Attachment 2 - Initial site plan

CONCEPTUAL SITE PLAN
THE DISTRICT AT UA

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 2.82 AC (122,921 SF)
2. THE EXISTING ZONING IS: R-3 (1.52 AC) & C-3 (1.30 AC)
3. PROPOSED USE: FAMILY DWELLING "P" & "S"
4. PROPOSED NUMBER OF UNITS:

TYPE	NO. OF BEDROOM	UNIT AREA	NO. OF UNIT	TOTAL AREA	NO. OF BED PER ROOM	TOTAL NO. OF BEDS	TOTAL NO. OF RESIDENTS
S1	STUDIO	450 SF	13	5,850 SF	1	13	13
B1	2	835 SF	4	3,344 SF	1	8	8
C0	3	1,060 SF	4	4,240 SF	1	12	12
C1	3	1,078 SF	43	46,354 SF	1	129	129
C0	30	1,236 SF	20	24,720 SF	1 (2 BR)	40	40
					2 (1 BR)	40	40
D0	4	1,162 SF	16	18,592 SF	1	64	64
D1	4	1,235 SF	98	126,910 SF	1	392	392
TOTAL			198	230,010 SF		TOTAL	699 RESIDENTS

PARKING CALCULATIONS

1. TOTAL UNIT AREA: 230,010 SF
2. PARKING AND LOADING SPACE CALCULATIONS

	PARKING REQUIRED	PARKING PROVIDED
* VEHICLE: GROUP DWELLING - DORMITORY 0.7 SP/RESIDENT = 699 RESIDENTS =	489 SPACES	19 SPACES ON SURFACE PARKING 510 SPACES IN GARAGE
TOTAL		529 SPACES (0.76 SP/RES)
* ADA PARKING: (BETWEEN 501 - 1000 2% OF PARKING SPACES PER TABLE 1106.1)	11 SPACES	12 SPACES (2 ON SURFACE + 10 IN GARAGE 6 VAN ACCESSIBLE)
* BICYCLE (1 SPACE PER RESIDENT) (75% CLASS I AND 25% CLASS II)	699 SPACES (524 CLASS I & 174 CLASS II)	
50% CLASS II: 87 SPACES, ARE PROVIDED AS CLASS I EACH CLASS I IS PROVIDED WITHIN THE BEDROOM = 87 CLASS II SPACES ARE PROVIDED IN GARAGE =		698 CLASS I 87 CLASS II
TOTAL		698 CLASS I & 87 CLASS II

* LOADING SPACES: NONE REQUIRED

DENSITY CALCULATION

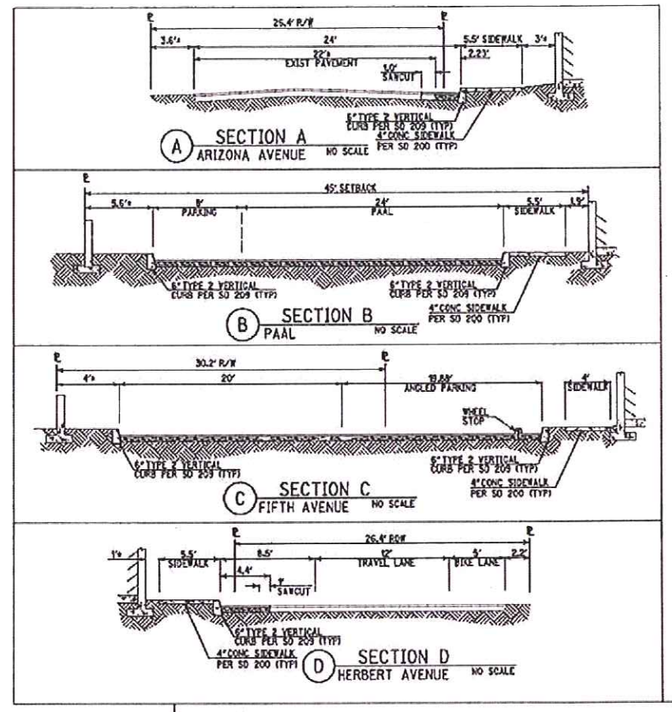
C-3 PORTION, 1.30 ACRES
FAMILY DWELLING "S"
DENSITY 87 RAC PLUS 25% INCREASE: 1.30 x 87 X (1 + 0.25) = 141

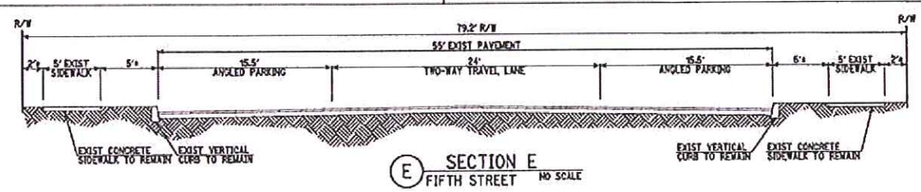
R-3 PORTION, 1.52 ACRES
FAMILY DWELLING "P"
DENSITY 38 RAC PLUS 25% INCREASE: 1.52 x 36 X (1 + 0.25) = 68

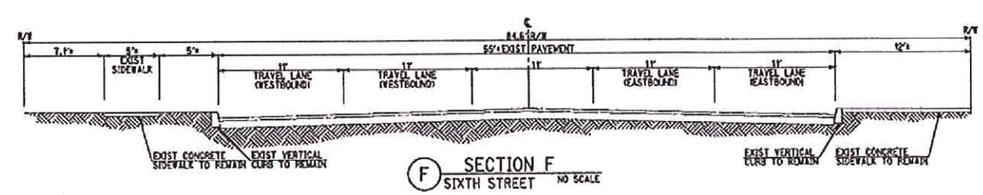
TOTAL = 209 PROPOSED 198

MODIFICATIONS OF DEVELOPMENT REGULATION

1. ZERO FOOT PERIMETER YARD BUILDING SETBACK FROM ADJACENT STREETS AND ALLEYS
2. ZERO FOOT LANDSCAPE BORDER AND SCREENING REQUIREMENTS FROM ADJACENT STREETS AND ALLEYS
3. INCREASE THE HEIGHT FOR BUILDING AND PARKING STRUCTURE TO 60 FEET IN R-3 ZONE
4. 25% INCREASE OF THE DENSITY IN BOTH C-3 AND R-3 ZONE







