

**CITY OF TEMPE  
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 05/14/2019  
Agenda Item: 04**

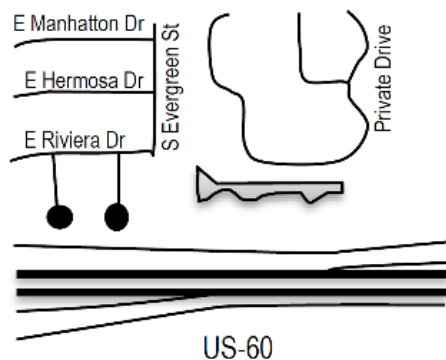
**ACTION:** Request approval for a Use Permit to allow a community garden for ERHARDT PARK COMMUNITY GARDEN, located at 4003 South Evergreen Road. The applicant is Ryan Companies.

**FISCAL IMPACT:** N/A

**RECOMMENDATION:** Staff – Approve, subject to conditions

**BACKGROUND INFORMATION:** ERHARDT PARK COMMUNITY GARDEN (PL190012) is located in on the southwest corner of the intersection of East Riviera Drive and South Evergreen Road adjacent to the Friendship Village Senior Living complex. The garden will be along the central northern border of the park running and occupy 35,262 square feet on the existing Erhardt Park. The request includes the following:

ZUP190006 Use Permit to allow a community garden.



Property Owner	City of Tempe
Applicant	Nicole Darling, Ryan Companies
Zoning District	R1-6
Site Area	283,140 s.f.
Building Area	35,262 s.f.
Structure Area	1,228 s.f.
Lot Coverage	3.5%
Hours of Operation	6:00 a.m. to 10:00 p.m., Daily

**ATTACHMENTS:** Development Project File

**STAFF CONTACT(S):** Blake Schimke, Planning Technician (480) 350-8245

Department Director: Chad Weaver, Community Development Director  
 Legal review by: N/A  
 Prepared by: Blake Schimke, Planning Technician  
 Reviewed by: Steve Abrahamson, Principal Planner

## COMMENTS

The proposed community garden has been designed to provide a number of amenities to the neighbors and residents of Friendship Village. The garden is proposing raised planter beds, at-grade planting beds, several shade structures, tool sheds, as well as composting and rain water harvesting areas.

On site there is a proposed restroom area utilizing a portable restroom facility. The Tempe Zoning and Development code does not require a restroom facility onsite and therefore if one is being proposed it needs to be a fixed facility with plumbing and a foundation per building code.

## PUBLIC INPUT

To date, staff has received one phone call of inquiry.

## USE PERMIT

The proposed use requires a Use Permit to allow a community garden within the R1-6 zoning district.

Section 6-308(E) Approval criteria for Use Permit (*in italics*) and Section 3-427(C) Approval Criteria for a Community Garden:

1. *Any significant increase in vehicular or pedestrian traffic;* The proposed use will be available to those who live in Friendship Village as well as the surrounding neighborhood. Traffic is expected to be normal or slightly above ambient conditions for those utilizing the garden. The majority of the garden users will be residents from the Friendship Village Community and from the immediate surrounding neighborhoods. Therefore, the main form of transportation to and from the garden is highly anticipated to be by foot.
2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions;* This proposed use is not expected to create a nuisance above ambient condition. The facility will be locked and monitored by on site staff from Friendship Village.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan;* The use is expected to increase the value and contribute to the neighborhood. This use is a part of the City of Tempe's Park improvement and is in line with the City's plan for the park and neighborhood.
4. *Compatibility with existing surrounding structures and uses;* The Community Garden will be located in an existing City of Tempe park and is compatible with its immediate surrounding areas.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public;* The proposed garden will have onsite staff members provided by Friendship Village as well as provide a daily onsite manager for the operating hours of the park. With these provisions staff believes that the site will have adequate control over disruptive behavior on and outside the premises.
6. *Compatibility with existing surroundings as it relates to the size of the community garden;* The park is located on a 35,262 square foot portion of a 6.5-acre park. It is anticipated to be compatible with the existing park and is expected to bring value to the existing park.
7. *Adequate accessibility to the site and for public parking within the vicinity, which does not create a nuisance to the surrounding area or general public;* The park will be open to the surrounding neighbors and the residents of Friendship Village and therefore foot traffic is to be the most expected. Parking on street is available to those who want to access the park or the garden via a vehicle. The garden site will have ADA accessibility all throughout providing planters and access to all of the benefits of the garden.
8. *Evaluation of acceptable hours/days of operation, including outdoor retailing of produce;* The garden will be open to residents matching the hours of Erhardt Park – 6AM to 10:00PM.

9. *Evaluation of acceptable products sold on-site*; There will be no sales onsite.

#### **REASONS FOR APPROVAL:**

Based on the information provided by the applicant, the public input received, and the above analysis staff supports approval of the requested Use Permit. This request meets the required criteria and will conform to the conditions.

#### **SHOULD AN AFFIRMATIVE ACTION BE TAKEN ON THIS REQUEST, THE FOLLOWING NUMBERED CONDITIONS OF APPROVAL SHALL APPLY, BUT MAY BE AMENDED BY THE DECISION-MAKING BODY.**

#### **CONDITION(S) OF APPROVAL:**

1. The Use Permit is valid only after a Building Permit has been obtained, the required inspections have been completed and a Final Inspection has been passed. As part of the Building Permit process, on-site storm water retention may be required to be verified or accomplished on this Site.
2. The Use Permit is valid for the plans as submitted within this application. Any additions or modifications may be submitted for review during the building plan check process.
3. All required Federal, State, County, and Municipal permits, licenses, and clearances shall be obtained or the Use Permit is void.
4. If there are any complaints arising from the Use Permit that are verified by a consensus of the complaining party and the City Attorney's office, the Use Permit will be reviewed by City staff to determine the need for a public hearing to re-evaluate the appropriateness of the Use Permit, which may result in termination of the Use Permit.
5. Hours of operation to mirror Erhardt Park on a daily basis – 6:00 AM to 10:00 PM.
6. **Any restroom facility to be constructed needs to be a permanent facility with plumbing and a foundation and completed with the first phase.**

#### **CODE/ORDINANCE REQUIREMENTS:**

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- The Use Permit is valid for ERHARDT PARK COMMUNITY GARDEN and may be transferable to successors in interest through an administrative review with the Community Development Director, or designee.
- Any intensification or expansion of use shall require a new Use Permit.

**BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.

#### **CIVIL ENGINEERING:**

- Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

#### **SOLID WASTE SERVICES:**

- Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate. Refuse staging, collection and circulation must be on site; no backing onto or off of streets, alleys or paths of circulation.
- Develop strategy for recycling collection and pick-up from site with Sanitation. Roll-outs may be allowed for recycled materials. Coordinate storage area for recycling containers with overall site and landscape layout.

#### PARKING SPACES:

- Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
- At parking areas, provide demarcated accessible aisle for disabled parking.
- Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

#### ZONING AND DEVELOPMENT CODE:

- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through [www.tempe.gov/zoning](http://www.tempe.gov/zoning) or purchase from Community Development.

#### LIGHTING:

- Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
- Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.

#### LANDSCAPE:

- Trees shall be planted a minimum of 16'-0" from any existing or proposed public utility lines. The tree planting separation requirements may be reduced to no less than 8'-0" from utility lines upon the installation of a linear root barrier. Per Detail T-460, the root barrier shall be a continuous material, a minimum of 0.08" thick, installed to a minimum depth of 4'-0" below grade. The root barrier shall extend 6'-0" on either side of the tree parallel to the utility line for a minimum length of 12'-0". Final approval is subject to determination by the Public Works, Water Utilities Division.
- Prepare an existing plant inventory for the site and adjacent street frontages. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department. Notice of Intent to Clear Land form is available at <https://agriculture.az.gov/plantsproduce/native-plants>. Follow the link to "applications to move a native plant" to "notice of intent to clear land".

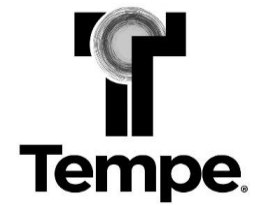
**SIGNS:** Separate plan review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Refer to [www.tempe.gov/signs](http://www.tempe.gov/signs).

**DUST CONTROL:** Any operation capable of generating dust, include, but not limited to, land clearing, earth moving, excavating, construction, demolition and other similar operations, that disturbs 0.10 acres (4,356 square feet) or more shall require a dust control permit from the Maricopa County Air Quality Department (MCAQD). Contact MCAQD at <http://www.maricopa.gov/aq/>.

