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

PRELIMINARY SUBDIVISION PLAT 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		

PRELIMINARY SUBDIVISION PLAT 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: ☐ $1,785 + $9 per lot ☐ Pre-plat Extension: 50% of current fee ☐ Pre-plat Amendment: 50% of current fee Filing Fee: $_____ + (# of lots_____ x $_____ per lots = $_____) – Team Pre-application (if applicable) $_____ = $_____
☐	☐	Property ownership map and list within 1,000 feet (in Excel format) and affidavit of notification – see attached instructions
☐	☐	Legal description of property on separate 8½"x11" sheet (3 copies)
☐	☐	Title report (2 copies)
☐	☐	Project narrative, including discussion of overall community design, pedestrian connectivity, open space amenities, architectural concept for walls and homes, and landscape themes, etc. (5 copies)
☐	☐	Preliminary plat – 24"x36" folded to 9"x12" and drawn to scale (5 copies)
☐	☐	Landscape/Open Space plan and landscape maintenance schedule – 24"x36" folded to 9"x12" and drawn to scale (5 copies)
☐	☐	Perimeter theme wall and entry monuments sign elevations, in color – 24"x36" folded to 9"x12" and drawn to scale (5 copies)
☐	☐	Wall material and color palette board(s) not to exceed 8½"x11" (2 copies)
☐	☐	Preliminary Grading and 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 for all open space and decorative lighting – 24"x36" folded to 9"x12" and drawn to scale (5 copies)
☐	☐	Preliminary Planting data sheet (2 copies)
☐	☐	Preliminary Drainage Report (2 copies)
☐	☐	Water and Sewer Report (2 copies)

PRELIMINARY SUBDIVISION PLAT SUBMITTAL CHECKLIST

TO BE COMPLETED BY PLANNER		DELIVERABLES
☐	☐	Traffic Statement (3 copies)
☐	☐	Traffic Impact Study (3 copies)
☐	☐	Water Conservation Report – see attached (3 copies)
☐	☐	ALTA survey – 24”x36” folded to 9”x12” and drawn to scale (3 copies)
☐	☐	COGO (error of closure) (2 copies)
☐	☐	Certificate of Adequate School Facilities (2 copies)
☐	☐	Each item on the checklist scanned to disc or flash drive in PDF format, with label and date (1)

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 feet of the site from the Maricopa County Assessor's Office, http://www.maricopa.gov/assessor/gis/map.html or from a title company using the last declared record of owner.

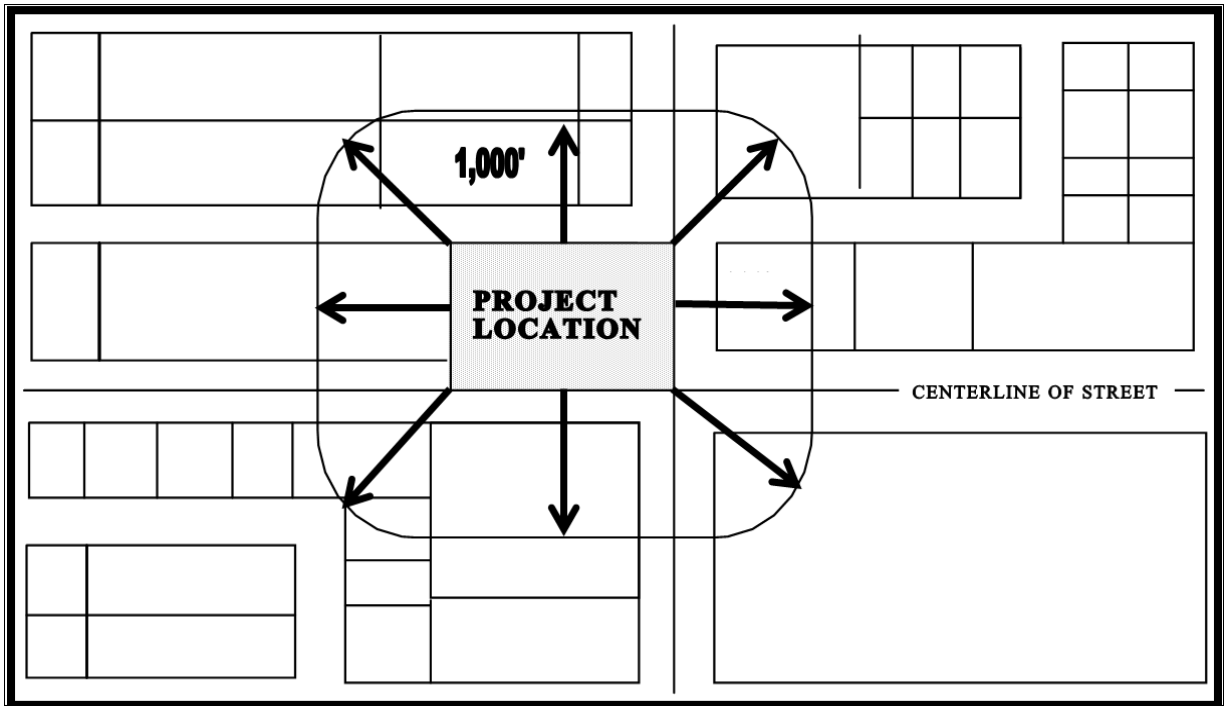
2. The applicant will provide a digital file in Microsoft Excel format containing the Assessor's Parcel Number (APN), property owner names, and addresses, each in a separate column. Verify information is correct and complete.

