

GENERAL NOTES

1. THIS RECREATIONAL AREA PLAN IS DESIGNED TO MEET THE REQUIREMENTS AND INTENTIONS OF SECTION 26.5 OF THE OVZCR
2. EXISTING ZONING: NAKOMA SKY PLANNED AREA DEVELOPMENT.
3. THE GROSS AREA OF THIS DEVELOPMENT = 79.5 ACRES.
4. COMMON AREAS SHALL BE OWNED AND MAINTAINED BY PROPERTY OWNER.
5. RECREATION EQUIPMENT WILL COMPLY WITH CURRENT ADA REQUIREMENTS.
6. A MINIMUM OF 50% OF PLAY EQUIPMENT OR APPARATUS TO BE FULLY SHADED WITH A UV RESISTANT SUN SHADE.
7. PLAYGROUND SURFACE MATERIAL, CERTIFIED WOOD FIBER SHALL BE PLACED AT A DEPTH OF 12" UNDER THE EQUIPMENT.
8. EARTHEN TRAIL ALIGNMENT TO BE FIELD ADJUSTED AS NEEDED TO PROTECT NATIVE PLANTS.
9. THE COMMUNITY PARK SHALL BE COMPLETED BY THE THIRD ANNIVERSARY OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE APARTMENT BUILDINGS AND PRIOR TO CONSTRUCTION OF ANY FUTURE RESIDENTIAL PHASE OF LA POSADA AT PUSCH RIDGE DEVELOPMENT. IF A SECOND PHASE OF RESIDENTIAL DEVELOPMENT PROCEEDS WITHIN THREE YEARS OF THE FINAL CERTIFICATE OF OCCUPANCY ISSUANCE, THE COMMUNITY PARK MAYBE CONSTRUCTED SIMULTANEOUSLY WITH THE SECOND PHASE OF RESIDENTIAL CONSTRUCTION AND MUST BE COMPLETED BY THE FINAL BUILDING PERMIT ISSUANCE FOR THE SECOND PHASE OF RESIDENTIAL CONSTRUCTION.
10. THE SINGLE FAMILY RESTROOM ASSOCIATED WITH THE COMMUNITY PARK SHALL BE CONSTRUCTED AT SUCH TIME AS A SEWER LINE HAS BEEN CONSTRUCTED IN THE STREET THAT WILL PROVIDE ACCESS TO THE RESIDENTIAL UNITS IN THE EASTERN PORTION OF DEVELOPMENT AREA A AND AS THE RESIDENTIAL UNITS IN DEVELOPMENT AREA A ARE BEING DEVELOPED.
11. LA POSADA AT PUSCH RIDGE SHALL PROVIDE THE TOWN APPROPRIATE ASSURANCES (SUCH AS BOND) FOR THE COMMUNITY PARK AT THE TIME OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE MAIN CAMPUS APARTMENT BUILDING. THE ASSURANCES SHALL BE RELEASED AT THE TIME OF SUBSTANTIAL COMPLETION OF THE COMMUNITY PARK EXCLUDING THE RESTROOM. TOWN STAFF MAY DETERMINE ASSURANCES ARE NOT REQUIRED AT THE TIME OF FINAL CERTIFICATE OF OCCUPANCY IF THE COMMUNITY PARK IS 25% COMPLETE.
12. A PUBLIC ACCESS EASEMENT OVER THE COMMUNITY PARK AND TRAILHEAD AREA IS DEDICATED ON THE FINAL PLAT.

