

Grand Manor Single-Family



Southwest Corner of
88th Drive & Grand Avenue
+/- 18-acres

Planned Area Development
Z08-12A.1

1st Submittal: July 15, 2013
Revised: September 4, 2013

Development Team

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Chandler, AZ 85225

Developer:

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Grand Manor

Narrative

Introduction

This request seeks to rezone the subject 17.9 gross acre property (15.9 net acres) to an 86-unit single-family PAD development. The vacant infill property is located at the southwest corner of 88th Drive and Grand Avenue. (See **Exhibit A**, Vicinity Map and **Exhibit B**, Legal Description)

In 2005, this property was rezoned (Z05-05) for an 86 single-family lot residential development. Consequent to this rezoning, a final plat (2007-0816139) was approved by the City. Later in 2009, the property was rezoned (Z08-12) to a 288-unit multi-family PAD condominium development. This rezoning was concurrently being processed as the City was preparing and approving the *Old Town Peoria Revitalization Plan* in which this property was designated “Old Town Medium-High Density Residential (MDHDR)”.

Since 2009, the development industry in metropolitan Phoenix became very weak. In the past year, new development has begun to increase in the metropolitan area. However, interest in this infill property has not been for multi-family. Therefore, the property owner’s request to rezone the property back to a single-family PAD development which is consistent with the 2007 approved Final Plat, is in response to the existing single-family developer interest.

General Plan and Old Town Specific Area Plan

A minor amendment to the General Plan/Old Town Specific Area Plan (OTSAP) has been concurrently filed with the proposed rezoning request. The General Plan and OTSAP currently designate this property as Medium-High Density Residential. At this time, this request is to amend the General Plan/OTSAP to Medium Density Residential (5-18 du/ac) with a target density of 12 du/ac. (See **Exhibit C**, Proposed Old Town Specific Area Plan) This minor land use request will accommodate the density proposed (4.8 gross;5.4 net du/ ac) for the Grand Manor single-family development.

This infill site is included in several plans prepared by the City. The General Plan references both the Old Town Peoria Revitalization Plan (OTPRP) approved in 2009 and the OTSAP which was subsequently approved in 2011. The OTSAP encompasses a 4 square-mile area centered near the intersection of Grand Avenue with 83rd Avenue and closely follows the recommendations of the OTPRP. Therefore, when the OTSAP was prepared the land use designation for Medium-High Density Residential was not changed from the 2009 approval of the OTPRP. Over the past four years the site has been aggressively marketed to multi-family developers. The general consensus is that this infill site is not a desirable multi-family site. One of the major reasons is due to inadequate vehicular access. The property owner has met with ADOT on several occasions to discuss the potential for direct access from this site to Grand Avenue. However, ADOT was not amenable to an access point on Grand Avenue/US 60.

This underutilized infill site is designated as part of the Peoria Old Town Growth Area because of its location along an existing and emerging major transportation corridor (i.e. Existing US 60/Grand Avenue which is to be widened by ADOT). One of the opportunities mentioned for the Old Town Growth Area is to increase the residential base to attract service and job-creating economic development. In context with the “Growing Smarter” (1998) and “Growing Smarter ‘Plus’” (2000) State legislation, the General Plan emphasizes the strong relationship between the land use and the transportation needs of the community and acknowledges that Grand Avenue is a key element because of the connections and continuity it provides between the Northwest Valley and the Phoenix Metropolitan Area. Promoting viable land uses along major corridors is encouraged to help manage the growth, revitalize existing areas, and reduce the “urban sprawl” effect. Since ADOT will not grant direct access to Grand Avenue/US 60 and with the only access to the site from a primarily residential street 88th Drive, access to this site is less than desirable for multi-family, commercial or industrial uses.

Even though the OTSAP designates this infill site for Medium-High Residential Density, the request to Medium Density Residential furthers the goals and objectives of the General Plan and the OTSAP. In the General Plan, Land Use Element policies encourage adequate supply and mix of developable residential land and infill residential development that takes advantage of existing municipal services and other public facilities. Additionally, this underutilized infill site is designated in the OTSAP within the Grand Avenue Corridor District. This District is primarily to encourage and redevelop commercial/industrial within its boundaries. However, this site is designated for residential use. One of this District’s development objectives is to contribute activity in Old Town by increasing the population. The proposal to develop the infill site with single-family residential furthers these policies and objectives.

The proposed single-family development provides a transition between existing lower residential densities and Grand Avenue thus furthering objectives and policies of the General Plan and OTSAP. Some of the General Plan goals the proposed single-family residential community complies with include: 1) Provides a diversity of housing type to meet the needs of persons of all income levels and ages, 2) Allows infill residential development to take advantage of existing municipal services, utilities, transportation facilities, schools, and shopping areas and 3) Provides owner-occupied housing units.

General Site Information / Existing Conditions

The site is 17.9 gross acres and 15.9 net acres. The site is vacant and was previously graded for 86 single-family lots.

Even though the site has approximately one-quarter mile of frontage along Grand Avenue, the only access to the site is from 88th Drive. Access to Grand Avenue (Hwy. 60) is controlled by ADOT. Again, ADOT is not amenable to approve direct access from this site to Grand Avenue.