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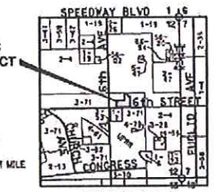

LOCATION MAP
SECTION 12, T 14 S, R 13 E
G & SRM
PIMA COUNTY, ARIZONA

DEVELOPER

RESIDENTIAL HOUSING DEVELOPMENT, LLC
1302 WAUGH DRIVE, SUITE 305
HOUSTON, TEXAS 77019
ATTN: NICK ANDERSON

LEGEND

ITEM	SYMBOL
SUBDIVISION BOUNDARY	
6" TYPE 2 VERTICAL CURB	
EASEMENT BOUNDARY	
LANDSCAPE BUFFERYARD LIMITS	
BUILDING SETBACKS	
EXIST PAVEMENT EDGE	
25' BUFFER	
FLOW ARROW	
FINISHED FLOOR ELEVATION	FFE
BUILDING NUMBER	13
PARKING SPACES PROVIDED	5
HANDICAP PARKING	
RETAINING WALL	
LANDSCAPE/SCREENWALL	
APPROX FINISH GRADE	FG 00.0
CURB ACCESS RAMPS	

SITE ADDRESS

22 EAST FIFTH STREET
TUCSON, AZ 85705

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PROJECT IS THE CENTERLINE OF 5TH AVENUE. SAID BEARING BEING N 00°00'00" W

BASIS OF ELEVATION

THE BASIS OF ELEVATION IS A BM 104, AN X ON THE NORTHWEST CORNER OF HSE. WALK AT #727 NORTH FIFTH AVENUE. COT FIELD BOOK 1989-A-1. SAID ELEVATION BEING=2392.341' NAVD88 DATUM.

NO.	BY	DATE	REVISION	APPR	DATE

RICK ENGINEERING COMPANY
3945 EAST FRONTAGE RD., SUITE 111
TUCSON, AZ 85732
(520) 745-1422
(FAX) 745-1462
Phoenix Tucson Las Cruces Albuquerque Las Vegas Denver Salt Lake City

DESIGNED BY: TRM DATE: 11/10/10
DRAWN BY: FA DATE: 11/10/10
CHECKED BY: TRM DATE: 11/10/10
APPROVED BY: PJE DATE: 11/10/10

CONCEPTUAL SITE PLAN PREPARED FOR:
THE DISTRICT AT UA
LOTS 8, 9 AND 12 OF BLOCK 60
AND LOTS 2, 3, 6, 7, 10 AND 11 OF BLOCK 61

ARIZONA BLUE STAKE
CALL TWO WORKING DAYS BEFORE YOU DIG
Dial 811 or
602-263-1100
1-800-782-5348

D10-0034
HORIZ: 1" = N/A
VERT: 1" = N/A
SHEET 1 OF 3
11-NOV-2010

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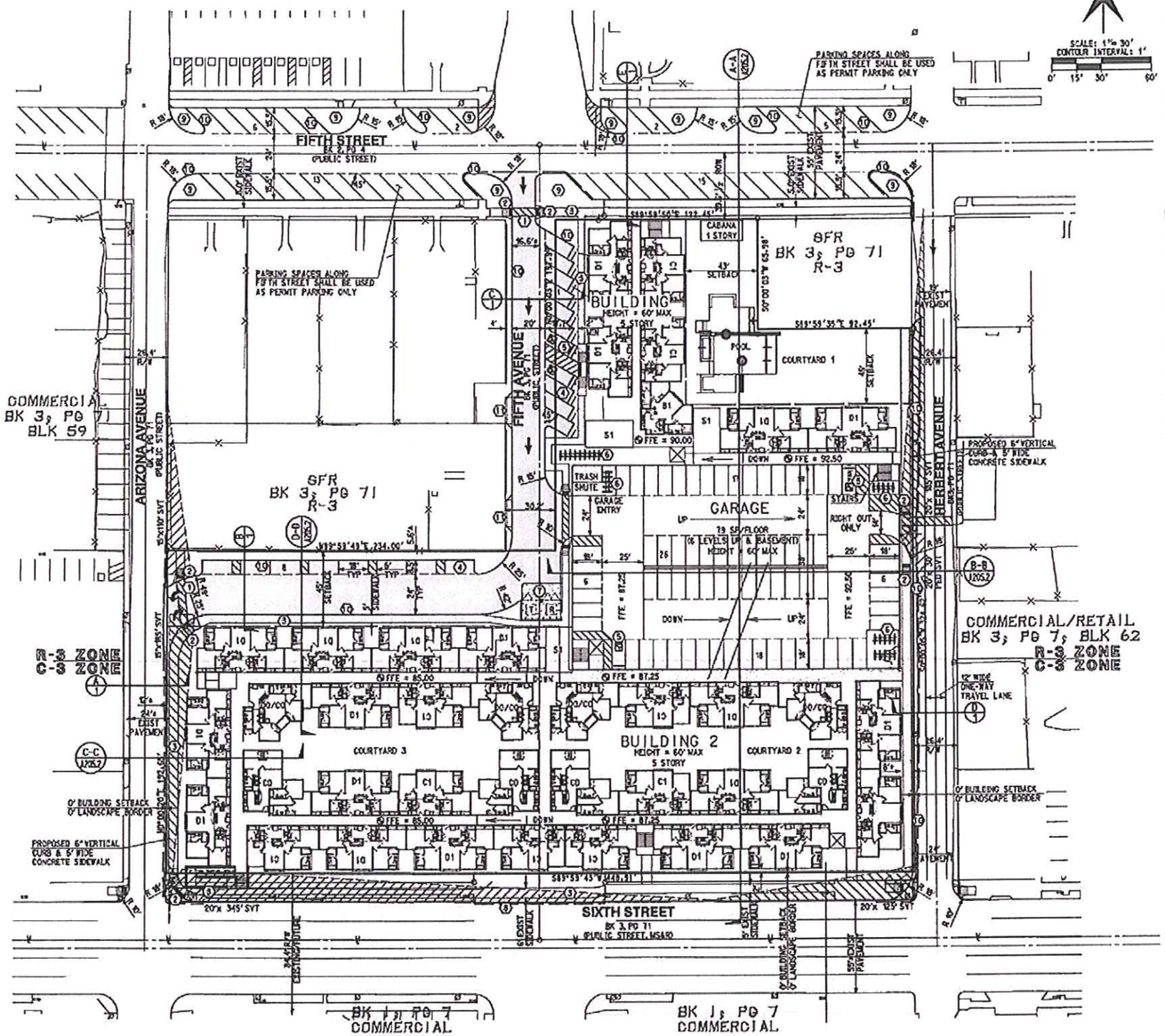
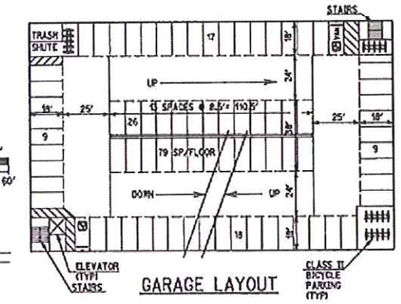
SP 1/8





