



CASE NO. _____
Accepted by: _____
Date: _____
Acct # 101-5400-00-4458
Fees: _____

SITE PLAN AND DESIGN REVIEW PLANNING APPLICATION (PRE-APPLICATION REQUIRED)

(incomplete applications, including checklist, will not be accepted)

PROJECT INFORMATION (Completed by Applicant)			
Development/Project Name:			
Address/Location:			
Parcel Number(s): Section: Township: Range:	Pre-Application Meeting Date:	Pre-Application File No:	
	Planner:		
Gross Area (Acre/sq. ft.):	Net Area (Acre/sq. ft.):	Zoning:	
APPLICANT INFORMATION (Single point of contact)			
Name:		Company:	
Address:			
City:		State:	Zip Code:
Phone Number:		E-mail address:	
Signature of Applicant:		Date:	
PROPERTY OWNER			
Name:		Company:	
Address:			
City:		State:	Zip Code:
Phone Number:		E-mail address:	
Signature of Property Owner:		Date:	
Review times in accordance with SB 1598 Policy			

SITE PLAN AND DESIGN REVIEW SUBMITTAL CHECKLIST PRE-APPLICATION REQUIRED

I acknowledge that the following items are required for processing of my application with the City of Avondale Development Services Department. I understand that the application will be not accepted without the following items.

TO BE COMPLETED BY PLANNER		DELIVERABLES
YES	NO	
		Completed Planning Application
		Applicant's and owner's signatures on Planning Application
		Fees: Site Plan/Design Review: \$2,375 + \$50 per acre Site Plan/Design Review Amendment or Extension (circle one): 50% of current fee Filing Fee: \$ _____ + (# acres x \$50 per acre = \$ _____) – Pre-application (if applicable) \$300 = \$ _____ Total Fee Due <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-left: 20px;"> Round to the nearest acre </div>
		1,000-foot radius property ownership map and list in Excel. Must be in Excel .xlsx file format per the attached instructions (1 printed copy and 1 Excel spreadsheet electronic copy)
		Affidavit re: Property Ownership List (1 copy)
		Legal description of property on separate 8½"x11" sheet (3 copies)
		Title report (2 copies)
		Project narrative, including discussion of site design, building architecture, landscape themes, etc. (5 copies)
		Site plan – 24"x36" folded to 9"x12" and drawn to scale. (5 copies)
		Landscape/hardscape plan and landscape maintenance schedule – 24"x36" folded to 9"x12" and drawn to scale (5 copies)
		Building elevations – 24"x36" folded to 9"x12" and drawn to scale (5 copies)
		Preliminary Grading & Drainage Plan – 24"x36", folded to 9"x12" and drawn to scale (5 copies)
		Preliminary Utility plan – 24"x36" folded to 9"x12" and drawn to scale (5 copies)
		Lighting plan/photometric and cut sheets – 24"x36" folded to 9"x12" and drawn to scale (5 copies)
		Planting data sheet (3 copies)
		Color elevations – 24"x36" folded to 9"x12" and drawn to scale (3 copies)
		Material and color palette board(s) not to exceed 8½"x11" (2 copies)
		Comprehensive Sign Plan (3 copies)
		Traffic study (3 copies)

TO BE COMPLETED BY PLANNER		DELIVERABLES
YES	NO	
		Traffic statement (3 copies)
		ALTA survey – 24"x36" folded to 9"x12" and drawn to scale (3 copies)
		Preliminary Drainage report (2 copies)
		Preliminary Sewer report (2 copies)
		Pretreatment Survey – Industrial Pretreatment Survey Form must be completed (1 copy)
		Preliminary Water report, including Fire Flow Demand Analysis (2 copies)
		Water Conservation report – see attached (2 copies)
		Preliminary Off-Site Plans (2 copies)
		Signed Certificate of Adequate School Facilities
		Public Art – see attached requirements (2 copies)
		Each item on the checklist scanned to disk or flash drive in PDF format and the property owners list spreadsheet in Excel format with label and date (1).
Review times in accordance with SB 1598 Policy .		

