Planning Commission
Online Meeting Agenda
Wednesday, December 16, 2020

To join the meeting and view presentations, visit https://avondaleaz.zoom.us/j/3083557784

Using a Mobile Device? Download the Zoom Cloud Meeting App

To join the meeting with audio only (no presentations), call 301-715-8592 (meeting ID: 308 355 7784)

REGULAR MEETING

6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **OPENING STATEMENT**

4. **APPROVAL OF MINUTES**
   November 18, 2020

5. **PUBLIC HEARING ITEMS**

   a. **ZONING ORDINANCE TEXT AMENDMENTS - SECTION 1 (ADMINISTRATION AND PROCEDURES) AND SECTION 13 (MARIJUANA USES) - APPLICATION PL-20-0260**
   Planning Commission will hold a public hearing and consider a Staff-initiated request for approval of text amendments to the Zoning Ordinance. The amendments to Avondale Zoning Ordinance Section 1 (Administration and Procedures) and Section 13 (Marijuana Uses) will allow for continued refinement of the Zoning Ordinance to reflect changes in policies and procedures, address a recently approved ballot initiative related to marijuana establishments, and clarify uses and restrictions for marijuana related uses and operations. Commission will take appropriate action.
   Staff Contact: Brian Craig, Planning Manager

b. NIRVANA AT HARBOR SHORES – MINOR GENERAL PLAN AMENDMENT – APPLICATION PL-20-0194

Planning Commission will hold a public hearing and consider a request by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., on behalf of property owner Mr. Sharat Kanaka, Nirvana at Harborshores, LLC, for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Nirvana at Harbor Shores, a proposed 172-unit multi-family residential apartment development located approximately 600 feet north of the northwest corner of McDowell Road and Harbor Shores Boulevard. The proposed Minor General Plan Amendment, if approved, will amend the land use designation of approximately 7.80 gross acres, inclusive of the 7.00-acre property and full width of the adjacent Harbor Shores Boulevard right-of-way, from Local Commercial (LC) to High Density Residential (HDR). The HDR designation allows for development of patio homes, apartments, condominiums, or townhomes with a density ranging between 12 and 30 dwelling units per acre. A request to rezone the property to Nirvana at Harbor Shores Planned Area Development (PAD) to allow for development in conformance with the HDR designation will be considered separately. Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

c. NIRVANA AT HARBOR SHORES – REZONING FROM MCDOWELL AND 107TH AVENUE PLANNED AREA DEVELOPMENT (PAD) TO NIRVANA AT HARBOR SHORES PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-20-0199

Planning Commission will hold a public hearing and consider a request by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., on behalf of property owner Mr. Sharat Kanaka, Nirvana at Harborshores, LLC, to rezone approximately 7.40 gross acres of land located approximately 600 feet north of the northwest corner of McDowell Road and Harbor Shores Boulevard from McDowell and 107th Avenue Planned Area Development (PAD) to Nirvana at Harbor Shores Planned Area Development (PAD). The proposed Nirvana at Harbor Shores PAD would allow for development of the site with a contemporary 172-unit multi-family residential apartment community at a density of 24.6 units per acre. The rezoning request applies to 7.40 gross acres inclusive of the 7-acre subject property and the half-width of the adjacent Harbor Shores Boulevard right-of-way. A request to change the General Plan 2030 Land Use Map designation of the property from Local Commercial to High Density Residential to allow residential development at the proposed density will be considered separately. Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

6. ACTION ITEMS

a. ROOSEVELT PARK PHASE 3 – PRELIMINARY PLAT – APPLICATION PL-20-0168

Planning Commission will consider a request by Mr. Joe Petrucci, EPS Group, Inc., for approval of a Preliminary Plat for Roosevelt Park Phase 3, a proposed 135-lot single-family subdivision on 29.66 gross acres approximately 1,300 feet north of the northeast corner of Van Buren Street and 111th Avenue, on the east side of 111th Avenue. Commission will take appropriate action.

Staff Contact: Rick Casswell, Senior Planner

b. FULTON HOMES ACCLAIM - PRELIMINARY PLAT - APPLICATION PL-20-0198

Planning Commission will consider a request by Mr. Josh Hannon, EPS Group, Inc., for approval of a Preliminary Plat for Fulton Homes Acclaim, a proposed 581-lot single-family residential subdivision on approximately 153.20 gross acres at the northwest corner of 99th Avenue and Thomas Road. Commission will take appropriate action.

Staff Contact: Brian Craig, Planning Manager

c. ALAMAR PHASE 4 – PRELIMINARY PLAT – APPLICATION PL-20-0216

Planning Commission will consider a request by Mr. Frank Koo, Wood, Patel & Associates, Inc., for approval of a Preliminary Plat for Alamar Phase 4, a proposed 486-lot single-family residential subdivision on approximately 161.17 gross acres located at the southwest corner of the planned El Mirage Road realignment and the planned Alamar Boulevard alignment. Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

7. PLANNING DIVISION REPORT

8. CALENDAR

Next meeting date is January 20, 2021. A 2021 Planning Commission meeting calendar is included in the agenda packet.

9. ADJOURNMENT

Members will attend by telephone conference call. Los miembros asistiran via teleconferencia. Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta del Concejo.

Avondale
Aspiring. Achieving. Accelerating

PLANNING COMMISSION REGULAR MEETING MINUTES

Wednesday, November 18, 2020
6:00 P.M.

Note from the Clerk: The November 18, 2020 Planning Commission meetings was hosted online using the online Zoom Cloud Meeting platform. Chair Iwanski attended in person at City Hall and all other participants by phone or video.

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1. CALL TO ORDER

Chair Iwanski called the Regular Meeting to order at 6:00 p.m.

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO
David Iwanski, Chair
Linda Warren, Vice Chair
Lisa Amos, Commissioner
Lisa Osborne, Commissioner
Christopher Thompson, Commissioner
Larry White, Alternate Commissioner

COMMISSIONERS ABSENT (EXCUSED}
Denise Stanfield, Commissioner

CITY STAFF PRESENT
Nicholle Harris, City Attorney
Jodie Novak, Assistant Director
Brian Craig, Planning Manager
Denise Zazueta, Administrative Assistant

3. OPENING STATEMENT

Chair Iwanski read the Opening Statement.

4. APPROVAL OF MINUTES

a. <u>October 21, 2020</u>

Commissioner Osborne moved to approve the October 21, 2020 minutes as presented; Commissioner Thompson seconded the motion.

Upon vote, the motion was carried unanimously 5 to 0.

David Iwanski, Chair	Aye
Commissioner Amos	Aye
Commissioner Osborne	Aye
Commissioner Thompson	Aye
Commissioner White	Aye

Vice Chair Warren arrived during the reading of the opening statement, however, due to technical difficulties, her vote on the motion to approve the minutes was not captured.

5. PUBLIC HEARING ITEMS

a. ZONING ORDINANCE TEXT AMENDMENTS - SECTION 1 (ADMINISTRATION AND PROCEDURES); SECTION 2 (RESIDENTIAL DISTRICTS); SECTION 5 (SPECIAL DISTRICTS; OVERLAYS); SECTION 8 (PARKING); SECTION 9 (SIGNS); AND SECTION 12 (LANDSCAPE, WALLS, AND FENCES) - APPLICATION PL-20-0248

Mr. Craig noted that the City Planning Division endeavors to update the Zoning Ordinance on an annual basis, in order to address changes in polices and land use patterns in the community and generally clean up sections of code found to be in error. In August 2019, a round of changes was bought to the Planning Commission for consideration and recommendation. The last item, as part of that recommendation, was adopted by City Council in February 2020. Specific objectives of this update are to refine language in the Zoning Ordinance to reflect current policies and procedures, allow clerical corrections, and address the overall accuracy and usability for customers and the public. Another goal is to encourage more green initiatives with new development, including requiring provision electrical vehicle charging infrastructure.

Section 1 changes are considered as codifying existing practices. Sections 108, 110 and 111 have the similar proposed updates. Staff is proposing to amend the Conditional Use Permit process, Zoning Ordinance Map Amendment (rezoning) and the Variance process to require development plans be included with the applications. Also, within Section 1, proposed amendments include updating the definition of townhouse to specify units must feature a ground floor entrance and a minimum 100 square feet of private open space patio or backyard.

Revisions to Section 2 are related mainly to removing Data Center as an allowed use in the Agricultural (AG) District. The two changes are to remove it as a use and removing it from the a subsection related to the conditions required for that use. “Data Center,” will still be retained as an allowed use within the Commerce Park (CP) and General Industrial (A-1) districts.

When the City developed The BLVD Specific Plan and The BLVD District (BLVDD) zoning, it created a process to opt in and opt out properties in one action. Late last year, the bulk of land zoned City Center District (CCD) was rezoned by the City Council to BLVDD. As such, the section for opting in, in major action, is no longer needed and is being removed.

In regard to changes to Section 8, Parking, a revision to the purpose statement is proposed to make reference to electric vehicle (EV) charging and infrastructure. Furthermore, Section 804, Required Parking, adds EV parking requirements as a required percentage of overall parking provided for certain land uses including creating a provision that developers install infrastructure for future EV charging expansion. The proposed update to Section 8 also revises the maximum parking allowance for manufacturing industrial uses and doubles visitor parking requirements for multi-family residential uses from one (1) for every ten (10) dwelling units to one (1) for every five (5) dwelling units within the project. An additional revision is to clarify for townhome uses that the two (2) required parking spaces must be provided in the form of an enclosed garage.

Commissioner Thompson asked for clarification on the required EV parking space percentage. Mr. Craig said the requirement averages three (3) percent, with some uses requiring less. For restaurants, for example, the requirement is one (1) percent of parking stalls to be dedicated for EV charging and three percent (3%) for future capacity. For long-term office uses, administrative, financial, religious and institutional, the requirement is for two percent (2%) for EV purposes and eight percent (8%) for future capacity. For multi-family residential, the requirement is four percent (4%) of overall parking for EV charging and up to 16 percent (16%) for future capacity. There is a provision that allows an applicant to request a waiver for diminished requirement. The requirements apply to new development projects only and is not a retroactive requirement.

Vice Chair Warren asked whether there will be EV requirements for single family homes. Due to audio feedback, Mr. Craig was unable to hear the complete question and, thinking the Vice Chair asked about schools, addressed educational uses. There is a two percent (2%) requirement for EV charging stations for new public/private training facilities and eight percent (8%) for future capacity.

Transcriber's note: The was a pause in proceedings as staff worked to correct audio disturbances.

Vice Chair Warren reiterated that her question was regarding single family developments. Mr. Craig stated that the proposal does not require a level two (2) station to be installed. However, homebuilders are being asked to install capacity for parking spaces, to ensure dedicated panel circuit and conduit for future purposes.

Mr. Craig stated that updates to Section 9 (Signs) address the fact that, inadvertently, in the prior 2019 update, The BLVD District (BLVDD) was not called out in the sign regulation Section 9 of the Zoning Ordinance. The update adds parameters and standards for signage in the BLVDD zone, much of which matches what had already been permitted in the City Center District (CCD), predecessor to BLVDD.

In addition to adding language for the BLVDD zone, the City is revising the section related to General Industrial (A-1) zoning. Currently, signs are only allowed on one (1) building façade in the A-1 district; the proposal is to allow signs on two (2) façades of the buildings, much like what is allowed in the similar zoning district of Commerce Park (CP).

The final section for amendment, Section 12 (Landscaping, Walls, and Fences) includes another cleanup. There are issues where existing infrastructure, utilities or other types of equipment or easements in the planting area sometimes prohibit developers from installing required quantities of trees and shrubs, including right of way planting and setback planting. The revision creates a provision to allow developers to ask for a waiver from the Zoning Administrator in these instances. The City has received feedback from

utility providers that the current planting requirement impedes their ability to serve homeowners and businesses.

Chair Iwanski invited Commissioners to ask final questions. There were no additional questions. He then opened the public hearing. There were no public comments. Chair Iwanski closed the public hearing and invited a motion.

Commissioner Thompson moved that the Planning Commission recommend approval of Application PL-20-0248, a request for a text amendment to the Avondale Zoning Ordinance. Vice Chair Warren seconded the motion.

Upon vote, the motion was carried unanimously 6 to 0.

David Iwanski, Chair	Aye
Vice Chair Warren	Aye
Commissioner Amos	Aye
Commissioner Osborne	Aye
Commissioner Thompson	Aye
Commissioner White	Aye

6. PLANNING DIVISION REPORT

Mr. Craig stated that an additional Zoning Ordinance Text Amendment related to marijuana uses will be presented to the Commission in December. The ballot initiative pertaining to recreational marijuana passed in Arizona in the November 2020 election, and the City had been waiting on these results to make edits to the section. There are a number of additional projects that will likely be on the December 2020 agenda.

Mr. Craig noted that as COVID continues to spike in Arizona, the department's front counter remains open in City Hall for application submittals. Applicants are encouraged to use online resources and tools.

Chair Iwanski addressed the upcoming selection of an alternate, as Commissioner White has moved to full-time. Mr. Craig stated that the City Council has solicited interest from the public and it is hoped that the vacancy will be filled in the new year.

7. CALENDAR

The next meeting is December 16, 2020.

8. ADJOURNMENT

There being no further business before the Commission, Commissioner Osborne moved to adjourn the regular meeting; Commissioner Amos seconded the motion.

Upon vote, the motion was carried unanimously 6 to 0.

David Iwanski, Chair	Aye

Vice Chair Warren	Aye
Commissioner Amos	Aye
Commissioner Osborne	Aye
Commissioner Thompson	Aye
Commissioner White	Aye

Meeting adjourned at 6:27 p.m.

AGENDA ITEM REPORT

SUBJECT: Zoning Ordinance Text Amendments - Section 1 (Administration and Procedures) and Section 13 (Marijuana Uses) - Application PL-20-0260

MEETING DATE: 12/16/2020

TO: Planning Commission

FROM: Brian Craig, Planning Manager

THROUGH: Brian Craig, Planning Manager

PURPOSE:
Planning Commission will hold a public hearing and consider a Staff-initiated request for approval of text amendments to the Zoning Ordinance. The amendments to Avondale Zoning Ordinance Section 1 (Administration and Procedures) and Section 13 (Marijuana Uses) will allow for continued refinement of the Zoning Ordinance to reflect changes in policies and procedures, address a recently approved ballot initiative related to marijuana establishments, and clarify uses and restrictions for marijuana related uses and operations. Commission will take appropriate action.

BACKGROUND:
The Avondale Zoning Ordinance was first adopted in 1951 and has been updated numerous times, the last of which occurred in February 2020. A second staff-initiated amendment, PL-20-0248, was considered by the Planning Commission and recommended for approval to the City Council on November 18, 2020.

SUMMARY OF REQUEST:
The following is a summary of the proposed amendments to the Zoning Ordinance referenced by section number. The specific proposed text for each of these sections may be found in Exhibit A.

Section 1 (Administration and Procedures)
115 – Definitions: Add a definition for Marijuana Establishment and remove definition for Medical Marijuana Cultivation Location.

Section 13 (Marijuana Uses)
Section Title: Rename from Medical Marijuana Uses to Marijuana Uses.

1301 – Purpose and Applicability: Add Marijuana Establishments and Marijuana Establishment Cultivation Locations to the purpose and applicability of Section 13.

1302 – Location Restrictions; Medial Marijuana Dispensaries and Marijuana Establishments:

- Rename title from Location Restrictions to Location Restrictions; Medial Marijuana Dispensaries and

Marijuana Establishments.

- Add and amend location restrictions for marijuana dispensaries, establishments and cultivation facilities.

1303 – Medical Marijuana Dispensary; Marijuana Establishment providing Cultivation Services to Medical Marijuana Dispensary Development Standards:

- Rename title from Requirements to Medical Marijuana Dispensary; Marijuana Establishment providing Cultivation Services to Medical Marijuana Dispensary Development Standards.

- Move text to new Section 1306.

- Add new text regarding floor area limitations for marijuana operations.

1304 – Medical Marijuana Qualified Patients and Caregivers, Cultivation: Create subsection regarding qualified patients and caregiver, cultivation from previous text in Section 1302.

1305 – Marijuana Establishments Providing Cultivation Services to Marijuana Establishments Engaged in the Retail Sale of Marijuana: New subsection with text regarding area limitations for cultivation locations.

1306 – Requirements; Medical Marijuana Dispensary: New subsection with text from previous Section 1303 regarding dispensary operations with additional operational restrictions.

1307 – Requirements; Marijuana Establishments: New subsection regarding the operational restrictions and requirements for marijuana establishments.

ANALYSIS:
The Zoning Ordinance Text Amendments are not anticipated to result in any adverse impacts on the community. The amendments will allow for continued refinement of the Zoning Ordinance to reflect changes in policies and procedures, address a recently approved ballot initiative related to marijuana establishments, and clarify uses and restrictions for marijuana related uses and operations.

PUBLIC PARTICIPATION:
All required notifications for Planning Commission and City Council public hearings have been completed. The meetings were advertised in the Wednesday, November 25, 2020, edition of the Southwest Valley Arizona Republic. Staff has not received any feedback on the proposal by phone or email.

DISCUSSION:

STRATEGIC PLAN:
INITIATIVE: Encourage & Support Creative Innovation in Development & Service Delivery

- STRATEGIC GOAL: Encourage a flexible environment responsive to market trends

BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-20-0260, Zoning Ordinance Text Amendments, a request for marijuana related text amendments to the City of

Avondale Zoning Ordinance.

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-20-0260, Zoning Ordinance Text Amendments, a request for marijuana related text amendments to the City of Avondale Zoning Ordinance.

Exhibit A

Abstract of Proposed Changes

Section 1 (Administration and Procedures) - 115 Definitions

~~**Medical Marijuana Cultivation Location: Any of the following: (A) a medical marijuana dispensary at which cultivation occurs for sale at that medical marijuana dispensary, (B) the one (1) additional location, if any, duly identified pursuant to ARIZ. REV. STAT. § 36-2806(E), as amended, during the process of registering a medical marijuana dispensary, where marijuana will be cultivated for sale at a medical marijuana dispensary, (C) any location identified pursuant to ARIZ. REV. STAT. § 362804.02(A) (3) (f), as amended, for cultivation of medical marijuana by a designated caregiver or qualifying patient (as defined in ARIZ. REV. STAT. § 36-2801, as amended) for a qualifying patient's medical use or (D) a facility that incorporates or processes medical marijuana into a consumable or edible product.**~~

[Add the following definitions]

Marijuana Establishment: an entity licensed by the Arizona Department of health services to operate all of the following:

1. A single retail location at which the licensee may sell marijuana and marijuana products to consumers, cultivate marijuana and manufacture marijuana products.
2. A single off-site cultivation location at which the licensee may cultivate marijuana, process marijuana and manufacture marijuana products, but from which marijuana and marijuana products may not be transferred or sold to consumers.
3. A single off-site location at which the licensee may manufacture marijuana and marijuana products and package and store marijuana and marijuana products, but from which marijuana and marijuana products may not be transferred or sold to consumers.

Marijuana establishments shall not include Marijuana Testing Facilities as defined in Arizona Revised Statutes Section 36-2850

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SECTION 13 ~~MEDICAL~~ MARIJUANA USES

1301 Purpose and Applicability

The purpose of this Section 13 is to provide for regulations necessary to protect the public health, safety and welfare for the general public by limiting the possible negative secondary effects of ~~Medical~~ Marijuana facilities. The provisions of this Section 13 shall apply to all Medical Marijuana Dispensaries and Marijuana Establishments and Medical Marijuana and Marijuana Establishment ~~Marijuana~~ Cultivation Locations located within the corporate limits of the City of Avondale.

1302 Location Restrictions; Medical Marijuana Dispensaries and Marijuana Establishments

A. Medical ~~m~~Marijuana dispensaries, Marijuana establishments or ~~medical~~ marijuana cultivation facilities to provide product to a Medical Marijuana dispensary or a marijuana establishment locations are prohibited from being established, operated or licensed in any City of Avondale Zoning District other than A-1 and are further limited as listed below:~~.~~

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1. ~~To the fullest extent allowable by law,~~ the operation of a marijuana establishment is prohibited in the City, except where authorized for a dual licensee who:

   a. Operates both a nonprofit medical marijuana dispensary and a marijuana establishment cooperatively in a shared location; and

   b. Has not forfeited or terminated the nonprofit medical marijuana dispensary registration from the Department.

2. ~~To the fullest extent allowable by law~~, the operation of a marijuana establishment consisting of an offsite cultivation facility is prohibited in the city, except where authorized for:

   a. A single cultivation facility for a nonprofit medical marijuana dispensary owned or controlled by a licensee holding a license in good standing from the Department for a Medical Marijuana facility.

   b. A single cultivation facility for a retail marijuana establishment owned or controlled by a licensee holding a license in good standing from the Department for a Retail Marijuana Establishment.

3. If a licensee has surrendered, terminated for forfeited their license for a nonprofit medical marijuana dispensary or a retail marijuana establishment, their permit for the cultivation facility shall automatically terminate upon action by the Department

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B. Medical Marijuana dispensaries, Marijuana establishments and ~~medical m~~Marijuana cultivation providing product to a Medical Marijuana dispensary or Marijuana establishment ~~locations~~ shall meet the following minimum separation requirements, measured in a straight line from the closest property boundary line of the parcel containing the medical marijuana dispensary; marijuana establishment or marijuana cultivation location to the closest property boundary line of the parcel containing any existing uses listed below:

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1. Two thousand (2,000) feet from any other medical marijuana dispensary; marijuana establishment or ~~medical~~ marijuana cultivation location.

2. Two thousand (2,000) feet from a substance abuse diagnostic and treatment facility or other drug or alcohol rehabilitation facility.

3. Two thousand (2,000) feet from a public, private, parochial, charter, dramatic, dancing or music school, a learning center, or other similar school or educational or entertainment facility that caters to children.

4. Two thousand (2,000) feet from a childcare center or registered residential child care facility.

5. Two thousand (2,000) feet from a public library.

6. Two thousand (2,000) feet from a park.

7. Two thousand (2,000) feet from a church or place of worship.

C. A ~~medical~~ marijuana establishment engaging in the cultivation of marijuana and ~~location~~ not associated with an ~~Arizona~~ medical marijuana dispensary engaging in the sale of marijuana to qualified individuals is prohibited, and only one (1) medical marijuana cultivation location shall be permitted for the single ~~Arizona~~ medical marijuana dispensary engaging in the sale of marijuana to qualified individuals located in the City with which it is associated.

1. The provisions of this subsection 1302 (C) shall not apply to locations identified pursuant to ARIZ. REV. STAT. § 36-2804-02(A) (3) (f) for cultivation of medical marijuana by a designated caregiver or qualifying patient for a qualifying patients medical use.

D. A marijuana establishment engaging in the cultivation of marijuana and not associated with a marijuana establishment engaging in the retail sale of marijuana in the City is prohibited, and only one (1) cultivation location shall be permitted for the single marijuana establishment engaging in the retail sale of marijuana located in the City with which it is associated.

E. Cooperative operation means that the Medical Marijuana Dispensary and the Marijuana Establishment engaging in the retails sale of marijuana shall be:

1. Located in a single facility.

2. May have a shared entrance but shall have physically separate waiting areas and dispensary and retail sales areas

3. May have shared parking, however parking will be calculated as if two businesses are located at the physical location

1303 Medical Marijuana Dispensary; Marijuana Establishment providing Cultivation Services to Medical Marijuana Dispensary Development Standards

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~~The provisions of this subsection 1302 (C) shall not apply to locations identified pursuant to ARIZ. REV. STAT. § 36-2804.02(A) (3) (f) for cultivation of medical marijuana by a designated caregiver or qualifying patient for a qualifying patients medical use.~~

~~A~~D. ~~The following size limitations shall apply to any medical marijuana dispensary:~~

~~1. The total maximum floor area of a medical marijuana dispensary shall not exceed two thousand five hundred (2,500) square feet.~~

~~2. The secure storage area for the medical marijuana stored at the marijuana dispensary shall not exceed five hundred (500) square feet of the total two thousand five hundred (2,500) square foot maximum floor area of a marijuana dispensary.~~

A. The following size limitations shall apply to any marijuana establishment providing cultivation services to a medical marijuana dispensary and located at a separate location:

1. The total maximum floor area of a medical marijuana dispensary shall not exceed two thousand five hundred (2,500) square feet.

2. The secure storage area for the medical marijuana stored at the marijuana dispensary shall not exceed five hundred (500) square feet of the total two thousand five hundred (2,500) square foot maximum floor area of a marijuana dispensary.

B~~F~~. The following size limitations shall apply to any marijuana establishment ~~medical marijuana~~ cultivation location associated with a medical marijuana dispensary:

1. The total maximum floor area of a ~~medical~~ marijuana establishment cultivation location shall not exceed three thousand (3,000) square feet.

2. The secure storage area for the medical marijuana stored at the ~~medical~~ marijuana establishment cultivation location shall not exceed one thousand (1,000) square feet of

the three thousand (3,000) square feet total maximum floor area of a ~~medica~~l marijuana establishment cultivation location.

3. For a marijuana establishment engaging in cultivation for a medical marijuana dispensary~~medical marijuana dispensary that also is a medical marijuana cultivation location~~, the total maximum floor area that may also be used for cultivation and incorporation or processing of the medical marijuana into consumable or edible products inclusive of any secure storage area, shall not exceed three thousand (3,000) square feet. The secure storage area for the medical marijuana stored at a medical marijuana dispensary that also is a cultivation location shall not exceed one thousand five hundred (1,500) square feet.

1304 Medical Marijuana Qualified Patients and Caregivers, Cultivation

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A~~F~~. The following size limitations shall apply to any medical marijuana cultivation location associated with a qualified patient or designated caregiver:

1. All conditions and restrictions for medical marijuana cultivation locations apply except that the designated caregiver cultivation area is limited to a total two hundred fifty (250) square feet maximum, including any storage areas.

2. More than one (1) designated caregiver may not co-locate cultivation locations.

1305 Marijuana Establishments Providing Cultivation Services to Marijuana Establishments Engaged in the Retail Sale of Marijuana

A. The following size limitations shall apply to any marijuana establishment providing cultivation services to a marijuana establishment and located at a separate location:

1. The total maximum floor area of a marijuana establishment engaged in the retail sale of marijuana shall not exceed two thousand five hundred (2,500) square feet.

2. The secure storage area for the marijuana stored at the marijuana establishment engaged in the retail sale of marijuana shall not exceed five hundred (500) square feet of the total two thousand five hundred (2,500) square foot maximum floor area of a marijuana establishment.

B. The following size limitations shall apply to any marijuana establishment cultivation location associated with a marijuana establishment engaged in the retail sale of marijuana:

1. The total maximum floor area of a marijuana establishment cultivation location shall not exceed three thousand (3,000) square feet.

2. The secure storage area for the marijuana stored at the marijuana establishment cultivation location shall not exceed one thousand (1,000) square feet of the three thousand (3,000) square feet total maximum floor area of a marijuana establishment cultivation location.

3. For a marijuana establishment engaging in cultivation for a marijuana establishment engaged in the retail sale of marijuana, the total maximum floor area that may also be used for cultivation and incorporation or processing of the marijuana into consumable or edible products inclusive of any secure storage area, shall not exceed three thousand (3,000) square feet. The secure storage area for the marijuana stored at a marijuana establishment that also is a cultivation location shall not exceed one thousand five hundred (1,500) square feet.

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130~~63~~ Requirements; Medical Marijuana Dispensary

The following minimum requirements shall apply to all "medical marijuana dispensary" ~~and "medical marijuana cultivation location"~~ uses located in the Zoning District where such uses are permitted:

A. In conjunction with the application requirements set forth in Section 1 above, an applicant for any medical marijuana dispensary ~~or medical marijuana cultivation location~~ shall provide all of the following:

1. A notarized authorization, executed by the property owner, acknowledging and consenting to the proposed use of the property as a medical marijuana dispensary ~~or a medical marijuana cultivation location.~~

2. The legal name of the medical marijuana dispensary ~~or medical marijuana cultivation location.~~

3~~4~~. The name, address and birth date of each officer and board member of the nonprofit medical marijuana dispensary agent.

4~~5~~. The name, address, birth date and valid registry identification card number of (a) each medical marijuana dispensary agent if the application is related to a medical marijuana dispensary or a related medical marijuana cultivation location and (b) each designated caregiver and qualifying patient if the application is related to a medical marijuana cultivation location associated with such qualifying patient and designated caregiver.

5~~6~~. A copy of the operating procedures adopted in compliance with ARIZ. REV. STAT. § 36-2804(B) (1) (c).

6~~7~~. A notarized certification that none of the medical marijuana dispensary officers or board members has been convicted of any of the following offenses:

a. A violent crime, as defined in ARIZ. REV. STAT. § 13-901.03(B), that was classified as a felony in the jurisdiction where the person was convicted.

b. A violation of state or federal controlled substance law that was classified as a felony in the jurisdiction where the person was convicted except an offense for which the sentence, including any term of probation, incarceration or supervised release, was completed ten (10) or more years earlier or an offense involving conduct that would be immune from arrest, prosecution or penalty under ARIZ. REV. STAT. § 36-2811 except that the conduct occurred before the effective date of that statute or was prosecuted by an authority other than the state of Arizona.

7~~8~~. A notarized certification that none of the medical marijuana dispensary officers or board members has served as an officer or board member for a medical marijuana dispensary that has had its registration certificate revoked.

8~~9~~. A floor plan showing the location, dimensions and type of security measures demonstrating that the medial marijuana dispensary or medical marijuana cultivation location will be secured, enclosed and locked as required by law.

9~~1~~0. A scale drawing depicting the property lines and the separations from the nearest property boundary of the parcel containing the medical marijuana dispensary or medical marijuana cultivation location to the property boundary of the parcel containing any existing uses listed in Sections 1302 or 1303 above. If any of the uses are located within fifty (50) feet of the minimum separation, the drawing, showing actual surveyed separations, shall be prepared by a registered land surveyor.

B. A medical marijuana dispensary shall have operating hours not earlier than 9:00 a.m. and not later than 8:00 p.m.

C. A medical marijuana dispensary ~~or medical marijuana cultivation location~~ shall:

1. Be located in a permanent building and may not be located in a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle or other mobile vehicle.

2. Not have drive-through service.

3. Shall not emit dust, fumes, vapors or odors into the environment from the facility and ensure that ventilation, air filtration, building and design standards are compatible with adjacent uses and the requirements of adopted building codes of the city

~~Not emit dust, fumes, vapors or odors into the environment~~.

4. Not provide off-site delivery of medical marijuana.

5. Prohibit ~~consumption~~ smoking of marijuana or the consumption of marijuana infused products on the premises.

6. Not have outdoor seating areas, but shall have adequate indoor seating to prevent outside loitering.

7. Not sell marijuana or marijuana products, except as permitted by state law to eligible patients.

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8. Not display or keep marijuana or marijuana products that is visible from outside the premises.

9. Comply with applicable state and county health regulations for food preparation and handling.

10. Comply with applicable laws to safely and securely engage in extraction processes.

11~~7~~. Display a current City of Avondale business license and a State of Arizona tax identification number.

12~~8~~. Install lighting to illuminate the exterior and interior of the building and all entrances and exits to the facility. Exterior lighting shall be at least five (5) foot candles, measured at ground level, and shall remain on during all hours between sunset and sunrise each day. Twenty-four (24) hours each day, the marijuana dispensary or marijuana cultivation location shall illuminate the entire interior of the building, with particular emphasis on the locations of any counter, safe, storage area and any location where people are prone to congregate. The lighting must be of sufficient brightness to ensure that the interior is readily visible from the exterior of the building from a distance of one hundred (100) feet.

13~~9~~. Provide security guards at the main entrances and exits during all hours of operation. For the purposes of this Section, "security guard" shall mean licensed and duly bonded security personnel registered pursuant to ARIZ. REV. STAT. § 32-2601 *et seq.* Prior to opening for business, the marijuana dispensary or marijuana cultivation location shall provide all property owners within a five hundred (500) foot radius of the marijuana dispensary or marijuana cultivation location with written notification via first class U.S. Mail of the security company responsible for providing its security services.

14~~0~~. Have an exterior appearance compatible with commercial structures already constructed or under construction within the immediate neighborhood to insure against blight, deterioration, or substantial diminishment or impairment of property values in the vicinity.

15~~1~~. Allow unrestricted access by City code enforcement officers, police officers or other agents or employees of the City requesting admission for the purpose of determining compliance with these standards.

16~~2~~. Not display signs, or any other advertising matter used in connection with the medical marijuana dispensary ~~or marijuana cultivation~~ of any offensive nature and such signs shall in no way be contrary to the City code, or obstruct the view of the interior of the premises viewed from the outside.

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17~~3~~. Comply with all other applicable property development and design standards of the City of Avondale.

D. To ensure that the operations of marijuana dispensaries are in compliance with Arizona law and to mitigate the adverse secondary effects from operations of dispensaries, marijuana dispensaries shall operate in compliance with the following standards:

1. No doctor shall issue a written certification on-site for medical marijuana.

2. There shall be no on-site sales of alcohol, tobacco or food, other than food products containing infused marijuana. There shall be no on-site consumption of food, alcohol, tobacco or marijuana; provided that employees may consume food on-site so long as it does not contain infused marijuana.

3. Medical marijuana dispensaries shall only dispense medical marijuana to qualified patients and their designated caregivers as defined in ARIZ. REV. STAT. § 36-2801 *et seq.*

4. Medical marijuana dispensaries shall notify patrons of the following verbally and through posting of a sign in a conspicuous location at the medical marijuana dispensary:

   a. Use of medical marijuana shall be limited to the patient identified on the doctor's written certification. Secondary sale, barter or distribution of medical marijuana is a crime and can lead to arrest.

   b. Patrons must immediately leave the site and not consume medical marijuana until at home or in an equivalent private location. Medical marijuana dispensary staff shall monitor the site and vicinity to ensure compliance.

5. Medical marijuana dispensaries shall not provide marijuana to any individual in an amount not consistent with personal medical use or in violation of state law and regulations related to medical marijuana use.

6. Medical marijuana dispensaries shall not store more than two hundred dollars ($200) in cash overnight on the premises.

7. Any qualified patient under eighteen (18) years of age shall be accompanied by a parent or legal guardian. Except for such parent or legal guardian, no persons other that qualified patients and designated caregivers shall be permitted within a medical marijuana dispensary premises.

8. Medical marijuana dispensaries shall provide law enforcement and all interested neighbors with the name and phone number of an on-site community relations staff person to notify if there are operational problems with the establishment.

1307 Requirements; Marijuana Establishments

For purposes of this Code, Marijuana Establishment shall mean a location for the retail sale of marijuana to individuals 21 years of age or over or a marijuana cultivation location that is specifically associated with a single marijuana dispensary or a single marijuana establishment engaging in the retail sale of marijuana. The following minimum requirements shall apply to all marijuana establishments located in the Zoning District where such uses are permitted:

A. In conjunction with the application requirements set forth in Section 1 above, an applicant for a marijuana establishment shall provide all of the following:

1. A notarized authorization, executed by the property owner, acknowledging and consenting to the proposed use of the property as a marijuana establishment. If a new marijuana establishment is proposed to be collocated with an existing medical marijuana dispensary, the property owner shall consent to the marijuana establishment

2. The legal name of the marijuana establishment

3. A copy of a certification from the Arizona Corporation showing that the business in in good standing, if a corporation or limited liability company.

4. The name, address, birth date and valid marijuana facility agent identification card of (a) each employee of a marijuana establishment. In the best interest of the city, the information pursuant to subsection 4 shall not be subject to disclosure as a public record

5. A notarized certification that none of the medical marijuana dispensary officers or board members has been convicted of any of the following offenses:

   a. A violent crime, as defined in ARIZ. REV. STAT. § 13-901.03(B), that was classified as a felony in the jurisdiction where the person was convicted.

   b. A violation of state or federal controlled substance law that was classified as a felony in the jurisdiction where the person was convicted except an offense for which the sentence, including any term of probation, incarceration or supervised release, was completed ten (10) or more years earlier or an offense involving conduct that would be immune from arrest, prosecution or penalty under ARIZ. REV. STAT. § 36-2811 except that the conduct occurred before the effective date of that statute or was prosecuted by an authority other than the state of Arizona.

6. A notarized certification that none of the marijuana establishment managers, officers board members has served as an officer or board member for a marijuana establishment that has had its registration certificate revoked.

7. Shall submit a written security plan to the [City/Town] that describes the actions taken to deter and prevent unauthorized entrance into limited access areas including use of security equipment, exterior lighting to facilitate surveillance, and electronic monitoring such as video cameras. In the best interest of the city, the information pursuant to subsection 4 shall not be subject to disclosure as a public record

8. A scale drawing depicting the property lines and the separations from the nearest property boundary of the parcel containing the medical marijuana dispensary or medical marijuana cultivation location to the property boundary of the parcel containing any existing uses listed in Sections 1302 and 1303 above. If any of the uses are located within fifty (50) feet of the minimum separation, the drawing, showing actual surveyed separations, shall be prepared by a registered land surveyor.

B. A marijuana establishment shall have operating hours not earlier than 9:00 a.m. and not later than 8:00 p.m.

C. A marijuana establishment shall:

1. Be located in a permanent building and may not be located in a trailer, cargo container, mobile or modular unit, mobile home, recreational vehicle or other mobile vehicle.

2. Not provide drive-thru services or offsite deliveries of marijuana or marijuana products.

3. Shall not emit dust, fumes, vapors or odors into the environment from the facility and ensure that ventilation, air filtration, building and design standards are compatible with adjacent uses and the requirements of adopted building codes of [City/Town].

4. Prohibit smoking of marijuana or the consumption of marijuana infused products on the premises.

5. Not have outdoor seating areas, but shall have adequate indoor seating to prevent outside loitering.

6. Not sell marijuana or marijuana products, except as permitted by state law.

7. Not display or keep marijuana or marijuana products that is visible from outside the premises.

8. Comply with applicable state and county health regulations for food preparation and handling.

9. Comply with applicable laws to safely and securely engage in extraction processes

10. Display a current City of Avondale business license and a State of Arizona tax identification number.

11. Install lighting to illuminate the exterior and interior of the building and all entrances and exits to the facility. Exterior lighting shall be at least five (5) foot candles, measured at ground level, and shall remain on during all hours between sunset and sunrise each day. Twenty-four (24) hours each day, the marijuana dispensary or marijuana cultivation location shall illuminate the entire interior of the building, with particular emphasis on

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the locations of any counter, safe, storage area and any location where people are prone to congregate. The lighting must be of sufficient brightness to ensure that the interior is readily visible from the exterior of the building from a distance of one hundred (100) feet.

12. Provide security guards at the main entrances and exits during all hours of operation. For the purposes of this Section, "security guard" shall mean licensed and duly bonded security personnel registered pursuant to ARIZ. REV. STAT. § 32-2601 *et seq.* Prior to opening for business, the marijuana dispensary or marijuana cultivation location shall provide all property owners within a five hundred (500) foot radius of the marijuana dispensary or marijuana cultivation location with written notification via first class U.S. Mail of the security company responsible for providing its security services.

13. Have an exterior appearance compatible with commercial structures already constructed or under construction within the immediate neighborhood to insure against blight, deterioration, or substantial diminishment or impairment of property values in the vicinity.

14. Allow unrestricted access by City code enforcement officers, police officers or other agents or employees of the City requesting admission for the purpose of determining compliance with these standards.

15. Not display signs, or any other advertising matter used in connection with the Marijuana establishment of any offensive nature and such signs shall in no way be contrary to the City code, or obstruct the view of the interior of the premises viewed from the outside.

16. Comply with all other applicable property development and design standards of the City of Avondale.

D. To ensure that the operations of marijuana establishments are in compliance with Arizona law and to mitigate the adverse secondary effects from operations of marijuana establishments, , marijuana establishments shall operate in compliance with the following standards:

1. There shall be no on-site sales of alcohol, tobacco or food, other than food products containing infused marijuana. There shall be no on-site consumption of food, alcohol, tobacco or marijuana; provided that employees may consume food on-site so long as it does not contain infused marijuana.

2. Marijuana establishments shall not provide marijuana to any individual in an amount in violation of state law and regulations related to marijuana establishments.

3. Marijuana establishments shall not store more than two hundred dollars ($200) in cash overnight on the premises.

4. Marijuana Establishments shall post notice that you are required to be 21 years of age or older to purchase marijuana.

5. Marijuana establishments shall provide law enforcement and all interested neighbors with the name and phone number of an on-site community relations staff person to notify if there are operational problems with the establishment.

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AGENDA ITEM REPORT

SUBJECT: Nirvana at Harbor Shores – Minor General Plan Amendment – Application PL-20-0194

MEETING DATE: 12/16/2020

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., on behalf of property owner Mr. Sharat Kanaka, Nirvana at Harborshores, LLC, for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Nirvana at Harbor Shores, a proposed 172-unit multi-family residential apartment development located approximately 600 feet north of the northwest corner of McDowell Road and Harbor Shores Boulevard. The proposed Minor General Plan Amendment, if approved, will amend the land use designation of approximately 7.80 gross acres, inclusive of the 7.00-acre property and full width of the adjacent Harbor Shores Boulevard right-of-way, from Local Commercial (LC) to High Density Residential (HDR). The HDR designation allows for development of patio homes, apartments, condominiums, or townhomes with a density ranging between 12 and 30 dwelling units per acre. A request to rezone the property to Nirvana at Harbor Shores Planned Area Development (PAD) to allow for development in conformance with the HDR designation will be considered separately. Commission will take appropriate action.

BACKGROUND:

The 7.80-acre subject property (Exhibits A and B) is located approximately 600 feet north of the northwest corner of McDowell Road and Harbor Shores Boulevard. The subject site includes approximately 7.00 acres of vacant, undeveloped privately-owned property upon which the Nirvana at Harbor Shores development is proposed and the adjacent full width of Harbor Shores Boulevard right-of-way, approximately 0.80 acres in area.

The property was annexed into the City's corporate limits in February 1985 and rezoned to Planned Area Development (PAD) in May 1985 as part of the 113.1-acre McDowell and 107th Avenue PAD. The McDowell and 107th Avenue PAD, twice amended, allows for 25.1-acres of commercial development at the intersection of McDowell Road and 107th Avenue. This commercial sub-area, of which the subject parcel is a part, is to be developed with uses and development standards of the City's C-2 (Community Commercial) zoning district. The McDowell and 107th Avenue PAD also allows for 88.0 acres of single-family residential development expanding out from the southeast corner of 107th Avenue and Encanto Boulevard.

Approximately 15.7 of the PAD's 25.1 commercial acres have been developed with C-2 uses including a

behavioral health hospital, plasma donation center, medical offices, and a mini-storage facility. The remaining 9.4 acres, inclusive of the subject property, are vacant and undeveloped. The residential component of the McDowell and 107th Avenue PAD is fully developed with 470 single-family detached residences.

The property is designated by the General Plan 2030 Land Use Map as Local Commercial. The Local Commercial land use designation provides for the daily needs of goods and services to residents within the surrounding area; uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices. Approval of the applicant's request for a Minor General Plan Amendment will change the land use designation of the property to High Density Residential (HDR). The HDR designation allows for development of patio homes, apartments, condominiums, or townhomes with a density ranging between 12 and 30 dwelling units per acre. A map showing both the existing and proposed General Plan Land Use designations on the property is included as Exhibit C.

The property is also located within the boundaries of the North Avondale Specific Plan (NASP); the NASP furthers goals, policies and objectives of the General Plan 2030 to ensure that the existing residential character of North Avondale is protected through implementation of compatible design.

An application to rezone the property to Planned Area Development (PAD) to accommodate development of a 172-unit multi-family residential apartment community will be considered by the Commission separately at this same meeting. Council approval of the proposed General Plan Amendment, changing the property's land use from commercial to residential, is required before the concurrent rezoning request can be approved by the Council.

The existing uses and zoning of surrounding properties include:

NORTH: Unit I of Sunrise at Harbor Shores, a fully developed, gated, Medium/High Density Residential subdivision consisting of 149 single-family detached homes on 22.9 acres, a density of approximately 6.5 units per acre. The community is zoned "McDowell & 107th Avenue" PAD.

EAST OF HARBOR SHORES BOULEVARD: Unit II of Sunrise at Harbor Shores, a fully developed, gated, Medium/High Density Residential subdivision consisting of 149 single-family detached homes on 22.9 acres, a density of approximately 6.5 units per acre. The community is zoned "McDowell & 107th Avenue" PAD.

SOUTH: From east to west along the property's south boundary:

- Copper Springs healthcare facility, a 72-bed behavioral health center located on 6.0 acres zoned "McDowell & 107th Avenue" PAD.

- BioLife Plasma Services, a recently opened 14,500 square foot plasma donation center located on 2.5 acres zoned "McDowell & 107th Avenue" PAD.

WEST: A 3.4-acre City-owned parcel developed with Avondale Fire and Rescue Station #172. The property is zoned Crystal Gardens PAD.

SUMMARY OF REQUEST:
The applicant is seeking to develop the site with Nirvana at Harbor Shores, a proposed 172-unit multi-family residential apartment community at a density of 24.57 units per acre.

As previously noted, the property currently features a General Plan 2030 Land Use designation of Local Commercial (LC), a category which provides for the daily needs of goods and services to residents within the surrounding area; uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices. To accommodate the proposed multi-family development at a density of 24.57

units per acre, the applicant is requesting approval of a Minor General Plan Amendment (GPA) to change the General Plan 2030 Land Use designation of the property to High Density Residential (Exhibit E). The requested High Density Residential (HDR) designation allows for development of patio homes, apartments, condominiums, or townhomes with a density ranging between 12 and 30 dwelling units per acre. Though the target density within the HDR designation is twelve (12) units per acre, zoning that allows up to 30 units per acre may be approved in this designation if a proposed development provides for enhanced walkability, design, open space, and amenities.

In addition to the 7-acre development site, the proposed GPA also includes 0.80 acres of adjoining Harbor Shores Boulevard right-of-way. This right-of-way is currently designated as Local Commercial and is included in this request to avoid creation of a remnant sliver of the Local Commercial land use between the subject property and the High Density Residential designated property east of this site.

This proposed GPA is the first step in the development process for the site. As indicated in the preceding section, a separate application to rezone the property to Planned Area Development (PAD) has been filed and will be heard on the same Planning Commission and City Council meeting schedule as this proposed General Plan Amendment. Additional details on the proposed Nirvana at Harbor Shores development can be found within the staff report for the concurrent rezoning.

PUBLIC PARTICIPATION:
A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Thursday, November 12, 2020. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Arizona Republic, were completed in at least fifteen (15) days prior to the meeting as required. In addition to City Staff and the applicant's team, four (4) people attended the virtual meeting (Exhibit H). Discussion was primarily related to the following topics:

- ***Setbacks from the north property line adjacent to existing single-family residential:*** The applicant answered several questions about the location of buildings on the Nirvana at Harbor Shores site relative to the existing homes in Sunrise at Harbor Shores Unit I north of the property. Specifically, the applicant noted that the first floor of the tallest (3-story) buildings are set back a minimum of 80 feet from the single-family property lines, with the second and third stories of those buildings stepping back to provide even further separation. The single-story casitas closest to the north property line are setback a minimum of fifteen (15) feet, similar to a typical rear setback in the condition when single-family homes back up to one another.

- ***Responsibility for maintenance (including painting) of the existing wall along the north property line:*** The applicant explained that the development on each side of the wall would be responsible for painting the respective sides of the wall. Following the meeting, Staff clarified that, because the wall is the property of the Sunrise at Harbor Shores Unit I community, addressing any structural issues with the wall would be the responsibility of the Sunrise at Harbor Shores Homeowners Association unless the underlying cause of damage was attributed to the Nirvana at Harbor Shores development,

- ***Impacts of traffic on Harbor Shores Boulevard and whether a new traffic signal would be provided at the intersection of McDowell Road and Harbor Shores Boulevard:*** The applicant noted that a full traffic impact analysis of the proposed Nirvana at Harbor Shores project showed that the project would not significantly impact the safe and efficient operations of Harbor Shores Boulevard or the McDowell Road intersection, and that the proposed development does not generate a need for a signal at that intersection. The applicant also noted that peak hour traffic from the project is expected to be roughly the same as if the project developed with commercial uses under the site's current

zoning.

Staff subsequently clarified that a signal at this intersection is anticipated in the next one (1) to four (4) years when traffic increases and signal warrants can be met. This is expected in the next few years as Park 10, a large commercial development south of McDowell Road, continues to build out; the need for this signal is primarily driven by that commercial development, with only modest/minimal demand generated from existing and planned development on the north side of McDowell Road (including the Nirvana at Harbor Shores project).

- ***Vehicular and pedestrian access to 107th Avenue at the southwest corner of Nirvana at Harbor Shores:*** The applicant noted that provision of vehicular and pedestrian access at this location were discussed with Staff and that the City's preference was for this point of connection to be used for emergency access only.

  Staff subsequently clarified that the shared driveway west of the site was not designed to accommodate the combined traffic for Nirvana at Harbor Shores, BioLife Plasma Services, future development of the undeveloped land at the corner of McDowell Road, and the Fire Station and that minimizing vehicles exiting Nirvana to the west will result in much more orderly and safe circulation in the area of the site. Additionally, Staff believes that Harbor Shores Boulevard, which intersects with 107th Avenue about a quarter mile northwest of the Nirvana entrance, already provides excellent vehicular access for Nirvana at Harbor Shores residents to 107th Avenue and, unlike the shared driveway option, Harbor Shores Boulevard is designed to carry the anticipated traffic.

  Staff has concerns with providing a pedestrian connection at that location given there is no sidewalk network from the Nirvana at Harbor Shores property's west boundary to carry pedestrians safely to the 107th Avenue sidewalk. If a connection were to be provided, the developer would need to work with the owner of the adjacent BioLife Plasma Services to design and construct a pedestrian connection from the west edge of Nirvana at Harbor Shores, through the BioLife Plasma Services parking lot, to the 107th Avenue public sidewalk. Also, given the concern with loitering that was raised during the public hearing process for BioLife Plasma Services' Conditional Use Permit, Staff believes that a gate between the two sites could exacerbate those previously raised concerns by encouraging pedestrian activity in the area.

One comment pertaining to the proposal was posted on the City's aVOICE digital forum, as follows, "I think this is an awesome development, and perfect for the hard to sell piece of land. I live around the corner and can't wait to see it go up and lease out fast. Get this project underway." No additional public comments have been received to date.

All required notifications for the Planning Commission and City Council public hearings were completed. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the Planning Commission and City Council meetings via postcards, the meetings were advertised in the Southwest Valley Arizona Republic, and a public hearing notice sign identifying meeting dates, times, and locations were installed on the property. All notifications included Zoom meeting information and links.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:
The property is located in the service areas of the Pendergast Elementary School District (PESD) and the Tolleson Union High School District (TUHSD).

Elementary (K-8) students will attend Rio Vista Elementary School located at the southeast corner of Encanto Boulevard and 103rd Avenue approximately 0.4 miles northeast of the Nirvana at Harbor Shores site. High school aged students will attend the new West Point High School located at the northwest corner of Encanto Boulevard and Avondale Boulevard, approximately 1.2 miles northwest of the planned development.

Both PESD and TUHSD have provided the City with Certificates of Adequate School Facilities (Exhibit G) stating that each district has adequate capacity to accommodate the anticipated enrollment from the proposed Nirvana at Harbor Shores development.

ANALYSIS:
Planning Commission must determine that the proposed amendment meets four findings prior to recommending approval. Staff's analysis of each of the required findings is presented below.

1. The development pattern contained on the Land Use Plan inadequately provides the appropriate optional sites for the use or change proposed in the amendment.

- Representing under two (2) percent of the total land area in Avondale, there are few properties within Avondale featuring a High Density Residential General Plan Land Use Map designation. High Density Residential development on this subject property is appropriate to support the larger area which includes the McDowell Road corridor growing with commercial and employment uses.
  .
- There are no similarly sized undeveloped sites with a High Density Residential designation located within a one-mile radius of the subject property. It is important that all residential land use designations are geographically dispersed throughout the City to ensure that residents can find a suitable home in the portion of Avondale they seek to live in. Approval of this GPA will help to address the present inadequacy with the geographical distribution of the HDR designation.

- The proposed amendment and subsequent development of the site with the proposed Nirvana at Harbor Shores multi-family project will further General Plan and Strategic Plan goals to diversify the City's housing stock by introducing new and different types of product types in Avondale.

2. The amendment constitutes an overall improvement in the 2030 Plan and is not solely for the good or benefit of a particular landowner or owners.

- Development of the property with high density multi-family residential will bring 172 new households close to the McDowell Road corridor, helping to sustain existing businesses and support development of new businesses within the McDowell Road corridor.

- Commercial uses are typically drawn to sites that enjoy direct access to arterial streets where they will be most visible to the highest number of passing vehicles. The subject property, which has no frontage on McDowell Road and is visible only from a relatively low-usage Minor Collector street (Harbor Shores Boulevard), is more strongly situated for residential uses that require less visibility.

- During the 35-year period following the zoning approval, only a single plan for commercial development of the property, for a storage facility in 2007, has ever been presented for City consideration. Furthermore, the market has bypassed the site even as properties to the north, south, east, and west have developed. Given the unlikelihood that the property would develop with commercial uses in the current market, approval of the requested GPA will allow for near term development of a high quality residential project that will provide both direct (construction sales tax revenues, development impact fees, etc.) and indirect (additional state/federal funding from increases in population, increased sales tax revenues from resident expenditures, etc.) benefits to the City.

- The proposed Nirvana at Harbor Shores development, by virtue of providing high quality, elegant architecture, open space/amenities, and landscaping, will enhance the aesthetics of the parcel and surrounding area.

3. The amendment will not adversely impact the community as a whole and/or a portion of the community by: (1) significantly altering acceptable land use patterns; (2) requiring large and more expensive public infrastructure improvements including, but not limited to roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change, or (3) adversely impacting the existing land use.

- The proposed GPA does not represent a significant alteration to the current land use pattern which already provides for the High Density Residential designation on properties immediately north and east of the subject site.

- Adequate public infrastructure to serve the proposed Nirvana at Harbor Shores development already exists, including streets, water lines, and sewer lines capable of handling all projected output.

- Peak hour traffic from the project is expected to be roughly the same as if the project developed with retail, service, or office uses under the site's current commercial zoning.

- The proposed high density development will not adversely impact the existing land uses in the area. The proposed Nirvana at Harbor Shores development and multi-family residential development in general is compatible with surrounding land uses which include single-family residential, medical, and service uses.

- Through the accompanying Nirvana at Harbor Shores PAD, the proposed development incorporates several measures intended to mitigate any impacts of site development on surrounding land uses, particularly the Sunrise at Harbor Shores Units I and II communities to the north and east. These measures include providing an 80-foot setback from the proposed three-story buildings to the nearest single-family residential property lines, stepping back the proposed three-story buildings so upper stories are set back even further than 80 feet, and locating single-story casita units with fifteen (15)-foot deep rear yards directly adjacent to the north property line to create a condition similar to if the subject property developed with single-family residences.

4. The amendment is consistent with the overall intent of the General Plan 2030 and other adopted plans, codes, and ordinances.

The proposed amendment furthers several goals of the General Plan 2030 and North Avondale Specific Plan, including, but not limited to:

- General Plan Land Use Element Goal #3: "*Provide a strong balance of high quality residential, employment, recreation, and educational land*." Relative to land entitled for commercial development, there are few available properties that can be developed with higher density residential uses that serve to support the City's existing and planned retail, restaurant, and service uses. Approval of the proposed amendment will help achieve a better balance between residential and non-residential uses in the vicinity of the McDowell Road corridor.

- Urban Design Element Goal #5: "*Maximize housing opportunities in locations within a half-mile of transit, with good access to employment areas, neighborhood services, and public facilities in order to promote a healthy community both sustainably and economically*." The Nirvana at Harbor Shores community will be located approximately 600 feet from McDowell Road, one of the City's most significant transit (bus) corridors. Residents of the future development will enjoy excellent access to

regional transit only a short walk from their place of residence.

- North Avondale Specific Plan Objective #1: "*Facilitate the full buildout of North Avondale*." Despite the property being zoned for commercial uses for nearly 35 years, the property has remained vacant. The largest contributing factor to lack of development activity on the site has been its disadvantaged location relative to other commercial properties, with no frontage or visibility from McDowell Road. The proposed GPA will facilitate buildout of the parcel as prioritized by the North Avondale Specific Plan.

- North Avondale Specific Plan Objective #5: "*Attract residential products and subdivision designs that are unique from what North Avondale currently offers*." The proposed Nirvana at Harbor Shores development is unique from the more traditional garden-style apartment complexes that have previously been developed in North Avondale. This urban, contemporary-styled project strongly emphasizes aesthetics and provides a wide range of high quality, unique amenities that will likely appeal to residents that may not be as interested in the more conventional apartment projects in the City.

DISCUSSION:
Staff finds this request meets the four (4) required findings and recommends approval of the proposed Minor General Plan Amendment.

STRATEGIC PLAN:
INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.

INITIATIVE: Encourage and support creative innovation in development and service delivery

- STRATEGIC GOAL: Encourage a flexible environment responsive to market trends.

BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-20-0194 Nirvana at Harbor Shores, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the Land Use designation of 7.80 acres from Local Commercial to High Density Residential.

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-20-0194 Nirvana at Harbor Shores, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the Land Use designation of 7.80 acres from Local Commercial to High Density Residential.

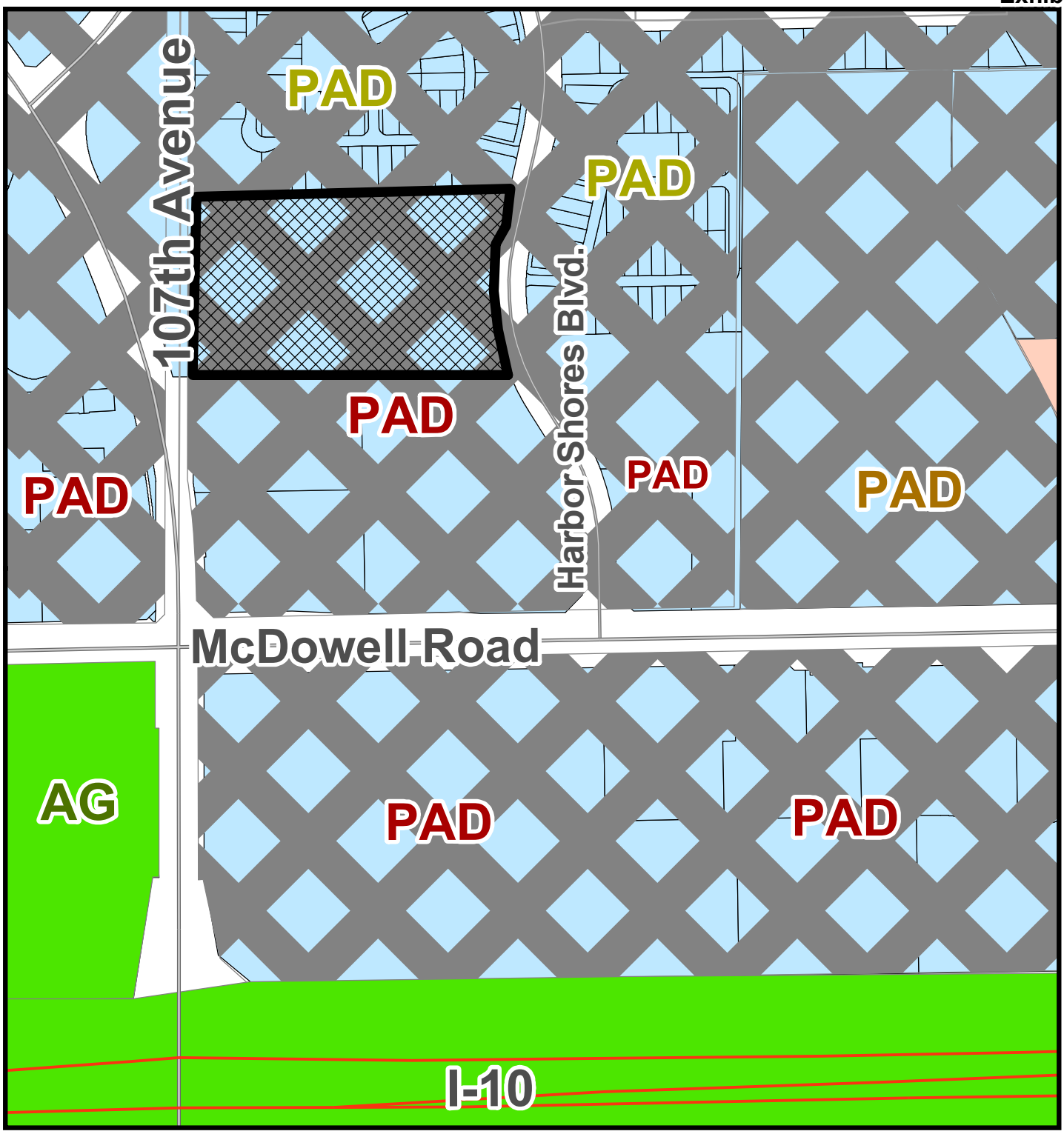
Exhibit A

Aerial Photograph

Avondale

Subject Property

Exhibit B

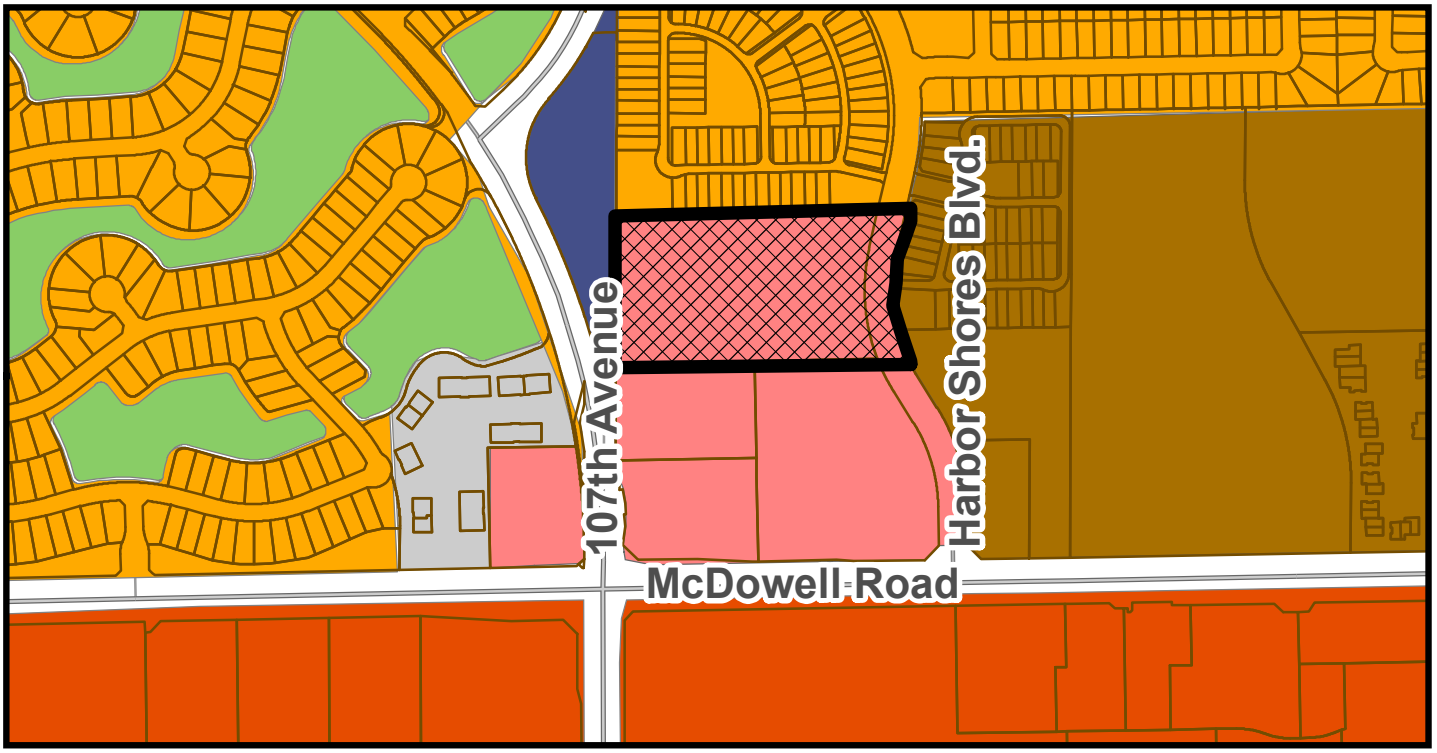


Zoning Vicinity Map

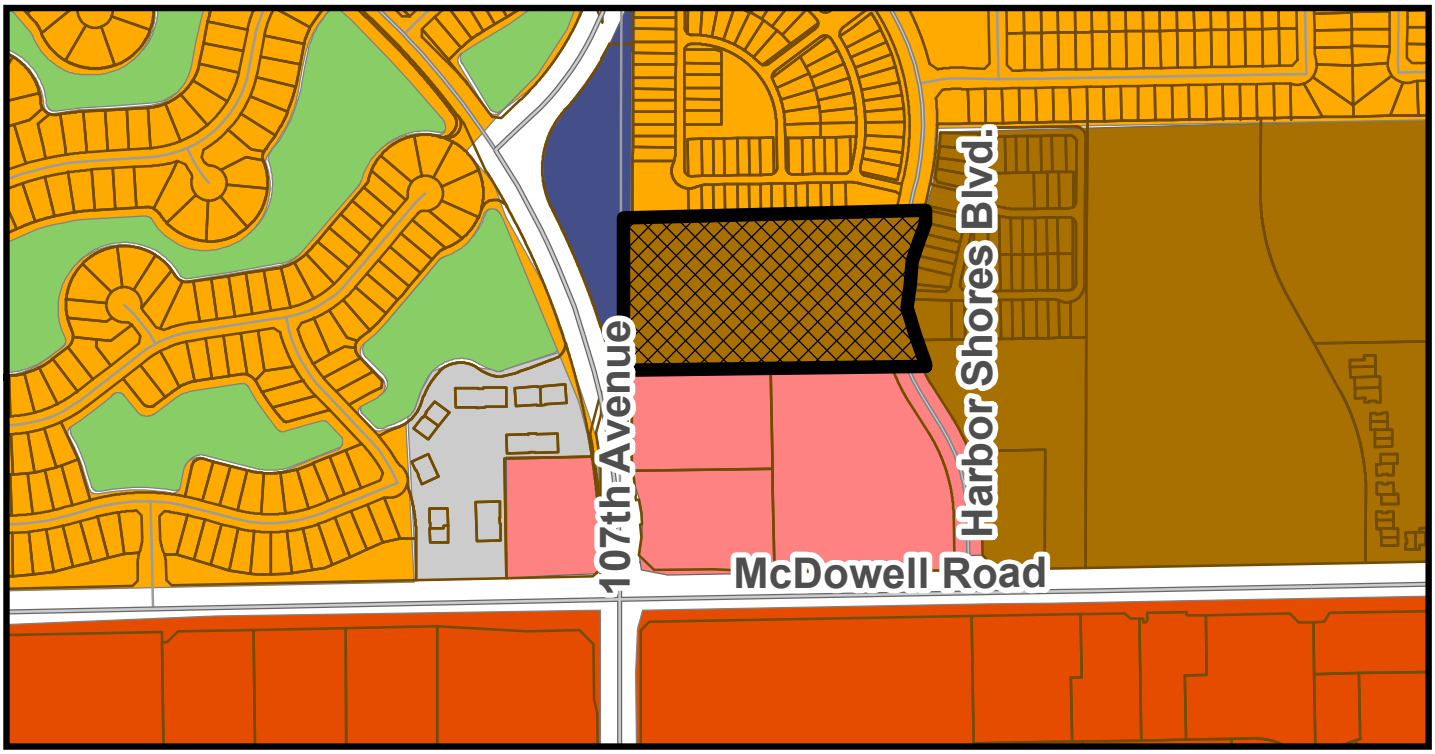
Avondale

Subject Property

Exhibit C



CURRENT LAND USE MAP



PROPOSED LAND USE MAP

General Plan Land Use Map

Avondale

- Medium Density Residential
- High Density Residential
- Public/Civic
- Open Space and Parks
- Local Commercial
- Freeway Commercial
- Office/Professional

Subject Property

SUMMARY OF RELATED FACTS
APPLICATIONS PL-20-0194 AND PL-20-0199

THE PROPERTY	
PROPERTY SIZE	**GPA:** Approximately 7.00 net acres; 7.80 gross acres (includes full width of adjacent Harbor Shores Boulevard right-of-way) **Rezoning:** Approximately 7.00 net acres; 7.40 gross acres (includes half width of adjacent Harbor Shores Boulevard right-of-way
LOCATION	Approximately 600 feet north of the northwest corner of McDowell Road and Harbor Shores Boulevard
PHYSICAL CHARACTERISTICS	The property is vacant and undeveloped.
GENERAL PLAN LAND USE DESIGNATION	Local Commercial
EXISTING ZONING	"McDowell & 107th Avenue" Planned Area Development (PAD)
ZONING HISTORY	The property was annexed into the City of Avondale in February 1985 and rezoned to Planned Area Development (PAD), as part of the 113.1-acre "McDowell & 107th Avenue" PAD, in May 1985. The PAD permits development of the subject parcel with C-2 (Community Commercial) uses and development standards.

SURROUNDING ZONING AND LAND USE	
NORTH	Unit I of Sunrise at Harbor Shores, a fully developed, gated, Medium/High Density Residential subdivision consisting of 149 single-family detached homes on 22.9 acres, a density of approximately 6.5 units per acre. The community is zoned "McDowell & 107th Avenue" PAD.
EAST OF HARBOR SHORES BOULEVARD	Unit II of Sunrise at Harbor Shores, a fully developed, gated, Medium/High Density Residential subdivision consisting of 149 single-family detached homes on 22.9 acres, a density of approximately 6.5 units per acre. The community is zoned "McDowell & 107th Avenue" PAD.
SOUTH	From east to west: • Copper Springs healthcare facility, a 72-bed behavioral health center located on 6.0 acres zoned "McDowell & 107th Avenue" PAD. • BioLife Plasma Services, a recently opened 14,500 square foot plasma donation center located on 2.5 acres zoned "McDowell & 107th Avenue" PAD.
WEST	A 3.4-acre City-owned parcel developed with Avondale Fire and Rescue Station #172. The property is zoned Crystal Gardens PAD.

PUBLIC SCHOOLS	
SCHOOL DISTRICT(S)	Pendergast Elementary School District Tolleson Union High School District
ELEMENTARY SCHOOL	Rio Vista K-8
HIGH SCHOOL	West Point High School

STREETS	
Harbor Shores Boulevard	
Classification	Minor Collector
Existing half-street right-of-way	40 feet
Standard half-street right-of-way	40 feet
Existing half-street improvements	One (1) travel lane, half (½) center turn lane, curb, and gutter.
Standard half-street improvements	One (1) travel lane, half (½) center turn lane, bike lane, curb and gutter, detached sidewalk, streetlights and landscaping.

UTILITIES
Domestic water service will be provided to the Nirvana at Harbor Shores development via an existing 12-inch water line in Harbor Shores Boulevard. Sewer will be served to the Nirvana at Harbor Shores site by an existing 10-inch sewer line in Harbor Shores Boulevard. Salt River Project (SRP) provides electrical service in this portion of the City.

Exhibit E

General Plan Amendment Narrative

Nirvana at Harbor Shores

Received
electronically
November 9, 2020

Nirvana at Harbor Shores

City of Avondale
Minor General Plan Amendment Narrative
Application # PL-20-0194
November 5, 2020

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Table of Exhibits

Exhibit A – Regional Aerial Context Map
Exhibit B – Aerial Context Map
Exhibit C – Current Avondale General Plan Map
Exhibit D – Proposed Avondale General Plan Amendment Map
Exhibit E – Current Avondale Zoning Map

I. PROJECT PROFILE

Project Name	Nirvana at Harbor Shores
Property Owner	Nirvana at Harborshores, LLC
Assessor Parcel Numbers	102-31-983
Project Location	Approximately 600 feet north of the northwest corner of McDowell Road and Harbor Shores Boulevard
Project Area	7.8 acres (gross) 7.0 acres (net)
Current Zoning **Proposed Zoning**	107th & McDowell PAD Planned Area Development (PAD)
Current G.P. Land Use **Proposed G.P. Land Use**	Local Commercial High Density Residential (12-30 du/ac)
Development Team	<u>Property Developer</u> Nirvana at Harborshores, LLC Sharat Kanaka 6031 E. Paradise Drive Scottsdale, Arizona 85254 <u>Legal Counsel</u> Tiffany & Bosco, P.A. Shaine T. Alleman Seventh Floor, Camelback Esplanade II 2525 East Camelback Road Phoenix, Arizona 85016 <u>Architectural</u> Biltform Architecture Group Vince Scarano 11460 N. Cave Creek Rd. #11 Phoenix, Arizona 85020 <u>Engineering</u> RCC Design Group, LLC Stuart Rayburn 16815 S. Desert Foothills Parkway, Suite 138 Phoenix, Arizona 85048

II. EXECUTIVE SUMMARY

This proposed Minor General Plan Amendment is for approximately 7.8 (gross)/7.0 (net) acres located Approximately 600 feet north of the northwest corner of McDowell Road and Harbor Shores Boulevard and identified by the Maricopa County Assessor as parcel number 102-31-983 (the "Property"). The proposal seeks to amend the General Plan Map from Local Commercial to High Density Residential (12-30 du/ac, Target Density 12 du/ac).

The Applicant has also submitted a concurrent request to rezone to rezone the Property from the 107th & McDowell Planned Area Development (PAD) to the Nirvana at Harbor Shores PAD as proposed in PAD Rezoning Application # PL-20-0199 to allow the development of a unique high density residential development with a proposed density of approximately 24.6 dwelling units per acre (172 total units).

The Nirvana at Harbor Shores General Plan Amendment and PAD will allow the development of a high-quality, high-density multifamily community that will bring an urban living experience to Avondale and bolster the surrounding commercial properties. The development is designed to be complementary to other high density developments and commercial uses in the area. It is anticipated that this development will be a catalyst for future developments and will result in positive economic activity throughout the area.

The development will provide a multifamily residential development with one (1) and two (2) bedroom units that will be oriented towards enhanced pedestrian amenities and open space experiences within the development. The housing units will consist of carriage units, casitas, and apartment housing, which will provide a diversity urban housing options to the area. With its modern design, Nirvana at Harbor Shores will provide high-quality multifamily units that create a unique urban experience not currently available within the City of Avondale, but demanded by millennials, professionals, and empty nesters throughout the Valley.

Despite the Property being zoned for commercial uses, it has remained vacant for years. The Property has been marketed to a variety of commercial users for many years. One of the biggest disadvantages is that the Property is located away from arterial streets that have attracted the commercial uses and instead fronts onto a collector street, Harbor Shores Boulevard, away from the more trafficked arterial street frontages that are necessary for commercial uses to thrive. This lack of visibility has provided challenges for the Property to develop with any type of commercial.

With its close proximity to multiple commercial districts, Nirvana at Harbor Shores will complement and draw residents to this up and coming area. During a recent City Council Work Session on December 9, 2019, the City discussed a recently City-commissioned market analysis completed by Elliot D. Pollack & Company to review Avondale neighborhoods. One of the outcomes of the Pollack Study was that in order for Avondale

to be successful there needed to be an increase of higher density residential projects to help induce additional retailers and restaurateurs. The development is perfectly poised to provide additional higher density residential to a promising commercial area.

Additionally, Avondale exports 90% of its employment to surrounding municipalities. This development's ideal location will address the exportation issue by attracting those who want to live, work, and play in the City of Avondale. Nirvana at Harbor Shores is poised to become a destination that Avondale citizens can call home and the City can be proud of.

The proposed site plan, land use and development standards, and architectural standards create the framework for a marketable parcel to future developers. The unique location of the Property provides the opportunity to develop a site that is compatible with existing development, supports housing opportunities for the surrounding area, and synergizes with adjacent mixed-use areas.

III. PROPERTY DESCRIPTION

Site Description

The Property is approximately 7.8 (gross)/7.0 (net) acres located approximately 600 feet north of the northwest corner of McDowell Road and Harbor Shores Boulevard and is identified by the Maricopa County Assessor as parcel number 102-31-983 (the "Property"). (*See **Exhibit A** – Regional Aerial Context Map*). The Property is vacant. The topography of the site is relatively flat.

As illustrated in ***Exhibit B*** *– Aerial Context Map*, the Property is approximately six hundred (600) feet north of McDowell Rd. Properties directly to the north and east are zoned as PAD for single-family residential uses. Approximately 550 feet to the east are other high density residential uses. The properties directly to the south and west of the Property are zoned as PAD for commercial use. Nirvana at Harbor Shores will provide additional residents that are needed to keep the nearby commercial uses active and alive. The increased residents will also provide additional employees for the adjacent medical, office, and commercial retail employers. Additionally, Avondale's promising educational system will entice young families to locate to Nirvana at Harbor Shores, therefore encouraging a community focused development.

The Property is designated Local Commercial per the Avondale General Plan and is being proposed in this application to have the land use designation be amended to High Density Residential (*See **Exhibit C** – Current Avondale General Plan Map and **Exhibit D** – Proposed Avondale General Plan Amendment Map).* The Property is currently zoned PAD with allowances for Community Commercial (C-2) uses and development standards (***Exhibit E*** *– Current Avondale Zoning Map).*

Despite the Property being zoned for commercial uses, it has remained vacant. The Property has been marketed to a variety of commercial users for many years. One of the biggest disadvantages is that the Property is located away from arterial streets that have attracted the commercial uses and instead fronts onto a collector street, Harbor Shores Boulevard, away from the more trafficked arterial street frontages that are necessary for commercial uses to thrive.

Brokers and marketing information further shows that superior commercial sites with frontage exist on McDowell Road and that the Property is at a disadvantage for being conducive for commercial uses.

Property Owner

The Property is owned by and will be developed by Nirvana Harborshores, LLC. Nirvana at Harbor Shores is dedicated to developing a quality housing development and is committed to working closely with the City of Avondale to ensure the high-quality standards provided herein are adhered to. The development team is primarily focused on

adding meaningful value to the Property and bringing a variety of housing type that is not found in this part of the City of Avondale.

Relationship to Surrounding Properties

The Property is surrounded by a mixture of developed and vacant land uses.

NORTH: Directly to the north of the Property are medium density single family units comprising the Sunrise at Harbor Shores Units 1 and 2 subdivision. Further, the majority of the surrounding area to the north is medium density single family developments with a General Plan designation of Medium Density Residential.

SOUTH: The properties located to the south have a General Plan designation of Local Commercial. The uses include the Copper Springs hospital and other future medical office uses.

EAST: Additional Sunrise at Harbor Shores Units 1 and 2 subdivision properties are located east of the Property. These properties are designated High Density Residential by the City of Avondale's General Plan.

WEST: Avondale Fire-Rescue Station No. 172 is located west of the Property. The Applicant is working with the City to ensure proper and adequate emergency access is provided.

IV. INFRASTRUCTURE

Road improvements, right-of-way, easements.

Transportation Access

Harbor Shores Blvd. will serve as the Property's access point and is located directly east of the Property. Harbor Shores Blvd. is a two lane road with a single land dual directional turn lane. The Applicant is working with the City to ensure proper and adequate emergency access is also provided at the southeast corner of the Property.

Surrounding Street Improvements

The development team will work with the City of Avondale and will make any necessary street improvements in accordance with the provided Traffic Analysis provided with the Nirvana at Harbor Shores PAD Application #PL-20-0199.

Utilities

Further information for the Property utilities are found in the Preliminary Water Demand Report and Wastewater Reports completed by RCC Design Group, LLC as provided with the Nirvana at Harbor Shores PAD Application #PL-20-0199.

Water

The City is the water service provider for the Property. The proposed project is planned to make connections to the existing 12-inch PVC waterline in Harbor Shores Boulevard at two locations to ensure adequate domestic water pressures are provided for the proposed development. It is anticipated that two 2-inch meters and two 2-inch backflow devices will be installed at two separate locations to serve both the north half and south half of the project. After the two 2-inch backflow devices, the domestic services will be connected via a manifold system to a larger 3-inch line that will serve its respective portion of the site. Each building will have its own 2inch or 1¼-inch. A separate irrigation service will be provided for the project.

The proposed project is planned to make connections to the existing 12-inch PVC waterline in Harbor Shores Boulevard at two locations to ensure adequate fire flow is provided for the proposed development. The connections will be made with 12-inch x 8-inch tapping sleeves and valves within Harbor Shores Boulevard and will have 2-inch backflow devices installed on the property for the onsite private firelines. Onsite fire hydrants shall be installed at spacings of approximately 300' and shall be installed along the fire department access throughout the site. Each building shall include a fire riser room for distribution of the fire sprinkler service within each building. Onsite private firelines shall be constructed on PVC and meet all current applicable codes.

Precise locations for connections and networks shall be determined at the Site Plan phase. All infrastructure related to water services will be completed as they relate to the specific phase that will be developed and will be explicitly determined during the Site Plan phase.

Sanitary Sewer

The City is the wastewater service provider for the Property. The proposed project is planned to make a tap into the existing 10-inch VCP sewer line located within Harbor Shores Boulevard at the approximate midpoint of the property, with an 8-inch service line. Once onsite, the project will provide a gravity sewer system to serve each building. The on-site line with split with one line running in the northern drive aisle and one in the southern drive aisle to pick up the services from the proposed buildings. Each building will have its own sewer service tap into the sewer system.

Precise locations for connections and networks shall be determined at the Site Plan phase. All infrastructure related to sewer services will be completed as they relate to the specific phase that will be developed and will be explicitly determined during the Site Plan phase.

Grading and Drainage

A Preliminary Drainage Report completed by RCC Design Group, LLC is provided with the Nirvana at Harbor Shores PAD Application #PL-20-0199. The on-site retention requirements shall be per City of Avondale standards and will meet 100-year storm event retention requirements for on-site and adjacent off-site flows. Historic flows may safely pass through or be routed around the site.

V. PROJECT DESCRIPTION

As noted above, there is a concurrent request to rezone the Property from the current PAD (with commercial uses) to Nirvana at Harbor Shores Planned Area Development (PAD) to allow the development of a high-quality multifamily development, providing on-site amenities and open space for both the modern professional and those interested in a "lock and leave" lifestyle. The development's amenities and lifestyle will result in a vibrant community in the heart of Avondale. While adding to the existing housing in the area, Nirvana at Harbor Shores provides a unique housing development that caters to those looking for something different than the typical traditional housing offered in Avondale. The development will feature a large clubhouse and ample pool space to attract citizens of all backgrounds.

The Applicant is applying for a Minor General Plan Amendment and rezone of the Property because the Property is designated "Local Commercial" by the General Plan and is zoned PAD with allowances for Community Commercial (C-2) uses and development standards. The amendment and rezone would allow for high density residential development in an area needing additional residential development to support the recent commercial developments. This increase in density of the target density of 12 du/Ac can be supported by a multitude of factors that contribute to the unique urban living experience that will be provided by this development.

This high density residential use is compatible with the surrounding land uses. Currently, there are high density land uses to the east of the Property that serve as an appropriate transition of land uses to the commercial uses to the south. Nirvana at Harbor Shores will provide higher density housing that will bring the residents and synergy needed to attract and support recent commercial and mixed-use development in Avondale. Nirvana at Harbor Shores is proposing a shift in the General Plan land use from Local Commercial to High Density Residential to provide an appropriate land use transition from the Harbor Shores development to the north to the commercial uses to the south. Additionally, the proposed development will support the recent commercial developments located throughout the area.

If the land use designation is amended, the developer will be able to create a high density development that will be unique to the area. This will allow the Property to develop in a manner that is compatible with the intent of the General Plan. As such, the Applicant has provided development standards in the accompanying Nirvana Harbor Shores PAD Application #PL-20-0199 that will further allow this vision to be realized.

Preliminary Site Plan Description

As the Nirvana at Harbor Shores PAD Application #PL-20-0199 demonstrates, the proposal is to develop a multi-family residential community where the design intent is to create a living experience rooted in peacefulness and happiness for its residents.

Imagined for a post-pandemic world, the design addresses changes in how we believe people will work and socialize in the foreseeable future, with the goal of a healthy sustainable community for the future.

The common open space is abundant in size and amenities, with many smaller gathering spaces for residents and their guests to engage socially with each other, distant from other groups, and geared to people of different ages and interests. The two 3-story buildings bookend this large outdoor area. This area is configured in a T-shape to maximize views and to provide close easy access for residents. The central spine is defined by a line of date palms along a linear pool, running from the Resident Center to a distinctive ramada building. Hammocks on artificial turf provide adjacent areas for relaxation. The ramada is equipped with barbeques, work area counter space, televisions and ample area for multiple small group seating. The flanking open space offers opportunities for a wealth of other resident activities, including a putting green, an urban garden, multiple seating areas, and quiet time in the contemplation garden. Bioswales on the north and south edges create visual interest and on-site storm water retention. Additional multi-generational activities are provided with a bag toss and a young children's play area. A covered pavilion is located near the main entry, which also contains an area for mail boxes and parcel lockers.

The site design addresses the specific conditions along each side of the property. The main entry on Harbor Shore Boulevard employs maximum effort in creating a memorable first experience. This entry area is defined by date palm trees and accent paving material. The building entry to the Leasing Gallery is immediately identifiable, highlighted by use of dramatic architectural forms and materials. A water feature at the building entry sets the tone of peace and tranquility. The project's impact on the adjacent single family housing to the north is mitigated by the single story building that contains the casita dwelling units, and the stepped massing of the 3-story buildings per the North Avondale Specific Plan. The west and east boundaries are lined with parking and carriage buildings, in response to the adjacent uses, which include a fire station, existing retail and a vacant lot designated for future local commercial use.

Dwelling unit floor plans are arranged to allow flexibility of use, from the resident that desires to catch up at work at home, to the parent that needs the space for children to play. Provided in a combination of 1- and 2- bedroom floor plans, these layouts include different housing types, from flats to carriage units to single story casitas with private backyards. Private garages are distributed across the site for convenience, available within the carriage unit buildings, and within the 3-story buildings. The garages in the 3-story buildings are two-car tandem with direct access doors to the corridor. For residents without a garage, covered carport spaces are provided.

The central hub of the project is the Resident Center. Contained within will be the Leasing Gallery and a plethora of uses geared to a wide range of ages and resident needs.

Expansive stretches of glass provide views out to outdoor amenity areas and flood these spaces with light. Double height spaces with varying ceiling treatments will create visual interest, and both color & material-wise relate to the exterior architecture. Residents will have options to enjoy activities such as cooking demonstrations multiple flat screen plasma TV.'s to showcase movies/other programs, recreational-type amenities such as a pool tables, game areas and inter-active video game stations or just relax within the various lounge areas. The Co-work Place addresses the need for residents with the entrepreneurial spirit, and those that work remotely, equipped with a conference room that can be reserved, private cubicles, and a refreshment bar.

The main access point is planned on Harbor Shores Blvd., which will include ingress and egress driveway access with a landscape center round-a-bout. Fire and emergency access will be located at the southwest corner of the Property.

VI. CONFORMANCE WITH AVONDALE PLANS

The Property is designated as Local Commercial on the City's General Plan Map. The Applicant is requesting to amend the map to the High Density Residential land use category, which is intended to accommodate residential densities that range from 12 to 30 dwelling units per acre. This land use category states that units should include apartments, condominiums, or patio homes and should provide a level of intensity to promote a village environment with easy access to services, business and recreation.

This proposal is consistent with this vision by providing 24.6 dwelling units per acre with connections to surrounding commercial and employment use. The Nirvana at Harbor Shores General Plan Amendment and PAD is also consistent with a number of elements within the City's General Plan 2030 as follows.

Minor General Plan Amendment Review and Analysis

1) Availability of current and future water supplies

The City is the water service provider for the Property. The proposed project is planned to make connections to the existing 12-inch PVC waterline in Harbor Shores Boulevard at two locations to ensure adequate domestic water pressures are provided for the proposed development. It is anticipated that two 2-inch meters and two 2-inch backflow devices will be installed at two separate locations to serve both the north half and south half of the project. After the two 2-inch backflow devices, the domestic services will be connected via a manifold system to a larger 3-inch line that will serve its respective portion of the site. Each building will have its own 2-inch or 1¼-inch. A separate irrigation service will be provided for the project.

The water connections will follow the City of Avondale's supplement to MAG Specifications and Details, and American Water Works Association Standards. Since there are existing water mains fronting the property there is no need to construct a new waterline adjacent to the project.

The proposed project is planned to make connections to the existing 12-inch PVC waterline in Harbor Shores Boulevard at two locations to ensure adequate fire flow is provided for the proposed development. The connections will be made with 12-inch x 8-inch tapping sleeves and valves within Harbor Shores Boulevard and will have 2" backflow devices installed on the property for the onsite private firelines. Onsite fire hydrants shall be installed at spacings of approximately 300 feet and shall be installed along the fire department access throughout the site. Each building shall include a fire riser room for distribution of the fire sprinkler service within each building. Onsite private firelines shall be constructed on PVC and meet all current applicable codes.

The Nirvana at Harbor Shores PAD Application # PL-20-0199 provides additional water supply information that demonstrates that the surrounding water infrastructure is able to support the Project's current and future average day, max day, peak day, and max day plus fire flow demand scenarios.

2) Impact on and potential support of the City's transportation system

Harbor Shores Blvd. will serve as the Property's access point and is located directly east of the Property. Harbor Shores Blvd. is a two lane road with a single land dual directional turn lane. A future traffic signal is planned for construction within the next year south at the intersection of McDowell Road and Harbor Shores Boulevard. The Applicant is working with the City to ensure proper and adequate emergency access is also provided at the southeast corner of the Property.

The approval of a high density housing land use designation in this area would also be appropriate given that it is located adjacent to existing high density land uses to the east, which serve as an appropriate transition of land uses from the Harbor Shores neighborhood to the north and the commercial uses to the south. Additionally, the Property is near the major thoroughfare of McDowell Road to the south, which will serve as a major arterial for allowing proper traffic flows in the area. Additionally, McDowell Road serves as an incredible access way to nearby commercial, medical, employment, and entertainment uses, which promote the live, work, play opportunities for the residents living at Nirvana at Harbor Shores.

The Traffic Impact Study provided by Lee Engineering for the Nirvana at Harbor Shores PAD Application #PL-20-0199 demonstrates that there will be no negative effects to the surrounding transportation system from this development. Traffic counts from the project will be similar to many of the allowed commercial uses that could be currently be developed on the site. The surrounding streets networks have been adequately been developed to accommodate the proposed residential land use.

The Applicant will also comply with the City's current engineering policies and standards and work to provide required solutions to further enhance the City's transportation networks.

3) Impact on the natural environment, including, but not limited to, hillsides, riparian areas, and floodways

There are no hillsides, riparian areas, or floodways adjacent to the Property. The increase in dwelling units per acre will not have any effect on the surrounding natural environment. The concurrent PAD Rezoning Application # PL-20-0199 provides adequate open space

on its conceptual site plan for trails connecting through the Property, which encourages bicycling, jogging and walking on the Property and adjacent streets.

4) *Extent to which the proposal contributes to achieving the (i) job to population ratio, (ii) square foot per capita ratio, and (iii) multi-family housing ratio identified within this GP2030*

The proposed General Plan Amendment will not have an overall negative impact on the total City's current job-to-population ratio. In fact, the Nirvana at Harbor Shores project will provide employees for the many current and future-planned commercial, medical, and employment uses that are immediately accessible to the residents on the Property

The inclusion of any residential land use on this property will be in accordance with the City's goals and policies and will be aimed at furthering additional residential housing opportunities that do not exist in Avondale. It is anticipated that this Amendment will have no negative affects to the residential base compared to what is allowed on the Property today.

5) *Impact on City services and facilities including, but not limited to, police, fire, water, and wastewater*

As demonstrated in the water, wastewater, drainage, and traffic analysis undertaken by the Applicant in PAD Rezoning Application # PL-20-0199, the proposed General Plan Amendment will not have a negative impact on the City's services.

Additionally, the proposed amendment will not burden the City with regards to needing additional extensions of utility infrastructure since there are existing water lines and sewer lines available adjacent to the Property. These utility lines have adequate capacity for the proposed development. Adequate connections to serve the project will be built at the developer's cost. These exact locations and the size of the infrastructure for the property will be determined during the Site Plan phase.

According the initial discussion with the Fire Department, there will be no negative effects to their services. The Applicant is working with the City to ensure that adequate emergency access is provided to the development.

6) *Extent to which the goals of this GP2030 are accomplished*

The proposed Nirvana at Harbor Shores Minor General Plan Amendment provides the opportunity to develop an appropriate transition of residential land uses from the Harbor Shores development to the north to the commercial uses to the south. The General Plan also encourages housing types that are unique and provide additional housing

opportunities that are not available elsewhere in the City. As demonstrated in the concurrent PAD Rezoning Application # PL-20-0199, Nirvana at Harbor Shores is an entirely unique and holistic living experience that is not found in the West Valley.

Additionally, the proposed amendment complements most, if not all, of the goals and policies of the 2030 General Plan. The following summary provides information from the proposed development that demonstrates that it meets important goals of the Avondale 2030 General Plan:

AVONDALE GENERAL PLAN 2030

Land Use Element, Goal 1: Establish an Avondale identity based on a healthy lifestyle that promotes land uses which foster an economically sustainable and socially dynamic community.

Land Use Element, Goal 3: Promote a strong balance of high quality residential, employment, recreation, and educational land.

These goals can be obtained by providing an alternative residential development to the typical homogenous single-family residential units that exists in Avondale. Nirvana at Harbor Shores will provide a high density, quality community that will be compatible with the existing surrounding employment, commercial, and residential uses. Furthermore, the development will provide an added support needed for the variety of commercial uses in the nearby McDowell Road corridor. The type of residents and lifestyle that the Nirvana at Harbor Shores development will attract will be centered on professionals, millennials, and those wanting to live in an urban "lock and leave" lifestyle. Accordingly, the development will provide a well-balanced development which encourages social interaction by creating a larger sense of community amongst residents.

Housing Element, Goal 2: Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels.

Nirvana at Harbor Shores will be an urban living community that is unique within the City of Avondale. The high-quality multifamily units will be designed in a way that creates a cohesive, connected community. Residents of the Nirvana at Harbor Shores will include professionals, small families, and empty nesters who are looking for a vibrant community within Avondale. The Property design will create more of a sense of place within the area and will encourage heightened social and community interaction.

Housing Element, Goal 4: Require excellence and innovation in residential design and construction.

> *Policy B: Support creatively designed subdivision layouts, particularly layouts in which open space and recreation areas containing amenities are thoughtfully integrated throughout.*

Policy C: Utilize the City's Design Manuals to promote quality development and attractive residential communities, updating these documents when necessary to reflect changing preferences and styles.
Policy D: Encourage subdivision design that promotes non-vehicular access to trails and transit routes/centers as a component of a healthy lifestyle.
Policy E: Endorse the use of Crime Prevention through Environmental design (CPTED) principles when designing residential communities.

Nirvana at Harbor Shores incorporates these policies within Goal 4 by focusing on the City's Design Manuals and creating a layout with high-quality open space and recreation areas centrally located on the Property which provide easy access to all residents. Buildings are oriented to maximize use of the open areas while maintaining a sense of privacy and security. All residents will be easily connected, thus promoting a healthy, collegial, and friendly neighborhood.

Recreational Amenities Element, Goal 1: Ensure every person has convenient access to safe public parks and affordable recreation opportunities.

Policy A: Continue to ensure that private development provides local, accessible neighborhood parks and tot lots under the management of a Home Owners Association.

Nirvana at Harbor Shores will meet this goal by providing high-quality open space areas with a centrally located open space corridor that ensures residents have full access to the amenities that will encourage social and community interaction.

Bicycling Element, Goal 1: Develop a safe bicycle transportation system that provides connectivity throughout the City, including major public and private facilities, and to transit.

Bicycling Element, Goal 3: Increase recreational opportunities for bicyclists throughout Avondale.

Nirvana at Harbor Shores is within close proximity to commercial centers. Accordingly, the creation of this dense urban core of housing will provide ample opportunity for residents to use their bicycles to access the services and employment areas they so desire. The proposed development will greatly increase Avondale's opportunities for bicycle/pathway networks in the surrounding areas.

Urban Design Element, Goal 5: Maximize housing opportunities in locations within a half-mile of transit, with good access to employment areas, neighborhood services, and public facilities in order to promote a healthy community both sustainably and economically.

Policy A: Distribute higher residential densities throughout our City in identified urban growth areas and facilitate the development of residences in mixed-use development within these growth areas.
Policy B: Develop residentially-designated and mixed use-designated lands adjacent to major transit facilities at high densities to reduce motor vehicle travel by encouraging the use of public transit.
Policy C: Within identified growth areas, develop residential projects at densities sufficient to support neighborhood retail in walkable, main street types of development.
Policy D: Facilitate the development of housing close to jobs to provide residents with the opportunity to live and work in the same community.
Policy E: Encourage consolidation of parcels to promote mixed-use and high density development at locations identified in the TOD Element and on the Land Use Map.

Nirvana at Harbor Shores meets this goal and each policy listed above by providing a high density urban community that has strong pedestrian access to surrounding employment and commercial uses, and is readily accessible to the City of Avondale. Additionally, Nirvana at Harbor Shores will provide a welcome economic increase to the surrounding commercial uses and act as a catalyst for future development. Nirvana at Harbor Shores is well poised to create a dynamic, high density community within this growth area that will create vitality for future mixed-uses, retail, and employment uses that will come into the area.

THE NORTH AVONDALE SPECIFIC PLAN

The North Avondale Specific Plan covers the majority of land within the Avondale City Limits north of McDowell Road. The Planning Area is bounded by McDowell Road on the south, Litchfield Road on the west, and 103rd Avenue on the east. The northern boundary is Indian School Road. The majority of the North Avondale Specific Plan is developed as Medium Density Residential.

Objective #1: Facilitate the full buildout of North Avondale.
Land Use Element Goal #1, Policy D: Enhance the attractiveness of infill parcels as option for new development throughout Avondale.

The Property is an infill site surrounded by medium density residential neighborhoods and commercial properties. Despite the Property being zoned for commercial uses, it has remained vacant for years. The Property has been marketed to a variety of commercial users for many years. One of the biggest disadvantages is that the Property is located away from arterial streets that have attracted the commercial uses and instead fronts onto a collector street, Harbor Shores Boulevard, away from the more trafficked arterial street

frontages that are necessary for commercial uses to thrive. This lack of visibility has provided challenges for the Property to develop with any type of commercial.

With its close proximity to multiple commercial districts, Nirvana at Harbor Shores will complement and draw residents that will be able to utilize the commercial retail and employment areas to the south. This will provide additional residents to the area, which will further vitalize the existing uses.

Additionally, as demonstrated in the provided imagery and development standards for Nirvana at Harbor Shore, this development will greatly improve a current vacant/blighted site that will be incorporated into the current infrastructure system of the surrounding area and provide an attractive development that will further complement the existing uses in the area.

Objective #5: Attract residential products and subdivision designs that are unique from what North Avondale currently offers.
Housing Element Goal #2: Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels.
Most of North Avondale consists of homogenous traditional single-family residential housing with garage dominated houses and very little open spaces that enrich developments. The surrounding developments around the Property consist of medium density ranges and commercial uses.

As described herein and in the accompanying PAD application, the Nirvana at Harbor Shores development provides a unique multifamily residential development that will seamlessly blend into what is currently developed in the area. The site plan is laid out with an emphasis on the aesthetics and the active open spaces offered with the development. This is a unique housing development that is not found in North Avondale. With an emphasis on community open space and enriched amenities, Nirvana at Harbor Shores will be an incredible development that will attract a different type of resident for North Avondale. This will provide a variety of different socio-economic levels to this part of the City.

Objective #7: Develop a "Sense of Place" in North Avondale.
Urban Design Element Goal #2, Policy A: Create visual "gateways" at principal entry points to Avondale, and develop a design "theme" that is used throughout the City to create a sense of unity and identity.
The Property has sat for decades without any interest in development and is currently vacant and blighted at best. With the enhanced open space, amenities, and unique residential development and architecture, the Nirvana at Harbor Shores provides an area that will add to the "sense of place" and a visually appealing gateway to this area of North Avondale. The unique layout of the residential development, with its varied housing

opportunities provides a distinctive aesthetic focal point for those driving in this area being a great sense of unity and identity.

AVONDALE STRATEGIC FIVE-YEAR PLAN

The Avondale Strategic Five Year Plan was designed with the vision and guidance from the Avondale City Council, and crafted with input from engaged residents, local businesses and key personnel across the city's organization. The Plan represents a cohesive and intelligent approach which will enable Avondale to create a community that is family friendly and economically robust. Overall, Nirvana at Harbor Shores will help Avondale achieve its going of becoming a city that is Aspiring, Achieving and Accelerating.

Nirvana at Harbor Shores is in a unique location that provides the opportunity to develop a site near multiple commercial uses and will synergize with the adjacent employment areas. Increased employment opportunities will come to the City in the near future along Interstate-10, the location of this development will enable the City to keep Avondale workers in Avondale. The development's location will prove to be an attractive option for workers looking to locate to Avondale due to the City's economic development. Nirvana at Harbor Shores will complement and support the economic vision of the Strategic Five Year Plan.

Nirvana at Harbor Shores will meet the following goals of the Strategic Five Year Plan.

Initiative #1, Strategic Goal: Encourage build-out in residential housing opportunities that support diverse housing options.

Nirvana at Harbor Shores's modern design will offer multifamily units and create a unique urban experience not currently available within the City of Avondale, but is demanded by both millennials, professionals, and empty nesters throughout the Valley.

Nirvana at Harbor Shores is designed to provide on-site amenities and open space for both the modern professional and those interested in a "lock and leave" lifestyle. While adding to the existing housing in the area, Nirvana at Harbor Shores provides a unique housing development that caters to those looking for something different than the typical traditional housing offered in Avondale. The Nirvana at Harbor Shores development is unique to Avondale and contributes to the diversity of housing that the Strategic Five Year Plan envisions.

Initiative #2, Strategic Goal, Action Item: Establish relationships with potential partners for the development of trail and river corridors.

The nearby sidewalks and bicycle lanes provide opportunities for the residents to access the nearby Agua Fria Wash, with all its trail amenities. This will provide recreational and exercising opportunities for the Nirvana at Harbor Shores residents. These trails promote pedestrian and bicycle connectivity and encourage active lifestyles.

VII. GENERAL PLAN FINDINGS ANALYSIS

Per the Avondale General Plan 2030 Findings analysis provided on page 16 of the General Plan, the following information is provided.

As provided throughout the Nirvana at Harbor Shores General Plan Amendment narrative, the proposed development meets or exceeds all of the required findings of the Avondale General Plan as follows:

- *The development pattern contained on the Land Use Plan inadequately provides sufficient sites for the use or change proposed in the amendment.*

The General Plan notes that as of 2010, there was only 1.47% of land uses in Avondale developed for high density residential. It also notes that available acreage is at approximately 63 acres. This does not provide sufficient amount of acreage for the type of housing proposed for Nirvana at Harbor Shores. Additionally, the proposed residential development is very unique and is not found in Avondale. This uniqueness can be found in the high quality demonstrated in the building elevations and project perspectives found in the Nirvana at Harbor Shores PAD application. Additionally, the variety of high-quality multifamily units will be designed in a way that creates a cohesive and connected community. The Property design will create more of a sense of place within the area and will encourage heightened social and community interaction by providing a variety of active and distinctive open space amenities including a "Residential Social Hub," indoor co-working space, community outdoor kitchen area, yoga area (Additional details regarding these community amenities can be found in the Nirvana at Harbor Shores PAD), Overall, this will attract residents of the Nirvana at Harbor Shores that include professionals, small families, and empty nesters who are looking for a vibrant community within Avondale.

Nirvana at Harbor Shores will draw residents to this commercially vibrant area. During a recent City Council Work Session on December 9, 2019, the City discussed a City-commissioned market analysis completed by Elliot D. Pollack & Company to review historic Avondale neighborhoods. While the proposed development is not near the historical areas that were reviewed in the study, one of the interesting outcomes was that in order to establish and activate commercial areas in Avondale there needed to be an increase of higher density residential projects to help induce additional retailers and restaurateurs. This principle certainly applies to the Property as it is located near the many current and future commercial uses of the nearby McDowell Road corridor. This proposal will provide those additional high density residential projects that are needed to further provide support to the commercial, retail, entertainment, and employment uses being attracted to the area.

This would allow the Property to develop in a manner that would create some of the high density residential uses needed for this area and would be compatible with the intent of the General Plan for development in this area. As such, the Applicant has provided development standards in the accompanying Nirvana at Harbor Shores PAD Application #PL-20-0199 that will further allow this vision to be realized.

- *The amendment constitutes an overall improvement to the 2012 Plan and is not solely for the good or benefit of a particular landowner or owners.*

The Property has a current General Plan land use designation of Local Commercial, which has been on the Property for a long period of time. However, commercial development has passed the area by and the Property has laid vacant and undeveloped for numerous years. The market conditions for the past several years has shown that the Commercial land use is not viable for current development conditions in the area. The Property is at a complete disadvantage with other competing commercial uses in the area as it is not located adjacent to a major thoroughfare, it is difficult to access being tucked behind other commercial uses and accessible from a road for neighborhood residential users, and it is not part of any larger commercial center to benefit from visibility and marketing opportunities.

The proposed high density residential land use is a superior use and the land use transitions it will provide are consistent with the pattern of land uses that are currently established to the east of the Property with high density land uses providing an appropriate transition between Harbor Shores residential to the north and commercial uses to the south. The proposed minor general plan amendment will bring a housing product that will be beneficial to providing additional employees and customers to the increasing commercial, retail, and employments uses along the McDowell Road corridor.

The proposed high density housing will be lower density than the General Plan's 30 du/ac maximum for High Density Residential districts. The development will create an urban feel that will be compatible with the envisioned developments for the surrounding properties. Nirvana at Harbor Shores will be designed in a way that is complementary to the surrounding neighborhoods and is supported by current market conditions.

Nirvana at Harbor Shores will draw residents to this commercially vibrant area. During a recent City Council Work Session on December 9, 2019, the City discussed a City-commissioned market analysis completed by Elliot D. Pollack & Company to review Avondale neighborhoods. One of the outcomes of the Pollack Study was that in order for Avondale to be successful there needed to be an increase of higher density residential projects to help induce additional retailers and restaurateurs. The Property is perfectly poised to provide additional higher density residential that is needed in the area.

The development will accomplish these goals because the Property is in the right location in the City and will provide high-quality amenities that attract young professionals and seniors that wish to make Avondale home. When looking at Nirvana at Harbor Shores, the variety of building types, architectural styles, amenities and development standards provide that type of multi-family development for Avondale. The location of this development is perfectly situated in Avondale and the development will result in positive economic activity for the surround commercial uses and will absolutely provide an overall improvement to the General Plan.

- *The amendment will not adversely impact the community as a whole or a portion of the community by:*
    - *Significantly altering the acceptable land use patterns;*
    - *Requiring larger and more expensive public infrastructure improvements including, but not limited to, roads, water and wastewater, and public safety facilities than would otherwise be needed without the proposed change;*
    - *Adversely impacting the existing land uses; or*

The amendment will have no negative impacts on these findings points. As already discussed, the proposed amendment will provide similar land use scenarios that are occurring adjacent to the east with appropriate transition of land uses from residential to commercial uses along McDowell Road. The proposed residential will provide the housing density needed in this area and will be compatible with the surrounding existing development. The public infrastructure exists in the surrounding right of ways for this development and will not be a significant burden on the existing City utility systems.

Additionally, the Nirvana at Harbor Shores PAD outlines development standards and site plan layout to address any potential impacts to adjacent land uses, including addressing any potential impacts with allowed heights for multifamily residential building adjacent to the single-family residential development to the north. This is done with building heights that are stepped down as you move north towards the single-family residential neighborhood to the north. One-story buildings are located along the entire north property line adjacent to the existing single-family residential homes. Any three-story buildings are designed to be setback approximately eighty (80) feet from the single-family resident so that the buildings will be less visually dominant from the perspective of the existing single-family. This design will ensure the compatibly of the project to the adjacent single-family residential uses.

Lastly, the development is designed to provide attractive frontage and perimeter buffering, so that all those who drive by and interact with the Property will quickly observe

that beauty of the Property. The development promotes a more pedestrian friendly environments and encourages residents to walk and bike to adjacent areas for work, shopping, and recreation.

- *That the amendment is consistent with the overall intent of the 2012 Plan and other adopted plans, codes and ordinances.*

As demonstrated in the "Conformance to Avondale Plans" section of this GPA narrative, the Nirvana at Harbor Shores General Plan Amendment is consistent with the overall intent of all Avondale plans, codes, and ordinances. Additionally, the amendment consists of an improvement to the General Plan with the overall enhancements as outlined below:

  - Provides higher density residential that will be needed to further provide the necessary employees and customers of the variety of commercial uses found on the nearby McDowell Road corridor.
  - Enhanced designs and vegetation at entries ways, along with attractive open space/recreation areas on the Property will provide beautiful aesthetics to the area.
  - Provides usable open space in a central, accessible corridor that includes enhanced amenities that are not typically provided or required, including a clubhouse, BBQ ramada and other shade ramadas, a pool/spa, fire pits, and other open spaces areas as shown on the provided plans.
  - Greater connectivity with the central amenity areas and all housing units being easily accessible to all residents throughout the development with connective pathways.

VIII. CONCLUSION

Nirvana at Harbor Shores is located near multiple commercial use centers. The Property's location is ideal for an urban multi-family community that will synergize with the surrounding area. The General Plan Amendment and PAD create design and development standards that complement the surrounding employment, commercial, and residential uses while providing a luxury, urban housing development not currently found in Avondale.

As detailed above, the proposed General Plan Amendment and PAD is consistent with many of the policies in the City of Avondale's General Plan 2030. The proposed plan will develop a vacant site and provide a vibrant urban feel reflecting the aspirations and character of Avondale. Nirvana at Harbor Shores will draw residents such as professionals, millennials, and empty nesters, subsequently attracting a variety of residents to Avondale.

The development's unique location and thoughtful design strategies will help Nirvana at Harbor Shores seamlessly integrate into the urban core of Avondale, while also setting itself apart in a distinctive way. The Avondale General Plan states that the City should encourage these types of developments, which are geared towards the providing more compatible multifamily developments to support that adjacent McDowell Road corridor with its varied commercial and employment land uses. Additionally, with the City acknowledging the importance of high-quality amenities and interactive social spaces within developments, Nirvana at Harbor Shores provides the framework for Avondale's vision to become reality.

The Nirvana at Harbor Shores General Plan Amendment allows for the establishment of a high level of quality, building design, and site design expectations for this multi-family residential development. The concurrent Nirvana at Harbor Shores PAD Rezoning Application # PL-20-0199 includes exhibits and imagery that represent this level of quality.

We look forward to Nirvana at Harbor Shores being a unique multi-family development that brings a high-quality urban experience to its residents.

EXHIBIT A

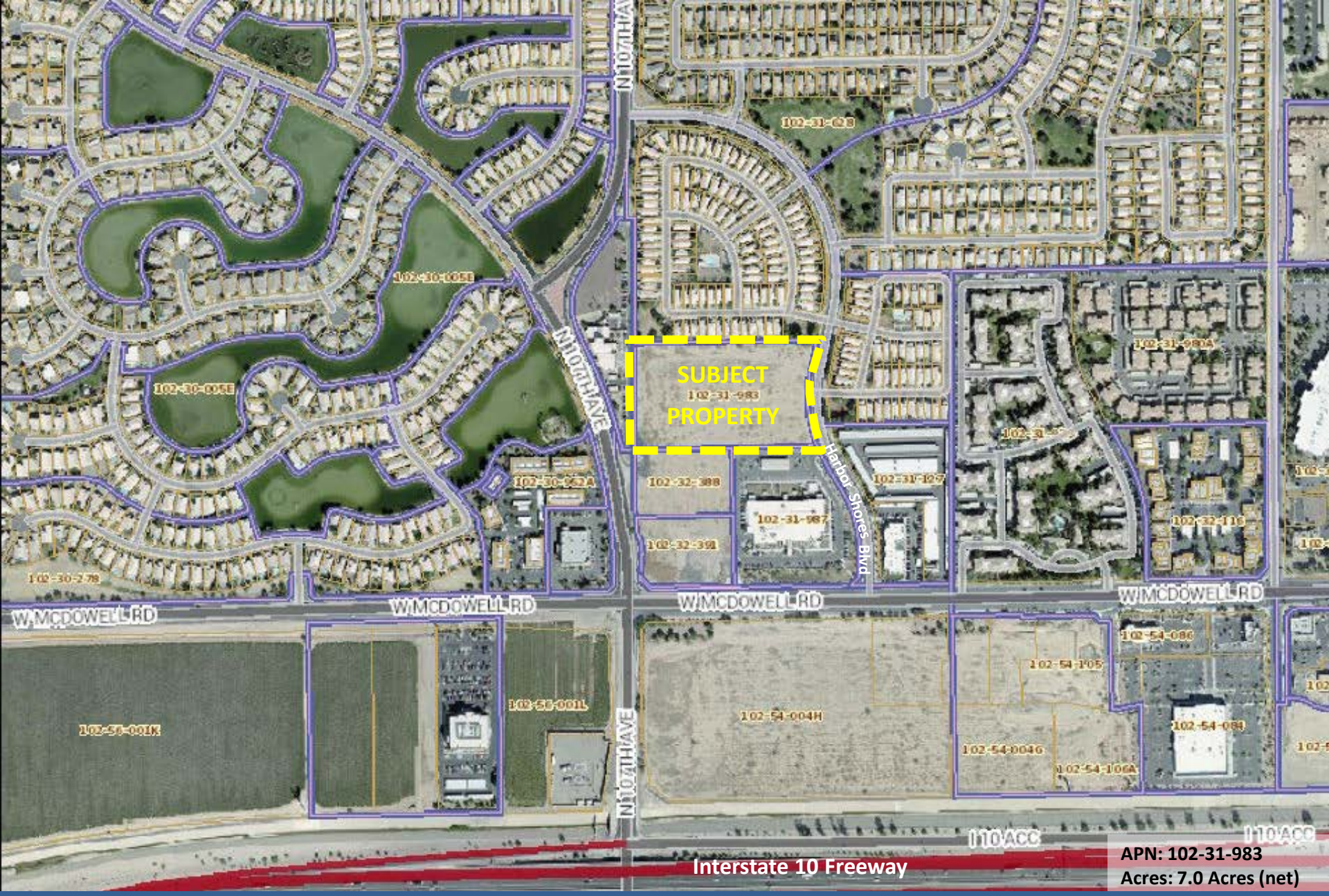

Exhibit A - Regional Aerial Context Map

Nirvana at Harbor Shores – NEC of McDowell Road & 107th Avenue

TB TIFFANY & BOSCO P.A.

EXHIBIT B

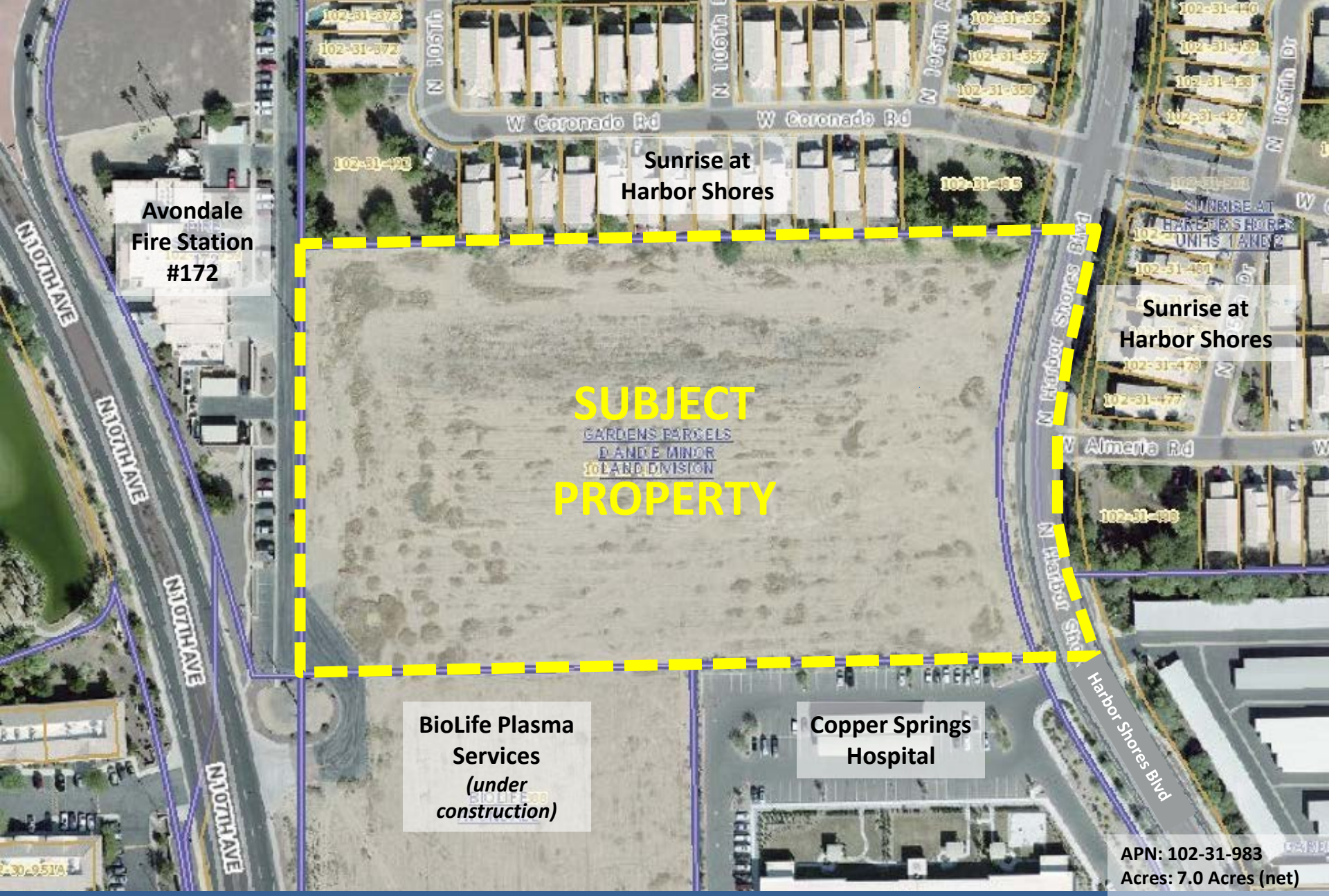

Exhibit B - Aerial Context Map

Nirvana at Harbor Shores – NEC of McDowell Road & 107th Avenue

TIFFANY & BOSCO P.A.

EXHIBIT C

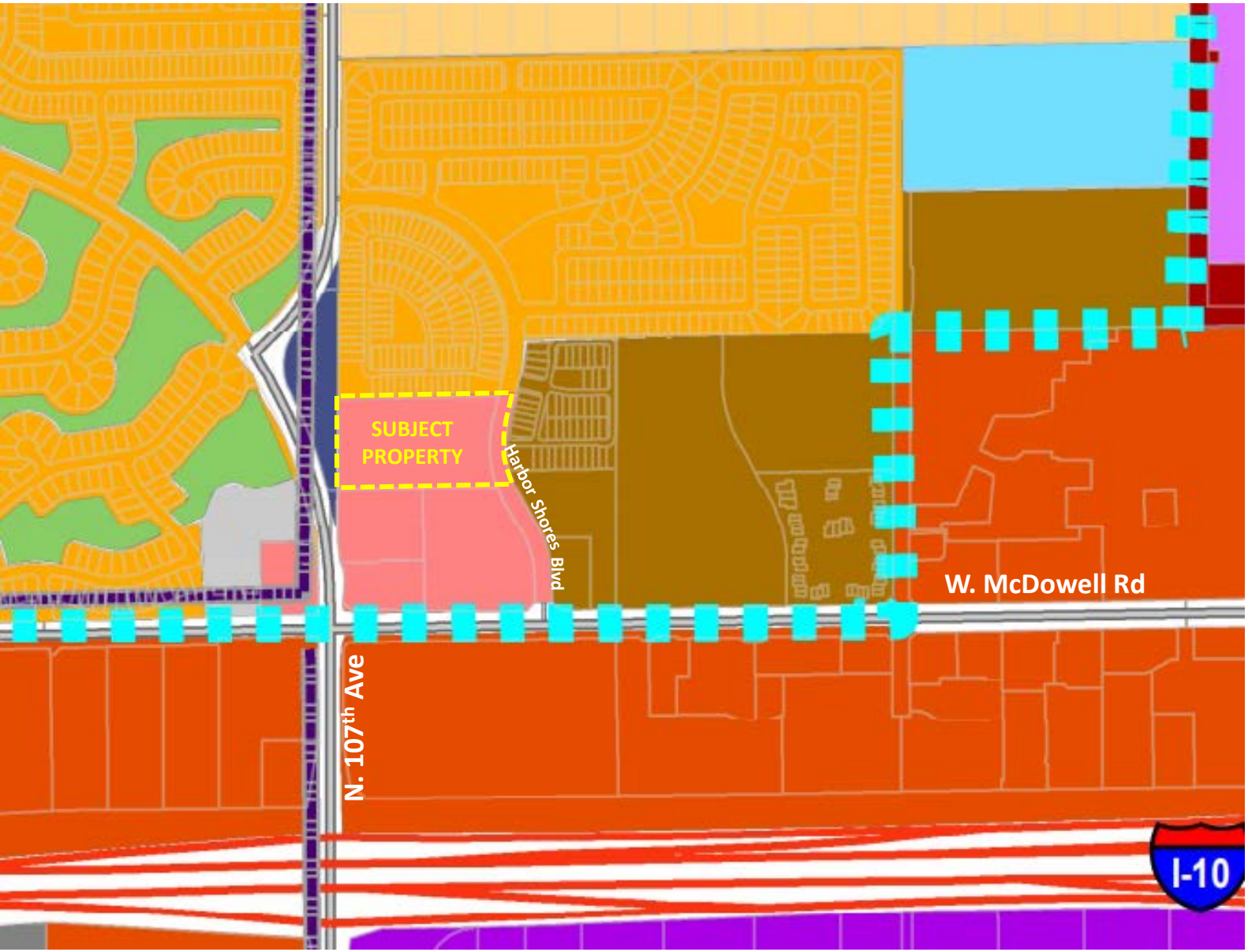

Exhibit C – Current Avondale General Plan Map

Nirvana at Harbor Shores – NEC of McDowell Road & 107th Avenue

TIFFANY & BOSCO P.A.

EXHIBIT D

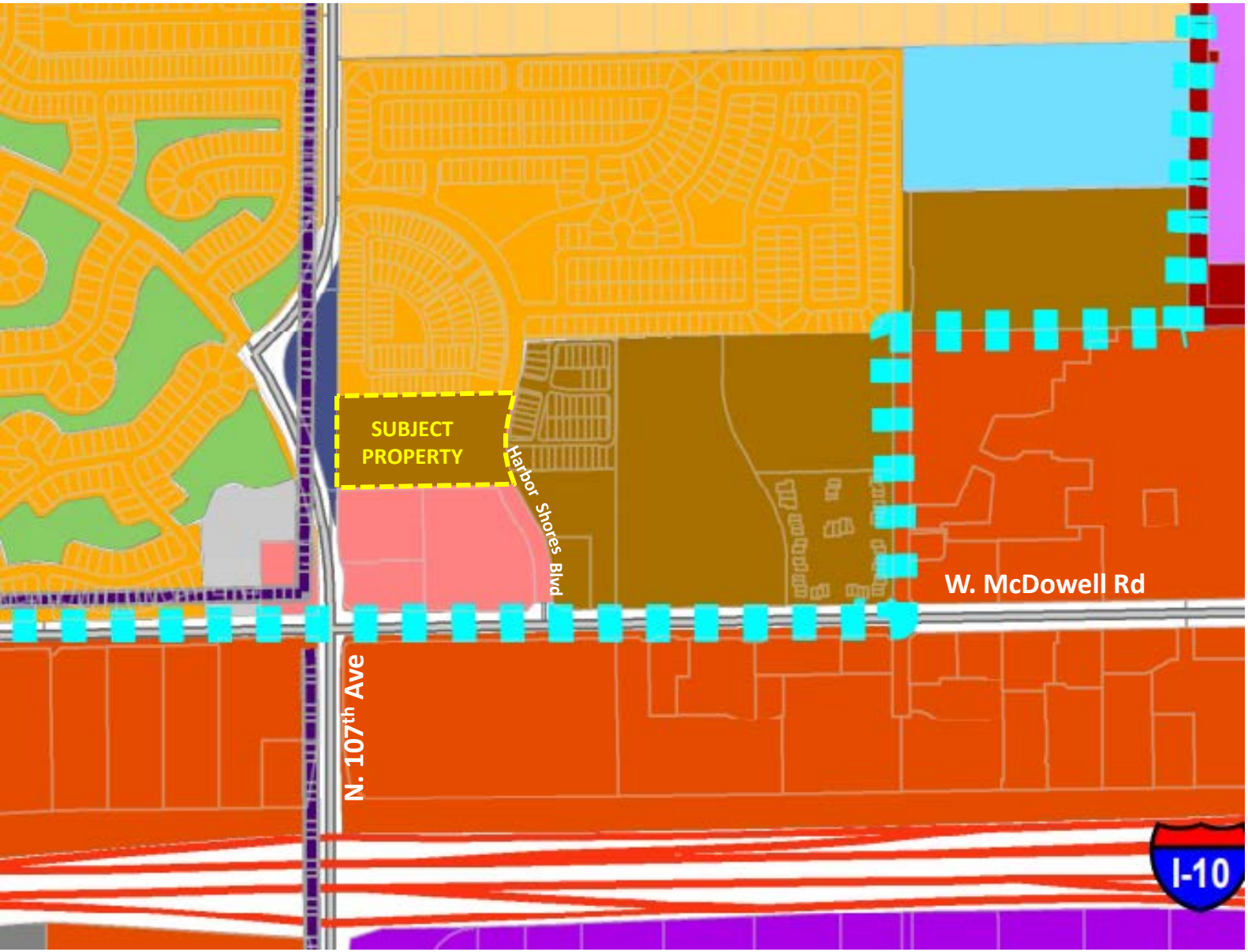

Exhibit D – Proposed Avondale General Plan Amendment Map
Nirvana at Harbor Shores – NEC of McDowell Road & 107th Avenue

TB TIFFANY & BOSCO P.A.

EXHIBIT E

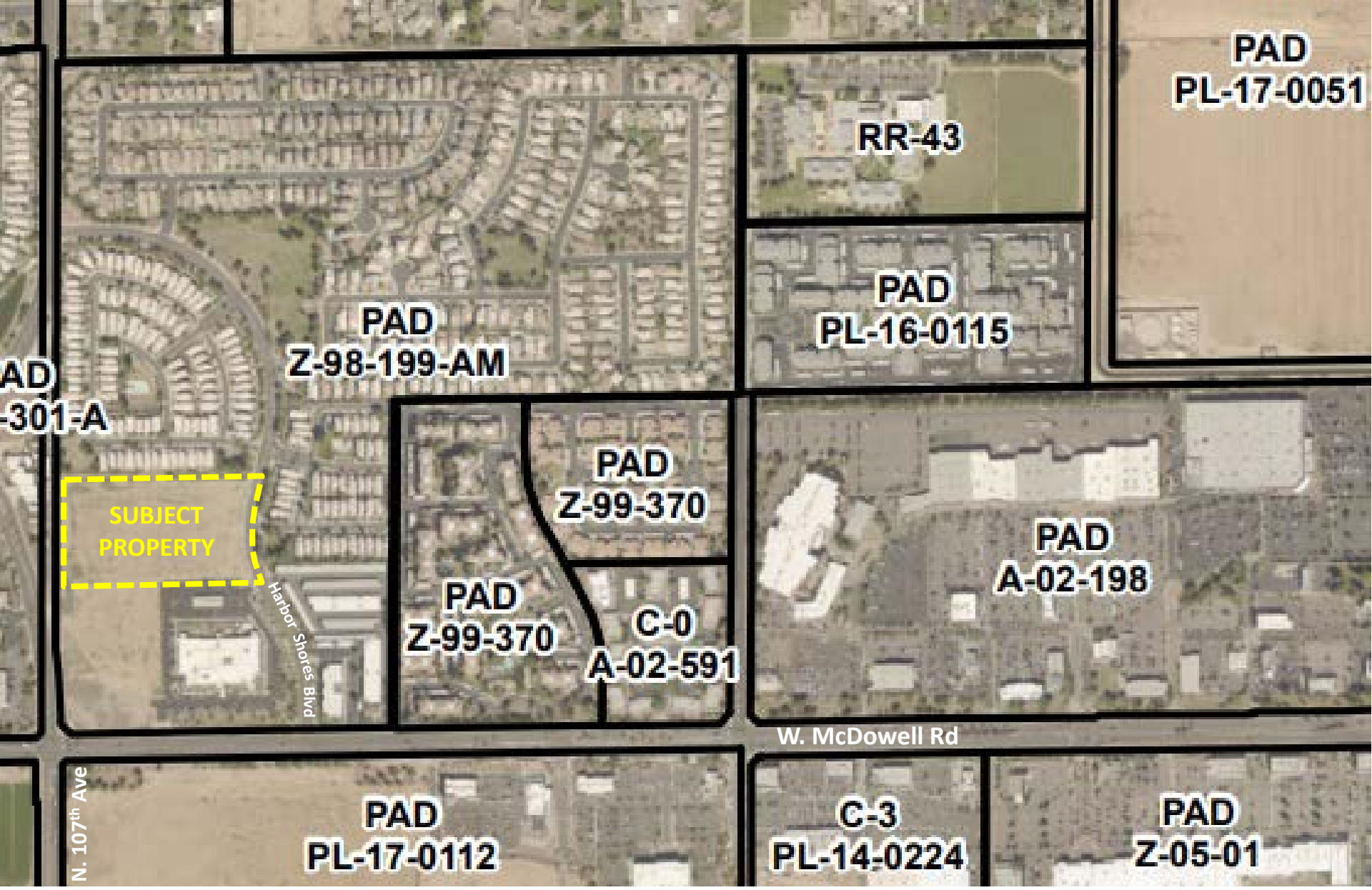

Exhibit E – Current Avondale Zoning Map
Nirvana at Harbor Shores – NEC of McDowell Road & 107th Avenue

TB TIFFANY & BOSCO P.A.

Exhibit F

Neighborhood Meeting Summary

November 12, 2020

TIFFANY & BOSCO P.A.

November 17, 2020

Ken Galica, Division Lead Planner
City of Avondale
Development and Engineering Services
11465 W Civic Center Drive
Avondale, AZ 85323

RE: PL-20-0194/PL-20-0199 Nirvana at Harbor Shores GPA/Rezoning - November 12th, 2020 Neighborhood Meeting Summary

Dear Mr. Galica:

The purpose of this letter is to inform you that our firm held a neighborhood meeting for the Nirvana at Harbor Shores Minor General Plan Amendment and Rezoning applications (*Case numbers: PL-20-0194/PL-20-0199*) for the approximately 7.0 acre (net) site located north of the northwest corner of McDowell Road and Harbor Shores Boulevard (the "Property"). The meeting was held on Thursday, November 12th, 2020 from 6:00pm–7:00pm via Zoom Teleconference (as scheduled by the City of Avondale).

The neighborhood meeting was hosted by Shaine T. Alleman of Tiffany & Bosco, Shaun Kanaka of Nirvana at Harbor Shores, LLC, and Vince Scarano of Biltform Architecture Group to review the proposed applications and answer questions regarding the project.

The following individuals attended from the public:

- Vice Mayor Pat Dennis, City of Avondale
- Brian Craig, AICP, City of Avondale, Planning Manager
- Darrell Primm (2029 N. 106th Drive & 10633 W. Coronado Rd)
- Miguel Hernandez (10472 W. Palm Lane)
- Denise Erives (Manager at Aventura Apartments, 10350 W. McDowell Road)

Mr. Alleman began the neighborhood meeting by presenting an overview of the project including reviewing the development process and timing, the conceptual site plan, and conceptual elevations and renderings. The remainder of the meeting was open for discussions and questions from the public. The following is summary of that discussion.

Regarding the Northern Edge of the Property
Vice Mayor Dennis and Darrell Primm asked several questions about the distance setback and heights for all of the building types.

www.tblaw.com
Camelback Esplanade II, Seventh Floor
2525 East Camelback Road
Phoenix, Arizona 85016-4229
602.255.6000 PHONE
602.255.0103 FAX

For the centralized 3-story buildings (Buildings 1 & 2), Mr. Alleman explained that the distance from the 1st floor to northern property line will be 80' and the 2nd and 3rd floors will be stepped back (in accordance with the North Avondale Specific Plan).

For the casitas on the north property line (Building 3), Mr. Alleman explained that the setback distance for casitas to the north property line will be 15' (which is similar to the existing 8' – 15' setback for that the Sunrise residences have.)

For the east building (Building 4) and south building, Mr. Alleman explained that these building would be 2-story and be setback 15' from the adjacent Property line.

Mr. Primm asked questions about the existing northern wall and if there would be provisions for addressing any painting or potential maintenance issues.

Mr. Alleman explained that each respective association/ owner would be required to paint and maintain their portions of the wall. In the case of shared maintenance issues, this would need to be addressed between association entities at that time.

Traffic Circulation

Vice Mayor Dennis asked general questions regarding the traffic circulation on Harbor Shores Boulevard and whether a signal light was planned at the Harbor Shores Boulevard and McDowell Road intersection.

Mr. Alleman explained that the PAD application required a full traffic impact analysis and the results showed that there is no significant impact on the road or at the intersection that is 600' to the South of the Property. The AM peak hours is 80 trips and the PM peak hour is 96 trips. Some commercial users (current Property zoning) generate approximately 80-100 users and, thus, generate the same or more trips.

Mr. Alleman explained that the TIA indicated that the project does not warrant a traffic light at this location. However, a future traffic signal is planned for this location. Mr. Alleman said he would get additional details on this from the City and provide them.

Southwest Access

Vice Mayor Pat Dennis asked about southwest emergency access, why it couldn't be used for vehicular access, and if it was possible to add a pedestrian access there.

Mr. Alleman explained that this was discussed with the City and the City's preference was that this access point would only be an emergency access only for safety services.

In regards to the pedestrian, the Applicant is open to this idea and will discuss with the City departments to determine if a potential pedestrian access is feasible.

Other General Questions:

Mr. Primm asked other general questions:

- What is the timeline of this project? Mr. Alleman: The developer wants to move quickly and is submitting the Site Plan/DR application within a couple months.

- Will the project be gated? Mr. Alleman: Yes, it will be gated.
- Will there be any flood control for the project? Mr. Alleman: Yes, we are required to have a drainage report to take care of on-site drainage. Drainage will primarily be managed through underground storage.

Mr. Primm also expressed that he appreciated the thought and energy put into the design of the projected and liked the project design and architecture. Mr. Primm also explained that the property currently has landscaping issues, trash, and abandoned shopping carts and was looking forward to a well-managed project on the Property.

If there are any further questions regarding the neighborhood meeting, you may reach me at 602-452-2712 or sta@tblaw.com.

Sincerely,

Shaine T. Alleman

Exhibit G

Certificates of Adequate School Facilities

Pendergast Elementary School District
Tolleson Union High School District

Avondale
Aspiring. Achieving. Accelerating.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Nirvana at Harborshores (PAD Rezoning & General Plan Amendment) has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Nirvana at Harborshore Project Manager: Ken Galica
Request: PAD Rezoning & General Plan Amendment Acreage/Parcel Size: 7.0 Acres
Current Density Allowed: 0 units Density Proposed: 24.6 du/ac
Total number of residential units proposed: 172

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes X No _____

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

_____
_____
_____

Is a school site within the proposed development needed? Yes _____ No X
If answered yes, how many acres is needed for the school site? _____

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes _____ No _____

If answered yes, please explain below:

_____
_____
_____

If additional writing space is needed, please attach pages to this form

Date Reviewed: 9/9/2020
School District: Pendergast Elementary School District
District Chief Financial Officer: Joanne Fimbres
Phone #: 623 772 . 2200
E-mail: jfimbres@pesd92.org
Signature: _____

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

Avondale
Aspiring. Achieving. Accelerating.

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_____
_____
_____

Is a school site within the proposed development needed? Yes _____ No _____
If answered yes, how many acres is needed for the school site? _____

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes _____ No _____

If answered yes, please explain below:

_____
_____
_____

If additional writing space is needed, please attach pages to this form

Date Reviewed: 9/14/20
School District: Tolleson Union High School District
District Superintendent: Superintendent Nora Gutierrez
Phone #: 623-478-4001
E-mail: Nora.gutierrez@tuhsd.org
Signature: Nora Gutierrez

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

AGENDA ITEM REPORT

SUBJECT: Nirvana at Harbor Shores – Rezoning from McDowell and 107th Avenue Planned Area Development (PAD) to Nirvana at Harbor Shores Planned Area Development (PAD) – Application PL-20-0199

MEETING DATE: 12/16/2020

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Mr. Shaine T. Alleman, Tiffany & Bosco, P.A., on behalf of property owner Mr. Sharat Kanaka, Nirvana at Harborshores, LLC, to rezone approximately 7.40 gross acres of land located approximately 600 feet north of the northwest corner of McDowell Road and Harbor Shores Boulevard from McDowell and 107th Avenue Planned Area Development (PAD) to Nirvana at Harbor Shores Planned Area Development (PAD). The proposed Nirvana at Harbor Shores PAD would allow for development of the site with a contemporary 172-unit multi-family residential apartment community at a density of 24.6 units per acre. The rezoning request applies to 7.40 gross acres inclusive of the 7-acre subject property and the half-width of the adjacent Harbor Shores Boulevard right-of-way. A request to change the General Plan 2030 Land Use Map designation of the property from Local Commercial to High Density Residential to allow residential development at the proposed density will be considered separately. Commission will take appropriate action.

BACKGROUND:

The 7.40-acre subject property (Exhibits A and B) is located approximately 600 feet north of the northwest corner of McDowell Road and Harbor Shores Boulevard. The subject site includes approximately 7 acres of vacant, undeveloped privately-owned property upon which the Nirvana at Harbor Shores development is proposed and the adjacent half-width of Harbor Shores Boulevard right-of-way, approximately 0.40 acres in area.

The property was annexed into the City's corporate limits in February 1985 and rezoned to Planned Area Development (PAD) in May 1985 as part of the 113.1-acre McDowell and 107th Avenue PAD. The McDowell and 107th Avenue PAD, twice amended, allows for 25.1 acres of commercial development at the intersection of McDowell Road and 107th Avenue. This commercial sub-area, of which the subject parcel is a part, is to be developed with uses and development standards of the City's C-2 (Community Commercial) zoning district. The McDowell and 107th Avenue PAD also allows for 88.0 acres of single-family residential development expanding out from the southeast corner of 107th Avenue and Encanto Boulevard.

Approximately 15.7 of the PAD's 25.1 commercial acres have been developed with C-2 uses including a

behavioral health hospital, plasma donation center, medical offices, and a mini-storage facility. The remaining 9.4 acres, inclusive of the subject property, are vacant and undeveloped. The residential component of the McDowell and 107th Avenue PAD is fully developed with 470 single-family detached residences.

The property is designated by the General Plan 2030 Land Use Map as Local Commercial. The Local Commercial land use designation provides for the daily needs of goods and services to residents within the surrounding area; uses allowed in this category include grocery stores, neighborhood retail and services, and medical or professional offices. The applicant has submitted a separate application for a Minor General Plan Amendment to change the land use designation of the property to High Density Residential (HDR). The HDR designation allows for development of patio homes, apartments, condominiums, or townhomes with a density ranging between 12 and 30 dwelling units per acre. A map showing both the existing and proposed General Plan Land Use designations on the property is included as Exhibit C. Approval of the applicant's General Plan Amendment request, changing the land use of the site from commercial to residential, is required for the rezoning to be approved.

The property is also located within the boundaries of the North Avondale Specific Plan (NASP); the NASP furthers goals, policies and objectives of the General Plan 2030 to ensure that the existing residential character of North Avondale is protected through implementation of compatible design.

The existing uses and zoning of surrounding properties include:

NORTH: Unit I of Sunrise at Harbor Shores, a fully developed, gated, Medium/High Density Residential subdivision consisting of 149 single-family detached homes on 22.9 acres, a density of approximately 6.5 units per acre. The community is zoned "McDowell & 107th Avenue" PAD.

EAST OF HARBOR SHORES BOULEVARD: Unit II of Sunrise at Harbor Shores, a fully developed, gated, Medium/High Density Residential subdivision consisting of 149 single-family detached homes on 22.9 acres, a density of approximately 6.5 units per acre. The community is zoned "McDowell & 107th Avenue" PAD.

SOUTH: From east to west along the property's south boundary:

- Copper Springs healthcare facility, a 72-bed behavioral health center located on 6.0 acres zoned "McDowell & 107th Avenue" PAD.

- BioLife Plasma Services, a recently opened 14,500 square foot plasma donation center located on 2.5 acres zoned "McDowell & 107th Avenue" PAD.

WEST: A 3.4-acre City-owned parcel developed with Avondale Fire and Rescue Station #172. The property is zoned Crystal Gardens PAD.

SUMMARY OF REQUEST:
The applicant is requesting to rezone the subject property to a new Planned Area Development (PAD). The proposed Nirvana at Harbor Shores PAD Narrative, included as Exhibit E, details permitted uses, development standards, landscaping and design standards, and other requirements that will guide future development of the site. While many PADs are written to maximize flexibility in future development by including broad use lists, general architectural standards, and very basic bubble site plans, the proposed Nirvana at Harbor Shores PAD varies from this model and is very specific as to the type of development that will occur on the property. Within the narrative, a conceptual site plan (Exhibit F), building elevations and perspectives (Exhibit G), signage, color and material board, and landscape/open space plan for a contemporary, urban-styled 172-unit multi-family residential apartment community have been provided.

The proposed community will be accessed by a grand, resort-style gated entrance from Harbor Shores

Boulevard along the property's east side. The entrance, which will feature decorative paving and a landscape median separating inbound traffic from outbound traffic, will be flanked on both the north and south by contemporary monument signs for the new community. Full travel movements will be allowed at the entrance, allowing residents the ability to access either 107th Avenue (by turning left on Harbor Shores Boulevard) or McDowell Road (by turning right on Harbor Shores Boulevard). Though not currently warranted, a future signal at the McDowell Road/Harbor Shores Boulevard intersection is anticipated within the next five (5) years. Until the new signal is warranted and constructed, traffic on southbound Harbor Shores is permitted to make both left and right turns onto McDowell Road after coming to a full stop at the intersection; upon completion of the new signal, residents exiting to McDowell Road will be able to perform signalized turns onto McDowell Road. Internal circulation is provided via a private loop road that encircles the two (2) largest buildings on the site, with smaller buildings and parking provided on the outside of the ring road. A secondary access to the site, for use by emergency vehicles only, is provided at the southwest corner of the property.

A pedestrian connection to the Harbor Shores Boulevard sidewalk, by which residents can access the wide variety of businesses in the McDowell Road corridor, is provided at the site's eastern end south of the Harbor Shores driveway. It is expected that, due to the site's proximity to McDowell Road, residents will often choose pedestrian access to their favorite nearby shops and restaurants.

The Nirvana at Harbor Shores development will include nine (9) total buildings containing 97 one-bedroom apartments and 75 two-bedroom apartments (172 units total). The nine (9) total buildings are comprised of four (4) different building types, as follows:

- **Building #1:** Located just west of the main entry, the three-story, U-shaped Building #1 will feature 77 apartment units wrapping the eastern half of the community's central open space area. The complex's main building, Building #1 will also feature the community's leasing office, a co-working space/business center, a fitness center, a social hub for residents, and fourteen (14) tandem-style two-car garages on the ground floor, each of which will be accessible from interior corridors within the building itself.

  Designed in a contemporary architectural style, Building #1 reaches a maximum height of 38 feet except at building corners, where 40-foot tower elements are provided for architectural enhancement. With the goal of minimizing impacts of the proposed development on existing single-family residential uses occurring north of the property, Building #1 has been set back 80 feet from the nearest single-family residential lot line. Additionally, the building has been designed with stepped massing, where upper floors step back from the face of lower floors, to provide even greater separation between the second and third stories and adjoining uses.

- **Building #2:** The three-story, U-shaped Building #2, located immediately west of Building #1, contains 81 apartment units that wrap the west half of the community's central open space area. The sister building to Building #1, Building #2 is a near mirror image to Building #1 except that four (4) additional apartments are provided in place of community facilities (e.g. leasing office). Building height, design, setbacks, and stepped massing for Building #1, as discussed above, also fully apply to Building #2.

- **Building (Type) #3:** Building #3, of which there are five (5) in total, are single-story duplex casitas located along the site's north property line, between the project's loop road to the south and existing single-family residences to the north. Each of the five (5) casita buildings will include two (2) apartment units (for a total of ten (10) casita units), with each unit featuring a private, walled backyard. The proposed casita buildings, designed in a contemporary style to complement the development's primary three-story buildings, are setback fifteen (15) feet from property line, intentionally approximating the character of single-family residences backing up to one another.

- **Building #4:** Two-story Building #4, is 25 feet in height and located along the property's western edge

backing up to the City's Fire Station #172. A carriage-style building featuring residential units above ground floor garages, Building #4 includes two (2) apartments above ten (10) one-car garages.

- **Building #5:** Identical to Building #4, Building #5 is located along the site's southern property line backing up to the recently completed BioLife Plasma Services facility.

The proposed building architecture provides for a contemporary dynamic balanced with rustic materials emblematic of the Sonoran Desert. Materials such as stucco (in five (5) contrasting but complementary warm tones), rich-toned wood plank tile, concrete block with depth patterning, and natural Cor-Ten metal accents are creatively incorporated into the designs of buildings. All building types within the proposed development incorporate the full range of materials, colors, and methods to provide excellent façade articulation and to create visual interest throughout.

The proposal provides for 21.7 percent usable open space exceeding the 20 percent minimum required. A wide range of unique amenities are to be provided, both indoors and outdoors. Indoor amenities, all contained within Building #1, include a resident fitness center, indoor co-working space/business center, and resident social hub (an community space featuring a gourmet kitchen, cyber café, large screen TVs, and flexible seating). Outdoor amenities, all located in the large courtyard area created by the U-shaped design of Buildings #1 and #2, include a large resort style pool and spa, fireside seating area, hammock seating, outdoor kitchen with grilling stations, yoga lawn, bag toss area, putting green, active urban garden, and passive contemplation garden. Low impact design principles, such as bioswale retention, are employed in the design of the outdoor amenity area.

