



Planning Commission
Online Meeting Agenda
Wednesday, June 16, 2021

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

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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

May 19, 2021

5. PUBLIC HEARING ITEMS

**a. VILLAGES AT RIVER GROVE – MINOR GENERAL PLAN AMENDMENT – APPLICATION
PL-20-0348**

Planning Commission will hold a public hearing and consider a request by Ms. Wendy Riddell, Berry Riddell LLC, for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Villages at River Grove, a proposed 180-unit townhome-style multi-family residential development located at the southeast corner of Buckeye Road and El Mirage Road. The proposed Minor General Plan Amendment, if approved, will amend the land use designation of the 11.97 gross acre property from Local Commercial (LC) to High Density Residential (HDR). The HDR land use 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 Villages at River Grove 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

b. VILLAGES AT RIVER GROVE – REZONING FROM COLDWATER SPRINGS 3 PLANNED AREA DEVELOPMENT (PAD) TO VILLAGES AT RIVER GROVE PLANNED AREA DEVELOPMENT (PAD) – APPLICATION PL-20-0349

Planning Commission will hold a public hearing and consider a request by Ms. Wendy Riddell, Berry Riddell LLC, to rezone approximately 11.97 gross acres of land located at the southeast corner of Buckeye Road and El Mirage Road from Coldwater Springs 3 Planned Area Development (PAD) to Villages at River Grove Planned Area Development (PAD). The proposed Villages at River Grove PAD would allow for development of the site with a 180-unit townhome-style multi-family residential community at a density of 19.08 units per acre. 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

c. AVONDALE AUTOMALL – MAJOR PLANNED AREA DEVELOPMENT (PAD) AMENDMENT – APPLICATION PL-21-0047

Planning Commission will hold a public hearing and consider a request by Mr. Paul E. Gilbert, Beus Gilbert McGroder PLLC, for a Major Amendment to the Avondale Automall Planned Area Development (PAD). Approval of the proposed PAD Amendment will revise the PAD's permitted uses to allow, subject to approval of a Conditional Use Permit, an automotive dealership selling used vehicles only on approximately 9.11 acres at the northeast corner of 107th Avenue and Roosevelt Street, provided that the used automotive dealership has a minimum consolidated annual revenue of \$500 million dollars and maintains a minimum of 140 vehicles on display at all times on the Avondale Automall property. The request will revise permitted uses within the PAD for only the 9.11-acre subject property, Assessor Parcels 102-54-045D and 102-54-101; used automotive dealerships will remain prohibited within the remainder of the Automall except where a 2020 PAD Amendment allowed for the use on an adjoining property. A request for approval of a Conditional Use Permit for a proposed AutoNation used automotive dealership on the subject property will be considered separately; approval of the PAD Amendment is required for the Commission to consider the requested Conditional Use Permit. Commission will take appropriate action. Staff Contact: Ken Galica, Division Lead Planner

d. AUTONATION USED AUTOMOTIVE DEALERSHIP – CONDITIONAL USE PERMIT – APPLICATION PL-21-0049

Planning Commission will hold a public hearing and consider a request by Mr. Paul E. Gilbert, Beus Gilbert McGroder PLLC, for approval of a Conditional Use Permit (CUP) to allow an AutoNation used automotive dealership to operate on approximately 9.11 acres at the northeast corner of 107th Avenue and Roosevelt Street, Assessor Parcels 102-54-045D and 102-54-101. The proposed AutoNation would occupy a currently vacant dealership facility consisting of two (2) buildings totaling 10,895 square feet in area, surrounding paved area to be used for parking and display of the dealership's vehicle inventory, and a currently undeveloped portion of land abutting Roosevelt Street that would be improved to accommodate additional inventory parking and display. A request for approval of a Major Planned Area Development (PAD) Amendment revising the Avondale Automall PAD's permitted uses to allow a used automotive dealership on the subject property subject to Conditional Use Permit approval will be considered separately; approval of the PAD Amendment is required before approval of this CUP may be considered. Commission will take appropriate action. Staff Contact: Ken Galica, Division Lead Planner

6. ACTION ITEMS

a. ROOSEVELT PARK II PHASE 4 – PRELIMINARY PLAT – APPLICATION PL-20-0353

Planning Commission will consider a request by Mr. Joe Petrucci, EPS Group Inc., for approval of a Preliminary Plat for Roosevelt Park II Phase 4, a proposed 56-unit, single-family residential subdivision located on approximately 15.43 gross acres at the southwest corner of 107th Avenue and Roosevelt Street. The subject site is part of the 144.91 gross acre Roosevelt Park II master planned community. Commission will take appropriate action.

Staff Contact: Michelle Simerdla, Senior Planner

b. DUTCH BROS. – DEVELOPMENT PLAN – APPLICATION PL-20-0176

Planning Commission will consider a request by Mr. Bill Cantieri, PIAZZA Restaurant Development, for approval of a Development Plan for Dutch Bros., a proposed 1,093 square foot drive-through coffee shop on 1.08 acres at the southeast corner of Dale Earnhardt Drive and 114th Avenue in The BLVD. Commission will take appropriate action.

Staff Contact: Ken Galica, Division Lead Planner

7. PLANNING DIVISION REPORT

8. CALENDAR

Next meeting July 21, 2021.

9. ADJOURNMENT

Members will attend by telephone conference call. Los miembros asistirán vía 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 oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaría de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

Wednesday, May 19, 2021
6:00 P.M.

Note from the Clerk: The May 19, 2021 Planning Commission meetings was hosted online using the online Zoom Cloud Meeting platform. Chair Iwanski attended in person and all other participants by phone or video.

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
Christopher Thompson, Vice Chair
Alisha Meginnis, Commissioner
Lisa Osborne, Commissioner
Larry White, Commissioner
Blanca Uvari, Alternate Commissioner

COMMISSIONERS ABSENT

Linda Warren, Commissioner
Denise Stanfield, Commissioner

CITY STAFF PRESENT

Mary Grace McNear, Assistant City Attorney
Brian Craig, Planning Manager
Ken Galica, Division Lead Planner

3. OPENING STATEMENT

Chair Iwanski read the Opening Statement.

4. APPROVAL OF MINUTES

a. April 21, 2021

Commissioner Osborne moved to approve the April 21, 2021 minutes as presented; Vice Chair Thompson seconded the motion.

Upon vote, the motion was carried 5 to 0.

Chair David Iwanski	Aye
Vice Chair Thompson	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner White	Aye

5. PUBLIC HEARING ITEMS

a. EXTRA SPACE STORAGE - CONDITIONAL USE PERMIT (APPLICATION PL-21-0003)

Brian Craig, Planning Manager, provided an overview, the 2.28-acre parcel being at the southwest corner of Indian School Road and Osborn Road. The site is currently zoned PAD C-2 Community Commercial. Surrounding uses and zoning were reviewed. The request is to have the parcel developed as a mini storage warehouse, which requires City Council approval of a Conditional Use Permit. The current General Plan designation is Local Commercial and the storage use is appropriate in this designation. The site plan, conceptual elevations and operating hours were reviewed. Staff supports the Conditional Use Permit, as it is compatible with the Local Commercial General Plan designation, consistent with the Palm Valley Planned Area Development (PAD) which allows for C-2 commercial uses and will not negatively impact existing development in the area. Furthermore, the proposal complies with the City's Commercial and Industrial Design Manual. The subject site is adequately served by streets and utilities and no additional off-site improvements are needed to serve this development. The proposed design is safe and meets all City requirements pertaining to access and circulation. Four (4) conditions of approval are recommended by Staff to help ensure conformance with the Zoning Ordinance and all applicable City codes and policies.

There was a Zoom-based Neighborhood Meeting on April 20, 2021 with four (4) attendees present. There was a question related to the allowance of the proposed use and requirements for the use under the Zoning Ordinance. The Conditional Use Permit in Avondale has metrics that must be met which were outlined in the staff report and presentation. The design blends with the surrounding neighborhood and meets Design Manual requirements of the City. In terms of traffic impacts, this type of enclosed storage is one of the lowest traffic generating uses found in a commercial district. The final topic of discussion at the meeting pertained to the competitive need for this use at the proposed location. The applicant had provided that this being a unique, enclosed, climate controlled facility, the facility was sufficiently different from existing facilities in the immediate area. There is demand, based on the leasing rates of other storage units in the area.

All required notifications were completed for the neighborhood meeting and for the Planning Commission public hearing. Two (2) comments were received in support of the project, one with the caveat that excessive large truck traffic to the site be minimized. Staff recommends approval subject to four (4) conditions outlined in the staff report.

Chair Iwanski welcomed Commissioner questions.

Commissioner Osborne asked for confirmation that there are no two-story buildings in the area. Mr. Craig stated that he did not have an immediate answer but that the commercial building across Osborn Road feature tall facades higher than a typical single-story building, though they are not true two-story buildings.

In response to a further question from Commissioner Osborne, Mr. Craig stated that he does not readily know how many storage facilities currently exist in the City. He noted that the applicant may have a market study with relevant information. Applicant representative, David Meinecke, stated that the product is markedly different than competitors in the area, in that the square feet per capita was very favorable for the site. The fact that similar businesses in the surrounding area are at 90 percent capacity is indicative of need in the market area.

Vice Chair Thompson stated that they discussed this in the Neighborhood Meeting, including identifying five (5) locations on the map within a five-mile area, though not all are in Avondale.

Chair Iwanski inquired whether the entire facility is climate-controlled. Mr. Meinecke confirmed that the entire facility, both first and second floors are to be climate-controlled.

Commissioner Osborne asked whether a traffic study had been conducted. Mr. Craig confirmed that a traffic study and analysis was provided, reviewed by the City's Traffic Engineer, and deemed adequate. Mr. Craig reiterated that this is one of the lowest traffic-generating commercial uses, with a handful of cars expected at the peak hour in the morning and less than ten projected to be on-site at any one time. There is no need for additional right-turn pockets into the site.

There being no additional Commissioner questions, Chair Iwanski opened the public hearing. The City Clerk has received no requests to speak. Several members of the public were present on the call. There were no members of the public who wished to speak.

As there were no additional public comments, Chair Iwanski closed the public hearing and invited a motion.

Commissioner White moved to approve Application PL-21-0003 subject to four (4) conditions of approval; Commissioner Meginnis seconded the motion.

Upon vote, three (3) Commission members voted aye and two (2) voted no.

Chair David Iwanski	Aye
Vice Chair Thompson	No
Commissioner Meginnis	Aye
Commissioner Osborne	No
Commissioner White	Aye

Mary Grace McNear, Assistant City Attorney, explained that Planning Commission rules and procedures require four (4) votes in the affirmative in order to provide a recommendation for approval to the City Council. Thus, although a majority of Commissioners present and voting voted in the affirmative, without four (4) affirmative votes the item will be forwarded as a recommendation for denial to City Council per Planning Commission by-laws.

b. CERRO VISTA - MINOR GENERAL PLAN (APPLICATION PL-18-0079)

Brian Craig, Planning Manager, stated that Items 5.B and 5.C would be presented together, with separate public hearings and actions required for each. The applicant has worked with Staff to redesign its proposal and has come back with a favorable recommendation from Staff on this project. The site location is approximately 500 feet east of the northeast corner of Fairway Drive and Van Buren Street. The 11.51 gross acre site is zoned Agricultural (AG) and Community Commercial (C-2). Surrounding area uses were reviewed. The site currently has a General Plan designation of Urban Residential (30 plus dwelling units per acre). The proposal is to reduce the density required to develop the land from Urban Residential to High Density Residential, allowing between 12 and 30 dwelling units per acre. The proposed project provides approximately 24 dwelling units per acre. Originally, the project came in as a Planned Area Development (PAD) proposal, but the developer has revised the request to R-4 Multi-Family Residential zoning. Site Plan, building elevations and amenities were reviewed. Of note, the developer has agreed to install electric vehicle charging at this development.

The GPA request provides for a reduction in the allowed density from the existing land use designation and is more appropriate for the area just outside The BLVD, where the City is now targeting the highest density, four-plus story urban form projects. The project is compatible with adjacent residential land uses and provides adequate transition to the employment uses occurring or planned along the I-10 Corridor. Adequate water and sewer infrastructure are provided at the site. Additional infrastructure improvements required for the development will be provided by the developer, which include the half-street improvements to Corporate Drive north of the site. Staff supports the Rezone, as it conforms with the requested High Density Residential General Plan Designation as well as the goals of the Freeway Corridor Specific Plan. The site is compatible and complementary to adjacent uses. Recommended conditions of approval on the Rezone application will help ensure conformance with the Zoning Ordinance and other applicable City codes and policies.

A Neighborhood Meeting was held for the project in April; the meeting had three (3) attendees. Issues discussed included design, access to Van Buren Street, blending with surrounding developments, and plans for Corporate Drive. When the project originally came in, Corporate Drive was not being constructed. However, because it is currently being constructed by development to the north, staff changed the recommended stipulation related to Corporate Drive from collecting an upfront payment to requiring the developer to install the required improvements with their project. While Tolleson Union High School District has indicated they have adequate facilities to accommodate the population, Littleton Elementary School District stated they currently do not have adequate facilities. However, they are supportive of the project, having entered into an impact agreement with the developer, signed and dated March 12, 2019, which will offset the impacts with monetary donations to the school district. All required notifications for the public hearing and Neighborhood Meeting have been met. Public comments were included in the staff report. Staff recommends approval of both the Rezone and the General Plan Amendment.

Chair Iwanski invited Commissioner questions.

Vice Chair Thompson inquired about the school impact agreement, asking where the promised funding originates and how that will help the districts provide adequate facilities. Project applicant Paul Gilbert stated that the impact agreement with the school district is very generous, with a large stipend paid by the developer to the district to facilitate school construction.

There being no further Commissioner questions, Chair Iwanski opened the public hearing. There were no public comments and the City Clerk had received no requests to speak.

Chair Iwanski closed the public hearing and invited a motion.

Vice Chair Thompson moved to approve Application PL-18-0079; Commissioner White seconded the motion.

Upon vote, the motion was carried 5 to 0.

Chair David Iwanski	Aye
Vice Chair Thompson	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner White	Aye

c. CERRO VISTA - REZONING FROM AGRICULTURAL (AG) AND COMMUNITY COMMERCIAL (C-2) TO MULTI-FAMILY RESIDENTIAL (R-4) - (APPLICATION PL-18-0080)

Chair Iwanski opened the public hearing. There were no public comments and the City Clerk received no requests to speak.

As there were no additional public comments, Chair Iwanski closed the public hearing and invited a motion.

Vice Chair Thompson moved to approve Application PL-18-0080 with five (5) recommended conditions; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried 5 to 0.

Chair David Iwanski	Aye
Vice Chair Thompson	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner White	Aye

6. ACTION ITEMS

a. VERDE TRAILS PARCEL 6 - PRELIMINARY PLAT - APPLICATION PL-20-0284

Ken Galica, Division Lead Planner, stated that the property is 14.45 gross acres in size and was rezoned to Verde Trails PAD in November of 2007. More recently, in May 2018, a Major PAD Amendment was approved, which allowed for development of Parcel 6 with higher density single-family product such as cluster homes and/or autocourt subdivisions on minimum 2,200 square foot lots. The master Final Plat for Verde Trails was approved by City Council in February of 2019; the master plat formally created the boundaries for the various development parcels in Verde Trails including Parcel 6. Surrounding uses were reviewed. The General Plan designates the property for High Density Residential, which typically would develop with 12 to 30 dwelling units per acre. However, as the Verde Trails PAD zoning was approved

under a previous General Plan, densities lower than 12 units per acre, as is being proposed tonight, is already allowed by the zoning and thus does not need to conform with the General Plan land use map.

The proposal is for a 110-cluster lot subdivision. The community would be accessed from Wier Avenue. The community will be gated with all internal streets being private and maintained by the developer. Access to lots is via a shared private alleyway that connects to an internal loop road, and all homes will include a two-car garage. There are 114 on-street guest parking spaces on the outer ring road around the community. There will be 23 percent open space (slightly more than three acres), the majority within the centralized amenity zone. Amenities and landscaping details were reviewed. The Preliminary Plat conforms to the approved Verde Trails PAD zoning and meets or exceeds all Zoning Ordinance, Subdivision Regulations, and Single-Family Residential Design Manual requirements for setbacks, open space, amenities, landscaping, and the like.

Certificates of adequate school facilities were provided for both Littleton Elementary School District and Tolleson Union High School District. Tolleson Union High School District has indicated adequate capacity. Littleton Elementary School District noted that they do not have adequate current capacity but have entered into a donation agreement with the developer to offset the cost of future school construction. Staff recommends approval of the Preliminary Plat subject to four (4) conditions. Staff introduced the project applicant.

Development representative, Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, PLLC, stated that 710 lots are currently under development at the project. This will complete the residential portion of Verde Trails. They are in the process of preparing the Final Plat application for Parcel 6 to immediately follow this action.

Chair Iwanski invited Commissioner questions.

Commissioner Osborne sought clarification that these are rental homes. Ms. Oberholzer stated that this will be a single-family platted subdivision, though ownership of the lots/homes would be retained by the developer for lease. In response to an additional question from Commissioner Osborne regarding the average home size, Ms. Oberholzer stated that specific floor plans are still being developed but it is expected that the homes will range from 1,400 square feet to 2,000 square feet.

Chair Iwanski asked about potential issues with sanitation truck access, given that this is a gated community. Mr. Galica stated that there have been discussions involving Avondale's Public Works Department and the developer and it has been determined that the City would not provide trash service; the development will be served by a contracted provider.

Chair Iwanski referred to the schematic, particularly the lower left open space and asked whether this is raw open space or if amenities are planned for this area. Mr. Galica stated that this is a landscaped area, which will also serve the community's stormwater retention needs. Most usable, amenitized open space is located in the vicinity of the clubhouse and the large green space northeast of the clubhouse.

There were no public comments or requests to speak.

There being no further questions, Chair Iwanski invited a motion.

Commissioner Osborne moved to approve Application PL-20-0284 subject to four (4) conditions; Vice Chair Thompson seconded the motion.

Upon vote, the motion was carried 5 to 0.

Chair David Iwanski	Aye
Vice Chair Thompson	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner White	Aye

7. PLANNING DIVISION REPORT

Mr. Craig stated that in-person meetings may resume later this year. Zoom will be used for the June meeting and plans for July are still being evaluated.

8. CALENDAR

The next meeting is scheduled for June 16, 2021 at 6:00 P.M.

9. ADJOURNMENT

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

Upon vote, the motion was carried 5 to 0.

Chair David Iwanski	Aye
Vice Chair Thompson	Aye
Commissioner Meginnis	Aye
Commissioner Osborne	Aye
Commissioner White	Aye

Meeting adjourned at 7:02 P.M.

Chair Signature

Date



AGENDA ITEM REPORT

SUBJECT: Villages at River Grove – Minor General Plan Amendment – Application PL-20-0348

MEETING DATE: 6/16/2021

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 Ms. Wendy Riddell, Berry Riddell LLC, for a Minor Amendment to the Avondale General Plan 2030 Land Use Map for Villages at River Grove, a proposed 180-unit townhome-style multi-family residential development located at the southeast corner of Buckeye Road and El Mirage Road. The proposed Minor General Plan Amendment, if approved, will amend the land use designation of the 11.97 gross acre property from Local Commercial (LC) to High Density Residential (HDR). The HDR land use 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 Villages at River Grove 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 11.97-acre subject property (Exhibits A and B) is located at the southeast corner of Buckeye Road and El Mirage Road.

The property was annexed into the City in July 1976 and rezoned from Agricultural (AG) to Planned Area Development (PAD) as part of the 156.9-acre Coldwater Springs 3 PAD in July 1998. The Coldwater Springs 3 PAD provides for development of the subject property in accordance with the uses and development standards of the City's Community Commercial (C-2) zoning district. Though the 145.0-acre single-family residential portion of the Coldwater Springs 3 PAD was fully developed between 2001 and 2004 with Cambridge Estates, a 564-lot subdivision, the commercially zoned subject remains undeveloped.

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.

An application to rezone the property to Planned Area Development (PAD) to accommodate development of a 180-unit townhome-style multi-family residential 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 companion rezoning request can be approved by the Council.

The existing uses and zoning of surrounding properties include:

North of Buckeye Road: Union Pacific Railroad (UPRR) tracks run east/west immediately north of Buckeye Road. Just north of the UPRR facilities is Coldwater Springs, a subdivision consisting of 1,887 lots developed with single-family detached homes, and the Coldwater Springs Golf Club. Both the Coldwater Springs subdivision and golf course are zoned Coldwater Springs Planned Area Development (PAD).

East and South: Cambridge Estates, a subdivision consisting of 564 lots developed between 2001 and 2004 with single-family detached homes. Like the subject property, the subdivision is zoned Coldwater Springs 3 Planned Area Development (PAD).

West of El Mirage Road: From north to south, across El Mirage Road:

- Fiesta Barn Market, a convenience store on property zoned Community Commercial (C-2). In addition to the daily use of the property as a convenience store, Fiesta Barn also hosts an outdoor swap meet on select weekends; the swap meet use is legal non-conforming as it has been occurring on the property since before the site was annexed into the City.
- Diamond Ridge, a subdivision consisting of 210 lots developed with single-family detached homes. The subdivision is zoned Diamond Ridge PAD (Planned Area Development).

SUMMARY OF REQUEST:

The applicant is seeking to develop the site with Villages at River Grove, a proposed 180-unit townhome-style multi-family residential community with a density of 19.08 units per acre (based upon a net site area of 9.43 acres).

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 residential development at a density of 19.08 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.

This proposed General Plan Amendment is the first step towards development of the property. 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 Villages at River Grove development, including a proposed site layout and building elevations, can be found within the staff report for the companion 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 Monday, April 12, 2021. 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 days prior to the meeting as required. In addition to City Staff and the applicant's team, six (6) people attended the virtual meeting (Exhibit G). Discussion and questions included:

- **Will the units be rentals, if so, what were the expected rents?** The applicant responded that yes, all 180 units would be luxury rentals with estimated rent prices ranging from \$1,000 per month for 1-bedroom units to around \$1,700 per month for 3-bedroom units.
- **What street improvements will be completed with the project?** City Staff indicated that the developer will be required to add an additional northbound lane to El Mirage Road adjacent to the project's western edge and a deceleration lane for westbound Buckeye Road traffic approaching the site. In addition, the developer will complete sidewalks, streetlights, curb, gutter, and landscaping along both the El Mirage Road and Buckeye Road frontages.
- **Is enough parking provided for households with multiple vehicles?** The Applicant responded that the number of personal vehicles that any one household could have on the property would be limited in tenant leases and monitored to ensure that the limitations are adhered to. The developer expects that most 2-bedroom units are likely to be rented by households with one to two residents, with the second bedroom being used instead as an office. Similarly, the developer expects most 3-bedroom units to be rented by three to four person households, where two bedrooms are utilized and the third used instead as an office.
- **The weekend swap meet occurring on the Fiesta Barn property, west of El Mirage Road, creates a host of issues related to parking and safe circulation, including vehicles using the dirt shoulder along the subject site as parking for the swap meet.** City Staff responded that with the developer completing street improvements to El Mirage Road and Buckeye Road with this project, vehicles would no longer be able to use the dirt shoulder for parking. With the shoulder parking eliminated and no viable and/or legal parking alternatives nearby, Staff presumed that attendance to the legal non-conforming swap meet may begin to diminish.
- **Would there be a future traffic signal at the intersection of El Mirage Road and Durango Street?** Staff noted that the intersection in question is nearly a half mile south of the proposed Villages at River Grove project, but that a future signal at that location was recently discussed by City Council and is being considered for inclusion in a future Capital Improvement Program budget.
- **What types of traffic impacts were to be expected from the proposed development?** The applicant responded that the traffic expected to be generated by the planned 180-unit complex would be less volume and more evenly distributed than if the property developed with commercial uses under its current zoning. The applicant acknowledged that the traffic would be an increase over the existing condition where the property is undeveloped.
- **How does the density of the proposed development compare to the existing multi-family developments on Buckeye Road west of the Agua Fria River?** Staff responded that the proposed density, approximately 19.08 units per acre, was nearly identical to the Sedona Peaks apartments (18.82 units per acre), the nearest multi-family project to the site west of the Agua Fria River.

- **What was the expected height of the project's perimeter walls and would there be landscape area both inside and outside the perimeter walls?** The applicant responded that the height of all perimeter walls would be six (6) feet and that landscaping would be provided both inside and outside the walls to enhance the streetscapes along El Mirage Road and Buckeye Road.

Three (3) comments pertaining to the proposal were posted on the City's aVOICE/Polco digital forum, as follows:

- "Good use for that corner. Please proceed in allowing development. Although, not sure who wants to live near that ancient liquor satore (sic) with the weekend messy swapmart."
- "With all the apartments and high density housing who is going to pay for all the new schools that we (sic) be needed for all these new residences?"
- "Will you include some low income units?"

In addition, two (2) letters in support of the proposal, one (1) from the owner of the Fiesta Barn Market and the second from a homeowner in Cambridge Estates, have been provided (Exhibit H). No additional public comments have been received to date.

All required notifications for the Planning Commission and City Council public hearings have been 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 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 Littleton Elementary School District (LESD) and the Tolleson Union High School District (TUHSD).

The nearest elementary school to the property is the Estrella Vista STEM Academy located at the southeast corner of 119th Avenue and Cocopah Drive in the Del Rio Ranch community. However, LESD does not assign students to particular elementary schools based upon geographical location, so elementary age students living in Villages at River Grove 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, also within Del Rio Ranch.

Both LESD and TUHSD have provided the City with Certificates of Adequate School Facilities (Exhibit F) stating that each district has adequate capacity to accommodate the anticipated enrollment from the proposed Villages at River Grove development. LESD Superintendent Dr. Roger Freeman also indicated that a donation agreement is in place for impact.

ANALYSIS:

The 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.

- In 1998, when the subject property was identified for commercial development to support the adjacent Cambridge Estates master planned community, the prevalence of commercial uses in the vicinity of the site was minimal. Since 1998, significant commercial development has occurred within two (2)

miles of the site, hindering the viability of the site as a commercial center.

- Considering the entirety of the City, excluding portions of south Avondale that are not yet annexed, there are no undeveloped properties over five (5) acres in size designated High Density Residential that are not already developed or moving towards active development. Unless one of the planned multi-family residential projects elsewhere in the City fails to construct and that land becomes available, there are no opportunities for development of projects like Villages at River Grove on sites that would not require a General Plan Amendment.
- The proposed amendment and subsequent development of the site with the proposed Villages at River Grove townhome-style multi-family residential 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 180 new households to the City, helping to sustain existing businesses and support development of new businesses within Avondale.
- During the 23-year period following the zoning approval, zero (0) plans for commercial development of the property have been presented for City consideration. 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 Villages at River Grove development, by virtue of providing high quality, elegant architecture, open space/amenities, and landscaping, will enhance the aesthetics of the parcel and surrounding area.
- The existing General Plan land use pattern provides an abrupt transition from single-family detached residences to commercial. Without the Coldwater Springs 3 PAD requiring enhanced buffers or other mitigating measures between the residences and future commercial development on the subject site, existing residents could be exposed to sound, light, and odor impacts sometimes associated with commercial development. The proposed Villages at River Grove PAD incorporates generous buffers that will reduce impacts of development on surrounding residents.

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 an unusual or unacceptable land use pattern within Avondale or the region at large. High density multi-family residential is commonly used as a transitional land use adjacent to medium density single-family residences at major intersections.
- The Engineering Division has reviewed the requested changes to the Land Use Map. Development of

the property with the proposed Villages at River Grove project will not require any larger or more expensive public infrastructure improvements over what would be needed if the area was developed under the site's existing Local Commercial land use designation. Furthermore, the developer of Villages at River Grove will bear the cost of all required improvements, including construction of an additional northbound travel lane on El Mirage Road adjacent to the property.

- Peak hour traffic from the project is expected to be lower in volume and more evenly distributed, with shallower peaks, compared to the property being developed with retail, service, or office uses under the site's current commercial zoning.
- Through the accompanying Villages at River Grove PAD, the proposed development incorporates several measures intended to mitigate any impacts of site development on surrounding land uses, particularly the Cambridge Estates single-family residential community to the south and east. These measures include limiting building heights to two stories/30 feet, providing a minimum 70-foot setback for any two-story building to adjacent single-family residential lot line, providing a minimum 80 foot setback for any two-story building to an adjacent home, providing a minimum 40-foot setback for any trash enclosures to adjacent single-family residential lot lines, and providing a minimum 15-foot landscape buffer along the site's southern and eastern edges to include, at a minimum, one (1) tree every fifteen (15) linear feet.

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, including, but not limited to:

- General Plan 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."* Though there are several garden-style apartment communities within reasonable proximity to the site, there are no similar townhome-style communities featuring tuck-under garages with living above currently constructed in the City. The proposed housing product will appeal to residents seeking a single-family attached living environment without maintenance responsibilities.
- General Plan Housing Element Goal #4: *"Require excellence and innovation in residential design and construction."* The proposed Villages at River Grove development incorporates high quality architecture and amenities that further City design goals.
- 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 is a shortage of 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 City.
- General Plan Circulation Theme Goal #3: *"Provide a transportation system that serves the public in a safe, efficient, and cost-effective manner."* The developer of Villages at River Grove will improve adjacent streets, including construction of an additional northbound lane for El Mirage Road adjacent to the property. Completion of the off-site improvements will enhance the safety and efficiency of traffic in the vicinity of the site, particularly northbound traffic on El Mirage approaching Buckeye Road.

DISCUSSION:

Staff finds this request meets the four (4) required findings and recommends approval of the proposed Minor

General Plan Amendment.

STRATEGIC PLAN:

STRATEGIC OUTCOME AREA: Creative and Sustainable Community Development

- STRATEGY: Develop diverse housing options, to include workforce housing

STRATEGIC OUTCOME AREA: Creative and Sustainable Community Development

- STRATEGY: Maintain and expand quality infrastructure and improve connectivity to City amenities.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-20-0348 Villages at River Grove, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the Land Use designation of 11.97 acres from Local Commercial to High Density Residential.

PROPOSED MOTION:

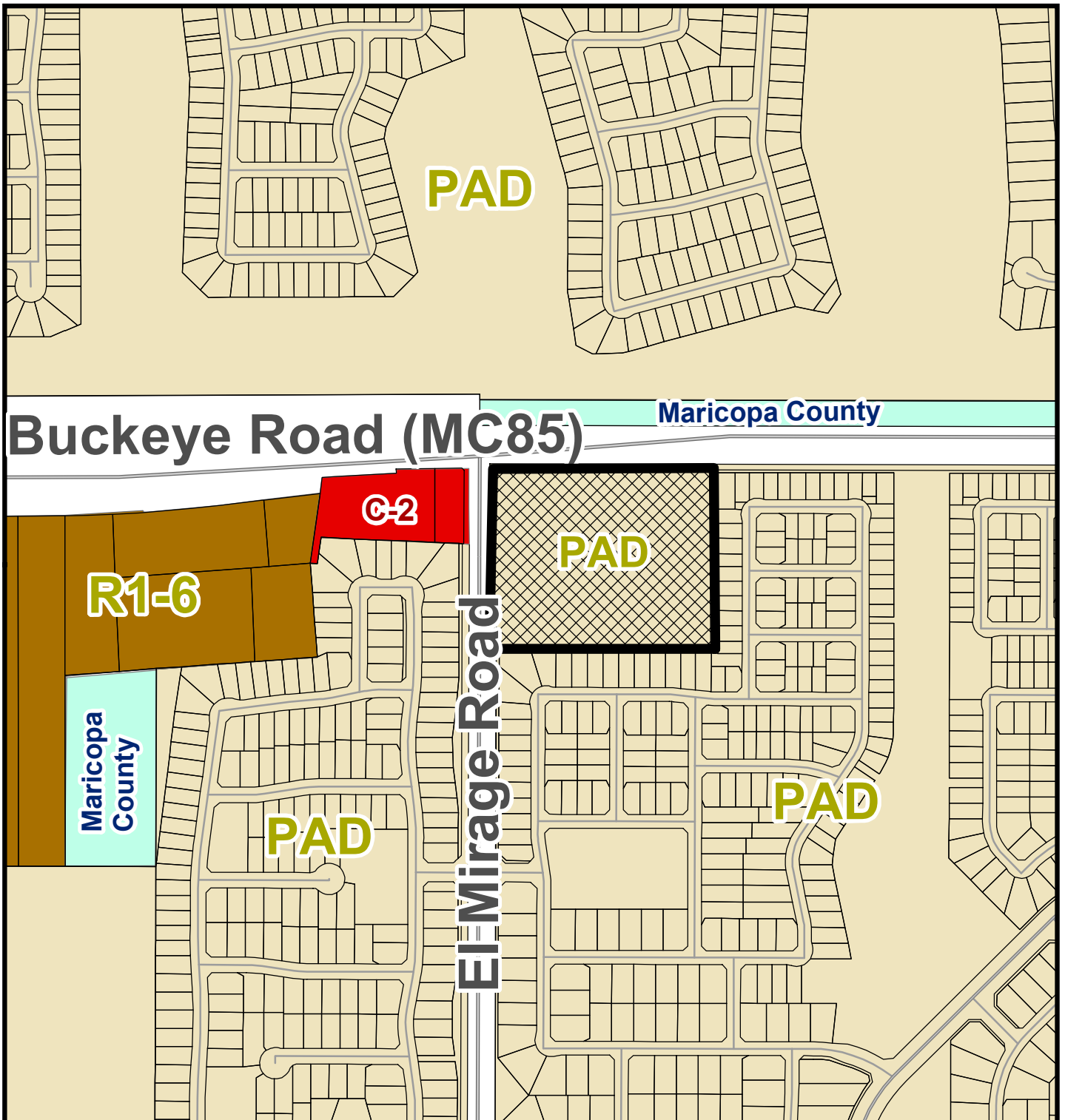
I move that Planning Commission recommend **APPROVAL** of Application PL-20-0348 Villages at River Grove, a request for a Minor Amendment to the General Plan 2030 Land Use Map changing the Land Use designation of 11.97 acres from Local Commercial to High Density Residential.



Aerial Photograph



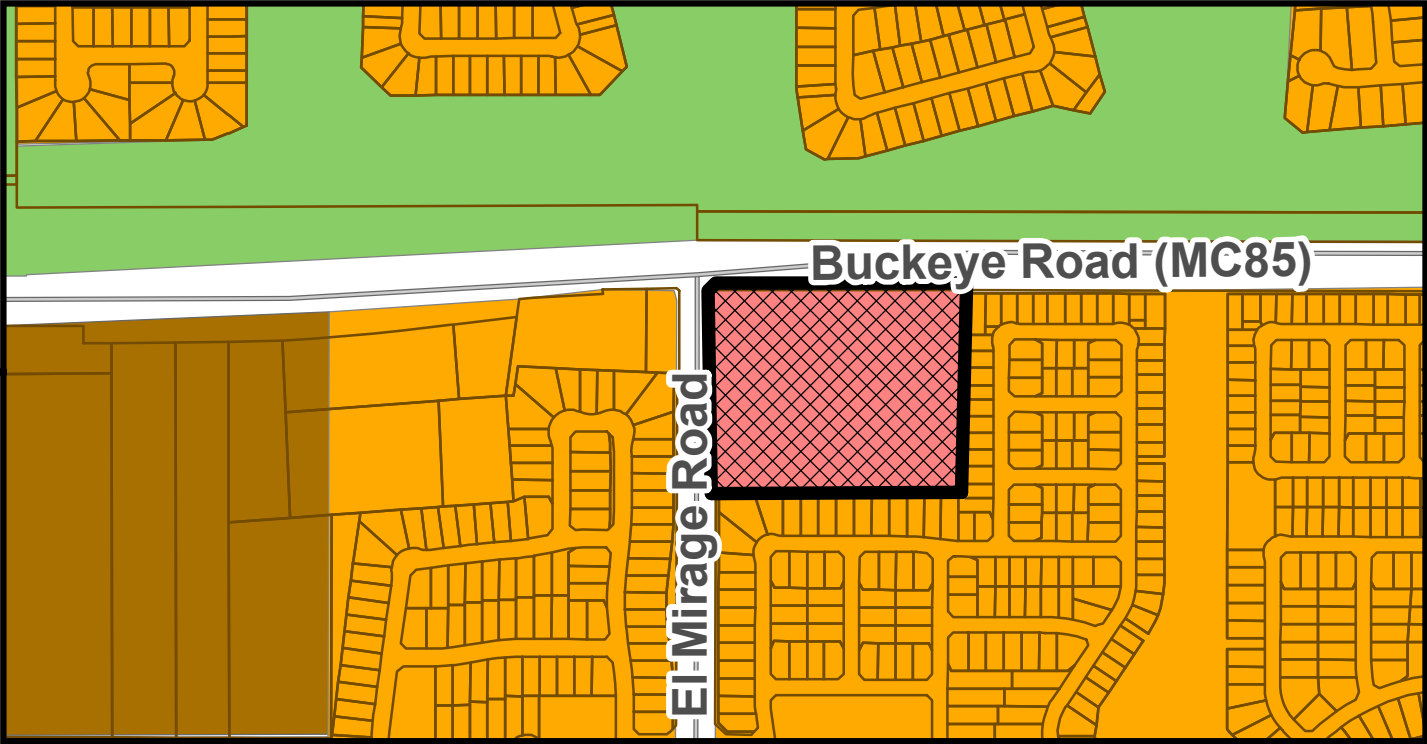
 Subject Property



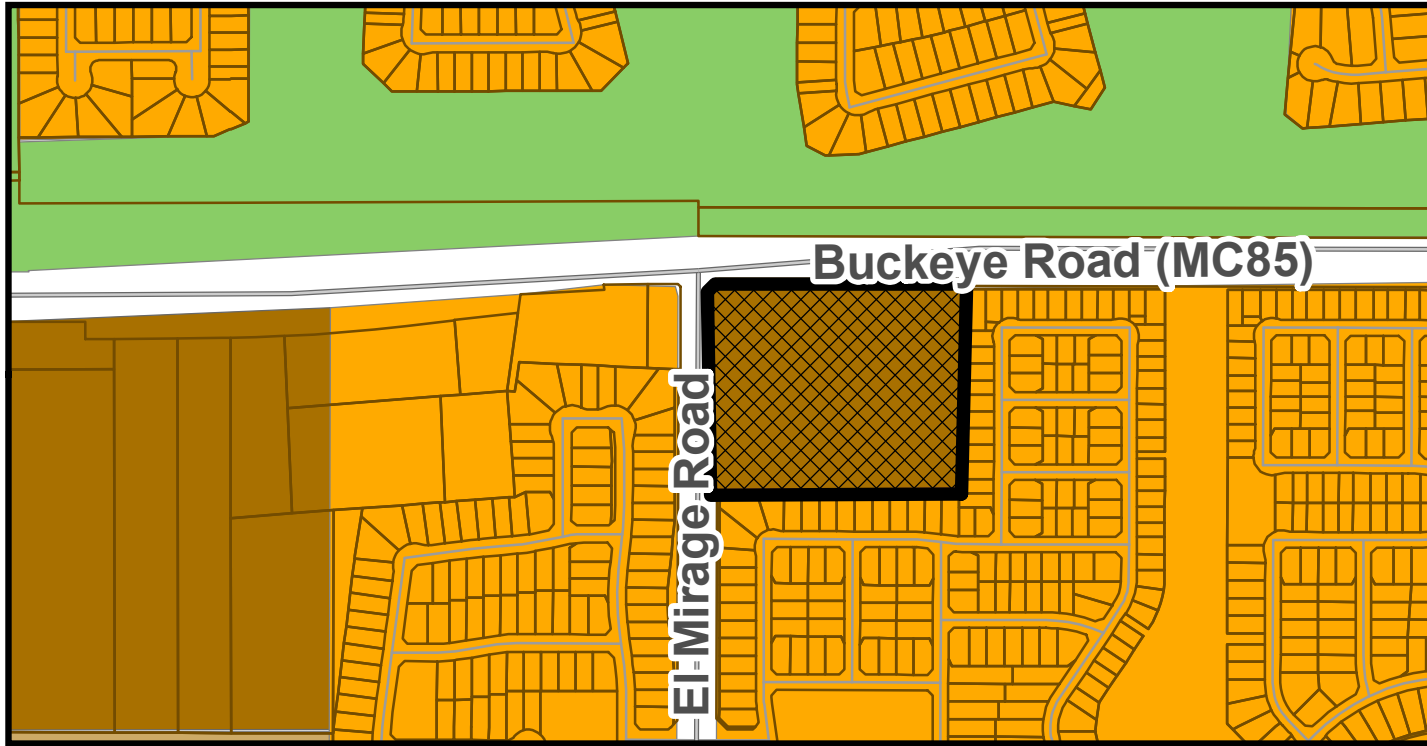
Zoning Vicinity Map



Subject Property



CURRENT LAND USE MAP

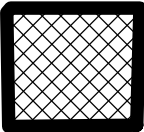


PROPOSED LAND USE MAP

General Plan Land Use Map



- Medium Density Residential
- High Density Residential
- Local Commercial
- Open Space and Parks



Subject Property

SUMMARY OF RELATED FACTS

APPLICATIONS PL-20-0348 & PL-20-0349

THE PROPERTY	
PROPERTY SIZE	Approximately 11.97 gross acres
LOCATION	Southeast corner of Buckeye Road (MC-85) and El Mirage Road
EXISTING LAND USE	The subject property is undeveloped and is not used for agricultural production.
EXISTING ZONING	Coldwater Springs Phase 3 Planned Area Development (PAD)
ZONING HISTORY	The subject property was annexed in July 1976 and rezoned from Agricultural (AG) to Planned Area Development (PAD) as part of the 156.9-acre Coldwater Springs 3 PAD in July 1998. The approved PAD allows for commercial development of the subject property in accordance with the uses and development standards of the Community Commercial (C-2) zoning district.

SURROUNDING ZONING AND LAND USE	
NORTH OF BUCKEYE ROAD	Union Pacific Railroad (UPRR) tracks run east/west immediately north of Buckeye Road. Just north of the UPRR facilities is Coldwater Springs, a subdivision consisting of 1,887 lots developed with single-family detached homes, and the Coldwater Springs Golf Club. Both the Coldwater Springs subdivision and golf course are zoned Coldwater Springs Planned Area Development (PAD).
EAST AND SOUTH	Cambridge Estates, a subdivision consisting of 564 lots developed between 2001 and 2004 with single-family detached homes. Like the subject property, the subdivision is zoned Coldwater Springs 3 Planned Area Development (PAD).
WEST OF EL MIRAGE ROAD	From north to south: - Fiesta Barn Market, a convenience store on property zoned Community Commercial (C-2). In addition to the daily use of the property as a convenience store, Fiesta Barn also hosts an outdoor swap meet on select weekends; the swap meet use is legal non-conforming as it has been occurring on the property since before the site was annexed into the City. - Diamond Ridge, a subdivision consisting of 210 lots developed with single-family detached homes. The subdivision is zoned Diamond Ridge PAD (Planned Area Development).

GENERAL PLAN
The property is presently 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.

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary School District Tolleson Union High School District
ELEMENTARY SCHOOL	Student's Choice (No Defined School). The closest district school is Estrella Vista STEM Academy located at the southeast corner of 119 th Avenue and Cocopah Drive in Del Rio Ranch.
HIGH SCHOOL	La Joya Community High School, located at the southwest corner of Avondale Boulevard and Durango Street in Del Rio Ranch.

<i>ADJACENT STREETS</i>	
Buckeye Road (MC-85)	
Classification	Maricopa County Arterial
Existing half street right-of-way	70 feet
Standard half street right-of-way	70 feet
Existing half street improvements	Two (2) travel lanes, half center turn lane, detached sidewalk, and streetlights.
Standard half street improvements	Two (2) travel lanes, deceleration or right turn lanes as needed, half center turn lane, curb, gutter, detached sidewalk, streetlights, and landscaping.
El Mirage Road	
Classification	Minor Arterial
Existing half street right-of-way	33 feet
Standard half street right-of-way	50 feet
Existing half street improvements	One (1) travel lane
Standard half street improvements	Two (2) travel lanes, deceleration or right turn lanes as needed, half center turn lane, bike lane, curb, gutter, detached sidewalk, streetlights, and median.

<i>UTILITIES</i>
Water service will be provided to the development via existing 12-inch lines in El Mirage Road and Buckeye Road.
Sewer service will be provided to the development via an existing 30-inch main in El Mirage Road.
SRP provides electrical service in this portion of Avondale.

Exhibit E

Proposed Minor General Plan Amendment Narrative
Villages at River Grove

General Plan Amendment Narrative Villages at River Grove

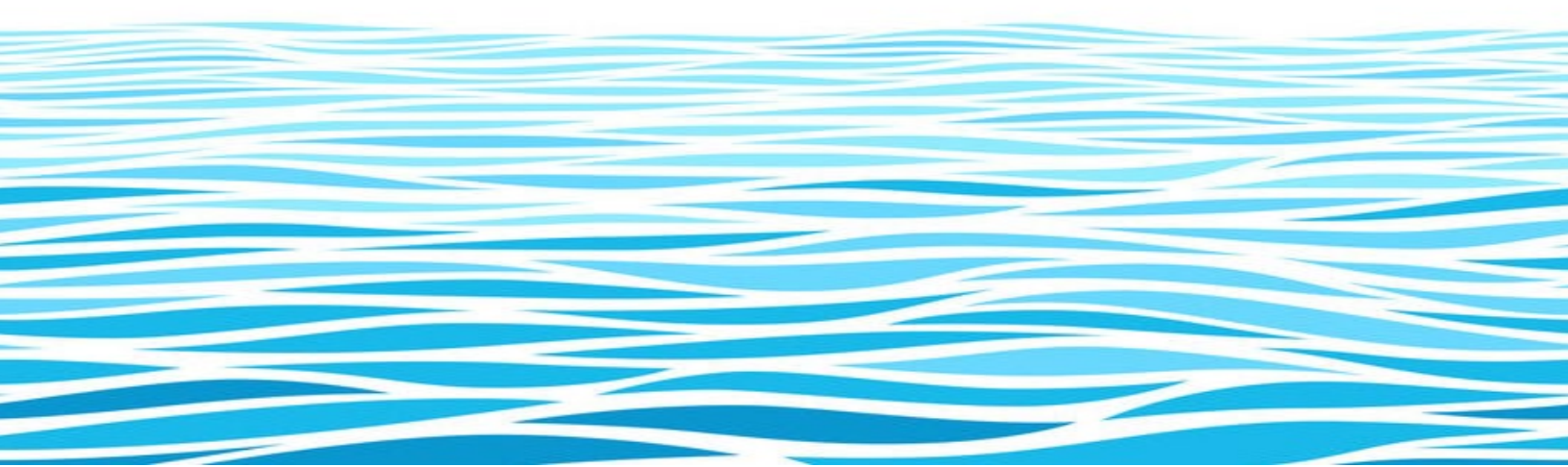
PL-20-0348

Submitted: December 23, 2020

Resubmitted: February 25, 2021

Prepared for:

EcoVista Development
Seth Jardine, President
4400 N Scottsdale Road, Suite 9500
Scottsdale, Arizona 85251



DEVELOPMENT TEAM

DEVELOPER

EcoVista Development
Seth Jardine, President
4400 N Scottsdale Road, Suite 9500
Scottsdale, Arizona 85251

LAND USE ATTORNEY

Berry Riddell LLC
Wendy Riddell, Esq.
6750 E Camelback Road, #100
Scottsdale, Arizona 85251

ARCHITECT

Ron Deitrick Architects
Ron Deitrick, Principal
16435 N Scottsdale Road, Suite 290
Scottsdale, Arizona 85254

ENGINEER

R.B. Williams & Associates, Inc.
Jeffrey Williams, President
1921 S Alma School Road, Suite 101
Mesa, Arizona 85210

TRAFFIC

Lokahi, LLC
Jamie Blakeman, Principal
4657 E Cotton Gin Loop, Suite 102
Phoenix, Arizona 85040

OUTREACH

Bilsten Consulting Inc.
Tom and Krista Bilsten
77 W Chicago Street, Suite 1
Chandler, Arizona 85225

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REQUEST

The purpose of this request is to seek a Minor General Plan Amendment ("GPA") on an approximate 9.6-acre site located at the southeast corner of El Mirage Road and W Buckeye Road (the "Site") to accommodate a new 180-unit for-rent townhome development. As shown in the aerial below, the Site is currently vacant and surrounded by existing one to two-story single-family residential and a commercial development. Currently, the Site is designated as Local Commercial on the 2030 General Plan land use map. However, no viable commercial user has expressed an interest in this Site since it was rezoned to PAD for all C-2 land uses in 1998. A concurrent application seeks to rezone the Site from the Coldwater Springs Phase III PAD to the Villages at River Grove PAD for the residential development described herein.

Context Aerial



DEVELOPMENT PLAN

Villages at River Grove is a luxury 180-unit residential community consisting of a modern design with a centralized greenbelt with amenities. The theme of Villages at River Grove is anchored by a river feature meandering through the central amenity area from north to south, establishing a distinct identity for the development. Amenity spaces include ramadas and BBQ areas dispersed throughout the community, a playground, sports court, fitness center, clubhouse, swimming pool and spa. Double-rows of units feature an internal courtyard with shaded sidewalks to encourage resident interactions and

utilization of the amenities. An on-site manager's office is located adjacent to the pool and spa. The community will be gated and a sense of arrival is created by a palm-lined main drive and water element along Buckeye Road. In addition to the existing separated sidewalk within the right-of-way, the development features a loop path internal to the Site that is shaded by trees to facilitate safe and comfortable pedestrian circulation and encourage fitness and recreation.

Ingress and egress to the Site is provided by driveways on Buckeye Road and El Mirage Road. The circulation pattern has been designed to create visual interest and ease the flow of traffic within the Site. Buildings are staggered to create a curvilinear street pattern to create a dynamic and interesting streetscape. A row of trees within the perimeter landscaping setback and an additional row of trees along the buildings provide buffering to the adjacent land uses. Refuse enclosures are located to ensure convenient pickup and are oriented away from single-family residential areas.

Units feature one or two garage spaces depending on the unit size. Guest parking is provided at a rate of one space per ten dwelling units. Private restrictions and/or on-site management will regulate the use of garages to ensure that they are utilized for vehicles, rather than storage, and thus, an adequate amount of guest parking is maintained.

An internal private loop road provides vehicular circulation with visitor parking distributed throughout the community. All parking is screened by a 6-foot-tall perimeter wall constructed of CMU with smooth and textured stucco finishes and recesses at various intervals along the perimeter of the community. Project identification signs are integrated into the wall at the entrances on Buckeye Road and El Mirage Road. Trash enclosures are provided at convenient locations and are enclosed with 6-foot-tall CMU walls and finished to match the perimeter fence and opaque metal gates painted to match the building trim metal, and will be constructed to the city approved standards.

The design is driven by a centralized open space amenity area that is connected to a network of shaded internal courtyards that create a safe and comfortable way for residents to travel throughout the Site and enjoy the many recreation and amenity spaces. Where 25 percent landscaping is required, 33 percent of the Site is landscaped.

GENERAL PLAN AMENDMENT

Avondale strives to attract and retain quality employment opportunities, and hospitality, entertainment and dining users. High quality housing in a diverse range of product types is necessary to maintaining a diverse workforce and population that attracts these desirable land uses. However, in 2010 and around the time the General Plan was adopted,

only 1 percent of the developed land in Avondale was utilized for multi-family residential. There are still very few opportunities for residents looking for any housing type other than traditional single-family residential, which hinders Avondale's ability to respond to its growing and increasingly diverse population.

Although the Site is currently designated as Local Commercial on the General Plan 2030 Land Use Map, no commercial users have expressed an interest in the Site. However, there has been significant interest in developing this corner as residential to meet increasing demand. As such, we respectfully request a GPA to High-Density Residential to allow the development of the Site as for-rent townhomes. This request is consistent with the goals and policies of the General Plan 2030 and meets the criteria for approval as outlined in greater detail below.

General Plan Analysis

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

Response: This Site has never been developed and has remained vacant since the construction of the adjacent Cambridge Estates community in the early 2000's. The Site was rezoned for commercial land uses in 1998 to provide amenities to the master planned community, but since then, a number of commercial shopping centers have been constructed in the vicinity, eliminating the viability of developing the Site consistent with the General Plan. At the time the adjacent single-family detached subdivision was built, the Site was designated as Commercial on the 2002 Avondale General Plan Land Use Map. This designation was carried over to the General Plan 2030 Land Use Map, but there was still no interest from commercial users in the development of this Site. There are currently four grocery stores located within a two-mile radius from the Site. An approximate 18-acre shopping center is located less than one mile from the Site and an approximate 80-acre shopping center is located at Van Buren Street and Dysart Road, 1.3 miles from the Site. These commercial properties, among others, provide a number of necessary goods and services to the community while rendering this Site unfeasible for additional commercial development.

This proposal will provide a housing type that is greatly underrepresented in the market and will create an appropriate land use transition from one residential development to another, while still preserving other nearby vacant commercial properties that are more appropriately spaced from other existing commercial developments.

2. *The amendment constitutes an overall improvement to the GP2030 and is not solely for the good or benefit of a particular land owner or owners.*

Response: Currently, the General Plan designation creates an abrupt transition from single-family detached residential to the nuisances typical to commercial developments without any mitigating provisions built into the existing PAD. This proposal incorporates appropriate buffers and land use transitions that will benefit the surrounding neighbors and is an improvement over the current land use pattern.

3. *The amendment will not adversely impact the community as a whole and/or a portion of the community by:*

- a. Significantly altering the acceptable land use patterns;***
- b. Requiring larger 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***
- c. Adversely impacting the existing land uses.***

Response: This proposal will not negatively impact the surrounding community but rather, presents a land use that is more compatible to its context, provides an underrepresented housing option, and includes appropriate buffers and transitions.

The request to change the General Plan land use designation from Local Commercial to High-Density Residential will not have a greater impact on the public infrastructure improvements because Local Commercial and the corresponding C-2 Zoning anticipates the potential for high-density residential developments above ground-floor commercial. The Site is located at the intersection of a Road of Regional Significance (Buckeye Road) and an arterial (El Mirage Road), and a traffic impact statement was prepared in association with this request to determine that the roadway capacities are adequate for the proposed land use. Additionally, preliminary drainage, wastewater, and water reports have been prepared in association with the Site Plan/Design Review application to ensure adequate capacity.

4. *That the amendment is consistent with the overall intent of the GP2030 and other adopted plans, codes, and ordinances.*

Response: The proposed General Plan Amendment from Local Commercial, which permits high-density residential above ground-floor commercial, to High-Density Residential, promotes the achievement of a number of General Plan land use goals and

policies, as outlined below.

Neighborhoods Goal 2: *Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels. **Policy B:** Encourage the development of condominiums and townhomes which appeal to people seeking to own their residence, but who may not want maintenance responsibilities.*

Response: The Site is located within an area dominated by single-family detached residential which lacks sufficient diversity in housing necessary to create a multi-generational community that accommodates those who may not desire the burden of ownership. This proposal accomplishes this goal through the addition of a housing product type that is lacking in this community. Although there are a few garden-style multi-family developments within a mile of the Site, there are no similar for-rent townhome developments within Avondale. This unique housing product is the best-of-both-worlds type of housing because the design encourages a sense of ownership, but without any maintenance responsibilities for the residents.

Neighborhoods 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.*

Response: Special attention has been given to the design of Villages at River Grove with the intent to create an innovative development with the highest-quality architecture and amenities. The development is anchored by the riparian theme, which physically links the centralized amenity spaces together, encouraging their utilization and create areas that are comfortable and convenient to access.

Land Use Goal 3: *Promote a strong balance of high-quality residential, employment, recreation, and educational land uses. **Policy D:** Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.*

Response: This proposal accomplishes this goal through the addition of a housing product that is lacking in the community. The balanced housing stock created by this development encourages a diverse population that is attractive to employment and recreation users. Sensitive design principles incorporated into this PAD ensure appropriate transitions and buffers. The proposal includes a 70-foot building setback for any two-story building adjacent to single-family residential. Because the single-family residential to the south and east is mostly two stories in height, the transition is appropriate for its context. Abundant landscaping is provided around the perimeter to

create a compatible land use pattern.

Economic Vitality Goal 5: *Invest in neighborhood infrastructure, public spaces, and amenities. Policy B:* *Access and implement methods requiring new residential developments to incorporate specific amenities and designate a specific amount of space for common use by neighborhoods.*

Response: This development requires investments by the developer in infrastructure adjacent to the Site, and onsite improvements include private roadways, amenities, and infrastructure. Villages at River Grove accomplishes this goal through a riparian theme rich in open space areas, common amenities, and pedestrian connections. The design is sensitive to the pedestrian scale, ensuring that residents can safely and comfortably travel throughout the Site to utilize the amenities, seek recreation, or utilize alternative forms of transportation.

General Plan Findings

In addition to accomplishing a number of policies and goals outlined in the General Plan, the proposal meets the criteria for approval of a General Plan Amendment as outlined below.

1. Availability of current and future water supplies.

Response: The City of Avondale is the water service provider to this Site. Existing water system infrastructure surrounding the Site include a 12-inch water main located in Buckeye Road and El Mirage Road. The Villages at River Grove will provide domestic water service to each residence via a 1-inch water service line. Fire sprinklers will be provided via an 8-inch fire sprinkler loop through the Site with connections to the City water mains in Buckeye Road and El Mirage Road. Fire hydrants will be spaced throughout the project in accordance with City of Avondale spacing requirements of a multi-family residential type of project – 500-foot minimum spacing. A preliminary water report has been prepared in association with the request to determine that the City of Avondale’s water system has sufficient capacity to meet the demand of the proposal.

2. Impact on and potential support of the City’s transportation system.

Response: The current zoning of the Site and the current General Plan land use designation of Local Commercial allows for unlimited residential above ground-floor commercial. Although a mixed-use development would be limited in density due to land area constraints related to parking and other requirements, a comparison between the

land uses does not result in a greater impact on the City's transportation system. The Site is located at the intersection of a Road of Regional Significance (Buckeye Road) and an arterial (El Mirage Road), and a traffic impact statement was prepared in association with this request to determine that the roadway capacities are adequate for the proposed land use. In fact, the statement concludes that the resulting traffic impact from the proposed development is substantially lower than what could be generated by the current entitlements.

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

Response: The Site is generally flat with no natural environmental features. As such, the proposal to change the General Plan land use designation from Commercial to Residential will not have any negative impact on the natural environment.

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 identified within this GP2030.

Response: The prolonged failure to find any commercial user interested in this Site indicates a need for more housing which will bring a greater population to support new jobs and businesses to Avondale. Approval of this request will allow for the development of multi-family housing that will provide some balance to the job to population ratio.

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

Response: As noted previously, the current entitlements permit residential as part of the development. As such, this request will not result in any impact on City services in comparison to what could be built today by right.

6. Extent to which the goals of this GP2030 are accomplished.

Response: As outlined in the previous section, this proposal promotes the achievement of the overall vision of the 2030 General Plan and responds to a number of specific goals and policies, and meets the criteria for approval of a GPA.

AVONDALE STRATEGIC FIVE-YEAR PLAN

The 2021 City of Avondale Strategic Plan was recently adopted and sets a five-year roadmap to improving the quality of life by creating a common vision in seven strategic areas. This proposal is consistent with those strategies and will ensure that Avondale is able to offer diverse housing options and an appropriate live/work/play balance. The plan acknowledges the need to attract and retain a diverse and competitive workforce. The accomplishment of this strategy requires strong variety in housing product type. Approval of this request will allow for the development of a housing type that is currently not provided in Avondale and thus, promote the accomplishment of this goal. The plan also recognizes the need to increase visitor traffic to Avondale's entertainment, recreation, conference, and hospitality venues. A critical component of increased attendance is the need to bring a larger and more diverse population within proximity to these sites. This proposal promotes the achievement of this goal by providing the needed housing to support a growing population and thus, increase visitor traffic to Avondale's multi-generational recreation events and programs.

CONCLUSION

This request is a Minor General Plan Amendment from Local Commercial to High-Density Residential for the development of a 180-unit luxury, for-rent townhome community. This development is consistent with the goals and policies of the General Plan 2030 and will bring a number of positive benefits to the community including synergy with the surrounding developments, the addition of quality residences to the housing stock, and an increase in property values.

EXHIBIT A

Existing General Plan Map

Existing General Plan Land Use Map

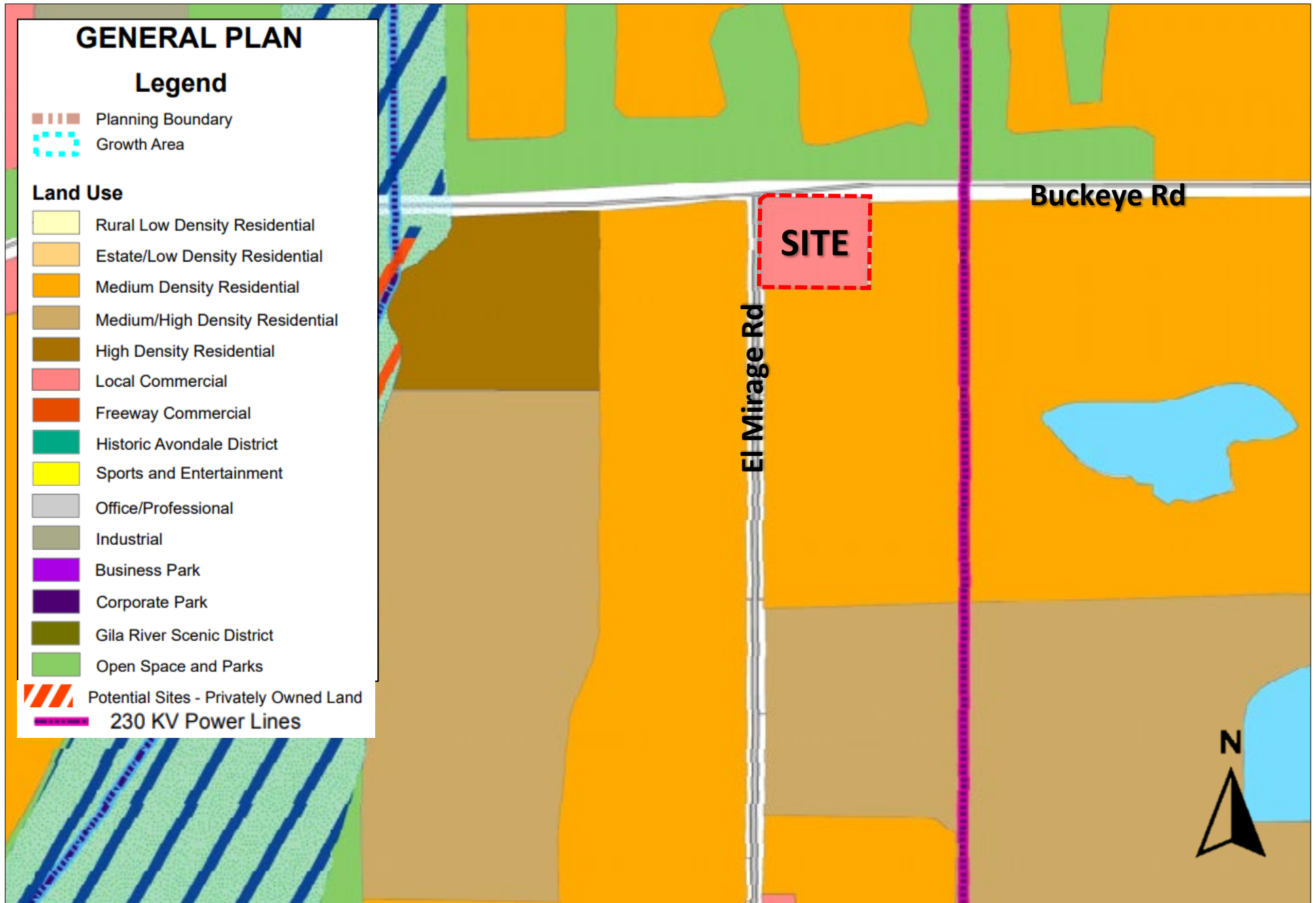


EXHIBIT B

Proposed General Plan Map

Proposed General Plan Land Use Map

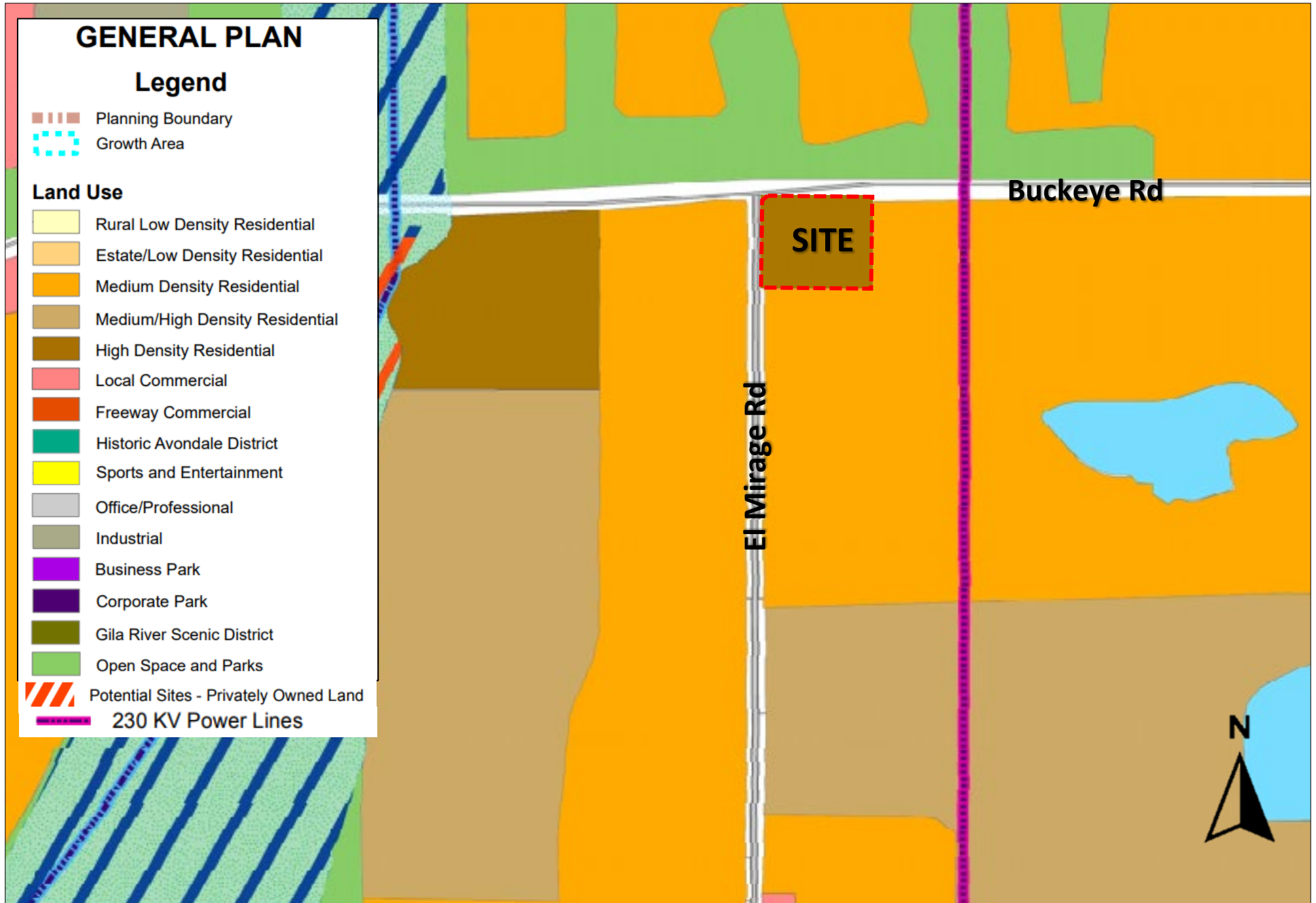


Exhibit F

Certificates of Adequate School Facilities

Littleton Elementary School District

Tolleson Union High School District



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for a rezone, general plan amendment, and site plan and design review has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: River Grove Townhomes Project Manager: EcoVista Development
Request: PAD Acreage/Parcel Size: 9.6 acres
Current Density Allowed: No density limit (residential permitted on upper stories over ground floor commercial only) Density Proposed: 20 du per net acre
Total number of residential units proposed: 180 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:

Donation agreement is in place for impact

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

Date Reviewed: April 16, 2021

School District: Littleton Elementary School District

District Superintendent: Roger Freeman

Phone #: 623-478-5616

E-mail: edwards.khalilah@avondaleaz.gov

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

Development & Engineering Services Department

11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondaleaz.gov/developmentservices



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for a rezone, general plan amendment, and site plan and design review has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: River Grove Townhomes Project Manager: EcoVista Development
Request: PAD Acreage/Parcel Size: 9.6 acres
Current Density Allowed: No density limit (residential permitted on upper stories over ground floor commercial only) Density Proposed: 20 du per net acre
Total number of residential units proposed: 180 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****

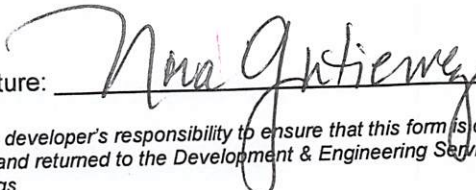
Date Reviewed: December 17, 2020

School District: Tolleson Union High School District #214

District Superintendent: Nora Gutierrez

Phone #: 623-478-4001

E-mail: nora.gutierrez@tuhsd.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

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Exhibit G

Neighborhood Meeting and Outreach Summary

Villages at River Grove

In January, outreach consultants with Bilsten Consulting Inc. began walking door-to-door within the community to share the proposal, answer questions, and seek input. They found that many of the neighbors are supportive of the proposal, prefer residential over the nuisances associated with commercial, and are eager to see the Site developed.

BERRY RIDDELL LLC

April 20, 2021

Page 2

In February a website was posted (<https://ap85943.wixsite.com/villagesatrivergrove>) containing details of the proposal, contact information for the applicant, details of the open house, and an opportunity to provide comments. The website link was included on the public hearing sign, postcard, and publication. No comments were received by the community in response to the website.

The virtual Open House was held on April 12th from 6pm to 7pm. Representatives from EcoVista Development, Bilsten Consulting, Ron Deitrick Architects and Berry Riddell gave a presentation and were available to answer questions. A total of six people attended:

Larry White – 12225 W Davis Lane
Al Nunez – 12381 W Chase Lane
Alisha M. – 12540 W Windsor Avenue
Kim Gathings – 12122 W Belmont Drive
Pat Dennis – North Avondale
Jessica Smith – 1505 S 123rd Drive

Neighbors asked about the density of the project, whether the units would be for rent or for sale, if traffic will be negatively impacted by the proposal, how much guest parking would be provided, whether a new traffic light would be added, and if garages are provided to residents. Additionally, neighbors asked about the associated offsite roadway improvements and how many lanes would be added. Neighbors mentioned that the swap meet causes customers to park along El Mirage Road and staff responded by explaining that the roadway improvements would likely cause the swap meet traffic to be reduced due to a lack of available on-street parking. The applicants responded to all questions and encouraged the attendees to reach out with any additional questions.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners' associations, and other interested parties. A vital part of the outreach process is to allow people to express their concerns, understand their issues, and attempt to address them in a professional and timely matter. The team and outreach consultants will continue to engage with the community throughout this process to seek valuable feedback and be responsive to comments.

If you have any questions about our responses, please feel free to reach out to me directly.

Very truly yours,



Ashley Porter

Exhibit H

Letters in Support of Proposal

Villages at River Grove

Brian Craig
Avondale Plannning Manager
City of Avondale
Planning and Development Dept
11654 W Civic Center Dr
Avondale AZ, 85323

Mayor and Council,

I am a the business owner of the Fiesta Barn Market / liquor store at 12301 W Buckeye Rd, Avondale AZ , 85323.

I am in support of the proposed River Grove project directly across the street from my business.

This area is in need of more high-quality residential development, whose residents can support the local businesses. The current dirt lot has been an eye sore on the community and this project will make good use of that land.

This is precisely the type of appropriate development that this community needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature Bassam Sarkendo.

Printed Name 602-800-4368

Address 12301 W. Buckeye Rd

City Avondale State AZ 85232

Phone/Email Bassam Sarkendo

Dear Mayor and Council,

My name is Kim Gathings and I live at 12162 W. Belmont Dr. which is just a few houses behind the proposed project on the SE corner of Buckeye and El Mirage Rd. I was one of the only neighbors who attended the virtual neighborhood meeting. I initially had some questions about the density, but that was before I learned just how big the site actually is. I was very surprised to hear the overall size and I had to drive the site to believe it myself. After I drove the site, my opinion changed as there was more vacant dirt there than I remembered.

I also received numerous calls from the development team's outreach coordinator to make sure that all of my questions had been answered. I think this project is a great idea, fits in well with the surrounding community and I really am excited. My daughter is also "thrilled" as she wants to move in there... and I want her to move out!

Please join me in supporting this proposed rezoning.

Thank you,



Kim Gathings

12162 W. Belmont Dr.

Avondale, AZ 85323

623-628-4531



AGENDA ITEM REPORT

SUBJECT: Villages at River Grove – Rezoning from Coldwater Springs 3 Planned Area Development (PAD) to Villages at River Grove Planned Area Development (PAD) – Application PL-20-0349

MEETING DATE: 6/16/2021

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 Ms. Wendy Riddell, Berry Riddell LLC, to rezone approximately 11.97 gross acres of land located at the southeast corner of Buckeye Road and El Mirage Road from Coldwater Springs 3 Planned Area Development (PAD) to Villages at River Grove Planned Area Development (PAD). The proposed Villages at River Grove PAD would allow for development of the site with a 180-unit townhome-style multi-family residential community at a density of 19.08 units per acre. 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 11.97-acre subject property (Exhibits A and B) is located at the southeast corner of Buckeye Road and El Mirage Road.

The property was annexed into the City in July 1976 and rezoned from Agricultural (AG) to Planned Area Development (PAD) as part of the 156.9-acre Coldwater Springs 3 PAD in July 1998. The Coldwater Springs 3 PAD provides for development of the subject property in accordance with the uses and development standards of the City's Community Commercial (C-2) zoning district. Though the 145.0-acre single-family residential portion of the Coldwater Springs 3 PAD was fully developed between 2001 and 2004 with Cambridge Estates, a 564-lot subdivision, the commercially zoned subject property remains undeveloped.

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 existing uses and zoning of surrounding properties include:

North of Buckeye Road: Union Pacific Railroad (UPRR) tracks run east/west immediately north of Buckeye Road. Just north of the UPRR facilities is Coldwater Springs, a subdivision consisting of 1,887 lots developed with single-family residential detached homes, and the Coldwater Springs Golf Club. Both the Coldwater Springs subdivision and golf course are zoned Coldwater Springs Planned Area Development (PAD).

East and South: Cambridge Estates, a subdivision consisting of 564 lots developed between 2001 and 2004 with single-family residential detached homes. Like the subject property, the subdivision is zoned Coldwater Springs 3 Planned Area Development (PAD).

West of El Mirage Road: From north to south, across El Mirage Road:

- Fiesta Barn Market, a convenience store on property zoned Community Commercial (C-2). In addition to the daily use of the property as a convenience store, Fiesta Barn also hosts an outdoor swap meet on select weekends; the swap meet use is legal non-conforming as it has been occurring on the property since before the site was annexed into the City.
- Diamond Ridge, a subdivision consisting of 210 lots developed with single-family residential detached homes. The subdivision is zoned Diamond Ridge PAD (Planned Area Development).

SUMMARY OF REQUEST:

The applicant is requesting to rezone the subject property to a new Planned Area Development (PAD). The proposed Villages at River Grove PAD Narrative, included as Exhibit E, details permitted uses, development standards, landscaping and architectural design standards, and other requirements that will guide future development of the site with a contemporary 180-unit townhome-style multi-family residential community. Within the narrative, exhibits are provided including a conceptual site plan (Exhibit F), building elevations and architectural renderings (Exhibit G), conceptual landscape and open space plans, and sign elevations. As noted above, the property is currently designated by the General Plan Land Use Map for Local Commercial use. Approval of the companion 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 that will allow for development of the property at a density of 19.08 dwelling units per acre (based upon a net site area of 9.43 acres).

The Villages at River Grove project will be gated and primarily accessed from Buckeye Road via an attractive, resort-style entrance featuring decorative pavement and an entry median containing landscaping and a small water feature. Full-movement vehicle access will be accommodated at the primary entrance, allowing residents and visitors the ability to turn right onto eastbound Buckeye Road, towards Avondale Boulevard, or left onto westbound Buckeye Road towards El Mirage Road and Dysart Road. A secondary access to the site directly to/from El Mirage Road, also featuring decorative pavement and allowing for full turning movements, is provided at the southwest corner of the property. Pedestrian access into and out of the site will be provided via multiple pedestrian gates connecting the community's extensive illuminated and tree-shaded internal sidewalk system to both the Buckeye Road and El Mirage Road public sidewalks.

The community will be comprised of nineteen (19) buildings containing 180 multi-family townhouse residential units, a clubhouse, and a leasing office. The project is designed in a traditional, rear-loaded townhome style, where each unit's garage will be accessed at the rear of the home from a private, shared drive, allowing the front of each unit to face onto linear open space and pedestrian corridors. The majority of buildings within the development will be two-stories and 26 feet in height to the top of parapet; one (1) building and portions of

four (4) others will be single-story, designed for ADA (American's with Disabilities Act) compliance, with a height of seventeen (17) feet to the top of parapet.

The proposed unit mix will include:

- 52 one-bedroom units, each of which will be located on the ground floor and feature its own attached single-car garage with interior access provided between the garage and living area. All one-bedroom units will include a ground level walled patio in the front yard overlooking a landscape area or greenbelt corridor. The units will range in area from 721 square feet to 900 square feet, not including the area of the garage or patio.
- 104 two-bedroom units, each of which will include attached garages with an interior staircase providing direct access to second floor living area above (except for two (2) ADA units that will provide for ground floor living area). Two-bedroom units will feature a second level balcony overlooking adjacent landscape areas or greenbelt corridors. Exactly half of the two-bedroom units (52 units) will feature single-car garages with the remaining half (also 52 units) equipped with two-car garages. The units will range in area from 1,035 to 1,324 square feet, not including the area of the garage or balcony.
- 24 three-bedroom units, each of which will include attached two-car garages with interior access to living area. Three-bedroom units will include living area on both the ground floor, adjacent to the garage, and second floor (except for one (1) ADA unit where all living area will be provided on the ground floor). Three-bedroom units will feature both a ground level walled patio and second-story balcony overlooking landscape area in the front of the home. The units will range in area from 1,700 to 1,715 square feet, not including the area of the garage, patio, or balcony.

In addition to every unit including its own private, attached garage as described above, 80 uncovered surface parking spaces are provided for use by guests and residents, distributed throughout the community along the private road system internal to the development. Six (6) of the 80 uncovered spaces will be equipped with electric vehicle charging stations, with accommodation made for future installation of additional charging stations in both garages and guest parking areas. In total, including garage parking and uncovered parking, the project exceeds City minimum parking requirements by nine (9) spaces.

The proposal provides for twenty (20) percent usable open space, the majority of which is provided in a centralized amenity area located immediately south of the project's Buckeye Road entrance. Both indoor and outdoor amenities will be provided in the centralized amenity area, which is accented by a shallow, artificial stream that will meander through the property in a tree-shaded paseo, inspiring the project's Villages at River Grove name. Additional amenities within the central open space area include a clubhouse with a fitness center, business center, television lounge, and coffee bar, a resort style pool and spa with cabanas and ramadas, a shaded children's playground, a basketball court, and a large lawn for open play. Outside of the central amenity zone, several more open-air ramadas with seating and barbeque grilling stations are dispersed throughout the community and a looped fitness trail is provided along the perimeter of the site. Though not included towards the project's open space calculation, all units will feature private open space in the form of walled patios, second-story balconies, or both.

The proposed building architecture (Exhibit G) provides for a contemporary aesthetic that complements the community's riparian theme by featuring clean lines, relaxed colors, and a variety of textures. Materials incorporated into the proposed building designs include five (5) different earth tone colors of painted stucco, each of which is provided in a unique texture to create different visual effects in shadow and sun conditions. Dark bronze metal, used for window frames, decorative garage doors (including contemporary glazing), balcony railings, and balcony and roof fascias, along with walnut textured metal soffit panels, and walnut entry doors, are used to provide a rich, sophisticated contrast against the lighter primary tones. Throughout the project, building massing is broken up through exceptional modulation of exterior walls as well as through

incorporation of projecting elements such as roof overhangs and balconies. All building types within the proposed development incorporate the full range of materials, colors, and massing techniques to provide excellent façade articulation and create visual interest throughout.

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

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 Monday, April 12, 2021. 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 days prior to the meeting as required. In addition to City Staff and the applicant's team, six (6) people attended the virtual meeting (Exhibit I). Discussion and questions included:

- **Will the units be rentals, if so, what were the expected rents?** The applicant responded that yes, all 180 units would be luxury rentals with estimated rent prices ranging from \$1,000 per month for 1-bedroom units to around \$1,700 per month for 3-bedroom units.
- **What street improvements will be completed with the project?** City Staff indicated that the developer will be required to add an additional northbound lane to El Mirage Road adjacent to the project's western edge and a deceleration lane for westbound Buckeye Road traffic approaching the site. In addition, the developer will complete sidewalks, streetlights, curb, gutter, and landscaping along both the El Mirage Road and Buckeye Road frontages.
- **Is enough parking provided for households with multiple vehicles?** The Applicant responded that the number of personal vehicles that any one household could have on the property would be limited in tenant leases and monitored to ensure that the limitations are adhered to. The developer expects that most 2-bedroom units are likely to be rented by households with one to two residents, with the second bedroom being used instead as an office. Similarly, the developer expects most 3-bedroom units to be rented by three to four person households, where two bedrooms are utilized and the third used instead as an office.
- **The weekend swap meet occurring on the Fiesta Barn property, west of El Mirage Road, creates a host of issues related to parking and safe circulation, including vehicles using the dirt shoulder along the subject site as parking for the swap meet.** City Staff responded that with the developer completing street improvements to El Mirage Road and Buckeye Road with this project, vehicles would no longer be able to use the dirt shoulder for parking. With the shoulder parking eliminated and no viable and/or legal parking alternatives nearby, Staff presumed that attendance to the legal non-conforming swap meet may begin to diminish.
- **Would there be a future traffic signal at the intersection of El Mirage Road and Durango Street?** Staff noted that the intersection in question is nearly a half-mile south of the proposed Villages at River Grove project, but that a future signal at that location was recently discussed by City Council and is being considered for inclusion in a future Capital Improvement Program budget.
- **What types of traffic impacts were to be expected from the proposed development?** The applicant responded that the traffic expected to be generated by the planned 180-unit complex would be less volume and more evenly distributed than if the property developed with commercial uses under its current zoning. The applicant acknowledged that the traffic would be an increase over the existing condition where the property is undeveloped.
- **How does the density of the proposed development compare to the existing multi-family**

developments on Buckeye Road west of the Agua Fria River? Staff responded that the proposed density, approximately 19.08 units per acre, was nearly identical to the Sedona Peaks apartments (18.82 units per acre), the nearest multi-family residential project to the site west of the Agua Fria River.

- **What was the expected height of the project's perimeter walls and would there be landscape area both inside and outside the perimeter walls?** The applicant responded that the height of all perimeter walls would be six (6) feet and that landscaping would be provided both inside and outside the walls to enhance the streetscapes along El Mirage Road and Buckeye Road.

Three (3) comments pertaining to the proposal were posted on the City's aVOICE/Polco digital forum, as follows:

- "Good use for that corner. Please proceed in allowing development. Although, not sure who wants to live near that ancient liquor satore (sic) with the weekend messy swapmart."
- "With all the apartments and high density housing who is going to pay for all the new schools that we (sic) be needed for all these new residences?"
- "Will you include some low income units?"

In addition, two (2) letters in support of the proposal, one (1) from the owner of the Fiesta Barn Market and the second from a homeowner in Cambridge Estates, have been provided (Exhibit J). No additional public comments have been received to date.

All required notifications for the Planning Commission and City Council public hearings have been 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 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 Littleton Elementary School District (LESD) and the Tolleson Union High School District (TUHSD).

The nearest elementary school to the property is the Estrella Vista STEM Academy located at the southeast corner of 119th Avenue and Cocopah Drive in the Del Rio Ranch community. However, LESD does not assign students to particular elementary schools based upon geographical location, so elementary age students living in Villages at River Grove 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, also within Del Rio Ranch.

Both LESD and TUHSD have provided the City with Certificates of Adequate School Facilities (Exhibit H) stating that each district has adequate capacity to accommodate the anticipated enrollment from the proposed Villages at River Grove development. LESD Superintendent Dr. Roger Freeman also indicated that a donation agreement is in place for impact.

ANALYSIS:

General 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 Villages at River

Grove PAD, with a proposed density of 19.08 units per acre, aligns with the requested HDR land use designation.

Additionally, the proposed PAD furthers several goals of the General Plan, most notably:

- General Plan 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.*” Though there are several garden-style apartment communities within reasonable proximity to the site, there are no similar townhome-style communities featuring tuck-under garages with living above currently constructed in the City. The proposed housing product will appeal to residents seeking a single-family attached living environment without maintenance responsibilities.
- General Plan Housing Element Goal #4: “*Require excellence and innovation in residential design and construction.*” The proposed Villages at River Grove development incorporates high quality architecture and amenities that further City design goals.
- 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 is a shortage of available properties that can be developed with higher density residential uses, in particular townhome-style communities, 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 City.
- General Plan Circulation Theme Goal #3: “*Provide a transportation system that serves the public in a safe, efficient, and cost-effective manner.*” The developer of Villages at River Grove will improve adjacent streets, including construction of an additional northbound lane for El Mirage Road adjacent to the property. Completion of the off-site improvements will enhance the safety and efficiency of traffic in the vicinity of the site, particularly northbound traffic on El Mirage approaching Buckeye Road.

Streets and Infrastructure

Vehicular access to the Villages at River Grove will be provided from two (2) gated driveway entrances, a primary entrance accessible from Buckeye Road to the north and a secondary entrance accessed from El Mirage Road to the west. An expansive network of on-site pedestrian sidewalks will connect to the public sidewalks adjacent to both Buckeye Road and El Mirage Road. The developer will be responsible for improvements to both streets adjacent to the site, including the installation of an additional northbound travel lane, curb, gutter, sidewalk, streetlights, and landscaping in El Mirage Road and installation of a deceleration lane, curb, gutter, and landscaping in Buckeye Road.

Based upon a review of a full Traffic Impact Analysis, the City has determined that the proposed driveways will provide adequate access to the site. Peak hour traffic from the project is expected to be lower in volume and more evenly distributed, with shallower peaks, compared to the property being developed with retail, service, or office uses under the site’s current commercial zoning. With street improvements to be completed by the developer, as noted in the preceding paragraph, it is anticipated that traffic conditions on adjacent streets, particularly El Mirage Road, will improve compared to current conditions.

Permitted Uses

The uses proposed by the PAD are limited to multi-family or single-family townhomes, typical residential accessory uses such as clubhouses and open spaces, and home occupations in accordance with the City’s standard Zoning Ordinance requirements. The proposed uses are fully consistent with the proposed High Density Residential General Plan designation and are appropriate for the proposed development type. It should be noted that, by virtue of allowing for both multi-family and single-family residential townhomes within the PAD, the developer is preserving the future ability to convert the project to a platted townhome

(condominium) subdivision where each unit would be located on its own lot and owned separately.

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 PAD meets or exceeds all R-4 requirements with the following exceptions:

- The R-4 district requires two-story (or taller) buildings to be separated from nearest single-family residential property lines by a minimum of 75 feet. The PAD proposes a slight reduction in this standard, to 70 feet, to allow for a curvilinear street design within the community. Measures have been taken to offset the minor reduction in separation, including provision of a 15-foot landscape buffer adjacent to existing single-family homes within with double rows of trees will be planted adjacent to where the shorter separation is provided.
- The R-4 district permits two (2) entry monument signs at each project entrance, with each sign limited to six (6) feet in height. To establish a unique identity for the Villages at River Grove project and to enliven the streetscape along the site's Buckeye Road and El Mirage Road frontages, the PAD proposes a one (1) foot increase in the maximum height of monument signs (to seven (7) feet) and requests one (1) additional monument sign to be angled at the intersection of El Mirage Road and Buckeye Road. To complement the buildings on the site, the proposed monument signs incorporate colors, materials, and styles used throughout the project. As such, Staff supports the proposed adjustments which will allow the project to develop a distinguishable identity to attract perspective residents.

Site design, architecture, landscaping, and open space provided by the Villages at River Grove project all meet or exceed expectations set forth within the Zoning Ordinance and Multi-Family Residential Design Manual. As previously noted, the development incorporates a riparian theme that is exemplified by a shallow meandering stream that runs from north to south through a shaded paseo. As Avondale is very sensitive to water waste, it is important to emphasize that the proposed water feature has been reviewed by members of the City's Public Works Department team and, due to the low volume used by the feature (which is designed with a recirculating water system), the feature is fully supported. Extending out from the paseo, a range of high-quality amenities are provided to appeal to users of varying demographics. Architecturally, proposed building elevations utilize a range of visually interesting, complementary materials, textures and colors order to create the depth, contrast, massing, movement and scale desired for multi-family residential development in Avondale. Furthermore, exceptional care has been taken in the design of the project through provision of landscape buffers and placement of single-story building elements nearest existing single-family residences to the south and east of the site to minimize any potential impacts of this development on those residents.

DISCUSSION:

The proposed PAD meets the following findings:

1. The proposed Villages at River Grove PAD is in direct conformance with the proposed General Plan Land Use Map designation of High Density Residential.
2. The proposed Villages at River Grove PAD is in conformance with the Multi-Family Residential Design Manual.
3. The proposed Villages at River Grove 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:

STRATEGIC OUTCOME AREA: Creative and Sustainable Community Development

- STRATEGY: Develop diverse housing options, to include housing that is affordable to workers and close to their jobs.
- STRATEGY: Maintain and expand quality infrastructure and improve connectivity to City amenities.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-20-0349 Villages at River Grove, a request to rezone approximately 11.97 acres from Coldwater Springs 3 Planned Area Development (PAD) to Villages at River Grove Planned Area Development (PAD), subject to the following two (2) conditions of approval:

1. Development shall conform to the Villages at River Grove Planned Area Development (PAD) Narrative electronically date stamped, April 27, 2021, 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:

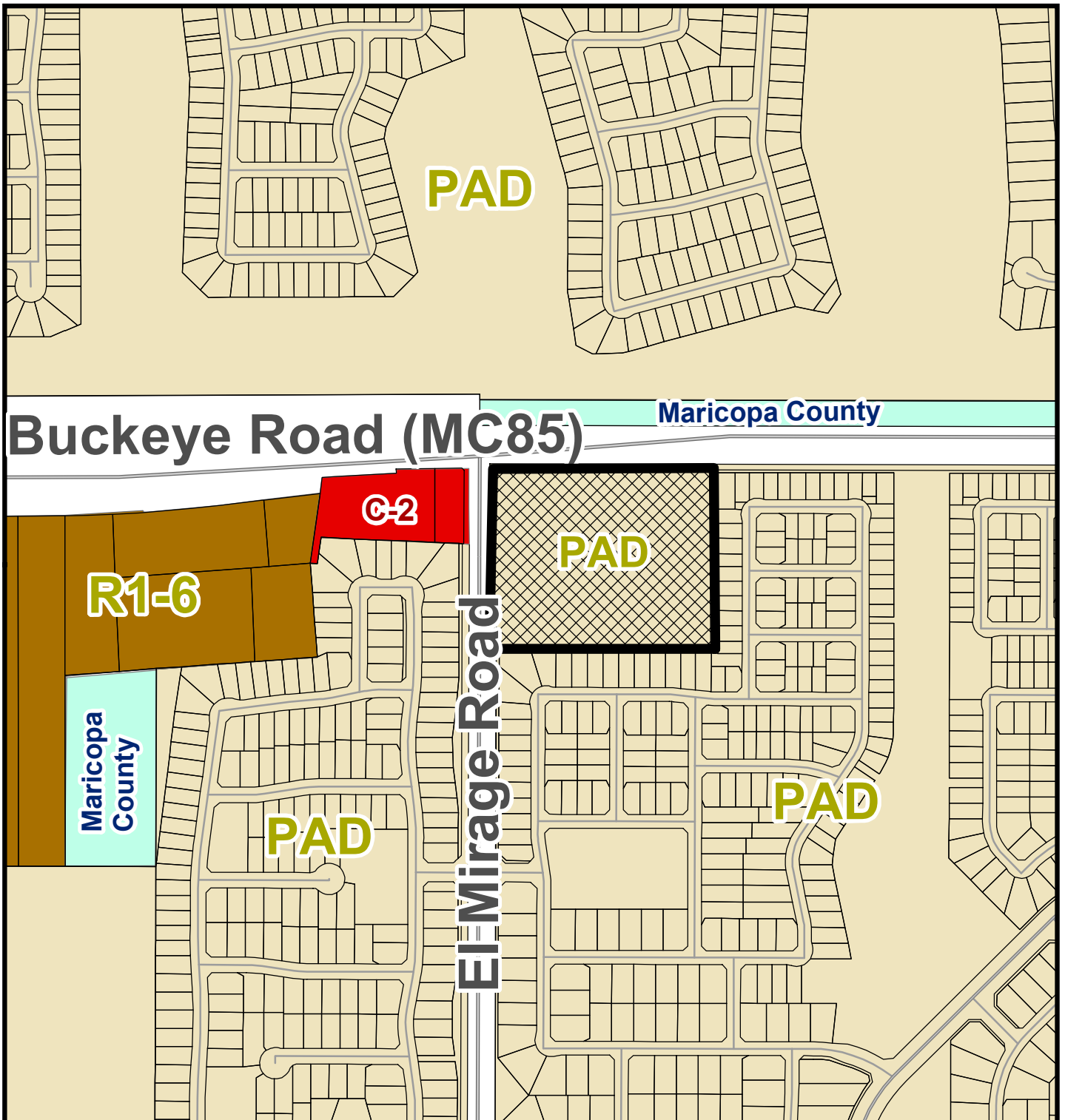
I move that Planning Commission recommend **APPROVAL** of Application PL-20-0349 Villages at River Grove, a request to rezone approximately 11.97 acres from Coldwater Springs 3 Planned Area Development (PAD) to Villages at River Grove Planned Area Development (PAD), subject to two (2) conditions listed in the staff report.



Aerial Photograph



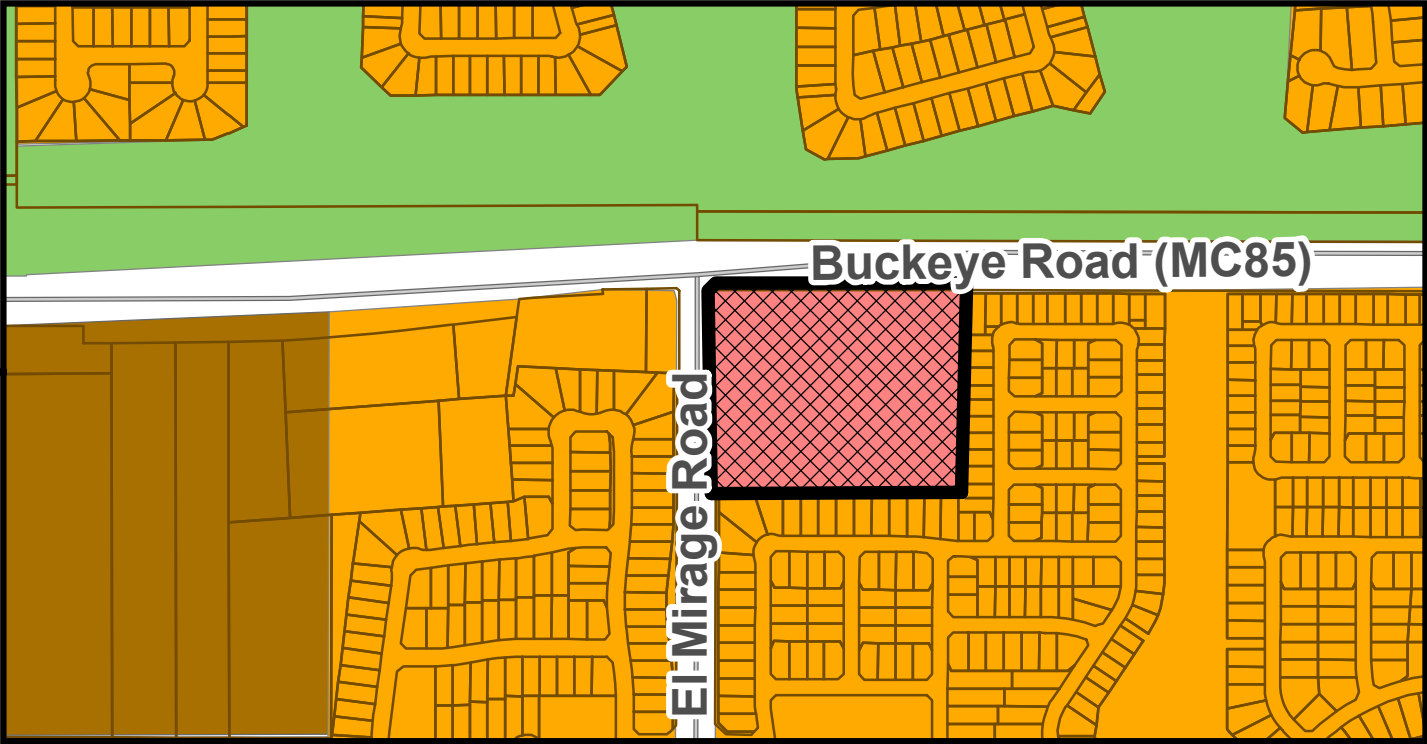
 Subject Property



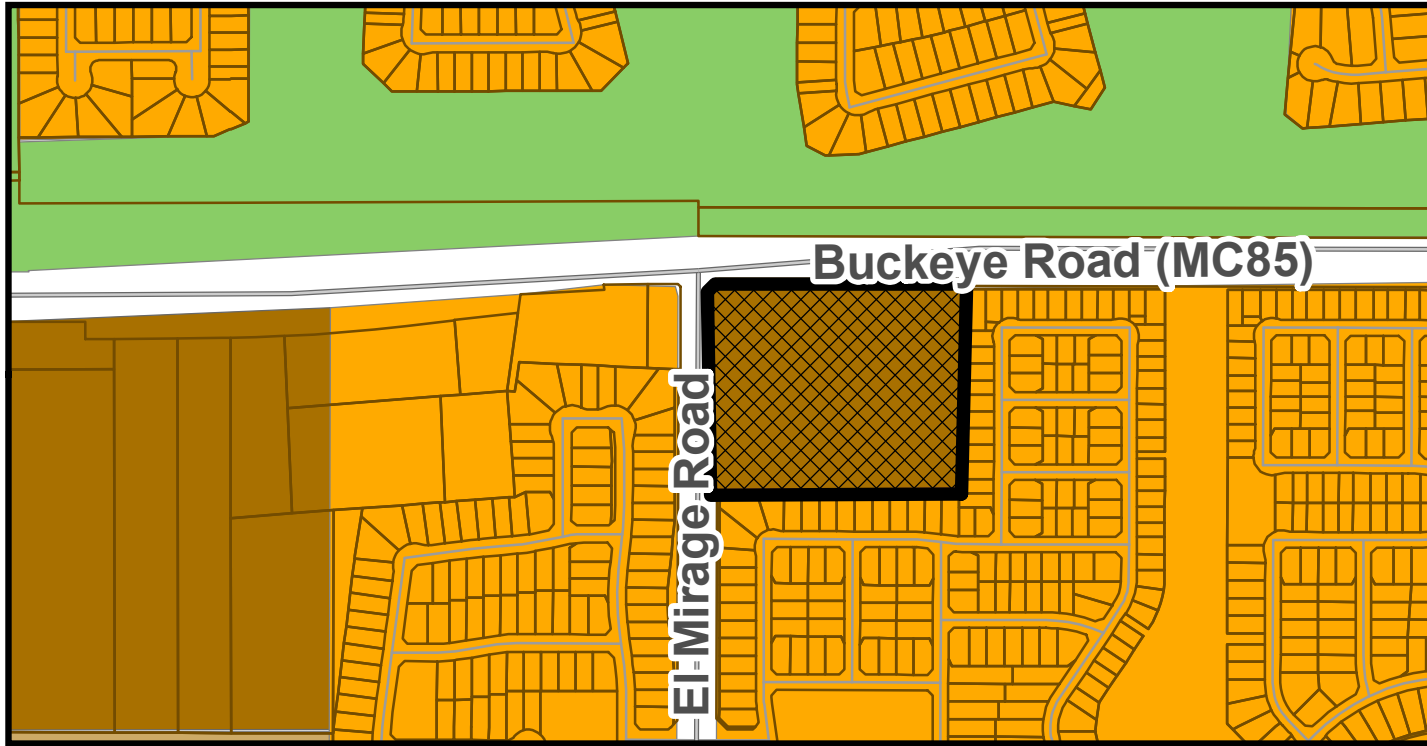
Zoning Vicinity Map



Subject Property



CURRENT LAND USE MAP

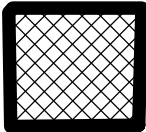


PROPOSED LAND USE MAP

General Plan Land Use Map



- Medium Density Residential
- High Density Residential
- Local Commercial
- Open Space and Parks



Subject Property

SUMMARY OF RELATED FACTS

APPLICATIONS PL-20-0348 & PL-20-0349

THE PROPERTY	
PROPERTY SIZE	Approximately 11.97 gross acres
LOCATION	Southeast corner of Buckeye Road (MC-85) and El Mirage Road
EXISTING LAND USE	The subject property is undeveloped and is not used for agricultural production.
EXISTING ZONING	Coldwater Springs Phase 3 Planned Area Development (PAD)
ZONING HISTORY	The subject property was annexed in July 1976 and rezoned from Agricultural (AG) to Planned Area Development (PAD) as part of the 156.9-acre Coldwater Springs 3 PAD in July 1998. The approved PAD allows for commercial development of the subject property in accordance with the uses and development standards of the Community Commercial (C-2) zoning district.

SURROUNDING ZONING AND LAND USE	
NORTH OF BUCKEYE ROAD	Union Pacific Railroad (UPRR) tracks run east/west immediately north of Buckeye Road. Just north of the UPRR facilities is Coldwater Springs, a subdivision consisting of 1,887 lots developed with single-family detached homes, and the Coldwater Springs Golf Club. Both the Coldwater Springs subdivision and golf course are zoned Coldwater Springs Planned Area Development (PAD).
EAST AND SOUTH	Cambridge Estates, a subdivision consisting of 564 lots developed between 2001 and 2004 with single-family detached homes. Like the subject property, the subdivision is zoned Coldwater Springs 3 Planned Area Development (PAD).
WEST OF EL MIRAGE ROAD	From north to south: - Fiesta Barn Market, a convenience store on property zoned Community Commercial (C-2). In addition to the daily use of the property as a convenience store, Fiesta Barn also hosts an outdoor swap meet on select weekends; the swap meet use is legal non-conforming as it has been occurring on the property since before the site was annexed into the City. - Diamond Ridge, a subdivision consisting of 210 lots developed with single-family detached homes. The subdivision is zoned Diamond Ridge PAD (Planned Area Development).

GENERAL PLAN
The property is presently 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.

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary School District Tolleson Union High School District
ELEMENTARY SCHOOL	Student's Choice (No Defined School). The closest district school is Estrella Vista STEM Academy located at the southeast corner of 119 th Avenue and Cocopah Drive in Del Rio Ranch.
HIGH SCHOOL	La Joya Community High School, located at the southwest corner of Avondale Boulevard and Durango Street in Del Rio Ranch.

<i>ADJACENT STREETS</i>	
Buckeye Road (MC-85)	
Classification	Maricopa County Arterial
Existing half street right-of-way	70 feet
Standard half street right-of-way	70 feet
Existing half street improvements	Two (2) travel lanes, half center turn lane, detached sidewalk, and streetlights.
Standard half street improvements	Two (2) travel lanes, deceleration or right turn lanes as needed, half center turn lane, curb, gutter, detached sidewalk, streetlights, and landscaping.
El Mirage Road	
Classification	Minor Arterial
Existing half street right-of-way	33 feet
Standard half street right-of-way	50 feet
Existing half street improvements	One (1) travel lane
Standard half street improvements	Two (2) travel lanes, deceleration or right turn lanes as needed, half center turn lane, bike lane, curb, gutter, detached sidewalk, streetlights, and median.

<i>UTILITIES</i>
Water service will be provided to the development via existing 12-inch lines in El Mirage Road and Buckeye Road.
Sewer service will be provided to the development via an existing 30-inch main in El Mirage Road.
SRP provides electrical service in this portion of Avondale.

Exhibit E

Proposed Planned Area Development Narrative

Villages at River Grove

Received
Electronically April
27, 2021

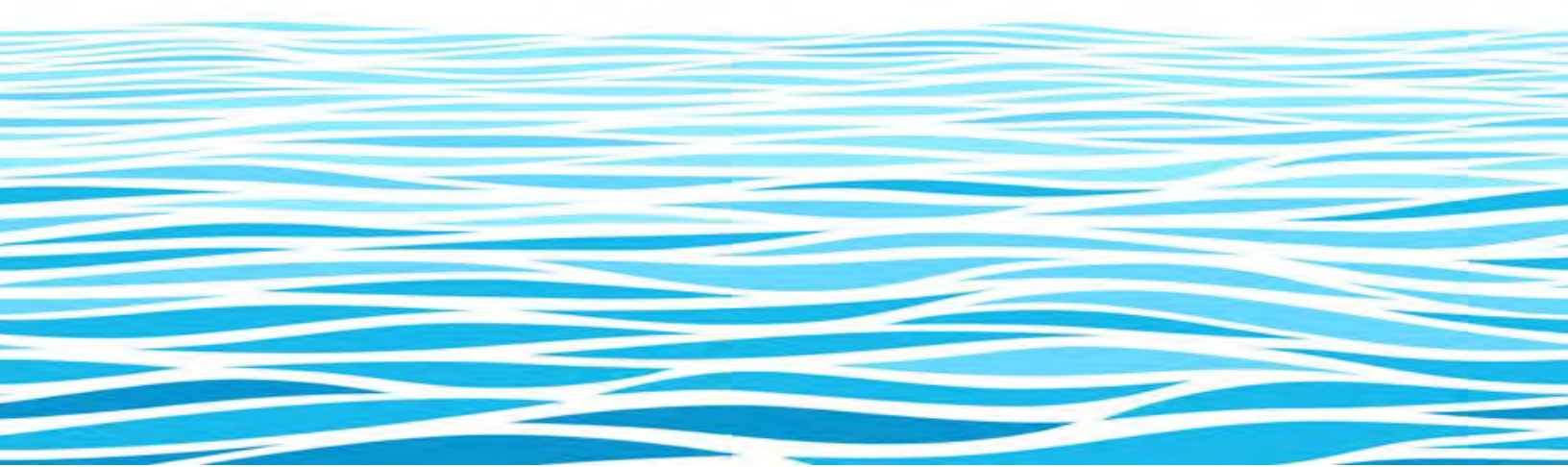
Rezoning Narrative Villages at River Grove

PL-20-0349

Submitted: December 23, 2020
Resubmitted: February 25, 2021
Resubmitted: March 26, 2021

Prepared for:

EcoVista Development
Seth Jardine, President
4400 N Scottsdale Road, Suite 9500
Scottsdale, Arizona 85251



DEVELOPMENT TEAM

DEVELOPER

EcoVista Development
Seth Jardine, President
4400 N Scottsdale Road, Suite 9500
Scottsdale, Arizona 85251

LAND USE ATTORNEY

Berry Riddell LLC
Wendy Riddell, Esq.
6750 E Camelback Road, #100
Scottsdale, Arizona 85251

ARCHITECT

Ron Deitrick Architects
Ron Deitrick, Principal
16435 N Scottsdale Road, Suite 290
Scottsdale, Arizona 85254

ENGINEER

R.B. Williams & Associates, Inc.
Jeffrey Williams, President
1921 S Alma School Road, Suite 101
Mesa, Arizona 85210

OUTREACH

Bilsten Consulting Inc.
Tom and Krista Bilsten
77 W Chicago Street, Suite 1
Chandler, Arizona 85225

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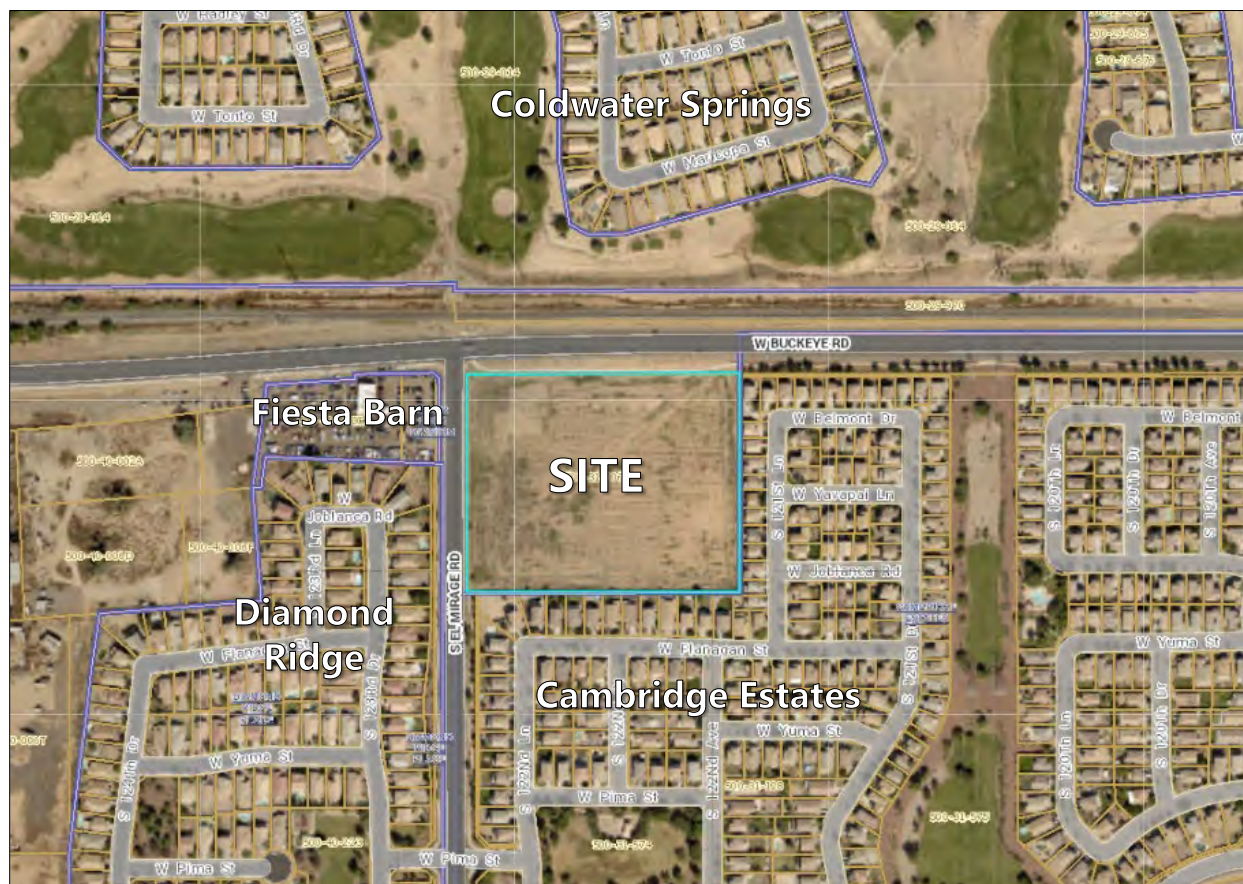
EXHIBITS

Gross Legal Description	A
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REQUEST

The purpose of this request is to seek a rezoning to Planned Area Development ("PAD") of an approximate 11.97-gross-acre site located at the southeast corner of El Mirage Road and W Buckeye Road (the "Site") for a new 180-unit for-rent townhome development. As shown in the aerial below and *Exhibit B – Aerial Vicinity Map*, the Site is currently vacant and surrounded by existing one to two-story single-family residential and a commercial development. Currently, the Site is zoned for all commercial ("C-2") land uses within the Coldwater Springs Phase 3 PAD, which includes uses such as office, antique stores, retail, hotels, hospitals, tattoo parlors, nail salons, laundromats, pet boarding, and residential above ground floor commercial with no maximum density. As such, the request will require a rezone to the Villages at River Grove PAD to permit the proposed luxury residences. Concurrent applications have been filed to seek a General Plan Amendment and Site Plan/Design Review approval to facilitate development of the Site as outlined herein. The requirements of the Zoning Ordinance (as amended), Avondale Subdivision Regulations (as amended), and Multi-Family Residential Design Manual (as amended) shall apply except where explicitly stated otherwise in this PAD.

Context Aerial



DEVELOPMENT PLAN

Villages at River Grove is a 180-unit community consisting of a modern design with a centralized greenbelt with amenities. See *Exhibit E – Site Plan*. The proposed unit mix includes one, two, and three-bedroom units ranging in size from approximately 721 square feet per one-bedroom unit, 1,324 square feet per two-bedroom unit, and 1,725 square feet per three-bedroom unit. A unit mix layout is provided with this application to show how the individual unit types will be distributed throughout the Site.

The theme of Villages at River Grove is anchored by a river feature meandering through the central amenity area from north to south, establishing a distinct identity for the development. See *Exhibit F – Conceptual Landscape and Open Space Plan*. Amenity spaces include ramadas and BBQ areas dispersed throughout the community, a playground, sports court, fitness center, clubhouse, swimming pool and spa. Double-rows of units feature an internal courtyard with shaded sidewalks to encourage resident interactions and utilization of the amenities. An on-site manager's office is located adjacent to the pool and spa. The community will be gated and a sense of arrival is created by a palm-lined main drive and water element along Buckeye Road. In addition to the existing separated sidewalk within the right-of-way, the development features a loop path internal to the Site that is shaded by trees to facilitate safe and comfortable pedestrian circulation and encourage fitness and recreation. In accordance with the City requirements, 20 percent of the Site is devoted to usable open space.

Ingress and egress to the Site is provided by driveways on Buckeye Road and El Mirage Road. The circulation pattern has been designed to create visual interest and ease the flow of traffic within the Site. Buildings are staggered to create a curvilinear street pattern to create a dynamic and interesting streetscape. A row of trees within the perimeter landscaping setback and an additional row of trees along the buildings provide buffering to the adjacent land uses. Refuse enclosures are located to ensure convenient pickup and are oriented away from single-family residential areas.

Units feature a minimum of one garage space. All one-bedroom units feature a one-car garage. Fifty percent of the two-bedroom units contain a one-car garage (noted as unit type 2.1 on the attached Site Plan) and the remaining fifty percent of the two-bedroom units contain a two-car garage (noted as unit type 2.2 on the attached Site Plan). All three-bedroom units feature two-car garages. Guest parking is provided at a rate of one space per ten dwelling units. Private restrictions and/or on-site management will regulate the use of garages to ensure that they are utilized for vehicles, rather than storage, and thus, an adequate amount of guest parking is maintained.

An internal private loop road provides vehicular circulation with visitor parking distributed throughout the community. All parking is screened by a 6-foot-tall perimeter wall constructed of CMU with smooth and textured stucco finishes and recesses at various intervals along the perimeter of the community. Project identification signs are integrated into the wall at the entrances on Buckeye Road and El Mirage Road. Trash enclosures are provided at convenient locations and are enclosed with 6 foot tall CMU walls and finished to match the perimeter fence and opaque metal gates painted to match the building trim metal, and will be constructed to the city approved standards.

As shown in the development standards comparison table contained herein, the proposal is consistent with the required setbacks of the R-4 Zoning District of the Avondale Zoning Ordinance ("AZO"). Additionally, the proposed layout complies with design goals outlined in the AZO, specifically, *open space areas shall be the central focus of the development. Open space should link recreation areas with the dwellings and be uninterrupted by vehicular circulation or parking areas* (AZO Section 2.B.2.a). The design is driven by a centralized open space amenity area that is connected to a network of shaded internal courtyards that create a safe and comfortable way for residents to travel throughout the Site and enjoy the many recreation and amenity spaces. Where 25 percent landscaping is required, 33 percent of the Site is landscaped to create a lush and comfortable environment for residents.

PROPOSED LAND USES

The following land uses shall be permitted within the Villages at River Grove PAD:

- Multi-Family Townhomes or Single-Family Townhomes
- Accessory uses incidental to the principal uses such as, but not limited to, game courts, clubhouses, community buildings, on-site leasing/management office, pools, garages, community gardens, and fitness center
- Home occupations in accordance with the AZO
- Temporary construction staging in conjunction with onsite construction in accordance with the AZO

DEVELOPMENT STANDARDS

Development within the Villages at River Grove PAD shall comply with the standards of the R-4 Zoning District of the AZO, except as modified below. If this section is silent on a development standard, the requirements of the AZO prevail.

DEVELOPMENT STANDARDS		
Standard	R-4 Requirement	Requested PAD Standard
Maximum density	30 du per net acre	25 du per net acre
Minimum lot width	50 feet	50 feet*
Minimum lot depth	100 feet	100 feet*
Maximum height	45 feet	30 feet
Maximum building coverage	50 percent	50 percent
Perimeter Setbacks/Separation		
Front yard setback (west)	25 feet	25 feet
Rear yard setback (east)	15 feet	15 feet
Street side yard setback (north)	25 feet	25 feet
Side yard setback (south)	15 feet	15 feet
Minimum 2-story building setback from adjacent single-family residential lot lines	75 feet	70 feet
Minimum building separation	15 feet	15 feet
Perimeter Landscaping Setbacks		
Adjacent to single-family residential land use or zoning	15 feet	15 feet
Fully landscaped setback to parking adjacent to public streets	15 feet	15 feet**
Signage		
Number of monument signs	Two per entry	Two per entry and one located at the intersection
Height of monument signs	Maximum 6 feet	Maximum 7 feet

*Note: If the Site is platted for ownership, the above standards shall apply except lots shall have a minimum lot area of 1,800 square feet, minimum lot width of 30 feet and minimum lot depth of 60 feet.

**Small portions of the auto-court drives may extend into the required landscape setback to allow sufficient room for turning movements

Justification

Through this PAD overlay, we are proposing a reduction in density from the base R-4 requirement, and a slight decrease in the setback adjacent to single-family residential for two-story buildings. Typically, the AZO requires that within 75 feet of a Single-Family Residential area or Zoning District, buildings shall be limited to one story in height. The request to decrease the setback to 70 feet is a minor request that is necessary to provide a curvilinear street design that creates an attractive internal streetscape. Additionally, because a majority of the adjacent single-family residences are two-story in height, the request is appropriate for this Site.

The Villages at River Grove PAD is proposed to permit only residential and ancillary land uses, which will create a better transition than the current entitlements allow. The current PAD permits commercial land uses adjacent to single-family residential such as office, antique stores, retail, hotels, hospitals, tattoo parlors, nail salons, laundromats, pet boarding, and residential above ground floor commercial with no maximum density. This PAD proposes a sensitive transition between land uses that will ensure development of this Site has a positive impact on the surroundings. One additional monument sign and a minimal increase in height has been requested so that a placemaking sign can be provided at the intersection of Buckeye Road and El Mirage Road to reinforce the development's identity and create visual interest.

LANDSCAPING, OPEN SPACE & AMENITIES

The design for Villages at River Grove is inspired by a riparian theme with abundant open space and amenities that encourage residents to spend time outdoors socializing, exercising, or relaxing. The amenities provided to residents includes both indoor and outdoor spaces to encourage utilization regardless of weather. The outdoor amenities include a centralized swimming pool with spa, abundant seating and ramadas, a sports court, lawn, and multiple ramadas with picnic tables and BBQs are evenly dispersed throughout the Site for convenient access. Indoor amenities may include a fitness center, business center, lounge, televisions, coffee bar, and other amenities. In addition to the indoor and outdoor amenities, the design incorporates inner courtyards that are connected to the amenity spaces and one another to make it easy and comfortable for residents to travel throughout the Site.



Over 80,000 square feet of usable open space is provided to create an enjoyable environment for residents. This design recognizes the importance of creating a positive relationship between the development and the surrounding streets and sidewalks so that residents feel safe and comfortable utilizing alternative forms of transportation.

A low-impact underground storm water retention system will be utilized in the design. The landscaping design for Villages at River Grove is composed of low-water use, desert-appropriate plant palette including Willow Leaf Acacia, Date Palm, Arizona Native Mesquite, Aloe, and Lantana. Landscaping will be irrigated using a low-volume, low pressure drip irrigation system. As shown on the attached landscape plan, the design meets or exceeds the landscaping and open space requirements to create a lush development with quality amenities that is comfortable for residents and attractive to adjacent neighbors. The substantial open space and landscaping ensures adequate buffering between land uses. As shown by the chart below, the provided landscaping and open space areas meets or exceeds the City of Avondale Zoning Ordinance requirements.

LANDSCAPING AND OPEN SPACE		
Standard	Required	Provided
Usable Open Space	20% of net site area	20% of net site area
Landscaping	25% of net site area	30% of net site area

ARCHITECTURAL DESIGN

The architectural character reflects the modern growth of the city with clean lines, relaxed soft colors, and simple textures which complement the riparian theme to support a multi-family community that is unique and harmonious with the various land uses and neighborhoods surrounding the community. See *Exhibit G – Preliminary Building Elevations* and *Exhibit H – Conceptual Renderings*. Units are surrounded by lush desert-appropriate landscaping and feature private balconies and patios. The exterior materials consist of an insulated stucco system in various finishes such as smooth, sanded, and heavy raked textures, wood textured metal soffit panels, metal balcony fascia and roof fascia panels and flashing, and metal guardrails. The exterior walls are modulated in and out, expressing elements within the building such as entrances, patios and balconies, or bedrooms and bathrooms which are alternately recessed or extended. Balconies and various roof overhangs, trim locations, and material changes for specific design elements successfully break down the massing of the building. The proposed buildings are set back from the street with a landscape buffer. The Site layout orients the buildings such that the windows are facing north and south with roof overhangs where necessary, providing for better quality interior natural light and eliminating much of the heat and glare of the harsh

morning and afternoon desert sun.

Villages at River Grove is a quality development that is consistent with the goals and policies outlined in the City of Avondale Multi-Family Residential Design Manual. The innovative design reflects particular attention to the following design goals and policies:

- *Maximize the number of units that front onto common open spaces and maximize opportunities for view corridors.*
- *Provide amenities such as community centers, pools, splash pads, sports activities, internal trails, event spaces, dog parks, and other unique features. Centrally locate multi-purpose buildings, community swimming pools, and other amenities so all units are in close proximity and allow residents ease of access.*
- *Design buildings with multiple unit square footages and number of bedrooms that accommodate a variety of choices for the prospective homeowner or renter.*
- *Carriage style garages or tuck under designs are encouraged to reduce standalone, long garage buildings.*

The elevations provided within this PAD are conceptual in nature, but depict the level of quality that will be utilized in development of this Site. Modifications to the conceptual elevations contained within the document may be approved administratively, by Staff, during the Site Plan/Design Review process if the modified designs are of equal or greater quality to the design presented within this PAD and they meet the following criteria:

- Provide a minimum of three distinct floor plans to accommodate a variety of choices for the prospective resident
- Utilize a minimum of four different high-quality materials throughout the design
- Provide 80 square feet of private open space per unit
- Provide staggering of buildings or variation in building massing to provide curvilinear roads internal to the site
- A minimum of 30% net site area is landscaped
- Provide stylized garage doors that reflect the building's architectural style

INFRASTRUCTURE

Right-Of-Way

Currently, the surrounding roadway improvements and dedications include a 33-foot half-

street on El Mirage Road and the complete width of Buckeye Road measures 107.5 feet. The proposed roadway configuration includes the addition of a deceleration lane on Buckeye Road at the development's main entrance so that eastbound traffic can enter the Site safely and separated from through traffic. Additionally, the existing overhead powerlines located on the south side of Buckeye Road will be undergrounded. The El Mirage Road improvements include a 17-foot right-of-way dedication improved with landscaping and a sidewalk that will continue from where the existing sidewalk adjacent to Cambridge Estates dead ends.

Water

The City of Avondale is the water provider to the Site. Existing water system infrastructure surrounding the Site include a 12-inch water main located in Buckeye Road and El Mirage Road. The Villages at River Grove will provide domestic water service to each residence via a 1-inch water service line. Fire sprinklers will be provided via an 8-inch fire sprinkler loop through the Site with connections to the City water mains in Buckeye Road and El Mirage Road. Fire hydrants will be spaced throughout the project in accordance with City of Avondale spacing requirements of a multi-family residential type of project – 500-foot minimum spacing. A preliminary water report has been prepared in association with the request to determine that the City of Avondale's water system has sufficient capacity to meet the demand of the proposal.

Wastewater

There is an existing 36-inch sewer main located in El Mirage Road. An 8-inch wastewater main will be provided through the Site with 4-inch service to each residence. A preliminary wastewater report has been conducted in association with this request in accordance with the City of Avondale 2018 General Engineering Requirements Manual to determine that the available and proposed wastewater system is adequate and meets the domestic requirements of the City of Avondale.

Grading & Drainage

The Site is currently a vacant lot with existing streets on the north and west and existing single-family detached residences on the south and east. There will be no offsite stormwater runoff impacts to the Site from the existing Cambridge subdivision to the south and east. The existing subdivision retains 100% of the stormwater runoff generated within its boundary as required by the City of Avondale. The Villages at River Grove project will retain 100% of the stormwater runoff generated by the south half of Buckeye Road and El Mirage Road as required by the City of Avondale. No additional offsite

stormwater runoff impacts the Site. The preliminary grading and drainage plan includes five drainage sub-basins. Each sub-basin will capture and retain the runoff generated within its boundaries. The runoff will be retained in an underground retention system. The runoff will be transported to the underground retention system via surface flow and catch basins. The stormwater runoff will be dissipated from the underground retention system through the use of drywells required.

TRAFFIC

A traffic impact statement was conducted by a registered traffic engineer to assess the development's potential traffic-related impacts on the adjacent roadway networks. In response to the findings of the statement, a deceleration lane is included in the design for eastbound traffic entering the Site from Buckeye Road. The statement concludes that the impact of the development is minimal and will not have any negative impact on the existing roadway network in proximity to the Site. Further, the traffic engineer analyzed this proposal's trip generation in comparison to some of the uses that could be built here by right within the Coldwater Springs Phase 3 PAD and found a substantial reduction in traffic generated by this proposal. For example, this proposal represents 85% fewer weekday trips than a shopping center, or 44% fewer weekday trips if the Site were developed as office.

OWNERSHIP & MAINTENANCE

Residences, common areas, landscaping, and amenities will be maintained by a property management company. The ownership, operation, and maintenance of the property by a common association will ensure consistency with the intended theme and character for the development. Villages at River Grove has been designed to allow for the conversion of the Site to ownership in the future, if desired by the market.

PHASING

It is anticipated that the development and all associated on and offsite improvements will occur in one phase.

CONCLUSION

This request is to rezone an approximate 11.97-gross-acre Site from the Coldwater Springs Phase 3 Planned Area Development to the Villages at River Grove PAD for the

development of a 180-unit luxury, for-rent townhome community. As identified throughout this narrative, the proposal meets the required findings outlined in City of Avondale Zoning Ordinance Sections 603.A.1 through 603.A.5, specifically in its consistency with the General Plan goals and policies, compliance with the PAD requirements of the Zoning Ordinance, Multi-Family Design Manual, and other applicable regulations and requirements, adequate infrastructure to support the use, compatible land use relationship, and consistency with the scale and character of the surrounding context. This development will bring a number of positive benefits to the community including synergy with the surrounding developments, the addition of quality residences to the housing stock, and an increase in property values.

EXHIBIT A

Gross Legal Description

LEGAL DESCRIPTION – VILLAGES AT RIVER GROVE, GROSS AREA

COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, IN SAID COUNTY, SAID POINT BEING THE POINT OF BEGINNING;

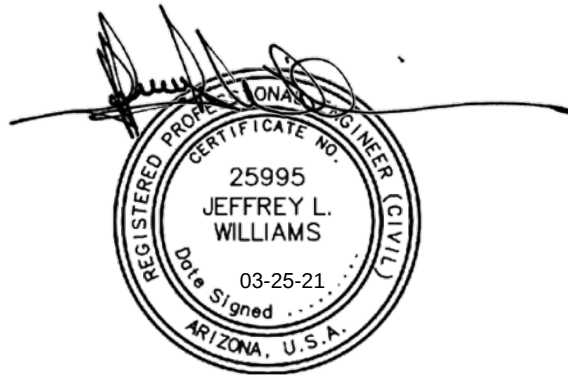
THENCE SOUTH 00 DEGREES 00 MINUTES 03 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, 687.00 FEET;

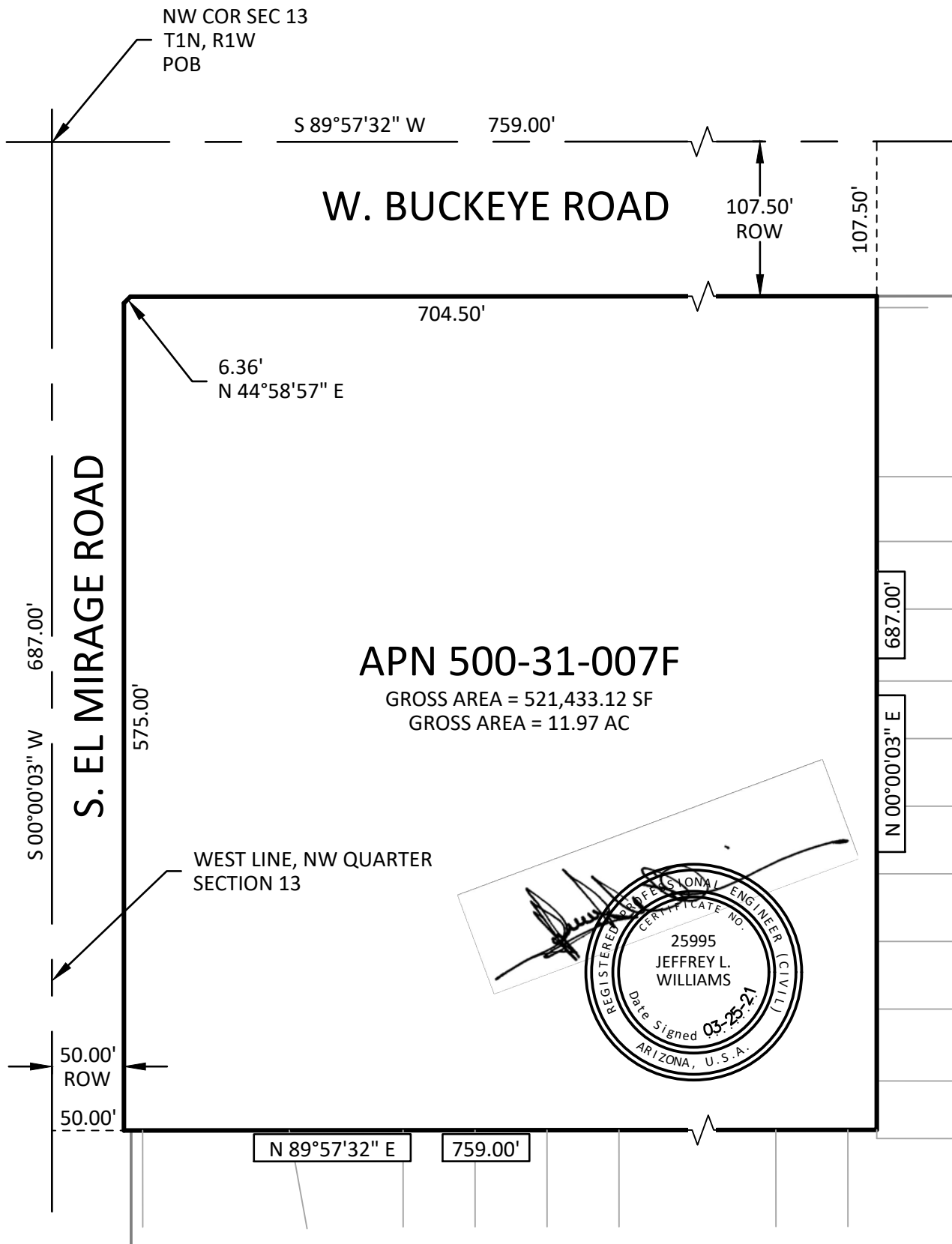
THENCE NORTH 89 DEGREES 57 MINUTES 32 SECONDS EAST 759.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 03 SECONDS EAST, A DISTANCE OF 687.00 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 13;

THENCE SOUTH 89 DEGREES 57 MINUTES 32" WEST ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 759.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 521,433.12 SQUARE FEET OR 11.97 ACRES GROSS AREA, MORE OR LESS.





