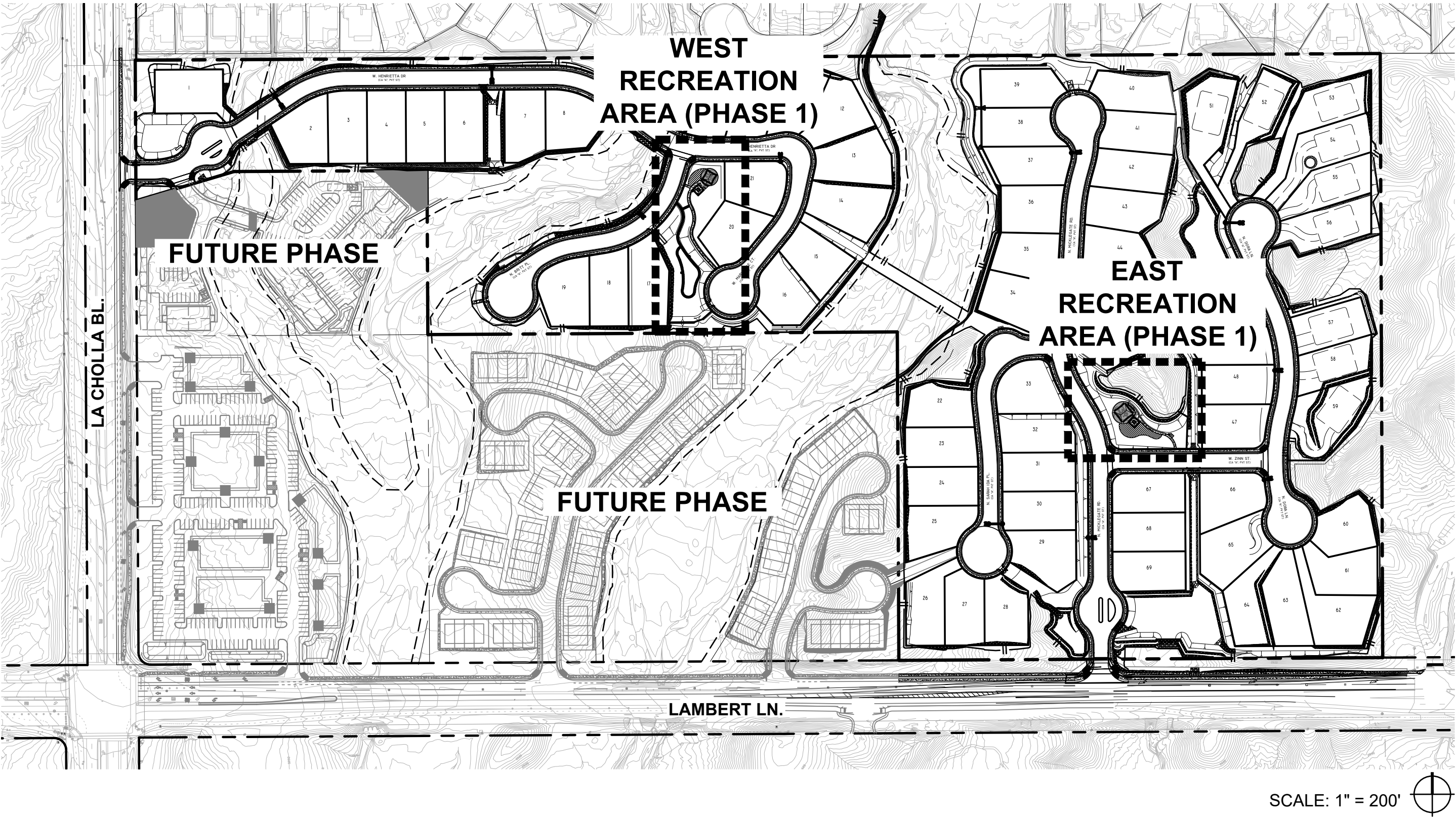


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RECREATION AREA PLAN FOR:
HALLAMARK

LOTS 1 - 69, AND COMMON AREA "A" (PRIVATE STREETS & PUBLIC UTILITIES) COMMON AREAS "B-1" & "B-2" (OPEN SPACE, DRAINAGE, UTILITIES & LANDSCAPE), COMMON AREA "C-1" & "C-2" (FUNCTIONAL OPEN SPACE & DRAINAGE), AND COMMON AREA "D-1" THRU "D-11" (NATURAL OPEN SPACE)

2500963



FUTURE PHASES

THE MASTER DEVELOPMENT PLAN PROVIDES FOR THE GENERAL LAYOUT OF THE ENTIRE PROPERTY COMPRISING OF 4 PHASES.

