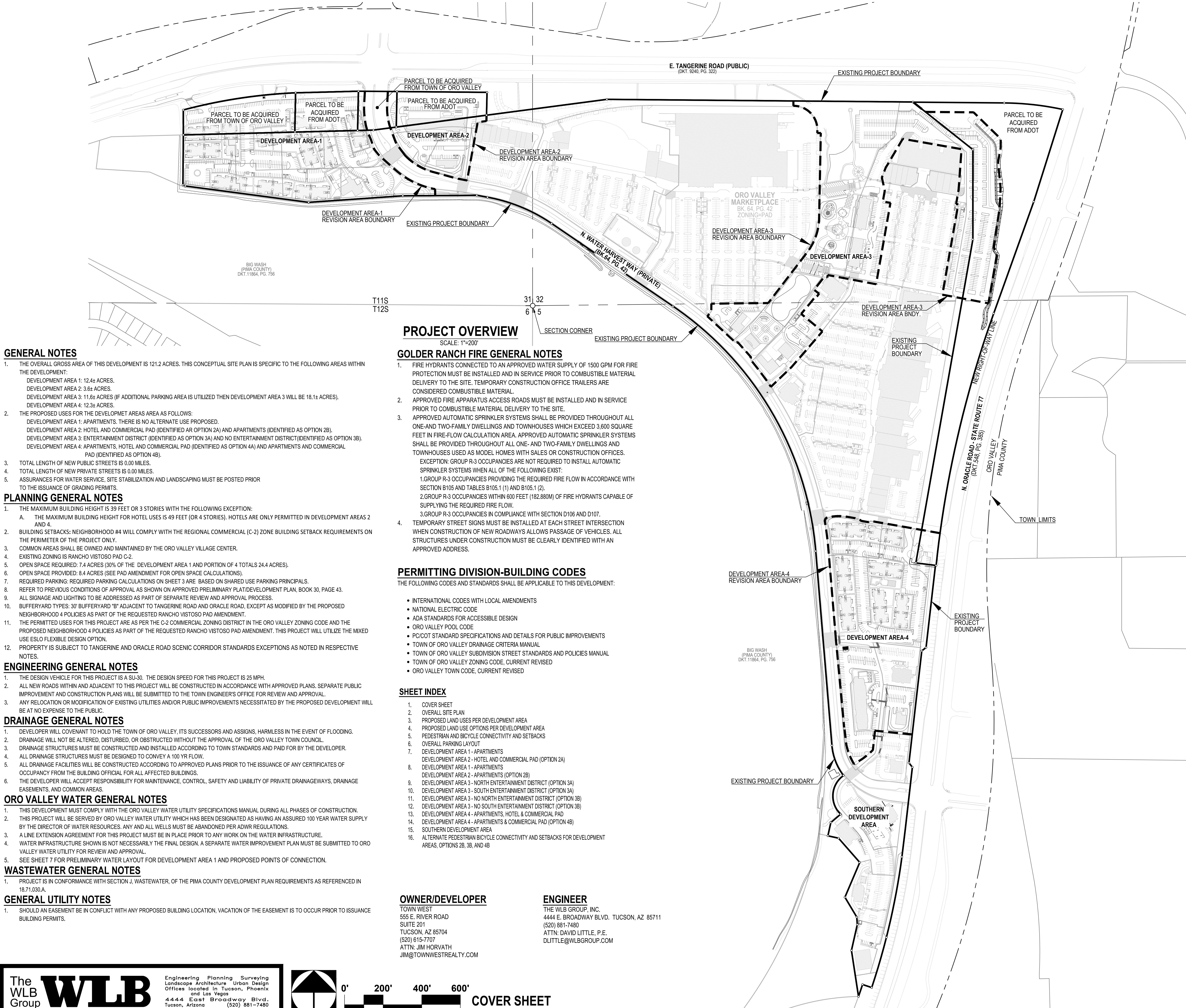


MASTER DEVELOPMENT PLAN/CONCEPTUAL SITE AND LANDSCAPE PLAN
ORO VALLEY VILLAGE CENTER
CASE #2001300



GENERAL NOTES

- THE OVERALL GROSS AREA OF THIS DEVELOPMENT IS 121.2 ACRES. THIS CONCEPTUAL SITE PLAN IS SPECIFIC TO THE FOLLOWING AREAS WITHIN THE DEVELOPMENT:
DEVELOPMENT AREA 1: 12.4± ACRES.
DEVELOPMENT AREA 2: 3.6± ACRES.
DEVELOPMENT AREA 3: 11.6± ACRES (IF ADDITIONAL PARKING AREA IS UTILIZED THEN DEVELOPMENT AREA 3 WILL BE 18.1± ACRES).
DEVELOPMENT AREA 4: 12.3± ACRES.
- THE PROPOSED USES FOR THE DEVELOPMENT AREAS ARE AS FOLLOWS:
DEVELOPMENT AREA 1: APARTMENTS. THERE IS NO ALTERNATE USE PROPOSED.
DEVELOPMENT AREA 2: HOTEL AND COMMERCIAL PAD (IDENTIFIED AS OPTION 2A) AND APARTMENTS (IDENTIFIED AS OPTION 2B).
DEVELOPMENT AREA 3: ENTERTAINMENT DISTRICT (IDENTIFIED AS OPTION 3A) AND NO ENTERTAINMENT DISTRICT (IDENTIFIED AS OPTION 3B).
DEVELOPMENT AREA 4: APARTMENTS, HOTEL, AND COMMERCIAL PAD (IDENTIFIED AS OPTION 4A) AND APARTMENTS AND COMMERCIAL PAD (IDENTIFIED AS OPTION 4B).
- TOTAL LENGTH OF NEW PUBLIC STREETS IS 0.00 MILES.
- TOTAL LENGTH OF NEW PRIVATE STREETS IS 0.00 MILES.
- ASSURANCES FOR WATER SERVICE: SITE STABILIZATION AND LANDSCAPING MUST BE POSTED PRIOR TO THE ISSUANCE OF GRADING PERMITS.

PLANNING GENERAL NOTES

- THE MAXIMUM BUILDING HEIGHT IS 39 FEET OR 3 STORIES WITH THE FOLLOWING EXCEPTION:
A. THE MAXIMUM BUILDING HEIGHT FOR HOTEL USES IS 49 FEET (OR 4 STORIES). HOTELS ARE ONLY PERMITTED IN DEVELOPMENT AREAS 2 AND 4.
- BUILDING SETBACKS: NEIGHBORHOOD #4 WILL COMPLY WITH THE REGIONAL COMMERCIAL (C-2) ZONE BUILDING SETBACK REQUIREMENTS ON THE PERIMETER OF THE PROJECT ONLY.
- COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE ORO VALLEY VILLAGE CENTER.
- EXISTING ZONING IS RANCHO VISTOSO PAD C-2.
- OPEN SPACE REQUIRED: 7.4 ACRES (30% OF THE DEVELOPMENT AREA 1 AND PORTION OF 4 TOTALS 24.4 ACRES).
- OPEN SPACE PROVIDED: 8.4 ACRES (SEE PAD AMENDMENT FOR OPEN SPACE CALCULATIONS).
- REQUIRED PARKING: REQUIRED PARKING CALCULATIONS ON SHEET 3 ARE BASED ON SHARED USE PARKING PRINCIPALS.
- REFER TO PREVIOUS CONDITIONS OF APPROVAL AS SHOWN ON APPROVED PRELIMINARY PLAT/DEVELOPMENT PLAN, BOOK 30, PAGE 43.
- ALL SIGNAGE AND LIGHTING TO BE ADDRESSED AS PART OF SEPARATE REVIEW AND APPROVAL PROCESS.
- BUFFERYARD TYPES: 30' BUFFERYARD "B" ADJACENT TO TANGERINE ROAD AND ORACLE ROAD, EXCEPT AS MODIFIED BY THE PROPOSED NEIGHBORHOOD 4 POLICIES AS PART OF THE REQUESTED RANCHO VISTOSO PAD AMENDMENT.
- THE PERMITTED USES FOR THIS PROJECT ARE AS PER THE C-2 COMMERCIAL ZONING DISTRICT IN THE ORO VALLEY ZONING CODE AND THE PROPOSED NEIGHBORHOOD 4 POLICIES AS PART OF THE REQUESTED RANCHO VISTOSO PAD AMENDMENT. THIS PROJECT WILL UTILIZE THE MIXED USE ESLO FLEXIBLE DESIGN OPTION.
- PROPERTY IS SUBJECT TO TANGERINE AND ORACLE ROAD SCENIC CORRIDOR STANDARDS EXCEPTIONS AS NOTED IN RESPECTIVE NOTES.

ENGINEERING GENERAL NOTES

- THE DESIGN VEHICLE FOR THIS PROJECT IS A SU-30. THE DESIGN SPEED FOR THIS PROJECT IS 25 MPH.
- ALL NEW ROADS WITHIN AND ADJACENT TO THIS PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS. SEPARATE PUBLIC IMPROVEMENT AND CONSTRUCTION PLANS WILL BE SUBMITTED TO THE TOWN ENGINEER'S OFFICE FOR REVIEW AND APPROVAL.
- ANY RELOCATION OR MODIFICATION OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.

DRAINAGE GENERAL NOTES

- DEVELOPER WILL COVENANT TO HOLD THE TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, HARMLESS IN THE EVENT OF FLOODING.
- DRAINAGE WILL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE ORO VALLEY TOWN COUNCIL.
- DRAINAGE STRUCTURES MUST BE CONSTRUCTED AND INSTALLED ACCORDING TO TOWN STANDARDS AND PAID FOR BY THE DEVELOPER.
- ALL DRAINAGE STRUCTURES MUST BE DESIGNED TO CONVEY A 100 YR FLOW.
- ALL DRAINAGE FACILITIES WILL BE CONSTRUCTED ACCORDING TO APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY FROM THE BUILDING OFFICIAL FOR ALL AFFECTED BUILDINGS.
- THE DEVELOPER WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE, CONTROL, SAFETY AND LIABILITY OF PRIVATE DRAINAGEWAYS, DRAINAGE EASEMENTS, AND COMMON AREAS.

ORO VALLEY WATER GENERAL NOTES

- THIS DEVELOPMENT MUST COMPLY WITH THE ORO VALLEY WATER UTILITY SPECIFICATIONS MANUAL DURING ALL PHASES OF CONSTRUCTION.
- THIS PROJECT WILL BE SERVED BY ORO VALLEY WATER UTILITY WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED 100 YEAR WATER SUPPLY BY THE DIRECTOR OF WATER RESOURCES. ANY AND ALL WELLS MUST BE ABANDONED PER ADWR REGULATIONS.
- A LINE EXTENSION AGREEMENT FOR THIS PROJECT MUST BE IN PLACE PRIOR TO ANY WORK ON THE WATER INFRASTRUCTURE.
- WATER INFRASTRUCTURE SHOWN IS NOT NECESSARILY THE FINAL DESIGN. A SEPARATE WATER IMPROVEMENT PLAN MUST BE SUBMITTED TO ORO VALLEY WATER UTILITY FOR REVIEW AND APPROVAL.
- SEE SHEET 7 FOR PRELIMINARY WATER LAYOUT FOR DEVELOPMENT AREA 1 AND PROPOSED POINTS OF CONNECTION.

WASTEWATER GENERAL NOTES

- PROJECT IS IN CONFORMANCE WITH SECTION J, WASTEWATER, OF THE PIMA COUNTY DEVELOPMENT PLAN REQUIREMENTS AS REFERENCED IN 18.71.030.A.

GENERAL UTILITY NOTES

- SHOULD AN EASEMENT BE IN CONFLICT WITH ANY PROPOSED BUILDING LOCATION, VACATION OF THE EASEMENT IS TO OCCUR PRIOR TO ISSUANCE OF BUILDING PERMITS.

PROJECT OVERVIEW

SCALE: 1"=200'

GOLDER RANCH FIRE GENERAL NOTES

- FIRE HYDRANTS CONNECTED TO AN APPROVED WATER SUPPLY OF 1500 GPM FOR FIRE PROTECTION MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE. TEMPORARY CONSTRUCTION OFFICE TRAILERS ARE CONSIDERED COMBUSTIBLE MATERIAL.
- APPROVED FIRE APPARATUS ACCESS ROADS MUST BE INSTALLED AND IN SERVICE PRIOR TO COMBUSTIBLE MATERIAL DELIVERY TO THE SITE.
- APPROVED AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED THROUGHOUT ALL ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WHICH EXCEED 3,600 SQUARE FEET IN FIRE-FLOW CALCULATION AREA. APPROVED AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED THROUGHOUT ALL ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES USED AS MODEL HOMES WITH SALES OR CONSTRUCTION OFFICES.
EXCEPTION: GROUP R-3 OCCUPANCIES ARE NOT REQUIRED TO INSTALL AUTOMATIC SPRINKLER SYSTEMS WHEN ALL OF THE FOLLOWING EXIST:
1. GROUP R-3 OCCUPANCIES PROVIDING THE REQUIRED FIRE FLOW IN ACCORDANCE WITH SECTION B105 AND TABLES B105.1 (1) AND B105.1 (2).
2. GROUP R-3 OCCUPANCIES WITHIN 600 FEET (182,880M) OF FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW.
3. GROUP R-3 OCCUPANCIES IN COMPLIANCE WITH SECTION D106 AND D107.
- TEMPORARY STREET SIGNS MUST BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE OF VEHICLES. ALL STRUCTURES UNDER CONSTRUCTION MUST BE CLEARLY IDENTIFIED WITH AN APPROVED ADDRESS.

