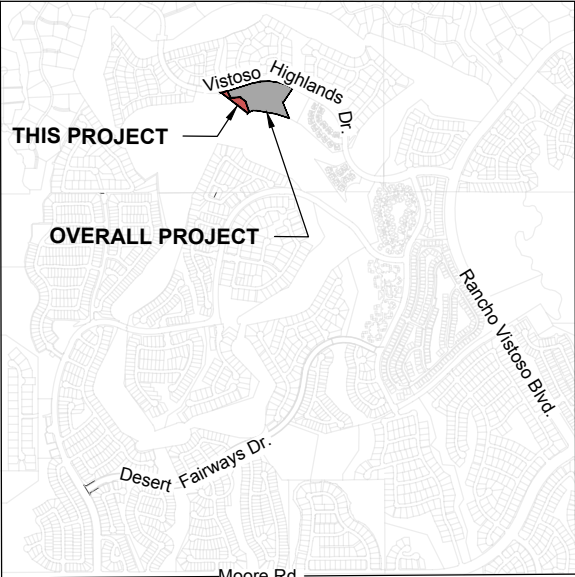


# SITE PLAN CONCEPT



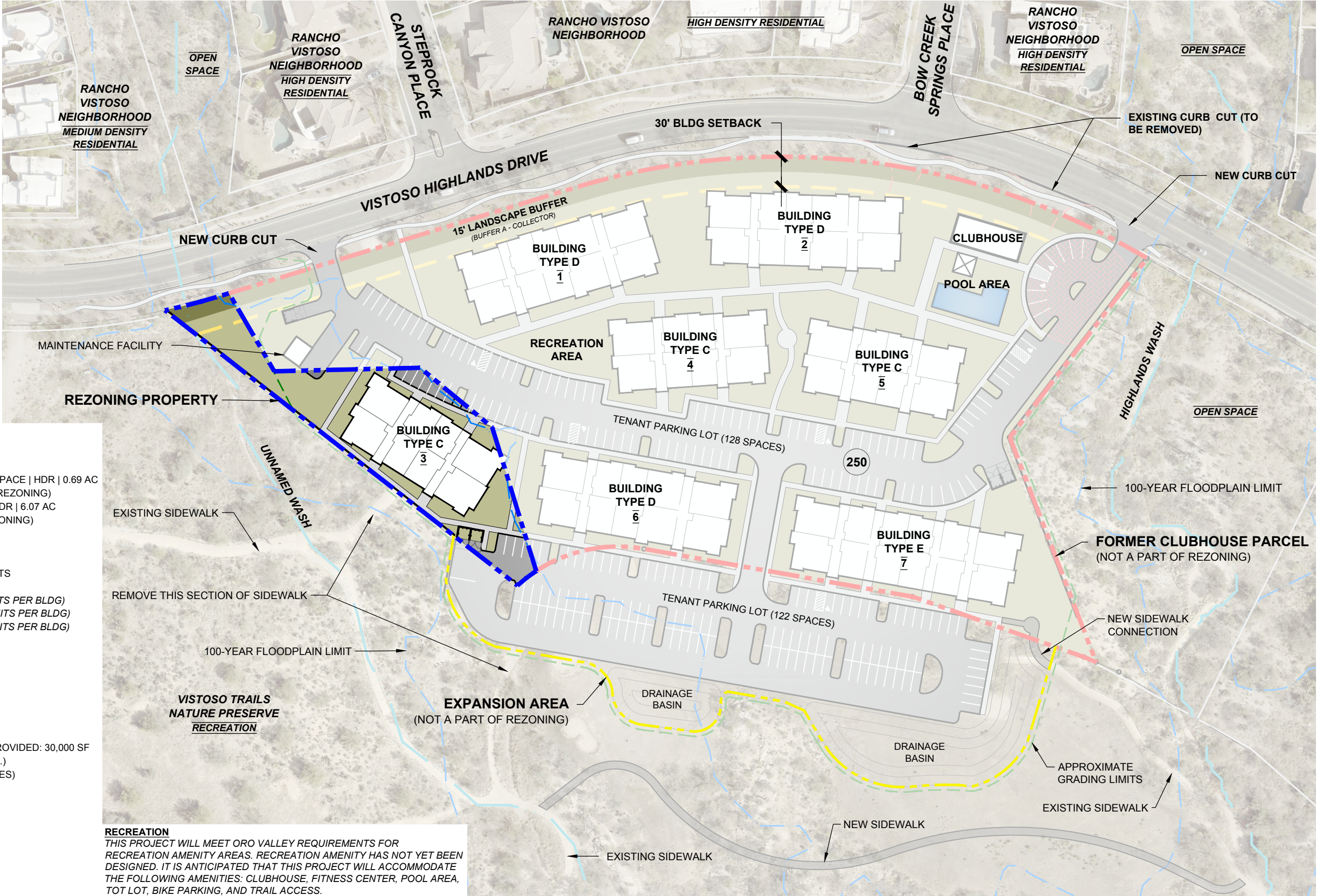
**LOCATION MAP**  
CTRL PTN W2 SE4 2.94 AC SEC 23-11-13  
CTRL PTN SE4 6.07 AC SEC 23-11-13  
TOWN OF ORO VALLEY, ARIZONA  
SCALE: 2" = 1 MILE

## NOTES

PARCEL	ZONE	EXISTING ZONING	PROPOSED ZONING	AREA
		REZONING PROPERTY		
		APN 219191840   RANCHO VISTOSO PAD   OPEN SPACE   HDR   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: 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 BED UNIT: 76 (58%)  
- 2 BED UNIT: 56 (42%)  
TOTAL RAC: 19.52 (132 units / 6.76 acres = 19.52)  
BUILDING HEIGHT: TWO STORIES  
BUILDING SETBACKS:  
- FRONT: 20 FT | SIDE: 5 FT | REAR: 5 FT  
OPEN SPACE: REQUIRED: 30% (2.02 AC) | PROVIDED: 30% (2.02 AC)  
RECREATION SPACE: REQUIRED: 250 SF PER UNIT = 33,000 SF | PROVIDED: 30,000 SF  
CLUBHOUSE: 1 STORY | APPROX 2,000 SF (LEASING, FITNESS, ETC.)  
- (MINIMUM 70% OF SPACE DEDICATED FOR RECREATION AMENITIES)

**PARKING**  
REQUIRED PARKING: 245  
- 1.5 SPACES PER EA 1 BED UNIT = 114  
- 1.75 SPACE PER EA 2 BED UNIT = 98  
- 1 GUEST SPACE PER EVERY 4 UNITS = 33  
PROVIDED PARKING: 250



# THE GATEWAY AT VISTOSO PRESERVE

PROJECT: CCD-15 DATE: 8/18/2023  
FILE NAME: RUL-05\_TDP.DWG

