TENTATIVE DEVELOPMENT PLAN

Rooney Ranch Area Z *(A proposed portion of Area A consisting of 76.5 acres)*

GENERAL NOTES:

1. GROSS AREA OF THE PROPERTY TO BE REZONED IS 76.5 ACRES.

2. THE SUBJECT PROPERTY IS CURRENTLY ZONED AS PART OF THE ROONEY RANCH ORO VALLEY CENTER PAD FOR A MIXTURE OF MULTI AND SINGLE FAMILY RESIDENTIAL, COMMERCIAL AND RECREATION. THIS PROPOSED AMENDMENT IS TO CHANGE THE USE TO SINGLE FAMILY RESIDENTIAL AND RECREATION.

3. RESIDENTIAL DENSITY IS 2.0 DWELLING UNITS PER GROSS ACRE (BASED ON 152 DWELLING UNITS).

4. THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED IS 164. THE PROPOSED NUMBER OF RESIDENTIAL UNITS ON THIS PLAN IS 152.

5. SINGLE-FAMILY DWELLING UNITS SHALL NOT EXCEED 26 FEET IN HEIGHT WITH THE EXCEPTION THAT DWELLING UNITS VISIBLE FROM NORTH FIRST AVENUE, AND DWELLING UNITS LOCATED AT LOTS 19-31 AND 135-152 SHALL BE LIMITED TO ONE STORY AND A MAXIMUM HEIGHT OF 18 FEET. DWELLING UNITS LOCATED AT LOTS 126-134 ARE PERMITTED TO BE SINGLE STORY OR SPLIT LEVEL.

6. AREA Z IS REQUIRED TO PRESERVE 10% OF ITS GROSS LAND AREA AS UNDISTURBED OPEN SPACE. THE AMOUNT OF UNDISTURBED OPEN SPACE SHOW ON THIS PLAN IS 32 ACRES OR 42% OF THE SUBJECT PROPERTY.

7. FLOODPLAINS ON THIS SITE WILL BE ALTERED AND FILLED.

8. WATER SERVICE PROVIDER IS ORO VALLEY WATER UTILITY.

9. AS DETERMINED AND DELINEATED BY THE ARMY CORPS OF ENGINEERS (COE), THERE ARE 404 WASHES ON THE SUBJECT PROPERTY. THIS PROJECT WILL MOVE FORWARD USING NATIONWIDE PERMIT 39, WHICH ALLOWS FOR A TOTAL MAXIMUM LOSS OF 1/2 ACRE OF JURISDICTIONAL WATERS. THIS PLAN SHOWS LESS THAN 1/2 ACRE OF DISTURBANCE OF JURISDICTIONAL WATERS. ALL WORK IN JURISDICTIONAL WATERS WILL CONFORM TO THE GUIDELINES JOINTLY ADOPTED BY THE COE AND THE U.S. FISH AND WILDLIFE SERVICE WITH REGARD TO THE CACTUS FERRUGINOUS PYGMY-OWL.

10. MINIMUM LOT SIZE: 5,000 SQUARE FEET.

11. SETBACKS
FRONT: 10 FEET, EXCEPT THAT THERE SHALL BE A MINIMUM OF 20 FEET BETWEEN THE EDGE OF SIDEWALK CLOSEST TO THE HOUSE TO THE FRONT OF THE GARAGE TO ALLOW FOR VEHICLES TO PARK IN THE DRIVEWAY WITHOUT PROTRUDING INTO THE SIDEWALK.
REAR: 15 FEET.
SIDE: 5 FEET, EXCEPT THAT ALL BUILDINGS NOT ATTACHED SHALL BE AT LEAST 10 FEET APART.
CORNER LOTS SHALL HAVE A SIDE YARD SETBACK OF 10 FEET.
LOTS WITH REAR YARD ABUTTING SIDE YARD SHALL BE DISCOURAGED. HOWEVER, WHERE IT OCCURS, LOTS WHOSE SIDE PROPERTY LINE ABUTS THE REAR PROPERTY LINE OF ANOTHER ADJACENT LOT SHALL HAVE A SIDE YARD SETBACK OF 10 FEET. THIS SETBACK APPLIES TO ONLY THE SIDE ADJACENT TO THE REAR LOT. IN THIS INSTANCE, VEGETATION SHALL BE PLANTED TO PROVIDE FOR A CONTINUOUS SCREEN SIX FEET IN HEIGHT AND LOCATED BETWEEN THE REAR AND SIDE PROPERTY LINES.

