

APPROVALS

I, _____, CLERK OF THE TOWN OF ORO VALLEY,
HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR AND COUNCIL
OF THE TOWN OF ORO VALLEY ON THE _____ DAY OF _____, 2020.

CLERK, TOWN OF ORO VALLEY _____ DATE _____

PIMA COUNTY REGIONAL WASTEWATER
RECLAMATION DEPARTMENT _____ DATE _____

TOWN ENGINEER _____ DATE _____

PLANNING AND ZONING ADMINISTRATOR _____ DATE _____

WATER UTILITY DIRECTOR _____ DATE _____

WATER ADEQUACY

THE TOWN OF ORO VALLEY HAS BEEN DESIGNATED BY THE ARIZONA DEPARTMENT
WATER RESOURCES AS HAVING AN ASSURED WATER SUPPLY, PURSUANT TO ARS §
45-576 AND HEREBY CERTIFIES IN WRITING TO SUPPLY WATER TO THIS SUBDIVISION.

BY: _____ DATE _____
WATER UTILITY DIRECTOR

ASSURANCES

ASSURANCES IN THE FORM _____ FROM _____
AS RECORDED IN SEQUENCE NO. _____ HAS BEEN PROVIDED TO GUARANTEE
DRAINAGE AND STREET IMPROVEMENTS (INCLUDING MONUMENTS) AND UTILITY IMPROVEMENTS (ELECTRIC,
TELEPHONE, GAS, SEWER, WATER) IN THIS SUBDIVISION.

BY: _____ DATE _____
MAYOR - TOWN OF ORO VALLEY

ASSURANCES IN THE FORM OF _____ FROM _____
IN THE AMOUNT OF _____ HAVE BEEN PROVIDED TO GUARANTEE THE RESEEDING OF THE SUBDIVISION
IN THE EVENT THE PROJECT IS ABANDONED.

CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN ON THIS PLAT WAS
PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING AND/OR
PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY
DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY
DIRECTION.

PETER D. COTE, R.L.S., No. 44121

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION
AND THAT THE 100 YEAR FLOOD PRONE LIMITS AND EROSION HAZARD
SETBACKS AS NOTED WERE REVIEWED AND SHOWN UNDER MY DIRECTION.

DAVID W. LITTLE, P.E., No. 36234

RECORDING DATA

STATE OF ARIZONA) FEE _____
COUNTY OF PIMA) SS) No. _____

THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE
WLB GROUP, INC., ON THIS _____ DAY OF _____
20____, AT _____ M. IN SEQUENCE NO. _____, THEREOF.

F. ANN RODRIGUEZ, PIMA COUNTY RECORDER

BY: _____ DATE _____
DEPUTY FOR PIMA COUNTY RECORDER

NOTARY

STATE OF ARIZONA) FEE _____
COUNTY OF PIMA) SS) No. _____

ON THIS, THE _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED
PERSONALLY APPEARED, _____ WHO ACKNOWLEDGED _____ SELF TO BE
_____ TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND BEING AUTHORIZED
SO TO DO, EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY _____ SELF AS
TRUST OFFICER.

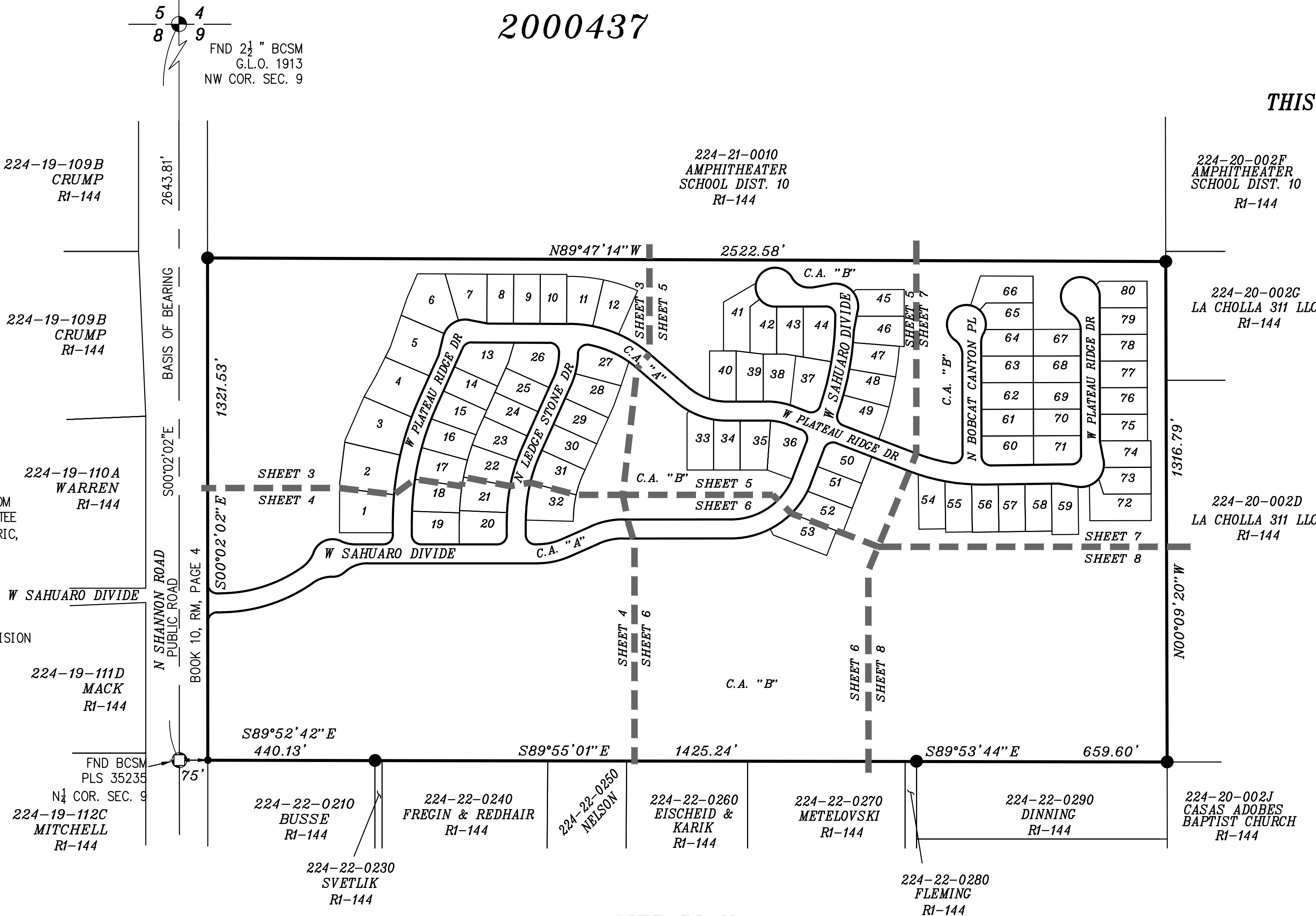
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SEE SHEET 2 FOR GENERAL NOTES

The
WLB
Group, Inc.

Engineering • Planning • Surveying
Landscape Architecture • Urban Design
Offices located in: Tucson, Phoenix,
Flagstaff, and Las Vegas, NV.
1600 W Broadway Rd, Ste. 150
Tempe, AZ 85282 PH.(480) 736-1600

FINAL PLAT SHANNON 80 2000437



SITE PLAN
SCALE: 1"=200'

DEDICATION

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND SHOWN ON
THIS PLAT AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY SAVE THE TOWN OF ORO VALLEY, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES,
OFFICERS, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF SAID LANDS NOW AND IN THE FUTURE BY
REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD, OR RAINFALL. IT IS FURTHER UNDERSTOOD AND
AGREED THAT NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED OTHER THAN AS SHOWN HEREON WITHOUT THE WRITTEN
APPROVAL OF THE TOWN OF ORO VALLEY TOWN COUNCIL.

WE HEREBY CONVEY TO THE TOWN OF ORO VALLEY AND ALL PUBLIC UTILITY COMPANIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF ACCESS.
INSTALLATION, AND MAINTENANCE OF PUBLIC SEWERS AND UTILITIES AND OTHER USES AS DESIGNATED BY THIS PLAT.

WE HEREBY GRANT TO THE TOWN OF ORO VALLEY A CONSERVATION EASEMENT AS SHOWN HEREON.

GRANTOR HEREBY IRREVOCABLY GRANTS AND DEDICATES EASEMENTS TO PIMA COUNTY FOR ACCESS, INSTALLATION, CONSTRUCTION, MAINTENANCE AND
REPLACEMENT OF PUBLIC SEWER SYSTEMS IN ALL COMMON AREA A DESIGNATED BY THIS PLAT.

COMMON AREAS A & B SHOWN HEREON AND DRAINAGEWAYS, ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY
WITHIN THIS SUBDIVISION, THEIR GUESTS AND INVITEES, AND ARE GRANTED AS EASEMENTS TO ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND
PIMA COUNTY FOR THE PURPOSE OF ACCESS, INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES. NO OVERHEAD LINES SHALL BE USED.

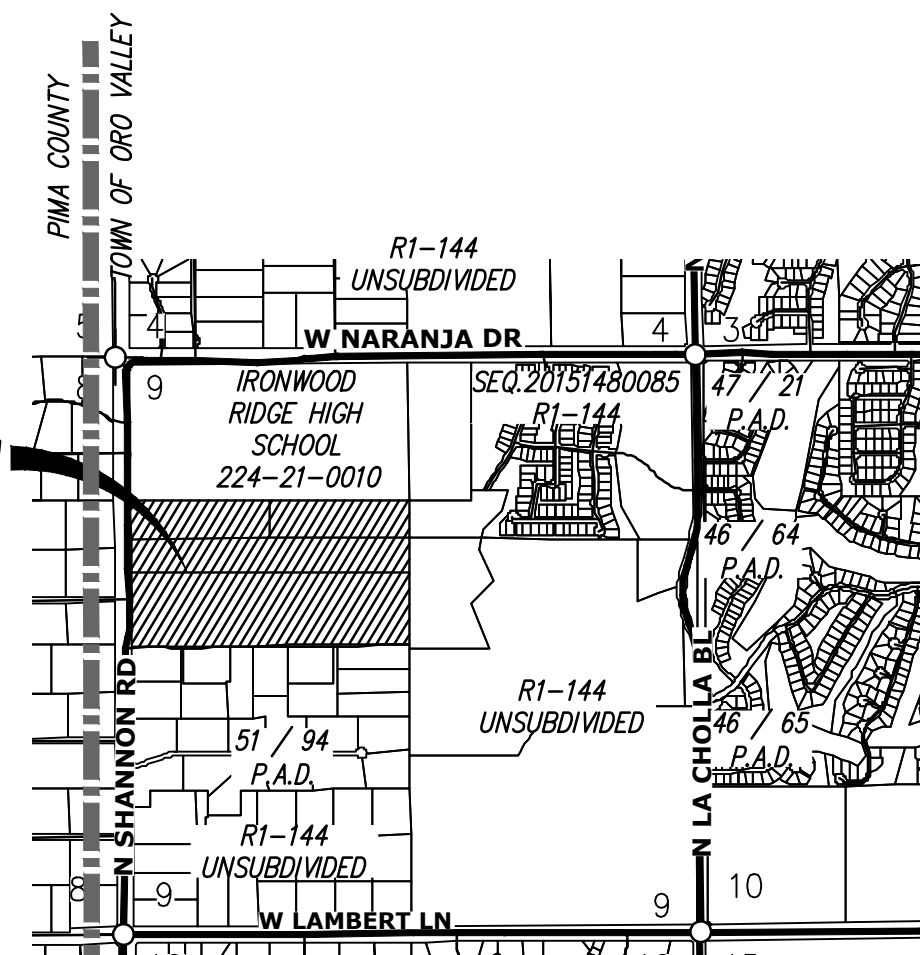
TITLE TO THE LAND OF ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS
ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NO. _____, IN THE OFFICE OF THE
PIMA COUNTY RECORDER. EACH AND EVERY OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH WILL ACCEPT ALL
RESPONSIBILITY FOR THE CONTROL, MAINTENANCE, SAFETY AND LIABILITY OF ALL PRIVATE DRAINAGEWAYS AND COMMON AREAS WITHIN THIS
SUBDIVISION AS SHOWN HEREON.

TITLE SECURITY AGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TRUST No. 202060S, ONLY AND NOT IN IT'S CORPORATE CAPACITY.

BENEFICIARY OF TRUST No. 202060S _____ DATE _____

IRIDIUS INCOME FUND LLC, AS TO AN UNDIVIDED
50.59% INTEREST AND IRIDIUS INCOME FUND QP
LLC, AS TO AN UNDIVIDED 49.41% INTEREST

THIS PROJECT



LOCATION PLAN
A PORTION OF THE NORTHWEST QUARTER OF SECTION 9,
T. 12 S., R. 13 E., G&SRB&M,
TOWN OF ORO VALLEY, PIMA COUNTY, ARIZONA
SCALE : 3"=1 MILE

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY
- PROPERTY LINE
- 100 YR. FLOOD LINE
- FEMA FLOOD LINE
- EROSION HAZARD SET-BACK LINE
- EASEMENT LINE
- SECTION LINE
- MATCH LINE
- JURISDICTION BOUNDARY
- 1/2" IRON PARCEL PIN TO BE SET BY AN RLS
- FOUND 1/2" REBAR TAGGED "RLS 26293"
- SECTION CORNER / QUARTER SECTION CORNER
- BRASS CAPPED CENTERLINE MONUMENT
TO BE SET BY AN RLS
- PUE PUBLIC UTILITY EASEMENT
- EH EROSION HAZARD SETBACK
- FL FLOOD LINE
- TE TRAIL EASEMENT
- ☆ DRIVEWAY ACCESS LOCATION

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2 GENERAL NOTES & DETAILS
- SHEETS 3 - 8 PLAN SHEETS
- SHEETS 3 - 8 FLOOD INFO
- SHEETS 10 - 11 TABLES

OWNER/DEVELOPER

SHANNON 77, LLC
11125 N. LA CANADA DR. STE. 161
ORO VALLEY, AZ. 85737
(520) 404-7681
ATTN: DAVID WILLIAMSON
davidw@fairfieldhomes.net

ENGINEER/SURVEYOR

THE WLB GROUP
4444 E. BROADWAY BLVD.
TUCSON, AZ 86711
(520) 881-7480
ATTN: PETER COTE
pcote@wlbgroup.com

2000437
**FINAL PLAT
SHANNON 80**

LOTS 1 THROUGH 80 AND C.A. "A" (PRIVATE STREETS),
C.A. "B" (NATURAL OPEN SPACE, DRAINAGE, UTILITIES
LANDSCAPE AND RECREATION AREA),
A PORTION OF NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 12 SOUTH, RANGE 13 EAST, G&SRM
ORO VALLEY PIMA COUNTY, ARIZONA.