Surrounding Land Uses

The surrounding properties are developed with the following land uses and zoning (See **Exhibit D**, Existing Zoning Map):

North: Grand Avenue and railroad tracks
East: C-2 - Commercial Development
South: R1-6 - Single Family Residential
West: C-4 - Hotel and RV Park

Preliminary Development Plan

The Grand Manor development plan proposes (86) detached single-family units within a loop street circulation system. (See **Exhibit E**, Final Plat for Grand Manor) The approved Final Plat includes a main entrance off of 88th Drive in alignment with the entrance to the retail center across the street. Lots back to Grand Avenue, 88th Drive, the hotel/RV Park and the single-family subdivision to the south. Landscape tracts are proposed along both sides of the 88th Drive entrance. Two active open spaces are proposed within the development, at the southwest corner and inside the loop street.

The purpose of the PAD district is to allow for traditional single-family homes on smaller lots in order to meet the lifestyle needs of area residents. The PAD has primarily one lot size with a few larger lots. The lots are a minimum of 4,725 square feet with minimum dimensions of 45-feet wide and 105-feet deep. There are (15) lots that back to (13) existing single-family lots adjacent to the south. One and two story homes are proposed. A minimum of four different house products, each having a minimum of two elevations, are proposed. Rear covered patios will be standard on all homes. Architectural enhancements shall be provided on all four elevations and with special attention to window openings. Windows on garage doors and stone accents will be provided as options. Further, the subdivision plat, lot layout design, and house product architecture will comply with the City's Design Review Manual for Detached Single-Family Residential uses.

The proposed single-family development standards are unique because of the lot configuration of this infill site. Although the development site has more than a quarter-mile of frontage along Grand Avenue access to the development can only be from 88th Drive. ADOT who controls access to Grand Avenue/Hwy. 60, will not allow direct access from this site to Grand Avenue. Therefore, the only street configuration for the development is a single loop street. With the constraints of the street configuration and the lot configuration, the development standards for the smaller single-family lots accommodate the infill nature of the site.

The final plat identifies 13 percent of the total 17.9 gross acres as common open space to be enjoyed by those living in the development. This exceeds the useable open space provision in the *Design Review Manual* which designates 9 percent of the gross area. In addition to the required landscape tracts along the street frontages, the final plat designates two tracts for recreation/retention areas. One of these tracts is centrally located inside the development's loop street. This open space area is proposed to be

landscaped and have amenities such as a tot-lot, BBQ, ramada, etc. Also proposed is a pedestrian walkway leading into this centralized open space from the adjacent street. The other open space tract is located in the southwest corner of the subdivision. It is proposed to be landscaped and provide passive recreation for the residents.

The architectural style and quality of the buildings and landscaped areas will provide a high-quality development for those living within the community. Grand Manor will also contribute to the long-term success of the local community and the City by providing a single-family product that is affordable, sustainable and in-line within the City’s population projections and goals to attract new infill development along the Grand Avenue corridor.

This well-designed infill development offers a unique single-family housing type that currently exists in a growing segment of the community which will further stimulate other types of complimentary and sustainable land uses within the local community. Grand Manor is designed to attract working professionals, families and/or empty nesters.

Permitted Uses

The PAD allows the permitted uses defined under Section 14-5-2, permitted conditional uses under Section 14-5-3, and permitted accessory uses under Section 14-5-4 of the Peoria Zoning Ordinance.

Phasing

The PAD will be developed in one phase.

Development Standards

The development standards will comply with the standards noted in the following Development Standards Table:

Minimum Development Standards

Land Use	Min. Lot Size	Minimum Setbacks for Principal Buildings					Rear	Max Building Height in feet	Max Lot Cover %
	Area	Width	Depth	Front	Sides***				
					Least Side	Total Sides			
Lots	4,725 sf	45'	105'	10' [*] 20' ^{***}	5'	10'	15'	30'	55%

* To living areas or side loaded garages.

** To front loaded garages.

*** Corner lots abutting local streets shall provide an 8-foot wide landscape tract in conformance with the Peoria Zoning Ordinance.

Design Guidelines

Development within the PAD shall comply with the City of Peoria Design Review Manual for Detached Single-Family Residential uses. Proposed are one and two story detached homes. Different house products with several elevations for each product are proposed for Grand Manor. House design features such as decorative window frames, pop-outs, or recesses are contemplated to be incorporated and fenestrations on all sides of the buildings to create a finished appearance and other architectural elements to further enhance the character of the development.

A decorative 8-foot noise attenuation solid perimeter theme wall is proposed along Grand Avenue however the final design and construction of the wall will be dictated by the recommendations of a noise study and ADOT requirements. Additionally a wall along 88th Drive will be constructed. Both the Grand Avenue and 88th Drive walls will be designed with a consistent theme which may include split-face CMU, smooth single-scored CMU, split-face single-scored CMU, smooth single-scored recessed CMU, and decorative pre-cast concrete caps on repeating columns. The walls are to be designed to enhance the streetscape of Grand Avenue and 88th Drive.

A 6-foot CMU wall, part of the existing single-family development to the south, exists along the southern boundary of the site. The grade level of the Grand Manor site is higher than the residential subdivision to the south. Based on the current grade levels along the southern boundary of the site, a retaining wall and additional 6-foot block wall on top of the retaining wall built as close as possible to the existing wall is proposed. All walls shall be built subject to the City's Design Review approval process.

