SITE PLAN AND DESIGN REVIEW SUBMITTAL CHECKLIST

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	.0
☒	☐	Completed Planning Application
☒	☐	Applicant's and owner's signatures on Planning Application
☒	☐	Fees: ☐ Site Plan/Design Review: $1350 + $50 per acre ☐ Site Plan/Design Review Amendment or Extension (circle one): 50% of current fee **Round to the nearest acre** ☒ Filing Fee: $_____ + ($_____ per acre x _____ number of acres = $_____) – Team Pre-application (if applicable) $_____ = $_____
☐	☐	Property ownership map and list within 500 feet and affidavit of notification – see attached
☐	☐	Addressed, stamped envelopes with no return address for all property owners within 500 feet of the property
☐	☐	Legal description of property on separate 8½"x11" sheet (4 copies)
☐	☐	Title report (2 copies)
☐	☐	Project narrative, including discussion of site design, building architecture, landscape themes, etc. (12 copies)
☐	☐	Site plan – 24"x36" folded to 9"x12" and drawn to scale (12 copies)
☐	☐	Landscape/hardscape plan and landscape maintenance schedule – 24"x36" folded to 9"x12" and drawn to scale (12 copies)
☐	☐	Building elevations – 24"x36" folded to 9"x12 and drawn to scale (12 copies)
☐	☐	Grading & drainage plan – 24"x36", folded to 9"x12" and drawn to scale (12 copies)
☐	☐	Utility plan – 24"x36" folded to 9"x12" and drawn to scale (12 copies)
☐	☐	Lighting plan/photometric and cut sheets – 24"x36" folded to 9"x12" and drawn to scale (12 copies)
☐	☐	Project data sheet (12 copies)
☐	☐	Planting data sheet (2 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)
☐	☐	Traffic study (3 copies)

SITE PLAN SUBMITTAL CHECKLIST

TO BE COMPLETED BY PLANNER		DELIVERABLES
☐	☐	Traffic statement (3 copies)
☐	☐	ALTA survey – 24”x36” folded to 9”x12” and drawn to scale (5 copies)
☐	☐	COGO (error of closure) (2 copies)
☐	☐	Comprehensive sign plan (3 copies)
☐	☐	Drainage report (2 copies)
☐	☐	Water and sewer report (2 copies)
☐	☐	Water Conservation report – see attached (2 copies)
☐	☐	Reduced copies of all required full sized plans 11”x17” (5 copies)
☐	☐	All plans on disc as PDF labeled and dated (1 copy)
☐	☐	Public Art – see attached requirements (2 copies)
☐	☐	Fire protection hazard and water supply analysis (2 copies)
The following review schedule shall apply for all development applications: **First Review** = 3 weeks; **Second Review** = 2 weeks; **Subsequent Reviews** = 2 weeks		

Signature: _____ Printed Name: _____

Company: _____ Date: _____

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

TO BE COMPLETED BY CITY OF AVONDALE STAFF
Pre-Application Meeting Date: _____ Filing Fee: _____
Project Planner: _____
Phone No: _____ Email: _____