0V1701617
0V1701072
RELATED CASE# 1900400 AUGUST 2020

SHEET 1 OF 11

SEQ. #

GENERAL NOTES

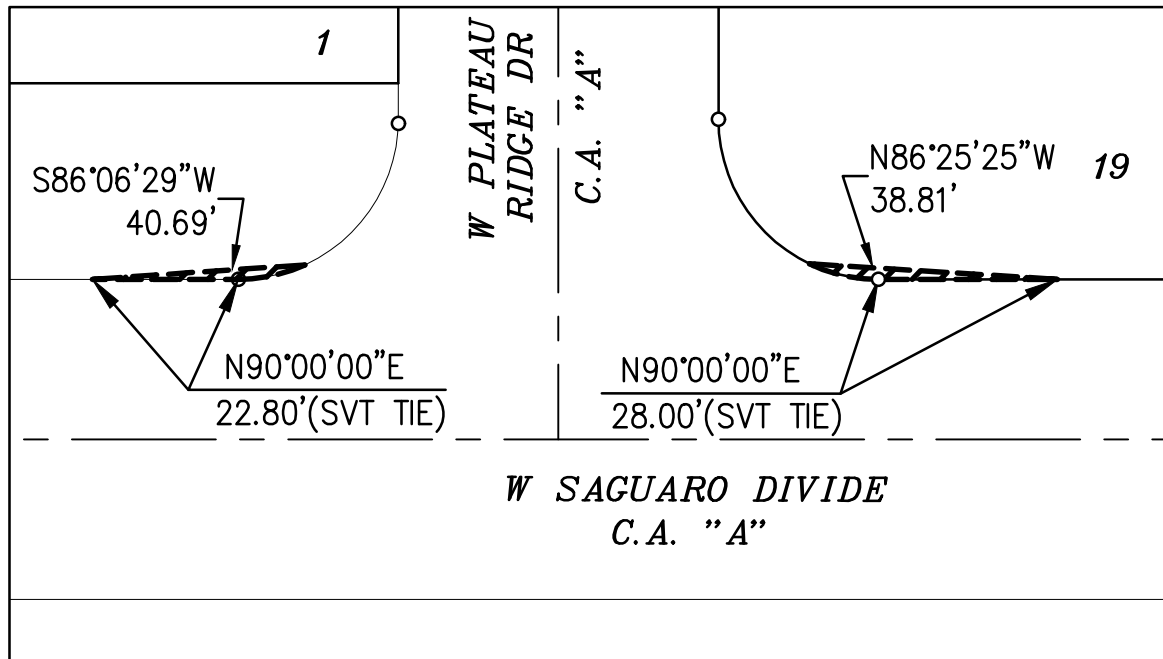
1. THE GROSS AREA OF THIS SUBDIVISION IS 76.44 ACRES.
2. TOTAL NUMBER OF LOTS IS 80 (1.05 UNITS PER ACRE)
3. COMMON AREA A: PRIVATE STREETS, PUBLIC SEWER, AND UTILITIES = 7.52 ACRES
COMMON AREA B: OPEN SPACE, DRAINAGE, LANDSCAPE, AND UTILITIES, = 50.35 ACRES
4. ALL STREETS ARE PRIVATE. TOTAL LENGTH OF NEW PRIVATE STREETS IS 1.17 MILES.
5. ZONING FOR THIS PROJECT IS TOWN OF ORO VALLEY R1-36 AS SHOWN HEREON.
6. E.S.L.O FLEXIBLE DEVELOPMENT OPTIONS GRANTED TO THIS DEVELOPMENT: BUILDING SETBACKS (WITHIN INDIVIDUAL LOTS). MINIMUM LOT SIZE/WIDTH, AND NATIVE PLANT PRESERVATION. WAIVER TO NOT INCLUDE IRONWOODS OR SAGUAROS.
7. THE AVERAGE LOT SIZE FOR THIS DEVELOPMENT IS 10,087 SQ. FT. OR 0.23 ACRES
MINIMUM LOT SIZE SHOWN IS 8,750 SQ. FT. OR 0.20 ACRES
MAXIMUM LOT SIZE SHOWN IS 16,578 SQ.FT. OR 0.38 ACRES
8. LOT SETBACKS REQUIRED/PROVIDED: (PER E.S.L.O FLEXIBLE DEVELOPMENT OPTION – BUILDING SETBACKS).
FRONT=10' (AS LONG AS A 20' ON-SITE DRIVEWAY IS PROVIDED)
SIDE=5'
REAR=20'
9. ALL DISTURBED ENVIRONMENTALLY SENSITIVE OPEN SPACE AREAS SHALL BE REVEGETATED BACK TO A NATURAL CONDITION USING PLANTS ON THE TOWN OF ORO VALLEY APPROVED NATIVE PLANT LIST.
10. ALL EXPOSED CUT SLOPES SHALL BE TREATED WITH A RESTORATIVE AGENT AND REVEGETATED TO REFLECT EXISTING NATIVE VEGETATION AND DENSITIES IN ADJACENT NATURAL AREAS. ALL AREAS OF DISTURBANCE SHALL BE RECONTOURED TO MIMIC EXISTING GRADES.
11. THE AREA BETWEEN 100 YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100 YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE TOWN ENGINEER.
12. MAINTENANCE OF ALL PRIVATE DRAINAGE EASEMENTS, LANDSCAPE EASEMENTS, SHARED ACCESS EASEMENTS AND ACCESS & MAINTENANCE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
13. NO ADDITIONAL ON STREET PARKING IS PROVIDED FOR THIS DEVELOPMENT. VEHICULAR PARKING REQUIREMENTS FOR THIS SUBDIVISION IS 4.0 SPACES PER LOT (2 RESIDENT AND GUEST SPACES).
14. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
15. THE HOMEOWNER'S ASSOCIATION AGREES TO 1) KEEP ALL COMMON AREAS MAINTAINED IN A WEED-FREE, TRASH-FREE CONDITION, 2) REPLACE ANY DEAD PLANT MATERIALS WITHIN 90 DAYS, AND 3) MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER.
16. NO IMPROVEMENTS BETWEEN THIRTY (30) AND SEVENTY-TWO (72) INCHES IN HEIGHT RELATIVE TO THE ADJACENT ROADWAY WHICH MIGHT INTERFERE WITH THE PURPOSE AND INTENT OF THE SIGHT VISIBILITY TRIANGLE SHALL BE PERMITTED, PLACED OR MAINTAINED WITHIN THE SIGHT VISIBILITY TRIANGLES SHOWN ON THIS PLAT.
17. PROPERTY OWNERS SHALL MAINTAIN PLANTINGS TO ENSURE UNOBSTRUCTED VISIBILITY TO MOTORISTS. ALL SHRUBS, ACCENTS AND GROUNDCOVERS SHALL NOT EXCEED THIRTY (30) INCHES IN HEIGHT WITHIN THE SIGHT VISIBILITY TRIANGLES. TREES WITHIN THE SIGHT VISIBILITY TRIANGLES WILL BE MAINTAINED TO ENSURE THAT BRANCHES/FOLIAGE IS NOT BELOW A HEIGHT OF SEVENTY-TWO (72) INCHES.
18. THIS DEVELOPMENT WILL BE SERVED BY ORO VALLEY WATER UTILITY (OVWU) WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED 100-YEAR WATER SUPPLY BY THE DIRECTOR OF WATER RESOURCES.
19. INTERIOR PROPERTY CORNERS AND CENTERLINE MONUMENTATION SHALL BE SET AS SOON AS COMPLETION OF THE INFRASTRUCTURE AND IMPROVEMENTS MAKE IT PRACTICAL TO DO SO. IF SUCH MONUMENTS SHOULD DIFFER FROM THE TYPE DESCRIBED ON THE FINAL PLAT, A RECORD OF SURVEY PLAT SHALL BE RECORDED SHOWING THESE DIFFERENCES.
20. NO FINAL INSPECTION FOR ANY LOT WITHIN THIS SUBDIVISION SHALL BE APPROVED UNTIL A BUILDING CODES OFFICIAL HAS VERIFIED THAT CONSTRUCTION ON THE LOT IS COMPLETE AND SIDEWALKS HAVE BEEN INSTALLED, PROPERTY LINE TO PROPERTY LINE.
21. THE BASIS OF BEARINGS FOR THIS PROJECT IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 13 EAST, G&SRM, PIMA COUNTY, ARIZONA. SAID BEARING BEING N89°56'53"W, AS SHOWN HEREON.
22. NO FURTHER SUBDIVISION OF ANY PARCEL SHOWN SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE ORO VALLEY TOWN COUNCIL.
23. THE SAME ELEVATION AND COLOR SCHEME MAY NOT BE REPEATED ON MODEL HOMES IMMEDIATELY ADJACENT TO ONE ANOTHER OR DIRECTLY ACROSS THE STREET FROM ONE ANOTHER
24. ALL DRAINAGE STRUCTURES SHALL BE INSPECTED AND A SUMMARY REPORT PREPARED AT A MINIMUM OF ONCE EACH YEAR IN ACCORDANCE WITH THE PROCEDURES IN THE APPROVED DRAINAGE REPORT. COPIES OF THE ANNUAL INSPECTION REPORTS SHALL BE MADE AVAILABLE TO THE TOWN UPON REQUEST.
25. ALL DRAINAGE STRUCTURES SHALL BE INSPECTED AND A SUMMARY REPORT PREPARED BY AN ARIZONA REGISTERED CIVIL ENGINEER A MINIMUM OF ONCE EACH FIVE YEARS IN ACCORDANCE WITH THE PROCEDURES IN THE APPROVED DRAINAGE REPORT. COPIES OF THE 5-YEAR ANNUAL INSPECTION REPORTS SHALL BE MADE AVAILABLE TO THE TOWN UPON REQUEST. THE REPORT SHALL IDENTIFY THE MAINTENANCE NEEDS FOR THE NEXT 5-YEAR PERIOD, INCLUDING ANTICIPATED ANNUAL COSTS OF MAINTENANCE AND REPAIR.
26. NORTH RANCH WASH (NRW) FLOODPLAIN
LOTS 2 – 7 ARE WITHIN THE 1% ANNUAL EXCEEDANCE PROBABILITY FLOOD PLAIN OF NRW AS SHOWN WITHIN THE PIMA COUNTY REGIONAL FLOOD CONTROL DISTRICT FLOODPLAIN STUDY FP-098-2019, TITLED NRW TECHNICAL DATA NOTEBOOK FOR HYDROLOGIC AND HYDRAULIC MAPPING, DATED MARCH 14, 2019. A LETTER OF MAP REVISION (LOMR) (CASE #20-09-1981P) BASED ON THIS PIMA COUNTY STUDY WAS APPROVED BY THE TOWN OF ORO VALLEY AND SUBMITTED TO FEMA ON AUGUST 18, 2020. THE FLOODPLAIN STATUS OF THESE LOTS WILL CHANGE FROM A LOCALLY ADMINISTERED FLOODPLAIN TO A FEMA ADMINISTERED FLOODPLAIN ONCE THE NRW LOMR BECOMES EFFECTIVE AND THE AREA WILL BE GIVEN AN "AE" SPECIAL FLOOD HAZARD AREA (SFHA) DESIGNATION. IT IS THE INTENT OF THE DEVELOPER TO FILE A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) TO REMOVE LOTS 2-7 FROM THIS FEMA ZONE AE FLOOD PLAIN AND OBTAIN FEMA APPROVAL OF SUCH LOMR-F ONCE THE NRW WASH LOMR (CASE #20-09-1981P) BECOMES EFFECTIVE. ONCE THE NRW LOMR BECOMES EFFECTIVE, THE FOLLOWING STIPULATIONS APPLY UNLESS AND UNTIL THIS EFFECTIVE LOMR CASE #20-09-1981P HAS BEEN REVISED BY A NEW LOMR-F(S) FOR LOTS 2-7:
A)AN AS-BUILT GRADING SURVEY SHALL BE SUBMITTED AND ACCEPTED BY THE TOWN PRIOR TO OBTAINING BUILDING PERMITS.
B)FLOODPLAIN USE PERMITS AND FEMA ELEVATION CERTIFICATES SHALL BE REQUIRED.
C)FLOOD INSURANCE FOR STRUCTURES UPON THESE LOTS MAY BE REQUIRED.

