

1. THIS RECREATIONAL AREA PLAN IS DESIGNED TO MEET THE REQUIREMENTS AND INTENTIONS OF SECTION 26.5 OF THE OVZCR.
2. EXISTING ZONING: ORO VALLEY TOWN CENTRE PAD
3. GROSS AREA OF THIS DEVELOPMENT = 53.4 ACRES
4. TOTAL AMOUNT OF LANDSCAPED COMMON AREA = 16.7± ACRES
5. RECREATIONAL FACILITIES AND PARKING IMPROVEMENTS SHALL BE COMPLETED AND IN PLACE BY THE TIME THIRTY-FIVE (35) PERCENT OF THE BUILDING PERMITS ARE ISSUED.
6. TRAIL ALIGNMENT TO BE FIELD ADJUSTED AS NEEDED TO AVOID PROTECTED NATIVE PLANTS AND SIGNIFICANT VEGETATION.
7. COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE H.O.A.
8. ALL RECREATION EQUIPMENT WILL COMPLY WITH CURRENT ADA REQUIREMENTS.
9. A MINIMUM OF 50% OF PLAY EQUIPMENT OR APPARATUS TO BE FULLY SHADED WITH A UV RESISTANT SUN SHADE.

1. TOTAL AMOUNT OF PARKING REQUIRED = ONE SPACE PER 20 DWELLING UNITS FOR THE FIRST HUNDRED DWELLINGS, PLUS ONE ADDITIONAL SPACE PER 40 DWELLING UNITS OR A PORTION THEREOF OVER 100 DWELLING UNITS.

TOTAL PARKING SPACES REQUIRED = 4
TOTAL PARKING SPACES PROVIDED = 4 INCLUDING 1 ACCESSIBLE SPACE PER OVZCR
27.7.E TABLE 27-15.

1. REQUIRED = 77 LOTS / 85 = 0.91 ACRES (39.460 S.F.)
PROVIDED = .91 ACRES (39,4560 S.F.)

TURF ALLOWANCE = 15% TOTAL REC. AREA OR 39,460 S.F. x 15% = 5,919 S.F.
TURF PROVIDED = 2,227± S.F.(5.6%)

1. REQUIRED RECREATION PROVISIONS = 2 ACTIVE AND 4 PASSIVE

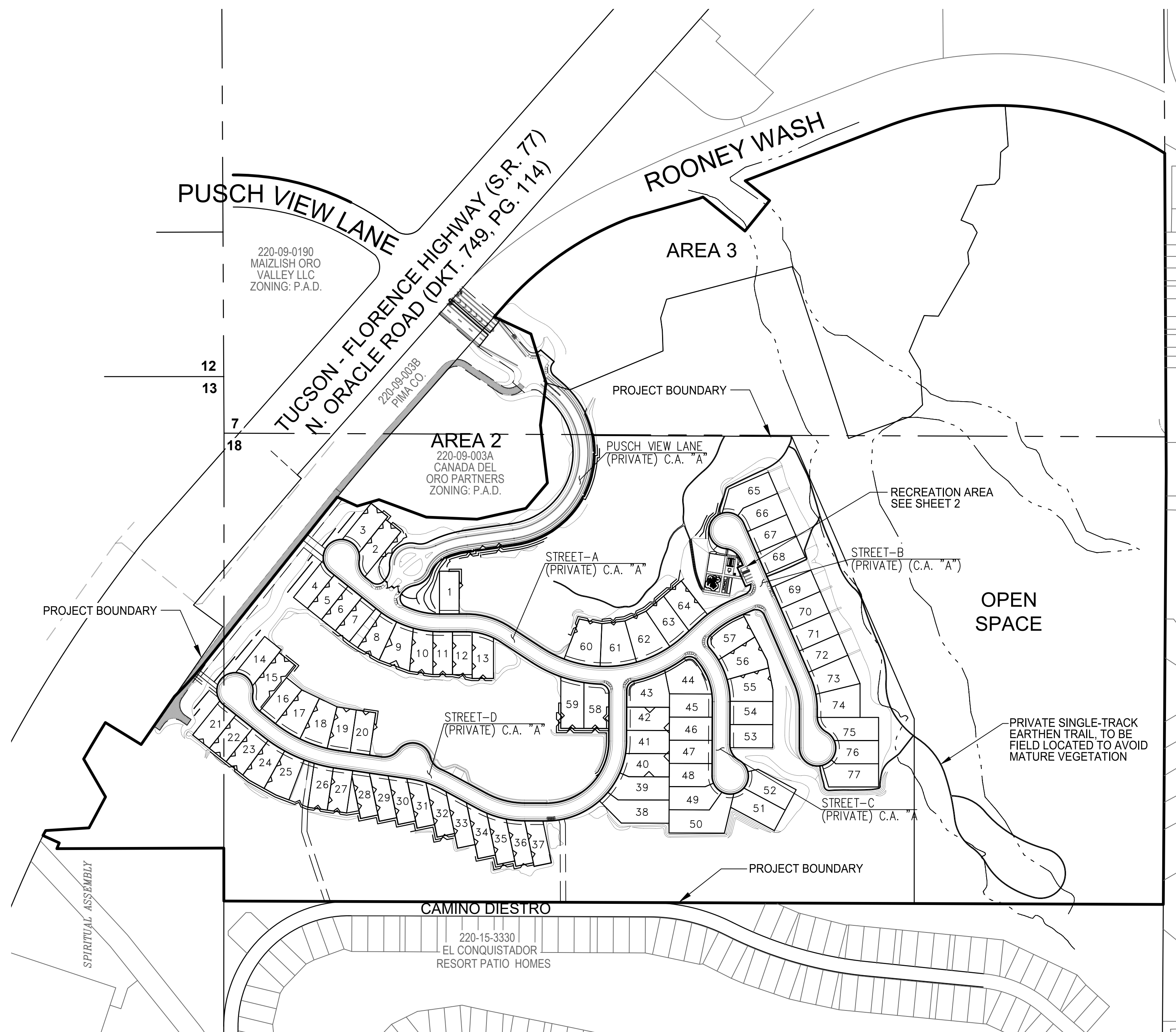
PROVIDED = 2 x ACTIVE RECREATION:	4 x PASSIVE RECREATION:
- PLAY STRUCTURE	- PICNIC TABLES
- TURF AREA (RUNNING, JUMPING, CATCH, ETC.)	- TRAILS
	- BENCHES
	- SENSORY GARDEN