In accordance with City requirements, a total of 295 parking spaces are provided on the site. Of the 295 spaces provided, 76 will be in the form of fully enclosed garages located on the ground floor of Buildings #1, #2, #4, and #5, 98 will be covered carport parking spaces, and 121 parking spaces will be uncovered. All units will have at least one (1) assigned covered parking space, to either be a carport space or garage space.

Development of the property is expected to occur in a single phase.

As previously noted, the property is currently designated by the General Plan Land Use Map for Local Commercial use. Approval of the concurrent General Plan Amendment request, changing the Land Use Map designation of the property to High Density Residential, is required to consider approval of this rezoning request allowing for development at a density of 24.6 dwelling units per acre.

PUBLIC PARTICIPATION:
A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 P.M. on Thursday, November 12, 2020. Due to the ongoing Covid-19 pandemic, the meeting was held virtually via Zoom. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Southwest Valley Arizona Republic, were completed in at least fifteen (15) days prior to the meeting as required. In addition to City Staff and the applicant's team, four (4) people attended the virtual meeting (Exhibit H). Discussion was primarily related to the following topics:

- ***Setbacks from the north property line adjacent to existing single-family residential:*** The applicant answered several questions about the location of buildings on the Nirvana at Harbor Shores site relative to the existing homes in Sunrise at Harbor Shores Unit I north of the property. Specifically, the applicant noted that the first floor of the tallest (3-story) buildings are set back a minimum of 80 feet from the single-family property lines, with the second and third stories of those buildings stepping back to provide even further separation. The single-story casitas closest to the north property line are setback a minimum of fifteen (15) feet, similar to a typical rear setback in the condition when single-

family homes back up to one another.

- ***Responsibility for maintenance (including painting) of the existing wall along the north property line:*** The applicant explained that the development on each side of the wall would be responsible for painting the respective sides of the wall. Following the meeting, Staff clarified that, because the wall is the property of the Sunrise at Harbor Shores Unit I community, addressing any structural issues with the wall would be the responsibility of the Sunrise at Harbor Shores Homeowners Association unless the underlying cause of damage was attributed to the Nirvana at Harbor Shores development,

- ***Impacts of traffic on Harbor Shores Boulevard and whether a new traffic signal would be provided at the intersection of McDowell Road and Harbor Shores Boulevard:*** The applicant noted that a full traffic impact analysis of the proposed Nirvana at Harbor Shores project showed that the project would not significantly impact the safe and efficient operations of Harbor Shores Boulevard or the McDowell Road intersection, and that the proposed development does not generate a need for a signal at that intersection. The applicant also noted that peak hour traffic from the project is expected to be roughly the same as if the project developed with commercial uses under the site's current zoning.

  Staff subsequently clarified that a signal at this intersection is anticipated in the next five (5) years when traffic increases and signal warrants can be met. This is expected in the next few years as Park 10, a large commercial development south of McDowell Road, continues to build out; the need for this signal is primarily driven by that commercial development, with only modest/minimal demand generated from existing and planned development on the north side of McDowell Road (including the Nirvana at Harbor Shores project).

- ***Vehicular and pedestrian access to 107th Avenue at the southwest corner of Nirvana at Harbor Shores:*** The applicant noted that provision of vehicular and pedestrian access at this location were discussed with Staff and that the City's preference was for this point of connection to be used for emergency access only.

  Staff subsequently clarified that the shared driveway west of the site was not designed to accommodate the combined traffic for Nirvana at Harbor Shores, BioLife Plasma Services, future development of the undeveloped land at the corner of McDowell Road, and the Fire Station and that minimizing vehicles exiting Nirvana to the west will result in much more orderly and safe circulation in the area of the site. Additionally, Staff believes that Harbor Shores Boulevard, which intersects with 107th Avenue about a quarter mile northwest of the Nirvana entrance, already provides excellent vehicular access for Nirvana at Harbor Shores residents to 107th Avenue and, unlike the shared driveway option, Harbor Shores Boulevard is designed to carry the anticipated traffic.

  Staff has concerns with providing a pedestrian connection at that location given there is no sidewalk network from the Nirvana at Harbor Shores property's west boundary to carry pedestrians safely to the 107th Avenue sidewalk. If a connection were to be provided, the developer would need to work with the owner of the adjacent BioLife Plasma Services to design and construct a pedestrian connection from the west edge of Nirvana at Harbor Shores, through the BioLife Plasma Services parking lot, to the 107th Avenue public sidewalk. Also, given the concern with loitering that was raised during the public hearing process for BioLife Plasma Services' Conditional Use Permit, Staff believes that a gate between the two (2) sites could exacerbate those previously raised concerns by encouraging pedestrian activity in the area.

One comment pertaining to the proposal was posted on the City's aVOICE digital forum, as follows, "I think this is an awesome development, and perfect for the hard to sell piece of land. I live around the corner and

can't wait to see it go up and lease out fast. Get this project underway." No additional public comments have been received to date.

All required notifications for the Planning Commission and City Council public hearings were completed. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the Planning Commission and City Council meetings via postcards, the meetings were advertised in the Southwest Valley Arizona Republic, and a public hearing notice sign identifying meeting dates, times, and locations was installed on the property. All notifications included Zoom meeting information and links.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:
The property is located in the service areas of the Pendergast Elementary School District (PESD) and the Tolleson Union High School District (TUHSD).

Elementary (K-8) students will attend Rio Vista Elementary School located at the southeast corner of Encanto Boulevard and 103rd Avenue approximately 0.4 miles northeast of the Nirvana at Harbor Shores site. High school aged students will attend the new West Point High School located at the northwest corner of Encanto Boulevard and Avondale Boulevard, approximately 1.2 miles northwest of the planned development.

Both PESD and TUHSD have provided the City with Certificates of Adequate School Facilities (Exhibit G) stating that each district has adequate capacity to accommodate the anticipated enrollment from the proposed Nirvana at Harbor Shores development.

ANALYSIS:

General Plan and Freeway Corridor Specific Plan
A General Plan Amendment request to change the land use designation of the site to High Density Residential (HDR) is being considered concurrently with this rezoning request. The proposed Nirvana at Harbor Shores PAD, with a proposed density of 24.6 units per acre, aligns with the requested HDR land use designation.

Additionally, the proposed PAD furthers several goals of the General Plan, and advances multiple objectives of the North Avondale Specific Plan, most notably:

- General Plan Land Use Element Goal #3: "*Provide a strong balance of high quality residential, employment, recreation, and educational land.*" Relative to land entitled for commercial development, there are few available properties that can be developed with higher density residential uses that serve to support the City's existing and planned retail, restaurant, and service uses. Approval of the proposed rezone will help achieve a better balance between residential and non-residential uses in the vicinity of the McDowell Road corridor.

- Urban Design Element Goal #5: "*Maximize housing opportunities in locations within a half-mile of transit, with good access to employment areas, neighborhood services, and public facilities in order to promote a healthy community both sustainably and economically*." The Nirvana at Harbor Shores community will be located approximately 600 feet from McDowell Road, one of the City's most significant transit (bus) corridors. Residents of the future development will enjoy excellent access to regional transit only a short walk from their place of residence.

- North Avondale Specific Plan Objective #1: "*Facilitate the full buildout of North Avondale.*" Despite the property being zoned for commercial uses for nearly 35 years, the property has remained vacant. The largest contributing factor to lack of development activity on the site has been its disadvantaged location relative to other commercial properties, with no frontage or visibility from McDowell Road. The

proposed rezone will facilitate buildout of the parcel as prioritized by the North Avondale Specific Plan.

- North Avondale Specific Plan Objective #5: "*Attract residential products and subdivision designs that are unique from what North Avondale currently offers.*" The proposed Nirvana at Harbor Shores development is unique from the more traditional garden-style apartment complexes that have previously been developed in North Avondale. This urban, contemporary-styled project strongly emphasizes aesthetics and provides a wide range of high quality, unique amenities that will likely appeal to residents that may not be as interested in the more conventional apartment projects in the City.

Access and Circulation
Based upon a review of a full traffic impact analysis, the City has determined that the proposed access to Harbor Shores Boulevard will function in a safe and efficient manner and that the current level of service for traffic operations on Harbor Shores Boulevard will not be significantly impacted by the proposed development. In regard to internal circulation on the site, the proposed private ring road complies with all turning radius requirements necessary for resident and emergency access. Pedestrian access proposed to the Harbor Shores Boulevard sidewalk will allow for residents to access the numerous restaurants, retail establishments, and offices in the McDowell Road corridor in proximity to the site.

Public street improvements required for this development are minimal. Because Harbor Shores Boulevard is largely complete adjacent to the property, the developer will only need to construct a public sidewalk behind the western curb, provide street lights, landscape the adjoining right-of-way, and construct a driveway entrance into the site.

Permitted Uses
The uses proposed by the PAD are, by reference, the uses allowed in the City's R-4 zoning district. The uses allowed in the R-4 district are fully consistent with the proposed High Density Residential General Plan designation and are entirely appropriate within a future multi-family residential community.

Development and Design Standards
The proposed PAD utilizes the City's Multi-Family Residential (R-4) zoning district as the basis for development standards within the community. The proposed development complies with all R-4 standards and no reduced standards are requested as part of the Nirvana at Harbor Shores PAD.

Site design, architecture, landscaping, and open space provided by the Nirvana at Harbor Shores project exceeds the expectations set forth within the Zoning Ordinance and Multi-Family Residential Design Manual. In particular, the development plan provides for a tremendous range and scope of open space amenities that will be unique from existing multi-family residential communities in the City, while the proposed architectural building elevations utilize a range of visually interesting, complementary materials and colors order to create the depth, texture, massing, movement and scale desired for multi-family development in Avondale. Furthermore, exceptional care has been taken in the design of the project, by providing significant setbacks to multi-story buildings and incorporating stepped massing into building designs, in order to minimize visual impacts on the proposed development on existing residences north of the property.

DISCUSSION:
The proposed PAD meets the following findings:

1. The proposed Nirvana at Harbor Shores PAD is in direct conformance with the proposed General Plan Land Use Map designation of High Density Residential.

2. The proposed Nirvana at Harbor Shores PAD is in conformance with the North Avondale Specific Plan and Multi-Family Residential Design Manual.

3. The proposed Nirvana at Harbor Shores PAD will result in compatible land use relationships.

4. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.

5. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

STRATEGIC PLAN:
INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.

INITIATIVE: Encourage and support creative innovation in development and service delivery

- STRATEGIC GOAL: Encourage a flexible environment responsive to market trends.

BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-20-0199 Nirvana at Harbor Shores, a request to rezone approximately 7.40-acres from McDowell and 107th Avenue Planned Area Development (PAD) to Nirvana at Harbor Shores Planned Area Development (PAD), subject to the following two (2) conditions of approval:

1. Development shall conform to the Nirvana at Harbor Shores PAD Narrative date stamped November 10, 2020, except as modified by these conditions.

2. The developer shall be responsible for fiber conduit installation within the City's public right-of-way in accordance with the City's Transportation Plan and development codes.

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-20-0199 Nirvana at Harbor Shores, a request to rezone approximately 7.40-acres from McDowell and 107th Avenue Planned Area Development (PAD) to Nirvana at Harbor Shores Planned Area Development (PAD), subject to two (2) conditions listed in the staff report.

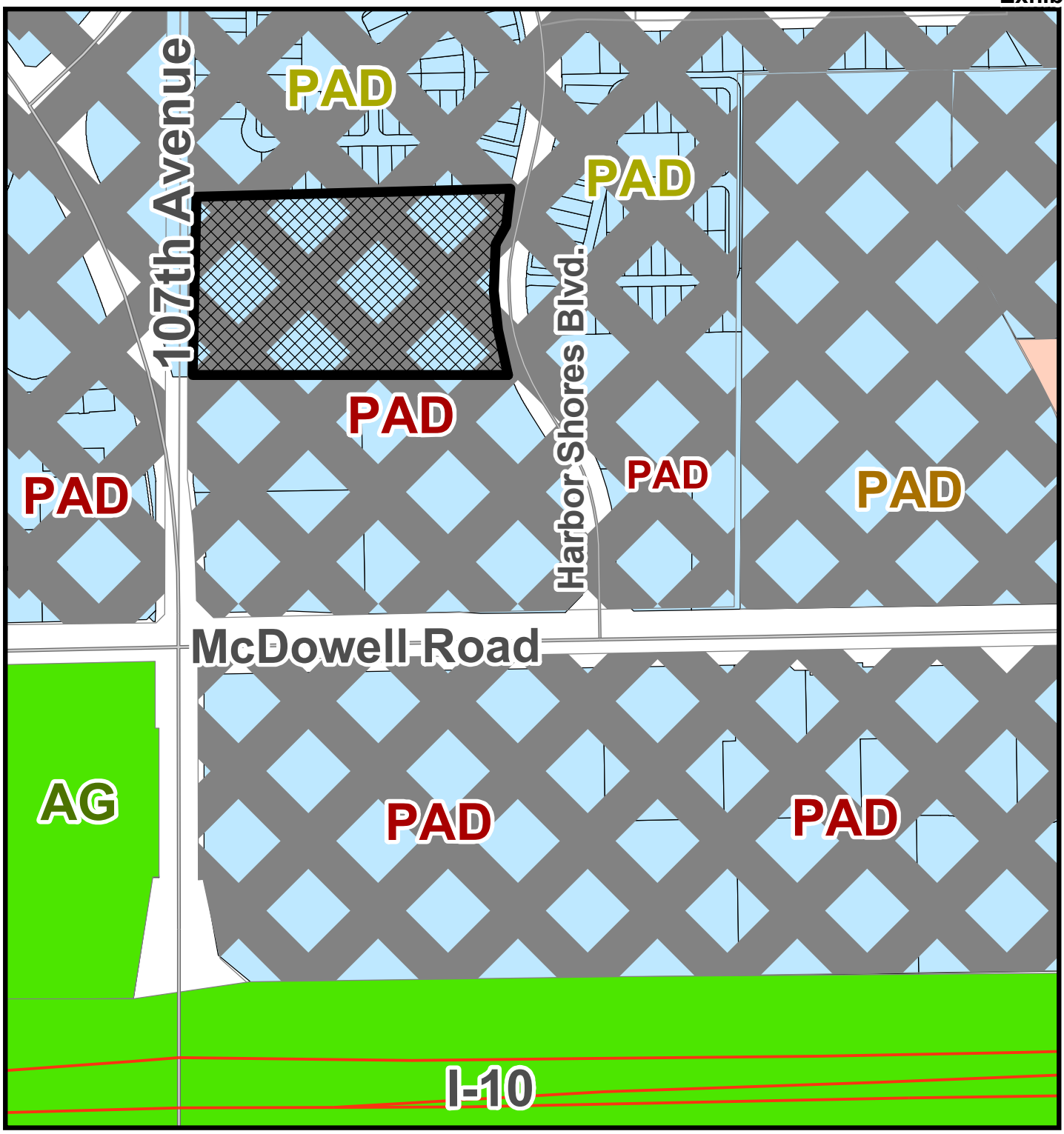
Exhibit A

Aerial Photograph

Avondale

Subject Property

Exhibit B

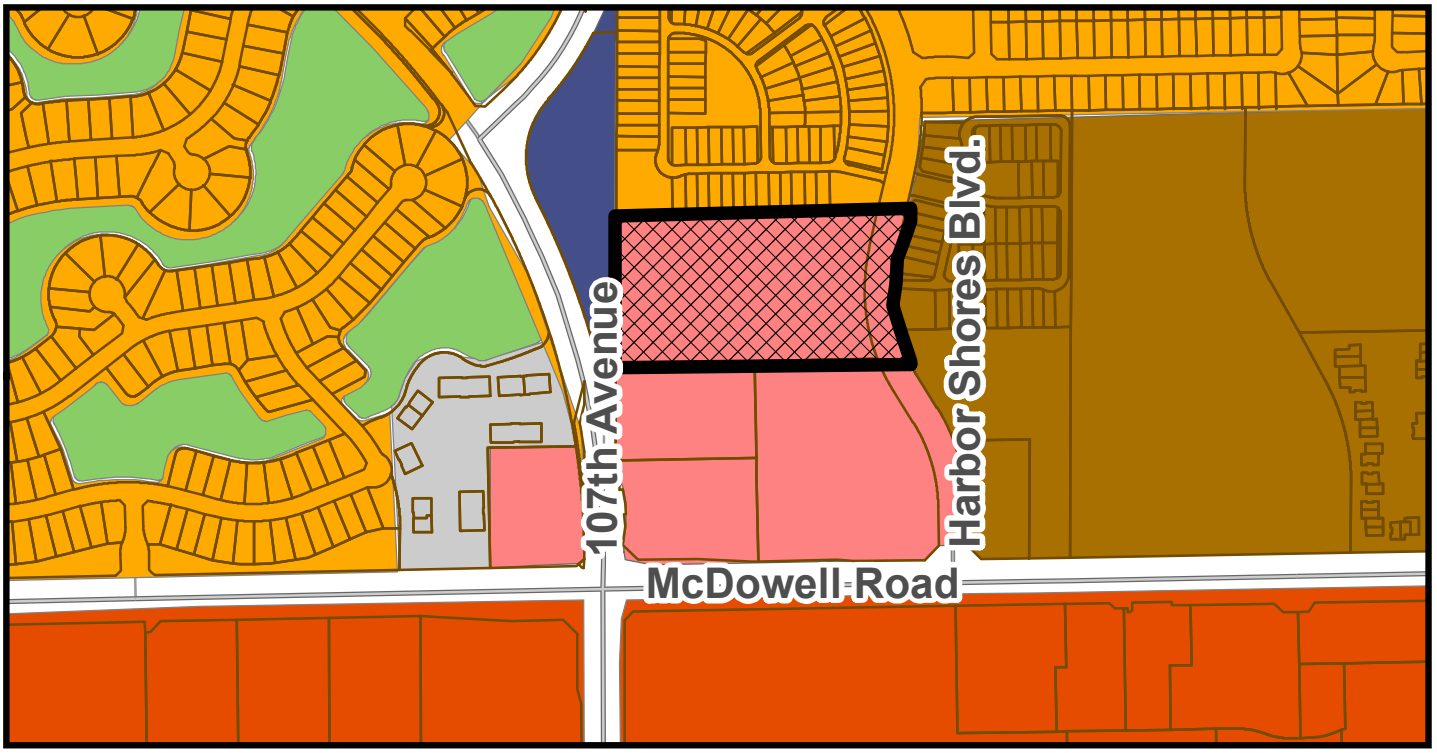


Zoning Vicinity Map

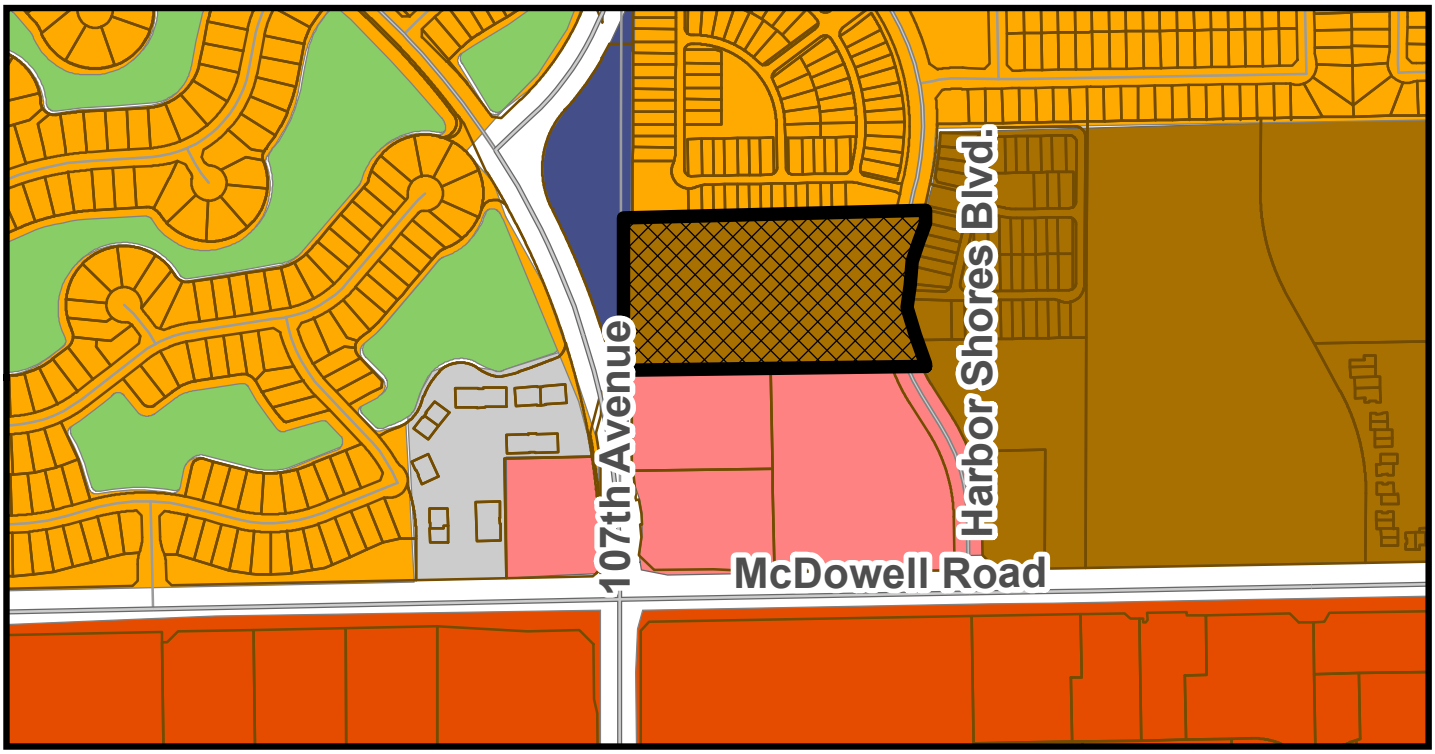
Avondale

Subject Property

Exhibit C



CURRENT LAND USE MAP



PROPOSED LAND USE MAP

General Plan Land Use Map

Avondale

- Medium Density Residential
- High Density Residential
- Public/Civic
- Open Space and Parks
- Local Commercial
- Freeway Commercial
- Office/Professional

Subject Property

SUMMARY OF RELATED FACTS
APPLICATIONS PL-20-0194 AND PL-20-0199

THE PROPERTY	
PROPERTY SIZE	**GPA:** Approximately 7.00 net acres; 7.80 gross acres (includes full width of adjacent Harbor Shores Boulevard right-of-way) **Rezoning:** Approximately 7.00 net acres; 7.40 gross acres (includes half width of adjacent Harbor Shores Boulevard right-of-way
LOCATION	Approximately 600 feet north of the northwest corner of McDowell Road and Harbor Shores Boulevard
PHYSICAL CHARACTERISTICS	The property is vacant and undeveloped.
GENERAL PLAN LAND USE DESIGNATION	Local Commercial
EXISTING ZONING	"McDowell & 107th Avenue" Planned Area Development (PAD)
ZONING HISTORY	The property was annexed into the City of Avondale in February 1985 and rezoned to Planned Area Development (PAD), as part of the 113.1-acre "McDowell & 107th Avenue" PAD, in May 1985. The PAD permits development of the subject parcel with C-2 (Community Commercial) uses and development standards.

SURROUNDING ZONING AND LAND USE	
NORTH	Unit I of Sunrise at Harbor Shores, a fully developed, gated, Medium/High Density Residential subdivision consisting of 149 single-family detached homes on 22.9 acres, a density of approximately 6.5 units per acre. The community is zoned "McDowell & 107th Avenue" PAD.
EAST OF HARBOR SHORES BOULEVARD	Unit II of Sunrise at Harbor Shores, a fully developed, gated, Medium/High Density Residential subdivision consisting of 149 single-family detached homes on 22.9 acres, a density of approximately 6.5 units per acre. The community is zoned "McDowell & 107th Avenue" PAD.
SOUTH	From east to west: • Copper Springs healthcare facility, a 72-bed behavioral health center located on 6.0 acres zoned "McDowell & 107th Avenue" PAD. • BioLife Plasma Services, a recently opened 14,500 square foot plasma donation center located on 2.5 acres zoned "McDowell & 107th Avenue" PAD.
WEST	A 3.4-acre City-owned parcel developed with Avondale Fire and Rescue Station #172. The property is zoned Crystal Gardens PAD.

PUBLIC SCHOOLS	
SCHOOL DISTRICT(S)	Pendergast Elementary School District Tolleson Union High School District
ELEMENTARY SCHOOL	Rio Vista K-8
HIGH SCHOOL	West Point High School

STREETS	
Harbor Shores Boulevard	
Classification	Minor Collector
Existing half-street right-of-way	40 feet
Standard half-street right-of-way	40 feet
Existing half-street improvements	One (1) travel lane, half (½) center turn lane, curb, and gutter.
Standard half-street improvements	One (1) travel lane, half (½) center turn lane, bike lane, curb and gutter, detached sidewalk, streetlights and landscaping.

UTILITIES
Domestic water service will be provided to the Nirvana at Harbor Shores development via an existing 12-inch water line in Harbor Shores Boulevard. Sewer will be served to the Nirvana at Harbor Shores site by an existing 10-inch sewer line in Harbor Shores Boulevard. Salt River Project (SRP) provides electrical service in this portion of the City.

Exhibit E

Proposed Planned Area Development Narrative

Nirvana at Harbor Shores

Received
Electronically
November 10,
2020

Nirvana at Harbor Shores

City of Avondale
Planned Area Development Narrative
Application # PL-20-0199
November 5, 2020

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Exhibit G – Site Plan Context Aerial
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Exhibit J – Signage Exhibit (For "Blade Sign")
Exhibit K – Conceptual Site Details
Exhibit L – Project Color & Materials
Exhibit M – Preliminary Landscape Plan (Color)
Exhibit N – Preliminary Landscape Plan

I. PROJECT PROFILE

Project Name	Nirvana at Harbor Shores
Property Owner	Nirvana at Harborshores, LLC
Assessor Parcel Numbers	102-31-983
Project Location	Approximately 600 feet north of the northwest corner of McDowell Road and Harbor Shores Boulevard
Project Area	7.4 acres (gross) 7.0 acres (net)
Current Zoning **Proposed Zoning**	107th & McDowell PAD Planned Area Development (PAD)
Current G.P. Land Use **Proposed G.P. Land Use**	Local Commercial High Density Residential (12-30 du/ac)
Development Team	<u>Property Developer</u> Nirvana at Harborshores, LLC Sharat Kanaka 6031 E. Paradise Drive Scottsdale, Arizona 85254 <u>Legal Counsel</u> Tiffany & Bosco, P.A. Shaine T. Alleman Seventh Floor, Camelback Esplanade II 2525 East Camelback Road Phoenix, Arizona 85016 <u>Architectural</u> Biltform Architecture Group Vince Scarano 11460 N. Cave Creek Rd. #11 Phoenix, Arizona 85020 <u>Engineering</u> RCC Design Group, LLC Stuart Rayburn 16815 S. Desert Foothills Parkway, Suite 138 Phoenix, Arizona 85048

II. EXECUTIVE SUMMARY

This request is to rezone approximately 7.4 (gross)/7.0 (net) acres located approximately 600 feet north of the northwest corner of McDowell Road and Harbor Shores Boulevard and identified by the Maricopa County Assessor as parcel number 102-31-983 (the "Property"). The proposal seeks to rezone the Property from the 107th & McDowell Planned Area Development (PAD) to the Nirvana at Harbor Shores PAD proposed herein to allow the development of a unique high density residential development with a proposed density of approximately 24.6 dwelling units per acre (172 total units).

A Minor General Plan Amendment (Application # PL-20-0194) is being requested concurrently with this Application in order to amend the General Plan Map from Local Commercial to High Density Residential (12-30 du/ac).

The Nirvana at Harbor Shores PAD will allow the development of a high-quality, high-density multifamily community that will bring an urban living experience to Avondale and bolster the surrounding commercial properties. The development is designed to be complementary to other high density developments and commercial uses in the area. It is anticipated that this development will be a catalyst for future developments and will result in positive economic activity throughout the area.

The development will provide a multifamily residential development with one (1) and two (2) bedroom units that will be oriented towards enhanced pedestrian amenities and open space experiences within the development. The housing units will consist of carriage units, casitas, and apartment housing, which will provide a diversity urban housing options to the area. With its modern design, Nirvana at Harbor Shores will provide high-quality multifamily units that create a unique urban experience not currently available within the City of Avondale, but demanded by millennials, professionals, and empty nesters throughout the Valley.

Despite the Property being zoned for commercial uses, it has remained vacant for years. The Property has been marketed to a variety of commercial users for many years. One of the biggest disadvantages is that the Property is located away from arterial streets that have attracted the commercial uses and instead fronts onto a collector street, Harbor Shores Boulevard, away from the more trafficked arterial street frontages that are necessary for commercial uses to thrive. This lack of visibility has provided challenges for the Property to develop with any type of commercial.

With its close proximity to multiple commercial districts, Nirvana at Harbor Shores will complement and draw residents to this up and coming area. During a recent City Council Work Session on December 9, 2019, the City discussed a City-commissioned market analysis completed by Elliot D. Pollack & Company to review historic Avondale neighborhoods. While the proposed development is not near the historical areas that were reviewed in the study, one of the interesting outcomes was that in order to establish

and activate commercial areas in Avondale there needed to be an increase of higher density residential projects to help induce additional retailers and restaurateurs. This principle certainly applies to the Property as it is located near the many current and future commercial uses of the nearby McDowell Road corridor. This proposal will provide those additional high density residential projects that are needed to further provide support to the commercial, retail, entertainment, and employment uses being attracted to the area.

Additionally, Avondale exports 90% of its employment to surrounding municipalities. This development's ideal location will address the exportation issue by attracting those who want to live, work, and play in the City of Avondale. Nirvana at Harbor Shores is poised to become a destination that Avondale citizens can call home and the City can be proud of.

The proposed site plan, land use and development standards, and architectural standards create the framework for a marketable parcel to future developers. The unique location of the Property provides the opportunity to develop a site that is compatible with existing development, supports housing opportunities for the surrounding area, and synergizes with adjacent mixed-use areas.

III. PROPERTY DESCRIPTION

Site Description

The Nirvana at Harbor Shores PAD is approximately 7.4 (gross)/7.0 (net) acres located approximately 600 feet north of the northwest corner of McDowell Road and Harbor Shores Boulevard and is identified by the Maricopa County Assessor as parcel number 102-31-983 (the "Property"). (*See **Exhibit A** – Regional Aerial Context Map*). The Property is vacant. The topography of the site is relatively flat.

As illustrated in ***Exhibit B*** *– Aerial Context Map*, the Property is approximately six hundred (600) feet north of McDowell Road. Properties directly to the north and east are zoned as PAD for single-family residential uses. Approximately 550 feet to the east are other high density residential uses. The properties directly to the south and west of the Property are zoned as PAD for commercial use. Nirvana at Harbor Shores will provide additional residents that are needed to keep the nearby commercial uses active and alive. The increased residents will also provide additional employees for the adjacent medical, office, and commercial retail employers. Additionally, Avondale's promising educational system will entice young families to locate to Nirvana at Harbor Shores, therefore encouraging a community focused development.

The Property is designated Local Commercial per the Avondale General Plan and is being proposed in Application # PL-20-0194 to have the land use designation be amended to High Density Residential (*See **Exhibit C** – Current Avondale General Plan Map and **Exhibit D** – Proposed Avondale General Plan Amendment Map).* The Property is currently zoned PAD with allowances for Community Commercial (C-2) uses and development standards (***Exhibit E*** *– Current Avondale Zoning Map).*

Despite the Property being zoned for commercial uses, it has remained vacant. The Property has been marketed to a variety of commercial users for many years. One of the biggest disadvantages is that the Property is located away from arterial streets that have attracted the commercial uses and instead fronts onto a collector street, Harbor Shores Boulevard, away from the more trafficked arterial street frontages that are necessary for commercial uses to thrive.

Brokers and marketing information further shows that superior commercial sites with frontage exist on McDowell Road and that the Property is at a disadvantage for being conducive for commercial uses.

The PAD proposes 172 units with a density of approximately 24.6 dwelling units per acre. The proposed 24.6 du/ac is consistent with the Avondale General Plan proposed designation of High Density Residential (12-30 du/ac) and the neighboring High Density Residential (12-30 du/ac) located directly east of the Property.

Property Owner

The Property is owned by and will be developed by Nirvana Harborshores, LLC. Nirvana at Harbor Shores is dedicated to developing a quality housing development and is committed to working closely with the City of Avondale to ensure the high-quality standards provided herein are adhered to. The development team is primarily focused on adding meaningful value to the Property and bringing a variety of housing type that is not found in this part of the City of Avondale.

Relationship to Surrounding Properties

The Property is surrounded by a mixture of developed and vacant land uses.

NORTH: Directly to the north of the Property are medium density single family units comprising the Sunrise at Harbor Shores Units 1 and 2 subdivision. Further, the majority of the surrounding area to the north is medium density single family developments with a General Plan designation of Medium Density Residential.

SOUTH: The properties located to the south have a General Plan designation of Local Commercial. The uses include the Copper Springs hospital and other future medical office uses.

EAST: Additional Sunrise at Harbor Shores Units 1 and 2 subdivision properties are located east of the Property. These properties are designated High Density Residential by the City of Avondale's General Plan.

WEST: Avondale Fire-Rescue Station No. 172 is located west of the Property. The Applicant is working with the City to ensure proper and adequate emergency access is provided.

Flood Zone Determination

The Property is classified as Zone 'X; as designated in FEMA Flood Map# 04013C2160L, dated October 16, 2013. Zone 'X' is defined as areas of 0.2% annual chance flood: areas of 1.0% annual chance flood with average depth of less than 1 foot or with areas less than 1 square mile: areas protected by levees from 1.0% flood chance.

IV. PROJECT DESCRIPTION

Nirvana at Harbor Shores will be a high-quality multifamily development, providing on-site amenities and open space for both the modern professional and those interested in a "lock and leave" lifestyle. The development's amenities and lifestyle will result in a vibrant community in the heart of Avondale. While adding to the existing housing in the area, Nirvana at Harbor Shores provides a unique housing development that caters to those looking for something different than the typical traditional housing offered in Avondale. The development will feature a large clubhouse and ample pool space to attract citizens of all backgrounds.

The Applicant is applying for a Minor General Plan Amendment and Rezone of the Property because the Property is designated "Local Commercial" by the General Plan and is zoned PAD with allowances for Community Commercial (C-2) uses and development standards. The amendment and rezone would allow for high density residential development in an area needing additional residential development to support the recent commercial developments.

This high density residential use is compatible with the surrounding land uses. Currently, there are high density land uses to the east of the Property that serve as an appropriate transition of land uses to the commercial uses to the south. Nirvana at Harbor Shores will provide higher density housing that will bring the residents and synergy needed to attract and support recent commercial and mixed-use development in Avondale. Nirvana at Harbor Shores is proposing a shift in the General Plan land use from Local Commercial to High Density Residential to provide an appropriate land use transition from the Harbor Shores development to the north to the commercial uses to the south. Additionally, the proposed development will support the recent commercial developments located throughout the area.

If the land use designation is amended, the developer will be able to create a high density development that will be unique to the area. This will allow the Property to develop in a manner that is compatible with the intent of the General Plan. As such, the Applicant has provided development standards in this PAD that will further allow this vision to be realized.

Exhibit F *– Conceptual Site Plan,* ***Exhibit G*** *– Site Plan Context Aerial,* ***Exhibit H*** *– Conceptual Building Elevations, and* ***Exhibit I*** *– Conceptual Project Perspectives* are included as part of this submittal for the project descriptions herein.

Preliminary Site Plan Description

As carried in a name with significant basis and history, Nirvana is a proposed multi-family residential community where the design intent is to create a living experience rooted in peacefulness and happiness for its residents. Imagined for a post-pandemic world, the

design addresses changes in how we believe people will work and socialize in the foreseeable future, with the goal of a healthy sustainable community for the future.

The common open space is abundant in size and amenities, with many smaller gathering spaces for residents and their guests to engage socially with each other, distant from other groups, and geared to people of different ages and interests. The two 3-story buildings bookend this large outdoor area. This area is configured in a T-shape to maximize views and to provide close easy access for residents. The central spine is defined by a line of date palms along a linear pool, running from the Resident Center to a distinctive ramada building. Hammocks on artificial turf provide adjacent areas for relaxation. The ramada is equipped with barbeques, work area counter space, televisions and ample area for multiple small group seating. The flanking open space offers opportunities for a wealth of other resident activities, including a putting green, an urban garden, multiple seating areas, and quiet time in the contemplation garden. Bioswales on the north and south edges create visual interest and on-site storm water retention. A covered pavilion is located near the main entry, which also contains an area for mail boxes and parcel lockers.

The site design addresses the specific conditions along each side of the property. The main entry on Harbor Shore Boulevard employs maximum effort in creating a memorable first experience. This entry area is defined by date palm trees and accent paving material. The building entry to the Leasing Gallery is immediately identifiable, highlighted by the use of dramatic architectural forms and materials. A water feature at the building entry sets the tone of peace and tranquility. The project's impact on the adjacent single family housing to the north is mitigated by the single story building that contains the casita dwelling units, and the stepped massing of the 3-story buildings per the North Avondale Specific Plan. The west and east boundaries are lined with parking and carriage buildings, in response to the adjacent uses, which include a fire station, existing retail and a vacant lot designated for future local commercial use.

Dwelling unit floor plans are arranged to allow flexibility of use, from the resident that desires to catch up at work at home, to the parent that needs the space for children to play. Provided in a combination of 1- and 2- bedroom floor plans, these layouts include different housing types, from flats to carriage units to single story casitas with private backyards. Private garages are distributed across the site for convenience, available within the carriage unit buildings, and within the 3-story buildings. The garages in the 3-story buildings are two-car tandem with direct access doors to the corridor. For residents without a garage, covered carport spaces are provided.

The central hub of the project is the Resident Center. Contained within will be the Leasing Gallery and a plethora of uses geared to a wide range of ages and resident needs. Expansive stretches of glass provide views out to outdoor amenity areas and flood these spaces with light. Double height spaces with varying ceiling treatments will create visual

interest, and both color & material-wise relate to the exterior architecture. Residents will have options to enjoy activities such as cooking demonstrations multiple flat screen plasma TV.'s to showcase movies/other programs, recreational-type amenities such as a pool tables, game areas and inter-active video game stations or just relax within the various lounge areas. The Co-work Place addresses the need for residents with the entrepreneurial spirit, and those that work remotely, equipped with a conference room that can be reserved, private cubicles, and a refreshment bar.

The main access point is planned on Harbor Shores Blvd., which will include ingress and egress driveway access with a landscape center round-a-bout. Fire and emergency access will be located at the southwest corner of the Property.

V. PAD LAND USES & DEVELOPMENT STANDARDS

The proposed development standards are unique to the Nirvana at Harbor Shores development as described below. The requirements of the Zoning Ordinance, as amended, and Avondale Subdivision Regulations, as amended, shall apply except where explicitly stated otherwise herein by this PAD.

Nirvana at Harbor Shores PAD Permitted Land Uses

Permitted Uses are those allowed in the R-4 Zoning District found in City of Avondale Zoning Ordinance.

Nirvana at Harbor Shores PAD Development Standards

The closest development standards are those found in the City's Residential R-4 Zoning District. However, after discussions with City staff it was decided that the proposed development standards outlined in the table below would be most adequate for Nirvana at Harbor Shores. These proposed development standards will allow the unique urban development proposed in this PAD and are not out of conformance with typical development standards for this type of high density development.

NIRVANA AT HARBOR SHORES DEVELOPMENT STANDARDS		
Development Standard	**Avondale R-4 Standard**	**Nirvana at Harbor Shores Development Standard**
Maximum units allowed	1 unit for every 1,452 sf net site area (30 du/ac)	**1 unit for every 1,770 sf net site area (24.6 du/ac)**
Minimum Lot Width	50′	50′
Minimum Lot Depth	100′	100′
Maximum Height	45′	**37′**
Maximum Building Coverage	50%	50%
Minimum Building setbacks: Front Yard (East Property Line)	25′	25′
Side Yard (North & South Property Lines)	15′	15′
Rear Yard (West Property Line)	15′	15′

The maximum units allowed for the project has been reduced from a maximum of 30 du/ac to 24.6 du/ac.

The proposed maximum height of thirty-seven feet (37') is compatible to the height found in the Avondale Zoning Ordinance for multifamily residential uses. Nirvana at Harbor Shores' tallest building will be 3-story buildings and shall not exceed the allowed height. Measures have been taken on the site plan design regarding building height to reduce any impacts to the surrounding development, especially to the adjacent residential homes to the north. The building heights are stepped down as you move north towards the single-family residential neighborhood to the north. This is done with one-story buildings along the entire north property line adjacent to the existing single-family residential homes. Any three-story buildings are designed to be setback approximately eighty (80) feet from the single-family resident so that the buildings will be less visually dominant from the perspective of the existing single-family.

Since Nirvana at Harbor Shores will be developed as an entire single lot, the proposed minimum building setbacks shall be applicable to the respective boundary lines of the Property.

The front yard building setback is the eastern boundary line (adjacent to Harbor Shores Blvd.), which has the main entryway into Nirvana at Harbor Shores, and shall be 25'. The rear yard building setback is the west boundary line and shall be 15'.

The side yards will be the Property boundary lines located on the north and south sides of the Property. These side yard building setbacks shall be a minimum of fifteen feet (15'), which is identical to the side yard setback requirements found in the Avondale Zoning Ordinance for multifamily residential uses.

Street side setbacks that are typically found in the Avondale Zoning Ordinance are not applicable to Nirvana at Harbor Shores as these setbacks are addressed by the front and rear setback development standards.

Parking Standards

The total parking spaces provided for Nirvana at Harbor Shores is 295 spaces. The parking counts meet the required Avondale Parking Standards as demonstrated on the Conceptual Site Plan. Additionally, all units must be assigned at least one (1) covered parking space, which can be either a covered carport space or garage space.

For the garage spaces, the property management company shall be responsible for enforcing the requirement that all garages are maintained in a condition where that they are usable for vehicle parking and not used for residents' personal storage.

Additional Development Standards and Guidelines

The following guidelines are supplemental to Avondale's Zoning Ordinance and the Multi-Family Residential Design Manual.

1. The builder of any multi-family development should refer to the design manuals for multi-family development adopted by City and shall serve as guidelines for site and architectural design.
2. Landscape
    a. The landscaping within the development shall meet Section 1204 of the Avondale Zoning Ordinance.
    b. The landscaping shall meet or exceed the guidelines for landscaping as set forth in Avondale's Multi-Family Residential Design Manual.
3. Lighting
    a. Minimization of light pollution for the protection of nighttime views is an important component of the design theme for the project, as well as for the adjacent neighboring properties. In response, all exterior lighting for common open space areas, development entries and adjacent to the internal streets will comply with Section 707: Outdoor Lighting.
4. Walls and Fences
    a. All walls and fences shall meet Section 1207 of the Avondale Zoning Ordinance.
    b. All walls and fences shall meet or exceed the guidelines for set forth in Avondale's Multi-Family Residential Design Manual.
5. Signage
    a. Blade Sign
        i. The development shall allow one (1) dual-faced blade sign on the building frontage facing Harbor Shores Boulevard. The blade sign shall be no larger than eleven feet (11') high and thirty-four inches (34") wide. The top of the blade sign shall be no higher than thirty-one feet (31') from the grade. Additional details and standards related to the location and design of the blade sign is shown in ***Exhibit J*** *– Signage Exhibit (For "Blade Sign").*
    b. All other development signage shall meet Section 9 of the Avondale Zoning Ordinance and be designed as set forth in Avondale's Multi-Family Residential Design Manual.

VI. PAD ARCHITECTURAL DESIGN CRITERIA

The proposed architectural design of Nirvana at Harbor Shores consists of high-quality multifamily units with multi-story residential buildings, a clubhouse, and supportive recreational amenities. The architectural theme is a modern, urban style of different sized layered volumes, materials, and strategically placed linear horizontal elements.

The building masses are organized as a series of elements that include patios and balconies; thereby adding a great deal of variety and visual interest to the elevations. Most of the buildings on the site are arranged around open spaces where residents may gather, these courtyards contain spacious and aesthetically pleasing environments with amenities focused on social interaction. The various elements of the development harmoniously blend a contemporary architectural style with color, form and texture.

Furthermore, Nirvana at Harbor Shores will be subject to the provisions set forth in Avondale's Multi-Family Residential Design Manual for architecture and design.

The following information is provided as additional support for the design criteria required for the Nirvana at Harbor Shores development.

Exhibit H *– Conceptual Building Elevations, and* ***Exhibit I*** *– Conceptual Project Perspectives, and* ***Exhibit K*** *– Conceptual Site Details* are included as part of this submittal for the project descriptions herein.

Minor modifications to the conceptual elevations may be approved administratively, by Staff, during the Site Plan/Design Review process. However, the conceptual elevations contained within this PAD depict the architectural style, form, massing, materials, and colors that will be utilized in development of the site. Any significant variation from the conceptual elevations contained within the document shall require approval of a PAD Amendment.

Architectural Character

The architecture has a contemporary dynamic, balanced with rustic rougher materials emblematic of the desert. Varied roof lines with metal canopy projections and stucco clad cornices create a signature appearance from near and afar. Different types of living space openings provide variation on the elevations, with covered and uncovered balcony projections, metal railing and stepped massing at both the second and third floors.

Style

The distinctive contemporary architecture features one (1), two (2), and three (3) story buildings with architectural elements at different elevations. The various elements of the development harmoniously blend an urban architectural style with color, form and texture. To help emphasize the urban feel, horizontal bands are used to define vertical scale and with the use of materials and color.

Building Materials & Color Palette

The project proposes a wide variety of materials to accentuate the architectural style and theme. The proposed color palette will be a mixture of warm colors. The colors will consist of different shades of beige as depicted it the provided elevations. All building material will be selected to act as secondary colors and help accentuate the primary, urban theme.

The exterior palette takes cues in color and material from the Sonoran Desert, with a rich array of earthy colors. In addition to stucco, the burnished block bond patterned to create three dimensional interest contrasts with wood tile that emulates the bark of a mesquite tree, and the rusted hues of Cor-ten metal cladding. These materials carry over to the many hardscape and amenity features, supplemented with other evocative materials such as rough aggregate and rough concrete surfaces creating a cohesive whole. (See ***Exhibit L*** – *Project Color & Materials*)

VII. LANDSCAPING, PEDESTRIAN OPEN SPACE AND AMENITIES

The physical design of Nirvana at Harbor Shores is intended to foster connections and relationships among neighbors, while respecting privacy. Buildings are massed to facilitate open space areas which create a sense of place and security.

The development will be gated with decorative walls surrounding the Property. A decorative primary entry sign will welcome residents coming from Harbor Shores Blvd.

Pedestrian Focus

The Nirvana at Harbor Shores development will facilitate pedestrian circulation within the entire project. The layout of the buildings and residential units facilitate the integrated pedestrian pathways, which encourage residents to use on-site recreational amenities.

Landscaping and Open Space

The development provides 21.7% useable open space, which is above the required 20% open space requirement in accordance with Avondale's Multi-Family Residential Design Manual. The quality of those spaces will be strong with the inclusion of high-quality amenities. The central area will consist of a clubhouse, a pool/spa area, and BBQs. This centralized area will create a space for community gatherings to allow individuals and families a place to socialize and recreate.

The common open space is abundant in size and amenities, with many smaller gathering spaces for residents and their guests to engage socially with each other, distant from other groups, and geared to people of different ages and interests. The two 3-story buildings bookend this large outdoor area. This area is configured in a T-shape to maximize views and to provide close easy access for residents. The central spine is defined by a line of date palms along a linear pool, running from the Resident Center to a distinctive Ramada building. Hammocks on artificial turf provide adjacent areas for relaxation. The Ramada is equipped with barbeques, work area counter space, televisions and ample area for multiple small group seating. The flanking open space offers opportunities for a wealth of other resident activities, including a putting green, an urban garden, multiple seating areas, and quiet time in the contemplation garden. Bioswales on the north and south edges create visual interest and on-site storm water retention. A covered pavilion is located near the main entry, which also contains an area for mail boxes and parcel lockers. The following is a summary description of each of the amenities shown on the Conceptual Site Plan:

- **Fitness Center** - The Fitness Center at Nirvana is designed to be an immersive experience for residents that combines cutting edge strength training equipment, an advanced selection of digitally programmed cardio machines, a wide range of free weights, and a yoga room that is designed for relaxation

and reflection. Expanses of the glass will provide natural light and views to the outside. The walls will be finished with tall mirrored panels, while flat TVs and a state-of the-art sound system will add movement and music to the experience.

- **Indoor Co-working Space** - The co-working space at Nirvana will provide residents who are remote employees, start-up entrepreneurs and the like a perfect alternative work space away but close to home, creating a sense of community, a place for collaboration, learning and sustainability. Available to residents will be individual desk spaces, comfortable lounge chairs, and a reservable conference room on an as-needed basis. A well-equipped business center will supplement these work spaces, with equipment available for use.
- **"Resident Social Hub"** - Nirvana's "Resident Social Hub" will be large central open space for community interaction and events. Multiple and flexible seating areas will allow multiple small groups to congregate, with a gourmet kitchen for cooking demonstrations, and a cyber cafe with comfortable places for residents to lounge with their laptops. Large screen TVs will be located strategically for individual and collective viewing, and expansive glass will allow natural light to illuminate the space.
- **Fireside Seating** - For cooler evening weather, dedicated spaces are provided for residents and their guests in the outdoor amenity area. Fire pits with surrounding seating will be provided ambiance and relaxing areas to socialize.
- **Outdoor Kitchen** - As an extension of their own living space, residents will have the option of using the outdoor kitchen. Equipped with gas grilles, ample counter space and movable seating and chairs, this area will allow residents to use this amenity solely or to entertain small groups of guests and neighbors with drinks and dining under the open sky.
- **Yoga Area** - Expanding meditative and exercise activities to the outdoors, a dedicated area of artificial turf provides a perfect place to pull out a yoga mat for individual practice or for a yogi to host a resident class
- **Dog Park** - A 2011 online survey by Kelton Research shows that 81% of those surveyed consider their dogs to be true family members, equal in status to children and 54% of Americans now consider themselves to be "pet parents" rather than "pet owners". As the popularity of dogs as family members continues to grow, an important amenity proposed for residents will be the on-site Dog Park. This area will have they offer an enclosed play area with adequate drainage, benches for humans, shade for hot days, water, and a bag dispenser to pick up and dispose of waste in covered trash cans.

Landscaping for Nirvana at Harbor Shores will exceed the basic amenities by accompanying the programming with a strong sense of place and style. Nirvana at Harbor

Shores's primary entrance is accessible from Harbor Shores Blvd. The development seeks to compliment Avondale's growth and desire to develop. Accordingly, the consolidation of the primary amenities in the center of the development will result in a vibrant 'urban landscape' feel. See attached ***Exhibit M*** – *Preliminary Landscape Plan (Color) and* ***Exhibit N*** – *Preliminary Landscape Plan.*

Located centrally within the development is a node of activity in the form of a pool and spa area, multiple ramadas, and seating areas. These strong design strategies help Nirvana at Harbor Shores seamlessly integrate into Avondale, while also setting itself apart in a distinct way. These landscape elements will play an integral role in the urban life and experience of the Nirvana at Harbor Shores community.

VIII. PAD REVIEW AND ANALYSIS

As stated previously, the purpose of the PAD district for Nirvana at Harbor Shores is to provide a high-quality, luxury urban living development facilitating a vibrant community with an urban living experience in Avondale.

With its modern design, Nirvana at Harbor Shores will provide high-quality multifamily units that create a unique urban experience not currently available within the City of Avondale, but is demanded by both millennials, professionals, and empty nesters throughout the Valley.

Nirvana at Harbor Shores is designed to provide on-site amenities and open space for both the modern professional and those interested in a "lock and leave" lifestyle. While adding to the existing housing in the area, Nirvana at Harbor Shores provides a unique housing development that caters to those looking for something different than the traditional housing offered in Avondale. The Nirvana at Harbor Shores development is unique to Avondale and the PAD proposes development standards that will facilitate the growth of this unique community.

The Nirvana at Harbor Shores PAD meets or exceeds all of the required findings of Avondale Zoning Ordinance, Section 603.A as follows:

1. *The proposed PAD is in conformance with the General Plan and applicable specific plan(s).*

As outlined in the "Conformance with Avondale Plans" Section of this narrative, the Nirvana at Harbor Shores PAD is in conformance with the intent of the General Plan.

2. *The proposed PAD meets the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals and other applicable regulations and requirements, unless otherwise modified by the PAD Narrative.*

As stated within the Nirvana at Harbor Shores PAD, the development will meet all the requirements of the Avondale Zoning Ordinance, Subdivision Regulations, and Design Manuals.

3. *That adequate public infrastructure and services exist to serve the proposed development or all necessary public infrastructure and services to serve the proposed development will be completed in connection with development within the PAD.*

As provided within the Nirvana at Harbor Shores PAD and accompanying engineering plans and reports, the development has adequate public infrastructure and services to serve the proposed development.

4. *The proposed PAD will result in compatible land use relationships within the proposed development and with adjacent properties.*

The Property has a current General Plan land use designation of Local Commercial, which has been on the Property for a long period of time. However, commercial development has passed the area by and the Property has laid vacant and undeveloped for numerous years.

The proposed high density housing will be lower density than the General Plan's 30 du/ac maximum for High Density Residential districts. The development will create an urban feel that will be compatible with the envisioned developments for the surrounding properties. Nirvana at Harbor Shores will be designed in a way that is complementary to the surrounding neighborhoods and is supported by current market conditions.

According to the Nirvana at Harbor Shore Traffic Impact Analysis completed by Lee Engineering in August 2020, the development is identified as being within a Category 1 – Small Development analysis level (sites generating fewer than 499 peak-hour trips) with generating only 80 AM and 96 PM peak-hour vehicle trips. This is similar to some of the commercial uses that are currently allowed by right on the Property. As such, no significant impacts are associated with the development as the existing roadway network can accommodate the additional site-generated traffic in an acceptable manner.

The development has also taken measures to address any potential impacts with allowed heights for multifamily residential building adjacent to the single-family residential development to the north. This is done with building heights that are stepped down as you move north towards the single-family residential neighborhood to the north. One-story buildings are located along the entire north property line adjacent to the existing single-family residential homes. Any three-story buildings are designed to be setback approximately eighty (80) feet from the single-family resident so that the buildings will be less visually dominant from the perspective of the existing single-family. This design will ensure the compatibly of the project to the adjacent single-family residential uses.

Overall, Nirvana at Harbor Shores will draw residents to this commercially vibrant area. During a recent City Council Work Session on December 9, 2019, the City discussed a City-commissioned market analysis completed by Elliot D. Pollack & Company to review historic Avondale neighborhoods. While the proposed development is not near the historical areas that were reviewed in the study, one of the interesting outcomes was that in order to establish and activate commercial areas in Avondale there needed to be an increase of higher density residential projects to help induce additional retailers and restaurateurs. This principle certainly applies to the Property as it is located near the many current and future commercial uses of the nearby McDowell Road corridor. This proposal will provide those additional high density residential projects that are needed to further

provide support to the commercial, retail, entertainment, and employment uses being attracted to the area.

The development will accomplish these goals because the Property is in the right location in the City and will provide high-quality amenities that attract young professionals and seniors that wish to make Avondale home. When looking at Nirvana at Harbor Shores, the variety of building types, architectural styles, amenities and development standards provide that type of multi-family development for Avondale. The location of this development is perfectly situated in Avondale and the development will result in positive economic activity for the surround commercial uses.

5. *The development standards of the proposed PAD are consistent with or exceed the desired character of development for the area.*

As stated within the Nirvana at Harbor Shores PAD and the analysis above, the PAD development standards have been crafted to provide a unique housing development that will be of a character that will maintain the urban feel desired in this area. The active open space, amenities, connectivity, and community center more than justify any deviations from the traditional development standards of a typical apartment complex.

IX. INFRASTRUCTURE

Road improvements, right-of-way, easements.

Transportation Access

Harbor Shores Blvd. will serve as the Property's access point and is located directly east of the Property. Harbor Shores Blvd. is a two lane road with a single land dual directional turn lane. The Applicant is working with the City to ensure proper and adequate emergency access is also provided at the southeast corner of the Property.

Surrounding Street Improvements

The development team will work with the City of Avondale and will make any necessary street improvements in accordance with the provided Traffic Analysis.

Utilities

Further information for the Property utilities are found in the Preliminary Water Demand Report and Wastewater Reports completed by RCC Design Group, LLC and provided with this Application submittal.

Water

The City is the water service provider for the Property. The proposed project is planned to make connections to the existing 12-inch PVC waterline in Harbor Shores Boulevard at two locations to ensure adequate domestic water pressures are provided for the proposed development. It is anticipated that two 2-inch meters and two 2-inch backflow devices will be installed at two separate locations to serve both the north half and south half of the project. After the two 2-inch backflow devices, the domestic services will be connected via a manifold system to a larger 3-inch line that will serve its respective portion of the site. Each building will have its own 2inch or 1¼-inch. A separate irrigation service will be provided for the project.

The proposed project is planned to make connections to the existing 12-inch PVC waterline in Harbor Shores Boulevard at two locations to ensure adequate fire flow is provided for the proposed development. The connections will be made with 12-inch x 8-inch tapping sleeves and valves within Harbor Shores Boulevard and will have 2-inch backflow devices installed on the property for the onsite private firelines. Onsite fire hydrants shall be installed at spacings of approximately 300 feet and shall be installed along the fire department access throughout the site. Each building shall include a fire riser room for distribution of the fire sprinkler service within each building. Onsite private firelines shall be constructed on PVC and meet all current applicable codes.

Precise locations for connections and networks shall be determined at the Site Plan phase. All infrastructure related to water services will be completed as they relate to the specific phase that will be developed and will be explicitly determined during the Site Plan phase.

Sanitary Sewer

The City is the wastewater service provider for the Property. The proposed project is planned to make a tap into the existing 10-inch VCP sewer line located within Harbor Shores Boulevard at the approximate midpoint of the property, with an 8-inch service line. Once onsite, the project will provide a gravity sewer system to serve each building. The on-site line with split with one line running in the northern drive aisle and one in the southern drive aisle to pick up the services from the proposed buildings. Each building will have its own sewer service tap into the sewer system.

Precise locations for connections and networks shall be determined at the Site Plan phase. All infrastructure related to sewer services will be completed as they relate to the specific phase that will be developed and will be explicitly determined during the Site Plan phase.

Grading and Drainage

A Preliminary Drainage Report completed by RCC Design Group, LLC is provided with this Application submittal.

The on-site retention requirements shall be per City of Avondale standards and will meet 100-year storm event retention requirements for on-site and adjacent off-site flows. Historic flows may safely pass through or be routed around the site.

X. OWNERSHIP AND MAINTENANCE

The future developer will construct common areas and facilities, which will include circulation and access roadways, utilities for the purposes of transmission and distribution, signage, common area and perimeter landscaping. Site common areas will ultimately be operated, owned and maintained by the owner of Nirvana at Harbor Shores development.

XI. CONFORMANCE WITH AVONDALE PLANS

The Property is designated as Local Commercial on the City's General Plan Map. The Applicant is concurrently (See General Plan Amendment Application # PL-20-0194) requesting to amend the map to the High Density Residential land use category under a separate application, which is intended to accommodate residential densities that range from 12 to 30 dwelling units per acre. This land use category states that units should include apartments, condominiums, or patio homes and should provide a level of intensity to promote a village environment with easy access to services, business and recreation.

The proposed PAD is consistent with this vision providing 24.6 dwelling units per acre with connections to surrounding commercial and employment use. The Nirvana at Harbor Shores PAD is also consistent with a number of elements within the City's General Plan 2030 as follows.

AVONDALE GENERAL PLAN 2030

Land Use Element, Goal 1: Establish an Avondale identity based on a healthy lifestyle that promotes land uses which foster an economically sustainable and socially dynamic community.

Land Use Element, Goal 3: Promote a strong balance of high quality residential, employment, recreation, and educational land.

These goals can be obtained by providing an alternative residential development to the typical homogenous single-family residential units that exists in Avondale. Nirvana at Harbor Shores will provide a high density, quality community that will be compatible with the existing surrounding employment, commercial, and residential uses. Furthermore, the development will provide an added support needed for the variety of commercial uses in the nearby McDowell Road corridor. The type of residents and lifestyle that the Nirvana at Harbor Shores development will attract will be centered on professionals, millennials, and those wanting to live in an urban "lock and leave" lifestyle. Accordingly, the development will provide a well-balanced development which encourages social interaction by creating a larger sense of community amongst residents.

Housing Element, Goal 2: Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels.

Nirvana at Harbor Shores will be an urban living community that is unique within the City of Avondale. The high-quality multifamily units will be designed in a way that creates a cohesive, connected community. Residents of the Nirvana at Harbor Shores PAD will include professionals, small families, and empty nesters who are looking for a vibrant community within Avondale. The Property design will create more of a sense of place within the area and will encourage heightened social and community interaction.

Housing Element, Goal 4: Require excellence and innovation in residential design and construction.

> *Policy B: Support creatively designed subdivision layouts, particularly layouts in which open space and recreation areas containing amenities are thoughtfully integrated throughout.*
>
> *Policy C: Utilize the City's Design Manuals to promote quality development and attractive residential communities, updating these documents when necessary to reflect changing preferences and styles.*
>
> *Policy D: Encourage subdivision design that promotes non-vehicular access to trails and transit routes/centers as a component of a healthy lifestyle.*
>
> *Policy E: Endorse the use of Crime Prevention through Environmental design (CPTED) principles when designing residential communities.*

Nirvana at Harbor Shores PAD incorporates these policies within Goal 4 by focusing on the City's Design Manuals and creating a layout with high-quality open space and recreation areas centrally located on the Property which provide easy access to all residents. Buildings are oriented to maximize use of the open areas while maintaining a sense of privacy and security. All residents will be easily connected, thus promoting a healthy, collegial, and friendly neighborhood.

Recreational Amenities Element, Goal 1: Ensure every person has convenient access to safe public parks and affordable recreation opportunities.

> *Policy A: Continue to ensure that private development provides local, accessible neighborhood parks and tot lots under the management of a Home Owners Association.*

Nirvana at Harbor Shores will meet this goal by providing high-quality open space areas with a centrally located open space corridor that ensures residents have full access to the amenities that will encourage social and community interaction.

Bicycling Element, Goal 1: Develop a safe bicycle transportation system that provides connectivity throughout the City, including major public and private facilities, and to transit.

Bicycling Element, Goal 3: Increase recreational opportunities for bicyclists throughout Avondale.

Nirvana at Harbor Shores is within close proximity to commercial centers. Accordingly, the creation of this dense urban core of housing will provide ample opportunity for residents to use their bicycles to access the services and employment areas they so desire. The proposed development will greatly increase Avondale's opportunities for bicycle/pathway networks in the surrounding areas.

Urban Design Element, Goal 5: Maximize housing opportunities in locations within a half-mile of transit, with good access to employment areas, neighborhood services, and public facilities in order to promote a healthy community both sustainably and economically.

> *Policy A: Distribute higher residential densities throughout our City in identified urban growth areas and facilitate the development of residences in mixed-use development within these growth areas.*
> *Policy B: Develop residentially-designated and mixed use-designated lands adjacent to major transit facilities at high densities to reduce motor vehicle travel by encouraging the use of public transit.*
> *Policy C: Within identified growth areas, develop residential projects at densities sufficient to support neighborhood retail in walkable, main street types of development.*
> *Policy D: Facilitate the development of housing close to jobs to provide residents with the opportunity to live and work in the same community.*
> *Policy E: Encourage consolidation of parcels to promote mixed-use and high density development at locations identified in the TOD Element and on the Land Use Map.*

Nirvana at Harbor Shores meets this goal and each policy listed above by providing a high density urban community that has strong pedestrian access to surrounding employment and commercial uses, and is readily accessible to the City of Avondale. Additionally, Nirvana at Harbor Shores will provide a welcome economic increase to the surrounding commercial uses and act as a catalyst for future development. Nirvana at Harbor Shores is well poised to create a dynamic, high density community within this growth area that will create vitality for future mixed-uses, retail, and employment uses that will come into the area.

THE NORTH AVONDALE SPECIFIC PLAN

The North Avondale Specific Plan covers the majority of land within the Avondale City Limits north of McDowell Road. The Planning Area is bounded by McDowell Road on the south, Litchfield Road on the west, and 103rd Avenue on the east. The northern boundary is Indian School Road. The majority of the North Avondale Specific Plan is developed as Medium Density Residential.

Objective #1: Facilitate the full buildout of North Avondale.
Land Use Element Goal #1, Policy D: Enhance the attractiveness of infill parcels as option for new development throughout Avondale.

The Property is an infill site surrounded by medium density residential neighborhoods and commercial properties. Despite the Property being zoned for commercial uses, it has remained vacant for years. The Property has been marketed to a variety of commercial users for many years. One of the biggest disadvantages is that the Property is located away from arterial streets that have attracted the commercial uses and instead fronts onto a collector street, Harbor Shores Boulevard, away from the more trafficked arterial street frontages that are necessary for commercial uses to thrive. This lack of visibility has provided challenges for the Property to develop with any type of commercial.

With its close proximity to multiple commercial districts, Nirvana at Harbor Shores will complement and draw residents that will be able to utilize the commercial retail and employment areas to the south. This will provide additional residents to the area, which will further vitalize the existing uses.

Additionally, as demonstrated in the provided imagery and development standards for Nirvana at Harbor Shore, this development will greatly improve a current vacant/blighted site that will be incorporated into the current infrastructure system of the surrounding area and provide an attractive development that will further complement the existing uses in the area.

Objective #5: Attract residential products and subdivision designs that are unique from what North Avondale currently offers.
Housing Element Goal #2: Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels.
Most of North Avondale consists of homogenous traditional single-family residential housing with garage dominated houses and very little open spaces that enrich developments. The surrounding developments around the Property consist of medium density ranges and commercial uses.

As described herein, the Nirvana at Harbor Shores PAD provides a unique multifamily residential development that will seamlessly blend into what is currently developed in the area. The site plan is laid out with an emphasis on the aesthetics and the active open spaces offered with the development. This is a unique housing development that is not found in North Avondale. With an emphasis on community open space and enriched amenities, Nirvana at Harbor Shores will be an incredible development that will attract a different type of resident for North Avondale. This will provide a variety of different socio-economic levels to this part of the City.

Objective #7: Develop a "Sense of Place" in North Avondale.
Urban Design Element Goal #2, Policy A: Create visual "gateways" at principal entry points to Avondale, and develop a design "theme" that is used throughout the City to create a sense of unity and identity.

The Property has sat for decades without any interest in development and is currently vacant and blighted at best. With the enhanced open space, amenities, and unique residential development and architecture, the Nirvana at Harbor Shores PAD will provide an area that will add to the "sense of place" and a visually appealing gateway to this area of North Avondale. The unique layout of the residential development, with its varied housing opportunities provides a distinctive aesthetic focal point for those driving in this area being a great sense of unity and identity.

AVONDALE STRATEGIC FIVE-YEAR PLAN

The Avondale Strategic Five Year Plan was designed with the vision and guidance from the Avondale City Council, and crafted with input from engaged residents, local businesses and key personnel across the city's organization. The Plan represents a cohesive and intelligent approach which will enable Avondale to create a community that is family friendly and economically robust. In short, Nirvana at Harbor Shores will help Avondale achieve its going of becoming a city that is Aspiring, Achieving and Accelerating.

The Nirvana at Harbor Shores PAD is in a unique location that provides the opportunity to develop a site near multiple commercial uses and will synergize with the adjacent employment areas. Increased employment opportunities will come to the City in the near future along Interstate-10, the location of this development will enable the City to keep Avondale workers in Avondale. The development's location will prove to be an attractive option for workers looking to locate to Avondale due to the City's economic development. Nirvana at Harbor Shores will complement and support the economic vision of the Strategic Five Year Plan.

The Nirvana at Harbor Shores PAD will meet the following goals of the Strategic Five Year Plan.

Initiative #1, Strategic Goal: Encourage build-out in residential housing opportunities that support diverse housing options.

Nirvana at Harbor Shores' modern design will offer multifamily units and create a unique urban experience not currently available within the City of Avondale, but is demanded by both millennials, professionals, and empty nesters throughout the Valley.

Nirvana at Harbor Shores is designed to provide on-site amenities and open space for both the modern professional and those interested in a "lock and leave" lifestyle. While adding to the existing housing in the area, Nirvana at Harbor Shores provides a unique housing development that caters to those looking for something different than the typical traditional housing offered in Avondale. The Nirvana at Harbor Shores development is unique to Avondale and contributes to the diversity of housing that the Strategic Five Year Plan envisions.

Initiative #2, Strategic Goal, Action Item: Establish relationships with potential partners for the development of trail and river corridors.

The nearby sidewalks and bicycle lanes provide opportunities for the residents to access the nearby Agua Fria Wash, with all its trail amenities. This will provide recreational and exercising opportunities for the Nirvana at Harbor Shores residents. These trails promote pedestrian and bicycle connectivity and encourage active lifestyles.

XII. SCHOOLS

As part of the required PAD rezoning application process, The Applicant has reached out to representatives of the Pendergast Elementary School District and the Tolleson Union High School District. Both of these school districts have indicated that they have adequate school facilities for the proposed development. The Applicant has delivered the executed Certificate of Adequate School Facilities to the City, as required.

XIII. CONCLUSION

Nirvana at Harbor Shores is located near multiple commercial use centers. The Property's location is ideal for an urban multi-family community that will synergize with the surrounding area. The PAD creates design and development standards that complement the surrounding employment, commercial, and residential uses while providing a luxury, urban housing development not currently found in Avondale.

As detailed above, the proposed PAD is consistent with many of the policies in the City of Avondale's General Plan 2030. The proposed plan will develop a vacant site and provide a vibrant urban feel reflecting the aspirations and character of Avondale. Nirvana at Harbor Shores will draw residents such as professionals, millennials, and empty nesters, subsequently attracting a variety of residents to Avondale.

The development's unique location and thoughtful design strategies will help Nirvana at Harbor Shores seamlessly integrate into the urban core of Avondale, while also setting itself apart in a distinctive way. The Avondale General Plan states that the City should encourage these types of developments, which are geared towards the providing more compatible multifamily developments to support that adjacent McDowell Road corridor with its varied commercial and employment land uses. Additionally, with the City acknowledging the importance of high-quality amenities and interactive social spaces within developments, Nirvana at Harbor Shores provides the framework for Avondale's vision to become reality.

The Nirvana at Harbor Shores PAD establishes a high level of quality, building design, and site design expectations for this multi-family residential development. The Nirvana at Harbor Shores PAD includes exhibits and imagery that represent this level of quality. Development will be at or greater than the designs represented in this PAD.

We look forward to Nirvana at Harbor Shores being a unique multi-family development that brings a high-quality urban experience to its residents.

EXHIBIT A

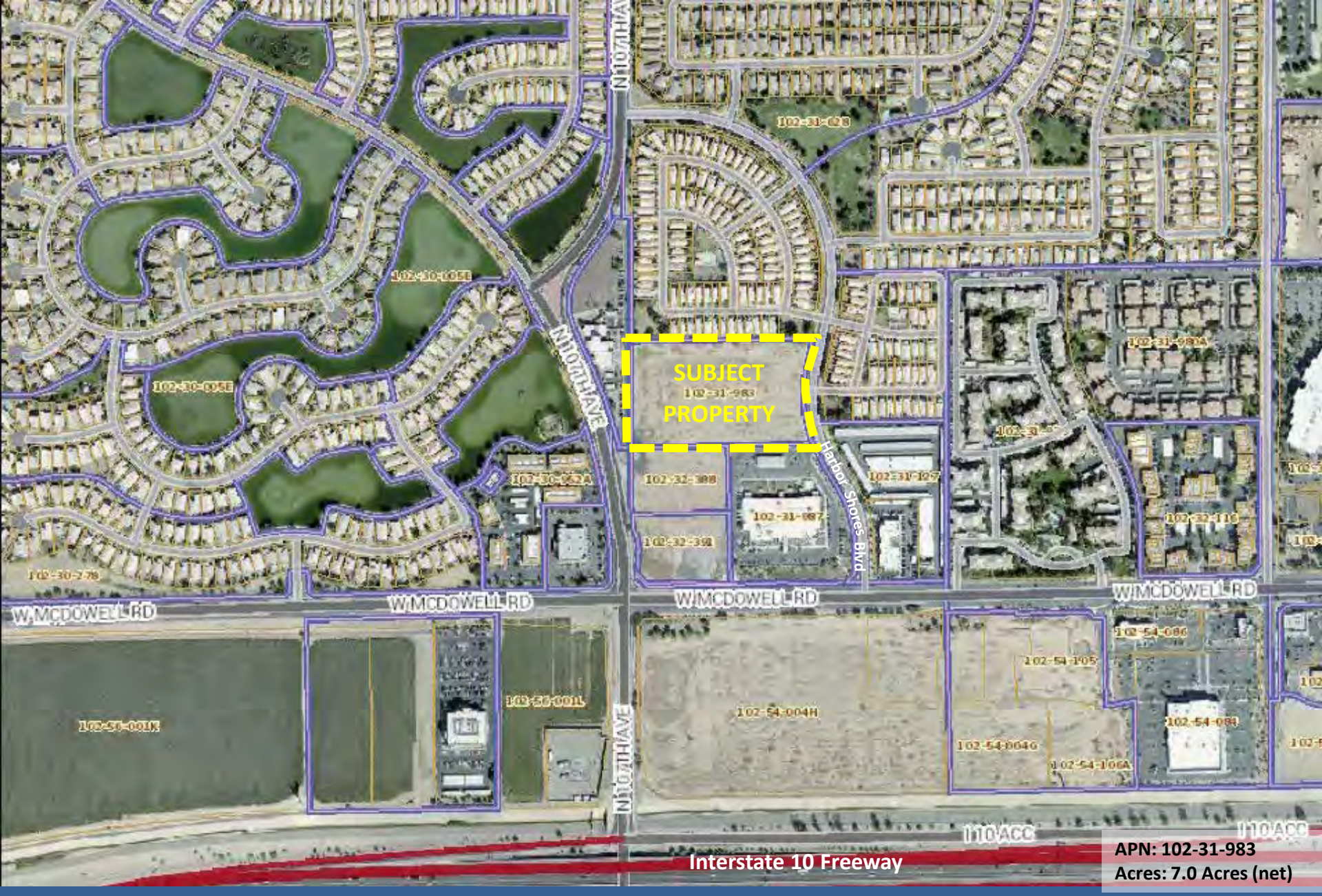


Exhibit A - Regional Aerial Context Map

Nirvana at Harbor Shores – NEC of McDowell Road & 107th Avenue

TB TIFFANY & BOSCO P.A.

EXHIBIT B

Exhibit B - Aerial Context Map

Nirvana at Harbor Shores – NEC of McDowell Road & 107th Avenue

TIFFANY & BOSCO P.A.

EXHIBIT C

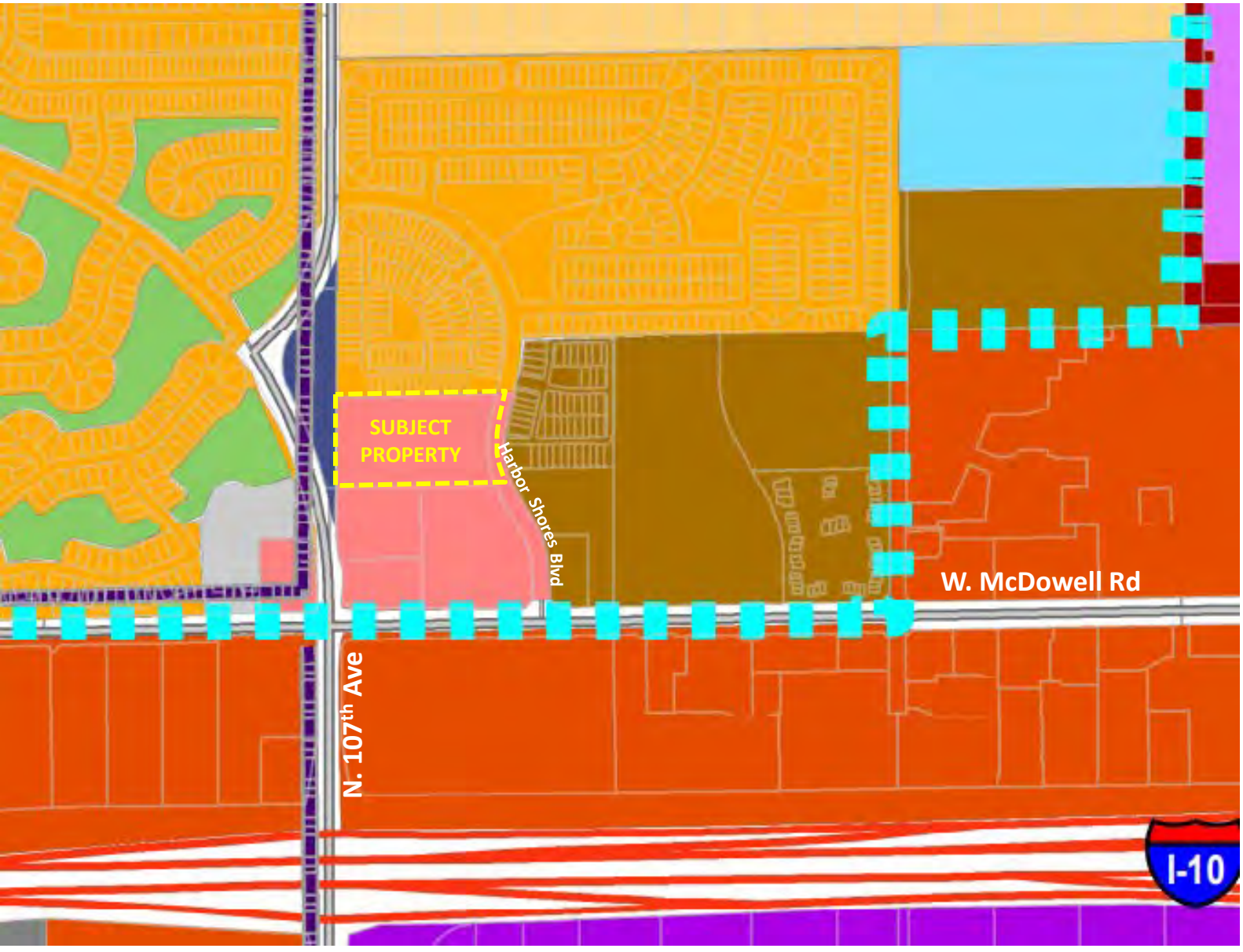


Exhibit C – Current Avondale General Plan Map

Nirvana at Harbor Shores – NEC of McDowell Road & 107th Avenue

TB TIFFANY & BOSCO P.A.

EXHIBIT D

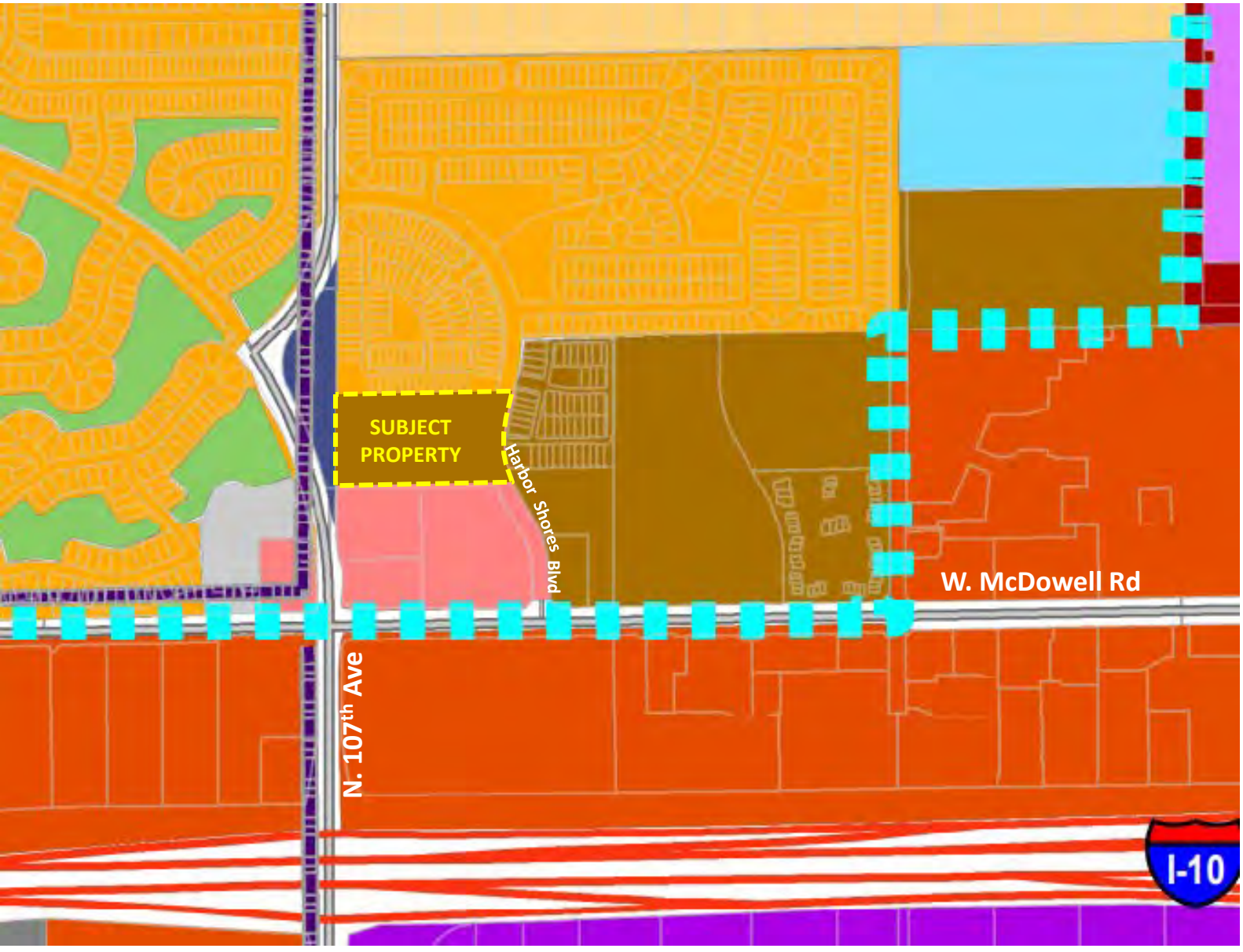


Exhibit D – Proposed Avondale General Plan Amendment Map
Nirvana at Harbor Shores – NEC of McDowell Road & 107th Avenue

TB TIFFANY & BOSCO P.A.

EXHIBIT E

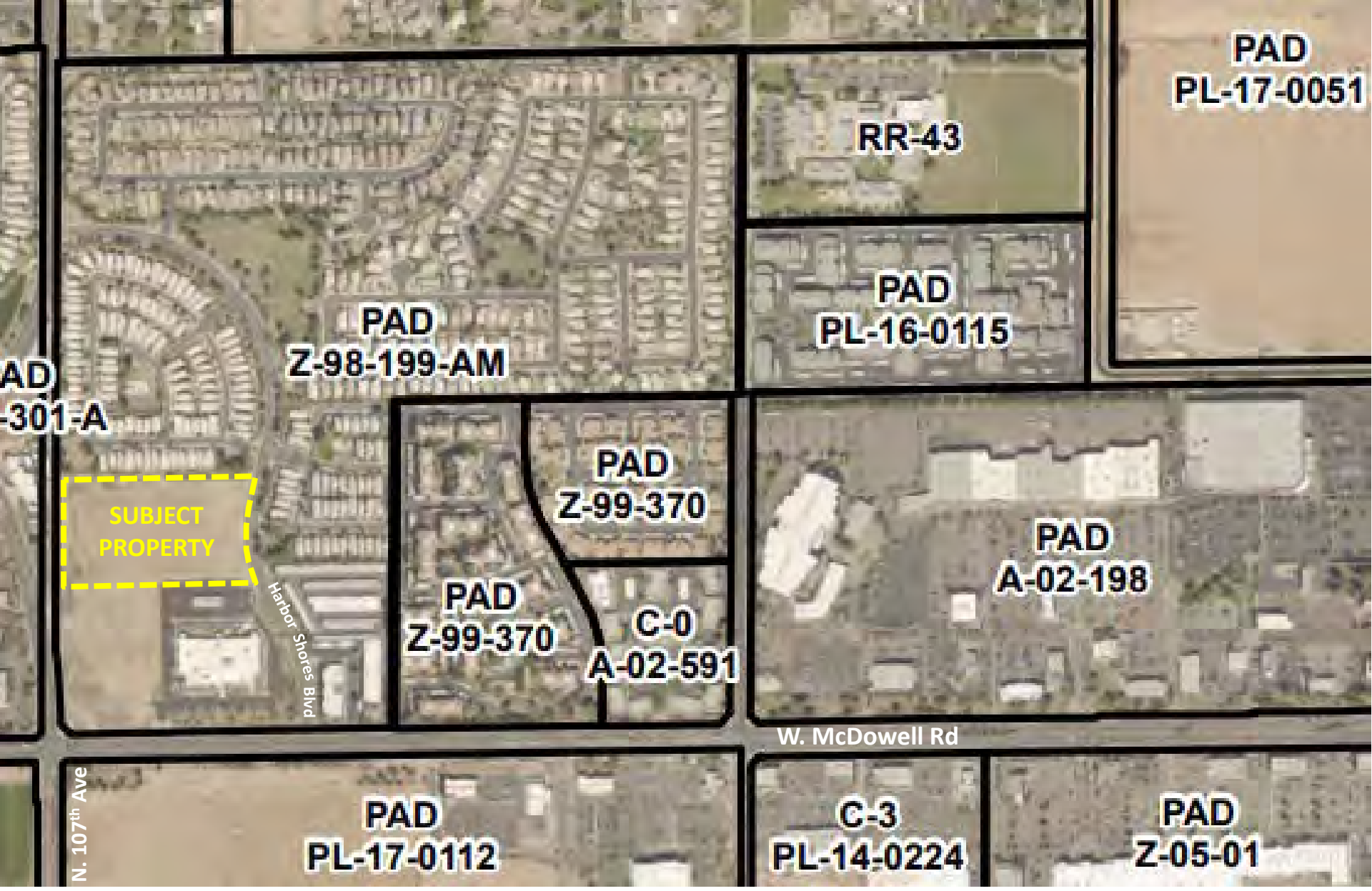


Exhibit E – Current Avondale Zoning Map
Nirvana at Harbor Shores – NEC of McDowell Road & 107th Avenue

TB TIFFANY & BOSCO P.A.

EXHIBIT F

SITE PLAN NOTES:

1. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
2. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
3. PLANTS LOCATED WITHIN REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWER THAN 2'(SHRUBS) OR TALLER THAN 7'(BOTTOM OF TREE CANOPY).
4. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT TIME OF DEVELOPMENT.
5. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.
6. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAG SUPPLEMENTAL REGULATIONS), COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.

SYMBOL SCHEDULE

- BUILDING NUMBER / BUILDING TYPE (2 3)
- 35' INSIDE TURNING RADIUS / 55' OUTSIDE TURNING RADIUS (26')
- 14' VERTICAL CLEAR
- ACCESSIBLE PARKING SPACE
- ELECT. TRANSFORMER (T)
- PEDESTRIAN CROSSWALK
- ACCESSIBLE PATH OF TRAVEL
- FIRE RISER LOCATION (F)
- FDC LOCATION (FDC)
- METER PANEL LOCATION (MP)
- 2' OVERHANG
- 8 OF SPACES IN ROW / 9.5'X20' PARKING SPACE
- FIRE HYDRANT
- COMPACT PARKING (C)

PROJECT DATA

OVERALL SITE DATA

PROJECT NAME	NIRVANA at HARBOR SHORES BLVD.
PROJECT LOCATION	APPROX. 600 FEET NORTH OF THE NW CORNER OF MCDOWELL ROAD & HARBOR SHORES BOULEVARD
PROPOSED USE: (R-4)	SINGLE & MULTI-FAMILY RESIDENTIAL
APN: 102-31-983	NET SITE AREA: 305,007 SF : 7.002 ACRES
GP: EXISTING LOCAL COMMERCIAL	PROPOSED GPA: HIGH DENSITY RESIDENTAIL
ZONING: EXISTING HARBOR SHORES PAD	ZONING PROPOSED: PAD
DENSITY: MAX 30 D.U./ACRE	PROPOSED DENSITY=1 UNIT/1,770 S.F.
OPEN SPACE REQ: 61,001 S.F.	NET SITE AREA=172 UNITS OPEN SPACE PROPOSED: 66,408 S.F.

TOTAL UNIT MIX

1BED/1BA	97 (56%)
2BED/2BA	75 (44%)
TOTAL:	172 D.U.

PARKING REQUIRED

97 ONE-BEDROOM UNITS X 1.5 SPACES = 145.5 P.S.
75 TWO-BEDROOM UNITS X 1.75 = 131.25 P.S.
GUEST PARKING: 172 UNITS X 0.10 = 17.2 P.S.
CALCULATION: 145.5 + 131.25 + 17.2 = 293.95 (294 SPACES REQUIRED)
NOTE: ALL UNITS MUST BE ASSIGNED AT LEAST ONE (1) COVERED PARKING SPACE, EITHER A COVERED CARPORT SPACE(S) OR GARAGE SPACE (S).

PARKING PROVIDED

PRIVATE ENCLOSED GARAGES (28 OF THESE ARE TANDEM)	76 P.S.
CARPORT COVERED	98 P.S.
OPEN SPACES	121 P.S.
TOTAL PROVIDED:	295 P.S.
TOTAL SURFACE COMPACT PARKING STALLS 44<45 ALLOWED	

BUILDING AREA

BUILDING 1
CONSTRUCTION TYPE: V-A
BUILDING HEIGHT: 38FT PARAPET & 40FT TOWER/3 STORY
BUILDING AREA 1ST FLR: 36,401 S.F.

BUILDING 2
CONSTRUCTION TYPE: V-A
BUILDING HEIGHT: 38FT PARAPET & 40FT TOWER/3 STORY
BUILDING AREA 1ST FLR: 34,222 S.F.

BUILDING 3
CONSTRUCTION TYPE: V-A
BUILDING HEIGHT: 18FT PARAPET/1 STORY
BUILDING AREA 1ST FLR: CASITA 1,698 S.F.

BUILDING 4&5
CONSTRUCTION TYPE: V-A
BUILDING HEIGHT: 25FT/ 2 STORY
BUILDING AREA 1ST FLR CARRIAGE GARAGE: 2,439 S.F.

SUNRISE AT HARBOR SHORES

AVONDALE FIRE STATION #172

TRACT J

PROPERTY LINE
EXISTING 8' MASONRY WALL
S 89°53'26"E 780.64'
PROPERTY LINE
EXISTING MASONRY WALL

CASITA-E | CASITA-D | CASITA-C | CASITA-B | CASITA-A

BUILDING 3

FIRE HYDRANT
FIRE TRUCK TURNING RADIUS
ENCLOSED TANDEM PARKING
COVERED PARKING, TYP.
FIRE LANE
ASPHALT PAVING
6" CONCRETE CURB, TYP.
DECORATIVE PAVEMENT (TYP.)
BIOSWALE
OUTDOOR KITCHEN
SHADE RAMADA
PUTTING GREEN
MAIL KIOSK
BENCH (TYP.)
8' E.P.U.E. & L.E.
29'-1"
13'-7"
25' REQ.
RIDE SHARE SPACE
ACCESS GATE
R=500.00'(R)
L=311.30'(R)
Δ=45°09'57"(R1)(M)
Ex. 40' R/W
MONUMENT SIGN
ALMERIA RD

BUILDING 4
N 01°20'30" E 426.70'
DECORATIVE PAVEMENT (TYP.)
33' | 15' | 25' | 26' | 18' | 6'
ASPHALT PAVING
FIRE RISER ROOM
FIRE LANE
DOG PARK

BUILDING 2
MASONRY SEATWALL
YOGA AREA
HAMMOCK FARM
BAG TOSS
RAMADA
SPA
POOL
DATE PALM PLANTER (TYP.)
FIRE ELEMENT W/ SEATING
GLASS POOL FENCE W/ GATE
CONTEMPLATION GARDEN
FIREPLACE W/ TRELLIS
URBAN GARDEN
BUILDING 1
EXPOSED AGGREGATE
FOUNTAIN
FIRE HYDRANT
PEDESTRIAN CROSSING
ACCESS GATE
BENCH (TYP.)
HARBOR SHORES BOULEVARD
SUNRISE AT HARBOR SHORES
MINI STORAGE

EMERGENCY ACCESS GATE
DRIVEWAY EASEMENT DKT 99-0089673 M.C.R.
FIRE TRUCK TURNING RADIUS
LOADING
DECORATIVE PAVEMENT (TYP.)
FIRE LANE
ASPHALT PAVING
6" CONCRETE CURB, TYP.
FIRE HYDRANT
BUILDING 5
R=540.00'(R)
L=320.36'(R1)(M)
Δ=33°59'29"(R1)(M)

S 89°53'26"E 33.01'
N 89°53'26"W781.38'
SIGNING & LANDSCAPE EASEMENT #99-0089673
107TH AVE
12' HIGHWAY R/W
24'
PROPERTY LINE
PROPOSED MASONRY SCREEN WALL. REFER TO LANDSCAPE PLAN
PROPERTY LINE

BIOLIFE PLASMA SERVICES
UNDER CONSTRUCTION
102-32-388

COPPER SPRINGS HOSPITAL
102-31-987

NORTH

SITE PLAN

0 15' 30' 60'

biltform architecture

biltform architecture group, INC.
11460 north cave creek road . suite 11
phoenix . arizona 85020
Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY NOT FOR CONSTRUCTION

NIRVANA AT HARBOR SHORES BLVD
Apartment Homes
Avondale, Arizona 85392

NIRVANA AT HARBOR SHORES, LLC
6031 E. Paradise Drive, Scottsdale, AZ 85254

REVISIONS

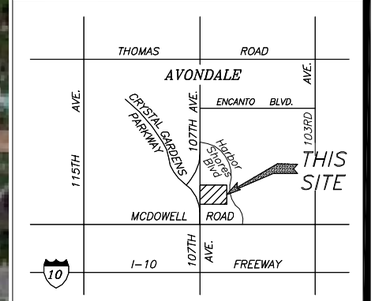
JOB NO: 20-027
DATE: AUGUST 20, 2020
SCALE: 1" = 30'
SHEET NO:

A1.1

© BILTFORM ARCHITECTURE GROUP, INC.

EXHIBIT G

VICINITY MAP



NORTH

CONTEXT AERIAL

SCALE: 1" = 100'-0"

A1.2

10-05-20

biltform architecture

NIRVANA AT HARBOR SHORES

NIRVANA AT HARBORSHORES, LLC

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EXHIBIT Ha

F COURTYARD
3-STORY: NORTH ELEVATION

E COURTYARD
3-STORY: SOUTH ELEVATION

C REAR
3-STORY: WEST ELEVATION

EXTERIOR COLOR SCHEME

A	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE SAND DOLLAR/877/OC-71
B	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE STORMY MONDAY/2112-50
C	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE CAPONATA/AF-650
D	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE ASPHALT/CC-548
E	TRIM & ACCENT COLOR	BENJAMIN MOORE DISTANT GRAY 2124-70/OC-68
F	DOOR PAINT	BENJAMIN MOORE CAPONATA/AF-650
G	DOOR PAINT	BENJAMIN MOORE CHOCOLATE VELVET/CSP-235
H	ACCENT MATERIAL	CORONADO REFINED WOODSTONE
J	ACCENT MATERIAL	METAL: COR-TEN
K	ACCENT MATERIAL	CONCRETE BLOCK WITH DEPTH PATTERNING
L	METAL RAILING	PAINT/CANYON BLACK
M	WINDOW FRAME WINDOW GLAZE	ESPRESSO OR BRONZE T.B.D.
	ENTRY DRIVE MATERIAL	TAN GRAY CONCRETE AGGREGRATE

ELEVATION KEY NOTES:

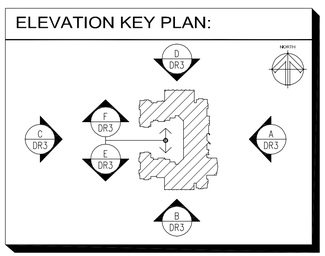
1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. METAL BALCONY RAILING
4. DOOR PER PLAN
5. STUCCO REVEAL
6. GARAGE DOOR
7. ALUMINUM STOREFRONT WINDOW SYSTEM
8. ALUMINUM TELESCOPING DOOR SYSTEM
9. VENEER
10. PROPOSED SIGNAGE

B SIDE-LEFT
3-STORY: SOUTH ELEVATION

D SIDE-RIGHT
3-STORY: NORTH ELEVATION

A FRONT
3-STORY: EAST ELEVATION

ELEVATION KEY PLAN:



bilt form architecture

NIRVANA AT HARBOR SHORES

NIRVANA AT HARBORSHORES, LLC

BUILDING 1 ELEVATIONS
COLOR
N.T.S

DR3
10-05-20

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EXHIBIT Hb

K COURTYARD
3-STORY: SOUTH ELEVATION

L COURTYARD
3-STORY: NORTH ELEVATION

I FRONT
3-STORY: WEST ELEVATION

H SIDE-LEFT
3-STORY: SOUTH ELEVATION

J SIDE-RIGHT
3-STORY: NORTH ELEVATION

G REAR
3-STORY: EAST ELEVATION

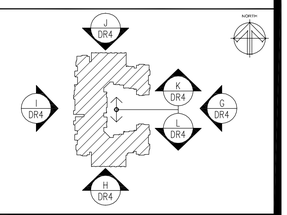
EXTERIOR COLOR SCHEME

A	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE SAND DOLLAR/877/OC-71
B	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE STORMY MONDAY/2112-50
C	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE CAPONATA/AF-650
D	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE ASPHALT/CC-548
E	TRIM & ACCENT COLOR	BENJAMIN MOORE DISTANT GRAY 2124-70/OC-68
F	DOOR PAINT	BENJAMIN MOORE CAPONATA/AF-650
G	DOOR PAINT	BENJAMIN MOORE CHOCOLATE VELVET/CSP-235
H	ACCENT MATERIAL	CORONADO REFINED WOODSTONE
J	ACCENT MATERIAL	METAL: COR-TEN
K	ACCENT MATERIAL	CONCRETE BLOCK WITH DEPTH PATTERNING
L	METAL RAILING	PAINT/CANYON BLACK
M	WINDOW FRAME WINDOW GLAZE	ESPRESSO OR BRONZE T.B.D.
	ENTRY DRIVE MATERIAL	TAN GRAY CONCRETE AGGREGRATE

ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. METAL BALCONY RAILING
4. DOOR PER PLAN
5. STUCCO REVEAL
6. GARAGE DOOR
7. ALUMINUM STOREFRONT WINDOW SYSTEM
8. ALUMINUM TELESCOPING DOOR SYSTEM
9. VENEER
10. PROPOSED SIGNAGE

ELEVATION KEY PLAN:



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NIRVANA AT HARBOR SHORES

NIRVANA AT HARBORSHORES, LLC

BUILDING 2 ELEVATIONS
COLOR
N.T.S

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10-05-20

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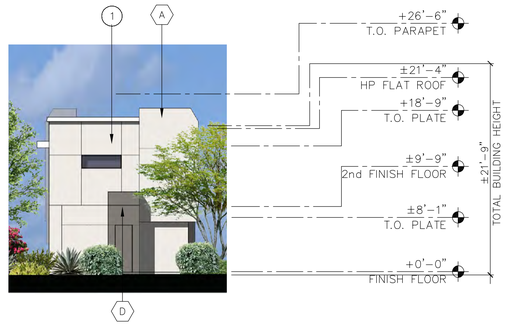
EXHIBIT Hc

S BLDG 3: PARTIAL FRONT
SINGLE STORY CASITA: NORTH ELEVATION

R/T BLDG 3: SIDE-LEFT/RIGHT
SINGLE STORY CASITA: EAST/WEST ELEVATION

Q BLDG 3: PARTIAL REAR
SINGLE STORY CASITA: SOUTH ELEVATION

M BLDG 4: FRONT
2-STORY CARRIAGE: WEST ELEVATION



N/P BLDG 4: SIDE- LEFT/RIGHT
2-STORY CARRIAGE: NORTH/SOUTH ELEVATION

O BLDG 4: REAR
2-STORY CARRIAGE: EAST ELEVATION

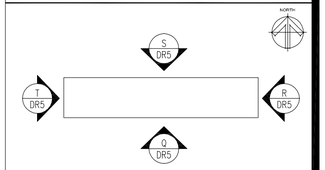
EXTERIOR COLOR SCHEME

A	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE SAND DOLLAR/877/OC-71
B	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE STORMY MONDAY/2112-50
C	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE CAPONATA/AF-650
D	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE ASPHALT/CC-548
E	TRIM & ACCENT COLOR	BENJAMIN MOORE DISTANT GRAY 2124-70/OC-68
F	DOOR PAINT	BENJAMIN MOORE CAPONATA/AF-650
G	DOOR PAINT	BENJAMIN MOORE CHOCOLATE VELVET/CSP-235
H	ACCENT MATERIAL	CORONADO REFINED WOODSTONE
J	ACCENT MATERIAL	METAL: COR-TEN
K	ACCENT MATERIAL	CONCRETE BLOCK WITH DEPTH PATTERNING
L	METAL RAILING	PAINT/CANYON BLACK
M	WINDOW FRAME WINDOW GLAZE	ESPRESSO OR BRONZE T.B.D.
	ENTRY DRIVE MATERIAL	TAN GRAY CONCRETE AGGREGRATE

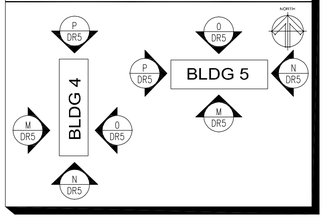
ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. METAL BALCONY RAILING
4. DOOR PER PLAN
5. STUCCO REVEAL
6. GARAGE DOOR
7. ALUMINUM STOREFRONT WINDOW SYSTEM
8. ALUMINUM TELESCOPING DOOR SYSTEM
9. VENEER
10. PROPOSED SIGNAGE

ELEVATION KEY PLAN: BLDG 3



ELEVATION KEY PLAN: BLDG 4&5



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NIRVANA AT HARBOR SHORES

NIRVANA AT HARBORSHORES, LLC

BUILDING ELEVATIONS
COLOR
N.T.S

DR5
10-05-20

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EXHIBIT Ia

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NIRVANA AT HARBOR SHORES

NIRVANA AT HARBORSHORES, LLC

SITE ENTRY PERSPECTIVE

COLOR

N.T.S

DR1

08-20-20

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EXHIBIT Ib

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SITE COURTYARD PERSPECTIVE

COLOR

N.T.S

DR2

08-20-20

NIRVANA AT HARBOR SHORES

NIRVANA AT HARBORSHORES, LLC

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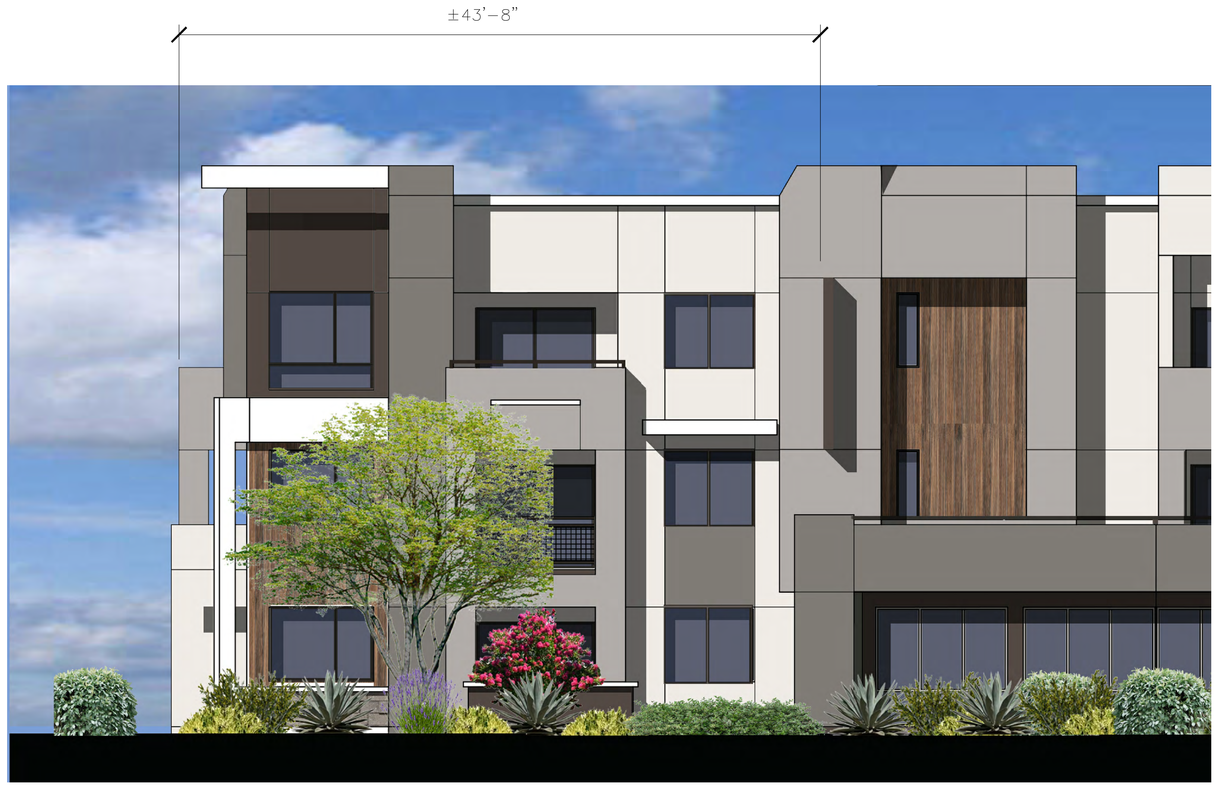
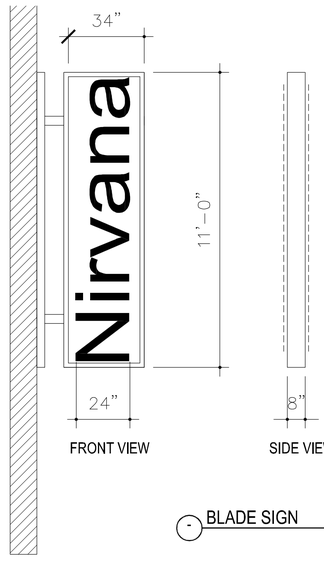
EXHIBIT J

B BLDG 1: PROPOSED BLADE SIGN
PARTIAL SIDE ELEVATION VIEW



A BLDG 1 PROPOSED BLADE SIGN
PARTIAL FRONT ELEVATION VIEW



- BLADE SIGN

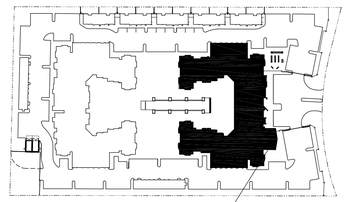
SIGNAGE STATEMENT:
DUAL SIDED BLADE SIGN WILL ALLOW TRAFFIC COMING FROM EITHER DIRECTION ON HARBOR SHORES BLVD TO IDENTIFY PROPERTY.
THE AREA OF EACH FACE IS ABOUT 33 S.F.
-FABRICATED ALUMINUM CABINET CONSTRUCTION PAINTED
-"Nirvana"-ILLUMINATED REVERSE PAN CHANNEL LETTERS 24" HIGH
-TO ILLUMINATE AT NIGHT ROUTED COPY OF LOGO TO LIGHT THRU FACE: LED HALO ILLUMINATION ON LETTERS

SIGN COLORS:

Paint to Match Brushed Aluminum

Paint to Match Benjamin Moore Caponata / AF-650

SITE KEY MAP



BUILDING#1: PROPOSED BLADE SIGN LOCATION

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NIRVANA AT HARBOR SHORES

NIRVANA AT HARBORSHORES, LLC

SIGNAGE COLOR
N.T.S

DR7
10-05-20

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EXHIBIT K

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NIRVANA AT HARBOR SHORES

NIRVANA AT HARBORSHORES, LLC

SITE DETAILS

COLOR

N.T.S

DR6

10-05-20

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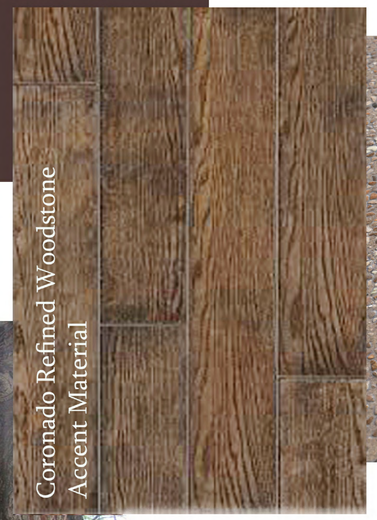
EXHIBIT L

Benjamin Moore Distant Gray / 2124-70 / OC-68
Trim and Accent Color

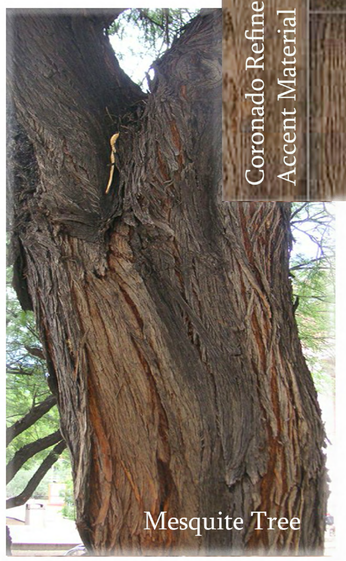
Benjamin Moore
Caponata / AF-650
Stucco Body Color
Door Paint Color

Benjamin Moore
Asphalt / CC-548
Stucco Body Color



Cor-Ten
Metal Accent Material

Benjamin Moore
Stormy Monday / 2112-50
Stocco Body Color



Benjamin Moore
Chocolate Velvet / CSP-235
Door Paint Color

Benjamin Moore
Sand Dollar / 877 / OC-71
Stucco Body Color

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NIRVANA AT HARBOR SHORES

NIRVANA AT HARBORSHORES, LLC

PROJECT COLOR & MATERIALS
COLOR
N.T.S

DR8
10-05-20

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EXHIBIT M

PLANT LEGEND

TREES	SPECIFICATION
Quercus virginiana Southern Live Oak	24" Box Double Stake
Prosopis chilensis "Hybrid" Thornless Chilean Mesquite	24" Box Double Stake
Dalbergia Sissoo Sisso Tree	24" Box Double Stake
Ulmus parvifolia Chinese Elm	24" Box Double Stake
Pistacia chinensis Chinese Pistache	36" Box Standard
Cercidium hybrid "Desert Museum" Hybrid	36" Box Multi Trunk
Syagrus romanzoffianum Queen Palm	24" Box
Phoenix dactylifera Date Palm	18' Trunk Height Diamond Cut Trunk
Cersis mexicana Mexican Redbud	24" Box Double Stake
Pinus eldarica Mondel Pine	24" Box Double Stake
Olea europaea "Swan Hill" Olive	36" Box Multi- Trunk
Lagerstroemia indica "Pink" Crape Myrtle	36" Box Multi- Trunk
Cercium praecox Palo Brea	24" Box Standard

SHRUBS	SIZE
Carissa grandiflora Natal Plum	5 Gallon
Tecoma hybrid Orange Jubilee	5 Gallon
Phoenix roebelenii Pigmy Date Palm	5 Gallon
Leucophyllum candida "Thundercloud " Sage	5 Gallon
Dodonea viscosa Hopseed Bush	5 Gallon
Tecomaria capensis Cape Honeysuckle	5 Gallon
Agave bracteosa Spider Agave	5 Gallon
Hibiscus rosa- sinensis Chinese Hibiscus	5 Gallon
Hesperaloe parvifolia Red Yucca	5 Gallon
Dietes bicolor Fortnight Lily	5 Gallon
Pittosporum tobira Mock Orange	5 Gallon
Caesalpinia pulcherrima Red Bird of Paradise	5 Gallon
Senna phyllodenia Silver- Leaf Senna	5 Gallon
Nerium oleander Petite Pink Dwarf Oleander	5 Gallon
Ruellia peninsularis Desert Ruellia	5 Gallon
Raphiolepis Indica Indian Hawthorn	5 Gallon
Xylosma congesta Shiny Xylosma	5 Gallon
Sophora secundiflora Texas Mountain Laurel	5 Gallon
Thevetia peruviana Yellow Oleander	5 Gallon
Muhlenbergia rigens "Regal Mist" Deer Grass	5 Gallon

GROUNDCOVERS	SIZE
Lantana montevidensis Gold Mound Lantana	1 Gallon
Convolvulus cneorum Bush Morning Glory	1 Gallon
Rosemarinus officinalis Prostrate Rosemary	1 Gallon
Wedelia trilobata Yellow Dots	1 Gallon
Ruellia brittoniana "Katie" Ruellia	1 Gallon
Tulbaghia violacea Society Garlic	1 Gallon
Seasonal annuals	4" Pots @ 6" O.C.
Synthetic turf Easyturf	Nutmeg Lush

VINES	SIZE
Bougainvillea San Diego Red	5 Gallon W/ 4'x 4' Trellis
Ficus pumila Creeping Fig Vine	1 Gallon

LANDSCAPE MATERIALS

(Contractor to submit sample for approval)

Decomposed granite Table Mesa Brown	1/2" Screened 2" Depth
Concrete header Extruded	4"x 6"

NORTH

0 15' 30' 60'

PRELIMINARY LANDSCAPE PLAN

biltform landscape architecture

biltform landscape architecture group, inc.

11460 North Cave Creek Rd. suite 6
phoenix . arizona 85020
Phone 602.285.9200 Fax 602.285.9229
email: dave@biltform.com

REGISTERED LANDSCAPE ARCHITECT DAVID R. TIMM ARIZONA, U.S.A.

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NAME: Nirvana at Harbor Shores Apartment Homes
Avondale, Arizona 85392

PROJECT OWNER: Nirvana at Harbor Shores, LLC
6031 E. Paradise Drive, Scottsdale, AZ 85254

REVISIONS:

1	–
2	–
3	–
4	–
5	–

JOB NO:	20-027I
DATE:	August 20, 2020
SCALE:	1" = 30'-0"

SHEET NO: PL 1.1

1 of 1

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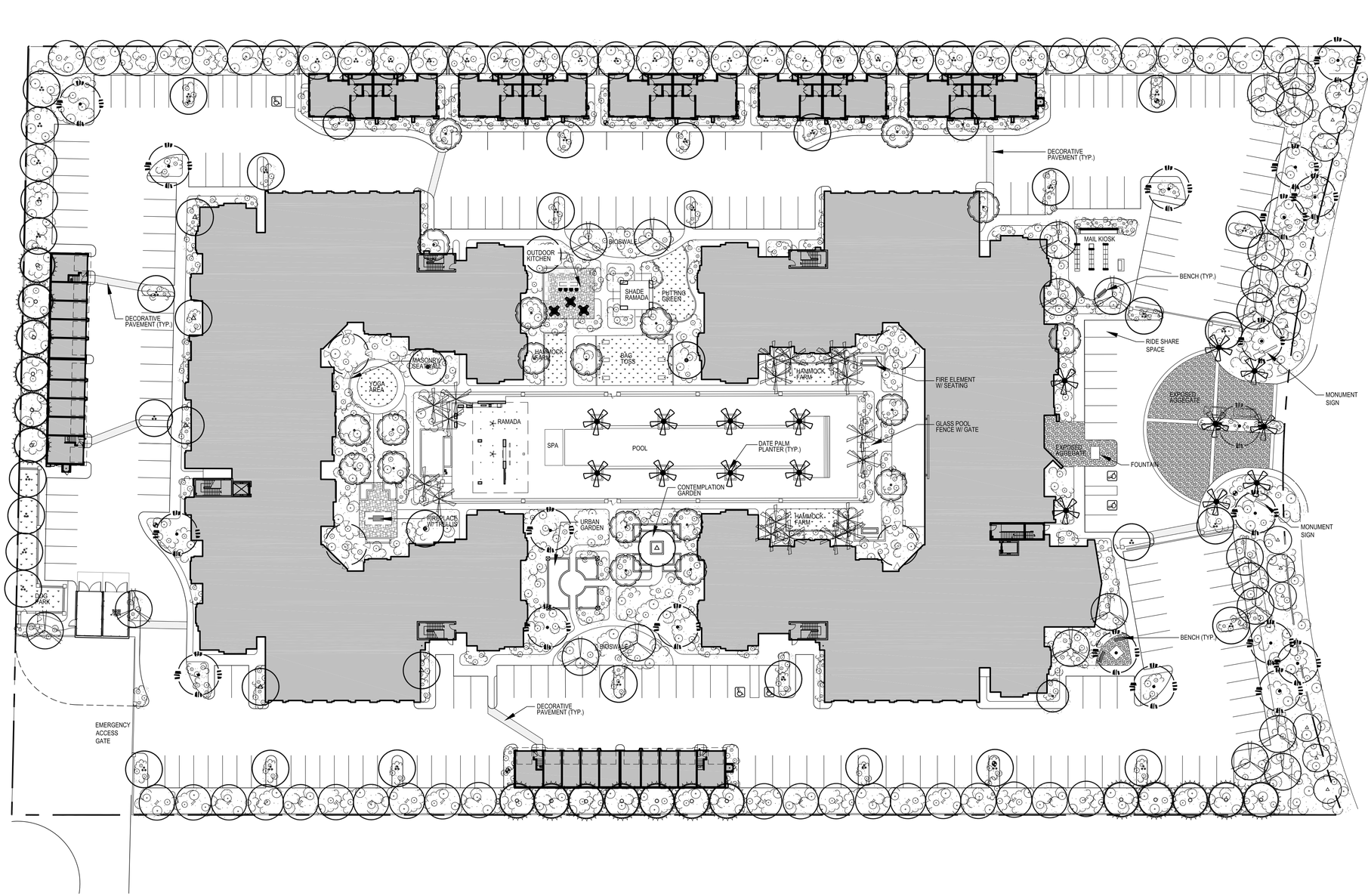
EXHIBIT N



PLANT LEGEND

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Pistacia chinensis Chinese Pistache	36" Box Standard
Cercidium hybrid "Desert Museum" Hybrid	36" Box Multi Trunk
Syagrus romanzoffianum Queen Palm	24" Box
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Cersis mexicana Mexican Redbud	24" Box Double Stake
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Olea europaea "Swan Hill" Olive	36" Box Multi- Trunk
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Dodonea viscosa Hopseed Bush	5 Gallon
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Agave bracteosa Spider Agave	5 Gallon
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Hesperaloe parvifolia Red Yucca	5 Gallon
Dietes bicolor Fortnight Lily	5 Gallon
Pittosporum tobira Mock Orange	5 Gallon
Caesalpinia pulcherrima Red Bird of Paradise	5 Gallon
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Nerium oleander Petite Pink Dwarf Oleander	5 Gallon
Ruellia peninsularis Desert Ruellia	5 Gallon
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Muhlenbergia rigens "Regal Mist" Deer Grass	5 Gallon

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Wedelia trilobata Yellow Dots	1 Gallon
Ruellia brittoniana "Katie" Ruellia	1 Gallon
Tulbaghia violacea Society Garlic	1 Gallon
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Synthetic turf Easyturf	Nutmeg Lush

VINES	SIZE
Bougainvillea San Diego Red	5 Gallon W/ 4'x 4' Trellis
Ficus pumila Creeping Fig Vine	1 Gallon

LANDSCAPE MATERIALS

(Contractor to submit sample for approval)

Decomposed granite Table Mesa Brown	1/2" Screened 2" Depth
Concrete header Extruded	4"x 6"

NORTH

0 15' 30' 60'

PRELIMINARY LANDSCAPE PLAN

biltform landscape architecture

biltform landscape architecture group, inc.

11460 North Cave Creek Rd. suite 6
phoenix . arizona 85020
Phone 602.285.9200 Fax 602.285.9229
email: dave@biltform.com

REGISTERED LANDSCAPE ARCHITECT — DAVID R. BILTCLIFFE — ARIZONA, U.S.A.

PRELIMINARY NOT FOR CONSTRUCTION

Nirvana at Harbor Shores Blvd
Apartment Homes
Avondale, Arizona 85392

PROJECT NAME:
PROJECT OWNER:
Nirvana at HarborShores, LLC.
6031 E. Paradise Drive, Scottsdale, AZ 85254

REVISIONS:	
1	-
2	-
3	-
4	-
5	-
JOB NO:	20-027I
DATE:	August 20, 2020
SCALE:	1" = 30'-0"
SHEET NO:	

PL 1.1

1 of 1

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Exhibit F

Proposed Conceptual Site Plan

Nirvana at Harbor Shores

Received electronically November 10, 2020

SITE PLAN NOTES:

1. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUNDED WITH THE FIRST PHASE OF DEVELOPMENT.
2. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
3. PLANTS LOCATED WITHIN REQUIRED AASHTO SIGHT VISIBILITY TRIANGLES SHALL BE PRUNED REGULARLY TO PERMIT UNOBSTRUCTED VISION. PLANT MATERIALS SHALL BE MAINTAINED TO BE LOWER THAN 2'(SHRUBS) OR TALLER THAN 7'(BOTTOM OF TREE CANOPY).
4. FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT TIME OF DEVELOPMENT.
5. ALL DEVELOPMENTS SHALL BE MAINTAINED IN CONFORMANCE WITH THE APPROVED SITE PLAN AND LANDSCAPE PLAN. ANY CHANGES THERETO SHALL REQUIRE APPROVAL OF THE CITY OF AVONDALE.
6. THIS PROJECT IS SUBJECT TO THE CURRENT AVONDALE GENERAL ENGINEERING REQUIREMENTS (AND MAG SUPPLEMENTAL REGULATIONS), COMMERCIAL/INDUSTRIAL/MULTI-FAMILY DESIGN MANUAL, ZONING ORDINANCE, GENERAL PLAN, AVONDALE STREET TREE MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.

SYMBOL SCHEDULE

- BUILDING NUMBER / BUILDING TYPE (2 3)
- 35' INSIDE TURNING RADIUS, 55' OUTSIDE TURNING RADIUS, 14' VERTICAL CLEAR (26')
- ACCESSIBLE PARKING SPACE
- ELECT. TRANSFORMER (T)
- PEDESTRIAN CROSSWALK
- ACCESSIBLE PATH OF TRAVEL
- FIRE RISER LOCATION (F)
- FDC LOCATION (FDC)
- METER PANEL LOCATION (MP)
- 2' OVERHANG (X)
- 8 OF SPACES IN ROW
- 9.5'X20' PARKING SPACE
- FIRE HYDRANT
- C COMPACT PARKING

PROJECT DATA

OVERALL SITE DATA

PROJECT NAME	NIRVANA at HARBOR SHORES BLVD.
PROJECT LOCATION	APPROX. 600 FEET NORTH OF THE NW CORNER OF MCDOWELL ROAD & HARBOR SHORES BOULEVARD
PROPOSED USE: (R-4)	SINGLE & MULTI-FAMILY RESIDENTIAL
APN: 102-31-983	NET SITE AREA: 305,007 SF : 7.002 ACRES
GP: EXISTING LOCAL COMMERCIAL	PROPOSED GPA: HIGH DENSITY RESIDENTAIL
ZONING: EXISTING HARBOR SHORES PAD	ZONING PROPOSED: PAD
DENSITY: MAX 30 D.U./ACRE	PROPOSED DENSITY=1 UNIT/1,770 S.F. NET SITE AREA=172 UNITS
OPEN SPACE REQ: 61,001 S.F.	OPEN SPACE PROPOSED: 66,408 S.F.

TOTAL UNIT MIX

1BED/1BA	97 (56%)
2BED/2BA	75 (44%)
TOTAL:	172 D.U.

PARKING REQUIRED

97 ONE-BEDROOM UNITS X 1.5 SPACES = 145.5 P.S.
75 TWO-BEDROOM UNITS X 1.75 = 131.25 P.S.
GUEST PARKING: 172 UNITS X 0.10 = 17.2 P.S.
CALCULATION: 145.5 + 131.25 + 17.2 = 293.95 (294 SPACES REQUIRED)
NOTE: ALL UNITS MUST BE ASSIGNED AT LEAST ONE (1) COVERED PARKING SPACE, EITHER A COVERED CARPORT SPACE(S) OR GARAGE SPACE (S).

PARKING PROVIDED

PRIVATE ENCLOSED GARAGES (28 OF THESE ARE TANDEM)	76 P.S.
CARPORT COVERED	98 P.S.
OPEN SPACES	121 P.S.
TOTAL PROVIDED:	295 P.S.

TOTAL SURFACE COMPACT PARKING STALLS 44<45 ALLOWED

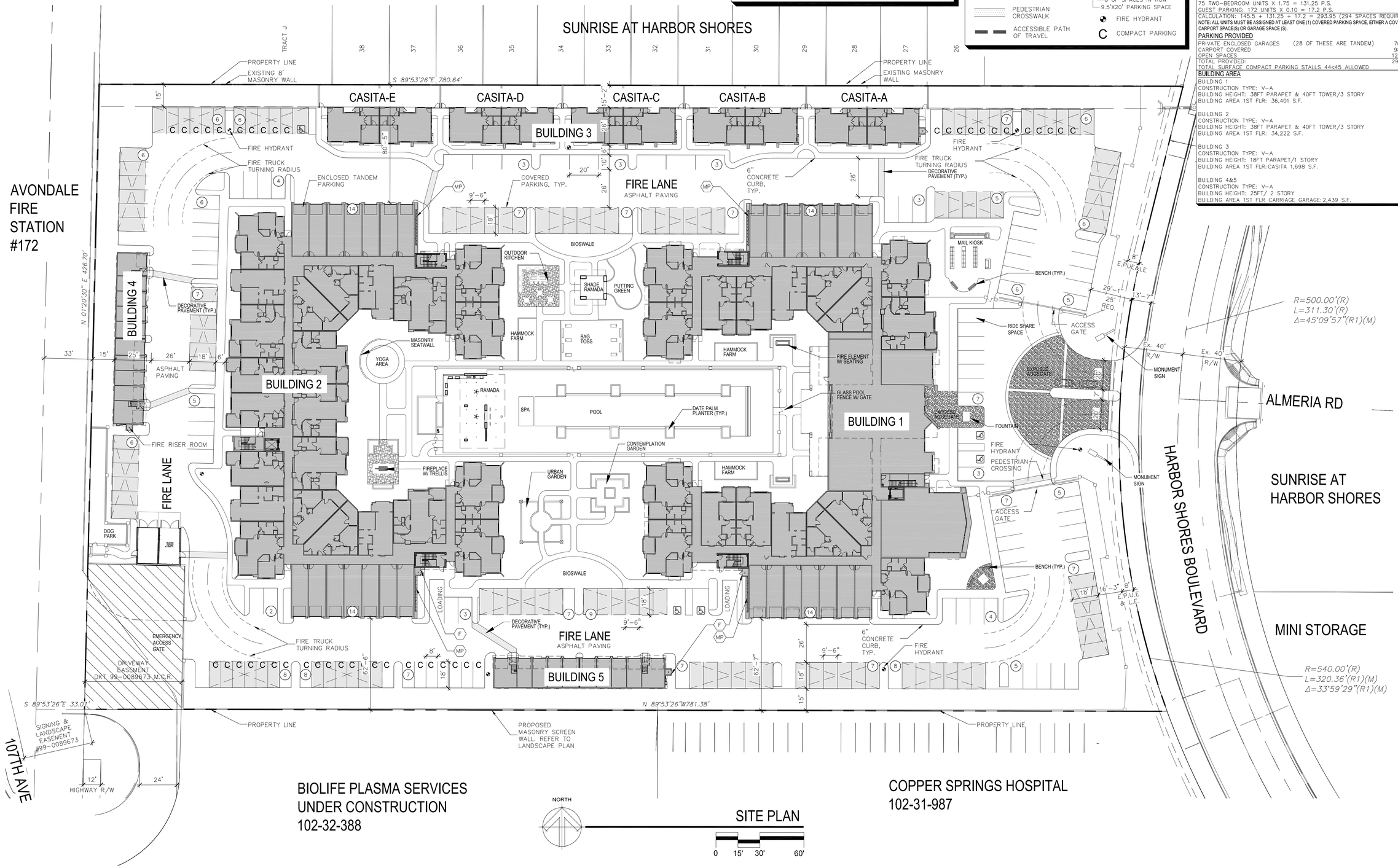
BUILDING AREA

BUILDING 1
CONSTRUCTION TYPE: V-A
BUILDING HEIGHT: 38FT PARAPET & 40FT TOWER/3 STORY
BUILDING AREA 1ST FLR: 36,401 S.F.

BUILDING 2
CONSTRUCTION TYPE: V-A
BUILDING HEIGHT: 38FT PARAPET & 40FT TOWER/3 STORY
BUILDING AREA 1ST FLR: 34,222 S.F.

BUILDING 3
CONSTRUCTION TYPE: V-A
BUILDING HEIGHT: 18FT PARAPET/1 STORY
BUILDING AREA 1ST FLR: CASITA 1,698 S.F.

BUILDING 4&5
CONSTRUCTION TYPE: V-A
BUILDING HEIGHT: 25FT/ 2 STORY
BUILDING AREA 1ST FLR CARRIAGE GARAGE: 2,439 S.F.



BIOLIFE PLASMA SERVICES
UNDER CONSTRUCTION
102-32-388

COPPER SPRINGS HOSPITAL
102-31-987

NORTH

SITE PLAN

0 15' 30' 60'

biltform architecture

biltform architecture group, INC.
11460 north cave creek road . suite 11
phoenix . arizona 85020
Phone 602.285.9200 Fax 602.285.9229

PRELIMINARY NOT FOR CONSTRUCTION

NIRVANA AT HARBOR SHORES BLVD

NIRVANA AT HARBOR SHORES, LLC
Apartment Homes
Avondale, Arizona 85392
6031 E. Paradise Drive, Scottsdale, AZ 85254

REVISIONS		

JOB NO:	20-027
DATE:	AUGUST 20, 2020
SCALE:	1" = 30'
SHEET NO:	A1.1

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Exhibit G

Proposed Conceptual Building Elevations, Perspectives, and Material Board

Nirvana at Harbor Shores

Received
electronically
November
10, 2020

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architecture

NIRVANA AT HARBOR SHORES

NIRVANA AT HARBORSHORES, LLC

SITE ENTRY PERSPECTIVE
COLOR
N.T.S

DR1
08-20-20

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SITE COURTYARD PERSPECTIVE

COLOR

N.T.S

DR2

08-20-20

NIRVANA AT HARBOR SHORES

NIRVANA AT HARBORSHORES, LLC

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F COURTYARD
3-STORY: NORTH ELEVATION

E COURTYARD
3-STORY: SOUTH ELEVATION

C REAR
3-STORY: WEST ELEVATION

EXTERIOR COLOR SCHEME

A	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE SAND DOLLAR/877/OC-71
B	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE STORMY MONDAY/2112-50
C	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE CAPONATA/AF-650
D	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE ASPHALT/CC-548
E	TRIM & ACCENT COLOR	BENJAMIN MOORE DISTANT GRAY 2124-70/OC-68
F	DOOR PAINT	BENJAMIN MOORE CAPONATA/AF-650
G	DOOR PAINT	BENJAMIN MOORE CHOCOLATE VELVET/CSP-235
H	ACCENT MATERIAL	CORONADO REFINED WOODSTONE
J	ACCENT MATERIAL	METAL: COR-TEN
K	ACCENT MATERIAL	CONCRETE BLOCK WITH DEPTH PATTERNING
L	METAL RAILING	PAINT/CANYON BLACK
M	WINDOW FRAME WINDOW GLAZE	ESPRESSO OR BRONZE T.B.D.
	ENTRY DRIVE MATERIAL	TAN GRAY CONCRETE AGGREGRATE

ELEVATION KEY NOTES:

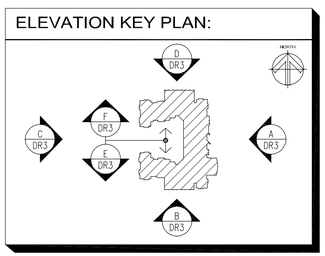
1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. METAL BALCONY RAILING
4. DOOR PER PLAN
5. STUCCO REVEAL
6. GARAGE DOOR
7. ALUMINUM STOREFRONT WINDOW SYSTEM
8. ALUMINUM TELESCOPING DOOR SYSTEM
9. VENEER
10. PROPOSED SIGNAGE

B SIDE-LEFT
3-STORY: SOUTH ELEVATION

D SIDE-RIGHT
3-STORY: NORTH ELEVATION

A FRONT
3-STORY: EAST ELEVATION

ELEVATION KEY PLAN:



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NIRVANA AT HARBOR SHORES

NIRVANA AT HARBORSHORES, LLC

BUILDING 1 ELEVATIONS
COLOR
N.T.S

DR3
10-05-20

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K COURTYARD
3-STORY: SOUTH ELEVATION

L COURTYARD
3-STORY: NORTH ELEVATION

I FRONT
3-STORY: WEST ELEVATION

H SIDE-LEFT
3-STORY: SOUTH ELEVATION

J SIDE-RIGHT
3-STORY: NORTH ELEVATION

G REAR
3-STORY: EAST ELEVATION

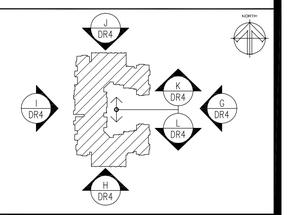
EXTERIOR COLOR SCHEME

A	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE SAND DOLLAR/877/OC-71
B	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE STORMY MONDAY/2112-50
C	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE CAPONATA/AF-650
D	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE ASPHALT/CC-548
E	TRIM & ACCENT COLOR	BENJAMIN MOORE DISTANT GRAY 2124-70/OC-68
F	DOOR PAINT	BENJAMIN MOORE CAPONATA/AF-650
G	DOOR PAINT	BENJAMIN MOORE CHOCOLATE VELVET/CSP-235
H	ACCENT MATERIAL	CORONADO REFINED WOODSTONE
J	ACCENT MATERIAL	METAL: COR-TEN
K	ACCENT MATERIAL	CONCRETE BLOCK WITH DEPTH PATTERNING
L	METAL RAILING	PAINT/CANYON BLACK
M	WINDOW FRAME WINDOW GLAZE	ESPRESSO OR BRONZE T.B.D.
	ENTRY DRIVE MATERIAL	TAN GRAY CONCRETE AGGREGRATE

ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. METAL BALCONY RAILING
4. DOOR PER PLAN
5. STUCCO REVEAL
6. GARAGE DOOR
7. ALUMINUM STOREFRONT WINDOW SYSTEM
8. ALUMINUM TELESCOPING DOOR SYSTEM
9. VENEER
10. PROPOSED SIGNAGE

ELEVATION KEY PLAN:



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NIRVANA AT HARBOR SHORES

NIRVANA AT HARBORSHORES, LLC

BUILDING 2 ELEVATIONS
COLOR
N.T.S

DR4
10-05-20

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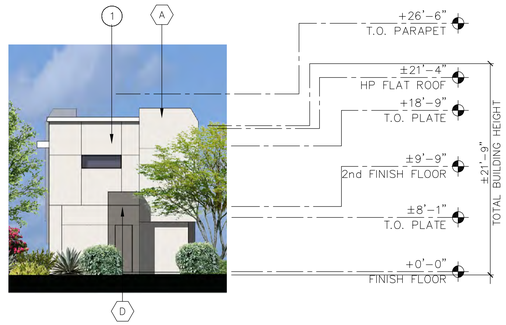
S BLDG 3: PARTIAL FRONT
SINGLE STORY CASITA: NORTH ELEVATION

R/T BLDG 3: SIDE-LEFT/RIGHT
SINGLE STORY CASITA: EAST/WEST ELEVATION

Q BLDG 3: PARTIAL REAR
SINGLE STORY CASITA: SOUTH ELEVATION

M BLDG 4: FRONT
2-STORY CARRIAGE: WEST ELEVATION



N/P BLDG 4: SIDE- LEFT/RIGHT
2-STORY CARRIAGE: NORTH/SOUTH ELEVATION

O BLDG 4: REAR
2-STORY CARRIAGE: EAST ELEVATION

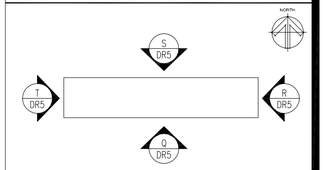
EXTERIOR COLOR SCHEME

A	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE SAND DOLLAR/877/OC-71
B	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE STORMY MONDAY/2112-50
C	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE CAPONATA/AF-650
D	STUCCO BODY SMOOTH FINISH	BENJAMIN MOORE ASPHALT/CC-548
E	TRIM & ACCENT COLOR	BENJAMIN MOORE DISTANT GRAY 2124-70/OC-68
F	DOOR PAINT	BENJAMIN MOORE CAPONATA/AF-650
G	DOOR PAINT	BENJAMIN MOORE CHOCOLATE VELVET/CSP-235
H	ACCENT MATERIAL	CORONADO REFINED WOODSTONE
J	ACCENT MATERIAL	METAL: COR-TEN
K	ACCENT MATERIAL	CONCRETE BLOCK WITH DEPTH PATTERNING
L	METAL RAILING	PAINT/CANYON BLACK
M	WINDOW FRAME WINDOW GLAZE	ESPRESSO OR BRONZE T.B.D.
	ENTRY DRIVE MATERIAL	TAN GRAY CONCRETE AGGREGRATE

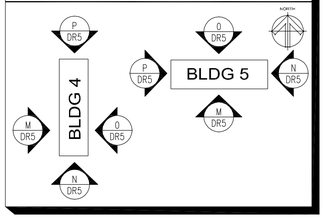
ELEVATION KEY NOTES: (#)

1. EXTERIOR STUCCO SYSTEM
2. STUCCO PARAPET CAP
3. METAL BALCONY RAILING
4. DOOR PER PLAN
5. STUCCO REVEAL
6. GARAGE DOOR
7. ALUMINUM STOREFRONT WINDOW SYSTEM
8. ALUMINUM TELESCOPING DOOR SYSTEM
9. VENEER
10. PROPOSED SIGNAGE

ELEVATION KEY PLAN: BLDG 3



ELEVATION KEY PLAN: BLDG 4&5



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NIRVANA AT HARBOR SHORES

NIRVANA AT HARBORSHORES, LLC

BUILDING ELEVATIONS
COLOR
N.T.S

DR5
10-05-20

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NIRVANA AT HARBOR SHORES

NIRVANA AT HARBORSHORES, LLC

SITE DETAILS

COLOR

N.T.S

DR6

10-05-20

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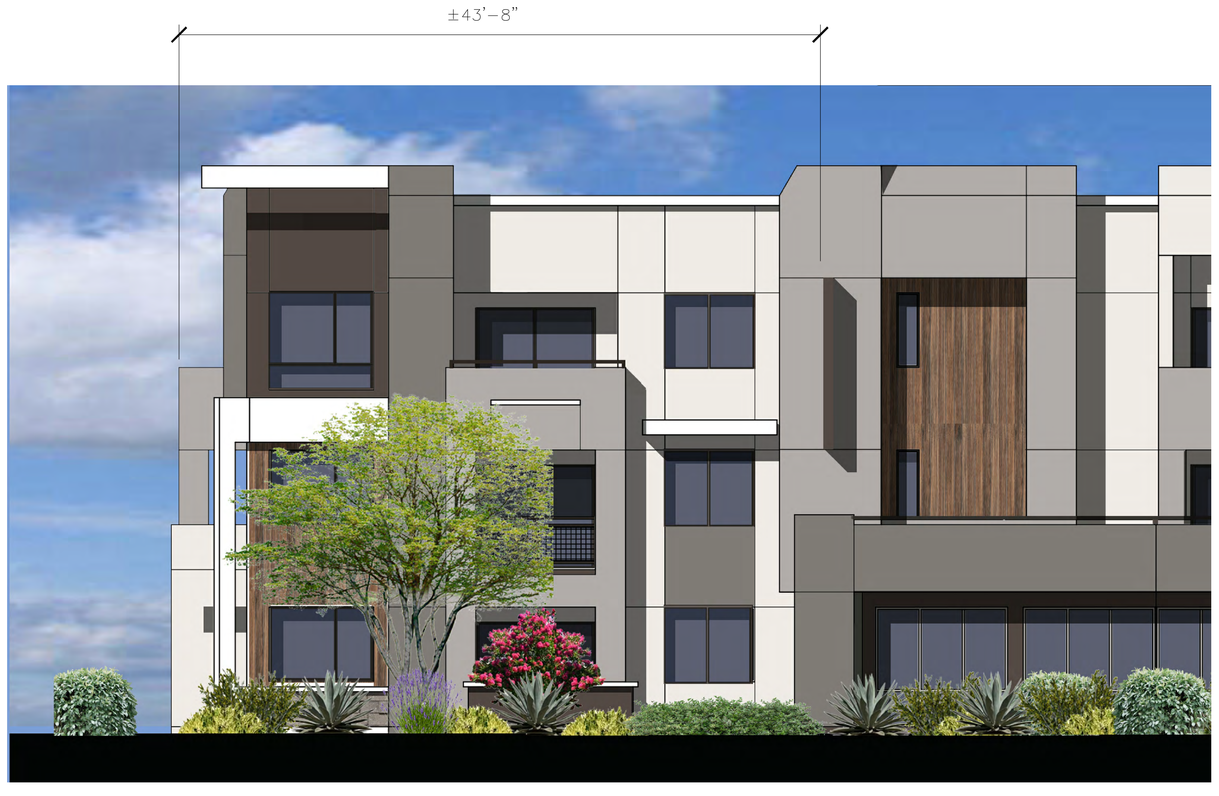
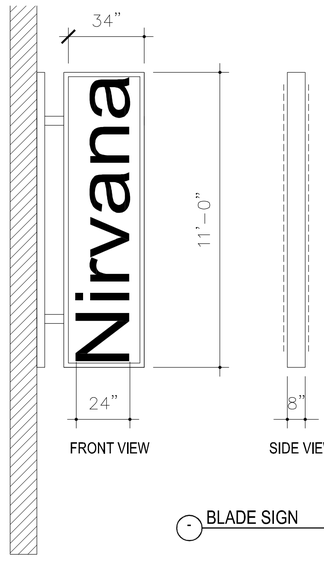
B BLDG 1: PROPOSED BLADE SIGN
PARTIAL SIDE ELEVATION VIEW



A BLDG 1 PROPOSED BLADE SIGN
PARTIAL FRONT ELEVATION VIEW



- BLADE SIGN

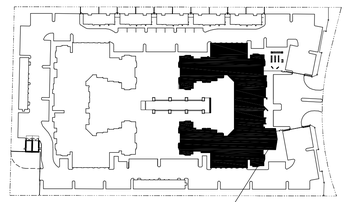
SIGNAGE STATEMENT:
DUAL SIDED BLADE SIGN WILL ALLOW TRAFFIC COMING FROM EITHER DIRECTION ON HARBOR SHORES BLVD TO IDENTIFY PROPERTY.
THE AREA OF EACH FACE IS ABOUT 33 S.F.
-FABRICATED ALUMINUM CABINET CONSTRUCTION PAINTED
-"Nirvana"-ILLUMINATED REVERSE PAN CHANNEL LETTERS 24" HIGH
-TO ILLUMINATE AT NIGHT ROUTED COPY OF LOGO TO LIGHT THRU FACE: LED HALO ILLUMINATION ON LETTERS

SIGN COLORS:

Paint to Match Brushed Aluminum

Paint to Match Benjamin Moore Caponata / AF-650

SITE KEY MAP



BUILDING#1: PROPOSED BLADE SIGN LOCATION

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NIRVANA AT HARBOR SHORES

NIRVANA AT HARBORSHORES, LLC

SIGNAGE COLOR
N.T.S

DR7
10-05-20

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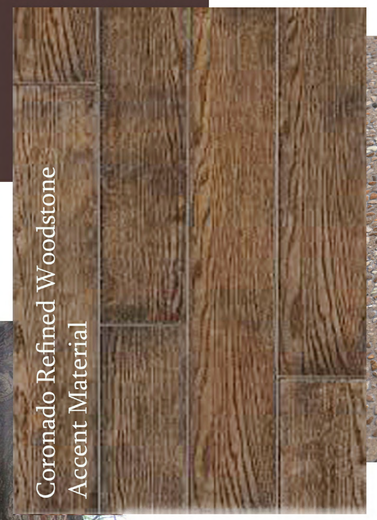
Benjamin Moore Distant Gray / 2124-70 / OC-68
Trim and Accent Color

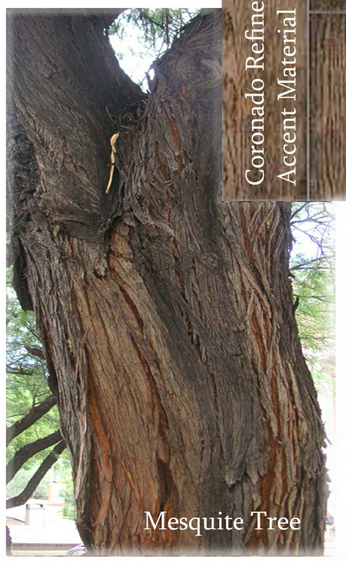
Benjamin Moore
Caponata / AF-650
Stucco Body Color
Door Paint Color

Benjamin Moore
Asphalt / CC-548
Stucco Body Color



Cor-Ten
Metal Accent Material

Benjamin Moore
Stormy Monday / 2112-50
Stocco Body Color



Benjamin Moore
Chocolate Velvet / CSP-235
Door Paint Color

Benjamin Moore
Sand Dollar / 877 / OC-71
Stucco Body Color

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NIRVANA AT HARBOR SHORES

NIRVANA AT HARBORSHORES, LLC

PROJECT COLOR & MATERIALS
COLOR
N.T.S

DR8
10-05-20

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Exhibit H

Neighborhood Meeting Summary

November 12, 2020

TIFFANY & BOSCO P.A.

