



**Photo 1:** View south from near the north Subject Property boundary.



**Photo 2:** View west from near the northeast corner of the Subject Property.



**Photo 3:** View south along the west Subject Property boundary.



**Photo 4:** View southwest across a portion of the Subject Property.



**Photo 5:** View south along the east Subject Property boundary.



**Photo 6:** View north from near the southeast corner of the Subject Property.





**Photo 7:** View east along the south Subject Property boundary.



**Photo 8:** View south of the picnic area in the east-central portion of the Subject Property.



**Photo 9:** View east toward the adjacent Amazon Motel buildings. Asbestos abatement in progress.



**Photo 10:** View west of an empty swimming pool near the northeast corner of the Subject Property.



**Photo 11:** View south at the western portion of the Subject Property.



**Photo 12:** View west along adjacent W. Miracle Mile east of the Subject Property.

# Airport Proximity Map

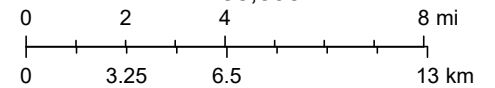


August 25, 2025

 Search Result (point)

 Airport Polygons

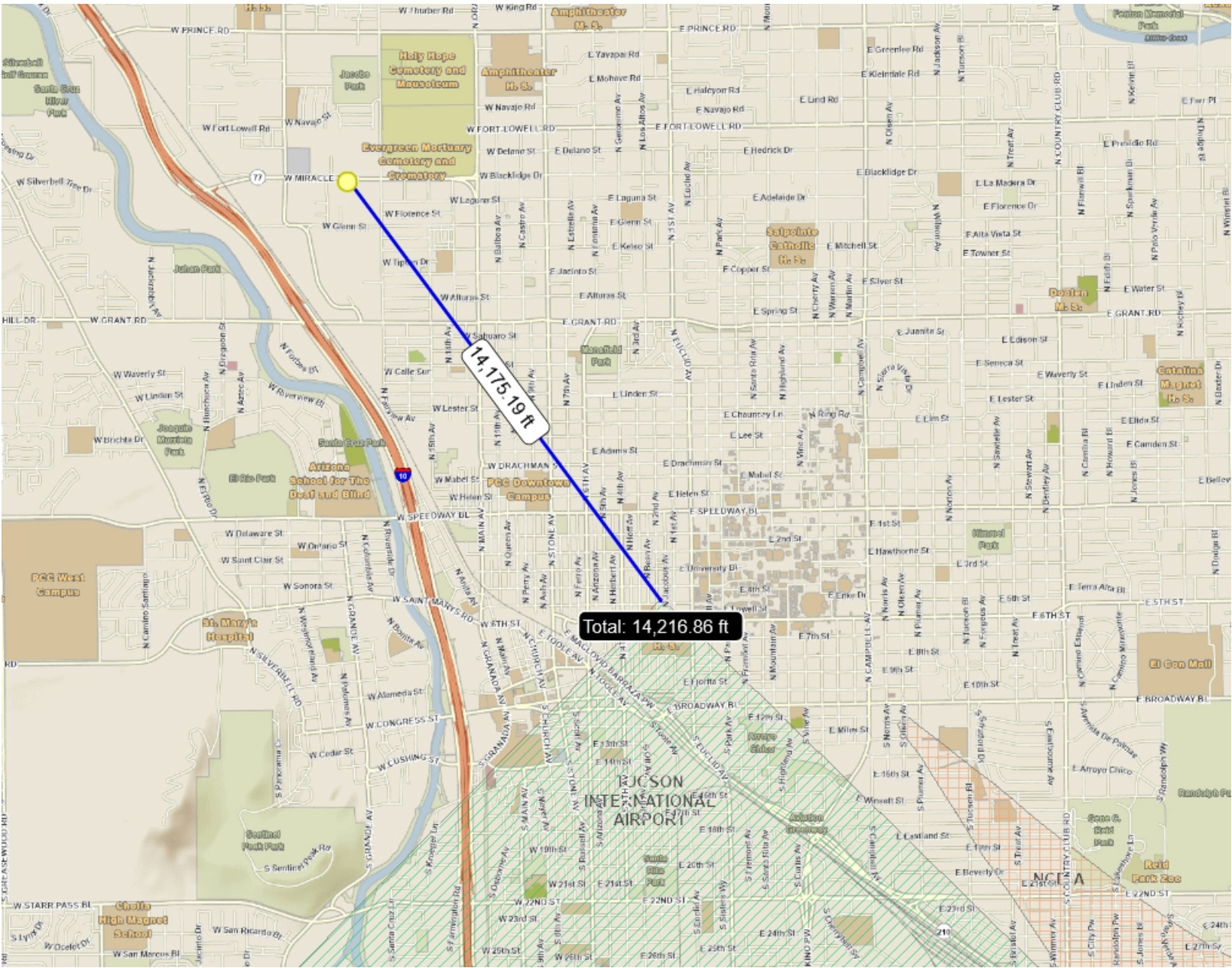
1:288,895



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, EPA OEI



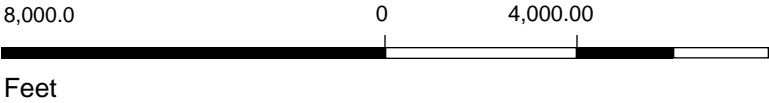
# Airport Noise Contour Proximity Map



## Legend

### Avigation Easement and Discl

- Ryan Airfield
- Tucson International Airport
- Davis Monthan AFB Noise Cor Comprehensive Plan Special A
- NCD-A
- NCD-B



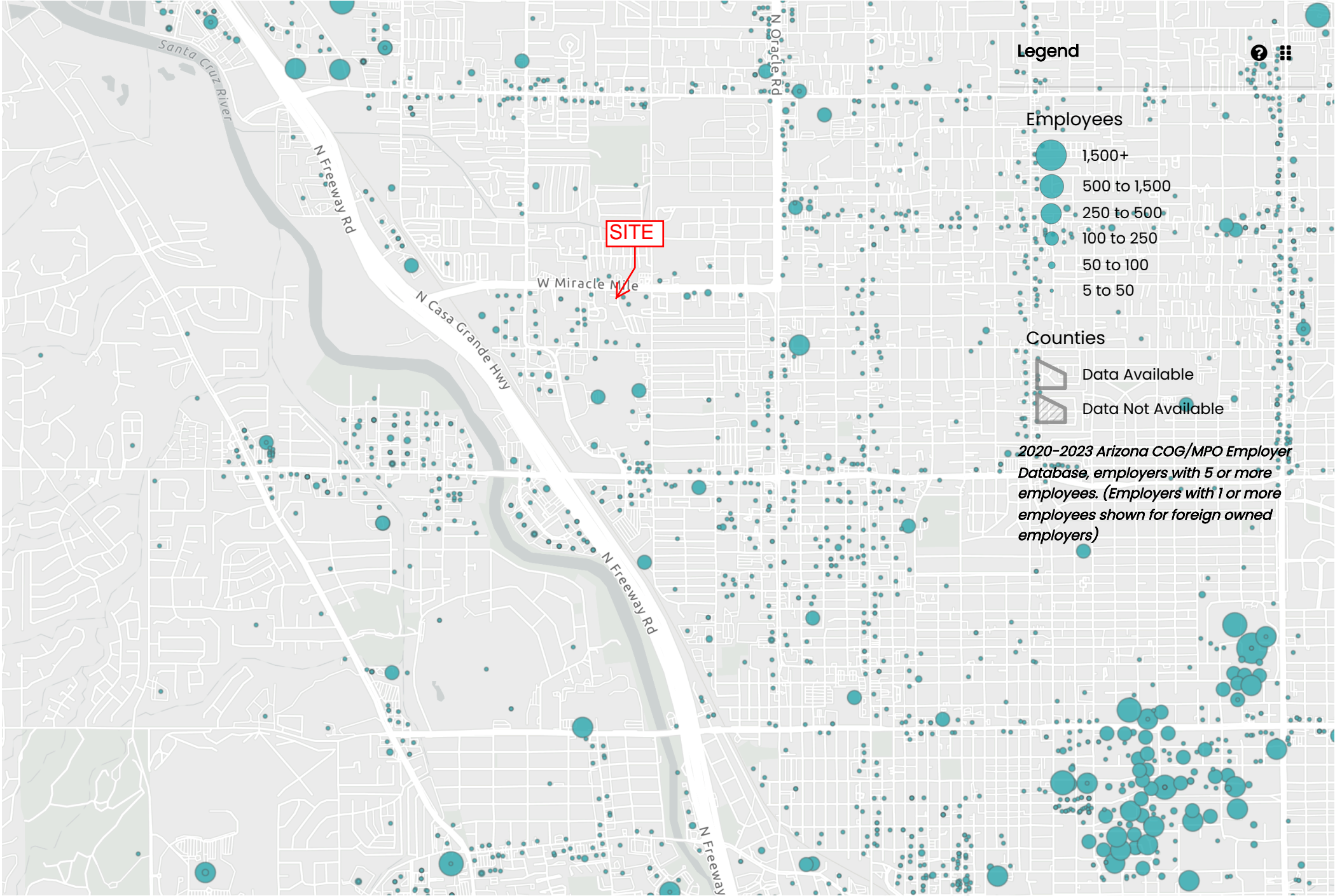
This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only