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

SHEET 1	COVER SHEET
SHEET 2	RECREATION AREA PLAN
SHEET 3	RECREATION AREA DETAILS
SHEET 4	RECREATION AREA DETAILS

 PLANNING & ZONING ADMINISTRATOR

 DATE



PROJECT LAYOUT
SCALE 1"=200'

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PDROONEY@FNBOK.COM

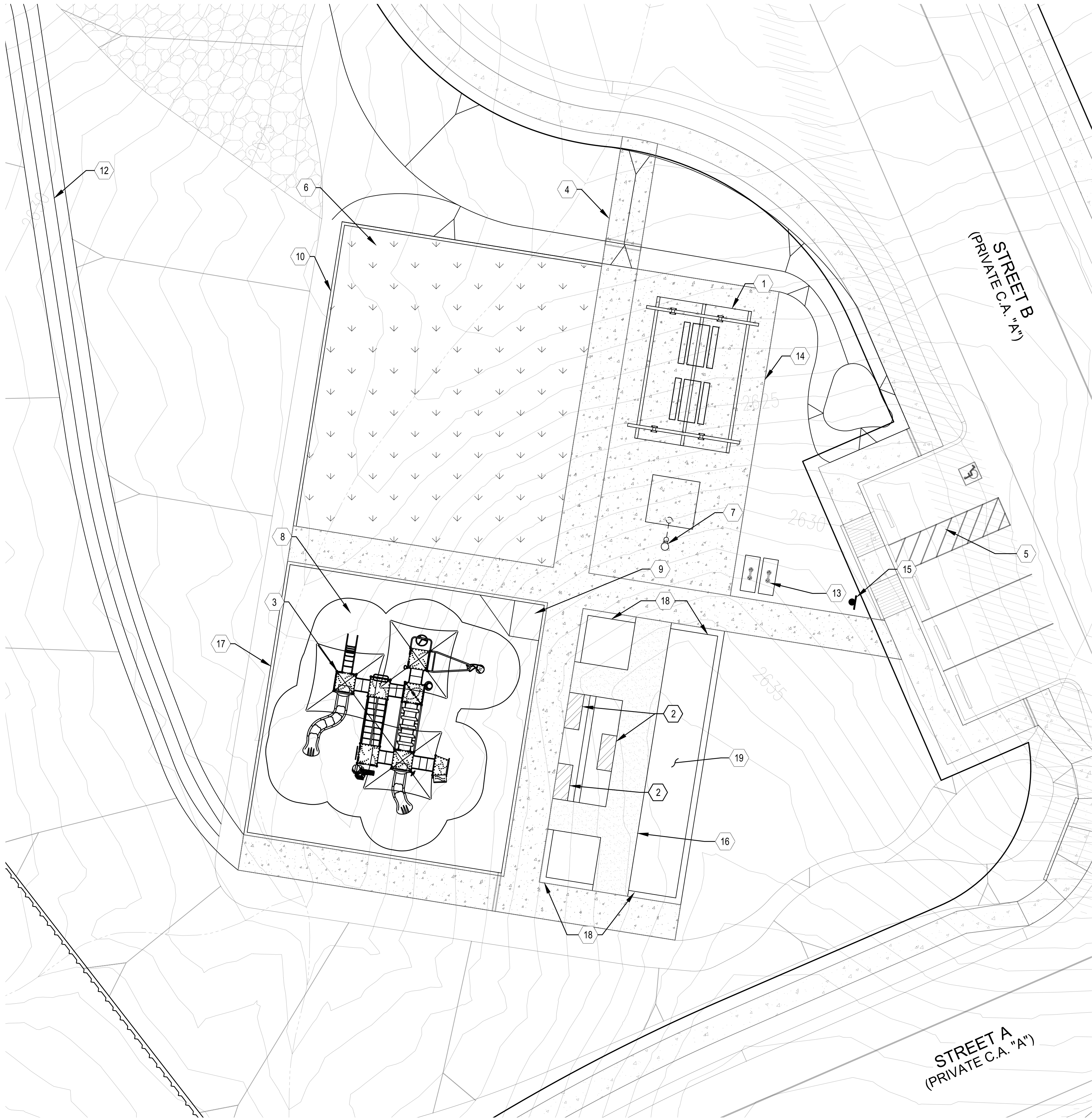
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TUCSON, AZ 85741
PHONE: (520) 229-5443
ATTN: RICK MORRIS
RICK.MORRIS@MDCH.COM