Signature: _____ Printed Name: _____
 Company: _____ Date: _____

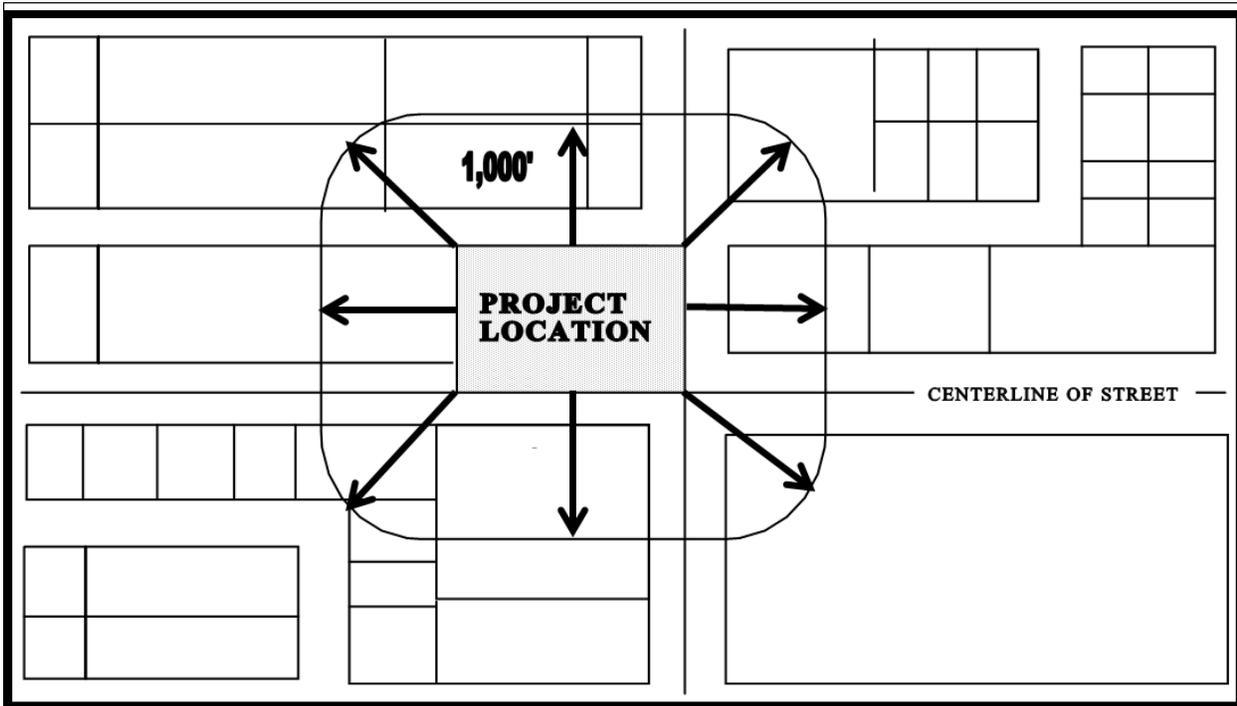
If you have any questions regarding items on this checklist, please contact your project planner.

INSTRUCTIONS FOR PROPERTY OWNERSHIP LIST AND MAP

1. Obtain names and addresses of property owners within 1,000' of the site from the Maricopa County Assessor's Office, <http://maps.mcassessor.maricopa.gov/> or from a title company using the last declared record of owner.
2. Provide a digital file in Microsoft Excel format containing the Assessor's Parcel Number (APN), property owner names, and addresses, each in a separate column. Verify information is correct and complete.

	A	B	C	D	E	F	G
1	APN	Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STATE	MAIL_ZIP	MAIL_COUNTRY
2	10231375	2013-1 IH BORROWER LP	901 MAIN ST STE 4700	DALLAS	TX	75202	USA
3	10231126	A AND S CORPORATION	10450 W MCDOWELL RD STE 101	AVONDALE	AZ	85392	USA
4	10231415	ABDO STEPHEN P/ELIZABETH M TR	25291 DERBYHILL DR	LAGUNA HILLS	CA	92653	USA
5	10231127	AMERICAN MINI STORAGE - AVONDALE LLC	729 QUIET HILLS FARM RD	ESCONDIDO	CA	920297309	USA

3. The applicant shall prepare a parcel map showing subject property and all parcels within 1,000 feet of the project boundaries according to the County Assessor's Office or Title Company. See typical map below.
4. Where land that is the subject of a proposed change abuts or affects adjacent municipalities or unincorporated areas of the county, copies of the notice postcards shall be transmitted by City staff to the planning agency of the appropriate jurisdiction.
5. Where a Homeowners' Association (HOA) is within the 1,000 ft radius of the proposed project, copies of the notice postcards shall be transmitted by City staff to the appropriate HOA address.



Development & Engineering Services Department

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All plans shall be of the same scale. These items must be present on the plans submitted for review.

PROJECT NARRATIVE
<ol style="list-style-type: none"> 1. Provide a general, but thorough, description of what is being proposed on the property, including, but not limited to: <ol style="list-style-type: none"> a. Typical business operations. b. Hours of operation. c. How the architecture of the proposed structures is in harmony and compatible with structures in the neighboring environment and the architectural character desired for the City. d. Compliance with setback requirements. e. Landscape and open space area design. f. On-site retention. g. Parking and circulation. h. Ingress and egress and cross-access easements to be provided, if applicable. i. Utilities. j. Signage. k. Description of trash enclosure location and design. l. Perimeter wall design and screening of parking areas or other elements as required by the Zoning Ordinance and City design guidelines. m. Proposed development timing, including phasing, if applicable.
SITE PLAN
<ol style="list-style-type: none"> 1. Site Plan must show all existing off-site improvements within 150' of all property lines, including, but not limited to: <ol style="list-style-type: none"> a. Streets. b. Driveways. c. Sidewalks. d. Street lights and utility poles. e. Utility boxes/cabinets. f. Fire hydrants and backflow prevention devices. g. Bus turn-outs and shelters. h. Adjacent structures. i. City limits, if applicable. j. Rights-of-way, access and utility easements. k. Landscaping. 2. Site data table including the following information: <ol style="list-style-type: none"> a. Existing zoning of the site (if PAD, please indicate name of PAD) and case number (if applicable). b. Gross and net area of the site. c. Total building floor area. d. Building floor area, by use (if a mix of uses is proposed) e. Percent of site coverage (under roof). f. Parking calculations showing total number of spaces required and provided, by use, including accessible parking. g. Landscape calculations showing total site and ROW planting required and provided.

