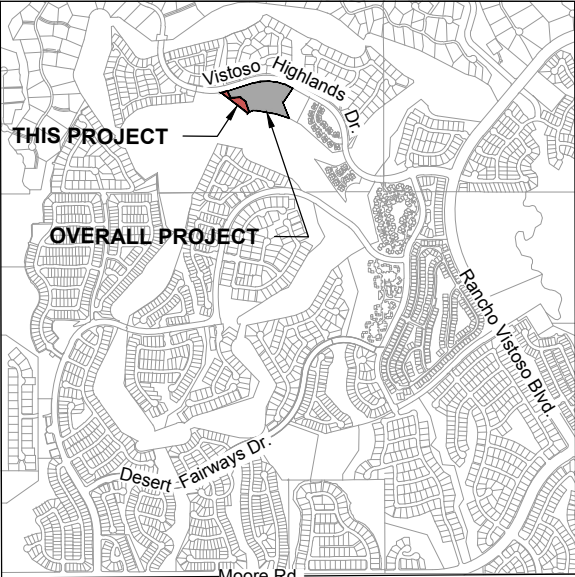


SITE PLAN CONCEPT



LOCATION MAP
CTRL PTN W2 SE4 2.94 AC SEC 23-11-13
CTRL PTN SE4 6.07 AC SEC 23-11-13
TOWN OF ORO VALLEY, ARIZONA
SCALE: 2" = 1 MILE

NOTES

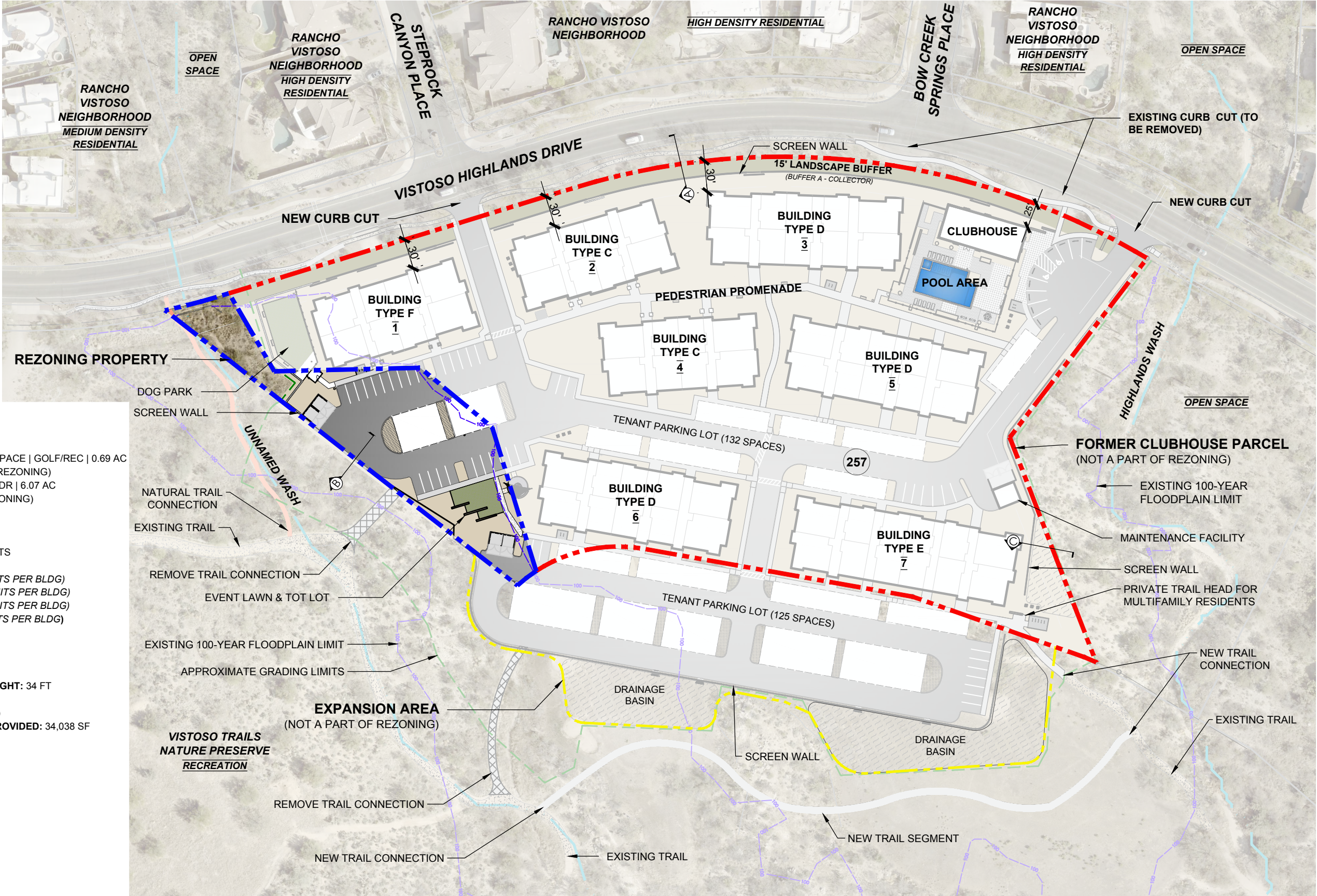
PARCEL	ZONE	EXISTING ZONING	PROPOSED ZONING	AREA
REZONING PROPERTY				
APN 219191840	RANCHO VISTOSO PAD	OPEN SPACE	GOLF/REC	0.69 AC
FORMER CLUBHOUSE PARCEL (NOT A PART OF REZONING)				
APN 219191910	RANCHO VISTOSO PAD	HDR	HDR	6.07 AC
EXPANSION AREA				
				1.94 AC (NOT A PART OF REZONING)

