

	<p>Planning and Zoning Commission</p> <p>STAFF REPORT</p>	<p style="text-align: center;">AGENDA</p> <p style="text-align: center;"># _____</p>
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: James Gagliardi, AICP, Planner
MEETING DATE: February 4, 2016

REQUEST

Request by Andrea Lucarelli of PHX ARCH, for the following land use approvals on a B-2 zoned 1.12 acre site to be located at 2138 E Florence Blvd:

- 1. DSA-15-00077: Conditional Use Permit** to allow an auto washing establishment in a B-2 Zone
- 2. DSA-15-00078: Major Site Plan** for the construction of a 5,000 sq. ft. auto washing establishment.

APPLICANT/OWNER

Andrea Lucarelli, PHX ARCH
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Scottsdale, AZ 85260
P: 480-477-1111
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McDowell Enterprises LLC
9237 E Via de Ventura
Suite #110
Scottsdale, AZ 85222
P: 480-990-8136
Email: trevor@mcdowellaz.com

HISTORY

- October 2, 1989:* The site was annexed with the passage of Ordinance No. 1178.18 and zoned UR (Urban Ranch) with the annexation.
- January 21, 2002:* City Council approved a zone change (CGPZ-069-000) with the passage of Ordinance No. 1178.172 from UR to B-2 (General Business).
- September 6, 2011:* Map of Dedication (DSA-11-00113) approved by City Council via Ordinance No. 2711, dedicating the south 20 ft. of the subject property for Florence Blvd right of way.

PROJECT DESCRIPTION

Site Area	1.12 acres
Current Land Use	<i>Community Center / (dirt parcel)</i>
Existing Zoning	B-2

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning/Current Use
North	<i>Commerce & Business</i>	UR / (farmed land)
East	<i>Community Center</i>	B-2 / (pad lot and CST fuel station)
South	<i>Community Center</i>	Casa Grande Mercado Addition Planned Area Development (PAD) / (hotel / restaurant)
West	<i>Community Center</i>	Casa Grande Corporate Center PAD / Chevron fuel station.

General Discussion

Cleanfreak Carwash, a company with nine locations in Arizona, has requested approval to construct an automatic carwash establishment on a 1.12-acre parcel along E Florence Blvd, between the CST/ Valero fuel station lot and the Chevron fuel station (Exhibit A). The project would entail the construction a 5,000 sq. ft. building which includes a wash tunnel, equipment room, office, and restrooms. The site would also include nineteen covered vacuum stations, parking, and three pay lanes for queuing into the tunnel (Exhibit B).

The property is zoned B-2. Carwashes within a B-2 zone district require approval of a Conditional Use Permit (DSA-15-00077). Development within the B-2 zone is also subject to Major Site Plan approval (DSA-15-00078). Both the Conditional Use Permit and the Major Site Plan requests are covered within this report.

SITE CONTEXT/AERIAL



CONFORMANCE WITH CONDITIONAL USE PERMIT CRITERIA (DSA-15-00077)

The Planning and Zoning Commission, in approving a Conditional Use Permit, shall find as follows:

That the site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly relate the use with the land and uses in the vicinity;

The site is 1.12 acres in size. Per the Major Site Plan subsequently submitted with the Conditional Use Permit (Exhibit B), the site is adequate to accommodate the proposed use. Compatible commercial uses surround the site with the exception of the property to the north. The parcel to the north is zoned UR; however the use of this UR property is presently unoccupied farmed land.

That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

A traffic impact analysis (TIA) was submitted with the Conditional Use Permit and Major Site Plan and reviewed by the City Traffic Engineer. The TIA evaluates whether the additional trips generated by the new business reduce the level of service (LOS) along Florence Blvd and whether any modifications have to be made to the nearby street network.

Based on the TIA, the LOS remains at a 'C' for Florence Blvd. A degradation in the LOS to an 'E' or lower would have to occur in order for modifications to be required. Presently, a right turn lane is serving the site; and no new access drives are proposed as this site is to utilize an existing shared access drive with Chevron to the west.

