

GENERAL NOTES

1. THIS RECREATIONAL AREA PLAN IS DESIGNED TO MEET THE REQUIREMENTS AND INTENTIONS OF SECTION 23.7.E (R-6 MULTIFAMILY RESIDENTIAL DISTRICT) OF THE OVZCR.
2. THE OVERALL GROSS AREA OF THIS DEVELOPMENT IS 121.2 ACRES. THIS PLAN IS SPECIFIC TO THE FOLLOWING AREAS WITHIN THE DEVELOPMENT:
- DEVELOPMENT AREA 1 (TANGERINE APARTMENTS): 12.4± ACRES.  
DEVELOPMENT AREA 2 (TANGERINE HOTEL): 3.8± ACRES.  
DEVELOPMENT AREA 3 (ENTERTAINMENT DISTRICT): 11.8± ACRES.  
DEVELOPMENT AREA 4 (ORACLE APARTMENTS): 7.2± ACRES.  
DEVELOPMENT AREA 5 (ORACLE HOTEL): 3.1± ACRES.
3. EXISTING ZONING: RANCHO VISTOSO PAD C-2
4. GROSS AREA OF THIS DEVELOPMENT = 121.2 ACRES
5. COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
6. ALL RECREATION EQUIPMENT WILL COMPLY WITH CURRENT ADA REQUIREMENTS.

RECREATION AREA CALCULATIONS

1. REQUIRED RECREATION AREA

PER OVZC SECTION 23.7.E DEVELOPMENT OF R-6 ZONED PROPERTY SHALL PROVIDE A MINIMUM OF 35% OF THE NET LOT AREA AS OPEN SPACE, NOT LESS THAN 50% OF THE REQUIRED OPEN SPACE SHALL BE PROVIDED IN A SINGLE COMMON AREA.

	NET LOT AREA	35% OF NET LOT AREA	50% OF 35% (REC AREA REQUIREMENT)
TANGERINE APARTMENTS	12.4 ACRES	4.3 ACRES	2.15 ACRES
ORACLE APARTMENTS	7.2 ACRES	2.5 ACRES	1.25 ACRES
TOTAL RECREATION AREA REQUIRED			3.4 ACRES

2. PROVIDED RECREATION AREA

TANGERINE APARTMENTS :	46,700 S.F. (1.07 AC.)
BIG WASH TRAIL:	81,168 S.F. (1.86 AC.)
ORACLE APARTMENTS:	37,000 S.F. (0.85 AC.)
ENTERTAINMENT CENTER PARK (NORTH):	12,904 S.F. (0.30 AC.)
ENTERTAINMENT CENTER PARK (CENTER):	50,325 S.F. (1.16 AC.)
ENTERTAINMENT CENTER PARK (SOUTH):	35,804 S.F. (0.83 AC.)
TOTAL:	246,849 S.F. (5.67 AC.)