PERMITTING DIVISION-BUILDING CODES

THE FOLLOWING CODES AND STANDARDS SHALL BE APPLICABLE TO THIS DEVELOPMENT:

- INTERNATIONAL CODES WITH LOCAL AMENDMENTS
- NATIONAL ELECTRIC CODE
- ADA STANDARDS FOR ACCESSIBLE DESIGN
- ORO VALLEY POOL CODE
- POCOT STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC IMPROVEMENTS
- TOWN OF ORO VALLEY DRAINAGE CRITERIA MANUAL
- TOWN OF ORO VALLEY SUBDIVISION STREET STANDARDS AND POLICIES MANUAL
- TOWN OF ORO VALLEY ZONING CODE, CURRENT REVISED
- ORO VALLEY TOWN CODE, CURRENT REVISED

SHEET INDEX

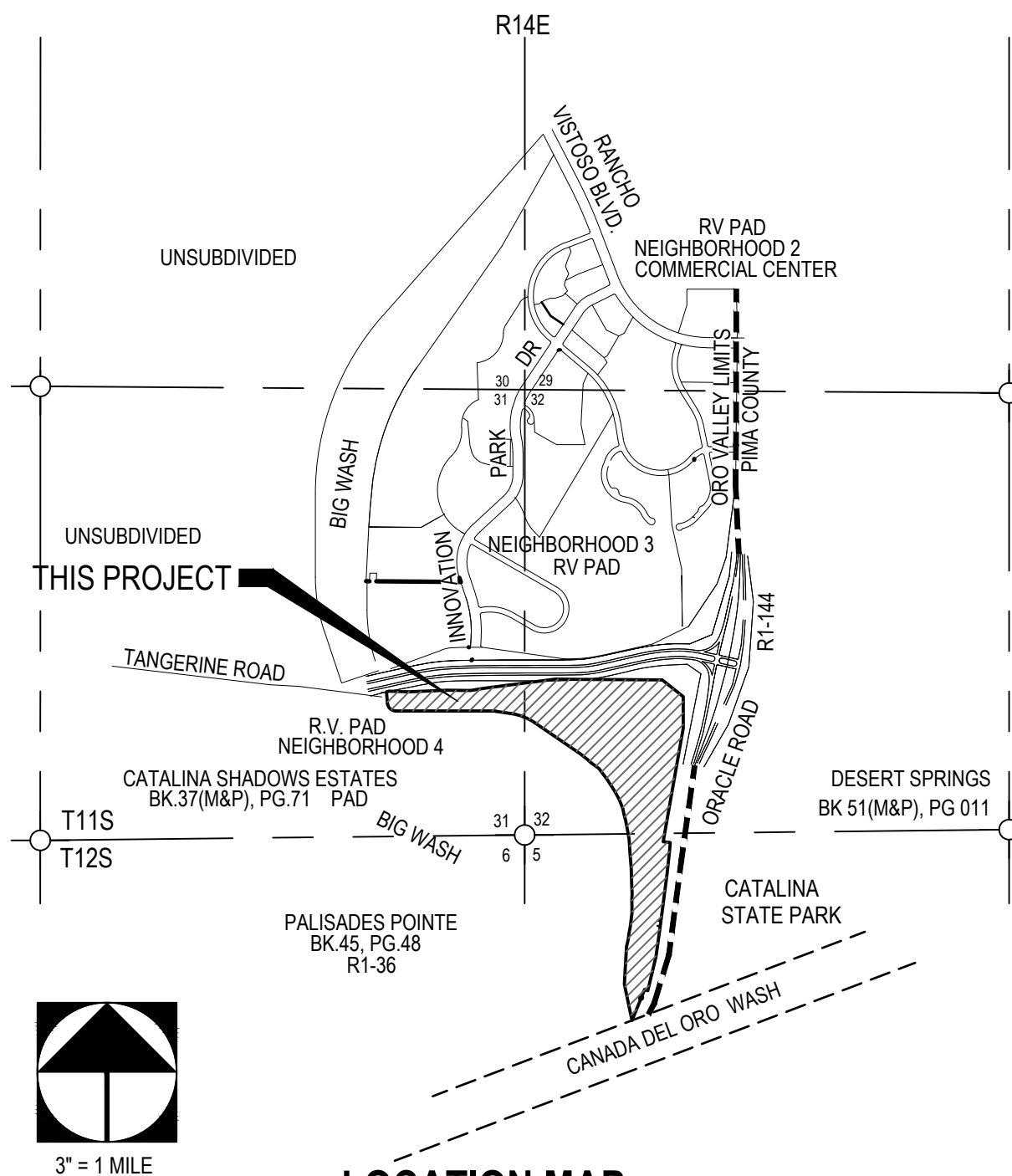
- COVER SHEET
- OVERALL SITE PLAN
- PROPOSED LAND USES PER DEVELOPMENT AREA
- PROPOSED LAND USE OPTIONS PER DEVELOPMENT AREA
- PEDESTRIAN AND BICYCLE CONNECTIVITY AND SETBACKS
- OVERALL PARKING LAYOUT
- DEVELOPMENT AREA 1 - APARTMENTS
- DEVELOPMENT AREA 2 - HOTEL AND COMMERCIAL PAD (OPTION 2A)
- DEVELOPMENT AREA 1 - APARTMENTS
- DEVELOPMENT AREA 2 - APARTMENTS (OPTION 2B)
- DEVELOPMENT AREA 3 - NORTH ENTERTAINMENT DISTRICT (OPTION 3A)
- DEVELOPMENT AREA 3 - SOUTH ENTERTAINMENT DISTRICT (OPTION 3A)
- DEVELOPMENT AREA 3 - NO NORTH ENTERTAINMENT DISTRICT (OPTION 3B)
- DEVELOPMENT AREA 3 - NO SOUTH ENTERTAINMENT DISTRICT (OPTION 3B)
- DEVELOPMENT AREA 4 - APARTMENTS, HOTEL & COMMERCIAL PAD
- DEVELOPMENT AREA 4 - APARTMENTS & COMMERCIAL PAD (OPTION 4B)
- SOUTHERN DEVELOPMENT AREA
- ALTERNATE PEDESTRIAN BICYCLE CONNECTIVITY AND SETBACKS FOR DEVELOPMENT AREAS, OPTIONS 2B, 3B, AND 4B

OWNER/DEVELOPER

TOWN WEST
555 E. RIVER ROAD
SUITE 201
TUCSON, AZ 85704
(520) 615-7707
ATTN: JIM HORVATH
JIM@TOWNWESTREALTY.COM

ENGINEER

THE WLB GROUP, INC.
4444 E. BROADWAY BLVD. TUCSON, AZ 85711
(520) 881-7480
ATTN: DAVID LITTLE, P.E.
DLITTLE@WLBGROUP.COM



LOCATION MAP

A PORTION OF SEC. 31, & 32 T11S R14E AND
A PORTION OF SEC. 5 T12S R14E,
G&SRM, TOWN OF ORO VALLEY,
PIMA COUNTY, ARIZONA

LEGEND

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROJECT BOUNDARY
- AREA OF REVISION BOUNDARY
- RIGHT-OF-WAY
- FACE OF CURB
- EXIST. PAVEMENT
- EXIST. SEWERLINE & MANHOLE
- EXIST. WATERLINE & VALVE
- EXIST. STORM DRAIN
- PROPOSED 100-YEAR FLOOD LIMITS
- EXISTING 100-YEAR FLOOD LIMITS
- SECTION OR 1/4 SECTION CORNER
- MATCH LINE
- PEDESTRIAN PATH/SIDEWALK (PLEASE REFERENCE SHEET 5 FOR OVERALL SIDEWALK/PATH NETWORK DEPICTIONS.)
- RIP-RAP SLOPE
- EXISTING RETAINING WALL
- EXISTING BUILDING
- PROPOSED BUILDING
- HANDICAPPED RAMP (ACCESS) POCOT STD 207
- EXISTING EASEMENT KEYNOTE
- REFUSE ENCLOSURE W/ SELF CLOSING & SELF LATCHING STEEL GATES SEE PLANS FOR LOCATION
- ORO VALLEY TOWN LIMITS
- FLOW DIRECTION

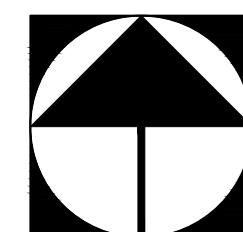
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MASTER DEVELOPMENT PLAN/
CONCEPTUAL SITE AND LANDSCAPE
ORO VALLEY VILLAGE CENTER
LOTS 1 THRU 31 AND COMMON AREAS A, B & D
OF THE ORO VALLEY MARKETPLACE AMENDED FINAL PLAT
BOOK 62, PAGE 19, SEQUENCE NUMBER 20090270526
BEING A PORTION OF
SEC. 31 & 32 T11S R14E AND SEC. 5, T12S R14E, G&SRM
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

WLB NO. 185050-WT-03-0105
AUGUST 2022
SCALE: 1"=200'
REF CASES OV12-04-30
PAD AMEND (2001301)
ESL AMEND (2001304)
SHEET 1 OF 16

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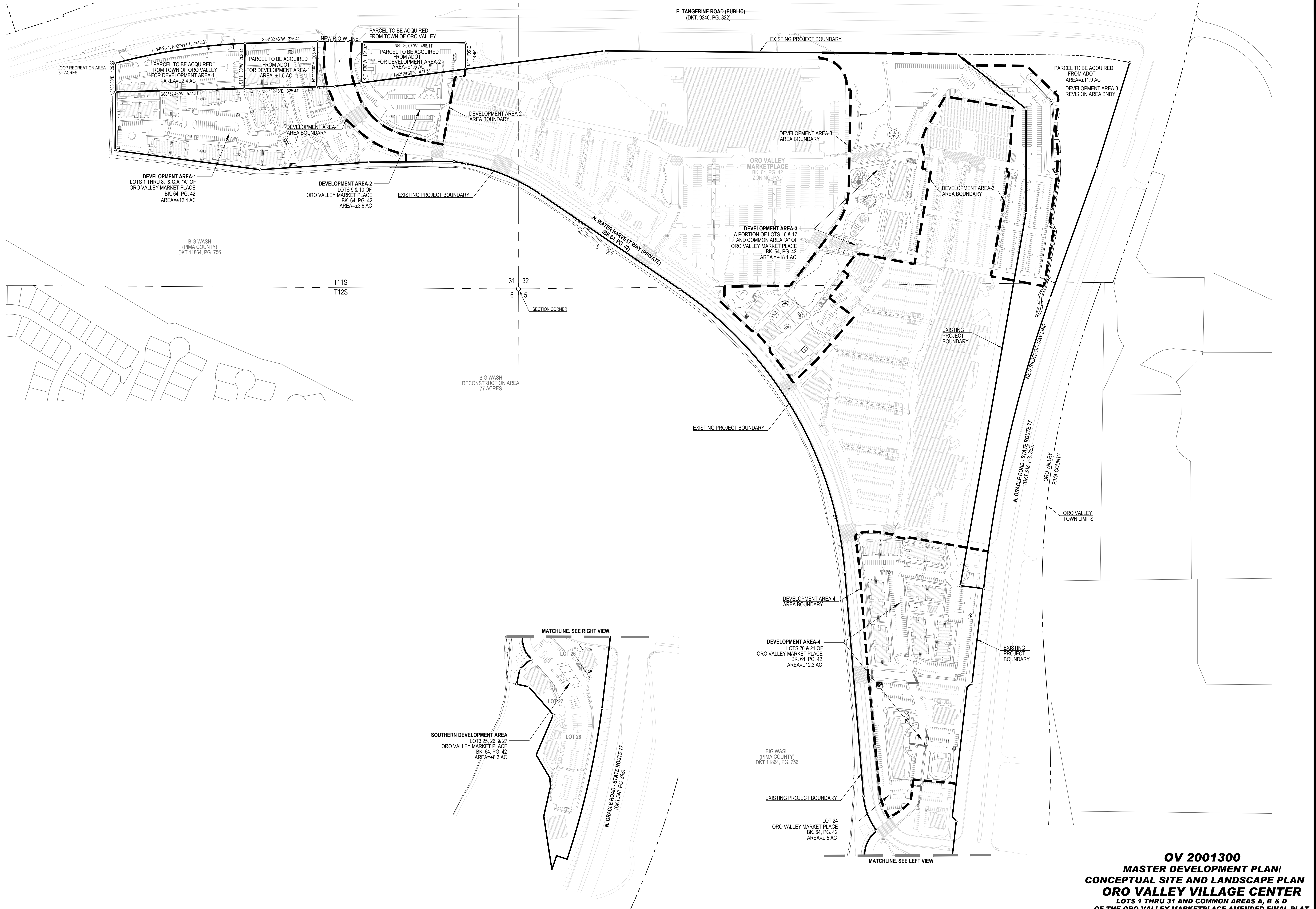


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0' 150' 300' 450'

OVERALL SITE PLAN



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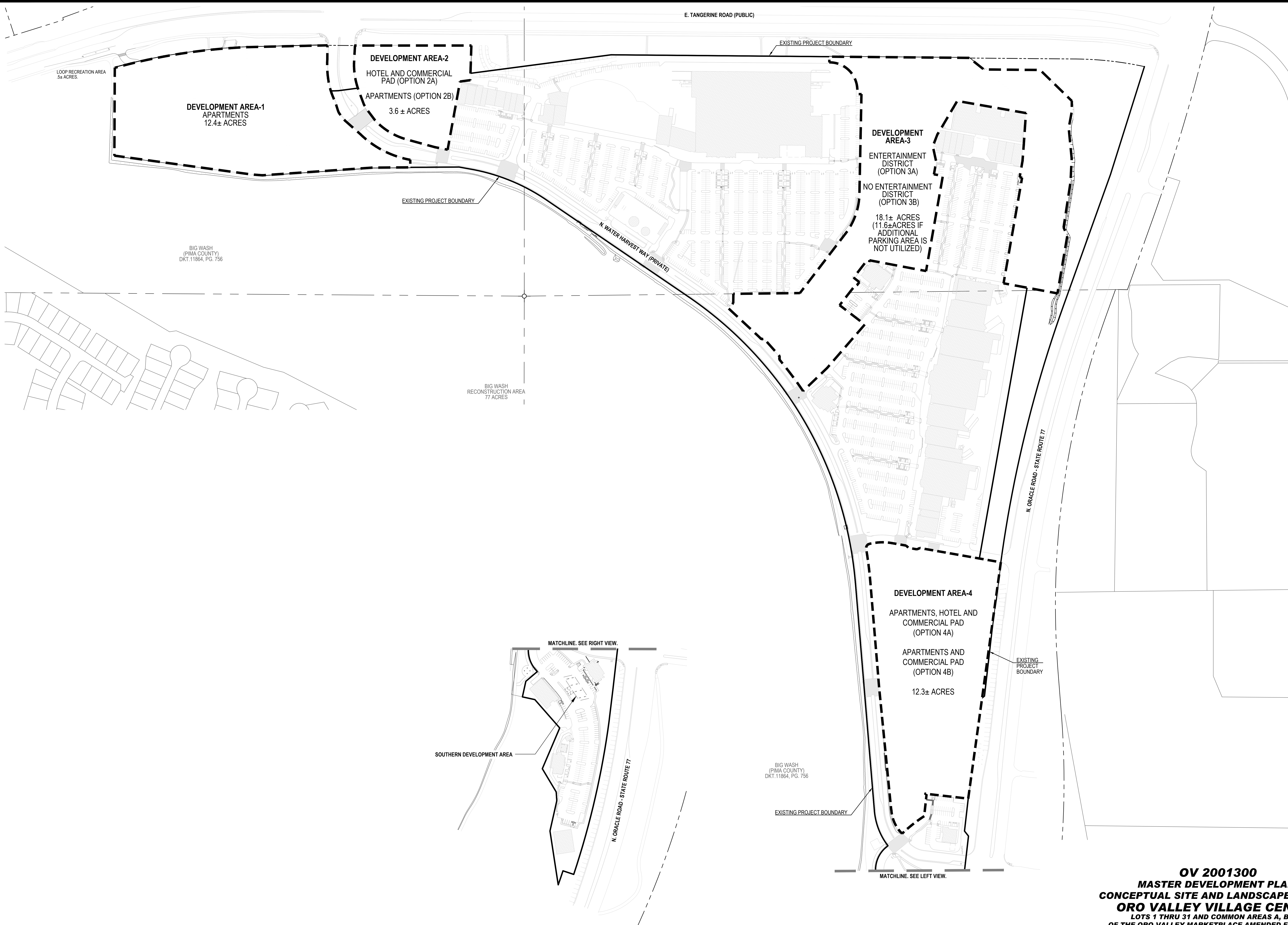
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REF CASE# OV12-04-30
PAO AMEND (2001301)
ESL AMEND (2001304)

