

INNOVATION PARK
ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4 - LOT 1
RECREATION AREA PLAN
2300981

GENERAL NOTES

1. THIS RECREATIONAL AREA PLAN IS DESIGNED TO MEET THE REQUIREMENTS AND INTENTIONS OF SECTION 26.5 AND 25.1.B.26 OF THE OVZCR.
2. EXISTING ZONING: RANCHO VISTOSO CAMPUS PARK INDUSTRIAL
3. THE GROSS AREA OF THIS DEVELOPMENT = 8.03 ACRES.
4. COMMON AREAS SHALL BE OWNED AND MAINTAINED BY PROPERTY OWNER.

RECREATION AREA PARKING COMPUTATION

1. TOTAL AMOUNT OF PARKING REQUIRED = ONE SPACE PER 20 DWELLING UNITS FOR THE FIRST HUNDRED DWELLINGS, PLUS ONE ADDITIONAL SPACE PER 40 DWELLINGS OR A PORTION THEREOF OVER 100 DWELLING UNITS.
 $1\text{ST } 100 \text{ DWELLINGS} / 20 = 5 \text{ SPACES}$
REMAINING 54 DWELLINGS / 40 = 2 SPACES

TOTAL PARKING SPACES REQUIRED = 7
TOTAL PARKING SPACES PROVIDED = 140 INCLUDING 6 ACCESSIBLE SPACES

RECREATION AREA CALCULATION

1. REQUIRED = 154 DWELLING UNITS / 85 = 1.81 ACRES
PROVIDED = 1.83 ACRES (79,900.4 S.F.)
* INDOOR RECREATION AREA = .23 ACRES (9,912.74 S.F.)
=.69 ACRES PER SEC. 26.5.D.2.f.i

OUTDOOR RECREATION AREA = 1.15 ACRES (50,461.96 S.F.)
EXERCISE / WALKING PATH: 14,673.40 S.F.
RAKED EARTH TRAIL AND GARDEN: 6,259.42 S.F.
COURTYARD: 5,212.25 S.F.
POOL COURTYARD: 16,123.40 S.F.
FIREPLACE GATHERING AREA: 3,766.47 S.F.
FRONT ENTRY GARDENS: 4,427.02 S.F.

