

PARKING RATIONALE

The Plan provides parking requirements for residential uses only. Even though the specific number of space for guest parking and commercial is not “required” by this PAD, *on-street* parking in the PAD is provided for these uses and is plentiful. Unlike an improved parking lot where spaces are striped, on-street parking is not striped, except for angled parking. Because Improvement Plans are not complete at this time and that development in the Town Center is urban and mixed-use, the PAD could not assure a specific number of spaces per each land use. In addition, since the spaces provided are relatively spread across the PAD site, a “parking inventory” sheet for the development will not need to be maintained each time a site plan is submitted for approval.

To demonstrate the approximate amount of parking being made available in the development, the following is information on the (conservative) number of parking space actually being provided in the project. The number is calculated from the preliminary development plans. The charts below compare that number with the amount of spaces that would have otherwise been required by the LUC.

	<u>PAD Approximate Spaces Provided</u>
Single family lots (106)	160
Underground Garages	250
On-street in Neighborhood General *	130
On-street in Town Center	<u>110</u>
Total	650






	<u>LUC Required Spaces</u>
Single family residences (106)	212
Single family visitors	27
Multi-family (100-120)	120
Multi-family visitors	30
Commercial **	<u>240</u>
Total	629

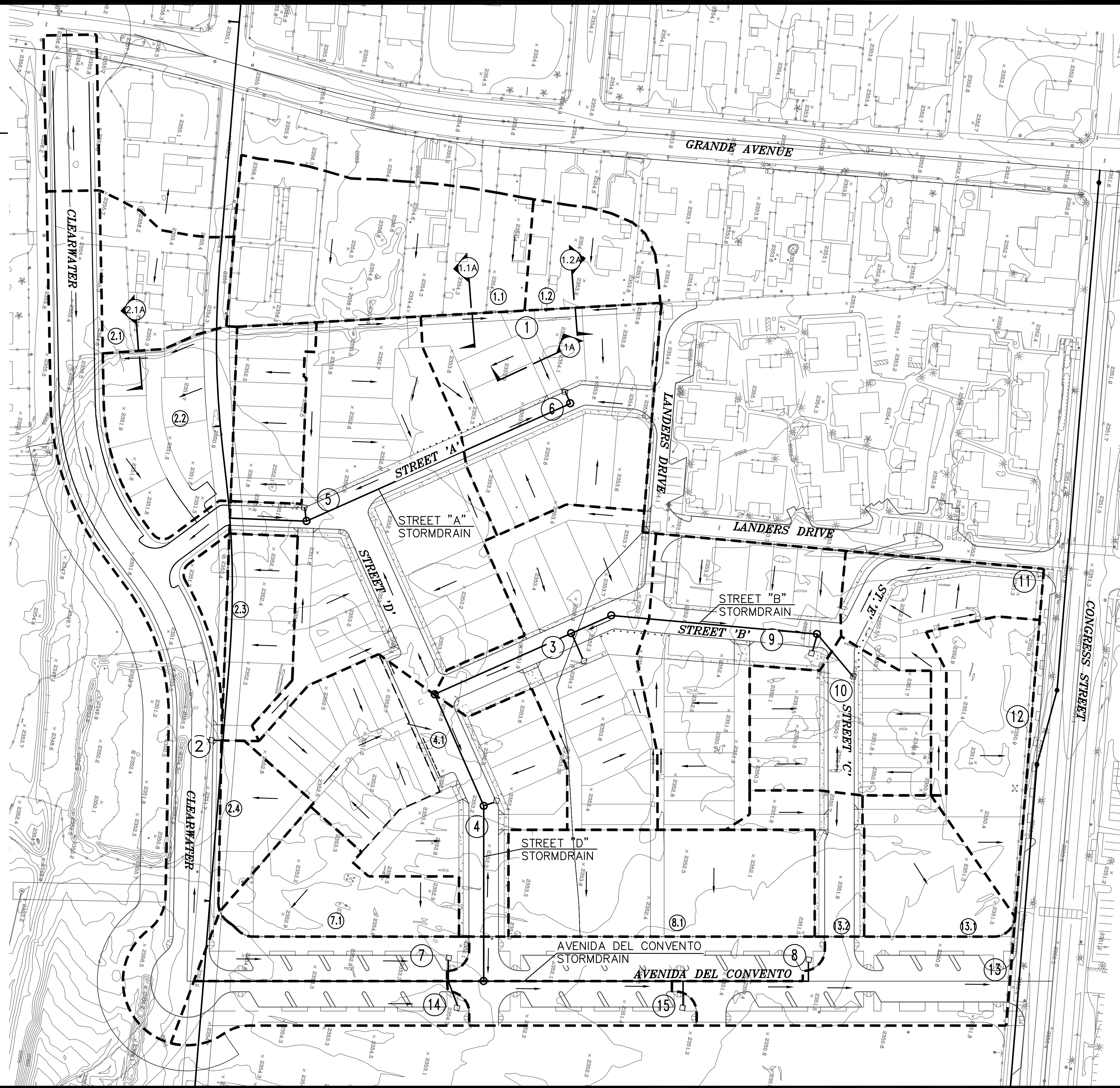
*Not including Lander property.