That the proposed use will have no adverse effect upon the abutting property:

As discussed above, compatible commercial uses surround the site; with the exception of the abutting property to the North. This property is farmland zoned UR. UR is a residential zone, and when considering a carwash adjacent to a residential area, methods to buffer noise and visual impacts would typically be required to improve compatibility. In this situation, the UR zone is undeveloped; and its General Plan designation is *Commerce & Business*. This designation does not encourage residential land uses. Therefore, as a *Commerce & Business* designated area, this farmland is likely to be developed commercially through a change in zoning. Regardless, a 6 ft. CMU wall is proposed along the rear of the property to provide separation. In addition, an 8 ft. deep landscape area with trees and shrubs is being provided between this boundary fence and the carwash queue lane.

That the proposed use shall be in conformance with the General Plan:

The site is located in the *Community Center* land use designation of the General Plan. The B-2 zone is an appropriate zone district for *Community Center* designation. Single-use commercial sites are also acceptable. The primary directive for development within the *Community Center* designation is that development be constructed to encourage pedestrian-friendly design and creates a form that is urban in appearance v. a suburban "sprawl" layout.

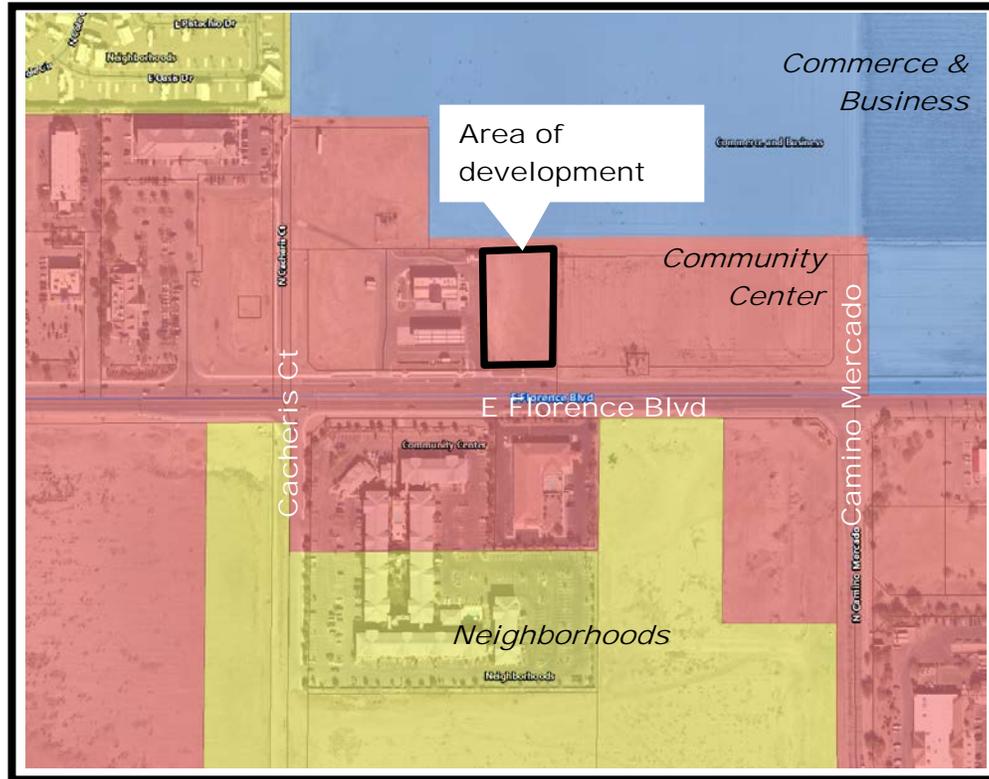
This site proposes to meet this *Community Center* design in a couple of ways. The building is proposed to be 55 ft. from the property line where 35 ft. is the minimum setback allowed. Ideally, *Community Center* design encourages buildings to be constructed to the minimum setback line to bring buildings as close to the street as possible. At 55 ft. however, the placement of this building still achieves the intent due to the fact that there is no parking provided between the building and the street; and this 55 ft. of space is being used to accommodate the exit lane for the carwash, and the required landscaping and drainage retention.