GARAGE LAYOUT

KEYNOTES

1. 5' WIDE STRIPED ACCESSIBLE ROUTE
2. ACCESSIBLE CURB ACCESS RAMP PER ADAAG AND COT STANDARDS PROVIDE TRUNCATED DOMES PER ADAAG STANDARD
3. NEW CONCRETE SIDEWALK PER SD 200
4. STANDARD PARKING SPACE, TYP (8.5' x 18')
5. DISABLED PARKING SPACE
6. CLASS II BICYCLE PARKING IN CONFORMANCE WITH COT DEVELOPMENT STANDARDS NO. 2-09.2.3
7. DOUBLE TRASH ENCLOSURE (1 TRASH & 1 RECYCLE CONTAINER) IN CONFORMANCE WITH COT DS NO. 6-01
8. EXIST CURB CUT TO BE CLOSED
9. PROPOSED LANDSCAPE ISLAND (TYP)
10. 6" TYPE 2 VERTICAL CURB PER SD 209 (TYP)
11. DRIVEWAY APRON PER SD 206 (TYP)

NO.	BY	DATE	REVISION	APPR	DATE

RICK ENGINEERING COMPANY
3405 EAST FORT LOWELL ROAD, SUITE 111
TUCSON, AZ 85716
520-795-3900
FAX 520-325-8224
www.rickengineering.com
Phoenix Tucson Flagstaff Sierra Vista Prescott Las Vegas Kingman Bullhead City

DESIGNED BY: TRM	DATE: 11/10	CHECKED BY: TRM	DATE: 11/10
DRAWN BY: FA	DATE: 11/10	APPROVED BY: PLE	DATE: 11/10

J-0811

CONCEPTUAL SITE PLAN PREPARED FOR:

THE DISTRICT AT UA

LOTS 8, 9 AND 12 OF BLOCK 60
AND LOTS 2, 3, 6, 7, 10 AND 11 OF BLOCK 61

ARIZONA BLUE STAKE, INC.
(ALL TYPE UNDERGROUND UTILITIES)
Dial 811 or
602-263-1100
1-800-782-5348
(NOTICE MINIMUM 2 WORKING DAYS)

D10-0034

HORIZ : 1"= 30'
VERT : 1"= N/A

SHEET 2 OF 3

S05-071

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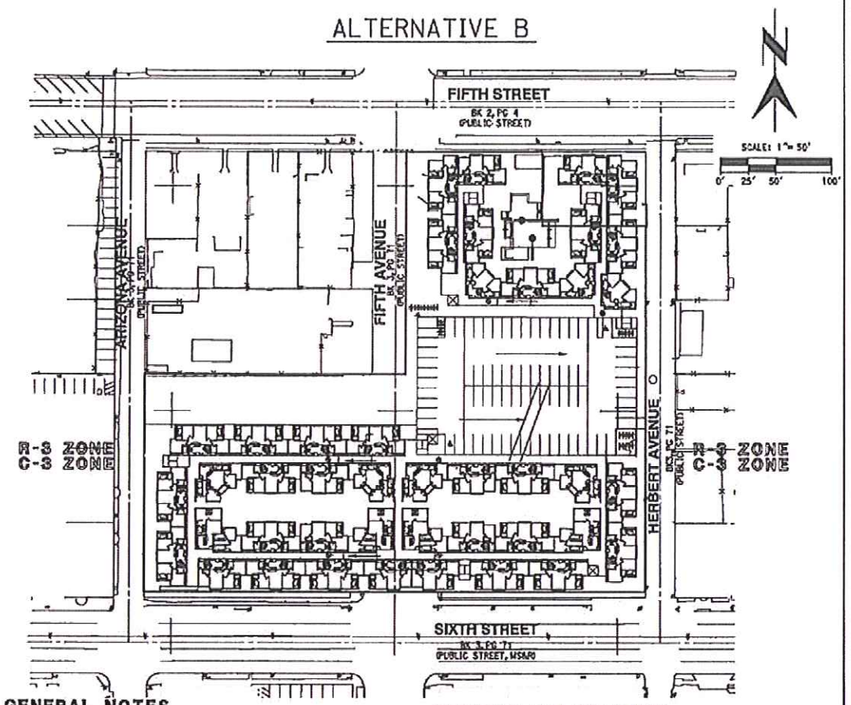
SP 2/8