R.B. WILLIAMS & ASSOCIATES, INC.

CONSULTING ENGINEERS

1921 S. ALMA SCHOOL RD., STE 101 PHONE: (480) 424-2352
MESA, ARIZONA 85210 FAX: (480) 424-2353



NORTH
SCALE: 1"=100'

EXHIBIT 1/1

EXHIBIT B
Aerial Vicinity Map



Map

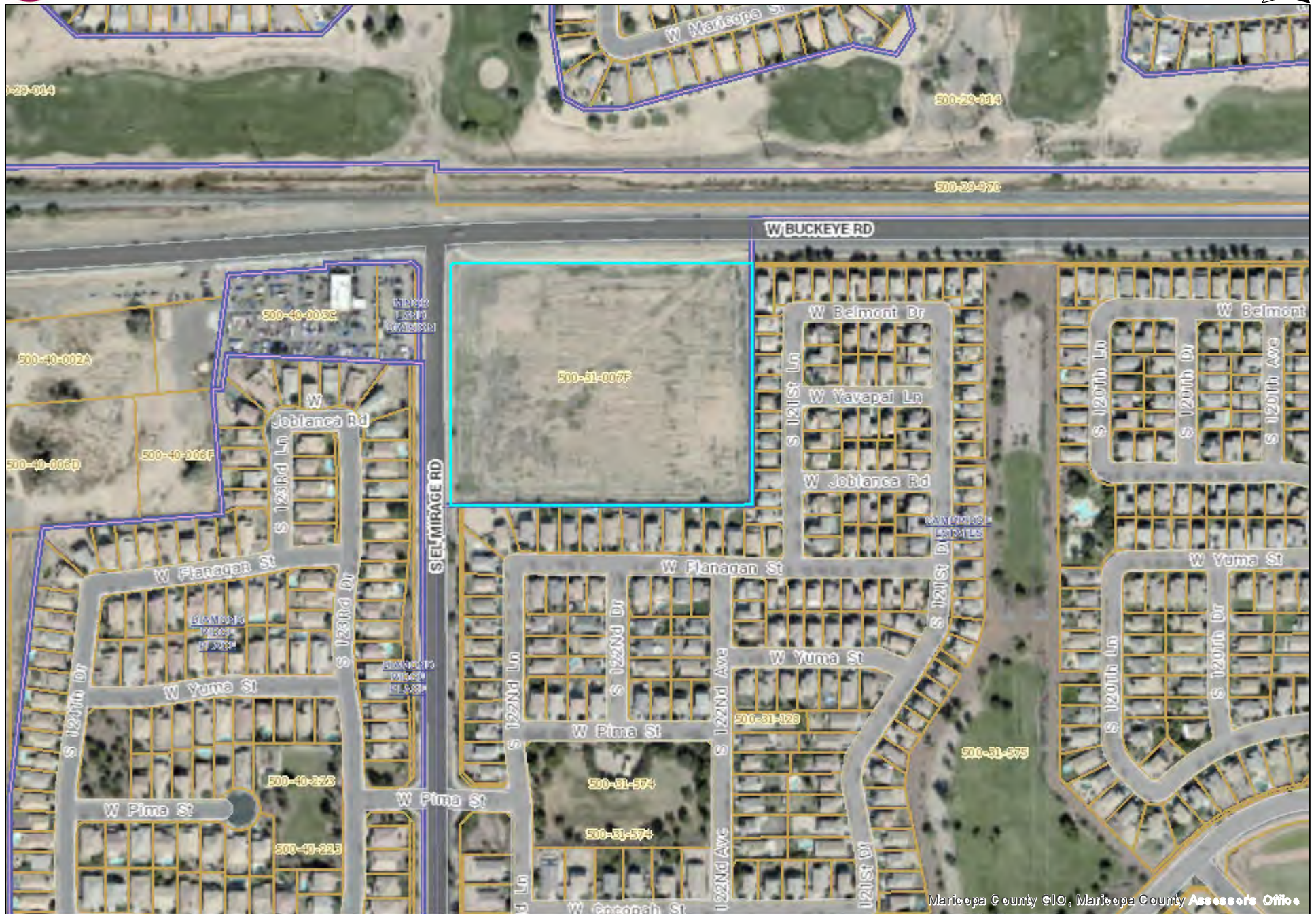
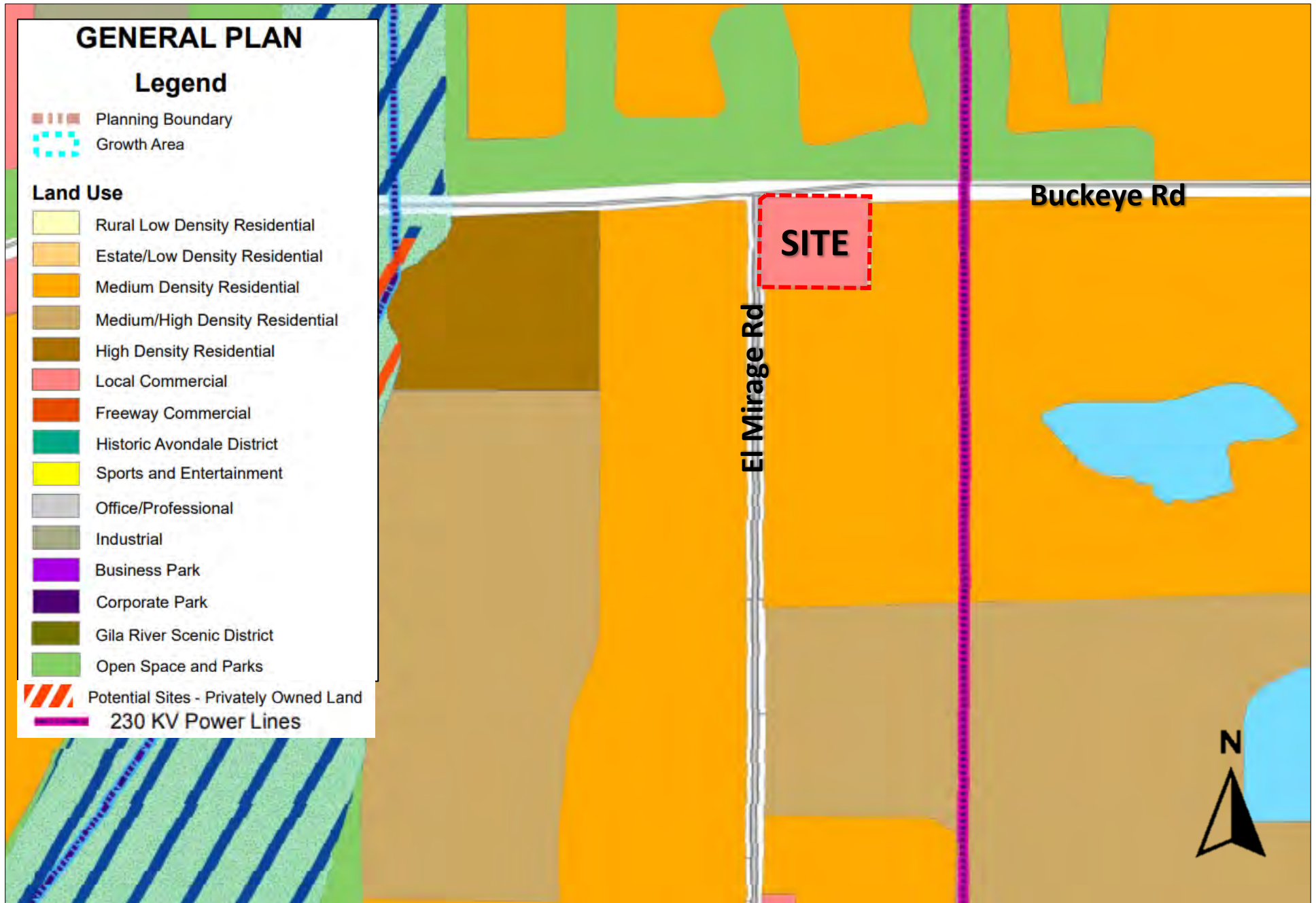


EXHIBIT C

Existing and Proposed General Plan Land Use Maps

Existing General Plan Land Use Map



Proposed General Plan Land Use Map

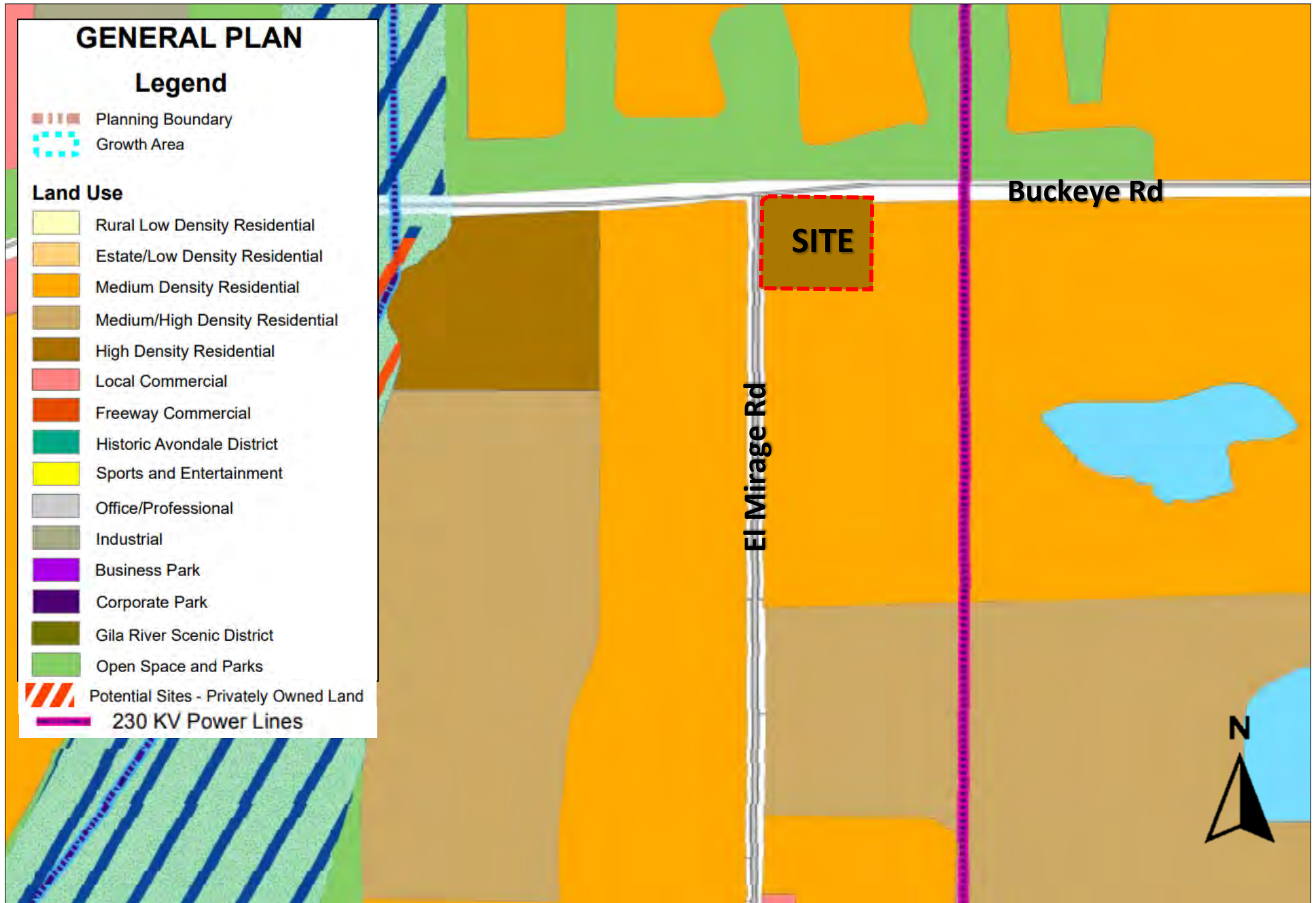
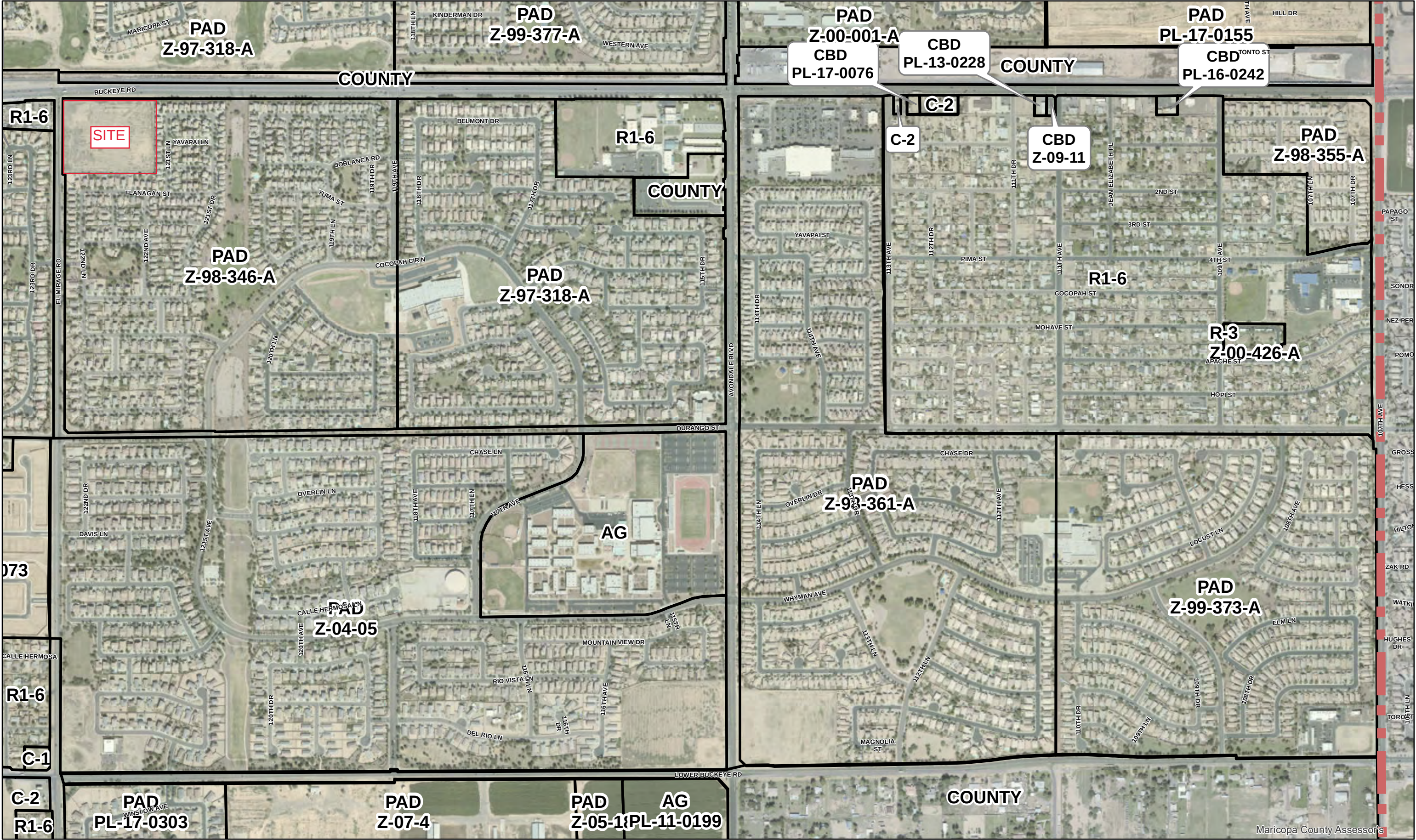


EXHIBIT D
Zoning Vicinity Map

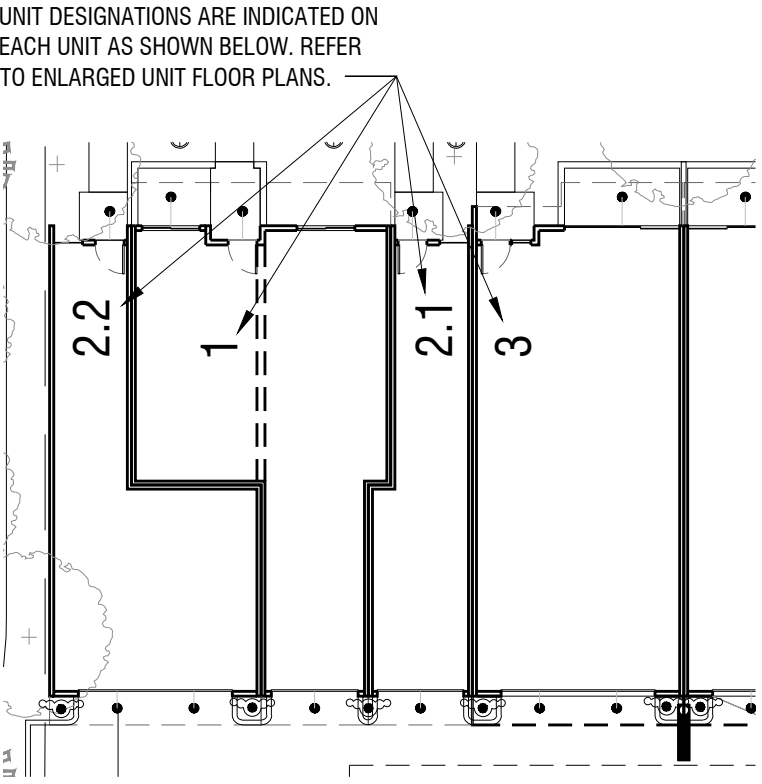


Maricopa County Assessor's

EXHIBIT E

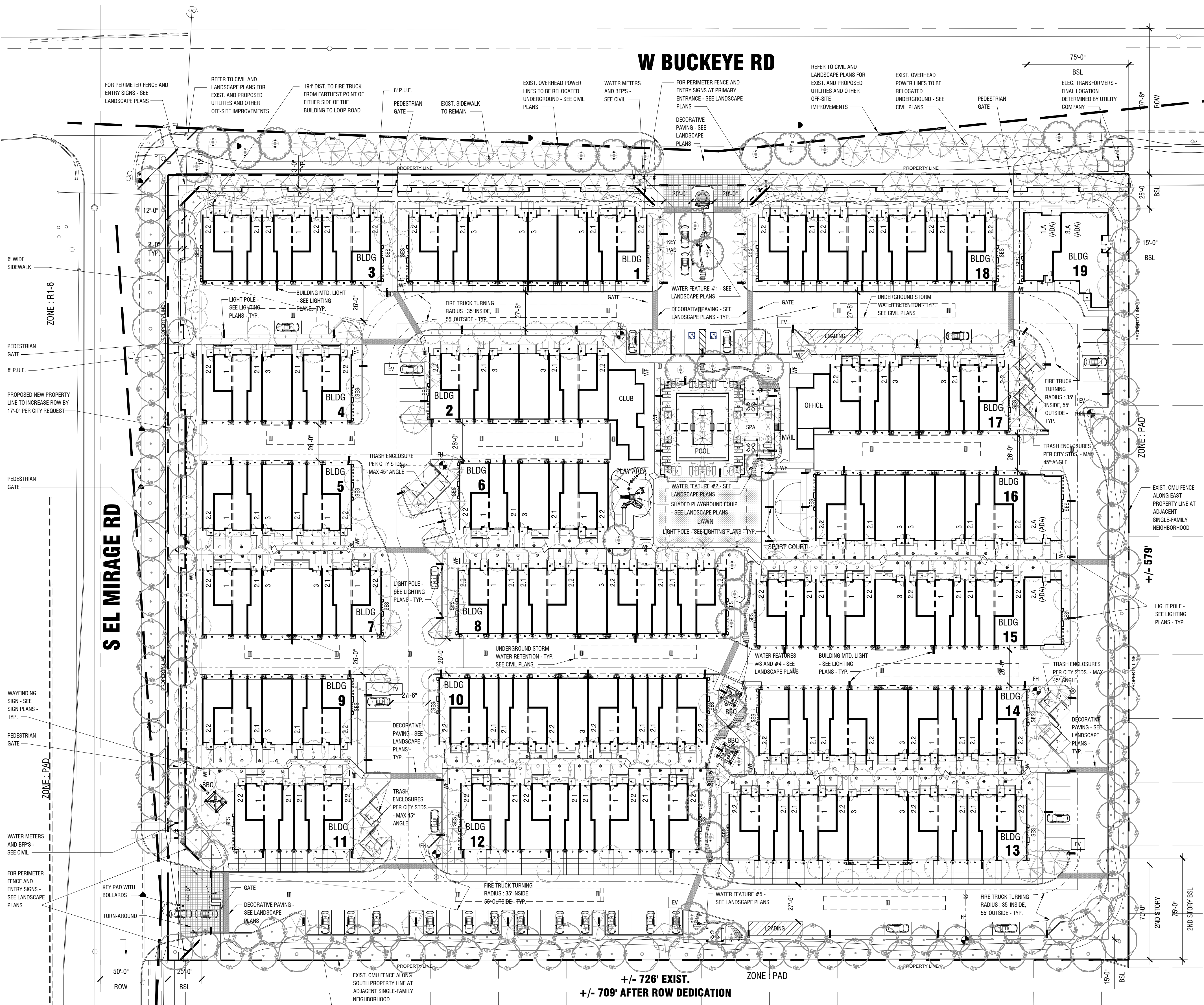
Site Plan

TYPICAL UNIT TYPE DESIGNATIONS



CITY STANDARD SITE PLAN NOTES

- 1. ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUND WITH THE FIRST PHASE OF DEVELOPMENT.
- 2. ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
- 3. PLANTS LOCATED WITHIN THE 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 THE 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 MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.



SITE DATA

GROSS SITE AREA : 521,299 SF (11.97 AC)
NET SITE AREA : 410,865 SF (9.43 AC)
(AFTER DEDICATING ADDITIONAL 17' OF ROW ON EL MIRAGE RD.)
EXISTING ZONING : PAD
PROPOSED ZONING : PAD WITH R-4 BASE ZONING
BUILDING HEIGHT ALLOWED : 45'
BUILDING HEIGHT PROPOSED : 24' T.O. ROOF DECK, 26' T.O. PARAPET, 28' T.O. MECH. SCREEN
BUILDING COVERAGE : 144,684 SF = 35.2% (50% MAX. ALLOWABLE)
PARKING & DRIVES : 111,601 SF
PUBLIC UTILITY EASEMENT: 10,240 SF
USEABLE OPEN SPACE : 82,173 SF REQUIRED 83,238 SF PROVIDED
(20% OF NET SITE AREA INCLUDING: POOL, CABANA'S, CLUBHOUSE, BBQ AREAS, SPORT COURT, PLAYGROUND, PLAY LAWN, RIPARIAN AREAS, GREENBELTS, AND WALKING PATH AROUND PERIMETER OF PROJECT)

UNIT MIX

BUILDINGS	1 BED	2BED	3BED
6 UNITS x 1	(2) 2	(4) 4	(0) 0
7 UNITS x 4	(2) 8	(4) 16	(1) 4
8 UNITS x 3	(2) 6	(4) 12	(2) 6
9 UNITS x 1	(3) 3	(6) 6	(0) 0
9 UNITS x 1	(2) 2	(4) 4	(3) 3
10 UNITS x 1	(2) 2	(4) 4	(4) 4
12 UNITS x 2	(4) 8	(8) 16	(0) 0
13 UNITS x 4	(4) 16	(8) 32	(1) 4
14 UNITS x 1	(4) 4	(8) 8	(2) 2
ADA UNITS x 4	(1) 1	(2) 2	(1) 1
TOTAL UNITS	52	104	24 = 180
	29%	58%	13%

BUILDING COVERAGE

1 BED :	52 x 967 = 50,284
2 BED / 1CAR :	52 x 456 = 23,712
2 BED / 2CAR :	52 x 701 = 36,452
3 BED :	24 x 1,068 = 25,632
1 BED ADA :	1 x 1,350 = 1,218
2 BED ADA :	2 x 1,450 = 2,702
3 BED ADA :	1 x 2,200 = 2,184
OFFICE :	1,100
CLUB :	1,400
TOTAL GROUND FLOOR AREA :	144,684 SF (INCLUDING GARAGES)

LIVING AREA (SF): 1 BED 2BED 3BED (NOT INCLUDING GARAGES)

	721	1,324	1,715
	x 51	x 102	x 23
	36,771	135,048	39,445
	+ 900	2,070	1,700 (ADA UNITS)
TOTAL :	37,671	137,118	41,145 = 215,934 SF

PARKING

1 BEDROOM :	52 X 1.50	78 SP	52 GARAGE	26 STREET
2 BEDROOM :	104 X 1.75	182 SP	155 GARAGE	27 STREET
3 BEDROOM :	24 X 2.00	48 SP	48 GARAGE	
GARAGE SPACES :	180 (1 PER UNIT) REQUIRED,	255 PROVIDED		
VISITOR SPACES (1 PER 10 UNITS) :	18 SP REQUIRED,	27 PROVIDED		

TOTAL PARKING: 326 SP REQUIRED, 335 SP PROVIDED
GARAGE PARKING : 255
SURFACE PARKING : 80
LOADING ZONE : 2 (1 REQUIRED)
EV CHARGING STATIONS : (6) PROVIDED FOR GUESTS AND RESIDENTS
ACCOMMODATION WILL BE MADE FOR FUTURE STATIONS TO BE INSTALLED WITH A COMBINATION OF ON-SITE AND IN-GARAGE CHARGING STATIONS

GENERAL NOTES

- 1. REFER TO CIVIL PLANS FOR ALL UTILITIES, GRADING, PAVING, FIRE HYDRANTS, STORM WATER COLLECTION, AND OFF-SITE IMPROVEMENTS.
- 2. REFER TO LANDSCAPE PLANS FOR AREA CALCULATIONS, LANDSCAPING, AND SITE WALLS.
- 3. REFER TO LIGHTING PLANS FOR ALL EXTERIOR BUILDINGS AND SITE LIGHTING LOCATIONS, DETAILS, AND SPECIFICATIONS.
- 4. REFER TO SIGNAGE PLANS FOR ALL MONUMENT SIGNS, AND WAYFINDING.
- 5. ALL PARKING IS SCREENED FROM VIEW FROM ADJACENT PROPERTIES WITH A 6' TALL OPAQUE PERIMETER FENCE ALONG THE NORTH AND WEST PROPERTY LINES WITH FINISHES TO MATCH THE BUILDINGS.
- 6. ALL DOORS AND WINDOWS ARE INSULATED AS REQUIRED BY THE ENERGY CODE AND SET BACK AT 3" MIN. FROM THE OUTSIDE FACE OF THE EXTERIOR WALL FINISH.

VICINITY MAP



SCHEMATIC SITE PLAN

DATE : 3/22/21

SCALE : 1" = 40'



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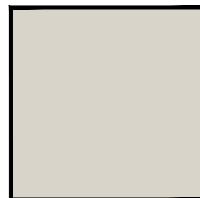
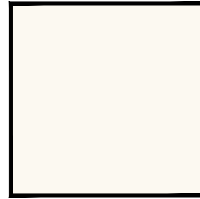
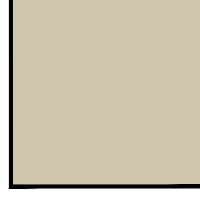
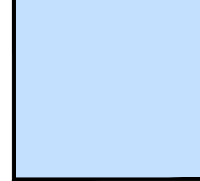


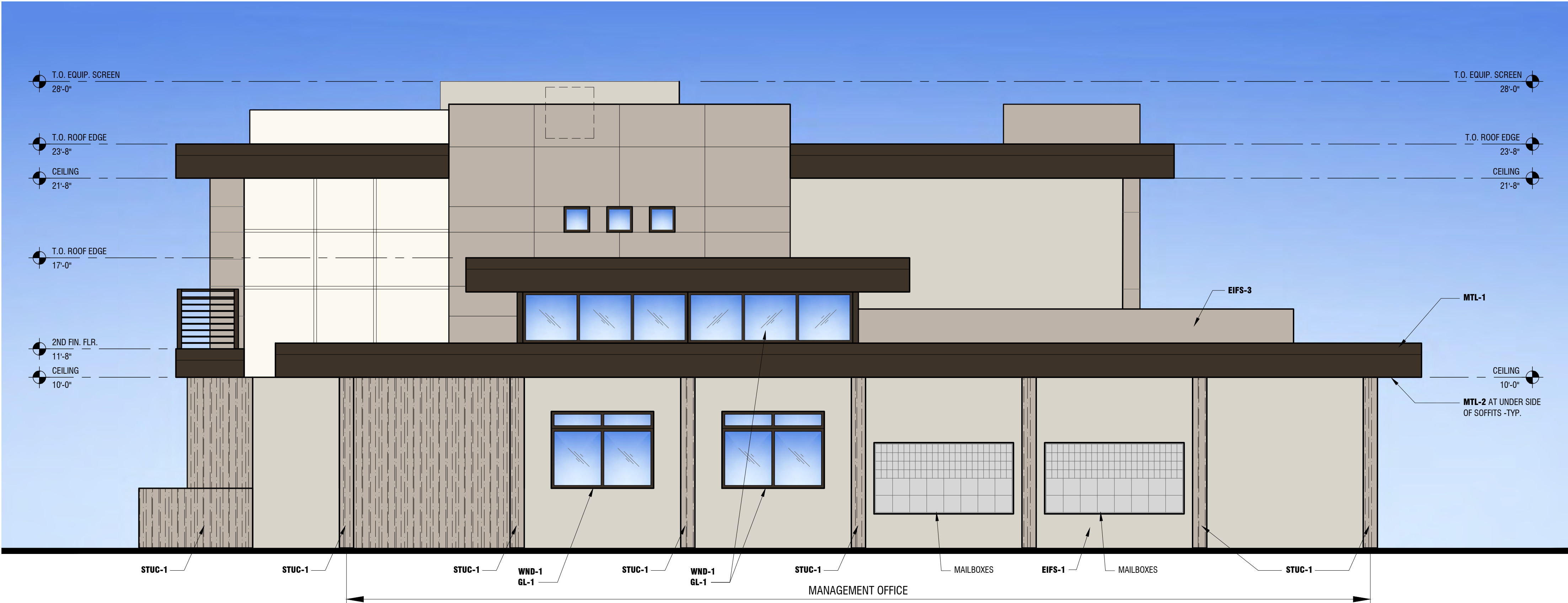
THE VILLAGES
AT
RIVER GROVE
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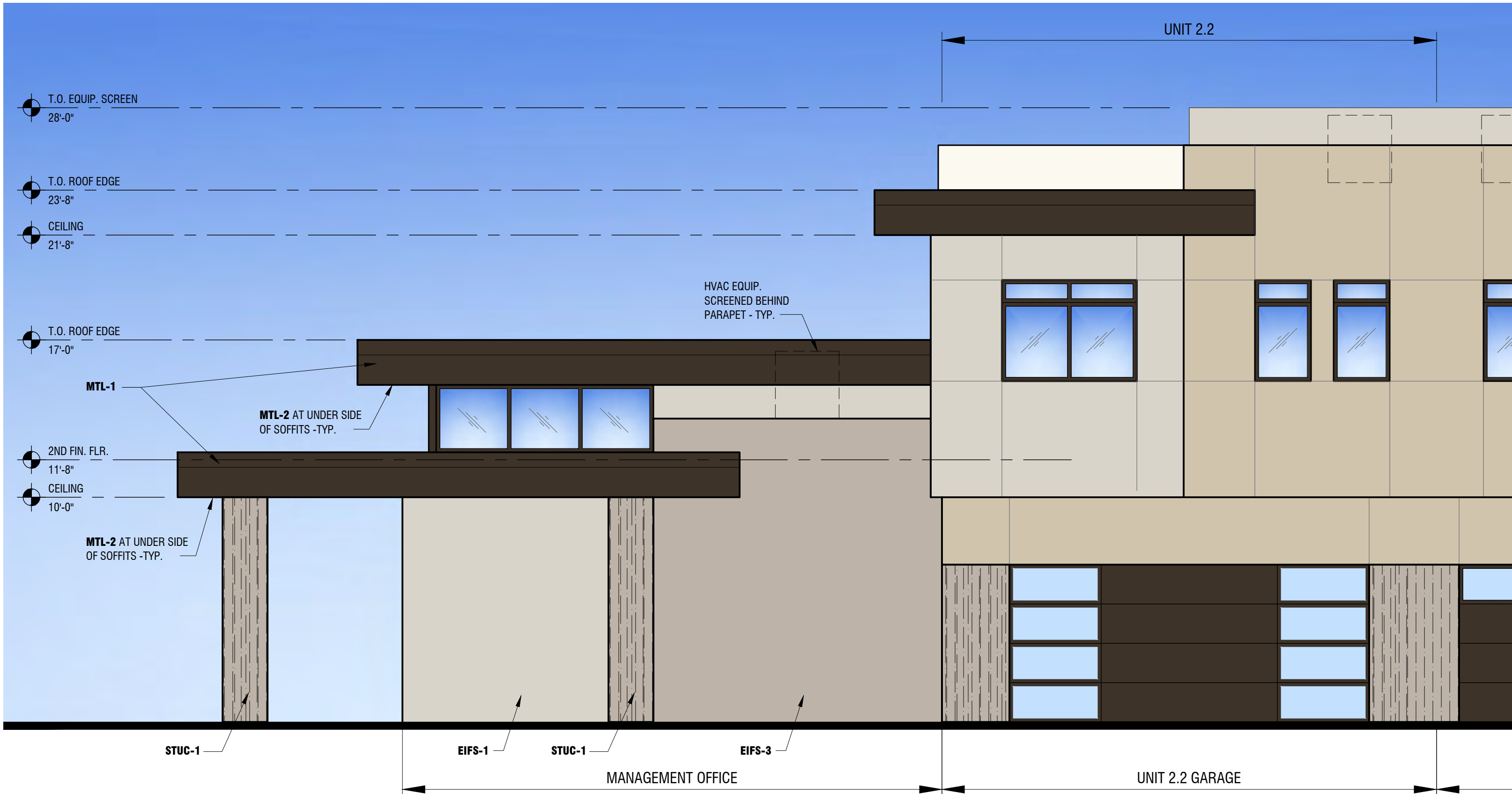
Preliminary Building Elevations

EXTERIOR COLOR AND MATERIALS LEGEND

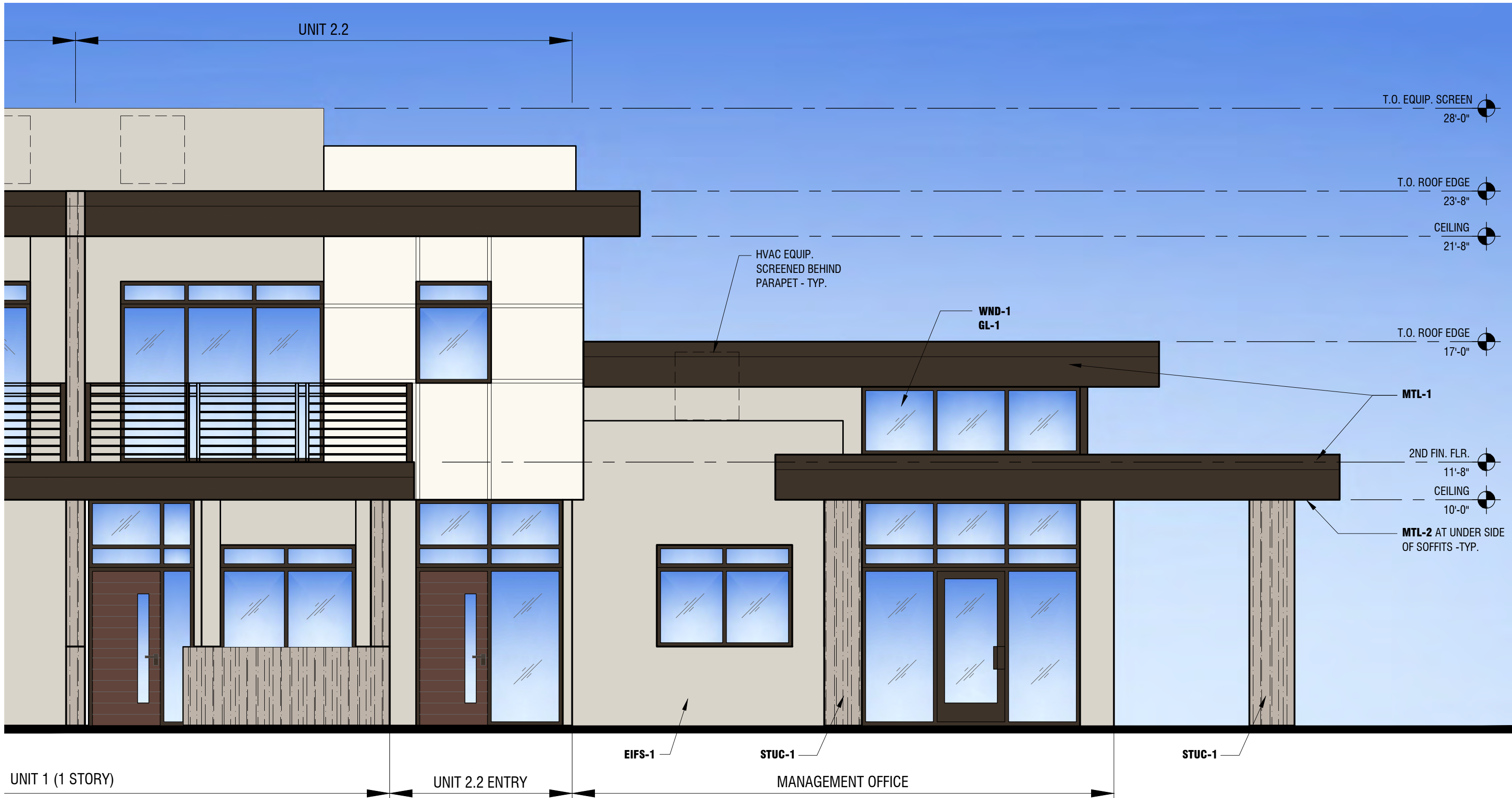
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	EIFS-2 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "WHISPER" DEW340 FINISH: SMOOTH		MTL-2 PRODUCT: 'ALUMABOARD' ALUMINUM SOFFIT PANELS SUPPLIER: RMP METAL PRODUCTS COLOR: AMERICAN WALNUT
	EIFS-3 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "DRIFTING" DEC 770 FINISH: BURNISHED		DR-1 ENTRY DOOR COLOR: AMERICAN WALNUT
	EIFS-4 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "RIVERBED" DEC 767 FINISH: LIMESTONE TEXTURED		DR-2 GARAGE DOOR COLOR: DARK BRONZE
	STUC-1 STUCCO COLOR: DUNN EDWARDS "SHAGGY BARKED" DEC771 FINISH: COMBED HEAVY TEXTURE		GL-1 'SUNCOAT MAX' DUAL PANF, LOW-E3 INSULATED GLASS COLOR: TINTED GRAY
	WND-1 ALUMINUM WINDOWS AND SLIDING DOORS SUPPLIER: MILGARD COLOR: DARK BRONZE ANODIZED		GL-2 CLEAR OR OPAQUE GLAZING PER GARAGE DOOR MANUFACTURER STANDARD OPTIONS



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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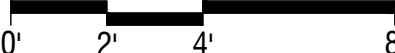
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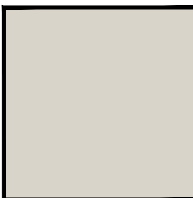
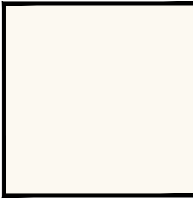
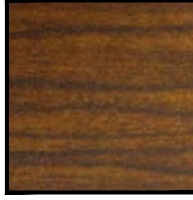
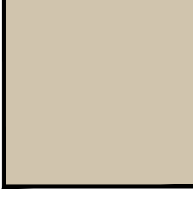
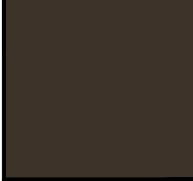
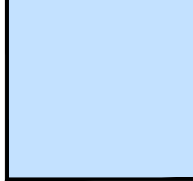
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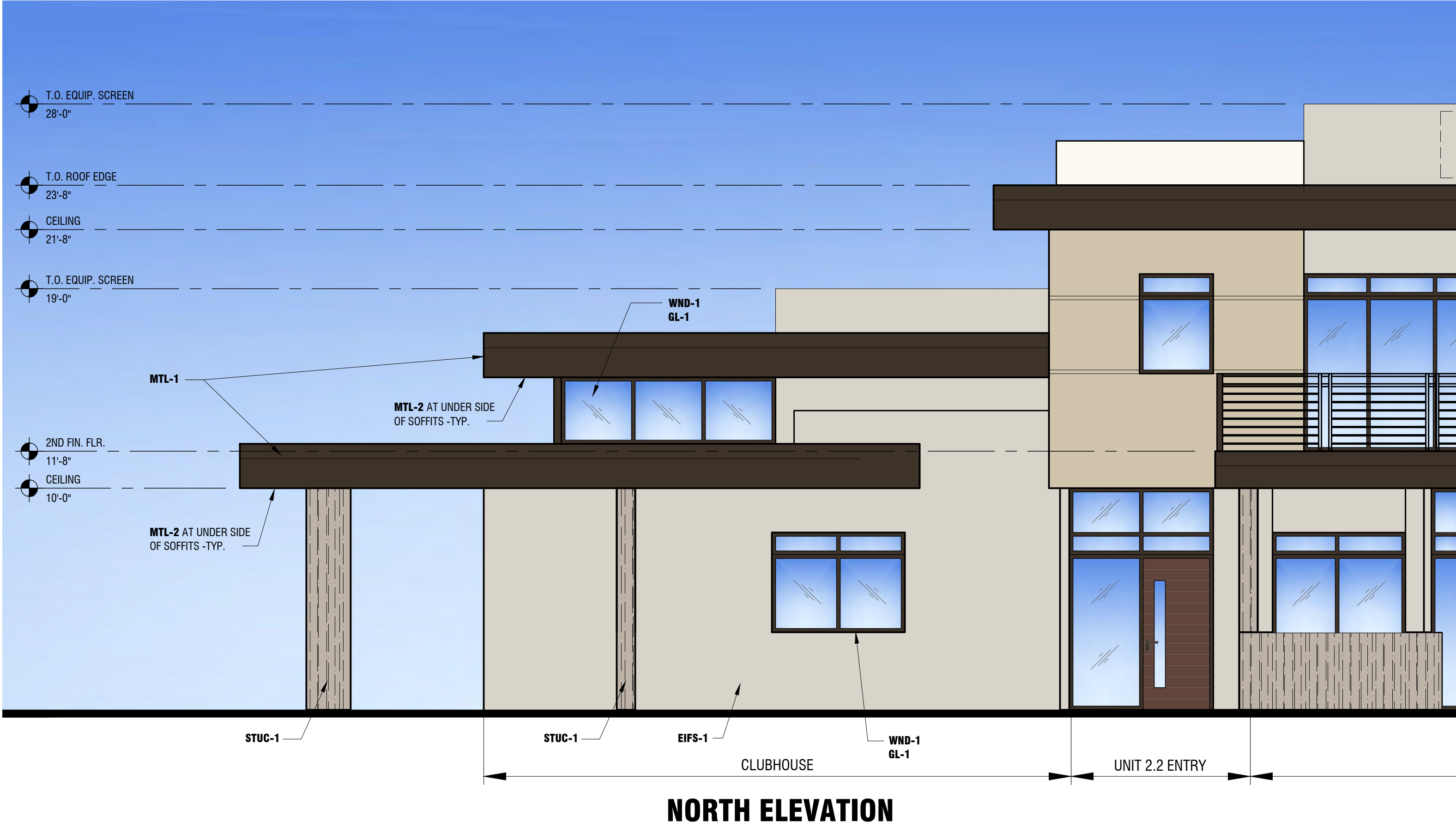
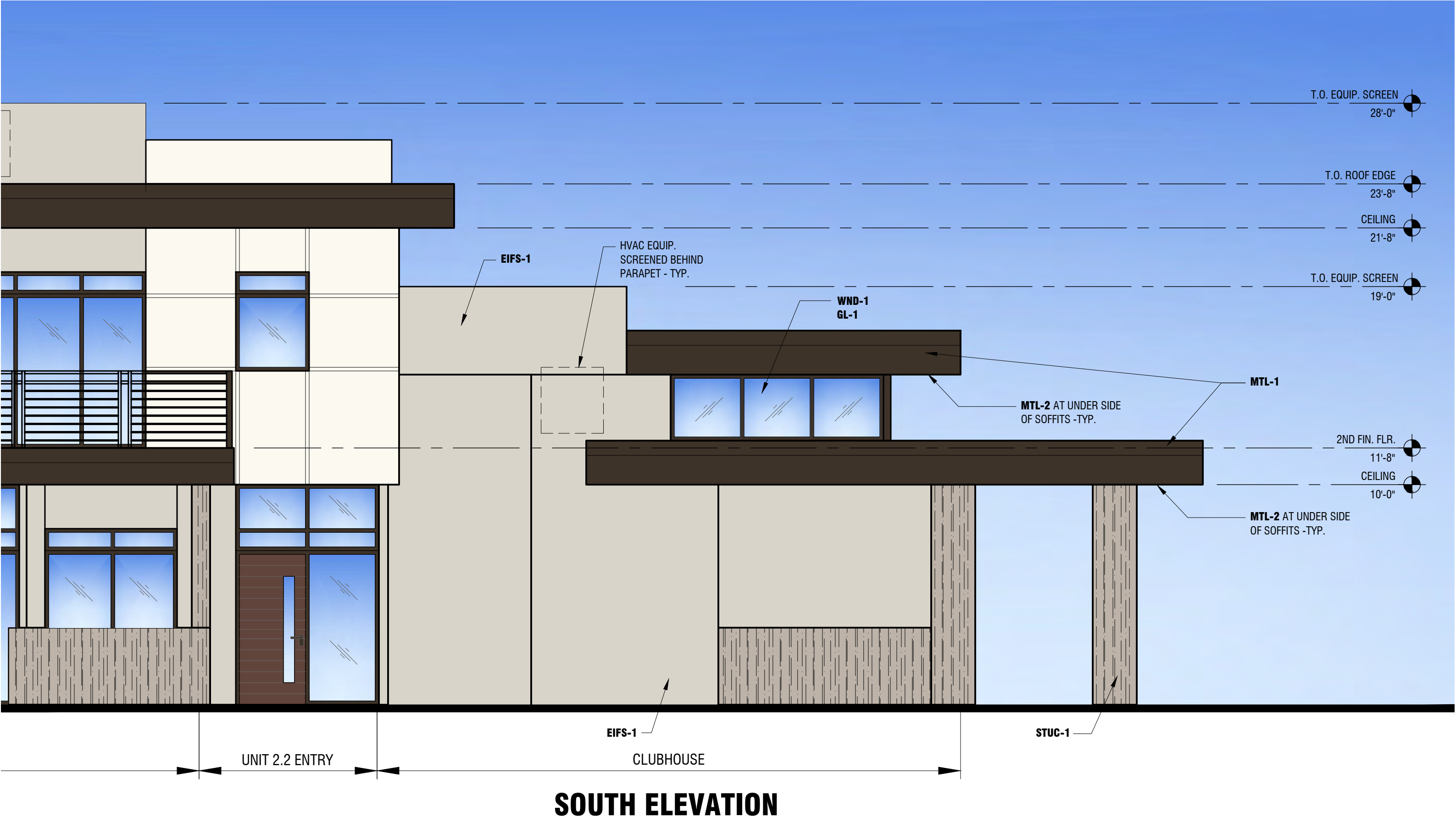
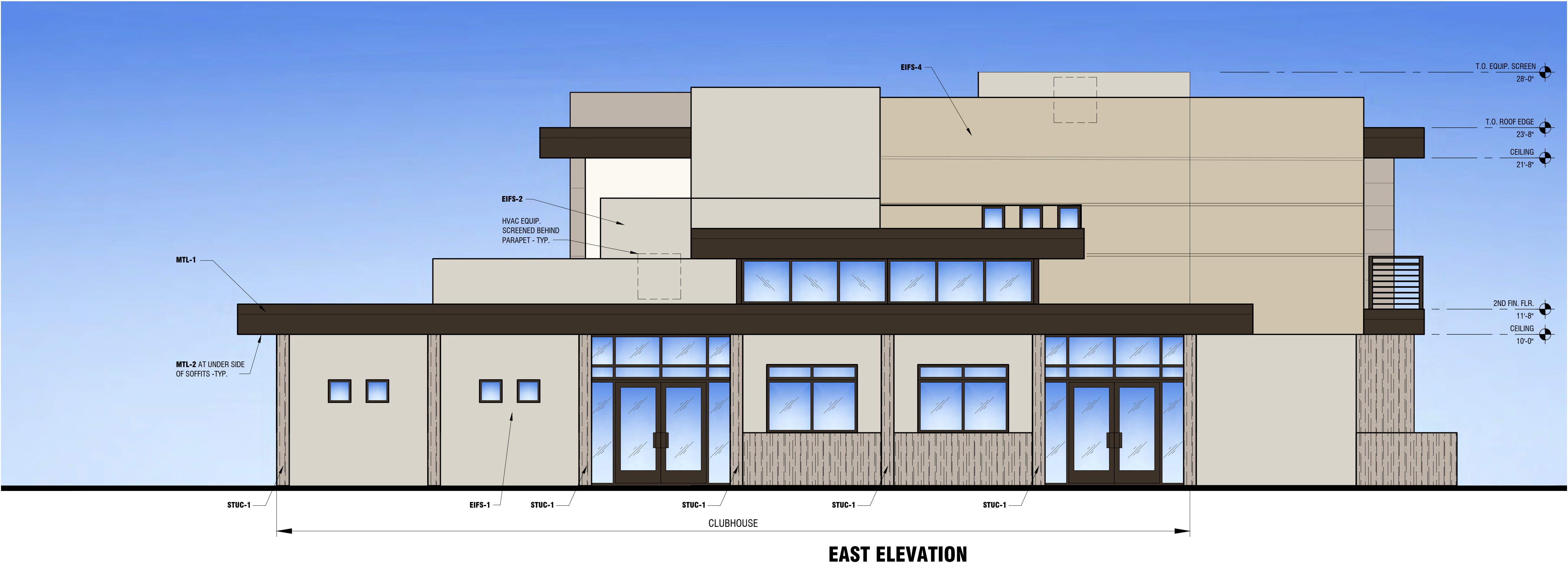
DATE : 2/10/21

SCALE : 1/4" = 1'-0"



EXTERIOR COLOR AND MATERIALS LEGEND

	EIFS-1 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "SHADY" DEC774 FINISH: MEDIUM SAND		MTL-1 METAL RAILING, METAL FASCIA AND FLASHING COLOR: DARK BRONZE
	EIFS-2 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "WHISPER" DEW340 FINISH: SMOOTH		MTL-2 PRODUCT: 'ALUMABOARD' ALUMINUM SOFFIT PANELS SUPPLIER: RIMP METAL PRODUCTS COLOR: AMERICAN WALNUT
	EIFS-3 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "DRIFTING" DEC 770 FINISH: BURNISHED		DR-1 ENTRY DOOR COLOR: AMERICAN WALNUT
	EIFS-4 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "RIVERBED" DEC 767 FINISH: LIMESTONE TEXTURED		DR-2 GARAGE DOOR COLOR: DARK BRONZE
	STUC-1 STUCCO COLOR: DUNN EDWARDS "SHAGGY BARKED" DEC771 FINISH: COMBED HEAVY TEXTURE		GL-1 'SUNCOAT MAX' DUAL PANE, LOW-E3 INSULATED GLASS COLOR: TINTED GRAY
	WND-1 ALUMINUM WINDOWS AND SLIDING DOORS SUPPLIER: MILGARD COLOR: DARK BRONZE ANODIZED		GL-2 CLEAR OR OPAQUE GLAZING PER GARAGE DOOR MANUFACTURER STANDARD OPTIONS



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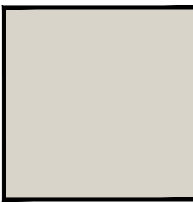
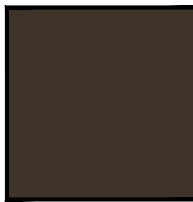
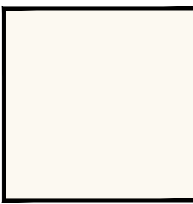
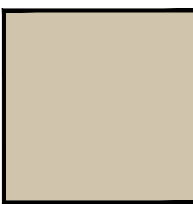
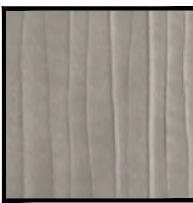
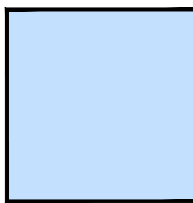
CLUBHOUSE ELEVATIONS

DATE : 2/10/21

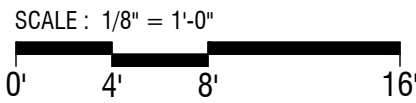
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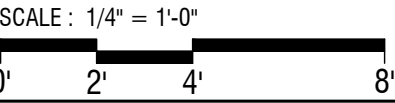
EXTERIOR COLOR AND MATERIALS LEGEND

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NORTH OR SOUTH ELEVATION



NORTH OR SOUTH ELEVATION



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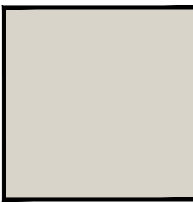
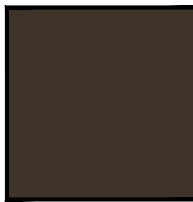
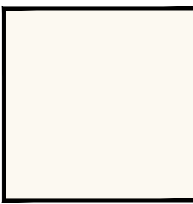
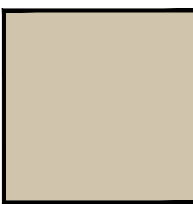
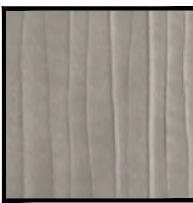
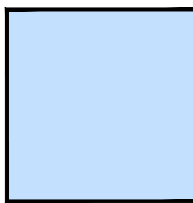
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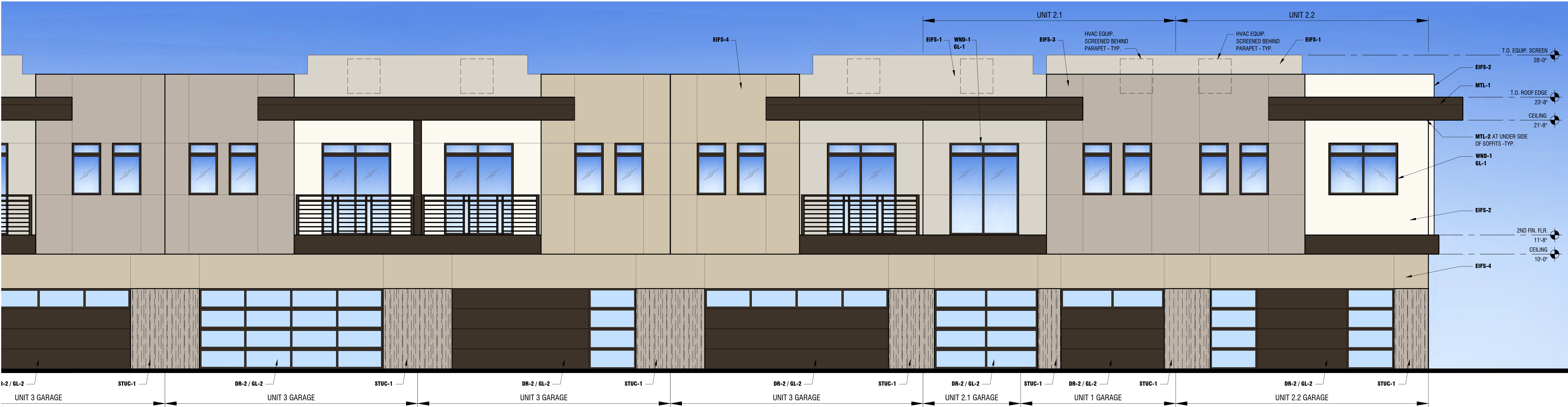
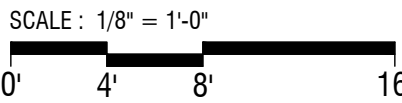
TYPICAL BUILDING ELEVATIONS
ENTRY SIDE

DATE : 2/10/21

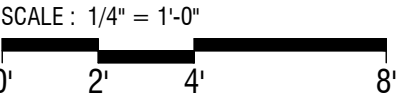
EXTERIOR COLOR AND MATERIALS LEGEND

	EIFS-1 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "SHADY" DEC774 FINISH: MEDIUM SAND		MTL-1 METAL RAILING, METAL FASCIA AND FLASHING COLOR: DARK BRONZE
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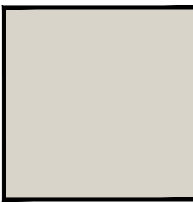
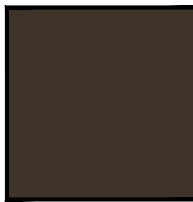
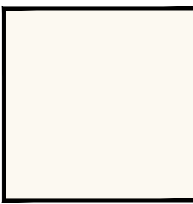
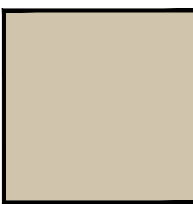
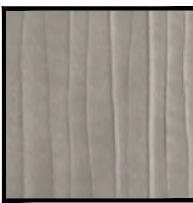
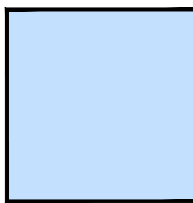
NORTH OR SOUTH ELEVATION

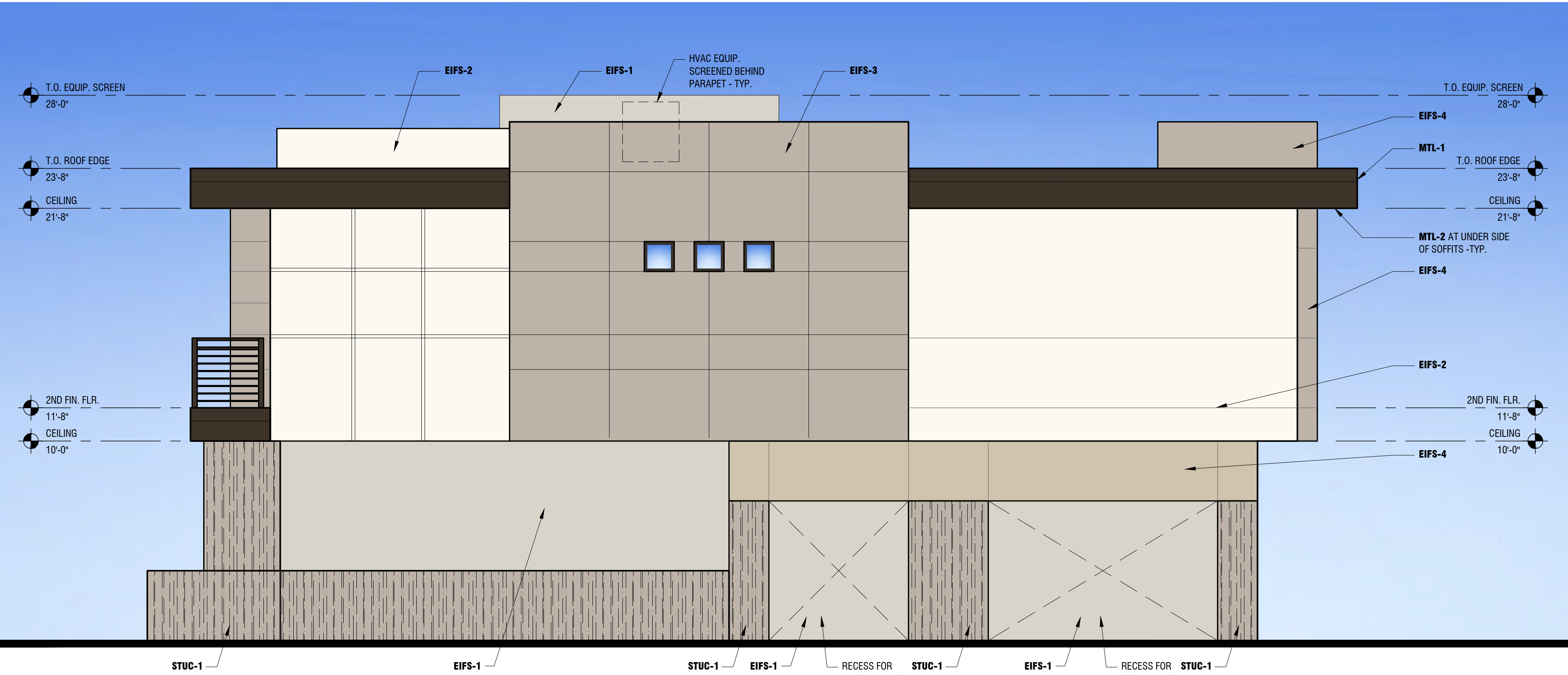


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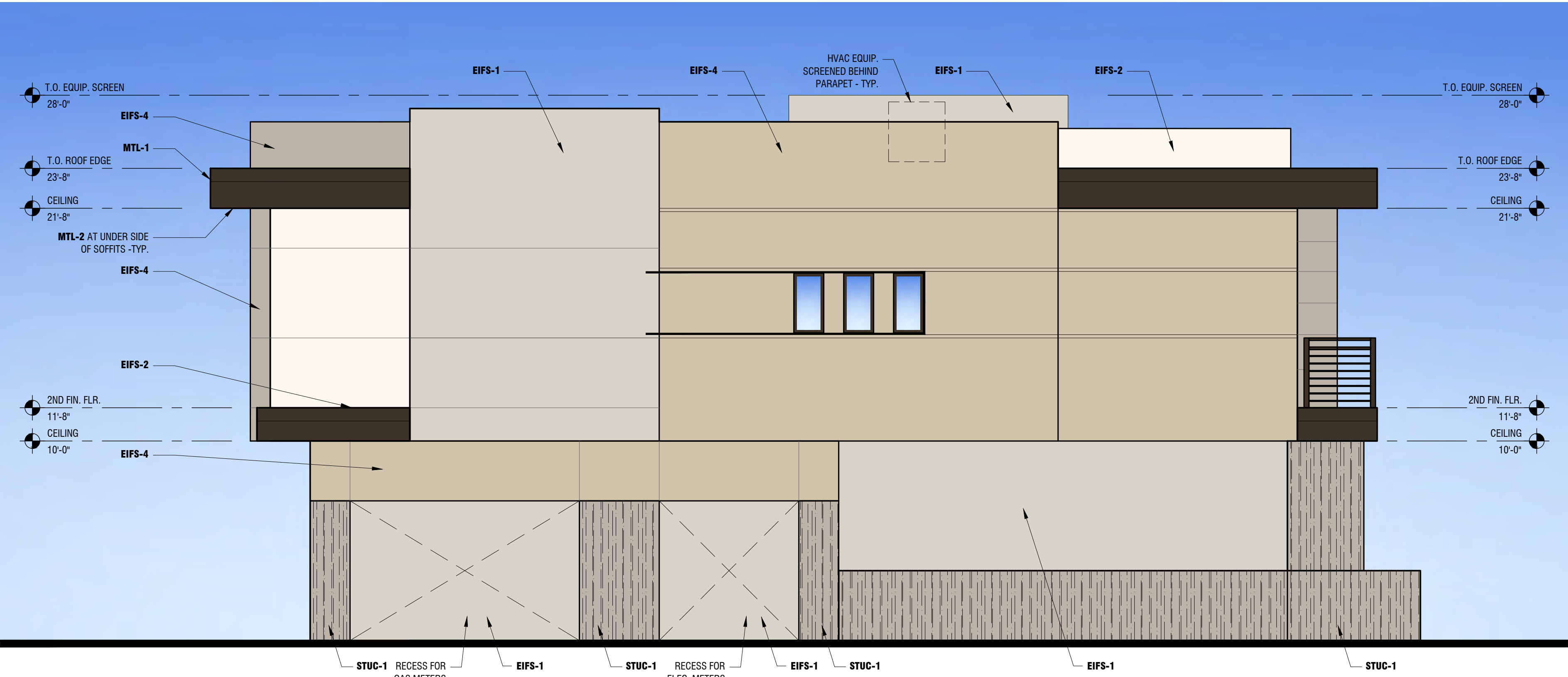


EXTERIOR COLOR AND MATERIALS LEGEND

	EIFS-1 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "SHADY" DEC774 FINISH: MEDIUM SAND		MTL-1 METAL RAILING, METAL FASCIA AND FLASHING COLOR: DARK BRONZE
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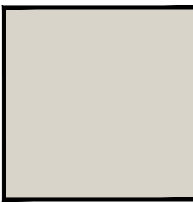
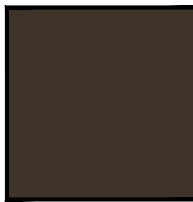
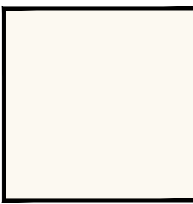
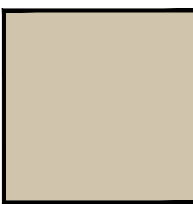
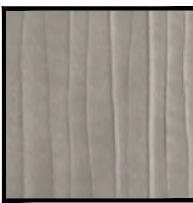
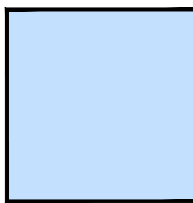


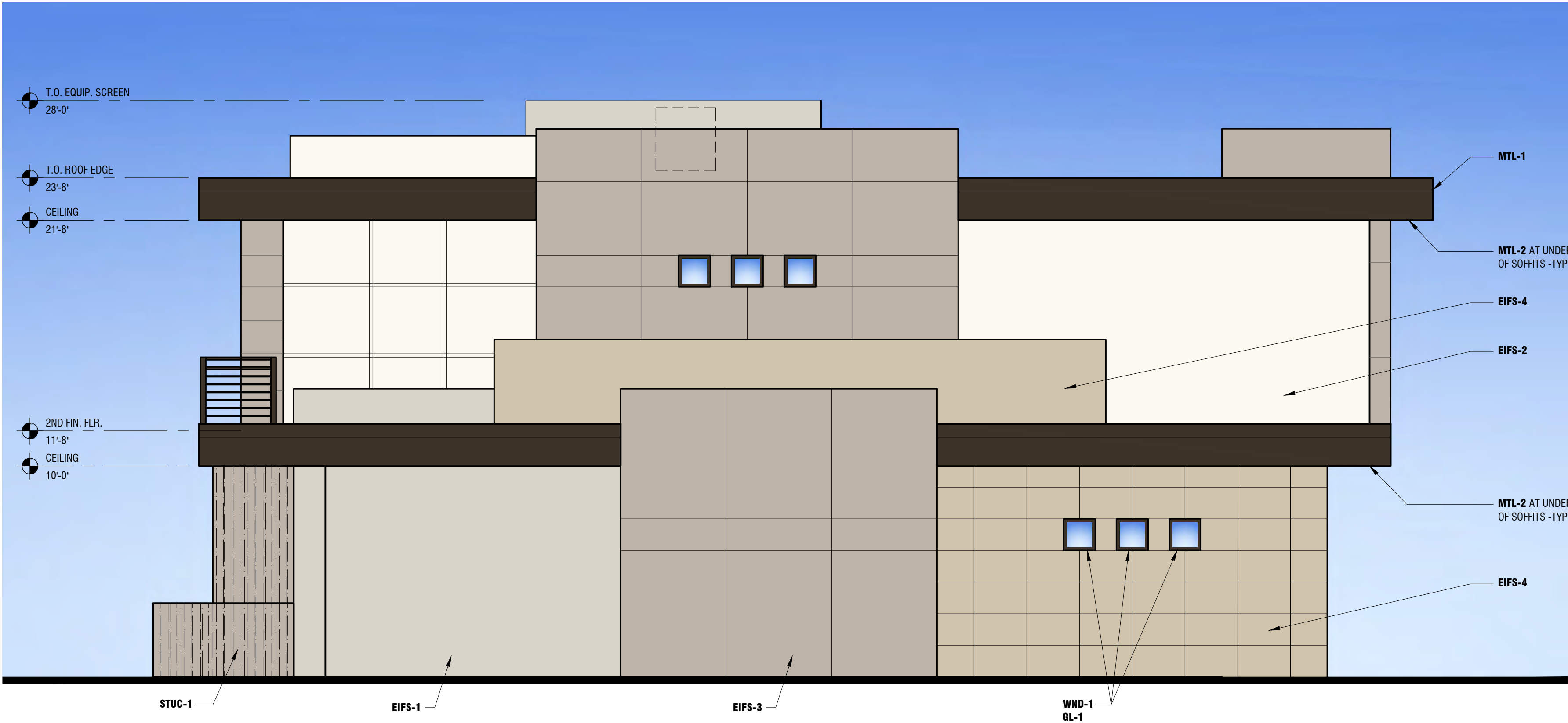
EAST OR WEST TYPICAL BUILDING ELEVATION



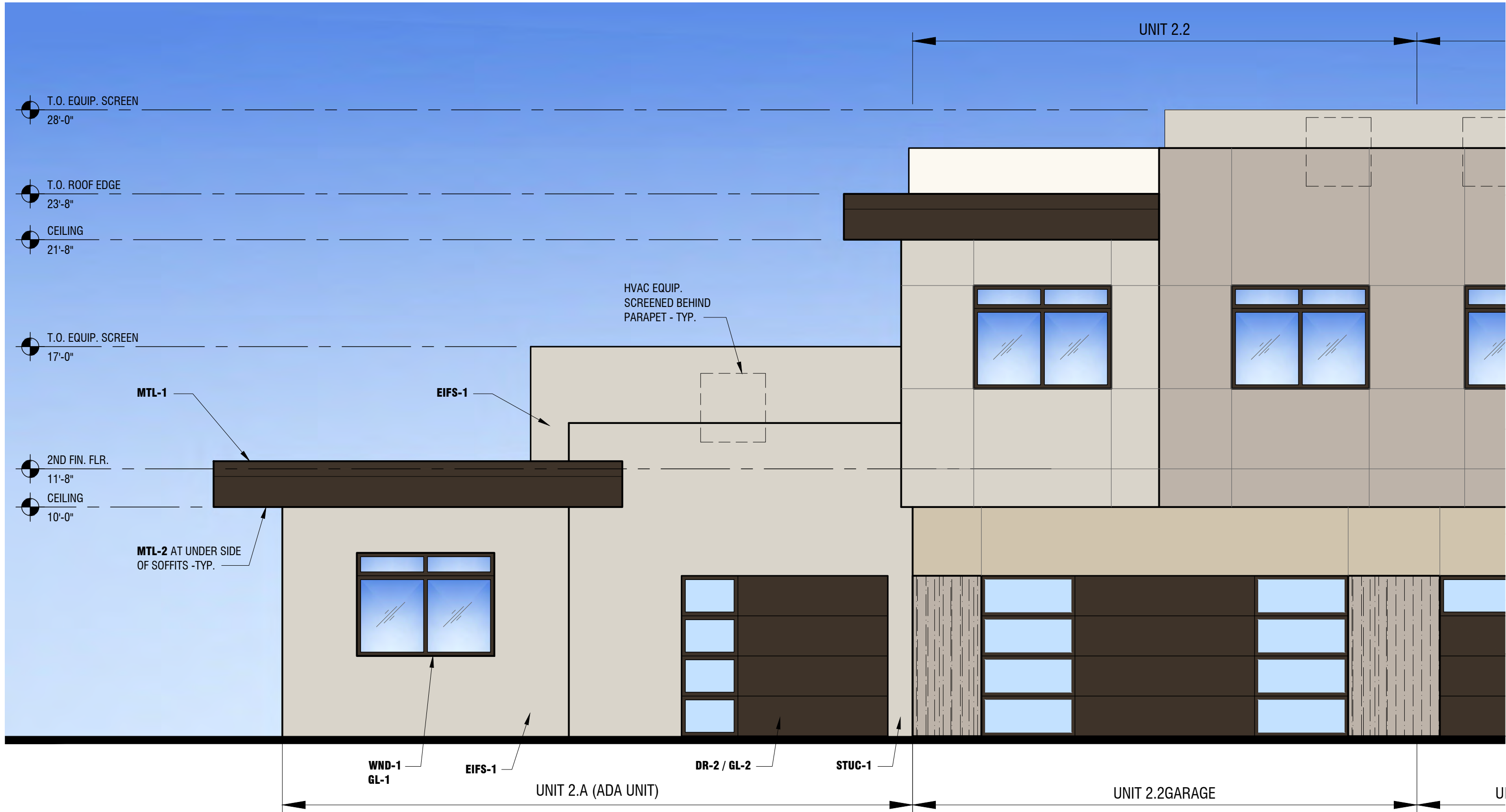
EAST OR WEST TYPICAL BUILDING ELEVATION

EXTERIOR COLOR AND MATERIALS LEGEND

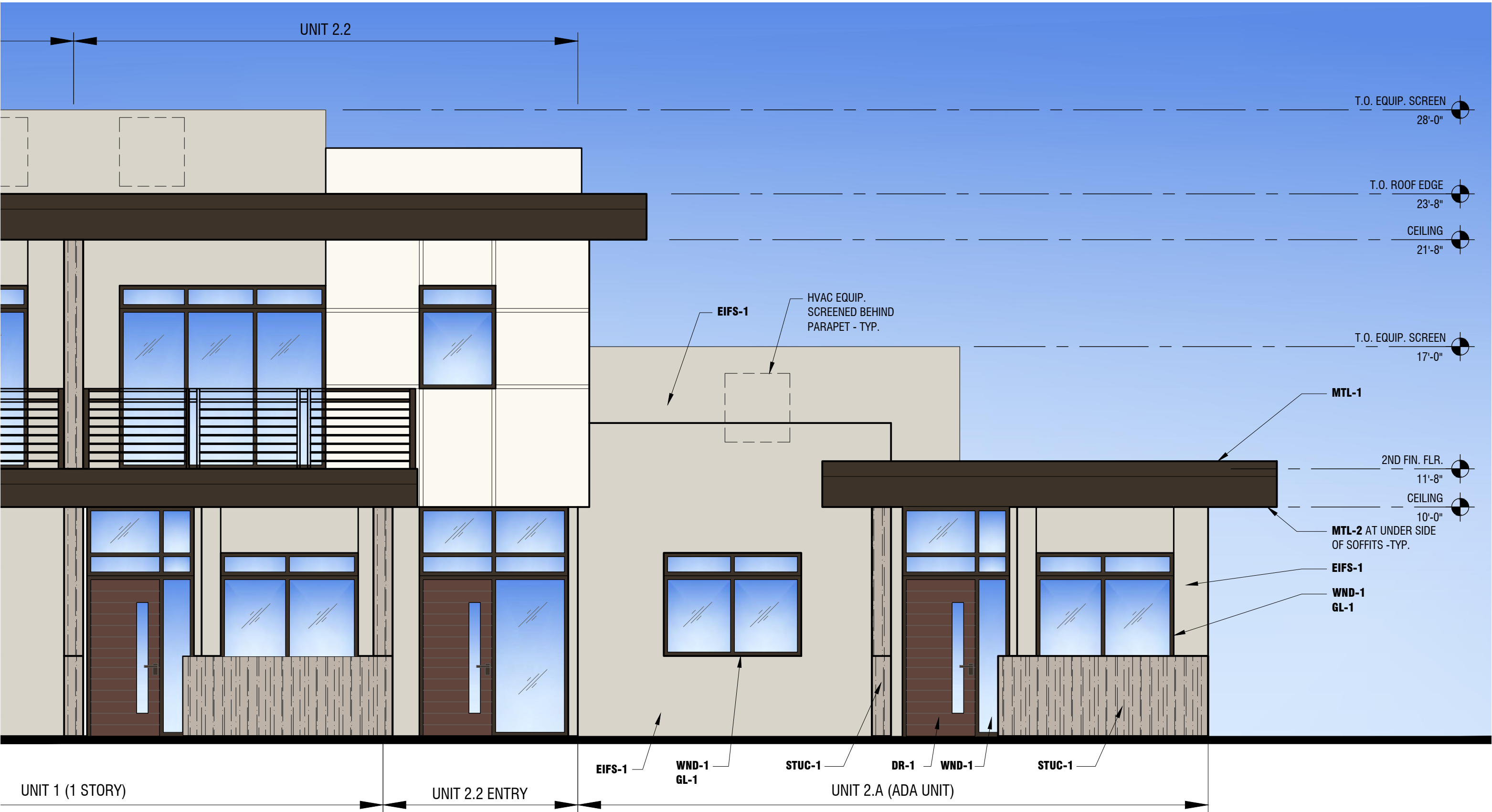
	EIFS-1 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "SHADY" DEC774 FINISH: MEDIUM SAND		MTL-1 METAL RAILING, METAL FASCIA AND FLASHING COLOR: DARK BRONZE
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	EIFS-3 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "DRIFTING" DEC 770 FINISH: BURNISHED		DR-1 ENTRY DOOR COLOR: AMERICAN WALNUT
	EIFS-4 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "RIVERBED" DEC 767 FINISH: LIMESTONE TEXTURED		DR-2 GARAGE DOOR COLOR: DARK BRONZE
	STUC-1 STUCCO COLOR: DUNN EDWARDS "SHAGGY BARKED" DEC771 FINISH: COMBED HEAVY TEXTURE		GL-1 'SUNCOAT MAX' DUAL PAN. LOW-E3 INSULATED GLASS COLOR: TINTED GRAY
	WND-1 ALUMINUM WINDOWS AND SLIDING DOORS SUPPLIER: MILGARD COLOR: DARK BRONZE ANODIZED		GL-2 CLEAR OR OPAQUE GLAZING PER GARAGE DOOR MANUFACTURER STANDARD OPTIONS



EAST ELEVATION

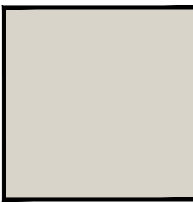
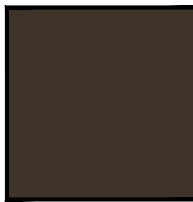
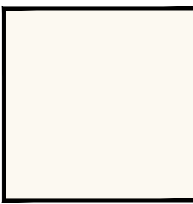
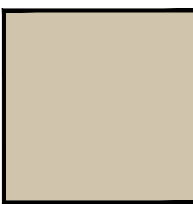
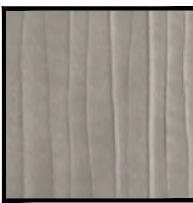
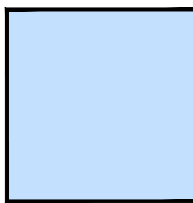


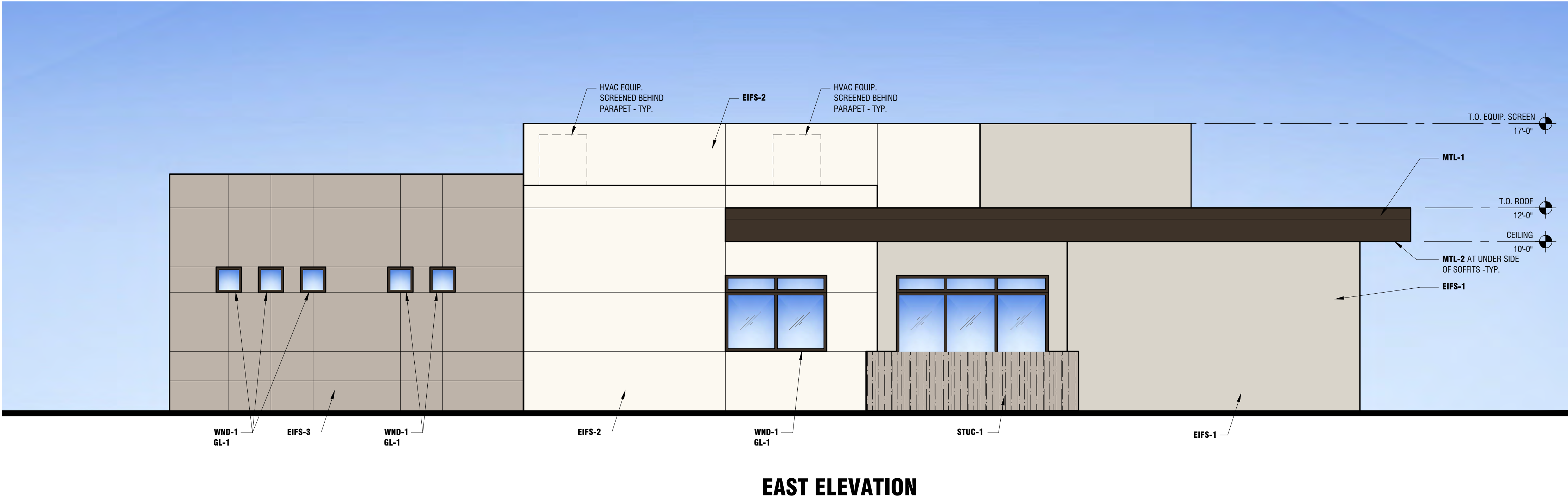
NORTH OR SOUTH ELEVATION



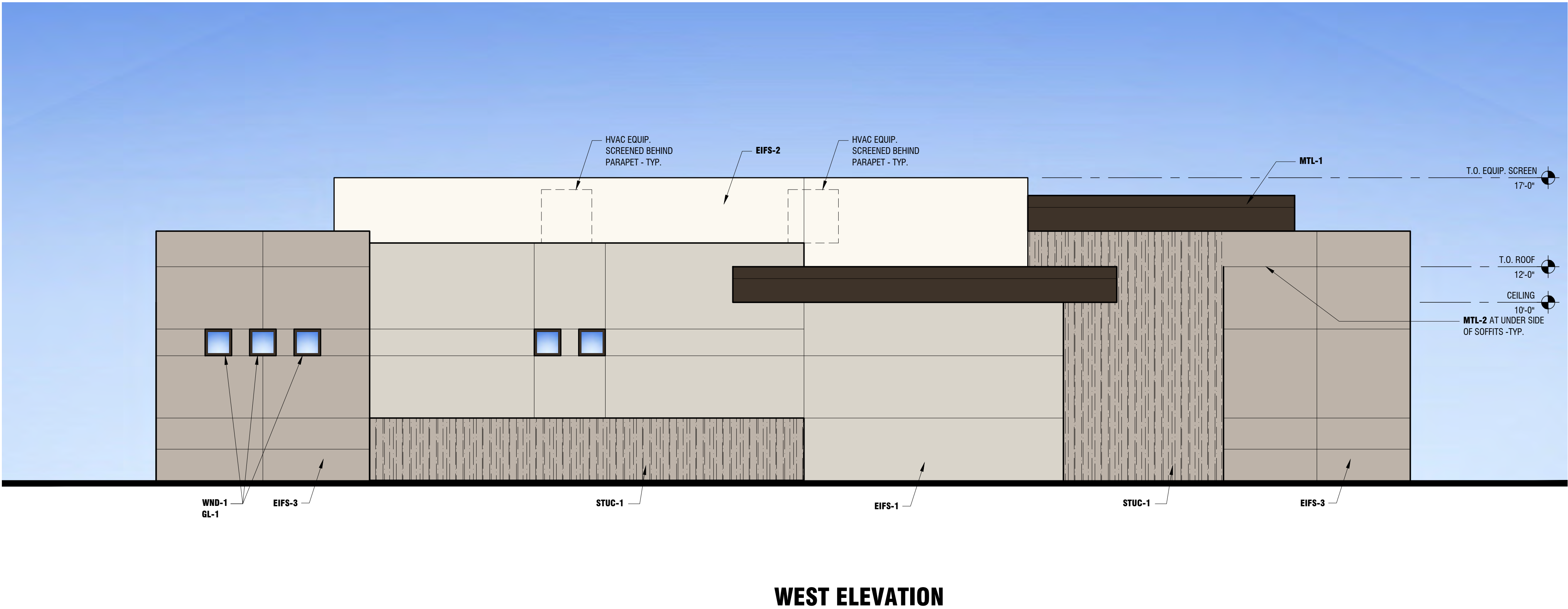
NORTH OR SOUTH ELEVATION

EXTERIOR COLOR AND MATERIALS LEGEND

	EIFS-1 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "SHADY" DEC774 FINISH: MEDIUM SAND		MTL-1 METAL RAILING, METAL FASCIA AND FLASHING COLOR: DARK BRONZE
	EIFS-2 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "WHISPER" DEW340 FINISH: SMOOTH		MTL-2 PRODUCT: 'ALUMABOARD' ALUMINUM SOFFIT PANELS SUPPLIER: RMP METAL PRODUCTS COLOR: AMERICAN WALNUT
	EIFS-3 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "DRIFTING" DEC 770 FINISH: BURNISHED		DR-1 ENTRY DOOR COLOR: AMERICAN WALNUT
	EIFS-4 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "RIVERBED" DEC 767 FINISH: LIMESTONE TEXTURED		DR-2 GARAGE DOOR COLOR: DARK BRONZE
	STUC-1 STUCCO COLOR: DUNN EDWARDS "SHAGGY BARKED" DEC771 FINISH: COMBED HEAVY TEXTURE		GL-1 'SUNCOAT MAX' DUAL PANE, LOW-E3 INSULATED GLASS COLOR: TINTED GRAY
	WND-1 ALUMINUM WINDOWS AND SLIDING DOORS SUPPLIER: MILGARD COLOR: DARK BRONZE ANODIZED		GL-2 CLEAR OR OPAQUE GLAZING PER GARAGE DOOR MANUFACTURER STANDARD OPTIONS

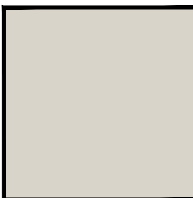
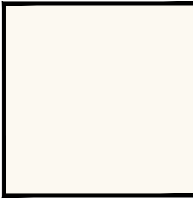
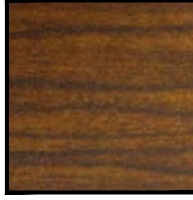
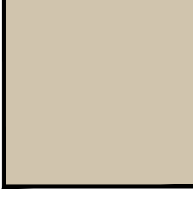
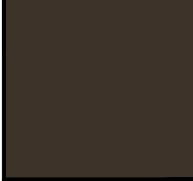
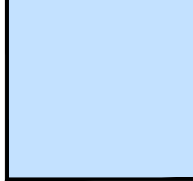


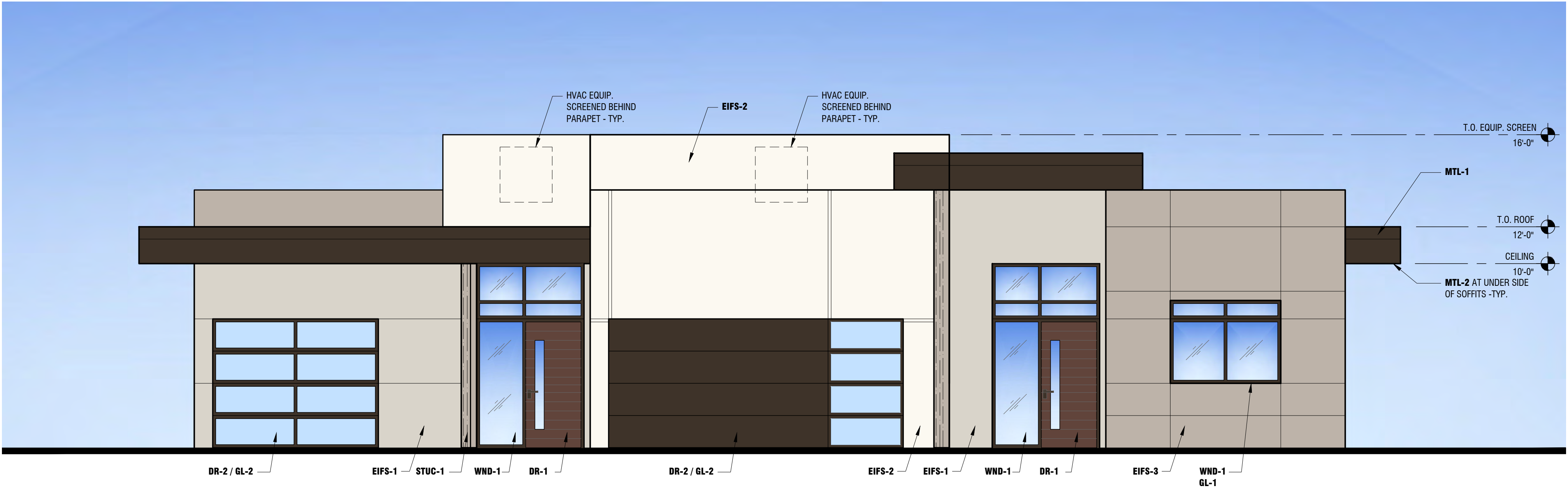
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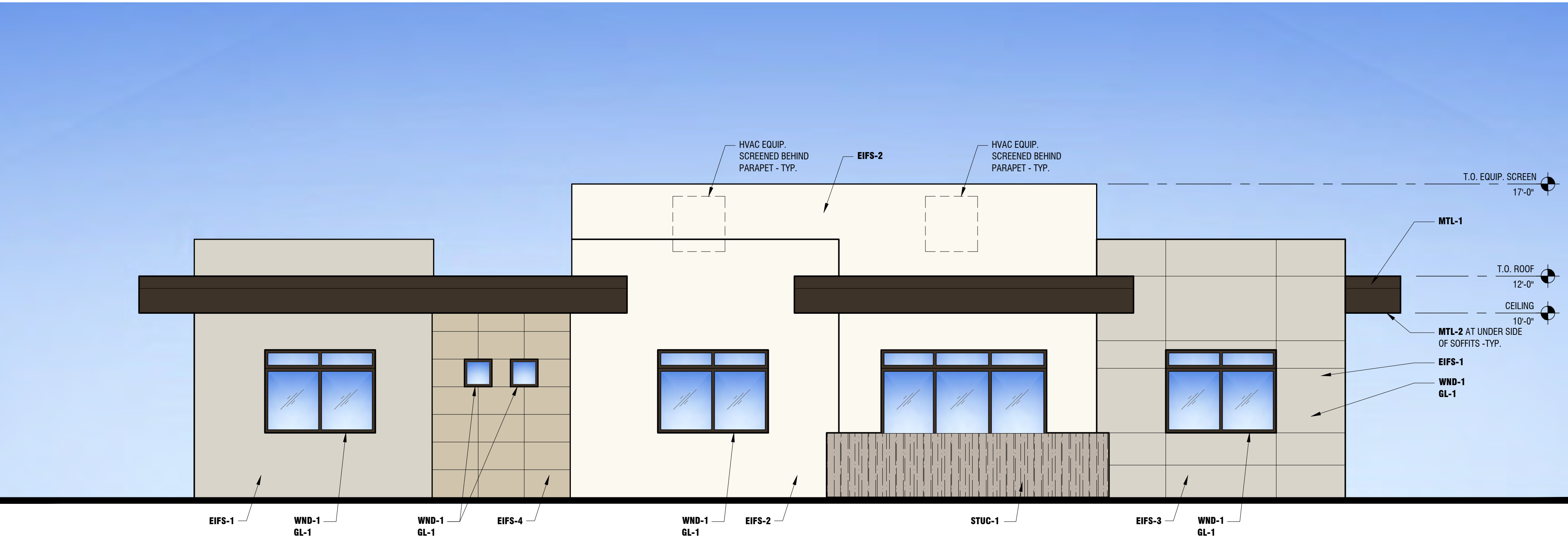
WEST ELEVATION

EXTERIOR COLOR AND MATERIALS LEGEND

	EIFS-1 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "SHADY" DEC774 FINISH: MEDIUM SAND		MTL-1 METAL RAILING, METAL FASCIA AND FLASHING COLOR: DARK BRONZE
	EIFS-2 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "WHISPER" DEW340 FINISH: SMOOTH		MTL-2 PRODUCT: 'ALUMABOARD' ALUMINUM SOFFIT PANELS SUPPLIER: RMP METAL PRODUCTS COLOR: AMERICAN WALNUT
	EIFS-3 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "DRIFTING" DEC 770 FINISH: BURNISHED		DR-1 ENTRY DOOR COLOR: AMERICAN WALNUT
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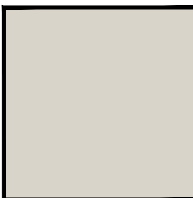
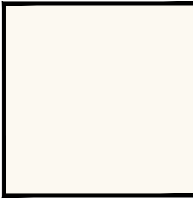
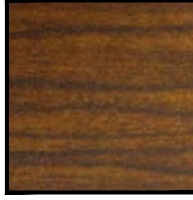
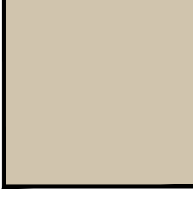
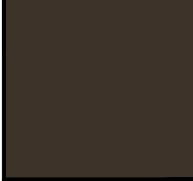
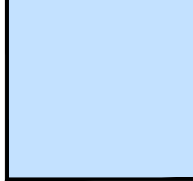


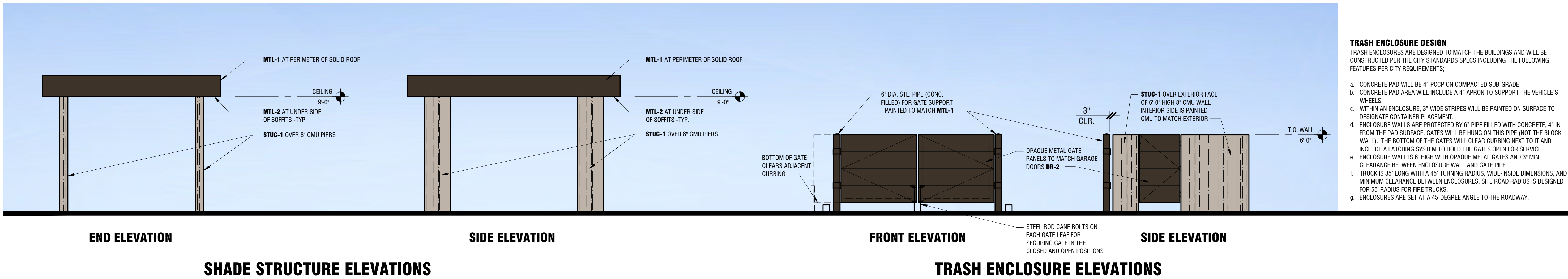
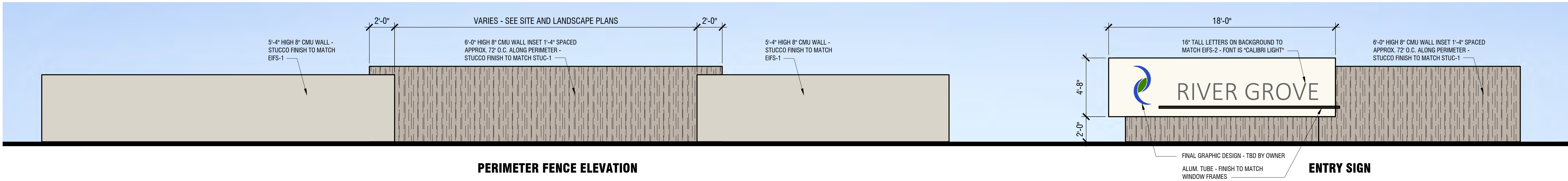
SOUTH ELEVATION



NORTH ELEVATION

EXTERIOR COLOR AND MATERIALS LEGEND

	EIFS-1 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "SHADY" DEC774 FINISH: MEDIUM SAND		MTL-1 METAL RAILING, METAL FASCIA AND FLASHING COLOR: DARK BRONZE
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- TRASH ENCLOSURE DESIGN**
- TRASH ENCLOSURES ARE DESIGNED TO MATCH THE BUILDINGS AND WILL BE CONSTRUCTED PER THE CITY STANDARDS SPECS INCLUDING THE FOLLOWING FEATURES PER CITY REQUIREMENTS;
- CONCRETE PAD WILL BE 4" PCPP ON COMPACTED SUB-GRADE.
 - CONCRETE PAD AREA WILL INCLUDE A 4" APRON TO SUPPORT THE VEHICLE'S WHEELS.
 - WITHIN AN ENCLOSURE, 3" WIDE STRIPES WILL BE PAINTED ON SURFACE TO DESIGNATE CONTAINER PLACEMENT.
 - ENCLOSURE WALLS ARE PROTECTED BY 6" PIPE FILLED WITH CONCRETE, 4" IN FROM THE PAD SURFACE. GATES WILL BE HUNG ON THIS PIPE (NOT THE BLOCK WALL). THE BOTTOM OF THE GATES WILL CLEAR CURBING NEXT TO IT AND INCLUDE A LATCHING SYSTEM TO HOLD THE GATES OPEN FOR SERVICE.
 - ENCLOSURE WALL IS 6' HIGH WITH OPAQUE METAL GATES AND 3" MIN. CLEARANCE BETWEEN ENCLOSURE WALL AND GATE PIPE.
 - TRUCK IS 35' LONG WITH A 45' TURNING RADIUS, WIDE-INSIDE DIMENSIONS, AND MINIMUM CLEARANCE BETWEEN ENCLOSURES. SITE ROAD RADIUS IS DESIGNED FOR 55' RADIUS FOR FIRE TRUCKS.
 - ENCLOSURES ARE SET AT A 45-DEGREE ANGLE TO THE ROADWAY.

EXHIBIT H

Conceptual Renderings



RIVER GROVE



RIVER GROVE

















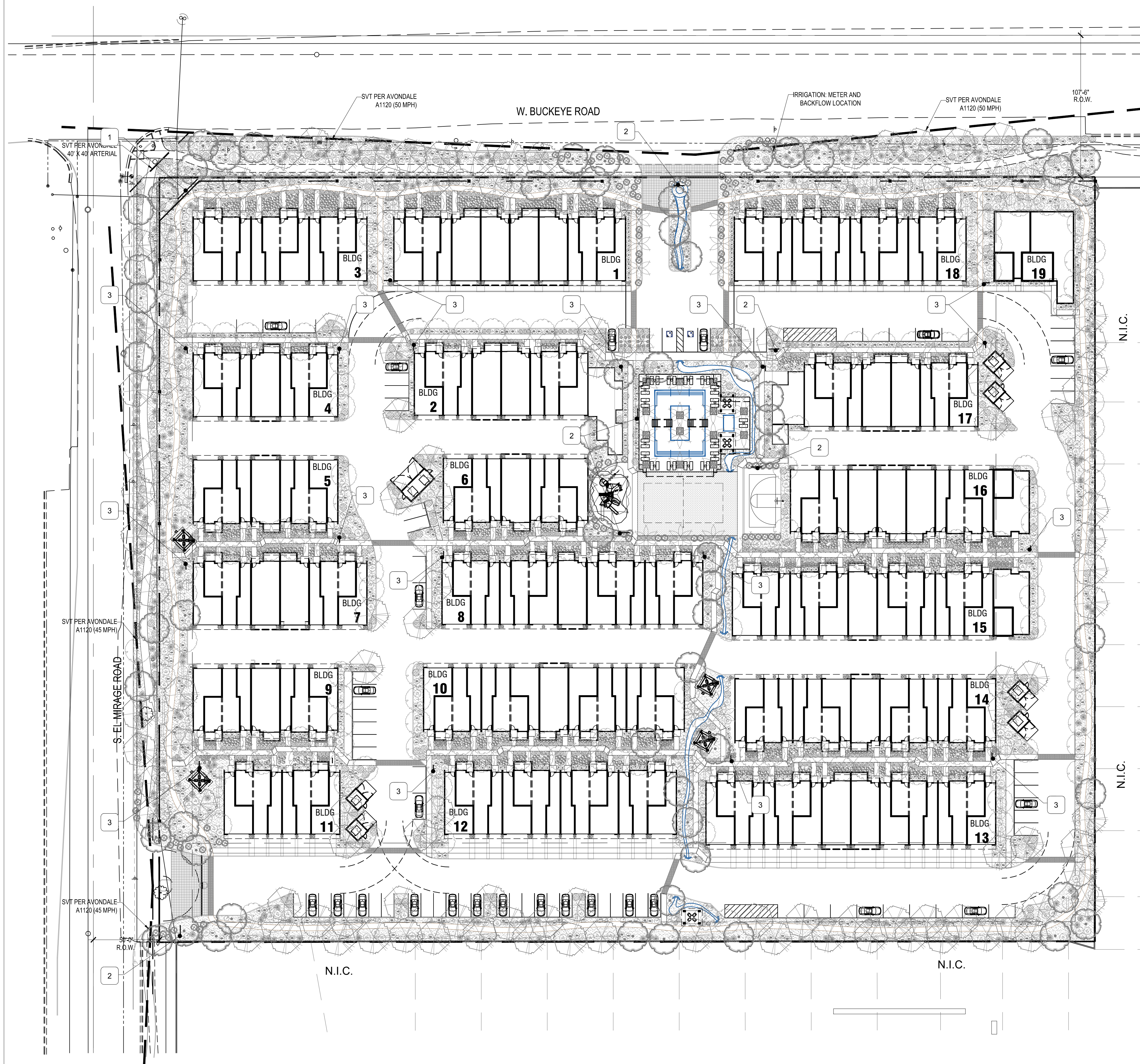


EXHIBIT I

Walls and Signage Plan

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KEYNOTE LEGEND

- KEY
- 1 ENTRY MONUMENT SIGN, WALL MOUNTED LETTER, BRUSHED STEEL LETTERS, SEE DETAIL 4/ PL3.0
 - 2 MAJOR DIRECTIONAL SIGN, METAL, 8'-0" W X 6'-0" T, SEE DETAIL 1/PL4.0
 - 3 MINOR DIRECTIONAL SIGN, METAL, 4'-0" W X 3'-0" T, SEE DETAIL 2/PL4.0

SITE LANDSCAPE NOTES

- 1. FIELD VERIFY EXISTING SITE PRIOR TO BID AND CONSTRUCTION.
- 2. REFER TO CIVIL ENGINEERING PLANS FOR VERTICAL AND HORIZONTAL CONTROL.
- 3. PROTECT ALL UTILITIES DURING CONSTRUCTION.

SIGN LEGEND

SEE PLAN FOR LOCATIONS			
SYMBOL			QTY
—	MONUMENT SIGN	RIVER GROVE SIGN MOUNTED ON THEME WALL	1
—	MAJOR DIRECTIONAL SIGN	WAYFINDING WITH MASTER MAP AND KEY LEDGENT, TO SHOW LOCATIONS AND DESTINATIONS.	6
—	MINOR DIRECTIONAL SIGN	WAYFINDING TO SHOW LOCATIONS AND DESTINATIONS ON MAP.	17

H

P

+

D

HARRINGTON
PLANNING + DESIGN

1921 S Alma School Rd, Suite 204
Mesa, Arizona 85210
Tel: 480-250-0116
www.HarringtonPlanningDesign.com

PRELIMINARY
NOT FOR CONSTRUCTION

44161
JASON E.
HARRINGTON
12.18.20
Arizona U.S.A.

RIVER GROVE TOWNHOMES

BUCKEYE RD. & EL MIRAGE RD
Avondale, Arizona 85323

REV.	COMMENT	DATE

Preliminary Submittal	12.18.20
ISSUE	DATE

LANDSCAPE PACKAGE	
December 18, 2020	
DRAWN BY: TW	
CHECK BY: JE	
PROJ. NO.: 2020-060	
CASE NO.: 17-2697	

NORTH

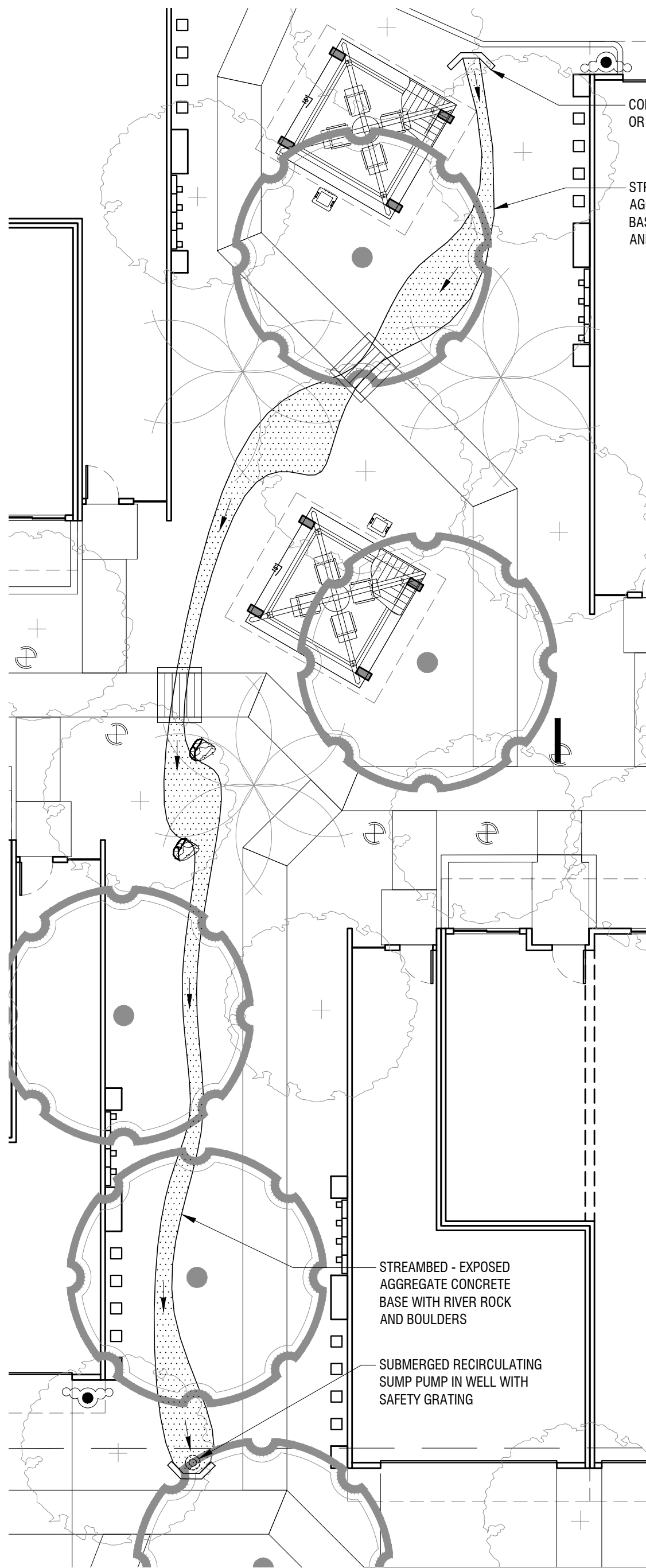
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PRELIMINARY
SIGNS PLAN

PL2.0

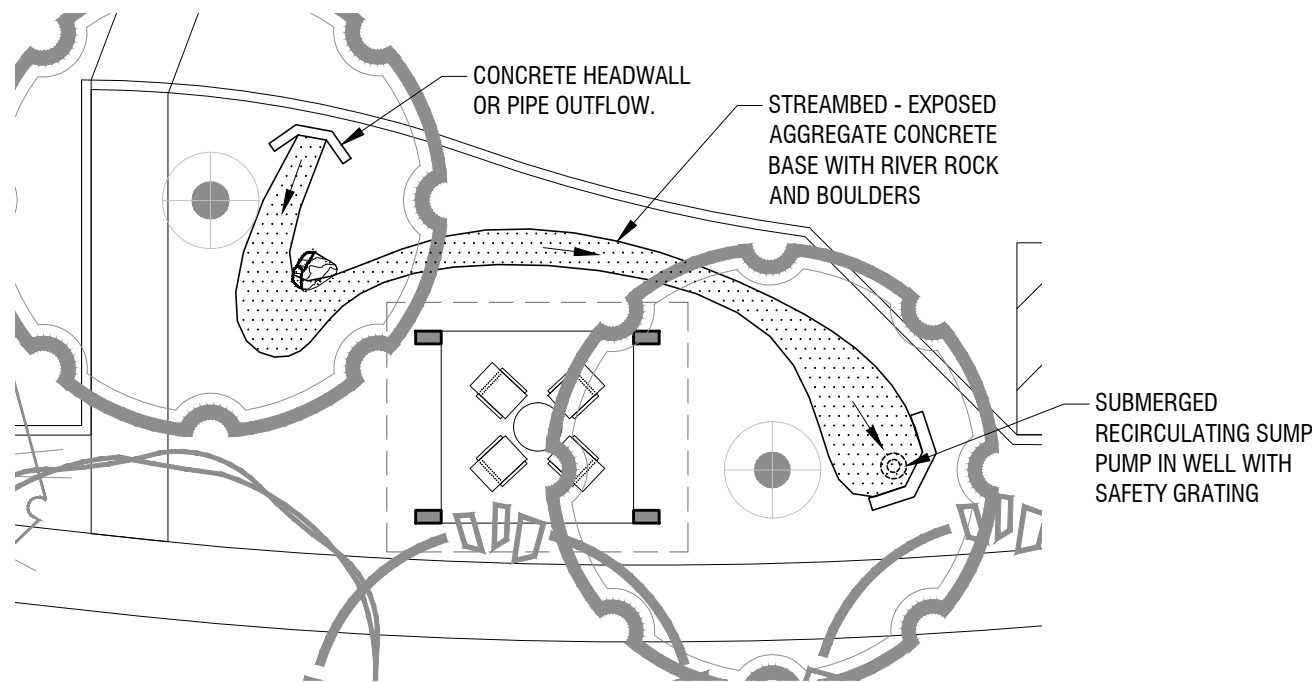
3 of 5

ARIZONA BLUESTAKE
CENTER
CALL TWO WORKING DAYS
BEFORE YOU DIG
1.800.782.5348



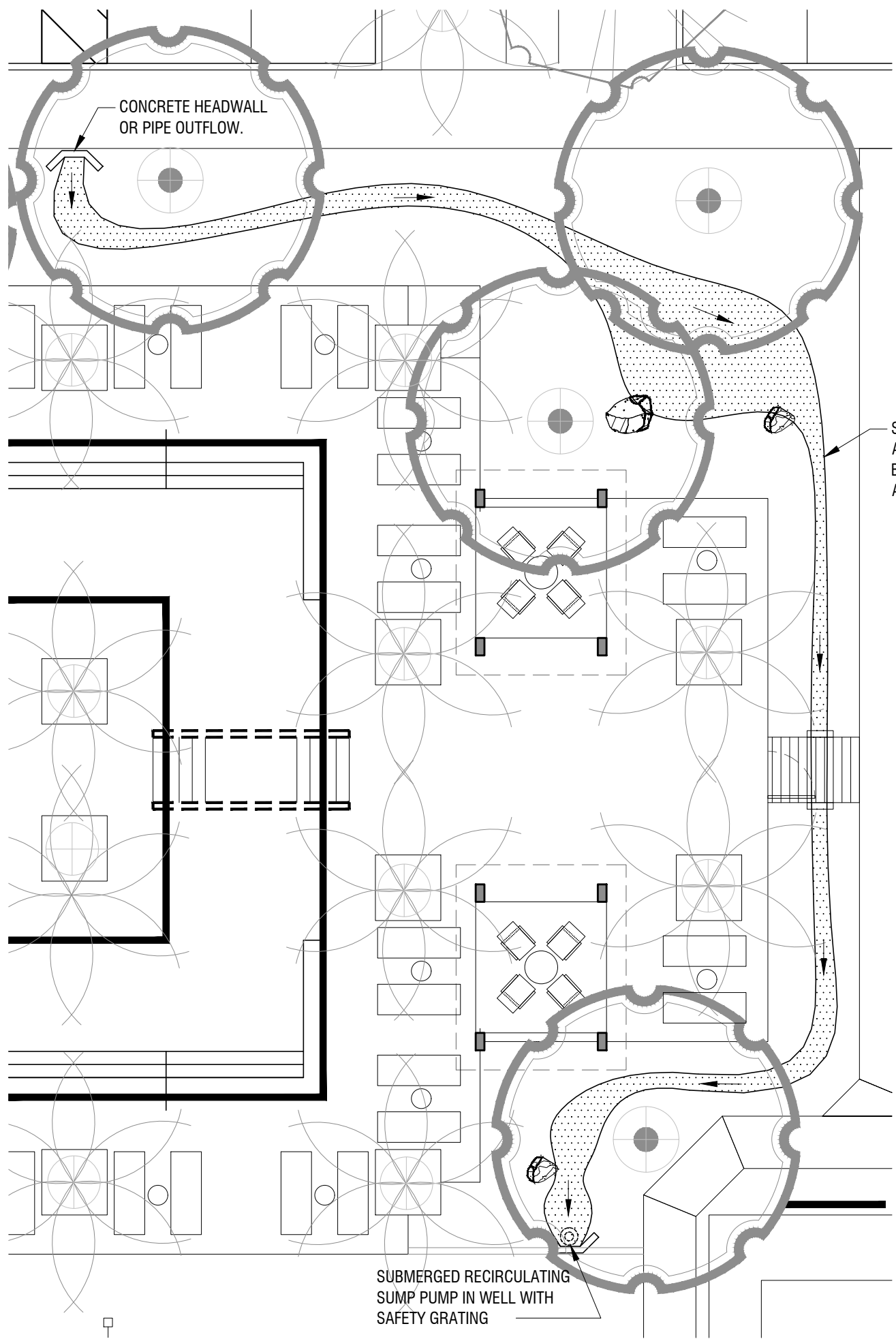
WATER FEATURE #4 - PLAN

LENGHT: ±140 FT
WATER SURFACE AREA: ±295 SF
WATER CAPACITY: ±475 GALLONS



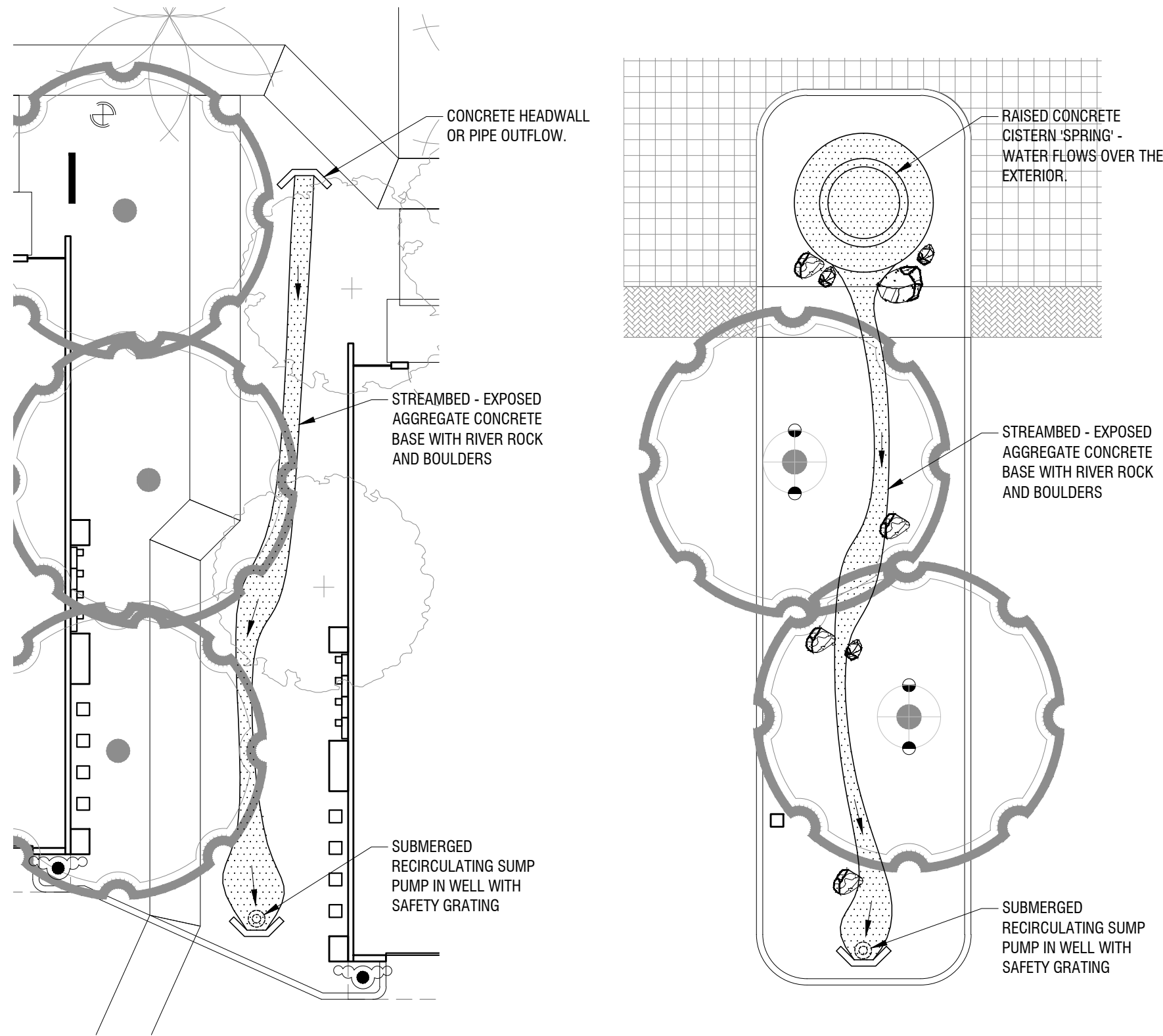
WATER FEATURE #5 - PLAN

LENGHT: ±54 FT
WATER SURFACE AREA: ±100 SF
WATER CAPACITY: ±165 GALLONS



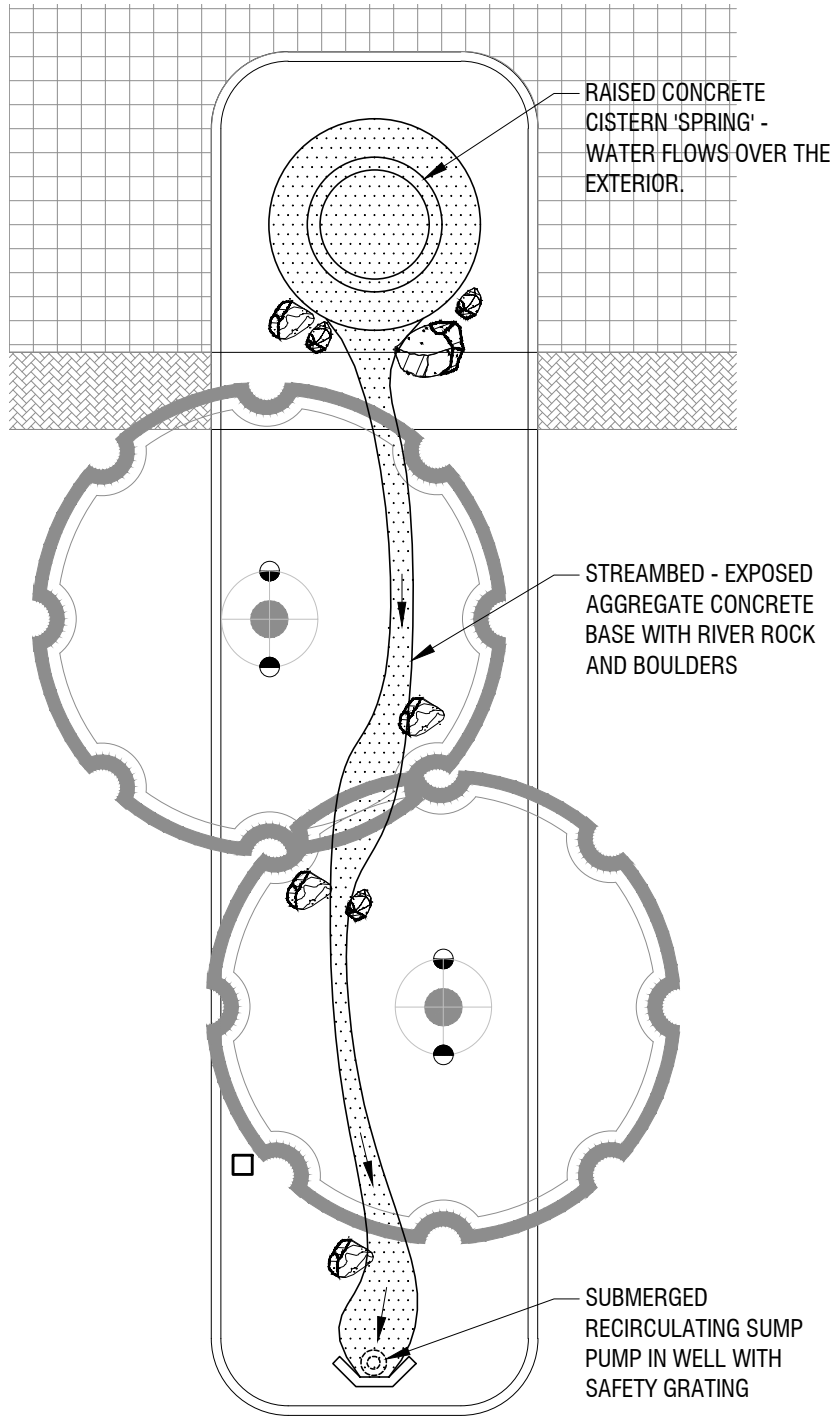
WATER FEATURE #2 - PLAN

LENGHT: ±148 FT
WATER SURFACE AREA: ±345 SF
WATER CAPACITY: ±575 GALLONS



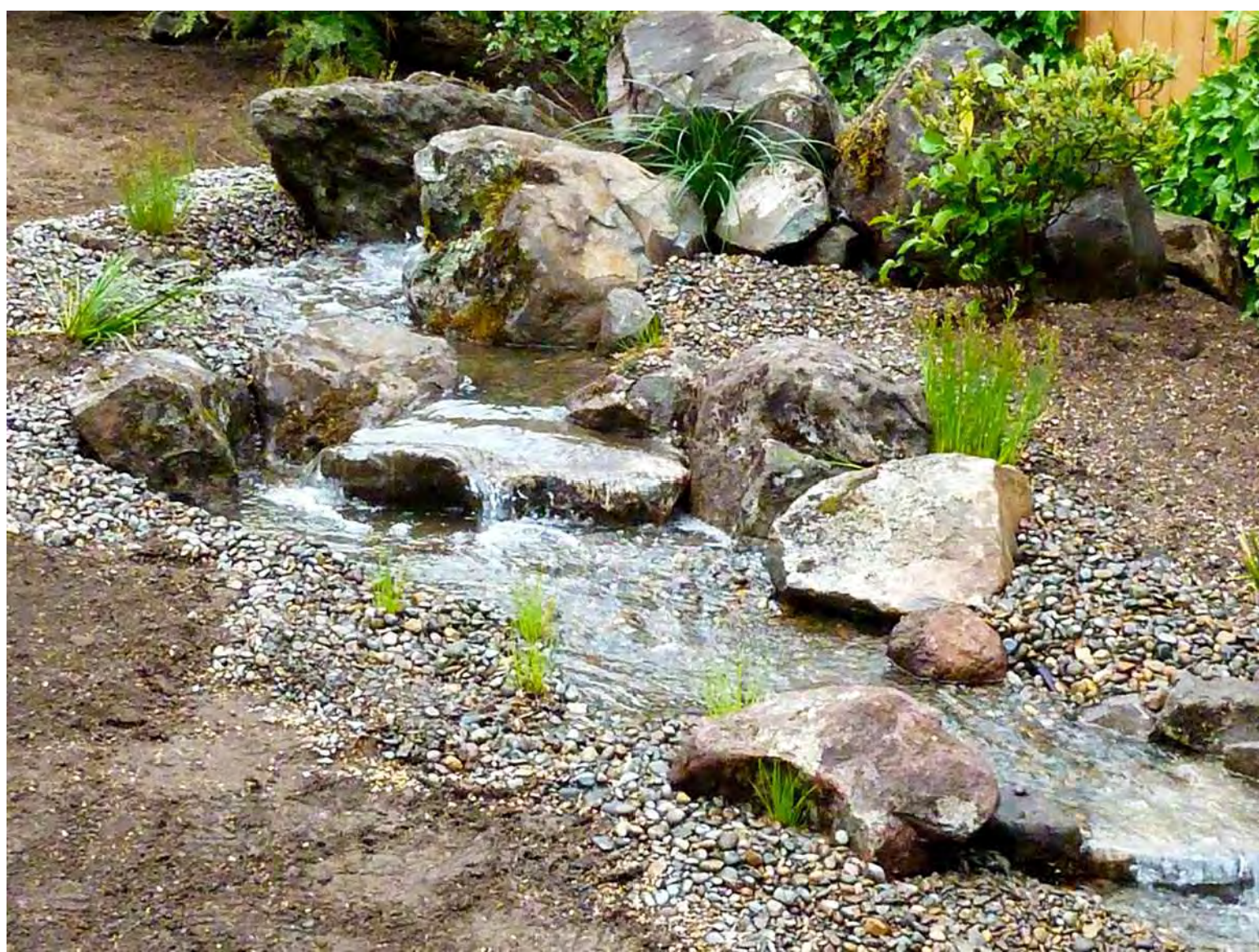
WATER FEATURE #3 - PLAN

LENGHT: ±60 FT
WATER SURFACE AREA: ±100 SF
WATER CAPACITY: ±165 GALLONS



WATER FEATURE #1 - PLAN

LENGHT: ±54 FT
WATER SURFACE AREA: ±205 SF
WATER CAPACITY: ±305 GALLONS

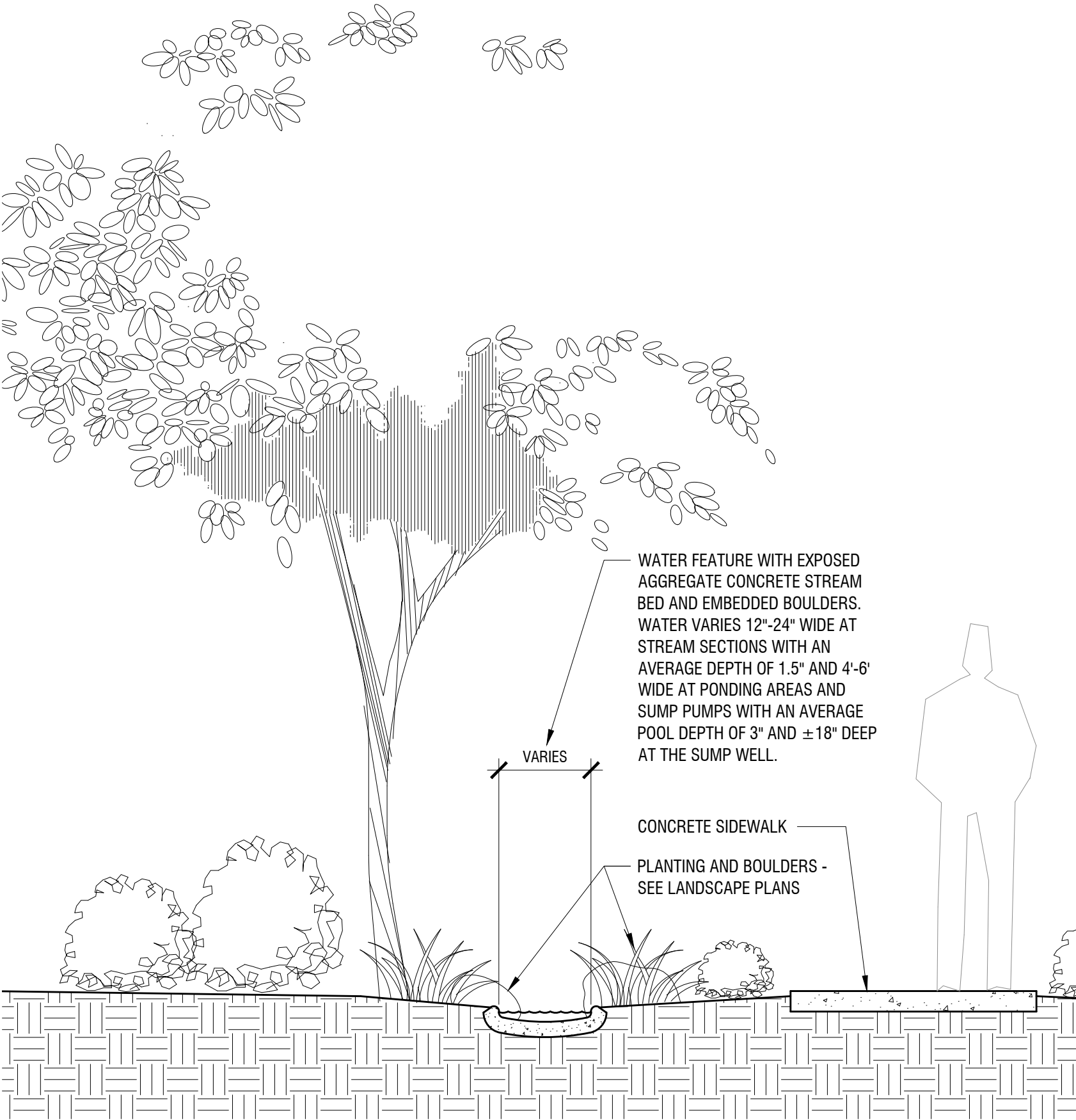


CONCEPTUAL DESIGN IMAGERY

WATER FEATURE TABULATIONS

TOTAL AGGREGATE LENGTH: ± 456 FT
TOTAL SURFACE AREA: ±1,045 SF
TOTAL WATER CAPACITY: ±1,685 GALLONS

NOTE: EACH SECTION IS RECIRCULATED TO THE NORTH END FROM THE SUMP PUMP LOCATED AT THE SOUTH END. DISTANCES, SURFACE AREA, AND CAPACITY ARE PRELIMINARY ESTIMATES. ACTUAL AREA AND CAPACITY WILL BE DETERMINED DURING FINAL DESIGN AND ENGINEERING. ESTIMATED WATER VOLUME DEMAND IS ESTIMATED TO NOT EXCEED 2,000 GALLONS.