INSTRUCTIONS FOR PROPERTY OWNERSHIP LIST, ENVELOPES, AND MAP

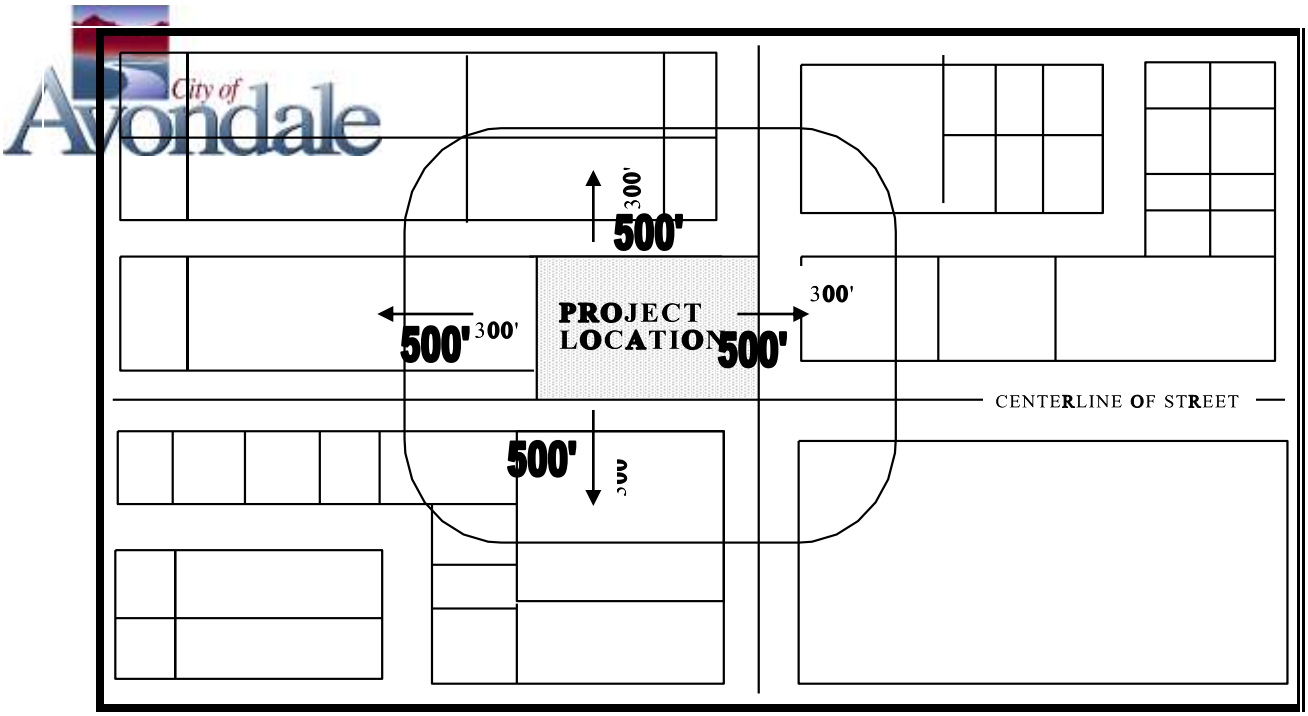
1. Obtain names and addresses of property owners within 500 feet of the site from the Maricopa County Assessors Office, http://www.maricopa.gov/assessor/gis/map.html or from a title company using the last declared record of owner.

2. Provide the names and addresses with the tax parcel number above the address (see example below). Verify information is correct and complete.

500-55-005
John Jones
1211 South 4th Street
Avondale, AZ 85323

3. Prepare parcel map showing subject property and all parcels within 500 feet according to the County Assessors Office (use website's "buffer" feature) or Title Company. See typical map below.

4. Provide addressed, stamped envelopes with no return address for all property owners within 500 feet of the property, using address format shown above.



AFFIDAVIT OF NOTIFICATION

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 500 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:

_____

SUBMITTAL REQUIREMENTS

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

SITE PLAN

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 all property lines.
10. Location, identification, and dimension of the following existing and proposed site elements and data:
    a. Existing adjacent and/or on-site streets and street right-of-way.
    b. Proposed right-of-way dedications and improvements.
    c. Proposed street cross-sections.
    d. 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.
    e. On-site vehicular and pedestrian circulation elements (i.e. sidewalks, walkways, driveways, loading areas, loading docks, and bikeways, etc.
    f. Provisions for handicapped accessibility including but not limited to wheelchair ramps, parking spaces, handrails, curb openings.
    g. Parking areas, vehicular and bicycle, including setbacks to property lines
    h. Bus stop locations designed in accordance with MAG Supplemental Detail A1260.
    i. All structures, including heights, dimensions, finish floor elevations, and setbacks to property lines.
    j. Fences and walls.
    k. Trash enclosures.
    l. Freestanding signage.
    m. Existing and proposed fire hydrants, backflow prevention equipment, and FDC.
    n. Existing and proposed lighting (on and off-site).
    o. Detention/retention areas.
    p. Irrigation ditches, canals, and well sites.
    q. Water features.
    r. All ground planes labeled (i.e. asphalt, concrete, decomposed granite, etc.)
    s. Significant rock outcroppings or other natural features.
    t. Phase lines, if applicable.

11. Site data table including the following information:
    a. Existing zoning of the site (if PAD, please indicate name of PAD)
    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.
    f. 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. 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

1. Topographic contours or spot elevations.
2. Delineate any areas in the floodplain.
3. A maximum of 50% of landscaped areas along streets may be used for surface retention (commercial).