#### ZONING AND DEVELOPMENT CODE REFERENCE:

Section 3-102 Permitted Uses in Residential Districts  
Section 3-427 Community Gardens





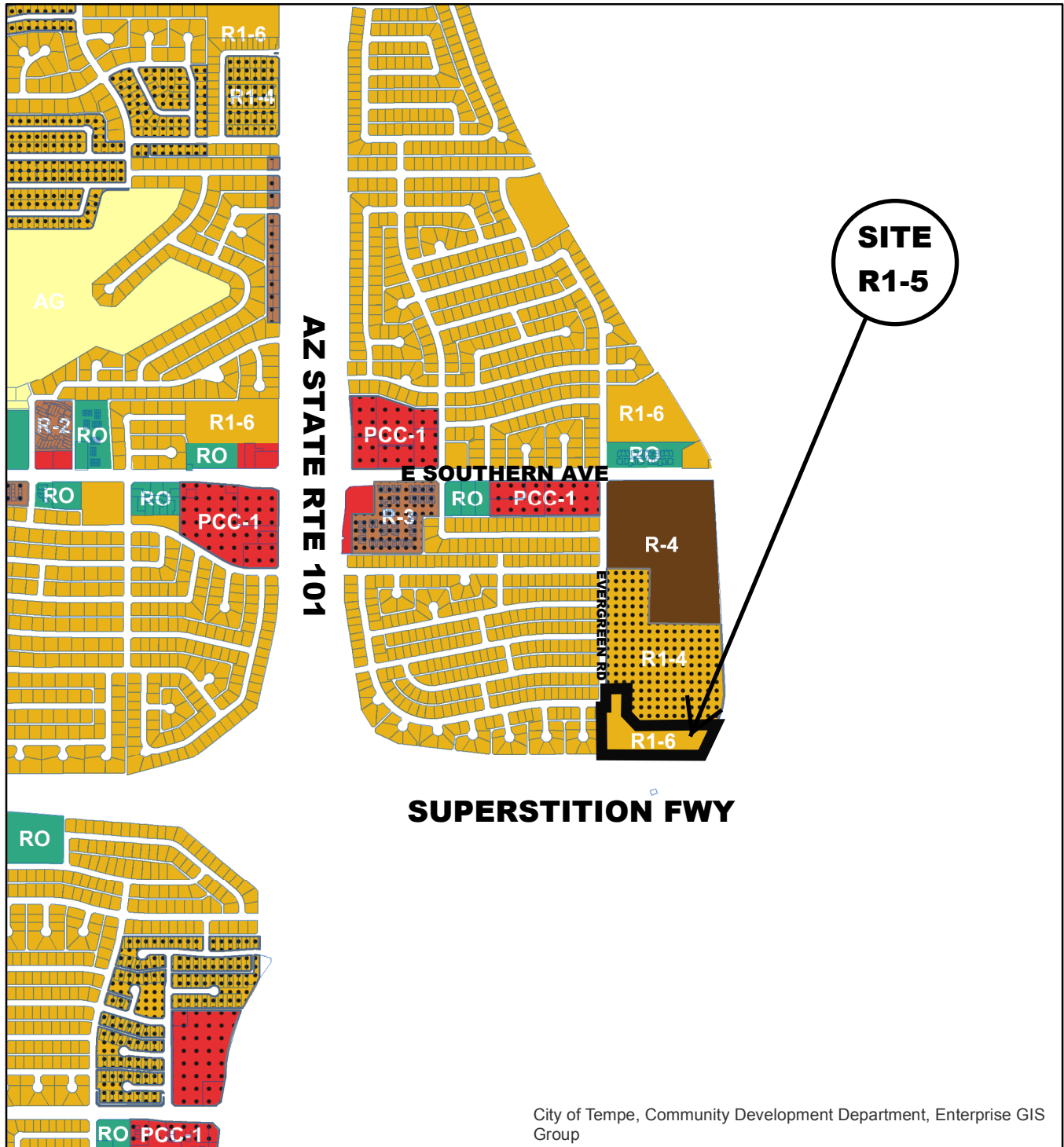
**DEVELOPMENT PROJECT FILE**  
for  
**ERHARDT PARK COMMUNITY GARDEN**  
**PL190012**

**ATTACHMENTS:**












1. Location Map
2. Aerial
3. Letter of Explanation
4. Site Plan
5. Landscape Plan
6. Hardscape Plan
7. Ramada Elevations & Details

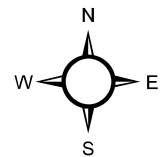
# ERHARDT PARK COMMUNITY GARDEN

PL 190012



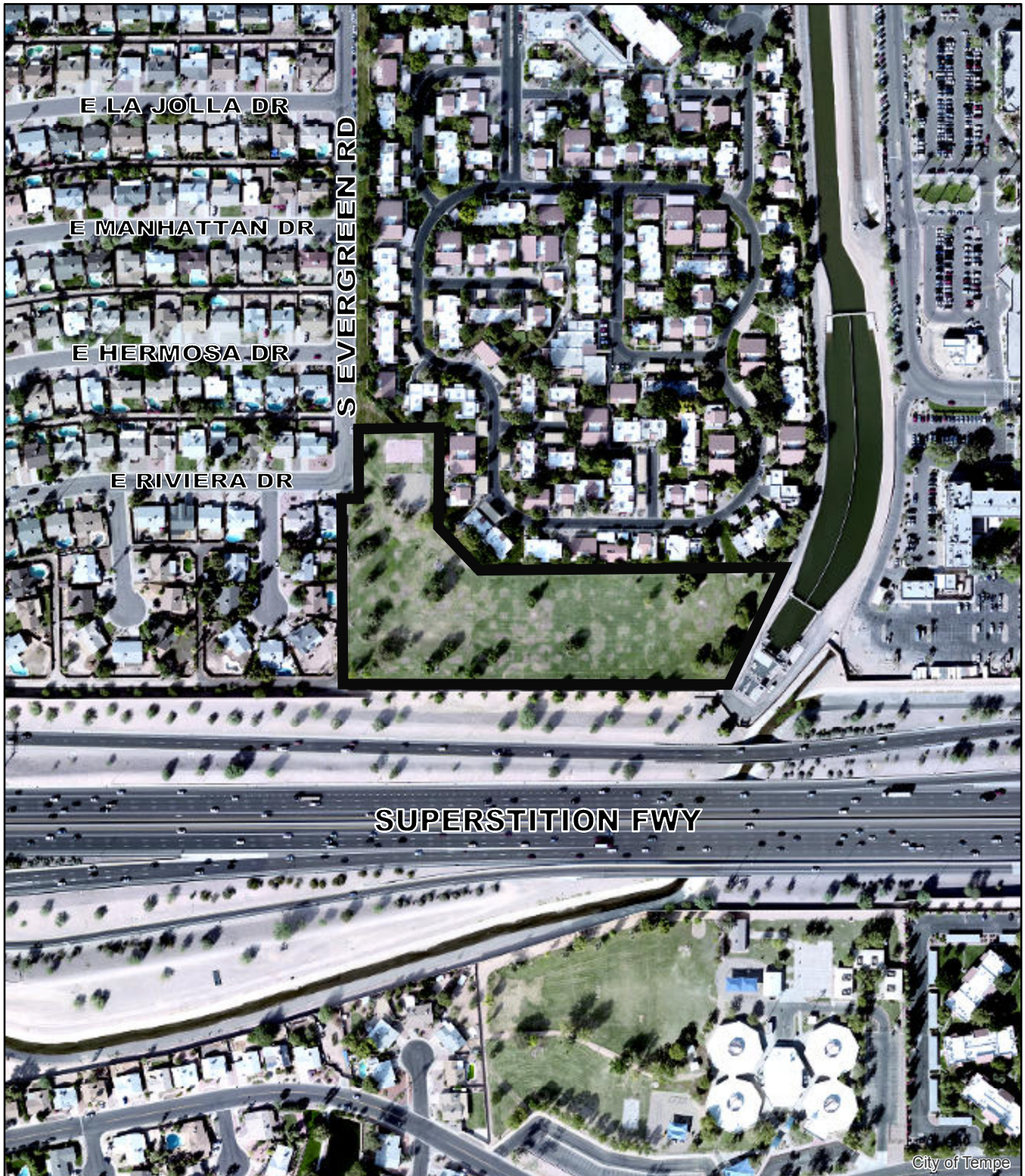
City of Tempe, Community Development Department, Enterprise GIS Group

- |  |  |
|--|--|
|  General Industrial District (GID)              |  Single-Family Residential (R1-4)           |
|  Commercial Shopping and Services (CSS)         |  Multi-Family Residential (R-2)             |
|  Planned Commercial Center Neighborhood (PCC-1) |  Multi-Family Residential Restricted (R-3R) |
|  Residential/Office (RO)                        |  Multi-Family Residential Limited (R-3)     |
|  Agricultural (AG)                              |  Multi-Family Residential General (R-4)     |
|  Single-Family Residential (R1-6)               |  |

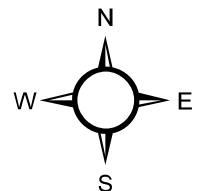


# ERHARDT PARK COMMUNITY GARDEN

PL 190012



Aerial Map







LETTER OF EXPLANATION  
 PROJECT: ERHARDT PARK COMMUNITY GARDEN  
 SUBMITTAL: USE PERMIT  
 SCOPE: COMMUNITY GARDEN  
 DATE: 01-28-2019

CITY OF TEMPE PLANNING DEPARTMENT,

It is no surprise that the number of community gardens have significantly increased across the U.S. considering the large amount of studies showing how frequent gardening has improved overall mental and physical health. The community garden at Friendship Village in Tempe will be no exception. By providing a platform where people can come together and learn about sustainable and organic gardening, we believe our goal to create a stronger community will be reachable.