THIS RECREATION AREA PLAN INCLUDES DESIGN OF RECREATION AREAS FOR PHASE 1.

ALL OTHER PHASES WILL REQUIRE SEPARATE RECREATION AREA PLANS (AS APPLICABLE), DEMONSTRATING COMPLIANCE WITH TOWN OF ORO VALLEY REQUIREMENTS.

IN THE EVENT THAT FUTURE PLANS AND REPORTS REQUIRE REDESIGN, THE MASTER DEVELOPMENT PLAN SHALL BE MODIFIED ACCORDINGLY.

RECREATION AREA CALCULATIONS (PHASE 1)

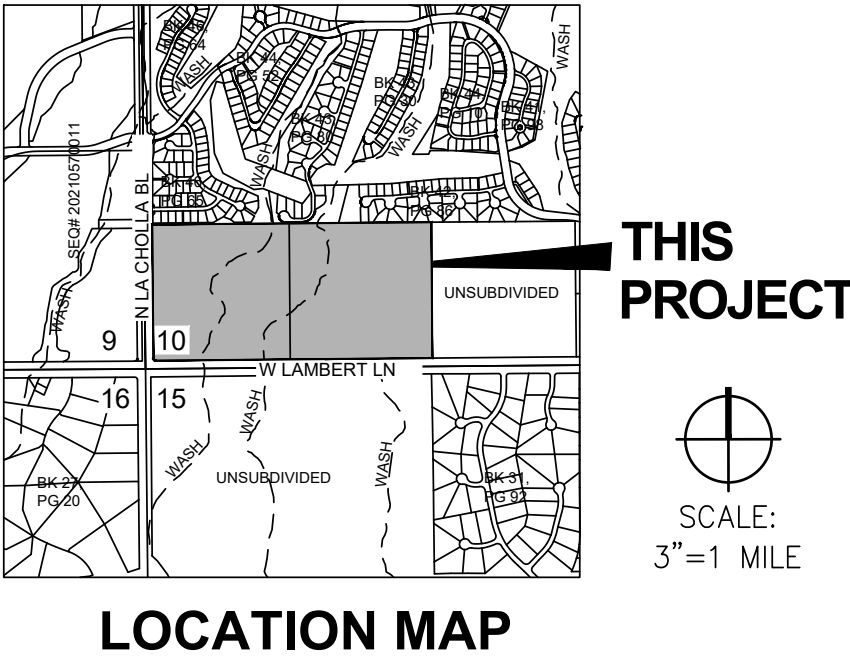
- RECREATION AREA REQUIRED:
- 512 SQ. FT. PER DWELLING UNIT
 - NUMBER OF DWELLINGS UNITS FOR THIS PROJECT: 69
 - 69 x 512 SQ. FT. = 35,328 SQ. FT. (0.81 ACRE) REQUIRED

RECREATION AREA PROVIDED:
28,841 SQ. FT. (0.66 ACRE) AT WEST REC. AREA
21,299 SQ. FT. (0.49 ACRE) AT EAST REC. AREA

RECREATION AREA PARKING CALC. (PHASE 1)

- PARKING SPACES REQUIRED:
- 1 SPACE PER 20 DWELLING UNITS
 - 4 SPACES REQUIRED FOR 69 DWELLING UNITS

RECREATION AREA PROVIDED:
2 SPACES PROVIDED (ON-STREET) AT WEST COMMON AREA
2 SPACES PROVIDED (ON-STREET) AT EAST COMMON AREA



DEVELOPER

D.R. HORTON
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TUCSON, AZ 85704
CONTACT: LORENZO HERNANDEZ
lmhernandez1@drhorton.com