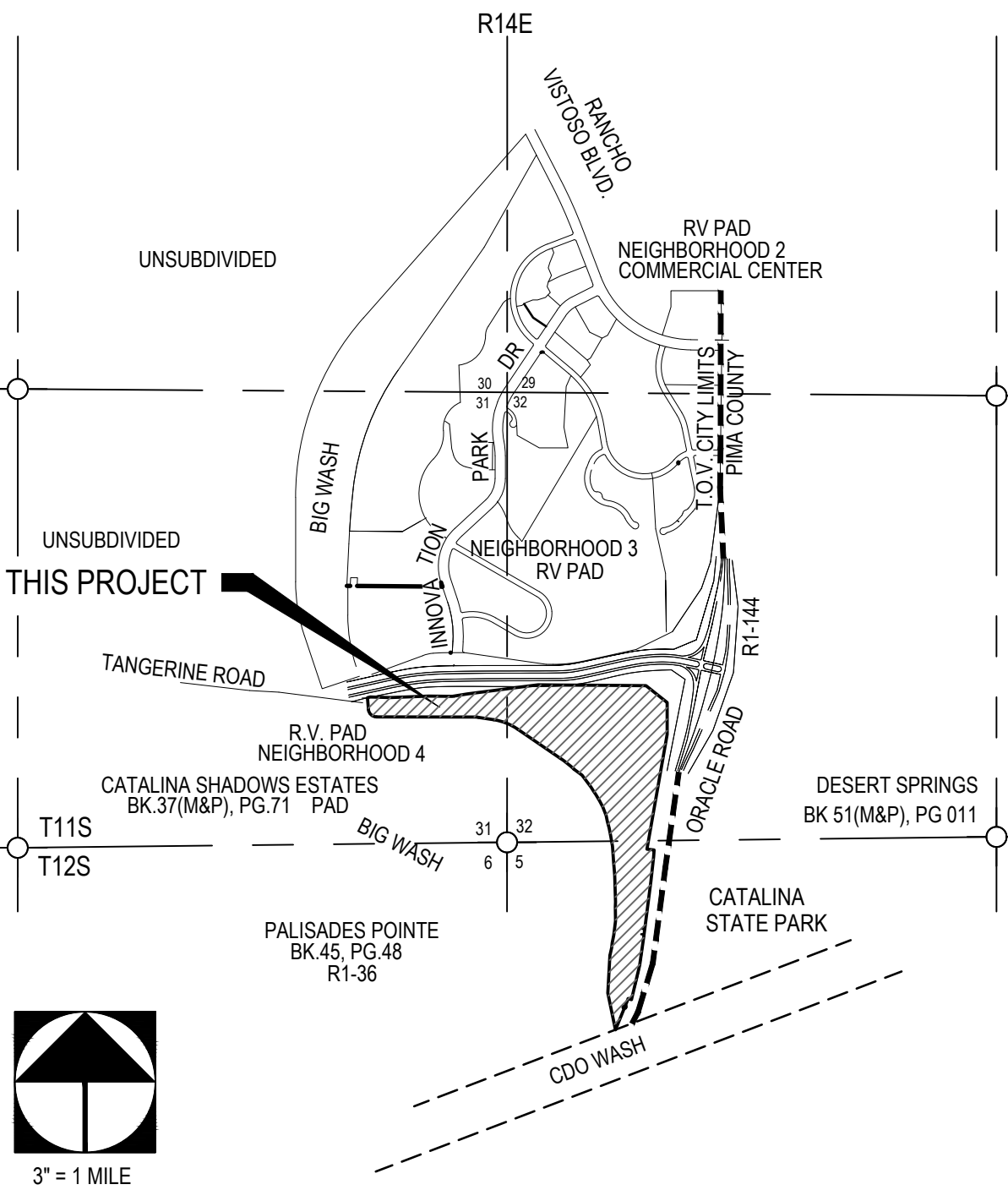
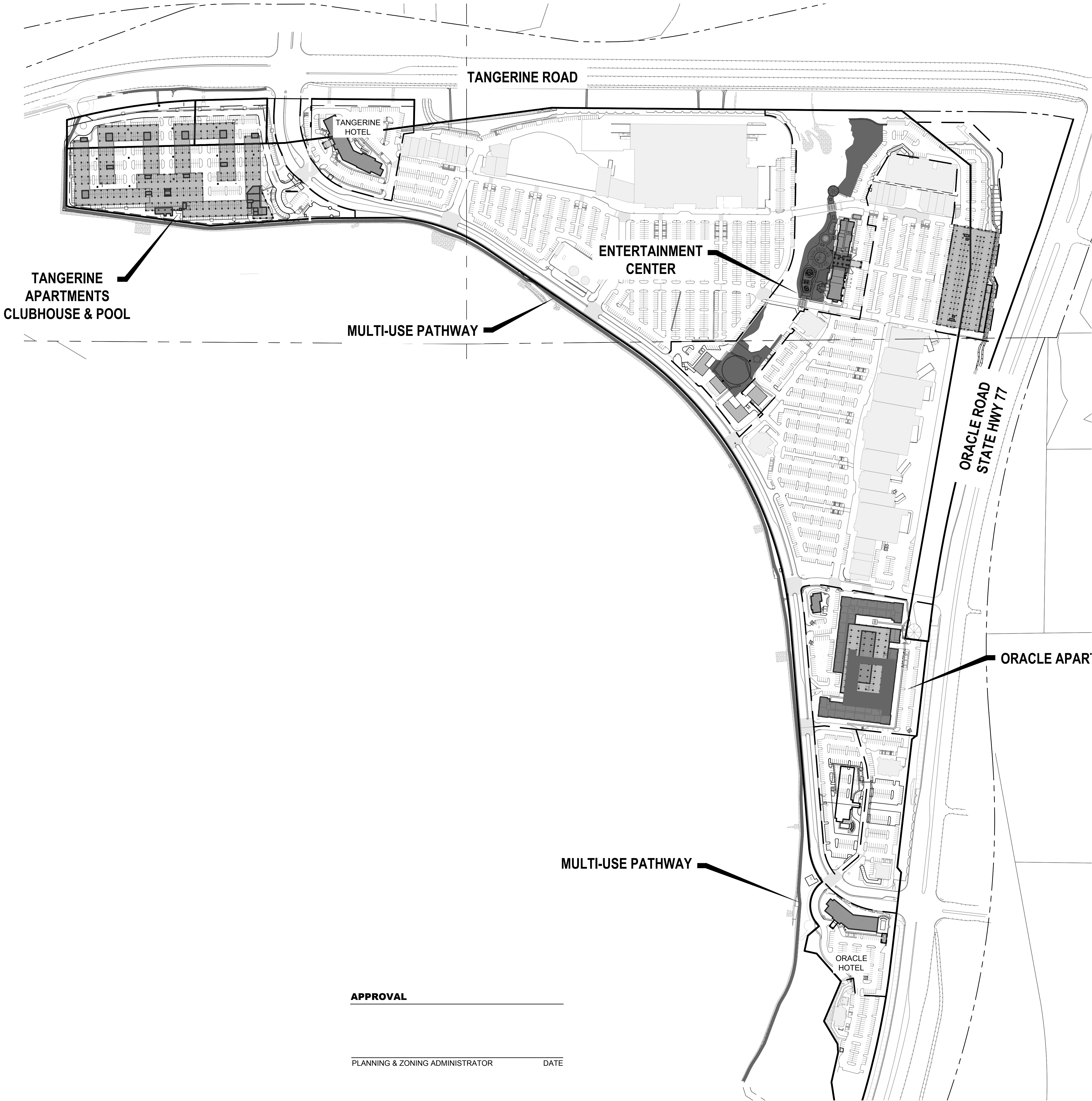
RECREATION PROVISIONS

