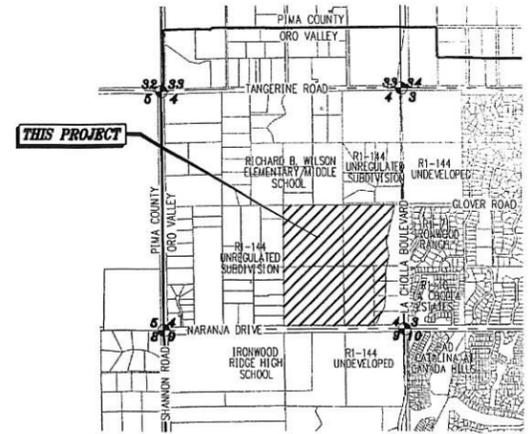
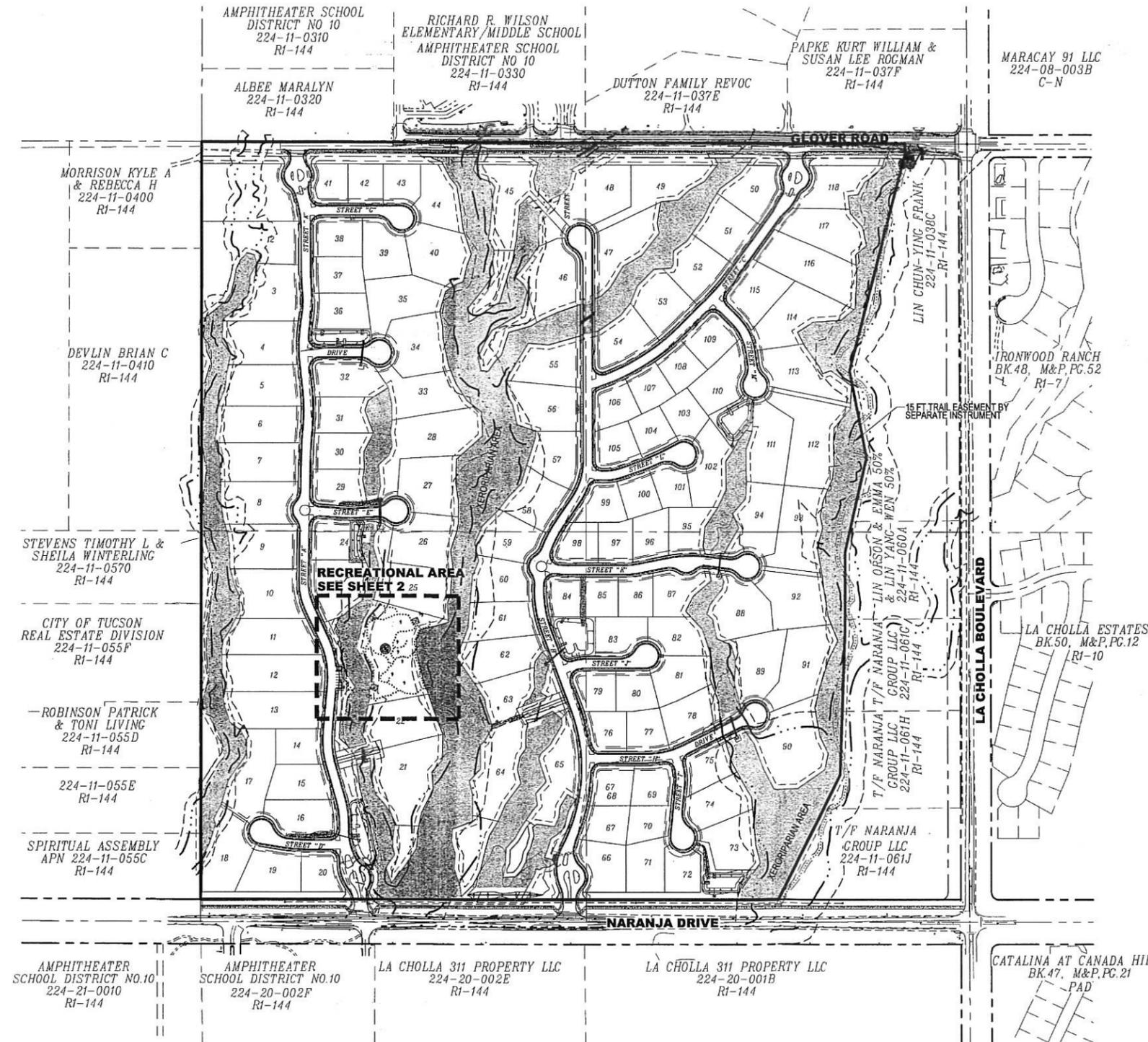