REFERENCE CASE NUMBERS: OV 1602876
OV905-006, OV1701685

RECREATION AREA PLAN
ORO VALLEY TOWN CENTRE PAD - AREA 4
 LOTS 1 THRU 77 AND COMMON AREA "A" (PRIVATE STREETS) AND
 COMMON AREA "B" (LANDSCAPED & NATURAL OPEN SPACE, DRAINAGE &
 RECREATION AREA) BEING A PORTION OF SECTIONS 7 AND 18, TOWNSHIP
 12 SOUTH, RANGE 14 EAST AND A PORTION OF SECTION 13, TOWNSHIP 12
 SOUTH, RANGE 13 EAST, GILA & SALT RIVER MERIDIAN, ORO VALLEY,
 PIMA COUNTY, ARIZONA

No.	Date	Item	Scale	AS NOTED	25621	Sheet	1
			Job No.	181057N009	GARY L. GRIZZLE		
			Date	OCTOBER 2019	10/4/19		
			Designed By	CB	10/4/19		
Revisions			Checked By	GLG	10/4/19	of	4



RECREATION EQUIPMENT KEYNOTES

- 1 RAMADA AND PICNIC TABLES
- 2 6' BENCH (7/3)
- 3 PLAY EQUIPMENT 5-12 YEAR WITH SAFETY SURFACE AND INTEGRAL SHADE STRUCTURE. PLAY EQUIPMENT TO MEET IPEMA AND ASTM CURRENT STANDARDS. (1/4)
- 4 PEDESTRIAN ADA PATH BY CIVIL PLANS
- 5 PAVED PARKING WITH ADA PARKING SPACE
- 6 FREE PLAY TURF LAWN
- 7 ADA DRINKING FOUNTAIN (1/3)
- 8 SAFETY SURFACE (2/4)
- 9 RAMP (3/4)
- 10 CONCRETE HEADER (3/3)
- 11 REFUSE RECEPTACLE
- 12 SINGLE-TRACK EARTHEN TRAIL - TO BE FIELD LOCATED TO AVOID MATURE VEGETATION
- 13 BICYCLE PARKING (FOUR BICYCLES) (2/3)
- 14 CONCRETE RAMADA PAD (4/3)
- 15 PARK SIGN (5/3)
- 16 STABILIZED DECOMPOSED GRANITE (3/3)
- 17 CONCRETE PLAYGROUND EDGE (2/4)
- 18 KNEE WALL
- 19 SENSORY GARDEN - SEE LANDSCAPE PLAN AND LEGEND

0' 10' 20' 40'

RECREATION LEGEND

SINGLE-TRACK EARTHEN TRAIL. ALIGNMENT TO BE FIELD ADJUSTED AS NEEDED TO AVOID PROTECTED NATIVE PLANTS AND SIGNIFICANT VEGETATION. (STAKE TRAIL IN FIELD FOR APPROVAL PRIOR TO INSTALLATION) TRAIL TO BE PRIMITIVE THROUGH RIPARIAN AREAS TO FURTHER MINIMIZE DISTURBANCE.

Call at least two full working days before you begin excavation.

ARIZONA811

Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)

In Maricopa County: (602) 263-1100

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ORO VALLEY TOWN CENTRE PAD - AREA 4

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The WLB Group Inc.

WLB

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Landscape Architecture Urban Design
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ORO VALLEY TOWN CENTRE PAD AREA 4
ORACLE ROAD AND PUSCH VIEW LANE
ORO VALLEY, ARIZONA

RECREATION AREA PLAN
RECREATION AREA LAYOUT

No.	Date	Item
Scale	1" = 10'	
Job No.	181057N009	
Date	OCTOBER 2019	
Designed By	CB	
Checked By	GLG	

