

# Moore Chrysler-Jeep

NWC of 84<sup>th</sup> Avenue & Continental Drive

Standards & Guidelines Report

April 26, 2006

Z04-13A.1

**ZONING APPROVAL**  
24      6/9/06  
Int.      Date



Applicant:

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## *NWC of 84<sup>th</sup> Avenue & Continental Drive*

### Project Team

<p><b><u>Location:</u></b> NWC of 84<sup>th</sup> Avenue &amp; Continental Dr.</p>	<p><b><u>Acres:</u></b> 4.78 Acres</p>
<p><b><u>Submitted to:</u></b> City of Peoria 8400 W. Monroe Peoria, AZ 85345 623-773-7000 623-773-7256 FAX</p>	<p><b><u>Prepared for Developer:</u></b> Moore Chrysler-Jeep 8600 W. Bell Road Peoria, AZ 85382 623-972-6004 623-972-0289 FAX</p>
<p><b><u>Owner:</u></b> Moore Chrysler-Jeep 8600 W. Bell Road Peoria, AZ 85382 623-972-6004 623-972-0289 FAX</p>	<p><b><u>Applicant:</u></b> Beus Gilbert PLLC / Paul E. Gilbert 4800 N. Scottsdale Rd. Suite 6000 Scottsdale, AZ 85251 480-429-3061 480-429-3100 FAX Contact: Rachel J. Rybski Email: rrybski@beusgilbert.com</p>
<p><b><u>Architect:</u></b> LAVA Architecture, Inc. 3509 E. Shea Blvd., Ste. 101 Phoenix, Arizona 85028 602-354-8765 602-795-1292 FAX Contact: Lou Vergne Email: lvergne@lavaarchitecture.com</p>	<p><b><u>Project Engineer:</u></b> Norman Engineering Group, Inc. 7330 N. 16<sup>th</sup> Street, Suite #A200 Phoenix, Arizona 85020 602-861-2005 602-548-2175 FAX Contact: Jeff Norman, Jim Mayer E-Mail: jnorman@negaz.net; jmayer1@negaz.net</p>
<p><b><u>Landscape Architect:</u></b> Laskin &amp; Associates 5112 N. 40<sup>th</sup> St. #202 602-840-7771 602-840-8021 FAX Contact: Barron Van Meurs Email: Barron@laskindesign.com</p>	<p><b><u>Submittals:</u></b> 31 August 2004: Final Submittal for original approval 14 March 2006: 1<sup>st</sup> Submittal for 1<sup>st</sup> amendment 26 April 2006: Final Submittal for 1<sup>st</sup> amendment</p>

Executive Summary Narrative Report

Introduction

*\* Please Note: This PAD has been updated to reflect any applicable changes that the City of Peoria has made to the General Plan.*

The subject property is located at the northwest corner of 84<sup>th</sup> Avenue and Continental Drive. The property contains approximately 4.78 net acres, 5.45 gross acres.

A PUD (C-2) designation was initially established as part of the Citrus Aire Ranch proposal in 1981. No further development or zoning action took place until the 1988 Peoria Auto Mall rezoning in which the subject site was envisioned to be developed as part of Phase II. A portion of the Phase II area, west of the subject site, was developed in 1998 as a high-density residential development providing assisted living services. During the hearings associated with the assisted living facility, single-family residents spoke in opposition and indicated that they had the understanding that an auto dealership would be developed in this area. Consequently, the C-2 zoning designation presented some difficulties when considering both development and uses.

As noted above, the subject site was originally zoned PUD (C-2) which would allow for the development of general commercial uses as well as multifamily residential development. In 2004 the General Plan Land Use designation for the subject site was Medium High Density Residential allowing a density of 8-15 dwelling units per acre with a target density of 12 units per acre. The designation also allowed limited Neighborhood Commercial development. Today's General Plan Land Use designation is Regional Commercial. This change was adopted by the Peoria City Council on November 16, 2004 with the approval of GPA04-09. It is also important to note that the subject site is located within the North Peoria Redevelopment Area.

Rezone, Zo4-13, of this subject property was approved by the Peoria City Council on October 05, 2004, with the adoption of Ordinance Number 04-200. On the same date, the Moore Chrysler~Jeep Standards and Guidelines Report was approved by Peoria City Planner, Louisa Garbo.

This rezoning request proposed a change from PUD (C-2) to PAD to allow for the extension of the auto dealership use. The PAD request also required the approval of a waiver by the Planning Commission as the site acreage did not meet the minimum PAD requirement of 10 acres.

Along with rezone request Z04-13, a Site Plan and Design Review application was filed and as such a conceptual site plan, elevations and conceptual landscape plan were provided.

The purpose and intent of the development is as follows:

- Provide a quality infill development both consistent and compatible with existing adjacent uses.
- Encourage the continuation of a relationship between an established commercial proprietor and the City.
- Provide further enhancement of a thriving economic commercial corridor.
- Encourage creative design at a scale sensitive to adjacent residential development.

*NWC of 84<sup>th</sup> Avenue & Continental Drive*

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Legal Description

The property is generally located at the northwest corner of 84<sup>th</sup> Avenue and Continental Drive. Refer to Exhibit A. A more accurate description of the property is provided in the legal description attached as Exhibit D.