November 17, 2020

Ken Galica, Division Lead Planner
City of Avondale
Development and Engineering Services
11465 W Civic Center Drive
Avondale, AZ 85323

RE: PL-20-0194/PL-20-0199 Nirvana at Harbor Shores GPA/Rezoning - November 12th, 2020 Neighborhood Meeting Summary

Dear Mr. Galica:

The purpose of this letter is to inform you that our firm held a neighborhood meeting for the Nirvana at Harbor Shores Minor General Plan Amendment and Rezoning applications (*Case numbers: PL-20-0194/PL-20-0199*) for the approximately 7.0 acre (net) site located north of the northwest corner of McDowell Road and Harbor Shores Boulevard (the "Property"). The meeting was held on Thursday, November 12th, 2020 from 6:00pm–7:00pm via Zoom Teleconference (as scheduled by the City of Avondale).

The neighborhood meeting was hosted by Shaine T. Alleman of Tiffany & Bosco, Shaun Kanaka of Nirvana at Harbor Shores, LLC, and Vince Scarano of Biltform Architecture Group to review the proposed applications and answer questions regarding the project.

The following individuals attended from the public:

- Vice Mayor Pat Dennis, City of Avondale
- Brian Craig, AICP, City of Avondale, Planning Manager
- Darrell Primm (2029 N. 106th Drive & 10633 W. Coronado Rd)
- Miguel Hernandez (10472 W. Palm Lane)
- Denise Erives (Manager at Aventura Apartments, 10350 W. McDowell Road)

Mr. Alleman began the neighborhood meeting by presenting an overview of the project including reviewing the development process and timing, the conceptual site plan, and conceptual elevations and renderings. The remainder of the meeting was open for discussions and questions from the public. The following is summary of that discussion.

Regarding the Northern Edge of the Property
Vice Mayor Dennis and Darrell Primm asked several questions about the distance setback and heights for all of the building types.

www.tblaw.com
Camelback Esplanade II, Seventh Floor
2525 East Camelback Road
Phoenix, Arizona 85016-4229
602.255.6000 PHONE
602.255.0103 FAX

For the centralized 3-story buildings (Buildings 1 & 2), Mr. Alleman explained that the distance from the 1st floor to northern property line will be 80' and the 2nd and 3rd floors will be stepped back (in accordance with the North Avondale Specific Plan).

For the casitas on the north property line (Building 3), Mr. Alleman explained that the setback distance for casitas to the north property line will be 15' (which is similar to the existing 8' – 15' setback for that the Sunrise residences have.)

For the east building (Building 4) and south building, Mr. Alleman explained that these building would be 2-story and be setback 15' from the adjacent Property line.

Mr. Primm asked questions about the existing northern wall and if there would be provisions for addressing any painting or potential maintenance issues.

Mr. Alleman explained that each respective association/ owner would be required to paint and maintain their portions of the wall. In the case of shared maintenance issues, this would need to be addressed between association entities at that time.

Traffic Circulation

Vice Mayor Dennis asked general questions regarding the traffic circulation on Harbor Shores Boulevard and whether a signal light was planned at the Harbor Shores Boulevard and McDowell Road intersection.

Mr. Alleman explained that the PAD application required a full traffic impact analysis and the results showed that there is no significant impact on the road or at the intersection that is 600' to the South of the Property. The AM peak hours is 80 trips and the PM peak hour is 96 trips. Some commercial users (current Property zoning) generate approximately 80-100 users and, thus, generate the same or more trips.

Mr. Alleman explained that the TIA indicated that the project does not warrant a traffic light at this location. However, a future traffic signal is planned for this location. Mr. Alleman said he would get additional details on this from the City and provide them.

Southwest Access

Vice Mayor Pat Dennis asked about southwest emergency access, why it couldn't be used for vehicular access, and if it was possible to add a pedestrian access there.

Mr. Alleman explained that this was discussed with the City and the City's preference was that this access point would only be an emergency access only for safety services.

In regards to the pedestrian, the Applicant is open to this idea and will discuss with the City departments to determine if a potential pedestrian access is feasible.

Other General Questions:

Mr. Primm asked other general questions:

- What is the timeline of this project? Mr. Alleman: The developer wants to move quickly and is submitting the Site Plan/DR application within a couple months.

- Will the project be gated? Mr. Alleman: Yes, it will be gated.
- Will there be any flood control for the project? Mr. Alleman: Yes, we are required to have a drainage report to take care of on-site drainage. Drainage will primarily be managed through underground storage.

Mr. Primm also expressed that he appreciated the thought and energy put into the design of the projected and liked the project design and architecture. Mr. Primm also explained that the property currently has landscaping issues, trash, and abandoned shopping carts and was looking forward to a well-managed project on the Property.

If there are any further questions regarding the neighborhood meeting, you may reach me at 602-452-2712 or sta@tblaw.com.

Sincerely,

Shaine T. Alleman

Exhibit I

Certificates of Adequate School Facilities

Pendergast Elementary School District
Tolleson Union High School District

Avondale
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CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Nirvana at Harborshores (PAD Rezoning & General Plan Amendment) has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Nirvana at Harborshore Project Manager: Ken Galica
Request: PAD Rezoning & General Plan Amendment Acreage/Parcel Size: 7.0 Acres
Current Density Allowed: 0 units Density Proposed: 24.6 du/ac
Total number of residential units proposed: 172

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes X No _____

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

_____
_____
_____

Is a school site within the proposed development needed? Yes _____ No X
If answered yes, how many acres is needed for the school site? _____

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes _____ No _____

If answered yes, please explain below:

_____
_____
_____

If additional writing space is needed, please attach pages to this form

Date Reviewed: 9/9/2020
School District: Pendergast Elementary School District
District Chief Financial Officer: Joanne Fimbres
Phone #: 623 772 . 2200
E-mail: jfimbres@pesd92.org
Signature: _____

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

Avondale
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CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Nirvana at Harborshores (PAD Rezoning & General Plan Amendment) has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

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Request: PAD Rezoning & General Plan Amendment Acreage/Parcel Size: 7.0 Acres
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Yes X No _____

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

_____
_____
_____

Is a school site within the proposed development needed? Yes _____ No _____
If answered yes, how many acres is needed for the school site? _____

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes _____ No _____

If answered yes, please explain below:

_____
_____
_____

If additional writing space is needed, please attach pages to this form

Date Reviewed: 9/14/20
School District: Tolleson Union High School District
District Superintendent: Superintendent Nora Gutierrez
Phone #: 623-478-4001
E-mail: Nora.gutierrez@tuhsd.org
Signature: Nora Gutierrez

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

AGENDA ITEM REPORT

SUBJECT: Roosevelt Park Phase 3 – Preliminary Plat – Application PL-20-0168

MEETING DATE: 12/16/2020

TO: Planning Commission

FROM: Rick Casswell, Senior Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will consider a request by Mr. Joe Petrucci, EPS Group, Inc., for approval of a Preliminary Plat for Roosevelt Park Phase 3, a proposed 135-lot single-family subdivision on 29.66 gross acres approximately 1,300 feet north of the northeast corner of Van Buren Street and 111th Avenue, on the east side of 111th Avenue. Commission will take appropriate action.

BACKGROUND:

The 29.66 gross acre subject property (Exhibits A and B), part of the 144.91 gross acre Roosevelt Park development, is located approximately 1,300 feet north of the northeast corner of Van Buren Street and 111th Avenue, on the east side of 111th Avenue.

The property was annexed and rezoned to Roosevelt Park Planned Area Development (PAD) by City Council action in July 2001. The approved 2001 Roosevelt Park PAD included two phases of development: Roosevelt Park I, south of Van Buren Street, was planned for conventional single-family residential development. Roosevelt Park II, north of Van Buren Street, was planned for a mixture of single-family residential, multi-family residential, mixed-use, and commercial development. Development of Roosevelt Park I is complete with a total of 481 single-family homes on 147 acres.

The PAD was amended in July 2005. The amendment, which only impacted the portion of Roosevelt Park north of Van Buren Street (Roosevelt Park II), replaced single-family homes with townhomes, apartments, and condominiums, established new residential development standards, reduced the overall density of the development from nine (9) dwelling units per acre to 6.21 dwelling units per acre. All other development standards and conditions of approval from the original approval were left in place.

The PAD was again amended by City Council in April 2018. The 2018 amendment, which again impacted only Roosevelt Park II, eliminated the townhomes, apartments, and condominium uses approved in 2005, instead allowing for development of 607 single-family residences in four (4) phases. The 2018 Amendment also specifies that the community will be gated, and that all streets internal to the community will be private. In addition to the planned residential development, the PAD reserves approximately 10.9 acres at the northwest corner of 107th Avenue and Van Buren Street for commercial development.

An additional PAD Amendment (applying only to Roosevelt Park II) to revise the phasing of on-site and off-site development was approved in December 2019. Phase 4 of the Roosevelt Park II development was amended to become Phase 2 (and vice versa) due to development logistics which meant moving development phasing in a westbound direction along Van Buren Street was more practical for the overall development of the site.

The Phase 3 property is designated Medium High Density Residential (MHDR) on the General Plan 2030 Land Use Map (Exhibit C). The MHDR designation allows for development of single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density). The approved Roosevelt Park PAD zoning is in conformance with the MHDR designation.

The existing uses and zoning of surrounding properties include:

North: Undeveloped property in agricultural production, zoned Avondale Gateway Center Planned Area Development (PAD). The Avondale Gateway Center PAD allows for a mix of office, business park, and commercial uses.

East of 107th Avenue: Multiple parcels zoned Griffith Commerce Park Planned Area Development (PAD), allowing for a mix of Commerce Park (CP) and Community Commercial (C-2) uses. Developed parcels include Universal Technical Institute (UTI) and a used car dealership. Avondale 107, a new commerce park, is under construction north of UTI. The remaining parcels are undeveloped.

South of Van Buren Street: Roosevelt Park I, a fully-developed 481-lot single-family residential subdivision, zoned Roosevelt Park Planned Area Development (PAD).

West of 111th Avenue: Two (2) separate residential communities abut the Roosevelt Park II community to the west. Versante, a fully-developed 336-unit multi-family residential apartment community, is located at the northwest corner of 111th Avenue and Van Buren Street. Waterford Square, a fully-developed 217-lot single-family residential subdivision, is located immediately north of Versante. Both communities are zoned Waterford Square Planned Area Development (PAD).

SUMMARY OF REQUEST:
The applicant is requesting approval of a Preliminary Plat for Roosevelt Park Phase 3 (Exhibit E). In conformance with the Roosevelt Park PAD, as amended, the proposed Preliminary Plat (Exhibit F) divides the site into 135 single-family residential lots consisting of three (3) lot types, as follows:

- 43 single-family lots, which are a minimum 4,365 square foot in area (minimum 45'x97'), with the exception of corner lots that are slightly smaller due to being on a street intersection corner.

- 72 single-family lots, which are a minimum 4,850 square foot in area (minimum 50'x97'), with the exception of corner lots that are slightly smaller due to being on a street intersection corner.

- 20 single-family lots, which are a minimum 5,820 square foot in area (minimum 60'x97'), with the exception of corner lots that are slightly smaller due to being on a street intersection corner.

Access to and from Roosevelt Park Phase 3 will be provided via two (2) street connections: an ingress/egress connection from 111th Avenue is provided along the western edge of the site, and another ingress/egress connection from Roosevelt Street at the north edge of the site. As with all other portions of the community, the neighborhood will be gated and have private streets. The developer will be responsible for the construction of all water, sewer, and street infrastructure needed to serve the planned development. This includes paying a proportionate share of the future traffic signals at Roosevelt Street/107th Avenue and Van Buren/111th Avenue intersections, as well as constructing asphalt pavement, curb and gutter, sidewalk, street lights, SRP

pipe, and landscaping along their entire 111th Avenue frontage.

A Landscape, Wall, and Open Space Plan is provided as part of the application (Exhibit G). Approximately 14.19 acres of open space, including the community's primary park with a neighborhood pool, are being constructed in Phases 1 and 2 of the development; while Phase 3 will add an additional 6.35 acres of open space, resulting in a total of 20.54 acres of open space or approximately 23 percent of the net site area. Phase 3 open space will be provided in a total of thirteen (13) HOA owned and maintained tracts.

Amenities in this phase include:

- A 2.09-acre park located in Tract K near the southeast corner of Phase 3 that will feature a basketball court, large turf area for open play, fitness stations, ramadas with picnic tables, barbeque grills, and children's play structures.

- A 1.29-acre park located in Tract A near the southwest corner of Phase 3, featuring picnic tables, a ramada and shade structure, barbecue grill, and turf area for open play.

In addition to open space tracts, the Preliminary Plat establishes Tract N, to accommodate development of the private local streets that will serve Phase 3.

Phase 3's walls and monumentation will share a common design with the walls and monumentation currently being constructed as part of Phases 1 and 2. Decorative, earth toned masonry theme walls featuring Cantera Stone columns will be provided along all streets and in all locations where walls are visible from publicly accessible areas.

PUBLIC PARTICIPATION:
Preliminary Plats are not public hearing items; thus, no public notifications are required. However, as is the City's policy, all property owners within 1,000 feet of the project boundaries were notified that the proposed development was in for City review. No residents have contacted Staff regarding the proposed Preliminary Plat.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:
The property is in the service areas of the Littleton Elementary School District (LESD) and the Tolleson Union High School District (TUHSD).

The LESD no longer assigns students to particular elementary schools based upon geographical location. As such, elementary age students living in Roosevelt Park Phase 3 will have an opportunity to choose which school they will attend within the LESD system. Collier Elementary, located within the Coldwater Springs community approximately 1.5 miles southwest of Roosevelt Park, is geographically closest to the Roosevelt Park II property. High school aged students will attend La Joya Community High School located at the southwest corner of Avondale Boulevard and Durango Street.

Both LESD and TUHSD have provided the City with signed certificates stating that each district has adequate school facilities to accommodate the estimated enrollment of new students to be generated by the proposed development (Exhibit H).

ANALYSIS:
The proposed Roosevelt Park Phase 3 Preliminary Plat and Landscape, Wall, and Open Space Plan are in conformance with the Roosevelt Park PAD, as amended, as well as the City's Subdivision Ordinance, Zoning Ordinance, and Single-Family Residential Design Manual. The proposed 135-lot single-family residential subdivision consisting of three (3) lot types adheres to the requirements of the approved PAD and will result in development of a community consistent with the desired character for development in the General Plan's

Medium/High Density land use category. Open space and amenities within the overall Roosevelt Park community exceed requirements and will offer future residents of all ages a range of recreational options in proximity to their homes. Monument signs and walls are consistent between Phases 1, 2, and 3 to create a seamless aesthetic.

Floor plans and elevations for single-family house products in the development will require City administrative approval. As with all new residential development, the City will expect any proposed housing product to meet all requirements of the City's Single-Family Residential Design Manual to reduce garage dominance and create visually interesting streetscapes.

DISCUSSION:
Staff recommends approval of this application for the following reasons:

- The proposed Roosevelt Park Phase 3 Preliminary Plat, including the Landscape, Wall, and Open Space Plan, are in conformance with the approved Roosevelt Park PAD, as amended.

- The proposed Roosevelt Park Phase 3 Preliminary Plat, including the Landscape, Wall, and Open Space Plan, meet or exceed requirements within the City of Avondale Zoning Ordinance, Subdivision Regulations, and Single-Family Residential Design Manual.

- Through provision of a community pool and a wide range of other amenities between Phases 1, 2, and 3 the proposal achieves City objectives related to provision of open space, trails, and parks.

STRATEGIC PLAN:
INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.

- STRATEGIC GOAL: Maintain and expand quality infrastructure and improve connectivity to City amenities.

BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
No public hearing is required. Planning Commission will recommend **APPROVAL** of Application PL-20-0168 Roosevelt Park Phase 3, a request for Preliminary Plat approval for the proposed 135-lot Roosevelt Park Phase 3 subdivision, subject to the following four (4) conditions of approval:

1. Development of Roosevelt Park II Phase 2 shall conform to the following documents, except as modified by these conditions of approval:

    a. Preliminary Plat Narrative, date stamped October 29, 2020
    b. Preliminary Plat, date stamped November 19, 2020
    c. Landscape, Wall, and Open Space Plan, date stamped July 28, 2020
    d. Preliminary Civil Plans, date stamped October 29, 2020.

2. In accordance with the City of Avondale Subdivision Regulations, approval of the Preliminary Plat shall expire in two (2) years from the date of approval unless a Final Plat has been approved and

recorded.

3. Development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to the MAG Uniform Standard Specifications and Details.

4. Development shall occur in accordance with the approved PAD, including any amendments thereto. Off-site improvements must be completed by the developer as stipulated with zoning approval

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-20-0168 Roosevelt Park Phase 3, a request for Preliminary Plat approval for the proposed 135-lot Roosevelt Park Phase 3 subdivision, subject to four (4) recommended conditions of approval as listed in the staff report.

Exhibit A

Aerial Photograph

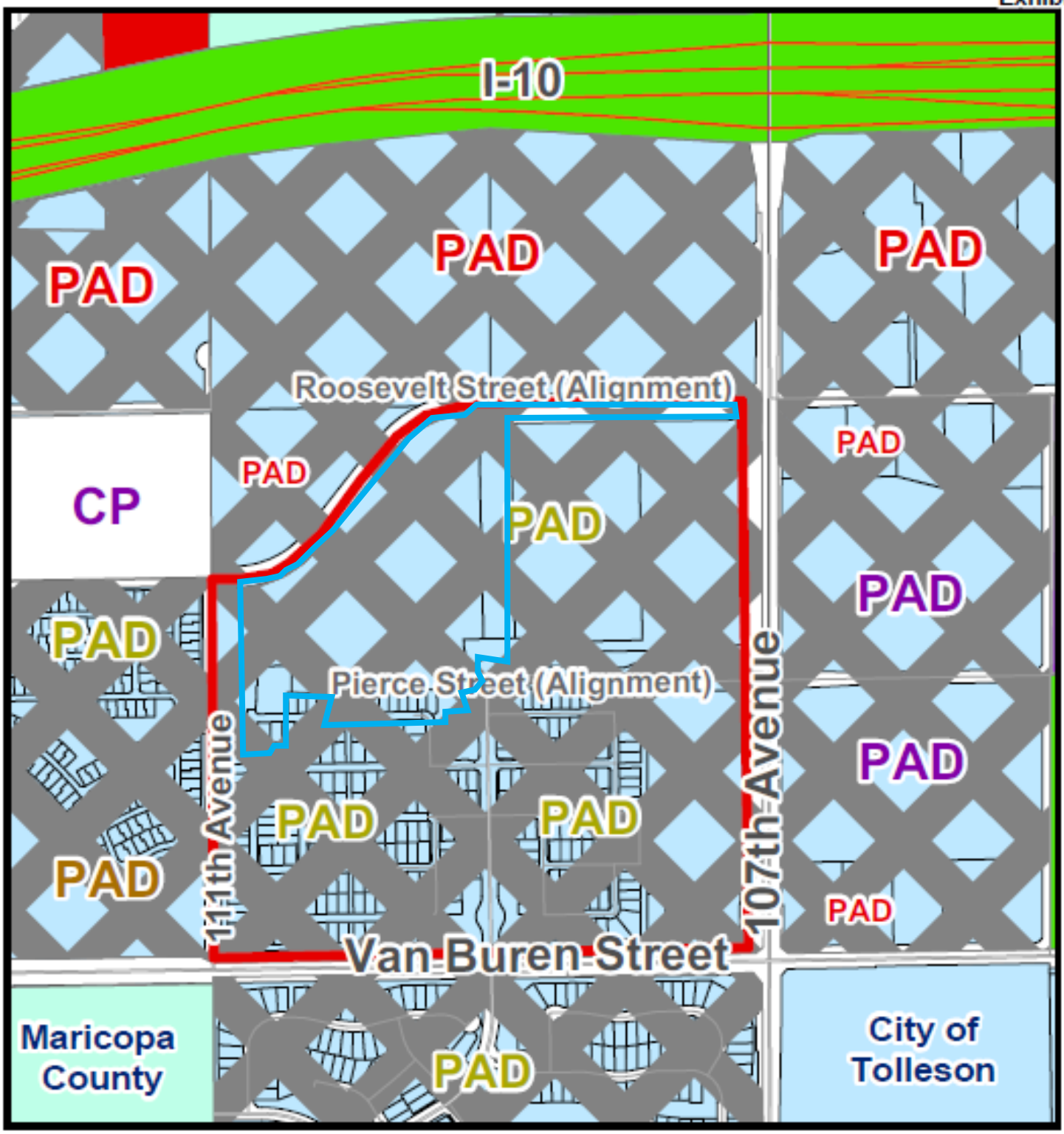
Avondale

Roosevelt Park II

Phase 3 (Proposed)

N

Exhibit B



Zoning Vicinity Map

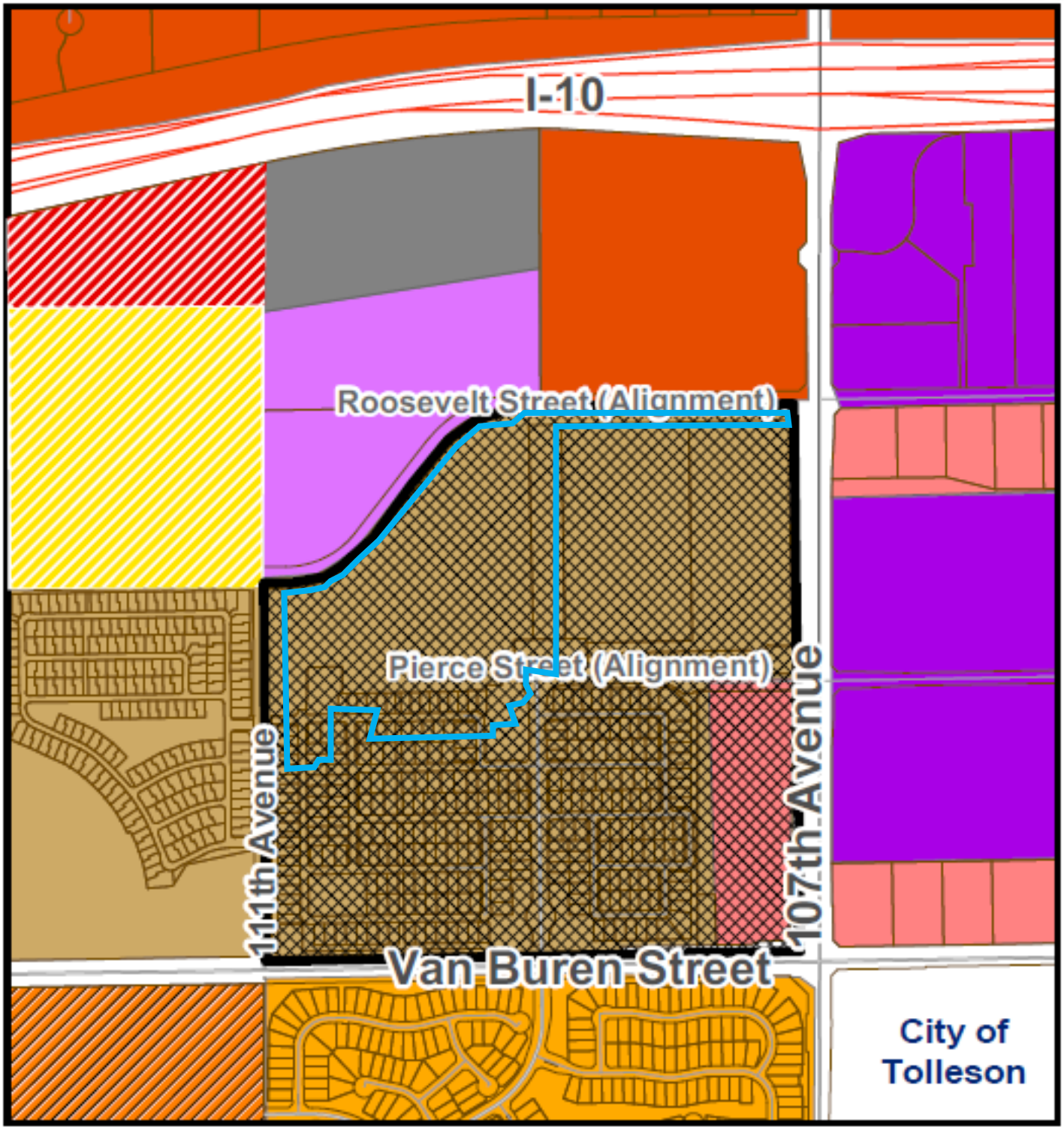
Avondale

Roosevelt Park II

Phase 3 (Proposed)

N

Exhibit C



General Plan Land Use Map

Avondale

- Medium/High Density Residential
- Medium Density Residential
- Mixed Use
- Freeway Commercial
- High Intensity Office
- Local Commercial
- Business Park
- The BLVD - Neighborhood District
- The BLVD - Residential District
- The BLVD - Gateway District

Roosevelt Park II — Phase 3 (Proposed)

Exhibit D

SUMMARY OF RELATED FACTS

APPLICATION PL-20-0168

THE PROPERTY	
PARCEL SIZE (TOTAL)	144.91 gross acres
PARCEL SIZE (PROPOSED PHASE 3)	29.66 gross acres
LOCATION	1,300 feet north of the northeast corner of Van Buren Street and 111th Avenue, on the east side of 111th Avenue
PHYSICAL CHARACTERISTICS	Relatively flat with no unusual physical characteristics
EXISTING LAND USE	Phase 1 of the Roosevelt Park II development is nearly complete, while Phase 2 is currently under construction. The remainder of the site is undeveloped and no longer in agricultural use.
EXISTING ZONING	Roosevelt Park Planned Area Development (PAD)
ZONING HISTORY	The property was annexed and rezoned to Roosevelt Park Planned Area Development (PAD) in July 2001. The approved Roosevelt Park PAD included two phases of development. Roosevelt Park I, south of Van Buren Street was planned for conventional single-family residential development. Roosevelt Park II, north of Van Buren Street, was planned for a mixture of single-family residential, multi-family residential, mixed-use, and commercial development. Roosevelt Park I is complete with a total of 481 single-family homes on 147 acres. The PAD was amended in July 2005. The amendment, which only impacted the portion of Roosevelt Park north of Van Buren Street, replaced conventional single-family homes with townhomes, apartments, and condominiums, established new residential development standards, reduced the overall density of the development from 9 du/ac to 6.21 dwelling units per acre. All other development standards and conditions of approval from the original approval were left in place. The PAD was again amended by City Council in April 2018. The 2018 amendment, which again only impacted the portion of Roosevelt Park north of Van Buren Street, eliminated the townhomes, apartments, and condominium uses approved in 2005, allowing for development of 607 single-family residences in four phases. The 2018 Amendment also specifies that the community will be gated, and that all streets internal to the community will be private. Approximately 10.9 acres at the northwest corner of 107th Avenue and Van Buren Street are reserved for commercial development.

SURROUNDING ZONING AND LAND USE	
NORTH	Undeveloped property in agricultural production, zoned Avondale Gateway Center Planned Area Development (PAD). The Avondale Gateway Center PAD allows for a mix of office, business park, and commercial uses.

WEST OF 111TH AVENUE	Two separate residential communities abut the Roosevelt Park II community to the west. Versante, a fully-developed 336-unit multi-family residential apartment community, is located at the northwest corner of 111th Avenue and Van Buren Street. Waterford Square, a fully-developed 217-lot single-family residential subdivision, is located immediately north of Versante. Both communities are zoned Waterford Square Planned Area Development (PAD).
SOUTH OF VAN BUREN STREET	Roosevelt Park I, a fully-developed 481-lot single-family residential subdivision, zoned Roosevelt Park Planned Area Development (PAD).
EAST OF 107TH AVENUE	Multiple parcels zoned Griffith Commerce Park Planned Area Development, allowing for a mix of Commerce Park (CP) and Community Commercial (C-2) uses. Developed parcels include Universal Technical Institute (UTI) and a used car dealership. Avondale 107, a new commerce park, will soon be under construction north of UTI. The remaining parcels are undeveloped.

GENERAL PLAN

Except for the 10.9-acre commercial corner, which is designated Local Commercial by the General Plan 2030 Land Use Map, the Roosevelt Park II site is designated Medium High Density Residential (MHDR). The MHDR designation allows for development of single-family detached, single-family attached, townhomes, condominiums, patio homes and casitas in a density range of 4.0 to 12.0 dwelling units per acre (4.0 du/acre target density).

PUBLIC SCHOOLS

SCHOOL DISTRICT(S)	Littleton Elementary School District and Tolleson Union High School District
ELEMENTARY SCHOOLS	School of choice
HIGH SCHOOL	La Joya High School

107th Avenue

Classification	Minor Arterial
Existing half-street ROW	None
Standard half-street ROW	65 feet
Existing half-street improvements	None
Standard half-street improvements	2 travel lanes, turn lane, bike lane, curb and gutter, sidewalk, street lights, and landscaping

Van Buren Street

Classification	Arterial
Existing half-street ROW	65 feet
Standard half-street ROW	65 feet
Existing half-street improvements	Two Traffic Lanes in each direction
Standard half-street improvements	Two traffic lanes in each direction with ½ center turn lane, curb, gutter, sidewalk, landscaping and streetlights.

111th Avenue	
Classification	Major Collector
Existing half-street ROW	40 feet
Standard half-street ROW	40 feet
Existing half-street improvements	None (Standard improvements required with Phase 2 are designed and pending construction after SRP irrigation undergrounding)
Standard half-street improvements	1 travel lane, bike lane, curb and gutter, sidewalk, street lights, and landscaping

UTILITIES
Water is served to the Roosevelt Park II development by an existing 12-inch water line in 111th Avenue, an existing 16-inch water line in 107th Avenue, and an existing 16-inch water line in Van Buren Street. Sewer is served to the Roosevelt Park II development by an existing 15-inch sewer line in 107th Avenue and an existing 18-inch sewer line in Van Buren Street. Salt River Project (SRP) provides electricity in this portion of Avondale.

Exhibit E

Project Narrative

Received October 29, 2020

Exhibit E

Roosevelt Park Pre-Plat Narrative – Phase 3

Introduction & Location of Property
Mattamy Homes is proposing to develop a special housing design/ elevation specifically created for the City of Avondale as Phase III of the Roosevelt Park PAD. In addition, Mattamy is proposing to allow for a mix of a variety of lot sizes all on the same street. This original design will be a gated single-family residential community totaling approximately 128-gross acres at the northeast corner of 107th Avenue and Roosevelt Street within the City of Avondale. More specifically, the project is located in the Southeast Quarter of Section 6, Township 1 North, Range 1 East, of the Gila and Salt River Base and Meridian, Maricopa County, parcels 102-56-005T, 102-56-005R, and 102-56-005S (the "Property"). The subject parcels are currently used for agricultural purposes.

Phase 3 – Pre-Plat
Roosevelt Park Phase 3 is located adjacent to Roosevelt Street and 111th Avenue, within the northwest quadrant of the overall project site. Phase 3 includes 27.59 gross acres of land, including 7.56 acres of open space (27.8% of the phase). In total, one-hundred and thirty-five (135) dwelling units are proposed within the phase, equating to 5.20 dwelling units per acre. Pursuant to the PAD document, three different lot sizes are proposed (45'x97', 50'x97', and 60'x97') within two different lot mix categories (3,800SF – 4,749SF, and 4,750SF-5,699SF). Two park spaces are included within Phase 3, the details of which are provided in the Parks and Open Space section below.

Character
The overall architectural character of Phase 3 matches the character of the overall Property, which includes a variety of entirely new products created just for Avondale, with a modern desert landscape palette that will complement the surrounding architecture and environment. Playing off of the historical character of the area, authentic and natural materials, along with a patterned landscape will be utilized. These elements evoke the historical character and lifestyle, while providing a diverse housing opportunity in Avondale's central core environment, for Avondale residents that do not have the time or desire to maintain a large suburban lot.

Parks, Open Space and Recreation Areas
Two amenity area are planned for Phase 3 of this development. The amenity areas will complement the architectural style of the homes, and the community's overall landscape theme. The planned amenity areas will feature ramadas with a large picnic tables, charcoal grills, play structures with a shade elements, bike racks, trash receptacles, pet waste stations, and large turf areas for active play.

Trails
The community is designed to encourage a healthy and active lifestyle through the inclusion of trails and sidewalks that connect residents to each area of open space and various amenity areas within the development. Ensuring access to the City's planned bike lanes and trails, shown on the Parks, Recreation Facilities and Trails Master Plan, is a top priority for this community. Through the use of pedestrian gates, residents will have access to Avondale's extensive system of trails and bikeways, connecting homes and residents to parks, shopping areas, businesses, schools, Estrella Mountain Community College, and to public land surrounding the City.

Monumentation and Theming
Enhanced gateway monumentation and overall project theming will be provided within the community and at the gated project access way off Roosevelt Parkway. Within Phase 3, monumentation shall be provided on

310 E Rio Salado Parkway
Tempe, AZ 85281
480.530.0077
info@ablastudio.com
ABLASTUDIO.COM

the west side of Roosevelt Street. The Roosevelt Street monument includes a 7'-2" tall monument using 12"x12" Cantera tile with a 2" Cantera paver cap. Polished aluminum reverse pan channel letters that are internally lit spell out "Roosevelt Park, a Mattamy Homes Community". A perimeter wall designed to match the greater community has been provided within Phase 3 for community security and safety and will be enhanced by a comprehensive landscape character and palette, punctuated by attractive features signifying arrival to the community. Together, these elements will be integrated with each other to establish a character that complements the City of Avondale, the community as a whole, and surrounding developments.

Conclusion

The proposed Phase 3 development furthers the City of Avondale's aspirations for quality residential areas, and provides prospective residents with a well-organized, interconnected community. With ample open space, landscape areas, recreational amenities, and unique monumentation, the development will reflect the character of the area and the overall proposed Roosevelt Park development. Phase 3 of Roosevelt Park will continue to provide a desirable residential community within Avondale, while respecting its existing adjacent neighborhoods, commercial development, and planned employment centers.

Primary Community Design Objectives and Guiding Principles:

- Emphasize a variety of land uses to provide housing (at many socio-economic levels), services, and recreational opportunities;
- Create a strong thematic identity communicated through monumentation, landscape materials, walls, and fencing;
- Create the physical facilities and establish soft infrastructure programs to encourage "community" building;
- Develop a high-quality community that is compatible with the existing built environment;
- Create clear hierarchies of open space, public spaces, and circulation patterns;
- Offer diversity in lot sizes and architectural styles;
- Organize neighborhoods around centralized parks and provide interconnectivity to adjacent neighborhoods;
- Balance low-water usage/native landscapes with landscape theme concepts; and
- Create dual-usage open spaces that facilitate recreational use while functioning as storm water retention and recharge opportunities.

Exhibit F

Preliminary Plat

Exhibit F

Received November 19, 2020

PRELIMINARY PLAT
FOR
ROOSEVELT PARK - PHASE 3

A PORTION OF THE SOUTHEAST QUARTER, SECTION 6, T.1 N., R.1 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT TEAM

PROPERTY REPRESENTATIVE:
MATTAMY ARIZONA, LLC
9200 E PIMA CENTER PKWY, STE. 160
SCOTTSDALE, AZ 85258
TEL: (480)-291-8146
FAX: (480)-302-6076
CONTACT: CHRIS BRAMWELL

CIVIL ENGINEER
EPS GROUP, INC.
1130 N ALMA SCHOOL, STE. 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOE PETRUCCI, P.E.

LANDSCAPE ARCHITECT:
ANDERSONBARON
50 N. MCCLINTOCK DRIVE, SUITE 1
CHANDLER, AZ 85226
TEL: (480)-699-7956
FAX: (480)-699-7986
CONTACT: ALEX FISH

LEGAL DESCRIPTION

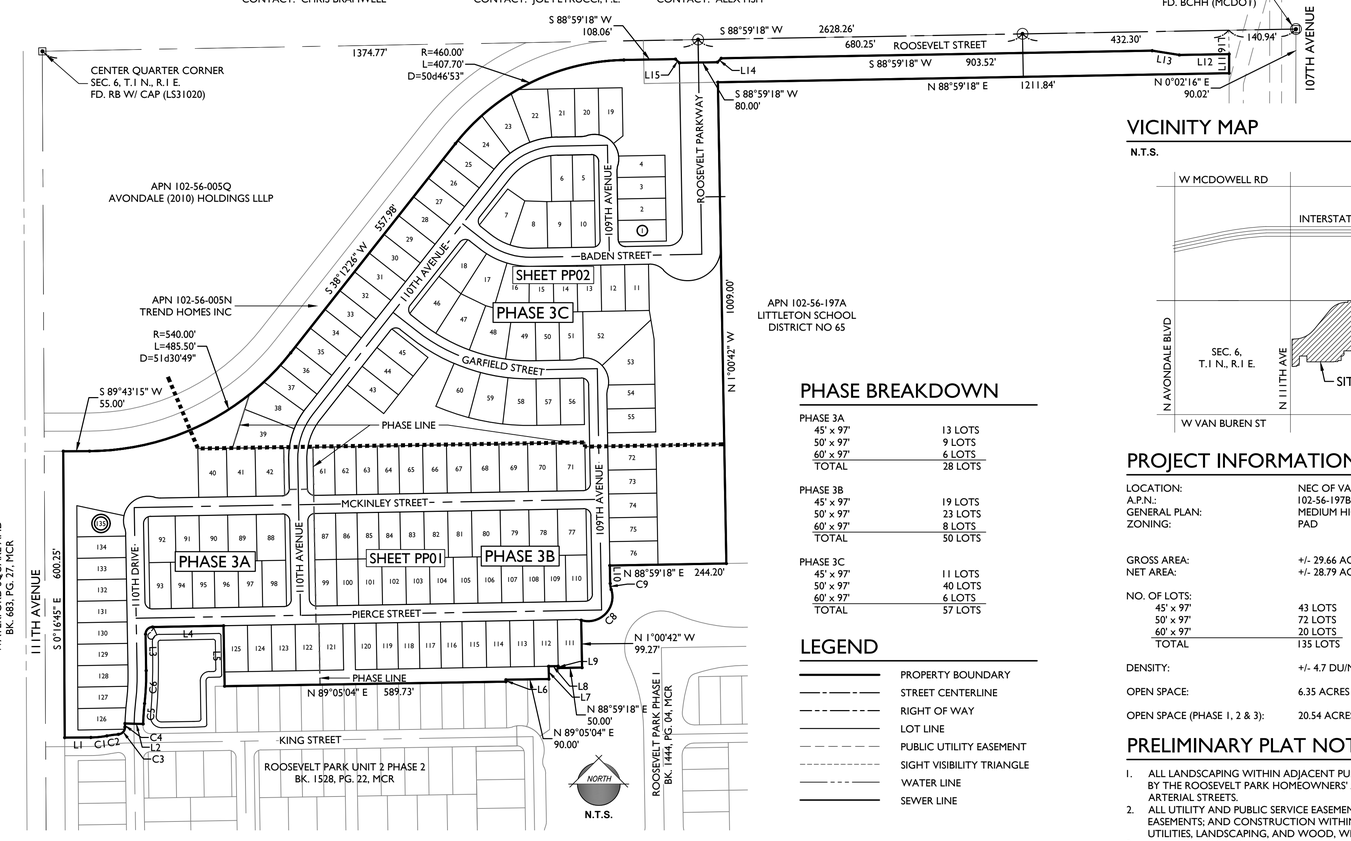
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6, BEING MARKED BY A MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE, FROM WHICH THE CENTER QUARTER CORNER OF SAID SECTION 6, BEING MARKED BY A REBAR WITH CAP STAMPED "LS 31020", BEARS SOUTH 88 DEGREES 59 MINUTES 18 SECONDS WEST, 2628.26 FEET;
THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 88 DEGREES 59 MINUTES 18 SECONDS WEST, 140.94 FEET;
THENCE SOUTH 1 DEGREES 00 MINUTES 42 SECONDS EAST, 50.00 FEET TO THE **POINT OF BEGINNING**;

THENCE ALONG A LINE 140.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, SOUTH 0 DEGREES 02 MINUTES 16 SECONDS WEST, 40.01 FEET;
THENCE ALONG A LINE 90.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 88 DEGREES 59 MINUTES 18 SECONDS WEST, 1071.82 FEET;
THENCE ALONG THE WEST BOUNDARY OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2020-0371295 OF MARICOPA COUNTY RECORDS, SOUTH 1 DEGREES 00 MINUTES 42 SECONDS EAST, 1009.00 FEET;
THENCE ALONG THE NORTHERLY BOUNDARY OF THAT FINAL PLAT OF 'ROOSEVELT PARK – PHASE 1' RECORDED IN BOOK 1444, PAGE 4 OF MARICOPA COUNTY RECORDS, SOUTH 88 DEGREES 59 MINUTES 18 SECONDS WEST, 244.20 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTH 1 DEGREES 00 MINUTES 42 SECONDS EAST, 37.58 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 45.00 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTHEASTERLY 13.04 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16 DEGREES 35 MINUTES 52 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 51.00 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTHWESTERLY 110.18 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 123 DEGREES 46 MINUTES 51 SECONDS;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, ON A NON-TANGENT LINE SOUTH 1 DEGREES 00 MINUTES 42 SECONDS EAST, 99.27 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTH 88 DEGREES 59 MINUTES 18 SECONDS WEST, 50.00 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, NORTH 1 DEGREES 00 MINUTES 42 SECONDS WEST, 4.00 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTH 88 DEGREES 58 MINUTES 55 SECONDS WEST, 20.00 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTH 0 DEGREES 54 MINUTES 53 SECONDS EAST, 26.71 FEET;
THENCE ALONG THE NORTHERLY BOUNDARY OF THAT FINAL PLAT OF 'ROOSEVELT PARK UNIT II PHASE 2' RECORDED IN BOOK 1528, PAGE 22 OF MARICOPA COUNTY RECORDS, SOUTH 89 DEGREES 05 MINUTES 04 SECONDS WEST, 90.00 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTH 0 DEGREES 54 MINUTES 56 SECONDS EAST, 4.00 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTH 89 DEGREES 05 MINUTES 04 SECONDS WEST, 589.73 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, NORTH 1 DEGREES 00 MINUTES 42 SECONDS WEST, 126.57 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTH 88 DEGREES 59 MINUTES 18 SECONDS WEST, 148.88 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 15.00 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTHWESTERLY 23.56 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTH 1 DEGREES 00 MINUTES 42 SECONDS EAST, 76.15 FEET TO THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 519.00 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTHERLY 69.20 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 7 DEGREES 38 MINUTES 23 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 481.00 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTHERLY 42.89 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 5 DEGREES 06 MINUTES 34 SECONDS;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, ON A NON-TANGENT LINE NORTH 88 DEGREES 28 MINUTES 53 SECONDS WEST, 38.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EASTERLY, FROM WHICH THE RADIUS POINT BEARS SOUTH 88 DEGREES 28 MINUTES 53 SECONDS EAST A DISTANCE OF 519.00 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTHERLY 7.92 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0 DEGREES 52 MINUTES 29 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 15.00 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTHWESTERLY 22.20 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 84 DEGREES 48 MINUTES 50 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 219.00 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTHWESTERLY 24.33 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 6 DEGREES 21 MINUTES 54 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 181.00 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTHWESTERLY 33.57 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 10 DEGREES 37 MINUTES 41 SECONDS;
THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTH 89 DEGREES 43 MINUTES 15 SECONDS WEST, 54.95 FEET;
THENCE ALONG A LINE 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 0 DEGREES 16 MINUTES 45 SECONDS WEST, 600.25 FEET;
THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF THAT PARCEL DESCRIBED IN DOCUMENT NO. 2007-0099665 OF MARICOPA COUNTY RECORDS, NORTH 89 DEGREES 43 MINUTES 15 SECONDS EAST, 55.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 540.00 FEET;
THENCE CONTINUING ALONG SAID SOUTHEASTERLY BOUNDARY, NORTHEASTERLY 485.50 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 51 DEGREES 30 MINUTES 49 SECONDS;
THENCE CONTINUING ALONG SAID SOUTHEASTERLY BOUNDARY, NORTH 38 DEGREES 12 MINUTES 26 SECONDS EAST, 557.98 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 460.00 FEET;
THENCE CONTINUING ALONG SAID SOUTHEASTERLY BOUNDARY, NORTHEASTERLY 407.70 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50 DEGREES 46 MINUTES 52 SECONDS;
THENCE ALONG A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, NORTH 88 DEGREES 59 MINUTES 18 SECONDS EAST, 108.06 FEET;
THENCE SOUTH 46 DEGREES 00 MINUTES 42 SECONDS EAST, 11.31 FEET;
THENCE ALONG A LINE 48.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, NORTH 88 DEGREES 59 MINUTES 18 SECONDS EAST, 80.00 FEET;
THENCE NORTH 43 DEGREES 59 MINUTES 18 SECONDS EAST, 11.31 FEET;
THENCE ALONG A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, NORTH 88 DEGREES 59 MINUTES 18 SECONDS EAST, 903.52 FEET;
SOUTH 81 DEGREES 00 MINUTES 42 SECONDS EAST, 57.59 FEET;
THENCE ALONG A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, NORTH 88 DEGREES 59 MINUTES 18 SECONDS EAST, 104.32 FEET TO THE **POINT OF BEGINNING**.

FLOOD ZONE

ZONE X: AREAS OF 0.2% ANNUAL CHANVE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

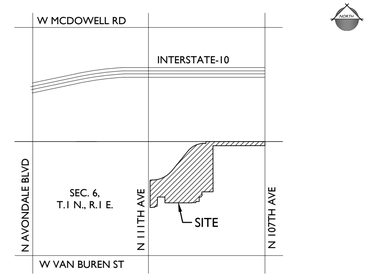


LINE TABLE		
LINE	LENGTH	BEARING
L1	54.95'	N89°43'15"E
L2	38.00'	S88°28'53"E
L3	76.15'	N01°00'42"W
L4	148.88'	N88°59'18"E
L5	126.57'	S01°00'42"E
L6	4.00'	N00°54'56"W
L7	26.71'	N00°54'53"W
L8	20.00'	N88°58'55"E
L9	4.00'	S01°00'42"E
L10	37.58'	N01°00'42"W
L11	40.01'	N00°02'16"E
L12	104.32'	S88°59'18"W
L13	57.59'	N81°00'42"W
L14	11.31'	S43°59'18"W
L15	11.31'	N46°00'42"W
L16	50.00'	N01°00'42"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	33.57'	181.00'	33.53'	010°37'41"
C2	24.33'	219.00'	24.32'	006°21'54"
C3	22.20'	15.00'	20.23'	084°48'50"
C4	7.92'	519.00'	7.92'	000°52'29"
C5	42.89'	481.00'	42.88'	005°06'34"
C6	69.20'	519.00'	69.15'	007°38'23"
C7	23.56'	15.00'	21.21'	090°00'00"
C8	110.18'	51.00'	89.97'	123°46'51"
C9	13.04'	45.00'	12.99'	016°35'52"

VICINITY MAP

N.T.S.



PHASE BREAKDOWN

PHASE 3A	
45' x 97'	13 LOTS
50' x 97'	9 LOTS
60' x 97'	6 LOTS
TOTAL	28 LOTS

PHASE 3B	
45' x 97'	19 LOTS
50' x 97'	23 LOTS
60' x 97'	8 LOTS
TOTAL	50 LOTS

PHASE 3C	
45' x 97'	11 LOTS
50' x 97'	40 LOTS
60' x 97'	6 LOTS
TOTAL	57 LOTS

LEGEND

- PROPERTY BOUNDARY
- STREET CENTERLINE
- RIGHT OF WAY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SIGHT VISIBILITY TRIANGLE
- WATER LINE
- SEWER LINE

ROOSEVELT PARK PAD DEVELOPMENT STANDARDS			
STANDARD	**60' x 97'**	**50' x 97'**	**45' x 97'**
MIN. LOT AREA	5,700 SF	4,750 SF	4,275 SF
MIN. LOT WIDTH	60'	50'	45'
MIN. LOT DEPTH	97'	97'	97'
MAX. HEIGHT	2 STORIES / 30'	2 STORIES / 30'	2 STORIES / 30'
FRONT LIVABLE/SIDE-LOADED GARAGE	10'	10'	10'
GARAGE	20'	20'	20'
SIDE	5'	5'	5'
CORNER LOT - SIDE (ADJACENT TO 10' TRACT)	5' LIVABLE STRUCTURE (2)	5' LIVABLE STRUCTURE (2)	5' LIVABLE STRUCTURE (2)
REAR	10'	10'	10' (3)
DISTANCE BETWEEN BUILDINGS	10'	10'	10'
MAX. LOT COVERAGE	*	*	*

NOTES:
(2) FOR CORNER LOTS, A PROJECTION IS ALLOWED FOR ARCHITECTURAL ARTICULATION INTO THE SIDE SETBACK, AND A 5' PROJECTION IS ALLOWED FOR NON-LIVABLE PATIOS AND PORCHES INTO THE SIDE SETBACK.
(3) FOR STREET LOADED HOMES, A 5' PROJECTION INTO THE REAR SETBACK IS ALLOWED FOR NON-LIVABLE PATIOS AND PORCHES.
* LOT COVERAGE WILL BE DICTATED BY SETBACKS. SETBACKS WILL SUPERSEDE LOT COVERAGE REQUIREMENTS IN ANY STATED ZONING CATEGORY.

PROJECT INFORMATION

LOCATION:	NEC OF VAN BUREN STREET AND 111TH AVE
A.P.N.:	102-56-197B; PORTION OF 102-56-005Z
GENERAL PLAN:	MEDIUM HIGH DENSITY RESIDENTIAL
ZONING:	PAD
GROSS AREA:	+/- 29.66 AC.
NET AREA:	+/- 28.79 AC.
NO. OF LOTS:	
45' x 97'	43 LOTS
50' x 97'	72 LOTS
60' x 97'	20 LOTS
TOTAL	135 LOTS
DENSITY:	+/- 4.7 DU/NET AC.
OPEN SPACE:	6.35 ACRES (21.8% OF NET AREA)
OPEN SPACE (PHASE 1, 2 & 3):	20.54 ACRES (23% OF PHASE 1, 2 & 3 NET AREA)

PRELIMINARY PLAT NOTES

1. ALL LANDSCAPING WITHIN ADJACENT PUBLIC RIGHT-OF-WAY IS TO BE MAINTAINED BY THE ROOSEVELT PARK HOMEOWNERS' ASSOCIATION, EXCLUDING MEDIANS ON ARTERIAL STREETS.
2. ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
3. ALL EXISTING OVERHEAD UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF AVONDALE MUNICIPAL CODE AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
4. NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS AND APPROVED OR EXISTING CONVEYANCE PATTERNS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
5. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
6. NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL.
7. EACH FINAL PLAT SHALL INCLUDE A NOTE THAT STATES THAT THE SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT.
8. THE ROOSEVELT PARK HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE VAN BUREN STREET TRAIL EASEMENT.
9. THE ROOSEVELT PARK HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ALL LANDSCAPING IN PRIVATE TRACTS, AND ADJOINING PRIVATE PROPERTY OUTSIDE OF INDIVIDUAL LOT WALLS.
10. HOMES ON LOTS WITH AN ASTERISK SHALL BE REQUIRED TO UTILIZE A HOUSE PLAN / ELEVATION WHERE THE GARAGE IS SITUATED ON THE SIDE OF THE LOT MOST VULNERABLE TO HEADLIGHT INTRUSION.
11. THE SOUTHERN 50 FEET OF ROOSEVELT STREET'S EXISTING 90 FEET RIGHT OF WAY SHALL BE ABANDONED IN THE FUTURE BY SEPARATE INSTRUMENT.

SHEET INDEX

SHEET 1	CS01	COVER SHEET
SHEET 2	PP01	PRELIMINARY PLAT
SHEET 3	PP02	PRELIMINARY PLAT
SHEET 4	PP03	STREET SECTIONS / DATA TABLES / LOT DIAGRAMS
SHEET 5	PP04	PHASING PLAN

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Avondale, AZ

Cover Sheet

Project:

Revisions:
JULY 17, 2020 - 1ST PRE-PLAT SUBMITTAL
OCTOBER 1, 2020 - 2ND PRE-PLAT SUBMITTAL
OCTOBER 26, 2020 - 3ND PRE-PLAT SUBMITTAL

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Arizona Blue Stake, Inc.
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In Maricopa County: (602)263-1100

Designer: -
Drawn by: JAJ

Professional Engineer (Civil)
CERTIFICATE NO.
54540
JOSEPH W.
PETRUCCI III
Date Signed
ARIZONA, U.S.A.

Job No.
17-414

CS01

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of 5

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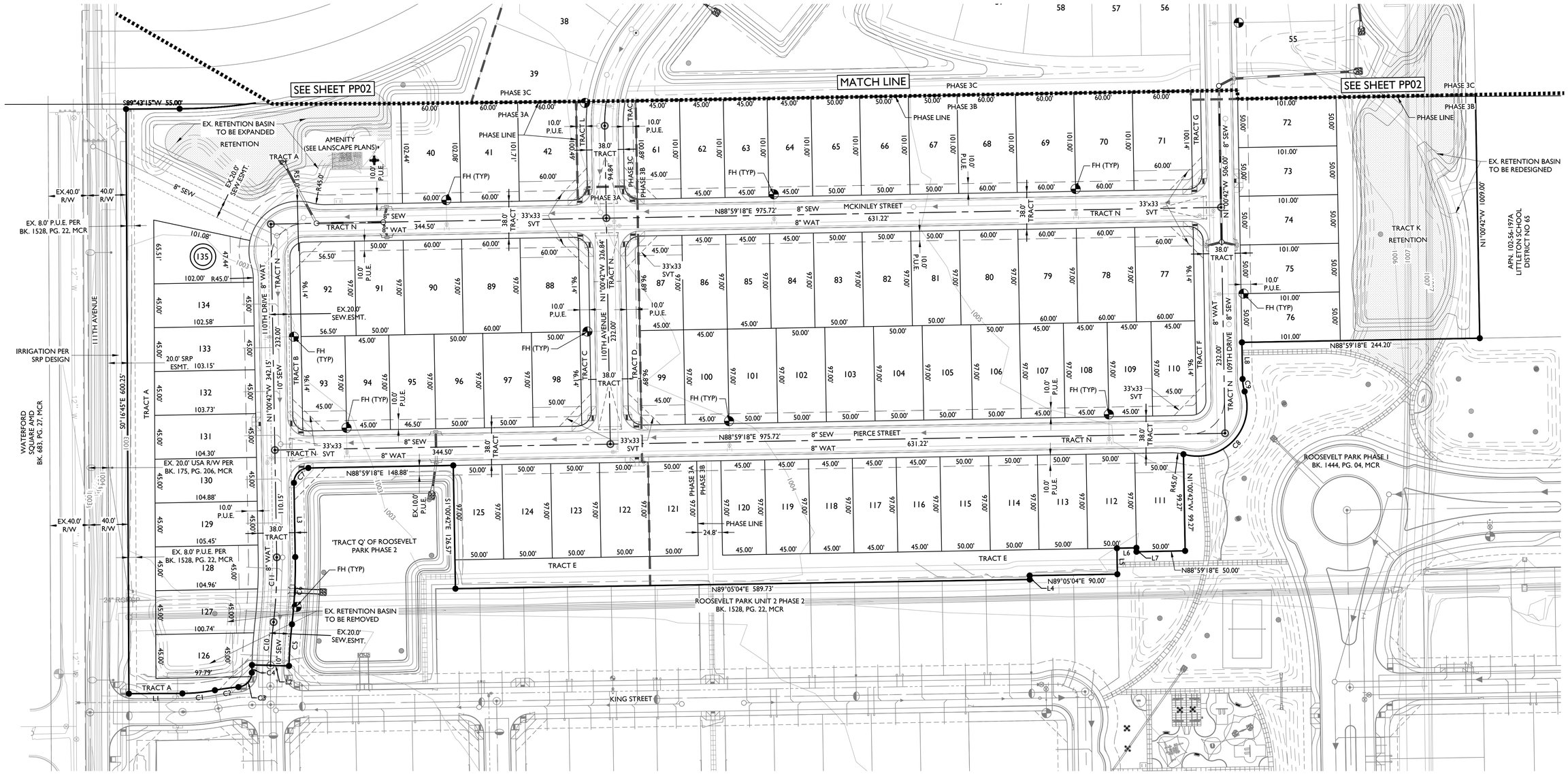
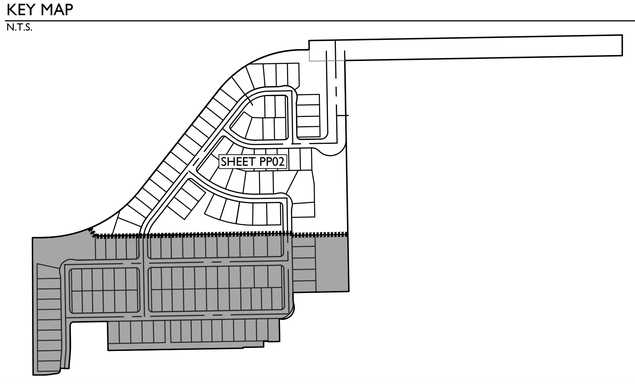
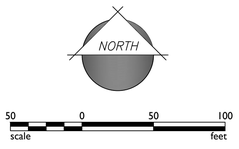


KEY MAP

N.T.S.





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Roosevelt Park - Phase 3

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Drawn by: JAJ

Registered Professional Engineer (Civil)
CERTIFICATE NO. 54540
JOSEPH W. PETRUCCI III
Date Signed 10-26-20
ARIZONA, U.S.A.

Job No.
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PP01

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17-414

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CENTER QUARTER CORNER
SEC. 6, T.1 N., R.1 E.
FD. RB W/ CAP (LS31020)

EAST QUARTER CORNER
SEC. 6, T.1 N., R.1 E.
FD. BCHH (MCDOT)

KEY MAP
N.T.S.

SHEET PP01

NORTH

scale 50 0 50 100 feet

SEE BELOW - RIGHT

SEE ABOVE - LEFT

SEE SHEET PP01

SEE SHEET PP01

MATCH LINE

EX. RETENTION BASIN TO BE EXPANDED

EX. RETENTION BASIN TO BE REMOVED

TRACT I RETENTION

TRACT J RETENTION

TRACT G RETENTION

TRACT A RETENTION

TRACT K AMENITY (SEE LANSCAPE PLANS)

RETENTION

ROOSEVELT STREET

BEATRICE STREET

GARFIELD STREET

BADEN STREET

109TH AVENUE

109TH DRIVE

ROOSEVELT PARKWAY

107TH AVENUE

TRACT N

TRACT M

TRACT H

PHASE 3A

PHASE 3B

PHASE 3C

APN. 102-56-005Q
AVONDALE(2010)
HOLDINGS LLLP

APN. 102-56-005N
TREND HOMES INC.

APN. 102-56-197A
LITTLETON SCHOOL
DISTRICT NO 65

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Job No.
17-414

PP02

Sheet No.
3
of 5

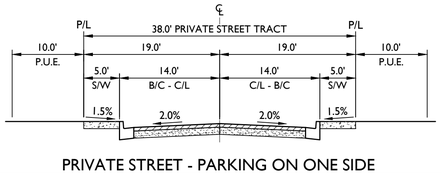
Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table		Lot Table	
Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area
1	4543.59	21	5331.55	41	6113.70	61	4544.94	81	4850.00	101	4850.00	121	4850.00
2	4545.00	22	6678.53	42	6090.52	62	4545.00	82	4850.00	102	4850.00	122	4850.00
3	4545.00	23	6396.55	43	4850.00	63	4545.00	83	4850.00	103	4850.00	123	4850.00
4	4469.40	24	5842.12	44	4850.00	64	4545.00	84	4365.00	104	4850.00	124	4850.00
5	4363.59	25	4849.88	45	4848.59	65	5050.00	85	4365.00	105	4850.00	125	4850.00
6	4361.49	26	4850.28	46	6331.28	66	5050.00	86	4365.00	106	4850.00	126	4465.54
7	5911.21	27	4850.49	47	6779.58	67	5050.00	87	4364.94	107	4365.00	127	4637.93
8	6179.16	28	4850.70	48	6761.16	68	6060.00	88	5818.59	108	4365.00	128	4746.85
9	4850.00	29	4850.91	49	5587.88	69	6060.00	89	5820.00	109	4365.00	129	4732.40
10	4848.59	30	4851.12	50	5050.00	70	6060.00	90	5820.00	110	4363.59	130	4706.51
11	4850.00	31	4851.33	51	4995.42	71	6058.59	91	4850.00	111	5042.82	131	4680.62
12	4850.00	32	4851.54	52	10824.70	72	5050.00	92	5479.19	112	4849.97	132	4654.73
13	4850.00	33	4851.75	53	9450.48	73	5050.00	93	4363.59	113	4850.00	133	4628.84
14	4850.00	34	4851.97	54	5019.76	74	5050.00	94	4365.00	114	4850.00	134	4602.95
15	4942.96	35	4852.18	55	5050.00	75	5050.00	95	4510.60	115	4850.00	135	5373.95
16	6025.65	36	4864.46	56	4880.32	76	5050.00	96	4850.00	116	4365.00	TOTAL 695,498.36 SQ. FT.	
17	6017.03	37	4682.79	57	4881.74	77	5818.59	97	4850.00	117	4365.00		
18	5307.12	38	6272.61	58	6360.59	78	5820.00	98	4848.59	118	4365.00		
19	5332.49	39	7066.98	59	6411.62	79	5820.00	99	4364.94	119	4365.00		
20	4954.65	40	6135.47	60	6411.62	80	5820.00	100	4365.00	120	4365.00		

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY / SEW. ESMT	56012	1.286
B	LANDSCAPE / OPEN SPACE / RETENTION	1846	0.042
C	LANDSCAPE / OPEN SPACE	1846	0.042
D	LANDSCAPE / OPEN SPACE	2469	0.057
E	LANDSCAPE / OPEN SPACE	22533	0.517
F	LANDSCAPE / OPEN SPACE	1846	0.042
G	LANDSCAPE / OPEN SPACE / RETENTION / TRAIL	49747	1.142
H	LANDSCAPE / OPEN SPACE	1886	0.043
I	LANDSCAPE / OPEN SPACE / RETENTION	7586	0.174
J	LANDSCAPE / OPEN SPACE / RETENTION	36758	0.844
K	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY	91174	2.093
L	LANDSCAPE / OPEN SPACE	983	0.023
M	LANDSCAPE / OPEN SPACE	1846	0.042
TOTAL OPEN SPACE		276532	6.347
N	PRIVATE STREET TRACT	233492	5.360
TOTAL TRACT AREA		510024	11.707

LINE TABLE		
LINE	LENGTH	BEARING
L1	54.95'	N89°43'15"E
L2	38.00'	S88°28'53"E
L3	76.15'	N01°00'42"W
L4	4.00'	N00°54'56"W
L5	26.71'	N00°54'53"W
L6	20.00'	N88°58'55"E
L7	4.00'	S01°00'42"E
L8	37.58'	N01°00'42"W
L9	11.31'	S43°59'18"W
L10	11.31'	N46°00'42"W

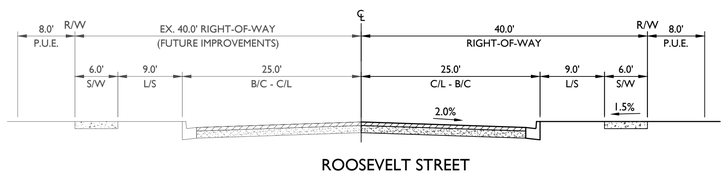
BOUNDARY CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	33.57'	181.00'	33.53'	010°37'41"
C2	24.33'	219.00'	24.32'	006°21'54"
C3	22.20'	15.00'	20.23'	084°48'50"
C4	7.92'	519.00'	7.92'	000°52'29"
C5	42.89'	481.00'	42.88'	005°06'34"
C6	69.20'	519.00'	69.15'	007°38'23"
C7	23.56'	15.00'	21.21'	090°00'00"
C8	110.18'	51.00'	89.97'	123°46'51"
C9	13.04'	45.00'	12.99'	016°35'52"

CENTERLINE CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C10	44.59'	500.00'	44.57'	005°06'34"
C11	66.67'	500.00'	66.62'	007°38'23"
C12	102.66'	150.00'	100.67'	039°12'51"
C13	264.18'	386.00'	259.06'	039°12'51"
C14	102.66'	150.00'	100.67'	039°12'51"
C15	132.96'	150.00'	128.65'	050°47'09"



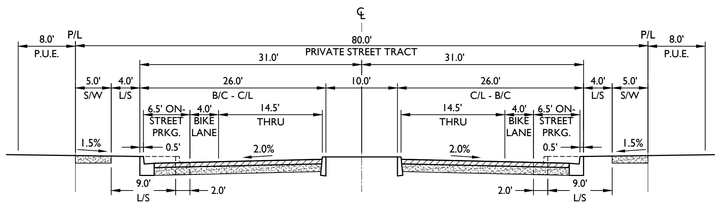
PRIVATE STREET - PARKING ON ONE SIDE

N.T.S



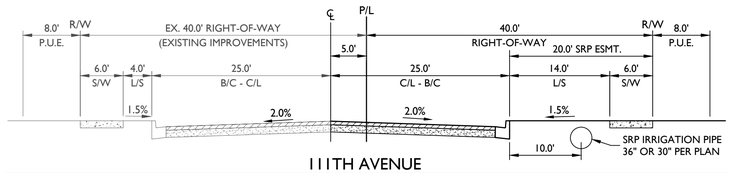
ROOSEVELT STREET

N.T.S - LOOKING EAST



PROPOSED MODIFIED LOCAL (ROOSEVELT PARKWAY AND PIERCE STREET)

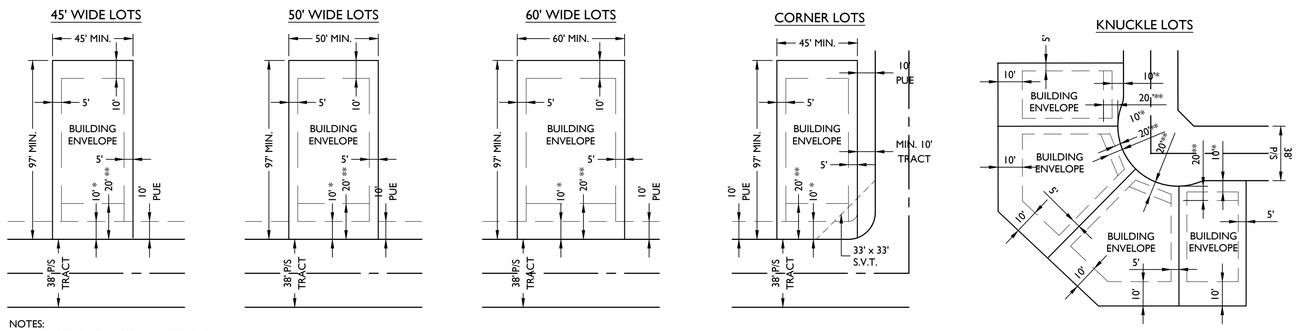
N.T.S



111TH AVENUE

N.T.S - LOOKING NORTH

LOT DIAGRAMS



NOTES:
* FRONT LIVABLE / SIDE-LOADED GARAGE
** FRONT FACING GARAGE

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Avondale, AZ

Project:

Street Section / Data Tables / Lot Typicals

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OCTOBER 1, 2020 - 2ND PRE-PLAT SUBMITTAL
OCTOBER 26, 2020 - 3RD PRE-PLAT SUBMITTAL

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Drawn by: JAJ

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PP03

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Avondale, AZ

Phasing Plan

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PP04

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Exhibit G

Landscape, Wall, and Open Space Plan

Exhibit G

Received July 28, 2020

Roosevelt Park - Phase 3

Preliminary Subdivision Plat
107th Avenue and Van Buren Street
Avondale, AZ

07.17.2020

CLIENT:

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Email: chris.bramwell@mattamycorp.com

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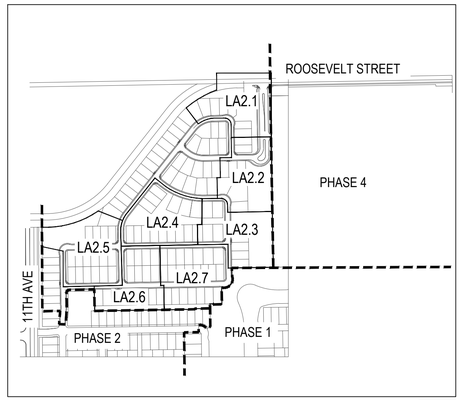
Vicinity Map — Not To Scale



Key Map — Not To Scale

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Planting Plan	LA3.1 - LA3.4
Overall Irrigation Plan	LA4.0
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Planting Details	LA7.1 - LA7.2
Planting Specifications	LA7.3 - LA7.4
Irrigation Specifications	LA8.1-LA8.3
Maintenance Schedule	LA9.1-LA9.2

GENERAL LANDSCAPE NOTES

1. ALL SINGLE TRUNK TREES SHALL BE 2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. ALL MULTI-TRUNK TREES SHALL BE 1-1/2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. TREE CALIPERS FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 4 TO 6 INCHES ABOVE THE SOIL LINE FOR TREES WITH 4-INCH CALIPER AND LESS; AND 6 TO 12 INCHES FOR TREES GREATER THAN 4-INCH CALIPER. TREE CALIPER FOR MULTI-TRUCK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 6 INCHES ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6 INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ITS TWO LARGEST TRUNKS.
2. TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
3. THE PROPERTY OWNER AND OR/ LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE(SEE ATTACHED).
4. A 3-FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCROACH UPON THIS CLEAR SPACE WHEN MATURE.
5. PLANTINGS WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
6. THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

NOTE: ALL CONSTRUCTION SHALL IN ACCORDANCE WITH THE CITY OF AVONDALE SUPPLEMENT TO MAG SPECIFICATIONS & STANDARD DETAILS CURRENTLY ON FILE AND AVAILABLE AT THE CITY OF AVONDALE ENGINEERING DEPARTMENT.

PLANTING DATA SHEET

LANDSCAPE AREAS	REQUIRED	PROVIDED
(1) LANDSCAPE SETBACK/TREES	46 TREES	46* TREES
(2) LANDSCAPE SETBACK/SHRUBS	460 SHRUBS	460 SHRUBS
(3) RIGHT OF WAY:TREES	46* TREES	46* TREES
(4) RIGHT OF WAY:SHRUBS	-	460 SHRUBS
(5) TOTAL TREES (SETBACK/ROW/INTERNAL	-	410 TREES
(6) TOTAL SHRUBS (SETBACK/ROW/INTERNAL)	-	4,100 SHRUBS
(7) TOTAL RIGHT OF WAY LANDSCAPE AREA:	9,272 SF	9,272 SF
(8) TOTAL USEABLE OPEN SPACE (SQUARE FEET)	338,799 SF	338,799 SF
(9) TOTAL USEABLE OPEN SPACE (PERCENTAGE)	27.8%	27.8%

* DUE TO THE ROW BEING WITHIN AN SRP EASEMENT NO TREES ARE ALLOWED. ADDITIONAL TREES HAVE BEEN PROVIDED WITHIN THE LANDSCAPE SETBACK TO ACCOUNT FOR THE REQUIRED TREES

OPEN SPACE DATA SHEET

	ACRES
A. TOTAL OPEN SPACE EXCLUDING ROW	7.56
B. TOTAL OPEN SPACE EXCLUDING ROW AND BASINS	5.52
C. TOTAL USABLE OPEN SPACE EXCLUDING ROW	5.60

Roosevelt Park - Phase 3
Preliminary Subdivision Plat
07.17.2020

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
07.17.2020
ARIZONA U.S.A.
EXP. 2-31-21

PRELIMINARY, NOT FOR CONSTRUCTION

Revisions

1
2
3
4

GENERAL PROJECT NOTES:

1. THESE NOTES ARE TO BE USED AS A GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND CHANGE ORDERS ASSOCIATED WITH THIS DOCUMENT SET.
2. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) AND PER LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES, WHICHEVER IS APPLICABLE.
3. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
4. THE CONTRACTOR IS RESPONSIBLE TO BECOME FAMILIAR WITH THE PROJECT SITE AND LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. THE CONTRACTOR SHALL UTILIZE AN UNDERGROUND UTILITY COORDINATION SERVICE TO MARK EXISTING UTILITIES 48 HOURS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD ANY CONFLICT ARISE.
5. THE CONTRACTOR SHALL PROVIDE MATERIALS OR EQUIPMENT AND PERFORM REQUIRED INCIDENTAL PROCEDURES THAT MAY BE NECESSARY TO COMPLETE THE PROJECT TO SATISFACTORY CONDITION AS DIRECTED BY THE DESIGN INTENT OF THIS DOCUMENT SET AND THEREFORE SHALL MEET MINIMUM CONSTRUCTION REQUIREMENTS AND INDUSTRY STANDARDS NOTWITHSTANDING MENTION OR REFERENCE IN THIS DOCUMENT SET.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
7. INTERPRETATION OF THIS DOCUMENT SET IN ITS ENTIRETY SHALL BE MADE BY THE LANDSCAPE ARCHITECT OF RECORD AND SHALL BE CONSIDERED FINAL. DISCREPANCIES SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE LANDSCAPE ARCHITECT OF RECORD AS THE CORRECT AND FINAL INTERPRETATION.
8. THIS DOCUMENT SET, INCLUDING ALL PLAN SHEETS, NOTES, DETAILS AND SPECIFICATIONS SHALL BE UTILIZED BY THE CONTRACTOR PERFORMING INSTALLATION AS GENERAL GUIDELINES FOR THE PROJECT DESIGN INTENT. QUANTITIES SHOWN IN THIS DOCUMENT SET ARE ESTIMATES ONLY AND ARE NOT THEREFORE GUARANTEED. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER COMPLETE PROJECT AS SPECIFIED IN THESE DOCUMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO THE START OF WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
11. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS.
12. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THIS DOCUMENT SET OR SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING.
13. CONTRACTOR SHALL PROPERLY COORDINATE WORK TO BE PERFORMED WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
14. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE INCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
15. EXISTING SITE CONDITIONS, AND THE DOCUMENT SET BASE INFORMATION HAVE BEEN PROVIDED BY THE PROJECT CIVIL ENGINEER.
16. CONTRACTOR SHALL MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.
17. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION AND SHALL BE RESPONSIBLE FOR SECURING APPROVAL AND PERMIT FOR THE PROCESS.

PLANTING GENERAL NOTES:

1. CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL REVIEW SITE SOILS REPORT PRIOR TO PLANTING. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
3. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO HARDSCAPE CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE. SUBSTANTIAL DEVIATION FROM THIS DOCUMENT SET WILL REQUIRE REVIEW AND APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE.
4. LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIALS DEEMED UNACCEPTABLE. SEE SPECIFICATIONS AND THIS DOCUMENT SET FOR MINIMUM REQUIREMENTS.
5. THE CONTRACTOR SHALL SUBMIT IN WRITING REQUESTS FOR ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
7. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION AND STANDARDIZED PLANT NAMES, LATEST EDITION.
8. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM FROM ON-SITE SALVAGE INVENTORY OR LOCATED BY THE LANDSCAPE ARCHITECT FROM ANOTHER SOURCE. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
9. FINAL LOCATION OF PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
11. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS. CONTRACTOR SHALL OBSERVE MINIMUM OFFSETS FROM THE FOLLOWING STRUCTURES; TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS (MEASURED FROM MATERIAL MATURITY), 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM HARDSCAPE , CURBS AND WALLS (MEASURED FROM CENTER OF PLANT MATERIAL). SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS AND 3'-0" FROM FIRE SUPPRESSION DEVICES (MEASURED FROM MATERIAL MATURITY). LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES SHALL SUPERCEDE SPECIFIED DISTANCES SO LONG AS THEY SURPASS STATED REQUIREMENTS.
12. WHERE THE LOCAL REVIEWING AGENCY REQUIRES THE USE OF ROOT BARRIER PANELS FOR TREES, CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL). CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
14. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
15. CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
16. CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
17. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.
20. CONTRACTOR SHALL INSTALL ANGULAR GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF ANGULAR GRANITE RIP-RAP. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
21. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS EXCEPT AREAS OF TURF AND ANGULAR GRANITE RIP-RAP AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE THROUGHOUT. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR SIZE AND COLOR OF DECOMPOSED GRANITE. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
22. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
23. PLANT MATERIAL SHALL NOT BE INSTALLED OR ALLOWED TO GROW TO WITHIN 3'-0" OF A FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION (FCD). MAINTAIN A MINIMUM VERTICAL CLEARANCE OF 15'-0" WHERE TREES OVERHANG THE CURB LINE. TREES SHALL BE PLANTED A MINIMUM OF 5'-0" FROM ANY STRUCTURE UNLESS OTHERWISE NOTED.
24. IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT FLOOR GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
25. NATIVE REVEGETATION AREAS AND PLANTER BEDS NOTED IN THIS DOCUMENT SET SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
26. THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCKUP OF NATIVE REVEGETATION AREAS NOTED IN THIS DOCUMENT SET FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.

IRRIGATION GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY PRESSURE ON-SITE AND NOTIFY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY THE PROPER PARTY, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ALL NECESSARY SYSTEM ALTERATIONS REQUIRED TO FACILITATE AN EFFICIENT AND OPERATIONAL SYSTEM. THIS IRRIGATION SYSTEM REQUIRES A MINIMUM OF 65 TO 75 PSI WATER PRESSURE AT WATER METER.
3. THE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
4. THE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. ALL NEW METERS SHALL BE INSTALLED PER THE IRRIGATION SCHEDULE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL INCLUDING TURF.
6. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
7. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT AN UNDERGROUND UTILITY COORDINATION SERVICE TO VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES THAT MAY BE AFFECTED BY DESCRIBED WORK, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE IRRIGATION INSTALLATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
9. ALL VALVES SHALL NOT EXCEED MANUFACTURES SPECIFICATIONS.
10. SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
    - 10.1. TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
    - 10.2. TWO KEYS FOR EACH OF THE CONTROLLERS.
    - 10.3. TWO COUPLERS WITH MATCHING HOSE BIBBS AND SHUT-OFF VALVE.
    - 10.4. TWO VALVE BOX KEYS.
11. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
12. ALL VALVES SHALL NOT EXCEED MANUFACTURERS DESIGN SPECIFICATIONS.
13. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE AND GROUPED TOGETHER WHEN POSSIBLE.
14. CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS.
15. VALVE BOXES TO BE BRANDED WITH CONTROLLER AND STATION NUMBER.
16. INSTALL ALL MAINLINES WITH A MINIMUM OF 20" OF COVER.
17. INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
18. ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
19. FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
20. INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
21. CONTROLLER TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINT OF CONNECTIONS. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
22. ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
24. CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12') FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAT 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
25. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
26. INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
27. THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, ADJACENT TO HARDSCAPE WITHIN DESCRIBED LIMIT OF WORK.
28. ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
29. ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
30. SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE AND INSTALLED AS SCHEDULE 40 PVC MINIMUM.
31. ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
32. FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
34. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
35. INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
36. ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE.
37. INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
38. ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2") INCHES OF PEA GRAVEL.
39. ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.
40. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
41. BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2') FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
42. AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
43. PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE PROPER GOVERNING AGENCIES.

HARDSCAPE GENERAL NOTES:

1. CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES EXIST. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE DOCUMENTS SUBMITTED BY THE PROJECT CIVIL ENGINEER. THE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE SHOULD ANY DISCREPANCIES OCCUR. THE CONTRACTOR SHALL SUBMIT IN WRITING SUGGESTED MODIFICATION AND RECEIVE TRANSMITTED RECORD OF APPROVAL FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY FIELD REVISIONS.
3. REFER TO CONSTRUCTION DOCUMENTS PREPARED BY THE PROJECT CIVIL ENGINEER FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROL DIMENSIONS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL STRUCTURES REPRESENTED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) REVIEWED BY A REGISTERED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION UNLESS OTHERWISE STATED.
5. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
6. CONTRACTOR SHALL HAVE SIDEWALKS SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR SITE REVIEW.
7. UNLESS OTHERWISE NOTED IN THIS DOCUMENT SET OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" IN WIDTH, 4" THICK, 2500 PSI CONCRETE ON COMPACTED BASE PER SITE SOILS REPORT WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH PERPENDICULAR TO DIRECTION OF TRAVEL WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF HARDSCAPE MATERIAL SPECIFIED IN THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVING STAINS AND SPILLS ON FINISHED HARDSCAPE IMMEDIATELY.
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING FINISHED WORK UNTIL PROJECT ACCEPTANCE BY OWNER/OWNER'S REPRESENTATIVE.

GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND MAINTAIN AND/OR CREATE DRAINAGE SPECIFIED ON THE PROJECT CIVIL ENGINEERS CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL KEEP DRAINAGE WAYS AND NATURAL FLOW CHANNELS SPECIFIED FREE FROM OBSTRUCTIONS THAT MAY IMPAIR FLOW.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL GRADING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY CALICHES ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER.
4. FINISH GRADE OF ALL PLANTING AREAS SHALL COMPLY WITH PART 3 OF THE PLANTING SPECIFICATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CREATING A NATURAL UNDULATING GROUNDPLANE IN ALL PLANTING AREAS AT/PER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

GENERAL LANDSCAPE NOTES

1. ALL SINGLE TRUNK TREES SHALL BE 2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. ALL MULTI-TRUNK TREES SHALL BE 1-1/2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. TREE CALIPERS FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 4 TO 6 INCHES ABOVE THE SOIL LINE FOR TREES WITH 4-INCH CALIPER AND LESS, AND 6 TO 12 INCHES FOR TREES GREATER THAN 4-INCH CALIPER. TREE CALIPER FOR MULTI-TRUCK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 6 INCHES ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6 INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ITS TWO LARGEST TRUNKS.
2. TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
3. THE PROPERTY OWNER AND OR/ LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE(SEE ATTACHED).
4. A 3-FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCROACH UPON THIS CLEAR SPACE WHEN MATURE.
5. PLANTINGS WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
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WEB: ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D BARON
EXPIRATION DATE
EXP. 12-31-21

Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona

General Notes

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Issued for
- ☐ Design Dev.
- ☐ Progress
- ■ City Submittal 07-17-2020
- ☐ Bid Set
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Title: General Notes
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Drawn By: CR
Checked By: CH, AB
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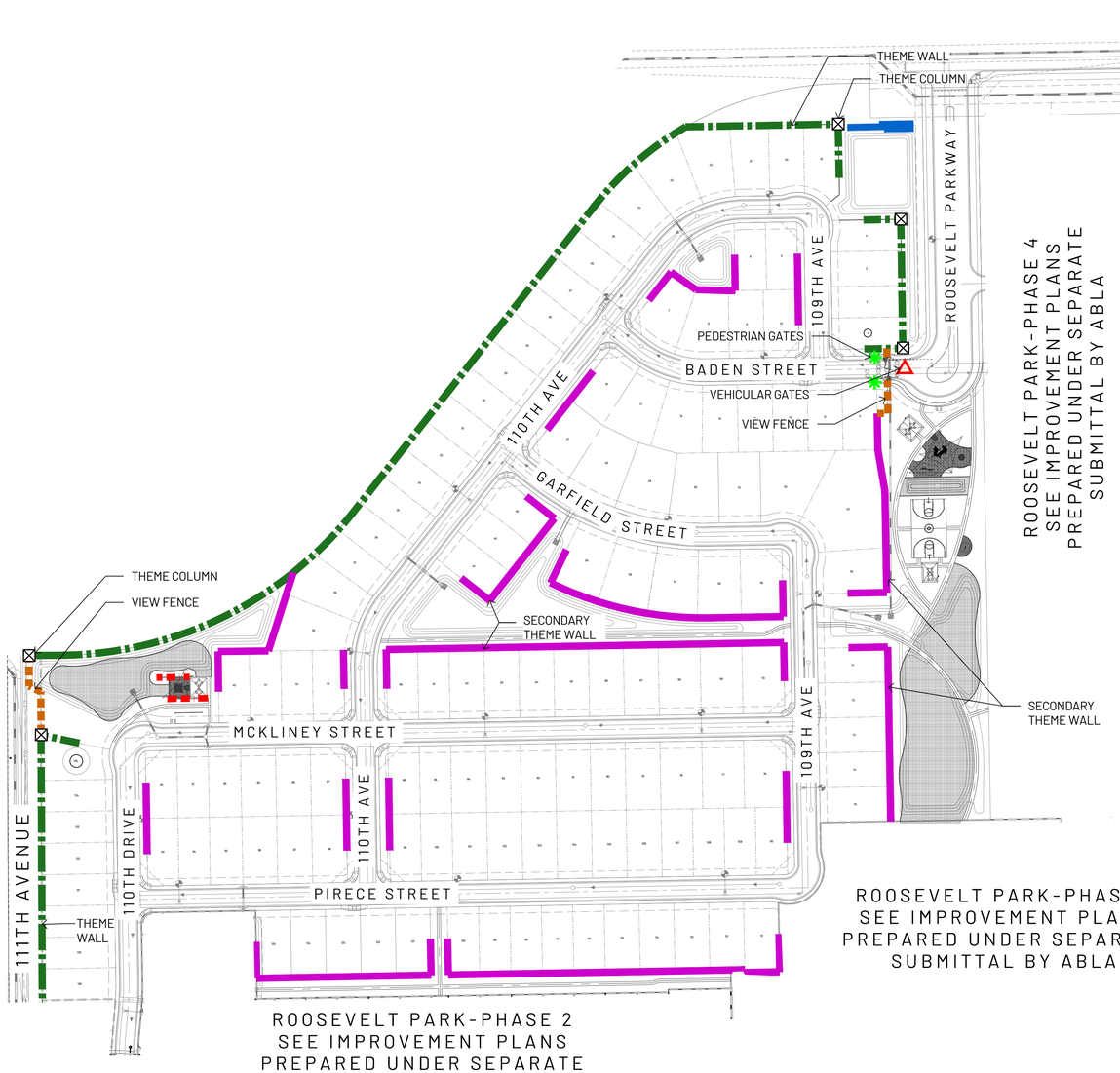
Sheet 2 of 31



ROOSEVELT PARK-PHASE 4
SEE IMPROVEMENT PLANS
PREPARED UNDER SEPARATE
SUBMITTAL BY ABLA

ROOSEVELT PARK-PHASE 1
SEE IMPROVEMENT PLANS
PREPARED UNDER SEPARATE
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ROOSEVELT PARK-PHASE 2
SEE IMPROVEMENT PLANS
PREPARED UNDER SEPARATE
SUBMITTAL BY ABLA

WALL LEGEND

SYMBOL	DESCRIPTION	DETAIL	QTY.
	THEME WALL	DETAIL 2, WALL DETAILS	2,432 LF
	SECONDARY THEME WALL	DETAIL 1, WALL DETAILS	4,064 LF
	VIEW FENCE	DETAIL 3, WALL DETAILS	203 LF
	ENTRY MONUMENT WALLS	DETAIL 1, ROOSEVELT ENTRY MONUMENT	177 LF
	LOW ACCENT WALLS	DETAIL 4, WALL DETAILS	104 LF
	THEME COLUMN	DETAIL 2, WALL DETAILS	6
	PEDESTRIAN GATE	DETAIL 4, SHEET LA6.2	2
	VEHICULAR GATES	DETAIL 1, ROOSEVELT PARKWAY EXIT	1

GENERAL WALL NOTES

1. ALL WALLS TO TERMINATE WITH A TURNED END WALL END 45'-0" FROM PROPERTY LINE.
2. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
3. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
4. CONTRACTOR TO INSTALL A 6" X 6" CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
5. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS

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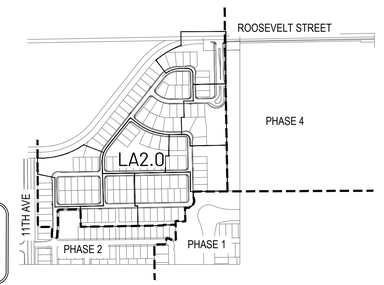
100' 200' 300'



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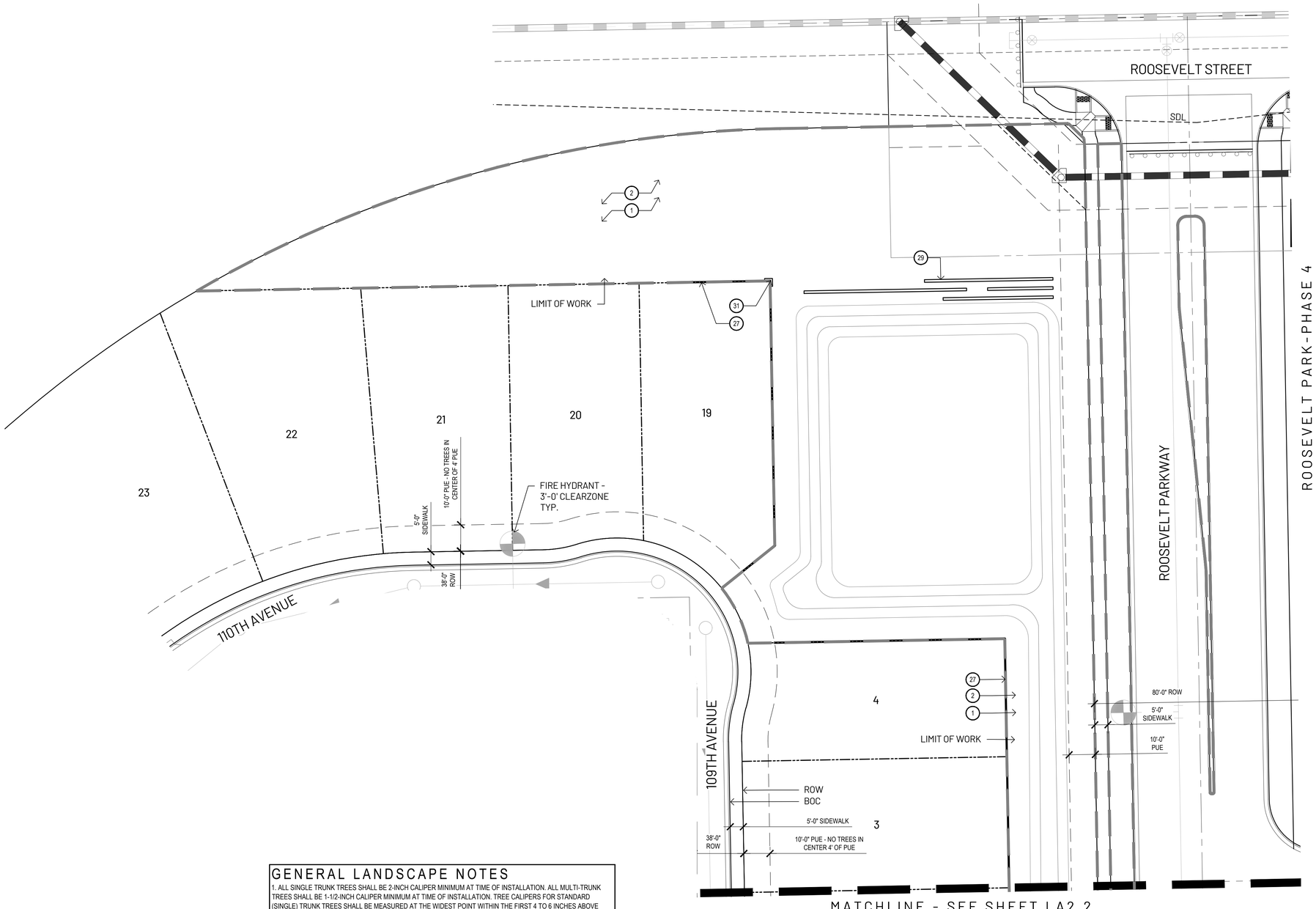

ROOSEVELT PARK-PHASE 4
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SYMBOLS AND ABBREVIATIONS

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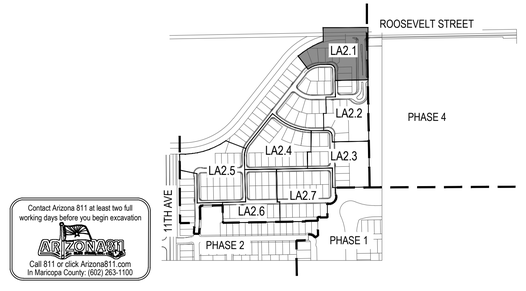
POINT OF BEGINNING FOR DIMENSIONS

20' 40' 60'



Key Map

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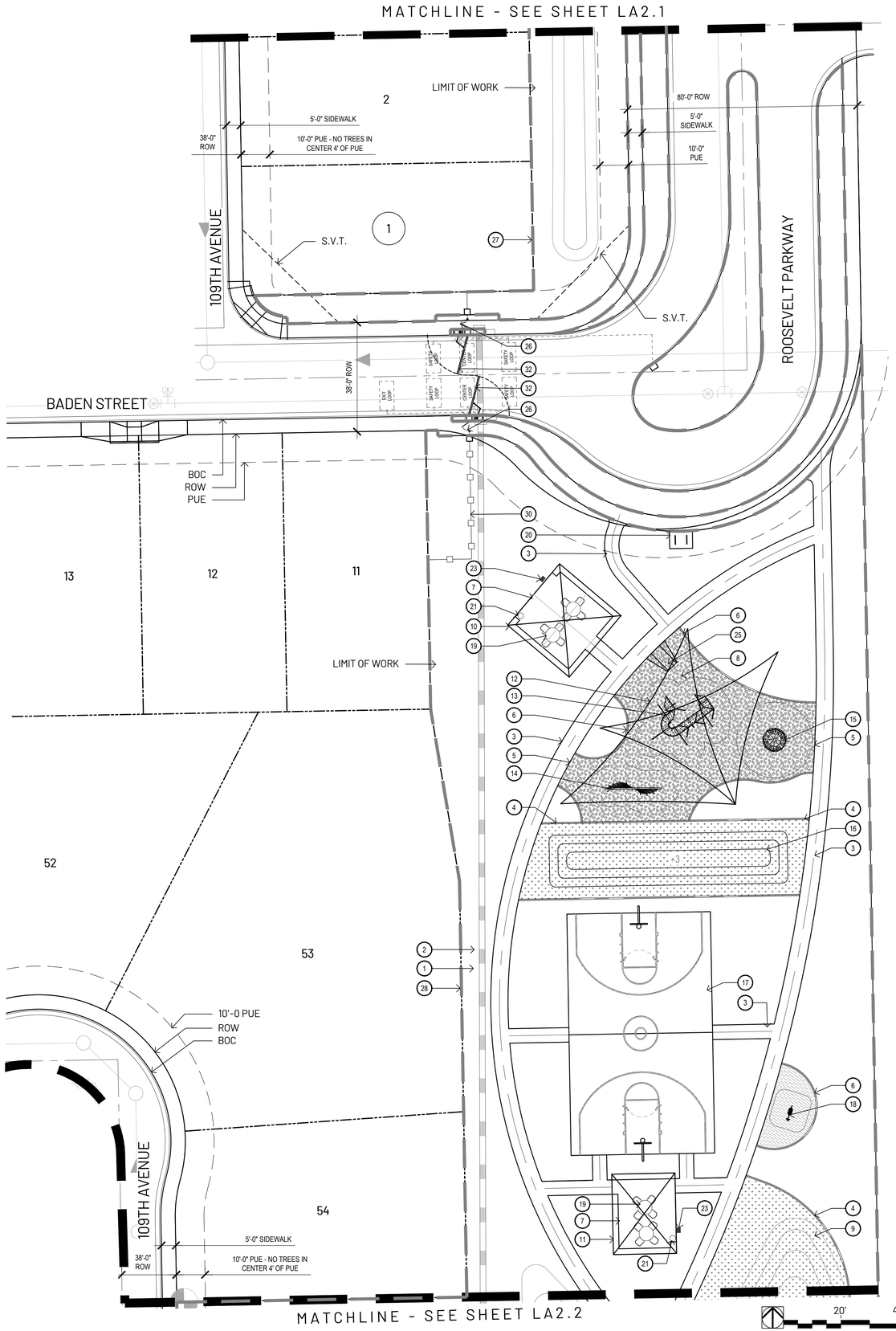

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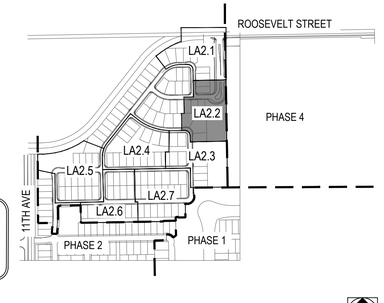

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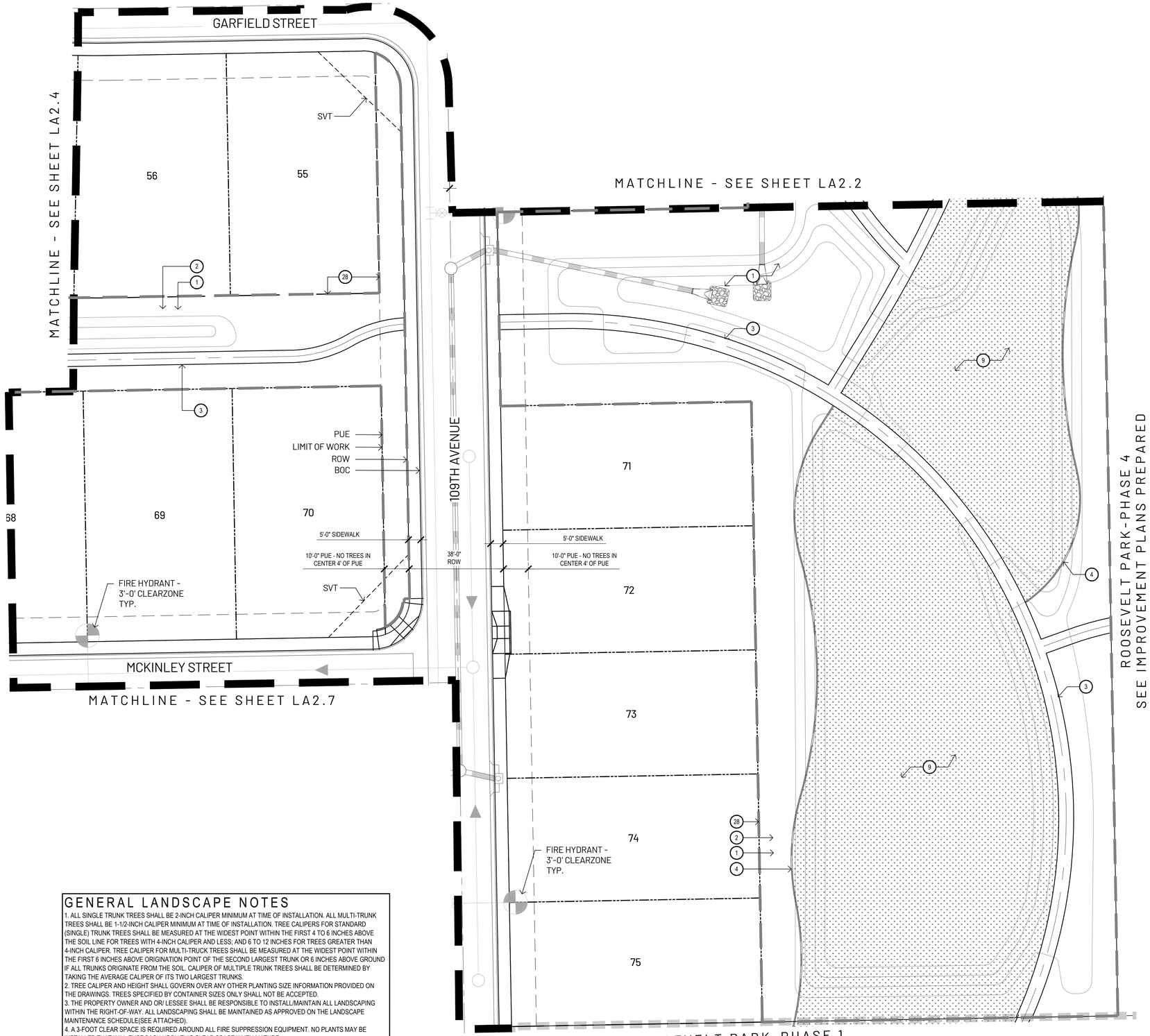

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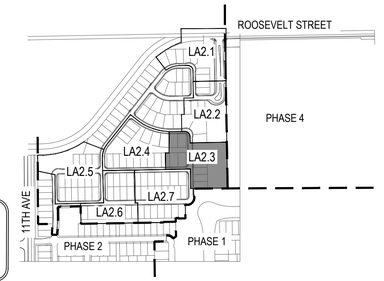

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OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
PROFESSIONAL
07-17-2020
ARIZONA U.S.A.
EXP. 12-31-21

Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona
Planting Plan

mattamyHOMES

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Revisions
1
2
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Issued for
- ☐ Design Dev.
- ☐ Progress
- ■ City Submittal 07-17-2020
- ☐ Bid Set
- ☐ Construction

Title: Planting Plan
Date Issued: 07-17-2020
Scale: 1" = 20'-0"
Drawn By: CR
Checked By: CH, AB
Project Number:

Permit Number:

Sheet Number
LA2.3
Sheet 6 of 31

GENERAL LANDSCAPE NOTES

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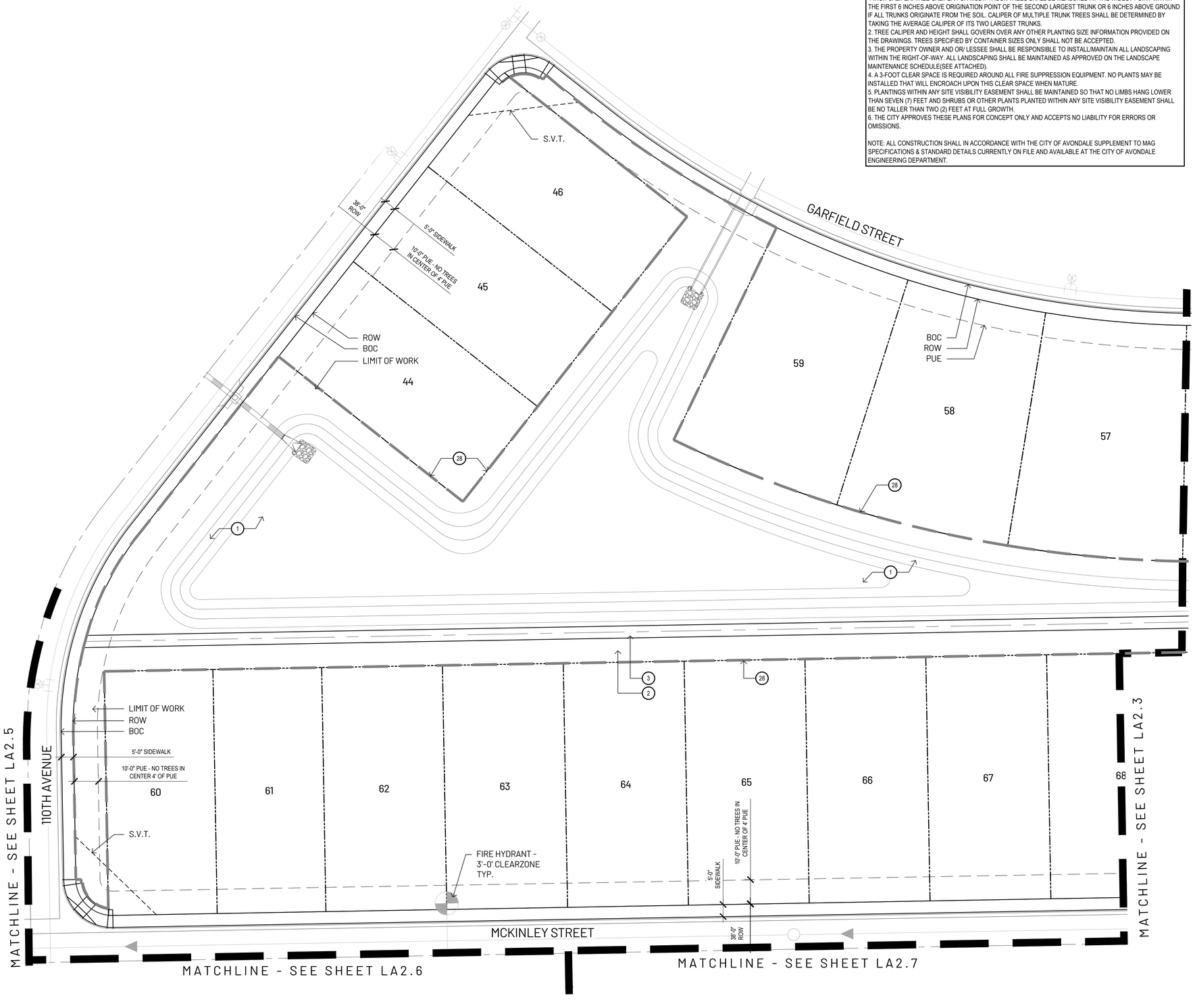

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SYMBOLS AND ABBREVIATIONS

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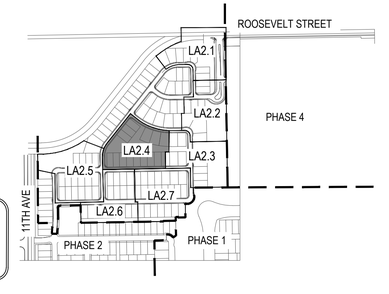

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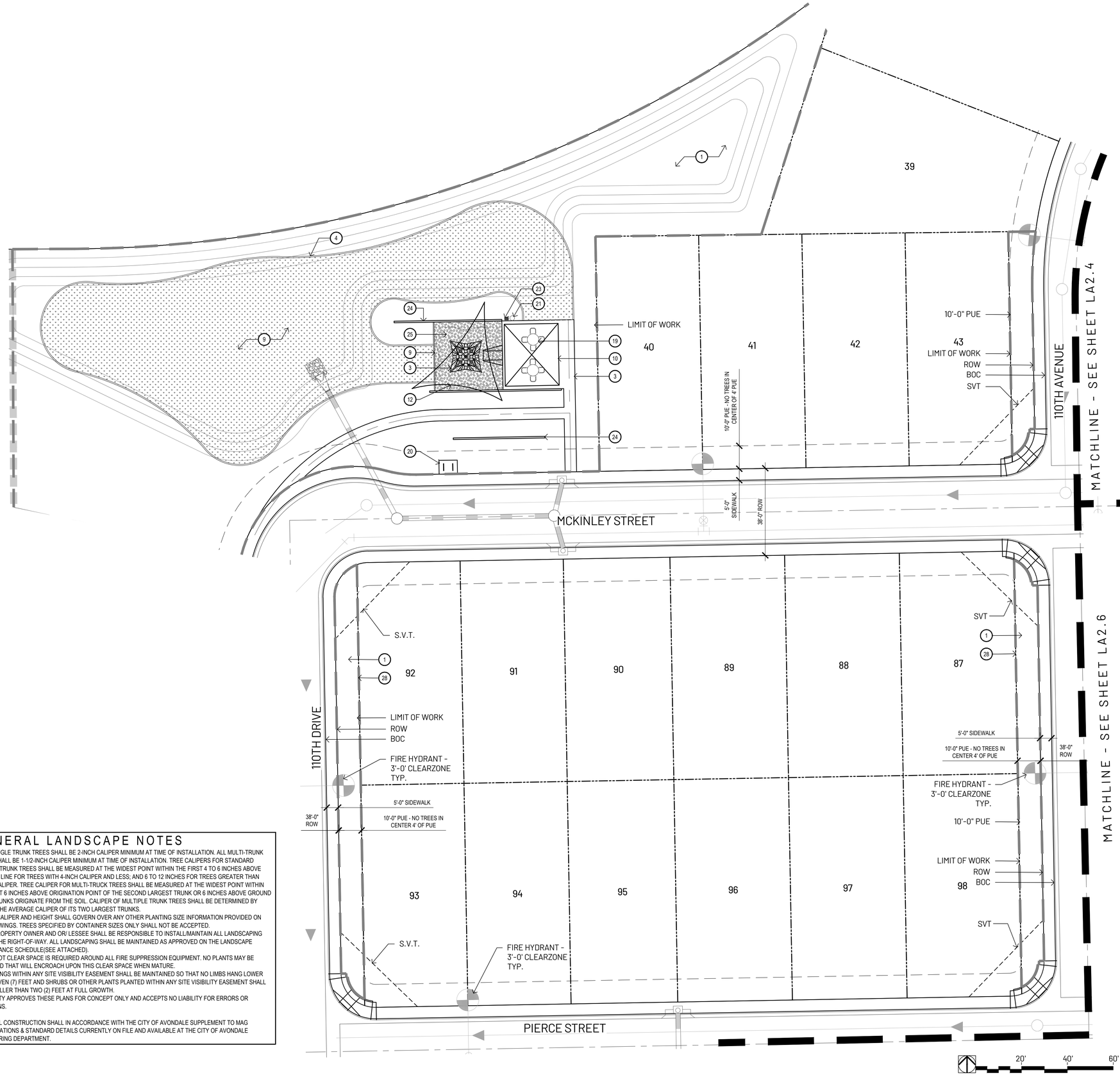

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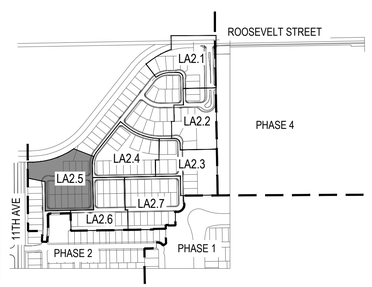

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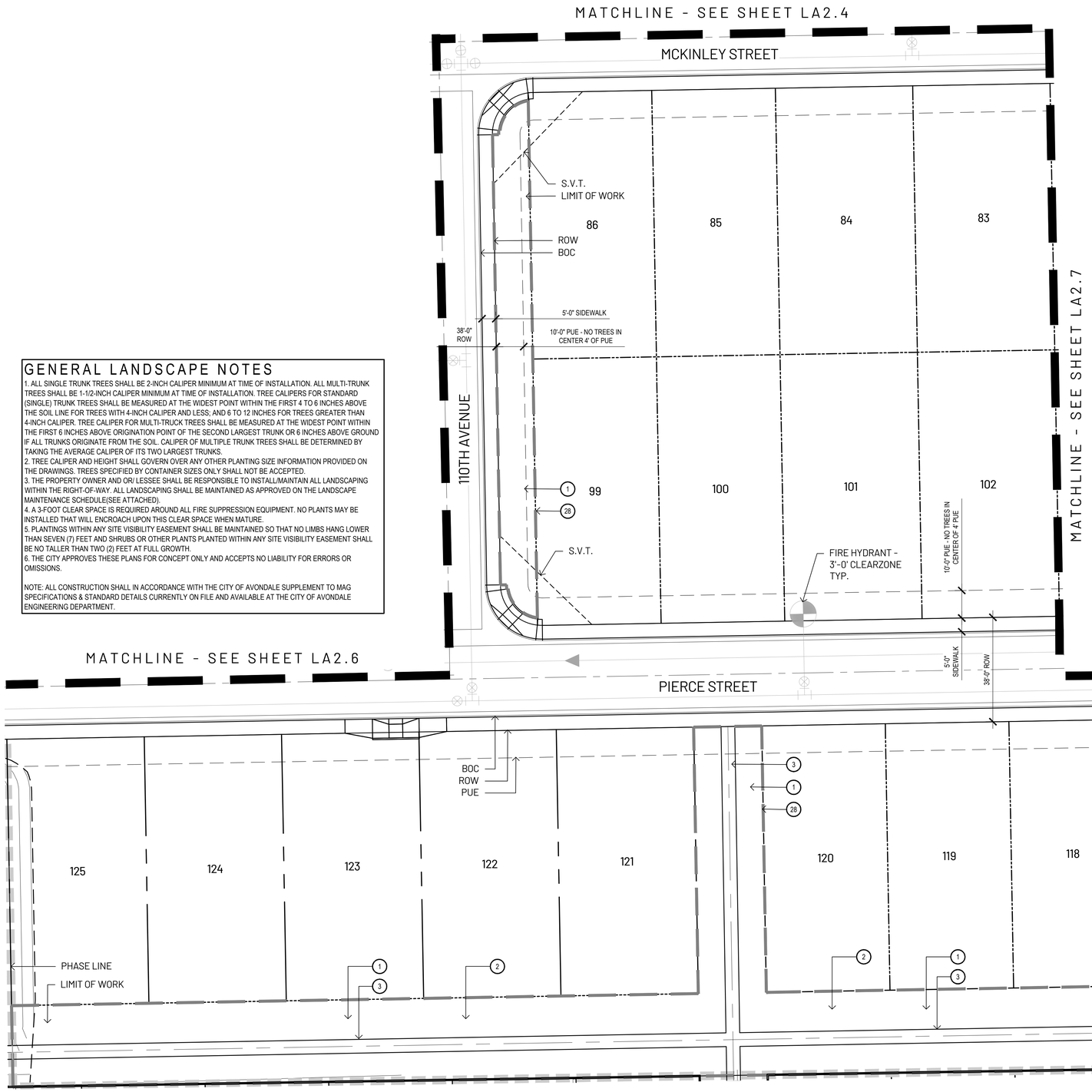

ROOSEVELT PARK-PHASE 2
SEE IMPROVEMENT PLANS PREPARED
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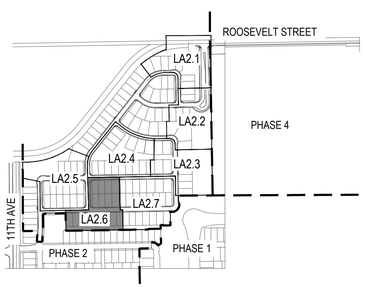

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20' 40' 60'

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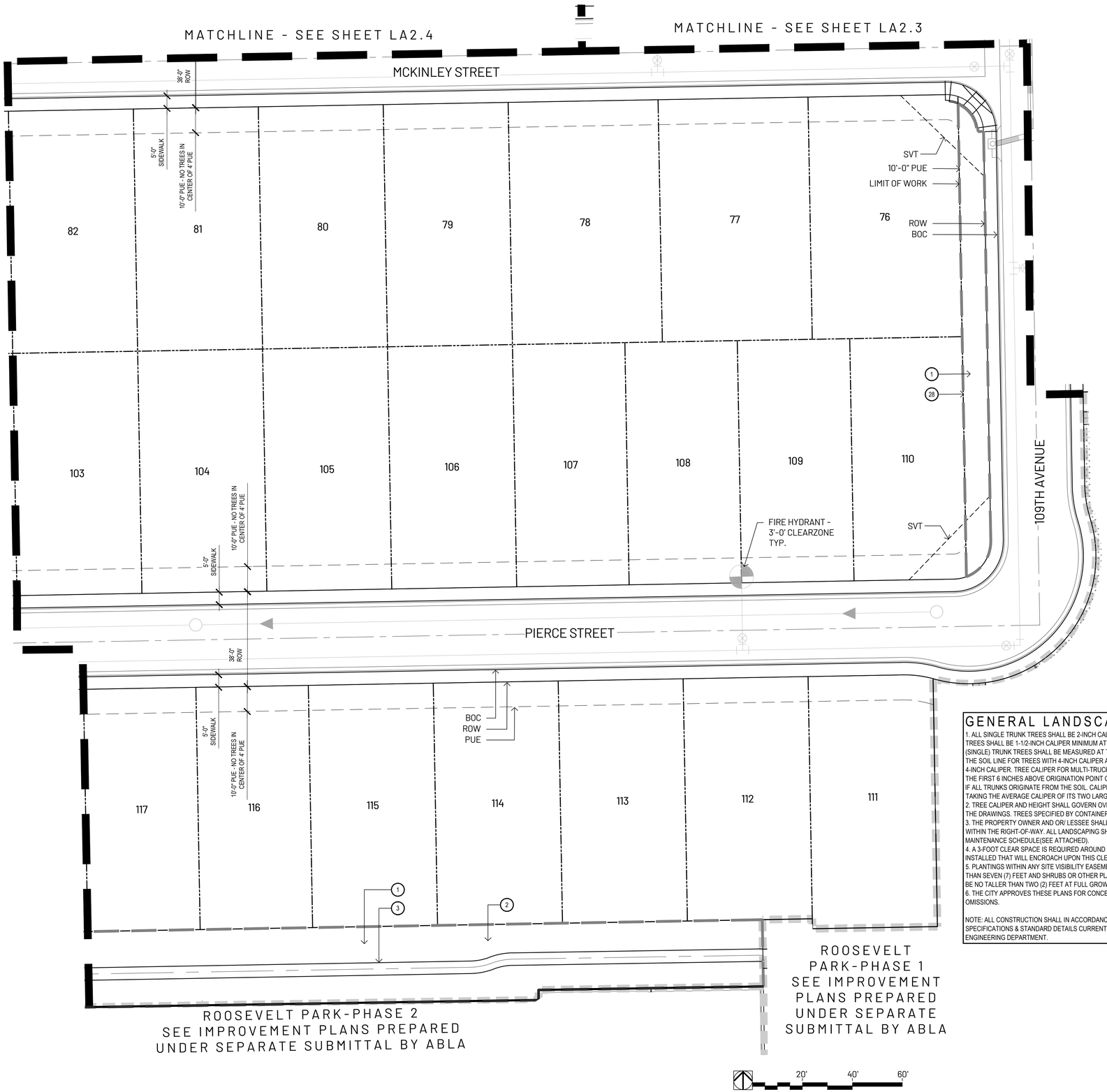

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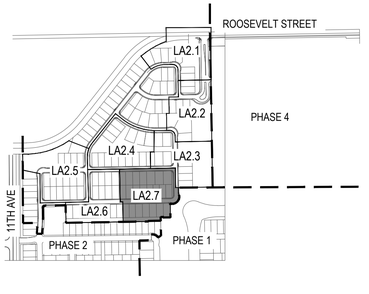

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OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
07-17-2020
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-21

Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona
Planting Plan

mattamy HOMES

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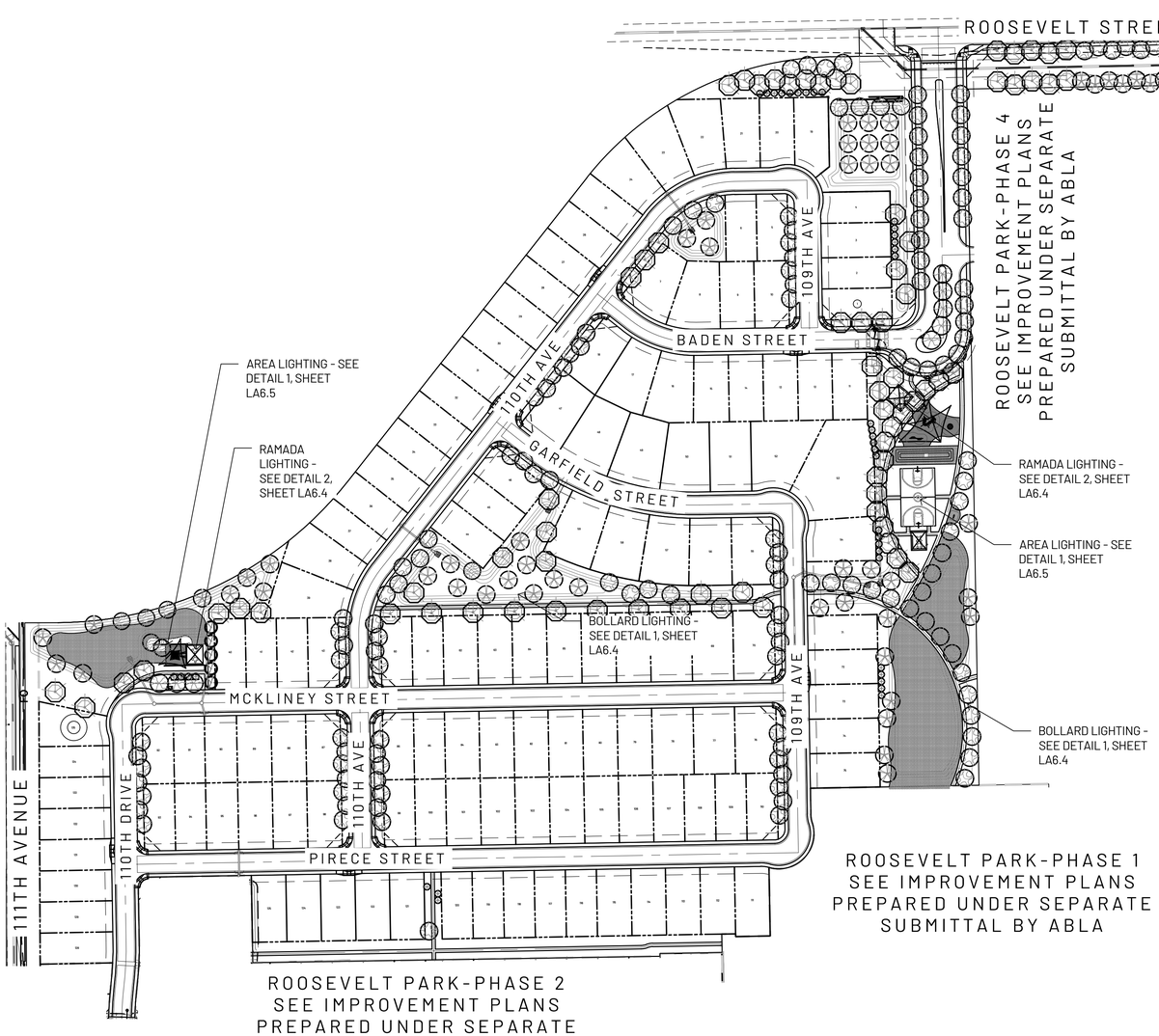
Revisions
1
2
3

Issued for
- ☐ Design Dev.
- ☐ Progress
- ■ City Submittal 07-17-2020
- ☐ Bid Set
- ☐ Construction

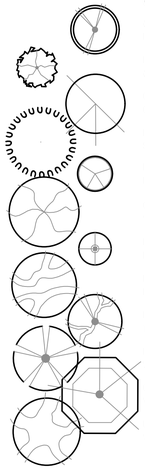
Title: Planting Plan
Date Issued: 07-17-2020
Scale: 1" = 20'-0"
Drawn By: CR
Checked By: CH, AB
Project Number:

Permit Number:

Sheet Number
LA2.7
Sheet10 of 31



PLANT MATERIALS LEGEND



Trees

Botanical Name / Common Name	Height (in feet)	Width (in feet)	Caliper (in inches)
Acacia aneura Mulga Acacia	7.0-9.0	4.0-6.0	2.0
Bauhinia lunaricoides Anacacho Orchid Tree	5.0-8.0	3.0-4.0	2.0
Chitalpa tashkinensis Chitalpa	8.0-10.0	5.0-7.0	2.0
Dalbergia sissoo Sissoo	10.0-12.0	5.0-7.0	2.0
Fraxinus greggii Little Leaf Ash - Multi Trunk	5.0-7.0	1.5-2.5	1.5 Min.
Olea europea 'Willsonii' Olive - Multi Trunk	8.0-10.0	5.0-7.0	1.5 Min.
Pistacia lentiscus Mastic Tree - Multi Trunk	5.0-6.0	1.5-2.0	1.5 Min.
Pistacia chinensis 'Red Push' Red Push Pistache	9.0-11.0	4.0-5.0	2.0
Pithecellobium flexicaule Texas Ebony - Multi Trunk	7.0-9.0	5.0-6.0	1.5 Min.
Prosopis hybrid 'AZT' Mesquite - Multi-Trunk	4.0-5.0	2.0-3.0	1.5 Min.
Quercus virginiana 'Cathedral' Oak	10.0-12.0	5.0-7.0	2.0
Ulmus parvifolia 'Sempervirens' Elm	10.0-12.0	6.0-8.0	2.0

Extra Large Shrubs	Size
Bougainvillea sp.	5 gal.
Caeselpinia gillesii Yellow Bird of Paradise	5 gal.
Caesalpinia mexicana Mexican Bird of Paradise	5 gal.
Cordia Boissieri Anachuita	5 gal.
Dodonea viscosa Hopbush	5 gal.
Tecoma spp.	5 gal.
Vauquelinia californica Arizona Rosewood	5 gal.
Large Shrubs	**Size**
Cassia artemisiodes 'Silver' Silver Cassia	5 gal.
Leucophyllum sp.	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.
Simmondsia Chinensis Jojoba	5 gal.
Nerium Oleander 'Little Red' Oleander 'Little Red'	5 gal.
Medium Shrubs	**Size**
Eremophila sp.	5 gal.
Leucophyllum frutescens 'compacta' Compact Texas Sage	5 gal.
Ruellia brittoniana Ruellia	5 gal.
Teucrium fruticans Bush Germander	5 gal.
Small Shrubs	**Size**
Buxus microphylla japonica Green Beauty Boxwood	5 gal.
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.
Guara lindheimeri Pink Guara	1 gal.
Russellia equistiformis Coral Fountain	5 gal.
Inerts	**Size**
No Symbol — Decomposed Granite - Express Carmel (or approved equal) 2" Depth In All Planting Areas	
Turf - Midiron Sod	
6" Concrete Header See Detail 2, Sheet LA6.1	

Groundcovers	Size
Eremophila prostrata Outback Sunrise Eremophila	1 gal
Gazania rigens 'Sun Gold' Trailing Yellow Gazania	1 gal.
Lantana sp.	1 gal.
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.
Cacti/ Accents	**Size**
Agave spp.	5 gal.
Aloe barbadensis Medicinal Aloe	5 Gal.
Bouteloua gracilis Blond Ambition	1 gal
Cereus hildmannianus Queen of the Night	5 gal.
Dasylirion sp.	5 gal.
Euphorbia spp.	1 gal
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.
Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.
Muhlenbergia rigens Deer Grass	1 gal.
Muhlenbergia rigida 'Nashville' Nashville Muhly Grass	5 gal.
Nolina matapensis Beargrass	5 gal.
Opuntia sp.	5 gal.
Portulacaria afra minima Dwarf Elephant Food	5 gal.
Yucca sp.	5 gal.
Vines	**Size**
Bougainvillea 'California Gold' Orange Bougainvillea	5 gal
Ficus pumila Creeping Fig	5 gal

PLANTING DATA SHEET

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Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
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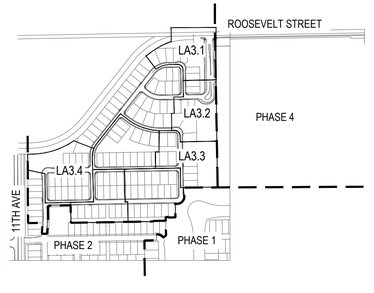
In Maricopa County: (602) 263-1100

20' 40' 60'



Key Map Not To Scale

ABLA
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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45440 ANDREW D. BARON Expires 09-30-2020 STATE OF ARIZONA USA
EXP. 12-31-21

Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona

Overall Planting Plan

mattamy HOMES

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- ☐ Progress
- ■ City Submittal 07-17-2020
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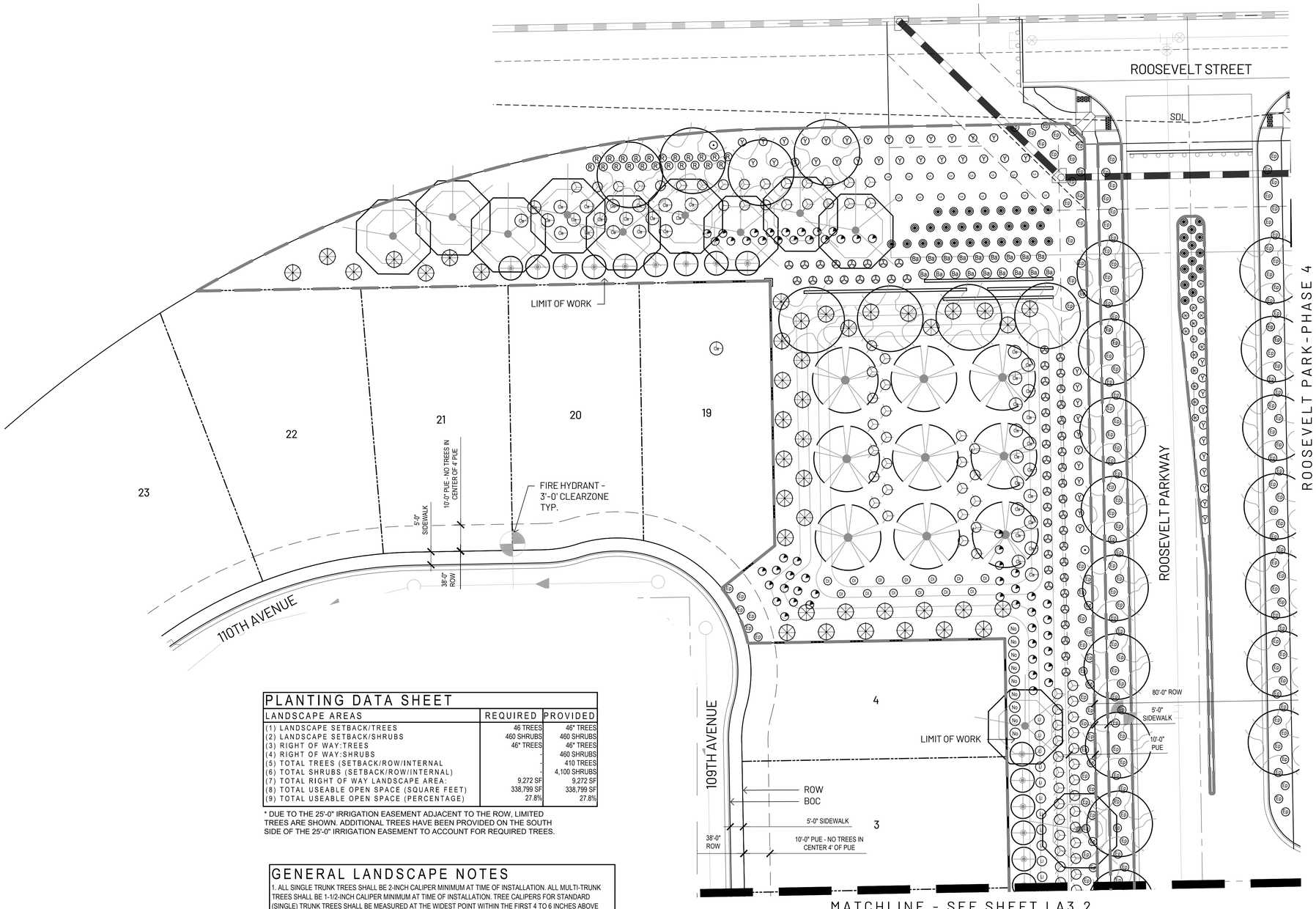
Drawn By: CR
Checked By: CH, AB
Project Number:

Permit Number:

Sheet Number: LA3.0

Sheet 11 of 31



SEE IMPROVEMENT PLANS PREPARED UNDER SEPARATE SUBMITTAL BY ABLA

ROOSEVELT PARK - PHASE 4

PLANT MATERIALS LEGEND

Trees

	Botanical Name / Common Name	Height (in feet)	Width (in feet)	Caliper (in inches)
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	Bauhinia lunarioides Anacacho Orchid Tree	5.0-8.0	3.0-4.0	2.0
	Chitalpa tashkinensis Chitalpa	8.0-10.0	5.0-7.0	2.0
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Extra Large Shrubs		Size
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Dg	Caeselpinia gillesii Yellow Bird of Paradise	5 gal.
Cm	Caesalpinia mexicana Mexican Bird of Paradise	5 gal.
	Cordia Boissieri Anachuita	5 gal.
	Dodonea viscosa Hopbush	5 gal.
	Tecoma spp.	5 gal.
	Vauquelinia californica Arizona Rosewood	5 gal.
Large Shrubs		Size
Ca	Cassia artemisiodes 'Silver' Silver Cassia	5 gal.
Lfg	Leucophyllum sp.	5 gal.
Li	Ligustrum japonicum Japanese Privet	5 gal.
Sc	Simmondsia Chinensis Jojoba	5 gal.
Nc	Nerium Oleander 'Little Red' Oleander 'Little Red'	5 gal.
Medium Shrubs		Size
	Eremophila sp.	5 gal.
L	Leucophyllum frutescens 'compacta' Compact Texas Sage	5 gal.
R	Ruellia brittoniana Ruellia	5 gal.
Td	Teucrium fruticans Bush Germander	5 gal.
Small Shrubs		Size
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Y	Lantana sp.	1 gal.
Ro	Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Tp	Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.
Cacti/ Accents		Size
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	Aloe barbadensis Medicinal Aloe	5 Gal.
Bt	Bouteloua gracilis Blond Ambition	1 gal
CH	Cereus hildmannianus Queen of the Night	5 gal.
	Dasylirion sp.	5 gal.
	Euphorbia spp.	1 gal
	Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.
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PLANTING DATA SHEET

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20' 40' 60'

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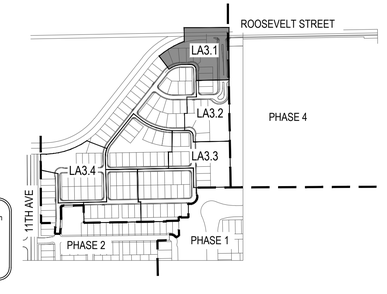

Key Map

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Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona
Planting Plan

mattamyHOMES

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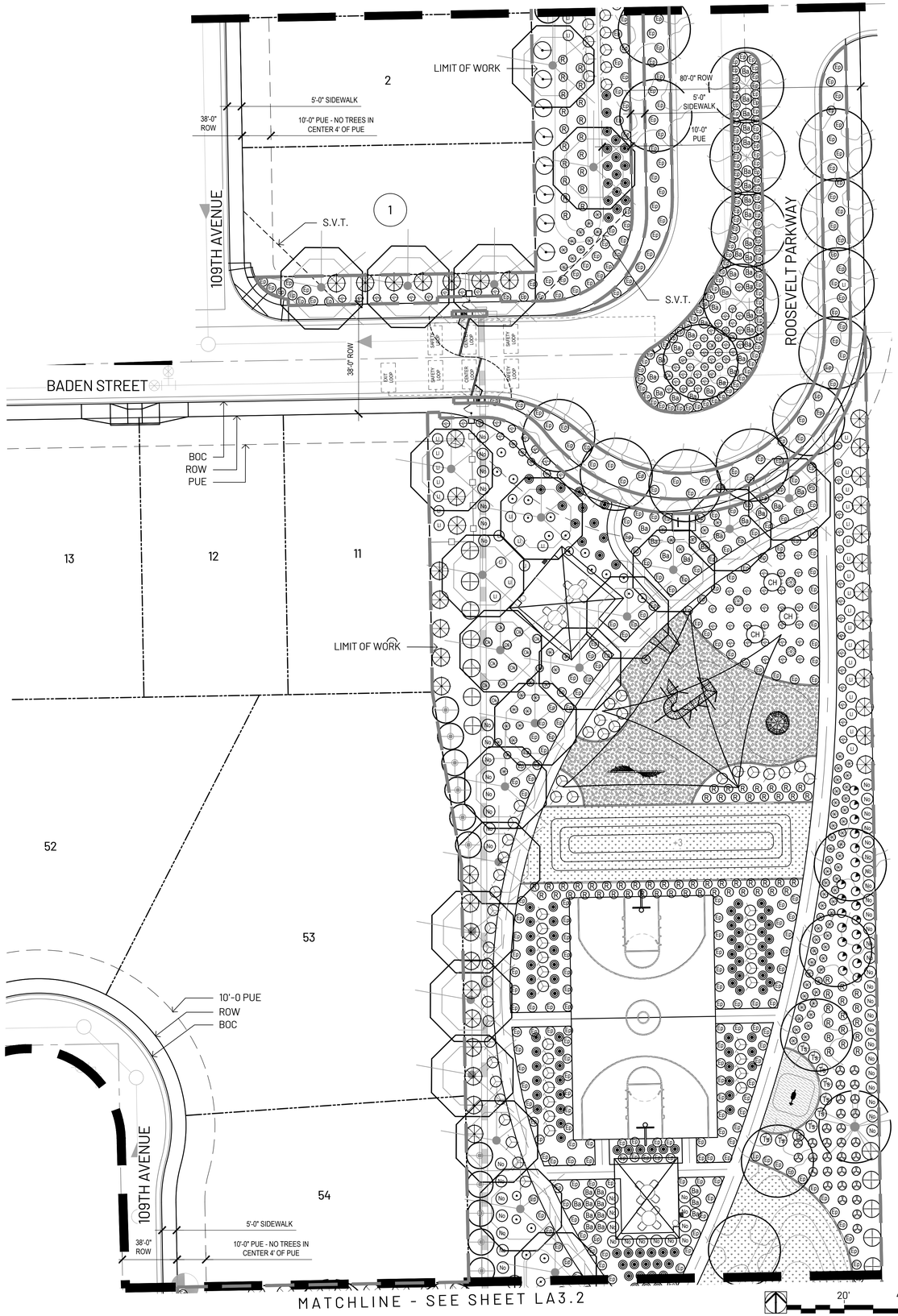

ROOSEVELT PARK-PHASE 4
SEE IMPROVEMENT PLANS PREPARED
UNDER SEPARATE SUBMITTAL BY ABLA

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	Tecoma spp.	5 gal.
	Vauquelinia californica Arizona Rosewood	5 gal.
Large Shrubs		**Size**
Ls	Cassia artemisiodes 'Silver' Silver Cassia	5 gal.
Lfg	Leucophyllum sp.	5 gal.
Li	Ligustrum japonicum Japanese Privet	5 gal.
Sc	Simmondsia Chinensis Jojoba	5 gal.
No	Nerium Oleander 'Little Red' Oleander 'Little Red'	5 gal.
Medium Shrubs		**Size**
	Eremophila sp.	5 gal.
L	Leucophyllum frutescens 'compacta' Compact Texas Sage	5 gal.
R	Ruellia brittoniana Ruellia	5 gal.
Tf	Teucrium fruticans Bush Germander	5 gal.
Small Shrubs		**Size**
	Buxus microphylla japonica Green Beauty Boxwood	5 gal.
	Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.
Gl	Guara lindheimeri Pink Guara	1 gal.
	Russellia equistiformis Coral Fountain	5 gal.
Inerts		**Size**
No Symbol	Decomposed Granite - Express Carmel (or approved equal) 2" Depth In All Planting Areas	
	Turf - Midiron Sod	
	6" Concrete Header See Detail 2, Sheet LA6.1	

Groundcovers		Size
Ep	Eremophila prostrata Outback Sunrise Eremophila	1 gal
	Gazania rigens 'Sun Gold' Trailing Yellow Gazania	1 gal.
Y	Lantana sp.	1 gal.
Ro	Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Tp	Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.
Cacti/ Accents		**Size**
Ag	Agave spp.	5 gal.
	Aloe barbadensis Medicinal Aloe	5 Gal.
Bf	Bouteloua gracilis Blond Ambition	1 gal
CH	Cereus hildmannianus Queen of the Night	5 gal.
	Dasylirion sp.	5 gal.
	Euphorbia spp.	1 gal
	Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.
Hk	Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.
	Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.
Mr	Muhlenbergia rigens Deer Grass	1 gal.
	Muhlenbergia rigida 'Nashville' Nashville Muhly Grass	5 gal.
	Nolina matapensis Beargrass	5 gal.
Ot	Opuntia sp.	5 gal.
	Portulacaria afra minima Dwarf Elephant Food	5 gal.
Yb	Yucca sp.	5 gal.
Vines		**Size**
	Bougainvillea 'California Gold' Orange Bougainvillea	5 gal
	Ficus pumila Creeping Fig	5 gal

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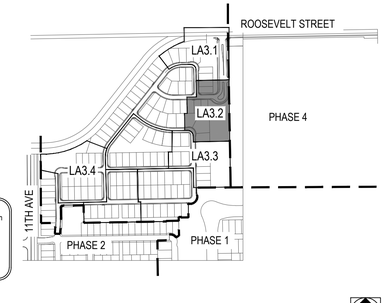

Key Map

Not To Scale

ABLA
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TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
EXP. 12-31-21

Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona
Planting Plan

maitanyHOMES

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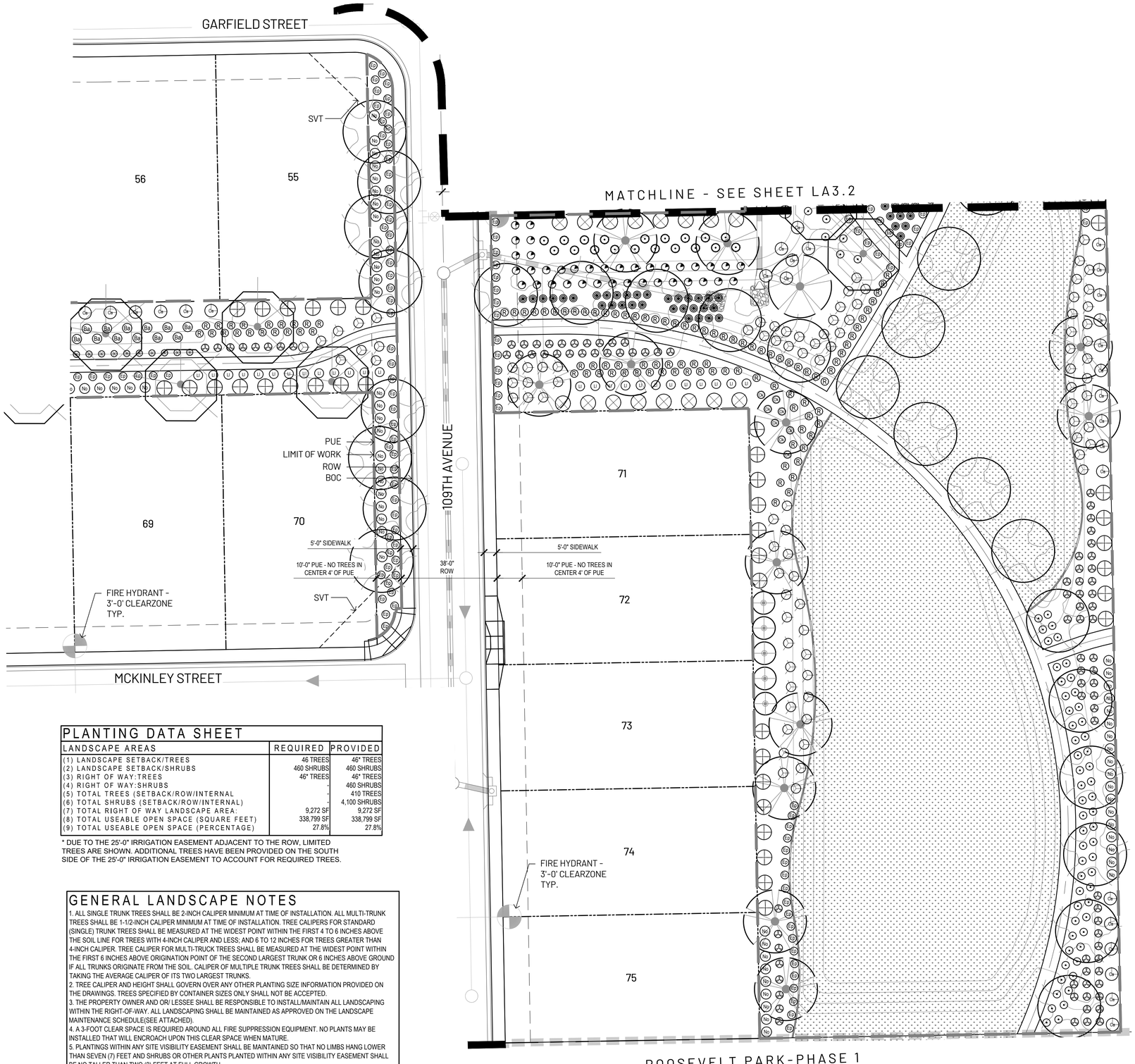
Revisions
1
2
3

Issued for
- ☐ Design Dev.
- ☐ Progress
- ■ City Submittal 07-17-2020
- ☐ Bid Set
- ☐ Construction

Title: Planting Plan
Date Issued: 07-17-2020
Scale: 1" = 20'-0"
Drawn By: CR
Checked By: CH, AB
Project Number:

Permit Number:

Sheet Number
LA3.2



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LANDSCAPE AREAS	REQUIRED	PROVIDED
(1) LANDSCAPE SETBACK/TREES	46 TREES	46* TREES
(2) LANDSCAPE SETBACK/SHRUBS	460 SHRUBS	460 SHRUBS
(3) RIGHT OF WAY:TREES	46* TREES	46* TREES
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(5) TOTAL TREES (SETBACK/ROW/INTERNAL	-	410 TREES
(6) TOTAL SHRUBS (SETBACK/ROW/INTERNAL)	-	4,100 SHRUBS
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(8) TOTAL USEABLE OPEN SPACE (SQUARE FEET)	338,799 SF	338,799 SF
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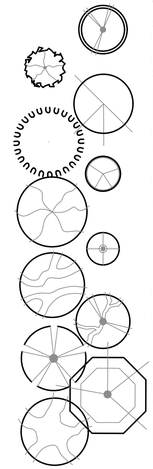
PLANT MATERIALS LEGEND



Trees

Botanical Name / Common Name	Height (in feet)	Width (in feet)	Caliper (in inches)
Acacia aneura Mulga Acacia	7.0-9.0	4.0-6.0	2.0
Bauhinia lunarioides Anacacho Orchid Tree	5.0-8.0	3.0-4.0	2.0
Chitalpa tashkinensis Chitalpa	8.0-10.0	5.0-7.0	2.0
Dalbergia sissoo Sissoo	10.0-12.0	5.0-7.0	2.0
Fraxinus greggii Little Leaf Ash - Multi Trunk	5.0-7.0	1.5-2.5	1.5 Min.
Olea europea 'Wilsonii' Olive - Multi Trunk	8.0-10.0	5.0-7.0	1.5 Min.
Pistacia lentiscus Mastic Tree - Multi Trunk	5.0-6.0	1.5-2.0	1.5 Min.
Pistacia chinensis 'Red Push' Red Push Pistache	9.0-11.0	4.0-5.0	2.0
Pithecellobium flexicaule Texas Ebony - Multi Trunk	7.0-9.0	5.0-6.0	1.5 Min.
Prosopis hybrid 'AZT' Mesquite - Multi-Trunk	4.0-5.0	2.0-3.0	1.5 Min.
Quercus virginiana 'Cathedral' Oak	10.0-12.0	5.0-7.0	2.0
Ulmus parvifolia 'Sempervirens' Elm	10.0-12.0	6.0-8.0	2.0

Extra Large Shrubs	Size
Bougainvillea sp.	5 gal.
Caeselpinia gillesii Yellow Bird of Paradise	5 gal.
Caesalpinia mexicana Mexican Bird of Paradise	5 gal.
Cordia Boissieri Anachuita	5 gal.
Dodonea viscosa Hopbush	5 gal.
Tecoma spp.	5 gal.
Vauquelinia californica Arizona Rosewood	5 gal.
Large Shrubs	**Size**
Cassia artemisioides 'Silver' Silver Cassia	5 gal.
Leucophyllum sp.	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.
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Nerium Oleander 'Little Red' Oleander 'Little Red'	5 gal.
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Inerts	**Size**
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Turf - Midiron Sod	
6" Concrete Header See Detail 2, Sheet LA6.1	

Groundcovers	Size
Eremophila prostrata Outback Sunrise Eremophila	1 gal
Gazania rigens 'Sun Gold' Trailing Yellow Gazania	1 gal.
Lantana sp.	1 gal.
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Cacti/ Accents	**Size**
Agave spp.	5 gal.
Aloe barbadensis Medicinal Aloe	5 Gal.
Bouteloua gracilis Blond Ambition	1 gal
Cereus hildmannianus Queen of the Night	5 gal.
Dasylirion sp.	5 gal.
Euphorbia spp.	1 gal
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.
Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.
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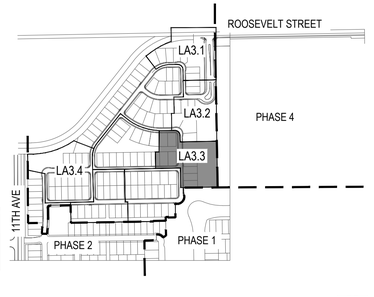

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Roosevelt Park
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Avondale, Arizona
Planting Plan

mattamyHOMES

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- ☐ Progress
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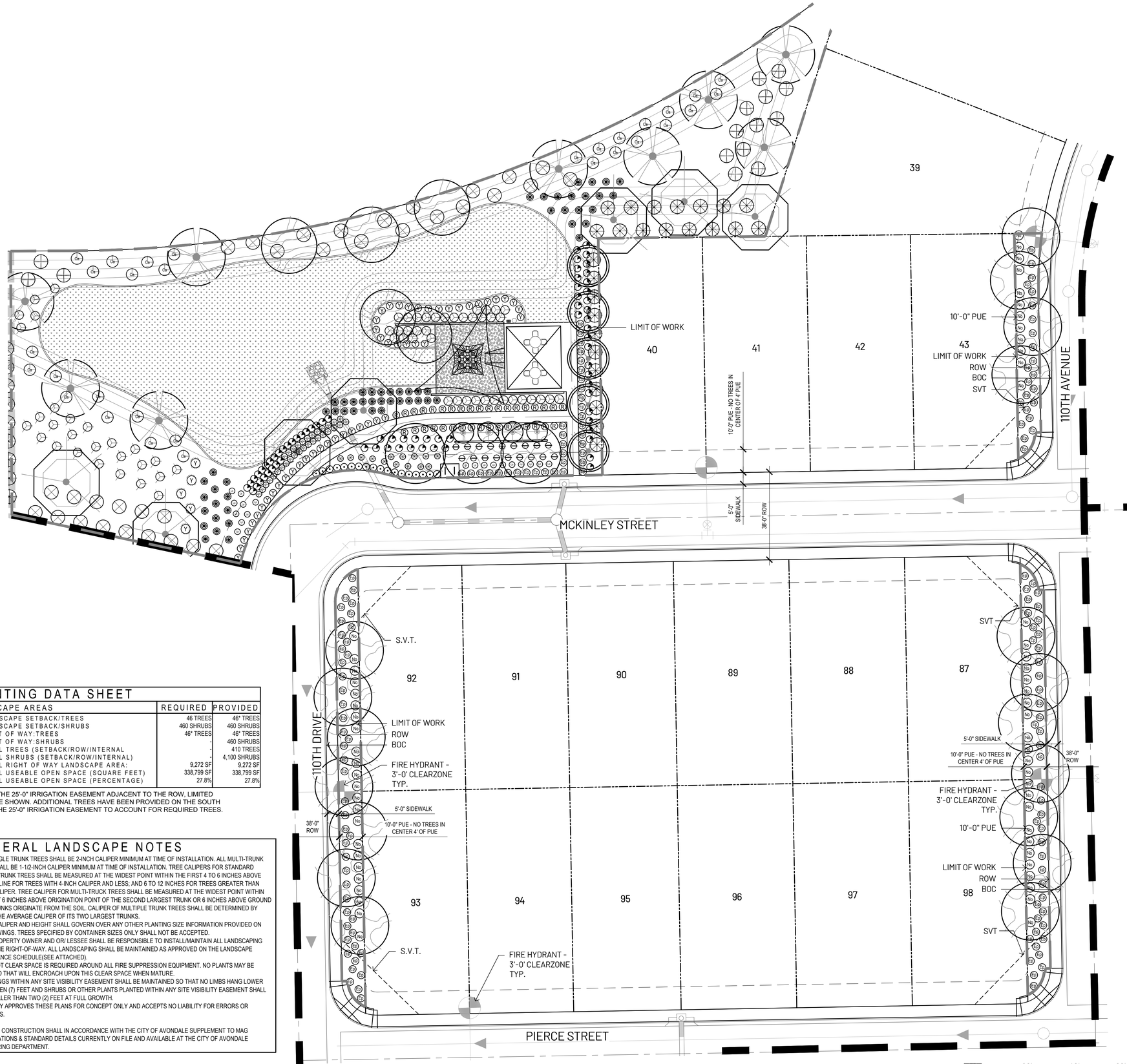
Drawn By: CR
Checked By: CH, AB
Project Number:
Permit Number:
Sheet Number: LA3.3
Sheet 14 of 31



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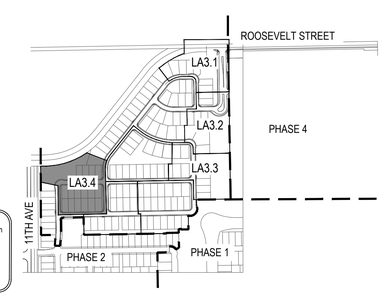

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Planting Plan

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Checked By	CH, AB
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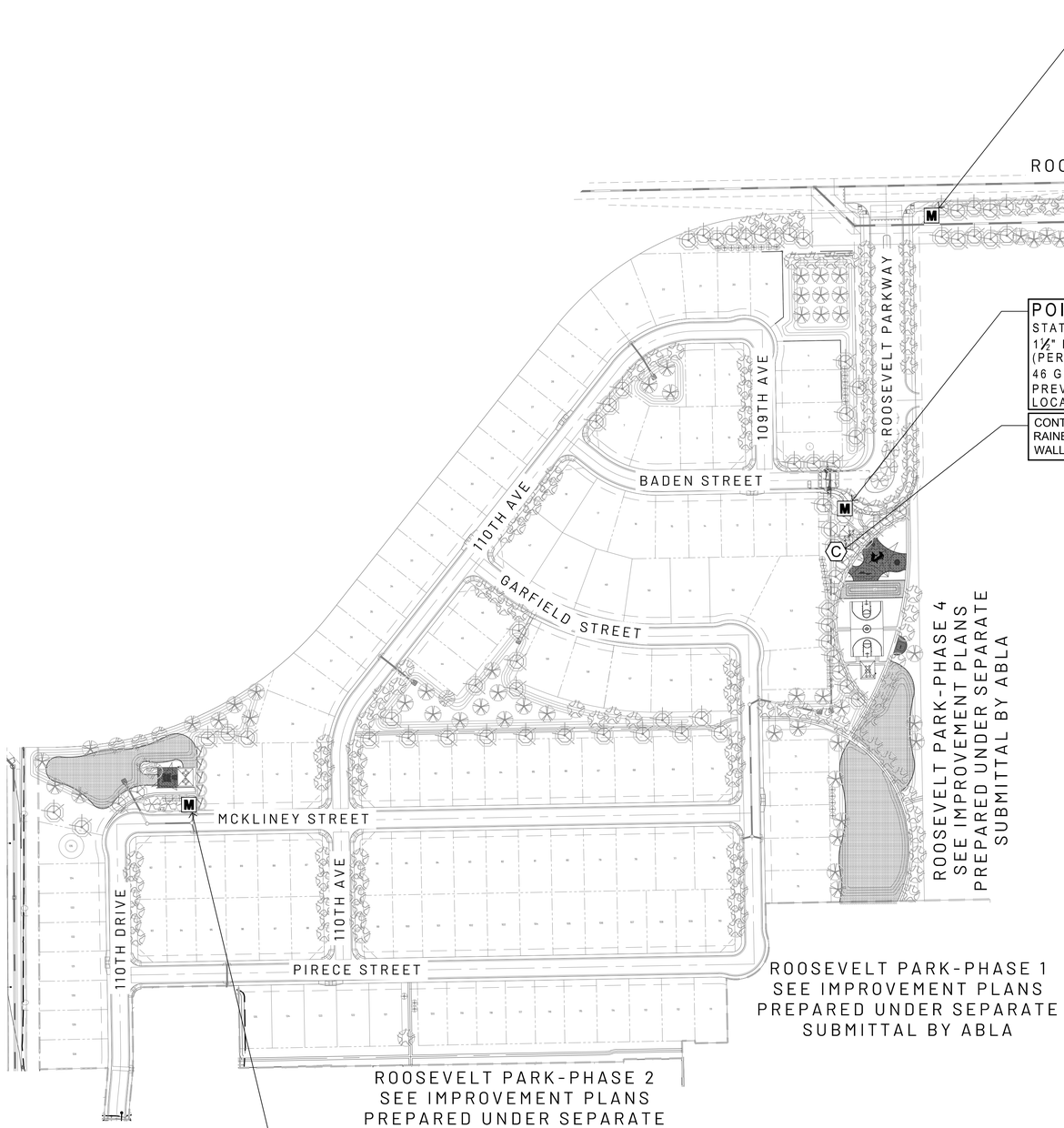
Sheet Number	LA3.4

Sheet 15 of 31



POINT OF CONNECTION
STATION POINT XX+XX.XX ROOSEVELT STREET
1½" POTABLE WATER METER WITH 51 PSI,
(PER FLOW TEST PROVIDED BY EPS)
39GPM PEAK DEMAND) AND 1½" BACKFLOW PREVENTER, 1½" MASTER VALVE AT THIS LOCATION. REFER TO CIVIL PLANS.