The majority of the site will consist of planting beds (raised and at grade level), but in order to host a variety of other participants and activities, our site will also provide a garden for children, a reading garden, and shaded event space. A well-organized garden is essential for the safety of its users, hence a few small tool storage sheds will be provided throughout the garden. All of the waste produced by the garden will be maintained through a natural composting system consisting of: leaves, shredded twigs, and plants which will be used as garden soil for new planting beds. To further provide a safe environment, drinking fountains will be provided along with shaded work areas with a sink, low counters, and lighting.

Due to the anticipation that the majority of the garden users will be residents from the Friendship Village Community and from the immediate surrounding neighborhoods, the main form of transportation to the garden is highly anticipated to be by foot. Hence, no significant vehicular traffic in the adjacent areas are expected to increase.

Because of the garden's natural building material palette, no nuisances from odor, dust, gas, noise, vibration, smoke, heat or glare are anticipated. In fact, the surrounding environment is very likely to experience a cooling effect due to its large amount of greenery, which would be appreciated during the hot summers.

According to Living Building Challenge, a project should strive to encourage users to interact or be close to nature, which is intended to improve well-being. For this reason, an increase in property value because of this community's amenity is highly plausible, as opposed to a deterioration of the neighborhood or to the downgrading of property values.

Being considerate of the existing surrounding structures, including the City of Tempe's Park Improvement project at Ehrhardt Park, which is currently in progress, our shade canopies will be similar in style to be consistent and compliment the overall aesthetics of the park.

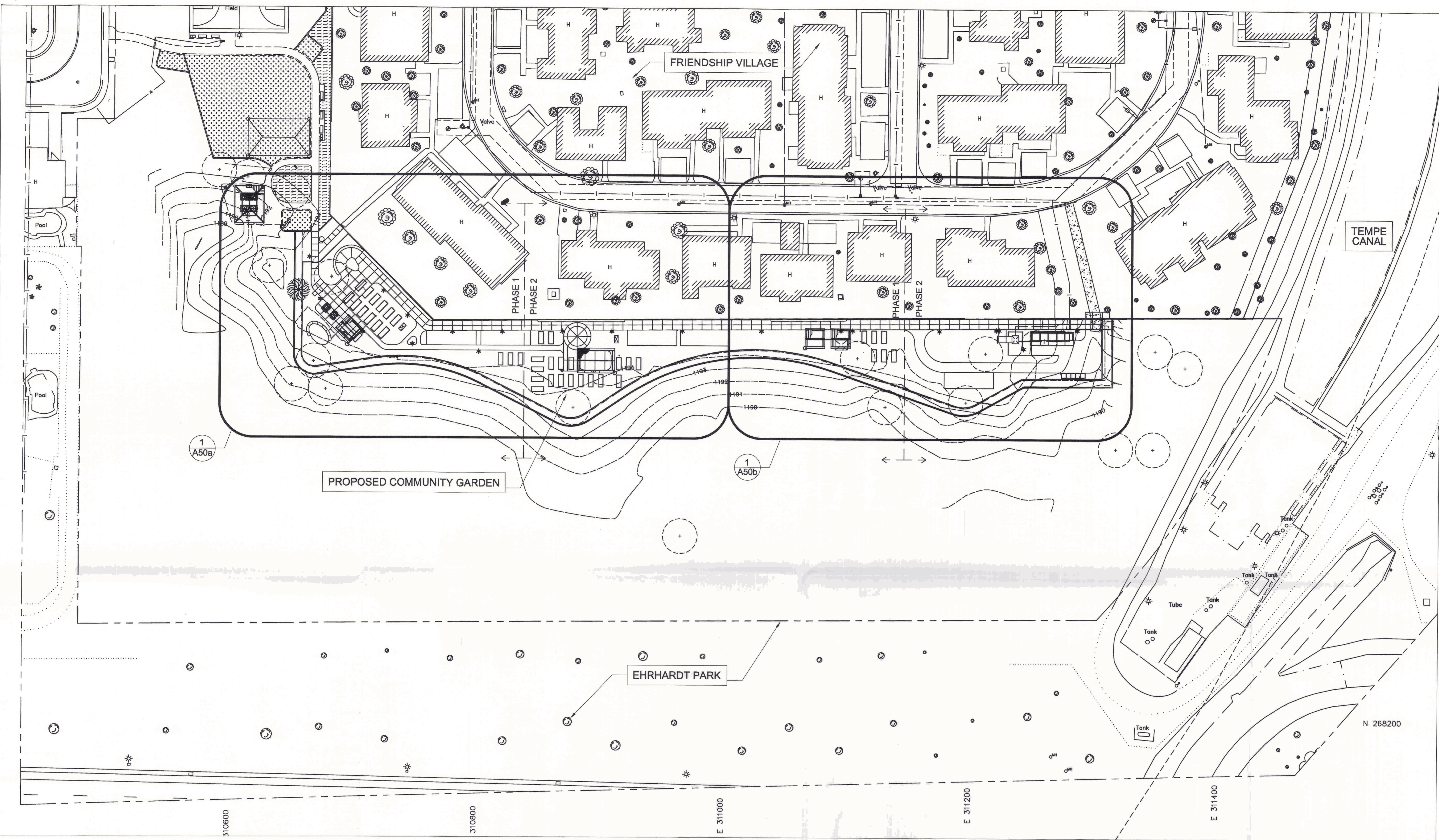
In terms of adequate control of any disruptive behavior, Friendship Village will provide staff members to work different shifts throughout the week and a daily on-site manager. The garden will be open to the public during on-site manager hours. After hours, only gardeners with reserved garden plots will be able to enter the site with an access code.

In conclusion, we believe the community garden will help its users become healthier both, mentally and physically. We believe the garden will also inspire friendship village residents and local neighbors to come together, learn about sustainable, organic food production and become a more united community.

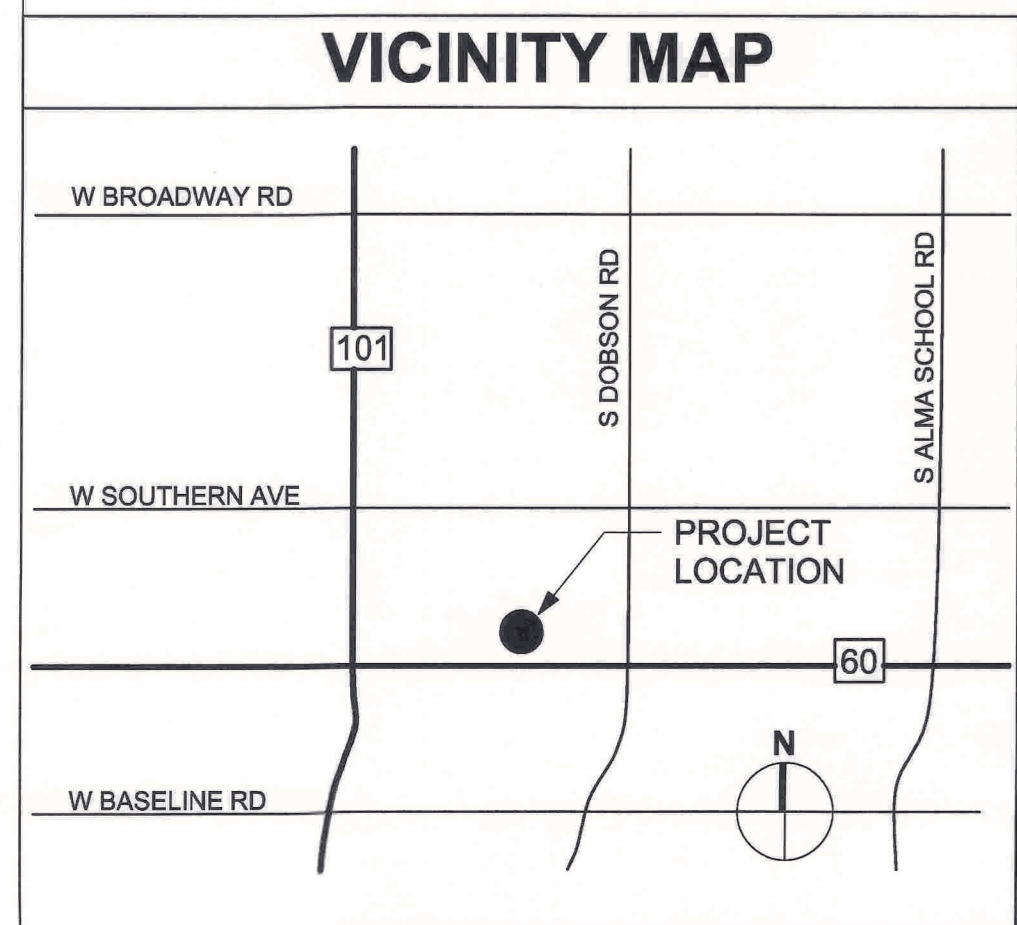
Please feel free to contact me with any further questions.