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3. Trash enclosures:
 - a. Concrete pad 4" PCCP on compacted sub-grade.
 - b. Concrete pad area is to include a 4" apron to support the vehicle's wheels.
 - c. For pads within an enclosure, 3" wide stripes are to be painted on surface to designate container placement.
 - d. Enclosure walls are to be protected by 6" pipe filled with concrete, 4" in from the pad surface. All gates shall be hung on this pipe (not the block wall). The bottom of the gates shall clear any curbing next to it and will be provided with a latching system to hold the gates open for service.
 - e. Enclosure wall is to be 6' high, minimum clearance between enclosure wall and pipe is 3". All enclosures must be gated. All gates shall be opaque.
 - f. Truck is 35' long with a 45' turning radius, wide-inside dimensions, and minimum clearance between enclosures.
 - g. When a straight in approach is not possible, enclosure must be set at a maximum 45-degree angle to the roadway.
 - h. Enclosures to be constructed per specs.
 - i. Designed to match primary building.
4. Pedestrian Access
 - a. All pedestrian walkways that traverse driveways or drive aisles shall utilize a decorative material, such as pavers or stamped concrete. All decorative crossings must be located outside of the public right-of-way and called out on plans.
 - b. Minimum width walkways on site per ADA requirements.
5. Site Plan Notes
 - a. All utility lines less than 69 KV shall be undergrounded with the first phase of development.
 - b. All ground-mounted equipment shall be screened/concealed from street view.
 - c. Plants located within required AASHTO sight visibility triangles shall be pruned regularly to permit unobstructed vision. Plant materials shall be maintained to be lower than 2' (shrubs) or taller than 7' (bottom of tree canopy).
 - d. Future development pads within master planned developments shall be covered with a minimum of 2" thick decomposed granite for dust control at time of development.
 - e. 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.
 - f. This project is subject to the current Avondale General Engineering Requirements (and MAG Supplemental Regulations), Commercial/Industrial/Multi-Family Design Manual, Zoning Ordinance, General Plan, Avondale Street Tree Master Plan, and any applicable Specific Plans.

LANDSCAPE/HARDSCAPE PLAN

1. Location of all landscape material, lighting, and site furnishings.
2. Botanical and common names of plant material.
3. Size of plantings at time of installation.
4. Description of irrigation system. Show preliminary backflow preventer location.
5. Planting Data Sheet included on all landscape sheets (see attached).
6. Locations of all backflow prevention devices. Devices smaller than 3' screened with round-topped wire mesh enclosure, painted green.
7. Dust control and ground cover using ¾" screened decomposed granite at a minimum 2" thick depth.
8. Square footage of landscaping in any right-of-way.
9. Designate and provide detail of all street median improvements (as applicable).
10. Location of preliminary easements, preliminary utilities, and above grade retention/detention basins.
11. Blow-up plan views of all usable open space areas and areas with decorative paving indicating the surface design and location of all amenities therein.
12. Elevations and/or details indicating color and design of all proposed site amenities, including, but not limited to benches, tables, trash receptacles, fountains, bike racks, etc.
13. Plans shall be developed in accordance with the COA Street Tree Master Plan.

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14. The landscape maintenance schedule shall include the following items (see attached SAMPLE for additional clarity and recommended formatting):
 - a. A landscape maintenance narrative that describes the theme of the selected plant palette and the overall design intent (i.e. preserving the natural characteristics of each material).
 - b. A plant schedule which includes the botanical and common names of all plants proposed for the project, plant size at installation, irrigation emitter allocation, and maintenance notes specific to each selected plant type.
 - c. A monthly maintenance schedule describing seasonal maintenance requirements per material including, but not limited to, fertilization, pruning, and irrigation adjustments.
 - d. A drip irrigation watering schedule organized by temperature ranges, listing the required watering hours per range and the intervals per range.
 - e. A turf irrigation watering schedule (if applicable), specifying watering requirements for any turf varieties proposed.

PRELIMINARY GRADING AND DRAINAGE PLAN

See General Engineering Requirements

PRELIMINARY UTILITY PLAN

See General Engineering Requirements

BUILDING ELEVATIONS

1. Drawing, to scale, of all sides of all buildings proposed, in accordance with City architectural requirements.
2. Elevations labeled by direction (e.g., North Elevation).
3. Call-outs of all proposed finish materials and colors; on color elevations, printed colors must accurately portray actual colors/materials.
4. Sign fields delineated by a dashed box.
5. Roof-mounted equipment, ghost-in behind parapets.
6. Perspective drawing along major streets and other visible locations as required by the project planner.
7. Elevations of all proposed perimeter, screen, or other walls on site.