RECREATIONAL AREA PLAN SAGUAROS VIEJOS LOTS 1 THRU 118 AND COMMON AREAS "A" THRU "L" OV12-08-23



LOCATION MAP
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 12 SOUTH, RANGE 13 EAST, GILA AND SALT
RIVER BASE AND MERIDIAN, TOWN OF ORO VALLEY,
PIMA COUNTY, ARIZONA
3" = 1 MILE

GENERAL NOTES

- THIS RECREATIONAL AREA PLAN IS DESIGNED TO MEET THE REQUIREMENTS AND INTENTIONS OF THE FOLLOWING PLANS AND ORDINANCES:
A. THE RECREATIONAL AREA PLAN REQUIREMENTS, SECTION 26.5
B. THE NATIVE PLANT SALVAGE AND LANDSCAPE PLAN REQUIREMENTS, SECTION 27.6
C. ORO VALLEY LANDSCAPE CODE, SECTION 27.6.
- RECREATIONAL FACILITIES AND PARKING IMPROVEMENTS SHALL BE COMPLETED AND IN PLACE BY THE TIME THIRTY-FIVE (35) PERCENT OF THE BUILDING PERMITS ARE ISSUED.
- TRAIL ALIGNMENT TO BE FIELD ADJUSTED AS NEEDED TO AVOID PROTECTED NATIVE PLANTS AND SIGNIFICANT VEGETATION.
- DURING THE LIFE OF THE PROJECT, CONTROL AND ERADICATION OF NON-NATIVE INVASIVE PLANT SPECIES SUCH AS BUFFLEGRASS, FOUNTAIN GRASS, SOFT FEATHER PAPPUSGRASS, RUSSIAN THISTLE, TELEGRAPH PLANT, DESERT BROOM, RAGWEED, PIGWEED, BURRO BRUSH, ETC.) SHALL BE WEEDED IN ORDER TO PREVENT THE SPREAD OF SUCH SPECIES ONTO ADJACENT PROPERTIES.
- REFER TO THE PRELIMINARY PLAT, LANDSCAPE PLAN AND NATIVE PLANT PRESERVATION PLANS (SEE GENERAL NOTES) FOR CONSISTENCY IN DEVELOPMENT.
- EXISTING ZONING: R1-144
- GROSS AREA : 131.5 ACRES

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	RECREATIONAL AREA PLAN LAYOUT
SHEET 3	RECREATIONAL AREA PLAN DETAILS

OWNER / DEVELOPER

LIN TRUST & KINO INVESTMENT GROUP
6088 W. ARIZONA PAVILIONS DRIVE SUITE 1
MARANA, AZ 85743
PHONE: (520) 744-8500
ATTENTION: GREG WEXLER
greg@swp.com