Thank you,

Nicole Darling  
[nicole.darling@ryancompanies.com](mailto:nicole.darling@ryancompanies.com)  
 602.322.6100



1 SITE PLAN  
A50 1" = 40'-0"



PROJECT DATA	
<b>ARCHITECT</b>	
NICOLE DARLING 3900 E CAMELBACK RD, SUITE 100 PHOENIX, AZ 85018 602-322-6149 NICOLE.DARLING@RYANCOMPANIES.COM	
<b>PROJECT : ERHARDT PARK COMMUNITY GARDEN</b>	
4003 S. EVERGREEN RD. TEMPE, AZ 85282 MARICOPA COUNTY RECORD NO. APN134-43-002E	
<b>LEGAL DESCRIPTION:</b>	
ATTACHED	
<b>ZONING:</b>	R1-6
<b>LOT SIZE:</b>	283,140 SF

<b>TOTAL GARDEN AREA:</b>	35,262 SF
<b>STRUCTURE AREA:</b>	<b>TOTAL = 1,228 SF</b>
STORAGE SHEDS:	TOTAL = 116 SF
TYPE A: (2) 3'x6' =	36 SF
TYPE B: (1) 8'x10' =	80 SF
<b>RAMADAS:</b>	<b>TOTAL = 1,112 SF</b>
TYPE A: (2) 16'x16' =	512 SF
TYPE B: (1) 20'x10' =	600 SF
<b>BUILDING HEIGHT:</b>	
STORAGE SHEDS	6'-0" FROM GRADE
RAMADAS	
LOW POINT	8'-0" FROM GRADE
HIGH POINT	11'-0" FROM GRADE
<b>ALLOWABLE HEIGHT AND AREA PER TABLE 503</b>	
STORAGE SHEDS: HEIGHT: 2 STORIES; AREA: 13,500 SF	
RAMADAS: HEIGHT: 11 STORIES; AREA: UNLIMITED	
<b>LOT COVERAGE:</b>	
STRUCTURE AREA =	1,228 SF = 3.5%
TOTAL GARDEN AREA	35,262 SF

<b>TYPE OF CONSTRUCTION:</b>	
STORAGE SHED:	TYPE V-B
RAMADAS:	TYPE I-B
<b>SPRINKLERS: PER CODE MODIFICATION APPROVAL:</b>	
STORAGE SHEDS:	NO
RAMADAS:	NO
<b>OCCUPANCY CLASSIFICATION</b>	
STORAGE SHEDS:	S-2 ASSEMBLY
RAMADAS:	A-3 ASSEMBLY
<b>OCCUPANT LOAD PER OCCUPANCY: AREA / LOAD FACTOR</b>	
STORAGE SHEDS:	
TYPE A: 3'x6' = 18 SF / 300 =	0.6 OCC. LOAD
TYPE B: 8'x10' = 80 SF / 300 =	0.3 OCC. LOAD
RAMADAS:	
TYPE A: 16'x16' = 512 SF / 15 =	34 OCC. LOAD
TYPE B: 20'x30' = 600 SF / 15 =	40 OCC. LOAD

# RYAN

RYAN A+E, INC.  
3900 E. Camelback Road, Ste 100  
Phoenix, AZ 85018  
602-322-6100 tel  
602-322-6300 fax  
WWW.RYANCOMPANIES.COM

## TRUEFORM

LANDSCAPE ARCHITECTURE STUDIO

2009 N 7th St.  
Phoenix, AZ 85006  
480-382-4244 tel

Friendship  
Village  
TEMPE



PROJECT INFORMATION

### EHRHARDT PARK COMMUNITY GARDEN

4003 S EVERGREEN RD.  
TEMPE, AZ 85282

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Arizona

Name \_\_\_\_\_

REGISTRATION NO. DATE  
Number Date

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DRAWN BY CHECKED BY  
Author Checker

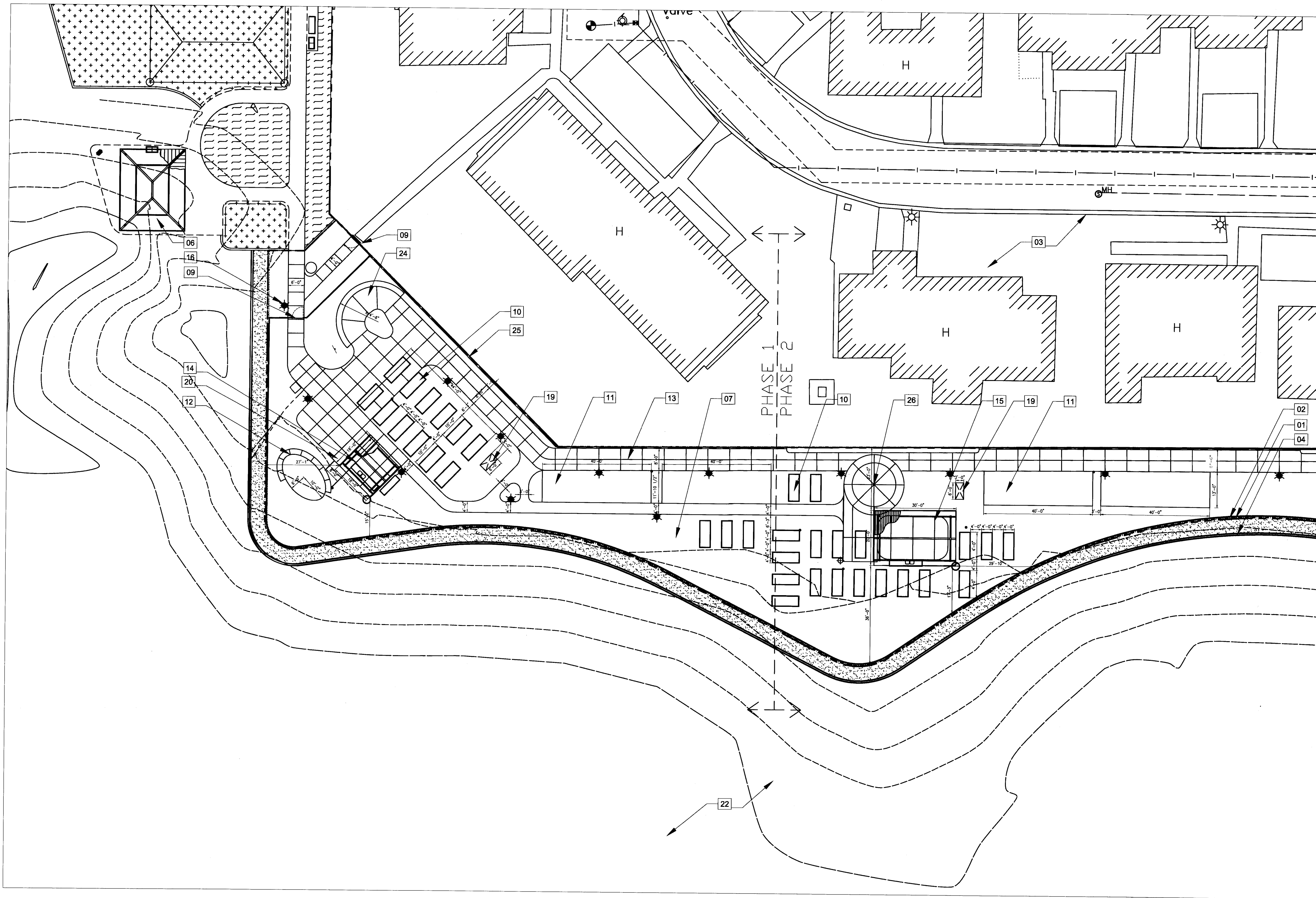
JOB NO. DATE  
700-474 04-12-2019

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	04-12-2019	USE PERMIT RE-SUBMITTAL