SHEET 2 OF 16



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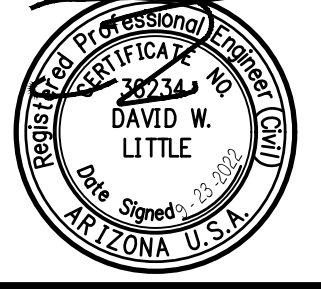
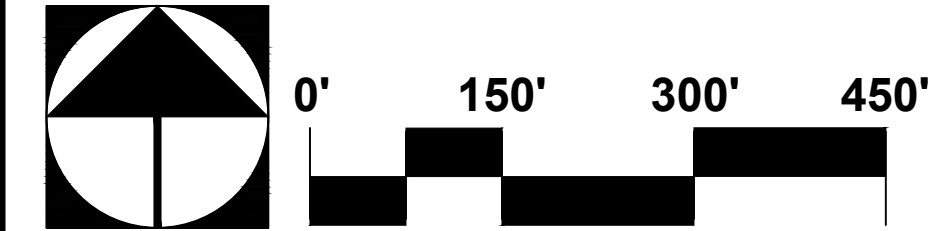
PROPOSED LAND USES PER DEVELOPMENT AREA

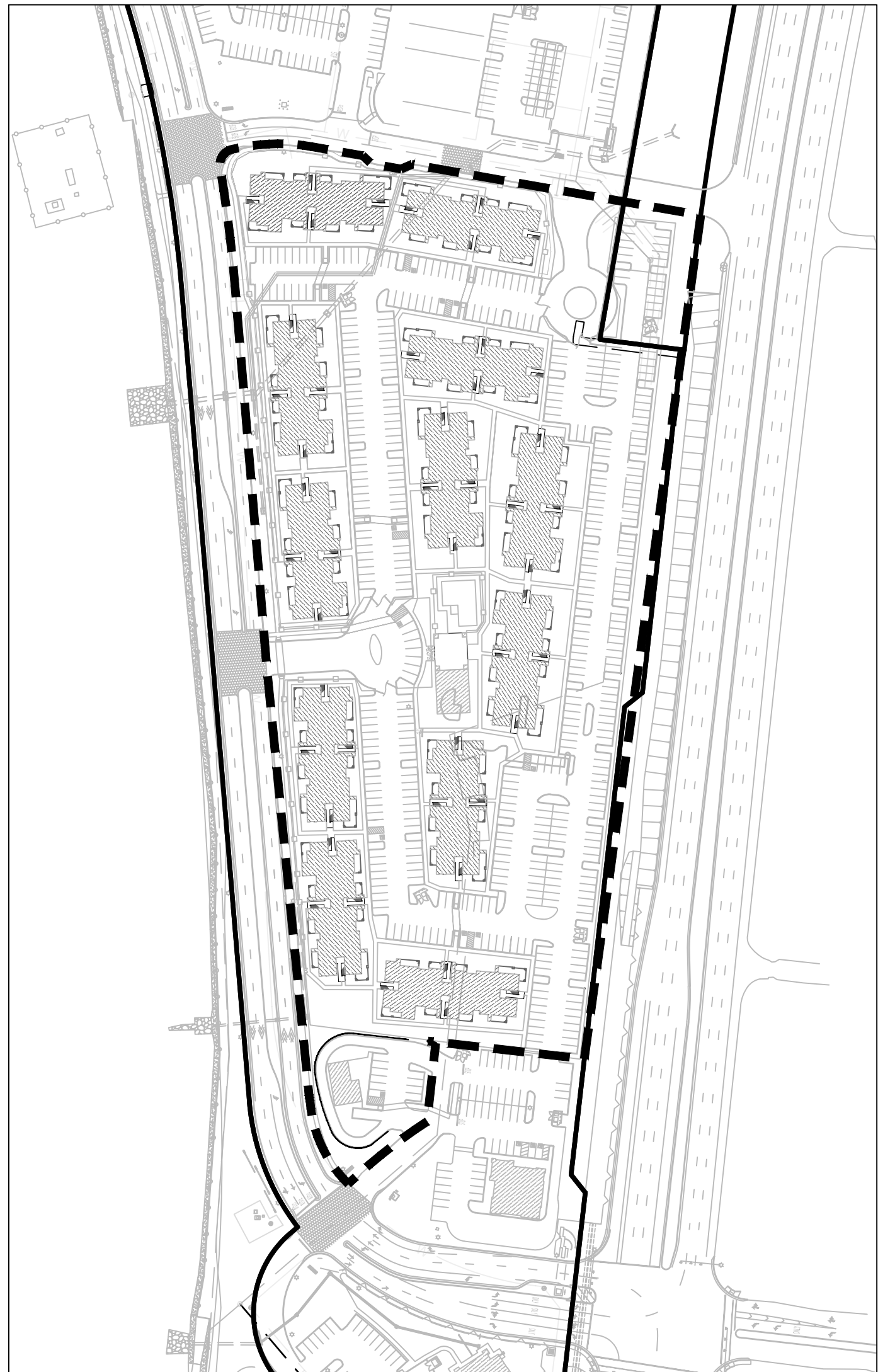
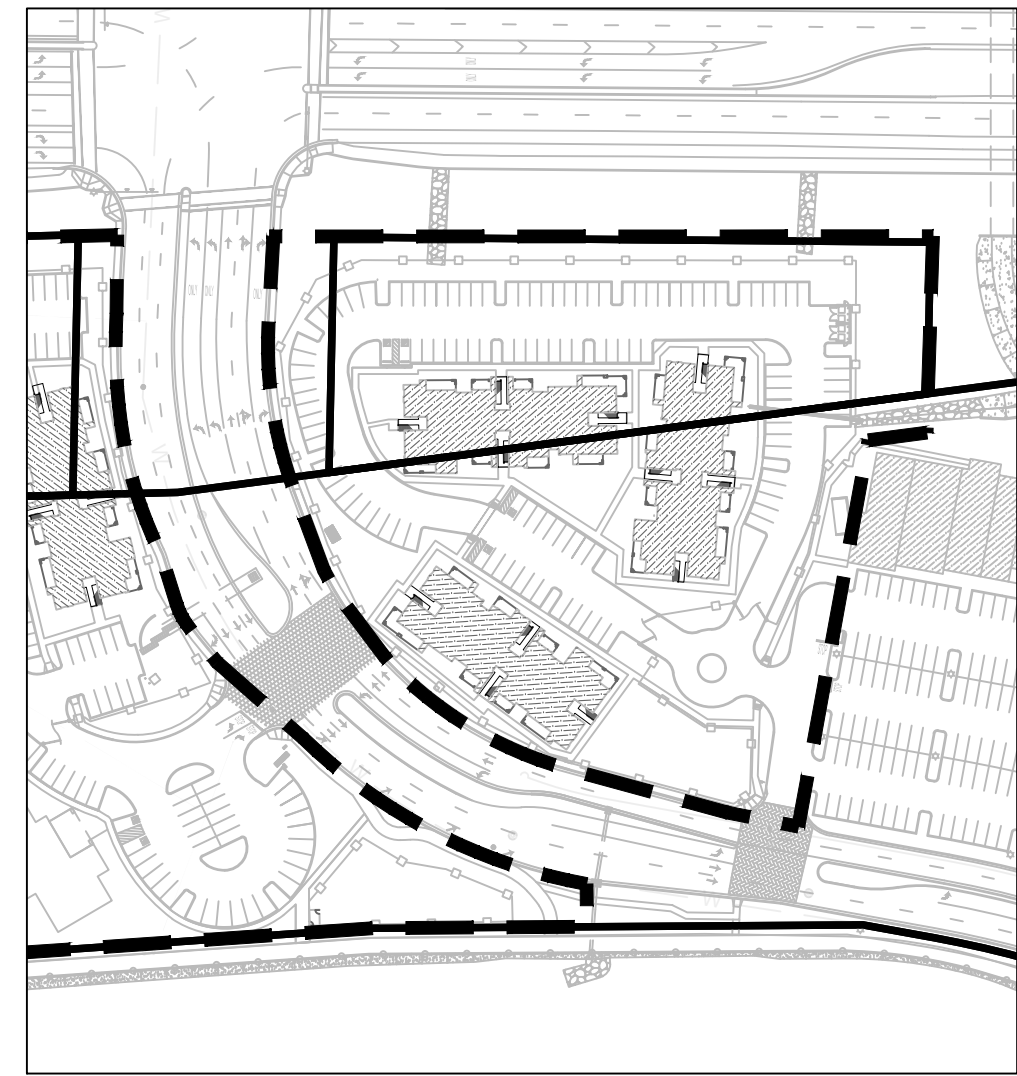
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WLB NO. 185050-WT-03-0105 REF CASE# OV12-04-30
SEPTEMBER 2022 PAD AMEND (2001301)
SCALE: 1"=150' ESL AMEND (2001304) **SHEET 3 OF 16**

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DEVELOPMENT AREA - 3
NO ENTERTAINMENT DISTRICT
(OPTION 3B)

DEVELOPMENT AREA - 4
APARTMENTS AND COMMERCIAL PAD (OPTION 4B)

OV 2001300
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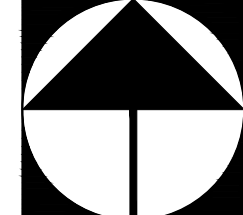
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SCALE: 1"=150' ESL AMEND (2001304) **SHEET 4 OF 16**

The WLB Group INC.

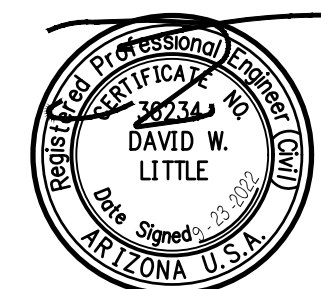
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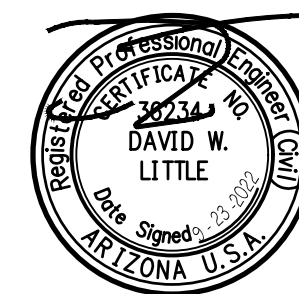
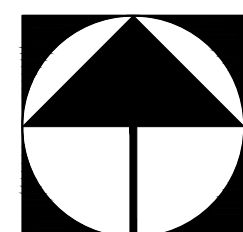
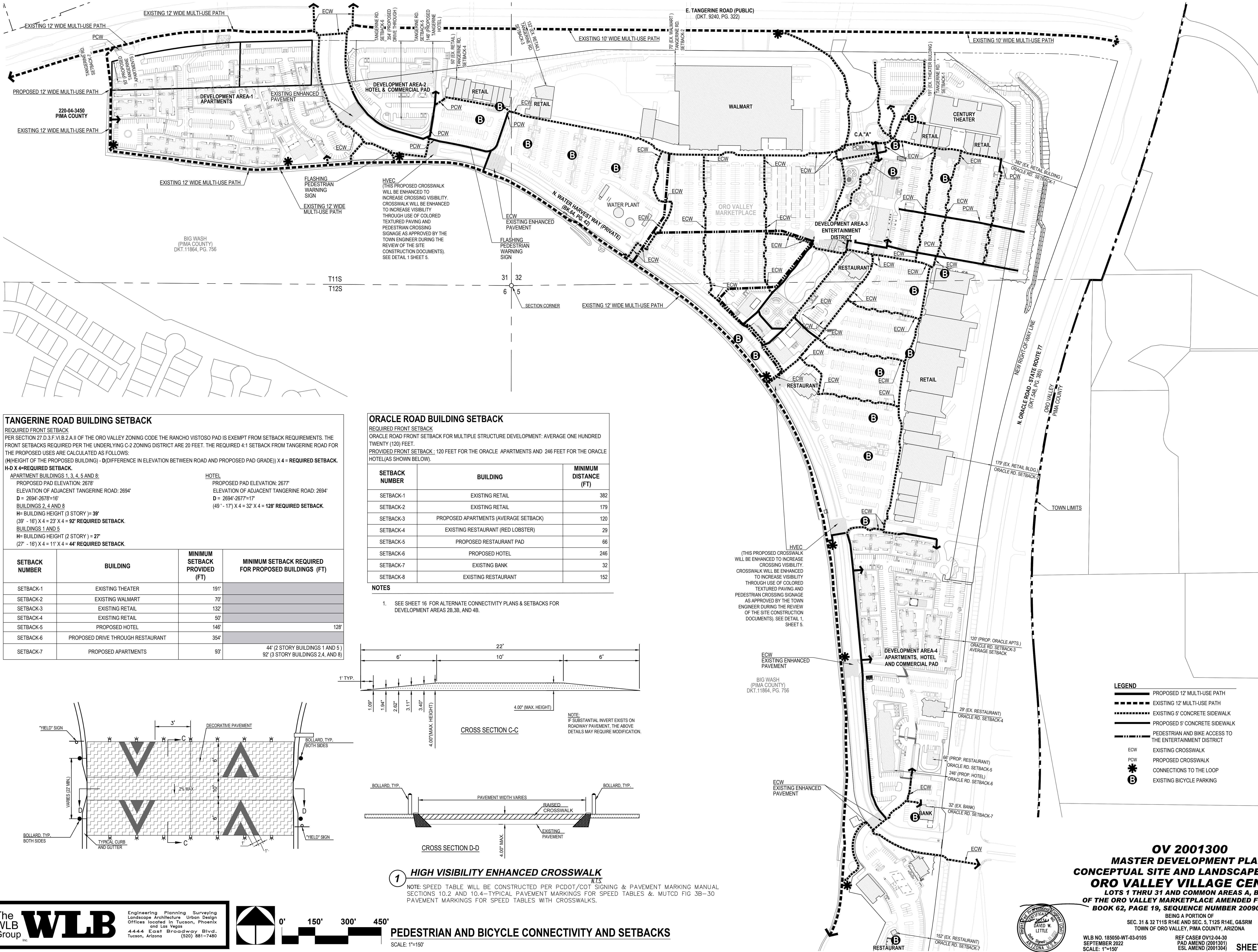
0' 150' 300' 450'