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.  
1ST 100 DWELLINGS / 20 = 5 SPACES  
REMAINING 300 DWELLINGS / 40 = 8 SPACES

TOTAL PARKING SPACES REQUIRED = 13  
TOTAL PARKING SPACES PROVIDED = 13 INCLUDING 2 ACCESSIBLE SPACES

RECREATION AREA CALCULATION

1. REQUIRED = 400 DWELLING UNITS / 85 = 4.7 ACRES  
PROVIDED = 4.72 ACRES (205,589 S.F.)  
COMMUNITY PARK: 100,188 S.F.  
MULTI-USE TRAIL: 41,156 S.F.  
EARTHEN TRAIL: 8,629 S.F.  
BUTTERFLY COURTYARD: 23,344 S.F.  
HUMMINGBIRD COURTYARD: 25,057 S.F.  
DOG PARK: 3,904 S.F.  
POOL: 3,311 S.F.

RECREATION PROVISIONS

1. REQUIRED RECREATION PROVISIONS = 10 ACTIVE AND 10 PASSIVE

PROVIDED:

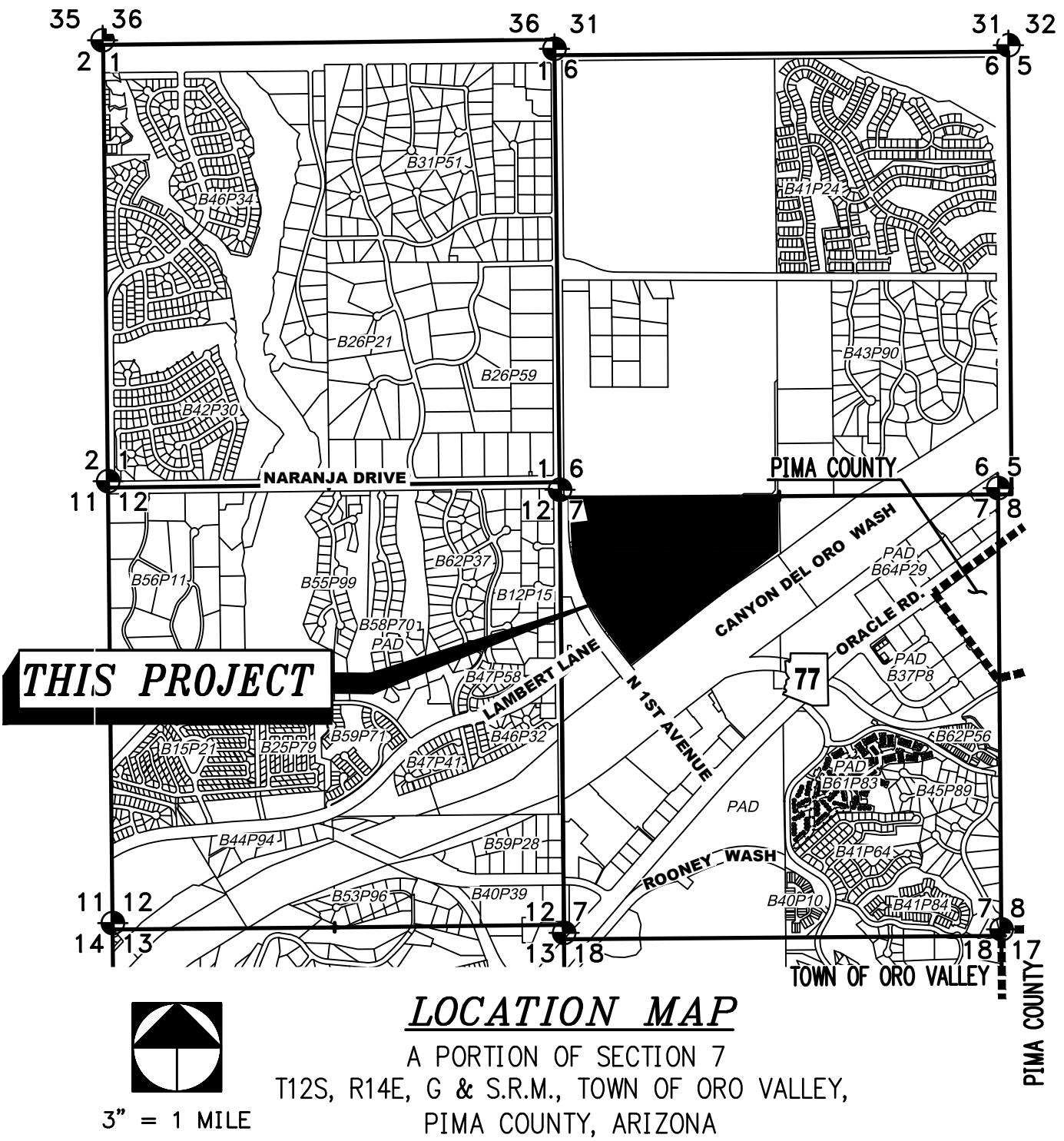
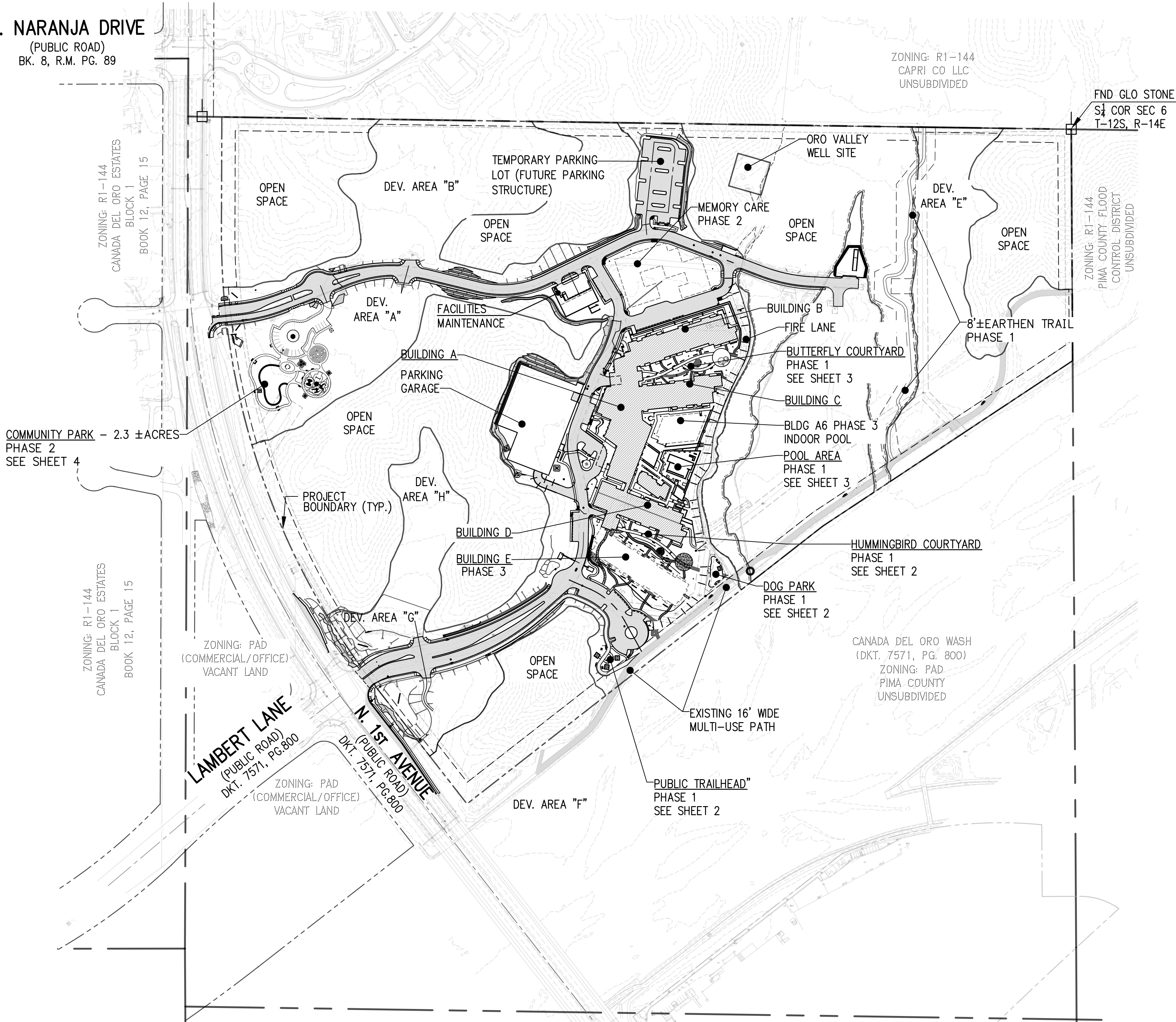
- 10 x ACTIVE RECREATION
- PLAY STRUCTURE (3-12 YEARS)
  - 13+ CLIMBING STRUCTURE
  - OUTDOOR POOL
  - INDOOR POOL
  - DOG PARK
  - TRAIL CONNECTION
  - MUSICAL PLAYGROUND
  - LABYRINTH
  - FITNESS AND EXERCISE ROOM
  - TURF FREE PLAY