	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. Prepare parcel map showing subject property and all parcels within 1,000 feet 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.



AFFIDAVIT RE: PROPERTY OWNERSHIP LIST

Date: _____ Project Name: _____ Case No.: _____

Address /Legal Description of Property:

_____

_____

I, _____ certify that I am the authorized applicant to the City of Avondale for the above application, and do hereby affirm the attached listing of names and addresses accurately reflects the ownership of property within 1,000 feet of the above property, according to the Maricopa County Assessor records on _____/_____/_____.
Month Day Year

Applicant/Representative Signature: _____

STATE OF _____)
) ss
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___.

_____
Notary Public

My Commission Expires:

_____

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

PRELIMINARY PLAT
1. Name and address/location of development. 2. Vicinity map showing area within ½ mile of the subject site. 3. Name, address, and phone number of developer and/or owner. 4. Name, address, phone number, and professional seal of engineer/architect or firm preparing the plans. 5. Date of plan preparation and subsequent revision dates. 6. North arrow and scale of not less than 1" = 100'. 7. Legal description. 8. Zoning of all abutting and/or adjacent properties. 9. Current dimensions of parent parcel(s) property lines. a. Width and names of all platted streets, alleys, utility rights-of-way of public record; public areas and permanent structures to be retained within or adjacent to parcel. b. Name, book, and page numbers of recorded abutting the subdivision or across a boundary street. c. Dimensions of parcel boundaries, acreage of parcel. d. Width of any existing driveways, access ways, or private streets adjacent to the parcel. e. Street layout, including location and width of all streets, alleys, crosswalks, and easements. Label proposed street names. For curvilinear streets show sight visibility triangles. These areas will be dedicated as right-of-way on the final plat. f. Lot layout, including scaled dimensions of typical lots; width and depth of all corner lots and lots on street curves; number each lot consecutively; label total number of lots. g. Width and depth and proposed use of easements and tracts. h. Extent and proposed use of all land to be dedicated or reserved for public use. i. Boundary of all existing and proposed zoning classifications including surrounding zoning. j. Label minimum and average lot area as dimension and square footage. k. Cross sections of the streets contained in or adjacent to the subdivision. l. Show any proposed construction phasing for the subdivision. m. Map showing the surrounding street pattern and existing subdivisions shown as the actual recorded subdivision. n. Flood zone determination 10. Location, identification, and dimension of the following existing and proposed site elements and data: a. Topographic contours at a minimum two-foot interval for grades up to ten percent and ten feet for grades over ten feet. b. Existing adjacent and/or on-site streets and street right-of-way. c. Proposed right-of-way dedications and improvements. d. Proposed street cross-sections. e. Existing and proposed ingress/egress points (indicate full access, right-in/right-out only, etc.) and intersections within 300 feet and all structures within 100 feet of project. f. On-site vehicular and pedestrian circulation elements (i.e. sidewalks, walkways, driveways, loading areas, loading docks, and bikeways, etc. g. Provisions for handicapped accessibility including but not limited to wheelchair ramps, parking spaces, handrails, curb openings. h. Parking areas, vehicular and bicycle, including setbacks to property lines i. Bus stop locations designed in accordance with MAG Supplemental Detail A1260. j. All structures, including heights, dimensions, finish floor elevations, and setbacks to property lines. k. Fences and walls.

l. Trash enclosures.
m. Freestanding signage.
n. Existing and proposed fire hydrants, backflow prevention equipment, and FDC.
o. Existing and proposed lighting (on and off-site).
p. Detention/retention areas.
q. Water wells, washes, and drainage ditches, including direction of flow; location and extent of areas subject to inundation and data regarding frequency of inundation.
r. Water features.
s. All ground planes labeled (i.e. asphalt, concrete, decomposed granite, etc.)
t. Significant rock outcroppings or other natural features.
u. Phase lines, if applicable.