FOR REZONING CONDITIONS OF APPROVAL, SEE SHEET 11

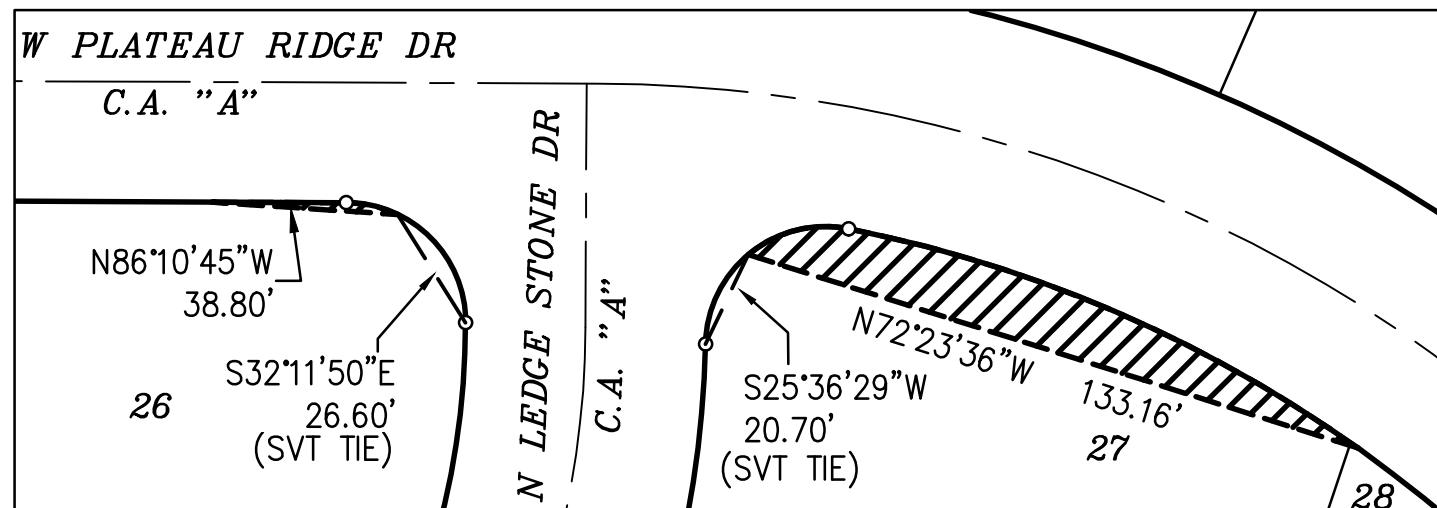
The
WLB
Group INC.

WLB

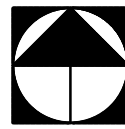
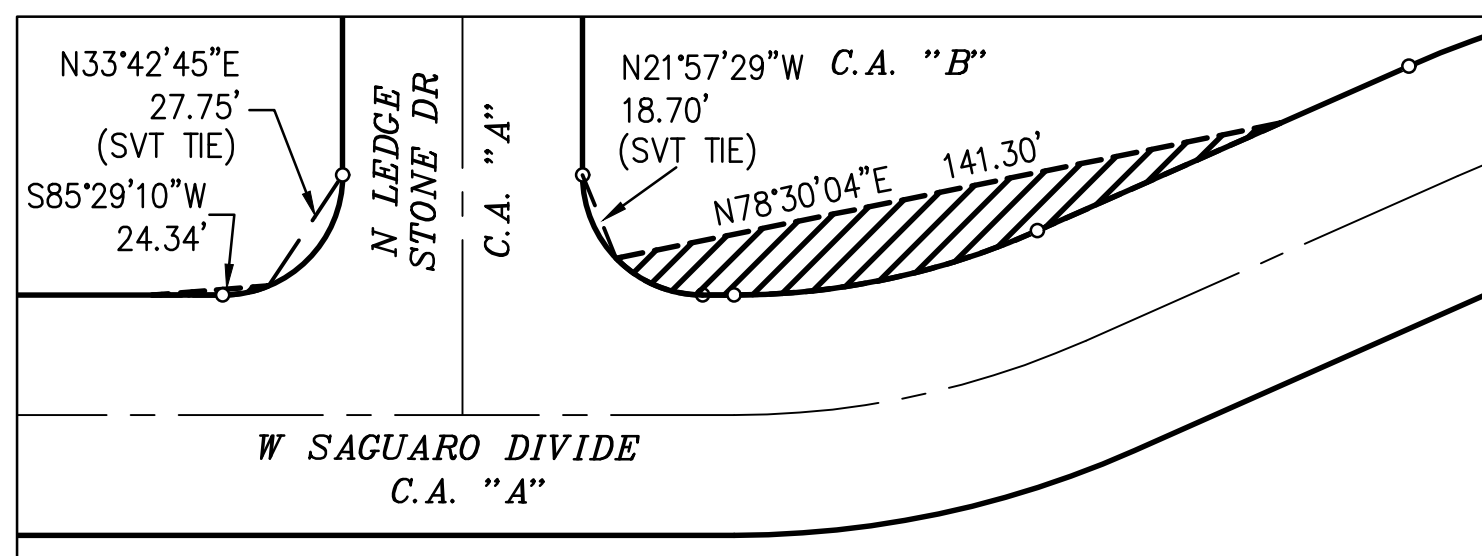
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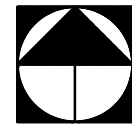
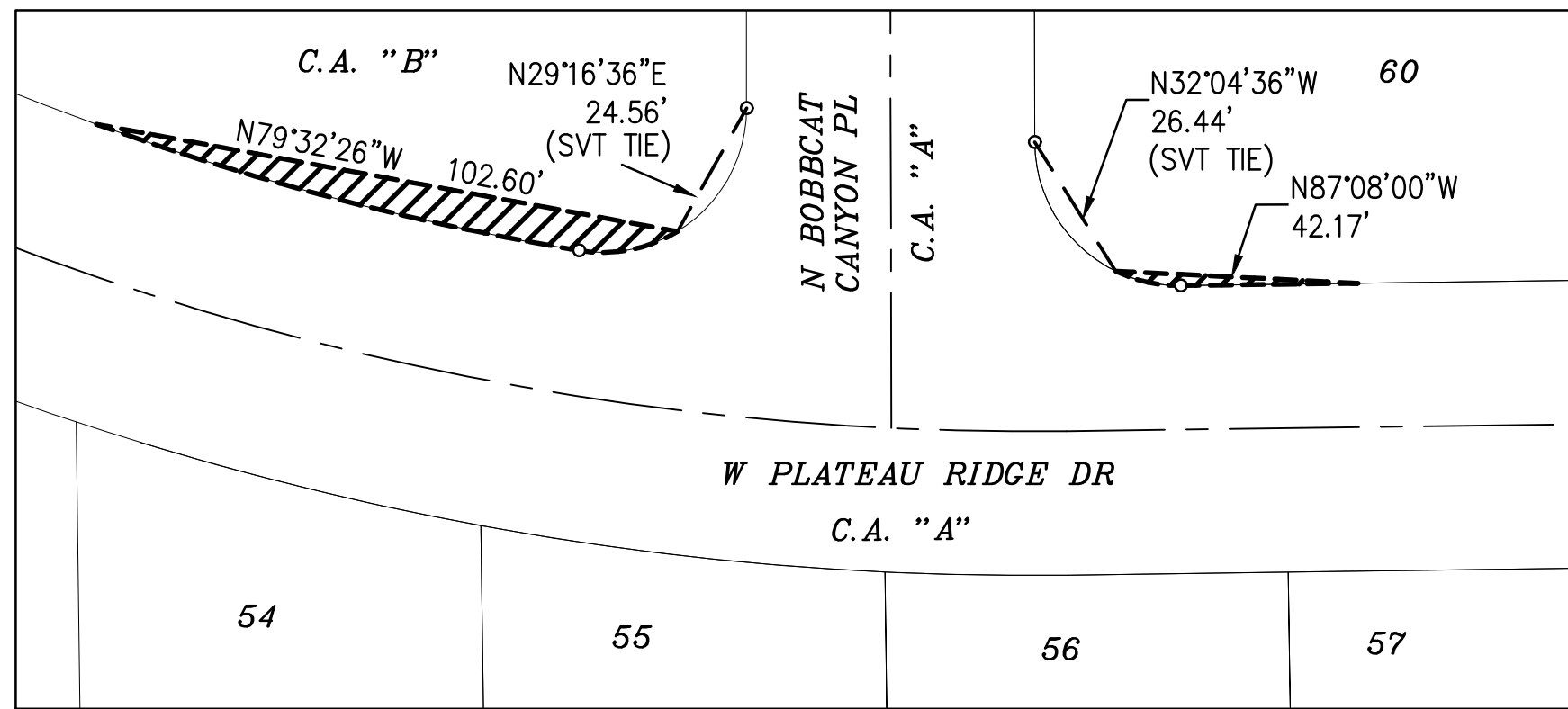
SIGHT VISIBILITY TRIANGLE DETAIL-1
SCALE: 1"=30'



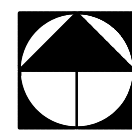
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SCALE: 1"=40'



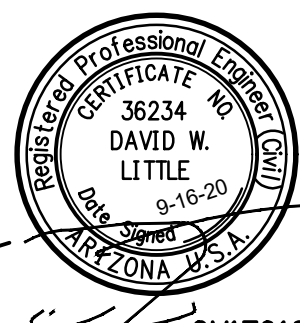
SIGHT VISIBILITY TRIANGLE DETAIL-3
SCALE: 1"=40'



SIGHT VISIBILITY TRIANGLE DETAIL-4
SCALE: 1"=30'



SIGHT VISIBILITY TRIANGLE DETAIL-5
SCALE: 1"=30'



RELATED CASE#
OVI701617
OVI701072
1900400

AUGUST 2020

2000437

FINAL PLAT
SHANNON 80

LOTS 1 THROUGH 80 AND C.A. "A" (PRIVATE STREETS),
C.A. "B" (NATURAL OPEN SPACE, DRAINAGE, UTILITIES
LANDSCAPE AND RECREATION AREA),

A PORTION OF NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 12 SOUTH, RANGE 13 EAST, G&SRM
ORO VALLEY PIMA COUNTY, ARIZONA.

SHEET 2 OF 11

SEQ. #

SEQ. #

224-21-0010
AMPHITHEATER
SCHOOL DIST. 10



SHANNON ROAD
(PUBLIC ROAD)
ROAD MAPS, BOOK 10, PAGE 4

FND 3" REBAR
NO TAG

COMMON AREA 'B'
2,067,507 sq.ft.
47.46 acres

COMMON AREA 'B'
2,067,507 sq.ft.
47.46 acres

SHEET 4

SHEET 5

SHEET 5

C.A. "B"

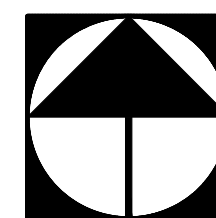
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SHANNON 80**

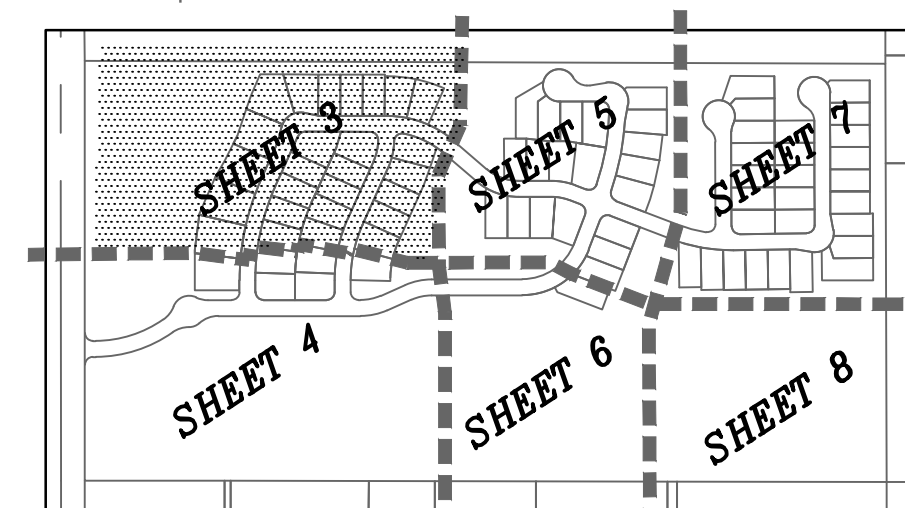
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0' 40' 80' 120'



INDEX MAP
N.T.S.

RELATED CASE#
OVI701617
OVI701072
1900400
AUGUST 2020

SCALE: 1" = 40'

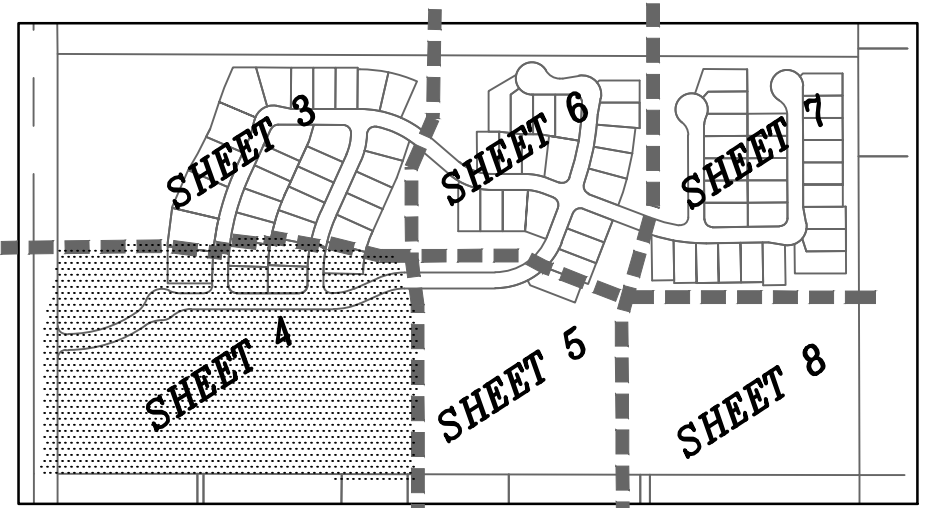
SHEET 3 OF 11

SEQ. #

SHEET 3

SHEET 3
SHEET 5

SHEET 6



INDEX MAP
N.T.S.

