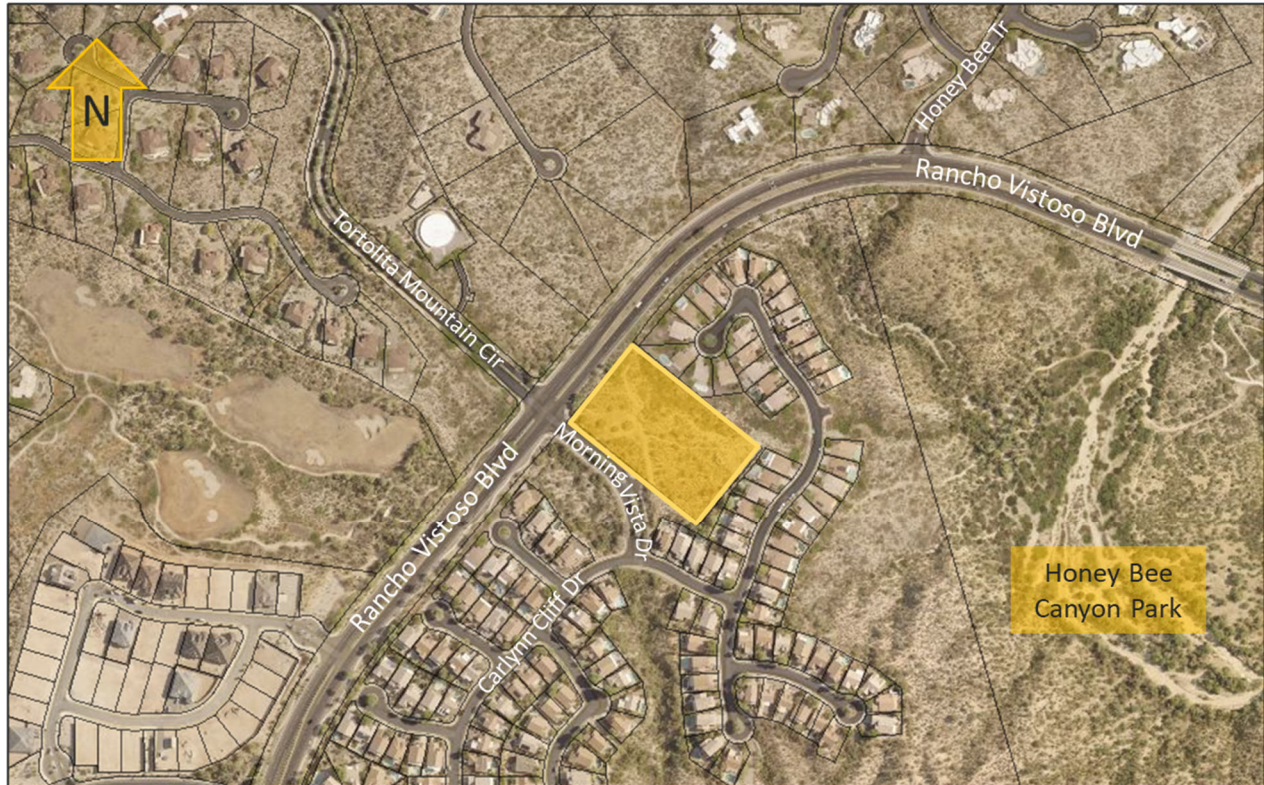


## Residences at Morning Vista Fact Sheet

Property Area	Approximately 3.5 acres
Zoning (no change proposed)	<ul style="list-style-type: none"> <li>• Rancho Vistoso Planned Area Development (“RV PAD”)</li> <li>• High-Density Residential land use designation</li> </ul>
Proposed Land Use	18 townhomes (5.14 RAC)
Density Permitted	8-17 RAC
Permitted Building Height	34 feet/3 stories
Proposed Building Height	18 feet/1 story
Open Space Provided (Recreation Area, Landscape Area & Natural Open Space)	1.1 acres/31.2% of Property



DSW Capital-1 (“DSW”) is proposing the development of 18 single-story townhomes (the “Project”) on approximately 3.5 acres of vacant land located on W. Morning Vista Drive, southeast of N. Rancho Vistoso Boulevard (the “Property”). The Property is within the Rancho Vistoso PAD, and its land use designation of High-Density Residential permits residential densities of 8- 17 residences per acre (“RAC”)—well above the 5.14 RAC proposed with this Project. The Project consists of a combination of two- and three-bedroom homes. Individual lot sizes range between approximately 3,800 and 3,900 square feet. The Project is permitted within the PAD.