1. REQUIRED RECREATION PROVISIONS = 3 ACTIVE AND 5 PASSIVE PROVIDED:
- |                    |                          |
|--------------------|--------------------------|
| ACTIVE RECREATION: | PASSIVE RECREATION:      |
| - PLAYGROUNDS (2)  | - BENCHES                |
| - FITNESS CENTER   | - WADING POOL            |
| - SPLASH PAD (2)   | - TRAILS / WALKING PATHS |
|                    | - TURF FREE PLAY         |
|                    | - RAMADAS                |
|                    | - EVENTS AREA            |
2. TOT-LOT RECREATION REQUIREMENT (OVZC 26.5.D.3)
- SEATING FACING PLAY AREA  
DRINKING FOUNTAIN  
COVERED PLAY EQUIPMENT  
SAFETY SURFACE  
BIKE PARKING (4)  
REFUSE RECEPTACLE  
TURF  
PICNIC TABLE

RECREATION AREA PARKING CALCULATIONS

1. TOTAL AMOUNT OF PARKING REQUIRED IS 5 SPACES PER ACRE.
- TOTAL PARKING SPACES REQUIRED = 30  
TOTAL PARKING SPACES PROVIDED = MET BY PROPOSED PARKING AT THE APARTMENT SITES

RECREATION AREA PLAN FOR  
ORO VALLEY VILLAGE CENTER



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

SHEET INDEX

SHEET 1 COVER SHEET  
SHEET 2 RECREATION SITE PLAN

**2001300**  
**CONCEPTUAL LANDSCAPE PLAN FOR**  
**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  
JUNE 2021  
SCALE: 1" = 200'