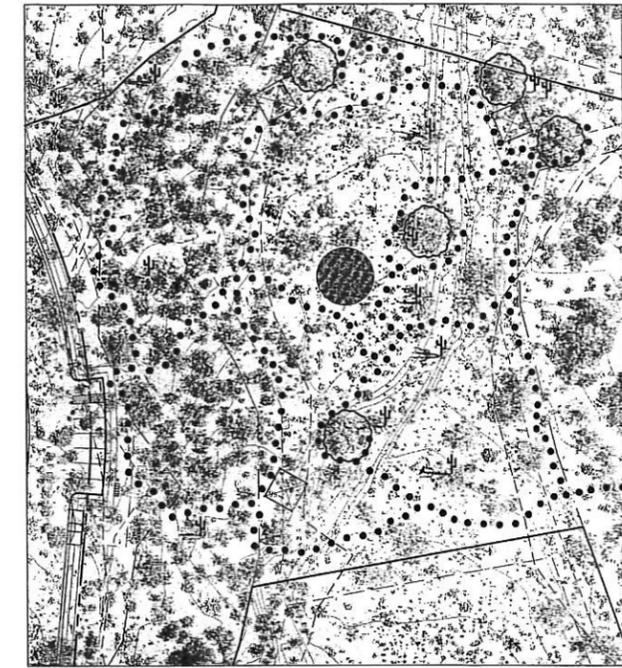
OV12-08-23 RECREATIONAL AREA PLAN FOR SAGUAROS VIEJOS LOTS 1 THRU 118 AND COMMON AREAS "A" THRU "L"

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 12 SOUTH, RANGE 13 EAST, GILA AND SALT
RIVER BASE AND MERIDIAN, TOWN OF ORO VALLEY,
PIMA COUNTY, ARIZONA