10 x PASSIVE RECREATION

- PICNIC TABLES
- MULTI-USE TRAILS
- PUBLIC ART
- BENCHES
- RAMADAS
- SHADE STRUCTURE
- BUTTERFLY COURTYARD
- HUMMINGBIRD COURTYARD
- FIREPIT
- WALKING PATH

# RECREATION AREA PLAN LA POSADA AT PUSCH RIDGE (A REVISION TO FINAL LANDSCAPE PLAN FOR NAKOMA SKY) PHASES 1, 2, 3 AND FUTURE PHASES 2102195

E. NARANJA DRIVE  
(PUBLIC ROAD)  
BK. 8, R.M. PG. 89



SHEET INDEX:

- SHEET 1 ..... COVER SHEET/NOTES  
SHEET 2 ..... RECREATION AREA PLAN  
SHEET 3 ..... RECREATION AREA PLAN  
SHEET 4 ..... RECREATION AREA PLAN

OWNER/DEVELOPER

LA POSADA AT PARK CENTRE, INC.  
350 EAST MORNINGSIDE ROAD  
GREEN VALLEY, AZ 85614  
(520) 648-7912  
ATTN: JONI CONDIT  
JONI@LAPOSADAGV.COM

LANDSCAPE ARCHITECT

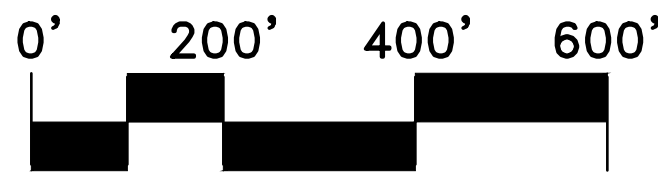
THE WLB GROUP, INC.  
4444 E. BROADWAY BLVD.  
TUCSON, AZ 85711  
(520) 881-7480  
ATTN: GARY GRIZZLE, PLA  
GGRIZZLE@WLBGROUP.COM

APPROVAL

BY: \_\_\_\_\_  
PLANNING AND ZONING ADMINISTRATOR DATE

The WLB Group, Inc.

Engineering Planning Surveying  
Landscape Architecture Urban Design  
Offices located in Tucson, Phoenix,  
Flagstaff, Arizona,  
and Las Vegas, Nevada  
4444 East Broadway  
Tucson, Arizona (520) 881-7480



