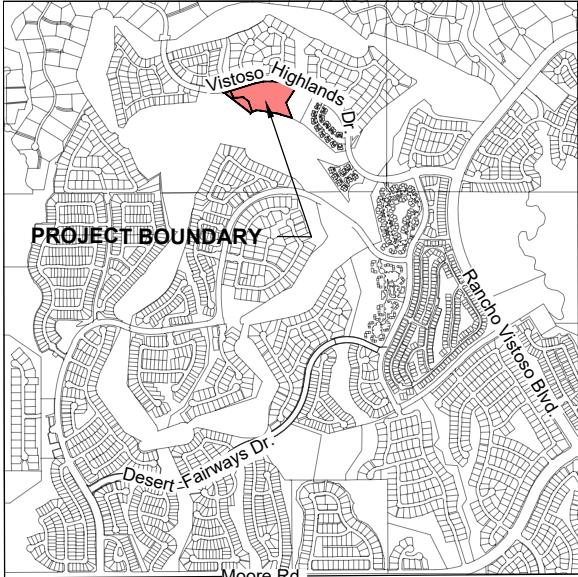


# SITE PLAN CONCEPT



**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



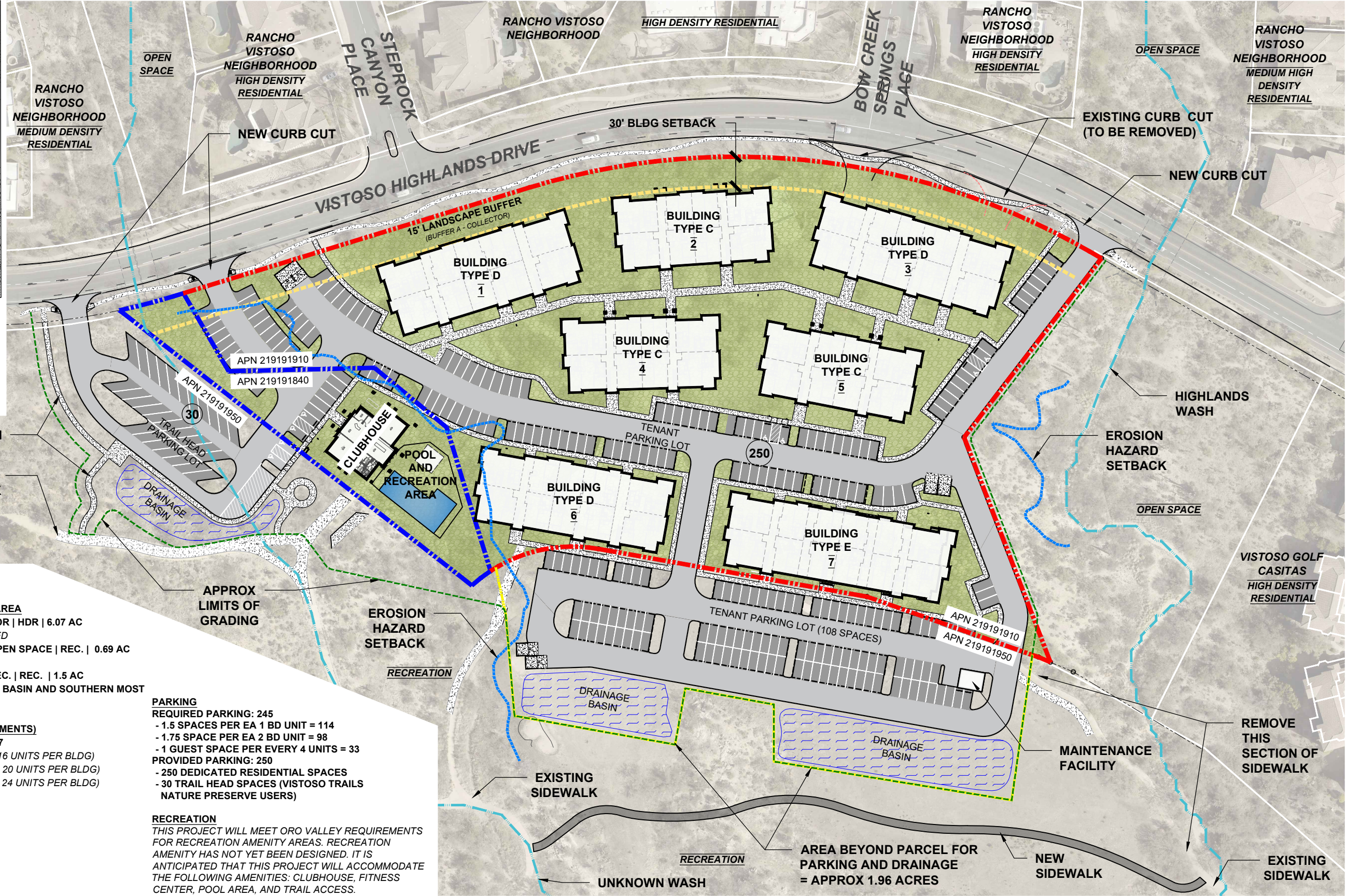
## NOTES

**PARCEL | ZONE | EXISTING ZONING | PROPOSED ZONING | AREA**  
APN 219191910 | RANCHO VISTOSO PAD | HDR | HDR | 6.07 AC  
- THIS PARCEL IS EXISTING HDR DESIGNATED  
APN 219191840 | RANCHO VISTOSO PAD | OPEN SPACE | REC. | 0.69 AC  
- THIS PARCEL IS SUBJECT TO REZONING  
(BOUNDARY TBD) APN 219191950 | RANCHO VISTOSO PAD | REC. | REC. | 1.5 AC  
**TOTAL PROJECT ACREAGE: 6.76 AC (TRAIL HEAD PARKING, BASIN AND SOUTHERN MOST PARKING NOT INCLUDED)**

**ARCHITECTURE (2 STORY GARDEN STYLE WALK-UP APARTMENTS)**  
**TOTAL NUMBER OF RESIDENTIAL APARTMENT BUILDINGS: 7**  
- BUILDING TYPE C: 3 (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)  
**TOTAL NUMBER OF UNITS: 132 UNITS**  
- 1 BD: 76 (58%)  
- 2 BD: 56 (42%)  
**TOTAL RAC: 15.98**  
**CLUBHOUSE: APPROX 4,000 SF (LEASING, FITNESS, ETC.)**

**PARKING**  
**REQUIRED PARKING: 245**  
- 1.5 SPACES PER EA 1 BD UNIT = 114  
- 1.75 SPACE PER EA 2 BD UNIT = 98  
- 1 GUEST SPACE PER EVERY 4 UNITS = 33  
**PROVIDED PARKING: 250**  
- 250 DEDICATED RESIDENTIAL SPACES  
- 30 TRAIL HEAD SPACES (VISTOSO TRAILS NATURE PRESERVE USERS)

**RECREATION**  
THIS PROJECT WILL MEET ORO VALLEY REQUIREMENTS FOR RECREATION AMENITY AREAS. RECREATION AMENITY HAS NOT YET BEEN DESIGNED. IT IS ANTICIPATED THAT THIS PROJECT WILL ACCOMMODATE THE FOLLOWING AMENITIES: CLUBHOUSE, FITNESS CENTER, POOL AREA, AND TRAIL ACCESS.



# VISTOSO MULTI-FAMILY

PROJECT: CCD-15 DATE: 4/24/2023  
FILE NAME: RUL-05\_SITEPLAN\_TPC\_04.23.23.DWG

0' 50' 100'  
SCALE: 1"=100'