PROPOSED LAND USE OPTIONS PER DEVELOPMENT AREA



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PARKING ZONE LAND USE AND PROVIDED PARKING SPACES							
LAND USE	TOTAL SIZE	REQUIRED STANDARD PARKING SPACES	PROVIDED STANDARD PARKING SPACES	REQUIRED ADA PARKING SPACES	PROVIDED ADA PARKING SPACES	TOTAL PROVIDED PARKING SPACES	TOTAL BICYCLE SPACES REQUIRED/PROVIDED
PARKING ZONE 1							
APARTMENTS(PROPOSED)	248 UNITS	481	481	10	15	496	24
PARKING ZONE 2							
HOTEL(PROPOSED)	105 ROOMS	162	285	7	8	293	16
RESTAURANT(CONVENIENCE, PROPOSED)	3000 SF						
RETAIL	4,200 SF						
RETAIL	4,970 SF						
OFFICE	2,940 SF						
MEDICAL OFFICE	10,208 SF						
PARKING ZONE 3							
RETAIL	70,243 SF	195	411	13	13	424	22
OFFICE	3,470 SF						
PARKING ZONE 4							
SUPERMARKET	195,273 SF	1,172	902	23	24	926	59
PARKING ZONE 5							
RESTAURANT(PROPOSED)	33,200 SF	1,316	1,719	34	47	1,766	89
RETAIL(PROPOSED)	31,500 SF						
COMMERCIAL RECREATION(PROPOSED)	16,000 SF						
COMMUNITY PARK(PROPOSED)	1.4 ACRES						
THEATER	1,928 SEATS						
RESTAURANT(STANDARD)	7,811 SF						
RETAIL	203,128 SF						
PARKING ZONE 6							
APARTMENTS(PROPOSED)	144 UNITS	525	557	11	21	542	27
HOTEL(PROPOSED)	128 ROOMS						
RESTAURANT(CONVENIENCE, PROPOSED)	2,000 SF						
RESTAURANT(STANDARD)	7,028 SF						
PARKING ZONE 7							
FINANCIAL SERVICES	4,355 SF	125	151	6	10	161	8
RESTAURANT(CONVENIENCE)	3,650 SF						
RETAIL	8,000 SF						
RETAIL	8,000 SF						
GAS STATION	4,500 SF						
TOTALS		3,976	4,506	104	138	4,608	245
NOTE:							
1. THIS TABLE SHOWS REQUIRED A.D.A. PARKING AND BICYCLE PARKING SPACES.							
2. FINAL ADA ACCESSIBLE SPACES AND REQUIREMENTS WILL BE VERIFIED AT FINAL DESIGN STAGES OF DEVELOPMENT AREAS/PADS TO ENSURE COMPLIANCE WITH ADAAG STANDARDS AT TIME OF DEVELOPMENT.							
3. 10% OF THE BICYCLE SPACES MUST BE CLASS 1.							

- NOTES
- SEE SHEET 16 DETAIL FOR ALTERNATE PARKING PLANS AND CALCULATIONS FOR OPTION 2 OF DEVELOPMENT AREAS 2, 3, AND 4.

OV 2001300
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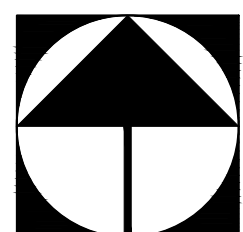
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SHEET 6 OF 16

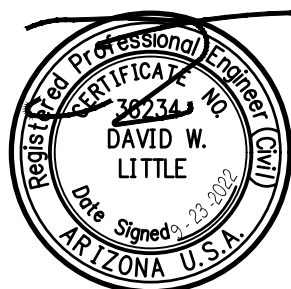


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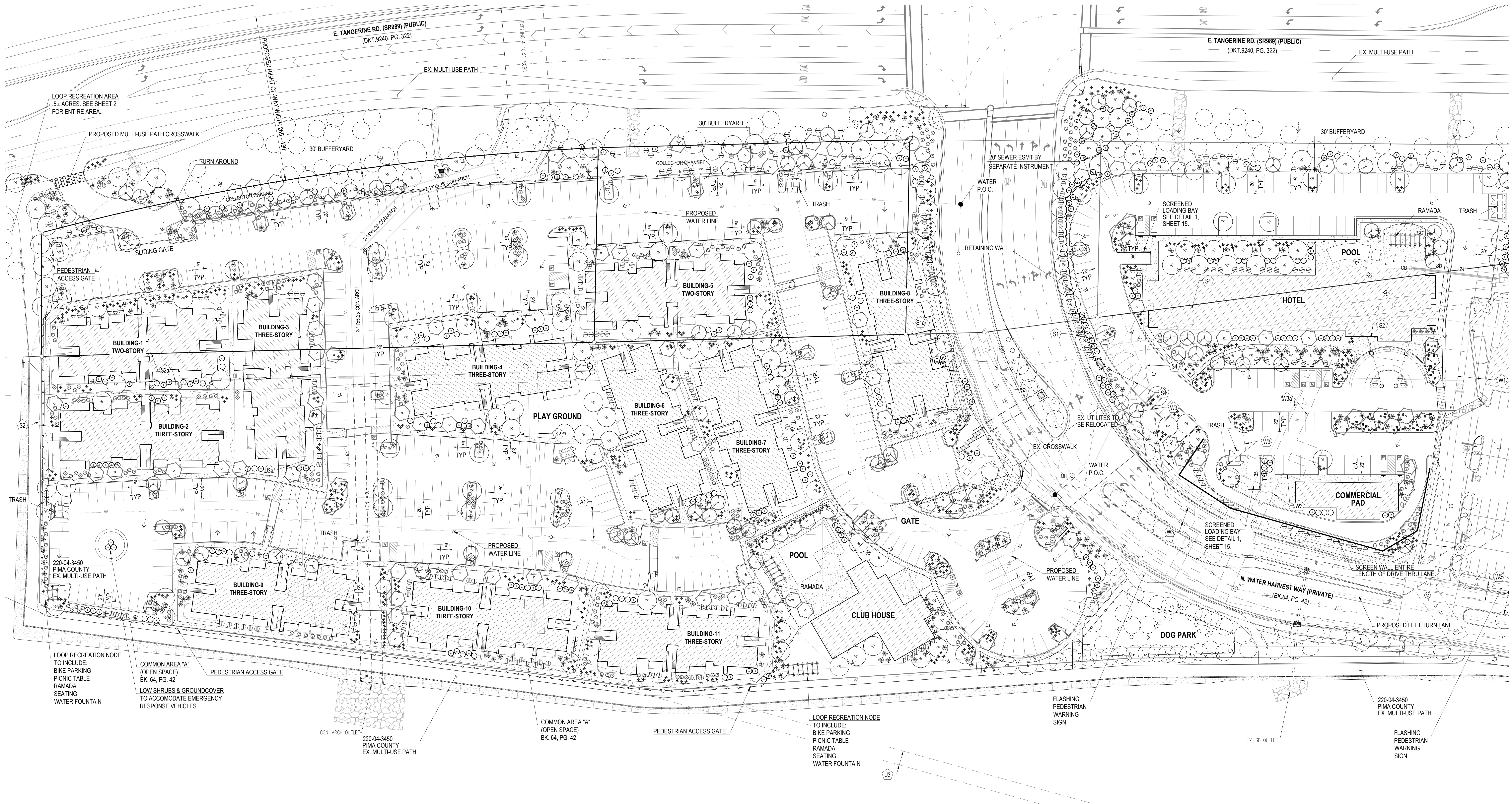


OVERALL PARKING LAYOUT

SCALE: 1"=150'



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EASEMENTS KEYNOTES

- A1 ACCESS ESMT. PER BK. 62, PG. 19 TO BE ABANDONED BY SEPARATE INSTRUMENT.
S1 PUBLIC SEWER ESMT. PER BK. 62, PG. 19
S2a PRIVATE SEWER ESMT. PER BK. 62, PG. 19 TO BE ABANDONED BY SEPARATE INSTRUMENT. EXISTING UTILITIES TO BE REMOVED.
S2 PRIVATE SEWER ESMT. PER BK. 62, PG. 19 TO BE ABANDONED BY SEPARATE INSTRUMENT. EXISTING UTILITIES TO BE REMOVED.
S3 PUBLIC SEWER ESMT. PER DKT. 13149, PG. 44 & DKT. 13149, PG. 47
S4 PUBLIC SEWER ESMT. PER DKT. 13285, PG. 1347
S2a PRIVATE SEWER ESMT. PER BK. 62, PG. 19 TO BE ABANDONED BY SEPARATE INSTRUMENT. EXISTING SEWER MAIN AND MANHOLE TO BE DEMOLISHED AND REMOVED.
W1 WATER ESMT. PER DKT. 13671, PG. 677
W3 WATER ESMT. PER DKT. 13671, PG. 731 TO REMAIN.
W3a WATER ESMT. PER DKT. 13671, PG. 731 TO BE ABANDONED BY SEPARATE INSTRUMENT. EXISTING UTILITY TO BE RELOCATED.
U3 ELECTRIC ESMT. PER DKT. 8778, PG. 1187 & DKT. 7871, PG. 1829 TO REMAIN
U3a ELECTRIC ESMT. PER DKT. 8778, PG. 1187 & DKT. 7871, PG. 1829 TO BE ABANDONED BY SEPARATE INSTRUMENT. EXISTING UTILITY TO BE RELOCATED.

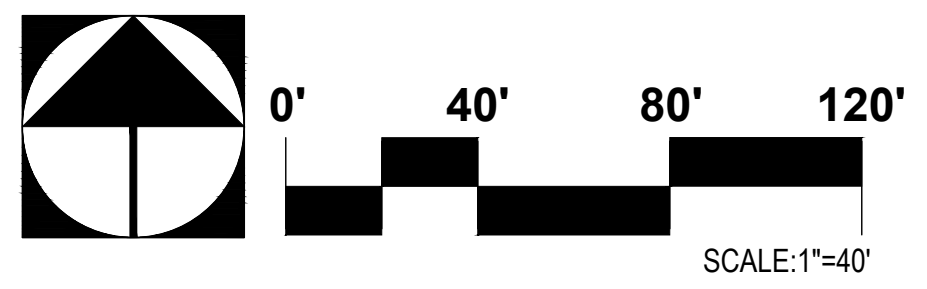
PLANT LEGEND

- TREES
SHRUBS/GROUNDCOVER
ACCENTS
EXISTING TREES AND SHRUBS TO REMAIN

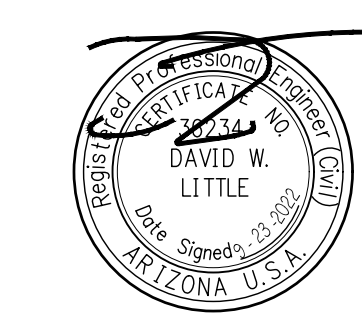
NOTES

- LANDSCAPE TO CONFORM TO ORO VALLEY CODE.
- MITIGATION OF SURVEYED PLANTS IN THE NATIVE PLANT PRESERVATION PLAN WILL BE INCORPORATED IN THE LANDSCAPE DESIGN.
- ALL TREE, SHRUB/GROUNDCOVER AND ACCENT LOCATIONS ARE PRELIMINARY.
- FENCE DETAIL TO BE PROVIDED DURING FINAL DESIGN REVIEW. OPENINGS IN FENCE WILL BE REQUIRED TO PROVIDE PEDESTRIAN CONNECTION TO EXISTING MULTI-USE PATH.

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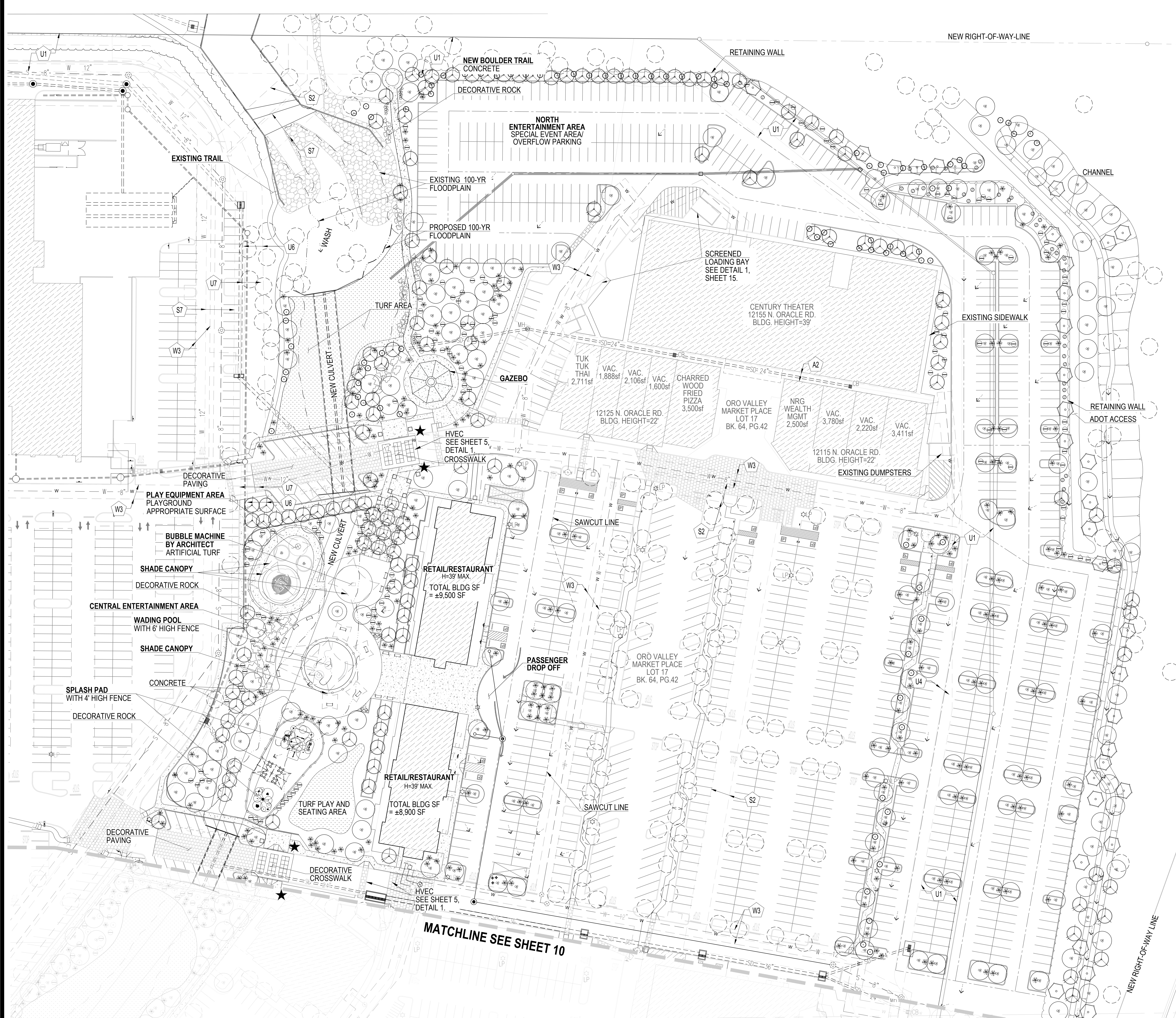


