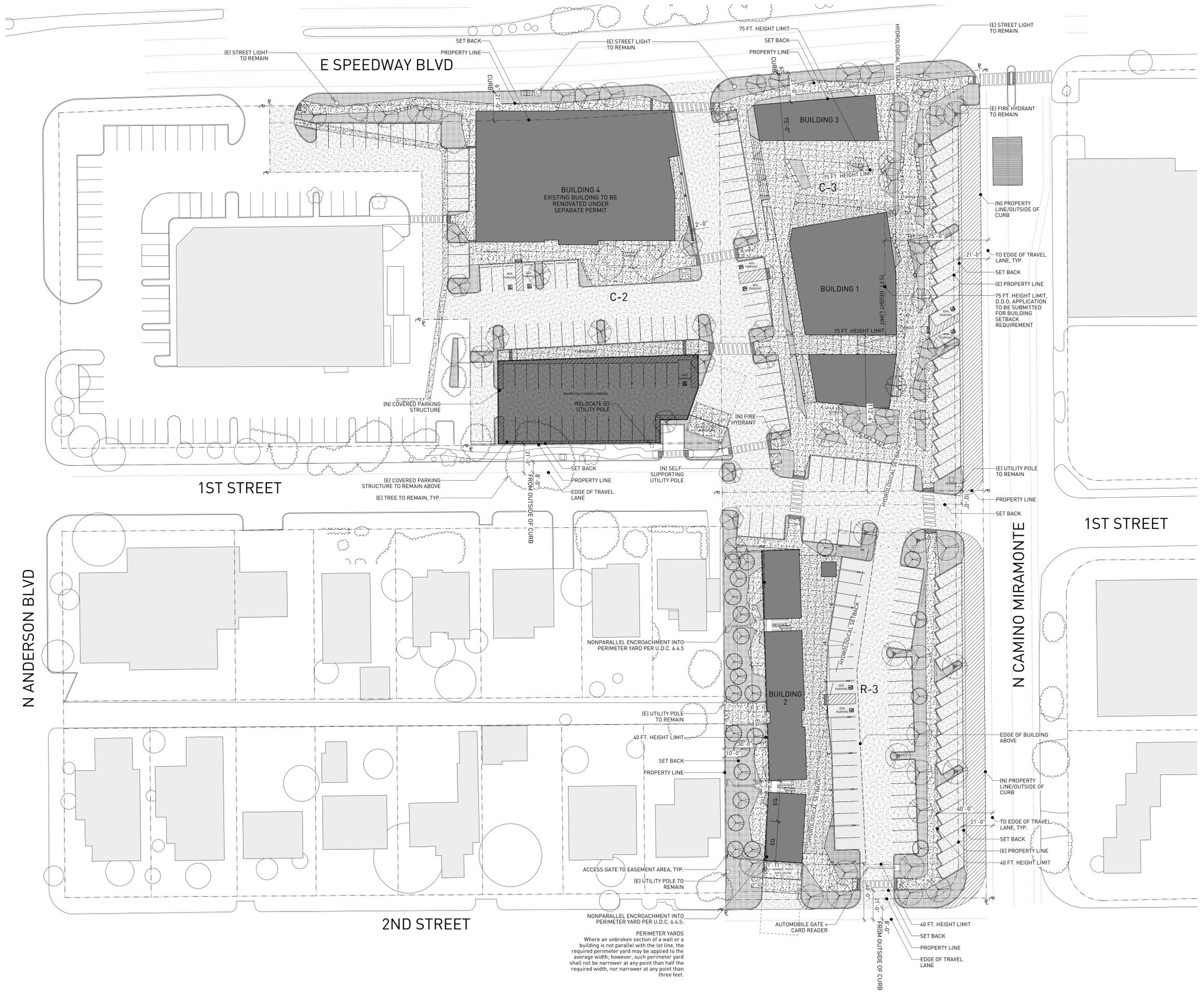
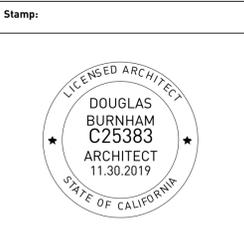


