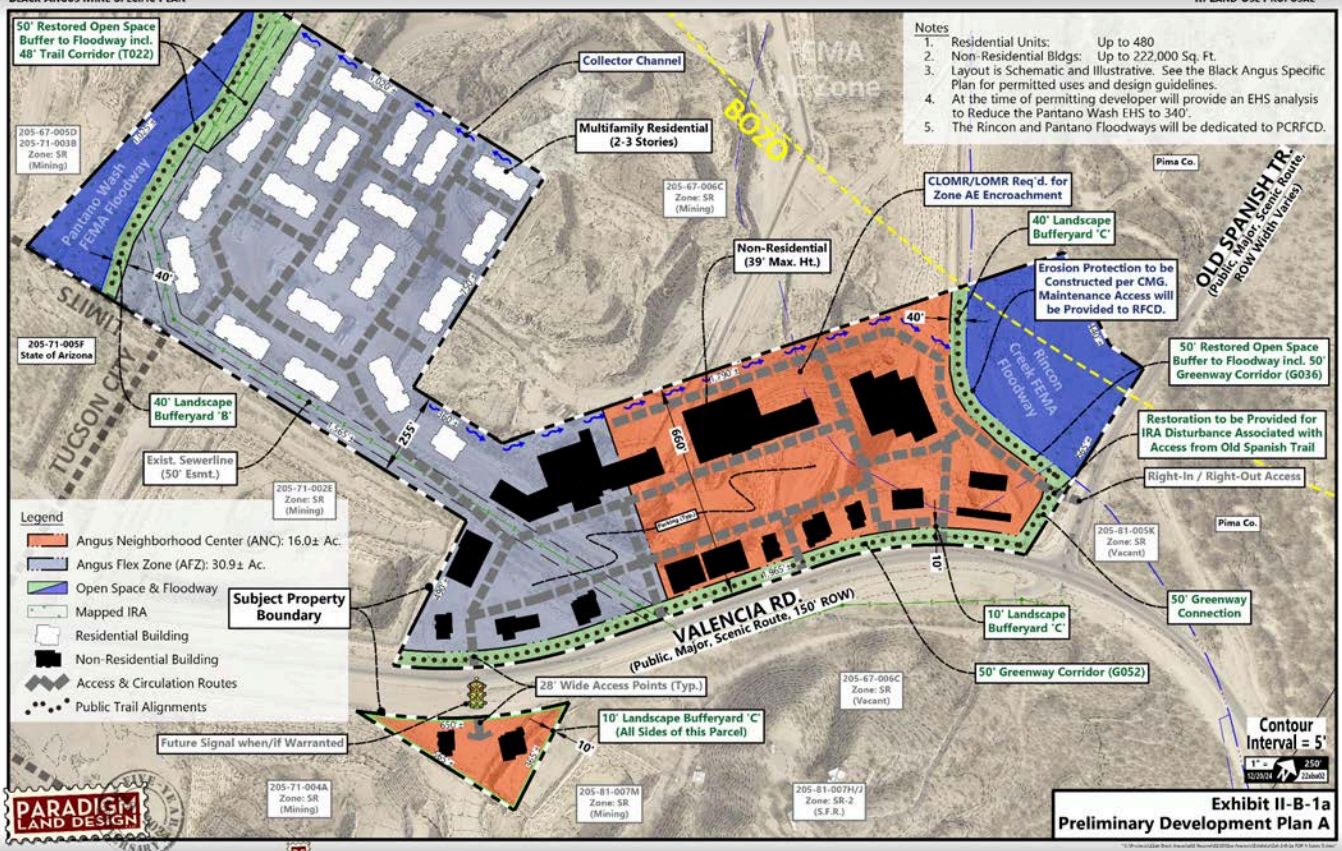
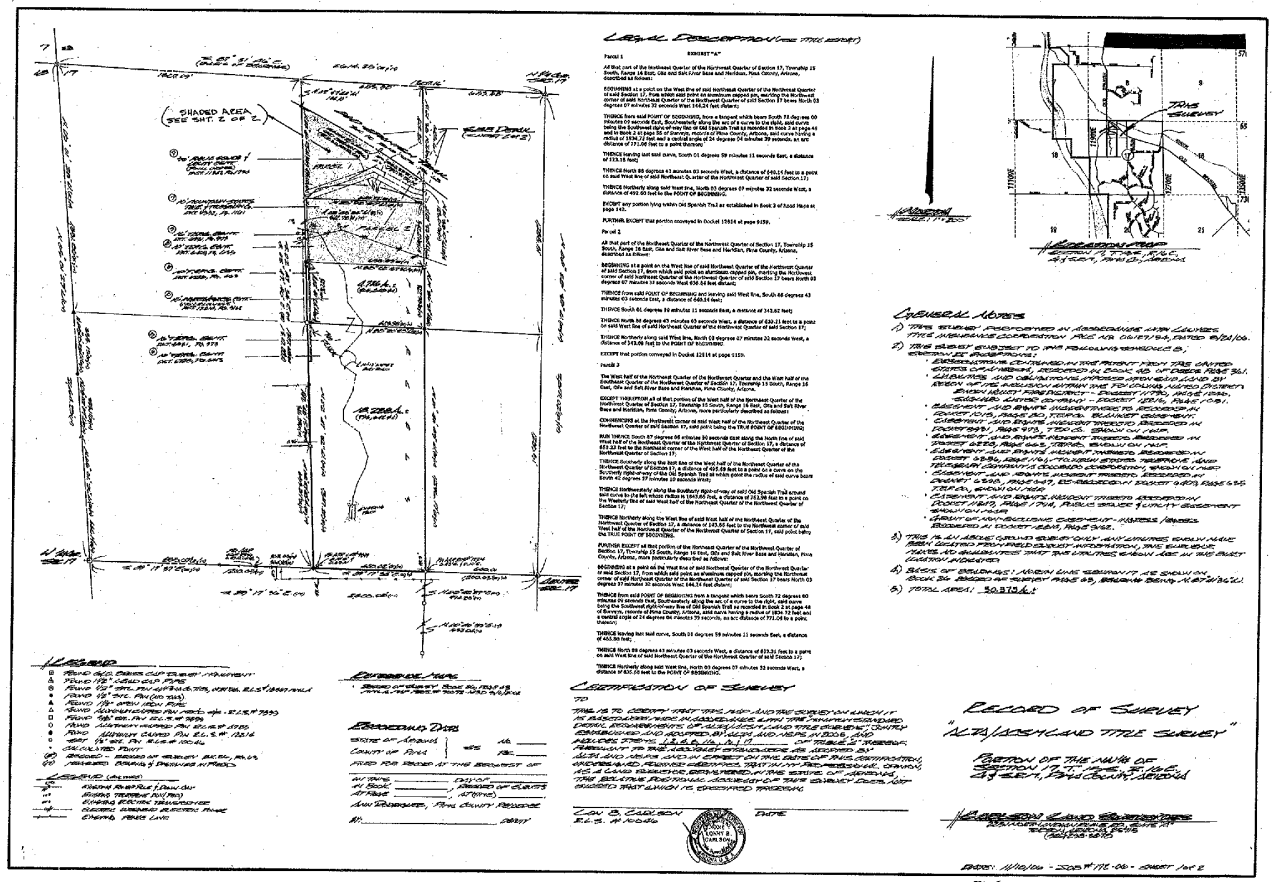
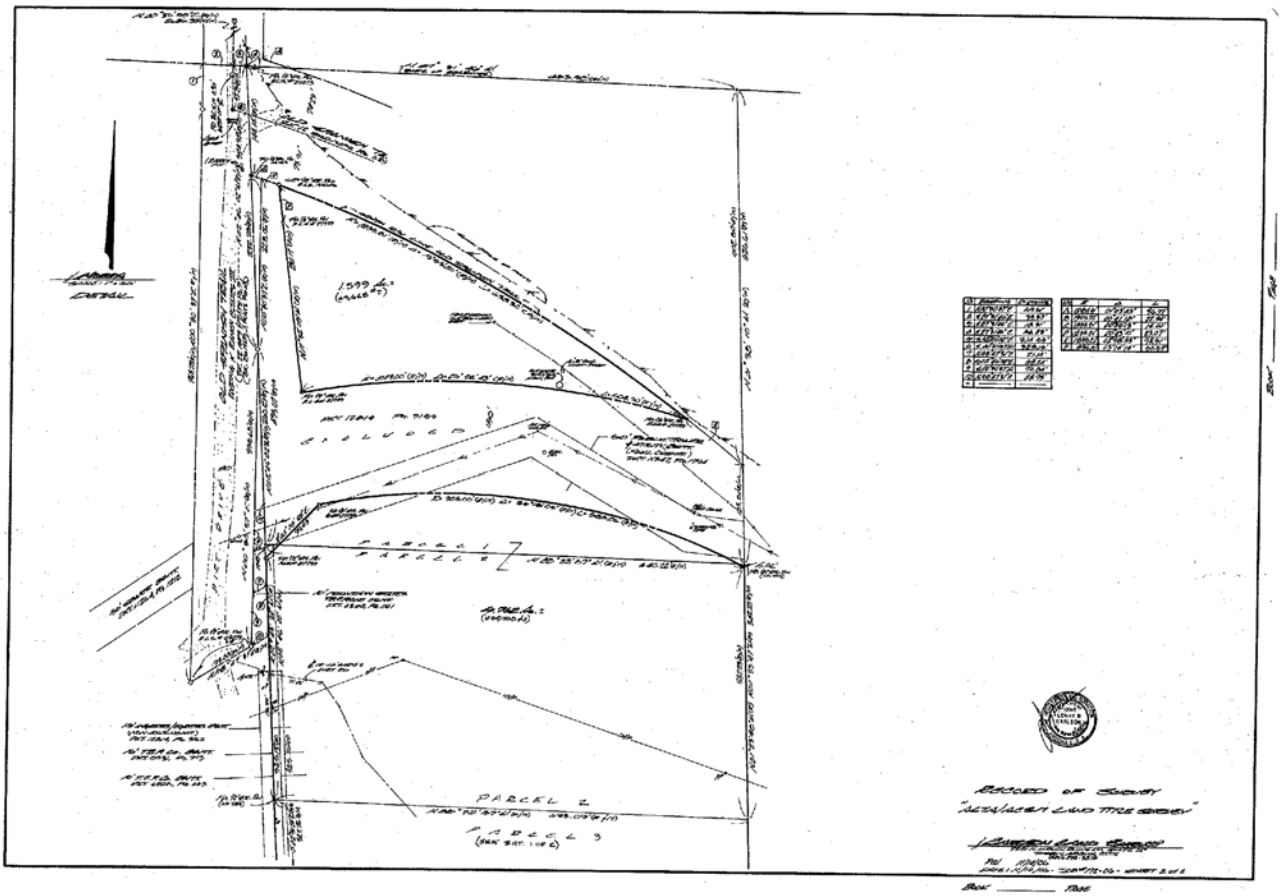

Notes
1. Residential Units: Up to 480
2. Non-Residential Bldgs: Up to 222,000 Sq. Ft.
3. Layout is Schematic and Illustrative. See the Black Angus Specific Plan for permitted uses and design guidelines.
4. At the time of permitting developer will provide an EHS analysis to Reduce the Pantano Wash EHS to 340'.
5. The Rincon and Pantano Floodways will be dedicated to PCRFCD.
50' Restored Open Space Buffer to Floodway incl. 48' Trail Corridor (T022)
Collector Channel
Multifamily Residential (2-3 Stories)
Pantano Wash FEMA Floodway
205-67-005D
205-71-003B
Zone: SR (Mining)
205-67-006C
Zone: SR (Mining)
CLOMR/LOMR Req'd. for Zone AE Encroachment
40' Landscape Bufferyard 'C'