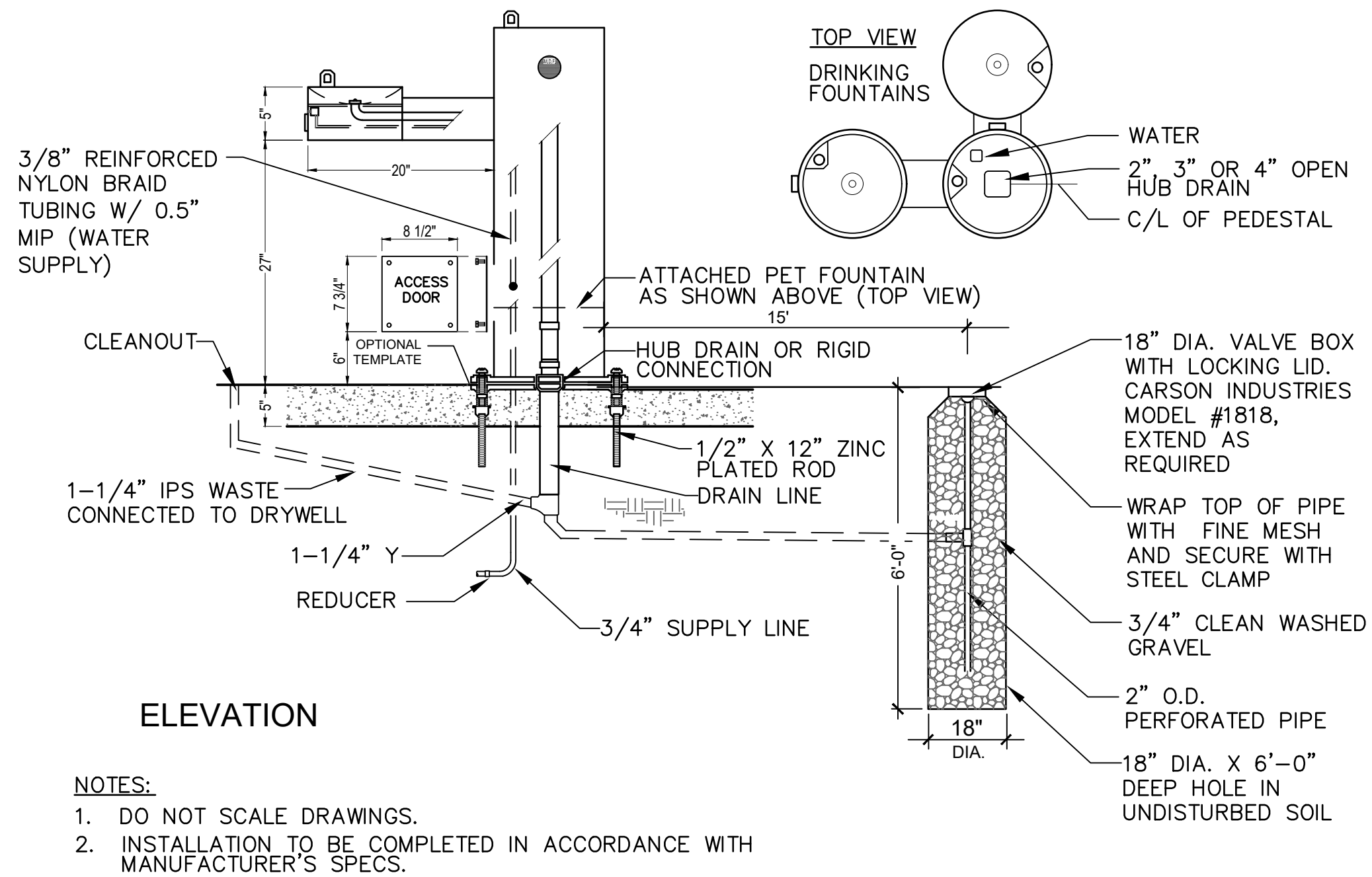
REGISTERED LANDSCAPE ARCHITECT

25621

GARY L. GRIZZLE

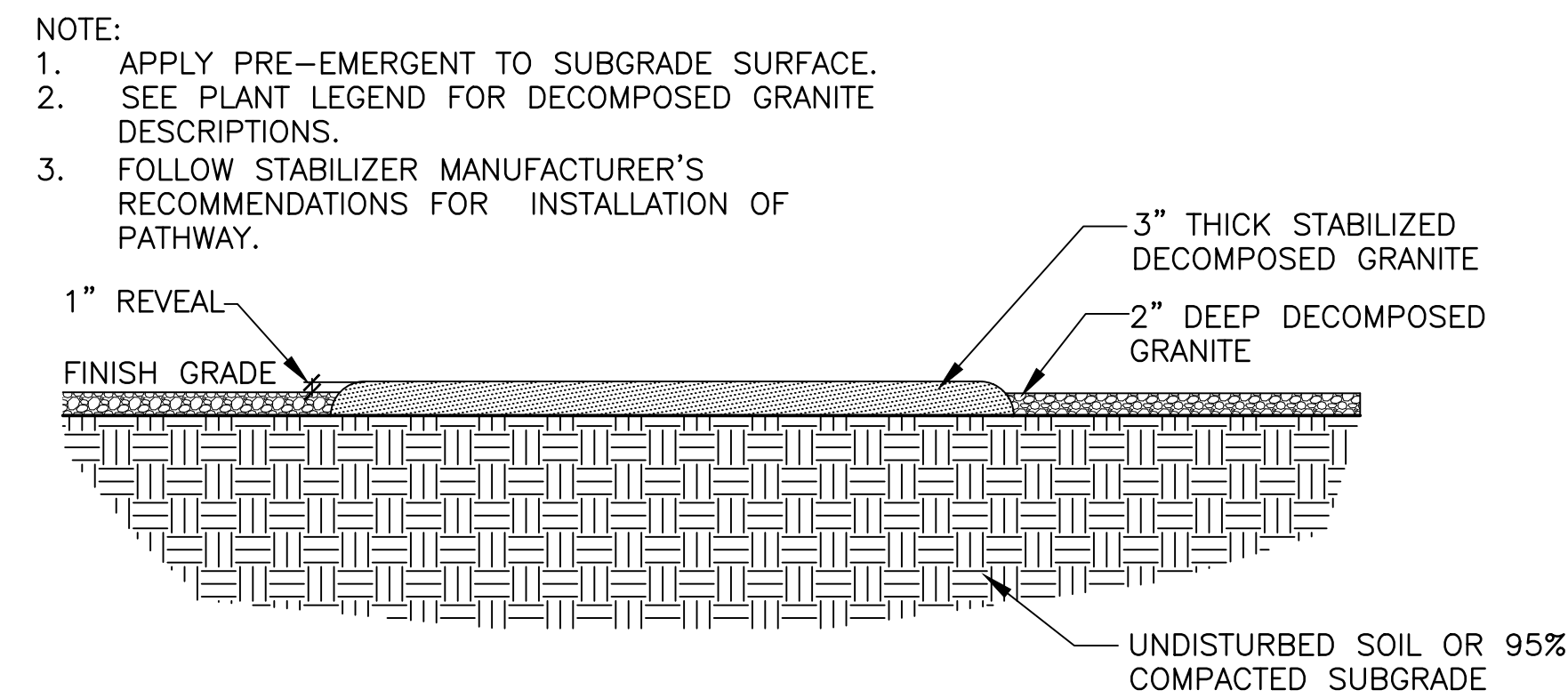
See signed 10/19/19

ARIZONA U.S.A.