*Current Conditions*

Consistency with General Plan/Specific Plan

The General Plan Land Use designation for the property is Community Commercial. The subject site is also located within North Peoria Redevelopment Area. The proposed use is consistent with referenced residential designation and is also consistent with the following goals, objectives and policies:

- Goal A: Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development, encourage redevelopment at appropriate locations, and protect environmentally sensitive areas.
- Objective A-7: Maintain a supportive relationship between established commercial proprietors and the City's business retention and expansion efforts.
- Policy A-7a: The City shall work to enhance commercial activity by attracting, retaining and expanding those developments (commercial, office or residential) which improve economic conditions in Peoria.
- Policy B-1b: The City will encourage land development patterns that promote the operational efficiency of the existing and future transportation system.
- Goal C: Create employment opportunities for Peoria residents.
- Objective C-1: Enhance Peoria's viability as a place for businesses to locate.

General Site Information and Existing Conditions

The proposed development is located at the northwest corner of 84<sup>th</sup> Avenue and Continental Drive. The subject site contains approximately 4.78 net acres, 5.45 gross acres. The subject site was initially zoned PUD (C-2) as part of the Citrus Aire Ranch Master Plan in 1981. In 1988 a rezoning application for the Peoria Auto Mall rezoned the property to the south and east from PUD to C-5 and featured a conceptual plan depicting the subject site as being developed as part of Phase II. Consequently, the community has long envisioned the subject site being developed consistent with the adjacent auto dealership uses. In 2004 the subject site was rezoned from PUD (C-2) to PAD to allow for the extension of the auto dealership use.

The subject site is currently vacant and as previously mentioned is zoned PAD. The site is encircled by existing development on all sides.

The site is located in proximity to a regional transportation corridor. Access is provided to the site by 84<sup>th</sup> Avenue, which is classified as a collector and Continental Drive which is classified as a local street.

## *NWC of 84<sup>th</sup> Avenue & Continental Drive*

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### Surrounding Land Uses and Conditions

To further assist in reviewing this proposal, a Vicinity Map with an Aerial Photo are provided as Exhibits A and B, respectfully, illustrating existing conditions on-site, surrounding development and zoning.

North: A single-family residential community zoned RM-1 is located north of the subject site. The residential community, Bell Park South, was developed by Cardon Homes and has been built out for several years.

South: The Peoria Auto Mall is located south of the subject site and extends to Bell Road. The property was zoned C-5 in 1988 and includes the development of several auto dealerships.

East: The property located to the east is an extension of the Peoria Auto Mall and is similarly zoned C-5. The auto dealership extends north and is located immediately adjacent to a single-family residential community.

West: Directly west of the subject property is the Montecito Living Facility currently zoned C-2. The City of Peoria in 1998 affixed the C-2 zoning district consistent with the initial PUD zoning and approved SU97-16 a site plan/conditional use request to allow for the development of a senior housing facility.

### Description of Proposal

#### Preliminary Development Plan

The two-phase development, proposes at final build-out, a two-story building with a total building area of approximately 21,260 square feet with approximate building area coverage of 9.4%. The proposed development will exceed the minimum parking requirements, as required by Section 14-23 of the City of Peoria Zoning Ordinance.

Located in proximity to the a regional transportation corridor and the Peoria Auto Mall complex, the proposed development provides a balance with the existing land use transition on the east side of 84<sup>th</sup> Avenue.

#### Listing of Permitted, Conditional and Accessory Uses

The proposed Planned Area Development (PAD) is requested to allow for the auto dealership use as an extension of the existing auto uses immediately adjacent to the site. More importantly, the PAD is requested to allow for the reasonable development of an infill site unique in size and shape. No other uses, other than those in direct relation to the auto dealership use, shall be allowed on the site.

# NWC of 84<sup>th</sup> Avenue & Continental Drive

## Project Phasing and Development Schedule

The development of the site will take place in two phases, with all construction permits required to complete Phase 2 to be issued no later than 24 months from the date of approval of the PAD amendment.

Phase I: All off-site and on-site improvements will be completed. All utilities will be stubbed underground at their appropriate locations. Landscaping will be planted according to Landscape Plan SP.01 and site development will occur as defined by Site Plan PSP.01.

Phase II: Final site development shall occur as defined by Site Plan PSP.02.

## Project Development Standards

The proposed development will meet the property development standards for the Regional Commercial District (C-5) Section 14-9-6 Property Development Standards. Specific standards relating to the development are outlined in the table below.

Development Standards	
Setbacks*	
Front	40 feet
Corner	40 feet
Rear	30 feet
Landscape Setbacks*	
Front	15 feet
Side	35 feet
Rear	25 feet
Residential Buffer*	25 feet
Building Height	35 feet
Perimeter Wall Height	8 feet
Lighting**	16' (adjacent to residential)

\* Minimum Requirements

\*\*Except for ground mounted security system, no lighting pole shall be located within the residential buffer area. All lighting shall be placed so as to reflect the light away from the adjacent residential properties.

The proposed development will meet the parking and loading requirements required under Section 14-23 of the City of Peoria Zoning Ordinance.