The landscaped entry with one monument sign on the northwest corner of the entrance will provide a sense of arrival into Grand Manor. Perimeter landscaping planted along the solid theme walls along Grand Avenue and 88th Drive will also create a tranquil sanctuary for those living and visiting Grand Manor. (See **Exhibit F**, Conceptual Landscape & Wall Details Plan)

There are two locations planned within Grand Manor that provide recreation areas for all residents to relax and enjoy. The active open space area is centrally located inside the development's loop street thereby providing sufficient access to all residents. Additionally, pedestrian walkways leading into this centralized open space are proposed from the adjacent street. Amenities contemplated for this open space are a ramada, tables, BBQ, and a tot-lot. A passive open space is proposed on the development's southwest corner. Both open space areas are proposed to be beautifully landscaped.

Signage

The development shall include one monument sign at the entrance located on the northwest corner of the entrance street at 88th Drive as illustrated in Exhibit F. This illustration is conceptual only; all signage shall be subject to the sign permit review process. All other signage shall be in accordance with Article 14-34 of the Zoning Ordinance.

Landscaping

This project shall be landscaped in accordance with Article 14-35 of the Zoning Ordinance and the Design Review Manual. Required landscape tracts will be provided: 1) along Grand Avenue to buffer homes from Grand Avenue and to enhance Grand Avenue's streetscape, 2) along 88th Drive to buffer the residential development from existing commercial development across the street, and 3) along both sides of the 88th Drive entrance will provide a sense of arrival to the development. Two landscaped active/passive recreation/retention areas are provided within the development for the enjoyment of the residents.

Grading and Drainage

The PAD site is relatively flat and generally drains to the southwest. The site will provide the 100yr 2 hour retention for the gross site area and drainage will comply with the City of Peoria requirements. Additional drainage concerns not addressed during this rezoning process will be addressed during review of civil improvement plans. (See **Exhibit G**, Grading and Drainage Plan)

Public Utilities and Services

There are existing water and sewer lines available to the site. The developer will provide any additional street and utility improvements necessary for this development when the site is developed as required by the City. Service providers are as follows:

Sewer	City of Peoria
Water.....	City of Peoria
Electricity.....	Arizona Public Service
Telephone	Local Provider
Cable TV	Local Provider
Gas.....	Southwest Gas Company
Refuse.....	City of Peoria
Fire and Emergency	City of Peoria
Police	City of Peoria
Schools	Peoria Unified School District



Vicinity Map
SWC of 88th Drive & Grand Avenue

Legal Description

SWC of 88th Drive & Grand Avenue

Lots 1 through 86, inclusive, and Tracts A through G, inclusive, of Grand Manor, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 935 of Maps, Page 45.