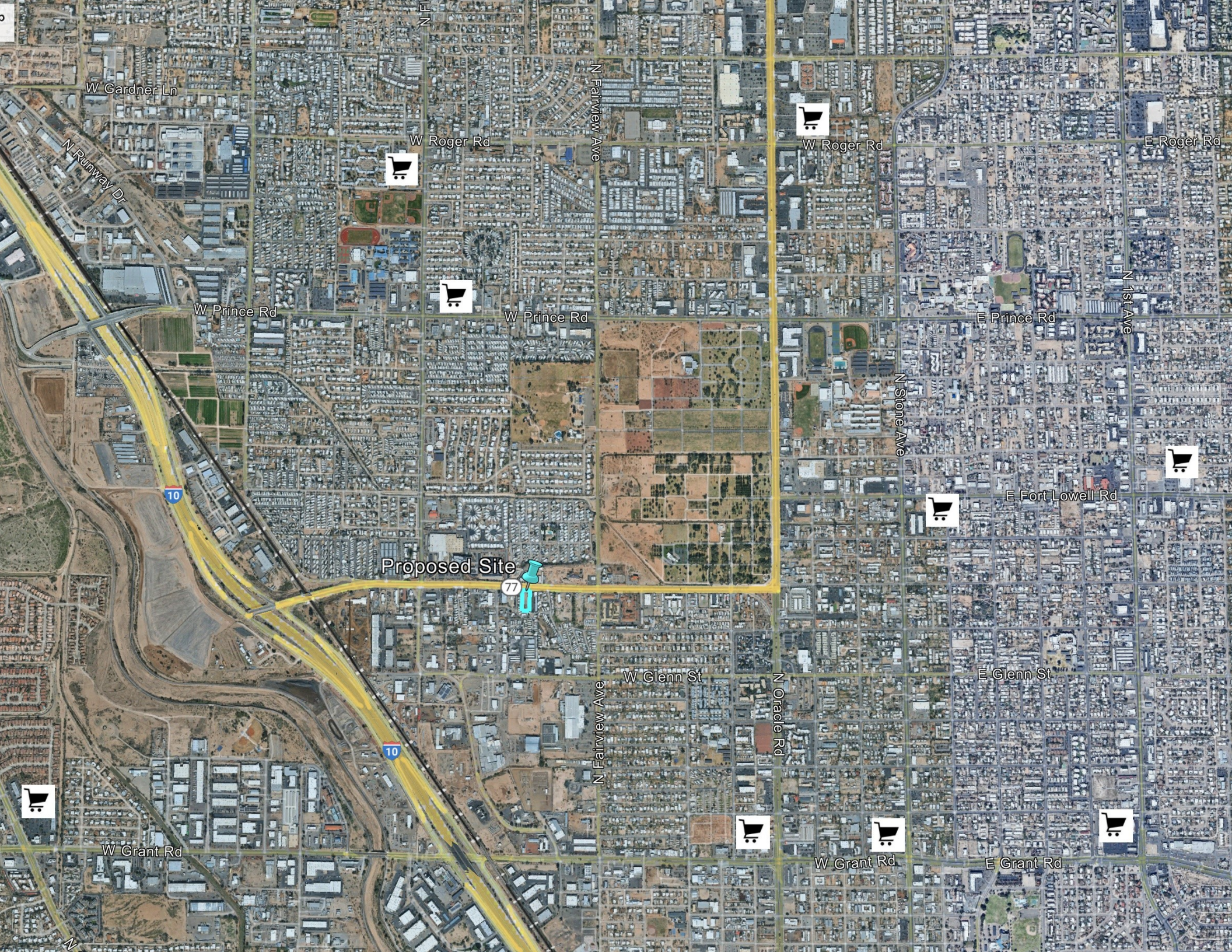




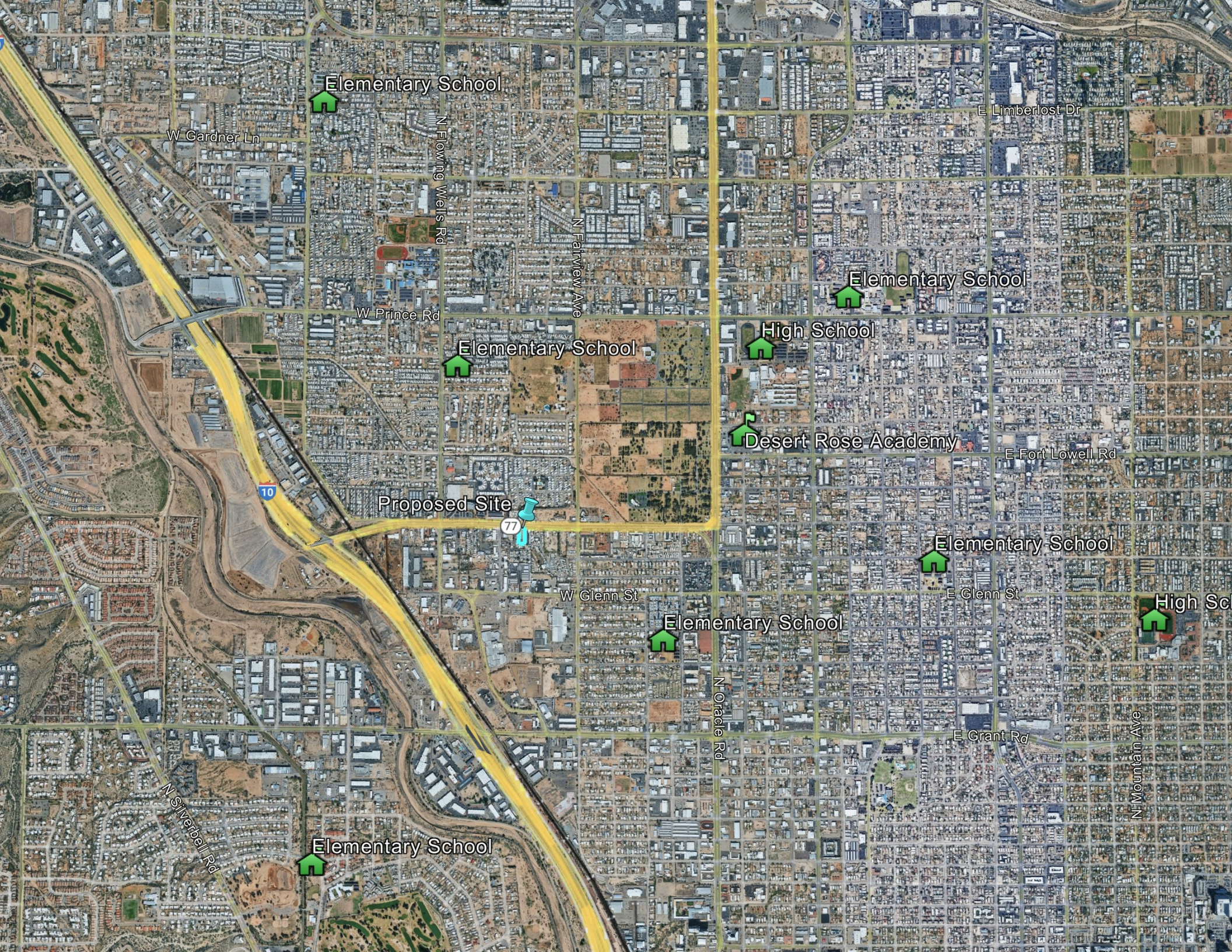


Amazon Flats is expected to provide approximately 65 full-time equivalent positions in design and construction for approximately one year. One part-time equivalent property management position and one part-time equivalent property maintenance position will be created, and these services may be shared with the neighboring Amazon Motel housing complex, also developed and managed by Gorman & Co, Inc. There are many employers of varying sizes in proximity to the proposed site. Major employers include: Banner University Medical Center which employs 5,571; University of Arizona employs more than 2,000 north of Speedways and thousands more just south of Speedway; Pima County Community College District employs 420 near the proposed site; and approximately 2-miles to the northwest of the proposed site is a cluster of mid-size businesses employing well over 1,000 in light industrial, big box retail, and with Sun Tran Transit.