OVERALL PROJECT NOTES

TOTAL PROJECT AREA: 6.76 AC
PROPOSE USE: TWO-STORY GARDEN STYLE WALK-UP APARTMENTS
TOTAL NUMBER OF RESIDENTIAL APARTMENT BUILDINGS: 7
- **BUILDING TYPE C:** 2 (TWO STORIES, 8 UNITS PER FLOOR, 16 UNITS PER BLDG)
- **BUILDING TYPE D:** 3 (TWO STORIES, 10 UNITS PER FLOOR, 20 UNITS PER BLDG)
- **BUILDING TYPE E:** 1 (TWO STORIES, 12 UNITS PER FLOOR, 24 UNITS PER BLDG)
- **BUILDING TYPE F:** 1 (TWO STORIES, 8 UNITS PER FLOOR, 16 UNITS PER BLDG)
TOTAL NUMBER OF UNITS: 132 UNITS
- 1 BED UNIT: 76 (58%)
- 2 BED UNIT: 56 (42%)
TOTAL RAC: 19.52 (132 units / 6.76 acres = 19.52)
BUILDING HEIGHT: TWO STORIES (32 FT) | **MAXIMUM BUILDING HEIGHT:** 34 FT
BUILDING SETBACKS: FRONT: 20 FT | SIDE: 5 FT | REAR: 5 FT
OPEN SPACE: REQUIRED: 30% (2.02 AC) | PROVIDED: 36% (2.49 AC)
RECREATION SPACE: REQUIRED: 250 SF PER UNIT = 33,000 SF | PROVIDED: 34,038 SF
- CLUBHOUSE, FITNESS CENTER, POOL AREA: 11,687 SF
- DOG PARK: 4,038 SF
- EVENT LAWN & TOT LOT: 6,072 SF
- PEDESTRIAN PROMENADE: 10,176 SF
- TRAIL HEAD: 2,065 SF

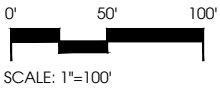
PARKING

REQUIRED PARKING: 245 SPACES
- 1.5 SPACES PER EA 1 BED UNIT = 114 SPACES
- 1.75 SPACE PER EA 2 BED UNIT = 98 SPACES
- 1 GUEST SPACE PER EVERY 4 UNITS = 33 SPACES
PROVIDED PARKING: 257 SPACES