## Project Signage Standards

A sign package will be submitted in accordance with Section 14-34 of the City of Peoria Zoning Ordinance. Section 14-34 of the City of Peoria Zoning Ordinance shall govern all other temporary and/or special event signs.

## *NWC of 84<sup>th</sup> Avenue & Continental Drive*

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### Project Landscaping Standards

The proposed development shall meet the landscape requirements in Section 14-35 of the City of Peoria Zoning Ordinance and Design Review Manual for Non-Residential Development. A copy of the phased conceptual landscape plan is provided as Exhibit G.

### Enhanced Design Standards

The overall design theme for the proposed development takes into account the colors and materials of adjacent development while incorporating a unique layout sensitive to adjacent residential development.

Increased landscape setbacks and building setbacks are featured along the north and west property lines providing a buffer to adjacent residential development. Thoughtful placement of landscaping within the setback area further screens the development from the adjacent residential communities. A main entry drive is located centrally on the site, which provides focal interest and direction emphasized by additional landscaping and decorative pavement. The auto display element is located on the northern portion of the site allowing the majority of the vehicular traffic to take place within the southern and central sections of the site.

The elevations for the building illustrate a varied roofline consisting of diverse structural elements such as accent walls, columns and pitched roofing. (See Exhibit "F") Several materials are brought together including stucco, metal columns, single score and split face CMU walls along with an aluminum and glass storefront to create a visually aesthetic impression compatible with surrounding development. The primary building color, Sierra, will feature painted accents of Spiced Rum and Robust Red along with varied shades of the primary color. Steel elements will be provided in Tudor House and Beaver Creek. Lastly, a shade #03 of medium bronze will be featured on the metal roof.

The elevation plan as provided in this PAD is conceptual in nature. All elevation designs shall be subject to the City's Design Review requirements.

### Specific Use Restrictions

In providing further compatibility with the adjacent residential communities, the use of loud speakers shall be strictly prohibited.

### Infrastructure/Utilities

#### *Grading / Drainage / Retention*

A Preliminary Drainage Report is provided in Exhibit H.

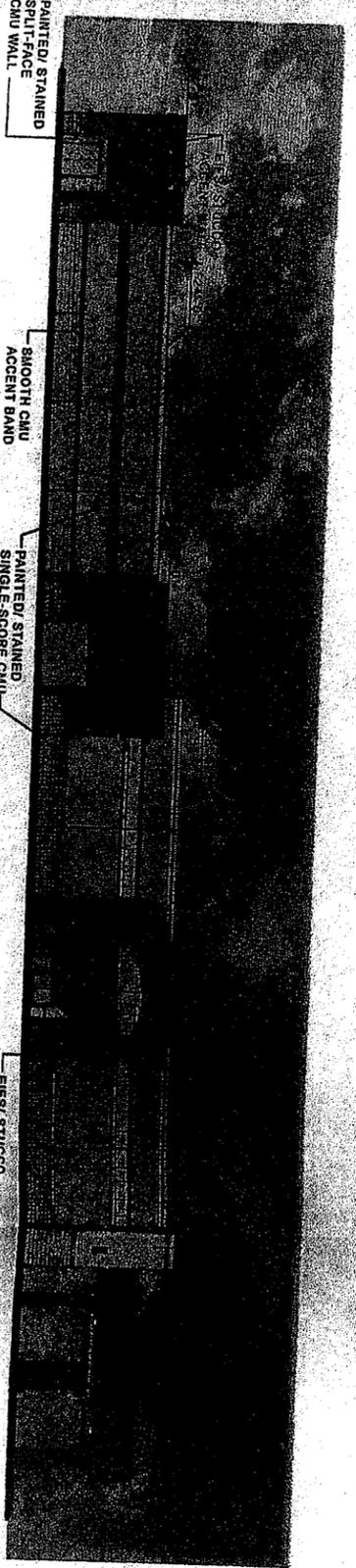
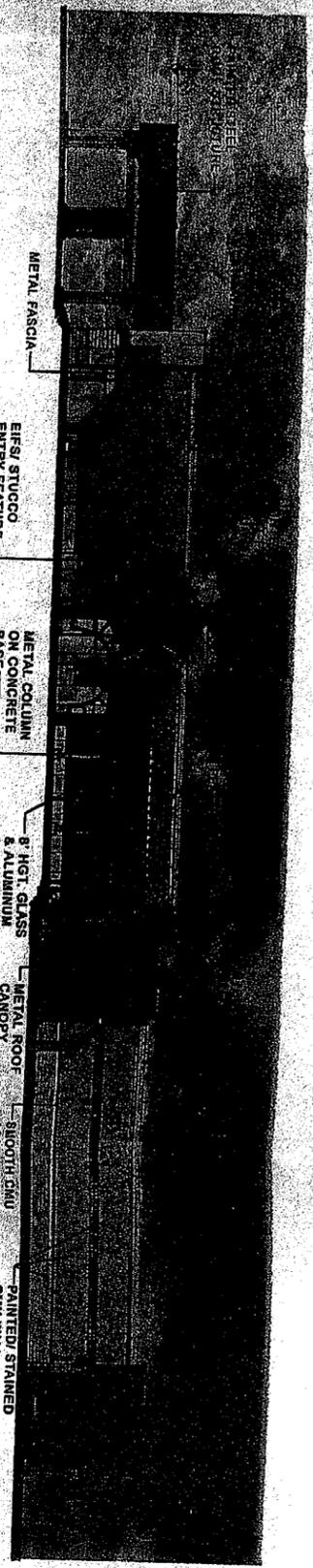
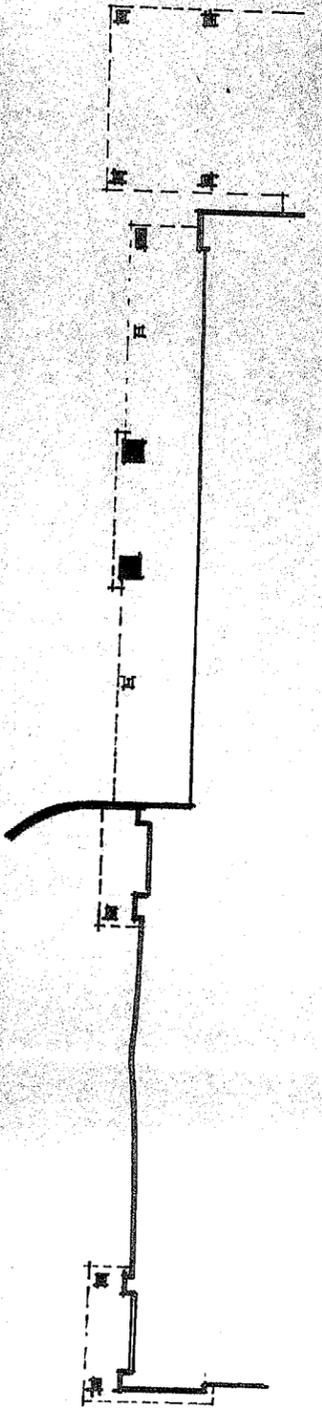
#### *Water / Wastewater*

