiformis~~
~~Quail Brush~~

~~*Bacharris "Centennial"~~
~~Centennial Coyote Bush~~
~~*Bacharris pilularis~~
~~Dwraf Coyote Bush~~

~~Baileya multiradiata~~
~~Desert Marigold~~

~~Bougainvillea spp.~~
~~Bougainvillea~~

~~*Bulbine frutescens~~
~~Bulbine~~

~~Caesalipinia gilliesii~~
~~Yellow Bird of Paradise~~

~~Caesalipinia mexicana~~
~~Mexican Bird of Paradise~~

~~Caesalipinia pulcherrima~~
~~Red Bird of Paradise~~

~~Calliandra californica~~
~~Baja Fairy Duster~~

~~Calliandra eriophylla~~
~~Fairy Duster~~

~~Calylophus hartwegii~~
~~Calylophus~~

~~Carnegiea gigantea~~
~~Saguaro~~

~~Cassia wislizeni~~
~~Shrubby Cassia~~

~~Celtis pallida~~
~~Desert Hackberry~~

~~Celtis reticulata~~
~~Netleaf Hackberry~~

~~*Chrysactinia mexicana~~
~~Damianita~~

~~*Condalia globosa~~
~~Bitter Condalia~~

~~Cordia parvifolia~~
~~Little Leaf Cordia~~

~~*Cycas revoluta~~
~~Sago Palm~~
~~Dalea bicolor~~
~~Indigo Bush~~

~~*Dalea capitata~~
~~Golden Dalea~~

~~Dalea frutescens~~
~~Black Dalea~~

~~Dalea greggii~~
~~Trailing Indigo Bush~~

~~Dalea pulchra~~
~~Bush Dalea~~

~~Dalea versicolor~~
~~Wislizenus Dalea~~

~~Dasylirion acrotriche~~
~~Green Desert Spoon~~

~~*Dasylirion longissima~~
~~Tothless Spoon~~

~~Dasylirion wheeleri~~
~~Desert Spoon~~

~~Dodonaea viscosa~~
~~Hopbush~~

~~Dyssodia acerosa~~
~~Dyssodia~~

~~Echinocactus grusonii~~
~~Golden Barrel Cactus~~

~~Echinocereus engelmannii~~
~~Hedgehog~~

~~Encelia californica~~
~~Brown Eyed Susan~~

~~Encelia farinosa~~
~~Brittle Bush~~

~~Ephedra spp.~~
~~Mormon Tea~~

~~*Eremophila species "Valentine"~~
~~Valentine Shrub~~

~~*Ericameria laricifolia~~
~~Turpentine Bush~~
~~*Eriogonum fasciculatum~~
~~California Buckwheat~~

~~*Eschscholzia californica~~
~~California Poppy~~

~~*Eschscholzia mexicana~~
~~Mexican Poppy~~

~~Euphorbia rigida~~
~~Gopher Plant~~

~~Feijoa sellowiana~~
~~Pineapple Guava~~

~~Ferrocactus wislizenii~~
~~Barrel Cactus~~

~~Fouquieria splendens~~
~~Ocotillo~~

~~*Gaura lindheimeri~~
~~Gaura~~

~~Hesperaloe funifera~~
~~Coahilian Herperaloe~~

~~Hesperaloe parviflora~~
~~Red Yucca~~

~~*Hymenoxys acaulis~~

~~Angelita Daisy~~

~~Hyptis emoryi~~
~~Desert Lavender~~

~~Jatropha cardiophylla~~
~~Limberbush~~

~~Leucophyllum laevigatum~~
~~Chihuahuan Rain Sage~~

~~Justicia california~~
~~Chuparosa~~

~~Justicia spicigera~~
~~Mexican Honeysuckle~~

~~Lantana spp.~~
~~Lantana~~

~~Larrea tridentata~~
~~Creosote Bush~~
~~Leucophyllum frutescensspp~~
~~Texas Ranger~~

~~Leucophyllum laevigatum~~
~~Chihuahuan Rain Sage~~

~~*Lotus rigidus~~
~~Deer Vetch~~

~~*Lycium pallidum~~
~~Squawberry~~

~~Macfadyena unguis-cati~~
~~Cat's Claw Vine~~

~~Melampodium leucanthum~~
~~Blackfoot Daisy~~

~~Mimosa biuncifera~~
~~Catclaw Mimosa~~

~~Mimosa dysocarpa~~
~~Velvetpod Mimosa~~

~~*Muhlenbergia capillaris "Regal Mist"~~
~~Regal Mist~~

~~*Muhlenbergia lindheimeri "Autumn Glow"~~
~~Autumn Glow~~

~~Myoporum parvifolium~~
~~Trailing Myoporum~~

~~Myrtus communis "Compacta"~~
~~Compact Myrtle~~

~~Nolina microcarpa~~
~~Bear Grass~~

~~Oenothera berlandieri~~
~~Mexican Evening Primrose~~

~~Oenothera stubei~~
~~Chihuahuan Primrose~~

~~Opuntia basilaris~~
~~Beaver Tail Cactus~~

~~Opuntia microdasys~~
~~Bunny Ears~~

~~Opuntia violaceae santa rita~~
~~Santa Rita Prickly Pear~~
~~Opuntia spp.~~
~~Cholla and Prickly Pear~~

~~Penstemon eatonii~~
~~Firecracker Penstemon~~

~~*Penstemon palmeri~~
~~Palmer's Penstemon~~

~~Penstemon parryi~~
~~Parry's Penstemon~~

~~Penstemon pseudospectabalis~~
~~Canyon Penstemon~~

~~Penstemon superbus~~
~~Suberb Penstemon~~

~~*Plumbago auriculata~~
~~Blue Cape Plumbago~~

~~*Plumbago scandens~~
~~White Plumbago~~

~~Prunus caroliniana~~
~~Carolina Laurel Cherry~~

~~Psilostrophe cooperi~~
~~Paperflower~~

~~Punica granatum~~
~~Pomegranate~~

~~Rhus ovata~~
~~Sugarbush~~

~~Rosmarinus spp.~~
~~Rosemary~~

~~Ruellia californica~~
~~Sonoran Desert Ruellia~~

~~Ruellia peninsularis~~
~~Baja Ruellia~~

~~Salvia greggii~~
~~Autumn Salvia~~

~~Salvia clevelandii~~
~~Chaparral Sage~~

~~Salvia leucantha~~
~~Mexican Bush Sage~~
~~*Salvia microphylla~~
~~Red Bush Sage~~

~~Santolina chamaecyparissus~~
~~Lavender Cotton~~

~~Santolina virens~~
~~Lavender Cotton~~

~~Simmondsia chinensis~~
~~Jojoba~~

~~*Spaeralcea ambigua~~
~~Globemallow~~

~~*Stachys coccinea~~
~~Texas Betony~~

~~*Trixis californica~~
~~Trixis~~

~~Vauquelinia californica~~
~~Arizona Rosewood~~

~~Verbena goeddingii~~
~~Goedding Verbena~~

~~Verbena peruviana~~
~~Peruvian Verbena~~

~~*Verbena rigida~~
~~Sandpaper Verbena~~

~~Viquiera deltoidea~~
~~Goldeneye~~

~~Yucca baccata~~
~~Banana Yucca~~

~~Yucca brevifolia~~
~~Joshua Tree~~

~~Yucca elata~~
~~Soaptree Yucca~~

~~*Yucca faxoniana~~
~~Spanish Bayonet~~

~~Yucca rigida~~
~~Blue Yucca~~

~~Yucca whipplei~~
~~Our Lord's Candle~~

~~Zauschneria californica~~
~~Hummingbird Trumpet Bush~~

~~Zinnia acerosa~~
~~Desert Zinnia~~

~~Zizyphus obtrusifolia~~
~~Grey Thorn~~

~~*Zexmenia hispida~~
~~"Devil's River"~~

~~*Denotes plant species that is not on the Oro Valley Approved Plant List.~~

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 ~~Section 12-104~~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 7:00 a.m.~~

   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 ~~the proposed Chapter 17~~Section 27.5 Outdoor Lighting ~~section~~ of the Oro Valley Zoning Code Revised.

APPENDICES

APPENDIX 'A'

January 24, 2011
WLB No. 181057-N-001-1003
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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.

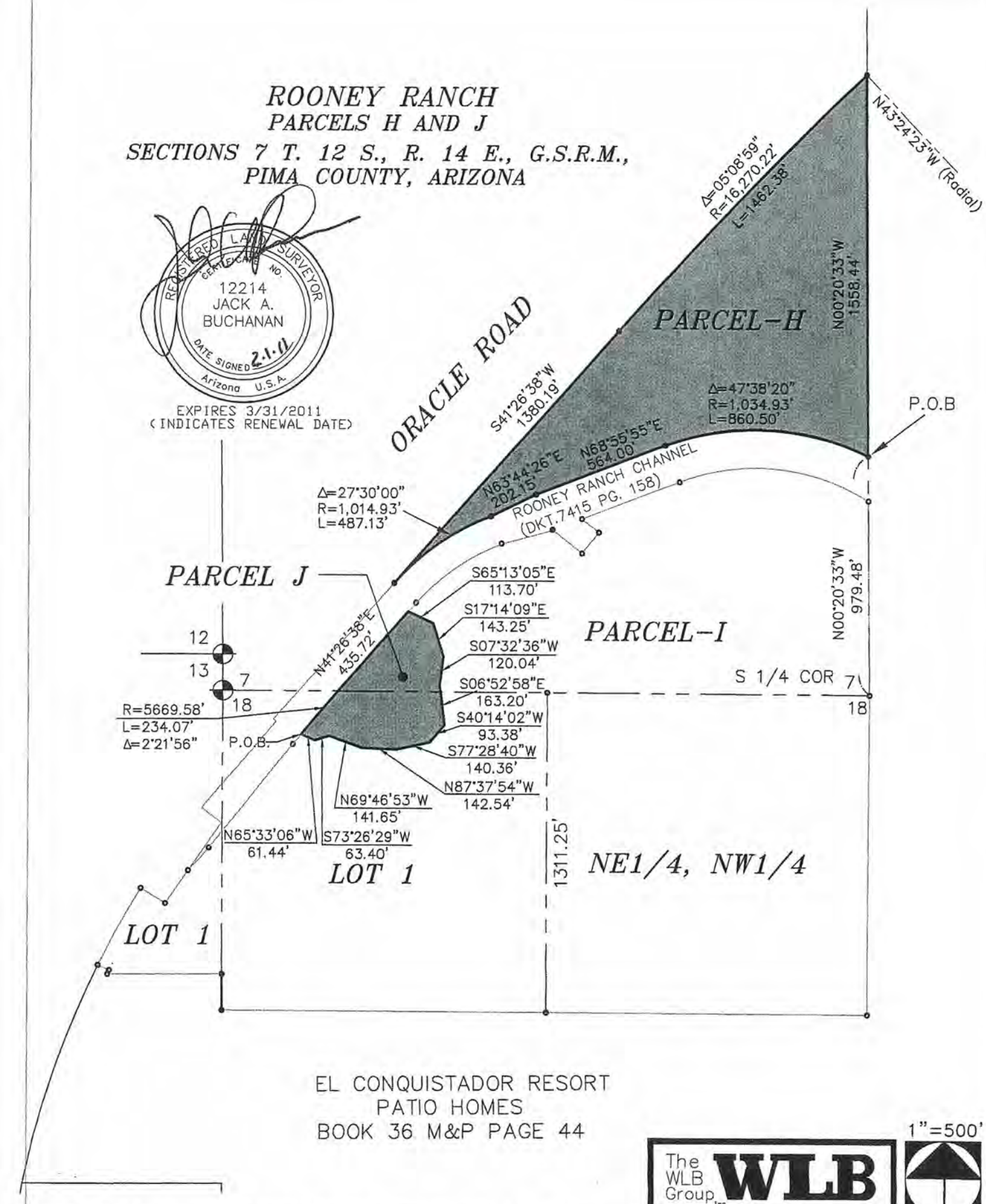
Jack A. Buchanan, RLS
JAB:cll

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
(INDICATES RENEWAL DATE)



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

January 24, 2011
WLB No. 181057-R-010
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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.

