Planned Area Development
Standards and Guidelines Report for

Acacia Village

Peoria Avenue and 87th Avenue
Peoria, Arizona

Second revised and resubmitted January 24, 2006

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Table of Contents

Subject	Page
1. Introduction	1
2. Legal Description	1
3. Consistency with General Plan	1
4. Site Information and Existing Site Conditions	3
5. Surrounding Land Uses and Conditions	3
6. Preliminary Development Plan	4
7. Permitted, Conditional and Accessory Uses	4
8. Project Phasing and Development Schedule	6
9. Project Development Standards	6
10. Project Signage Standards	8
11. Project Landscaping Standards	8
12. Infrastructure and Utilities	8
a. Street Right of Way Dedications	8
b. Slope Analysis, Grading and Drainage	9
c. Water and Wastewater	9
d. Preliminary Utilities and Infrastructure	9

List of Exhibits
Exhibit 1 - Aerial Map
Exhibit 2 – Preliminary Site Plan
Exhibit 3 – Preliminary Landscape Plan
Exhibit 4 – Topographic Map

List of Appendices
Appendix A – Map of Parcel Owners of Surrounding Land
Appendix B – List of Property Owner Names and Addresses
Appendix C – Traffic Impact Analysis (submitted to Peoria Engineering Dept., not included here)
Appendix D – Water System Analysis Report
Appendix E – Wastewater System Analysis Report
Appendix F – ALTA Survey (submitted to Peoria Engineering Dept., not included here)
Appendix G – Legal Description
Appendix H – Update on Public Participation: October 10, 2005 Open House Summary
Appendix I – Architectural Renderings, Themes and Details

1. Introduction

The purpose of this report is to establish and request the approval of a Planned Area Development (PAD) plan for *Acacia Village*. This PAD lays out the land use characteristics for a mixed-use development of residential townhomes and retail shops to be located on 7.62 gross acres at the southwest corner of Peoria and 87th Avenues. The plan calls for two and three-story townhomes with attached garages, and a 10,000 square foot building featuring retail shops on the ground floor and residential lofts on the second floor. *Acacia Village* is comprised of privately owned land.

This PAD Standards and Guidelines Report is being submitted to the City of Peoria as a supplement to the zoning application and is intended to demonstrate the high quality mixed-use community proposed for this site. The purpose of the application is to request a zoning change for the *Acacia Village* site. The existing zoning for the property is C-2. It is requested that the zoning for the property be changed to a Planned Area Development (PAD) community.

2. Legal Description

See Appendix G for Legal Description of the property.

3. Consistency with General Plan

This property is designated in the City's General Plan as appropriate for mix-use, which is supported by the residential and retail uses proposed for the project. Development of Acacia Village is consistent with many of the goals, objectives and policies of several Elements within the City's General Plan. The Narrative Statement in the rezoning application addresses this in greater detail, however some of the many goals, objectives and policies which would be supported by the development of this project are identified below. In addition, the project's medium density residential and retail uses are consistent with the Central Peoria Revitalization Plan designation for "corridor-oriented mixed uses".

Land Use Element

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.

Policy A-3b: The City shall ensure that high-density residential developments have direct access to arterial streets without traversing existing or proposed lower density residential areas.

Policy A-3g: The City shall encourage infill residential development that takes advantage of existing municipal services, utilities, transportation facilities, schools and shopping areas.

Policy A-5a: The City shall support the development of alternate forms of housing, such as attached and detached townhouses and condominiums in appropriate locations.

Objective A-11: Encourage mixed-use developments that promote residential, commercial, office, and clean industrial uses that minimize infrastructure needs and transportation demands.

Circulation Element

Policy B-1b: The City will encourage land development patterns that promote the operational efficiency of the existing and future transportation system.

Policy B-7b: The City shall encourage site planning and transit-oriented design and land uses around future transit centers to emphasize the ease and safety of pedestrian circulation and orientation of compatible and mutually supportive uses.

Growth Areas Element

Goal F: Promote efficient development areas which support a variety of land use types, conserve natural resources, reduce automobile dependency, and exhibit a logical extension of infrastructure and service capacities.

Objective F-1: Direct attractive development into identified growth areas, creating dynamic urban pockets with diverse economic, housing, cultural and entertainment opportunities.

Policy F-1c: The City shall encourage a mix of land uses within each growth area, including varied housing types and densities, employment opportunities and businesses.

Revitalization and Development Element

Goal G: Create an attractive, vibrant and sustainable downtown community within mature areas of the city.

Objective G-2: Encourage development of vacant land in adopted revitalization or redevelopment areas.

Housing Element

Goal H: Provide for sufficient availability and variety of opportunities for safe, decent and affordable housing, cohesive neighborhoods to meet the needs of present and future residents of Peoria.

Objective H-1: Promote quality residential development through diversity in housing types.

Policy H-1d: The City shall encourage mixed-use projects to increase the housing supply while promoting diversity and neighborhood vitality.

4. *Site Information and Existing Site Conditions*

The subject site is undeveloped property. It is an infill piece, with Peoria Avenue frontage along the site's north property line and 87th Avenue providing frontage along the east property line. (See Exhibit 1, Aerial Map).

5. *Surrounding Land Uses and Conditions*

Adjacent to the west is the Sundown Shopping Plaza, with various office and retail uses, to the west of that is a Dairy Queen and the Peoria Accelerated Charter High School. On the east side of the property is the St. Charles Barromeo Catholic Church. Immediately to the south of the proposed development is the Monroe Park Estates single family subdivision. To the north, on the other side of Peoria Avenue, are several large apartment developments built in the 1970's and 1980's.