USE PERMIT  
RESUBMITTAL  
04-12-2019

SITE PLAN

# A50



1 SITE PLAN  
A50 1" = 20'-0"

GATE HARDWARE		KEYNOTE LEGEND																																																									
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RYAN A+E, INC.  
3900 E. Camelback Road, Ste 100  
Phoenix, AZ 85018  
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WWW.RYANCOMPANIES.COM

## TRUEFORM

LANDSCAPE ARCHITECTURE STUDIO

2009 N 7th St.  
Phoenix, AZ 85006  
480-382-4244 tel

### Friendship Village

TEMPE



PROJECT INFORMATION

### ERHARDT PARK COMMUNITY GARDEN

4003 S EVERGREEN RD.  
TEMPE, AZ 85282

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Arizona

Name \_\_\_\_\_

REGISTRATION NO. DATE  
Number Date

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JOB NO. DATE  
700-474 04-12-2019

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	04-12-2019	USE PERMIT RE-SUBMITTAL

### USE PERMIT RESUBMITTAL

04-12-2019

### ENLARGED SITE PLAN

# A50a



PROJECT INFORMATION

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ISSUE RECORD

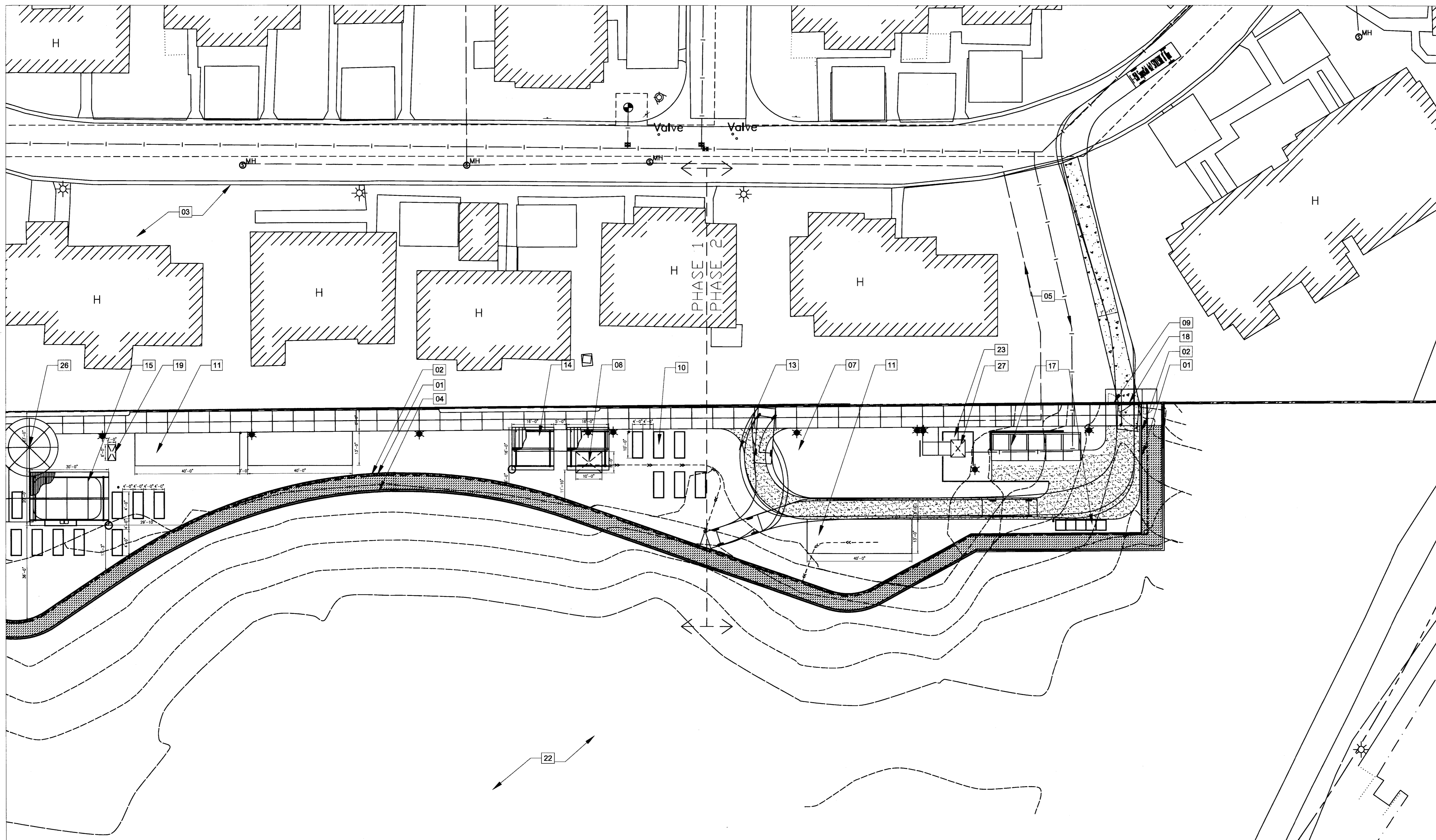
ISSUE #	DATE	DESCRIPTION
1	04-12-2019	USE PERMIT RE-SUBMITTAL

### USE PERMIT RESUBMITTAL

04-12-2019

### ENLARGED SITE PLAN

# A50b



1 ENLARGED SITE PLAN  
A50b 1" = 20'-0"

GATE HARDWARE		KEYNOTE LEGEND	
Key Value	Keynote Text	Key Value	Keynote Text
EACH GATE: 1 EA. CORBIN MORTISE EXIT DEVICE ED5634L N9M834ET M52 C6 X 794F909 (GASKET) 630		17	COMPOST AREA
THE FOLLOWING ARE THE ACCESSORIES. ONLY ONE OF EACH IS REQUIRED.		18	7'-10" WIRE MESH SERVICE GATE TO BE LIT PER COT CODE. REFER TO LANDSCAPE DETAILS
1 EA. SOFTWARE CORBIN 790F139		19	3x6 STORAGE SHED - REFER TO SPECS
1 EA. DATA TRANSFER DEVICE CORBIN 790F109		20	SHADED INSTRUCTION/ EVENT/ WORK AREA
1 EA. ENROLLMENT STATION 712F089		22	EXISTING ERHARDT PARK
		23	FUTURE PLUMBED RESTROOM LOCATION
		24	READING GARDEN
		25	ART/ CERAMIC WALL
		26	DEMONSTRATION AREA
		27	PROPOSED PORTA POTTY LOCATION W/ TEMPERED WATER FOR HAND-WASHING. REFER TO SPEC
01	PROPOSED PROPERTY LINE		
02	7'-10" WIRE MESH PROPOSED FENCE. LIT PER COT CODE		
03	EXISTING FRIENDSHIP VILLAGE AREA		
04	CONCRETE MOW STRIP		
05	WATER AND WASTE LINE FOR FUTURE USE.		
06	EXISTING PARK RAMADA		
07	REFER TO LANDSCAPE DRAWINGS FOR PLANTING SPECS		
08	8x10 GARDEN TOOL SHED ON CONCRETE PAD BELOW FOOTPRINT. REFER TO SPEC.		
09	7'-10" WELDED WIRE MESH GARDEN ENTRY W/ KEYPAD & TIMECLOCK. LIT PER COT CODE. GARDEN HOURS ARE PARALLEL TO PARK HOURS, 6 AM -12 AM. SEE L1.03		
10	RAISED PLANTING BEDS AT VARIOUS HEIGHTS		
11	AT GRADE PLANTING BEDS		
12	LIL YOTS GARDEN AREA		
13	REFER TO LANDSCAPE DRAWINGS FOR PAVING SPECS		
14	TYPE A: 16x16 RAMADA. LIT PER CITY OF TEMPE CODE. REFER TO DETAIL 1/A100 AND SPECS ATTACHED.		
15	TYPE B: 20x30 RAMADA. LIT PER CITY OF TEMPE CODE. REFER TO DETAIL 2/A100 AND SPECS ATTACHED.		
16	SITE LIGHTING, PER CITY OF TEMPE CODE		