**Number of spaces required for 80,000 square feet of retail use. (This calculation based on 80,000 square feet for commercial is for illustrative purposes only and does not limit the amount of retail square footage in the PAD to 80,000).

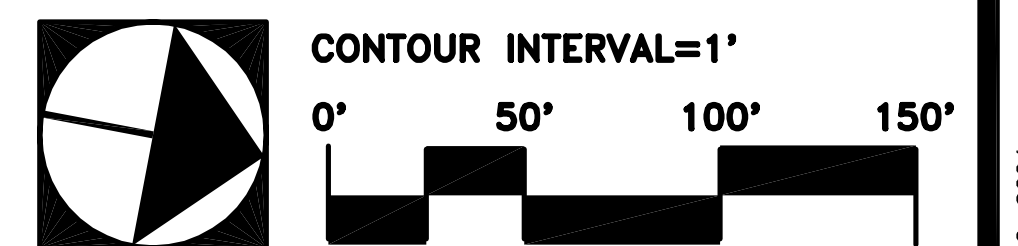
In addition to the on-street parking spaces in the PAD, structures for public parking will be built in association with the planned University of Arizona Science Center and the Tucson Origins Complex contiguous to the east. Also, the Trolley which will be circulating through the PAD area will provide alternative access opportunities for residents and patrons.

LEGEND

-  WATERSHED BOUNDARY
-  ONSITE BOUNDARY
-  FLOW DIRECTION
-  CONCENTRATION POINT
-  CROSS-SECTION



CONC. POINT	WATER-SHED AREA (AC)	Q5 (CFS)	Q25 (CFS)	Q100 (CFS)
1	1.69	4.5	9.0	12.8
1.1	1.30	3.8	7.6	10.9
1.2	0.40	1.1	2.3	3.3
2	3.90	9.9	19.9	28.4
2.1	0.50	1.5	2.9	4.2
2.2	1.10	3.2	6.5	9.3
2.3	0.50	1.5	3.0	4.3
2.4	0.28	0.8	1.7	2.4
3	1.33	4.0	8.0	11.4
4	1.53	4.5	9.1	12.9
4.1	0.62	1.9	3.7	5.3
5	2.01	6.0	12.1	17.3
6	3.00	8.4	16.8	24.1
7	0.95	2.8	5.6	8.0
7.1	0.38	1.1	2.3	3.3
8	1.53	4.4	8.7	12.5
8.1	1.03	3.1	6.2	8.9
9	1.25	3.6	7.1	10.2
10	0.74	2.2	4.5	6.4
11	0.56	1.7	3.4	4.8
12	0.67	2	4.0	5.8
13	1.51	4.3	8.7	12.4
13.1	0.51	1.5	3.1	4.4
13.2	0.31	0.9	1.9	2.7
14	0.39	1.2	2.3	3.3
15	0.29	0.9	1.7	2.5