12. OFF-STREET PARKING: THIS PROJECT PROVIDES FOR A MINIMUM OF TWO PARKING SPACES INSIDE THE GARAGES ASSOCIATED WITH EACH RESIDENTIAL DWELLING UNIT. THE FRONT SETBACKS ALLOW FOR AT LEAST TWO VEHICLES TO BE PARKED IN THE DRIVEWAY WITHOUT PROTRUDING INTO THE SIDEWALK. AS SUCH, NO VISITOR PARKING AREAS OTHER THAN THE DRIVEWAYS HAVE BEEN PROVIDED.

13. ALL SINGLE-FAMILY RESIDENTIAL DWELLING UNITS ARE TO BE SITE-BUILT UTILIZING WOOD FRAME OR BLOCK CONSTRUCTION TECHNIQUES. THE MAXIMUM BUILDING HEIGHT IS 26 FEET (EXCEPT AS DESCRIBED IN ITEM E). REFER TO THE PAD AMENDMENT TEXT FOR ADDITIONAL DISCUSSION ON BUILDINGS AND ARCHITECTURAL CHARACTER.

14. ALL SINGLE-FAMILY RESIDENTIAL DWELLING UNITS ARE TO BE LOCATED ON THE LOTS ON THE SUBJECT PROPERTY AND ARE TO CONFORM TO THE SETBACKS AS SPECIFIED HEREIN.

15. LANDSCAPE MATERIAL USED IN THIS PROJECT IS AS PERMITED BY THE ORO VALLEY ZONING CODE REVISED. LANDSCAPING AND/OR HYDROSEEDING IS TO OCCUR IN THE FOLLOWING AREAS: PROJECT ENTRIES, GRADED SLOPES, COMMON AREAS, RECREATION AREA(S), BASINS AND LOTS.

16. FEMA FIRM PANELS 04019C1040K AND 1039K INDICATE THAT A PORTION OF THE PROPERTY IS LOCATED IN ZONE AE, WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE BALANCE OF THE PROPERTY IS IN UNSHADED ZONE X, AND DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

17. ONCE CONSTRUCTION BEGINS, IT IS ANTICIPATED THAT FULL BUILD OUT WILL OCCUR OVER A PERIOD OF APPROXIMATELY THREE YEARS. THE COMMUNITY WILL MOST LIKELY BEGIN WITH THE CONSTRUCTION OF A MODEL HOME COMPLEX AT THE SOUTHWEST OR NORTHWEST PORTION OF THE SITE AND THEN PROCEED IN AN EASTERLY FASHION, TAKING ADVANTAGE OF EXISTING INFRASTRUCTURE.

18. THIS TDP IS INTENDED TO ENHANCE THE SITE ANALYSIS DATA AND PROVIDE GREATER DETAIL ABOUT HOW THE PROPOSED SINGLE-FAMILY RESIDENTIAL COMMUNITY WILL BE CONFIGURED. IT FURTHER SERVES TO ENSURE THAT THE PROPOSED COMMUNITY CAN BE CONSTRUCTED IN CONFORMANCE WITH THIS PAD AND THE CODES AND REQUIREMENTS OF THE TOWN OF ORO VALLEY, WHERE APPLICABLE. THIS PAD AMENDMENT HAS BEEN PREPARED WITH INFORMATION FROM NUMEROUS LOCAL HOMEBUILDER(S), BUT WITH NO SPECIFIC HOMEBUILDER IN MIND. THEREFORE, IT IS ACKNOWLEDGED THAT THE PRELIMINARY PLAT SUBMITTED FOR THIS PROPERTY MAY DIFFER FROM THE TDP WITH REGARD TO ITEMS SUCH AS THE FOLLOWING: LOT SIZE, NUMBER OF LOTS, LOCAL STREET ALIGNMENT, DRAINAGE AND LOCATION OF GRADING TREATMENTS. ANY PROPOSED CHANGES TO THE TDP TO ACCOMMODATE THE RESIDENTIAL DESIGN CRITERIA OF A SPECIFIC HOMEBUILDER SHALL BE SUBMITTED TO THE ZONING ADMINISTRATOR, WHO SHALL REVIEW THE ITEM, CONSULT WITH THE PUBLIC WORKS DEPARTMENT WHERE APPROPRIATE AND SHALL ASCERTAIN WHETHER OR NOT THE CHANGE IS SIGNIFICANT. IF A CHANGE IS DETERMINED TO BE SIGNIFICANT, REVISED PLANS SHALL BE SUBMITTED FOR RECONSIDERATION BY BOTH THE PLANNING COMMISSION AND TOWN COUNCIL.