JANUARY 2014
WLB NO. 199032-B-002/0200
CONTOUR INTERVAL: 1' SCALE: AS SHOWN

REF. CASE #OV12-08-23
OV9-05-06
SHEET 1 OF 3

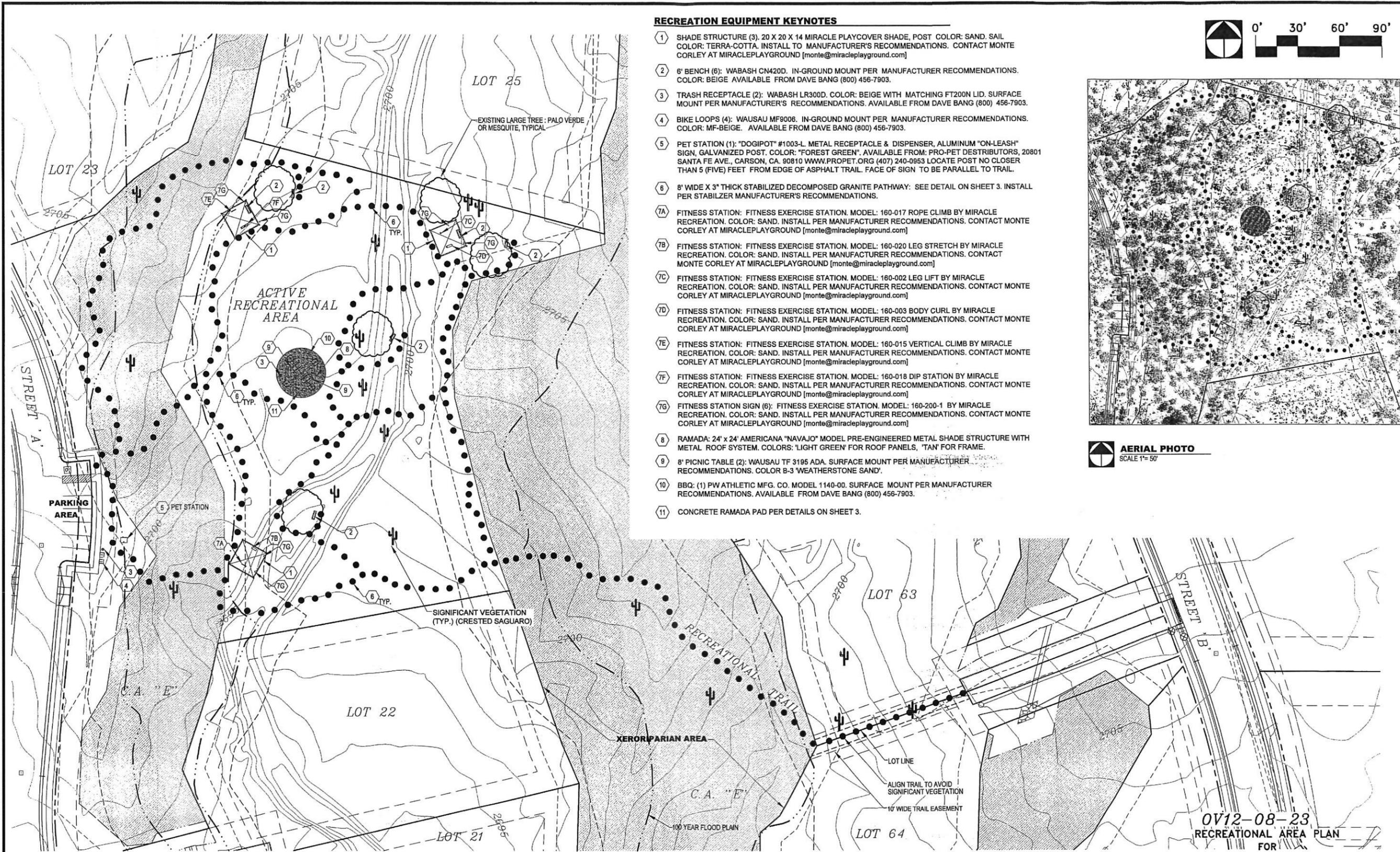
COVER SHEET



AERIAL PHOTO
SCALE 1"= 50'

RECREATION EQUIPMENT KEYNOTES

- ① SHADE STRUCTURE (3): 20 X 20 X 14 MIRACLE PLAYCOVER SHADE, POST COLOR: SAND. SAIL COLOR: TERRA-COTTA. INSTALL TO MANUFACTURER'S RECOMMENDATIONS. CONTACT MONTE CORLEY AT MIRACLEPLAYGROUND [monte@miracleplayground.com]
- ② 6' BENCH (6): WABASH CN420D. IN-GROUND MOUNT PER MANUFACTURER RECOMMENDATIONS. COLOR: BEIGE AVAILABLE FROM DAVE BANG (800) 456-7903.
- ③ TRASH RECEPTACLE (2): WABASH LR300D. COLOR: BEIGE WITH MATCHING FT200N LID. SURFACE MOUNT PER MANUFACTURER'S RECOMMENDATIONS. AVAILABLE FROM DAVE BANG (800) 456-7903.
- ④ BIKE LOOPS (4): WAUSAU MF8006. IN-GROUND MOUNT PER MANUFACTURER RECOMMENDATIONS. COLOR: MF-BEIGE. AVAILABLE FROM DAVE BANG (800) 456-7903.
- ⑤ PET STATION (1): "DOGIPOT" #1003-L. METAL RECEPTACLE & DISPENSER, ALUMINUM "ON-LEASH" SIGN, GALVANIZED POST. COLOR: "FOREST GREEN". AVAILABLE FROM: PRO-PET DISTRIBUTORS, 20801 SANTA FE AVE., CARSON, CA. 90810 WWW.PROPET.ORG (407) 240-0953 LOCATE POST NO CLOSER THAN 5 (FIVE) FEET FROM EDGE OF ASPHALT TRAIL. FACE OF SIGN TO BE PARALLEL TO TRAIL.
- ⑥ 8' WIDE X 3" THICK STABILIZED DECOMPOSED GRANITE PATHWAY: SEE DETAIL ON SHEET 3. INSTALL PER STABILIZER MANUFACTURER'S RECOMMENDATIONS.
- ⑦A FITNESS STATION: FITNESS EXERCISE STATION. MODEL: 160-017 ROPE CLIMB BY MIRACLE RECREATION. COLOR: SAND. INSTALL PER MANUFACTURER RECOMMENDATIONS. CONTACT MONTE CORLEY AT MIRACLEPLAYGROUND [monte@miracleplayground.com]
- ⑦B FITNESS STATION: FITNESS EXERCISE STATION. MODEL: 160-020 LEG STRETCH BY MIRACLE RECREATION. COLOR: SAND. INSTALL PER MANUFACTURER RECOMMENDATIONS. CONTACT MONTE CORLEY AT MIRACLEPLAYGROUND [monte@miracleplayground.com]
- ⑦C FITNESS STATION: FITNESS EXERCISE STATION. MODEL: 160-002 LEG LIFT BY MIRACLE RECREATION. COLOR: SAND. INSTALL PER MANUFACTURER RECOMMENDATIONS. CONTACT MONTE CORLEY AT MIRACLEPLAYGROUND [monte@miracleplayground.com]
- ⑦D FITNESS STATION: FITNESS EXERCISE STATION. MODEL: 160-003 BODY CURL BY MIRACLE RECREATION. COLOR: SAND. INSTALL PER MANUFACTURER RECOMMENDATIONS. CONTACT MONTE CORLEY AT MIRACLEPLAYGROUND [monte@miracleplayground.com]
- ⑦E FITNESS STATION: FITNESS EXERCISE STATION. MODEL: 160-015 VERTICAL CLIMB BY MIRACLE RECREATION. COLOR: SAND. INSTALL PER MANUFACTURER RECOMMENDATIONS. CONTACT MONTE CORLEY AT MIRACLEPLAYGROUND [monte@miracleplayground.com]
- ⑦F FITNESS STATION: FITNESS EXERCISE STATION. MODEL: 160-018 DIP STATION BY MIRACLE RECREATION. COLOR: SAND. INSTALL PER MANUFACTURER RECOMMENDATIONS. CONTACT MONTE CORLEY AT MIRACLEPLAYGROUND [monte@miracleplayground.com]
- ⑦G FITNESS STATION SIGN (6): FITNESS EXERCISE STATION. MODEL: 160-200-1 BY MIRACLE RECREATION. COLOR: SAND. INSTALL PER MANUFACTURER RECOMMENDATIONS. CONTACT MONTE CORLEY AT MIRACLEPLAYGROUND [monte@miracleplayground.com]
- ⑧ RAMADA: 24' x 24' AMERICANA "NAVAJO" MODEL PRE-ENGINEERED METAL SHADE STRUCTURE WITH METAL ROOF SYSTEM. COLORS: 'LIGHT GREEN' FOR ROOF PANELS, 'TAN' FOR FRAME.
- ⑨ 8' PICNIC TABLE (2): WAUSAU TF 3195 ADA. SURFACE MOUNT PER MANUFACTURER RECOMMENDATIONS. COLOR B-3 'WEATHERSTONE SAND'.
- ⑩ BBQ: (1) PW ATHLETIC MFG. CO. MODEL 1140-00. SURFACE MOUNT PER MANUFACTURER RECOMMENDATIONS. AVAILABLE FROM DAVE BANG (800) 456-7903.
- ⑪ CONCRETE RAMADA PAD PER DETAILS ON SHEET 3.