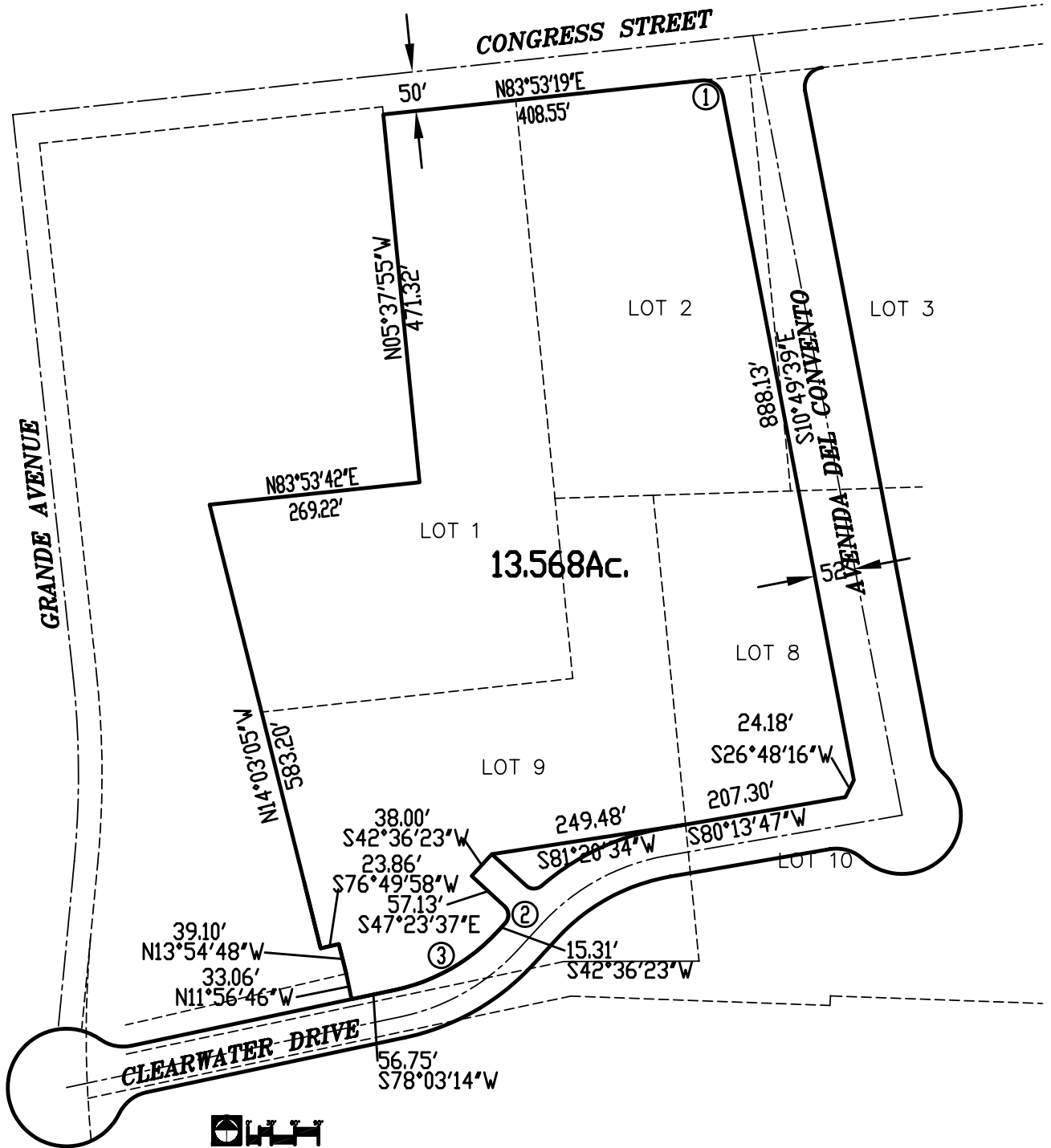


No.	Date	Item

Scale 1"=50'
Job No. 103010-A-001
Date APRIL 2004
Designed By RS
Checked By RS

MERCADO DISTRICT
LANDSCAPE MATRIX

	Plazas	Private Alleys	Commercial	Paseo	Internal N/S	Acequia	Clearwater	Avenida	Internal E/W	Internal E/W	Congress	
Tree Species	Velvet Mesquite (Prosopis velutina), shade trees from adjoining street, & see "Exotic for Tucson" list	Canyon Hackberry (Celtis reticulata), Vitex (Vitex agnus-castus), Sweet Acacia (Acacia farnesiana), Screwbean Mesquite (Prosopis pubescens)	Pick among trees mentioned in "Exotic for Tucson" and Sonoran & Chihuahuan trees in ADWRLWUPL	Feather Tree (Lysiloma thornberi)	Ironwood (Olneya tesota)	Desert Willow (Chilopsis linearis and cultivars), Canyon Hackberry (Celtis reticulata), Whitethorn acacia (Acacia constricta), Walnut (juglans major) and several each of Mexican Elderberry (Sambucus mexicana), Wolfberry (Lycium spp.), Screwbean Mesquite (Prosopis pubescens), & Sycamore (Platanus wrightii)	Blue Palo Verde (Parkinsonia florida)	Arizona Ash (Fraxinus velutina) in sidewalk, Walnut (Juglans major) in tree island at parking, scattered Pomegranate (Punica granatum and cultivars) for surprise	Desert Willow (Chilopsis linearis)	Velvet Mesquite (Prosopis velutina)	Mixed natives	
Tree Planting Pattern & Spacing	Group trees for plenty of shade but some sunny areas too. Different plazas should have different combinations of trees.	At entrances, where trees work with buildings, next to single story rather than two-story, south side emphasis.	Groupings trees for plenty of shade but some sunny areas too. Different plazas should have different combinations of trees.	Trees at entrance/exit or bends.	25' OC	Organic, varied spacing, and guilds of trees and understory species on east side	35' OC on north & west, 25' OC on south Y east side.	in parking lane @ 38'OC, in sidewalk @ 20'OC	20' OC	35' OC on north, 25' OC on south	35'OC	
Shrub/Vine species	Any species listed as Sonoran or Chihuahuan natives in the Arizona Department of Water Resources Low Water Use Plant List (ADWRLWUPL) with an emphasis on perennial herb, butterfly & bird	occasional nopal (Opuntia ficus-indica) thornless prickly pear	Any species listed as Sonoran or Chihuahuan natives in ADWRLWUPL with emphasis on perennial herb, butterfly & bird attractors	Any species listed as Sonoran or Chihuahuan natives in ADWRLWUPL with emphasis on nopal (opuntia fucus-indica) cactus along walls, domestic grape vine (Cissus spp.), hardenbergia vine (Hardenbergia	none	Any species listed as Sonoran or Chihuahuan natives in ADWRLWUPL with emphasis on chuparosa, penstemmon, brittlebush, desert lavender, snap dragon vine, condalia warnockii, butterfly & bird attractors.		Vines on some buildings	At 58-30 section any species listed as Sonoran or Chihuahuan natives in ADWRLWUPL with emphasis on, saguaro, jojoba, creosote, brittlebush bush dalea, beargrass.	At 58-30 section, any species listed as Sonoran or Chihuahuan natives in ADWRLWUPL with emphasis on saguaro, jojoba, creosote, brittlebush bush dalea, beargrass.		