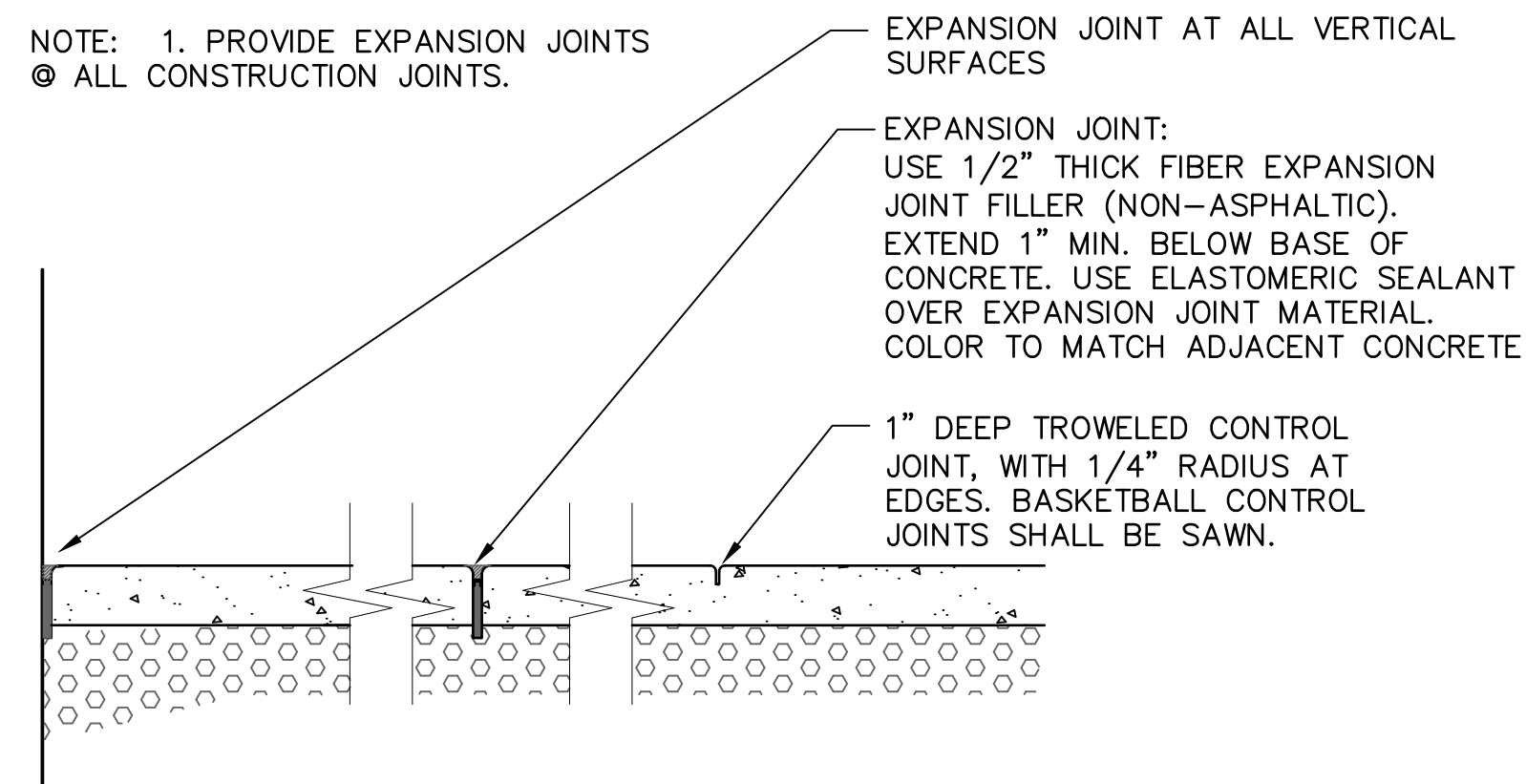
1 DRINKING FOUNTAIN WITH DRYWELL

SCALE: NTS



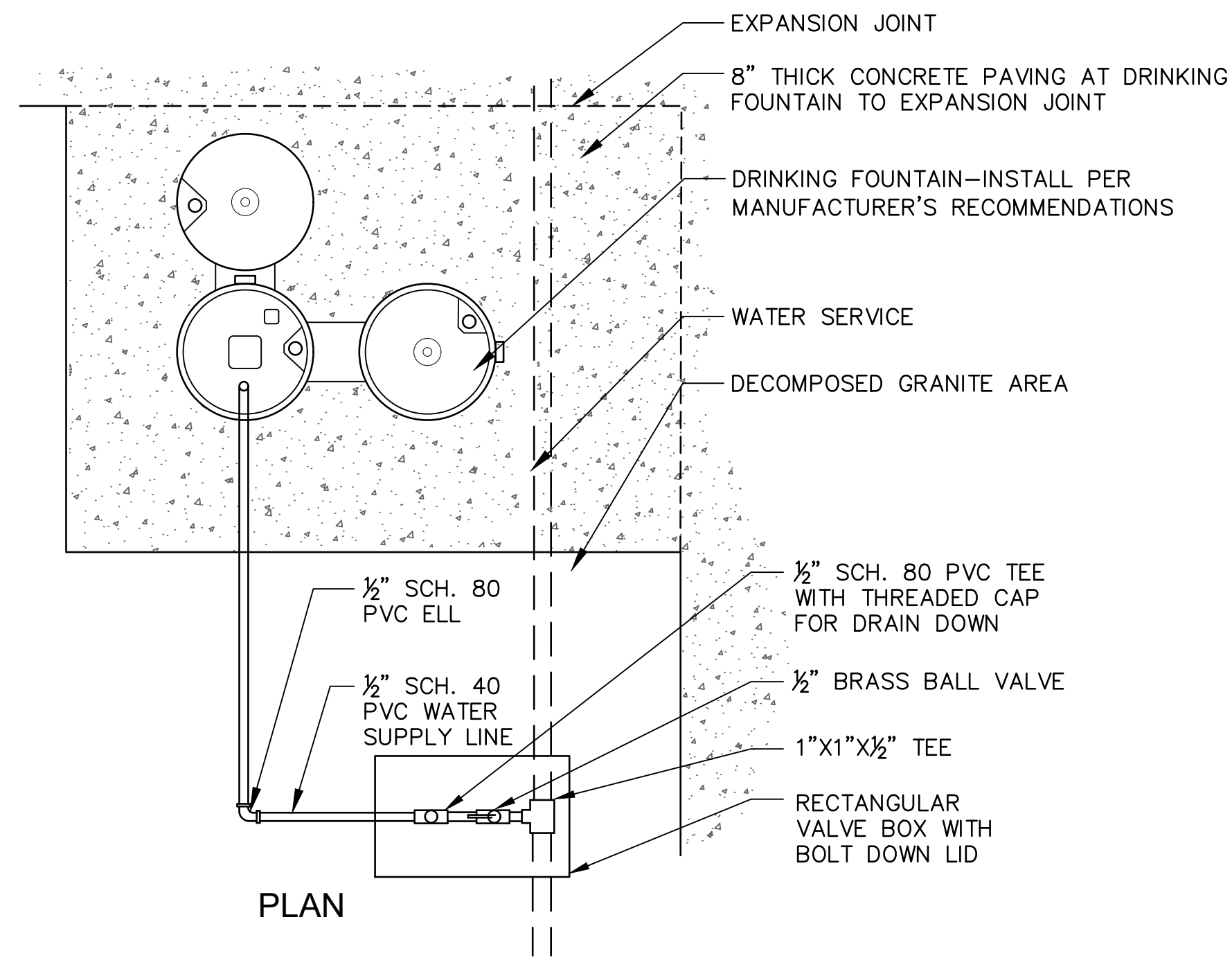