LANDSCAPE ARCHITECT

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CIVIL ENGINEER

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cthompson@rickengineering.com

SHEET INDEX

SHT.	NAME
RP01	COVER SHEET
RP02	RECREATION PLAN
RP03	RECREATION DETAILS
RP04	RECREATION DETAILS

APPROVAL

PLANNING AND ZONING ADMINISTRATOR DATE



3945 E FORT LOWELL RD #111
TUCSON, AZ 85712

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RECREATION PLAN FOR:
HALLAMARK
LOTS 1 - 69, AND COMMON AREA "A" (PRIVATE STREETS & PUBLIC UTILITIES) COMMON AREAS "B-1" & "B-2" (OPEN SPACE, DRAINAGE, UTILITIES & LANDSCAPE), COMMON AREA "C-1" & "C-2" (FUNCTIONAL OPEN SPACE & DRAINAGE), AND COMMON AREA "D-1" THRU "D-11" (NATURAL OPEN SPACE). PORTION OF THE S 1/2 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 13 EAST GILA & SALT RIVER MERIDIAN, TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

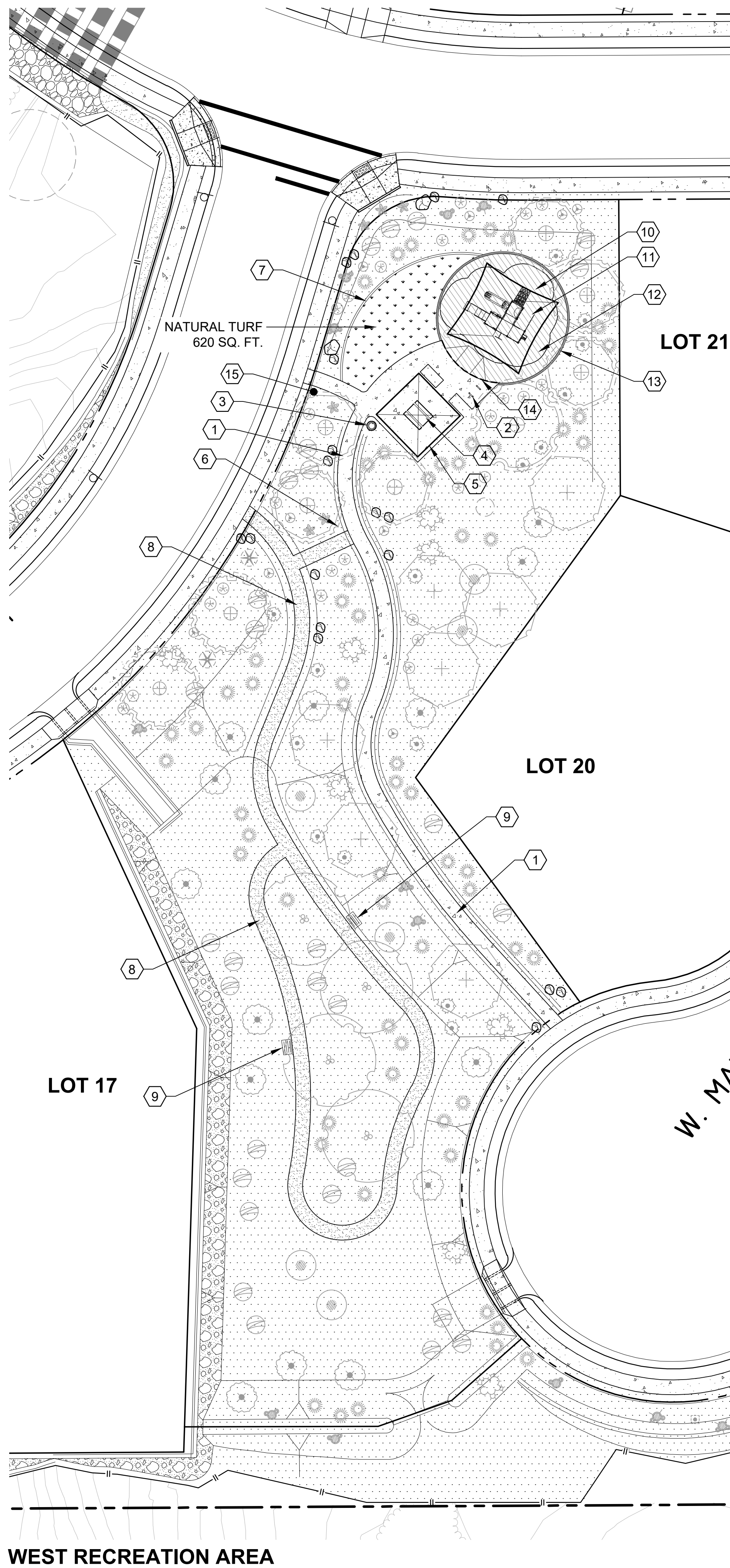
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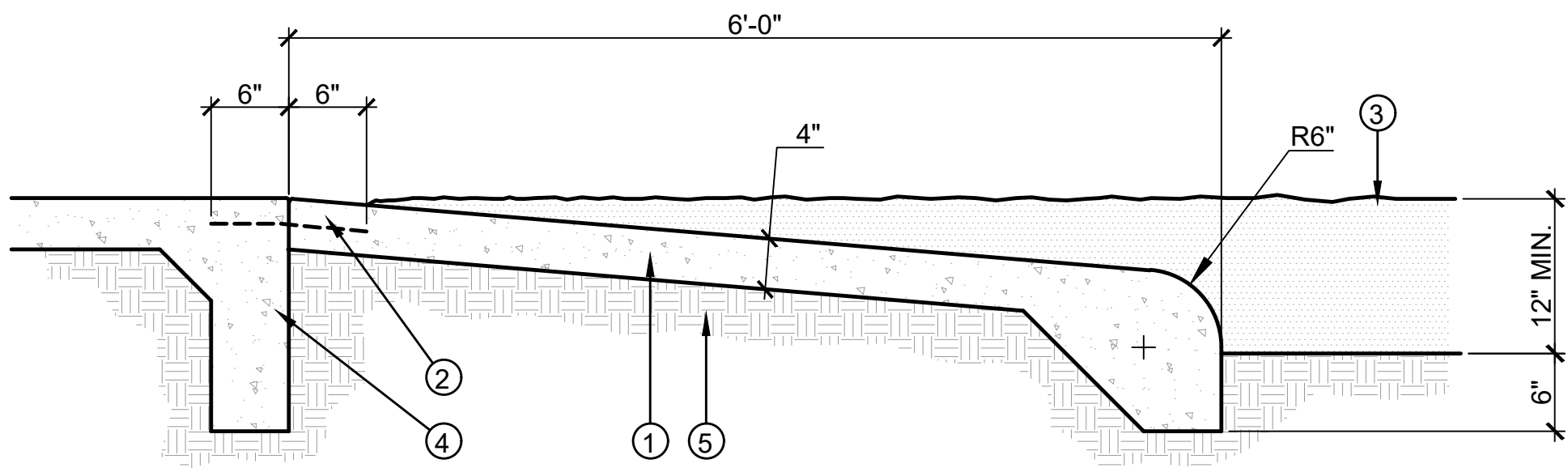
RP01

SHEET NO. 1 OF 4



- 1 NATURAL GRAY CONCRETE SIDEWALK/PEDESTRIAN PAVING, TYP.
- 2 BIKE PARKING AS DETAILED.
- 3 TRASH RECEPTACLE PER FINISH AND MATERIALS SCHEDULE.
- 4 PICNIC TABLE PER FINISH AND MATERIALS SCHEDULE.
- 5 16' x 16' RAMADA PER FINISH AND MATERIALS SCHEDULE.
- 6 PET WASTE STATION PER FINISH AND MATERIALS SCHEDULE.
- 7 CONCRETE MOW CURB AS DETAILED.
- 8 4' STABILIZED DECOMPOSED GRANITE PATH AS DETAILED.
- 9 BENCH PER FINISH AND MATERIALS SCHEDULE.
- 10 PLAY EQUIPMENT SHADE PER FINISH AND MATERIALS SCHEDULE.
- 11 5-12 YR. OLD PLAY STRUCTURE.
- 12 PLAY AREA SAFETY SURFACE PER FINISH AND MATERIALS SCHEDULE.
- 13 TOT LOT CURB AS DETAILED.
- 14 TOT LOT THICKENED EDGE AS DETAILED.
- 15 INFORMATIONAL SIGN AS DETAILED.