Shrub/Vine Planting Pattern	Groupings under sparser trees and in sunny areas.	nopal should be planted where it will get some direct sunlight in winter	Groupings under sparser trees and in sunny areas.	Along walls randomly, vines on overhead trellises. Plantings in pots.	N/A	Organic, varied spacing, and guilds of trees and understory species on east side			Organic sparse grouping of shrubs	Organic sparse grouping of shrubs		
Permaculture Strategies	Buildings drain in scuppers to plantings. Sunken, mulched planting basins with french drains to promote infiltration. Permeable hardscape.	Sunken, mulched planting basins with french drains to promote infiltration. Dust control only.	Buildings drain in scuppers to plantings. Sunken, mulched planting basins with french drains to promote infiltration. Permeable hardscape.	Buildings drain in scuppers to plantings. Sunken, mulched planting basins with french drains to promote infiltration. Permeable hardscape.	Buildings drain in scuppers to plantings. Sunken, mulched planting basins with french drains to promote infiltration. Roads drain to curb, curb cuts to harvest street runoff to	Buildings drain in scuppers to plantings. Sunken, mulched planting basins with french drains to promote infiltration. Roads drain to curb, curb cuts to harvest street runoff to plantings.	Road drains to curb, curb cuts for street runoff harvest, mulch & french drain in planting basins.	Buildings drain in scuppers to plantings. Sunken, mulched planting basins/islands with french drains to promote infiltration. Roads & parking drain to curb, curb cuts to harvest street runoff to plantings. Parking is permeable	Buildings drain in scuppers to plantings. Sunken, mulched planting basins with french drains to promote infiltration. Roads drain to curb, curb cuts to harvest street runoff to	Buildings drain in scuppers to plantings. Sunken, mulched planting basins with french drains to promote infiltration. Roads drain to curb, curb cuts to harvest street runoff to plantings.	Road drains to curb, curb cuts for street runoff harvest, mulch & french drain in planting basins.	
Planting area	planting basins are mulched		planting basins are mulched	Large pots & planting basins are mulched	4' planting basins are mulched	10-20' swale on west, mulched	5' mulched	planter in sidewalk & island, mulched	width varies, mulched	width varies, mulched	grate in sidewalk	
Site Amenities	receptales, public art, fountain/water feature, drinking fountains, bike racks, gazebo		benches, trash receptales, public art, fountain/water feature, drinking fountains, bike racks, gazebo	benches under trees and vines		benches, trash receptales, public art, fountain/water feature, drinking fountains, bike racks - water harvesting cistern below grade		bike racks, benches, public art			bike racks, benches, public art	



