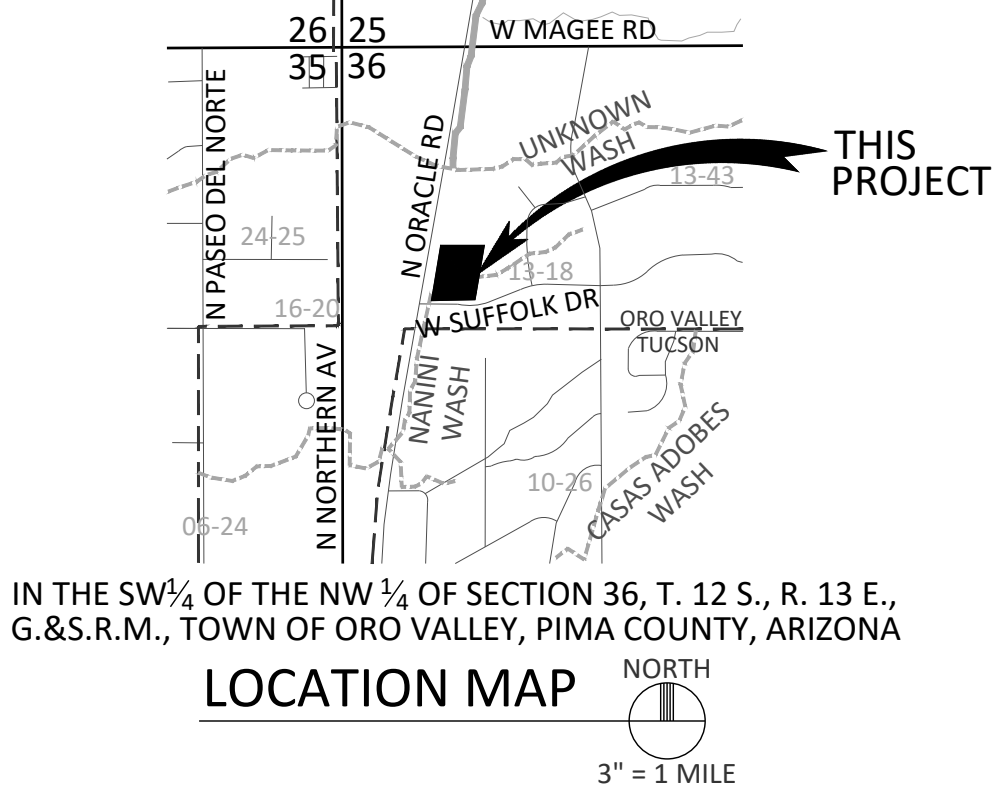
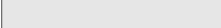
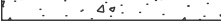
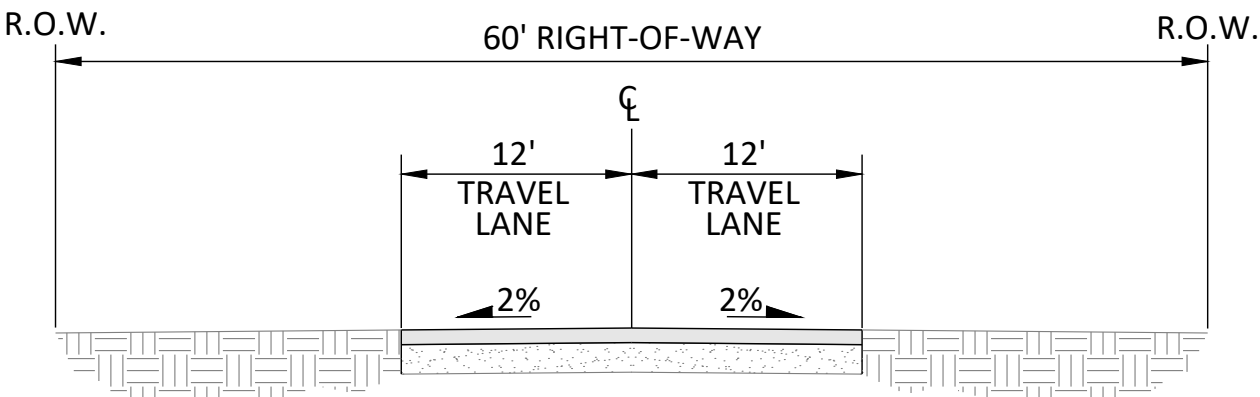


1. THE EXISTING USE IS VACANT.
THE PROPOSED USES FOR THE DEVELOPMENT ARE **RESTAURANT;
RETAIL; AND OTHER POTENTIAL COMMERCIAL USES.**
2. THE GROSS SITE AREA IS **197,009** SQUARE FEET, OR 4.52 ACRES.
3. THE GROSS BUILDING AREA IS 25,350 SF (NEW) AND 19,318 SF
(EXISTING). THE OVERALL F.A.R. (NEW ONLY) = 25,350/197,009 = 0.13
4. THE EXISTING ZONING IS R-5. THE PROPOSED ZONING IS C-1.
5. TOTAL PARKING PROVIDED ON-SITE IS **198** SPACES.