The other way this site is meeting the *Community Center* form is that a sidewalk is proposed connecting Florence Blvd to the building, as well as a bicycle rack to be provided on the site. These features bolster pedestrian connectivity for employees who may choose to walk or bike to work.

To further achieve conformance with the *Community Center* land use designation is to place on condition on the Conditional Use Permit that the maximum sign height for the site's allotted free-standing sign is to be 15 ft. Fifteen feet was the maximum height approved for the neighboring CST Valero site with the issuance of its Conditional Use

Permit. A taller sign is more appropriate for areas designed for faster speeds such as highways. Shorter signs are found in areas where there are slower speeds and more pedestrians, which the *Community Center* designation is designed to achieve.

GENERAL PLAN 2020



That the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

The conditions of approval of this conditional use permit request are deemed necessary to ensure public health, safety and general welfare per the Conditional Use Permit Resolution DSA-15-00077 (Exhibit C). The specific conditions are that the maximum height for the free-standing sign for the parcel be limited to 15 ft. and that the site be maintained in accordance with the approved Major Site Plan.

COMFORMANCE WITH MAJOR SITE PLAN CRITERIA (DSA-15-00078)

In accordance with Section 17.68.070 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Major Site Plan applications:

Relationship of the plan elements to conditions both on and off the property;

The proposed building and site is designed to be functionally compatible with the surrounding development. The elevations proposed for the building are comprised of

modern block-face architecture with metal panels incorporated. The canopy over the vacuum stalls will also be comprised of metal panels that match the color of the metal panels on the building (Exhibit D).

The site plan proposes three pay-station lanes toward the west side of the site. Currently, there is a 30 ft. wide access easement that runs within this portion of the parcel where the most westerly pay station lane lies. This easement requires modification, so that there is no access easement where the most westerly pay station is proposed. There is a proposed modification that would remove the access easement from this portion of the site as the easement is not needed in this area. An easement is primarily needed for the area around the shared access drive into the Chevron and carwash parcel from Florence. It needn't run the full length of the respective parcels. The site plan already reflects this modification. Conversations with the owner of the adjacent lot and the carwash lot have taken place, and a draft of the new easement has been created and is being reviewed by the Chevron owner. As a condition of approval of the Major Site Plan, a new easement is to be signed and recorded, so that no structures exist within an easement prior to the issuance of a building permit. More regarding this easement is discussed below under "Pedestrian and Vehicular Ingress and Egress".

Conformance to the City's General Plan;

As discussed above, the proposed use is in conformance with its *Community Center* land use designation.

Conformance to the City's Zoning Ordinance;

An auto-washing establishment within the B-2 zone is permitted with the issuance of a Conditional Use Permit. The B-2 zone has specific site design requirements for auto-washing establishments as follows:

1. *Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen feet.*

Per the Major Site Plan, the nearest parking, structures and buildings from the northerly adjacent residential zone is 55 ft., thereby meeting this requirement.

2. *Interior curbs of not less than six inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas, and street rights-of-way;*

Six inch curbing is being provided where needed for the necessary separation.

3. *Any outdoor storage of vehicles, boats, parts or accessories shall be in an enclosed area in the rear yard, and shall be screened from view by a six-foot-high opaque wall or fence;*

No storage of vehicles or boats is proposed or associated with this development.

4. *The number of vehicles or boats undergoing repair or that are inoperable which may be stored outside of the building is limited to one vehicle or boat per four hundred square feet of floor area;*

No repair is proposed for this facility as it is exclusively a carwash.

The impact of the plan on the existing and anticipated traffic and parking conditions;

As discussed above, the project's impact to the existing and anticipated traffic and parking conditions has been evaluated by the City Traffic Engineer. Florence Blvd's LOS remains at a Level C; and therefore traffic is not substantially affected.

The adequacy of the plan with respect to land use;

The site is within the General Plan 2020 land use designation of *Community Center*. As discussed above, this site is to be compliance.

Pedestrian and vehicular ingress and egress;

Pedestrian access is to be provided by a sidewalk along Florence Blvd. Additionally a proposed sidewalk connecting the sidewalk along Florence to the building entrance is proposed. As a condition of approval, the six ft. sidewalk along Florence must be shown on the site plan and constructed five ft. from the street curb.