Elementary School

W Gardner Ln

N Flowing Wells Rd

N Fairview Ave

E Limberlost Dr

W Prince Rd

Elementary School

Elementary School

High School

Desert Rose Academy

E Fort Lowell Rd

Proposed Site

77

W Glenn St

Elementary School

Elementary School

E Glenn St

High School

N Silverbell Rd

Elementary School

E Grant Rd

N Oracle Rd

N Mountain Ave





W Prince Rd  
Fire Station

Police Station

Site

77

W Glenn St

N Fairview Ave

N Oracle Rd

W Grant Rd

Fire Station

W Grant Rd

E Grant Rd



Soil Map—Tucson-Avra Valley Area, Arizona  
(Amazon Flats Soil Map)





Soil Map—Tucson-Avra Valley Area, Arizona  
(Amazon Flats Soil Map)

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tucson-Avra Valley Area, Arizona

Survey Area Data: Version 17, Sep 4, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 2, 2024—Apr 10, 2024

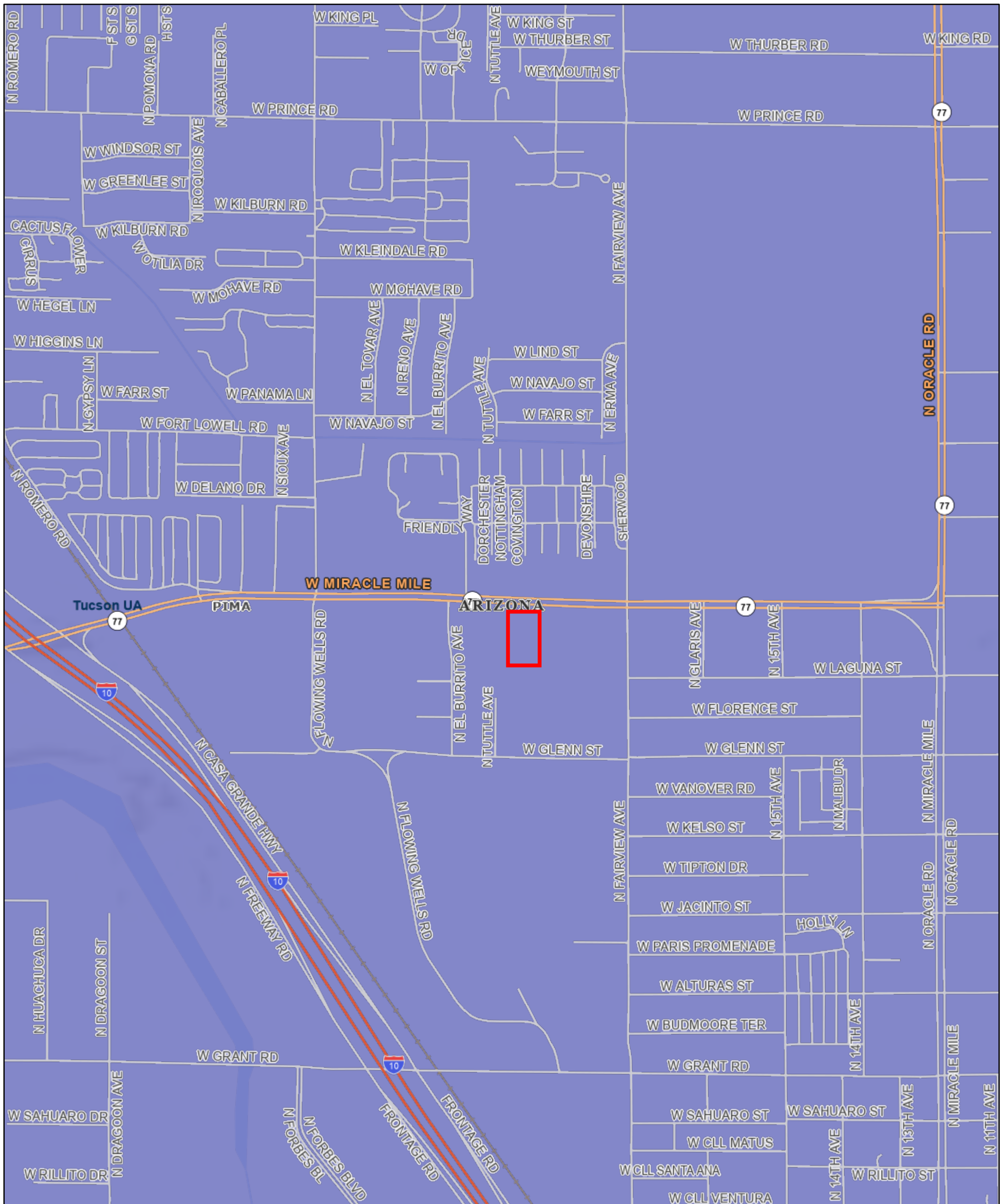
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaB	Cave gravelly loam, 0 to 5 percent slopes	0.8	100.0%
<b>Totals for Area of Interest</b>		<b>0.8</b>	<b>100.0%</b>