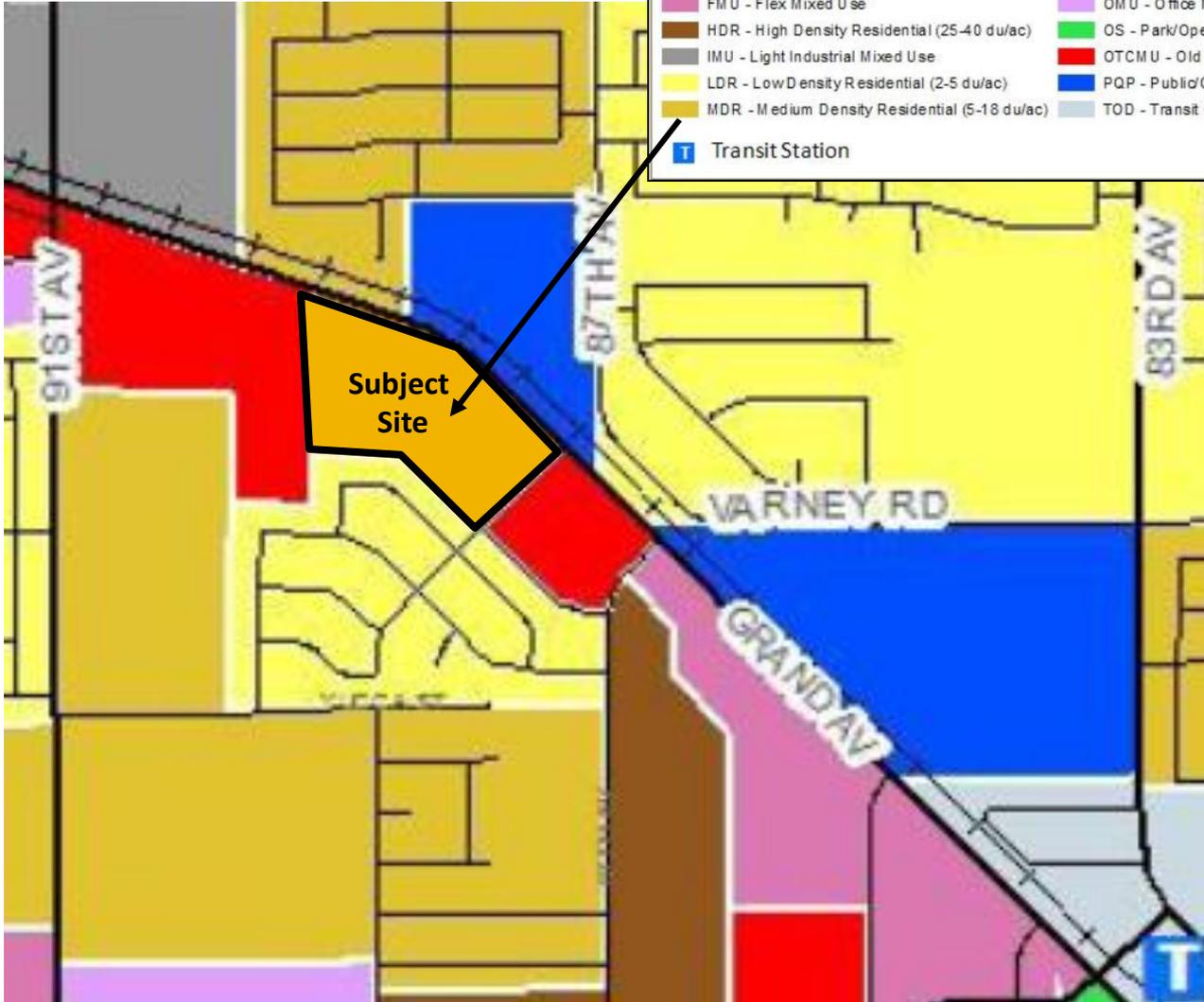
Old Town Land Use Map

PROPOSED LAND USE:

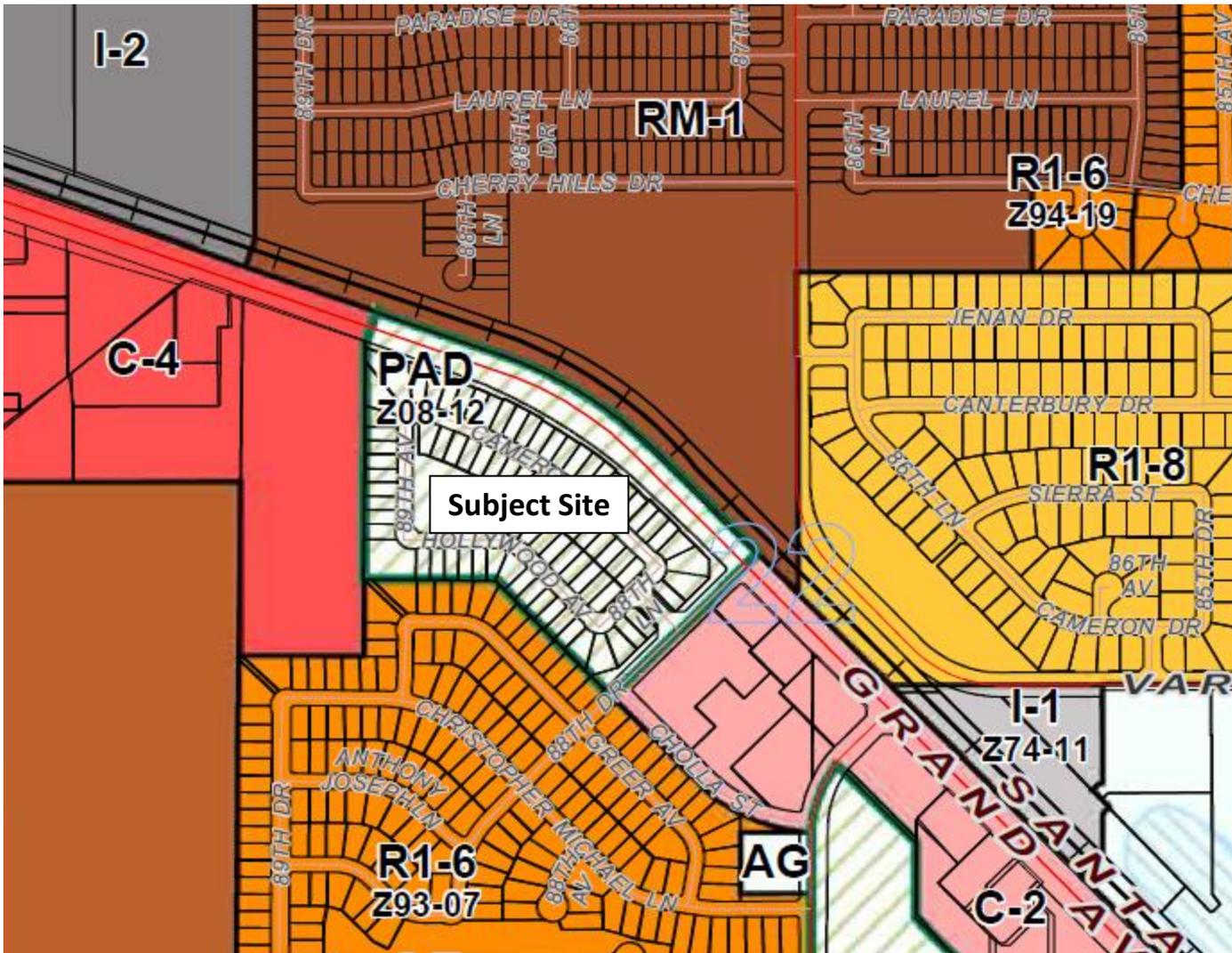
Medium Density Residential (5-18 du/ac)