A Master Utilities Plan is provided in Exhibit I.

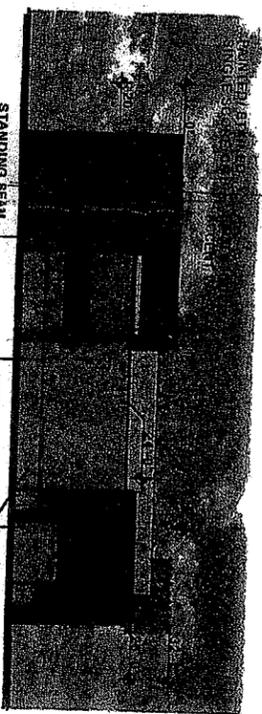
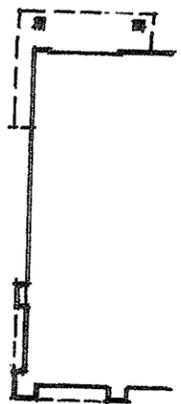
#### *Roadways*

All adjacent public roadways will be dedicated and constructed according to City of Peoria requirements.

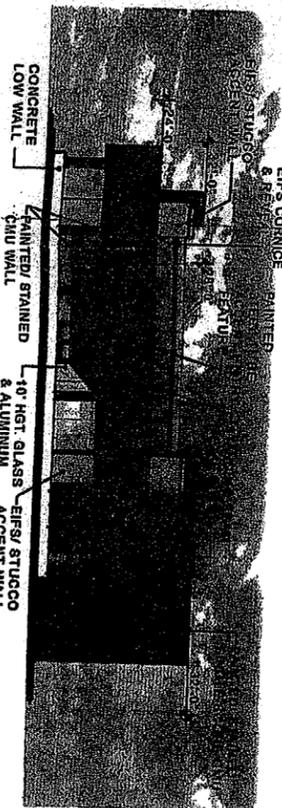
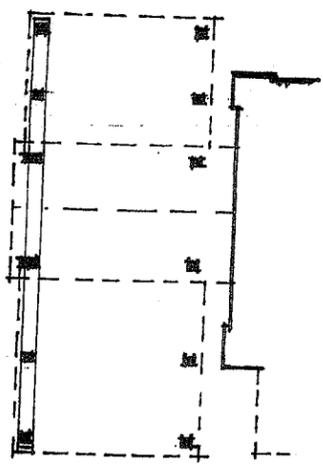
CITY SITE PL  
 APPROVED DATE 10/16/04  
 YES  
 NO  
 CONDITIONS  
 YES by *[Signature]*  
 NO PLANNER



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Developed By:  
**Fred Moore**

**NWC 84th Avenue & Continental Drive**  
 Proposed Auto Franchise Dealership  
 Peoria, Arizona



WVA Architecture, Inc.  
 2509 E. Shea Blvd., Suite 101  
 Peoria, Arizona 85383-4875



**Exhibit "G"**  
Conceptual Landscape Plan

\*\*\*\*Please Note\*\*\*\*

1. Perimeter landscaping, as shown on Conceptual Landscape Plan SP.01, to be planted during Phase 1 of development schedule.
2. Interior site landscaping, as shown on Conceptual Landscape Plan SP.02, to be planted during Phase 2 of development schedule.