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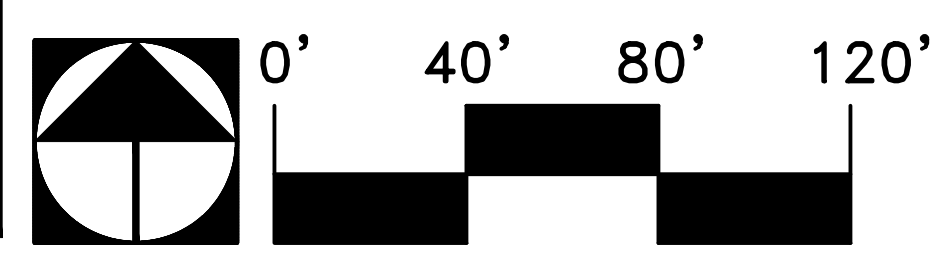
224-22-0250
NELSON

RELATED CASE#
OVI701617
OVI701072
1900400
AUGUST 2020
SCALE: 1" = 40'

224-22-0240
HEATHER FREGIN &
JACK REDHAIR

224-22-0230
SVETLIK WILLIAM &
TERESA LIVING TR

224-22-0210
ROBERT & BEVERLY
BUSSE JT/RS



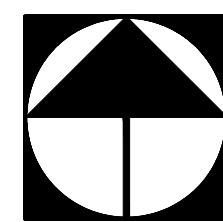
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The
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Group INC. **WLB**

Q:\116228 Shannon 80\A-502 - Platting\04 Platting\08

The
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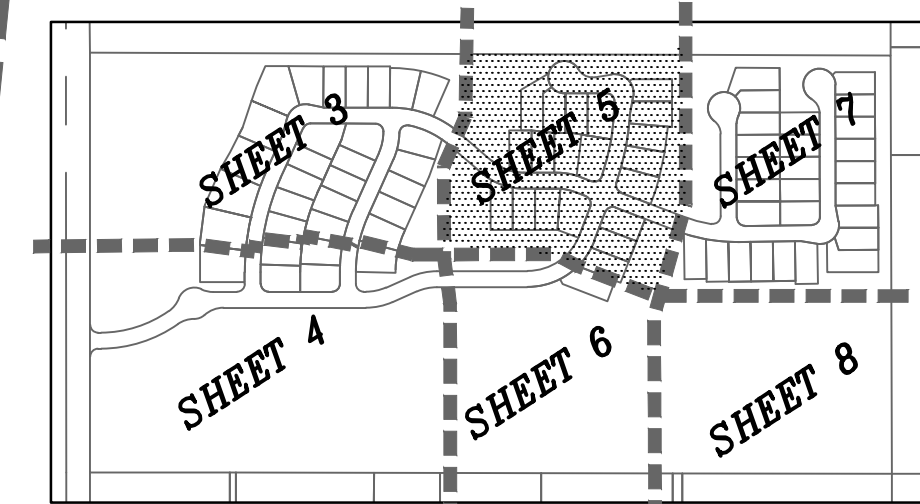
SCALE: 1" = 40'

SHEET 5 OF 11

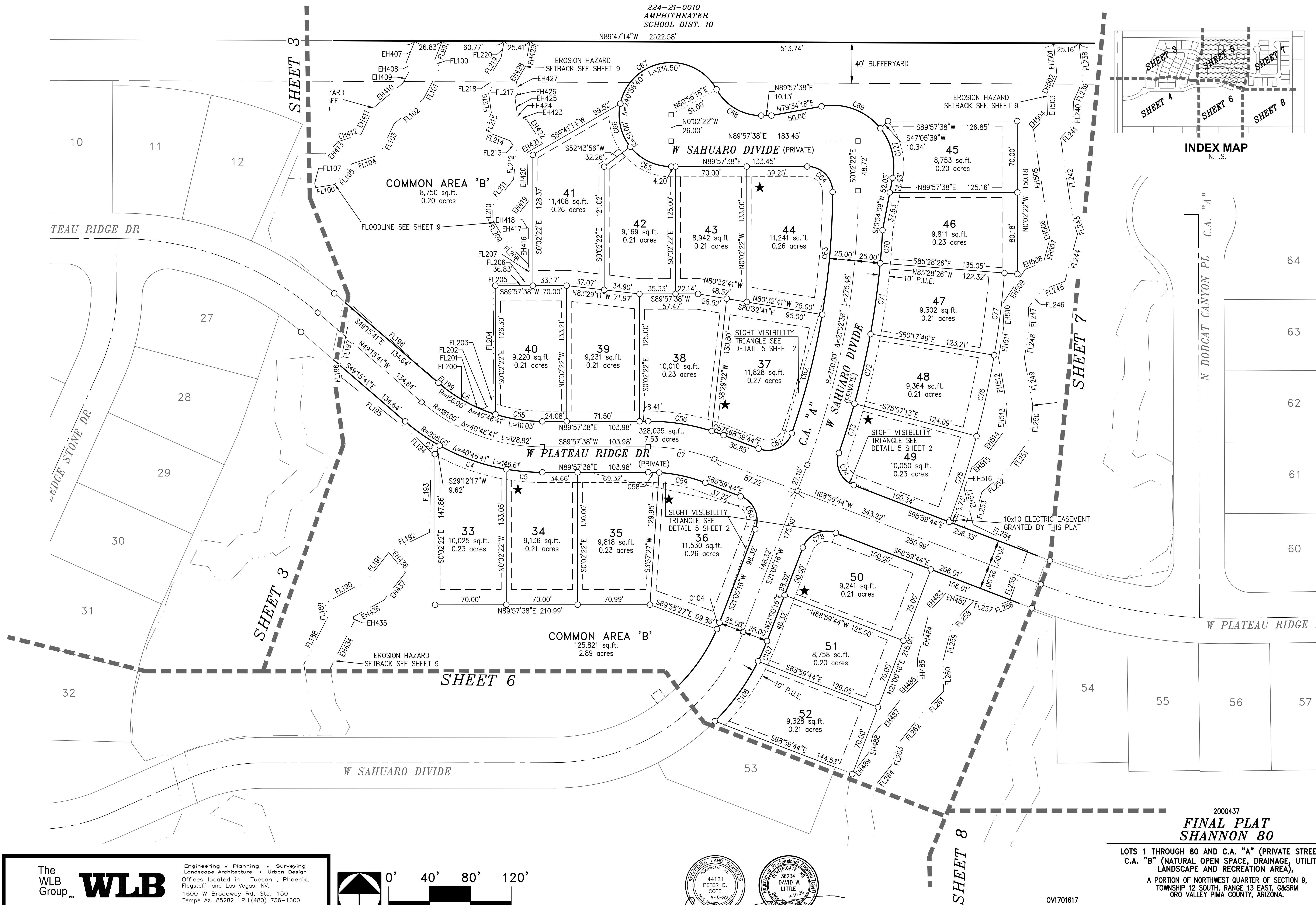
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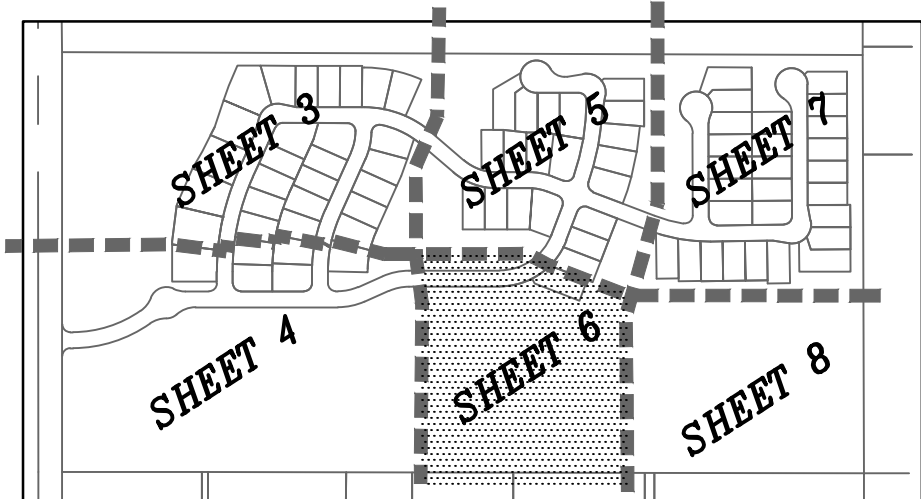
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INDEX MAP
N.T.S.



SEQ. #



INDEX MAP
N.T.S.

SHEET 7
SHEET 8

SHEET 8

SHEET 3

SHEET 4

SHEET 5

COMMON AREA 'B'
131,548 sq.ft.
3.02 acres

COMMON AREA 'B'
2,067,507 sq.ft.
47.46 acres

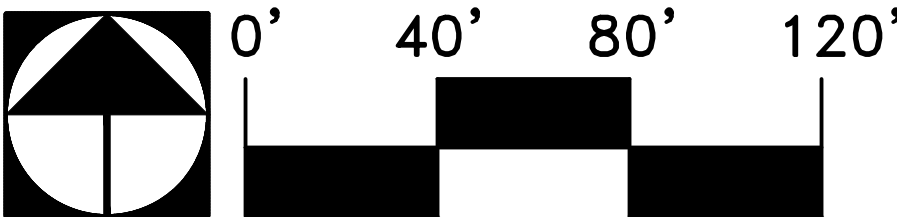
W SAHUARO DIVIDE (PRIVATE)
S89°57'38"W 284.95'
S89°57'38"W 284.95'
N89°57'38"E 284.95'

EROSION HAZARD
SETBACK SEE SHEET 9

CONSERVATION EASEMENT
GRANTED BY THIS PLAT

FLOODLINE SEE SHEET 9

EROSION HAZARD
SETBACK SEE SHEET 9



2000437
**FINAL PLAT
SHANNON 80**

LOTS 1 THROUGH 80 AND C.A. "A" (PRIVATE STREETS),
C.A. "B" (NATURAL OPEN SPACE, DRAINAGE, UTILITIES
LANDSCAPE AND RECREATION AREA),
A PORTION OF NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 12 SOUTH, RANGE 13 EAST, G&SRM
ORO VALLEY PIMA COUNTY, ARIZONA.

The
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224-22-0260
EISCHEID DAVID &
NANCY KARIK
REVOC. LIVING TR.

224-22-0270
METELOVSKI BORIS &
CAROLYN CP/RS

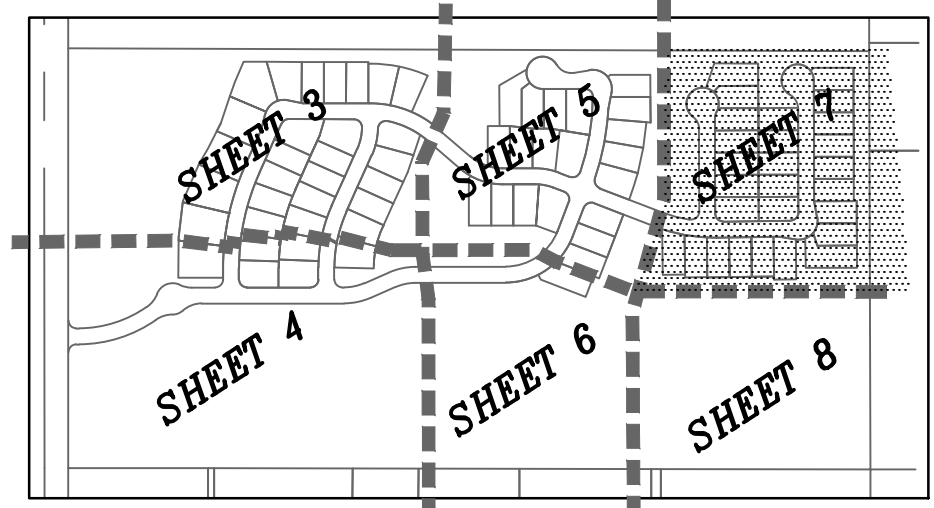
RELATED CASE#
OVI701617
OVI701072
1900400
AUGUST 2020

SCALE: 1" = 40'

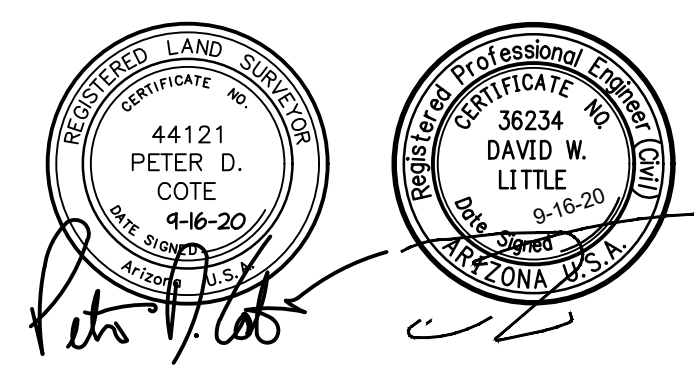
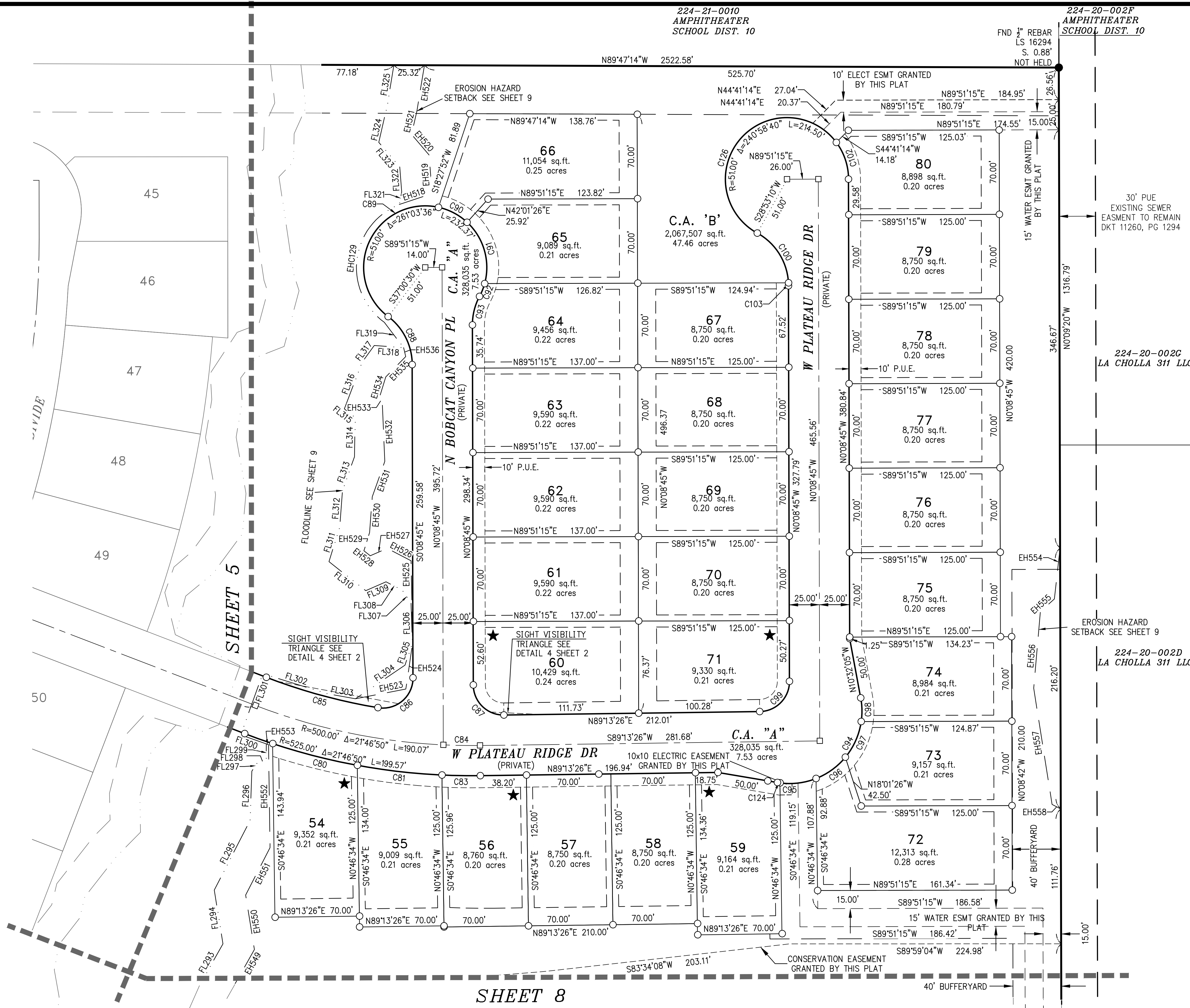
SHEET 6 OF 11