Old Town Land Use Categories

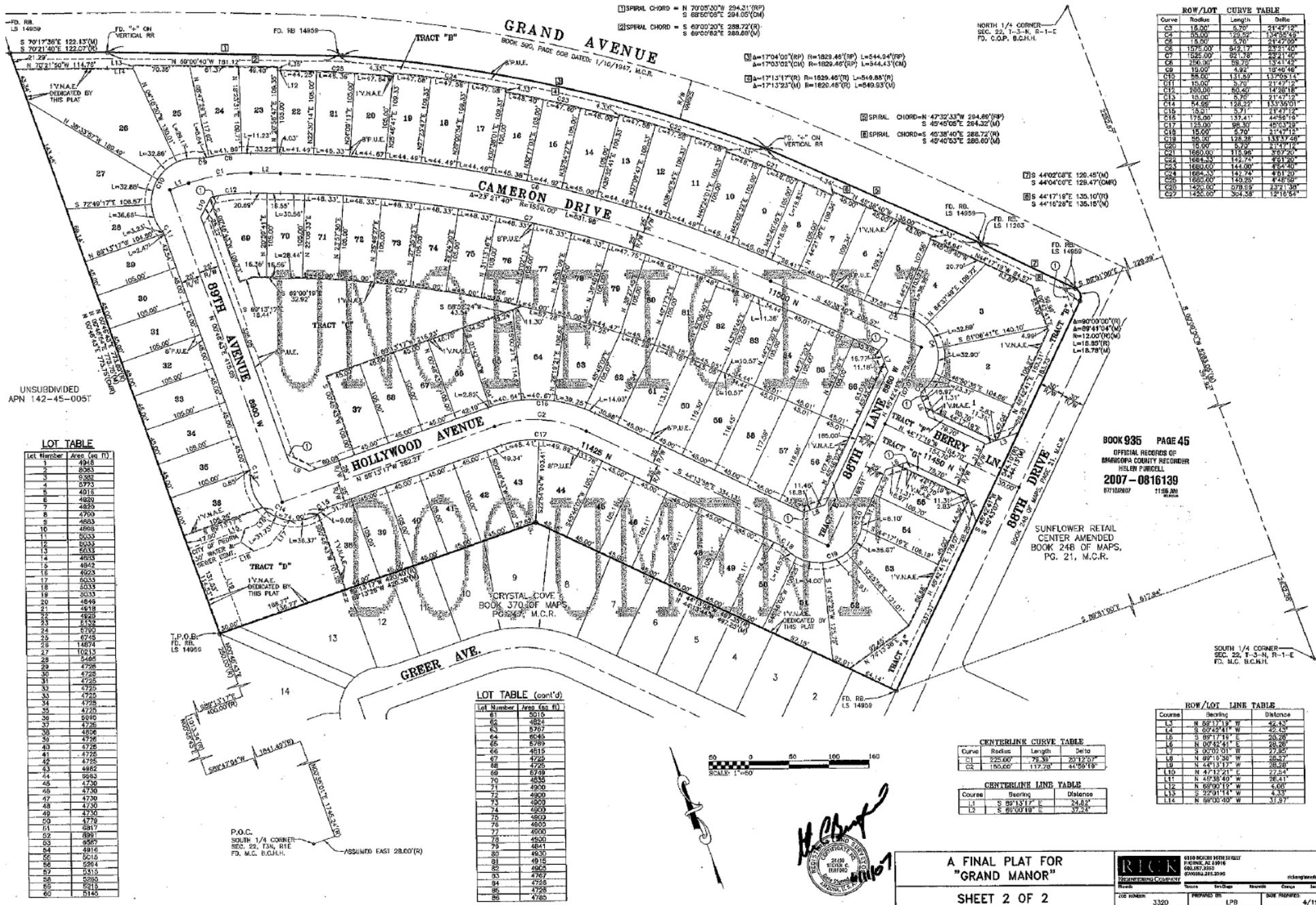
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|---|--|
|  CCM - Core Commercial Mixed Use |  MHDR - Medium-High Density Residential (18-25 du/ac) |
|  FMU - Flex Mixed Use |  OMU - Office Mixed Use |
|  HDR - High Density Residential (25-40 du/ac) |  OS - Park/Open Space |
|  IMU - Light Industrial Mixed Use |  OTCMU - Old Town Commercial Mixed Use |
|  LDR - Low Density Residential (2-5 du/ac) |  PQP - Public/Quasi Public |
|  MDR - Medium Density Residential (5-18 du/ac) |  TOD - Transit Oriented Development (18-35 du/ac) |
|  Transit Station | |



Proposed General Plan / Old Town Specific Area Plan
SWC of 88th Drive & Grand Avenue



Existing Zoning Map
 SWC of 88th Drive & Grand Avenue



SPIRAL CHORD = N 70°05'00" W 254.31'(R)
 S 88°00'00" E 294.03'(C4)

SPIRAL CHORD = S 69°00'20" E 288.72'(R)
 S 69°00'22" E 289.69'(M)

A=17°04'00"(R) R=1829.46'(R) L=544.94'(R)
 A=17°03'02"(C4) R=1829.46'(R) L=544.43'(C4)

A=17°13'17"(R) R=1829.46'(R) L=546.88'(R)
 A=17°13'23"(R) R=1829.46'(R) L=549.93'(C4)

SPIRAL CHORD = N 47°32'35" W 254.86'(R)
 S 42°40'00" E 284.32'(M)

SPIRAL CHORD = S 40°38'40" E 288.72'(R)
 S 40°40'53" E 289.00'(M)

NORTH 1/4 CORNER
 SEC. 22, T-3-N, R-1-E
 FD. C.O.P. B.C.N.H.