EXTERIOR BUILDING COLOR AND MATERIALS SAMPLES

1. Samples of each material used (2" x 2" maximum size, 1"x1" minimum size), mounted on 8½" x 11" board(s). Thoroughly label each sample with all known information, including but not limited to: manufacturer name, color name and number, material type, finish, size, etc. Glass samples shall be 3" x 3" and identify reflectivity.

LIGHTING AND PHOTOMETRICS

1. Site plan indicating the location and type of all proposed exterior lighting fixtures.
2. Photometric plan indicating light levels (in foot candles) at regularly measured intervals across a property. Light levels shall not exceed 1 foot-candle at any property line.
3. Calculation of the lighting uniformity ratio for the subject site, not to exceed a 5:1 average-to-minimum ratio.
4. Luminaire schedule including but not limited to the manufacturer information, luminaire name/type, initial lumens, shielding (if applicable), color, finish, etc.
5. Cut sheets of all proposed fixtures.

Development & Engineering Services Department

REQUIRED LANDSCAPE IMPROVEMENTS BY ZONING DISTRICT		REQUIRED	PROVIDED
A.	Single Family Residential (AG, RR-43, RR-18, R1-35, R1-15, R1-8, R1-6, R1-5)	Trees	Trees
B.	Multiple Family Residential (R-2, R-3, R-4, MH)	Trees	Trees
C.	City Center	Trees	Trees
REQUIRED LANDSCAPE AREAS		REQUIRED	PROVIDED
D.	CP within Employment	sq. ft.	sq. ft.
E.	A-1 within Employment	sq. ft.	sq. ft.
F.	All Development within Multiple Family	sq. ft.	sq. ft.
G.	All Development within All Other Zoning Districts not listed above	sq. ft.	sq. ft.
H.(1)	Landscape Setback/ Trees	Trees	Trees
H.(2)	Landscape Setback/Shrubs	Shrubs	Shrubs
H.(3)	Landscape Setback/Groundcover	sq. ft.	sq. ft.
I.	Land Use Buffers	Trees	Trees
J.	Parking Lots/Trees	Trees	Trees
K.	Building Frontage	sq. ft.	sq. ft.
L.	Cactus/Succulents	%	%
M.(1)	Right of way Landscaping/Trees	Trees	Trees
M.(2)	Right of way Landscaping/Shrubs	Shrubs	Shrubs
N.	Special Planting Requirements (PAD, Zoning, etc.)		
TOTALS			
Total Trees (Lines A-N)		Trees	Trees
Total Shrubs (Lines A-N)		Shrubs	Shrubs
Total Groundcover (Lines A-N)		sq. ft.	sq. ft.
Total Groundcover, inorganic (3/4" screened decomposed granite)		sq. ft.	sq. ft.
Total Right-of-way Landscape Area		sq. ft.	sq. ft.
Total Parking Lot Landscaping Area		sq. ft.	sq. ft.
Total Useable Open Space (PAD only)		sq. ft.	sq. ft.
Total Useable Open Space (PAD only)		%	%

GENERAL LANDSCAPE NOTES

1. 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.
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 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.
6. THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

NOTE: All construction shall be in accordance with the City of Avondale Supplement to MAG Specifications & Standard Details currently on file and available at the City of Avondale Engineering Department.

LANDSCAPE MAINTENANCE SCHEDULE SAMPLE (24"X36" FORMAT)

landscape maintenance schedule

plant schedule:

PLANT	SPACING / COMMON NAME	SIZE	BIRTH LOCATION	MAINTENANCE NOTES
1	DRYWOOD BRUSH	8 GAL		SEE TREE NOTES
2	ROUND LEAFED SANDALWOOD	14 BOX		SEE TREE NOTES
3	PRICKLY PEAR CACTUS	14 BOX		SEE TREE NOTES
4	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
5	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
6	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
7	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
8	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
9	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
10	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
11	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
12	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
13	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
14	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
15	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
16	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
17	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
18	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
19	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
20	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
21	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
22	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
23	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
24	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES

PLANT	SPACING / COMMON NAME	SIZE	BIRTH LOCATION	MAINTENANCE NOTES
25	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
26	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
27	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
28	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
29	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
30	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
31	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
32	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
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49	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
50	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES

PLANT	SPACING / COMMON NAME	SIZE	BIRTH LOCATION	MAINTENANCE NOTES
51	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
52	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
53	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
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73	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
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75	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
76	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
77	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
78	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
79	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES
80	FLORIDA SANDALWOOD	14 BOX		SEE TREE NOTES

MONTHLY MAINTENANCE	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL TOTAL
ACCEPTABLE TREE QUALITY	14	12	24	27	63	64	61	64	48	34	21	14	483

monthly maintenance schedule:

- January**
 - LAWN MAINTENANCE: FERTILIZE THE GRASS
 - TREE CARE: CHECK FOR DISEASE AND TRIMMING NEAR POWER LINES
- February**
 - LAWN MAINTENANCE: FERTILIZE THE GRASS
 - TREE CARE: CHECK FOR DISEASE AND TRIMMING NEAR POWER LINES
- March**
 - LAWN MAINTENANCE: FERTILIZE THE GRASS
 - TREE CARE: CHECK FOR DISEASE AND TRIMMING NEAR POWER LINES
- April**
 - LAWN MAINTENANCE: FERTILIZE THE GRASS
 - TREE CARE: CHECK FOR DISEASE AND TRIMMING NEAR POWER LINES
- May**
 - LAWN MAINTENANCE: FERTILIZE THE GRASS
 - TREE CARE: CHECK FOR DISEASE AND TRIMMING NEAR POWER LINES
- June**
 - LAWN MAINTENANCE: FERTILIZE THE GRASS
 - TREE CARE: CHECK FOR DISEASE AND TRIMMING NEAR POWER LINES
- July**
 - LAWN MAINTENANCE: FERTILIZE THE GRASS
 - TREE CARE: CHECK FOR DISEASE AND TRIMMING NEAR POWER LINES
- August**
 - LAWN MAINTENANCE: FERTILIZE THE GRASS
 - TREE CARE: CHECK FOR DISEASE AND TRIMMING NEAR POWER LINES
- September**
 - LAWN MAINTENANCE: FERTILIZE THE GRASS
 - TREE CARE: CHECK FOR DISEASE AND TRIMMING NEAR POWER LINES
- October**
 - LAWN MAINTENANCE: FERTILIZE THE GRASS
 - TREE CARE: CHECK FOR DISEASE AND TRIMMING NEAR POWER LINES
- November**
 - LAWN MAINTENANCE: FERTILIZE THE GRASS
 - TREE CARE: CHECK FOR DISEASE AND TRIMMING NEAR POWER LINES
- December**
 - LAWN MAINTENANCE: FERTILIZE THE GRASS
 - TREE CARE: CHECK FOR DISEASE AND TRIMMING NEAR POWER LINES

landscape maintenance intent

The plant palette selected for this project was based on the natural characteristics of the local region. The plants selected were chosen for their ability to thrive in the local climate and soil conditions. The plants were selected for their ability to provide shade, reduce water consumption, and provide a natural habitat for local wildlife. The plants were selected for their ability to provide a natural habitat for local wildlife. The plants were selected for their ability to provide a natural habitat for local wildlife.

drip irrigation watering schedule

PLANT TYPE	WATERING FREQUENCY	WATERING AMOUNT	BIRTH LOCATION
DRYWOOD BRUSH	EVERY 7-10 DAYS	1.5-2.0 GAL	FLORIDA SANDALWOOD
ROUND LEAFED SANDALWOOD	EVERY 7-10 DAYS	1.5-2.0 GAL	FLORIDA SANDALWOOD
PRICKLY PEAR CACTUS	EVERY 7-10 DAYS	1.5-2.0 GAL	FLORIDA SANDALWOOD
FLORIDA SANDALWOOD	EVERY 7-10 DAYS	1.5-2.0 GAL	FLORIDA SANDALWOOD
FLORIDA SANDALWOOD	EVERY 7-10 DAYS	1.5-2.0 GAL	FLORIDA SANDALWOOD
FLORIDA SANDALWOOD	EVERY 7-10 DAYS	1.5-2.0 GAL	FLORIDA SANDALWOOD
FLORIDA SANDALWOOD	EVERY 7-10 DAYS	1.5-2.0 GAL	FLORIDA SANDALWOOD
FLORIDA SANDALWOOD	EVERY 7-10 DAYS	1.5-2.0 GAL	FLORIDA SANDALWOOD
FLORIDA SANDALWOOD	EVERY 7-10 DAYS	1.5-2.0 GAL	FLORIDA SANDALWOOD
FLORIDA SANDALWOOD	EVERY 7-10 DAYS	1.5-2.0 GAL	FLORIDA SANDALWOOD

lurf irrigation watering schedule:

Lawn irrigation watering schedule should be based on the soil type and the amount of rainfall. The lawn should be watered deeply and infrequently. The lawn should be watered deeply and infrequently.



deer grass maintenance - step 1



deer grass maintenance - step 2



deer grass maintenance - step 3



deer grass maintenance - step 4



Additional maintenance notes for deer grass, including instructions on fertilization and watering schedules.