POINT OF CONNECTION
STATION POINT XX+XX.XX BADEN STREET
1½" POTABLE WATER METER WITH 51 PSI,
(PER FLOW TEST PROVIDED BY EPS)
46 GPM PEAK DEMAND) AND 1½" BACKFLOW PREVENTER, 1½" MASTER VALVE AT THIS LOCATION. REFER TO CIVIL PLANS.

CONTROLLER 'C'
RAINBIRD ESP-LXD
WALL MOUNT, 2-WIRE CONTROLER

ROOSEVELT PARK-PHASE 4
SEE IMPROVEMENT PLANS
PREPARED UNDER SEPARATE
SUBMITTAL BY ABLA

ROOSEVELT PARK-PHASE 1
SEE IMPROVEMENT PLANS
PREPARED UNDER SEPARATE
SUBMITTAL BY ABLA

ROOSEVELT PARK-PHASE 2
SEE IMPROVEMENT PLANS
PREPARED UNDER SEPARATE
SUBMITTAL BY ABLA

POINT OF CONNECTION
STATION POINT XX+XX.XX MCKLINEY STREET
¾" POTABLE WATER METER WITH 51 PSI,
(PER FLOW TEST PROVIDED BY EPS)
6 GPM PEAK DEMAND) AND 1" BACKFLOW PREVENTER, 1" MASTER VALVE AT THIS LOCATION. REFER TO CIVIL PLANS.

IRRIGATION SCHEDULE- PHASE 1

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	DTL / SHEET
	PER CONTRACTOR	SCH 40 PVC 2½" AND SMALLER, GASKETED CL200 PVC FOR 3" AND LARGER	MAINLINE PIPE	3,4 / LA7.3
	PER CONTRACTOR	2x14 AWG MAXI CABLE	SHOWN IN LOCATIONS WITHOUT MAINLINE PIPE	3,13 / LA7.3
	PER CONTRACTOR	PVC IRRIGATION SLEEVE SEE NOTE #9	SLEEVING	3,5 / LA7.3
	① (2) 2" PVC SLEEVES (1) 4" PVC SLEEVE	② (2) 2" PVC SLEEVES	③ (1) 2" PVC SLEEVE	④ (1) 4" PVC SLEEVE
T	PER CONTRACTOR	CLASS 200 PVC PIPE SEE NOTE # 8 FOR EMITTERS	PVC PIPING - TO TREE EMITTERS ¾" UNLESS OTHERWISE SPECIFIED	3 / LA7.3 1,2,3 / LA7.4
S	PER CONTRACTOR	CLASS 200 PVC PIPE SEE NOTE # 8 FOR EMITTERS	PVC PIPING - TO SHRUB EMITTERS ¾" UNLESS OTHERWISE SPECIFIED	3 / LA7.3 1,4,5 / LA7.4
	PER CONTRACTOR	CLASS 200 PVC PIPE	PVC PIPING - TO SPRAY HEADS	3,4 / LA7.3
		PER NOTE #6	UNCONNECTED PIPE CROSSING	
A	RAINBIRD	EXISTING CONTROLLER REFER TO ROOSEVELT PARK PHASE 1 PLAN SET FOR LOCATION.		
M	PER CIVIL PLANS	PER CIVIL PLANS	WATER METER PER CIVIL PLANS	
	FEBCO	825YA-SIZE PER PLAN	BACKFLOW PREVENTER WITH STRONGBOX ENCLOSURE	1,2 / LA7.3
	RAINBIRD	150-EFB-CP	MASTER VALVE - NORMALLY CLOSED, SOLENIOD ACTUATED	6,10,11,12,13/ LA7.3
	RAINBIRD	FS150B	FLOW METER	7,10,11,12,13 / LA7.3
	RAINBIRD	XCZ-PRB-100-COM	DRIP VALVE ASSEMBLY WITH BALL VALVE	9,10,11,12,13 / LA7.3
	RAINBIRD	PESB-PRS-D	REMOTE CONTROL VALVE WITH BALL VALVE	8,10,11,12,13 / LA7.3
	APOLLO	102T-K SERIES	ISOLATION GATE VALVE 2" AND SMALLER	11,12 / LA7.3 7 / LA7.4
	RAINBIRD	44-RC, 44-K, SH-1	QUICK-COUPLER WITH VALVE KEY AND SWIVEL	11,12 / LA7.3 9 / LA7.4
		PER DETAIL	DRIP FLUSH ASSEMBLY	11,12 / LA7.3 10 / LA7.4
	CRISPIN	IC-10A	COMBINATION AIR-RELEASE VALVE	11,12 / LA7.3 8 / LA7.4
	RAINBIRD	5006-+-SAM-R-SS	GEAR DRIVE ROTOR ON SWING JOINT WITH MPR-25 NOZZLE @ 25PSI	6 / LA7.4
	RAINBIRD	5006-+-SAM-R-SS	GEAR DRIVE ROTOR ON SWING JOINT WITH MPR-30 NOZZLE @ 25PSI	6 / LA7.4
	RAINBIRD	5006-+-SAM-R-SS	GEAR DRIVE ROTOR ON SWING JOINT WITH MPR-35 NOZZLE @ 25PSI	6 / LA7.4

IRRIGATION NOTES:

1. A BOOSTER PUMP MAY BE NEEDED IF PRESSURE IS TOO LOW. 25 PSI IS NEEDED AT THE SPRAY HEAD FOR PEAK PERFORMANCE.
2. ALL VALVE BOXES SHALL BE PURPLE OR TAN IN COLOR DEPENDING ON WHETHER IT IS POTABLE OR RECLAIMED WATER DISTRIBUTION, SEE PLANS.
3. ALL VALVE BOXES TO BE IN LANDSCAPE AREAS, NOT TURF.
4. ALL CONTROL WIRING SHALL BE 2x14 AWG MAXI CABLE.
5. ALL PIPE AND WIRING UNDER PAVED SURFACES SHALL BE IN PVC SLEEVES, WHETHER OR NOT SHOWN. INSTALL 2" WIRE SLEEVE ADJACENT TO PIPE SLEEVE FOR ALL PAVEMENT CROSSINGS.
6. MAINLINE, LATERAL PVC PIPE OR POLYETHYLENE TUBING FROM DIFFERENT VALVES SHALL BE UNCONNECTED, WHETHER OR NOT SHOWN.
7. CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIALS OR STARTING ANY IRRIGATION INSTALLATION AND NOTIFY CONSULTANT OF ANY DIFFERENCE FROM STATED PRESSURE. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS AS DIRECTED BY THE CONSULTANT.
8. INSTALL RAINBIRD PRESSURE COMPENSATING DRIP EMITTERS TO PLANT MATERIAL PER DETAILS AND THE FOLLOWING SCHEDULE.

PLANT SIZE	EMITTER NUMBER	QUANTITY
CACTUS/ACCENTS	XBT-05-6	1 EACH
1 GAL. SHRUB	XBT-10, XBT-10-6	2 EACH
3 GAL. SHRUB	XBT-10, XBT-10-6	2 EACH
5 GAL. SHRUB	XBT-10, XBT-10-6	2 EACH
24" BOX TREE	XBT-10-6	4 EACH
36" BOX TREE	XBT-10-6	6 EACH
42" BOX TREE	XBT-20-6	8 EACH
48" BOX TREE	XBT-20-6	8 EACH
CITRUS	RWS-B-1401	2 EACH

EACH ROOT ZONE WATERING SYSTEM SHALL ALSO INCLUDE RWS-SOCK-ROOT WATERING SOCK. CONTRACTOR SHALL INCREASE OR DECREES EMITTER SIZING FOR SHRUBS AND SUCCULENTS BASED ON EXPOSURE.
EMITTERS ONLY ARE TO BE INSTALLED ABOVE GRADE AND ALL PIPING SHALL BE THOROUGHLY FLUSHED PRIOR TO EMITTER INSTALLATION AS PER DETAILS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY FLUSHING OF EMITTERS DUE TO CLOGGING FOR THE DURATION OF THE MAINTENANCE PERIOD AS OUTLINED IN THE LANDSCAPE SPECIFICATION.
CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY PLANT MATERIAL WHICH DIES DURING THE MAINTENANCE PERIOD AS A RESULT OF EMITTER CLOGGING.

VALVE KEY: CONTROLLER LETTER / STATION NUMBER / 1 — # OF STATIONS / VALVE SIZE / PLANT DESIGNATION: T = TREE; S = SHRUB; C = CITRUS TREE; GPM = TURF

9. INSTALL IRRIGATION SLEEVES UNDER ALL SIDEWALKS PER THE FOLLOWING SCHEDULE:

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVE(S)
DRIP TUBING	1 - 2" SDR 35 PVC
½" LATERAL	1 - 2" SDR 35 PVC
1" LATERAL	1 - 2" SDR 35 PVC
1 ½" LATERAL	1 - 2" SDR 35 PVC
1½" LATERAL	1 - 4" SDR 35 PVC
2" LATERAL	1 - 4" SDR 35 PVC
1" PRESSURE SUPPLY PIPE	1 - 4" SDR 35 PVC
1½" PRESSURE SUPPLY PIPE	1 - 4" SDR 35 PVC
2" PRESSURE SUPPLY PIPE	1 - 4" SDR 35 PVC
2½" PRESSURE SUPPLY PIPE	1 - 6" SDR 35 PVC
3" PRESSURE SUPPLY PIPE	1 - 6" SDR 35 PVC
1 - 20 CONTROL WIRES	1 - 2" SDR 35 PVC
21 - 40 CONTROL WIRES	2 - 2" SDR 35 PVC

10. CONTRACTOR TO FIELD VERIFY SIZE, LOCATION AND QUANTITY OF EXISTING SLEEVES INSTALLED UNDER STREET IMPROVEMENT PACKAGE PRIOR TO INSTALLATION OF IRRIGATION SYSTEM, AND NOTIFY CONSULTANT OF ANY DIFFERENCES.
11. CONTRACTOR SHALL PROVIDE THREE #33K QUICK-COUPLER KEYS WITH HOSE SWIVELS.
12. CONTRACTOR SHALL COMPLETE THE FOLLOWING PRIOR TO FINAL WALK-THROUGH:
    A. CONSTRUCTION RECORD (AS-BUILT) DRAWINGS.
    B. CONTROLLER DATA SHEETS, INCLUDING IN DIGITAL FORMAT.
13. THESE IRRIGATION CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. CONTRACTOR TO PROVIDE 100% COVERAGE FOR ALL PLANT MATERIAL. THEREFORE, ALL IRRIGATION ELEMENTS GRAPHICALLY REPRESENTED IN THESE CONSTRUCTION DOCUMENTS ARE SCHEMATIC. FIELD MODIFICATIONS MAY OCCUR IN ORDER TO FULFILL THE DESIGN INTENT OF THE DRAWINGS. CONTRACTOR SHALL CONSULT WITH IRRIGATION DESIGNER AND PREPARE AS-BUILT PLANS SHOULD FIELD MODIFICATIONS BE NECESSARY.

PIPE SIZING SCHEDULE:

GPM	SIZE
0 - 8	¾"
9 - 12	1"
13 - 20	1¼"
21 - 30	1½"
31 - 50	2"
51 - 70	2½"

NOTE: MINIMUM PIPE SIZE TO EACH SPRINKLER SHALL BE THE SAME SIZE OF THE SPRINKLER HEAD INLET.

GENERAL LANDSCAPE NOTES

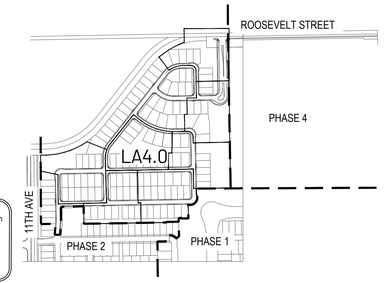
1. ALL SINGLE TRUNK TREES SHALL BE 2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. ALL MULTI-TRUNK TREES SHALL BE 1-1/2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. TREE CALIPERS FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 4 TO 6 INCHES ABOVE THE SOIL LINE FOR TREES WITH 4-INCH CALIPER AND LESS; AND 6 TO 12 INCHES FOR TREES GREATER THAN 4-INCH CALIPER. TREE CALIPER FOR MULTI-TRUCK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 6 INCHES ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6 INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ITS TWO LARGEST TRUNKS.
2. TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
3. THE PROPERTY OWNER AND OR/ LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE(SEE ATTACHED).
4. A 3-FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCROACH UPON THIS CLEAR SPACE WHEN MATURE.
5. PLANTINGS WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
6. THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

NOTE: ALL CONSTRUCTION SHALL IN ACCORDANCE WITH THE CITY OF AVONDALE SUPPLEMENT TO MAG SPECIFICATIONS & STANDARD DETAILS CURRENTLY ON FILE AND AVAILABLE AT THE CITY OF AVONDALE ENGINEERING DEPARTMENT.

Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com
In Maricopa County: (602) 263-1100

20' 40' 60'

Key Map



Not To Scale

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

ARIZONA LICENSED LANDSCAPE ARCHITECT CERTIFICATE NO. 45440 ANDREW D. BARON REGISTERED LANDSCAPE ARCHITECT EXP. 12-31-21

Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona
Irrigation Plan

mattamyHOMES

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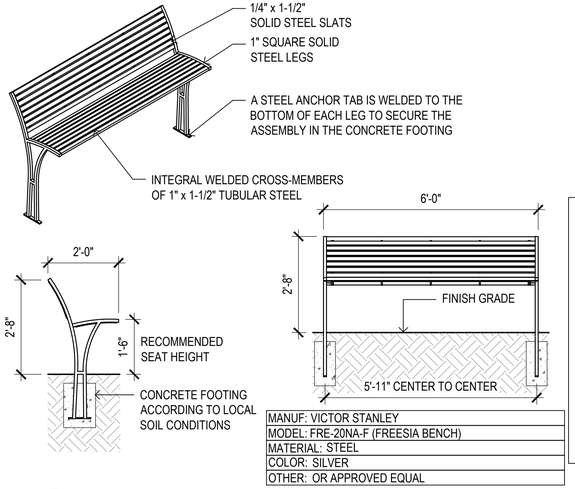
Revisions
1
2
3

Issued for
☐ Design Dev.
☐ Progress
■ City Submittal 07-17-2020
☐ Bid Set
☐ Construction

Title: Irrigation Plan
Date Issued: 07-17-2020
Scale: 1" = 20'-0"
Drawn By: CR
Checked By: CH, AB
Project Number:
Permit Number:
Sheet Number: LA4.0
Sheet 16 of 31



MANUF: VICTOR STANLEY
MODEL: FRE-20NA-F (FREESIA BENCH)
MATERIAL: STEEL
COLOR: SILVER
OTHER: OR APPROVED EQUAL

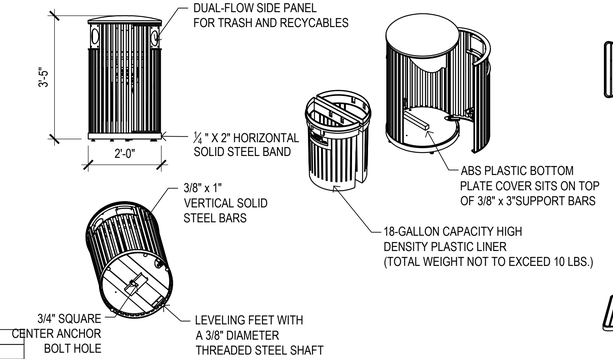
1 Bench

SCALE: 1/2"=1'-0"

MANUF: WABASH VALLEY
MODEL: BRH538S
MATERIAL: STEEL
COLOR: SILVER
OTHER: OR APPROVED EQUAL
MOUNT:

2 Bike Rack

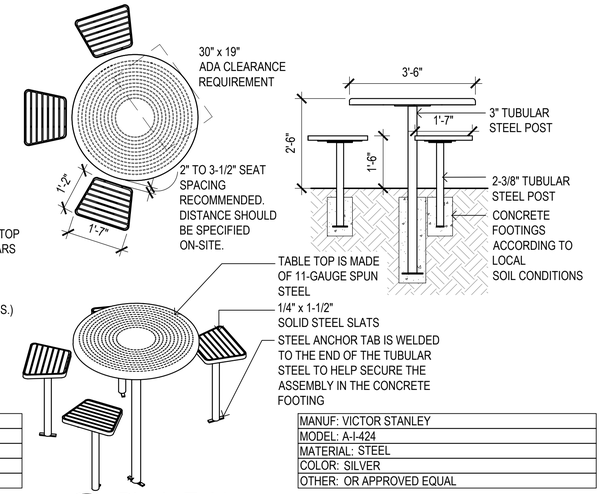
SCALE: 1/2"=1'-0"



MANUF: VICTOR STANLEY
MODEL: RSDC-36
MATERIAL: STEEL
COLOR: SILVER
OTHER: OR APPROVED EQUAL

3 Trash Receptacle

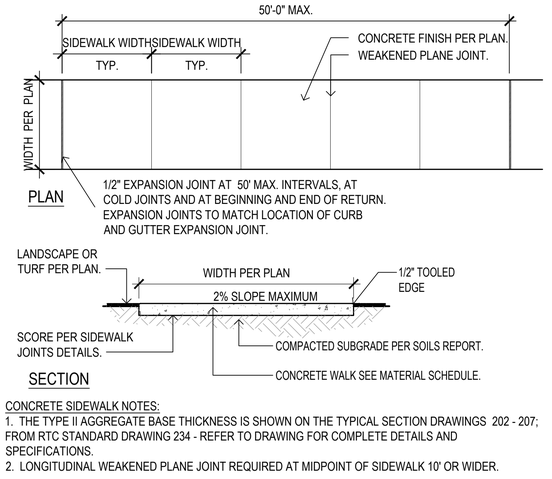
SCALE: 1/2"=1'-0"



MANUF: VICTOR STANLEY
MODEL: A-I-424
MATERIAL: STEEL
COLOR: SILVER
OTHER: OR APPROVED EQUAL

4 Picnic Table

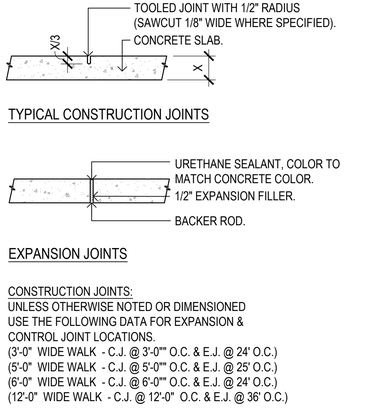
SCALE: 1/2"=1'-0"



CONCRETE SIDEWALK NOTES:
1. THE TYPE II AGGREGATE BASE THICKNESS IS SHOWN ON THE TYPICAL SECTION DRAWINGS 202 - 207; FROM RTC STANDARD DRAWING 234 - REFER TO DRAWING FOR COMPLETE DETAILS AND SPECIFICATIONS.
2. LONGITUDINAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.

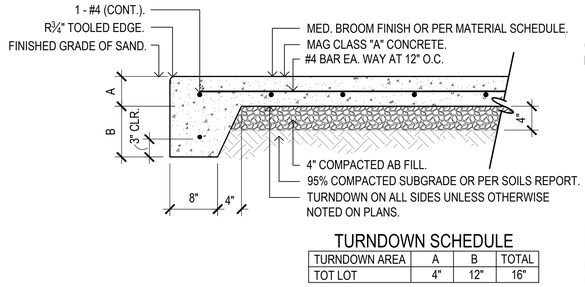
5 Concrete Sidewalk

SCALE: 1/2"= 1'-0"



6 Construciton Joints

SCALE: 1"=1'-0"

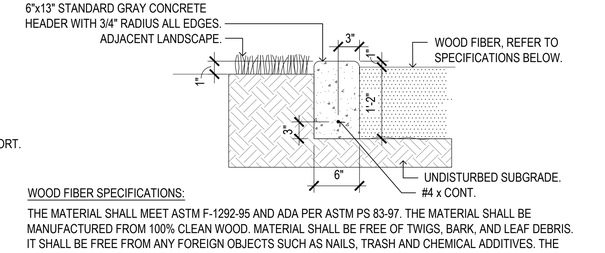


TURNDOWN SCHEDULE

TURNDOWN AREA	A	B	TOTAL
TOT LOT	4"	12"	16"

7 Concrete Turndown

SCALE: 1"=1'-0"

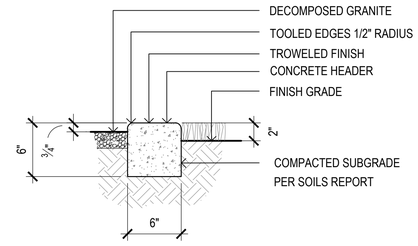


WOOD FIBER SPECIFICATIONS:

THE MATERIAL SHALL MEET ASTM F-1292-95 AND ADA PER ASTM PS 83-97. THE MATERIAL SHALL BE MANUFACTURED FROM 100% CLEAN WOOD. MATERIAL SHALL BE FREE OF TWIGS, BARK, AND LEAF DEBRIS. IT SHALL BE FREE FROM ANY FOREIGN OBJECTS SUCH AS NAILS, TRASH AND CHEMICAL ADDITIVES. THE MATERIAL SHALL BE NON-TOXIC.

8 Concrete Header Turndown

SCALE: 1"=1'-0"

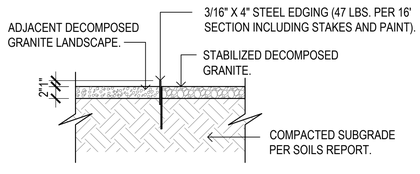


NOTE:

CONCRETE HEADER TO FINISH FLUSH WITH HARDSCAPE EDGE.

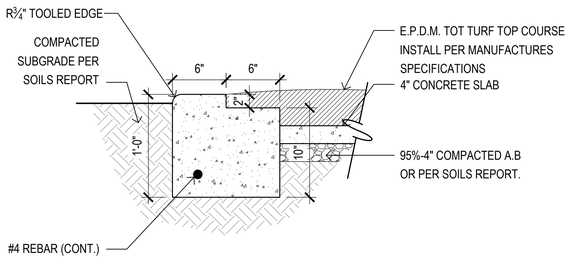
9 Concrete Header

SCALE: 1-1/2"=1'-0"



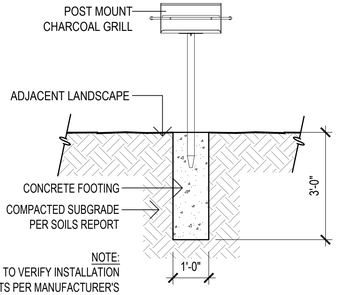
10 Steel Header

SCALE: 1"= 1'-0"



11 Concrete Header Turndown

SCALE: 1-1/2"=1'-0"



NOTE:
CONTRACTOR TO VERIFY INSTALLATION REQUIREMENTS PER MANUFACTURER'S SPECIFICATION. PROVIDE GAS LINE AS REQUIRED.

12 Post Mounted Charcoal Grill

SCALE: 1/2"=1'-0"

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
EXP. 12-31-21
REGISTERED LANDSCAPE ARCHITECT
STATE OF ARIZONA

Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona
Construction Details

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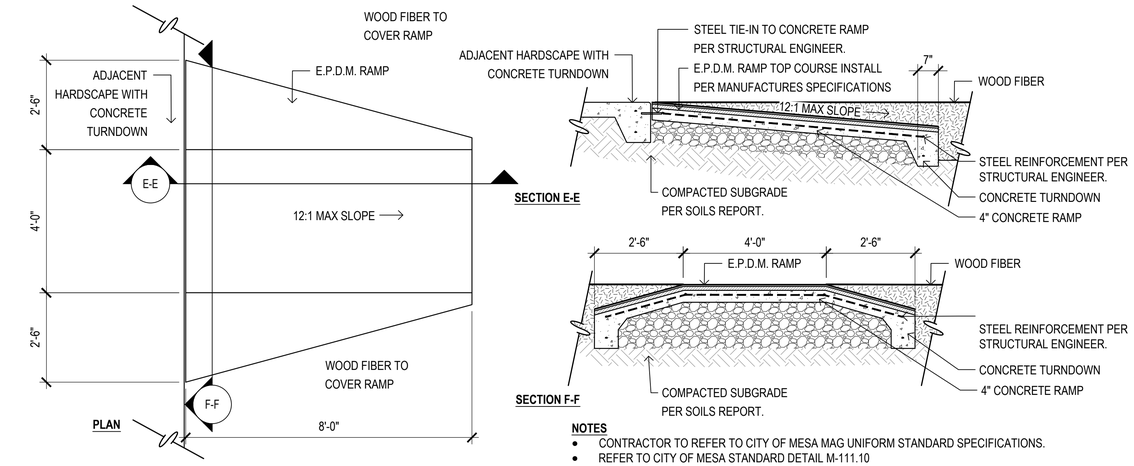
Revisions
1
2
3

Issued for
- ☐ Design Dev.
- ☐ Progress
- ■ City Submittal 07-17-2020
- ☐ Bid Set
- ☐ Construction

Title: Construction Details
Date Issued: 07-17-2020
Scale: Per Detail
Drawn By: CR
Checked By: CH, AB
Project Number:
Permit Number:
Sheet Number: LA6.1

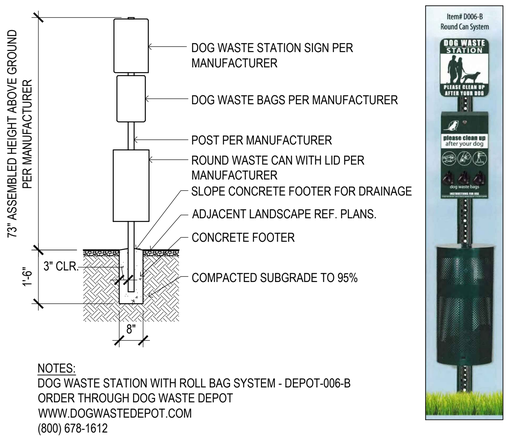


NOTES

- CONTRACTOR TO REFER TO CITY OF MESA MAG UNIFORM STANDARD SPECIFICATIONS.
- REFER TO CITY OF MESA STANDARD DETAIL M-111.10
- E.P.D.M. TOT TURF COLOR: MID BROWN - CONTRACTOR TO SUBMIT COLOR SAMPLE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- E.P.D.M. TOT TURF TO BE INSTALLED PER MANUFACTURE SPECIFICATIONS.

1 E.P.D.M. ADA Access Ramp Into Wood Fiber

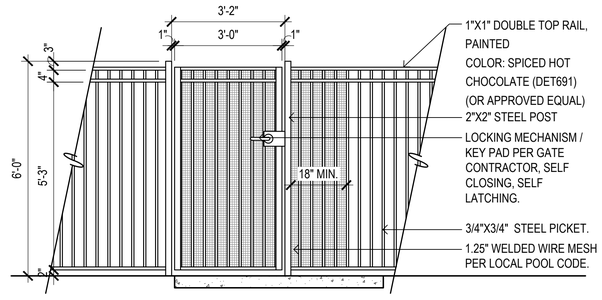
SCALE: 1/2"=1'-0"



NOTES:
DOG WASTE STATION WITH ROLL BAG SYSTEM - DEPOT-006-B
ORDER THROUGH DOG WASTE DEPOT
WWW.DOGWASTEDEPOT.COM
(800) 678-1612

3 Pet Waste Station

SCALE: 1/2"=1'-0"

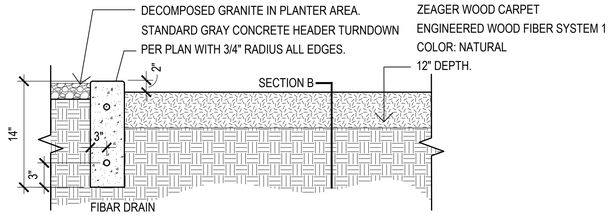


NOTES:

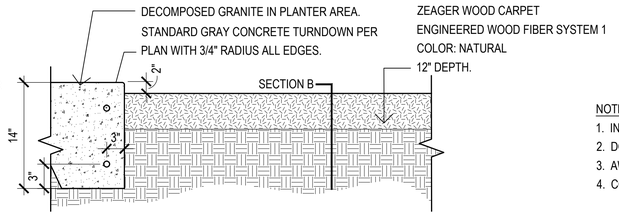
- *S DIMENSIONS AND NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER
- CONTRACTOR TO PROVIDE SAMPLES AND SHOP DRAWINGS OF ALL METAL WORK TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION, SUBMITTAL TO REVIEWING AGENCIES, INSTALL, & OR CONSTRUCTION.
- GRIND ALL WELDS SMOOTH
- ALL METAL IS TO BE PAINTED, COLOR: SPICED HOT CHOCOLATE (DET691)

4 Pedestrian Gate

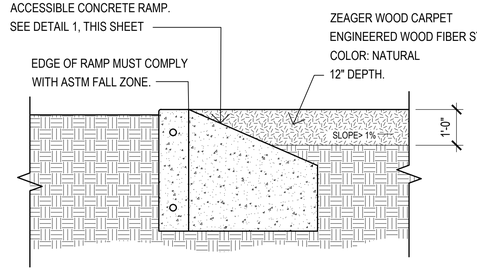
SCALE: 1/2"=1'-0"



SECTION A (CONCRETE HEADER TURNDOWN)



SECTION A (CONCRETE TURNDOWN)



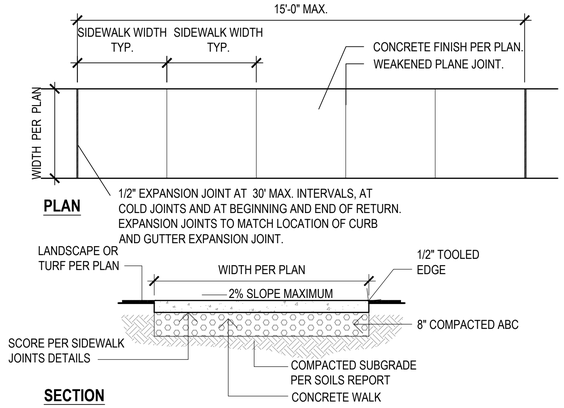
SECTION B

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. AWARD CONTRACTORS MUST OBTAIN A LICENSE ZEAGER BROS, INC. PRIOR TO CONSTRUCTION
4. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.zeager.com

2 Wood Fiber

SCALE: 1/2"=1'-0"



PLAN

SECTION

CONCRETE PAD NOTES:

1. THE TYPE II AGGREGATE BASE THICKNESS IS SHOWN ON THE TYPICAL SECTION DRAWINGS 202 - 207; FROM RTC STANDARD DRAWING 234 - REFER TO DRAWING FOR COMPLETE DETAILS AND SPECIFICATIONS.
2. LONGITUDINAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.

5 Concrete Pad

SCALE: 1/2"= 1'-0"

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TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
EXP. 12-31-21

Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona
Construction Details

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1
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3

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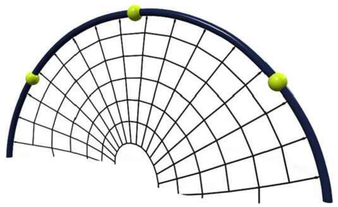
Date Issued: 07-17-2020
Scale: Per Detail
Drawn By: CR
Checked By: CH, AB
Project Number
Permit Number
Sheet Number: LA6.2

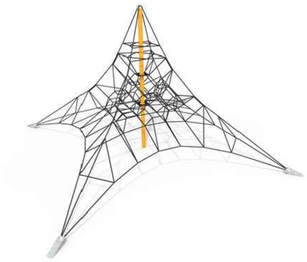


MANUF: LANDSCAPE STRUCTURES
MODEL: 2198
OTHER: OR APPROVED EQUAL

1 Hemispehere Climber
SCALE: 1/2"=1'-0"

MANUF: LANDSCAPE STRUCTURES
MODEL: 1403
OTHER: OR APPROVED EQUAL

2 Mobius Climber
SCALE: 1/2"=1'-0"

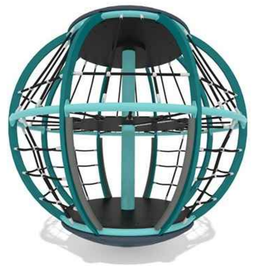


MANUF: LANDSCAPE STRUCTURES
MODEL: 3060
OTHER: OR APPROVED EQUAL

3 Net Climber
SCALE: 1/2"=1'-0"

MANUF: LANDSCAPE STRUCTURES
MODEL: 81012
OTHER: OR APPROVED EQUAL

4 Fitness Station
SCALE: 1/2"=1'-0"



MANUF: LANDSCAPE STRUCTURES
MODEL: 96123
OTHER: OR APPROVED EQUAL

5 Global Motion
SCALE: 1/2"=1'-0"

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
07-17-2020
REGISTRATION EXPIRES
EXP. 12-31-21

Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona
Construction Details

mattamyHOMES

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Revisions
1
2
3

Issued for
- ☐ Design Dev.
- ☐ Progress
- ■ City Submittal 07-17-2020
- ☐ Bid Set
- ☐ Construction

Title: Construction Details
Date Issued: 07-17-2020
Scale: Per Detail
Drawn By: CR
Checked By: CH, AB
Project Number:

Permit Number:

Sheet Number
LA6.3

PROFESSIONAL OUTDOOR LIGHTING

Type:

Model:

Project:

SPECIFICATION SHEET

MODEL 1470 Architectural Series • Bollards

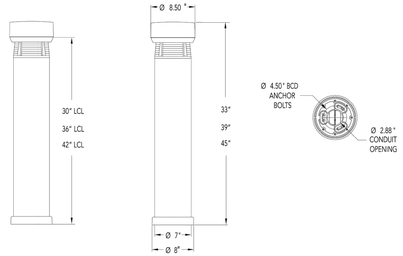
FIXTURE SPECIFICATIONS:

HOUSING:
Heavy walled (3/16") custom round extruded aluminum post, assembled with heavy die-cast aluminum access doors and base. Light Center Length (LCL) height is 36" standard.
BASE:
Heavy walled die cast aluminum base structurally screwed and glued to housing post. Base has 30° radial slots to allow for adjustment of bollard relative to mounting.
MOUNTING:
Mounting consists of a patent pending three 1/2" dia. x 12" J-anchor bolt pour part assembly. Mounting assembly is equipped with an adjustable leveling feature utilizing heavy duty die springs, sleeved with urethane compression bushings. Adjustment over 5 degrees are possible for vertical alignment of post.
LED LIGHT ENGINE:
High efficiency LED quadrant specified light engine equipped with Cree XTE LED's, (5 per quadrant). Available in 2700°K, 3000°K, 3500°K, 4000°K, 5000°K CCT. Amber CCT available upon request. Suitable for max ambient temperatures up to 45°C.
OPTICS:
Unitized optic assembly contains precision molded reflector and sealed refractor lens integrally mounted onto an internal heat sink. Drivers and optional accessories are mounted to optic assembly.
FINISH:
Polyester powder-coat finish available in Black, Architectural Bronze, Dark Bronze, Granite, White, Architectural Brick, Light Bronze, Special Bronze, Glossy Gray, Rust, Hunter Green, Weathered Bronze, Weathered Iron, Graphite Metallic, Verde, Pewter, Mocha and Olde Finish. Custom Powder coat finishes available on request.

DISTRIBUTIONS:
Light distributions consists of specifiable quadrants. Distributions can be specified in any 90° quadrant combinations.
BUG RATING:
*See table on page 2.
ELECTRICAL:
Hi-power factor Integral LED drivers equipped with tri-modal dimming capabilities (0-10VDC, phase cut TRIAC, ELV) from 1-100% standard. Class 2. Universal input voltage 120V-277VAC.
POWER LEVEL/OUTPUT:
Two power levels offered:
350mA per LED (1634 lumens output with 360° distribution)
500mA per LED (2163 lumens output with 360° distribution)
ACCESSORIES:
Duplex Receptacle **(-DPX)**
CERTIFICATION:
UL & CUL wet location listed. *IP66*

All Vista Architectural luminaires are MADE IN THE U.S.A.

DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.

1625 Surveyor Avenue • Simi Valley, CA 93063 • (805) 527-0987 • (800) 766-VISTA (8478)
FAX: (888) 670-VISTA (8478) • email@vistapro.com • www.vistapro.com

PROFESSIONAL OUTDOOR LIGHTING

SPECIFICATION SHEET

MODEL 1470 Architectural Series • Bollards

FIXTURE ORDERING INFORMATION

TO ORDER FIXTURE: Select appropriate choice from each column as in the following example.

EXAMPLE: 1470-B-30-1Q-40-A-120-ND-DPX

MODEL	FINISH	LIGHT CENTER LENGTH (inches)	DISTRIBUTION (by quadrant)	COLOR TEMP
1470 - Pill	Standard **B** - Black **Z** - Architectural Bronze **DZ** - Dark Bronze **GT** - Granite **W** - White Premium **BR** - Architectural Brick **LZ** - Light Bronze **SB** - Special Bronze **GG** - Glossy Gray **R** - Rust **HG** - Hunter Green **WB** - Weathered Bronze **WI** - Weathered Iron **GM** - Graphite Metallic Hand Finished **G** - Verde **P** - Pewter **M** - Mocha **OF** - Olde Finish	**30** - 30 inch LCL **36** - 36 inch LCL **42** - 42 inch LCL	**1Q** - 1 Quadrant **2Q90** - 2 Quadrants at 90° **2Q180** - 2 Quadrants at 180° **3Q** - 3 Quadrants **4Q** - 4 Quadrants	**27** - 2700°K **30** - 3000°K **35** - 3500°K **40** - 4000°K **50** - 5000°K

POWER LEVEL	VOLTAGE	DIMMING	ACCESSORIES
A - Low Output **B** - High Output	**120** [1] - 120V **MV** - Multi-Volt (120V - 277V)	**ND** - No Dimming **0TO** - 0-10V **PCT** - Phase Cut TRIAC (120V only)	**DPX** - Duplex Receptacle [1, 2]

1. PCT and DPX available only when 120 VOLTAGE is specified.
2. DPX required dedicated 120 Volt service.

LUMEN OUTPUT PACKAGES

Beam Spread	A (Watts / Lumens)	B (Watts / Lumens)
4Q	23.9 Watts / 1634 Lumens	34.9 Watts / 2163 Lumens
3Q	18.1 Watts / 1197 Lumens	26.3 Watts / 1540 Lumens
2Q 90	11.8 Watts / 744 Lumens	17.8 Watts / 1050 Lumens
2Q 180	11.9 Watts / 712 Lumens	17.8 Watts / 984 Lumens
1Q	6.5 Watts / 383 Lumens	9.2 Watts / 505 Lumens

B-U-G RATING

Beam Spread	A	B
4Q	B1-U3-G1	B1-U3-G1
3Q	B1-U2-G1	B1-U3-G1
2Q 90	B0-U2-G1	B0-U2-G1
2Q 180	B1-U2-G1	B1-U2-G1
1Q	B0-U1-G1	B0-U2-G1

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FAX: (888) 670-VISTA (8478) • email@vistapro.com • www.vistapro.com

1470 04.19

1 Bollard Light
SCALE:NTS
OR APPROVED EQUAL

SWP 610

Vandal Resistant
SWP610 High Output Series LED

WALL /CEILING LED

Fixture Type | Date
Job Name | Approved By
Catalog Number - 20W - - 120 - 277 - - -

SPECIFICATIONS

Description The Swoop 610 series features a durable, color-impregnated, polycarbonate housing supported by a marine grade, die cast aluminum base plate to provide a lighting fixture that will survive in many challenging environments. Natatorium finish is standard for all versions of this fixture.

Bezel One piece injection molded UV stabilized polycarbonate mechanically interlocked to lens. Minimum wall thickness shall be 0.140". Color is molded through entire part for scratch resistant finish.

Lens One piece injection molded UV stabilized prismatic polycarbonate with minimum 0.140" wall thickness. Available in Clear or Opal and secured to base plate with (4) concealed captive stainless steel screws. YWP models come with a chemically etched, scratch resistant surface painted lens.

Reflector Die formed, shaped for maximum efficiency and finished with high gloss electrostatically applied white polyester powder coat.

Driver Constant current driver at 350mA, 120-277V only.

LED Samsung LM561B+ series @ 3000K, 3500K, 4000K, or 5000K and 82 CRI wired in parallel-series. L_{70} projected life of over 130,000 hours at 50°C. Ten year warranty on LED boards against operational defects.

Base Plate Pressure die cast marine grade aluminum. Chemically primed and finished with electrostatically applied polyester powder coat.

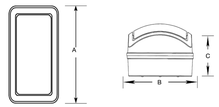
Gasket Closed cell die cut, self-adhesive neoprene gasket provided between fixture base plate and mounting surface. High temperature silicone O-ring between lens and base plate.

UL Listing U.L., C.UL., Wet standard, 1598a Marine Listed.

Lifetime Warranty Luminaire LED Incorporated will repair or replace any fixture damaged due to vandalism for the lifetime of the installation.

DIMENSIONAL DATA

	A	B	C
SWP610HO	10.84	6.74	5.79
YWP610HO	10.84	6.74	5.79
YWPH610HO	6.74	10.84	5.79



Luminaire Led
www.luminaireled.net
5 Sutton Place
P.O. Box 2162
Edison, NJ 08818
P. 732.549.0056
F. 732.549.9737

Luminaire LED Incorporated products are manufactured in the USA with components purchased from USA suppliers, and meet the Buy American requirements under the ARRA. Content of specification sheets is subject to change; please consult our website for current product information.

Rev: 7/17+

SWP 610

Vandal Resistant
SWP610 High Output Series LED

Fixture Type

ORDERING INFORMATION

SERIES	LED	CCT	VOLTS	LENS	COLOR	OPTIONS		TX/SD
	20W		120 - 277					
								TX/SD
SWP610HO	20W	3000K	120-277	CP	BLK	☐ DIM	☐ EMB20R	
YWP610HO		3500K		OP	WHT	☐ PC	☐ EMB125R	
YWPH610HO		4000K			BRZ	☐ GLR	☐ EMB375R	
		5000K			GRY	☐ KO		
					CUST			

OPTIONS

LENS	CP = Clear Prismatic Standard OP = Opal Optional
COLORS	BLK = Black WHT = White BRZ = Bronze GRY = Gray CUST = Custom Color (Consult Factory)
DIM	0-10V dimming driver. 10% at lowest level.
PC	Photoelectric switch.
GLR	Fuse and fuse holder.
KO	Add (3) 1/2" i.p.t. holes for conduit entry in housing.
EMB20R	Remote mounted micro inverter that will operate a 25W maximum load for 90 minutes. 0°C (32°F) to 50°C (122°F).
EMB125R	Stand-alone inverter that will operate a 125W maximum load for 90 minutes. 20°C (68°F) to 30°C (86°F).
EMB 375R	Stand-alone inverter that will operate a 375W maximum load for 90 minutes. 20°C (68°F) to 30°C (86°F).
TX/SD	TORX® head bit.

TRIM OPTIONS

SWP610 **YWP610** **YWPH610**

Luminaire Led
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Rev: 7/17+

SWP 610

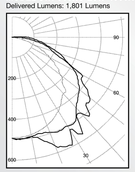
Vandal Resistant
SWP610 High Output Series LED

Fixture Type

PHOTOMETRIC DATA

Model	Watts	Input Watts	Delivered Lumens Clear	Delivered Lumens Opal	Delivered Lumens Clear	Delivered Lumens Opal	Delivered Lumens Clear	Delivered Lumens Opal	Delivered Lumens Clear	Delivered Lumens Opal
			3000K		3500K		4000K		5000K	
SWP610HO	20W	19.6	1958	1491	1998	1522	2060	1569	2121	1616

MODEL SWP610HO-20W-4000K-CP
Delivered Lumens: 1,801 Lumens



IES FILE: SWP610HO-20W-4000K-CP
Total Power: 19.6W

Testing was performed in accordance with IES LM-79-08

Zone	Lumens	% Lamps
0 - 30	421	23.4
0 - 40	714	39.6
0 - 60	1330	73.8
60 - 90	442	24.5
0 - 90	1771	98.3
90 -180	30	1.7
0 - 180	1801	100.0

Luminaire Led
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F. 732.549.9737

Luminaire LED Incorporated products are manufactured in the USA with components purchased from USA suppliers, and meet the Buy American requirements under the ARRA. Content of specification sheets is subject to change; please consult our website for current product information.

Rev: 7/17+

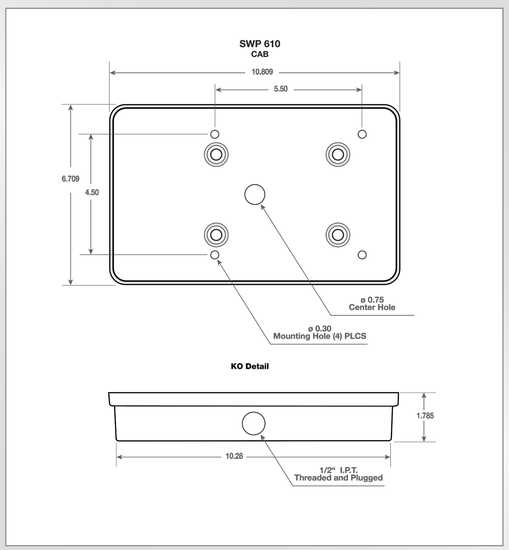
2 Ramada Light
SCALE:NTS
OR APPROVED EQUAL

SWP 610

Vandal Resistant
SWP610 High Output Series LED

Fixture Type

MOUNTING PLATE DETAILS



Luminaire Led
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5 Sutton Place
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Edison, NJ 08818
P. 732.549.0056
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Luminaire LED Incorporated products are manufactured in the USA with components purchased from USA suppliers, and meet the Buy American requirements under the ARRA. Content of specification sheets is subject to change; please consult our website for current product information.

Rev: 7/17+

AB LA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
07-17-2020
REGISTERED LANDSCAPE ARCHITECT
STATE OF ARIZONA, USA
EXP. 12-31-21

Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona
Construction Details

mattamyHOMES

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Revisions
1
2
3

Issued for
☐ Design Dev.
☐ Progress
■ City Submittal 07-17-2020
☐ Bid Set
☐ Construction

Title: Construction Details
Date Issued: 07-17-2020
Scale: Per Detail
Drawn By: CR
Checked By: CH, AB
Project Number:

Permit Number:

Sheet Number
LA6.4

Sheet 20 of 31

McGraw-Edison

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT:
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

GLEON
GALLEON LED

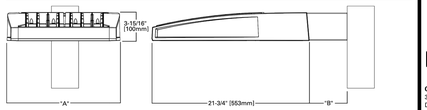
1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

Lumenlabs Technology
MADE HERE

WaveLinx

DIMENSIONS



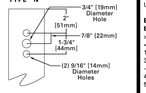
DIMENSION DATA

Number of Light Squares	'A' Width	'B' Standard Arm Length	'B' Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA

3G Vibration Rated
DesignLights Consortium® Qualified*
IP66 Rated
ISO 9001
LM79 / LM80 Compliant
UL/cUL Wet Location Listed

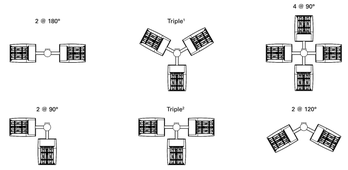
ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

*www.designlights.org

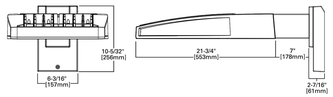
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AF-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AF-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AF-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AF-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AF-10	16" Extended Arm (Required)	16" Extended Arm (Required)

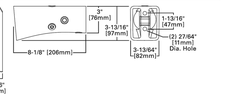


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.

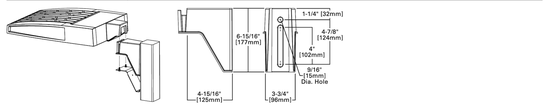
STANDARD WALL MOUNT



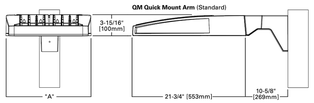
MAST ARM MOUNT



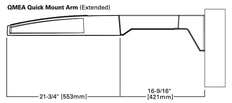
QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



QM Quick Mount Arm (Standard)



QMEA Quick Mount Arm (Extended)

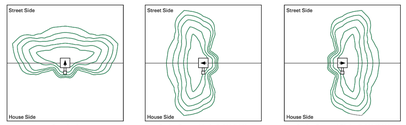


QUICK MOUNT ARM DATA

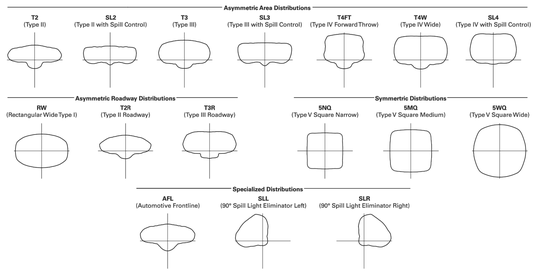
Number of Light Squares [1,2]	'A' Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 [3]	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	N/A	

NOTES: 1 QM option available with 1-8 light square configurations. **2** QMEA option available with 1-6 light square configurations. **3** QMEA arm to be used when mounting two fixtures at 90° on a single pole.

OPTIC ORIENTATION

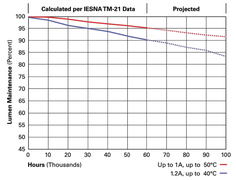


OPTICAL DISTRIBUTIONS



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

NOMINAL POWER LUMENS (1.2A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K/5000K Lumens	6,863	13,412	20,011	26,441	32,761	39,205	46,364	52,534	58,601	64,880
	3000K Lumens	6,489	12,681	18,919	25,000	30,974	37,066	43,836	49,668	55,405	61,341
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	7,285	14,238	21,246	28,072	34,790	41,621	49,233	55,770	62,212	68,878
	3000K Lumens	6,888	13,462	20,087	26,541	32,884	39,351	46,537	52,729	58,819	65,122
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,995	13,670	20,397	26,951	33,391	39,959	47,256	53,544	59,728	66,130
	3000K Lumens	6,613	12,924	19,284	25,480	31,570	37,780	44,679	50,624	56,471	62,524
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	7,150	13,973	20,850	27,549	34,134	40,846	48,307	54,734	61,056	67,598
	3000K Lumens	6,761	13,212	19,713	26,046	32,272	38,619	45,673	51,750	57,726	63,911
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	7,036	13,748	20,515	27,107	33,586	40,191	47,530	53,854	60,074	66,512
	3000K Lumens	6,652	12,999	19,397	25,629	31,754	37,999	44,938	50,917	56,797	62,885
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,945	13,571	20,249	26,756	33,152	39,671	46,917	53,160	59,298	65,653
	3000K Lumens	6,566	12,831	19,146	25,297	31,344	37,508	44,358	50,260	56,064	62,072
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,851	13,388	19,977	26,396	32,704	39,137	46,283	52,444	58,498	64,768
	3000K Lumens	6,477	12,658	18,888	24,957	30,920	37,003	43,759	49,584	55,308	61,235
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,994	13,668	20,394	26,947	33,388	39,953	47,249	53,537	59,720	66,119
	3000K Lumens	6,612	12,922	19,281	25,477	31,567	37,774	44,673	50,618	56,463	62,514
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,645	12,986	19,378	25,603	31,723	37,962	44,893	50,868	56,743	62,824
	3000K Lumens	6,282	12,279	18,321	24,207	29,993	35,892	42,445	48,094	53,648	59,398
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SNQ	4000K/5000K Lumens	7,214	14,097	21,036	27,795	34,437	41,210	48,733	55,230	61,597	68,199
	3000K Lumens	6,820	13,329	19,888	26,279	32,568	38,962	46,077	52,208	58,237	64,479
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
SMQ	4000K/5000K Lumens	7,347	14,356	21,423	28,306	35,071	41,969	49,632	56,237	62,730	69,454
	3000K Lumens	6,947	13,573	20,254	26,762	33,158	39,680	46,925	53,170	59,309	65,667
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SWQ	4000K/5000K Lumens	7,366	14,396	21,480	28,381	35,164	42,080	49,765	56,386	62,898	69,639
	3000K Lumens	6,964	13,610	20,308	26,833	33,247	39,786	47,050	53,311	59,468	65,842
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	6,147	12,010	17,921	23,679	29,339	35,109	41,521	47,046	52,478	58,102
	3000K Lumens	5,811	11,355	16,944	22,388	27,739	33,194	39,256	44,479	49,617	54,933
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	7,149	13,970	20,846	27,543	34,126	40,837	48,295	54,722	61,042	67,582
	3000K Lumens	6,760	13,208	19,709	26,041	32,264	38,610	45,661	51,738	57,713	63,897
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	7,175	14,021	20,921	27,643	34,249	40,986	48,470	54,920	61,262	67,828
	3000K Lumens	6,784	13,256	19,780	26,136	32,381	38,750	45,827	51,925	57,922	64,129
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K/5000K Lumens	6,256	12,225	18,242	24,104	29,865	35,739	42,265	47,888	53,420	59,144
	3000K Lumens	5,915	11,559	17,248	22,789	28,236	33,790	39,960	45,277	50,506	55,919
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	6,642	12,979	19,366	25,589	31,705	37,941	44,861	50,840	56,711	62,789
	3000K Lumens	6,280	12,271	18,311	24,193	29,976	35,872	42,423	48,068	53,619	59,365
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3	4000K/5000K Lumens	6,377	12,461	18,593	24,568	30,439	36,426	43,077	48,810	54,447	60,282
	3000K Lumens	6,029	11,781	17,580	23,229	28,781	34,441	40,731	46,150	51,480	56,997
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T3R	4000K/5000K Lumens	6,518	12,739	19,006	25,113	31,116	37,235	44,036	49,896	55,658	61,622
	3000K Lumens	6,029	11,781	17,579	23,229	28,779	34,440	40,729	46,148	51,478	56,995
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4FT	4000K/5000K Lumens	6,414	12,533	18,702	24,710	30,616	36,637	43,328	49,093	54,763	60,631
	3000K Lumens	6,064	11,849	17,681	23,363	28,946	34,638	40,966	46,417	51,776	57,325
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,331	12,372	18,459	24,391	30,221	36,163	42,769	48,459	54,056	59,849
	3000K Lumens	5,986	11,697	17,452	23,061	28,572	34,192	40,436	45,817	51,108	56,585
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	4000K/5000K Lumens	6,245	12,205	18,212	24,062	29,813	35,677	42,192	47,807	53,326	59,042
	3000K Lumens	5,904	11,539	17,218	22,750	28,187	33,732	39,891	45,199	50,418	55,822
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL3	4000K/5000K Lumens	6,376	12,460	18,591	24,564	30,436	36,421	43,072	48,803	54,439	60,273
	3000K Lumens	6,028	11,780	17,578	23,224	28,776	34,435	40,723	46,141	51,471	56,986
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL4	4000K/5000K Lumens	6,058	11,838	17,664	23,340	28,918	34,605	40,924	46,370	51,727	57,269
	3000K Lumens	5,727	11,193	16,701	22,067	27,341	32,718	38,692	43,841	48,906	54,146
	BUG Rating	B1-U0-G1	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SNQ	4000K/5000K Lumens	6,577	12,851	19,176	25,336	31,392	37,566	44,426	50,337	56,151	62,170
	3000K Lumens	6,177	12,066	18,131	23,955	29,680	35,517	42,003	47,592	53,089	58,779
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
SMQ	4000K/5000K Lumens	6,697	13,088	19,528	25,803	31,970	38,258	45,243	51,264	57,185	63,313
	3000K Lumens	6,332	12,374	18,463	24,395	30,227	36,171	42,776	48,468	54,066	59,861
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SWQ	4000K/5000K Lumens	6,715	13,122	19,580	25,871	32,055	38,360	45,365	51,401	57,337	63,482
	3000K Lumens	6,348	12,406	18,513	24,461	30,307	36,268	42,891	48,599	54,210	60,021
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	4000K/5000K Lumens	5,604	10,949	16,337	21,586	26,745	32,004	37,850	42,886	47,838	52,965
	3000K Lumens	5,298	10,351	15,446	20,409	25,287	30,258	35,786	40,547	45,229	50,077
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	6,517	12,735	19,002	25,107	31,109	37,227	44,025	49,883	55,644	61,607
	3000K Lumens	6,162	12,040	17,965	23,738	29,413	35,197	41,623	47,163	52,609	58,247
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
AFL	4000K/5000K Lumens	6,541	12,781	19,072	25,199	31,221	37,362	44,185	50,065	55,846	61,831
	3000K Lumens	6,184	12,084	18,032	23,825	29,519	35,325	41,775	47,334	52,801	58,459
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4

* Nominal data for 70 CRI.

NOMINAL POWER LUMENS (800MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K/5000K Lumens	5,054	9,878	14,739	19,475	24,129	28,875	34,148	38,691	43,159	47,785
	3000K Lumens	4,779	9,338	13,935	18,412	22,813	27,301	32,286	36,581	40,805	45,179
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	5,366	10,486	15,647	20,675	25,616	30,654	36,252	41,076	45,819	50,730
	3000K Lumens	5,074	9,914	14,794	19,548	24,218	28,982	34,276	38,835	43,320	47,964
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3	4000K/5000K Lumens	5,153	10,068	15,022	19,849	24,593	29,430	34,805	39,436	43,990	48,705
	3000K Lumens	4,872	9,519	14,203	18,766	23,251	27,825	32,907	37,285	41,591	46,048
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T

NOMINAL POWER LUMENS (600MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K/5000K Lumens	4,121	8,055	12,019	15,881	19,676	23,547	27,847	31,552	35,196	38,967
	3000K Lumens	3,896	7,615	11,363	15,015	18,604	22,263	26,328	29,831	33,276	36,842
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	4000K/5000K Lumens	4,376	8,552	12,760	16,860	20,890	24,998	29,563	33,497	37,365	41,369
	3000K Lumens	4,138	8,085	12,064	15,941	19,751	23,635	27,951	31,670	35,328	39,113
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	4000K/5000K Lumens	4,201	8,210	12,251	16,187	20,055	23,999	28,383	32,159	35,873	39,718
	3000K Lumens	3,973	7,763	11,583	15,304	18,961	22,691	26,835	30,406	33,916	37,552
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3R	4000K/5000K Lumens	4,294	8,393	12,523	16,546	20,501	24,532	29,014	32,875	36,671	40,600
	3000K Lumens	4,060	7,936	11,840	15,644	19,383	23,195	27,432	31,082	34,671	38,386
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	4000K/5000K Lumens	4,226	8,257	12,321	16,280	20,172	24,139	28,547	32,346	36,082	39,948
	3000K Lumens	3,996	7,807	11,649	15,392	19,071	22,822	26,990	30,582	34,114	37,770
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	4000K/5000K Lumens	4,171	8,151	12,162	16,071	19,912	23,827	28,178	31,928	35,615	39,432
	3000K Lumens	3,943	7,706	11,498	15,194	18,825	22,527	26,642	30,187	33,673	37,281
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	4000K/5000K Lumens	4,114	8,041	11,998	15,854	19,643	23,506	27,799	31,498	35,135	38,901
	3000K Lumens	3,890	7,603	11,344	14,989	18,572	22,224	26,282	29,780	33,219	36,779
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL3	4000K/5000K Lumens	4,200	8,209	12,249	16,184	20,053	23,996	28,379	32,154	35,869	39,712
	3000K Lumens	3,972	7,762	11,580	15,302	18,960	22,688	26,831	30,400	33,913	37,546
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	4000K/5000K Lumens	3,992	7,799	11,638	15,378	19,053	22,801	26,964	30,552	34,081	37,733
	3000K Lumens	3,774	7,374	11,003	14,539	18,015	21,557	25,493	28,886	32,222	35,674
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B3-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5
5NQ	4000K/5000K Lumens	4,333	8,467	12,634	16,694	20,683	24,751	29,271	33,166	36,996	40,961
	3000K Lumens	4,097	8,005	11,945	15,784	19,555	23,401	27,674	31,357	34,978	38,727
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	4000K/5000K Lumens	4,413	8,622	12,867	17,000	21,064	25,207	29,810	33,777	37,677	41,715
	3000K Lumens	4,173	8,152	12,165	16,073	19,915	23,832	28,185	31,934	35,623	39,440
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
5WQ	4000K/5000K Lumens	4,424	8,646	12,900	17,046	21,120	25,274	29,890	33,866	37,778	41,826
	3000K Lumens	4,182	8,175	12,197	16,117	19,968	23,896	28,260	32,018	35,717	39,545
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	4000K/5000K Lumens	3,692	7,214	10,763	14,222	17,621	21,086	24,937	28,256	31,519	34,897
	3000K Lumens	3,491	6,820	10,176	13,447	16,660	19,937	23,577	26,715	29,800	32,994
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	4000K/5000K Lumens	4,293	8,390	12,520	16,542	20,496	24,527	29,007	32,866	36,662	40,591
	3000K Lumens	4,059	7,932	11,837	15,640	19,378	23,189	27,425	31,074	34,662	38,377
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	4000K/5000K Lumens	4,310	8,421	12,566	16,602	20,571	24,616	29,112	32,986	36,795	40,738
	3000K Lumens	4,074	7,962	11,881	15,697	19,448	23,273	27,525	31,187	34,788	38,516
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 70 CRI.

CONTROL OPTIONS

0-10V (DIM)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

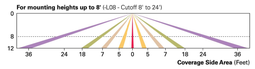
Photocontrol (P, R and PER7)
Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

After Hours Dim (AHD)
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

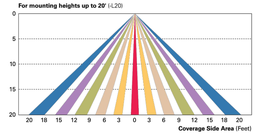
Dimming Occupancy Sensor (MS/DIM-LXX, MS/X-LXX and MS-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage. pattern for mounting heights from 8'-40'.

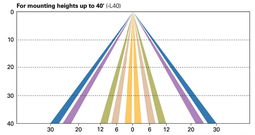
For mounting heights up to 8' (4.LO8 - Cutoff 8° to 24°)



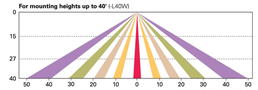
For mounting heights up to 20' (4.L20)



For mounting heights up to 40' (4.L40)

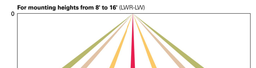


For mounting heights up to 40' (4.L40W)

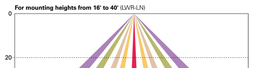


LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)
The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)
Eaton brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

ORDERING INFORMATION

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family [1,2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON–Galleon	**AF**–1A Drive Current	**01**–1 **02**–2 **03**–3 **04**–4 **05**–5 [4] **06**–6 **07**–7 [4] **08**–8 [4] **09**–9 [4] **10**–10 [4]	**LED**–Solid State Light Emitting Diodes	**E1**–120-277V **347**–347V [5] **480**–480V [5,6]	**T2**–Type II **T2R**–Type II Roadway **T3**–Type III **T3R**–Type III Roadway **T4FT**–Type IV Forward Throw **T4W**–Type IV Wide **5NQ**–Type V Narrow **5MQ**–Type V Square Medium **5WQ**–Type V Square Wide **SL2**–Type II w/Spill Control **SL3**–Type III w/Spill Control **SL4**–Type IV w/Spill Control **SLL**–90° Spill Light Eliminator Left **SLR**–90° Spill Light Eliminator Right **RW**–Rectangular Wide Type I **AFL**–Automotive Frontline	**AP**–Grey **BZ**–Bronze **BK**–Black **DP**–Dark Platinum **GM**–Graphite Metallic **WH**–White	**[Blank]**–Arm for Round or Square Pole **EA**–Extended Arm [7] **MA**–Mast Arm Adapter [8] **WM**–Wall Mount **QM**–Quick Mount Arm (Standard Length) [9] **QMEA**–Quick Mount Arm (Extended Length) [9]

Options (Add as Suffix)		Accessories (Order Separately)
3027–3LED@3,200K [1] **7030**–70 CRI 3000K [1] **8035**–80 CRI 3000K [1] **7050**–70 CRI 5000K [1] **7060**–70 CRI 6000K [1] **600**–Drive Current Set to Nominal 600mA [1] **1200**–Drive Current Set to Nominal 800mA [1] **1200HW**–DRIVE CURRENT SET TO 1200mA [1,10] F–Single Fuse (120, 277 or 347V, Specify Voltage) **FF**–Double Fuse (208, 240 or 480V, Specify Voltage) **2L**–Two Circuits [11,12] **DML**–External 0-10V Dimming Leads [13,12] **AH245**–After Hours Dim, 5 Hours [4] **AH246**–After Hours Dim, 6 Hours [4] **AH265**–After Hours Dim, 7 Hours [4] **AH2355**–After Hours Dim, 8 Hours [4] **HA**–50°C High Ambient [14] **L90**–Optics Rotated 90° Left **R90**–Optics Rotated 90° Right **MT**–Installed Mesh Top TH–Tool-less Door Hardware **HSS**–Installed House Side Shield [15] **CE**–CE Marking [16] **LCF**–Light Square Trim Painted to Match Housing [17]	P–Button-Type Photocontrol (120, 208, 240 or 277V, Must Specify Voltage) [18] **PER7**–NEMA 7-PIN Photocontrol Receptacle [19] R–NEMA Photocontrol Receptacle [19] **MS-L25**–Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [20] **MS-L40W**–Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [20] **MS/DIM-L10**–Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [20] **MS/DIM-L20**–Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [20] **MS/DIM-L40W**–Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [20] **MS/X-L20**–Bi-Level Motion Sensor, Maximum 8' Mounting Height [14,20] **MS/X-L25**–Bi-Level Motion Sensor, 9' - 20' Mounting Height [14,20] **MS/X-L40W**–Bi-Level Motion Sensor, 21' - 40' Mounting Height [14,20] **MS-L08**–Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [14] **LWR-LW**–LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [20] **LWR-LN**–LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [20] **2W**–WaveLink-enabled 4-PIN Twistlock Receptacle [19,21] **ZW-SWPD4WH**–iWaveLinx Wireless Sensor, 7' – 15' Mounting Height, White [19,22] **ZW-SWPD4BZ**–iWaveLinx Wireless Sensor, 7' – 15' Mounting Height, Bronze [19,22] **ZW-SWPD5WH**–iWaveLinx Wireless Sensor, 15' – 40' Mounting Height, White [19,22] **ZW-SWPD5BZ**–iWaveLinx Wireless Sensor, 15' – 40' Mounting Height, Bronze [19,22]	**OA/RA1016**–NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**–NEMA Photocontrol - 480V **OA/RA1205**–NEMA Photocontrol - 347V **OA/RA1613**–Photocontrol Shorting Cap **OA/RA1614**–120V Photocontrol **MA1252**–10kV Surge Module Replacement **MA1236-XX**–Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1423-XX**–2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1183-XX**–2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**–4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1183-XX**–2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**–3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1183-XX**–3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1238-XX**–Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1830-XX**–2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1152-XX**–3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**–4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**–2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**–3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100**–Wireless Configuration Tool for Occupancy Sensor [23] **GLEON-MT1**–Field Installed Mesh Top for 1-4 Light Squares **GLEON-MT2**–Field Installed Mesh Top for 5-6 Light Squares **GLEON-MT3**–Field Installed Mesh Top for 7-8 Light Squares **GLEON-MT4**–Field Installed Mesh Top for 9-10 Light Squares **GLEON-QM**–Quick Mount Arm Kit [9] **GLEON-QMEA**–Quick Mount Extended Arm Kit [9] **LS/HSS**–Field Installed House Side Shield [24,25] **WOLC-7P-10A**–WaveLinx Outdoor Control Module [19,22] **SWPD4-WH**–iWaveLinx Wireless Sensor, 7' – 15' Mounting Height, White [19,22,26] **SWPD4-BZ**–iWaveLinx Wireless Sensor, 7' – 15' Mounting Height, Bronze [19,22,26] **SWPD5-WH**–iWaveLinx Wireless Sensor, 15' – 40' Mounting Height, White [19,22,26] **SWPD5-BZ**–iWaveLinx Wireless Sensor, 15' – 40' Mounting Height, Bronze [19,22,26]

NOTES:
1 Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information. 2 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 3 Standard 4000K CCT and minimum 70 CRI. 4 Not compatible with MS/X-LXX or MS/-LXX sensors. 5 Not compatible with extended quick mount arm (QMEA). 6 Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA). 7 Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A. 8 Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 9 May be required when ordering luminaires with options such as 2W, PER7, SWPD4 or SWPD5. 10 Not available in combination with 1A Maximum 8 light squares. 11 Requires 14 Feet or taller pole. 12 Requires 14 Feet or taller pole. Use 2L option for 2 circuit operation. Use DML option for 0-10V dimming leads. 13 Not available with 1A, 1200HW, 5NQ, 5MQ, 5WQ, SLL/SLR, RW, AFL, 5LQ, 5QM and 5QW. 14 Not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in AF-02 through AF-04 requires a larger housing, normally used for AF-06 or AF-08. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table. 15 Not available with LumaWatt Pro wireless sensors. 16 Cannot be used with other control options. 17 Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. 18 Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 19 Not available in combination with 1A. 20 Low voltage control lead brought out 18" outside fixture. 21 Not available if any "MS" sensor is selected. Motion sensor has an integral photocell. 22 Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 23 50°C lumen maintenance data applies to 600mA, 800mA and 1A drive currents. 24 The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information. 25 Replace X with the following color options: (WH) White, (BZ) Bronze, (BK) Black, (DP) Dark Platinum, (GM) Graphite Metallic, (AP) Grey. Example: LWR-LW-1 and LWR-PoE8 in appropriate quantities. See www.eaton.com/lighting for LumaWatt Pro application information. 27 Not available with house side shield (HSS). 28 Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim piece is painted black when the HSS option is selected. 29 CE is not available with the LWR, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only. 30 One required for each Light Square. 31 Requires PER7. 32 Reserved. 33 WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (15V to PoE injector) power supply if needed. 34 Requires ZW. 35 Reserved.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L–LumenSafe Technology®	**D**=Dome Camera, Standard **H**=Dome Camera, Hi-Res **Z**=Dome Camera, Remote PTZ	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card	**W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

*Consult LumenSafe system pages for additional details and compatibility.

1 Area Light (Continued)
SCALE:NTS

OR APPROVED EQUAL

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
07-17-2020
EXPIRATION DATE
ARIZONA U.S.A.
EXP. 12-31-21

Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona

Construction Details

mattamyHOMES

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Revisions
1
2
3

Issued for
☐ Design Dev.
☐ Progress
■ City Submittal 07-17-2020
☐ Bid Set
☐ Construction

Title
Construction Details

Date Issued
07-17-2020

Scale
Per Detail

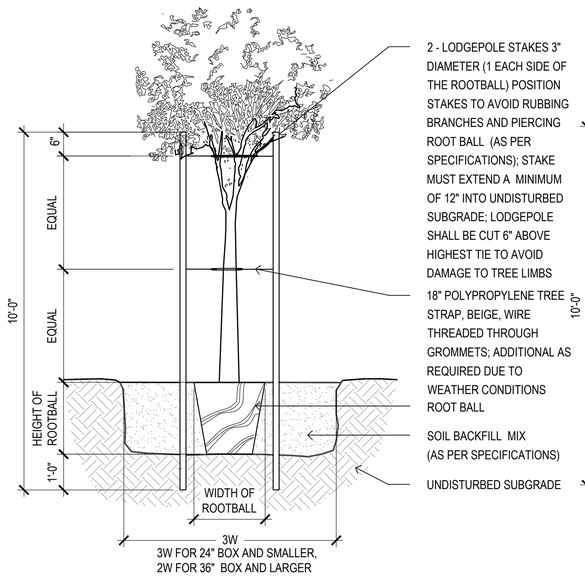
Drawn By
CR

Checked By
CH, AB

Project Number

Permit Number

Sheet Number
LA6.6



1 Tree Planting Detail
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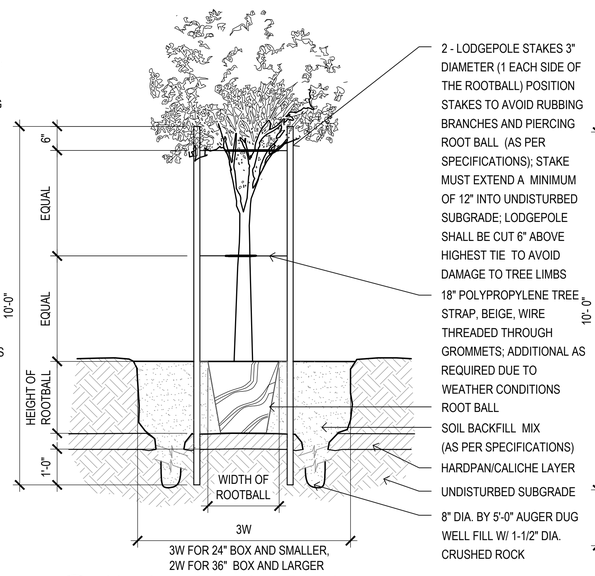

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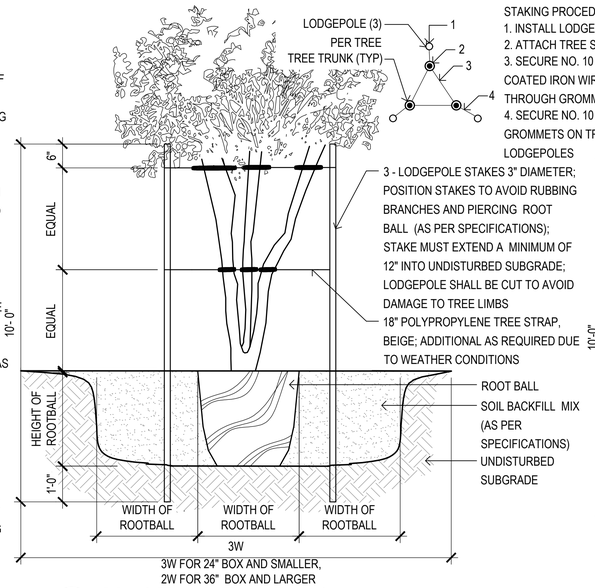

3 Multi-Trunk Tree Detail
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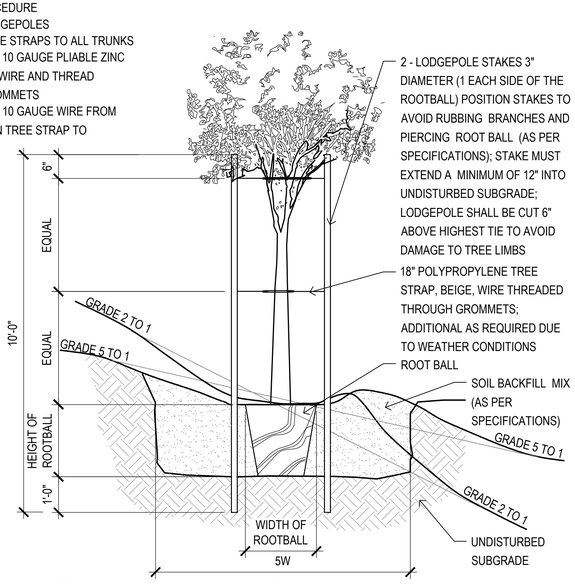

4 Tree Planting on Slope Detail
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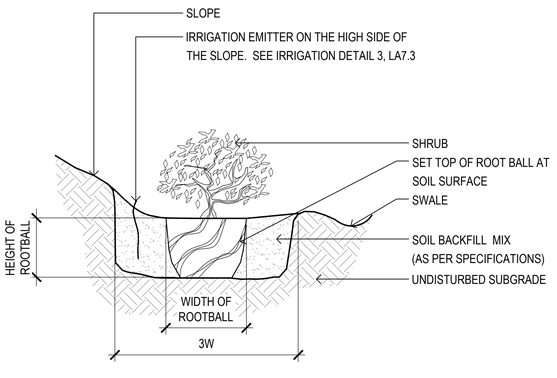

5 Decomposed Granite Detail
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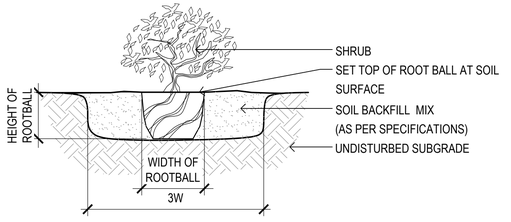

6 Shrub Planting Detail
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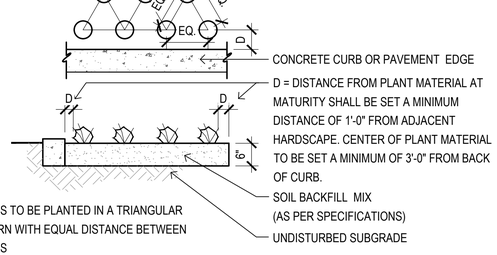
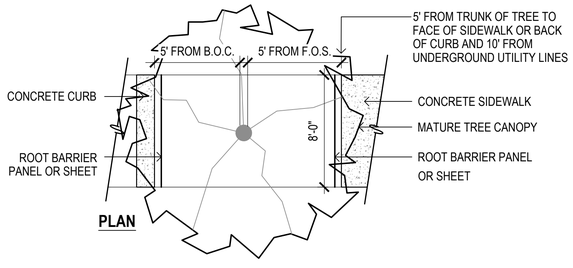


NOTE:
SHRUBS TO BE PLANTED IN A TRIANGULAR PATTERN WITH EQUAL DISTANCE BETWEEN SHRUBS

7 Plant Spacing Detail
SCALE: NTS



PLAN

8 Shrub Planting on Slope Detail
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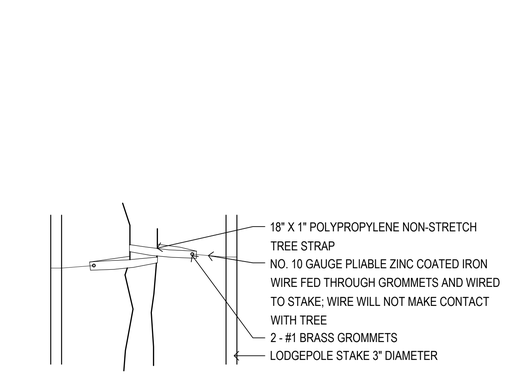

9 Tree Strap Detail
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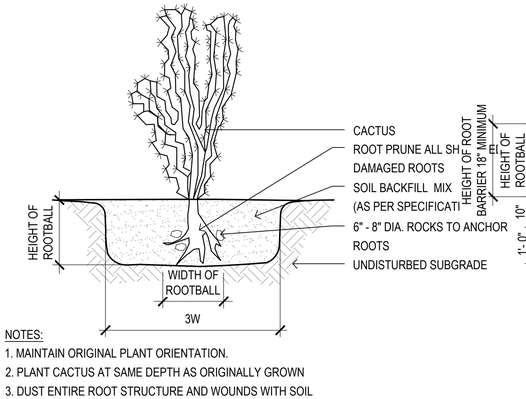
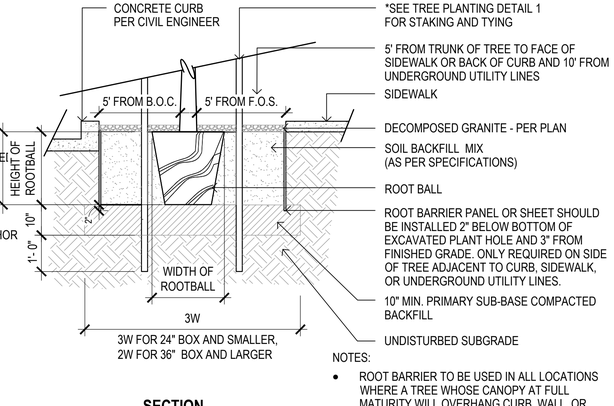


NOTES:
1. MAINTAIN ORIGINAL PLANT ORIENTATION.
2. PLANT CACTUS AT SAME DEPTH AS ORIGINALLY GROWN
3. DUST ENTIRE ROOT STRUCTURE AND WOUNDS WITH SOIL SULPHUR
4. PLANT 4' MIN. FROM ALL WALKS

10 Cactus Planting Detail
SCALE: NTS



SECTION

NOTES:
- ROOT BARRIER TO BE USED IN ALL LOCATIONS WHERE A TREE WHOSE CANOPY AT FULL MATURITY WILL OVERHANG CURB, WALL, OR SIDEWALK OR WITHIN 10'-0" OF UNDERGROUND UTILITIES.
- 8 LIN. FT. OF ROOT BARRIER SHOULD BE CENTERED AT ROOT BALL OF TREE ADJACENT TO CURB, WALL, SIDEWALK, OR UTILITY .
- MANUFACTURER: NDS, EP SERIES

11 Root Barrier Detail
SCALE: NTS

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
PRELIMINARY
NOT FOR CONSTRUCTION
10-14-2020
EXP. 12-31-21

Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona
Planting Details

mattamyHOMES

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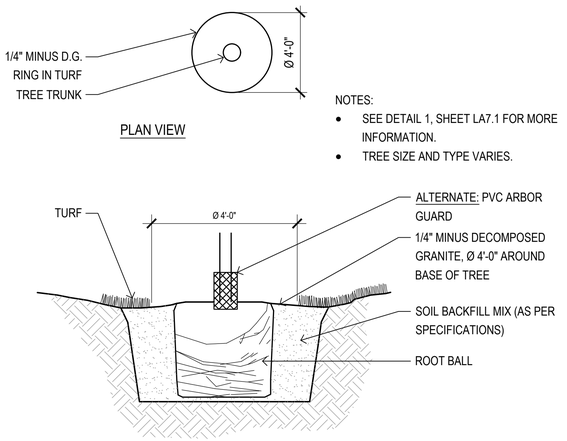
Revisions
1
2
3

Issued for
☐ Design Dev.
☐ Progress
■ City Submittal 07-14-2020
☐ Bid Set
☐ Construction

Title
Planting Details
Date Issued
07-14-2020
Scale
Per Detail
Drawn By
CR
Checked By
CH, AB
Project Number

Permit Number

Sheet Number
LA7.1
Sheet 23 of



1 Tree in Turf Detail

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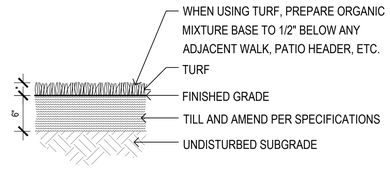

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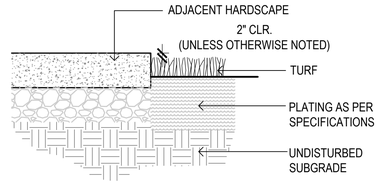

3 Incidental Grading at Turf Detail

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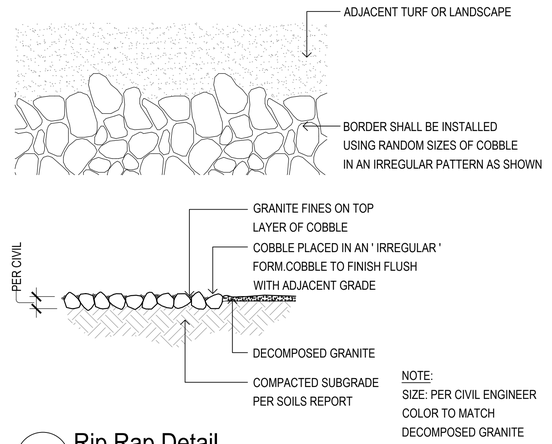

4 Rip Rap Detail

SCALE: NTS

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07-14-2020
REGISTRATION EXPIRES
EXP. 12-31-21

Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona

Planting Details

mattamyHOMES

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Revisions
1
2
3

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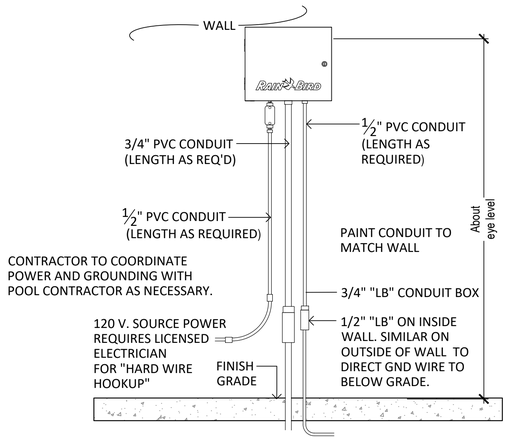
- ☐ Progress
- ■ City Submittal 07-14-2020
- ☐ Bid Set
- ☐ Construction

Title: Planting Details
Date Issued: 07-14-2020
Scale: Per Detail
Drawn By: CR
Checked By: CH, AB
Project Number:

Permit Number:

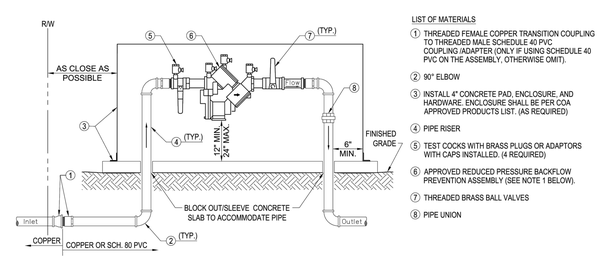
Sheet Number
LA7.2

Sheet 24 of



1 Wall Mount Controller

SCALE: N.T.S.



LIST OF MATERIALS

1. THREADED FEMALE COPPER TRANSITION COUPLING TO THREADED MALE SCHEDULE 40 PVC COUPLING /ADAPTER (ONLY IF USING SCHEDULE 40 PVC ON THE ASSEMBLY, OTHERWISE OMIT).
2. 90° ELBOW
3. INSTALL 4" CONCRETE PAD, ENCLOSURE, AND HARDWARE. ENCLOSURE SHALL BE PER COA APPROVED PRODUCTS LIST. (AS REQUIRED)
4. PIPE RISER
5. TEST COCKS WITH BRASS PLUGS OR ADAPTORS WITH CAPS INSTALLED. (4 REQUIRED)
6. APPROVED REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY (SEE NOTE 1 BELOW).
7. THREADED BRASS BALL VALVES
8. PIPE UNION

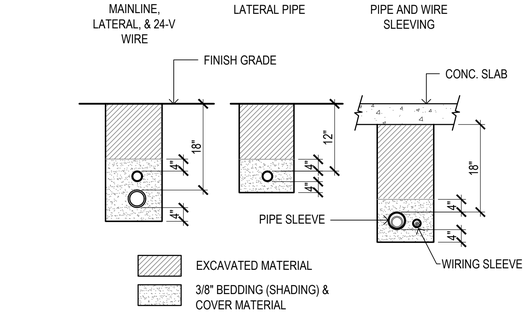
NOTES:

1. APPROVED BACKFLOW ASSEMBLIES MUST HAVE SEAL OF APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH. BACKFLOW ASSEMBLIES INSTALLED ON FIRE SUPPRESSION SYSTEMS MUST ALSO HAVE APPROVAL FROM UNDERWRITERS LABORATORIES AND/OR FACTORY MUTUAL RESEARCH CORPORATION.
2. ALL MATERIALS TO BE COPPER, BRASS, OR SCHEDULE 80 PVC. ALL SCHEDULE 80 PIPE AND APPURTENANCES MUST UTILIZE A CITY APPROVED UV PROTECTION WHEN INSTALLED ABOVE GROUND.
3. COPPER FITTINGS SHALL BE CONNECTED WITH LEAD FREE SOLDER JOINTS.
4. PVC FITTINGS SHALL BE SOLVENT WELDED.
5. THE BACKFLOW MECHANISM AND ALL VALVES SHALL BE THREADED.
6. FINISHED GRADE UNDERNEATH THE BACKFLOW PREVENTION ASSEMBLY SHALL BE AT 95% COMPACTION.
7. ALL PIPE NIPPLES TO BE COPPER, BRASS, OR SCHEDULE 80 PVC.
8. PIPING IN THE CITY RIGHT OF WAY MUST BE TYPE "K" COPPER.
9. CALL FOR UNDERGROUND INSPECTION BEFORE BACKFILLING TRENCH.
10. BACKFLOW ASSEMBLIES MUST BE TESTED BY A CERTIFIED TESTER THAT IS RECOGNIZED BY THE CITY OF AVONDALE.

DETAIL NO.			APPROVED BY:
A1326	Avondale STANDARD DETAIL	REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY FOR ASSEMBLIES 1/2 INCH THRU 2 INCHES	DATE: 8-24-16

2 Backflow Preventer

SCALE: N.T.S.

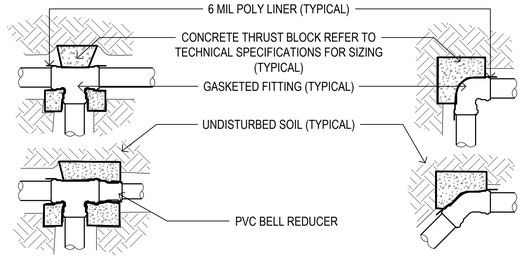


NOTES:

1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. "SNAKE" UNSLEEVED LATERAL PIPE IN TRENCH. PROVIDE A MIN. OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

3 Trench Depth

SCALE:N.T.S.



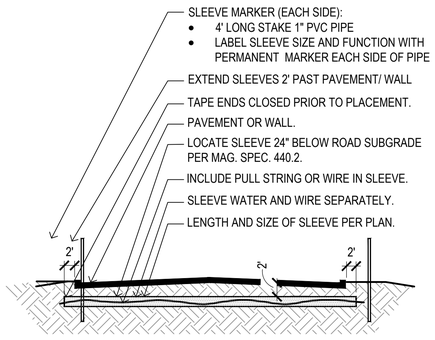
NOTE:
REFER TO IRRIGATION SPECIFICATIONS FOR REQUIRED MIN. REQUIRED C.U. OF EACH THRUST BLOCK

4 Thrust Block Installation

SCALE: N.T.S.

NOTE:

- SIMILAR TREATMENTS AT WALLS, WALKS OR PATIOS.
- COORDINATE SLEEVES INSTALLED BY UNDERGROUND UTILITY CONTRACTOR UNLESS OTHERWISE NOTED.



5 Pipe Sleeve Installation

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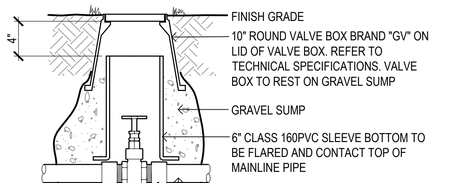
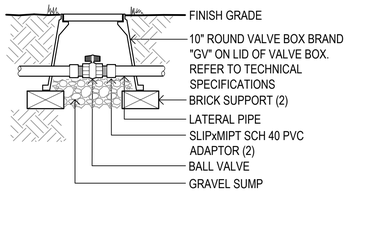


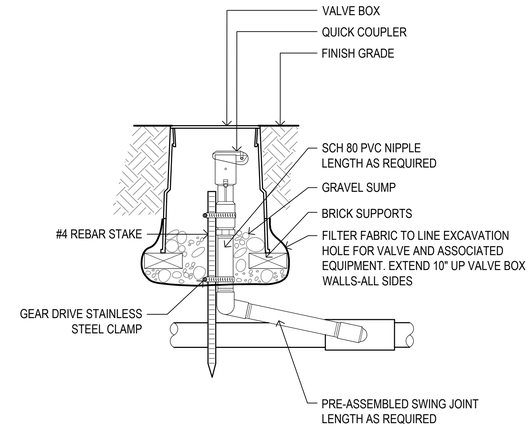
6 Gate Valve

SCALE: N.T.S.



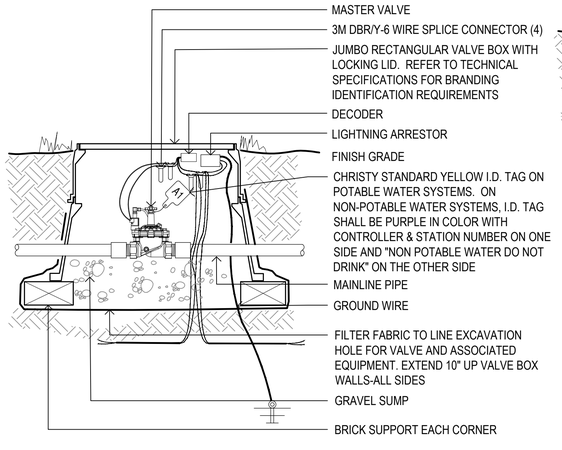
7 Ball Valve - Lateral

SCALE: N.T.S.



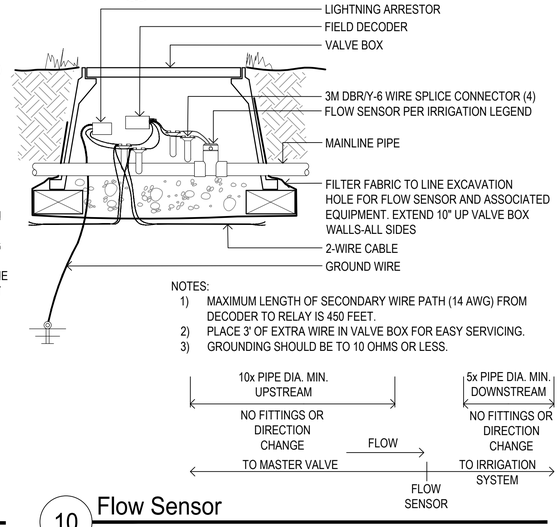
8 Quick Coupler

SCALE: N.T.S.



9 Master Valve

SCALE: N.T.S.

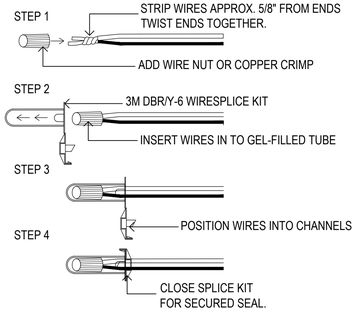


NOTES:

1) MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM DECODER TO RELAY IS 450 FEET.
2) PLACE 3' OF EXTRA WIRE IN VALVE BOX FOR EASY SERVICING.
3) GROUNDING SHOULD BE TO 10 OHMS OR LESS.

10 Flow Sensor

SCALE: N.T.S.



NOTE:

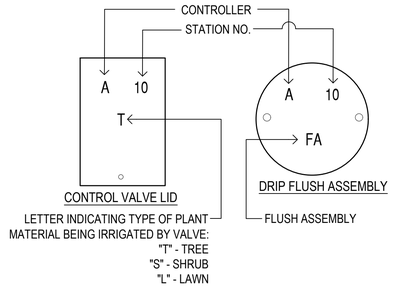
- FOR ALL WIRE SIZES NO. 14,12,&10.
- ALL CONNECTIONS IN VALVE BOX ONLY.

11 Wire Splicing

SCALE: N.T.S.

DRIP VALVE ASSEMBLY - (SEE BELOW)
DRIP FLUSH ASSEMBLY - (SEE BELOW)
QUICK COUPLER - "QC" (CENTER OF LID)
GATE VALVE - "GV" (CENTER OF LID)
AIR RELEASE VALVE - "AR" (CENTER OF LID)
V CONTROL VALVE - (SEE BELOW)
MASTER VALVE - "MV" (CENTER OF LID)
WIRE SPLICE - "WS" (CENTER OF LID)
FLOW SENSOR - "FS" (CENTER OF LID)

DO NOT USE DASHES, HYPHENS OR COMMAS. LETTERS MUST BE STRAIGHT, LEGIBLE, UNIFORM DEPTH IN LID, AND 1" MINIMUM TO 2" MAX IN HEIGHT. LIDS MISBRANDED SHALL BE REPLACED BY CONTRACTOR.

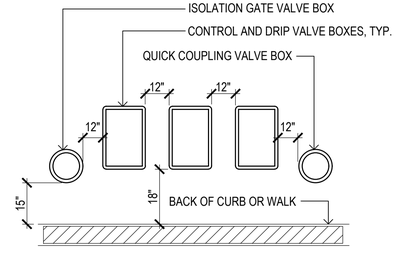


LETTER INDICATING TYPE OF PLANT MATERIAL BEING IRRIGATED BY VALVE:
"T" - TREE
"S" - SHRUB
"L" - LAWN

NOTE: BRAND CHARACTERS WITH HOT BRANDING IRON. REFER TO TECHNICAL SPECIFICATION FOR CHARACTER SIZE AND DEPTH REQUIREMENTS.

12 Valve Box Branding

SCALE: N.T.S.



13 Valve Box Layout

SCALE: N.T.S.

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
07-17-2020
EXP. 12-31-21

Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona
Irrigation Details

mattanyHOMES

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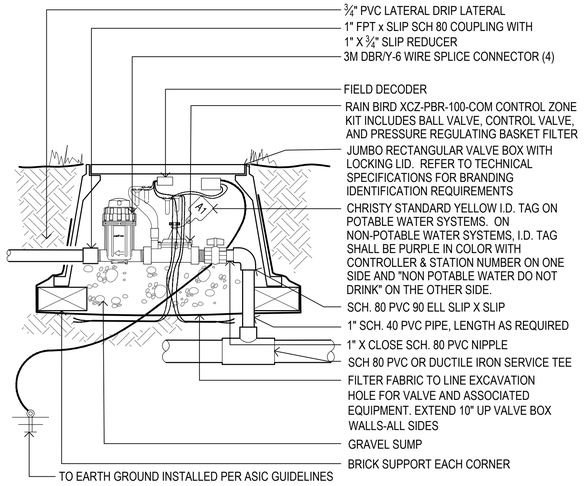
Revisions
1
2
3

Issued for
☐ Design Dev.
☐ Progress
■ City Submittal 07-17-2020
☐ Bid Set
☐ Construction

Title
Irrigation Details
Date Issued 07-17-2020
Scale Per Detail
Drawn By CR
Checked By CH, AB
Project Number

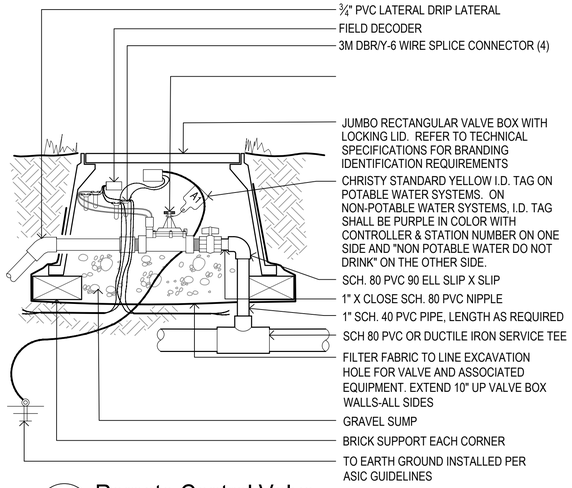
Permit Number

Sheet Number
LA7.3
Sheet 25 of 31



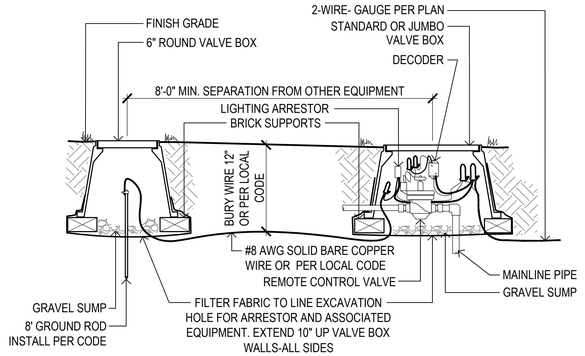
1 Drip Control Valve

SCALE: N.T.S.



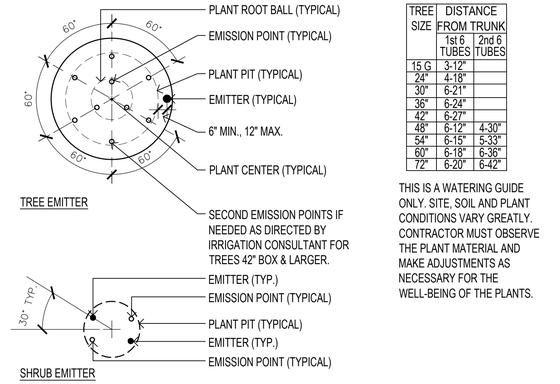
2 Remote Control Valve

SCALE: N.T.S.



3 Lighting Arrestor Installation

SCALE: N.T.S.



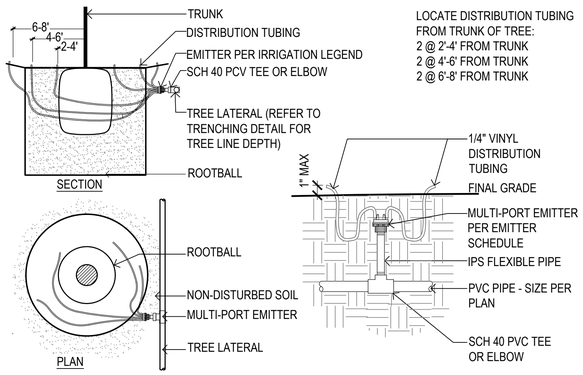
TREE SIZE	DISTANCE FROM TRUNK	
	1st 6 TUBES	2nd 6 TUBES
15 G	3-12"	
24"	4-18"	
30"	6-21"	
36"	6-24"	
42"	6-27"	
48"	6-12"	4-30"
54"	6-15"	5-33"
60"	6-18"	6-36"
72"	6-20"	6-42"

THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR THE WELL-BEING OF THE PLANTS.

NOTE:
ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. DETAIL REPRESENTS TYPICAL INSTALLATION, ANY ADDITIONAL EMISSION POINTS SHALL BE WITHIN PLANT PIT PERIMETER.

4 Tree & Shrub Emitter Locations

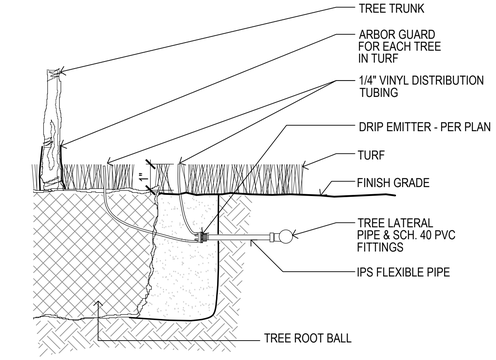
SCALE: N.T.S.



NOTES:
INSTALL PRESSURE COMPENSATING DRIP EMITTERS WITH DISTRIBUTION TUBES EQUALLY SPACED AROUND ROOTBALL . LOCATE EMITTER DISTRIBUTION TUBE ON UPHILL SIDE OF SLOPE. DISTRIBUTION TUBING TO BE INSTALLED SO THEY ARE VISIBLE NO GREATER THAN 1 INCH ABOVE FINISH GRADE. DETAIL REPRESENTS TYPICAL INSTALLATION, REFER TO IRRIGATION LEGEND FOR MULTI-PORT EMITTER QUANTITIES.

5 Multi-Port Drip Emitter - Tree

SCALE: N.T.S.



NOTES:
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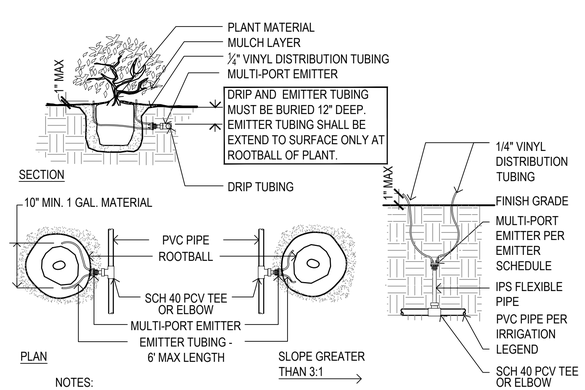
6 Tree Emitter in Turf

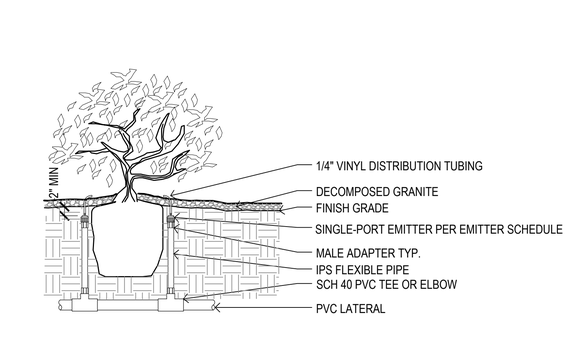
SCALE: N.T.S.



NOTES:
INSTALL PRESSURE COMPENSATING DRIP EMITTERS WITH DISTRIBUTION TUBES EQUALLY SPACED AROUND ROOTBALL . LOCATE EMITTER DISTRIBUTION TUBE ON UPHILL SIDE OF SLOPE. DISTRIBUTION TUBING TO BE INSTALLED SO THEY ARE VISIBLE NO GREATER THAN 1 INCH ABOVE FINISH GRADE. DETAIL REPRESENTS TYPICAL INSTALLATION, REFER TO IRRIGATION LEGEND FOR MULTI-PORT EMITTER QUANTITIES.

7 Multi-Port Drip Emitter - Shrub

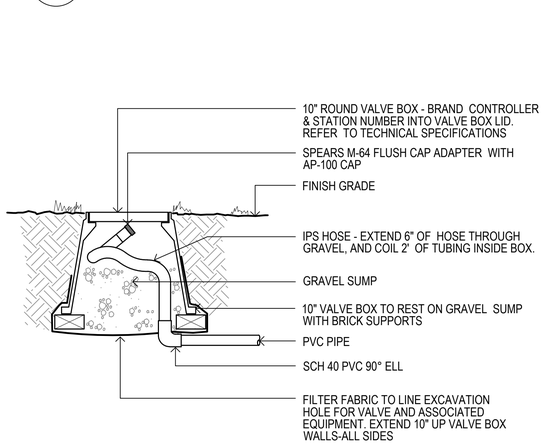
SCALE: N.T.S.



NOTES:
INSTALL PRESSURE COMPENSATING DRIP EMITTERS WITH DISTRIBUTION TUBES EQUALLY SPACED AROUND ROOTBALL . LOCATE EMITTER DISTRIBUTION TUBE ON UPHILL SIDE OF SLOPE. DISTRIBUTION TUBING TO BE INSTALLED SO THEY ARE VISIBLE NO GREATER THAN 1 INCH ABOVE FINISH GRADE. DETAIL REPRESENTS TYPICAL INSTALLATION, REFER TO IRRIGATION LEGEND FOR EMITTER QUANTITIES.

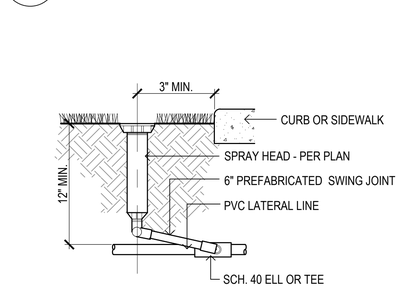
8 Single Drip Emitter

SCALE: N.T.S.



9 Drip Flush Assembly

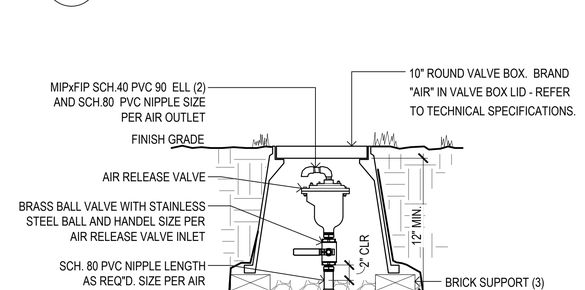
SCALE: N.T.S.



NOTES:
- USE VARIABLE ARC NOZZLES WHEN EDGES CURVE OR BEND.
- CONTRACTOR TO VERIFY SPRAY COVERAGE PRIOR TO SEED OR SOD INSTALLATION.
- CONTRACTOR TO ADJUST HEADS FOR COMPLETE COVERAGE WITHOUT OVERSPRAY AFTER TURF IS ESTABLISHED.
- DO NOT USE TEFLON TAPE ON PVC THREADED JOINTS. USE MANUFACTURES APPROVED SEALING COMPOUND.
- DO NOT OVER TIGHTEN.

10 Pop-Up Spray Head

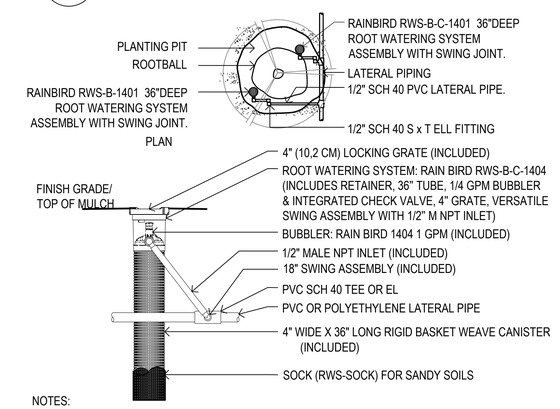
SCALE: N.T.S.



NOTE:
AIR RELEASE ASSEMBLY TO BE LOCATED AT HIGHEST POINT OF ELEVATION OF MAINLINE PIPE.

11 Air Release Valve

SCALE: N.T.S.



NOTES:
1. 4" GRATE IS ALSO AVAILABLE IN PURPLE (RWS-GRATE-P).
2. INSTALL PRODUCT SO THAT THE GRATE IS EVEN WITH FINISH GRADE OR TOP OF MULCH.
3. OPTIONAL SAND SOCK (RWS-SOCK) IS 34" IN LENGTH TO COVER MESH BASKET AREA.
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.

12 Tree Bubbler

SCALE: N.T.S.

AB LA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
EXP. 12-31-21

Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona

Irrigation Details

mattamyHOMES

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Revisions
1
2
3

Issued for
- ☐ Design Dev.
- ☐ Progress
- ■ City Submittal 07-17-2020
- ☐ Bid Set
- ☐ Construction

Title: Irrigation Details
Date Issued: 07-17-2020
Scale: Per Detail
Drawn By: CR
Checked By: CH, AB
Project Number:
Permit Number:

Sheet Number
LA7.4
Sheet26 of 31

SECTION 32 90 00 - PLANTING

PART 1 - GENERAL

1.01 WORK INCLUDED

A. LANDSCAPE FINE GRADING;
B. SOIL PREPARATION;
C. TREE SUPPORTS AND HEADERS;
D. PLANTING;
E. WATERING;
F. MAINTENANCE.

1.02 DEFINITIONS:

PLANTS - ALL SHRUBS AND CACTI OTHER THAN TREES, AND TURF.
PLANT MATERIAL - ALL TREES, SHRUBS, SUCCULENTS, CACTI, GROUND COVER, AND OTHER PLANTS.

1.03 RELATED WORK

CONTRACTOR: MINIMUM FIVE (5) YEARS EXPERIENCE IN SUPPLY AND INSTALLATION OF LANDSCAPE MATERIALS.

1.04 SOURCE QUALITY CONTROL

PROVIDE CERTIFICATES OF INSPECTION FOR ALL MATERIALS AS REQUIRED BY THIS SPECIFICATION AND/OR PREVAILING LAW OR REGULATION.

DEVELOPER'S REPRESENTATIVE SHALL REVIEW PLANT MATERIAL PRIOR TO PLANTING. ANY MATERIAL DEEMED UNACCEPTABLE SHALL BE REMOVED FROM THE SITE AND NOT PLANTED.

PROVIDE TREES AND SHRUBS GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PROVIDE HEALTHY, UNDAMAGED, VIGOROUS STOCK GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO CONDITIONS AT PROJECT SITE AND FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS SUN-SCALD, KNOTS, INJURIES, ABRASIONS OR DISFIGUREMENTS. PROVIDE TREES AND SHRUBS OF THE SIZES INDICATED. TREES AND SHRUBS OF SIZES LARGER THAN THOSE INDICATED MAY BE USED PROVIDED ROOTS, ROOT BALL, STAKING AND PLANTING PITS ARE INCREASED PROPORTIONATELY.

1.05 REFERENCE STANDARDS

ANSI 60.1 - AMERICAN STANDARDS FOR NURSERY STOCK, INTERNATIONAL SOCIETY OF ARBORICULTURE.

1.06 SAMPLES

SUBMIT SAMPLES TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK FOR THE FOLLOWING MATERIAL:
A. TOPSOIL FOR BACKFILL MIX:
B. MULCHES;
C. TREE SUPPORTS;
D. INERT GROUNDCOVERS ;
E. BOULDERS;
F. STEEL EDGING - SIX INCH (6") SAMPLE LENGTH.

THE DEVELOPER'S REPRESENTATIVE RESERVES THE RIGHT TO TAKE AND ANALYZE SAMPLES OF MATERIALS FOR CONFORMITY TO SPECIFICATION AT ANY TIME. FURNISH SAMPLES UPON REQUEST BY DEVELOPER'S REPRESENTATIVE.

1.07 PRODUCTS

SUBMIT MANUFACTURER'S COMPREHENSIVE PRODUCT DESCRIPTION, INCLUDING SPECIFICATIONS AND INSTALLATION INSTRUCTIONS TO DEVELOPER'S REPRESENTATIVE, A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK.

1.08 CERTIFICATES AND TEST REPORTS

PROVIDE AND PAY FOR ALL MATERIALS TESTING. TESTING AGENCY SHALL BE ACCEPTABLE TO THE DEVELOPER'S REPRESENTATIVE.

SUBMIT TO DEVELOPER'S REPRESENTATIVE A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF WORK, TWO (2) COPIES OF CERTIFICATES OF INSPECTION AS REQUIRED BY THESE SPECIFICATIONS, JURISDICTIONAL AUTHORITIES, AND VENDOR'S CERTIFIED ANALYSIS FOR SOIL AMENDMENTS, FERTILIZER MATERIALS, AND CHEMICALS. SUBMIT OTHER DATA SUBSTANTIATION THAT MATERIALS COMPLY WITH SPECIFIED REQUIREMENTS. CERTIFICATES ARE REQUIRED TO DETERMINE THE QUALITY AND QUANTITY OF ALL SPECIFIED SOIL AMENDMENTS.

MATERIALS CERTIFICATION TO BE SUBMITTED INCLUDE, BUT ARE NOT LIMITED TO:
A. TOPSOIL SOURCE AND NUTRIENT ANALYSIS;
B. MULCH;
C. FERTILIZERS/SOIL AMENDMENTS/CHEMICALS.

TEST REPRESENTATIVE MATERIAL SAMPLES PROPOSED FOR USE. PROVIDE THE FOLLOWING DATA:
A. TOPSOIL AND PLANTING BACKFILL;
B. SOIL PH;
C. PARTICLE SIZE, PERCENTAGE SOIL TEXTURE;
D. PERCENTAGE ORGANIC MATERIAL;
E. NUTRIENT LEVEL ANALYSIS;
F. ALL MACRO, SECONDARY AND MICRONUTRIENTS;
G. SALINITY;
H. PERCOLATION RATE.

RECOMMENDATIONS ON TYPE AND QUANTITY OF AMENDMENTS REQUIRED TO BRING LEVELS INTO ACCEPTABLE RANGES AS DETAILED IN **PART 2 - PRODUCTS** OF MATERIALS OF THESE SPECIFICATIONS.

SEPARATE RECOMMENDATIONS TO BE SUBMITTED FOR EACH CROP. CROP TO BE IDENTIFIED AS:
A. IRRIGATED TREES, SHRUBS, AND GROUNDCOVERS;
B. TURF OR LAWN.

1.09 MAINTENANCE DATA

SUBMIT TO DEVELOPER'S REPRESENTATIVE TWO (2) COPIES OF WRITTEN INSTRUCTIONS, PRIOR TO EXPIRATION OF THE INITIAL MAINTENANCE PERIOD, RECOMMENDING PROCEDURES TO BE FOLLOWED BY THE DEVELOPER FOR THE MAINTENANCE OF LANDSCAPE WORK FOR ONE FULL YEAR.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND IDENTIFICATION OF MANUFACTURER. PROTECT MATERIALS FROM ENVIRONMENTAL CONDITIONS AND DETERIORATION AT ALL TIMES.

PROVIDE PROTECTIVE COVERS TO PLANT LIFE AND TREES DURING DELIVERY. DO NOT PRUNE TREES PRIOR TO DELIVERY. DO NOT BEND TREES OR SHRUBS IN SUCH A MANNER AS TO CAUSE DAMAGE OR DESTROY SHAPE.

DELIVER MATERIALS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED. IF PLANTING IS DELAYED FOR MORE THAN EIGHT (8) HOURS AFTER DELIVERY, SET PLANT MATERIAL IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST.

DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

1.11 SITE CONDITIONS

DETERMINE LOCATION OF UNDERGROUND UTILITIES. USE PROFESSIONAL SERVICES TO DETERMINE LOCATIONS. EXECUTE WORK AS REQUIRED TO PREVENT DAMAGE.

MAINTAIN GRADE STAKES SET BY OTHERS UNTIL DIRECTED OTHERWISE.

PROTECT OF ALL EXISTING PLANTS TO REMAIN:
A. DO NOT STORE MATERIALS OR EQUIPMENT, PERMIT BURNING, OR OPERATE OR PARK EQUIPMENT UNDER THE BRANCH OF ANY EXISTING PLANT OR PLANT MATERIAL TO REMAIN EXCEPT AS ACTUALLY REQUIRED FOR CONSTRUCTION IN THOSE AREAS;
B. PROVIDE BARRICADES, FENCES OR OTHER BARRIERS AS NECESSARY AT THE DRIP LINE TO PROTECT EXISTING PLANTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION;
C. NOTIFY OWNER'S REPRESENTATIVE IN ANY CASE WHERE CONTRACTOR FEELS GRADING OR OTHER CONSTRUCTION CALLED FOR BY CONTRACT DOCUMENTS MAY DAMAGE EXISTING PLANTS TO REMAIN;
D. IF EXISTING PLANTS TO REMAIN ARE DAMAGE DURING CONSTRUCTION, CONTRACTOR SHALL REPLACE SUCH PLANTS OF THE SAME SPECIES AND SIZE AS THOSE DAMAGED AT NO COST TO OWNER. DETERMINATION OF EXTENT OF DAMAGE AND VALUE OF DAMAGED PLANT SHALL REST SOLELY WITH OWNER'S REPRESENTATIVE.

1.12 WARRANTY

SUBMIT WARRANTY TO DEVELOPER'S REPRESENTATIVE.

TREES, SAGUAROS, YUCCAS, AND OCOTILLOS:
A. WARRANT THAT TREES, SAGUAROS, YUCCAS AND OCOTILLOS WILL BE ALIVE AND IN GOOD HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY DEVELOPER OR ABUSE BY OTHERS.

B. DEVELOPER MUST FOLLOW CONTRACTOR'S MAINTENANCE SCHEDULE AND PROVIDE CURRENT MAINTENANCE LOG TO DEVELOPER'S REPRESENTATIVE.

C. REMOVE AND REPLACE DEAD, UNHEALTHY OR GIRDLED TREES, YUCCAS AND OCOTILLOS THAT LOSE ORIGINAL FORM AND SIZE DURING WARRANTY PERIOD WITH MATERIAL EQUAL TO THAT SPECIFIED. REPLACE ANY MATERIAL WHICH DOES NOT MEET REQUIREMENTS WITHIN THIRTY DAYS OF NOTIFICATION. ALL REPLACEMENT MATERIAL SHALL BE SUBJECT TO AN ADDITIONAL ONE (1) YEAR MAINTENANCE PERIOD.

D. IF OLIVE TREES PRODUCE FRUIT WITHIN THE FIRST YEAR, ANY OLIVE TREE WHICH PRODUCES FRUIT SHALL BE REPLACED.

SHRUBS AND OTHER PLANTINGS"
A. GUARANTEE ALL OTHER PLANTING WILL BE ALIVE AND IN SATISFACTORY CONDITION FOR A PERIOD OF NINETY (90) DAYS FROM DATE OF ACCEPTANCE OR WILL BE REPLACED AT NO ADDITIONAL COST TO THE DEVELOPER.

B. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, STURDY CONDITION DURING THE WARRANTY PERIOD BY THE CONTRACTOR. TURF SHALL BE MOWED AND TRIMMED WEEKLY AFTER ROOT ESTABLISHMENT.

C. ALL REPLACEMENT PLANTS, INCLUDING SHRUBS, CACTI, GROUNDCOVERS, VINES AND PERENNIALS SHALL BE SUBJECT TO AN ADDITIONAL NINETY (90) DAY MAINTENANCE PERIOD.

PART 2 - PRODUCTS

2.01 FILL MATERIALS

PROVIDE DRY, LOOSE MATERIAL FOR FILL, BACKFILL, PLANTING BACKFILL AND TOPSOIL FOR PLANTER BEDS. FROZEN OR MUDDY SOILS ARE NOT ACCEPTABLE. SALTS ARE NOT TO EXCEED ONE THOUSAND FIVE HUNDRED (1,500) PPM, AND SOILS SHALL BE FREE OF DEBRIS, NOXIOUS WEEDS, INGREDIENTS OR OBJECTS DETRIMENTAL TO HEALTHY PLANT GROWTH.

TOPSOIL - SCREENED, FERTILE, FRIABLE, FROM WELL DRAINED ARABLE LAND, FREE OF NOXIOUS WEEDS, REFUSE, ROOTS, HEAVY CLAY OR ANY MATERIAL TOXIC TO PLANT GROWTH; CONTENTS SHALL BE AS FOLLOWS:
- SILT: 20-45%
- CLAY: 15-20%
- SAND: 30-60%
- PH: 7.0-8.3
- SOLUBLE SALTS: 1,500 PPM
- ORGANIC MATERIAL (NATURAL OR OTHERWISE): 2% MINIMUM
- NUTRIENTS: ENOUGH TO BRING LEVELS OF ACCEPTABLE PLANT GROWTH.

PERCOLATION RATE SHALL BE BETWEEN THREE INCHES (3") TO FOUR INCHES (4") PER HOUR. EXISTING TOPSOIL MAY BE USED PROVIDED IT MEETS THESE REQUIREMENTS. IMPORTED TOPSOIL MUST BE PROVEN TO MEET THESE REQUIREMENTS.

2.02 COMMERCIAL GRADE FERTILIZERS

AGRI-SUL, DISPERSAL - USE ONLY FOR SULFUR AGRICULTURE GRADE GYPSUM, OSMACOTE, 'SIERRA-BLEN', APPLY AT MANUFACTURER'S RECOMMENDED RATE FOR EACH PLANTING TYPE.

2.03 SOIL AMENDMENTS

WOOD SHAVINGS: NITROGEN STABILIZED FIR OR PINE SHAVINGS CONTAINING 0.75% TOTAL NITROGEN AND 0.1 TO 0.15% TOTAL IRON, AND UNDER SIXTY (60) PPM TOTAL MANGANESE; COMPOSTED, LEACHED AND AGED FOR A MINIMUM OF TEN (10) TO TWELVE (12) MONTHS; PH FACTOR, 4.0 TO 4.5. NO SOIL AMENDMENTS ARE REQUIRED FOR SALVAGED PLANT MATERIAL AND CACTI UNLESS OTHERWISE SPECIFIED.

2.04 TREE SUPPORTS

TREE STAKES: COPPER NAPTHENATE IMPREGNATED LODGE POLE TWELVE FEET (12') IN LENGTH FOR TREES FIVE (5) GALLON TO THIRTY-SIX INCH (36") BOX, 2 LODGE POLES PER TREE, THREE (3) POLES FOR MULTI-TRUNK TREES. TREE STAKES ARE NOT REQUIRED FOR SALVAGED PLANT MATERIAL OR FORTY-EIGHT INCH (48") BOX TREES OR LARGER, UNLESS DETERMINED OTHERWISE BY LANDSCAPE ARCHITECT DUE TO HIGH WIND CONDITIONS.

TREE TIES: PROVIDE A MINIMUM OF TWO (2) PER TREE, EIGHTEEN INCH (18") TREE STRAP BY STAR NURSERY (WWW.STARNURSERY.COM) OR APPROVED EQUAL. BEIGE, WITH GROMMETS. NO. TEN (10) GAUGE PLIABLE ZINC COATED IRON WIRE TO BE THREADED THROUGH GROMMETS AND CONNECTED TO TREE STAKES. WIRE WILL NOT MAKE CONTACT WITH TREE.

2.05 HERBICIDES

PRE-EMERGENT HERBICIDE SHALL BE SURFLAN AS MANUFACTURED BY DOW/ELANCO CHEMICAL COMPANY OR EQUAL.

2.06 PESTICIDES

SHALL BE ORTHO "LINDANE BORER AND LEAF MINER SPRAY" BY ORTHO, CONSUMER PRODUCTS DIVISION, CHEVRON CHEMICAL COMPANY, SAN FRANCISCO, CA 94119, or "BORER KILLER ,BY GREENLIGHT COMPANY, SAN ANTONIO, TX 78217.

CONTACT HERBICIDE SHALL BE SUBMITTED BY CONTRACTOR TO DEVELOPER'S REPRESENTATIVE.

2.07 PLANT MATERIAL

HEALTHY, SHAPELY AND WELL ROOTED. ROOTS SHALL SHOW NO EVIDENCE OF HAVING BEEN RESTRICTED OR DEFORMED AT ANY TIME. ALL PLANTS SHALL HAVE NORMALLY DEVELOPED BRANCHING. PLANTS SHALL BE FREE FROM DISFIGURING KNOTS, SUN SCALD INJURIES AND ABRASIONS OF BARK. PLANTS NOT MEETING THESE REQUIREMENTS SHALL BE CONSIDERED DEFECTIVE AND SHALL BE REPLACED IMMEDIATELY. ALL PLANTS SHALL BE TRUE TO NAME AND SHALL BE TAGGED, ONE (1) OF EACH VARIETY. ALL PLANT MATERIAL SHALL BE GROWN IN NURSERIES INSPECTED BY THE STATE DEPARTMENT OF AGRICULTURE.

SPECIMEN PLANT MATERIAL SHALL BE SELECTED AND TAGGED AT THE GROWERS NURSERY PRIOR TO SHIPMENT.

PLANTS SHALL BE MEASURED WHEN BRANCHES ARE IN THEIR NORMAL POSITION. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO MAIN BODY OF PLANT AND NOT BRANCH TIP TO TIP. CALIPER MEASUREMENT SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE NATURAL GROUND LINE FOR TREES UP TO FOUR INCHES (4") IN CALIPER AND AT A POINT TWELVE INCHES (12") ABOVE THE NATURAL GROUND LINE FOR TREES OVER FOUR INCHES (4") IN CALIPER. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE LESS THAN THE MINIMUM SIZE AND NOT LESS THAN FORTY PERCENT (40%) OF THE PLANTS SHALL BE LARGE AS THE MAXIMUM SIZE SPECIFIED. THE MEASUREMENTS SPECIFIED ARE THE MINIMUM SIZE ACCEPTABLE AND ARE THE MEASUREMENTS AFTER PRUNING, WHERE PRUNING IS REQUIRED. PLANTS THAT MEET THE MEASUREMENTS SPECIFIED, BUT DO NOT POSSESS A NORMAL BALANCE BETWEEN HEIGHT AND SPREAD SHALL BE REJECTED.

CONTAINER STOCK, WHEN SPECIFIED, SHALL HAVE GROWN IN THE CONTAINERS IN WHICH DELIVERED FOR AT LEAST SIX (6) MONTHS, BUT NOT OVER TWO (2) YEARS. SAMPLES MUST PROVE NO ROOTBOUND CONDITIONS EXIST. NO CONTAINER PLANTS THAT HAVE CRACKED OR BROKEN BALLS OF EARTH WHEN TAKEN FROM CONTAINER SHALL BE PLANTED EXCEPT UPON SPECIAL APPROVAL BY OWNER'S REPRESENTATIVE. CONTAINER STOCK SHALL NOT BE PRUNED BEFORE DELIVERY. FIELD GROWN PLANTS RECENTLY TRANSPLANTED INTO CONTAINERS WILL NOT BE ACCEPTED.

SOD SHALL BE DENSE WITH THE GRASS HAVING BEEN MOWED AT A HEIGHT OF ONE INCH (1") PRIOR TO REMOVAL FROM FIELD. ALL GRASS SHALL BE GROWN ON FUMIGATED FIELDS. SOD SHALL NOT BE STACKED FOR MORE THAN 24 HOURS BETWEEN TIME OF CUTTING AND TIME OF DELIVERY

2.08 INERT GROUNDCOVER

INERT GROUNDCOVERS, INCLUDING BUT NOT LIMITED TO, DECOMPOSED GRANITE (D.G.), CRUSHED ROCK, AND RIVER ROCK SHALL HAVE A MINIMUM TWO INCHES (2") THICK COVERAGE, UNLESS NOTED OTHERWISE ON PLANS. INERTS SHALL BE THE SIZE AND COLOR AS PER PLAN, AND SHALL BE TAKEN FROM A SINGLE QUARRY.

2.09 EDGING

EDGING, INCLUDING BUT NOT LIMITED TO, POLY OR STEEL PRODUCT, SHALL BE OF THE SIZE (GAUGE AND DEPTH) SPECIFIED ON PLANS AND DRAWINGS. SAMPLES SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL.

PART 3 - EXECUTION

3.01 GENERAL

INSTALL ALL MATERIAL IN ACCORDANCE WITH THE METHODS, TECHNIQUES AND SPECIFICATIONS OF EACH MANUFACTURER AND THESE SPECIFICATIONS. DO NOT BEGIN PLANTING UNTIL COMPLETION OF THE SITE GRADING AND INSTALLATION OF A FULLY FUNCTIONAL UNDERGROUND IRRIGATION SYSTEM IS IN PLACE.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

INSPECT THE INTEGRITY OF ALL DAMP-PROOFING AND WATER PROOFING MEMBRANES WHICH OCCUR OVER, ON OR AGAINST ANY CONSTRUCTION TO BE FULLY OR PARTIALLY CONCEALED BY EARTHWORK PRIOR TO THE PLACEMENT OF ANY IMPORTED SOIL, BACKFILL, GRAVEL FILL OR SUB-BASE.

3.03 TOPSOIL

IMPORT ADDITIONAL TOPSOIL ONLY AS REQUIRED TO BRING PLANTING AREAS UP TO FINISH GRADE OR PER TURF OR PLANTING BED REQUIREMENTS. SPREAD AND CULTIVATE SOIL SO THAT NO SETTLING TAKES PLACE AT ANY TIME.

3.04 LANDSCAPE FINE GRADING

ALLOW FOR THE ADDITION OF SOIL AMENDMENTS, CONDITIONERS AND ANY SPECIFIED TOP DRESSING WHEN DETERMINING AND EXECUTING FINISH GRADE. SET FINISH GRADE TWO AND ONE HALF INCHES (2 1/2") BELOW ADJACENT PAVING, CURB AND HEADERS TO ALLOW FOR DECOMPOSED GRANITE, GROUNDCOVER MULCH OR TURF SOD.

COMPLETE ALL FINISH GRADING PRIOR TO PLANTING. CULTIVATE ALL AREAS SO THAT THERE ARE NO HUMPS OR HOLLOWS, AND THE AREA DRAINS AS DESIGNED. GRADE AND MAINTAIN ALL FLOW LINES, DESIGNATED OR NOT, TO ALLOW FREE FLOW OF SURFACE WATER. CULTIVATE ENTIRE AREA TO A DEPTH OF SIX INCHES (6") MINIMUM AND REMOVE ALL ROCK IN EXCESS IF ONE AND ONE HALF INCHES (1 1/2"), ALL BUILDING RUBBLE, BUILDING CONSTRUCTION MATERIAL, WASTE AND ANY OTHER MATERIAL THAT MAY IMPAIR SATISFACTORY GROWTH.

3.05 INERT GROUNDCOVERS

APPLY INERT GROUNDCOVERS TO A TWO INCH (2") DEPTH WITHIN ONE HALF INCH (1/2") OF THE TOP OF ADJACENT CURB OR SIDEWALK.

3.06 HERBICIDE APPLICATION

ALL AREAS SHALL BE MAINTAINED WEED-FREE AT ALL TIMES DURING CONSTRUCTION.

DO NOT APPLY PRE-EMERGENT HERBICIDES AT LOCATIONS OF REVEGETATION SEEDING. THE CONTRACTOR SHALL MANUALLY REMOVE INVASIVE WEEDS WITHIN THESE AREAS.

3.07 TREE SUPPORT

INSTALL TREE SUPPORTS AS SHOWN ON THE DRAWINGS WITHIN FORTY-EIGHT (48) HOURS OF PLANTING.

TREE SUPPORTS SHALL BE INSTALLED TO PREVENT RUBBING AND GIRDLING, YET ALLOW FOR TRUNK MOVEMENT. TREE TIES THAT ENCIRCLE TRUNKS SHALL BE LARGE ENOUGH TO ALLOW FOR NORMAL GROWTH OF THE TRUNK DURING THE FIRST YEAR WITHOUT GIRDLING.

3.08 TREES, SHRUBS, AND VINES

LAYOUT PLANT LOCATIONS WITH STAKES OR FLAGS PRIOR TO PLANTING. COORDINATE WITH DEVELOPER'S REPRESENTATIVE TO ASSURE APPROPRIATE LOCATION.

TEST DRAINAGE OF PLANT BEDS AND PITS BY FILLING WITH WATER. NOTIFY DEVELOPER'S REPRESENTATIVE OF AREAS WHERE WATER IS RETAINED MORE THAN TWENTY-FOUR (24) HOURS AND REQUEST A HARDPAN PLANTING DETAIL.

WHERE ROCK, UNDERGROUND CONSTRUCTION OR OTHER DETRIMENTAL CONDITIONS ARE ENCOUNTERED AT PLANT PITS, DEVELOPER'S REPRESENTATIVE MAY SELECTIVE ALTERNATE LOCATION.

DO NOT EXPOSE ROOTS TO AIR EXCEPT DURING TRANSPLANTING. SET TOP OF PLANTS AT SAME LEVEL WHEN PLANTED AS IN THE CONTAINER

DIG PITS WITH PERPENDICULAR SIDES TO A MINIMUM OF TWO (2) TO THREE (3) TIMES THE WIDTH (SEE DETAILS) OF THE ROOT BALL FOR CONTAINERIZED TREES AND SHRUBS. DIG PITS ONLY AS DEEP AS THE ROOT BALL TO PREVENT SETTLING OF THE TREE OR SHRUB.

3.09 BACKFILLING

BACKFILL PLANT PITS AND FORM A TEMPORARY SHALLOW BASIN AROUND THE PLANT TO HOLD ENOUGH WATER TO SATURATE THE ROOT BALL AND BACKFILL. WATER PLANTS IMMEDIATELY AFTER PLANTING AND ALLOW BACKFILL TO SETTLE IN PLANT PIT. DO NOT WATER OCOTILLOS AFTER PLANTING. REMOVE BASIN PRIOR TO INSTALLATION OF INERT GROUNDCOVERS OR TURF.

TREAT ALL PLANTING AREAS WITH A PRE-EMERGENT, WITH THE EXCEPTION OF THE REVEGETATED SEED AREAS.

3.10 ANNUALS

AT TIME OF TRANSPLANTING, SOIL IN FLATS SHALL BE SUFFICIENTLY MOIST SO AS NOT TO FALL APART WHEN LIFTING PLANTS. PLANT EACH PLANT WITH ITS PROPORTIONATE AMOUNT OF THE FLAT SOIL IN A MANNER THAT WILL ENSURE A MINIMUM DISTURBANCE TO THE ROOT STRUCTURE.

PLANT FLAT MATERIAL SUFFICIENTLY DEEP TO COVER ALL ROOTS. FIRMLY TAMP THE EARTH AROUND EACH PLANT TO FORCE OUT LARGE AIR POCKETS.

3.11 SOD

SOIL PREPARATION
PROVIDE SOIL WITH AN ORGANIC MATTER CONTENT OF TWENTY-FIVE PERCENT (25%) TO THIRTY PERCENT (30%). INCORPORATE INTO SOIL BY TILLING THE SOIL TO A DEPTH OF SIX INCHES (6") THOROUGHLY. REMOVE DEBRIS, WEEDS AND ROCKS FROM SOIL.

SOIL AMENDMENTS
PRIOR TO TILLING, APPLY GYPSUM AT A RATE OF ONE HUNDRED (100) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET, PHOSPHATE AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1,000) SQUARE FEET AND SOIL SULFUR AT FIVE POUNDS PER ONE THOUSAND (1,000) SQUARE FEET.