**CONCEPTUAL LANDSCAPE LEGEND**  
 ALL TREES TO MEET OR EXCEED A N.A. SPECIFICATIONS  
 (U.O.M. - UNLESS OTHERWISE NOTED)

TREES	SIZE
Quercus virginiana Mill	3 Standard Tree Form
Southern Live Oak	24" box u.o.m.
Dalbergia sissoo	31 24" box
Sissoo	
Acacia stenophyll	0 36" box
Shorea robusta	
Prosopis juliflora	17 24" box
Velvet Mesquite (Thornless)	
Ficus religiosa	24 24" box
Indian Laurel Fig	
Pyrus edulis	45 24" box
Morinda pinnatifida	

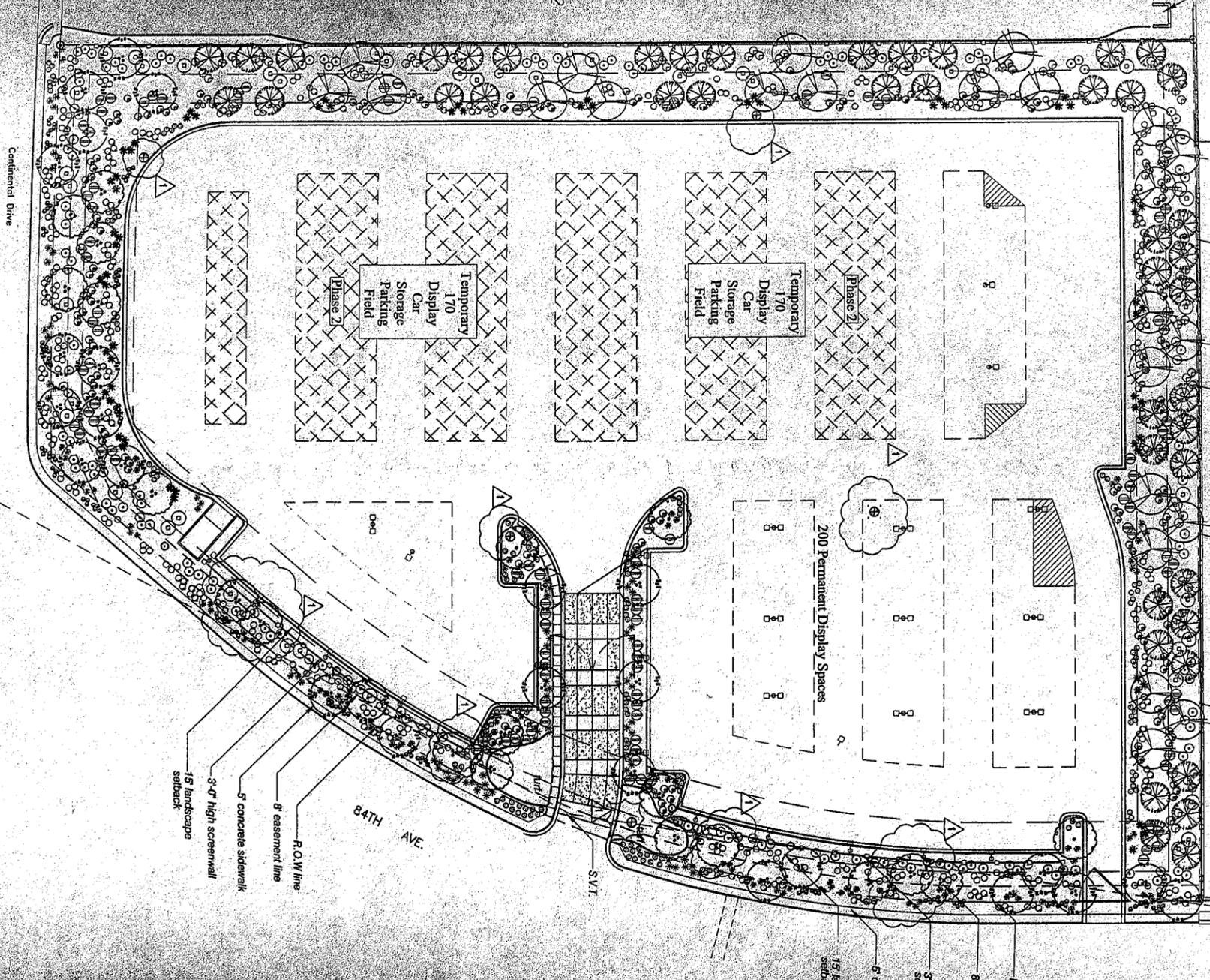
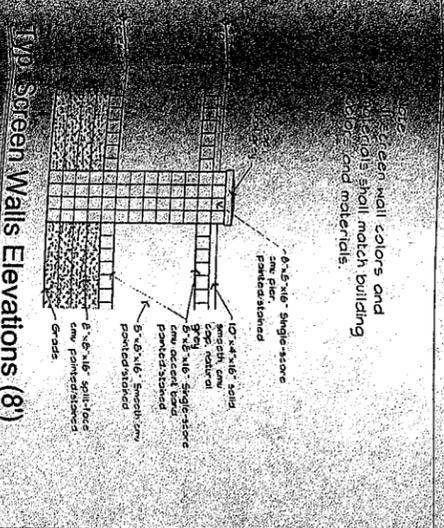
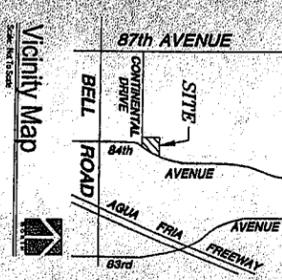
SHRUBS	SIZE
Bougainvillea sp. / Red	7 5 gallon
Sida Bougainvillea	
Cassipouira maritima	53 5 gallon
Mexican Bird of Paradise	
Cassia alata	61 5 gallon
Silver Leaf Cassia	
Leucophyllum frutescens	164 5 gallon
Green Cloud Sage	
Ruellia peninsularis	120 5 gallon
Desert Hilla	
Eriogonum sp. / Yellow	162 5 gallon
Valeriana Blue	
Leucophyllum zygophyllum	206 5 gallon
Blue Range	
Convolvulus cneorum	154 1 gallon
Bush Morning Glory	
Lantana Gold Mound hort.	159 1 gallon
New Gold Lantana	
Rubia laevis	121 1 gallon
Red Yucca	
Agave Weberi	63 5 gallon
Webers Agave	
Desalpinia longissima	52 5 gallon
Mexican Tree Grass	
Heptacarpis parviflora	116 5 gallon
Red Yucca	
4" x 6" Concrete Header	
Mid Iron Sod	1,518 s.f.
Decomposed Granite - Madison Gold	51,177 s.f.
3/4" minus 2" min thickness	