REF CASE# OV12-04-30  
SHEET 1 OF 2

APPROVAL

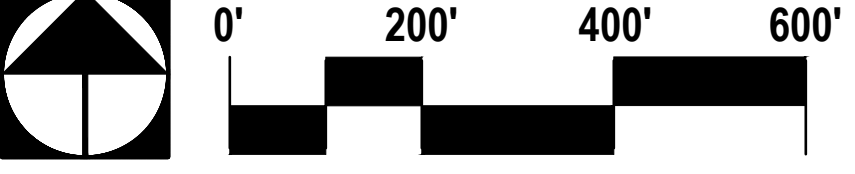
PLANNING & ZONING ADMINISTRATOR DATE

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

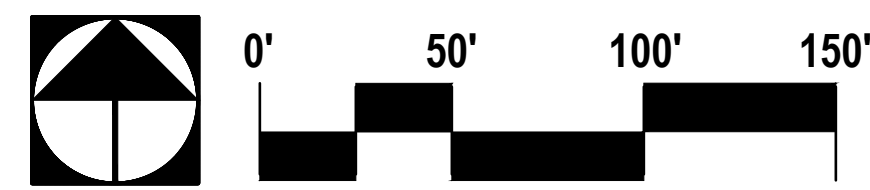
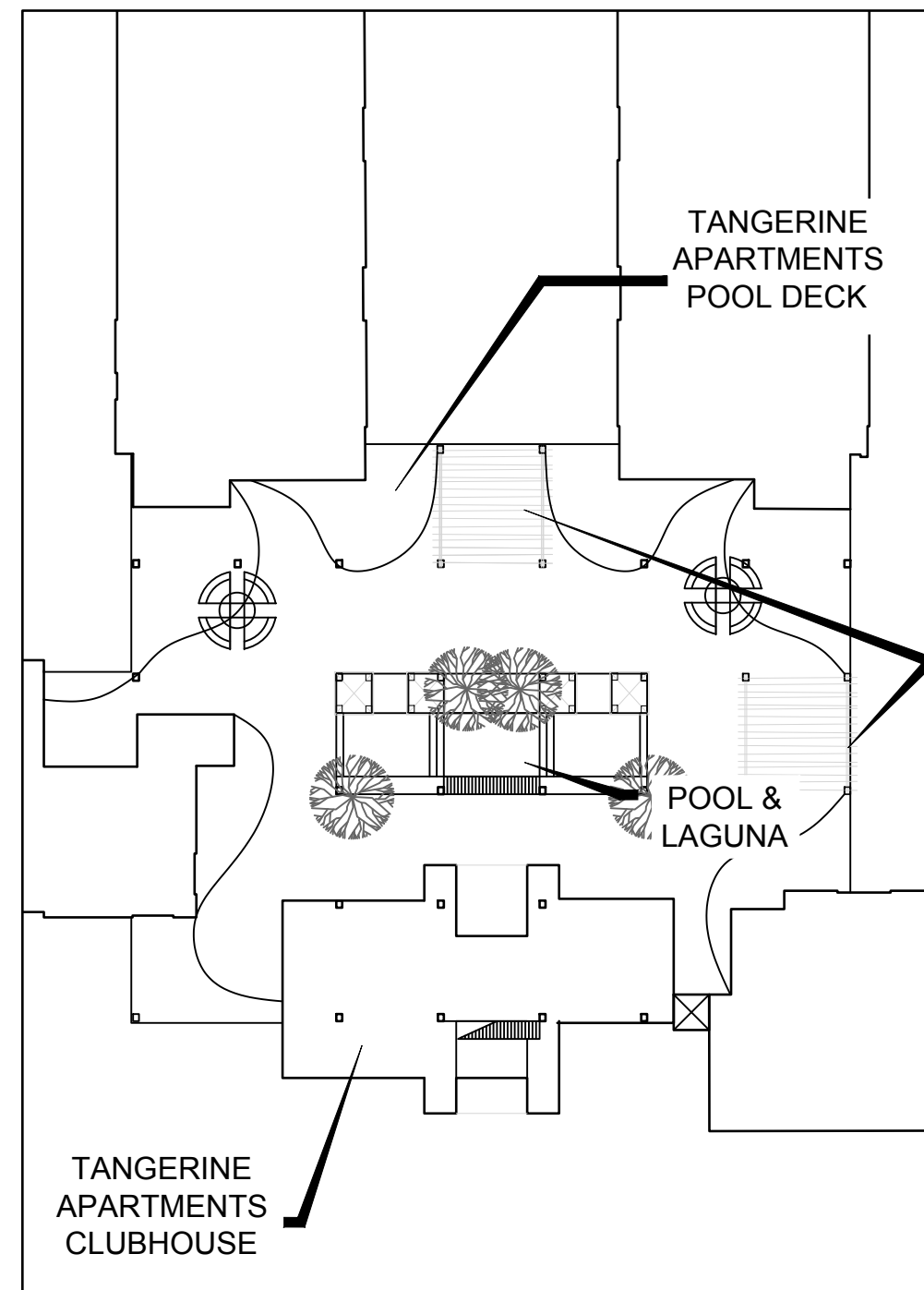