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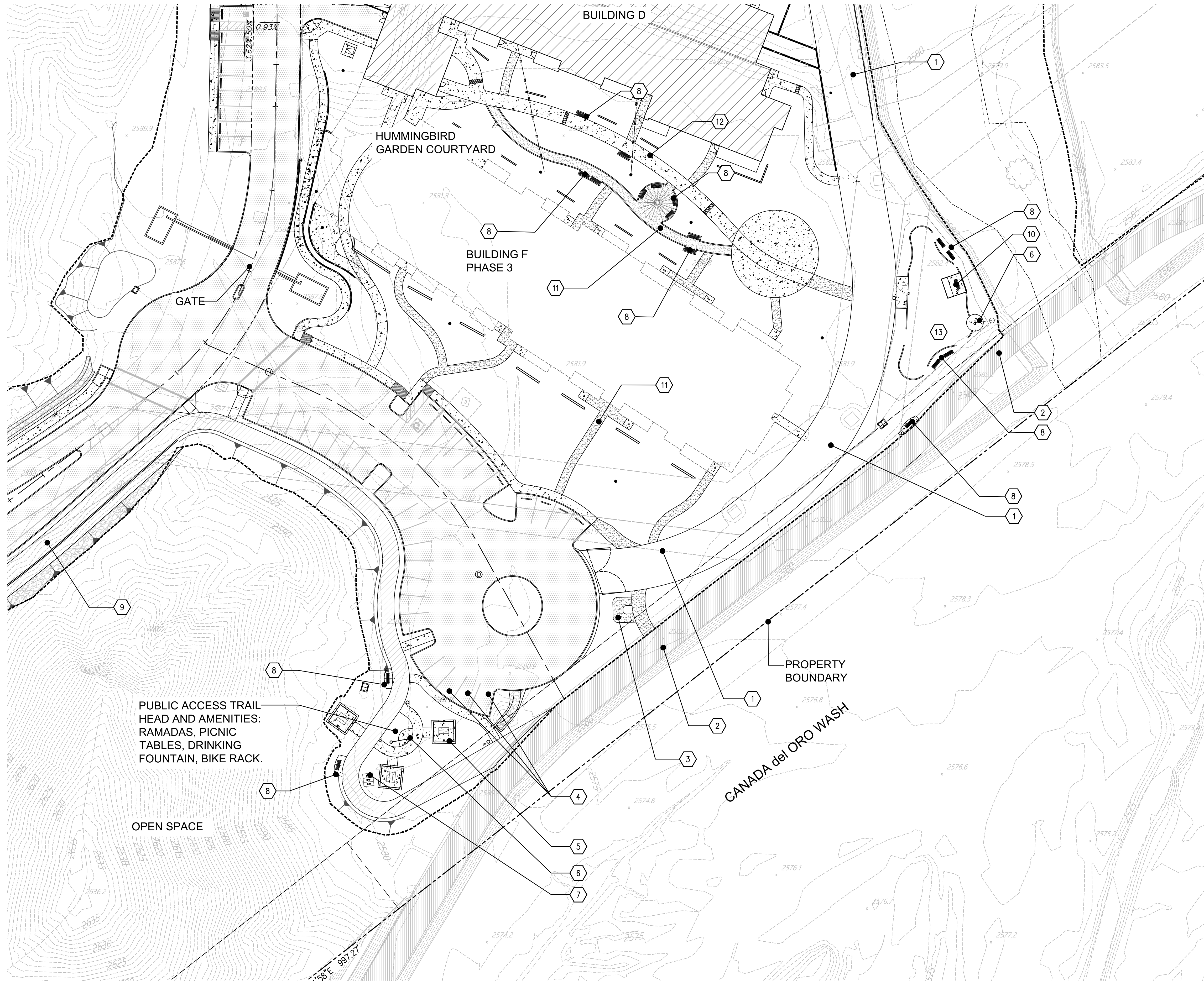


RECREATION AREA PLAN  
LA POSADA AT PUSCH RIDGE  
PHASE 1  
(REVISION TO FINAL LANDSCAPE PLAN FOR NAKOMA SKY)  
PHASES 1, 2, 3 AND FUTURE PHASES