Comprehensive Sign Plans shall, at a minimum, include the following items:

1. Property owner's authorization on planning application.
2. Statement of design indicating how the proposal meets City requirements for continuity and design. The statement shall identify common themes along with a limited set of colors, materials, illumination methods, and fonts which complement the proposed building architecture.
3. Site plan identifying the location of all freestanding signs associated with the project.
4. Final elevations/details, in color, showing the dimensions, materials, colors, design, method of illumination, and ground plane treatment (i.e. landscape) for all proposed freestanding signage.
5. Color building elevations denoting the areas designated for wall mounted signage.
6. Typical elevations/details, in color, showing the materials, colors, fonts, method of mounting, and method of illumination for a typical wall mounted sign. If multiple letter types are proposed, the sign plan shall include a detail for all proposed types.
7. Written sign standards and requirements, addressing items including but not limited to: temporary signage, window signage, and prohibited signage. Written standards and requirements shall meet or exceed equivalent Zoning Ordinance standards and requirements.
8. Include a narrative describing any requested deviations from the density, height, sign area, and separation distance and the reasons therefor.
9. For any project proposing a Freeway Pylon Sign, supplemental materials in accordance with Zoning Ordinance Section 904.D.
10. Any additional items requested by your project planner.

_____ is implementing the following water conservation measures at
(Name of Company)

(Location of Facility)

1. PROCESS-RELATED WATER CONSERVATION
2. COOLING
3. DOMESTIC WATER USE
4. LANDSCAPE

CERTIFICATION

I, _____, certify that I am an Architect/Engineer registered in the State of Arizona and that the water conservation measures implemented by _____ use the best available technology consistent with reasonable economic return.

Seal

SAMPLE CONSERVATION REPORT

A.N. Other Inc. (name of company) is implementing the following water conservation measures at 123 N. East Street, Avondale, 85323 (location of facility).

1. **PROCESS-RELATED WATER CONSERVATION: (EXAMPLES)**

- a. Flow monitoring and control installation of water meters on individual pieces of water using equipment can show how water efficient a process is.
- b. Reuse or recycling of water within a process or in a different process.
- c. Reduce the reject rate for the reverse osmosis units. Reuse the reject water in other process. (Note: Assess the quality of the water before reuse).
- d. Implement a leak detection and repair program.

2. **LANDSCAPE: (EXAMPLE)** Where q = area

Total landscaped area	q sq. ft
Percent low water use landscape	q/2 sq. ft
Percent high water use landscape	q/2 sq. ft

- a. Types of irrigation systems: Irrigation system zoned by vegetation type – sprinklers for turfgrass, drip/bubblers for shrubs and ground cover, bubbler for trees.
- b. Scheduling: All irrigation, except maintenance checks, is done at night. Turf is irrigated using ET scheduling.
- c. Other equipment: Soil moisture sensors, rain shut-off and excessive flow shut-off installed to prevent unnecessary watering or to stop watering in the event of system break.
- d. Types of plants used (drought tolerant, mulches e.g. Decomposed granite)

3. **CONSERVATION OF COOLING WATER: (EXAMPLES)**

- a. Cooling towers: Cooling towers should achieve minimum total dissolved solids in the tower blow down of 2000 ppm.
- b. Blow down water may be re-used to irrigate landscape.
- c. Elimination of blowdown flow from cooling towers by changing to ozonation.
- d. Evaporative coolers: Recirculation pumps and reduction in bleed-off. Bleed off water can be used to irrigate landscape.
- e. Avoid single-pass methods to cool equipment. Where possible reuse the water for irrigation or other cooling purposes.

4. **DOMESTIC WATER CONSERVATION: (EXAMPLES)**

Installation of the following type of equipment (per City of Avondale Building and Plumbing code):

Toilets, (gallons per flush)	1.6
Urinals, (gallons per flush)	1.5
Lavatory faucets, (gallons per minute)	2.0
Shower heads, (gallons per minute)	2.5

5. **EMPLOYEE EDUCATION: (EXAMPLES)**

- a. Employee Awareness program.
- b. Bulletins, newsletters, and paycheck stuffers.
- c. Distribution of water conservation literature.
- d. Displaying water conservation posters.

Development & Engineering Services Department

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CERTIFICATION

I, _____, certify that I am an Architect/Engineer registered in the State of Arizona and that the water conservation measures implemented by _____ use the best available technology consistent

with reasonable economic return.

Seal.

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Prior to submittal of an application, a pre-application conference with the Development Services Department as outlined in Section 107 of the Avondale Zoning Ordinance is required to become familiar with the requirements of this Section 11 and City procedures. The application materials will be provided to the applicant at this time. The Public Art application shall be submitted as part of the Planning Site Plan and Design Review application to ensure that the Public Art is well integrated within the overall site plan. It shall include all of the following:

1. Conceptual plan indicating the location and orientation of the Public Art within the site and the landscaping and/or architectural treatment integrating the piece into the overall project design.
2. A sample, model, photograph, or drawing of the proposed piece.
3. Material samples and finishes, if appropriate.
4. A resume and at least one (1) reference of the proposed visual artist or public context designer.
5. Slides and/or photographs of the proposed visual artist or public context designer's past work which demonstrates like work to the proposal.
6. A written itemized statement by the visual artist or public context designer describing the response to the site and/or the physical environment with which they are to relate.
7. A written statement or invoice by the visual artist or public context designer declaring the valuation of the Public Art.