WATER FEATURE - TYPICAL SECTION

RDA

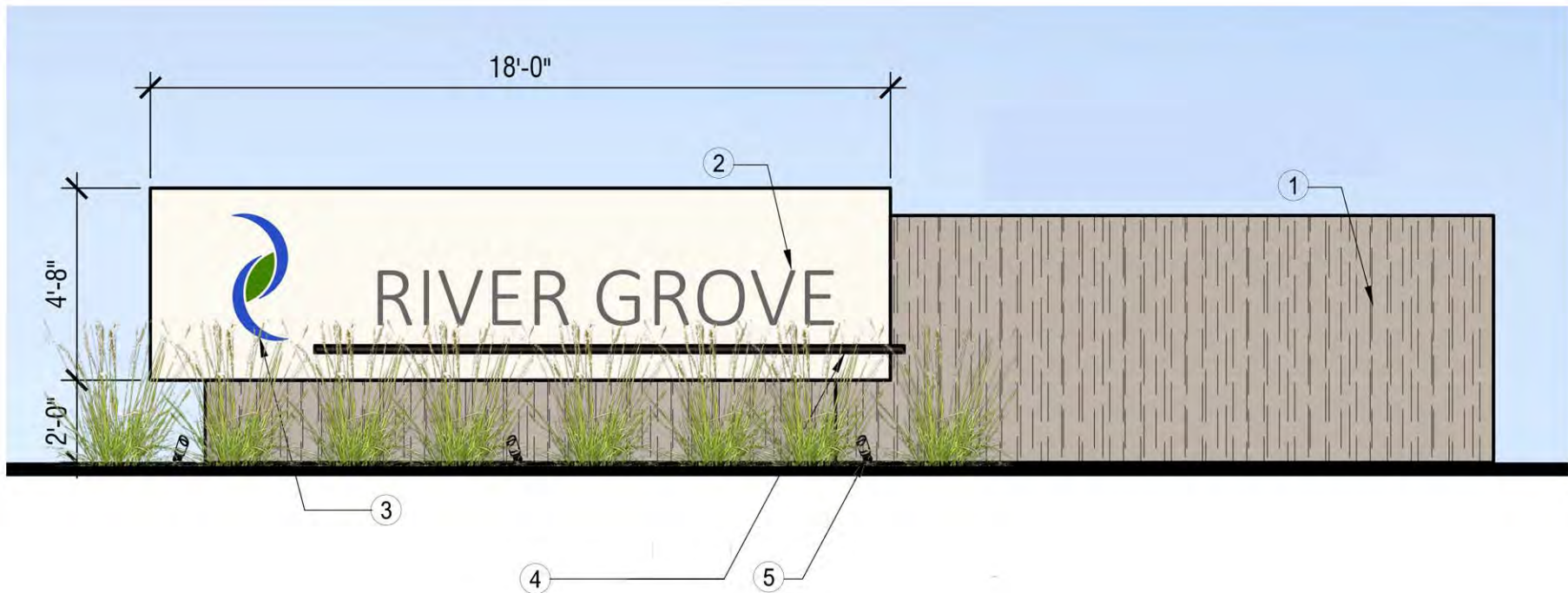
RON DEITRICK ARCHITECTS
rondeitrick.com 602.577.7171



THE VILLAGES
AT
RIVER GROVE
AVONDALE, ARIZONA

WATER FEATURE

DATE: 3/22/21
SCALE: N.T.S.



- ① THEME WALL, 6' -0" HIGH,
8"X8"X16" CMU WALL INSET
1' -4" SPACED APPROX. 72' O.C.
ALONG PERIMETER - STUCCO
FINISH TO MATCH STUC-1
- ② 16" TALL LETTERS ON BACKGROUND
TO MATCH EIFS-2-FONT IS
"CALIBRI LIGHT"
- ③ FINAL GRAPHIC DESIGN - TBD BY OWNER
- ④ ALUM. TUBE - FINISH TO MATCH
WINDOW FRAME
- ⑤ FX LUMINAIRE - NP SERIES SPOT LIGHT
NP-6LED-BZ, BRONZE FINISH

NOTES:

- 1. LETTER FASTEN TO THE THEME WALL.
- 2. ALL THE FONT IS "CALIBRI LIGHT"
- 3. PLANT MATERIALS PER
LANDSCAPE PLAN

MONUMENT SIGN - RIVER GROVE

SCALE: N.T.S.

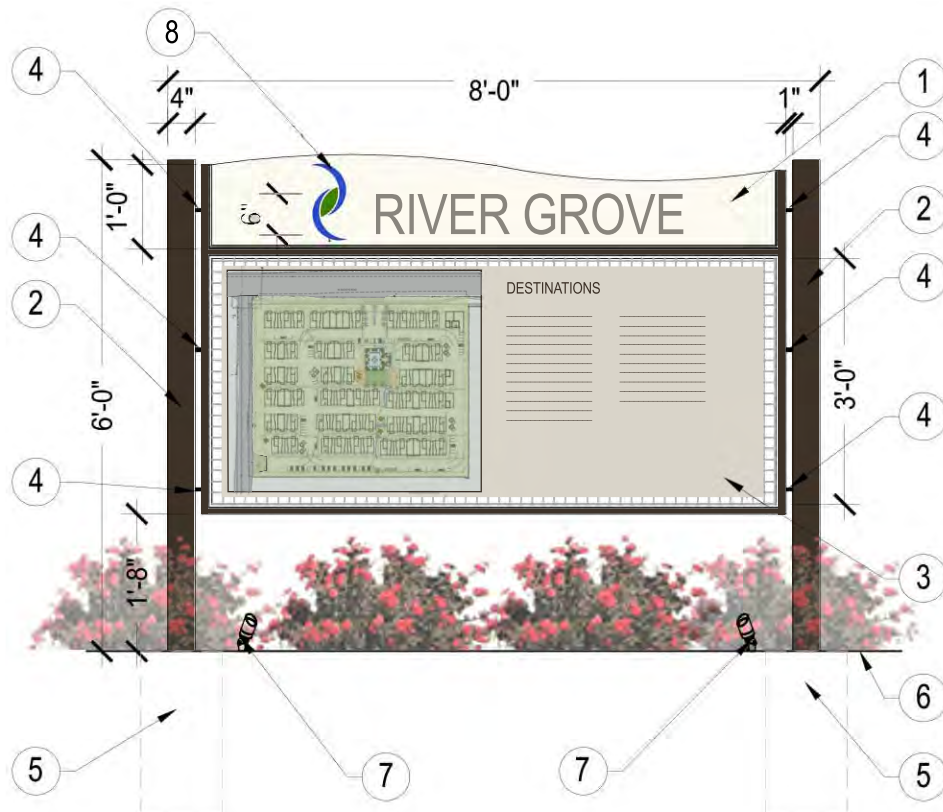


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RDA

THE VILLAGES AT RIVER GROVE AVONDALE, ARIZONA

Entry Monument Sign



- 1 HEADER PANEL, METAL, COLOR: DUNN EDWARDS "SHADY" DEC774
ARIAL NARROW FONT, LETTER COLOR: DARK BRONZE
- 2 STEEL POST 4" X 4", COLOR: DARK BRONZE
- 3 MAP PANEL WITH WIRE MESH FRAME, PANEL COLOR: DUNN EDWARDS "SHADY" DEC774
- 4 SPACER ATTACHMENT: 1" X 3/4" STEEL WELDED TO POST AND WIRE MESH FRAME.
- 5 SIGN CONCRETE FOOTING - BY OTHERS
- 6 FINISH GRADE
- 7 FX LUMINAIRE - NP SERIES SPOT LIGHT NP-6LED-BZ, BRONZE FINISH
- 8 FINAL GRAPHIC DESIGN - TBD BY OWNER

NOTES:

1. SIGN TO BE DOUBLE SIDED
2. ALL THE FONT IS "CALIBRI LIGHT"
3. PLANT MATERIALS PER LANDSCAPE PLAN

RIVER GROVE - DIRECTIONAL SIGN - MAJOR

SCALE: N.T.S.

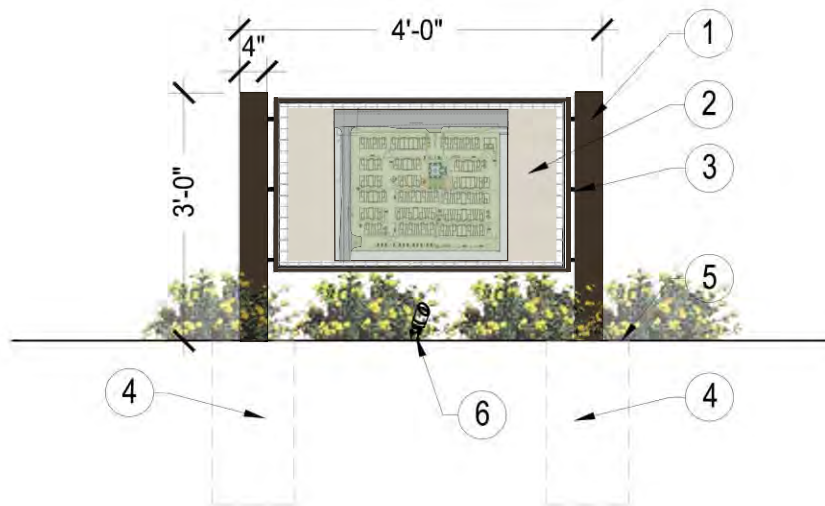


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RDA

THE VILLAGES AT RIVER GROVE AVONDALE, ARIZONA

Major Directional Sign



- ① STEEL POST 4" X 4", COLOR: DARK BRONZE
- ② MAP INFO PANEL WITH WIRE MESH FRAME, PANEL COLOR: DUNN EDWARDS "SHADY" DEC774
- ③ SPACER ATTACHMENT: 1" X 3/4" STEEL WELDED TO POST AND WIRE MESH FRAME.
- ④ SIGN FOOTING - BY OTHERS
- ⑤ FINISH GRADE
- ⑥ FX LUMINAIRE - NP SERIES SPOT LIGHT NP-6LED-BZ, BRONZE FINISH

NOTES:

1. SIGN TO BE DOUBLE SIDED
2. ALL THE FONT IS "CALIBRI LIGHT"
3. PLANT MATERIALS PER LANDSCAPE PLAN

RIVER GROVE - DIRECTIONAL SIGN - MINOR

SCALE: N.T.S.



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RDA

THE VILLAGES AT RIVER GROVE AVONDALE, ARIZONA

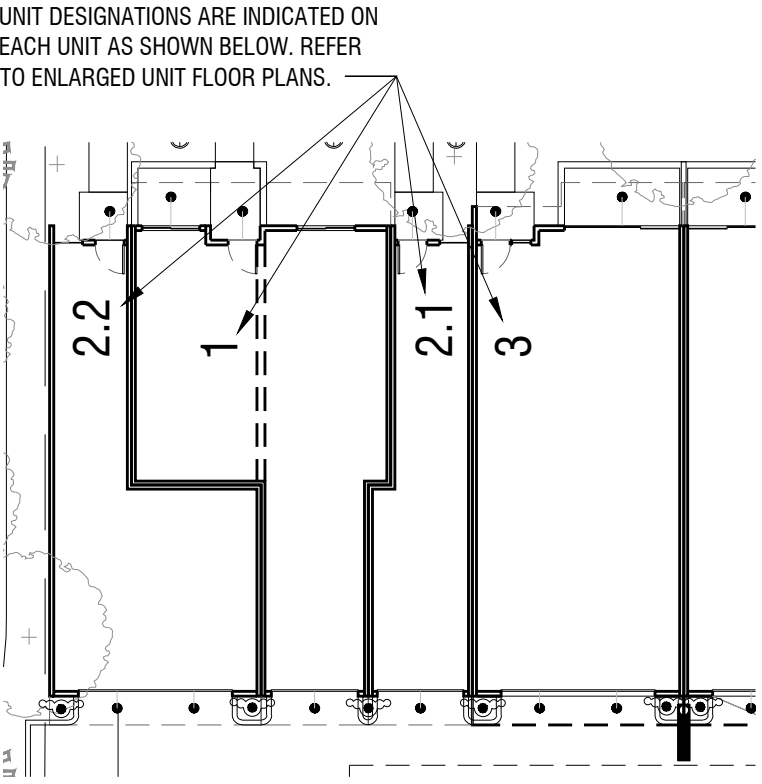
Minor Directional Sign

Exhibit F

Conceptual Site Plan

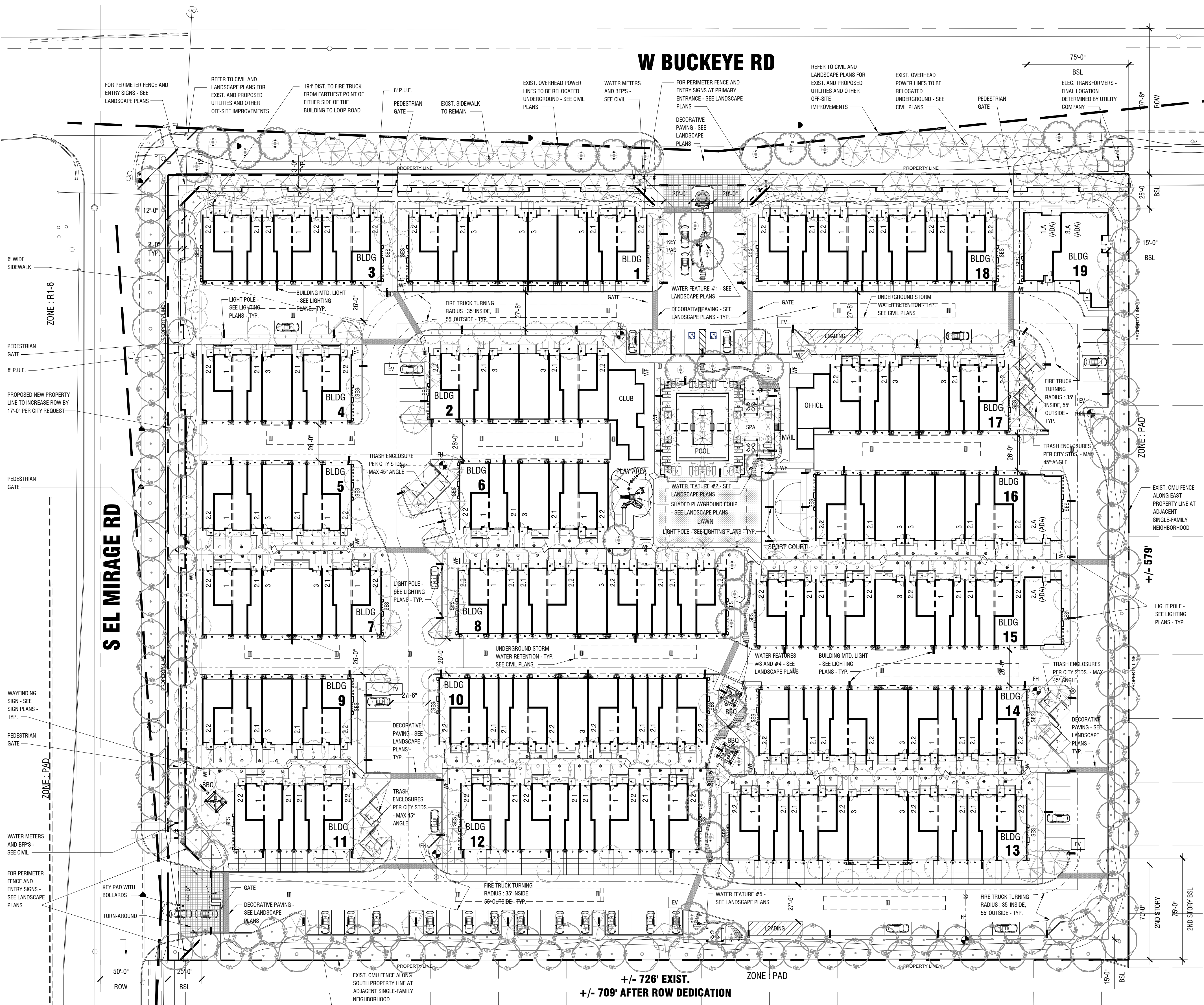
Villages at River Grove

TYPICAL UNIT TYPE DESIGNATIONS



CITY STANDARD SITE PLAN NOTES

- ALL UTILITY LINES LESS THAN 69 KV SHALL BE UNDERGROUND WITH THE FIRST PHASE OF DEVELOPMENT.
- ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED/CONCEALED FROM STREET VIEW.
- PLANTS LOCATED WITHIN THE 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).
- FUTURE DEVELOPMENT PADS WITHIN MASTER PLANNED DEVELOPMENTS SHALL BE COVERED WITH A MINIMUM OF 2" THICK DECOMPOSED GRANITE FOR DUST CONTROL AT THE TIME OF DEVELOPMENT.
- 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.
- 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 MASTER PLAN, AND ANY APPLICABLE SPECIFIC PLANS.



SITE DATA

GROSS SITE AREA : 521,299 SF (11.97 AC)
NET SITE AREA : 410,865 SF (9.43 AC)
(AFTER DEDICATING ADDITIONAL 17' OF ROW ON EL MIRAGE RD.)
EXISTING ZONING : PAD
PROPOSED ZONING : PAD WITH R-4 BASE ZONING
BUILDING HEIGHT ALLOWED : 45'
BUILDING HEIGHT PROPOSED : 24' T.O. ROOF DECK, 26' T.O. PARAPET, 28' T.O. MECH. SCREEN
BUILDING COVERAGE : 144,684 SF = 35.2% (50% MAX. ALLOWABLE)
PARKING & DRIVES : 111,601 SF
PUBLIC UTILITY EASEMENT: 10,240 SF
USEABLE OPEN SPACE : 82,173 SF REQUIRED 83,238 SF PROVIDED
(20% OF NET SITE AREA INCLUDING: POOL, CABANA'S, CLUBHOUSE, BBQ AREAS, SPORT COURT, PLAYGROUND, PLAY LAWN, RIPARIAN AREAS, GREENBELTS, AND WALKING PATH AROUND PERIMETER OF PROJECT)

UNIT MIX

BUILDINGS	1 BED	2BED	3BED
6 UNITS x 1	(2) 2	(4) 4	(0) 0
7 UNITS x 4	(2) 8	(4) 16	(1) 4
8 UNITS x 3	(2) 6	(4) 12	(2) 6
9 UNITS x 1	(3) 3	(6) 6	(0) 0
9 UNITS x 1	(2) 2	(4) 4	(3) 3
10 UNITS x 1	(2) 2	(4) 4	(4) 4
12 UNITS x 2	(4) 8	(8) 16	(0) 0
13 UNITS x 4	(4) 16	(8) 32	(1) 4
14 UNITS x 1	(4) 4	(8) 8	(2) 2
ADA UNITS x 4	(1) 1	(2) 2	(1) 1
TOTAL UNITS	52	104	24 = 180
	29%	58%	13%

BUILDING COVERAGE

1 BED :	52 x 967 = 50,284
2 BED / 1CAR :	52 x 456 = 23,712
2 BED / 2CAR :	52 x 701 = 36,452
3 BED :	24 x 1,068 = 25,632
1 BED ADA :	1 x 1,350 = 1,218
2 BED ADA :	2 x 1,450 = 2,702
3 BED ADA :	1 x 2,200 = 2,184
OFFICE :	1,100
CLUB :	1,400
TOTAL GROUND FLOOR AREA :	144,684 SF (INCLUDING GARAGES)

LIVING AREA (SF): 1 BED 2BED 3BED (NOT INCLUDING GARAGES)

	721	1,324	1,715
	x 51	x 102	x 23
	36,771	135,048	39,445
	+ 900	2,070	1,700 (ADA UNITS)
TOTAL :	37,671	137,118	41,145 = 215,934 SF

PARKING

1 BEDROOM :	52 X 1.50	78 SP	52 GARAGE	26 STREET
2 BEDROOM :	104 X 1.75	182 SP	155 GARAGE	27 STREET
3 BEDROOM :	24 X 2.00	48 SP	48 GARAGE	
GARAGE SPACES :	180 (1 PER UNIT) REQUIRED,	255 PROVIDED		
VISITOR SPACES (1 PER 10 UNITS) :	18 SP REQUIRED,	27 PROVIDED		

TOTAL PARKING: 326 SP REQUIRED, 335 SP PROVIDED
GARAGE PARKING : 255
SURFACE PARKING : 80
LOADING ZONE : 2 (1 REQUIRED)
EV CHARGING STATIONS : (6) PROVIDED FOR GUESTS AND RESIDENTS
ACCOMMODATION WILL BE MADE FOR FUTURE STATIONS TO BE INSTALLED WITH A COMBINATION OF ON-SITE AND IN-GARAGE CHARGING STATIONS

GENERAL NOTES

- REFER TO CIVIL PLANS FOR ALL UTILITIES, GRADING, PAVING, FIRE HYDRANTS, STORM WATER COLLECTION, AND OFF-SITE IMPROVEMENTS.
- REFER TO LANDSCAPE PLANS FOR AREA CALCULATIONS, LANDSCAPING, AND SITE WALLS.
- REFER TO LIGHTING PLANS FOR ALL EXTERIOR BUILDINGS AND SITE LIGHTING LOCATIONS, DETAILS, AND SPECIFICATIONS.
- REFER TO SIGNAGE PLANS FOR ALL MONUMENT SIGNS, AND WAYFINDING.
- ALL PARKING IS SCREENED FROM VIEW FROM ADJACENT PROPERTIES WITH A 6" TALL OPAQUE PERIMETER FENCE ALONG THE NORTH AND WEST PROPERTY LINES WITH FINISHES TO MATCH THE BUILDINGS.
- ALL DOORS AND WINDOWS ARE INSULATED AS REQUIRED BY THE ENERGY CODE AND SET BACK AT 3" MIN. FROM THE OUTSIDE FACE OF THE EXTERIOR WALL FINISH.

VICINITY MAP



Received Eletronically
April 27, 2021

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THE VILLAGES
AT
RIVER GROVE
AVONDALE, ARIZONA

SCHEMATIC SITE PLAN

DATE : 3/22/21

SCALE : 1" = 40'

0' 20' 40' 80'



Exhibit G

Conceptual Renderings and Building Elevations

Villages at River Grove



Received
Electronically April
27, 2021



GROVE

RIVER









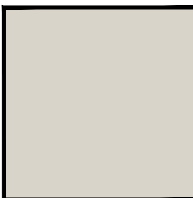
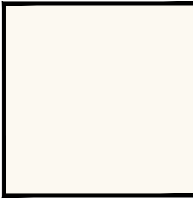
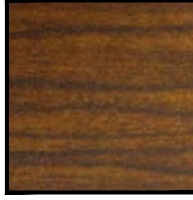
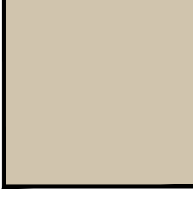
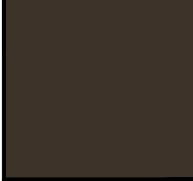
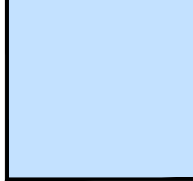


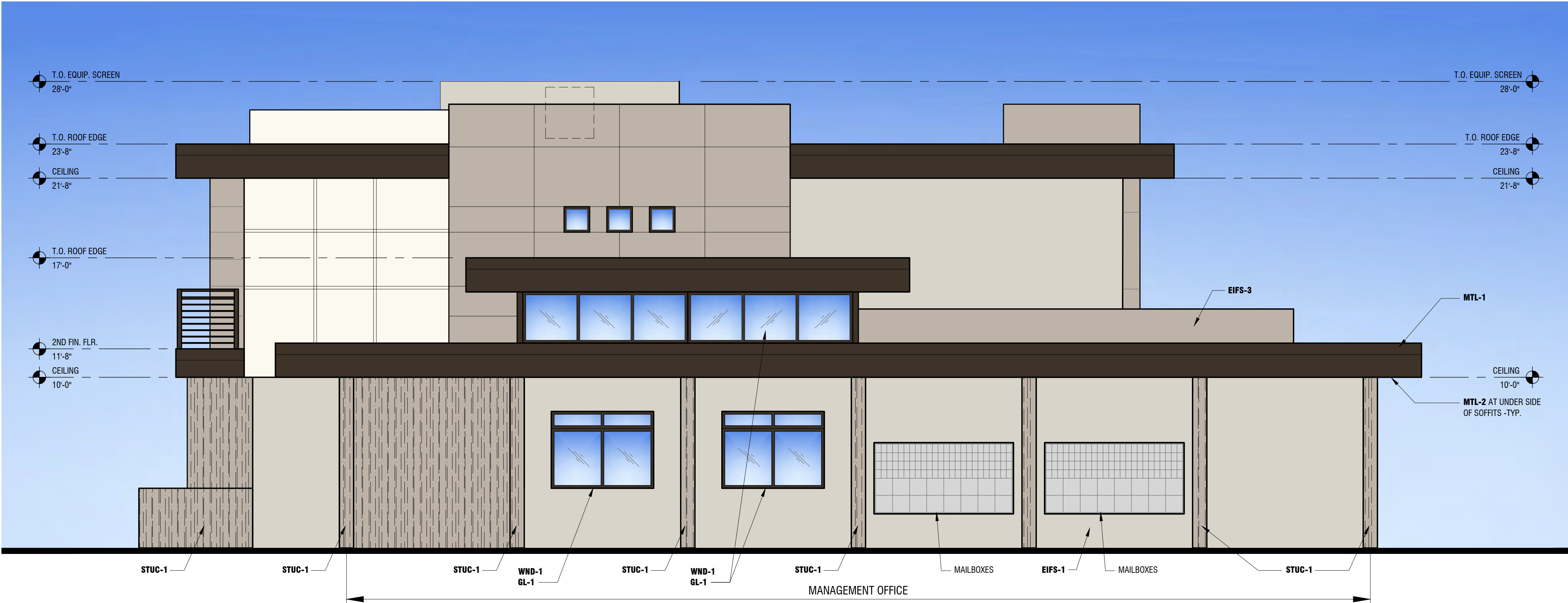




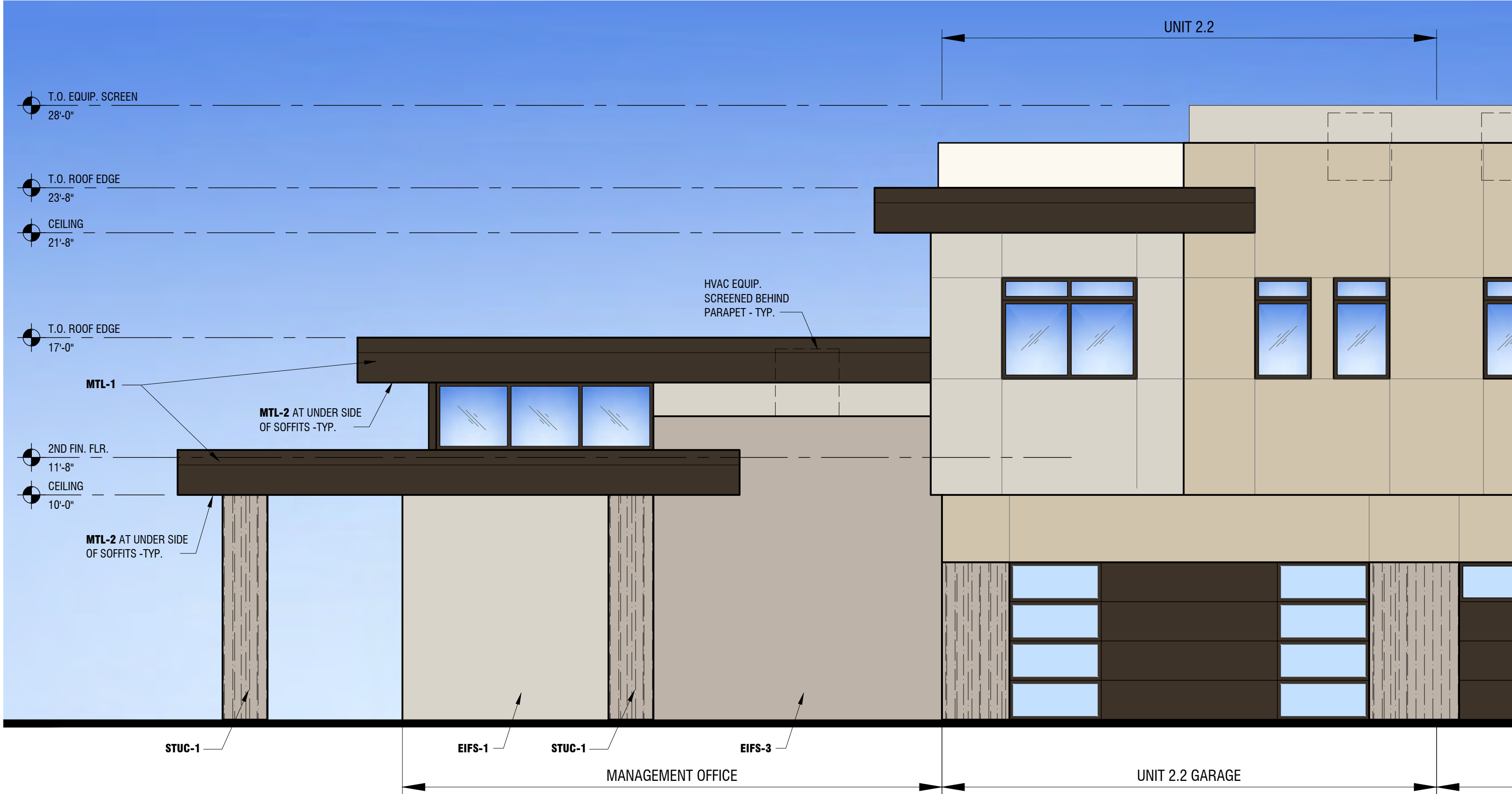


EXTERIOR COLOR AND MATERIALS LEGEND

	EIFS-1 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "SHADY" DEC774 FINISH: MEDIUM SAND		MTL-1 METAL RAILING, METAL FASCIA AND FLASHING COLOR: DARK BRONZE
	EIFS-2 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "WHISPER" DEW340 FINISH: SMOOTH		MTL-2 PRODUCT: 'ALUMABOARD' ALUMINUM SOFFIT PANELS SUPPLIER: RMP METAL PRODUCTS COLOR: AMERICAN WALNUT
	EIFS-3 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "DRIFTING" DEC 770 FINISH: BURNISHED		DR-1 ENTRY DOOR COLOR: AMERICAN WALNUT
	EIFS-4 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "RIVERBED" DEC 767 FINISH: LIMESTONE TEXTURED		DR-2 GARAGE DOOR COLOR: DARK BRONZE
	STUC-1 STUCCO COLOR: DUNN EDWARDS "SHAGGY BARKED" DEC771 FINISH: COMBED HEAVY TEXTURE		GL-1 'SUNCOAT MAX' DUAL PANE, LOW-E3 INSULATED GLASS COLOR: TINTED GRAY
	WND-1 ALUMINUM WINDOWS AND SLIDING DOORS SUPPLIER: MILGARD COLOR: DARK BRONZE ANODIZED		GL-2 CLEAR OR OPAQUE GLAZING PER GARAGE DOOR MANUFACTURER STANDARD OPTIONS



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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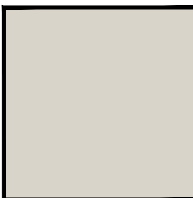
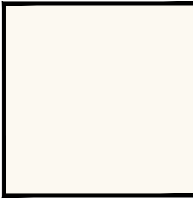
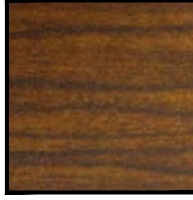
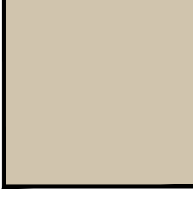
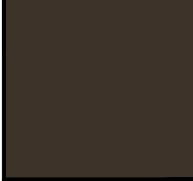
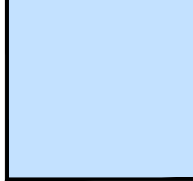
MANAGEMENT OFFICE ELEVATIONS

DATE : 2/10/21

SCALE : 1/4" = 1'-0"

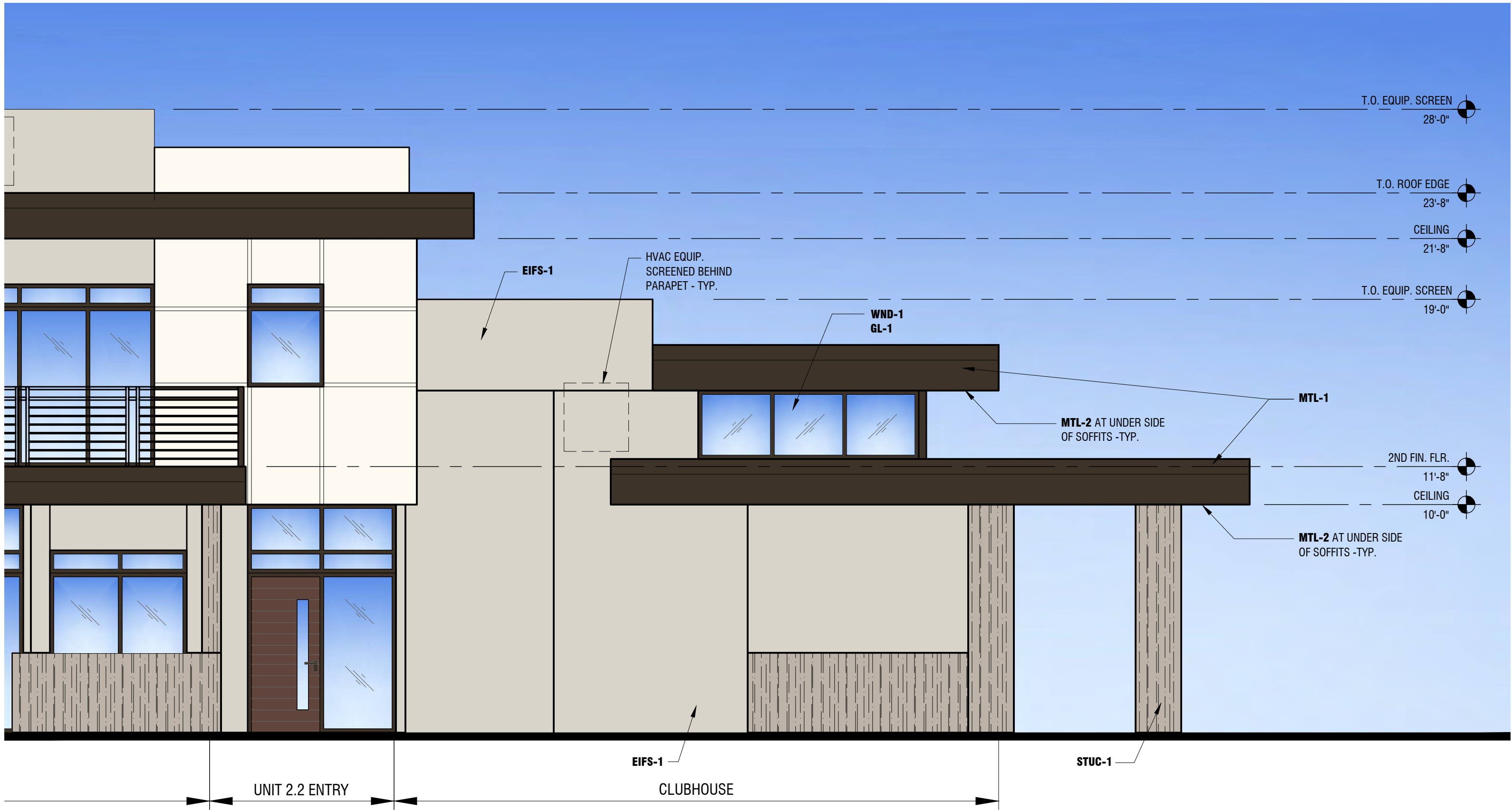


EXTERIOR COLOR AND MATERIALS LEGEND

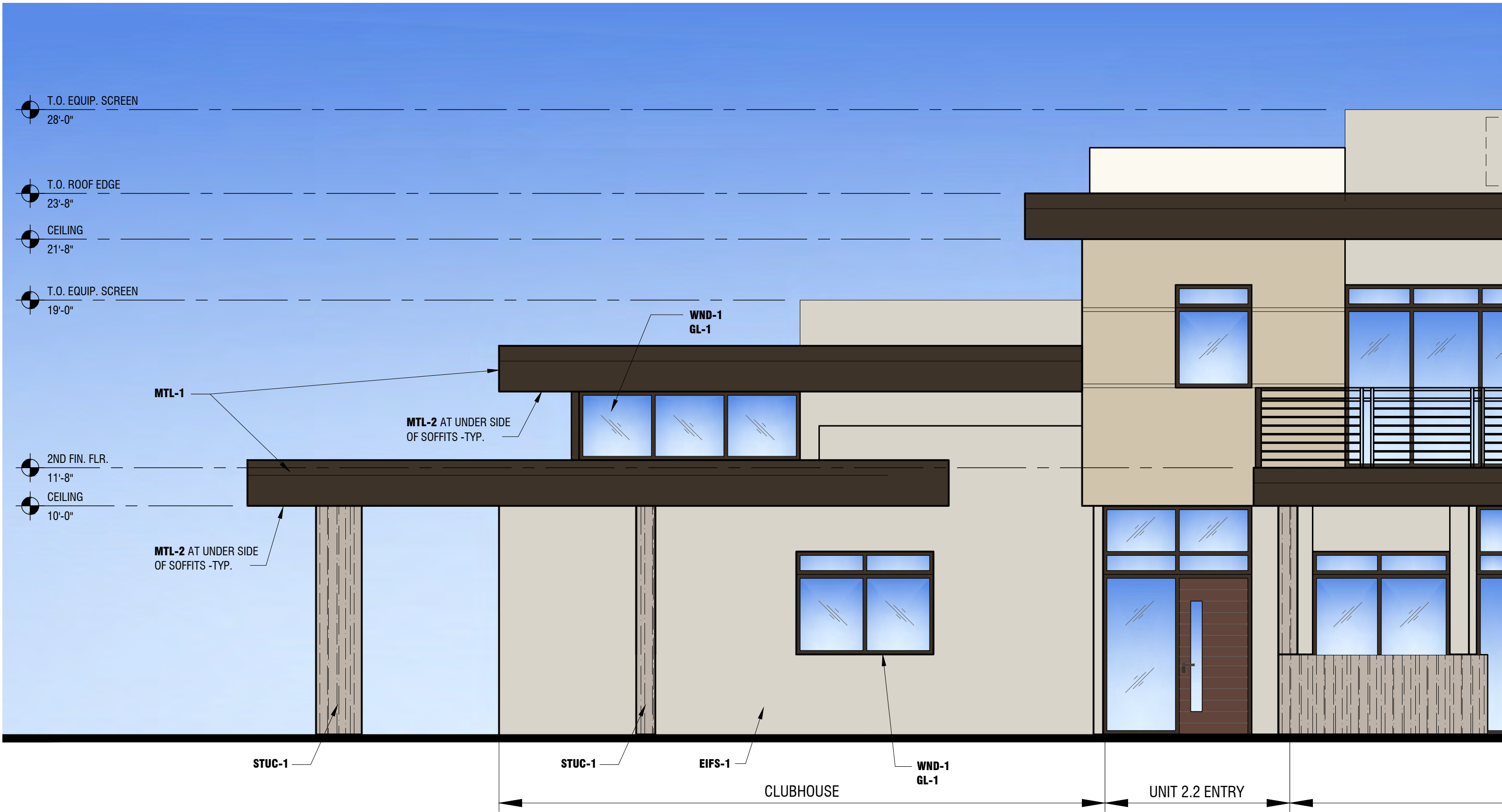
	EIFS-1 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "SHADY" DEC774 FINISH: MEDIUM SAND		MTL-1 METAL RAILING, METAL FASCIA AND FLASHING COLOR: DARK BRONZE
	EIFS-2 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "WHISPER" DEW340 FINISH: SMOOTH		MTL-2 PRODUCT: 'ALUMABOARD' ALUMINUM SOFFIT PANELS SUPPLIER: RMP METAL PRODUCTS COLOR: AMERICAN WALNUT
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EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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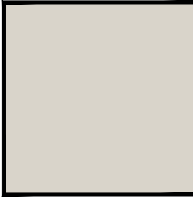
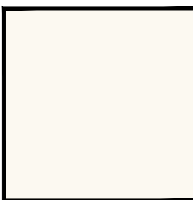
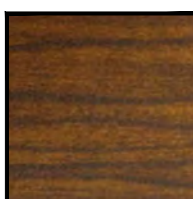
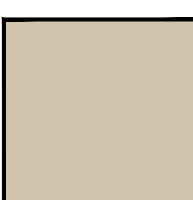
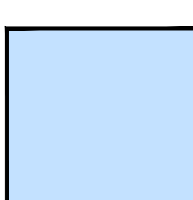
CLUBHOUSE ELEVATIONS

DATE: 2/10/21

SCALE: 1/4" = 1'-0"



EXTERIOR COLOR AND MATERIALS LEGEND

	EIFS-1 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "SHADY" DEC774 FINISH: MEDIUM SAND		MTL-1 METAL RAILING, METAL FASCIA AND FLASHING COLOR: DARK BRONZE
	EIFS-2 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "WHISPER" DEW340 FINISH: SMOOTH		MTL-2 PRODUCT: "ALUMABOARD" ALUMINUM SOFFIT PANELS SUPPLIER: RMP METAL PRODUCTS COLOR: AMERICAN WALNUT
	EIFS-3 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "DRIFTING" DEC 770 FINISH: BURNISHED		DR-1 ENTRY DOOR COLOR: AMERICAN WALNUT
	EIFS-4 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "RIVERBED" DEC 767 FINISH: LIMESTONE TEXTURED		DR-2 GARAGE DOOR COLOR: DARK BRONZE
	STUC-1 STUCCO COLOR: DUNN EDWARDS "SHAGGY BARKED" DEC771 FINISH: COMBED HEAVY TEXTURE		GL-1 "SUNCOAT MAX" DUAL PANF, LOW-E3 INSULATED GLASS COLOR: TINTED GRAY
	WND-1 ALUMINUM WINDOWS AND SLIDING DOORS SUPPLIER: MILGARD COLOR: DARK BRONZE ANODIZED		GL-2 CLEAR OR OPAQUE GLAZING PER GARAGE DOOR MANUFACTURER STANDARD OPTIONS



NORTH OR SOUTH ELEVATION

SCALE : 1/8" = 1'-0"
0' 4' 8' 16'



NORTH OR SOUTH ELEVATION

SCALE : 1/4" = 1'-0"
0' 2' 4' 8'

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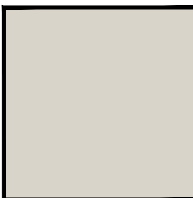
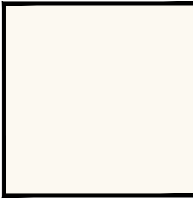
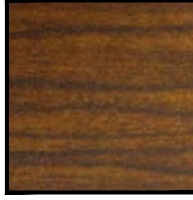
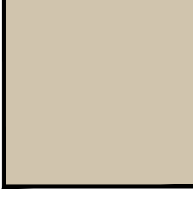
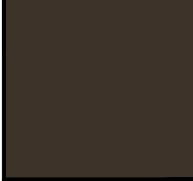
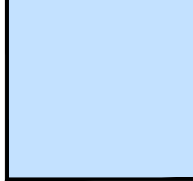
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AT
RIVER GROVE
AVONDALE, ARIZONA

TYPICAL BUILDING ELEVATIONS
ENTRY SIDE

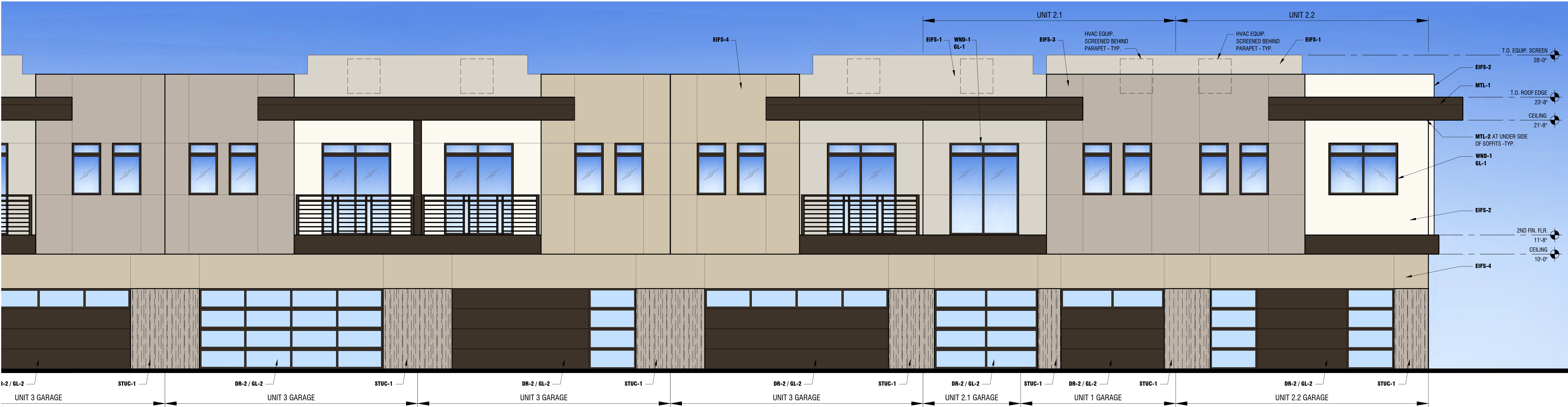
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EXTERIOR COLOR AND MATERIALS LEGEND

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NORTH OR SOUTH ELEVATION

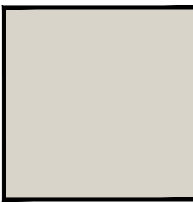
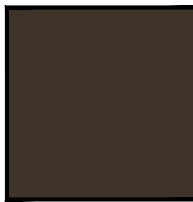
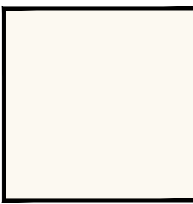
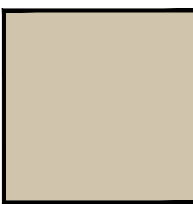
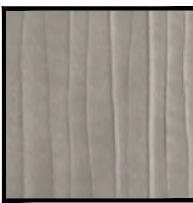
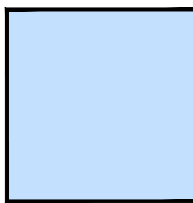
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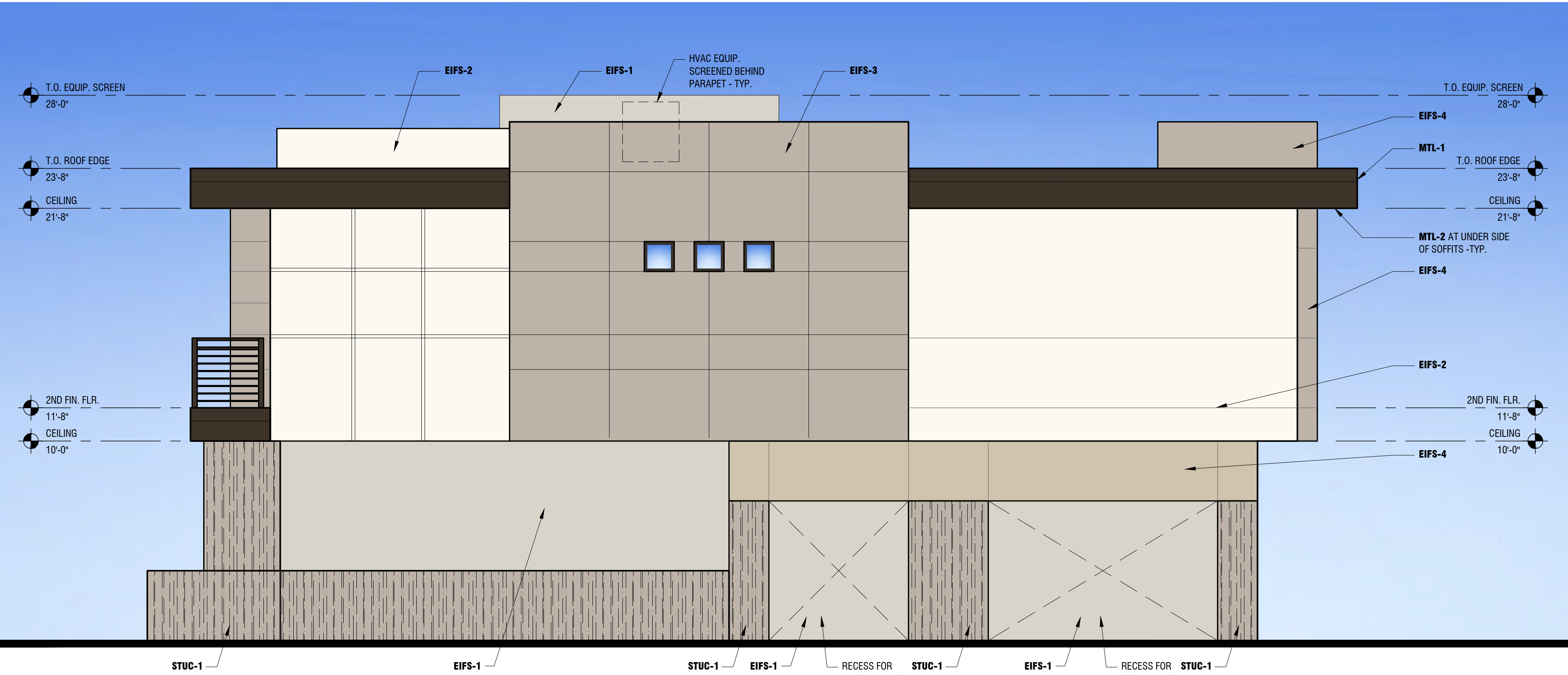


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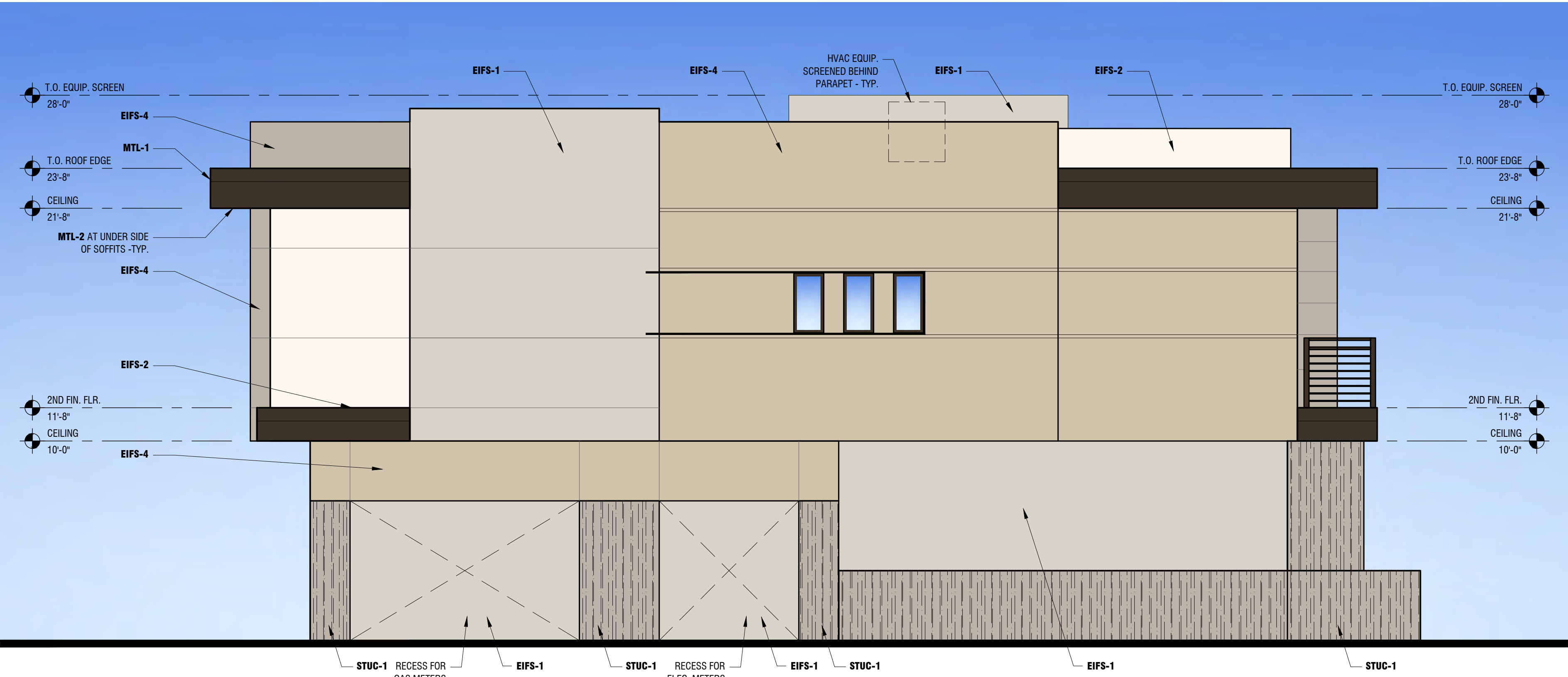
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EAST OR WEST TYPICAL BUILDING ELEVATION



EAST OR WEST TYPICAL BUILDING ELEVATION

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TYPICAL BUILDING ELEVATIONS

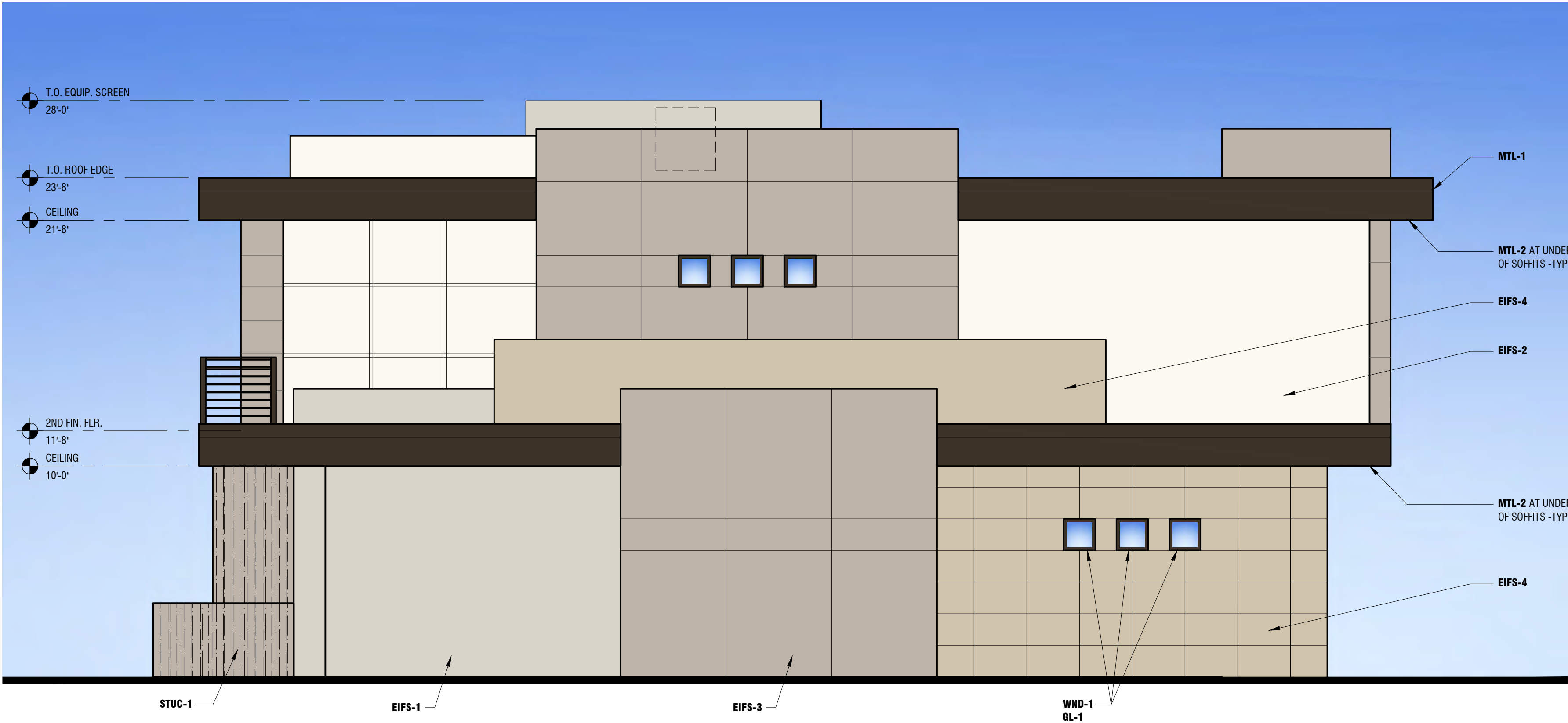
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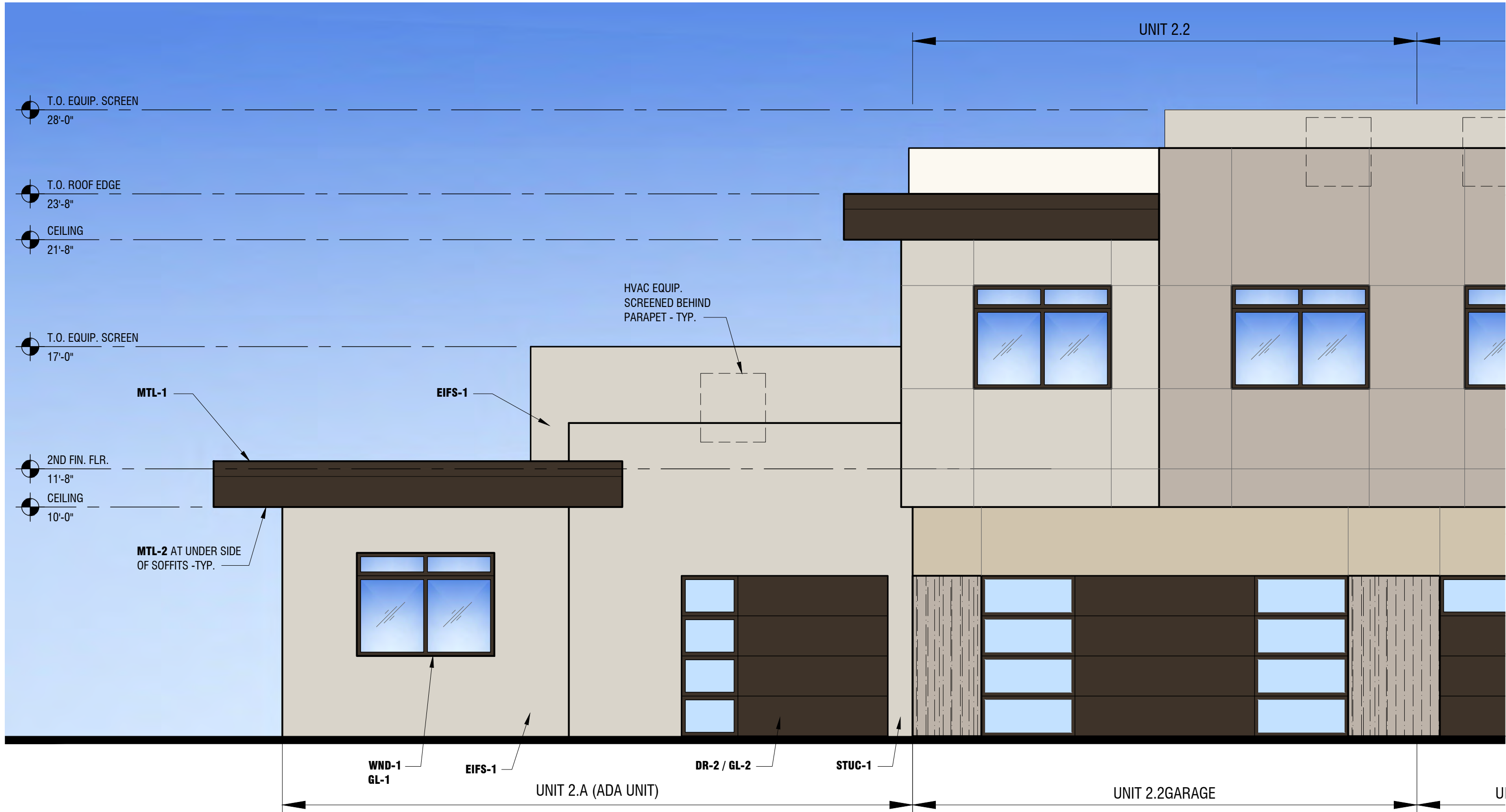


EXTERIOR COLOR AND MATERIALS LEGEND

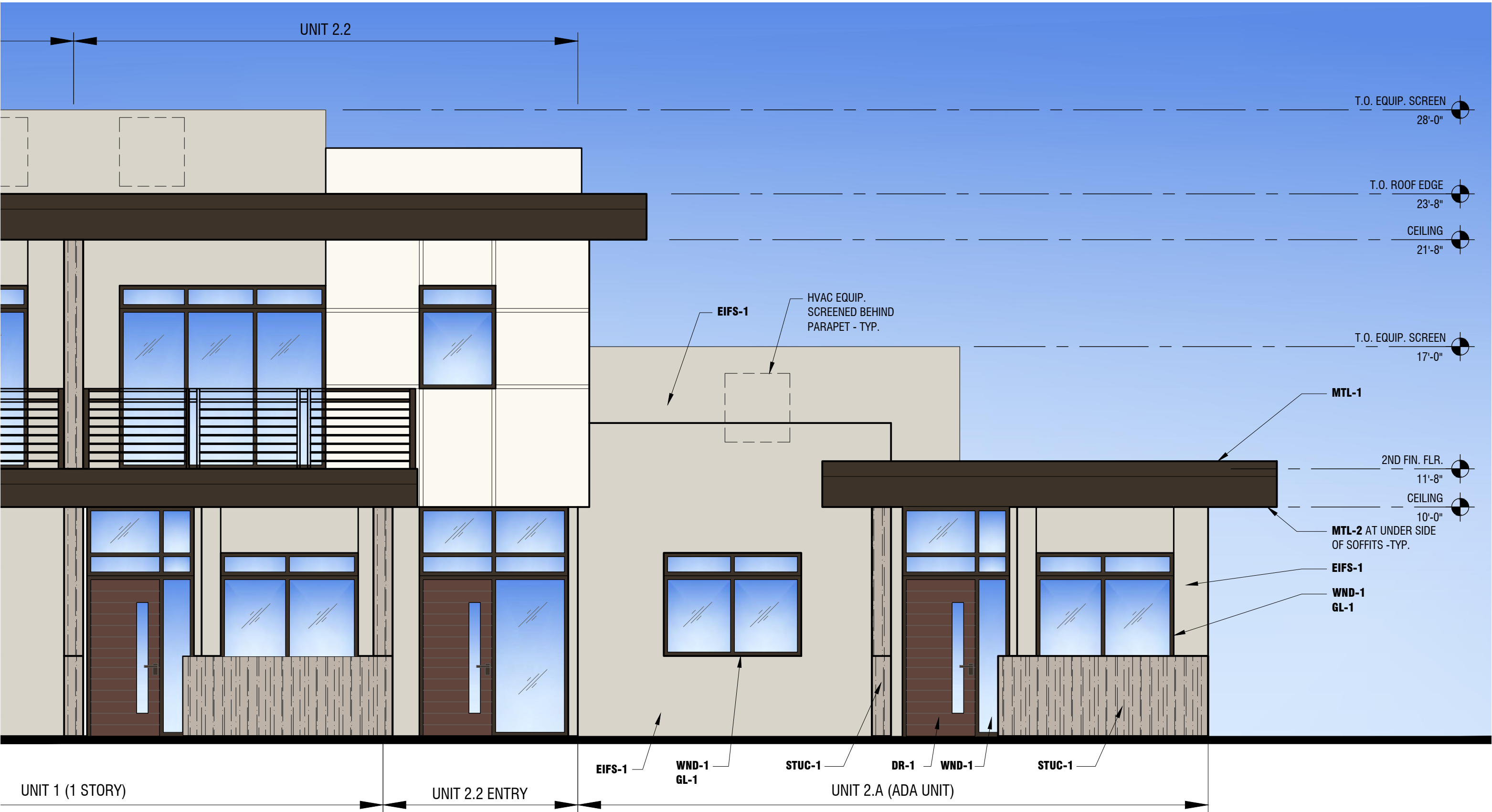
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EAST ELEVATION



NORTH OR SOUTH ELEVATION



NORTH OR SOUTH ELEVATION

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THE VILLAGES
AT
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AVONDALE, ARIZONA

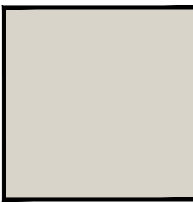
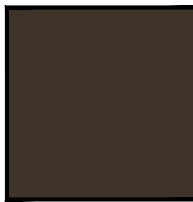
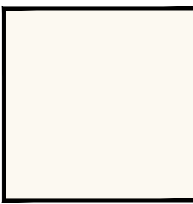
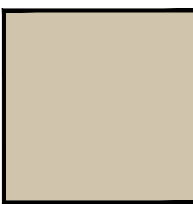
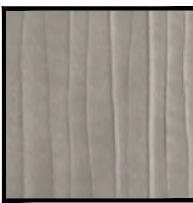
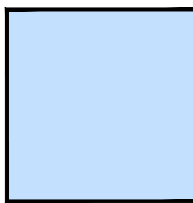
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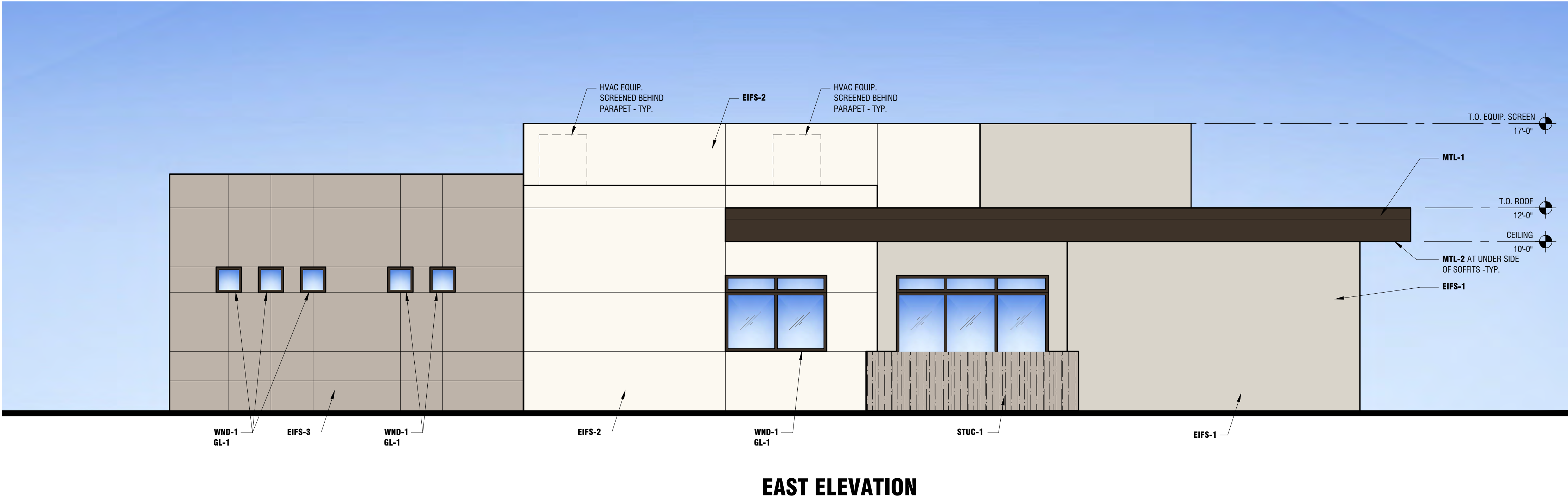
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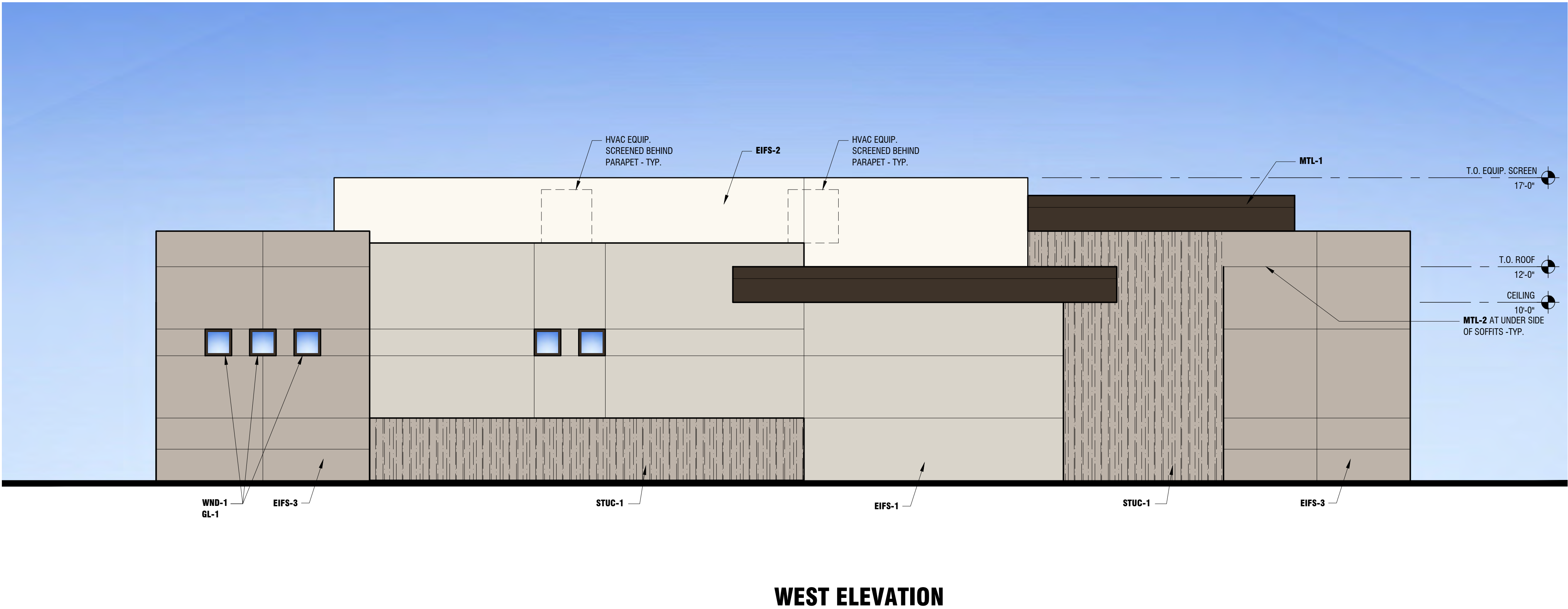


EXTERIOR COLOR AND MATERIALS LEGEND

	EIFS-1 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "SHADY" DEC774 FINISH: MEDIUM SAND		MTL-1 METAL RAILING, METAL FASCIA AND FLASHING COLOR: DARK BRONZE
	EIFS-2 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "WHISPER" DEW340 FINISH: SMOOTH		MTL-2 PRODUCT: 'ALUMABOARD' ALUMINUM SOFFIT PANELS SUPPLIER: RMP METAL PRODUCTS COLOR: AMERICAN WALNUT
	EIFS-3 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "DRIFTING" DEC 770 FINISH: BURNISHED		DR-1 ENTRY DOOR COLOR: AMERICAN WALNUT
	EIFS-4 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "RIVERBED" DEC 767 FINISH: LIMESTONE TEXTURED		DR-2 GARAGE DOOR COLOR: DARK BRONZE
	STUC-1 STUCCO COLOR: DUNN EDWARDS "SHAGGY BARKED" DEC771 FINISH: COMBED HEAVY TEXTURE		GL-1 'SUNCOAT MAX' DUAL PANE, LOW-E3 INSULATED GLASS COLOR: TINTED GRAY
	WND-1 ALUMINUM WINDOWS AND SLIDING DOORS SUPPLIER: MILGARD COLOR: DARK BRONZE ANODIZED		GL-2 CLEAR OR OPAQUE GLAZING PER GARAGE DOOR MANUFACTURER STANDARD OPTIONS

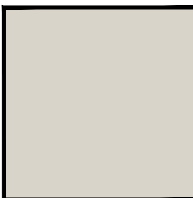
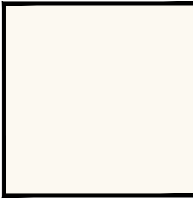
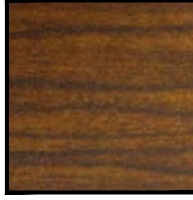
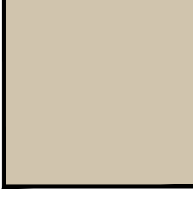
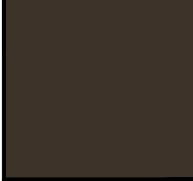
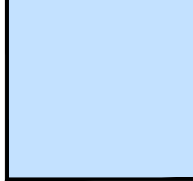


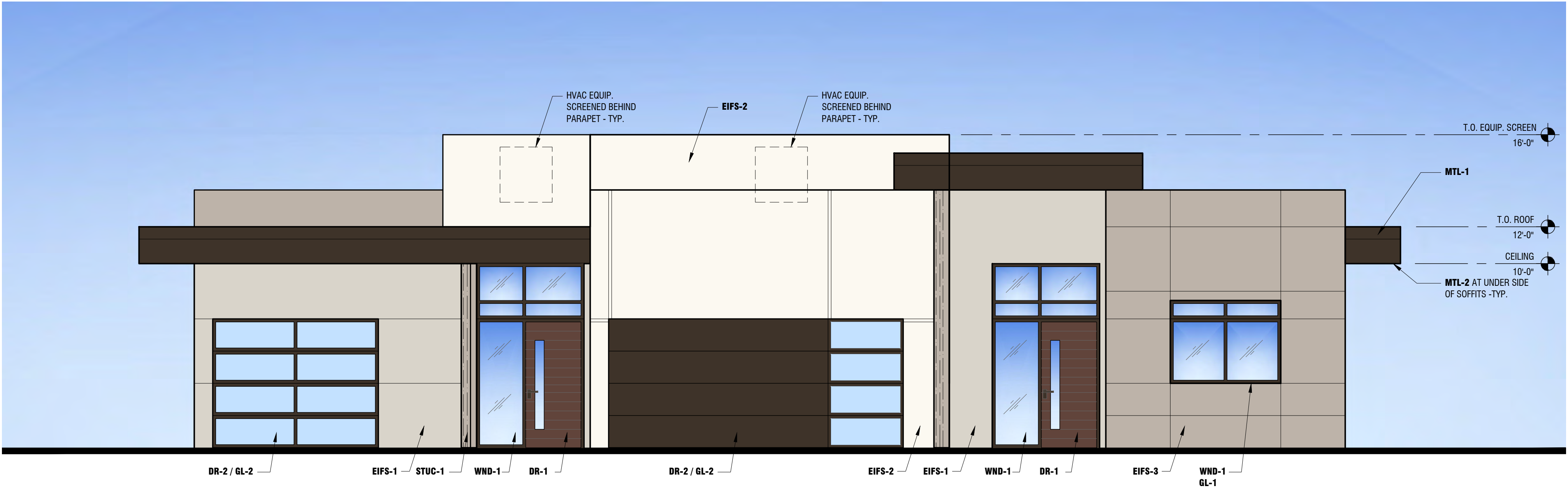
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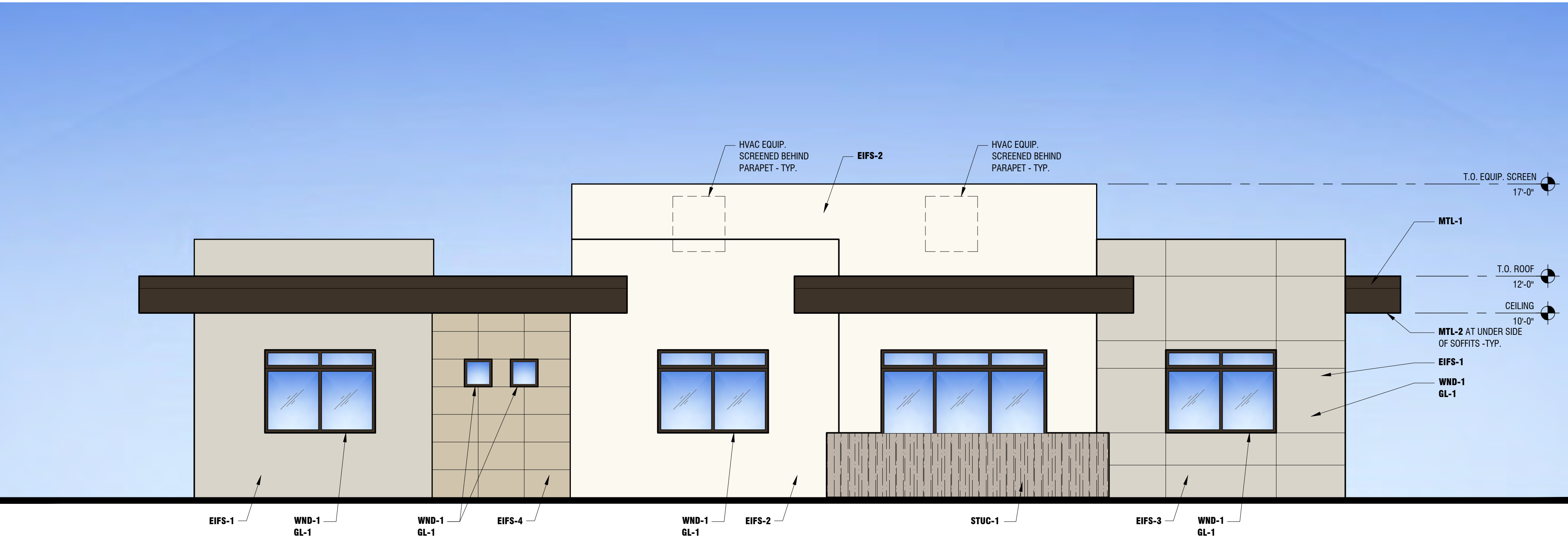
WEST ELEVATION

EXTERIOR COLOR AND MATERIALS LEGEND

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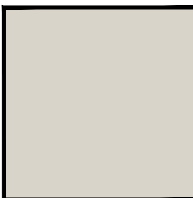
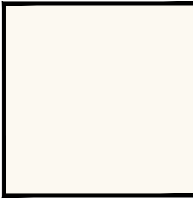
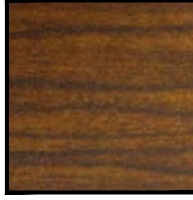
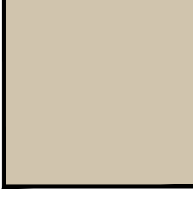
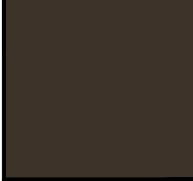
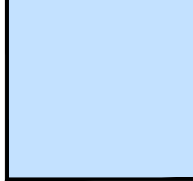


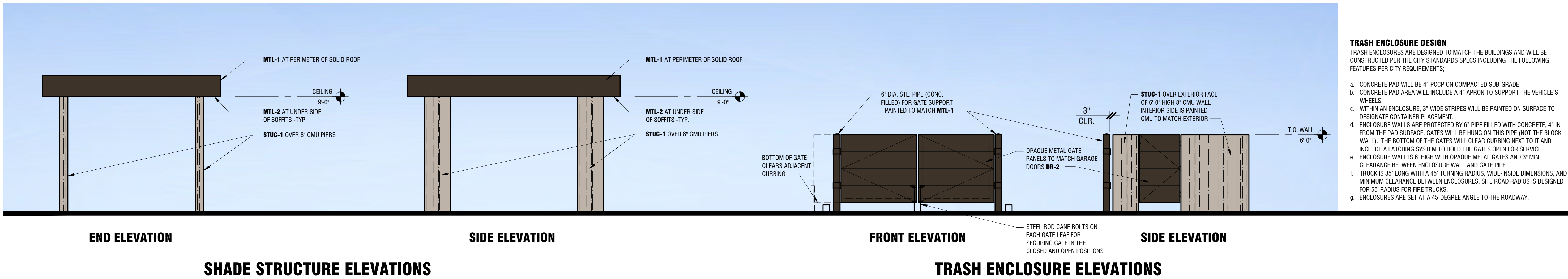
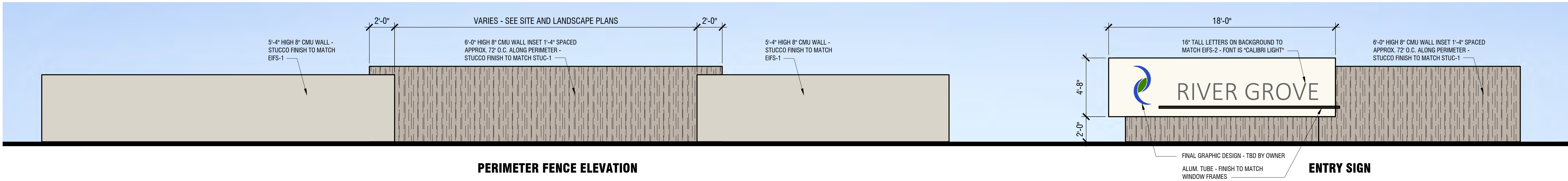
SOUTH ELEVATION



NORTH ELEVATION

EXTERIOR COLOR AND MATERIALS LEGEND

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	EIFS-2 EXTERIOR INSULATION AND FINISH SYSTEM SUPPLIER: SENERGY COLOR: DUNN EDWARDS "WHISPER" DEW340 FINISH: SMOOTH		MTL-2 PRODUCT: 'ALUMABOARD' ALUMINUM SOFFIT PANELS SUPPLIER: RMP METAL PRODUCTS COLOR: AMERICAN WALNUT
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- TRASH ENCLOSURE DESIGN**
TRASH ENCLOSURES ARE DESIGNED TO MATCH THE BUILDINGS AND WILL BE CONSTRUCTED PER THE CITY STANDARDS SPECS INCLUDING THE FOLLOWING FEATURES PER CITY REQUIREMENTS;
- a. CONCRETE PAD WILL BE 4" PCGP ON COMPACTED SUB-GRADE.
 - b. CONCRETE PAD AREA WILL INCLUDE A 4" APRON TO SUPPORT THE VEHICLE'S WHEELS.
 - c. WITHIN AN ENCLOSURE, 3" WIDE STRIPES WILL BE PAINTED ON SURFACE TO DESIGNATE CONTAINER PLACEMENT.
 - d. ENCLOSURE WALLS ARE PROTECTED BY 6" PIPE FILLED WITH CONCRETE, 4" IN FROM THE PAD SURFACE. GATES WILL BE HUNG ON THIS PIPE (NOT THE BLOCK WALL). THE BOTTOM OF THE GATES WILL CLEAR CURBING NEXT TO IT AND INCLUDE A LATCHING SYSTEM TO HOLD THE GATES OPEN FOR SERVICE.
 - e. ENCLOSURE WALL IS 6' HIGH WITH OPAQUE METAL GATES AND 3" MIN. CLEARANCE BETWEEN ENCLOSURE WALL AND GATE PIPE.
 - f. TRUCK IS 35' LONG WITH A 45' TURNING RADIUS, WIDE-INSIDE DIMENSIONS, AND MINIMUM CLEARANCE BETWEEN ENCLOSURES. SITE ROAD RADIUS IS DESIGNED FOR 55' RADIUS FOR FIRE TRUCKS.
 - g. ENCLOSURES ARE SET AT A 45-DEGREE ANGLE TO THE ROADWAY.

Exhibit H

Certificates of Adequate School Facilities

Littleton Elementary School District

Tolleson Union High School District



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for a rezone, general plan amendment, and site plan and design review has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: River Grove Townhomes Project Manager: EcoVista Development
Request: PAD Acreage/Parcel Size: 9.6 acres
Current Density Allowed: No density limit (residential permitted on upper stories over ground floor commercial only) Density Proposed: 20 du per net acre
Total number of residential units proposed: 180 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:

Donation agreement is in place for impact

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

Date Reviewed: April 16, 2021

School District: Littleton Elementary School District

District Superintendent: Roger Freeman

Phone #: 623-478-5616

E-mail: edwards.khalilah@avondaleaz.gov

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

Development & Engineering Services Department

11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010

www.avondaleaz.gov/developmentservices



CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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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****

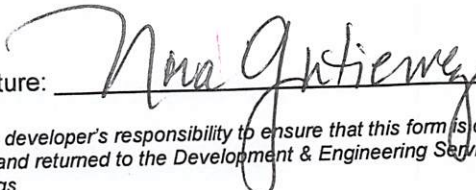
Date Reviewed: December 17, 2020

School District: Tolleson Union High School District #214

District Superintendent: Nora Gutierrez

Phone #: 623-478-4001

E-mail: nora.gutierrez@tuhsd.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

Development & Engineering Services Department

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Exhibit I

Neighborhood Meeting and Outreach Summary

Villages at River Grove

In January, outreach consultants with Bilsten Consulting Inc. began walking door-to-door within the community to share the proposal, answer questions, and seek input. They found that many of the neighbors are supportive of the proposal, prefer residential over the nuisances associated with commercial, and are eager to see the Site developed.

BERRY RIDDELL LLC

April 20, 2021

Page 2

In February a website was posted (<https://ap85943.wixsite.com/villagesatrivergrove>) containing details of the proposal, contact information for the applicant, details of the open house, and an opportunity to provide comments. The website link was included on the public hearing sign, postcard, and publication. No comments were received by the community in response to the website.

The virtual Open House was held on April 12th from 6pm to 7pm. Representatives from EcoVista Development, Bilsten Consulting, Ron Deitrick Architects and Berry Riddell gave a presentation and were available to answer questions. A total of six people attended:

Larry White – 12225 W Davis Lane
Al Nunez – 12381 W Chase Lane
Alisha M. – 12540 W Windsor Avenue
Kim Gathings – 12122 W Belmont Drive
Pat Dennis – North Avondale
Jessica Smith – 1505 S 123rd Drive

Neighbors asked about the density of the project, whether the units would be for rent or for sale, if traffic will be negatively impacted by the proposal, how much guest parking would be provided, whether a new traffic light would be added, and if garages are provided to residents. Additionally, neighbors asked about the associated offsite roadway improvements and how many lanes would be added. Neighbors mentioned that the swap meet causes customers to park along El Mirage Road and staff responded by explaining that the roadway improvements would likely cause the swap meet traffic to be reduced due to a lack of available on-street parking. The applicants responded to all questions and encouraged the attendees to reach out with any additional questions.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners' associations, and other interested parties. A vital part of the outreach process is to allow people to express their concerns, understand their issues, and attempt to address them in a professional and timely matter. The team and outreach consultants will continue to engage with the community throughout this process to seek valuable feedback and be responsive to comments.

If you have any questions about our responses, please feel free to reach out to me directly.

Very truly yours,

A handwritten signature in black ink that reads "Ashley Porter". The signature is written in a cursive, flowing style.

Ashley Porter

Exhibit J

Letters in Support of Proposal

Villages at River Grove

Brian Craig
Avondale Plannning Manager
City of Avondale
Planning and Development Dept
11654 W Civic Center Dr
Avondale AZ, 85323

Mayor and Council,

I am a the business owner of the Fiesta Barn Market / liquor store at 12301 W Buckeye Rd, Avondale AZ , 85323.

I am in support of the proposed River Grove project directly across the street from my business.

This area is in need of more high-quality residential development, whose residents can support the local businesses. The current dirt lot has been an eye sore on the community and this project will make good use of that land.

This is precisely the type of appropriate development that this community needs, and I strongly encourage the City Council to approve it.

Sincerely,

Signature Bassam Sarkendo.

Printed Name 602-800-4368

Address 12301 W. Buckeye Rd

City Avondale State AZ 85232

Phone/Email Bassam Sarkendo

Dear Mayor and Council,

My name is Kim Gathings and I live at 12162 W. Belmont Dr. which is just a few houses behind the proposed project on the SE corner of Buckeye and El Mirage Rd. I was one of the only neighbors who attended the virtual neighborhood meeting. I initially had some questions about the density, but that was before I learned just how big the site actually is. I was very surprised to hear the overall size and I had to drive the site to believe it myself. After I drove the site, my opinion changed as there was more vacant dirt there than I remembered.

I also received numerous calls from the development team's outreach coordinator to make sure that all of my questions had been answered. I think this project is a great idea, fits in well with the surrounding community and I really am excited. My daughter is also "thrilled" as she wants to move in there... and I want her to move out!

Please join me in supporting this proposed rezoning.

Thank you,



Kim Gathings

12162 W. Belmont Dr.

Avondale, AZ 85323

623-628-4531



AGENDA ITEM REPORT

SUBJECT: Avondale Automall – Major Planned Area Development (PAD) Amendment – Application PL-21-0047

MEETING DATE: 6/16/2021

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. Paul E. Gilbert, Beus Gilbert McGroder PLLC, for a Major Amendment to the Avondale Automall Planned Area Development (PAD). Approval of the proposed PAD Amendment will revise the PAD's permitted uses to allow, subject to approval of a Conditional Use Permit, an automotive dealership selling used vehicles only on approximately 9.11 acres at the northeast corner of 107th Avenue and Roosevelt Street, provided that the used automotive dealership has a minimum consolidated annual revenue of \$500 million dollars and maintains a minimum of 140 vehicles on display at all times on the Avondale Automall property. The request will revise permitted uses within the PAD for only the 9.11-acre subject property, Assessor Parcels 102-54-045D and 102-54-101; used automotive dealerships will remain prohibited within the remainder of the Automall except where a 2020 PAD Amendment allowed for the use on an adjoining property. A request for approval of a Conditional Use Permit for a proposed AutoNation used automotive dealership on the subject property will be considered separately; approval of the PAD Amendment is required for the Commission to consider the requested Conditional Use Permit. Commission will take appropriate action.

BACKGROUND:

The 9.11-acre subject property consists of two (2) contiguous parcels located at the northeast corner of 107th Avenue and Roosevelt Street (Exhibits A and B). The easternmost parcel was developed in 2004 with an automotive dealership facility (originally a Volvo dealership) consisting of a showroom building, service building, and vehicle inventory storage and display areas; the parcel has been unused since the closure of an Alfa Romeo/Fiat dealership on the site in 2017. The westernmost parcel has not previously been developed but has, on occasion, been used as a site for temporary storage of overflow vehicle inventory for various dealerships in the Avondale Automall; the parcel is not currently in use.

The subject property was annexed in May 1986 and had been zoned Agricultural (AG) until being rezoned to Avondale Automall Planned Area Development (PAD) in December 1999. The 1999 Avondale Automall PAD allowed for 50 acres at the western end of the Automall, inclusive of the subject property, to be developed with a retail shopping center in accordance with the Community Commercial (C-2) zoning district.

A Major Amendment to the Avondale Automall PAD was approved in April 2003. The 2003 Major Amendment

eliminated the original requirement that the Automall's westernmost 50 acres develop as a retail shopping center, instead allowing for development of additional automotive dealerships on that land (inclusive of the subject property). Per the 2003 Major Amendment, dealerships selling both new and used vehicles are currently permitted on the subject property, however, dealerships selling only used vehicles are not permitted.

A second Major Amendment to the Avondale Automall PAD was approved in August 2020. The 2020 Amendment revised the permitted uses for a single lot directly east of the subject site (Lot 11B), allowing a used automotive dealership on that specific parcel subject to City Council approval of a Conditional Use Permit (CUP). The 2020 Amendment also established performance criteria for used automotive dealerships on Lot 11B, including minimum annual revenue and inventory requirements, to ensure that only high quality used automotive dealerships would operate within the Automall. Concurrently, City Council approved a CUP allowing Echo Park Automotive, a used automotive dealer, to operate on Lot 11B; the approved CUP is conditioned upon Echo Park Automotive limiting sales of inventory older than four (4) years from initial registration date, with a purchase price of \$15,000.00 or less, to no more than twenty (20) percent of vehicles sold within any calendar year. Following the PAD Amendment and CUP approvals, Echo Park Automotive commenced operations on Lot 11B in late 2020. Because the 2020 Amendment pertained only to a single lot and not the entirety of the Automall, use of the 9.11-acre subject site as a used automotive dealership is currently prohibited.

The Automall is designated by the General Plan 2030 Land Use Map as Business Park. The Business Park land use category is intended to allow for large scale campus development that provides abundant employment opportunities and offers amenities such as: attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motor sports related industry manufacturers, and limited warehouse and support services that support these primary employment uses.

The property is also located within the boundaries of the Freeway Corridor Specific Plan (FCSP), which places a priority on the City's appearance from the I-10 by establishing supplemental design requirements for sites that are visible from the freeway.

The existing uses and zoning of surrounding properties include:

North of Dealer Drive: The I-10 Freeway; adjacent to the Automall, I-10 is a 12-lane highway with additional eastbound and westbound frontage roads located within a 600-foot-wide corridor.

East: Echo Park Automotive, a used automotive dealership in operation on the property since late 2020. The Echo Park site is zoned Automall Planned Area Development (PAD); a Major PAD Amendment and Conditional Use Permit to allow use of the site as a used automotive dealership subject to performance criteria was approved in August 2020.

South of Roosevelt Street: Griffith Planned Area Development (PAD), with existing uses including a used automotive dealership (Wii Auto Sales) and an Enterprise car rental facility. Several undeveloped parcels within the Griffith PAD are also located along the south side of Roosevelt Street.

West: Horne Mazda and Rodeo Kia, automotive dealerships that sell both new and used vehicles, zoned Automall PAD. Both dealerships were developed in the mid-2000s. West of 107th Avenue is undeveloped property currently in agricultural production, zoned Avondale Gateway Center PAD. The Avondale Gateway Center PAD allows for development of the 107th Avenue frontage with retail uses.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Major Amendment (Exhibit E) to the Avondale Automall Planned Area Development (PAD) allowing for one (1) used automotive dealership to operate on the 9.11-acre subject property subject to City Council approval of a Conditional Use Permit for that dealership. The proposed PAD Amendment, if approved, would apply only to the 9.11-acre subject property; the permitted and conditional uses identified within the existing PAD would remain valid in the remainder of the Automall.

Identical to the 2020 Amendment to the Avondale Automall PAD that allowed for an Echo Park Automotive used vehicle dealership on an adjoining parcel east of this site, the proposed PAD Amendment will establish performance criteria intended to ensure that only high quality used automotive dealerships would operate within the Automall. Criteria established by the proposed Amendment require a dealership to have a minimum consolidated annual revenue of \$500 million dollars and display a minimum of 140 vehicles on the site at all times.

This proposed Major PAD Amendment is the first step towards use of the site as a used automotive dealership. As indicated above, Planning Commission review and City Council approval of a Conditional Use Permit (CUP), evaluating a specific proposal for operation of a used automotive dealership on the property, is also required. A CUP for an AutoNation used automotive dealership on the subject property has been filed and is scheduled to be heard on the same Planning Commission and City Council agendas as this PAD Amendment; additional information on the proposed AutoNation dealership, including a description of how the dealership will utilize both the property's existing (presently vacant) dealership facilities and develop additional land for supplementary inventory display and storage, can be found within the staff report for the companion CUP request. Approval of this PAD Amendment is required for the Council to consider approval of the CUP application.

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 Tuesday, May 11, 2021. 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, two (2) persons attended the virtual meeting (Exhibit G). Questions and comments included:

- ***Will traffic signals be installed at the intersection of 107th Avenue and Dealer Drive and/or at the intersection of 107th Avenue and Roosevelt Street to alleviate left-turn difficulties onto southbound 107th Avenue?*** The applicant, Paul Gilbert, stated that no signals were proposed as part of the applications under review and consideration. City Staff indicated that a signal at 107th Avenue and Roosevelt Street was identified in the City's Infrastructure Improvements Plan (IIP) to be constructed by the City using development impact fees, though a specific year for construction hasn't been identified. A signal is not planned at 107th Avenue and Dealer Drive as, from a spacing standpoint, that location would be too close to the I-10 interchange and the planned signal at 107th Avenue and Roosevelt Street.
- ***How frequently are used dealerships checked for compliance with the inventory age and value restrictions?*** The applicant indicated that the stipulation requires the dealership to provide a report to the City within 75 days of request.
- ***When did the Echo Park used automotive dealership open on the adjoining property?*** The applicant indicated that the Echo Park dealership only opened a few months ago and that the City had recently requested the sales data pertaining to inventory age and value for that site. Echo Park was in the process of preparing that report as required.
- ***Concern regarding impacts of used vehicle dealerships on the Automall's existing new and***

used vehicle dealerships. The applicant stated his belief that a successful dealership operating on the site will only have positive impacts on existing dealerships by bringing additional customers to the Automall who may find preferred vehicles at other dealerships, stating that “a rising tide lifts all ships.” A representative of AutoNation, Alexander Shporer, confirmed that AutoNation operates several used automotive dealerships in other auto malls including in auto malls which include franchised new car dealerships operated by AutoNation.

In response to the question, “Do you have any comments on a proposed Major Planned Area Development (PAD) Amendment and Conditional Use Permit request to allow an AutoNation used vehicle dealership at the northeast corner of 107th Avenue and Roosevelt Street in the Avondale Automall?”, four (4) comments were posted on the City’s aVOICE digital forum, as follows:

- “Just build it”
- “Will there be multiple vehicles (sic) entrances to help enhance traffic control?”
- Two (2) anonymous persons responded “NO”. It is unclear if the respondents were indicating that they did not have comments in direct response to the posed question, or if they were opposed to the PAD Amendment and CUP requests.

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 as applicable. No additional public comments have been received to date.

ANALYSIS:

As the applicant explains in the PAD Amendment, the landscape of the automobile industry has changed significantly since 2003. Several domestic brands such as Mercury, Oldsmobile, Plymouth, and Pontiac have disappeared from the market, along with newer brands and imports such as Hummer, Isuzu, Saturn, and Suzuki, which are also no longer sold. The loss of these car manufacturers has led to a reduced need for dealership space, leaving the Avondale Automall with vacant buildings. Some of those vacancies have been filled with alternative uses, such as recreational vehicle and trailer sales, but some dealership buildings, including the building on the subject property, remain vacant.

Recently, the automobile sales industry has seen great success in dealerships that specialize in selling only recent model, low mileage used vehicles. To this end, an Echo Park used vehicle dealership began operating on an adjacent property in late 2020 with tremendous success, as exemplified by the strong sales tax revenue generation to the City. Approval of the proposed PAD Amendment would allow for one (1) additional used automotive dealership in the Automall, on the 9.11-acre subject property only, subject to approval of a Conditional Use Permit (CUP). Like with Echo Park, to ensure that only a high quality used automotive dealership will operate on the property, performance criteria requiring the dealership to have a minimum consolidated annual revenue of \$500 million dollars and maintain a minimum of 140 vehicles on display at all times are included as part of the request.

Existing restrictions prohibiting used vehicle dealerships on the remainder of properties in the Automall are not impacted by the proposal. Furthermore, the Planning Commission and City Council will have continued review and approval authority, respectively, for any dealership meeting the aforementioned criteria that is proposed on the subject property through the previously discussed Conditional Use Permit requirement. It is with that application that the specific operational characteristics and business model of a particular dealership can be evaluated and, if deemed necessary, additional conditions of approval can be included.

DISCUSSION:

The proposed Major PAD amendment meets the following findings:

- The proposed Amendment is in conformance with the General Plan 2030 Land Use Map.
- The proposed Amendment is in conformance with the Freeway Corridor Specific Plan.
- The proposed Amendment will result in compatible land use relationships.
- 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:

STRATEGIC OUTCOME AREA: Creative and Sustainable Community Development

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0047 Avondale Automall, a request for a Major Amendment to the Avondale Automall Planned Area Development (PAD), subject to the following three (3) conditions of approval:

1. Development and use of the 9.11-acre subject property shall conform to the 2003 Amended Avondale Automall Planned Area Development (PAD) Narrative (the "2003 PAD") approved by Ordinance 927-03, except as explicitly modified in the "Avondale Automall PAD Zoning – 3rd Amendment" narrative electronically date stamped March 31, 2021 and approved as part of this application PL-21-0047.
2. The automotive dealership located on the subject property shall have a minimum consolidated annual revenue of \$500 million dollars.
3. The automotive dealership located on the subject property shall maintain a minimum of 140 vehicles on display at all times.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-21-0047 Avondale Automall, a request for a Major Amendment to the Avondale Automall Planned Area Development (PAD), subject to three (3) conditions listed in the staff report.

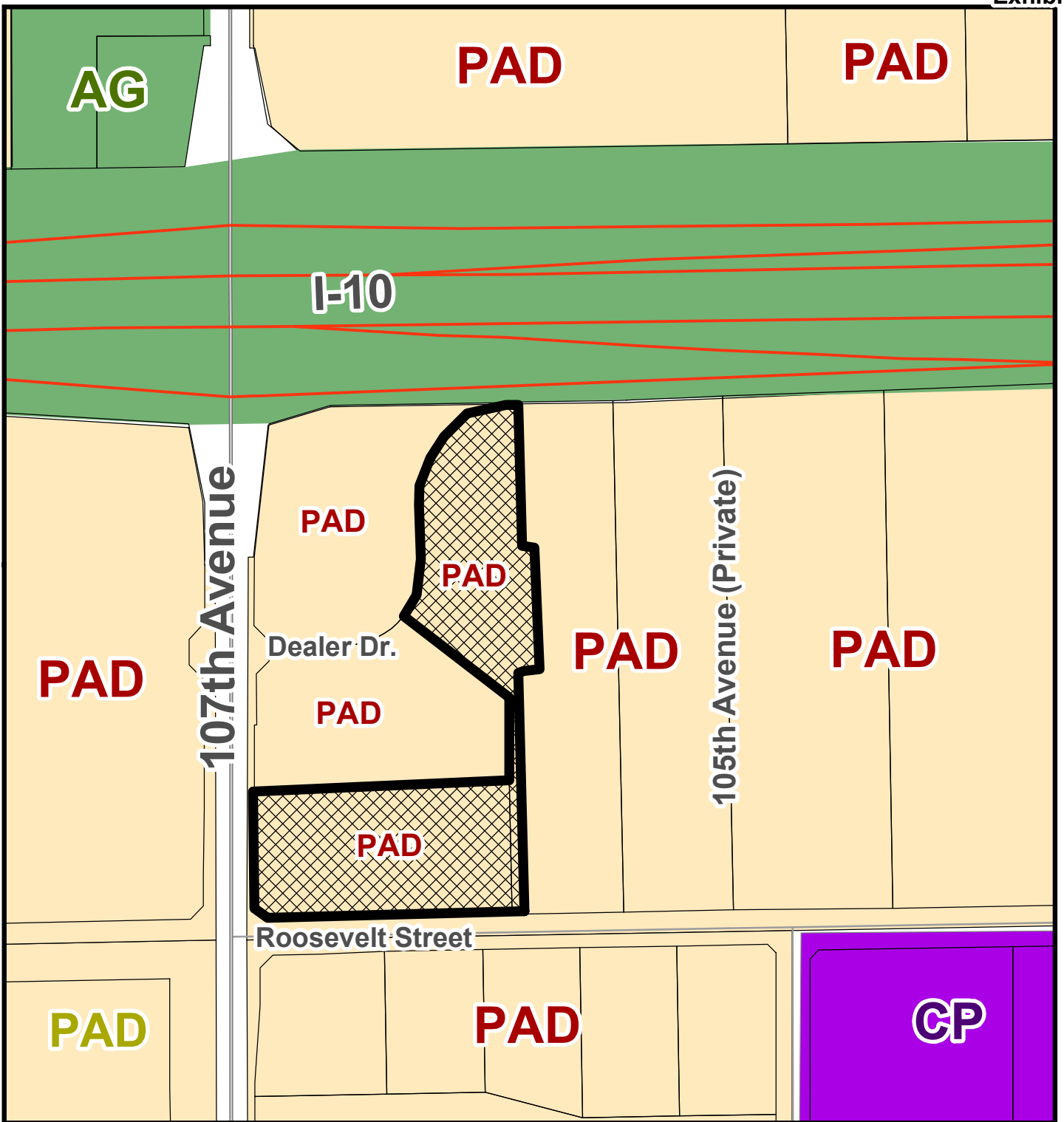


Aerial Photograph



Subject Property



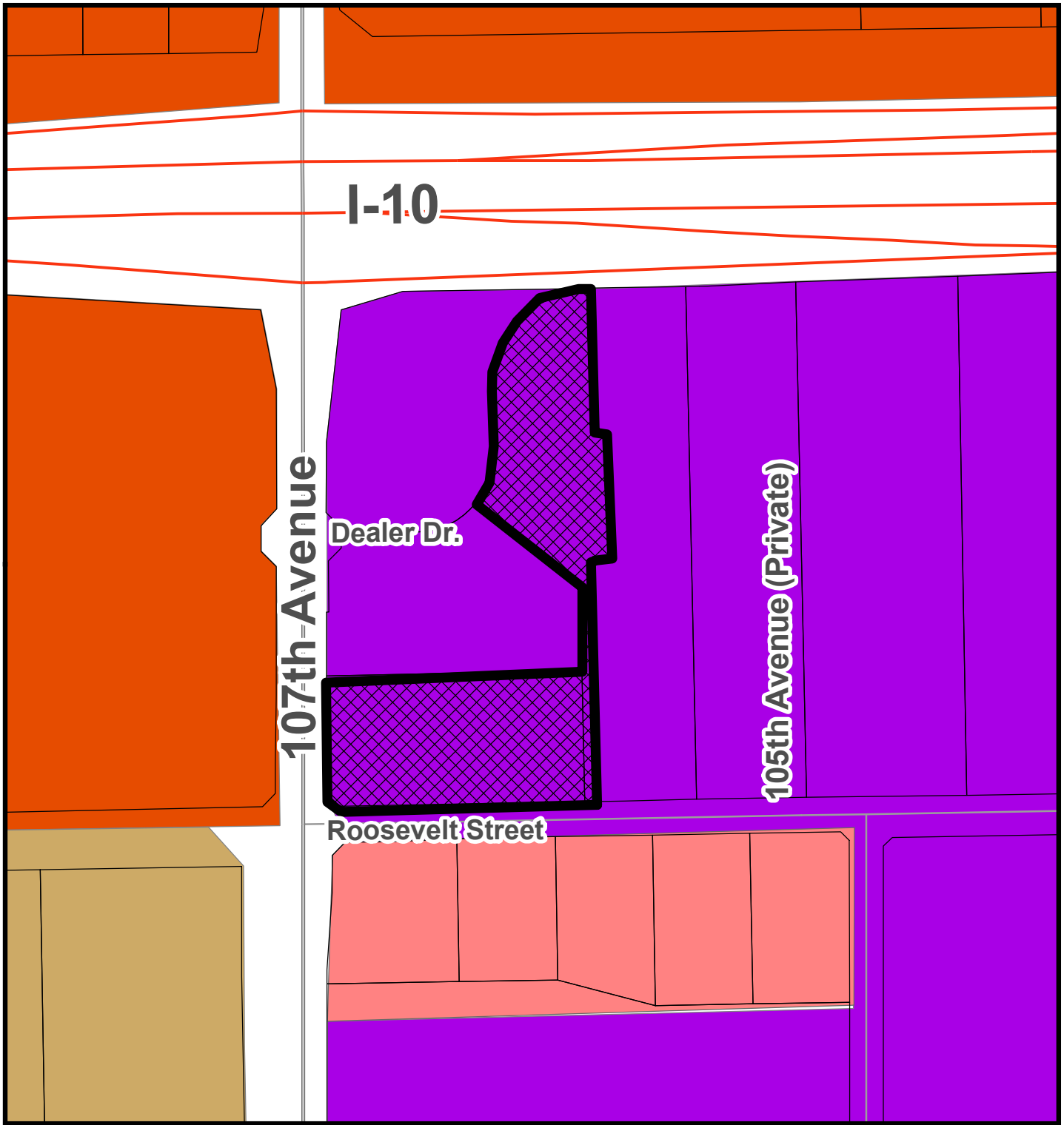


Zoning Vicinity Map



Subject Property





General Plan Land Use

-  Local Commercial
-  Medium/High Density Residential
-  Freeway Commercial
-  Business Park



Subject Property



*SUMMARY OF RELATED FACTS
APPLICATION PL-21-0047 AND PL-21-0049*

<i>THE PROPERTY</i>	
PARCEL SIZE	Approximately 9.11 gross acres
LOCATION	Northeast corner of 107 th Avenue and Roosevelt Street
EXISTING LAND USE	The subject property consists of two contiguous parcels. The easternmost parcel was developed in 2004 with an automotive dealership facility consisting of a showroom building, a service building, and vehicle inventory storage and display areas. The property has remained vacant since the closure of an Alfa Romeo/Fiat dealership on the site in 2017. The westernmost parcel has not previously been developed but has, on occasion, been used as a site for temporary storage of overflow vehicle inventory for dealerships in the Avondale Automall. The parcel is not currently in use.
EXISTING ZONING	Avondale Automall Planned Area Development (PAD)
ZONING HISTORY	The subject property was annexed in May 1986 and assigned Agricultural (AG) zoning. The property was rezoned to Avondale Automall Planned Area Development (PAD) in December 1999. The 1999 PAD allowed for 50 acres at the western end of the Automall, inclusive of the subject property, to be developed with a retail shopping center in accordance with the Community Commercial (C-2) zoning district. A Major Amendment to the Avondale Automall PAD was approved in April 2003. The approved amendment eliminated the requirement that the Automall's westernmost 50 acres would be developed as a retail shopping center, instead allowing for development of additional automotive dealerships on that land (inclusive of the subject property). Dealerships selling both new and used vehicles are currently permitted; dealerships selling only used vehicles are not permitted. A second Major Amendment to the Avondale Automall PAD was approved in August 2020. The 2020 Amendment revised the permitted uses for a single lot directly east of the subject site (Lot 11B), allowing an automotive dealership selling used vehicles only subject to City Council approval of a Conditional Use Permit. The 2020 Amendment also established performance criteria for used automotive dealerships to ensure that only high quality used automotive dealership will be allowed to operate within the Automall. Subsequently, Echo Park Automotive, a used vehicle dealership, has commenced operations on Lot 11B.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH OF DEALER DRIVE	I-10 Freeway. Adjacent to the Automall, I-10 is a 12-lane highway with additional eastbound and westbound frontage roads located within a 600-foot-wide corridor.

EAST	Echo Park Automotive, a used automotive dealership in operation on the property since late 2020. The Echo Park site is zoned Automall Planned Area Development (PAD); a Major PAD Amendment and Conditional Use Permit to allow use of the site as a used automotive dealership subject to several performance criteria was approved in August 2020.
SOUTH OF ROOSEVELT STREET	Griffith Planned Area Development (PAD), with existing uses including a used automotive dealership (Wii Auto Sales) and an Enterprise car rental facility. Several undeveloped parcels within the Griffith PAD are also located along the south side of Roosevelt Street.
WEST	Horne Mazda and Rodeo Kia, automotive dealerships that sell both new and used vehicles, zoned Automall PAD. Both dealerships were developed in the mid-2000s. West of 107th Avenue is undeveloped property currently in agricultural production, zoned Avondale Gateway Center PAD. The Avondale Gateway Center PAD allows for development of the 107th Avenue frontage with retail uses.

<i>GENERAL PLAN</i>	
The Automall is designated by the General Plan 2030 Land Use Map as Business Park. The Business Park land use category is intended to allow for large scale campus development that provides abundant employment opportunities and offers amenities such as: attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motor sports related industry manufacturers, and limited warehouse and support services that support these primary employment uses.	

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary School District Tolleson Union High School District
ELEMENTARY SCHOOL	Student's Choice (No defined school). The closest district school is Collier Elementary School, located at the southwest corner of Coldwater Springs Boulevard and 118 th Avenue within the Coldwater Springs community.
HIGH SCHOOL	Tolleson Union High School, located at the southwest corner of Van Buren Street and 94 th Avenue within the City of Tolleson.

<i>ADJACENT STREETS</i>	
107th Avenue	
Classification	Minor Arterial
Existing half street right-of-way	60 feet
Standard half street right-of-way	55 feet
Existing half street improvements	Two (2) travel lanes, deceleration or right turn lanes as needed, half center turn lane, bike lane, curb, gutter, attached sidewalk, and streetlights.
Standard half street improvements	Two (2) travel lanes, deceleration or right turn lanes as needed, half center turn lane, bike lane,

Exhibit D

	curb, gutter, detached sidewalk, streetlights, and landscaping.
Roosevelt Street	
Classification	Major Collector
Existing half street right-of-way	45 feet
Standard half street right-of-way	40 feet
Existing half street improvements	One (1) travel lane, half center turn lane, curb, gutter, detached sidewalk, streetlights, and landscaping
Standard half street improvements	One (1) travel lane, half center turn lane, bike lane, curb, gutter, detached sidewalk, streetlights, and landscaping
Dealer Drive	
Classification	Private Street
Existing half street right-of-way	None
Standard half street right-of-way	None
Existing half street improvements	One (1) travel lane, curb, gutter, streetlights, and landscaping
Standard half street improvements	One (1) travel lane, curb, gutter, streetlights, and landscaping

UTILITIES	
Water service to the property is available via an existing 8-inch water line within Dealer Drive, an existing 12-inch water line within Roosevelt Street, and an existing 16-inch water line in 107 th Avenue.	
Sewer service to the property is available via an existing 15-inch sewer line within Roosevelt Street and an existing 8-inch sewer line within 107 th Avenue.	
SRP provides electrical service in this portion of Avondale.	

Exhibit E

Proposed PAD Amendment Narrative

Avondale Automall

Avondale Automall

PAD Zoning – 3rd Amendment

March 24, 2021

History and Narrative

In 1999 the approximately 150 acres south of Interstate 10 between 99th Avenue and 107th Avenue was rezoned from Agriculture to Planned Area Development to allow for the creation of an automall along with a retail shopping center on the westernmost 50 acres.

In 2003, due to the success of the automall, the westernmost 50 acres was rezoned to expand the automall and allow for “Outdoor Automobile Sales: New and Used” along with other associated uses.

Since 2003 the landscape of the automobile industry has changed significantly. Historical marques such as Mercury, Oldsmobile, Plymouth, and Pontiac have vanished along with newer brands and imports such as Hummer, Isuzu, Saturn, and Suzuki are no longer sold. Loss of these manufactures has led to a reduced need for dealership space, leaving the Avondale Automall with vacant buildings. Some of that space has been filled with alternative uses, such as recreational vehicle and trailer sales, but dealership buildings remain vacant or with a high degree of turnover. Recently, the automobile sales industry has seen great success in dealerships that specialize in selling only gently used late model vehicles. In 2020, the Avondale Automall zoning was amended to allow a single dealership property consisting of about 6 acres for Echo Park to locate their used vehicle dealership within the Automall.

With this amendment, we wish to obtain zoning for a second dealership property for an AutoNation dealership that sells only used vehicles.

Rezoning Request

In addition to the allowed uses provided within the Avondale Automall Planned Area Development (PAD), as amended, the following additional use shall be allowed subject to a Conditional Use Permit on 9.114 gross acres of the automall:

Automotive Dealerships Selling Used Vehicles Only – provided that the dealer has a minimum consolidated annual revenue of \$500 million and shall maintain a minimum of 140 vehicles on display at all times on the Avondale Automall property.

This use shall only be considered in the area depicted on the Aerial Photo (Exhibit A) and as further described in the legal description (Exhibit B) and shall be limited to only one (1) used-vehicle dealership meeting the conditional use criteria described above.

With the exception of the above additional use, all applicable development standards and sign standards shall be subject to the existing Avondale Automall Planned Area Development (PAD), as amended.



 = 3rd Amendment Boundary

ZONING DESCRIPTION
LOTS 11A & 12B OF AVONDALE AUTOMALL
AVONDALE, ARIZONA

February 1, 2021
Job No. P5304
Page 1 of 2

A PARCEL INCLUDING LOT 12B OF BOOK 710, PAGE 17 AND LOT 11A OF BOOK 1460, PAGE 31, RECORDS OF MARICOPA COUNTY, ARIZONA, RESIDING IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER OF SAID SECTION 5;

THENCE NORTH 00 DEGREES 15 MINUTES 35 SECONDS WEST, ALONG THE CENTERLINE OF NORTH 107TH AVENUE, BEING THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 350.93 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 25 SECONDS EAST, DEPARTING SAID 107TH AVENUE, A DISTANCE OF 55.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 12B;

THENCE NORTH 88 DEGREES 49 MINUTES 01 SECONDS EAST, A DISTANCE OF 600.17 FEET TO THE NORTHEAST CORNER OF SAID LOT 12B;

THENCE NORTH 01 DEGREE 10 MINUTES 59 SECONDS WEST, ALONG THE WESTERLY PROPERTY LINES OF SAID LOT 11A, A DISTANCE OF 202.38 FEET;

THENCE NORTH 51 DEGREES 39 MINUTES 37 SECONDS WEST, A DISTANCE OF 311.82 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WITH A CHORD BEARING OF NORTH 18 DEGREES 34 MINUTES 42 SECONDS EAST, A CHORD DISTANCE OF 123.41 FEET;

THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 182.50 FEET, THROUGH A CENTRAL ANGLE OF 39 DEGREES 31 MINUTES 22 SECONDS, A DISTANCE OF 125.89 FEET TO A POINT OF TANGENCY ON THE WESTERLY PROPERTY LINE OF SAID LOT 11A;

THENCE NORTH 01 DEGREE 10 MINUTES 59 SECONDS WEST, A DISTANCE OF 154.72 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 217.50 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 10 MINUTES 10 SECONDS, A DISTANCE OF 342.29 FEET;

THENCE NORTH 01 DEGREE 00 MINUTES 49 SECONDS WEST, A DISTANCE OF 9.51 FEET;

THENCE NORTH 88 DEGREES 59 MINUTES 11 SECONDS EAST, A DISTANCE OF 21.21 FEET TO THE NORTHEAST CORNER OF SAID LOT 11A

THENCE SOUTH 01 DEGREE 10 MINUTES 58 SECONDS EAST, ALONG THE EASTERLY PROPERTY LINES OF SAID LOT 11A, A DISTANCE OF 338.28 FEET;

THENCE NORTH 88 DEGREES 49 MINUTES 01 SECONDS EAST, A DISTANCE OF 33.64 FEET;

THENCE SOUTH 01 DEGREE 10 MINUTES 59 SECONDS EAST, A DISTANCE OF 291.43 FEET;

THENCE SOUTH 88 DEGREES 49 MINUTES 01 SECONDS WEST, A DISTANCE OF 43.22 FEET;

THENCE SOUTH 01 DEGREE 10 MINUTES 59 SECONDS EAST, A DISTANCE OF 618.92 FEET TO THE

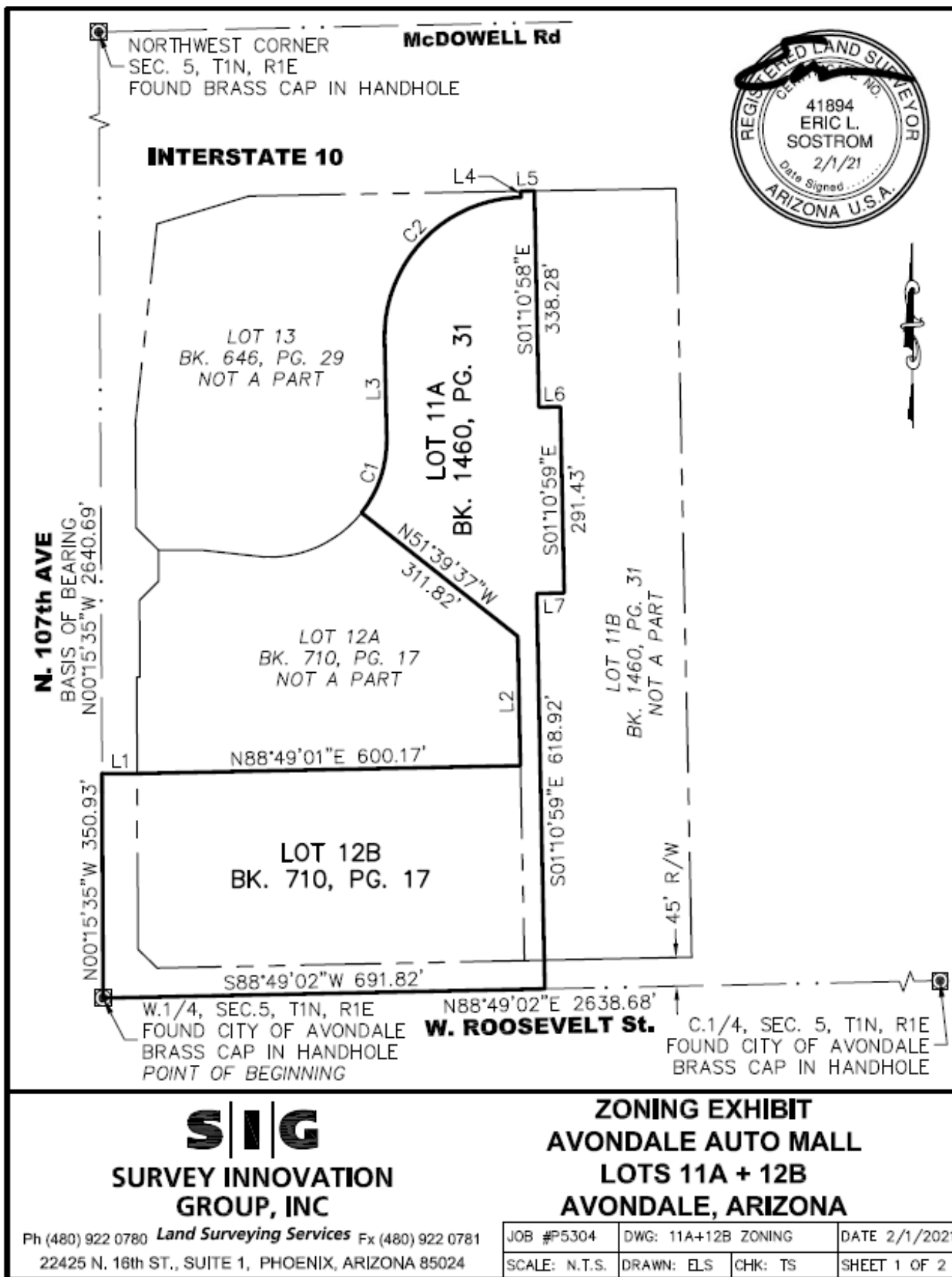
Page 2 of 2

SOUTHERLY PROLONGATION OF THE EASTERLY PROPERTY LINE OF SAID LOT 11A, AND THE CENTERLINE OF WEST ROOSEVELT STREET;

THENCE SOUTH 88 DEGREES 49 MINUTES 02 SECONDS WEST, ALONG THE CENTERLINE OF SAID WEST ROOSEVELT STREET, A DISTANCE OF 691.82 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 397,018 SQUARE FEET OR 9.114 ACRES, MORE OR LESS.







LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°44'25"E	55.00'
L2	N01°10'59"W	202.38'
L3	N01°10'59"W	154.72'
L4	N01°00'49"W	9.51'
L5	N88°59'11"E	21.21'
L6	N88°49'01"E	33.64'
L7	S88°49'01"W	43.22'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	39°31'22"	182.50'	125.89'	N18°34'42"E 123.41'
C2	90°10'10"	217.50'	342.29'	N43°54'06"E 308.05'

S|I|G
SURVEY INNOVATION
GROUP, INC

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781
 22425 N. 16th ST., SUITE 1, PHOENIX, ARIZONA 85024

ZONING EXHIBIT
AVONDALE AUTO MALL
LOTS 11A + 12B
AVONDALE, ARIZONA

JOB #P5304	DWG: 11A+12B ZONING	DATE 2/1/2021
SCALE: N.T.S.	DRAWN: ELS	CHK: TS
		SHEET 2 OF 2

Exhibit F

Conceptual Site Plan

AutoNation at Avondale Automall

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 PRESETS: X427013BW X427013U1 X427013V X41000VF X541000D X541000E
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SP1
1 OF 1 S

Exhibit G

Neighborhood Meeting Summary

Avondale Automall Major PAD Amendment

AUTONATION OUTREACH MEETING
May 11, 2021

Attendees:

Pat Dennis, Councilmember
Patricia Perkins, Automall POA

Charles Montoya, Avondale City Manager
Lindsey Duncan, Avondale Deputy City Manager
Kevin Murphy, Development and Engineering Services Director
Brian Craig, Planning Manager
Ken Galica, Division Lead Planner

Chris Wenk, AutoNation
Alexander Shporer, AutoNation
Paul Gilbert, Beus Gilbert McGroder
Andy Jochums, Beus Gilbert McGroder

Questions and Discussions:

Patti Perkins –

Will there be a traffic light at 107th Avenue and Dealer Drive?

- Paul Gilbert – Not specifically proposed as part of these applications.
- Ken Galica – Dealer Drive could be too close to the freeway intersection for a signal, but the City will look into it

What about Roosevelt as an alternative?

- Ken Galica – The City has a future signal planned there.

Councilmember Pat Dennis –

Her concern is that that left turns are unsafe from Dealer Drive.

- Supports signal at Roosevelt as long as there is access
 - aerials and site plans were discussed

How often are the sales of used vehicles checked for compliance with the age and value restrictions?

- Paul Gilbert – The stipulation for Echo Park, which is to be replicated here requires the report be provided to the City whenever it is requested.

When did Echo Park open?

- Paul Gilbert – Only a few months ago.
 - With assistance from City staff, it was discussed that a status report from Echo Park has already been made to provided sales data through the end of the fiscal year, June 30th.

Concern with impact to other dealerships and this may “Diminish them to sell used vehicles.”

- Paul Gilbert shared that “rising tide raises all ships” and Alexander Shporer discussed existing locations and operations of other AutoNation USA stores in other automalls and even located next to AutoNation franchise dealerships.

Councilmember Dennis indicated she will want to see data before the hearings.

Ken Galica – Provided hearing schedule and will be sharing links with Patti Perkins

-- Paul Gilbert and Patti Perkins exchanged contact information --



AGENDA ITEM REPORT

SUBJECT: AutoNation Used Automotive Dealership – Conditional Use Permit – Application PL-21-0049

MEETING DATE: 6/16/2021

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. Paul E. Gilbert, Beus Gilbert McGroder PLLC, for approval of a Conditional Use Permit (CUP) to allow an AutoNation used automotive dealership to operate on approximately 9.11 acres at the northeast corner of 107th Avenue and Roosevelt Street, Assessor Parcels 102-54-045D and 102-54-101. The proposed AutoNation would occupy a currently vacant dealership facility consisting of two (2) buildings totaling 10,895 square feet in area, surrounding paved area to be used for parking and display of the dealership's vehicle inventory, and a currently undeveloped portion of land abutting Roosevelt Street that would be improved to accommodate additional inventory parking and display. A request for approval of a Major Planned Area Development (PAD) Amendment revising the Avondale Automall PAD's permitted uses to allow a used automotive dealership on the subject property subject to Conditional Use Permit approval will be considered separately; approval of the PAD Amendment is required before approval of this CUP may be considered. Commission will take appropriate action.

BACKGROUND:

The 9.11-acre subject property consists of two (2) contiguous parcels located at the northeast corner of 107th Avenue and Roosevelt Street (Exhibits A and B). The easternmost parcel was developed in 2004 with an automotive dealership facility (originally a Volvo dealership) consisting of a showroom building, service building, and vehicle inventory storage and display areas; the parcel has been unused since the closure of an Alfa Romeo/Fiat dealership on the site in 2017. The westernmost parcel has not previously been developed but has, on occasion, been used as a site for temporary storage of overflow vehicle inventory for various dealerships in the Avondale Automall; the parcel is not currently in use.

The subject property was annexed in May 1986 and had been zoned Agricultural (AG) until being rezoned to Avondale Automall Planned Area Development (PAD) in December 1999. The 1999 Avondale Automall PAD allowed for 50 acres at the western end of the Automall, inclusive of the subject property, to be developed with a retail shopping center in accordance with the Community Commercial (C-2) zoning district.

A Major Amendment to the Avondale Automall PAD was approved in April 2003. The 2003 Major Amendment eliminated the original requirement that the Automall's westernmost 50 acres develop as a retail shopping center, instead allowing for development of additional automotive dealerships on that land (inclusive of the

subject property). Per the 2003 Major Amendment, dealerships selling both new and used vehicles are currently permitted on the subject property; however, dealerships selling only used vehicles are not permitted.

A second Major Amendment to the Avondale Automall PAD was approved in August 2020. The 2020 Amendment revised the permitted uses for a single lot directly east of the subject site (Lot 11B), allowing a used automotive dealership on that specific parcel subject to City Council approval of a Conditional Use Permit (CUP). The 2020 Amendment also established performance criteria for used automotive dealerships on Lot 11B, including minimum annual revenue and inventory requirements, to ensure that only high quality used automotive dealerships would operate within the Automall. Concurrently, City Council approved a CUP allowing Echo Park Automotive, a used automotive dealer, to operate on Lot 11B; the approved CUP is conditioned upon Echo Park Automotive limiting sales of inventory older than four (4) years from initial registration date, with a purchase price of \$15,000.00 or less, to no more than twenty (20) percent of vehicles sold within any calendar year. Following the PAD Amendment and CUP approvals, Echo Park Automotive commenced operations on Lot 11B in late 2020. Because the 2020 Amendment pertained only to a single lot and not the entirety of the Automall, use of the 9.11-acre subject site as a used automotive dealership is currently prohibited.

The Automall is designated by the General Plan 2030 Land Use Map as Business Park. The Business Park land use category is intended to allow for large scale campus development that provides abundant employment opportunities and offers amenities such as: attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motor sports related industry manufacturers, and limited warehouse and support services that support these primary employment uses.

The property is also located within the boundaries of the Freeway Corridor Specific Plan (FCSP), which places a priority on the City's appearance from the I-10 by establishing supplemental design requirements for sites that are visible from the freeway.

The existing uses and zoning of surrounding properties include:

North of Dealer Drive: The I-10 Freeway; adjacent to the Automall, I-10 is a 12-lane highway with additional eastbound and westbound frontage roads located within a 600-foot-wide corridor.

East: Echo Park Automotive, a used automotive dealership in operation on the property since late 2020. The Echo Park site is zoned Automall Planned Area Development (PAD); a Major PAD Amendment and Conditional Use Permit to allow use of the site as a used automotive dealership subject to performance criteria was approved in August 2020.

South of Roosevelt Street: Griffith Planned Area Development (PAD), with existing uses including a used automotive dealership (Wii Auto Sales) and an Enterprise car rental facility. Several undeveloped parcels within the Griffith PAD are also located along the south side of Roosevelt Street.

West: Horne Mazda and Rodeo Kia, automotive dealerships that sell both new and used vehicles, zoned Automall PAD. Both dealerships were developed in the mid-2000s. West of 107th Avenue is undeveloped property currently in agricultural production, zoned Avondale Gateway Center PAD. The Avondale Gateway Center PAD allows for development of the 107th Avenue frontage with retail uses.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for the operation of one (1) used automotive dealership on the subject property consisting of two (2) parcels located at the northeast

corner of 107th Avenue and Roosevelt Street within the Avondale Automall (Exhibit E). The request is contingent upon City Council approval of a Major Amendment to the Avondale Automall Planned Area Development (PAD) to conditionally permit one (1) used vehicle only dealership provided that the dealer has a minimum consolidated annual revenue of \$500 million and shall maintain a minimum of 140 vehicles on display at all times.

If approved, this CUP request will allow AutoNation, an automotive retailer specializing in the sale of nearly new, pre-owned vehicles, to operate on the subject site. AutoNation intends to utilize the previously developed, currently vacant automotive dealership facility on the eastern parcel while constructing additional vehicle display and inventory storage area on the currently vacant western parcel (Exhibit F). The proposed retail hours of operation will be: 9:00 A.M. to 10:00 P.M. (Monday through Saturday).