PRELIMINARY UTILITY PLAN

1. All existing water and sewer lines, location, and size.
2. Proposed public utility easement (PUE) and width.
3. Proposed location and size of the following:
   a. Potable water lines
   b. Sanitary sewer lines
   c. Fire lines
   d. Water meters
4. Proposed fire hydrant locations.
5. Proposed location of backflow preventers.
6. Existing and proposed locations and type of all electric, natural gas, telephone, and/or cable television lines.

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 manager.
7. Elevations of all proposed perimeter, screen, or other proposed 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.

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 2 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
SAMPLE (24"X36" FORMAT)

City of Avondale

landscape maintenance schedule

plant schedule:

SYMBOL	BOTANICAL / COMMON NAME	SIZE	EMITTER ALLOCATION	MAINTENANCE NOTES
	TREES			
	CALOCEDRUS DECURRENS / INCENSE CEDAR	15 GAL.	SEE TREE EMITTER SCHEDULE TO THE RIGHT	PLANTS AS REQUIRED - SEE DETAIL ON PLAN SHEET L1A
	FRAXINUS VELUTINA 'RIO GRANDE' / RIO GRANDE ASH	24" BOX	SEE DRIP WATERING DETAIL ON SHT. L4	PLANTS AS REQUIRED - SEE DETAIL ON PLAN SHEET L1A
	PISTACIA X 'RED RUSH' / RED RUSH PISTACHE	24" BOX	SEE TREE EMITTER SCHEDULE TO THE RIGHT	PLANTS AS REQUIRED - SEE DETAIL ON PLAN SHEET L1A
	PHOENIX DACTYLIFERA / DATE PALM	18' HT. TRUNK	SEE DRIP WATERING DETAIL ON SHT. L4	PLANT IN COMPACTED ROCK SAND BACKFILL. SEE DETAIL #8, DIAGRAM 3 FOR TRUNKS / DIAGRAM 1 FOR TRUNKS
	PINUS ELDARICA / MONDELL PINE	24" BOX	SEE TREE EMITTER SCHEDULE TO THE RIGHT	PLANTS AS REQUIRED - SEE DETAIL ON PLAN SHEET L1A
	PLATANUS WRIGHTII / ARIZONA SYCAMORE	24" BOX	SEE DRIP WATERING DETAIL ON SHT. L4	PLANTS AS REQUIRED - SEE DETAIL ON PLAN SHEET L1A
	QUERCUS VIRGINIANA 'HERITAGE' / HERITAGE LIVE OAK HALLY	24" BOX	SEE TREE EMITTER SCHEDULE TO THE RIGHT	MULTI-TRUNK TREE / 6' MIN. AS SHOWN / TRIM TO MAIN HEIGHT TREE SHALL BEGIN TRUNK BRANCHES BELOW AS HIGH AS 12" SUPPLIER
	ULMUS PARVIFOLIA / EVERGREEN ELM	5 GAL.	SEE TREE EMITTER SCHEDULE TO THE RIGHT	PLANTS AS REQUIRED - SEE DETAIL ON PLAN SHEET L1A
	SHRUBS			
	CASSIA PHILLODENIA / RED BIRD OF PARADISE	5 GAL.	18 GPH EMITTER	TRIM SHRUB TO 6' HEIGHT NOVEMBER 1ST, EACH YEAR
	CASSIA PHYLLODENIA / SILVER CASSIA	5 GAL.	18 GPH EMITTER	TRIM SHRUB TO 10' HEIGHT APRIL 1ST, EACH YEAR (TRIM SHRUB BUDS NOT LATER THAN APRIL 1ST)
	CHITALPA SP. 'VALLES PINK' / VALENTINE	5 GAL.	18 GPH EMITTER	TRIM SHRUB TO 10' HEIGHT APRIL 1ST, EACH YEAR (TRIM SHRUB BUDS NO LATER THAN APRIL 1ST)
	LEUCOPHYLLUM C. 'THUNDER CLOUD' / THUNDER CLOUD SAGE	5 GAL.	18 GPH EMITTER	TRIM SHRUB TO 10' HEIGHT, MARCH 1ST, EACH YEAR
	NERIUM OLEANDER / PETITE PINK / PETITE PINK OLEANDER	5 GAL.	18 GPH EMITTER	TRIM SHRUB TO 10' HEIGHT, MARCH 1ST, EACH YEAR
	RUELLIA BRITTONIANA / BRITTON RUELLIA	5 GAL.	18 GPH EMITTER	TRIM SHRUB TO 10' HEIGHT, MARCH 1ST, EACH YEAR
	RUELLIA MAYANA / MAYAN RUELLIA	5 GAL.	18 GPH EMITTER	TRIM SHRUB TO 10' HEIGHT, MARCH 1ST, EACH YEAR
	ACCENTS			
	AGAVE DESMETTIANA / AGAVE	5 GAL.	18 GPH EMITTER	TRIM DEAD OR DYING FOL. AND AS NEEDED YEAR ROUND. REMOVE AGAVE 'PUPS' AS NEEDED THROUGHOUT THE YEAR