DEVELOPMENT AREA 1 - APARTMENTS
DEVELOPMENT AREA 2 - HOTEL AND COMMERCIAL PAD (OPTION 2A)



OV 2001300
MASTER DEVELOPMENT PLAN/
CONCEPTUAL SITE AND LANDSCAPE PLAN
ORO VALLEY VILLAGE CENTER
LOTS 1 THRU 31 AND COMMON AREAS A, B & D
OF THE ORO VALLEY MARKETPLACE AMENDED FINAL PLAN
BOOK 62, PAGE 19, SEQUENCE NUMBER 20090270526
BEING A PORTION OF
SEC. 31 & 32 T11S R14E AND SEC. 5, T12S R14E, G&SRM
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
WLB NO. 185050-WT-03-0105
SEPTEMBER 2022
SCALE: 1"=40'
REF CASE# OV12-04-30
PAD AMEND (2001301)
ESL AMEND (2001304) SHEET 7 OF 16

Q:\185050\WT-03 - Town West\04 Planning\02 CSP\Plan for 10, 19 TC Ming\Plan A CSP 1019a-10 OVC CSP 019 3A.dwg Plotted: Sep 23, 2022



ENTERTAINMENT DISTRICT AMENITIES

SOUTH ENTERTAINMENT AREA
CENTRAL COURTYARD
1-ACRE GRASS PARK
4 BUILDINGS (RESTAURANT)
GROUND LEVEL-RETAIL
EXISTING TRANSIT CENTER
BICYCLE PARKING

EASEMENT KEYNOTES

- | | |
|---|---|
| A2/ CROSS ACCESS ESMT. PER BK. 62, PG. 19 | U1/ UTILITY ESMT. PER DKT. 9240, PG. 336 |
| S2/ PRIVATE SEWER ESMT. PER BK. 62, PG. 19 TO BE ABANDONED BY SEPARATE INSTRUMENT. EXISTING UTILITIES TO REMOVED. | U4/ ELECTRIC ESMT. PER DKT.13571, PG. 919 |
| S7/ SEWER ESMT. PER DKT. 813077, PG. 1 | U6/ ELETRIC ESMT. PER DKT. 13303, PG. 2242 |
| | U7/ TEP ESMT. PER DKT. 13263, PG. 2335 |
| | W3/ WATER ESMT. PER DKT.13671, PG. 731 TO REMAIN. |

LEGEND

- BICYCLE PARKING
- GATEWAY SIGN
- FENCE/WALL

PLANT LEGEND

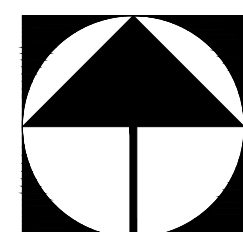
- TREES
- SHRUBS/GROUNDCOVER
- ACCENTS
- EXISTING TREES AND SHRUBS TO REMAIN

NOTES

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DEVELOPMENT AREA 3 - NORTH ENTERTAINMENT DISTRICT (OPTION 3A)

SCALE:1"=40'



OV 2001300
MASTER DEVELOPMENT PLAN/
CONCEPTUAL SITE AND LANDSCAPE PLAN
ORO VALLEY VILLAGE CENTER
LOTS 1 THRU 31 AND COMMON AREAS A, B & D
OF THE ORO VALLEY MARKETPLACE AMENDED FINAL PLAN
BOOK 62, PAGE 19, SEQUENCE NUMBER 20090270526

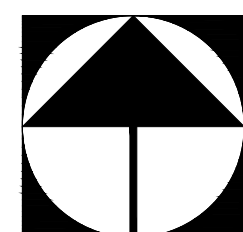
BEING A PORTION OF
SEC. 31 & 32 T11S R14E AND SEC. 5, T12S R14E, G&SRM
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

WLB NO. 185050-WT-03-0105 REF CASE# OV12-04-30
SEPTEMBER 2022 PAD AMEND (2001301)
SCALE:1"=40' ESL AMEND (2001304) SHEET 9 OF 16

Q:\185050\WT-03 - Town West\04 Planning\02 CSP\Plan for 10-19-10\TC MnglPlan A CSP 1019-10 OVC CSP 1019 3A.dwg Plotted: Sep 23, 2022

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DEVELOPMENT AREA 3 - SOUTH ENTERTAINMENT DISTRICT (OPTION 3A)

SCALE: 1"=40'

ENTERTAINMENT DISTRICT AMENITIES

SOUTH ENTERTAINMENT AREA
CENTRAL COURTYARD
1-ACRE GRASS PARK
4 BUILDINGS (RESTAURANT)
GROUND LEVEL RETAIL
EXISTING TRANSIT CENTER
BICYCLE PARKING

EASEMENT KEYNOTES

- | | |
|--|--|
| S1/ PUBLIC SEWER ESMT. PER BK. 62, PG. 19 | U4/ ELETRIC ESMT. PER DKT. 13571, PG. 919 |
| S3/ PUBLIC SEWER ESMT. PER DKT. 13149, PG. 44 & DKT. 13149, PG. 47 | U6/ ELETRIC ESMT. PER DKT. 13303, PG. 2242 |
| S7/ SEWER ESMT. PER DKT. 813077, PG. 1 | U8/ ELECTRIC ESMT. PER DKT. 13091, PG. 1254 |
| | W3/ WATER ESMT. PER DKT. 13671, PG. 731 TO REMAIN. |
| | W5/ WATER ESMT. PER DKT. 12265, PG. 6090 |

LEGEND

- BICYCLE PARKING
- GATEWAY SIGN
- FENCE/WALL

PLANT LEGEND

- TREES
- SHRUBS/GROUNDCOVER
- ACCENTS
- EXISTING TREES AND SHRUBS TO REMAIN

NOTES

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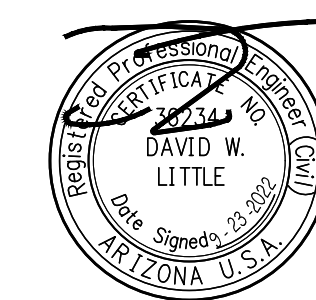
OV 2001300
MASTER DEVELOPMENT PLAN/
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LOTS 1 THRU 31 AND COMMON AREAS A, B & D
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WLB NO. 185050-WT-03-0105
SEPTEMBER 2022
SCALE: 1"=40'

REF CASE# OV12-04-30
PAID AMEND (2001301)
ESL AMEND (2001304)

SHEET 10 OF 16





- EASEMENT KEYNOTES**
- A2 CROSS ACCESS ESMT. PER BK. 62, PG. 19
 - S2 PRIVATE SEWER ESMT. PER BK. 62, PG. 19 TO BE ABANDONED BY SEPARATE INSTRUMENT. EXISTING UTILITIES TO BE REMOVED.
 - S7 SEWER ESMT. PER DKT. 813077, PG. 1
 - U1 UTILITY ESMT. PER DKT. 9240, PG. 336
 - U4 ELECTRIC ESMT. PER DKT. 13571, PG. 919
 - U6 ELECTRIC ESMT. PER DKT. 13303, PG. 2242
 - U7 TEP ESMT. PER DKT. 13263, PG. 2335
 - W3 WATER ESMT. PER DKT. 13671, PG. 731 TO REMAIN.

- LEGEND**
- BICYCLE PARKING
 - FENCE/WALL

- PLANT LEGEND**
- TREES
 - SHRUBS/GROUNDCOVER
 - ACCENTS
 - EXISTING TREES AND SHRUBS TO REMAIN

- NOTES**
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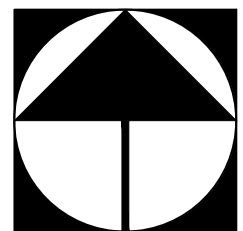
**OV 2001300
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BOOK 62, PAGE 19, SEQUENCE NUMBER 20090270526**

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WLB NO. 185050-WT-03-0105 SEPTEMBER 2022 SCALE: 1"=40'
REF CASE# OV12-04-30 PAID AMEND (2001301) ESL AMEND (2001304) SHEET 11 OF 16

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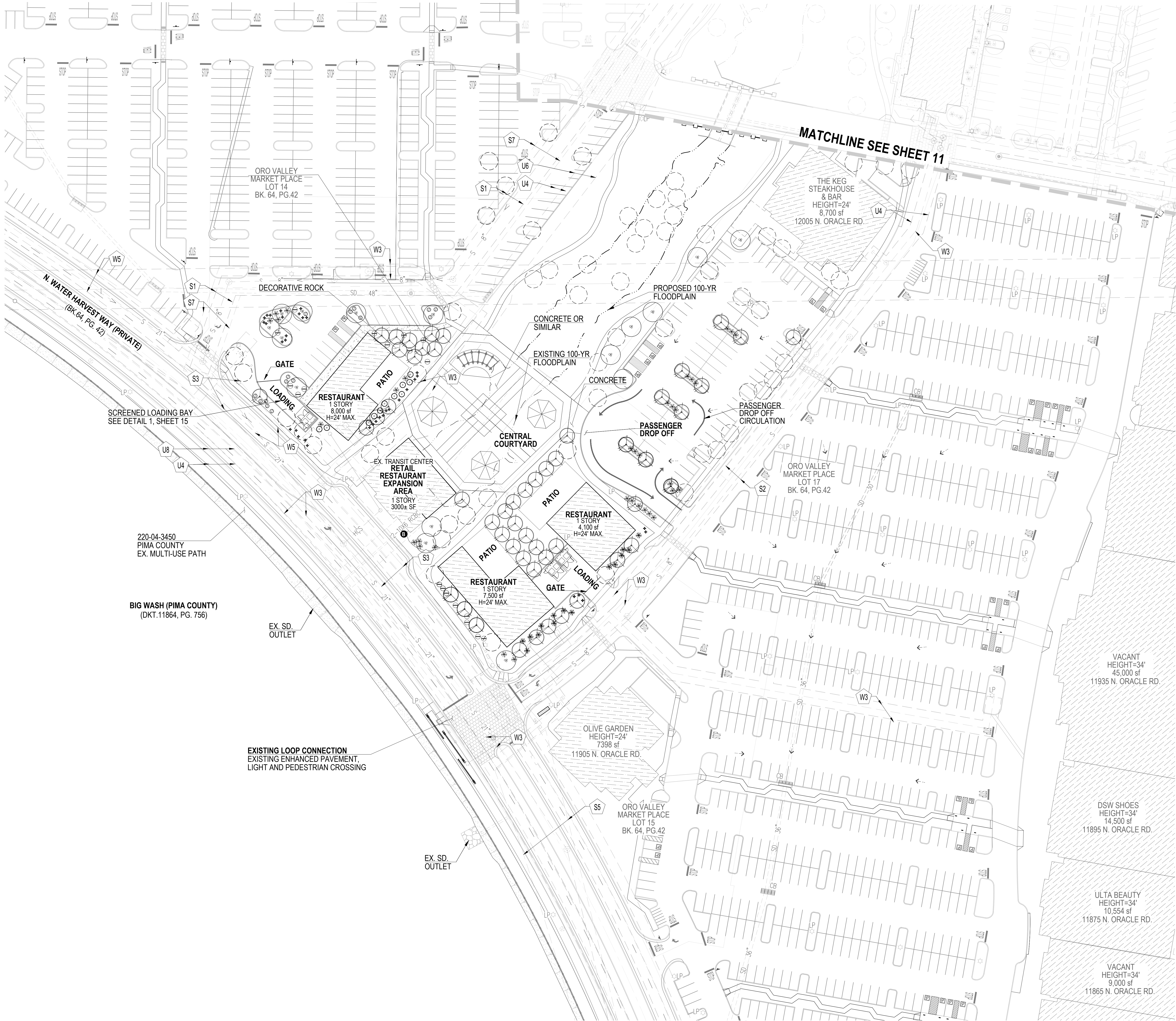
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0' 50' 100' 150'

DEVELOPMENT AREA 3 - NO NORTH ENTERTAINMENT DISTRICT (OPTION 3B)





EASEMENT KEYNOTES

- S1 PUBLIC SEWER ESMT. PER BK. 62, PG. 19
S2 PRIVATE SEWER ESMT. PER BK. 62, PG. 19 TO BE ABANDONED BY SEPARATE INSTRUMENT. EXISTING UTILITIES TO REMOVED.
S3 PUBLIC SEWER ESMT. PER DKT. 13149, PG. 44 & DKT. 13149, PG. 47
S5 SEWER ESMT. PER DKT. 7787, PG. 1320
S7 SEWER ESMT. PER DKT. 813077, PG. 1
U4 ELECTRIC ESMT. PER DKT. 13571, PG. 919
U6 ELECTRIC ESMT. PER DKT. 13303, PG. 2242
U8 ELECTRIC ESMT. PER DKT. 13091, PG. 1254
W3 WATER ESMT. PER DKT. 13671, PG. 731 TO REMAIN.
W4 WATER ESMT. PER DKT. 13671, PG. 711 TO REMAIN
W5 WATER ESMT. PER DKT. 12265, PG. 6090

LEGEND

- BICYCLE PARKING
FENCE/WALL

PLANT LEGEND

- TREES
SHRUBS/GROUNDCOVER
ACCENTS
EXISTING TREES AND SHRUBS TO REMAIN

NOTES

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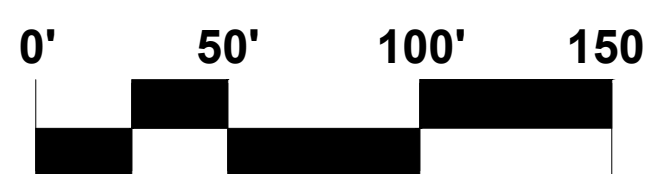
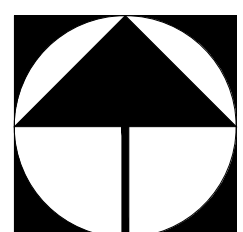
OV 2001300
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BOOK 62, PAGE 19, SEQUENCE NUMBER 20090270526

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WLB NO. 185050-WT-03-0105 SEPTEMBER 2022 SCALE: 1"=40'
REF CASE# OV12-04-30 PAID AMEND (2001301) ESL AMEND (2001304) SHEET 12 OF 16

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DEVELOPMENT AREA 3 - NO SOUTH ENTERTAINMENT DISTRICT (OPTION 3B)