11. Site data table including the following information:
    o. Existing zoning of the site (if PAD, please indicate name of PAD)
    p. Gross and net area of the site.
    q. Total building floor area.
    r. Building floor area, by use (if a mix of uses is proposed)
    s. Percent of site coverage.
    t. Parking calculations showing total number of spaces required and provided, by use, including accessible parking.
12. 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.
13. 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 6' walkway around all commercial buildings on site.
14. 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, 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" decomposed granite minimum 2" thick.
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. The landscape maintenance schedule shall include the following items (see attached SAMPLE for additional clarity and recommended formatting):
    - 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).
    - 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.
    - A monthly maintenance schedule describing seasonal maintenance requirements per material including, but not limited to, fertilization, pruning, and irrigation adjustments.
    - A drip irrigation watering schedule organized by temperature ranges, listing the required watering hours per range and the intervals per range.
    - 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

PERIMETER THEME WALL AND ENTRY MONUMENTATION SIGNAGE

1. Drawing, to scale, all walls and signage proposed.
2. Call outs of all proposed finish materials and colors; on color elevations, printed colors must accurately portray actual colors/materials.

EXTERIOR BUILDING COLOR AND MATERIALS SAMPLES

1. Samples of each material used (2"x2" maximum size, 1"x1" minimum size), mounted on 8½"x11" 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"x3" 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.

PLANTING DATA SHEET

(Table must be present on plans; use relevant requirements)

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		**REQUIRED**		**PROVIDED**
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" select 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)		%		%

PLANTING NOTES

(All Notes must be on all Plans)

GENERAL LANDSCAPE NOTES
1. All single trunk trees shall be 2-inch caliper minimum at time of installation. All multi-trunk trees shall be 1-1/2-inch caliper minimum at time of installation. Tree calipers for standard (single) trunk trees shall be measured at the widest point within the first 4 to 6 inches above the soil line for trees with 4-inch caliper and less; and 6 to 12 inches for trees greater than 4-inch caliper. Tree caliper for multi-trunk trees shall be measured at the widest point within the first 6 inches above origination point of the second largest trunk or 6 inches above ground if all trunks originate from the soil. Caliper of multiple trunk trees shall be determined by taking the average caliper of its two largest trunks. 2. Tree caliper and height shall govern over any other planting size information provided on the drawings. Trees specified by container sizes only shall not be accepted. 3. The Property Owner and/or lessee shall be responsible to install/maintain all landscaping within the Right-of-way. All landscaping shall be maintained as approved on the Landscape Maintenance Schedule (See attached). 4. A 3-foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach upon this clear space when mature. 5. Plantings within any site visibility easement shall be maintained so that no limbs hang lower than seven (7) feet and shrubs or other plants planted within any sight visibility easement shall be no taller than two (2) feet at full growth. 6. THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.
NOTE: All construction shall be in accordance with the City of Avondale Supplement to MAG Specifications & Standard Details currently on file and available at the City of Avondale Engineering Department.

landscape maintenance schedule

LANDSCAPE MAINTENANCE SCHEDULE
SAMPLE (24"X36" FORMAT)

plant schedule:

SYMBOL	BOTANICAL / COMMON NAME	SIZE	EMITTER ALLOCATION	MAINTENANCE NOTES:
	TREES:			
	DALBERGIA SISSOO ROSEWOOD	15 GAL.	SEE TREE EMITTER SCHEDULE TO THE RIGHT	STAKE AS REQUIRED - SEE DETAILS PI 4 PI, SHEET L14 TRIM CANOPY TO 70 % HEIGHT OF TREE
	FRAXINUS VELUTINA 'RIO GRANDE' RIO GRANDE ASH	24" BOX	SEE DEEP WATERING DETAIL D9, SH7, 114	STAKE AS REQUIRED - SEE DETAILS PI 4 PI, SHEET L14 TRIM CANOPY TO 70 % HEIGHT OF TREE
	PISTACIA X 'RED RUSH' RED RUSH PISTACHE	24" BOX	SEE TREE EMITTER SCHEDULE TO THE RIGHT	STAKE AS REQUIRED - SEE DETAILS PI 4 PI, SHEET L14 TRIM CANOPY TO 70 % HEIGHT OF TREE
	PHOENIX DACTYLIFERA DATE PALM	20' HT. TRUNK	SEE DEEP WATERING DETAIL D9, SH7, 114	PLANT IN COMPACTED 60% SAND BACKFILL. SEE DETAIL 9B. DIAMOND CUT TRUNKS / UNIFORM TRUNKS
	PINUS ELDARICA MONDEL PINE	24" BOX	SEE TREE EMITTER SCHEDULE TO THE RIGHT	STAKE AS REQUIRED - SEE DETAILS PI 4 PI, SHEET L14 TRIM CANOPY TO 50 % HEIGHT OF TREE
	PLATANUS WRIGHTII ARIZONA SYCAMORE	24" BOX	SEE DEEP WATERING DETAIL D9, SH7, 114	STAKE AS REQUIRED - SEE DETAILS PI 4 PI, SHEET L14 TRIM CANOPY TO 60 % HEIGHT OF TREE
	QUERCUS VIRGINIANA 'HERITAGE' TM HERITAGE LIVE OAK (MULTI)	24" BOX	SEE TREE EMITTER SCHEDULE TO THE RIGHT	MULTI-TRUNK TREE / 5' MIN. AS REQ'D. / TRIM TO 60% HT. OF TREE KELLY GREEN INDEX (560 650 20 0) AU HONEY TM SUMMERS
	ULMUS PARVIFOLIA EVERGREEN ELM	15 GAL.	SEE TREE EMITTER SCHEDULE TO THE RIGHT	STAKE AS REQUIRED - SEE DETAILS PI 4 PI, SHEET L14 TRIM CANOPY TO 50 % HEIGHT OF TREE
	SHRUBS:			
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	1.0 GPH EMITTER	TRIM SHRUB TO 6' HEIGHT NOVEMBER 1ST. EACH YEAR
	CASSIA FINDLEYANA SILVER CASSIA	5 GAL.	1.0 GPH EMITTER	TRIM SHRUB TO 18' HEIGHT APRIL 15TH. EACH YEAR (TRIM SHRUB BACK NO LATER THAN APRIL 17TH.)
	EREMOPHILA SP. 'VALENTINE' (tm) VALENTINE	5 GAL.	1.0 GPH EMITTER	TRIM SHRUB TO 18' HEIGHT APRIL 15TH. EACH YEAR (TRIM SHRUB BACK NO LATER THAN APRIL 17TH.)
	LEUCOPHYLLUM C. 'THUNDER CLOUD' THUNDER CLOUD SAGE (tm) /A	5 GAL.	1.0 GPH EMITTER	TRIM SHRUB TO 18' HEIGHT, MARCH 1ST. EACH YEAR
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	5 GAL.	1.0 GPH EMITTER	TRIM SHRUB TO 12' HEIGHT, MARCH 1ST. EACH YEAR.
	RUELLIA BRITTONIANA 'BRITTA' RUELLIA	5 GAL.	1.0 GPH EMITTER	TRIM SHRUB TO 12' HEIGHT, MARCH 1ST. EACH YEAR.
	RUELLIA FERNANDIANA BAJA RUELLIA	5 GAL.	1.0 GPH EMITTER	TRIM SHRUB TO 18' HEIGHT, MARCH 1ST. EACH YEAR
	ACCENTS:			
	AGAVE DESMETTIANA AGAVE	5 GAL.	1.0 GPH EMITTER	TRIM DEAD OR DYING FOLIAGE AS NEEDED YEAR ROUND. REMOVE AGAVE "PUPS" AS NEEDED THROUGHOUT THE YEAR.
	AGAVE SISILANA SISAL AGAVE	3 GAL.	1.0 GPH EMITTER	TRIM DEAD OR DYING FOLIAGE AS NEEDED YEAR ROUND. REMOVE AGAVE "PUPS" AS NEEDED THROUGHOUT THE YEAR.
	ALOE BARBADENSIS ALOE VERA ('YELLOW FLOWER)	5 GAL.	0.5 GPH EMITTER	TRIM DEAD FLOWER STALKS OFF MAY 15".
	BOUGAINVILLEA B. 'LA JOLLA' BUSH BOUGAINVILLEA	5 GAL.	0.5 GPH EMITTER	TRIM BOUGAINVILLEA TO 12' HEIGHT, MARCH 1ST. EACH YEAR.