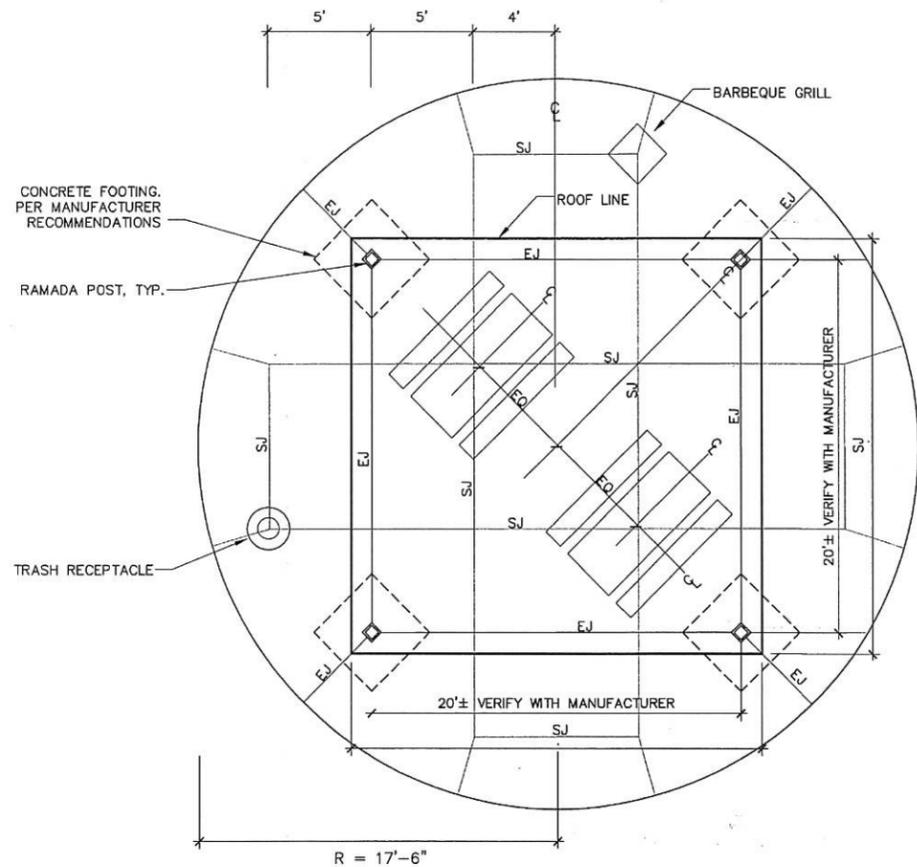
PROJECT LAYOUT
SCALE 1"= 30'