Jack A. Buchanan, RLS
JAB:cll

EXPIRES 3/31/2011
(INDICATES RENEWAL DATE)

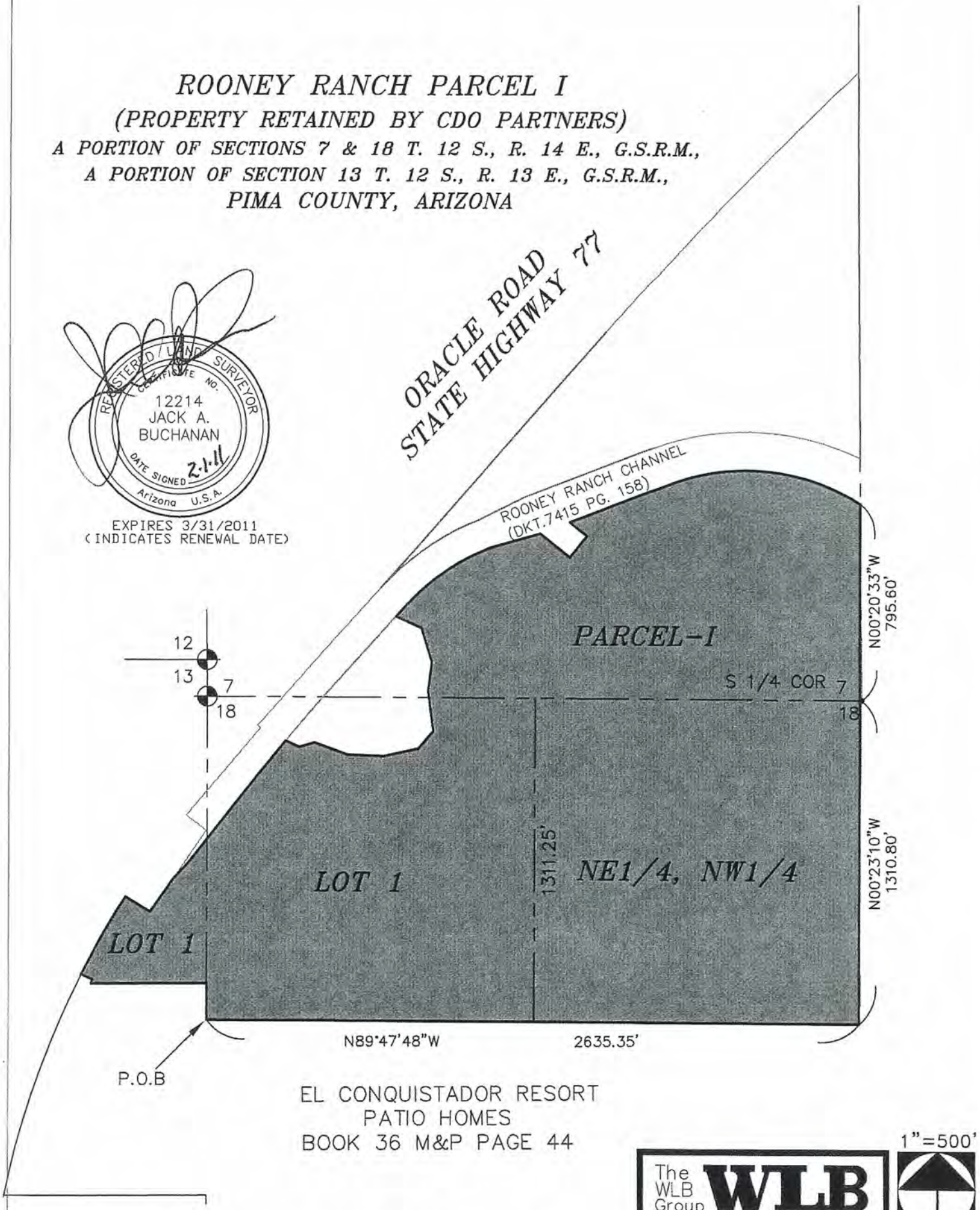
ROONEY RANCH PARCEL I

(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

January 24, 2011
WLB No. 181057-R-010
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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.

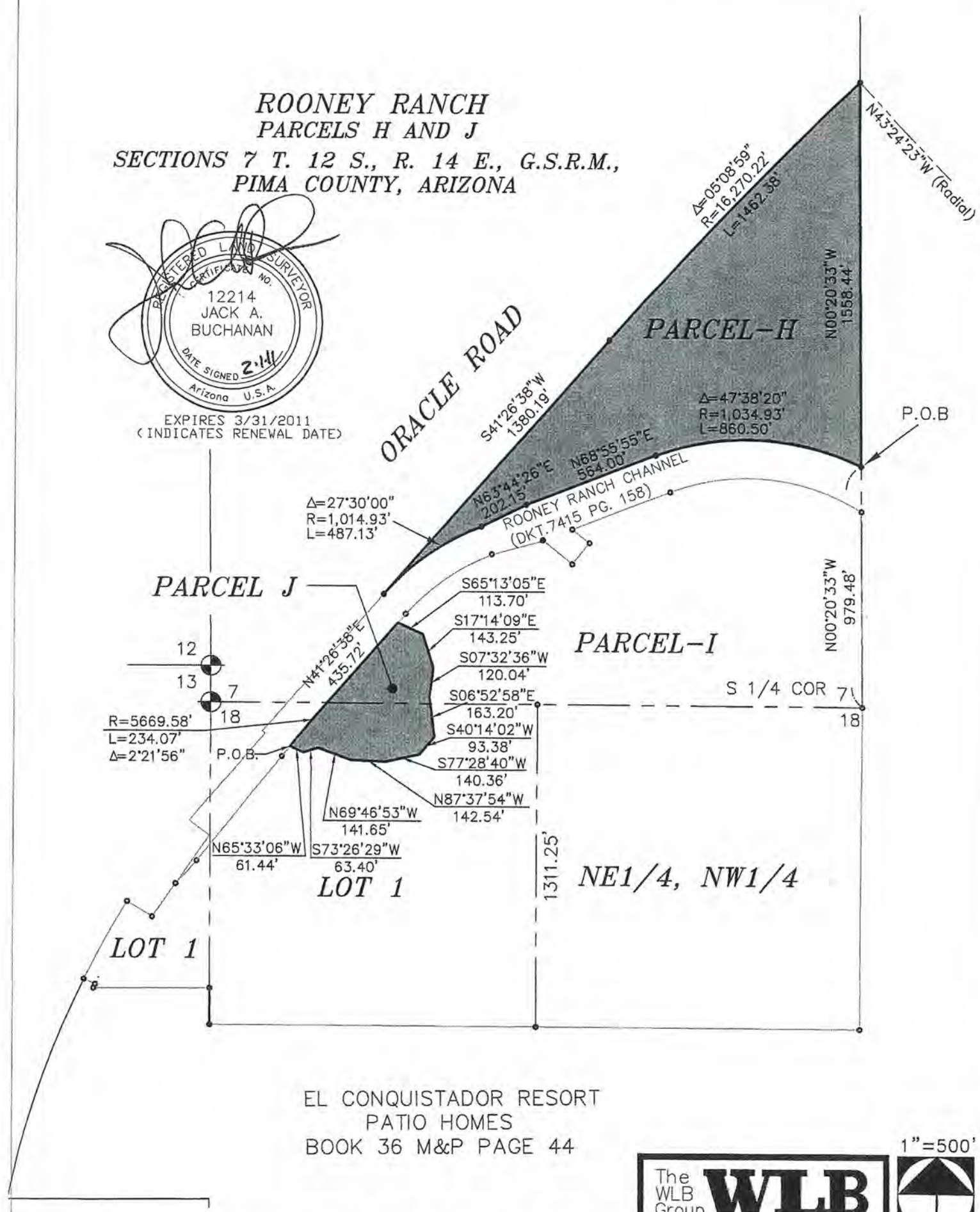
Jack A. Buchanan, RLS
JAB:cll

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 2-14-11
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**

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

APPENDIX 'B'

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 Sidley 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.

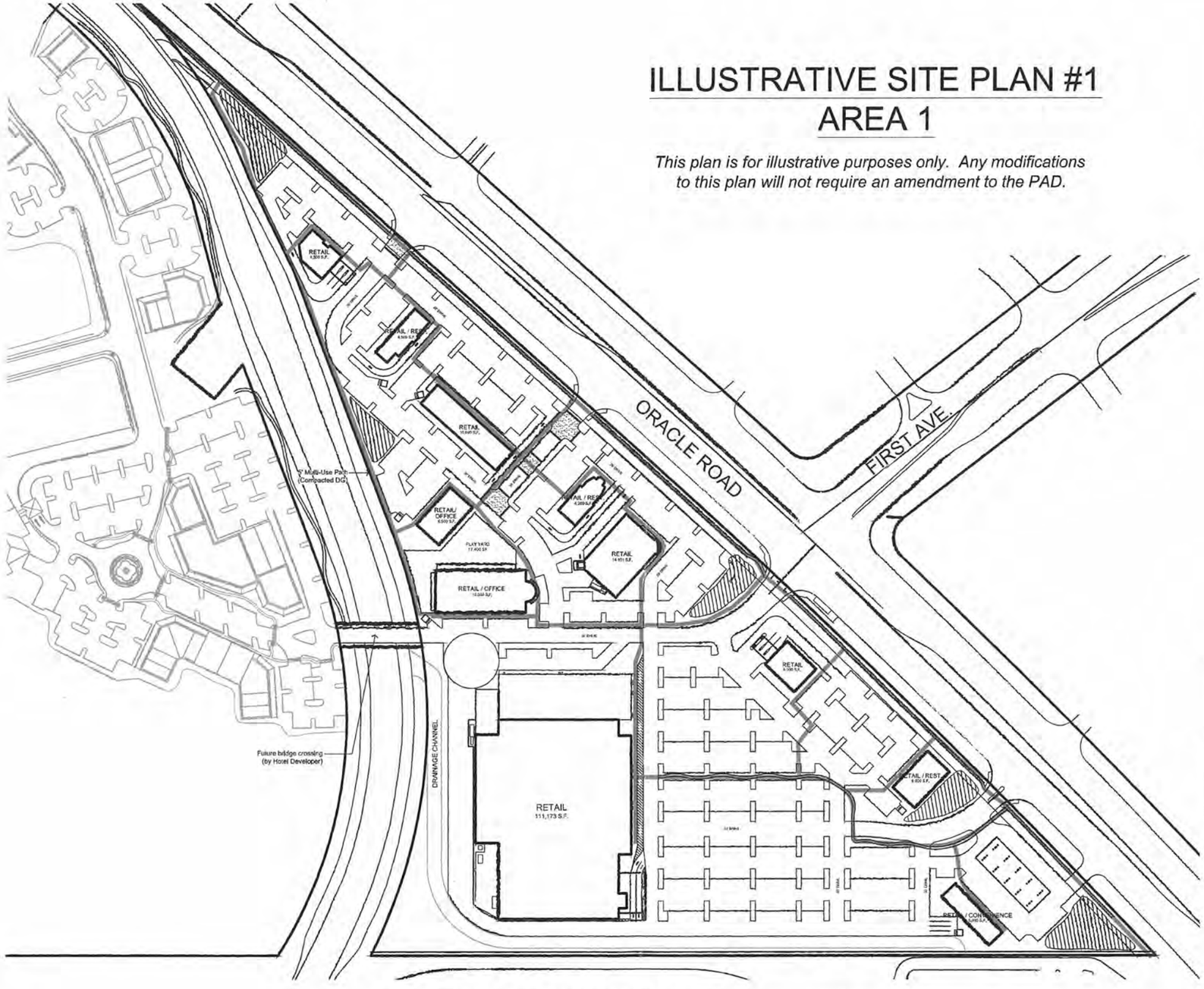
22. Resubmit 24 copies of the final PAD and electronic version with all graphics and maps.

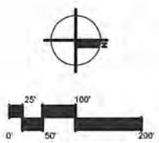
APPENDIX 'C'

APPENDIX 'C-1'

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.





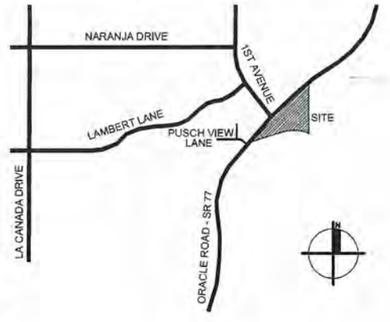
SITE DATA

Site Area	:	1,212,055 S.F. (27.82 AC.)
Building Area	:	210,464 S.F.
F.A.R.	:	.17

Landscape Open Space

5' Pedestrian Path

VICINITY MAP



08-30-11
04152-ST41A

ORO VALLEY *Town Centre*

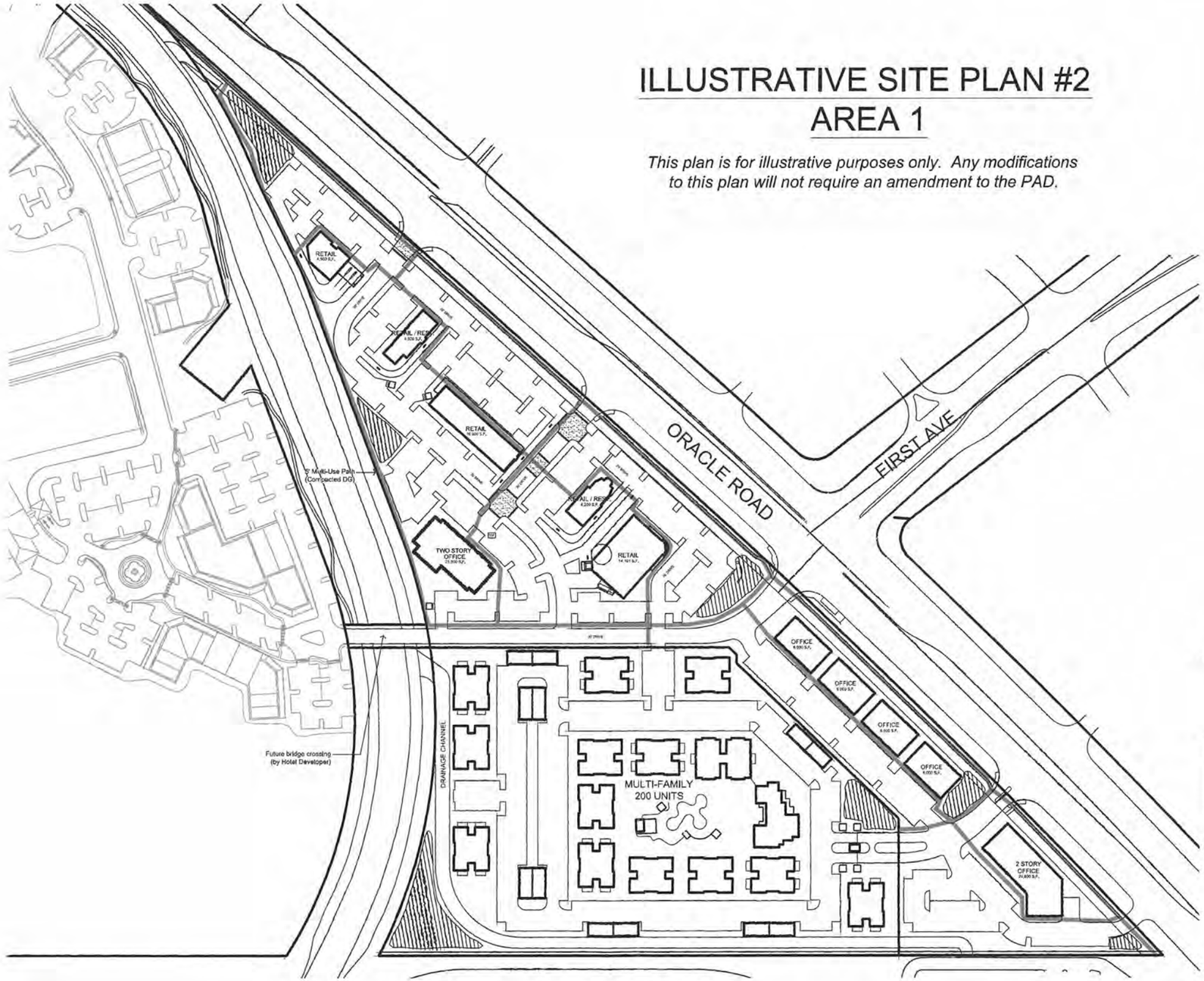
TOWN OF ORO VALLEY, ARIZONA

KITCHELL

Butler Design Group, Inc
architects & planners

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.