TOTAL PARKING SPACES: 205



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Issue - Date:

02.22.18	D.P. SUBMITTAL
03.21.18	UPDATE SETBACKS
04.18.18	DDO SUBMITTALS

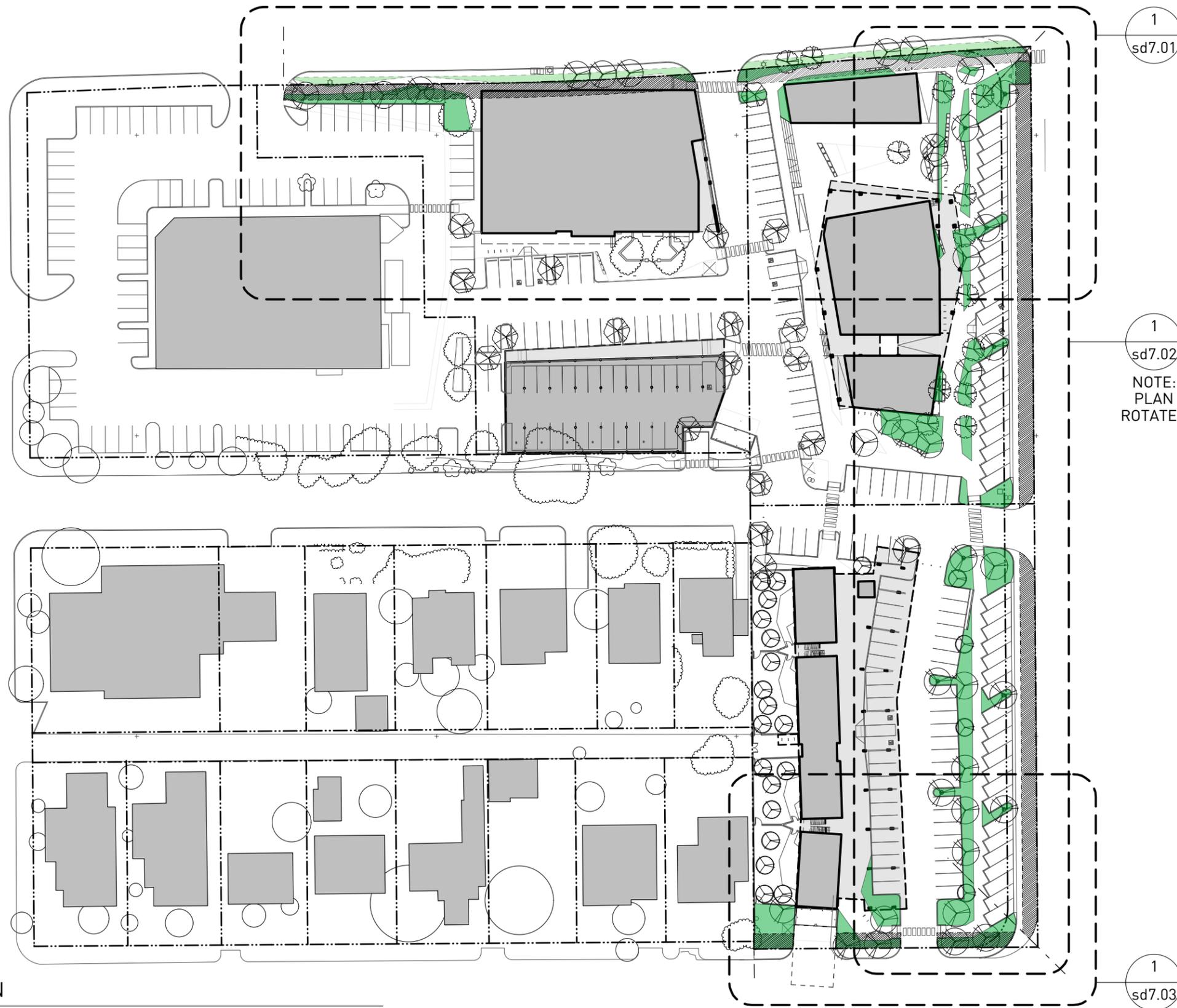
Project Name:
MIRAMONTE MIXED USE DEVELOPMENT
 TUCSON, AZ