	AGAVE SISILANA / SISAL AGAVE	5 GAL.	18 GPH EMITTER	TRIM DEAD OR DYING FOL. AND AS NEEDED YEAR ROUND. REMOVE AGAVE 'PUPS' AS NEEDED THROUGHOUT THE YEAR
	ALOE BARBADENSIS / ALOE VERA - YELLOW FLOWER	5 GAL.	18 GPH EMITTER	TRIM DEAD FLOWER STALKS OFF MAY 1ST
	BOUGAINVILLEA B. 'LA JOLLA' / BUSH BOUGAINVILLEA	5 GAL.	18 GPH EMITTER	TRIM BOUGAINVILLEA TO 3' HEIGHT, MARCH 1ST, EACH YEAR
	DASYLIRION QUADRANGULATUM / TOOTHLESS DESERT SPOON	5 GAL.	18 GPH EMITTER	TRIM DEAD OR DYING FOL. AND AS NEEDED THROUGHOUT THE YEAR
	EUPHORBIA MYSLINOIDES / EUPHORBIA RIDGE GIA	5 GAL.	18 GPH EMITTER	TRIM DEAD OR DYING FOL. AND AS NEEDED THROUGHOUT THE YEAR
	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.	18 GPH EMITTER	TRIM DEAD OR DYING FLOWER STALKS BY JUNE 1ST, EACH YEAR
	MUHLENBERGIA C. 'REGAL MIST' / REGAL MIST DEER GRASS	1 GAL.	18 GPH EMITTER	TRIM GRASS TO 6" HEIGHT, FEB. 8TH, EACH YEAR
	MUHLENBERGIA L. 'LISTON GLOW' / LISTON GLOW DEER GRASS	1 GAL.	18 GPH EMITTER	TRIM GRASS TO 6" HEIGHT, FEB. 8TH, EACH YEAR
	MUHLENBERGIA REGIS 'NASHVILLE' / NASHVILLE DEER GRASS	1 GAL.	18 GPH EMITTER	TRIM GRASS TO 6" HEIGHT, FEB. 8TH, EACH YEAR
	PEDILANTHUS TITHYMALOIDES / LADY'S SLIPPER	5 GAL.	18 GPH EMITTER	NO MAINTENANCE REQUIRED
	PENNISETUM SETACEUM / CURRENT PURPLE FOUNTAIN GRASS	1 GAL.	18 GPH EMITTER	TRIM GRASS BACK TO 6" HEIGHT, OCTOBER 1ST AND FEBRUARY 8TH, EACH YEAR
	PHOENIX ROEBELENII / PIGMY DATE PALM	5 GAL.	1/18 GPH EMITTERS	TRIM PALM FRONDS AS NEEDED THROUGHOUT THE YEAR
	GROUND COVER			
	ACACIA REDOLENS 'DWARFCHEM CARPET' / TRAILING ACACIA (TM)	1 GAL.	18 GPH EMITTER	DO NOT TRIM UNLESS NECESSARY TO KEEP OFF HARDSCAPE (TRIM ONLY AS A MASS IF NEEDED - NOT INDIVIDUALLY)
LINE DESIGN	DYSSODIA DIVITICULATA 'RIO' / RIO TIO-TIO DENTEDLEA GRASS	SOD	SEE IRR PLANS	
LINE DESIGN	DYSSODIA D. 'TRIANGLE DENTEDLEA' / TRIANGLE BUNTGRASS GRASS	HYDRO-SEED	SEE IRR PLANS	
	LONICERA HALLIANA / HALL'S HONEYSUCKLE / BUSH HONEYSUCKLE	1 GAL.	18 GPH EMITTER	DO NOT TRIM UNLESS NECESSARY TO KEEP OFF HARDSCAPE (TRIM ONLY AS A MASS IF NEEDED - NOT INDIVIDUALLY)
	LANTANA SPP. 'NEW GOLD' / NEW GOLD LANTANA	1 GAL.	18 GPH EMITTER	TRIM GROUND COVER TO 6" DIA. MARCH 1ST EACH YEAR
	ROSMARINUS O. 'HUS' / HUS'S CARPET / DWARF ROSEMARY	1 GAL.	18 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.	18 GPH EMITTER	TRIM DEAD GROWTH / PINCH OUT THE YEAR AS NEEDED (TO ENHANCE UNDERGROWTH MAXIMUM 1" EACH SPRING)
	VINES			
	PARTHENOCISSUS SP. / VIRGINIA CREEPER (TM)	5 GAL.	18 GPH EMITTER	SELF-CLINGING VINE. TRAIN 3 GAL. VINE TO LIKE TRELLIS (2" SKILL BROWN LINE TIES TO ENCOURAGE VERTICAL GROWTH)
	VITIS CALIFORNICA 'ROGERS RED' / ROGERS RED CALIFORNIA GRAPE	5 GAL.	18 GPH EMITTER	SELF-CLINGING VINE. TRAIN 3 GAL. VINE TO LIKE TRELLIS (2" SKILL BROWN LINE TIES TO ENCOURAGE VERTICAL GROWTH) AFTER GRAPE VINE IS ESTABLISHED, KEEP VINE TRIMMED CLOSE TO LINE THICK AND OFF ACCENT COLUMN AS NEEDED THROUGHOUT THE YEAR. REMOVE DRIED UP GRAPES AND PREVIOUS YEARS GROWTH (LIKE). 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	17	34	48	59	73	74	77	73	64	42	33	14	573"
ACCEPTABLE TURF QUALITY	14	28	24	37	62	64	67	64	48	26	17	14	415"