ALTERNATIVE B



GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 2.96 AC (129,021 SF)
2. THE EXISTING ZONING IS: R-3 (1.66 AC) & C-3 (1.30 AC)
3. PROPOSED USE: FAMILY DWELLING "P" & "S"
4. PROPOSED NUMBER OF UNITS:

TYPE	NO. OF BEDROOM	UNIT AREA	NO. OF UNIT	TOTAL AREA	NO. OF BED PER ROOM	TOTAL NO. OF BEDS	TOTAL NO. OF RESIDENTS
S1	STUDIO	450 SF	0	0 SF	1	0	0
B1	2	836 SF	14	11,704 SF	1	28	28
C0	3	1,060 SF	4	4,240 SF	1	12	12
C1	3	1,078 SF	44	47,432 SF	1	132	132
C0	30	1,236 SF	20	24,720 SF	1 (2 BR) 2 (1 BR)	40 40	40 40
D0	4	1,162 SF	16	18,592 SF	1	64	64
D1	4	1,295 SF	112	145,040 SF	1	448	448
TOTAL			210	251,728 SF		TOTAL	764 RESIDENTS

DENSITY CALCULATION

C-3 PORTION, 1.30 ACRES
FAMILY DWELLING "S"
DENSITY 87 RAC PLUS 25% INCREASE: 1.30 X 87 X (1 + 0.25) = 141

R-3 PORTION, 1.66 ACRES
FAMILY DWELLING "P"
DENSITY 36 RAC PLUS 25% INCREASE: 1.66 X 36 X (1 + 0.25) = 75

TOTAL = 216
PROPOSED 210

PARKING CALCULATIONS

1. TOTAL UNIT AREA: 251,728 SF
2. PARKING AND LOADING SPACE CALCULATIONS

	PARKING REQUIRED	PARKING PROVIDED
• VEHICLE: GROUP DWELLING – DORMITORY 0.7 SP/RESIDENT @ 764 RESIDENTS =	535 SPACES	19 SPACES ON SURFACE PARKING 517 SPACES IN GARAGE
	TOTAL	536 SPACES (0.70 SP/RES)
• ADA PARKING: (BETWEEN 501 – 1000 2% OF PARKING SPACES PER TABLE 1106.1)	11 SPACES	12 SPACES (2 ON SURFACE + 10 IN GARAGE 6 VAN ACCESSIBLE)
• BICYCLE (1 SPACE PER RESIDENT) (75% CLASS I AND 25% CLASS II)	764 SPACES (573 CLASS I & 191 CLASS II)	
50% CLASS II, 95 SPACES, ARE PROVIDED AS CLASS I EACH CLASS I IS PROVIDED WITHIN THE BEDROOM = 96 CLASS II SPACES ARE PROVIDED IN GARAGE =		764 CLASS I 96 CLASS II
	TOTAL	764 CLASS I & 96 CLASS II

• LOADING SPACES: NONE REQUIRED

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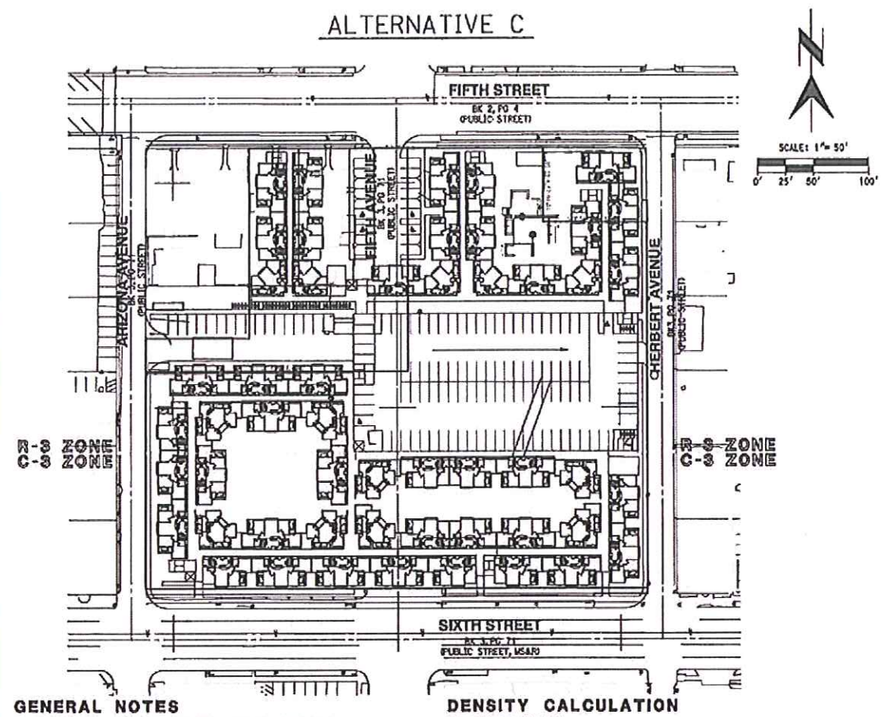
ALTERNATIVE C



GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT IS 3.90 AC (169,720 SF)
2. THE EXISTING ZONING IS: R-3 (2.60 AC) & C-3 (1.30 AC)
3. PROPOSED USE: FAMILY DWELLING "P" & "S"
4. PROPOSED NUMBER OF UNITS:

TYPE	NO. OF BEDROOM	UNIT AREA	NO. OF UNIT	TOTAL AREA	NO. OF BED PER ROOM	TOTAL NO. OF BEDS	TOTAL NO. OF RESIDENTS
S1	STUDIO	450 SF	5	2,250 SF	1	5	5
B1	2	836 SF	17	14,212 SF	1	34	34
C0	3	1,060 SF	4	4,240 SF	1	12	12
C1	3	1,078 SF	77	83,006 SF	1	231	231
C0	30	1,236 SF	0	0 SF	1 (2 BR) 2 (1 BR)	0 0	0 0
D0	4	1,162 SF	36	41,832 SF	1	144	144
D1	4	1,295 SF	113	146,335 SF	1	452	452
TOTAL			252	291,875 SF		TOTAL	878 RESIDENTS

DENSITY CALCULATION

C-3 PORTION, 1.30 ACRES
FAMILY DWELLING "S"
DENSITY 87 RAC PLUS 25% INCREASE: 1.30 X 87 X (1 + 0.25) = 141

R-3 PORTION, 2.60 ACRES
FAMILY DWELLING "P"
DENSITY 36 RAC PLUS 25% INCREASE: 2.60 X 36 X (1 + 0.25) = 117

TOTAL = 258
PROPOSED 252

PARKING CALCULATIONS

1. TOTAL UNIT AREA: 291,875 SF
2. PARKING AND LOADING SPACE CALCULATIONS

	PARKING REQUIRED	PARKING PROVIDED
• VEHICLE: GROUP DWELLING – DORMITORY 0.7 SP/RESIDENT @ 878 RESIDENTS =	615 SPACES	35 SPACES ON SURFACE PARKING 624 SPACES IN GARAGE
	TOTAL	659 SPACES (0.75 SP/RES)
• ADA PARKING: (BETWEEN 501 – 1000 2% OF PARKING SPACES PER TABLE 1106.1)	13 SPACES	14 SPACES (2 ON SURFACE + 12 IN GARAGE 7 VAN ACCESSIBLE)
• BICYCLE (1 SPACE PER RESIDENT) (75% CLASS I AND 25% CLASS II)	878 SPACES (659 CLASS I & 220 CLASS II)	
50% CLASS II, 110 SPACES, ARE PROVIDED AS CLASS I EACH CLASS I IS PROVIDED WITHIN THE BEDROOM = 110 CLASS II SPACES ARE PROVIDED IN GARAGE =		878 CLASS I 110 CLASS II
	TOTAL	878 CLASS I & 110 CLASS II

• LOADING SPACES: NONE REQUIRED

S05-071

NO.	BY	DATE	REVISION	APPR	DATE

RICK ENGINEERING COMPANY
2945 EAST NORTHSTAR ROAD - SUITE 111
PHOENIX, AZ 85032
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(FAX) (602) 263-1234
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J-3811

DESIGNED BY: TRM	DATE: 11/10	CHECKED BY: TRM	DATE: 11/10
DRAWN BY: FA	DATE: 11/10	APPROVED BY: PJZ	DATE: 11/10

CONCEPTUAL SITE PLAN PREPARED FOR:

THE DISTRICT AT UA

LOTS 8, 9 AND 12 OF BLOCK 60
AND LOTS 2, 3, 6, 7, 10 AND 11 OF BLOCK 61

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D10-0034

HORIZ : 1"=50'
VERT : 1"=N/A

SHEET 3 OF 3

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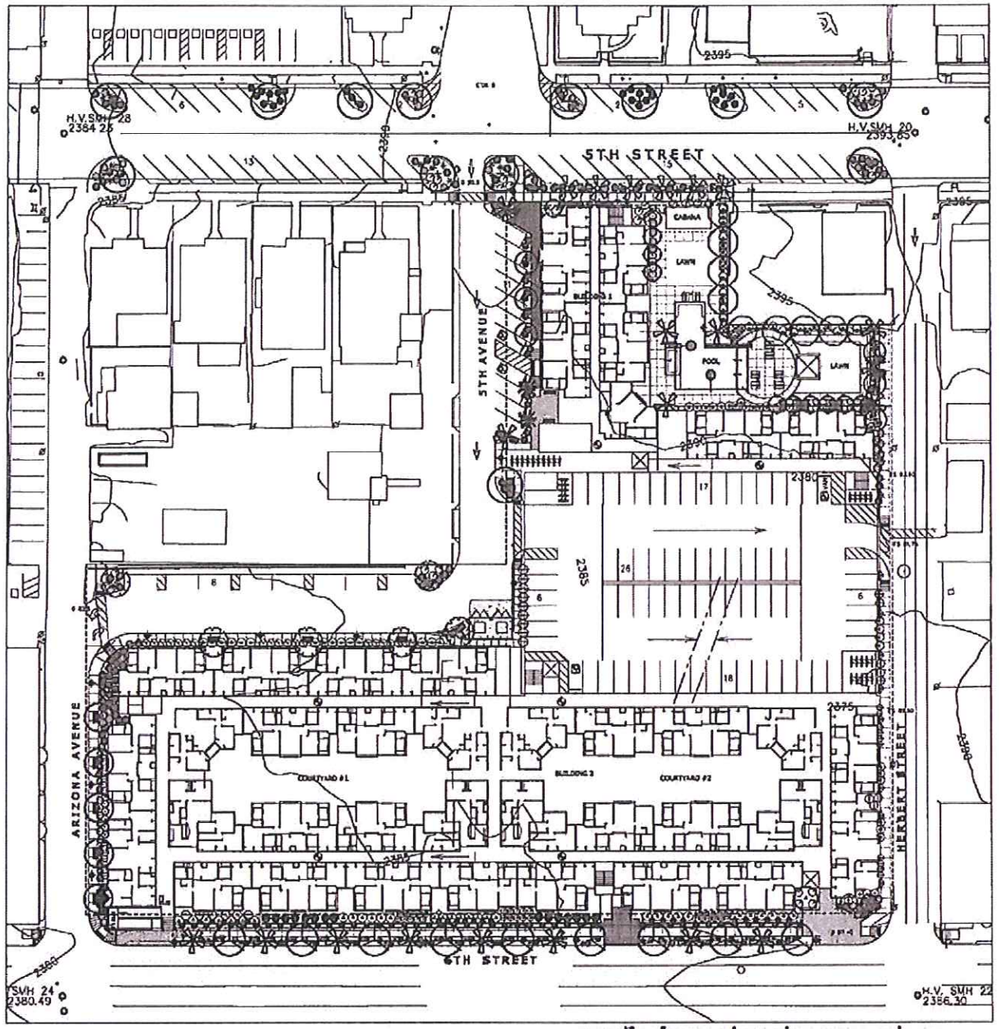
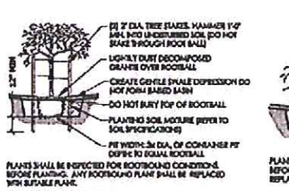
SP 3/8