Sheet Information:

DATE	04.17.18
DRAWN BY	BL
NORTH	SCALE
	AS NOTED, WHEN PRINTED 24" x 36"

Sheet Name:
 SITE PLAN
 Sheet Number:

a1.00



**UDC 7.6.4.
LANDSCAPE STANDARDS
C.2.a. Minimum Width**

Street landscape borders must be a minimum of ten feet wide as measured from the street property line. On streets designated as Major Streets and Routes (MS&R), the street landscape border must be measured from the future MS&R right-of-way line as determined by Section 5.4.4, Establishment of MS&R Right-of-Way Lines and Gateway Routes.

C.2.c. Located on Site

Street landscape borders must be located entirely on site, except that, if approved by the City Engineer or designee, up to five feet of the required ten foot width may be placed within the adjacent right-of-way area or within the Major Streets and Routes (MS&R) right-of-way area on MS&R streets.

1
sd7.02
NOTE:
PLAN
ROTATED

1

SITE PLAN
1 : 900

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Drawing Title:
DDO LANDSCAPE + SCREENING

North:



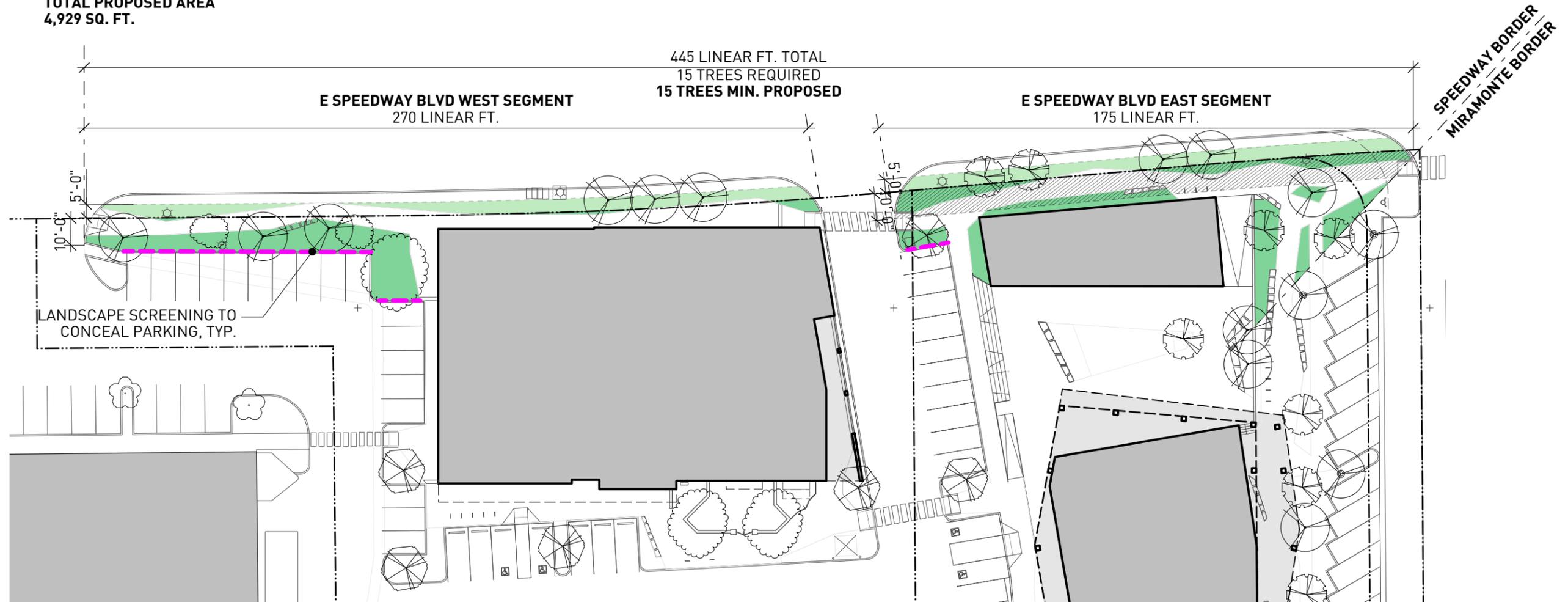
Date: 04.17.2018

Sheet Number:

sd7.00

E. SPEEDWAY BLVD.

-  REQUIRED AREA FOR LANDSCAPE BORDER
4,646 SQ. FT.
 -  PROPOSED STREET LANDSCAPE BORDER AREA
3,077 SQ. FT.
 -  PROPOSED STREET LANDSCAPE BORDER AREA WITHIN PUBLIC R.O.W.
1,852 SQ. FT.
- TOTAL PROPOSED AREA**
4,929 SQ. FT.



1

PARTIAL SITE PLAN

1 : 500

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TUCSON, AZ

Drawing Title:
DDO LANDSCAPE + SCREENING

North:



Date:

04.17.2018

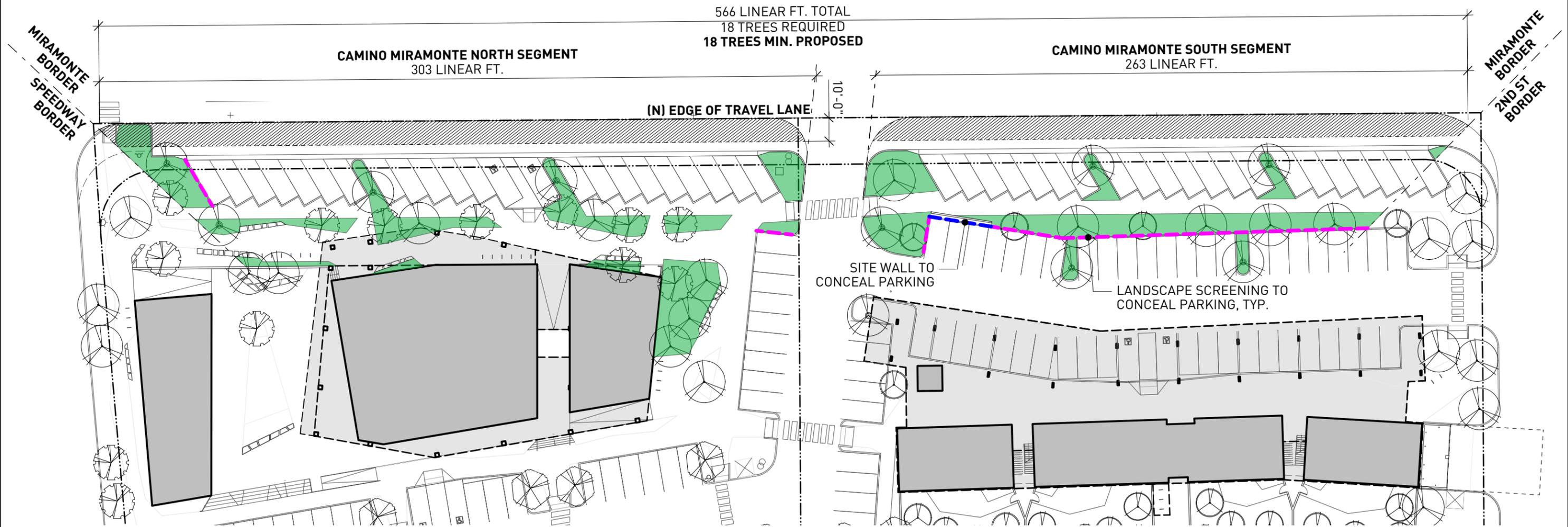
Sheet Number:

sd7.01

CAMINO MIRAMONTE

-  REQUIRED AREA FOR LANDSCAPE BORDER
5,445 SQ. FT.
-  PROPOSED STREET LANDSCAPE BORDER AREA
6,247 SQ. FT.
- PROPOSED AREA**
6,247 SQ. FT.