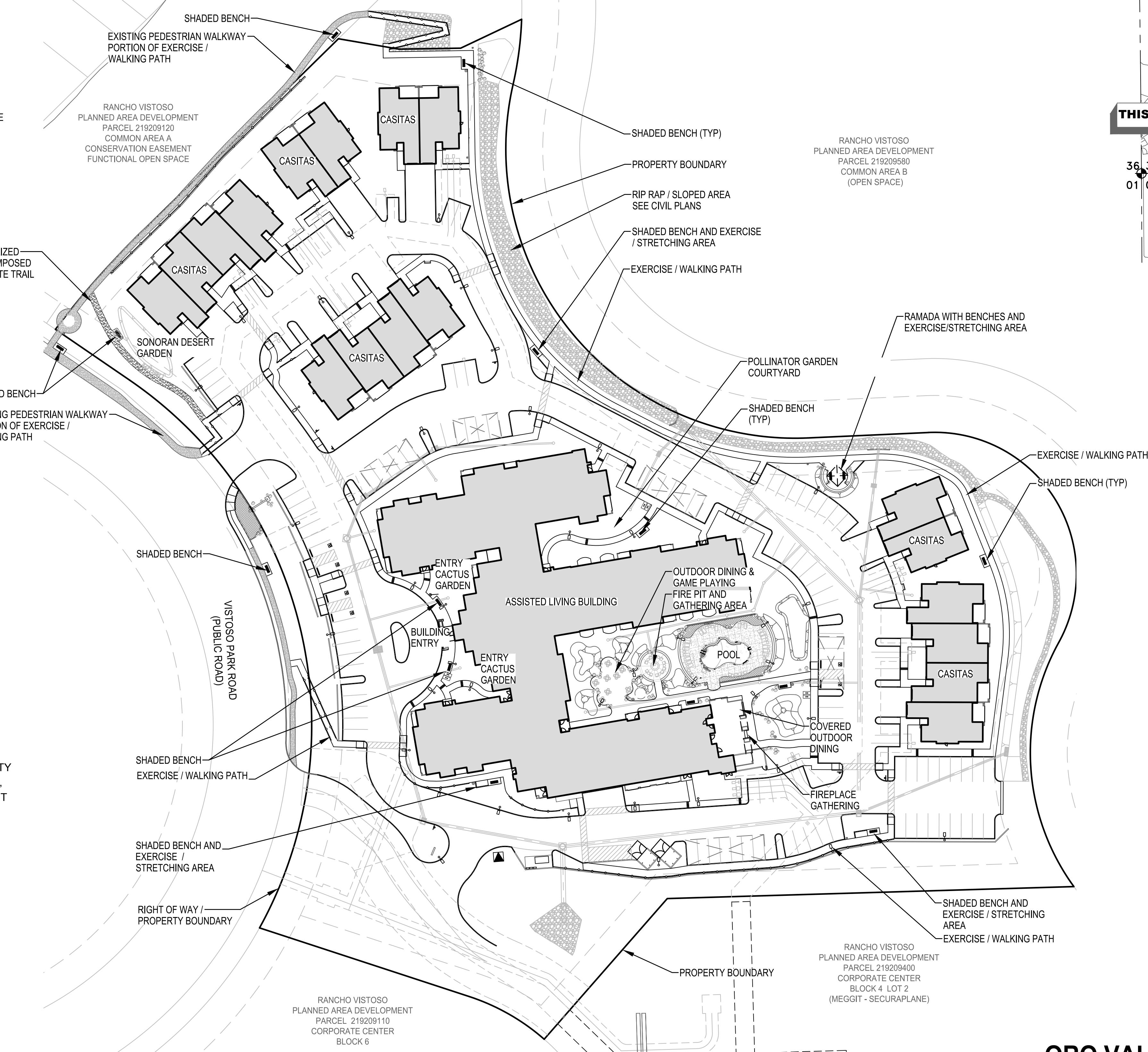
RECREATION PROVISIONS

1. REQUIRED RECREATION PROVISIONS = 3 ACTIVE AND 4 PASSIVE

PROVIDED:	14 x PASSIVE RECREATION
- EXERCISE / STRETCHING AREAS	- BENCHES
- OUTDOOR POOL	- RAMADA
- EXERCISE / WALKING PATH	- GATHERING AREAS
- GYM	- FIREPIT
	- POLLINATOR GARDEN
	- ENTRY CACTUS GARDEN
	- SONORAN DESERT GARDEN
	- ROOF DECKS
	- COMMUNITY GREAT ROOM
	- TV ROOM WITH TABLE GAMES
	- ARTS & CRAFTS ROOM
	- PUBLIC GATHERING/EVENT SPACE
	- LIBRARY
	- ACTIVITY ROOM FOR SOCIALIZING

INDOOR RECREATION IS APPLIED FOLLOWING SEC. 26.5.D.2.f.i: IMPROVED COMMUNITY * RECREATION ROOMS, COMMUNITY CENTERS, GYMNASIUMS, PERFORMANCE SPACE, OR OTHER RECREATION SPACE ACCESSIBLE TO ALL RESIDENTS OF A DEVELOPMENT SHALL RECEIVE CREDIT AT A RATIO OF THREE TO ONE (3:1) AGAINST THE AREA REQUIREMENT CONTAINED IN SUBSECTION B.1 OF THIS SECTION.

