

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.  
1ST 100 DWELLINGS / 20 = 5 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:

4 x ACTIVE RECREATION

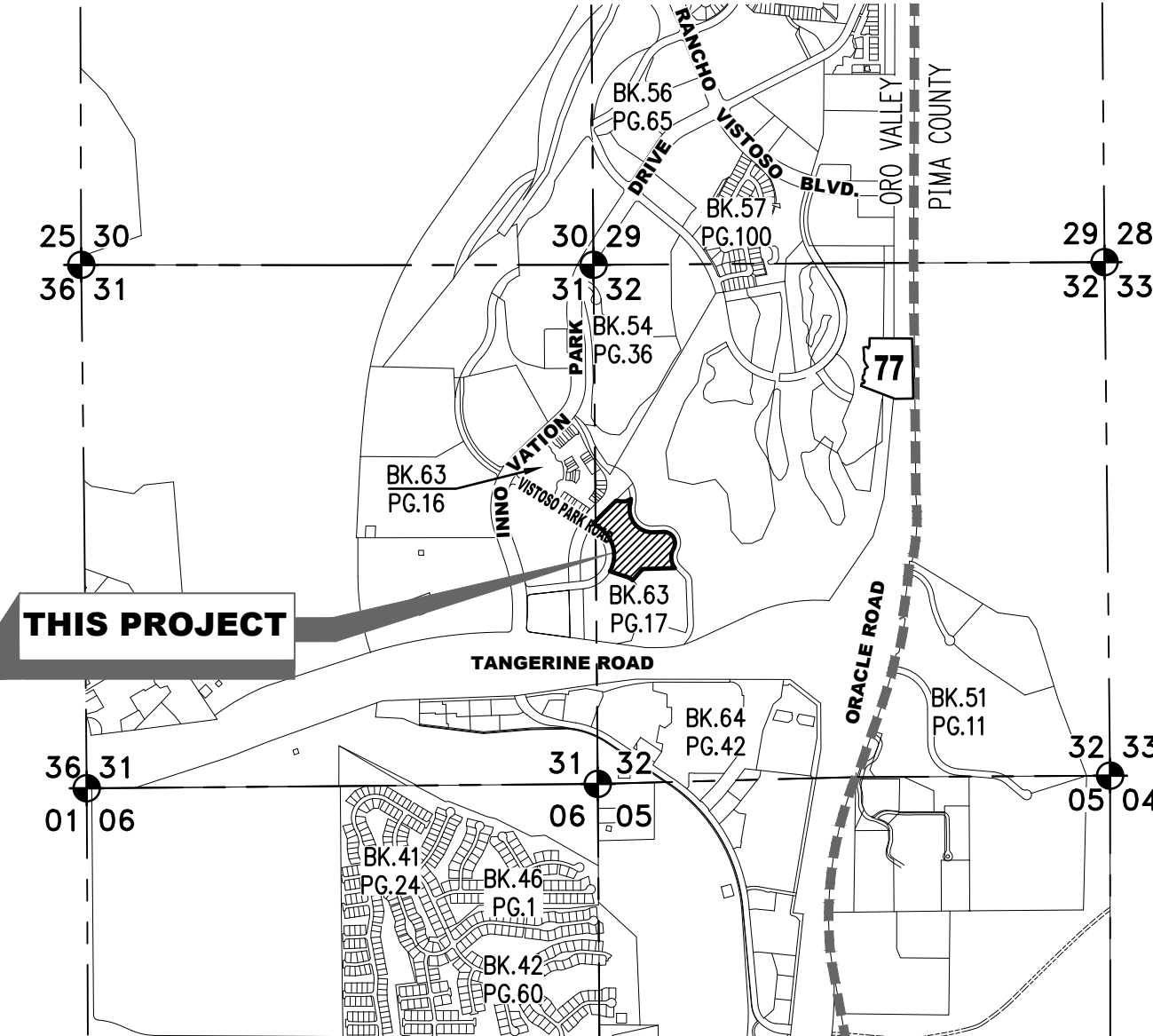
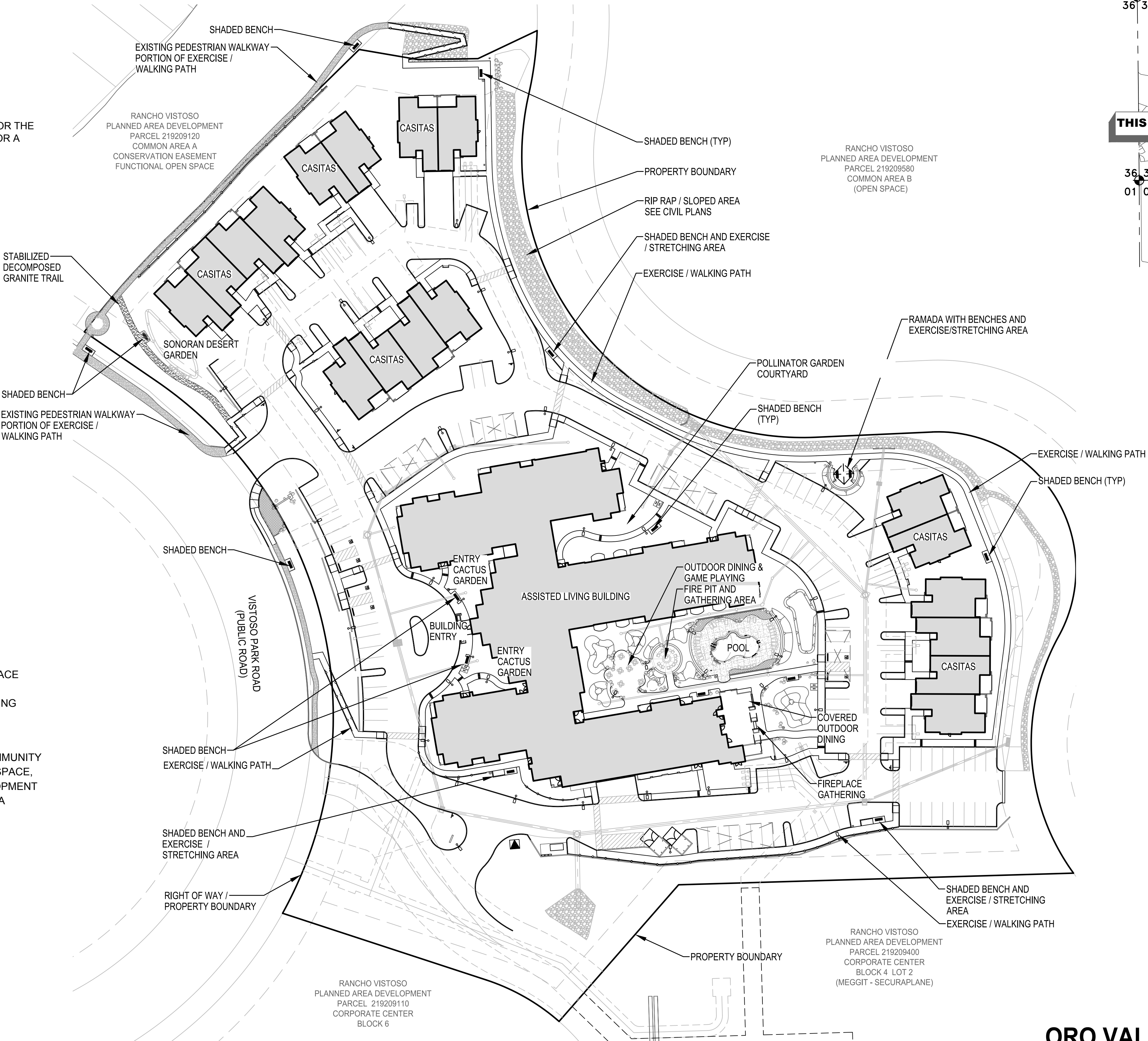
- EXERCISE / STRETCHING AREAS
- OUTDOOR POOL
- EXERCISE / WALKING PATH
- GYM