0' 50' 100' 200'

SITE DATA

Site Area (NIC Multi-Family)	:	687,805 S.F. (15.79 AC.)
Building Area	:	110,301 S.F.
F.A.R.	:	.16

Landscape Open Space

5' Pedestrian Path

VICINITY MAP

06.30.11
04152-ST41A-MF3

ORO VALLEY *Town Centre*

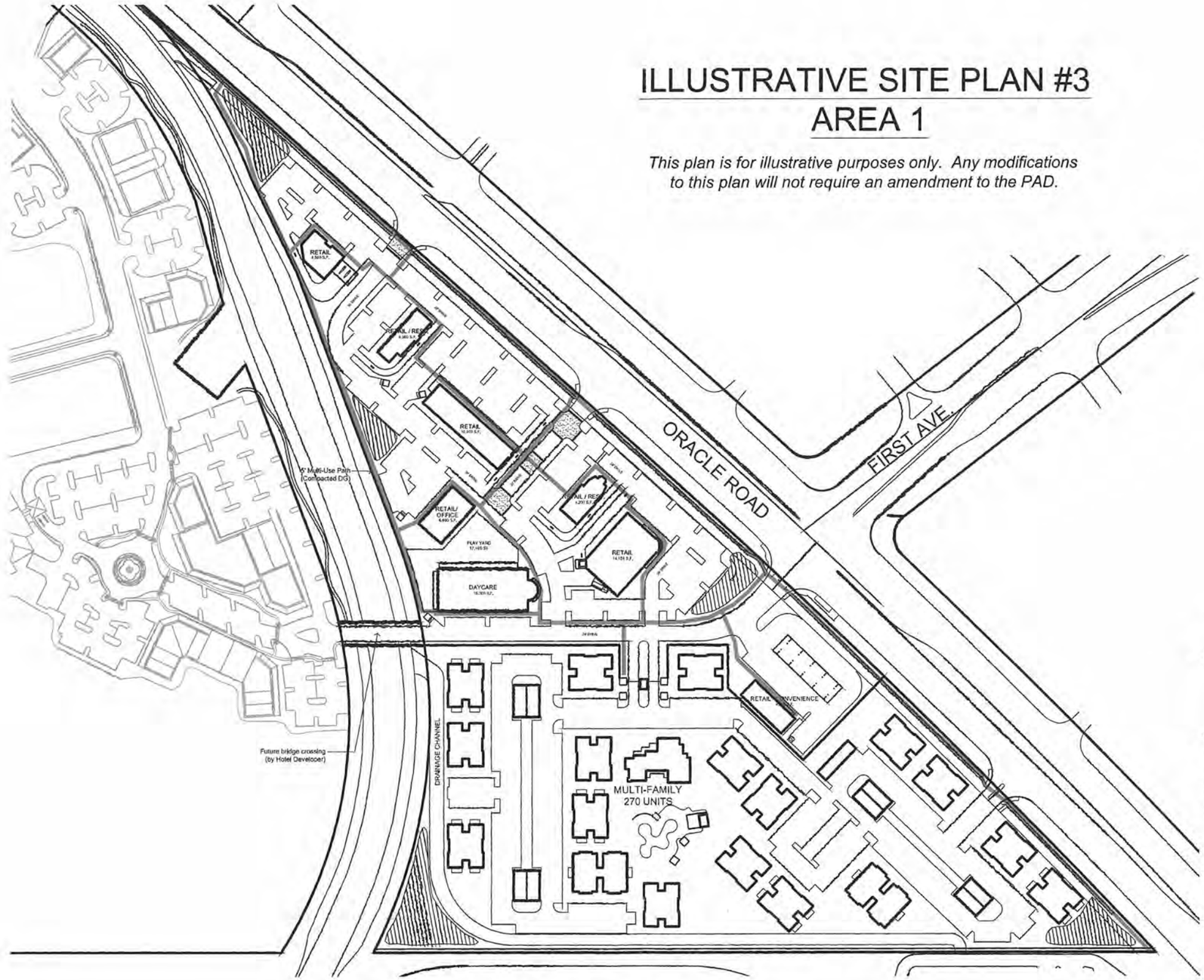
TOWN OF ORO VALLEY, ARIZONA

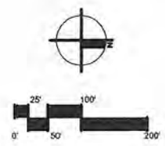
KITCHELL

Butler Design Group, Inc
architects & planners

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.





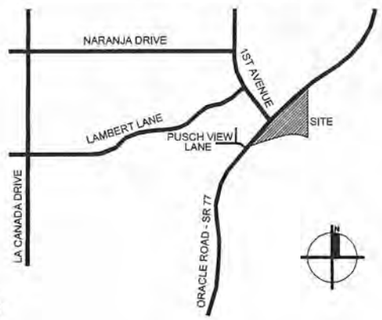
SITE DATA

Site Area (NIC Multi-Family)	:	539,753 S.F. (12.39 AC.)
Building Area	:	63,701 S.F.
F.A.R.	:	.12

Landscape Open Space

5' Pedestrian Path

VICINITY MAP



06.30.11
04152-ST41A-MF6

ORO VALLEY *Town Centre*

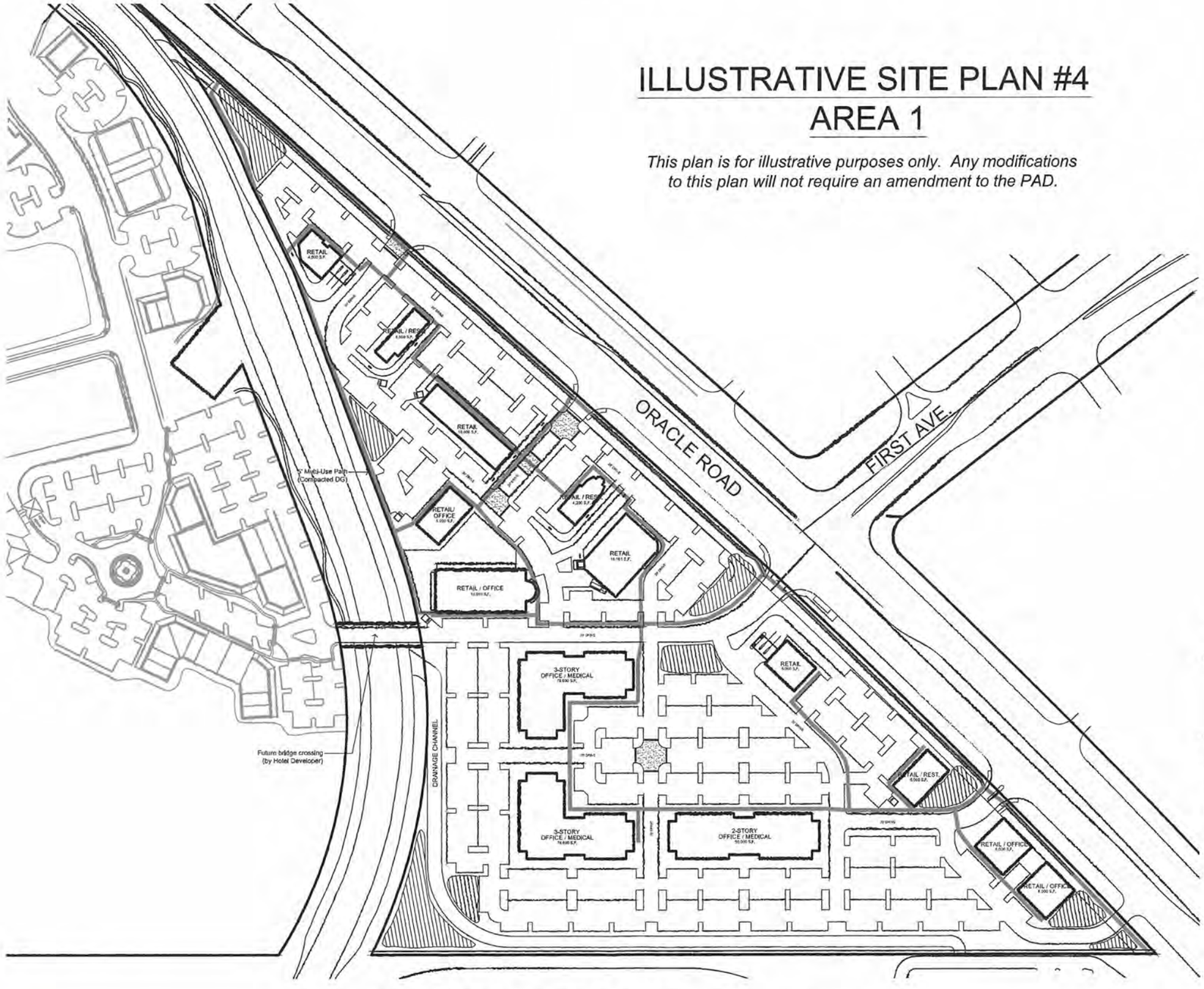
TOWN OF ORO VALLEY, ARIZONA

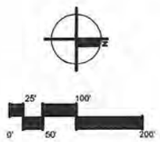
KITCHELL

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.