NOTE: PLAN HAS BEEN ROTATED



1

PARTIAL SITE PLAN

1 : 500

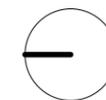
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Drawing Title:
DDO LANDSCAPE + SCREENING

North:



Date: 04.17.2018

Sheet Number:

sd7.02



- 2ND STREET**
-  REQUIRED AREA FOR LANDSCAPE BORDER
1,192 SQ. FT.
 -  PROPOSED STREET LANDSCAPE BORDER AREA
2,692 SQ. FT.
- TOTAL PROPOSED AREA**
2,692 SQ. FT.

1

PARTIAL SITE PLAN

1 : 500

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Drawing Title:
DDO LANDSCAPE + SCREENING

North:



Date: 04.17.2018

Sheet Number:

sd7.03



1

LANDSCAPE SCREENING SPECIES - DESERT CASSIA (SENNA NEMOPHILA)

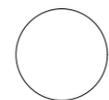
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Project Name:
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Drawing Title:
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North:



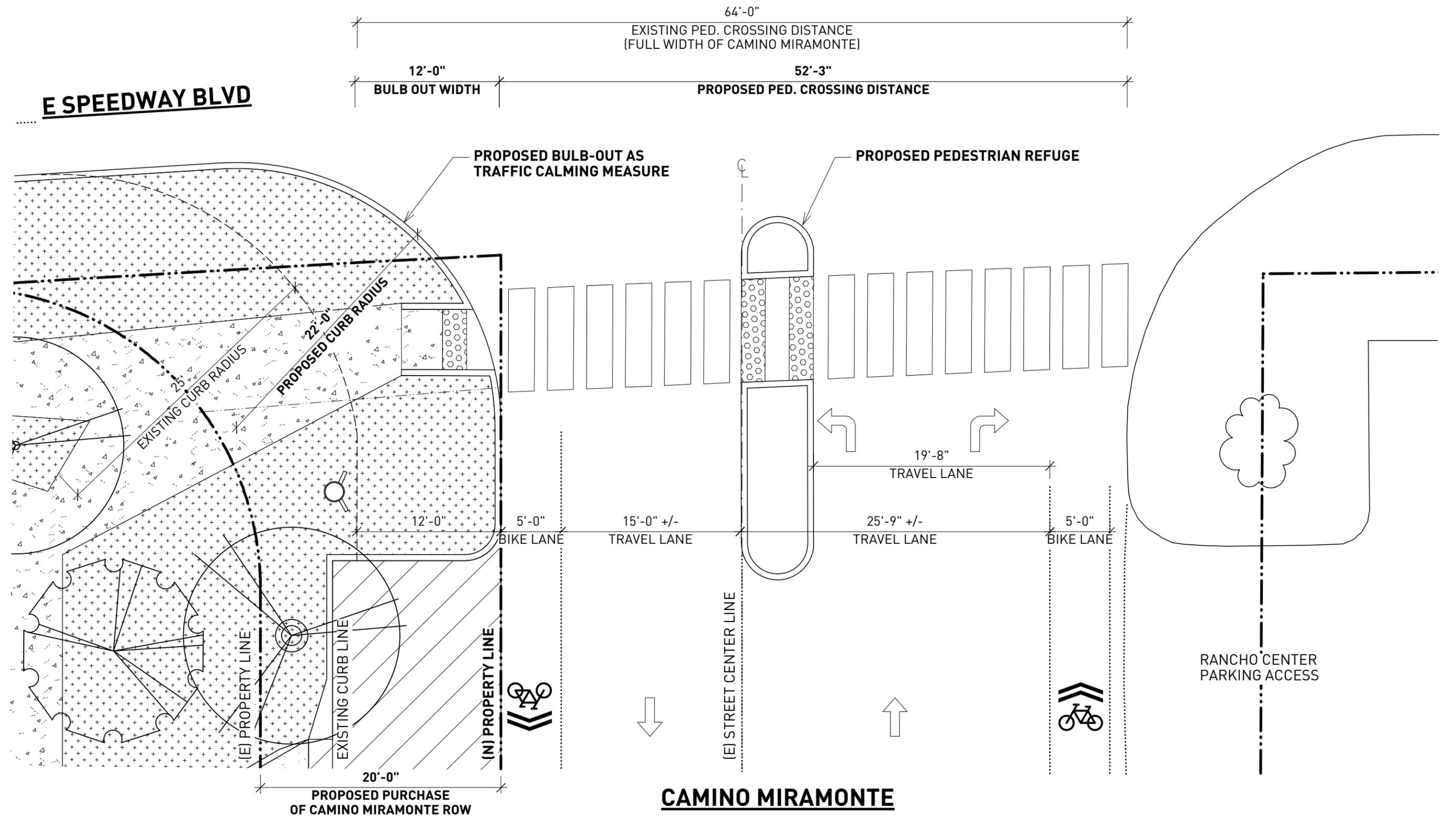
Date:

04.17.2018

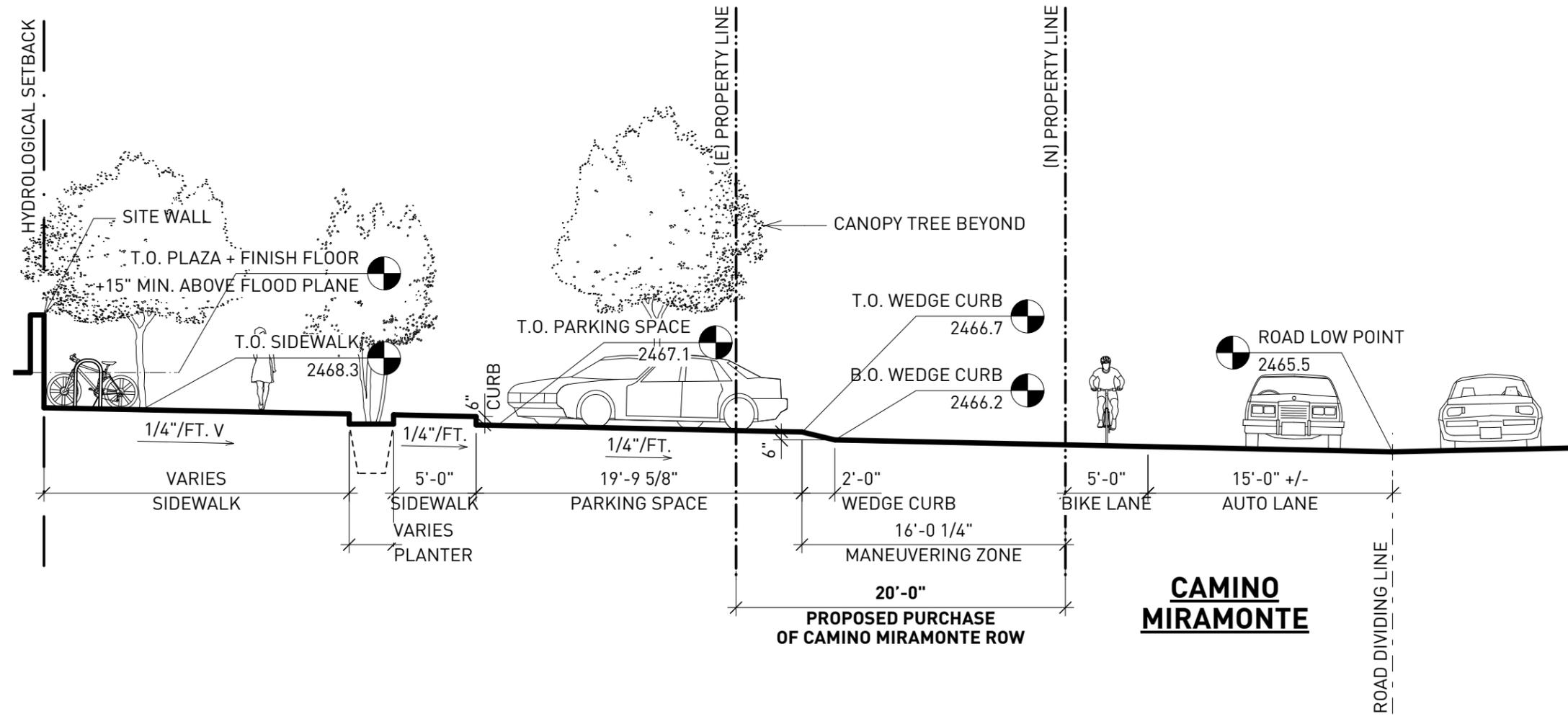
Sheet Number:

sd7.04

E SPEEDWAY BLVD



1 ENLARGED SITE PLAN AT INTERSECTION OF SPEEDWAY + MIRAMONTE
1/8" = 1'-0"



1 SECTION AT TYPICAL PORTION OF CAMINO MIRAMONTE STREETSCAPE
 1/8" = 1'-0"

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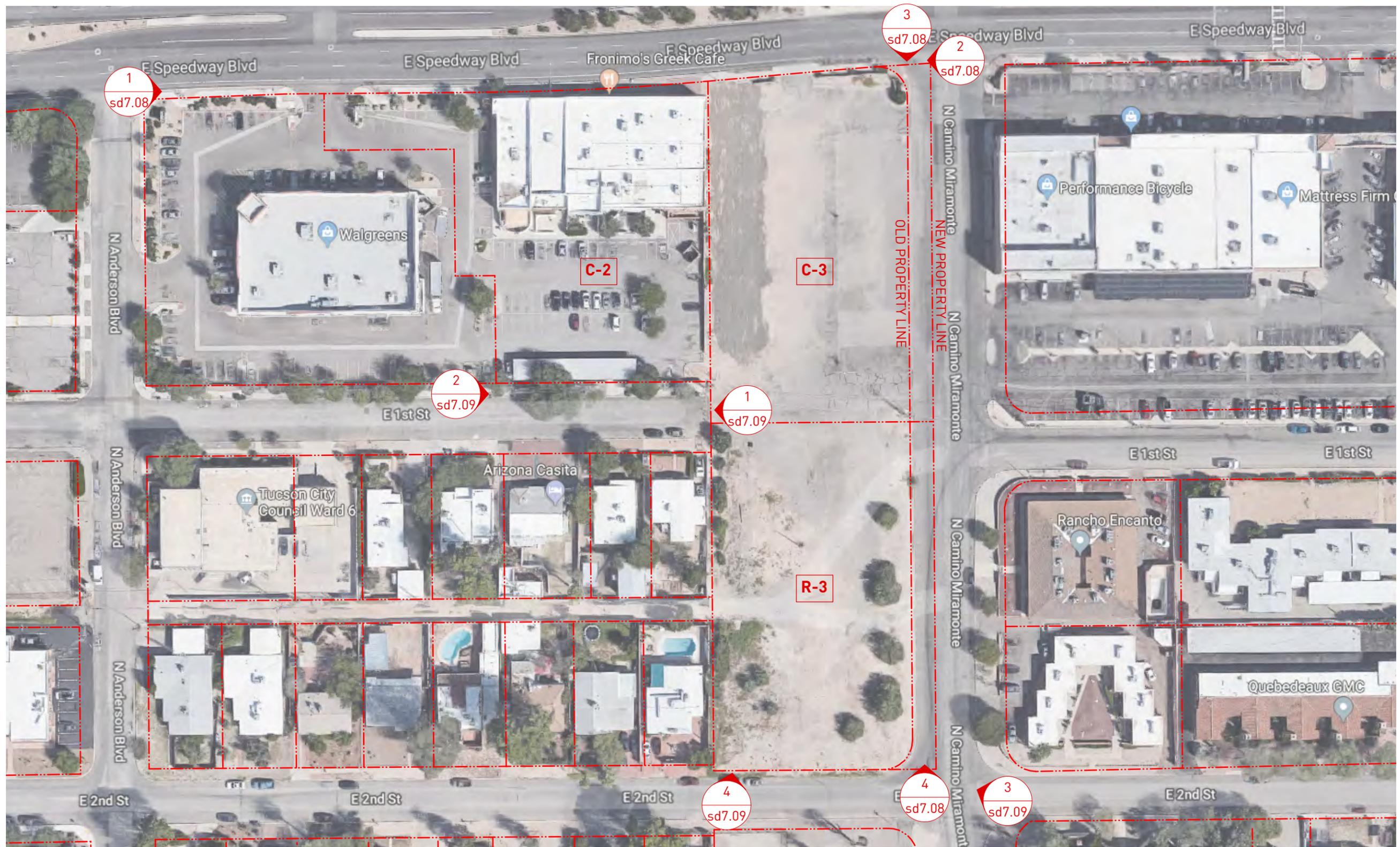
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Project Name:
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Drawing Title:
 DDO LANDSCAPE + SCREENING