**CONCEPTUAL LANDSCAPE NOTES**

- The entire site will be maintained in accordance with the City of Peoria guidelines.
- 60% of all trees will be 24" Box or larger.
- An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.
- 3/4" minus Madison Gold 2" minimum thickness (submit sample to Landscape Architect for approval). Place in all front-street rock and non-front-street landscape.
- All stormwater will be done so that all water drains away from sidewalks, structures and will not impede related drainage easements.
- Structure and landscaping within a hinged measured back 10' from property line and 20' along property line on each side of the driveway.
- Provide 1" or 1/4" minus D.G. on all future pads for dust control. All final landscape plans to meet the City of Peoria minimum standards for quantity and type.

**PHASE 1 PLANTING DATA**

LANDSCAPE AREAS	REQUIRED	PROVIDED
A. On-Site Landscape Area (20%)	10,538 s.f.	52,695 s.f.
B. R.O.W. Landscape Area	4,998 s.f.	4,998 s.f.
C. Parking Landscape Area	N/A s.f.	N/A s.f.
D. Building Footprint Landscape	N/A s.f.	N/A s.f.
E. Residential Buffer Landscape	14,805 s.f.	35,485 s.f.
<b>LANDSCAPE PLANTINGS</b>		
R.O.W. / Street Frontage Landscape Plantings	35 trees	35 trees
F. Trees: 1 per 25 ft of street frontage	167 shrubs	423 shrubs
G. Shrubs: 5 per 25 ft of street frontage	7,524 s.f.	8,247 s.f.
H. Groundcover Area: 60% of front 15 ft	31 trees	33 trees
I. On-Site Landscape Plantings	152 shrubs	330 shrubs
K. Trees: 1 per 400 s.f. of required landscaping	N/A trees	N/A trees
L. Shrubs: 5 per 400 s.f. of required landscaping	N/A shrubs	N/A shrubs
M. Trees: 1 per parking island	N/A shrubs	N/A shrubs
N. Trees: 3 per parking island	N/A shrubs	N/A shrubs
O. Shrubs: 1 per 5 ft of landscaping	N/A shrubs	N/A shrubs
P. Shrubs: 1 per 20 ft of residential boundary	50 trees	69 trees
Q. Trees: 1 per 20 ft of residential boundary	15,527 s.f.	57,693 s.f.
R. Total Landscape Area (A+B)	173 trees	149 trees
S. Total 24" Box Trees (50% of total trees)	21 trees	42 trees
T. Total Shrubs (Gr-14)	318 shrubs	773 shrubs



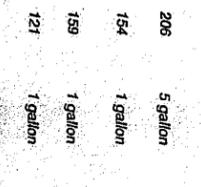
**CONCEPTUAL LANDSCAPE PLAN**



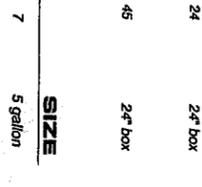
**LAVA ARCHITECTURE, INC.**  
 3509 E. Shea Blvd., Suite 101  
 Peoria, Arizona 85603  
 Phone: 602-875-8777  
 Fax: 602-875-8777

**SP.01**

Project Name: Conceptual Landscape Plan  
 Date: 17 March 06  
 Revision: 28 March 06  
 City Comments: 17 April 06