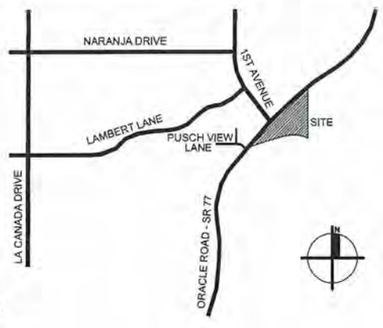
SITE DATA

Site Area	:	1,212,055 S.F. (27.82 AC.)
Building Area	:	288,301 S.F.
F.A.R.	:	.24

Landscape Open Space

5' Pedestrian Path

VICINITY MAP



06.30.11
04152-ST41A-OFF

ORO VALLEY *Town Centre*

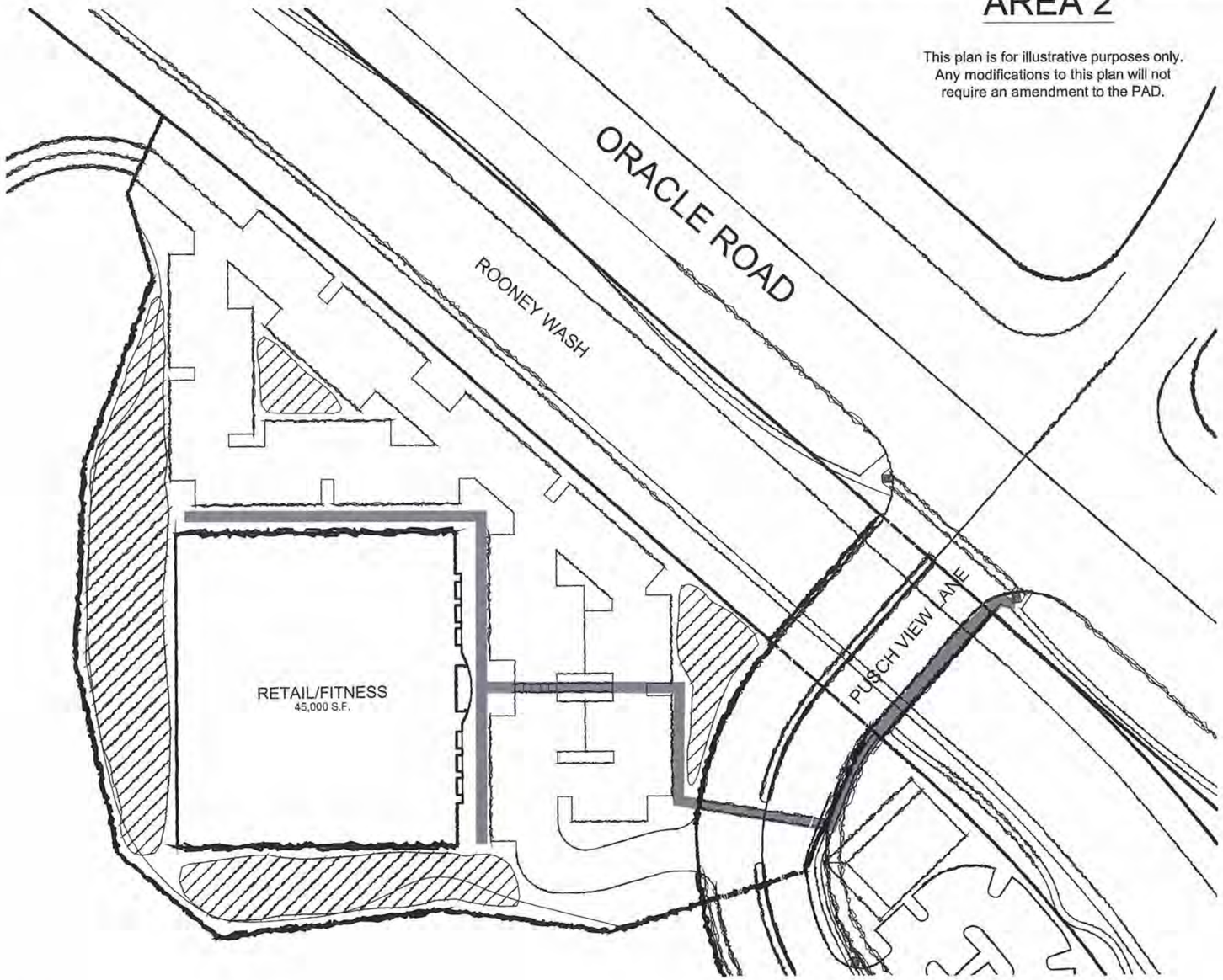
TOWN OF ORO VALLEY, ARIZONA

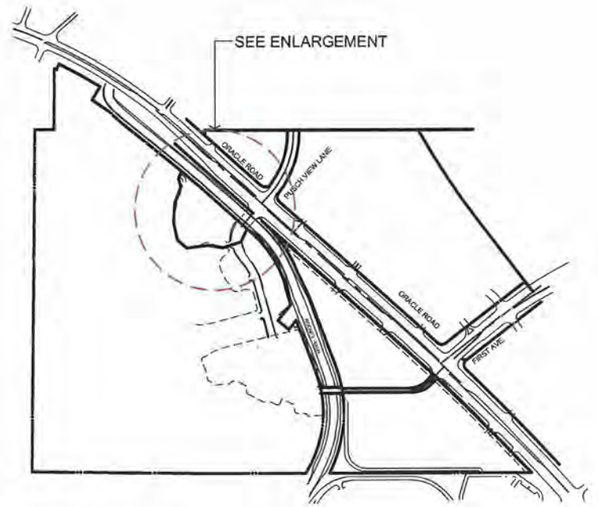
KITCHELL

Butler Design Group, Inc
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

11-10-10
04152

KITCHELL

ORO VALLEY *Town Centre*

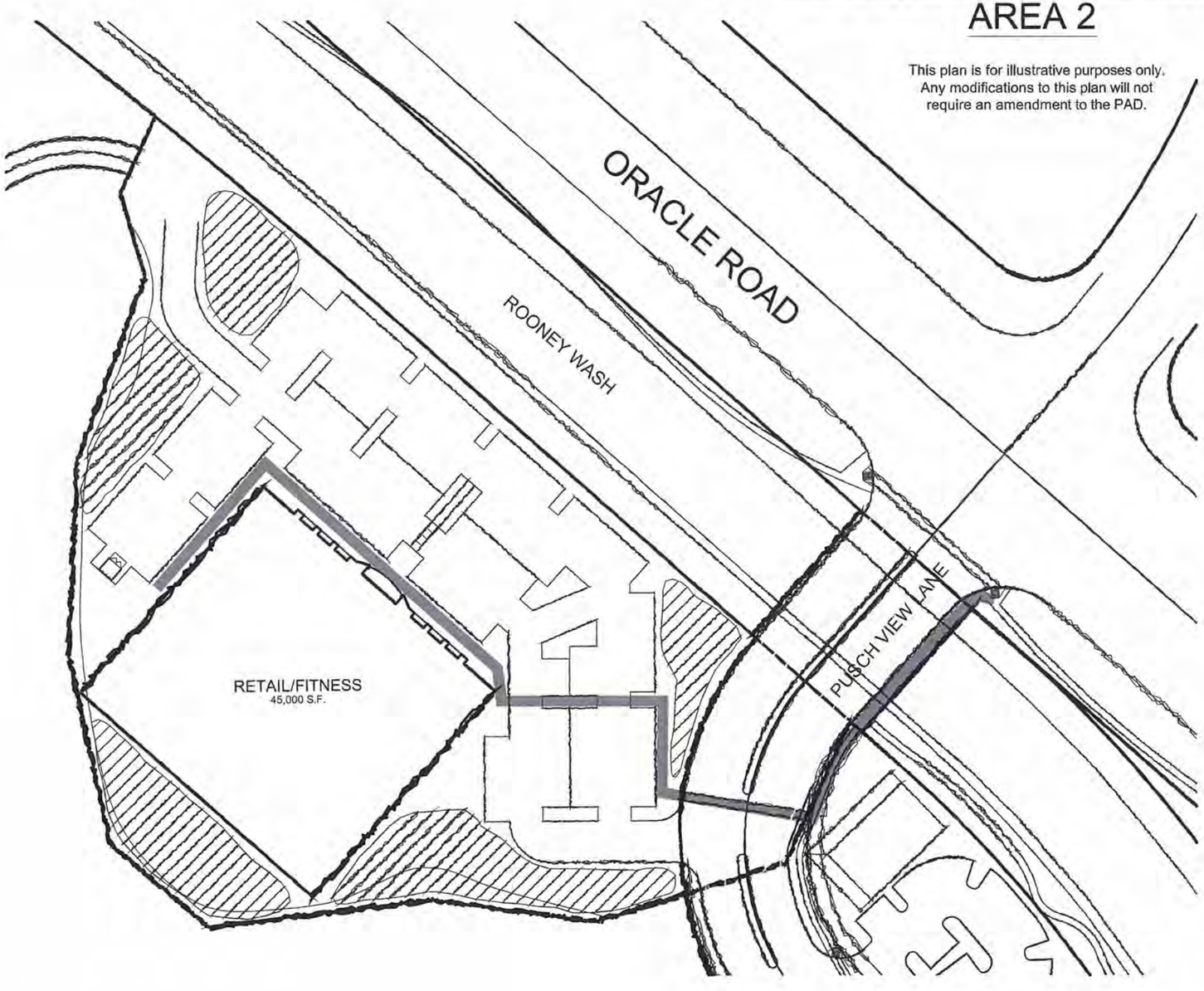
TOWN OF ORO VALLEY, ARIZONA

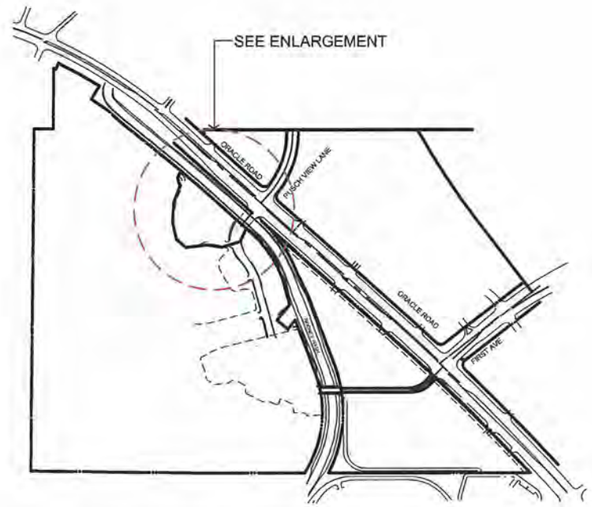
0' 20' 40' 80'

Butler Design Group, Inc
architects & planners

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

11-10-10
04152

KITCHELL

ORO VALLEY *Town Centre*

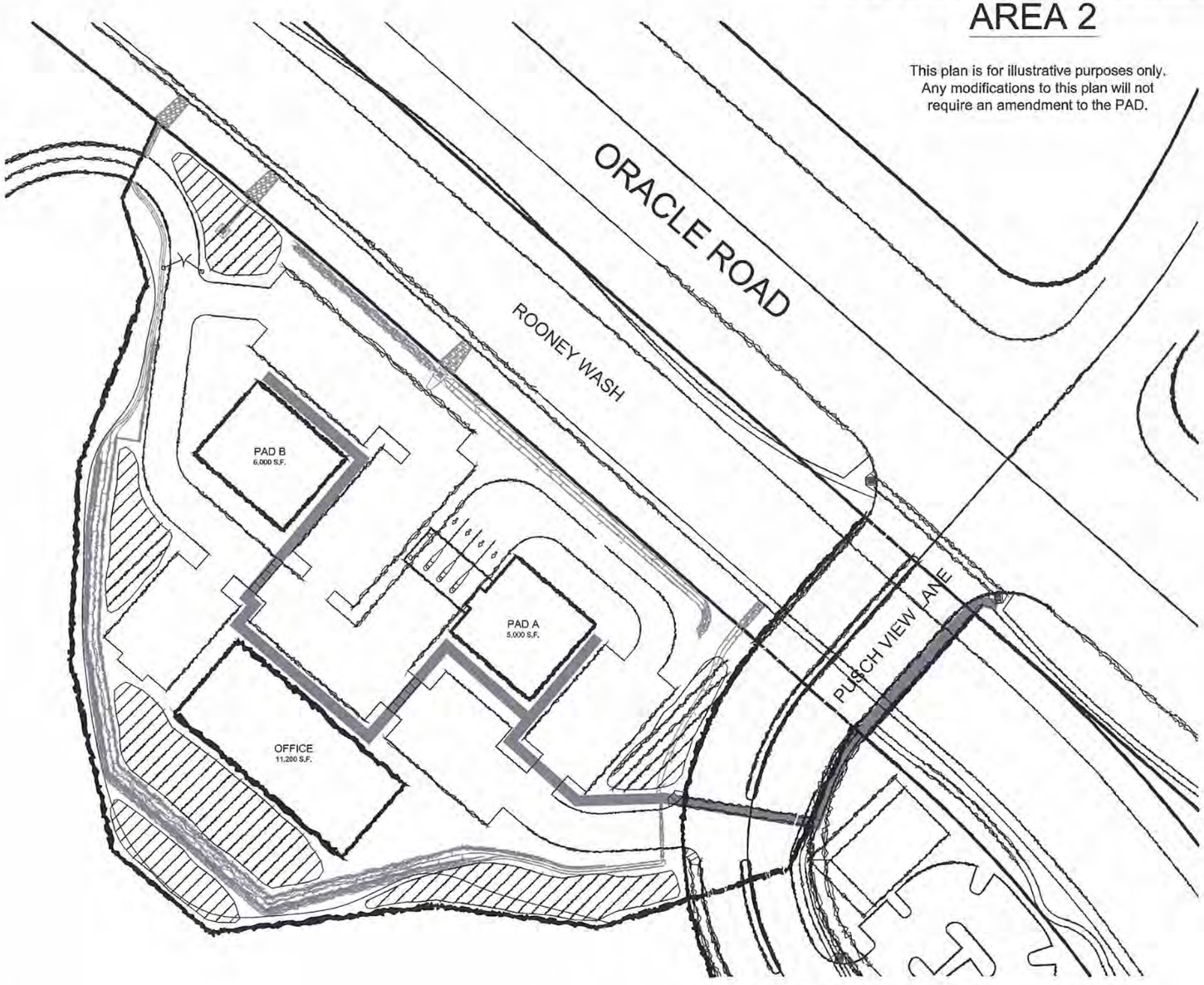
TOWN OF ORO VALLEY, ARIZONA

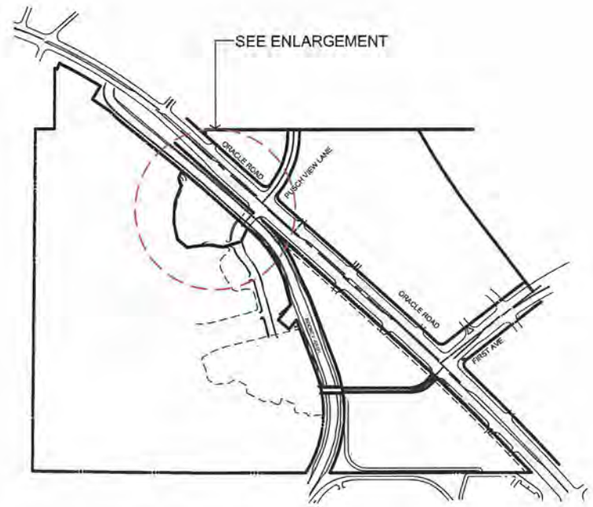
0' 20' 40' 80'

Butler Design Group, Inc
architects & planners

ILLUSTRATIVE SITE PLAN #3
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	:	22,200 S.F.
F.A.R.	:	.11
		Landscape Open Space
		5' Pedestrian Path