NOTE:
UNIVERSAL CONSTANT IVE SITE 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 U 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 U 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 31.
- TRIM ALL DEER GRASS BACK TO 6" IN HEIGHT IN GAS POWERED TRIMMER AND A BRUSHCUTTER BLADE. (SEE DEER GRASS MAINTENANCE EXHIBIT TO THE RIGHT)
- TRIM PURPLE FOUNTAIN GRASS BACK TO 6" IN HEIGHT IN GAS POWERED TRIMMER

March

- LAWN MAINTENANCE / PERENNIAL RYE GRASS
  FERTILIZE ONCE U A 3-1-2 RATIO (E.G. 21-7-14)
- TRIM ALL YELLOW LANTANA BACK TO 6 TO 10 IN. DIAMETER ON HAND (8").
- TRIM ALL PRIVET HEDGE TO PURPLE LEAF BACK ON MARCH 8th. CLEAN UP AND REMOVE ALL DEAD FOLIAGE
- TRIM BUSH BOUGAINVILLEA BACK TO 3 TO 4 INCHES IN DIAMETER ON MARCH 8th.
- TRIM PETITE PINK OLEANDERS BACK TO 3' IN HEIGHT ON MARCH 8th.
- TRIM BRITTON RUELLIA BACK TO 3' IN HEIGHT ON MARCH 8th.
- TRIM BAJA RUELLIA BACK TO 8" IN HEIGHT ON MARCH 8th.
- TRIM CHAMISA SAGE BACK TO 8" IN HEIGHT ON MARCH 8th.