14 x PASSIVE RECREATION

- BENCHES
- RAMADA
- GATHERING AREAS
- 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 ARCHITECTUAL PLANS.



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

ORO VALLEY ALC LLC  
2731 77TH AVE SE SUITE 203  
MERCER ISLAND, WA 98040  
(425) 417-6086  
ATTN: WILLIAM R. MOORE III  
BILLMOORE@ROUNDLAKELLC.COM

ENGINEER

THE WLB GROUP, INC.  
4444 E. BROADWAY BLVD.  
TUCSON, AZ. 85711  
PHONE: (520) 881-7480  
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LANDSCAPE ARCHITECT

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APPROVAL

PLANNING & ZONING ADMINISTRATOR

DATE

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

The WLB Group Inc.

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

ORO VALLEY ASSISTED LIVING COMMUNITY  
RANCHO VISTOSO NEIGHBORHOOD 3 INNOVATION CORPORATE CENTER  
BLOCK 4 - LOT 1, ORO VALLEY, ARIZONA

Sheet Title  
RECREATION AREA PLAN

File:Q:\185050\HN-02 RV N 3 Inn Corp Ctr Lot 1\02 Landscape\07 rap\185050 rv3 lot1 a living rap 1.dwg

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



No.	Date	Item

Scale 1" = 50'  
Job No. 185050-HN-02  
Date MAY 2024  
Designed By PNR / DH / CB  
Checked By GLG



Sheet 1  
of 1