6. Preliminary Development Plan

Acacia Village is a proposed residential and retail mixed-use project. (See Exhibit 2, Preliminary Site Plan). A substantial portion of this 7+ acre parcel will be developed with two and three story for-sale town homes, each with direct access attached garages. Called *The Townhomes at Acacia Village*, a total of 108 homes will be served with 202 garaged parking spaces and 69 open parking spaces in the residential portion of the site. The immediate northeast corner of *Acacia Village* will feature *The Shops at Acacia Village* - 10,000 square feet of retail shops on the ground floor, with seven residential lofts on the second floor (included in the total number of residential units). The types of retail uses envisioned include sandwich shops, dry cleaners, hair/nail salons, express mail service, wireless communication retail service, travel agencies and other businesses that offer neighborhood-level goods and services. In addition, at the east end of the retail shops, a popular coffee-house with a drive-through will be established.

This gated community will include a swimming pool, a recreation/clubhouse and landscaped paths and green spaces linking the various residential homes and shops. In consideration of the existing single family homes located in the Monroe Park Estates immediately south of the property, the townhomes built along this area of the site will step down to two stories.

7. Permitted, Conditional and Accessory Uses

The PAD proposes the following permitted uses:

- Automatic teller machine
- Banks and financial institution
- Medical, dental or health offices
- Professional, administrative or business offices
- Catering establishment
- Coffee shop
- Restaurants and cafeterias*
- Dancing, theater or music studio
- Health and exercise center*
- Indoor theater
- Essential public service or utility installation
- Remote mail service
- Antiques, crafts and collectible sales
- Bait and tackle shops

- Book, stationary and greeting card store
- Candy and ice cream store
- Copy center
- Florist
- Gift, novelty, and souvenir shop
- Hobby, stamp and coin shop
- Newsstand
- Pet shop
- Indoor retail sales of new and used merchandise, excluding autos, boats, RV's and motors
- Video rental store
- Water and ice store
- Art gallery
- Cultural institution
- Day care center or preschool*
- Libraries and museums
- Non-profit services*
- Public buildings*
- Public utility buildings, structures, uses, facilities and equipment*
- Appliance, furniture and household equipment sales and rentals
- Office supply and machine sales and service
- Monument sales and engraving shop
- Dry cleaning and laundry establishment
- Employment agencies (not including day labor hiring centers)
- Medical, dental, optician or health, clinics and laboratories
- Locksmith
- Tanning salon, nail salon, barber shop, beauty parlor and similar uses
- Photographic developing and printing
- Photographic studio
- Radio and television sales and service
- Recording studio
- Shoe service and clothing alteration
- Sightseeing tour companies
- Ticket and travel agency
- Watch and clock repair shop

The PAD proposes the following conditional uses may be considered:

- Commercial service establishments combining retail, showroom with workshop*

- Retail liquor store*
- Tavern, bar, lounge or establishment that sells alcoholic beverages for consumption on premises, excluding restaurants
- Veterinary hospital*
- Veterinary offices and clinics, excluding animal boarding*

The PAD proposes the following accessory uses may be considered:

- Food and beverage vendor cart*
- Outdoor dining and coffee area

* Subject to limitations of section 14-9-5 of the Zoning Code

8. Project Phasing and Development Schedule

The site improvements will be developed all at one time, not phased. Development will begin as soon as entitlements and plan approvals are obtained. Building permits will be obtained on a building by building basis.

9. Project Development Standards

The chart below compares the development standards proposed for *Acacia Village* with the City's current standards for RM-1 Multi-Family and C-2 Commercial.

Development Standard	Proposed Standards Acacia Village PAD	RM-1 (Multi-Family) Standards Article 14-6 Peoria Zoning Code	C-2 (Commercial) Standards Article 14-9 Peoria Zoning Code
Maximum Building Height	30' 2-story/40' 3-story	48'	48'
Minimum Front Setback	10'	20'	15'
Minimum Side (corner) Setback	10'	15'	15'
Minimum Rear Setback	15'	15'	20'
Min. Principal Building Separation	10'	10'	n/a
Maximum Lot Coverage	35%	50%	n/r
Usable Open Space	8.9%	7%	5%
Residential Density (du/ac)	14.17 du/ac	18 du/ac	n/a
Min. setback from Residential zones	15'	n/a	15'
Minimum lot width/size	n/a	n/r	n/r
Parking	2.2 spaces/du 48 provided for retail	2.2 spaces/du	1 space per 250 sq. ft.

n/a = not applicable n/r = no minimum requirements

As illustrated on the preceding Development Standards chart, Applicant is proposing reductions to the City's front and side yard setbacks. These reductions are consistent with the Planned Area Development District's (PAD) intent to "provide an alternative zoning district to the conventional zoning and development approaches and processes in the City of Peoria in order that... the following goals may be achieved." Two of these goals in particular, are supported by the proposed reductions. These are:

> "To encourage innovations in residential, commercial, and industrial development so that greater opportunities for better housing, recreation, shopping and employment, may extend to all citizens and residents of Peoria."
>
> and
>
> "To encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic and desirable development which may be characterized by special features of the geography, topography, size or shape of a particular property."

The proposed front and side yard setbacks of 10' serve to create a more urban, pedestrian-oriented environment, contributing to the vitality of the neighborhood in and around *Acacia Village*. The innovative design of *Acacia Village*, a mixed-use development of townhomes and neighborhood-level retail, is consistent with the urban flavor and medium residential density the City is seeking for this area, as identified in the Central Peoria Revitalization Plan (the "Revitalization Plan"). *Acacia Village* is located on Peoria Avenue, identified in the Revitalization Plan as one of the primary access corridors leading into the primary and secondary cores of the downtown area.