	DASYLIRION QUADRANGULATUM TOOT-LESS DESERT SPOON	5 GAL.	1.0 GPH EMITTER	TRIM DEAD OR DYING FOLIAGE AS NEEDED THROUGHOUT THE YEAR.
	EUPHORBIA BIGLANDULOSA EUPHORBIA RIDGIDA	5 GAL.	1.0 GPH EMITTER	TRIM DEAD OR DYING FOLIAGE AS NEEDED THROUGHOUT THE YEAR.
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	1.0 GPH EMITTER	TRIM DEAD OR DYING FLOWER STALKS BY JUNE 1ST. EACH YEAR
	MUHLENBERGIA C. 'REGAL MIST' REGAL MIST DEER GRASS (tm)	GAL.	2.0 GPH EMITTER	TRIM GRASS TO 6" HEIGHT, FEB. 15TH. EACH YEAR.
	MUHLENBERGIA L. 'AUTUMN GLOW' AUTUMN GLOW DEER GRASS (tm)	1 GAL.	2.0 GPH EMITTER	TRIM GRASS TO 6" HEIGHT, FEB. 15TH. EACH YEAR.
	MUHLENBERGIA RIGIDA 'NASHVILLE' NASHVILLE DEER GRASS (tm)	1 GAL.	2.0 GPH EMITTER	TRIM GRASS TO 6" HEIGHT, FEB. 15TH. EACH YEAR.
	PEDILANTHUS MACROCARPUS LADY'S SLIPPER	5 GAL.	1.0 GPH EMITTER	NO MAINTENANCE REQUIRED
	PENNISETUM SETACEUM 'CUPREUM' PURPLE FOUNTAIN GRASS	1 GAL.	2.0 GPH EMITTER	TRIM GRASS BACK TO 6" HEIGHT, OCTOBER 1ST. AND FEBRUARY 15TH. EACH YEAR.
	PHOENIX ROEBELENII PIGMY DATE PALM	15 GAL.	(3) 2.0 GPH EMITTERS	TRIM PALM FRONDS AS NEEDED THROUGHOUT THE YEAR.
	GROUND COVER:			
	ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA (1m)	1 GAL.	1.0 GPH EMITTER	DO NOT TRIM UNLESS NECESSARY TO KEEP OFF HARDSCAPE (TRIM ONLY AS A MASS IF NEEDED - NOT INDIVIDUALLY)
JUST SEEDED	CYNODON DACTYLON 'MID IRON' MID-IRON BERMUDA GRASS	SOD	SEE IRR. PLANS	EROSION PROTECTION / SURFACE DRAINAGE
JUST SEEDED	CYNODON D. 'TRIANGLE BERMUDA' TRIANGLE BERMUDA GRASS	HYDRO-SEED	SEE IRR. PLANS	
	CONVOLVULUS CNEORUM BUSH MORNING GLORY	1 GAL.	1.0 GPH EMITTER	DO NOT TRIM UNLESS NECESSARY TO KEEP OFF HARDSCAPE. (TRIM ONLY AS A MASS IF NEEDED - NOT INDIVIDUALLY)
	LANTANA SP. 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	1.0 GPH EMITTER	TRIM GROUND COVER TO 6" DIA. MARCH 1ST. EACH YEAR.
	ROSMARINUS O. 'HUNTINGTON CARPET' DWARF ROSEMARY	1 GAL.	1.0 GPH EMITTER	DO NOT TRIM UNLESS NECESSARY TO KEEP OFF HARDSCAPE. (TRIM ONLY AS A MASS IF NEEDED - NOT INDIVIDUALLY)
	SETCREASEA PALLIDA PURPLE HEART	1 GAL.	1.0 GPH EMITTER	TRIM DEAD GROWTH THROUGHOUT THE YEAR AS NEEDED. (CLEAN OUT DEAD GROWTH THOROUGHLY EACH SPRING)
	VINES:			
			1.0 GPH EMITTER	TRIM JEDEL A BACK TO 12" DIA. FEB. 15TH. EACH YEAR.
	PARTHENOCISSUS SP. 'HACIENDA CREEPER' (tm)	5 GAL.	2.0 GPH EMITTER	SELF-CLIMBING VINE. TRAIN 5-GAL. VINE TO WIRE TRELLIS W/ SMALL BROWN WIRE TIES TO ENCOURAGE VERTICAL GROWTH.
	VITIS CALIFORNICA 'ROGERS RED' ROGERS RED CALIFORNIA GRAPE	5 GAL.	2.0 GPH EMITTER	SELF-CLIMBING VINE. TRAIN 5-GAL. VINE TO WIRE TRELLIS W/ SMALL BROWN WIRE TIES TO ENCOURAGE VERTICAL GROWTH. AFTER GRAPE VINE IS ESTABLISHED, KEEP VINE TRIMMED CLOSE TO WIRE TRELLIS - HACK AND DAY ACCIDENT COLUMNS AS NEEDED THROUGHOUT THE YEAR. REMOVE DRIED UP GRAPES AND PREVIOUS YEARS GROWTH WHEN THE VINE IS DECIDUOUS IN JANUARY EACH YEAR.