VICINITY MAP

11-10-10
04152

KITCHELL

ORO VALLEY *Town Centre*

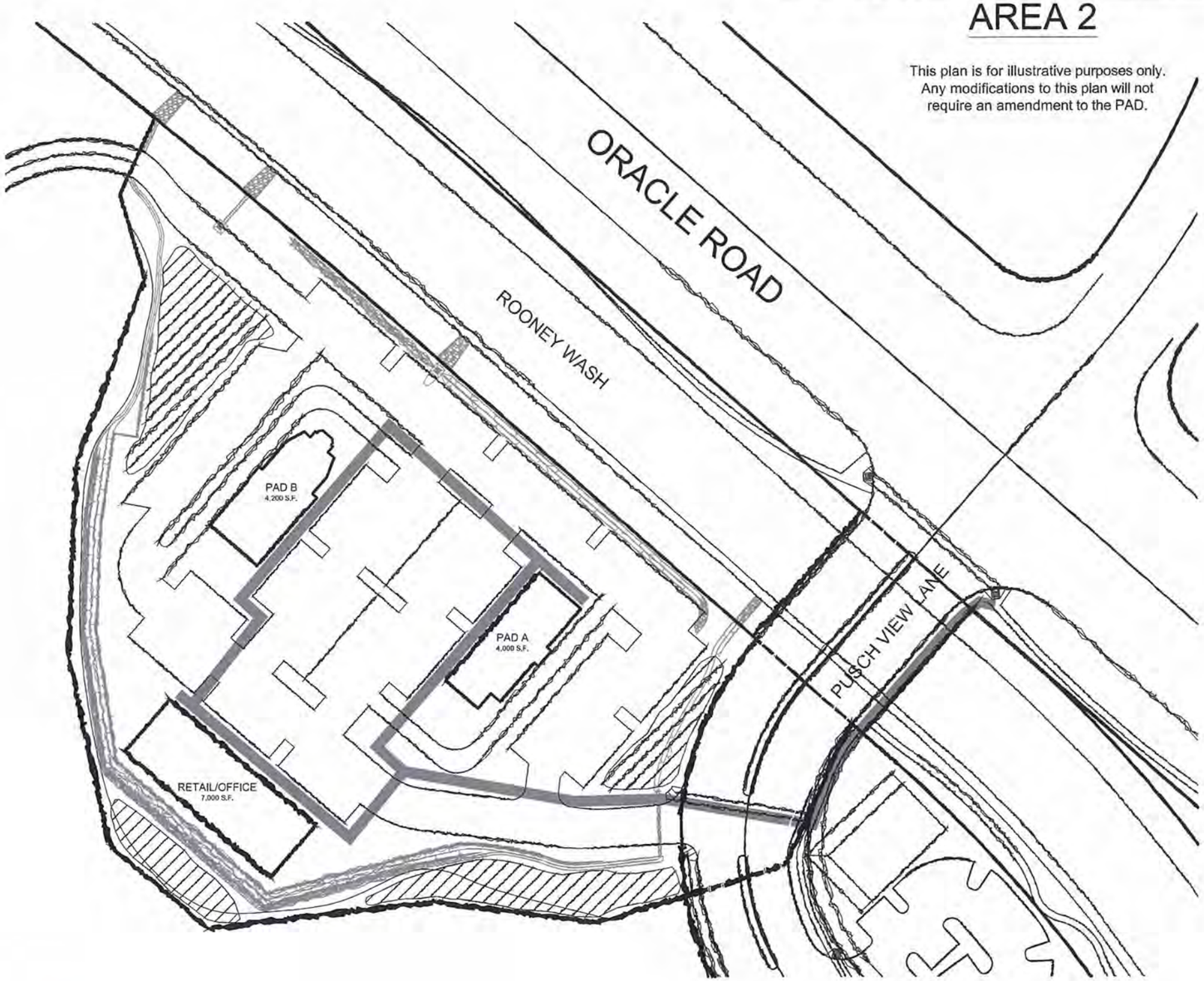
TOWN OF ORO VALLEY, ARIZONA

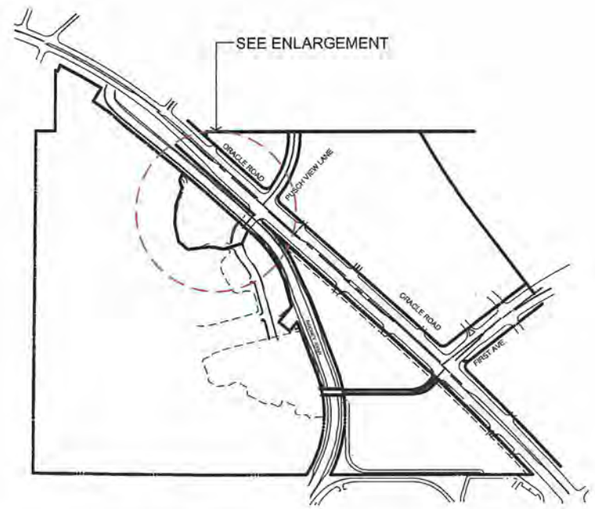
0' 20' 40' 80'

Butler Design Group, Inc
architects & planners

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

KITCHELL

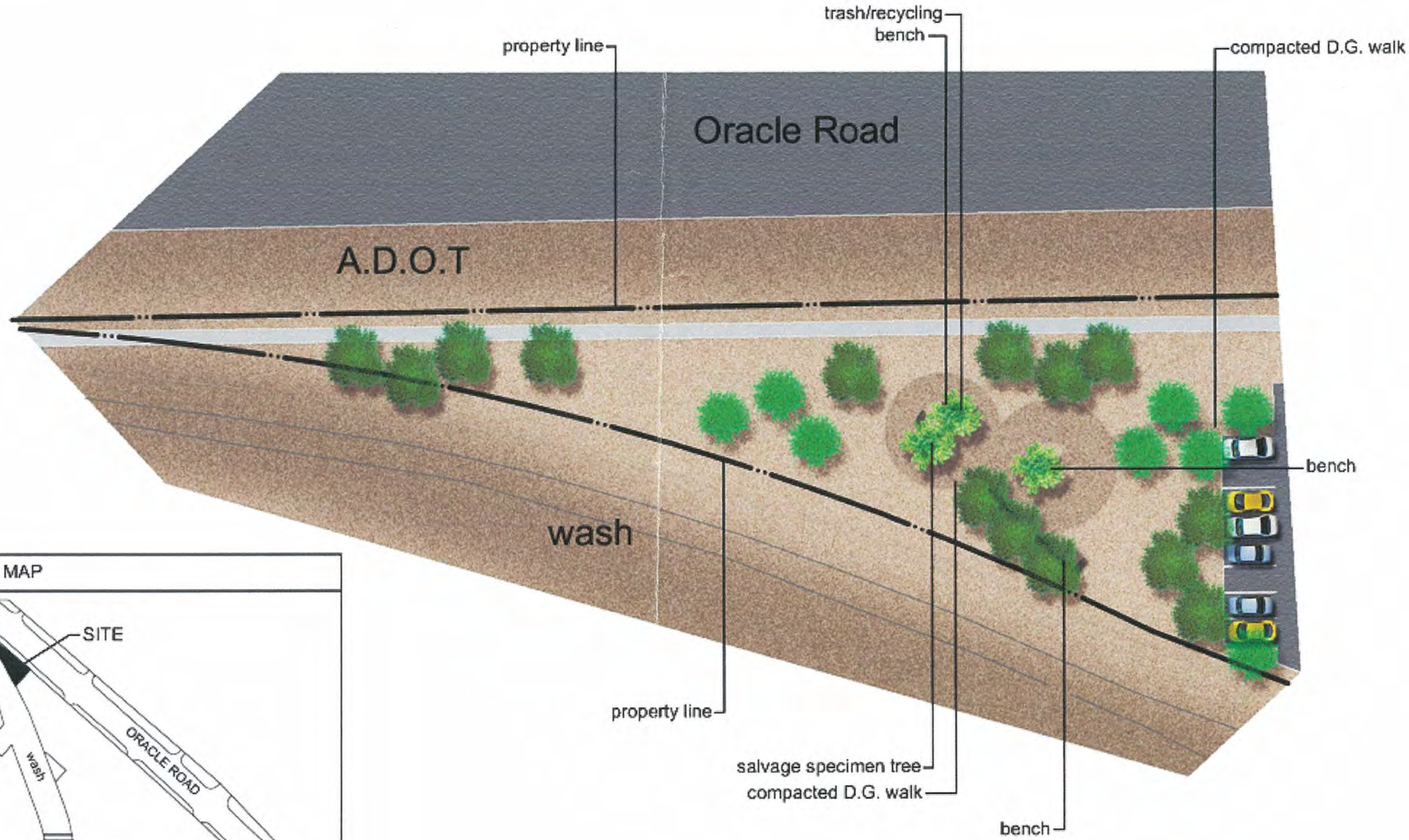
ORO VALLEY *Town Centre*

TOWN OF ORO VALLEY, ARIZONA

0' 20' 40' 80'

Butler Design Group, Inc
architects & planners

APPENDIX 'C-2'



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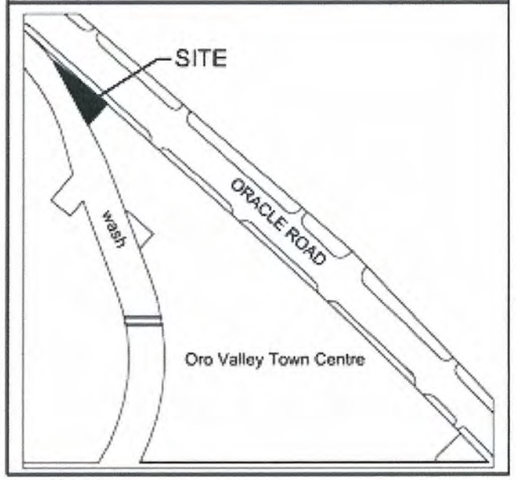


COMMON OPEN SPACE EXHIBIT 20,189 sq.ft.

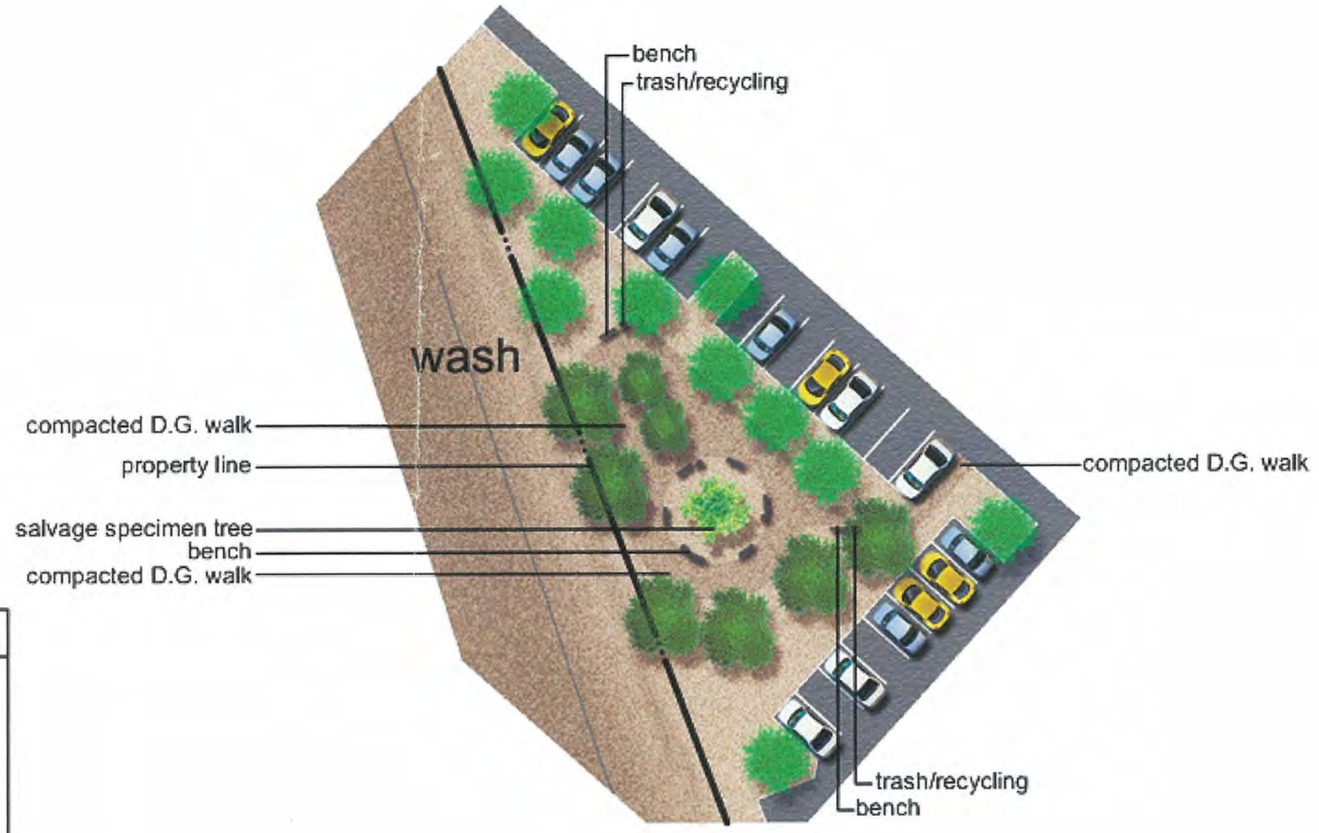
KITCHELL

ORO VALLEY *Town Centre*

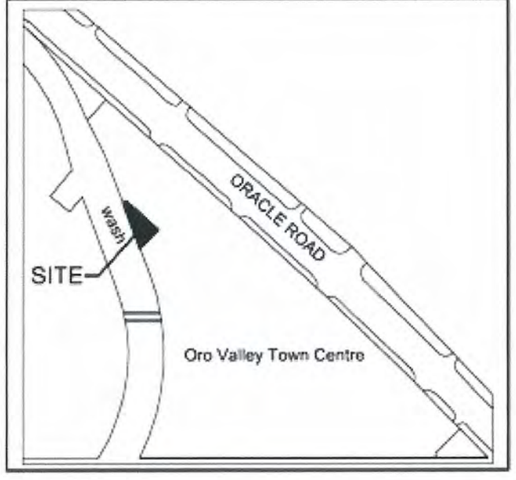
TOWN OF ORO VALLEY, ARIZONA

LASKIN & ASSOCIATES, INC.