Acacia Village is precisely the type of "kick start" revitalization demonstration project that the City is hoping the private sector will develop. As indicated on page 77 of the Revitalization Plan, in a discussion of projects that will demonstrate the public commitment to revitalization efforts, the City plans to "market for owners and investors that will transform Peoria Avenue to a pedestrian-oriented, commercial street with parking in the rear. Market for a mix of retail/service businesses in street level spaces, offices on the second floor and residential lofts on the third floor." The reduced front and side yard setbacks will increase the opportunities for activity closer to the street, contributing to the City's goal of a pedestrian-oriented urban environment for this infill property.

While the property is currently zoned C-2, the majority of the property will be developed as townhomes, with the only commercial area proposed to be located on the northeast corner of the site. The 15' rear yard setback proposed for *Acacia Village* is consistent with City's Multi-Family standard. The Commercial setback standard is not relevant nor is it appropriate for this project.

All site lighting shall comply with the requirements of the City of Peoria Dark Sky Ordinance and the City of Peoria Zoning Ordinance.

10. Project Signage Standards

The signage standards will be in accordance with the Peoria Zoning Ordinance and shall be subject to the City's Design Review Process.

11. Project Landscaping Standards

Development of *Acacia Village* will be in compliance with Article 14-35 Landscaping Standards of the Peoria Zoning Ordinance. (See Exhibit 3, Preliminary Landscape Plan). A landscape summary table to be added to the Landscape Plan per this Article)

12. Infrastructure and Utilities

a. Street Right of Way Dedications

Applicant has previously submitted to the City a Traffic Impact Analysis and has had several meetings with the Engineering Department to discuss right of way dedications on Peoria and 87th Avenues, as well as the alignment of 87th Avenue as it approaches the intersection of Peoria Avenue. During those discussions, Applicant and the City reached an agreement in concept, which is as follows. With regard to Peoria Avenue, the developer will dedicate 55' for the right-of-way and will provide a 10' roadway and utility easement in which the project's landscaping can be included, as well as an 8' public utility easement, if needed. This is also agreeable to APS. With Regard to 87th Avenue, the City will eventually acquire undeveloped private property along the east side of 87th Avenue and Applicant will dedicate property along the west side of 87th Avenue following an alignment detailed in the Traffic Impact Analysis, but which generally includes 40' along the southern portion tapering to 30' along the northern portion of the site. The 8' public utility easement will be provided inside the 10' landscape setback. (The final Traffic Impact Analysis was submitted to and has been reviewed by the Peoria Engineering Department.).

b. Slope Analysis, Grading and Drainage

The PAD site slopes from east to west. Approximately two-thirds of the site flows toward the northwest corner while one-third flows toward the southwest corner. A swale located along the northern border of the site flows from west to east and carries water drained from Peoria Avenue. The portion of 87th Avenue that lies between Peoria Avenue and a point approximately midway of the eastern border of the site drains directly onto the site, while the remaining portion adjacent to the site is picked up by storm drains along the eastern edge of the road. A combination of existing storm drains running along 87th and Peoria Avenues and on-site, underground retention pipes will accommodate all storm water. Drainage will be designed to accommodate 100-year, two-hour storm events. (See Exhibit 4, Topographic Map).