The existing facilities on the eastern parcel will continue to be used in a similar manner to how they have been used since original development of the site in 2004; the existing 6,516 square foot sales showroom building adjacent to Dealer Drive will be used as the sales showroom for AutoNation, the existing 4,379 square foot service building south of the showroom would be utilized for minor vehicle reconditioning, washing, and detailing of vehicles being sold by AutoNation, and the surrounding paved area would be used for the storage and display of vehicles. The existing buildings would receive an exterior paint refresh (Exhibit H) but remain similar in appearance to how they exist today.

Development of the new vehicle display and storage on the western parcel will include provision of landscaped setbacks along both 107th Avenue and Roosevelt Street and will also feature landscape islands within the inventory display area (Exhibit G). New lighting will also be added to the newly developed portion of the site, to be commensurate with the lighting on the previously developed portion.

In addition to the existing access to the property from Dealer Drive, which will remain, direct access to the new display area will also be provided from 107th Avenue via a driveway shared with the Rodeo Kia dealership to the north. The two parcels will be connected internally via a 30-foot-wide drive aisle.

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 Tuesday, May 11, 2021. 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, two (2) persons attended the virtual meeting (Exhibit I). Questions and comments included:

- ***Will traffic signals ever be installed at the intersection of 107th Avenue and Dealer Drive and/or at the intersection of 107th Avenue and Roosevelt Street to alleviate left-turn difficulties onto southbound 107th Avenue?*** The applicant, Paul Gilbert, stated that no signals were proposed as part of the applications under review and consideration. City Staff indicated that a signal at 107th Avenue and Roosevelt Street was identified in the City's Infrastructure Improvements Plan (IIP) to be constructed by the City using development impact fees, though a specific year for construction hasn't been identified. A signal is not planned at 107th Avenue and Dealer Drive as, from a spacing standpoint, that location would be too close to the I-10 interchange and the planned signal at 107th Avenue and Roosevelt Street.
- ***How frequently are used dealerships checked for compliance with the inventory age and value restrictions?*** The applicant indicated that the stipulation requires the dealership to provide a report to the City within 75 days of request.
- ***When did the Echo Park used automotive dealership open on the adjoining property?*** The

applicant indicated that the Echo Park dealership only opened a few months ago and that the City had recently requested the sales data pertaining to inventory age and value for that site. Echo Park was in the process of preparing that report as required.

- **Concern regarding impacts of used vehicle dealerships on the Automall's existing new and used vehicle dealerships.** The applicant stated his belief that a successful dealership operating on the site will only have positive impacts on existing dealerships by bringing additional customers to the Automall who may find preferred vehicles at other dealerships, stating that “a rising tide raises all ships.” A representative of AutoNation, Alexander Shporer, confirmed that AutoNation operates several used automotive dealerships in other auto malls including in auto malls which include franchised new car dealerships operated by AutoNation.

In response to the question, “Do you have any comments on a proposed Major Planned Area Development (PAD) Amendment and Conditional Use Permit request to allow an AutoNation used vehicle dealership at the northeast corner of 107th Avenue and Roosevelt Street in the Avondale Automall?”, four (4) comments were posted on the City’s aVOICE/Polco digital forum, as follows:

- “Just build it”
- “Will there be multiple vehicles (sic) entrances to help enhance traffic control?”
- Two (2) anonymous persons responded “NO”. It is unclear if the respondents were indicating that they did not have comments in direct response to the posed question, or if they were opposed to the PAD Amendment and CUP requests.

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 as applicable. No additional public comments have been received to date.

ANALYSIS:

To grant a Conditional Use Permit, five findings must be met as outlined in Zoning Ordinance Section 108.B. Each finding is presented below along with Staff’s analysis.

1. That the proposed use (a) is consistent with the land use designation set forth in the general plan, (b) will further the City’s general guidelines and objectives for development of the area, as set forth in the general plan and (c) will be consistent with the desired character for the surrounding area.

The subject property (within the Avondale Automall) is designated as Business Park by the General Plan and is also within the boundaries of the Freeway Corridor Specific Plan (FCSP). The Business Park land use category is intended to allow for large scale campus development that provides abundant employment opportunities. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motor sports related industry manufacturers, and limited warehouse and support services that support these primary employment uses. The Avondale Automall PAD zoning is consistent with the Business Park designation, as it is a corporate commerce use.

The FCSP stresses the importance of the Automall, stating it is “a vital economic engine for the City and an equally strong employment center.” Supporting the Automall’s continued viability by adapting to changing market realities is essential to ensuring its impact as an economic engine and employment creator is

maintained.

Lastly, though it will sell only pre-owned vehicles, the proposed AutoNation will be essentially indistinguishable from any other automotive dealership within the Automall. The performance criteria included in the companion PAD Amendment and through this CUP will ensure that the dealership is held to a high standard in terms of the value and age of the used vehicles being sold. The proposed use is consistent with the character of the Automall.

2. That the use will be (a) compatible with other adjacent and nearby land uses and (b) will not be detrimental to persons residing or working in the area, adjacent property, the neighborhood or the public welfare in general.

The intensity of the use, traffic generation, hours of operation, and other operational characteristics of the AutoNation will be consistent and compatible with the existing automotive dealerships operating within the Automall. As noted above, by virtue of the performance standards that will ensure that the dealership will primarily sell nearly new, low mileage vehicles, the proposed AutoNation will be indiscernible from existing dealerships.

3. That the site is adequate in size and shape to accommodate the proposed use, allow safe on-site circulation, and meet all required development standards including, but not limited to, setbacks, parking, screening, and landscaping.

The easternmost parcel was developed with an automotive dealership in 2004. No new buildings or modifications to the existing site, with the exception of minor façade enhancements to existing buildings are proposed. The proposed AutoNation dealership will resume the intended use of the site which had occurred on the property from 2004 until 2019, with the only difference being the age of the inventory being sold on the property.

The westernmost parcel, to be developed with additional vehicle display and storage area, is designed to achieve all requirements of the Avondale Automall PAD in regards to setbacks, landscaping, parking, screening, and lighting.

Access to the planned AutoNation will be provided via an existing driveway from the easternmost parcel to Dealer Drive and a new, shared access to 107th Avenue (shared with Rodeo Kia) from the westernmost parcel. Cross access between the two contiguous parcels is provided via a planned 30-foot-wide drive aisle.

4. That the site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use.

The proposed AutoNation will generate traffic consistent with the existing automotive dealership uses occurring in the Automall. Surrounding streets are designed to accommodate the traffic anticipated.

Access to the planned AutoNation will be provided via an existing driveway from the easternmost parcel to Dealer Drive and a new, shared access to 107th Avenue (shared with Rodeo Kia) from the westernmost parcel. Cross access between the two contiguous parcels is provided via a planned 30-foot-wide drive aisle. A future signal, to facilitate left turn movements onto southbound 107th Avenue, is planned at the 107th Avenue and Roosevelt Street intersection; the signal is identified in the City's Infrastructure Improvement Plan (IIP) for construction using development impact fee funding but has not yet been scheduled for construction.

5. That adequate conditions have been incorporated into the approval to ensure that any potential adverse effects will be mitigated.

Three (3) conditions of approval are recommended.

Condition #1 ensures the proposed use develops in accordance with the site plan, building elevations, and project narrative provided to the City and attached as exhibits to this staff report.

Condition #2 specifies that the Conditional Use Permit will expire within two (2) years if the used automotive dealership use has not commenced on the property, as specified in the Zoning Ordinance.

Condition #3 is intended to provide an added measure of certainty that the AutoNation dealership's inventory will be primarily comprised of relatively new, low mileage, high value vehicles. The recommended condition, identical to the condition required of the abutting Echo Park used automotive dealership, allows for no more than twenty (20) percent of the vehicles sold by during any calendar year to be older than four (4) years old from the date the vehicle was first registered, except that vehicles more than (4) years old will not count towards this percentage if they are sold for more than \$15,000.00. AutoNation will be required to provide a year-to-date sales report documenting the number of vehicles sold and number of vehicles over four (4) years old sold for less than \$15,000.00 within 75 days of request by the City.

DISCUSSION:

The proposed Conditional Use Permit for AutoNation meets all five (5) findings for approval as outlined in the Analysis section of this report.

STRATEGIC PLAN:

STRATEGIC OUTCOME AREA: Creative and Sustainable Community Development

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-21-0049 AutoNation, a request for a Conditional Use Permit to allow a used automotive dealership in the Avondale Automall Planned Area Development (PAD), subject to the following three (3) conditions of approval:

1. Development and use of the site shall generally conform to the Conditional Use Permit narrative, site plan, and landscape plan received electronically on April 19, 2021, and the building elevations received electronically on June 1, 2021.
2. In accordance with Section 108 of the Zoning Ordinance, the Conditional Use Permit shall expire within two (2) years from the date of approval if the use has not commenced.
3. No more than twenty (20) percent of the vehicles sold in retail transactions during any calendar year shall be older than four (4) years old from the date it was first registered, or if they are, no less than \$15,000.00 in purchase price. Upon the request of the City of Avondale, AutoNation shall, upon thirty (30) days' notice, provide within forty-five (45) days, a year-to-date report indicating the total number of vehicles sold in retail transactions as well as the number of vehicles sold that are older than four years and less than \$15,000.00 in purchase price.

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-21-0049 AutoNation, a request for a Conditional Use Permit to allow a used automotive dealership in the Avondale Automall Planned Area Development (PAD), subject to three (3) recommended conditions of approval as listed in the staff report.

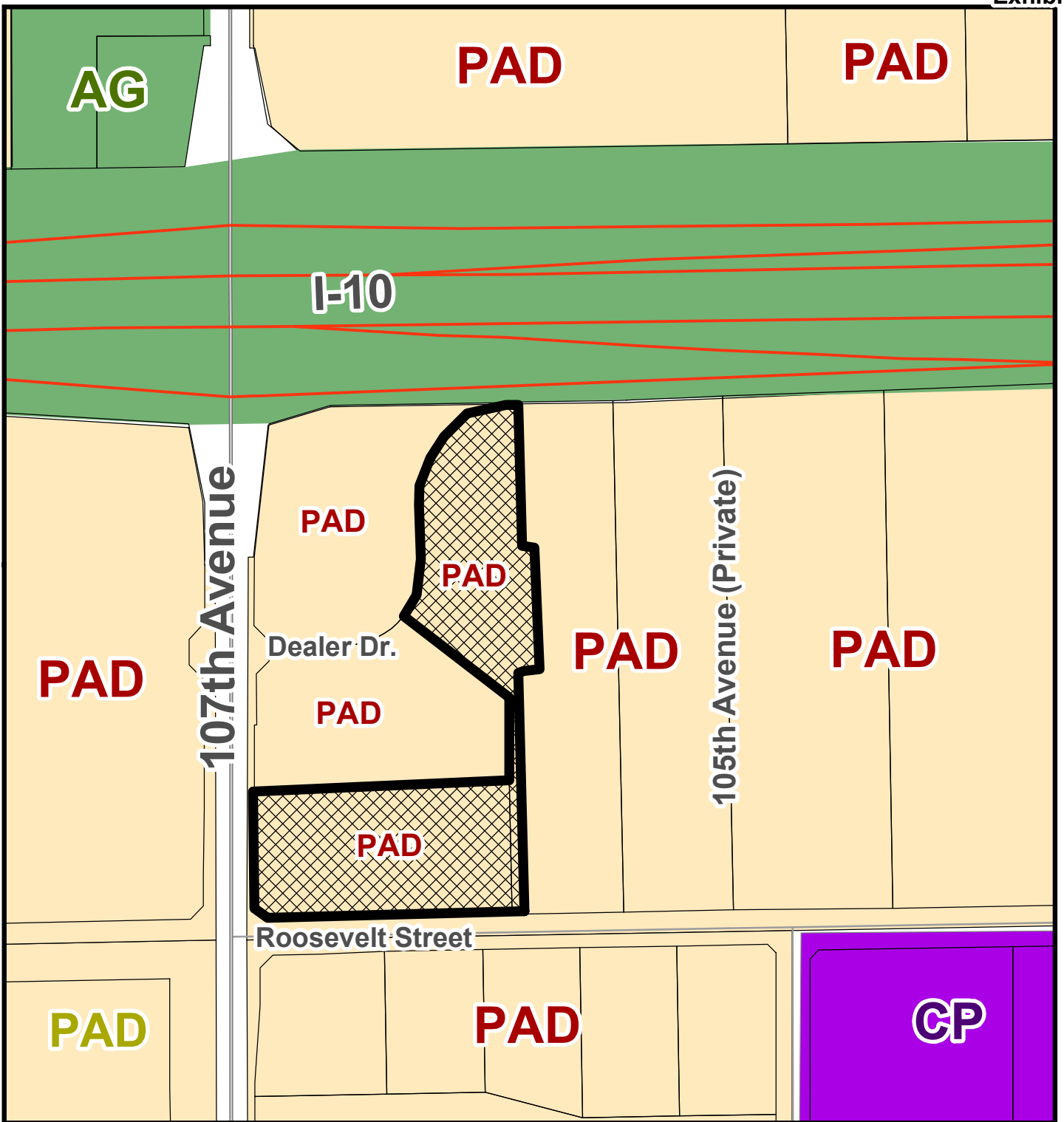


Aerial Photograph



Subject Property



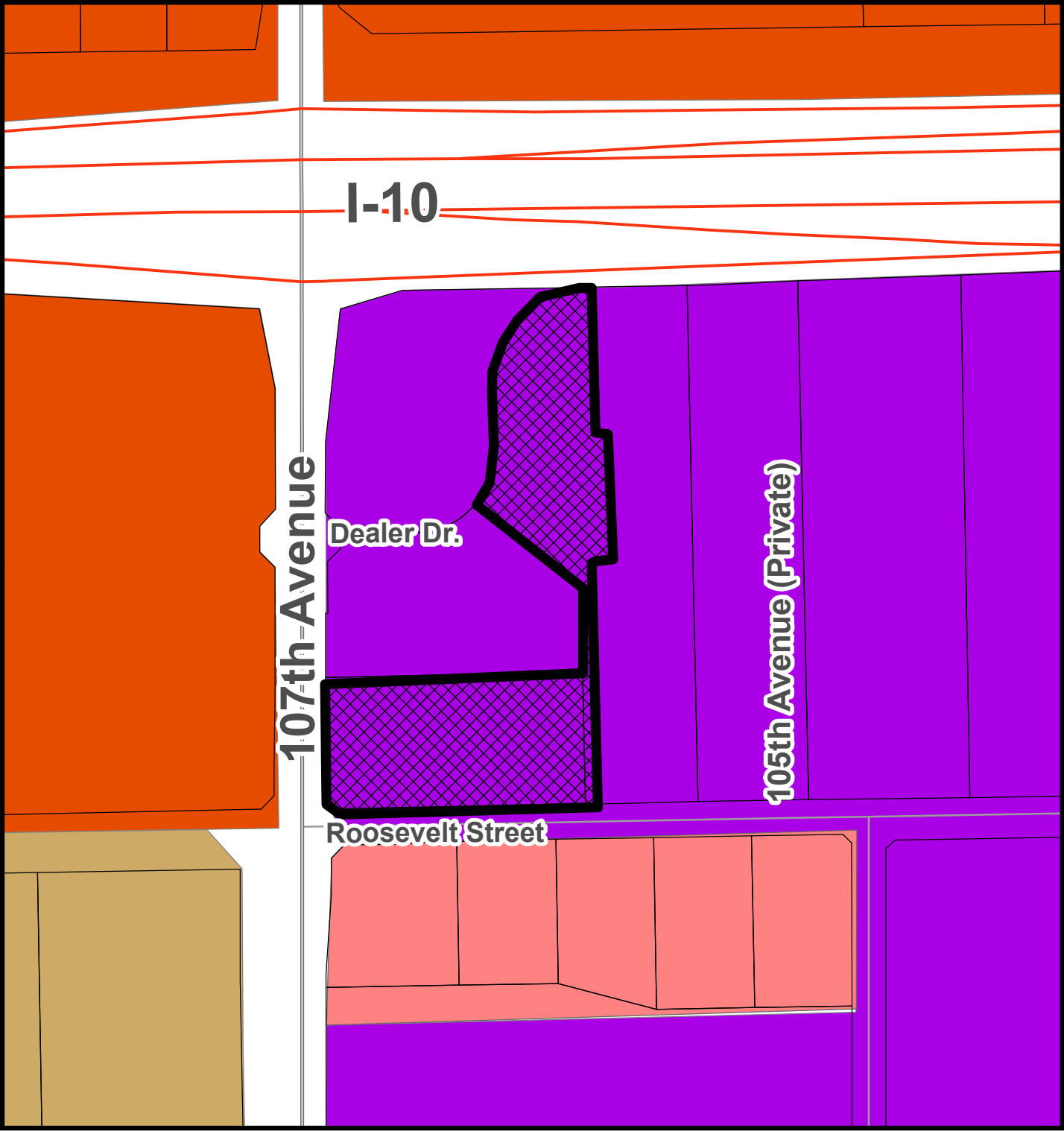


Zoning Vicinity Map



Subject Property





General Plan Land Use

-  Local Commercial
-  Medium/High Density Residential
-  Freeway Commercial
-  Business Park



Subject Property



*SUMMARY OF RELATED FACTS
APPLICATION PL-21-0047 AND PL-21-0049*

<i>THE PROPERTY</i>	
PARCEL SIZE	Approximately 9.11 gross acres
LOCATION	Northeast corner of 107 th Avenue and Roosevelt Street
EXISTING LAND USE	The subject property consists of two contiguous parcels. The easternmost parcel was developed in 2004 with an automotive dealership facility consisting of a showroom building, a service building, and vehicle inventory storage and display areas. The property has remained vacant since the closure of an Alfa Romeo/Fiat dealership on the site in 2017. The westernmost parcel has not previously been developed but has, on occasion, been used as a site for temporary storage of overflow vehicle inventory for dealerships in the Avondale Automall. The parcel is not currently in use.
EXISTING ZONING	Avondale Automall Planned Area Development (PAD)
ZONING HISTORY	The subject property was annexed in May 1986 and assigned Agricultural (AG) zoning. The property was rezoned to Avondale Automall Planned Area Development (PAD) in December 1999. The 1999 PAD allowed for 50 acres at the western end of the Automall, inclusive of the subject property, to be developed with a retail shopping center in accordance with the Community Commercial (C-2) zoning district. A Major Amendment to the Avondale Automall PAD was approved in April 2003. The approved amendment eliminated the requirement that the Automall's westernmost 50 acres would be developed as a retail shopping center, instead allowing for development of additional automotive dealerships on that land (inclusive of the subject property). Dealerships selling both new and used vehicles are currently permitted; dealerships selling only used vehicles are not permitted. A second Major Amendment to the Avondale Automall PAD was approved in August 2020. The 2020 Amendment revised the permitted uses for a single lot directly east of the subject site (Lot 11B), allowing an automotive dealership selling used vehicles only subject to City Council approval of a Conditional Use Permit. The 2020 Amendment also established performance criteria for used automotive dealerships to ensure that only high quality used automotive dealership will be allowed to operate within the Automall. Subsequently, Echo Park Automotive, a used vehicle dealership, has commenced operations on Lot 11B.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH OF DEALER DRIVE	I-10 Freeway. Adjacent to the Automall, I-10 is a 12-lane highway with additional eastbound and westbound frontage roads located within a 600-foot-wide corridor.

EAST	Echo Park Automotive, a used automotive dealership in operation on the property since late 2020. The Echo Park site is zoned Automall Planned Area Development (PAD); a Major PAD Amendment and Conditional Use Permit to allow use of the site as a used automotive dealership subject to several performance criteria was approved in August 2020.
SOUTH OF ROOSEVELT STREET	Griffith Planned Area Development (PAD), with existing uses including a used automotive dealership (Wii Auto Sales) and an Enterprise car rental facility. Several undeveloped parcels within the Griffith PAD are also located along the south side of Roosevelt Street.
WEST	Horne Mazda and Rodeo Kia, automotive dealerships that sell both new and used vehicles, zoned Automall PAD. Both dealerships were developed in the mid-2000s. West of 107th Avenue is undeveloped property currently in agricultural production, zoned Avondale Gateway Center PAD. The Avondale Gateway Center PAD allows for development of the 107th Avenue frontage with retail uses.

GENERAL PLAN

The Automall is designated by the General Plan 2030 Land Use Map as Business Park. The Business Park land use category is intended to allow for large scale campus development that provides abundant employment opportunities and offers amenities such as: attractive streetscapes with excess landscaped setbacks, appropriate screening from the I-10 freeway, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, hotel, multi-story offices, research and development industries, solar and renewable energy manufacturers, motor sports related industry manufacturers, and limited warehouse and support services that support these primary employment uses.

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 is Collier Elementary School, located at the southwest corner of Coldwater Springs Boulevard and 118 th Avenue within the Coldwater Springs community.
HIGH SCHOOL	Tolleson Union High School, located at the southwest corner of Van Buren Street and 94 th Avenue within the City of Tolleson.

ADJACENT STREETS

107th Avenue

Classification	Minor Arterial
Existing half street right-of-way	60 feet
Standard half street right-of-way	55 feet
Existing half street improvements	Two (2) travel lanes, deceleration or right turn lanes as needed, half center turn lane, bike lane, curb, gutter, attached sidewalk, and streetlights.
Standard half street improvements	Two (2) travel lanes, deceleration or right turn lanes as needed, half center turn lane, bike lane,

Exhibit D

	curb, gutter, detached sidewalk, streetlights, and landscaping.
Roosevelt Street	
Classification	Major Collector
Existing half street right-of-way	45 feet
Standard half street right-of-way	40 feet
Existing half street improvements	One (1) travel lane, half center turn lane, curb, gutter, detached sidewalk, streetlights, and landscaping
Standard half street improvements	One (1) travel lane, half center turn lane, bike lane, curb, gutter, detached sidewalk, streetlights, and landscaping
Dealer Drive	
Classification	Private Street
Existing half street right-of-way	None
Standard half street right-of-way	None
Existing half street improvements	One (1) travel lane, curb, gutter, streetlights, and landscaping
Standard half street improvements	One (1) travel lane, curb, gutter, streetlights, and landscaping

UTILITIES	
Water service to the property is available via an existing 8-inch water line within Dealer Drive, an existing 12-inch water line within Roosevelt Street, and an existing 16-inch water line in 107 th Avenue.	
Sewer service to the property is available via an existing 15-inch sewer line within Roosevelt Street and an existing 8-inch sewer line within 107 th Avenue.	
SRP provides electrical service in this portion of Avondale.	

Exhibit E

Conditional Use Permit Narrative

AutoNation

AutoNation - Avondale

Used Vehicle Dealership

Received
Electronically April
19, 2021

Conditional Use Permit Narrative

March 24, 2021

AutoNation is proposing a commercial remodel for an existing facility previously occupied by another automotive dealer within Avondale Automall (Exhibit A). AutoNation is one of the nation's top automotive retailers and the proposed dealership will specialize in sales of nearly new, pre-owned vehicles.

The proposed remodel scope will consist of exterior paint refresh with new signage along with an interior remodel to guest sales floor. Overall site surface parking to be provided for customers, employees, service vehicles and inventory generally commensurate with the prior dealership use. The existing service building will be utilized for minor vehicle conditioning and will also become part of a car wash and detail facility along with the detail bays in the showroom building.

AutoNation plans on developing the southern portion of the property which has frontage on both 107th Avenue and Roosevelt Street and is currently vacant. This property will be developed with a combination of landscaped display lot for saleable vehicles and a screened lot for storage vehicles not ready for display. The two parcels that currently make up this property are contiguous and as part of the development of the southern display/storage lot, a direct vehicular connection will be provided to allow for vehicles to be moved from one lot to the other without use of the surrounding public and private roadways.

New signage will be added to the intersection of 107th and Roosevelt.

Retail hours of operation of AutoNation will be 8:30 am to 9 pm, 7 days per week.

Exterior site lighting in the front "showroom" lot are existing and will remain. With development of the back "display and storage" lot, new lighting will be installed. Lighting levels vary between rear lot security lighting and the display lighting level but will be consistent with the surrounding auto dealerships.

A conceptual site plan is included as Exhibit B, conceptual elevation modifications are included as Exhibit C and a floor plan is included as Exhibit D. All elevations, site features, landscaping and lighting to be further analyzed for compliance with City of Avondale Zoning Ordinance as part of the Site Plan/Design Review process.

Request

This requested Conditional Use Permit is running concurrent with a request to amend the Avondale Automall Planned Area Development (PAD). If approved, the PAD would then allow Automotive Dealerships Selling Used Vehicles Only with a Conditional Use Permit on the subject property, provided that the dealer has (1) a minimum consolidated annual revenue of \$500 million and (2) shall maintain a minimum of 140 vehicles on display at all times on the Avondale Automall property.

AutoNation has a consolidated annual revenue in excess of \$500 million and will house in excess of 140 vehicles on the property at all times. The proposed dealership is within the allowed area

described within the Avondale Automall PAD, as amended; therefore, the requested Conditional Use Permit is in compliance with the applicable zoning.

Pursuant to the Avondale Zoning Ordinance, for a Conditional Use Permit to be approved, it must satisfy certain findings. Below are those findings with our justification as to how or why they are satisfied.

- A. That the proposed use is (i) consistent with the land use designation set forth in the General Plan, (ii) will further the City's general guidelines and objectives for development of the area, as set forth in the General Plan, and (iii) will be consistent with the desired character for the surrounding area.

The Avondale Automall has a designation of Business Park on the General Plan Land Use Map as well as within the Freeway Corridor Specific Area Plan. This designation implies it is for campus-like employment opportunities not a regional automall as has been the land use for the last two decades. A Conditional Use Permit to allow a used vehicle dealership may not be an exact fit with Business Park; however, as described by the City in the Freeway Corridor Specific Plan, "The Avondale Auto mall (sic), established in the early 2000's, is a vital economic engine for the City and an equally strong employment center." Continuing to cultivate and allow the Avondale Automall to remain viable as the economic engine and employment center by supporting new dealerships, including one that only sells used vehicles, is clearly supported by the General Plan and the Freeway Corridor Specific Plan and is consistent with the character of the surrounding area.

- B. That the use will be (i) compatible with other adjacent and nearby land uses and (ii) will not be detrimental to (1) persons residing or working in the area, (2) adjacent property, (3) the neighborhood, or (4) the public welfare in general.

The surrounding area is made of up the Avondale Automall along with other commercial and commerce park uses. A new dealership within the Automall, including one that only sells used vehicles, is not only compatible with the adjacent uses, to the casual observer it will be nearly indistinguishable from the other dealerships that sell both new and used vehicles.

The subject property is already built-out as a dealership facility. The proposed modifications and additions to the site for AutoNation, such as additional vehicle display and storage areas, will not negatively impact the surrounding properties as those uses are also occurring on those adjacent dealership properties.

- C. That the site is adequate in size and shape to accommodate the proposed use, allow safe on-site circulation, and meet all required development standards, including, but not limited to, setbacks, parking, screening, and landscaping.

The subject parcel has been developed with an automobile dealership since 2004. Continued use as a dealership selling only used automobiles instead of new and used,

does not alter the site. It is still sized appropriately and will continue to meet all applicable City of Avondale development standards.

- D. That the site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use.

The subject property continues to have main access from “Dealer Drive” serving the Automall between 99th Avenue and 107th Avenue. AutoNation plans on developing the vacant parcel along 107th Avenue and Roosevelt will also allow for additional access to those roadways.

- E. That adequate conditions have been incorporated into the project to ensure that any potential adverse effects will be mitigated.

We look forward to discussing any potential adverse effects needing mitigation that the City of Avondale considers.

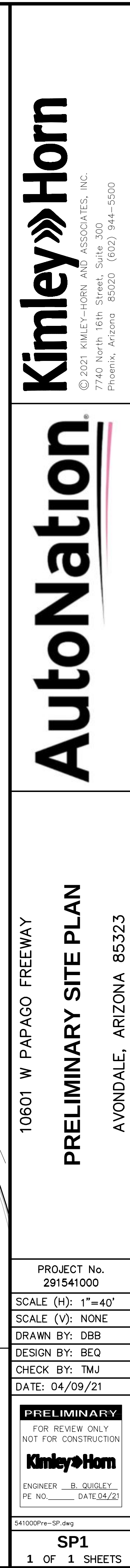


 = Conditional Use Permit Boundary

Exhibit B
Conceptual Site Plan

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k:\PHX_Civil\291541000_AutoAction Avenue\CAD\1541000Pre-SP Apr 16, 2021 ~ 3:24pm travr.jones
 PREPARE: X4270138W X427013U X427013V X541000F X541000B X541000M
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APN: 102-54-102
EP REALTY AZ LLC
NOT A PART



TREES

SHRUBS & ACCENTS

INERT MATERIALS

A scatter plot showing the relationship between the year of birth (x-axis, 1950-1990) and the number of children per woman (y-axis, 0-10). The data points show a general downward trend, indicating a decrease in fertility over time.

ENGINEERING DIVISION

Estimated S.F. of landscape in Right-of-Way	8,819 SF

Estimated S.F. of landscape in Right-of-Way

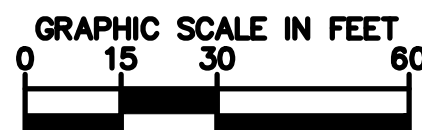
Estimated S.F. of landscape in Right-of-Way	8,819 SF

REQUIRED LANDSCAPE IMPROVEMENTS

ZONING DISTRICT C-2

- MINIMUM TREE BOX SIZE: 24"
- MINIMUM SHRUB SIZE: 5 GAL.
- MINIMUM PALM TREE TRUNK HEIGHT: 12'
- 75% OF SHRUBS TO BE 5 GAL.
- ¾" DECOMPOSED GRANITE COMPOSED
- 2" MINIMUM DEPTH DECOMPOSED GRANITE

1. PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND ALL SHRUBS AND OTHER PLANTS SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
2. IRRIGATION SERVICE LINE FROM THE POINT OF CONNECTION AT THE CITY'S SYSTEM, THROUGH THE METER AND PUE TO THE PRIVATE BACKFLOW PREVENTER DEVICE SHALL BE TYPE 'K' SOFT COPPER TUBING PER AVONDALE SUPPLEMENT PER M.A.G. ANY SMALL DIAMETER VALVES SHALL BE BRASS BODY. BACKFLOW DEVICES SHALL BE CONSTRUCTED USING COPPER PIPE AND BRASS FITTINGS. ALL PVC SLEEVES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SCH 80.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF AVONDALE'S SUPPLEMENT TO THE M.A.G. SPECIFICATIONS AND STANDARD DETAILS CURRENTLY ON FILE AND AVAILABLE AT THE CITY OF AVONDALE'S ENGINEERING DEPARTMENT OR ONLINE AT THE CITY OF AVONDALE'S WEBSITE.

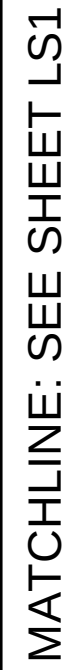


LS1
1 OF 2 SHEETS

PRELIMINARY LANDSCAPE PLAN

AVONDALE, ARIZONA 85323

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SHRUBS & ACCENTS		
	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>
	Existing shrub to remain Protect in place	Size Varies
	Caesalpinia pulcherrima Red Bird of Paradise	5 Gal.
	Carissa macrocarpa Natal Plum	5 Gal.
	Lantana 'New Gold' New Gold Lantana	5 Gal.
	Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Cloud Sage	5 Gal.
	Leucophyllum x 'Heavenly Cloud' Heavenly Cloud Sage	5 Gal.
	Hesperaloe parviflora Red Yucca	5 Gal.
	Nerium oleander 'Petite Pink' Petite Pink Oleander	5 Gal.
	Tecoma stans 'Gold Star' Yellow Bells	5 Gal.

LANDSCAPE REQUIREMENTS PER SECTION 1203 OF CITY OF
AVONDALE ZONING ORDINANCE:

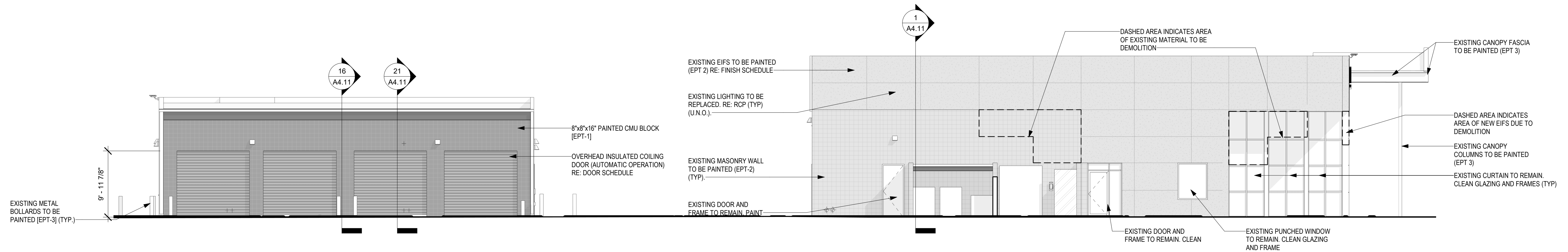
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- NOTE:**
1. PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND ALL SHRUBS AND OTHER PLANTS SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
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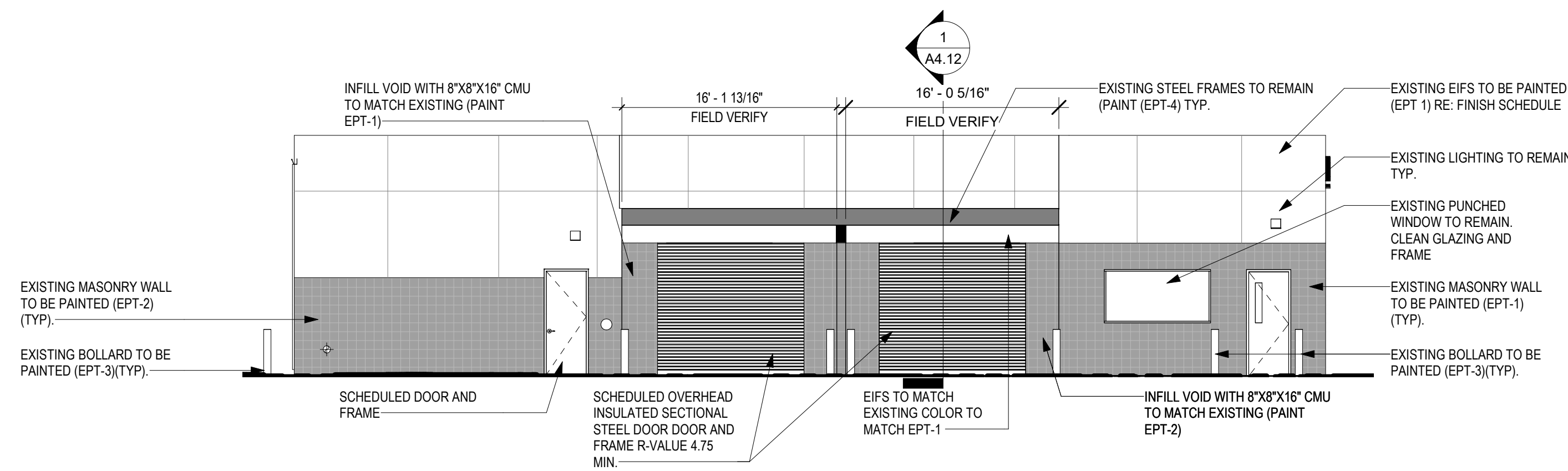


Exhibit C
Conceptual Elevation Modifications

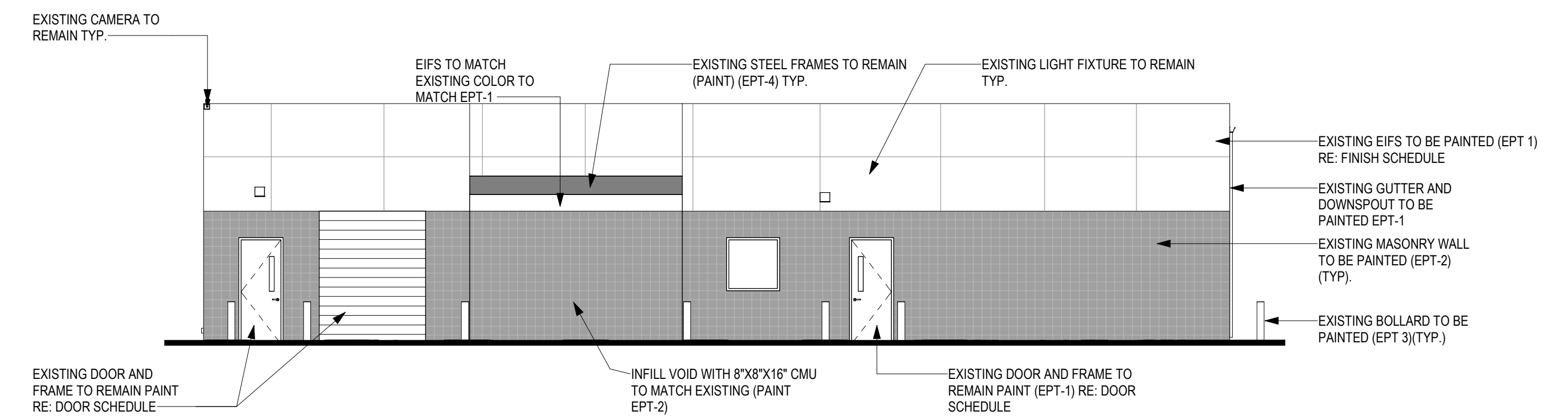
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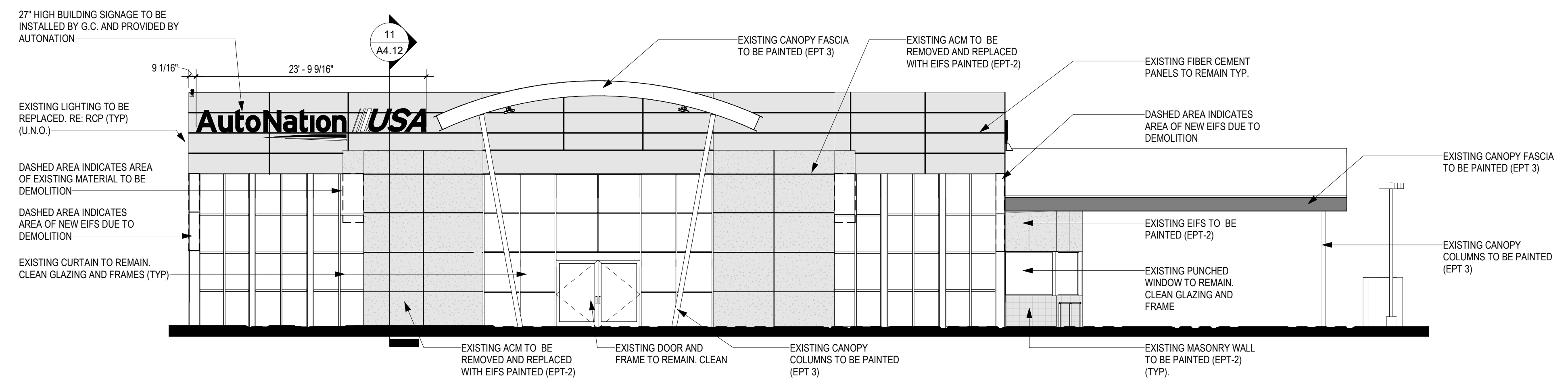
① EAST ELEVATION
1/8" = 1'-0"



② NORTH ELEVATION - SERVICE BUILDING
1/8" = 1'-0"

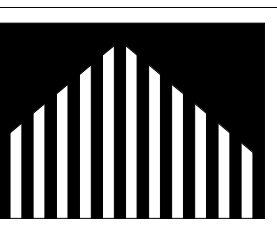


③ SOUTH ELEVATION - SERVICE SHOP
1/8" = 1'-0"



④ NORTH ELEVATION - SALES BUILDING
1/8" = 1'-0"

AutoNation USA
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Avondale, AZ 85323



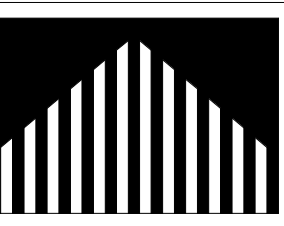
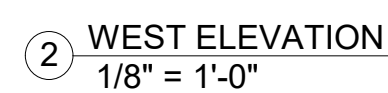
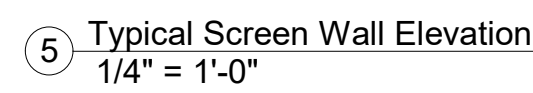
**Castles
Design
Group**

A Professional Architectural
Corporation
3801 Kirby Drive, Suite 600
Houston, Texas 77098
Tel: (713) 664-7974
Fax: (713) 664-9756

**BUILDING
ELEVATIONS**

EX-1

Date: 03/08/2021



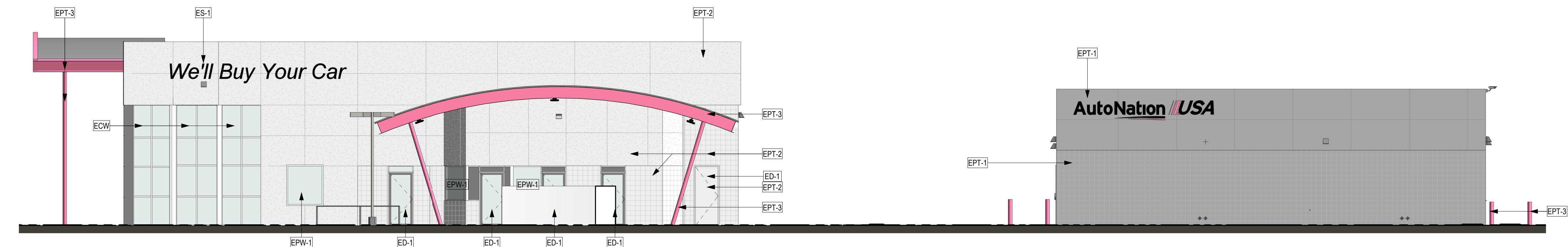
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Group

Professional Architectural
Corporation
801 Kirby Drive, Suite 600
Houston, Texas 77098
Tel: (713) 664-7974
Fax: (713) 664-9756

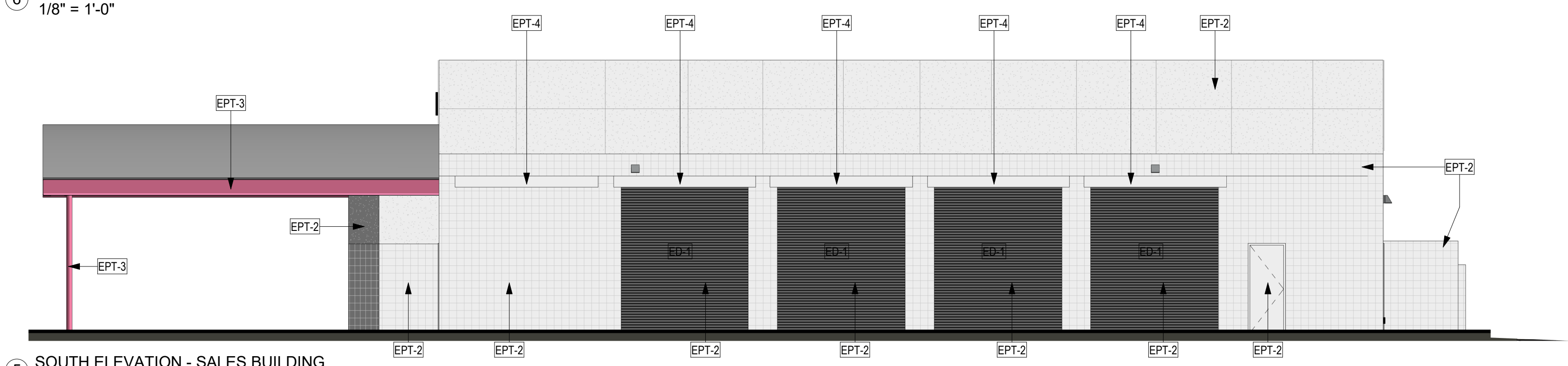
BUILDING ELEVATIONS

EX-2

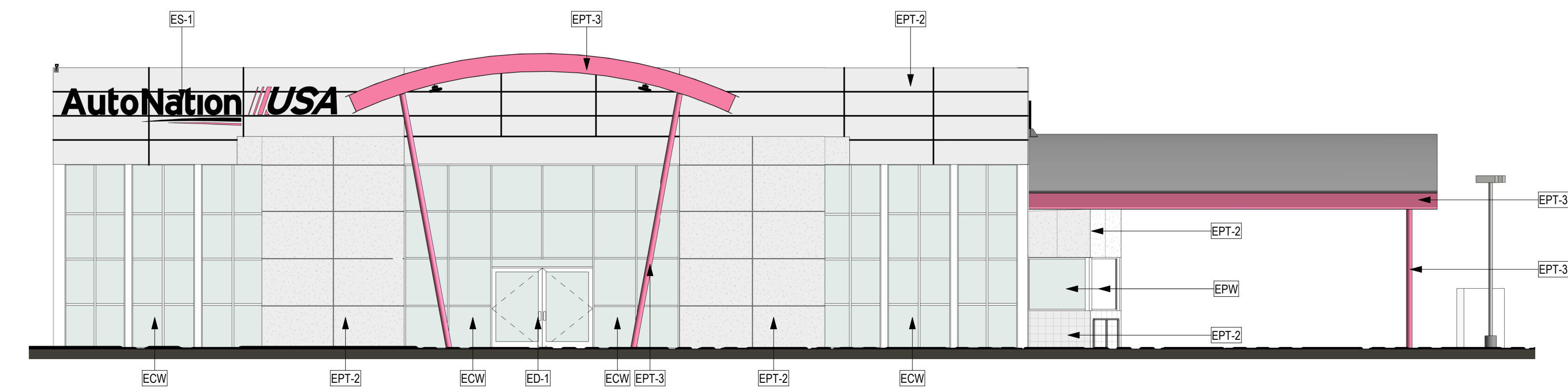
ate: 03/08/2021



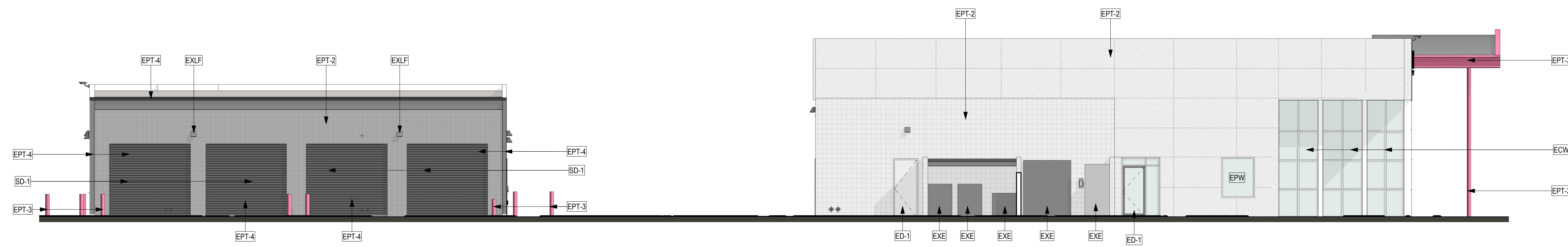
⑥ WEST ELEVATION
1/8" = 1'-0"



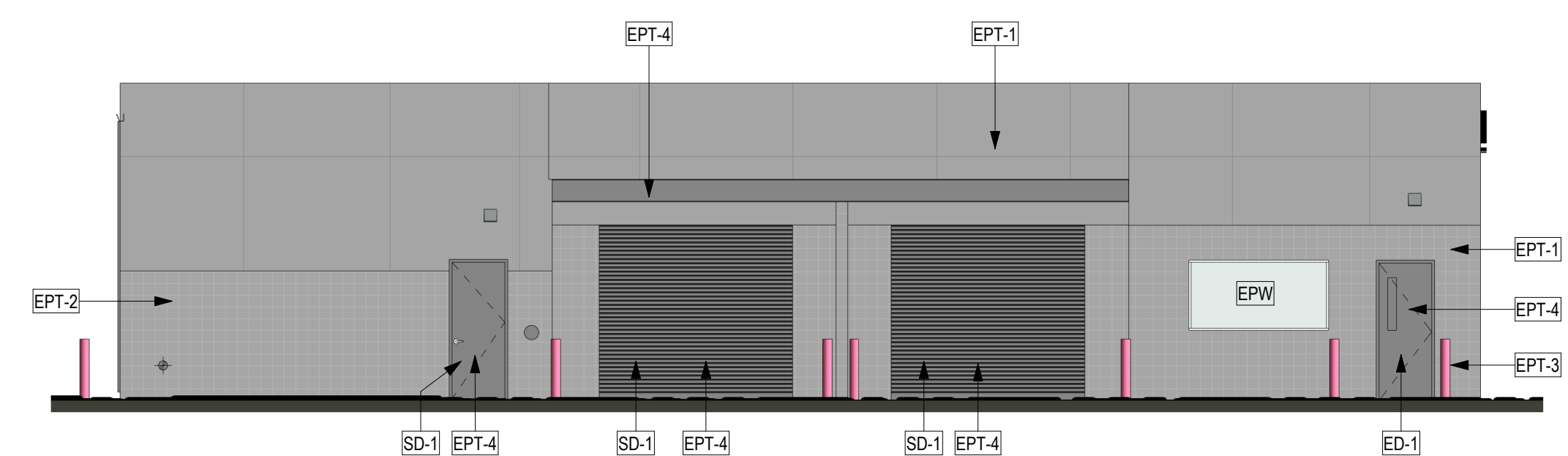
⑤ SOUTH ELEVATION - SALES BUILDING
1/8" = 1'-0"



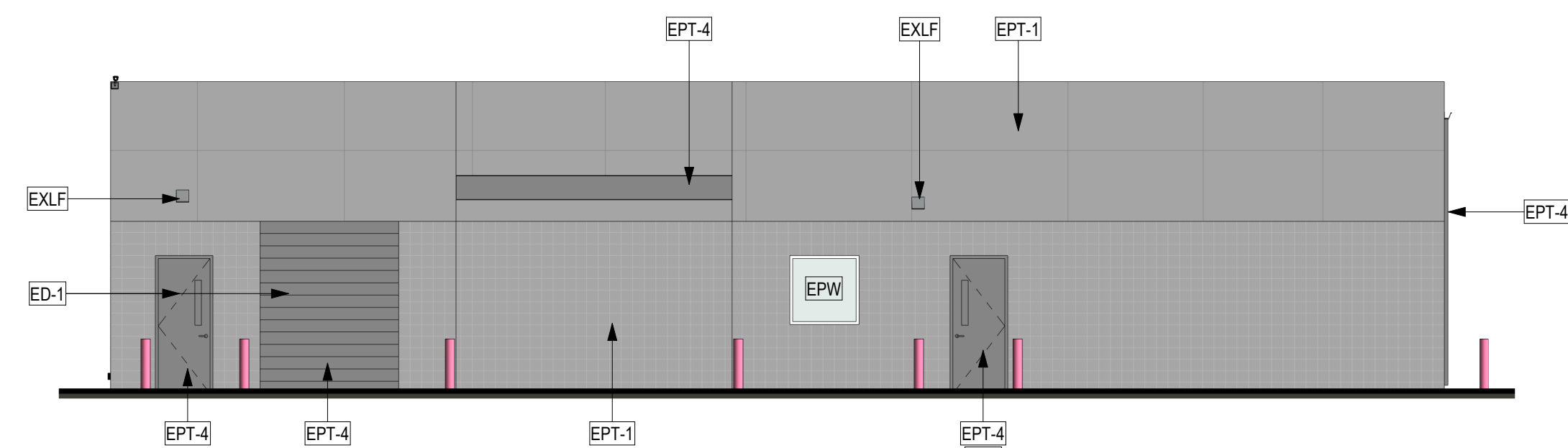
④ EAST ELEVATION - SALES BUILDING
1/8" = 1'-0"



③ EAST ELEVATION
1/8" = 1'-0"



② NORTH ELEVATION SERVICE BUILDING
1/8" = 1'-0"



① SOUTH ELEVATION - SERVICE BUILD.
1/8" = 1'-0"

- EPT-1 - AUTONATION MEDIUM GREY
RAL 9022
PAINTED EIFS
- EPT-2 - AUTONATION WHITE
RAL-
PAINTED MASONRY / EIFS / NITCHIA PANEL
PAINTED STEEL
PAINTED METAL DOORS
- EPT-3 - AUTONATION PINK
MATCH PANTONE 212C OR 214U
PAINTED METAL SURFACE
- EPT-4 - AUTONATION DARK GREY
PAINTED METAL SURFACE
- ED-1 - EXISTING DOOR TO REMAIN
- ECW - EXISTING CURTAIN WALL TO REMAIN
CLEAR ANODIZED FRAMES
THERMAL GLAZING
- EPW - EXISTING PUNCHED WINDOW
CLEAR ANODIZED FRAMES
THERMAL GLAZING
- ES-1 - EXTERIOR BUILDING SIGNAGE
- EXE - EXISTING EQUIPMENT TO REMAIN
- EXLF - EXTERIOR LIGHT FIXTURE
COLOR TO MATCH RAL 9022
- SD-1 - SCHEDULED DOOR AND FRAME
PAINTED EPT-4

Material Board Legend
1/2" = 1'-0"

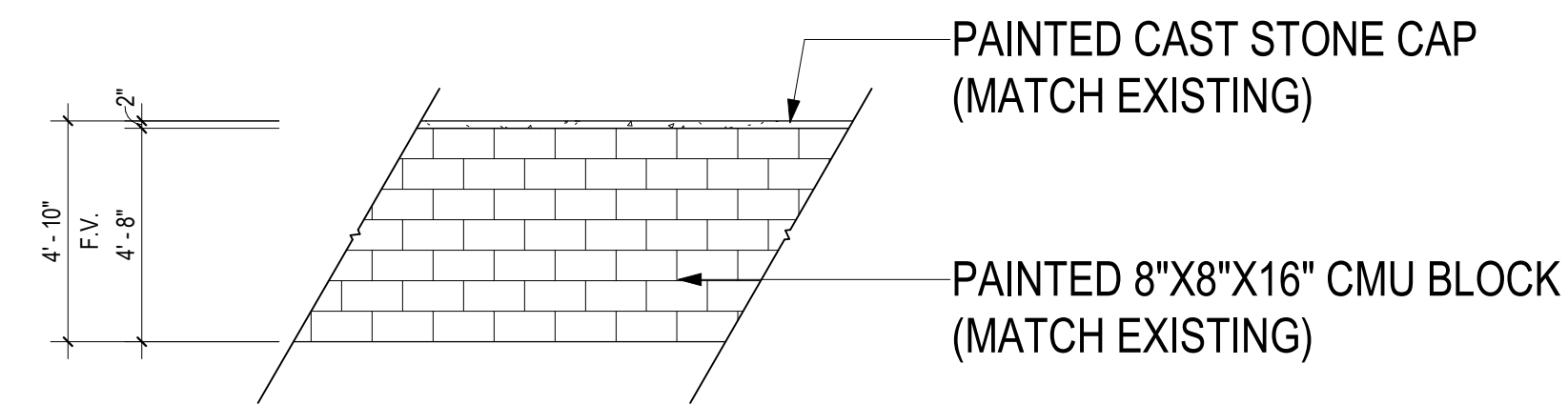
AutoNation USA
10601 W Papago Freeway
Avondale, AZ 85323

Castles Design Group
A Professional Architectural Corporation
3801 Kirby Drive, Suite 600
Houston, Texas 77098
Tel: (713) 664-7974
Fax: (713) 664-9756

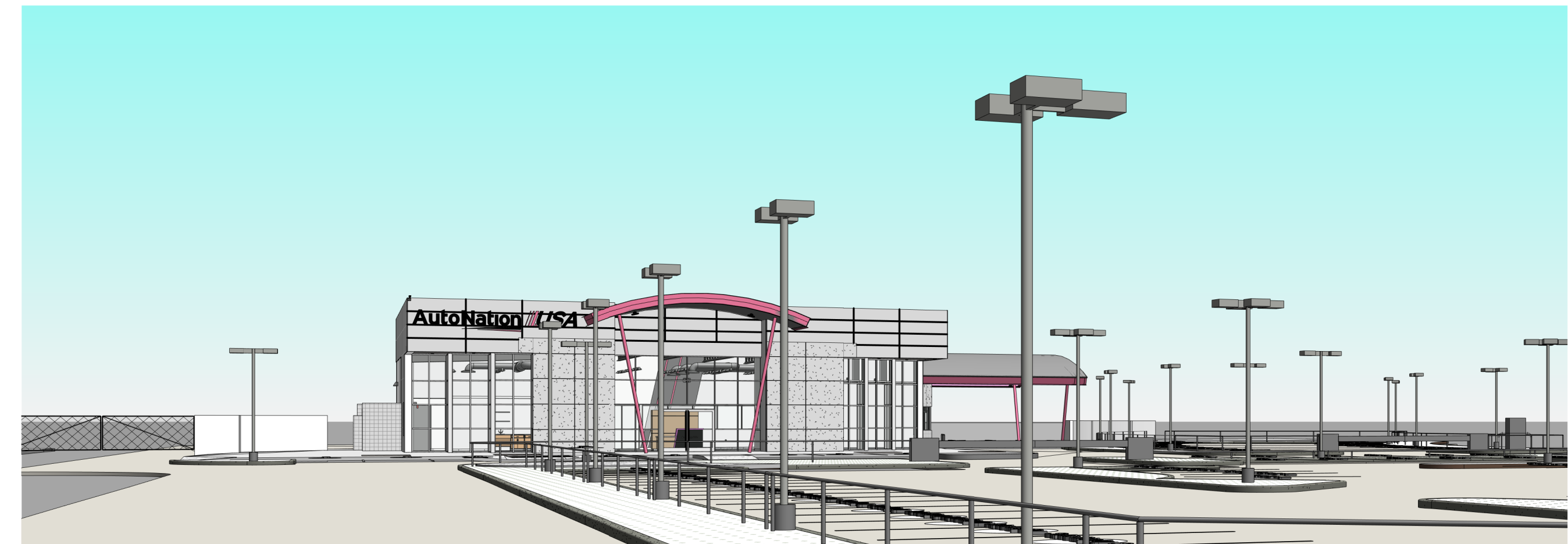
Presentation Elevations

EX-3

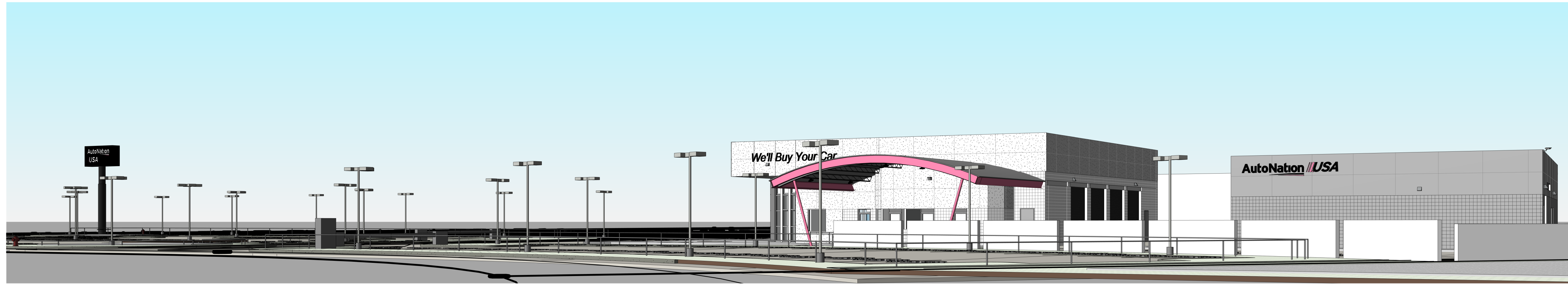
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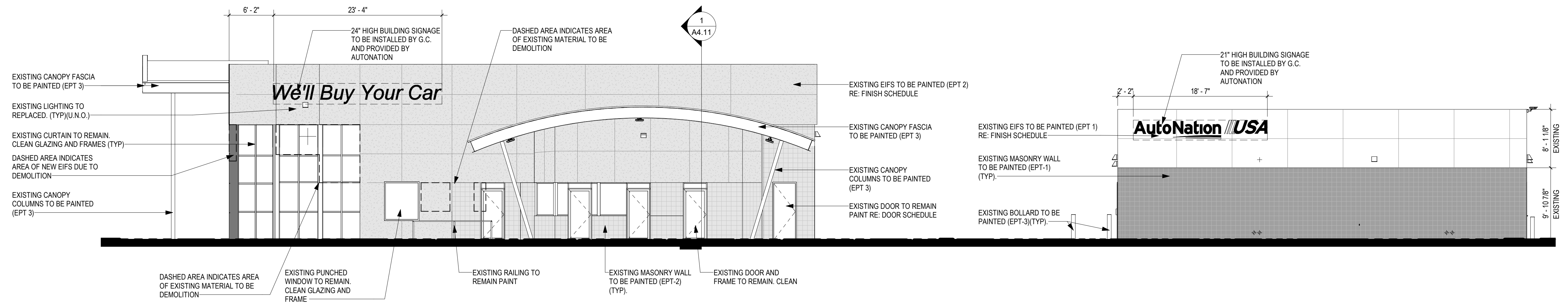
⑤ Typical Screen Wall Elevation
1/4" = 1'-0"



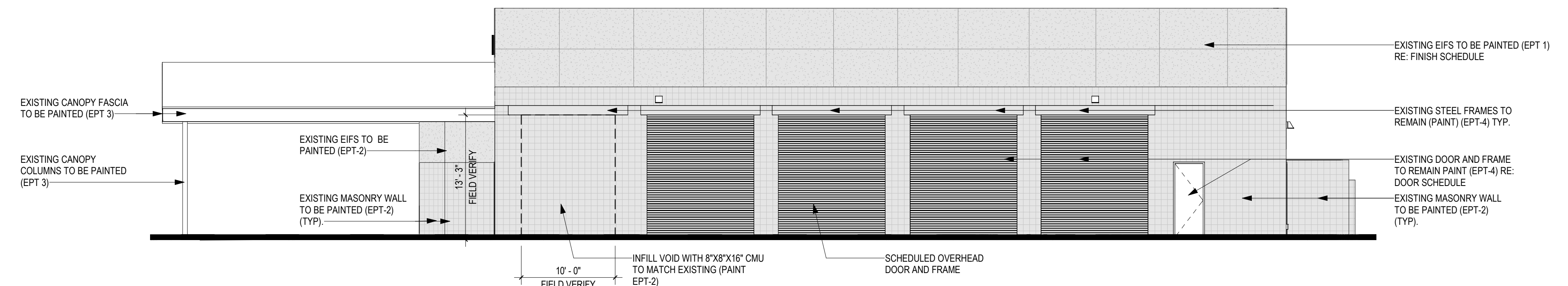
④ NORTHWEST PERSPECTIVE



③ NORTHEAST PERSPECTIVE

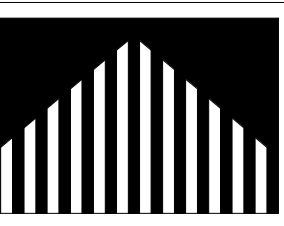


② WEST ELEVATION
1/8" = 1'-0"



① SOUTH ELEVATION - SALES BUILDING
1/8" = 1'-0"

AutoNation // USA
10601 W Papago Freeway
Avondale, AZ 85323



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**BUILDING
ELEVATIONS**

EX-2

Date: 03/08/2021

Exhibit D
Conceptual Floor Plan

-Following Page-

GENERAL NOTES FLOOR PLANS:

THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.

WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

ALL DIMENSIONS ARE TO FINISH FACE U.N.O.

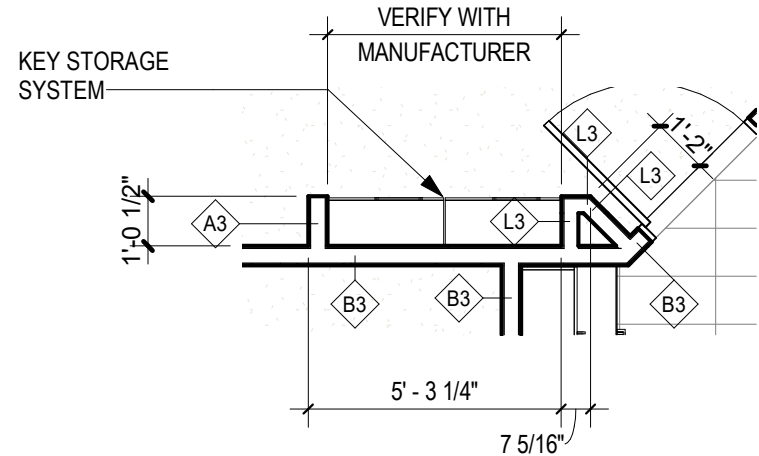
G.C. TO MAKE SURE ALL FLOOR DRAINS ARE CLEANED AND WORKING PROPERLY.

ALL EXPOSED PRE-FAB OR CLASS A STEEL SHALL BE PAINTED, PRIMED PRE-FAB OR STEEL SHALL NOT BE CONSIDERED FINISHED.

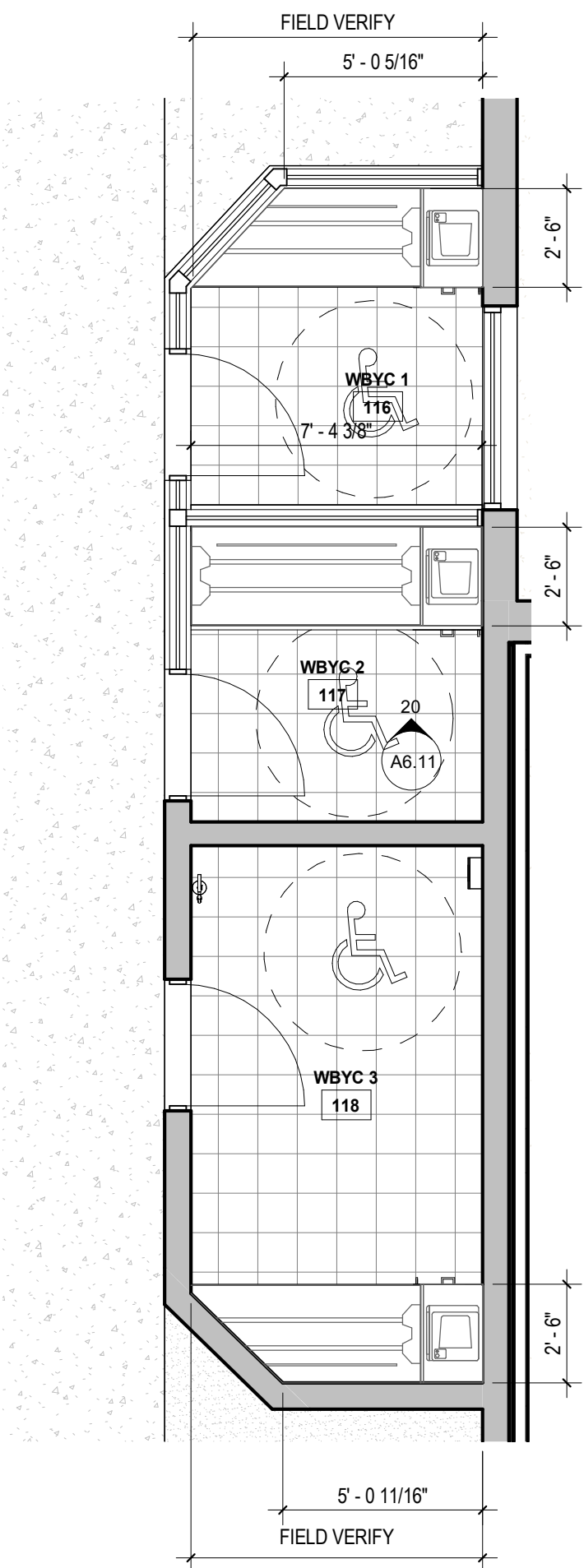
ALL STEEL TO BE GALVANIZED AND THEN PAINTED SHALL BE "MILL PHOSPHATIZED" OR "BONDERIZED".

UNLESS NOTED OTHERWISE, ALL SOLID SURFACE OR GRANITE COUNTER TOPS ARE TO HAVE UNDERCOUNTER MOUNTED SINKS AND LAVS. ALL P-LAM COUNTER TOPS ARE TO HAVE SURFACE MOUNTED SINKS AND LAVS.

3 General Notes - Floor Plan Sales
1/4" = 1'-0"

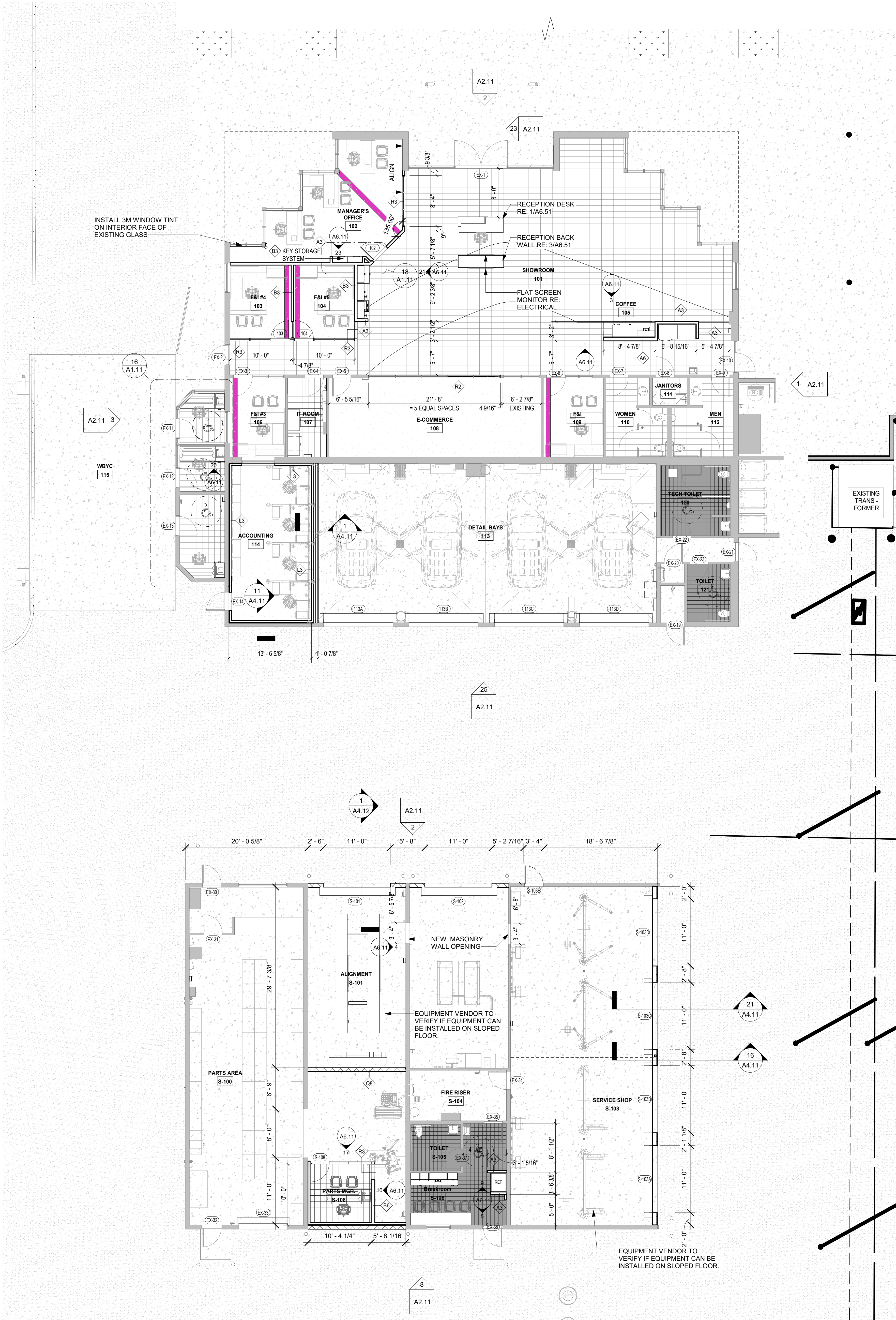


18 Enlarged Plan @ Key Storage System
1/4" = 1'-0"



16 Enlarged Plan @ WBYC
1/4" = 1'-0"

1 Floor Plan
1/8" = 1'-0"



REVISIONS		
Revision Number	Revision Description	Revision Date

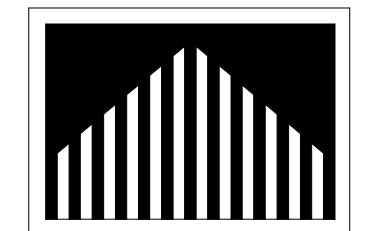
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Avondale, AZ 85323



Castles Design Group

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3801 Kirby Drive, Suite 600
Houston, Texas 77098
Tel: (713) 664-7974
Fax: (713) 664-9756

Floor Plan

A1.11

Date: 03/19/2021

Project No: 20-20805

Exhibit F

Conceptual Site Plan

AutoNation at Avondale Automall

k:\PHX_Civil\291541000_AutoAction Avenue\CAD\1541000Pre-SP Apr 16, 2021 ~ 3:24pm travr.jones
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SP1

Exhibit G

Conceptual Landscape Plan

AutoNation at Avondale Automall

APN: 102-54-046
MORELAND ARIZONA PROPERTIES LLC
NOT A PART



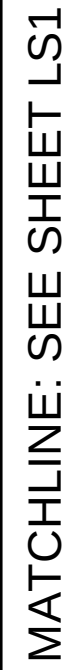
LANDSCAPE REQUIREMENTS PER SECTION 1203 OF CITY OF AVONDALE ZONING ORDINANCE:

- MINIMUM TREE BOX SIZE: 24"
- MINIMUM SHRUB SIZE: 5 GAL.
- MINIMUM PALM TREE TRUNK HEIGHT: 12'
- 75% OF SHRUBS TO BE 5 GAL.
- ¾" DECOMPOSED GRANITE SIZE
- 2" MINIMUM DEPTH DECOMPOSED GRANITE

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SHRUBS & ACCENTS		
	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>
	Existing shrub to remain Protect in place	Size Varies
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	Carissa macrocarpa Natal Plum	5 Gal.
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LANDSCAPE REQUIREMENTS PER SECTION 1203 OF CITY OF AVONDALE ZONING ORDINANCE:

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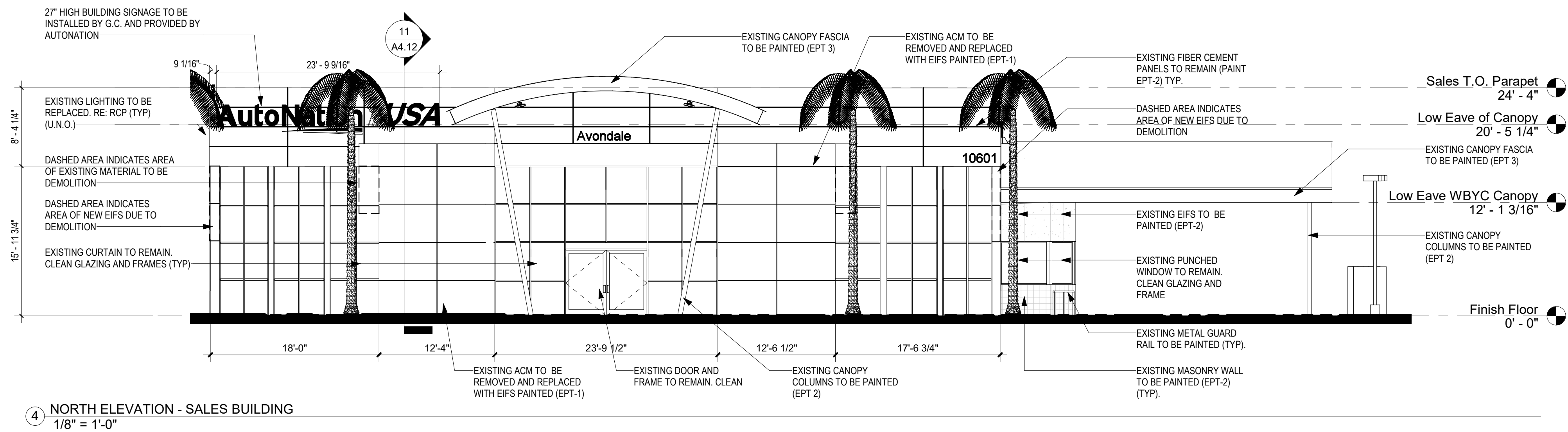
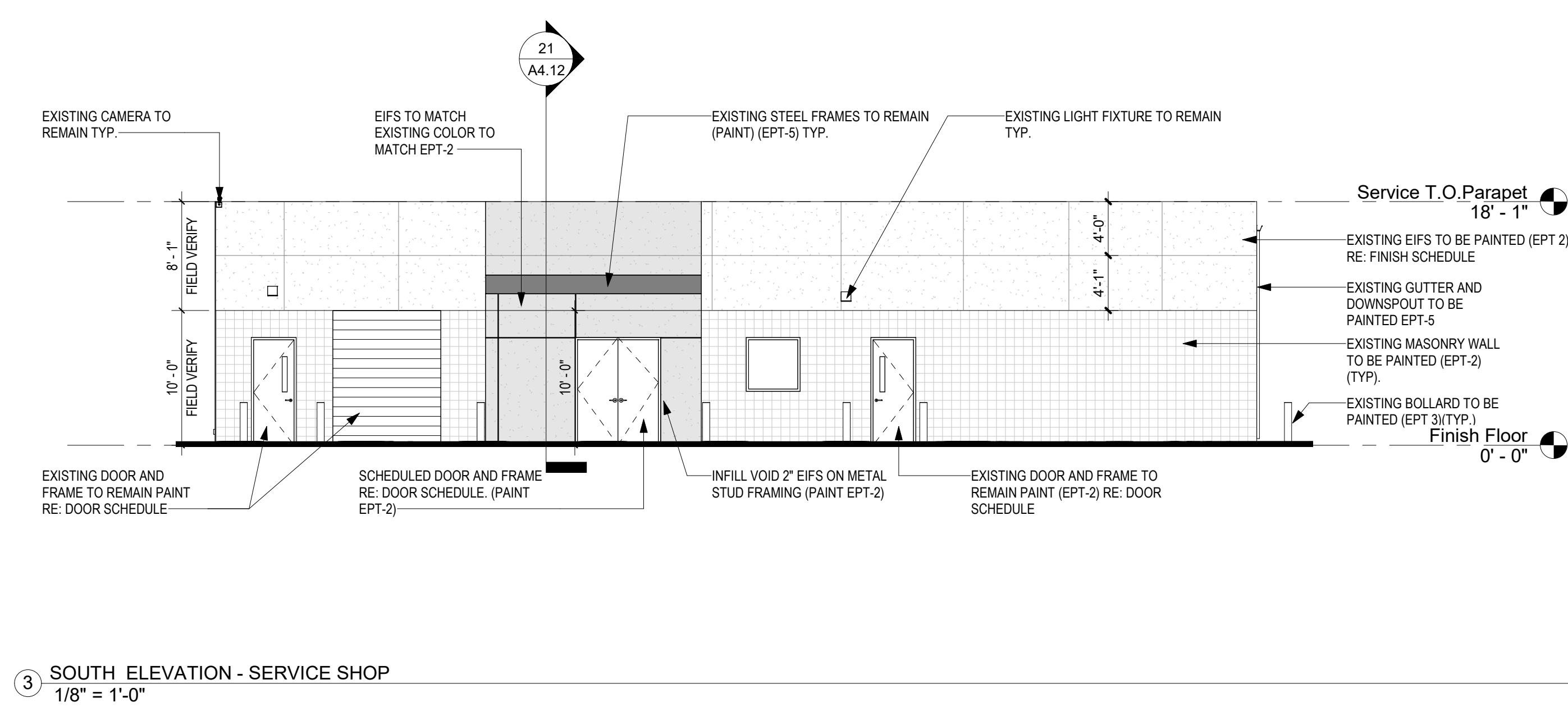
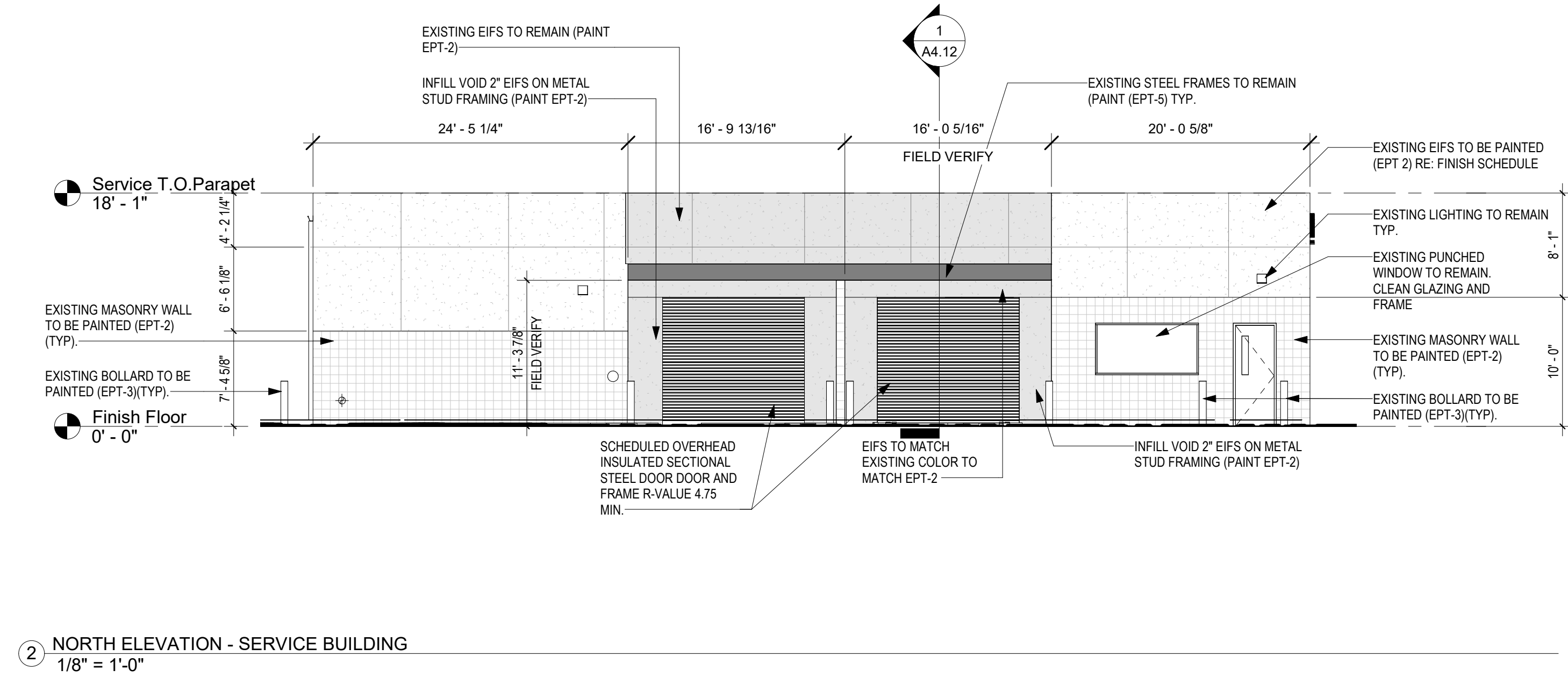
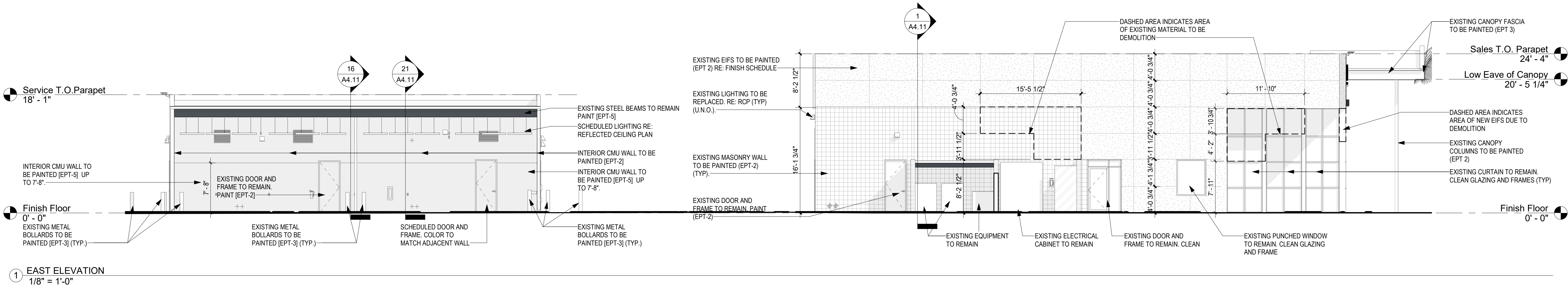
- NOTE:**
1. PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND ALL SHRUBS AND OTHER PLANTS SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
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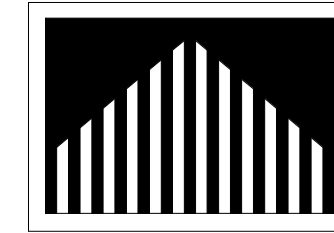
Exhibit H

Conceptual Exterior Building Elevations

AutoNation at Avondale Automall



AutoNation USA
10601 W Papago Freeway
Avondale, AZ 85323

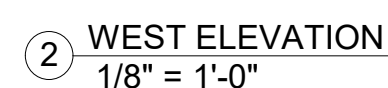
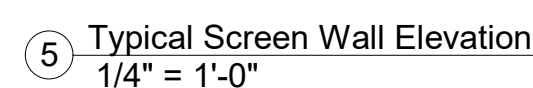


Castles Design Group

A Professional Architectural Corporation
3801 Kirby Drive, Suite 600
Houston, Texas 77008
Tel: (713) 664-7974
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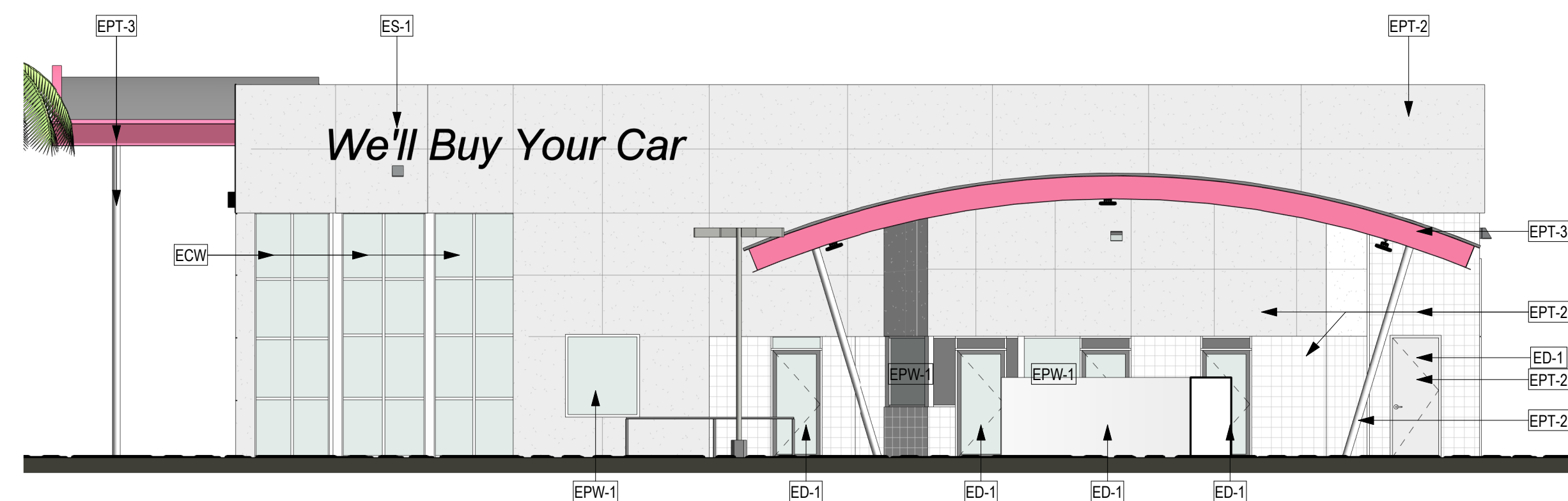
BUILDING ELEVATIONS

EX-1

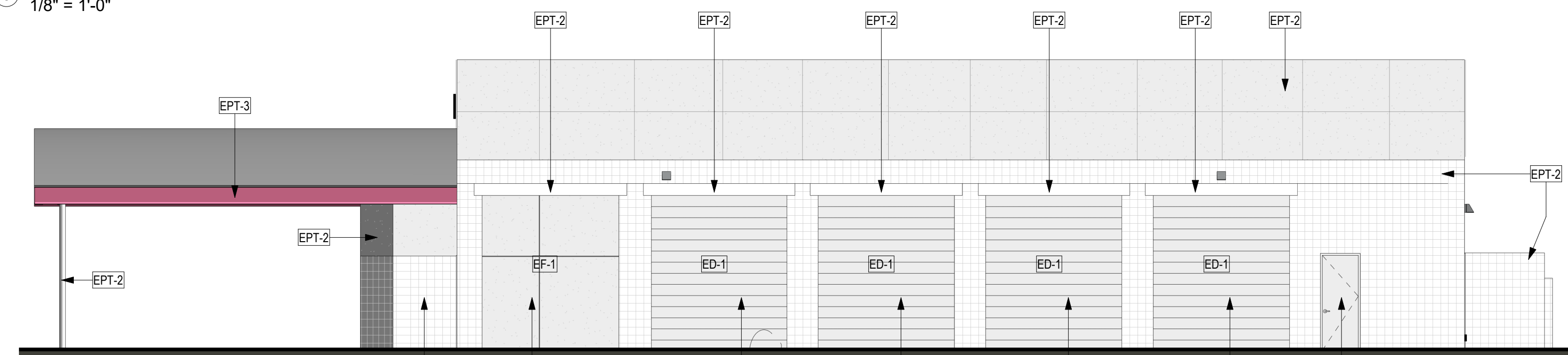


10601 W Papago Freeway
Avondale, AZ 85323

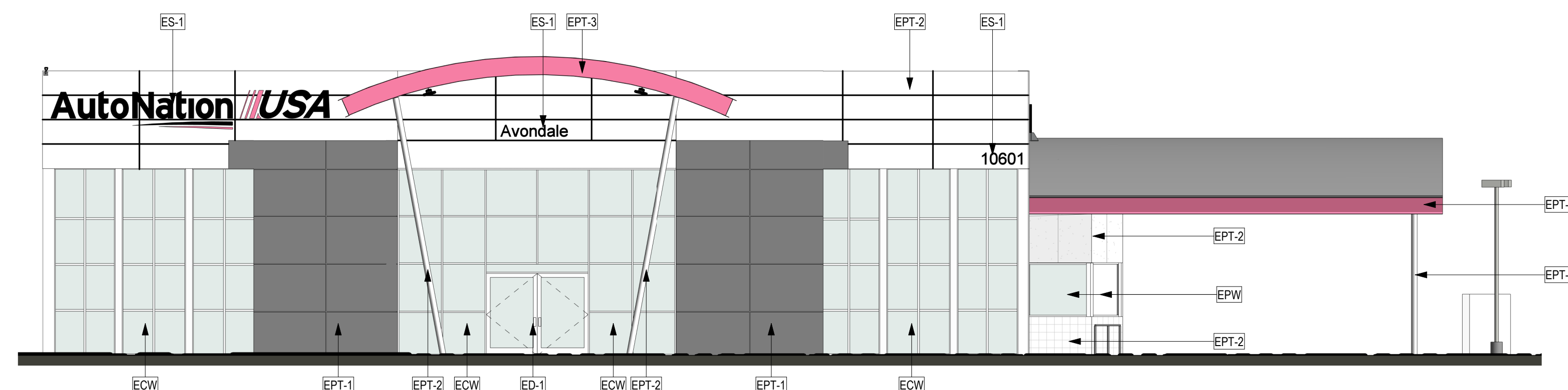




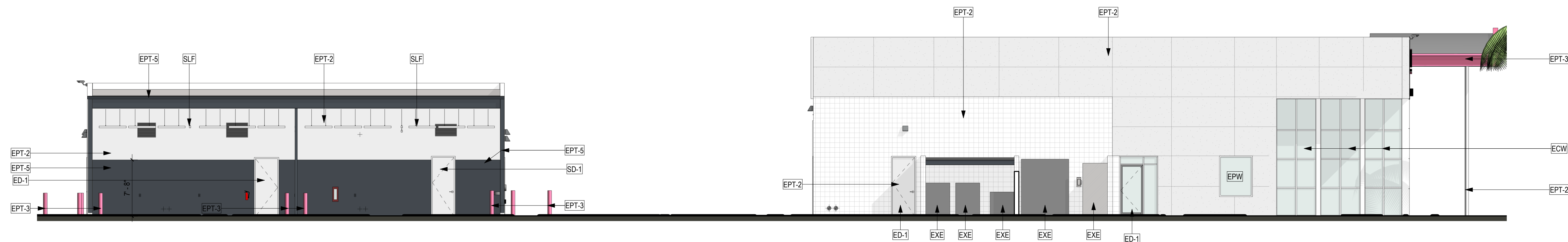
⑥ WEST ELEVATION
1/8" = 1'-0"



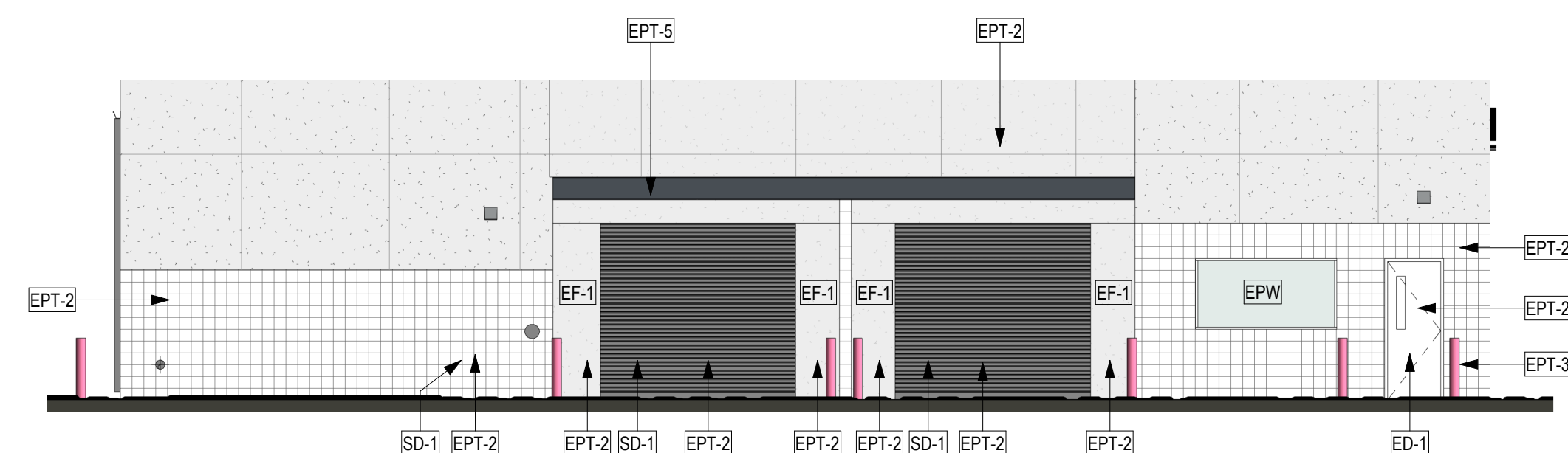
⑤ SOUTH ELEVATION - SALES BUILDING
1/8" = 1'-0"



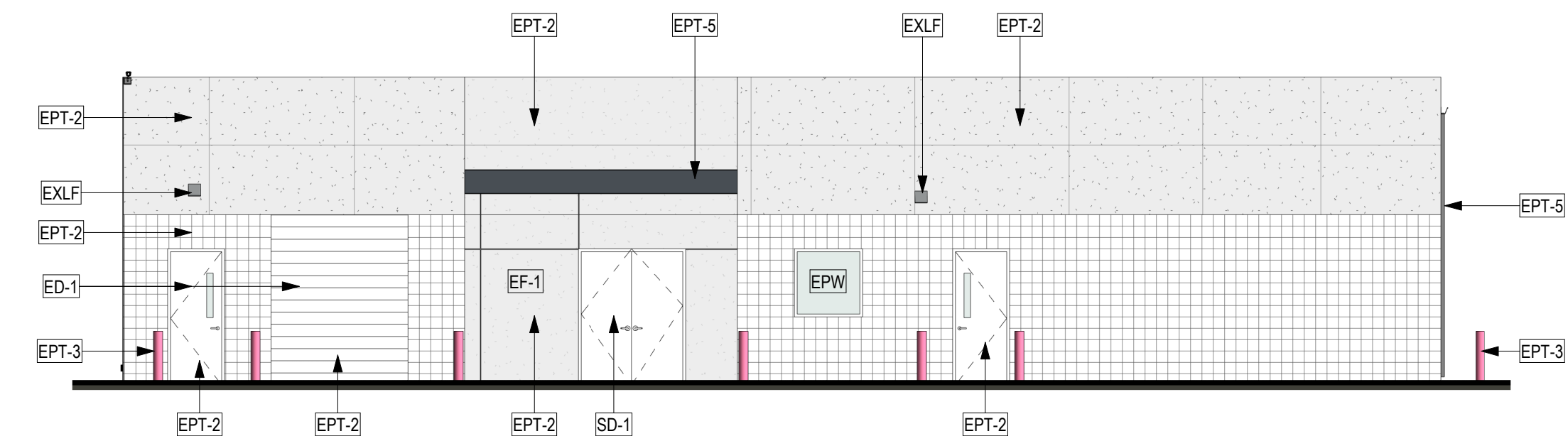
④ EAST ELEVATION - SALES BUILDING
1/8" = 1'-0"



③ EAST ELEVATION
1/8" = 1'-0"



② NORTH ELEVATION SERVICE BUILDING
1/8" = 1'-0"

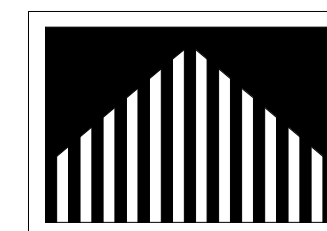


① SOUTH ELEVATION - SERVICE BUILD.
1/8" = 1'-0"

- EPT-1 - AUTONATION GREY
SW 9022 PEARL LIGHT GREY
PAINTED EIFS
PAINTED CMU
PAINTED METAL DOORS
- EPT-2 - AUTONATION WHITE
SW 7007 BRIGHT WHITE
PAINTED MASONRY / EIFS / NITCHIA PANEL
PAINTED STEEL
PAINTED METAL DOORS
- EPT-3 - AUTONATION PINK
MATCH PANTONE 212C OR 214U
PAINTED METAL SURFACE
- EPT-4 - AUTONATION BLACK
RAL 9011 GRAPHITE BLACK
PAINTED METAL SURFACE
- EPT-5 - AUTONATION DARK GREY
BENJAMIN MOORE 2127-30 GRAY GRAVEL
PAINTED METAL SURFACE
- EF-1 - EIFS EXTERIOR FINISH WITH METAL
STUD FRAMING/ WALL INFILL
- ED-1 - EXISTING DOOR TO REMAIN
- ECW - EXISTING CURTAIN WALL TO REMAIN
CLEAR ANODIZED FRAMES
THERMAL GLAZING
- EPW - EXISTING PUNCHED WINDOW
CLEAR ANODIZED FRAMES
THERMAL GLAZING
- ES-1 - EXTERIOR BUILDING SIGNAGE
- EXE - EXISTING EQUIPMENT TO REMAIN
- EXLF - EXTERIOR LIGHT FIXTURE
COLOR TO MATCH RAL 9022
- SD-1 - SCHEDULED DOOR AND FRAME
PAINTED EPT-2
- SLF - SCHEDULED LIGHTING TYP.

Material Board Legend
1/2" = 1'-0"

AutoNation USA
10601 W Papago Freeway
Avondale, AZ 85323



**Castles
Design
Group**

A Professional Architectural
Corporation
3801 Kirby Drive, Suite 600
Houston, Texas 77098
Tel: (713) 664-7974
Fax: (713) 664-9756

Presentation
Elevations

EX-3

Date: 05/28/2021

Exhibit I

Neighborhood Meeting Summary

AutoNation Conditional Use Permit

AUTONATION OUTREACH MEETING
May 11, 2021

Attendees:

Pat Dennis, Councilmember
Patricia Perkins, Automall POA

Charles Montoya, Avondale City Manager
Lindsey Duncan, Avondale Deputy City Manager
Kevin Murphy, Development and Engineering Services Director
Brian Craig, Planning Manager
Ken Galica, Division Lead Planner

Chris Wenk, AutoNation
Alexander Shporer, AutoNation
Paul Gilbert, Beus Gilbert McGroder
Andy Jochums, Beus Gilbert McGroder

Questions and Discussions:

Patti Perkins –

Will there be a traffic light at 107th Avenue and Dealer Drive?

- Paul Gilbert – Not specifically proposed as part of these applications.
- Ken Galica – Dealer Drive could be too close to the freeway intersection for a signal, but the City will look into it

What about Roosevelt as an alternative?

- Ken Galica – The City has a future signal planned there.

Councilmember Pat Dennis –

Her concern is that that left turns are unsafe from Dealer Drive.

- Supports signal at Roosevelt as long as there is access
 - aerials and site plans were discussed

How often are the sales of used vehicles checked for compliance with the age and value restrictions?

- Paul Gilbert – The stipulation for Echo Park, which is to be replicated here requires the report be provided to the City whenever it is requested.

When did Echo Park open?

- Paul Gilbert – Only a few months ago.
 - With assistance from City staff, it was discussed that a status report from Echo Park has already been made to provided sales data through the end of the fiscal year, June 30th.

Concern with impact to other dealerships and this may “Diminish them to sell used vehicles.”

- Paul Gilbert shared that “rising tide raises all ships” and Alexander Shporer discussed existing locations and operations of other AutoNation USA stores in other automalls and even located next to AutoNation franchise dealerships.

Councilmember Dennis indicated she will want to see data before the hearings.

Ken Galica – Provided hearing schedule and will be sharing links with Patti Perkins

-- Paul Gilbert and Patti Perkins exchanged contact information --



AGENDA ITEM REPORT

SUBJECT: Roosevelt Park II Phase 4 – Preliminary Plat – Application PL-20-0353

MEETING DATE: 6/16/2021

TO: Planning Commission

FROM: Michelle Simerdla, 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 II Phase 4, a proposed 56-unit, single-family residential subdivision located on approximately 15.43 gross acres at the southwest corner of 107th Avenue and Roosevelt Street. The subject site is part of the 144.91 gross acre Roosevelt Park II master planned community. Commission will take appropriate action.

BACKGROUND:

The 15.43 gross acre subject property, Phase 4 of the 144.91 gross acre Roosevelt Park II, is located at the southwest corner of 107th Avenue and Roosevelt Street (Exhibits A and B).

The property was annexed and rezoned to the Roosevelt Park (PAD) by City Council action in July 2001. The approved 2001 Roosevelt Park PAD included two (2) 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 residential 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.

The Phase 4 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 II 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. Applications for a Minor General Plan Amendment and Rezoning for the land to the north have been submitted and are currently in review; approval of the applications would facilitate development of the property to the north with a large, 800,000 square foot building featuring manufacturing, warehousing, and retail components.

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), Enterprise Rent-a-Car, a used car dealership, and the recently completed Avondale 107 Commerce Park featuring four large buildings for light industrial use. 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: A site owned by the Littleton Elementary School District (LESD), upon which a future elementary school will be constructed. The school site is part of the Roosevelt Park development, zoned Roosevelt Park Planned Area Development (PAD).

SUMMARY OF REQUEST:

On behalf of property owner, Mattamy Arizona LLC, the applicant is requesting approval of a Preliminary Plat for Roosevelt Park Phase 4 (Exhibit E). In conformance with the approved Roosevelt Park II Planned Area Development, the proposed Preliminary Plat (Exhibit F) divides the 15.43 gross acre Phase 4 site at the southwest corner of 107th Avenue and Roosevelt Street into a total of 56 single-family residential lots, including 28 minimum 45 feet by 95 feet (4,275 square foot) lots and 28 minimum 50 feet by 95 feet (4,750 square foot) lots.

As with prior phases of the project, the proposed subdivision will feature private internal streets and gated access. Resident access to Phase 4 will be provided via a local street connection to Roosevelt Street (the only public street) and a private street (Lillian Lane) that connects to Phase I. The developer will be responsible for the construction of all water, sewer, and street infrastructure needed to serve the planned development.

Landscape, Open Space, Hardscape, Wall, and Lighting Plans are provided as part of the Preliminary Plat application (Exhibit G). Approximately 2.68 acres of open space, roughly 22 percent of the net site area for Phase 4, will be developed with open space accessible by residents within the community. A planned 0.75-acre amenity area will account for 28 percent of the open space area. Proposed amenities include play structures with shade elements and large turf areas for active play. Sidewalks are provided throughout the community to easily connect all residences to the planned amenity area. Residents will also have access to the existing primary community park that includes a pool. The remaining 1.93 acres of open spaces include passive tracts and drainage areas.

In addition to open space tracts, the Preliminary Plat establishes Tract PS, to accommodate development of private local streets that will serve Phase 4.

The overall planting design for Roosevelt Park is designed with a lush desert landscape theme, utilizing a variety of low water use trees, shrubs and groundcovers to provide shade and visual interest. All plant materials used within public right-of-way conform to the Arizona Department of Water Resources (ADWR) low water use plant list. The landscape design focuses on enhanced desert plantings that provide ample shade, variation in color throughout the year and textural elements.

Walls and monumentation at Roosevelt Park Phase 4 will be consistent with the walls and monumentation to be constructed in the remainder of the Roosevelt Park master planned community. Decorative, earth toned masonry walls will be provided along all streets as well as some view fencing adjacent to landscape tracts. A 6-foot tall monument on the east side of 108th Avenue featuring internally lit reverse pan channel letters and 12-inch by 12-inch Cantera tile. The vehicular and pedestrian entry gates will be gray steel.

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 4 will have an opportunity to choose which school they will attend within the LESD system. The future LESD elementary school immediately west of Phase 4 will be the closest to this subdivision; until that is constructed, Collier Elementary, located within the Coldwater Springs community approximately 1.5 miles southwest of Roosevelt Park, is the closest LESD school to the subject site. 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 4 Preliminary Plat and Landscape, Open Space, Hardscape, Wall and Lighting Plans 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 56-lot single-family residential subdivision consisting of two (2) 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 Phase 4 exceed minimum requirements and will offer residents a range of recreational options in proximity to their homes. Design elements, such as monument signs and walls, are consistent with the approved PAD and will continue theming from the remainder of the Roosevelt Park development. 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 create visually

interesting streetscapes.

DISCUSSION:

Staff recommends approval of this application for the following reasons:

- The proposed Roosevelt Park Phase 4 Preliminary Plat, including the Landscape, Open Space, Hardscape, Wall, and Lighting Plans, are in conformance with the approved Roosevelt Park PAD, as amended.
- The proposed Roosevelt Park Phase 4 Preliminary Plat, including the Landscape, Open Space, Hardscape, Wall, and Lighting Plans, meet or exceed requirements within the City of Avondale Zoning Ordinance, Subdivision Regulations, and Single-Family Residential Design Manual.
- Through provision of an amenity area which includes play structures and a turf area in Phase 4 and a community pool and a wide range of amenities between Phases 1-3, the proposal achieves City objectives related to provision of open space, trails, and parks.

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

Creative and Sustainable Community Development - Avondale is committed to creating a sense of place, a community of residents and local businesses unified by pride and common values.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

No public hearing is required. Planning Commission will recommend **APPROVAL** of Application PL-20-0353 Roosevelt Park II Phase 4, a request for Preliminary Plat approval for the proposed 56-lot Roosevelt Park Phase 4 subdivision, subject to the following four (4) conditions of approval:

1. Development of Roosevelt Park Phase 4 shall conform to the following documents, except as modified by these conditions of approval:
 - a. Preliminary Plat Narrative, electronically date stamped May 17, 2021.
 - b. Preliminary Plat, electronically date stamped May 17, 2021.
 - c. Landscape, Wall, and Open Space Plan, electronically date stamped May 17, 2021.
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 those approvals.

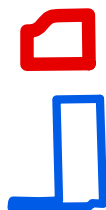
PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-20-0353 Roosevelt Park Phase 4 a request for Preliminary Plat approval for the proposed 56-lot Roosevelt Park II Phase 4 subdivision,

subject to four (4) recommended conditions of approval as listed in the staff report.

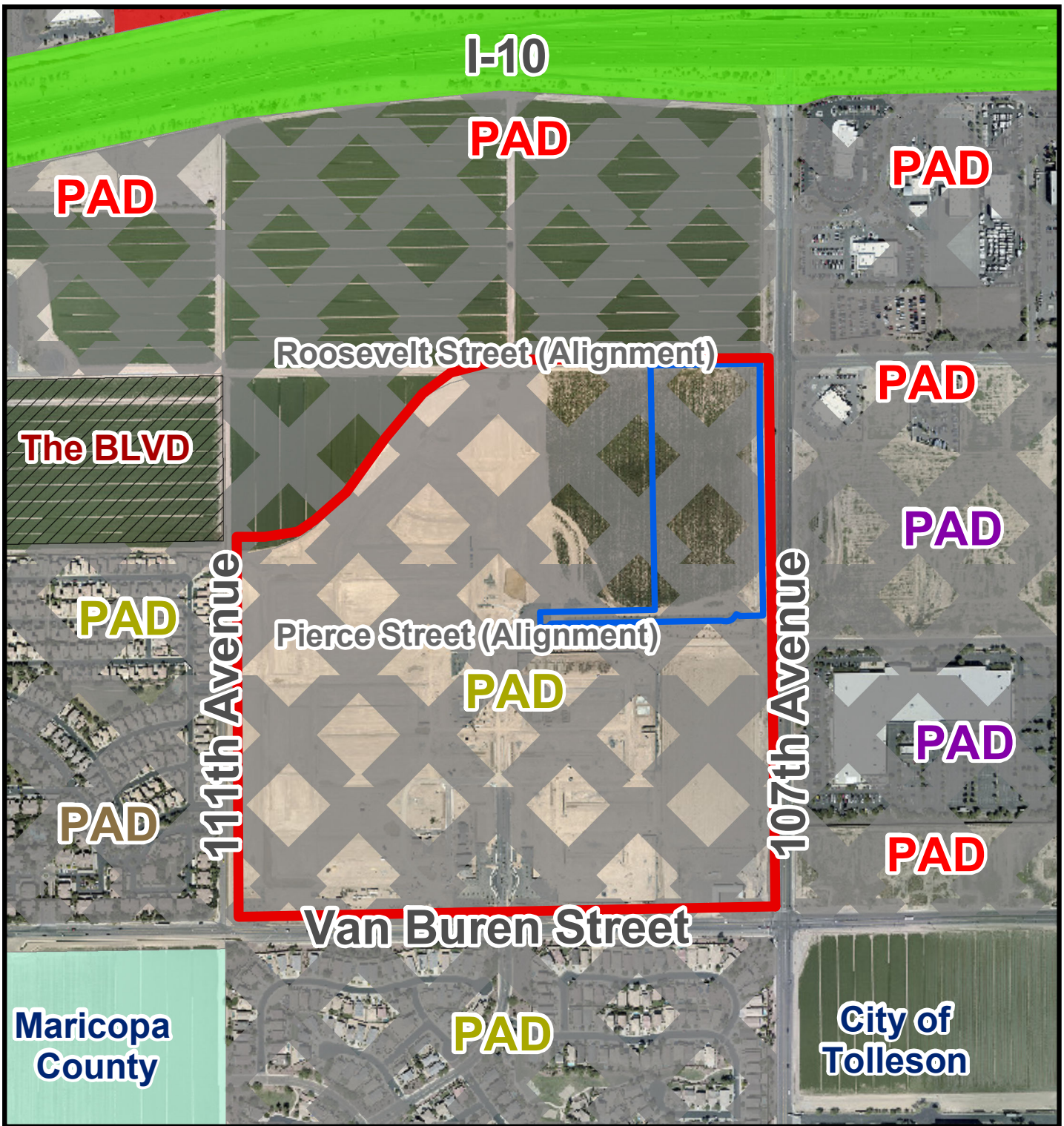


Aerial Photograph

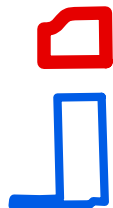


Roosevelt Park II
 Roosevelt Park
 Phase 4 (Proposed)



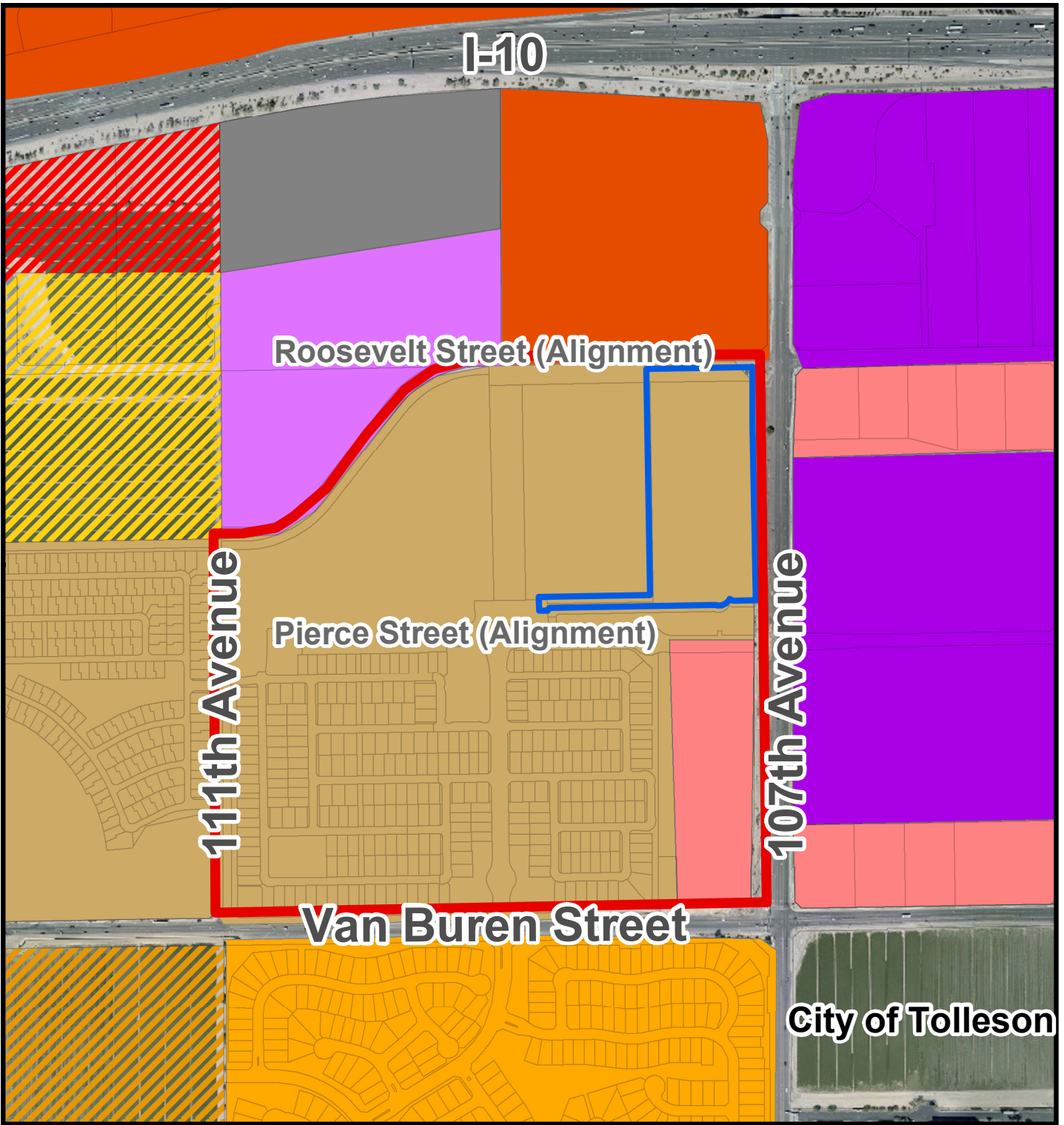


Zoning Vicinity Map

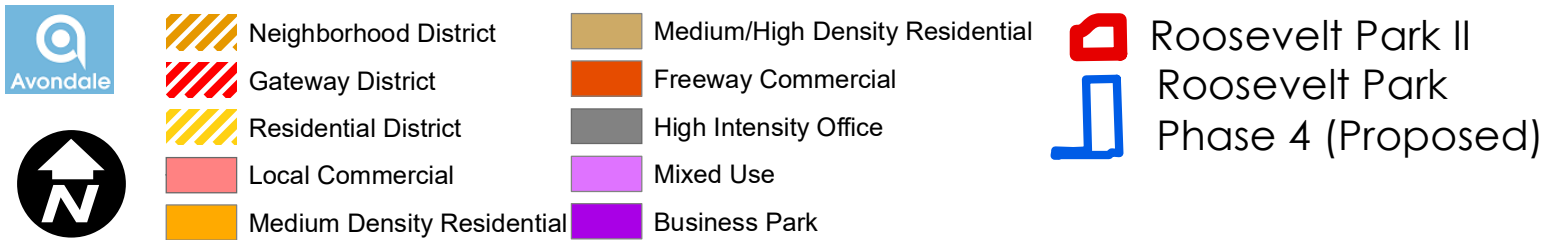


Roosevelt Park II
Roosevelt Park
Phase 4 (Proposed)





General Plan Land Use Map



SUMMARY OF RELATED FACTS

APPLICATIONS PL-20-0353

THE PROPERTY	
PARCEL SIZE (TOTAL FOR ROOSEVELT PARK II)	144.91 gross acres
PARCEL SIZE (PROPOSED PHASE 4)	15.43 gross acres
LOCATION	Southwest corner of 107th Avenue and Roosevelt Street
PHYSICAL CHARACTERISTICS	Relatively flat with no unusual physical characteristics
EXISTING LAND USE	The Phase 1 portion of the Roosevelt Park II development is complete and Phases 2 and 3 are 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 town houses, 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 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.

<i>SURROUNDING ZONING AND LAND USE</i>	
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. Applications for a Minor General Plan Amendment and Rezoning for the land to the north have been submitted and are currently in review; approval of the applications would facilitate development of the property to the north with an 800,000 square foot building featuring manufacturing, warehousing, and retail components.
EAST OF 107 TH 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), Enterprise Rent-a-Car, a used car dealership, and the recently completed Avondale 107 Commerce Park featuring four large buildings for light industrial use. 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	A site owned by the Littleton Elementary School District (LESD), upon which a future elementary school will be constructed. The school site is part of the Roosevelt Park development, zoned Roosevelt Park Planned Area Development (PAD).
<i>GENERAL PLAN</i>	
Except for the 10.9-acre commercial corner, which is designated Local Commercial, Roosevelt Park II 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).	

<i>PUBLIC SCHOOLS</i>	
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.

<i>UTILITIES</i>
Water is served to the Roosevelt Park II Phase 4 development by an 8-inch water line from Phase 1 and a 12-inch water line in Roosevelt Street that will be installed with Phase 3. Sewer is served to the Roosevelt Park II Phase 4 development by 2-10-inch sewer in Van Buren Street in Roosevelt Park I. Salt River Project (SRP) provides electricity in this portion of Avondale.

Exhibit E

Preliminary Plat Narrative

Roosevelt Park II Phase 4



Roosevelt Park Pre-Plat Narrative – Phase 4

Introduction & Location of Property

Mattamy Homes is proposing to develop a special housing design/ elevation specifically created for the City of Avondale as Phase IV 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 15.43-gross acres at the Southwest 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 4 – Pre-Plat

Roosevelt Park Phase 4 is located adjacent to Roosevelt Street and 107th Avenue, within the northwest quadrant of the overall project site. Phase 4 includes 15.43 gross acres and 12.16 Net acres of land, including 2.68 acres of open space (22% of the phase). In total, fifty-six (56) dwelling units are proposed within the phase, equating to 4.60 dwelling units per acre. Pursuant to the PAD document, two different lot sizes are proposed (45'x95' and 50'x95') within two different lot mix categories (3,800SF – 4,749SF, and 4,750SF – 5,699SF). One park space is included within Phase 4, the details of which are provided in the Parks and Open Space section below.

Character

The overall architectural character of Phase 4 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

Within the 2.68 acres of open space, one (1) amenity area is planned for Phase 4 of this development. The amenity will complement the architectural style of the homes, and the community's overall landscape theme. The planned .75-acre amenity area (28% of 2.68 ac open space) will feature ramadas with a large picnic tables, play structures with a shade elements, bike racks, trash receptacles, pet waste stations, and large turf areas for active play. The remaining 1.93 acres of open space areas consists of passive tracts as well as drainage areas on the eastern project boundary. These tracts and open spaces are planting with shrub and ground cover material to compliment the architectural character as well as keep in character with all other previous phases of the project. The proposed amenity and open space areas comply with the Approved PAD documents.

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 4, monumentation shall be provided on the East side of 106th Avenue. The 106th Ave. monument includes a 6'-0" 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 4 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 4 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 4 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:

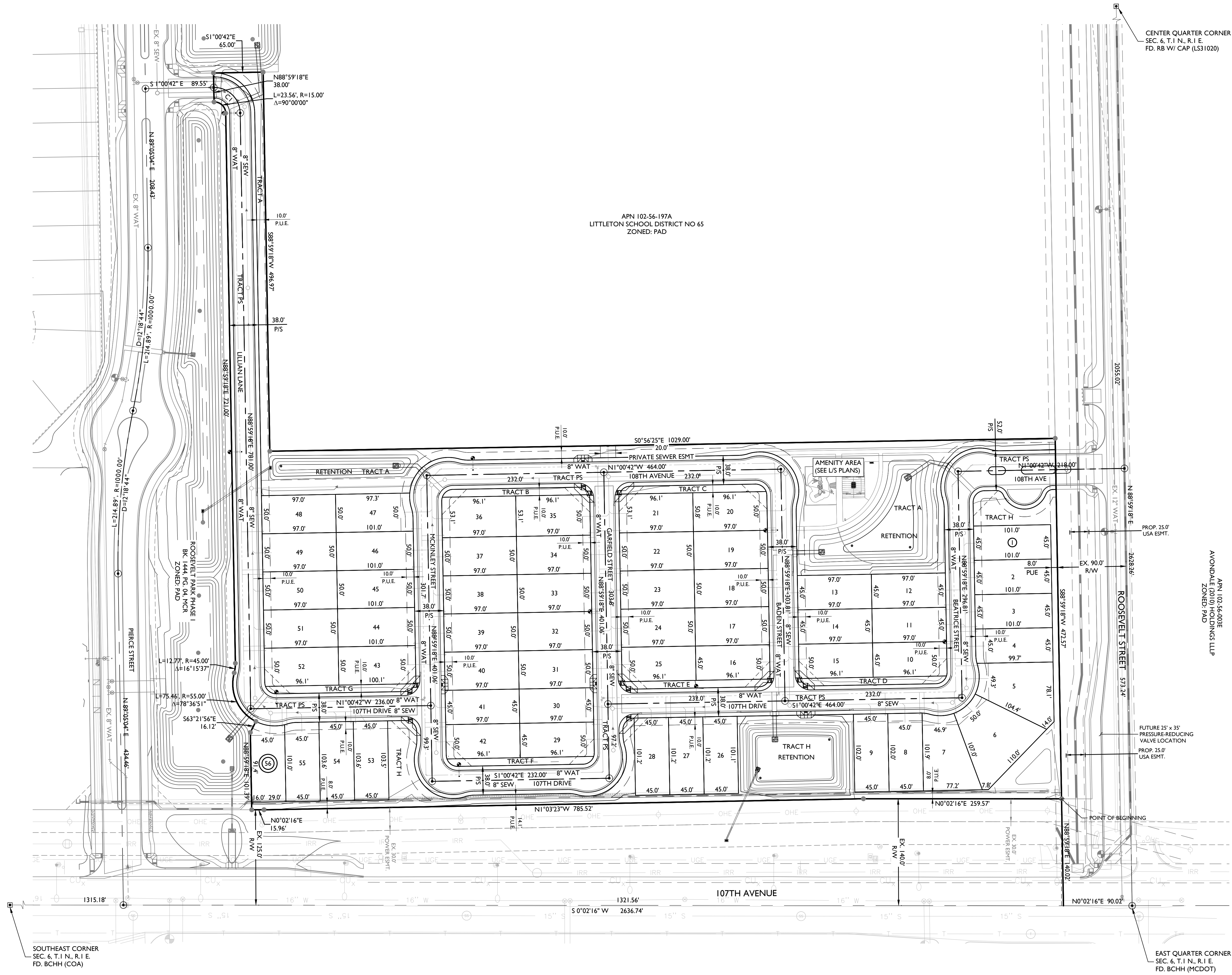
- Emphasize a variety of land uses to provide housing (at many socio-economic levels), services, and recreational opportunities;
- Create a strong thematic identity communicated through monumentation, landscape materials, walls, and fencing;
- Create the physical facilities and establish soft infrastructure 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

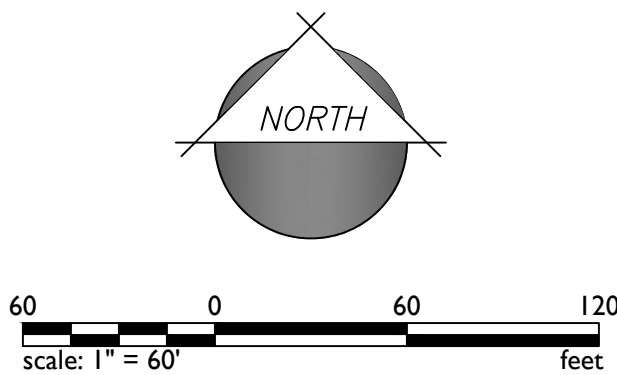
Preliminary Plat
Roosevelt Park II Phase 4

17-414 - Roosevelt Park - Phase 4

May 07, 2021 10:56am Q:\Projects\2017-414 Planning\Preliminary Plat\Phase 4\17-414 - PP01.dwg cmatosky



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
CI	53.41'	34.00'	48.08'	090°00'00"



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2350 | F:480.503.2358
www.epsgroupinc.com

Roosevelt Park - Phase 4

Avondale, AZ

Preliminary Plat

Project:

Revisions:

DECEMBER 21, 2020 - 1ST PRELIMINARY PLAT SUB.
APRIL 1, 2021 - 2ND PRELIMINARY PLAT SUB.
MAY 10, 2021 - 3RD PRELIMINARY PLAT SUB.

Call at least two full working days before you begin excavation.

Valid for use in Arizona (ARIZONA) and in Maricopa County (602)263-1100

Designer:

Drawn by:

DCH

Job No.

17-414

PP01

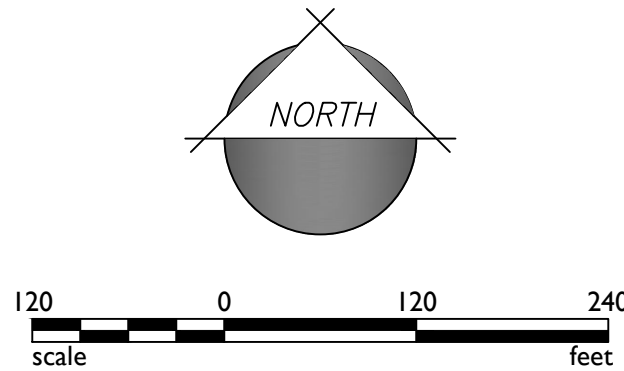
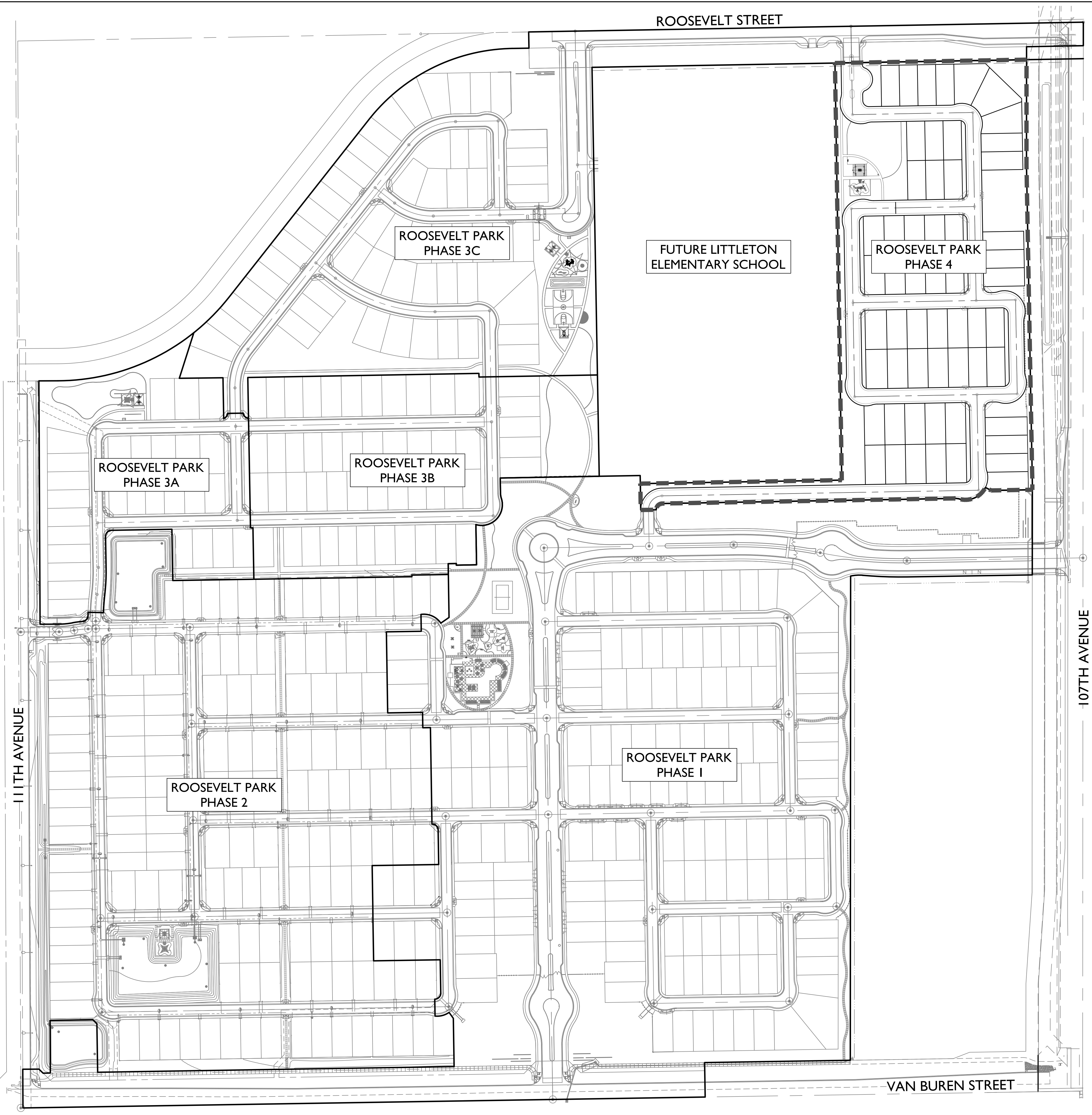
Sheet No.