224-21-0010
AMPHITHEATER
SCHOOL DIST. 10

224-20-002F
AMPHITHEATER
SCHOOL DIST. 10



INDEX MAP
N.T.S.

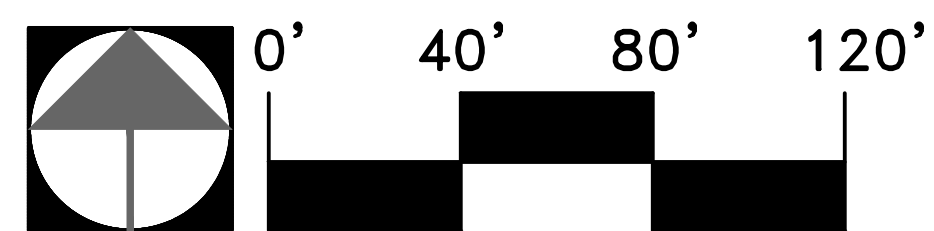


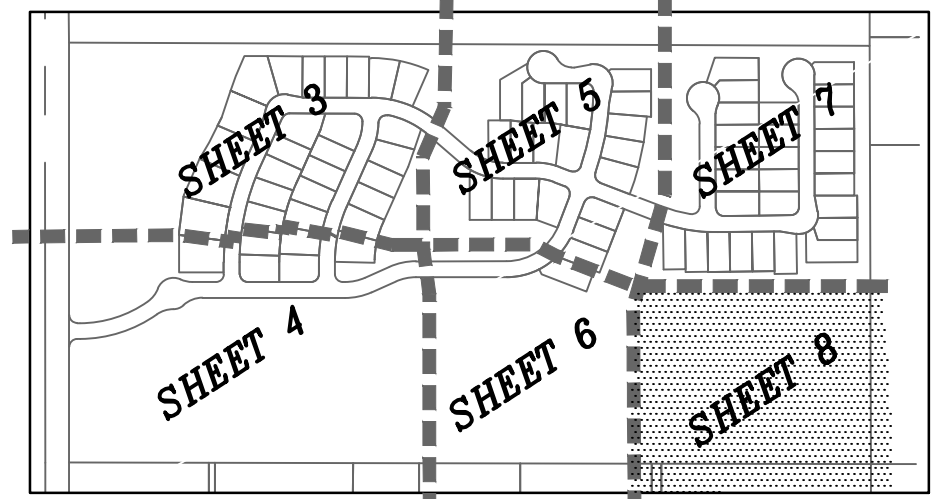
2000437
FINAL PLAT
SHANNON 80

LOTS 1 THROUGH 80 AND C.A. "A" (PRIVATE STREETS),
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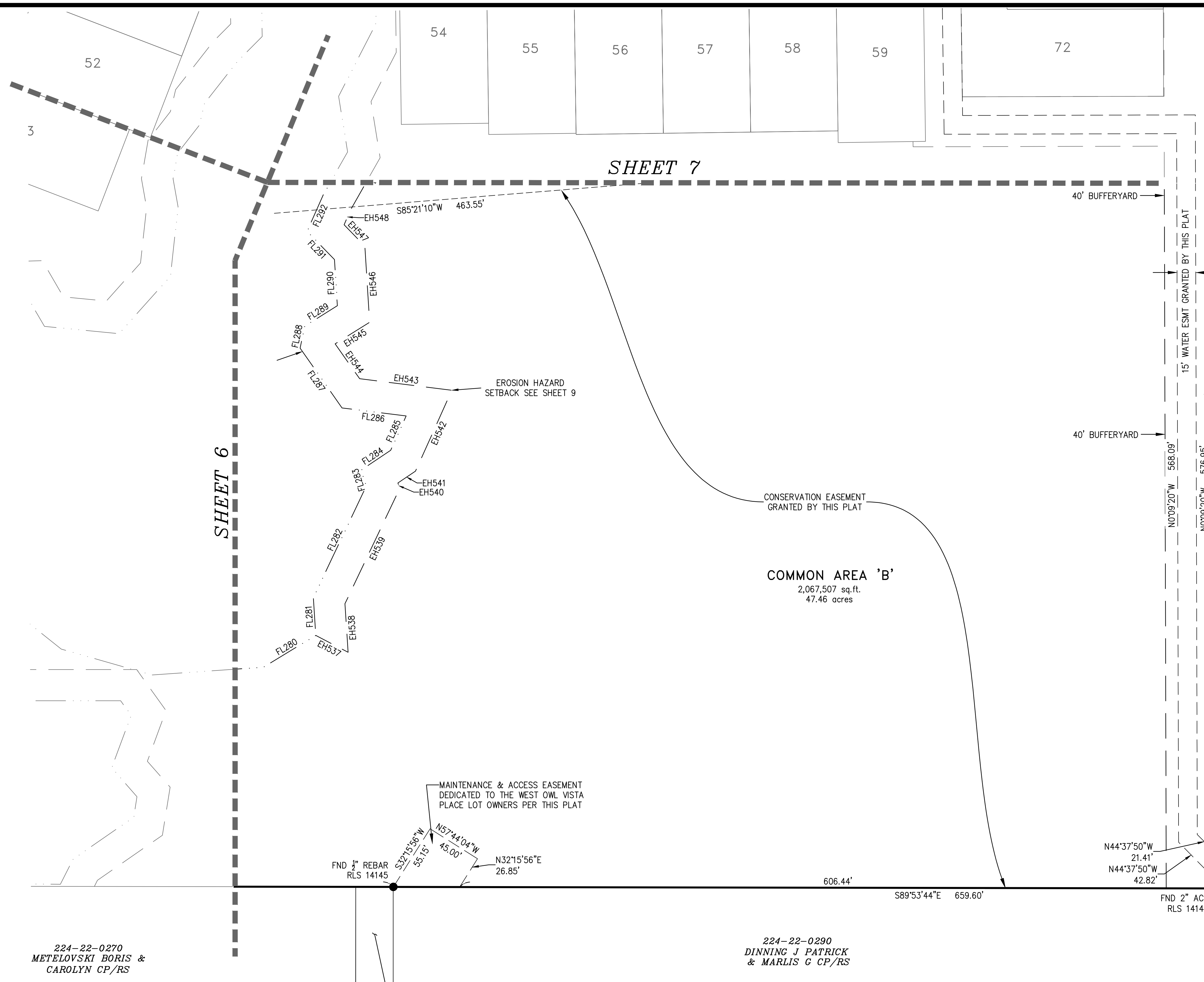
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INDEX MAP

N.T.S.



224-20-002D
LA CHOLLA 311 LLC

30'
EXISTING SEWER
EASEMENT TO REMAIN
DKT 11260, PG 1294

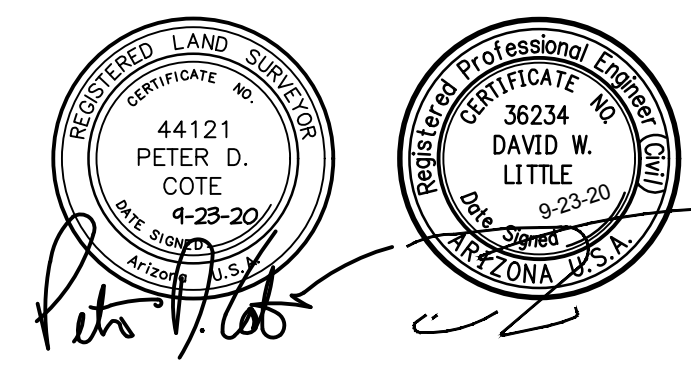
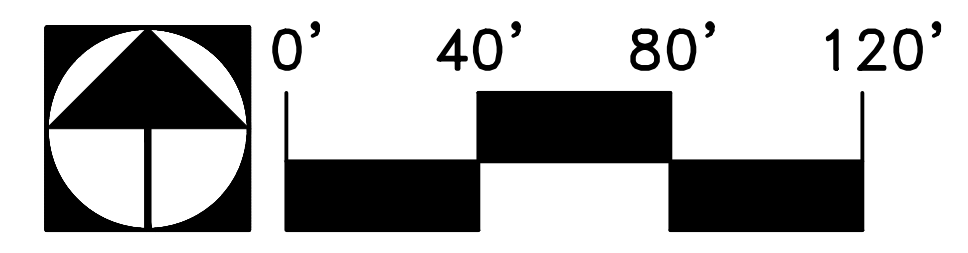
224-20-002J
CASAS ADOBES
BAPTIST CHURCH

2000437
FINAL PLAT
SHANNON 80

LOTS 1 THROUGH 80 AND C.A. "A" (PRIVATE STREETS),
C.A. "B" (NATURAL OPEN SPACE, DRAINAGE, UTILITIES
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Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
C1	96.84'	325.00	17°04'22"	N57°47'52"W	96.48'
C2	27.49'	275.00	5°43'36"	N52°07'29"W	27.47'
C3	41.47'	206.00	11°32'01"	S55°01'42"E	41.40'
C4	69.63'	206.00	19°22'00"	S70°28'43"E	69.30'
C5	35.51'	206.00	9°52'40"	S85°06'02"E	35.47'
C6	64.41'	156.00	23°39'29"	S61°05'26"E	63.96'
C7	66.48'	181.00	21°02'38"	N79°31'03"W	66.11'
C8	79.52'	190.00	23°58'42"	N12°14'01"E	78.94'
C9	39.14'	25.00	89°41'38"	S44°48'47"W	35.26'
C10	39.35'	24.76	91°02'57"	S45°19'03"E	35.34'
C11	54.99'	89.00	35°24'10"	S72°36'43"W	54.12'
C12	35.06'	47.00	42°44'08"	N68°56'44"E	34.25'
C13	65.90'	89.00	42°25'20"	S68°47'20"W	64.40'
C14	75.45'	181.00	23°52'58"	N78°03'31"E	74.90'
C15	52.63'	89.00	33°53'02"	N38°07'23"E	51.87'
C16	86.70'	53.00	93°43'40"	S68°02'41"W	77.35'
C17	38.69'	89.00	24°54'31"	S77°32'44"E	38.39'
C18	85.87'	206.00	23°52'58"	N78°03'31"E	85.25'
C19	39.27'	25.00	90°00'00"	N45°00'00"E	35.36'
C20	39.27'	25.00	90°00'00"	S45°00'00"E	35.36'
C21	67.85'	775.00	5°00'57"	S2°30'29"W	67.83'
C22	105.50'	775.00	7°47'58"	S8°54'57"W	105.42'
C24	104.64'	775.00	7°44'11"	S16°41'01"W	104.57'
C25	49.66'	775.00	3°40'16"	S22°23'14"W	49.65'
C26	24.19'	725.00	1°54'41"	S0°57'21"W	24.19'
C27	84.63'	725.00	6°41'18"	S5°15'20"W	84.58'
C28	85.13'	725.00	6°43'40"	S11°57'49"W	85.08'
C29	79.82'	725.00	6°18'28"	S18°28'53"W	79.78'
C30	32.74'	725.00	2°35'15"	S22°55'45"W	32.74'
C31	28.81'	25.00	66°01'18"	S57°14'01"W	27.24'
C32	9.65'	60.00	9°13'10"	S18°26'38"W	9.64'
C33	51.91'	60.00	49°34'11"	S47°50'18"W	50.31'
C34	29.33'	60.00	28°00'37"	S86°37'42"W	29.04'
C35	90.90'	60.00	86°47'58"	S57°14'01"W	82.45'
C36	39.27'	25.00	90°00'00"	N45°00'00"E	35.36'
C37	39.27'	25.00	90°00'00"	S45°00'00"E	35.36'
C38	20.71'	475.00	2°29'52"	S1°14'56"W	20.71'
C39	70.06'	475.00	8°27'04"	S6°43'24"W	70.00'
C40	69.80'	475.00	8°25'11"	S15°09'32"W	69.74'
C41	40.24'	475.00	4°51'15"	S21°47'45"W	40.23'
C42	99.39'	425.00	13°23'58"	S6°50'04"W	99.17'
C43	79.28'	425.00	10°41'19"	S18°52'43"W	79.17'
C44	69.92'	165.00	24°16'52"	N12°04'43"E	69.40'
C45	39.14'	25.00	89°41'49"	N44°54'25"W	35.26'
C46	34.47'	215.00	9°11'11"	N19°37'47"E	34.43'
C47	52.11'	215.00	13°53'12"	N8°05'35"E	51.98'
C48	43.64'	25.00	100°01'17"	S51°09'38"W	38.31'
C49	86.58'	215.00	23°04'23"	N12°41'11"E	86.00'
C50	229.70'	325.00	40°29'38"	N69°30'31"W	224.94'
C51	141.91'	275.00	29°34'02"	N64°02'42"W	140.34'