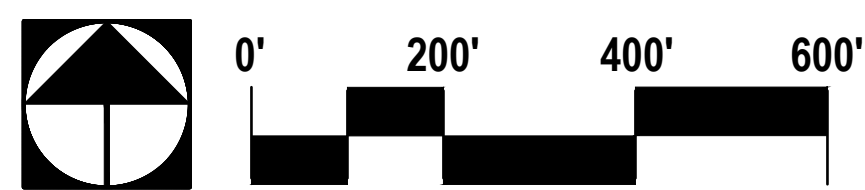
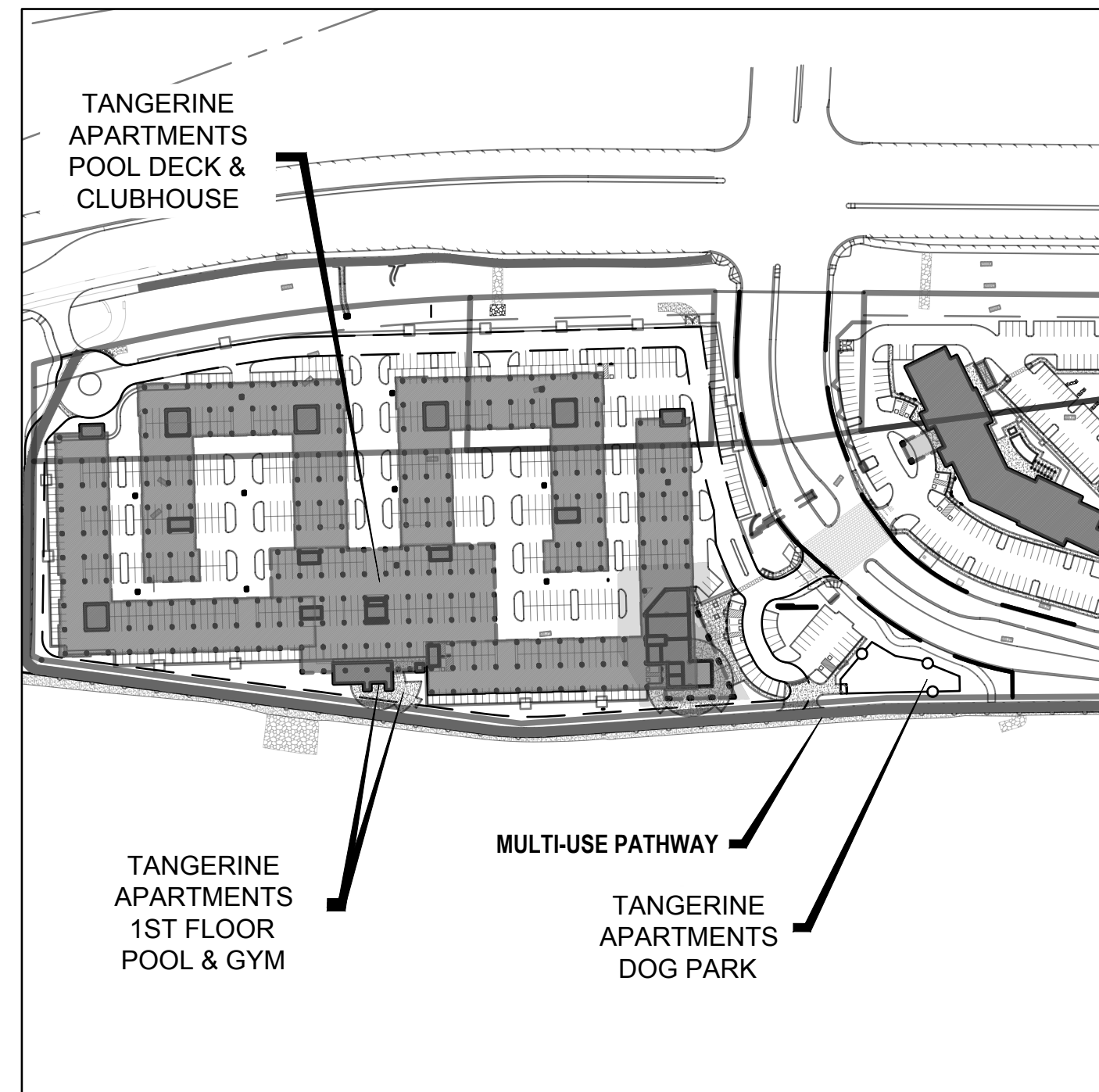
**LANDSCAPE ARCHITECT**  
THE WLB GROUP, INC.  
4444 E. BROADWAY BLVD.  
TUCSON, AZ. 85711  
PHONE: (520) 881-7480  
ATTN: GARY GRIZZLE  
GGRIZZLE@WLBGROUP.COM