A. Review Period

The completed Public Art application shall be forwarded by the Development Services Department to the Avondale Municipal Art Committee for review and action. The Avondale Municipal Art Committee shall review the application at its next scheduled monthly meeting, subject to posting requirements, and may make recommendations regarding possible changes, modifications, or additions to the proposed Public Art. Seven (7) days prior written notice shall be provided to the applicant of the time and place of the meeting at which the application will be heard by the Avondale Municipal Art Committee. The applicant or applicant's representative may elect to present their proposal to the Committee; however, a presentation is not required. The applicant will be notified of the Avondale Municipal Art Committee's decision within five (5) business days.

B. Approval

The Avondale Municipal Art Committee shall approve or deny the Public Art application based on the Public Art Master Plan and the guidelines in Section 1109. The Avondale Municipal Art Committee may conditionally approve a proposed Public Art application subject to such conditions that the Avondale Municipal Art Committee deems reasonably necessary for such Public Art to satisfy the guidelines referenced in Section 1109. If the application is not initially approved by the Avondale Municipal Art Committee, the Committee shall provide the applicant and the Development Services Department with review comments within five (5) business days. The applicant shall attempt to address the review comments and resubmit the art application at least once before the appeal process outlined in Section 1110 can be initiated. If the application is approved by the Avondale Municipal Art Committee, the applicant will be sent a letter of approval within five (5) business days of Committee action.

****NOTE: REFERENCE CITY OF AVONDALE PUBLIC ART ORDINANCE 1324-808****

All projects involving residential, commercial/industrial subdivisions and land development projects may be required to provide a Water and Sewer Design Report for the project's impact on the City's utility system. The purpose of these reports is to provide the City with the potential demands of the project and verify the capability of the city Utility system to support the development.

Infill projects including single lot development where fire and domestic flows are taken directly from the existing City mains, where the zoning is in conformance with the City General Plan (i.e., and rezoning has been in conformance with the City's General Plan), and residential subdivisions of five acres or less may not be required to submit these reports.

1. Report Submittals:

- a. The design report shall be sealed and signed in accordance with the requirements of the State of Arizona Board of Technical Registration, and submitted to Development Services & Engineering Department. The Report shall be letter sized (8.5" x 11") with any larger maps included within the report shall be folded to letter size and bound or provided in a folder.
- b. A preliminary report is required at the entitlement stage of a project. The type and size of buildings may or may not be known at this stage. This data may be refined or changed due to changes in the plan through the entitlement stage.
- c. A final report will be required at the time of civil plan submittal. The final report will be basically the same as the preliminary report, but modified to include any changes to the project between the entitlement stage and the construction plan stage.

2. General report information: The following items are to be included in the report:

- a. Cover Page
 - i. Project Title
 - ii. Prepared For
 - iii. Prepared By
 - iv. Engineer's Seal
 - v. Date
 - vi. City Datum Benchmarks (BM)
- b. Executive Summary
 - i. Provide a one or two-page statement indicating that the criteria are met, what criteria was used, and an explanation of specific steps that were taken to modify the design so that the criteria is met. Unique characteristics or challenges associated with the project should also be presented.
- c. Introduction
 - i. Provide the project name, size, type of development

- ii. Purpose of the report
 - iii. Project owner
 - iv. Summarize the content that would be found in each major section of the report
- d. Project Location
 - i. Provide a site description
 - ii. Project size
 - iii. Addresses and major streets
 - iv. Township, Range and Section
 - v. Relationship to other developments or significant water features
 - vi. Include a site map
- e. Purpose of Report
 - i. Explain the objectives of the report, which could be to define infrastructure requirements, satisfy regulatory requirements, or evaluate the impact of the new development on the existing utility system.
- f. Land use data
 - i. Table summarizing parcels, acreages, land use, and population.
- g. Existing Utility System Conditions
 - i. Describe adjacent infrastructure or existing infrastructure that will provide water or be affected by the new development
- h. Design Criteria
 - i. Summarize the City's standard design requirements that were applied to this development.
- i. Proposed Utility System Conditions
 - i. Describe planned infrastructure that will be added as part of the development.
 - ii. Refer to relevant City or adjacent development master plan reports where appropriate.
 - iii. Include tables showing the number and size of proposed infrastructure where appropriate.
 - iv. Include a map of proposed infrastructure showing locations, sizes, and relationship to streets and property parcels. The map should also be used to correlate demands in tables with specific locations in the proposed development.
- j. Conclusions
 - i. Summarize work that has been completed; state recommendations, areas where further evaluation may be needed.
- k. References
 - i. List documents used in the report that contain relevant information.
- l. Appendices
 - i. Figures
 - ii. Vicinity Map