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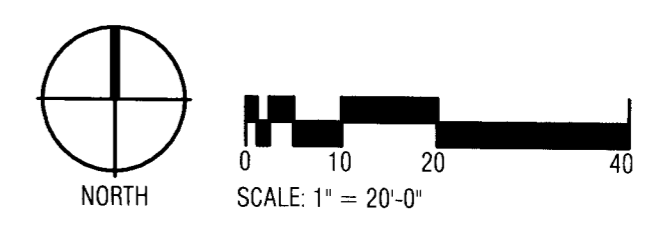
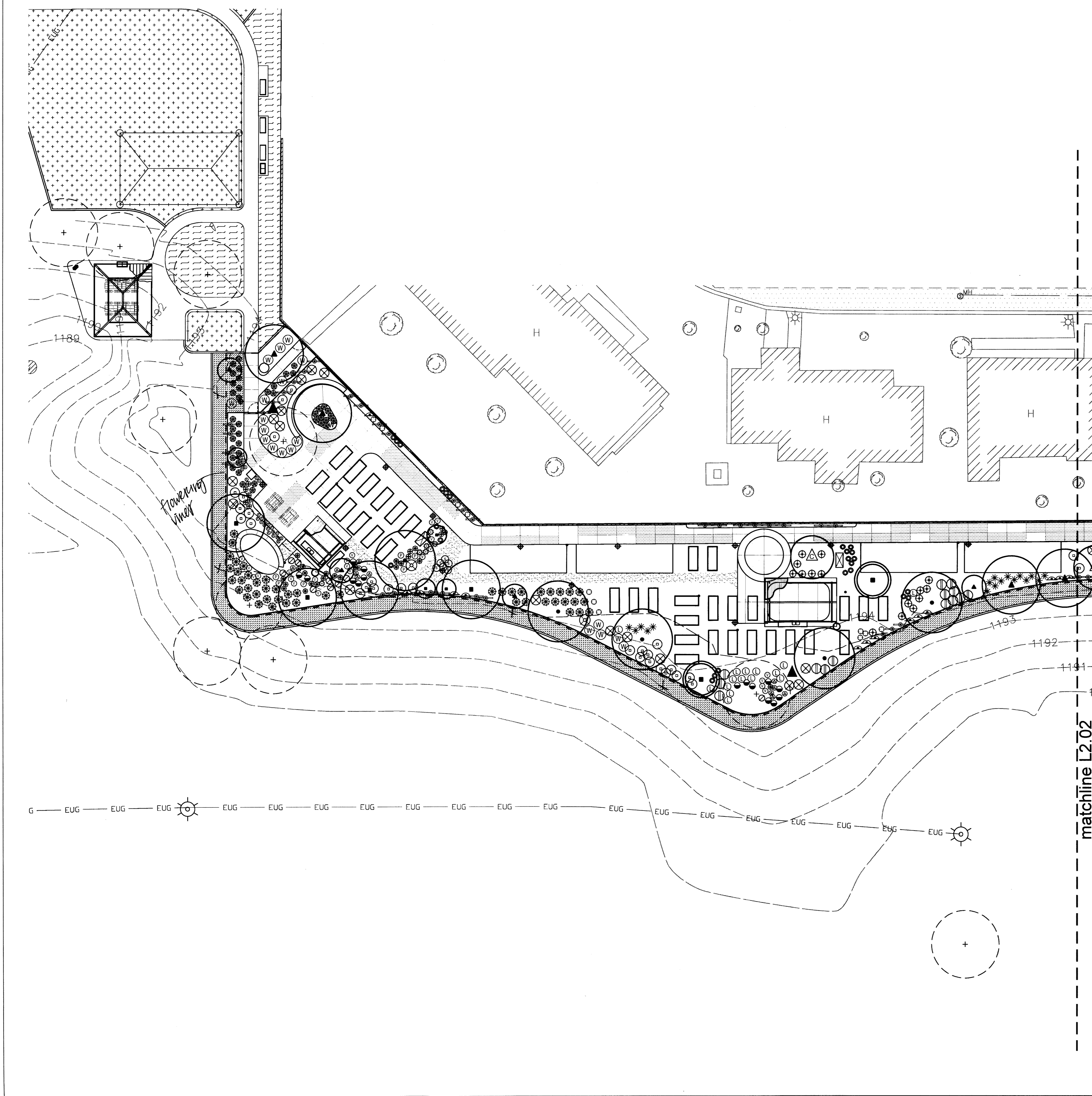
**USE PERMIT RESUBMITTAL**  
 04-12-2019

**PLANTING PLAN**

**L2.01**

**PLANT LEGEND:**

SYMBOL	TYPE	SIZE	QUANTITY	REMARKS
<b>Trees</b>				
(Symbol)	Existing Tree to Remain, Protect in Place			
(Symbol)	<i>Pistacia chinensis</i> 'Red Push' Red Push Pistache	24" Box	5	
(Symbol)	<i>Quercus virginiana</i> Southern Live Oak	24" Box	4	
(Symbol)	<i>Ulmus parvifloria</i> Evergreen Elm	24" Box	8	
(Symbol)	<i>Bauhinia lunaroides</i> Anacacho Orchid	15 Gal	5	Multi-Trunk
(Symbol)	<i>Punica granatum</i> Pomegranate	15 Gal	7	
(Symbol)	Citrus spp.	15 Gall	4	All Citrus from Greenfield Nursery
(Symbol)	<i>Ficus carica</i> x 'Black Mission' Black Mission Fig	15 Gal	2	
<b>Shrubs</b>				
(Symbol)	<i>Justicia californica</i> Chuparosa	5 Gal	14	
(Symbol)	<i>Lavandula angustifolia</i> Culinary Lavender	1 Gal	24	
(Symbol)	<i>Rosemarinus officinalis</i> Rosemary	1 Gal	8	
(Symbol)	<i>Russelia equisetiformis</i> Coral Fountain	5 Gal	42	
(Symbol)	<i>Salvia</i> spp. Sage	5 Gal	15	
(Symbol)	<i>Simmondsia chinensis</i> Jojoba	5 Gal	8	
(Symbol)	<i>Tecoma</i> x 'Sparky' Sparky Plant	5 Gal	40	
<b>Accents</b>				
(Symbol)	<i>Anigozanthos flavitus</i> Kangaroo Paw	5 Gal	11	
(Symbol)	<i>Aloe barbadensis</i> Yellow Blooming Aloe	5 Gal	41	
(Symbol)	<i>Aloe</i> x 'Blue Elf' Blue Elf Aloe	1 Gal	25	
(Symbol)	<i>Cymbopogon citratus</i> Lemon Grass	1 Gal	11	
(Symbol)	<i>Hesperaloe parviflora</i> 'Brakeights' Brakeights Red Yucca	5 Gal	42	
(Symbol)	<i>Muhlenbergia rigens</i> Deer Grass	1 Gal	74	
(Symbol)	<i>Opuntia ficus indica</i> Indian Fig Prickly Pear	5 Gal	6	
(Symbol)	<i>Pedilanthus macrocarpus</i> Slipper Plant	5 Gal	6	
(Symbol)	<i>Yucca recurvifolia</i> Pendula Yucca	5 Gal	5	
(Symbol)	<i>Yucca rostrata</i> Beaked Yucca	15 Gal	0	
(Symbol)	<i>Yucca rupicola</i> Twisted Leaf Yucca	5 Gal	0	
<b>Groundcovers/Vines</b>				
(Symbol)	<i>Antigonon leptopus</i> Queen's Wreath	5 Gal	26	
(Symbol)	<i>Lantana</i> x 'New Gold' New Gold Lantana	5 Gal	18	
(Symbol)	<i>Parthenocissus quinquefolia</i> Virginia Creeper	5 Gal	66	
(Symbol)	<i>Sphagnetocola trilobata</i> Wedelia	5 Gal	25	
<b>Cut Flowers</b>				
(Symbol)	<i>Antirrhinum majus</i> Snapdragons	1 Gal	24	
(Symbol)	<i>Arctotis festuosa</i> Zulu Prince Daisy	1 Gal	25	
(Symbol)	<i>Bellis perennis</i> Common Daisy	1 Gal	11	
(Symbol)	<i>Beta vulgaris</i> subsp. vulgaris Swiss Chard	1 Gal	6	
(Symbol)	<i>Eschscholzia californica</i> California Poppy	1 Gal	6	
(Symbol)	<i>Helianthus annuus</i> Sunflowers	1 Gal	23	
(Symbol)	<i>Viola tricolor</i> Pansy	1 Gal	34	