RAMADA SHALL BE
SHALL BE AMERICANA OUTDOORS "NAVAJO SHELTER". STANDARD ROOF
SYSTEM. ROOF COLOR: BRONZE. FRAME COLOR: ASH GRAY. OR AS
APPROVED BY OWNER.



- 1 MIN. 4" THICK NATURAL GRAY CONCRETE ACCESS RAMP. 2500 PSI @ 28 DAYS.

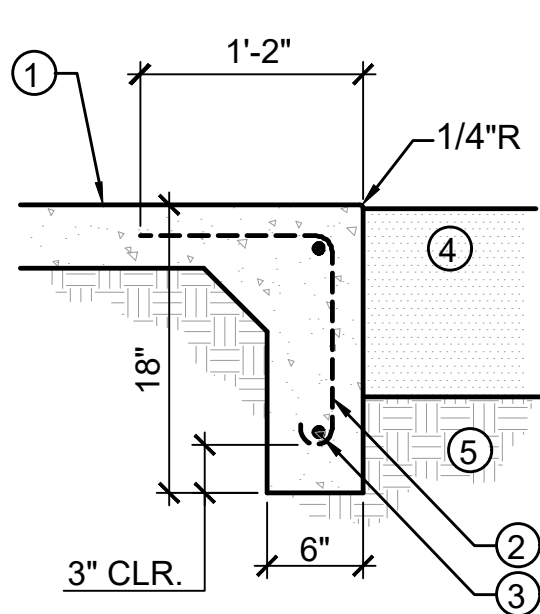
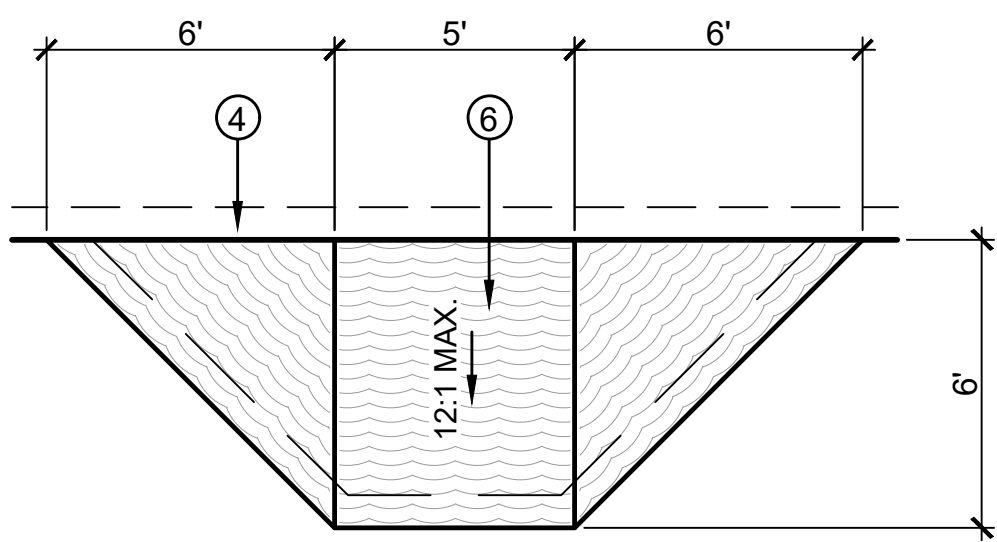
2 #4 REBAR DOWEL @ 12" O.C.

3 SAFTEY SURFACING PER FINISH SCHEDULE.
- 4 TOT LOT THICKENDED EDGE AS DETAILED.

5 95% COMPACTED SUBGRADE.

6 ROUGH BROOM FINISH WITH RIPLE SURFACE PATTERN.

NOTE: ACCESS RAMP MUST BE LOCATED COMPLETELY OUTSIDE OF PLAY EQUIPMENT FALL ZONES. VERIFY FALL ZONE LIMITS PRIOR TO INSTALLATION OF RAMP.