The Property has been designed around topographic (hillside) constraints along its northeast boundary, in compliance with PAD regulations. Both active and passive recreation areas have been incorporated into the plan and are located near the natural open space of the hillside. The active recreation space includes a neighborhood swimming pool and ramada. Each of the Project’s homes will also feature a private patio area.

Access to the Project will be from W. Morning Vista Drive, and all streets within the Project will be private. The Conceptual Site Plan features generous bufferyards with enhanced landscaping treatment along both N. Rancho Vistoso Boulevard and W. Morning Vista Drive. Approximately one-third of the Property has been set aside as open space. (See attached *Conceptual Site Plan*.)

Revised March 2022

RESIDENCES AT MORNING VISTA  
OV 2102029



LANDSCAPE CONCEPT KEY

Plant Type	Minimum Size
Transplant Trees (10 required)	
Transplant Saguaro (8 required)	
Transplant Ocotillos (13 required)	
Trees	15 gallon*
Shrubs	5 gallon
Accent Plants / Cacti	5 gallon
Boulders	3'x3'x2'

\* Mitigation Trees shall be box sized per code.

### LEGEND

PROPERTY LIMITS  
 GRADING LIMITS



Novak Environmental, Inc.  
4574 North First Avenue #100 Tucson, AZ 85718  
Phone 520.208.0591 Fax 520.882.3006

Landscape Architecture    Natural Resources    Planning

Landscape Architecture      Natural Resources      Planning  
Mitigation

Reference Case 2003075 Pre-Application

Rev. #	Date	Description				
		<b>GRENIER ENGINEERING, INC.</b> Structural & Civil Engineering Consultant				
6309 E. 83 Colorado Plaza Suite A120, Tucson, Arizona 85715 Phone: 520.326.7082 – Fax: 520.326.7508						
Sheet Name		Job Number: NE 21023 Drawn By: _____ Design By: _____ Checked By: _____ Date: NOVEMBER 2011 Scale: 1/4" = 1'-0"				
Project		LANDSCAPE CONCEPT PLAN  RESIDENCES AT MORNING VISTA				Sheet Number:  <div style="font-size: 2em; text-align: center;">1</div>

NOTES

- **PLANS:** AREA 150-0010
- **PARCEL AREA:** 150,761 S.F.
- **ADJACENT TOWN OF OGDEN VALLEY**
- **CONCRETE ARCHES USED FOR ADJACENT**
- **HIGH DENSITY RESIDENTIAL DEVELOPMENT (10-17 RAC)**
- **MIN. LOT AREA PER BUILDING AREA 2,900 S.F.**
- **PROMISED TWO DETACHED 1.5-2 STORY S.D. (S.D. 2.0)**
- **REQUIRED W/IN DETACHED**
- **FEET: 20'**
- **SIZE: 15' (S.D. FOR COMMON LOTS)**
- **FEET: 20'**
- **STRUCTURE SEPARATION PER 4-6 STANDARDS**
  - BETWEEN 2 SINGLE STORY BUILDINGS 10'
  - BETWEEN 2 SINGLE STORY BUILDINGS 10'
  - BETWEEN 2 SINGLE STORY BUILDINGS 10'
  - BETWEEN 2 - TWO STORY BUILDINGS 20'
- **PROMISED W/IN DETACHED**
- **FEET: 15' (S.D. 14-17 W/IN 10')**
- **SIZE: 15' (S.D. FOR COMMON LOTS)**
- **FEET: 10'**
- **NO BUILDING SHALL EXCEED 3-STORIES & THE CYLINDRICAL**
- **SHALL NOT EXCEED 10-15-20-30 (4) FEET**
- **WHEN PROPOSED BUILDING HEIGHTS: 15'-8" & 15'-8"**

### OPEN SPACE AREA CALCULATIONS

NATURAL OPEN SPACE (PORTION OF CA "C")	16,423 S.F.
LANDSCAPE AREA (PORTION OF CA "C")	24,004 S.F.
RECREATIONAL AREA (CA "B")	7,352 S.F.
TOTAL OPEN SPACE	47,779 S.F. (31.2% OF 153,000)

### GRADING CALCULATIONS

25% SLOPE DISTURBANCE AREA = 5,211 S.F.  
(1.68% OF GRONABLE AREA)