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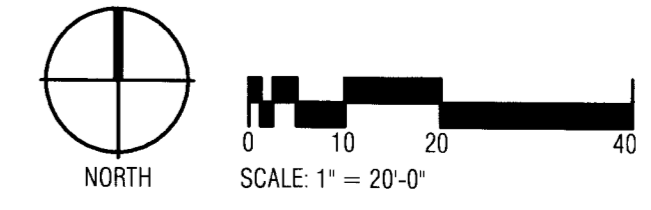
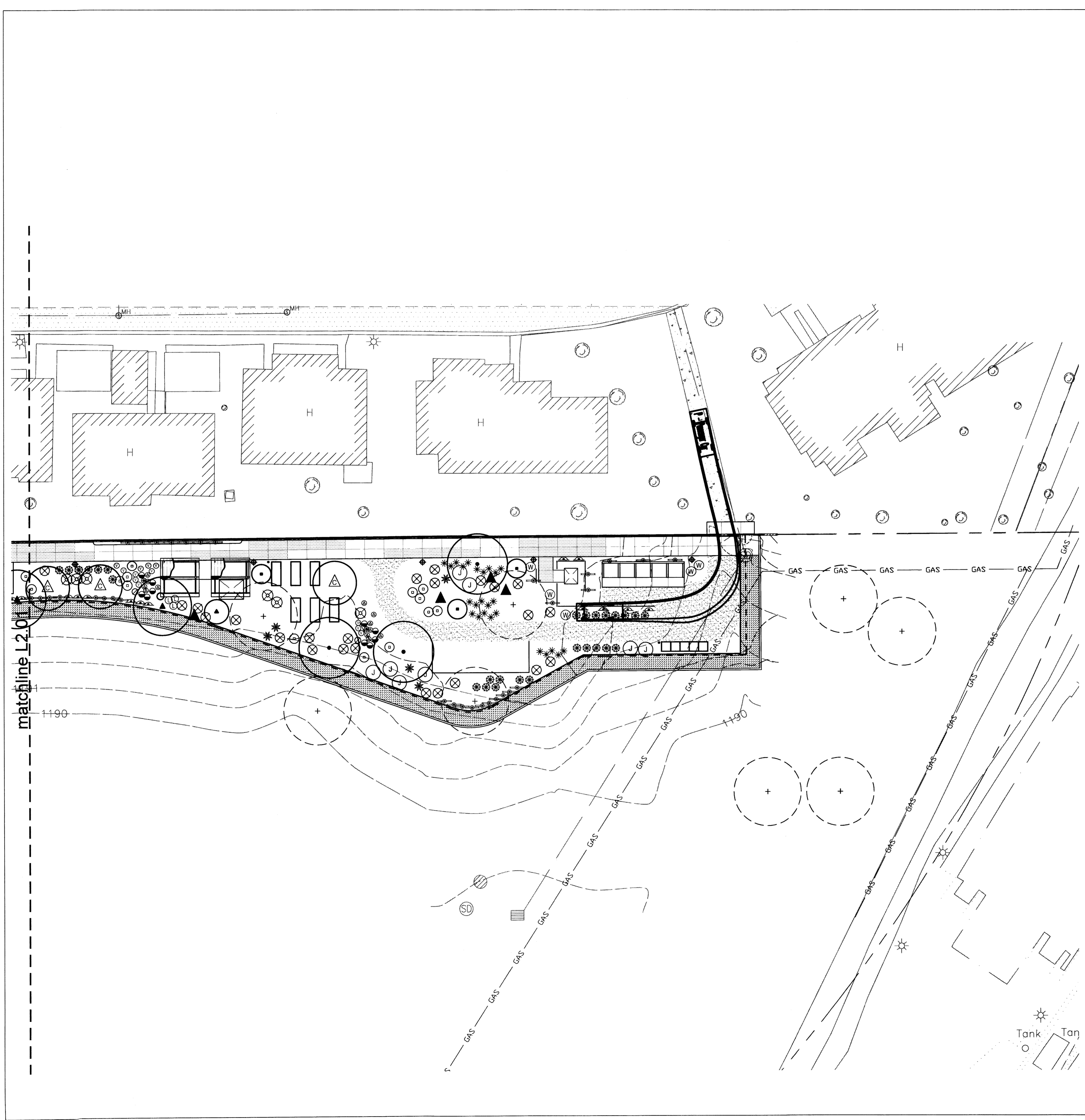
**USE PERMIT RESUBMITTAL**  
04-12-2019

**PLANTING PLAN**

**L2.02**

**PLANT LEGEND:**

SYMBOL	TYPE	SIZE	QUANTITY	REMARKS
<b>Trees</b>				
(Symbol)	Existing Tree to Remain, Protect in Place			
(Symbol)	<i>Pistacia chinensis</i> 'Red Push' Red Push Pistachio	24" Box	5	
(Symbol)	<i>Quercus virginiana</i> Southern Live Oak	24" Box	4	
(Symbol)	<i>Ulmus parviflorus</i> Evergreen Elm	24" Box	8	
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(Symbol)	<i>Punica granatum</i> Pomegranate	15 Gal	7	
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(Symbol)	<i>Helianthus annuus</i> Sunflowers	1 Gal	23	
(Symbol)	<i>Viola tricolor</i> Pansy	1 Gal	34	



**HARDPAN OR IMPERMEABLE SOILS TEST:**

1. DIG THREE (3) TEST TREE PITS WITHIN THE FIRST 30 DAYS OF NOTICE TO PROCEED ON PROJECT.
2. COORDINATE TEST PIT LOCATIONS AND WATER TESTING WITH OWNERS REPRESENTATIVE.
3. ON GRADE TREE PITS: FILL PITS WITH WATER. IF WATER DOES NOT PERCOLATE IN 24 HOURS, NOTIFY OWNERS REPRESENTATIVE. IMPLEMENT HARDPAN TREE PLANTING DETAIL IF PERCOLATION DOES NOT OCCUR WITHIN 24 HOURS.

**GENERAL TREE PLANTING NOTES:**

1. WHEN TREE PITS ARE DUG, ONCE AGAIN WATER TEST THEM. ALLOW PITS TO DRAIN FOR 48 HOURS. IF WATER DOES NOT DRAIN, REFER TO HARDPAN DETAIL AND NOTIFY OWNERS REPRESENTATIVE.
2. POSITION PLANT FOR "BEST SIDE" VIEW, UNOBSTRUCTED PEDESTRIAN ACCESS AND ORIENT SUN-BURN SUSCEPTIBLE PLANTS PER ORIGINAL ROTATION.
3. SCORE THE ROOTBALL. MAKE A VERTICAL CUT 1/4- TO 1/2-INCH DEEP FOUR TIMES AROUND SIDES AND TWICE ACROSS THE BOTTOM.
4. THE ROOT CROWN SHALL BE 3" ABOVE FINISH SOIL GRADE. REMOVE EXCESS SURFACE SOIL FROM CONTAINER, EXPOSING CROWN & ROOT HAIRS. TREES THAT SETTLE TO BELOW THE 2" ABOVE FINISH SOIL GRADE LEVEL WILL BE DEEMED TOO DEEP (see note 12)
5. SALVAGED, 5 GALLON AND 15 GALLON TREES WILL NOT REQUIRE STAKING. VERIFY NEED FOR STAKING FOR ALL OTHERS WITH OWNERS REPRESENTATIVE OR AS NOTED ON PLANS.
6. PROVIDE SUPPLEMENTAL STAKING IF REQUIRED TO PROPERLY SUPPORT THE PLANT MATERIAL PER TREE STAKING PLAN DETAILS.
7. INSTALL TREE GUARD ON ALL TREES LOCATED IN TURF (SEE SPECIFICATIONS).
8. TREE TIES SHALL BE 12-GAUGE GALVANIZED ZINC-COATED WIRE ENCASED IN 1-INCH DIAMETER, 2-PLY RUBBER GARDEN HOSE (GREEN).
9. TREE STAKES SHALL BE 2-INCH DIAMETER LODGE POLES, LENGTH AS REQUIRED (10-FOOT MIN.), DRIVEN OUTSIDE OF ROOTBALL INTO SUBGRADE (18-INCH MIN.).
10. ARRANGE STAKES AROUND TREE CANOPY TO PREVENT ABRASION WOUNDS TO BRANCHES.
11. IF THE TREE OR PLANT PIT IS EXCAVATED BEYOND THE OPTIMAL PLACEMENT DEPTH, THE CONTRACTOR IS TO REPLACE SOIL UNDER THE ROOTBALL AND MECHANICALLY TAMP SOIL TO 85% COMPACTION. REPLACE SOIL IN PIT UNTIL THE OPTIMAL PLANT PLACEMENT DEPTH IS ACHIEVED.
12. ALL TREES PLANTED TOO DEEP OR THAT HAVE SUNKEN 2" OR MORE DURING THE MAINTENANCE/WARRANTEE PERIOD WILL BE REPLACED BY LANDSCAPE CONTRACTOR AT LANDSCAPE CONTRACTOR'S EXPENSE.