preliminary landscape plan: 1"=30'-0"



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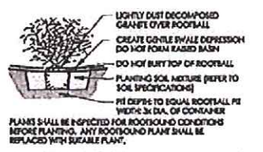

SHRUB PLANTING NO SCALE

BOULDER DETAIL NO SCALE

PLANT LEGEND

TREES SIZE

CHITALPA TASHKENTENSIS PINK DOT	2" CAL
CHILOPSIS LINEARIS DESERT WILLOW	2" CAL
PROSOPIS GLANDULOSA TEXAS HONEY MESQUITE	2" CAL
CERCIDIUM X 'DESERT MUSEUM' PARKER PALO VERDE	2" CAL
DALBERGIA SISSOO SISSOO TREE	2" CAL
PHOENIX DACTYLIFERA DATE PALM	20' TALL
ACACIA WILLARDIANA PALO BLANCO	1" CAL
QUERCUS VIRGINIANA 'HERITAGE' HERITAGE LIVE OAK	2" CAL
ULMUS PARVIFOLIA 'SEMPERVIRENS' SEMPER ELM	1" CAL
ACACIA SALICINA WILLOW ACACIA	1 1/2" CAL
WASHINGTONIA ROBUSTA MEXICAN FAN PALM	20' TALL

SHRUBS SIZE

CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL/
CALLIANDRA EREMITICA BAJA RED PAINT BRUSH	5 GAL/
DODONAEA VISCOSA HOP BUSH	5 GAL/
JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL/
RUELLIA PEDUNCULARIS SAN RUELLIA	5 GAL/
SALVIA GREGGII AUTUMN SAGE	5 GAL/
TECOMA STANS YELLOW BELLS	5 GAL/
ANIGOZANTHOS FLAVIDUS KANGAROO PAW	5 GAL/
CALLISTEMON CITRINUS 'PETITE' DWARF BOTTLEBRUSH	5 GAL/
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL/
CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	20 GAL/
MUHLENBERGIA RIGENS DEER GRASS	5 GAL/
ARIZONICA BUNCHGRASS DESERT BUNCHGRASS	5 GAL/

GROUND COVERS/VINES SIZE

LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL/
CONVOLVULUS SIERRA MORENA GLORY	1 GAL/
LANTANA M. PURPLE TRAILING LANTANA	1 GAL/
ROSA BANKSIAE LADY BANKS ROSE	15 GAL/
ROSE 'FLORICA' STERLING DAY	15 GAL/
BOUGAINVILLEA SPP.	15 GAL/
ANIGOZANTHOS	4" POT/10"

ACCENTS SIZE

DESERT VERSATILE NEWSPAPER LILY	5 GAL/
HESPERALOE PARVIFLORA RED YUCCA	5 GAL/
ERIOGONUM SPP. BUCKWHEAT	5 GAL/
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	5 GAL/
CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	20 GAL/
HESPERALOE PARVIFLORA GREEN HESPERALOE	5 GAL/
STRELITZIA NICOLAI TROPICAL-BIRD-OF-PARADISE	5 GAL/
MUHLENBERGIA RIGENS DEER GRASS	5 GAL/
ARIZONICA BUNCHGRASS DESERT BUNCHGRASS	5 GAL/

MATERIALS

TURF - 'GYNWOOD' BERMUDA - 'TIFGREEN' BERMUDA 'TIFGREEN'	SOD

SEE PLAN AT ROOF DRAIN LOCATIONS

DECORATIVE STREET LIGHT - 13' POLE MOUNTED

NOTES:
ALL TREES SHALL COMPLY WITH THE LATEST ARBORIST ASSOCIATION OF THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS.
SEE SCHEME LANDSCAPE CODE

SHADE CALCULATIONS:

TOTAL SIDEWALK AREA ON SURROUND STREETSCAPE= 7,225 SF
TOTAL PROVIDED SHADE ON STREETSCAPE:
TREES- TOTAL SF SHADE = 15,190 SF
PALMS- TOTAL OF SHADE= 3,172 SF
SIDEWALK SHADE CREDIT (25%) = 4,590 S.F.
PERCENT OF SHADE ON STREETSCAPE = 63%

Drawn for: D. Edendson
Drawn by:
Journal of Record: D. Edendson
Date Printed: 11-8-13

Issue for Pricing / Bidding
Issue for Permit Application
Issue for Construction
Revisions

#	DATE	COMMENTS
1		
2		

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The District at UA
Residential Development, llc
Tucson, Arizona