The WLB Group Inc.

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

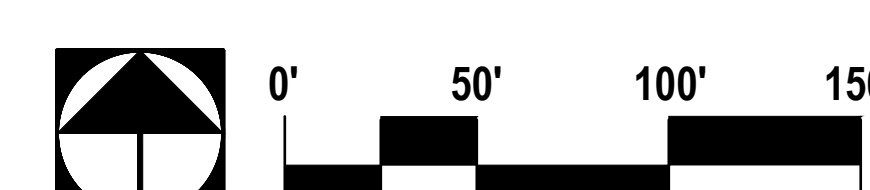
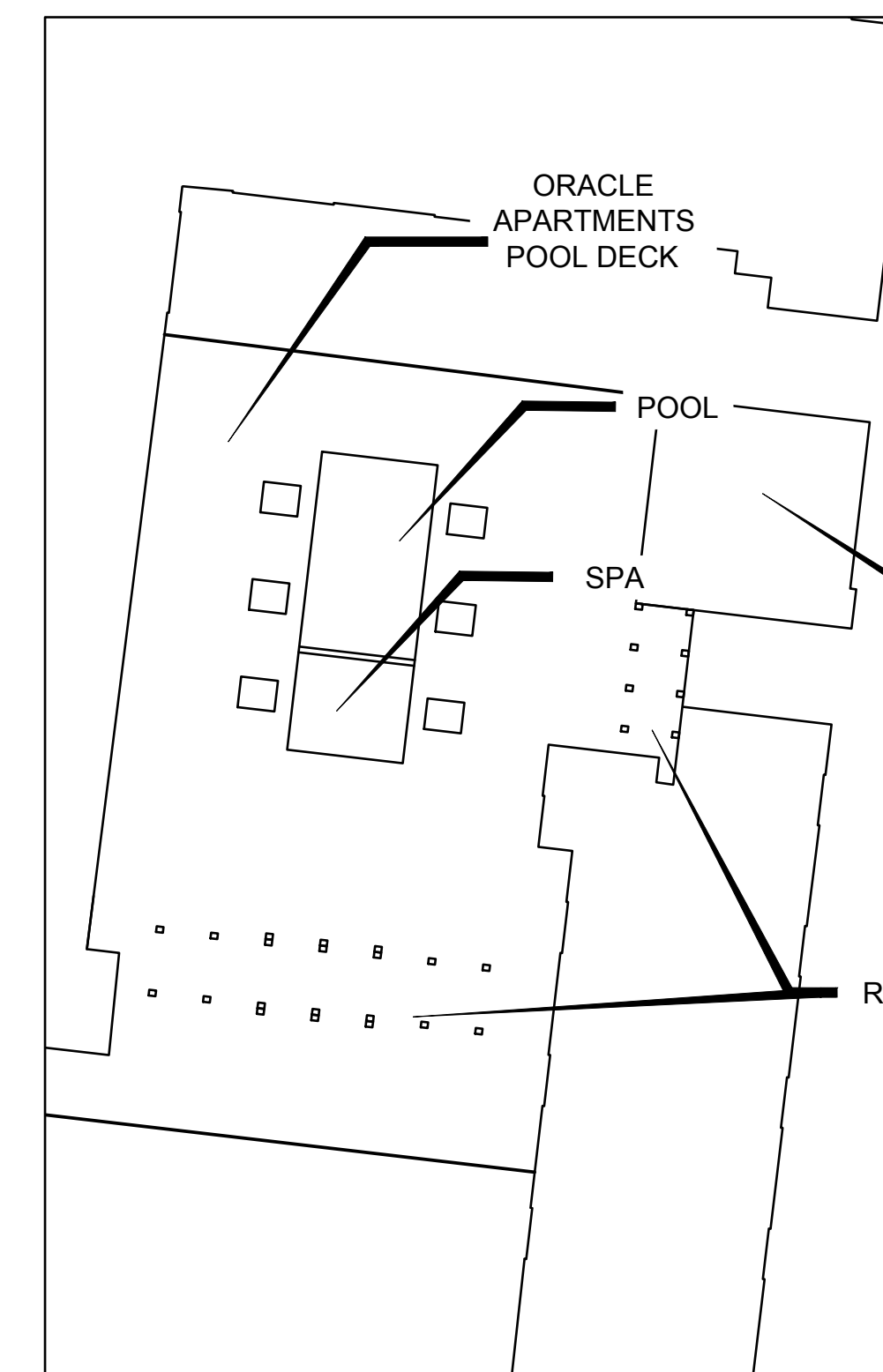
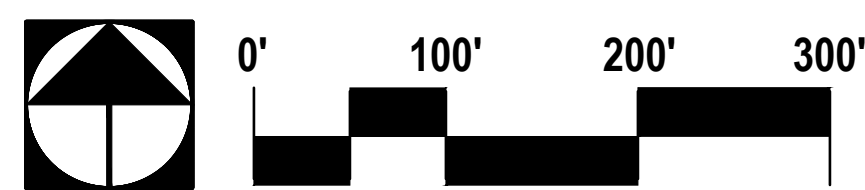
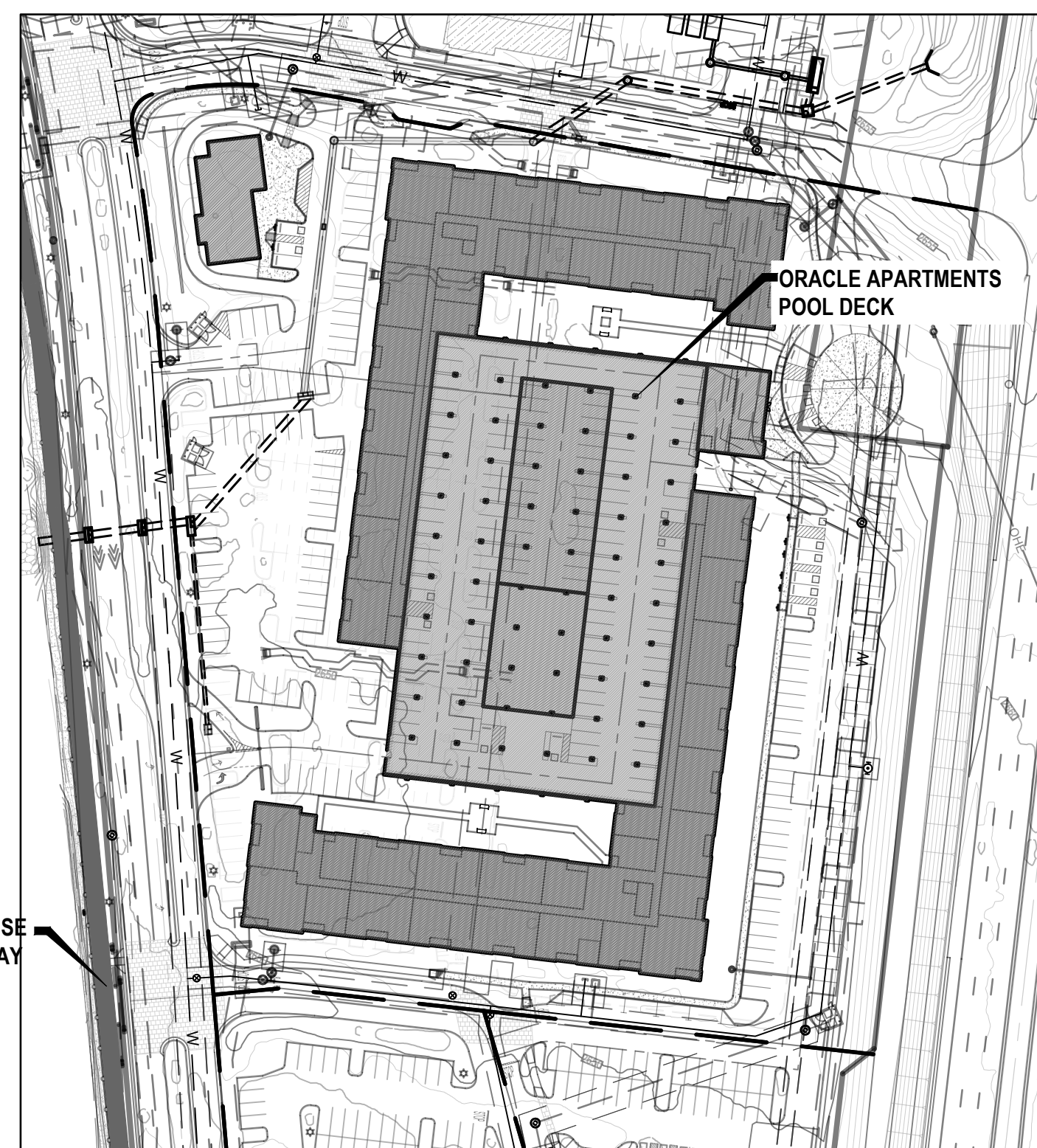