ROW/LOT CURVE TABLE

Curve	Radius	Length	Delta
C3	18.50'	5.50'	21°27'29"
C4	35.00'	10.70'	32°47'09"
C5	35.00'	5.70'	21°47'09"
C6	152.00'	35.17'	22°51'42"
C7	152.00'	32.78'	22°51'42"
C8	256.30'	58.70'	35°41'42"
C9	150.00'	4.92'	18°49'46"
C10	58.50'	131.92'	13°05'14"
C11	15.00'	3.70'	21°47'09"
C12	200.00'	20.40'	1°02'18"
C13	19.50'	5.72'	21°47'09"
C14	54.50'	126.27'	13°05'14"
C15	3.00'	3.71'	21°47'09"
C16	175.00'	137.41'	44°59'16"
C17	15.00'	3.70'	21°47'09"
C18	15.00'	3.70'	21°47'09"
C19	35.00'	128.78'	13°05'14"
C20	180.00'	179.26'	3°07'20"
C21	184.25'	124.73'	2°01'20"
C22	180.00'	144.00'	2°01'20"
C23	184.25'	147.74'	4°01'20"
C24	180.00'	143.26'	4°48'50"
C25	180.00'	179.26'	3°07'20"
C27	122.00'	304.36'	12°16'54"

S 44°02'08" E 126.45'(M)
 S 44°04'00" E 129.47'(CMR)

S 44°17'19" E 135.10'(M)
 S 44°15'28" E 135.19'(M)

BOOK 935 PAGE 45
 OFFICIAL RECORDS OF
 BRADSHAW COUNTY RECORDER
 HELEN JENSEN
 2007-0816139
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SUNFLOWER RETAIL
 CENTER AMENDED
 BOOK 248 OF MAPS,
 PG. 21, M.C.R.

ROW/LOT LINE TABLE

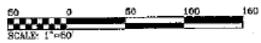
Course	Bearing	Distance
L3	N 58°17'19" W	42.45'
C4	S 0°22'41" E	22.59'
L5	S 89°17'19" E	26.28'
L6	N 00°42'41" E	26.28'
L7	S 89°01'01" W	26.28'
L8	N 89°15'30" W	26.27'
L10	N 47°13'17" W	26.28'
L11	N 48°38'40" W	26.41'
L12	N 69°00'15" W	2.00'
L13	S 2°01'14" W	4.83'
L14	N 69°00'00" W	31.97'

CENTERLINE CURVE TABLE

Curve	Radius	Length	Delta
C1	225.00'	78.30'	20°12'07"
C2	150.00'	117.70'	44°59'18"

CENTERLINE LINE TABLE

Course	Bearing	Distance
L1	S 89°13'17" E	24.83'
L2	S 89°00'19" E	37.23'



LOT TABLE

Lot Number	Area (sq ft)
1	4918
2	6263
3	9382
4	6773
5	4918
6	4920
7	4920
8	4920
9	4920
10	4920
11	5033
12	5033
13	5033
14	4920
15	4920
16	4923
17	5033
18	5033
19	5033
20	4949
21	4818
22	4920
23	4920
24	5100
25	6745
26	14874
27	10613
28	5485
29	4726
30	4726
31	4726
32	4726
33	4726
34	4726
35	4726
36	5000
37	4726
38	4806
39	4726
40	4726
41	4726
42	4726
43	4882
44	4726
45	4726
46	4730
47	4730
48	4730
49	4730
50	4779
51	6817
52	8981
53	9587
54	4816
55	5016
56	5994
57	5115
58	5090
59	5913
60	5180

LOT TABLE (cont'd)

Lot Number	Area (sq ft)
61	5015
62	4824
63	5767
64	6045
65	5789
66	4815
67	4726
68	4726
69	5768
70	4835
71	4900
72	4900
73	4900
74	4900
75	4900
76	4900
77	4900
78	4900
79	4841
80	4930
81	4915
82	4905
83	4767
84	4726
85	4726
86	4780

P.O.C.
 SOUTH 1/4 CORNER
 SEC. 22, T-3-N, R-1-E
 FD. M.C. B.C.N.H.
 ASSUMED EAST 28.00'(R)

A FINAL PLAN FOR
 "GRAND MANOR"
 SHEET 2 OF 2

RICK
 REALTY COMPANY

610 NORTH 10TH STREET
 DENVER, CO 80202
 303.733.2299

FILED IN: 2007082615296

DATE: 7/10/07

200 NUMBER: 3320 PREPARED BY: LPB DATE DRAWN: 4/11



LANDSCAPE CALCULATIONS

REQ'D.	PROVIDED
LANDSCAPE AREAS:	
A. Street Frontage Areas (14.35-A.1)	
1. Adjacent to Adjoin Streets (10 feet)	17,906 SF
2. Adjacent to Collector Streets (8 feet)	4,262 SF
3. Adjacent to Local Streets (5 feet)	2,480 SF
** Requirement applied along site and street frontage areas	
B. Required Driveway Retention/ Detention Areas (14.35-A.4)	
xx SF	xx SF
C. Usable Open Space Areas (Design Review Manual 25-70-12(C) >20 sq ft)	
1. Usable Open Space (15% of gross project area per existing stipulation)	96,703.20 SF
97,274.40 SF	
PLANT QUANTITIES:	
D. Trees: 1 per 25 linear feet of street frontage (8' or 10' buffer + ROW)	
74 Trees	74 Trees
E. Shrubs: 5 per 25 linear feet of street frontage (8' or 10' buffer + ROW)	
370 Shrubs	370 Shrubs
Driveway Retention/ Detention + Usable Open Space (14.35-A.4.2)	
F. Trees: 1 per 1000 square feet	97 Trees
G. Shrubs: 5 per 1000 square feet	480 Shrubs
Usable Open Space areas may occupy the same areas as drainage	
TOTALS:	
Total Landscape Areas (A+B+C)	121,644.30 SF
Total Usable Open Space Percent	14.1%
Total Trees (D+E)	171
Total "24" Shrubs (50% of total required trees)	85
Total Shrubs (E+G)	850