RECREATION LEGEND

- AREAS OF SIGNIFICANT VEGETATION (SAGUAROS)
- DENOTES LARGE TREES / PALO VERDE - MESQUITE LIMB-UP AS REQUIRED TO PROVIDE ACCESS TO SEATING AREA
- RECREATIONAL TRAIL - STABILIZED DECOMPOSED GRANITE TRAIL ALIGNMENT TO BE FIELD ADJUSTED AS NEEDED TO AVOID PROTECTED NATIVE PLANTS AND SIGNIFICANT VEGETATION. (STAKE TRAIL IN FIELD FOR APPROVAL PRIOR TO INSTALLATION) TRAIL TO BE PRIMITIVE THROUGH RIPARIAN AREAS TO FURTHER MINIMIZE DISTURBANCE.

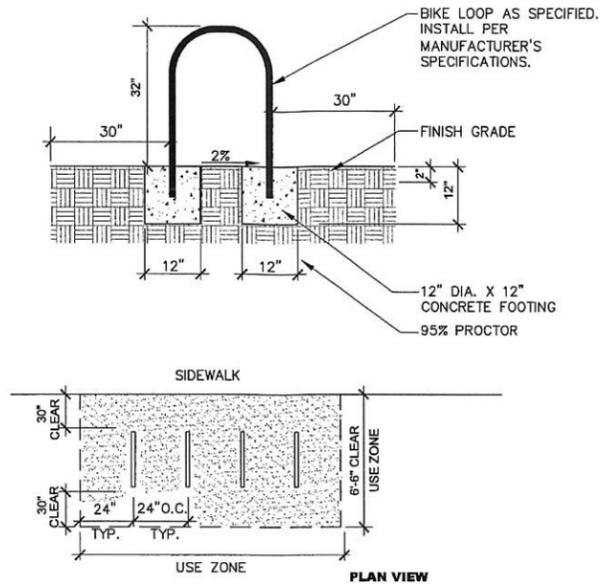


OV12-08-23
RECREATIONAL AREA PLAN
FOR
SAGUAROS VIEJOS
LOTS 1 THRU 118 AND
COMMON AREAS "A" THRU "L"
BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 12 SOUTH, RANGE 13 EAST, GILA AND SALT
RIVER BASE AND MERIDIAN, TOWN OF ORO VALLEY,
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OVS-05-06
SHEET 2 OF 3



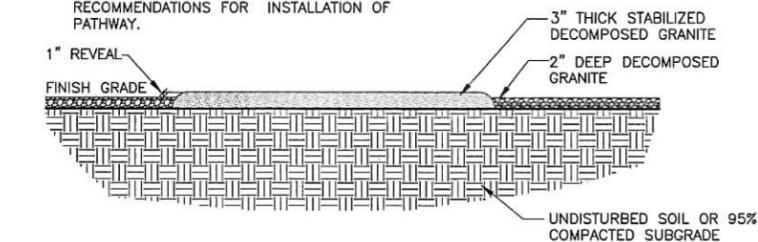
NOTES: CONCRETE LAYOUT AND RAMADA COLUMN LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. PROVIDE EXPANSION JOINTS @ ALL CONSTRUCTION JOINTS. MAXIMUM LONGITUDINAL FALL ON ALL PATHS IS 5%, MAX CROSS FALL 2%.
 SJ - SCORE JOINT PER DETAIL BELOW
 EJ - EXPANSION JOINT PER PER DETAIL BELOW