**EXHIBIT TO ACCOMPANY DESCRIPTION OF
PARCEL
WITHIN
RIO NUEVO
SECTION 14, T. 14 S., R. 13 E., G.S.R.M.,
PIMA COUNTY, ARIZONA**

	R	L	T	?
①	25.00'	37.21'	23.02'	85°17'02"
②	15.00'	23.56'	15.00'	90°00'00"
③	246.00'	152.19'	78.62'	35°26'51"

1" = 200'

The
WLB
Group
Inc.

WLB

**LEGAL DESCRIPTION OF
13.569 ACRE PARCEL
WITHIN RIO NUEVO**

Portions of LOTS 1, 2, 3, 8, and 9 of RIO NUEVO, BLOCKS 1 THRU 15, AND COMMON AREA A, COMMON AREA B, AND COMMON AREA C, recorded in the office of the Pima County Recorder, Pima County, Arizona, in Book 57 of Maps and Plats, Page 04 thereof, and lying within a portion of Section 14, Township 14 South, Range 13 East, Pima County, Arizona, described as follows:

BEGINNING at the Northwest corner of said Lot 1. Said point lies on the southerly right-of-way line of Congress Street;

THENCE, N83°53'19"E, along the most northerly lot line and said south right-of-way line a distance of 408.55 feet;

THENCE, along the arc of a tangent curve to the right, concave to the Southwest, having a radius of 25.00 feet through a central angle of 85°17'02", for an arc length of 37.21 feet;

THENCE, S10°49'39"E, a distance of 888.13 feet;

THENCE, S26°48'16"W, a distance of 24.18 feet to the north line of that public storm drain easement recorded in Book 57 of Maps and Plats, Page 40;

THENCE, S80°13'47"W, along said north line, a distance of 207.30 feet;

THENCE, S81°20'34"W, along said north line, a distance of 249.48 feet;

THENCE, S42°36'23"W, a distance of 38.00 feet;

THENCE, S47°23'37"E, a distance of 57.13 feet;

THENCE, along a tangent curve to the right, concave to the West, having a radius of fifteen feet, through a central angle of 90°00'00", for an arc length of 23.56 feet;

THENCE, S42°36'23"W, a distance of 15.31'

THENCE, along a tangent curve to the right, concave to the Northwest having a radius of 246.00 feet, through a central angle of 35°26'51", for an arc length of 152.19 feet;

THENCE, S78°03'14"W, a distance of 56.75 feet to a point on the Westerly line of Lot 9;

THENCE, N11°56'46"W, a distance of 33.06 feet to a point on the West line of said Lot;

THENCE, N13°54'48"W (recorded N 13°54'59" W), along said Westerly line, a distance of 39.10 feet;

THENCE, S76°49'58"W, along said Westerly line, a distance of 23.86 feet;

THENCE, N14°03'05"W (recorded N 14°07'51" W) along the westerly lines of said Lots 9 and 1, a distance of 583.20 feet to the most westerly corner of Lot 1;

THENCE, N83°53'42"E, (recorded N83°50'38"E) along a northerly line of said Lot 1, a distance of 269.22 feet (recorded 269.32 feet);

THENCE, N05°37'55"W, (recorded N05°37'22"W) along the westerly line of said Lot 1, a distance of 471.32 feet (recorded 471.15), to the **POINT OF BEGINNING**

Containing 13.569 acres, more or less.

Prepared by:
THE WLB GROUP, INC.