NOTE:
SEE SHEET L1 FOR ALL LANDSCAPE QUANTITIES.

bermuda grass - monthly water requirements:

MONTHLY IRRIGATION	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	ANNUAL TOTAL
HIGH TURF QUALITY	1.7'	2.4'	4.0'	5.8'	7.5'	7.4'	7.7'	7.3'	5.6'	4.2'	2.5'	1.6'	57.5'
ACCEPTABLE TURF QUALITY	1.4'	2.0'	3.4'	5.2'	6.3'	6.4'	6.7'	6.4'	4.8'	3.6'	2.1'	1.4'	48.9'

NOTE:
UNIGRASS CONSUMPTIVE USE VALUES FOR THE PHOENIX AREA WERE PROVIDED BY THE UNIVERSITY OF ARIZONA COOPERATIVE EXTENSION SERVICE.

monthly maintenance schedule:

January

- LAWN MAINTENANCE / PERENNIAL RYE GRASS
  FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14)
- REMOVE DRIED UP GRAPES AND PREVIOUS YEARS GROWTH FROM GRAPE VINES AFTER GRAPE VINES LOSE THEIR LEAVES EACH JANUARY.

February

- LAWN MAINTENANCE / PERENNIAL RYE GRASS
  FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) / PRE-EMERGENT TO CONTROL SPRING AND EARLY SUMMER WEEDS, APPLY ONE TIME FEB. 15 - MARCH 5TH.
- TRIM ALL DEER GRASS BACK TO 6" IN HEIGHT W/ GAS POWERED TRIMMER AND A BRUSHCUTTER BLADE. (SEE DEER GRASS MAINTENANCE EXHIBIT TO THE RIGHT.)
- TRIM PURPLE FOUNTAIN GRASS BACK TO 6" IN HEIGHT W/ GAS POWERED TRIMMER

March

- LAWN MAINTENANCE / PERENNIAL RYE GRASS
  FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14)
- TRIM ALL YELLOW LANTANA BACK TO 6 INCHES IN DIAMETER ON MARCH 1ST.
- TRIM ALL FROST DAMAGE TO PURPLE HEART BACK ON MARCH 1ST. CLEAN-OUT AND REMOVE ALL DEAD FOLIAGE
- TRIM BUSH BOUGAINVILLEA BACK TO 12 INCHES IN DIAMETER ON MARCH 15".
- TRIM PETITE PINK OLEANDERS BACK TO 12" IN HEIGHT ON MARCH 1ST.
- TRIM BRITTA RUELLIA BACK TO 12" IN HEIGHT ON MARCH 1ST.
- TRIM BAJA RUELLIA BACK TO 18" IN HEIGHT ON MARCH 1ST.
- TRIM CHARRON SAGE BACK TO 6" IN HEIGHT ON MARCH 1ST.

April

- LAWN MAINTENANCE / PERENNIAL RYE GRASS
  FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14)
  MAINTAIN RYEGRASS AT 3 1/4" OR LOWER TO ENCOURAGE SPRING TRANSITION BACK TO BERMUDA GRASS.
- TRIM CASSIA FINDLEYANA TO 18" HEIGHT APRIL 1ST. EACH YEAR (NO LATER THAN 4/7)
- PRUNE 'VALENTINE' (SHRUB) BACK TO 18" IN HEIGHT AFTER APRIL 15T. (NO LATER THAN 4/7)

May

- LAWN MAINTENANCE / PERENNIAL RYE GRASS
  FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14)
  MAINTAIN RYEGRASS AT 1/2" WITH A REEL LAWN MOWER UNTIL THE OVERSEED DIES.
- TRIM DEAD ALOE VERA FLOWER STALKS BACK TO BASE OF PLANT BY MAY 15TH.