# Amazon Flats TIGERweb Urban Areas Map



September 14, 2025

## Counties

## States

2020 Urban Areas

## Railroads

## Local Roads

### Primary Roads

2020 Urban Areas

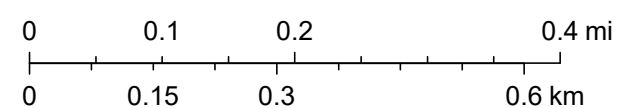
## Areal Hydrography

## Linear Hydrography

## Counties

## States

1:10,840



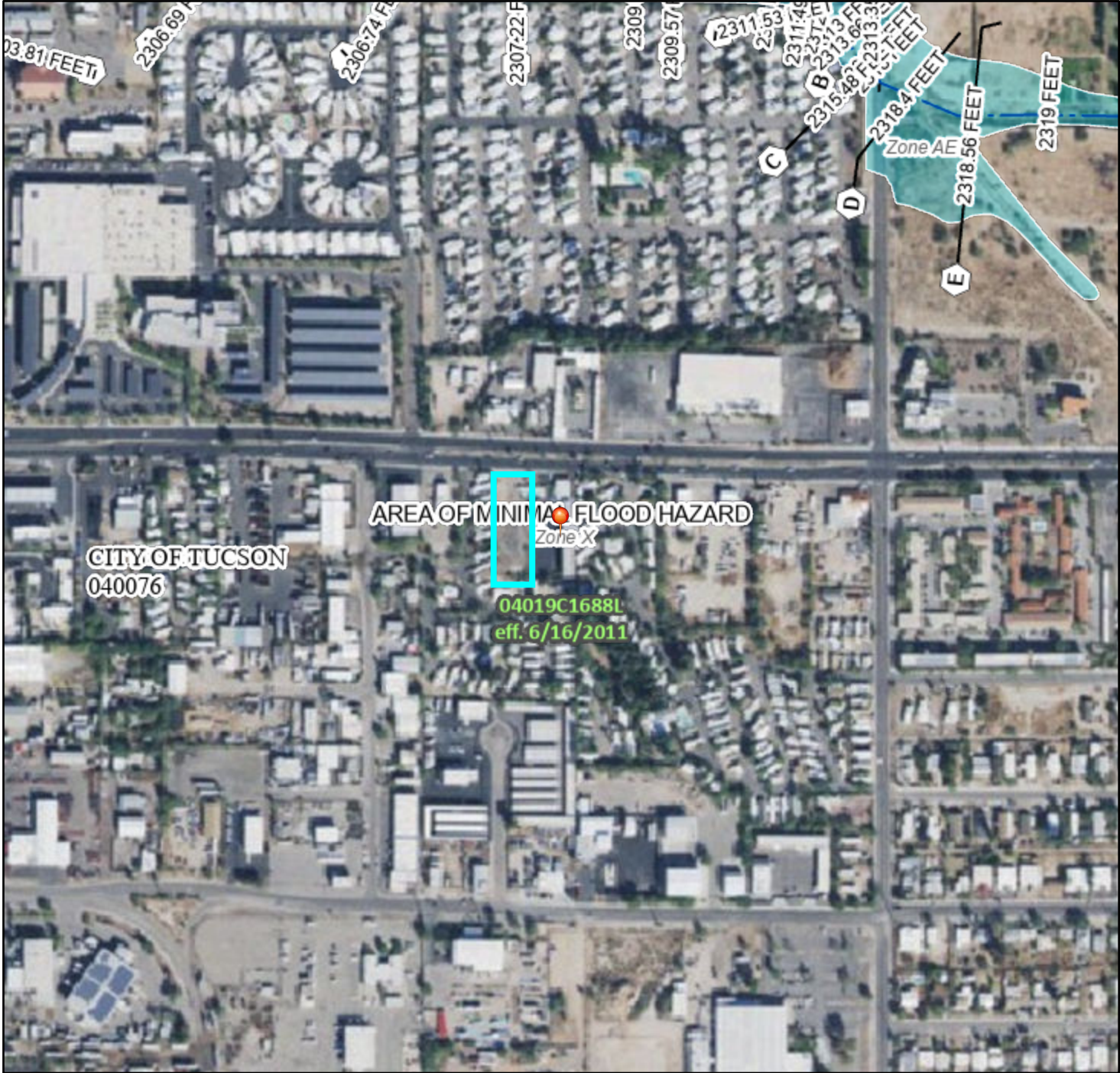
Source: U.S. Census Bureau, Sources: Esri, USGS, NOAA