3 STABILIZED DECOMPOSED GRANITE PATHWAY

SCALE: NTS



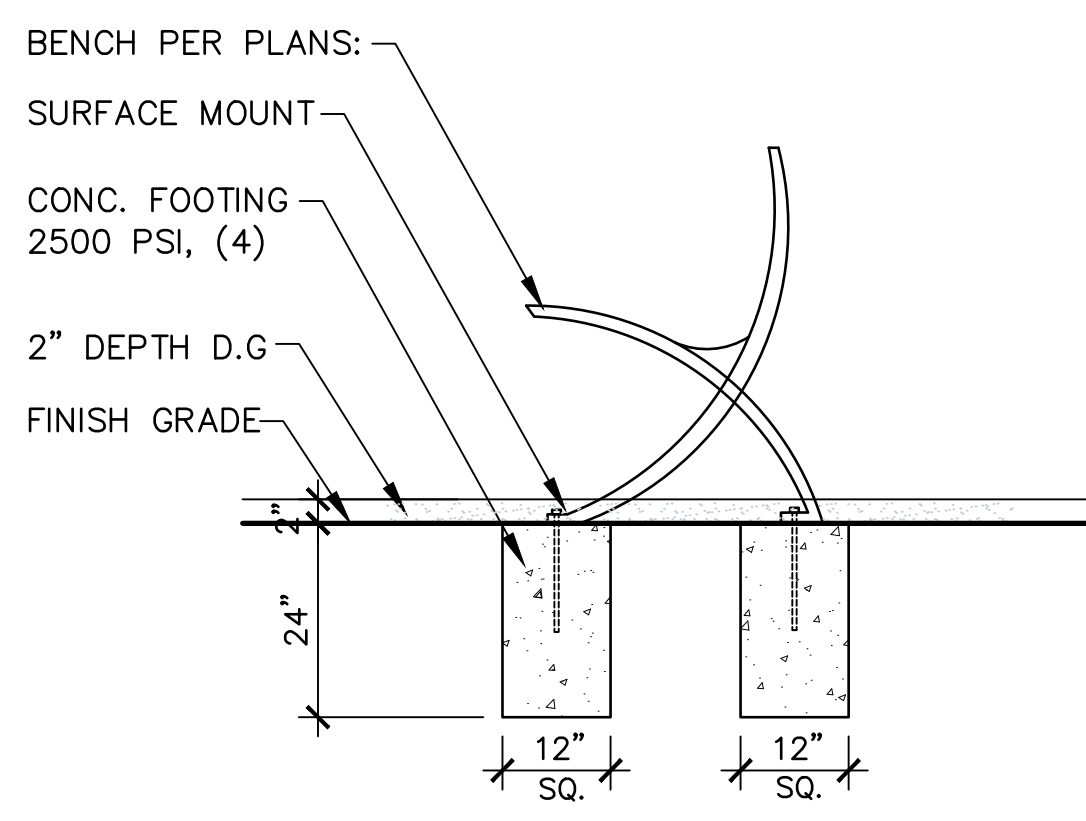
6 CONCRETE JOINTS

SCALE: NTS



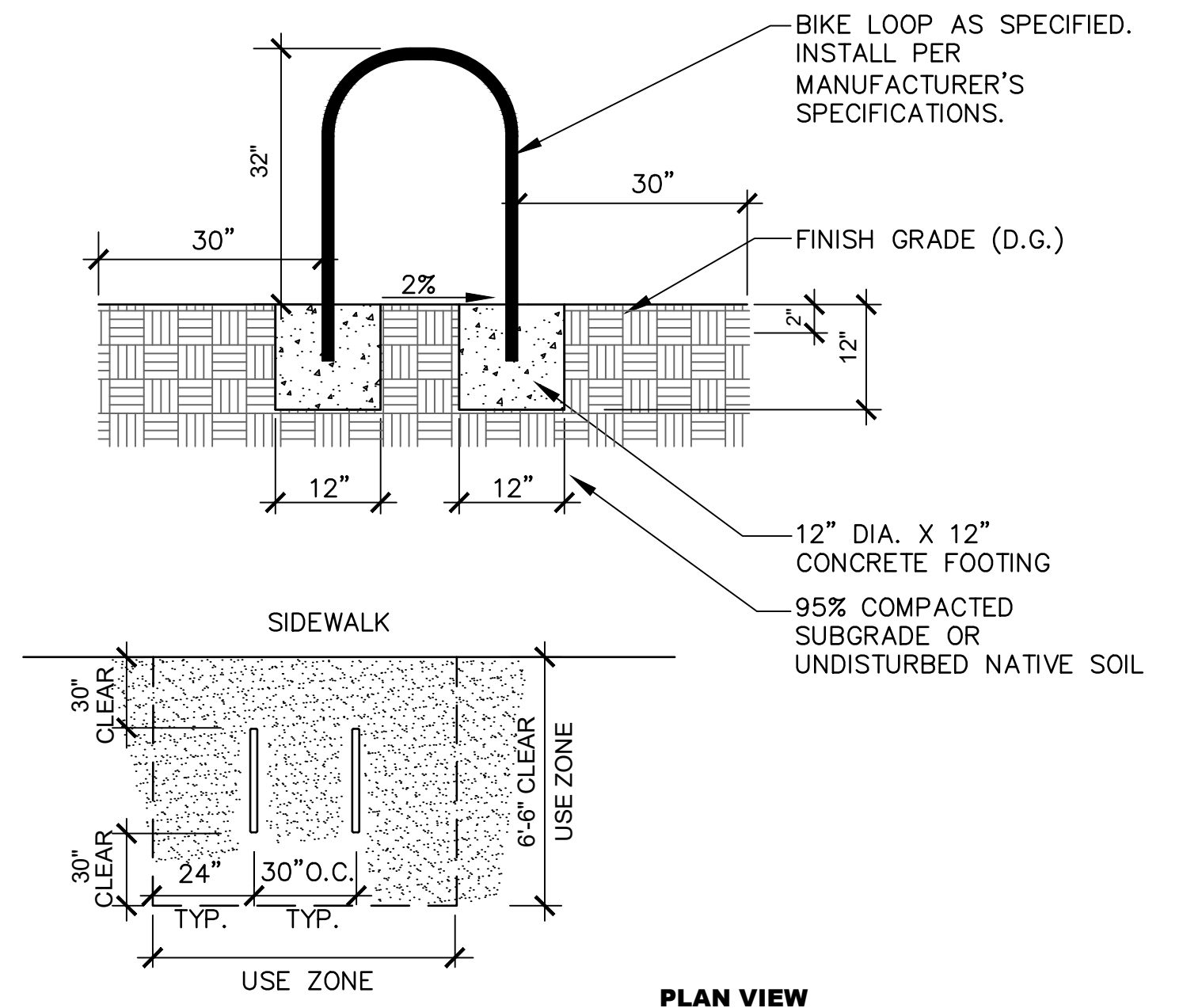