- 1 FINISH GRADE PLAY SURFACE

2 PLAY AREA SAFETY SURFACE, SEE FINISH SCHEDULE.

3 FILTER FABRIC (MIRAFI 140N OR EQUAL) UNDER PLAY SURFACE THROUGHOUT, EXTEND EDGES 6" ABOVE SUBGRADE SURFACE AT TOT LOT CURB.
- 4 12" SQ. CATCH BASIN. NDS #1200, OR EQUAL.

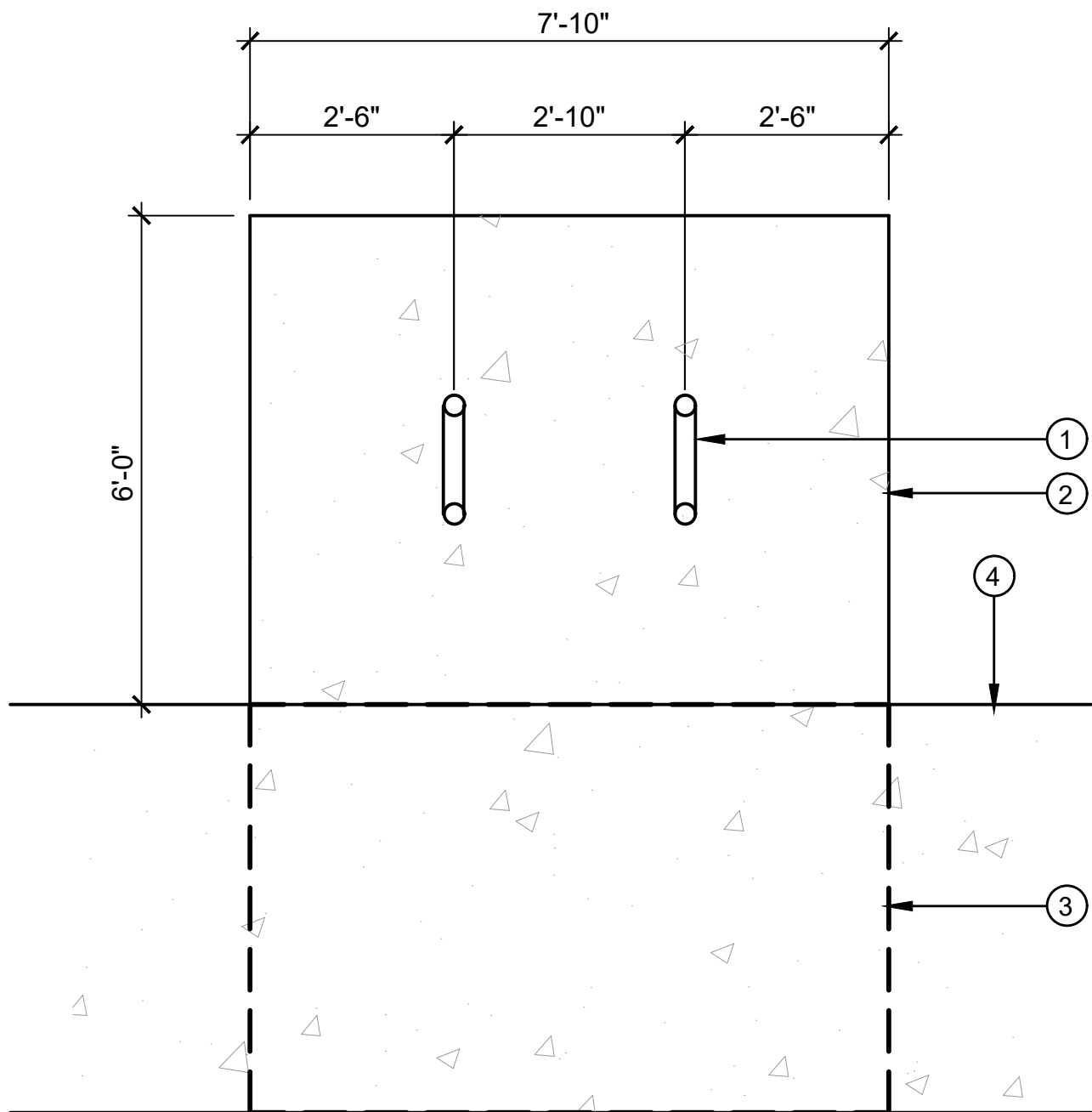
5 6" PVC DRAIN PIPE. SEE SHEET L3 FOR LOCATION.