NTS



KEY MAP



COMMON OPEN SPACE EXHIBIT 8,030 sq.ft.

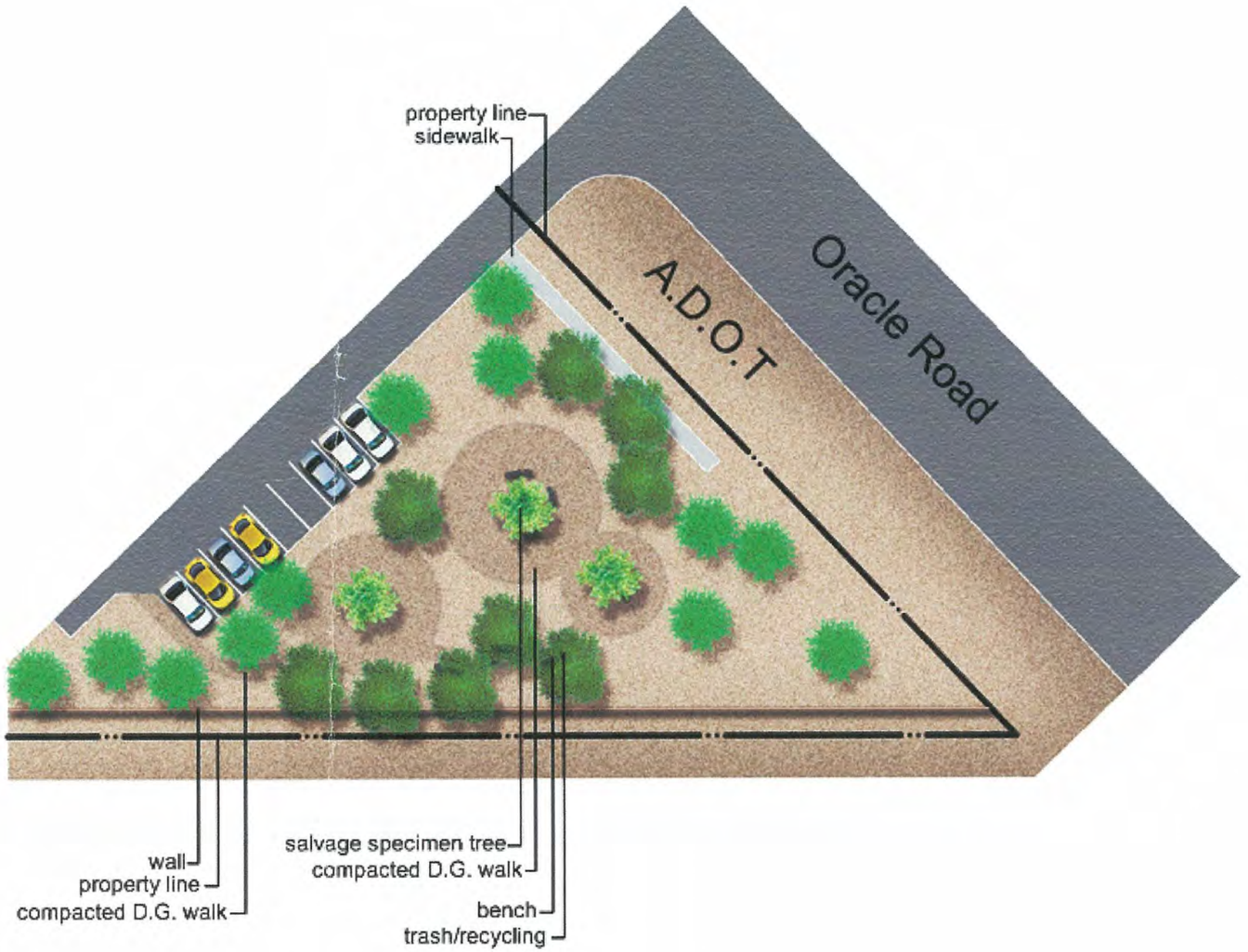
KITCHELL

ORO VALLEY *Town Centre*

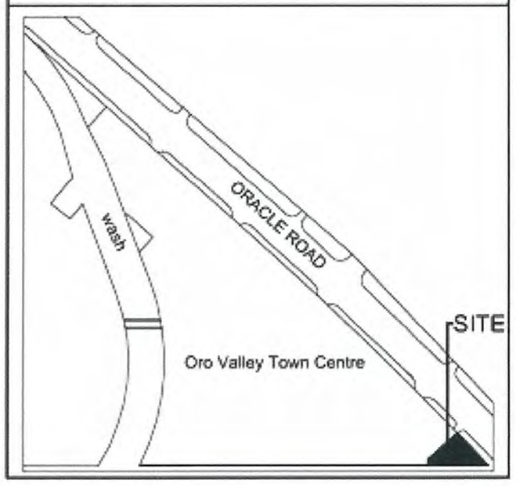
TOWN OF ORO VALLEY, ARIZONA

LASKIN & ASSOCIATES, INC

NTS



KEY MAP



COMMON OPEN SPACE EXHIBIT 15,278 sq.ft.

KITCHELL

ORO VALLEY *Town Centre*

TOWN OF ORO VALLEY, ARIZONA

LASKIN & ASSOCIATES, INC.

NTS

APPENDIX 'D'

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

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.

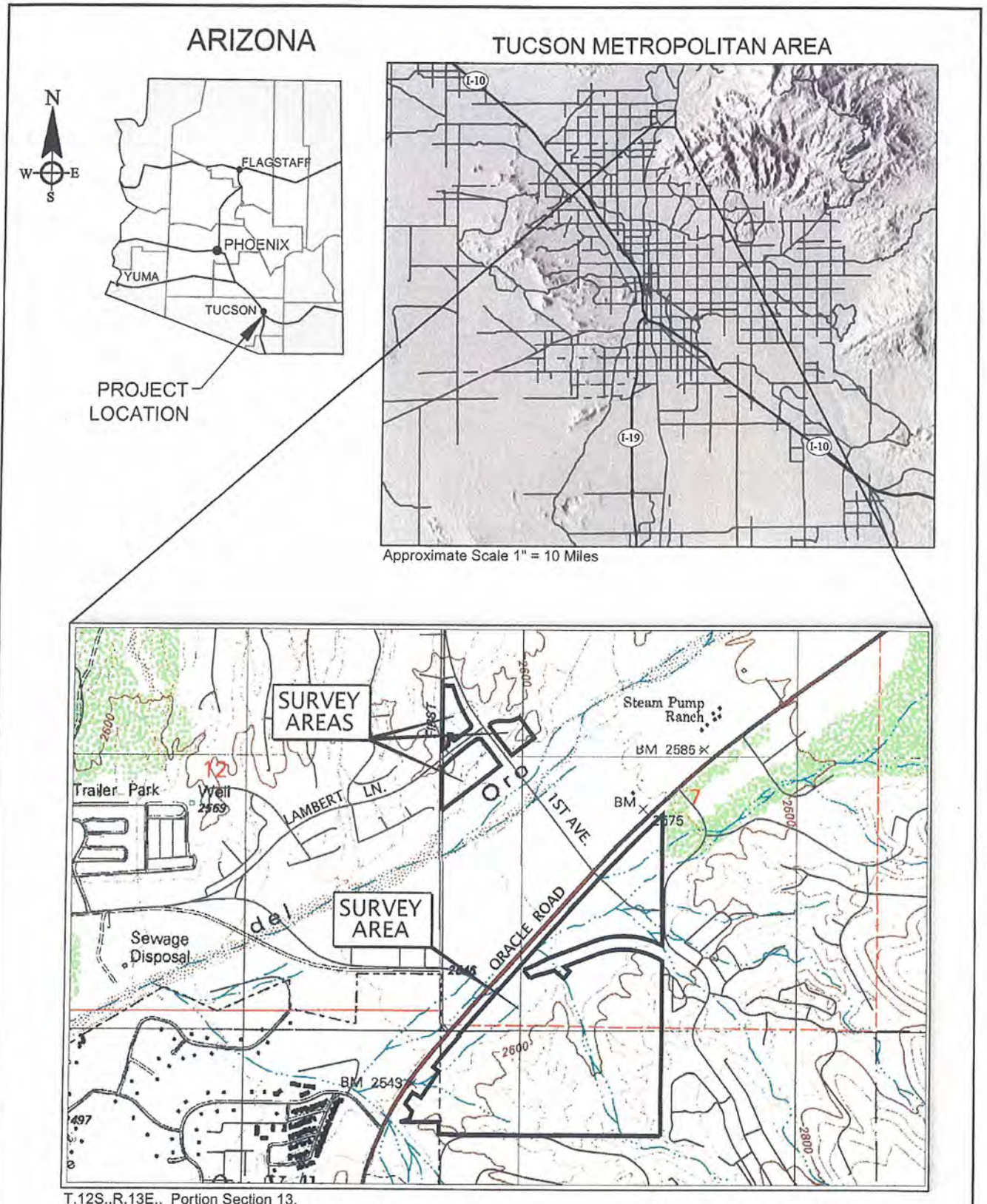
We appreciate the opportunity to complete this survey on your behalf. If you have any questions or we can be of additional assistance, please contact Jim Tress or me at (520) 206-9585.

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.

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'

CANYON DEL ORO PARTNERS

Rooney Ranch II

2010 Cactus Ferruginous Pygmy-Owl Survey

Figure 1

M:\projects\11305.04\cfpo\2010-cfpo-vicinity.dwg

APPENDIX 'F'

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:	3,000 S.F.
BLDG. M:	41,500 S.F.
BLDG. N:	29,000 S.F.
BLDG. O:	150,000 S.F.
BLDG. P:	8,700 S.F.
BLDG. Q:	15,000 S.F.
BLDG. R:	8,000 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.

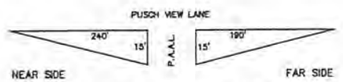
M. FOR DETAILS ABOUT LOCATION AND GENERAL TYPES OF LANDSCAPING, REFER TO 'SECTION II-E: 'PROJECT DESIGN CRITERIA' OF THE ORO VALLEY TOWN CENTRE P.A.D. DOCUMENT.

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.

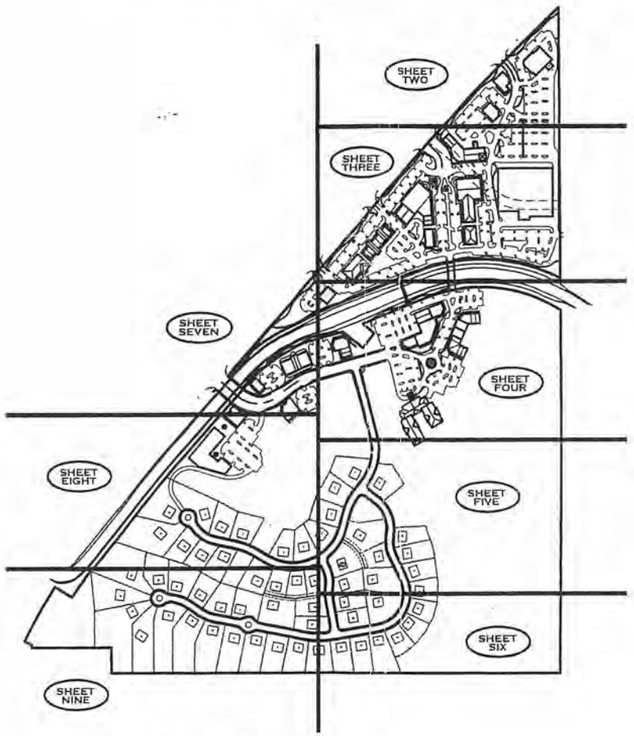
O. FOR DETAILS ABOUT BUILDING HEIGHTS, REFER TO 'SECTION II-C: 'PLANNED AREA DEVELOPMENT PROPOSAL' OF THE ORO VALLEY TOWN CENTRE P.A.D. DOCUMENT.

LEGEND

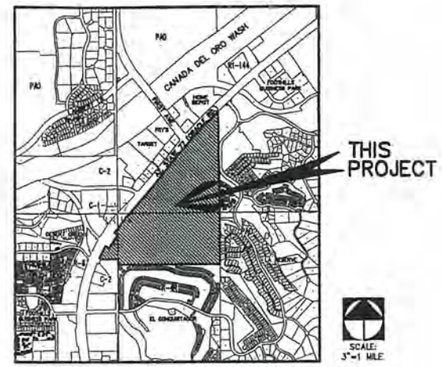
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- GRADING LIMITS
- EXISTING PAVEMENT AND CURB
- EXISTING WATERLINE AND VALVE
- EXISTING SEWER LINE AND MANHOLE
- NEW WATERLINE AND VALVE
- NEW SEWER LINE AND MANHOLE
- DEVELOPMENT BOUNDARY
- EASEMENT LINE
- 100-YEAR FLOOD PLAIN LIMIT
- BICYCLE PARKING FACILITIES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



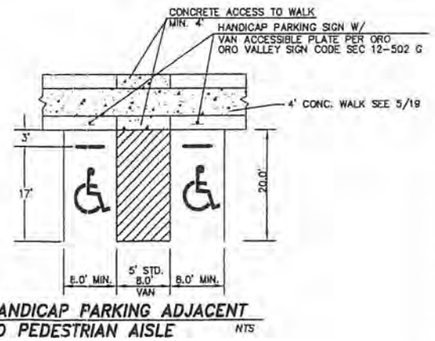
SIGHT VISIBILITY TRIANGLE DETAIL
N.T.S.