IN DETERMINING IF A PROPOSED CHANGE IS SIGNIFICANT, THE ZONING ADMINISTRATOR SHALL USE, BUT NOT BE LIMITED TO, THE FOLLOWING CRITERIA:

THE LOT SIZE AND NUMBER OF LOTS MAY VARY FROM THAT SHOWN ON THE TDP PROVIDED THE LOTS CONFORM TO OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS ESTABLISHED BY THIS PAD AS THEY RELATE TO LOT SIZE, BUILDING HEIGHTS, SETBACKS, AND OPEN SPACE REQUIREMENTS, ETC. THE NUMBER OF LOTS SHALL NOT EXCEED 175.

THE DRAINAGE SCHEME SHOWN ON THE TDP MAY VARY PROVIDED IT COMPLIES WITH THE TOWN OF ORO VALLEY FLOODPLAIN MANAGEMENT CODE AND DRAINAGE CRITERIA MANUAL.

THE TREATMENT OF GRADED SLOPES SHOWN ON THE TDP MAY VARY PROVIDED THEY COMPLY WITH THE GRADING STANDARDS ESTABLISHED HEREIN AND DO NOT EXCEED THE GRADING LIMITS ON THE TDP.

THE LAYOUT OF LOCAL STREETS SHOWN ON THE TDP MAY VARY SO THAT CIRCULATION STILL PROVIDES FOR LOGICAL AND EFFICIENT MOVEMENT OF THE VEHICLES OF THE COMMUNITY RESIDENTS, POLICE AND FIRE DEPARTMENTS AND OTHER EMERGENCY SERVICES. ANY CHANGES TO THE CIRCULATION WILL BE SUPPORTED BY A TRAFFIC IMPACT ANALYSIS.

19. THE PORTION OF THE PROPERTY LYING WITHIN THE CDO FLOODPLAIN SHALL NOT BE DEVELOPED UNITL AND UNLESS THE TOWN ENGINEER IS SATISFIED THAT THE HOMES ARE NO LONGER IN THE FLOODPLAIN AND THERE ARE SUFFICIENT MITIGATION MEASURES TO INSURE THAT THERE ARE NO ADVERSE IMPACTS TO UPSTREAM OR DOWNSTREAM WATERSHEDS OR RELATED PROPERTIES. THE CLOMR REPORT FOR ANY DEVELOPMENT OF THE PROPERTY SHALL BE SUBMITTED AND ACCEPTED BY FEMA PRIOR TO THE SUBMITTAL OF A PRELIMINARY PLAT TO THE TOWN.

20. THE DEVELOPER SHALL BE RESPONSIBLE TO MITIGATE ALL UPSTREAM AND DOWNSTREAM IMPACTS DUE TO FLOODPLAIN ENCROACHMENT INTO THE THREE LOCAL WASHES ONSITE AND CANADA DEL ORO WASH.

21. ANY MODIFICATION TO THE SITE'S WESTERN, MIDDLE AND EASTERN WASHES MUST BE DONE PURSUANT TO THE REQUIREMENTS OF THE TOWN'S FLOODPLAIN MANAGEMENT ORDINANCE.

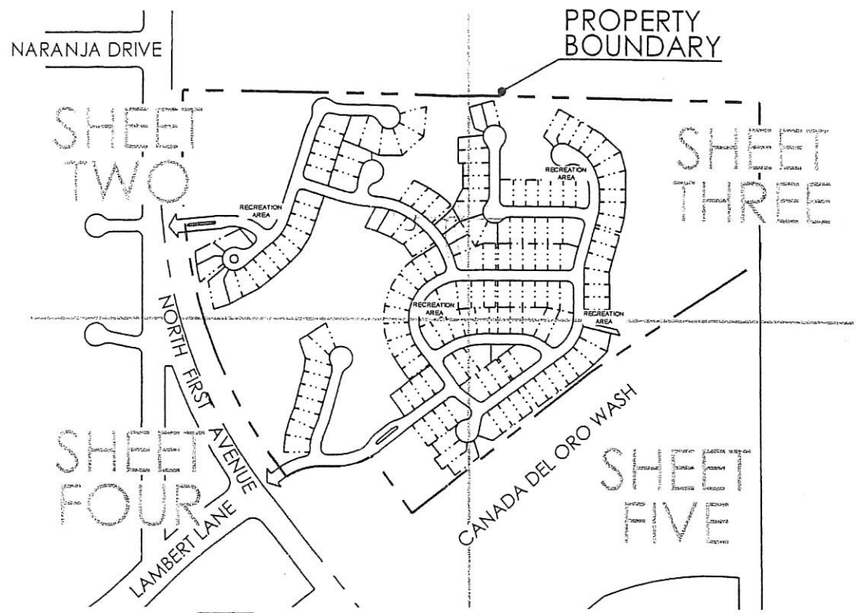
22. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MODIFICATION OF THE TRAFFIC SIGNAL AT THE INTERSECTION OF FIRST AVENUE AND LAMBERT LANE.