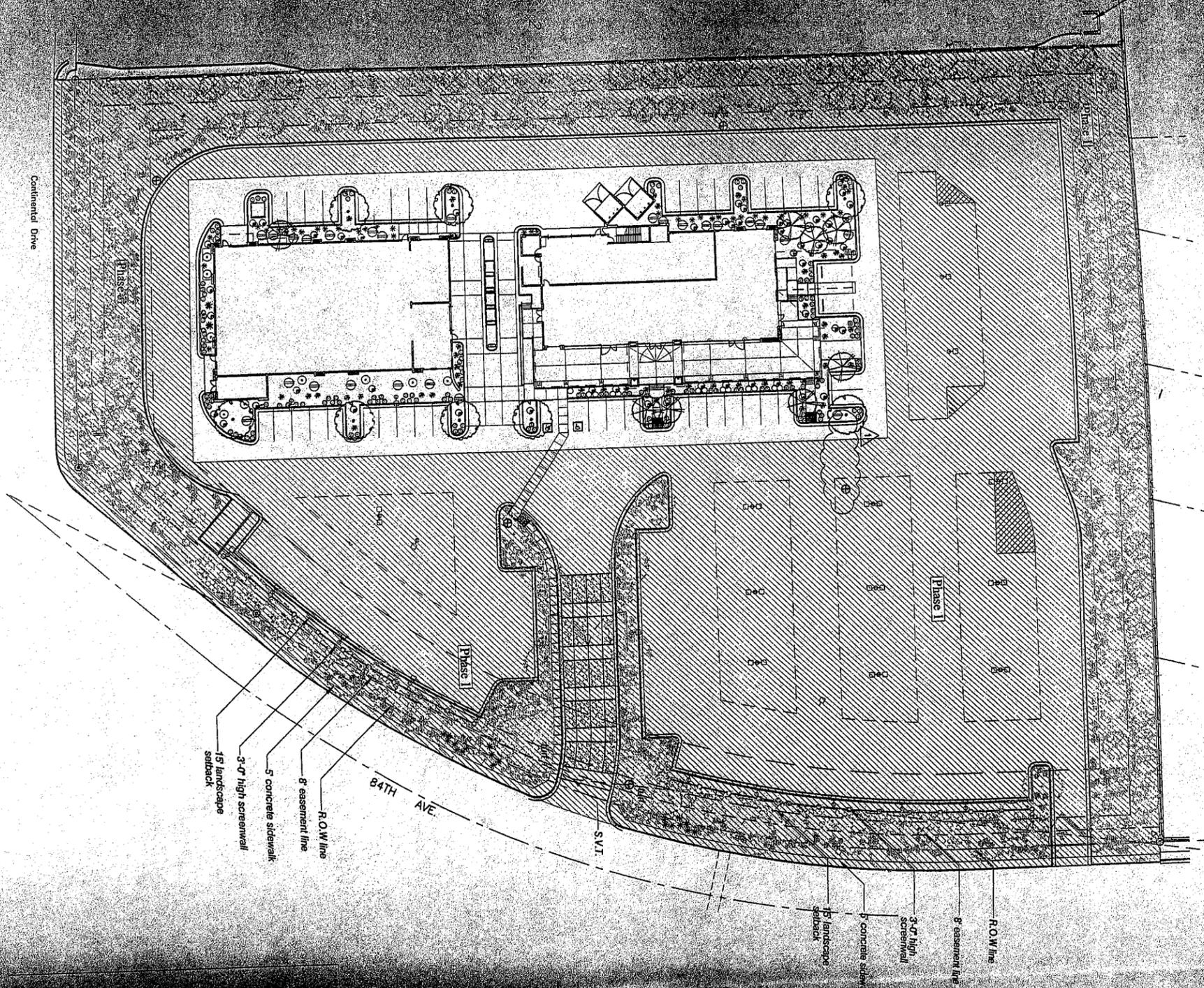


**New Auto Sales & Service Facility  
 Moore Dealership phase 1**  
 NWC 84th Avenue & Continental Drive  
 Peoria, Arizona



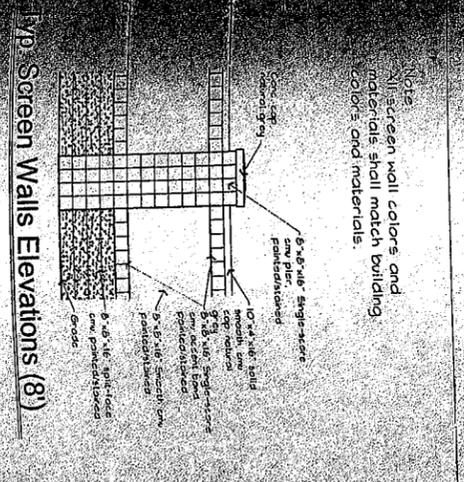
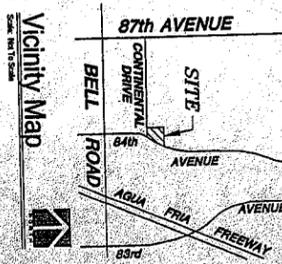
**LAVA ARCHITECTURE, INC.**  
 3509 E. Shea Blvd., Suite 101  
 Peoria, Arizona 85603  
 602-875-8775 602-875-4410 fax