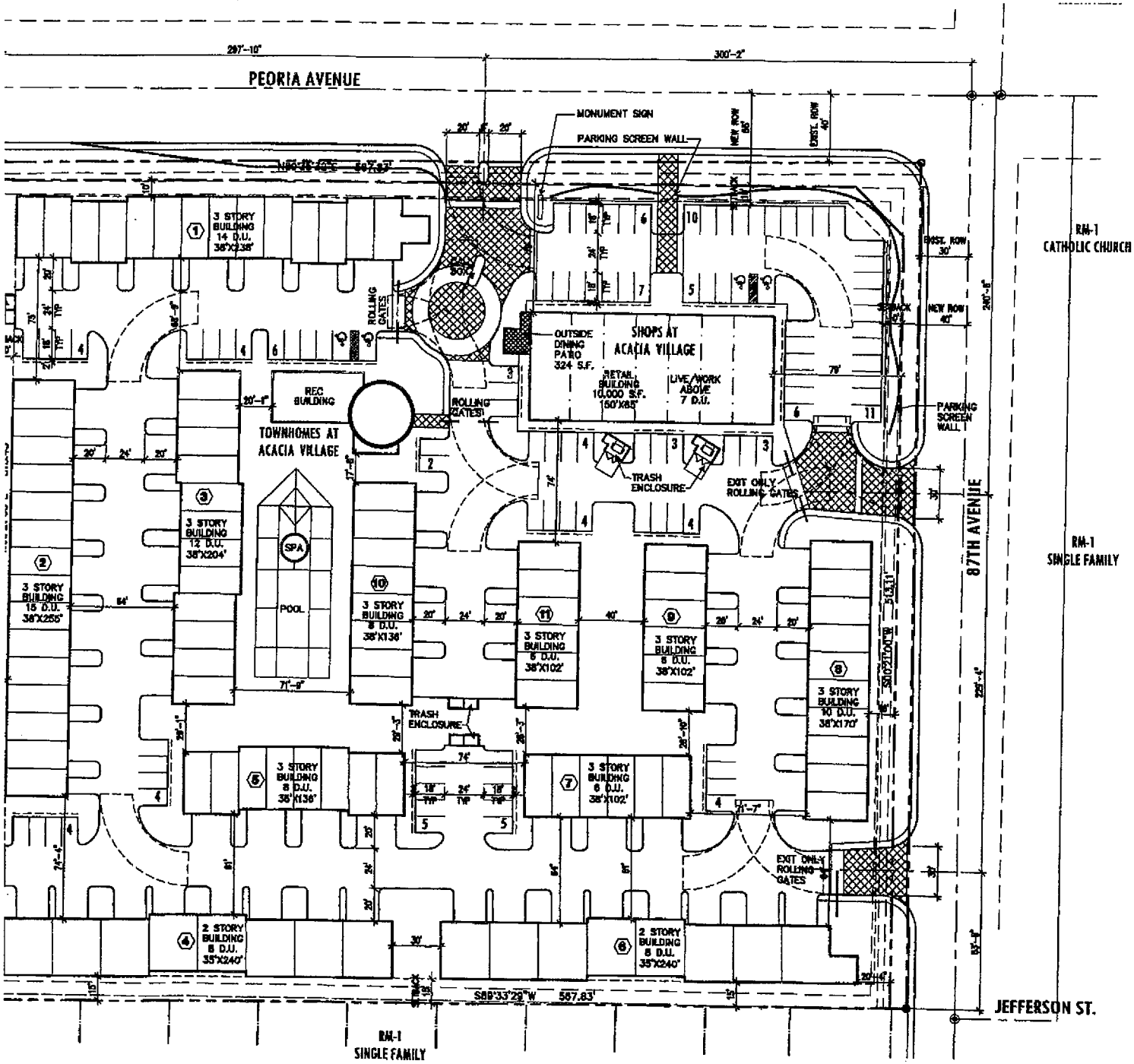
c. Water and Wastewater

Two existing waterlines are located adjacent to the site: One twelve-inch line running along the north side of Peoria Avenue and one eight-inch line running along the east side 87th Avenue.

Two existing sanitary sewer pipes are located adjacent to the site: One eighteen-inch pipe along the north side of Peoria Avenue that flows from east to west and one eight-inch pipe running along the west side of 87th Avenue that flows from north to south.

d. Preliminary Utilities and Infrastructure

Water, Sewer, Storm, Traffic	City of Peoria
Cable/Data	Cox Communications
Telephone	Qwest Communication
Electricity/Irrigation	Salt River Project
Gas	Southwest Gas Company
Refuse	City of Peoria
Fire and Emergency	City of Peoria
Police	City of Peoria



PRELIMINARY SITE PLAN

SCALE: 1" = 40'-0"

EXISTING:	C2
PROPOSED:	C2 PAD
ADJACENT PROPERTIES:	RM-1, C-2

UNIT MIX:

	# OF UNITS	
LIVE/WORK LOFT – 2 BED	7	1,100 SF
TOWNHOME – 2 BED	85	1,250 SF
TOWNHOME – 3 BED	16	1,500 SF
TOTAL	108	

UNIT DENSITY:

	UNITS/ACRE	TOTAL
PROPOSED DENSITY	14.17	108

LOT COVERAGE:

AREA OF LOT:	278,817 SQ FT	100%
TOWNHOMES BLDGS	72,288 SQ FT	
RETAIL BLDG	10,000 SQ FT	
CLUBHOUSE BLDG	3,000 SQ FT	
TOTAL	85,288 SQ FT	

ACTUAL COVERAGE: 85,288 SF (2.00 ACRES) / 278,817 SF (6.40 AC FT) = 31%

BLDG HEIGHT:

ALLOWABLE HEIGHT	--
PROPOSED HEIGHT	36' (3 & 2 STORY)

PARKING: RESIDENTIAL

REQUIRED:		TOTAL
TWO BEDROOM	92 x -- =	--
THREE BEDROOM	16 x -- =	--
TOTAL		--

PROVIDED:	TOTAL
OPEN SPACES	56
GARAGE	202
TOTAL	258

PKNG RATIO:

PROVIDED/UNIT COUNT 257/108 = 2.38

ACCESSIBLE PARKING PROVIDED: 2 SPACES

TYPICAL PARKING SPACES IS 10'x20' WITH 2' OVERHANG

PARKING: RETAIL

REQUIRED:

10,000 S.F.	1/250	40 SPACES

PROVIDED: 48 SPACES

ACCESSIBLE PARKING PROVIDED: 2 SPACES

TYPICAL PARKING SPACES IS 10'x20' WITH 2' OVERHANG

NARRATIVE:

ACACIA VILLAGE IS A PROPOSED RESIDENTIAL AND RETAIL MIXED-USE PROJECT LOCATED ON THE SOUTHWEST CORNER OF PEORIA AND 87TH AVENUES, 3/4 MILE EAST OF LOOP 101 AND 1/2 MILE WEST OF GRAND AVENUE. AS THE FIRST MIXED-USE PROJECT ALONG PEORIA AVENUE, IT WILL SERVE AS A CATALYST FOR ARCHITECTURAL INFILL DEVELOPMENTS THAT WILL OFFER MORE RESIDENTIAL OPTIONS FOR THIS AREA OF THE COMMUNITY AND CREATE A LINKAGE BETWEEN ACTIVITIES IN HISTORIC DOWNTOWN PEORIA AND LOOP 101. ACACIA VILLAGE WILL INCORPORATE MISSION ARCHITECTURE FEATURES IN THE BUILDINGS AND HARDSCAPES TO VISUALLY REINFORCE THIS LINK BETWEEN NEW URBAN DEVELOPMENTS AND THE HISTORIC DOWNTOWN.