Vehicular ingress and egress to the site is established through an existing, previously mentioned 30 ft. wide access easement along the western edge of the site, shared with Chevron to the west. Fifteen feet of the easement is on the subject site and the remaining 15 ft. of the easement is on the Chevron site. This 30 ft. access easement runs from the southern boundary of both the Chevron and carwash parcels to the northern boundary of the parcels. A proposed revision to this easement is reflected on the site plan that would better accommodate existing and proposed conditions. The proposed revision widens the easement to 40 ft. to match the presence of the existing 40 ft. shared driveway at the south boundary of the Chevron and carwash parcels. The proposed revision also reduces the depth of the easement to approximately 80 ft. so that the westerly pay-station lane of the carwash will not encroach into this access easement. Also the modification will ensure that the existing Chevron trash enclosure and the proposed carwash trash enclosure do not encroach into this easement. The existing easement and the proposed easement do allow for blanketed cross access to ensure that trash trucks and other vehicles traveling from parcel to parcel are permitted to do so.

Building location and height:

The heights of the building and structures on the site fall beneath the maximum height allowed within the B-2 zone district. The required building setbacks are met as required by the B-2 zone district and for uses requiring a Conditional Use Permit.

Building type	Required Setback	Provided Setback	Max Height	Building Height	Minimum parking	Max Parking
Auto Wash	• 35 ft. from front line	• 55 ft.	35 ft.	21.5 ft.	16 sp.	23 sp.
	• 15 ft. from rear line	• 55 ft.				
	• 15 ft. aggregate from side line	• 3 ft./12 ft. +				
	• 15 ft. for parking areas from residential	• 55 ft.				
	• 50 ft. from residential	• 55 ft.				

Landscaping:

A preliminary landscape plan has been submitted with the Major Site Plan. A final landscape plan will be required to be submitted and administratively approved prior to the issuance of the Certificate of Occupancy. The preliminary landscape plan was reviewed for compliance with the City’s landscaping requirements. The landscape plan is found to exceed the minimum requirements. For the landscape frontage, for example, a minimum of 15 ft. of landscape frontage is required. Per the landscape plan, approximately 25 ft. of landscape frontage is being provided. Fifteen trees are required, twenty are provided. Thirty-eight shrubs are required, 130 five-gallon shrubs are provided, along with five fifteen gallon shrubs and numerous one gallon shrubs and grasses (Exhibit E).

Lighting:

A photometric plan has been submitted as part of the Major Site Plan submittal. All lighting will be sufficiently shielded in order to comply with the City’s Light Control Ordinance (Exhibit F).

Provisions for utilities:

The site may be serviced by the following utility providers:

- Sanitation Services (trash & sewer) - City of Casa Grande
- Water- Arizona Water Company
- Electricity- APS
- Gas- Southwest Gas
- Cox Cable
- Qwest Communications

A preliminary water and wastewater and drainage report were reviewed in conjunction with this Major Site Plan. There are remaining items relating to drainage, water, and

wastewater that require addressing prior to final approval of the Major Site Plan. As a condition of approval, the Drainage Plan (Exhibit F) and associated reports regarding drainage, water, and wastewater must be revised to meet City Engineering approval. The review items that have yet to be addressed are detailed within the conditions of approval.

Open space;

As a commercial site, a minimum of 10% of the area must remain as landscaped open space. This site is providing 10%.

Loading and unloading areas;

The site circulation has been reviewed to adequately handle truck and emergency traffic.

Signage;

Signage will be reviewed and approved with a separate sign permit application. As an aforementioned condition of the Conditional Use Permit approval, staff imposes that the maximum sign height shall be 15 ft. for the free-standing sign for the property.

Screening;

A 6 ft. block wall is proposed along the northern boundary between the B-2 zone and U-R zone. Landscaping materials around the site provide a code-compliant buffer from this site and adjacent properties.

Setbacks;

See “Building, location and height”, above.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on January 20, 2016 more than fifteen (15) days before the February 4, 2016 Planning Commission public hearing.
- Notice was mailed by the City January 21, 2016, fifteen (15) days before the Planning Commission public hearing, to each owner of property situated within 200 feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant by January 21, 2016, on the subject site

informing the public that this application would be considered by the Planning Commission at February 4, 2016 meeting. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

At the time of this writing, no inquires or comments have been made.