1 RAMADA SLAB LAYOUT
NTS

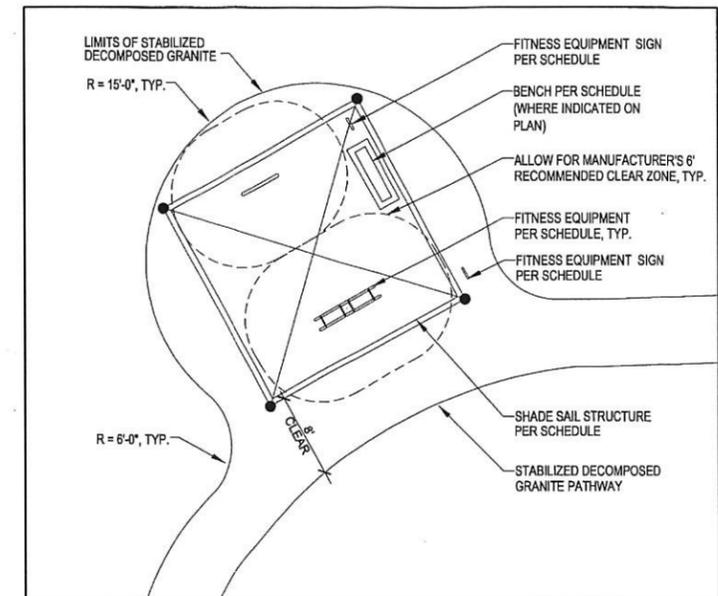


2 BICYCLE PARKING
NTS

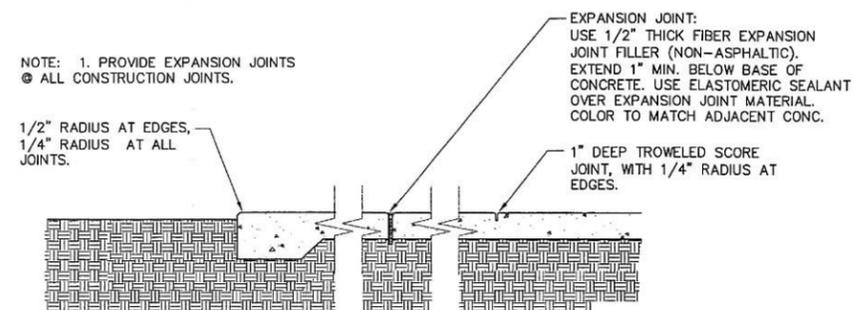
NOTE:
 1. APPLY PRE-EMERGENT TO SUBGRADE SURFACE.
 2. SEE PLANT LEGEND FOR DECOMPOSED GRANITE DESCRIPTIONS.
 3. FOLLOW STABILIZER MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION OF PATHWAY.



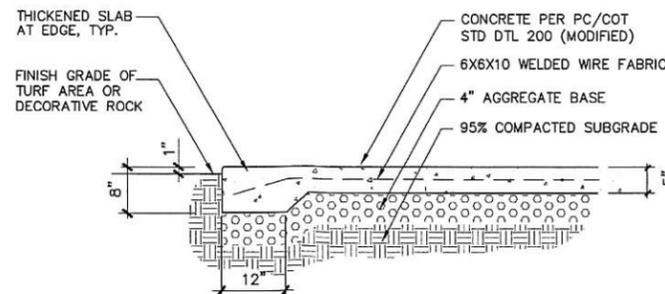
3 STABILIZED DECOMPOSED GRANITE PATHWAY
NTS



6 TYPICAL FITNESS AREA
NTS



4 CONCRETE JOINTS
NTS



5 CONCRETE PAVING
NTS