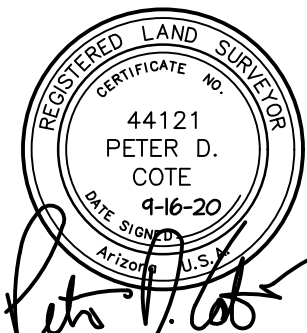
Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
C52	61.62'	325.00	10°51'50"	N84°19'25"W	61.53'
C53	71.23'	325.00	12°33'27"	N72°36'47"W	71.09'
C54	114.43'	275.00	23°50'26"	N66°54'31"W	113.60'
C55	46.61'	156.00	17°07'12"	S81°28'46"E	46.44'
C56	63.32'	206.00	17°36'40"	N81°14'02"W	63.07'
C57	12.34'	206.00	3°25'58"	N70°42'43"W	12.34'
C58	10.74'	156.00	3°56'35"	N88°04'05"W	10.73'
C59	46.56'	156.00	17°06'03"	N77°32'46"W	46.39'
C60	39.27'	25.00	90°00'00"	N23°59'44"W	35.36'
C61	40.08'	25.00	91°52'05"	N65°04'13"E	35.93'
C62	120.40'	725.00	9°30'54"	N14°22'44"E	120.26'
C63	120.91'	725.00	9°33'19"	N4°50'37"E	120.77'
C64	39.32'	25.00	90°06'20"	N44°59'12"W	35.39'
C65	46.18'	51.00	51°52'37"	S64°06'03"E	44.62'
C66	44.77'	51.00	50°17'34"	S13°00'58"E	43.34'
C67	123.56'	51.00	138°48'29"	S81°32'04"W	95.48'
C68	53.21'	50.00	60°58'40"	S59°33'02"E	50.74'
C69	64.73'	60.00	61°48'45"	N69°31'19"W	61.64'
C70	32.57'	775.00	2°24'29"	N4°01'59"E	32.57'
C71	70.23'	775.00	5°11'32"	N7°50'00"E	70.21'
C72	70.15'	775.00	5°11'11"	N13°01'21"E	70.13'
C73	50.78'	775.00	3°45'15"	N17°29'34"E	50.77'
C74	38.56'	25.00	88°21'56"	S24°48'46"E	34.85'
C75	88.38'	897.11	5°38'41"	N17°43'22"E	88.35'
C76	81.32'	897.11	5°11'37"	N12°18'14"E	81.29'
C77	81.32'	897.11	5°11'37"	N7°06'37"E	81.29'
C78	39.27'	25.00	90°00'00"	S66°00'16"W	35.36'
C79	89.77'	450.00	11°25'49"	N84°02'26"W	89.62'
C80	60.94'	525.00	6°39'01"	S76°16'12"E	60.90'
C81	70.63'	525.00	7°42'29"	S83°26'57"E	70.58'
C82	94.18'	450.00	11°59'28"	N72°19'47"W	94.01'
C83	31.82'	525.00	3°28'22"	S89°02'23"E	31.82'
C84	30.36'	500.00	3°28'43"	S89°02'12"E	30.35'
C85	95.97'	475.00	11°34'33"	S74°47'01"E	95.80'
C86	43.45'	25.00	99°34'28"	N49°38'29"E	38.18'
C87	39.54'	25.00	90°37'49"	S45°27'39"E	35.55'
C88	46.12'	50.00	52°50'45"	N26°34'07"W	44.50'
C89	138.35'	51.00	155°25'28"	S24°43'14"W	99.66'
C90	27.08'	51.00	30°25'16"	N62°21'24"W	26.76'
C91	55.49'	51.00	62°20'10"	N15°58'41"W	52.79'
C92	11.46'	51.00	12°52'42"	N21°37'45"E	11.44'
C93	24.62'	50.00	28°12'50"	S13°57'40"W	24.37'
C94	115.35'	60.00	110°08'51"	N44°32'21"E	98.39'
C95	30.50'	60.00	29°07'41"	N83°02'29"E	30.18'
C96	30.32'	60.00	28°57'18"	N53°59'59"E	30.00'
C97	32.76'	60.00	31°17'13"	N23°52'44"E	32.36'
C98	19.66'	60.00	18°46'12"	N1°08'59"W	19.57'
C99	38.99'	25.00	89°22'11"	N44°32'21"E	35.16'
C100	53.21'	50.00	60°58'40"	N30°38'05"W	50.74'
C102	32.52'	51.00	36°32'09"	N18°24'49"W	31.97'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Dist.
C103	2.48'	50.00	2°50'29"	N1°33'59"W	2.48'
C104	6.69'	175.00	2°11'20"	N22°05'56"E	6.69'
C105	69.52'	225.00	17°42'10"	N53°54'08"E	69.24'
C106	72.71'	225.00	18°30'59"	N35°47'33"E	72.40'
C107	21.72'	225.00	5°31'48"	N23°46'10"E	21.71'
C108	200.82'	475.00	24°13'22"	S12°06'41"W	199.32'
C109	179.68'	425.00	24°13'22"	S12°06'41"W	178.34'
C110	20.02'	600.00	1°54'41"	S0°57'21"W	20.02'
C111	70.04'	600.00	6°41'18"	S5°15'20"W	70.00'
C112	70.45'	600.00	6°43'40"	S11°57'49"W	70.41'
C113	70.32'	600.00	6°42'53"	S18°41'06"W	70.28'
C114	22.84'	600.00	2°10'50"	S23°07'57"W	22.83'
C115	26.16'	600.00	2°29'52"	S1°14'56"W	26.15'
C116	88.50'	600.00	8°27'04"	S6°43'24"W	88.42'
C117	88.17'	600.00	8°25'11"	S15°09'32"W	88.09'
C118	50.83'	600.00	4°51'15"	S21°47'45"W	50.82'
C119	119.05'	295.38	23°05'35"	S12°45'56"W	118.25'
C120	60.14'	295.38	11°39'58"	S7°03'07"W	60.04'
C121	58.91'	295.38	11°25'37"	S18°35'55"W	58.81'
C122	1.00'	425.00	0°08'05"	S0°04'02"W	1.00'
C123	106.84'	225.00	27°12'25"	N76°21'25"E	105.84'
C124	2.10'	60.00	2°00'26"	S81°23'27"E	2.10'
C125	65.03'	156.00	23°52'58"	N78°03'31"E	64.56'
C126	181.98'	51.00	204°26'31"	S41°05'51"W	99.69'
C127	51.86'	60.00	49°31'05"	N13°51'24"W	50.26'
C130	75.32'	181.00	23°50'36"	S78°02'20"W	74.78'
C131	85.73'	206.00	23°50'36"	S78°02'20"W	85.11'
C132	64.92'	156.00	23°50'36"	S78°02'20"W	64.45'

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2000437

FINAL PLAT
SHANNON 80

LOTS 1 THROUGH 80 AND C.A. "A" (PRIVATE STREETS),
C.A. "B" (NATURAL OPEN SPACE, DRAINAGE, UTILITIES
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A PORTION OF NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 12 SOUTH, RANGE 13 EAST, G&SRM
ORO VALLEY PIMA COUNTY, ARIZONA.

RELATED CASE#
OVI701617
OVI701072
1900400

AUGUST 2020

SHEET 9 OF 11

SEQ. #

100 Year Flood Line Table		
Line	Length	Direction
FL1	51.03'	N60°06'45"E
FL2	38.08'	N46°37'09"E
FL3	156.34'	N39°05'04"E
FL4	25.35'	N33°30'24"E
FL5	32.59'	N4°34'44"W
FL6	30.94'	N17°23'57"W
FL7	32.58'	N28°17'23"W
FL8	16.67'	N9°10'35"W
FL9	28.28'	N22°34'19"E
FL10	48.21'	N60°23'12"E
FL11	33.57'	N11°38'41"E
FL12	38.01'	N66°30'53"E
FL13	31.19'	S81°07'05"E
FL14	19.79'	N40°01'46"E
FL15	19.28'	N38°27'01"W
FL16	30.28'	N71°00'19"W
FL17	30.22'	N31°20'42"W
FL18	26.05'	N5°39'55"E
FL19	63.98'	N42°23'41"E
FL20	40.52'	N20°27'54"E
FL21	64.30'	N74°29'51"E
FL22	24.64'	S12°04'43"E
FL23	42.00'	S21°12'42"E
FL24	30.21'	S14°48'59"W
FL25	66.34'	S27°59'13"E
FL26	15.63'	S55°36'03"E
FL27	31.70'	S18°26'50"W
FL28	51.30'	S3°28'13"W
FL29	35.26'	S12°54'59"E
FL30	35.35'	S39°27'17"E
FL31	27.95'	S8°16'49"E
FL32	71.33'	S22°21'32"W
FL33	24.97'	S8°21'53"E
FL34	21.20'	S52°31'50"W
FL35	12.27'	S3°20'30"E
FL36	24.90'	S21°41'05"E
FL37	9.27'	S15°13'33"W
FL38	64.42'	N89°40'12"E
FL39	2.28'	S17°46'30"E
FL40	13.65'	N87°06'08"E
FL41	6.72'	S53°03'36"E
FL42	18.22'	S3°10'36"W
FL43	25.56'	S70°49'28"E
FL44	19.00'	N8°02'42"E
FL45	16.49'	S77°43'14"E
FL46	6.45'	N45°20'40"E
FL47	10.95'	N0°00'00"E
FL48	29.92'	N87°42'35"E
FL49	18.41'	S22°49'30"E
FL50	38.48'	S41°18'20"W

100 Year Flood Line Table		
Line	Length	Direction
FL51	66.65'	S9°09'01"W
FL52	36.79'	S82°25'10"E
FL53	70.36'	S9°52'29"E
FL54	18.66'	S87°26'17"E
FL55	49.78'	N14°24'51"E
FL56	38.06'	N71°23'50"E
FL57	112.99'	S13°13'17"W
FL58	59.87'	S46°14'27"W
FL59	58.15'	S8°34'29"E
FL60	31.33'	S1°07'28"W
FL61	43.06'	S9°28'09"E
FL62	71.85'	S88°04'31"E
FL63	49.63'	S18°22'19"E
FL64	32.66'	S48°07'39"W
FL65	80.08'	N89°44'46"W
FL66	2.36'	S17°20'51"E
FL67	22.19'	S36°24'12"E
FL68	20.67'	N70°40'47"E
FL69	7.09'	S57°47'23"E
FL70	51.91'	S13°45'38"E
FL71	26.93'	S22°28'55"W
FL72	86.03'	S68°50'19"W
FL73	42.94'	S40°43'02"W
FL74	25.91'	S22°37'03"E
FL75	19.64'	S83°55'56"E
FL76	11.80'	S45°40'52"E
FL77	41.83'	S3°02'45"E
FL78	20.10'	S42°59'59"E
FL79	34.13'	S4°34'24"W
FL80	18.46'	S28°07'24"E
FL81	16.77'	S26°44'30"W
FL82	67.43'	S2°59'42"E
FL83	55.72'	S14°46'55"E
FL84	53.76'	S21°40'26"W
FL85	32.09'	S6°14'20"E
FL86	34.95'	S34°04'31"W
FL87	10.49'	N57°32'53"W
FL88	35.67'	N53°34'52"W
FL89	25.52'	N86°59'22"W
FL90	29.86'	N81°13'16"W
FL91	40.55'	S49°44'55"W
FL92	29.06'	S77°59'00"W
FL93	34.23'	S19°30'57"W
FL94	18.21'	S68°54'02"W
FL95	37.92'	S21°7'27"W
FL96	12.75'	S42°40'38"E
FL97	228.25'	S89°58'49"E
FL98	2.31'	S15°05'26"E
FL99	19.92'	S21°31'20"W
FL100	9.09'	S34°47'06"E

100 Year Flood Line Table		
Line	Length	Direction
FL101	35.28'	S27°48'40"W
FL102	37.45'	S49°55'12"W
FL103	33.46'	S25°07'36"W
FL104	28.05'	S71°34'40"W
FL105	26.79'	S40°20'10"W
FL106	18.96'	S80°51'11"W
FL107	8.80'	N14°36'26"W
FL108	24.85'	N88°46'24"W
FL109	53.68'	S21°29'50"W
FL110	15.27'	S15°20'58"E
FL111	27.33'	S56°47'47"E
FL112	61.86'	S49°17'45"E
FL113	57.34'	S11°26'07"W
FL114	5.02'	S45°42'48"W
FL115	19.49'	N75°13'00"W
FL116	7.07'	S81°34'44"W
FL117	27.88'	S3°03'32"E
FL118	16.16'	S9°42'31"W
FL119	13.94'	S2°00'10"W
FL120	21.39'	S19°52'24"E
FL121	8.31'	S5°06'38"W
FL122	26.78'	S62°48'23"E
FL123	31.10'	S25°17'06"W
FL124	35.24'	S48°10'57"W
FL125	27.31'	S14°06'04"E
FL126	12.26'	S64°07'11"E
FL127	22.90'	S55°48'51"W
FL128	4.73'	N46°04'50"W
FL129	6.82'	S54°56'22"W
FL130	15.54'	S81°04'10"W
FL131	28.00'	S42°45'21"W
FL132	14.41'	S88°58'00"W
FL133	16.06'	N33°42'34"W
FL134	17.73'	N81°55'36"W
FL135	26.61'	S40°55'06"W
FL136	30.73'	S18°20'26"W
FL137	33.00'	S26°12'47"W
FL138	46.66'	S14°33'44"W
FL139	51.84'	S4°20'48"W
FL140	1.94'	N15°05'26"W
FL141	252.24'	S89°43'21"E
FL142	7.32'	N7°44'29"E
FL143	60.10'	N54°48'28"W
FL144	43.26'	N4°37'03"W
FL145	25.44'	N17°12'11"W
FL146	108.89'	N28°23'46"W
FL147	25.70'	N7°56'13"W
FL148	40.14'	N24°20'37"E
FL149	22.31'	N83°27'31"E
FL150	21.50'	N59°33'10"E