RECOMMENDED MOTION

Staff recommends that Planning Commission approve:

DSA-15-00077 – Conditional Use Permit and Resolution DSA-15-00077 subject to the following condition:

1. Maximum free-standing sign height for this parcel is to be 15 ft.
2. The Conditional Use Permit shall be maintained in accordance with the approved Major Site Plan.

DSA-15-00078 – Major Site Plan

1. The 6 ft.-wide sidewalk location along Florence to be re-designed and shown on the site plan accordingly to match its location for ultimate ROW build-out, which is five feet from the curb.
2. A new access easement agreement must be signed and recorded which removes the easement from areas with existing and proposed structures.
3. As a condition of approval, the plan and associated reports must be revised to meet City Engineering approval. This includes the following:

Drainage Report and Plans:

- Provide hydraulic capacity and peak flow calculations for offsite flow going to existing scupper to prove sufficiency of size.
- Provide Catch basins calculations. Provide information on where the flow by flows goes on the Scupper calculations.
- Onsite water and sewer laterals are no longer shown on civil plan. Please provide. Service laterals must be shown from the connection points, with the existing utility mains, continuing to within 5 feet of the building.

Water and Wastewater Report and Plans:

- The Water and Sewer Report no longer discusses how many cars are expected to be serviced per month, nor does it provide a peak number of cars the system is capable of servicing (cars/hour). This information must be incorporated back into the Final Design Report to obtain permitting approval.
- Revise the sewer main roughness coefficient to be 0.013 within the text of the report (as utilized in the calculations) prior to submitting for permitting.
- Flow test data only provides 7 full days of data (not 8 days) for the Clean Freak Chandler site. Submit revised calculations within final design report prior to permitting.
- Report still makes reference to the Town of Queen Creek. Revise prior to submitting final design report for permitting.
- It is unclear why the information within Appendix K: Owner's Manuals was provided. The report does not discuss Appendix K or what this information substantiates. Provide discussion within

Exhibits

- Exhibit A- Narrative
- Exhibit B- Major Site Plan
- Exhibit C- Conditional Use Permit Resolution
- Exhibit D- Elevations
- Exhibit E- Preliminary Landscape Plan
- Exhibit F- Photometric Plan
- Exhibit G- Drainage Plan

Exhibit A-Narrative



June 15th 2015
Project Narrative

Clean Freak Car Wash Parcel #505-23-001S

a. Applicant Information

Owner: McDowell Enterprises 9237 East Via de Ventura, Suite #110
Scottsdale, AZ 85258
Contact: Trevor McDowell (480) 990-8136

Architect: PHX Architecture
15990 North Greenway-Hayden Loop, Suite C-100
Scottsdale, AZ 85260
Contact: Andrea Lucarelli (480) 477-1111

Civil Eng.: SBL Engineering, LLC
1957 E. Sunburst Lane
Tempe, AZ 85284
Contact: Craig Baker (602) 326-5848

b. Project Overview

Clean Freak Carwash is a proposed 1.1249-acre car wash located on Florence Boulevard adjacent to an existing gas station in Casa Grande.

The project site is currently undeveloped and we are proposing to develop the land to construct a new car wash that will be approximately 5,000 square-feet. The building will contain an office space for two staff members, a break room, two accessible unisex restrooms (one for public use and one for staff use), an equipment room and a 140 foot long car wash tunnel. The building will also house an exterior-access closet for the service entrance section and for the fire line.

The building will be constructed with concrete masonry units and metal framing. The material palette includes integral colored smooth and textured concrete masonry units, prefinished metal panels, and perforated metal panels. The color scheme is a reflection of the Clean Freak business brands use of orange, silver and blue.

The site construction will include twenty vacuum stalls with canopies, three free standing express-pay stations with a canopy, a refuse enclosure and a vacuum equipment enclosure. Site structures are constructed with materials and colors from the building palette and are included in the submittal package.