23. WHERE TERRACE WALLS ARE TO BE USED THEY SHALL BE LIMITED TO ONE EIGHT FOOT BENCH BEWTEEN TWO EIGHT FOOT RETAINING WALLS.

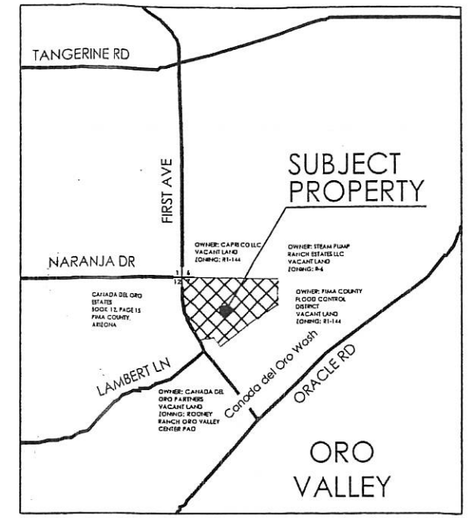
24. THE DEVELOPER SHALL COORDINATE ALL IMPROVEMENTS ON FIRST AVENUE WITH THE TOWN'S FIRST AVENUE IMPROVEMENT PROJECT.

25. THE DRIVEWAYS FOR LOTS 78 TO 88 SHALL BE PLACED ON THE HIGH SIDE OF THE LOT.

26. THE MAXIMUM DRIVEWAY SLOPE SHALL BE 14% WITHIN THE RIGHT-OF-WAY AND 20% OUTSIDE THE RIGHT-OF-WAY.



PROJECT LAYOUT
SCALE: 1" = 300'



LOCATION MAP

A PORTION OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 14 EAST, G.& S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
SCALE: 3" = 1 MILE

LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING WATERLINE AND VALVE
- EXISTING SEWER LINE AND MANHOLE
- NEW SEWER LINE AND MANHOLE
- PROPERTY BOUNDARY
- EASEMENT LINE
- 100-YEAR FLOOD PLAIN LIMIT
- 80.0 EXISTING SPOT ELEVATION
- 80.5 PROPOSED SPOT ELEVATION
- P 14 5 PROPOSED PAD ELEVATION
- FLOW DIRECTION
- (2) DRAINAGE CONCENTRATION POINT
- 25% SLOPE LINE
- LIMITS OF GRADING

TABLE OF 100-YEAR DISCHARGES	
CONCENTRATION POINT	100-YEAR DISCHARGES (CFS)
1	223
2	2,150

PROPERTY OWNER/APPLICANT
Cañada del Oro Partners
401 South Boston Avenue
Suite 2400
Tulsa, Oklahoma 74103-4010
918.582.4300
Contacts: Blake Hastings
Jay Mitchell

PROJECT PLANNERS & ENGINEERS
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4444 East Broadway Boulevard
Tucson, Arizona 85711
520.881.7480
Contacts: Charles Hulsey
Robert Longaker

Rooney Ranch Area Z *(A proposed portion of Area A consisting of 76.5 acres)*

An Amendment to the Rooney Ranch Oro Valley Center PAD from a Mixture of Multi and Single Family Residential and Commercial to Single Family Residential

Oro Valley Case No. OV9-03-03

Contour Interval: 1 Foot
WLB Job # 181057-N-001

5.2.2003
REV
REV

The WLB Group Inc.
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Landscape Architecture Urban Design
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0' 100' 200' 300'

arcel AICDO Patterns\Revised TDP\Rooney A TDP_Sheet 1 CDO.dwg Plotted: Apr. 16, 2004

ATTACHMENT

ATTACHMENT 9