SOD INSTALLATION
INSTALL SOD ALONG THE STRAIGHTEST EDGE OF TURF AREA. STAGGER JOINTS IN A BRICK- LIKE PATTERN. AVOID GAPS AND OVERLAPPING. PLACE SOD DIAGONALLY ACROSS SLOPES, SO IT CANNOT SLIDE, AND SO THAT IT PROVIDES COMPLETE COVER WITH NO BROWN SECTIONS OR CRACKS SHOWING. WATER SOD AT LEAST EVERY THIRTY (30) MINUTES. AFTER INSTALLATION, WATER LIGHTLY AND ROLL IN TWO (2") DIRECTIONS WITH A SOD ROLLER.

3.12 WATERING

WATER ALL PLANTS IMMEDIATELY AFTER PLANTING TO AVOID DRYING OUT, TO THE FULL DEPTH, SATURATING THE ROOT BALL OF EACH PLANT HOLE.

REPEAT WATERING AS OFTEN AS NECESSARY TO KEEP THE GROUND MOIST BUT NOT SOAKED, WELL BELOW THE ROOT SYSTEM OF THE PLANTS.

3.13 CLEAN UP

KEEP ALL AREAS CLEAN AND ORDERLY DURING AND AFTER EXECUTION OF WORK.

3.14 PRUNING

PRUNE SHRUBS AND TREES UPON COMPLETION OF THE WORK, ACCORDING TO STANDARD HORTICULTURAL PRACTICES TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES AND TO REPAIR OR REPLACE INJURED PLANTS AS DIRECTED. LIMIT PRUNING ONLY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR LOSS OF ROOTS AS A RESULT OF PLANTING OPERATIONS.

3.15 MAINTENANCE PERIOD

UPON SUBSTANTIAL COMPLETION, AS DETERMINED BY THE DEVELOPER'S REPRESENTATIVE, IN ACCORDANCE WITH THE CONDITIONS OF THE CONTRACT, THE CONTRACTOR SHALL BE NOTIFIED IN WRITING THAT THE MAINTENANCE PERIOD IS TO BEGIN.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPED AREAS FOR A PERIOD OF NINETY (90) DAYS. MAINTENANCE INCLUDES WATERING TREES AND GRASSES, MONITORING AND ADJUSTING THE IRRIGATION SYSTEM AS NECESSARY, MOWING AND TRIMMING LAWN AREAS, PRUNING AND TRIMMING PLANT MATERIAL, WEED REMOVAL AND CULTIVATING PLANT BEDS.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SPRINKLER IRRIGATION SYSTEM, INCLUDING MONITORING AND ADJUSTING THE DURATION AND FREQUENCY OF THE WATERING SCHEDULE, ADJUSTMENT OF HEADS FOR COVERAGE AND ELEVATION, REPAIR OF LEAKS IN BOTH MAIN AND LATERAL LINES, AND ALL OTHER WORK REQUIRED TO ESTABLISH A COMPLETE WORKING SPRINKLER IRRIGATION SYSTEM.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF NEW PLANTING, INCLUDING WATERING, CULTIVATING, WEEDING, MULCHING, RE-STAKING, TIGHTENING AND REPAIRING GUYS, RESETTING PLANTS TO PROPER GRADES AND POSITION, MAINTENANCE OF TEMPORARY TREE WELLS AND FURNISHING AND SUPPLYING ALL FERTILIZERS, HERBICIDES AND PESTICIDES TO MAINTAIN A THRIVING LANDSCAPE.

LANDSCAPE CONTRACTOR, IN ORDER TO PROTECT HIS GUARANTEE, SHALL GIVE TYPEWRITTEN TO DEVELOPER A COMPLETE MAINTENANCE INSTRUCTION BOOKLET IN THE CARE AND FEEDING OF THE LANDSCAPE.

LANDSCAPE CONTRACTOR SHALL REQUEST, IN WRITING, A FINAL INSPECTION AT THE COMPLETION OF THE MAINTENANCE PERIOD. IF THE DEVELOPER'S REPRESENTATIVE DETERMINES THE WORK IS SATISFACTORY, THE MAINTENANCE PERIOD WILL END ON THE DATE OF THE FINAL INSPECTION. IF THE MAINTENANCE IS UNSATISFACTORY, THE MAINTENANCE PERIOD WILL BE EXTENDED, AT THE CONTRACTOR'S EXPENSE, UNTIL SUCH TIME AS ALL CORRECTIONS ARE MADE AND THE WORK IS INSPECTED AND APPROVED BY THE DEVELOPER'S REPRESENTATIVE. RETENTION WILL NOT BE RELEASED UNTIL FINAL INSPECTION IS MADE AND APPROVAL ISSUED BY THE DEVELOPER'S REPRESENTATIVE.

3.16 FIELD QUALITY CONTROL

NOTIFY DEVELOPER'S REPRESENTATIVE OF THE REQUIREMENT FOR INSPECTIONS AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE. INSPECTIONS ARE REQUIRED, BUT NOT LIMITED TO, THE FOLLOWING:
A. INSPECTION AND ACCEPTANCE OF PLANT MATERIAL PRIOR TO SHIPPING;
B. AT COMPLETION OF ROUGH GRADE PRIOR TO BOULDER PLACEMENT;
C. AT COMPLETION OF LANDSCAPE FINISH GRADING AND SOIL PREPARATION, PRIOR TO PLANTING;
D. AT LAYOUT OF IRRIGATION SYSTEM, PRIOR TO INSTALLATION OF IRRIGATION SYSTEM;
E. AT INSTALLATION OF IRRIGATION SYSTEM, PRIOR TO BACKFILLING TRENCHES AND PLANTING;
F. DURING INSTALLATION OF SPECIMEN TREE, PALM OR OTHER SPECIMEN PLANT MATERIAL;
G. AFTER STAKING LOCATIONS FOR PLANT HOLES, BUT PRIOR TO PLANTING;
H. DURING THE PLANTING PROCESS;
I. DURING THE PLACEMENT AND AIMING OF ALL LIGHT FIXTURES;
J. AT SUBSTANTIAL COMPLETION OF THE WORK;
K. DURING WARRANTY PERIOD TO OBSERVE MAINTENANCE PROCEDURES;
L. AT FINAL COMPLETION OF THE WORK.

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
EXPIRATION DATE:
10-31-2020
ARIZONA U.S.A.
EXP. 12-31-21

Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona

Planting Specifications

mattamyHOMES

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Revisions
1
2
3

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Sheet 27 of 31

SECTION 32 80 00 - IRRIGATION

PART I - GENERAL

1.01 WORK INCLUDED

WORK OF THIS SECTION GENERALLY INCLUDES A PROVISION FOR AN UNDERGROUND IRRIGATION SYSTEM INCLUDING THE FOLLOWING:
- TRENCHING, STOCKPILING, EXCAVATION OF MATERIALS, AND REFILLING TRENCHES;
- COMPLETE SYSTEMS INCLUDING BUT NOT LIMITED TO FURNISHING AND INSTALLING PIPING, BACKFLOW PREVENTER, ASSEMBLIES, VALVES, FITTINGS, HEADS, CONTROLLER WIRING, AND FINAL ADJUSTMENTS TO ENSURE EFFICIENT COVERAGE AS DETERMINED BY CONSULTANT;
- BORING UNDER EXISTING PAVING FOR PIPING AND R.C. WIRING WHERE INDICATED ON PLANS;
- COORDINATION AND COSTS OF WATER METERS, TAPS AND WATER CONNECTIONS;
- REPLACEMENTS OF UNSATISFACTORY MATERIALS;
- CLEAN-UP, INSPECTION, AND APPROVAL;
- TESTS.

1. 02 REFERENCES

PERFORM WORK IN ACCORDANCE WITH APPLICABLE LAWS, CODES, ORDINANCES, RULES AND REGULATIONS. CONFORM TO REQUIREMENTS OF REFERENCE INFORMATION LISTED BELOW, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE SHOWN OR SPECIFIED IN CONTRACT DOCUMENTS.

A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) - SPECIFICATIONS AND TEST METHODS SPECIFICALLY REFERENCED IN THIS SECTION.
B. UNDERWRITERS LABORATORIES (UL) - UL WIRES AND CABLES.
C. UNIFORM PLUMBING CODE.
D. DIVISION OF INDUSTRIAL SAFETY.

1.03 QUALITY ASSURANCE

INSTALLER QUALIFICATIONS - INSTALLER SHALL HAVE HAD CONSIDERABLE EXPERIENCE AND DEMONSTRATED ABILITY IN THE INSTALLATION OF IRRIGATION SYSTEM(S) OF SPECIFIED TYPE(S) IN A NEAT, ORDERLY, AND RESPONSIBLE MANNER IN ACCORDANCE WITH RECOGNIZED STANDARDS OF WORKMANSHIP. TO DEMONSTRATE ABILITY, EXPERIENCE AND FINANCIAL STABILITY NECESSARY FOR THIS PROJECT, SUBMIT IF REQUESTED BY CONSULTANT, PRIOR TO CONTRACT AWARD THE FOLLOWING:

LIST OF THREE (3) PROJECTS COMPLETED IN THE LAST 2 YEARS OF SIMILAR COMPLEXITY TO THIS PROJECT. DESCRIPTION OF PROJECTS SHALL INCLUDE:
A. NAME OF PROJECT;
B. LOCATION;
C. OWNER;
D. BRIEF DESCRIPTION OF WORK AND PROJECT BUDGET;
E. CURRENT COMPANY FINANCIAL STATEMENT.

SPECIAL REQUIREMENTS:
A. TOLERANCES - SPECIFIED DEPTHS OF PRESSURE SUPPLY PIPES AND LATERALS AND PITCH OF PIPES ARE MINIMUMS. SETTLEMENT OF TRENCHES IS CAUSE FOR REMOVAL OF FINISH GRADE TREATMENT, REFILLING, RECOMPACTION, AND REPAIR OF FINISHED GRADE TREATMENT;
B. COORDINATION WITH OTHER CONTRACTS - PROTECT, MAINTAIN, AND COORDINATE WORK WITH TASKS UNDER OTHER SECTIONS;
C. DAMAGE TO OTHER IMPROVEMENTS - CONTRACTOR SHALL REPLACE OR REPAIR DAMAGE TO GRADING, SOIL PREPARATION, SEEDING, SODDING, OR PLANTING DONE UNDER OTHER SECTIONS DURING WORK ASSOCIATED WITH INSTALLATION OF IRRIGATION SYSTEM AT NO ADDITIONAL COST TO THE OWNER;
D. WORK INVOLVING SUBSTANTIAL PLUMBING FOR INSTALLATION OF BACKFLOW PREVENTERS, COPPER SERVICE, AND RELATED WORK SHALL BE EXECUTED BY LICENSED AND BONDED PLUMBER(S), PERFORMED IN ACCORDANCE WITH ALL PREVAILING CODES AND REGULATIONS;
E. WORK INVOLVING CONNECTION TO, INSTALLATION, OR EXTENSION OF 120-VOLT OR GREATER ELECTRICAL SERVICE SHALL BE EXECUTED BY A LICENSED AND BONDED ELECTRICIAN, PERFORMED IN ACCORDANCE WITH ALL PREVAILING CODES AND REGULATIONS;
F. FOLLOW CURRENT PRINTED SPECIFICATIONS AND DRAWINGS IN CASES WHERE MANUFACTURERS COVER ITEMS OR INFORMATION NOT SPECIFIED OR SHOWN IN THE CURRENT DOCUMENTS.

NOTHING IN THESE DRAWINGS IS CONSTRUED TO PERMIT WORK NOT CONFORMING TO CODE. SHOULD THESE CONTRACT DOCUMENTS BE AT VARIANCE WITH RULES & REGULATIONS LISTED ABOVE, THE CONTRACTOR SHOULD NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

DUE TO THE SCALE OF THE DRAWINGS, IT IS IMPOSSIBLE TO TO SHOW ALL OFFSETS, FITTINGS, SLEEVES, ETC, WHICH MAY BE REQUIRED. CAREFULLY INVESTIGATE THE CONDITIONS AFFECTING THE WORK AND PLAN ACCORDINGLY, AND FURNISH REQUIRED MATERIALS. INSTALL SYSTEM TO AVOID CONFLICTS WITH PLANTING, UTILITIES, AND ARCHITECTURAL FEATURES.

1.04 SUBMITTALS

PREPARE AND MAKE SUBMITTALS FOR EACH OF THE FOLLOWING, IN ACCORDANCE WITH CONDITIONS OF THE CONTRACT PRIOR TO INSTALLATION:
A. IRRIGATION CONTROLLER;
B. BACKFLOW PREVENTER CHECK VALVE;
C. GATE VALVES;
D. PIPES AND FITTINGS;
E. REMOTE CONTROL VALVES;
F. VALVE BOXES;
G. QUICK COUPLING VALVES;
H. SPRINKLER HEADS;
I. LOW VOLTAGE WIRES AND CONNECTORS.

PROJECT RECORD DRAWINGS (AS-BUILTS):
A. AT ONSET OF IRRIGATION INSTALLATION THE CONTRACTOR SHALL SECURE FROM THE LANDSCAPE ARCHITECT ONE CLEAN BOND COPY OF IRRIGATION PLAN. TO USE AS PROJECT RECORD PRINT. AT END OF EVERY DAY, REVISE PROJECT RECORD PRINT FOR ALL WORK ACCOMPLISHED THAT DAY IN RED INK. PROJECT RECORD PRINT SHALL BE BROUGHT UP-TO-DATE AT CLOSE OF WORKING DAY ON EVERY FRIDAY BY A QUALIFIED DRAFTSPERSON. ONE UP-TO-DATE PRINT SHALL BE MAILED TO CONSULTANT EACH WEEK. THE PROJECT RECORD PRINT PLAN(S) SHALL BE AVAILABLE AT THE PROJECT SITE FOR REVIEW. UPON COMPLETION OF PROJECT, CONTRACTOR SHALL SUBMIT PROJECT RECORD PRINT FOR REVIEW, PRIOR TO FINAL ACCEPTANCE. DIMENSION FROM TWO PERMANENT POINTS OF REFERENCE, (BUILDING CORNERS, SIDEWALKS, ROAD INTERSECTIONS, OR PERMANENT STRUCTURES), LOCATION OF THE FOLLOWING ITEMS:
   1. CONNECTION TO EXISTING WATER PIPES;
   2. ROUTING OF PRESSURE SUPPLY PIPES (DIMENSION EVERY 100 FEET ALONG THE ROUTING);
   3. ELECTRIC CONTROL VALVES;
   4. QUICK COUPLING VALVES;
   5. DRIP FLUSH ASSEMBLY;
   6. CONTROL WIRE ROUTING (IF NOT WITH PRESSURE SUPPLY PIPE);
   7. OTHER RELATED EQUIPMENT AS DIRECTED BY CONSULTANT.

CONTRACTOR SHALL PROVIDE A DIGITAL VERSION OF THE PROJECT RECORD PRINT WITH ALL CHANGES, ADDITIONS AND MODIFICATIONS PERFORMED DURING THE PROJECT INSTALLATION. THIS DIGITAL FILE SHALL BE COMPATIBLE WITH THE ADOBE® ACROBAT® FORMAT (ALSO KNOWN AS PORTABLE DOCUMENT FORMAT OR PDF), AND SUBMITTED ON A SINGLE-SESSION, CLOSED CD-ROM DISC IN THE ISO-9660 FORMAT TO CONSULTANT. EACH SHEET IS TO BE SAVED INTO SEPARATE PDF FILES.

CONTRACTOR SHALL ALSO PROVIDE BOTH A HARD COPY AND ELECTRONIC FORM VERSION OF THE CONTROLLER DATA SHEETS TO THE CONSULTANT. HARD COPY AND ELECTRONIC FORMS SHALL BE PROVIDED TO THE CONTRACTOR BY IRRIGATION CONSULTANT.

SEVERAL VENDORS PROVIDE FOR THE SCANNING OF OVERSIZE DOCUMENTS SUCH AS PLANS INTO THE ADOBE® ACROBAT® FORMAT. IF REQUIRED, CONTACT IRRIGATION CONSULTANT FOR RECOMMENDED VENDORS.

CONSULTANT WILL NOT CERTIFY ANY PAY REQUEST SUBMITTED BY THE CONTRACTOR IF THE AS-BUILT DRAWINGS ARE NOT CURRENT, AND PROCESSING OF PAY REQUEST WILL NOT OCCUR UNTIL AS-BUILTS ARE UPDATED. ALSO, IF DATA SHEETS AND AS-BUILT DRAWINGS ARE NOT GIVEN TO THE CONSULTANT WITHIN THE SPECIFIED TIME FRAME, CONSULTANT SHALL COLLECT THE DATA FOR PROGRAMMING PURPOSES, AND CHARGE THE CONTRACTOR FOR TIME AND MATERIALS.

PRIOR TO SCHEDULING WALK-THROUGH FOR SUBSTANTIAL COMPLETION, CONTRACTOR IS TO SUBMIT ALL AS-BUILT INFORMATION TO THE CONSULTANT FOR APPROVAL.

CONTROLLER CHARTS - DO NOT PREPARE CONTROLLER CHARTS UNTIL RECORD (AS-BUILT) DRAWINGS HAVE BEEN APPROVED BY THE CONSULTANT.

PROVIDE CONTROLLER CHART, AUTOMATIC CONTROLLER.
A. CONTROLLER DRAWING MAY BE SAME SIZE REPRODUCTION OF THE RECORD DRAWING, IF SCALE PERMITS FITTING THEM INSIDE THE CONTROLLER DOOR WITHOUT FOLDING DRAWING. IF PHOTO REDUCTION PRINTS ARE REQUIRED, KEEP REPRODUCTION TO MAXIMUM SIZE POSSIBLE TO RETAIN FULL LEGIBILITY. CHART MAY ALSO BE CONTROLLER DATA SHEET AS FOR CENTRAL-SATELLITE SYSTEMS, IF APPROVED BY CONSULTANT.
B. CONTROLLER CHART SHALL BE BOND PRINT OF ACTUAL AS-BUILT SYSTEM, SHOWING AREA COVERED BY THAT CONTROLLER; OR CONTROLLER DATA SHEET SHOWING INFORMATION ON EACH STATION, AND WITH COMPLETE DESCRIPTION OF EACH STATION'S LOCATION.
C. IDENTIFY AREA OF COVERAGE OF EACH REMOTE CONTROL VALVE, USING A DISTINCTLY DIFFERENT PASTEL COLOR FOR EACH ZONE. HIGHLIGHT HEADS, LATERAL PIPING, AND CONTROL VALVES.
D. FOLLOWING REVIEW OF CONTROLLER DRAWINGS BY CONSULTANT, HERMETICALLY SEAL EACH CHART BETWEEN TWO (2) LAYERS OF TWENTY (20) MM THICK CLEAR PLASTIC.
E. CONTROLLER CHART SHALL BE COMPLETED AND APPROVED BY CONSULTANT PRIOR TO FINAL COMPLETION WALK-THROUGH OF IRRIGATION SYSTEM.
F. ATTACH APPROVED CONTROLLER CHART TO INSIDE OF EACH CONTROLLER DOOR USING SELF ADHESIVE VELCRO STRIPS.

CENTRAL CONTROL SYSTEM PROCEDURES: (IF SHOWN ON PLANS):
A. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL SPECIFIED CENTRAL CONTROL
EQUIPMENT TO RESULT IN A COMPLETE AND WORKING SYSTEM, WHETHER OR NOT ALL APPURTENANCES ARE SHOWN ON PLANS. SYSTEM SHALL INCLUDE CENTRAL COMPUTER; DATA
OUTPUT UNIT (CCU); SATELLITE CONTROLLERS; ALL GROUNDING AND SURGE PROTECTION; RADIO
EQUIPMENT IF SPECIFIED; COMMUNICATION CABLE WIRING IF SPECIFIED; MASTER VALVES AND FLOW
SENSORS IF SPECIFIED; AND WEATHER STATION IF SPECIFIED.
B. FOLLOWING INSTALLATION OF EACH CONTROLLER, CONTRACTOR SHALL RECORD ALL STATION DATA
ON A "DATA SHEET" PROVIDED BY THE CONSULTANT. THIS DATA SHALL INCLUDE THE TYPE AND
QUANTITY OF IRRIGATION DEVICES ON EACH STATION, NOZZLE TYPE, ARC, AREA OF CONTROL (TURF,
TREES, SHRUBS, ETC), VALVE SIZE, GPM, LOCATION, ETC. AS SHOWN ON THE DATA SHEET.
C. PRIOR TO FINAL WALK-THROUGH FOR EACH AREA OF THE PROJECT, CONTRACTOR SHALL CONFIRM
THAT THE FOLLOWING HAS BEEN ACCOMPLISHED:
   1. CONSTRUCTION RECORD DRAWINGS PER **SECTION 1.04.1:**
   2. DATA SHEETS FOR CONTROLLERS;
   3. PROPER COMMUNICATION BETWEEN COMPUTER AND OUTPUT UNIT (CCU);
   4. PROPER COMMUNICATION BETWEEN OUTPUT UNIT (CCU) AND SATELLITE CONTROLLERS;
   5. PROPER COMMUNICATION BETWEEN FLOW SENSORS AND MONITORS;
   6. VERIFY CONTINUITY ON ALL COMMUNICATION CABLES;
   7. ARRANGE FOR THE CERTIFICATION OF "RAINSAFE" CONTROLLER CABINETS BY CONTROLLER MANUFACTURER TO CONFIRM COMPONENTS FOR EXTENDED WARRANTY (IF APPLICABLE).

EXTENDED WARRANTY: MANUFACTURER'S FIVE (5) YEAR PROFESSIONAL WARRANTY INCLUDES THE FOLLOWING:
A. EXTENDS THE CONDITIONS OF THE THREE (3) YEAR, OVER-THE-COUNTER PRODUCT WARRANTY TO FIVE (5) YEARS;
B. IT SHALL INSURE THAT AN AUTHORIZED MANUFACTURER'S REPRESENTATIVE WILL BE AT THE JOB SITE WITHIN TWENTY-FOUR (24) HOURS OF NOTIFICATION OF A PRODUCT PROBLEM;
C. WARRANTY INCLUDES A FIVE (5) YEAR PRODUCT AND LABOR WARRANTY. IF THE PRODUCT FAILS TO
D. MEET THE MANUFACTURER'S SPECIFICATIONS AND THE MANUFACTURER'S REPRESENTATIVE IS
E. UNABLE TO RESOLVE THE DEFICIENCY, THE PRODUCT WILL BE REPLACED AT NO COST TO THE CLIENT, WITH THE PRODUCT OF THEIR CHOICE. THIS INCLUDES CONTRACTOR'S LABOR FOR PRODUCT REPLACEMENT AT THEIR NORMAL HOURLY RATES.
F. IN THE EVENT OF A PRODUCT PROBLEM, AND THE CONSULTANT IS REQUIRED TO SPEND ADDITIONAL
G. TIME NOT COVERED BY THEIR CONTRACT AS A RESULT OF THIS PROBLEM, THEN RAIN BIRD WILL
H. REIMBURSE THE CONSULTANT FOR TIME AND MATERIALS AT THEIR NORMAL HOURLY RATES.

PROJECT QUALIFICATIONS:
A. THE CONSULTANT MUST BE CURRENTLY CERTIFIED AS AN IRRIGATION DESIGNER BY THE IRRIGATION
B. ASSOCIATION, THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS, OR LICENSED IN THE PROJECT STATE TO PRACTICE LANDSCAPE ARCHITECTURE WHICH INCLUDES IRRIGATION DESIGN;
C. THE PROJECT MUST CONSIST ENTIRELY OF THE MANUFACTURER'S PRODUCTS WHERE APPLICABLE
D. (I.E.: EXCLUDING PIPE, FITTINGS, & WIRING). IF ANY COMPETITIVE PRODUCTS ARE INSTALLED ON THE PROJECT, THE WARRANTY WILL BE THE STANDARD TRADE WARRANTY AS DELINEATED IN THE MANUFACTURER'S PRODUCT CATALOG;
E. THE MANUFACTURER'S REPRESENTATIVE MUST BE NOTIFIED IN THE EVENT OF A PRODUCT PROBLEM
F. AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO AN IN-FIELD MEETING;
G. INSTALLATION MUST BE CERTIFIED BY AUTHORIZED MANUFACTURER'S REPRESENTATIVE IN
H. CONFORMANCE TO PLANS.

OPERATION MANUAL:
A. SUBMIT THREE (3) SETS OF OPERATIONS MANUAL TO CONSULTANT FOR APPROVAL, PRIOR TO SCHEDULING THE FINAL COMPLETION WALK-THROUGH. MANUAL IS TO INCLUDE THE FOLLOWING IN A ONE INCH BY THREE INCH (1" X 3") RING BINDER:
   1. INDEX SHEET STATING PROJECT NAME, AND LISTING CONTRACTOR NAME, ADDRESS, PHONE NUMBER, AND CONTACT PERSON. INCLUDE SAME INFORMATION FOR PRIMARY SUB-CONTRACTORS;
   2. MANUFACTURER CUT SHEETS FOR ALL MATERIAL COMPONENTS OF IRRIGATION SYSTEM. HIGHLIGHT OR CIRCLE SPECIFIC MODELS OR ITEMS.

1.05 DELIVERY, STORAGE AND HANDLING

DELIVER, UNLOAD, STORE AND HANDLE MATERIALS, PACKAGING, BUNDLING, PRODUCTS, IN DRY CONDITIONS, OR A WEATHERPROOF MANNER, TO PREVENT DAMAGE, BREAKAGE, DETERIORATION, INTRUSION, IGNITION, AND VANDALISM. DELIVER IN ORIGINAL UNOPENED PACKAGING CONTAINERS PROMINENTLY DISPLAYING MANUFACTURER NAME, VOLUME, QUANTITY, CONTENTS, INSTRUCTIONS, AND CONFORMANCE TO LOCAL, STATE, AND FEDERAL LAW. REMOVE AND REPLACE CRACKED, BROKEN, OR CONTAMINATED ITEMS OR ELEMENTS PREMATURELY EXPOSED TO MOISTURE, INCLEMENT WEATHER, SNOW, ICE, TEMPERATURE EXTREMES, FIRE, OR JOB SITE DAMAGE.

HANDLING OF PVC PIPE - EXERCISE CARE IN HANDLING, LOADING AND STORING OF PVC PIPE. ALL PVC PIPE SHALL BE TRANSPORTED IN A VEHICLE WHICH ALLOWS THE ENTIRE LENGTH OF PIPE TO LIE FLAT SO AS NOT TO SUBJECT IT TO UNDUE BENDING OR CONCENTRATED EXTERNAL LOADS. ALL SECTIONS OF PIPE THAT HAVE BEEN DENTED OR DAMAGED SHALL BE DISCARDED, AND IF INSTALLED, SHALL BE REMOVED AND REPLACED WITH NEW PIPING.

1.06 JOBSITE CONDITIONS

PROTECTION OF PROPERTY:
A. PRESERVE AND PROTECT ALL TREES, PLANTS, MONUMENTS, STRUCTURES, AND PAVED AREAS FROM
DAMAGE DUE TO WORK IN THIS SECTION. IN THE EVENT DAMAGE DOES OCCUR, ALL DAMAGE TO INANIMATE ITEMS SHALL BE COMPLETELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE
OWNER. ALL INJURIES TO LIVING PLANTS SHALL BE REPAIRED BY THE OWNER, AND ALL COSTS OF
SUCH REPAIRS SHALL BE CHARGED TO AND PAID BY THE CONTRACTOR.
B. PROTECT BUILDINGS, WALKS, WALLS, AND OTHER PROPERTY FROM DAMAGE. FLARE AND BARRICADE OPEN DITCHES. DAMAGE CAUSED TO ASPHALT, CONCRETE, OR OTHER BUILDING MATERIAL SURFACES SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.
RESTORE DISTURBED AREAS TO ORIGINAL CONDITION.

EXISTING TREES:
A. ALL TRENCHING OR OTHER WORK UNDER LIMB SPREAD OF ANY AND ALL EVERGREENS OR LOW BRANCHING DECIDUOUS MATERIAL SHALL BE DONE BY HAND OR BY OTHER METHODS SO AS TO PREVENT DAMAGE TO LIMBS OR BRANCHES.
B. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE ALL POSSIBLE CARE TO
AVOID INJURY TO TREES, AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO INCH (2") AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. ROOTS TWO INCHES (2") AND LARGER IN DIAMETER, EXCEPT DIRECTLY IN THE PATH OF PIPE CONDUIT, SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING. WHERE A TRENCHING MACHINE IS OPERATED CLOSE TO TREES HAVING ROOTS
SMALLER THAN TWO INCHES (2") IN DIAMETER, THE WALL OF THE TRENCH ADJACENT TO THE TREE SHALL BE HAND TRIMMED, MAKING CLEAN CUTS THROUGH ROOTS. ROOTS ONE INCH (1") AND LARGER IN DIAMETER SHALL BE PAINTED WITH TWO (2) COATS OF "TREE SEAL". TRENCHES ADJACENT TO TREES SHALL BE CLOSED WITHIN TWENTY-FOUR (24) HOURS, AND WHEN THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH MOISTENED BURLAP OR CANVAS.

PROTECTION AND REPAIR OF UNDERGROUND LINES:
A. REQUEST PROPER UTILITY COMPANY TO STAKE EXACT LOCATION (INCLUDING DEPTH) OF ALL UNDERGROUND UTILITIES. TAKE WHATEVER PRECAUTIONS NECESSARY TO PROTECT THESE UNDERGROUND LINES FROM DAMAGE. IN THE EVENT DAMAGE DOES OCCUR, ALL DAMAGES SHALL BE REPAIRED BY CONTRACTOR UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE.
B. REPLACEMENT OF PAVING AND CURBS - WHERE TRENCHES AND LINES CROSS EXISTING ROADWAYS,
PATHS, CURBING, ETC., DAMAGE TO THESE SHALL BE KEPT TO A MINIMUM AND SHALL BE RESTORED
TO ORIGINAL CONDITION.

1.07 WARRANTY / GUARANTY

CONTRACTOR SHALL WARRANT MATERIALS AGAINST DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL GUARANTEE WORKMANSHIP FOR SIMILAR PERIOD. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING MATERIAL WARRANTY ITEMS WITH THE MANUFACTURER / DISTRIBUTOR.

SETTLING OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING GUARANTY PERIOD SHALL BE REPAIRED BY CONTRACTOR AT NO EXPENSE TO THE OWNER, INCLUDING COMPLETE RESTORATION OF DAMAGED PROPERTY.

EXPENSES DUE TO VANDALISM BEFORE SUBSTANTIAL COMPLETION SHALL BE BORNE BY CONTRACTOR.

OWNER OR REPRESENTATIVE MAINTENANCE COMPANY WILL MAINTAIN TURF AND PLANTING AREAS DURING WARRANTY PERIOD, SO AS NOT TO HAMPER PROPER OPERATION OF THE IRRIGATION SYSTEM.

1.08 MAINTENANCE

FURNISH THE FOLLOWING MAINTENANCE ITEMS TO OWNER PRIOR TO FINAL ACCEPTANCE:
A. TWO (2) SETS OF SPECIAL TOOLS REQUIRED FOR MOVING, DISASSEMBLING, AND ADJUSTING EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED ON THIS PROJECT;
B. TWO (2) KEYS FOR EACH AUTOMATIC CONTROLLER;
C. THREE (3) QUICK COUPLER KEYS AND MATCHING HOSE SWIVELS FOR EACH TYPE OF QUICK COUPLING VALVE INSTALLED;
D. TWO (2) ALUMINUM DRAIN VALVE KEYS OF SUFFICIENT LENGTH FOR OPERATION OF DRAIN VALVES.

1.09 EXTRA STOCK

IN ADDITION TO INSTALLED SYSTEM FURNISH THE FOLLOWING ITEMS TO OWNER:
A. FOUR (4) PER ONE HUNDRED (100) INSTALLED DRIP EMITTERS OF EACH TYPE USED;
B. TWO (2) POP-UP HEADS OF EACH TYPE USED.

PART 2 - PRODUCTS

2.01 MATERIALS

GENERAL PIPING:
PRESSURE SUPPLY PIPE (FROM POINT OF CONNECTION THROUGH BACKFLOW PREVENTION UNIT): TYPE K HARD COPPER.

PRESSURE SUPPLY PIPES (DOWNSTREAM OF BACKFLOW PREVENTION UNITS) - SCHEDULE 40 PVC, SOLVENT WELD BELLED END FOR TWO AND ONE HALF INCH (2-1/2") OR SMALLER, AND RUBBER-RING JOINT FOR THREE INCH (3") AND LARGER WITH DUCTILE IRON FITTINGS.

NON-PRESSURE PIPES - CLASS 200 PVC, SOLVENT WELD BELLED END.

DRIP PIPING - ONE HALF INCH (½") CLASS 315 PVC, SOLVENT WELD UNLESS OTHERWISE SPECIFIED ON PLANS.

EMITTER TUBING - BY EMITTER MANUFACTURER.

SLEEVING - SDR 35 PVC PIPE.

RECLAIMED WATER SYSTEMS - PIPING SHALL BE PURPLE COLORED, OR WRAPPED WITH RECLAIMED "SOCK" OR RECLAIMED MARKING TAPE, AND MAINLINE PIPING SHALL HAVE DETECTABLE RECLAIMED MARKING TAPE IN TRENCH TWELVE INCHES (12") ABOVE TOP OF PIPE CONTINUOUSLY.

COPPER PIPE AND FITTINGS:
A. COPPER PIPE - TYPE K HARD TEMPERED;
B. FITTINGS - WROUGHT COPPER, SOLDER JOINT TYPE;
C. JOINTS - SOLDERED WITH SOLDER, FORTY-FIVE PERCENT (45%) SILVER, FIFTEEN PERCENT (15%) COPPER, SIXTEEN PERCENT (16%) ZINC, AND TWENTY-FOUR PERCENT (24%) CADMIUM AND SOLIDS AT 1,125 F AND LIQUIDS AT 1,145 F.

BRASS PIPE AND FITTINGS:
A. BRASS PIPE - EIGHTY-FIVE PERCENT (85%) RED BRASS, AMSI SCHEDULE FORTY (40) SCREWED PIPE.
B. FITTINGS - MEDIUM BRASS, SCREWED ONE HUNDRED TWENTY-FIVE (125) POUND CLASS.

PLASTIC PIPE AND FITTINGS:
A. IDENTIFICATION MARKINGS:
   1. ALL PIPE TO BE IDENTIFIED WITH FOLLOWING INDELIBLE MARKINGS:
      a. MANUFACTURER'S NAME;
      b. NOMINAL PIPE SIZE;
      c. SCHEDULE OR CLASS;
      d. PRESSURE RATING;
      e. NSF (NATIONAL SANITATION FOUNDATION) SEAL OF APPROVAL;
      f. DATE OF EXTRUSION.
   2. ALL FITTINGS INCLUDING VALVE TAPS FOR RUBBER-RING PIPE SHALL BE CAST OR DUCTILE IRON, RUBBER-RING FOR PVC.
   3. GASKETED END PIPE - MANUFACTURED FROM VIRGIN PVC COMPOUND IN ACCORDANCE WITH ASTM D2241 AND ASTM D1784, CELL CLASSIFICATION 12454-B, TYPE 1, GRADE 1.
      a. FITTINGS - DUCTILE IRON WITH PUSH-ON OR MECHANICAL JOINT;
      b. GASKETS - FACTORY INSTALLED IN PIPE AND FITTINGS, HAVING A METAL OR PLASTIC SUPPORT WITHIN GASKET OR A PLASTIC RETAINER RING FOR GASKET;
      c. LUBRICANT - AS RECOMMENDED BY MANUFACTURER.
   4. PRESSURE SUPPLY PIPING LOCATION TAPE - MARKLINE TAPE, THREE INCH (3") WIDE DETECTABLE TAPE, PURPLE IN COLOR WITH "CAUTION: RECYCLED WATER LINE BELOW" PRINTED ON IT. PLACE SIX INCHES (6") BELOW FINISH GRADE.
   5. SOLVENT WELD PIPE - MANUFACTURED FROM VIRGIN POLYVINYL CHLORIDE (PVC) COMPOUND IN ACCORDANCE WITH ASTM D2241 AND ASTM D1784; CELL CLASSIFICATION 12245-B, TYPE 1, GRADE 1.
      a. FITTINGS - STANDARD WEIGHT, SCHEDULE 40, INJECTION MOLDED PVC; COMPLYING WITH ASTM D1784 AND D2466, CELL CLASSIFICATION 12454-B;
      b. THREADS - INJECTION MOLDED TYPE (WHERE REQUIRED);
      c. TEES AND ELLS - SIDE GATED;
      d. THREADED NIPPLES - ASTM D2464, SCHEDULE 80 WITH MOLDED THREADS.USE TEFLON TAPE ONLY, EXCEPT FOR MARLEY FITTING;
      e. JOINT CEMENT AND PRIMER - TYPE AS RECOMMENDED BY MANUFACTURER OF PIPE AND FITTINGS.

LOW PRESSURE / VOLUME SYSTEMS:
A. EMITTERS AS INDICATED ON DRAWINGS;
B. DRIP PIPING - MANUFACTURED OF POLYVINYL CHLORIDE COMPOUND CONFORMING TO ASTM D2241 AND ASTM D1784, TYPE 1, GRADE 1;
C. FITTINGS - SCHEDULE 40 PVC, OR AS RECOMMENDED BY PIPING MANUFACTURER;
D. DRIP VALVE ASSEMBLY - TYPE AND SIZE SHOWN ON DRAWINGS;
E. WYE STRAINER - PLASTIC / FIBERGLASS CONSTRUCTION WITH 150 MESH NYLON SCREEN AND BLOW OUT ASSEMBLY;
F. CONTROL VALVE - 2-WAY, SOLENOID PILOT OPERATED TYPE MADE OF SYNTHETIC, NON-CORROSIVE MATERIAL; DIAPHRAGM-ACTIVATED AND SLOW CLOSING. INCLUDE FREELY PIVOTED SEAT SEAL; RETAINED (MOUNTED) WITHOUT ATTACHMENT TO DIAPHRAGM;
G. PRESSURE REGULATOR - PLASTIC / FIBERGLASS CONSTRUCTION, PRESET TYPE WITH PRESSURE SETTING PER DRAWINGS.

GATE VALVES:
A. FOR THREE QUARTER INCHES (3/4") THROUGH TWO AND ONE HALF INCH (2-1/2") PIPE - BRASS CONSTRUCTION, SOLID WEDGE, IPS THREADS AND NON RISING STEM WITH WHEEL OPERATING HANDLE;
B. FOR THREE INCH (3") AND LARGER - IRON BODY, BRASS OR BRONZE MOUNTED AWWA GATE VALVES WITH A CLEAR WATERWAY EQUAL TO FULL NOMINAL DIAMETER OF VALVE, RUBBER GASKET OR MECHANICAL JOINT-TYPE ONLY. VALVES SHOULD BE ABLE TO WITHSTAND A CONTINUOUS WORKING PRESSURE OF ONE HUNDRED FIFTY (150) PSI AND BE EQUIPPED WITH A SQUARE OPERATING NUT.

QUICK COUPLING VALVES:
A. BRASS TWO-PIECE BODY DESIGNED FOR WORKING PRESSURE OF 150 PSI, OPERABLE WITH QUICK COUPLER.
B. EQUIP QUICK COUPLER WITH LOCKING RUBBER COVER (PURPLE FOR RECLAIMED WATER IF SPECIFIED).

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
EXPIRATION DATE
09-17-2020
REGISTERED LANDSCAPE ARCHITECT
EXP. 12-31-21

Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona

Irrigation Specifications

mattamyHOMES

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Revisions
1
2
3

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■ City Submittal 07-17-2020
☐ Bid Set
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Sheet 28 of 31

SECTION 32 80 00 - IRRIGATION (CONTINUED)

VALVE BOXES:
A. BOX COVERS IN DECOMPOSED GRANITE AREAS SHALL BE TAN AND RECLAIMED WATER SYSTEMS SHALL BE PURPLE COLORED MARKED FOR RECLAIMED;
B. FLUSH CAP ASSEMBLIES, AND WIRE STUB BOX - CARSON #910-12;
C. ONE INCH (1") THROUGH TWO INCH (2") CONTROL VALVES - CARSON #1419-13B;
D. DRIP VALVE ASSEMBLIES - CARSON #1419-13B;
E. CONTROL WIRING SPLICES - CARSON #910-12;
F. MAIN LINE GATE VALVES - CARSON #910-12;
G. AIR-RELEASE VALVES - CARSON #1419-13B;
H. MANUAL DRAIN VALVES - CARSON #1419-13B;
I. PRESSURE REDUCING VALVES - AS SHOWN ON DETAIL.;
TOW (2) SETS OF KEYS TO BE PROVIDED.

ELECTRICAL CONTROL WIRING:
LOW VOLTAGE- CONVENTIONAL
ELECTRICAL CONTROL WIRE - AWG UF UL APPROVED NO. FOURTEEN (14) GAUGE DIRECT-BURIAL COPPER WIRE FOR ALL CONTROL WIRES. AND NO. FOURTEEN (14) GAUGE DIRECT-BURIAL COPPER WIRE FOR ALL COMMON WIRES. WIRE COLORS:
A. CONTROL WIRES - RED;
B. COMMON WIRES - WHITE;
C. MASTER VALVE WIRES - BLUE AND YELLOW;
D. FUTURE WIRES - SAME AS CONTROL AND COMMON WIRE (LABELED AT TERMINATIONS). TWO (2) PER CONTROLLER UNLESS NOTED, AT EACH EXTREME END;
E. IF MULTIPLE CONTROLLERS ARE UTILIZED, AND WIRE PATHS OF DIFFERENT CONTROLLERS CROSS EACH OTHER, BOTH COMMON AND CONTROL WIRES FROM EACH CONTROLLER SHALL BE DIFFERENT COLORS APPROVED BY CONSULTANT;
F. CONTROL WIRE CONNECTIONS AND SPLICES SHALL BE MADE WITH 3M DBR/Y-6 WIRE CONNECTION KIT.

LOW VOLTAGE - 2-WIRE
A. IRRIGATION DECODER SPECIFICATIONS INCLUDE BUT ARE NOT LIMITED TO:
1. THE DECODER ADDRESSES SHALL BE PRE-CODED TO ELIMINATE CONFUSION ASSOCIATED WITH USER-DEFINED DECODER ADDRESSING.
2. THE DECODERS SHALL BE FULLY ENCAPSULATED CREATING A COMPLETELY WATERPROOF SEAL.
3. THE DECODERS MOUNTING SHALL BE RECOMMEND TO BE PLACED IN A VALVE BOX BUT SHALL BE DIRECT BURIAL CAPABLE.
4. THE DECODER ELECTRICAL INPUT SHALL BE:
A. NOMINAL VOLTAGE: 34 VPP (24V AC) FROM TWO WIRE LINE
B. MINIMUM VOLTAGE: 21 VPP (15V AC)
C. MAXIMUM VOLTAGE: 36 VPP (25V AC)
5. THE MAXIMUM 14 GAUGE CABLE RUN SHALL BE:
A. STAR: 2.4 MILES
B. LOOP: 9.6 MILES
6. THE DECODER/SOLENOID WIRES SHALL HAVE A MAXIMUM ELECTRICAL RESISTANCE OF 3 OHMS.
7. THE MAXIMUM DECODER/SOLENOID 14 GAUGE CABLE RUN SHALL BE A MAXIMUM OF 456 FEET.
8. WIRING FOR THE DECODERS SHALL BE A (DOUBLE JACKETED) WIRE.
9. THE ENVIRONMENT SHALL BE:
A. WORKING RANGE: 32° TO 122° F (0° TO 50° C)
B. STORAGE RANGE: -4° TO 158° F (-20° TO 70 °C)
C. HUMIDITY: 100%
10. SHALL HAVE FIVE DIFFERENT FIELD DECODER OPTIONS TO ALLOW THE USER TO CHOOSE THE PRECISE AMOUNT OF LANDSCAPE IRRIGATION CONTROL NEEDED.
A. FIELD DECODER INTERFACING SIGNAL LINE AND VALVE.
B. FIELD DECODER INTERFACING SIGNAL LINE AND VALVE OR PAIR OF VALVES.
C. FIELD DECODER INTERFACING SIGNAL LINE AND 2 VALVES OR 2 PAIR OF VALVES.
D. FIELD DECODER INTERFACING SIGNAL LINE AND UP TO 4 INDIVIDUAL VALVES.
E. FIELD DECODER INTERFACING SIGNAL LINE AND UP TO 6 INDIVIDUAL VALVES.
11. FIELD DECODER INTERFACING SIGNAL LINE AND VALVE SPECIFICATIONS INCLUDE BUT ARE NOT LIMITED TO:
A. POWER DRAW: 0.5MA (IDLE), 18 MA (PER ACTIVE SOLENOID)
B. DIMENSIONS: LENGTH: 2.77 IN. (70 MM), DIAMETER 1.5 IN. (40 MM)
C. SOLENOIDS: 1 WITH INDIVIDUAL CONTROL
D. SURGE PROTECTION SHALL BE REQUIRED EVERY 500 FT.
12. FIELD DECODER INTERFACING SIGNAL LINE AND VALVE OR PAIR OF VALVES SPECIFICATIONS
INCLUDE BUT ARE NOT LIMITED TO:
A. POWER DRAW: 0.5MA (IDLE), 18 MA (PER ACTIVE SOLENOID)
B. DIMENSIONS: LENGTH: 3.35 IN. (85 MM), DIAMETER 1.77 IN. (45 MM)
C. SOLENOIDS: 1 OR TWO SIMULTANEOUSLY
D. SURGE PROTECTION SHALL BE REQUIRED EVERY 500 FT.
13. FIELD DECODER INTERFACING SIGNAL LINE AND 2 VALVES OR 2 PAIR OF VALVES SPECIFICATIONS INCLUDE BUT ARE NOT LIMITED TO:
A. POWER DRAW: 1.0MA (IDLE), 18 MA (PER ACTIVE SOLENOID)
B. DIMENSIONS: LENGTH: 3.35 IN. (85 MM), DIAMETER 1.97 IN. (50 MM)
C. SOLENOIDS: 1 TO 4 SIMULTANEOUSLY
D. SURGE PROTECTION SHALL BE REQUIRED EVERY 500 FT.
14. FIELD DECODER INTERFACING SIGNAL LINE AND UP TO 4 INDIVIDUAL VALVES SPECIFICATIONS INCLUDE BUT ARE NOT LIMITED TO:
A. POWER DRAW: 1.0MA (IDLE), 18 MA (PER ACTIVE SOLENOID)
B. DIMENSIONS: LENGTH: 3.94 IN. (100 MM), DIAMETER 2.56 IN. (65 MM)
C. SOLENOIDS: 1 TO 4 WITH INDIVIDUAL CONTROL
D. SURGE PROTECTION SHALL BE BUILT INTO THE DECODER.
E. THE DECODER SHALL HAVE AN INPUT FUSE OF 300-500MA, THERMAL.
15. FIELD DECODER INTERFACING SIGNAL LINE AND UP TO 6 INDIVIDUAL VALVES SPECIFICATIONS INCLUDE BUT ARE NOT LIMITED TO:
A. POWER DRAW: 1.0MA (IDLE), 18 MA (PER ACTIVE SOLENOID)
B. DIMENSIONS: LENGTH: 3.94 IN. (100 MM), DIAMETER 2.56 IN. (65 MM)
C. SOLENOIDS: 1 TO 6 WITH INDIVIDUAL CONTROL
D. SURGE PROTECTION SHALL BE BUILT INTO THE DECODER.
E. THE DECODER SHALL HAVE AN INPUT FUSE OF 300-500MA, THERMAL.
16. LINE SURGE PROTECTOR DECODER SPECIFICATIONS INCLUDE BUT ARE NOT LIMITED TO:
A. THE LINE SURGE PROTECTOR DECODER SHALL BE GROUNDED ON A TWO-WIRE PATH EVERY 500 FEET (150 METERS) OR EVERY 8 DECODERS, WHICHEVER IS SMALLER.
B. THE LINE SURGE PROTECTOR DECODER SHALL BE PLACED ON A TWO WIRE PATH WITH FIELD DECODER INTERFACING SIGNAL LINE AND VALVES, FIELD DECODER INTERFACING SIGNAL LINE AND VALVE OR PAIR OF VALVES, AND FIELD DECODER INTERFACING SIGNAL LINE AND 2 VALVES OR 2 PAIR OF VALVES.
C. THE LINE SURGE PROTECTOR DECODER SHALL BE USED FOR SURGE PROTECTION ONLY, AND SHALL NOT HAVE A DECODER ADDRESS.
D. THE LINE SURGE PROTECTOR DECODER SHALL PROTECT AGAINST 40V, 1.5KW TRASIL.
17. THE SENSOR DECODER SPECIFICATIONS INCLUDE BUT ARE NOT LIMITED TO:
A. THE SENSOR DECODER SHALL BE AN INTERFACE TO FLOW SENSORS.
B. WHEN THE SENSOR DECODER IS WIRED TO A FLOW SENSOR IT SHALL MONITOR THE CURRENT FLOW RATE AT A FLOW MONITOR BY SENDING A PULSE SIGNALS TO THE CONTROLLER.

HIGH VOLTAGE
TYPE REQUIRED BY LOCAL CODES AND ORDINANCES, OF PROPER SIZE TO ACCOMMODATE NEEDS OF EQUIPMENT SERVICED.
SPRINKLER HEADS - AS SHOWN ON DRAWINGS. PURPLE CAPS OR NOZZLES FOR RECLAIMED WATER USE.
CONTROL VALVES - AS NOTED ON DRAWINGS. PURPLE HANDLES FOR RECLAIMED WATER USE.
PIPE BEDDING MATERIAL - CONSTRUCTION GRADE SAND APPROVED BY CONSULTANT.
AUTOMATIC CONTROLLER - AS SHOWN ON DRAWINGS.
BACKFLOW PREVENTER - AS SHOWN ON DRAWINGS.
DRIP FLUSH ASSEMBLY - AS SHOWN ON DRAWINGS.
AIR RELEASE VALVE - AS SHOWN ON DRAWINGS.
PRESSURE REDUCING VALVE - AS SHOWN ON DRAWINGS.
MASTER CONTROL VALVE - AS SHOWN ON DRAWINGS.
FLOW SENSOR AND MONITOR OR TRANSMITTER - AS SHOWN ON DRAWINGS.
PUMP STATION - AS SHOWN ON DRAWINGS.

AUTOMATIC CONTROLLER/SATELLITE
AS INDICATED ON CONSTRUCTION DRAWINGS. MUST BE ET BASED CLOCK, EQUIPPED WITH NECESSARY SENSING DEVICES TO ALLOW CLOCK TO ADJUST RUN TIMES BASED ON HISTORICAL OR REAL TIME ET, HAVE AT LEAST FOUR (4) INDEPENDENT PROGRAMS AND MULTIPLE START TIMES, FLOW SENSING CAPABILITY, AND NON-VOLATILE MEMORY

CONTROL VALVES AS NOTED ON CONSTRUCTION DRAWINGS

FLOW SENSOR AS NOTED ON CONSTRUCTION DRAWINGS

SPRINKLER HEADS AS NOTED ON CONSTRUCTION DRAWINGS

BEDDING MATERIAL WASHED CONSTRUCTION GRADE SAND OR SIMILAR MATERIAL APPROVED BY LANDSCAPE ARCHITECT. FOUR INCHES (4") AT BOTTOM OF PIPES. SIX INCHES (6") ABOVE PIPES. BACKFILL MATERIAL FOR LATERAL LINES SHALL BE FREE OF ROCKS ONE INCH (1") OR LARGER.

PART 3 - EXECUTION

3.01 INSPECTION

EXAMINE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION IS TO BE PERFORMED. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

GRADING OPERATIONS, WITH THE EXCEPTION OF FINAL GRADING, SHALL BE COMPLETED AND APPROVED BY OWNER PRIOR TO STAKING OR INSTALLATION OF ANY PORTION OF IRRIGATION SYSTEM EXCEPT SLEEVING.

3.02 PREPARATION

STAKING SHALL OCCUR AS FOLLOWS:
A. MARK WITH POWDERED LIME OR MARKING PAINT ROUTING OF PRESSURE SUPPLY PIPES AND FLAG HEADS AND CONTROL VALVE LOCATIONS FOR FIRST SERIES OF ZONES AS DIRECTED BY CONSULTANT. CONTACT CONSULTANT A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE AND REQUEST A REVIEW OF STAKING. CONSULTANT WILL REVIEW STAKING AND DIRECT CHANGES IF REQUIRED. STAKING REVIEW DOES NOT RELIEVE INSTALLER FROM COVERAGE PROBLEMS DUE TO IMPROPER PLACEMENT OF HEADS AFTER STAKING;
B. INSTALL SLEEVING UNDER ALL ASPHALT PAVING AND CONCRETE WALKS, PRIOR TO THE INSTALLATION OF CONCRETE OR PAVING OPERATIONS, TO ACCOMMODATE PIPING AND WIRING. COMPACT BACKFILL AROUND SLEEVES TO NINETY-FIVE PERCENT (95%) STANDARD PROCTOR DENSITY WITHIN TWO PERCENT (2%) OF OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D1557;
C. TRENCHING - TRENCH EXCAVATION SHALL FOLLOW, AS MUCH AS POSSIBLE, LAYOUT SHOWN ON DRAWINGS. DIG TRENCHES STRAIGHT, AND SUPPORT THE PIPE CONTINUOUSLY ON THE BOTTOM OF TRENCH. TRENCH BOTTOM SHALL BE CLEAN AND SMOOTH WITH ALL ROCK AND ORGANIC DEBRIS REMOVED. PRESSURE SUPPLY LINE TRENCHES SHALL BE OVER-EXCAVATED AS REQUIRED TO ALLOW FOR BEDDING MATERIAL. TRENCH DEPTH SHALL BE UNIFORM AS REQUIRED TO MEET MINIMUM DEPTH REQUIREMENTS FOR THE TYPE OF PIPING BEING INSTALLED.

CLEARANCES:
A. PIPING SMALLER THAN THREE INCHES (3") - TRENCHES SHALL HAVE A MINIMUM WIDTH OF SEVEN INCHES (7"). TWELVE INCHES (12") FOR THREE INCH (3") AND LARGER PIPE;
B. PIPE CLEARANCE - PROVIDE NOT LESS THAN SIX INCHES (6") OF CLEARANCE BETWEEN EACH PIPE, AND NOT LESS THAN TWELVE INCHES (12") OF CLEARANCE BETWEEN PIPES OF OTHER TRADES;
C. FOR RECLAIMED WATER SYSTEMS, TWO FEET (2') VERTICAL (BELOW) AND SIX FEET (6') HORIZONTAL SEPARATIONS FROM POTABLE PIPES ARE REQUIRED PER INDUSTRY STANDARDS.

PIPE AND WIRE DEPTH:
A. PRESSURE SUPPLY PIPING - TWENTY-FOUR INCHES (24") FROM TOP OF PIPE (THIRTY INCHES (30") WHERE SIX INCHES (6") AND LARGER PIPE IS ON PROJECT);
B. NON-PRESSURE PIPING - TWELVE INCHES (12") FROM TOP OF PIPE;
C. CONTROL WIRING - SIDE AND BOTTOM OF PRESSURE SUPPLY PIPE;
D. DRIP PIPING - TWELVE INCHES (12") FROM TOP OF PIPE;
E. EMITTER TUBING - TWELVE INCHES (12") FROM TOP OF PIPE (NON SLOPE PLANTINGS). FOUR INCHES (4") FROM THE TOP OF PIPE (SLOPES 2:1 OR GREATER).

BORING WILL BE PERMITTED ONLY WHERE PIPE MUST PASS UNDER OBSTRUCTION(S) WHICH CANNOT BE REMOVED AND MUST BE APPROVED BY CONSULTANT IF NOT SPECIFICALLY INDICATED ON CONSTRUCTION DRAWINGS. HOLES SHALL BE BORED MECHANICALLY AND SHALL NOT INTERFERE WITH EXISTING PLANT MATERIAL OR STRUCTURES. JETTING SHALL NOT BE PERMITTED. FINAL DENSITY OF BACKFILL SHALL MATCH THAT OF SURROUNDING SOIL. USE OF SLEEVES OF SUITABLE DIAMETER IS ACCEPTABLE IF INSTALLED FIRST BY JACKING OR BORING AND PIPE LAID THROUGH SLEEVES. OBSERVE SAME PRECAUTIONS AS THOUGH PIPE WERE INSTALLED IN OPEN TRENCH.

3.03 INSTALLATION

LOCATE OTHER EQUIPMENT AS NEAR AS POSSIBLE TO LOCATION DESIGNATED ON CONSTRUCTION DRAWINGS. DEVIATIONS SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

PVC PIPING:
A. SNAKE PIPE IN TRENCH AS MUCH AS POSSIBLE TO ALLOW FOR EXPANSION AND CONTRACTION.
B. WHEN PIPE LAYING IS NOT IN PROGRESS, OR AT END OF EACH DAY, CLOSE PIPE ENDS WITH TIGHT PLUG OR CAP. (PERFORM WORK IN ACCORDANCE WITH GOOD PRACTICES PREVAILING IN PIPING TRADES);
C. COORDINATE PRESSURE SUPPLY PIPE INSTALLATION WITH REQUIRED BEDDING OPERATIONS. CONCRETE THRUST BLOCKS OR STEEL JOINT RESTRAINTS SHALL BE UTILIZED FOR ALL RUBBER-RING JOINT FITTINGS PER INDUSTRY STANDARDS. IN SANDY SOIL, MECHANICAL JOINT FITTINGS SHALL BE USED WITH THRUST BLOCKS;
D. STAKE ALL ABOVE-GRADE PVC PIPING PER DETAILS;
E. USE FORTY-FIVE (45) DEGREE ELLS WHEN MAKING PERPENDICULAR CROSSINGS OF ABOVE-GRADE PVC PIPING, TO DEPRESS BOTTOM PIPE;
F. LAY PIPE AND MAKE ALL PLASTIC-TO-PLASTIC JOINTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

DRIP PIPING:
A. INSTALL FITTING CONNECTIONS PER MANUFACTURER'S RECOMMENDATIONS;
B. USE THREADED RISERS AND SCH. 40 OR SCH. 80 FITTINGS PER DETAILS WHEN MAKING CONNECTIONS IN DRIP PIPING FOR EMITTERS AND FITTINGS;
C. INSTALL DRIP FLUSH CAP ASSEMBLIES AT ALL DEAD ENDS OF DRIP PIPING;
D. ANY DEVIATIONS FROM DRIP PIPE ROUTING SHOWN ON DRAWINGS MUST BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

CONTROL WIRING:
LOW VOLTAGE WIRING:
A. BURY CONTROL WIRING BETWEEN CONTROLLER AND ELECTRIC VALVES IN PRESSURE SUPPLY PIPE TRENCHES, WITH WIRES CONSISTENTLY LOCATED BELOW AND TO ONE SIDE OF PIPE, ON TOP OF INITIAL PIPE BEDDING, OR IN SEPARATE TRENCHES;
B. BUNDLE ALL 24-VOLT WIRES AT TEN FOOT (10') INTERVALS WITH ELECTRICAL OR DUCT TAPE;
C. PROVIDE AN EXPANSION LOOP AT PRESSURE SUPPLY PIPE ANGLE FITTINGS, EVERY CONTROL VALVE LOCATION (IN VALVE BOX), AND AT MINIMUM FIVE HUNDRED FEET (500') INTERVALS. FORM EXPANSION LOOP BY WRAPPING WIRE AT LEAST EIGHT (8) TIMES AROUND A ONE INCH (1") PIPE AND WITHDRAWING PIPE;
D. MAKE SPLICES AND CONTROL VALVE CONNECTIONS USING 3M DBR/Y-6 WIRE CONNECTION KITS ONLY;
E. INSTALL CONTROL WIRE SPLICES NOT OCCURRING AT CONTROL VALVE IN A SEPARATE SPLICE VALVE BOX;
F. INSTALL ONE CONTROL WIRE FOR EACH CONTROL VALVE;
G. RUN 2 SPARE #14-1 CONTROL WIRES FROM CONTROLLER PEDESTAL TO LAST ELECTRIC CONTROL VALVE OPERATED BY CONTROLLER ON EACH AND EVERY LEG OF PRESSURE SUPPLY LINE. LABEL SPARE WIRES AT CONTROLLER AND WIRE STUB BOX. LOOP A MINIMUM OF TWENTY-FOUR INCHES (24") FROM ALL SPARE WIRES INSIDE EVERY CONTROL VALVE BOX OPERATED BY CONTROLLER;
H. RUN ALL FUTURE CONTROL WIRES FROM CONTROLLER PEDESTAL TO POINT INDICATED ON DRAWINGS. COIL A MINIMUM OF TEN FEET (10') AT TERMINATION AND INSTALL IN TEN INCH (10") ROUND VALVE BOX. LABEL ALL WIRES AT TERMINATION.

HIGH VOLTAGE WIRING FOR AUTOMATIC CONTROLLER
A. PROVIDE 120-VOLT POWER CONNECTION TO AUTOMATIC CONTROLLER.

AUTOMATIC CONTROLLER:
A. INSTALL CONTROLLER IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AS DETAILED AND WHERE SHOWN ON DRAWINGS;
B. CONNECT REMOTE CONTROL VALVES TO CONTROLLER IN NUMERICAL SEQUENCE AS SHOWN ON DRAWINGS;
C. FINAL LOCATION OF CONTROLLER SHALL BE APPROVED BY CONSULTANT PRIOR TO INSTALLATION;
D. EACH CONTROLLER SHALL HAVE A DEDICATED SEPARATE GROUND WIRE AND SURGE PROTECTION;
E. ABOVE-GROUND CONDUIT SHALL BE RIGID GALVANIZED WITH APPROPRIATE FITTINGS. BELOW-GROUND CONDUIT SHALL BE SCHEDULE 40 PVC.

QUICK COUPLER VALVES:
INSTALL QUICK COUPLERS ON DOUBLE SWING-JOINT ASSEMBLIES OF SCHEDULE 80 PVC PIPING; FLUSH TO GRADE. ANGLED NIPPLE RELATIVE TO PRESSURE SUPPLY LINE SHALL BE NO MORE THAN FORTY-FIVE (45) DEGREES AND NO LESS THAN 10 DEGREES. INSTALL QUICK COUPLER AS DETAILED.

DRIP VALVE ASSEMBLIES - INSTALL DRIP VALVE ASSEMBLY AS DETAILED.
DRIP EMITTERS - INSTALL DRIP EMITTERS AS DETAILED.

VALVE BOXES:
A. INSTALL ONE VALVE BOX FOR EACH TYPE OF VALVE INSTALLED AS DETAILED FLUSH WITH GRADE FOR ALL SODDED AREAS, AND ABOVE-GRADE FOR ALL SEEDED AREAS;
B. VALVE BOXES, WHEN OCCURRING IN CLOSE PROXIMITY TO EACH OTHER, SHOULD BE ALIGNED ALONG ONE EDGE & EQUALLY SPACED;
C. VALVE BOX EXTENSIONS ARE NOT ACCEPTABLE, EXCEPT FOR MASTER VALVE AND FLOW SENSOR;
D. INSTALL GRAVEL SUMP AFTER COMPACTION OF ALL TRENCHES. VALVE BOX TO REST ON GRAVEL SUMP. PLACE FINAL PORTION OF GRAVEL INSIDE VALVE BOX AFTER VALVE BOX IS BACKFILLED AND COMPACTED;
E. INSTALL "CHRISTY" STAINLESS STEEL OR TWO AND ONE HALF INCH BY FIVE INCH (2.5" X 5") PLASTIC VALVE LABEL TAGS FOR EACH VALVE BOX (1-800-258-4583). ENTIRE CONTROLLER & STATION NUMBER SHALL BE PRINTED ON EACH TAG. LETTER AND NUMBER SIZE SHALL BE NO SMALLER THAN ONE INCH (1") AND NO GREATER THAN ONE AND ONE HALF INCHES (1-1/2"), AND NO DEEPER THAN ONE EIGHTH INCHES (1/8"). LABEL EACH VALVE BOX AS FOLLOWS:
1. CONTROL VALVES - CONTROLLER LETTER AND STATION NUMBER;
2. QUICK COUPLER VALVES - LABEL "QCV";
3. WIRE SPLICES - LABEL WIRE SPLICES WITH THE LETTERS "W.S.";
4. DRIP FLUSH ASSEMBLIES - CONTROLLER LETTER AND STATION NUMBER OF EACH DRIP PIPING FLUSH ASSEMBLY;
5. GATE VALVES - LABEL WITH LETTERS "GV" TYPICAL;
6. AIR-RELEASE VALVES - LABEL WITH LETTERS "ARV" TYPICAL;
7. MANUAL DRAIN VALVE - LABEL WITH LETTERS "MDV";
8. PRESSURE REDUCING VALVES - LABEL WITH LETTERS "PRV" TYPICAL;
9. FLOW SENSORS - LABEL WITH LETTERS "FS" TYPICAL.

INSTALL "TAN" COLORED VALVE BOXES IN ALL LOCATIONS WHERE VALVE BOX IS LOCATED IN A DECOMPOSED GRANITE PLANTING AREA. NO VALVE BOX IS TO BE INSTALLED IN TURF GRASS AREAS UNLESS SPECIFICALLY DIRECTED BY LANDSCAPE ARCHITECT. THESE GUIDELINES ARE TYPICAL OF ALL INSTALLATIONS UNLESS WATER SOURCE IS EFFLUENT. IN THAT CASE ALL VALVE BOXES, NO MATTER THE LOCATION, ARE TO BE PURPLE IN COLOR AND MEET ALL APPLICABLE CODES AND ORDINANCES.

BACKFLOW PREVENTER - INSTALL AS DETAILED ON DRAWINGS.
PUMP STATION - INSTALL AS DETAILED ON DRAWINGS.

SPRINKLER HEADS:
INSTALL AS DESIGNATED ON CONSTRUCTION DRAWINGS OR WHERE STAKED. SET TO FINISH AS DETAILED. SPACING OF HEADS SHALL NOT EXCEED THE MAXIMUM INDICATED ON THE DRAWINGS UNLESS RE-STAKED BY LANDSCAPE ARCHITECT. IN NO CASE SHALL THE SPACING EXCEED THE RECOMMENDATION OF THE MANUFACTURER. INSTALL ON DOUBLE SWING-JOINT RISERS AS DETAILED. ANGLED NIPPLE RELATIVE TO NON-PRESSURE LINE SHALL BE NO MORE THAN FORTY-FIVE (45) DEGREES OR LESS THAN TEN (10) DEGREES. ADJUST PART CIRCLE HEADS FOR PROPER COVERAGE. ADJUST HEADS TO CORRECT HEIGHT AFTER SOD PLACEMENT. PLANT PLACEMENT SHALL NOT INTERFERE WITH SPRINKLER COVERAGE, PIPING, OR OTHER EQUIPMENT. NO OVERSPRAY WILL BE PERMITTED ONTO PUBLIC STREETS, WALLS, OR OTHER ARCHITECTURAL FEATURES.

WATER METER:
INSTALLED BY OTHERS

CONTROL VALVES:
INSTALL TOP OF CROSS HANDLE A MAXIMUM OF THREE INCHES (3") BELOW FINISHED GRADE WHERE SHOWN ON DRAWINGS AND AS DETAILED. WHEN GROUPED TOGETHER, ALLOW A MINIMUM OF TWELVE INCHES (12") BETWEEN VALVE BOX SIDES. SPACE CONTROL VALVES ACCORDINGLY. INSTALL EACH REMOTE CONTROL VALVE IN A SEPARATE VALVE BOX. INSTALL VALVE BOXES FLUSH WITH GRADE. WHEN PARALLEL TO ROADWAY, SIDEWALK OR OTHER PERMANENT ELEMENT OR STRUCTURE, CONTROL VALVE AND BOX ARE TO BE INSTALLED PERPENDICULAR TO ELEMENT OR STRUCTURE, SPACED EQUALLY.

MAINLINE GATE VALVES - INSTALL AS DETAILED ON DRAWINGS.

AIR-RELEASE VALVES - INSTALL AS DETAILED ON DRAWINGS.

CONTROL WIRING:
ALL CONTROL WIRING TO BE LAID TO BOTTOM AND SIDE OF PRESSURE SUPPLY PIPE TRENCH. SEPARATE WIRE TRENCHES WILL NOT BE ALLOWED UNLESS APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

INSTALL MINIMUM ONE (1) EXTRA CONTROL WIRE TO THE CONTROL VALVE LOCATED THE GREATEST DISTANCE FROM THE CONTROLLER IN BOTH DIRECTIONS AND LABEL EACH END BLANK.

BACKFILLING:
DO NOT BEGIN BACKFILLING OPERATION UNTIL REQUIRED SYSTEM TESTS HAVE BEEN COMPLETED. BACKFILL SHALL NOT BE DONE IN FREEZING WEATHER EXCEPT WITH PRIOR WRITTEN APPROVAL BY CONSULTANT. LEAVE TRENCHES SLIGHTLY MOUNDED TO ALLOW FOR SETTLEMENT AFTER BACKFILLING IS COMPLETE. TRENCHES SHALL BE FINISHED GRADED PRIOR TO WALK-THROUGH OF SYSTEM BY CONSULTANT.

ALL PRESSURE SUPPLY PIPES SHALL BE BEDDED WITH CONSTRUCTION GRADE SAND FOUR INCHES (4") BELOW INVERT OF PIPE, TO SIX INCHES (6") ABOVE TOP OF PIPE AND WIDTH OF TRENCH WHEN SITE CONDITIONS ARE ROCKY OR OTHERWISE UNFAVORABLE.

MATERIALS - EXCAVATED MATERIAL IS GENERALLY CONSIDERED SATISFACTORY FOR BACKFILLING PURPOSES AFTER COMPLETING BEDDING REQUIREMENTS. BACKFILL MATERIALS SHALL BE FREE OF RUBBISH, VEGETATIVE MATTER, FROZEN MATERIALS, AND STONES LARGER THAN TWO INCHES (2") IN MAXIMUM DIMENSION. DO NOT MIX SUBSOIL WITH TOPSOIL. MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE HAULED AWAY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUITABLE BACKFILL IF EXCAVATED MATERIAL IS UNACCEPTABLE, OR NOT SUFFICIENT TO MEET BACKFILL, COMPACTION, AND FINAL GRADE REQUIREMENTS.

DO NOT LEAVE TRENCHES OPEN FOR A PERIOD OF MORE THAN FORTY-EIGHT (48) HOURS. OPEN EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH OSHA REGULATIONS.

COMPACT BACKFILL TO NINETY PERCENT (90%) MAXIMUM DENSITY IN SIX INCH (6") LIFTS, DETERMINED IN ACCORDANCE WITH ASTM D155-7 UTILIZING THE FOLLOWING METHODS:
A. MECHANICAL TAMPING;
B. PUDDLING OR PONDING. PUDDLING OR PONDING AND/OR JETTING IS PROHIBITED WITHIN TEN FEET (10'-0") OF BUILDING OR FOUNDATION WALLS.

PIPING UNDER PAVING:
PROVIDE FOR A MINIMUM COVER OF TWENTY-FOUR INCHES (24") BETWEEN THE TOP OF THE PIPE AND THE BOTTOM OF THE AGGREGATE BASE FOR ALL PRESSURE AND NON-PRESSURE PIPING INSTALLED UNDER ASPHALT CONCRETE OR CONCRETE PAVING. PROVIDE SLEEVING AS REQUIRED BY MUNICIPALITY, OR AS SHOWN ON PLANS.

PIPING SHALL BE BEDDED WITH CONSTRUCTION GRADE SAND - SIX INCHES (6") BELOW PIPE TO SIX INCHES (6") ABOVE PIPE AND THE WIDTH OF THE TRENCH.

COMPACT BACKFILL MATERIAL IN SIX INCH (6") LIFTS AT NINETY-FIVE PERCENT (95%) MAXIMUM DENSITY DETERMINED IN ACCORDANCE WITH ASTM D1557 USING MANUAL OR MECHANICAL TAMPING DEVICES.

SET IN PLACE, CAP, AND PRESSURE TEST ALL PIPING UNDER PAVING, IN PRESENCE OF CONSULTANT OR OWNER PRIOR TO BACKFILLING AND PAVING OPERATIONS.

PIPING UNDER EXISTING WALK OR CONCRETE PAVEMENT SHALL BE DONE BY JACKING, BORING, OR HYDRAULIC DRIVING, BUT WHERE CUTTING OR BREAKING OF WALKS AND/OR CONCRETE IS NECESSARY, IT SHALL BE DONE AND REPLACED AT NO COST TO THE OWNER. OBTAIN PERMISSION AND PRIOR APPROVAL FROM OWNER TO CUT OR BREAK WALKS AND / OR CONCRETE.

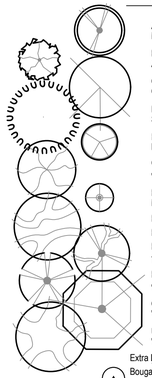
3.04 FIELD QUALITY CONTROL

FLUSHING:
AFTER PIPING, RISERS, AND VALVES ARE IN PLACE AND CONNECTED, BUT PRIOR TO INSTALLATION OF EMITTER HEADS, QUICK COUPLER VALVES, AND AIR RELEASE VALVES, THOROUGHLY FLUSH PIPING SYSTEM UNDER FULL HEAD OF WATER PRESSURE FROM DEAD END FITTINGS. MAINTAIN FLUSHING FOR FIVE (5) MINUTES THROUGH FURTHERMOST VALVES. CAP RISER AFTER FLUSHING.

TESTING:
CONDUCT TESTS IN PRESENCE OF CONSULTANT. ARRANGE FOR PRESENCE OF CONSULTANT A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. SUPPLY FORCE PUMP AND ALL OTHER TEST EQUIPMENT. AFTER BACKFILLING, AND INSTALLATION OF ALL CONTROL VALVES & QUICK COUPLER VALVES, FILL PRESSURE SUPPLY PIPE WITH WATER, AND PRESSURIZE TO FORTY (40) PSI OVER THE DESIGNATED STATIC PRESSURE OR ONE HUNDRED TWENTY (120) PSI, WHICHEVER IS GREATER, FOR A PERIOD OF TWO (2) HOURS.
A. LEAKAGE, PRESSURE LOSS - TEST IS ACCEPTABLE IF NO LEAKAGE OR LOSS OF PRESSURE IS EVIDENT DURING TEST PERIOD.
B. LEAKS - DETECT AND REPAIR LEAKS.
C. RETEST SYSTEM UNTIL PRESSURE CAN BE MAINTAINED FOR THE DURATION OF THE TEST.
D. BEFORE FINAL ACCEPTANCE, PRESSURE SUPPLY LINE SHALL REMAIN UNDER PRESSURE FOR A PERIOD OF FORTY-EIGHT (48) HOURS.

WALK-THROUGH FOR SUBSTANTIAL COMPLETION:
A. ARRANGE FOR CONSULTANT'S PRESENCE A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE OF WALK-THROUGH;
B. ENTIRE SYSTEM SHALL BE COMPLETELY INSTALLED AND OPERATIONAL PRIOR TO SCHEDULING OF WALK-THROUGH. ALL SODDED AREAS ARE TO BE COMPLETE WITH HEAD HEIGHT AND VALVE BOXES ADJUSTED ACCORDINGLY;
C. OPERATE EACH ZONE IN ITS ENTIRETY FOR CONSULTANT AT TIME OF WALK-THROUGH, AND OPEN ALL VALVE BOXES;
D. CONSULTANT SHALL GENERATE A LIST OF ITEMS TO BE CORRECTED PRIOR TO FINAL COMPLETION ("PUNCH LIST");
E. FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ALL INADEQUACIES DUE TO DEVIATIONS FROM CONTRACT DOCUMENTS, AND AS DIRECTED BY CONSULTANT;
F. DURING WALK-THROUGH, EXPOSE ALL DRIP EMITTERS AND SPRINKLERS UNDER OPERATIONS FOR OBSERVATION BY CONSULTANT TO DEMONSTRATE THAT THEY ARE PERFORMING AND INSTALLED AS DESIGNED; PRIOR TO PLACING OF ALL MULCH MATERIAL. SCHEDULE SEPARATE WALK-THROUGH IF NECESSARY.

WALK-THROUGH FOR FINAL COMPLETION:
A. ARRANGE FOR CONSULTANT'S PRESENCE A MINIMUM OF FORTY-EIGHT (48) HOURS IN ADVANCE OF WALK-THROUGH;
B. SHOW EVIDENCE TO CONSULTANT THAT OWNER HAS RECEIVED ALL ACCESSORIES, CHARTS, RECORD DRAWINGS, AND EQUIPMENT AS REQUIRED BEFORE FINAL COMPLETION WALK-THROUGH IS SCHEDULED;
C. OPERATE EACH ZONE IDENTIFIED AS DEFICIENT AT SUBSTANTIAL COMPLETION WALK-THROUGH FOR CONSULTANT TO REVIEW AT TIME OF FINAL COMPLETION WALK-THROUGH TO ENSURE CORRECTION OF ALL INCOMPLETE ITEMS;
D. ITEMS DEEMED NOT ACCEPTABLE BY CONSULTANT SHALL BE REWORKED



PLANT MATERIALS LEGEND

Botanical Name / Common Name	Size	Qty.	Height (in feet)	Width (in feet)	Caliper (in inches)	Emitter Allocation	Maintenance Notes
Trees							
Acacia aneura Mulga Acacia	24" Box					(4) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE
Bauhinia lunarioides Anacacho Orchid Tree	15 gal.					(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE CLEANUP OF LEAF LITTER IN FALL
Chitalpa tashkinensis Chitalpa	24" Box					(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE CLEANUP OF LEAF LITTER IN FALL
Dalbergia sissoo Sissoo	24" Box					(4) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE
Fraxinus greggii Little Leaf Ash	24" Box					(6) 1 GPM EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE
Olea europea 'Willsonii' Olive	24" Box Multi					(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE REMOVE SUCKERS FROM BASE OF TRUNK
Pistacia lentiscus Mastic Tree	24" Box 15 gal.					(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREe
Pistacia chinensis 'Red Push' Red Push Pistache	24" Box					(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE
Pithecellobium flexicaule Texas Ebony	15 gal.					(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM BRANCHES HIGH ON YOUNG TREES IF NEAR WALKS, REMOVE MISTLETOE & DEAD BRANCHES
Prosopis hybrid 'AZT' Mesquite	15 gal.					(4) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE
Quercus virginiana 'Cathedral' Oak	24" Box					(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM YOUNG TREES TO ENCOURAGE GOOD BRANCHING STRUCTURE
Ulmus parvifolia 'Sempervirens' Elm	24" Box.					(6) 1 GPH EMITTER	STAKE AS REQUIRED, PERIODIC LIGHT TRIMMING TO MAINTAIN FORM
Extra Large Shrubs	**Size**					(6) 1 GPH EMITTER	REMOVAL OF FROST DAMAGED WOOD IN THE SPRING
Bougainvillea sp.	5 gal.					(2) 1 GPH EMITTERS	CUT TO 9" AROUND NOVEMBER 1ST
Caesalpinia gillesii Yellow Bird of Paradise	5 gal.					(2) 1 GPH EMITTERS	CUT TO 9" AROUND NOVEMBER 1ST
Caesalpinia mexicana Mexican Bird of Paradise	5 gal.					(2) 1 GPH EMITTERS	REGULAR SHAPING DURING GROWING SEASON
Cordia Boissieri Anachuita	5 gal.					(2) 1 GPH EMITTERS	REGULAR SHAPING DURING GROWING SEASON
Dodonea viscosa Hopbush	5 gal.					(2) 1 GPH EMITTERS	THIN AND HEAD BACK IN EARLY SPRING, REMOVE DEAD WOOD
Tecoma spp.	5 gal.					(2) 1 GPH EMITTERS	VIGOROUS GROWTH OF TERMINALS MAY REQUIRE HEADING BACK TO MAINTAIN DENSE COMPACT FORM
Vauquelinia californica Arizona Rosewood	5 gal.					(2) 1 GPH EMITTERS	
Large Shrubs	**Size**						
Cassia artemisiodes 'Silver' Silver Cassia	5 gal.					(2) 1 GPH EMITTERS	ESSENTIALLY MAINTENANCE FREE
Leucophyllum sp.	5 gal.					(2) 1 GPH EMITTERS	SELECTIVELY PRUNE IN WINTER TO RENEW
Ligustrum japonicum Japanese Privet	5 gal.					(2) 1 GPH EMITTERS	SELECTIVELY PRUNE IN WINTER TO RENEW
Simmondsia Chinensis Jojoba	5 gal.					(2) 1 GPH EMITTERS	REGULAR SHAPING DURING GROWING SEASON
Nerium Oleander 'Little Red' Oleander 'Little Red'	5 gal.					(2) 1 GPH EMITTERS	SELECTIVELY PRUNE AFTER BLOOMING FINISHED IN APRIL
Medium Shrubs	**Size**						
Eremophila sp.	5 gal.					(2) 1 GPH EMITTERS	SELECTIVELY PRUNE AFTER BLOOMING FINISHED IN APRIL
Leucophyllum frutescens 'compacta' Compact Texas Sage	5 gal.					(2) 1 GPH EMITTERS	SELECTIVELY PRUNE IN WINTER TO RENEW
Ruellia brittoniana Ruellia	5 gal.					(2) 1 GPH EMITTERS	CUT BACK IN LATER WINTER TO REMOVE FROST DAMAGE AND RENEW GROWTH
Teucrium fruticans Bush Germander	5 gal.					(2) 1 GPH EMITTERS	LOW MAINTENANCE
Small Shrubs	**Size**						
Buxus microphylla japonica Green Beauty Boxwood	5 gal.					(2) 1 GPH EMITTERS	SELECTIVELY PRUNE
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.					(2) 1 GPH EMITTERS	REGULAR TRIMMING AND HEDGING WILL REDUCE FLOWERING
Guara lindheimeri Pink Guara	1 gal.					(2) 1 GPH EMITTERS	REMOVE & REPLACE DEAD PLANT AFTER IT BLOOMS
Russellia equistiformis Coral Fountain	5 gal.					(2) 1 GPH EMITTERS	LOW MAINTENANCE
Groundcovers	**Size**						
Eremophila prostrata Outback Sunrise Eremophila	1 gal					(2) 1 GPH EMITTERS	ESSENTIALLY MAINTENANCE FREE
Gazania rigens 'Sun Gold' Trailing Yellow Gazania	1 gal.					(2) 1 GPH EMITTERS	SELECTIVELY PRUNE IN WINTER TO RENEW
Lantana sp.	1 gal.					(2) 1 GPH EMITTERS	PRUNE TO SHAPE OR TO REMOVE FROST-DAMAGED WOOD
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.					(2) 1 GPH EMITTERS	HEAD BACK AND THIN BRANCHES PERIODICALLY TO KEEP PLANTS FULL AND ATTRACTIVE
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.					(2) 1 GPH EMITTERS	LOW MAINTENANCE
Cacti/ Accents	**Size**						
Agave spp.	5 gal.					(1) 0.5 GPH EMITTER	REMOVE AND REPLACE DEAD PLANT AFTER BLOOMS
Aloe barbadensis Medicinal Aloe	5 Gal.					(1) 1 GPH EMITTER	ESSENTIALLY MAINTENANCE FREE
Bouteloua gracilis Blond Ambition	1 gal					(1) 1 GPH EMITTER	LOW MAINTENANCE
Cereus hildmannianus Queen of the Night	5 gal.					(1) 0.5 GPH EMITTER	ESSENTIALLY MAINTENANCE FREE
Dasylirion sp.	5 gal.					(1) 1 GPH EMITTER	CUT TO THE GROUND IN LATE WINTER OR EARLY SPRING
Euphorbia spp.	1 gal					(1) 1 GPH EMITTER	ESSENTIALLY MAINTENANCE FREE
Hesperaloe sp. Pink Parade Pink Parade Hesperaloe	3 gal.					(1) 1 GPH EMITTER	REMOVE SPENT FLOWER STALKS
Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.					(1) 1 GPH EMITTER	REMOVE SPENT FLOWER STALKS
Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.					(1) 1 GPH EMITTER	CUT TO THE GROUND IN WINTER OR EARLY SPRING
Muhlenbergia rigens Deer Grass	1 gal.					(1) 1 GPH EMITTER	CUT TO THE GROUND IN WINTER OR EARLY SPRING
Muhlenbergia rigida 'Nashville' Nashville Muhly Grass	5 gal.					(1) 1 GPH EMITTER	CUT TO THE GROUND IN WINTER OR EARLY SPRING
Nolina matapensis Beargrass	5 gal.					(1) 1 GPH EMITTER	LOW MAINTENANCE
Opuntia sp.	5 gal.					(1) 0.5 GPH EMITTER	ESSENTIALLY MAINTENANCE FREE
Portulacaria afra minima Dwarf Elephant Food	5 gal.					(1) 1 GPH EMITTER	ESSENTIALLY MAINTENANCE FREE
Yucca sp.	5 gal.					(1) 0.5 GPH EMITTER	ESSENTIALLY MAINTENANCE FREE

PLANT MATERIALS LEGEND

Botanical Name / Common Name	Size	Qty.	Height (in feet)	Width (in feet)	Caliper (in inches)	Emitter Allocation	Maintenance Notes
Vines	**Size**						
Bougainvillea 'California Gold' Orange Bougainvillea	5 gal					(2) 1 GPH EMITTER	REMOVAL OF FROST DAMAGED WOOD IN THE SPRING
Ficus pumila Creeping Fig	5 gal					(2) 1 GPH EMITTER	PRUNE MATURE PARTS OF PLANT TO GET MORE DESIRABLE LEAVES

MONTHLY MAINTENANCE

JANUARY	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO.
FEBRUARY	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO; APPLY PRE-EMERGENT TO CONTROL SPRING AND EARLY SUMMER WEEDS, APPLY ONE TIME FEBBRUARY 25 TO MARCH 25.
MARCH	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO; TRIM YELLOW LANTANA PER NOTES; TRIM OLEANDER, BOUGAINVILLEA, RUELLIA PER NOTES.
APRIL	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO; MAINTAIN RYE GRASS AT 3/4" OR SHORTER TO ENCOURAGE SPRING TRANSITION TO BERMUDA GRASS; TRIM VALENTINE NO LATER THAN APRIL 7.
MAY	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO; MAINTAIN RYE AT 1/2" WITH A REEL MOWER UNTIL THE OVERSEED DIES.
JUNE	LAWN MAINTENANCE - BERMUDA GRASS - FERTILIZE ONCE WITH 3:2 RATIO; MOW AT RECOMMENDED HEIGHT; REMOVE THATCH MORE THAN 1/2" THICK; AERIFY AS NEEDED DURING THE FIRST 4 WEEKS OF SUMMER.
JULY	LAWN MAINTENANCE - BERMUDA GRASS - FERTILIZE ONCE WITH 3:2 RATIO; MOW AT RECOMMENDED HEIGHT.
AUGUST	LAWN MAINTENANCE - BERMUDA GRASS - FERTILIZE ONCE WITH 3:2 RATIO; MOW AT MAXIMUM RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE.
SEPTEMBER	LAWN MAINTENANCE - BERMUDA GRASS - FERTILIZE ONCE WITH 3:2 RATIO; MOW AT MAXIMUM RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE; TURN OFF TURF IRRIGATION ONE WEEK PRIOR TO SCALPING BERMUDA GRASS.
OCTOBER	LAWN MAINTENANCE - PERENNIAL RYE - SCALP AND LIGHTLY DETHATCH BERMUDA GRASS NO EARLIER THAN SEPTEMBER 25; REPAIR AND ADJUST ROTOR OR SPRAY HEADS IF NEEDED; PLANT PERENNIAL RYE GRASS AT RATE OF 15 POUNDS PER 1000 SQ. FT.
NOVEMBER	LAWN MAINTENANCE - PERENNIAL RYE - WHEN OVERSEEDED RYE IS 2", BARELY MOW THE RYE NO SHORTER THAN 1-1/2". ONCE ESTABLISHED WHEN EACH PLANT HAS 3 TO 4 BLADES, LOWER THE MOWER HEIGHT ; TRIM RED BIRD PER NOTES.
DECEMBER	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO SPRAY PER-EMERGENT (SURFLAN) IN DECOMPOSED GRANITE PLANTING AREAS DURING THE MONTH OF DECEMBER FOR WEED CONTROL.

LANDSCAPE MAINTENANCE GUIDELINES

The horticultural palette for Roosevelt Park is based on a traditional planting style with transitional themes. Appropriate maintenance of the plantings is important to maintain the viability, appearance, and style that are consistent with this theme. A permanent, underground automatic irrigation system shall be provided to all plant materials creating a viable landscape. ABLA and the City of Avondale- have created the following landscape maintenance specifications.

In addition, all landscape areas should be maintained according to their approved landscape plans and original plant palette. Landscape areas are to be kept clean and free of weeds, debris, and refuse. The removal of dead plant material is important as well as infected plant material. An efficient landscape maintenance plan can help reduce the overall cost of landscape maintenance by reducing water consumption, general pruning and maintenance, time, materials, and stress. Debris removal should be the primary concern, followed by time and labor for monthly pruning. Excessive pruning removes the blooms and destroys the natural shape of the plant material, promoting excessive woody growth and in some cases destroying the plants overall aesthetics. Poor irrigation system maintenance can lead to wasteful and high water usage due to over watering and faulty systems.

Site Maintenance

It is the responsibility of the Landscape Maintenance Contractor to maintain the project in a clean, safe and respectable manner.

Debris Pick Up

All areas of responsibility are to be kept clean and free of debris including, but not limited to; trash, leaves, branches, dead plant material, windblown trash, and plant debris. In addition, human litter, such as; cigarette butts, cans, bottles and paper shall also be removed. Debris is to be picked up and removed on a daily basis.

Debris as a result of landscape maintenance operations should be disposed of at designated locations.

Hardscape Maintenance

Hardscape surfaces; such as sidewalks, medians, curbs, entrances, and bike paths should be swept or blown off on a weekly basis, or more frequently if needed.

Open Space Maintenance

All spillway and retention areas will be raked, swept, blown, or hand picked to remove any trash or debris on a weekly basis, or as determined by Association. Additional maintenance shall be decided by the Association and billed as time and materials as approved by the Association.

Paved Surfaces

Keep pathways, sidewalks, gutters, curbs and other hard surfaces clean and free of debris. Litter, dirt, gravel, etc, should not be allowed to accumulate. Do not use irrigation gate valves to wash paved areas.

Keep a neat border by not allowing overspill between paved surfaces and gravel mulch, planting and turf areas.

Gravel Areas

Concrete headers should be maintained in a neat condition. Maintain gravel mulch and soil levels at the correct grade in relation to concrete headers. Regrade or fill as necessary all stained or missing gravel to match existing. Keep mulches at least 2-4 inches from plant stems or trunks.

Gravel depths should be maintained in a clean, uniform and neat manner throughout the project site. Gravel should be replaced when necessary to repair damage from vandalism, irrigation, chemical breakdown, erosion, maintenance, vehicles, human impact, etc.

All granite areas are to be raked to an aesthetically pleasing appearance as needed, but no less than once a month.

Planting Wells

Maintain existing plant wells.

Storm Grate Cleaning

Storm grates are to be clean and free of debris. Check after major storms and management notified of clear condition.

Irrigation Maintenance

Seasonal

Irrigation should be operated using available 'Smart' technology provided by the manufacturer. After setting the initial appropriate schedule, using the controller in 'Smart' mode, the irrigation system will use the minimum amount of water necessary to maintain growth, health and the vigor of all plant materials. Contact the controller manufacturer local representative for advanced settings. At least four times yearly a thorough check of all parts of the irrigation system shall be performed, and the system confirmed to be working properly. General maintenance includes, but is not limited to, the following:

1. Check accuracy of controller operation.
2. Replace battery pack annually, or as recommended by manufacturer.
3. Open and close control valves to assure proper operation.
4. Check for leaks, erosion areas, standing and muddy water. Repair as required.
5. Open valve boxes while under operation and check for leaks.
6. Check for broken and missing sprinkler parts and repair using the same nozzles and spray bodies.
7. Check heads and sprinklers are plumb and flush with the soil surface.
8. Clean areas of debris or grass that is affecting sprinkler spray.
9. Make sure there is no overspray onto sidewalks, streets, walls, and buildings.
10. Replace and/or fix emitters and tubing.
11. Assure proper and efficient emitter placement near plant materials.
12. Move emitter emission points as plants mature.
13. Check that basin size is within dripline and adjust accordingly.
14. Flush Y strainers on all drip valves annually, or as required to keep emitters operating.
15. Confirm proper operation and calibration of all master valves and flow sensors annually.
16. Check accuracy of PSI at pressure regulators

The following Landscape Watering and Maintenance Calendar is recommended:

January Flush irrigation system and check the filters.
February Move emitter emission points as needed.
April Check irrigation system thoroughly. Replace controller backup battery.
June Check emitters and sprinklers.
July Check controller settings after every power outage.
August Check emitters and sprinklers.
September Move emitters out to dripline**.**
October **Adjust controller for overseeding schedule.**
November Check irrigation system thoroughly.

Irrigation controllers shall receive initial programming that will include input from sensors, weather access and configurable zone properties to a standardized evapotranspiration (ET) equation. Controller should also be set automatic shutdown and notification in case of emergencies and show actual flow records and responses in real time. Contact controller manufacturer representative for advanced setting features. 'Smart' operation shall then be initiated and should not need adjustment except during overseeding grow-in once a year. Close observation of operation and plant health should be observed and noted. Landscape Maintenance Contractor is to provide a monthly report to the Management Company on observations.

Emitter Schedule

See legend at left for DRIP EMITTER SCHEDULE.

Frequent Inspections

The Landscape Maintenance Contractor shall provide an initial Irrigation programming and operation settings log. A copy of this log should be available at all times and a copy given to the Manager and Association after routine inspection. The log should include, but is not limited by:

1. Location of all controllers.
2. Initial programming settings.
3. Controller Station Data sheet.
4. Landscape Maintenance Contractors initials and date.

Repair

The Landscape Maintenance Contractor is responsible to employ qualified irrigation technicians to maintain and repair irrigation systems on site. The Landscape Maintenance Contractor shall keep an inventory of commonly required repair parts on site to facilitate prompt irrigation system repairs.

Repairs shall be made with the same make, model and brand of material to avoid adversely affecting the system's efficiency by use of a different part. All irrigation components shall meet the requirements set forth in the original design intent.

Plant Maintenance

Plant maintenance is especially important in the early stages of establishment. Landscape plantings will require maintenance throughout the different seasons.

Primary maintenance tasks include, but are not limited to:

1. Consistent and regular irrigation, including water application in response to specific requirements above the seasonal climatic schedule. Throughout the site quick coupling valves have been placed for this purpose.
2. Weed control, fertilization, insect and disease control and prevention.
3. Pruning of trees and shrubs as directed by a certified tree worker and/or certified arborist and is to meet the guidelines set forth in this manual.

Seasonal

Weekly inspection's should be conducted and documented to analyze plant material for health signs such as the following:

1. Health Loss - In normal and thriving plants this will appear as a failure to grow, droopy or unopened flowers or leaves, small leaf forms for the species, leggy or thin growth. The causes for these symptoms could range from heat stress, over or under watering, wind or frost damage, incorrect installation, damage, desiccation or changed growing circumstances. Individual treatment for each problem is required when determining circumstances of decline and treatment.
2. Disease - leaf withering, dieback, galled, swollen or blackened branches, cancer, fungus, oozing bark, root rot, blotchy or discolored foliage.
3. Soil, Fertilizer, Chemical Imbalance - fertilizer burn at the leaf margins, yellowish-green or uncharacteristically yellow leaf color (chlorosis), brown-yellow salt burn at the leaf malThe application of fertilizers and soil chemicals should be applied with discrimination and care, confined strictly to affected areas only. Plant maintenance specifics should be consulted.

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Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona

Maintenance Plan

mattamyHOMES

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Revisions
1
2
3

Issued for
☐ Design Dev.
☐ Progress
■ City Submittal 07-17-2020
☐ Bid Set
☐ Construction

Title
Maintenance Plan

Date Issued
07-17-2020

Scale

Drawn By
CR

Checked By
CH, AB

Project Number

Permit Number

Sheet Number
LA9.1

Fertilization

All plant material in granite-covered areas will be fertilized using the following compounds:

10-20-10 at 2 pounds per 100 square feet.

Fertilization promotes plant growth and an increase in water consumption. Apply the recommended amount only.

Edges

Curbs, walkways, building edges, tree borders, planting beds and fence lines shall be edged or trimmed by weed eater with each mowing to maintain a clean appearance.

Mechanical, blade mounted edger's should be used along sidewalks, walls, curbs, drives and other areas where a uniform, clean edge is desired. Extreme care should be used to protect tree trunks from damage.

Weed Control

All granite-covered areas should be free of weeds at all times. Herbicides should be selected according to the weed it is intending to destroy. Applications should occur twice a year, once in April for summer weeds and once in September for control of winter weeds. **Total soil sterilants should never be used, as they will kill any existing vegetation, leach into nearby areas, and will stay in the soil for many years.**

Pruning Standards

All plants should be allowed to grow to their natural form and size, unless specifically noted. Plants should be pruned to promote structural strength and to accentuate their natural form and features.

Plant materials should only be pruned and thinned once a year and at specified times according to individual plant specimens. This will allow each plant to recover it's natural shape, size, texture, and seasonal color. Excessive watering promotes excessive growth and is discouraged.

Tree Pruning

Tree pruning is to be performed by a certified arborist and is to be done according to the American National Standard ANSI A300. Experienced tree arborists, whom through related on-job experience and training, are familiar with the hazards, techniques and aesthetics of this work, including pruning, thinning, maintenance, removal or repair, and the equipment that is needed for their performance should do the pruning.

Climbing spurs or irons are not permitted. Tree pruning is a potentially hazardous occupation and is to be undertaken by experienced and trained arborists, all of whom are covered by Workers Compensation, public liability and property damage, and completed operations insurance.

For use on this project, the following tree pruning classifications are to be utilized: Fine pruning, Medium pruning, and Coarse pruning.

Fine Pruning

Fine pruning involves the removal of diseased, dying, interfering, objectionable, twisted, obstructing, hazardous, weak and dead branches, as well as, selectively thinning to lessen wind resistance. Removal of these branches is to include those on the main trunks and those in the foliage area. In regards to fine pruning the following specifications apply:

1. All cuts should be cut close to parent limb or trunk, without cutting into the branch collar or leaving a stub. No flush cuts. Cuts should be clean.
2. Precutting branches may be necessary for branches that are too heavy to handle and to prevent splitting or bark peel. Branches should be lowered to the ground if there is a potential for hazard to property or to the tree as a whole specimen. Ropes and/or cherry pickers may be necessary to achieve the desired result. The weaker or least desirable of crossing limbs should be removed to as not leave a hole in the tree.
3. Cuts and wounds should NOT be treated with tree wound dressing, except where open wound of certain trees may allow fungal invasion or attract insects. Great care must be taken to treat the exposed wood with a thin layer of non-toxic dressing. Dr. Mary Olsen, University of Arizona plant Pathologist recommends 10% bleach solution.
4. Where a tree is known to be diseased, tools should be immediately disinfected with methyl alcohol at 70% (denatured wood alcohol diluted approximately with water) or 50% Clorox (50% water solution after each cut and between trees known to be diseased) so as to mitigate transmitting the disease to other specimens.
5. Inspections on older trees should be done routinely to monitor past treatments and to ensure proper closure and callus growth.
6. Cutting the root at both ends, notching the roots center with a chisel, and removing the entire root without injuring the parent stem or bard, should treat girdling roots.
7. In reference to the above-mentioned items, any structural weakness, decayed trunks, diseased conditions, split crotches or branches should be documented in writing to the Owner and Landscape Maintenance Contractor, and corrective measures given.

Medium Pruning

Medium pruning involves the removal of diseased, dying, interfering, objectionable, twisted, obstructing, hazardous, weak and dead branches on the main trunk and those within the foliage area. Branches up to 1" in diameter may remain on occasion within the main foliage are when it is not practical to remove.

The following specifications should apply:

1. Cuts should be made close to the parent limb or trunk (without cutting into the branch collar or leaving a stub) and to allow closure under normal conditions. At all times clean cuts should be made. Where it is necessary to cut branches too heavy to handle, branches should be selectively lowered to the ground by ropes or a cherry picker, to prevent splitting or bark peel and to mitigate property or tree damage. No flush cuts.
2. Cuts and wounds should NOT be treated with tree wound dressing, except where open wound of certain trees may allow fungal invasion or attract insects. Great care must be taken to treat the exposed wood with a thin layer of non-toxic dressing. Dr. Mary Olsen, University of Arizona plant Pathologist recommends 10% bleach solution (See background information).
3. Cuts and wounds should NOT be treated with tree wound dressing, except where open wound of certain trees may allow fungal invasion or attract insects. Great care must be taken to treat the exposed wood with a thin layer of non-toxic dressing. Dr. Mary Olsen, University of Arizona plant Pathologist recommends 10% bleach solution.
4. Where a tree is known to be diseased, tools should be immediately disinfected with methyl alcohol at 70% (denatured wood alcohol diluted approximately with water) or 50% Clorox (50% water solution after each cut and between trees known to be diseased) so as to mitigate transmitting the disease to other specimens.
5. Inspections on older trees should be done routinely to monitor past treatments and to ensure proper closure and callus growth. For cosmetic purposes the wound may be dressed with a thin layer of wound dressing where appropriate.
6. In reference to the above-mentioned items, any structural weakness, decayed trunks, diseased conditions, split crotches or branches should be documented in writing to the Owner and Landscape Maintenance Contractor, and corrective measures given.

Formal pruning, such as balling, bonsai-ing, poodle-ing, squaring, and shearing of shrubs is strictly prohibited. Constant formal pruning is time consuming, expensive, and detrimental to the health and lifespan of shrubs. Pruning can lead to an unnatural appearance, inhibit a plants ability to receive moisture and nutrients, reduce blooming, increase water consumption, create an additional plant waste and is detrimental to the plants longevity.

Pruning should be done under the following circumstances only:

1. Removal of branches that could potentially create a safety hazard to pedestrians and vehicular traffic.
2. Removal of malformed, diseased, weakened or dead branches.
3. Removal of crossing, twisted, or crowded branches.
4. Encourage, control, and direct plant growth.

Removal of branches under the above four conditions can be done during routine maintenance any time during the year. The frequency that plants are pruned depends on a variety of factors, such as, weather, natural growth habit, type of plant, flowering conditions, and landscape requirements.

Tree Staking

Tree stakes and ties should be maintained to properly support a young tree. Inspections should occur every 60 days to prevent chafing, girdling and rubbing which can cause bark wounds. Guys should be removed after one year with the stakes left in the ground. The stakes are to be removed the following year. Stakes should be cut below scaffold branches to not interfere with branch growth.

Turf Weed Control

Turf Pre-emergent

The best defense of weeds is healthy turf grass. All turf areas can be treated for broadleaf weed control. Two applications of pre-emergent weed control can be applied if weeds are a problem; one in the early spring and one in the fall to help prevent weeds from germinating. Chemical weed control should only be used on established lawns so as not to damage newly installed and seeded turf. Spot treatments of Diquat are effective on dormant winter Bermuda lawns. Labels should be followed exactly and the user should use protective clothing and thoroughly review the material safety data sheets for products being handled.

Turf Post Emergent

All turf areas shall be treated in the spring and fall for weed control. Two applications of a combination post emergent should be applied during the growing season for the control of grassy and broadleaf weeds or as directed by the Association. Additional applications will be billed as per square foot. Post emergent applications should not be used in areas where Winter Ryegrass is applied. Use products containing Glyphosate or Glufosinate as active ingredients listed on the label. Caution should be used as these are both non-selective, they will kill both grass and broadleaf plants. There are good selective products available. Labels should be followed exactly and the user should use protective clothing and thoroughly review the material safety data sheets and labeling for this products being handled.

Turf Fertilization

Bermuda responds to a fall application of potassium. It helps Bermuda grass "rest" better and then comes out of dormancy with improved vigor. Fertilization of turf and plants shall be accomplished through approved "fertilization" system. Applications shall meet or exceed the following guidelines:

Turf fertilization shall occur on a regular basis to ensure proper growth and an aesthetic appearance. Lawns that are over fertilized require more water and mowing. Once monthly fertilization is sufficient, however the minimum is 4 applications of fertilizer a year. Fertilizer shall be spread in the early morning or evening and watered in thoroughly. Iron (ferrous sulfate or iron chelates) should be added to keep grass green and to not promote excessive growth.

Recommendations include:

1. At least once a year apply a complete fertilizer i.e., 21-7-14.
2. Slow release sulfur coated urea containing trace minerals at a rate of (l) pound of nitrogen per 1000 square feet per application during the summer and fall. In winter a granular fertilizer shall be applied.
3. Analysis of turf during the growing season to ensure proper nutrient utilization and proper rate of application.

Fertilization Cycle

Early Spring	Promotes regrowth following dormancy, provides quick greening
Early Summer	Insures healthy, deep green lawn
Summer	Maintains lawn health and color
Winter	Promotes hardiness, encourages new cool-season grass growth

Mowing and Edging

Turf Heights:

Bermuda	¾" - 3½"
Perennial Rye	¾" - 2½"

Peak Growing Season

Height (inches)	Frequency (days)
½	2 - 3
1	4 - 5

Turf shall be cut uniformly with no more than 30 percent of the blade removed. Contractor will rake, bag and remove all clippings that work day after mowing unless a mulching mower is used. Frequent mowing eliminates the need to bag clippings. The closer one mows, the more often one must mow. Lower mowing heights increase stress because they reduce leaf area, which decreases the plants ability to photosynthesize. With a higher mow the deeper the root system helps grass plants withstand stress during hot weather and uses less water. Bermuda grass is dormant during the winter months and needs watering once in a 3-4 week period during this time. Mowing should be performed with equipment that is in clean, good working order with blades that are regularly sharpened to maintain uniform cutting heights and all mowers should have deflector shields. Don't mow in the same pattern each time.

All trash and debris should be cleaned up and removed prior to mowing. Uneven or gouged mowing should be corrected the day the damage results. Sprinklers should be checked after each mowing.

Scalping/De-Thatching

All turf should be scalped and de-thatched to remove excessive growth if required. Scalping occurs when mowing too closely to the turf and removing more than 1/3 of the grass blades. Turf that is too short will be less efficient with water consumption. Adjust mower to prevent scalping. Thatch is caused by over-fertilizing and over-watering. Dethatching should occur during the summer months to allow Bermuda grass to recover for the following growth period.

Turf Aeration

Aeration should be performed at least two times per year or when the turf grass is growing vigorously. Avoid aerating during the season of active weed germination. Do not aerate with a solid-tined punch tool. Allow soil plugs to remain onsite until the next turf mowing breaks them up. Fertilize and irrigate immediately after clean up of the cores. This is also a good time to add gypsum.

Turf Watering

Turf should be watered in the early morning cool period 1-3 hours before sunrise (before 5 am) to minimize excessive evaporation loss from wind and sun and provide maximum water to roots. Water should be applied to evenly distributed areas and often enough to avoid wilting in between watering periods.

Lawns shall be watered no more than six days a week during the summer, with the exception of Ryegrass. This allows for a one day dry-out for mowing and maintenance. Turf shall be watered no more and no less than to a depth of 8-10 inches.

Sprinkler heads shall be adjusted to prevent overspray onto sidewalks, walls, and streets and to provide head to head coverage.

'Smart' controller operation will monitor underwatering and overwatering of turf grasses. Visual monitoring of turf grass is recommended and should be noted in any reports to the Owner and Mangement.

Tree, Shrub, Groundcover and Vine Watering

Water and Irrigation Requirements

Optimum moisture for root establishment and growth shall be provided for a minimum of two growing seasons. Following this period, adequate water moisture levels shall be met with regard to the correct amount or water needed, for example deep watering schedule, cycle and soak, etc.

Plant materials shall receive sufficient water to meet their basic and health needs to maintain vigor and an active state of growth. Watering too little can wilt plants to the point where there is no return to health. Watering too much can starve the roots of oxygen, also leading them to a point of no return.

The Arizona Municipal Water Association designed the following watering schedule as guidelines for newly planted desert adapted plants.

Weeks 1 & 2 - Water every 1-2 days in summer, every 3-4 days fall through spring

Weeks 3 & 4 - Water every 3-4 days in summer, every 6-7 days fall through spring

Weeks 5 & 6 - Water every 4-6 days in summer, every 7-10 days fall through spring

Weeks 7 & 8 Water every 7 days in summer, every 10-14 days fall through spring

Weeks 9 & 10 Gradually extend the time between irrigations until plants are established.

NOTE: After the eighth-week, move the drip emitters to the outer edge of the root ball. *High water plants will require more frequent irrigations.

Frequency/Quantity

Watering cycle shall be adjusted during the rainy season so as to not water after rains. Shade portions of the landscape may receive 30% less water than areas in full sun. (See APPENDIX 8: WATERING SCHEDULE GUIDELINES).

Application Rates

It is the responsibility of the Landscape Maintenance Contractor to carefully monitor the irrigation system and plant material's response to determine sufficient water quantities and frequency levels. Deep, infrequent watering for trees is preferable to shallow, frequent watering. Deep-water percolation into the soil encourages deep root growth, rather than to circle at the surface as is common with shallow watering. Deep water levels encourage deep root growth, which will stabilize the tree. Over-watering, however, can encourage excessive growth and lead to more pruning and mowing.

Water depths and widths depend on the type, size and age of plant. Large trees need more water as a result of a larger root zone than a shrub or groundcover. (See APPENDIX 6: DETAILS AND SPECIFICATIONS).

Trees shall be watered to at least a 3-foot depth.
Shrubs shall be watered to a 2-foot depth.
Groundcovers, cacti, and annuals shall be watered to a 1-foot.
Turf shall be watered to a depth of ten inches.

1.1.3 Water/Soil Moisture Monitoring

A soil probe can be used to monitor moisture penetration into the root zone. Soil moisture content shall be checked routinely and documented. This information can be used to adjust the automatic controller in regards to rate of water application.

In certain circumstance hand watering may be necessary and shall be done with a hand wand to minimize impact on plant materials.

Maintain gravel mulch levels as per the Landscape Construction Documents to reduce evaporation. Plants should be reset to the proper grades and in an upright position.

Plant Replacement

Plants that are dead, diseased, and unattractive and have poor shape should be removed and replaced with the same plant as per the original landscape plan. All plants should be disease-free, healthy specimens. In addition, plants should be replaced in the same location with the soil removed and replaced. This is done to mitigate future problems if the soil is unhealthy. The Association, prior to planting, should approve any changes to plant material type.

If plant material is destroyed (or the shape altered as defined in Pruning Section) by the Landscape Maintenance Contractor due to improper pruning, the Landscape Maintenance Contractor shall replace the plant materials "in kind".

General Recommendations

As mentioned in the site description, the landscape is typical of an arid, low desert terrain. Most plants used will not be indigenous to the area and require seasonal irrigation. Maintenance needs will vary depending on each plants' adaptability to the site.

To properly maintain all the site landscape areas, it must first be appreciated that the less adapted a species is to these site conditions, the more care it must be given. Three factors are typically resulting factor in a plant species' decline: the susceptible species, the causal agent and the environment. While a fungus may be present, it does not necessarily dictate an infection in a particular plant. The plant would need to be weakened and the environment therefore becomes the causal agent to infect the species.

Visible signs of a plant's decline can be the result of a number of different factors. The primary causes can be age, disease, infestation or chemical and/or mechanical damage. Environmental factors, such as, over and under watering, can further enhance problems due to the above factors. The severity of decline depends ultimately on other stresses to which the plant is subjected to. A healthy plant can usually recover, one that is stressed can not.

Preventive Maintenance

Landscape Maintenance should take two approaches:

Curative

The Curative Approach uses minimum maintenance, the "wait and see" for a plant to respond to treatment. It also deals with problem as they arise and primarily addresses the causative agent, which requires a plant to show signs of decline before treatment.

Preventive

The Preventive Approach uses the goal of plant maintenance as their optimum preventive method. The goal is to maintain a plants optimum vitality and health because healthy plants are more resistant to disease, infestation, mechanical and chemical damage and various climatic stresses.

The Landscape Maintenance Guidelines prefer using the preventive approach. Benefits include less overall costs and healthier looking plants as it deals with the causes of decline before they happen. While there are a multitude of reasons that lead to the decline of a plant, the Landscape Maintenance Contractor is expected to be familiar and educated with the varying causal factors that can lead to and affect a plants' vitality. The Landscape Maintenance Contractor should also be familiar with some of the most common infectious organisms, insects and other pests.

In addition, due to the ever-changing market for insect and disease treatment controls, these are not a part of the guidelines. It is encouraged that the Landscape Maintenance Contractor utilizes environmental and cost-effective methods of prevention before seeking the use of costly and potentially harmful chemical treatments.

Persistent, unusual problems should be addressed with a professional horticultural consultant familiar with the pest and plant. A good source in Maricopa County is the University of Arizona, Maricopa County Cooperative Extension Service.

Potential Project Site Disease Problems

Infectious Organisms, Insects and other Pests

Being educated about the habits of insects and pests can help in discouraging or inviting them. Some insects are beneficial and are to be encouraged while others are pest and to be discouraged. Weather has a great impact on the behaviors of infectious organisms, insects and pests. Variations in climate and other weather conditions can cause unpredictable occurrences. A lack of vegetation in an arid climate most of the year can with heavy rains promote the growth of many non-indigenous plant species, and an outbreak of rodents and pests. In hot, dry weather vegetation typically dries up and these populations will migrate to more fertile, usually irrigated, lands to survive drought and heat while looking for a food source.

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45440
ANDREW D. BARON
PRINCIPAL
07-17-2020
REGISTRATION EXPIRES
EXP. 12-31-21

Roosevelt Park
Phase 3 Preliminary Plat
Avondale, Arizona
Maintenance Plan

mattamyHOMES

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Revisions
1
2
3

Issued for
- ☐ Design Dev.
- ☐ Progress
- ■ City Submittal 07-17-2020
- ☐ Bid Set
- ☐ Construction

Title
Maintenance Plan

Date Issued
07-17-2020

Scale

Drawn By
CR

Checked By
CH, AB

Project Number

Permit Number

Sheet Number
LA9.2

Sheet 31 of 31

Exhibit H

Certificates of Adequate School Facilities

Littleton Elementary School District
Tolleson Union High School District

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CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for an amendment to the Roosevelt Park PAD and General Plan Amendment has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Roosevelt Park PAD
Request: PAD and General Plan Amendment
Current Density Allowed: 6.21 units per acre
Total number of residential units proposed: 607
Project Manager: Nick Labadie
Acreage/Parcel Size: 128 acres
Density Proposed: 4.76 units per acre

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes [X] No [ ]

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

Is a school site within the proposed development needed? Yes [ ] No [X]
If answered yes, how many acres is needed for the school site?

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? ***Yes*** ***No***

If answered yes, please explain below:
A Donation agreement is in place to assist in the Districts needs to accommodate this development

If additional writing space is needed, please attach pages to this form

Date Reviewed: 6/5/18
School District: Littleton Elementary District
District Superintendent: Dr. Roger S. Freeman
Phone #: 623-478-5611
E-mail: freeman.roger@littletonaz.org
Signature:

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

Avondale
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As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes [X] No [ ]

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

_____

_____

_____

Is a school site within the proposed development needed? Yes [ ] No [ ]
If answered yes, how many acres is needed for the school site? _____

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes No

If answered yes, please explain below:

_____

_____

_____

If additional writing space is needed, please attach pages to this form

Date Reviewed: 5/4/2018
School District: Tolleson Union High School District No. 214
District Superintendent: Nora Gutierrez
Phone #: 623-478-4000
E-mail: nora.gutierrez@tuhsd.org
Signature: Nora Gutierrez

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

AGENDA ITEM REPORT

SUBJECT: Fulton Homes Acclaim - Preliminary Plat - Application PL-20-0198

MEETING DATE: 12/16/2020

TO: Planning Commission

FROM: Brian Craig, Planning Manager

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will consider a request by Mr. Josh Hannon, EPS Group, Inc., for approval of a Preliminary Plat for Fulton Homes Acclaim, a proposed 581-lot single-family residential subdivision on approximately 153.20 gross acres at the northwest corner of 99th Avenue and Thomas Road. Commission will take appropriate action.

BACKGROUND:

The 153.20 gross acre subject property (Exhibits A and B) is located at the northwest corner of 99th Avenue and Thomas Road.

The site was annexed as part of a larger 470-acre annexation in October 1989 and was assigned Agricultural (AG) zoning with that annexation. In January 2001, the property was rezoned from AG to Community Commercial (C-2). The property was rezoned again to Fulton Homes Acclaim Planned Area Development (PAD) by City Council action in October 2020. The approved Fulton Homes Acclaim PAD plans for 581 single-family lots at 4.0 dwelling units per acre and approximately 25 percent open space on the 153.20 gross acre site.

The property is designated Medium Density Residential (MDR) on the General Plan 2030 Land Use Map. The MDR designation allows for residential development with densities ranging from 2.5 to 4.0 single-family dwelling units per acre, with a target density of 2.5 dwelling units per acre. The approved Fulton Homes Acclaim PAD zoning is in conformance with the MDR designation.

The existing uses and zoning of surrounding properties include:

- **North of the Osborn Road alignment:** Parkside Planned Area Development (PAD), a master planned 155-acre residential, mixed use, and office development with 662 single-family lots, 21.33 acres of Mixed Use, and 10.0 acres of planned Office adjacent to the Osborn Road alignment on the east end of the project.

- **East of 99th Avenue:** An undeveloped 141.42-acre property located in City of Phoenix's jurisdiction. The property is zoned Planned Unit Development – Mixed Use which allows for a combination of

residential, commercial, and retail uses. The property is currently being farmed and a time frame for development is unknown.

- **South of Thomas Road:** A 68.5-acre property zoned Agricultural (AG) with a Special Use District (SUD) overlay for the Holy Cross Cemetery and Mortuary use, which occupies the site.

- **West:** Glenarm Farms, a 149-acre single-family development zoned RR-18 (Rural Residential, minimum 18,000 square foot lot area). The community is fully developed with 150 lots, many with accessory structures for the keeping of horses and livestock.

SUMMARY OF REQUEST:
The applicant is requesting approval of a Preliminary Plat for Fulton Homes Acclaim (Exhibit E). In conformance with the Fulton Homes Acclaim PAD, the proposed Preliminary Plat (Exhibit F) divides the site into 581 single-family residential lots consisting of three (3) lot types, as follows:

- 224 single-family lots with a minimum area of 4,140 square feet, featuring minimum widths of 45 feet and minimum depths of 92 feet.

- 241 single-family lots with a minimum area of 6,000 square feet, featuring minimum widths of 50 feet and minimum depths of 120 feet.

- 116 single-family lots with a minimum area of 7,500 square feet, featuring minimum widths of 60 feet and minimum depths of 125 feet.

The developer will be responsible for the installation of twelve (12) additional feet of paving along 99th Avenue, including a right turn lane at Thomas Road and restriping southbound 99th Avenue to a 5-lane section adjacent to the project. Additional off-site improvements include deceleration turn lanes into the development from both 99th Avenue and Thomas Road, undergrounding the SRP irrigation canal along 99th Avenue through the Thomas Road intersection, and installing sidewalks and landscaping along 99th Avenue and Thomas Road. All off-site improvements will be completed within the first phase of development.

The Fulton Homes Acclaim development will have two entrances, one off Thomas Road to the south, and one off 99th Avenue to the east. The new entrances will have landscaped medians and connect with the interior local road network branching off from the central park, which will be the focal point of the community.

A Landscape, Wall, and Open Space Plan is provided as part of the application (Exhibit G). There is 35.34 acres of open space, including the community's central park with a neighborhood pool, three (3) pocket parks, 11.5-acre linear park on the western edge of the site, and trail system, which is approximately 24.1 percent of the net site area.

In addition to open space tracts, the Preliminary Plat establishes Tracts NN and OO, to accommodate development of a future SRP well site in the southeast corner of the site and a sewer lift station in the southwest corner of the site, respectively.

Walls and monumentation match the approved Fulton Homes Acclaim PAD. Decorative, earth toned, split face masonry theme walls featuring a Sonora Cap and Founders Finish accent panels will be provided along all streets and in all locations where walls are visible from publicly accessible areas.

PUBLIC PARTICIPATION:
Preliminary Plats are not public hearing items; thus, no public notifications are required. However, as is the City's policy, all property owners within 1,000 feet of the project boundaries were notified that the proposed development was in for City review. No residents have contacted Staff regarding the proposed Preliminary

Plat.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:
The property is in the service areas of the Pendergast Elementary School District (PESD) and the Tolleson Union High School District (TUHSD). Both PESD and TUHSD have provided the City with signed certificates stating that each district has adequate school facilities to accommodate the estimated enrollment of new students to be generated by the proposed development (Exhibit H).

ANALYSIS:
The proposed Fulton Homes Acclaim Preliminary Plat and Landscape, Wall, and Open Space Plan are in conformance with the Fulton Homes Acclaim PAD, as well as the City's Subdivision Ordinance, Zoning Ordinance, and Single-Family Residential Design Manual. The proposed 581-lot single-family residential subdivision consisting of three (3) lot types adheres to the requirements of the approved PAD and will result in development of a community consistent with the desired character for development in the General Plan's Medium Density Residential land use category. Open space and amenities within the overall Fulton Homes Acclaim community exceed requirements and will offer future residents of all ages a range of recreational options in proximity to their homes. Monument signs and walls are consistent with the approved PAD.

Floor plans and elevations for single-family house products in the development will require City administrative approval. As with all new residential development, the City will expect any proposed housing product to meet all requirements of the City's Single-Family Residential Design Manual to reduce garage dominance and create visually interesting streetscapes.

DISCUSSION:
Staff recommends approval of this application for the following reasons:

- The proposed Fulton Homes Acclaim Preliminary Plat, including the Landscape, Wall, and Open Space Plan, are in conformance with the approved Fulton Homes Acclaim PAD.

- The proposed Fulton Homes Acclaim Preliminary Plat, including the Landscape, Wall, and Open Space Plan, meet or exceed requirements within the City of Avondale Zoning Ordinance, Subdivision Regulations, and Single-Family Residential Design Manual.

- Through provision of a community pool and a wide range of other amenities the proposal achieves City objectives related to provision of open space, trails, and parks.

STRATEGIC PLAN:
INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.

- STRATEGIC GOAL: Maintain and expand quality infrastructure and improve connectivity to City amenities.

BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
No public hearing is required. Planning Commission will recommend **APPROVAL** of Application PL-20-0198

Fulton Homes Acclaim, a request for Preliminary Plat approval for the proposed 581-lot Fulton Homes Acclaim single-family residential subdivision, subject to the following four (4) conditions of approval:

1. Development of Fulton Homes Acclaim shall conform to the following documents, except as modified by these conditions of approval:

    a. Preliminary Plat Narrative, date stamped November 30, 2020
    b. Preliminary Plat, date stamped November 24, 2020
    c. Landscape, Wall, and Open Space Plan, date stamped November 24, 2020
    d. Preliminary Civil Plans, date stamped November 9, 2020

2. In accordance with the City of Avondale Subdivision Regulations, approval of the Preliminary Plat shall expire in two (2) years from the date of approval unless a Final Plat has been approved and recorded.

3. Development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to the MAG Uniform Standard Specifications and Details.

4. Development shall occur in accordance with the approved PAD, including any amendments thereto. Off-site improvements must be completed by the developer as stipulated with zoning approval.

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-20-0198 Fulton Homes Acclaim, a request for Preliminary Plat approval for the proposed 581-lot Fulton Homes Acclaim single-family residential subdivision, subject to four (4) recommended conditions of approval as listed in the staff report.

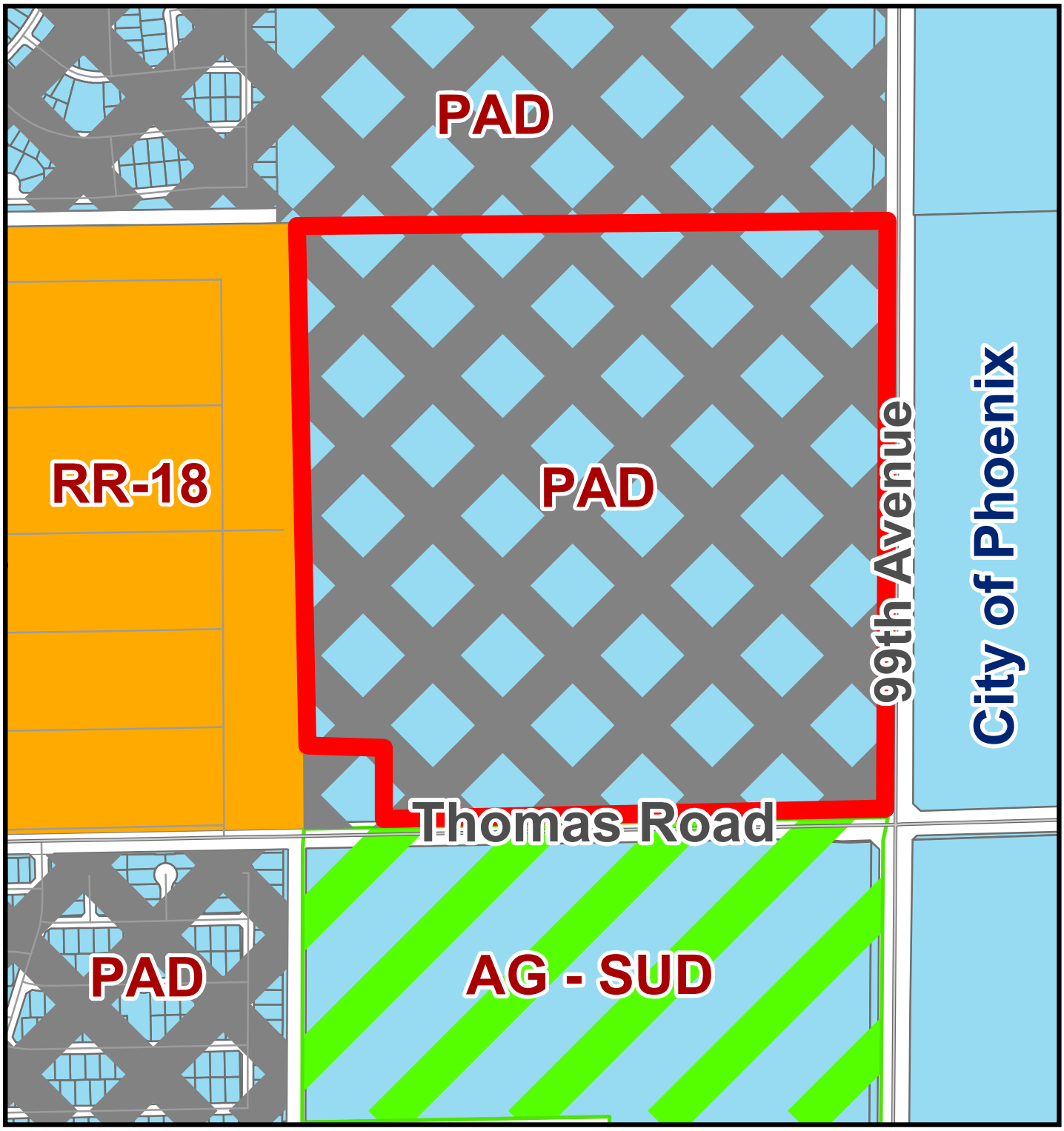
Exhibit A

Aerial Photograph

Avondale

Subject Property

Exhibit B

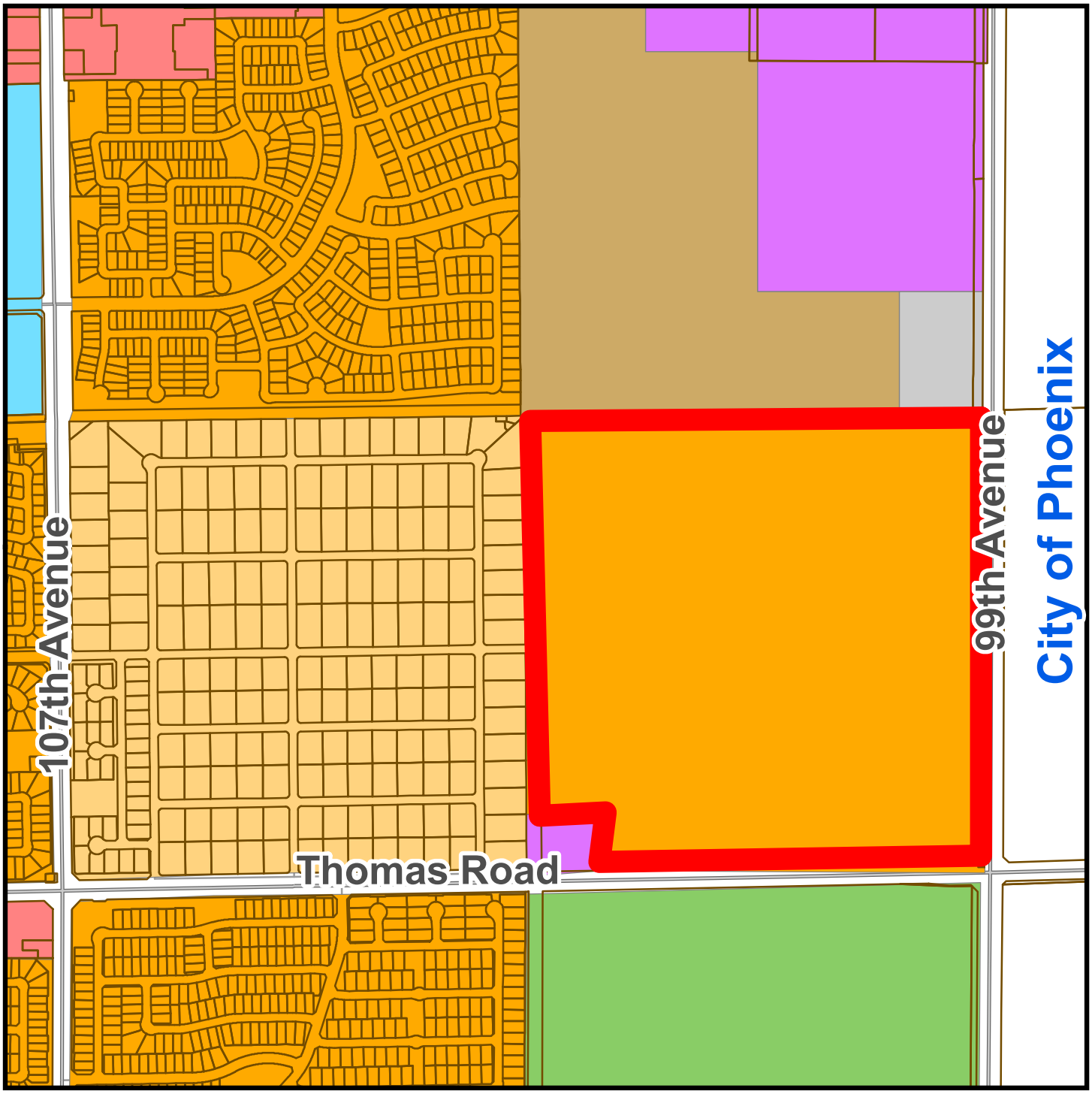


Zoning Vicinity Map

Avondale

Subject Property

Exhibit C



General Plan Land Use Map

- Local Commercial
- Estate/Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- Office/Professional
- Mixed Use
- Open Space and Parks

Avondale

Subject Property

SUMMARY OF RELATED FACTS

APPLICATION PL-20-0198

THE PROPERTY	
PARCEL SIZE	Approximately 153.20 gross acres
LOCATION	Northwest corner of 99th Avenue and Thomas Road
PHYSICAL CHARACTERISTICS	The rectangular site is relatively flat, sloping generally east to west with a Roosevelt Irrigation District (RID) canal bounding the property to the west. East of the RID Canal a portion of the project is encumbered by FEMA designated floodplain area; the applicant is addressing the condition through a CLOMR process with the City's assistance. Above-ground utilities, including power lines and a Salt River Project (SRP) lateral canal run along the property's 99th Avenue frontage. There is an existing SRP well site at the southeast corner of the site, which will be relocated with a future City CIP project when 99th Avenue is widened to its ultimate section. Additionally, SRP owns a 2.5-acre parcel southwest of the subject site.
EXISTING LAND USE	The entire site is currently used for agricultural production.
EXISTING ZONING	Fulton Homes Acclaim Planned Area Development (PAD).
ZONING HISTORY	The site was annexed as part of a larger 470-acre annexation in October 1989 and was assigned Agricultural (AG) zoning with that annexation. In January 2001, the property was rezoned from AG to C-2. In October 2020, the property was rezoned to Fulton Homes Acclaim PAD with a concurrent Major General Plan Amendment change to Medium Density Residential.

SURROUNDING ZONING AND LAND USE	
NORTH OF THE OSBORN ROAD ALIGNMENT	Parkside PAD, a master planned 155-acre residential, mixed use, and office development with 662 single-family lots, 21.33 acres of Mixed Use, and 10.0 acres of planned Office adjacent to the Osborn Road alignment on the east end of the project.
EAST OF 99TH AVENUE	An undeveloped 141.42-acre property located in City of Phoenix's jurisdiction. The property is zoned Planned Unit Development – Mixed Use which allows for a combination of residential, commercial and retail uses. The property is current being farmed and a time frame for development is unknown.
SOUTH OF THOMAS ROAD	A 68.5-acre property zoned Agricultural (AG) with a Special Use District (SUD) overlay for the Holy Cross Cemetery and Mortuary use, which occupies the site.
WEST	Glenarm Farms, a 149-acre single-family development zoned RR-18 (Rural Residential, minimum 18,000 square foot lot area). The community is fully developed with 150 lots, many with accessory structures for the keeping of horses and livestock.

GENERAL PLAN
The property is designated Medium Density Residential (MDR), which allows for the development of detached single-family residential development at a density of 2.5 to 4.0 dwelling units per acre.

PUBLIC SCHOOLS	
SCHOOL DISTRICT(S)	Pendergast Elementary School District Tolleson Union High School District
ELEMENTARY SCHOOL	Pendergast Elementary School
HIGH SCHOOL	Westview High School

ADJACENT STREETS	
99th Avenue	
Classification	Arterial
Existing half-street ROW	55 feet
Standard half-street ROW	70 feet
Existing half-street improvements	Two (2) travel lanes and half-center turn lane
Standard half-street improvements	Three (3) travel lanes, deceleration lane (when warranted), half landscaped median, bike lane, sidewalk, curb, gutter, street lights, landscaping, and undergrounding of above-ground utilities and irrigation channels.
Thomas Road	
Classification	Arterial
Existing full-street ROW	55 feet
Standard full-street ROW	55 feet
Existing full-street improvements	Two (2) travel lanes, dedicated left-turn lane, curb, gutter, and median landscaping
Standard full-street improvements	Two (2) travel lanes, dedicated left-turn lane, sidewalk, curb, gutter, median and back of sidewalk landscaping, street lights.

UTILITIES
Future development on the site will access existing 16-inch water line in Thomas Avenue. Sewer service to the site will be accommodated by an existing 12-inch main line in Thomas Road. Salt River Project (SRP) provides electrical service in this portion of the City.

Exhibit E

Preliminary Plat Narrative

Received Electronically
November 30, 2020

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 | **www.epsgroupinc.com**

November 30, 2020

FULTON HOMES ACCLAIM

PRELIMINARY PLAT
PROJECT NARRATIVE

Developer:
Fulton Homes
9140 S Kyrene, Ste 202
Tempe, AZ 85284
Tel: 480-753-6789
Contact: Norm Nicholls

Consultant:
EPS Group, Inc.
1130 N Alma School Road, Suite 120
Mesa, AZ 85201
Tel: 480-503-2250
Contact: Brian Nicholls

Introduction

EPS Group, on behalf of Fulton Homes, is requesting approval of a Preliminary Plat of the vacant, infill parcel located at the northwest corner of 99th Avenue and Thomas Road (the "Property") to accommodate the development of a single family residential, master planned community called Fulton Homes Acclaim. The Property is 153.20 gross acres and 146.34 net acres, when adjusted to account for a dedication of 37 additional feet of right of way for 99th Avenue. The County Assessor identifies the Property as Maricopa County Assessor Parcel Number 102-27-007N.

Community Design

Fulton Homes Acclaim will include a variety of single-family home options, with proposed lot sizes ranging from 45-foot-wide, 4,100 square foot lots up to 60-foot-wide, 7,400 square foot, executive-home size lots. Fulton Homes intends to develop a total of 581 individual home sites on the Property, with an overall project density of 4.0 du/ac.

In addition, Fulton Homes intends to develop Fulton Homes Acclaim consistent with the Planned Area Development for Fulton Homes Acclaim (PL-20-0086) and the City's Single-Family Residential Design Manual, as suggested by Sections 602.E and 604.F., G., and H. of the Zoning Ordinance.

Pedestrian Connectivity

Fulton Homes Acclaim is indeed designed to be a community that welcomes pedestrians and has designed an abundant and well-connected open space system that is easily accessible to its residents. Every resident of the community will be well within a quarter mile of at least one active open space area of the PAD, and most are within a quarter mile of multiple amenity areas. To link the homes to the open spaces, the entirety of the Fulton Homes Acclaim open space areas are linked by a network of pedestrian trials.

Open Space Amenities

Fulton Homes Acclaim is setting aside 35.34-acres (24.1% of net area) of Open Space. As a result, this community will have an abundant range of highly amenitized, active and passive recreational opportunities, dwarfing the City's requirement for 15% open space in a PAD.

The Landscape Plan reflects a large central park site, including a substantial aquatic center, to serve the entirety of the community, as well as additional local parks within each of the various smaller

neighborhoods, all linked by an extensive pedestrian trail system. In addition to these amenities, there is a large drainage area adjacent to the Roosevelt Irrigation District (RID) Canal that is located along the western perimeter of the Property, which Fulton Homes will transform into a significant area of open space, amenities, and trails.

Architectural Concept for Walls and Homes

Walls

The Fulton Homes Acclaim wall program also advances a unifying theme. The walls are intentionally designed to disappear into the background of the landscaping, open spaces, and pedestrian walkways. Along 99th Avenue, in addition to the project entry and the two added pedestrian access points, Fulton Homes Acclaim has two separate runs of split rail fencing, with a unique, partially rotated rail design. In four separate locations of the interior pedestrian walkways linking open spaces, Fulton Homes Acclaim provides partial view fencing. Along most of the project perimeter, the walls are pulled back and separated from the property line by landscaping and open space. The walls themselves generally feature a Sonoran fluted cap and a smooth banded color line just below the cap to create and emphasize a unique shadow line over the rich split-face masonry block wall, creating a consistent and understated thematic design.

Homes

Fulton Homes is introducing three series of distinctive home designs envisioned to provide quality homes that offer unique and desirable lifestyles sought by today's home buyers and are offering 4 distinct architectural characters that reflect a regional identity. These architectural characters are available in all 3 of the home series and with every floor plan. These historic characters provide our buyers a wide selection of appealing exteriors while reinforcing a diverse community:

- **Spanish** - Historic to this region, it is best known for its eclectic, informal and sculptural appearance. This style has predominately hipped and gabled roofs with barrel style tiles and light-colored stucco walls. It is further enhanced with arches, decorative buttress walls, colorful tile accents, molding trims and tile vents.
- **Cottage** – Characterized by a more formal and crafted appearance, this style evolved from earlier picturesque manor houses. This traditional vernacular has adapted to our region through simple massings with hipped and clipped gable roofs and refined details including low arches, decorative wing walls, stone elements, molding trims, shutters, dormers and smooth flat roof tiles.
- **Farmhouse** - This western adapted style has a history in traditional country homes. This more refined version incorporates native materials while maintaining some refined features, including brick veneer, shutters and horizontal lap siding materials. It is further enhanced with porches, simple Dutch style gable roofs and dormers with flat textured roof tiles.
- **Craftsman** - Distinguished by its crafted appearance and use of natural materials, this style evolved from the early American Arts and Craft movement. This vernacular is known for its inviting front entry porches with wide columns and simple gable roofs with textured flat roof tiles, detailed with batt and board siding with outriggers. The use of river rock detailing enhances this character's charm.

Conclusion

The development team looks forward to working with the City of Avondale on this exciting new residential community.

Exhibit F

Proposed Preliminary Plat

Received Electronically November 24, 2020

PRELIMINARY PLAT FOR FULTON HOMES ACCLAIM

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, T.2 N., R.1 E. OF THE GILA AND SALT RIVER & MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE SOUTH 33 FEET THEREOF AS CONVEYED TO MARICOPA COUNTY IN QUIT CLAIM DEED RECORDED IN BOOK 96 OF DEEDS, PAGE 446; AND

EXCEPT THE EAST 33 FEET THEREOF AS CONVEYED TO MARICOPA COUNTYIN QUIT CLAIM DEED RECORDED IN BOOK 117 OF DEEDS, PAGE 539; AND

EXCEPT THAT PORTION CONVEYED TO THE SALT RIVER VALLEY WATER USERS ASSOCIATION IN QUIT CLAIM DEED RECORDED IN BOOK 132 OF DEEDS, PAGE 74; AND

EXCEPT THAT PORTION CONVEYED TO THE SALT RIVER VALLEY WATER USERS ASSOCIATION IN QUIT CLAIM DEED RECORDED IN BOOK 134 OF DEEDS, PAGE 286; AND

EXCEPT THAT PORTION CONVEYED TO THE ROOSEVELT IRRIGATION DISTRICT IN QUIT CLAIM DEED RECORDED IN BOOK 215 OF DEEDS, PAGE 415; AND

EXCEPT THAT PORTION CONVEYED TO THE SALT RIVER VALLEY WATER USERS ASSOCIATION IN QUIT CLAIM DEED RECORDED IN BOOK 525 OF DEEDS, PAGE 297; AND

EXCEPT THAT PORTION CONVEYED TO THE SALT RIVER VALLEY WATER USERS ASSOCIATION IN QUIT CLAIM DEED RECORDED IN BOOK 542 OF DEEDS, PAGE 305; AND

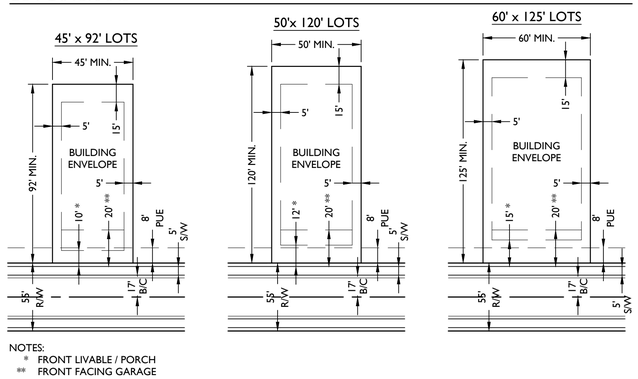
EXCEPT THAT PORTIONCONVEYED TO THE CITY OF AVONDALE IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2017140597

EXCEPT THAT PORTION CONVEYED TO THE SALT RIVER PROJECT AGRICULTURAL AND IMPROVEMENT DISTRICT IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019-257422.

FULTON HOMES ACCLAIM PAD (PL-20-0086) DEVELOPMENT STANDARDS			
STANDARD	**45' x 92'**	**50' x 120'**	**60' x 125'**
MIN. NET SITE AREA (SQ. FT. PER LOT)	4,100 SF (1)	5,900 SF (1)	7,400 SF (1)
MIN. LOT WIDTH	45'	50'	60'
MIN. LOT DEPTH	92'	120'	125'
MAX. HEIGHT	30'	30'	30'
MIN. FRONT SETBACK (GARAGE) (2)	20' (3)	20' (3)	20' (3)
MIN. FRONT SETBACK (LIVABLE/PORCH) (2)	10' (3)	12' (3)	15' (3)
MIN. SIDE SETBACK (2)	5'	5'	5'
MIN. SIDE SETBACK (AGGREGATE) (2)	10'	10'	10'
MIN. REAR SETBACK (2)	15'	15'	15'
MIN. STREET SIDE SETBACK (2)	10' (4)	10' (4)	10' (4)
MAX. BUILDING COVERAGE	55%	55%	55%

NOTES:
(1) MINIMUM AREA BASED ON MINIMUM LOT DIMENSIONS WOULD BE 4,140 SF (45' x 92'), 6,000 SF (50' x 120'), AND 7,500 SF (60' x 125'). THESE HAVE BEEN SLIGHTLY REDUCED TO PROVIDE ALLOWANCE FOR CORNER LOT CHAMFERS, KNUCKLES, ETC.
(2) ARCHITECTURAL FEATURES, INCLUDING BAY WINDOWS, POP-OUTS, SHADOW BOXES, POT SHELVES, WING WALLS AND CORNER ENHANCEMENTS SHALL BE PERMITTED TO ENCROACH UP TO 12" INTO THE FRONT, SIDE, AND REAR YARD SETBACKS.
(3) FRONT YARD SETBACK SHALL BE MEASURED FROM THE BACK OF THE STREET SIDEWALK. NO STAGGERING OF FRONT YARD SETBACKS SHALL BE REQUIRED.
(4) UNLESS ADJACENT TO MINIMUM 8' TRACT.

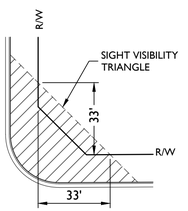
LOT DIAGRAMS



NOTES:
* FRONT LIVABLE / PORCH
** FRONT FACING GARAGE

LEGEND

- PROPERTY BOUNDARY
- STREET CENTERLINE
- RIGHT OF WAY
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SIGHT VISIBILITY TRIANGLE
- WATER LINE
- SEWER LINE



TYPICAL S.V.T. EASEMENT
N.T.S.

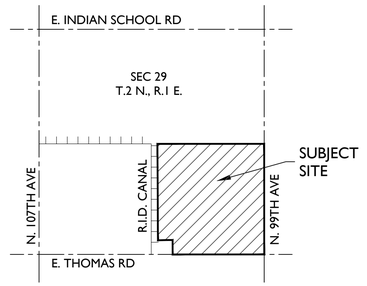
FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE MARICOPA COUNTY, COMMUNITY PANEL NO. 04013C2160L, EFFECTIVE DATE OCTOBER 16, 2013, THE SUBJECT PROPERTY APPEARS TO LIE IN:

ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE A: NO BASE FLOOD ELEVATIONS DETERMINED.