Proposed project signage includes a monument sign with an LED display and building mounted signage that exists at the tunnel exit and the equipment room parapet; the design is based off of the Clean Freak business brand. Signage is under a separate permit and is included in the submittal package for review of location and intent.

Other site upgrades include hardscape and landscaping throughout the property, as well as site lighting and a driveway with parking and circulation to meet City of Casa Grande standards. We will be using a combination of underground and surface retention for the site as shown in the Civil portion of this submittal.

c. Additional Information

There is an existing 30-foot access and easement in place that runs between the project parcel and the gas station to the west. We are looking into the language of the agreement as we would like to share the neighboring parcel's refuse containers with them. If shared refuse won't work we have dashed in a location on the plan that could work for our site as well.

Exhibit C- RESOLUTION NO. DSA-15-00077

RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT FOR AN AUTOMOBILE WASHING ESTABLISHMENT WITHIN THE GENERAL BUSINESS (B-2) ZONE, LOCATED AT 2138 EAST FLORENCE BOULEVARD.

WHEREAS, applicant Andrea Lucarelli of Phx Arch, has requested a conditional use permit on behalf of owner McDowell Enterprises LLC;

WHEREAS, the conditional use permit is requested for an automobile washing establishment at 2138 E Florence Blvd;

WHEREAS, the property is zoned General Business (B-2);

WHEREAS, an automobile washing establishment is a conditionally permitted use within the General Business (B-2) zoning district;

WHEREAS, on the 4th day of February 2016, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit;

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande considered all public comments made at said hearing; and

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande has determined that the proposed use would be appropriate for the location proposed, subject to the conditions set forth in this Resolution;

NOW THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, as follows:

1. The Planning and Zoning Commission of the City of Casa Grande makes the following findings:
 - a. The site for the proposed use is adequate in size and topography to accommodate the uses, and all yards, spaces, walls and fences, parking, loading and landscaping is adequate to properly relate the uses with the land and the uses in the vicinity;
 - b. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

- c. The proposed use will have no adverse effect upon the abutting property;
 - d. The proposed use is in conformance with the General Plan; and
 - e. The conditions stated in this approval are necessary to protect the health, safety and general welfare.
2. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit by the Applicant subject to the following specific conditions:
- a. Free-standing signage for the site shall be limited to a maximum height of 15 ft.
 - b. The Conditional Use Permit shall be maintained in accordance with the approved Major Site Plan.
3. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following general conditions:
- a. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure.
 - b. That the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors and assigns.
 - c. That all conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his successors or assigns.
 - d. That the special condition shall be consented to in writing by the applicant.
 - e. That the resolution granting the application, together with all consent forms, shall be recorded by the county recorder.

PASSED AND ADOPTED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, this ____ day of _____, 2016.

P & Z Commission Chairman

Planning & Development Director

ATTEST:

APPROVED AS TO FORM:

City Clerk

Assistant City Attorney

APPLICANT and OWNER'S CONSENT TO THE SPECIAL CONDITIONS

The applicant and owner, hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for an automobile washing establishment use at 2138 E Florence Blvd

Andrea Lucarelli, PHX ARCH
Applicant

McDowell Enterprises, LLC.
Owner

Exhibit E –Preliminary Landscape Plan

CLEAN BREAK CARWASH

(preliminary landscape plan)

project consultants

architect
 TRAMER
 10000 GARDEN VALLEY LOOP
 SCOTTSDALE, ARIZONA 85250
 PHONE: (480) 771-1111 ANDREA LUCARELLI

landscape architect
 J.R. ENGINEERING, L.P.C.
 10000 GARDEN VALLEY LOOP
 SCOTTSDALE, ARIZONA 85250
 PHONE: (480) 771-1111 CRAIG BAUER