2 of 3

17-414 - Roosevelt Park - Phase 4

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cmateosky



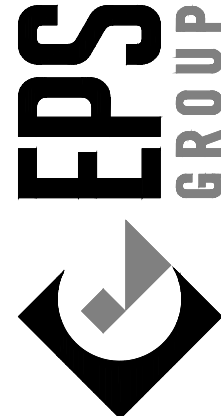
		1130 N Alma School Road Suite 120 Mesa, AZ 85201 T: 480.503.2350 F: 480.503.2358 www.epsgroupinc.com	
Project: Roosevelt Park - Phase 4 Avondale, AZ		Revisions:	
DECEMBER 21, 2020 - 1ST PRELIMINARY PLAT SUB. APRIL 1, 2021 - 2ND PRELIMINARY PLAT SUB. MAY 10, 2021 - 3RD PRELIMINARY PLAT SUB.		Call at least two full working days before you begin excavation. 	
Designer: Drawn by: DCH			
Job No. 17-414		Sheet No. 3 of 3	
PP02			

Exhibit G

Landscape, Wall, and Open Space Plan

Roosevelt Park II Phase 4

CLIENT:

Mattamy Homes
9200 E. Pima Parkway, Suite 160
Scottsdale, AZ 85258
P. 480.291.8118
Contact: Chris Bramwell
Email: chris.bramwell@mattamycorp.com

Consultant Team

Landscape Architect/Planner:

ABLA
310 E Rio Salado Parkway
Tempe, AZ 85281
D. 480.530.0506
O. 480.530.0077
Contact: Andy Baron
Email: andy.baron@ablstudio.com

Civil Engineer:

EPS Group
125 S. Avondale Blvd. Suite 115
Avondale, AZ 85323
P. 623.547.4661
Contact: Joe Petrucci
Email: joe.petrucci@epsgroupinc.com

Roosevelt Park - Phase 4

Preliminary Subdivision Plat

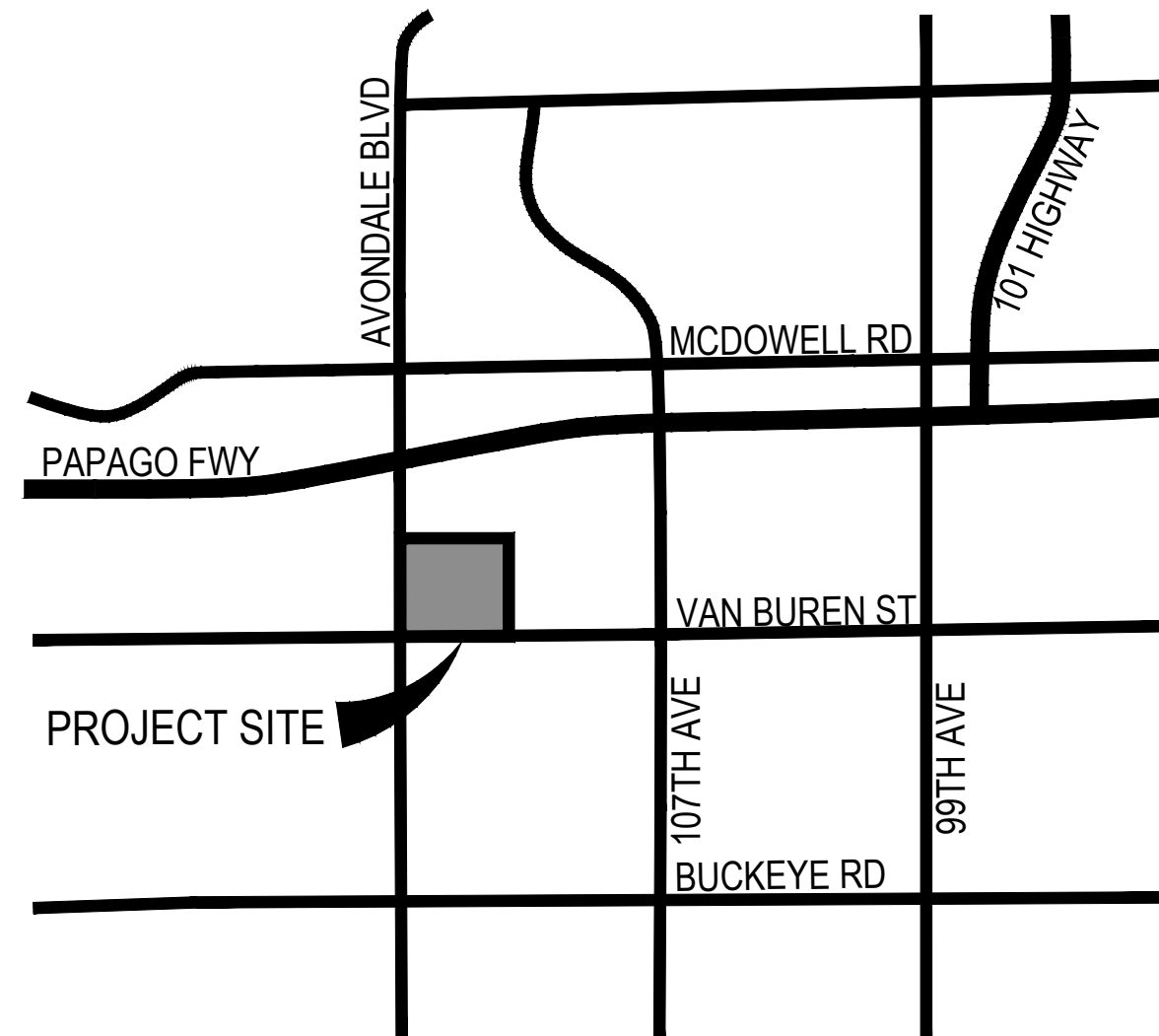
107th Avenue and Van Buren Street

Avondale, AZ

05.10.2021

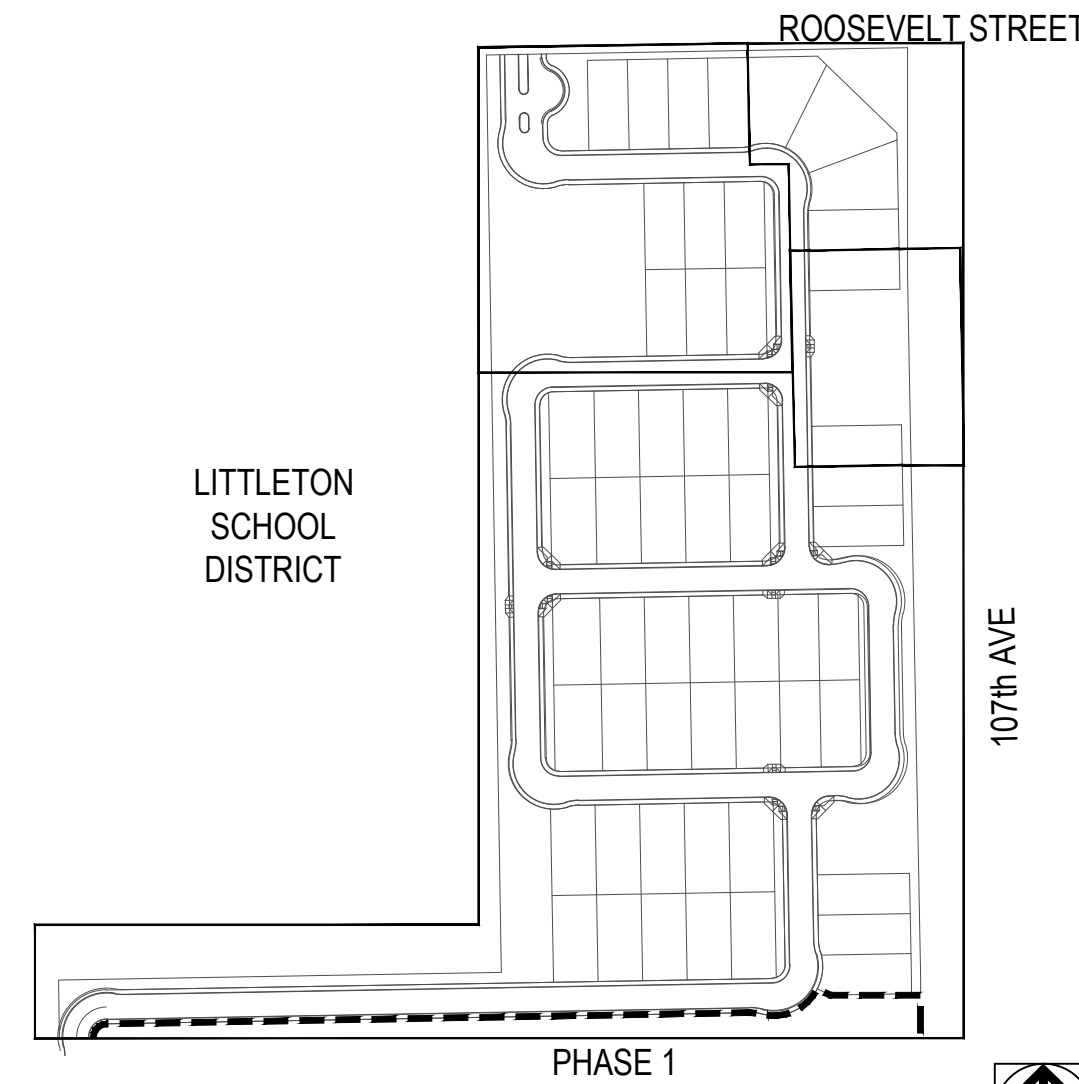
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Vicinity Map

Not To Scale



Key Map

Not To Scale



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 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	152 TREES	188 TREES
(2) LANDSCAPE SETBACK/SHRUBS	1,521 SHRUBS	1,600 SHRUBS
(3) RIGHT OF WAY:TREES	48 TREES	65 TREES
(4) RIGHT OF WAY:SHRUBS	1,211 SHRUBS	1,625 SHRUBS
(5) TOTAL TREES (SETBACK/ROW/INTERNAL	200 TREES	253 TREES
(6) TOTAL SHRUBS (SETBACK/ROW/INTERNAL)	2,732 SHRUBS	3,225 SHRUBS
(7) TOTAL RIGHT OF WAY LANDSCAPE AREA:		114,405' SF
(8) TOTAL USEABLE OPEN SPACE (SQUARE FEET)	17,424 SF	32,670 SF
(9) TOTAL USEABLE OPEN SPACE (PERCENTAGE)	15%	28%

* RIGHT OF WAY LANDSCAPE AREA INCLUDED A 30'-0" WIDE UNPLANTED IRRIGATION EASEMENT. PLANT MATERIALS HAS BEEN PLACED TO SCREEN AND MITIGATE VIEWS OF OPEN EASEMENT AREA.

OPEN SPACE DATA SHEET

	ACRES
A. TOTAL OPEN SPACE EXCLUDING ROW	2.68
B. TOTAL OPEN SPACE EXCLUDING ROW AND BASINS	2.06
C. TOTAL USABLE OPEN SPACE EXCLUDING ROW	0.75
D. TOTAL DEVELOPMENT USEABLE OPEN SPACE	22.77
E. REQ. TOTAL DEVELOPMENT USEABLE OPEN SPACE	3.11
F. REQ.PROJECT TOTAL OPEN SPACE EXCLUDING ROW	20.76
G. PROJECT TOTAL OPEN SPACE EXCLUDING ROW	27.23

Roosevelt Park - Phase 4
Preliminary Subdivision Plat
05.10.2021

ABLA

310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM



Revisions

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GENERAL PROJECT NOTES:

- 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.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS (THIS DOCUMENT SET) AND PER LOCAL OR STATE GOVERNING CODES AND/OR ORDINANCES, WHICHEVER IS APPLICABLE.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS.
- 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.
- CONTRACTOR SHALL PROPERLY COORDINATE WORK TO BE PERFORMED WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
- 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.
- EXISTING SITE CONDITIONS AND THE DOCUMENT SET BASE INFORMATION HAVE BEEN PROVIDED BY THE PROJECT CIVIL ENGINEER.
- CONTRACTOR SHALL MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.
- 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:

- CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL SUBMIT IN WRITING REQUESTS FOR ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION AND STANDARDIZED PLANT NAMES, LATEST EDITION. 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.
- FINAL LOCATION OF PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- 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.
- 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.
- THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS. 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.
- CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
- CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
- 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.
- 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.
- 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.
- 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:

- THE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
- 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.
- THE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
- THE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. ALL NEW METERS SHALL BE INSTALLED PER THE IRRIGATION SCHEDULE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL INCLUDING TURF.
- WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
- 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.
- 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.
- ALL VALVES SHALL NOT EXCEED MANUFACTURES SPECIFICATIONS.
- SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
 - TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.
 - TWO KEYS FOR EACH OF THE CONTROLLERS.
 - TWO COUPLERS WITH MATCHING HOSE BIBBS AND SHUT-OFF VALVE.
 - TWO VALVE BOX KEYS.
- INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
- ALL VALVES SHALL NOT EXCEED MANUFACTURERS DESIGN SPECIFICATIONS.
- VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE AND GROUPOD TOGETHER WHEN POSSIBLE.
- CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS.
- VALVE BOXES TO BE BRANDED WITH CONTROLLER AND STATION NUMBER.
- INSTALL ALL MAINLINES WITH A MINIMUM OF 20' OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
- FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
- INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
- CONTROLLER(S) 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.
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
- 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 THAN 30 DEGREES AND BE UNTIED PRIOR TO TRENCH FILL IN.
- INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- 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.
- ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
- ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
- SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE AND INSTALLED AS SCHEDULE 40 PVC MINIMUM.
- ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
- FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL LATERALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
- INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
- ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE.
- 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.
- 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.
- ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.
- 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.
- BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2") FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
- AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
- 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:

- CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNERS 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.
- 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.
- REFER TO CONSTRUCTION DOCUMENTS PREPARED BY THE PROJECT CIVIL ENGINEER FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROL DIMENSIONS.
- 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.
- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- 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.
- 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.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR REMOVING STAINS AND SPILLS ON FINISHED HARDSCAPE IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING FINISHED WORK UNTIL PROJECT ACCEPTANCE BY OWNER/OWNER'S REPRESENTATIVE.

GRADING GENERAL NOTES:

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND MAINTAIN AND/OR CREATE DRAINAGE DITCHES ON THE PROJECT CIVIL ENGINEER'S CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL KEEP DRAINAGE WAYS AND NATURAL FLOW CHANNELS SPECIFIED FREE FROM OBSTRUCTIONS THAT MAY IMPAIR FLOW.
- FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL GRADING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY CALICHES ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER.
- FINISH GRADE OF ALL PLANTING AREAS SHALL COMPLY WITH PART 3 OF THE PLANTING SPECIFICATIONS.
- 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

- 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 8 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.
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Revisions



- Issued for
☐ Design Dev.
☐ Progress
☒ City Submittal 05.10.2021
☐ Bid Set
☐ Construction

Title

Date Issued General Notes
05.10.2021

Scale

Drawn By N/A

Checked By CR

Project Number CH, AB

Permit Number

Sheet Number

LA0.1

ROOSEVELT PARK-PHASE 3
SEE IMPROVEMENT PLANS
PREPARED UNDER SEPARATE
SUBMITTAL BY ABLA

ROOSEVELT STREET

106TH AVENUE

BEATRICE STREET

BADEN STREET

GARFIELD STREET

MCKINLEY STREET

LILLIAN LANE

ROOSEVELT PARK-PHASE 1
SEE IMPROVEMENT PLANS
PREPARED UNDER SEPARATE
SUBMITTAL BY ABLA

APN 102-56-197A
LITTLETON SCHOOL
DISTRICT NO 65

SYMBOL	DESCRIPTION	DETAIL	QTY.
	THEME WALL	DETAIL 2, WALL DETAILS	1,232 LF
	SECONDARY THEME WALL	DETAIL 1, WALL DETAILS	2,277 LF
	VIEW FENCE	DETAIL 3, WALL DETAILS	476 LF
	ENTRY MONUMENT WALLS	DETAIL 1, WALL DETAILS	28 LF
	ENTRY GATE WALLS	DETAIL 1, WALL DETAILS	100 LF
	THEME COLUMN	DETAIL 2, WALL DETAILS	6
	VEHICULAR GATES	DETAIL 1, WALL DETAILS	1

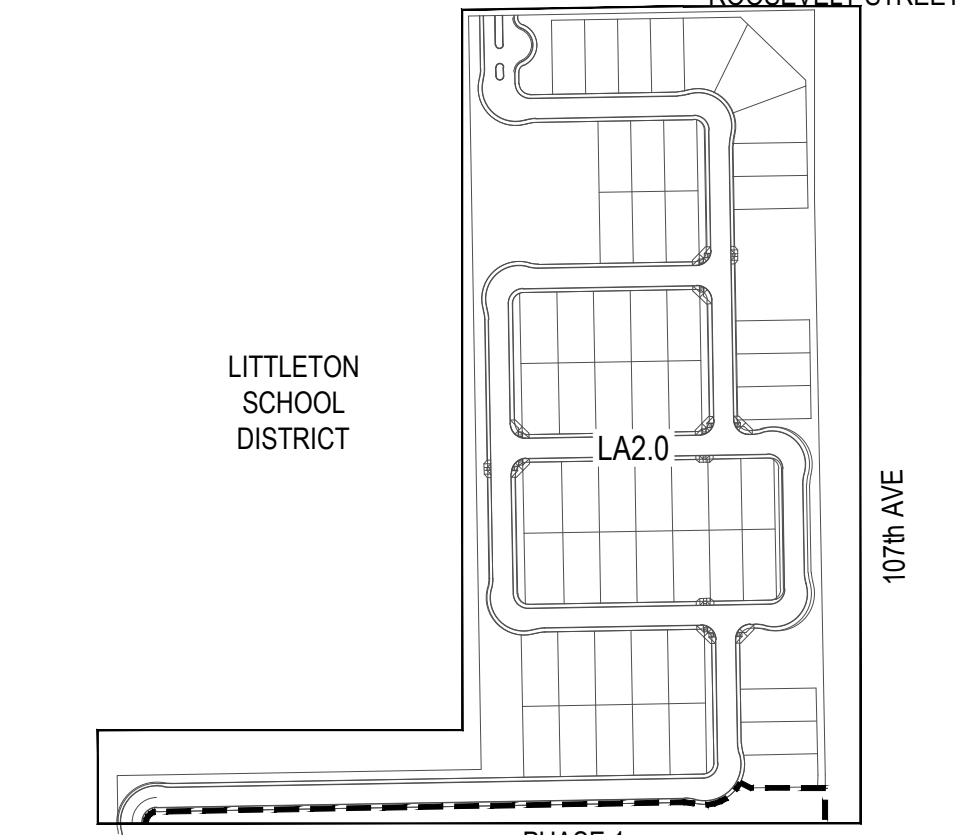
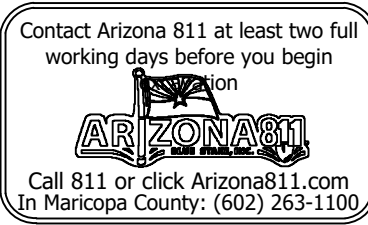
GENERAL WALL NOTES

- ALL WALLS TO TERMINATE WITH A TURNED END WALL END 45'-0" FROM PROPERTY LINE.
- QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
- CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
- CONTRACTOR TO INSTALL A 6" X 6" CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
- QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS

GENERAL LANDSCAPE NOTES

- 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.
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Key Map

Not To Scale



Revisions



- Issued for
- ☐ Design Dev.
 - ☐ Progress
 - ☒ City Submittal 05.10.2021
 - ☐ Bid Set
 - ☐ Construction

Title
Date Issued
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Checked By
Project Number

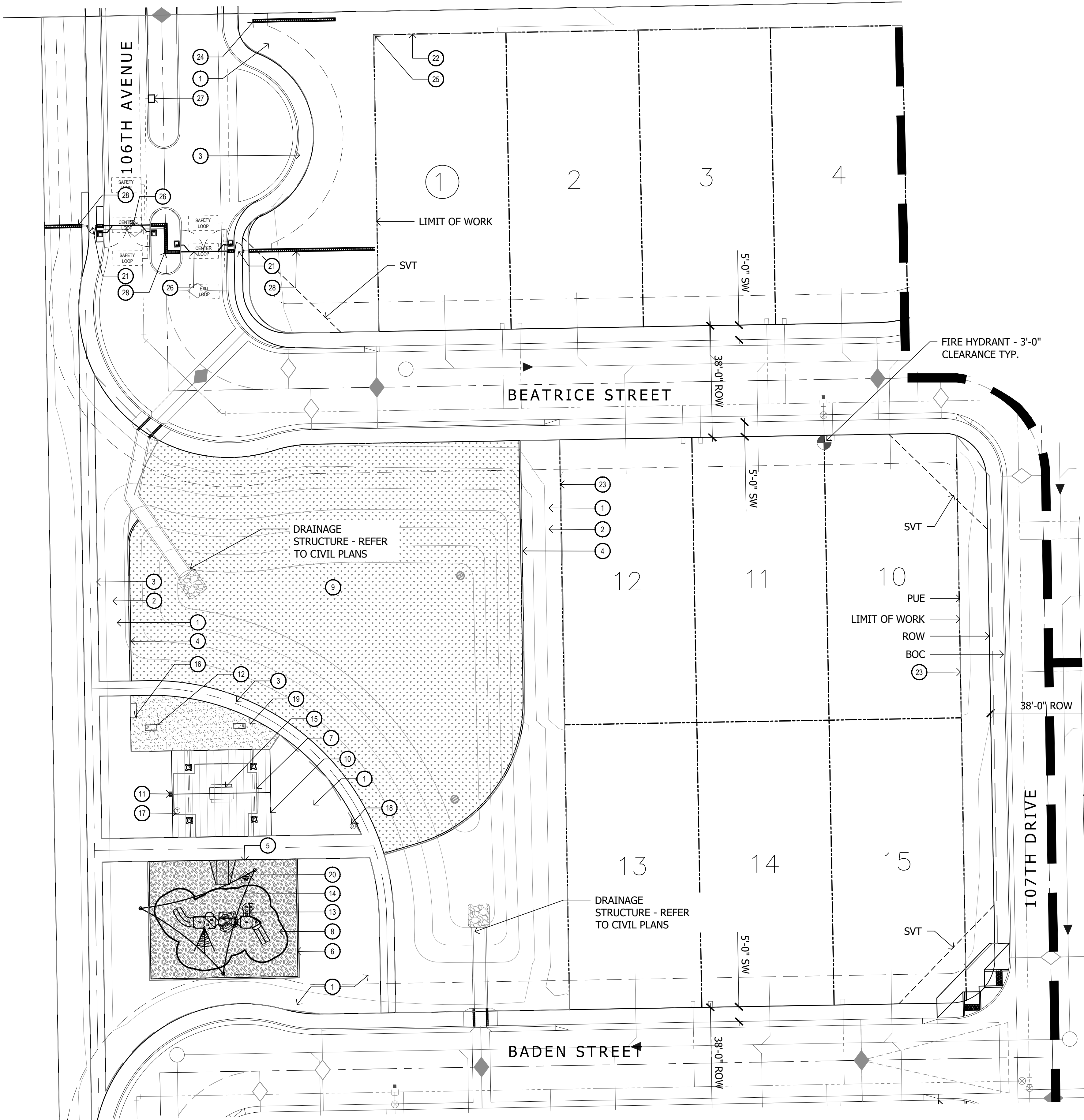
Wall Plan
05.10.2021
1" = 60'-0"
CR
CH, AB

Permit Number

Sheet Number

APN 102-56-197A
LITTLETON SCHOOL
DISTRICT NO 65

Roosevelt Park-Phase 3
SEE IMPROVEMENT PLANS PREPARED UNDER
SEPARATE SUBMITTAL BY ABLA



KEYNOTES

- 1 LANDSCAPE AREA - SEE LANDSCAPE PLANS, SHEETS LA3.0 - LA3.2
- 2 DECOMPOSED GRANITE - SEE DETAIL 5, SHEET LA7.1
- 3 CONCRETE SIDEWALK - SEE DETAILS 5 & 6 LA6.1
- 4 CONCRETE HEADER - SEE DETAIL 9, SHEET LA6.1
- 5 CONCRETE TURNDOWN - SEE DETAIL 7, SHEET LA6.1
- 6 CONCRETE HEADER TURNDOWN - SEE DETAILS 8, SHEET LA6.1
- 7 CONCRETE PAD - SEE DETAIL 5, SHEET LA6.2
- 8 WOOD FIBER - SEE DETAIL 2, SHEET LA6.2
- 9 TURF - SEE DETAIL 2, SHEET LA7.2
- 10 30'X33' RAMADA SEE DETAIL 5, SHEET LA6.5
- 11 POST MOUNTED CHARCOAL GRILL - SEE DETAIL 12, SHEET LA6.1
- 12 BEAN BAG TOSS - SEE DETAIL 3, WALL DETAILS
- 13 NATURESCAPE PLAY STRUCTURE - SEE DETAIL 2, SHEET LA6.3
- 14 SHADE SAIL - SEE DETAIL 1, SHEET LA6.3
- 15 PICNIC TABLE - SEE DETAIL 4, SHEET LA6.1
- 16 BENCH -
- 17 TRASH RECEPTACLE - SEE DETAIL 3, SHEET LA6.1
- 18 PET WASTE STATION - SEE DETAIL 3, SHEET LA6.2
- 19 STABILIZED DECOMPOSED GRANITE - SEE DETAIL 3, SHEET LA6.2
- 20 E.P.D.M. ADA ACCESS RAMP INTO WOOD FIBER - SEE DETAIL 1, SHEET LA6.2
- 21 PEDESTRIAN GATES - SEE DETAIL 4, SHEET LA6.2
- 22 THEME WALL - SEE DETAIL 2, WALL DETAILS
- 23 SECONDARY THEME WALL - SEE DETAIL 1, WALL DETAILS
- 24 ENTRY MONUMENT - SEE ELEVATION 1, ROOSEVELT ENTRY MONUMENTATION
- 25 THEME COLUMN - SEE DETAIL 182, WALL DETAILS
- 26 VEHICULAR ENTRY GATES - SEE ELEVATION 1, ROOSEVELT PARKWAY ENTRY
- 27 VEHICULAR GATE KEYPAD AND KNOX BOX SEE DETAIL 3, SHEET LA6.3
- 28 ENTRY GATE WALLS SEE DETAIL 3, SHEET LA6.3
- 29 VIEW FENCE - SEE DETAIL 3, WALL DETAILS

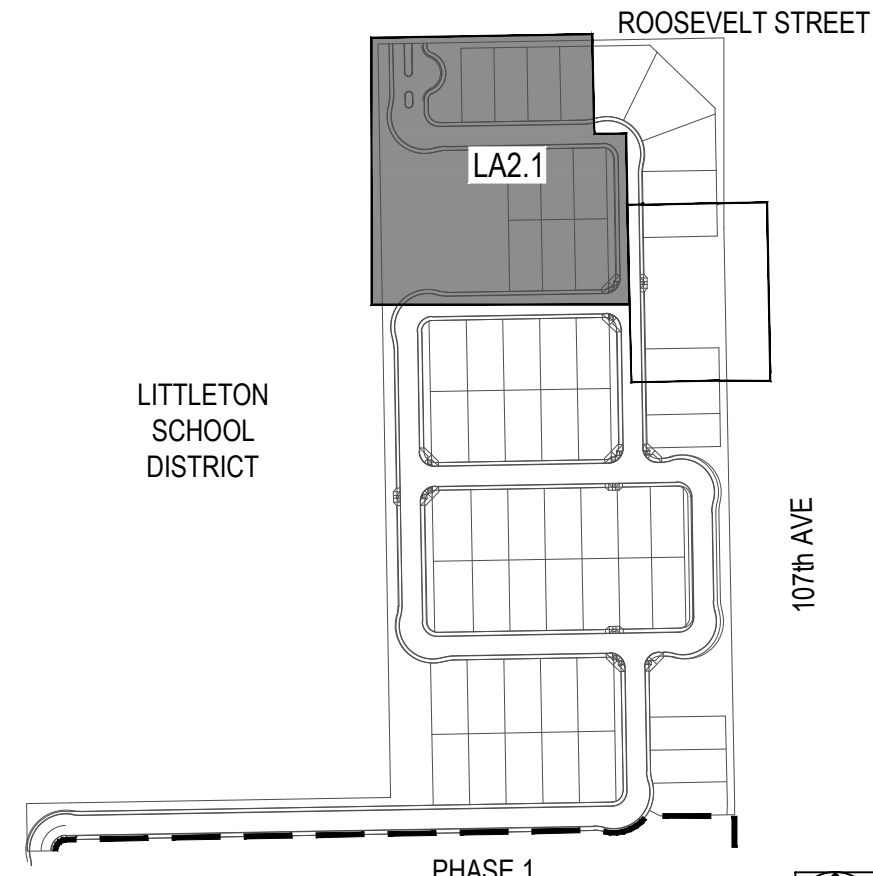
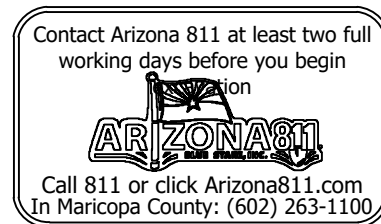
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SYMBOLS AND ABBREVIATIONS

- TYP: TYPICAL
- POINT OF BEGINNING FOR DIMENSIONS



Key Map

Not To Scale

Roosevelt Park
Phase 4 Preliminary Plat
Avondale, Arizona
Layout Plan



Revisions



- Issued for
- ☐ Design Dev.
 - ☐ Progress
 - ☒ City Submittal 05.10.2021
 - ☐ Bid Set
 - ☐ Construction

Title Layout Plan
Date Issued 05.10.2021
Scale 1" = 20'-0"
Drawn By CR
Checked By CH, AB
Project Number

Permit Number

Sheet Number

LA2.1

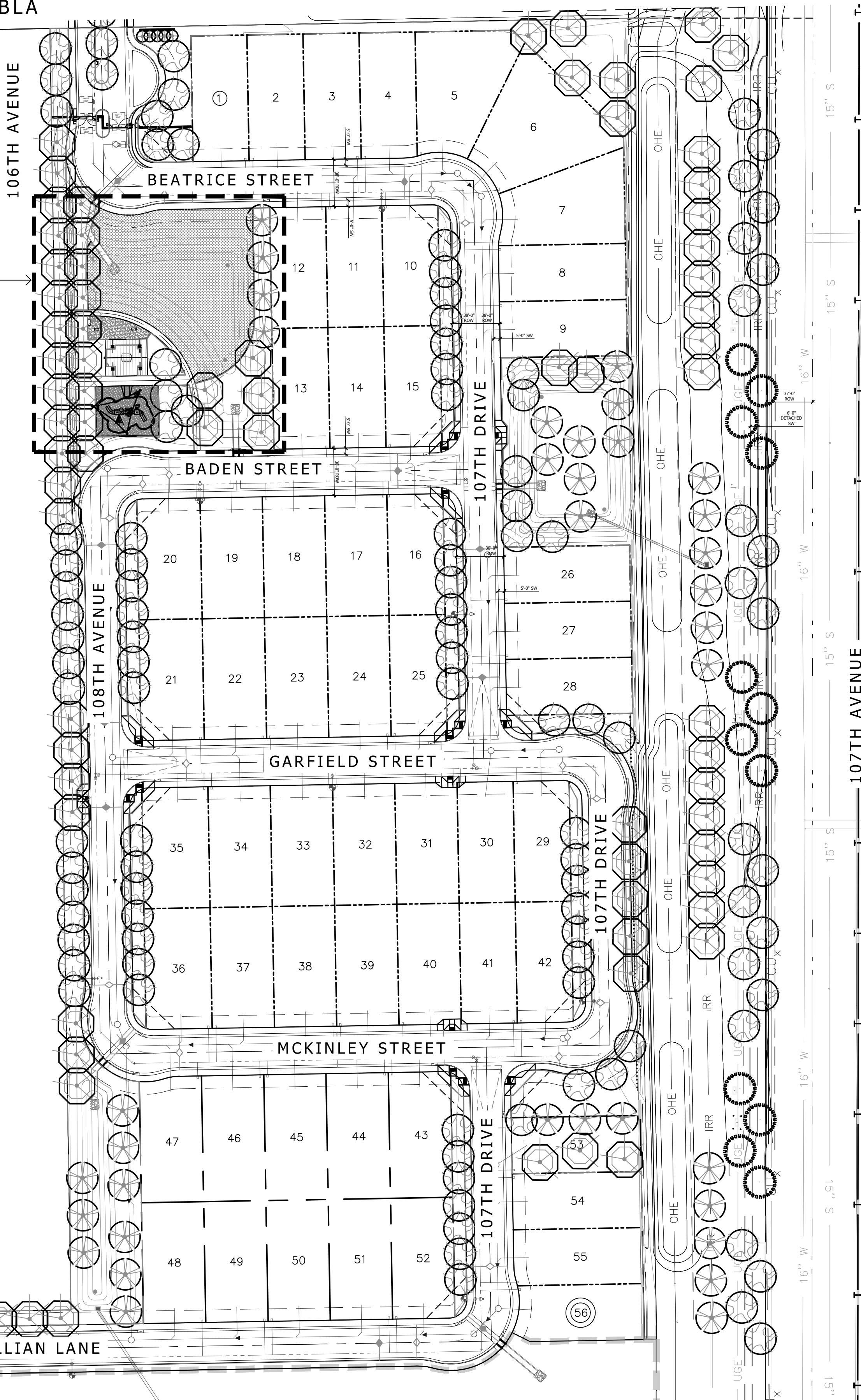
Sheet 4 of 23

ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM



Roosevelt Park-Phase 3
See Improvement Plans for Roosevelt
Street Improvements Prepared Under
Separate Submittal by ABLA

ROOSEVELT STREET



LIMIT OF .75 ACRE
ACTIVE AMENITY AREA

PLANTING DATA SHEET		
LANDSCAPE AREAS	REQUIRED	PROVIDED
(1) LANDSCAPE SETBACK/TREES	152 TREES	188 TREES
(2) LANDSCAPE SETBACK/SHRUBS	1,521 SHRUBS	1,600 SHRUBS
(3) RIGHT OF WAY TREES	48 TREES	65 TREES
(4) RIGHT OF WAY SHRUBS	1,211 SHRUBS	1,625 SHRUBS
(5) TOTAL TREES (SETBACK/ROW/INTERNAL)	200 TREES	253 TREES
(6) TOTAL SHRUBS (SETBACK/ROW/INTERNAL)	2,732 SHRUBS	3,225 SHRUBS
(7) TOTAL RIGHT OF WAY LANDSCAPE AREA		114,405' SF
(8) TOTAL USEABLE OPEN SPACE (SQUARE FEET)	17,424 SF	32,670 SF
(9) TOTAL USEABLE OPEN SPACE (PERCENTAGE)	15%	28%

* RIGHT OF WAY LANDSCAPE AREA INCLUDED A 30'-0" WIDE UNPLANTED IRRIGATION EASEMENT. PLANT MATERIALS HAS BEEN PLACED TO SCREEN AND MITIGATE VIEWS OF OPEN EASEMENT AREA.

GENERAL LANDSCAPE NOTES

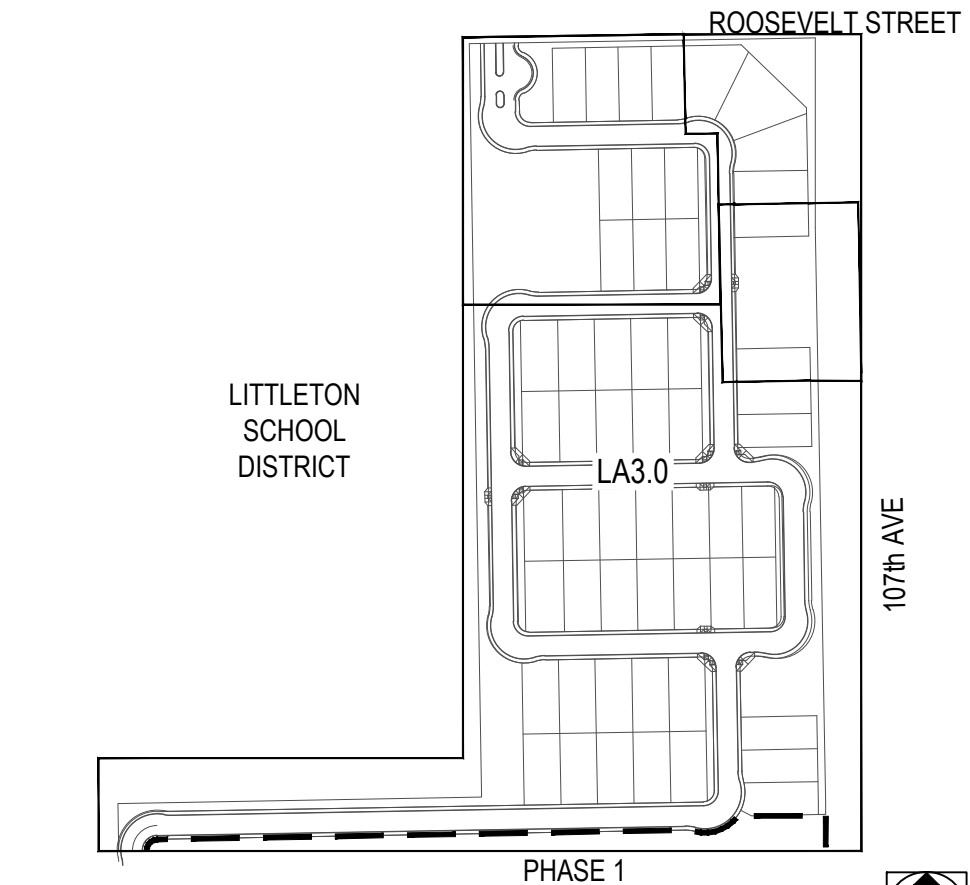
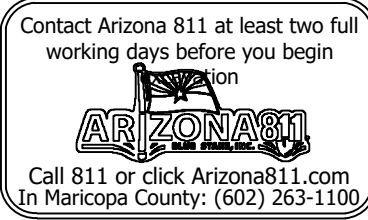
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ROOSEVELT PARK-PHASE 1
SEE IMPROVEMENT PLANS
PREPARED UNDER SEPARATE
SUBMITTAL BY ABLA

PLANT MATERIALS LEGEND							
	Botanical Name Common Name	Qty.	Height (in feet)	Width (in inches)	Caliper (in inches)		
	Dalbergia sissoo	12	10.0-12.0	5.0-7.0	2.0		
	Sissoo						
	Pistacia lentiscus	5	5.0-6.0	1.5-2.0	1.5 Min.		
	Mastic Tree - Multi-Trunk						
	Prosopis hybrid	35	4.0-5.0	2.0-3.0	1.5 Min.		
	'AZT' Mesquite - Multi-Trunk						
	Quercus virginiana	81	10.0-12.0	5.0-7.0	2.0		
	'Cathedral' Oak						
	Ulmus parvifolia	113	10.0-12.0	6.0-8.0	2.0		
	'Sempervirens' Elm						
Extra Large Shrubs		Size	Quantity	Cacti/ Accents			
	Bougainvillea 'California Gold'	5 gal.	-		Agave americana 'Marginata'	5 gal.	-
	Orange Bougainvillea				Century Plant		
	Caesalpinia pulcherrima	5 gal.	-		Agave parryi 'truncata'	5 gal.	-
	Red Bird of Paradise				Parry's Agave		
	Tecoma alata 'Orange Jubilee'	5 gal.	-		Agave salmiana x ferox	5 gal.	-
	Orange Jubilee				Large Leaf Agave		
	Tecoma sparky	5 gal.	-		Bouteloua gracilis	1 gal.	-
	Photinia				Blond Ambition		
	Vauquelinia californica	5 gal.	-		Cereus hildmannianus	3 Arm, 4' Min.	-
	Arizona Rosewood				Queen of the Night		
Large Shrubs		Size	Quantity		Dasylirion quadrangulatum		
	Cassia artemesoides 'Silver'	5 gal.	-		Mexican Grass Tree	5 gal.	-
	Silver Cassia				Hesperaloe parviflora		
	Leucophyllum langmaniae 'Lynn's Legacy'	5 gal.	-		'Brakeights' Red Yucca	3 gal.	-
	Lynn's Legacy Sage				Hesperaloe sp. Pink Parade		
	Nerium Oleander 'Little Red'	5 gal.	-		Pink Parade Hesperaloe	3 gal.	-
	Oleander 'Little Red'				Muhlenbergia lindheimeri		
Medium Shrubs		Size	Quantity		'Autumn Glow'	5 gal.	-
	Eremophila glabra spp. camosa	5 gal.	-		Muhlenbergia rigida 'Nashville'		
	Winter Blaze				Nashville Muhly Grass	1 gal.	-
	Eremophila hygrophana Blue Bells	5 gal.	-		Opuntia sp. Kelly's Choice		
	Blue Bells				Kelly's Choice Prickly Pear	5 gal.	-
	Ruellia brittoniana	5 gal.	-		Pedilanthus macrocarpus		
	Ruellia				Slipper Plant	5 gal.	-
Small Shrubs		Size	Quantity		Yucca rostrata	20 gal.	-
	Bougainvillea	5 gal.	-		Beaked Yucca		
	Bougainvillea Ooh La La			Vines			
	Callistemon viminalis 'Little John'	5 gal.	-	Size			
	Little John Bottle Brush			Quantity			
	Myrtus communis 'compacta'	5 gal.	-				
	Mulga Acacia			Bougainvillea 'California Gold'			
	Russelia equisetiformis	5 gal.	-	Orange Bougainvillea			
	Coral Fountain			Inerts			
Groundcovers		Size	Quantity	Quantity			
	Eremophila prostrata	1 gal.	-	No Decomposed Granite - Express Armor			
	Outback Sunrise Eremophila			3/4" Screened, 2" Depth In All Planting Areas			
	Lantana sp.	1 gal.	-	Turf - Midiron Sod			
	'New Gold' Lantana			13,930 sf			
				Symbol			
				E.P.D.M.			
				See Details 10 & 11, Sheet LA6.5			
				Wood Fiber			
				See Detail 2, Sheet LA6.6			
				Stabilized DG			
				750 sf			
				6" Concrete Header			
				See Detail 9, Sheet LA6.5			
				6" Concrete Header Turndown			
				See Detail 8, 10, Sheet LA6.5			
				132 lf			

- NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
 2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
 3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS.' SEE SECTION 1903(6)(A), ZONING CODE.



Revisions



- Issued for
☐ Design Dev.
☐ Progress
☒ City Submittal 05.10.2021
☐ Bid Set
☐ Construction

Title
Overall Planting Plan
Date Issued
05.10.2021
Scale
1" = 60'-0"
Drawn By
CR
Checked By
CH, AB
Project Number

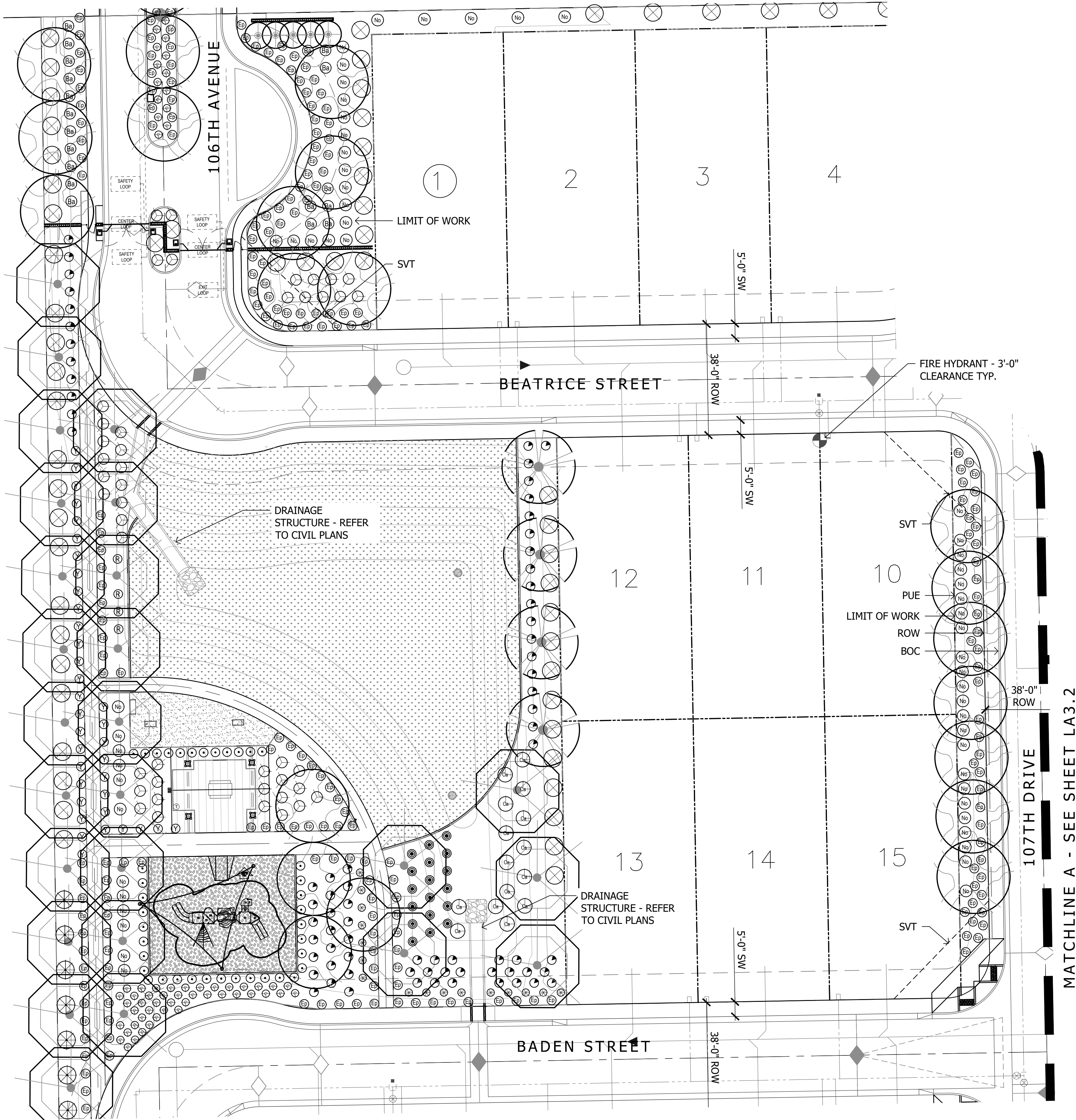
Permit Number

Sheet Number

LA3.0

APN 102-56-197A
LITTLETON SCHOOL
DISTRICT NO 65

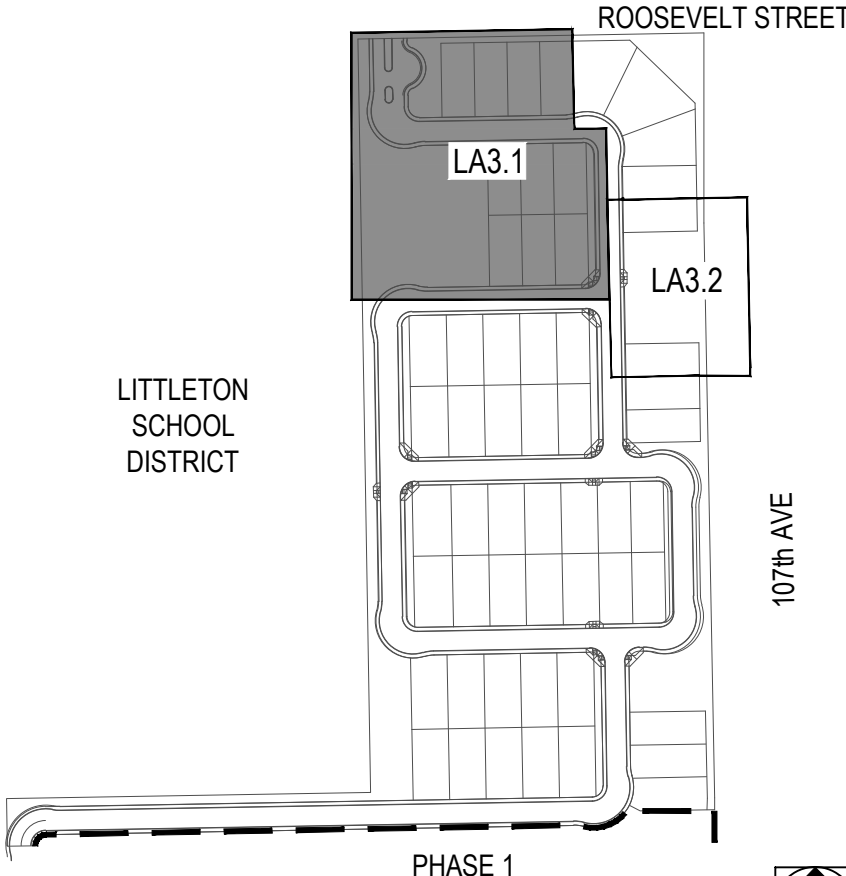
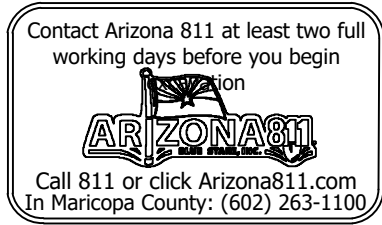
ROOSEVELT PARK-PHASE 3
SEE IMPROVEMENT PLANS PREPARED UNDER
SEPARATE SUBMITTAL BY ABLA



PLANT MATERIALS LEGEND				
Botanical Name Common Name	Qty.	Height (in feet)	Width (in inches)	Caliper (in inches)
Dalbergia sissoo	12	10.0-12.0	5.0-7.0	2.0
Sissoo				
Pistacia lentiscus	5	5.0-6.0	1.5-2.0	1.5 Min.
Mastic Tree - Multi-Trunk				
Prosopis hybrid	35	4.0-5.0	2.0-3.0	1.5 Min.
'AZT' Mesquite - Multi-Trunk				
Quercus virginiana	81	10.0-12.0	5.0-7.0	2.0
'Cathedral' Oak				
Ulmus parvifolia	113	10.0-12.0	6.0-8.0	2.0
'Sempervirens' Elm				

Extra Large Shrubs			Cacti/ Accents		
	Size	Quantity		Size	Quantity
	Bougainvillea 'California Gold'	5 gal. -		Agave americana 'Marginata'	5 gal. -
	Orange Bougainvillea			Century Plant	
	Cassipouia pulcherrima	5 gal. -		Agave parryi 'truncata'	5 gal. -
	Red Bird of Paradise			Parry's Agave	
	Tecoma alata 'Orange Jubilee'	5 gal. -		Agave salmiana x ferox	5 gal. -
	Orange Jubilee			Large Leaf Agave	
	Tecoma sparky	5 gal. -		Boutelous gracilis	1 gal. -
	Photinia			Blond Ambition	
	Vauquelinia californica	5 gal. -		Cereus hildmannianus	3 Arm, 4' Min. -
	Arizona Rosewood			Queen of the Night	
Large Shrubs			Medium Shrubs		
	Size	Quantity		Size	Quantity
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	Silver Cassia			Mexican Grass Tree	
	Leucophyllum langmaniae 'Lynn's Legacy'	5 gal. -		Hesperaloe parviflora	3 gal. -
	Lynn's Legacy Sage			'Brake Lights' Red Yucca	
	Nerium Oleander 'Little Red'	5 gal. -		Hesperaloe sp. Pink Parade	3 gal. -
	Oleander 'Little Red'			Pink Parade Hesperaloe	
	Mediandra 'Little Red'	5 gal. -		Muhlenbergia lindheimeri	5 gal. -
	Medium Shrubs			'Autumn Glow'	
	Eremophila glabra spp. carnea	5 gal. -		Muhlenbergia rigida 'Nashville'	1 gal. -
	Winter Blaze			Nashville Muhly Grass	
	Eremophila hydropapha Blue Bells	5 gal. -		Opuntia sp. Kelly's Choice	5 gal. -
	Blue Bells			Kelly's Choice Prickly Pear	
	Ruellia brittoniana	5 gal. -		Pedilanthus macrocarpus	5 gal. -
	Ruellia			Slipper Plant	
	Small Shrubs			Yucca rostrata	20 gal. -
	Bougainvillea			Beaked Yucca	
			Vines		
	Size	Quantity		Size	Quantity
	Bougainvillea 'California Gold'	5 gal. -		Bougainvillea 'California Gold'	5 gal. -
	Orange Bougainvillea			Orange Bougainvillea	
	Inerts		Quantity		
	Decomposed Granite - Express Armor	207,100 sf			
	3/4" Screened, 2" Depth In All Planting Areas				
	Turf - Midiron Sod	13,930 sf			
	E.P.D.M.	60 sf			
	See Details 10 & 11, Sheet LA6.5				
	Wood Fiber	2,000 sf			
	See Detail 2, Sheet LA6.6				
	Stabilized DG	750 sf			
	6" Concrete Header	250 lf			
	See Detail 9, Sheet LA6.5				
	6" Concrete Header Turndown	132 lf			
	See Detail 8,10, Sheet LA6.5				

NOTES:
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2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS.' SEE SECTION 1903(6)(A), ZONING CODE.



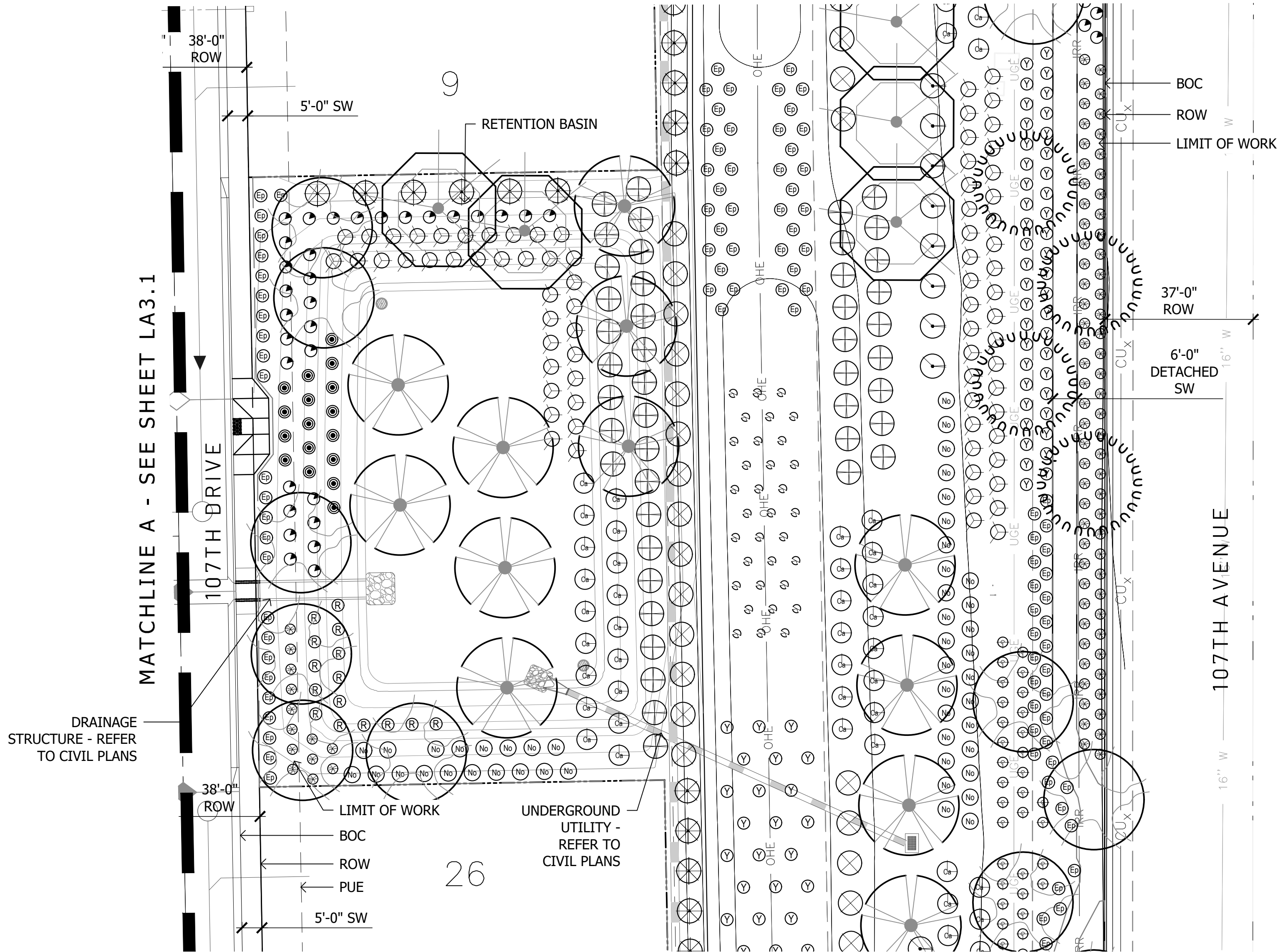
ABLA
310 E. RIO SALADO PARKWAY
TEMPE, ARIZONA 85281
OFFICE: 480-530-0077
WEB: ABLASTUDIO.COM

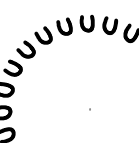
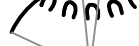


Roosevelt Park
Phase 4 Preliminary Plat
Avondale, Arizona
Planting Plan



Revisions	
△	
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Issued for	
☐ Design Dev.	
☐ Progress	
☒ City Submittal	05.10.2021
☐ Bid Set	
☐ Construction	
Title	
Planting Plan	
Date Issued	
05.10.2021	
Scale	
1" = 20'-0"	
Drawn By	
CR	
Checked By	
CH, AB	
Project Number	
Permit Number	
Sheet Number	
LA3.1	
Sheet 6 of 23	



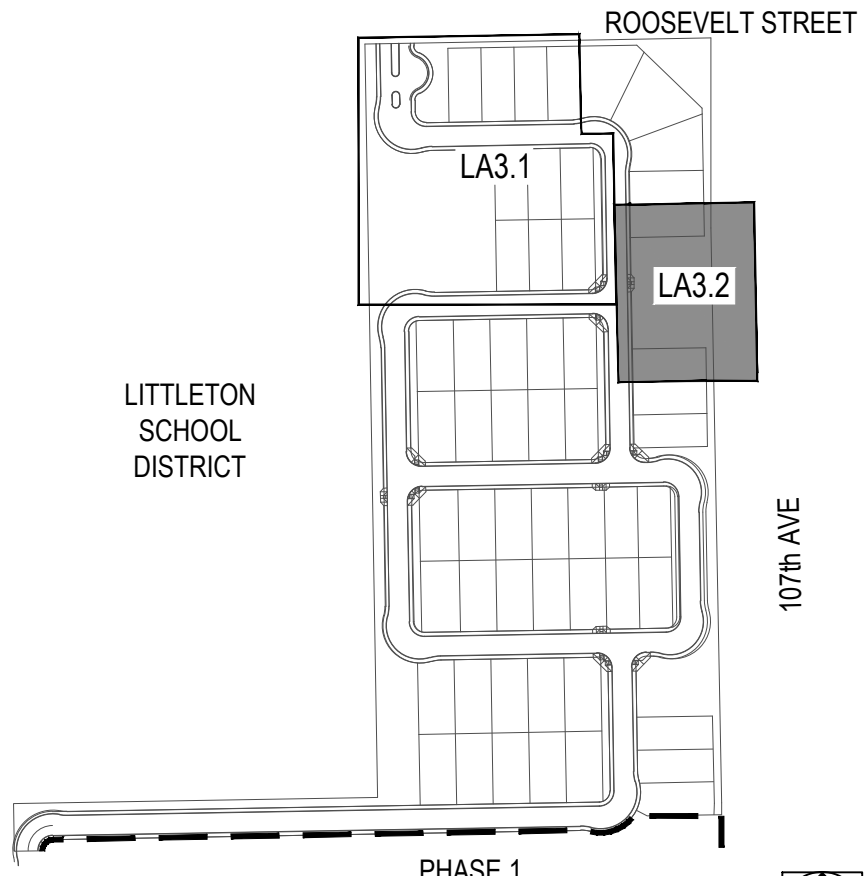
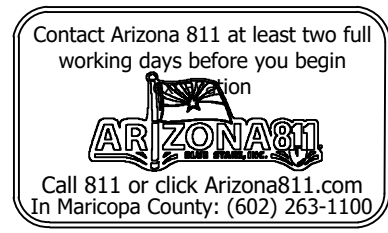
PLANT MATERIALS LEGEND				
Botanical Name Common Name	Qty.	Height (in feet)	Width (in inches)	Caliper (in inches)
 Daibergeria sissoo	12	10.0-12.0	5.0-7.0	2.0
 Sissoo				
 Pistacia lentiscus	5	5.0-6.0	1.5-2.0	1.5 Min.
 Mastic Tree - Multi Trunk				
 Prosopis hybrid	35	4.0-5.0	2.0-3.0	1.5 Min.
 Quercus virginiana	81	10.0-12.0	5.0-7.0	2.0
 Cathedral Oak				
 Ulmus parvifolia	113	10.0-12.0	6.0-8.0	2.0
 Sempervivens Elm				
Extra Large Shrubs				
	Size	Quantity		
 Bougainvillea California Gold	5 gal.	-		
 Orange Bougainvillea				
 Caesalpinia pulcherrima	5 gal.	-		
 Red Bird of Paradise				
 Tecoma alata Orange Jubilee	5 gal.	-		
 Orange Jubilee				
 Tecoma sparkly	5 gal.	-		
 Photinia				
 Vauquelinia californica	5 gal.	-		
 Arizona Rosewood				
Large Shrubs				
	Size	Quantity		
 Cassia artemesoides Silver	5 gal.	-		
 Silver Cassia				
 Leucophyllum langmaniae Lynn's Legacy	5 gal.	-		
 Lynn's Legacy Sage				
 Nerium Oleander Little Red	5 gal.	-		
 Oleander Little Red				
Medium Shrubs				
	Size	Quantity		
 Eremophila glabra spp. carmosa	5 gal.	-		
 Winter Blaze				
 Eremophila hygrophana Blue Bells	5 gal.	-		
 Blue Bells				
 Ruellia brittoniana	5 gal.	-		
 Ruellia				
Small Shrubs				
	Size	Quantity		
 Bougainvillea	5 gal.	-		
 Bougainvillea Ooh La La				
Callistemon viminalis Little John	5 gal.	-		
Little John Bottle Brush				
Myrtus communis compacta	5 gal.	-		
Mulga Acacia				
Russelia equistiformis	5 gal.	-		
Coral Fountain				
Groundcovers				
	Size	Quantity		
Eremophila prostrata	1 gal.	-		
Outback Sunrise Eremophila				
Lantana sp.	1 gal.	-		
New Gold Lantana				
Cacti/ Accents				
	Size	Quantity		
 Agave americana Marginalia	5 gal.	-		
 Century Plant				
 Agave parryi truncata	5 gal.	-		
 Parry's Agave				
 Agave salmiana x ferox	5 gal.	-		
 Large Leaf Agave				
 Boutelous gracilis	1 gal.	-		
 Blond Ambition				
 Cereus hildmannianus	3 Arm, 4' Min.	-		
 Queen of the Night				
 Dasylirion quadrangulatum	5 gal.	-		
 Mexican Grass Tree				
 Hesperaloe parviflora	3 gal.	-		
 Brakeights Red Yucca				
 Hesperaloe sp. Pink Parade	3 gal.	-		
 Pink Parade Hesperaloe				
 Muhlenbergia lindheimera	5 gal.	-		
 Autumn Glow				
 Muhlenbergia rigida Nashville	1 gal.	-		
 Nashville Muhly Grass				
 Opuntia sp. Kelly's Choice	5 gal.	-		
 Kelly's Choice Prickly Pear				
 Pedilanthus macrocarpus	5 gal.	-		
 Slipper Plant				
 Yucca rostrata	20 gal.	-		
Beaked Yucca				
Vines				
	Size	Quantity		
Bougainvillea California Gold	5 gal.	-		
Orange Bougainvillea				
Inerts				
	Quantity			
No. Decomposed Granite - Express Armor	207,100 sf			
Symbol 3/4" Screened, 2" Depth in All Planting Areas				
Turf - Midiron Sod	13,930 sf			
Groundcovers				
	Size	Quantity		
E.P.D.M.				60 sf
See Details 10 & 11, Sheet LA6.5				
Wood Fiber				2,000 sf
See Detail 2, Sheet LA6.6				
Stabilized DG				750 sf
6" Concrete Header				250 lf
See Detail 9, Sheet LA6.5				
6" Concrete Header Turndown				132 lf
See Detail 8,10, Sheet LA6.5				

NOTES:

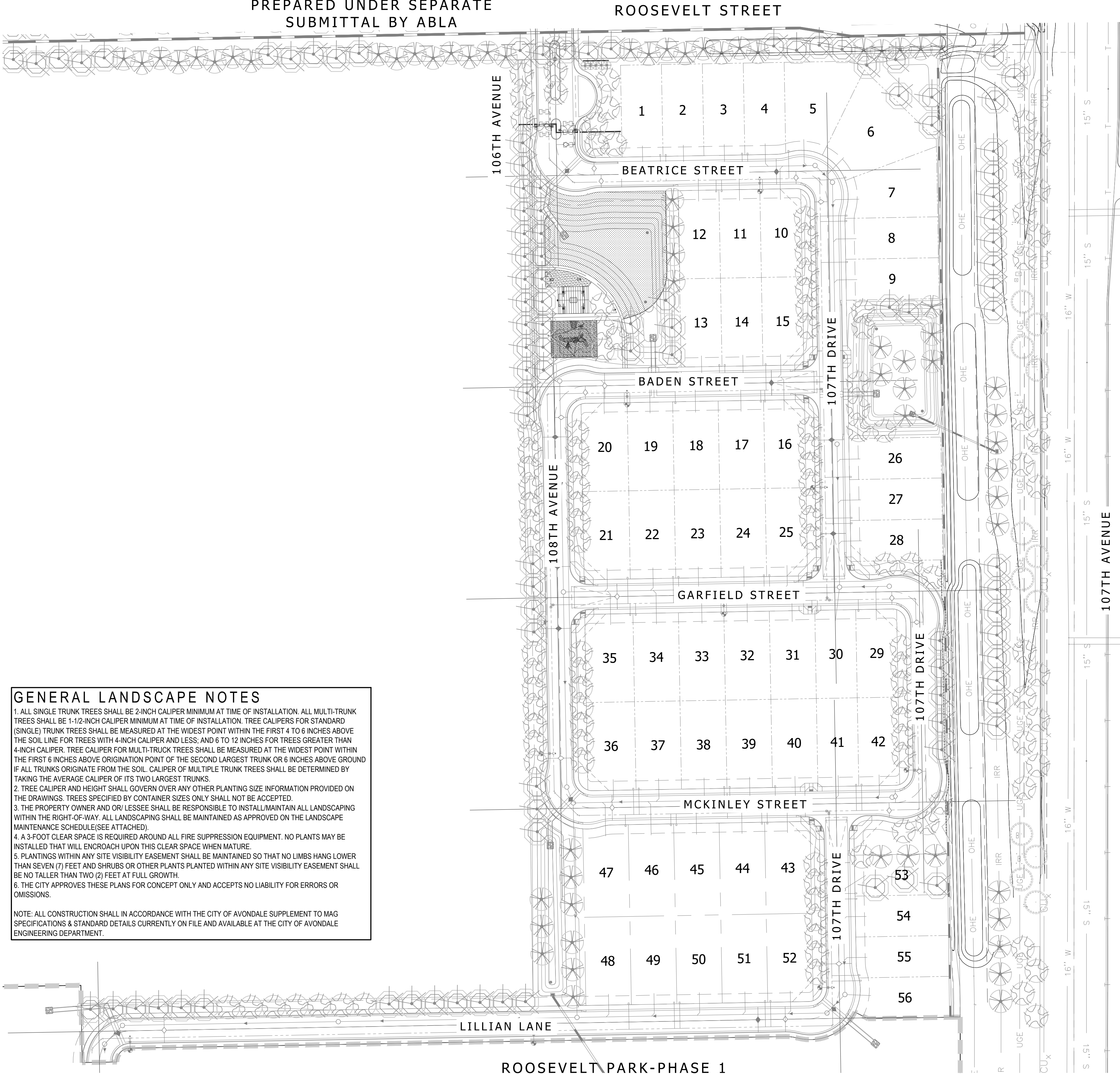
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ROOSEVELT PARK-PHASE 3
SEE IMPROVEMENT PLANS
PREPARED UNDER SEPARATE
SUBMITTAL BY ABLA



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 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.

ROOSEVELT PARK-PHASE 1
SEE IMPROVEMENT PLANS
PREPARED UNDER SEPARATE
SUBMITTAL BY ABLA

IRRIGATION SCHEDULE- PHASE 4

SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	DTL / SHEET
---	PER CONTRACTOR	SCH 40 PVC 2 1/2" 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 3/4" UNLESS OTHERWISE SPECIFIED	3" / LA7.3 12,3" / LA7.4
—S—	PER CONTRACTOR	CLASS 200 PVC PIPE SEE NOTE # 8 FOR EMITTERS	PVC PIPING - TO SHRUB EMITTERS 3/4" UNLESS OTHERWISE SPECIFIED	3" / LA7.3 14,5" / LA7.4
—	PER CONTRACTOR	CLASS 200 PVC PIPE	PVC PIPING - TO SPRAY HEADS	3/4" / LA7.3
+	PER NOTE #6		UNCONNECTED PIPE CROSSING	
Ⓐ	RAINBIRD	EXISTING CONTROLLER REFER TO ROOSEVELT PARK PHASE 1 PLAN SET FOR LOCATION.		
Ⓜ	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, SOLENOID ACTUATED	6,10,11,12,13" / LA7.3
⊕	RAINBIRD	FS150B	FLOW METER	7,10,11,12,13" / LA7.3
⊕	RAINBIRD	XC2-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:

- A BOOSTER PUMP MAY BE NEEDED IF PRESSURE IS TOO LOW. 25 PSI IS NEEDED AT THE SPRAY HEAD FOR PEAK PERFORMANCE.
- ALL VALVE BOXES SHALL BE PURPLE OR TAN IN COLOR DEPENDING ON WHETHER IT IS POTABLE OR RECLAIMED WATER DISTRIBUTION. SEE PLANS.
- ALL VALVE BOXES TO BE IN LANDSCAPE AREAS, NOT TURF.
- ALL CONTROL WIRING SHALL BE 2x14 AWG MAXI CABLE.
- 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.
- MAINLINE: LATERAL PVC PIPE OR POLYETHYLENE TUBING FROM DIFFERENT VALVES SHALL BE UNCONNECTED, WHETHER OR NOT SHOWN.
- 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 THE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS AS DIRECTED BY THE CONSULTANT.
- 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 DECREASE 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.
- INSTALL IRRIGATION SLEEVES UNDER ALL SIDEWALKS PER THE FOLLOWING SCHEDULE.

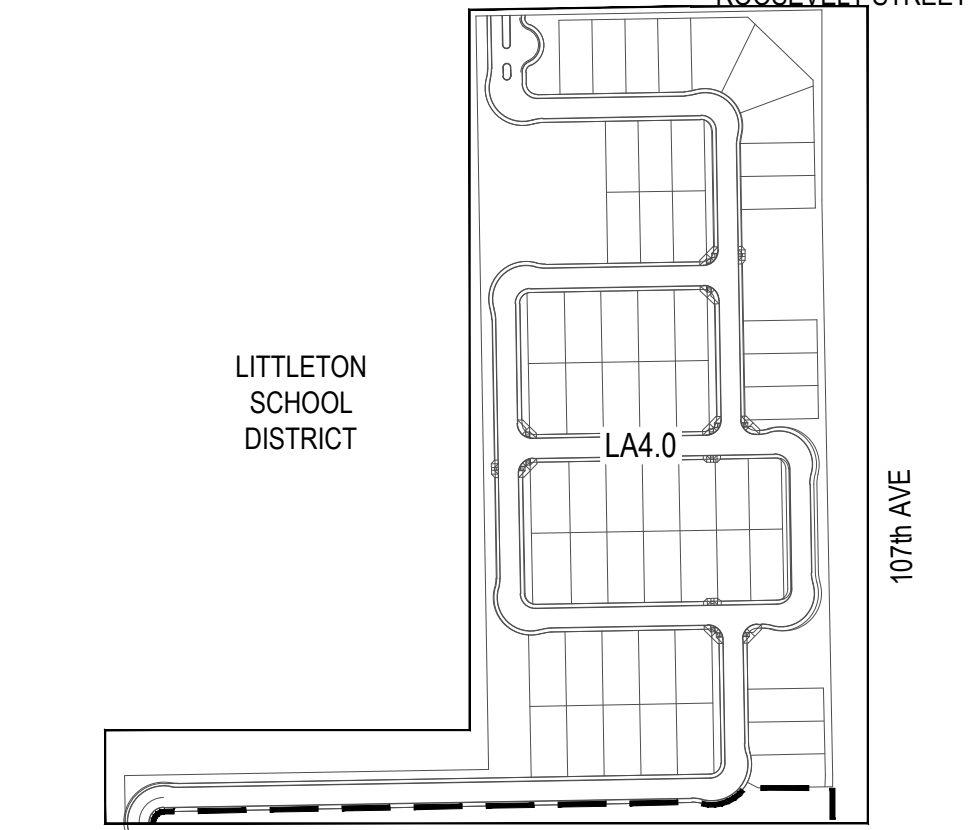
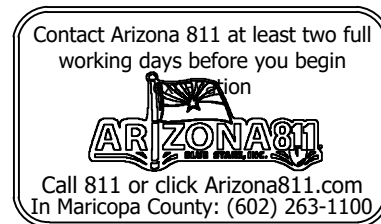
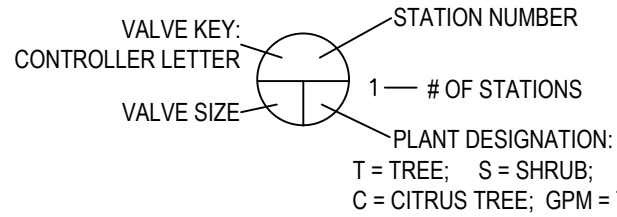
PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVE(S)
DRIP TUBING	1-2" SDR 35 PVC
3/4" LATERAL	1-2" SDR 35 PVC
1" LATERAL	1-2" SDR 35 PVC
1 1/2" LATERAL	1-2" SDR 35 PVC
1 1/2" LATERAL	1-4" SDR 35 PVC
2" LATERAL	1-4" SDR 35 PVC
1" PRESSURE SUPPLY PIPE	1-4" SDR 35 PVC
1 1/2" PRESSURE SUPPLY PIPE	1-4" SDR 35 PVC
2 1/2" 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

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.
- CONTRACTOR SHALL PROVIDE THREE #33K QUICK-COUPLER KEYS WITH HOSE SWIVELS. CONTRACTOR SHALL COMPLETE THE FOLLOWING PRIOR TO FINAL WALK-THROUGH:
 - CONSTRUCTION RECORD (AS-BUILT) DRAWINGS.
 - CONTROLLER DATA SHEETS, INCLUDING IN DIGITAL FORMAT.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	3/4"
9 - 12	1"
13 - 20	1 1/2"
21 - 30	1 1/2"
31 - 50	2"
51 - 70	2 1/2"

NOTE: MINIMUM PIPE SIZE TO EACH SPRINKLER SHALL BE THE SAME SIZE OF THE SPRINKLER HEAD INLET.



Key Map

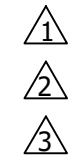
Not To Scale



Roosevelt Park
Phase 4 Preliminary Plat
Avondale, Arizona
Overall Irrigation Plan



Revisions



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1" = 20'-0"

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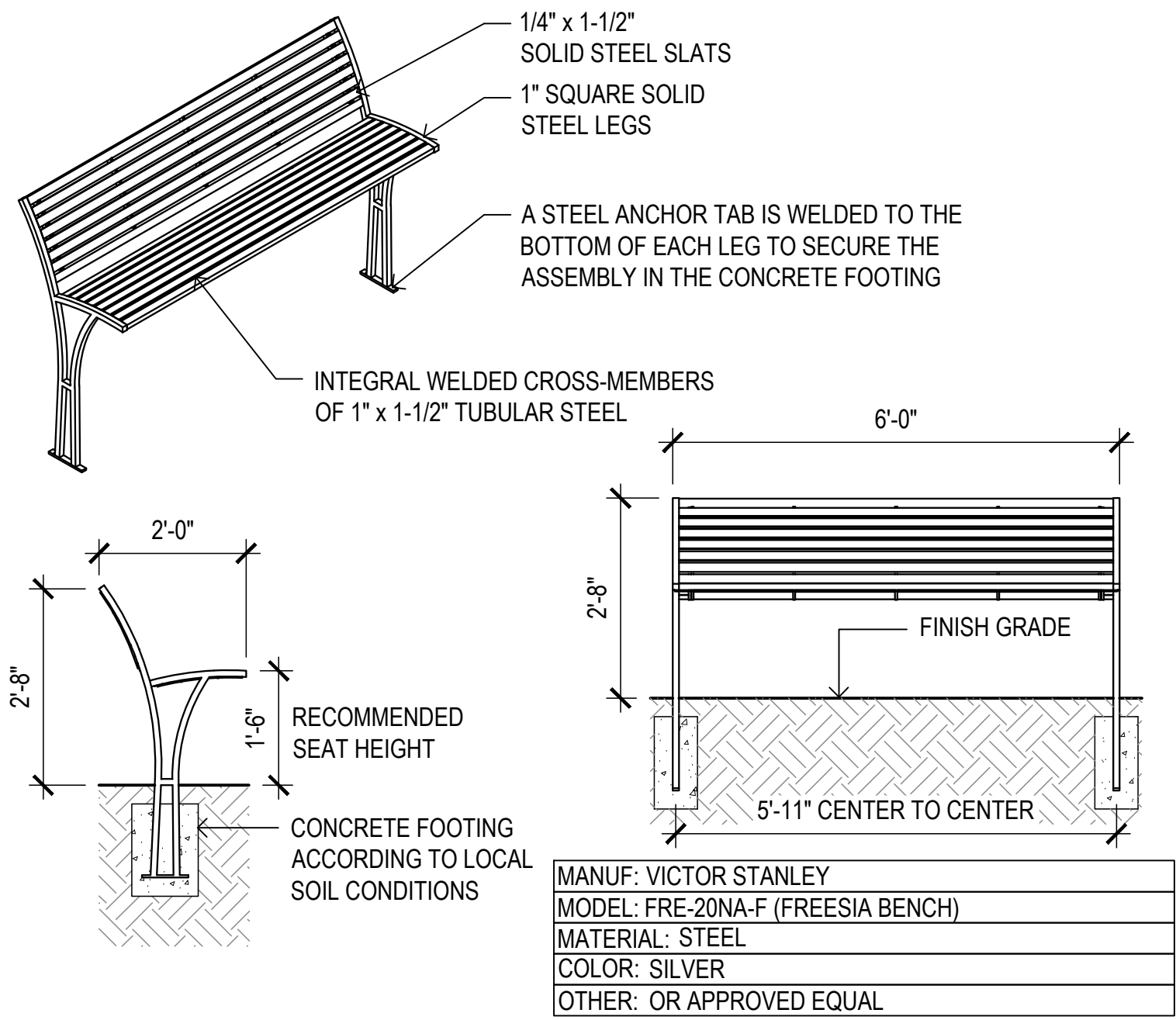
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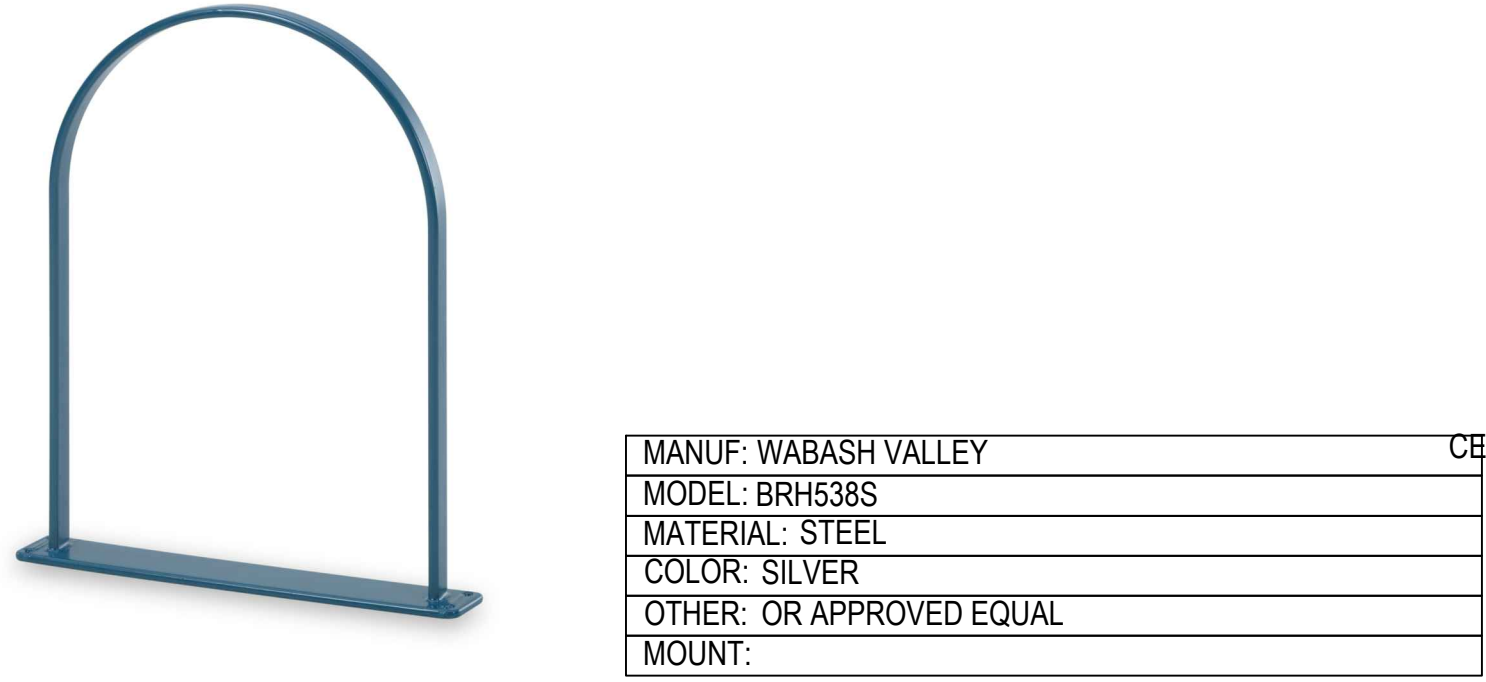
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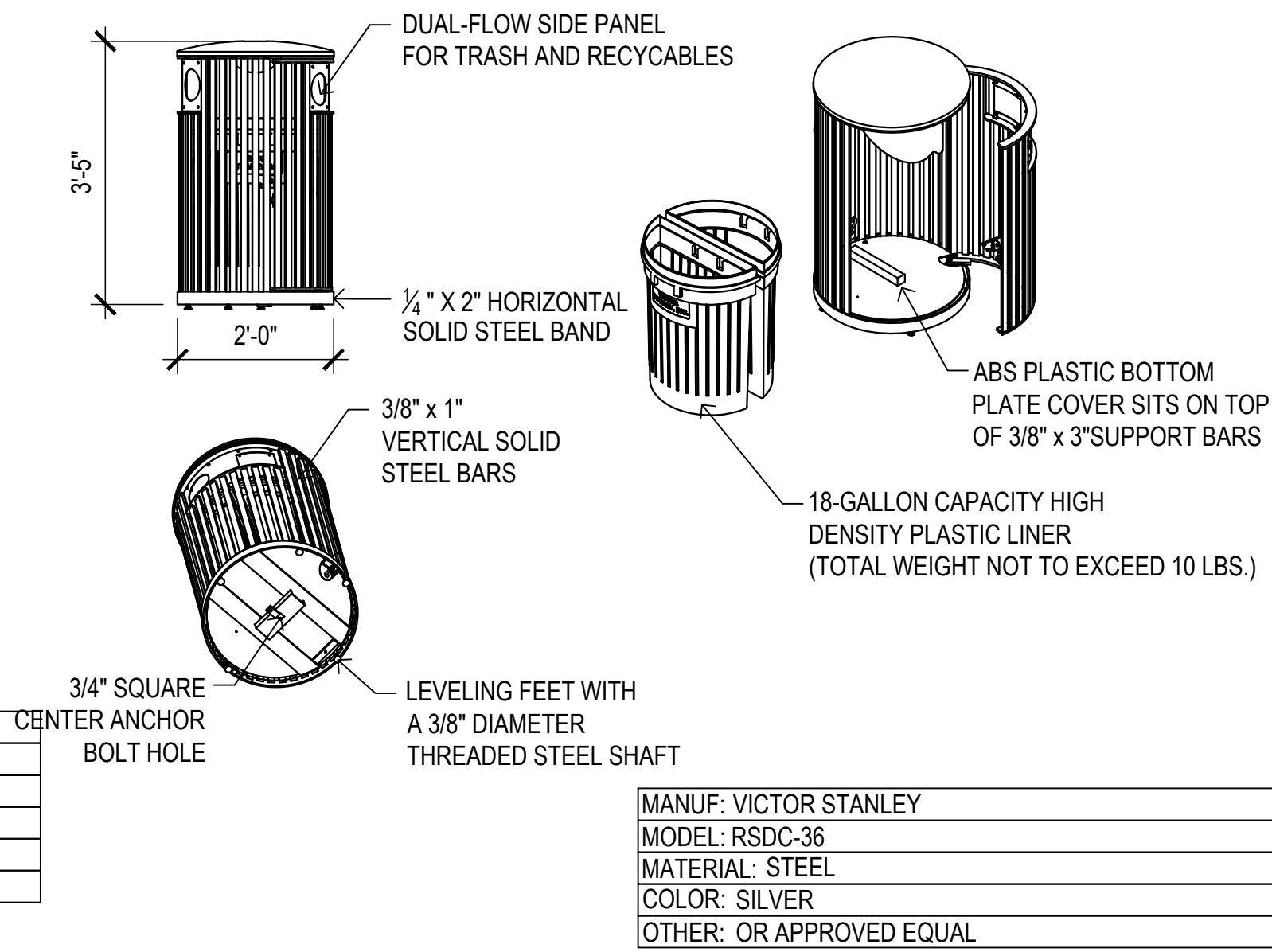
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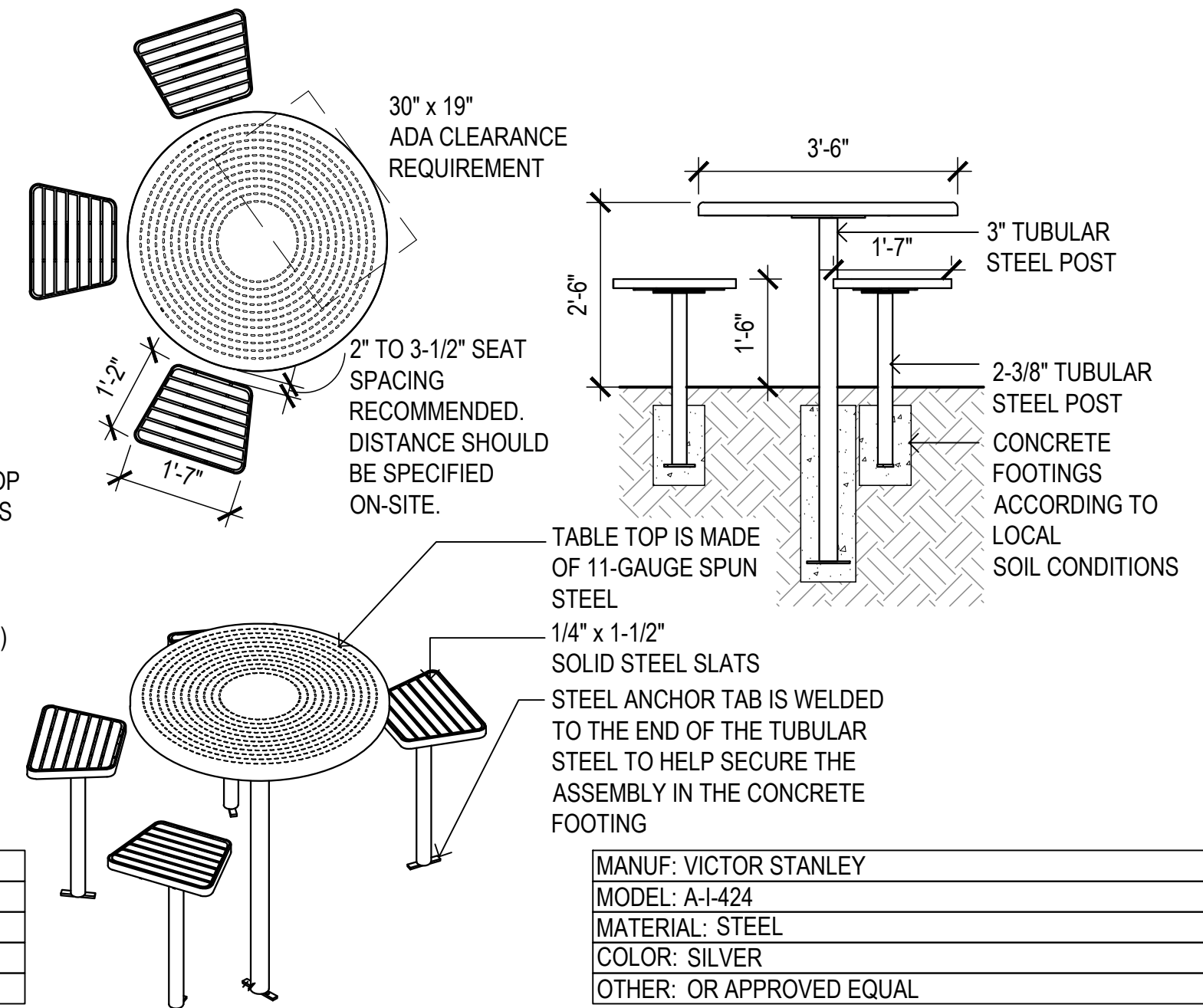
1 Bench
SCALE: 1/2"=1'-0"



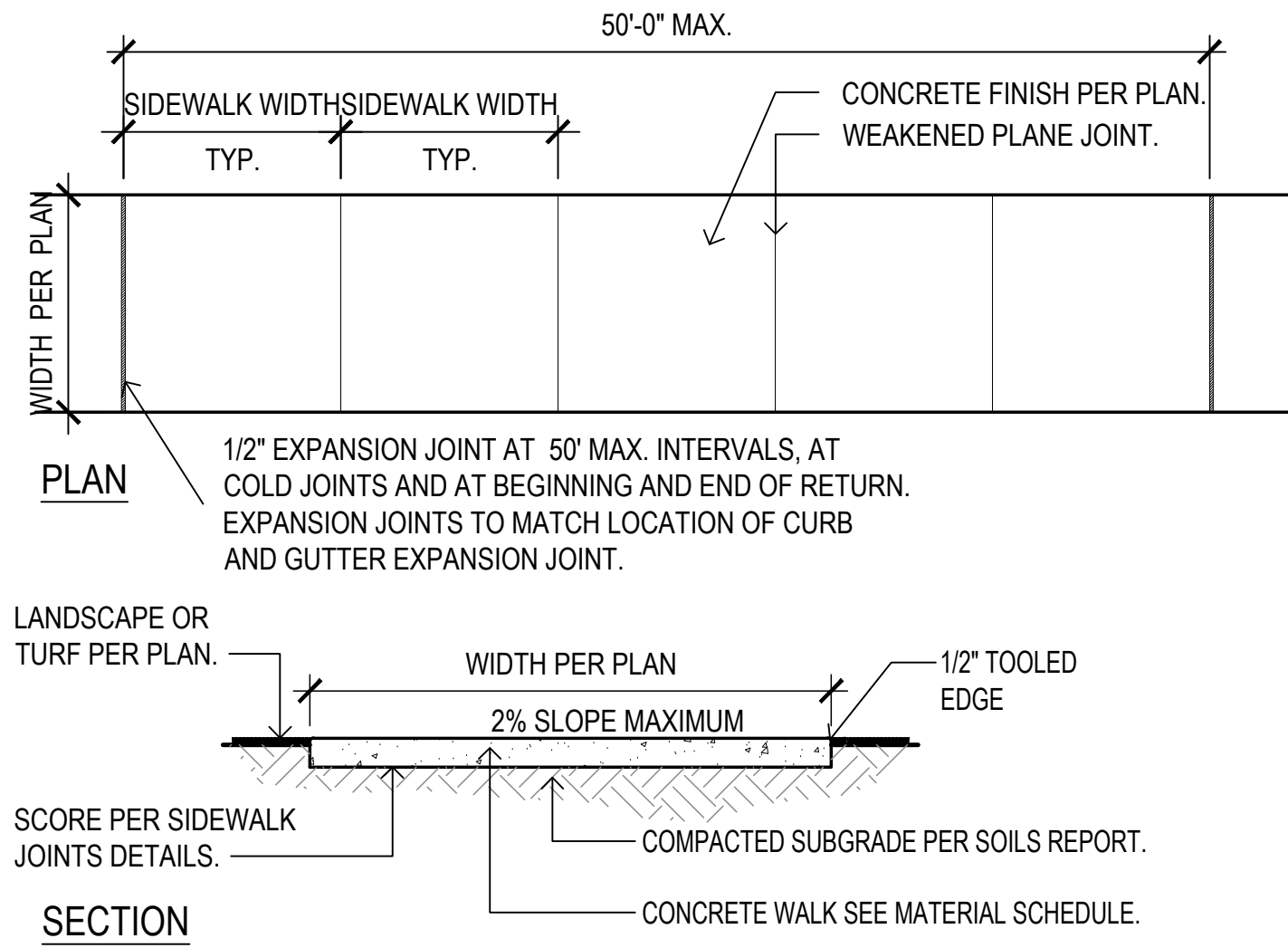
2 Bike Rack
SCALE: 1/2"=1'-0"



3 Trash Receptacle
SCALE: 1/2"=1'-0"

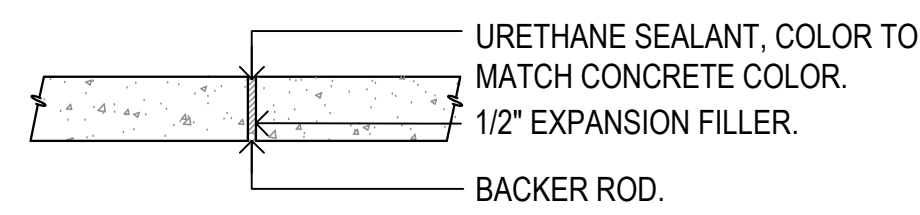
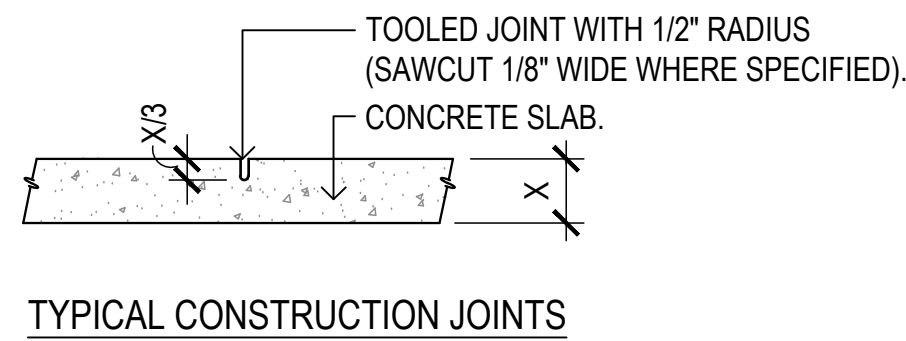


4 Picnic Table
SCALE: 1/2"=1'-0"



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.

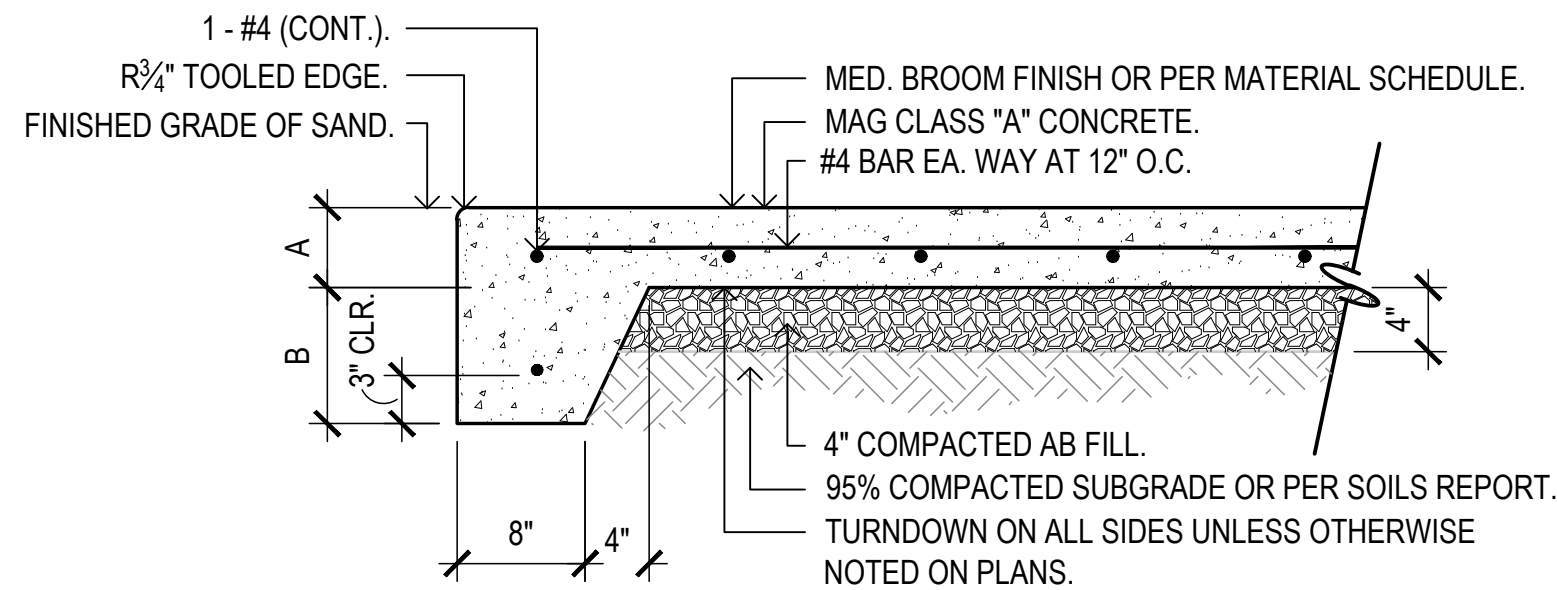
5 Concrete Sidewalk
SCALE: 1/2"= 1'-0"



EXPANSION JOINTS

CONSTRUCTION JOINTS:
UNLESS OTHERWISE NOTED OR DIMENSIONED USE THE FOLLOWING DATA FOR EXPANSION & CONTROL JOINT LOCATIONS.
(3'-0" WIDE WALK - C.J. @ 3'-0" O.C. & E.J. @ 24' O.C.)
(5'-0" WIDE WALK - C.J. @ 5'-0" O.C. & E.J. @ 25' O.C.)
(6'-0" WIDE WALK - C.J. @ 6'-0" O.C. & E.J. @ 24' O.C.)
(12'-0" WIDE WALK - C.J. @ 12'-0" O.C. & E.J. @ 36' O.C.)

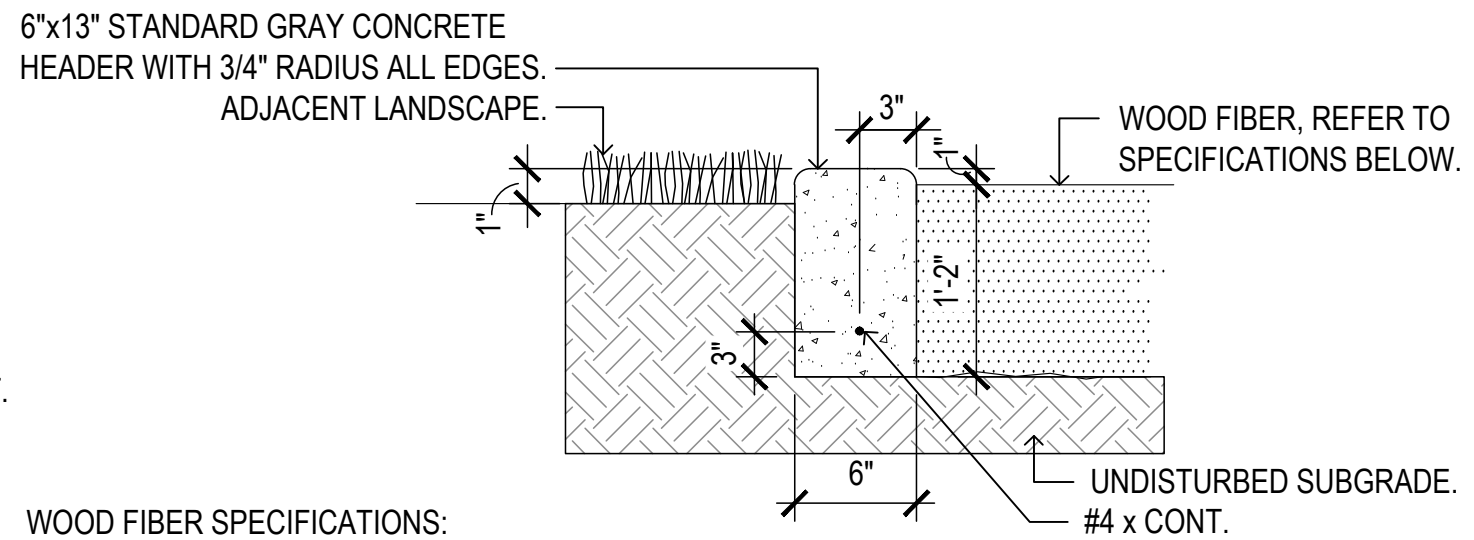
6 Construcion Joints
SCALE: 1"=1'-0"



TURNDOWN SCHEDULE

TURNDOWN AREA	A	B	TOTAL
TOT LOT	4"	12"	16"

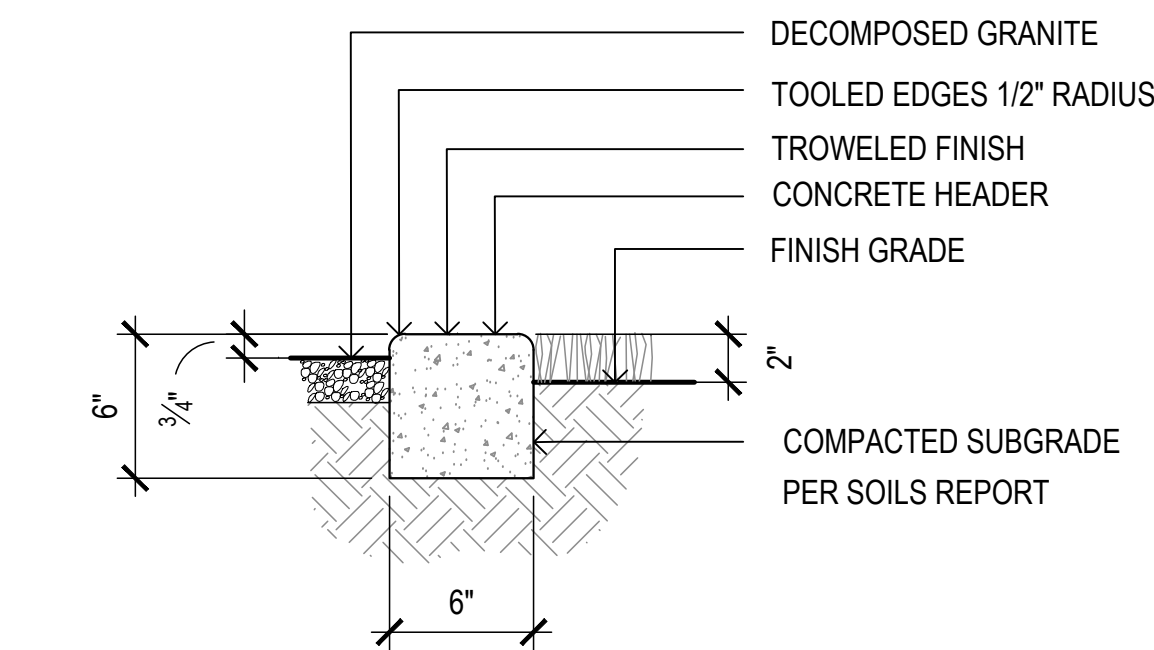
7 Concrete Turndown
SCALE: 1"=1'-0"



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.

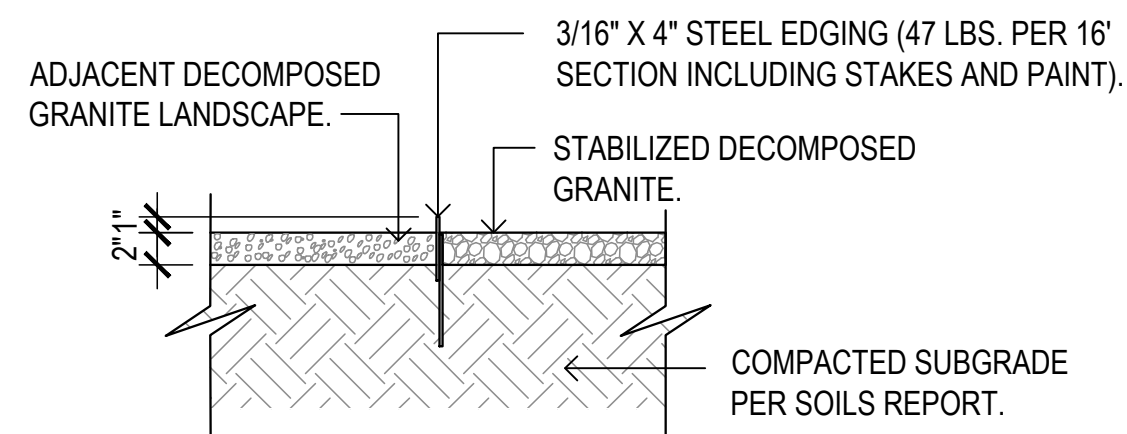
8 Concrete Header Turndown
SCALE: 1"=1'-0"



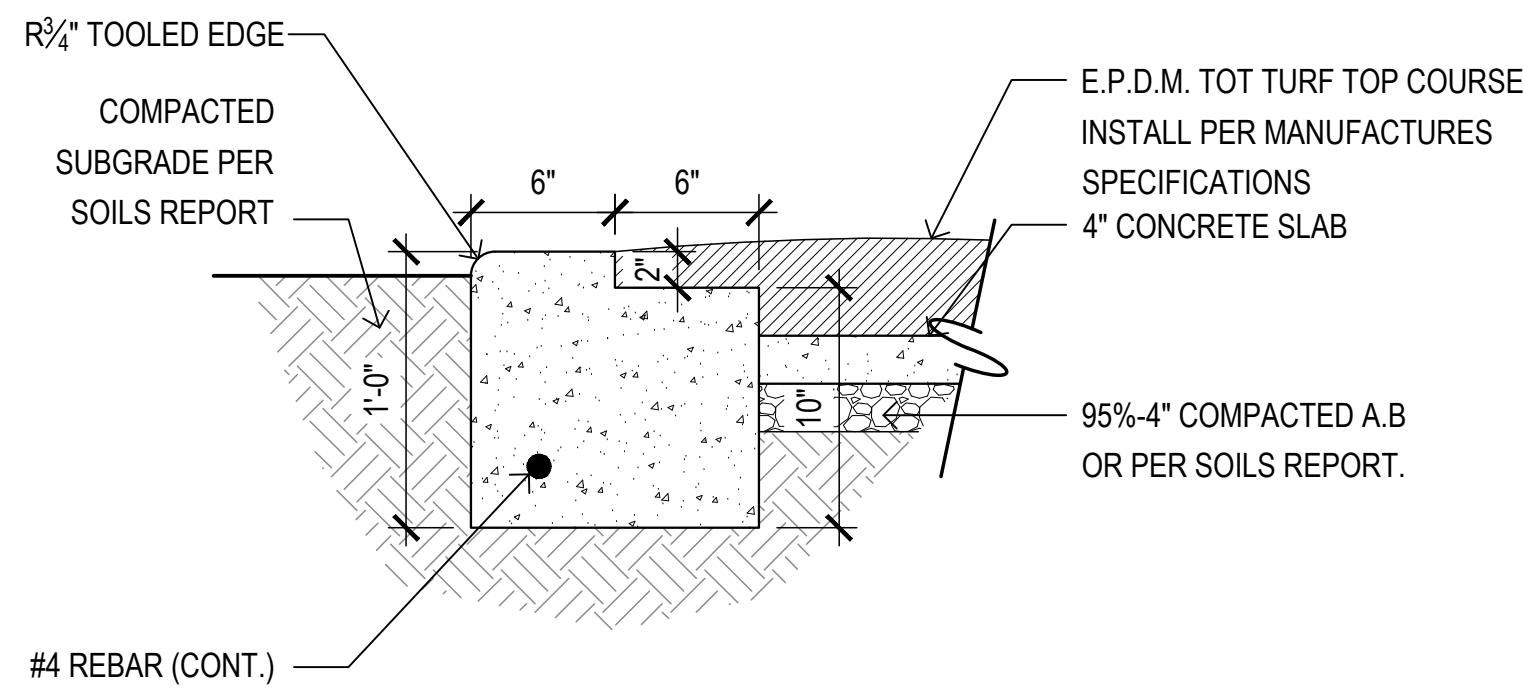
NOTE:

CONCRETE HEADER TO FINISH FLUSH WITH HARDSCAPE EDGE.

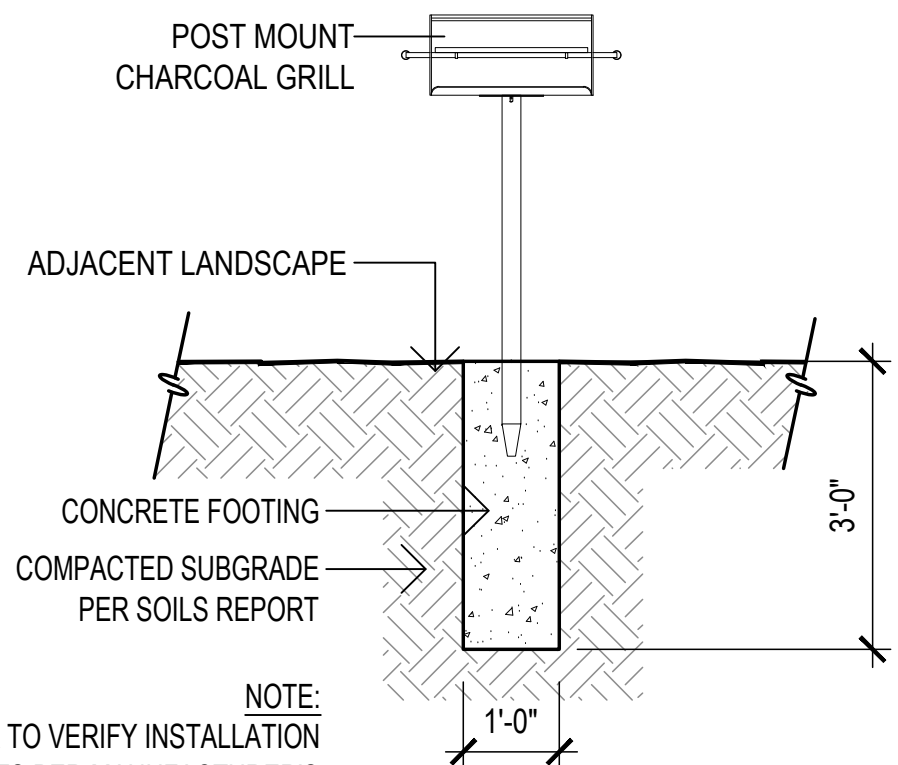
9 Concrete Header
SCALE: 1-1/2"=1'-0"



10 Steel Header
SCALE: 1"= 1'-0"

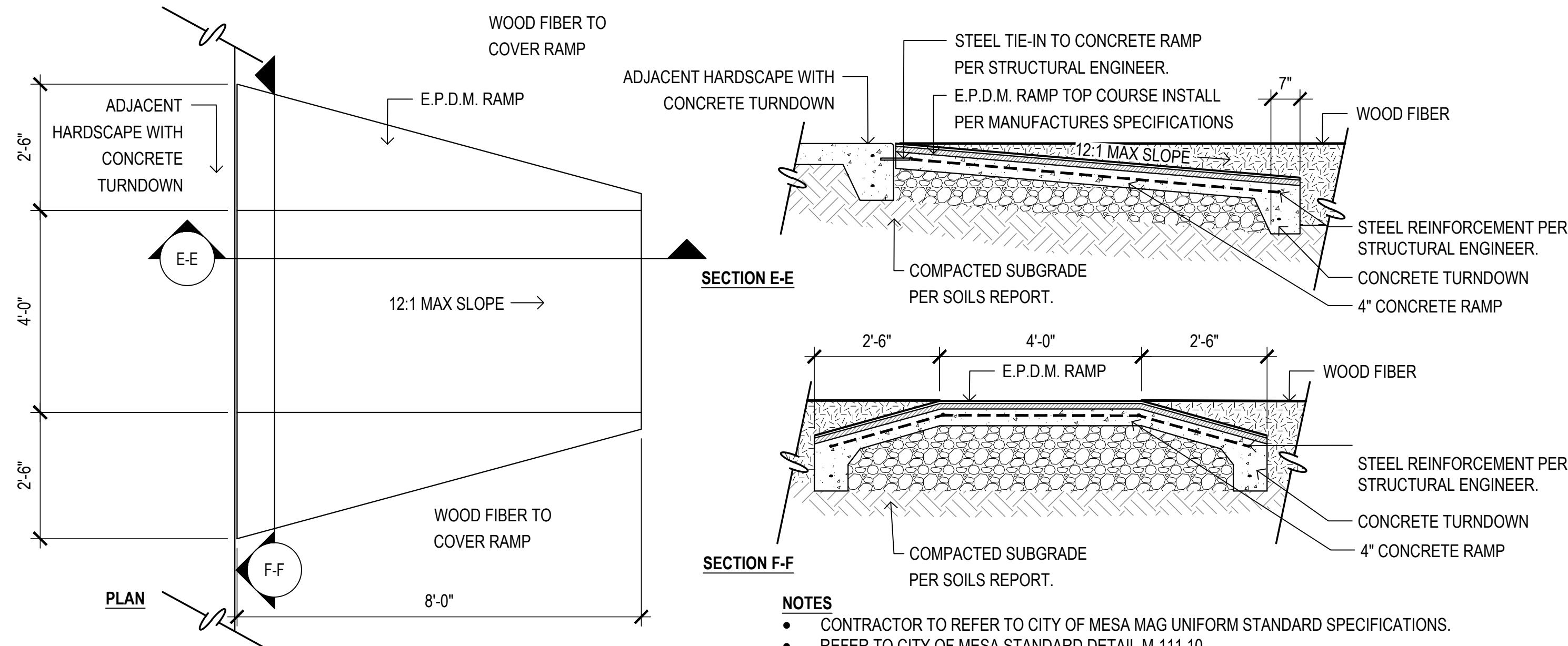


11 Concrete Header Turndown
SCALE: 1-1/2"=1'-0"

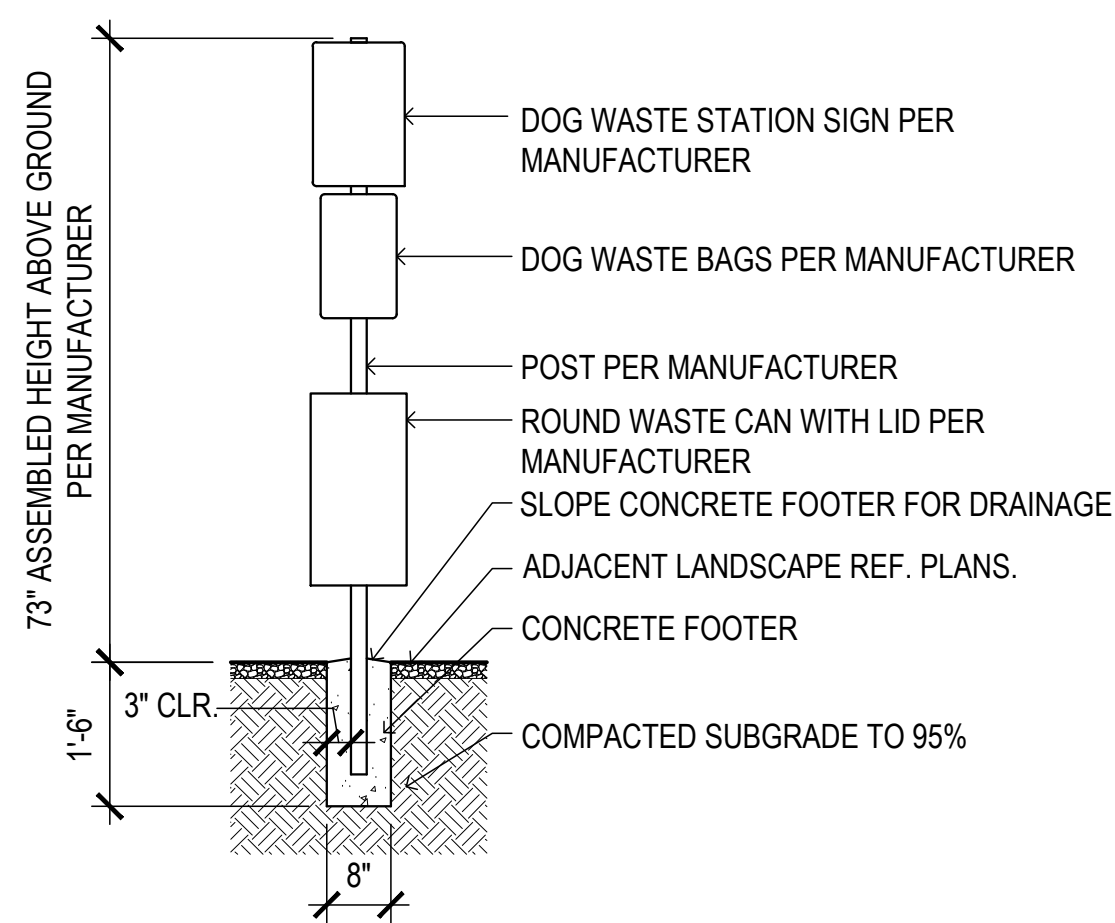


NOTE:
CONTRACTOR TO VERIFY INSTALLATION REQUIREMENTS PER MANUFACTURER'S SPECIFICATION. PROVIDE GAS LINE AS REQUIRED.

12 Post Mounted Charcoal Grill
SCALE: 1/2"=1'-0"

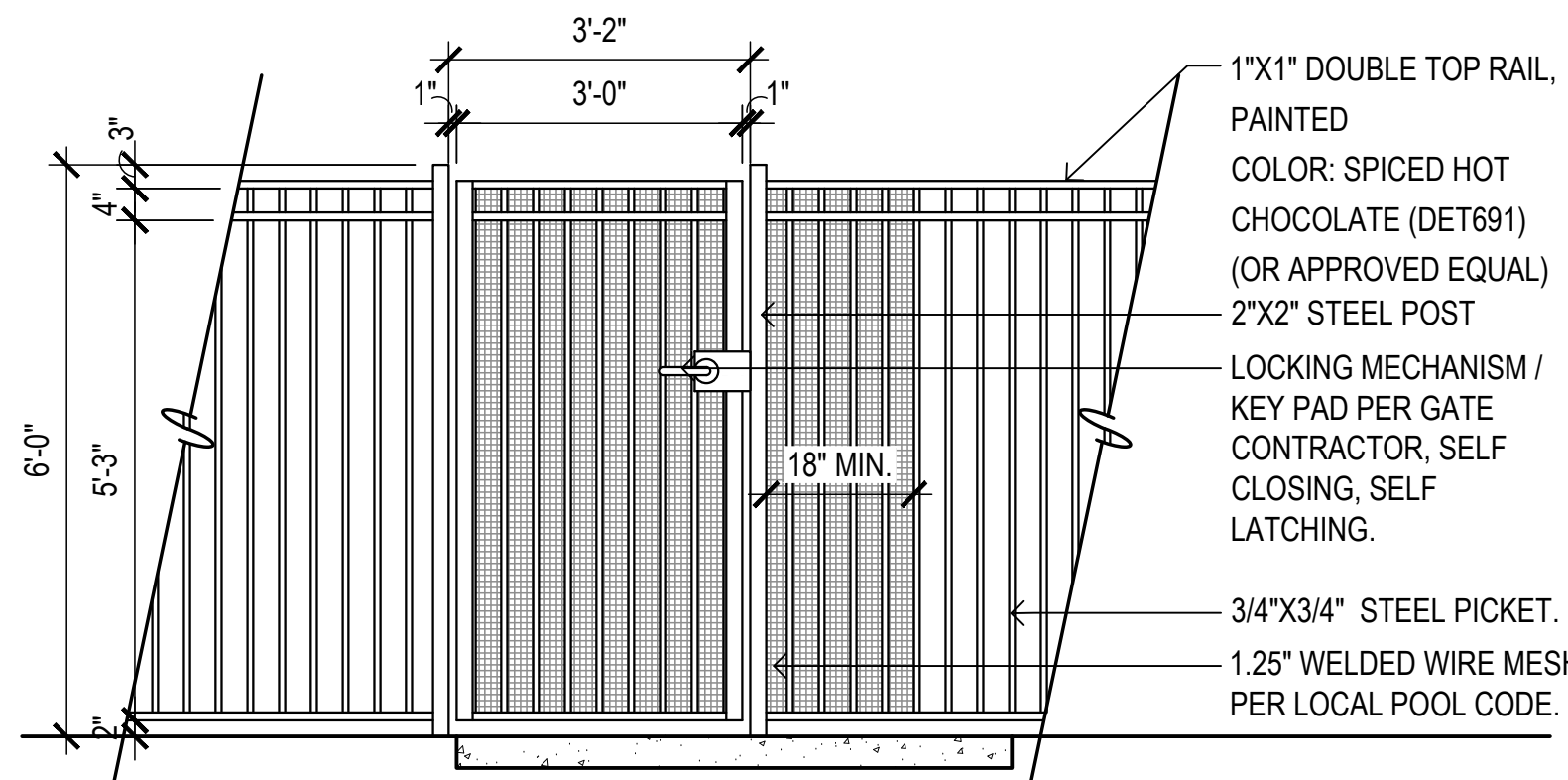


1 E.P.D.M. ADA Access Ramp Into Wood Fiber
SCALE: 1/2"=1'-0"



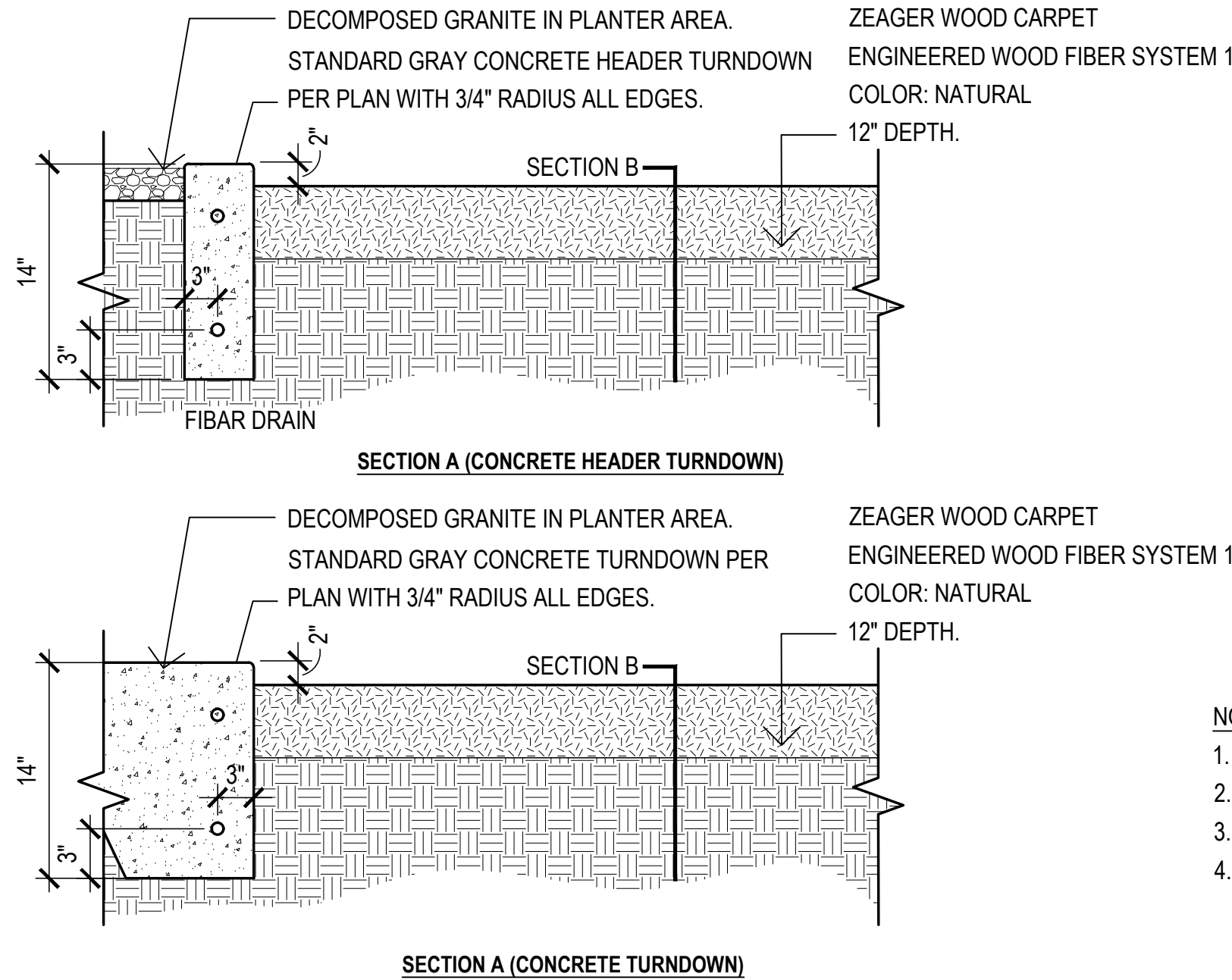
NOTES:
DOG WASTE STATION WITH ROLL BAG SYSTEM - DEPOT-006-B
ORDER THROUGH DOG WASTE DEPOT
WWW.DOGWASTEDEPOT.COM
(800) 678-1612

3 Pet Waste Station
SCALE: 1/2"=1'-0"

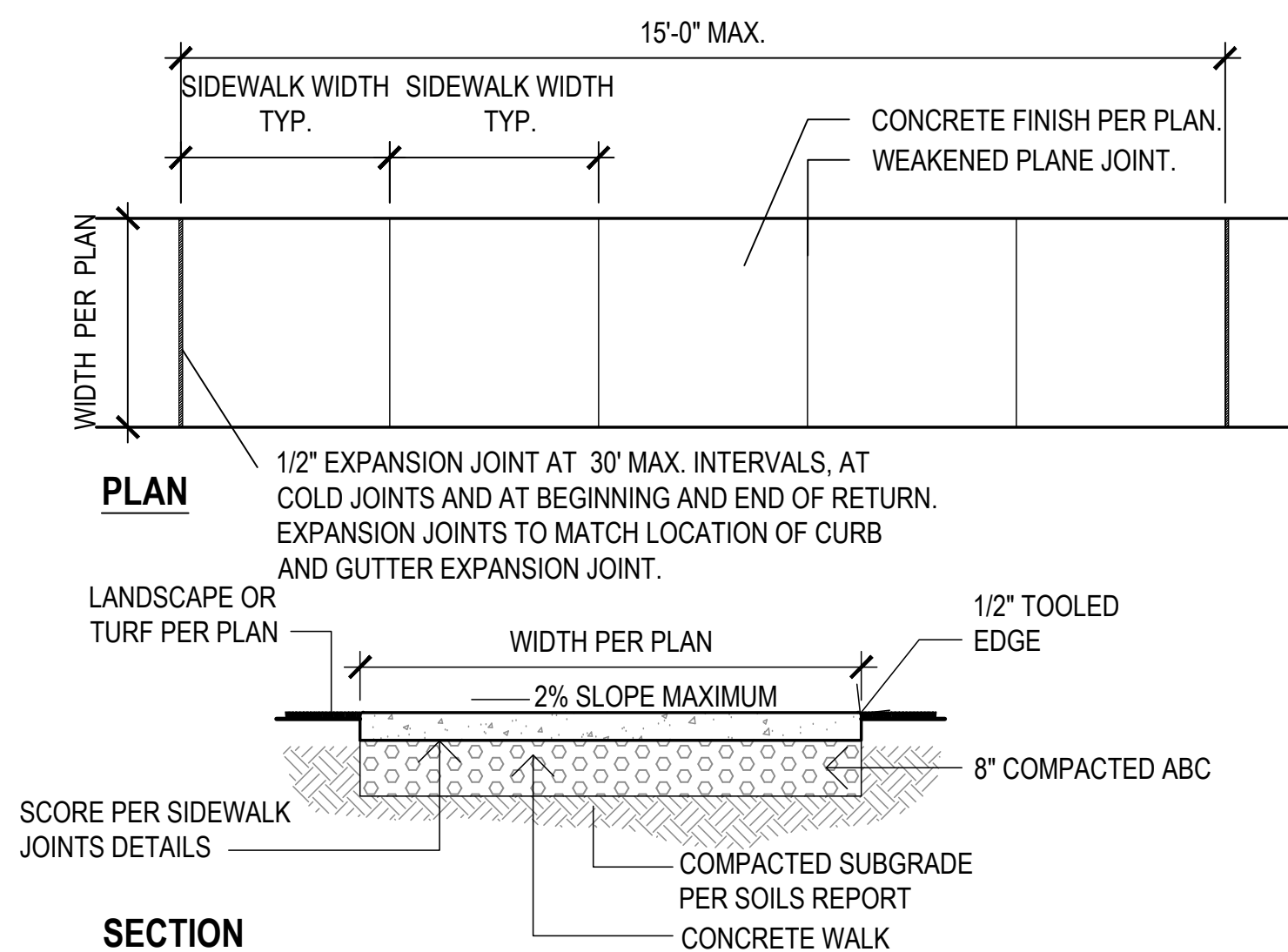


NOTES:
*S DIMENSIONS AND NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER
CONTRACTOR TO PROVIDE SAMPLES AND SHOP DRAWINGS OF ALL METAL WORK TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION, SUBMITTAL TO REVIEWING AGENCIES, INSTALL, & OR CONSTRUCTION.
GRIND ALL WELDS SMOOTH
ALL METAL IS TO BE PAINTED, COLOR: SPICED HOT CHOCOLATE (DET691)

4 Pedestrian Gate
SCALE: 1/2"=1'-0"

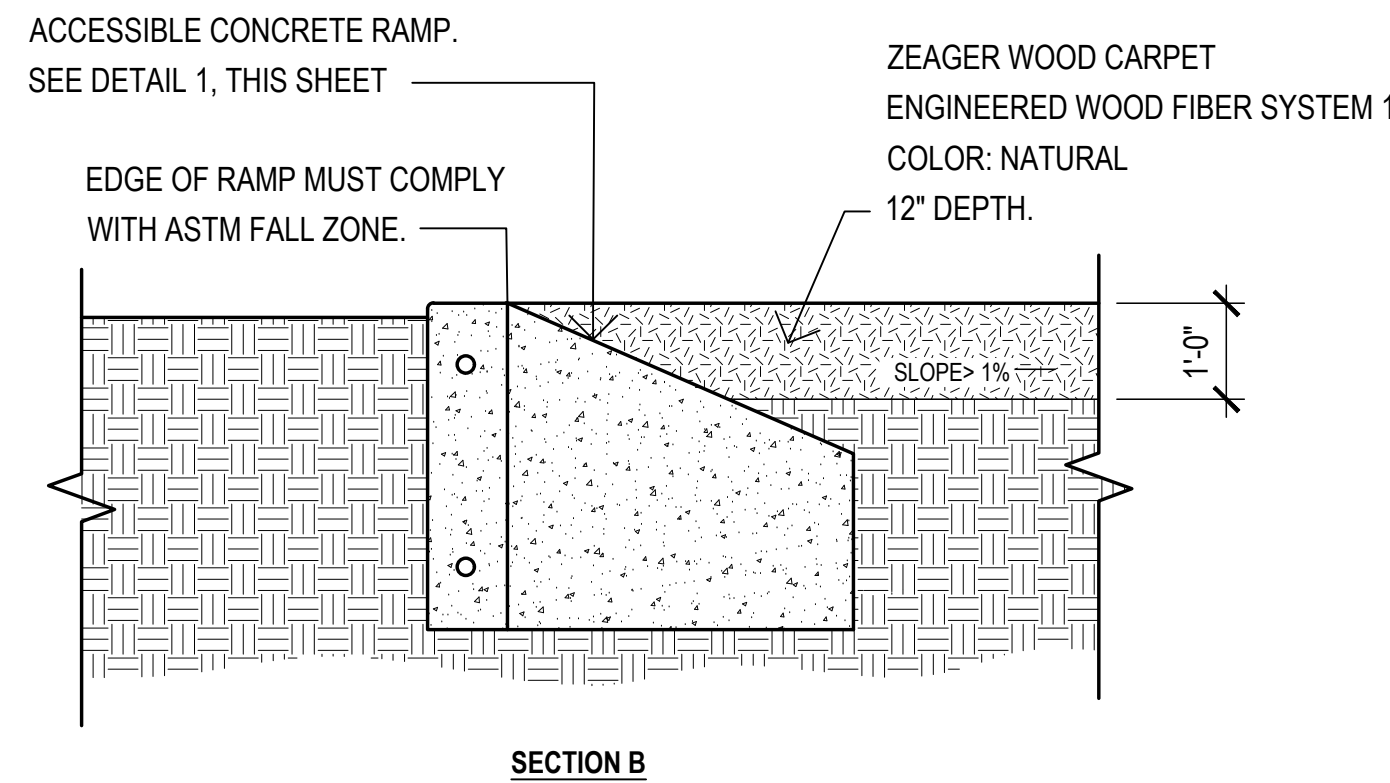


2 Wood Fiber
SCALE: 1/2"=1'-0"



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.