HUMPHREYS & PARTNERS ARCHITECTS, L.P.
www.humphreys.com

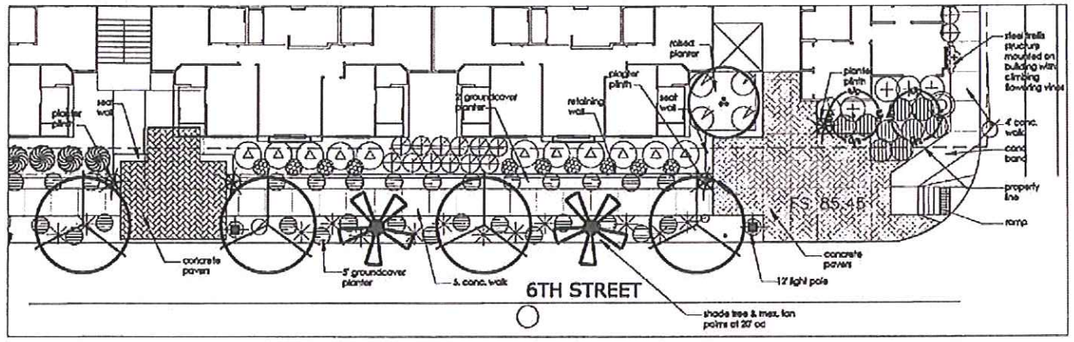
humphreys and partners landscape architecture, llc
www.hpla-llc.com

SHEET CONTENTS:
preliminary landscape plan

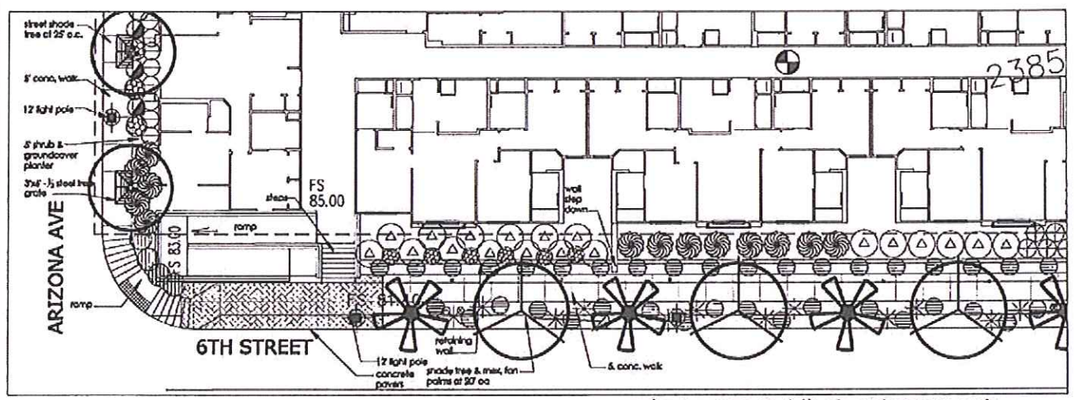
SHEET NO.
L1.2

HPA # 10230

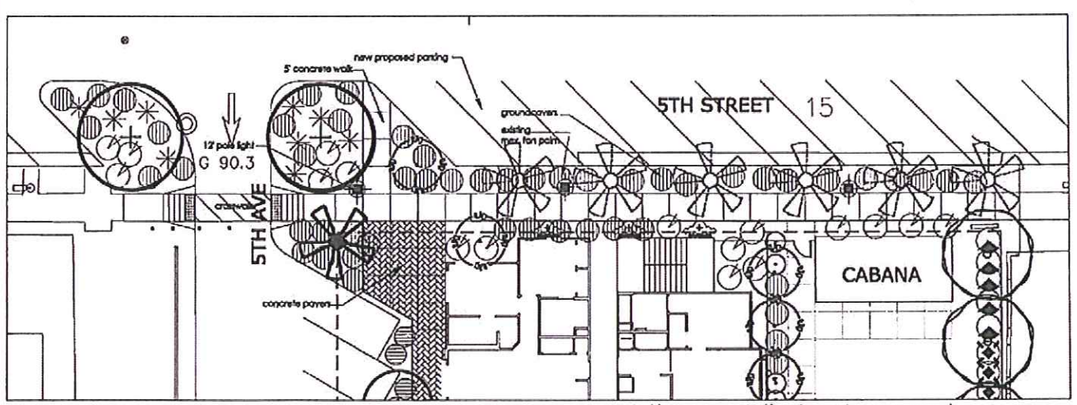
SP 4/8



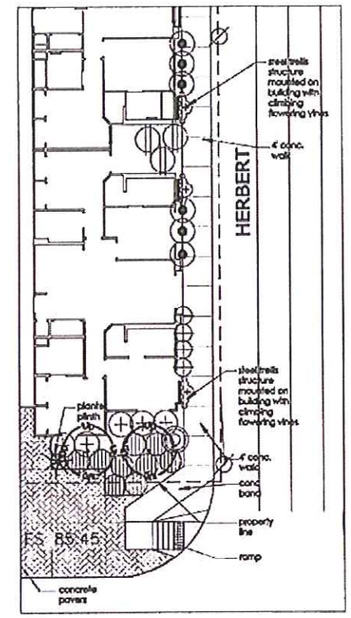
herbert & 6 th st. enlargement: 1"=10'



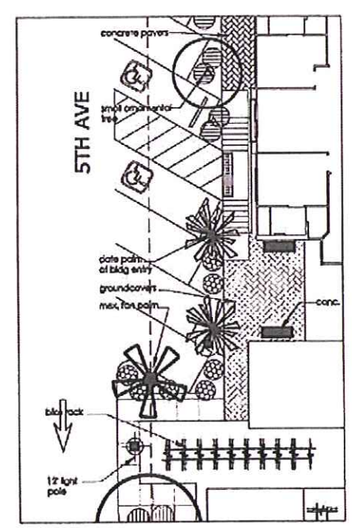
arizona ave & 6 th st. enlargement: 1"=10'



5 th ave & 5 th st. enlargement: 1"=10'



herbert st. enlargement: 1"=10'



5 th ave enlargement: 1"=10'

Designed by: D. Erlandson
Drawn by:
Author of Record: D. Erlandson
Date Issued: 11-8-10

Issue for Permit / Bidding

Issue for Permit Application

Issue for Construction

Revisions

#	DATE	COMMENTS
1		
2		

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The District at UA
Residential Development, llc
Tucson, Arizona

HUMPHREYS & PARTNERS ARCHITECTS, L.P.