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



HANDICAP PARKING ADJACENT TO PEDESTRIAN AISLE NTS

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	1437.6*
3.1	2.37	18.7	18.7
3.2	2.43	16.5	16.5
3.3	24.86	139.5	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	6.84	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	863.80	3480	3480

*Total Q100 from all upstream watersheds.

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
18E	54

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	2566.82'	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	2568.78'
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	2609.46'	15R	2547.62'
7.8	2617.46'	15S	2544.49'
12.1	2546.13'	15T	2543.27'
12.2	2545.86'	15U	2540.61'
13.1	2544.86'	16.1	2547.23'

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 — DATE
TOWN CLERK

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

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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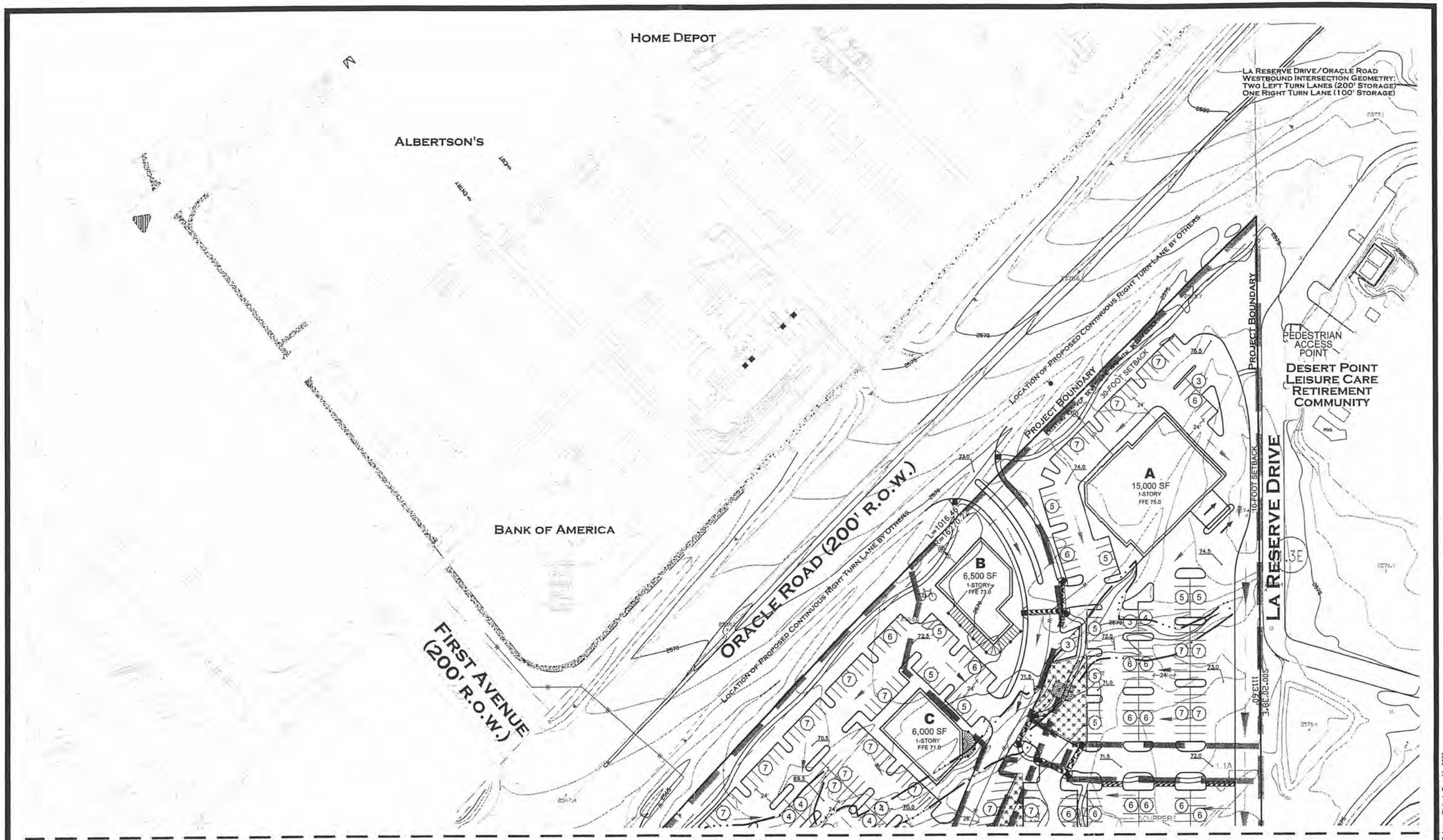

TENTATIVE DEVELOPMENT PLAN FOR

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

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
CANADA 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

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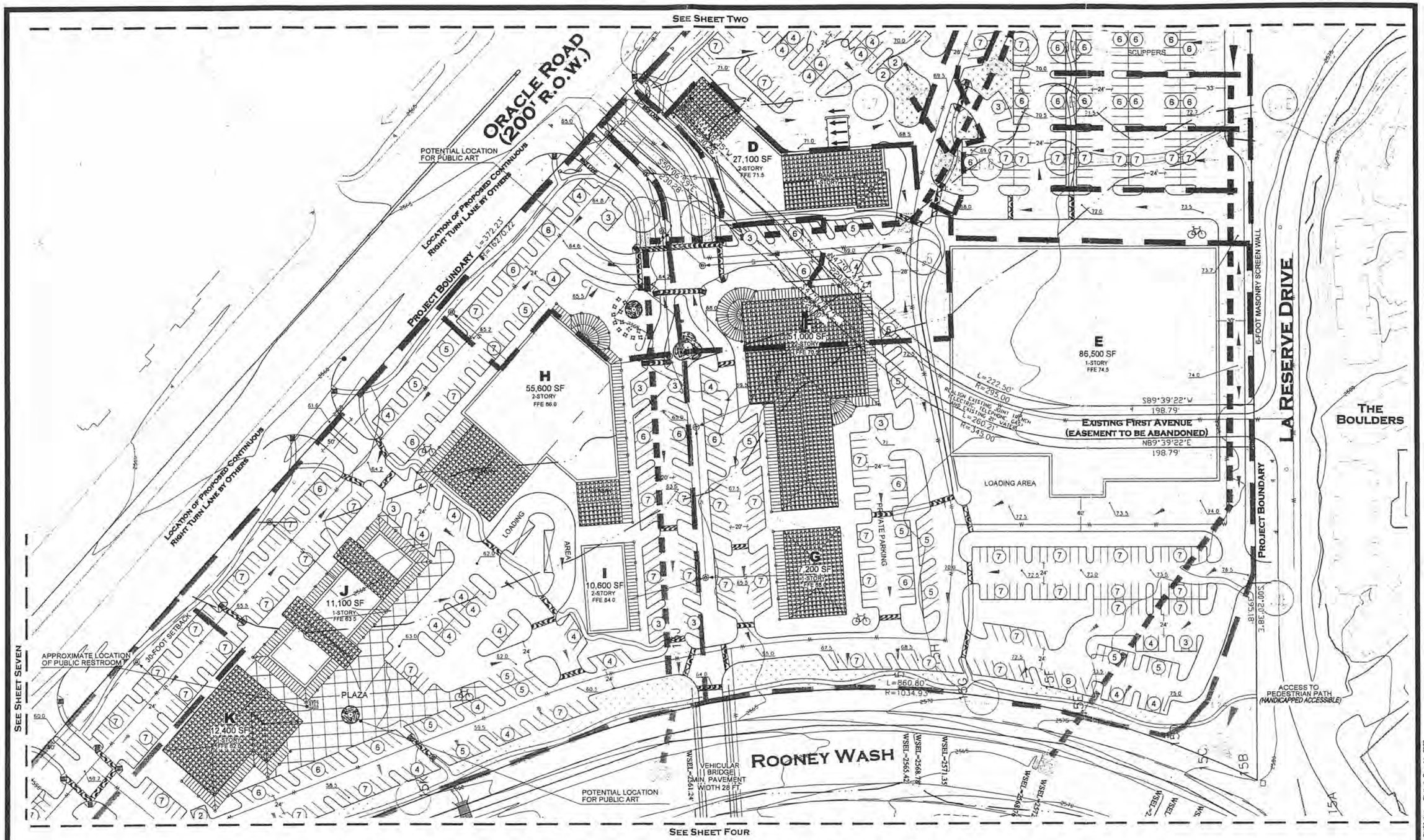

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SHEET THREE OF TEN

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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

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See Sheet Three

See Sheet Seven

See Sheet Five

TENTATIVE DEVELOPMENT PLAN FOR

ORO VALLEY TOWN CENTRE

PLANNED AREA DEVELOPMENT

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0' 50' 100' 150'

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SHEET FOUR OF TEN

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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
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SEE SHEET FOUR

SEE SHEET EIGHT

APPROXIMATE LOCATION OF TERRACED RETAINING WALL

FLOODPLAIN TO BE ALTERED IN THIS AREA; REFER TO PRELIMINARY DRAINAGE REPORT

BANK PROTECTION

WSEL=2590.28'

WSEL=2596.61'

APPROXIMATE LIMITS OF GRADING, TYP.

EROSION HAZARD SETBACK = 50 ft.

WSEL=2602.64'

100 YEAR FLOOD LIMITS, TYP.

32' PRIVATE DRIVE

UNDISTURBED, NATURAL OPEN SPACE

1 FFE 11.0
2 FFE 40.0
3 FFE 35.0
4 FFE 44.0
45 FFE 11.0
46 FFE 10.5
47 FFE 10.0
48 FFE 07.0
49 FFE 00.0
50 FFE 43.0
51 FFE 23.0
52 FFE 42.0
56 FFE 48.0
57 FFE 47.0

S00°23'26"W 1310.75'

SEE SHEET SIX

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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CONTOUR INTERVAL = 1 FOOT

0' 50' 100' 150'

WLB No. 181057-A-007

SHEET FIVE OF TEN

The WLB Group WLB
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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

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THE WLB GROUP, INC.
4444 EAST BROADWAY BOULEVARD
TUCSON, ARIZONA 85711

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SEE SHEET FIVE

SEE SHEET NINE

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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

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TUCSON, ARIZONA 85711

TENTATIVE DEVELOPMENT PLAN FOR
ORO VALLEY TOWN CENTRE
PLANNED AREA DEVELOPMENT

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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 SIX OF TEN

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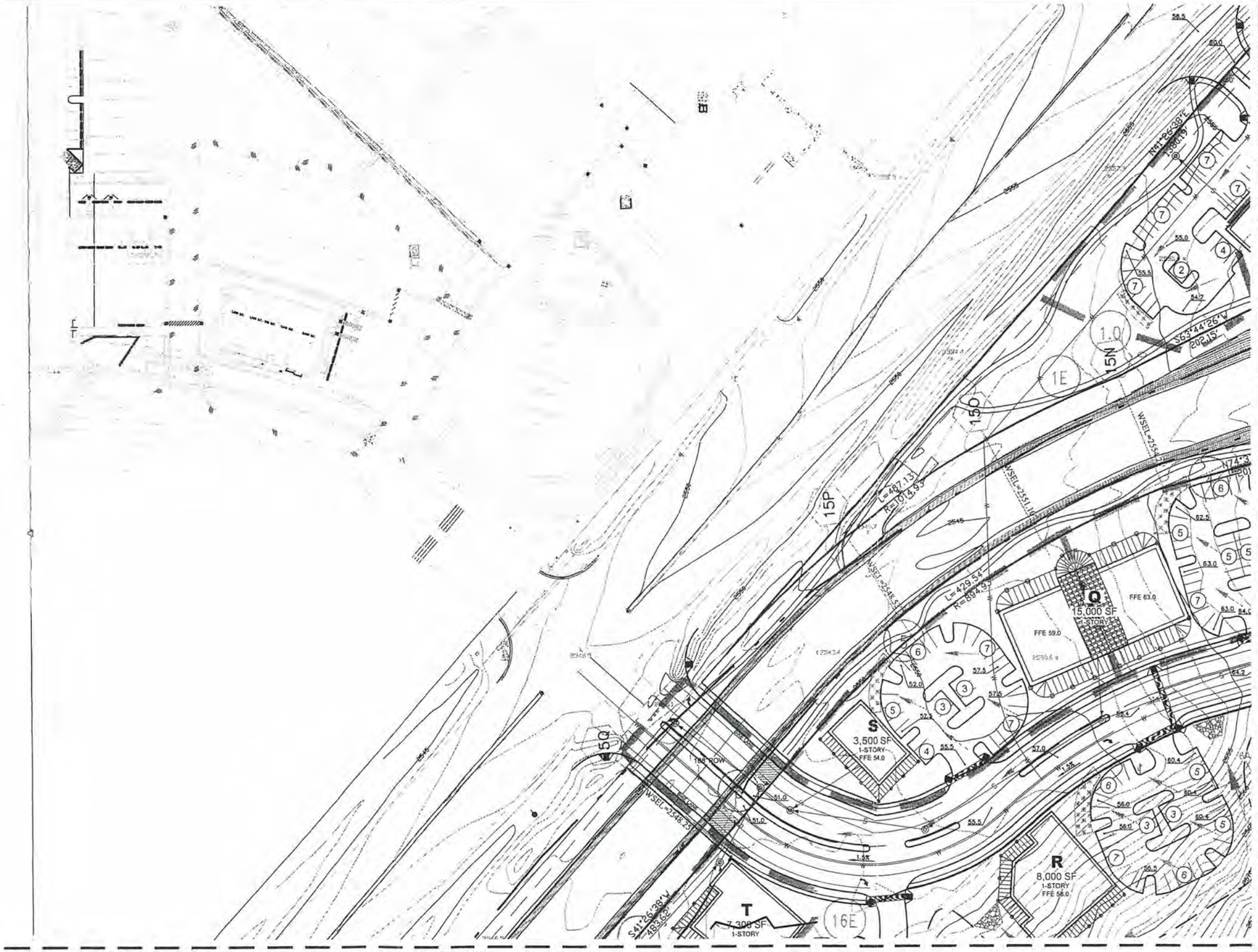