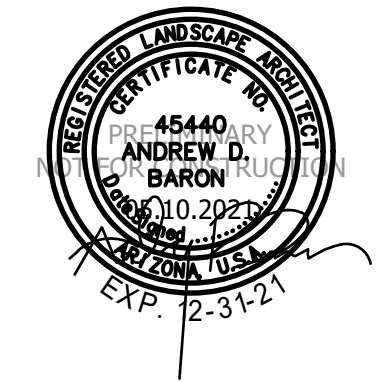
5 Concrete Pad
SCALE: 1/2"= 1'-0"



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



1 Naturescape Playstructure
SCALE:NTS



Roosevelt Park
Phase 4 Preliminary Plat
Avondale, Arizona
Construction Details



Revisions	
△	
△	
△	

Issued for	
☐ Design Dev.	
☐ Progress	
☒ City Submittal	05.10.2021
☐ Bid Set	
☐ Construction	

Title	
Construction Details	
Date Issued	
05.10.2021	
Scale	
Per Detail	
Drawn By	
CR	
Checked By	
CH, AB	
Project Number	

Permit Number

Sheet Number

LA6.3



PROFESSIONAL
OUTDOOR LIGHTING

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 LEDs, (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.

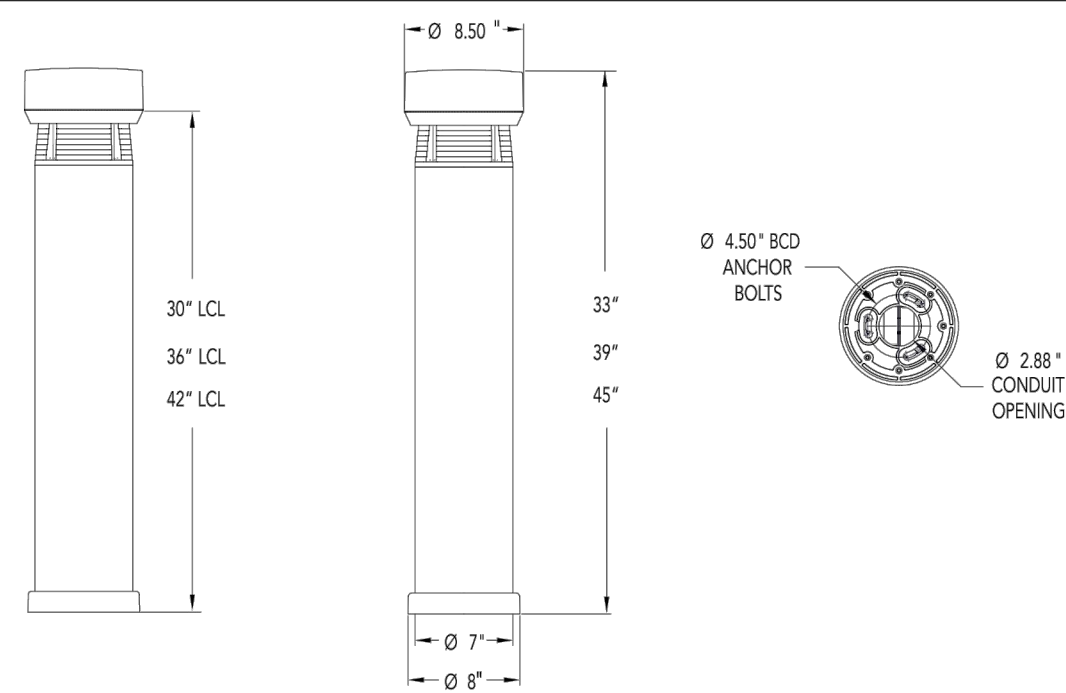
POWER LEVEL/OUTPUT:
Two power levels offered:
350mA per LED (1634 lumens output with 360° distribution)
500mA per LED (2163 lumens output with 360° distribution)

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 • Sim 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 G1 - 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 010 - 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	B
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	81-U3-G1	81-U3-G1
3Q	81-U2-G1	81-U3-G1
2Q 90	80-U2-G1	80-U2-G1
2Q 180	81-U2-G1	81-U2-G1
1Q	80-U1-G1	80-U2-G1

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1625 Surveyor Avenue • Sim Valley, CA 93063 • (805) 527-0987 • (800) 766-VISTA (8478)
FAX: (888) 670-VISTA (8478) • email@vistapro.com • www.vistapro.com

1470 04.19

1

Bollard Light

SCALE:NTS

OR APPROVED EQUAL

SWP 610



WALL /CEILING
LED

Fixture Type	Date
Job Name	Approved By
Catalog Number	- 20W - - 120 - 277 - - -

Vandal Resistant

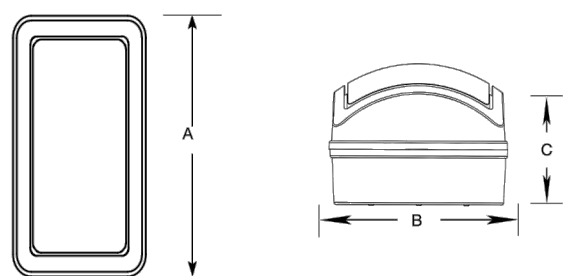
SWP610 High Output Series LED

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. Natarium 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 ₉₀ 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 coil 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.U.L., 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
YWP610HO	6.74	10.84	5.79



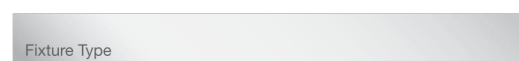
Luminaire LED
www.luminaireled.net

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

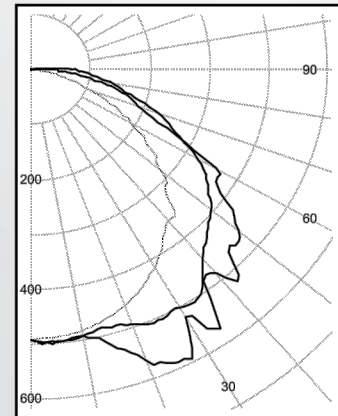
SWP610 High Output Series LED

PHOTOMETRIC DATA

Model	Watts	Input Watts	Delivered Lumens Clear	Delivered Lumens Opal	Delivered Lumens Clear	Delivered Lumens Opal	Delivered Lumens Clear	Delivered Lumens Opal
SWP610HO	20W	19.6	1958	1491	1998	1522	2060	1569
			2121	1616				

MODEL SWP610HO-20W-4000K-CP

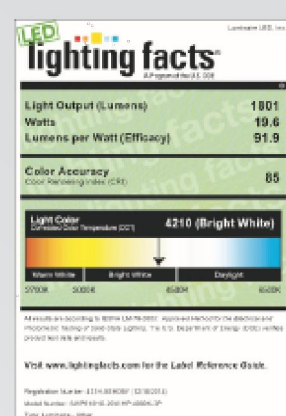
Delivered Lumens: 1,801 Lumens



IES FILE: SWP610HO-20W-4000K-CP

Total Power: 19.6W

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



Testing was performed in accordance with IES LM-79-08

Luminaire LED
www.luminaireled.net

5 Sutton Place
P.O. Box 2162
Edison, NJ 08818

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F. 732.549.9737

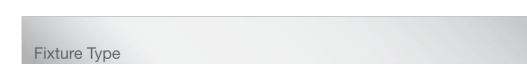
Luminaire LED Incorporated products are manufactured in the USA with components purchased from USA suppliers, and meet the Buy American requirements under the ARRA. Content of specification sheets is subject to change; please consult our website for current product information.
Rev: 7/17+

2

Ramada Light

SCALE:NTS

SWP 610



Vandal Resistant

SWP610 High Output Series LED

ORDERING INFORMATION

SERIES	LED	CCT	VOLTS	LENS	COLOR	OPTIONS	TX/SD
	20W		120 - 277				
SWP610HO	20W	3000K	120-277	CP	BLK	☐ DIM ☐ EMB20R	
YWP610HO		3500K		OP	WHT	☐ PC ☐ EMB125R	
YWP610HO		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



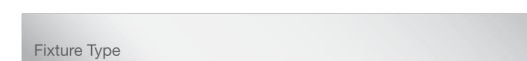
Luminaire LED
www.luminaireled.net

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+

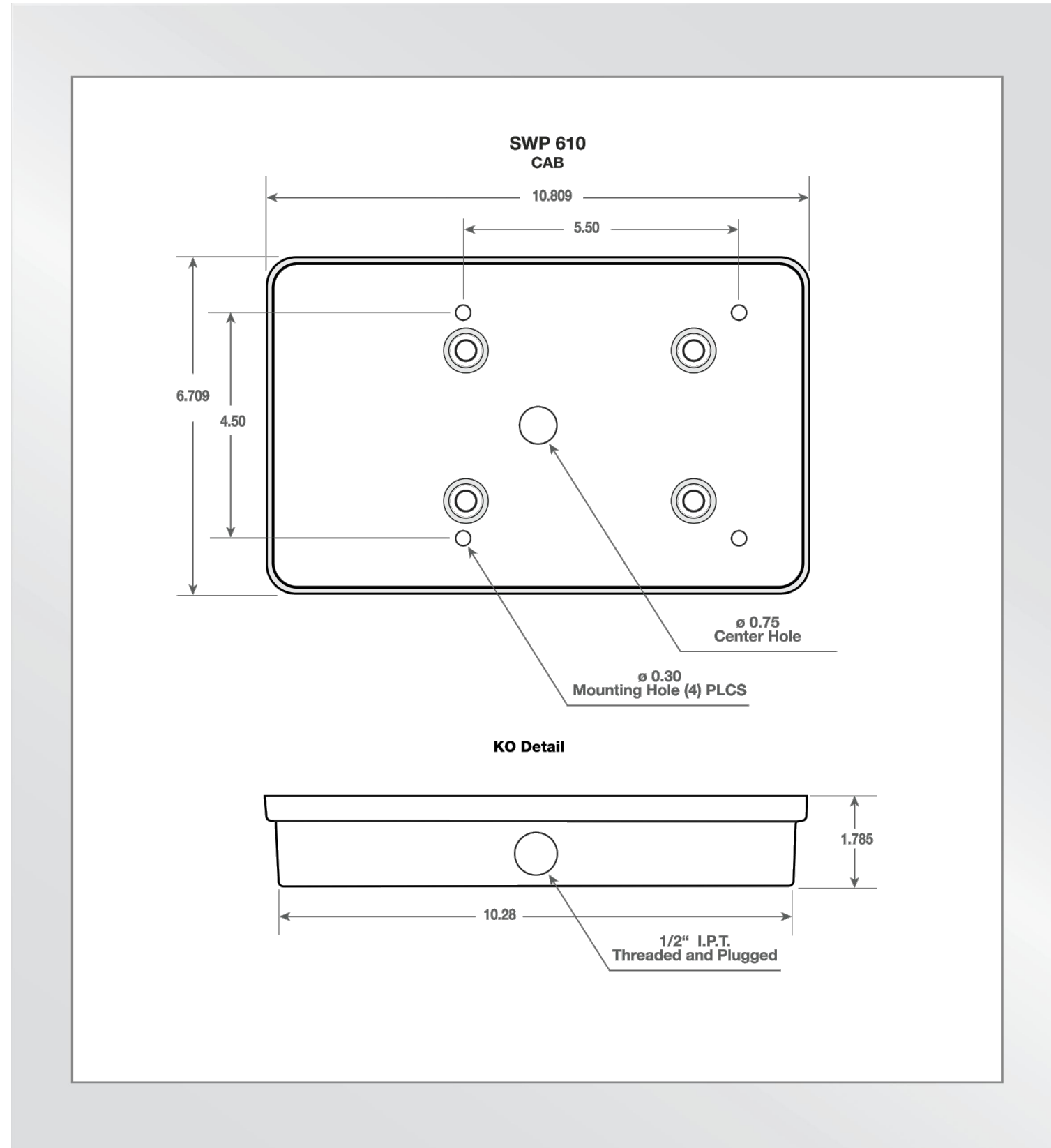
SWP 610



Vandal Resistant

SWP610 High Output Series LED

MOUNTING PLATE DETAILS



Luminaire LED
www.luminaireled.net

5 Sutton Place
P.O. Box 2162
Edison, NJ 08818

P. 732.549.0056
F. 732.549.9737

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Rev: 7/17+

LA



AB



Roosevelt Park
Phase 4 Preliminary Plat
Avondale, Arizona
Construction Details



Revisions



Issued for
☐ Design Dev.
☐ Progress
☒ City Submittal 05.10.2021
☐ Bid Set
☐ Construction

Title
Construction Details
Date Issued
05.10.2021
Scale
Per Detail
Drawn By
CR
Checked By
CH, AB
Project Number

Permit Number

Sheet Number

LA6.4

Sheet12 of 23

OR APPROVED EQUAL

DESCRIPTION

The Galeon™ 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 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 and 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 surge. The Galeon 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 800mA, 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.

McGraw-Edison

Project	Type
Comments	Date
Prepared by	



GLEON LED

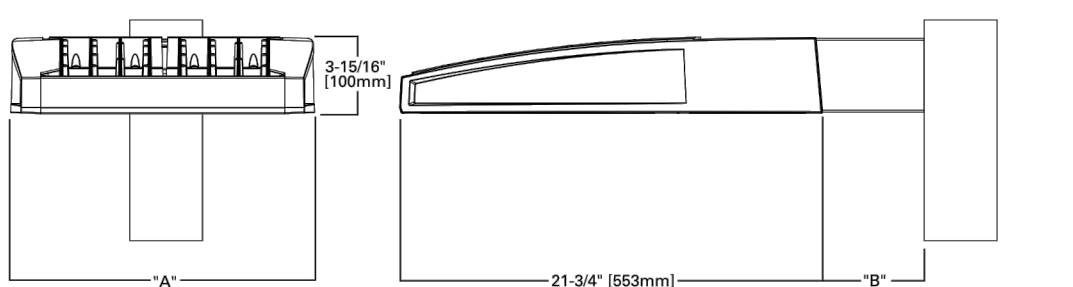
1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE



WaveLinx

DIMENSIONS



Number of Light Squares	A' Width	B' Standard Arm Length	B' Optional Arm Length	Weight with Arm (lbs.)	EPA with Arm' (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (548mm)	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)	68 (30.8 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.



Powering Business Worldwide

TYPE "H"	TYPE "N"
3/4" (19mm) Dia. Hole	7/8" (22mm) Dia. Hole
1/2" (13mm) Dia. Hole	1/2" (13mm) Dia. Hole

DRILLING PATTERN



CERTIFICATION DATA
3G Vibration Rated
Design/Light Consortium® Qualified
IP66 Rated
ISO 9001
LMV1 (LM80 Compliant)
UL/UL Wet Location Listed

ENERGY DATA	Electronic LED Driver
Power Factor	>0.9
Total Harmonic Distortion	<5%
347V 60Hz	480V 60Hz
40°C Max. Temperature	40°C Max. Temperature
50°C Max. Temperature (HA Option)	50°C Max. Temperature (HA Option)

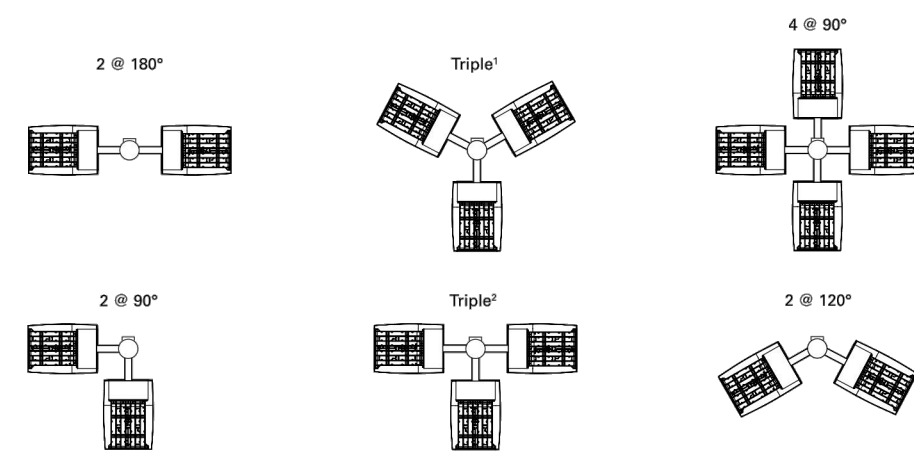


Powering Business Worldwide

page 2

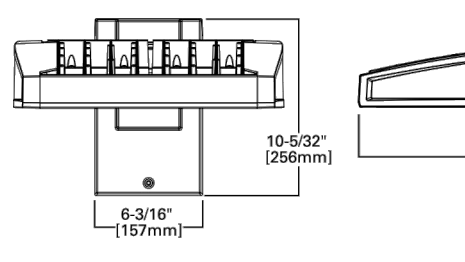
ARM MOUNTING REQUIREMENTS

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)

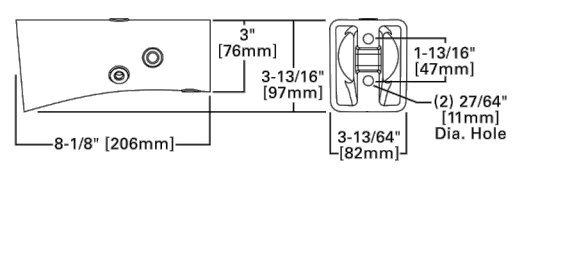


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

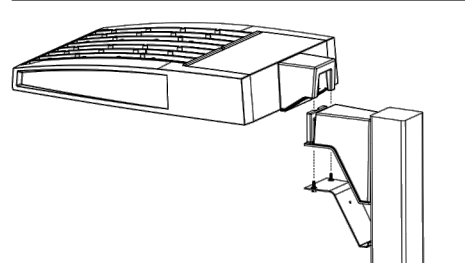
STANDARD WALL MOUNT



MAST ARM MOUNT



QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



OM Quick Mount Arm (Standard)



OMEA Quick Mount Arm (Extended)



QUICK MOUNT ARM DATA

Number of Light Squares	A' Width	Weight with OM Arm (lbs.)	Weight with OMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.9 kgs.)	38 (17.2 kgs.)	
5-6	21-5/8" (548mm)	46 (20.9 kgs.)	49 (22.2 kgs.)	1.11
7-8	27-5/8" (702mm)	56 (25.4 kgs.)	N/A	

NOTES: 1 OM option available with 1-8 light square configurations. 2 OMEA option available with 1-6 light square configurations. 3 OMEA arm to be used when mounting two fixtures at 90° on a single pole.



Powering Business Worldwide

121 Highway 74 South
Piedmont, GA 30069
P: 770-488-4800
www.eaton.com/lighting

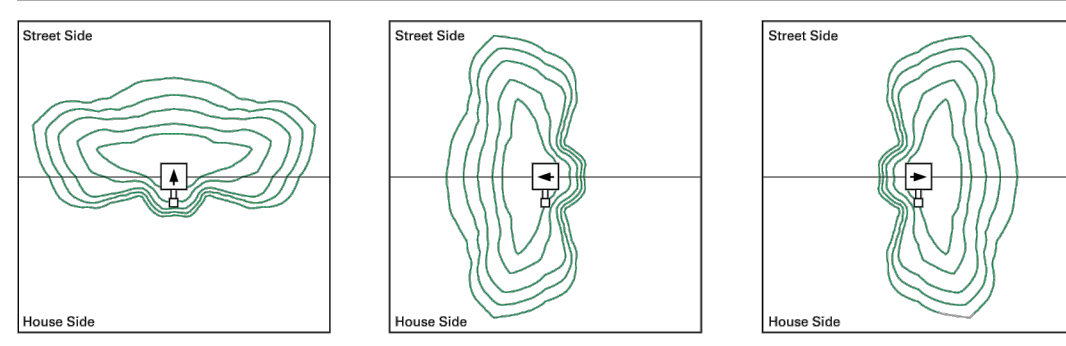
Specifications and dimensions subject to change without notice.

TD500020EN
July 23, 2019 2:40 PM

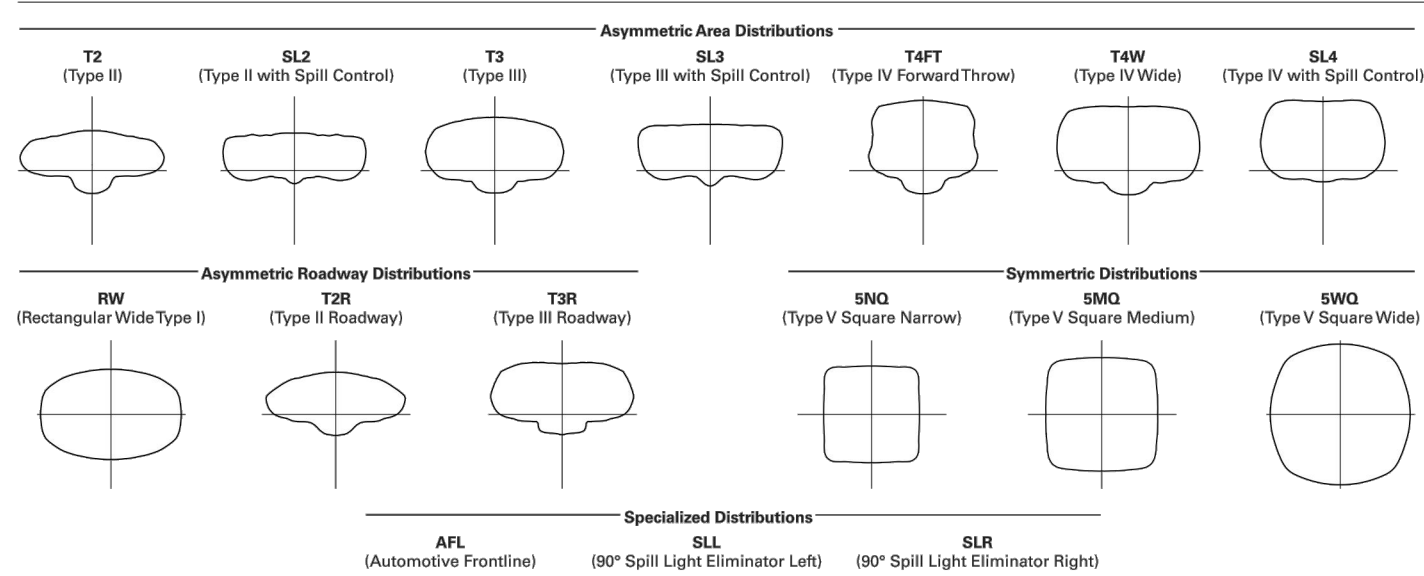
GLEON GALLEON LED

page 3

OPTIC ORIENTATION

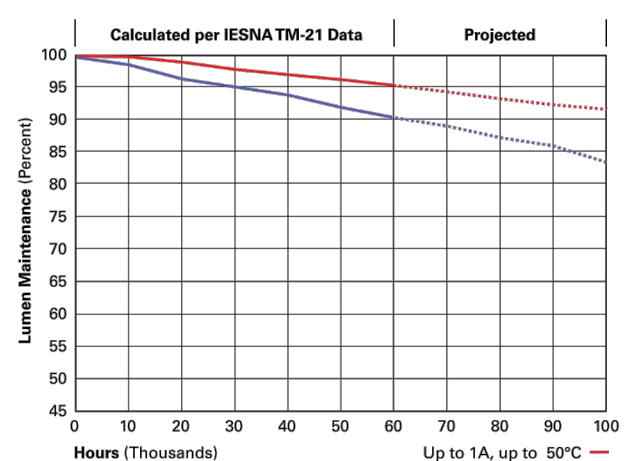


OPTICAL DISTRIBUTIONS



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



Powering Business Worldwide

121 Highway 74 South
Piedmont, GA 30069
P: 770-488-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

GLEON GALLEON LED

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
6°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

TD500020EN
July 23, 2019 2:40 PM

page 4

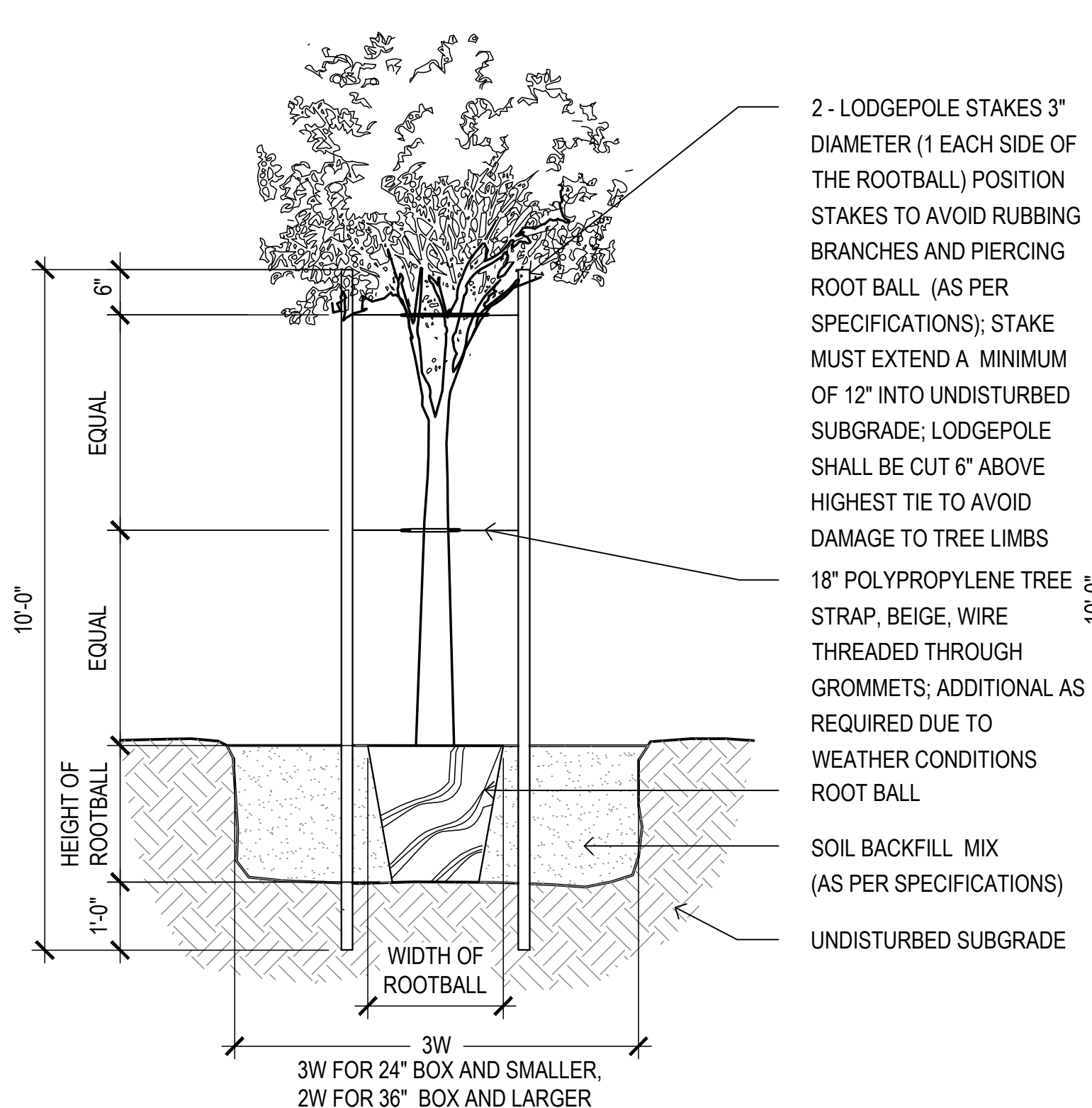
NOMINAL POWER LUMENS (1.2A)

Number of Light Squares	1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)	67	129	191	253	320	382	444	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	5.97
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	1.16	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)	0.20	0.39	0.57	0.78	0.98	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	6,883	13,412	20,011	26,441	32,761	39,205	46,364	52,534	58,601
	3000K Lumens	6,489	12,681	18,919	25,000	30,974	37,066	43,836	49,668	55,405
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
T2R	4000K/5000K Lumens	7,285	14,238	21,246	28,072	34,780	41,261	48,271	55,770	62,772
	3000K Lumens	6,889	13,442	20,087	26,441	32,884	39,361	46,537	52,729	58,819
	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
T3	4000K/5000K Lumens	6,995	13,870	20,387	26,951	33,391	39,858	47,256	53,544	59,728
	3000K Lumens	6,613	12,924	19,284	25,480	31,570	37,780	44,679	50,624	56,471
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	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
	3000K Lumens	6,761	13,212	19,713	26,046	32,272	38,619	45,673	51,750	57,726
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-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
	3000K Lumens	6,652	12,999	19,397	25,629	31,754	37,999	44,938	50,917	56,797
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T4W	4000K/5000K Lumens	6,945	13,571	20,146	26,756	33,152	39,571	46,917	53,160	59,298
	3000K Lumens	6,560	12,831	19,146	25,297	31,344	37,598	44,258	50,260	56,064
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	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	38,127	44,283	50,448	56,788
	3000K Lumens	6,477	12,658	18,888	24,957	30,920	37,003	43,759	49,584	55,308
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	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	26,847	33,388	39,863	47,249	53,537	59,720
	3000K Lumens	6,612	12,922	19,281	25,477	31,567	37,774	44,673	50,618	56,463
	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
SL4	4000K/5000K Lumens	6,645	12,886	19,378	25,603	31,723	37,862	44,883	50,888	56,743
	3000K Lumens	6,282	12,279	18,321	24,207	29,983	35,882	42,445	48,094	53,648
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SNQ	4000K/5000K Lumens	7,214	14,097	21,026	27,795	34,437	41,216	48,734	55,291	61,597
	3000K Lumens	6,830	13,329	19,889	26,279	32,558	38,962	46,077	52,298	58,237
	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
SMO	4000K/5000K Lumens	7,347	14,356	21,423	28,306	35,071	41,969	49,632	56,237	62,730
	3000K Lumens	6,947	13,573	20,254	26,762	33,158	39,680	46,925	53,170	59,309
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SWO	4000K/5000K Lumens	7,366	14,386	21,480	28,381	35,164	42,080	49,765	56,386	62,898
	3000K Lumens	6,964	13,610	20,368	26,833	33,247	39,786	47,050	53,311	59,468
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
SL/SLR	4000K/5000K Lumens	6,147	12,010	17,921	23,679	29,339	35,109	41,521	47,046	52,478
	3000K Lumens	5,811	11,355	16,944	22,388	27,739	33,194	39,256	44,479	49,617
	BUG Rating	B1-U0-G2	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	27,643	34,136	40,837	48,296	54,722	61,042
	3000K Lumens	6,760	13,208	19,709	26,041	32,264	38,610	45,661	51,738	57,713
	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
AFL	4000K/5000K Lumens	7,175	14,021	20,921	27,643	34,249	40,866	48,470	54,920	61,262
	3000K Lumens	6,784	13,256	19,780	26,136	32,381	38,750	45,827	51,925	57,922
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-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.

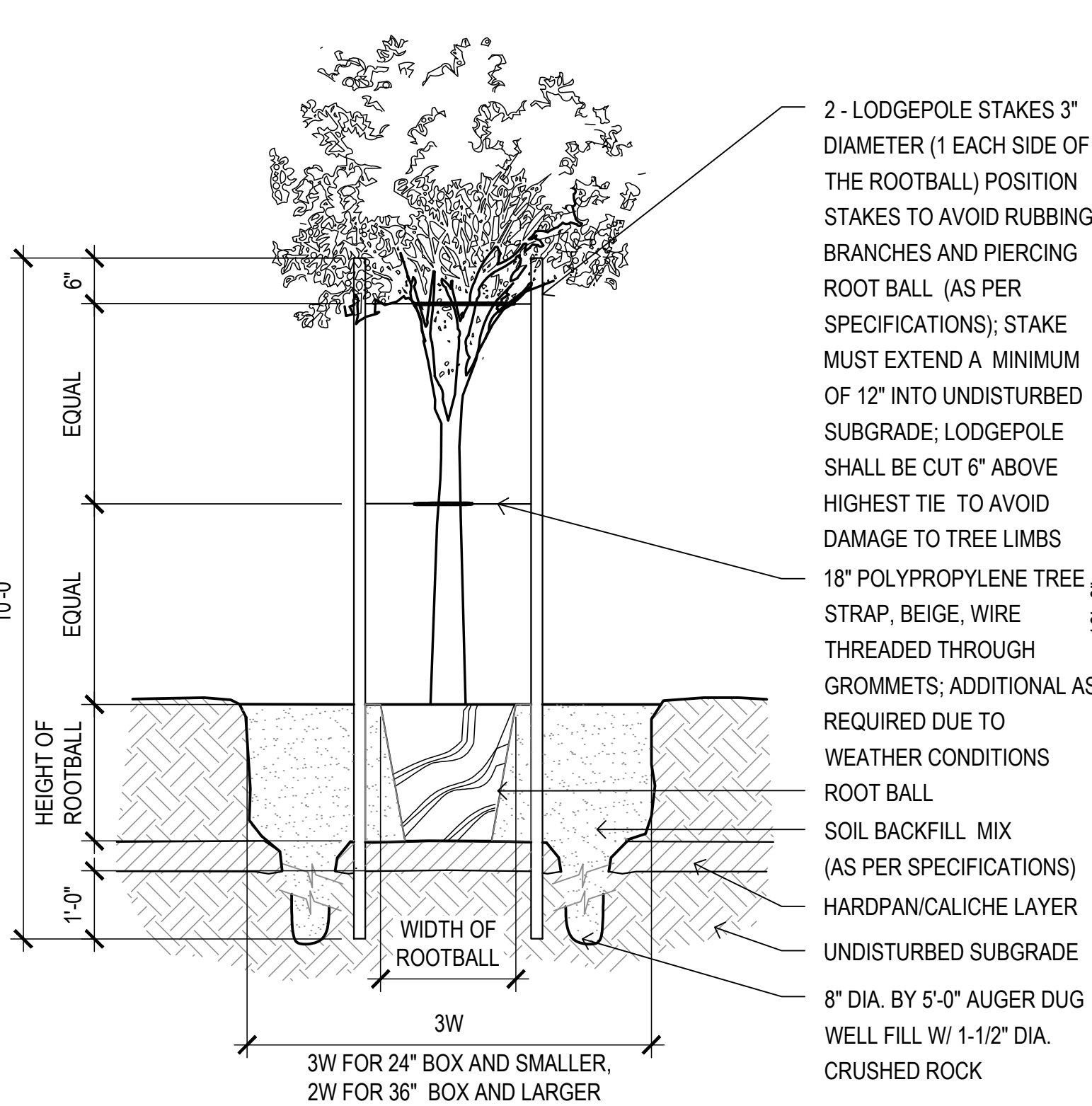


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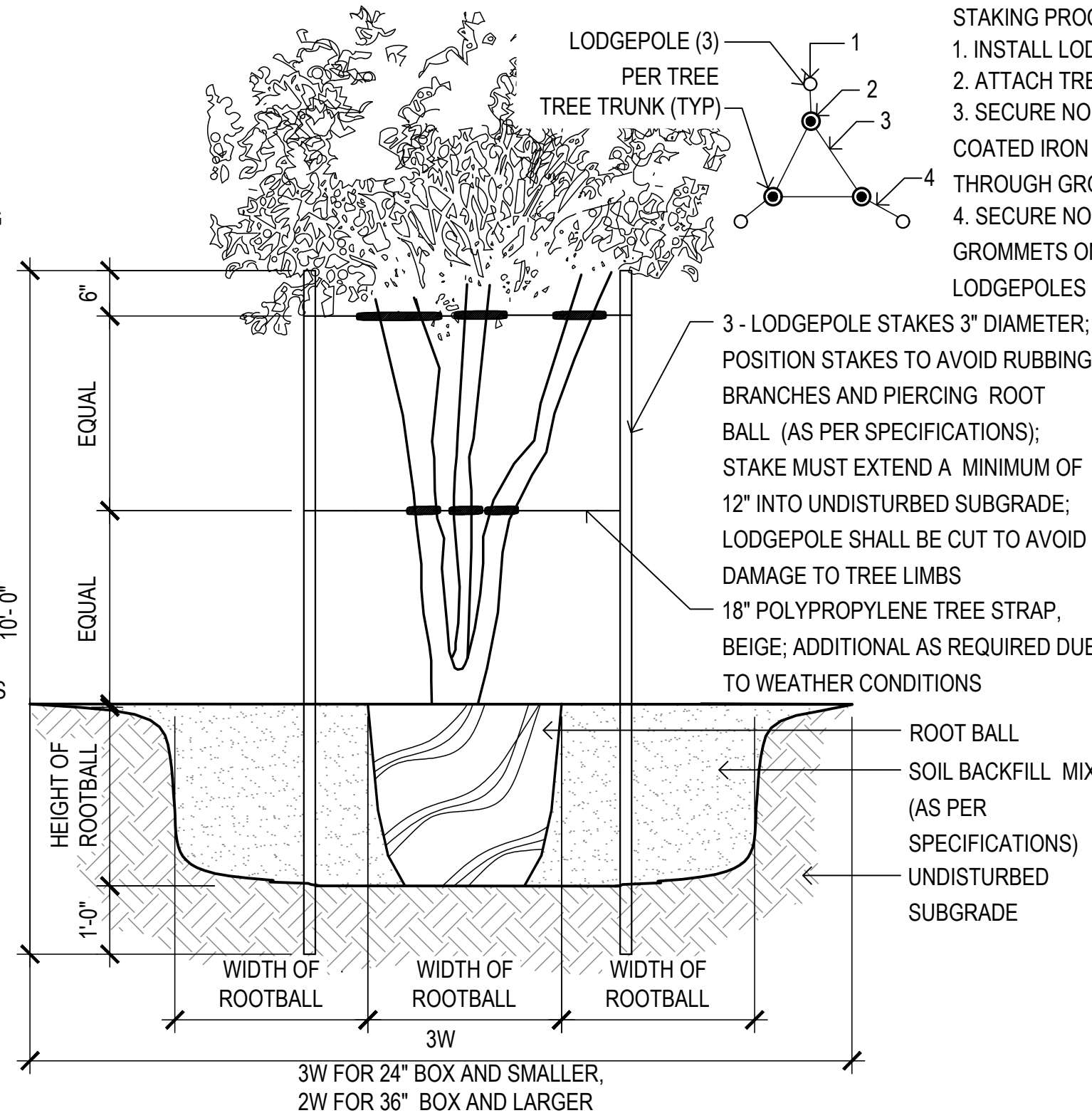
1 Tree Planting Detail

SCALE: NTS



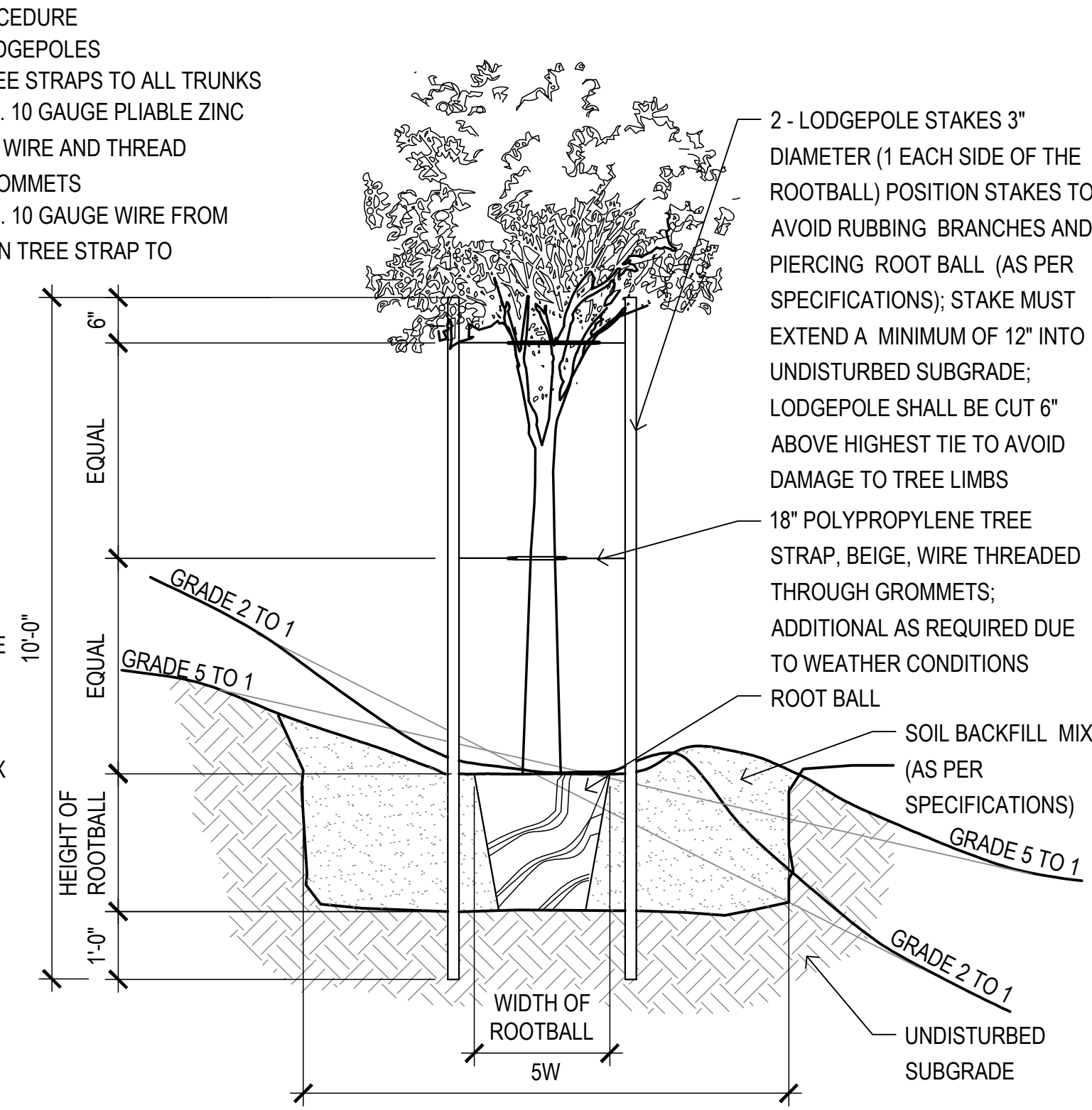
2 Hardpan Planting Detail

SCALE: NTS



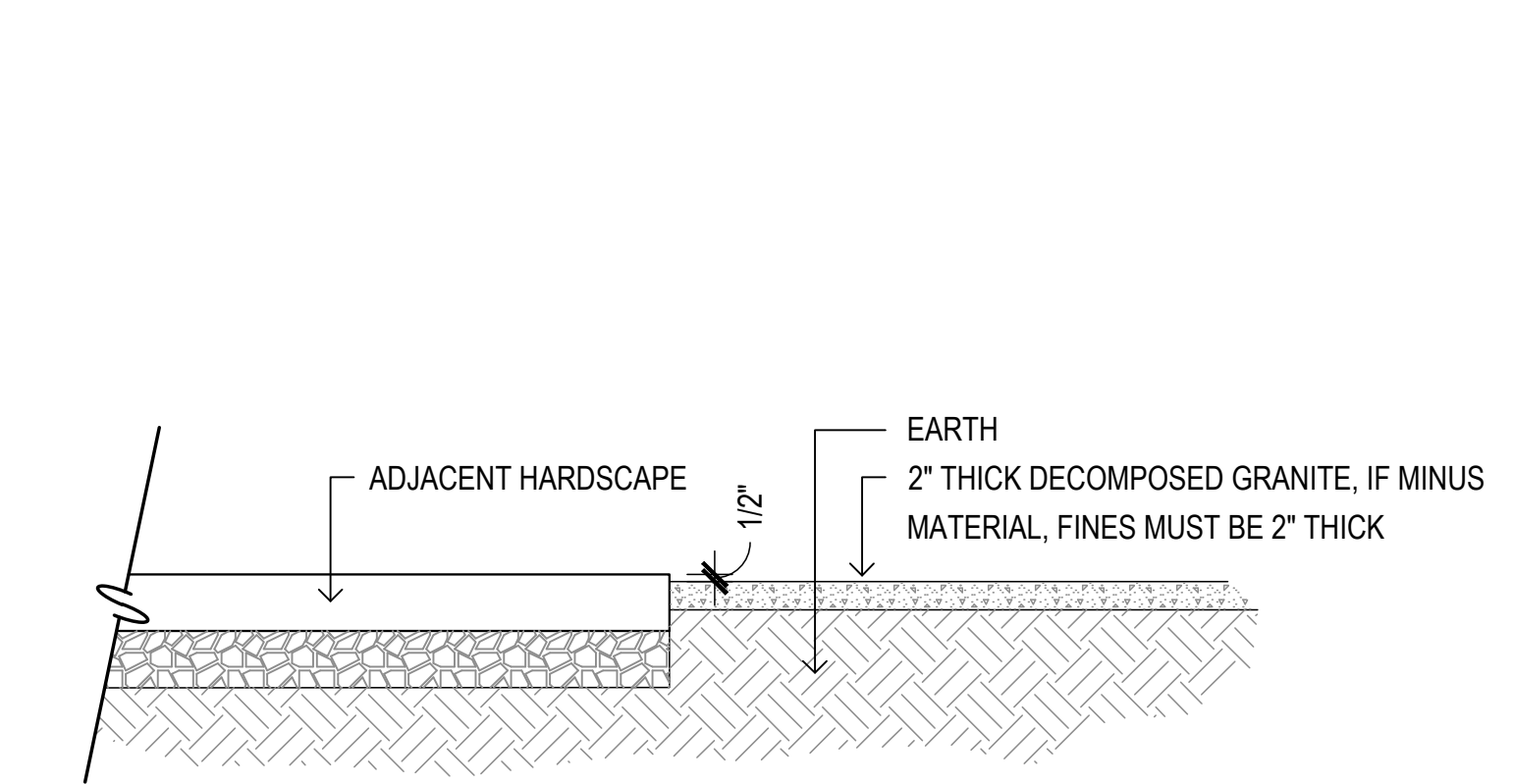
3 Multi-Trunk Tree Detail

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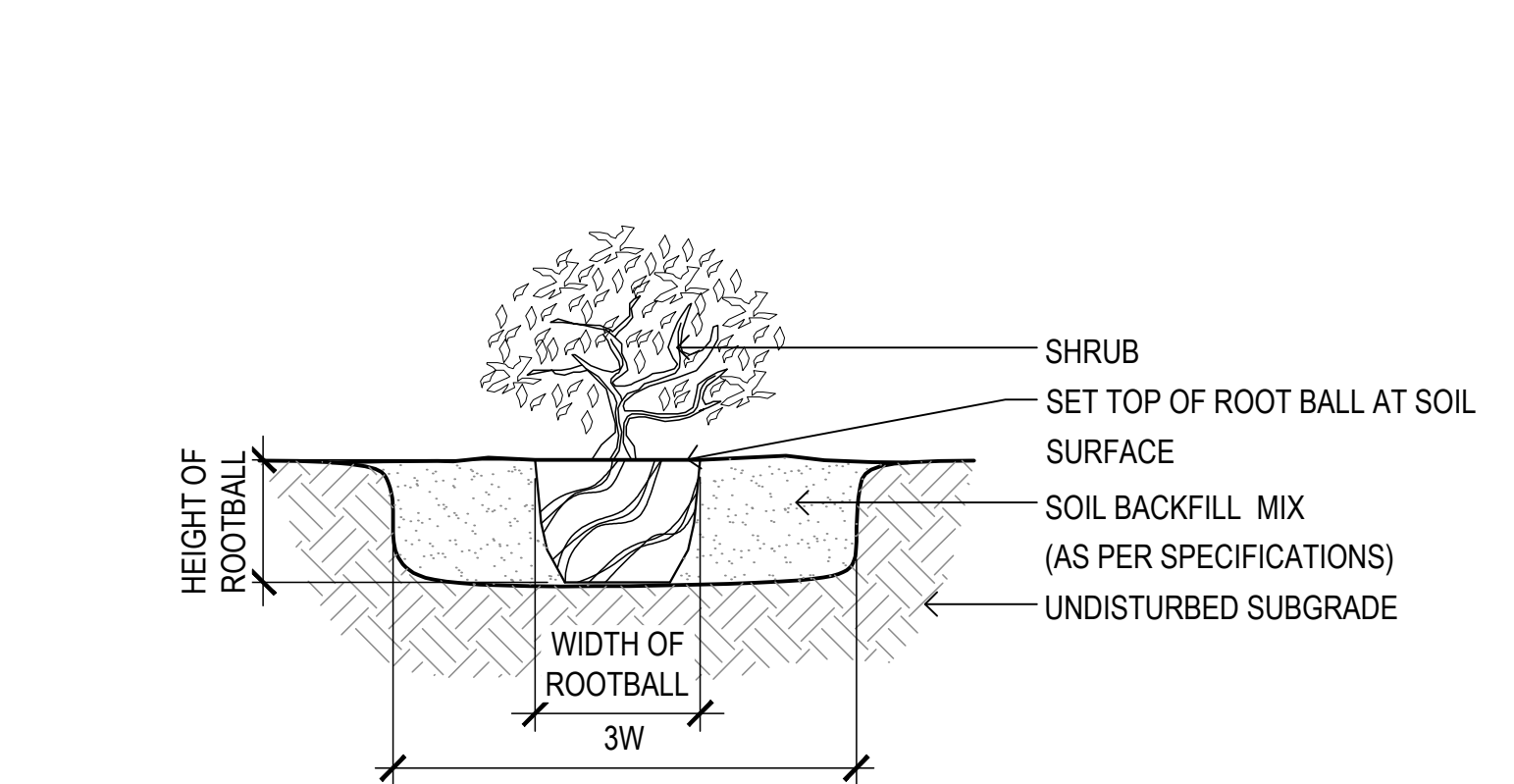
4 Tree Planting on Slope Detail

SCALE: NTS



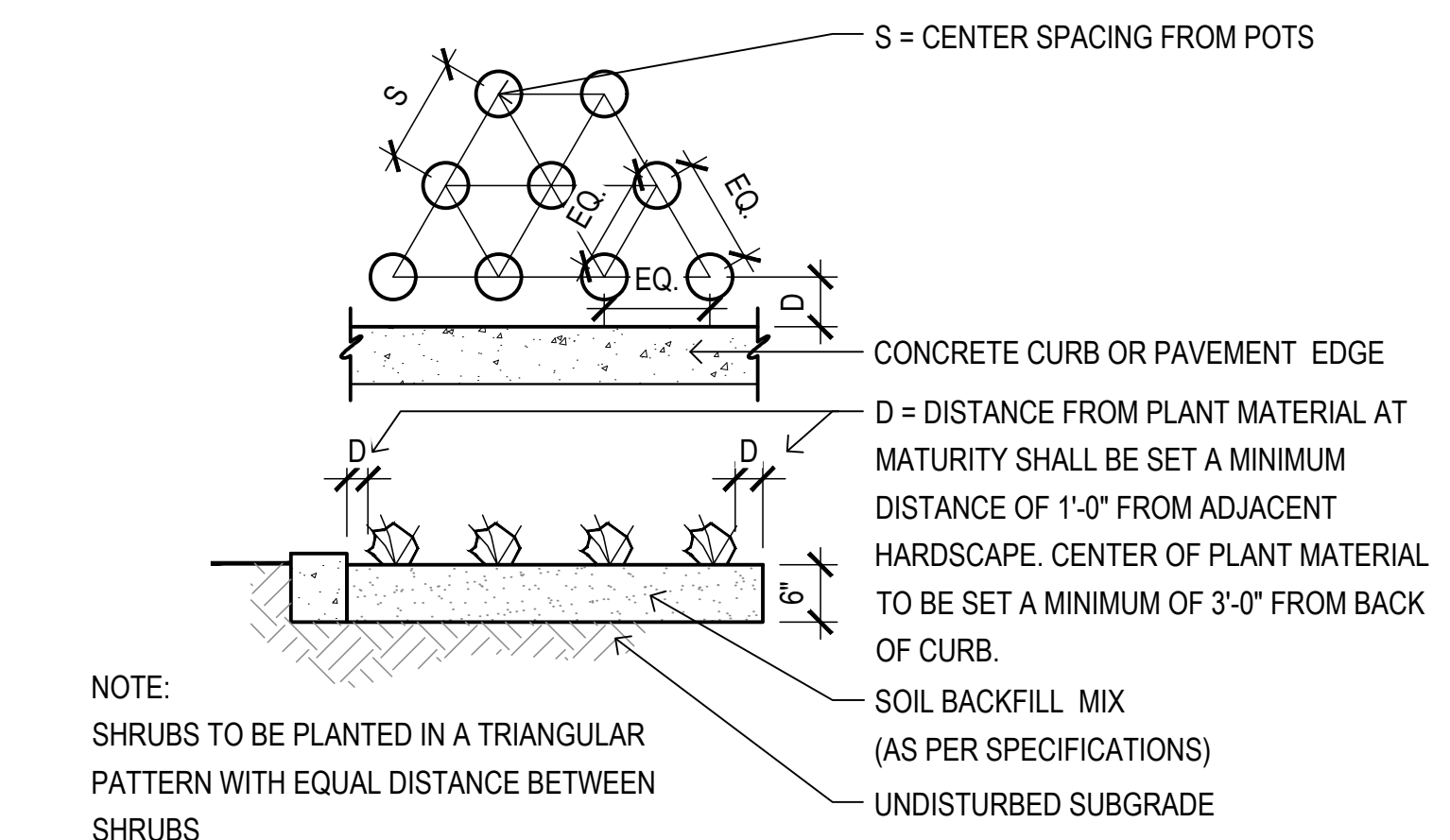
5 Decomposed Granite Detail

SCALE: NTS



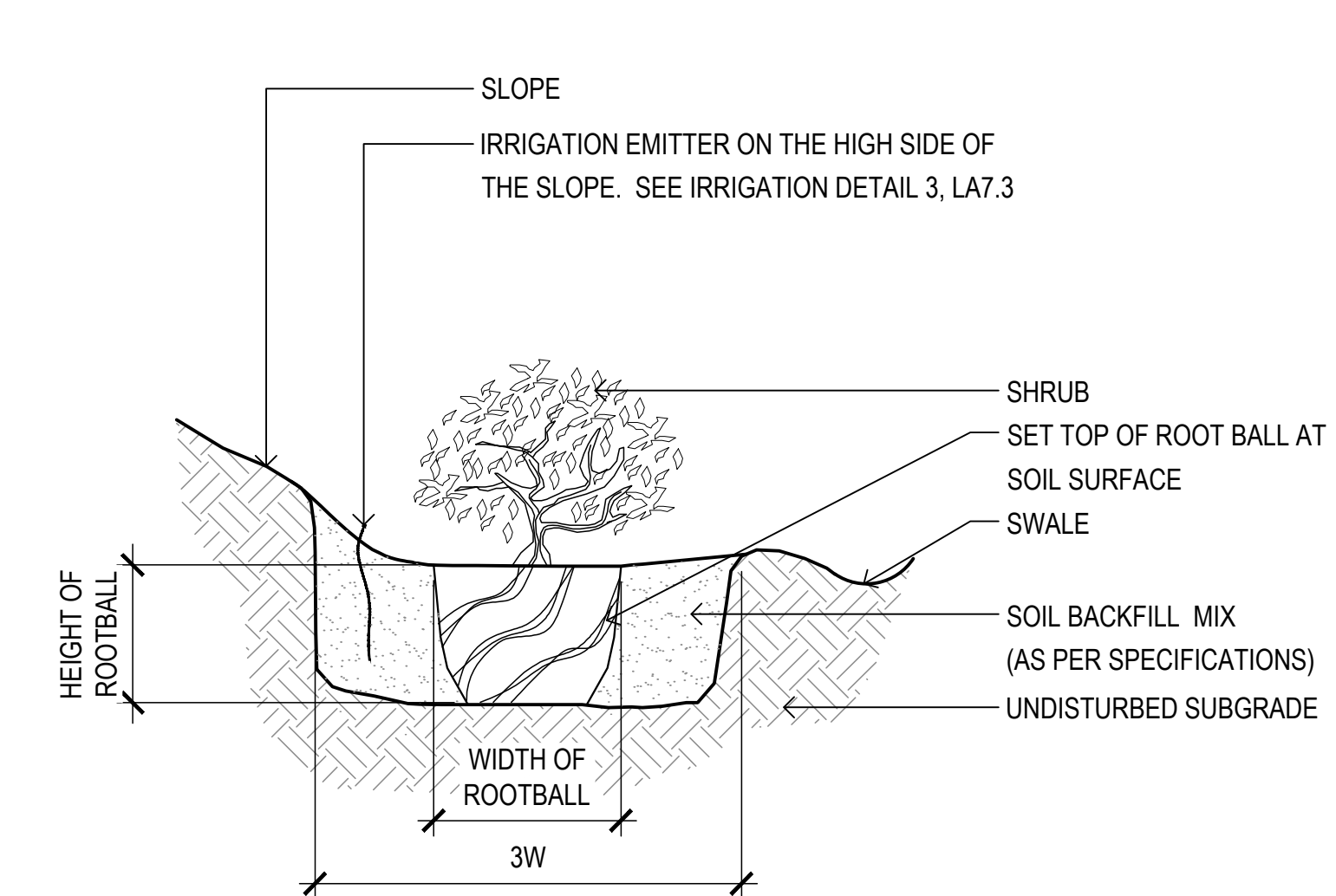
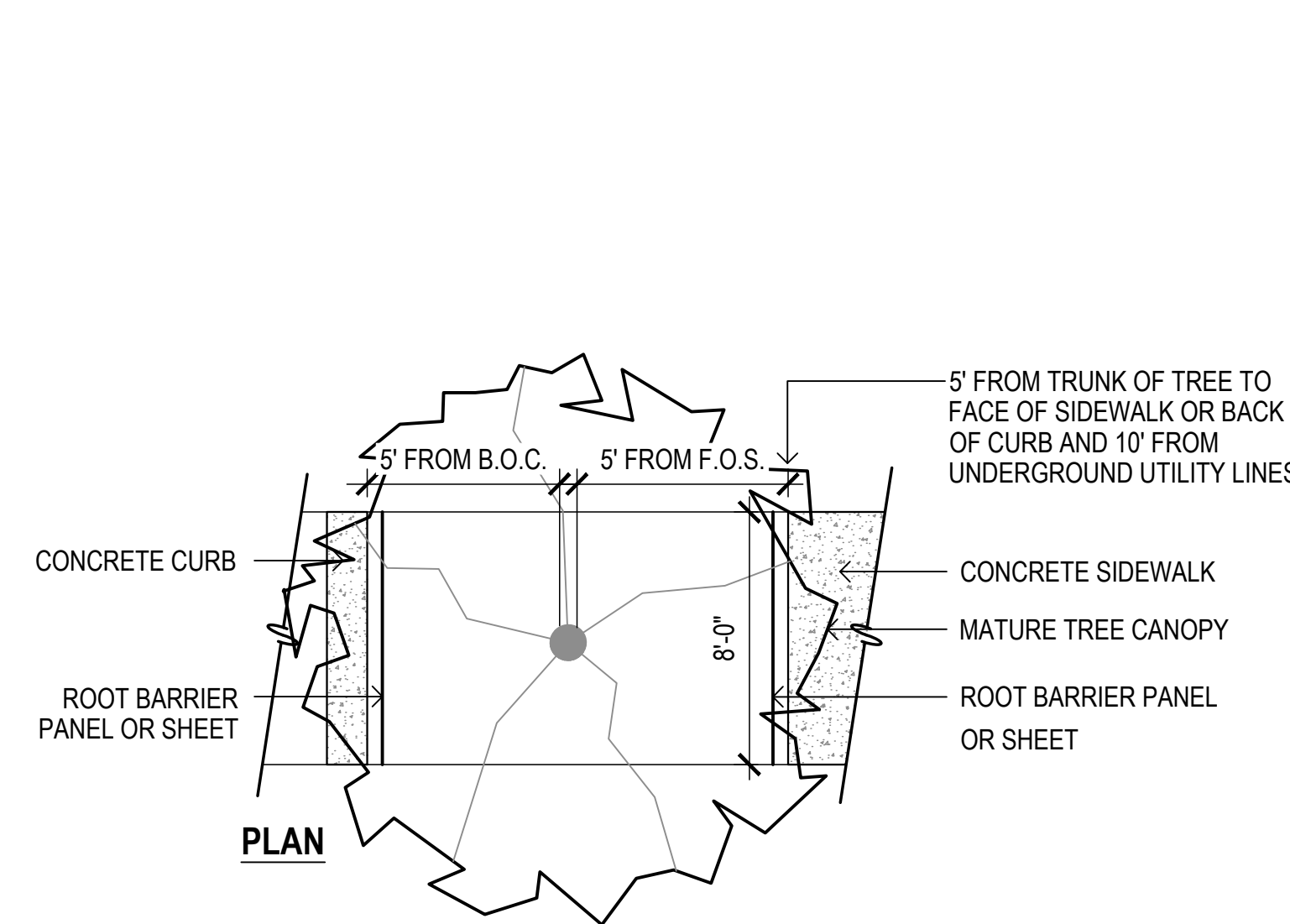
6 Shrub Planting Detail

SCALE: NTS



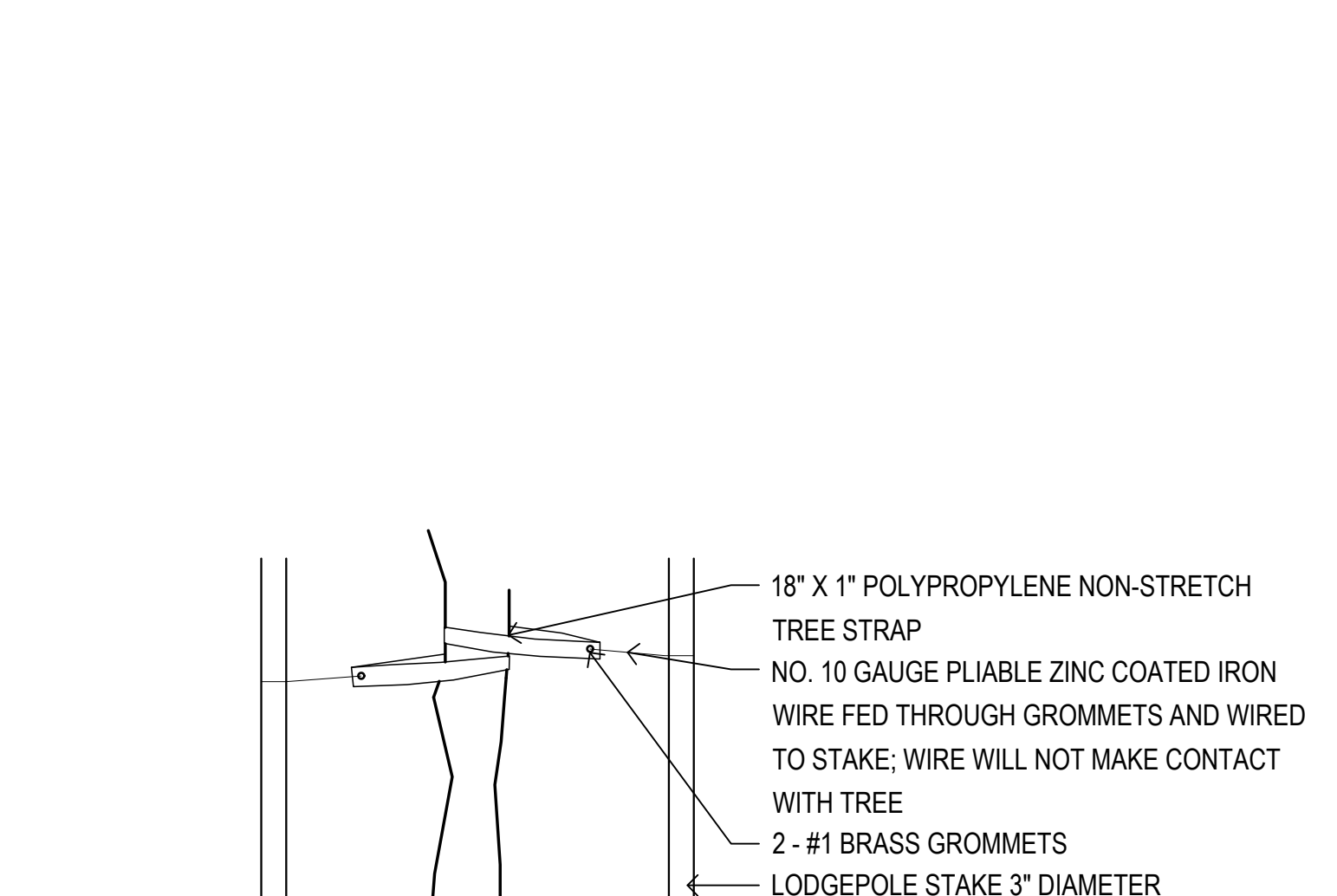
7 Plant Spacing Detail

SCALE: NTS



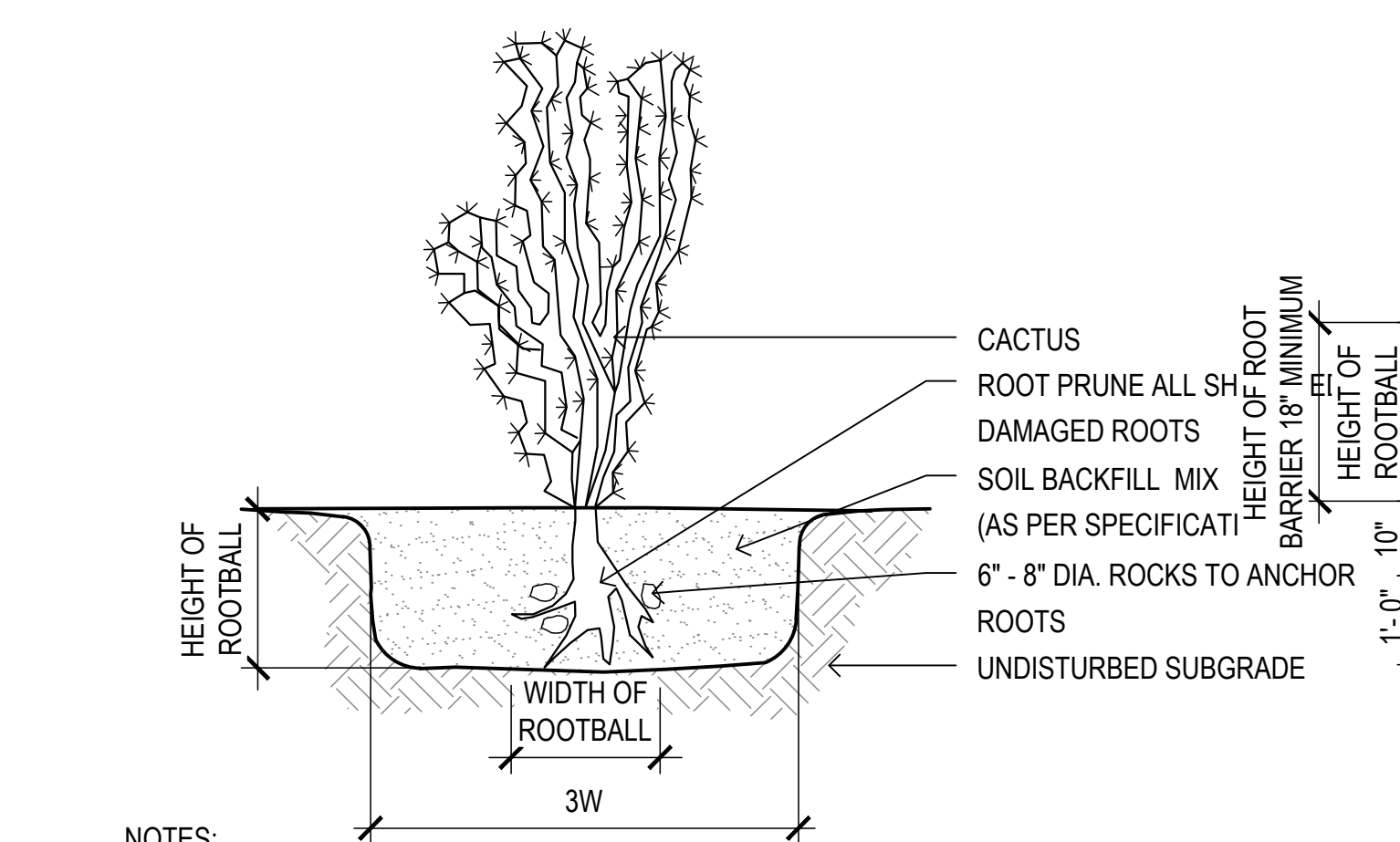
8 Shrub Planting on Slope Detail

SCALE: NTS



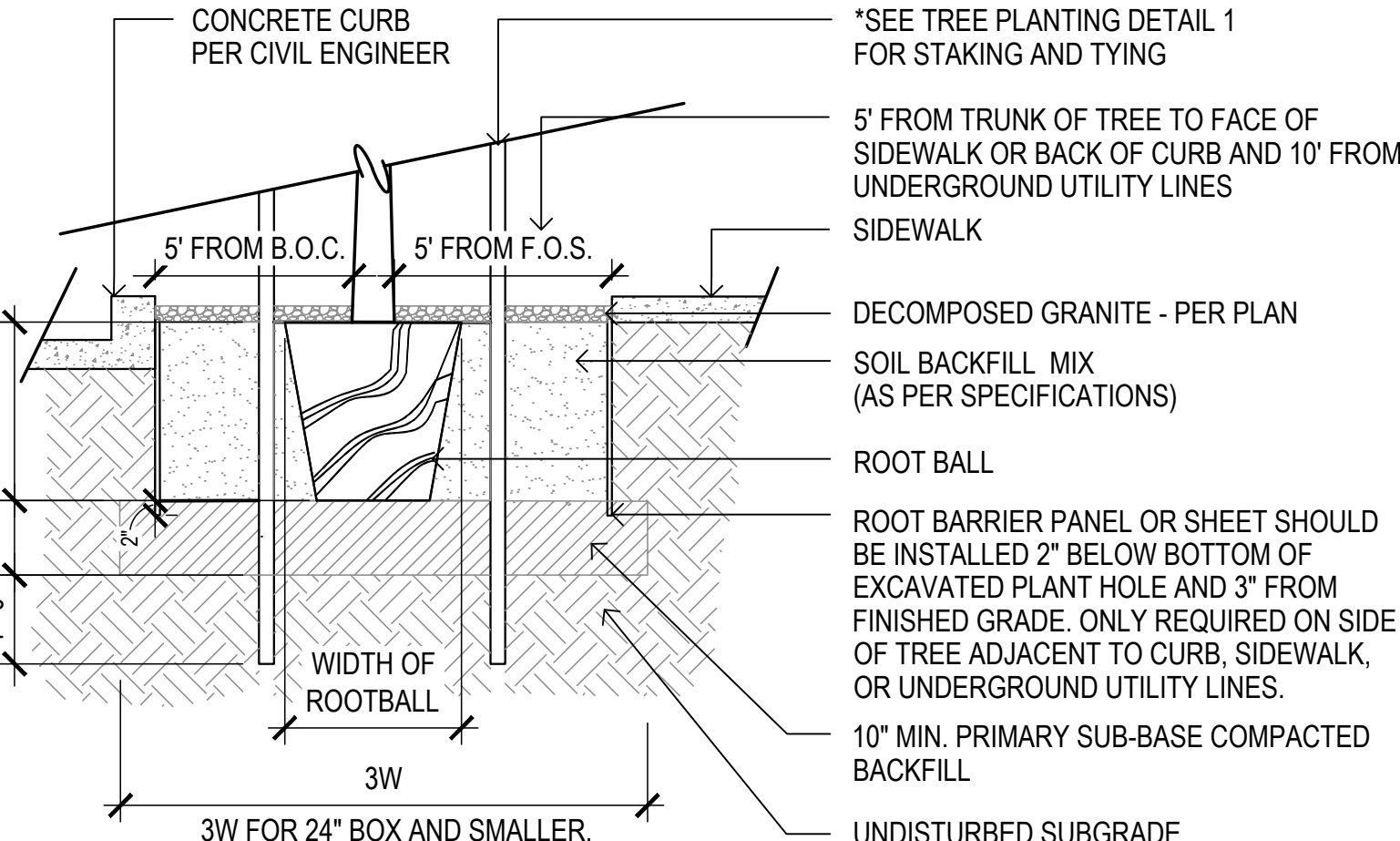
9 Tree Strap Detail

SCALE: NTS



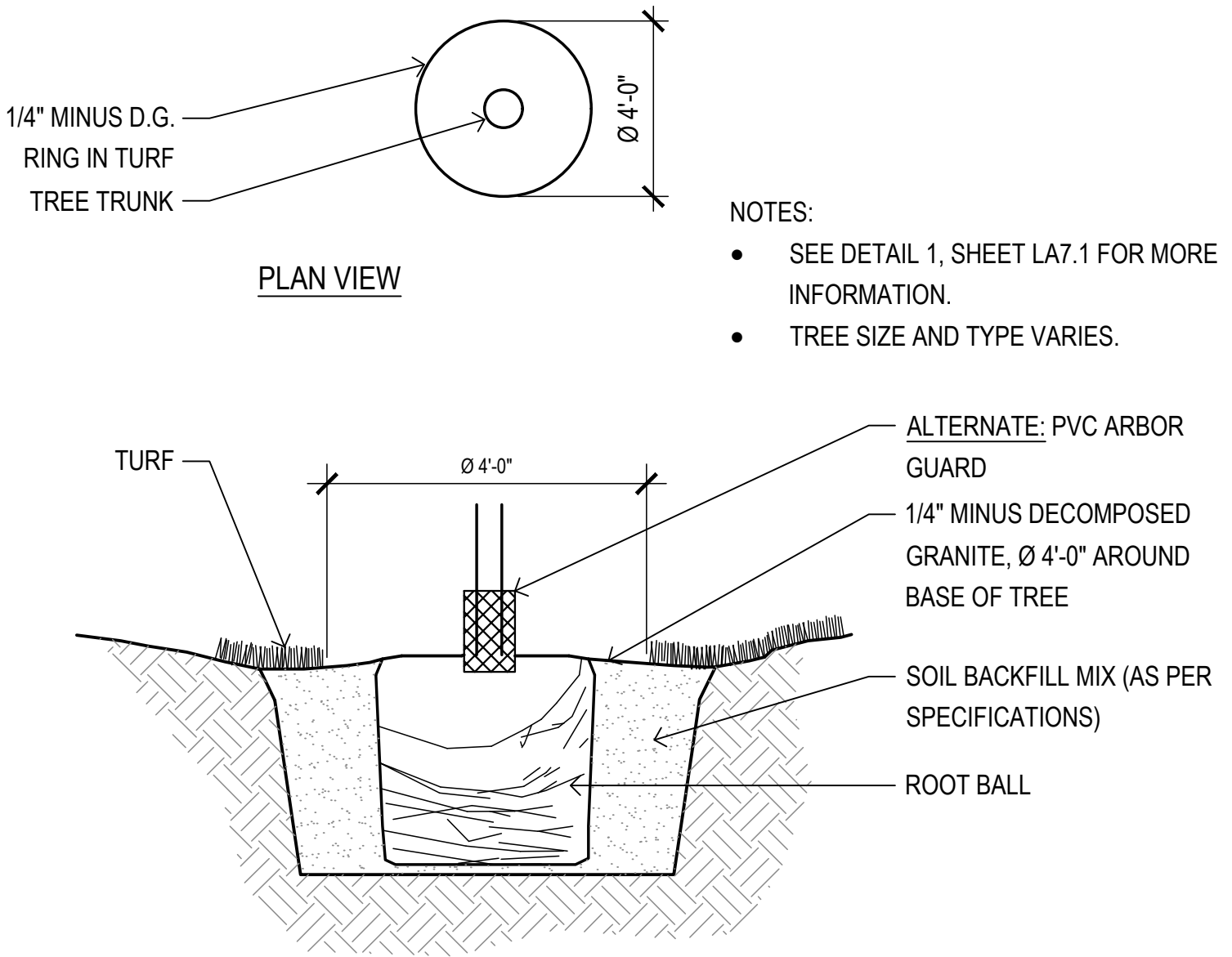
10 Cactus Planting Detail

SCALE: NTS



11 Root Barrier Detail

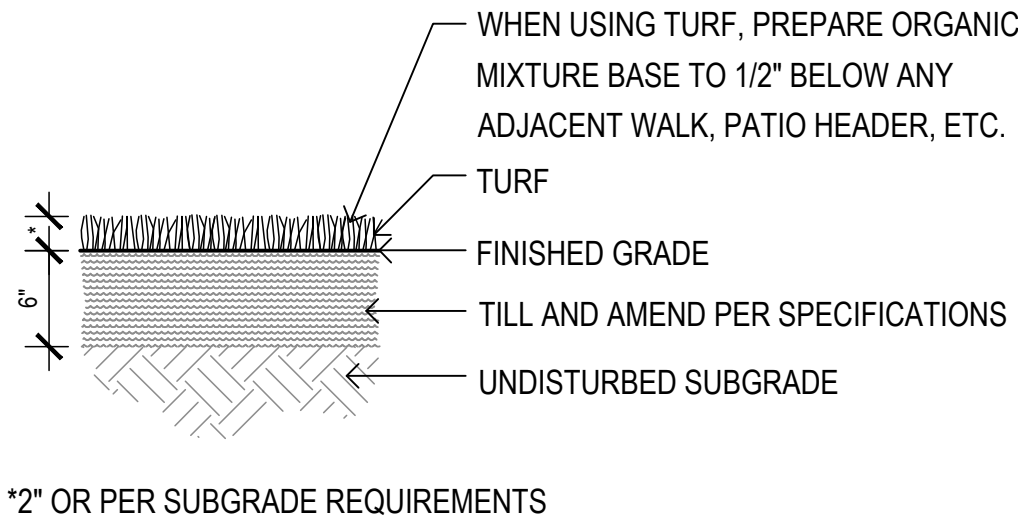
SCALE: NTS



1

Tree in Turf Detail

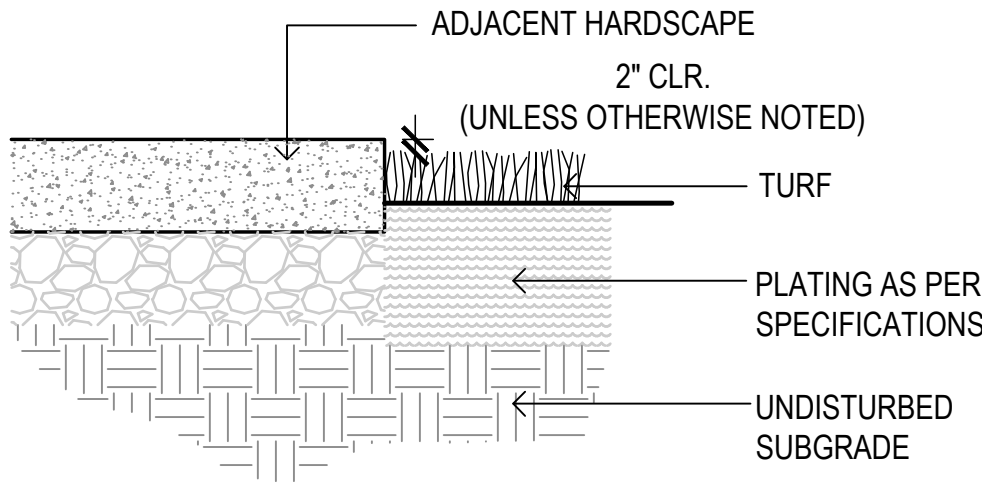
SCALE: NTS



2

Turf Preparation Detail

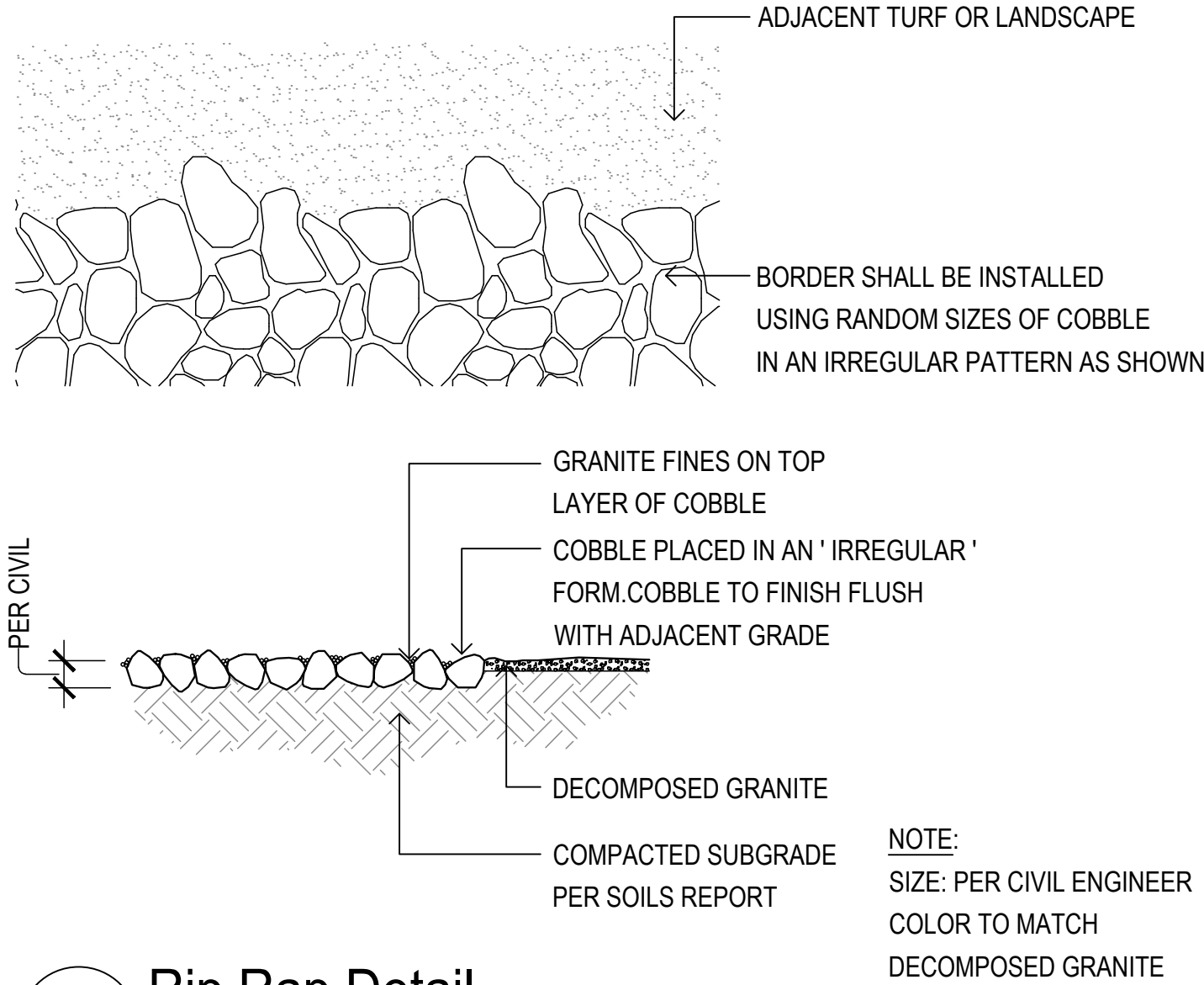
SCALE: NTS



3

Incidental Grading at Turf Detail

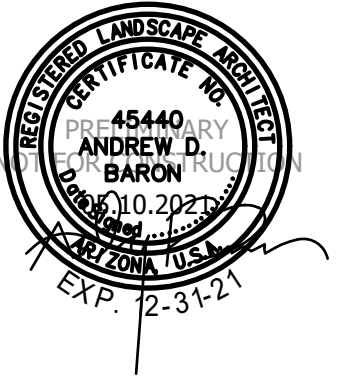
SCALE: NTS



4

Rip Rap Detail

SCALE: NTS



Revisions



Issued for

- ☐ Design Dev.
- ☐ Progress
- ☒ City Submittal 05.10.2021
- ☐ Bid Set
- ☐ Construction

Title

Planting Details

Date Issued 05.10.2021

Scale

Per Detail

Drawn By

CR

Checked By

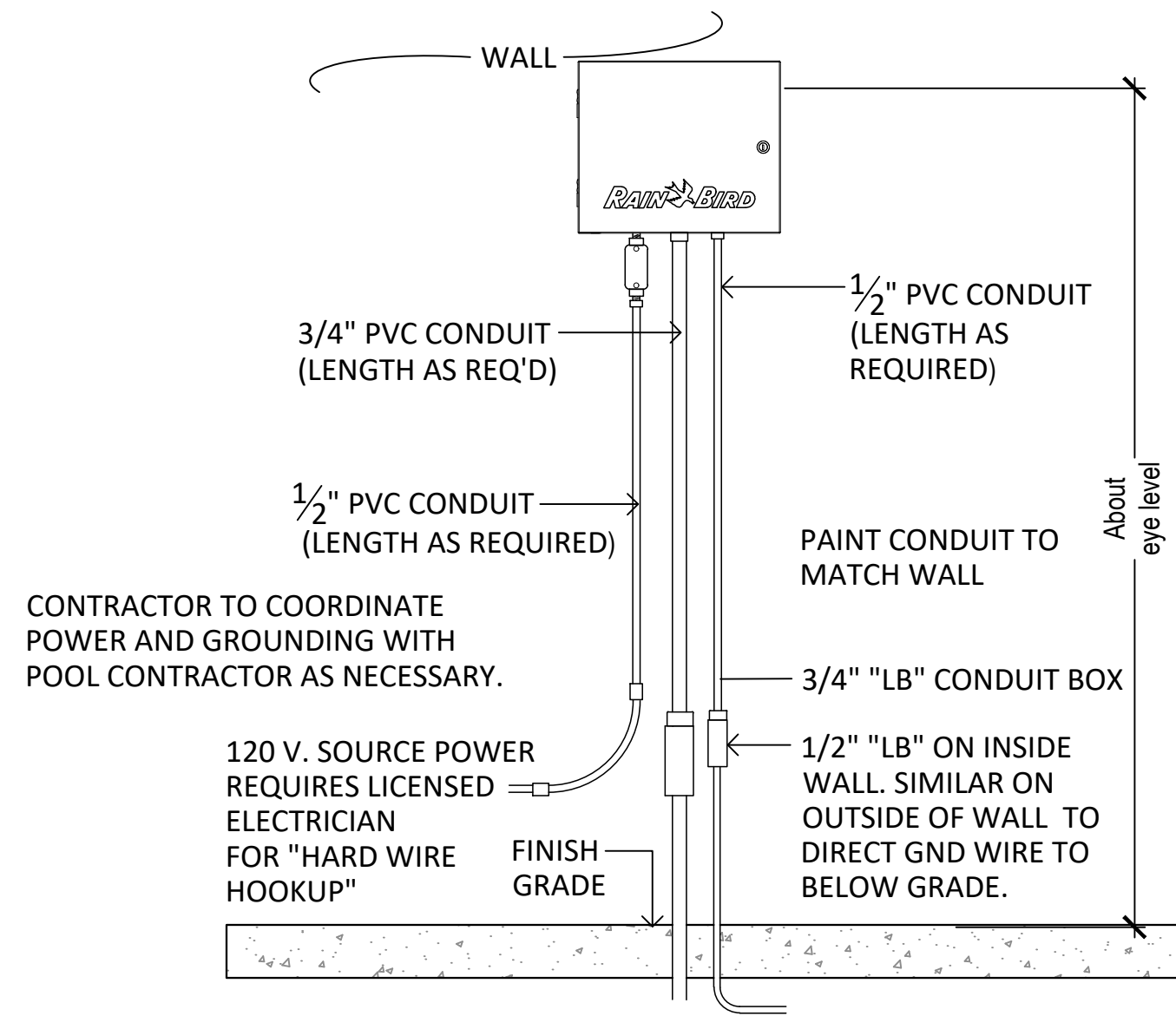
CH, AB

Project Number

Permit Number

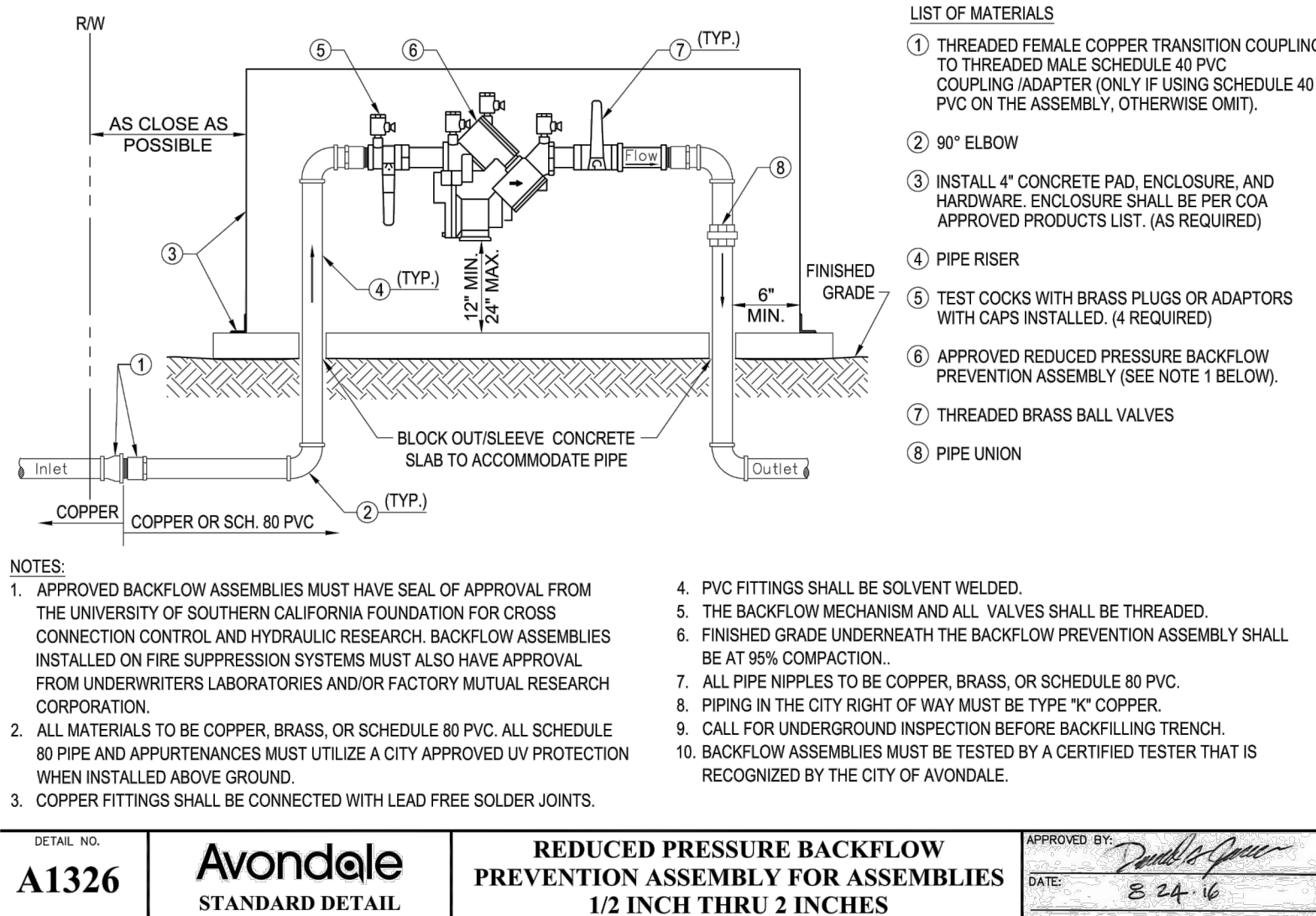
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LA7.2



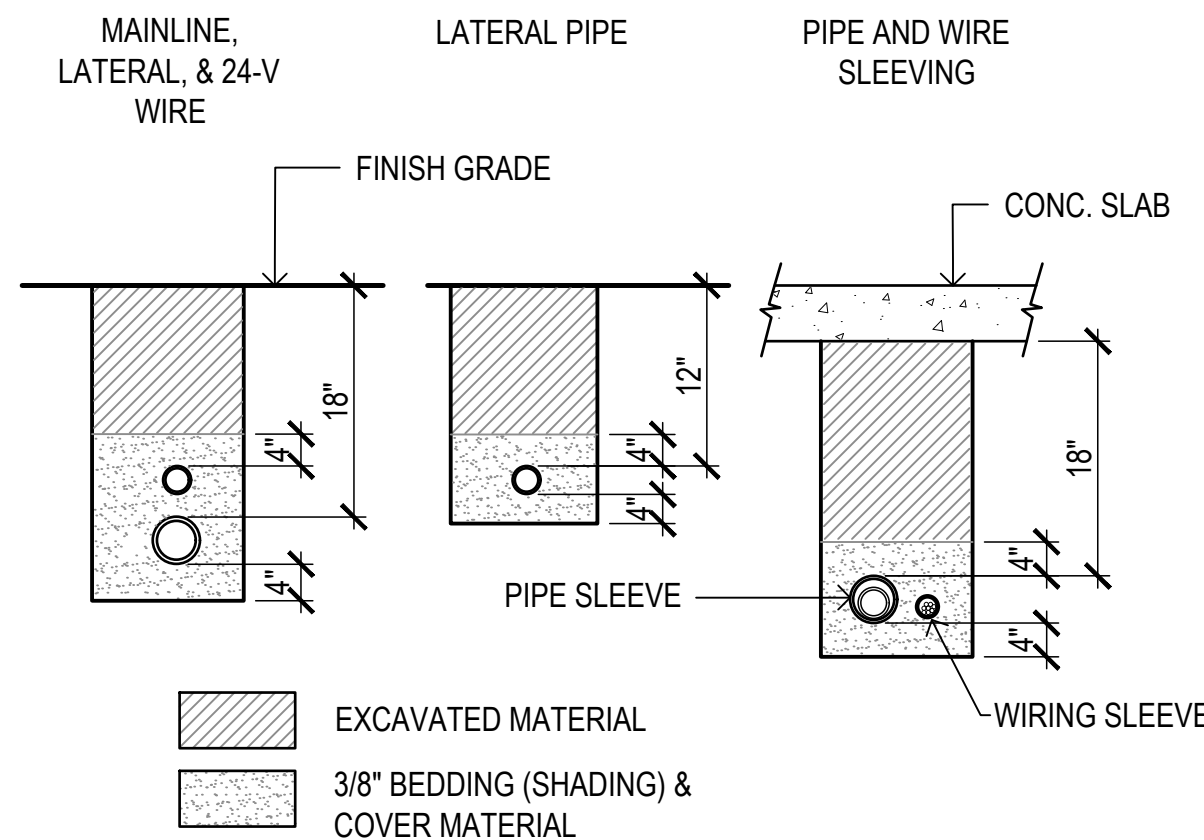
1 Wall Mount Controller

SCALE: N.T.S.



2 Backflow Preventer

SCALE: N.T.S.

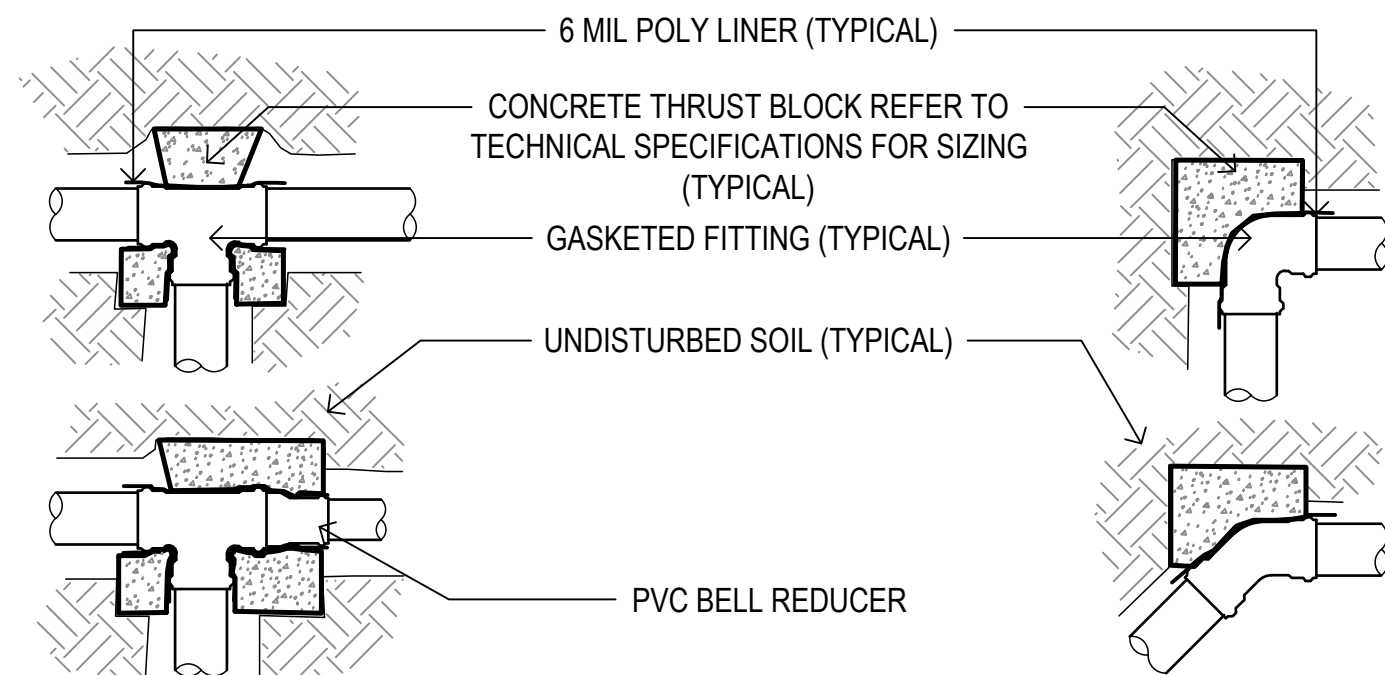


NOTES:

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.

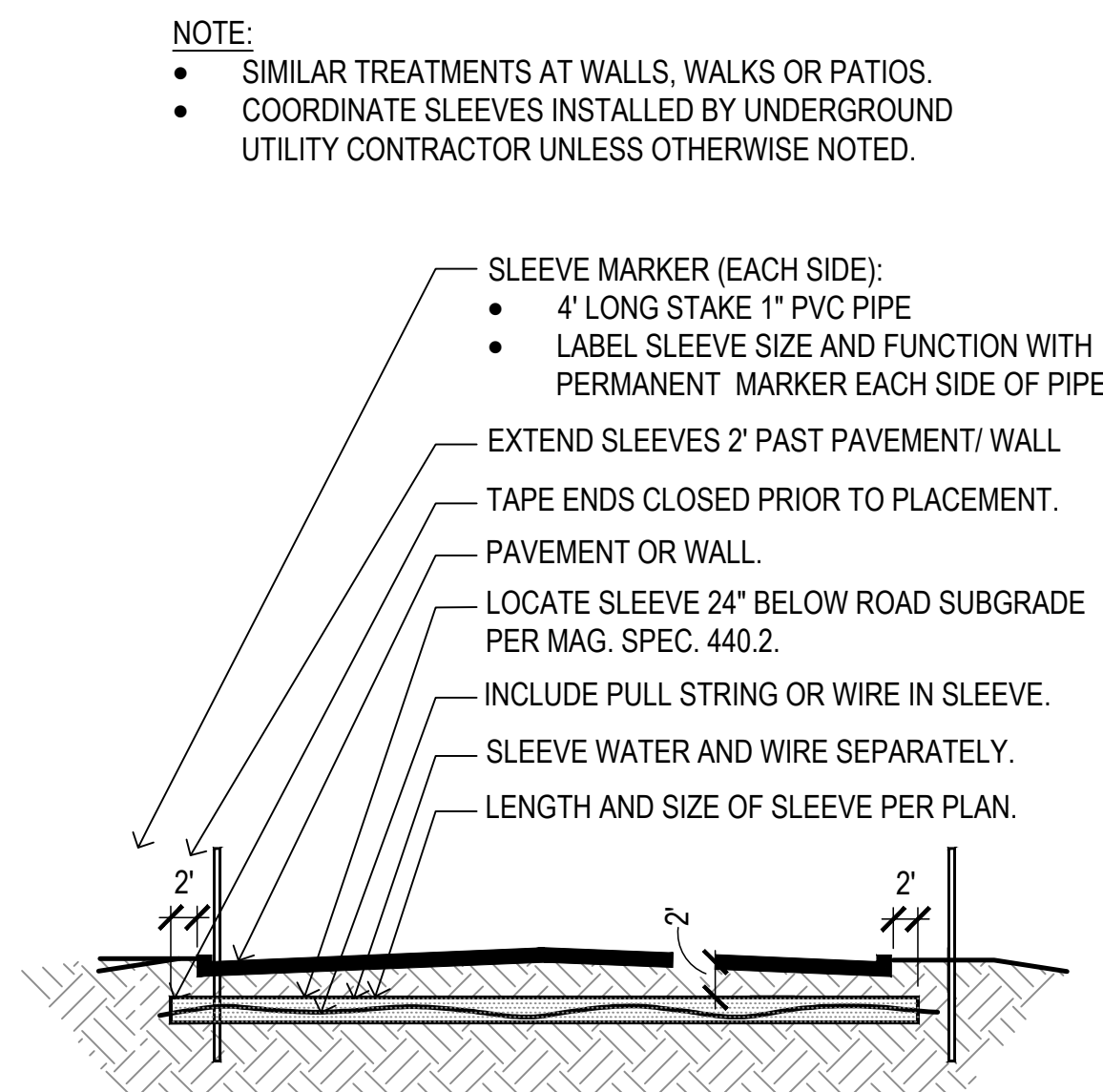


NOTE:

REFER TO IRRIGATION SPECIFICATIONS FOR REQUIRED MIN. REQUIRED C.U. OF EACH THRUST BLOCK

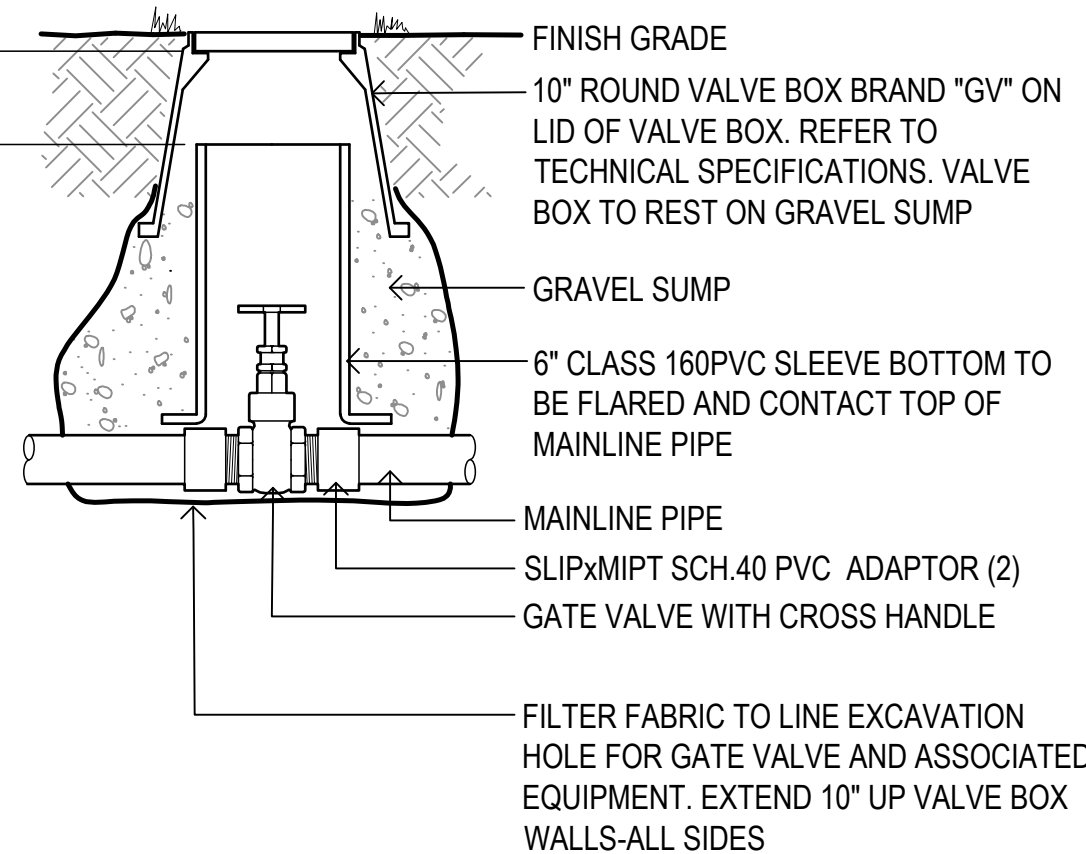
4 Thrust Block Installation

SCALE: N.T.S.



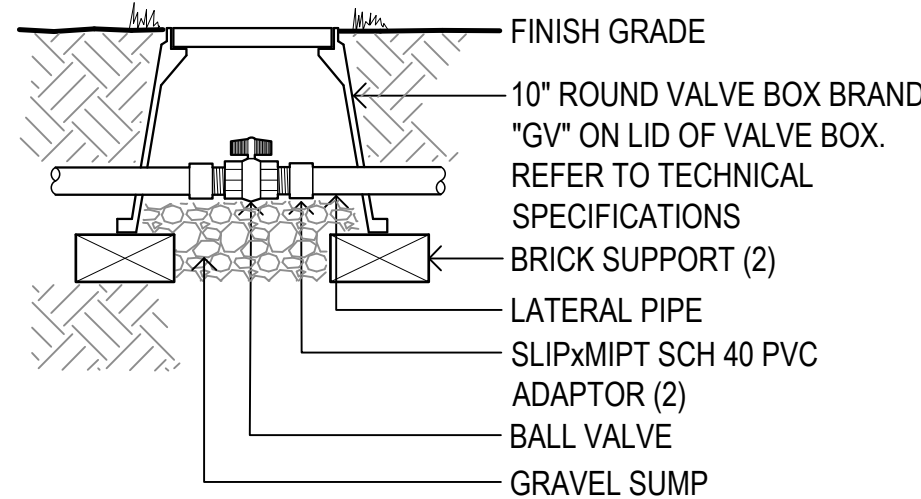
5 Pipe Sleeve Installation

SCALE: N.T.S.



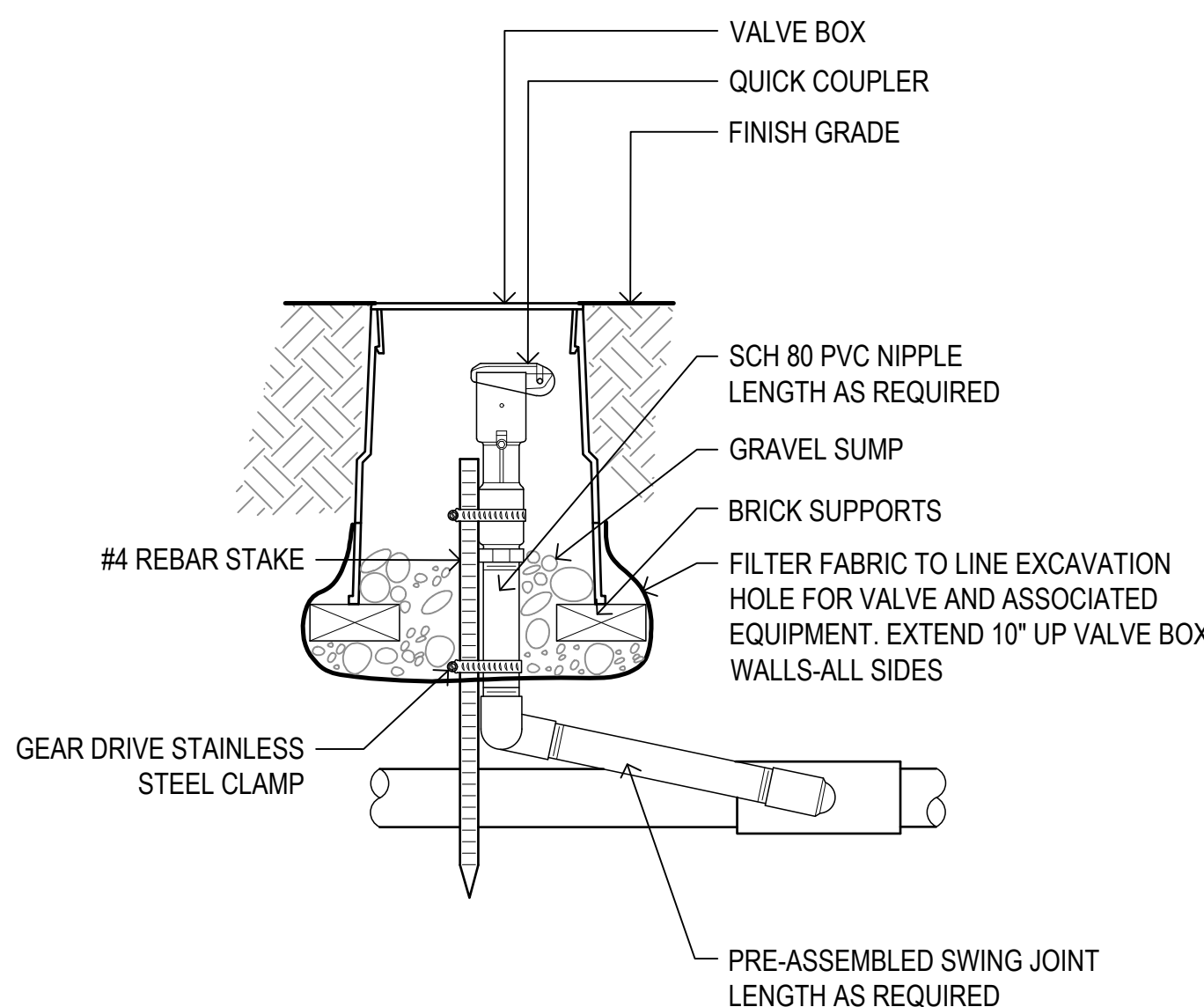
6 Gate Valve

SCALE: N.T.S.



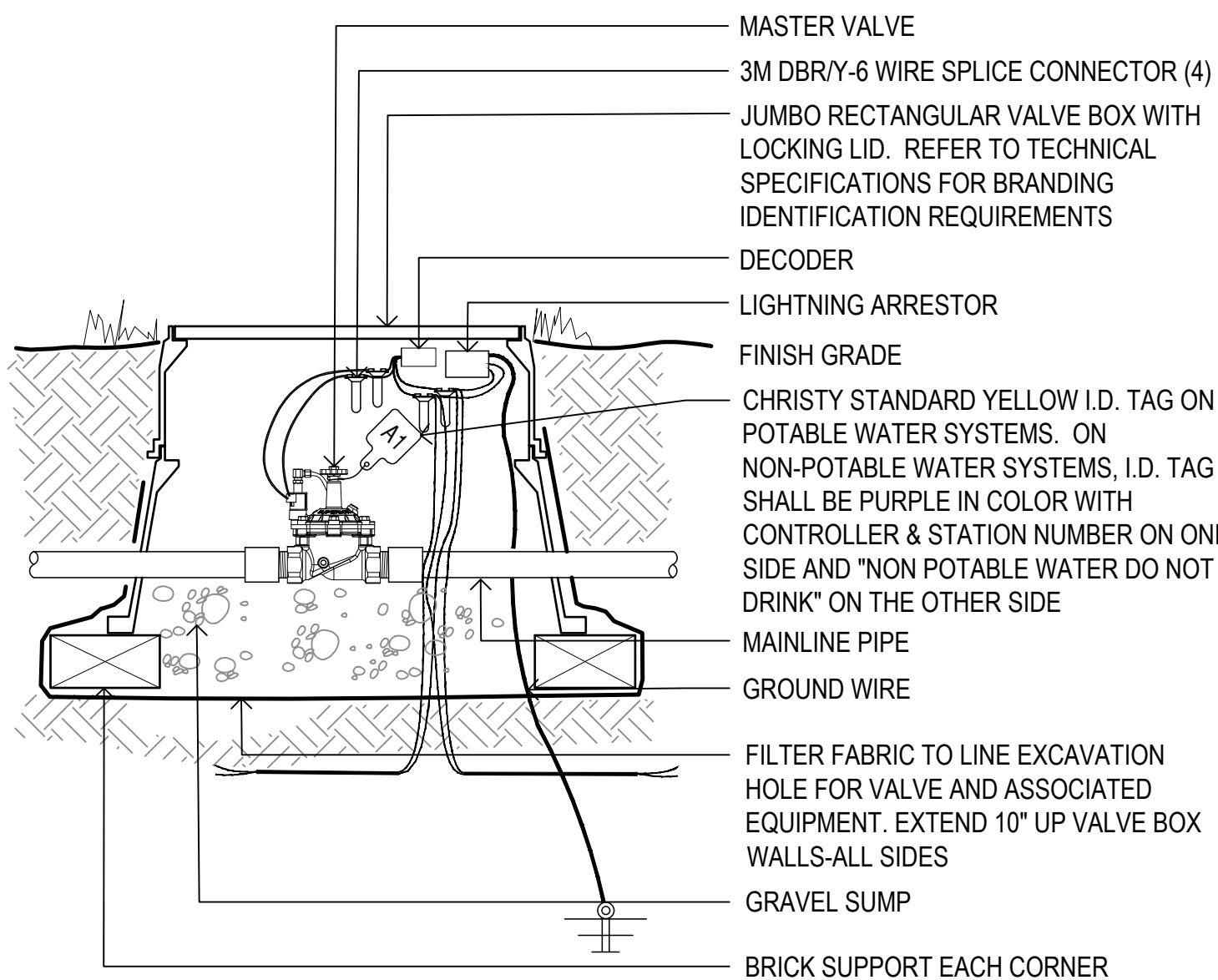
7 Ball Valve - Lateral

SCALE: N.T.S.



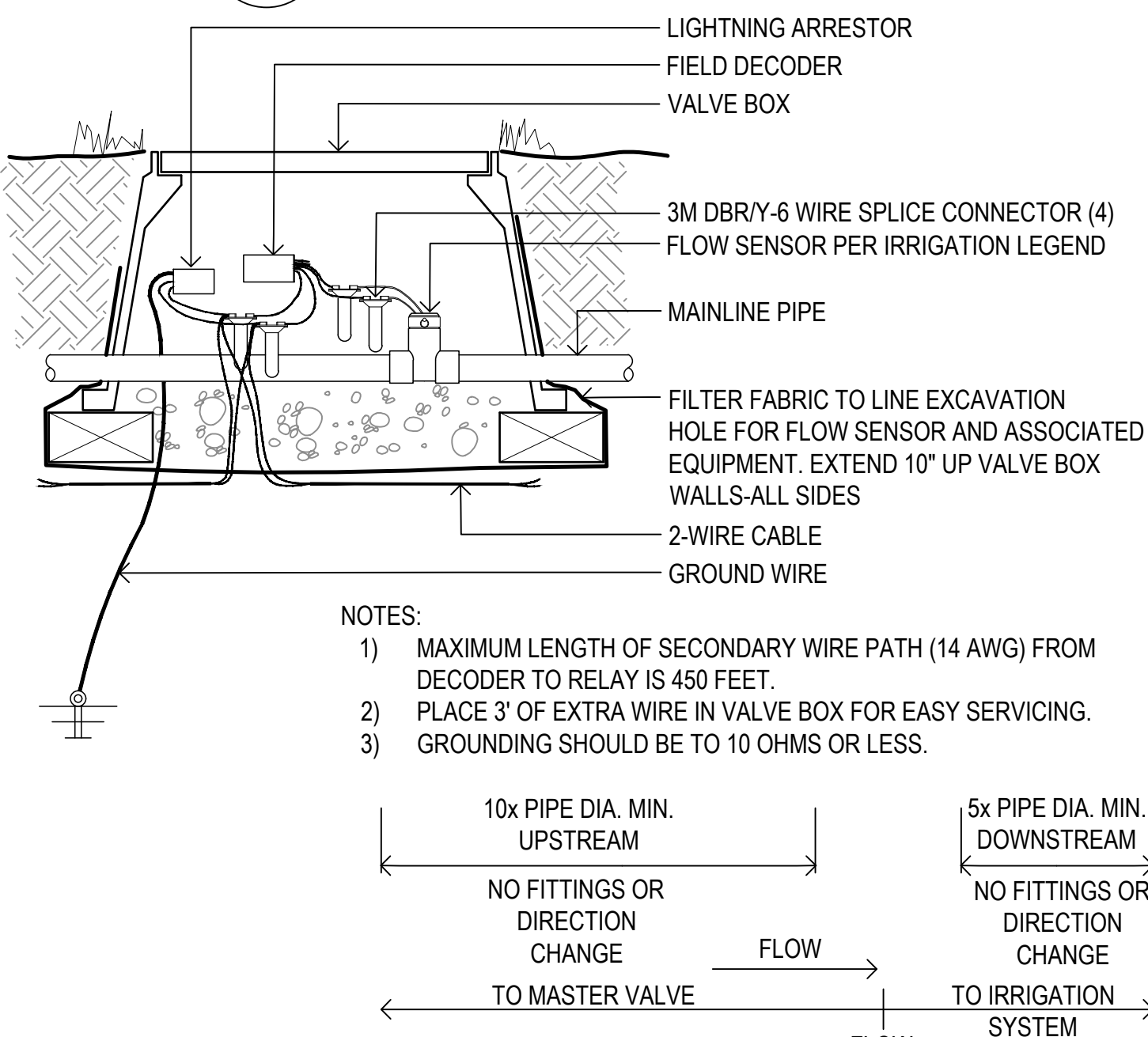
8 Quick Coupler

SCALE: N.T.S.



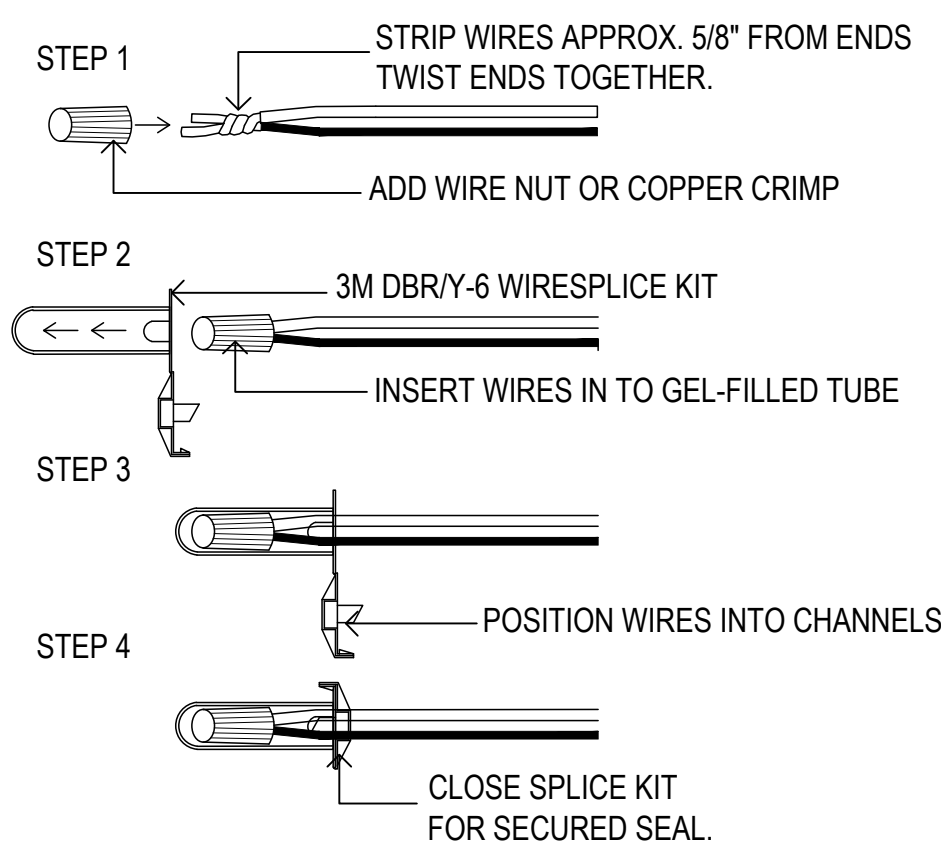
9 Master Valve

SCALE: N.T.S.



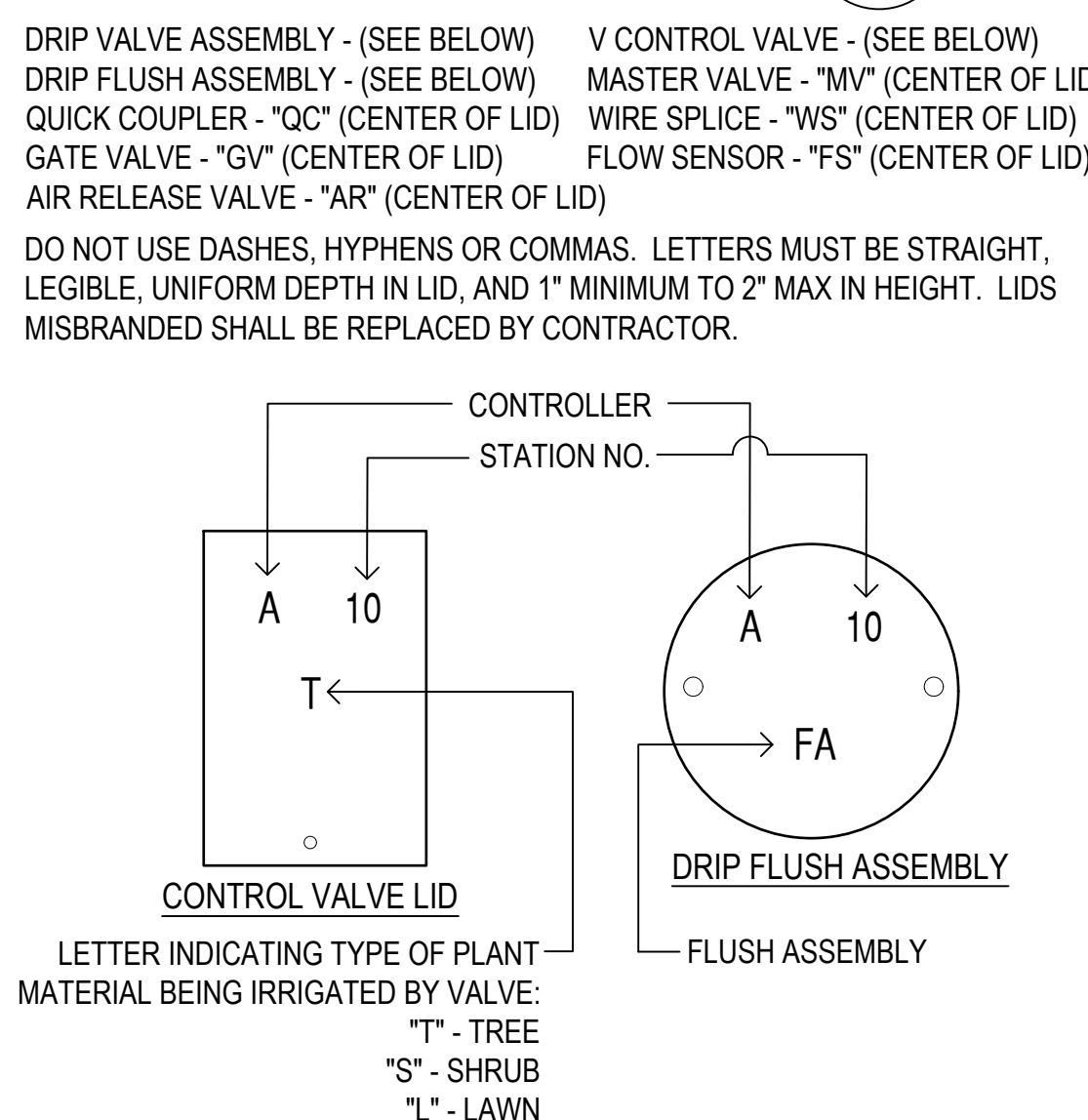
10 Flow Sensor

SCALE: N.T.S.



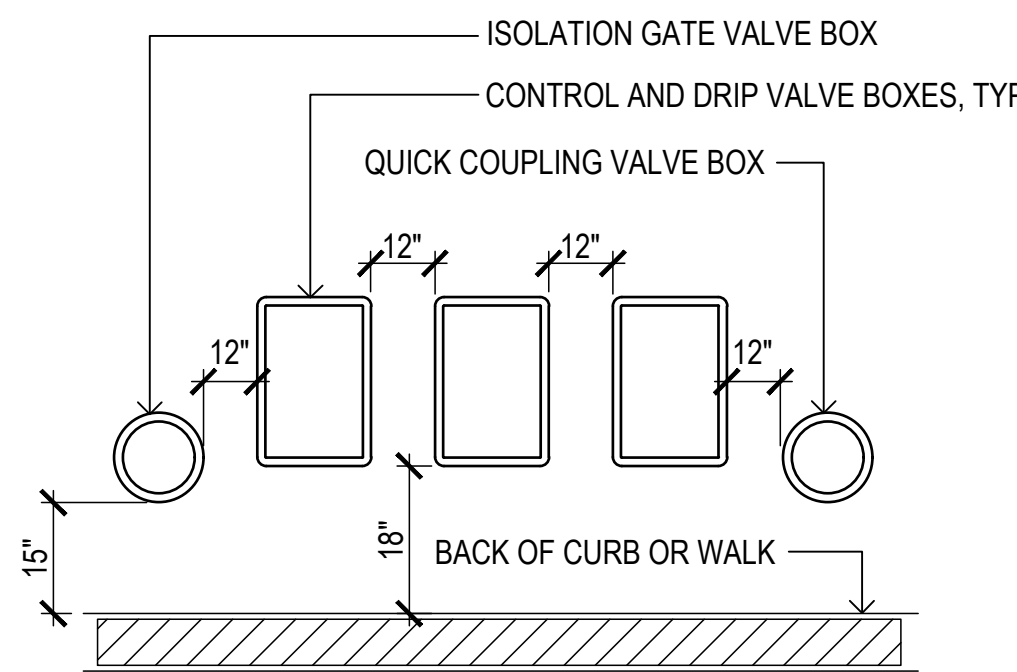
11 Wire Splicing

SCALE: N.T.S.



12 Valve Box Branding

SCALE: N.T.S.



13 Valve Box Layout

SCALE: N.T.S.