100 Year Flood Line Table		
Line	Length	Direction
FL151	55.61'	N9°01'43"E
FL152	21.03'	N16°34'08"E
FL153	28.90'	N2°52'57"E
FL154	20.30'	N37°35'51"W
FL155	40.17'	S84°17'37"W
FL156	21.89'	S30°24'43"W
FL157	18.02'	S26°26'56"E
FL158	8.45'	S82°34'25"E
FL159	20.99'	S3°58'58"E
FL160	19.35'	S33°06'40"W
FL161	30.77'	N79°25'46"W
FL162	35.36'	S77°05'39"W
FL163	15.19'	S13°52'47"W
FL164	17.74'	N85°17'19"W
FL165	29.57'	S70°34'24"W
FL166	30.82'	N11°15'06"E
FL167	23.98'	N38°32'41"W
FL168	14.14'	N4°28'08"W
FL169	19.29'	N50°46'10"W
FL170	16.06'	N86°45'02"W
FL171	6.28'	N29°33'24"W
FL172	13.22'	N22°41'42"E
FL173	39.01'	N49°11'15"E
FL174	11.01'	N83°21'01"E
FL175	41.77'	N25°19'00"E
FL176	28.29'	N13°02'09"E
FL177	44.91'	N21°10'06"E
FL178	23.39'	N19°07'05"W
FL179	33.49'	N70°17'48"W
FL180	16.70'	N48°42'21"W
FL181	51.95'	N13°55'22"W
FL182	34.28'	N71°20'21"E
FL183	30.05'	N81°42'19"E
FL184	67.73'	N89°23'57"E
FL185	8.64'	N26°48'53"E
FL186	18.34'	N30°02'13"W
FL187	46.55'	N9°19'00"W
FL188	51.51'	N26°54'21"E
FL189	14.23'	N10°28'53"W
FL190	47.07'	N61°23'44"E
FL191	34.78'	N38°00'52"E
FL192	44.58'	N63°41'48"E
FL193	78.81'	N1°08'14"E
FL194	25.74'	N45°53'33"W
FL195	88.46'	N51°30'23"W
FL196	14.81'	N5°20'23"W
FL197	57.43'	N11°31'48"E
FL198	110.49'	S48°16'11"E
FL199	19.28'	S51°01'28"E
FL200	23.08'	S59°14'58"E

100 Year Flood Line Table		
Line	Length	Direction
FL201	11.91'	S69°02'06"E
FL202	8.74'	N60°30'54"E
FL203	8.00'	N18°12'49"E
FL204	110.78'	N0°19'07"E
FL205	24.67'	N89°34'17"E
FL206	11.95'	N72°05'21"E
FL207	15.79'	N8°06'27"W
FL208	31.51'	N44°45'07"W
FL209	24.17'	N31°16'35"W
FL210	15.12'	N0°07'37"W
FL211	32.40'	N38°57'05"E
FL212	28.58'	N5°06'11"E
FL213	11.18'	N33°21'47"W
FL214	27.44'	N69°26'11"W
FL215	19.36'	N22°38'05"E
FL216	20.57'	N7°51'05"W
FL217	5.32'	N32°55'26"E
FL218	9.86'	N14°25'01"W
FL219	23.01'	N31°13'33"E
FL220	16.37'	N10°30'29"E
FL221	2.62'	N15°31'48"E
FL222	141.57'	N89°42'30"W
FL223	11.20'	N7°14'31"W
FL224	16.77'	N68°30'14"E
FL225	49.59'	N16°28'30"E
FL226	48.61'	S80°37'03"E
FL227	63.77'	N48°46'36"E
FL228	51.42'	N25°17'34"E
FL229	151.35'	N90°00'00"E
FL230	14.35'	S35°33'25"E
FL231	44.91'	S20°10'41"W
FL232	30.73'	S41°14'53"E
FL233	16.64'	S9°03'52"W
FL234	59.14'	S55°18'11"W
FL235	22.55'	S26°53'31"W
FL236	89.99'	N89°26'48"W
FL237	2.50'	S15°31'48"W
FL238	35.95'	S6°14'45"E
FL239	23.41'	S23°56'25"W
FL240	23.17'	S1°40'13"W
FL241	17.35'	S43°24'36"W
FL242	80.93'	S8°31'24"E
FL243	15.04'	S17°58'54"E
FL244	47.88'	S14°59'21"W
FL245	24.92'	S68°45'05"W
FL246	21.22'	S36°51'10"W
FL247	19.39'	S3°23'25"E
FL248	30.21'	S9°27'43"W
FL249	47.35'	S9°56'40"E
FL250	33.51'	S5°06'13"W

100 Year Flood Line Table		
Line	Length	Direction
FL251	40.56'	S36°27'42"W
FL252	29.75'	S50°10'34"W
FL253	33.14'	S15°01'40"W
FL254	59.52'	S64°21'02"E
FL255	51.96'	S19°47'41"W
FL256	15.16'	S68°31'16"W
FL257	22.03'	N75°49'15"W
FL258	30.73'	S42°45'28"W
FL259	38.01'	S14°06'23"W
FL260	29.46'	S1°18'18"E
FL261	28.68'	S44°48'08"W
FL262	42.43'	S38°02'41"W
FL263	18.02'	S13°22'26"W
FL264	28.30'	S37°55'07"W
FL265	20.66'	S9°53'00"W
FL266	22.83'	S10°05'24"E
FL267	56.13'	S6°14'55"W
FL268	61.79'	S41°53'08"W
FL269	60.03'	N84°25'31"W
FL270	31.49'	N30°12'07"W
FL271	13.02'	S88°04'28"W
FL272	62.82'	S29°11'44"W
FL273	25.36'	S17°15'10"W
FL274	33.02'	N83°24'21"W
FL275	23.14'	S81°57'43"W
FL276	171.04'	S24°40'10"E
FL277	82.85'	S51°28'54"E
FL278	75.58'	S74°03'56"E
FL279	89.44'	N86°02'43"E
FL280	49.22'	N58°46'29"E
FL281	30.35'	N3°42'41"W
FL282	98.83'	N25°23'57"E
FL283	13.57'	N18°04'23"W
FL284	28.71'	N56°10'26"E
FL285	30.13'	N24°11'41"E
FL286	51.75'	N82°50'30"W
FL287	58.53'	N35°05'03"W
FL288	18.00'	N11°41'20"E
FL289	30.94'	N57°55'25"E
FL290	37.06'	N3°34'45"W
FL291	31.48'	N44°15'03"W
FL292	31.84'	N23°52'06"E
FL293	39.88'	N29°30'20"E
FL294	45.14'	N9°11'15"W
FL295	64.69'	N27°14'05"E
FL296	41.09'	N2°10'27"E
FL297	10.51'	N32°13'34"E
FL298	6.31'	S81°03'59"E
FL299	14.66'	N0°32'53"E
FL300	22.54'	N70°30'39"W

100 Year Flood Line Table		
Line	Length	Direction
FL301	53.85'	N19°48'36"E
FL302	56.09'	S72°46'15"E
FL303	23.66'	S79°53'53"E
FL304	49.64'	N55°50'14"E
FL305	19.40'	N18°14'33"E
FL306	32.93'	N1°52'56"W
FL307	13.06'	N34°13'44"W
FL308	15.08'	N62°35'54"W
FL309	18.36'	S66°24'15"W
FL310	38.80'	N51°44'33"W
FL311	30.26'	N17°13'29"E
FL312	30.11'	N4°17'08"E
FL313	29.69'	N19°29'15"E
FL314	32.42'	N1°05'47"E
FL315	11.54'	N50°53'16"W
FL316	41.15'	N20°42'20"E
FL317	17.36'	N36°08'35"E
FL318	24.36'	S85°49'22"E
FL319	26.38'	N37°17'28"W
FL321	10.68'	N10°51'49"E
FL322	20.62'	N4°33'18"W
FL323	26.82'	N40°19'04"W

Erosion Hazard Setback Line Table		
Line	Length	Direction
EH326	73.04'	S40°01'46"W
EH327	43.66'	N81°07'05"W
EH328	28.07'	S13°20'56"W
EH329	50.83'	S59°40'10"W
EH330	30.57'	S27°58'08"E
EH331	42.89'	S15°02'59"E
EH332	32.05'	S1°45'44"E
EH333	30.12'	S15°24'28"W
EH334	207.02'	S39°15'56"W
EH335	32.03'	S49°09'38"W
EH336	81.40'	S58°42'32"W
EH337	25.00'	S77°55'17"W
EH338	26.64'	S12°04'43"E
EH339	35.86'	S21°12'42"E
EH340	31.88'	S14°48'59"W
EH341	82.28'	S27°59'13"E
EH342	2.92'	S55°36'03"E
EH343	16.14'	S18°26'50"W
EH344	58.19'	S3°28'13"W
EH345	44.76'	S12°54'59"E
EH346	34.27'	S39°27'17"E
EH347	14.13'	S8°16'49"E
EH348	71.35'	S22°21'32"W
EH349	17.15'	S8°21'53"E
EH350	19.77'	S52°31'50"W
EH351	29.57'	S3°20'30"E
EH352	20.60'	S21°41'05"E
EH353	9.42'	S15°13'33"W
EH354	26.88'	N88°44'00"E
EH355	24.19'	S22°49'30"E
EH356	46.93'	S41°18'20"W
EH357	33.75'	S9°09'01"W
EH358	29.45'	S82°25'10"E
EH359	24.16'	S9°52'29"E
EH360	93.02'	N71°23'50"E
EH361	165.34'	S13°13'17"W
EH362	54.31'	S46°14'27"W
EH363	47.31'	S8°34'29"E
EH364	31.13'	S1°07'28"W
EH365	20.28'	S9°28'09"E
EH366	68.80'	S88°04'31"E
EH367	83.43'	S18°22'19"E
EH368	24.30'	S48°07'39"W
EH369	36.25'	S84°19'37"W
EH370	32.12'	S40°43'02"W
EH371	56.15'	S22°37'03"E
EH372	21.24'	S83°55'56"E
EH373	37.01'	S3°02'45"E
EH374	18.17'	S42°59'59"E
EH375	30.44'	S4°34'24"W

Erosion Hazard Setback Line Table		
Line	Length	Direction
EH376	12.82'	S28°07'24"E
EH377	10.43'	S26°44'30"W
EH378	76.65'	S2°59'42"E
EH379	50.07'	S14°46'55"E
EH380	51.74'	S21°40'26"W
EH381	29.13'	S6°14'20"E
EH382	0.46'	S34°04'31"W
EH383	27.62'	N53°34'52"W
EH384	31.76'	N86°59'22"W
EH385	40.00'	N81°13'16"W
EH386	45.66'	S49°44'55"W
EH387	36.76'	S77°59'00"W
EH388	36.73'	S19°30'57"W
EH389	23.14'	S68°54'02"W
EH390	66.58'	S21°7'27"W
EH391	25.04'	S83°34'45"W
EH392	23.61'	S3°03'32"E
EH393	15.05'	N9°42'31"E
EH394	20.45'	S2°00'10"W
EH395	20.68'	S19°52'24"E
EH396	19.60'	S5°06'38"W
EH397	19.43'	S62°48'23"E
EH398	1.86'	S25°17'06"W
EH399	37.84'	S48°10'57"W
EH400	34.42'	S14°06'04"W
EH401	2.94'	S54°56'22"W
EH402	18.42'	S81°04'10"W
EH403	17.43'	S42°45'21"W
EH404	6.22'	N33°42'34"W
EH405	20.48'	N81°55'36"W
EH406	26.38'	S26°43'09"W
EH407	23.55'	S21°31'20"W
EH408	7.27'	S34°47'06"E
EH409	15.19'	S27°48'40"W
EH410	38.06'	S49°55'12"W
EH411	28.23'	S25°07'36"W
EH412	24.32'	S71°34'40"W
EH413	15.38'	S40°20'10"W
EH414	28.34'	N88°46'24"W
EH415	26.84'	S22°34'00"W
EH416	35.49'	N0°01'31"E
EH417	3.36'	N44°45'07"W
EH418	13.77'	N31°16'35"W
EH419	14.94'	N38°57'05"E
EH420	48.15'	N1°28'33"W
EH421	17.58'	N59°38'13"E
EH422	28.04'	N33°21'47"W
EH423	9.66'	N69°26'11"W
EH424	0.25'	N22°38'05"E
EH425	18.09'	N7°51'05"W