Non-Residential (39' Max. Ht.)
Erosion Protection to be Constructed per CMG. Maintenance Access will be Provided to RFCD.
Pima Co.
OLD SPANISH TR. (Public, Major, Scenic Route, ROW Width Varies)
205-71-005F
State of Arizona
TUCSON CITY LIMITS
40' Landscape Bufferyard 'B'
Exist. Sewerline (50' Esmt.)
Rincon Creek FEMA Floodway
50' Restored Open Space Buffer to Floodway incl. 50' Greenway Corridor (G036)
Restoration to be Provided for IRA Disturbance Associated with Access from Old Spanish Trail
Right-In / Right-Out Access
205-71-002E
Zone: SR (Mining)
205-81-005K
Zone: SR (Vacant)
Pima Co.
Legend
Angus Neighborhood Center (ANC): 16.0± Ac.
Angus Flex Zone (AFZ): 30.9± Ac.
Open Space & Floodway
Mapped IRA
Residential Building
Non-Residential Building
Access & Circulation Routes
Public Trail Alignments
Subject Property Boundary
VALENCIA RD. (Public, Major, Scenic Route, 150' ROW)
10' Landscape Bufferyard 'C'
50' Greenway Connection
50' Greenway Corridor (G052)
28' Wide Access Points (Typ.)
205-67-006C
Zone: SR (Vacant)
10' Landscape Bufferyard 'C' (All Sides of this Parcel)
Future Signal when/if Warranted
Contour Interval = 5'
205-71-004A
Zone: SR (Mining)
205-81-007M
Zone: SR (Mining)
205-81-007H/J
Zone: SR-2 (S.F.R.)
PARADIGM LAND DESIGN
Exhibit II-B-1a
Preliminary Development Plan A


LEGAL DESCRIPTION
EXHIBIT "A"
SHADED AREA (SEE SHT. 2 OF 2)
LEGEND
EXCEPTIONS TABLE
CERTIFICATION OF SURVEY
RECORD OF SURVEY
"ALTA/ACSM LAND TITLE SURVEY"
PORTION OF THE NW1/4 OF SECTION 17, T1S, R1E, G&SRB&M, PINAL COUNTY, ARIZONA


PARCEL 1
PARCEL 2
PARCEL 3
RECORD OF SURVEY
"ALTA/ACSM LAND TITLE SURVEY"