PLANT LEGEND

TREES	SIZE
CERCIDILUM PRAECOX	24" BOX
PAID BREA	MELTY TRUNK
ACACIA MINUTA	15 GALLON
SWEET ACACIA	DOUBLE STAKE
WASHINGTONIA ROBURATA	8" 10" 12" 14"
MEXICAN FAN PALM	SKIN TRUNKS
QUERCUS VIRGINIANA	24" BOX
SOUTHERN LIVE OAK	DOUBLE STAKE
PROSPERIS CHENSIS	15 GALLON
CHILEAN MESQUITE	DOUBLE STAKE
DALEOPSIS BISSOID	15 GALLON
SINCOO TREE	DOUBLE STAKE
SCHNUS TERRESTRIS/FOLIUS	24" BOX
BRAZILIAN FERN	DOUBLE STAKE
ULMUS PARVIFLORA	24" BOX
EVERGREEN ELM	DOUBLE STAKE
OLEA EUROPAEA 'SMAN HILL'	24" BOX
SWAN HILL OLIVE	DOUBLE STAKE
PRUNUS BRUTIA ELEGANCA	24" BOX
MONSIEUR FINE	DOUBLE STAKE
SHRUBS	SIZE
CAESALPIA PILICHERMIA	5 GALLON
RED BIRD OF PARADISE	
CALLUNA CALIFORNICA	5 GALLON
RED PINKY CUSTER	
GAUSSIA PHYLLIPPORIA	5 GALLON
SILVER LEAF CASSIA	
LEUCOPHYLLUM GANDAVIA	5 GALLON
"HINDERGLOU" SAGE	
HESPERALOE PARVIFLORA	5 GALLON
RED YUCCA	
DAZYLIRON WHEELER	5 GALLON
DESERT SPURGE	
XYLARIA CONGESTUM	5 GALLON
SHINY KYLARIA	
DOODONEA VISCOZA	5 GALLON
FOUR-O'CLOCK	
NEROLEA OLEANDER 'PETITE PINK'	5 GALLON
'PETITE PINK' OLEANDER	
BOUGAINVILLEA	5 GALLON
"TORCH GLOW" BOUGAINVILLEA	
RAPHANOLEPIS INDICA	5 GALLON
INDIAN HAWTHORN	
BOUGAINVILLEA	5 GALLON
"TORCH GLOW" BOUGAINVILLEA	
RAPHANOLEPIS INDICA	5 GALLON
INDIAN HAWTHORN	
PITISPORUM TORBA	5 GALLON
"WHEELERS DAWG"	
MYRTUS COMARINUS 'COMPACT'	5 GALLON
'DWARF WHITE'	
SALVA GREGGII	5 GALLON
AUTUMN SAGE	
SALVA CLEOPATRA	5 GALLON
CLEVELAND SAGE	
MULLENBERGIA RIGENS	5 GALLON
REGAL WIST	
AGAVE GEMMIFLORA	5 GALLON
SMOOTH TOE AGAVE	
GROUNDCOVERS	SIZE
LANTANA MONTENEGRIS	1 GALLON
ORCHID BEGONIA INDIANA	
COMPOLULAB CHERIDRUM	1 GALLON
BUSH MORNING GLORY	
OVYNDON DACTYLON	5000
MIDIRON HYBRID	
VINES	SIZE
BOUGAINVILLEA	1 GALLON
SAN DIEGO RED	
LANDSCAPE MATERIALS	SIZE
DECOMPOSED GRANITE	1" x 3"
'DESERT GOLD'	3" x 3"
CONCRETE HEADER	8" WIDE
EXTRUDED	

GENERAL NOTES:

1. Turf (grass) is limited to a maximum of 20% of the site area.
2. A development may substitute a 30" tree or larger tree in place of a 15 gallon tree at a substitution rate of 1:2 trees for every required 15 gallon tree.
3. All landscaped areas shall be supported by an automatic irrigation system which may be spray, flood or drip system.
4. Plant materials utilized in landscape areas in the ROW must be included on the most recent edition of the Phoenix Active Management Area Low Water Use Drought Tolerant Plant List.
5. The Property Owner and/or Lessee shall be responsible to notify residents of landscaping within the Right-of-Way.
6. A 3-foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach when mature.



biform landscape architecture group, inc.