Revisions



Issued for
☐ Design Dev.
☐ Progress
☒ City Submittal 05.10.2021
☐ Bid Set
☐ Construction

Title

Irrigation Details
Date Issued 05.10.2021

Scale

Per Detail
CR

Checked By

CH, AB

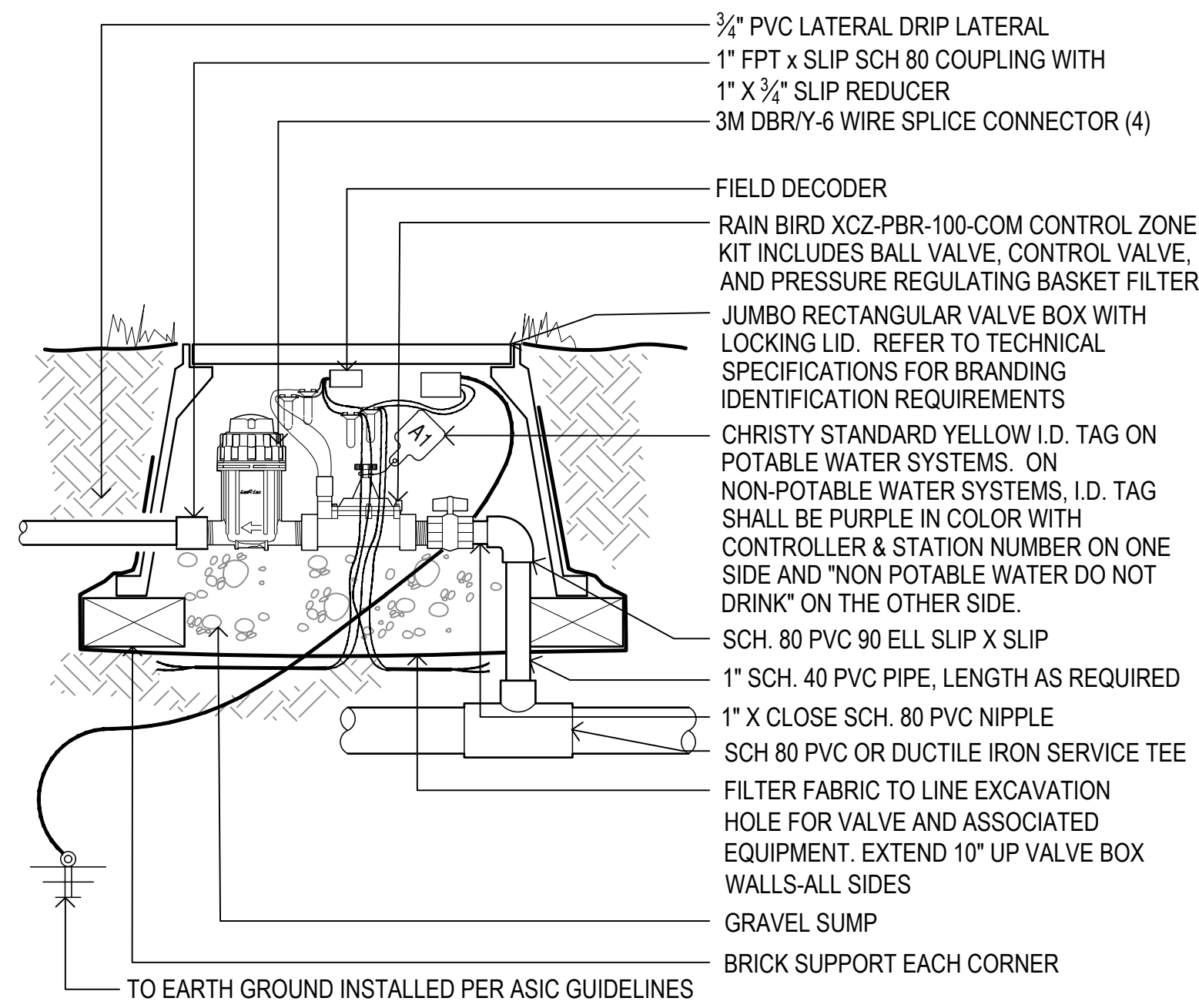
Project Number

Permit Number

Sheet Number

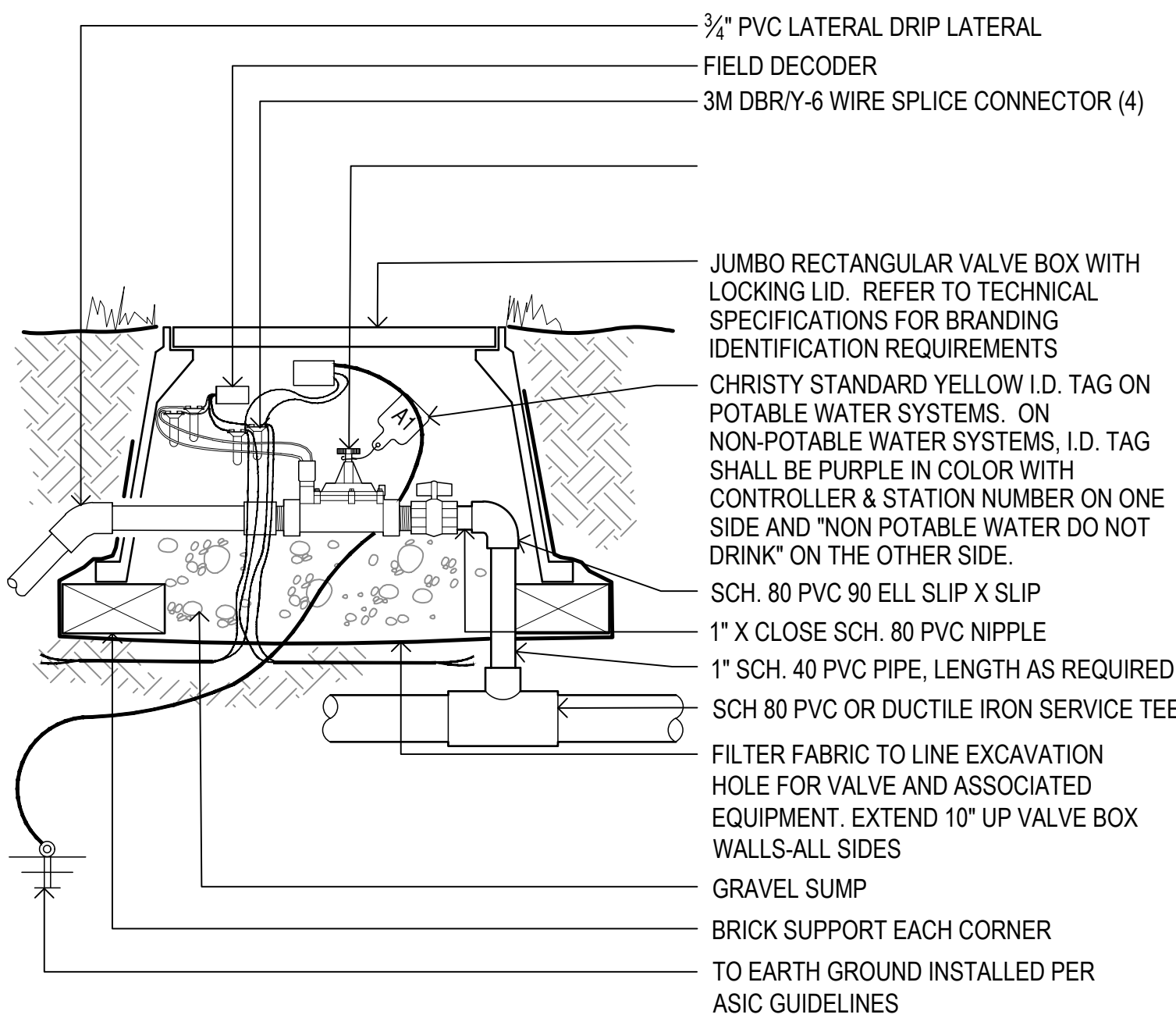
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Sheet 17 of 23



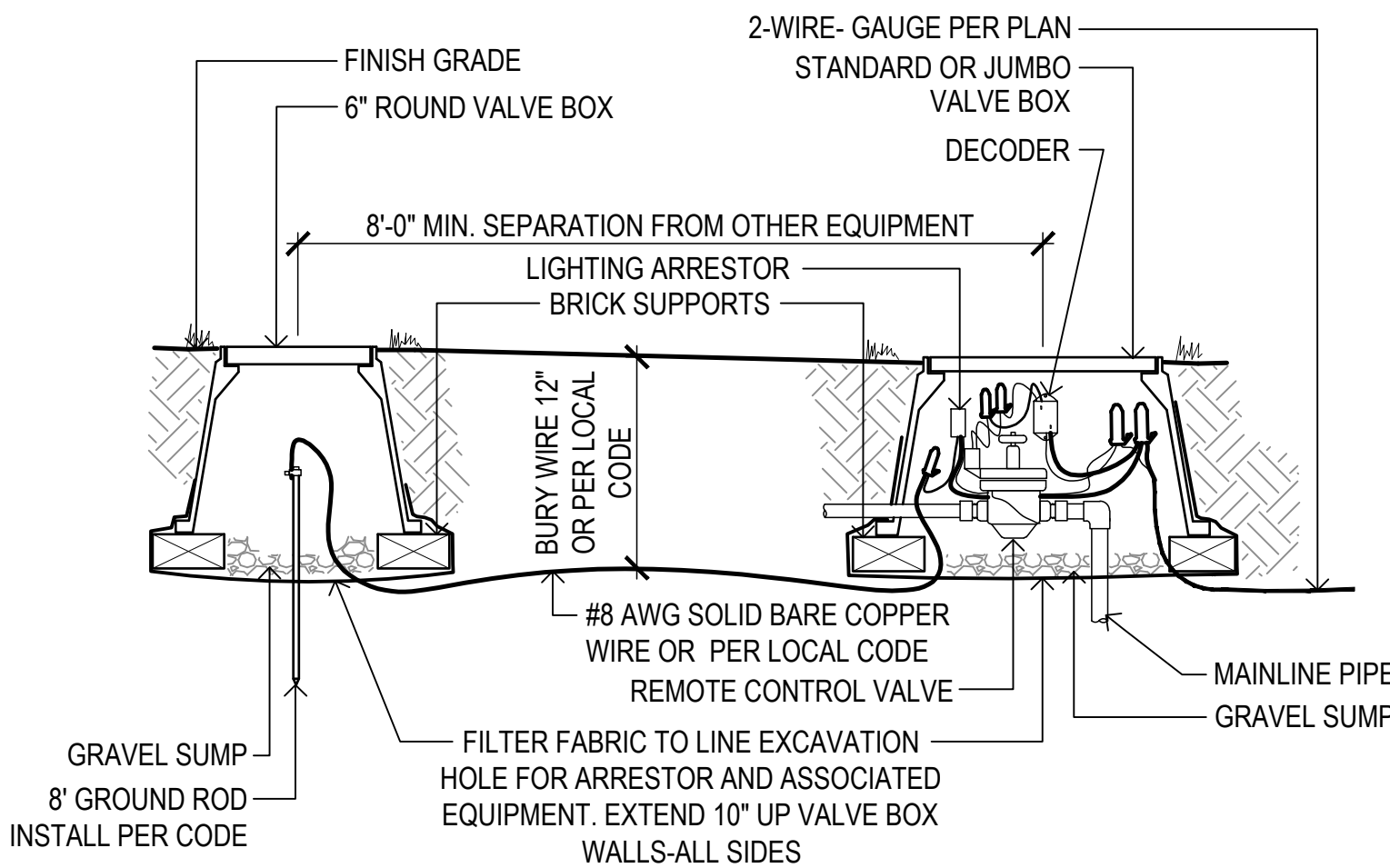
1 Drip Control Valve

SCALE: N.T.S.



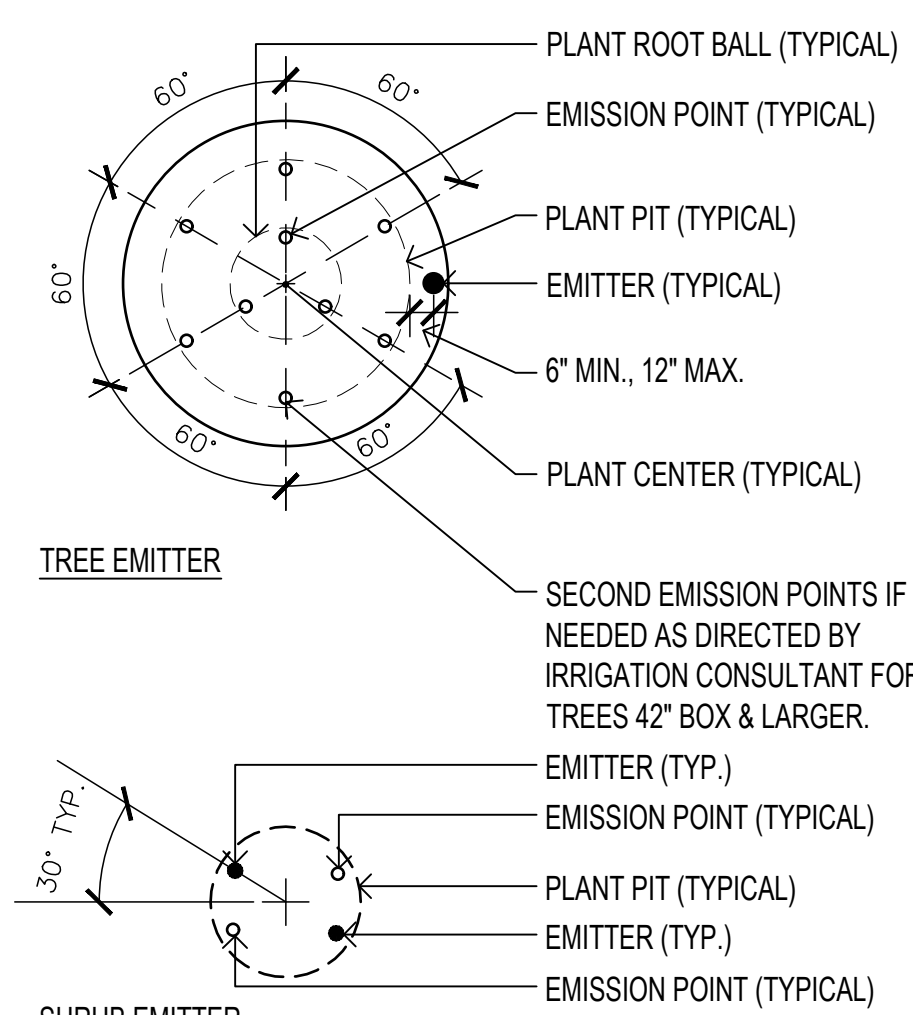
2 Remote Control Valve

SCALE: N.T.S.



3 Lighting Arrestor Installation

SCALE: N.T.S.

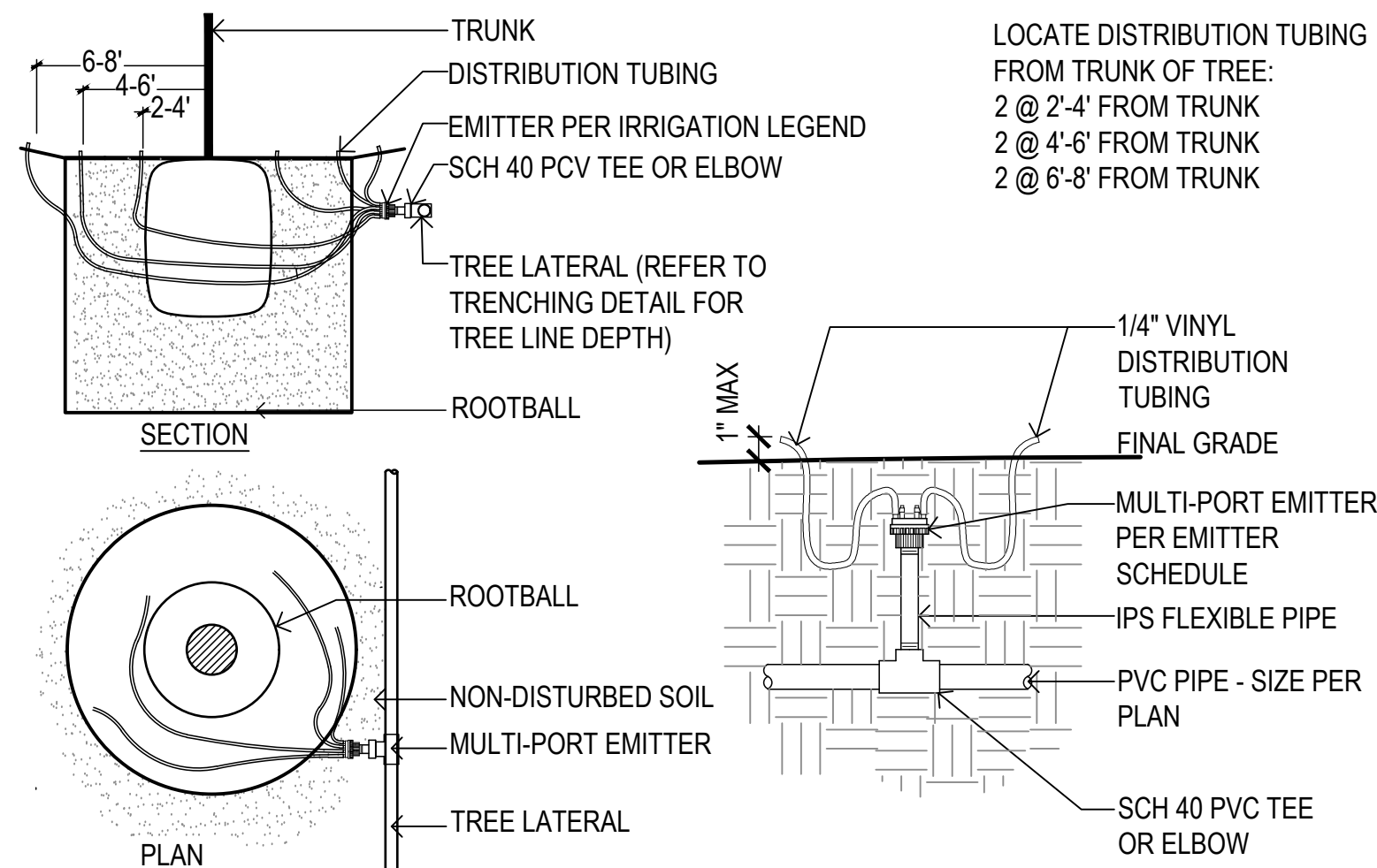


TREE SIZE	DISTANCE FROM TRUNK	1st 6 TUBES	2nd 6 TUBES
15 G	3-12"		
24"	4-18"		
30"	6-21"		
36"	6-24"		
42"	6-27"		
48"	6-12"	4-30"	
54"	6-15"	5-33"	
60"	6-18"	6-36"	
72"	6-20"	6-42"	

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.

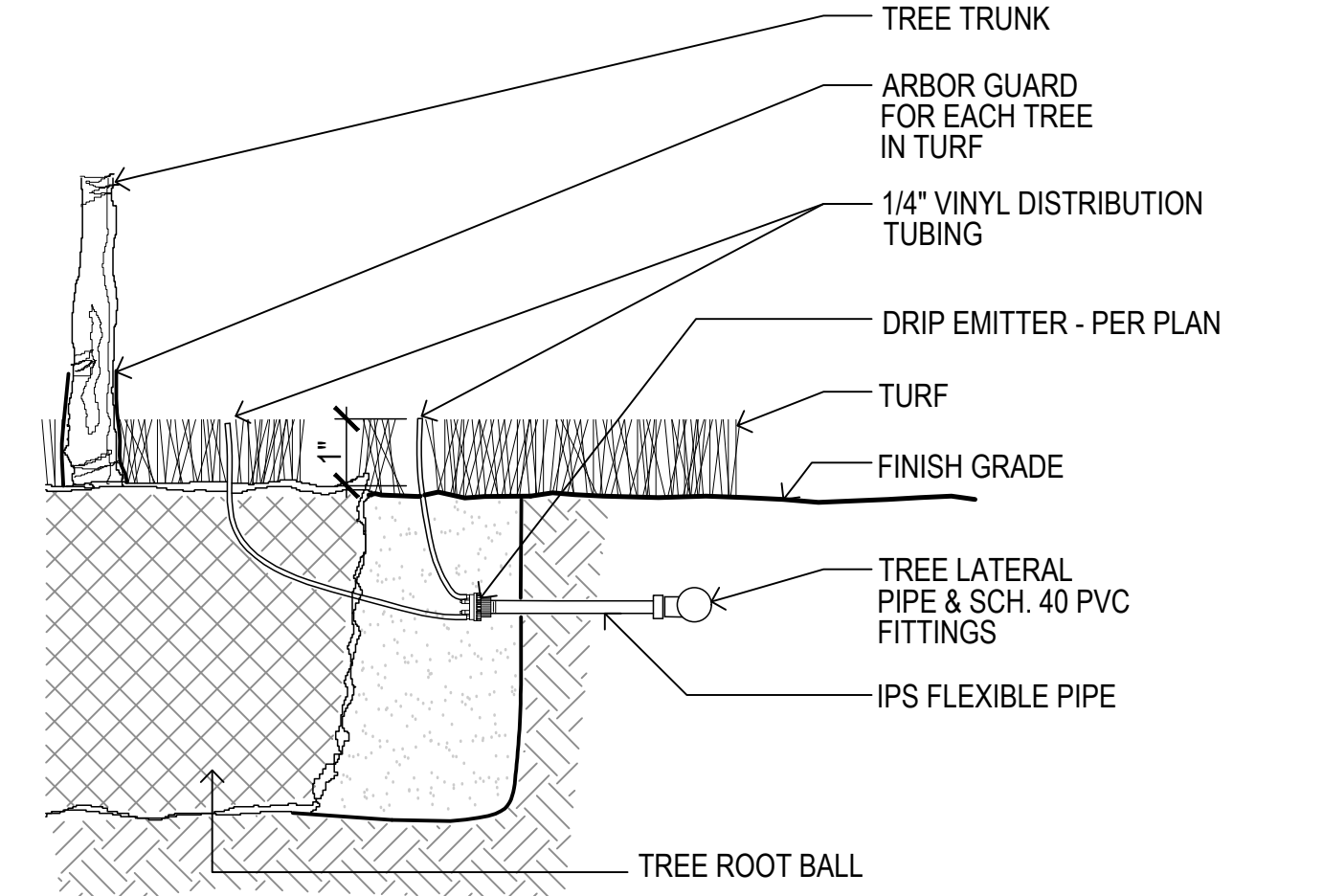
4 Tree & Shrub Emitter Locations

SCALE: N.T.S.



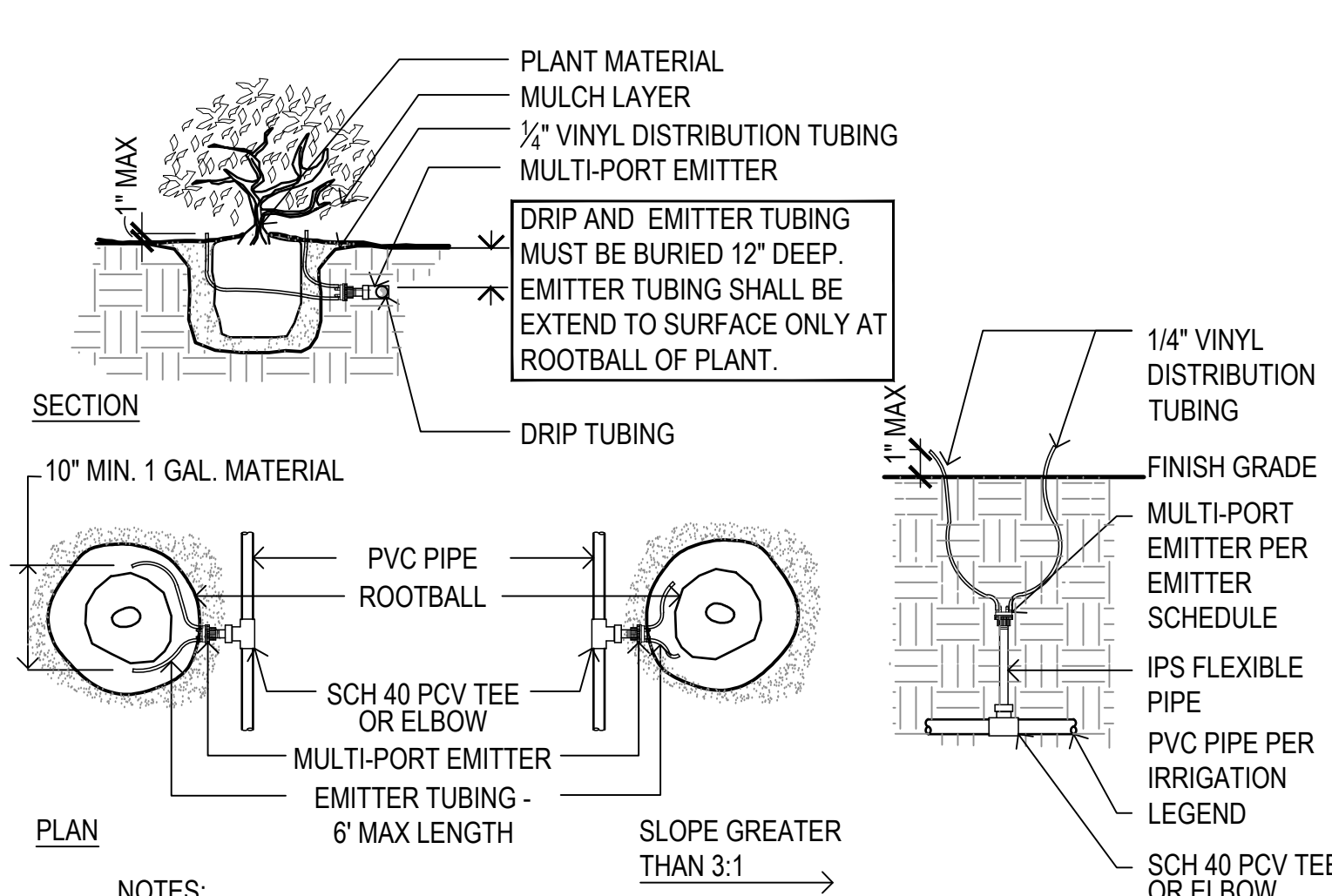
5 Multi-Port Drip Emitter - Tree

SCALE: N.T.S.



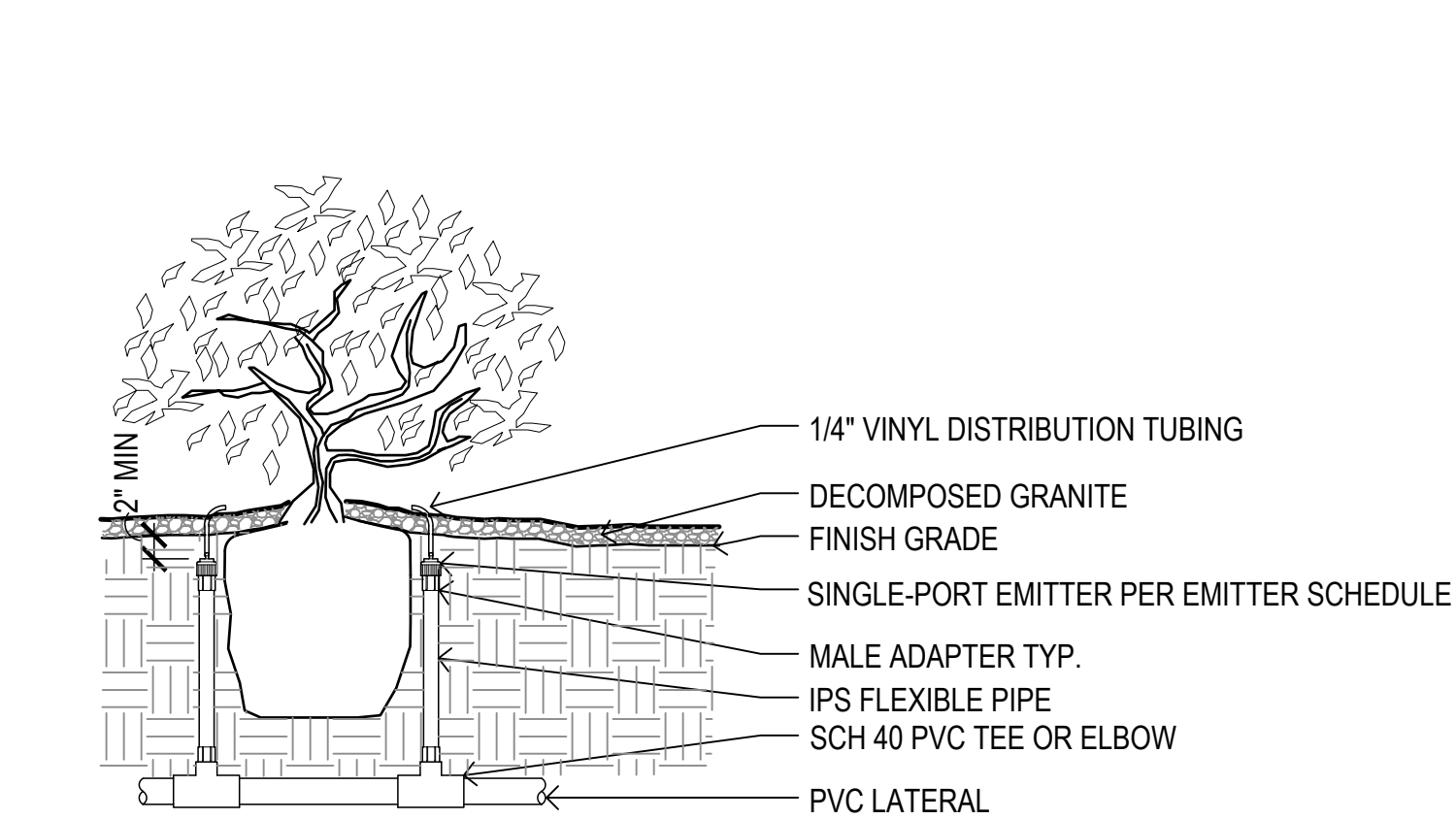
6 Tree Emitter in Turf

SCALE: N.T.S.



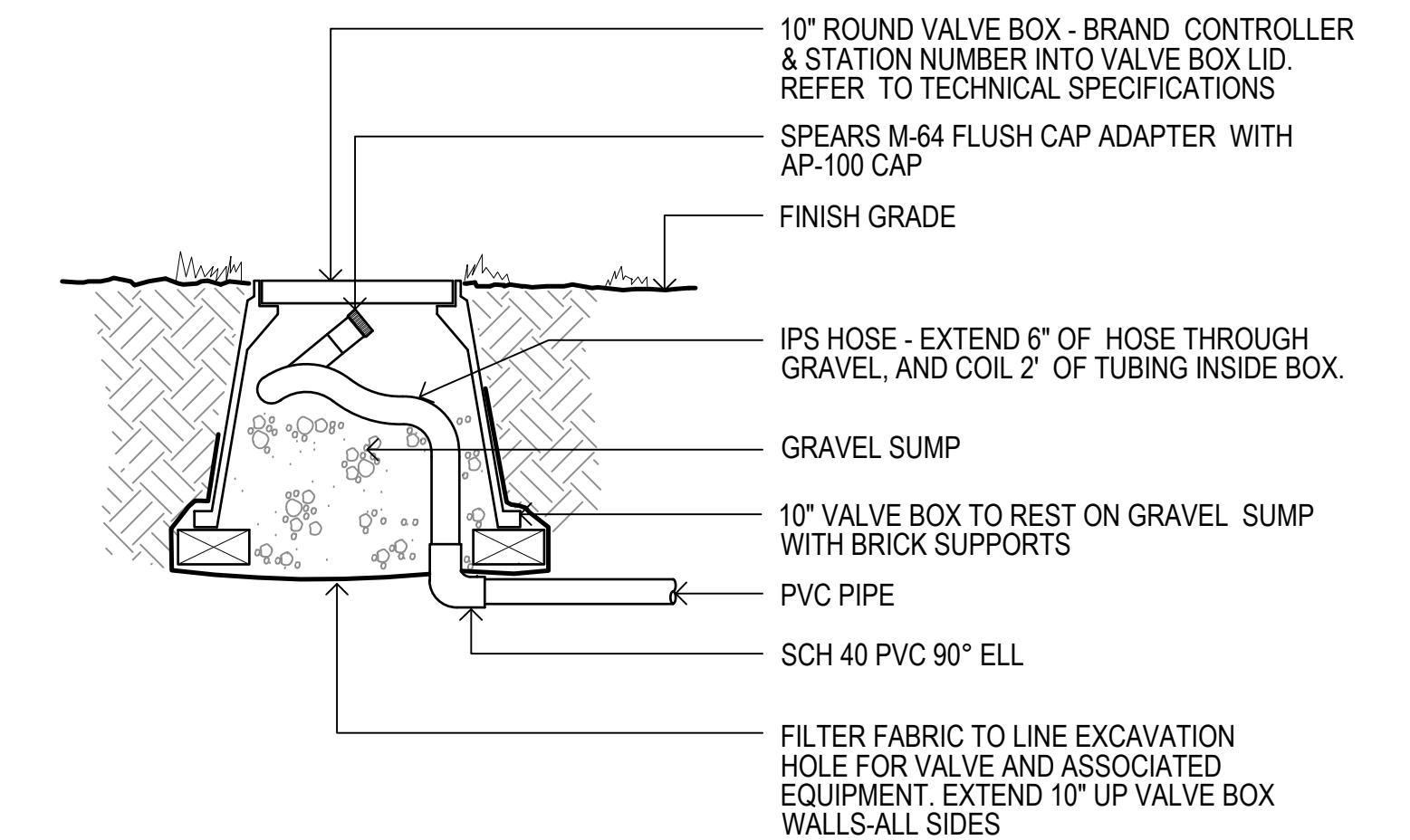
7 Multi-Port Drip Emitter - Shrub

SCALE: N.T.S.



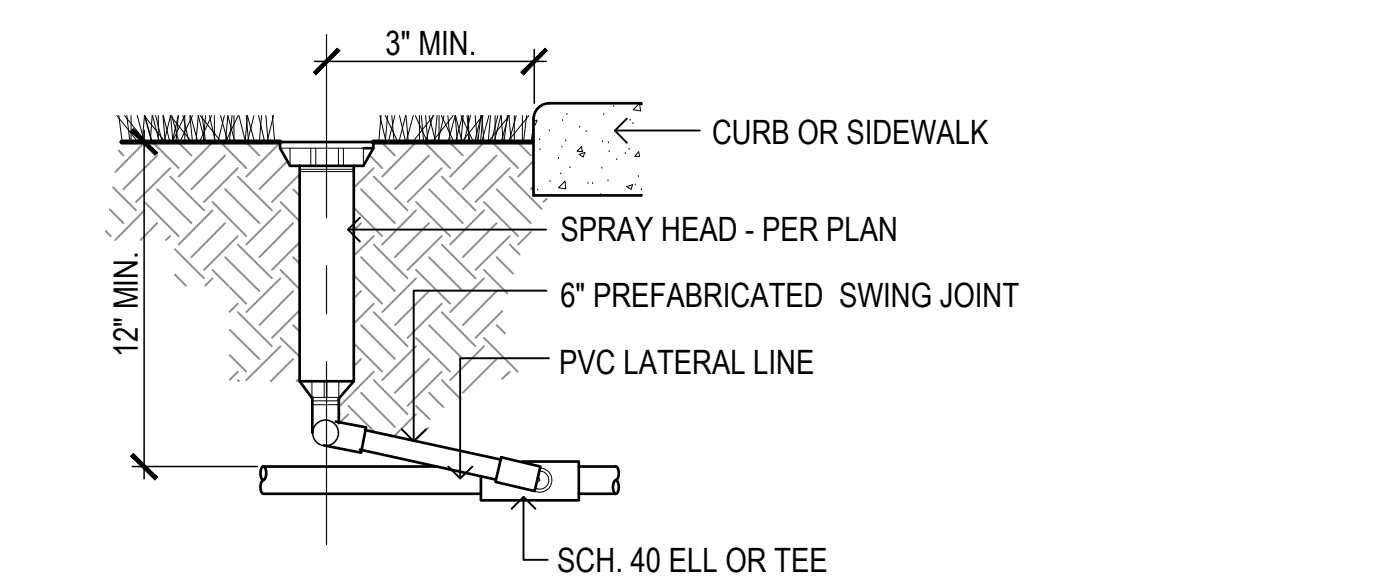
8 Single Drip Emitter

SCALE: N.T.S.



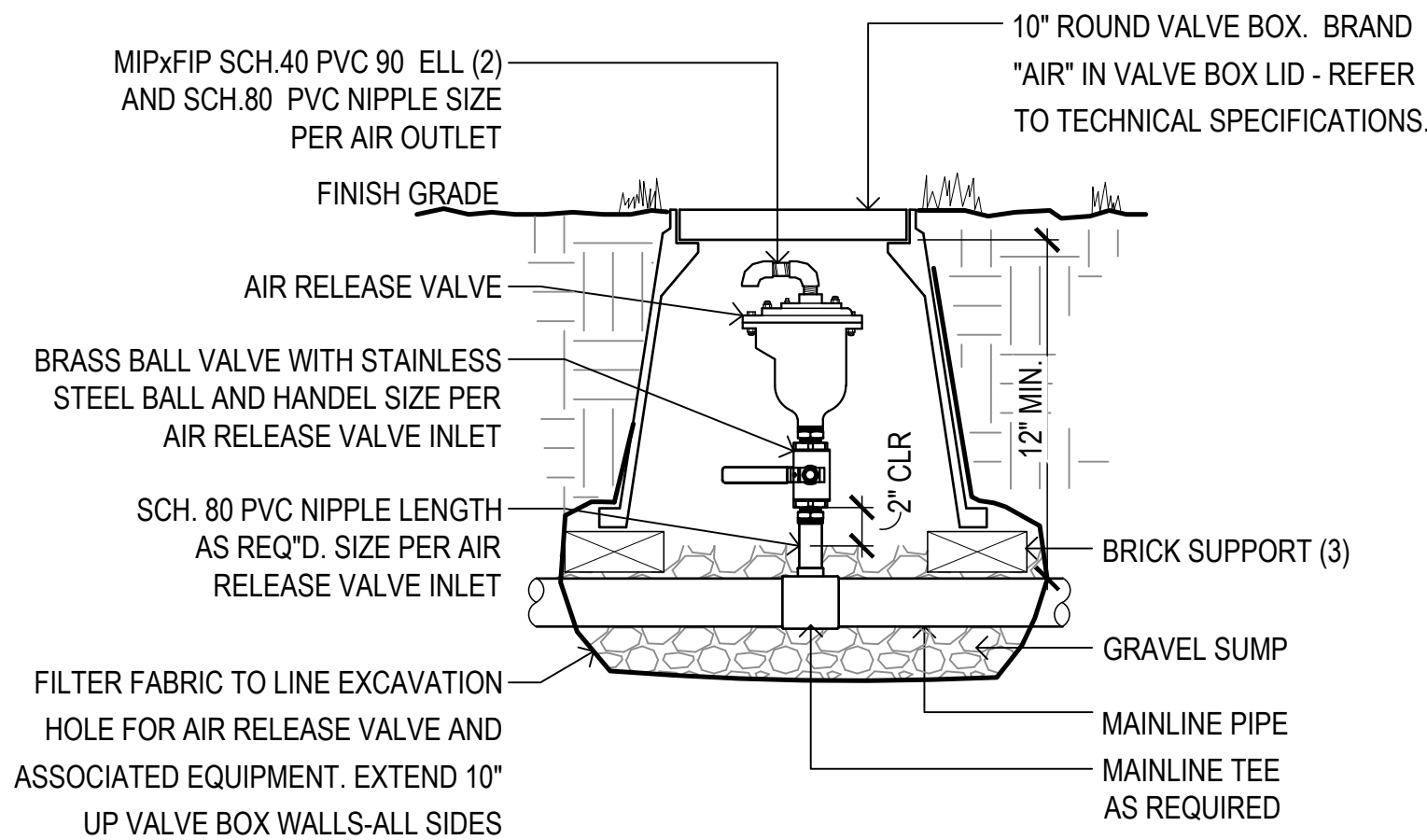
9 Drip Flush Assembly

SCALE: N.T.S.



10 Pop-Up Spray Head

SCALE: N.T.S.

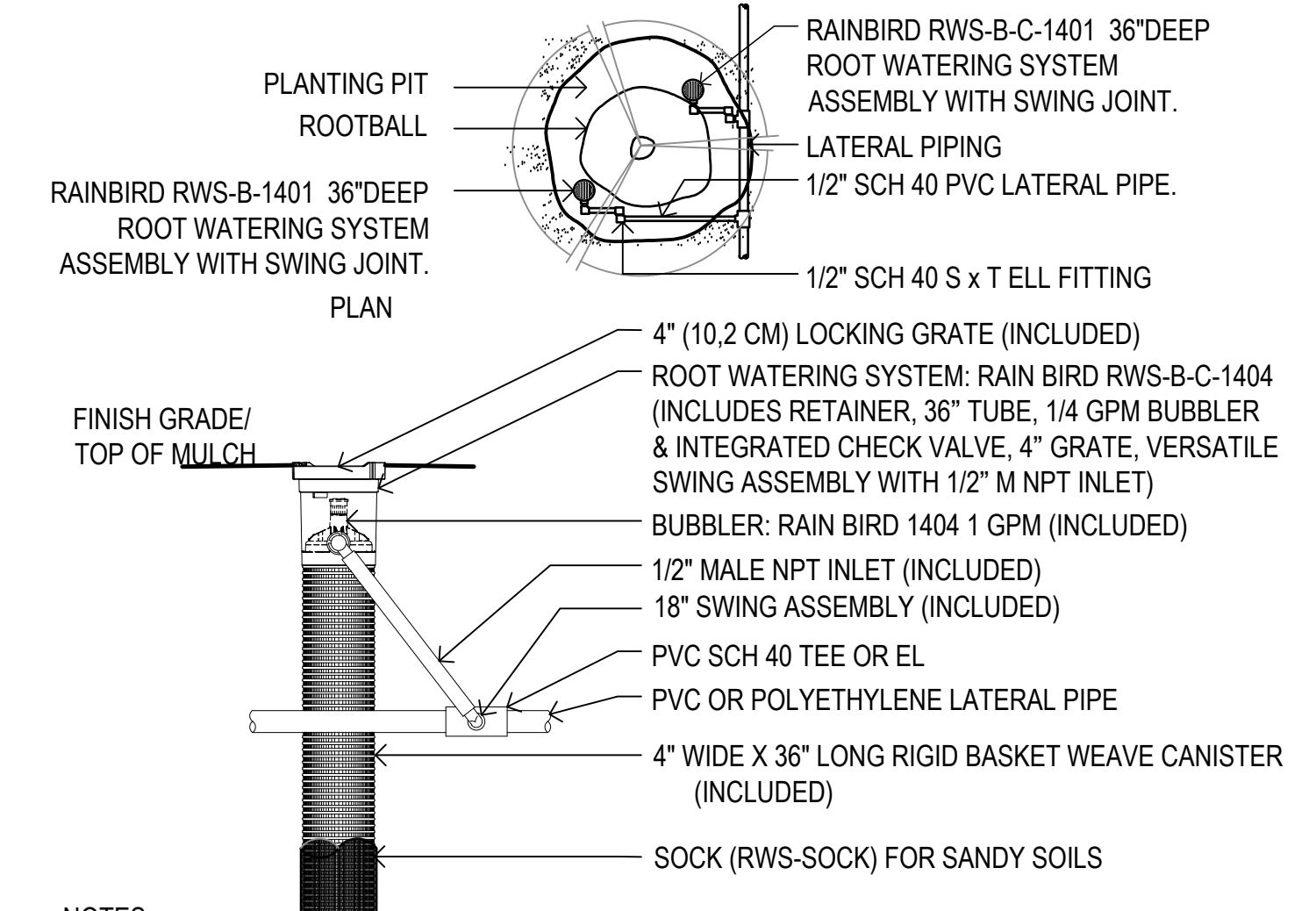


NOTE:

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.

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 CLIMATIC 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 0.11 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 NAPHTHENATE 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 DOWELANCO 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 HOLLOWES, 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, RESETTling 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.



Revisions



- Issued for
- ☐ Design Dev.
 - ☐ Progress
 - ☒ City Submittal 05.10.2021
 - ☐ Bid Set
 - ☐ Construction

Title

Planting Specifications

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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 SPECIALLY 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; RADIANCE 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.

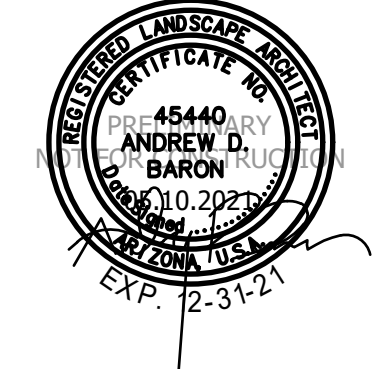
- BRASS PIPE AND FITTINGS:
- A. BRASS PIPE - EIGHTY-FIVE PERCENT (85%) RED BRASS, AMSI SCHEDULE FORTY (40) SCREWED PIPE.
- B. FITTINGS - MEDIUM BRASS, SCREWED ONE HUNDRED TWENTY-FIVE (125) POUND CLASS.

- 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).



Revisions	
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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 OHMS.
RESISTANCE OF 3	
OF 456	7. THE MAXIMUM DECODER/SOLENOID 14 GAUGE CABLE RUN SHALL BE A MAXIMUM 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%
CHOOSE	10. SHALL HAVE FIVE DIFFERENT FIELD DECODER OPTIONS TO ALLOW THE USER TO 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.
VALVES.	C. FIELD DECODER INTERFACING SIGNAL LINE AND 2 VALVES OR 2 PAIR OF
	D. FIELD DECODER INTERFACING SIGNAL LINE AND UP TO 4 INDIVIDUAL VALVES.
	E. FIELD DECODER INTERFACING SIGNAL LINE AND UP TO 6 INDIVIDUAL VALVES.
BUT ARE	11. FIELD DECODER INTERFACING SIGNAL LINE AND VALVE SPECIFICATIONS INCLUDE 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 "QC";
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 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 WIRES 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 D1557 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 PERFORMED 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 TO THE COMPLETE SATISFACTION OF CONSULTANT;
- E. IF AFTER REQUEST TO CONSULTANT FOR A WALK-THROUGH FOR FINAL COMPLETION OF THE IRRIGATION SYSTEM, CONSULTANT FINDS ITEMS DURING WALK-THROUGH TO BE DEFICIENT, CONTRACTOR SHALL BE CHARGED FOR ALL SUBSEQUENT WALK-THROUGHS. FUNDS WILL BE WITHHELD FROM FINAL PAYMENT AND/OR RETAINAGE TO CONTRACTOR, IN AMOUNT EQUAL TO ADDITIONAL TIME AND EXPENSES REQUIRED BY CONSULTANT TO CONDUCT AND DOCUMENT FURTHER WALK-THROUGHS AS DEEMED NECESSARY TO ENSURE COMPLIANCE WITH CONTRACT DOCUMENTS.

3.05 ADJUSTING

UPON SUBSTANTIAL COMPLETION OF INSTALLATION, FINE-TUNE ENTIRE SYSTEM BY REGULATING VALVES, ADJUSTING SPRAY PATTERNS AND BREAK-UP ARMS/SCREWS, AND SETTING PRESSURE REDUCING VALVES OR THROTTLING ELECTRIC VALVE FLOW CONTROL STEMS TO PROPER PRESSURE SETTINGS TO PROVIDE OPTIMUM AND EFFICIENT COVERAGE. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND BUILDINGS AS MUCH AS POSSIBLE. HEADS OF SAME TYPE SHALL BE OPERATING AT SAME PRESSURE +/- SEVEN PERCENT (7%).

IF IT IS DETERMINED THAT IRRIGATION ADJUSTMENTS WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, MAKE SUCH ADJUSTMENTS PRIOR TO FINAL ACCEPTANCE, AS DIRECTED, AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS MAY ALSO INCLUDE CHANGES IN NOZZLE SIZES, DEGREES OF ARC, AND CONTROL VALVE THROTTLING.

ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE DESIGNATED.

AREAS WHICH DO NOT CONFORM TO DESIGNATED OPERATION REQUIREMENTS DUE TO UNAUTHORIZED CHANGES OR POOR INSTALLATION PRACTICES SHALL BE IMMEDIATELY CORRECTED AT NO ADDITIONAL COST TO THE OWNER.

3.06 CLEANING

MAINTAIN CONTINUOUS CLEANING OPERATION THROUGHOUT DURATION OF WORK. ALL TRASH OR DEBRIS GENERATED BY INSTALLATION OF IRRIGATION SYSTEM SHALL BE PROPERLY DISPOSED OF BY CONTRACTOR OFF-SITE.



Revisions



Issued for
☐ Design Dev.
☐ Progress
☒ City Submittal 05.10.2021
☐ Bid Set
☐ Construction
Title

Irrigation Specifications
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Scale

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Project Number

CH, AB

Permit Number

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PLANT MATERIALS LEGEND						
Botanical Name Common Name	Size	Qty.	Height 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 europaea '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
Pistacia chinensis 'Red Push' Red Push Pistache	24" Box				(6) 1 GPH EMITTER	STAKE AS REQUIRED, TRIM CANOPY TO 50% HEIGHT OF TREE
Pithecolobium 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					
Bougainvillea sp.	5 gal.				(2) 1 GPH EMITTERS	REMOVAL OF FROST DAMAGED WOOD IN THE SPRING 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
Dodonaea 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	
Vauquelinia californica Arizona Rosewood	5 gal.				(2) 1 GPH EMITTERS	VIGOROUS GROWTH OF TERMINALS MAY REQUIRE HEADING BACK TO MAINTAIN DENSE COMPACT FORM
Large Shrubs	Size					
Cassia artemisioides '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
Russelia equisetiformis 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.					ESSENTIALLY MAINTENANCE FREE
Bouteloua gracilis Blond Ambition	1 gal				(1) 1 GPH EMITTER	LOW MAINTENANCE
Cereus hildmannianus Queen of the Night	5 gal.				(1) 1 GPH EMITTER	ESSENTIALLY MAINTENANCE FREE
Dasyliroton sp.	5 gal.				(1) 0.5 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
Notholaena malapensis Beargrass	5 gal.				(1) 1 GPH EMITTER	LOW MAINTENANCE
Opuntia sp.	5 gal.				(1) 1 GPH EMITTER (1) 0.5 GPH EMITTER	ESSENTIALLY MAINTENANCE FREE
Portulacaria afra minima Dwarf Elephant Food	5 gal.					ESSENTIALLY MAINTENANCE FREE
Yucca sp.	5 gal.				(1) 1 GPH EMITTER (1) 0.5 GPH EMITTER	ESSENTIALLY MAINTENANCE FREE

PLANT MATERIALS LEGEND						
Botanical Name Common Name	Size	Qty.	Height Width (in feet)	Caliper (in inches)	Emitter Allocation	Maintenance Notes
Vines						
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 FEBRUARY	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO. LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO; APPLY PRE-EMERGENT TO CONTROL SPRING AND EARLY SUMMER WEEDS, APPLY ONE TIME FEBRUARY 25 TO MARCH 25.					AUGUST LAWN MAINTENANCE - BERMUDA GRASS - FERTILIZE ONCE WITH 3:2 RATIO; MOW AT MAXIMUM RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE.
MARCH	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO; TRIM YELLOW LANTANA PER NOTES; TRIM OLEANDER, BOUGAINVILLEA, RUELLIA PER NOTES					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.
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					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.
MAY	LAWN MAINTENANCE - PERENNIAL RYE - FERTILIZE ONCE WITH 3:2 RATIO; MAINTAIN RYE AT 1/2" WITH A REEL MOWER UNTIL THE OVERSEED DIES.					NOVEMBER LAWN MAINTENANCE - PERENNIAL RYE - WHEN OVERSEED 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.
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.					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.
JULY	LAWN MAINTENANCE - BERMUDA GRASS - FERTILIZE ONCE WITH 3:2 RATIO; MOW AT RECOMMENDED HEIGHT.					

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 Contractor's 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.

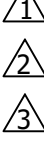
Seasonal

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 matThe 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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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 (1) 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.



Revisions



Issued for
☐ Design Dev.
☐ Progress
☒ City Submittal 05.10.2021
☐ Bid Set
☐ Construction

Title

Maintenance Plan
Date Issued 05.10.2021

Scale

Drawn By
Checked By CR

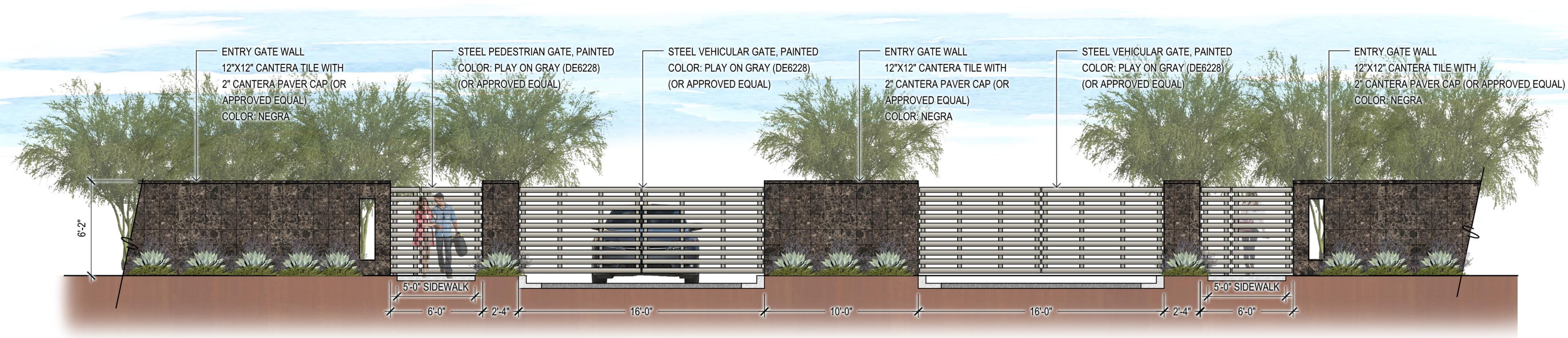
Project Number CH, AB

Permit Number

Sheet Number



A Roosevelt Entry Monument
SCALE: 1/4"=1'-0"

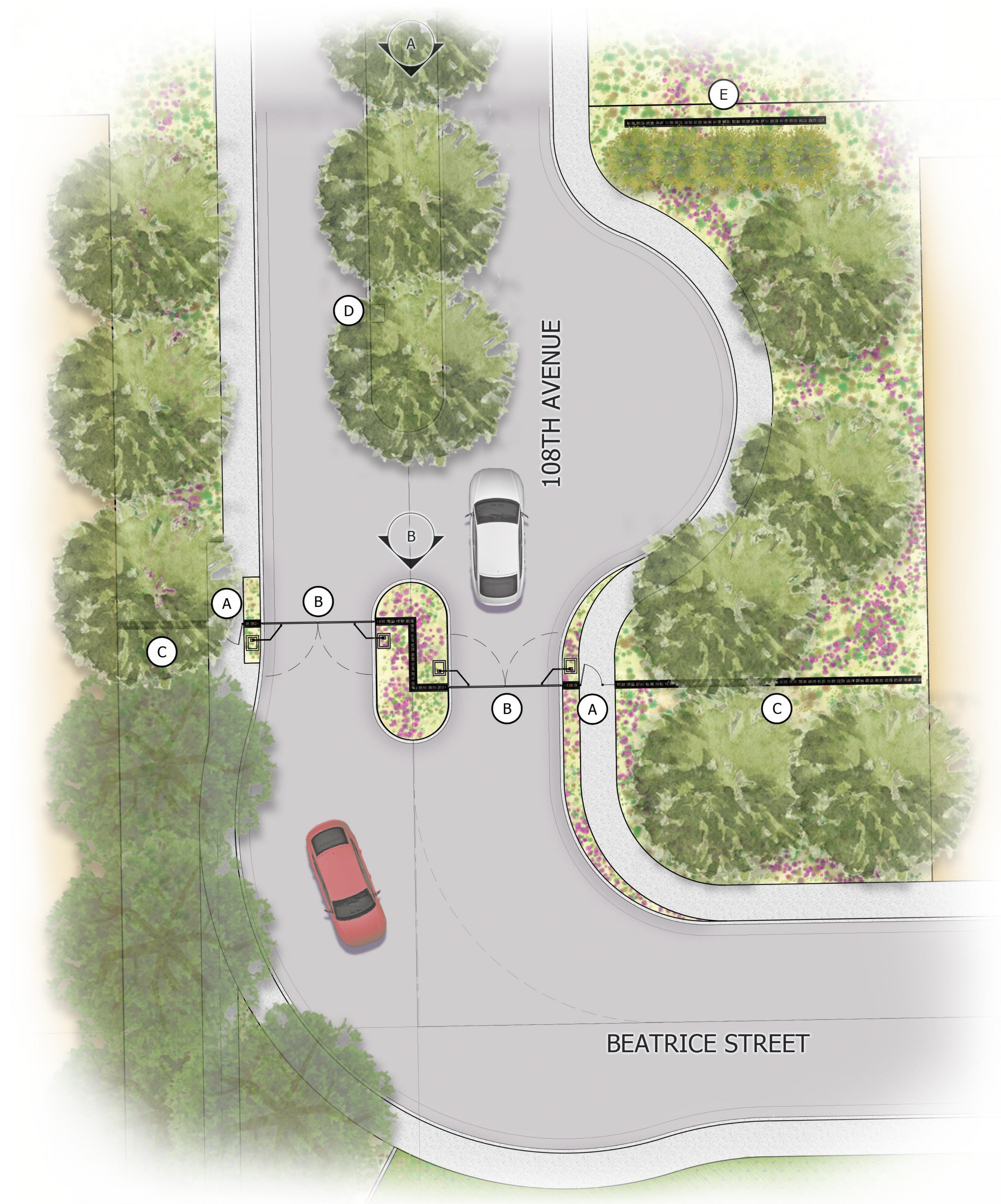


B Roosevelt Entry Gates
SCALE: 1/4"=1'-0"

WALL MATERIALS



CANTERA TILE - RWC - NEGRA (OR APPROVED EQUAL)



KEYNOTES

- (A) PEDESTRIAN ENTRY GATE
- (B) STEEL VEHICULAR GATE
- (C) ENTRY GATE WALL
- (D) GATE CALL BOX AND FIRE DEPARTMENT ACCESS/KNOX BOX
- (E) ENTRY MONUMENT



12"x12" Cantera Tile

Manufacturer: RWC

Color: Negra

Website: <http://www.rwc.org/>

Note: Or Approved Equal

2" Cantera Paver Cap

Manufacturer: RWC

Color: Negra

Website: <http://www.rwc.org/>

Note: Or Approved Equal



6"x8"x16" CMU Block

Manufacturer: Oldcastle-Superlite

Standard Gray

Note: Or Approved Equal



6"x4"x16" CMU Block

Manufacturer: Oldcastle-Superlite

Standard Gray

Note: Or Approved Equal



Vehicular Gate/

Pedestrian Gate Steel

Color: Redwood City

Finish: Powder Coat

Note: Or Approved Equal



Theme Wall

Color: Play on Gray

Note: Or Approved Equal



Polished Aluminum

Note: Or Approved Equal



View Fence Steel

Color: Spiced Hot Chocolate

Finish: Powder Coat

Note: Or Approved Equal

Exhibit H

Certificates of Adequate School Facilities

Littleton Elementary School District

Tolleson Union High School District



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 Project Manager: Nick Labadie
Request: PAD and General Plan Amendment Acreage/Parcel Size: 128 acres
Current Density Allowed: 6.21 units per acre Density Proposed: 4.76 units per acre
Total number of residential units proposed: 607

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:

A donation agreement is in place to assist in the
District's 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

Development & Engineering Services Department
11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010
www.avondale.org/developmentservices

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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 ☐

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@tuhisd.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: Dutch Bros. – Development Plan – Application PL-20-0176

MEETING DATE: 6/16/2021

TO: Planning Commission

FROM: Ken Galica, Division Lead Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will consider a request by Mr. Bill Cantieri, PIAZZA Restaurant Development, for approval of a Development Plan for Dutch Bros., a proposed 1,093 square foot drive-through coffee shop on 1.08 acres at the southeast corner of Dale Earnhardt Drive and 114th Avenue in The BLVD. Commission will take appropriate action.

BACKGROUND:

The 1.08-acre subject property (Exhibits A and B) is located at the southeast corner of Dale Earnhardt Drive and 114th Avenue. Along with the parcel directly south, the property had previously been used as a temporary parking lot for the American Sports Center (ASC) and adjacent inline businesses. Though the temporary pavement remains in place, access to the lot was closed in Fall 2020 in preparation for sale and development of the site and the lot is no longer used.

The property was annexed and rezoned from Agricultural (AG) to City Center District (CCD) in April 2009. Following approval of The BLVD Specific Plan in September 2019, the property was rezoned to The BLVD District (BLVDD) in March 2020. The site is part of The BLVD's Park Avenue District which allows for land uses including hotels, retail, restaurants, sports and entertainment, theaters, cultural, high density residential (minimum 22 units per acre), office, and education. Additionally, a maximum of one (1) stand-alone drive through, restricted to a coffee shop only, is permitted within the Park Avenue District.

The General Plan 2030 Land Use Map was amended in September 2019 to reflect the adopted The BLVD Specific Plan land use categories. The subject property is designated by the General Plan Land Use Map (Exhibit C) as "The BLVD Park Avenue District", a category created to accommodate development of the core of The BLVD area, with a mix of hotel, retail, restaurant, sports, entertainment, theater, cultural, office, education, and multi-family residential uses designed to interface with adjacent streets in an urban manner and featuring modern, contemporary design. As previously noted, the property is also located within the boundary of The BLVD Specific Plan (The BSP) which provides additional guidance regarding design and character of development.

Surrounding uses and zoning include:

North of Dale Earnhardt Drive: My Place Hotels, a 63-room extended stay hotel completed and opened in 2020. The My Place Hotels parcel is zoned The BLVD District (BLVDD), part of the Park Avenue District.

East of 114th Avenue: American Sports Center (ASC), a host facility for organized sports leagues and tournaments, and an attached inline shop building occupied by several retail and service tenants. Both the ASC building and inline shops building are City-owned facilities zoned BLVDD, part of the Park Avenue District.

South: Along with the subject property, the parcel to the south had previously been used as a temporary parking lot for the American Sports Center (ASC) and adjacent inline businesses. Though the temporary pavement remains in place on the site, access to the lot was closed in Fall 2020 and the lot is no longer used. The property is zoned BLVDD, part of the Park Avenue District.

West of Avondale Boulevard: Avari Apartments, a 354-unit urban form multi-family apartment complex currently under construction on 16.44 acres zoned BLVDD, part of the Village District.

SUMMARY OF REQUEST:

All properties zoned BLVDD require Planning Commission review and City Council approval of a Development Plan prior to development. The purpose of the Development Plan application is to allow for evaluation of land use, building placement, architecture, landscaping, circulation, site lighting, signage, retention, and other aspects of design to ensure conformance with the approved BLVDD zoning, The BLVD Specific Plan, and other applicable City policy documents.

Project applicant Bill Cantieri, PIAZZA Restaurant Development, is requesting approval of a Development Plan application for Dutch Bros., a proposed drive-through coffee shop located on approximately 1.08 acres at the southwest corner of 114th Avenue and Dale Earnhardt Drive in The BLVD. As previously noted, a maximum of one (1) standalone drive-through use, restricted to a coffee shop only, is permitted within The BLVD's Park Avenue District; if approved, the proposed Dutch Bros. will exhaust this allowance, becoming the only permitted standalone drive-through use in the Park Avenue District.

The proposed Site Plan (Exhibit E) for Dutch Bros. provides for a single point of access to the site from 114th Avenue. The proposed access will accommodate full turning movements, including both right and left turns into the site from 114th Avenue and both right and left turns egressing the site onto 114th Avenue. On-site, the proposed Dutch Bros. features a double drive-through lane wrapping around the north, west, and south sides of the coffee shop building with sufficient queuing for up to 27 vehicles. Based upon a review of a Traffic Impact Analysis for the coffee shop use, the City expects the proposed access and queuing to function adequately with no vehicle queuing anticipated outside of the designated drive-through lanes. However, in the event that actual traffic generated by the Dutch Bros. exceeds what is anticipated, a condition of approval, allowing the City to require the developer to construct an additional access to the site directly from Avondale Boulevard, is recommended.

The coffee shop building will be 1,093 square feet in area positioned centrally on the site, with an 850 square foot covered patio located immediately north of the proposed building. Excluding a restroom which will be accessible by customers, the proposed building will be accessible only to employees of Dutch Bros. In addition to drive-through orders, customers will be able to place orders at a pickup window located on the north side of the building adjacent to the patio area. Pedestrian access to the pickup window and patio area is provided by a decorative sidewalk connection east through the parking lot to the 114th Avenue public sidewalk; the proposed connection is provided in a location outside of the drive-through queuing lanes where pedestrian/vehicular conflicts will be minimized. Signage and striping will also be utilized to alert vehicles in the parking lot to the possibility of pedestrian activity.

As required by The BLVD Specific Plan, the proposed coffee shop is designed to be outwardly-focused with a

priority placed on orienting structures to interface with adjacent streets and sidewalks. Specifically, a 75-foot-long pedestrian shade canopy featuring bench seating, decorative pavement, and a metal shade is provided along the project's 114th Avenue frontage and a similarly styled 50-foot-long drive-through canopy is provided along the site's Avondale Boulevard frontage.

A total of 25 on-site parking spaces are provided on the east and south sides of the proposed coffee shop building, exceeding the seventeen (17) spaces required by eight (8) spaces. Existing on-street angled parking spaces on 114th Avenue will also be available in the event that all on-site parking spaces are in use.

Landscaping is provided throughout the site for aesthetic enhancement and to provide shade in parking areas and along pedestrian pathways. The proposed Landscape Plan (Exhibit F) meets all City landscape requirements and primarily uses plant material that is listed on the Arizona Department of Water Resources' low-water/drought-tolerant plant catalog. Plantings include a combination of Sissoo, Red Push Pistache, and Live Oak trees accentuated with a variety of shrubs, cacti, and accent plants.

Architectural building elevations and a color/material palette are included as Exhibit G. Steps have been taken to ensure that the development incorporates high quality, diverse building architecture that furthers the aesthetic goals of The BLVD Specific Plan. As desired in The BLVD, the proposed coffee shop building is designed in a contemporary style, with multiple materials including masonry "wood plank" veneer, modern natural concrete tile, light gray stucco, and blue metal paneling reflective of the the Dutch Bros. brand. Architectural interest is further enhanced through variation in roofline height, undulating building and canopy wall planes, and the use of glazing. In addition to the primary building, both the drive-through lane canopy adjacent to Avondale Boulevard and the pedestrian canopy along 114th Avenue are designed in a complementary fashion, with materials including corrugated metal, natural concrete, "wood plank" masonry veneer, and trellised metal screens upon which climbing vines will grow to provide a natural screen that approximates the appearance of buildings extending to property lines.

Proposed signage (Exhibit H) includes small, twelve (12) to twenty (20) square foot internally illuminated pan channel Dutch Bros. logos on each of the coffee shop building's four sides and an additional 18 square foot internally illuminated pan channel logo affixed to the drive-through canopy adjacent to Avondale Boulevard. Drive-through menu board signs and navigational signs directing customers to the drive-through entrance will also be provided. No freestanding monument sign is proposed.

Street, water, and sewer improvements to Avondale Boulevard, Dale Earnhardt Drive, and 114th Avenue adjacent to the site are largely complete. The developer will be responsible for any remaining improvements needed to serve the planned development, excluding improvements to 114th Avenue (including construction of a new driveway into the property) which will be completed by the City per the approved Purchase and Sale Agreement.

The project will be developed in a single phase.

PUBLIC PARTICIPATION:

Development Plan applications 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 property owners have contacted Staff regarding this application.

ANALYSIS:

General Plan, The BLVD Specific Plan, and BLVDD Zoning

- A limit of one (1) standalone drive-through is permitted within The BLVD Park Avenue District. If approved, the proposed Dutch Bros. will be the sole standalone drive-through permitted in the Park

Avenue District.

- The proposed plan meets all development standards for The BLVD Park Avenue District, including, but not limited to, minimum and maximum setbacks, building height, parking standards, signage allowances, and landscaping/open space requirements.

Access, Circulation, and Parking

- Based upon a review of the project's Traffic Impact Analysis, the site will be adequately served by a single point of full access to 114th Avenue. However, a stipulation is recommended to allow the City to require the developer construct a second access to the site, directly to Avondale Boulevard, if actual observed traffic conditions (upon opening of the Dutch Bros.) exceed expectations.
- The proposed double drive-through with queuing for up to 27 vehicles is expected safely accommodate all drive-through customers with no queuing outside of the drive-through lanes anticipated.
- The proposed configuration of the site allows for sufficient on-site circulation within the development. Sufficient drive-through queuing is provided to minimize instances where parked vehicles are blocked in by vehicles in the drive-through queue.
- As required for development within The BLVD, a pedestrian connection from the coffee shop's patio area and walkup window is provided to the 114th Avenue public sidewalk. The pedestrian connection has been located where it will function most safely, away from vehicular entrances to the site and outside of the double drive-through queuing lanes. Signs, striping, and decorative paving will be used to ensure that any vehicles visiting Dutch Bros. are aware of the potential for pedestrian activity.
- The total number of on-site parking spaces provided exceeds minimum City requirements by eight (8) spaces or 47 percent. Additional existing, angled on-street parking spaces along 114th Avenue are also available for customer and/or employee use should it be needed.
- Street, water, and sewer improvements in Avondale Boulevard, Dale Earnhardt Drive, and 114th Avenue adjacent to the site are largely complete. Improvements to 114th Avenue, including construction of a new driveway for Dutch Bros., will be completed by the City per the terms of the approved Purchase and Sale Agreement. Any improvements to Dale Earnhardt Drive and Avondale Boulevard, including the closure of the existing driveway to the site and installation of sidewalk where that driveway currently exists, will be completed by the developer of Dutch Bros. prior to the business opening.

Design

- The proposed building design features contemporary architecture that incorporates a range of high-quality materials such as "wood plank" masonry veneer, stucco, natural concrete tile, metal paneling, and glazing, furthering the City's design goals for The BLVD.
- The proposed materials, colors, and architectural form complements existing development in The BLVD Park Avenue District (such as American Sports Center and My Place Hotels), which all incorporate unique, modern forms and vibrant accent colors.
- As required for development in The BLVD Park Avenue District, the site is designed with an outward focus. While drive-through buildings such as the proposed Dutch Bros. cannot be placed at property

lines because vehicular circulation must be accommodated around all sides of the building, accessory structures are proposed along the site's Avondale Boulevard and 114th Avenue frontages to give an outward appearance that buildings extend to those property lines. To complement the primary building and add cohesiveness to the site, all attached and detached accessory structures have been designed to incorporate the same materials, colors, and forms used on the primary building.

- Project landscaping exceeds minimum requirements and will contribute to both the aesthetics and walkability of the site.
- Planned signage complies with all applicable City requirements and complements the architecture of the proposed Dutch Bros.

DISCUSSION:

Staff recommends approval of this application for the following reasons:

- The proposed Dutch Bros. Development Plan, including the Site Plan, Landscape Plan, Building Elevations, and Comprehensive Sign Package, are in conformance with the property's The BLVD Park Avenue District General Plan Designation, The BLVD Specific Plan, and The BLVD Park Avenue District zoning.
- The proposed Dutch Bros. Development Plan, including the Site Plan, Landscape Plan, Building Elevations, and Comprehensive Sign Package, meet or exceed development standards and requirements contained within the City of Avondale Zoning Ordinance, The BLVD Specific Plan, and Commercial Design Manual.
- The proposal achieves City objectives for outwardly-focused, contemporary, pedestrian-centered development within The BLVD.
- A Traffic Impact Analysis studying the proposed access and drive through queuing conditions has been reviewed and accepted by the City Traffic Engineer. In the event that actual traffic exceeds anticipated traffic, a stipulation requiring developer installation of a second access, directly to Avondale Boulevard, is included in Staff's recommendation.

STRATEGIC PLAN:

STRATEGIC OUTCOME AREA: Diverse Recreation and Entertainment Opportunities

- STRATEGY: Develop new recreation and entertainment options, as well as signature events and programs.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

No public hearing is required. The Planning Commission will recommend **APPROVAL** of Application PL-20-0176 Dutch Bros., a request for Development Plan approval for a proposed drive-through coffee shop, subject to the following five (5) conditions of approval:

1. Development of Dutch Bros. shall conform to the following documents, except as modified by these conditions of approval:

- a. Site Plan and Site Details (Sheets A100 and A102), electronically date stamped February 10, 2021.
- b. Landscape Plan (Sheet L1.0), electronically date stamped February 10, 2021.
- c. Building Elevations (Sheets A300 and A301) and Color/Material Board, electronically date stamped February 10, 2021.
- d. Comprehensive Sign Package, electronically date stamped February 10, 2021.

2. The Site Plan approval will expire two (2) years from approval unless a building permit has been issued for the project.

3. All development shall be completed in accordance with the City of Avondale General Engineering Requirements Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.

4. Excluding any improvements to be completed by the City as specified in the Purchase and Sale Agreement, all required off-site improvements shall be completed by the developer prior to issuance of a Certificate of Occupancy and/or Certificate of Completion.

5. In the event that actual traffic generated by the Dutch Bros. exceeds the traffic anticipated in the project's approved traffic study the City reserves the right to require the developer to complete additional traffic-related improvements, potentially including installation, at the developer's cost, of a driveway from the Dutch Bros. property to Avondale Boulevard. The developer shall, within 30 days of being notified by the City, submit a Vehicle Overflow Remediation Plan (VORP) for review and approval by the City. Upon approval of the VORP by the City, all improvements identified on the VORP must be completed by the developer within 180 days unless extenuating circumstances, as determined by the City, prevent completion of the improvements in the specified time period. In that instance, the developer and City shall agree upon an alternate timeline to achieve completion of the required improvements

PROPOSED MOTION:

I move that Planning Commission recommend **APPROVAL** of Application PL-20-0176 Dutch Bros., a request for Development Plan approval for a proposed drive-through coffee shop, subject to five (5) recommended conditions of approval as listed in the staff report.

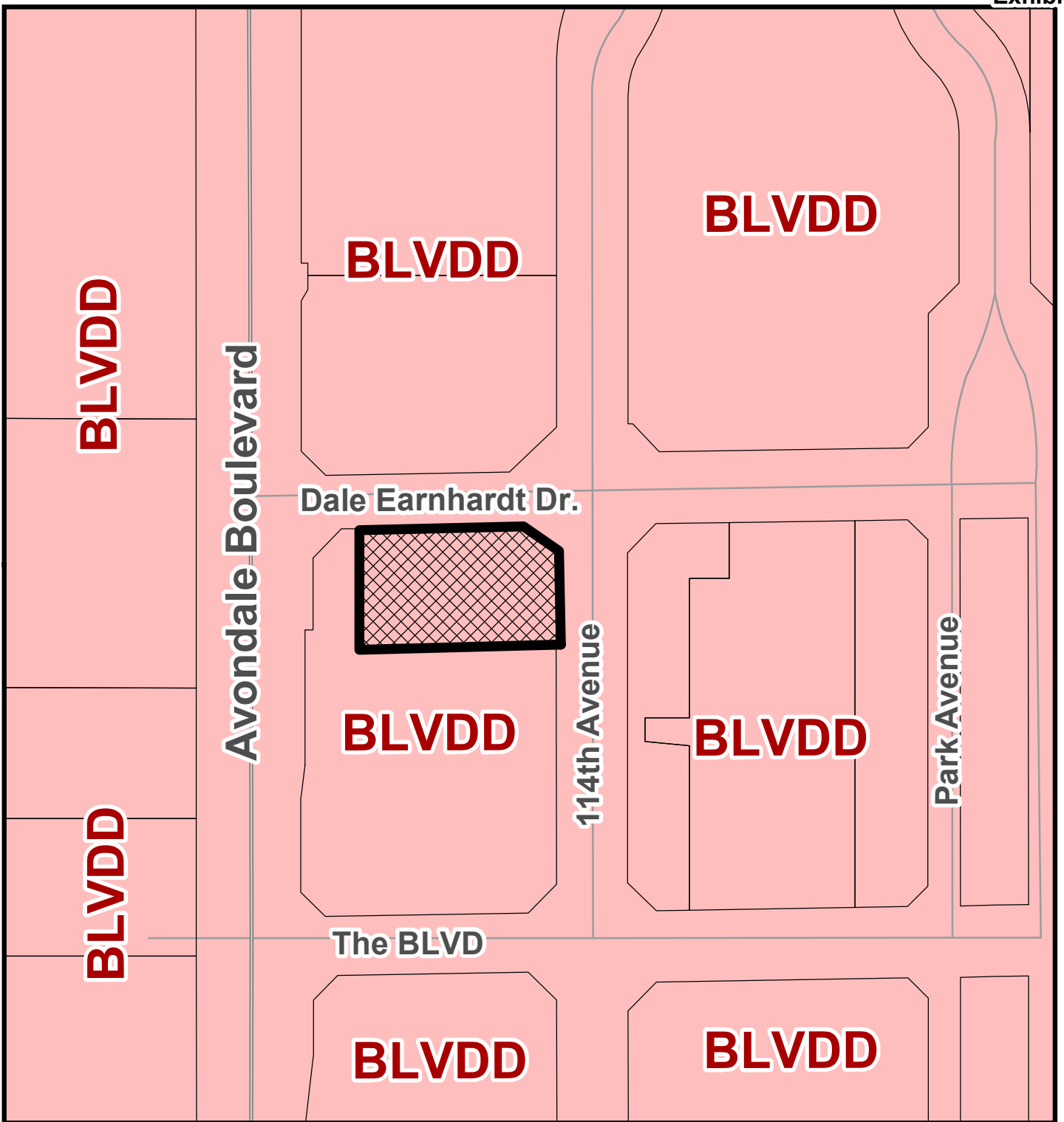


Aerial Photograph



 Subject Property



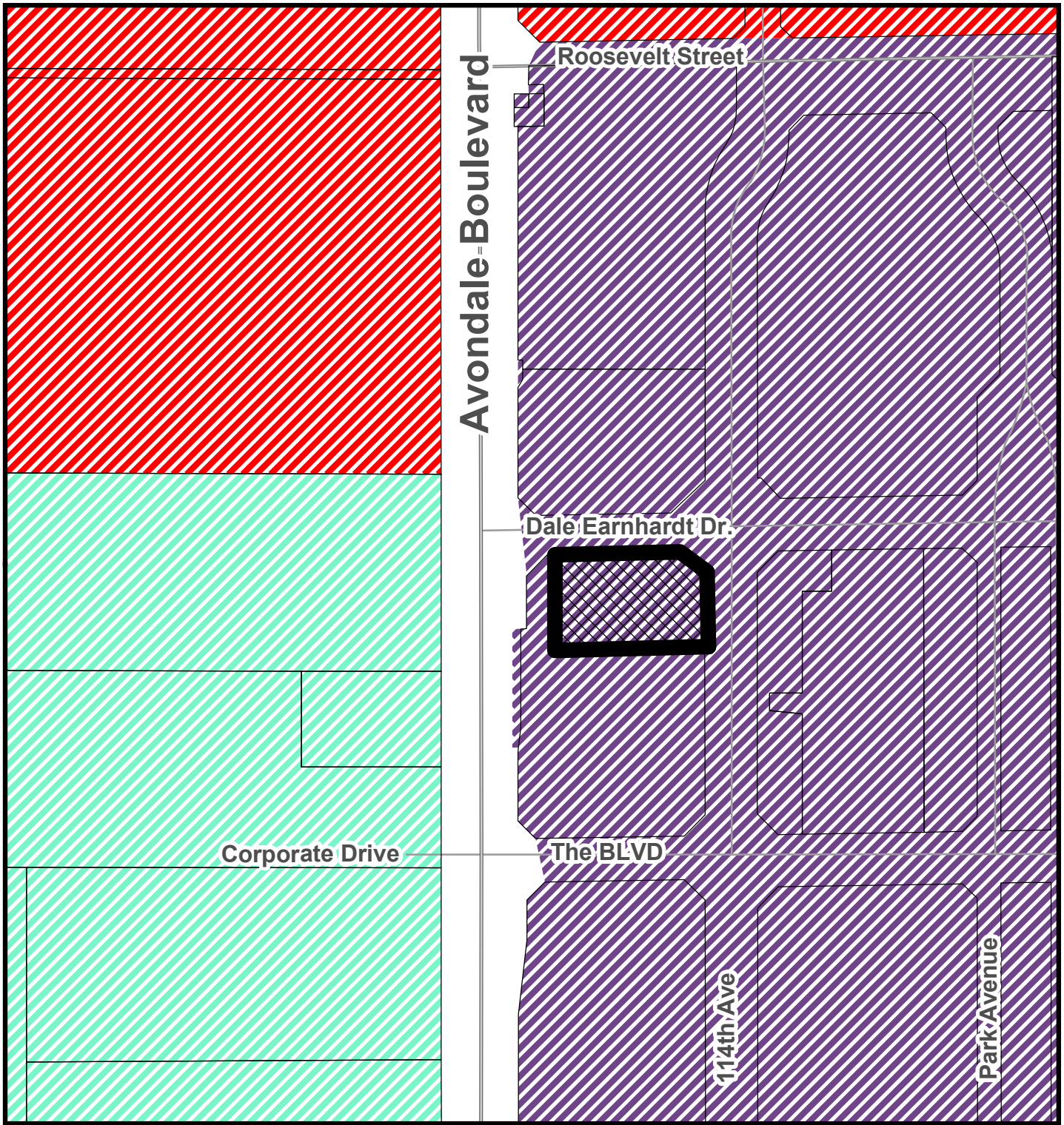


Zoning Vicinity Map



Subject Property



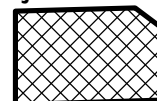


General Plan Land Use

-  The BLVD Gateway District
-  The BLVD Village District
-  The BLVD Park Avenue District



Subject Property



*SUMMARY OF RELATED FACTS
APPLICATION PL-20-0176*

<i>THE PROPERTY</i>	
PARCEL SIZE	Approximately 1.08 net acres
LOCATION	Southeast corner of Avondale Boulevard and Dale Earnhardt Drive
EXISTING LAND USE	Along with the parcel directly south, the property had previously been used as a temporary parking lot for the American Sports Center (ASC) and adjacent inline businesses. Though the temporary pavement remains in place, access to the lot was closed in Fall 2020 in preparation for sale and development of the site and the lot is no longer used. Parking for ASC has since redistributed to other parking areas in the vicinity of the complex.
EXISTING ZONING	The BLVD District – Park Avenue District (BLVDD-Park Avenue) This district is intended to accommodate development of The BLVD’s core, with land uses including hotels, retail, restaurants, sports and entertainment, theaters, cultural, high density residential (minimum 22 units per acre), office, and education. All uses within The BLVD’s Park Avenue District must be designed to interface with adjacent streets in an urban manner and feature modern, contemporary architecture.
ZONING HISTORY	The property was annexed in April 2009. The property was zoned Agricultural (AG) from annexation until it was rezoned to City Center District (CCD) in August 2009. Following approval of The BLVD Specific Plan in September 2019, the property was rezoned to The BLVD District (BLVDD) in March 2020. The site is part of The BLVD’s Park Avenue District.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH OF DALE EARNHARDT DRIVE	My Place Hotels, a 63-room extended stay hotel completed and opened in 2020. The My Place Hotels parcel is zoned The BLVD District (BLVDD), part of the Park Avenue District.
EAST OF 114 TH AVENUE	American Sports Center (ASC), a host facility for organized sports leagues and tournaments, and an attached inline shop building occupied by several retail and service tenants. Both the ASC building and inline shops building are City-owned facilities zoned BLVDD, part of the Park Avenue District.
SOUTH	Along with the subject property, the parcel to the south had previously been used as a temporary parking lot for the American Sports Center (ASC) and adjacent inline businesses. Though the temporary pavement remains in place on the site, access to the lot was closed in Fall 2020 and the lot is no longer used. The property is zoned BLVDD, part of the Park Avenue District.
WEST OF AVONDALE BOULEVARD	Avari Apartments, a 354-unit urban form multi-family apartment complex currently under construction on 16.44 acres zoned BLVDD, part of the Village District.

<i>GENERAL PLAN</i>

The General Plan 2030 Land Use Map designates the property as “The BLVD Park Avenue District”. This land use accommodates development of the core of The BLVD area, with a mix of hotel, retail, restaurant, sports, entertainment, theater, cultural, office, education, and multi-family residential uses designed to interface with adjacent streets in an urban manner and featuring modern, contemporary design.

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary School District; Tolleson Union High School District
ELEMENTARY SCHOOL	Student’s choice (No defined school). The closest district school is Collier Elementary School located at the southwest corner of Coldwater Springs Boulevard and 114 th Avenue within the Coldwater Springs community.
HIGH SCHOOL	Tolleson Union High School, located on Van Buren Street east of 99 th Avenue in the City of Tolleson

<i>STREETS</i>	
Avondale Boulevard	
Classification	Major Arterial
Existing half-street right-of-way	Varies from 55 feet to 85 feet
Standard half-street right-of-way	65 feet with additional width approaching intersections for turn lanes and deceleration lanes.
Existing half-street improvements	Three (3) travel lanes, landscaped median/center turn lane, bike lane, right-turn deceleration lane, curb, gutter, detached sidewalk (attached adjacent to deceleration lane), streetlights, and landscaping.
Standard half-street improvements	Three (3) travel lanes, landscaped median, bike lane, curb, gutter, detached sidewalk, streetlights, and landscaping.
Dale Earnhardt Drive	
Classification	The BLVD Custom Local
Existing half-street right-of-way	30-40 feet (varies by location)
Standard half-street right-of-way	30-40 feet (varies by location)
Existing half-street improvements	One (1) travel lane, center median, curb and gutter, detached sidewalk, street lights and landscaping.
Standard half-street improvements	One (1) travel lane, center median, curb and gutter, detached sidewalk, street lights and landscaping.
114th Avenue	
Classification	The BLVD Custom Local
Existing half-street right-of-way	44 feet
Standard half-street right-of-way	44 feet
Existing half-street improvements	One (1) travel lane, angled on-street parking, curb, gutter, detached sidewalk, street lights and landscaping.

Exhibit D

Standard half-street improvements	One (1) travel lane, angled on-street parking, curb, gutter, detached sidewalk, street lights and landscaping.

UTILITIES

The property has access to multiple water lines. An existing 8-inch public water line runs through the eastern half of the property from Dale Earnhardt Drive to The BLVD. There are also existing water lines in Dale Earnhardt Drive (16-inch) and Avondale Boulevard (16-inch).

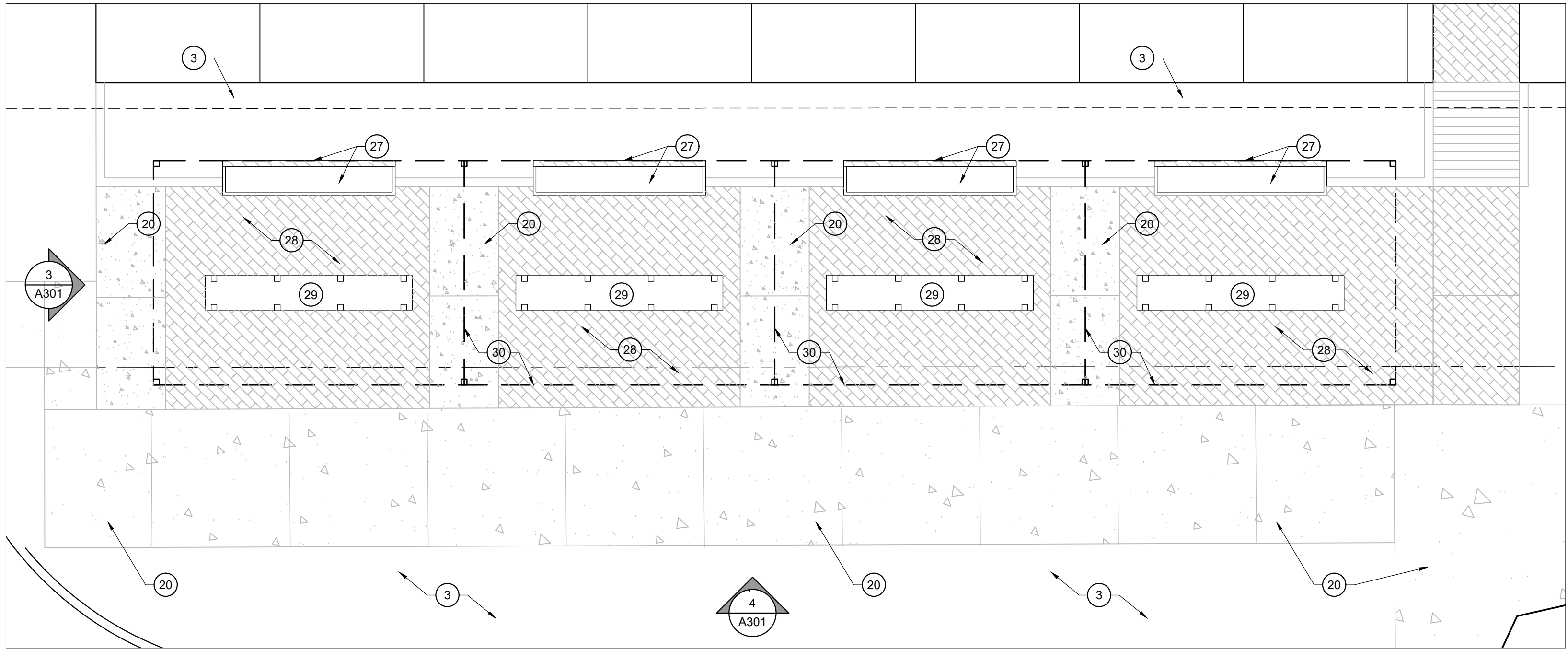
The property also has access to multiple existing sewer lines, including a 12-inch line in Dale Earnhardt Drive and an 8-inch line in 114th Avenue.

SRP provides electrical service in this portion of Avondale.

Exhibit E

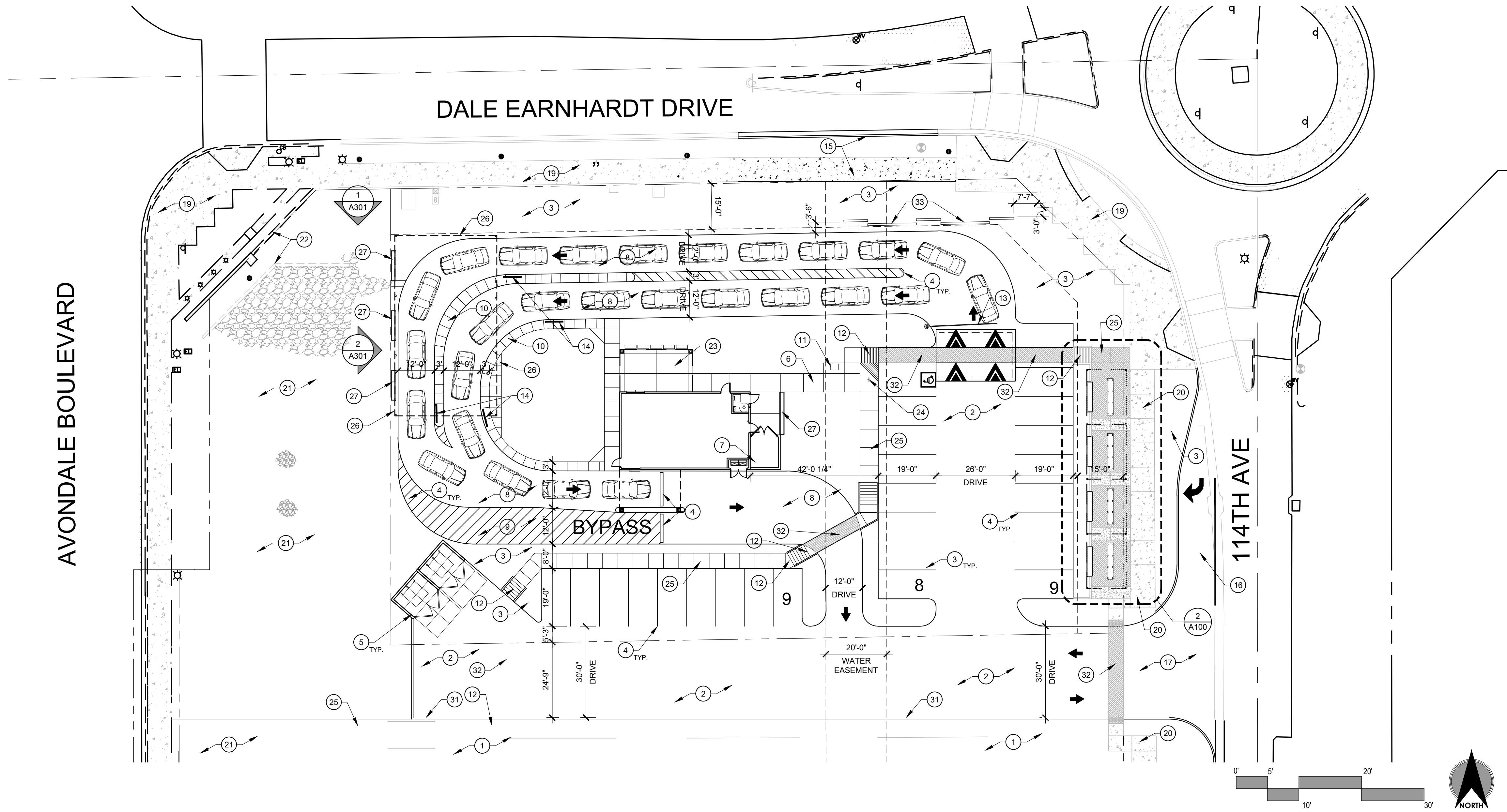
Proposed Site Plan and Site Details

Dutch Bros.



1 ENLARGED SITE AREA

SCALE: 3/16" = 1'-0"



1 PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

REFERENCE CODES:	
2018	INTERNATIONAL BUILDING CODE
2018	INTERNATIONAL MECHANICAL CODE
2018	INTERNATIONAL PLUMBING CODE
2018	INTERNATIONAL ENERGY CODE
2018	INTERNATIONAL FIRE CODE
2017	NATIONAL ELECTRIC CODE
AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES	

PROJECT TEAM:

OWNER:	ARCHITECT:
WESTSIDE DB., LLC.	PHNX DESIGN, LLC
8716 W. LUDLOW SUITE 10 PEORIA, AZ 85381 CONTACT: BILL CANTIERI PIAZZA RESTAURANT DEVELOPMENT PH: (480) 818.9736	2942 EAST FOUNTAIN STREET MESA, ARIZONA 85213 CONTACT: MIKE HILLS PH: (602) 762.7354

CIVIL ENGINEER:
BECK ENGINEERING, INC.

2942 NORTH 24TH STREET, SUITE 114 PHOENIX, AZ 850196 CONTACT: JUSTIN EVINGER PH: (602) 810.2975	7116 EAST 1ST AVE., SUITE 103 SCOTTSDALE, AZ 85251 CONTACT: AARON HILLMAN PH: (480) 347.0590

LANDSCAPE ARCHITECT:
COLLABORATIVE V DESIGN STUDIO INC.

PROJECT DESCRIPTION:

DEVELOPMENT OF A NEW DUTCH BROS
BUILDING, PATIO AND SITE REDEVELOPMENT.

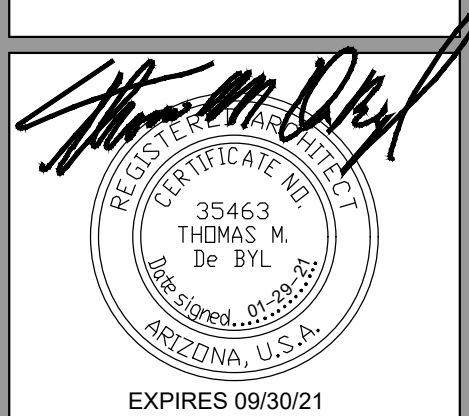
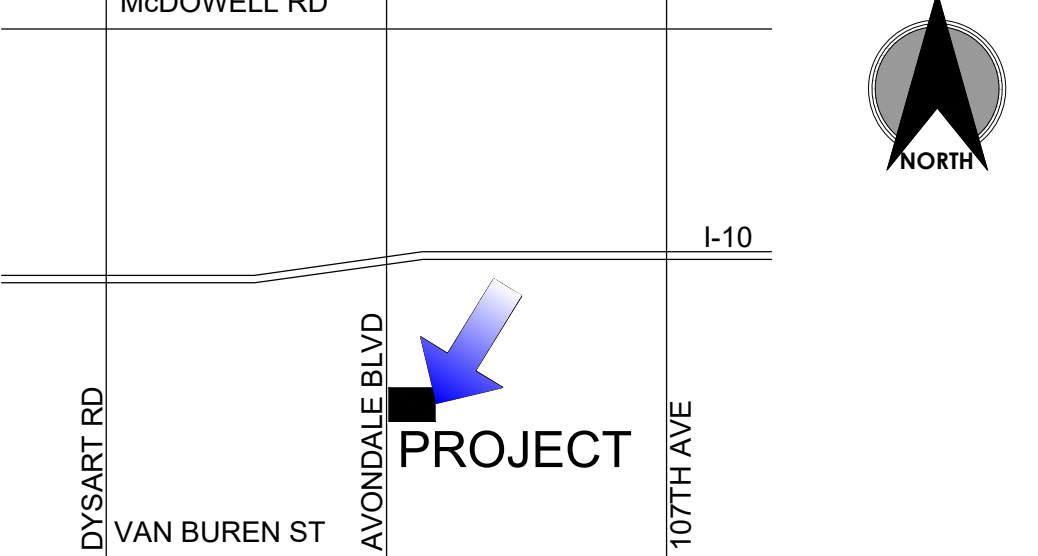
SITE DATA

EXISTING ZONING:	BLVDD "The BLVD District"
NET SITE AREA:	47,246 S.F. (1.08 AC)
BUILDING AREA:	1,093 S.F.
PATIO AREA:	860 S.F.
TOTAL AREA:	1,953 S.F.
CONSTRUCTION TYPE:	V-B
LOT COVERAGE:	1,953 / 47,246 X 100 = 4.2%
REQUIRED PARKING:	
BUILDING (NO PUBLIC ACCESS)	0 SPACES
PATIO (1/50)	17 SPACES
TOTAL	17 SPACES
TOTAL PARKING PROVIDED:	26 SPACES

KEYNOTES:

- ADJACENT PROPERTY IS EXISTING AND WILL REMAIN AS IS.
- PROPOSED ASPHALT DRIVE AREA.
- PROPOSED LANDSCAPE AREA.
- PROPOSED 4" WIDEPAINT STRIPING.
- PROPOSED REFUSE ENCLOSURE, RFER TO DETAIL 10/A102
- PROPOSED CONCRETE HARDSCAPE AREA.
- PROPOSED SES LOCATION.
- PROPOSED ASPHALT DRIVE THRU LANE.
- BYPASS LANE.
- PROPOSED RAISED SIDEWALK FOR STAFF TO TAKE ORDERS ONLY.
- BIKE RACK.
- CONCRETE ACCESSIBLE CURB RAMP.
- DRIVE THRU DIRECTION SIGN.
- MENU DISPLAY BOARDS (NO ORDER SPEAKER AT THESE LOCATIONS)
- PROPOSED NEW SIDEWALK CONNECTION FROM ENTRY DRIVE BEING REMOVED WITH NEW CURB TO MATCH EXISTING.
- RIGHT HAND TURN LANE.
- PROPOSED NEW ENTRY DRIVE LOCATION.
- PROPOSED RIGHT HAND TURN EXIT ONLY LANE FROM SITE.
- EXISTING SIDEWALK TO REMAIN, TYP.
- PROPOSED NEW SIDEWALK CONNECTION
- EXISTING LANDSCAPING AND SITE RETENTION
- EXISTING RETAINING WALLS
- COVERED OUTDOOR PATIO, REFER TO DETAIL A/A201 FOR PATIO FURNITURE DETAIL ELEVATION.
- NEW ADA VAN PARKING SIGN
- NEW 5' WIDE ACCESS SIDEWALK
- DASH LINE INDICATES SHADE CANOPY ABOVE.
- GREEN SCREEN ON TOP OF PLANTER.
- PAVERS FLUSH WITH ADJACENT CONCRETE SIDEWALK.
- BELGARD PAVERS
METROPOLITAN COLLECTION
SERIES: CATALINA STONE
Color: RIO
- 1'-4" HIGH CONCRETE SEAT WALL WITH SKATE STOPS.
- STEEL CANOPY TRELLIS, REFER TO ELEVATIONS.
- 6" CONCRETE CURB, TYP.
- STAMPED ASPHALT PAVEMENT TO MATCH PAVERS AT HARDSCAPE.
- 3'-4" HIGH SCREEN WALL AS INDICATED, MATERIAL AND COLOR TO MATCH BUILDING. REFER TO ELEVATIONS 17/A102.

LOCATION MAP



©2020 OWNERSHIP OF SERVICE -
All reports, plans, specifications, notes
and information prepared by PHNX
DESIGN and their consultants shall
remain the property thereto. PHNX
DESIGN shall retain all common law,
statutory and other reserved rights,
including the copyright thereto.

DUTCH BROS COFFEE
NEC OF AVONDALE BLVD AND DALE EARNHARDT DRIVE
AVONDALE, ARIZONA

DATE	REVISION
1	
2	
3	
4	
5	

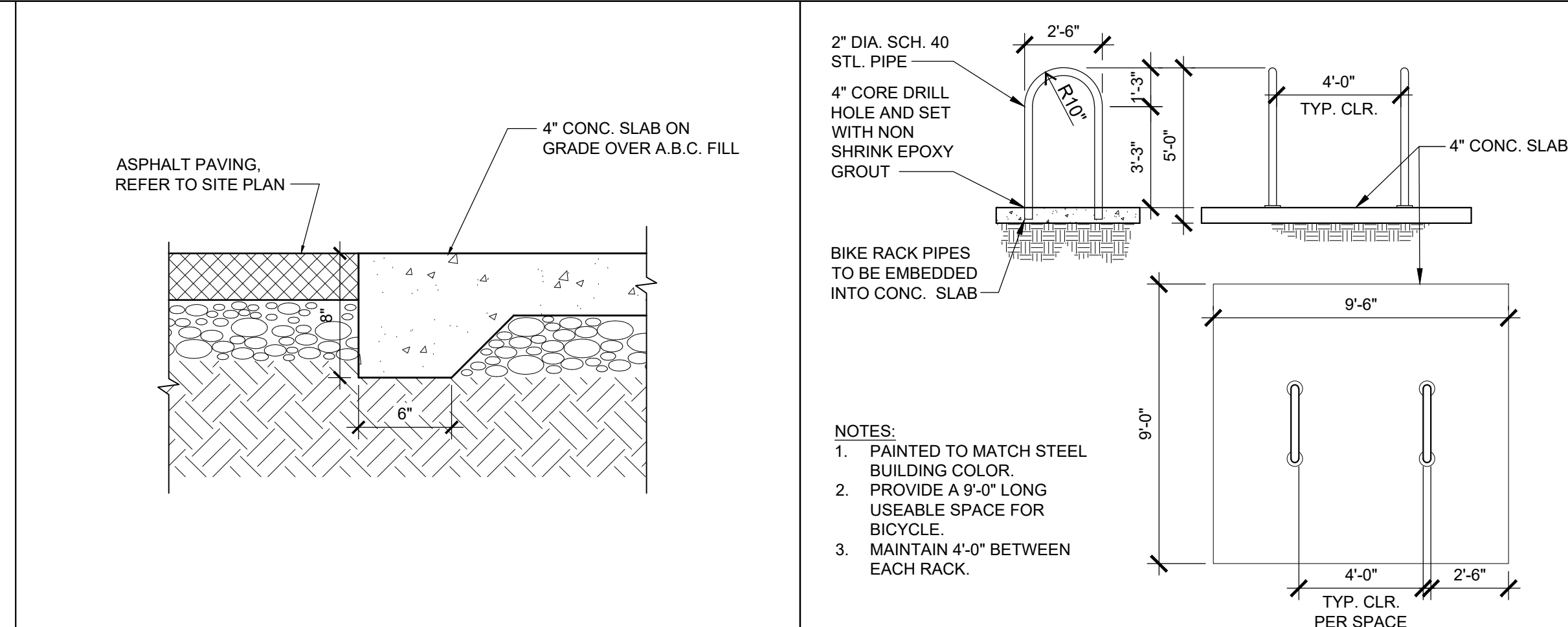
PROPOSED
SITE PLAN

A100

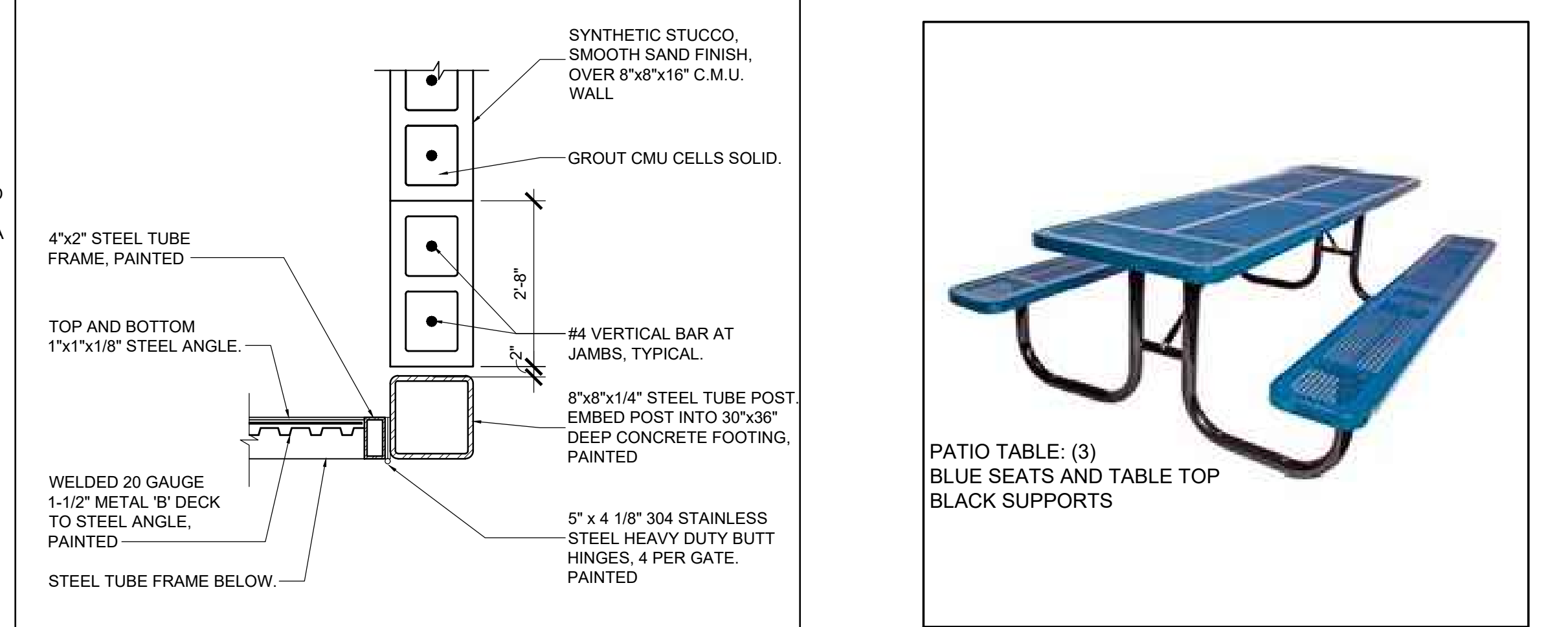
DATE	REVISION
1	
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SITE DETAILS

A102



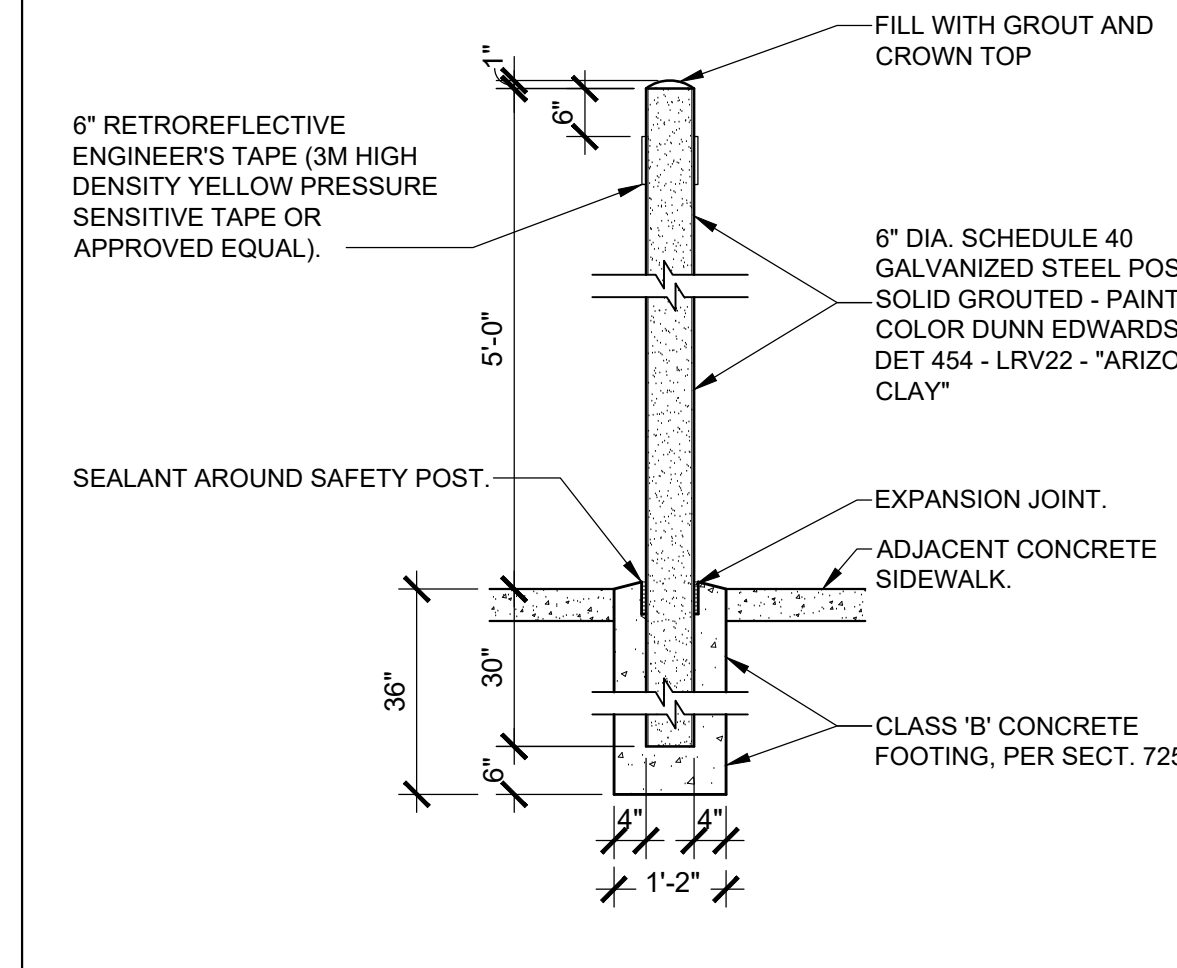
4 BIKE RACK
SCALE: 1/4" = 1'-0"



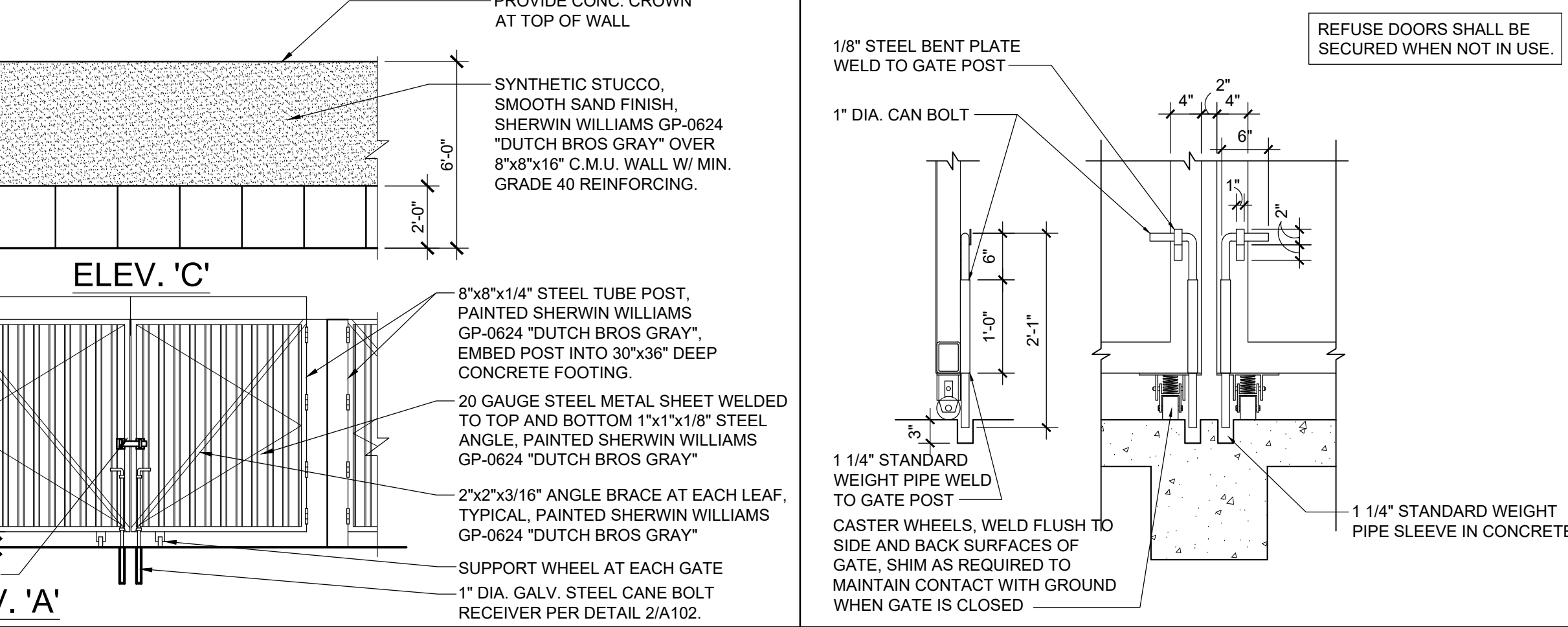
3 PATIO TABLES
SCALE: N.T.S.



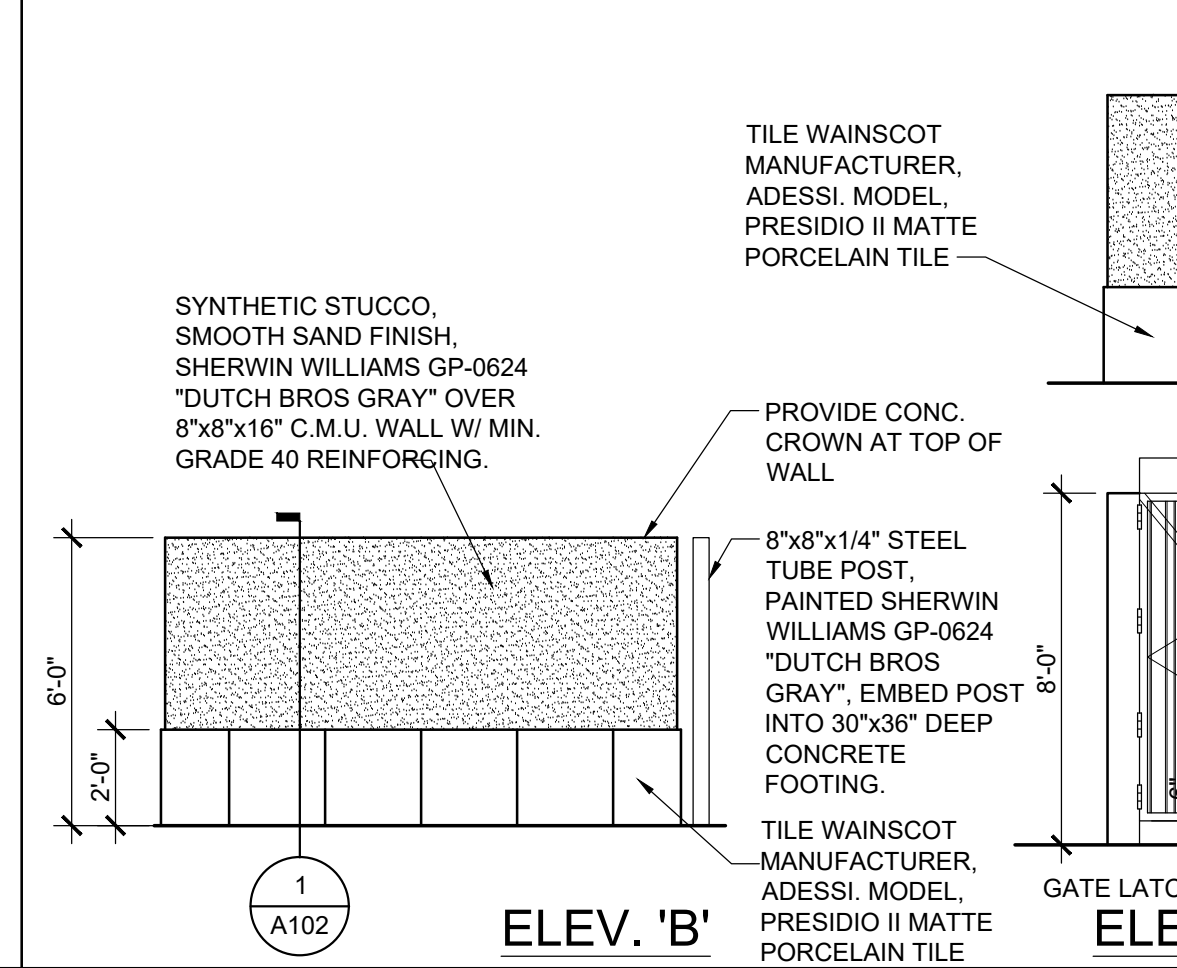
8 TURNDOWN AT ASPHALT
SCALE: 1 1/2" = 1'-0"



11 PIPE BOLLARD
SCALE: 1/2" = 1'-0"



2 WHEEL AT GATE
SCALE: 3/4" = 1'-0"



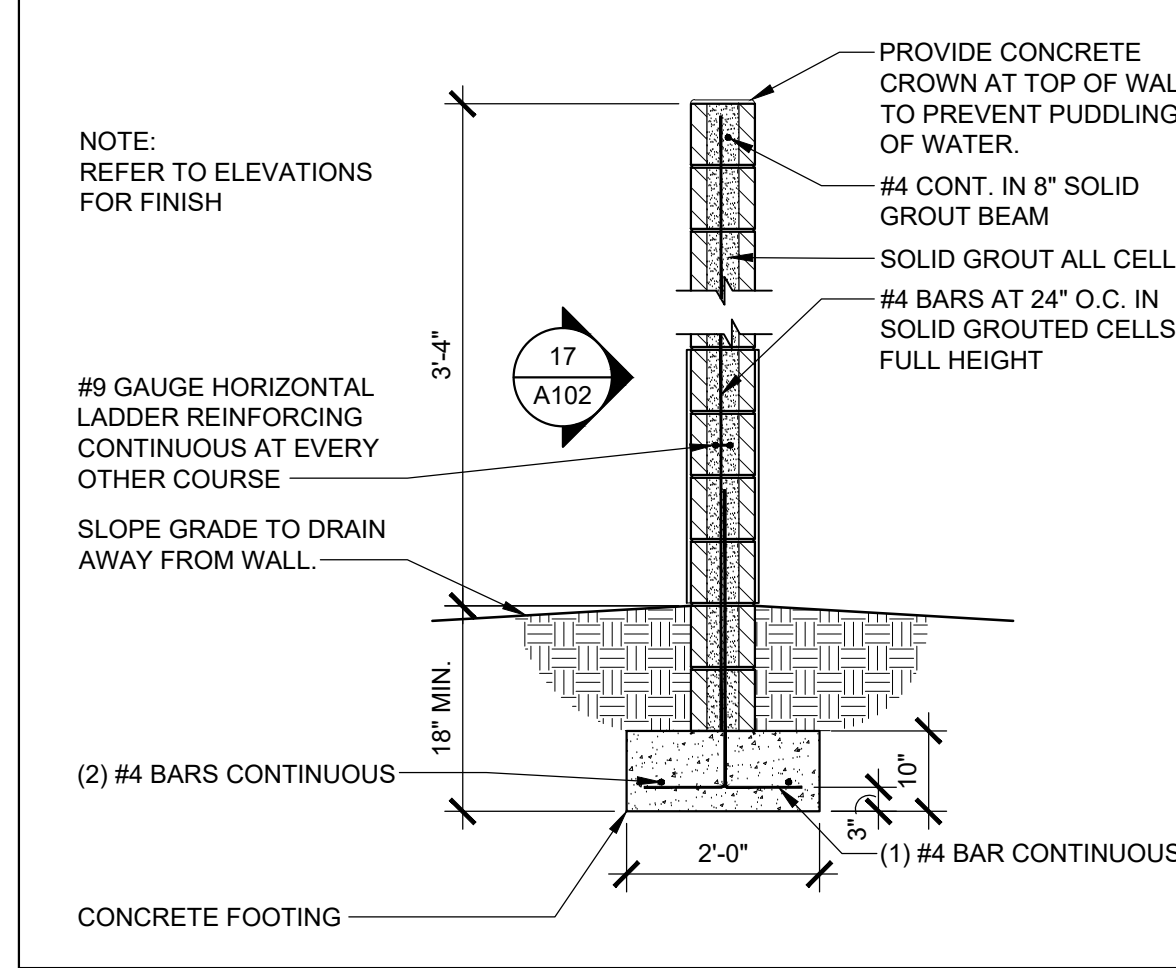
10 REFUSE ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



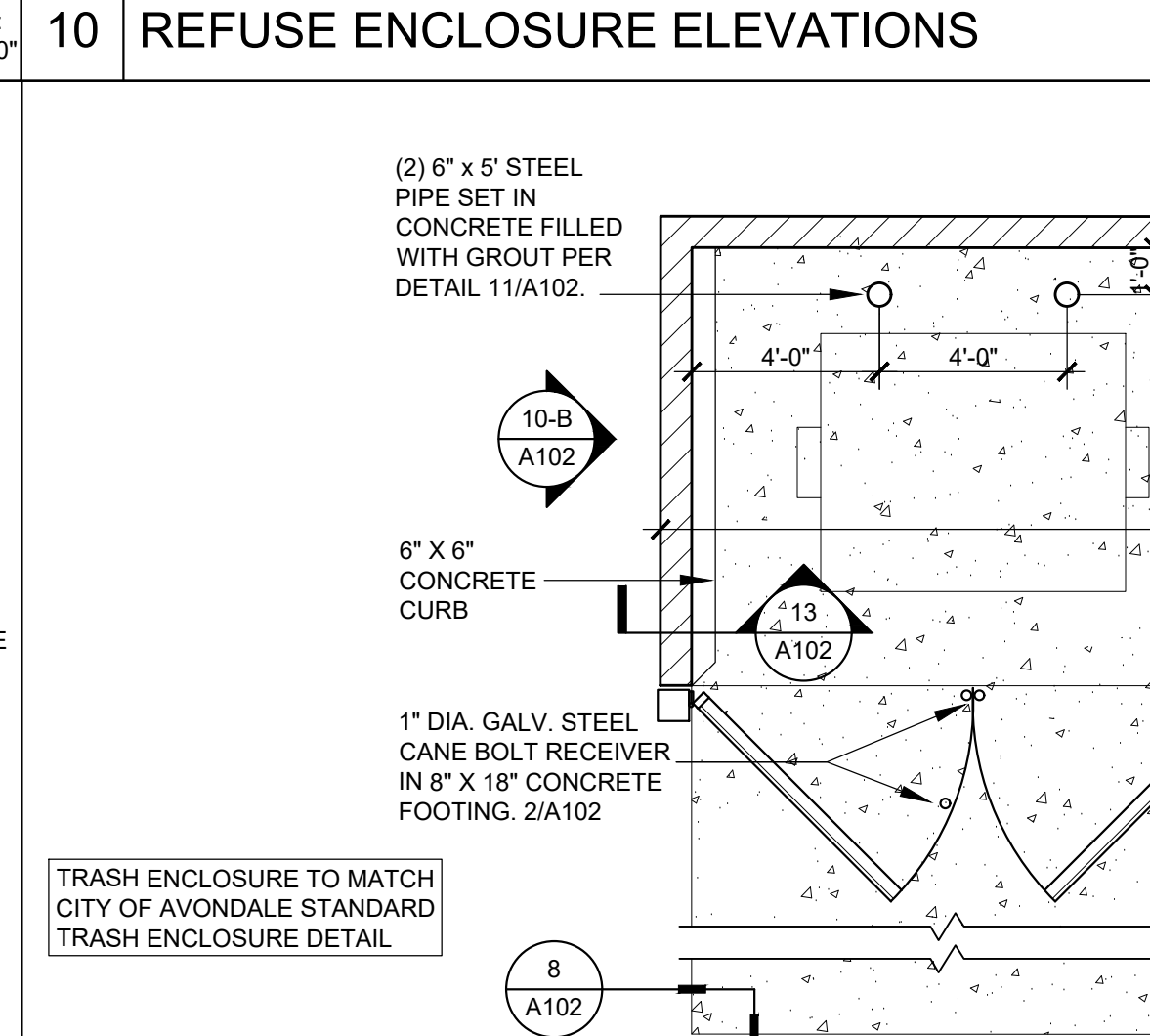
14 SECTION AT SCREEN WALL
SCALE: 1/2" = 1'-0"



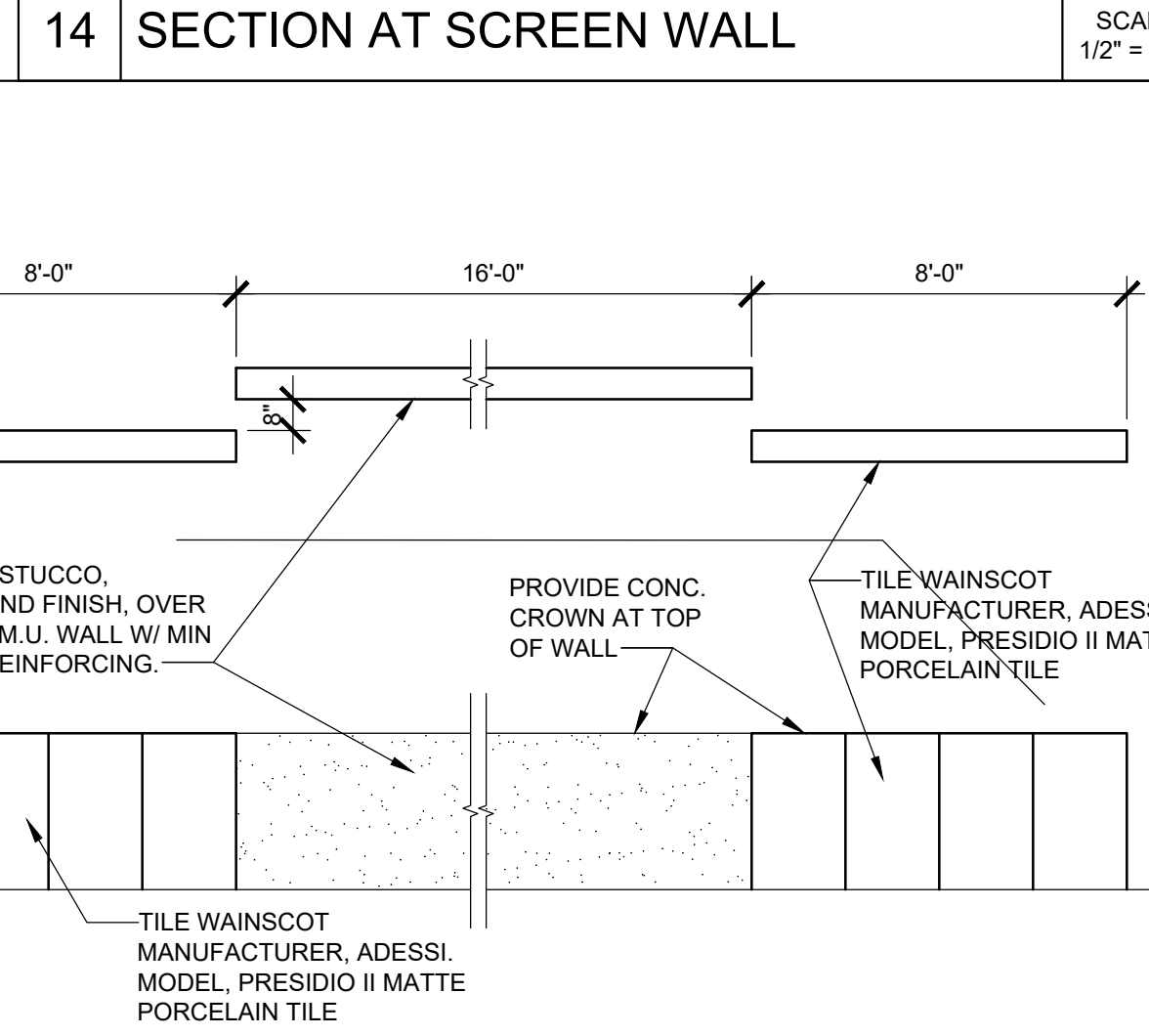
14 SECTION AT SCREEN WALL
SCALE: 1/2" = 1'-0"



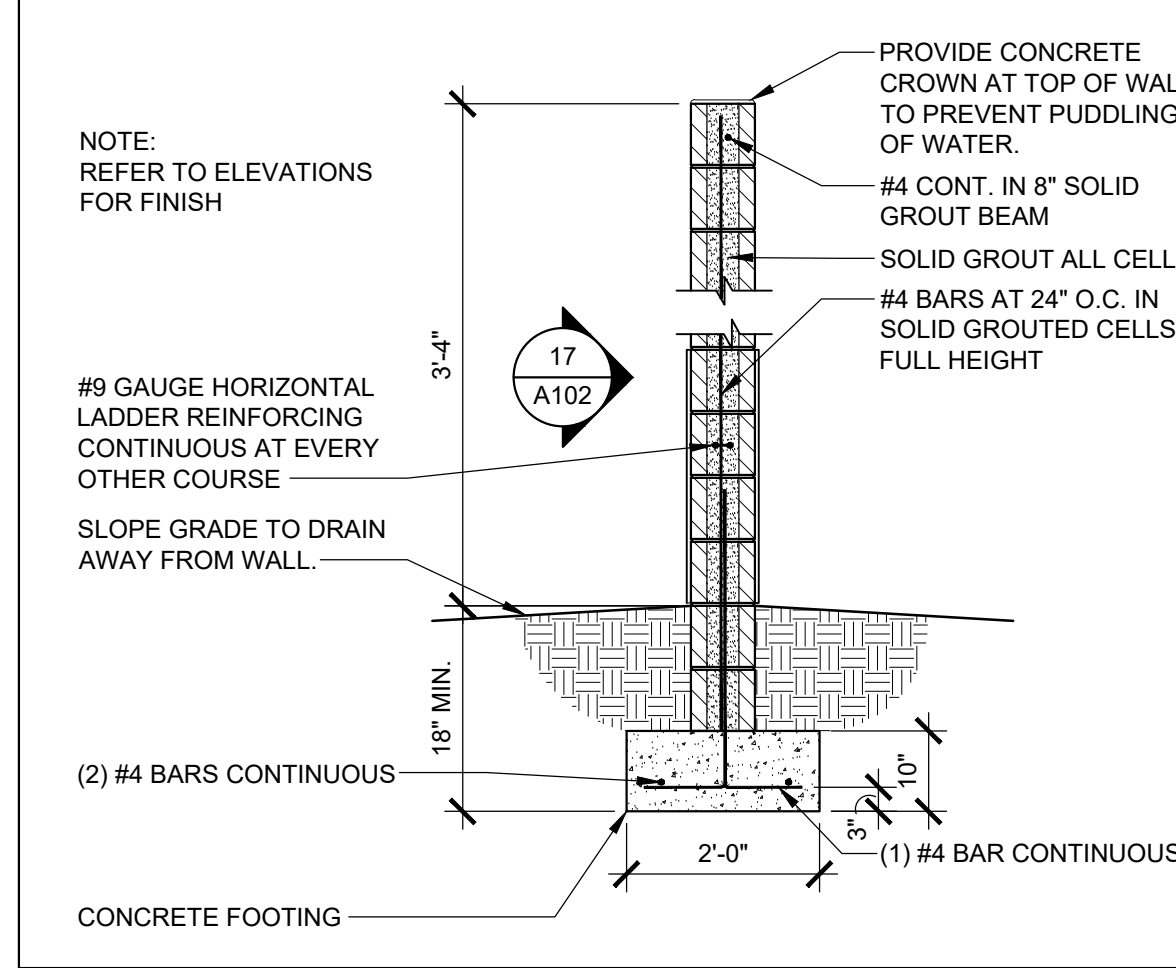
14 SECTION AT SCREEN WALL
SCALE: 1/2" = 1'-0"



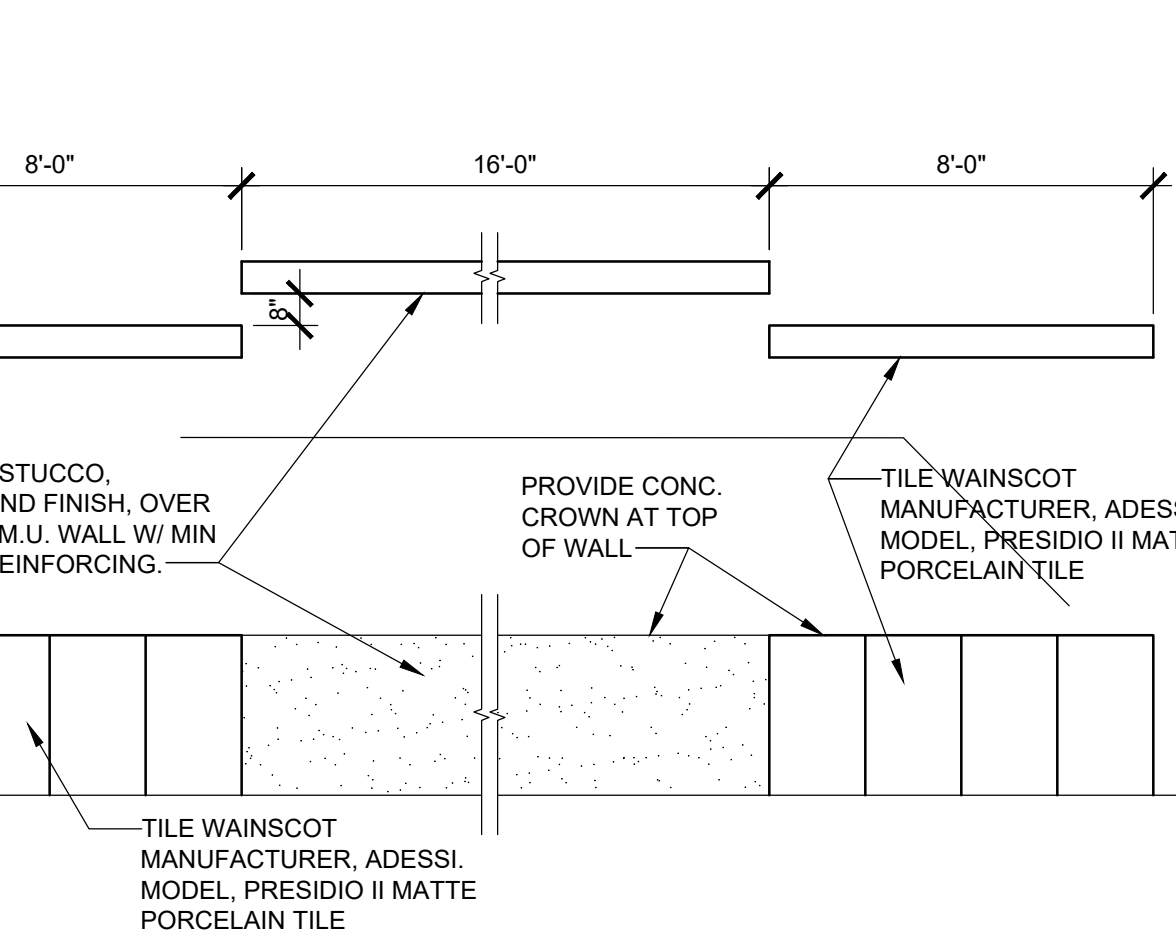
9 DOUBLE REFUSE ENCLOSURE
SCALE: 1/4" = 1'-0"



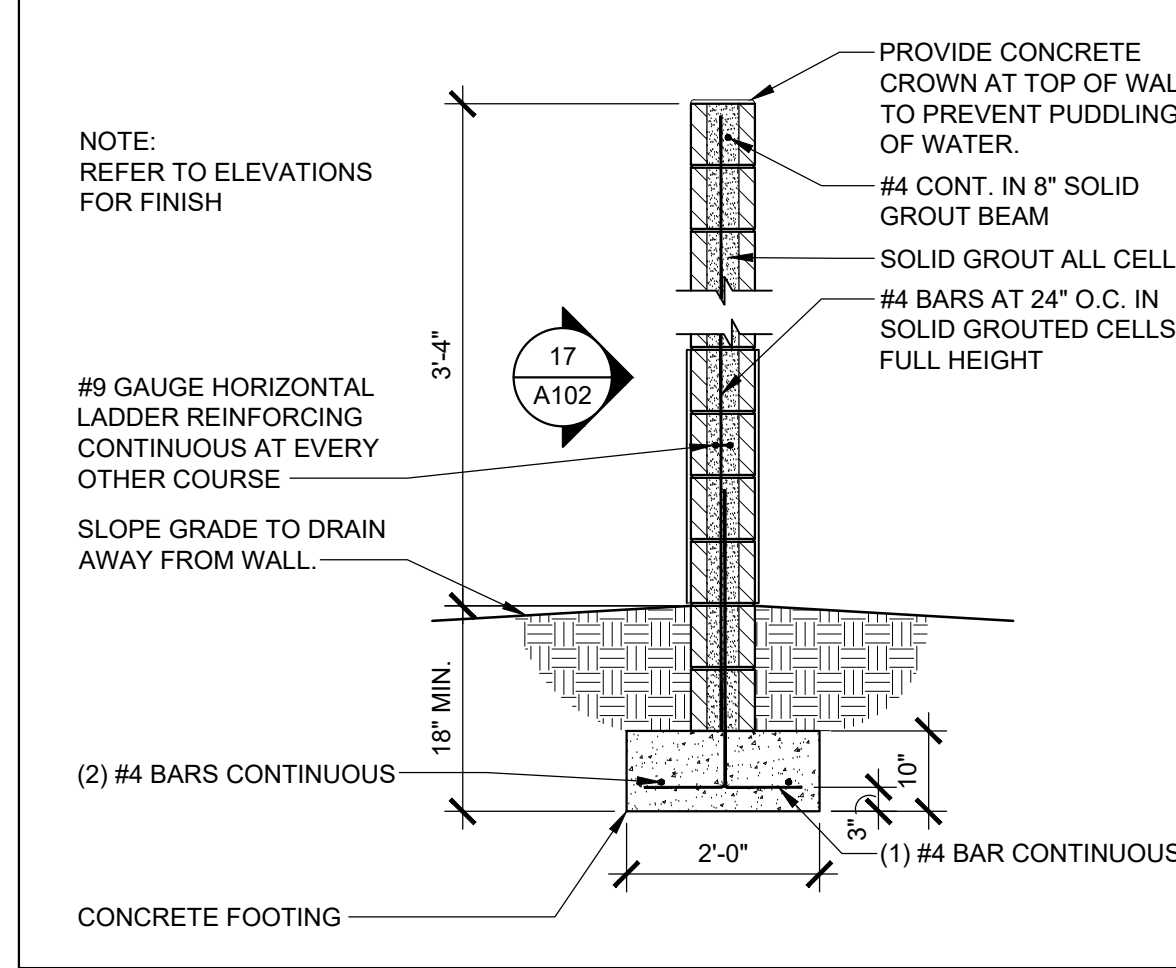
17 SCREEN WALL PLAN AND ELEVATION
SCALE: 1/4" = 1'-0"



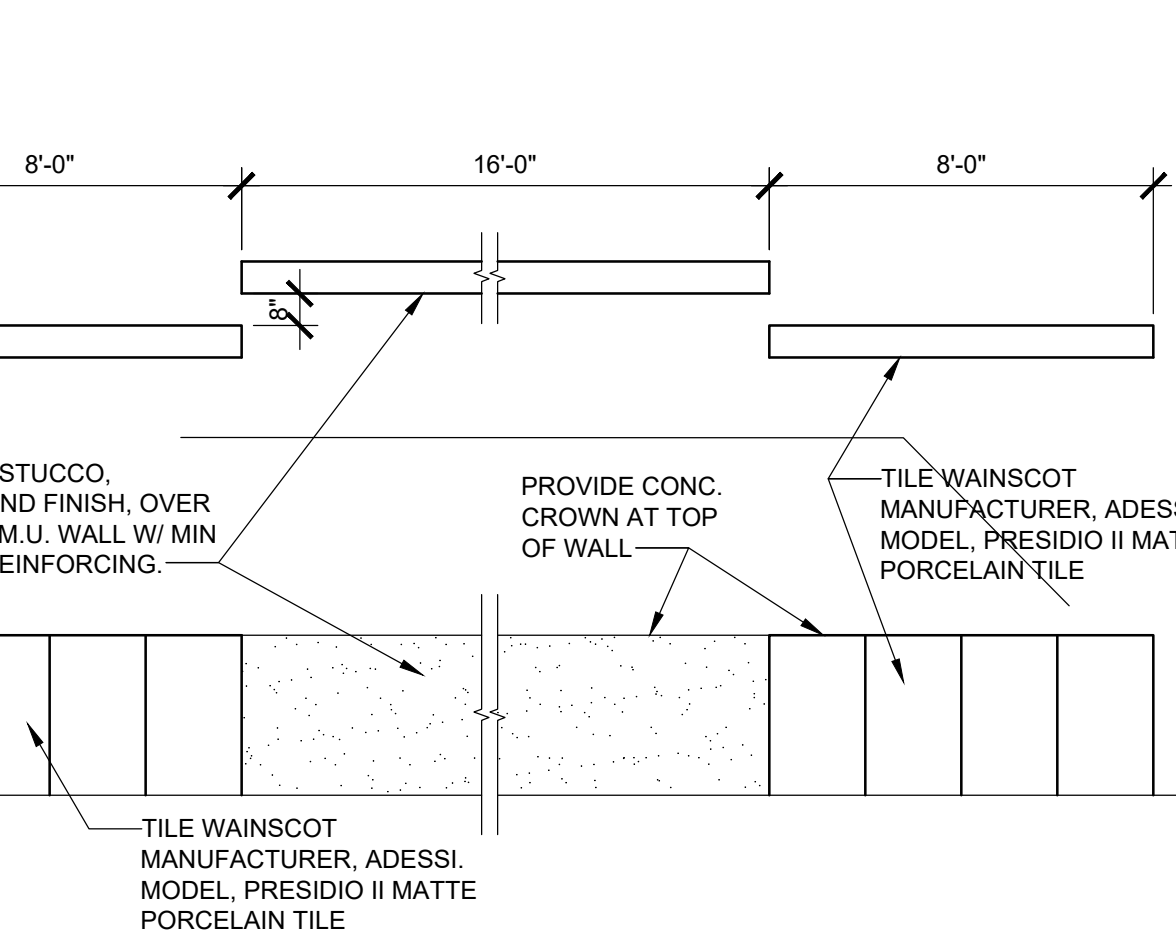
14 SECTION AT SCREEN WALL
SCALE: 1/2" = 1'-0"



14 SECTION AT SCREEN WALL
SCALE: 1/2" = 1'-0"



14 SECTION AT SCREEN WALL
SCALE: 1/2" = 1'-0"



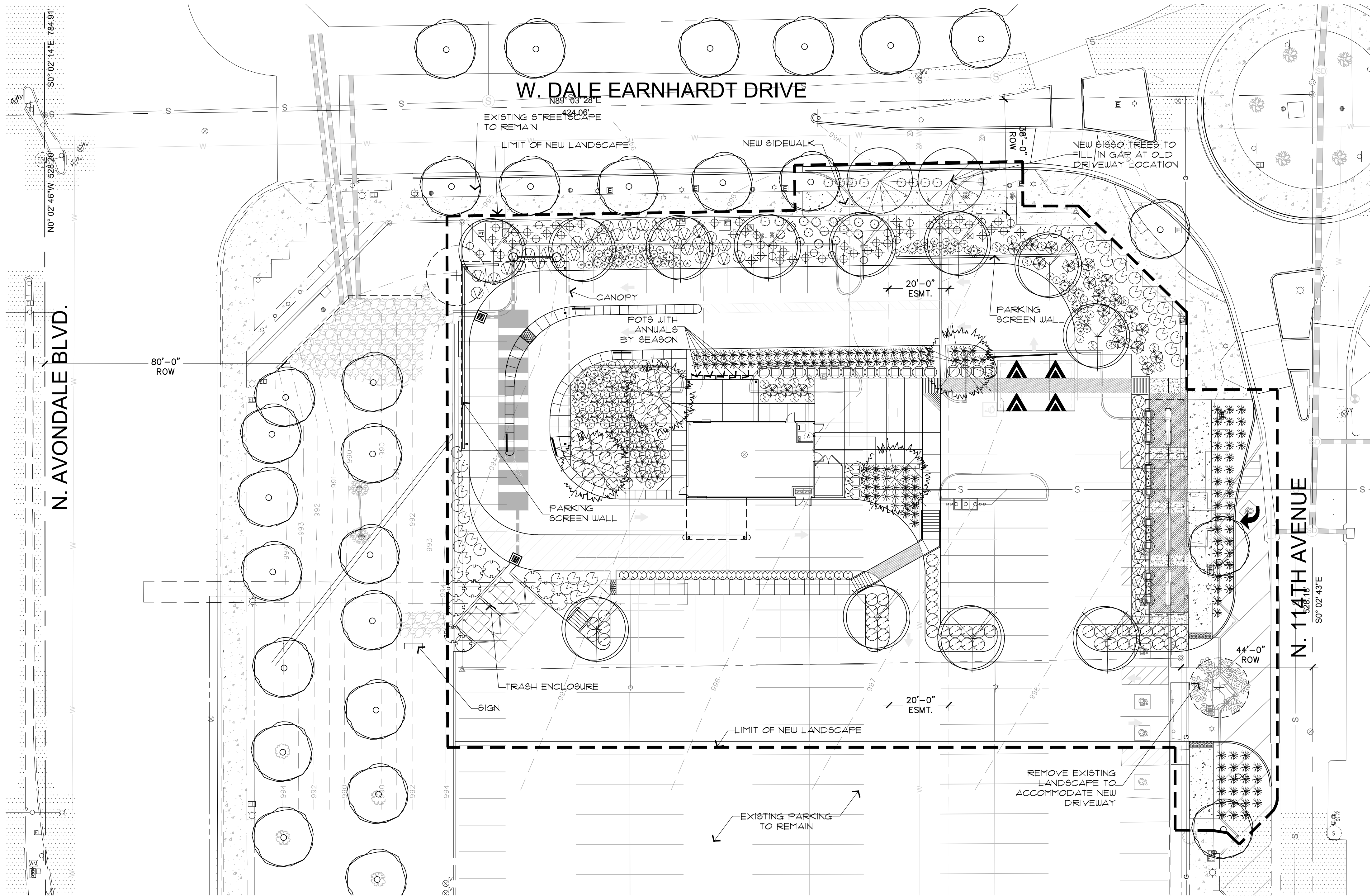
14 SECTION AT SCREEN WALL
SCALE: 1/2" = 1'-0"

Exhibit F

Proposed Landscape Plan

Dutch Bros.