LEGAL DESCRIPTION:

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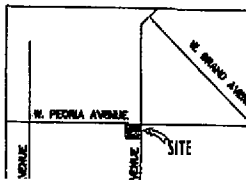
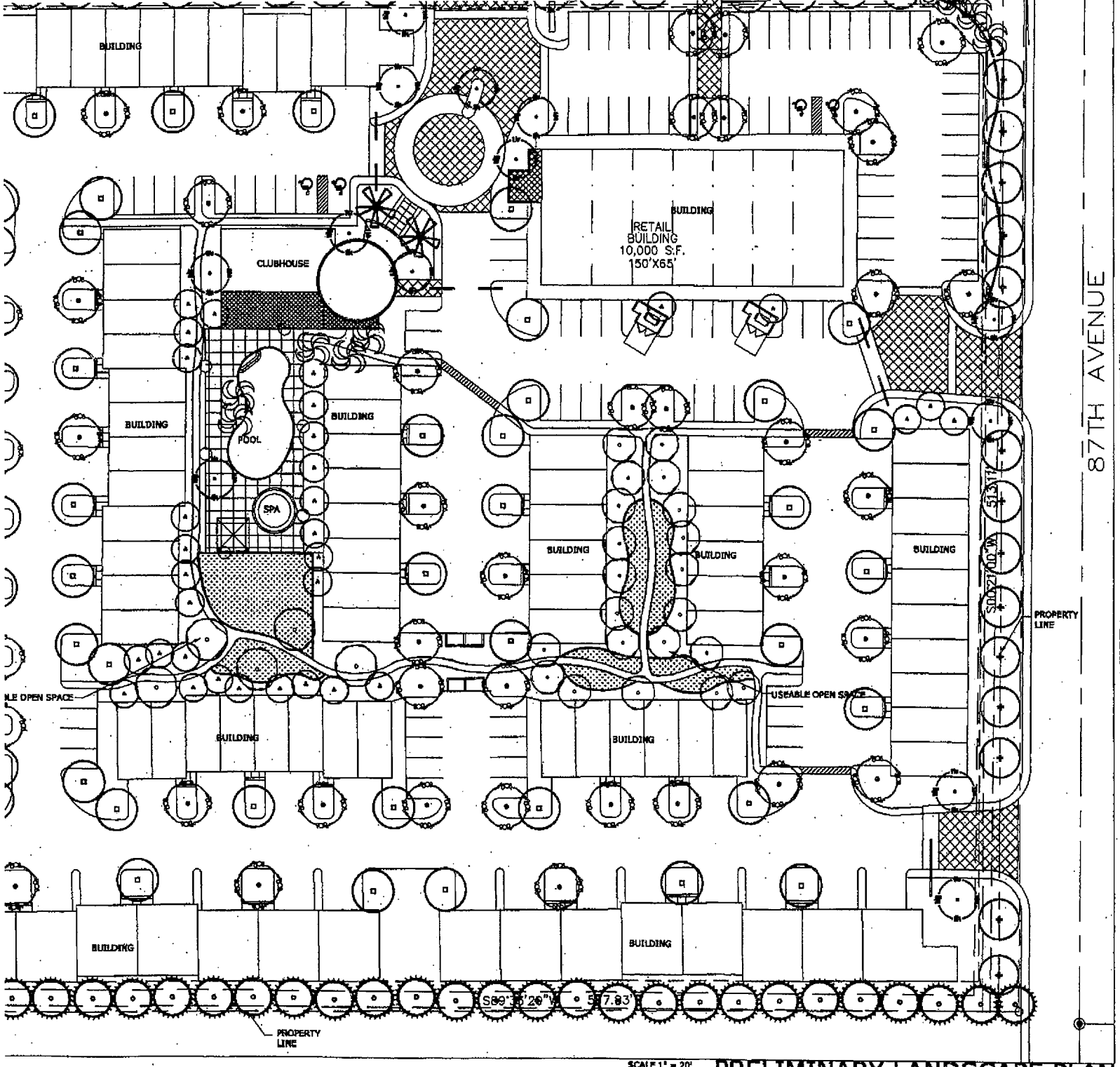




OLEA EUROPAEA 'SWAN HILL' SWAN HILL OLIVE	36" BOX/10	
PINUS BRUTIA ELDARICA ELDARCIA PINE	24 BOX /29	
DALBERGIA SISSOO SISSOO TREE	15 GAL./48	
ACACIA STENOPHYLLA SHOESTRING ACACIA	15 GAL./32	
CERCIDIUM HYBRID 'AZT' THORNLESS HYBRID PALO VERDE	24" BOX/25	
PROSOPIS GLANDULOSA 'MAVERICK' MAVERICK THORNLESS HONEY MESQUITE	24" BOX/43	

GROUND COVERS/VINES	SIZE/QTY	
LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL./	
BACCHARIS 'CENTENNIAL' DESERT BROOM	1 GAL./	
VERBENA PERUVIANA PERUVIAN VERBENA	1 GAL./	
LANTANA M. TRAILING LANTANA- PURPLE	1 GAL./	
VINCA MINOR DWARF PERIWINKLE	1 GAL./	
BOUGAINVILLEA SP. RED	5 GAL./ STAKED	
ROSA BANKSIAE LADY BANK'S ROSE	5 GAL./ STAKED	ACCENT
BOUGAINVILLEA SP. WHITE	5 GAL./ STAKED	