1220 west valley road, suite 101
Phoenix, Arizona 85014
Phone 602.265.8000 Fax 602.353.9229



This contract allows the owner to require the substitution of landscape or materials of better quality than that shown. A written description of such other items or materials to be substituted shall be submitted to the owner of the project in writing prior to the start of construction. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

Grand Manor
Sub-Division
NIC of 88th Avenue & Grand Avenue
Bell Weiss L.L.C.
16611 North 91st Street, Suite 105, Scottsdale, Arizona 85260
PHONE: (602) 353-9229

REVISION:	5/15/06 - Civil Revisions
DATE:	5/15/06
SCALE:	1" = 80'
SHEET NO:	

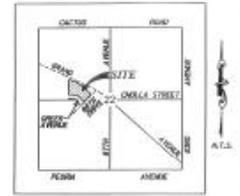
PL 1.2

PRELIMINARY LANDSCAPE PLAN

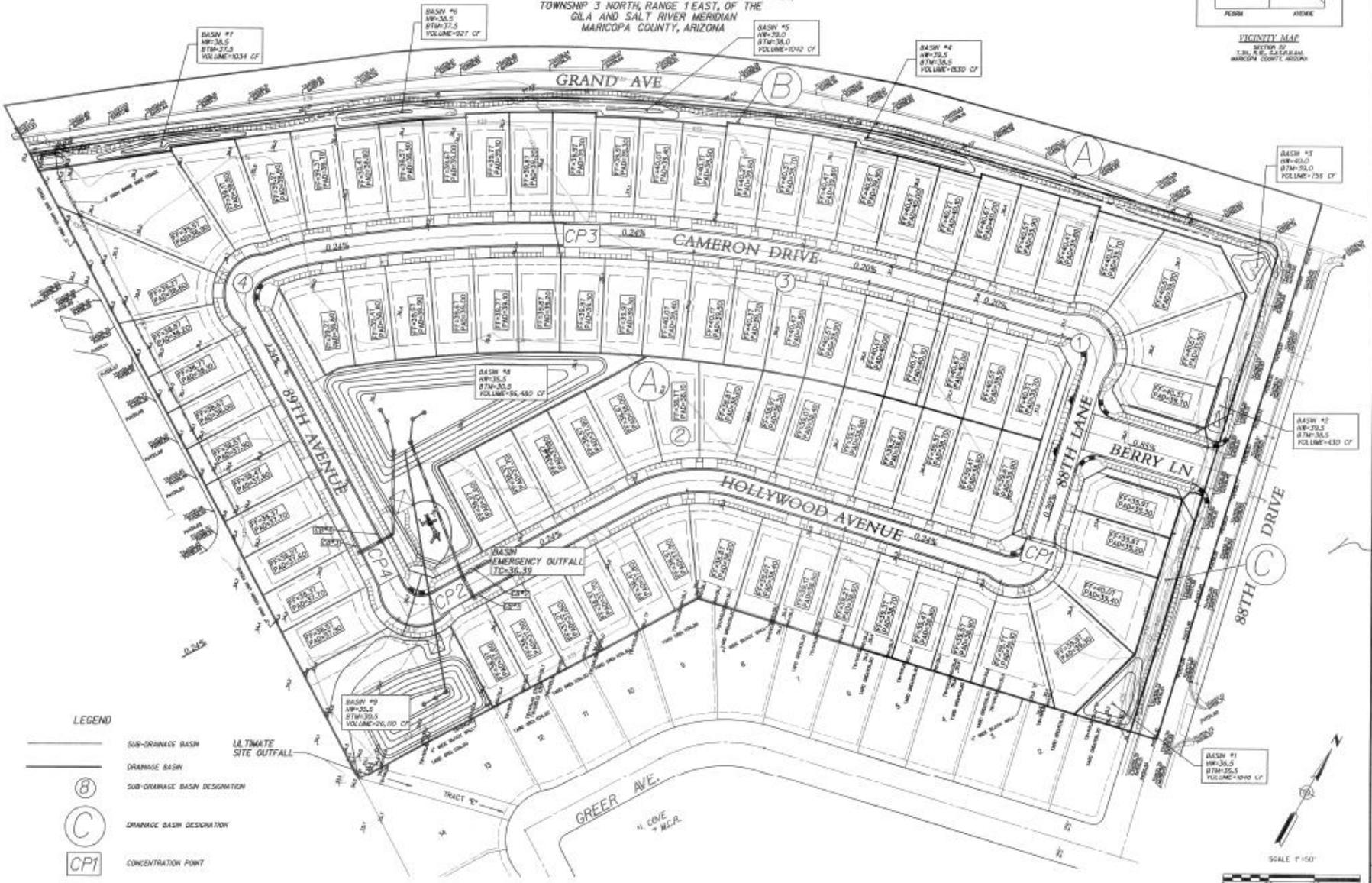
Exhibit F

GRADING & DRAINAGE EXHIBIT
FOR
GRAND MANOR
CITY OF PEORIA, ARIZONA

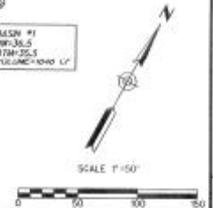
A PORTION OF THE SOUTHEAST QUARTER OF
THE NORTHWEST & SOUTHWEST QUARTER SECTION 22,
TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE
GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



VIGNITY MAP
SECTION 22
T.3N. R.1E. S.43-R.44
MARICOPA COUNTY, ARIZONA



- LEGEND**
- SUB-DRAINAGE BASIN
 - DRAINAGE BASIN
 - SUB-DRAINAGE BASIN DESIGNATION
 - DRAINAGE BASIN DESIGNATION
 - CONCENTRATION POINT
 - ULTIMATE SITE OUTFALL



DRAINAGE AND GRADING EXHIBIT

Exhibit G