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- iii. Land Use Exhibit
- m. Design Methodology. When modeling is required, include:
 - i. Water:
 1. Modeling – Identify the model used and key model assumptions such as friction factors, simplifying assumptions, and boundary conditions.
 2. Topology and Pressure Zones – Identify the pressure zone(s) where the development is located. The developer should check with the City to determine if pressure zones have been established that affect the development.
 3. Water Demand Development – Describe land use categories, population, acreages of various types of land use, demands and demand peaking factors. Include a discussion of phasing and interim demands in cases where the infrastructure for the development will need to be phased.
 4. Transmission/Distribution Network – Show a network of mains with location, size, connections, hydrants, valves, and water supply sources.
 - ii. Water Model and Results:
 1. Describe pressures, flows for conditions that have been simulated.
 2. Provide a figure containing a graphical representation of the model that is color coded to show pressures at nodes and water velocities in mains for each simulation that is completed to demonstrate infrastructure adequacy.
 3. Provide tabular results where appropriate to highlight model results.
 - iii. Model output:
 1. Maps showing pressures and pipe velocities from the model maximum day and peak hour demand conditions.
 2. Maps or tables showing fire flow analysis results using a maximum day demand plus the fire flow.
- n. Sewer:
 - i. Provide similar items for the proposed sewer system that will demonstrate the adequacy of the system.
 - ii. Peak hour simulations shall be completed to show that the collection system mains are sized adequately.

3. Specific Fire Flow Demand Analysis (to be included in the Water Report)

- a. All projects shall be required to provide a fire analysis that will demonstrate that there are adequate fire flows available from the City system to meet the required fire demands of the proposed development, considering the building construction type and square footage, layout, etc. The exception is residential subdivisions

where modeling is being completed as part of the water demand analysis. The Engineer will use the City's hydraulic model to evaluate the ability of the water distribution system to deliver fire flows to the development. The developer is responsible for understanding the fire flow requirements of the structures that are to be built and shall assure that the water distribution system within the development is capable of delivering the required fire flows.

- b. When preparing the fire flow report, the Arizona Board of Technical Registration Substantive Policy Statement for fire sprinkler systems shall be applied. The fire flow report must be in compliance with the International Fire Code (IFC) and the National Fire Protection Association (NFPA), Standard 13, *Installation of Sprinkler Systems* as adopted by the City of Avondale. The report must list the applicable codes and standards and the appropriate engineering practices.
- c. The Fire Flow Demand Analysis shall include the following sections and information:
 - i. Proposed Structure Data
 1. Tabular presentation of the following detailed physical aspects of the single largest proposed on-site structure;
 - a. Building height (feet),
 - b. Number of stories above finished grade,
 - c. International Building Code (IBC) construction type,
 - d. Building area (square feet), and
 - e. Presence of fire sprinklers
 - ii. IFC Fire-Flow Demand
 1. Identify the base fire flow value from IFC Minimum Required Fire- Flow Duration for Buildings Table (fire-flow column).
 2. Identify the flow duration value from IFC Minimum Required Fire- Flow Duration for Buildings Table (flow duration).
 3. If sprinklers are provided, identify the adjusted fire flow value. This value may not be less than 1,500 gallons per minute (g.p.m.).
 - iii. Fire Sprinkler System Demand
 1. Identify a value of 1,500 gallons per minute with the exception of the following conditions;
 2. Occupancies with high-piled combustible storage as defined by the IFC.
 3. Extra Hazard Group 2 occupancies as defined by NFPA 13.
 - vii. Special Requirements
 1. Occupancies with high-piled combustible storage
 - a. Utilize a minimum hose allowance of 500 g.p.m.
 - b. Design area demand identified for the specific storage array (NFPA 13)
 - c. Identify specific storage array details

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- d. Identify total fire sprinkler demand value
 - 2. Extra Hazard Group 2 Occupancies
 - a. Utilize a minimum hose allowance of 500 g.p.m.
 - b. Identify total fire sprinkler demand value
- iv. Fire Hydrant Flow Test Report
 - 1. Flow Test must be witnessed by an Avondale Fire & Medical Inspector
 - 2. Flow Test must be performed within 180 days of initial construction permit application.
 - 3. Attach Fire Hydrant Flow Test Report that includes the flow test information;
 - a. Test date,
 - b. Test time,
 - c. Test location,
 - d. Test hydrants,
 - e. Orifice size,
 - f. Orifice coefficient, and
 - g. Flow test data.
 - 1) Static pressure (p.s.i.)
 - 2) Residual pressure (p.s.i.)
 - 3) Pitot measurement (p.s.i.)
 - 4) Recorded flow rate (g.p.m.)
 - 5) Flow rate (g.p.m.) converted to 20 (p.s.i)
 - 4. Testing technician information
 - 5. Name of City of Avondale Fire and Medical Department inspector who witnessed the flow test
 - 6. Graph illustrating how the GPM at 20 p.s.i. was determined.

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CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for _____ has been submitted to the City of Avondale, Development & Engineering Services Department, for review.

Project: _____ Project Manager: _____
Request: _____ Acreage/Parcel Size: _____
Current Density Allowed: _____ Density Proposed: _____
Total number of residential units proposed: _____

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: _____
School District: _____
District Superintendent: _____
Phone #: _____
E-mail: _____

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