MATERIALS	SIZE/QTY
3/8" MINUS DESERT GOLD DECOMPOSED GRANITE GRANITE IN ALL AREAS - 2" MIN. DEPTH	
TURF- MID IRON	4942 SF

NO OVERHEAD POWERLINES

SITE PLAN CALCULATIONS

A. ON SITE LANDSCAPE AREA
INDUSTRIAL: 10% OF NET SITE AREA
MULTI-FAMILY: 20% OF NET SITE AREA
COMMERCIAL/OTHER NON-RESIDENTIAL: 20 % OF NET SITE AREA
EXCLUSIVE OF R.O.W. AND REQUIRED LANDSCAPE BUFFERS
B. RIGHT-OF-WAY LANDSCAPING
C. PARKING LANDSCAPE AREA
ALL INDUSTRIAL DEVELOPMENTS: 5 % OF PARKING LOT AREA
PROJECTS 15,000 S.F. OF G.F.A.: 10 % OF PARKING LOT AREA
D: BUILDING FRONTAGE LANDSCAPING
FIVE FOOT PLANTER PER 50 % OF BUILDING FRONTAGE
E: RESIDENTIAL BUFFER LANDSCAPING
FIFTEEN FOOT BUFFER WHERE APPLICABLE
(IN ADDITION TO REQ. ON-SITE LANDSCAPE AREA)

LANDSCAPE PLANTINGS
R.O.W./STREET FRONTAGE LANDSCAPING PLANTINGS
F. TREES: 1 PER 25 FT. OF STREET FRONTAGE
G. SHRUBS: 5 PER 25 FT. OF STREET FRONTAGE
H. GROUND COVER AREA: 80 % OF FRONT 25 FT.

ON-SIGHT LANDSCAPE PLANTINGS
MULTI-FAMILY AND NON RESIDENTIAL-
I. TREES: 1 PER 400 S.F. OF REQUIRED LANDSCAPING
J. 5 PER 400 S.F. OF REQUIRED LANDSCAPING

LANDSCAPE PARKING MEDIAN PLANTINGS
K. TREES: 1 BETWEEN LANDSCAPE ISLANDS
L. SHRUBS: 1 PER 3 FEET OF LINEAR LANDSCAPING

PARKING ISLAND PLANTINGS
M. TREES: 1 PER PARKING ISLAND
N. SHRUBS: 3 PER PARKING ISLAND

BUILDING FRONTAGE PLANTINGS
O. SHRUBS: 1 PER 6 LINEAR FEET OF LANDSCAPING

RESIDENTIAL BUFFER PLANTINGS
P. TREES: 1 PER 20 FEET OF RESIDENTIAL BOUNDARY (24" BOX MIN.)

SPECIAL PLANTING REQUIREMENTS (PAD, ZONING, ETC.)

TOTALS

TOTAL LANDSCAPE AREAS (A+B+E)
TOTAL USEABLE OPEN SPACE PERCENT (M.F./P.A.D. ONLY)
TOTAL TREES (F+I+P)
TOTAL 24" BOX TREES (50 %OF TOTAL TREES PLUS RESIDENTIAL BUFFER)
TOTAL SHRUBS (G+J)

GENERAL NOTES
1. NO TURF SHALL BE PERMITTED WITHIN THE RIGHT OF WAY
2. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN A
3. A 3 FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PI

SCALE 1" = 20'

PRELIMINARY LANDSCAPE PLAN

(2) 2" DIA. TREE STAKES. HAMMER 1'-0" MIN. INTO UNDISTURBED SOIL (DO NOT STAKE THROUGH ROOT BALL)