ROONEY RANCH AREA Z RECORDED IN BOOK 62 M&P, PAGE 4,  
LOTS 1-68 AND COMMON AREAS "A", "B", AND "C" BEING A  
PORTION OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 14 EAST,  
G & S.R.M. TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA  
DECEMBER 2021  
WLB NO. 181057-G-E02  
CONTOUR INTERVAL: 1' SCALE: 1"=200'

REFERENCE CASE #S:  
OV1601351  
OV115-027  
OV914-008  
OV914-007A  
OV903-03A  
(0)15-14





KEYNOTES	
1	FIRE ACCESS LANE - ASPHALT
2	EXISTING 16' MULTI-USE ASPHALT PATH
3	PUBLIC ART
4	PUBLIC PARKING SPACES
5	RAMADA AND PICNIC TABLES
6	DRINKING FOUNTAIN
7	BIKE RACKS
8	BENCH
9	ASPHALT MULTI-USE TRAIL
10	RAMADA
11	STABILIZED DECOMPOSED GRANITE PATH
12	CONCRETE WALKING TRAIL
13	DOG PARK

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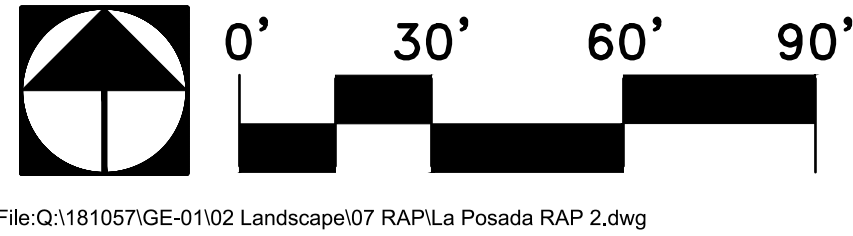
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CONTOUR INTERVAL: 1' SCALE: 1"=30'

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The  
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**WLB**