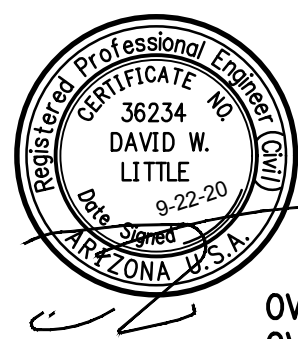
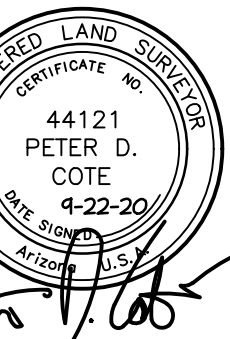
Erosion Hazard Setback Line Table		
Line	Length	Direction
EH426	6.99'	N32°55'26"E
EH427	10.30'	N14°25'01"W
EH428	17.06'	N31°13'33"E
EH429	25.48'	N10°30'29"E
EH430	28.14'	N89°30'05"E
EH431	9.26'	N26°48'53"E
EH432	27.30'	N30°02'13"W
EH433	33.81'	N9°19'00"W
EH434	51.79'	N26°54'21"E
EH435	4.57'	N10°28'53"W
EH436	34.12'	N61°23'44"E
EH437	34.25'	N38°00'52"E
EH438	25.64'	N39°08'40"W
EH439	20.26'	N7°44'29"E
EH440	63.58'	N54°48'28"W
EH441	34.30'	N4°37'03"W
EH442	30.65'	N17°12'11"W
EH443	106.83'	N28°23'46"W
EH444	13.95'	N7°56'13"W
EH445	18.73'	N24°20'37"E
EH446	13.43'	N83°27'31"E
EH447	38.59'	N59°33'10"E
EH448	65.76'	N9°01'43"E
EH449	22.38'	N16°34'08"E
EH450	41.12'	N2°52'57"E
EH451	43.40'	N37°35'51"W
EH452	66.77'	S84°17'37"W
EH453	48.13'	S30°24'43"W
EH454	28.64'	S26°26'56"E
EH455	7.95'	N79°25'46"W
EH456	55.94'	S77°05'39"W
EH457	1.64'	S13°52'47"W
EH458	20.59'	N38°32'41"W
EH459	17.16'	N4°28'08"W
EH460	23.79'	N50°46'10"W
EH461	7.15'	N49°11'15"E
EH462	17.19'	N83°21'01"E
EH463	58.33'	N25°19'00"E
EH464	29.21'	N13°02'09"E
EH465	52.31'	N21°10'06"E
EH466	44.53'	N19°07'05"W
EH467	29.95'	N70°17'48"W
EH468	29.42'	S51°30'43"W
EH469	5.55'	N26°23'42"E
EH470	63.37'	N55°18'11"E
EH471	39.06'	N9°03'52"E
EH472	27.62'	N41°14'53"W
EH473	43.28'	N20°10'41"E
EH474	40.42'	N35°33'25"W
EH475	180.04'	N90°00'00"W

Erosion Hazard Setback Line Table		
Line	Length	Direction
EH476	62.06'	S25°17'34"W
EH477	46.76'	S48°46'36"W
EH478	58.87'	N80°37'03"W
EH479	59.47'	S16°28'30"W
EH480	22.66'	S68°30'14"W
EH481	30.75'	S3°16'47"E
EH482	27.52'	N71°56'06"W
EH483	25.62'	S42°45'28"W
EH484	47.78'	S14°06'23"W
EH485	22.20'	S1°18'18"E
EH486	19.52'	S44°48'08"W
EH487	49.37'	S38°02'41"W
EH488	18.04'	S13°22'26"W
EH489	29.10'	S37°55'07"W
EH490	31.31'	S9°53'00"W
EH491	23.64'	S10°05'24"E
EH492	44.51'	S6°14'55"W
EH493	41.10'	S41°53'08"W
EH494	34.58'	N84°25'31"W
EH495	33.63'	N30°12'07"W
EH496	42.07'	S88°04'28"W
EH497	79.54'	S29°11'44"W
EH498	7.24'	S17°15'10"W
EH499	15.50'	N83°24'21"W
EH500	25.21'	S0°43'19"E
EH501	32.04'	S6°14'45"E
EH502	21.59'	S23°56'25"W
EH503	18.56'	S1°40'13"W
EH504	20.00'	S43°24'36"W
EH505	95.18'	S8°31'24"E
EH506	9.71'	S17°58'54"E
EH507	27.80'	S14°59'21"W
EH508	19.39'	S68°45'05"W
EH509	40.59'	S33°16'51"W
EH510	21.82'	S3°23'25"E
EH511	31.67'	S9°27'43"W
EH512	48.32'	S9°56'40"E
EH513	23.19'	S5°06'13"W
EH514	30.54'	S36°27'42"W
EH515	18.78'	S49°28'38"W
EH516	22.48'	S19°42'38"W
EH517	36.05'	S14°01'53"E
EH518	28.69'	N71°30'02"E
EH519	32.07'	N4°33'18"W
EH520	22.38'	N40°19'04"W
EH521	19.78'	N12°49'29"E
EH522	38.55'	N9°23'26"E
EH523	42.51'	N79°06'04"E
EH524	38.64'	N8°23'49"E
EH525	68.11'	N1°06'23"W

Erosion Hazard Setback Line Table		
Line	Length	Direction
EH526	22.33'	N62°35'54"W
EH527	15.31'	S66°24'15"W
EH528	6.65'	N51°44'33"W
EH529	15.93'	N17°13'29"E
EH530	29.61'	N4°17'08"E
EH531	31.22'	N19°29'15"E
EH532	48.64'	N2°30'47"W
EH533	3.87'	N47°29'10"W
EH534	19.60'	N17°05'08"E
EH535	23.60'	N44°23'56"E
EH536	7.59'	N13°06'37"W
EH537	29.24'	S62°28'06"E
EH538	39.02'	N3°42'41"W
EH539	102.31'	N25°23'57"E
EH540	4.61'	N18°04'23"W
EH541	16.95'	N56°10'26"E
EH542	71.10'	N24°11'41"E
EH543	74.49'	N82°50'30"W
EH544	34.14'	N35°05'03"W
EH545	32.60'	N57°55'25"E
EH546	61.20'	N3°34'45"W
EH547	23.85'	N44°15'03"W
EH548	13.71'	N23°52'06"E
EH549	47.43'	N29°30'20"E
EH550	45.69'	N9°11'15"W
EH551	44.21'	N27°14'05"E
EH552	85.30'	N0°50'21"W
EH553	1.95'	N69°41'15"W
EH554	42.43'	S6°24'17"W
EH555	15.68'	S47°39'54"W
EH556	63.61'	S5°00'01"W
EH557	97.53'	S8°59'25"E
EH558	8.11'	S62°14'25"E

REZONING CONDITIONS OF APPROVAL (OV1701617) & (O)17-10

- FLAT ROOF HOMES SHALL BE LIMITED TO 18', ONE-STORY AND GABLE-ROOF HOMES SHALL BE LIMITED 23', ONE-STORY.
- A RUSTIC OR WESTERN DESIGN TYPICALLY USED IN A RURAL-RANCH CONTEXT, USING STEEL, WOOD OR OTHER MATERIALS COMPATIBLE TO THE SURROUNDING AREA, SHALL BE USED FOR THE ENTRY GATE AND ENTRYWAY SIGN. ONLY NATIVE LANDSCAPING FOUND IN THE IMMEDIATE AREA SHALL ALSO BE USED AT THE ENTRANCE.
- THE ENTRY GATE TO THE PROPOSED DEVELOPMENT SHALL BE LOCATED NO FURTHER THAN 75' FROM THE REAR PROPERTY LINE OF LOT 1.
- STREETLIGHTS SHALL NOT BE PERMITTED ON INTERNAL STREETS OR IN THE RECREATION AREA WITHIN THE DEVELOPMENT.
- THE NATIVE PLANT PRESERVATION WAIVER HAS BEEN PARTIALLY APPROVED TO NOT INCLUDE ANY IRONWOOD TREES OR SAGUARO CACTI.
- THE DESIGN SHOWN ON THE TENTATIVE DEVELOPMENT PLAN REPRESENTS A CONDITION OF REZONING. NOTEWORTHY ELEMENTS FOR NEIGHBORHOOD COMPATIBILITY INCLUDE:
 - DENSITY RESTRICTED TO A MAXIMUM OF 80 LOTS.
 - MINIMUM LOT SIZE SHALL BE 8,750 SQUARE FEET.
 - LOTS ALONG THE WESTERN PERIMETER AND NEAREST TO SHANNON RD. SHALL BE A MINIMUM OF ONE-THIRD ACRE.
- THE AREA PRESERVED AS ENVIRONMENTALLY SENSITIVE OPEN SPACE (ESOS), RANGING FROM 300' TO 600' FEET FROM THE SOUTHERN PROPERTY LINE AND 300' TO 450' FROM THE WESTERN PROPERTY LINE, SHALL BE OWNED AND MAINTAINED BY THE HOA AND PROTECTED BY THE TOWN OF ORO VALLEY, THROUGH A CONSERVATION EASEMENT AS NATURAL OPEN SPACE, EXCEPT FOR LIMITED DRAINAGE AND UTILITY INFRASTRUCTURE IMPROVEMENTS ON THE FINAL PLAT.
- THE DEVELOPER SHALL CONSTRUCT A SOUTH-BOUND LEFT -TURN LANE WITH ASSOCIATED WIDENING AT THE SHANNON ROAD/SAHUARO DIVIDE INTERSECTION AS RECOMMENDED BY THE TRAFFIC IMPACT ANALYSIS. CONSTRUCTION OF THE TURN LANE IS TO BE COMPLETED PRIOR TO THE SUBDIVISION'S PUBLIC OPENING FOR HOME SALES.
- THE DEVELOPER SHALL CONSTRUCT A SOUTH-BOUND LEFT-TURN LANE WITH ASSOCIATED WIDENING AT THE SHANNON ROAD / OWL VISTA PLACE INTERSECTION. CONSTRUCTION OF THE TURN LANE IS TO BE COMPLETED PRIOR TO THE SUBDIVISION'S PUBLIC OPENING FOR HOME SALES.
- THE DEVELOPER SHALL CONSTRUCT A NORTH-BOUND LEFT-TURN LANE WITH ASSOCIATED WIDENING AT THE SHANNON ROAD/SAHUARO DIVIDE INTERSECTION AS GREED TO BY THE DEVELOPER IN COORDINATION WITH THE SURROUNDING NEIGHBORS. CONSTRUCTION OF THE TURN LANE IS TO BE COMPLETED PRIOR TO THE SUBDIVISION'S PUBLIC OPENING FOR HOME SALES.
- THE DEVELOPER SHALL PROVIDE AN IN-LIEU FEE FOR THE CONSTRUCTION OF A 10-FOOT WIDE ASPHALT SHARED-USE PATH ON THE EAST SIDE OF SHANNON ROAD, ALONG THE ENTIRETY OF THE PROJECT'S RIGHT-OF-WAY FRONTAGE. THE FEE FOR THE MULTI-USE PATH MUST BE PROVIDED TO THE TOWN, PRIOR TO BUILDING PERMITS BEING ISSUED.
- ON-SITE DETENTION BASINS SHALL BE REQUIRED TO BE DESIGNED AND CONSTRUCTED SO AS TO HAVE THE EFFECT OF DECREASING THE 2-, 10-,50-, AND 100-YEAR PRE-EXISTING STORM WATER FLOW RATES BY 15%-25%, AS DEEMED APPROPRIATE RELATIVE TO DESIGN CONSTRAINTS BY THE TOWN ENGINEER, FOR DRAINAGE EXITING THE PROPERTY ALONG THE SOUTHERN BOUNDARY. THE PRIVATE DETENTION BASINS SHALL BE REQUIRED TO BE REGULARLY MAINTAINED BY THE SUBDIVISION'S HOMEOWNER'S ASSOCIATION PER A TOWN APPROVED DRAINAGE MAINTENANCE PLAN.
- THE DEVELOPER SHALL CONSTRUCT OFF-SITE DRAINAGE IMPROVEMENTS ALONG OWL VISTA PLACE, AS AGREED TO BY THE DEVELOPER IN COORDINATION WITH THE SURROUNDING NEIGHBORS. CONSTRUCTION OF THE OWL VISTA PLACE IMPROVEMENTS ARE TO BE COMPLETED PRIOR TO THE SUBDIVISION'S PUBLIC OPENING FOR HOME SALES. IMPROVEMENTS REQUIRED WITHIN FLOOD PRONE AREAS SHALL INCLUDE:
 - REPLACING EXISTING CULVERT CROSSINGS WITH LARGER CAPACITY CULVERTS
 - RAISING THE ELEVATION OF THE DRIVE AND ARMORING THE DRIVE EMBANKMENT(S) FOR EROSION PROTECTION WHERE REQUIRED SO AS TO HAVE THE EFFECT OF PROVIDING ALL-WEATHER ACCESS ALONG THE PRIVATE DRIVE.
- REDIRECTING EXISTING STORMWATER DRAINAGE TO BE CONVEYED BACK INTO HISTORICAL, CONCENTRATED CROSSING LOCATIONS ALONG OWL VISTA PLACE.
- ANY DISTURBANCE OR MODIFICATION OF THE EXISTING ROAD SURFACE OF OWL VISTA PLACE SHALL INCLUDE RE-ESTABLISHING THE CURRENT COMPACTED 3" AGGREGATE BASE COURSE (ABC) SURFACE COVERING AS DICTATED BY THE EXISTING OWL VISTA PLACE CC&RS.
- A PRIVATE DRAINAGE AND MAINTENANCE EASEMENT SHALL BE DEDICATED PER THE FINAL PLAT FOR AN AREA ALONG THE PROJECT'S SOUTHERN PROPERTY LINE, ADJACENT TO OWL VISTA PLACE. THE EASEMENT SHALL BE GRANTED TO THE OWNERS OF THE PROPERTIES ALONG OWL VISTA PLACE FOR ONGOING MAINTENANCE OF DRAINAGEWAYS, CONVEYANCE STRUCTURES, AND EROSION PROTECTION.
- THE PROPOSED DEVELOPMENT SHALL NOT INCREASE PRE-EXISTING STORM WATER FLOWS WITHIN THE FEMA FLOODPLAIN EXITING THE PROPERTY ALONG THE WESTERN BOUNDARY.
- THE LARGE SAGUARO CACTUS WITH MULTIPLE ARMS, LOCATED ALONG SHANNON ROAD AND ACROSS FROM SAHUARO DIVIDE, SHALL BE PRESERVED IN PLACE.



RELATED CASE#
OV1701617
OV1701072
1900400

AUGUST 2020

2000437
FINAL PLAT
SHANNON 80

LOTS 1 THROUGH 80 AND C.A. "A" (PRIVATE STREETS),
C.A. "B" (NATURAL OPEN SPACE, DRAINAGE, UTILITIES
LANDSCAPE AND RECREATION AREA),
A PORTION OF NORTHWEST QUARTER OF SECTION 9,
TOWNSHIP 12 SOUTH, RANGE 13 EAST, G&SRM
ORO VALLEY PIMA COUNTY, ARIZONA.

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1600 W Broadway Rd., Ste. 150
Tempe Az. 85282 PH.(480) 736-1600