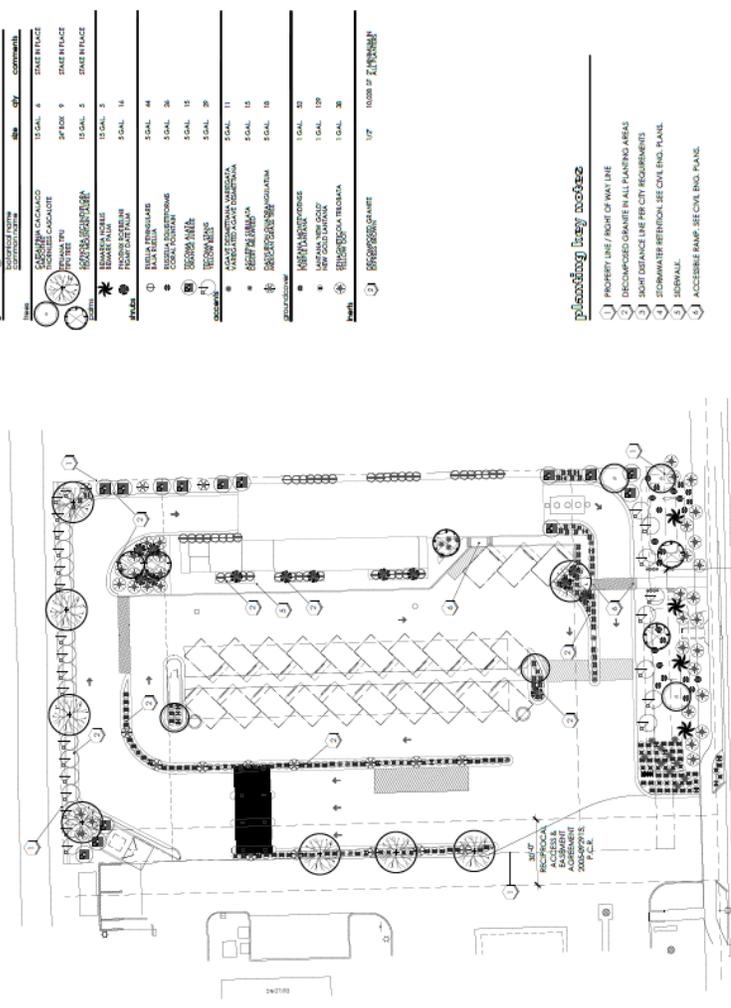
landscape architect
 MCGONNELL P.C.
 800 JAY MICHELL DRIVE
 PHOENIX, ARIZONA 85028
 PHONE: (602) 955-2277 BRANDON PAUL

preliminary landscape notes

planting
 THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF GILA AND PLANNED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION WITH REQUIREMENTS SET BY THE CITY OF GILA. GRANITE, ALL PLANTING SHALL BE WITH PERMANENT IRRIGATION.

irrigation
 AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED QUANTITARY 100% COVERAGE TO ALL NEW LANDSCAPE AREAS.

drainage
 ALL PLANTING SHALL BE INSTALLED TO NOT ALLOW WATER TO DRAIN OFF AND AWAY FROM WALKWAYS AND STRUCTURES. THE WALKWAY OF ON-SITE DRAINAGE WILL DRAIN INTO THE RETENTION BASIN LOCATED ON-SITE.



plant	qty	comment
15 GAL. 4	4	SHADE IN PLACE
24 IN. 9	9	SHADE IN PLACE
15 GAL. 5	5	SHADE IN PLACE
15 GAL. 2	2	
15 GAL. 14	14	
5 GAL. 44	44	
5 GAL. 24	24	
5 GAL. 15	15	
5 GAL. 28	28	
5 GAL. 11	11	
5 GAL. 18	18	
5 GAL. 27	27	
5 GAL. 109	109	
5 GAL. 28	28	
107	107	100% OF 2.10000000

- planting list notes**
- 1 PROPERTY LINE / FRONT OF WAY LINE
 - 2 DISCOMPOSED GRANITE IN ALL PLANTING AREAS
 - 3 300FT DISTANCE LINE PER CITY REQUIREMENTS
 - 4 300WATER RETENTION. SEE CIVIL ENG. PLAN.
 - 5 SIDEWALK
 - 6 ACCESSIBLE RAMP. SEE CIVIL ENG. PLAN.

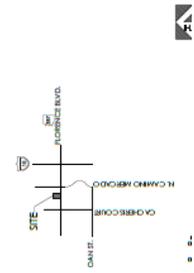


Exhibit F – Photometric Plan