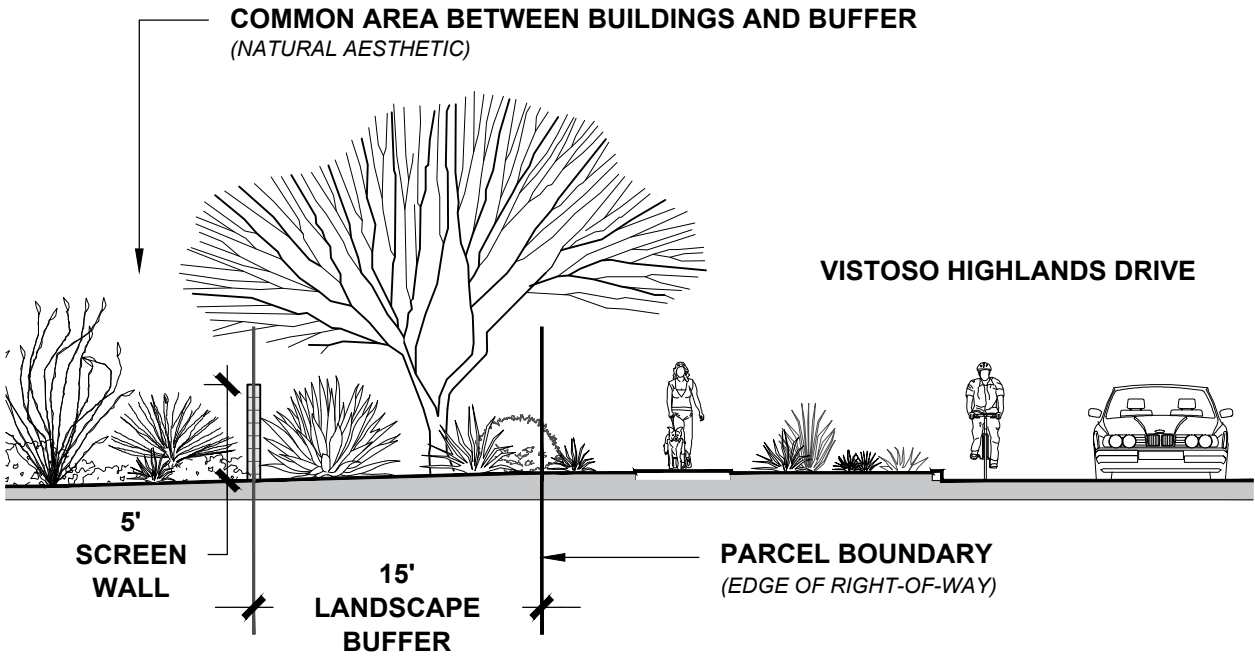


THE GATEWAY AT VISTOSO PRESERVE

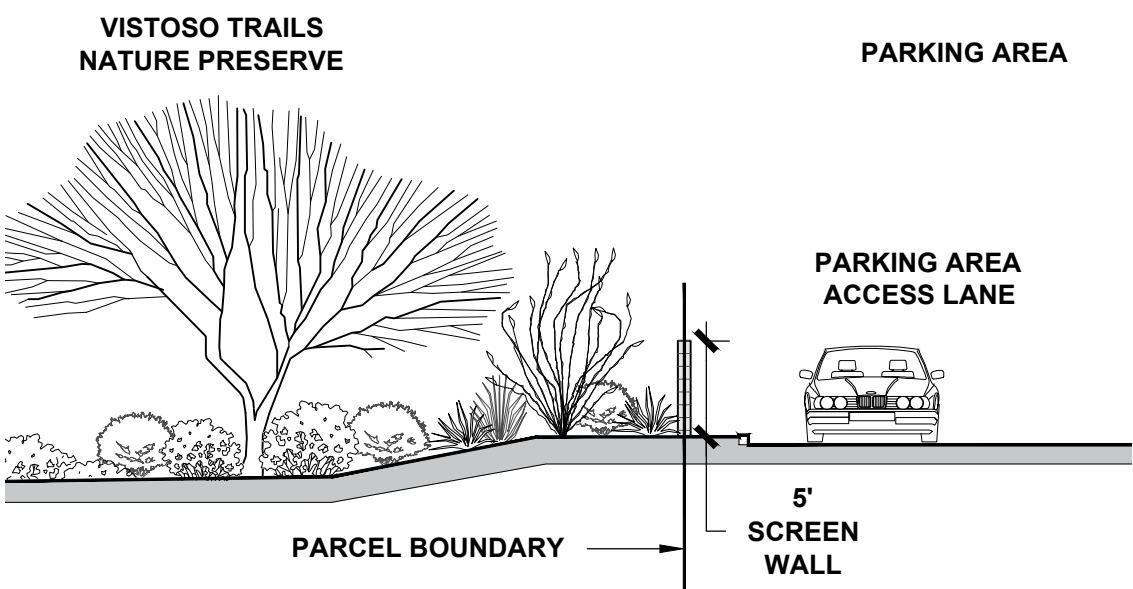
PROJECT: CCD-15 DATE: 1/11/2024
FILE NAME: RUL-05_TDP.DWG