VICINITY MAP



PROJECT TEAM

DEVELOPER
FULTON HOMES
9140 S. KYRENE RD., SUITE 202
TEMPE, AZ 85284
TEL: (480)-753-6789
CONTACT: NORM NICHOLLS
NNichols@fultonhomes.com

CIVIL ENGINEER
EPS GROUP, INC.
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TEL: (480)-503-2250
CONTACT: BRIAN NICHOLLS, P.E.
Brian.Nicholls@epsgroupinc.com

ATTORNEY
GAMMAGE & BURNHAM PLC
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PHOENIX, AZ 85004
TEL:(602)-256-4422
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SAnderson@gblaw.com

LAND PLANNER AND LANDSCAPE ARCHITECT
EPS GROUP, INC.
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MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: JOSH HANNON & ALIZA SABIN
Josh.Hannon@epsgroupinc.com
Aliza.Sabin@epsgroupinc.com

PROJECT DATA

A.P.N.:	102-27-007N
EXISTING LAND USE:	AGRICULTURAL
GENERAL PLAN:	MEDIUM DENSITY RESIDENTIAL
ZONING:	PAD
GROSS AREA:	+/- 153.20 ACRES
NET AREA:	+/- 146.34 ACRES (EXCLUDES THOMAS ROAD AND 99TH AVENUE R/W)
NO. OF LOTS:	
45' x 92'	224
50' x 120'	241
60' x 125'	116
TOTAL	581
NET DENSITY:	4.0 DU/AC
OPEN SPACE:	35.34 AC (24.1% NET)

GENERAL NOTES

1. ALL LANDSCAPING WITHIN ADJACENT PUBLIC RIGHT-OF-WAY IS TO BE MAINTAINED BY THE FULTON HOMES ACCLAIM HOMEOWNERS' ASSOCIATION, EXCLUDING MEDIANS ON ARTERIAL STREETS.
2. ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
3. ALL EXISTING OVERHEAD UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF AVONDALE MUNICIPAL CODE AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION. ALL EXITING IRRIGATION CANALS ON THE PROPERTY SHALL BE TILED OR, IF PERMITTED BY THE EASEMENT FOLDER, ABANDONED AND REMOVED, BY THE DEVELOPER.
4. NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS AND APPROVED OR EXISTING CONVEYANCE PATTERNS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
5. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
6. NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL.
7. EACH FINAL PLAT SHALL INCLUDE A NOTE THAT STATES THAT THE SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT.
8. THE FULTON HOMES ACCLAIM HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPING IN END-OF-BLOCK LANDSCAPE TRACTS AND ADJOINING PRIVATE PROPERTY OUTSIDE OF INDIVIDUAL LOT WALLS.
9. HOME ON LOTS WITH AN ASTERISK SHALL BE REQUIRED TO UTILIZE A HOUSE PLAN / ELEVATION WHERE THE GARAGE IS SITUATED ON THE SIDE OF THE LOTS MOST VULNERABLE TO HEADLIGHT INTRUSION.
10. ALL INTERSECTION RIGHT-OF-WAY TRIANGLE SHALL MEET REQUIREMENTS PER SECTION 3.7.4 AND TABLE 3-2 OF THE CITY OF AVONDALE'S GENERAL ENGINEERING REQUIREMENTS MANUAL.

UTILITIES AND SERVICES

WATER:	CITY OF AVONDALE
SEWER:	CITY OF AVONDALE
ELECTRIC:	SALT RIVER PROJECT (SRP)
NATURAL GAS:	SOUTHWEST GAS
POLICE:	CITY OF AVONDALE
FIRE:	CITY OF AVONDALE
TELEPHONE:	CENTURYLINK / COX COMMUNICATIONS
CABLE/INTERNET:	CENTURYLINK / COX COMMUNICATIONS
REFUSE:	CITY OF AVONDALE

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 1 EAST, ALSO BEING THE CENTER LINE OF 99TH AVENUE PER THE FINAL PLAT OF "G.D.A.C.S." AS RECORDED IN BOOK 669 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA.

SAID BEARING BEING NORTH 00 DEGREES 18 MINUTES 10 SECONDS EAST

EPS GROUP
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Suite 120
Mesa, AZ 85201
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w w w . e p s g r o u p i n c . c o m

Project: Fulton Homes Acclaim
Avondale, Arizona

COVER SHEET

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Designer: JH
Drawn by: JAJ

Registered Professional Engineer (Civil)
CERTIFICATE NO.
54652
BRIAN
NICHOLLS
Date Signed 11-18-20
ARIZONA

Job No.
20-0146

CS01

Sheet No.
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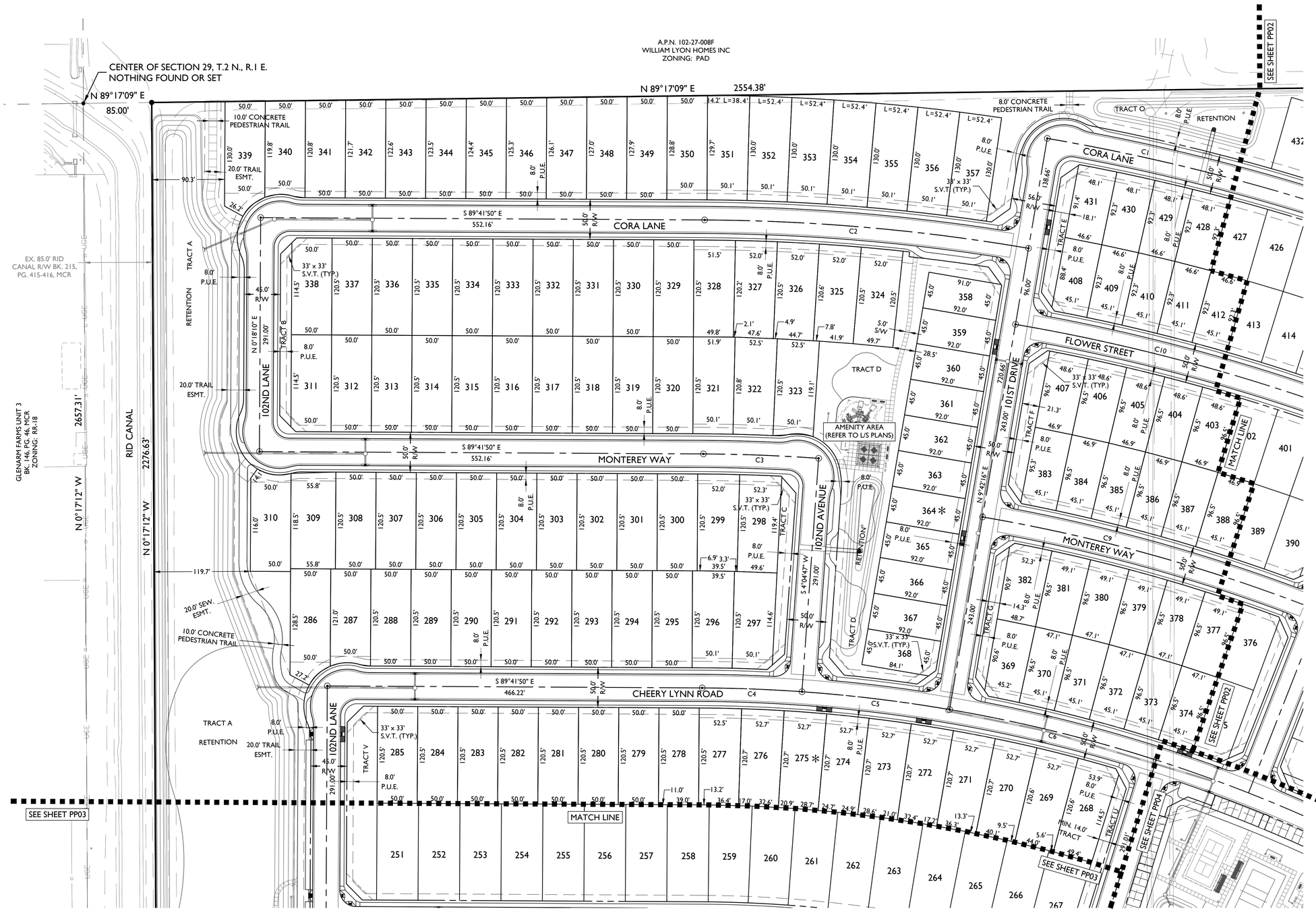
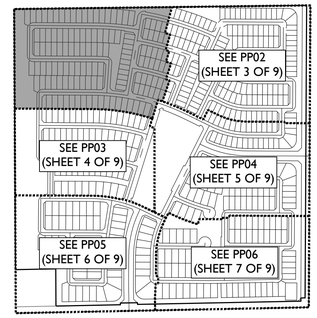


KEY MAP

N.T.S.



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FD	FOUND
RB	REBAR
SFNF	SEARCHED FOR, NOTHING FOUND

NOTE

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NORTH

60 0 60 120
scale feet

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Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
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Avondale, Arizona

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Drawn by: JAJ

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CERTIFICATE NO.
54652
BRIAN NICHOLLS
Date Signed 11-18-20
ARIZONA, U.S.A.

Job No.
20-0146

PP01

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KEY MAP

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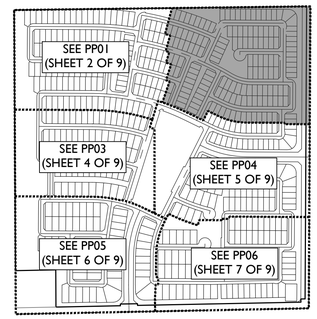

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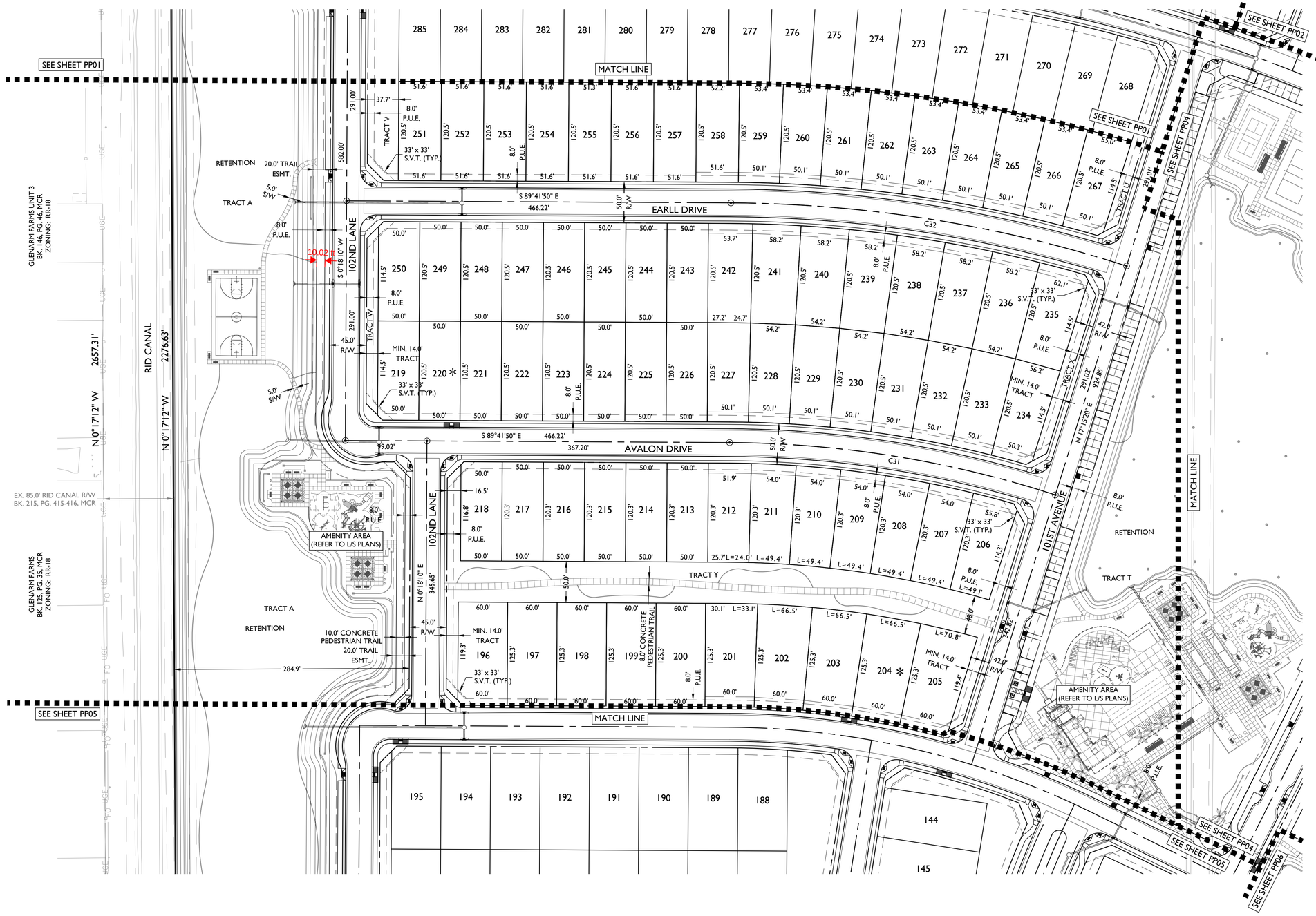

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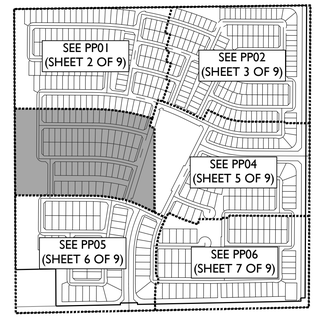

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scale feet

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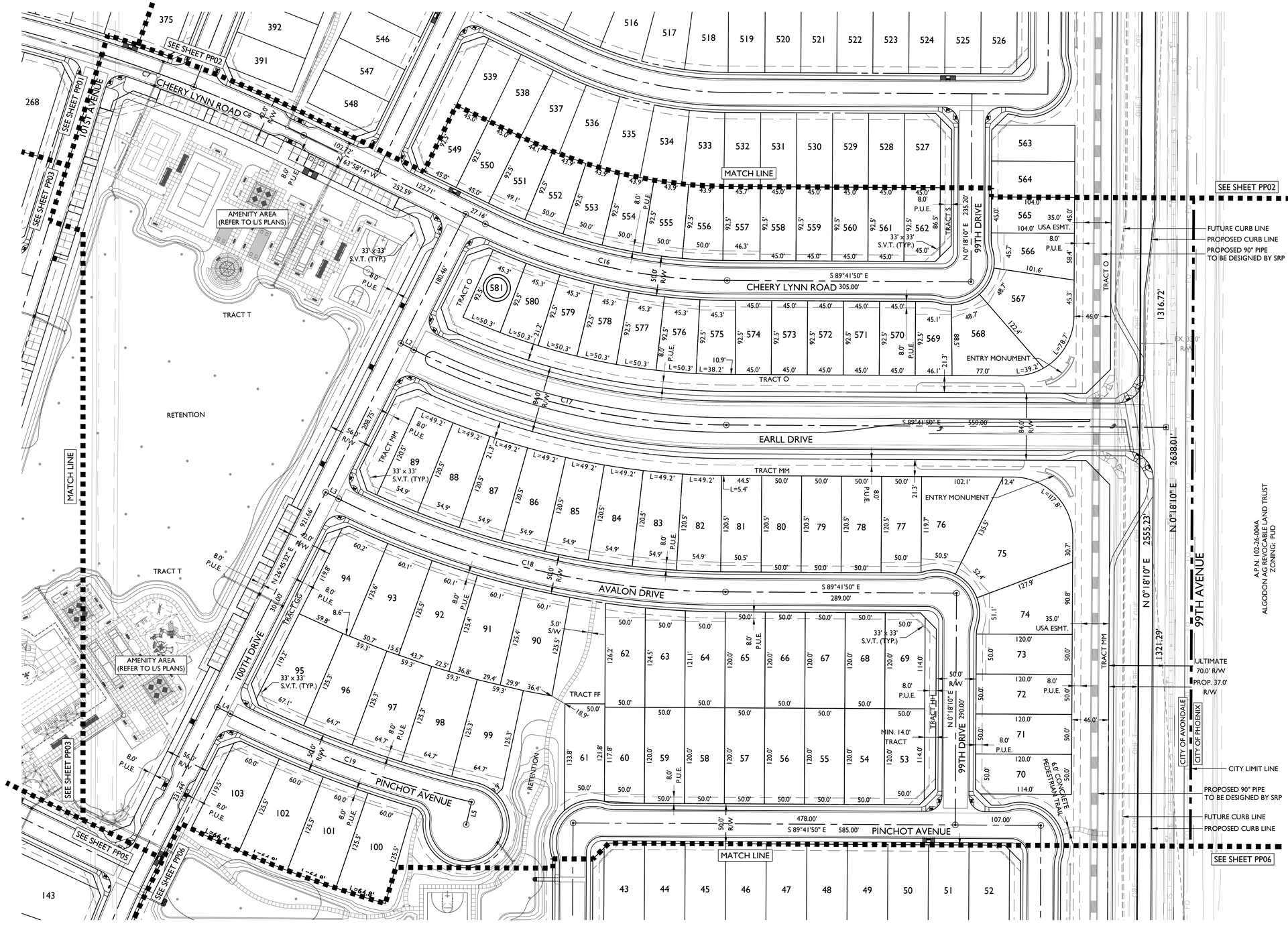

KEY MAP

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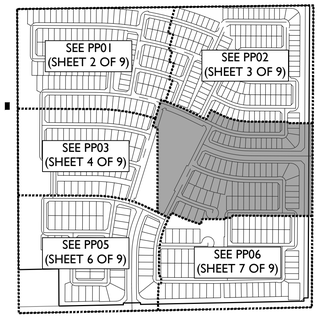

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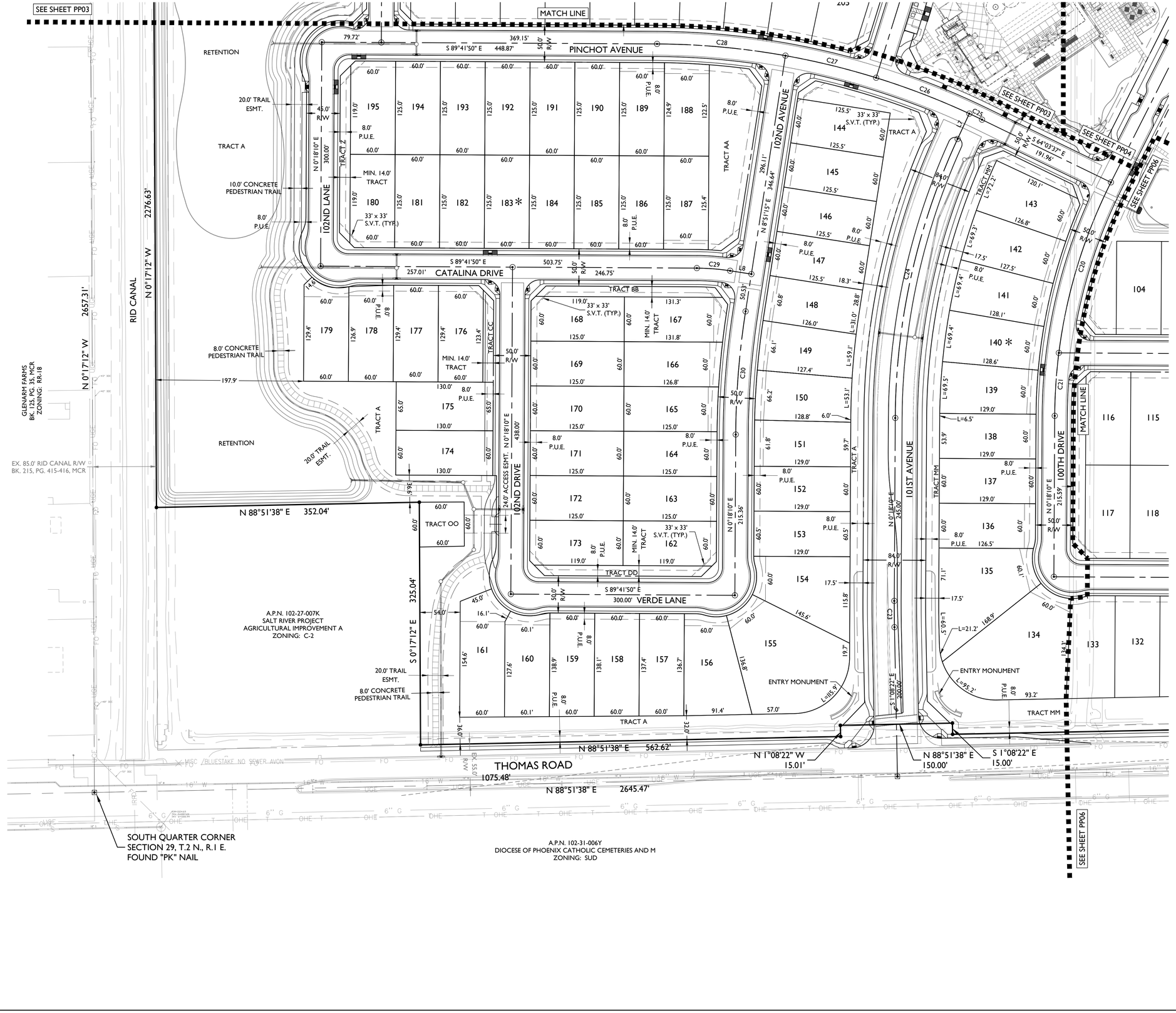

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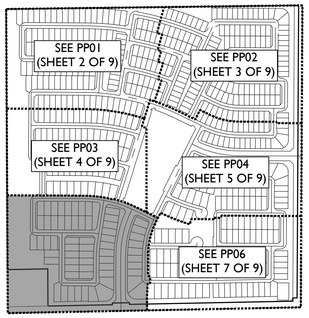

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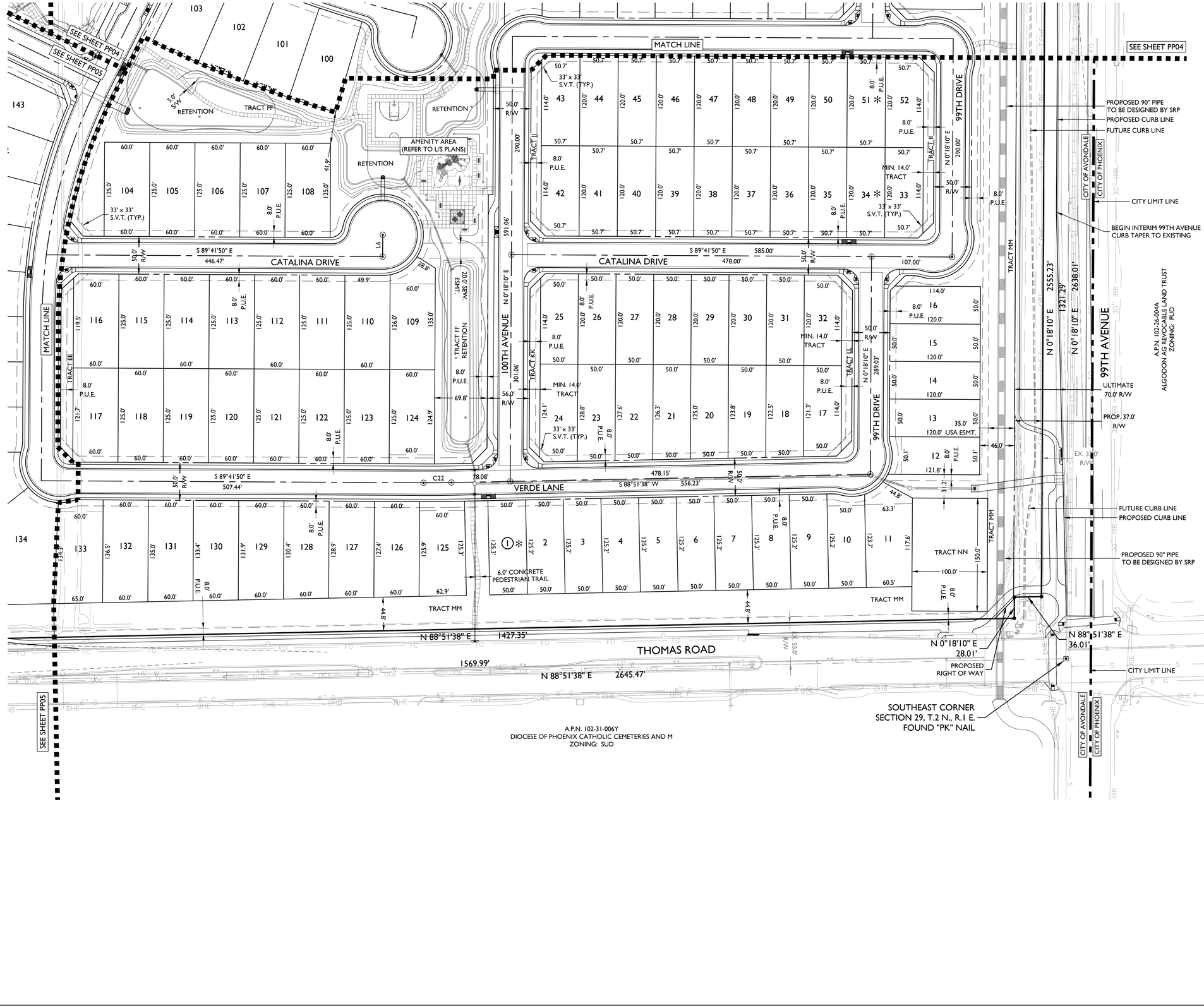

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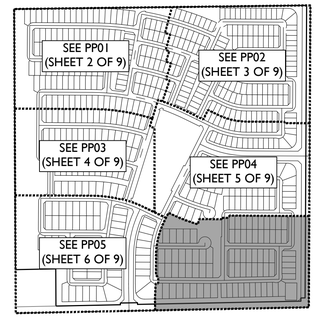

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- FIRE HYDRANT
- MANHOLE

R/W	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
R.E.	ROADWAY EASEMENT
P.S.E.	PARKING AND SIDEWALK EASEMENT
S.V.T.	SIGHT VISIBILITY TRIANGLE
D.S.T.	DEPARTURE SIGHT TRIANGLE
V.N.A.E.	VEHICLE NON-ACCESS EASEMENT
BCF	BRASS CAP FLUSH
BCHH	BRASS CAP IN HANDHOLE
FD	FOUND
RB	REBAR
SFNF	SEARCHED FOR, NOTHING FOUND

NOTE

* HOME ON LOTS WITH AN ASTERISK SHALL BE REQUIRED TO UTILIZE A HOUSE PLAN / ELEVATION WHERE THE GARAGE IS SITUATED ON THE SIDE OF THE LOTS MOST VULNERABLE TO HEADLIGHT INTRUSION.

NORTH

60 0 60 120
scale feet

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

Project:
Fulton Homes Acclaim
Avondale, Arizona

Revisions:
AUGUST 27, 2020 - 1ST PRELIMINARY PLAT SUB.
OCTOBER 13, 2020 - 2ND PRELIMINARY PLAT SUB.
NOVEMBER 18, 2020 - 3RD PRELIMINARY PLAT SUB.

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ

Registered Professional Engineer (Civil)
CERTIFICATE NO.
54652
BRIAN NICHOLLS
Date Signed 11-18-20
ARIZONA, U.S.A.

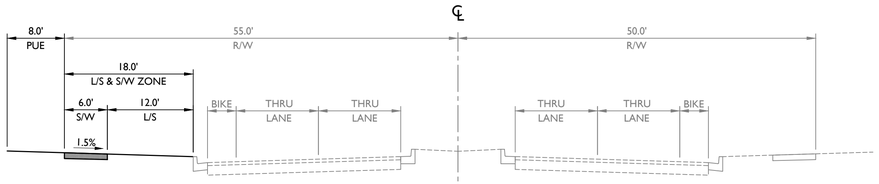
Job No.
20-0146

PP06

Sheet No.
7
of 9

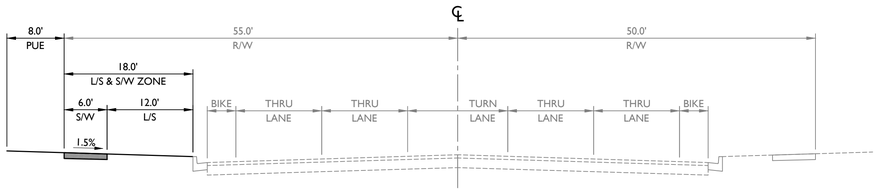
20-0146

dhughes Nov 18, 2020 3:56pm \\EPS-M16-FS01\SHARED$\Projects\2020\20-0146\Planning\Drawings\Preliminary Plat\20-0146 - PP06.dwg



ARTERIAL (THOMAS w/ MEDIAN)

N.T.S.



ARTERIAL (THOMAS w/ TURN LANE)

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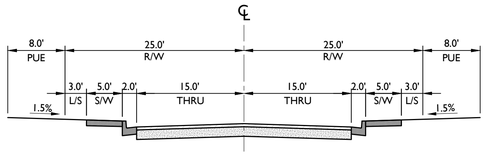
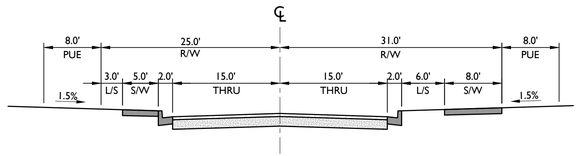


LOCAL STREET

N.T.S.

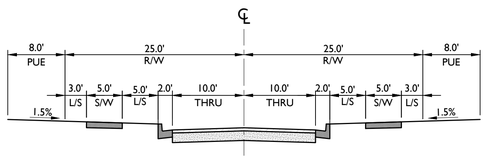


LOCAL STREET (WITH 8' DETACHED SIDEWALK)

N.T.S.

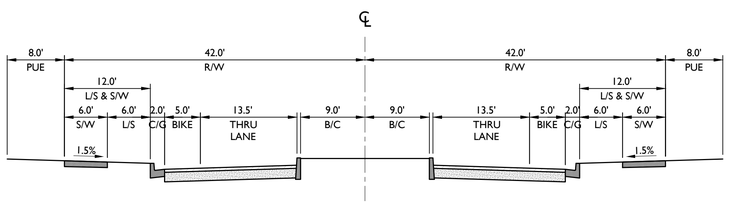
LOCAL STREET (WITH ADJACENT 10' TRAIL)

N.T.S.



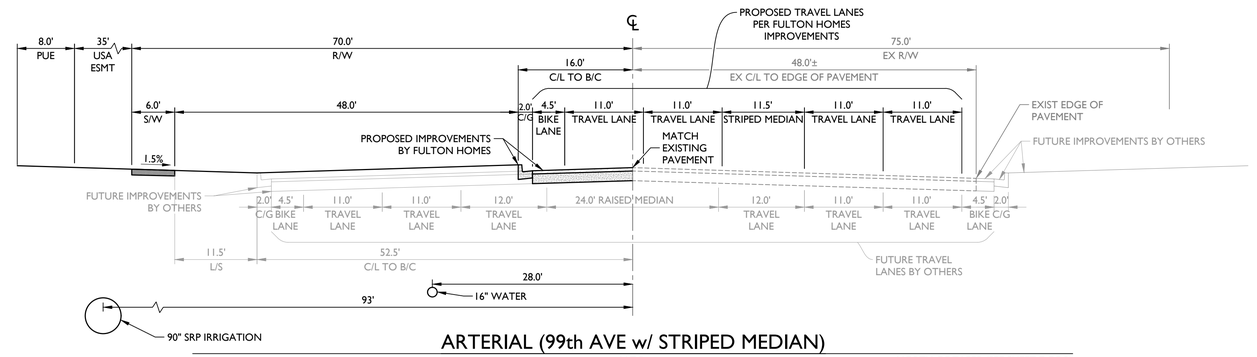
LOCAL STREET WITH CHOKER (PEDESTRIAN CROSSING)

N.T.S.



COLLECTOR (MODIFIED)

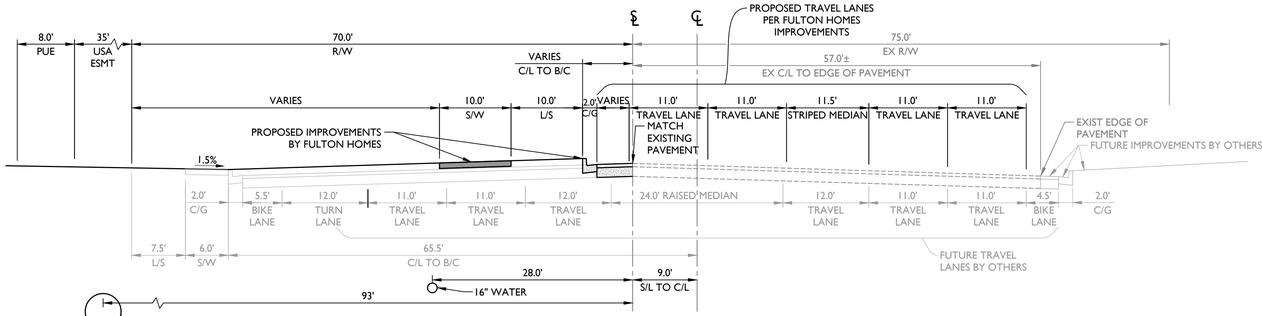
N.T.S.



ARTERIAL (99th AVE w/ STRIPED MEDIAN)

N.T.S.

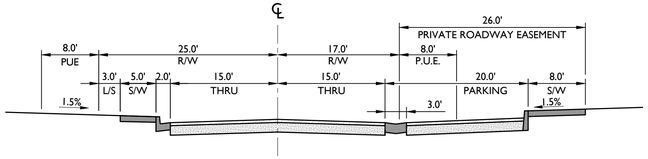
NORTH OF TAPER (SEE SHEET 7 OF 9)



ARTERIAL (99th AVE AT THOMAS ROAD INTERSECTION)

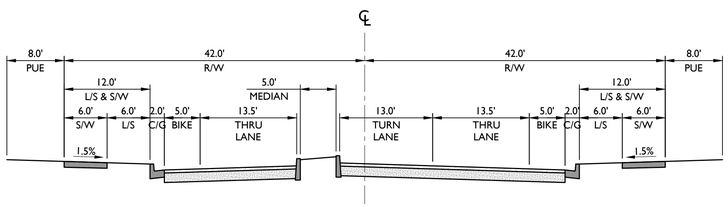
N.T.S.

SOUTH OF TAPER (SEE SHEET 7 OF 9)



MODIFIED LOCAL STREET (WITH ON-STREET PARKING)

N.T.S.



COLLECTOR (MODIFIED WITH TURN LANE)

N.T.S.

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

Fulton Homes Acclaim

Avondale, Arizona

Project:

Street Sections

Revisions:

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ARIZONA, U.S.A.

Job No.
20-0146

PP07

Sheet No.
8
of 9

20-0146
dhughes Nov 18, 2020 3:56pm \\EPS-M16-FS01\SHARED$\Projects\2020\20-0146\Planning\Drawings\Preliminary Plat\20-0146 - PP07 - Street Sections.dwg

Lot Table	
Lot #	Area
1	6262.50
2	6262.50
3	6262.50
4	6262.50
5	6262.50
6	6262.50
7	6262.50
8	6262.50
9	6262.50
10	6153.97
11	8026.78
12	5900.01
13	5999.98
14	6000.00
15	6000.00
16	5982.00
17	6013.50
18	6094.41
19	6157.35
20	6220.29
21	6283.23
22	6346.17
23	6409.11
24	6454.09
25	5982.00
26	6000.00
27	6000.00
28	6000.00
29	6000.00
30	6000.00
31	6000.00
32	5982.00
33	6066.00
34	6084.00
35	6084.00

Lot Table	
Lot #	Area
36	6084.00
37	6084.00
38	6084.00
39	6084.00
40	6084.00
41	6084.00
42	6066.00
43	6066.00
44	6084.00
45	6084.00
46	6084.00
47	6084.00
48	6084.00
49	6084.00
50	6084.00
51	6084.00
52	6066.00
53	5982.00
54	6000.00
55	6000.00
56	6000.00
57	6000.00
58	6000.00
59	6000.00
60	5990.27
61	6164.13
62	6357.17
63	6131.32
64	6018.74
65	6000.00
66	6000.00
67	6000.00
68	6000.00
69	5982.00
70	5982.00

Lot Table	
Lot #	Area
71	6000.00
72	6000.00
73	5999.99
74	8036.92
75	14127.24
76	8677.02
77	6022.99
78	6025.00
79	6025.00
80	6025.00
81	6055.81
82	6307.45
83	6307.45
84	6307.45
85	6307.45
86	6307.45
87	6307.45
88	6307.45
89	6307.45
90	7997.13
91	7890.10
92	7889.55
93	7889.27
94	7890.85
95	7991.60
96	7817.03
97	7817.03
98	7817.03
99	7915.29
100	7798.75
101	7798.75
102	7798.75
103	7873.48
104	7500.00
105	7500.00

Lot Table	
Lot #	Area
106	7500.00
107	7500.00
108	7500.00
109	8267.25
110	7503.21
111	7500.00
112	7500.00
113	7500.00
114	7500.00
115	7500.00
116	7483.57
117	7494.43
118	7500.00
119	7500.00
120	7500.00
121	7500.00
122	7500.00
123	7500.00
124	7499.67
125	7684.86
126	7598.85
127	7689.49
128	7780.12
129	7870.76
130	7961.39
131	8052.03
132	8142.66
133	8465.84
134	17898.81
135	13384.54
136	7727.32
137	7740.00
138	7759.49
139	8277.08
140	8243.01

Lot Table	
Lot #	Area
141	8205.01
142	8156.61
143	8251.18
144	7530.00
145	7530.00
146	7530.00
147	7530.00
148	7582.18
149	7978.35
150	8075.63
151	7854.22
152	7740.00
153	7802.21
154	10719.50
155	18002.82
156	9891.28
157	8224.90
158	8267.54
159	8310.18
160	8226.02
161	9751.57
162	7482.00
163	7500.00
164	7500.01
165	7537.86
166	7740.17
167	8094.35
168	7482.00
169	7500.00
170	7500.00
171	7500.00
172	7500.00
173	7482.00
174	7800.00
175	8450.00

Lot Table	
Lot #	Area
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177	7761.17
178	7749.17
179	7785.66
180	7482.00
181	7500.00
182	7500.00
183	7500.00
184	7500.00
185	7500.00
186	7500.00
187	7501.82
188	7441.58
189	7499.82
190	7500.00
191	7500.00
192	7500.00
193	7500.00
194	7500.00
195	7482.00
196	7500.00
197	7518.00
198	7518.00
199	7518.00
200	7518.00
201	7699.82
202	7883.82
203	7883.82
204	7883.82
205	8103.26
206	6333.92
207	6247.06
208	6247.06
209	6247.06
210	6247.06

Lot Table	
Lot #	Area
211	6247.06
212	6127.66
213	6015.00
214	6015.00
215	6015.00
216	6015.00
217	6015.00
218	6008.84
219	6007.00
220	6025.00
221	6025.00
222	6025.00
223	6025.00
224	6025.00
225	6025.00
226	6025.00
227	6129.45
228	6247.17
229	6247.17
230	6247.17
231	6247.17
232	6247.17
233	6247.17
234	6349.31
235	7160.12
236	6808.51
237	6808.51
238	6808.51
239	6808.51
240	6808.51
241	6808.51
242	6378.58
243	6025.00
244	6025.00
245	6025.00

Lot Table	
Lot #	Area
246	6025.00
247	6025.00
248	6025.00
249	6025.00
250	6007.00
251	6215.42
252	6214.18
253	6214.19
254	6214.19
255	6214.18
256	6214.19
257	6214.19
258	6248.46
259	6208.32
260	6207.61
261	6207.61
262	6207.61
263	6207.61
264	6207.61
265	6207.61
266	6207.61
267	6275.01
268	6240.68
269	6187.53
270	6187.38
271	6187.26
272	6187.18
273	6187.13
274	6187.12
275	6187.13
276	6187.11
277	6174.38
278	6025.00
279	6025.00
280	6025.00

Lot Table	
Lot #	Area
281	6025.00
282	6025.00
283	6025.00
284	6025.00
285	6025.00
286	6704.40
287	5913.26
288	6025.00
289	6025.00
290	6025.00
291	6025.00
292	6025.00
293	6025.00
294	6025.00
295	6025.00
296	6142.68
297	6162.44
298	6163.85
299	6142.53
300	6025.00
301	6025.00
302	6025.00
303	6025.00
304	6025.00
305	6025.00
306	6025.00
307	6025.00
308	6025.00
309	6709.83
310	6089.03
311	6007.00
312	6025.00
313	6025.00
314	6025.00
315	6025.00

Lot Table	
Lot #	Area
316	6025.00
317	6025.00
318	6025.00
319	6025.00
320	6025.00
321	6132.21
322	6168.12
323	6049.26
324	6146.20
325	6144.75
326	6146.75
327	6137.83
328	6107.54
329	6025.00
330	6025.00
331	6025.00
332	6025.00
333	6025.00
334	6025.00
335	6025.00
336	6025.00
337	6025.00
338	6007.00
339	6610.81
340	5906.79
341	6063.11
342	6107.48
343	6151.85
344	6196.23
345	6240.60
346	6284.97
347	6329.35
348	6373.72
349	6418.09
350	6462.47

Lot Table	
Lot #	Area
351	6651.67
352	6645.65
353	6645.65
354	6645.65
355	6645.65
356	6645.65
357	6645.65
358	4139.53
359	4140.00
360	4140.00
361	4140.00
362	4140.00
363	4140.00
364	4140.00
365	4140.00
366	4140.00
367	4140.00
368	4108.58
369	4486.34
370	4431.70
371	4431.70
372	4431.70
373	4431.70
374	4431.70
375	4414.14
376	4656.81
377	4658.99
378	4658.99
379	4658.99
380	4658.99
381	4658.99
382	4886.75
383	4420.97
384	4421.70
385	4421.70

Lot Table	
Lot #	Area
386	4421.70
387	4421.70
388	4421.70
389	4421.70
390	4404.09
391	4132.45
392	4140.00
393	4140.00
394	4140.00
395	4140.00
396	4140.00
397	4140.00
398	4140.00
399	4135.18
400	4620.13
401	4623.33
402	4623.33
403	4623.33
404	4623.33
405	4623.33
406	4623.33
407	4623.33
408	4211.30
409	4219.24
410	4219.24
411	4219.24
412	4219.24
413	4219.24
414	4219.24
415	4219.24
416	4219.24
417	4219.24
418	4219.24
419	4201.63
420	4382.38

Lot Table	
Lot #	Area
421	4385.66
422	4385.66
423	4385.66
424	4385.66
425	4385.66
426	4385.66
427	4385.66
428	4385.66
429	4385.66
430	4385.66
431	4385.28
432	4204.05
433	4204.05
434	4204.05
435	4204.05
436	4204.05
437	4204.05
438	4204.05
439	4186.41
440	4392.79
441	4355.57
442	4410.00
443	4410.00
444	4410.00
445	4410.00
446	4410.00
447	4410.00
448	4410.00
449	4410.00
450	4410.00
451	4819.18
452	8587.57
453	7818.98
454	4166.15
455	4230.00

Lot Table	
Lot #	Area
456	4230.00
457	4230.00
458	4230.00
459	4230.00
460	4230.00
461	4230.00
462	4230.00
463	4212.00
464	4267.45
465	4275.00
466	4275.00
467	4275.00
468	4275.00
469	4275.00
470	4275.00
471	4275.00
472	4275.00
473	4275.00
474	4140.00
475	4140.00
476	4140.00
477	4140.00
478	4132.39
479	5236.81
480	4604.91
481	4590.00
482	4590.00
483	4590.00
484	4590.00
485	4590.00
486	4590.00
487	4583.22
488	4808.77
489	4815.00
490	4815.00

Lot Table	
Lot #	Area
491	4815.00
492	4815.00
493	4815.00
494	4861.70
495	4874.64
496	4874.64
497	4874.64
498	4874.64
499	4868.55
500	4303.54
501	4311.00
502	4311.00
503	4311.00
504	4311.00
505	4311.00
506	4311.00
507	4690.42
508	4935.17
509	5011.18
510	4963.93
511	4494.13
512	4595.01
513	4144.50
514	4324.96
515	4446.26
516	4542.34
517	4546.39
518	4545.75
519	4244.83
520	4162.50
521	4162.50
522	4162.50
523	4162.50
524	4162.50
525	4162.50

Lot Table	
Lot #	Area
526	4154.67
527	4153.50
528	4171.50
529	4171.50
530	4171.50
531	4171.50
532	4201.05
533	4492.12
534	4488.09
535	4487.54
536	4488.20
537	4499.76
538	4171.50
539	4171.50
540	4130.13
541	4140.00
542	4140.00
543	4140.00
544	4150.12
545	4140.00
546	4140.00
547	4140.00
548	4132.12
549	4162.50
550	4162.50
551	4355.83
552	4394.30
553	4394.30
554	4394.30
555	4394.30
556	4393.88
557	4261.24
558	4162.50
559	4162.50
560	4162.50

Lot Table	
Lot #	Area
561	4162.50
562	4144.50
563	4662.00
564	4680.00
565	4680.00
566	5209.40
567	9242.64
568	7581.13
569	4148.20
570	4162.50
571	4162.50
572	4162.50
573	4162.50
574	4162.50
575	4332.95
576	4387.15
577	4387.15
578	4387.15
579	4387.15
580	4387.15
581	4387.15
TOTAL 3,421,348.54 SQ. FT.	

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY / PEDESTRIAN TRAIL	499938	11.477
B	LANDSCAPE / OPEN SPACE	3010	0.069
C	LANDSCAPE / OPEN SPACE	3585	0.082
D	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY / PEDESTRIAN TRAIL	35966	0.826
E	LANDSCAPE / OPEN SPACE	2850	0.065
F	LANDSCAPE / OPEN SPACE	3605	0.083
G	LANDSCAPE / OPEN SPACE	2384	0.055
H	LANDSCAPE / OPEN SPACE	2702	0.062
I	LANDSCAPE / OPEN SPACE	2660	0.061
J	LANDSCAPE / OPEN SPACE / PEDESTRIAN TRAIL	21697	0.498
K	LANDSCAPE / OPEN SPACE	4629	0.106
L	LANDSCAPE / OPEN SPACE	2393	0.055
M	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY	50941	1.169
N	LANDSCAPE / OPEN SPACE	2526	0.058
O	LANDSCAPE / OPEN SPACE / RETENTION / PEDESTRIAN TRAIL	157269	3.610
P	LANDSCAPE / OPEN SPACE	2394	0.055
Q	LANDSCAPE / OPEN SPACE	2651	0.061
R	LANDSCAPE / OPEN SPACE	2272	0.052
S	LANDSCAPE / OPEN SPACE	2229	0.051
T	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY	327041	7.508
U	LANDSCAPE / OPEN SPACE	3010	0.069

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
V	LANDSCAPE / OPEN SPACE	8678	0.199
W	LANDSCAPE / OPEN SPACE	3010	0.069
X	LANDSCAPE / OPEN SPACE	3010	0.069
Y	LANDSCAPE / OPEN SPACE / PEDESTRIAN TRAIL	39609	0.909
Z	LANDSCAPE / OPEN SPACE	3136	0.072
AA	LANDSCAPE / OPEN SPACE	13289	0.305
BB	LANDSCAPE / OPEN SPACE	3323	0.076
CC	LANDSCAPE / OPEN SPACE	1629	0.037
DD	LANDSCAPE / OPEN SPACE	3136	0.072
EE	LANDSCAPE / OPEN SPACE	3736	0.086
FF	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY / PEDESTRIAN TRAIL	117135	2.689
GG	LANDSCAPE / OPEN SPACE	3150	0.072
HH	LANDSCAPE / OPEN SPACE	2996	0.069
II	LANDSCAPE / OPEN SPACE	2996	0.069
JJ	LANDSCAPE / OPEN SPACE	2996	0.069
KK	LANDSCAPE / OPEN SPACE	3139	0.072
LL	LANDSCAPE / OPEN SPACE	2994	0.069
MM	LANDSCAPE / OPEN SPACE	167123	3.837
NN	FUTURE WELL SITE (TO BE DEDICATED TO SRP)	15000	0.344
OO	SEWER LIFT STATION	3574	0.082
TOTAL TRACT AREA		1,539,411	35.338

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	679.05'	2605.66'	677.13'	014°55'54"
C2	404.81'	2467.00'	404.35'	009°24'06"
C3	143.44'	2176.00'	143.41'	003°46'37"
C4	124.26'	1885.00'	124.23'	003°46'37"
C5	185.05'	1885.00'	184.97'	005°37'29"
C6	264.77'	1885.00'	264.55'	008°02'52"
C7	121.88'	1885.00'	121.86'	003°42'17"
C8	150.43'	1885.00'	150.39'	004°34'21"
C9	436.50'	2128.00'	435.73'	011°45'09"
C10	486.34'	2371.00'	485.49'	011°45'09"
C11	131.55'	2371.00'	131.54'	003°10'45"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C12	160.42'	2371.00'	160.39'	003°52'35"
C13	97.57'	2371.00'	97.56'	002°21'28"
C14	186.73'	350.00'	184.52'	030°34'03"
C15	207.58'	462.30'	205.84'	025°43'36"
C16	313.19'	697.50'	310.56'	025°43'36"
C17	405.53'	878.25'	401.94'	026°27'22"
C18	501.92'	1087.00'	497.47'	026°27'22"
C19	322.04'	1388.00'	321.31'	013°17'36"
C20	239.99'	703.00'	238.83'	019°33'36"
C21	84.61'	703.00'	84.56'	006°53'46"
C22	36.98'	1469.00'	36.98'	001°26'32"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C23	35.24'	1400.00'	35.24'	001°26'32"
C24	385.90'	900.00'	382.95'	024°34'01"
C25	18.81'	1007.00'	18.81'	001°04'12"
C26	133.82'	1007.00'	133.72'	007°36'51"
C27	125.08'	1007.00'	125.00'	007°07'00"
C28	172.87'	1007.00'	172.66'	009°50'09"
C29	44.78'	300.00'	44.73'	008°33'05"
C30	165.67'	1110.00'	165.51'	008°33'05"
C31	401.87'	1303.00'	400.28'	017°40'17"
C32	487.98'	1594.00'	486.07'	017°32'24"

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.00'	S00°18'10"W
L2	18.28'	N63°14'28"W
L3	18.28'	N63°14'28"W
L4	18.28'	N63°14'28"W
L5	29.00'	S13°27'56"W
L6	29.00'	N00°18'10"E
L7	37.41'	S24°52'11"W
L8	28.82'	S81°08'45"E

EPS GROUP
1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
w w w . e p s g r o u p i n c . c o m

Project:
Fulton Homes Acclaim
Avondale, Arizona

Data Tables

Revisions:
AUGUST 27, 2020 - 1ST PRELIMINARY PLAT SUB.
OCTOBER 13, 2020 - 2ND PRELIMINARY PLAT SUB.
NOVEMBER 18, 2020 - 3RD PRELIMINARY PLAT SUB.

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ

Registered Professional Engineer (Civil)
CERTIFICATE NO.
54652
BRIAN
NICHOLLS
Date Signed 11-18-20
ARIZONA, U.S.A.

Job No.
20-0146

PP08

Sheet No.
9
of 9

20-0146

dhughes Nov 18, 2020 3:56pm \\EPS-M16-FS01\SHARED$\Projects\2020\20-0146\Planning\Drawings\Preliminary Plat\20-0146 - PP08.dwg

Exhibit G

Landscape, Wall, and Open Space Plan

Fulton Homes Acclaim

Avondale, Arizona

Received Electronically November 24, 2020

Preliminary Landscape Design Package

August 26, 2020
October 14, 2020
November 18, 2020

DEVELOPER:
FULTON HOMES
9140 S. Kyrene Road, Suite 202
Tempe, AZ 85284
(480) 753-6789
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NNicholls@fultonhomes.com

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Mesa, AZ 85201
(480) 503-2250
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Aliza.Sabin@epsgroupinc.com

PLANNER:
EPS GROUP, INC.
1130 N. Alma School Road, Suite 120
Mesa, AZ 85201
TEL: (480) 503-2250
Contact: Josh Hannon
Josh.Hannon@epsgroupinc.com

CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. Alma School Road, Suite 120
Mesa, AZ 85201
TEL: (480) 503-2250
Contact: Brian Nicholls, PE
Brian.Nicholls@epsgroupinc.com

FULTON HOMES

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E.
SABIN
Date Signed 11-18-20
ARIZONA, U.S.A.

EPS GROUP

AMENITY LEGEND

1A MAIN PARK - SOUTH
- AQUATIC CENTER
- (2) BOCCE BALL COURT
- (2) CORN HOLE
- (2) RAMADA (30' x 30')
- SHADED TOT LOT
- EVENT LAWN
- MULTI-USE TURF AREA

1B MAIN PARK - NORTH
- RAMADA (30' x 30')
- RAMADA OVERLOOK (20')
- (2) BOCCE BALL COURTS
- (2) CORN HOLE
- FULL BASKETBALL
- SAND VOLLEYBALL
- PICKLEBALL
- SHADED SEATING NODES MULTI-USE TURF AREA

2 NEIGHBORHOOD PARK A
- FULL BASKETBALL COURT
- (2) RAMADA
- TOT LOT
- LARGE TURF SPORT FIELD

3 NEIGHBORHOOD PARK B
- HALF BASKETBALL COURT
- RAMADA
- TOT LOT
- MULTI-USE TURF AREA

4 NEIGHBORHOOD PARK C
- RAMADA
- TOT LOT
- MULTI-USE TURF AREA

PROJECT DATA

	LOTS
	45' x 92'
	50' x 120'
	60' x 125'

NORTH

0' 75' 150' 300'

SCALE: 1" = 150'-0"

PLANT LEGEND

TREES	SCIENTIFIC NAME	COMMON NAME	SIZE
	Acacia aneura	Mulga	24" Box
	Acacia salicina	Willow Acacia	24" Box
	Caesalpinea cacalaco 'Smoothie'	Thornless Cascalote	36" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa **	24" Box
	Fraxinus velutina 'Fan West'	Fan West Ash *	24" Box
	Phoenix dactylifera	Date Palm	20' Matched
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	36" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Pinus eldarica	Mondel Pine	24" Box
	Pisctacia X 'Red Push'	Red Push Pisctache **	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Quercus virginiana	Live Oak **	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm **	24" Box

SHRUBS/ACCENTS	COMMON NAME	SIZE
Agave americana	Century Plant	5 Gal
Agave geminiflora	Twin Flowered Agave	5 Gal
Aloe hybrid 'Blue Elf'	Blue Elf Aloe	5 Gal
Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal
Calliandra californica	Baja Fairy Duster	5 Gal
Calliandra eriophylla	Pink Fairy Duster	5 Gal
Callistemon viminalis 'Little John'	Little John	5 Gal
Dalea greggii	Trailing Indigo Bush	5 Gal
Dasylirion wheeleri	Desert Spoon	5 Gal
Encelia farinosa	Brittlebush	5 Gal
Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
Eremophila macuata 'Valentine'	'Valentine' Emu Bush	5 Gal
Euphorbia rigida	Gopher Plant	5 Gal
Gossypium harknessii	San Marcos Hibiscus	5 Gal
Hesperaloe funifera	Giant Hesperaloe	5 Gal
Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
Justicia spicigera	Mexican Honeysuckle	5 Gal
Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
Leucophyllum zygophyllum 'Cimarron'	Cimarron Sage	5 Gal
Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
Muhlenbergia rigens	Deer Grass	5 Gal
Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal
Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal
Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
Ruellia brittoniana	Purple Ruellia	5 Gal
Ruellia peninsularis	Desert Ruellia	5 Gal
Russelia equisetiformis	Coral Fountain	5 Gal
Senna artemisiodes	Feathery Cassia	5 Gal
Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal
Senna nemophila	Desert Cassia	5 Gal
Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal

GROUNDCOVERS	COMMON NAME	SIZE
Convolvulus cneorum	Bush Morning Glory	1 Gal
Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
Lantana montevidensis	Trailing Purple Lantana	1 Gal
Lantana x 'New Gold'	New Gold Lantana	1 Gal
Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal
Sphagneticola trilobata	Yellow Dot	1 Gal

TURF & INERT MATERIALS		
Cynodon dactylon 'Midiron'	Midiron Hybrid Bermuda	Sod
3/4" Screened Decomposed Granite Desert Brown or Equal, 2" Depth Min.		

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E. SABIN
Date Signed 11-18-20
ARIZONA U.S.A.

EPS GROUP

20-0146

FULTON HOMES

Fulton Homes Acclaim

Avondale, AZ

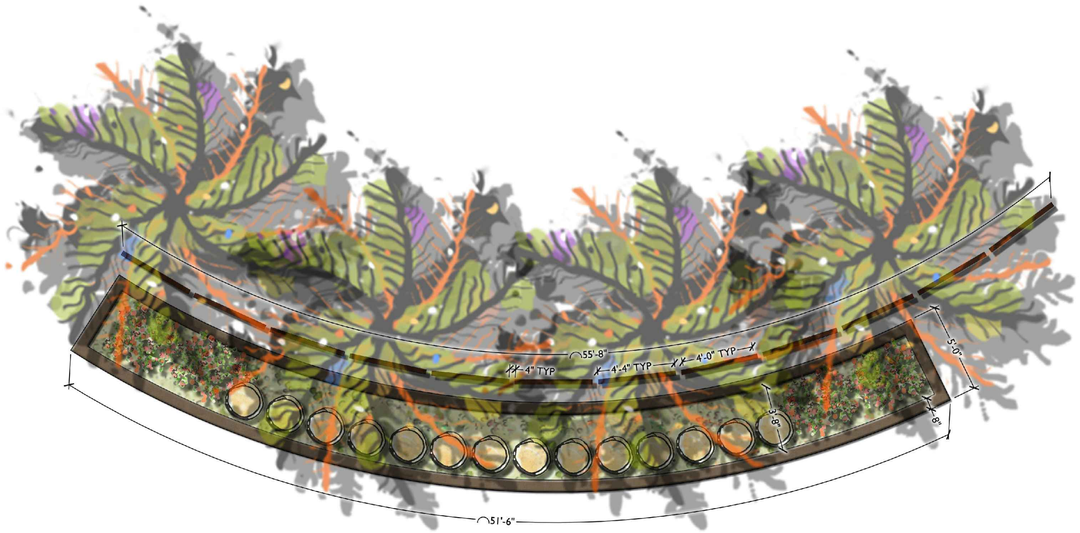
Conceptual Entry Perspective at Thomas Road

L-2.00

11.18.2020

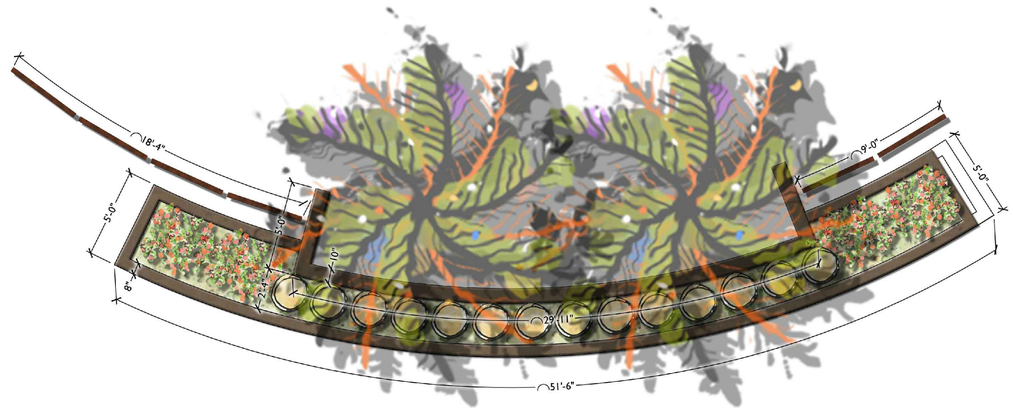
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E. SABIN
Date Signed 11-8-20
ARIZONA, U.S.A.

EPS GROUP



1 ENTRY MONMENT PLAN

Scale: 1/4" = 1'-0"



3 ENTRY MONUMENT SIGN PLAN

Scale: 1/4" = 1'-0"

2 ENTRY MONUMENT ELEVATION

Scale: 1/4" = 1'-0"

4 ENTRY MONUMENT SIGN ELEVATION

Scale: 1/4" = 1'-0"

20-0146

FULTON HOMES

Fulton Homes Acclaim

Avondale, AZ

Conceptual Entry Monument

L-2.01

11.18.2020

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E. SABIN
Date signed 11-18-20
ARIZONA, U.S.A.

EPS GROUP

KEYNOTES

1. ENTRY MONUMENT SIGN WALL
2. ENTRY MONUMENT
3. MEDIAN PAVER

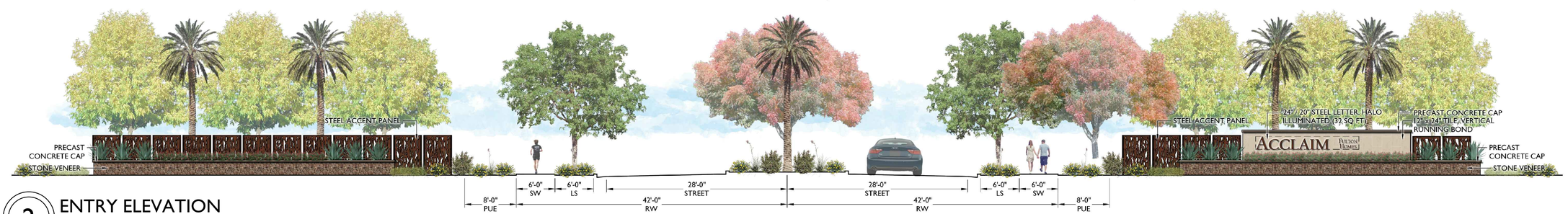
1 THOMAS ROAD ENTRY ENLARGEMENT PLAN

Scale: 1/8" = 1'-0"

NORTH

0' 4' 8' 16'

Scale: 1/8" = 1'-0"



2 ENTRY ELEVATION

Scale: 1/8" = 1'-0"

20-0146

FULTON HOMES | Fulton Homes Acclaim | Avondale, AZ | Thomas Road Conceptual Entry Enlargement | L-2.02 | 11.18.2020

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45568 ALIZA E. SABIN Date Signed ARIZONA, U.S.A.

EPS GROUP

KEYNOTES

1. ENTRY MONUMENT SIGN WALL
2. ENTRY MONUMENT
3. MEDIAN PAVER

75

567

8'-0" PUE

42'-0" RW

42'-0" RW

8'-0" PUE

8'-0" PUE

8'-0" PUE

35'-0" SRP ESMT

35'-0" SRP ESMT

6'-0" SW

6'-0" SW

6'-0" SW

6'-0" SW

PROPOSED 37'-0" R/W

PROPOSED 37'-0" R/W

EARLL DRIVE

SVT

N 99TH AVE

IRR

OHE

16" W

1 99TH AVENUE ENTRY ENLARGEMENT PLAN

Scale: 1/8" = 1'-0"

NORTH

0' 4' 8' 16'

Scale: 1/8" = 1'-0"

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45568 ALIZA E. SABIN Date Signed 11/18/2020 ARIZONA U.S.A.

20-0146

FULTON HOMES

Fulton Homes Acclaim

Avondale, AZ

99th Avenue Conceptual Entry Enlargement

L-2.03

11.18.2020

EPS GROUP

KEYNOTES

1. 30' x 30' RAMADA
2. OVERLOOK PLAZA WITH RAMADA
3. OVERLOOK PLAZA STEPS INTO TURF
4. BASKETBALL COURT
5. SAND VOLLEYBALL COURT
6. PICKLEBALL COURT
7. BOCCE BALL COURT
8. CORNHOLE
9. TRELLIS SHADE STRUCTURE WITH SEATING NODE
10. GARDEN WALL
11. LANDSCAPE BENCH
12. BBQ GRILL
13. TRASH RECEPTACLE
14. BIKE RACK
15. TURF FIELDS
16. PET WASTE STATION
17. PARKING

NORTH

0' 10' 20' 40'

SCALE: 1" = 20'-0"

PLANT LEGEND

TREES	SCIENTIFIC NAME	COMMON NAME	SIZE
	Acacia aneura	Mulga	24" Box
	Acacia salicina	Willow Acacia	24" Box
	Caesalpinea cacalaco 'Smoothie'	Thornless Cascalote	36" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa **	24" Box
	Fraxinus velutina 'Fan West'	Fan West Ash *	24" Box
	Phoenix dactylifera	Date Palm	20' Matched
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	36" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Pinus eldarica	Mondel Pine	24" Box
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Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal
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Sphagneticola trilobata	Yellow Dot	1 Gal

TURF & INERT MATERIALS		
Cynodon dactylon 'Midiron'	Midiron Hybrid Bermuda	Sod
3/4" Screened Decomposed Granite Desert Brown or Equal, 2" Depth Min.		

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45568 ALIZA E. SABIN Date Signed 11-18-20 ARIZONA, U.S.A.

EPS GROUP

KEYNOTES

1A SHADED POOL AREA WITH KID'S PLAY TOYS
1B LAP LANES
2 POOL BUILDING
3 POOL EQUIPMENT ENCLOSURE
4 POOL RAMADA
5 SHADED TOT LOT
6 30' x 30' RAMADA
7 BOCCE BALL COURT
8 CORNHOLE
9 TRELLIS SHADE STRUCTURE WITH SEATING
10 GARDEN WALL
11 LANDSCAPE BENCH
12 BBQ GRILL
13 TRASH RECEPTACLE
14 BIKE RACK
15 TURF
16 PET WASTE STATION
17 PARKING
18 AQUATIC CENTER MONUMENT SIGN
19 EVENT LAWN

NORTH

0' 10' 20' 40'

SCALE: 1" = 20'-0"

PLANT LEGEND

TREES	SCIENTIFIC NAME	COMMON NAME	SIZE
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	Pisctacia X 'Red Push'	Red Push Pisctache **	24" Box
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Leucophyllum zygophyllum 'Cimarron'	Cimarron Sage	5 Gal
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Muhlenbergia rigens	Deer Grass	5 Gal
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Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal
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Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal

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Lantana montevidensis	Trailing Purple Lantana	1 Gal
Lantana x 'New Gold'	New Gold Lantana	1 Gal
Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal
Sphagneticola trilobata	Yellow Dot	1 Gal

TURF & INERT MATERIALS		
Cynodon dactylon 'Midiron'	Midiron Hybrid Bermuda	Sod
3/4" Screened Decomposed Granite Desert Brown or Equal, 2" Depth Min.		

20-0146

FULTON HOMES

Fulton Homes Acclaim

Avondale, AZ

Main Amenity Enlargement Plan (South)

L-3.02

11.18.2020

REGISTERED LANDSCAPE ARCHITECT 45568 ALIZA E. SABIN ARIZONA U.S.A. Date Signed 11-18-20

EPS GROUP

KEYNOTES

1. SHADED TOT LOT
2. RAMADA (20' x 20')
3. GARDEN WALL
4. LANDSCAPE BENCH
5. BBQ GRILL
6. TRASH RECEPTACLE
7. BIKE RACK
8. TURF
9. PET WASTE STATION

PLANT LEGEND

TREES	SCIENTIFIC NAME	COMMON NAME	SIZE
	Acacia aneura	Mulga	24" Box
	Acacia salicina	Willow Acacia	24" Box
	Caesalpinea cacalaco 'Smoothie'	Thornless Cascalote	36" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa **	24" Box
	Fraxinus velutina 'Fan West'	Fan West Ash *	24" Box
	Phoenix dactylifera	Date Palm	20' Matched
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	36" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Pinus eldarica	Mondel Pine	24" Box
	Pisctacia X 'Red Push'	Red Push Pisctache **	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Quercus virginiana	Live Oak **	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm **	24" Box

SHRUBS/ACCENTS	COMMON NAME	SIZE
Agave americana	Century Plant	5 Gal
Agave geminiflora	Twin Flowered Agave	5 Gal
Aloe hybrid 'Blue Elf'	Blue Elf Aloe	5 Gal
Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal
Calliandra californica	Baja Fairy Duster	5 Gal
Calliandra eriophylla	Pink Fairy Duster	5 Gal
Callistemon viminalis 'Little John'	Little John	5 Gal
Dalea greggii	Trailing Indigo Bush	5 Gal
Dasylirion wheeleri	Desert Spoon	5 Gal
Encelia farinosa	Brittlebush	5 Gal
Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
Eremophila macuata 'Valentine'	'Valentine' Emu Bush	5 Gal
Euphorbia rigida	Gopher Plant	5 Gal
Gossypium harknessii	San Marcos Hibiscus	5 Gal
Hesperaloe funifera	Giant Hesperaloe	5 Gal
Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
Justicia spicigera	Mexican Honeysuckle	5 Gal
Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
Leucophyllum zygophyllum 'Cimarron'	Cimarron Sage	5 Gal
Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
Muhlenbergia rigens	Deer Grass	5 Gal
Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal
Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal
Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
Ruellia brittoniana	Purple Ruellia	5 Gal
Ruellia peninsularis	Desert Ruellia	5 Gal
Russelia equisetiformis	Coral Fountain	5 Gal
Senna artemisiodes	Feathery Cassia	5 Gal
Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal
Senna nemophila	Desert Cassia	5 Gal
Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal

GROUNDCOVERS	COMMON NAME	SIZE
Convolvulus cneorum	Bush Morning Glory	1 Gal
Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
Lantana montevidensis	Trailing Purple Lantana	1 Gal
Lantana x 'New Gold'	New Gold Lantana	1 Gal
Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal
Sphagneticola trilobata	Yellow Dot	1 Gal

TURF & INERT MATERIALS		
Cynodon dactylon 'Midiron'	Midiron Hybrid Bermuda	Sod
3/4" Screened Decomposed Granite Desert Brown or Equal, 2" Depth Min.		

NORTH

0' 10' 20' 40'

SCALE: 1" = 20'-0"

20-0146

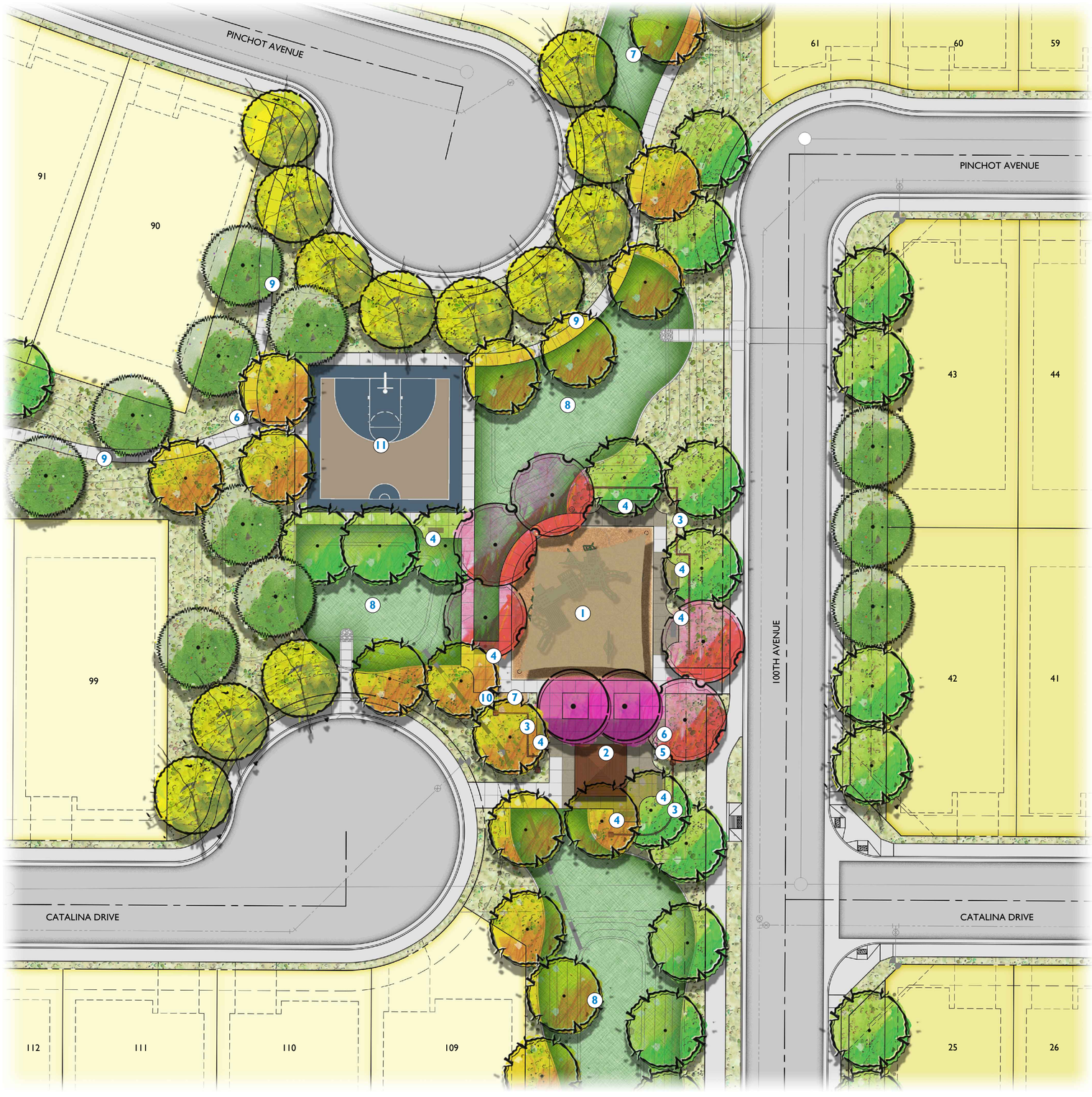
FULTON HOMES | Fulton Homes Acclaim | Avondale, AZ | Secondary Amenity Enlargement Plan (Northeast)

L-4.01

11.18.2020

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45568 ALIZA E. SABIN Date Signed 11-8-20 ARIZONA, U.S.A.

EPS GROUP



KEYNOTES

1. SHADED TOT LOT
2. RAMADA (20' x 20')
3. GARDEN WALL
4. LANDSCAPE BENCH
5. BBQ GRILL
6. TRASH RECEPTACLE
7. BIKE RACK
8. TURF
9. 6' CONCRETE PATH
10. PET WASTE STATION
11. HALF BASKETBALL COURT

PLANT LEGEND

TREES	SCIENTIFIC NAME	COMMON NAME	SIZE
	aneura	Mulga	24" Box
	salicina	Willow Acacia	24" Box
	inea cacalaco 'Smoothie'	Thornless Cascalote	36" Box
	a tashkentensis 'Pink Dawn'	Chitalpa **	24" Box
	is velutina 'Fan West'	Fan West Ash *	24" Box
	x dactylifera	Date Palm	20' Matched
	ropaea 'Swan Hill'	'Swan Hill' Olive	36" Box
	onia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	ldarica	Mondel Pine	24" Box
	a X 'Red Push'	Red Push Pisctache **	24" Box
	is hybrid 'Phoenix'	Thornless Mesquite	24" Box
	is virginiana	Live Oak **	24" Box
	parvifolia	Chinese Evergreen Elm **	24" Box

SHRUBS/ACCENTS	COMMON NAME	SIZE
Agave americana	Century Plant	5 Gal
Agave geminiflora	Twin Flowered Agave	5 Gal
Aloe hybrid 'Blue Elf'	Blue Elf Aloe	5 Gal
Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal
Calliandra californica	Baja Fairy Duster	5 Gal
Calliandra eriophylla	Pink Fairy Duster	5 Gal
Callistemon viminalis 'Little John'	Little John	5 Gal
Dalea greggii	Trailing Indigo Bush	5 Gal
Dasylirion wheeleri	Desert Spoon	5 Gal
Encelia farinosa	Brittlebush	5 Gal
Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
Eremophila macuata 'Valentine'	'Valentine' Emu Bush	5 Gal
Euphorbia rigida	Gopher Plant	5 Gal
Gossypium harknessii	San Marcos Hibiscus	5 Gal
Hesperaloe funifera	Giant Hesperaloe	5 Gal
Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
Justicia spicigera	Mexican Honeysuckle	5 Gal
Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
Leucophyllum zygophyllum 'Cimarron'	Cimarron Sage	5 Gal
Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
Muhlenbergia rigens	Deer Grass	5 Gal
Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal
Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal
Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
Ruellia brittoniana	Purple Ruellia	5 Gal
Ruellia peninsularis	Desert Ruellia	5 Gal
Russelia equisetiformis	Coral Fountain	5 Gal
Senna artemisiodes	Feathery Cassia	5 Gal
Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal
Senna nemophila	Desert Cassia	5 Gal
Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal

GROUNDCOVERS	COMMON NAME	SIZE
Convolvulus cneorum	Bush Morning Glory	1 Gal
Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
Lantana montevidensis	Trailing Purple Lantana	1 Gal
Lantana x 'New Gold'	New Gold Lantana	1 Gal
Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal
Sphagneticola trilobata	Yellow Dot	1 Gal

TURF & INERT MATERIALS		
Cynodon dactylon 'Midiron'	Midiron Hybrid Bermuda	Sod
3/4" Screened Decomposed Granite Desert Brown or Equal, 2" Depth Min.		

NORTH

0' 10' 20' 40'

SCALE: 1" = 20'-0"

20-0146

FULTON HOMES | Fulton Homes Acclaim | Avondale, AZ | Secondary Amenity Enlargement Plan (Southeast)

L-4.02
11.18.2020

REGISTERED LANDSCAPE ARCHITECT
45568
ALIZA E. SABIN
Date Signed 11-18-20
ARIZONA U.S.A.

EPS GROUP

KEYNOTES

1. SHADED TOT LOT
2. RAMADA (30' x 30')
3. GARDEN WALL
4. LANDSCAPE BENCH
5. BBQ GRILL
6. TRASH RECEPTACLE
7. BIKE RACK
8. TURF
9. 6' CONCRETE PATH
10. PET WASTE STATION
11. BASKETBALL COURT

PLANT LEGEND

TREES	SCIENTIFIC NAME	COMMON NAME	SIZE
	Acacia aneura	Mulga	24" Box
	Acacia salicina	Willow Acacia	24" Box
	Caesalpinea cacalaco 'Smoothie'	Thornless Cascalote	36" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa **	24" Box
	Fraxinus velutina 'Fan West'	Fan West Ash *	24" Box
	Phoenix dactylifera	Date Palm	20' Matched
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	36" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Pinus eldarica	Mondel Pine	24" Box
	Pisctacia X 'Red Push'	Red Push Pisctache **	24" Box
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box
	Quercus virginiana	Live Oak **	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm **	24" Box

NORTH

0' 10' 20' 40'

SCALE: 1" = 20'-0"

20-0146

FULTON HOMES

Fulton Homes Acclaim

Avondale, AZ

Secondary Amenity Enlargement Plan (West)

L-4.03

11.18.2020

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA C. SABIN
Date Signed 11-18-20
ARIZONA, U.S.A.

EPS GROUP

KEYNOTES

1. SHADED TOT LOT
2. RAMADA (30' x 30')
3. GARDEN WALL
4. LANDSCAPE BENCH
5. BBQ GRILL
6. TRASH RECEPTACLE
7. BIKE RACK
8. TURF
9. 6' CONCRETE PATH
10. PET WASTE STATION

NORTH

0' 10' 20' 40'

SCALE: 1" = 20'-0"

PLANT LEGEND

TREES	SCIENTIFIC NAME	COMMON NAME	SIZE
	aneura	Mulga	24" Box
	salicina	Willow Acacia	24" Box
	ainea cacalaco 'Smoothie'	Thornless Cascalote	36" Box
	a tashkentensis 'Pink Dawn'	Chitalpa **	24" Box
	is velutina 'Fan West'	Fan West Ash *	24" Box
	x dactylifera	Date Palm	20' Matched
	uropaea 'Swan Hill'	'Swan Hill' Olive	36" Box
	onia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	ldarica	Mondel Pine	24" Box
	a X 'Red Push'	Red Push Pisctache **	24" Box
	is hybrid 'Phoenix'	Thornless Mesquite	24" Box
	is virginiana	Live Oak **	24" Box
	parvifolia	Chinese Evergreen Elm **	24" Box

SHRUBS/ACCENTS	COMMON NAME	SIZE
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Calliandra eriophylla	Pink Fairy Duster	5 Gal
Callistemon viminalis 'Little John'	Little John	5 Gal
Dalea greggii	Trailing Indigo Bush	5 Gal
Dasylirion wheeleri	Desert Spoon	5 Gal
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Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
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Eremophila macuata 'Valentine'	'Valentine' Emu Bush	5 Gal
Euphorbia rigida	Gopher Plant	5 Gal
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Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal
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Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal

GROUNDCOVERS	COMMON NAME	SIZE
Convolvulus cneorum	Bush Morning Glory	1 Gal
Eremophila prostrata 'Outback Sunrise'	'Outback Sunrise'	1 Gal
Lantana montevidensis	Trailing Purple Lantana	1 Gal
Lantana x 'New Gold'	New Gold Lantana	1 Gal
Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal
Sphagneticola trilobata	Yellow Dot	1 Gal

TURF & INERT MATERIALS		
Cynodon dactylon 'Midiron'	Midiron Hybrid Bermuda	Sod
3/4" Screened Decomposed Granite Desert Brown or Equal, 2" Depth Min.		

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E. SABIN
Date Signed 11-18-20
ARIZONA, U.S.A.

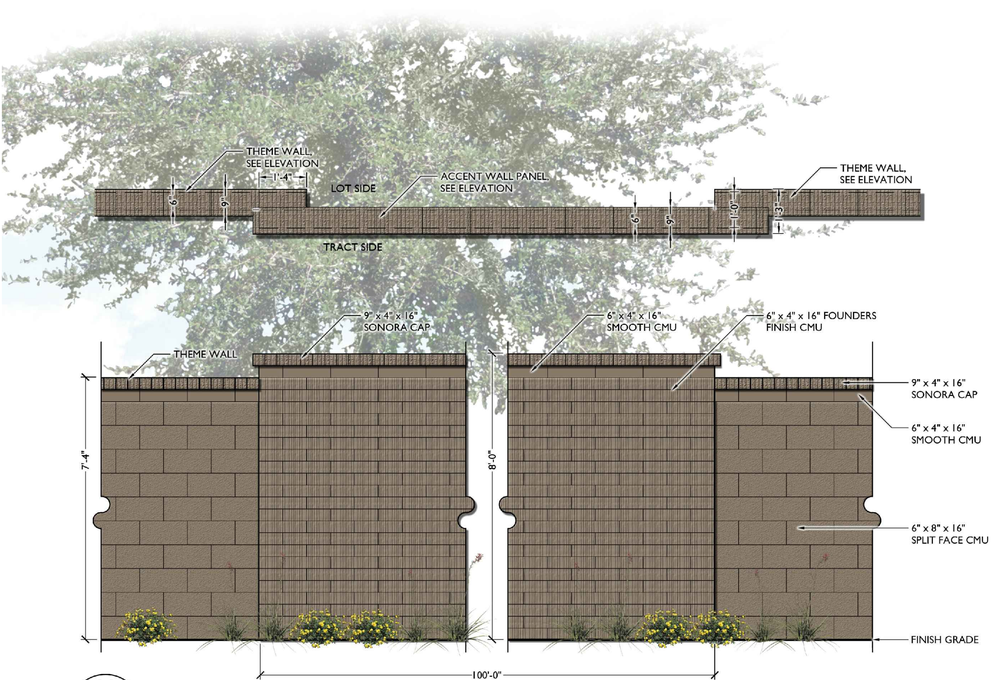
EPS GROUP

1 THEME WALL

Scale: 1/2" = 1'-0"

2 PARTIAL VIEW WALL

Scale: 1/2" = 1'-0"



3 FOUNDERS FINISH ACCENT PANEL

Scale: 1/2" = 1'-0"

4 TRELLIS SEATING NODE

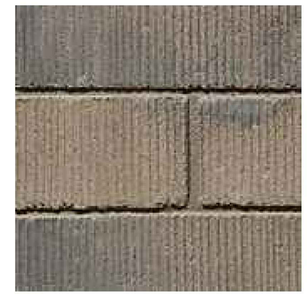
NTS

METAL
Grey Beige RAL 1019 OAE

SMOOTH CMU BLOCK
Color: Desert by Superlite OAE

SPLIT FACE CMU BLOCK
Color: Desert by Superlite OAE

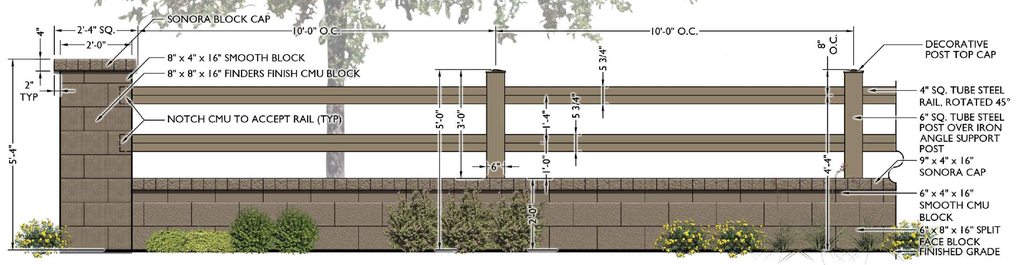
SONORAN CMU CAP
Color: Desert by Superlite OAE



FOUNDERS FINISH CMU BLOCK
Color: Desert by Superlite OAE

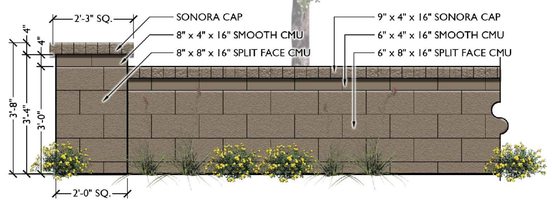
REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45568 ALIZA E. SABIN Date Signed 11-18-20 ARIZONA, U.S.A.

EPS GROUP



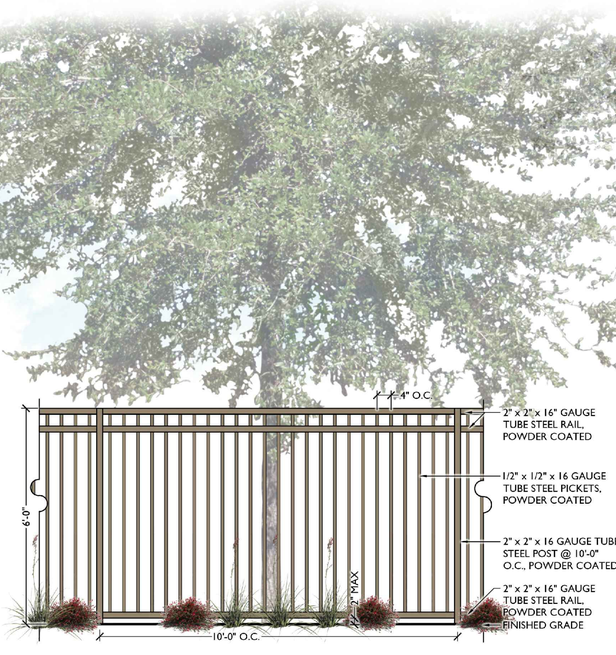
1 RAIL FENCE

Scale: 1/2" = 1'-0"



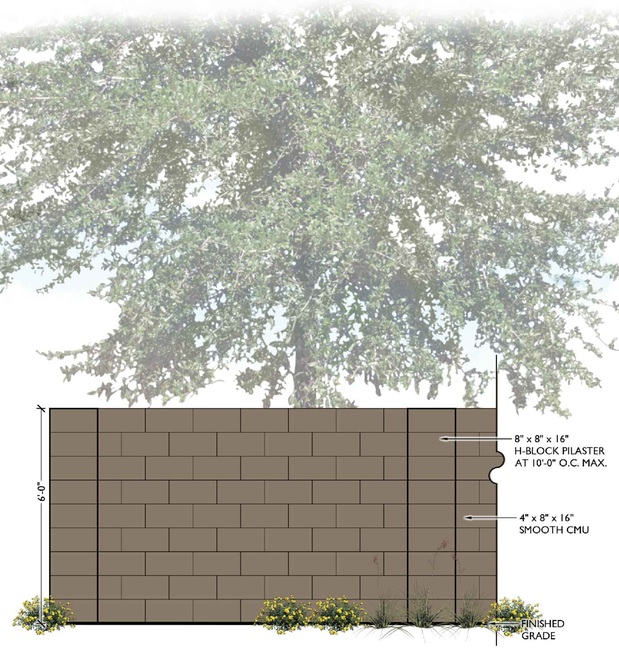
2 GARDEN WALL

Scale: 1/2" = 1'-0"



3 FULL VIEW FENCE

Scale: 1/2" = 1'-0"



4 BUILDER WALL

Scale: 1/2" = 1'-0"

SMOOTH CMU BLOCK
Color: Desert by Superlite OAE

SPLIT FACE CMU BLOCK
Color: Desert by Superlite OAE

METAL
Grey Beige RAL 1019 OAE

SONORAN CMU CAP
Color: Desert by Superlite OAE

FOUNDERS FINISH CMU BLOCK
Color: Desert by Superlite OAE

20-0146

FULTON HOMES

Fulton Homes Acclaim

Avondale, AZ

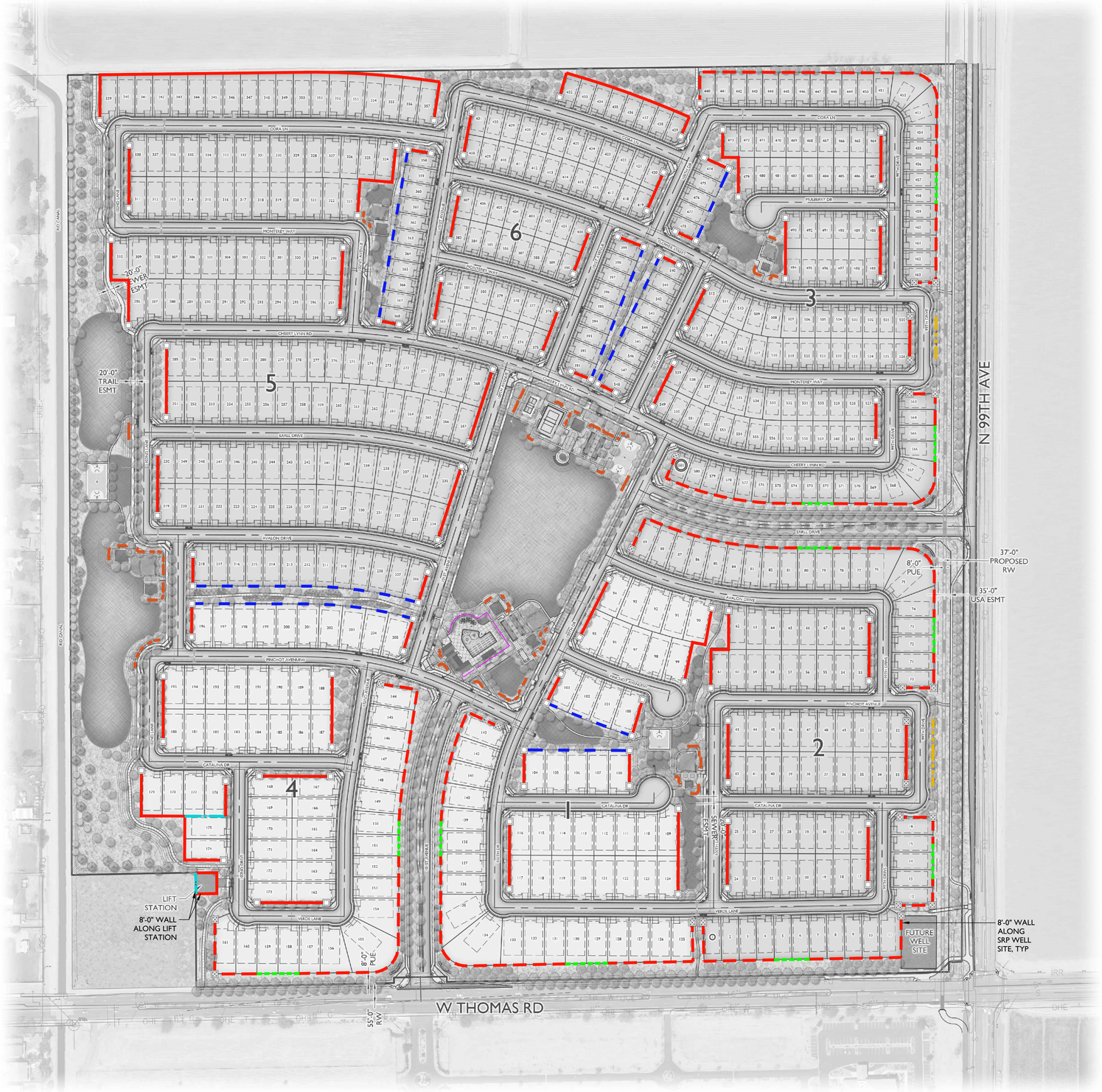
Conceptual Wall Details

L-5.02

11.18.2020

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 45568
ALIZA E. SABIN
Date Signed 11-18-20
ARIZONA, U.S.A.

EPS GROUP



WALL LEGEND

SYMBOL	ITEM
⊠	FOUNDERS FINISH COLUMN
▣	THEME WALL COLUMN
———	THEME WALL (6'-0" TALL)
– – –	THEME WALL (7'-4" TALL)
- - -	FOUNDERS FINISH PANEL
– – –	PARTIAL VIEW WALL
—·—	BUILDER WALL
—·—	GARDEN WALL
·····	VIEW FENCE
—·—	RAIL FENCE

NORTH

0' 75' 150' 300'

SCALE: 1" = 150'-0"

20-0146

FULTON HOMES

Fulton Homes Acclaim

Avondale, AZ

Conceptual Wall Plan

L-6.01

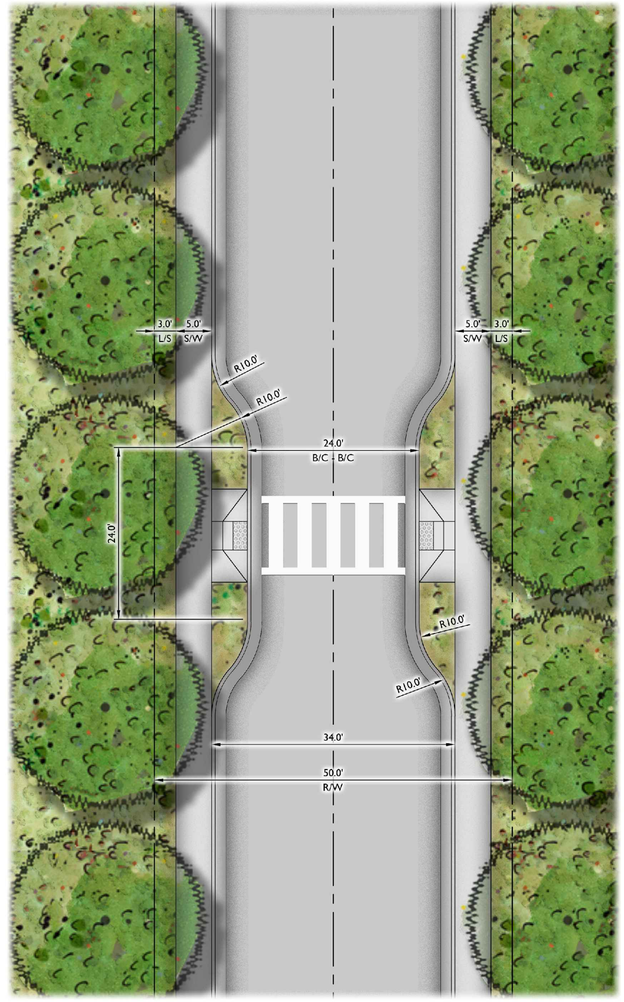
11.18.2020

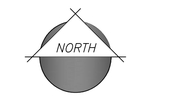
REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E. SABIN
Date Signed 11-18-20
ARIZONA, U.S.A.

EPS GROUP

LEGEND

SYMBOL	ITEM
	6' SIDEWALK
	5' CITY SIDEWALK
	8' CONCRETE SIDEWALK
	8' DETACHED SIDEWALK (UPGRADED CITY WALK)
	6' DETACHED SIDEWALK (UPGRADED CITY WALK)
	10' CONCRETE TRAIL IN 20' TRAIL EASEMENT
	PEDESTRIAN CROSSING CHOKER (SEE DETAILS BELOW)





0' 75' 150' 300'

SCALE: 1" = 150'-0"

1 TRAFFIC CALMING PEDESTRIAN CROSSING CHOKER

Scale: 1" = 10'-0"

20-0146

FULTON HOMES | Fulton Homes Acclaim | Avondale, AZ | Pedestrian Connectivity Plan

L-7.01

11.18.2020

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45568 ALIZA E. SABIN Date Signed 11-18-20 ARIZONA, U.S.A.

EPS GROUP

MATERIALS & COLOR BOARD

PET STATION
JJB204 BY Zero Waste USA
Color Green OAE

Clay

Patrician Bronze

LANDSCAPE BENCH
By Webcoat, Model B6WBWINGLINES,
Color: Seat: Clay; Frame: Patrician Bronze OAE

Clay

Patrician Bronze

TRASH RECEPTACLE
By Webcoat, Model TR32CLASSIC
Color: Can Clay; Lid: Brown OAE

Dark Bronze

PICNIC TABLE
By Wabash Valley, DS201T Surface Mount
Color: Seat & Frame: Dark Bronze, OAE

Brown

BIKE RACK
By Webcoat, Model MSBR, In-Ground Mount
Color: Bronze OAE

BBQ GRILL
By Wabash Valley, Model GR105N
Color: Black OAE

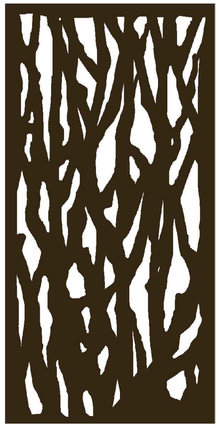
SMOOTH CMU BLOCK
Color: SW9183 Dark Clove by Sherwin Williams OAE

SPLIT FACE CMU BLOCK
Color: SW7039 Virtual Taupe by Sherwin Williams OAE

SONORAN CMU CAP
Color: SW9183 Dark Clove by Sherwin Williams OAE

METAL
Color: Grey Beige RAL1019 OAE

DECOMPOSED GRANITE
Desert Brown: 3/4" Screened (Landscape Areas) and 1/4" Minus (Paths) OAE



PARASOLEIL PANEL
Pattern: Quiet Wood, Color: Umbria OAE

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO
45568
ALIZA E.
SABIN
Date Signed 11-18-20
ARIZONA U.S.A.

EPS GROUP

Landscape Maintenance Schedule

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	EMITTER GPH	MAINTENANCE NOTES
TREES					
	Acacia aneura	Mulga	24" Box	See Tree Emitter Schedule	Trim Canopy to 70% of tree, Stake as required
	Acacia salicina	Willow Acacia	24" Box	See Tree Emitter Schedule	Trim Canopy to 70% of tree, Stake as required
	Caesalpinea cacalaco 'Smoothie'	Thornless Cascalote	36" Box	See Tree Emitter Schedule	Trim Canopy to 70% of tree, Stake as required
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa **	24" Box 36" Box	See Tree Emitter Schedule	Trim Canopy to 70% of tree, Stake as required
	Fraxinus velutina 'Fan West'	Fan West Ash *	24" Box 36" Box	See Tree Emitter Schedule	Trim Canopy to 70% of tree, Stake as required
	Jacaranda mimosifolia	Jacaranda	36" Box	See Tree Emitter Schedule	Trim Canopy to 70% of tree, Stake as required
	Phoenix dactylifera	Date Palm	20' Matched	See Palm Bubbler Schedule	Plant in compacted sand and backfill
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	36" Box	See Tree Emitter Schedule	Trim Canopy to 70% of tree, Stake as required
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box 36" Box	See Tree Emitter Schedule	Trim Canopy to 70% of tree, Stake as required
	Pinus eldarica	Mondel Pine	24" Box	See Tree Emitter Schedule	Trim Canopy to 70% of tree, Stake as required
	Pisctacia X 'Red Push'	Red Push Pisctache **	24" Box 36" Box	See Tree Emitter Schedule	Trim Canopy to 70% of tree, Stake as required
	Prosopis hybrid 'Phoenix'	Thornless Mesquite	24" Box 36" Box	See Tree Emitter Schedule	Trim Canopy to 70% of tree, Stake as required
	Quercus virginiana	Live Oak **	24" Box	See Tree Emitter Schedule	Trim Canopy to 70% of tree, Stake as required
	Ulmus parvifolia	Chinese Evergreen Elm **	24" Box 36" Box	See Tree Emitter Schedule	Trim Canopy to 50% of tree, Stake as required

SHRUBS/ACCENTS	COMMON NAME	SIZE	EMITTER GPH	MAINTENANCE NOTES
Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal	2.0 GPH Emitter	Trim back to 12" March 1st
Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal	1.0 GPH Emitter	Trim shrub to 18" in Oct. Dormant in winter
Callistemon viminalis 'Little John'	Little John	5 Gal	1.0 GPH Emitter	Trim branches to maintain natural shape
Dalea capitata'Sierra Gold'	Sierra Gold Dalea	1 Gal	1.0 GPH Emitter	Prune individual branches to maintain natural shape
Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal	1.0 GPH Emitter	Trim shrub to 18" March 1st each year
Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal	1.0 GPH Emitter	Trim shrub to 18" March 1st each year
Gossypium harknessii	San Marcos Hibiscus	5 Gal	1.0 GPH Emitter	Prune individual branches to maintain natural shape
Hesperaloe funifera	Giant Hesperaloe	5 Gal	1.0 GPH Emitter	Trim dead or dying flower stalks by June 1st
Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	1.0 GPH Emitter	Trim dead or dying flower stalks by June 1st
Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal	1.0 GPH Emitter	Trim back to 12" in diameter on March 1
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal	1.0 GPH Emitter	Trim back to 24" diameter on March 1st
Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal	1.0 GPH Emitter	Trim back to 18" diameter on March 1st
Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal	2.0 GPH Emitter	Trim grass to 6" heigt on Feb 15th each year
Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal	2.0 GPH Emitter	Trim grass to 6" heigt on Feb 15th each year
Muhlenbergia rigens	Deer Grass	5 Gal	2.0 GPH Emitter	Trim grass to 6" height on Feb 15th each year
Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal	2.0 GPH Emitter	Prune individual branches to maintain natural shape
Ruellia brittoniana	Purple Ruellia	5 Gal	1.0 GPH Emitter	Trim back to 12" in diameter on March 1 each year
Ruellia peninsularis	Desert Ruellia	5 Gal	1.0 GPH Emitter	Trim back to 18" in diameter on March 1 each year
Russelia equisetiformis	Coral Fountain	5 Gal	1.0 GPH Emitter	Trim back to 24" in diameter in March.
Senna nemophila	Desert Cassia	5 Gal	1.0 GPH Emitter	Trim to 8' April 1st
Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal	1.0 GPH Emitter	Trim branches in March, and as needed

GROUNDCOVERS	COMMON NAME	SIZE		
Convolvulus cneorum	Bush Morning Glory	1 Gal	1.0 GPH Emitter	Do not trim unless necessary to keep off hardscape.
Lantana montevidensis	Trailing Purple Lantana	1 Gal	1.0 GPH Emitter	Trim ground cover to 6" diameter on March 1st
Lantana x 'New Gold'	New Gold Lantana	1 Gal	1.0 GPH Emitter	Trim ground cover to 6" diameter on March 1st
Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal	1.0 GPH Emitter	Do not trim unless necessary to keep off hardscape.
Sphagneticola trilobata	Yellow Dot	1 Gal	1.0 GPH Emitter	Trim off dead growth in March

EREMOPHILA PRUNED TO KEEP NATURAL SHAPE

CAESALPINIA PULCHERIMMA PRUNED FOR WINTER

LEUCOPHYLLUM AFTER PRUNING TO REJUVENATE

HESPERALOE PRUNING- CUT FLOWER STALKS ONLY:

INCORRECT PRUNING

CORRECT PRUNING

MONTHLY MAINTENANCE SCHEDULE

JANUARY
* LAWN MAINTENANCE / PERENNIAL RYE GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14)

FEBRUARY
* LAWN MAINTENANCE / PERENNIAL RYE GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14)
* TRIM ALL DEER GRASS AND MUHLYS TO 6" IN HEIGHT WITH GAS POWERED TRIMMER AND BRUSHCUTTER BLADE.

MARCH
* LAWN MAINTENANCE / PERENNIAL RYE GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14)
* TRIM ALL YELLOW AND PURPLE LANTANA TO 6" DIAM ON MARCH 1ST
* TRIM ALL FROST DAMAGE FROM YELLOW DOT
* TRIM BOUGANVILLEA TO 12" DIAMETER ON MARCH 1ST
* TRIM BRITISH RUELLIA TO 2' IN HEIGHT ON MARCH 1ST
* TRIM DESERT RUELLIA TO18" IN HEIGHT ON MARCH 1ST
* TRIM SAGE (RIO BRAVO) BACK TO 24" IN HEIGHT ON MARCH 1ST
* TRIM SAGE (THUNDERCLOUD) TO 18" IN HEIGHT ON MARCH 1ST

APRIL
* LAWN MAINTENANCE / PERENNIAL RYE GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14)
* TRIM CASSIA TO 8' ON APRIL 1ST
* TRIM VALENTINE BUSH BACK TO 2' AFTER APRIL 1ST

MAY
* LAWN MAINTENANCE / PERENNIAL RYE GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14)
* CUT RYE LOW TO ALLOW FOR BERMUDA TO GROW

JUNE
* LAWN MAINTENANCE /BERMUDA GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14). MOW AT RECOMMENDED HEIGHT. REMOVE THATCH WHEN $\frac{1}{2}$"THICK OR MORE.
* AERIFY AS NEEDED DURING THE FIRST 4 WEEKS OF SUMMER
* TRIM HESPERALOE FLOWER STALKS BACK TO THE BASE OF THE PLANT ON JUNE 1ST.

JULY
* LAWN MAINTENANCE /BERMUDA GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14). MOW AT RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE.

AUGUST
* LAWN MAINTENANCE /BERMUDA GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14). MOW AT RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE.

SEPTEMBER
* LAWN MAINTENANCE /BERMUDA GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14). MOW AT RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE.
* TURN OFF IRRIGATION ONE WEEK PRIOR TO SCALPING BERMUDA GRASS. MUST BE DONE NO EARLIER THAN SEPTEMBER 25TH.

OCTOBER
* LAWN MAINTENANCE/PERENNIAL RYE GRASS
* REPAIR AND ADJUST SPRAY HEADS IF NEEDED
* PLANT PERENNIAL RYE GRASS AT THE RATE OF 15 POUNDS PER 1000 SQ FEET. DO NOT FERTILIZE UNTIL AFTER 1ST MOWING.

NOVEMBER
* LAWN MAINTENANCE/PERENNIAL RYE GRASS
* WHEN RYE IS 2" START MOWING - KEEP LENGTH AT LEAST 1 $\frac{1}{2}$ INCHES. ONCE ESTABLISHED YOU CAN LOWER MOWER.
* TRIM RED BIRD OF PARADISE TO 6" HEIGHT ON NOV. 1ST

DECEMBER
* LAWN MAINTENANCE / PERENNIAL RYE GRASS. FERTILIZE ONCE WITH A PRODUCT THAT HAS 3-1-2 RATIO (EXAMPLE: 21-7-14)
* SPRAY PRE-EMERGENT (SURFLAN)IN DECOMPOSED GRANITE PLANTING AREAS DURING THE MONTH OF DECEMBER FOR WEED CONTROL.

NOTES:
* TREES WILL NEED TO BE TRIMMED AT LEAST ONCE IN THE SPRING. SOME TREE SPECIES WILL ALSO NEED TO BE TRIMMED IN THE SUMMER AND FALL MONTHS.
* PALM TREES WILL NEED TO MAINTAINED ON AN INDIVIDUAL BASIS.
* RAKE DECOMPOSED GRANITE AREAS AT LEAST ONCE A MONTH.

BERMUDA GRASS - MONTHLY REQUIREMENTS

MONTHLY IRRIGATION	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL TOTAL
HIGH TURF QUALITY	1.7"	2.4	4.0"	5.9"	7.3"	7.4"	7.7"	7.3"	5.6"	4.2"	2.5"	1.6"	57.5"
ACCEPTABLE TURF QUALITY	1.4"	2.0"	3.4"	5.2"	6.3"	6.4"	6.7"	6.4"	4.8"	3.6"	2.1"	1.4"	49.9"

*NOTE:
TURFGRASS CONSUMPTION USES VALUES FOR THE PHOENIX AREA WERE PROVIDED BY THE UNIVERSITY OF ARIZONA COOPERATIVE EXTENSION SERVICE

LANDSCAPE MAINTENANCE INTENT

THIS PLANT PALETE WAS THOUGHTFULLY SELECTED WITH THE NATURAL FORM OF THE PLANT AS THE BASIS OF DESIGN. EACH PLANT HAS CHARACTERISTICS THAT ARE IMPORTANT TO THE DESIGN. THESE RANGE FROM SIZE, SHAPE, TEXTURE, AND SEASONAL COLOR. THESE ARE ALL IMPORTANT ASPECTS OF THE DESIGN AND A PROGRAM WAS PUT IN TO PLACE TO MAKE SURE WE ARE ABLE TO SEE THE BEAUTY OF THE NATURAL FORM OF THE PLANT MATERIAL. PRUNING FLOWERING SHRUBS IS AN ESSENTIAL GARDENING TECHNIQUE USED TO KEEP FLOWERING SHRUBS COLORFUL, HEALTHY AND WELL SHAPED BUT THE NATURAL SHAPE CAN BE DESTROYED IF PLANTS ARE SHEARED REGULARLY. A SPECIALIZED PROGRAM OF MAINTENANCE NEEDS TO BE ESTABLISHED. TO MEET THIS OBJECTIVE, WE RECOMMEND TRIMMING INDIVIDUAL PLANTS BACK JUST ONCE A YEAR AT A SPECIFIED TIME. THIS WILL ALLOW EACH PLANT SPECIES TO RECOVER QUICKLY AND MAINTAIN THE NATURAL SHAPE AND FLOWERING CAPACITY THROUGHOUT THE REMAINDER OF THE YEAR. THIS WILL PREVENT SHRUBS FROM BECOMING WOODY AND IT WILL ALSO REDUCE THE ANNUAL MAINTENANCE COSTS.

PLEASE REFER TO THE PLANT SCHEDULE FOR THE MAINTENANCE REQUIREMENT OF EACH INDIVIDUAL PLANT.

DRIP IRRIGATION WATERING SCHEDULE

DAILY HIGH TEMP		WATERING HRS.	DAY INTERVAL	EMMITTER ALLOCATION
50-75	DEGREES	0.5 HOURS	EVERY FOURTH DAY	SEE PLANT SCHEDULE
75-95	DEGREES	1.0 HOURS	EVERY THIRD DAY	SEE PLANT SCHEDULE
95-110	DEGREES	1.5 HOURS	EVERY OTHER DAY	SEE PLANT SCHEDULE
110 +	DEGREES	2.0 HOURS	EVERY OTHER DAY	SEE PLANT SCHEDULE

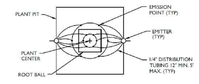
TURF IRRIGATION WATERING SCHEDULE

ALL BERMUDA AND RYE GRASS SHOULD BE DEEP WATERED IN ORDER TO PROMOTE DEEP ROOT GROWTH. ONCE ESTABLISHED, LANDSCAPE MAINTENANCE CONTRACTOR SHALL WATER THE TURF AREAS NO MORE THAN ONCE EVERY THREE DAYS. THE AMOUNT OF WATER APPLIED TO THE TURF AREA SHALL BE DIRECTLY PROPORTIONAL TO THE IRRIGATION SYSTEM PRECIPITATION RATE AND THE AMOUNT OF WATER REQUIRED FOR BERMUDA OR RYE GRASS AT A SPECIFIC TIME OF YEAR (SEE SCHEDULE FOR BERMUDA GRASS BELOW LEFT).

FOR RYE GRASS WATERING REQUIREMENTS, PLEASE REFER TO THE PHOENIX WATER CONSERVATION OFFICE (602 256 3310) OR THE ARIZONA REPUBLIC'S WEATHER AGE. LAWN WATERING REQUIREMENTS ARE PUBLISHED DAILY

TREE EMITTER (MULTI OUTLET) SCHEDULE

TREES	MODEL	QTY PER TREE	TOTAL GPH
15 GAL	ML-210	2	10
24" BOX	ML-210	2	10
36" BOX	ML-210	2	12

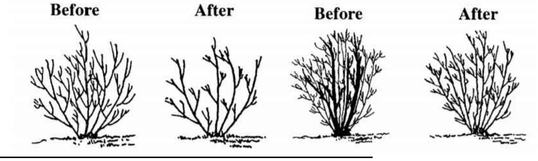


TREE EMITTER - MULTI OUTLET
15 GAL TO 60" BOX TREES
(SEE EMITTER SCHEDULE)

PALM BUBBLER SCHEDULE

TREES	MODEL	QTY PER TREE	TOTAL GPM	TOTAL GPH
20' TALL	PROS-00 -PCN	2	1	60

SELECTIVE THINNING TO PRESERVE NATURAL SHAPE OF PLANT



EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

Project:
Fulton Homes Acclaim
Avondale, Arizona
Landscape Maintenance Schedule

Revisions:
1ST PRELIMINARY PLANTING PLAN: 08/26/2020
2ND PRELIMINARY PLANTING PLAN: 10/14/2020
3ND PRELIMINARY PLANTING PLAN: 11/18/2020

Call at least two full working days before you begin excavation.
ARIZONA811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (1-800-782-5348)
In Maricopa County: (602)263-1100

Designer: AS
Drawn by: KZ

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 57
Preliminary Not For Construction Or Recordation
Date: 11/18/20
Signature: [signature]

Job No.
20-0146
CONSTRUCTION DOCUMENTATION
Sheet No.
L-9.01

20-0146 Nov 18, 2020 11:37pm S:\Projects\2020\20-0146\landscape\Drawings\preliminary plans (pre-plat)\20-0146 - L-9.01_Landscape Maintenance Schedule.dwg kzhao

MATERIALS LEGEND

SYMBOL	ITEM	SIZE
	"Desert Brown" Decomposed Granite or Equal	3/4" Screened 2" Depth, Min.
	Standard Concrete Paving	
	Decorative Paving	
	Decorative Median Paver	

INTEGRAL CONCRETE PAVING
COLOR: DAVIS COLORS TAUPE #677
OAE

MEDIAN CONCRETE PAVER
COLOR: SIERRA
DUBLIN COBBLE BY BELGARD, OAE

FINISH:
- SALT FINISH
- MEDIUM BROOM

DECORATIVE TYPICAL LOCATION IN AMENITY AREA.

NOTE:
FINAL DECORATIVE PAVING COLOR AND FINISH WILL BE FINALIZED IN CONSTRUCTION DOCUMENT PLANS.

NORTH

0' 75' 150' 300'

SCALE: 1" = 150'-0"

EPS GROUP
1130 N. Alma School Rd, Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

Fulton Homes Acclaim
Avondale, Arizona

Project:

Material Master Plan

Revisions:
1ST PRELIMINARY PLANTING PLAN: 08/26/2020
2ND PRELIMINARY PLANTING PLAN: 10/14/2020
3RD PRELIMINARY PLANTING PLAN: 11/18/2020

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: AS
Drawn by: KZ

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45568
ALIZA E. SABIN
Date Signed 11-18-20
ARIZONA U.S.A.

Job No.
20-0146

CONSTRUCTION DOCUMENTATION

Sheet No.
L-10.01

20-0146
Nov 18, 2020 11:37pm S:\Projects\2020\20-0146\landscape\Drawings\preliminary plans (pre-plat)\20-0146 – L-10.01_Material Master Plan.dwg
kzhoo

Exhibit H

Certificates of Adequate School Facilities

Pendergast Elementary School District

Tolleson Union High School District

Avondale
Aspiring. Achieving. Accelerating.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for a General Plan Amendment (GPA)/Rezoning has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: Sierra Avondale
Project Manager: Stephen W. Anderson
Request: GPA and Rezone
Acreage/Parcel Size: 149.69 net acres
Current Density Allowed: N/A
Density Proposed: Up to 14 du/acre
Total number of residential units proposed: 676 dwelling units

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate capacity to accommodate the estimated enrollment from the proposed development?

Yes ☒ No ☐

If answered no, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

_____
_____
_____

Is a school site within the proposed development needed? Yes ☐ No ☒
If answered yes, how many acres is needed for the school site? _____

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? Yes No

If answered yes, please explain below:

_____
_____
_____

If additional writing space is needed, please attach pages to this form

Date Reviewed: 1/14/2020
School District: Pendergast Elem School District
District Superintendent: Dr. Lily Matos-DeBlieux
Phone #: 623 772-2200
E-mail: jfimbres@pesd92.org

Signature: _____

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

Avondale
Aspiring. Achieving. Accelerating.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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_____

_____

_____

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If answered yes, how many acres is needed for the school site? _____

Is the district currently working with the developer to provide or help meet the needs identified above through a developer assistance or impact agreement? ***Yes*** ***No*** (circled)

If answered yes, please explain below:

_____

_____

_____

If additional writing space is needed, please attach pages to this form

Date Reviewed: **January 17, 2020**

School District: **Tolleson Union High School District #214**

District Superintendent: **Nora Gutierrez**

Phone #: **623-478-4000**

E-mail: **nora.gutierrez@tuhsd.org**

Signature: Nora Gutierrez

It is the developer's responsibility to ensure that this form is completed by an authorized representative of the District noted above and returned to the Development & Engineering Services Department prior to the scheduling of any City Council meetings

AGENDA ITEM REPORT

SUBJECT: Alamar Phase 4 – Preliminary Plat – Application PL-20-0216

MEETING DATE: 12/16/2020

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will consider a request by Mr. Frank Koo, Wood, Patel & Associates, Inc., for approval of a Preliminary Plat for Alamar Phase 4, a proposed 486-lot single-family residential subdivision on approximately 161.17 gross acres located at the southwest corner of the planned El Mirage Road realignment and the planned Alamar Boulevard alignment. Commission will take appropriate action.

BACKGROUND:

Alamar Phase 4 is approximately 161.17 gross acres of property located at the southwest corner of the planned El Mirage Road realignment and the planned Alamar Boulevard alignment (Exhibit A). The property, which was annexed in May 2018, is zoned Planned Area Development (PAD), part of the 1,130.14-acre Alamar (formerly Lakin Properties) PAD approved by City Council in May 2018 (Exhibit B). The approved Alamar PAD allows for development of single-family residences of varying lot sizes on the Phase 4 property.

The Alamar Phase 4 property features a General Plan Land Use Map designation of Medium Density Residential (MDR) (Exhibit C). The MDR designation accommodates development of suburban detached single-family residential at a density range of 2.5 to 4.0 dwelling units per acre (target density of 2.5).

The Alamar Phase 4 property is surrounded by other portions of the master-planned Alamar development on all but its west side, as follows:

North of Alamar Boulevard: A future phase within Alamar's "Northwest Planning Unit". The area of the future phase, lot quantities, and lot sizes will be determined when a Preliminary Plat for that future phase is submitted in conformance with the property's Alamar Planned Area Development (PAD) zoning.

Northeast of El Mirage Road: Approximately 40 acres of land to be developed with the planned Alamar Community Park, a City-owned public park that will be accessible to all residents of the City. The park will include ball fields, picnic ramadas, a recreational lake, a splash pad, trails, and more.

Southeast of El Mirage Road: Phase 2 of Alamar, consisting of 346 single-family residential lots and associated open space on approximately 101.43 acres, zoned Alamar PAD. Phase 2 is currently under construction in the site grading phase.

South: A future phase within Alamar's "Southwest Planning Unit". The area of the future phase, lot quantities, and lot sizes will be determined when a Preliminary Plat for that future phase is submitted in conformance with the property's Alamar Planned Area Development (PAD) zoning.

West: A 53.88-acre property, located in unincorporated Maricopa County, zoned Rural-43 (RU-43). The property, which is currently undeveloped and used for farming, is owned by Tolleson Union High School District.

SUMMARY OF REQUEST:
The applicant is requesting approval of a Preliminary Plat for Alamar Phase 4 (Exhibit E). In conformance with the Alamar PAD, as amended, the proposed Preliminary Plat (Exhibit F) divides the 161.17-acre property into 486 single-family residential lots, providing for a density of 3.02 dwelling units per acre. A total of four (4) lot types are proposed, as follows:

- 223 single-family lots with a minimum area of 5,175 square feet, featuring minimum widths of 45 feet and minimum depths of 115 feet.

- 115 single-family lots with a minimum area of 6,000 square feet, featuring minimum widths of 50 feet and minimum depths of 120 feet.

- 93 single-family lots with a minimum area of 7,875 square feet, featuring minimum widths of 63 feet and minimum depths of 125 feet.

- 55 single-family lots with a minimum area of 9,100 square feet, featuring minimum widths of 70 feet and minimum depths of 130 feet.

Vehicular access to this phase will be from Alamar Boulevard, a minor collector street along Phase 4's northern boundary that will be constructed by the developer with development of this phase. Residents will access this new collector roadway from either El Mirage Road along Phase 4's eastern edge or from Dysart Road, approximately 1,660 feet west of the Phase 4's western boundary. With this phase, the developer will also construct Alamar Lane, an additional minor collector street providing northbound/southbound travel near the Phase 4's west edge, and all local streets internal to the phase.

All streets adjacent to and within Phase 4 will be public; the Alamar Community Association will be responsible for maintaining all open space areas, landscape tracts, and right-of-way landscaping, including landscaped medians.

A Landscape, Open Space, and Wall Plan is provided as part of the application (Exhibit G). Approximately 47.79 acres of open space, approximately 29.7 percent of the net site area, is provided within Phase 4. The most significant amenities in this phase include:

- Neighborhood Park #2, a 2.51-acre park located in the northwest quadrant of Phase 4, which will include a large multi-purpose lawn, decorative and community gardens, a looped trail system, terrace area with farm shed, olive grove, sand play area, and large shaded children's play structure. On-street parallel parking, which can also accommodate food truck parking for community events, will be provided along the east and south edges of the park.

- Formative Park #12, a 0.31-acre park located near the west edge of Phase 4, featuring a large plaza containing a barbeque grill station, ramada with picnic tables, and a porch swing, a sensory path, bench seating, a sand box with water feature, turf for open play, and shaded children's play

equipment.

- Formative Park #13, a 0.23-acre park located near the southwest corner of Phase 4, which will include a plaza designed as a “story-telling area” featuring boulder seating, a picnic area covered by a shade trellis, a barbeque grill station, turf for open play, and shaded children’s play equipment.

- Formative Park #14, a 0.43-acre park centrally located along the phase’s north boundary, featuring a large plaza, shaded picnic area, barbeque grill stations, Adirondack chair lounging area, a porch swing, turf for open play, and shaded children’s play equipment.

- Formative Park #15, a 0.47-acre park located near the northeast corner of Phase 4, which will include a large plaza featuring checkerboard pavement marking, shaded picnic area with barbeque grill station, bench seating, turf for open play, and shaded children’s play equipment.

- Formative Park #16, a 0.35-acre park located in the southeast quadrant of Phase 4, featuring a plaza, hopscotch pavement markings, shaded picnic area with barbeque grill station, porch swing, Adirondack chair lounging area, sandbox play area, turf for open play, bench seating, and shaded children’s play equipment.

- An 8-foot wide multi-use trail running in the utility corridor south and east of Phase 4, with nine (9) separate pedestrian connections from the neighborhood to the adjacent trail system provided.

Phase 4’s walls and monumentation will share a common design with the walls and monumentation built in the initial phases of Alamar. Likewise, the planting palette and landscape themes to be used within Phase 4 are intended to complement the earlier phases of the Alamar master development.

PUBLIC PARTICIPATION:
Preliminary Plats are not public hearing items; thus, no public notifications are required. However, as is the City’s policy, all property owners within 1,000 feet of the project boundaries were notified that the proposed development was in for City review. No residents have contacted Staff regarding the proposed Preliminary Plat.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:
The property is in the service areas of the Littleton Elementary School District (LESD) and the Tolleson Union High School District (TUHSD).

The nearest elementary school will be a new LESD school located east of Phase 4 across El Mirage Road on land donated to the district by the developer of Alamar, Brookfield Residential. However, LESD no longer assigns students to particular elementary schools based upon geographical location, so elementary age students living in Alamar Phase 4 will have an opportunity to choose which school they will attend within the LESD system. High school aged students will attend La Joya Community High School located at the southwest corner of Avondale Boulevard and Durango Street.

Both LESD and TUHSD have provided signed Certificates of Adequate School Facilities (Exhibit H). Dr. Roger Freeman, Superintendent of LESD, has indicated that the district does not currently have adequate capacity but is working with the developer to rectify that inadequacy including through donation of the new school site noted above. Nora Gutierrez, Superintendent of TUHSD, has indicated that her district does have adequate capacity for the estimated enrollment from the Alamar development.

ANALYSIS:
The proposed Alamar Phase 4 Preliminary Plat and Landscape, Open Space, and Wall Plan are in conformance with the Alamar PAD, as amended, as well as the City’s Subdivision Ordinance, Zoning

Ordinance, and Single-Family Residential Design Manual. The proposed 486-lot single family residential subdivision consisting of four (4) lot types adheres to the requirements of the approved PAD and will result in development of a community consistent with the desired character for development in the General Plan's Medium Density land use category. Open space and amenities within Alamar Phase 4 exceed requirements and will offer future residents of all ages a range of recreational options in proximity to their homes. Walls, landscaping, and other design features are consistent with earlier phases of Alamar to create a seamless aesthetic.

Floor plans and elevations for single-family house products in Alamar Phase 4 will require City administrative approval. City Staff will review any of these products to ensure that all design requirements within the Alamar PAD are met.

DISCUSSION:
Staff recommends approval of this application for the following reasons:

- The proposed density of Alamar Phase 4, approximately 3.02 units per acre, conforms to the property's Medium Density Residential General Plan Land Use designation.

- The proposed Alamar Phase 4 Preliminary Plat, including the Landscape, Open Space, and Wall Plan, are in conformance with the approved Alamar PAD, as amended.

- The proposed Alamar Phase 4 Preliminary Plat, including the Landscape, Open Space, and Wall Plan, meet or exceed requirements within the City of Avondale Zoning Ordinance and Subdivision Regulations.

STRATEGIC PLAN:
INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Encourage build-out in residential housing opportunities that support diverse housing options.

INITIATIVE: Foster sustainable community development

- STRATEGIC GOAL: Maintain and expand quality infrastructure and improve connectivity to City amenities.

BUDGET IMPACT:
No budget impacts.

RECOMMENDATION:
No public hearing is required. The Planning Commission will recommend **APPROVAL** of Application PL-20-0216 Alamar Phase 4, a request for Preliminary Plat approval for the proposed 486-lot Alamar Phase 4 subdivision, subject to the following four (4) conditions of approval:

1. Development of Alamar Phase 4 shall conform to the following documents, except as modified by these conditions of approval:

    a. Preliminary Plat Narrative, date stamped November 9, 2020
    b. Preliminary Plat, date stamped November 18, 2020

c. Landscape, Open Space, and Wall Plan, date stamped November 9, 2020

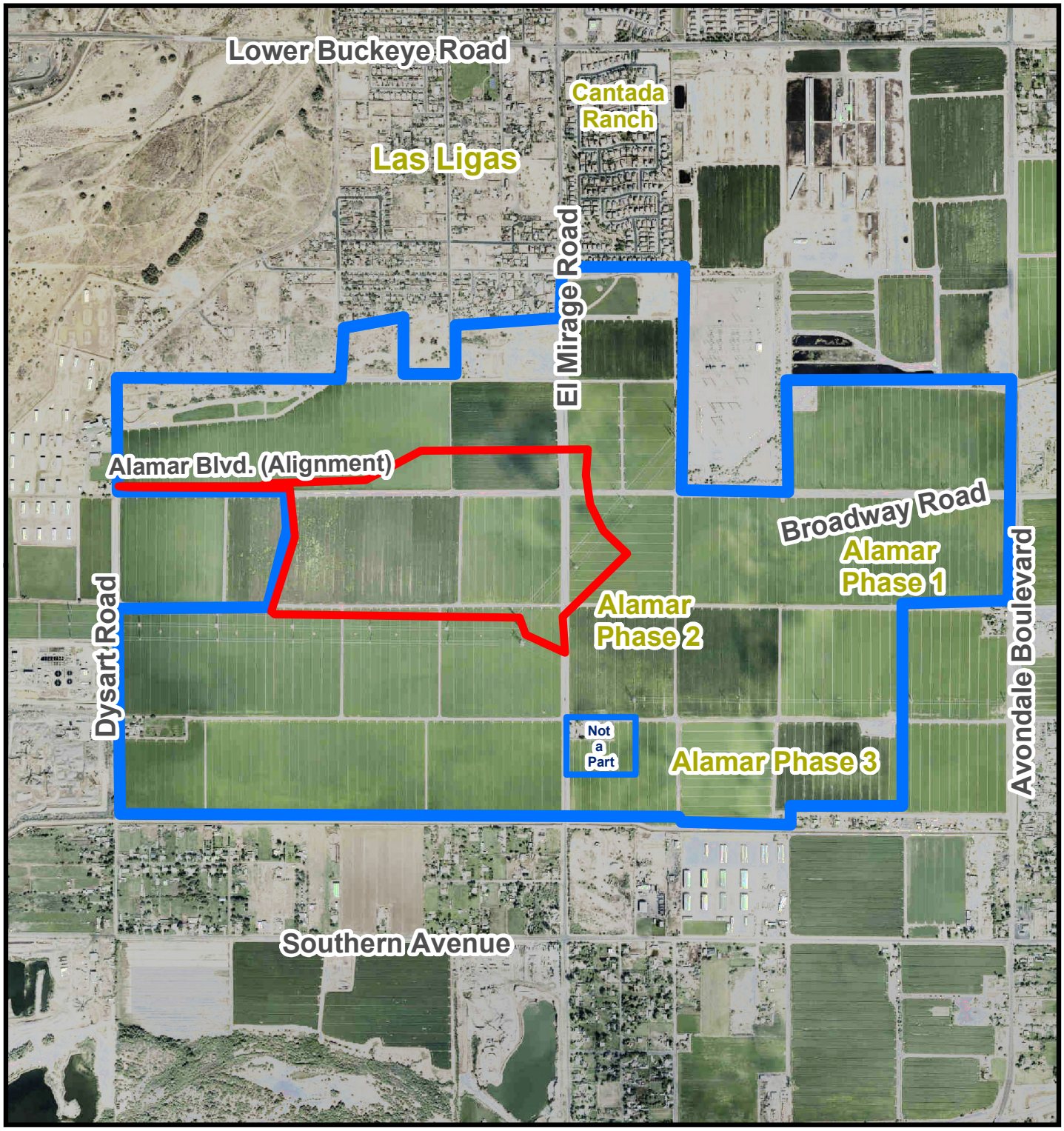
2. In accordance with the City of Avondale Subdivision Regulations, approval of the Preliminary Plat shall expire in two (2) years from the date of approval unless a Final Plat has been approved and recorded.

3. Development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to the MAG Uniform Standard Specifications and Details.

4. Extinguishment of grandfathered groundwater rights appurtenant to the Phase 4 property and pledging of those credits to the City's assured water supply account will be required prior to issuance of any permits within the phase unless otherwise permitted by the approved Pre-Annexation Development Agreement.

PROPOSED MOTION:
I move that Planning Commission recommend **APPROVAL** of Application PL-20-0216 Alamar Phase 4, a request for Preliminary Plat approval for the proposed 486-lot Alamar Phase 4 subdivision, subject to four (4) recommended conditions of approval as listed in the Staff Report.

Exhibit A



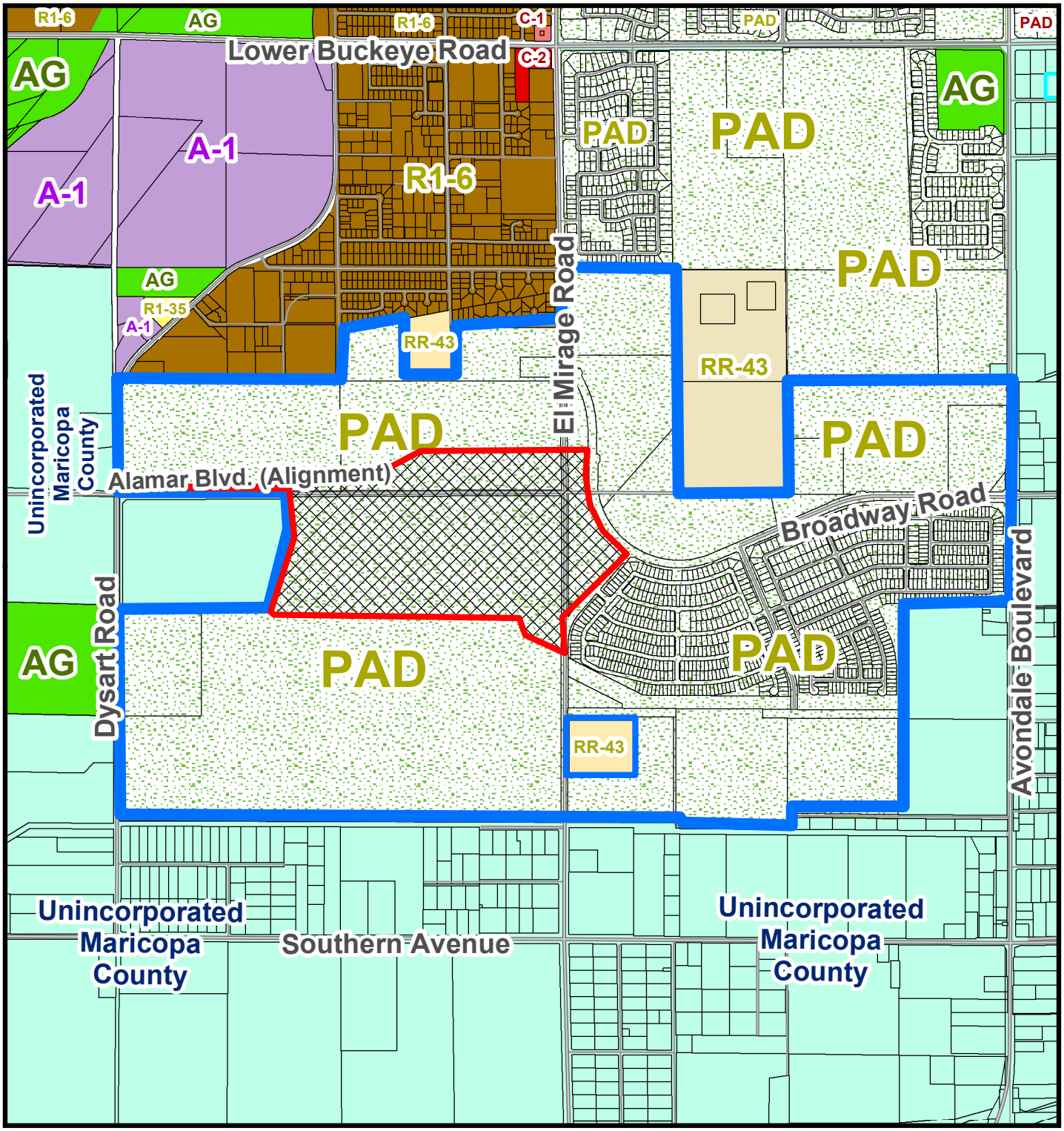
Aerial Photograph

Avondale

Alamar

Phase 4

Exhibit B



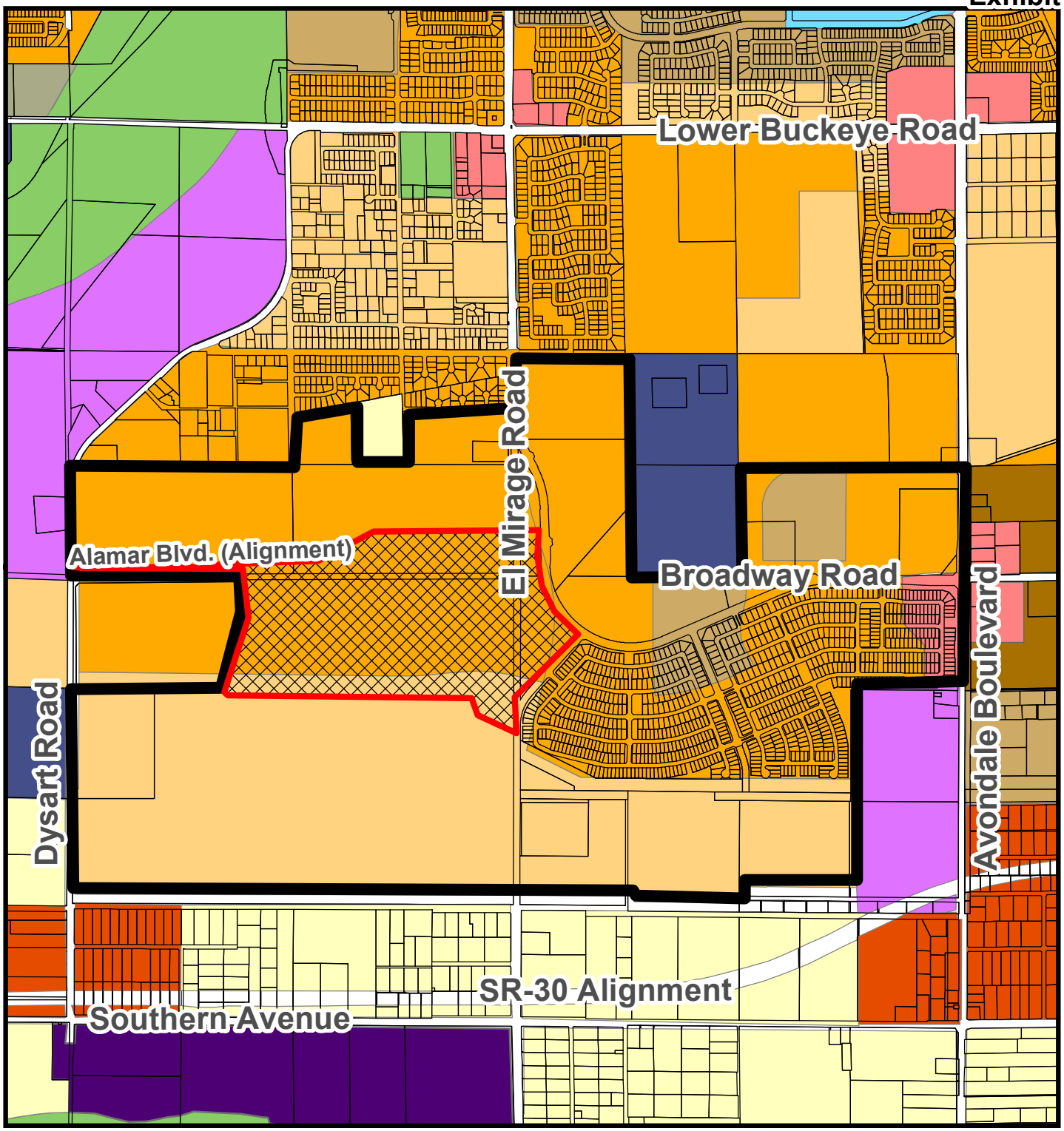
Zoning Vicinity Map

Avondale

Alamar

Phase 4

Exhibit C



General Plan Land Use Map

- Rural Low Density Residential
- Estate Low Density Residential
- Medium Density Residential
- Medium/High Density Residential
- High Density Residential
- Mixed Use
- Education
- Freeway Commercial
- Local Commercial
- Public/Civic
- Corporate Park
- Open Space and Parks
- Alamar
- Phase 4

Avondale

Exhibit D

SUMMARY OF RELATED FACTS
APPLICATION PL-20-0216

THE PROPERTY	
PARCEL SIZE	161.17 gross acres; 160.86 net acres
LOCATION	Southwest Corner of El Mirage Road (realignment) and Alamar Boulevard (alignment)
EXISTING LAND USE	Agricultural
EXISTING ZONING	Planned Area Development (PAD)
ZONING HISTORY	The property was annexed and zoned Lakin Property Planned Area Development (PAD) in May 2018. The approved PAD allows for single-family residential use of the subject property consisting of varying lot sizes. The name of the PAD has since been changed to Alamar.
DEVELOPMENT AGREEMENT	A Pre-Annexation Development Agreement (PADA) with Brookfield Residential was approved in May 2018. The primary functions of the PADA are to specify the developer's on-site and off-site construction responsibilities (streets, community park, utilities, etc.) pertaining to the Alamar master planned development and to establish the protocol for developer reimbursement towards the City's acquisition of the Rigby Water Company.

SURROUNDING ZONING AND LAND USE	
NORTH OF ALAMAR BOULEVARD	A future phase within Alamar's "Northwest Planning Unit". The area of the future phase, lot quantities, and lot sizes will be determined when a Preliminary Plat for that future phase is submitted in conformance with the property's Alamar Planned Area Development (PAD) zoning.
NORTHEAST OF EL MIRAGE ROAD	Approximately 40 acres of land to be developed with the planned Alamar Community Park, a public park that will be accessible to all City residents. The park will include ball fields, picnic ramadas, a recreational lake, a splash pad, trails, and more.
SOUTHEAST OF EL MIRAGE ROAD	Phase 2 of Alamar, consisting of 346 single-family residential lots and associated open space on approximately 101.43 acres, zoned Alamar PAD. Phase 2 is currently under construction in the site grading phase.
SOUTH	A future phase within Alamar's "Southwest Planning Unit". The area of the future phase, lot quantities, and lot sizes will be determined when a Preliminary Plat for that future phase is submitted in conformance with the property's Alamar Planned Area Development (PAD) zoning.
WEST	A 53.88-acre property, located in unincorporated Maricopa County, zoned Rural-43 (RU-43). The property, which is currently undeveloped and used for farming, is owned by Tolleson Union High School District.

GENERAL PLAN
The Phase 4 property features a General Plan Land Use Map designation of Medium Density Residential (MDR). The MDR designation accommodates development of suburban detached

single-family residential at a density range of 2.5 to 4.0 dwelling units per acre, and a target density of 2.5

PUBLIC SCHOOLS	
SCHOOL DISTRICT(S)	Littleton Elementary School District; Tolleson Union High School District
ELEMENTARY SCHOOL	Student's choice (No defined school). The closest district school will be a new elementary school within the Alamar development located across El Mirage Road east of Phase 4
HIGH SCHOOL	La Joya Community High School, located at the southwest corner of Durango Street and Avondale Boulevard

STREETS	
El Mirage Road (Realignment)	
Classification	Major Collector
Existing half-street ROW	40 feet to 50 feet (varies upon location)
Standard half-street ROW	40 feet to 50 feet (varies upon location)
Existing half-street improvements	No improvements to planned alignment; Existing El Mirage Road improvements adjacent to Phase 4 will be demolished to accommodate the re-alignment of the street as shown in the approved PAD.
Standard half-street improvements	Two (2) travel lanes, half (1/2) center turn lane, bike lane, curb and gutter, detached sidewalks, streetlights and landscaping.
Alamar Boulevard	
Classification	Minor Collector
Existing half-street ROW	None
Standard half-street ROW	40 feet
Existing half-street improvements	None
Standard half-street improvements	One (1) travel lane, half (1/2) center turn lane, bike lane, curb and gutter, detached sidewalks, streetlights and landscaping.
Alamar Lane	
Classification	Minor Collector
Existing half-street ROW	None
Standard half-street ROW	40 feet
Existing half-street improvements	None
Standard half-street improvements	One (1) travel lane, half (1/2) center turn lane, bike lane, curb and gutter, detached sidewalks, streetlights and landscaping.
Neighborhood Streets (Multiple)	
Classification	Modified Public Local
Existing half-street ROW	None
Standard half-street ROW	25 feet
Existing half-street improvements	None
Standard half-street improvements	One (1) travel lane, curb and gutter, attached

	sidewalks, streetlights and landscaping.

UTILITIES
Water will be served to the Alamar Phase 4 development by an proposed 16- inch water line in El Mirage Road (to be constructed by the developer with Alamar Phase 2) and an existing 12-inch water line in Dysart Road. Sewer will be served to the Alamar Phase 4 development by an existing 36-inch sewer main located in an easement in the Alamar Boulevard alignment. Salt River Project (SRP) provides electricity in this portion of Avondale.

Exhibit E

Proposed Preliminary Plat Narrative

Alamar Phase 4

Received
Electronically
November 9, 2020

PHASE 4: Pre-Plat
Narrative
10.27.20

As Brookfield Residential continues with the thoughtful and strategic development planning for the future of ALAMAR, the next area of likely execution has been identified as “Phase 4”.
The Phase 4 parcel is comprised of approximately 160.65 acres of gross land. The east end of this parcel is adjacent to the El Mirage new alignment down to the planned “T” intersection.
The north and west perimeter of the parcel align with the minor collector ring road. The south end of the parcel abuts the existing power line corridor/ easement.
It is important to note that this Phase 4 parcel represents less than 50% of the overall Northwest Planning Unit that totals 321 acres. As land use budget figures are considered for Phase 4; it will be imperative to consider them within the overall context of the Northwest Planning Unit.
Like the other planned phases of development for ALAMAR; Brookfield Residential has performed considerable research and analysis on the size of lots, the mix of anticipated builder product, the allocation of land use budget and the configuration & orientation of neighborhoods.
Within the overall framework of the envisioned series of neighborhoods, Brookfield Residential’s team of consultants have carefully considered roadway circulation (access, egress and trip volumes), open space (parks, tracts, and basins, pedestrian connectivity, street scenes, grading and drainage and the overall community framework.
The approved Land Use Development Plan (per the PAD) articulated 3 formative parks for this area. The proposed conceptual lotting plan identifies 5. In addition, the next neighborhood park is planned for this area of the community. The Conceptual lotting plan suggests a slight shift this location to make it better oriented for neighborhood access and connectivity. Like previous phases; Brookfield will make a concerted effort to provide pedestrian connectivity throughout the neighborhoods and internal parks as well as to the perimeter trail system. As ALAMAR continues to grow, Brookfield Residential anticipates that existing architectural style palettes will be expanded in a complimentary fashion.