Received
Electronically
February 10, 2021



PLANTING PLAN

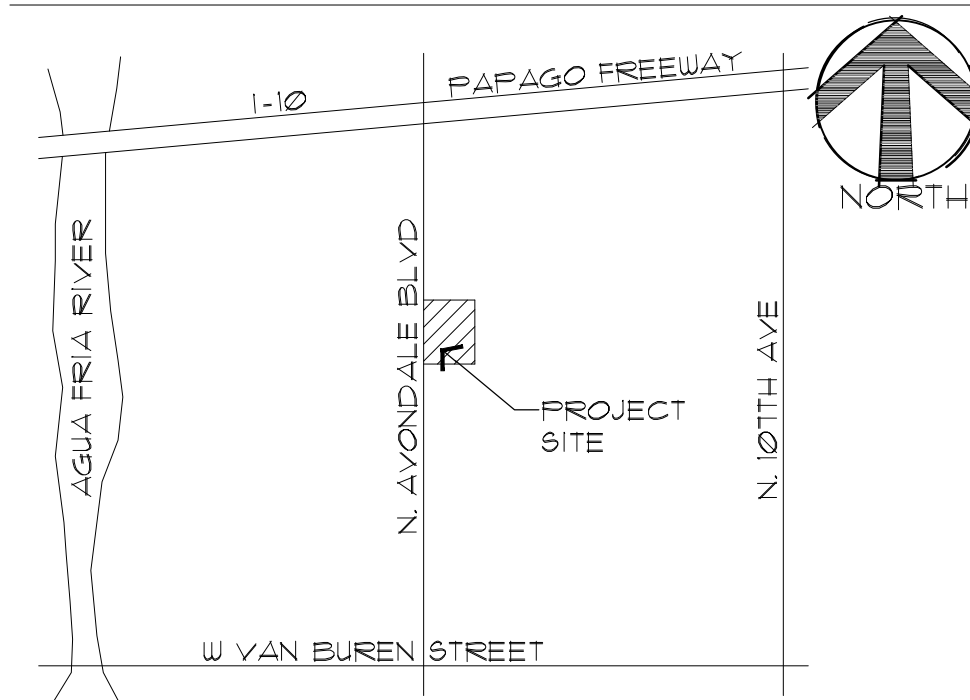
SCALE: 1"=20'-0"

AVONDALE GENERAL LANDSCAPE NOTES

- All single-trunk trees required on site shall be two (2) inch caliper average size. Tree calipers for single-trunk trees shall be measured at twelve (12) inches above the ground. All multi-trunk trees shall be one and one-half (1-1/2) inch caliper minimum. Tree caliper for multi-trunk trees shall be measured twelve (12) inches above the first fork or twelve (12) inches above ground if all trunks originate from the soil. Caliper of multi-trunk trees shall be determined by taking the average caliper of all its trunks. Multi-trunk trees shall have no more than three (3) trunks.
- 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.
- 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).
- 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.
- Plantings within any sight 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.
- 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.

VICINITY MAP:



PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES					
	Existing Tree (To Remain)				
	Existing Tree (To Be Removed)				
	Dalbergia sissoo	Dalbergia	24" Box	2	Standard Trunk Dense Canopy
	Platelia 'Red Rush'	'Red Rush' Platelia	24" Box	12	Standard Trunk Dense Canopy
	Quercus virginiana	Southern Live Oak	24" Box	4	Standard Trunk Dense Canopy
CACTI/ACCENTS					
	Agave 'Cornelius'	'Cornelius' Agave	5-Gal	8	Cox Cactus Farm
	Aloe barbadensis	Medicinal Aloe	5-Gal	41	Yellow Flower
	Bouteloua 'Blonde Ambition'	'Blonde Ambition' Grass	1-Gal	62	As Per Plan
	Dasylirion longissimum	Toothless Spoon	5-Gal	20	As Per Plan
	Hesperaloe 'Perpa'	Brake Lights Yucca	5-Gal	141	As Per Plan
VINES					
	Bigonia 'Tangerine Beauty'	'Tangerine Beauty' Vine	5-Gal	11	As Per Plan
SHRUBS					
	Existing Shrub To Remain				
	Dodonaea viscosa	Hopsed Bush	5-Gal	10	As Per Plan
	Leucophyllum frutescens	'Green Cloud' Sage	5-Gal	55	As Per Plan
	Myrtus 'Compacta'	Compact Dwarf Myrtle	5-Gal	26	As Per Plan
	Russelia equisetiformis	Coral Fountain	5-Gal	30	As Per Plan
	Olea 'Little Ollie'	Dwarf Olive 'Little Ollie'	5-Gal	16	As Per Plan
	Tecoma 'Bells of Fire'	'Bells of Fire' Tecoma	5-Gal	39	As Per Plan
GROUND COVERS					
	Aloe 'Blue Elf'	'Blue Elf' Aloe	1-Gal	15	As Per Plan
	Eremophila 'Outback Sunrise'	'Outback Sunrise' Emu	1-Gal	24	As Per Plan
	Myoporum parvifolium	Myoporum	1-Gal	59	As Per Plan
MISCELLANEOUS					
	Decomposed Granite - Size and Color to Match Existing 2" depth in all planting areas (Typ)				
	Annuals in Pots By Season				

LANDSCAPE MAINTENANCE OVERVIEW

- All landscape material shall be maintained according to the standards as set forth herein on the approved Landscape Maintenance Manual.
- All landscape areas and material shall be maintained in a healthy, neat, clean and weed-free condition.
- Permanent modifications and/or removal of existing landscaping, other than necessary for utility, infrastructure, or other repairs caused by unforeseen damages, shall require prior approval by the City Planner or authorized designee. Any approved landscaping that has been permanently removed for any reason without the City Landscape Architect's or authorized designee's approval shall be reported to Code Enforcement and a Notice of Violation may be issued. Material replacement shall be in kind and not less than the minimums as set forth herein, at the owner's expense. Planting shall be replaced per the approved landscape plan or as necessary to meet the requirements stated herein.
- Any plant material determined by the City Planner or authorized designee to be unhealthy or in decline shall be replaced in kind and not less than the minimums as set forth herein, at the owner's expense. This includes but is not limited to natural vegetation screens.
- Plant material shall be pruned according to the approved Landscape Maintenance Manual and conform to the current version of the American National Standard, ANSI A300 - Tree Care Operations - Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices. Plants shall not be severely pruned such that the natural growth pattern or characteristic forms are significantly altered.
- Tree topping is prohibited. Any tree that has been altered by this measure shall be immediately removed and replaced in kind with a new tree, at the owner's expense.
- Landscape areas on-site, as well as in the adjacent right-of-way, shall be maintained by the owner or owner's association (if applicable), and shall be maintained as approved in the Landscape Maintenance Manual. Any areas designated and intended for the purposes of on-site storm water retention shall be maintained and reserved for that primary purpose. Any alteration or deterioration of those areas shall be considered a violation of this Section 12.
- It shall be a violation of the provisions of this Chapter for any person to abuse, destroy or mutilate any tree, plant or shrub within the public rights-of-way or to attach or place any rope, wire or other item to or on any plant (other than to appropriately support the plant), unless approved by the City Planner or authorized designee, or allow any gaseous, liquid or solid substance which is harmful to plants to come in contact with their roots, trunks, or leaves.

LANDSCAPE IMPROVEMENTS

DUTCHBROS
Coffe

Avondale, AZ

Planting Plan



Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012



DESIGNED BY:	AH
DRAWN BY:	AH
CHECKED BY:	AH/MD
DATE:	06.15.20
REVISIONS:	112520 City Comments
	012921 Revision

L1.0

1 of 1

Exhibit G

Proposed Building Elevations & Materials Palette

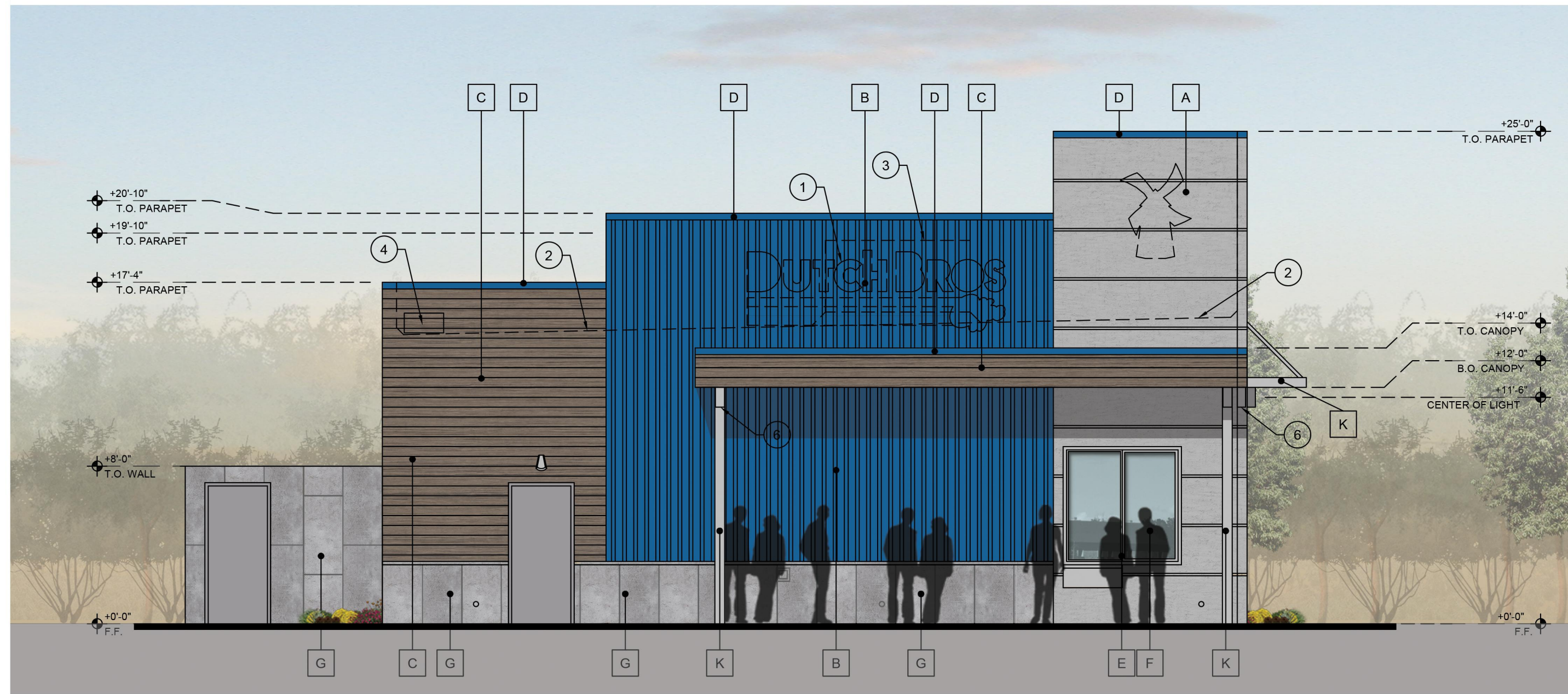
Dutch Bros.

Received
electronically
February 10, 2021



4 WEST ELEVATION

SCALE: 3/16" = 1'-0"



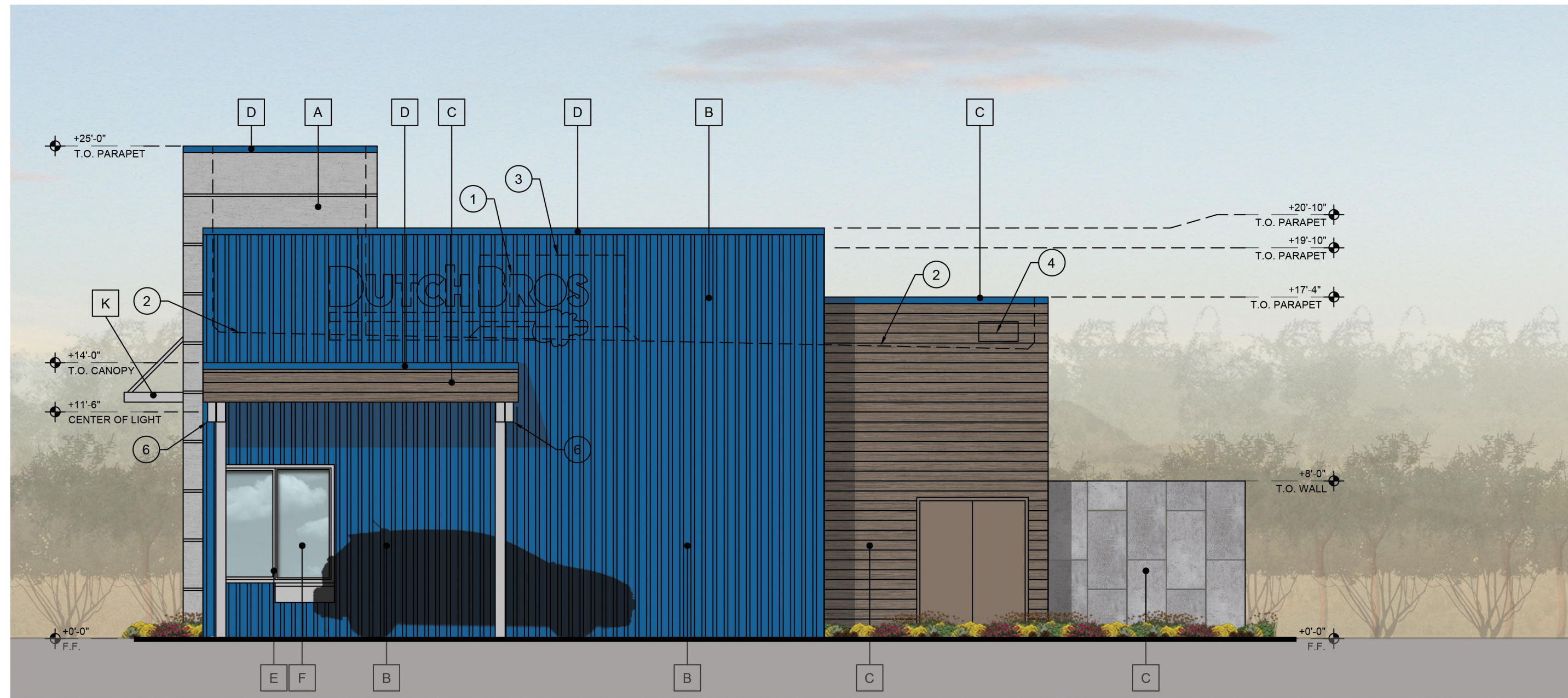
3 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



2 EAST ELEVATION

SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

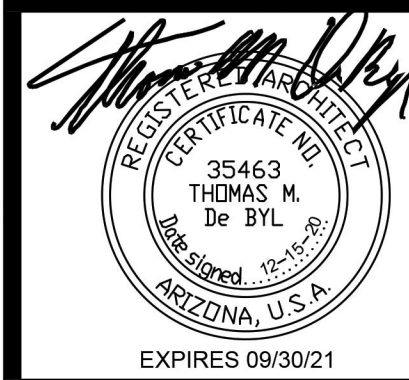
KEYNOTES:

1. SIGNAGE UNDER SEPARATE REVIEW AND PERMIT.
2. DASHED INDICATES LINE OF ROOF BEYOND.
3. MECHANICAL ROOF TOP UNIT, FULLY SCREENED BY PARAPET.
4. BUILDING ADDRESS, VERIFY NUMBER WITH CITY OF AVONDALE.
5. HOLLOW METAL DOOR AND FRAME - PAINT TO MATCH ADJACENT SURFACE.
6. WALL PACK - REFER TO ELECTRICAL DRAWINGS.
7. ALUMINUM STOREFRONT RUNNER DOOR, SEE SCHEDULE FOR COLOR.

FINISH KEYNOTES:

- A. SYNTHETIC STUCCO
FINISH: SMOOTH SAND FINISH
COLOR: DUTCH BROS GRAY
- B. METAL PANEL SIDING
MANUFACTURER: TAYLOR METALS
COLOR: PACIFIC BLUE SRI 26
- C. CONCRETE SIDING (WOOD PLANK LOOK)
MANUFACTURER: ELDORADO STONE
SERIES: VINTAGE RANCH
COLOR: FOX WOOD
- D. METAL PARAPET CAP
MANUFACTURER: TAYLOR METALS
COLOR: PACIFIC BLUE SRI 26
- E. ANODIZED ALUMINUM STOREFRONT SYSTEM
MANUFACTURER: KAWNEER OR APPROVED EQUAL
COLOR: CLEAR ANODIZED
- F. 1" INSULATED GLAZING
VALUE: (U=0.29, SHGC= 0.28)
COLOR: CLEAR
- G. TILE WAINSCOT
MANUFACTURER: ADESSI
MODEL: PRESIDIO II MATTE PORCELAIN TILE
- H. GREEN SCREEN
FINISH: FLAT
COLOR: DUTCH BROS GRAY
- J. CORRUGATED METAL PLANTER
FINISH: SMOOTH FINISH
COLOR: SEALED CONCRETE
- K. STEEL CANOPY AND COLUMNS
COLOR: DUTCH BROS GRAY

PHNX
DESIGN
3707 EAST SOUTHERN AVE, SUITE 1000
MESA, ARIZONA 85205
602.762.7354



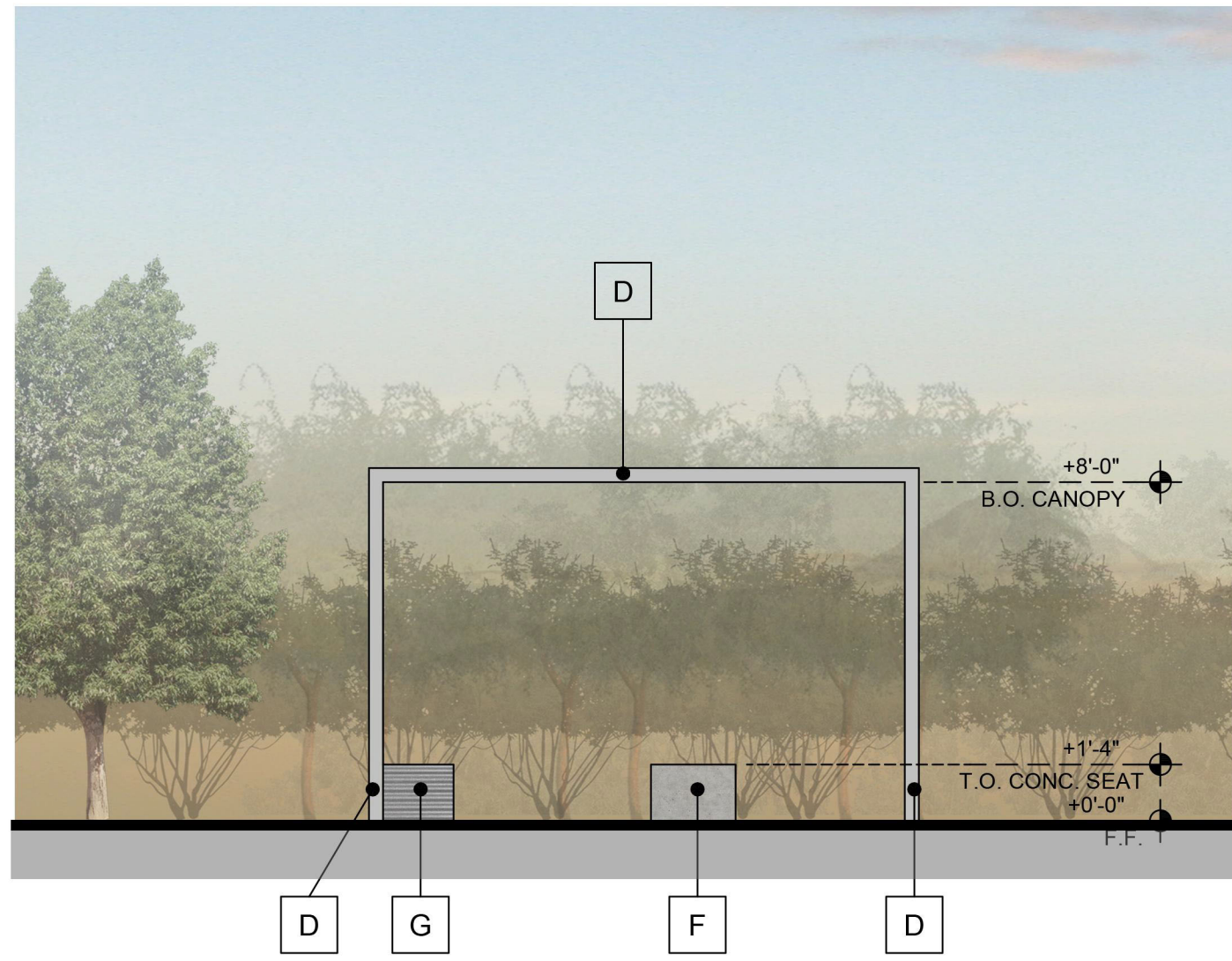
©2020 OWNERSHIP OF SERVICE ...
All reports, plans, specifications, notes
and information prepared by PHNX
DESIGN and their consultants shall
remain the property thereto. PHNX
DESIGN shall retain all common law,
statutory and other reserved rights,
including the copyright thereto.

DUTCH BROS COFFEE
NEC OF AVONDALE BLVD AND DALE EARNHARDT DRIVE
AVONDALE, ARIZONA

DATE	REVISION
2	
3	
4	
5	

BUILDING
ELEVATIONS

A300

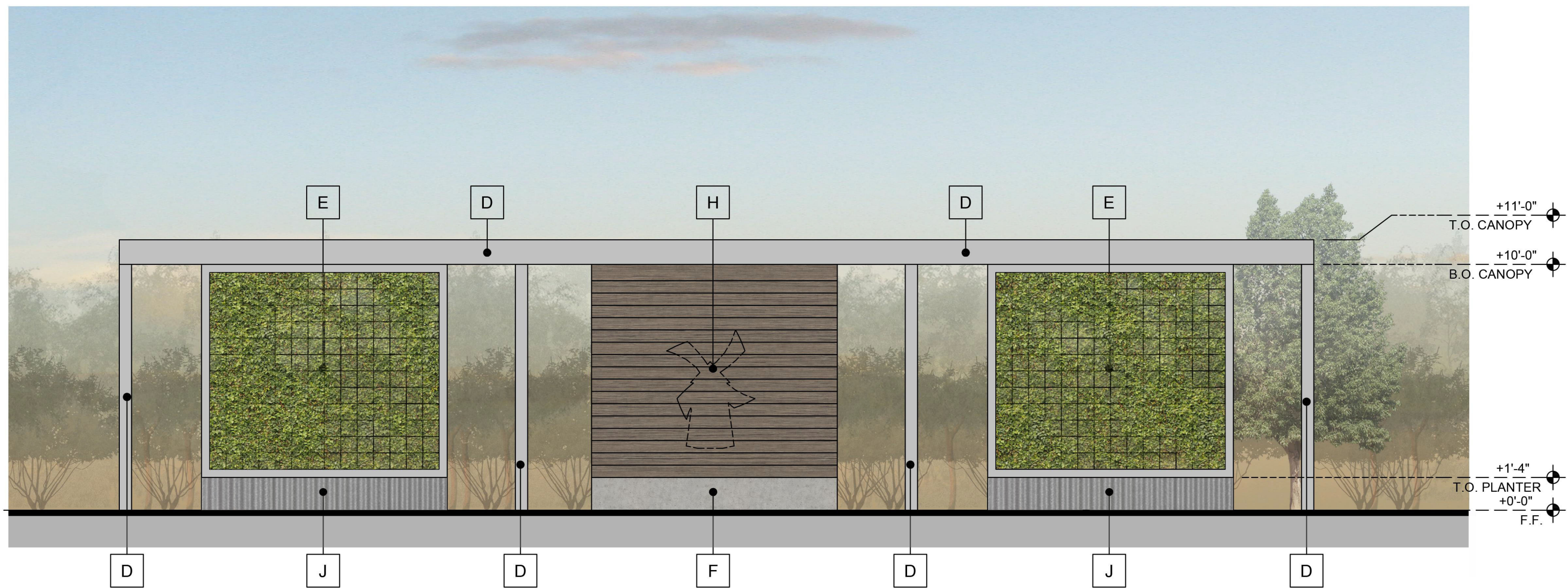
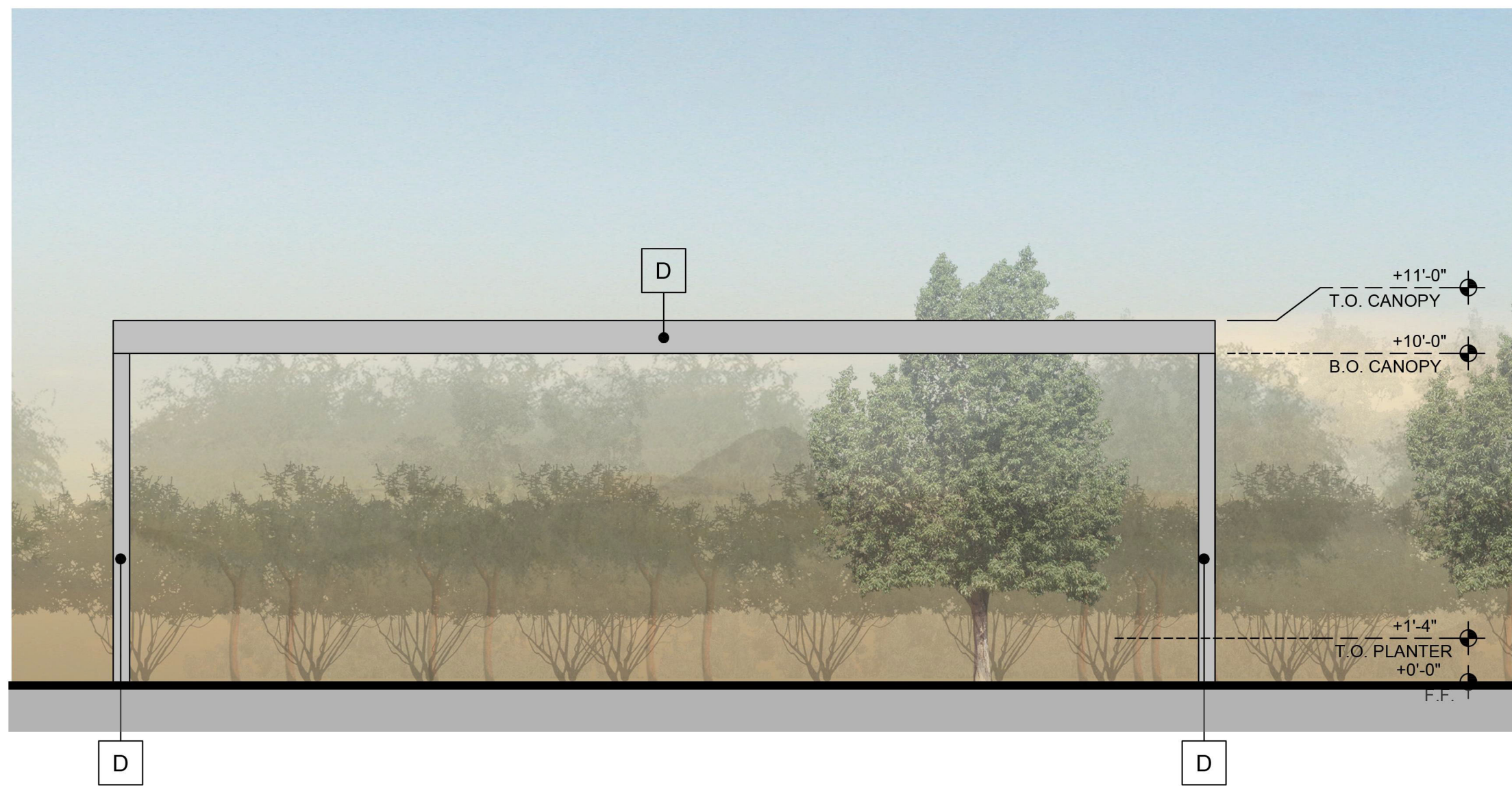


FINISH KEYNOTES:

- A. SYNTHETIC STUCCO
FINISH: SMOOTH SAND FINISH
COLOR: DUTCH BROS GRAY
- B. NOT USED
- C. METAL DECK FLASHING
MANUFACTURER: TAYLOR METALS
COLOR: PACIFIC BLUE SRI 26
- D. EXPOSED CANOPY STEEL AND COLUMNS
FINISH: FLAT
COLOR: DUTCH BROS GRAY
- E. GREEN SCREEN
FINISH: FLAT
COLOR: DUTCH BROS GRAY
- F. CONCRETE BENCH
FINISH: SMOOTH FINISH
COLOR: SEALED CONCRETE
- G. PLANTER
FINISH: CORRUGATED METAL
COLOR: GALVANIZED FINISH
- H. CONCRETE SIDING (WOOD PLANK LOOK)
MANUFACTURER: ELDORADO STONE
SERIES: VINTAGE RANCH
COLOR: FOX WOOD
- J. CORRUGATED METAL PLANTER

3 SOUTH HARDSCAPE CANOPY ELEVATION

4 EAST HARDSCAPE CANOPY ELEVATION



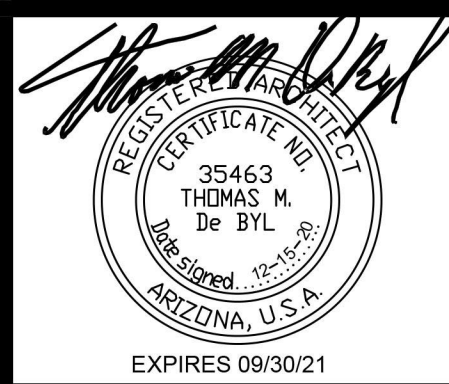
1 NORTH DRIVE THRU CANOPY ELEVATION

2 WEST DRIVE THRU CANOPY ELEVATION

SCALE: 1/4" = 1'-0"

PHNX
DESIGN

3707 EAST SOUTHERN AVE, SUITE 1000
MESA, ARIZONA 85205
602.762.7354



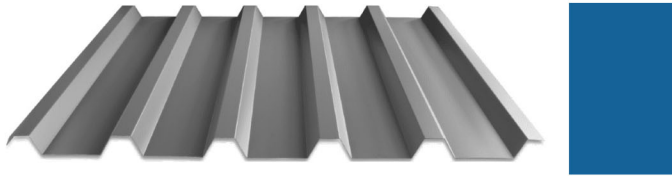
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and information prepared by PHNX
DESIGN and their consultants shall
remain the property thereto. PHNX
DESIGN shall retain all common law,
statutory and other reserved rights,
including the copyright thereto.

DUTCH BROS COFFEE
NEC OF AVONDALE BLVD AND DALE EARNHARDT DRIVE
AVONDALE, ARIZONA

DATE	REVISION
1	
2	
3	
4	
5	

CANOPY
ELEVATIONS

A301



METAL PANEL SIDING
MANUFACTURER: TAYLOR METALS OR APPROVED EQUAL
TYPE: BR-36 PANEL
COLOR: PACIFIC BLUE



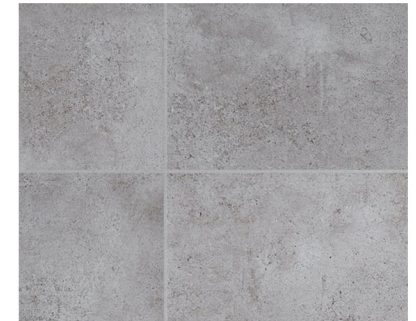
CORRUGATED METAL PLANTER
FINISH: SMOOTH FINISH
COLOR: SEALED CONCRETE



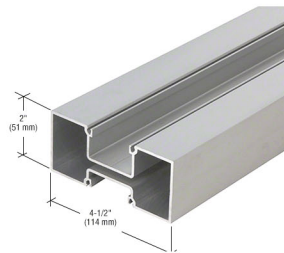
CONCRETE SIDING (WOOD PLANK LOOK)
MANUFACTURER: ELDORADO STONE
SERIES: VINTAGE RANCH
COLOR: FOX WOOD



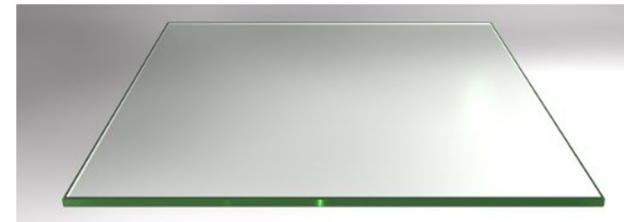
BELGARD PAVERS
METROPOLITAN COLLECTION
SERIES: CATALINA STONE
Color: RIO



CONCRETE TILE
COLOR: GREY



ANODIZED ALUMINUM STOREFRONT SYSTEM
MANUFACT: KAWNEER OR APPROVED EQUAL
COLOR: CLEAR ANODIZED



1" INSULATED GLAZING
VALUE: (U=0.29, SHGC= 0.28)

Exhibit H

Proposed Comprehensive Sign Package

Dutch Bros.

SUMMARY
DRAWING

SUMMARY - BUILDING SIGNS & MENUS

Received
electronically
February 10, 2021

DRAWING #:
31180

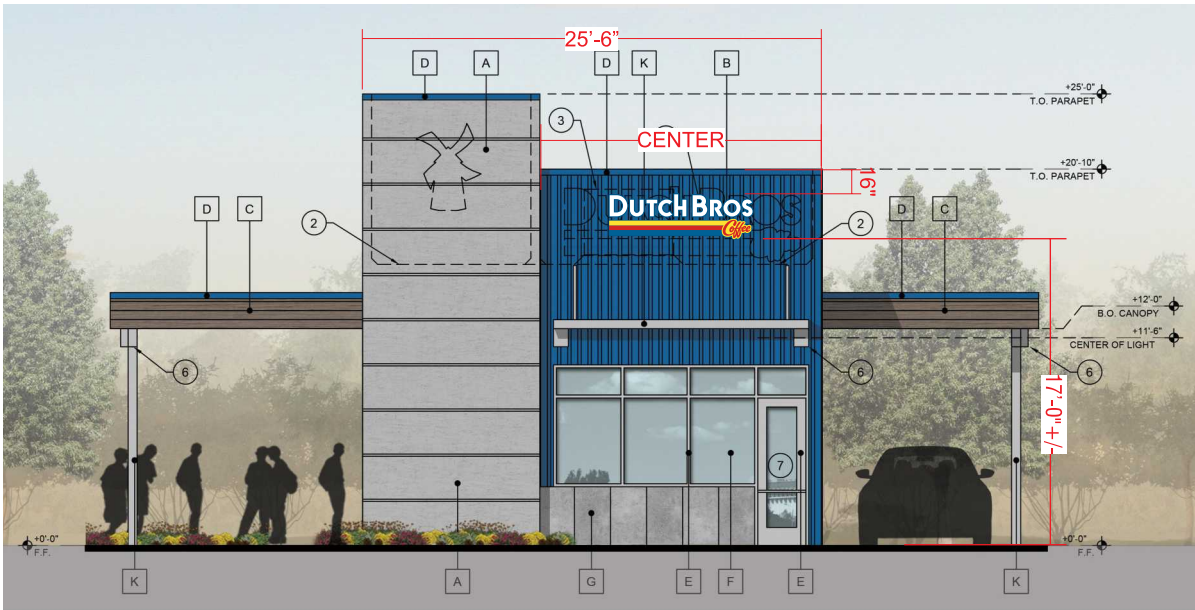
CLIENT:
DUTCH BROS
DALE EARNHARDT DR.
AVONDALE, AZ 85323

DATE OF SHOP DRAWING:
6/18/20

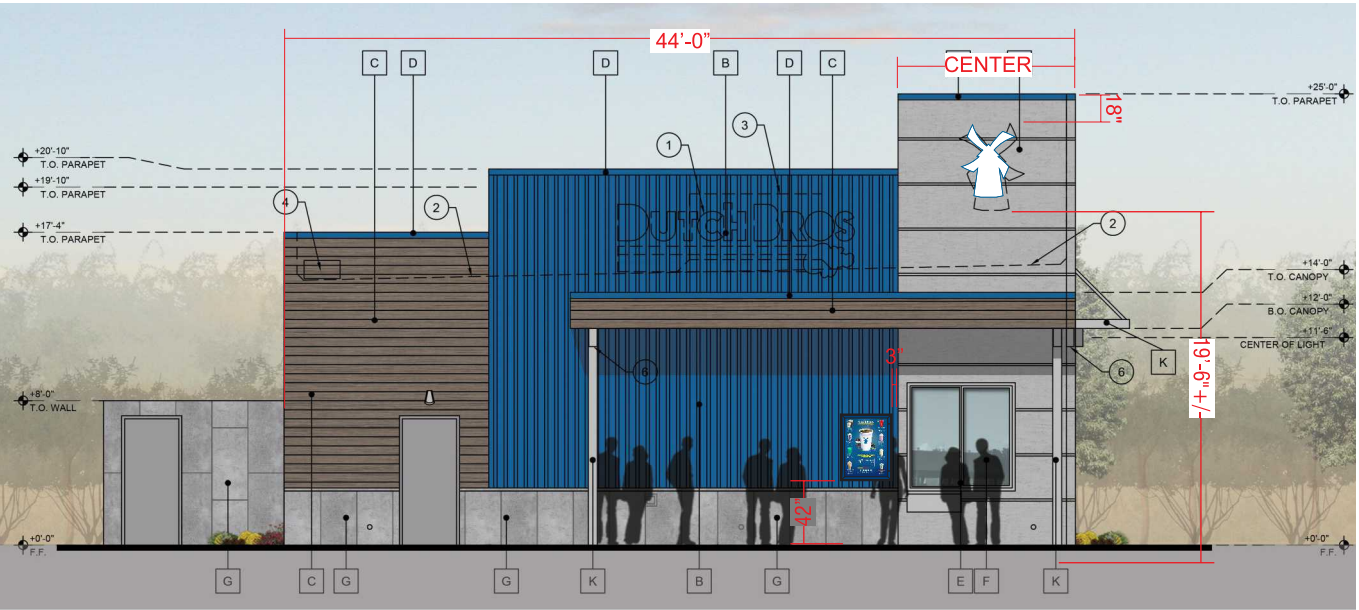
SHOP REVISIONS:
6.24.20 REMOVED RUNNER SHADE
ELEVATION INCLUDING CUP WALL
SIGN. ALIGNED TOP OF BULLET
LOGOS WITH BOTTOM OF WINDMILL.
8.27.20 UPDATED ELEVATIONS.
ADDED DBCL10, CLEARANCE BAR,
AND DBDIR-CHOOSE.
8.27.20 UPDATED ELEVATIONS &
SITE PLAN. 2.3.21 ADDED WINDMILL
ON WEST DRIVE THRU CANOPY.
2.4.21 REMOVED CL'S ON NORTH &
CHANGED DBCL10'S TO DBCL8.
REMOVED WINDMILL ON WEST &
CHANGED N&E WINDMILLS TO DBW11

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	I of 3

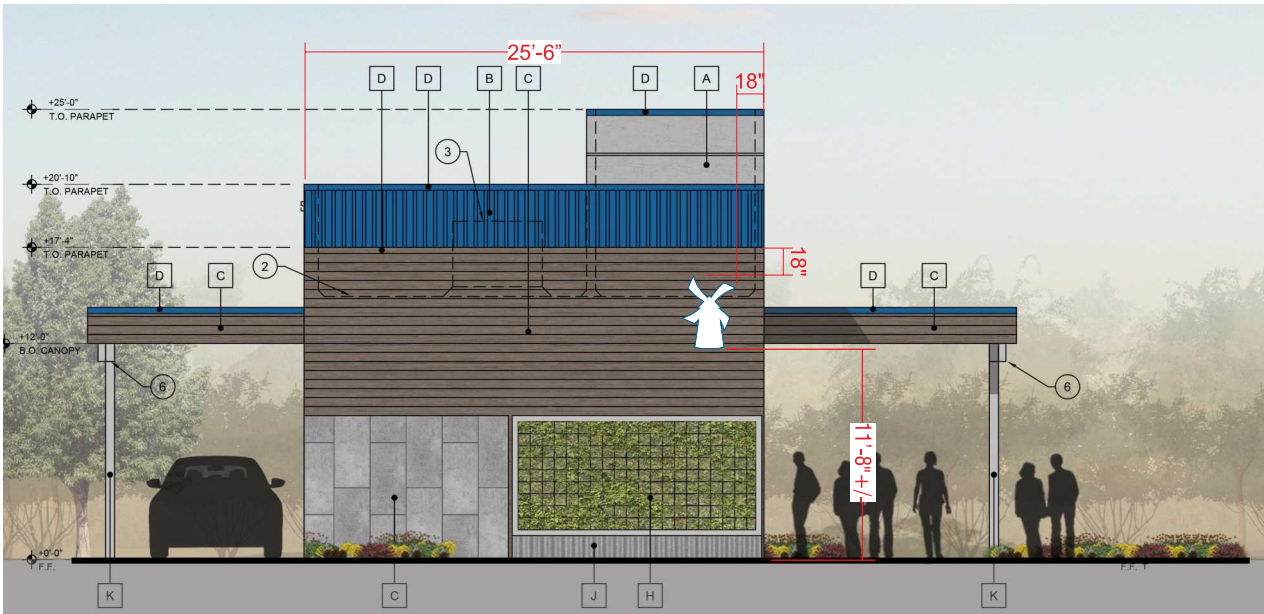
ES&A SIGN & AWNING
89975 PRAIRIE RD. | EUGENE, OR 97402
P 541.485.5546 | F 541.485.5813



WEST ELEVATION
SCALE: 3/32"=1'-0"



NORTH ELEVATION
SCALE: 3/32"=1'-0"



EAST ELEVATION
SCALE: 3/32"=1'-0"



SOUTH ELEVATION
SCALE: 3/32"=1'-0"

SUMMARY DRAWING

SUMMARY - BUILDING SIGNS & MENUS

DRAWING #:

31180

CLIENT:

DUTCH BROS
DALE EARNHARDT DR.
AVONDALE, AZ 85323

DATE OF SHOP DRAWING:

6/18/20

SHOP REVISIONS:

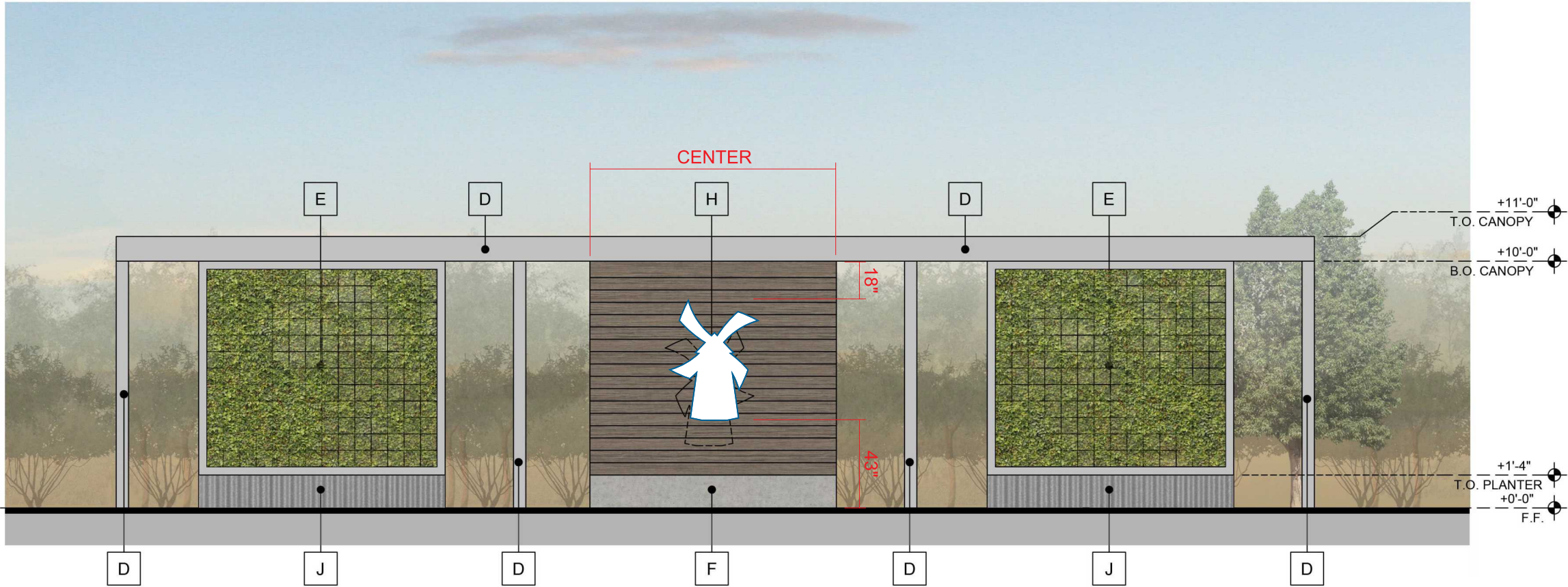
6.24.20 REMOVED RUNNER SHADE
ELEVATION INCLUDING CUP WALL
SIGN. ALIGNED TOP OF BULLET
LOGOS WITH BOTTOM OF WINDMILL.
8.27.20 UPDATED ELEVATIONS.
ADDED DBCL10, CLEARANCE BAR,
AND DBDIR-CHOOSE.
8.27.20 UPDATED ELEVATIONS &
SITE PLAN. 2.3.21 ADDED WINDMILL
ON WEST DRIVE THRU CANOPY.
2.4.21 REMOVED CL'S ON NORTH &
CHANGED DBCL10'S TO DBCL8.
REMOVED WINDMILL ON WEST &
CHANGED N&E WINDMILLS TO DBW11

SALES:	CONCEPT: DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	2 of 3

ES&A SIGN & AWNING

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WEST DRIVE THRU CANOPY ELEVATION
SCALE: 3/16"=1'-0"

18.4 SF

SUMMARY
DRAWING

SUMMARY - FREESTANDING SIGNS & MENUS

DRAWING #:

31180

CLIENT:

DUTCH BROS
DALE EARNHARDT DR.
AVONDALE, AZ 85323

DATE OF SHOP DRAWING:

6/18/20

SHOP REVISIONS:

6.24.20 REMOVED RUNNER SHADE
ELEVATION INCLUDING CUP WALL
SIGN. ALIGNED TOP OF BULLET
LOGOS WITH BOTTOM OF WINDMILL.
8.27.20 UPDATED ELEVATIONS.
ADDED DBCL10, CLEARANCE BAR,
AND DBDIR-CHOOSE.
8.27.20 UPDATED ELEVATIONS &
SITE PLAN. 2.3.21 ADDED WINDMILL
ON WEST DRIVE THRU CANOPY.
2.4.21 REMOVED CL'S ON NORTH &
CHANGED DBCL10'S TO DBCL8.
REMOVED WINDMILL ON WEST &
CHANGED N&E WINDMILLS TO DBW1

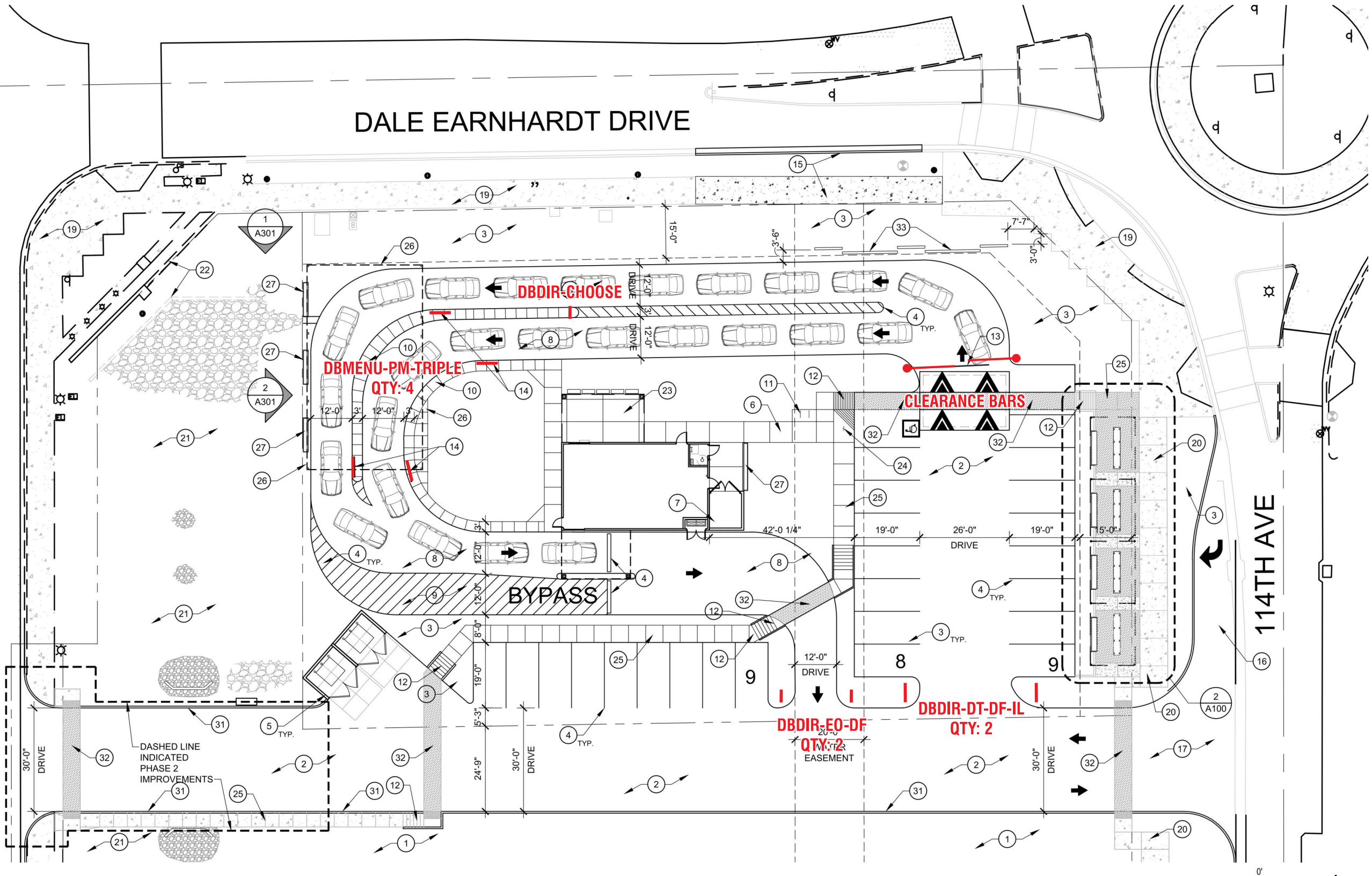
SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	3 of 3

ES&A SIGN & AWNING

89975 PRAIRIE RD. | EUGENE, OR 97402

P 541.485.5546 | F 541.485.5813

AVONDALE BOULEVARD



PROPOSED SITE PLAN



FACTORY
DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (2) SETS OF ILLUMINATED CHANNEL LETTERS WITH REMOTE RACEWAYS



SHOP DRAWING #:

31180B2

CLIENT:

DUTCH BROS
DALE EARNHARDT DR.
AVONDALE, AZ 85323

DATE OF SHOP DRAWING:

6/18/20

SHOP REVISIONS:

8.27.20 ADDED ONE MORE SET.
2.4.21 REMOVED ONE & CHANGED
TO DBCL8.

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	I of I

ES&A SIGN & AWNING

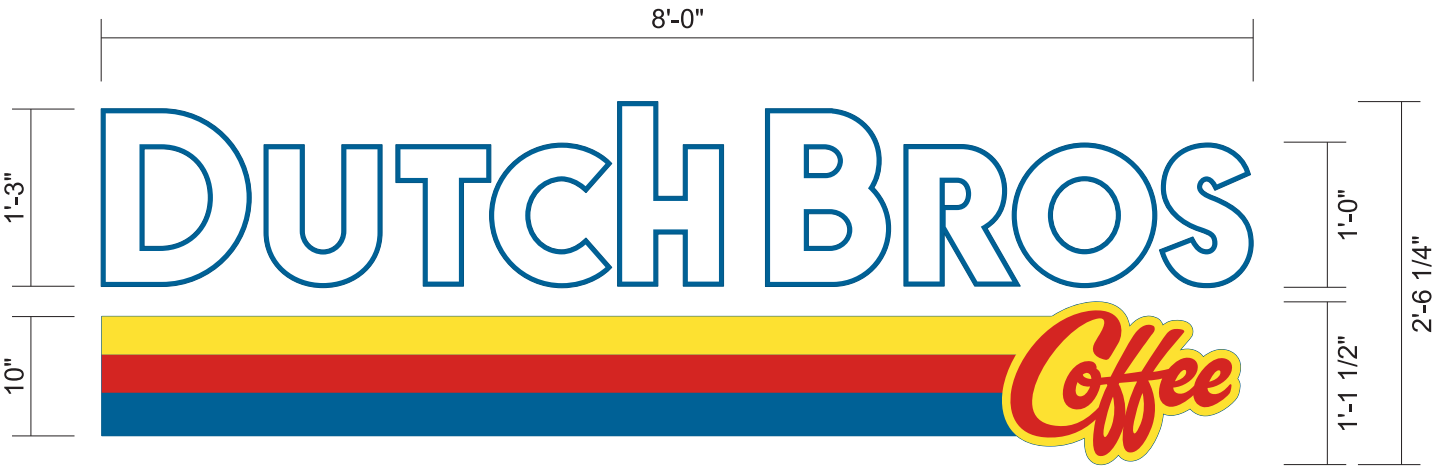
89975 PRAIRIE RD. | EUGENE, OR 97402

P 541.485.5546 | F 541.485.5813

COLOR CODE

	230-015 YELLOW PSV
	230-33 RED PSV
	230-127 INTENSE BLUE PSV
	WHITE

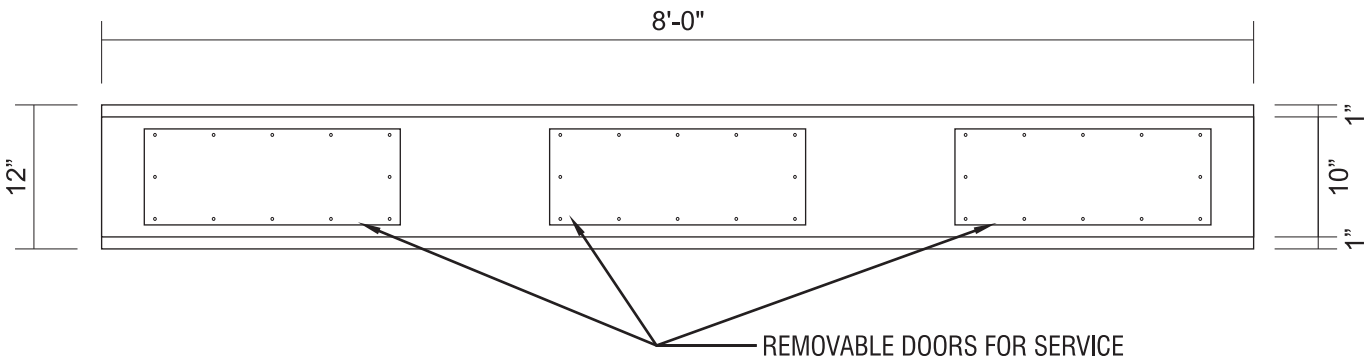
DBCL8-REMOTE-RW
SCALE: 3/4"=1'-0"



SIDE VIEW



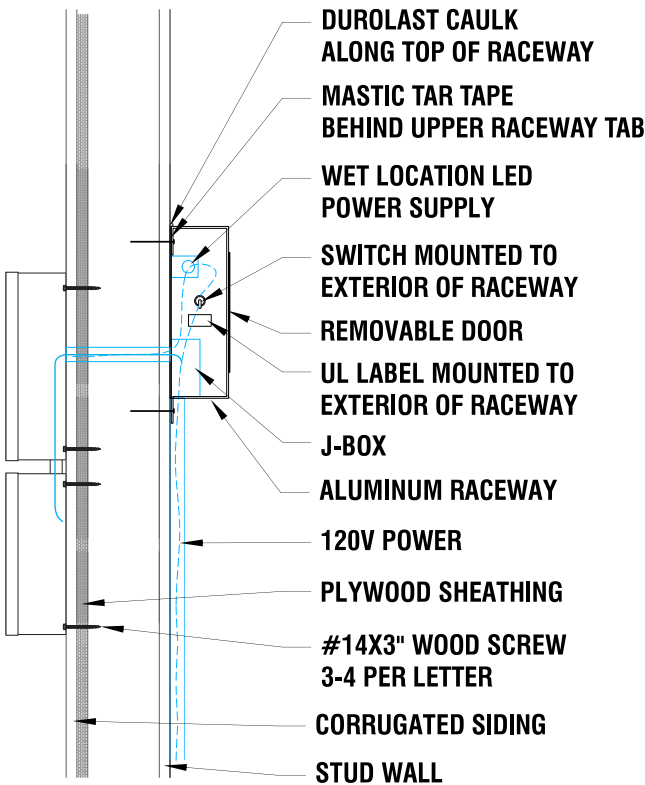
FABRICATED REMOTE RACEWAY
.040 PRE-COAT WHITE ALUMINUM



ATTACHMENT DETAIL

SCALE: 3/4"=1'-0"

CHANNEL LETTERS WITH REMOTE RACEWAY



INTERNALLY ILLUMINATED FACE-LIT FLUSH MOUNTED CHANNEL LETTERS
5" DEEP CHANNEL LETTERS.
RETURNS & TRIM CAP TO MATCH PANTONE 7691 C "INTENSE BLUE".
WHITE ACRYLIC FACES.
230-127 INTENSE BLUE PSV, 230-015 YELLOW PSV, 230-33 RED PSV.
LED ILLUMINATION.
FLUSH MOUNTED WITH REMOTE RACEWAY BEHIND PARAPET WALL.

FACTORY
DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (1) ILLUMINATED WINDMILL LOGO



SHOP DRAWING #:
31180C2

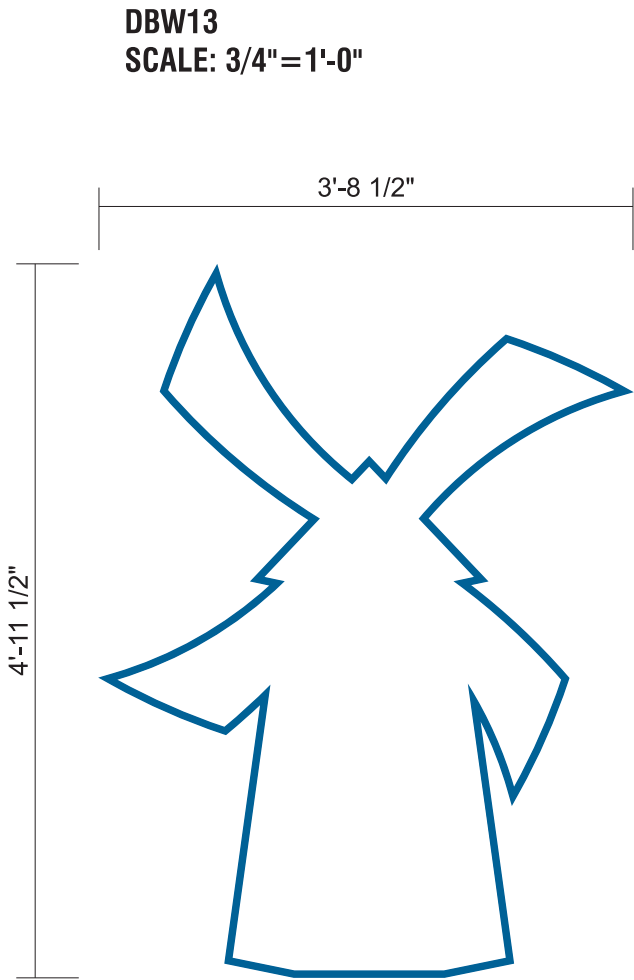
CLIENT:
DUTCH BROS
DALE EARNHARDT DR.
AVONDALE, AZ 85323

DATE OF SHOP DRAWING:
6/18/20

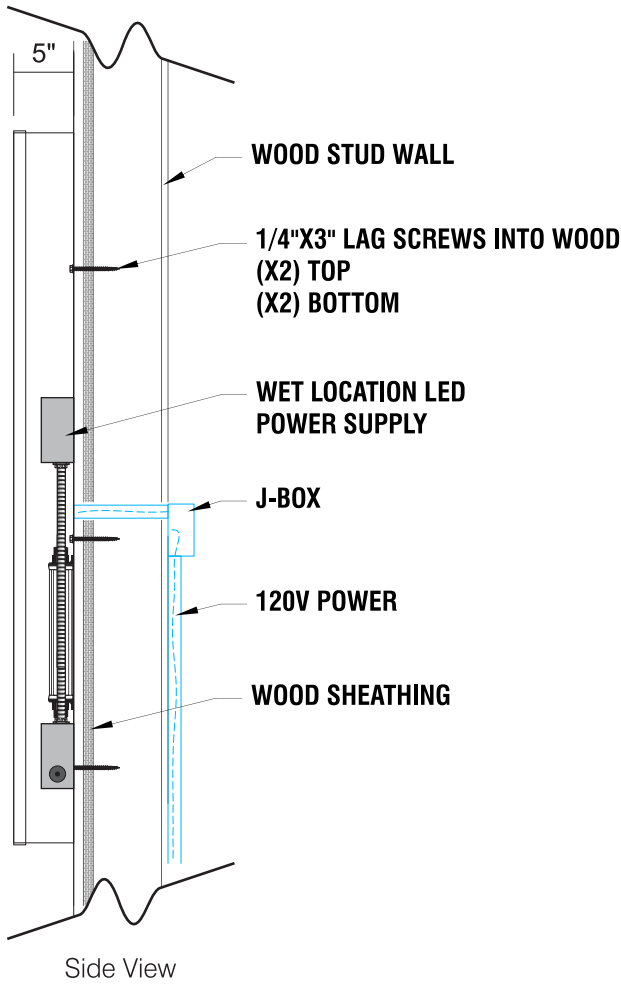
SHOP REVISIONS:
2.3.21 ADDED ONE WINDMILL.
2.4.21 REMOVED TWO.

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	I of I

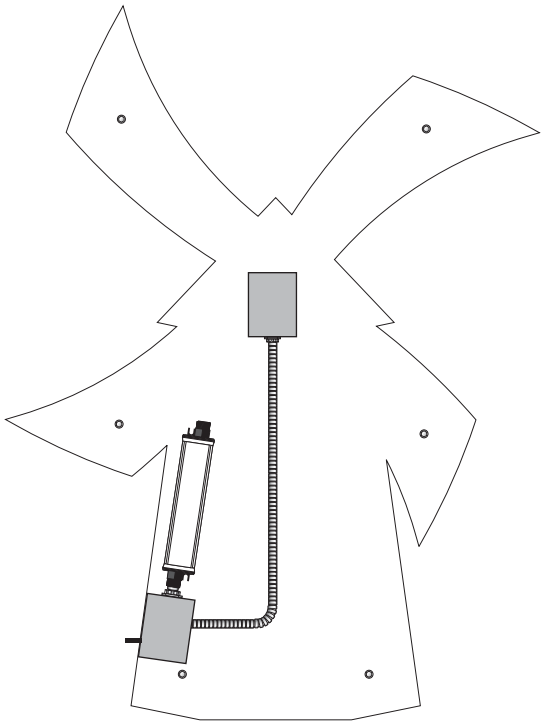
ES&A SIGN & AWNING
89975 PRAIRIE RD. | EUGENE, OR 97402
P 541.485.5546 | F 541.485.5813



ATTACHMENT DETAIL



SELF CONTAINED CHANNEL LOGO



INTERNALLY ILLUMINATED FACE-LIT FLUSH MOUNTED CHANNEL WRAP LOGO
5" DEEP CHANNEL WRAP.
RETURNS & TRIM CAP PAINTED TO MATCH PANTONE 7691 C "INTENSE BLUE".
WHITE ACRYLIC FACE.
230-127 INTENSE BLUE PSV OUTLINE.
LED ILLUMINATION.
FLUSH MOUNTED SELF CONTAINED INSTALLATION.

COLOR CODE

	230-127 INTENSE BLUE PSV
	WHITE

FACTORY
DRAWING

SCOPE OF WORK: PROVIDE (2) ILLUMINATED MENU SIGNS V5 - WALL-MOUNTED



SHOP DRAWING #:
31180D

CLIENT:
DUTCH BROS
DALE EARNHARDT DR.
AVONDALE, AZ 85323

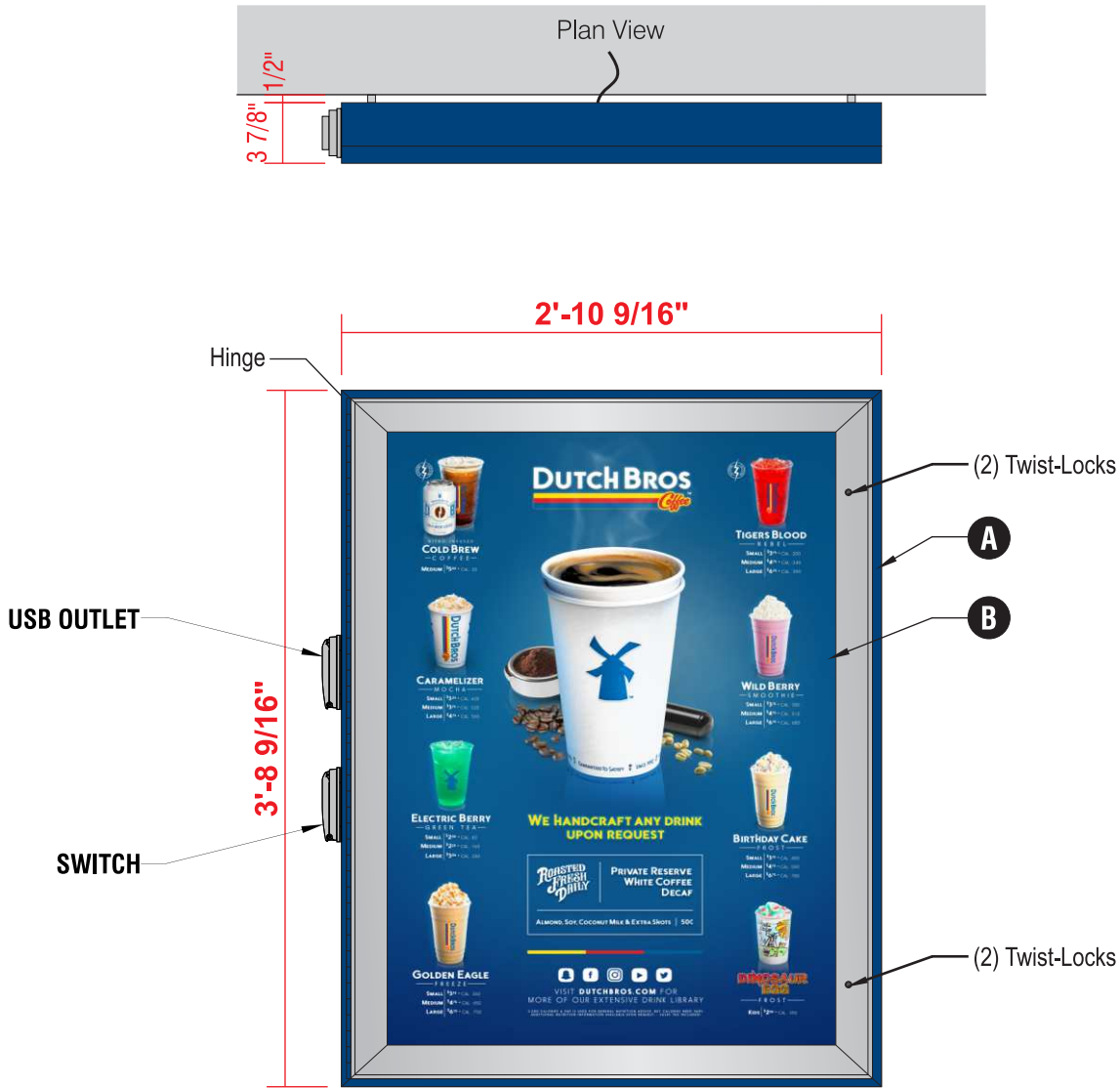
DATE OF SHOP DRAWING:
6/18/20

SHOP REVISIONS:

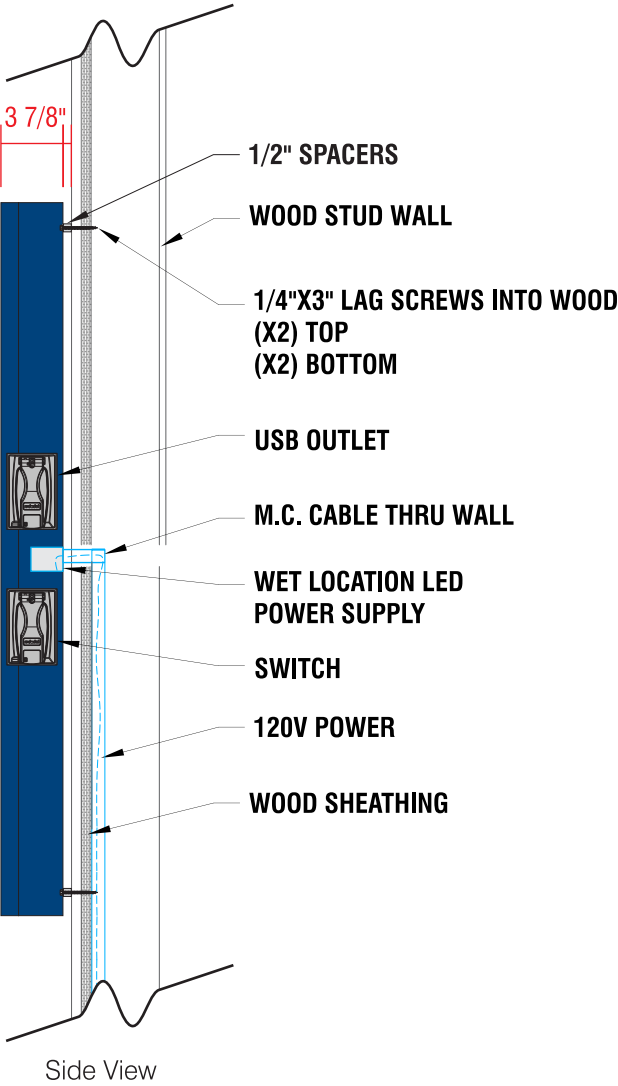
SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	I of I

ES&A SIGN & AWNING
89975 PRAIRIE RD. | EUGENE, OR 97402
P 541.485.5546 | F 541.485.5813

COLOR CODE	
	DIGITAL PRINT
	POWDER COATED DB CUSTOM DARK BLUE
	POWDER COATED SILVER



ATTACHMENT DETAIL
ILLUMINATED WALL MOUNTED MENU



- A WALL-MOUNTED, BACKLIT MENU SIGN**
- PRINTED MENU PANEL NOT INCLUDED
 - LED OUTDOOR LIGHT BOX
 - LOCKABLE HINGED DOOR
 - ALUMINUM CONSTRUCTION
- B PRINTED LIGHT GUIDE PANEL**
- AS SEPARATE ORDER

SCALE: 1"=1'-0"

FACTORY
DRAWING

MANUFACTURE & INSTALL (4) LED-FRONT-LIT MENU SIGNS - PLATE MOUNTED



SHOP DRAWING #:
31180E

CLIENT:
DUTCH BROS
DALE EARNHARDT DR.
AVONDALE, AZ 85323

DATE OF SHOP DRAWING:
6/18/20

SHOP REVISIONS:

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	I of 3

ES&A SIGN & AWNING
89975 PRAIRIE RD. | EUGENE, OR 97402
P 541.485.5546 | F 541.485.5813

COLOR CODE

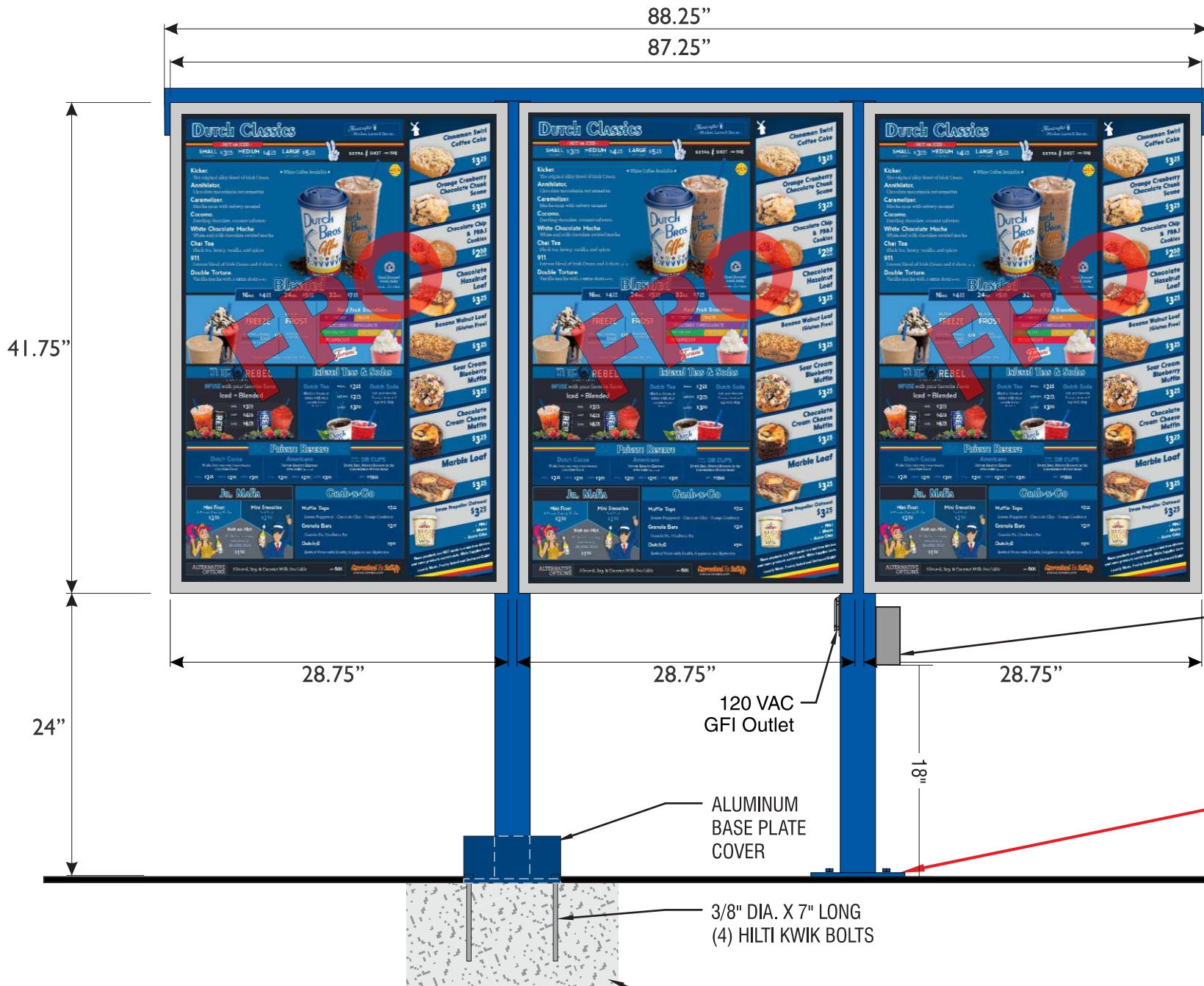
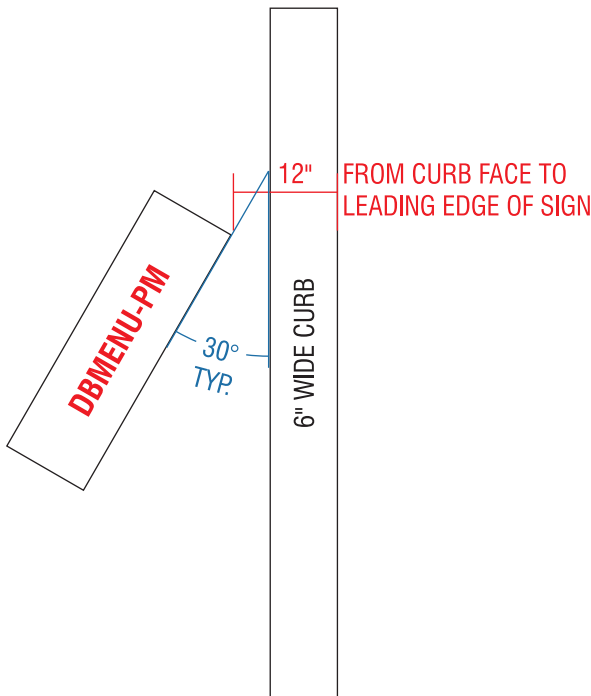


DIGITAL PRINT



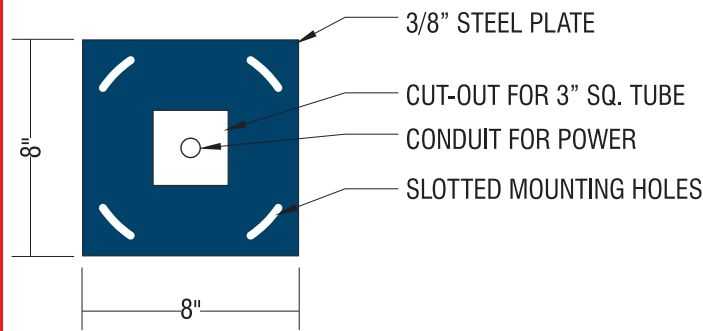
DB CUSTOM DARK BLUE

INSTALLATION ORIENTATION DETAIL
NOT TO SCALE



J-BOX WITH WEATHER-TIGHT SWITCH/PLATE COVER.
POWER TO RUN THRU 3" SQ. TUBE.

MOUNTING PLATE - TOP VIEW
SCALE: 1 1/2"=1'-0"



S/F NON-ILLUMINATED MENU SIGN.
.75" DEEP SNAP FRAME, ALUMINUM COLOR.

3" SQ. ALUMINUM POST PAINTED PMS#2945 BLUE
1.5" SQ. ALUMINUM CROSS MEMBERS PAINTED PMS#2945BLUE.
ALUMINUM LED LIGHT BAR INSTALL TBD.

SCALE: 1"=1'-0"

FACTORY DRAWING

LED LIGHT BAR DETAIL

SHOP DRAWING #:

31180E

CLIENT:

DUTCH BROS
DALE EARNHARDT DR.
AVONDALE, AZ 85323

DATE OF SHOP DRAWING:

6/18/20

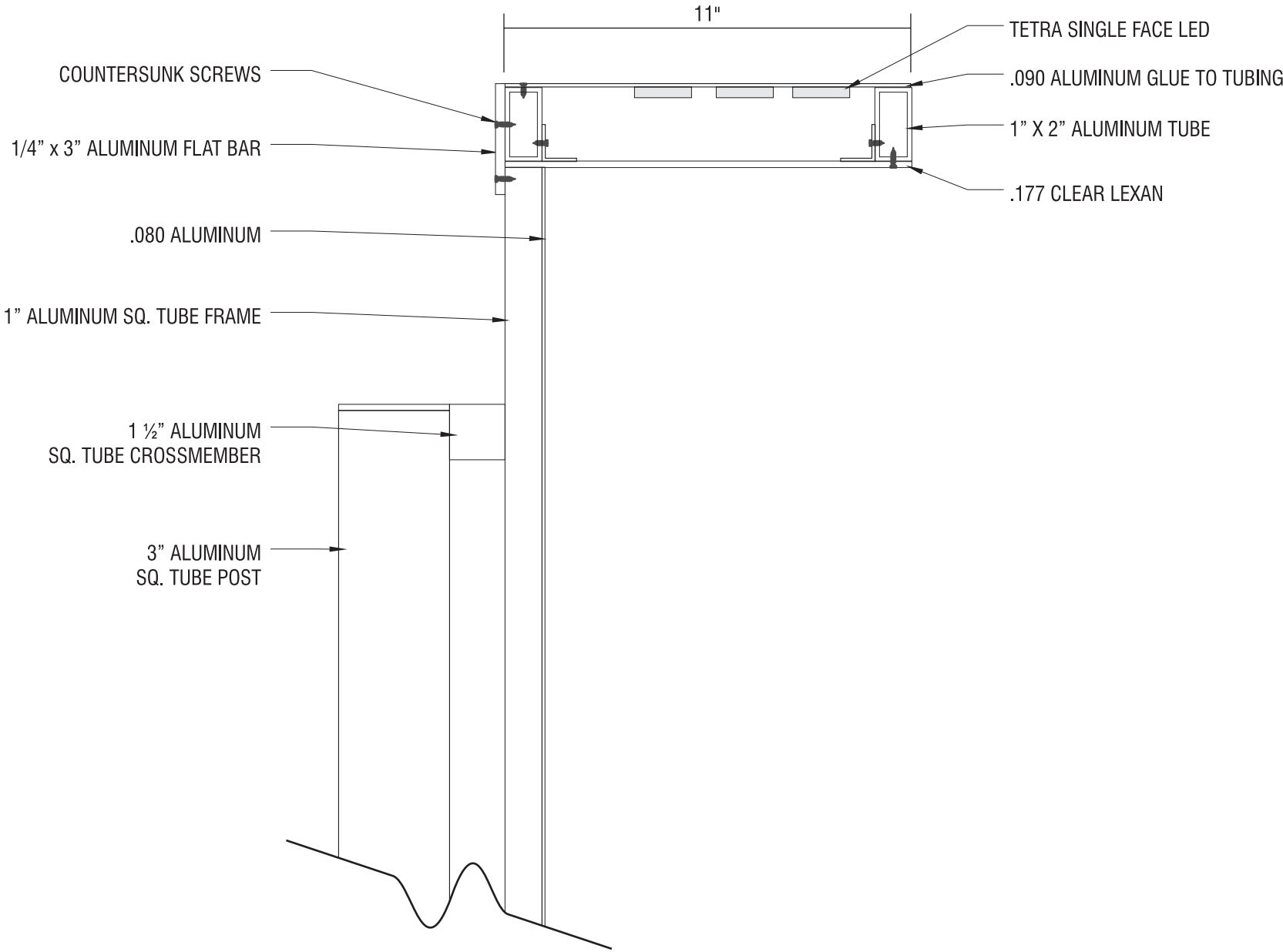
SHOP REVISIONS:

SALES:	CONCEPT. DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	2 of 3

ES&A SIGN & AWNING

89975 PRAIRIE RD. | EUGENE, OR 97402

P 541.485.5546 | F 541.485.5813



SECTION VIEW
SCALE: 1"=1'-0"

FACTORY
DRAWING

FRAME DETAIL

SHOP DRAWING #:

31180E

CLIENT:

DUTCH BROS
DALE EARNHARDT DR.
AVONDALE, AZ 85323

DATE OF SHOP DRAWING:

6/18/20

SHOP REVISIONS:

SALES:

CONCEPT DESIGN:

PROD. DESIGN:

PAGE NO:

NJ

CH

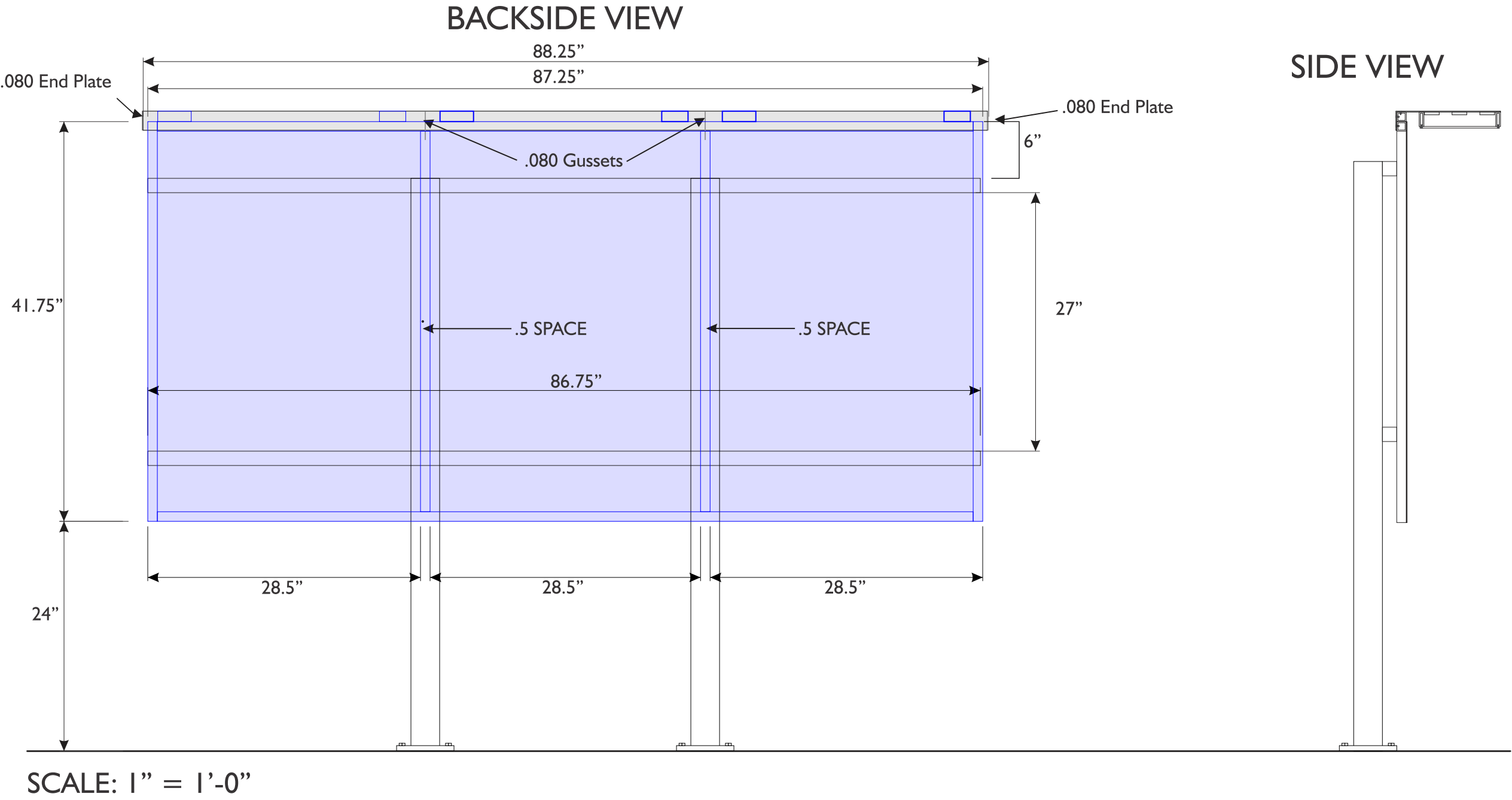
CH

3 of 3

ES&A SIGN & AWNING

89975 PRAIRIE RD. | EUGENE, OR 97402

P 541.485.5546 | F 541.485.5813



FACTORY
DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (2) INTERNALLY ILLUMINATED ‘DRIVE THRU’ SIGNS



SHOP DRAWING #:
31180F

CLIENT:
DUTCH BROS
DALE EARNHARDT DR.
AVONDALE, AZ 85323

DATE OF SHOP DRAWING:
6/18/20

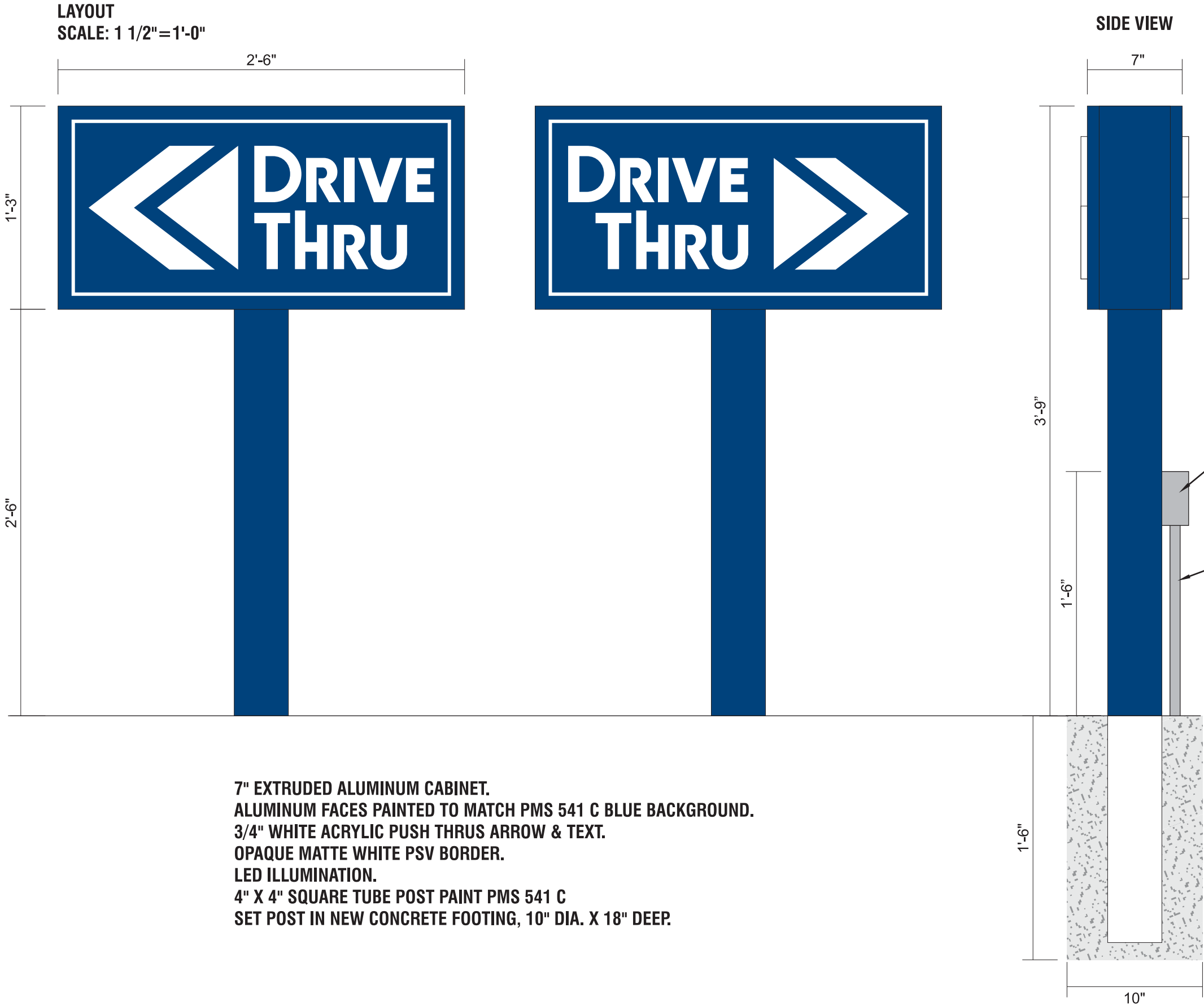
SHOP REVISIONS:

SALES:	CONCEPT DESIGN:	PROD. DESIGN:	PAGE NO:
NJ	CH	CH	I of I

ES&A SIGN & AWNING
89975 PRAIRIE RD. | EUGENE, OR 97402
P 541.485.5546 | F 541.485.5813

COLOR CODE

	PMS 541 C
	WHITE



FACTORY
DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (2) D/F FREESTANDING NON-LIT EXIT ONLY SIGNS



SHOP DRAWING #:
31180G

CLIENT:
DUTCH BROS
DALE EARNHARDT DR.
AVONDALE, AZ 85323

DATE OF SHOP DRAWING:
6/18/20

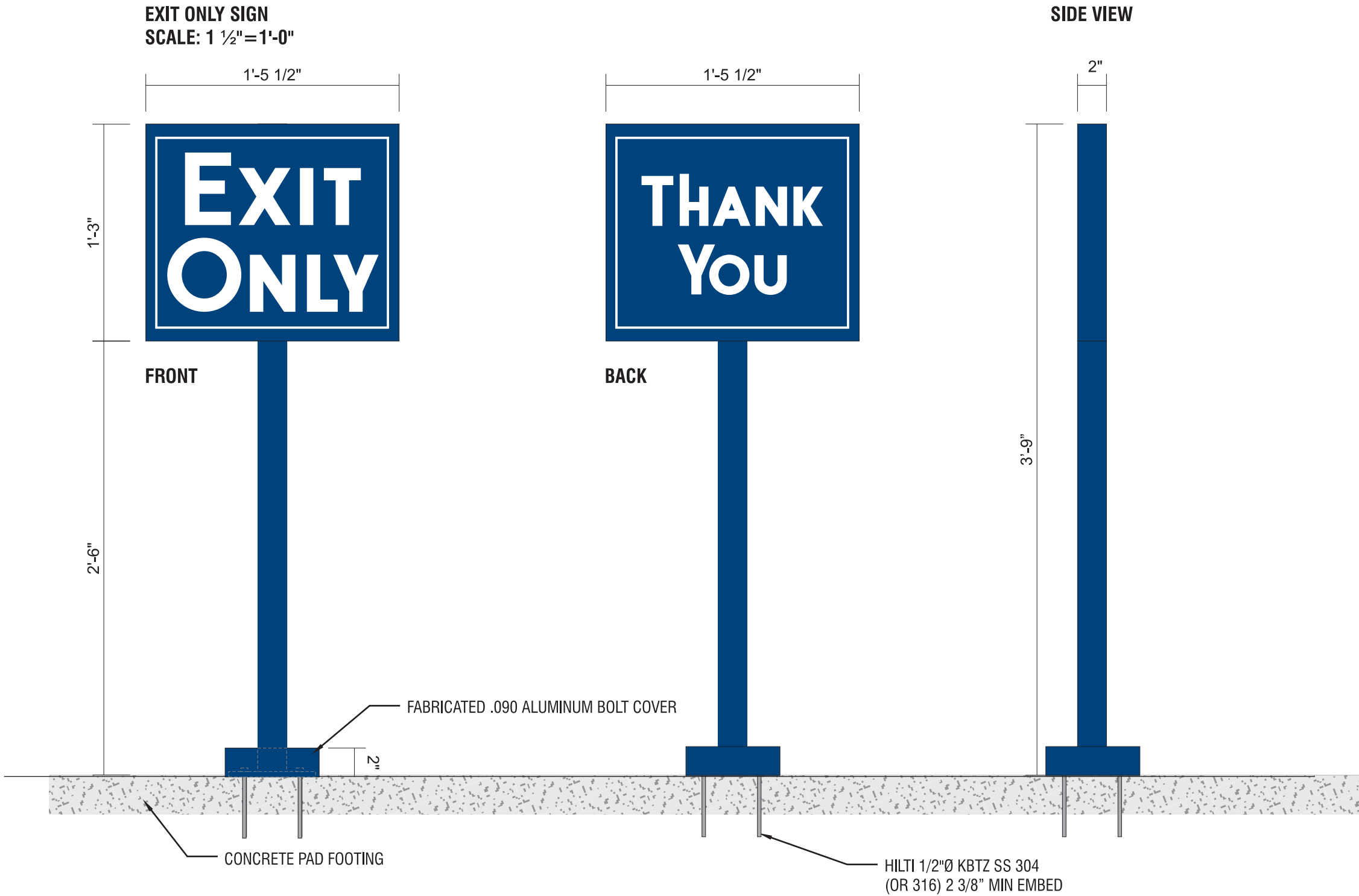
SHOP REVISIONS:

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NJ	CH	CH	I of I

ES&A SIGN & AWNING
89975 PRAIRIE RD. | EUGENE, OR 97402
P 541.485.5546 | F 541.485.5813

COLOR CODE

	PMS 541 C
	WHITE



DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED PMS 541 C BLUE BACKGROUND
2" X 2" SQUARE TUBE ALUMINUM FRAME & POST WITH ALUMINUM FACES & 3/8" X 6" X 6" PLATE
PAINT PMS 541 C
INSTALL PLATE-MOUNT SIGN WITH HILTI KWIK BOLTS
PAD FOOTING INSTALLED BY GC

FACTORY
DRAWING

SHOP DRAWING #:
31180H1

CLIENT:
DUTCH BROS
DALE EARNHARDT DR.
AVONDALE, AZ 85323

DATE OF SHOP DRAWING:
6/18/20

SHOP REVISIONS:
8.27.20 ADDED ONE MORE.

SALES:	CONCEPT. DESIGN:	PROD. DESIGN:	PAGE NO:
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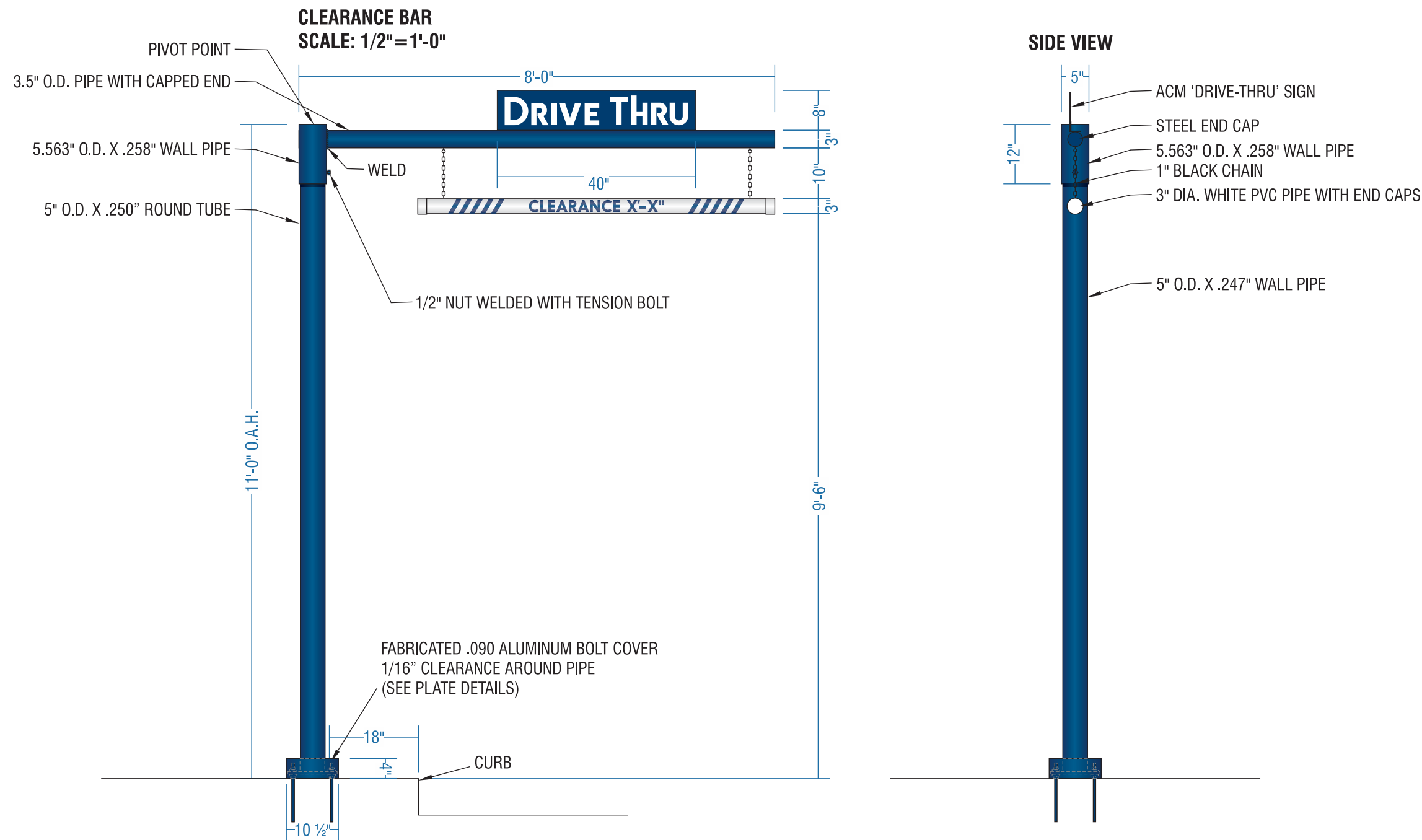
COLOR CODE

WHITE

280-75 REFLECTIVE BLUE PSV

DB CUSTOM DARK BLUE

SCOPE OF WORK: MANUFACTURE & INSTALL (2) S/F POST MOUNTED CLEARANCE BARS WITH PIVOTING ARMS



STEEL POLE SUPPORT STRUCTURE WITH FABRICATED .090 ALUMINUM BOLT COVER. PAINT DB CUSTOM DARK BLUE.

3" DIA. WHITE PVC CLEARANCE BAR WITH END CAPS.

280-75 REFLECTIVE BLUE PSV TEXT & STRIPES & BLACK CHAIN SECURED TO BOTTOM OF POLE STRUCTURE.

INCLUDE ONE SHEET REFLECTIVE VINYL NUMBERS MASKED FOR FIELD INSTALLATION.

CLEARANCE NUMBERS TO BE FIELD MEASURED AND APPLIED.

MEASURE FROM ASPHALT TO BOTTOM OF OVERHANG MINUS 6".

ACM 'DRIVE-THRU' SIGN.

DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED PMS 541 C BLUE BACKGROUND.

INSTALL STEEL POLE PLATE-MOUNTED WITH LEVELING NUTS ONTO G.C. PROVIDED FOOTING.

FACTORY
DRAWING

SHOP DRAWING #:
31180H1

CLIENT:
DUTCH BROS
DALE EARNHARDT DR.
AVONDALE, AZ 85323

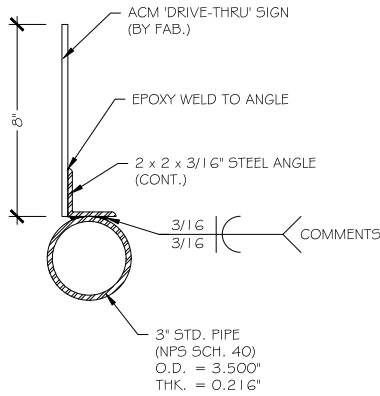
DATE OF SHOP DRAWING:
6/18/20

SHOP REVISIONS:
8.27.20 ADDED ONE MORE.

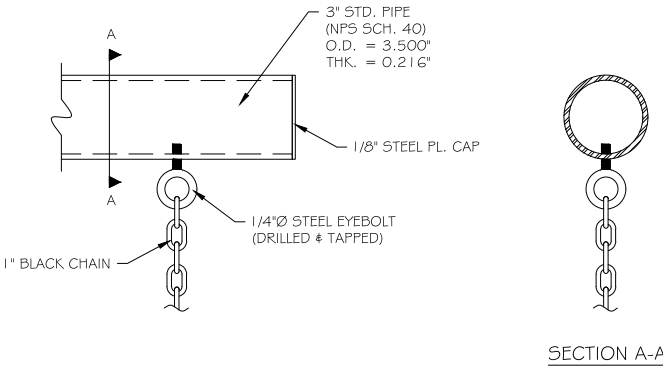
SALES:	CONCEPT. DESIGN:	PROD. DESIGN:	PAGE NO:
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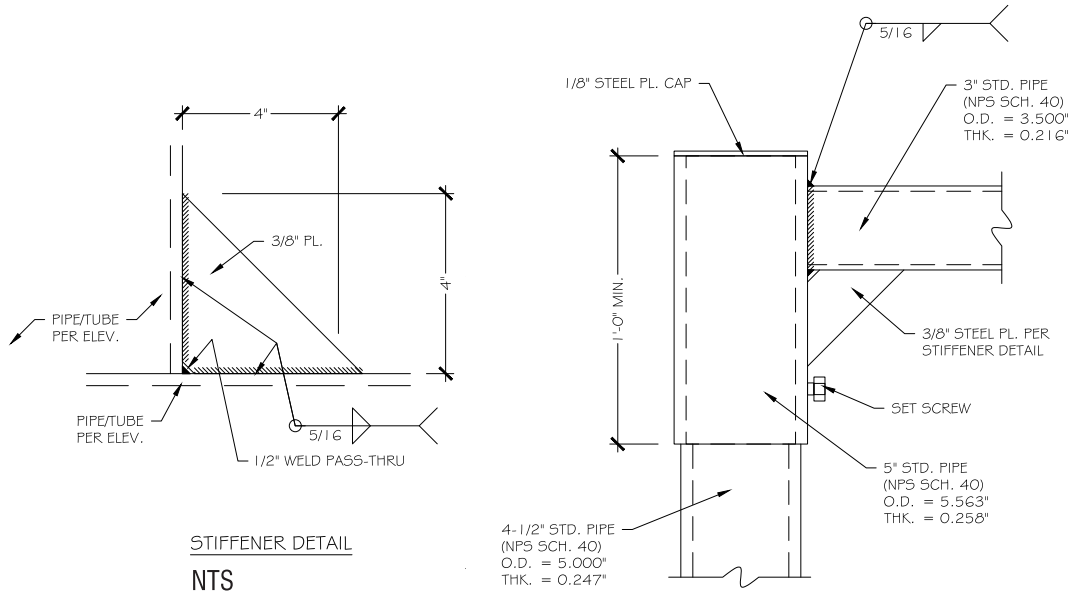
CONNECTION DETAILS



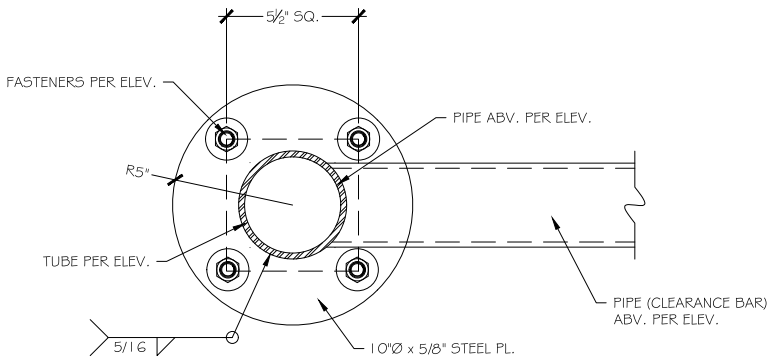
4 CONNECTION DETAIL
SCALE: 1 1/2"=1'-0"



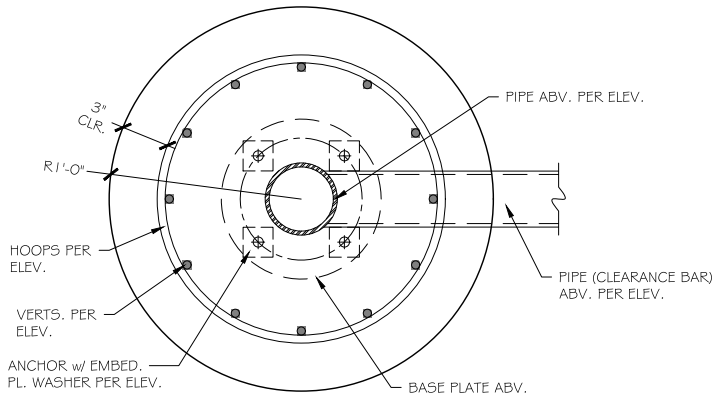
5 CONNECTION DETAIL
SCALE: 1 1/2"=1'-0"



1 CONNECTION DETAIL
SCALE: 1 1/2"=1'-0"



2 PLATE DETAIL
SCALE: 1 1/2"=1'-0"



3 FOUNDATION DETAIL
SCALE: 1"=1'-0"

FACTORY
DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (1) S/F DIRECTIONAL SIGN



SHOP DRAWING #:

311801

CLIENT:

DUTCH BROS
DALE EARNHARDT DR.
AVONDALE, AZ 85323

DATE OF SHOP DRAWING:

8/27/20

SHOP REVISIONS:

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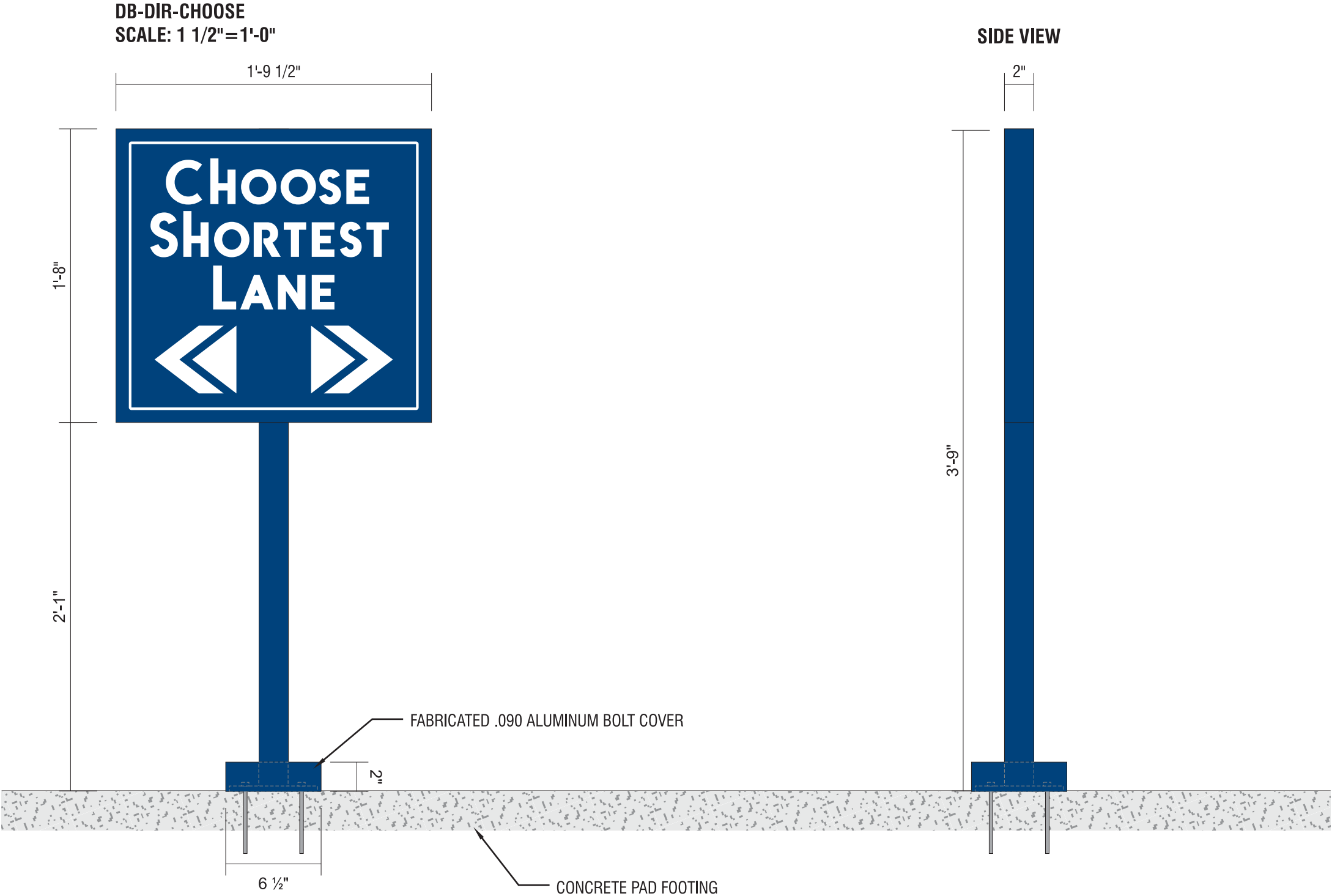
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P 541.485.5546 | F 541.485.5813

COLOR CODE

PMS 541 C

WHITE



DIAMOND GRADE REFLECTIVE WHITE VINYL WITH DIGITALLY PRINTED PMS 541 C BLUE BACKGROUND
2" X 2" SQUARE TUBE ALUMINUM FRAME & POST WITH ALUMINUM FACES & 3/8" X 6" X 6" PLATE
FABRICATED .090 ALUMINUM BOLT COVER
PAINT PMS 541 C
INSTALL PLATE-MOUNT SIGN WITH HILTI KWIK BOLTS
PAD FOOTING INSTALLED BY GC

FACTORY
DRAWING

SCOPE OF WORK: MANUFACTURE & INSTALL (2) ILLUMINATED WINDMILL LOGOS



SHOP DRAWING #:
31180J

CLIENT:
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DALE EARNHARDT DR.
AVONDALE, AZ 85323

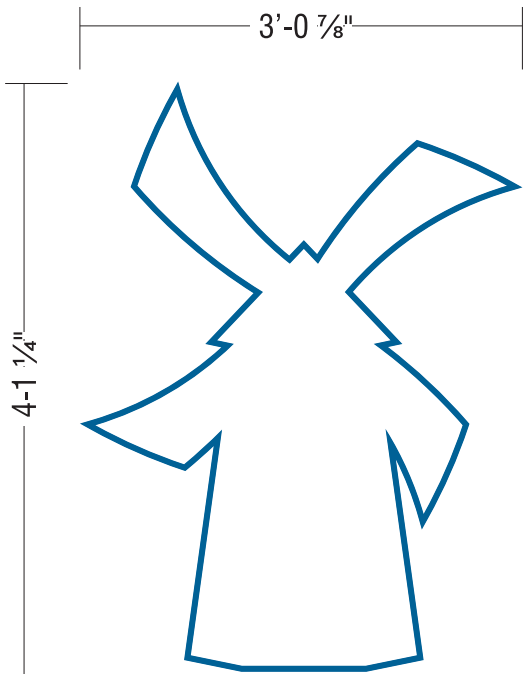
DATE OF SHOP DRAWING:
6/18/20

SHOP REVISIONS:

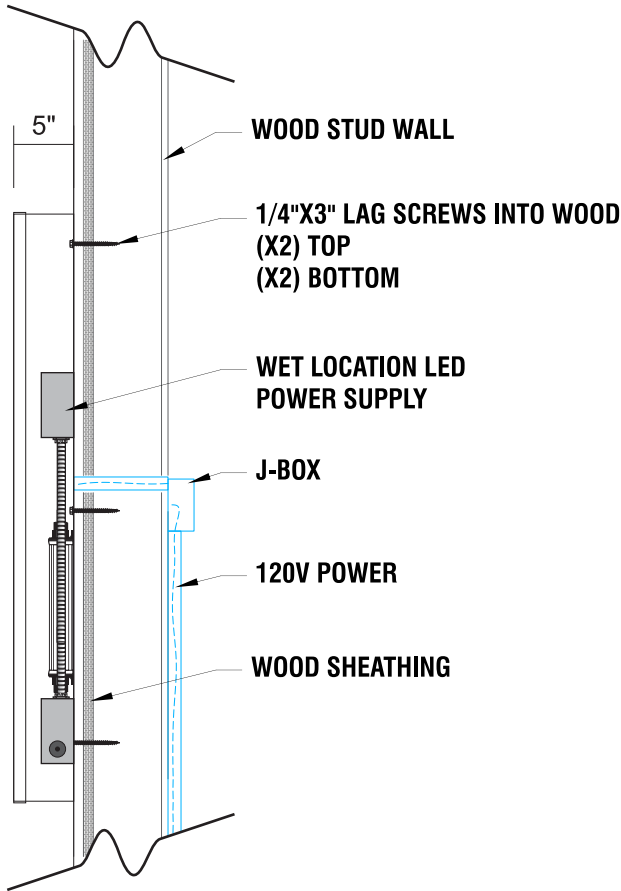
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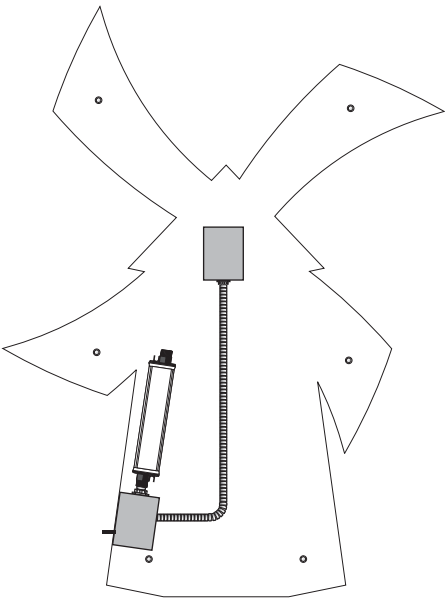
DBW11
SCALE: 3/4" = 1'-0"



SIDE VIEW



ATTACHMENT DETAIL
SELF CONTAINED CHANNEL LOGO



INTERNALLY ILLUMINATED FACE-LIT FLUSH MOUNTED CHANNEL WRAP LOGO
5" DEEP CHANNEL WRAP.
RETURNS & TRIM CAP PAINTED TO MATCH PANTONE 7691 C "INTENSE BLUE".
WHITE ACRYLIC FACE.
230-127 INTENSE BLUE PSV OUTLINE.
LED ILLUMINATION.
FLUSH MOUNTED SELF CONTAINED INSTALLATION.

COLOR CODE