Jack A. Buchanan, RLS
JAB:rmm

**LEGAL DESCRIPTION OF
RIGHT OF WAY
WITHIN RIO NUEVO**

Portions of LOTS 2, 3, 8, and 9 of RIO NUEVO, BLOCKS 1 THRU 15, AND COMMON AREA A, COMMON AREA B, AND COMMON AREA C, recorded in the office of the Pima County Recorder, Pima County, Arizona, in Book 57 of Maps and Plats, Page 04 thereof, and lying within a portion of Section 14, Township 14 South, Range 13 East, Pima County, Arizona, described as follows:

BEGINNING at the Northwest corner of said Lot 1. Said point lies on the southerly right-of-way line of Congress Street;

THENCE, N83°53'19"E, along the most northerly lot line and said south right-of-way line a distance of 408.55 feet to the **POINT OF BEGINNING**;

THENCE, continuing along said southerly right-of-way line N83°53'19"E, a distance of 154.52' to a point of curvature. A radial line through said point bears N06°06'41"W;

THENCE, westerly and southerly along the arc of said tangent curve to the left, concave to the Southeast, having a radius of 25.00 feet through a central angle of 94°42'58", for an arc length of 41.33 feet;

THENCE, S10°49'39"E, a distance of 858.55 feet to a point of curvature;

THENCE, along a tangent curve to the left, concave to the East, having a radius of 50.00 feet, through a central angle of 35°18'49", for an arc length of 30.82 feet;

THENCE, along a tangent curve to the right, concave to the Northwest having a radius of 75.00 feet, through a central angle of 178°20'46", for an arc length of 233.45 feet;

THENCE, along a tangent curve to the left, concave to the South, having a radius of 50.00 feet, through a central angle of 51°58'45", for an arc length of 45.36 feet;

THENCE, S80°13'47"W, a distance of 206.17 feet to a point of curvature;

THENCE, along a tangent curve to the left, concave to the South, having a radius of 254.00', through a central angle of 37°37'24", for an arc length of 166.79 feet;

THENCE, S42°36'23"W, a distance of 46.30 feet to a point of curvature;

THENCE, along a tangent curve to the left, concave to the North, having a radius of 308.00 feet, through a central angle of 35°26'51", for an arc length of 190.55 feet;

THENCE, S78°03'14"W, a distance of 337.31 feet to a point of curvature;

THENCE, along a tangent curve to the left, concave to the South, having a radius of 50.00 feet, through a central angle of 51°58'31" for an arc length of 45.36 feet;

THENCE, along a tangent curve to the right, concave to the Northwest having a radius of 75.00 feet, through a central angle of 39°07'07", for an arc length of 51.21 feet to a point on a non-tangent curve, said curve being on the Easterly right-of-way line of Grande Avenue as recorded in Book 7 of Maps and Plats, Page 40;

THENCE, along said right-of-way line and said curve to the right, concave to the East having a radius of 1402.41 feet, through a central angle of 05°40'41", for an arc length of 138.98 feet to a point on a non-tangent curve;

THENCE, along said curve to the left, concave to the South having a radius of 75.00 feet, through a central angle of 15°41'50", for an arc length of 20.55 feet to a point of reverse curvature;

THENCE, along said curve to the left, concave to the North having a radius of 50.00 feet, through a central angle of 47°09'23", for an arc length of 41.15 feet to a point of tangency;

THENCE, N78°03'14"E, a distance of 345.75 feet to a point of curvature;

THENCE, along a tangent curve to the left, concave to the North having a radius of 246.00 feet, through a central angle of 35°04'13", for an arc length of 150.57 feet to a point of tangency;

THENCE, N42°36'23"E, a distance of 15.31 feet to a point of curvature;

THENCE, along said curve to the left, concave to the West having a radius of 15.00 feet, through a central angle of 90°00'00", for an arc length of 23.56 feet to a point of tangency;

THENCE, N47°23'37"W, a distance of 57.13 feet to a point;

THENCE, N42°36'23"E, a distance of 38.00 feet to a point on the north line of that public storm drain easement recorded in Book 57 of Maps and Plats, Page 40;

THENCE, N81°20'34"E, along said north line, a distance of 249.48 feet to a point;

THENCE, N80°13'47"E, a distance of 207.30 feet to a point;

THENCE, N26°48'16"E, a distance of 24.18 feet to a point;