April

- LAWN MAINTENANCE / PERENNIAL RYE GRASS
  FERTILIZE ONCE U A 3-1-2 RATIO (E.G. 21-7-14)
  MAINTAIN BERMUDA AT 3/4" OR LOWER TO ENCOURAGE SPRING TRANSITION BACK TO BERMUDA GRASS
- TRIM CASSIA PHYLLODENIA TO 8' HEIGHT APRIL 8th EACH YEAR (NO LATER THAN 4/1)
- PRUNE VALENTINE (TM-BUSH) BACK TO 8" IN HEIGHT AFTER APRIL 8th (NO LATER THAN 4/1)

May

- LAWN MAINTENANCE / PERENNIAL RYE GRASS
  FERTILIZE ONCE U A 3-1-2 RATIO (E.G. 21-7-14)
  MAINTAIN BERMUDA AT 1/2" WITH A REEL LAWN MOWER UNTIL THE OVERSEED DIES.
- TRIM DEAD ALOE VERA FLOWER STALKS BACK TO BASE OF PLANT 8th MAY 8th.

June

- LAWN MAINTENANCE / BERMUDA GRASS
  FERTILIZE ONCE U A 3-1-2 RATIO (E.G. 21-7-14) - YOU AT A RECOMMENDED 40 DAY INTERVAL (WHEN GRASS REACHES THAN 1/2" THICK.
  REPEAT AS NEEDED DURING THE FIRST FOUR WEEKS OF SUMMER.
- TRIM RED YUCCA FLOWER STALKS BACK TO BASE OF PLANT ON JUNE 8th.

July

- LAWN MAINTENANCE / BERMUDA GRASS
  WEED OFF CROP U A 3-1-2 RATIO (E.G. 21-7-14) - YOU AT A RECOMMENDED 40 DAY

August

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

September

- LAWN MAINTENANCE / BERMUDA GRASS
  YOU 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 TO EARLIER THAN SEPT. 15TH
- REPAIR AND ADJUST ROTOR SPRAY HEADS IF NEEDED
- SOW PERENNIAL RYE GRASS AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET. DO NOT FERTILIZE OVERSEEDED RYE GRASS UNTIL AFTER 1ST MOWING.
- TRIM PURPLE FOUNTAIN GRASS BACK TO 6" IN HEIGHT IN GAS POWERED TRIMMER PRIOR TO OCTOBER 15TH.

November

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

December

- LAWN MAINTENANCE / PERENNIAL RYE GRASS
  FERTILIZE ONCE U A 3-1-2 RATIO (E.G. 21-7-14)
- SPRAY PRE EMERGENT (SUPPLIAN) 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 OF SPECIES TO RECOMMENCE GROWTH IN A NATURAL FORM, NATURAL SHAPE AND FLOWERING CAPACITY THROUGHOUT THE REMAINDER OF THE YEAR. IT ALLOWS THE SUPER PLANT TO BE TRIMMED ONCE A MONTH. IT WILL NOT ONLY DESTROY THE PLANTS NATURAL SHAPE AND FLOWERING CAPACITY, BUT EVENTUALLY LEAD TO ABILITY TO PRODUCE NEW GROWTH AND DESIRE WOODY. THIS PROGRAM SHOULD ALSO REDUCE THE ANNUAL MAINTENANCE COSTS ON ALL SHRUBS AND GROUND COVER WHILE MAINTAINING THE MAINTENANCE REQUIREMENTS FOR EACH PLANT.

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-TO DEGREES	20 HOURS	EVERY FOURTH DAY	SEE PLANT SCHEDULE
70-90 DEGREES	12 HOURS	EVERY THIRD DAY	SEE PLANT SCHEDULE
55-70 DEGREES	6 HOURS	EVERY OTHER DAY	SEE PLANT SCHEDULE
50 - DEGREES	1/2 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 AMOUNT OF EVENING 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) 256-3180 OR THE ARIZONA REPUBLIC'S GREENER PAGE WHERE LAWN WATERING REQUIREMENTS ARE PUBLISHED DAILY.

deer grass maintenance - step 1

WRAP A BUNGEE CORD AROUND THE BASE OF THE PLANT AND ROLL THE BUNGEE CORD UP THE PLANT APPROXIMATELY 3 INCHES.

deer grass maintenance - step 2

STRETCH THE BUNGEE CORD 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 THE BUNGEE CORD USING A GAS POWERED TRIMMER WITH A BRUSHCUTTER BLADE

deer grass maintenance - step 4

IT ONE MONTH GROWTH BETWEEN FEB. 8TH AND MARCH 8TH

bougainvillea maintenance

TRIM BUSH BOUGAINVILLEA BACK TO 3 INCHES IN HEIGHT MARCH 8th, EACH YEAR.

valentine maintenance

TRIM VALENTINE (BUSH) BACK TO 8 INCHES IN HEIGHT APRIL 8TH EACH YEAR.