June

- LAWN MAINTENANCE / BERMUDA GRASS
  FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) - MOW AT A RECOMMENDED HEIGHT. REMOVE THATCH WHEN MORE THAN 1/2" THICK.
  AERIFY AS NEEDED DURING THE FIRST FOUR WEEKS OF SUMMER.
- TRIM RED YUCCA FLOWER STALKS BACK TO BASE OF PLANT ON JUNE 1ST.

July

- LAWN MAINTENANCE / BERMUDA GRASS
  FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) - MOW AT A RECOMMENDED HEIGHT

August

- LAWN MAINTENANCE / BERMUDA GRASS
  FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14) - MOW AT A MAXIMUM RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE.

September

- LAWN MAINTENANCE / BERMUDA GRASS
  MOW AT A MAXIMUM RECOMMENDED HEIGHT TO ENHANCE STRESS TOLERANCE.
- TURN OFF TURF IRRIGATION ONE WEEK PRIOR TO SCALPING BERMUDA GRASS.

October

- LAWN MAINTENANCE / PERENNIAL RYE GRASS
  SCALP AND LIGHTLY DETHATCH BERMUDA GRASS NO EARLIER THAN SEPT. 25TH.
- REPAIR AND ADJUST ROTOR SPRAY HEADS IF NEEDED
- PLANT PERENNIAL RYE GRASS AT A RATE OF 15 POUNDS PER 1000 SQUARE FEET. DO NOT FERTILIZE OVERSEEDED RYE GRASS UNTIL AFTER 1ST. MOWING
- TRIM PURPLE FOUNTAIN GRASS BACK TO 6" IN HEIGHT W/ GAS POWERED TRIMMER PRIOR TO OCTOBER 15TH.

November

- LAWN MAINTENANCE / PERENNIAL RYE GRASS
  WHEN OVERSEEDED RYE GRASS IS 2 INCHES, BARELY MOW THE RYEGRASS, NO LOWER THAN 1 1/2 INCHES. ONCE ESTABLISHED (WHEN EACH PLANT HAS 3 TO 4 BLADES) YOU CAN LOWER THE MOWER HEIGHT.
- TRIM RED BIRD OF PARADISE TO 6" HEIGHT NOVEMBER 1ST.

December

- LAWN MAINTENANCE / PERENNIAL RYE GRASS
  FERTILIZE ONCE W/ A 3-1-2 RATIO (E.G. 21-7-14)
- SPRAY PRE-EMERGENT (SURFLAN) IN DECOMPOSED GRANITE PLANTING AREAS DURING THE MONTH OF DECEMBER. (WEED CONTROL)

notes:

- TREES WILL NEED TO BE TRIMMED AT LEAST ONCE IN THE SPRING. SOME TREE SPECIES WILL ALSO NEED TO BE PRUNED DURING THE SUMMER AND FALL MONTHS.
- PALM TREES, AGAVES AND YUCCA SPECIES WILL NEED TO BE MAINTAINED ON AN INDIVIDUAL BASIS.
- RAKE DECOMPOSED GRANITE AREAS AT LEAST ONCE A MONTH

landscape maintenance intent:

THE PLANT PALETTE SELECTED FOR THIS PROJECT WAS BASED SOLELY ON THE NATURAL CHARACTERISTICS OF EACH PLANT SPECIES. THE PLANTS NATURAL SIZE, SHAPE, LEAF TEXTURE AND SEASONAL COLOR ARE ALL IMPORTANT ELEMENTS OF THE LANDSCAPE DESIGN. IN ORDER TO RETAIN THE NATURAL CHARACTERISTICS OF EACH PLANT AND KEEP THE INTEGRITY OF THE LANDSCAPE DESIGN, A SPECIALIZED PRUNING AND MAINTENANCE PROGRAM NEEDS TO BE IMPLEMENTED. IN ORDER TO ACHIEVE THIS OBJECTIVE, WE RECOMMEND TRIMMING INDIVIDUAL PLANTS BACK JUST ONCE A YEAR, AT A SPECIFIED TIME OF YEAR. THIS WILL ALLOW EACH PLANT SPECIES TO RECOVER MUCH QUICKER, WHILE RETAINING THEIR NATURAL SHAPE AND FLOWERING CAPACITY THROUGHOUT THE REMAINDER OF THE YEAR. IF WE ALLOW THE SAME PLANT TO BE TRIMMED ONCE A MONTH, IT WILL NOT ONLY DESTROY THE PLANTS NATURAL SHAPE AND FLOWERING CAPACITY, BUT EVENTUALLY LIMIT ITS ABILITY TO PRODUCE NEW GROWTH AND BECOME WOODY. THIS PROGRAM SHOULD ALSO REDUCE THE ANNUAL MAINTENANCE COSTS ON ALL SHRUBS AND GROUND COVER WHILE BALANCING THE MAINTENANCE REQUIREMENTS FOR EACH MONTH.