# National Flood Hazard Layer FIRMMette



110°59'41"W 32°15'53"N



1:6,000

110°59'41"W 32°15'22"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



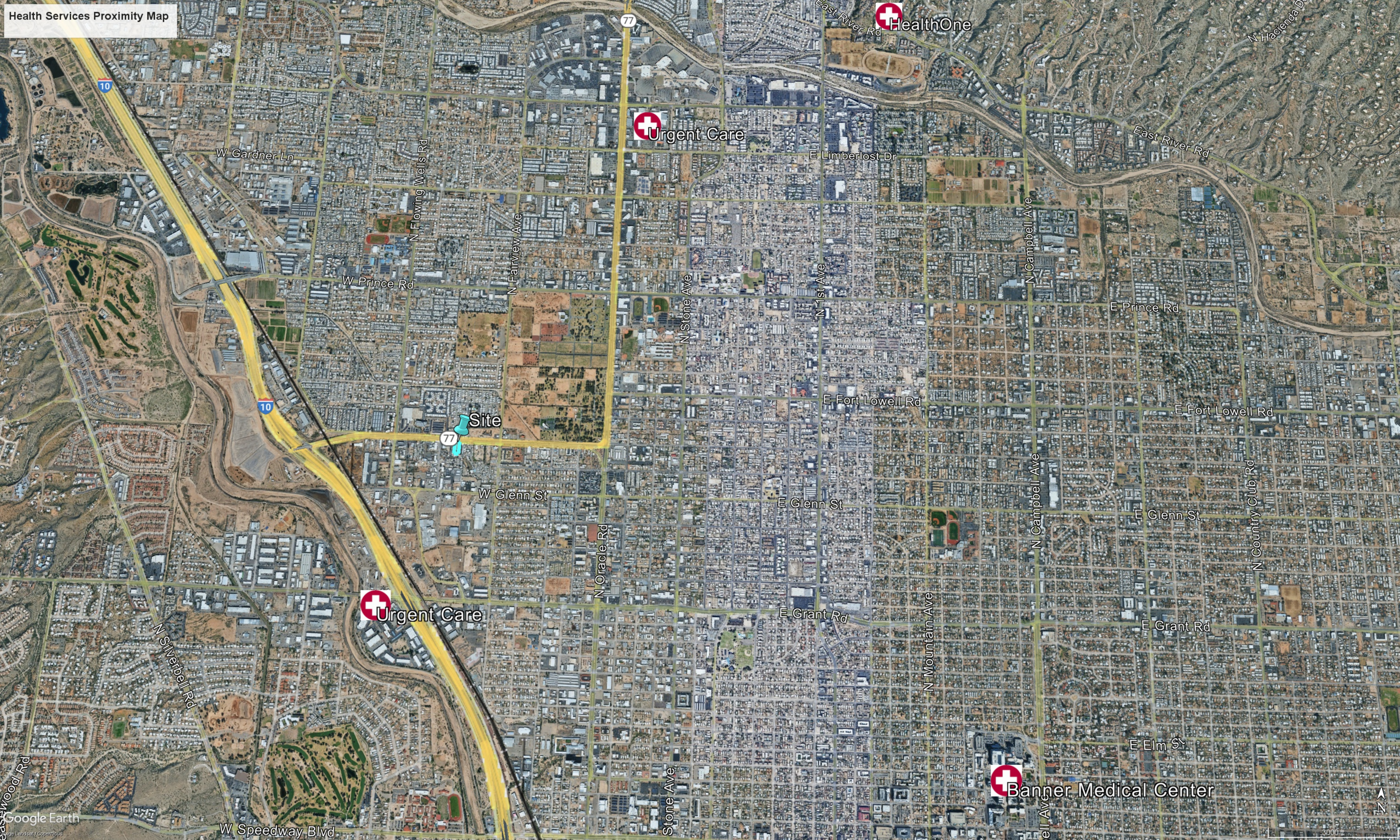
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