6 95% COMPACTED SUBGRADE

NOTES:

1. SLOPE TOT LOT SUBGRADE TO TOT LOT DRAIN. SEE SHEET 2.

2. TOP OF ENGINEERED WOOD FIBER PLAY SURFACE SHALL BE LEVEL, AND SHALL NOT FOLLOW THE SLOPE OF THE UNDERLYING SUBGRADE.



- 1 BIKE RACK - TWO BIKES. PROVIDE TWO RACKS FOR A TOTAL OF FOUR BIKE PARKING SPACES. SEE FINISH SCHEDULE.
- 2 4" THICK CONCRETE PAD.
- 3 5' WIDE CLEAR SPACE.
- 4 ADAJCENT SIDEWALK.



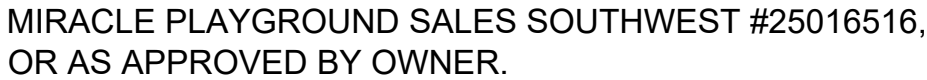
- 1 2" THICK LAYER OF 1/4" MINUS DECOMPOSED GRANITE WITH STABILIZER OVER 95% COMPACTED NATIVE SOIL. DG SHALL BE INSTALLED IN 1" LIFTS WITH EACH LIFT MOISTENED AND COMPACTED TO 95%. DG COLOR SHALL BE 'DESERT GOLD' OR EQUAL UNLESS OTHERWISE SPECIFIED ON PLANS.
- 2 6X4 NATURAL GRAY EXTRUDED CONCRETE CURB.
- 3 NATIVE SOIL SUBGRADE. COMPACT TO 95% FOR WIDTH OF TRAIL, PLUS 2' ON EITHER SIDE OF TRAIL. SUBGRADE SURFACE SHALL BE SMOOTH AND FREE OF ROCKS AND DEBRIS PRIOR TO DG PLACEMENT.
- 4 ADJACENT DECORATIVE ROCK PER PLANTING PLAN.



- 1 TOP OF DECOMPOSED GRANITE.
- 2 1/2" RADIUS, TYPICAL.
- 3 # 3 REBAR, TYPICAL.
- NOTES:
1. REBAR SHALL BE CONTINUOUS WITH 12" OVERLAP AT SPLICES.
2. CONCRETE SHALL BE CLASS B.
3. INSTALL EXPANSION JOINTS WHERE THE HEADER ABUTS ANY CONCRETE IMPROVEMENT OR WALL.



RECREATION PLAN FOR: HALLAMARK		3945 E FORT LOWELL RD #111 TUCSON, AZ 85712		520-795-1000 rickengineering.com		SAN DIEGO ORANGE RIVERSIDE SACRAMENTO SAN LUIS OBISPO SANTA CLARITA PHOENIX TUCSON LAS VEGAS DENVER		PROJECT NO: T5577 DATE: 10/2025		DRAWN/DESIGNED BY: MEF CHECKED BY:		NO. BY. DATE REVISION	
LOTS 1 - 69, AND COMMON AREA 'A' (PRIVATE STREETS & PUBLIC UTILITIES) (COMMON AREAS 'B-1' & 'B-2' (OPEN SPACE, DRAINAGE UTILITIES & LANDSCAPE) COMMON AREA 'C-1' & 'C-2' (FUNCTIONAL OPEN SPACE & DRAINAGE UTILITIES) AND COMMON AREA 'D-1' THRU PORTION OF THE S 1/2 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 13 EAST GILA & SALT RIVER MERIDIAN, TOWN OF GILG VALLEY, PIMA COUNTY, ARIZONA		recreation details		2500963		Contact Arizona 911 at least two full working days before you begin excavation ARIZONA 911 Call 911 or click Arizona911.com		DRAWING NO.		SHEET NO. 3 OF 4		RP03	