PLEASE REFER TO THE PLANT SCHEDULE FOR THE MAINTENANCE REQUIREMENTS OF EACH INDIVIDUAL PLANT.

drip irrigation watering schedule:

DAILY HIGH TEMP.	WATERING HRS.	DAY INTERVAL	EMITTER ALLOCATION
90-75 DEGREES	0.5 HOURS	EVERY FOURTH DAY	SEE PLANT SCHEDULE
75-95 DEGREES	1.0 HOURS	EVERY THIRD DAY	SEE PLANT SCHEDULE
95-110 DEGREES	1.5 HOURS	EVERY OTHER DAY	SEE PLANT SCHEDULE
110 + DEGREES	2.0 HOURS	EVERY OTHER DAY	SEE PLANT SCHEDULE

turf irrigation watering schedule:

ALL BERMUDA AND RYE GRASS SHOULD BE DEEP WATERED IN ORDER TO PROMOTE DEEP ROOT GROWTH. ONCE ESTABLISHED, LANDSCAPE MAINTENANCE CONTRACTOR SHALL WATER THE TURF AREAS NO MORE THAN ONCE EVERY THREE DAYS. THE AMOUNT OF WATER APPLIED TO THE TURF AREA SHALL BE DIRECTLY PROPORTIONAL TO THE IRRIGATION SYSTEMS PRECIPITATION RATE AND THE AMOUNT OF WATER REQUIRED FOR BERMUDA GRASS OR RYE GRASS AT A SPECIFIC TIME OF YEAR. (SEE SCHEDULE FOR BERMUDA GRASS BELOW LEFT)

FOR RYE GRASS WATERING REQUIREMENTS, PLEASE REFER TO THE PHOENIX WATER CONSERVATION OFFICE (602) 256 3310) OR THE ARIZONA REPUBLIC'S WEATHER PAGE, WHERE LAWN WATERING REQUIREMENTS ARE PUBLISHED DAILY.

deer grass maintenance - step 1

WRAP A BUNGEE CHORD AROUND THE BASE OF THE "PLANT" AND ROLL THE BUNGEE CHORD UP THE "PLANT" APPROXIMATELY 10 INCHES.

deer grass maintenance - step 2

STRETCH THE BUNGEE CHORD AGAIN AND DOUBLE IT UP AROUND THE DEER GRASS SO THAT IT IS TIGHT.

deer grass maintenance - step 3

CUT THE DEER GRASS OFF 6 INCHES ABOVE FINISH GRADE W/ A GAS POWERED TRIMMER USING A BRUSHCUTTER BLADE.

deer grass maintenance - step 4

(1) ONE MONTH GROWTH BETWEEN FEB. 15TH. AND MARCH 15TH.

bougainvillea maintenance

TRIM BUSH BOUGAINVILLEA BACK TO 12 INCHES IN HEIGHT MARCH 15", EACH YEAR.

valentine maintenance

TRIM 'VALENTINE' (BUSH) BACK TO 18 INCHES IN HEIGHT APRIL 15TH, EACH YEAR.

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

Revised 10.12.2016

_____ 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 a 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.

Avondale
Aspiring. Achieving. Accelerating.

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

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

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

Project: _____ Assigned Planner: _____
Request: _____ Acreage/Parcel Size: _____
Zoning: Existing _____ Proposed (if applicable): _____
Density Allowed: _____ Density Proposed (if applicable): _____

Please review the attached application and check the appropriate box below. It is the applicant's responsibility to ensure that this form is completed and returned to the Development & Engineering Services Department prior to the scheduling of any public hearings or approval of site plan. Upon a complete review of the application, the request may be presented to the Planning Commission and/or City Council at a public hearing.

The District has adequate capacity to accommodate the estimated enrollment from the proposed development	☐ Yes	☐ No
If inadequate capacity, the District is currently working with the applicant/developer to provide or help provide adequate school facilities	☐ Yes	☐ No

Date Reviewed: _____
School District: _____
Authorized District Representative Name/Title:
_____
Phone #: _____
E-mail: _____
Signature: _____