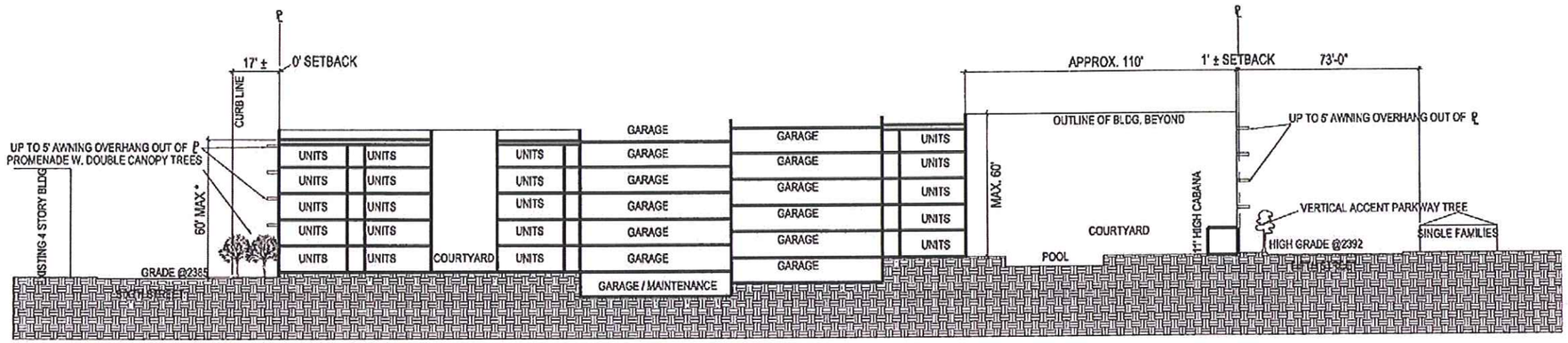
humphreys and partners landscape architecture, llc

SHEET CONTENTS
streetscape framework plan

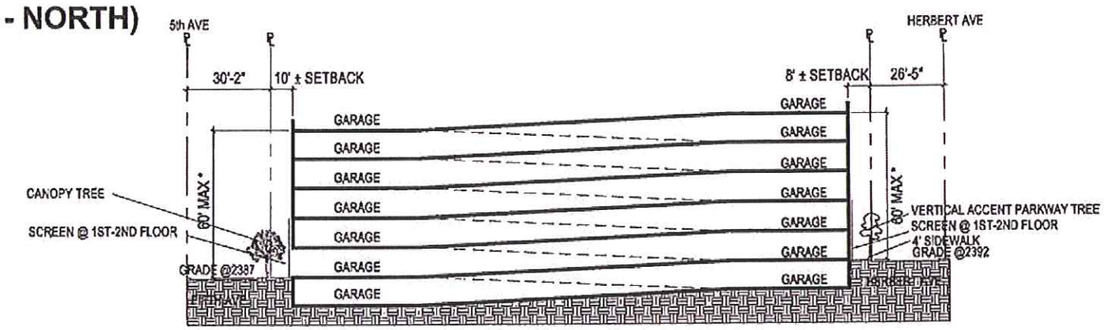
SHEET NO.
L2.2

HPA # 10230

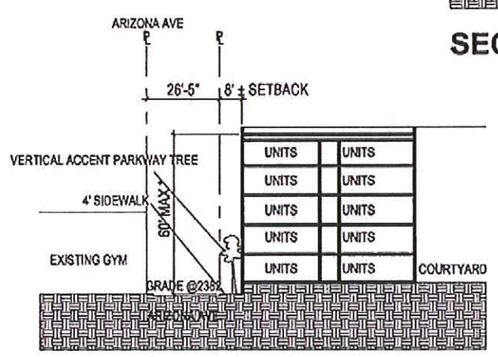
SP 5/8



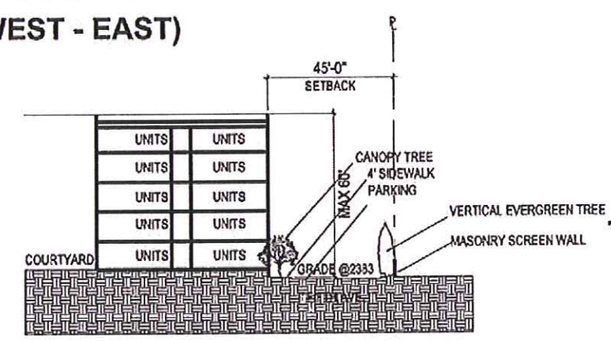
SECTION A-A (SOUTH - NORTH)



SECTION B-B (WEST - EAST)



SECTION C-C (WEST - EAST)



SECTION D-D (SOUTH - NORTH)

* NOTE: UP TO 4' OF PARAPET CAN BE HIGHER THAN MAX HEIGHT

SCALE: 1/20" = 1' (24"x36" SHEET)

0' 20' 40' 80'

A205.2 REV 2

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THE DISTRICT AT UA
RESIDENTIAL HOUSING DEVELOPMENT, LLC.

2010 / 11 / 09 TUCSON, AZ HPA #10230

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PERSPECTIVE ALONG 5th STREET & 5th AVE

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SP
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ELEVATION ALONG 6th STREET

ELEVATION ALONG 5th STREET

ELEVATION ALONG 5th AVE

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