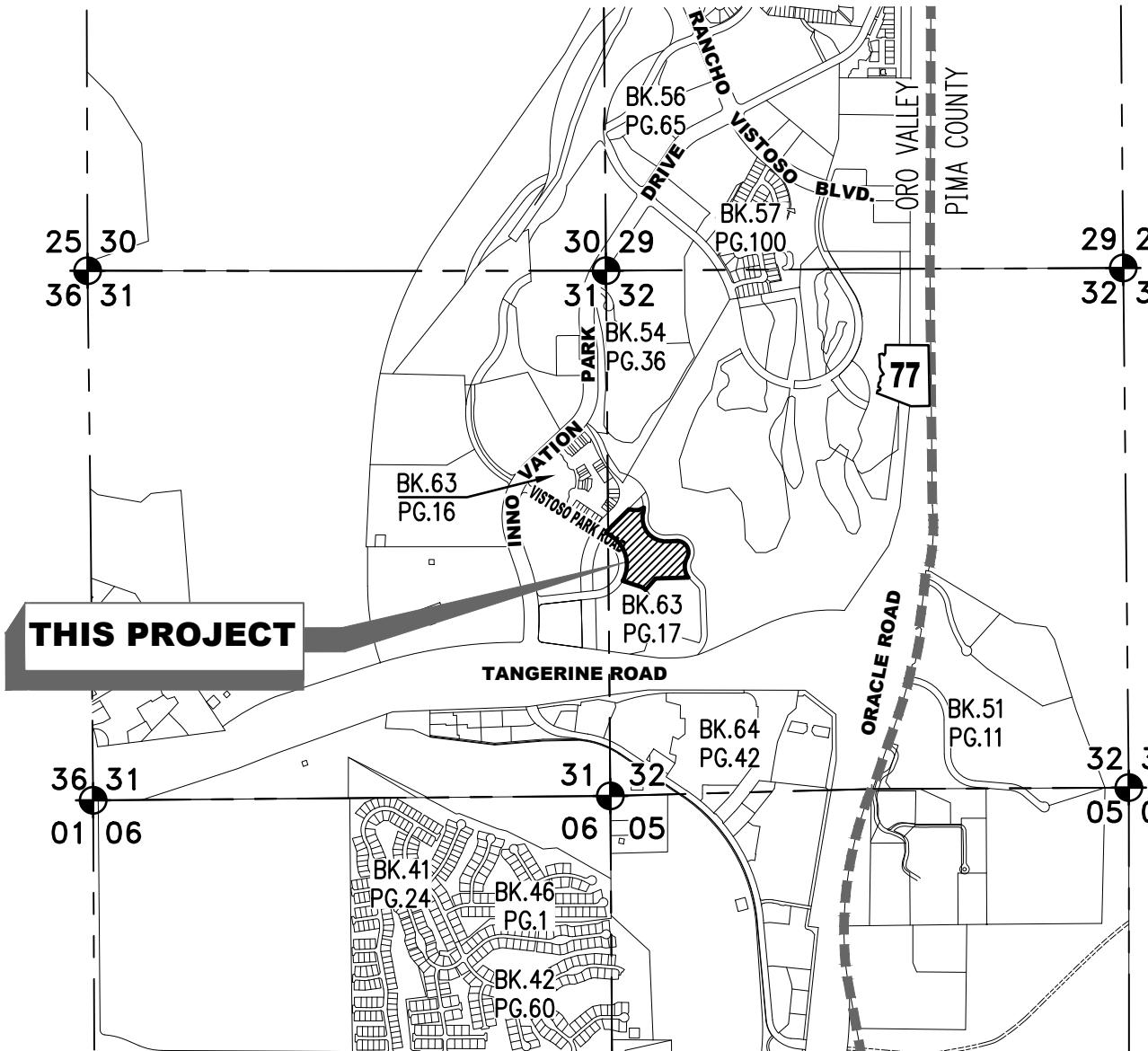
* FOR INDOOR RECREATION AREAS / ROOMS SEE ARCHITECTURAL PLANS.



REFERENCE NUMBER:
OV12-12-20 2301036
OV12-06-14B
OV09-07-07



RECREATION AREA PLAN
ORO VALLEY ASSISTED LIVING COMMUNITY
RANCHO VISTOSO NEIGHBORHOOD 3 - BLOCK 4, LOT 1
LOCATED IN A PORTION OF SECTION 31 AND 32, TOWNSHIP 11 SOUTH, RANGE 14 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA



LOCATION MAP

PORTION OF SECTION 31
TOWNSHIP 11 SOUTH; RANGE 14 EAST
GILA & SALT RIVER MERIDIAN TOWN OF ORO VALLEY
PIMA COUNTY, ARIZONA



OWNER/DEVELOPER
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APPROVAL

PLANNING & ZONING ADMINISTRATOR DATE