4 CONCRETE EDGE

SCALE: NTS



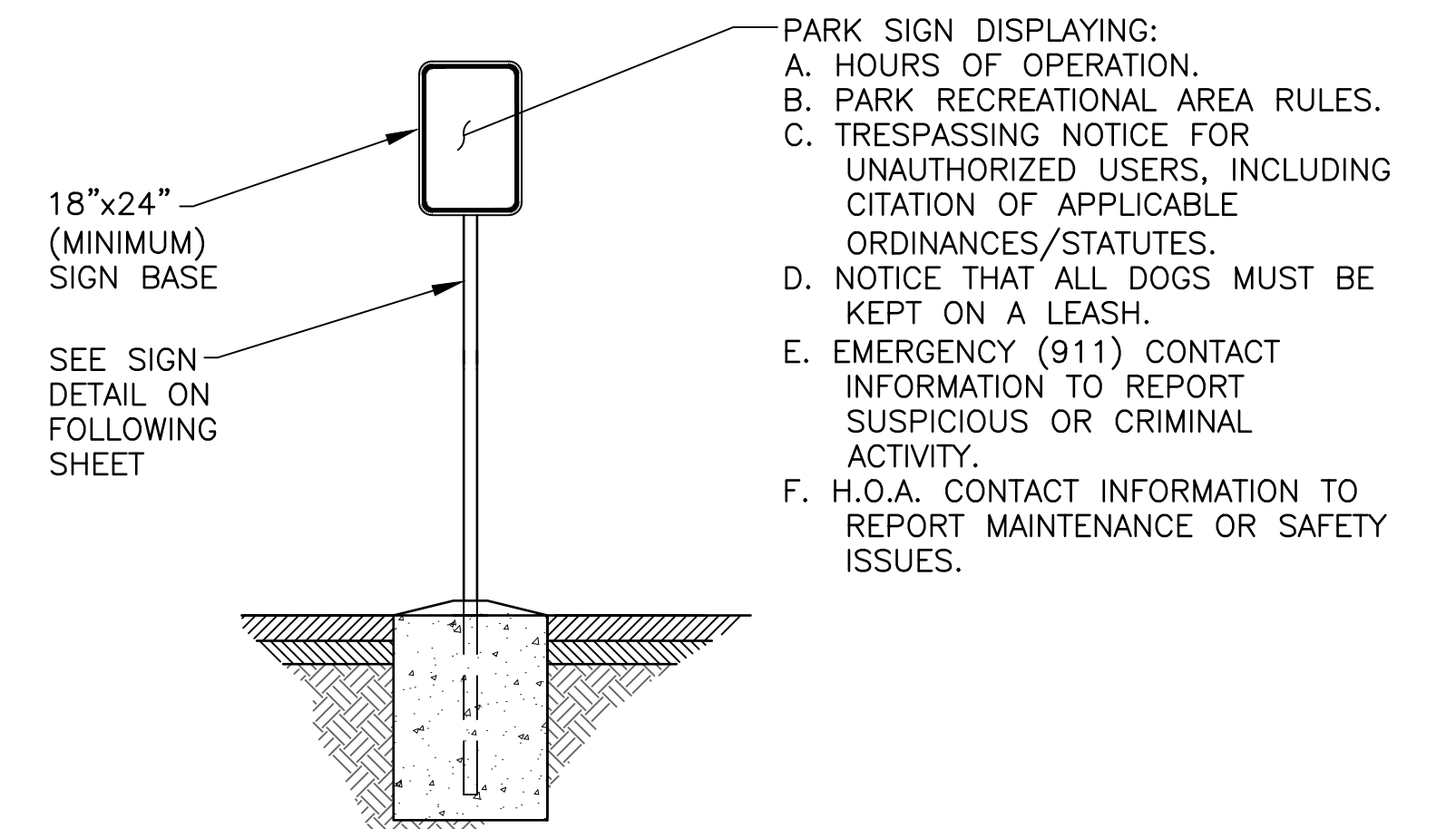
7 BENCH

SCALE: NTS



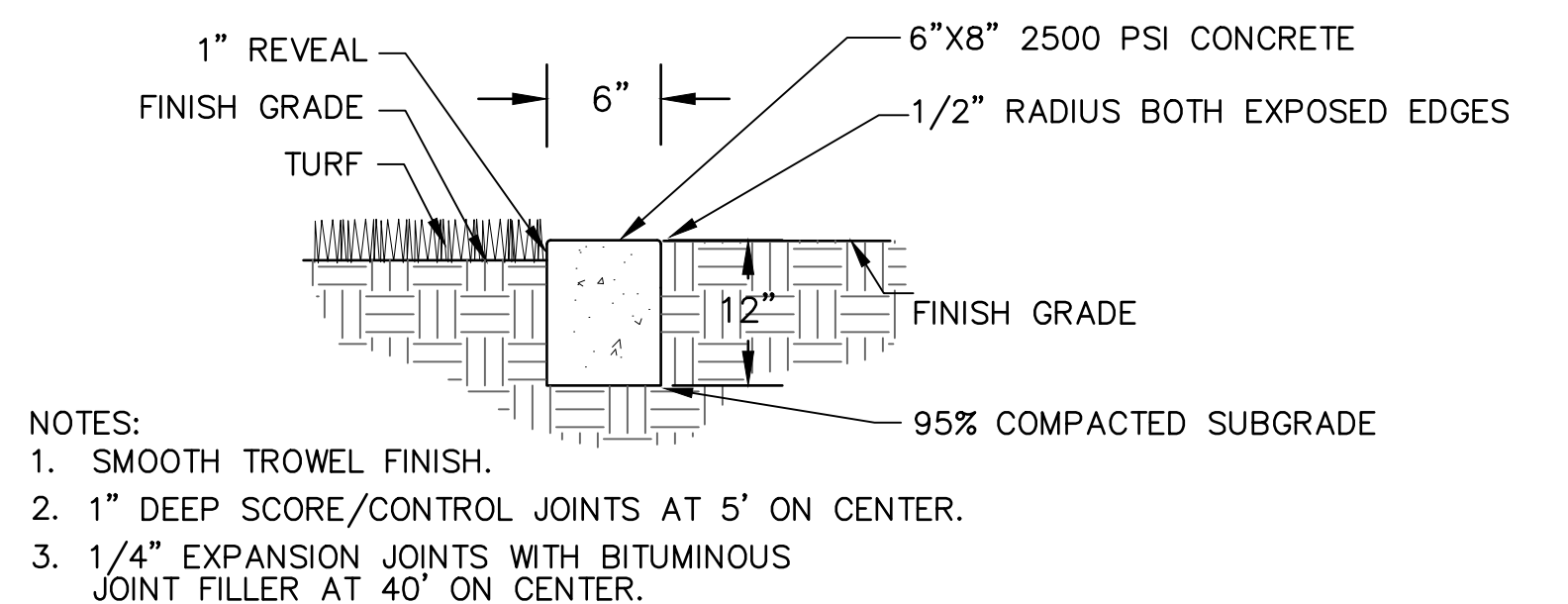
2 BICYCLE PARKING

SCALE: NTS



5 PARK ENTRY SIGN

SCALE: NTS



8 6" CONCRETE HEADER

SCALE: NTS



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