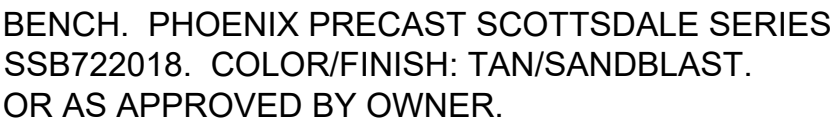
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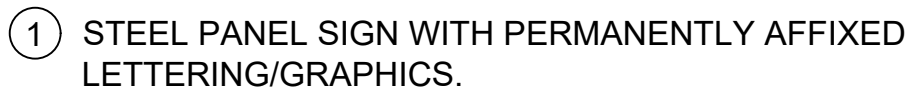
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SIGN COPY SHALL BE IN ACCORDANCE WITH ORO VALLEY ZONING CODE SECTIONS 26.5.D.5 AND 26.5.D.5. AND AS APPROVED BY OWNER.

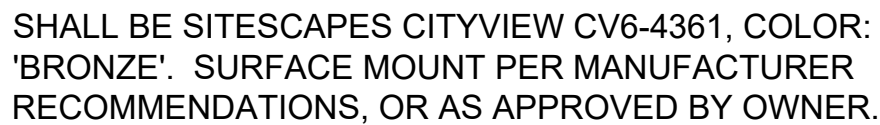
- ② 4 x 4 TUBULAR STEEL POSTS WITH WELDED TOP CAPS. PROVIDE STEEL TABS AS SHOWN FOR SECURING SIGN PANEL TO POSTS. POSTS TO BE PAINTED BLACK.

- ③ CONCRETE FOOTING. 2500 PSI AT 28 DAYS.

- ④ FINISHED GRADE.

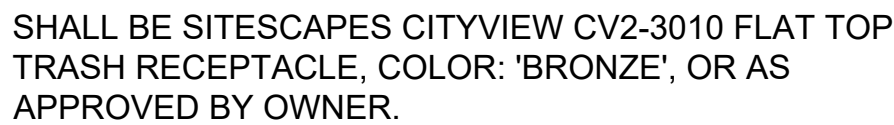
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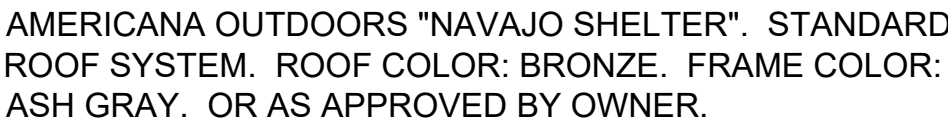


IMAGE SHOWN FOR GENERAL REFERENCE OF DESIGN
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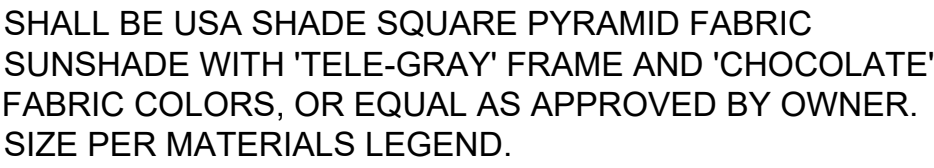


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3945 E FORT LOWELL RD #111
TUCSON, AZ 85712

520-795-1000
rickengineering.com



RICK

MEF

DESIGNED BY:

	DF
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PROJECT NO: T5577

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RECREATION PLAN FOR:

HALLAMARK

LOTS 1 - 69 AND COMMON AREA "A" (PRIVATE STREETS & PUBLIC UTILITIES) (COMMON AREAS "B" & "C" (OPEN SPACE DRAINAGE, UTILITIES & LANDSCAPE), COMMON AREA "D" (OPEN SPACE DRAINAGE, UTILITIES & LANDSCAPE), AND COMMON AREA "D-1" THROUGH "D-11" (NATURAL OPEN SPACE))

PORTION OF THE SW 1/4 OF SECTION 10, TOWNSHIP 12 SOUTH, RANGE 13 NORTH, RANGE 13 WEST, T12S R13W

2500963



DRAWING NO

SHEET NO. 4 OF 4

RP04