LEGEND

- (D) Proposed Schematic Basin Location
- Proposed Trail w/ Seating Nodes (15' Easement)
- ESL Critical Resource Areas: Preservation Required = 95%; Preservation Provided = 97%
- ESL Resource Management Area Tier 1: Preservation Required / Provided = 66%
- Trailhead
- Approximate Post-Development 100-Year Floodplain
- Existing Slopes Greater Than 25%
- S Single Story Restricted Lots (20')

GENERAL NOTES

A. Property Size: 143.3± ac. (141.7± ac. net after ROW dedications).

B. Existing General Plan Land Use: Low Density 1 (≤1.2 Homes per Acre).

C. Zoning request: R1-144 to R1-43.

D. Gross Residential Density: 1.7 Acres per Home.

E. Residential Lots: 91
- 86' x 254' (Min. ½-Acre): 73 Lots
- 80' x 125' (Min. 10,000 SF.): 18 Lots.

E. Open Space / Common Area: ~75% of Site.
ESOS Provided: ~71% of Site.

F. The future HOA of this development will be responsible for the permanent protection of the ESOS on this site, except any areas under the control of the Town.

G. Water service provider: Oro Valley Water.

H. Corner lots will be restricted to single-story, per Town Code.

I. No more than two 2-story homes shall be located side-by-side on the same street, per Town Code.

J. Oro Valley Trail #161 will be protected as a non-motorized public access trail easement.

K. ESLO Zoning Incentives (Section 27.10)
1. Building Setbacks: Front = 10'; Side = 7.5'; Rear = 20'.
2. Minimum Lot Size: 10,000 S.F.
3. Building Height: 20' (1-Story) & 28' (2-Story).
4. Recreation Area Credit.
5. Native Vegetation Preservation.

M. No roadway connections will be allowed between this development and the Rancho Feliz neighborhood to the east.

The WLB Group Inc. WLB
TUCSON - PHOENIX - LAS VEGAS - FLAGSTAFF
520.881.7480 - tucson@wlbgroup.com

EXHIBIT R
TENTATIVE DEVELOPMENT PLAN

2016.04.12
Contour Interval = 5 Ft.
WLB No. 114012-A-001
N.T.S.