Q:\185050\WT-03 - Town West\04 Flaring\02 CSP\Plan for 10 19 19\18-0000 CSP 1019 4A.dwg Project: Sep 23, 2022

EASEMENTS KEYNOTES

- S2/ PRIVATE SEWER ESMT. PER BK. 62, PG. 19 TO BE ABANDONED BY SEPARATE INSTRUMENT EXISTING UTILITIES TO BE REMOVED.
- S2a/ PRIVATE SEWER ESMT. PER BK. 62, PG. 19 TO BE ABANDONED BY SEPARATE INSTRUMENT EXISTING SEWER MAIN AND MANHOLE TO BE DEMOLISHED AND REMOVED.
- S5/ SEWER ESMT. PER DKT.17787, PG. 1320
- W3a/ WATER ESMT. PER DKT.13671, PG. 731 TO BE ABANDONED BY SEPARATE INSTRUMENT
- W4/ WATER ESMT. PER DKT.13671, PG. 711 TO REMAIN
- W5/ WATER ESMT. PER DKT.12265, PG. 6090
- U1/ UTILITY ESMT. PER DKT.9240, PG. 336
- U4/ ELECTRIC ESMT. PER DKT.13571, PG. 919
- U4a/ ELECTRIC ESMT. PER DKT.13571, PG. 919 TO BE ABANDONED BY SEPARATE INSTRUMENT.
- U5/ ELECTRIC ESMT. PER DKT.10062, PG. 1245

PLANT LEGEND

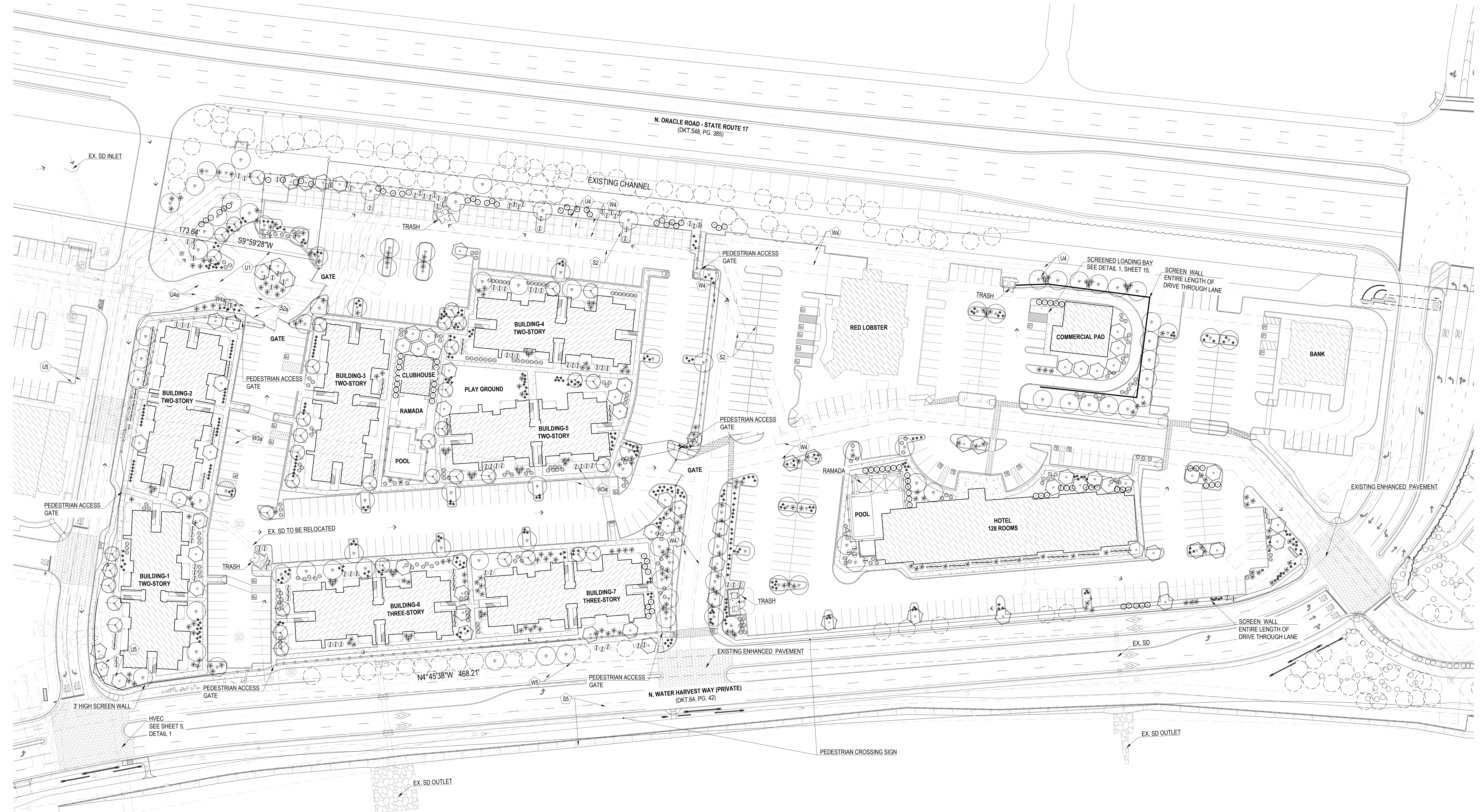
- TREES
- SHRUBS/GROUND COVER
- ACCENTS
- EXISTING TREES AND SHRUBS TO REMAIN

LEGEND

- FENCE/WALL

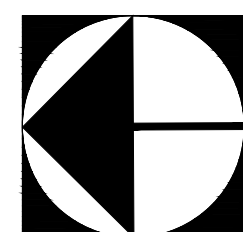
NOTES

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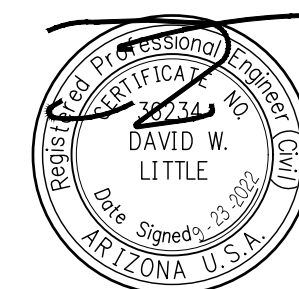
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0' 40' 80' 120'

DEVELOPMENT AREA 4 - APARTMENTS, HOTEL & COMMERCIAL PAD (OPTION 4A)
SCALE: 1"=40'



OV 2001300
MASTER DEVELOPMENT PLAN/
CONCEPTUAL SITE AND LANDSCAPE PLAN
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LOTS 1 THRU 31 AND COMMON AREAS A, B & D
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BOOK 62, PAGE 19, SEQUENCE NUMBER 20090270526

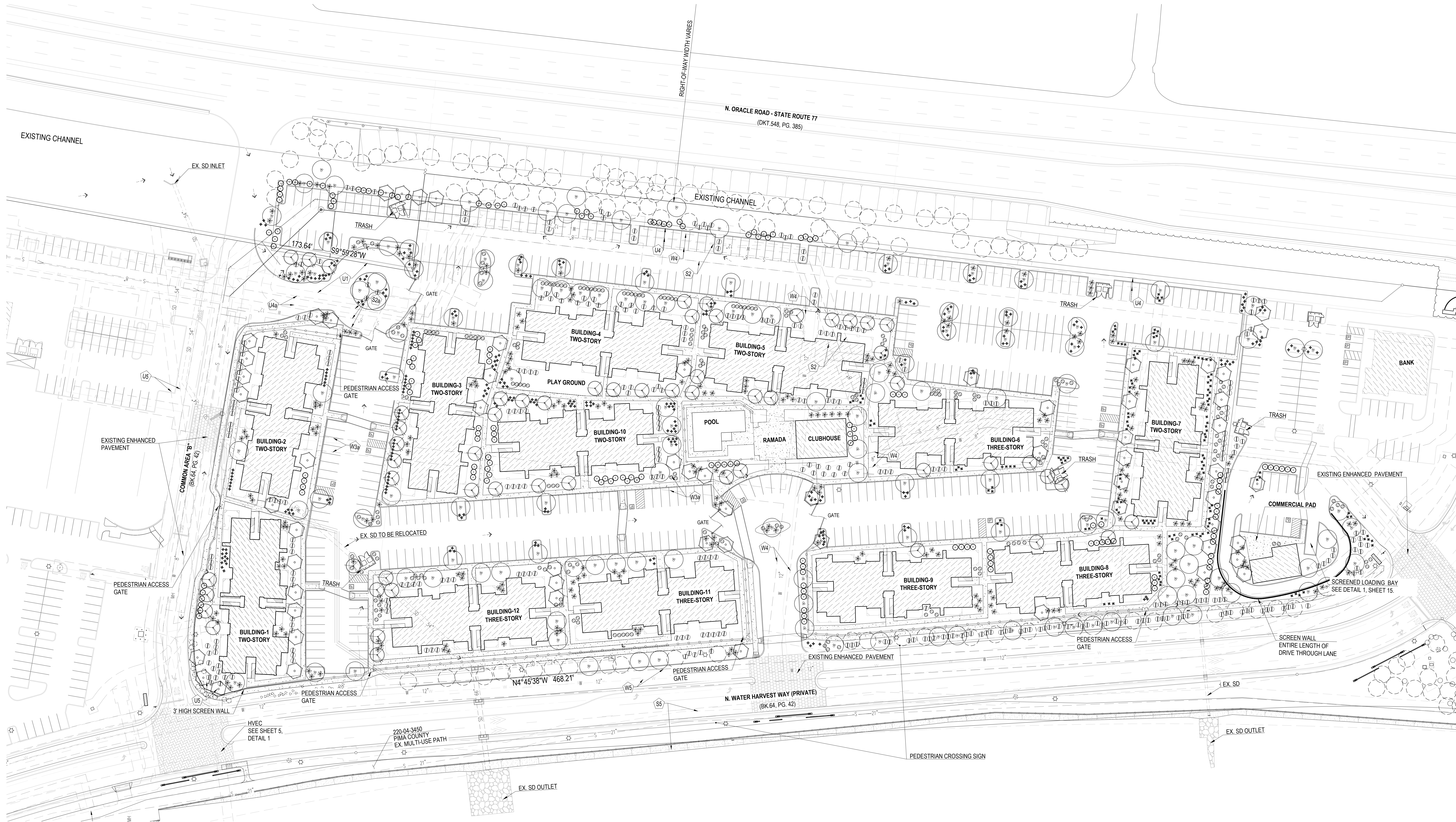
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TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

WLB NO. 185050-WT-03-0105
SEPTEMBER 2022
SCALE: 1"=40'

REF CASE# OV12-04-30
PAD AMEND (2001301)
ESL AMEND (2001304)

SHEET 13 OF 16

Q:\185050\MT-03 - Town West\04 Flating\02 CSP\Plan for 10 19 TC Mtg\Plan A CSP 101914-00VC CSP 1019 4B.dwg Project: Sep 23, 2022



EASEMENTS KEYNOTES

- S2 PRIVATE SEWER ESMT. PER BK. 62, PG. 19 TO BE ABANDONED BY SEPARATE INSTRUMENT EXISTING UTILITIES TO BE REMOVED.
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- S5 SEWER ESMT. PER DKT. 17787, PG. 1320
- W3a WATER ESMT. PER DKT. 13671, PG. 731 TO BE ABANDONED BY SEPARATE INSTRUMENT
- W4 WATER ESMT. PER DKT. 13671, PG. 711 TO REMAIN
- W5 WATER ESMT. PER DKT. 12265, PG. 6090
- U1 UTILITY ESMT. PER DKT. 9240, PG. 336
- U4 ELECTRIC ESMT. PER DKT. 13571, PG. 919
- U4a ELECTRIC ESMT. PER DKT. 13571, PG. 919 TO BE ABANDONED BY SEPARATE INSTRUMENT.
- U5 ELECTRIC ESMT. PER DKT. 10062, PG. 1245

PLANT LEGEND

- TREES
- SHRUBS/GROUND COVER
- ACCENTS
- EXISTING TREES AND SHRUBS TO REMAIN

LEGEND

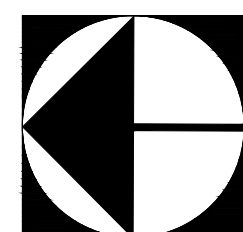
- FENCE/WALL

NOTES

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0' 40' 80' 120'

DEVELOPMENT AREA 4 - APARTMENTS & COMMERCIAL PAD (OPTION 4B)

SCALE: 1"=40'

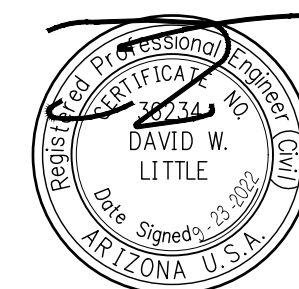
OV 2001300
MASTER DEVELOPMENT PLAN/
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ORO VALLEY VILLAGE CENTER
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WLB NO. 185050-WT-03-0105
SEPTEMBER 2022
SCALE: 1"=40'

REF CASE# OV12-04-30
PAD AMEND (2001301)
ESL AMEND (2001304)