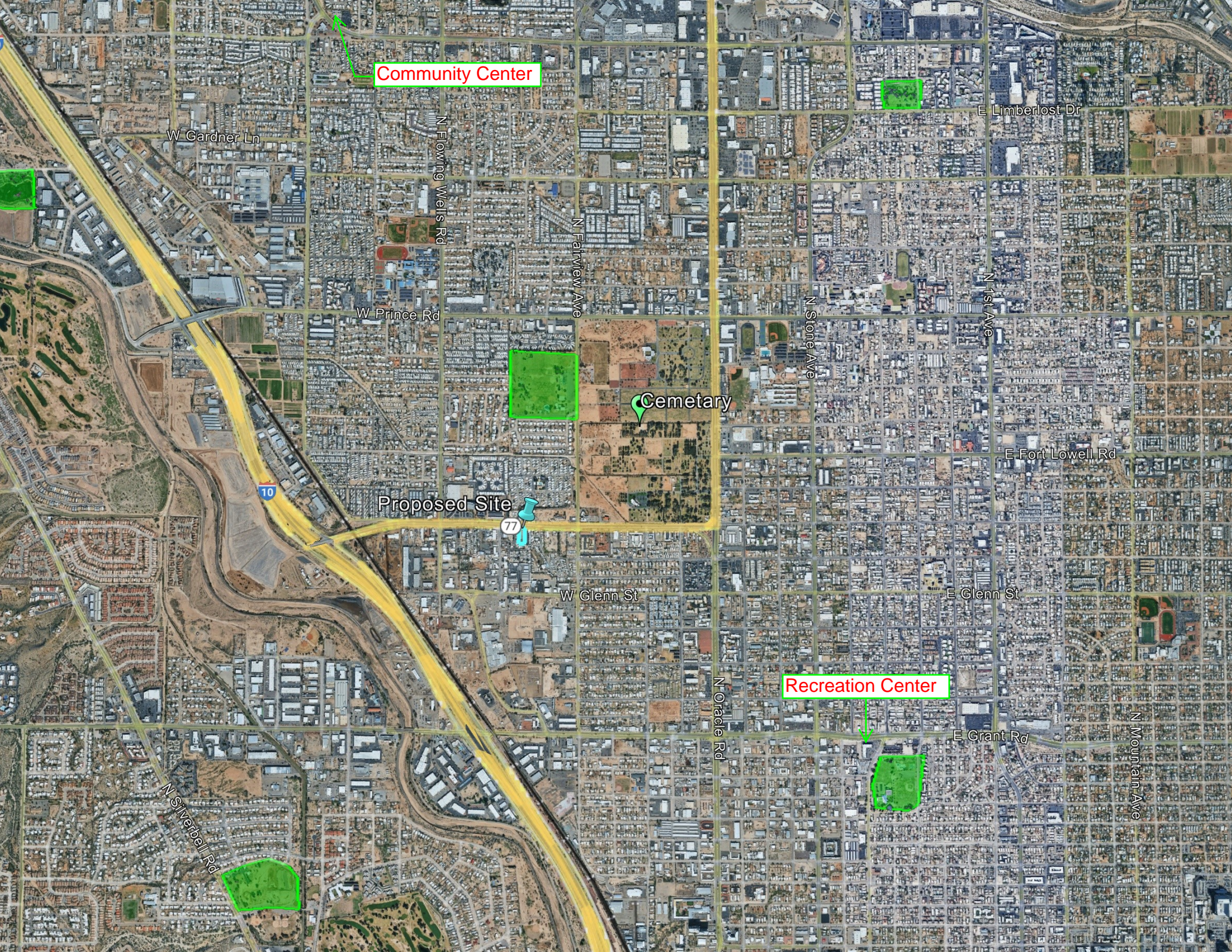
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/18/2025 at 2:31 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.









Community Center

W Gardner Ln

N Flowing Wells Rd

W Prince Rd

N Fairview Ave

N Stone Ave

E Limberlost Dr

N 1st Ave

Cemetery

Proposed Site

77

W Glenn St

E Fort Lowell Rd

E Glenn St

Recreation Center

E Grant Rd

N Silverbell Rd

N Oracle Rd

N Mountain Ave