TENTATIVE DEVELOPMENT PLAN FOR

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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CONTOUR INTERVAL = 1 FOOT

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WLB No. 181057-A-007

SHEET SEVEN OF TEN

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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
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401 SOUTH BOSTON AVENUE
SUITE 2400
TULSA, OKLAHOMA 74103-4010

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4444 EAST BROADWAY BOULEVARD
TUCSON, ARIZONA 85711

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SEE SHEET SEVEN

SEE SHEET FIVE

SEE SHEET NINE

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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WLB No. 181057-A-007

SHEET EIGHT OF TEN

The WLB Group WLB
Engineering Planning Surveying
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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
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4444 EAST BROADWAY BOULEVARD
TUCSON, ARIZONA 85711

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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 NINE OF TEN

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

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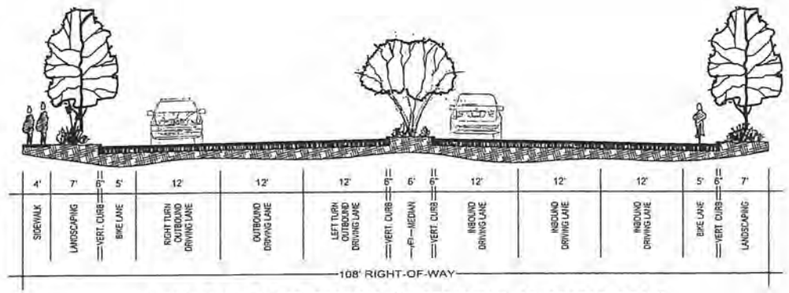
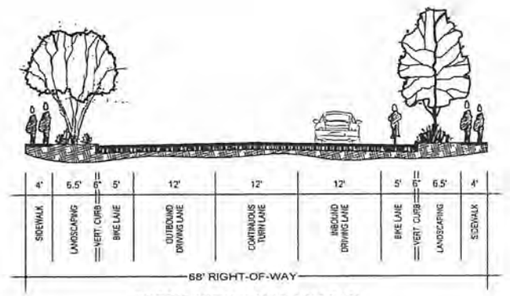


PUSCH VIEW LANE SECTION (INTERSECTION AT ORACLE ROAD)
N.T.S.



PUSCH VIEW LANE SECTION
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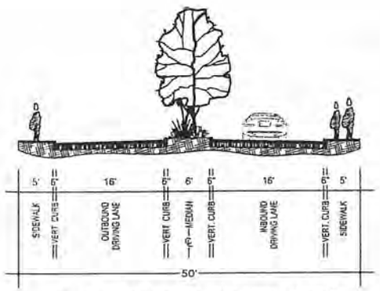

TWO-LANE ENTRY SECTION (TYP.)
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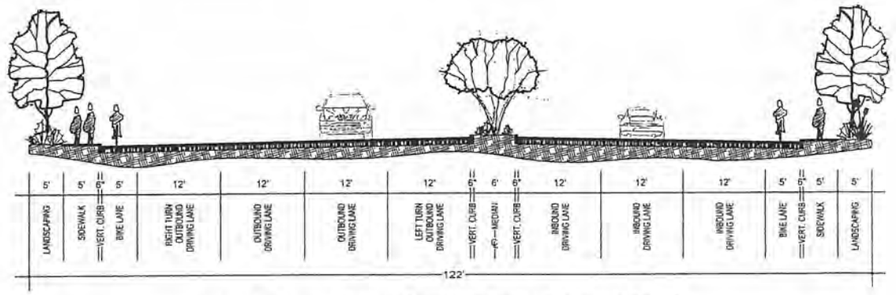

FIRST AVENUE SECTION (INTERSECTION AT ORACLE ROAD)
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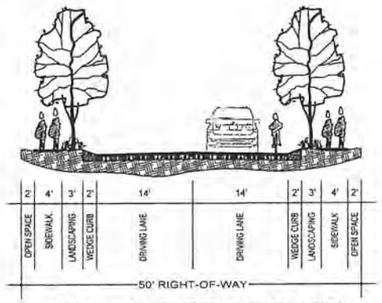

RESIDENTIAL STREET SECTION (TYP.)
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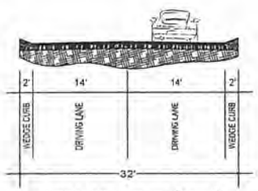

PRIVATE DRIVE (TYP.)
N.T.S.

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TUCSON, ARIZONA 85711

WLB No. 181057-A-007

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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Property Line

Vehicular Circulation

Bicycle Circulation

Pedestrian Circulation

1 Area #1 (Commercial) — ± 27.8 Acres

2 Area #2 (Commercial) — ± 4.5 Acres

3 Area #3 (Commercial) — ± 13.4 Acres

4 Area #4 (Residential) — ± 95.4 Acres

Approximate area of Undisturbed Natural Open Space

Topographic Overlay

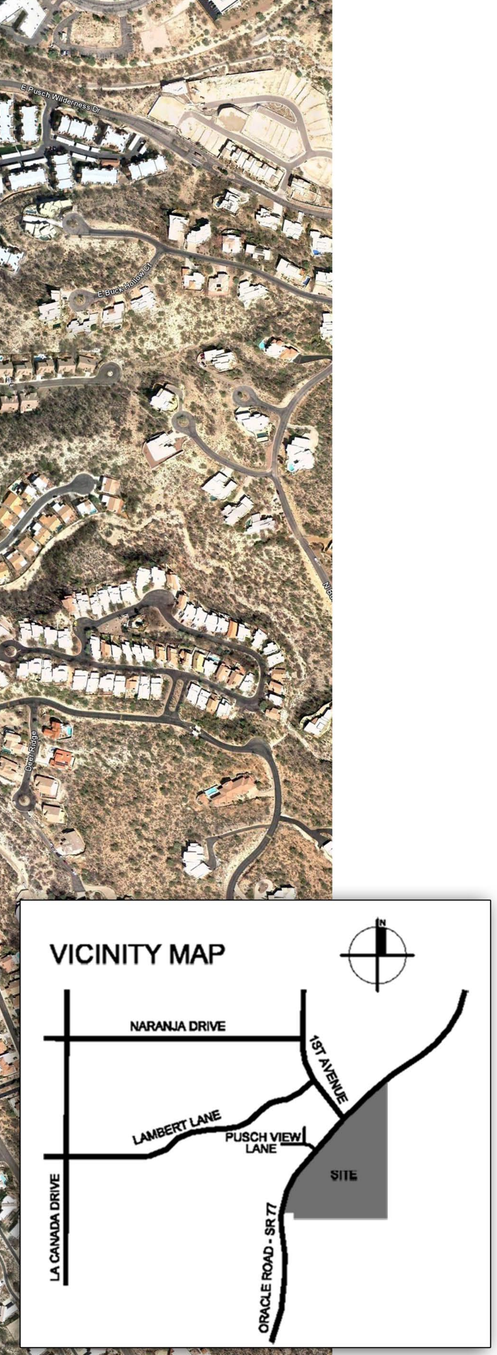
Note: The circulation patterns shown are conceptual, and may ultimately be different from that which is shown depending on the final configuration of the site

FIRST AVE.

ORACLE ROAD

ROONEY WASH

PUSCH VIEW LANE



KITCHELL

ORO VALLEY *Towne Center*

ORACLE ROAD & FIRST AVENUE

TOWN OF ORO VALLEY, ARIZONA

Tentative Development Plan (TDP)

Butler Design Group, Inc
architects & planners

LEGEND

- WATERSHED BOUNDARY
- FLOW DIRECTION
- (1) CONCENTRATION POINT
- CHANNEL
- 100-YEAR POST-DEVELOPED FLOOD LIMITS
- MANNING'S/HEC-RAS CROSS SECTION
- PIPE
- ROCK LINED SCOUR HOLE
- BANK PROTECTION
- CATCH BASIN
- SIDEWALK SCUPPERS
- 1.1A CHANNEL CROSS SECTION
- STORMWATER QUALITY CONTROL BASIN
- RIP RAP PAD
- 54.7 SPOT GRADE

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	2568.78'
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	2609.46'	15R	2547.62'
7.8	2617.46'	15S	2544.49'
12.1	2546.13'	15T	2543.27
12.2	2545.86'	15U	2540.61'
13.1	2544.86'	16.1	2547.23'

MATCHLINE - SEE SHEET 2

0' 100' 200' 300'

SHEET 1 OF 2
WLB No. 181057-R-011

ORO VALLEY TOWN CENTRE

EXHIBIT DD-1
CONCEPTUAL GRADING PLAN

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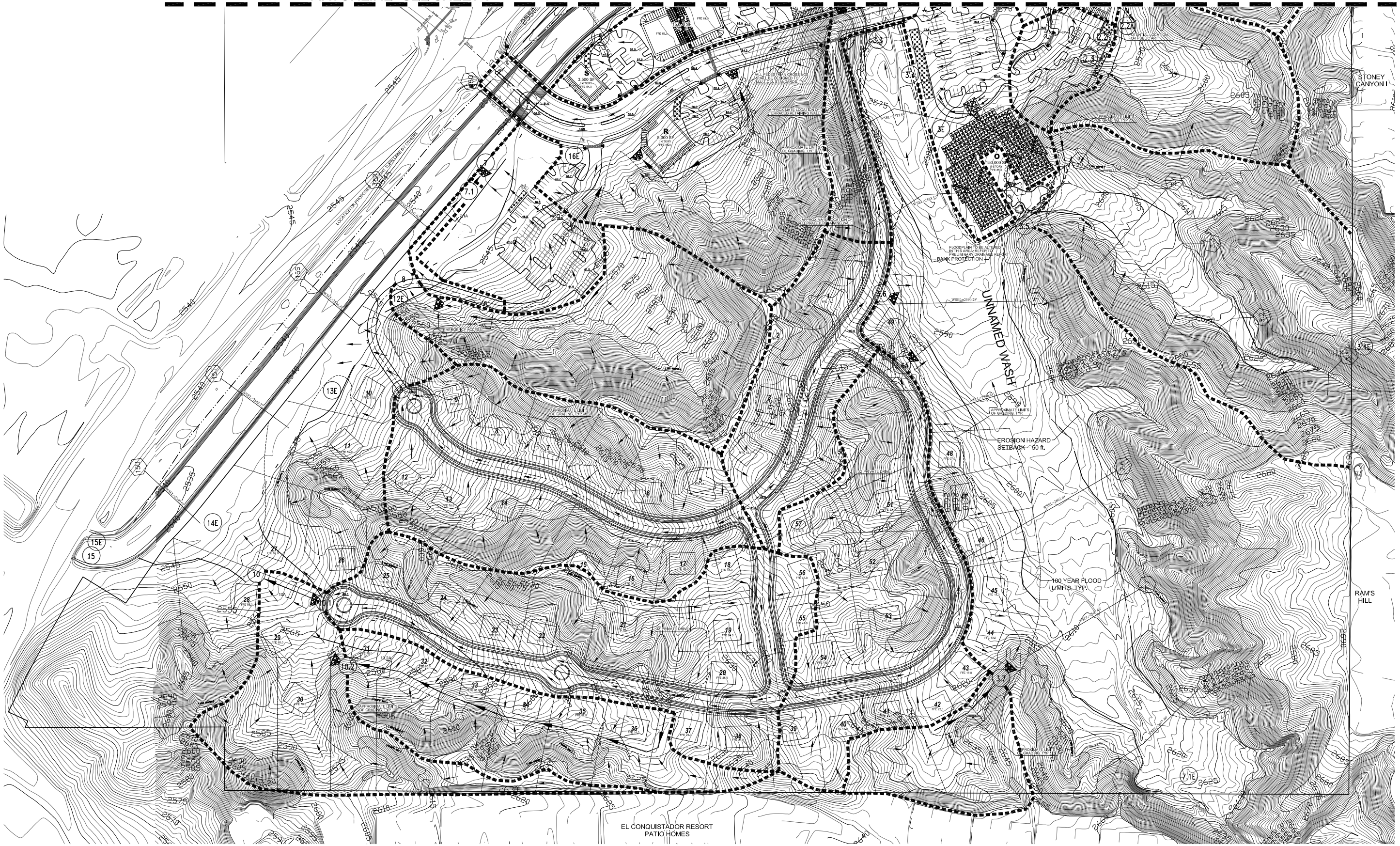
MATCHLINE - SEE SHEET 1



0' 100' 200' 300'

SHEET 2 OF 2
WLB No. 181057-R-011

ORO VALLEY TOWN CENTRE
EXHIBIT DD-1
CONCEPTUAL GRADING PLAN

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