North: 
Date: 04.17.2018

Sheet Number:
sd7.06



1

EXISTING AERIAL IMAGE

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Drawing Title:
DDO LANDSCAPE + SCREENING

North: 
 Date: **04.17.2018**

Sheet Number:
sd7.07



1

SITE PHOTOGRAPH - E. SPEEDWAY BLVD. - FACING EAST



3

SITE PHOTOGRAPH - CAMINO MIRAMONTE - FACING SOUTH



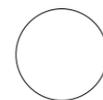
2

SITE PHOTOGRAPH - E. SPEEDWAY BLVD. - FACING WEST



4

SITE PHOTOGRAPH - CAMINO MIRAMONTE - FACING NORTH





1

SITE PHOTOGRAPH - 1ST STREET - FACING WEST



3

SITE PHOTOGRAPH - 2ND STREET - FACING NORTHWEST



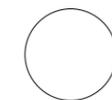
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SITE PHOTOGRAPH - 1ST STREET - FACING EAST



4

SITE PHOTOGRAPH - 2ND STREET - FACING NORTHEAST



appendix A: approval of use of ROW by TDOT

**Re: DDO Application for Landscaping & Screening Substitutions
Miramonte Development Package, DP17-0169
3250 E. Speedway Boulevard | Tucson, AZ 85716**

The attached email exchange is included as proof of approval to count areas 5 ft. beyond the property line into the right-of-way along Speedway Blvd. toward landscape border requirements.

From: Kelly Lee Kelly.Lee@tucsonaz.gov
 Subject: Fwd: SW Corner of Speedway and Miramonte
 Date: January 2, 2018 at 8:05 AM
 To: David Little dlittle@wbggroup.com, Jim Williams jwilliams@wbggroup.com
 Cc: douglas@envelopead.com, lexie@envelopead.com, Gary Wittwer Gary.Wittwer@tucsonaz.gov, Steve Shields Steve.Shields@tucsonaz.gov



Hi David,

I received feedback from Gary Wittwer regarding the use of the 5-foot landscape easement use of ROW along Speedway. See email below and drawing attached and let us know if you have questions.

thank you,

Kelly Lee
 Lead Planner
 Planning & Development Services
 (520) 837-6999

>>> Gary Wittwer 12/28/2017 12:57 PM >>>

Hi Kelly,

We have had some discussion about the 5' Landscape easement and the use of ROW along Speedway. TDOT is O.K. with the use of both for the development. We do have existing irrigation lines that must be preserved and protected. I have attached a drawing from our records showing what is existing in the area. Please pass this on to them. Let me know if you or they have any question.

Tary