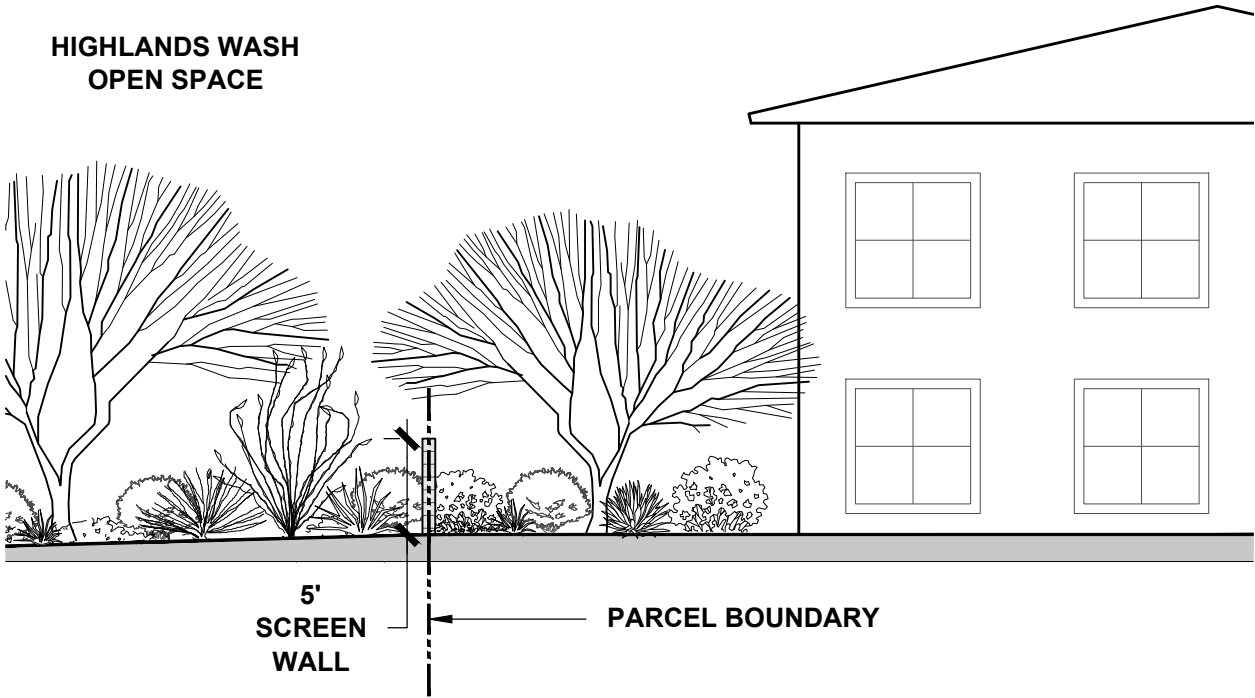
SITE PLAN CONCEPT CROSS SECTIONS



CROSS SECTION A: VISTOSO HIGHLANDS DRIVE



CROSS SECTION B: PARKING AREA



CROSS SECTION C: BUILDING SCREENING ADJACENT TO OPEN SPACE

THE GATEWAY AT VISTOSO PRESERVE

PROJECT: CCD-15 DATE: 11/21/2023
FILE NAME: RUL05 SCREENING CROSS-SECTIONS.DWG