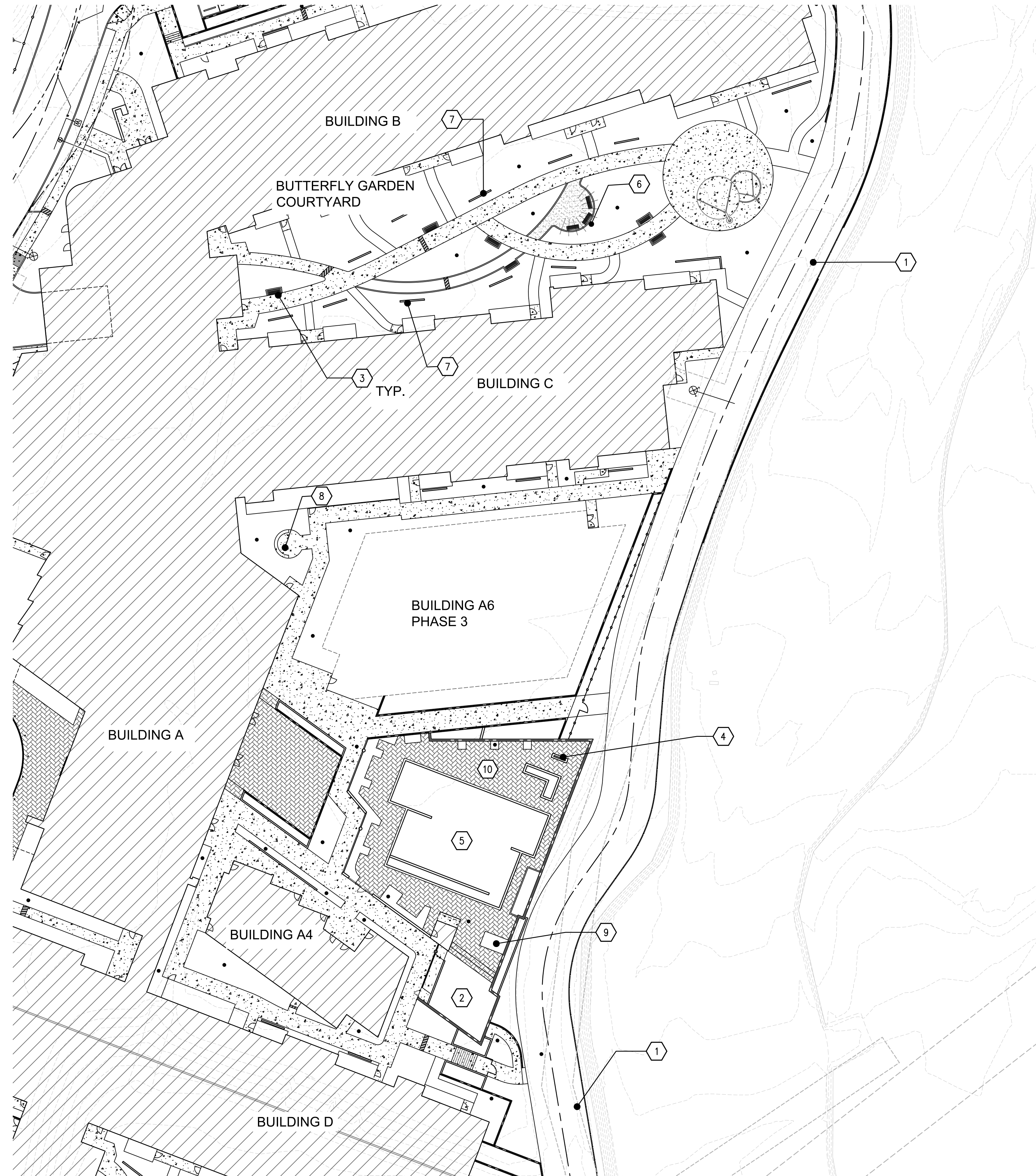
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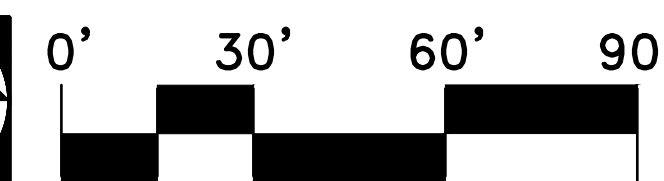






#### KEYNOTES

- 1 FIRE ACCESS LANE - ASPHALT
- 2 ARTIFICIAL TURF AREA
- 3 BENCH
- 4 FIRE PIT
- 5 POOL
- 6 ARCHITECTURAL STRUCTURE
- 7 DECORATIVE WALL
- 8 SEAT WALL / SEATING AREA
- 9 SPA
- 10 PAVERS



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KEYNOTES

- 1 COMMUNITY PARK w/ PLAY STRUCTURES AND SAFETY SURFACE  
3 - 12 YRS PLAY STRUCTURE  
13 + YRS CLIMBING STRUCTURE
- 2 ONE UNISEX FAMILY RESTROOM
- 3 RAMADA AND PICNIC TABLES
- 4 BENCH
- 5 CONCRETE SIDEWALK
- 6 FITNESS STATION & BENCH  
STRETCHING STATION  
CARDIO STATION  
CORE STRENGTHENING STATION
- 7 DESERT GARDEN
- 8 MUSICAL PLAYGROUND INSTRUMENT AREA
- 9 GRILL
- 10 DRINKING FOUNTAIN
- 11 PUBLIC PARKING
- 12 BIKE RACK
- 13 LABYRINTH
- 14 PUBLIC ART
- 15 CONCRETE SIDEWALK
- 16 TRASH RECEPTACLE
- 17 CANOPY SHADE SAIL
- 18 SWINGING GATES WITH SIGNAGE  
SIGNAGE TO STATE 'COMMUNITY PARK  
IS OPEN TO PUBLIC FROM DAWN TO DUSK'

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