SHEET 14 OF 16



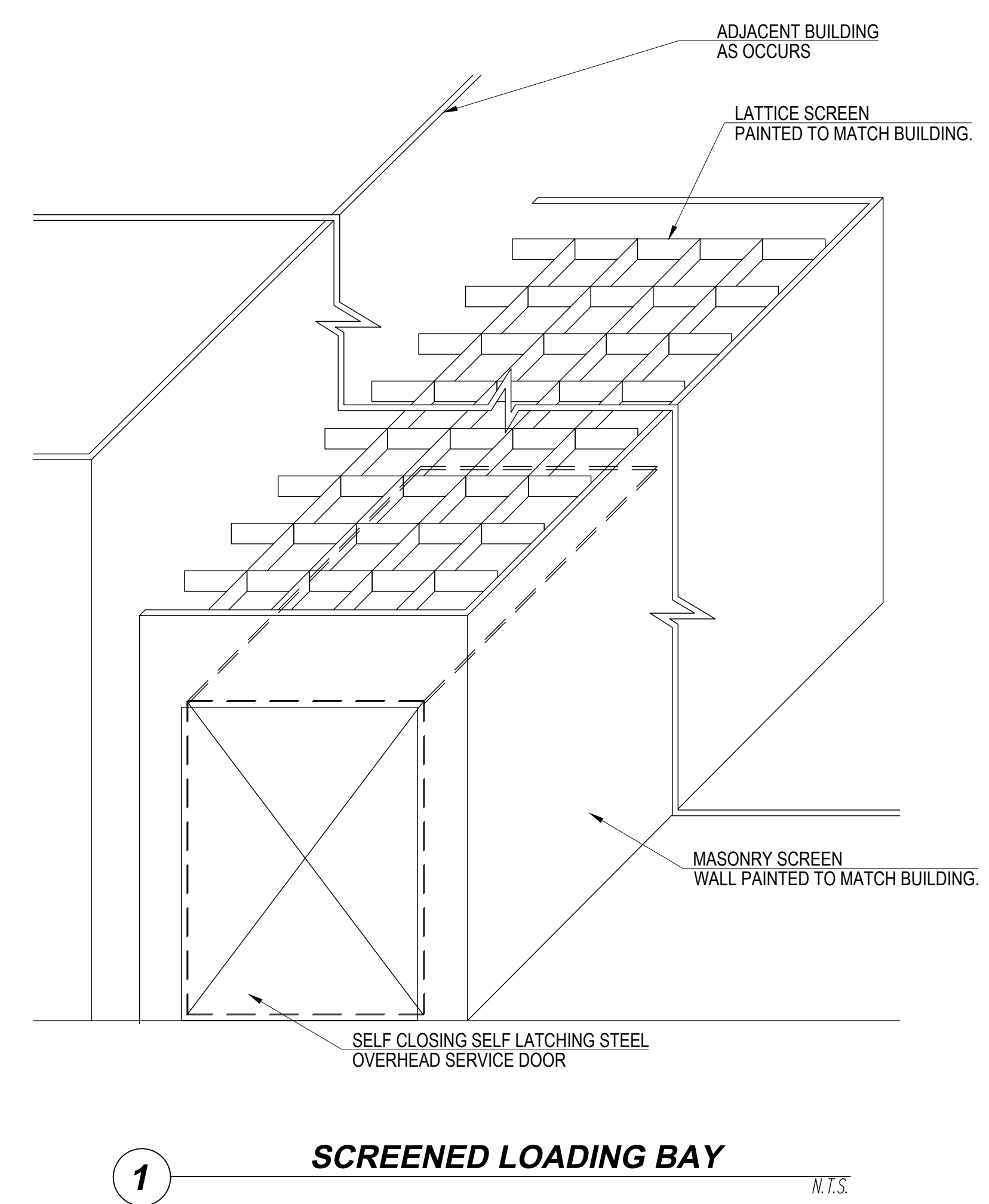
Q:\185050\WT-03 - Town West\04 Flaring\02 CSP\Plan for 10,19 TC Ming\Plan A CSP 101915-00VC CSP 1019 TC Sheets.dwg Plotted: Sep 23, 2022



- EXISTING EASEMENTS KEYNOTES**
- S1 PUBLIC SEWER ESMT. PER BK. 62, PG. 19
 - S5 SEWER ESMT. PER DKT. 7787, PG. 1320
 - W4 WATER ESMT. PER DKT. 13671, PG. 711 TO REMAIN
 - W4a WATER ESMT. PER DKT. 13671, PG. 711 TO BE ABANDONED BY SEPARATE INSTRUMENT. EXISTING MAIN TO BE REMOVED AND RELOCATED.
 - U4 ELECTRIC ESMT. PER DKT. 13571, PG. 919
 - U4a ELECTRIC ESMT. PER DKT. 13571, PG. 919 TO BE ABANDONED BY SEPARATE INSTRUMENT.

- PLANT LEGEND**
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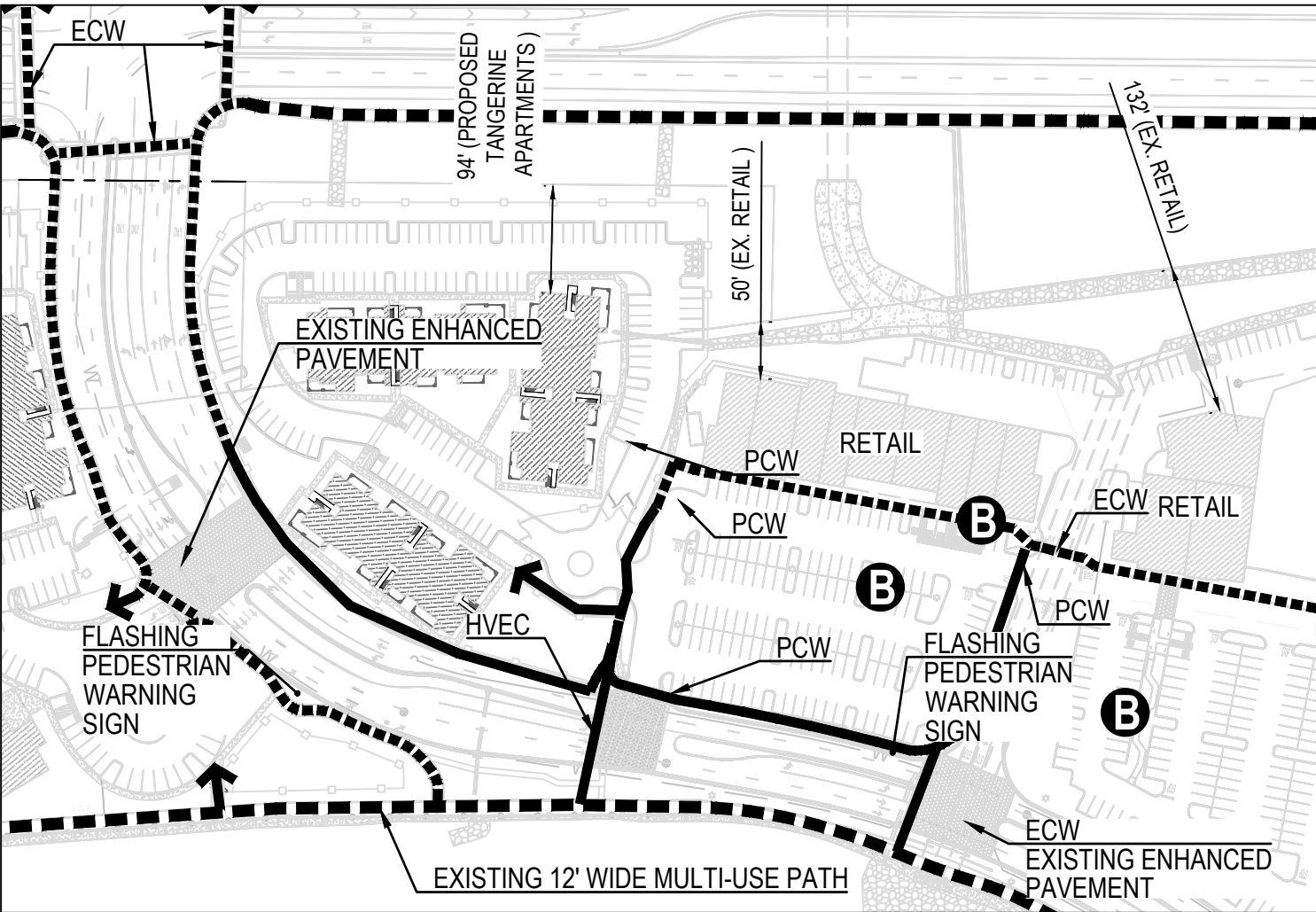


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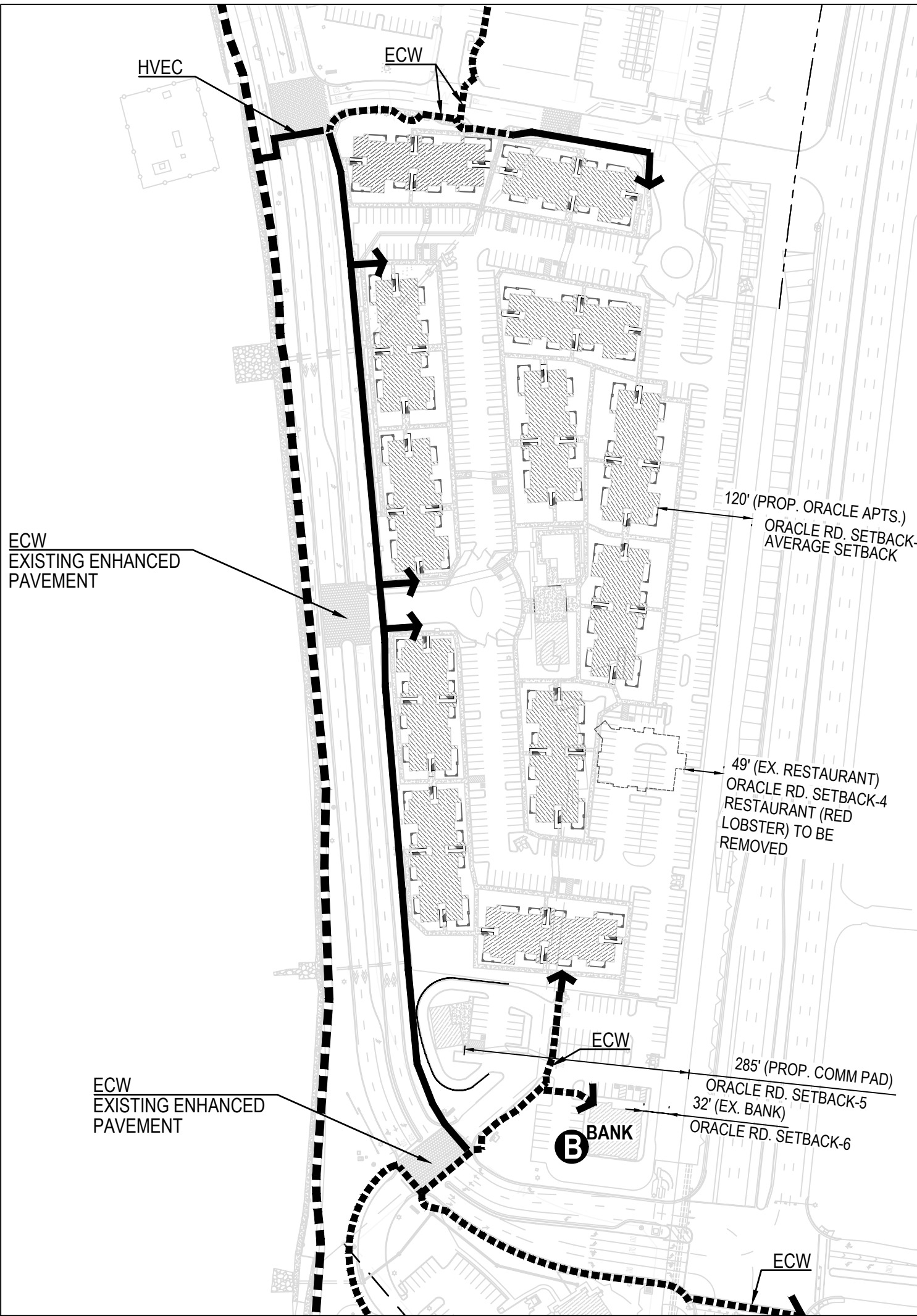
SOUTHERN DEVELOPMENT AREA
SCALE: 1"=40'
0' 40' 80' 120'

OV 2001300
MASTER DEVELOPMENT PLAN/
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ORO VALLEY VILLAGE CENTER
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WLB NO. 185050-WT-03-0105
AUGUST 2022
SCALE: 1"=40'
REF CASE# OV12-04-30
PAID AMEND (2001301)
ESL AMEND (2001304) **SHEET 15 OF 16**

ALTERNATE PEDESTRIAN/BICYCLE CONNECTIVITY AND SETBACKS DEVELOPMENT AREAS 2,3,4



DEVELOPMENT AREA 2 - APARTMENTS (OPTION 2B)

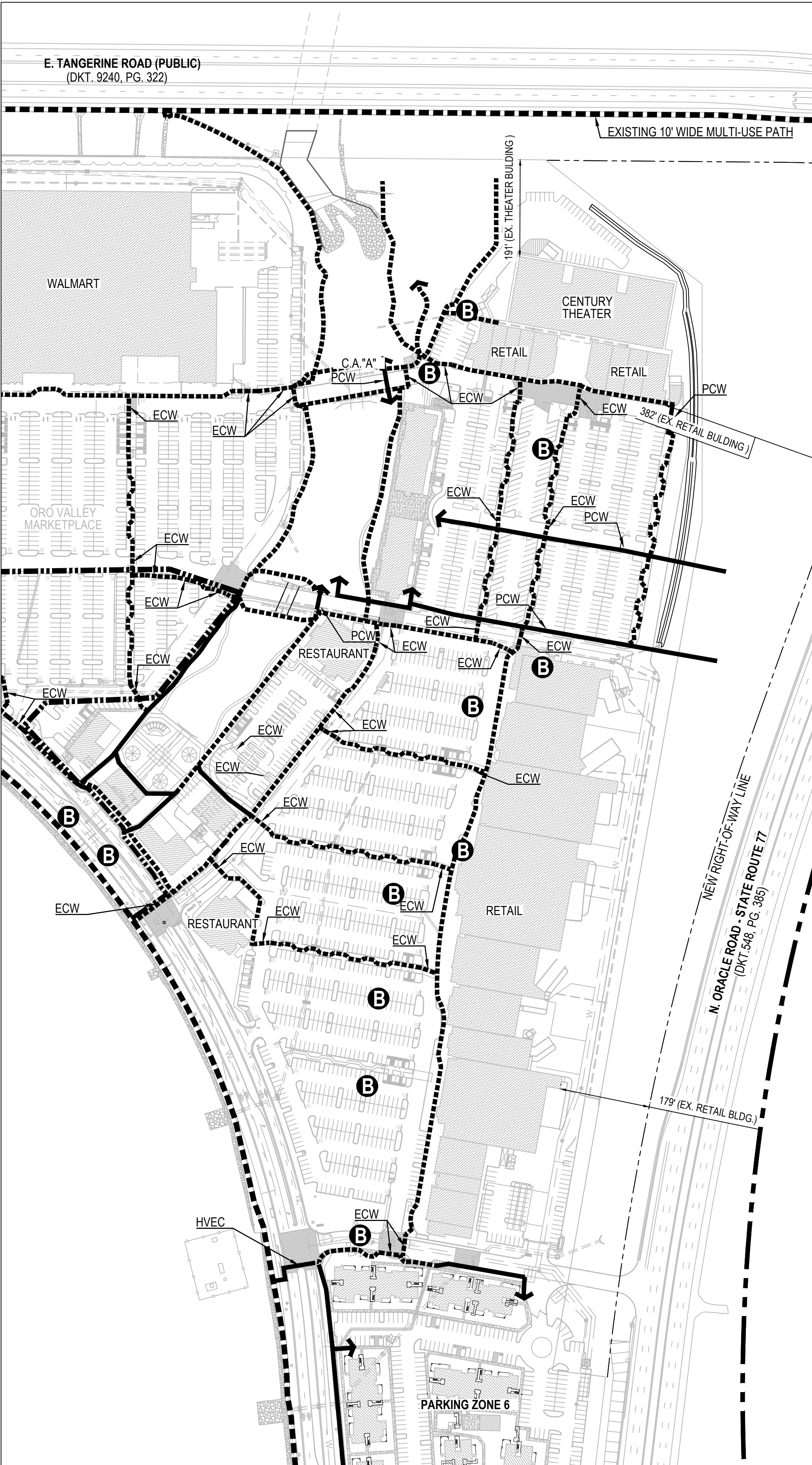


DEVELOPMENT AREA 4 - APARTMENTS & COMMERCIAL PAD (OPTION 4B)

TANGERINE ROAD BUILDING SETBACK

REQUIRED FRONT SETBACK
PER SECTION 27.D.3.F.VI.B.2.A.II OF THE ORO VALLEY ZONING CODE THE RANCHO VISTOSO PAD IS EXEMPT FROM SETBACK REQUIREMENTS. THE FRONT SETBACKS REQUIRED PER THE UNDERLYING C-2 ZONING DISTRICT ARE 20 FEET. THE REQUIRED 4:1 SETBACK FROM TANGERINE ROAD FOR THE PROPOSED USES ARE CALCULATED AS FOLLOWS:
(H)(HEIGHT OF THE PROPOSED BUILDING) - D(DIFFERENCE IN ELEVATION BETWEEN ROAD AND PROPOSED PAD GRADE)) X 4 = REQUIRED SETBACK.
H-D X 4=REQUIRED SETBACK.
APARTMENT BUILDINGS 1, 3, 4, 5 AND 8:
PROPOSED PAD ELEVATION: 2678'
ELEVATION OF ADJACENT TANGERINE ROAD: 2694'
D = 2694'-2678'=16'
BUILDINGS 2, 4, 8, 12 AND 13:
H= BUILDING HEIGHT (3 STORY) = 39'
(39' - 16') X 4 = 23' X 4 = 92' REQUIRED SETBACK.
BUILDINGS 1 AND 5
H= BUILDING HEIGHT (2 STORY) = 27'
(27' - 16') X 4 = 11' X 4 = 44' REQUIRED SETBACK.