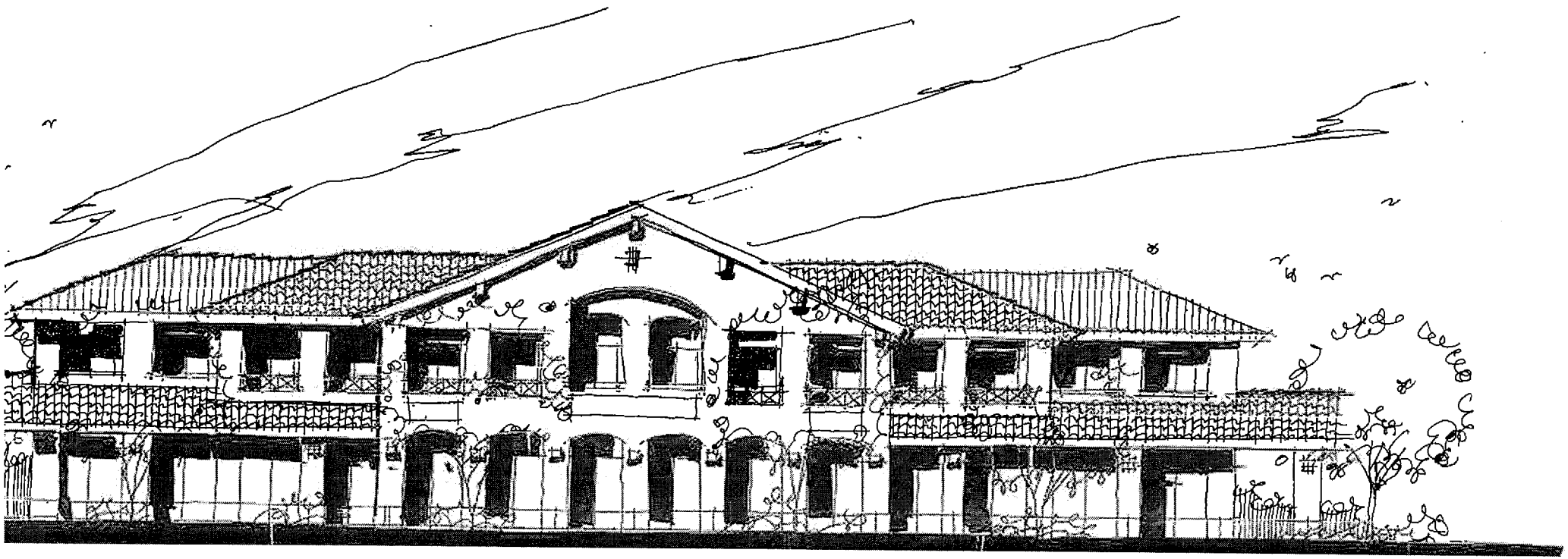
LIGHTLY DUST DECOMPOSED

LIGHTLY DUST DECOMPOSED GRANITE OVER ROOTBALL

ALL GROUNDCOVERS TO BE PLANTED ON CENTER (SEE

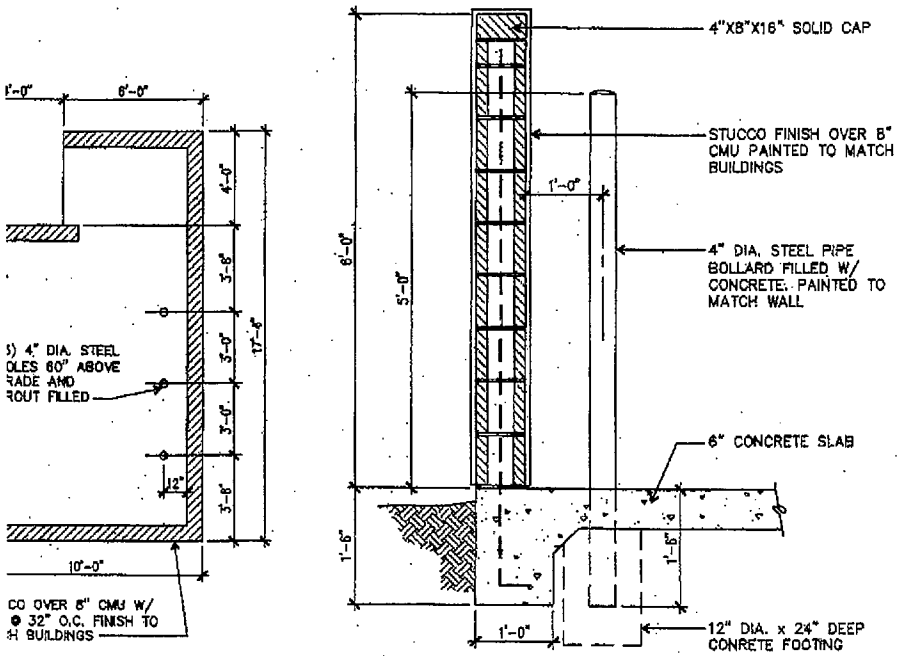
Exhi

View from Peoria Avenue



Residential / Garden Side

Scale: 1/16" = 1'-0"

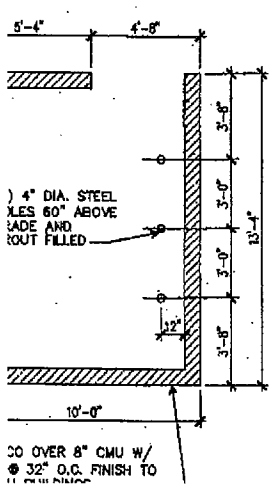


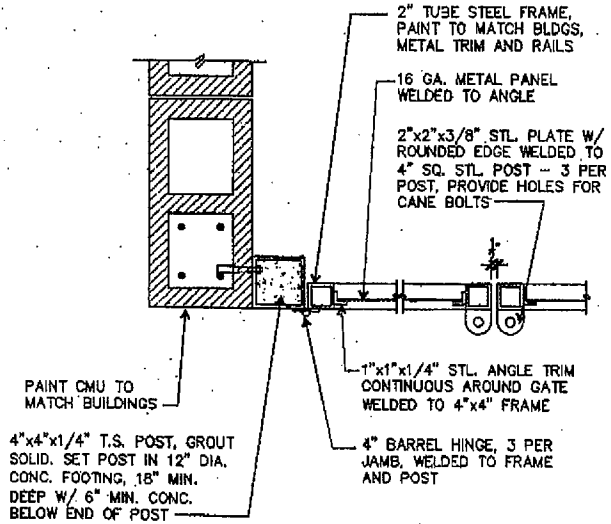
PLAN

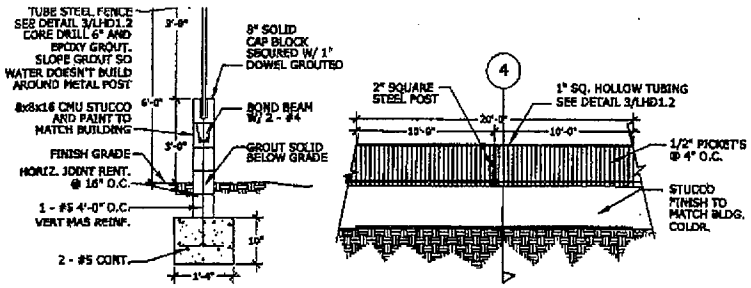
SCALE: 1/4" = 1'-0"