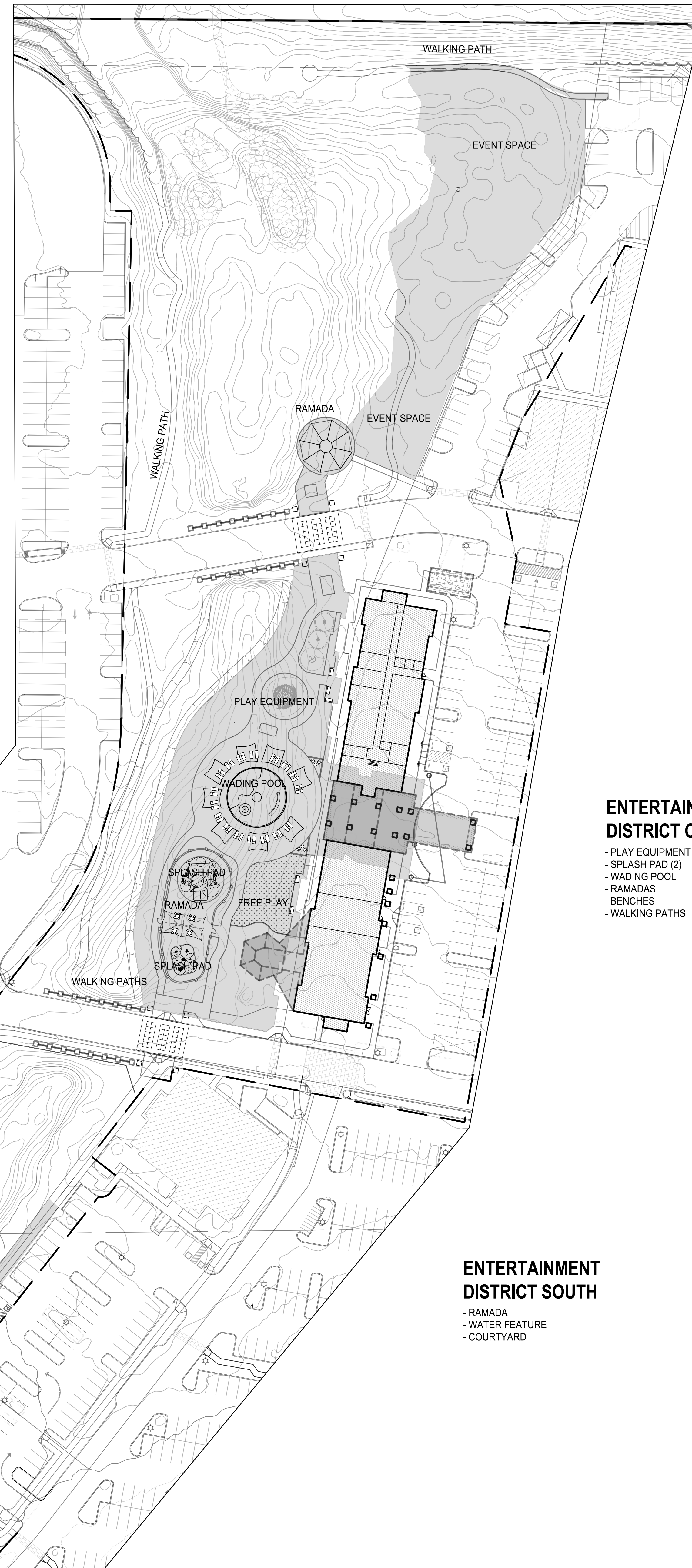
### TANGERINE APARTMENTS CLUBHOUSE & POOL