SITE SUMMARY

EXISTING ZONING: PAD (CITY OF AVONDALE)

	ACRES	SQ. FT.
GROSS AREA	160.65	6,997,675
NET AREA	160.38	6,985,949
ARTERIAL R/W	0.27	11,726
OPEN SPACE	47.79	2,081,753
TOTAL LOTS	486	
DENSITY (GROSS)	3.03	
DENSITY (NET)	3.03	

RESIDENTIAL ZONE	LOT MIX	YIELD	%	*PAD (MIN.-MAX.)
MEDIUM HIGH (MHDR)	45'x115'	223	46%	30-40%
MEDIUM (MDR)	50'x120'	115	24%	25-35%
MEDIUM LOW (MLDR)	63'x125'	93	19%	20-30%
LOW(LDR)	70'x130'	55	11%	12-20%
	TOTAL LOTS	486	100%	

* **THE REMAINING AREA WITHIN THE NW PLANNING UNIT WILL NEED TO BE LOTTED TO CONFORM TO THE PAD APPROVED LAND USE BUDGET FOR THE NW PLANNING UNIT.**

Exhibit F

Proposed Preliminary Plat

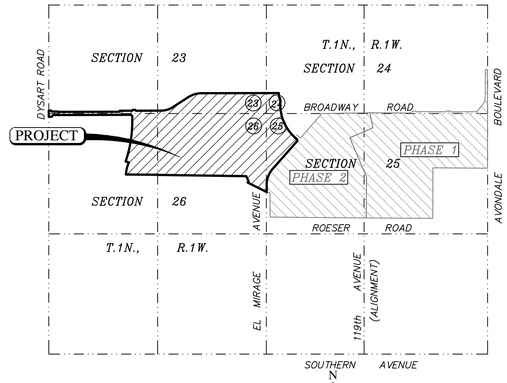
Alamar Phase 4

Received Electronically November 18, 2020

PRELIMINARY PLAT

ALAMAR PHASE 4

A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 23,
AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24,
AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 25,
AND A PORTION OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 26
TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

LEGEND & ABBREVIATIONS

	PROJECT BOUNDARY	BOT	BOTTOM OF BASIN
00	PROPOSED MAJOR CONTOUR ELEVATION	BSL	BUILDING SETBACK LINE
01	PROPOSED MINOR CONTOUR ELEVATION	DIP	DUCTILE IRON PIPE
1500	EXISTING CONTOUR ELEVATION	GB	GRADE BREAK
	SINGLE CURB	FG	FINISHED GRADE
	ROLL/RIBBON CURB	FL	FLOWLINE
	VERTICAL CURB & GUTTER	HDPE	HIGH DENSITY POLYETHYLENE PIPE
	CENTERLINE, ℄	HWE	HIGH WATER ELEVATION
	RIGHT-OF-WAY, R/W	LF	LOWEST FLOOR ELEVATION
	MONUMENT LINE, ℳ	INV	INVERT
	EASEMENT LINE	ℙ	PROPERTY LINE
	STORM DRAIN PIPE	RGRCP	RUBBER GASKET REINFORCED CONCRETE PIPE
AE	ACCESS EASEMENT	RWP	RECLAIMED WATER PIPE
DE	DRAINAGE EASEMENT	SD	STORM DRAIN
PUE	PUBLIC UTILITY EASEMENT	SDMH	STORM DRAIN MANHOLE
SE	SEWER EASEMENT	MH	SANITARY SEWER MANHOLE
SVT	SIGHT VISIBILITY TRIANGLE	S	SANITARY SEWER
TCE	TEMPORARY CONSTRUCTION EASEMENT	TOP	TOP OF BASIN
VNAE	VEHICULAR NON ACCESS EASEMENT	VP	VOLUME PROVIDED
WE	WATER EASEMENT	VR	VOLUME REQUIRED
WSE	WATER AND SEWER EASEMENT	WSE	WATER SURFACE ELEVATION
* TBA	EASEMENT TO BE ABANDONED		
	SLOPE ARROW		
	FIRE HYDRANT		
	GRADE BREAK		
	SURVEY MONUMENT		
ZONE AE	FEMA FLOOD ZONE		

SITE SUMMARY

EXISTING ZONING: PAD (CITY OF AVONDALE)

	ACRES	SQ. FT.
GROSS AREA	161.17	7,020,388
NET AREA	160.86	7,007,090
ARTERIAL R/W	0.31	13,298
OPEN SPACE	47.50	2,068,905
TOTAL LOTS	486	
DENSITY (GROSS)	3.02 DU/AC	
DENSITY (NET)	3.02 DU/AC	

RESIDENTIAL ZONE	LOT MIX	YIELD	%	*PAD (MIN.-MAX.)
MEDIUM HIGH (MHDR)	45'x115'	223	46%	30-40%
MEDIUM (MDR)	50'x120'	115	24%	25-35%
MEDIUM LOW (MLDR)	63'x125'	93	19%	20-30%
LOW(LDR)	70'x130'	55	11%	12-20%
	TOTAL LOTS	486	100%	

* **THE REMAINING AREA WITHIN THE NW PLANNING UNIT WILL NEED TO BE LOTTED TO CONFORM TO THE PAD APPROVED LAND USE BUDGET FOR THE NW PLANNING UNIT.**

CIVIL SHEET INDEX

1 - COVER
2 - INDEX MAP
3-4 - TABLES AND SECTIONS
5 - DETAILS
6-13 - PRELIMINARY PLAT

TOTAL SHEETS - 13

OWNER/ DEVELOPER

BROOKFIELD LAKIN, LLC
14646 N. KIERLAND BOULEVARD, SUITE 165
SCOTTSDALE, ARIZONA 85254
PHONE: (602) 903-7509
CONTACT: ROGER THEIS

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
PHONE: (602) 335-8500
CONTACT: FRANK KOO, P.E.

BENCHMARK

NATIONAL GEODETIC SURVEY CONTROL POINT H 395, PID DV0444, LOCATED AT THE NORTHWEST CORNER OF EL MIRAGE ROAD AND BROADWAY ROAD, HAVING AN ELEVATION OF 939.03', NAVD 88 DATUM.

BASIS OF BEARING

GEODETIC "NORTH" BASED ON: MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) GEODETIC DENSIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE WWW.MCDOT.MARICOPA.GOV , UNDER THE SURVEY INFORMATION LINK ON MARCH 1, 2017.
PROJECTION: CENTRAL ZONE, NAD 83, (EPOCH 2010) DATUM: GRS-80
UNITS: INTERNATIONAL FEET
GEOID MODEL: GEOID 2012A

NATIONAL GEODETIC SURVEY CONTROL POINT: H 395
PID: DV0444
LATITUDE: 33°24'22.55252"N
LONGITUDE: 112°19'25.08998"W
ELLIPSOID HEIGHT: 255.899 (METERS)
DESCRIPTION: BRASS DISK IN CONCRETE SLEEVE

MODIFIED TO GROUND AT (GRID) N: 875587.531, E: 575808.124, USING A SCALE FACTOR OF 1.0001224277.

HORIZONTAL ADJUSTMENT: NONE
HORIZONTAL ROTATION: NONE

PUBLIC UTILITIES

WATER	CITY OF AVONDALE
SEWER	CITY OF AVONDALE
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS
CABLE TV	COX COMMUNICATIONS
WASTE DISPOSAL	CITY OF AVONDALE

PROJECT DESCRIPTION

ALAMAR PHASE 4 CONSISTS OF 486 SINGLE FAMILY DETACHED RESIDENTIAL LOTS WITH 1 NEIGHBORHOOD PARK, 5 FORMATIVE PARKS, OPEN SPACES AND RETENTION BASINS. THE EXISTING ZONING IS PLANNED AREA COMMUNITY (PAD) OF CITY OF AVONDALE.

PRELIMINARY PLAT NOTES

1. ALL LANDSCAPING WITHIN ADJACENT PUBLIC RIGHT-OF-WAY IS TO BE MAINTAINED BY YHE ALAMAR HOMEOWNERS ASSOCIATION.
2. ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS; AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES .
3. ALL EXISTING OVERHEAD UTILITIES, EXCLUDING POWERLINES 69kV AND ABOVE, SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF AVONDALE MUNICIPAL CODE AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
4. NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS AND APPROVED OR EXISTING CONVEYANCE PATTERNS THAT ARE PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE .
5. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE PART OF THIS SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE .
6. NO WALLS/ FENCES SHALL BE BUILT WITHOUT CITY OF AVONDALE APPROVAL.
7. THE FINAL PLAT(S) FOR PHASE 4 SHALL INCLUDE NOTES THAT STATE THAT THE SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT AND COMMUNITY FACILITIES DISTRICT.

SCALE (HORIZ.) N/A
SCALE (VERT.) N/A

WOOD PATEL

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 Call 811 or dig Arizona811.com

ALAMAR

DEVELOPER/OWNER: BROOKFIELD LAKIN, LLC
PROJECT NAME: ALAMAR - PHASE 4
PLAN TYPE: PRELIMINARY PLAT - COVER SHEET

SEALED
Registered Professional Engineer
CERTIFICATE NO.
31985
FRANK
MINGFENG KOO
State of Arizona
EXPIRES 12-31-21

PLAN DATE: 10/26/2020
LATEST REVISION DATE:
SHEET NUMBER: 1 OF 13
PROJECT NUMBER: 174612.09

FEMA FLOOD ZONE INFORMATION
ALAMAR PARCEL 4

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV. (IN AO ZONE, USE DEPTH)
040038	2165	M	NOVEMBER 4, 2015	X (SHADED)	-
				AE	-
ALL LOTS WILL BE WITHIN FLOOD ZONE 'X'.					

ZONE X (SHADED)

ZONE AE

* FLOOD HAZARD ZONES A AND AE WILL BE REMOVED THROUGH LOMR CASE NO. 18-09-0518P.

LEGEND

SHEET 4 — SHEET NUMBER

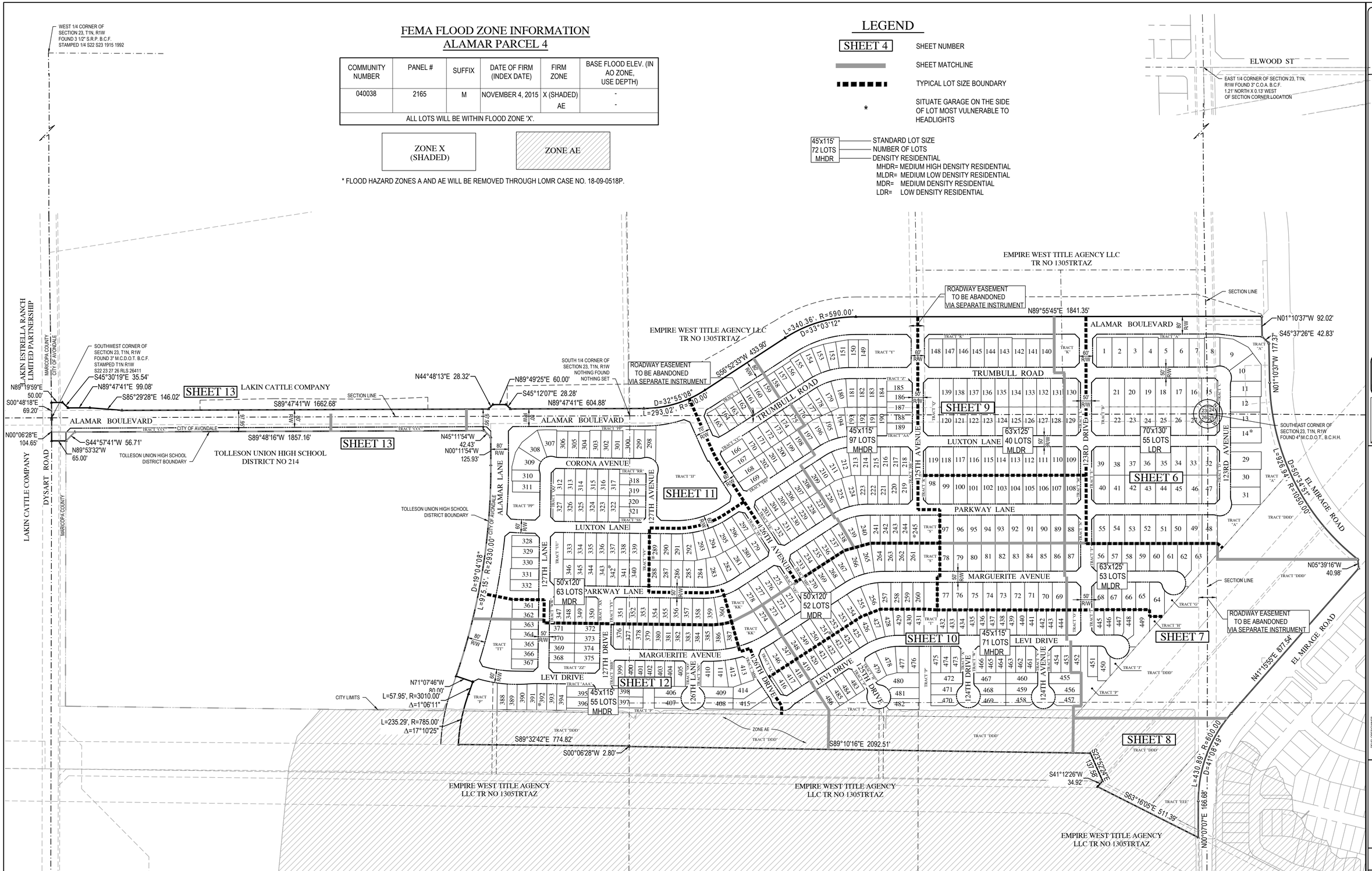
SHEET MATCHLINE

TYPICAL LOT SIZE BOUNDARY

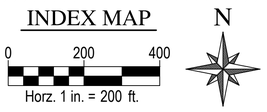
* SITUATE GARAGE ON THE SIDE OF LOT MOST VULNERABLE TO HEADLIGHTS

45'x115' — STANDARD LOT SIZE
72 LOTS — NUMBER OF LOTS
MHDR — DENSITY RESIDENTIAL

MHDR= MEDIUM HIGH DENSITY RESIDENTIAL
MLDR= MEDIUM LOW DENSITY RESIDENTIAL
MDR= MEDIUM DENSITY RESIDENTIAL
LDR= LOW DENSITY RESIDENTIAL



INDEX MAP



SCALE (HORIZ.) 1" = 200'
SCALE (VERT.) N/A

WOOD PATEL

Wood, Patel & Associates, Inc.

Civil Engineering
Water Resources
Land Survey
Construction Management

602.335.8500

www.woodpatel.com

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or dlick Arizona811.com

ALAMAR

DEVELOPER/OWNER: BROOKFIELD LAKIN, LLC

PROJECT NAME: ALAMAR - PHASE 4

PLAN TYPE: PRELIMINARY PLAT - INDEX SHEET

SEALED
Registered Professional Engineer (Civil)
CERTIFICATE NO. 31985
FRANK MINGFENG KOO
Date Signed 10/26/2020
ARIZONA U.S.A.
EXPIRES 12-31-21

PLAN DATE: 10/26/2020

LATEST REVISION DATE:

SHEET NUMBER: 2 OF 13

PROJECT NUMBER: 174612.09

LOT AREA TABLES

LOT NUMBER	SQUARE FEET	ACRES	TYPICAL LOT SIZE	Residential Zoning Type
1	9448	0.217	70'x130'	LDR
2	9450	0.217	70'x130'	LDR
3	9450	0.217	70'x130'	LDR
4	9450	0.217	70'x130'	LDR
5	9100	0.209	70'x130'	LDR
6	9100	0.209	70'x130'	LDR
7	9100	0.209	70'x130'	LDR
8	9353	0.215	70'x130'	LDR
9	14420	0.331	70'x130'	LDR
10	12824	0.294	70'x130'	LDR
11	9785	0.225	70'x130'	LDR
12	9450	0.217	70'x130'	LDR
13	9450	0.217	70'x130'	LDR
14	9800	0.225	70'x130'	LDR
15	9050	0.208	70'x130'	LDR
16	9100	0.209	70'x130'	LDR
17	9100	0.209	70'x130'	LDR
18	9100	0.209	70'x130'	LDR
19	9100	0.209	70'x130'	LDR
20	9100	0.209	70'x130'	LDR
21	9100	0.209	70'x130'	LDR
22	9100	0.209	70'x130'	LDR
23	9100	0.209	70'x130'	LDR
24	9100	0.209	70'x130'	LDR
25	9100	0.209	70'x130'	LDR
26	9100	0.209	70'x130'	LDR
27	9100	0.209	70'x130'	LDR
28	9050	0.208	70'x130'	LDR
29	11200	0.257	70'x130'	LDR
30	10800	0.248	70'x130'	LDR
31	10702	0.246	70'x130'	LDR
32	9050	0.208	70'x130'	LDR
33	9100	0.209	70'x130'	LDR
34	9100	0.209	70'x130'	LDR
35	9100	0.209	70'x130'	LDR
36	9100	0.209	70'x130'	LDR
37	9100	0.209	70'x130'	LDR
38	9100	0.209	70'x130'	LDR
39	9050	0.208	70'x130'	LDR
40	9050	0.208	70'x130'	LDR
41	9100	0.209	70'x130'	LDR
42	9100	0.209	70'x130'	LDR
43	9100	0.209	70'x130'	LDR
44	9100	0.209	70'x130'	LDR
45	9100	0.209	70'x130'	LDR
46	9100	0.209	70'x130'	LDR
47	9050	0.208	70'x130'	LDR
48	9066	0.208	70'x130'	LDR
49	9100	0.209	70'x130'	LDR
50	9100	0.209	70'x130'	LDR
51	9100	0.209	70'x130'	LDR
52	9100	0.209	70'x130'	LDR
53	9205	0.211	70'x130'	LDR
54	9100	0.209	70'x130'	LDR
55	9050	0.208	70'x130'	LDR
56	7825	0.180	63'x125'	MLDR
57	7875	0.181	63'x125'	MLDR
58	7875	0.181	63'x125'	MLDR
59	7976	0.183	63'x125'	MLDR
60	7875	0.181	63'x125'	MLDR
61	7889	0.181	63'x125'	MLDR
62	8728	0.200	63'x125'	MLDR
63	11773	0.270	63'x125'	MLDR
64	10177	0.234	63'x125'	MLDR
65	7875	0.181	63'x125'	MLDR
66	7875	0.181	63'x125'	MLDR
67	7875	0.181	63'x125'	MLDR
68	7825	0.180	63'x125'	MLDR
69	7875	0.181	63'x125'	MLDR
70	7875	0.181	63'x125'	MLDR
71	7875	0.181	63'x125'	MLDR
72	7875	0.181	63'x125'	MLDR
73	7875	0.181	63'x125'	MLDR
74	7875	0.181	63'x125'	MLDR
75	8625	0.198	63'x125'	MLDR
76	8625	0.198	63'x125'	MLDR
77	8625	0.198	63'x125'	MLDR
78	8033	0.184	63'x125'	MLDR
79	8033	0.184	63'x125'	MLDR
80	8033	0.184	63'x125'	MLDR
81	8033	0.184	63'x125'	MLDR
82	8033	0.184	63'x125'	MLDR
83	8033	0.184	63'x125'	MLDR
84	8033	0.184	63'x125'	MLDR
85	8033	0.184	63'x125'	MLDR
86	8033	0.184	63'x125'	MLDR
87	7983	0.183	63'x125'	MLDR
88	7983	0.183	63'x125'	MLDR
89	8033	0.184	63'x125'	MLDR
90	8033	0.184	63'x125'	MLDR
91	8033	0.184	63'x125'	MLDR
92	8033	0.184	63'x125'	MLDR
93	8033	0.184	63'x125'	MLDR
94	8033	0.184	63'x125'	MLDR
95	8033	0.184	63'x125'	MLDR
96	8033	0.184	63'x125'	MLDR
97	8033	0.184	63'x125'	MLDR
98	8140	0.187	63'x125'	MLDR
99	8190	0.188	63'x125'	MLDR
100	8190	0.188	63'x125'	MLDR
101	8190	0.188	63'x125'	MLDR
102	8190	0.188	63'x125'	MLDR
103	8190	0.188	63'x125'	MLDR
104	8190	0.188	63'x125'	MLDR
105	8190	0.188	63'x125'	MLDR
106	8190	0.188	63'x125'	MLDR
107	8190	0.188	63'x125'	MLDR
108	8140	0.187	63'x125'	MLDR
109	8140	0.187	63'x125'	MLDR
110	8190	0.188	63'x125'	MLDR
111	8190	0.188	63'x125'	MLDR
112	8190	0.188	63'x125'	MLDR
113	8190	0.188	63'x125'	MLDR
114	8190	0.188	63'x125'	MLDR
115	8190	0.188	63'x125'	MLDR
116	8190	0.188	63'x125'	MLDR
117	8190	0.188	63'x125'	MLDR
118	8190	0.188	63'x125'	MLDR
119	8140	0.187	63'x125'	MLDR
120	8190	0.188	63'x125'	MLDR
121	8190	0.188	63'x125'	MLDR
122	8190	0.188	63'x125'	MLDR
123	8190	0.188	63'x125'	MLDR
124	8190	0.188	63'x125'	MLDR
125	8190	0.188	63'x125'	MLDR
126	8190	0.188	63'x125'	MLDR
127	8190	0.188	63'x125'	MLDR
128	8190	0.188	63'x125'	MLDR
129	8140	0.187	63'x125'	MLDR
130	8140	0.187	63'x125'	MLDR
131	8190	0.188	63'x125'	MLDR
132	8190	0.188	63'x125'	MLDR
133	8190	0.188	63'x125'	MLDR
134	8190	0.188	63'x125'	MLDR
135	8190	0.188	63'x125'	MLDR
136	8190	0.188	63'x125'	MLDR
137	8190	0.188	63'x125'	MLDR
138	8190	0.188	63'x125'	MLDR
139	8190	0.188	63'x125'	MLDR
140	8190	0.188	63'x125'	MLDR
141	8190	0.188	63'x125'	MLDR
142	8190	0.188	63'x125'	MLDR
143	8505	0.195	63'x125'	MLDR
144	8505	0.195	63'x125'	MLDR
145	8505	0.195	63'x125'	MLDR
146	8190	0.188	63'x125'	MLDR
147	8190	0.188	63'x125'	MLDR
148	8190	0.188	63'x125'	MLDR
149	5662	0.130	45'x115'	MHDR
150	5734	0.132	45'x115'	MHDR
151	6136	0.141	45'x115'	MHDR
152	5993	0.138	45'x115'	MHDR
153	5993	0.138	45'x115'	MHDR
154	5993	0.138	45'x115'	MHDR
155	5788	0.133	45'x115'	MHDR
156	5176	0.119	45'x115'	MHDR
157	5176	0.119	45'x115'	MHDR
158	5176	0.119	45'x115'	MHDR
159	5176	0.119	45'x115'	MHDR
160	5401	0.124	45'x115'	MHDR
161	5401	0.124	45'x115'	MHDR
162	5401	0.124	45'x115'	MHDR
163	5401	0.124	45'x115'	MHDR
164	5452	0.125	45'x115'	MHDR
165	5804	0.133	45'x115'	MHDR
166	6602	0.152	45'x115'	MHDR
167	6293	0.144	45'x115'	MHDR
168	6663	0.153	45'x115'	MHDR
169	6243	0.143	45'x115'	MHDR
170	5175	0.119	45'x115'	MHDR
171	5175	0.119	45'x115'	MHDR
172	5175	0.119	45'x115'	MHDR
173	5175	0.119	45'x115'	MHDR
174	5175	0.119	45'x115'	MHDR
175	5175	0.119	45'x115'	MHDR
176	5175	0.119	45'x115'	MHDR
177	5320	0.122	45'x115'	MHDR
178	5908	0.136	45'x115'	MHDR
179	6956	0.160	45'x115'	MHDR
180	7001	0.161	45'x115'	MHDR
181	6152	0.141	45'x115'	MHDR
182	5850	0.134	45'x115'	MHDR
183	5850	0.134	45'x115'	MHDR
184	5850	0.134	45'x115'	MHDR
185	5509	0.126	45'x115'	MHDR
186	5559	0.128	45'x115'	MHDR
187	5559	0.128	45'x115'	MHDR
188	5559	0.128	45'x115'	MHDR
189	5509	0.126	45'x115'	MHDR
190	5850	0.134	45'x115'	MHDR
191	5850	0.134	45'x115'	MHDR
192	5850	0.134	45'x115'	MHDR
193	6633	0.152	45'x115'	MHDR
194	6786	0.156	45'x115'	MHDR
195	6205	0.142	45'x115'	MHDR
196	6130	0.141	45'x115'	MHDR
197	5559	0.128	45'x115'	MHDR
198	5405	0.124	45'x115'	MHDR
199	5405	0.124	45'x115'	MHDR
200	5405	0.124	45'x115'	MHDR
201	5405	0.124	45'x115'	MHDR
202	5409	0.124	45'x115'	MHDR
203	5373	0.123	45'x115'	MHDR
204	5423	0.124	45'x115'	MHDR
205	5423	0.124	45'x115'	MHDR
206	5423	0.124	45'x115'	MHDR
207	5423	0.124	45'x115'	MHDR
208	5423	0.124	45'x115'	MHDR
209	5423	0.124	45'x115'	MHDR
210	5423	0.124	45'x115'	MHDR
211	6391	0.147	45'x115'	MHDR
212	7450	0.171	45'x115'	MHDR
213	6481	0.149	45'x115'	MHDR
214	5850	0.134	45'x115'	MHDR
215	5850	0.134	45'x115'	MHDR
216	5850	0.134	45'x115'	MHDR
217	5850	0.134	45'x115'	MHDR
218	5800	0.133	45'x115'	MHDR
219	6450	0.148	45'x115'	MHDR
220	6500	0.149	45'x115'	MHDR
221	6228	0.143	45'x115'	MHDR
222	5850	0.134	45'x115'	MHDR
223	6695	0.154	45'x115'	MHDR
224	6941	0.159	45'x115'	MHDR
225	6696	0.154	45'x115'	MHDR
226	6223	0.143	45'x115'	MHDR
227	5531	0.127	45'x115'	MHDR
228	5423	0.124	45'x115'	MHDR
229	5423	0.124	45'x115'	MHDR
230	5423	0.124	45'x115'	MHDR
231	5423	0.124	45'x115'	MHDR
232	5373	0.123	45'x115'	MHDR
233	5260	0.121	45'x115'	MHDR
234	5310	0.122	45'x115'	MHDR
235	5310	0.122	45'x115'	MHDR
236	5310	0.122	45'x115'	MHDR
237	5310	0.122	45'x115'	MHDR
238	5879	0.135	45'x115'	MHDR
239	7615	0.175	45'x115'	MHDR
240	7057	0.162	45'x115'	MHDR
241	5715	0.131	45'x115'	MHDR
242	5715	0.131	45'x115'	MHDR
243	5715	0.131	45'x115'	MHDR
244	5715	0.131	45'x115'	MHDR
245	5715	0.131	45'x115'	MHDR
246	6524	0.150	50'x120'	MDR
247	6010	0.138	50'x120'	MDR
248	6000	0.138	50'x120'	MDR
249	6000	0.138	50'x120'	MDR
250	6000	0.138	50'x120'	MDR
251	6000	0.138	50'x120'	MDR
252	6000	0.138	50'x120'	MDR
253	6000	0.138	50'x120'	MDR
254	6000	0.138	50'x120'	MDR
255	7240	0.166	50'x120'	MDR
256	7816	0.179	50'x120'	MDR
257	6568	0.151	50'x120'	MDR
258	6082	0.140	50'x120'	MDR
259	6082	0.140	50'x120'	MDR
260	6082	0.140	50'x120'	MDR
261	7556	0.173	50'x120'	MDR
262	6400	0.147	50'x120'	MDR
263	6400	0.147	50'x120'	MDR
264	7154	0.164	50'x120'	MDR
265	7253	0.166	50'x120'	MDR
266	7219	0.166	50'x120'	MDR
267	7026	0.161	50'x120'	MDR
268	6247	0.143	50'x120'	MDR
269	6150	0.141	50'x120'	MDR
270	6100	0.140	50'x120'	MDR
271	6100	0.140	50'x120'	MDR
272	6025	0.138	50'x120'	MDR
273	6025	0.138	50'x120'	MDR
274	6025	0.138	50'x120'	MDR
275	6100	0.140	50'x120'	MDR
276	6025	0.138	50'x120'	MDR
277	6025	0.138	50'x120'	MDR
278	6025	0.138	50'x120'	MDR
279	6305	0.145	50'x120'	MDR
280	6360	0.146	50'x120'	MDR
281	6674	0.153	50'x120'	MDR
282	7627	0.175	50'x120'	MDR
283	8809	0.202	50'x120'	MDR
284	7090	0.163	50'x120'	MDR
285	6360	0.146	50'x120'	MDR
286	6360	0.146	50'x120'	MDR
287	6000	0.138	50'x120'	MDR
288	6000	0.138	50'x120'	MDR
289	6050	0.139	50'x120'	MDR
290	6050	0.139	50'x120'	MDR
291	6385	0.147	50'x120'	MDR
292	6847	0.157	50'x120'	MDR
293	6972	0.160	50'x120'	MDR
294	7027	0.161	50'x120'	MDR
295	6716	0.154	50'x120'	MDR
296	6494	0.149	50'x120'	MDR
297	6055	0.139	50'x120'	MDR
298	6502	0.149	50'x120'	MDR
299	6458	0.148	50'x120'	MDR
300	6500	0.149	50'x120'	MDR
301	6250	0.143	50'x120'	MDR
302	6250	0.143	50'x120'	MDR
303	6250	0.143	50'x120'	MDR
304	6000	0.138	50'x120'	MDR
305	6000	0.138	50'x120'	MDR
306	6010	0.138	50'x120'	MDR
307	8049	0.185	50'x120'	MDR
308	9153	0.210	50'x120'	MDR
309	9038	0.207	50'x120'	MDR
310	6391	0.147	50'x120'	MDR
311	6250	0.143	50'x120'	MDR
312	6010	0.138	50'x120'	MDR
313	6000	0.138	50'x120'	MDR
314	6000	0.138	50'x120'	MDR
315	6000	0.138	50'x120'	MDR
316	6000	0.138	50'x120'	MDR
317	6000	0.138	50'x120'	MDR
318	6000	0.138	50'x120'	MDR
319	6000	0.138	50'x120'	MDR
320	6000	0.138	50'x120'	MDR
321	6000	0.138	50'x120'	MDR
322	6000	0.138	50'x120'	MDR
323	6000	0.138	50'x120'	MDR
324	6000	0.138	50'x120'	MDR
325	6000	0.138	50'x120'	MDR
326	6000	0.138	50'x120'	MDR
327	6010	0.138	50'x120'	MDR
328	6211	0.143	50'x120'	MDR
329	6250	0.143	50'x120'	MDR
330	6250	0.143	50'x120'	MDR
331	6500	0.149	50'x120'	MDR
332	6500	0.149	50'x120'	MDR
333	6050	0.139	50'x120'	MDR
334	6050	0.139	50'x120'	MDR
335	6050	0.139	50'x120'	MDR
336	6050	0.139	50'x120'	MDR
337	6050	0.139	50'x120'	MDR
338	6050	0.139	50'x120'	MDR
339	6050	0.139	50'x120'	MDR
340	6000	0.138	50'x120'	MDR
341	6000	0.138	50'x120'	MDR
342	6000	0.138	50'x120'	MDR
343	6000	0.138	50'x120'	MDR
344	6000	0.138	50'x120'	MDR
345	6000	0.138	50'x120'	MDR
346	6000	0.138	50'x120'	MDR
347	6550	0.150	50'x120'	MDR
348	6000	0.138	50'x120'	MDR
349	6000	0.138	50'x120'	MDR
350	6550	0.150	50'x120'	MDR
351	6885	0.158	50'x120'	MDR
352	6018	0.138	50'x120'	MDR
353	6018	0.138	50'x120'	MDR
354	6018	0.138	50'x120'	MDR
355	6018	0.138	50'x120'	MDR
356	6018	0.138	50'x120'	MDR
357	6018	0.138	50'x120'	MDR
358	6050	0.139	50'x120'	MDR
359	6840	0.157	50'x120'	MDR
360	6881	0.158	50'x120'	MDR
361	5400	0.124	45'x115'	MHDR
362	5400	0.124	45'x115'	MHDR
363	5625	0.129	45'x115'	MHDR
364	5625	0.129	45'x115'	MHDR
365	5400	0.124	45'x115'	MHDR
366	5400	0.124	45'x115'	MHDR
367	5353	0.123	45'x115'	MHDR
368	5175	0.119	45'x115'	MHDR
369	5175	0.119	45'x115'	MHDR
370	5175	0.119	45'x115'	MHDR
371	5175	0.119	45'x115'	MHDR
372	5175	0.119	45'x115'	MHDR
373	5175	0.119	45'x115'	MHDR
374	5175	0.119	45'x115'	MHDR
375	5175	0.119	45'x115'	MHDR
376	5130	0.118	45'x115'	MHDR
377	5175	0.119	45'x115'	MHDR
378	5175	0.119	45'x115'	MHDR
379	5175	0.119	45'x115'	MHDR
380	5175	0.119	45'x115'	MHDR
381	5175	0.119	45'x115'	MHDR
382	5175	0.119	45'x115'	MHDR
383	5175	0.119	45'x115'	MHDR
384	5175	0.119	45'x115'	MHDR
385	5418	0.124	45'x115'	MHDR
386	5860	0.135	45'x115'	MHDR
387	5860	0.135	45'x115'	MHDR
388	5305	0.122	45'x115'	MHDR
389	5188	0.119	45'x115'	MHDR
390	5216	0.120	45'x115'	MHDR
391	5352	0.123	45'x115'	MHDR
392	5400	0.124	45'x115'	MHDR
393	5400	0.124	45'x115'	MHDR
394	5396	0.124	45'x115'	MHDR
395	6225	0.143	45'x115'	MHDR
396	6264	0.144	45'x115'	MHDR
397	6199	0.142	45'x115'	MHDR
398	6468	0.148	45'x115'	MHDR
399	5785	0.133	45'x115'	MHDR
400	5217	0.120	45'x115'	MHDR
401	5217	0.120	45'x115'	MHDR
402	5217	0.120	45'x115'	MHDR
403	5217	0.120	45'x115'	MHDR
404	5217	0.120	45'x115'	MHDR
405	5746	0.132	45'x115'	MHDR
406	6559	0.151	45'x115'	MHDR
407	6259	0.144	45'x115'	MHDR
408	6614	0.152	45'x115'	MHDR
409	6914	0.159	45'x115'	MHDR
410	6539	0.150	45'x115'	MHDR
411	7117	0.163	45'x115'	MHDR
412	6616	0.152	45'x115'	MHDR
413	6160	0.141	45'x115'	MHDR
414	7050	0.162	45'x115'	MHDR
415	8555	0.196	45'x115'	MHDR
416	5157	0.118	45'x115'	MHDR
417	5199	0.119	45'x115'	MHDR
418	5210	0.120	45'x115'	MHDR
419	5220	0.120	45'x115'	MHDR
420	5220	0.120	45'x115'	MHDR
421	5220	0.120	45'x115'	MHDR
422	5220	0.120	45'x115'	MHDR
423	5220	0.120	45'x115'	MHDR
424	5220	0.120	45'x115'	MHDR
425	5622	0.129	45'x115'	MHDR
426	6075	0.139	45'x115'	MHDR
427	6245	0.143	45'x115'	MHDR
428	6226	0.143	45'x115'	MHDR
429	5646	0.130	45'x115'	MHDR
430	5326	0.122	45'x115'	MHDR
431	5326	0.122	45'x115'	MHDR
432	5175	0.119	45'x115'	MHDR
433	5175	0.119	45'x115'	MHDR
434	5175	0.119	45'x115'	MHDR
435	5175	0.119	45'x115'	MHDR
436	5175	0.119	45'x115'	MHDR
437	5175	0.119	45'x115'	MHDR
438	5175	0.119	45'x115'	MHDR
439	5175	0.119	45'x115'	MHDR
440	5175	0.119	45'x115'	MHDR
441	5175	0.119	45'x115'	MHDR
442	5175	0.119	45'x115'	MHDR
443	5175	0.119	45'x115'	MHDR
444	5175	0.119	45'x115'	MHDR
445	5125	0.118	45'x115'	MHDR
446	5175	0.119	45'x115'	MHDR
447	5164	0.119	45'x115'	MHDR
448	5804	0.133	45'x115'	MHDR
449	11018	0.253	45'x115'	MHDR
450	7981	0.183	45'x115'	MHDR
451	6236	0.143	45'x115'	MHDR
452	5400	0.124	45'x115'	MHDR
453	5400	0.124	45'x115'	MHDR
454	5350	0.123	45'x115'	MHDR
455	7250	0.166	45'x115'	MHDR
456	6521	0.150	45'x115'	MHDR
457	5889	0.135	45'x115'	MHDR
458	5886	0.135	45'x115'	MHDR
459	6529	0.150	45'x115'	MHDR
460	7205	0.165	45'x115'	MHDR
461	5350	0.123	45'x115'	MHDR
462	5400	0.124	45'x115'	MHDR
463	5400	0.124	45'x115'	MHDR
464	5400	0.124	45'x115'	MHDR
465	5400	0.124	45'x115'	MHDR
466	5350	0.123	45'x115'	MHDR
467	7205	0.165	45'x115'	MHDR
468	6404	0.147	45'x115'	MHDR
469	5946	0.137	45'x115'	MHDR
470	5910	0.136	45'x115'	MHDR
471	6395	0.147	45'x115'	MHDR
472	7250	0.166	45'x115'	MHDR
473	5350	0.123	45'x115'	MHDR
474	5400	0.124	45'x115'	MHDR
475	5400	0.124	45'x115'	MHDR
476	5995	0.138	45'x115'	MHDR
477	6515	0.150	45'x115'	MHDR
478	8558	0.196	45'x115'	MHDR
479	6676	0.153	45'x115'	MHDR
480	11208	0.257	45'x115'	MHDR
481	6569	0.151	45'x115'	MHDR
482	6941	0.159	45'x115'	MHDR
483	5350	0.123	45'x115'	MHDR
484	5400	0.124	45'x115'	MHDR
485	5400	0.124	45'x115'	MHDR
486	5909	0.136	45'x115'	MHDR

TRACT TABLE

TRACT	SQUARE FEET	ACRES	USAGE
A	94041	2.159	Open Space, Landscape, Drainage
AA	1008	0.023	Open Space, Landscape
AAA	1220	0.028	Open Space, Landscape
B	20400	0.468	Neighborhood Park
BB	2300	0.053	Open Space, Landscape
BBB	1540	0.035	Open Space, Landscape
C	2300	0.053	Open Space, Landscape
CC	1192	0.027	Open Space, Landscape
CCC	35108	0.806	Open Space, Landscape, Drainage
D	2300	0.053	Open Space, Landscape
DD	1084	0.025	Open Space, Landscape
DDD	1234937	28.350	Open Space, Landscape, Drainage, Electrical Easement
E	2300	0.053	Open Space, Landscape
EE	2110	0.048	Open Space, Landscape
EEE	44835	1.029	Open Space, Landscape
F	2250	0.052	Open Space, Landscape
FF	2000	0.046	Open Space, Landscape
G	4197	0.096	Open Space, Landscape
GG	2221	0.051	Open Space, Landscape
H	1995	0.046	Open Space, Landscape
HH	2110	0.048	Open Space, Landscape
I	2100	0.048	Open Space, Landscape
II	1050	0.024	Open Space, Landscape
J	3807	0.087	Open Space, Landscape
JJ	109152	2.506	Community Park
K	29995	0.689	Open Space, Landscape, Drainage
KK	26402	0.606	Open Space, Landscape, Drainage
L	2300	0.053	Open Space, Landscape
LL	6183	0.142	Open Space, Landscape
M	2300	0.053	Open Space, Landscape
MM	1068	0.025	Open Space, Landscape
N	2250	0.052	Open Space, Landscape
NN	1004	0.023	Open Space, Landscape
O	15394	0.353	Open Space, Landscape
OO	1004	0.023	Open Space, Landscape
P	150883	3.464	Open Space, Landscape, Drainage
PP	40955	0.940	Open Space, Landscape, Drainage
Q	18580	0.427	Neighborhood Park
QQ	2100	0.048	Open Space, Landscape
R	2300	0.053	Open Space, Landscape
RR	2200	0.051	Open Space, Landscape
S	22862	0.525	Open Space, Landscape, Drainage
SS	2200	0.051	Open Space, Landscape
T	14533	0.334	Open Space, Landscape, Drainage
TT	56504	1.297	Open Space, Landscape, Drainage
U	1050	0.024	Open Space, Landscape
UU	13814	0.317	Neighborhood Park
V	1050	0.024	Open Space, Landscape
VV	9640	0.221	Open Space, Landscape
W	1050	0.024	Open Space, Landscape
WW	1050	0.024	Open Space, Landscape
X	1050	0.024	Open Space, Landscape
XX	1050	0.024	Open Space, Landscape
Y	47353	1.087	Open Space, Landscape, Drainage
YY	2161	0.050	Open Space, Landscape
Z	1008	0.023	Open Space, Landscape
ZZ	10054	0.231	Neighborhood Park

SCALE (HORIZ.) N/A
SCALE (VERT.) N/A

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ALAMAR

DEVELOPER/OWNER: BROOKFIELD LAKIN, LLC

PROJECT NAME: ALAMAR - PHASE 4

PLAN TYPE: PRELIMINARY PLAT - TABLES

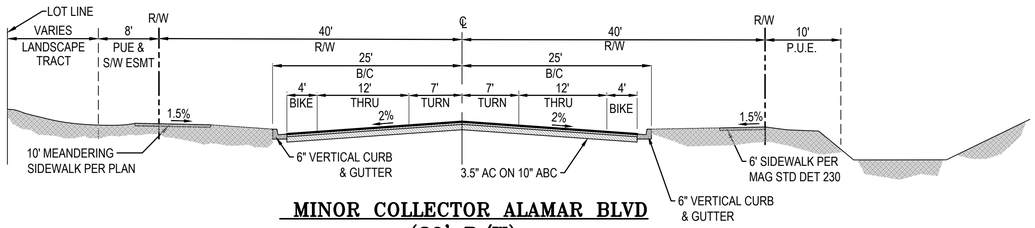
SEALED
Registered Professional Engineer (Civil)
CERTIFICATE NO.
31985
FRANK
MINGFENG KOO
Date Signed: 10/26/20
EXPIRES 12-31-21

PLAN DATE: 10/26/2020

LATEST REVISION DATE:

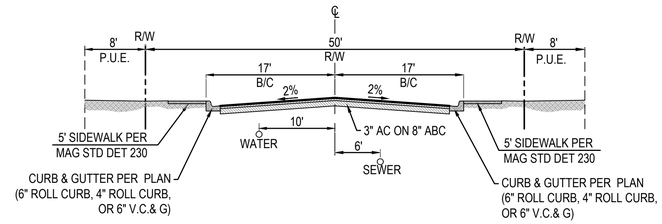
SHEET NUMBER: 3 OF 13

PROJECT NUMBER: 174612.09



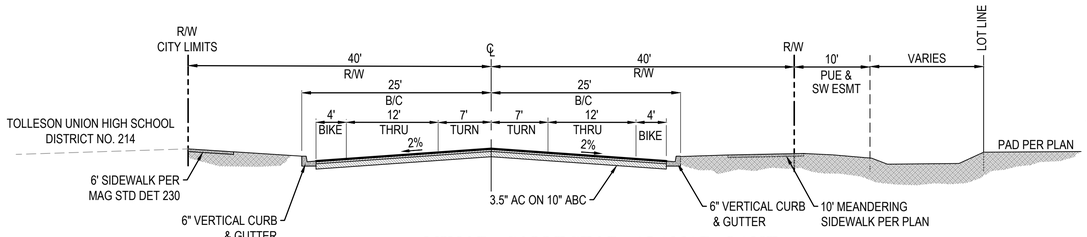
MINOR COLLECTOR ALAMAR BLVD (80' R/W)

LOOKING WEST
N.T.S.



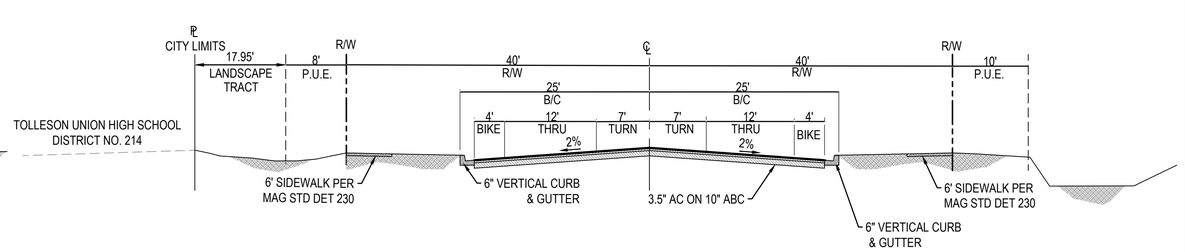
TYPICAL LOCAL ROADWAY

LOOKING EAST AND SOUTH
N.T.S.



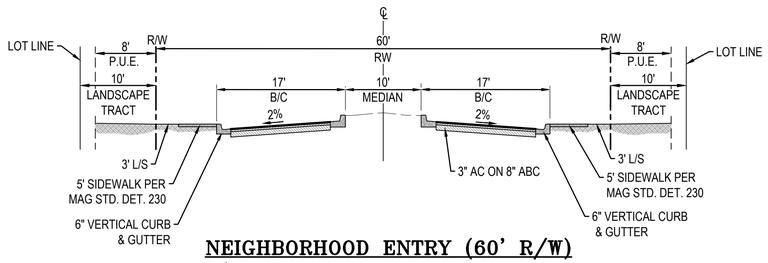
MINOR COLLECTOR ALAMAR LANE (80' R/W)

LOOKING NORTH
N.T.S.



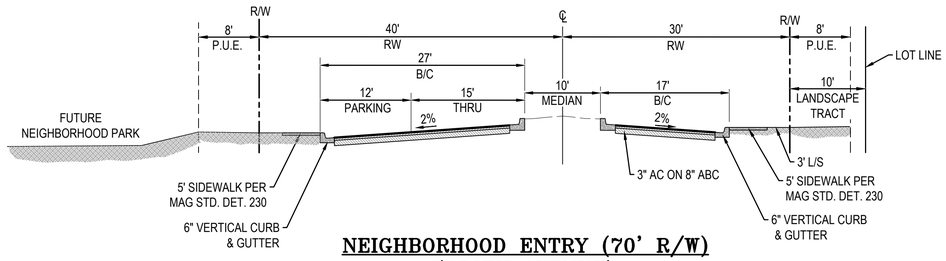
MINOR COLLECTOR ALAMAR BOULEVARD

CONNECTOR TO DYSART ROAD
LOOKING WEST
N.T.S.



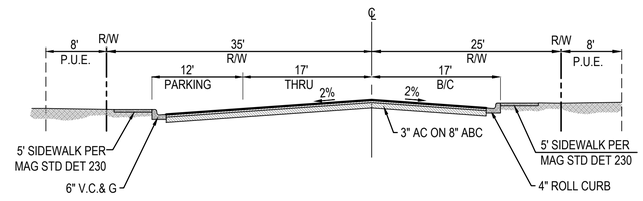
NEIGHBORHOOD ENTRY (60' R/W) (123RD DRIVE, 125TH AVENUE, LUXTON LANE & LEVI DRIVE)

N.T.S.



NEIGHBORHOOD ENTRY (70' R/W) (126TH AVENUE)

N.T.S.



LOCAL ROADWAY WITH PARKING (126TH AVENUE AND LEXTON LANE)

N.T.S.

SCALE (HORIZ.) N/A
SCALE (VERT.) N/A

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ALAMAR

DEVELOPER/OWNER: BROOKFIELD LAKIN, LLC

PROJECT NAME: ALAMAR - PHASE 4

PLAN TYPE: PRELIMINARY PLAT - DETAILS

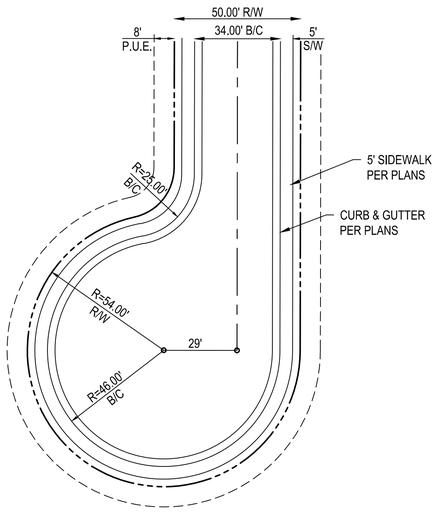
SEALED
Registered Professional Engineer (Civil)
CERTIFICATE NO. 31985
FRANK MINGFENG KOO
Date Signed 10/26/2020
ARIZONA U.S.A.
EXPIRES 12-31-21

PLAN DATE: 10/26/2020

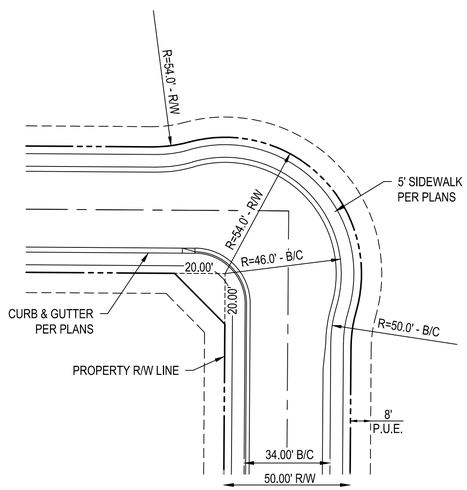
LATEST REVISION DATE:

SHEET NUMBER: 4 OF 13

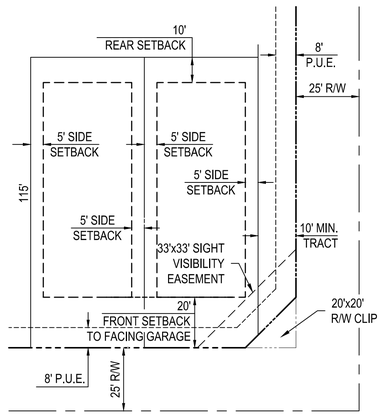
PROJECT NUMBER: 174612.09



TYPICAL CUL-DE-SAC
N.T.S.

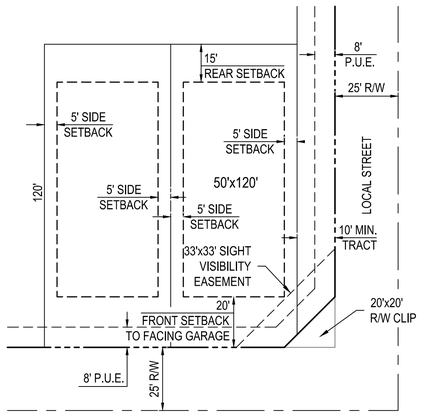


TYPICAL OFFSET CUL-DE-SAC
N.T.S.



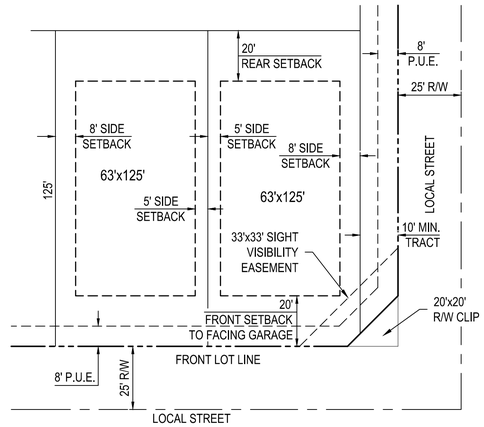
TYPICAL SETBACK DETAIL
45'x115' LOTS
N.T.S.

NOTE:
SEE TABLE 4. RESIDENTIAL DEVELOPMENT STANDARDS OF ALAMAR PLANNED AREA DEVELOPMENT.



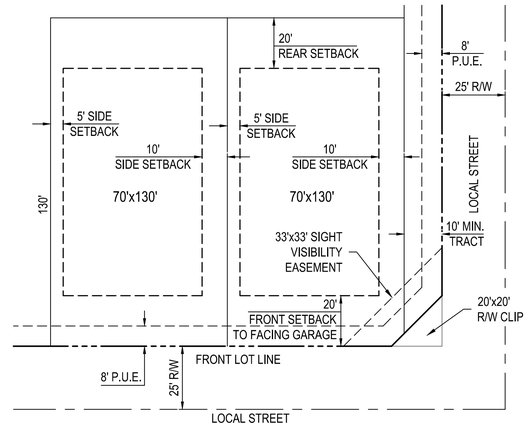
TYPICAL SETBACK DETAIL
50'x120' LOTS
N.T.S.

NOTE:
SEE TABLE 4. RESIDENTIAL DEVELOPMENT STANDARDS OF ALAMAR PLANNED AREA DEVELOPMENT.



TYPICAL SETBACK DETAIL
63'x125' LOTS
N.T.S.

NOTE:
SEE TABLE 4. RESIDENTIAL DEVELOPMENT STANDARDS OF ALAMAR PLANNED AREA DEVELOPMENT.



TYPICAL SETBACK DETAIL
70'x130' LOTS
N.T.S.

NOTE:
SEE TABLE 4. RESIDENTIAL DEVELOPMENT STANDARDS OF ALAMAR PLANNED AREA DEVELOPMENT.

SCALE (HORIZ.) N/A
SCALE (VERT.) N/A

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ALAMAR

DEVELOPER/OWNER: BROOKFIELD LAKIN, LLC

PROJECT NAME: ALAMAR - PHASE 4

PLAN TYPE: PRELIMINARY PLAT - DETAILS

SEALED

Registered Professional Engineer
CERTIFICATE NO.
31985
FRANK
MINGFENG KOO
State of Arizona
ARIZONA U.S.A.

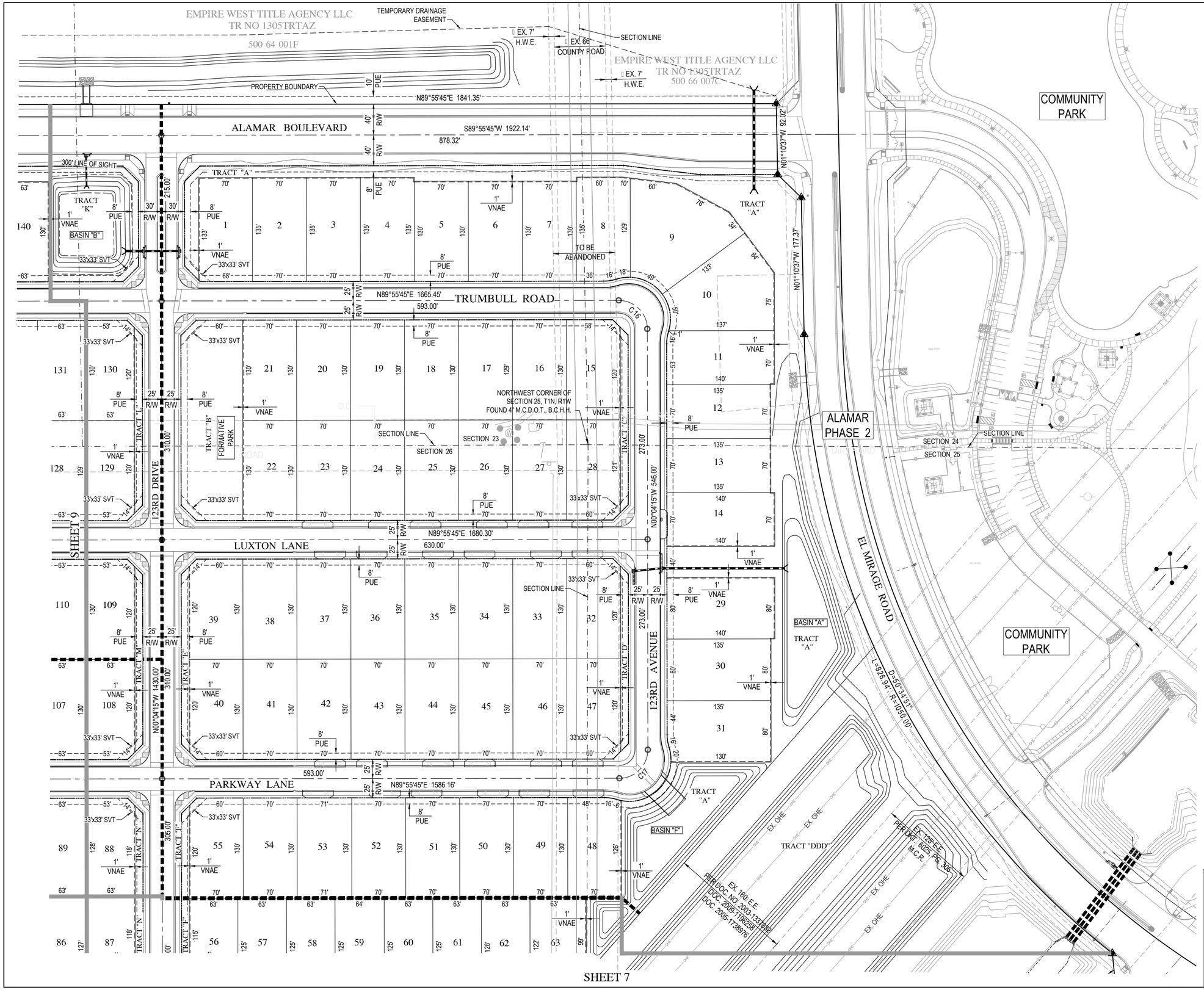
EXPIRES 12-31-21

PLAN DATE: 10/26/2020

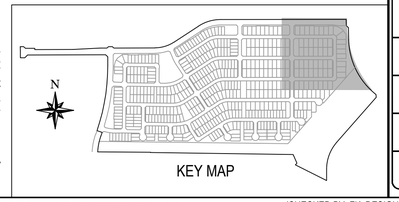
LATEST REVISION DATE:

SHEET NUMBER: 5 OF 13

PROJECT NUMBER: 174612.09



CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C16	90°00'00"	37.00'	58.12'	37.00'	52.33'
C17	90°00'00"	37.00'	58.12'	37.00'	52.33'



KEY MAP

SCALE (HORIZ.) 1" = 60'
SCALE (VERT.) N/A

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ALAMAR

DEVELOPER/OWNER: BROOKFIELD LAKIN, LLC

PROJECT NAME: ALAMAR - PHASE 4

PLAN TYPE: PRELIMINARY PLAT

SEALED
Registered Professional Engineer (Civil)
CERTIFICATE NO. 31985
FRANK MINGFENG KOO
Date Signed 10/26/2020
ARIZONA, U.S.A.
EXPIRES 12-31-21

PLAN DATE: 10/26/2020

LATEST REVISION DATE:

SHEET NUMBER: 6 OF 13

PROJECT NUMBER: 174612.09

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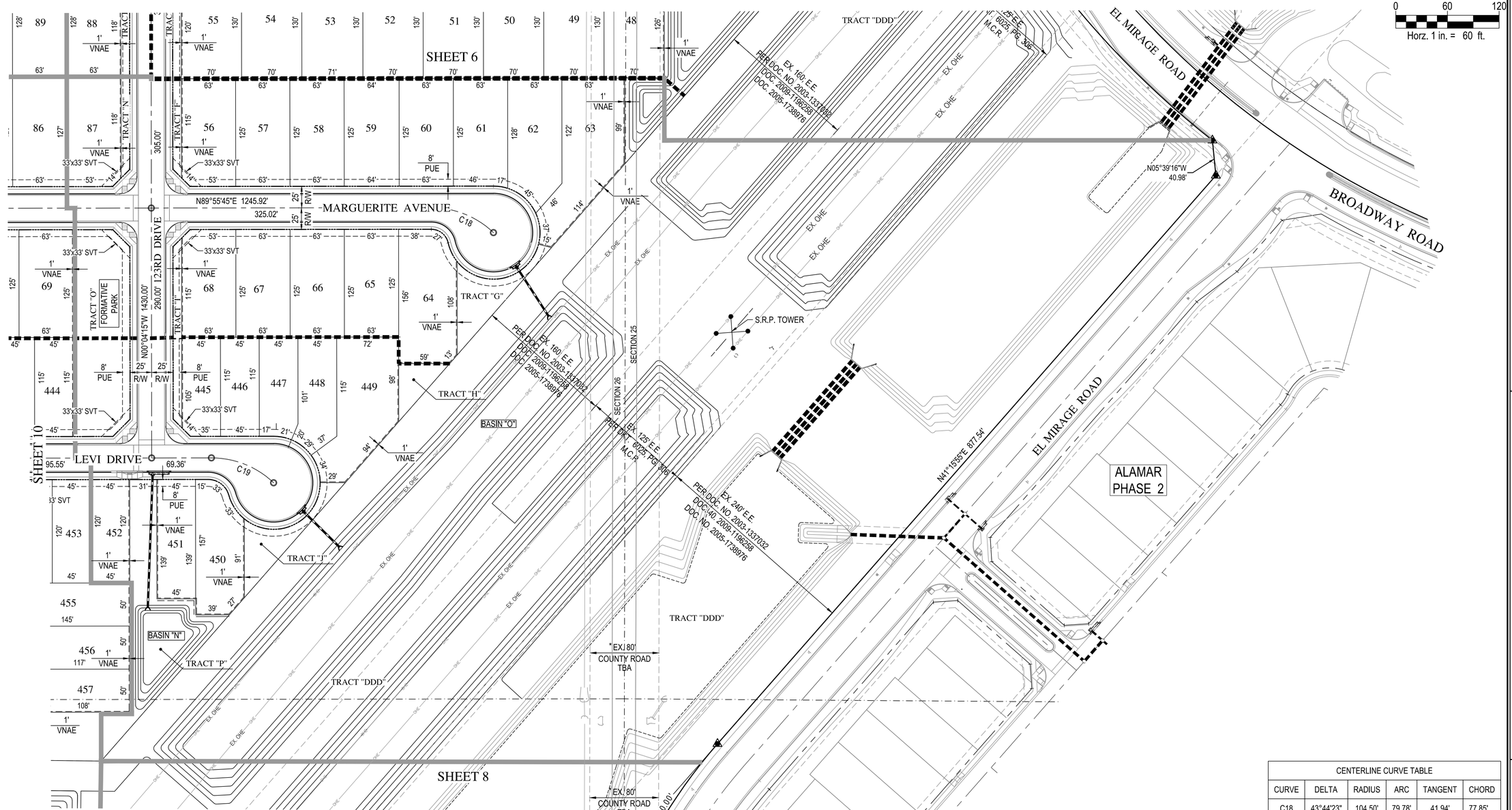
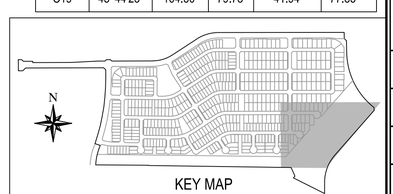


CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C18	43°44'23"	104.50'	79.78'	41.94'	77.85'
C19	43°44'23"	104.50'	79.78'	41.94'	77.85'



SCALE (HORIZ.) 1" = 60'
SCALE (VERT.) N/A

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ALAMAR

DEVELOPER/OWNER: BROOKFIELD LAKIN, LLC

PROJECT NAME: ALAMAR - PHASE 4

PLAT TYPE: PRELIMINARY PLAT

SEALED
Registered Professional Engineer (Civil)
CERTIFICATE NO. 31985
FRANK MINGFENG KOO
Date Signed 10/26/20
ARIZONA U.S.A.
EXPIRES 12-31-21

PLAN DATE: 10/26/2020

LATEST REVISION DATE:

SHEET NUMBER: 7 OF 13

PROJECT NUMBER: 174612.09

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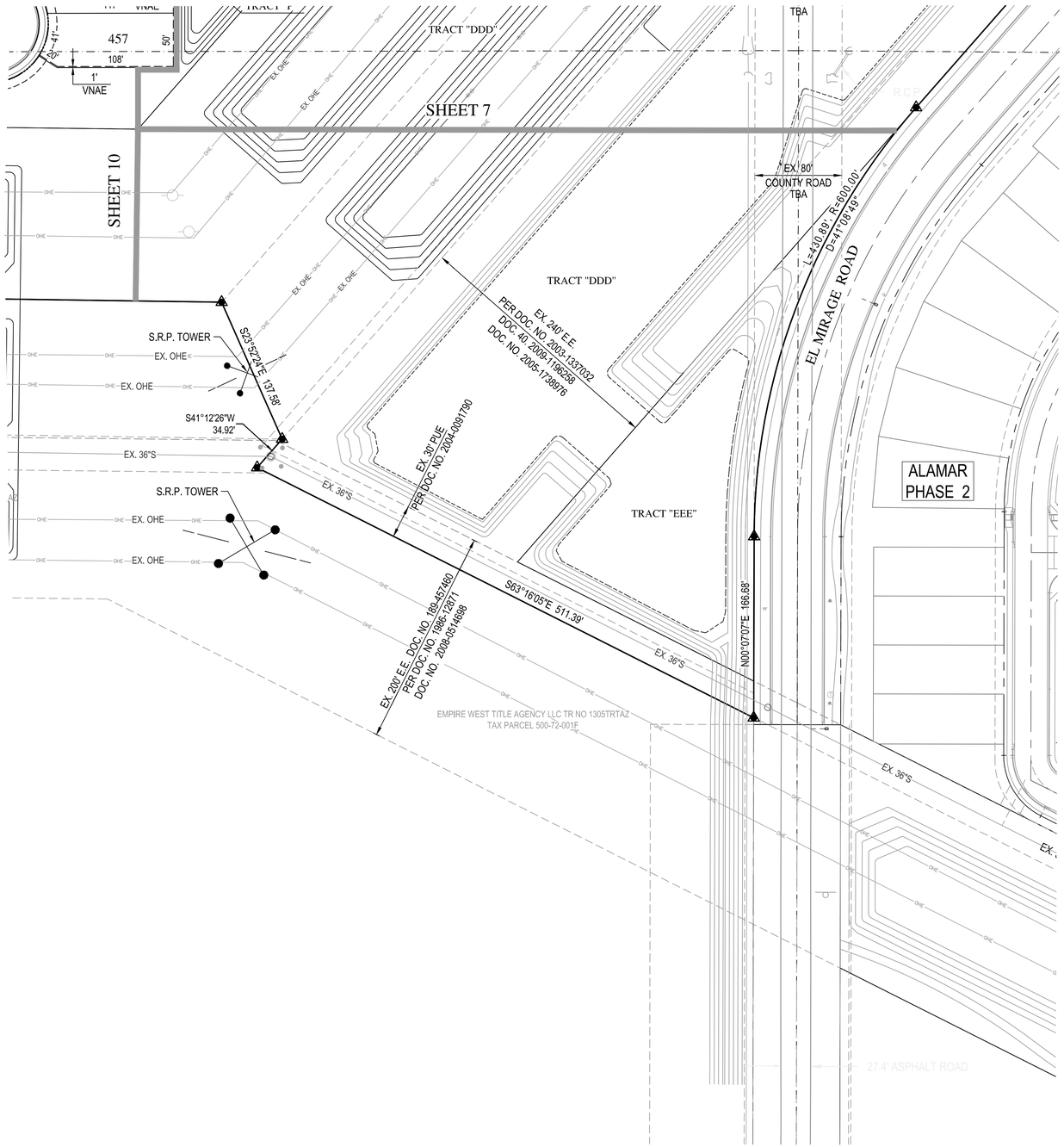

N

0 60 120

Horz. 1 in. = 60 ft.

SCALE (HORIZ.) 1" = 60'
SCALE (VERT.) N/A

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ALAMAR

DEVELOPER/OWNER: BROOKFIELD LAKIN, LLC

PROJECT NAME: ALAMAR - PHASE 4

PLAN TYPE: PRELIMINARY PLAT

SEALED

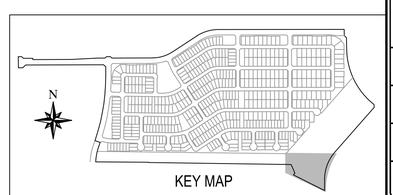
Registered Professional Engineer (Civil)
CERTIFICATE NO. 31985
FRANK MINGFENG KOO
State of Arizona
EXPIRES 12-31-21

PLAN DATE: 10/26/2020

LATEST REVISION DATE:

SHEET NUMBER: 8 OF 13

PROJECT NUMBER: 174612.09



KEY MAP

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(CHECKED BY: FK DESIGNED BY: BD DRAFTED BY: BT)

EMPIRE WEST TITLE AGENCY LLC
TR NO 1305TRTAZ
500-64-001F

TEMPORARY DRAINAGE EASEMENT

PROPERTY BOUNDARY

L=340.36', R=590.00'
D=33°03'12"

D=33°03'10"
L=317.29', R=550.00

N56°52'33"E 433.90'

EXISTING 60' COUNTY ROAD TBA

10' PUE

40' R/W

280.81'

S89°55'45"W 1922.14'

ALAMAR BOULEVARD

763.00'

N89°55'45"E 1841.35'

TRACT "GG"

TRACT "Y"

BASIN "C"

TRACT "K"

TRACT "K"

TRACT "K"

BASIN "B"

300' LINE OF SIGHT

1' VNAE

8' PUE

30' R/W

215.00'

33'x33' SVT

S89°55'45"W 1665.45'

763.00'

TRUMBULL ROAD

25' R/W

309.45'

C1

TRACT "Z"

TRACT "Q"

FORMATIVE PARK

TRACT "I"

123RD DRIVE

310.00'

S00°04'15"E 835.00'

287.30'

LUXTON LANE

763.00'

N89°55'45"E 1680.30'

SHEET 6

SHEET 11

C2

TRACT "AA"

TRACT "BB"

125TH AVENUE

DIRT ROAD

TRACT "R"

TRACT "M"

TRACT "E"

N00°04'15"W 1430.00'

230.16'

PARKWAY LANE

N89°55'45"E 1586.16'

C3

90'

BASIN "G1"
TRACT "L"

BASIN "G1"
TRACT "S"

TRACT "N"

TRACT "F"

305.00'

SHEET 10

CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	33°03'12"	325.00'	187.49'	96.43'	184.90'
C2	33°03'12"	275.00'	158.64'	81.60'	156.45'
C3	33°03'12"	275.00'	158.64'	81.60'	156.45'

KEY MAP

N

0 60 120

Horz. 1 in. = 60 ft.

SCALE (HORIZ.) 1" = 60'
SCALE (VERT.) N/A

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ALAMAR

DEVELOPER/OWNER: BROOKFIELD LAKIN, LLC

PROJECT NAME: ALAMAR - PHASE 4

PLAN TYPE: PRELIMINARY PLAT

SEALED
Registered Professional Engineer (Civil)
CERTIFICATE NO. 31985
FRANK MINGFENG KOO
Date Signed 10/26/20
ARIZONA
EXPIRES 12-31-21

PLAN DATE: 10/26/2020

LATEST REVISION DATE:

SHEET NUMBER: 9 OF 13

PROJECT NUMBER: 174612.09

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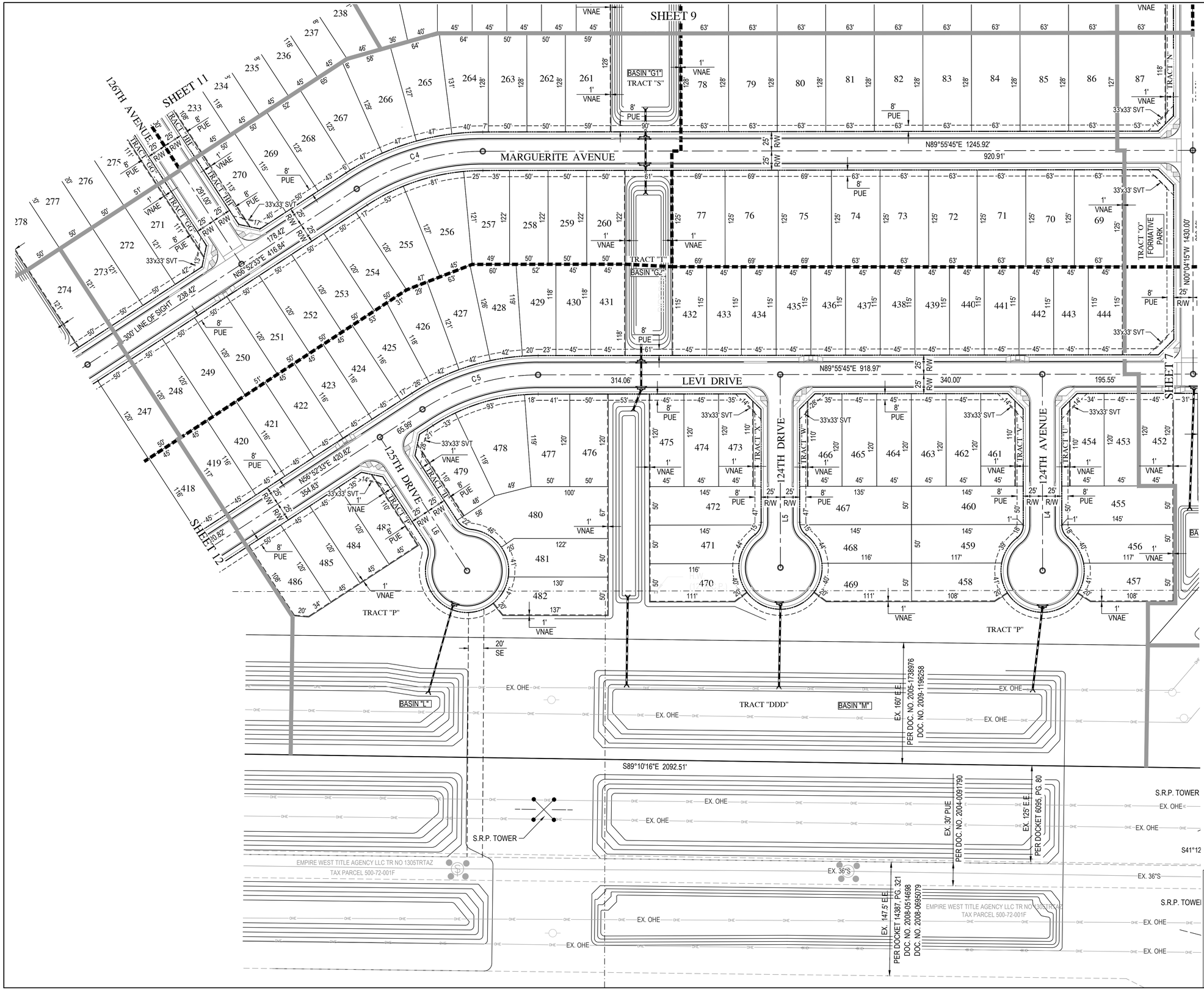


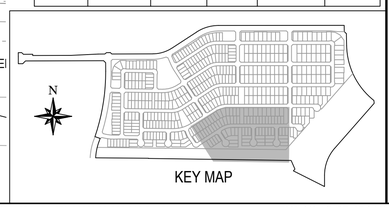
N

0 60 120

Horz. 1 in. = 60 ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L4	S0°04'15"E	254.67'
L5	S0°04'15"E	250.25'
L6	N33°07'27"W	206.97'

CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C4	33°03'12"	300.00'	173.07'	89.02'	170.68'
C5	33°03'12"	275.00'	158.64'	81.60'	156.45'



SCALE (HORIZ.) 1" = 60'
SCALE (VERT.) N/A

WOOD PATEL

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com

Contact Arizona 811 at least two full working days before you begin excavation.
ARIZONA811
Call 811 or click Arizona811.com

ALAMAR

DEVELOPER/OWNER: BROOKFIELD LAKIN, LLC
PROJECT NAME: ALAMAR - PHASE 4
PLAN TYPE: PRELIMINARY PLAT

SEALED
Registered Professional Engineer (Civil)
CERTIFICATE NO. 31985
FRANK MINGFENG KOO
Date Signed 10/26/20
ARIZONA U.S.A.
EXPIRES 12-31-21

PLAN DATE: 10/26/2020
LATEST REVISION DATE:
SHEET NUMBER: 10 OF 13
PROJECT NUMBER: 174612.09

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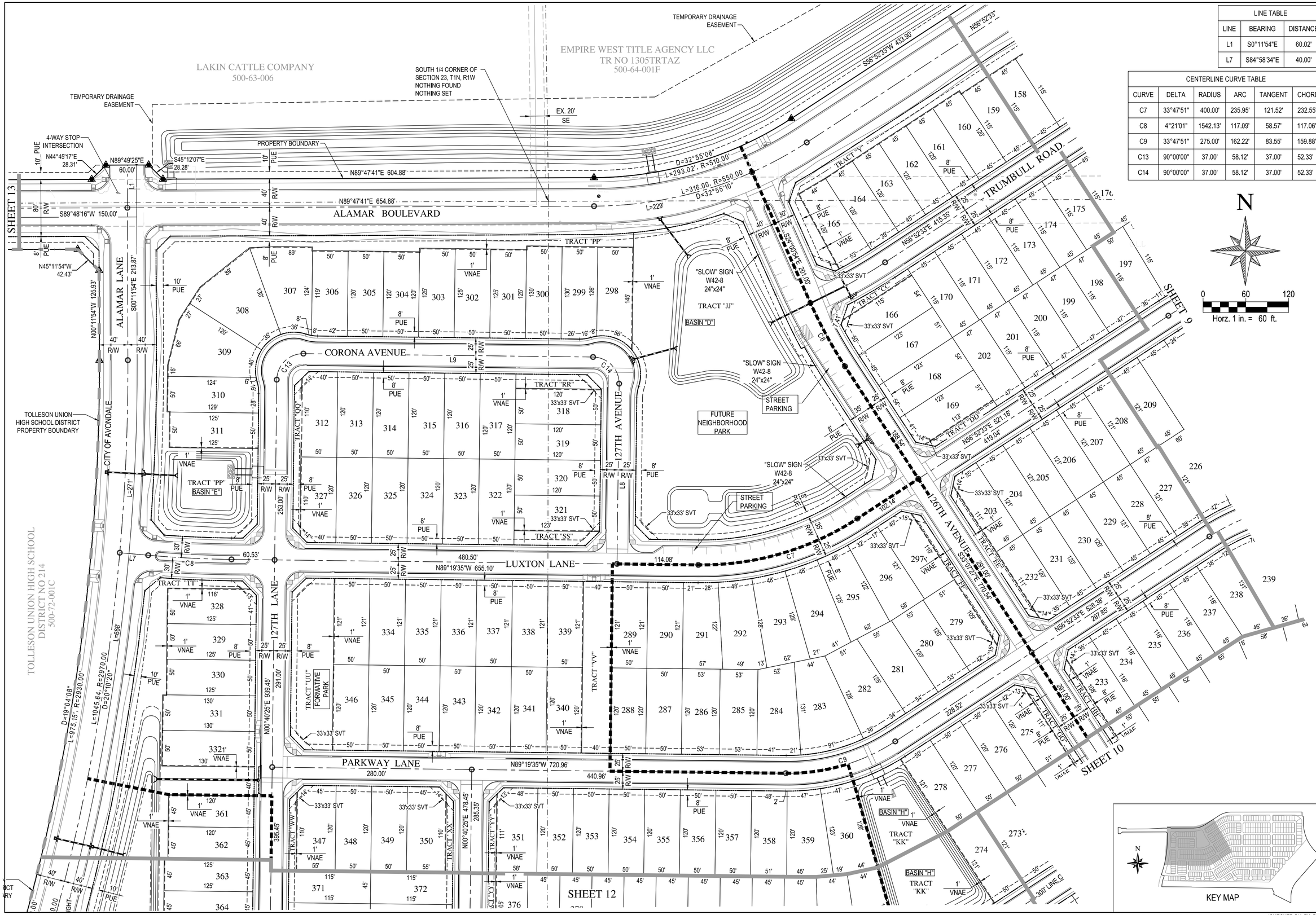

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S0°11'54"E	60.02'
L7	S84°58'34"E	40.00'

CENTERLINE CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C7	33°47'51"	400.00'	235.95'	121.52'	232.55'
C8	4°21'01"	1542.13'	117.09'	58.57'	117.06'
C9	33°47'51"	275.00'	162.22'	83.55'	159.88'
C13	90°00'00"	37.00'	58.12'	37.00'	52.33'
C14	90°00'00"	37.00'	58.12'	37.00'	52.33'

SCALE (HORIZ.) 1" = 60'
SCALE (VERT.) N/A

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BROOKFIELD LAKIN, LLC

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11 OF 13

PROJECT NUMBER
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(CHECKED BY: FK DESIGNED BY: BD DRAFTED BY: BT)

SHEET 11

SHEET 10

TOLLESON UNION HIGH SCHOOL DISTRICT NO 214
500-72-001C

TOLLESON UNION HIGH SCHOOL DISTRICT PROPERTY BOUNDARY

PROPERTY BOUNDARY

ALAMAR LANE

127TH LANE

127TH DRIVE

126TH LANE

126TH DRIVE

LEVI DRIVE

MARGUERITE AVENUE

TRACT "TT"

TRACT "P"

TRACT "AAA"

TRACT "BBB"

TRACT "CCC"

TRACT "DDD"

TRACT "ZZ"

TRACT "KK"

TRACT "LL"

TRACT "MM"

TRACT "NN"

FORMATIVE PARK

BASIN "I"

BASIN "K"

BASIN "L"

BASIN "H"

BASIN "*"

N71°07'46"W 80.00'

L=57.95', R=3010.00'
Δ=1°06'11"

D=19°04'08"
L=975.15', R=2930.00'

L=1045.64', R=2970.00'
D=20°10'20"

L=568'

300' LINE OF SIGHT

D=17°17'10"
L=248.92', R=825.00'

L=235.29', R=785.00'
D=17°10'25"

N89°19'35"W 406.96'

N89°19'35"W 469.45'

400.18'

280.00'

126.96'

69.27'

L=192'

L=103'

N00°40'25"E 478.45'

N00°40'25"E 110.10'

N00°40'25"E 395.45'

S00°06'28"W
2.80'

S89°32'42"E 774.82'

S89°10'16"E 2092.51'

N36°52'33"E 420.82'

83.00'

285.35'

395.45'

939.45'

L10 S21°16'19"E 94.02'

L12 N0°40'25"E 193.19'

L13 S72°04'52"E 40.00'

EX. 160' E.E.
PER DOC. NO. 2005-1738976
DOC. NO. 2009-1196258

EX. 30' PUE
PER DOC. NO. 2004-0091790

EX. 125' E.E.
PER DOCKET 6095, PG. 80

EX. 147.5' E.E.
PER DOCKET 14387, PG. 321
DOC. NO. 2008-0514698
DOC. NO. 2008-0695079

EX. OHE

EX. 36"S

S.R.P. TOWER

EMPIRE WEST TITLE AGENCY LLC TR NO 1305TRTAZ
TAX PARCEL 500-72-001F

FOUND 1/2" REBAR, NO CAP

FOUND BRASS CAP IN HANDHOLE

CALCULATED POINT NOT SET

LINE TABLE

LINE	BEARING	DISTANCE
L10	S21°16'19"E	94.02'
L12	N0°40'25"E	193.19'
L13	S72°04'52"E	40.00'

CENTERLINE CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C10	33°47'51"	500.00'	294.94'	151.90'	290.68'
C11	12°57'37"	275.00'	62.21'	31.24'	62.07'
C12	17°14'43"	597.69'	179.90'	90.63'	179.22'
C15	88°53'30"	37.00'	57.40'	36.29'	51.82'

KEY MAP

N

0 60 120
Horz. 1 in. = 60 ft.

SCALE (HORIZ.) 1" = 60'
SCALE (VERT.) N/A

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ALAMAR

DEVELOPER/OWNER
BROOKFIELD LAKIN, LLC

PROJECT NAME
ALAMAR - PHASE 4

PLAN TYPE
PRELIMINARY PLAT

SEALED
Registered Professional Engineer (Civil)
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PROJECT NUMBER
174612.09

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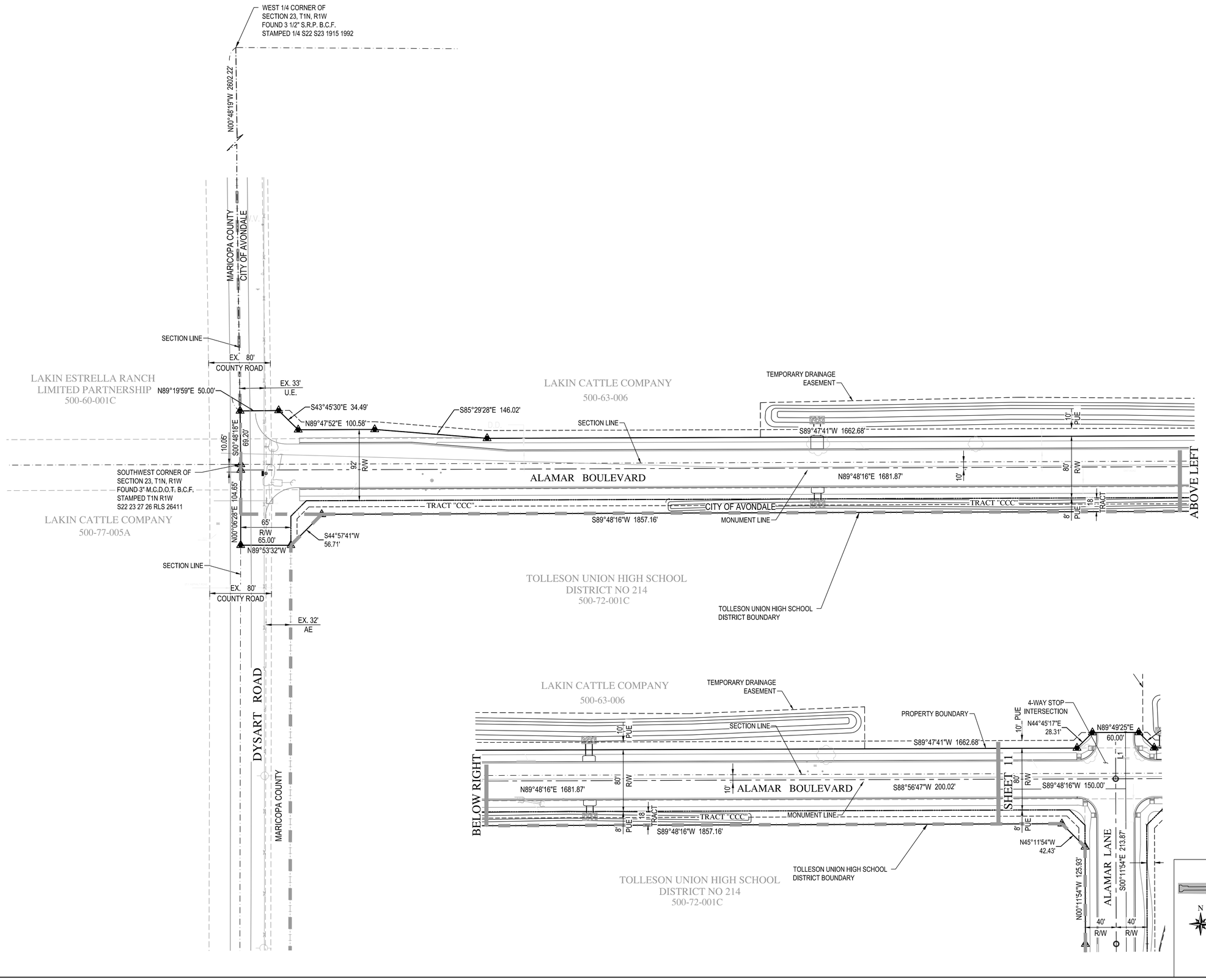

N

0 60 120

Horz. 1 in. = 60 ft.

SCALE (HORIZ.) 1" = 60'
SCALE (VERT.) N/A

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ALAMAR

DEVELOPER/OWNER: BROOKFIELD LAKIN, LLC

PROJECT NAME: ALAMAR - PHASE 4

PLAN TYPE: PRELIMINARY PLAT

SEALED

Registered Professional Engineer
CERTIFICATE NO.
31985
FRANK
MINGFENG KOO
Date Signed 10/26/2020
ARIZONA

EXPIRES 12-31-21

PLAN DATE
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13 OF 13

PROJECT NUMBER
174612.09

KEY MAP

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(CHECKED BY: FK DESIGNED BY: BD DRAFTED BY: BT)

Exhibit G

Proposed Landscape, Open Space, and Wall Plan

Alamar Phase 4

Received
Electronically
November 9, 2020

LANDSCAPE PRELIMINARY PLAT FOR:

ALAMAR

PHASE 4

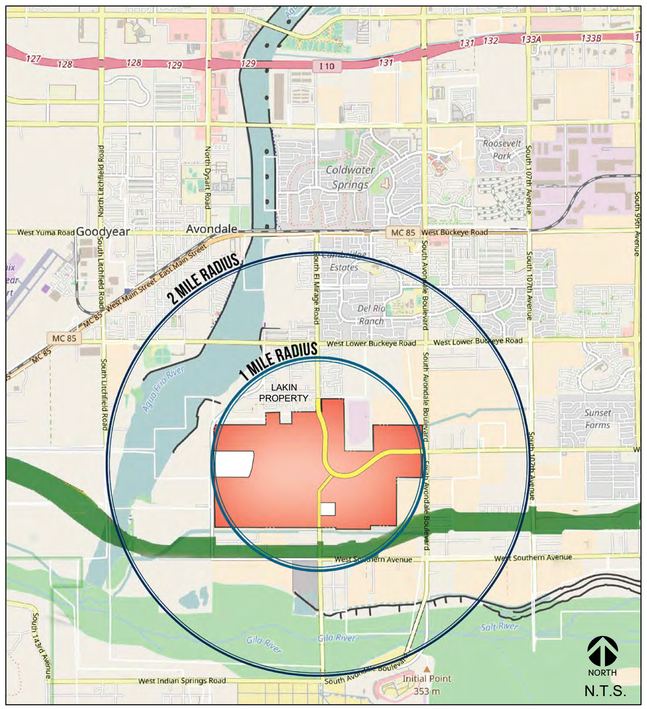
Avondale, Maricopa County, Arizona

A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 23, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 24, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 25, AND A PORTION OF THE NORTHWEST QUARTER AND NORTHEAST QUARTER OF SECTION 26 TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

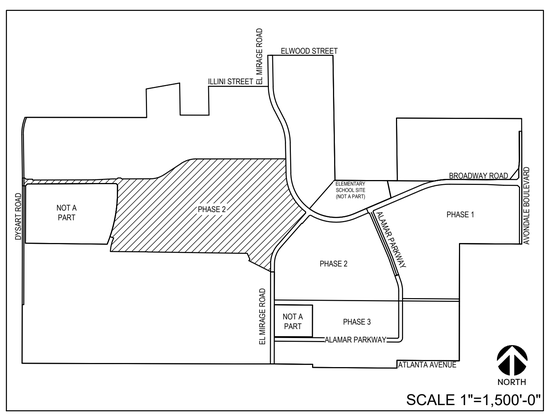
OWNER/ DEVELOPER
Brookfield Residential
14646 N. Kierland Boulevard, Suite 165
Scottsdale, AZ 85254
Phone: (602) 903-7509
Contact: Roger Theis

ARCHITECT & LANDSCAPE ARCHITECT
Swaback Pllc.
7550 E. McDonald Drive
Scottsdale, AZ 85250
Phone: (480) 367-2100
Contact: Jeffrey M. Denzak ASLA, APA

CIVIL ENGINEER
Wood/ Patel
2051 W. Northern Ave, Suite 100
Phoenix, AZ 85021
Phone: (602).335-8500
Contact: Frank Koo, PE



VICINITY MAP



CONTEXT MAP

PHASE 4 - SITE SUMMARY

	ACRES	SQ. FT.
GROSS AREA	160.65	6,997,675
NET AREA	160.38	6,985,949
COLLECTOR R/W	0.27	11,726
OPEN SPACE	47,79	2,081,753
TOTAL LOTS	486	
DENSITY (GROSS)	3.03	
DENSITY (NET)	3.03	

RESIDENTIAL ZONE	LOT MIX	YIELD	%	*PAD (MIN.-MAX.)
MEDIUM HIGH (MHDR)	45'x115'	223	46%	30-40%
MEDIUM (MDR)	50'x120'	115	24%	25-35%
MEDIUM LOW (MLDR)	63'x125'	93	19%	20-30%
LOW(LDR)	70'x130'	55	11%	12-20%
	TOTAL LOTS	486	100%	

CITY OF AVONDALE GENERAL LANDSCAPE NOTES

1. ALL SINGLE TRUNK TREES SHALL BE 2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. ALL MULTI-TRUNK TREES SHALL BE 1-1/2-INCH CALIPER MINIMUM AT TIME OF INSTALLATION. TREE CALIPERS FOR STANDARD (SINGLE) TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 4 TO 6 INCHES ABOVE THE SOIL LINE FOR TREES WITH 4-INCH CALIPER AND LESS; AND 6 TO 12 INCHES FOR TREES GREATER THAN 4-INCH CALIPER. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 6 INCHES ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6 INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ITS TWO LARGEST TRUNKS.
2. TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZES ONLY SHALL NOT BE ACCEPTED.
3. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE (SEE ATTACHED).
4. A 3-FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCROACH UPON THIS CLEAR SPACE WHEN MATURE.
5. PLANTINGS WITHIN ANY SITE VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
6. THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AVONDALE SUPPLEMENT TO MAG SPECIFICATIONS & STANDARD DETAILS CURRENTLY ON FILE AND AVAILABLE AT THE CITY OF AVONDALE ENGINEERING DEPARTMENT

SHEET INDEX

SHEET	DESCRIPTION
C-001	COVER SHEET
AS-101	WALL PLAN
AS-102 - AS-104	WALL & MAILBOX KIOSK DETAILS
LP-101	PHASE 4 OVERALL PLANTING PLAN
LP-201 - LP-206	PHASE 4 PLANTING PLANS
LP-301 - LP-305	PHASE 4 FORMATIVE PARKS ENLARGEMENT PLANS
LP-306	NEIGHBORHOOD PARK #2 - ENLARGEMENT PLAN
LP-401 - LP-402	SITE AMENITIES
LP-501	LANDSCAPE MAINTENANCE SCHEDULE
PH1	PHOTOMETRIC COVER SHEET
PH2 - PH3	PHOTOMETRIC CALCULATIONS
PH4	LIGHTING CUT SHEETS

PLANTING DATA - ALAMAR PHASE 4:

W Alamar Blvd.		FRONTAGE (LF)	Landscape Setback SF	Required SF Coverage	Trees required	Trees Provided	Shrubs and Groundcovers Required	Shrubs and Groundcovers Provided
	ALAMAR BOULEVARD ROW (NORTH SIDE TO ALAMAR LANE)	3,542	NA	NA	142	142	1,012	1,012
	ALAMAR BOULEVARD ROW (SOUTH SIDE TO ALAMAR LANE)	3,295	NA	NA	132	132	941	941
	ALAMAR BOULEVARD L/S SETBACK (SOUTH SIDE TO ALAMAR LANE)	3,151	48,648	17,027	158	158	35% coverage (Per PAD)	1,471
	ALAMAR BOULEVARD ROW (NORTH SIDE WEST OF ALAMAR LANE)	643	NA	NA	26	26	184	184
	ALAMAR BOULEVARD ROW (SOUTH SIDE WEST OF ALAMAR LANE)	1,935	61,116	21,391	97	97	35% coverage (Per PAD)	1,195
S Alamar Lane		FRONTAGE (LF)	Landscape Setback SF	Required SF Coverage	Trees required	Trees Provided	Shrubs and Groundcovers Required	Shrubs and Groundcovers Provided
	ALAMAR LANE ROW (WEST SIDE)	1,122	NA	NA	45	45	321	321
	ALAMAR LANE ROW (EAST SIDE)	1,013	NA	NA	51	51	289	289
	ALAMAR LANE L/S SETBACK (EAST SIDE)	1,013	56,001	19,600	51	51	35% coverage (Per PAD)	1,014
EL Mirage Rd.		Median (LF)			Trees required	Trees Provided	Shrubs and Groundcovers Required	Shrubs and Groundcovers Provided
	EL MIRAGE ROAD L/S SETBACK	617	40,229	14,080	31	31	35% coverage (Per PAD)	926
TOTAL					**733**	**733**	**2,747 + 35% coverage (LS Setback - Broadway Rd, El Mirage Rd. & Alamar Pkwy)**	**7,353**

Broadway Rd., El Mirage Rd. and Alamar Pkwy, Landscape requirements (Per PAD):

Street ROW	Tree requirement (Per PAD)	Shrub requirement
Alamar Boulevard	1 Tree per 25 lf of frontage	10 Shrubs per 35 lf of frontage
Alamar Lane	1 Tree per 25 lf of frontage	10 Shrubs per 35 lf of frontage
Landscape Setback	Tree requirement (Per PAD)	Shrubs and Grouncover requirement
Alamar Boulevard	1 Tree per 20 lf of frontage	35% Vegetative Coverage
Alamar Lane	1Tree per 20 lf of frontage	35% Vegetative Coverage
El Mirage Road	1 Tree per 20 lf of frontage	35% Vegetative Coverage

SWABACK pllc
Architects + Planners
7550 E McDonald Drive
Scottsdale, Arizona 85250
480.367.2100 www.swaback.com

LANDSCAPE ARCHITECT CERTIFICATE NO. 44516 JEFFREY M. DENZAK 11.09.20 REGISTERED ARIZONA U.S.A. Expires 6/30/21

PROJECT PHASE

●	PRELIMINARY PLAT 11.09.20
○	CONSTRUCTION DOCUMENTS
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20
2		
3		
4		
5		
6		

PRELIMINARY- NOT FOR CONSTRUCTION

ALAMAR - PHASE 4

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN
COVER SHEET

DRAWN SY
CHECKED JD
DATE 11/09/20
SCALE AS SHOWN
JOB NO. 1704
SHEET C-001
1 OF 25 SHEETS

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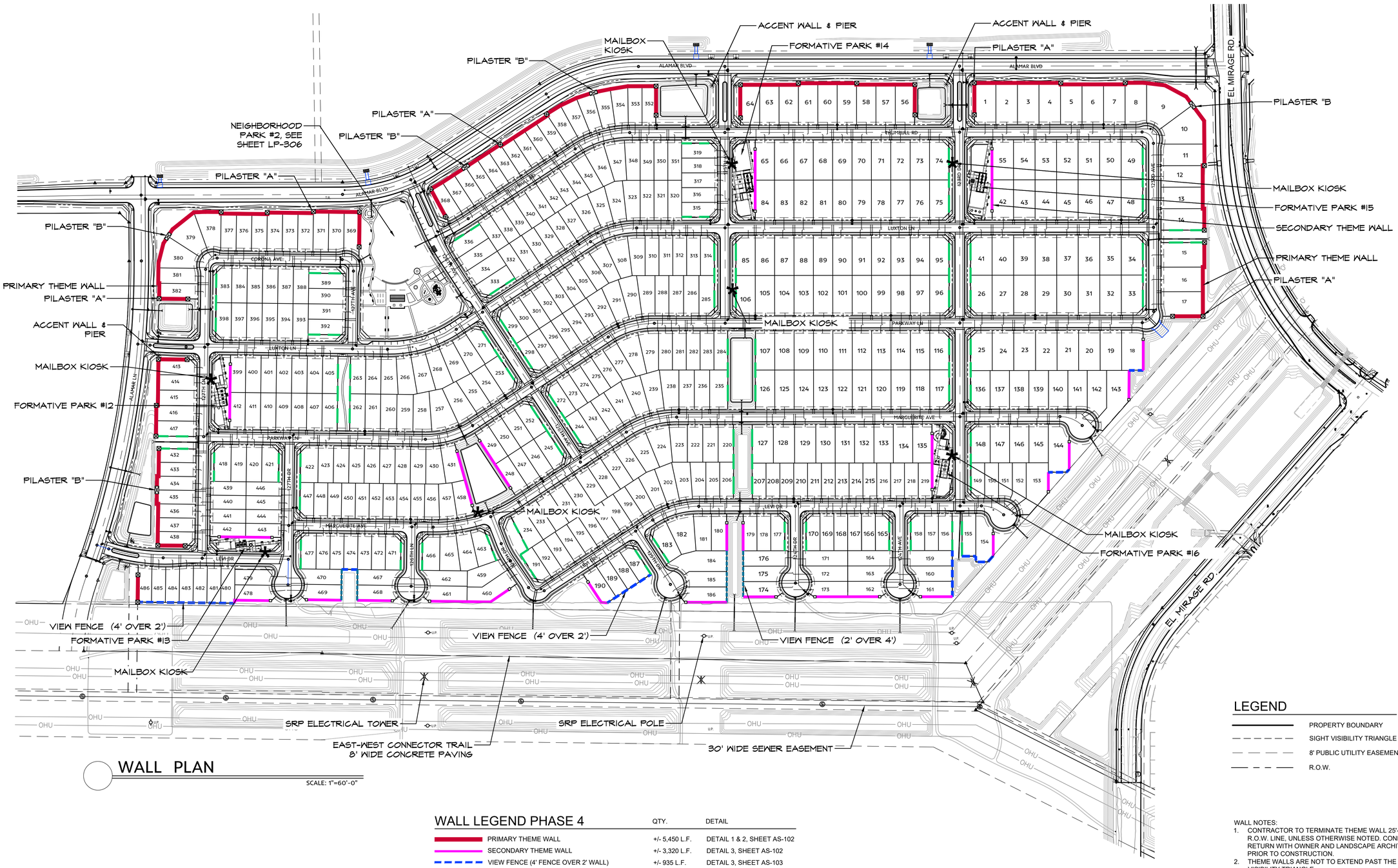

WALL PLAN

SCALE: 1"=60'-0"

WALL LEGEND PHASE 4

	QTY.	DETAIL
PRIMARY THEME WALL	+/- 5,450 L.F.	DETAIL 1 & 2, SHEET AS-102
SECONDARY THEME WALL	+/- 3,320 L.F.	DETAIL 3, SHEET AS-102
VIEW FENCE (4' FENCE OVER 2' WALL)	+/- 935 L.F.	DETAIL 3, SHEET AS-103
PARTIAL VIEW FENCE (2' FENCE OVER 4' WALL)	+/- 520 L.F.	DETAIL 1, SHEET AS-104
PILASTER "A"	37	DETAIL 1 & 2, AS-102
PILASTER "B"	5	DETAIL 2, AS-102
PILASTER "C"	32	DETAIL 3, SHEET AS-102
BUILDER ACCENT WALL	+/- 6.943 L.F.	BY BUILDER
MAILBOX KIOSK, TYP.	7	DETAIL 2, SHEET AS-104
ACCENT WALL & PIER	9	DETAIL 4, SHEET AS-102 & DETAIL 1 & 2 SHEET AS-103

0 150 300 450 600 feet

SCALE 1" = 150'

NORTH

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

LEGEND

- PROPERTY BOUNDARY
- SIGHT VISIBILITY TRIANGLE
- 8' PUBLIC UTILITY EASEMENT
- R.O.W.

WALL NOTES:

1. CONTRACTOR TO TERMINATE THEME WALL 25'-0" FROM R.O.W. LINE, UNLESS OTHERWISE NOTED. CONFIRM RETURN WITH OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
2. THEME WALLS ARE NOT TO EXTEND PAST THE SIGHT VISIBILITY TRIANGLE.
3. STREETS ARE TYPICAL 50'-0" TRACT WITH 8'-0" P.U.E. EACH SIDE. SEE CIVIL PLANS.
4. ALL MASONARY WALLS AND CONCRETE FOOTINGS TO BE APPROVED BY A CERTIFIED STRUCTURAL ENGINEER.
5. WALL CONTRACTOR IS RESPONSIBLE FOR OBTAINING AL NECESSARY PERMITS PRIOR TO INSTALLATION.
6. ALL WALLS AND FENCES ADJACENT TO RESIDENTIAL LOTS SHALL MEET ALL LOCAL AND COUNTY POOL CODE BARRIER REQUIREMENTS.

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REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20

PRELIMINARY- NOT FOR CONSTRUCTION

ALAMAR - PHASE 4

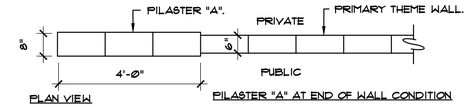
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

WALL PLAN

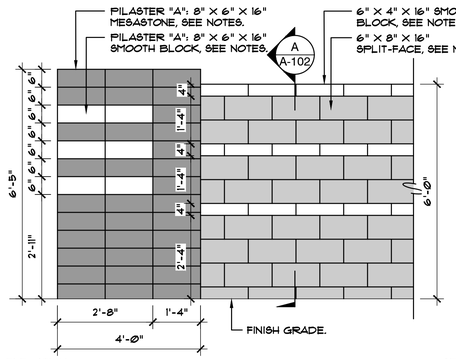
DRAWN	SY
CHECKED	JD
DATE	11/09/20
SCALE	AS SHOWN
JOB NO.	1704
SHEET	AS-101

2 OF 25 SHEETS

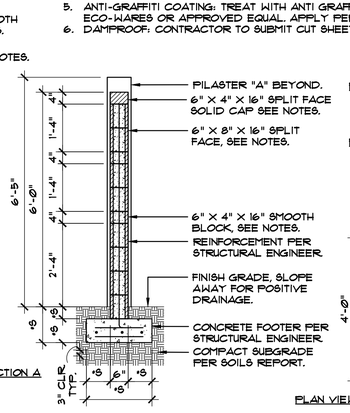


PLAN VIEW

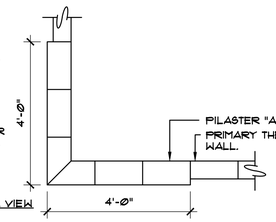
PILASTER "A" AT END OF WALL CONDITION



ELEVATION



SECTION A



PLAN VIEW

PILASTER "A" AT CORNER CONDITION

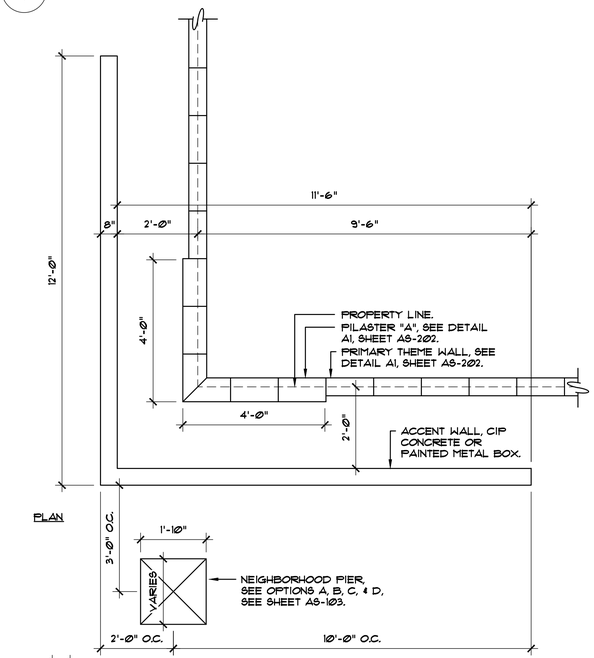
PRIMARY THEME WALL W/ PILASTER 'A' NOTES:
1. CONTRACTOR TO PROVIDE SAMPLE WALL YARD FOR LANDSCAPE ARCHITECTS REVIEW & APPROVAL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO FABRICATION/INSTALLATION.
3. ALL FOOTINGS & STRUCTURES TO BE CONSTRUCTED COMPLETELY OUT OF ALL EASEMENTS.
4. *S: DIMENSIONS OF FOOTERS & STEEL REINFORCEMENT PER STRUCTURAL ENGINEER.
5. ANTI-GRAFFITI COATING: TREAT WITH ANTI GRAFFITI COATING (MATTE FINISH, ECO-WARES OR APPROVED EQUAL. APPLY PER MANUF. SPECS.
6. DAMPROOF: CONTRACTOR TO SUBMIT CUT SHEETS ON RECOMMENDED SYSTEM.

PRIMARY THEME WALL COLORS & MATERIALS:
- 6" X 8" X 16" SPLIT FACE, COLOR: HARVEST BROWN
- 6" X 4" X 16" SMOOTH BLOCK, COLOR: SUPERSTITION
- RUNNING BOND & RAKED MORTAR JOINTS

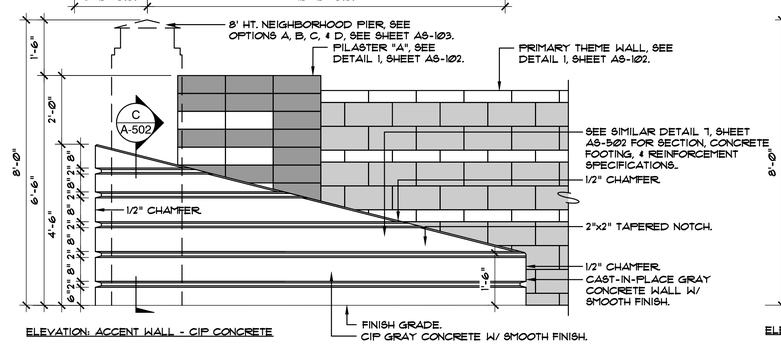
PILASTER "A" COLORS & MATERIALS:
- 8" X 6" X 16" MESASTONE, COLOR: HARVEST BROWN
- 8" X 6" X 16" SMOOTH BLOCK, COLOR: SUPERSTITION
- STACKED BOND & RAKED MORTAR JOINTS.

1 PRIMARY THEME WALL W/ PILASTER A

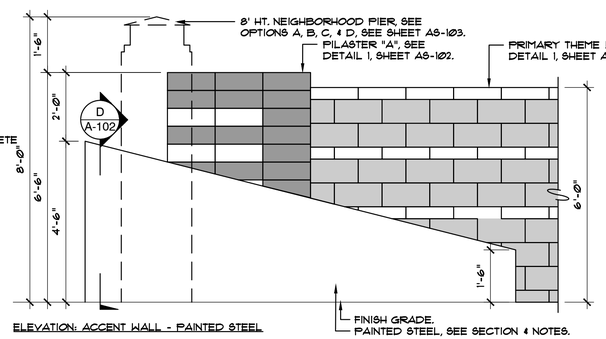
SCALE: 1/2" = 1'-0"



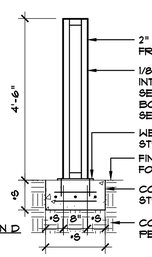
PLAN



ELEVATION: ACCENT WALL - CIP CONCRETE



ELEVATION: ACCENT WALL - PAINTED STEEL



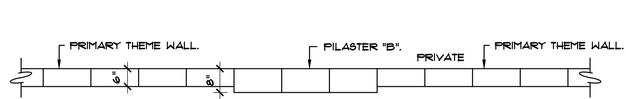
SECTION D

NEIGHBORHOOD ENTRY NOTES:
1. CONTRACTOR TO PROVIDE SAMPLE WALL YARD FOR LANDSCAPE ARCHITECTS REVIEW & APPROVAL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO FABRICATION/INSTALLATION.
3. ALL FOOTINGS & STRUCTURES TO BE CONSTRUCTED COMPLETELY OUT OF ALL EASEMENTS.
4. *S: DIMENSIONS OF FOOTERS & STEEL REINFORCEMENT PER STRUCTURAL ENGINEER.
5. ANTI-GRAFFITI COATING: TREAT WITH ANTI GRAFFITI COATING (MATTE FINISH, ECO-WARES OR APPROVED EQUAL. APPLY PER MANUF. SPECS.
6. DAMPROOF: CONTRACTOR TO SUBMIT CUT SHEETS ON RECOMMENDED SYSTEM.
7. ANY WELDS SHALL BE CONTINUOUS, GROUND SMOOTH, & FREE OF BURS.

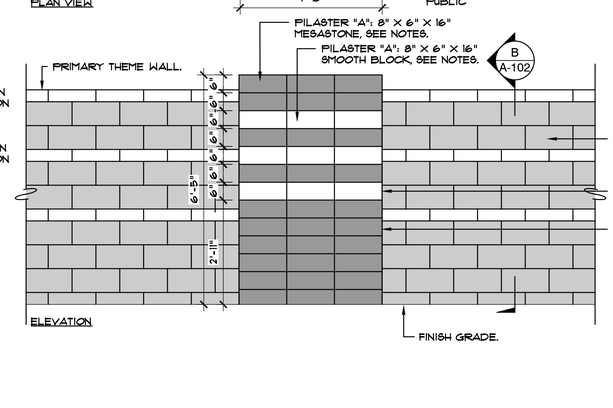
NEIGHBORHOOD ENTRY COLORS & MATERIALS:
A. PAINTED STEEL: COLOR TO BE DETERMINED BY OWNER & ARCHITECT.

4 NEIGHBORHOOD ENTRY - ACCENT WALL

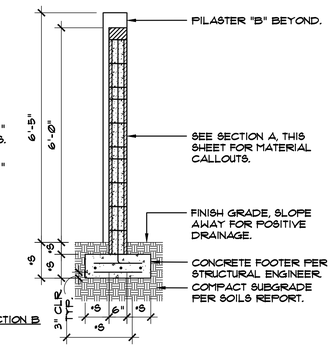
SCALE: 1/2" = 1'-0"



PLAN VIEW



ELEVATION



SECTION B

PRIMARY THEME WALL W/ PILASTER 'B' NOTES:
1. CONTRACTOR TO PROVIDE SAMPLE WALL YARD FOR LANDSCAPE ARCHITECTS REVIEW & APPROVAL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO FABRICATION/INSTALLATION.
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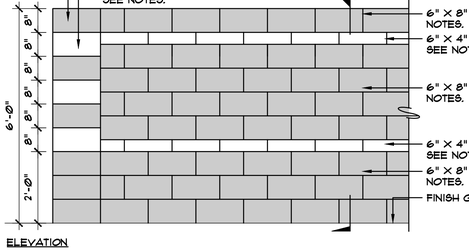
4. *S: DIMENSIONS OF FOOTERS & STEEL REINFORCEMENT PER STRUCTURAL ENGINEER.
5. ANTI-GRAFFITI COATING: TREAT WITH ANTI GRAFFITI COATING (MATTE FINISH, ECO-WARES OR APPROVED EQUAL. APPLY PER MANUF. SPECS.
6. DAMPROOF: CONTRACTOR TO SUBMIT CUT SHEETS ON RECOMMENDED SYSTEM.

PRIMARY THEME WALL W/ PILASTER 'B' COLORS & MATERIALS:
A. SEE DETAIL 1, THIS SHEET FOR COLOR & MATERIAL SPECIFICATIONS.

2 PRIMARY THEME WALL W/ PILASTER B

SCALE: 1/2" = 1'-0"



PLAN VIEW

PILASTER "C" AT END OF WALL CONDITION

ELEVATION

SECONDARY THEME WALL W/ PILASTER 'C' NOTES:
1. CONTRACTOR TO PROVIDE SAMPLE WALL YARD FOR LANDSCAPE ARCHITECTS REVIEW & APPROVAL.
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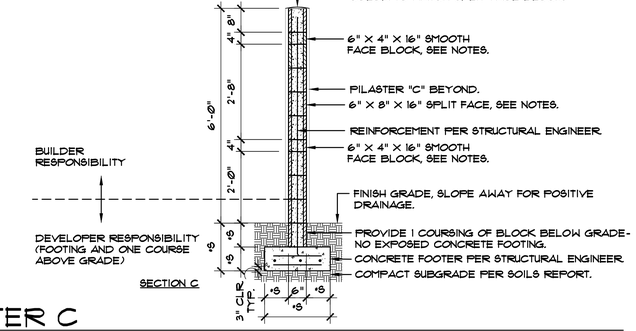
6. DAMPROOF: CONTRACTOR TO SUBMIT CUT SHEETS ON RECOMMENDED SYSTEM.

SECONDARY THEME WALL W/ PILASTER 'C' COLORS & MATERIALS:
A. SEE DETAIL 1, THIS SHEET FOR COLOR & MATERIAL SPECIFICATIONS.



SECTION C

3 SECONDARY THEME WALL W/ PILASTER C

SCALE: 1/2" = 1'-0"

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SWABACK plc
Architects + Planners
7550 E McDonald Drive
Scottsdale, Arizona 85250
480.367.2100 www.swaback.com

LANDSCAPE ARCHITECT CERTIFICATE NO. 44516 JEFFREY M. DRAKE 11.09.20 REGISTERED ARIZONA U.S.A. Expires 6/30/21

PROJECT PHASE

●	PRELIMINARY PLAT 11.09.20
○	CONSTRUCTION DOCUMENTS
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20
2		
3		
4		
5		
6		

PRELIMINARY- NOT FOR CONSTRUCTION

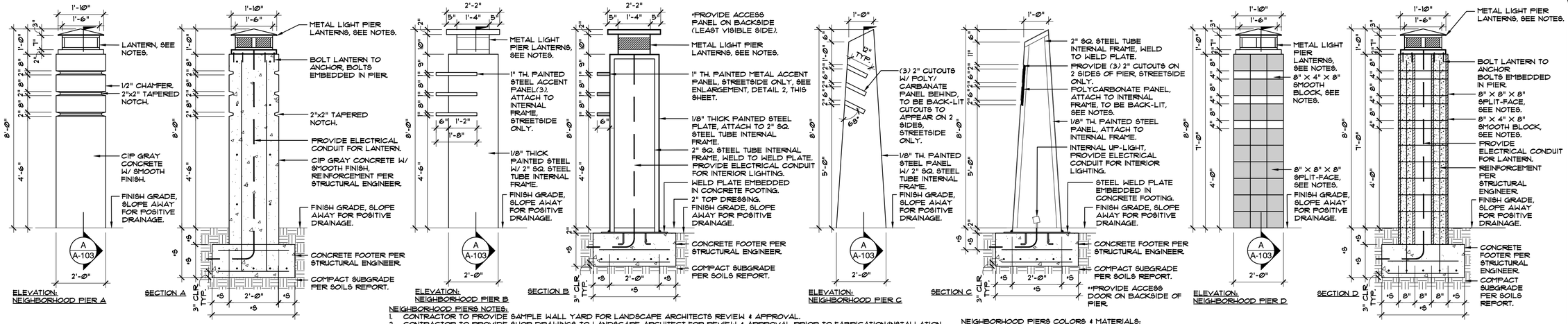
ALAMAR - PHASE 4

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

WALL DETAILS

DRAWN	SY
CHECKED	JD
DATE	11/09/20
SCALE	AS SHOWN
JOB NO.	1704
SHEET	AS-102
	3 OF 25 SHEETS



NEIGHBORHOOD PIERS NOTES:
1. CONTRACTOR TO PROVIDE SAMPLE WALL YARD FOR LANDSCAPE ARCHITECTS REVIEW & APPROVAL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO FABRICATION/INSTALLATION.
3. ALL FOOTINGS & STRUCTURES TO BE CONSTRUCTED COMPLETELY OUT OF ALL EASEMENTS.
4. +5: DIMENSIONS OF FOOTERS, WELD PLATES/ANCHORS, & FOR STEEL REINFORCEMENT PER STRUCTURAL ENGINEER.
5. ANTI-GRAFFITI COATING. TREAT WITH ANTI GRAFFITI COATING (MATTE FINISH, ECO-WARES OR APPROVED EQUAL. APPLY PER MANUF. SPECS.
6. DAMPROOF: CONTRACTOR TO SUBMIT CUT SHEETS ON RECOMMENDED SYSTEM.
7. ANY WELDS SHALL BE CONTINUOUS, GROUND SMOOTH, & FREE OF BURS.
8. PROVIDE LOW VOLTAGE LED LIGHT IN EACH LANTERN.

NEIGHBORHOOD PIERS COLORS & MATERIALS:
A. LANTERNS: SEE ENLARGEMENTS, DETAIL 2, THIS SHEET.
B. PAINTED METAL PANEL: COLOR BY OWNER/ LANDSCAPE ARCHITECT.
C. SEE DETAIL 1, SHEET A-102 FOR BLOCK SPECIFICATIONS.

1 NEIGHBORHOOD ENTRY PIERS

SCALE: 1/2" = 1'-0"

NEIGHBORHOOD PIER A & D LANTERN - MARIPOSA SERIES

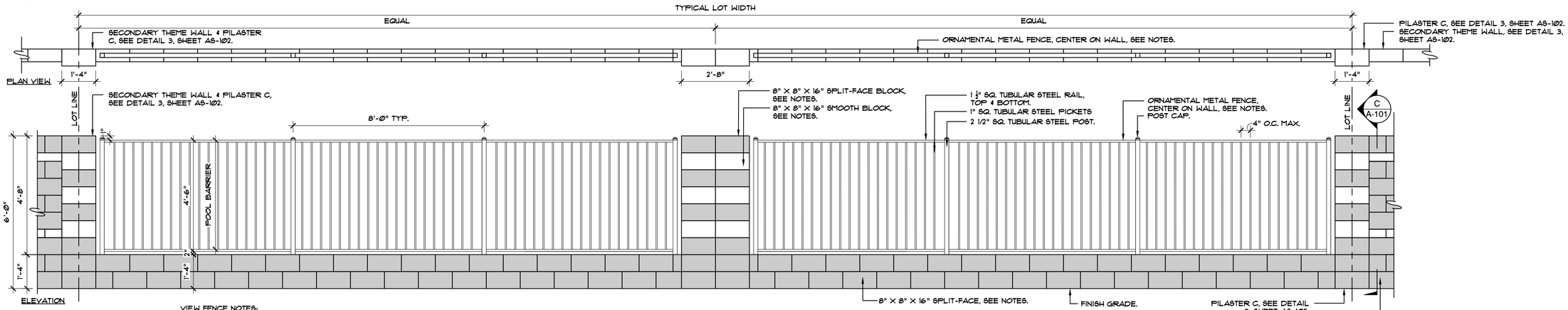
NEIGHBORHOOD PIER B LANTERN - HAMPTON SERIES

NEIGHBORHOOD PIER LANTERN NOTES:
1. CONTRACTOR TO PROVIDE SAMPLE FOR OWNER & LANDSCAPE ARCHITECTS REVIEW & APPROVAL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO FABRICATION/INSTALLATION.
3. ANTI-GRAFFITI COATING: TREAT WITH ANTI GRAFFITI COATING (MATTE FINISH, ECO-WARES OR APPROVED EQUAL. APPLY PER MANUF. SPECS.
4. PROVIDE LED LIGHT IN EACH LANTERN.
5. PIERS A & D LANTERN MODEL: MARIPOSA SERIES MODEL #392-61-ML
6. PIER B LANTERN MODEL: HAMPTON SERIES MODEL #2200-61-XL
7. MANUFACTURER: OLD CALIFORNIA LIGHTING
   975 N. Enterprise Street
   Orange, CA 92867
   P: 800-577-6679 / https://www.oldcalifornia.com/

NEIGHBORHOOD PIER LANTERN COLORS & FINISHES:
A. MARIPOSA LANTERN: ARCHITECTURAL BRONZE FINISH, FROSTED GLASS AND LED LIGHTING.
B. HAMPTON LANTERN: ARCHITECTURAL BRONZE FINISH, HONEY GLASS AND LED LIGHTING.

2 NEIGHBORHOOD ENTRY PIER LANTERN ENLARGEMENTS

SCALE: 1 1/2" = 1'-0"



VIEW FENCE NOTES:
1. CONTRACTOR TO PROVIDE SAMPLE WALL YARD FOR LANDSCAPE ARCHITECTS REVIEW & APPROVAL.
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6. DAMPROOF: CONTRACTOR TO SUBMIT CUT SHEETS ON RECOMMENDED SYSTEM.
7. VIEW FENCE SHALL MEET MIN. REQUIREMENTS PER MARICOPA COUNTY HEALTH DEPARTMENT POOL CODE.

VIEW FENCE COLORS & MATERIALS:
A. SEE DETAIL 1, SHEET AS-102.
B. ORNAMENTAL METAL FENCE:
   - MANUFACTURER: MERCHANT METALS OR APPROVED EQUAL
   - MODEL: VERSA-I - V2, FLAT TOP/ FLAT BOTTOM, 2 RAIL, 2 ¾" POSTS W/ PRESSED DOME CAP.
   - POWDERCOAT FINISH COLOR: BLACK
   - CONTACT: 866-888-5611

3 VIEW FENCE

SCALE: 1/2" = 1'-0"

SWABACK pllc
Architects + Planners
7550 E McDonald Drive
Scottsdale, Arizona 85250
480.367.2100 www.swaback.com

LANDSCAPE ARCHITECT CERTIFICATE NO. 44516 JEFFREY M. DEMARAY REGISTERED 11.09.20 ARIZONA U.S.A. Expires 6/30/21

PROJECT PHASE	
●	PRELIMINARY PLAT 11.09.20
○	CONSTRUCTION DOCUMENTS
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20

PRELIMINARY- NOT FOR CONSTRUCTION

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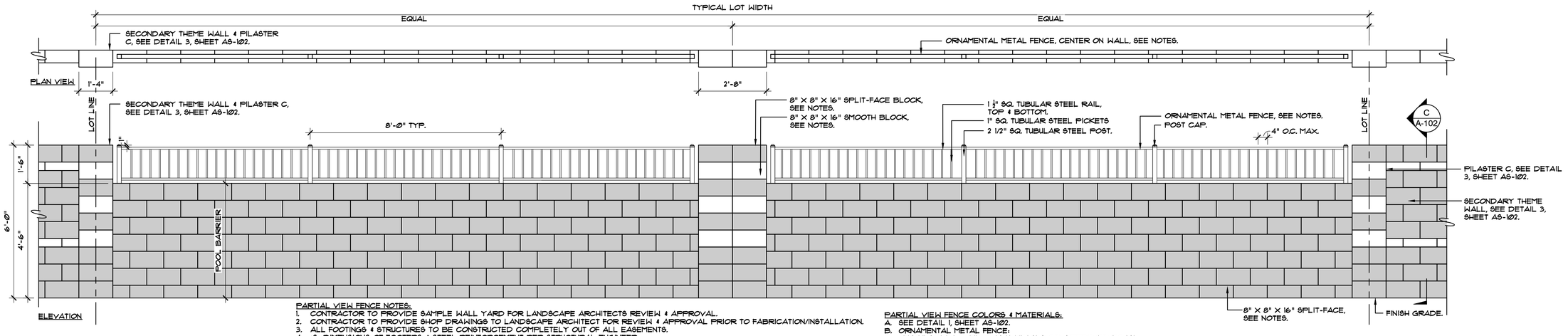
ALAMAR - PHASE 4

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

WALL DETAILS

DRAWN	SY
CHECKED	JD
DATE	11/09/20
SCALE	AS SHOWN
JOB NO.	1704
SHEET	AS-103
	4 OF 25 SHEETS



PARTIAL VIEW FENCE NOTES:
1. CONTRACTOR TO PROVIDE SAMPLE WALL YARD FOR LANDSCAPE ARCHITECTS REVIEW & APPROVAL.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO FABRICATION/INSTALLATION.
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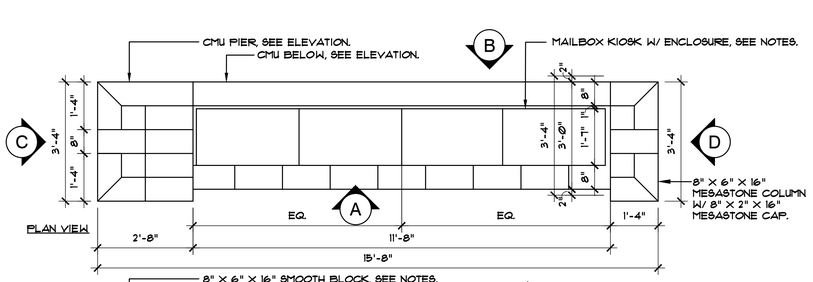
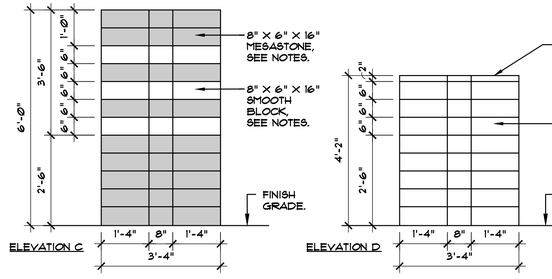
6. DAMPROOF: CONTRACTOR TO SUBMIT CUT SHEETS ON RECOMMENDED SYSTEM.
7. VIEW FENCE SHALL MEET MIN. REQUIREMENTS PER MARICOPA COUNTY HEALTH DEPARTMENT POOL CODE.

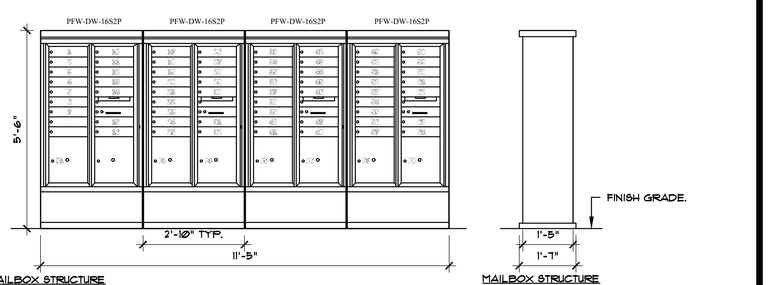
PARTIAL VIEW FENCE COLORS & MATERIALS:
A. SEE DETAIL 1, SHEET A8-102.
B. ORNAMENTAL METAL FENCE:
- MANUFACTURER: MERCHANT METALS OR APPROVED EQUAL
- MODEL: VERSAI - V2, FLAT TOP/ FLAT BOTTOM, 2 RAIL, 2 ½" POSTS W/ PRESSED DOME CAP.
- POWDERCOAT FINISH, COLOR: BLACK
- CONTACT: 866-888-5611

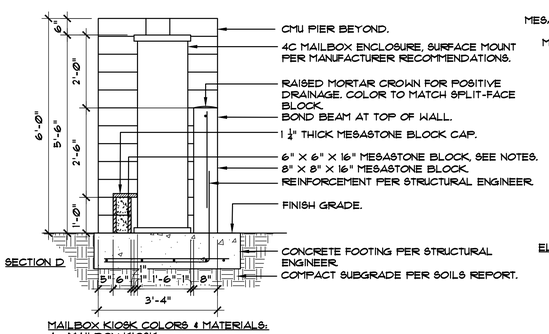
1 PARTIAL VIEW FENCE

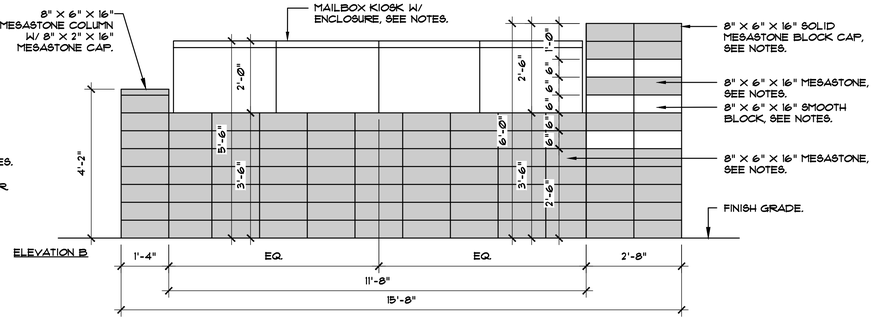
SCALE: 1/2" = 1'-0"











MAILBOX KIOSK NOTES:
1. CONTRACTOR TO PROVIDE SAMPLE WALL YARD FOR LANDSCAPE ARCHITECTS REVIEW & APPROVAL.
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5. DAMPROOF: CONTRACTOR TO SUBMIT CUT SHEETS ON RECOMMENDED SYSTEM.
6. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

MAILBOX KIOSK COLORS & MATERIALS:
A. MAILBOX KIOSK
- POSTAL SOLUTIONS, INC.
  16211 N. SCOTTSDALE RD. *450
  SCOTTSDALE, AZ 85254
  PHONE: 480.220.8220
  CONTACT: JANELL SOYSTER
- MAILBOX MODEL: 4C W/ ENCLOSURE STRUCTURE
- 4C MAILBOX KIOSK & ENCLOSURE COLOR: DAPPER TAN

2 MAILBOX KIOSK

SCALE: 1/2" = 1'-0"

SWABACK pllc
Architects + Planners
7550 E McDonald Drive
Scottsdale, Arizona 85250
480.367.2100 www.swaback.com

LANDSCAPE ARCHITECT CERTIFICATE NO. 44516 JEFFREY M. DANKAK REGISTERED 11.09.20 ARIZONA U.S.A. Expires 6/30/21

PROJECT PHASE	
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REVISIONS

NO.	DESCRIPTION	DATE
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3		
4		
5		
6		

PRELIMINARY- NOT FOR CONSTRUCTION

ALAMAR - PHASE 4

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

WALL & MAILBOX KIOSK DETAIL

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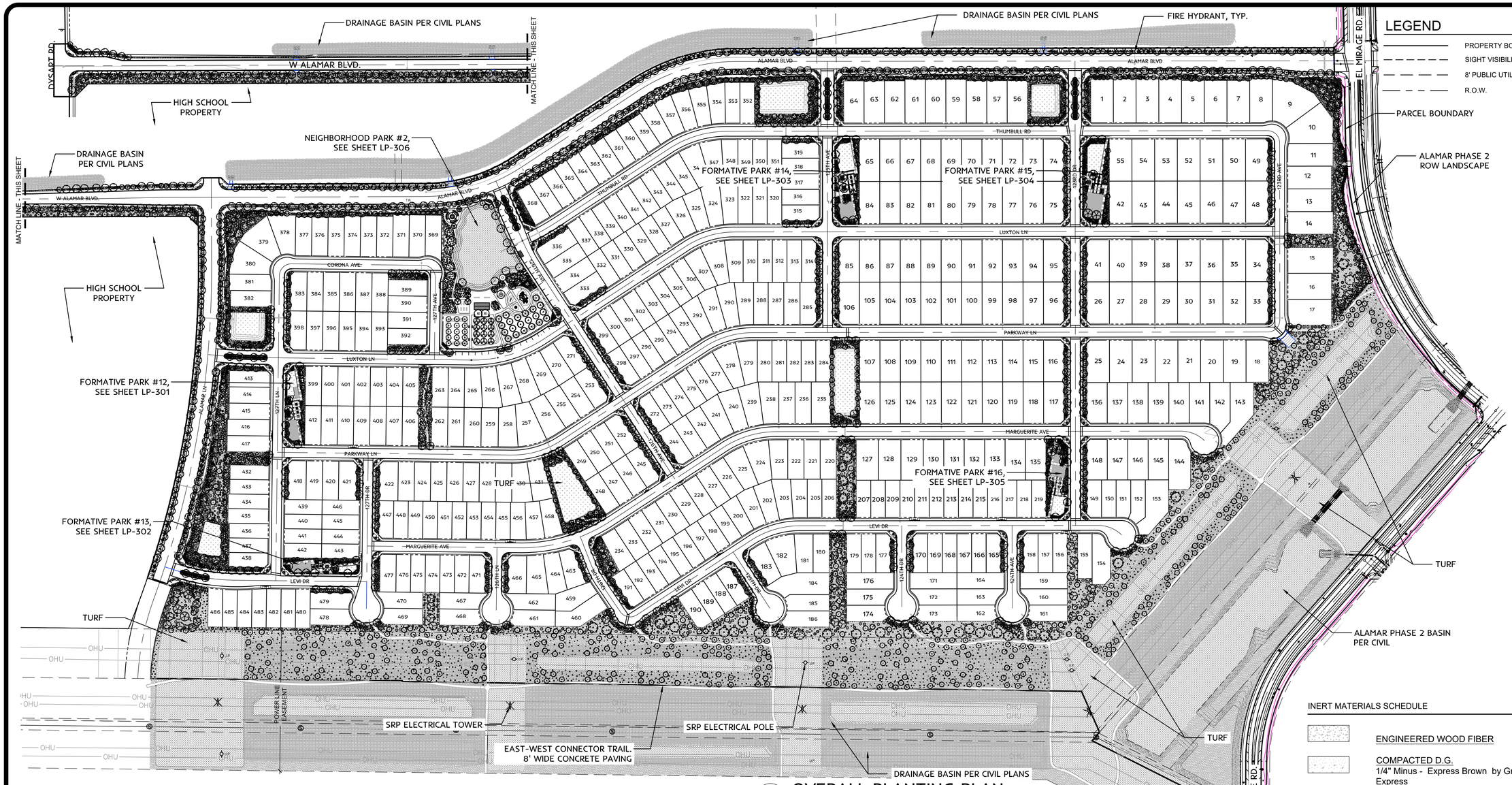
DRAWN	SY
CHECKED	JD
DATE	11/09/20
SCALE	AS SHOWN
JOB NO.	1704
SHEET	AS-104

5 OF 25 SHEETS



A1 OVERALL PLANTING PLAN

SCALE: 1"=150'-0"

PLANT SCHEDULE - PHASE 4

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acacia aneura / Mulga	24" Box	76
	Bauhinia x blakeana / Hong Kong Orchid Tree	24" Box	25
	Caesalpinia cacalaco `Smoothie` TM / Cascalote	24" Box	348
	Chilopsis linearis `Arts Seedless` / Desert Willow	15 Gal.	88
	Dalbergia sissoo / Rosewood	15 Gal.	38
	Olea europaea `Wilsonii` / Wilson Olive	24" Box	21
	Olneya tesota / Desert Ironwood	24" Box	2
	Parkinsonia x `Desert Museum` / Palo Verde	24" Box	348
	Pistacia chinensis `Red Push` / Red Push Pistache	24" Box	469
	Prosopis chilensis / Chilean Mesquite	24" Box	10
	Prosopis x `Phoenix` TM / Hybrid Mesquite	24" Box	6
	Sophora secundiflora / Texas Mountain Laurel	24" Box	9
	Ulmus parvifolia `Allee` / Allee Lacebark Elm	24" Box	16

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Acacia redolens / Bank Catclaw	5 Gal.	286
	Agave murpheyi `Rodney` / Varigated Murphey`s Agave	5 Gal.	143
	Agave parryi / Parry`s Agave	1 Gal.	56
	Agave weberi / Weber`s Agave	5 Gal.	75
	Aloe x `Blue Elf` / Aloe	1 Gal.	229
	Ambrosia deltoidea / Triangle Bur Ragweed	1 Gal.	21
	Asclepias subulata / Rush Milkweed	1 gal	130
	Bougainvillea x `La Jolla` / Bougainvillea	1 Gal.	745
	Bougainvillea x `Rosenka` / Bougainvillea	5 Gal.	367
	Caesalpinia pulcherrima / Red Bird Of Paradise	1 Gal.	218
	Callistemon citrinus `Little John` / Dwarf Bottle Brush	1 Gal.	372
	Convolvulus cneorum / Bush Morning Glory	1 Gal.	655
	Cordia parvifolia / Small-Leaf Geigertree	1 Gal.	41
	Dasylirion wheeleri / Grey Desert Spoon	5 Gal.	513
	Dodonaea viscosa `Green` / Green Hopseed Bush	5 Gal.	103
	Encelia farinosa / Brittle Bush	1 Gal.	618
	Eremophila glabra `Mingenew Gold` / Emu Bush	1 Gal.	1,779

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Eremophila glabra carnosa / Winter Blaze Emu Bush	1 Gal.	375
	Euphorbia rigida / Yellow Spurge	5 Gal.	224
	Hesperaloe funifera / Giant Yucca	5 Gal.	285
	Hesperaloe parviflora `Brakelights` TM / Red Yucca	1 Gal.	1,669
	Justicia spicigera / Mexican Honeysuckle	5 gal	261
	Lantana camara `Dallas Red` / Dallas Red Lantana	1 Gal.	447
	Lantana montevidensis `Purple`` / Purple Trailing Lantana	1 Gal.	33
	Lantana x `New Gold` / New Gold Lantana	1 Gal.	2,883
	Larrea tridentata / Creosote Bush	5 Gal.	16
	Leucophyllum frutescens `Green Cloud` TM / Texas Ranger	1 gal	105
	Leucophyllum frutescens `Green Cloud` TM / Texas Ranger	5 gal	152
	Leucophyllum langmaniae `Lowery`s Legacy / Cenizo	5 Gal.	293
	Leucophyllum langmaniae `Rio Bravo` TM / Rio Bravo Sage	5 Gal.	165
	Nerium oleander `Petite Pink` / Petite Pink Oleander	1 Gal.	1,802
	Opuntia santa-rita `Tubac` TM / Santa Rita Pricklypear	5 Gal.	30
	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary	1 Gal.	770

INERT MATERIALS SCHEDULE

- ENGINEERED WOOD FIBER
- COMPACTED D.G. 1/4" Minus - Express Brown by Granite Express
- NATURAL DESERT PAVEMENT 3" Minus - Express Carmel by Granite Express
- PLAYGROUND SAND
- DRAINAGE BASINS 1" Screen Decomposed Granite - Express Caramel by Granite Express

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Ruellia brittoniana / Blue Bells	1 Gal.	942
	Tecoma x `Crimson Flare` / Red Yellow Bells	5 Gal.	561
	Tecoma x `Orange Jubilee` / Orange Jubilee Yellow Bells	15 gal	9
	Tecoma x `Sierra Apricot` / Sierra Apricot Yellow Bells	5 gal	910
	Vauquelinia californica / Arizona Rosewood	5 Gal.	194

TURF	BOTANICAL / COMMON NAME	CONT	QTY
	Cynodon dactylon `Midiron` / Bermuda Grass	Sod	39,200 sf

NOTE:
1. PLANT SCHEDULE ON THIS SHEET DOES NOT INCLUDE QUANTITIES OF PLANT MATERIAL IN THE POWER LINE EASEMENT AREA.
2. REFER TO PLANT SCHEDULE ON SHEET LP-204 FOR PLANT QUANTITIES WITHIN THE POWER LINE EASEMENT AREA.

CALL TWO WORKING DAYS BEFORE YOU DIG
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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

0 150 300 450 600 feet
SCALE 1" = 150'

NORTH

SWABACK pllc
Architects + Planners
7550 E McDonald Drive
Scottsdale, Arizona 85250
480.367.2100 www.swaback.com

LANDSCAPE ARCHITECT CERTIFICATE NO. 44516 JEFFREY M. DANKAK REGISTERED 11.09.20 ARIZONA U.S.A. Expires 6/30/21

PROJECT PHASE

●	PRELIMINARY PLAT 11.09.20
○	CONSTRUCTION DOCUMENTS
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20

PRELIMINARY- NOT FOR CONSTRUCTION

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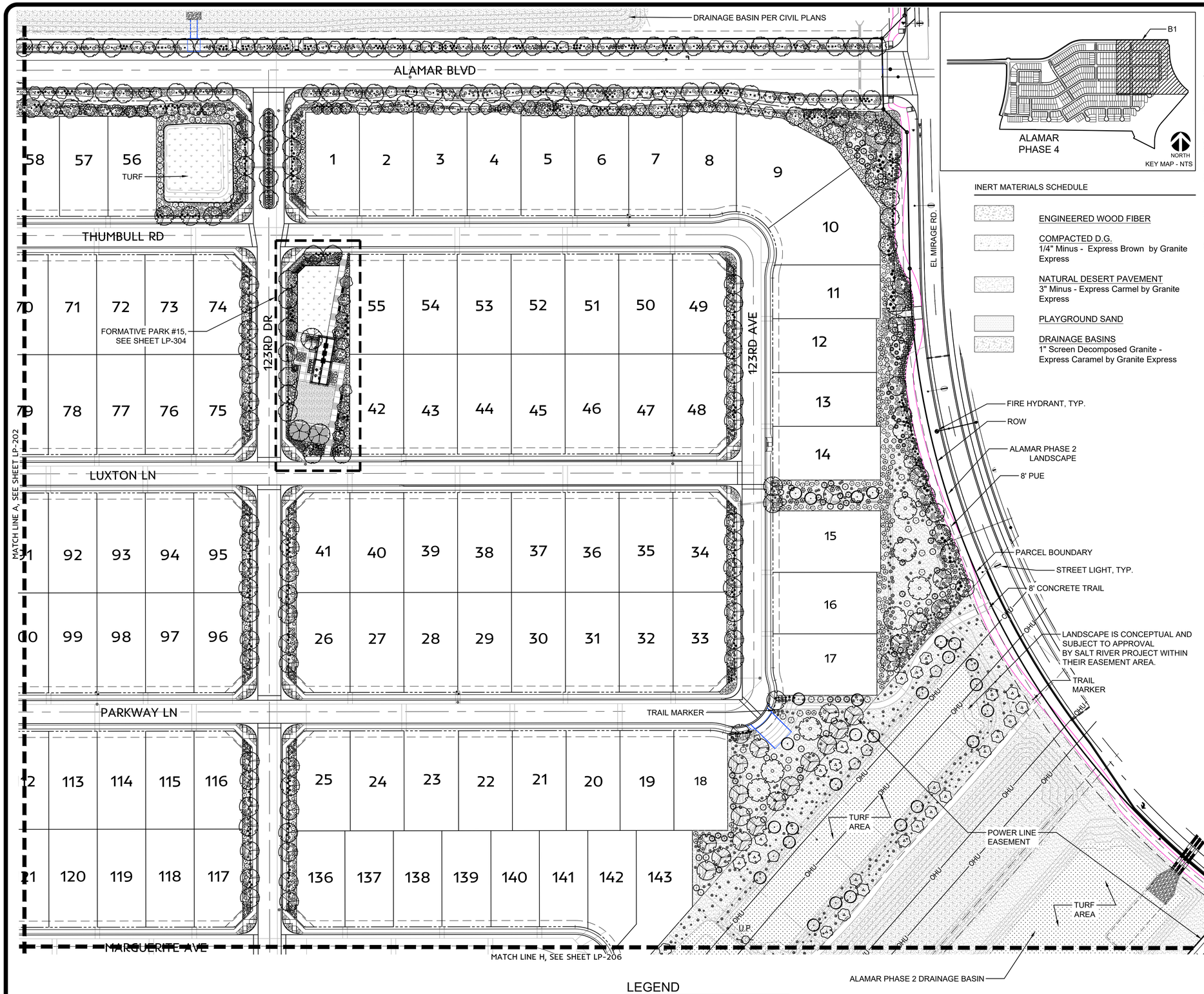
ALAMAR - PHASE 4

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

OVERALL PLANTING PLAN

DRAWN	SY
CHECKED	JD
DATE	11/09/20
SCALE	AS SHOWN
JOB NO.	1704
SHEET	LP-101
	6 OF 25 SHEETS



INERT MATERIALS SCHEDULE

- ENGINEERED WOOD FIBER
- COMPACTED D.G. 1/4" Minus - Express Brown by Granite Express
- NATURAL DESERT PAVEMENT 3" Minus - Express Carmel by Granite Express
- PLAYGROUND SAND
- DRAINAGE BASINS 1" Screen Decomposed Granite - Express Caramel by Granite Express

PLANT SCHEDULE - PHASE 4

TREES	BOTANICAL / COMMON NAME
	Acacia aneura / Mulga
	Bauhinia x blakeana / Hong Kong Orchid Tree
	Caesalpinia cacalaco `Smoothie` TM / Cascalote
	Chilopsis linearis `Arts Seedless` / Desert Willow
	Dalbergia sissoo / Rosewood
	Olea europaea `Wilsonii` / Wilson Olive
	Olneya tesota / Desert Ironwood
	Parkinsonia x `Desert Museum` / Palo Verde
	Pistacia chinensis `Red Push` / Red Push Pistache
	Prosopis chilensis / Chilean Mesquite
	Prosopis x `Phoenix` TM / Hybrid Mesquite
	Sophora secundiflora / Texas Mountain Laurel
	Ulmus parvifolia `Allee` / Allee Lacebark Elm

SHRUBS	BOTANICAL / COMMON NAME
	Acacia redolens / Bank Catclaw
	Agave murpheyi `Rodney` / Varigated Murphey`s Agave
	Agave parryi / Parry`s Agave
	Agave weberi / Weber`s Agave
	Aloe x `Blue Elf` / Aloe
	Ambrosia deltoidea / Triangle Bur Ragweed
	Asclepias subulata / Rush Milkweed
	Bougainvillea x `La Jolla` / Bougainvillea
	Bougainvillea x `Rosenka` / Bougainvillea
	Caesalpinia pulcherrima / Red Bird Of Paradise
	Callistemon citrinus `Little John` / Dwarf Bottle Brush
	Convolvulus cneorum / Bush Morning Glory
	Cordia parvifolia / Small-Leaf Geigertree
	Dasylirion wheeleri / Grey Desert Spoon
	Dodonaea viscosa `Green` / Green Hopseed Bush
	Encelia farinosa / Brittle Bush
	Eremophila glabra `Mingenew Gold` / Emu Bush
	Eremophila glabra carnosa / Winter Blaze Emu Bush
	Euphorbia rigida / Yellow Spurge
	Hesperaloe funifera / Giant Yucca
	Hesperaloe parviflora `Brakelights` TM / Red Yucca
	Justicia spicigera / Mexican Honeysuckle
	Lantana camara `Dallas Red` / Dallas Red Lantana
	Lantana montevidensis `Purple`` / Purple Trailing Lantana
	Lantana x `New Gold` / New Gold Lantana
	Larrea tridentata / Creosote Bush
	Leucophyllum frutescens `Green Cloud` TM / Texas Ranger
	Leucophyllum frutescens `Green Cloud` TM / Texas Ranger
	Leucophyllum langmaniae `Lowery`s Legacy / Cenizo
	Leucophyllum langmaniae `Rio Bravo` TM / Rio Bravo Sage
	Nerium oleander `Petite Pink` / Petite Pink Oleander
	Opuntia santa-rita `Tubac` TM / Santa Rita Pricklypear
	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary
	Ruellia brittoniana / Blue Bells
	Tecoma x `Crimson Flare` / Red Yellow Bells
	Tecoma x `Orange Jubilee` / Orange Jubilee Yellow Bells
	Tecoma x `Sierra Apricot` / Sierra Apricot Yellow Bells
	Vauquelinia californica / Arizona Rosewood

	BOTANICAL / COMMON NAME
	Cynodon dactylon `Midiron` / Bermuda Grass

LEGEND

- PROPERTY BOUNDARY
- SIGHT VISIBILITY TRIANGLE
- 8' PUBLIC UTILITY EASEMENT
- R.O.W.