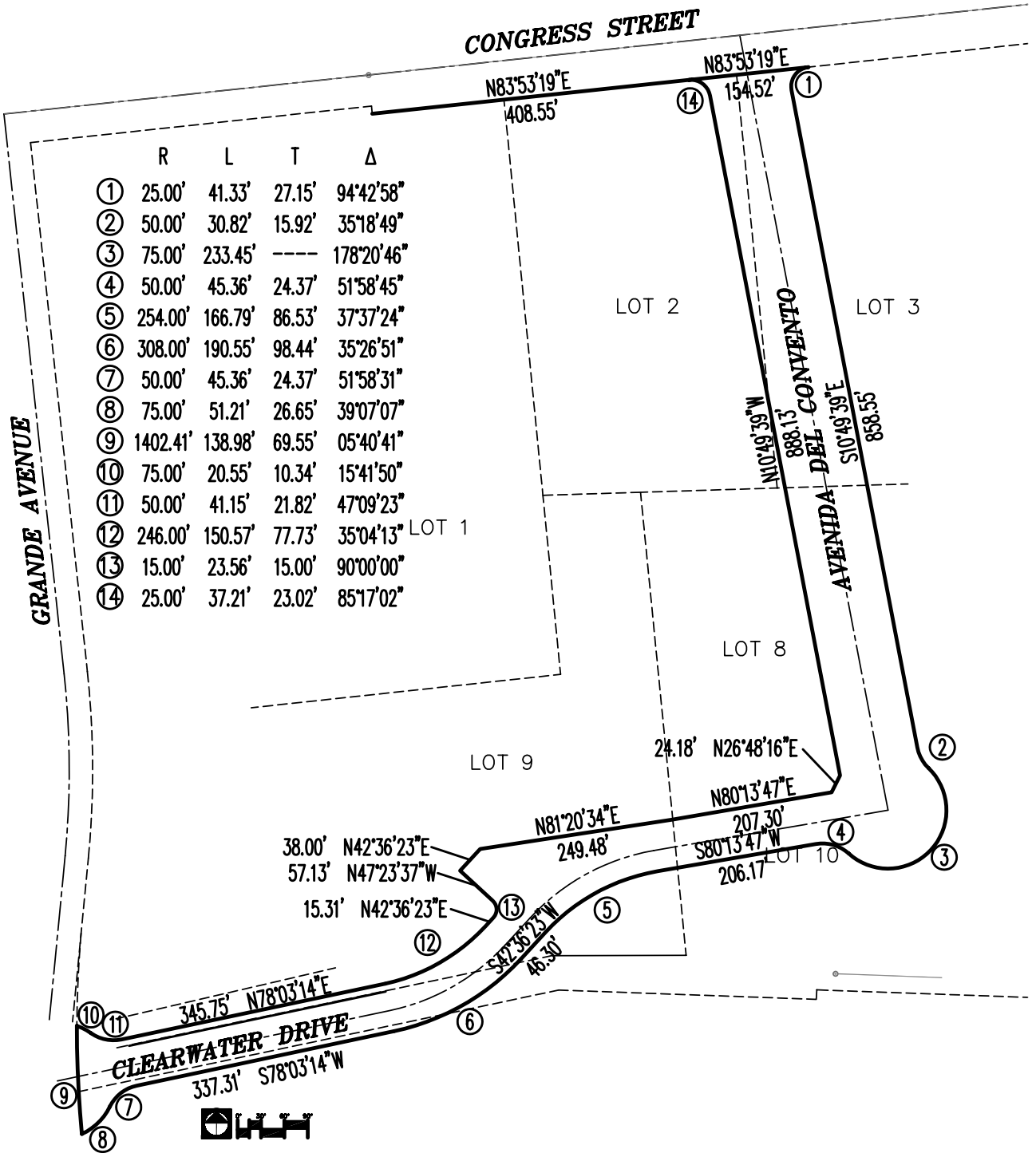
THENCE, N10°49'39"W, a distance of 888.13 feet to a point of curvature;

THENCE, along a tangent curve to the left, concave to the Southwest having a radius of 25.00 feet, through a central angle of 85°17'02", for an arc length of 37.21 feet to the **POINT OF BEGINNING**

Containing 4.259 acres, more or less.

Prepared by:
THE WLB GROUP, INC.

Jack A. Buchanan, RLS
JAB:rmm



**EXHIBIT TO ACCOMPANY DESCRIPTION OF
PARCEL
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