# CONCEPTUAL LANDSCAPE PLAN



### PHASE 2 PLANTING DATA

LANDSCAPE AREAS	REQUIRED	PROVIDED
A. On-Site Landscape Area (20%)	N/A s.f.	8,188 s.f.
B. R.O.W. Landscape Area	N/A s.f.	N/A s.f.
C. Parking Landscape Area	N/A s.f.	N/A s.f.
D. Building Frontage Landscape	N/A s.f.	N/A s.f.
E. Residential Buffer Landscape	N/A s.f.	N/A s.f.
<b>LANDSCAPE PLANTINGS</b>		
R.O.W. / Street Frontage Landscape Plantings	N/A trees	N/A trees
F. Trees: 1 per 25 ft of street frontage	N/A shrubs	N/A shrubs
G. Shrubs: 5 per 25 ft of street frontage	N/A s.f.	N/A s.f.
H. Granddower Aves: 60% of front 15 ft	N/A trees	N/A trees
I. On-Site Landscape Plantings	N/A shrubs	N/A shrubs
K. Trees: 1 per 400 sq ft of required landscaping	N/A shrubs	N/A shrubs
L. Shrubs: 5 per 400 sq ft of required landscaping	N/A shrubs	N/A shrubs
M. Trees: 1 per 20 ft of landscaping	N/A shrubs	N/A shrubs
N. Shrubs: 3 per parking island	56 shrubs	107 shrubs
O. Trees: 1 per 5 ft of landscaping	N/A trees	N/A trees
P. Shrubs: 1 per 20 ft of residential boundary	N/A trees	N/A trees
Residential Buffer Plantings	N/A trees	N/A trees
Q. Trees: 1 per 20 ft of residential boundary	N/A trees	N/A trees
R. Trees: 1 per 20 ft of residential boundary	N/A trees	N/A trees
<b>TOTALS</b>		
Total Landscape Area (A+B)	N/A s.f.	8,188 s.f.
Total Trees (F+H+K+L)	N/A trees	N/A trees
Total 24" box Trees (50% of total trees)	10 trees	8 trees
Total Shrubs (G+M+L)	N/A shrubs	N/A shrubs



Note:  
All screen wall colors and materials shall match building colors and materials.

### TREES

TREE SPECIES	QUANTITY	STANDARD TREE FORM	SIZE
Quercus virginiana Mill	8	Standard Tree Form	24" box u.o.r.
Southern Live Oak	0		24" box
Dalbergia sissoo	0		24" box
Sissoo	0		24" box
Acacia stenophyll	8		36" box
Shoebush Acacia	0		24" box
Prosopis juliflora	0		24" box
Velvet Mesquite (Thornless)	0		24" box
Ficus nitida	0		24" box
Indian Laurel Fig	0		24" box
Mussaenda	0		24" box
Monarda Phoe	0		24" box

### SHRUBS

SHRUB SPECIES	QUANTITY	SIZE
Bougainvillea 'la Jolie'	0	5 gallon
Shrub Bougainvillea	0	5 gallon
Cassipouira mexicana	0	5 gallon
Mexican Bird of Paradise	0	5 gallon
Coccoloba angustifolia	0	5 gallon
Silver Leaf Cassia	9	5 gallon
Leucophyllum frutescens	9	5 gallon
Green Cloud Sage	27	5 gallon
Ruellia peninsularis	51	5 gallon
Desert Bulb	12	5 gallon
Eranthis sp. variegata	51	5 gallon
Valeriana Bush	12	5 gallon
Leucophyllum zygophyllum	0	1 gallon
Blue Ranger	0	1 gallon
Convolvulus cneorum	146	1 gallon
Bush Morning Glory	0	1 gallon
Lantana Gold Mound hot New Gold Lantana	0	1 gallon
Ruellia kale	0	1 gallon
Katle Ruella	0	1 gallon
<b>ACCENTS</b>		
Agave Weberi	2	5 gallon
Webers Agave	35	5 gallon
Daylily Englishina	47	5 gallon
Mexican Tree Grass	0	5 gallon
Hesperaloe parviflora	0	5 gallon
Red Yucca	0	5 gallon
4x6 Concrete Header	0 s.f.	
Med Iron Sod	0 s.f.	
Decomposed Granite - Madison Gold	8,188 s.f.	
3/4" minus 2" min thickness		

### CONCEPTUAL LANDSCAPE NOTES

- The entire site will be maintained in accordance with the City of Peoria guidelines.
- 90% of all trees will be 24" box or larger.
- An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.
- 3/4" minus Madison Gold 2" minimum thickness (submit sample to Landscape Architect for approval). Place in all non-roof rock and non-leaving landscape.
- All earthwork will be done so that all water drains away from sidewalks, structures and will not impact natural drainage easements.
- Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'.
- Provide 1" of 1/2" minus D.G. on all future pads for dust control. All final landscape plans to meet the City of Peoria minimum standards for quality and type.



SP.01



REVISIONS

NO.	DATE	DESCRIPTION
1	17 March 06	04/039
2	28 March 06	
3	17 April 06	

DATE: 17 March 06  
 PROJECT NUMBER: 04/039  
 DRAWING: Conceptual Landscape Plan  
 SHEET NUMBER: SP.01

## New Auto Sales & Service Facility Moore Dealership phase 2

NWC 84th Avenue & Continental Drive  
Peoria, Arizona

**Exhibit "H"**  
**Preliminary Drainage Report & Conceptual G&D Plans**

\*\*\*\*Please Note\*\*\*\*

1. Preliminary Drainage Report included.
2. Conceptual Grading and Drainage Plan for Phase I and Phase II included.