



LEGEND

- PDP Boundary
- On-Site CLS Set-Aside Area (Natural Open Space)
- Proposed Detention or Sediment Control Basin for On-Site Drainage
- Proposed Detention Basin for Regional Flow
- Proposed Earthen-Bottomed Channels Accept/Convey La Cholla Wash Break-out Flow and Incoming Flows from the West
- Limits of La Cholla Wash Floodplain
- FEMA Zone Boundary
- Proposed La Cholla / Honeybee Loop #033 (Secondary Trail)
- Post-Development Flow Quantities and Concentration Points Entering or Exiting the Site (See Exhibit II-D.1 for further detail)
- RCBC beneath Entry Roads
- Surface Flow Direction
- Grade Break
- Median Opening per La Cholla Boulevard 4-lane Arterial Roadway Plans
- Limits of Public Drainage Easement for La Cholla Boulevard Improvements by Pima County/Town of Oro Valley (Graded and Cleared Area)
- Lots Restricted to Single Story

PROJECT AREA

Overall Rezoning Site Area: 50.70 AC
 Site Area After R.O.W. Dedications: 50.70 AC

PROJECT PARTICULARS

Existing Zoning: SR
 Comprehensive Plan Designations: MLIU & LIU-1.2
 Proposed Zoning: CR-5

PROPOSED USE

A single-family detached residential subdivision containing approximately one hundred thirty-nine (139) lots, together with related drainage and detention facilities, perimeter buffers, etc.

BUILDING HEIGHT

Maximum residential height is thirty-four (34') per the Pima County Zoning Code. Project will contain both 1-story and 2-story residences per market needs.

PARKING & LOADING

Parking and loading will be in accordance with Section 18.75 (Parking & Loading Standards). Final design and compliance with same will be demonstrated at the time of future site residential subdivision plat review.

RESIDENTIAL SUBDIVISION PUBLIC STREETS

Proposed Right-of-Way Width: 45'
 Travel Lanes: Minimum Two (2) 12' Lanes
 Curbing: 2' Wedge Curbs on both sides
 Sidewalks: 5' Sidewalks on both sides
 On-Street Parking: Allowed both sides

PERIMETER LANDSCAPE BUFFERS

Perimeter landscape buffers are provided to protect adjacent lower-density residences and vacant property located to the west of the rezoning site. These perimeter buffers will be a combination of natural desert and graded/re-landscaped areas using salvaged and transplanted specimens from the property. Final details of same will be provided in the required NPPO plan at the time of future subdivision platting.

CONSERVATION LANDS SYSTEM (CLS) PARTICULARS

For CLS purposes, the Project Area is 49.2 AC (this figure excludes the Public Drainage Easement).
 Total Natural Open Space provided on-site: Minimum 14.2 AC