000 TRASH ENCLOSURE WALL

SCALE: 3/4" = 1'-0"

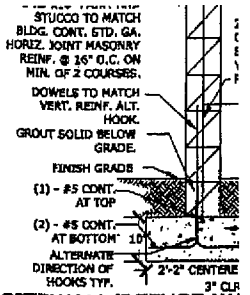




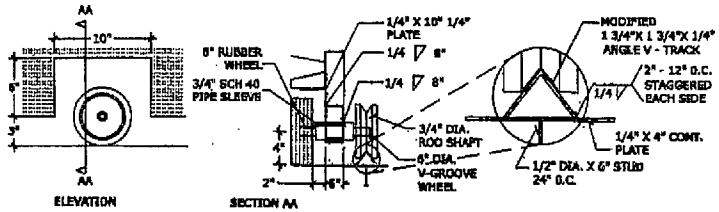


MASONRY/TUBE STEEL SECTION

NO SCALE

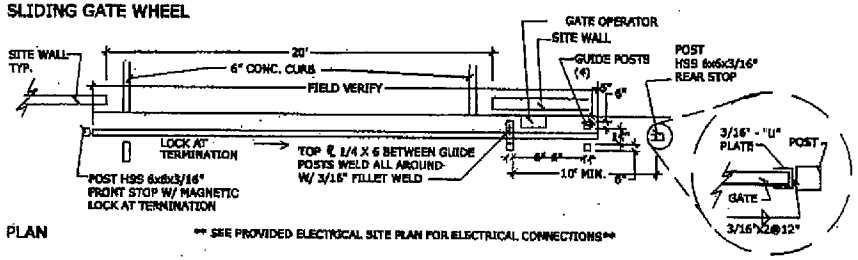


SITEWALL/REFUSE W/



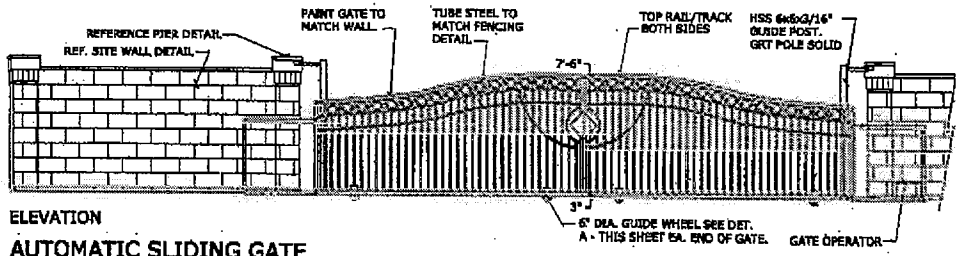
SLIDING GATE WHEEL

NOTES:
1. PROVIDE SHOP DRAWING OF COMPLETE GATE DESIGN FOR MATERIAL REVIEW AND APPROVAL ONLY.
2. PROVIDE OPTICOM FIRE ACCESS SYSTEM
3. SELECT GATE OPERATOR AND WHEELS FOR 3,500 LB. GATE.
4. FIELD VERIFY ALL DIMENSIONS



PLAN

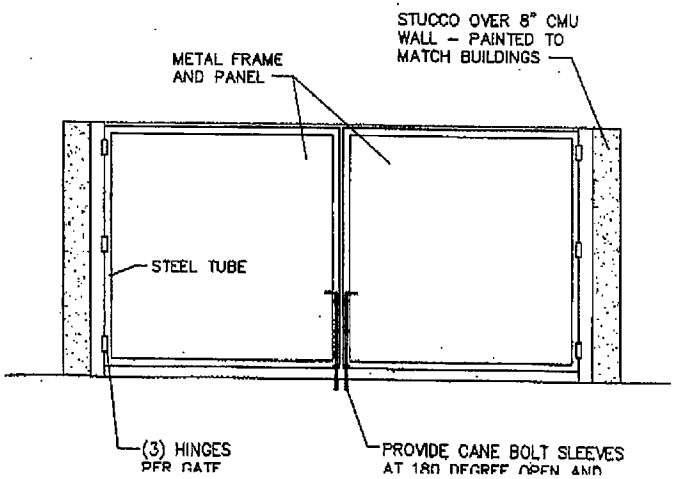
** SEE PROVIDED ELECTRICAL SITE PLAN FOR ELECTRICAL CONNECTIONS**

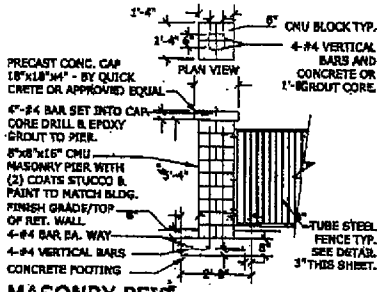


ELEVATION

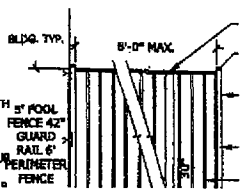
AUTOMATIC SLIDING GATE

NO SCALE





MASONRY PIER

NO SCALE

NOTES:
1. GATES TO BE SIMILAR CONSTRUCTION.
2. FENCING & GATES SHALL MEET ALL CITY & COUNTY HEALTH DEPT. REQUIREMENTS.
3. WELD & GRIND SMOOTH ALL JOINTS. A PRIMER COAT SHALL BE APPLIED TO ALL SURFACES FOLLOWED BY A TOUCH UP COAT ON ALL CONNECTIONS. WELDS OR