Development Services & Engineering 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 02/09/12

COMPREHENSIVE SIGN PLAN GUIDELINES

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. For any project proposing a Freeway Pylon Sign, supplemental materials in accordance with Zoning Ordinance Section 904.D. 9. Any additional items requested by your project planner.

WATER CONSERVATION REPORT

_____ 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.

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.

PROJECT DATA SHEET
RESIDENTIAL / COMMERCIAL

Project Name: _____ Project Manager: _____
APN(s): _____ Date: _____
Proposed Use: _____ Zoning District: _____

TO BE COMPLETED BY APPLICANT		CALCULATIONS	TO BE COMPLETED BY CITY
COMMERCIAL	RESIDENTIAL		
		Net Lot Area	
		Gross Lot Area	
		Gross Building Area	
N/A		Number Of Units Or Lots	
N/A		Net Density Allowed	
N/A		Net Density Provided	
N/A		Minimum Lot Size Allowed	
N/A		Minimum Lot Size Provided	
		Building Height Allowed	
		Building Height Provided	
		Minimum Parking Spaces Required	
		Parking Spaces Provided	

SET BACKS (Provide table for each building, labeled to match site plan)

REQUIRED	PROVIDED	CALCULATIONS	TO BE COMPLETED BY CITY
		North Elevation	
		South Elevation	
		East Elevation	
		West Elevation	
		Parking (from streets and abutting residential property)	

PUBLIC ART APPLICATION

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****

FIRE PROTECTION HAZARD & WATER SUPPLY ANALYSIS

FIRE PROTECTION HAZARD & WATER SUPPLY ANALYSIS							
Project Name:							
Project Address:							
APPLICABLE DESIGN CODES & STANDARDS							
2003 International Fire Code as amended by the City of Avondale							
2002 National Fire Protection Association Standard 13, Sprinkler Systems							
BUILDING INFORMATION							
Height of Building (ft):		# of Stories Above Grade:					
IBC Construction Type:		Building Area (sq. ft.):					
REQUIRED FIRE FLOW							
IFC Required Fire Flow:		Sprinkler Reduction %:		Fire Flow:			
HAZARD ANALYSIS & FIRE SPRINKLER DESIGN							
Building Area:	Hazard Classification (Sprinkler Design Class):			Density/Area			
Required Fire Sprinkler Demand at Source:			PSI:		GPM:		
TOTAL REQUIRED FIRE FLOW & FIRE SPRINKLER DEMAND GPM:							
WATER SUPPLY INFORMATION							
Location:				By:			
Test Date:		**Actual Flow Test Data**			**10% reduction**		
Test Time:		Static:		psi	Static:		psi
Orifice Size:		Residual:		psi	Residual:		psi
Orifice Coefficient:		Pitot:					
Witnessed by:		Flow:		gpm	Flow @20 psi		gpm
ENGINEER INFORMATION							
Engineer:					**P.E. STAMP**		
Company:							
Address:							
City:							
State:		Zip:					
Phone:							

Arizona Board of Technical Registration Substantive Policy Statement:
For fire sprinkler systems, the following are considered to be professional registrant activities:

1. Consider the range of hazards of the project;
2. Prepare hazard analysis; identify the hazard classification of the intended occupancy, including any special hazards;
3. Determine the applicable codes and standards and appropriate engineering practices;
4. Ascertain the availability and adequacy of the water supply for the project;
5. Determine the appropriate design density and area of operation for each hazard area.

SITE PLAN EXTENSION NARRATIVE

Address all of the following:

Location
- Nearest intersecting streets of the property.
- Size of the property (acreage).

History
- Date annexed.
- Date zoned.
- Subsequent action(s) with staff, the Planning Commission, or City Council after Site Plan approval. List all dates. Be sure to list all approvals.

Request
- Request is for a maximum one year extension.

Justification
- Why wasn't the property developed within the one year allotment?
- Why will one more year make a difference?
- What step in the development process is the project in as of the date of this application?
- Provide a development schedule that shows how construction will be underway within the time period granted by the extension.