0 60 120 180 240 feet

SCALE 1" = 60'

NORTH

CALL TWO WORKING DAYS BEFORE YOU DIG
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(OUTSIDE MARICOPA COUNTY)

B1 PLANTING PLAN

SCALE: 1"=60'-0"

SWABACK PLLC
Architects + Planners
7550 E McDonald Drive
Scottsdale, Arizona 85250
480.367.2100 www.swaback.com

LANDSCAPE ARCHITECT CERTIFICATE NO. 44516 JEFFREY M. DEMARAIS 11.09.20 REGISTERED ARIZONA U.S.A. Expires 6/30/21

PROJECT PHASE

●	PRELIMINARY PLAT 11.09.20
○	CONSTRUCTION DOCUMENTS
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20

PRELIMINARY- NOT FOR CONSTRUCTION

ALAMAR - PHASE 4

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

PLANTING PLAN

DRAWN	SY
CHECKED	JD
DATE	11/09/20
SCALE	AS SHOWN
JOB NO.	1704
SHEET	LP-201
	7 OF 25 SHEETS

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LEGEND

- PROPERTY BOUNDARY
- SIGHT VISIBILITY TRIANGLE
- 8' PUBLIC UTILITY EASEMENT
- R.O.W.

DRAINAGE BASIN PER CIVIL PLANS

ALAMAR BLVD

THUMBULL RD

LUXTON LN

PARKWAY LN

MARGUERITE AVE

120TH AVE

125TH AVE

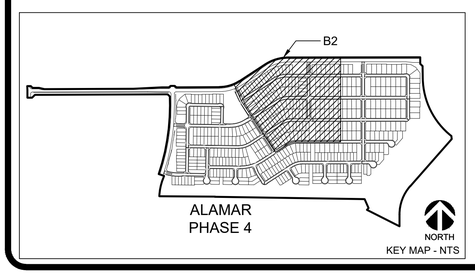
TURF

FORMATIVE PARK #14, SEE SHEET LP-303

MATCH LINE A, SEE SHEET LP-201

MATCH LINE B, SEE SHEET LP-203

MATCH LINE C, SEE SHEET LP-205



B2 PLANTING PLAN

SCALE: 1"=60'-0"

0 60 120 180 240 feet

SCALE 1" = 60'

NORTH

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PLANT SCHEDULE - PHASE 4

TREES	BOTANICAL / COMMON NAME
	Acacia aneura / Mulga
	Bauhinia x blakeana / Hong Kong Orchid Tree
	Caesalpinia cacalaco `Smoothie` TM / Cascalote
	Chilopsis linearis `Arts Seedless` / Desert Willow
	Dalbergia sissoo / Rosewood
	Olea europaea `Wilsonii` / Wilson Olive
	Olneya tesota / Desert Ironwood
	Parkinsonia x `Desert Museum` / Palo Verde
	Pistacia chinensis `Red Push` / Red Push Pistache
	Prosopis chilensis / Chilean Mesquite
	Prosopis x `Phoenix` TM / Hybrid Mesquite
	Sophora secundiflora / Texas Mountain Laurel
	Ulmus parvifolia `Allee` / Allee Lacebark Elm

SHRUBS	BOTANICAL / COMMON NAME
	Acacia redolens / Bank Catclaw
	Agave murpheyi `Rodney` / Varigated Murphey`s Agave
	Agave parryi / Parry`s Agave
	Agave weberi / Weber`s Agave
	Aloe x `Blue Elf` / Aloe
	Ambrosia deltoidea / Triangle Bur Ragweed
	Asclepias subulata / Rush Milkweed
	Bougainvillea x `La Jolla` / Bougainvillea
	Bougainvillea x `Rosenka` / Bougainvillea
	Caesalpinia pulcherrima / Red Bird Of Paradise
	Callistemon citrinus `Little John` / Dwarf Bottle Brush
	Convolvulus cneorum / Bush Morning Glory
	Cordia parvifolia / Small-Leaf Geigertree
	Dasylirion wheeleri / Grey Desert Spoon
	Dodonaea viscosa `Green` / Green Hopseed Bush
	Encelia farinosa / Brittle Bush
	Eremophila glabra `Mingenew Gold` / Emu Bush
	Eremophila glabra carnosa / Winter Blaze Emu Bush
	Euphorbia rigida / Yellow Spurge
	Hesperaloe funifera / Giant Yucca
	Hesperaloe parviflora `Brakelights` TM / Red Yucca
	Justicia spicigera / Mexican Honeysuckle
	Lantana camara `Dallas Red` / Dallas Red Lantana
	Lantana montevidensis `Purple`` / Purple Trailing Lantana
	Lantana x `New Gold` / New Gold Lantana
	Larrea tridentata / Creosote Bush
	Leucophyllum frutescens `Green Cloud` TM / Texas Ranger
	Leucophyllum frutescens `Green Cloud` TM / Texas Ranger
	Leucophyllum langmaniae `Lowery`s Legacy / Cenizo
	Leucophyllum langmaniae `Rio Bravo` TM / Rio Bravo Sage
	Nerium oleander `Petite Pink` / Petite Pink Oleander
	Opuntia santa-rita `Tubac` TM / Santa Rita Pricklypear
	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary
	Ruellia brittoniana / Blue Bells
	Tecoma x `Crimson Flare` / Red Yellow Bells
	Tecoma x `Orange Jubilee` / Orange Jubilee Yellow Bells
	Tecoma x `Sierra Apricot` / Sierra Apricot Yellow Bells
	Vauquelinia californica / Arizona Rosewood

TURF	BOTANICAL / COMMON NAME
	Cynodon dactylon `Midiron` / Bermuda Grass

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LANDSCAPE ARCHITECT CERTIFICATE NO. 44516 JEFFREY M. DRZAK 11.09.20 REGISTERED ARIZONA U.S.A. Expires 6/30/21

PROJECT PHASE

- ● PRELIMINARY PLAT 11.09.20
- ○ CONSTRUCTION DOCUMENTS
- ○ ISSUE FOR BID SET
- ○ ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20

PRELIMINARY- NOT FOR CONSTRUCTION

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ALAMAR - PHASE 4

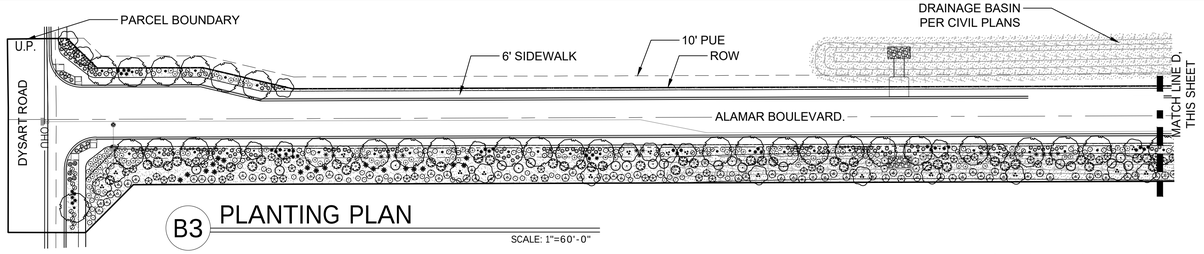
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

PLANTING PLAN

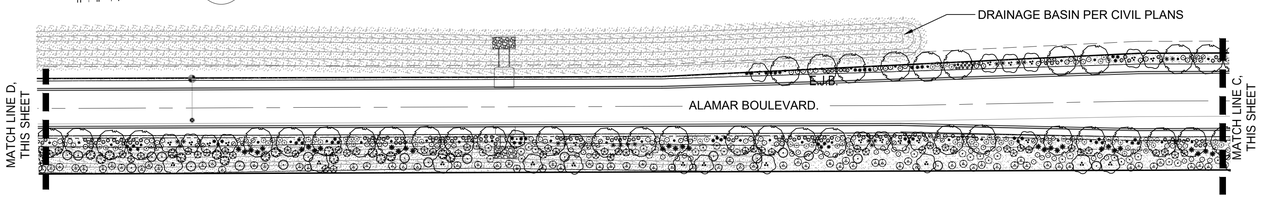
DRAWN	SY
CHECKED	JD
DATE	11/09/20
SCALE	AS SHOWN
JOB NO.	1704
SHEET	LP-202

8 OF 25 SHEETS



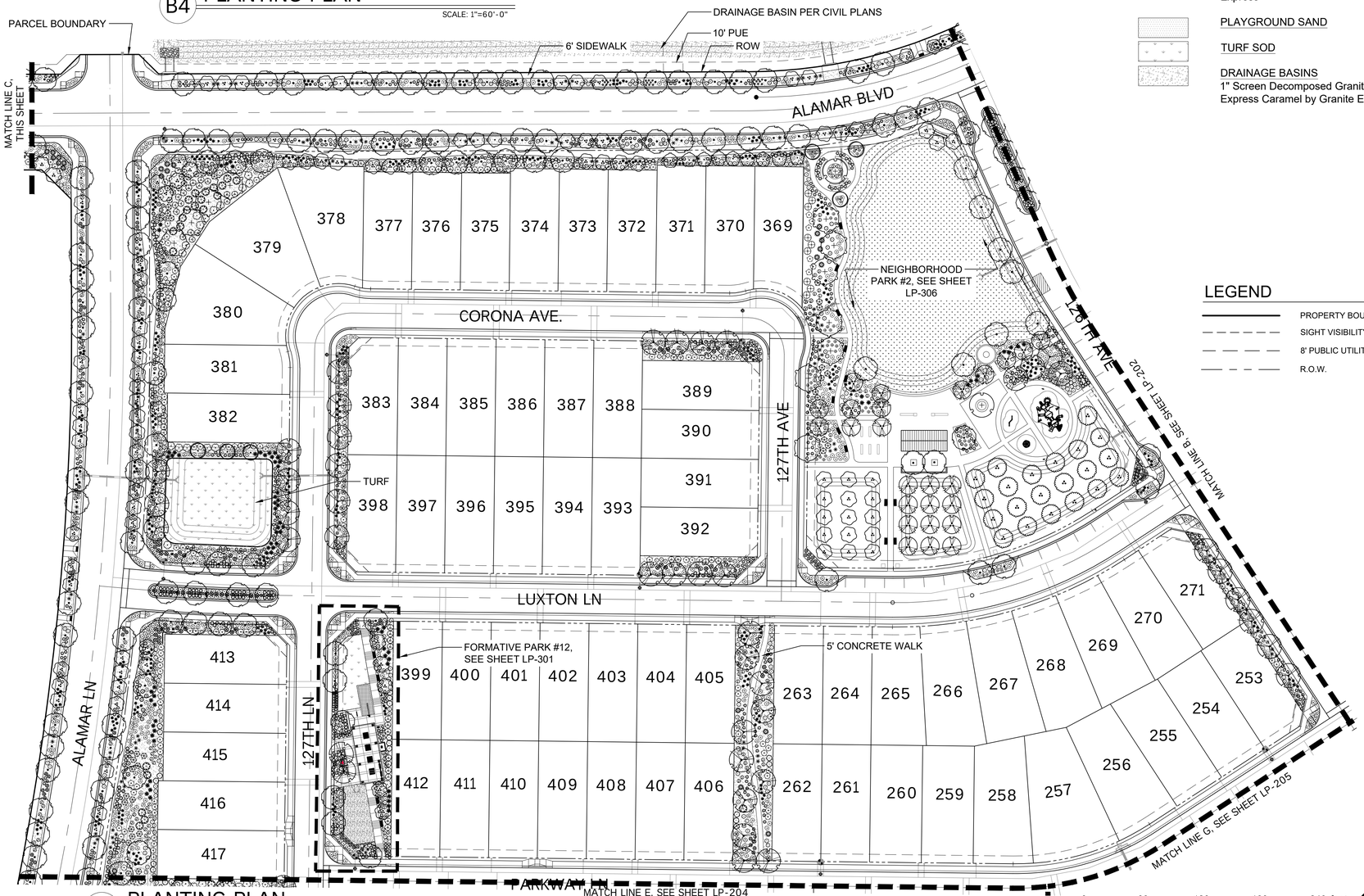
B3 PLANTING PLAN

SCALE: 1"=60'-0"



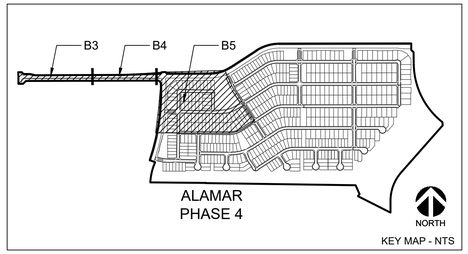
B4 PLANTING PLAN

SCALE: 1"=60'-0"



B5 PLANTING PLAN

SCALE: 1"=60'-0"



KEY MAP - NTS

INERT MATERIALS SCHEDULE

ENGINEERED WOOD FIBER

COMPACTED D.G.
1/4" Minus - Express Brown by Granite Express

NATURAL DESERT PAVEMENT
3" Minus - Express Carmel by Granite Express

PLAYGROUND SAND

TURF SOD

DRAINAGE BASINS
1" Screen Decomposed Granite - Express Caramel by Granite Express

LEGEND

- PROPERTY BOUNDARY
- SIGHT VISIBILITY TRIANGLE
- 8' PUBLIC UTILITY EASEMENT
- R.O.W.

TREES	BOTANICAL / COMMON NAME	CONT
	Acacia aneura / Mulga	24" Box
	Bauhinia x blakeana / Hong Kong Orchid Tree	24" Box
	Caesalpinia cacalaco `Smoothie` TM / Cascalote	24" Box
	Chilopsis linearis `Arts Seedless` / Desert Willow	15 Gal.
	Dalbergia sissoo / Rosewood	15 Gal.
	Olea europaea `Wilsonii` / Wilson Olive	24" Box
	Olneya tesota / Desert Ironwood	24" Box
	Parkinsonia x `Desert Museum` / Palo Verde	24" Box
	Pistacia chinensis `Red Push` / Red Push Pistache	24" Box
	Prosopis chilensis / Chilean Mesquite	24" Box
	Prosopis x `Phoenix` TM / Hybrid Mesquite	24" Box
	Sophora secundiflora / Texas Mountain Laurel	24" Box
	Ulmus parvifolia `Allee` / Allee Lacebark Elm	24" Box

SHRUBS	BOTANICAL / COMMON NAME	CONT
	Acacia redolens / Bank Catclaw	5 Gal.
	Agave murpheyi `Rodney` / Varigated Murphey`s Agave	5 Gal.
	Agave parryi / Parry`s Agave	1 Gal.
	Agave weberi / Weber`s Agave	5 Gal.
	Aloe x `Blue Elf` / Aloe	1 Gal.
	Ambrosia deltoidea / Triangle Bur Ragweed	1 Gal.
	Asclepias subulata / Rush Milkweed	1 gal
	Bougainvillea x `La Jolla` / Bougainvillea	1 Gal.
	Bougainvillea x `Rosenka` / Bougainvillea	5 Gal.
	Caesalpinia pulcherrima / Red Bird Of Paradise	1 Gal.
	Callistemon citrinus `Little John` / Dwarf Bottle Brush	1 Gal.
	Convolvulus cneorum / Bush Morning Glory	1 Gal.
	Cordia parvifolia / Small-Leaf Geigertree	1 Gal.
	Dasylirion wheeleri / Grey Desert Spoon	5 Gal.
	Dodonaea viscosa `Green` / Green Hopseed Bush	5 Gal.
	Encelia farinosa / Brittle Bush	1 Gal.
	Eremophila glabra `Mingenew Gold` / Emu Bush	1 Gal.
	Eremophila glabra carnosa / Winter Blaze Emu Bush	1 Gal.
	Euphorbia rigida / Yellow Spurge	5 Gal.
	Hesperaloe funifera / Giant Yucca	5 Gal.
	Hesperaloe parviflora `Brakelights` TM / Red Yucca	1 Gal.
	Justicia spicigera / Mexican Honeysuckle	5 gal
	Lantana camara `Dallas Red` / Dallas Red Lantana	1 Gal.
	Lantana montevidensis `Purple`` / Purple Trailing Lantana	1 Gal.
	Lantana x `New Gold` / New Gold Lantana	1 Gal.
	Larrea tridentata / Creosote Bush	5 Gal.
	Leucophyllum frutescens `Green Cloud` TM / Texas Ranger	1 gal
	Leucophyllum frutescens `Green Cloud` TM / Texas Ranger	5 gal
	Leucophyllum langmaniae `Lowery`s Legacy / Cenizo	5 Gal.
	Leucophyllum langmaniae `Rio Bravo` TM / Rio Bravo Sage	5 Gal.
	Nerium oleander `Petite Pink` / Petite Pink Oleander	1 Gal.
	Opuntia santa-rita `Tubac` TM / Santa Rita Pricklypear	5 Gal.
	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary	1 Gal.
	Ruellia brittoniana / Blue Bells	1 Gal.
	Tecoma x `Crimson Flare` / Red Yellow Bells	5 Gal.
	Tecoma x `Orange Jubilee` / Orange Jubilee Yellow Bells	15 gal
	Tecoma x `Sierra Apricot` / Sierra Apricot Yellow Bells	5 gal
	Vauquelinia californica / Arizona Rosewood	5 Gal.

TURF	BOTANICAL / COMMON NAME	CONT
	Cynodon dactylon `Midiron` / Bermuda Grass	Sod

0 60 120 180 240 feet

SCALE 1" = 60'

NORTH

CALL TWO WORKING DAYS BEFORE YOU DIG
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LANDSCAPE ARCHITECT CERTIFICATE NO. 44516 JEFFREY M. DRZAKOWSKI 11.09.20 REGISTERED ARIZONA U.S.A. Expires 6/30/21

PROJECT PHASE

- ● PRELIMINARY PLAT 11.09.20
- ○ CONSTRUCTION DOCUMENTS
- ○ ISSUE FOR BID SET
- ○ ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20

PRELIMINARY- NOT FOR CONSTRUCTION

ALAMAR - PHASE 4

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

PLANTING PLAN

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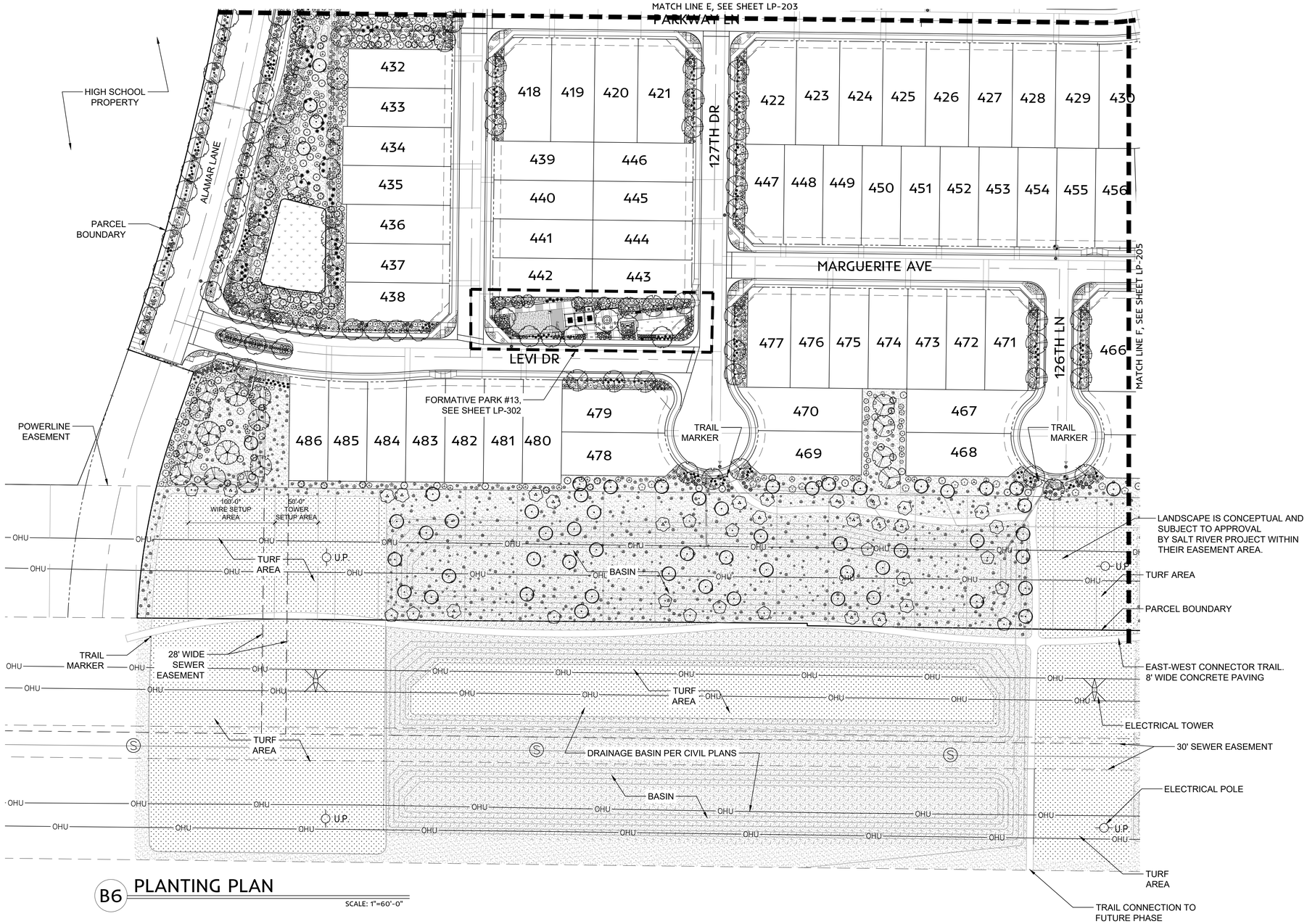
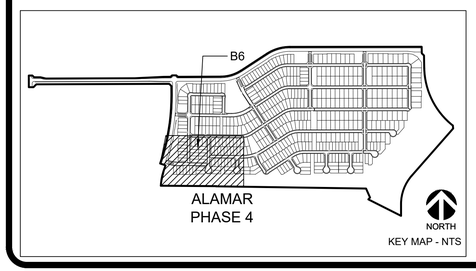
DRAWN	SY
CHECKED	JD
DATE	11/09/20
SCALE	AS SHOWN
JOB NO.	1704
SHEET	LP-203

9 OF 25 SHEETS



B6 PLANTING PLAN

SCALE: 1"=60'-0"



PLANT SCHEDULE - PHASE 4

TREES	BOTANICAL / COMMON NAME
	Acacia aneura / Mulga
	Bauhinia x blakeana / Hong Kong Orchid Tree
	Caesalpinia cacalaco `Smoothie` TM / Cascalote
	Chilopsis linearis `Arts Seedless` / Desert Willow
	Dalbergia sissoo / Rosewood
	Olea europaea `Wilsonii` / Wilson Olive
	Olneya tesota / Desert Ironwood
	Parkinsonia x `Desert Museum` / Palo Verde
	Pistacia chinensis `Red Push` / Red Push Pistache
	Prosopis chilensis / Chilean Mesquite
	Prosopis x `Phoenix` TM / Hybrid Mesquite
	Sophora secundiflora / Texas Mountain Laurel
	Ulmus parvifolia `Allee` / Allee Lacebark Elm

SHRUBS	BOTANICAL / COMMON NAME
	Acacia redolens / Bank Catclaw
	Agave murpheyi `Rodney` / Varigated Murphey`s Agave
	Agave parryi / Parry`s Agave
	Agave weberi / Weber`s Agave
	Aloe x `Blue Elf` / Aloe
	Ambrosia deltoidea / Triangle Bur Ragweed
	Asclepias subulata / Rush Milkweed
	Bougainvillea x `La Jolla` / Bougainvillea
	Bougainvillea x `Rosenka` / Bougainvillea
	Caesalpinia pulcherrima / Red Bird Of Paradise
	Callistemon citrinus `Little John` / Dwarf Bottle Brush
	Convolvulus cneorum / Bush Morning Glory
	Cordia parvifolia / Small-Leaf Geigertree
	Dasylirion wheeleri / Grey Desert Spoon
	Dodonaea viscosa `Green` / Green Hopseed Bush
	Encelia farinosa / Brittle Bush
	Eremophila glabra `Mingenew Gold` / Emu Bush
	Eremophila glabra carnosa / Winter Blaze Emu Bush
	Euphorbia rigida / Yellow Spurge
	Hesperaloe funifera / Giant Yucca
	Hesperaloe parviflora `Brakelights` TM / Red Yucca
	Justicia spicigera / Mexican Honeysuckle
	Lantana camara `Dallas Red` / Dallas Red Lantana
	Lantana montevidensis `Purple`` / Purple Trailing Lantana
	Lantana x `New Gold` / New Gold Lantana
	Larrea tridentata / Creosote Bush
	Leucophyllum frutescens `Green Cloud` TM / Texas Ranger
	Leucophyllum frutescens `Green Cloud` TM / Texas Ranger
	Leucophyllum langmaniae `Lowery`s Legacy / Cenizo
	Leucophyllum langmaniae `Rio Bravo` TM / Rio Bravo Sage
	Nerium oleander `Petite Pink` / Petite Pink Oleander
	Opuntia santa-rita `Tubac` TM / Santa Rita Pricklypear
	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary
	Ruellia brittoniana / Blue Bells
	Tecoma x `Crimson Flare` / Red Yellow Bells
	Tecoma x `Orange Jubilee` / Orange Jubilee Yellow Bells
	Tecoma x `Sierra Apricot` / Sierra Apricot Yellow Bells
	Vauquelinia californica / Arizona Rosewood

TURF	BOTANICAL / COMMON NAME
	Cynodon dactylon `Midiron` / Bermuda Grass

PLANT SCHEDULE POWER LINE EASEMENT - PHASE 4

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Acacia aneura / Mulga	24" Box	47
	Caesalpinia cacalaco `Smoothie` TM / Cascalote	24" Box	130
	Chilopsis linearis `Arts Seedless` / Desert Willow	15 Gal.	163
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Ambrosia deltoidea / Triangle Bur Ragweed	1 Gal.	1,405
	Encelia farinosa / Brittle Bush	1 Gal.	1,204
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	Cynodon dactylon `Midiron` / Bermuda Grass	Sod	798,873 sf

INERT MATERIALS SCHEDULE

- ENGINEERED WOOD FIBER
- COMPACTED D.G.
  1/4" Minus - Express Brown by Granite Express
- NATURAL DESERT PAVEMENT
  3" Minus - Express Carmel by Granite Express
- PLAYGROUND SAND
- DRAINAGE BASINS
  1" Screen Decomposed Granite - Express Caramel by Granite Express

LEGEND

- PROPERTY BOUNDARY
- SIGHT VISIBILITY TRIANGLE
- 8' PUBLIC UTILITY EASEMENT
- R.O.W.

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0 60 120 180 240 feet
SCALE 1" = 60'

NORTH

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LANDSCAPE ARCHITECT CERTIFICATE NO. 44516 JEFFREY M. DANKAK 11.09.20 REGISTERED ARIZONA U.S.A. Expires 6/30/21

PROJECT PHASE

●	PRELIMINARY PLAT 11.09.20
○	CONSTRUCTION DOCUMENTS
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20

PRELIMINARY- NOT FOR CONSTRUCTION

ALAMAR - PHASE 4

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

PLANTING PLAN

DRAWN	SY
CHECKED	JD
DATE	11/09/20
SCALE	AS SHOWN
JOB NO.	1704
SHEET	LP-204
	10 OF 25 SHEETS

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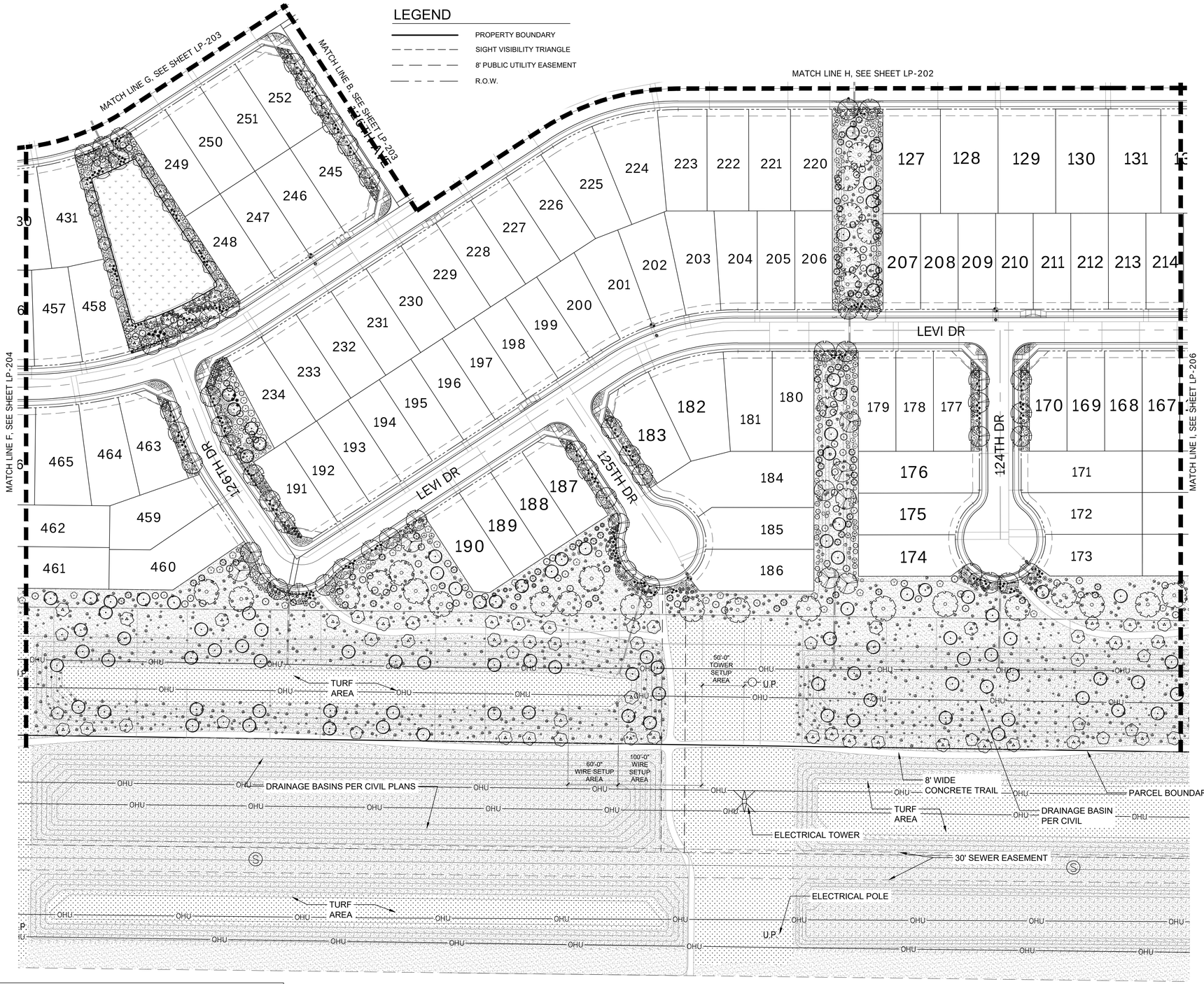

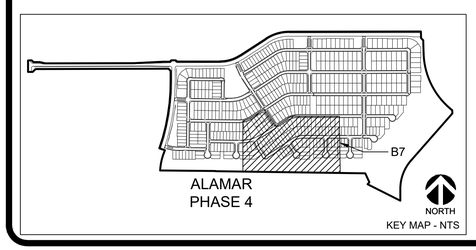

INERT MATERIALS SCHEDULE

ENGINEERED WOOD FIBER

COMPACTED D.G.
1/4" Minus - Express Brown by Granite Express

NATURAL DESERT PAVEMENT
3" Minus - Express Carmel by Granite Express

PLAYGROUND SAND

DRAINAGE BASINS
1" Screen Decomposed Granite - Express Caramel by Granite Express

B7 PLANTING PLAN

SCALE: 1"=60'-0"

0 60 120 180 240 feet

SCALE 1" = 60'

NORTH

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PLANT SCHEDULE - PHASE 4

TREES	BOTANICAL / COMMON NAME
	Acacia aneura / Mulga
	Bauhinia x blakeana / Hong Kong Orchid Tree
	Caesalpinia cacalaco `Smoothie` TM / Cascalote
	Chilopsis linearis `Arts Seedless` / Desert Willow
	Dalbergia sissoo / Rosewood
	Olea europaea `Wilsonii` / Wilson Olive
	Olneya tesota / Desert Ironwood
	Parkinsonia x `Desert Museum` / Palo Verde
	Pistacia chinensis `Red Push` / Red Push Pistache
	Prosopis chilensis / Chilean Mesquite
	Prosopis x `Phoenix` TM / Hybrid Mesquite
	Sophora secundiflora / Texas Mountain Laurel
	Ulmus parvifolia `Allee` / Allee Lacebark Elm

SHRUBS	BOTANICAL / COMMON NAME
	Acacia redolens / Bank Catclaw
	Agave murpheyi `Rodney` / Varigated Murphey`s Agave
	Agave parryi / Parry`s Agave
	Agave weberi / Weber`s Agave
	Aloe x `Blue Elf` / Aloe
	Ambrosia deltoidea / Triangle Bur Ragweed
	Asclepias subulata / Rush Milkweed
	Bougainvillea x `La Jolla` / Bougainvillea
	Bougainvillea x `Rosenka` / Bougainvillea
	Caesalpinia pulcherrima / Red Bird Of Paradise
	Callistemon citrinus `Little John` / Dwarf Bottle Brush
	Convolvulus cneorum / Bush Morning Glory
	Cordia parvifolia / Small-Leaf Geigertree
	Dasylirion wheeleri / Grey Desert Spoon
	Dodonaea viscosa `Green` / Green Hopseed Bush
	Encelia farinosa / Brittle Bush
	Eremophila glabra `Mingenew Gold` / Emu Bush
	Eremophila glabra carnosa / Winter Blaze Emu Bush
	Euphorbia rigida / Yellow Spurge
	Hesperaloe funifera / Giant Yucca
	Hesperaloe parviflora `Brakelights` TM / Red Yucca
	Justicia spicigera / Mexican Honeysuckle
	Lantana camara `Dallas Red` / Dallas Red Lantana
	Lantana montevidensis `Purple`` / Purple Trailing Lantana
	Lantana x `New Gold` / New Gold Lantana
	Larrea tridentata / Creosote Bush
	Leucophyllum frutescens `Green Cloud` TM / Texas Ranger
	Leucophyllum frutescens `Green Cloud` TM / Texas Ranger
	Leucophyllum langmaniae `Lowery`s Legacy / Cenizo
	Leucophyllum langmaniae `Rio Bravo` TM / Rio Bravo Sage
	Nerium oleander `Petite Pink` / Petite Pink Oleander
	Opuntia santa-rita `Tubac` TM / Santa Rita Pricklypear
	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary
	Ruellia brittoniana / Blue Bells
	Tecoma x `Crimson Flare` / Red Yellow Bells
	Tecoma x `Orange Jubilee` / Orange Jubilee Yellow Bells
	Tecoma x `Sierra Apricot` / Sierra Apricot Yellow Bells
	Vauquelinia californica / Arizona Rosewood

TURF	BOTANICAL / COMMON NAME
	Cynodon dactylon `Midiron` / Bermuda Grass

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LANDSCAPE ARCHITECT CERTIFICATE NO. 44516 JEFFREY M. DRZAKOWSKI 11.09.20 REGISTERED ARIZONA U.S.A. Expires 6/30/21

PROJECT PHASE
- ● PRELIMINARY PLAT 11.09.20
- ○ CONSTRUCTION DOCUMENTS
- ○ ISSUE FOR BID SET
- ○ ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20

PRELIMINARY- NOT FOR CONSTRUCTION

ALAMAR - PHASE 4

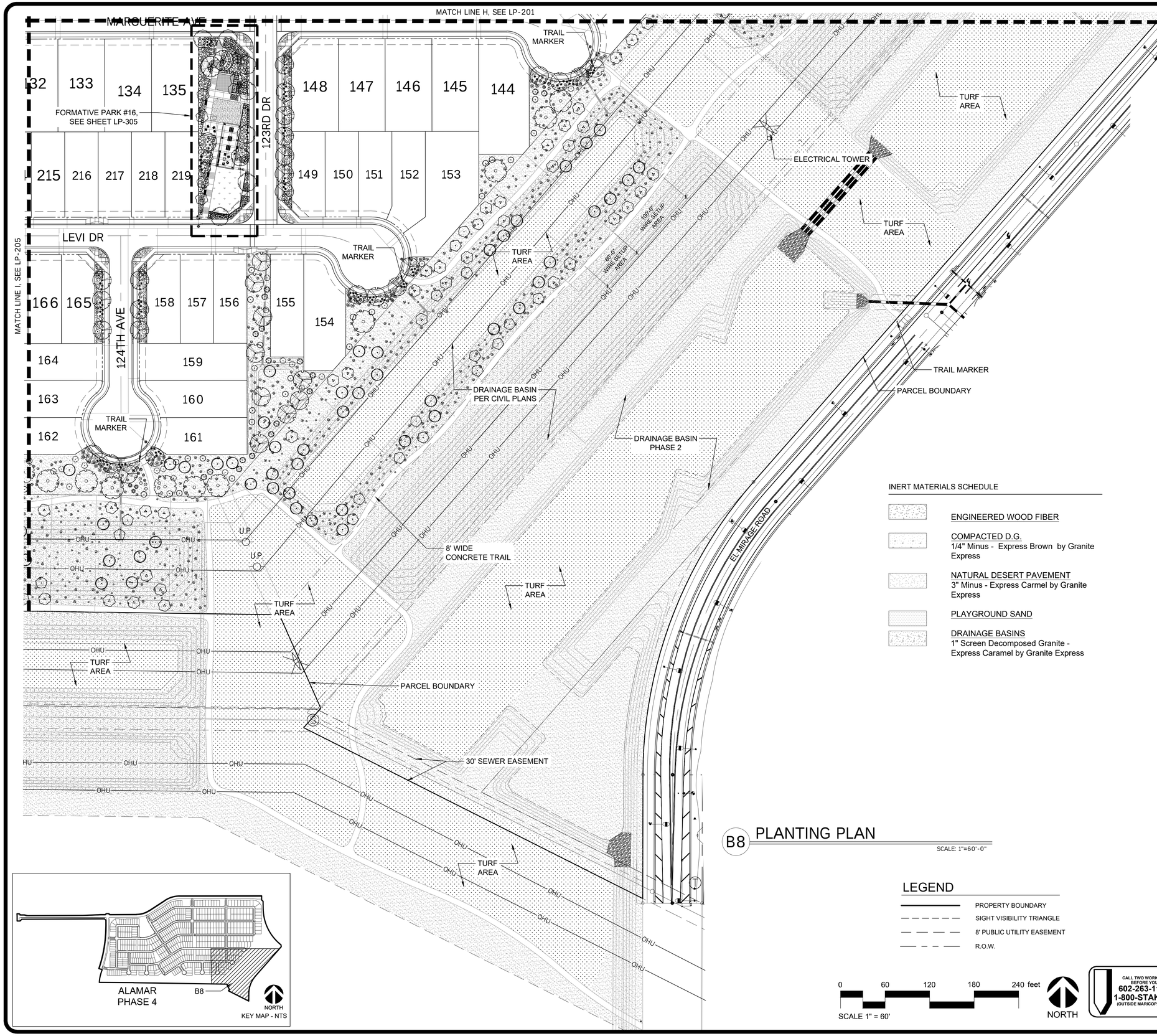
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

PLANTING PLAN

DRAWN	SY
CHECKED	JD
DATE	11/09/20
SCALE	AS SHOWN
JOB NO.	1704
SHEET	LP-205

11 OF 25 SHEETS



B8 PLANTING PLAN

SCALE: 1"=60'-0"

INERT MATERIALS SCHEDULE

- ENGINEERED WOOD FIBER
- COMPACTED D.G. 1/4" Minus - Express Brown by Granite Express
- NATURAL DESERT PAVEMENT 3" Minus - Express Carmel by Granite Express
- PLAYGROUND SAND
- DRAINAGE BASINS 1" Screen Decomposed Granite - Express Caramel by Granite Express

LEGEND

- PROPERTY BOUNDARY
- SIGHT VISIBILITY TRIANGLE
- 8' PUBLIC UTILITY EASEMENT
- R.O.W.

0 60 120 180 240 feet

SCALE 1" = 60'

NORTH

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(OUTSIDE MARICOPA COUNTY)

PLANT SCHEDULE - PHASE 4

TREES	BOTANICAL / COMMON NAME
	Acacia aneura / Mulga
	Bauhinia x blakeana / Hong Kong Orchid Tree
	Caesalpinia cacalaco `Smoothie` TM / Cascalote
	Chilopsis linearis `Arts Seedless` / Desert Willow
	Dalbergia sissoo / Rosewood
	Olea europaea `Wilsonii` / Wilson Olive
	Olneya tesota / Desert Ironwood
	Parkinsonia x `Desert Museum` / Palo Verde
	Pistacia chinensis `Red Push` / Red Push Pistache
	Prosopis chilensis / Chilean Mesquite
	Prosopis x `Phoenix` TM / Hybrid Mesquite
	Sophora secundiflora / Texas Mountain Laurel
	Ulmus parvifolia `Allee` / Allee Lacebark Elm

SHRUBS	BOTANICAL / COMMON NAME
	Acacia redolens / Bank Catclaw
	Agave murpheyi `Rodney` / Varigated Murphey`s Agave
	Agave parryi / Parry`s Agave
	Agave weberi / Weber`s Agave
	Aloe x `Blue Elf` / Aloe
	Ambrosia deltoidea / Triangle Bur Ragweed
	Asclepias subulata / Rush Milkweed
	Bougainvillea x `La Jolla` / Bougainvillea
	Bougainvillea x `Rosenka` / Bougainvillea
	Caesalpinia pulcherrima / Red Bird Of Paradise
	Callistemon citrinus `Little John` / Dwarf Bottle Brush
	Convolvulus cneorum / Bush Morning Glory
	Cordia parvifolia / Small-Leaf Geigertree
	Dasylirion wheeleri / Grey Desert Spoon
	Dodonaea viscosa `Green` / Green Hopseed Bush
	Encelia farinosa / Brittle Bush
	Eremophila glabra `Mingenew Gold` / Emu Bush
	Eremophila glabra carnosa / Winter Blaze Emu Bush
	Euphorbia rigida / Yellow Spurge
	Hesperaloe funifera / Giant Yucca
	Hesperaloe parviflora `Brakelights` TM / Red Yucca
	Justicia spicigera / Mexican Honeysuckle
	Lantana camara `Dallas Red` / Dallas Red Lantana
	Lantana montevidensis `Purple`` / Purple Trailing Lantana
	Lantana x `New Gold` / New Gold Lantana
	Larrea tridentata / Creosote Bush
	Leucophyllum frutescens `Green Cloud` TM / Texas Ranger
	Leucophyllum frutescens `Green Cloud` TM / Texas Ranger
	Leucophyllum langmaniae `Lowery`s Legacy / Cenizo
	Leucophyllum langmaniae `Rio Bravo` TM / Rio Bravo Sage
	Nerium oleander `Petite Pink` / Petite Pink Oleander
	Opuntia santa-rita `Tubac` TM / Santa Rita Pricklypear
	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary
	Ruellia brittoniana / Blue Bells
	Tecoma x `Crimson Flare` / Red Yellow Bells
	Tecoma x `Orange Jubilee` / Orange Jubilee Yellow Bells
	Tecoma x `Sierra Apricot` / Sierra Apricot Yellow Bells
	Vauquelinia californica / Arizona Rosewood

TURF	BOTANICAL / COMMON NAME
	Cynodon dactylon `Midiron` / Bermuda Grass

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LANDSCAPE ARCHITECT CERTIFICATE NO. 44516 JEFFREY M. DRZAKOWSKI 11.09.20 REGISTERED ARIZONA U.S.A. Expires 6/30/21

PROJECT PHASE

- ● PRELIMINARY PLAT 11.09.20
- ○ CONSTRUCTION DOCUMENTS
- ○ ISSUE FOR BID SET
- ○ ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20

PRELIMINARY- NOT FOR CONSTRUCTION

ALAMAR - PHASE 4

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

PLANTING PLAN

DRAWN	SY
CHECKED	JD
DATE	11/09/20
SCALE	AS SHOWN
JOB NO.	1704
SHEET	LP-206

12 OF 25 SHEETS

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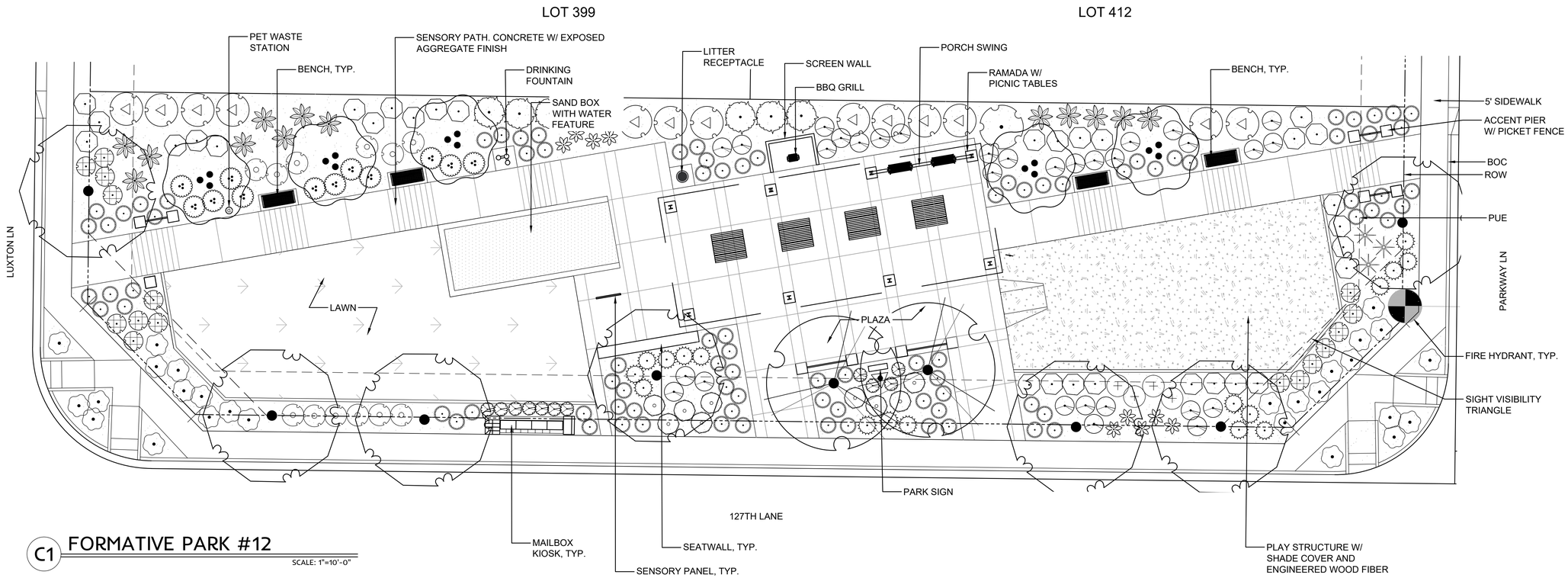

C1 FORMATIVE PARK #12

SCALE: 1"=10'-0"

PLANT SCHEDULE FORMATIVE PARK #12

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Caesalpinia cacalaco `Smoothie` TM / Cascalote	24" Box	5
	Parkinsonia x `Desert Museum` / Desert Museum Palo Verde	24" Box	2
	Pistacia chinensis `Red Push` / Red Push Chinese Pistache	24" Box	7

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Asclepias subulata / Rush Milkweed	1 gal	11
	Bougainvillea x `Rosenka` / Bougainvillea	5 Gal.	9
	Convolvulus cneorum / Bush Morning Glory	1 Gal.	16
	Dasylirion wheeleri / Grey Desert Spoon	5 Gal.	3
	Dodonaea viscosa `Green` / Green Hopseed Bush	5 Gal.	6
	Eremophila glabra `Mingenew Gold` / Emu Bush	1 Gal.	17
	Eremophila glabra carnosa / Winter Blaze Emu Bush	1 Gal.	12
	Hesperaloe funifera / Giant Yucca	5 Gal.	13
	Hesperaloe parviflora `Brakelights` TM / Brakelights Red Yucca	1 Gal.	9
	Lantana camara `Dallas Red` / Dallas Red Lantana	1 Gal.	12
	Lantana x `New Gold` / New Gold Lantana	1 Gal.	90
	Nerium oleander `Petite Pink` / Petite Pink Oleander	1 Gal.	33

PLANT SCHEDULE FORMATIVE PARK #12

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary	1 Gal.	17
	Ruellia brittoniana / Blue Bells	1 Gal.	31
	Tecoma x `Crimson Flare` / Red Yellow Bells	5 Gal.	13
	Tecoma x `Sierra Apricot` / Sierra Apricot Yellow Bells	5 gal	4
	Vauquelinia californica / Arizona Rosewood	5 Gal.	1

INERT MATERIALS SCHEDULE

ENGINEERED WOOD FIBER

COMPACTED D.G.
1/4" Minus - Express Brown by Granite Express

NATURAL DESERT PAVEMENT
3" Minus - Express Carmel by Granite Express

PLAYGROUND SAND

TURF SOD

DRAINAGE BASINS
1" Screen Decomposed Granite - Express Caramel by Granite Express

LEGEND

PROPERTY BOUNDARY
SIGHT VISIBILITY TRIANGLE
8' PUBLIC UTILITY EASEMENT
R.O.W.

0 10 20 30 40 feet
SCALE 1" = 10'

NORTH

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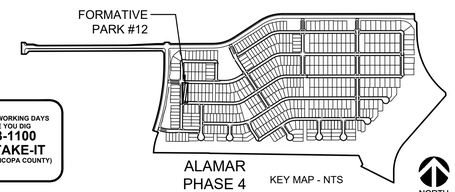

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PROJECT PHASE

●	PRELIMINARY PLAT 11.09.20
○	CONSTRUCTION DOCUMENTS
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20

PRELIMINARY- NOT FOR CONSTRUCTION

ALAMAR - PHASE 4

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

FORMATIVE PARK #12 - ENLARGEMENT PLAN

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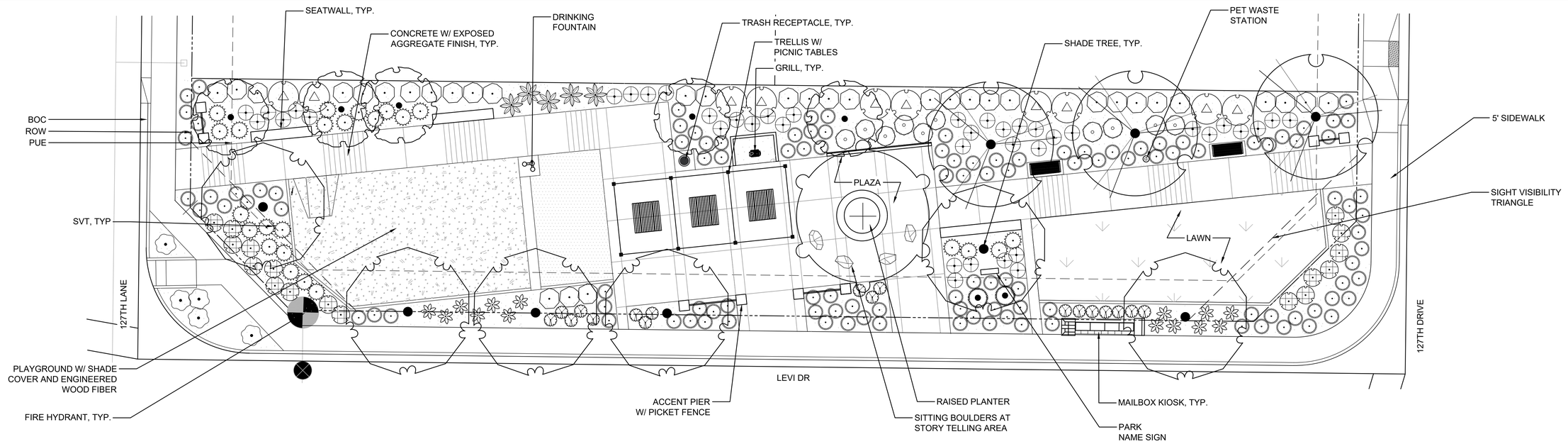
CHECKED	JD
DATE	11/09/20
SCALE	AS SHOWN
JOB NO.	1704
SHEET	LP-301
	13 OF 25 SHEETS



C2 FORMATIVE PARK #13

SCALE: 1"=10'-0"

PLANT SCHEDULE FORMATIVE PARK #13

TREES	BOTANICAL / COMMON NAME	CONT	QTY	F
	Parkinsonia x `Desert Museum` / Desert Museum Palo Verde	24" Box	3	
	Pistacia chinensis `Red Push` / Red Push Chinese Pistache	24" Box	.	
	Sophora secundiflora / Texas Mountain Laurel	24" Box	5	
	Ulmus parvifolia `Allee` / Allee Lacebark Elm	24" Box	1	

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY	F
	Agave murpheyi `Rodney` / Varigated Murphey`s Agave	5 Gal.	2	
	Asclepias subulata / Rush Milkweed	1 gal	18	
	Bougainvillea x `Rosenka` / Bougainvillea	5 Gal.	10	
	Convolvulus cneorum / Bush Morning Glory	1 Gal.	17	
	Eremophila glabra `Mingenew Gold` / Emu Bush	1 Gal.	5	
	Hesperaloe funifera / Giant Yucca	5 Gal.	5	
	Hesperaloe parviflora `Brakelights` TM / Brakelights Red Yucca	1 Gal.	14	
	Justicia spicigera / Mexican Honeysuckle	5 gal	41	
	Lantana x `New Gold` / New Gold Lantana	1 Gal.	119	
	Nerium oleander `Petite Pink` / Petite Pink Oleander	1 Gal.	34	
	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary	1 Gal.	24	
	Tecoma x `Crimson Flare` / Red Yellow Bells	5 Gal.	10	

INERT MATERIALS SCHEDULE

- ENGINEERED WOOD FIBER
- COMPACTED D.G.
  1/4" Minus - Express Brown by Granite Express
- NATURAL DESERT PAVEMENT
  3" Minus - Express Carmel by Granite Express
- PLAYGROUND SAND
- TURF SOD
- DRAINAGE BASINS
  1" Screen Decomposed Granite - Express Caramel by Granite Express

LEGEND

- PROPERTY BOUNDARY
- SIGHT VISIBILITY TRIANGLE
- 8' PUBLIC UTILITY EASEMENT
- R.O.W.

0 10 20 30 40 feet

SCALE 1" = 10'

NORTH

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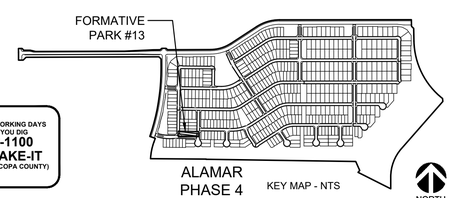

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LANDSCAPE ARCHITECT CERTIFICATE NO. 44516 JEFFREY M. DEMARAIS 11.09.20 REGISTERED ARIZONA U.S.A. Expires 6/30/21

PROJECT PHASE

●	PRELIMINARY PLAT 11.09.20
○	CONSTRUCTION DOCUMENTS
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20
2		
3		
4		
5		
6		

PRELIMINARY- NOT FOR CONSTRUCTION

ALAMAR - PHASE 4

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

FORMATIVE PARK #13 - ENLARGEMENT PLAN

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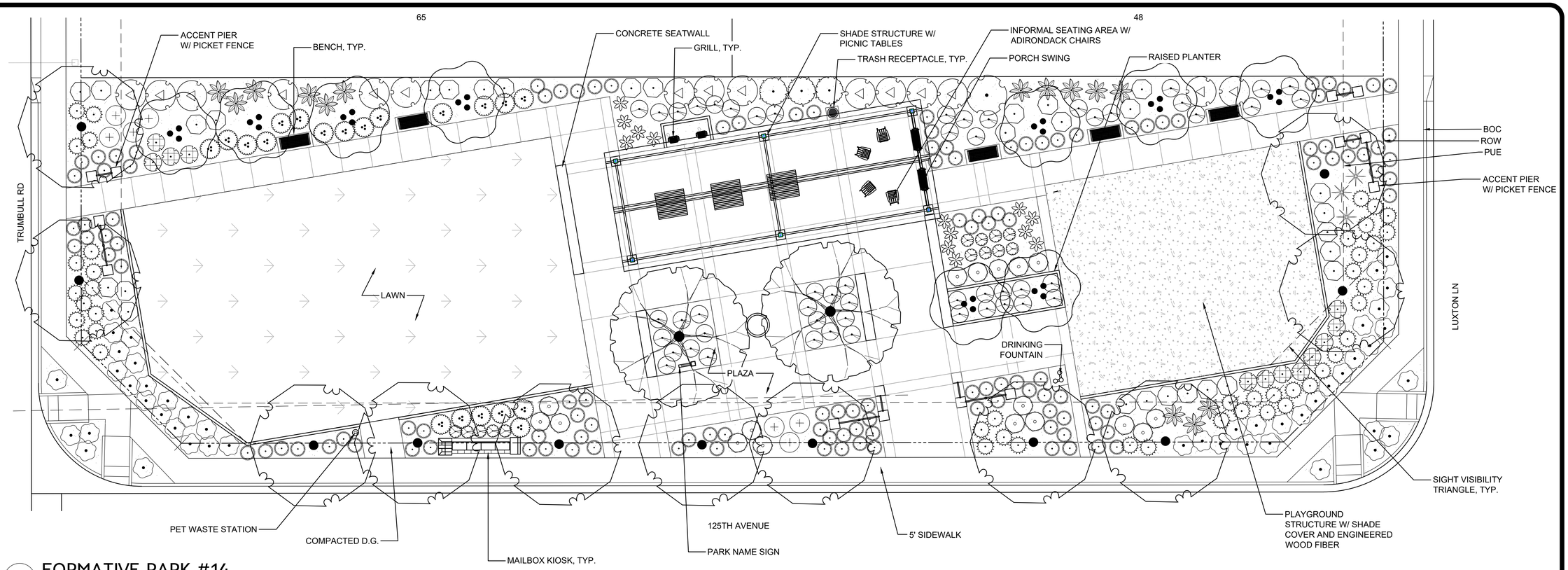
DATE	11/09/20
SCALE	AS SHOWN
JOB NO.	1704
SHEET	LP-302
	14 OF 25 SHEETS



C3 FORMATIVE PARK #14

SCALE: 1"=10'-0"

PLANT SCHEDULE FORMATIVE PARK #14

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Caesalpinia cacalaco `Smoothie` TM / Cascalote	24" Box	9
	Pistacia chinensis `Red Push` / Red Push Chinese Pistache	24" Box	11
	Prosopis chilensis / Chilean Mesquite	24" Box	2

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Asclepias subulata / Rush Milkweed	1 gal	13
	Bougainvillea x `Rosenka` / Bougainvillea	5 Gal.	17
	Convolvulus cneorum / Bush Morning Glory	1 Gal.	12
	Dasylirion wheeleri / Grey Desert Spoon	5 Gal.	3
	Dodonaea viscosa `Green` / Green Hopseed Bush	5 Gal.	3
	Eremophila glabra `Mingenew Gold` / Emu Bush	1 Gal.	37
	Eremophila glabra carnosa / Winter Blaze Emu Bush	1 Gal.	20
	Hesperaloe funifera / Giant Yucca	5 Gal.	14
	Hesperaloe parviflora `Brakelights` TM / Brakelights Red Yucca	1 Gal.	13
	Lantana x `New Gold` / New Gold Lantana	1 Gal.	128
	Nerium oleander `Petite Pink` / Petite Pink Oleander	1 Gal.	30

PLANT SCHEDULE FORMATIVE PARK #14

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary	1 Gal.	45
	Ruellia brittoniana / Blue Bells	1 Gal.	52
	Tecoma x `Crimson Flare` / Red Yellow Bells	5 Gal.	15
	Tecoma x `Sierra Apricot` / Sierra Apricot Yellow Bells	5 gal	.
	Vauquelinia californica / Arizona Rosewood	5 Gal.	1

INERT MATERIALS SCHEDULE

- ENGINEERED WOOD FIBER
- COMPACTED D.G.
  1/4" Minus - Express Brown by Granite Express
- NATURAL DESERT PAVEMENT
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- PLAYGROUND SAND
- TURF SOD
- DRAINAGE BASINS
  1" Screen Decomposed Granite - Express Caramel by Granite Express

LEGEND

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- 8' PUBLIC UTILITY EASEMENT
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0 10 20 30 40 feet

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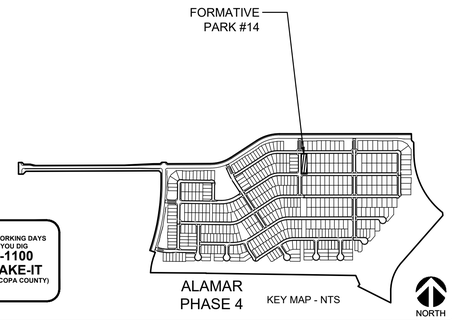

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LANDSCAPE ARCHITECT
CERTIFICATE NO.
44516
JEFFREY M.
DARNELL
11.09.20
REGISTERED
ARIZONA U.S.A.
Expires 6/30/21

PROJECT PHASE

●	PRELIMINARY PLAT 11.09.20
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REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20

PRELIMINARY- NOT FOR CONSTRUCTION

ALAMAR - PHASE 4

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

FORMATIVE PARK #14 - ENLARGEMENT PLAN

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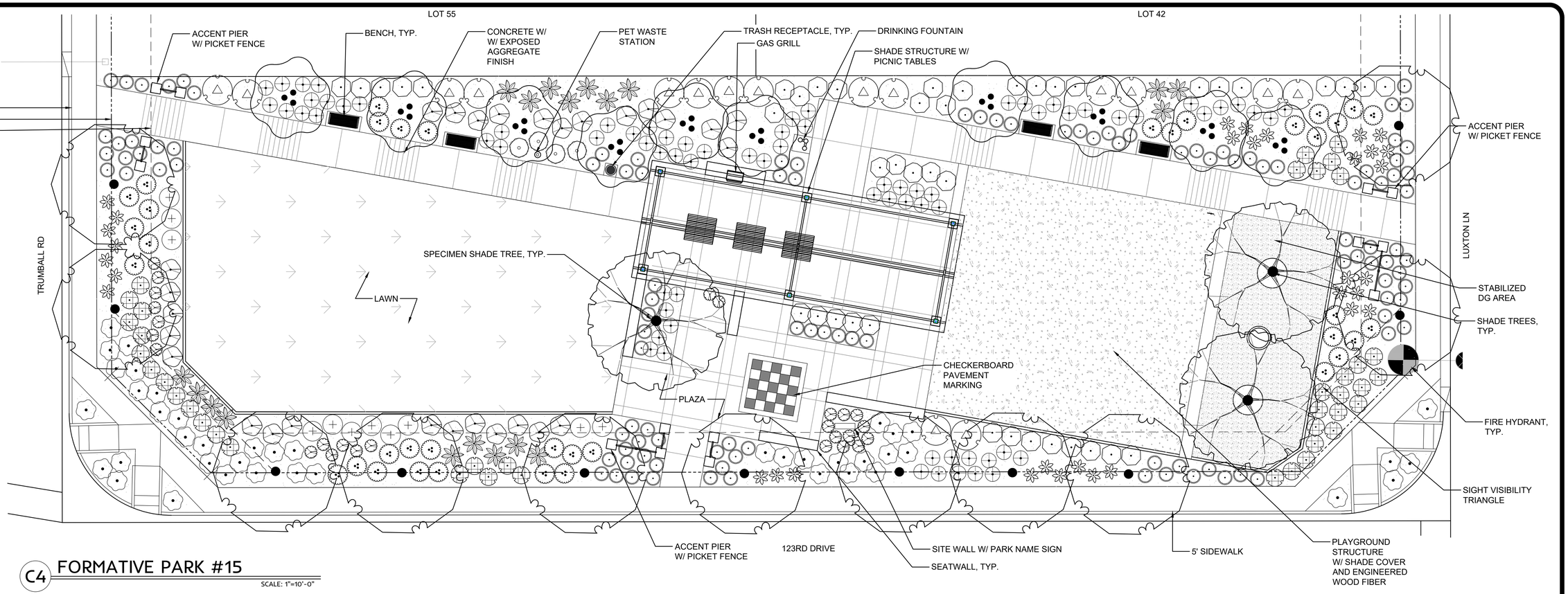
DRAWN	SY
CHECKED	JD
DATE	11/09/20
SCALE	AS SHOWN
JOB NO.	1704
SHEET	LP-303
	15 OF 25 SHEETS



C4 FORMATIVE PARK #15

SCALE: 1"=10'-0"

PLANT SCHEDULE FORMATIVE PARK #15

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Caesalpinia cacalaco `Smoothie` TM / Cascalote	24" Box	10
	Pistacia chinensis `Red Push` / Red Push Chinese Pistache	24" Box	11
	Prosopis chilensis / Chilean Mesquite	24" Box	3

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Asclepias subulata / Rush Milkweed	1 gal	30
	Bougainvillea x `Rosenka` / Bougainvillea	5 Gal.	4
	Convolvulus cneorum / Bush Morning Glory	1 Gal.	40
	Eremophila glabra `Mingenew Gold` / Emu Bush	1 Gal.	33
	Eremophila glabra carnosa / Winter Blaze Emu Bush	1 Gal.	38
	Hesperaloe funifera / Giant Yucca	5 Gal.	19
	Hesperaloe parviflora `Brakelights` TM / Brakelights Red Yucca	1 Gal.	33
	Justicia spicigera / Mexican Honeysuckle	5 gal	75
	Lantana x `New Gold` / New Gold Lantana	1 Gal.	119
	Leucophyllum langmaniae `Rio Bravo` TM / Barometerbush	5 Gal.	28
	Nerium oleander `Petite Pink` / Petite Pink Oleander	1 Gal.	43

PLANT SCHEDULE FORMATIVE PARK #15

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Tecoma x `Crimson Flare` / Red Yellow Bells	5 Gal.	16
	Tecoma x `Sierra Apricot` / Sierra Apricot Yellow Bells	5 gal	11

INERT MATERIALS SCHEDULE

- ENGINEERED WOOD FIBER
- COMPACTED D.G. 1/4" Minus - Express Brown by Granite Express
- NATURAL DESERT PAVEMENT 3" Minus - Express Carmel by Granite Express
- PLAYGROUND SAND
- TURF SOD
- DRAINAGE BASINS 1" Screen Decomposed Granite - Express Caramel by Granite Express

LEGEND

- PROPERTY BOUNDARY
- SIGHT VISIBILITY TRIANGLE
- 8' PUBLIC UTILITY EASEMENT
- R.O.W.

0 10 20 30 40 feet

SCALE 1" = 10'

NORTH

CALL TWO WORKING DAYS BEFORE YOU DIG
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1-800-STAKE-IT
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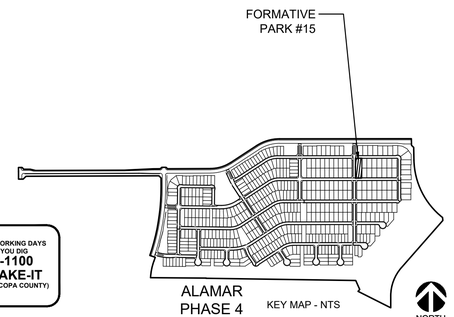

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LANDSCAPE ARCHITECT CERTIFICATE NO. 44516 JEFFREY M. DANIELS 11.09.20 REGISTERED ARIZONA U.S.A. Expires 6/30/21

PROJECT PHASE

●	PRELIMINARY PLAT 11.09.20
○	CONSTRUCTION DOCUMENTS
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20

PRELIMINARY- NOT FOR CONSTRUCTION

ALAMAR - PHASE 4

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

FORMATIVE PARK #15 - ENLARGEMENT PLAN

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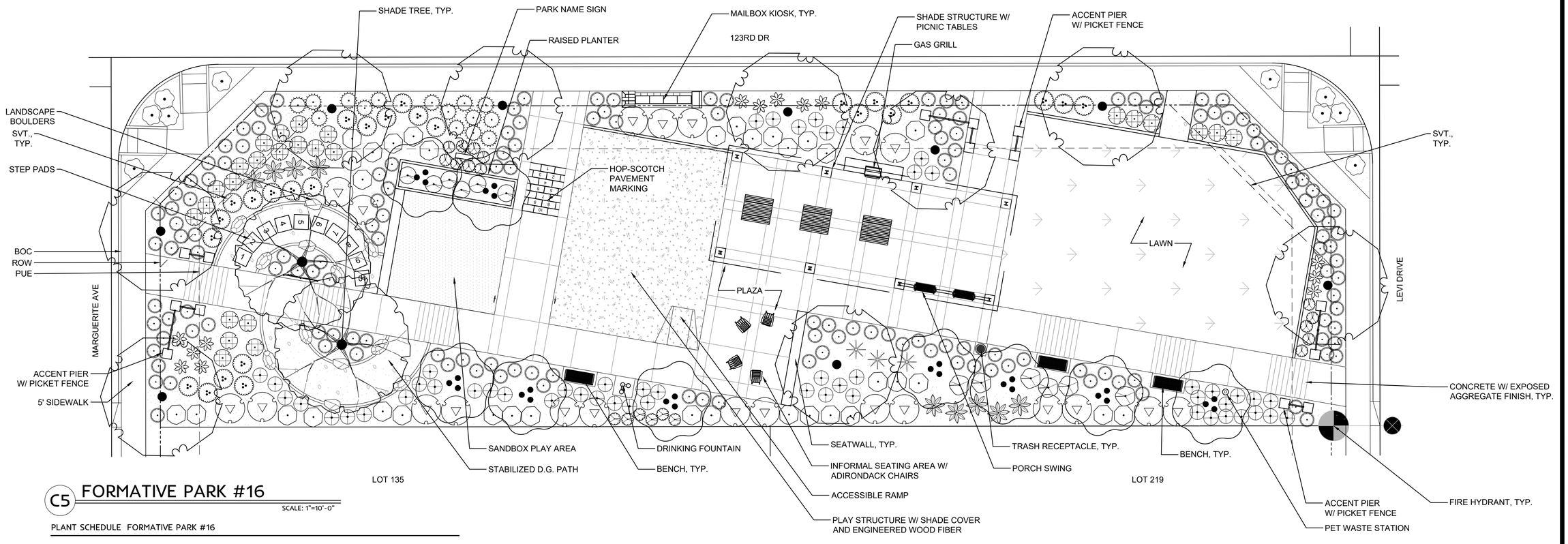
DATE	11/09/20
SCALE	AS SHOWN
JOB NO.	1704
SHEET	LP-304

16 OF 25 SHEETS



C5 FORMATIVE PARK #16

SCALE: 1"=10'-0"

PLANT SCHEDULE FORMATIVE PARK #16

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Caesalpinia cacalaco `Smoothie` TM / Cascalote	24" Box	9
	Pistacia chinensis `Red Push` / Red Push Chinese Pistache	24" Box	9
	Prosopis chilensis / Chilean Mesquite	24" Box	2

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Asclepias subulata / Rush Milkweed	1 gal	19
	Convolvulus cneorum / Bush Morning Glory	1 Gal.	25
	Dasylirion wheeleri / Grey Desert Spoon	5 Gal.	3
	Eremophila glabra carnosa / Winter Blaze Emu Bush	1 Gal.	26
	Hesperaloe funifera / Giant Yucca	5 Gal.	9
	Hesperaloe parviflora `Brakelights` TM / Brakelights Red Yucca	1 Gal.	13
	Justicia spicigera / Mexican Honeysuckle	5 gal	53
	Lantana x `New Gold` / New Gold Lantana	1 Gal.	158
	Leucophyllum langmaniae `Rio Bravo` TM / Barometerbush	5 Gal.	6
	Nerium oleander `Petite Pink` / Petite Pink Oleander	1 Gal.	35
	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary	1 Gal.	15
	Ruellia brittoniana / Blue Bells	1 Gal.	6
	Tecoma x `Crimson Flare` / Red Yellow Bells	5 Gal.	21

INERT MATERIALS SCHEDULE

- ENGINEERED WOOD FIBER
- COMPACTED D.G.
  1/4" Minus - Express Brown by Granite Express
- NATURAL DESERT PAVEMENT
  3" Minus - Express Carmel by Granite Express
- PLAYGROUND SAND
- TURF SOD
- DRAINAGE BASINS
  1" Screen Decomposed Granite - Express Caramel by Granite Express

LEGEND

- PROPERTY BOUNDARY
- SIGHT VISIBILITY TRIANGLE
- 8' PUBLIC UTILITY EASEMENT
- R.O.W.

0 10 20 30 40 feet

SCALE 1" = 10'

NORTH

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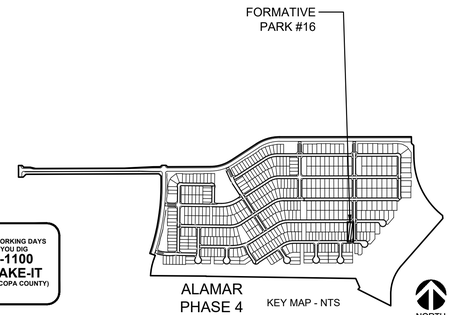
(OUTSIDE MARICOPA COUNTY)



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LANDSCAPE ARCHITECT CERTIFICATE NO. 44516 JEFFREY M. DARBACK 11.09.20 REGISTERED ARIZONA U.S.A. Expires 6/30/21

PROJECT PHASE

●	PRELIMINARY PLAT 11.09.20
○	CONSTRUCTION DOCUMENTS
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20

PRELIMINARY- NOT FOR CONSTRUCTION

ALAMAR - PHASE 4

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

FORMATIVE PARK #16 - ENLARGEMENT PLAN

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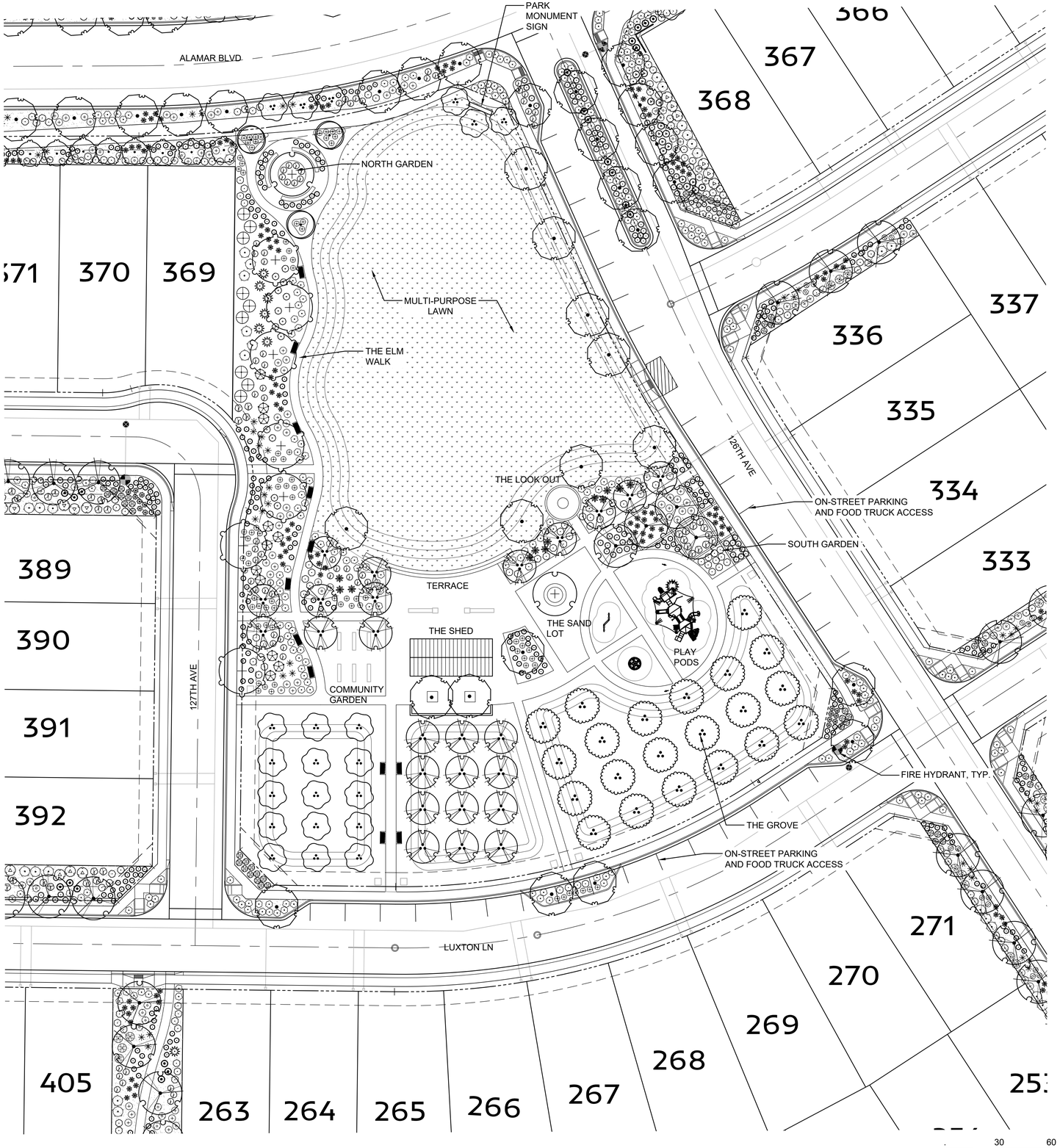
SCALE	AS SHOWN
JOB NO.	1704
SHEET	LP-305
	17 OF 25 SHEETS



C6 NEIGHBORHOOD PARK #2

SCALE: 1"=10'-0"

PLANT SCHEDULE NEIGHBORHOOD PARK #2

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Bauhinia x blakeana / Hong Kong Orchid Tree	24" Box	25
	Caesalpinia cacalaco `Smoothie` TM / Cascalote	24" Box	18
	Chilopsis linearis `Arts Seedless` / Desert Willow	15 Gal.	3
	Olea europaea `Wilsonii` / Wilson Olive	24" Box	21
	Olneya tesota / Desert Ironwood	24" Box	2
	Parkinsonia x `Desert Museum` / Desert Museum Palo Verde	24" Box	4
	Pistacia chinensis `Red Push` / Red Push Chinese Pistache	24" Box	13
	Ulmus parvifolia `Allee` / Allee Lacebark Elm	24" Box	7

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Agave weberi / Weber`s Agave	5 Gal.	6
	Bougainvillea x `La Jolla` / Bougainvillea	1 Gal.	6
	Bougainvillea x `Rosenka` / Bougainvillea	5 Gal.	14
	Dasylirion wheeleri / Grey Desert Spoon	5 Gal.	13
	Eremophila glabra `Mingenew Gold` / Emu Bush	1 Gal.	87
	Hesperaloe funifera / Giant Yucca	5 Gal.	12
	Hesperaloe parviflora `Brakelights` TM / Brakelights Red Yucca	1 Gal.	47
	Justicia spicigera / Mexican Honeysuckle	5 gal	82
	Lantana x `New Gold` / New Gold Lantana	1 Gal.	127
	Leucophyllum frutescens `Green Cloud` TM / Green Cloud Texas Ranger	5 gal	11
	Leucophyllum langmaniae `Rio Bravo` TM / Barometerbush	5 Gal.	16
	Nerium oleander `Petite Pink` / Petite Pink Oleander	1 Gal.	51
	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary	1 Gal.	23
	Ruellia brittoniana / Blue Bells	1 Gal.	41
	Tecoma x `Orange Jubilee` / Orange Jubilee Yellow Bells	15 gal	9
	Tecoma x `Sierra Apricot` / Sierra Apricot Yellow Bells	5 gal	34

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	QTY
	Cynodon dactylon `Midiron` / Bermuda Grass	Sod	39,171 sf

LEGEND

- PROPERTY BOUNDARY
- SIGHT VISIBILITY TRIANGLE
- 8' PUBLIC UTILITY EASEMENT
- R.O.W.

SCALE 1" = 30'

NORTH

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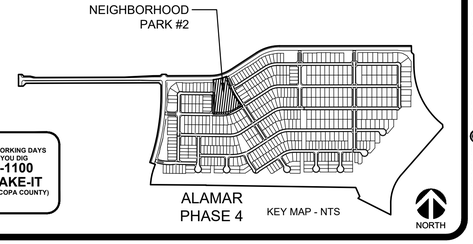

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PROJECT PHASE

●	PRELIMINARY PLAT 11.09.20
○	CONSTRUCTION DOCUMENTS
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20
2		
3		
4		
5		
6		

PRELIMINARY- NOT FOR CONSTRUCTION

ALAMAR - PHASE 4

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

NEIGHBORHOOD PARK #2 - ENLARGEMENT PLAN

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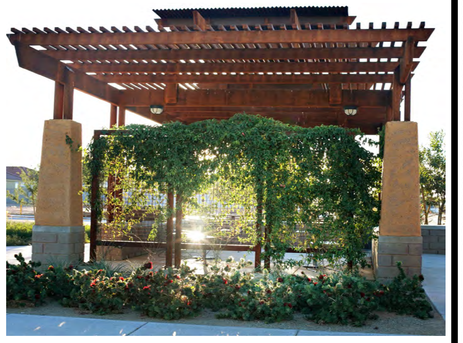
DATE	11/09/20
SCALE	AS SHOWN
JOB NO.	1704
SHEET	LP-306
	18 OF 25 SHEETS



1 RAMADA SHADE STRUCTURES AT FORMATIVE PARKS

NOTE: CONCEPTUAL IN NATURE, TO BE REFINED AT TIME OF FINAL PLAT SUBMITTAL.

N.T.S.

2 CREATIVE PLAY ELEMENTS AT FORMATIVE PARKS

NOTE: CONCEPTUAL IN NATURE, TO BE REFINED AT TIME OF FINAL PLAT SUBMITTAL.

N.T.S.

3 PICNIC TABLE

N.T.S.

4 TRASH RECEPTACLE

N.T.S.

SINGLE GRILL

5 BARBEQUE GRILL

N.T.S.

6 WATER FOUNTAIN

N.T.S.

7 6' LONG BENCH

N.T.S.

NOTE: CONCEPTUAL IN NATURE, TO BE REFINED AT TIME OF FINAL PLAT SUBMITTAL.

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PROJECT PHASE

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○	CONSTRUCTION DOCUMENTS
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20
2		
3		
4		
5		
6		

PRELIMINARY- NOT FOR CONSTRUCTION

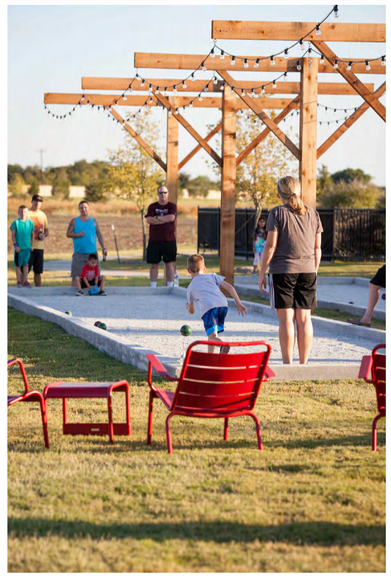
ALAMAR - PHASE 4

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

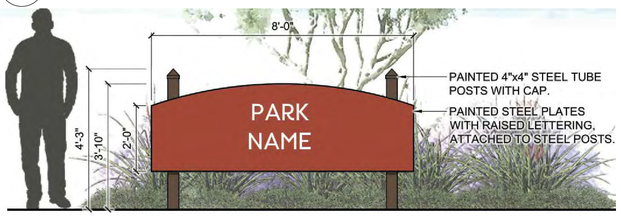
SITE AMENITIES - FORMATIVE PARKS

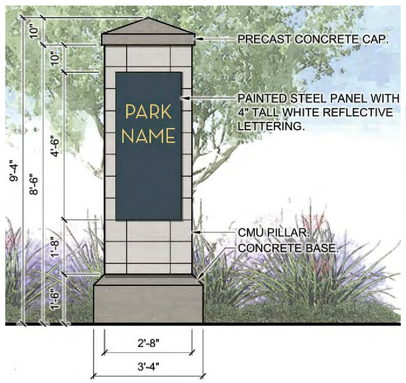
DRAWN	SY
CHECKED	JD
DATE	11/09/20
SCALE	AS SHOWN
JOB NO.	1704
SHEET	LP-401
	19 OF 25 SHEETS

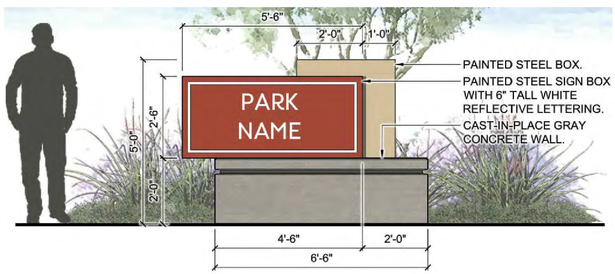


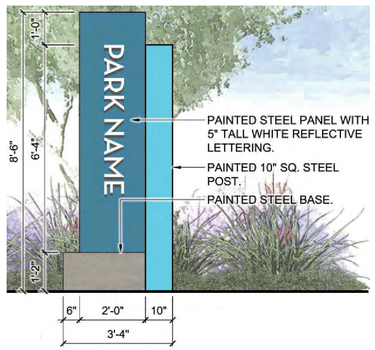
1 OPEN SPACE PROGRAM

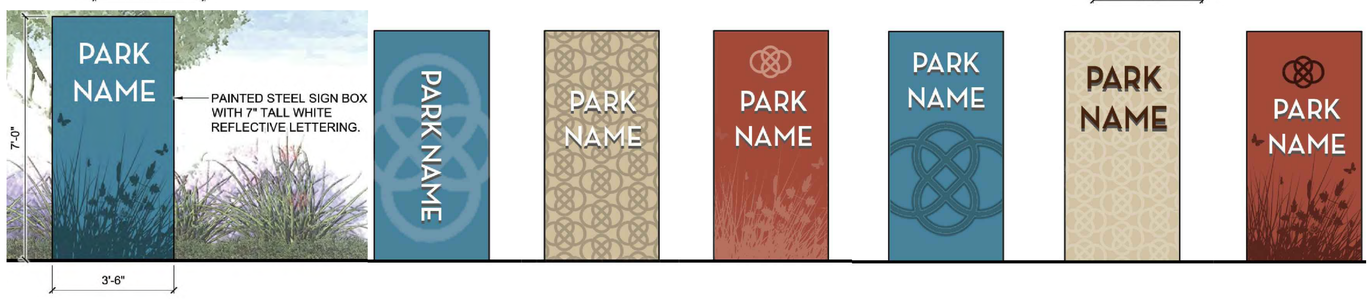
N.T.S.







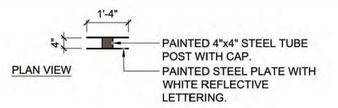




2 FORMATIVE PARK SIGNAGE

NOTE: CONCEPTUAL IN NATURE, TO BE REFINED AT TIME OF FINAL PLAT SUBMITTAL.

N.T.S.

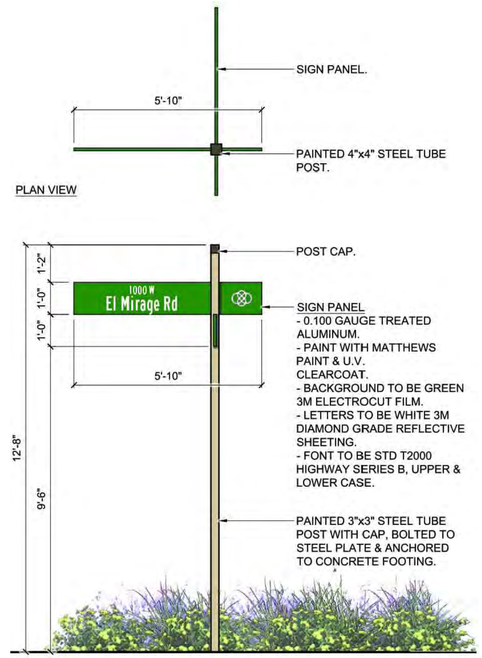


ELEVATION

NOTE: CONCEPTUAL IN NATURE, TO BE REFINED AT TIME OF FINAL PLAT SUBMITTAL.

4 TRAIL SIGNAGE

N.T.S.



ELEVATION

NOTE: CONCEPTUAL IN NATURE, TO BE REFINED AT TIME OF FINAL PLAT SUBMITTAL.

3 STREET SIGNAGE

N.T.S.

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LANDSCAPE ARCHITECT CERTIFICATE NO. 44516 JEFFREY M. DRAKE REGISTERED 11.09.20 ARIZONA U.S.A. Expires 6/30/21

PROJECT PHASE	
●	PRELIMINARY PLAT 11.09.20
○	CONSTRUCTION DOCUMENTS
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20

PRELIMINARY- NOT FOR CONSTRUCTION

ALAMAR - PHASE 4

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

OPEN SPACE PROGRAM AND FORMATIVE PARK SIGNAGE

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JOB NO.	1704
SHEET	LP-402
	20 OF 25 SHEETS

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	EMITTER APPLICATION	MAINTENANCE NOTES
	Acacia aneura / Mulga	15 Gal.	See tree emitter schedule	Stake as required/ trim as needed
	Caesalpinia cacalaco `Smoothie` TM / Cascalote	24" Box	See tree emitter schedule	Stake as required/ trim as needed
	Citrus x aurantiifolia `Thornless` / Thornless Mexican Lime	36" Box	See tree emitter schedule	Stake as required/ trim as needed
	Chilopsis linearis `Arts Seedless` / Desert Willow	15 Gal.	See tree emitter schedule	Stake as required/ trim as needed
	Dalbergia sissoo / Rosewood	15 Gal.	See tree emitter schedule	Stake as required/ trim as needed
	Fraxinus velutina `Fan-Tex` / Fan-Tex Ash	24" Box	See tree emitter schedule	Stake as required/ trim as needed
	Olneya tesota / Desert Ironwood	24"box	See tree emitter schedule	Stake as required/ trim as needed
	Parkinsonia x `Desert Museum` / Desert Museum Palo Verde	24" Box	See tree emitter schedule	Stake as required/ trim as needed
	Pistacia chinensis `Red Push` / Red Push Chinese Pistache	24" Box	See tree emitter schedule	Stake as required/ trim as needed
	Prosopis x `Phoenix` TM / Hybrid Mesquite	24" Box	See tree emitter schedule	Stake as required/ trim as needed
	Prunus persica `Earligrande` / Earligrande Peach	15 Gal.	See tree emitter schedule	Stake as required/ trim as needed
	Sophora secundiflora / Texas Mountain Laurel	24" Box	See tree emitter schedule	Stake as required/ trim as needed
	Ulmus parvifolia `Allee` / Allee Lacebark Elm	24" Box	See tree emitter schedule	Stake as required/ trim as needed
SHRUBS	**BOTANICAL NAME / COMMON NAME**	**CONT**		
	Acacia redolens / Bank Catclaw	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Agave parryi / Parry`s Agave	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Agave weberi / Weber`s Agave	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Agave x `Blue Glow` / Blue Glow Agave	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Aloe x `Blue Elf` / Aloe	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Ambrosia deltoidea / Triangle Bur Ragweed	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Bougainvillea x 'La Jolla' / Bougainvillea	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Bougainvillea x `Rosenka` / Bougainvillea	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Caesalpinia pulcherrima / Red Bird Of Paradise	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Convolvulus cneorum / Bush Morning Glory	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Dalea greggii / Trailing Indigo Bush	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Dasylirion wheeleri / Grey Desert Spoon	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Dodonaea viscosa `Green` / Green Hopseed Bush	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Encelia farinosa / Brittle Bush	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Eremophila glabra `Kalgoorlie` / Kalgoorlie Emu Bush	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Eremophila glabra `Mingenew Gold` / Emu Bush	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Eremophila glabra carnosa / Winter Blaze Emu Bush	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Hesperaloe funifera / Giant Yucca	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Hesperaloe parviflora `Brakelights` TM / Brakelights Red Yucca	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Lantana camara `Dallas Red` / Dallas Red Lantana	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Lantana montevidensis `Purple` / Purple Trailing Lantana	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Lantana x `New Gold` / New Gold Lantana	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Nerium oleander `Petite Pink` / Petite Pink Oleander	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Ruellia brittoniana / Blue Bellls	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Tecoma x `Crimson Flare` / Red Yellow Bells	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Tecoma x `Orange Jubilee` / Orange Jubilee Yellow Bells	15 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Tecoma x `Sierra Apricot` / Sierra Apricot Yellow Bells	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Vauquelinia californica / Arizona Rosewood	5 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Wedelia trilobata / Wedelia	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Yucca pallida / Twistleaf Yucca	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
	Yucca rupicola / Texas Yucca	1 Gal.	See shrub emitter schedule	Prune/ trim as needed in the spring and summer
GROUND COVERS	**BOTANICAL NAME / COMMON NAME**	**CONT**		
	Cynodon dactylon `Midiron` / Bermuda Grass	Sod	See turf watering schedule	

NOTES:
CONTRACTOR TO VERIFY ALL QUANTITIES.
CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
MAINTAIN 10' TREE CLEARANCE FROM WALLS AND SIDEWALKS.
MAINTAIN 3' SHRUBS AND GROUNDCOVER CLEARANCE FROM WALLS AND SIDEWALKS.

LANDSCAPE DESIGN

The Landscape design is intended to complement and reinforce the overall theme and character for the community. The proposed palette of trees, shrubs, ground covers and lawn areas will be utilized to establish a strong link to the overall community design intent, and will complement the South Avondale Character Area as defined in the COA Street Tree Master Plan. The plants natural size, shape, leaf, texture, water use and seasonal color interest are all important elements of the landscape design.

LANDSCAPE MAINTENANCE INTENT:

- Provide good horticultural and ecological practice to all landscape operations to ensure best growing environment for all plant material.
- Promote healthy growth and establishment of all plants, trees, and grass areas.
- Ensure development of optimum plant form, shape, and planting density.

MONTHLY MAINTENANCE SCHEDULE:

JANUARY
LAWN MAINTENANCE/ PERENNIAL RYE GRASS
FERTILIZE ONCE WITH A 3-1-2 RATIO (E.G. 21-7-14)
ADJUST SEASONAL WATERING SCHEDULE FOR TREES AND SHRUBS
ANY PLANTS THAT EXPERIENCE FROST DAMAGE SHALL NOT BE PRUNED UNTIL AFTER BEGINNING OF MARCH.
RAKE DECOMPOSED GRANITE AND REMOVE ALL DEAD PLANT MATERIAL AND DEBRIS

FEBRUARY
LAWN MAINTENANCE/ PERENNIAL RYE GRASS
PRE-EMERGENT TO CONTROL WEEDS, APPLY ONE TIME FEB 25 - MARCH 5.
ADJUST IRRIGATION TO WINTER WATERING SCHEDULE.
RAKE DECOMPOSED GRANITE AND REMOVE ALL DEAD PLANT MATERIAL AND DEBRIS.

MARCH
LAWN MAINTENANCE - PERENNIAL RYE GRASS
BY MID-MONTH FROST DAMAGED PLANTS CON BE PRUNED. PRUNING SHOULD BE DONE TO MAINTAIN PLANT HEALTH (REMOVE DEAD, DAMAGED OR DISEASED PORTIONS, CROSS BRANCHING, ETC.)
SPENT STALKS OF ALOES, AGAVES AND OTHER SUCCULENTS CAN BE REMOVED.
RAKE DECOMPOSED GRANITE AND REMOVE ALL DEAD PLANT MATERIAL AND DEBRIS.

APRIL
LAWN MAINTENANCE - PERENNIAL RYE GRASS
MAINTAIN RYE GRASS AT 3/4" OR LOWER TO ENCOURAGE SPRING TRANSITION BACK TO BERMUDA GRASS
ADJUST SEASONAL WATERING SCHEDULE FOR TREES AND SHRUBS
RAKE DECOMPOSED GRANITE AND REMOVE DEBRIS FROM LANDSCAPE AREAS.

MAY
LAWN MAINTENANCE - PERENNIAL RYE GRASS
FERTILIZE ONCE WITH A 3-1-2 RATIO (E.G. 21-7-14)
MAINTAIN RYE GRASS AT 1/2" WITH A REEL LAWN MOWER UNTIL THE OVERSEED DIES.
EARLY MAY, CHECK FOR PLANT DEFICIENCIES AND APPLY FERTILIZER TO LANDSCAPE IF NEEDED.
BY THE END OF MAY AND AS TEMPERATURE RISE, ADJUST SEASONAL WATERING SCHEDULE FOR TREES AND SHRUBS.

JUNE
LAWN MAINTENANCE OF BERMUDA GRASS/ MOW AT A RECOMMENDED HEIGHT.
REMOVE THATCH WHEN MORE THAN 1/2" THICK.

JULY
LAWN MAINTENANCE - BERMUDA GRASS, FERTILIZE ONCE WITH A 3-1-2 RATIO (E.G. 21-7-14). MOW AT A RECOMMENDED HEIGHT.

AUGUST
LAWN MAINTENANCE - BERMUDA GRASS
MOW AT MAXIMUM RECOMMENDED HEIGHT TO INCREASE STRESS TOLERANCE.

SEPTEMBER
LAWN MAINTENANCE - BERMUDA GRASS
MOW AT MAXIMUM RECOMMENDED HEIGHT TO INCREASE STRESS TOLERANCE. TURN OFF TURF IRRIGATION ONE WEEK PRIOR TO SCALPING BERMUDA GRASS.

OCTOBER
LAWN MAINTENANCE - PERENNIAL RYE GRASS
SCALP AND LIGHTLY DETHATCH BERMUDA GRASS NO EARLIER THAN SEPTEMBER 25.
PLANT PERENNIAL RYE GRASS AT A RATE OF 15 POUNDS PER 1,000 SQUARE FEET. DO NOT FERTILIZE OVERSEEDED RYE GRASS UNTIL A 2 WEEKS AFTER THE SEED IS DOWN.

NOVEMBER
LAWN MAINTENANCE - PERENNIAL RYE GRASS
SCALP AND LIGHTLY DETHATCH BERMUDA GRASS NO EARLIER THAN SEPTEMBER 25.
PLANT PERENNIAL RYE GRASS AT A RATE OF 15 POUNDS PER 1,000 SQUARE FEET. DO NOT FERTILIZE OVERSEEDED RYE GRASS UNTIL AFTER FIRST MOWING.
ADJUST SEASONAL WATERING SCHEDULE FOR TREES AND SHRUBS

DECEMBER
LAWN MAINTENANCE - PERENNIAL RYE GRASS
FERTILIZE ONCE WITH A 3-1-2 RATIO (E.G. 21-7-14)
SPRAY PRE-EMERGENT (SURFLAN) IN DECOMPOSED GRANITE PLANTING AREAS TO CONTROL WEEDS.
RAKE DECOMPOSED GRANITE AND REMOVE DEBRIS FROM LANDSCAPE AREAS.
DO NOT PRUNE ANY DAMAGE ON PLANTS DUE TO FROST AND DO NOT PRUNE COLD-TENDER PLANTS, UNTIL SPRINGTIME.

NOTES:
TREES WILL NEED TO BE TRIMMED AT LEAST ONCE IN THE SPRING. SOME TREE SPECIES WILL ALSO NEED TO BE PRUNED DURING THE SUMMER AND FALL MONTHS.
PALM TREES, AGAVES, YUCCAS, AND DESERT SPOON SPECIES WILL NEED TO BE MAINTAINED ON AN INDIVIDUAL BASIS AND AS NEEDED THROUOUT THE YEAR.
RAKE DECOMPOSED GRANITE AREAS.
DO NOT CUT LOWER LEAVES OF THE AGAVE TO MAINTAIN NATURAL FORM.

IRRIGATION DESIGN

The intent is to design an irrigation system that will maintain aesthetically pleasing plant material with a reasonable initial construction cost and minimal annual maintenance costs.

The irrigation system anticipated will be a combination sprinkler/drip system using pop-up rotor or pop-up spray sprinklers on turf grasses, pop-up and point source drip emitters on non-turf plant materials located outside of turf areas. The primary plant material types (turf, trees, shrubs) will be irrigated on separate control valves.

The water source will be potable water from multiple points-of-connection (POC's) that will be located at strategic locations throughout the site. The irrigation meters will be from 1-inch and 1.5-inches in size with a capacity of 10 to 80 GPM. At each POC a curb stop valve, water meter, and backflow prevention device will be provided. Additionally, a solenoid operated master valve and flow sensor will provide for additional protection in the event of a mainline break.

Control of the landscape irrigation system will be facilitated by smart, weather sensing controllers located near each POC. Controllers will be pedestal and/or wall mounted in a stainless steel enclosure. Low voltage (24 VAC) wiring from the controller to solenoid valves will be single strand wire suitable for direct burial. It is recommended that controllers be located at or near POC locations, or as coordinated with the Civil or Electrical Engineer, where 110 VAC power (low amperage) will be required.

The mainline will be Class 200 PVC pipe and sprinkler lateral pipe will be Class 200 and drip lateral pipie will be Class 315 PVC. Specified pipe burial depths will be 24 inches for mainline pipe and 18 inches for lateral pipe. Control wiring will be adjacent to or below mainline burial depths. Where irrigation mainline and control wire must cross under hard surface, pipe and wire will be routed through separate PVC Class 200 sleeves.

Plastic solenoid valves will be rated at 200 PSI, having a flow control and pressure regulation capability. Sprinkler laterals will be designed for 10 to 50 GPM +, depending on required zone flows, and will utilize 1-inch to 1.5-inch solenoid valves. Multiple laterals will operate simultaneously as programmed from the controller. Each manual and solenoid valve will be housed in a single valve box for valve access.

Quick coupling valves will be located on approximately 200 to 250 foot centers for incidental water needs.

Sprinklers will be spaced so as not to exceed the manufacturer's recommended maximum spacing and to minimize over-spray onto hard surfaces or non-irrigated areas. All sprinklers and bubblers will be specified to be installed on swing joints.

DRIP EMITTER SCHEDULE

PLANT TYPE	PLANT SIZE	EMITTERS PER PLANT	GPH PER OUTLET	NUMBER OF OUTLETS	TOTAL GPH PER PLANT
TREES	15 GAL.	1 MULTI	2 GPH	3	6 GPH
TREES	24" BOX	1 MULTI	2 GPH	4	8 GPH
TREES	36" BOX	2 MULTI	2 GPH	4	8 GPH
TREES	48" BOX	2 MULTI	2 GPH	5	10 GPH
SHRUBS	1 GAL.	1 SINGLE	1 GPH	1	1 GPH
SHRUBS	5 GAL.	1 SINGLE	1 GPH	1	2 GPH
GROUND COVERS	1 GAL.	1 SINGLE	1 GPH	1	1 GPH
CACTI	1 GAL.	1 SINGLE	0.6 GPH	1	0.6 GPH

NOTE: ALL EMISSION POINTS TO BE LOCATED ON THE UPHILL SIDE OF THE PLANT.

DRIP IRRIGATION WATERING SCHEDULE

DAILY HIGH TEMP.	WATERING HRS.	DAY INTERVAL
50-75 DEGREES	0.5 HOURS	EVERY 5TH DAY
75-100 DEGREES	1.0 HOURS	EVERY 3RD DAY
100-115+ DEGREES	1.5 HOURS	EVERY OTHER DAY

NOTE: SEE DRIP EMITTER SCHEDULE FOR EMITTER ALLOCATION.

TURF IRRIGATION WATERING SCHEDULE

MONTH	HIGH TURF QUALITY	ACCEPTABLE TURF QUALITY
JANUARY	1.7"	1.4"
FEBRUARY	2.4"	2.0"
MARCH	4.0"	3.4"
APRIL	5.9"	5.2"
MAY	7.3"	6.3"
JUNE	7.4"	6.4"
JULY	7.7"	6.7"
AUGUST	7.3"	6.4"
SEPTEMBER	5.6"	4.8"
OCTOBER	4.2"	3.6"
NOVEMBER	2.5"	2.1"
DECEMBER	1.6"	1.4"
ANNUAL TOTAL	57.5"	49.9"

NOTE: TURF GRASS WATER USE VALUES WERE PROVIDED BY THE UNIVERSITY OF ARIZONA COOPERATIVE EXTENSION SERVICE.

SWABACK plic
Architects + Planners
7550 E McDonald Drive
Scottsdale, Arizona 85250
480.367.2100 www.swaback.com

LANDSCAPE ARCHITECT
CERTIFICATE NO.
44516
JEFFREY M.
DIEHL
11.09.20
REGISTERED
ARIZONA U.S.A.
Expires 6/30/21

PROJECT PHASE

●	PRELIMINARY PLAT 11.09.20
○	CONSTRUCTION DOCUMENTS
○	ISSUE FOR BID SET
○	ISSUE FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE
1	DRC - 1st Review	10.08.20
2		
3		
4		
5		
6		

PRELIMINARY- NOT FOR CONSTRUCTION

ALAMAR - PHASE 4

CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT - LANDSCAPE PLAN

LANDSCAPE MAINTENANCE SCHEDULE

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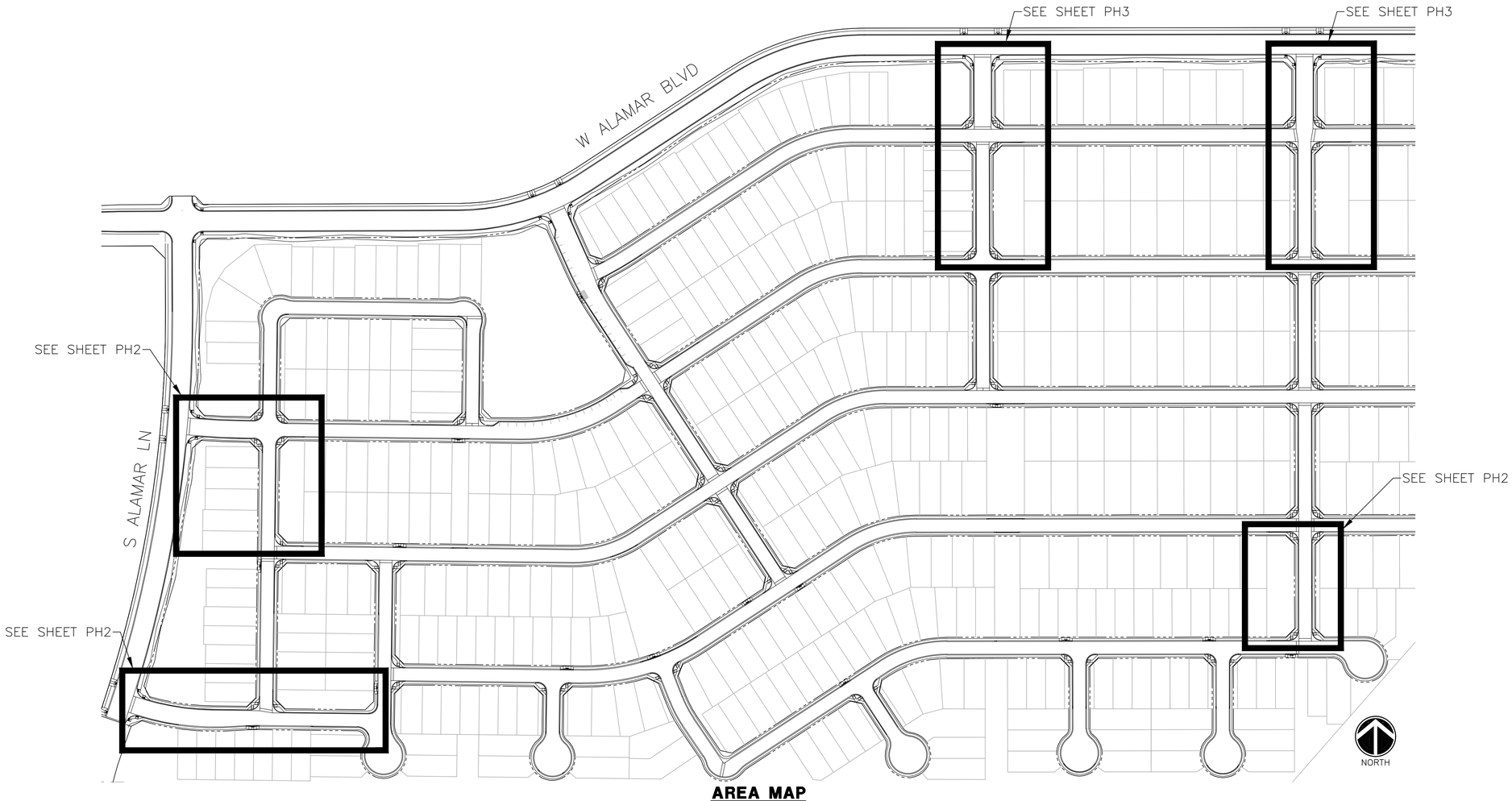
DRAWN	SY
CHECKED	JD
DATE	11/09/20
SCALE	AS SHOWN
JOB NO.	1704
SHEET	LP-501
	21 OF 25 SHEETS

ALAMAR PHASE 4
PHOTOMETRIC PLAN
AVONDALE, ARIZONA



AREA MAP
NOT TO SCALE

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WRIGHT ENGINEERING PROJECT NO:
20408

DESIGN BY: CRC
DRAWN BY: CRC
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: AVONDALE, ARIZONA
ALAMAR PHASE 4
PHOTOMETRIC PLAN

TITLE: PHOTOMETRIC COVER SHEET

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	SEP 2020	1ST SUBMITTAL
		NOT USED
		NOT USED

Registered Professional Engineer (Retired)
Certificate No. 46691
ADAM M. BOWERS
Date Signed 9-30-22
Arizona, U.S.A.
Expires 9-30-22

DRAWING NO:
PH1
22 OF 25

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 811 or 1-800-STAKE-IT (782-5348)

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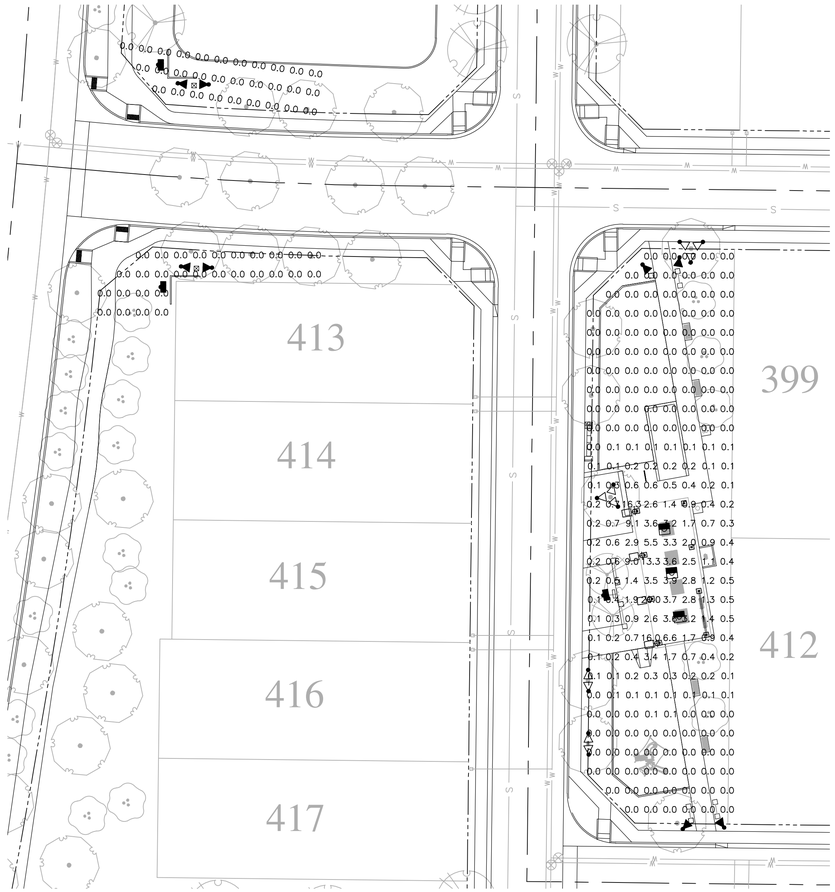


CALCULATIONS

PARKS
1334 points
HORIZONTAL FOOTCANDLES

Average	0.7
Maximum	20.0
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	3.40

ENTRYWAYS
298 points
HORIZONTAL FOOTCANDLES

Average	0.0
Maximum	0.0
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.00

PHOTOMETRIC LEGEND

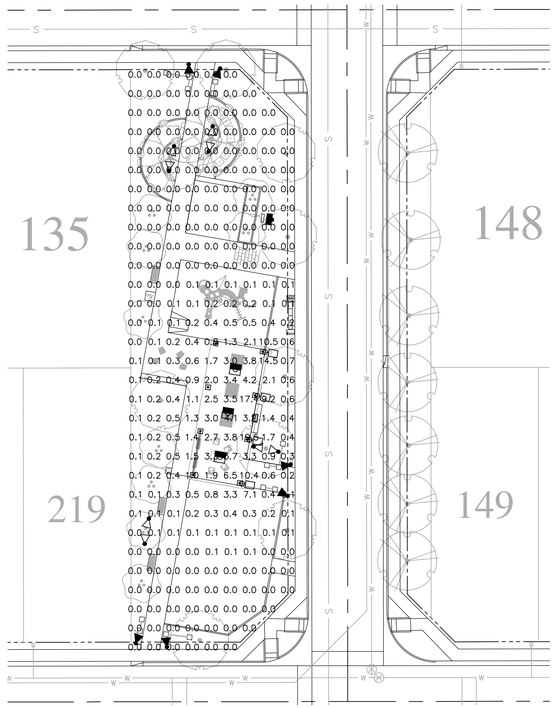
RAMADA LIGHT
candela file 'VPF44-25W-4000K-CP.IES'
168 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.730, watts per luminaire = 27
mounting height= 15 ft
number locations= 16, number luminaires= 16
kw all locations= 0.4

TREE UPLIGHT
candela file '3106-X-9.5-W-WF.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 8
number locations= 47, number luminaires= 47
kw all locations= 0.4

WALL UPLIGHT
candela file '3106-X-13-W-WF.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 10
number locations= 14, number luminaires= 14
kw all locations= 0.1

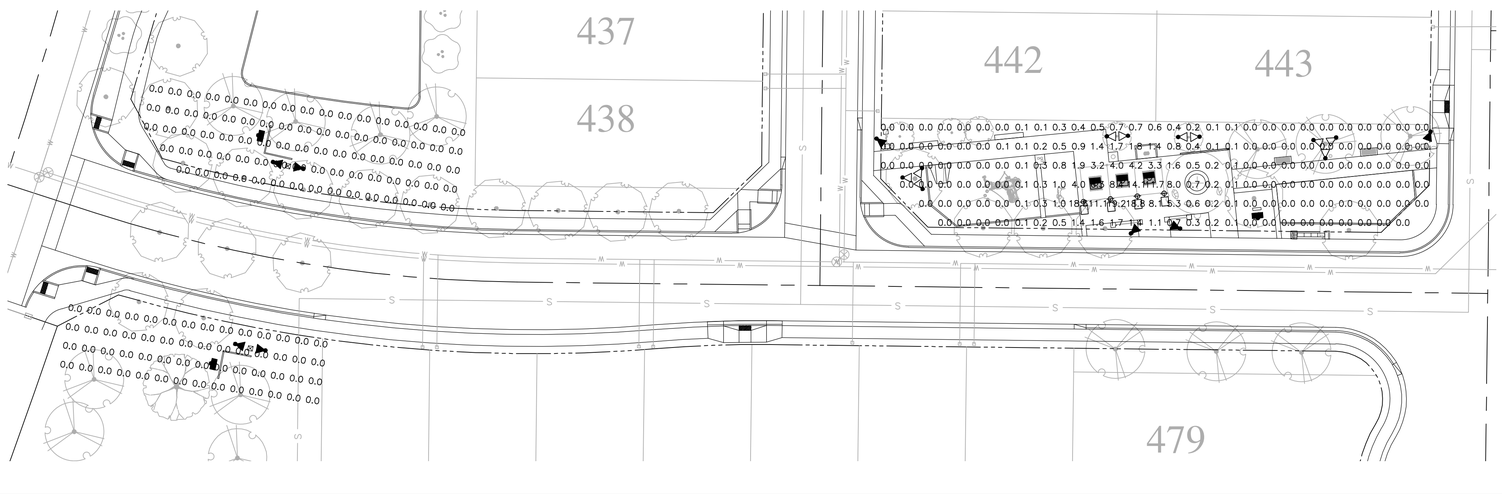
COLUMN UPLIGHT
candela file '3106-X-4.5-W-SP.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 4
number locations= 43, number luminaires= 43
kw all locations= 0.2

WALL SCONCE
candela file 'LD-30021-VW-W40.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 22
mounting height= 8 ft
number locations= 19, number luminaires= 19
kw all locations= 0.4



LIGHT FIXTURE SCHEDULE

SYMBOL	ID	MANUFACTURER	CATALOG #	VOLTS	LAMP(S)	LUMENS	CCT	MOUNTING	QTY	CUT SHEET
	A	LUMINAIRE LIGHTING ALT: FAILSAFE	VPF4-2FT-NODIM-20W-3000K-120-CLP-BRZ-WL	120	20W LED	2189	3000K	15' (RAMADA CEILING)	15	RAMADA LIGHT SHEET PH4
	B	VISTA PROFESSIONAL ALT: HOLM	GR-3106-DZ-9.5-W-MF	12	10W LED	487	3000K	GROUND	46	TREE UPLIGHT SHEET PH4
	C	VISTA PROFESSIONAL ALT: HOLM	GR-3106-DZ-13-W-WF	12	13W LED	686	3000K	GROUND	13	WALL UPLIGHT SHEET PH4
	D	VISTA PROFESSIONAL ALT: HOLM	GR-3106-DZ-4.5-W-SP	12	5W LED	364	3000K	GROUND	42	COLUMN UPLIGHT SHEET PH4
	E	LIGMAN LIGHTING ALT: HOLM	ULD-30021-22W-VW-W30-06-120/277V	120	22W LED	1791	3000K	8' (RAMADA POST)	18	WALL SCONCE SHEET PH4



NORTH
GRAPHIC SCALE
30 15 0 15 30 60
1 INCH = 30 FEET

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Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 811 or 1-800-STAKE-IT (782-5348)

WRIGHT ENGINEERING PROJECT NO:
20408
DESIGN BY: CRC
DRAWN BY: CRC
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:
AVONDALE, ARIZONA
ALAMAR PHASE 4
PHOTOMETRIC PLAN
PHOTOMETRIC CALCULATIONS

NO.	DATE	SUBMITALS/REVISIONS (DESCRIPTIONS)
1	SEP 2020	1ST SUBMITTAL
	NOT USED	NOT USED

Registered Professional Engineer (Retired)
Certificate No. 46691
ADAM M. BOWERS
Date Signed 9-18-20
Expires 9-30-22

DRAWING NO:
PH2
23 OF 25

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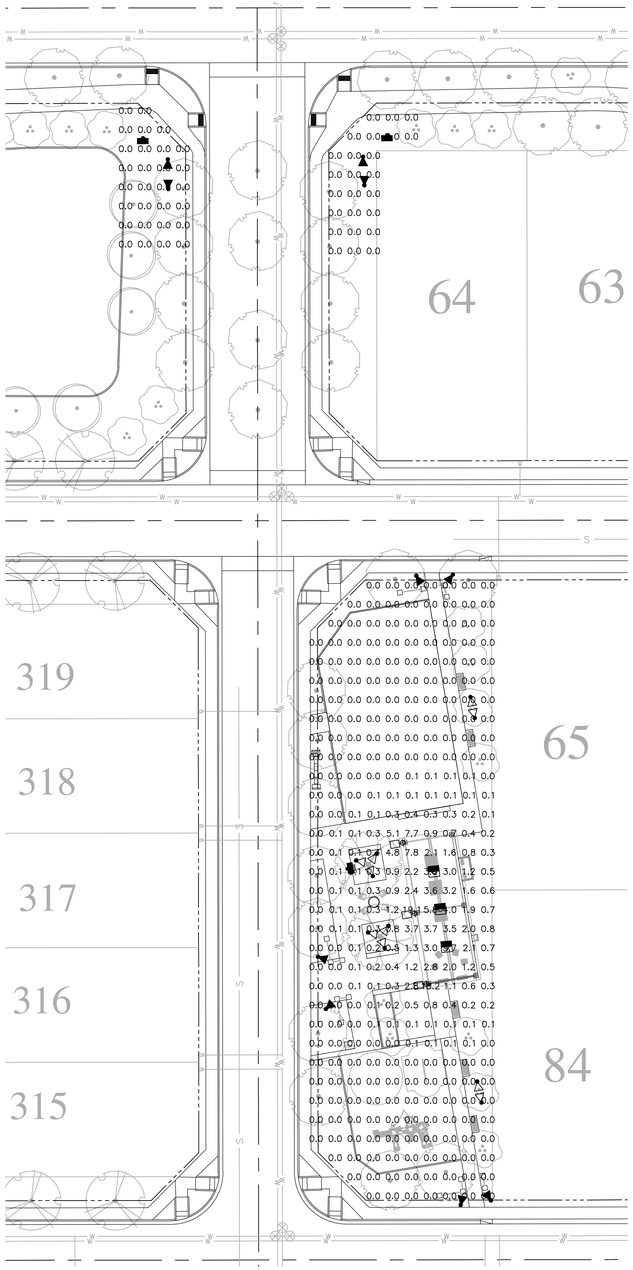

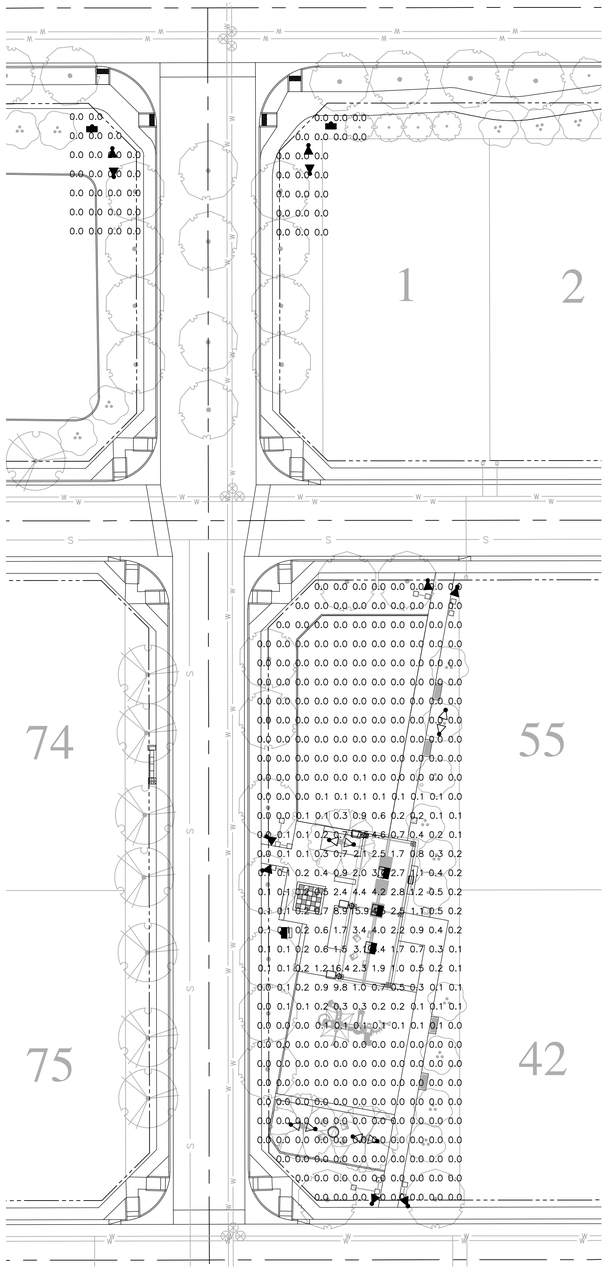

CALCULATIONS

PARKS
1334 points
HORIZONTAL FOOTCANDLES

Average	0.7
Maximum	20.0
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	3.40

ENTRYWAYS
298 points
HORIZONTAL FOOTCANDLES

Average	0.0
Maximum	0.0
Minimum	0.0
Avg:Min	N/A
Max:Min	N/A
Coef Var	0.00

PHOTOMETRIC LEGEND

RAMADA LIGHT
candela file 'VPF44-25W-4000K-CP.IES'
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Light Loss Factor = 0.730, watts per luminaire = 27
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number locations= 16, number luminaires= 16
kw all locations= 0.4

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Light Loss Factor = 1.000, watts per luminaire = 10
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COLUMN UPLIGHT
candela file '3106-X-4.5-W-SP.IES'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 4
number locations= 43, number luminaires= 43
kw all locations= 0.2

WALL SCONCE
candela file 'LD-30021-VW-W40.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 1.000, watts per luminaire = 22
mounting height= 8 ft
number locations= 19, number luminaires= 19
kw all locations= 0.4

NORTH

GRAPHIC SCALE

30 15 0 15 30 60

1 INCH = 30 FEET

LIGHT FIXTURE SCHEDULE

SYMBOL	ID	MANUFACTURER	CATALOG #	VOLTS	LAMP(S)	LUMENS	CCT	MOUNTING	QTY	CUT SHEET
	A	LUMINAIRE LIGHTING ALT: FAILSAFE	VPF4-2FT-NODIM-20W-3000K-120-CLP-BRZ-WL	120	20W LED	2189	3000K	15' (RAMADA CEILING)	15	RAMADA LIGHT SHEET PH4
	B	VISTA PROFESSIONAL ALT: HOLM	GR-3106-DZ-9.5-W-MF	12	10W LED	487	3000K	GROUND	46	TREE UPLIGHT SHEET PH4
	C	VISTA PROFESSIONAL ALT: HOLM	GR-3106-DZ-13-W-WF	12	13W LED	686	3000K	GROUND	13	WALL UPLIGHT SHEET PH4
	D	VISTA PROFESSIONAL ALT: HOLM	GR-3106-DZ-4.5-W-SP	12	5W LED	364	3000K	GROUND	42	COLUMN UPLIGHT SHEET PH4
	E	LIGMAN LIGHTING ALT: HOLM	ULD-30021-22W-VW-W30-06-120/277V	120	22W LED	1791	3000K	8' (RAMADA POST)	18	WALL SCONCE SHEET PH4

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ARIZONA 811
Arizona Blue Stake, Inc.
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WRIGHT ENGINEERING PROJECT NO:
20408
DESIGN BY: CRC
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CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: TITLE:

AVONDALE, ARIZONA
ALAMAR PHASE 4
PHOTOMETRIC PLAN

PHOTOMETRIC CALCULATIONS

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)	
1	SEP 2020	1ST SUBMITTAL	NOT USED
			NOT USED
			NOT USED

Registered Professional Engineer (Electrical)
Certificate No.
46691
ADAM M. BOWERS
Date Planned to Expire
Expires 9-30-22

DRAWING NO:
PH3
24 OF 25

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RAMADA LIGHT CUT SHEET (FIXTURE A):

VISION VPF4

Vandal Resistant

VPF4 Series LED

Fixture Type: | Date:

Job Name: | Approved By:

Catalog Number:

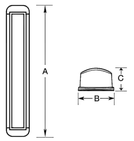
SPECIFICATIONS

UL Listing | ADA Compliant | Buy American

Description	The Vision VPF4 series features an all aluminum, ligature resistant construction which allows it to be used in nearly any enviornmental condition. Designed in conjunction with an opthalmologist, the polycarbonate lens provides complete control of glare and LED image while maintaining the high efficiency of clear optical material. The Vision VPF4 series can be row mounted to any length. Natatorium finish is standard for all versions of this fixture.
Housing	Marine grade heat treated extruded aluminum. Chemically primed and finished with robotically applied polyester powder coat.
Lens	Extruded UV stabilized polycarbonate with integral prisms. Maximum wall thickness 0.160". Secured to housing with die cast aluminum clamps and stainless steel TORX® head screws.
End Caps	Die cast marine grade aluminum with conduit knockouts that are visible from interior of end cap.
Drivers	Dimming to 1%, 10% or Programable Lumen Output driver options. Non-Dimming Driver is also available.
LED	Samsung LM561B+ series @ 2700K, 3000K, 3500K, 4000K, or 5000K and 82 CRI wired in parallel-series. L_{70} projected life of over 130,000 hours at 50°C.
UL Listing	U.L., C.UL. Damp Location Listing standard, Wet Location Listing optional.
Buy American	Luminaire LED, LLC products are manufactured in the USA with components purchased from USA suppliers, and meets the Buy American requirements. Content of specification sheets is subject to change; please consult our website for current product information.
Warranty	**Lifetime** warranty against vandalism. Luminaire LED will repair or replace any fixture damaged due to vandalism for the lifetime of the installation. **10-year** warranty on LED boards against operational defects. Tested in accordance with LM-80.

DIMENSIONAL DATA

	A	B	C
VPF4 1FT	15.50	4.35	2.70
VPF4 2FT	26.10	4.35	2.70
VPF4 3FT	37.88	4.35	2.70
VPF4 4FT	49.69	4.35	2.70



VISION VPF4

Vandal Resistant

VPF4 Series LED

ORDERING INFORMATION

Example: VPF4 4FT MIN1 40W 27K 120 CLP WHT

Series*	Size (Nominal)*	Drivers*	Wattage (Nominal)†	Lumens (For PRD Only)	CCT*
VPF4 Vandal Resistant 4" Wide Wraparound Luminaire	1FT 2FT 3FT 4FT	MIN1 [3,5] Dimming to 1% MIN10 [3,4] Dimming to 10% NODIM Non-Dimming Driver PRD* Driver Programmed to Specific Lumen Output *PRD not available with Wattage	5W 20W 40W 10W 25W 50W 15W 30W Required for all drivers except PRD driver	500LM - 5800LM - Lumens available in 100LM increments Lumens required if PRD driver chosen	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K

Voltage*	Lens*	Finish*
120 120 Volt 277 277 Volt MVOLT 120-277 Volt 347 [1] 347 Volt	CLP Clear Prismatic OP Opal	BLK Black WHT White BRZ Bronze GRY Gray SIL Silver CUST Custom Color, Consult Factory

*Required

OPTIONS

Emergency*			
EMB20 [1]	Self contained, 90 minute emergency battery pack. 0°C (32°F) to 55°C (131°F). 1200 lumens.	EMB20R [1,7]	Remote mounted micro inverter that will operate a 25W maximum load for 90 min. 0°C (32°F) to 45°C (113°F).
EMB10ST [1]	Self-testing, self contained, 90 minute emergency battery pack. 0°C (32°F) to 55°C (131°F). Meets CA Title 20 Standards. 1000 lumens	EMB125R [1]	Remote inverter that will operate a maximum 125W load for 90 min. 20°C (68°F) to 30°C (86°F).
EMB10ST [1]	Self-testing, self contained, 90 minute emergency battery pack. 0°C (32°F) to 55°C (131°F). Meets CA Title 20 Standards. 1000 lumens	EMB250R [1]	Remote inverter that will operate a 250W maximum load for 90 min. 20°C (68°F) to 30°C (86°F).
EMB310T20 [1]	Self contained, 90 minute emergency battery pack. 0°C (32°F) to 55°C (131°F). Meets CA Title 20 standards. 1200 lumens	EMB375R [1]	Remote inverter that will operate a 375W maximum load for 90 min. 20°C (68°F) to 30°C (86°F).

Pendant Type/Length	Back Box	Environment	Fusing	Photocell	Sensors
Rigid Stems RG_ [2,3] (12" - 96") *Order in 12" increments up to 96"*	COR Corner mounted back box	WL [6,9] Wet Location	GLR [10] Fuse and Fuse Holder	PC [9] Photoelectric Switch	OCCBT [4,5,11] Bluetooth connected microwave occupancy sensor mounted behind the lens. All LED board sensored to dim to 50%, 40%, 30%, 20%, or 10%, field selectable low levels.

Mounting Hardware		Hardware	
DRPCP [4,5]	Aluminum drip cap finished with white polyester powder coat to be used when pendant mounted	PHSC	Phillips Head instead of TORX® head

Ordering Notes
1. See Size and Wattage Chart.
2. Not available with 5W or 10W.
3. Not available with 1FT, 2FT or 3FT.
4. Not available with 347V.
5. Not available with 1FT.
6. Not available with MVOLT.
7. Not available with Lumens over 1900 LM.
8. Not available with COR.
9. WL and DRPCP is required with Rigid Stems (RG_).
10. Not available with MVOLT or 347.
11. Not available with any Emergency Battery Pack.

Accessories: *Order as separate catalog number.*	
TXSD	TORX® Screwdriver Bit

Initial shipment includes one (1) TXSD per fixture

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

UPLIGHT CUT SHEET (FIXTURES B, C, & D):

VISTA PROFESSIONAL OUTDOOR LIGHTING

Type:

Model:

Project:

SPECIFICATION SHEET

MODEL 3106 Landscape Series • Up & Accent Lights

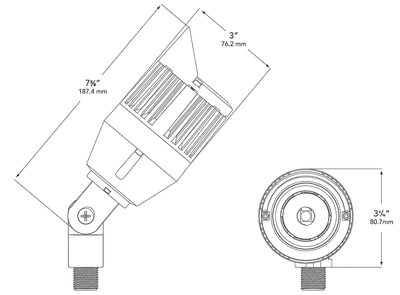
FIXTURE SPECIFICATIONS:

HOUSING:
Die-cast, copper-free aluminum.
SHROUD:
Die-cast, copper-free aluminum fitted to housing with a closed-cell molded silicone gasket – providing a superior weather-tight seal. Door is designed to shed water from the lens surface.
FINISH:
Durable powder coat finish available in Black, Architectural Bronze, Dark Bronze, Granite, White, Architectural Brick, Light Bronze, Special Bronze, Glossy Gray, Rust, Hunter Green, Weathered Bronze, Weathered Iron, Graphite Metallic, Verde, Pewter, Mocha and Olde Finish. Custom Powder coat finishes available on request.
LENS:
Clear, tempered, shock and heat-resitant, soda-lime glass lens.
LAMP TYPE:
LED Lamp Only - Cree® MT-G2 High Density Array (HDA) driven at 4.5-watts, 9.5-watts, or 13-watts. Color temperature available in 27 - (2700K),W - Warm (3000K), 35 - (3500K), N - Neutral (4000K), C - Cool (5000K).
ELECTRICAL:
Input voltage range 9 - 15V AC.

OPTICS:
Available in VNS - Very Narrow Spot, SP - Spot, MF - Medium Flood, or WF - Wide Flood.
MOUNTING:
Injection-molded composite adjustable knuckle with ½" NPS thread. Fixture may be mounted into threaded hubs in junction boxes, ground stakes (GR), tree mount boxes (TR), or mounting canopies (WR).
FASTENERS:
All fasteners are stainless steel.
WIRING:
Prewired with a 36" pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.

All Vista luminaires are MADE IN U.S.A.

DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.

1625 Surveyor Avenue • Simi Valley, CA 93063 • (805) 527-0987 • (800) 766-VISTA (8478)
FAX: (888) 670-VISTA (8478) • email@vistapro.com • www.vistapro.com

VISTA PROFESSIONAL OUTDOOR LIGHTING

SPECIFICATION SHEET

MODEL 3106 Landscape Series • Up & Accent Lights

FIXTURE ORDERING INFORMATION

TO ORDER FIXTURE: Select appropriate choice from each column as in the following example.

EXAMPLE: GR-3106-B-4.5-W-SP

MOUNTING	MODEL	FINISH	WATTAGE	COLOR TEMP	DISTRIBUTION	ACCESSORIES
GR- ABS ground stake **WR**- Wall-mount canopy **TR**- Tree-mount J-box	3106	Standard **B** - Black **Z** - Architectural Bronze DZ - Dark Bronze GT - Granite W - White Premium BR - Architectural Brick LZ - Light Bronze SB - Special Bronze GG - Glossy Gray R - Rust HG - Hunter Green WB - Weathered Bronze WI - Weathered Iron GM - Graphite Metallic Hand Finished G - Verde P - Pewter M - Mocha OF - Olde Finish	**4.5** **9.5** **13**	**27** - 2700K **W** - Warm **35** - 3500K **N** - Neutral **C** - Cool	**VNS** - Very Narrow Spot **SP** - Spot **MF** - Medium Flood **WF** - Wide Flood	**HL** – Honeycomb Louver **5** – 5' Wire Lead **NOTE:** * If fixture to be used with Extended Arm Mount (EAM) - must order with extended wire length

Fixtures shipped with standard lamp, unless otherwise specified.
Fixtures shipped with specified mounting hardware.

LUMEN OUTPUT PACKAGES Watts / Lumens

Beam Spread	4.5	9.5	13
VNS	4.5 Watts / 135 Lumens	9.5 Watts / 214 Lumens	13 Watts / 269 Lumens
SP	4.5 Watts / 364 Lumens	9.5 Watts / 566 Lumens	13 Watts / 738 Lumens
MF	4.5 Watts / 321 Lumens	9.5 Watts / 487 Lumens	13 Watts / 711 Lumens
WF	4.5 Watts / 332 Lumens	9.5 Watts / 542 Lumens	13 Watts / 686 Lumens

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3106 5.1.19

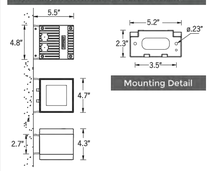
WALL SCONCE CUT SHEET (FIXTURE E):

ULD-30021
Lador 7 Surface

7144 NE Progress Ct | T.503.645.0500
Hillsboro,Oregon 97124 | F.503.645.8100
www.ligmanlightingusa.com

LIGMAN LIGHTING USA

Length 5.5" | Height 4.3" | Weight 4.4 lbs
IP66 • Suitable For Wet Locations
IK07 • Impact Resistant (Vandal Resistant)



Mounting Detail

Lador Product Family

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B2 - U1 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
L80 /810 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Square surface wall-mounted architectural range. Four sizes of square artistic precision with wide range of beam distributions.

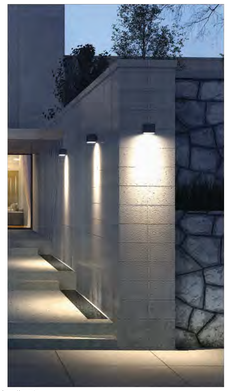
A range of square outdoor IP66 wall sconce that meets both aesthetic and functional applications. This cubic wall sconce range is available with 4 different sizes, starting with a small 2.4" square profile at 3w, and increases proportionately to 3" at 11w, 4.5" at 21w and 5.5" square at 40w. This glare free luminaire is available in Narrow beam, Medium , Wide, Very Wide and Elliptical beam patterns.

This luminaire is engineered to meet harsh outdoor environments, as well as being able to be used as a decorative indoor product.

The Lador is provided with an integral driver and has accessories that include; dichroic color filters, linear spread lens, honeycomb louvres and anti-glare visors.

The Lador product family consists of; floodlights, wall sconces, ceiling mounted squares and cluster column event poles.

This luminaire is available with a natatorium rated coating.



Ligman Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

ULD-30021
Lador 7 Surface

7144 NE Progress Ct | T.503.645.0500
Hillsboro,Oregon 97124 | F.503.645.8100
www.ligmanlightingusa.com

LIGMAN LIGHTING USA

PROJECT		DATE	
QUANTITY		TYPE	NOTE

ORDERING EXAMPLE || ULD - 30021 - 22w - M - W30 - 02 - 120/277v - Options

LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
22w LED 1791 Lumens	N - Narrow 11° M - Medium 18° W - Wide 31° VW - Very Wide 60° E - Elliptical 12° x 41°	W27 - 2700K W30 - 3000K W35 - 3500K W40 - 4000K	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	120/277v Other - Specify

ADDITIONAL OPTIONS

NAT - Natatorium Rated	COLOR DICHROIC FILTERS	
F - Frosted Lens	RD - Red Lens	
HCL - Honeycomb Louvre	BL - Blue Lens	
LSL - Linear Spread Lens	AM - Amber Lens	
	GR - Green Lens	

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Intertek

WRIGHT ENGINEERING PROJECT NO:
20408
DESIGN BY: CRC
DRAWN BY: CRC
CHECKED BY: AMB

WRIGHT engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

PROJECT: AVONDALE, ARIZONA ALAMAR PHASE 4 PHOTOMETRIC PLAN

TITLE: LIGHTING CUT SHEETS

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)	
1	SEP 2020	1ST SUBMITTAL	NOT USED
			NOT USED
			NOT USED

Registered Professional Engineer (Retired)
Certificate No.
46691
ADAM M. BOWERS
9-30-20
Date Signed
Expires 9-30-22

DRAWING NO:
PH4
25 OF 25

Call at least two full working days before you begin excavation
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 811 or 1-800-STAKE-IT (782-5348)

H:\2020\20408-Avondale Phase 4\20408-SE.dwg

Exhibit H

Certificates of Adequate School Facilities

Littleton Elementary School District
Tolleson Union High School District

Avondale
Aspiring. Achieving. Accelerating

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for PAD Rezoning and Preliminary Plat has been submitted to the City of Avondale, Department & Engineering Services Department, for review.

Project: Lakin Propety
Assigned Planner: Rob Gubser
Request: PAD Rezoning
Acreage/Parcel Size: 1,128
Zoning: Existing RU-43
Proposed (if applicable): PAD
Density Allowed: 4.1
Density Proposed (if applicable): 3.36

Please review the attached application and check the appropriate box below. It is the applicant's responsibility to ensure that this form is completed and returned to the Development & Engineering Services Department prior to the scheduling of any public hearings or approval of site plan. Upon a complete review of the application, the request may be presented to the Planning Commission and/or City Council at a public hearing.

The District has adequate capacity to accommodate the estimated enrollment from the proposed development	Yes	[No]
If inadequate capacity, the District is currently working with the applicant/developer to provide or help provide adequate school facilities	[Yes]	No

Date Reviewed: 09-11-2017
School District: Littleton Elementary School District
Authorized District Representative Name/Title:
Dr. Roger Freeman, Superintendent
Phone #: (623) 478-5611
E-mail: freeman.roger@littletonaz.org
Signature:

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The District has adequate capacity to accommodate the estimated enrollment from the proposed development	(Yes)	No
If inadequate capacity, the District is currently working with the applicant/developer to provide or help provide adequate school facilities	(Yes)	No

Date Reviewed: September 15, 2017
School District: Tolleson Union High School District #214
Authorized District Representative Name/Title: Nora Gutierrez, Superintendent
Phone #: 623-478-4000
E-mail: nora.gutierrez@tuhsd.org (copy Jeremy.calles@tuhsd.org)

Signature: Nora Gutierrez

Meeting Dates for 2021

Month	Planning
	3rd Wednesday
January	20th
February	17th
March	17th
April	21st
May	19th
June	16th
July	21st
August	18th
September	15th
October	20th
November	17th
December	15th