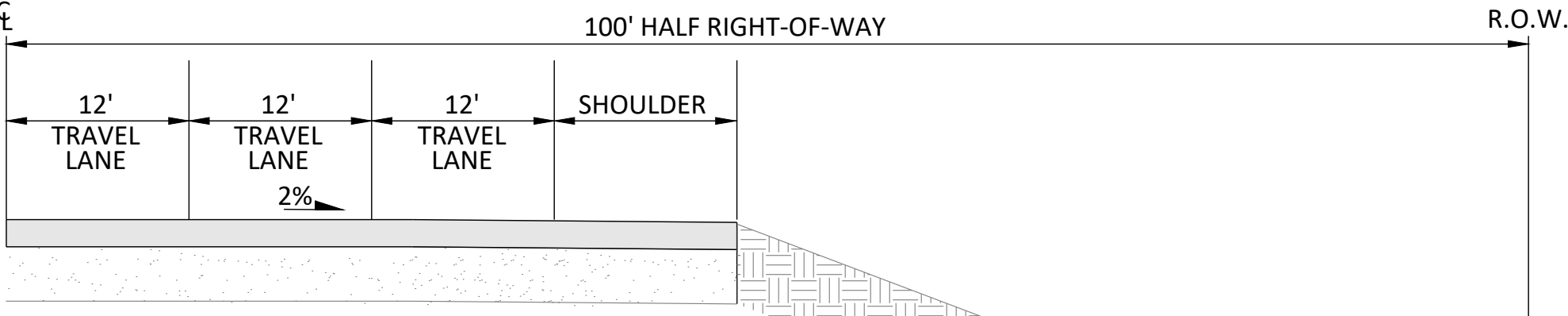


EXISTING	PROPOSED	
		SUBJECT PROPERTY BOUNDARY
		RIGHT-OF-WAY
		OTHER PARCEL LINE
		ROADWAY CENTERLINE
		CONTOUR
		CURB
		ASPHALT
		CONCRETE
		RIPRAP
		PAINT STRIPE
		FENCE
		WALL
		SIGN
		TRAFFIC LIGHT
		STORM DRAIN PIPE
		OVERHEAD ELECTRIC
		SEWER PIPE
		WATER PIPE
		UNKNOWN UTILITY
		POWER POLE
		TELEPHONE PEDESTAL
		TRAFFIC LIGHT PULL BOX
		ELECTRIC TRANSFORMER
		SEWER MANHOLE
		FIRE HYDRANT
		WATER METER
		WATER VALVE
C-1	C-1	ZONING DIVISION
		PARKING SPACE COUNT



TYPICAL CROSS SECTION (W SUFFOLK DR)

N.T.S.



TYPICAL CROSS SECTION (N ORACLE RD-SR77)

N.T.S.

NO.	DATE	REVISION DESCRIPTION	BY	MIKE HILLS E: mikh@phnx-design.com	ARC STUDIOS TUCSON, ARIZONA 85716 ATTN: MR. ERIC BARRETT E: erb@arcstudiosinc.com

	CYPRESS PROJECT NO: 20.031  CYPRESS CIVIL 2030 east speedway boulevard suite #110 tucson, arizona 85719 ph: 520.499.2456 e: info@cypresscivil.com	OWNER/DEVELOPER THOMPSON THRIFT PHOENIX, ARIZONA 85016 ATTN: MR. ANDREW CALL E: acall@thompsonsthrift.com
	ATTN: JAIME DE ZUBELDIA	SITE ADDRESS 7630, 7636 and APN #225-51-018A ORO VALLEY, ARIZONA 85704

DATE: 07/14/20 SCALE: 1"=40' C.I.: 1 FOOT	A PORTION OF LAND IN THE SW 1/4 OF THE NW 1/4 OF SECTION 36, T. 12S., R. 13E., G. & S.R.M., TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA	TENTATIVE DEVELOPMENT PLAN for ORACLE ROAD ORO VALLEY RETAIL CENTER (ZONING FROM R-S TO C-1)
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