SETBACK NUMBER	BUILDING	MINIMUM SETBACK PROVIDED (FT)	MINIMUM SETBACK REQUIRED FOR PROPOSED BUILDINGS (FT)
SETBACK-1	EXISTING THEATER	191	
SETBACK-2	EXISTING WALMART	70	
SETBACK-3	EXISTING RETAIL	132	
SETBACK-4	EXISTING RETAIL	50	
SETBACK-5	PROPOSED APARTMENTS	94	128
SETBACK-6	PROPOSED APARTMENTS	115	
SETBACK-7	PROPOSED APARTMENTS	93	44 (2 STORY BUILDINGS 1 AND 5) 92 (3 STORY BUILDINGS 2, 4, AND 8)



DEVELOPMENT AREA 3 - CENTRAL OPEN SPACE - NO ENTERTAINMENT DISTRICT (OPTION 3B)

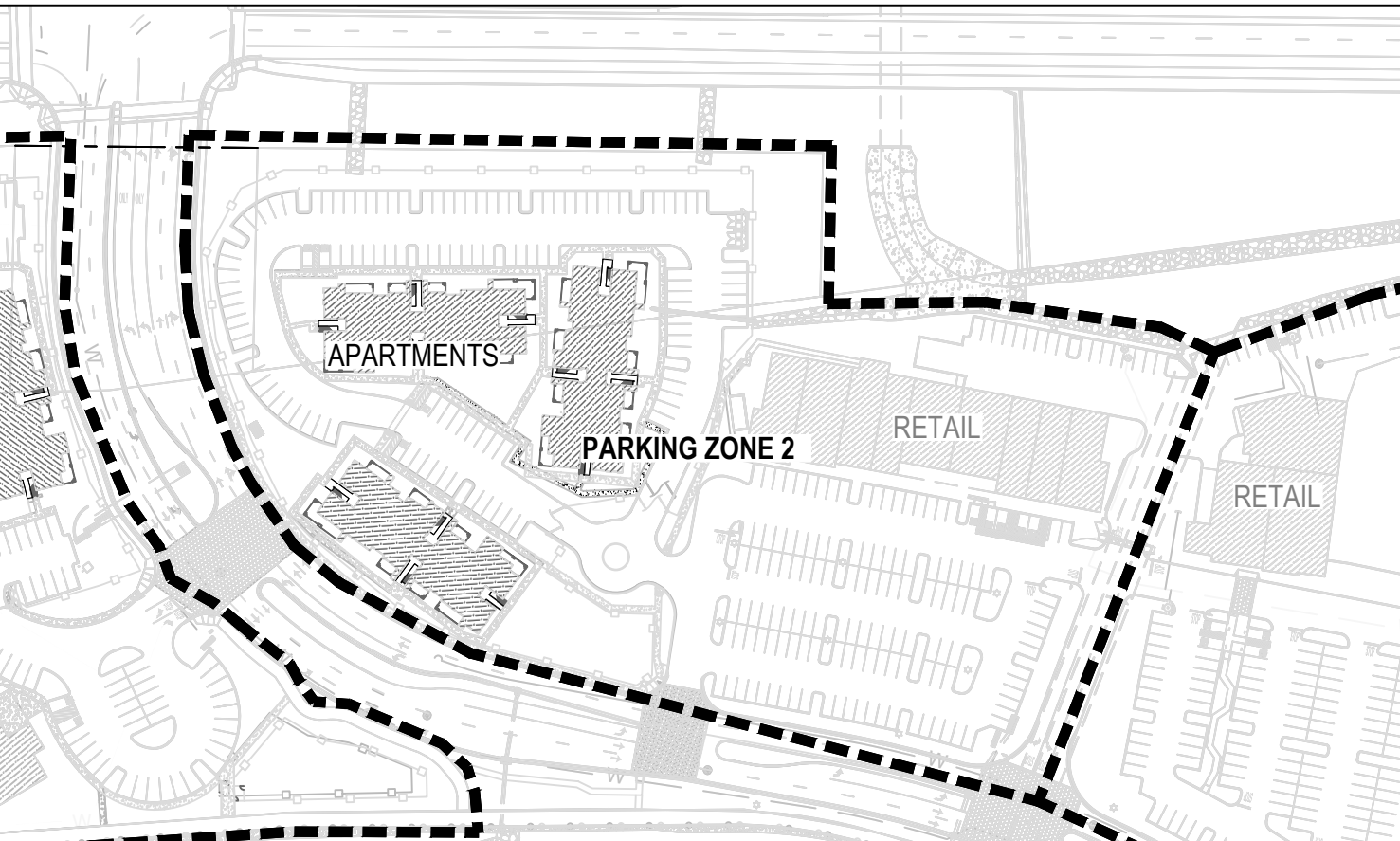
ORACLE ROAD BUILDING SETBACK

REQUIRED FRONT SETBACK
ORACLE ROAD FRONT SETBACK FOR MULTIPLE STRUCTURE DEVELOPMENT: AVERAGE ONE HUNDRED TWENTY (120) FEET.
PROVIDED FRONT SETBACK: 120 FEET FOR THE ORACLE APARTMENTS AND 285 FEET FOR THE PROPOSED COMMERCIAL PAD(AS SHOWN BELOW).

SETBACK NUMBER	BUILDING	MINIMUM DISTANCE (FT)
SETBACK-1	EXISTING RETAIL	382
SETBACK-2	EXISTING RETAIL	179
SETBACK-3	PROPOSED APARTMENTS (AVERAGE SETBACK)	120
SETBACK-4	EXISTING RESTAURANT (RED LOBSTER TO BE REMOVED)	49
SETBACK-5	PROPOSED RESTAURANT	285
SETBACK-6	EXISTING BANK	32
SETBACK-7	EXISTING RESTAURANT	152

- LEGEND
- PROPOSED 12' MULTI-USE PATH
 - EXISTING 12' MULTI-USE PATH
 - EXISTING 5' CONCRETE SIDEWALK
 - PROPOSED 5' CONCRETE SIDEWALK
 - PEDESTRIAN AND BIKE ACCESS TO THE ENTERTAINMENT DISTRICT
 - EXISTING CROSSWALK
 - PROPOSED CROSSWALK
 - CONNECTIONS TO THE LOOP
 - EXISTING BICYCLE PARKING

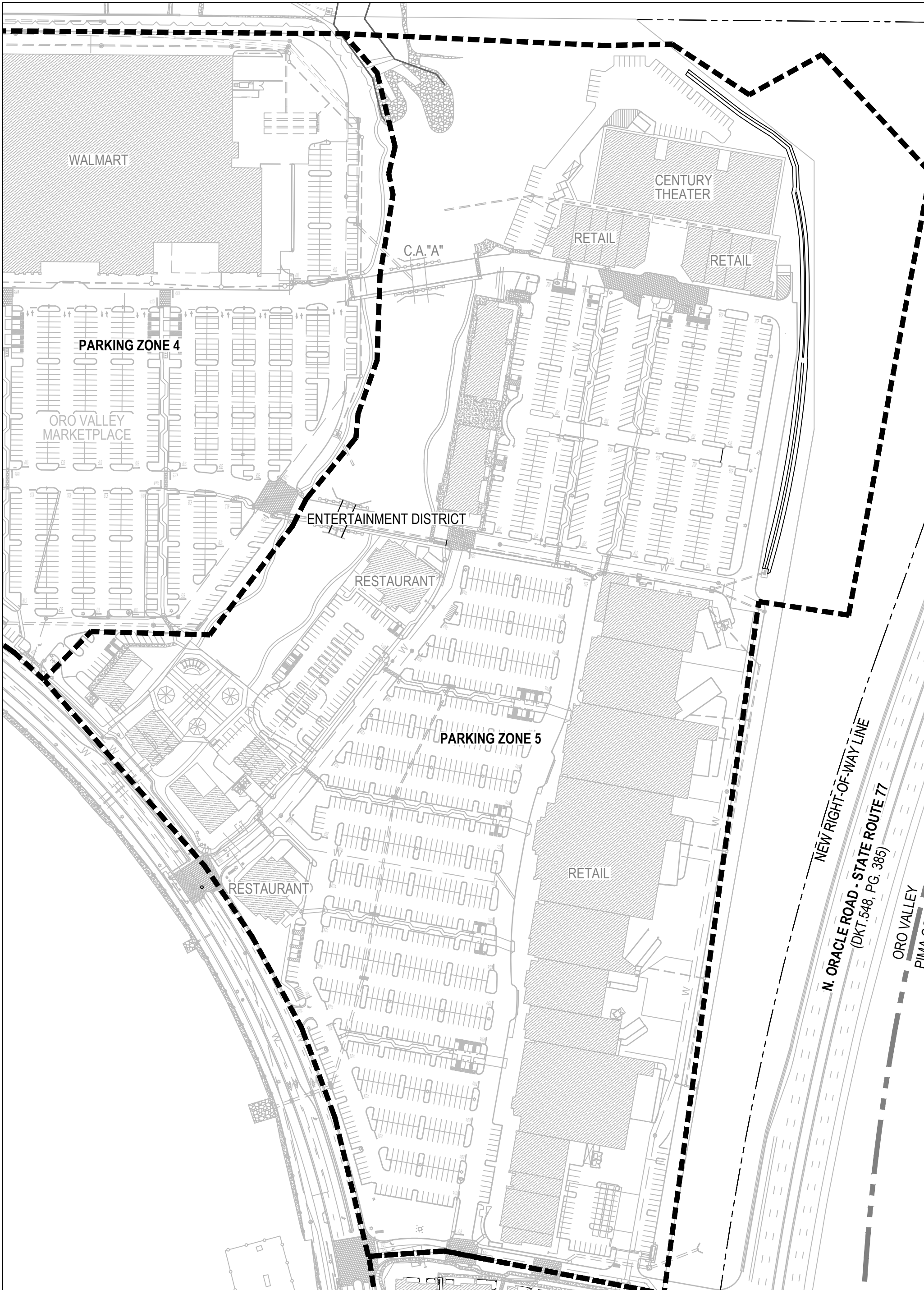
ALTERNATE PARKING LAYOUTS FOR DEVELOPMENT AREAS 2,3,4



DEVELOPMENT AREA 2 - APARTMENTS (OPTION 2B)



DEVELOPMENT AREA 4 - APARTMENTS & COMMERCIAL PAD (OPTION 4B)



DEVELOPMENT AREA 3 - CENTRAL OPEN SPACE - NO ENTERTAINMENT DISTRICT (OPTION 3B)

PARKING ZONE LAND USE AND PROVIDED PARKING SPACES							
LAND USE	TOTAL SIZE	REQUIRED STANDARD PARKING SPACES	PROVIDED STANDARD PARKING SPACES	REQUIRED ADA PARKING SPACES	PROVIDED ADA PARKING SPACES	TOTAL PROVIDED PARKING SPACES	TOTAL BICYCLE SPACES REQUIRED/PROVIDED
PARKING ZONE 1	NO CHANGE	481	481	10	15	496	24
PARKING ZONE 2B							
APARTMENTS (PROPOSED)	72 UNITS	197	267	6	7	274	13
RETAIL	4,200 SF						
RETAIL	4,970 SF						
OFFICE	2,940 SF						
MEDICAL OFFICE	10,208 SF						
PARKING ZONE 3	NO CHANGE	195	411	13	13	424	22
PARKING ZONE 4	NO CHANGE	1172	902	23	24	926	59
PARKING ZONE 5B							
RESTAURANT(PROPOSED)	33,200 SF	1200	1652	21	44	1696	86
RETAIL(PROPOSED)	9000 SF						
COMMUNITY PARK(PROPOSED)	4.5 ACRES						
THEATER	1,928 SEATS						
RESTAURANT(STANDARD)	7,811 SF						
RETAIL	203,128 SF						
PARKING ZONE 6B							
APARTMENTS (PROPOSED)	232 UNITS	487	496	11	14	510	26
RESTAURANT (CONVENIENCE, PROPOSED)	2,500 SF						
RESTAURANT (STANDARD, TO BE REMOVED)	7,028 SF						
FINANCIAL SERVICES	4,355 SF						
PARKING ZONE 7	NO CHANGE	125	151	6	10	161	8
TOTALS		3857	4360	90	127	4487	237

OV 2001300
MASTER DEVELOPMENT PLAN/
CONCEPTUAL SITE AND LANDSCAPE PLAN
ORO VALLEY VILLAGE CENTER
LOTS 1 THRU 31 AND COMMON AREAS A, B & D
OF THE ORO VALLEY MARKETPLACE AMENDED FINAL PLAT
BOOK 62, PAGE 19, SEQUENCE NUMBER 20090270526

BEING A PORTION OF
SEC. 31 & 32 T11S R14E AND SEC. 5, T12S R14E, G&SRM
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA

WLB NO. 185050-WT-03-0105
SEPTEMBER 2022
SCALE: 1"=150'

REF CASE# OV12-04-30
PAD AMEND (2001301)
ESL AMEND (2001304)
SHEET 16 OF 16