- SWIMMING POOL
- FITNESS CENTER
- CONNECTION TO MULTI-USE ASPHALT PATH
- TRAIL CONNECTION TO ORO VALLEY / PIMA COUNTY TRAIL #33



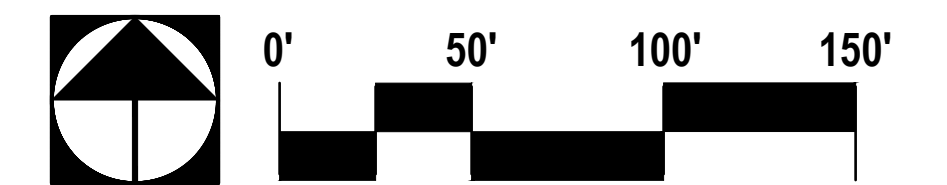
### ORACLE APARTMENTS POOL DECK

- SWIMMING POOL
- SEATING
- CLUBHOUSE
- TRAIL CONNECTION TO PIMA COUNTY TRAIL #33



### ENTERTAINMENT DISTRICT NORTH

- RAMADA
- BENCHES
- WALKING PATH
- EVENT SPACE



### ENTERTAINMENT DISTRICT CENTRAL

- PLAY EQUIPMENT
- SPLASH PAD (2)
- WADING POOL
- RAMADAS
- BENCHES
- WALKING PATHS

### ENTERTAINMENT DISTRICT SOUTH

- RAMADA
- WATER FEATURE
- COURTYARD

Q:\185050\WT-03 - Town West\02 Landscape\07 EAP\RAP-01\01.dwg Plotted: Jul 01, 2021