- TREE TIES, 2 MIN. INSTALL ABOVE MAIN BRANCHING STRUCTURE, AT LEAST 1/3 UP TREE
- LOGDEWOOD POLE TREE STAKES, 2 MIN.
- PLANT TABS, PLACE 6" BELOW FINISH GRADE, PER SPECIFICATIONS
- SOIL GRADE
- FINISH GRADE, MULCH PER SPECIFICATIONS

- BREAK UP AND LOOSEN SOIL 1/2 THE DEPTH OF THE ROOTBALL AND FIVE TIMES THE WIDTH OF THE ROOTBALL
- SCARIFY SIDES OF PLANTING HOLE TO PREVENT GLAZING
- BACKFILL WITH NATIVE SOIL AND AMENDMENTS PER SPECIFICATIONS, WATER AND TAMP TO REMOVE AIR POCKETS
- UNDISTURBED NATIVE SOIL OR 85% COMPACTED SOIL

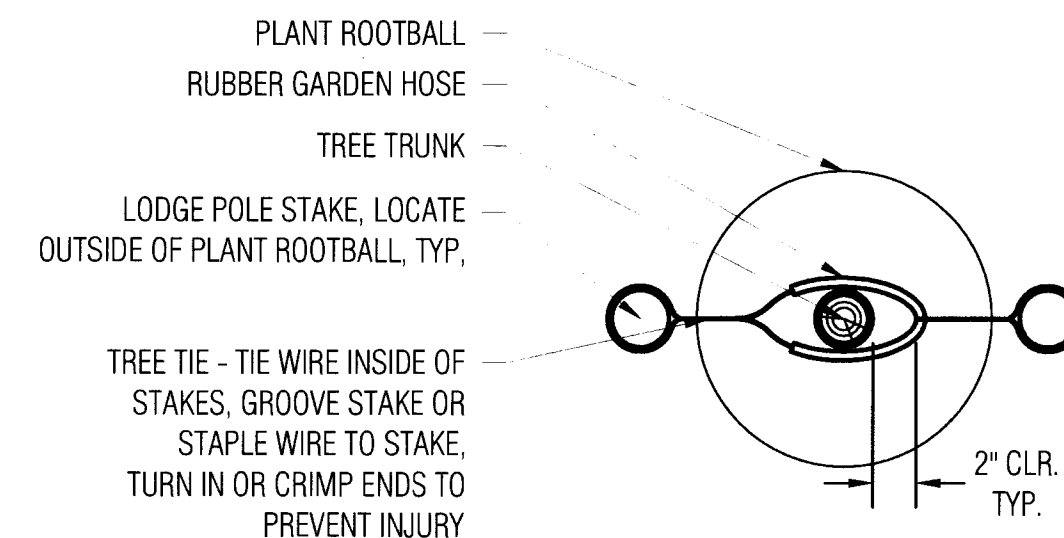
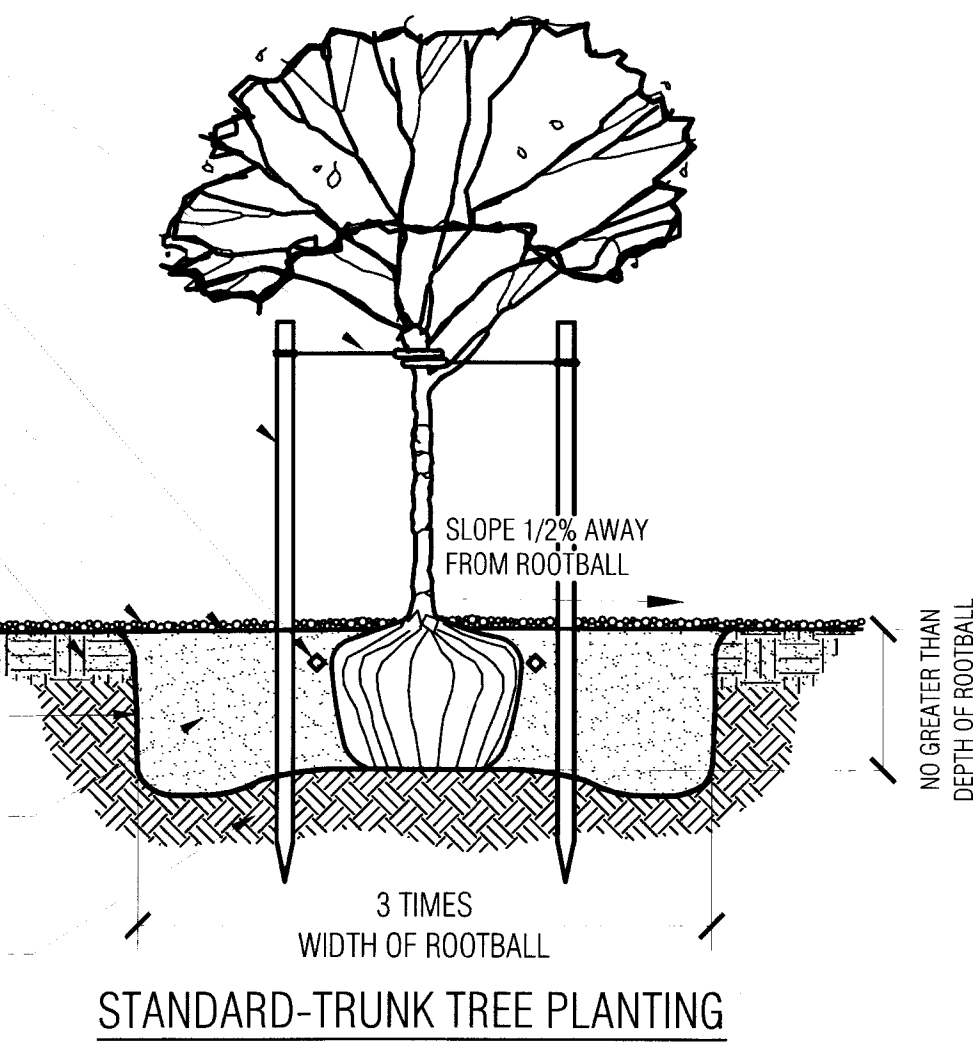
- TREE TIES, 2 MIN. INSTALL ABOVE MAIN BRANCHING STRUCTURE, AT LEAST 1/3 UP TREE
- LOGDEWOOD POLE TREE STAKES, ONE (1) STAKE PER PRIMARY TRUNK, 2 MIN., 3 MAX.

- PLANT TABS, PLACE 6" BELOW FINISH GRADE, PER SPECIFICATIONS
- SOIL GRADE
- FINISH GRADE, MULCH PER SPECIFICATIONS

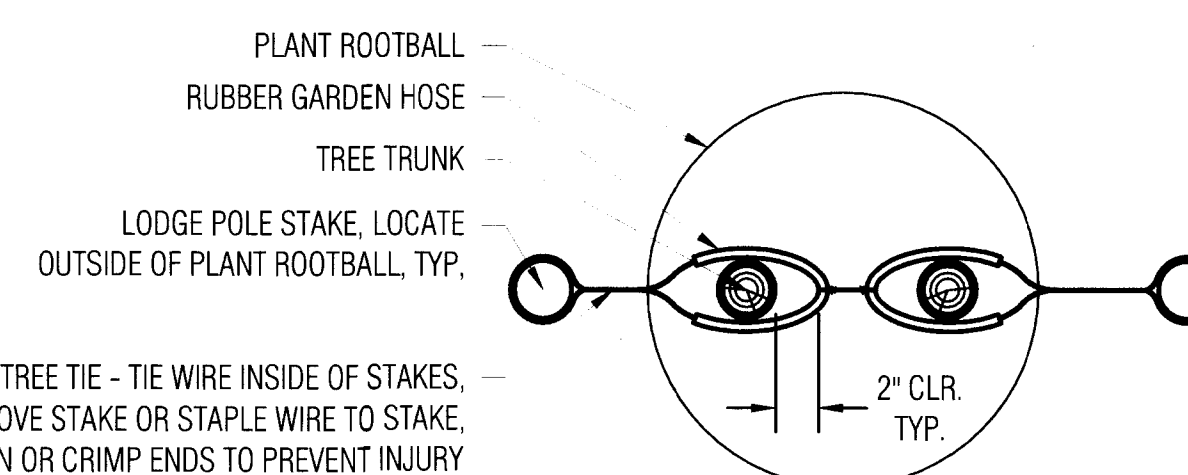
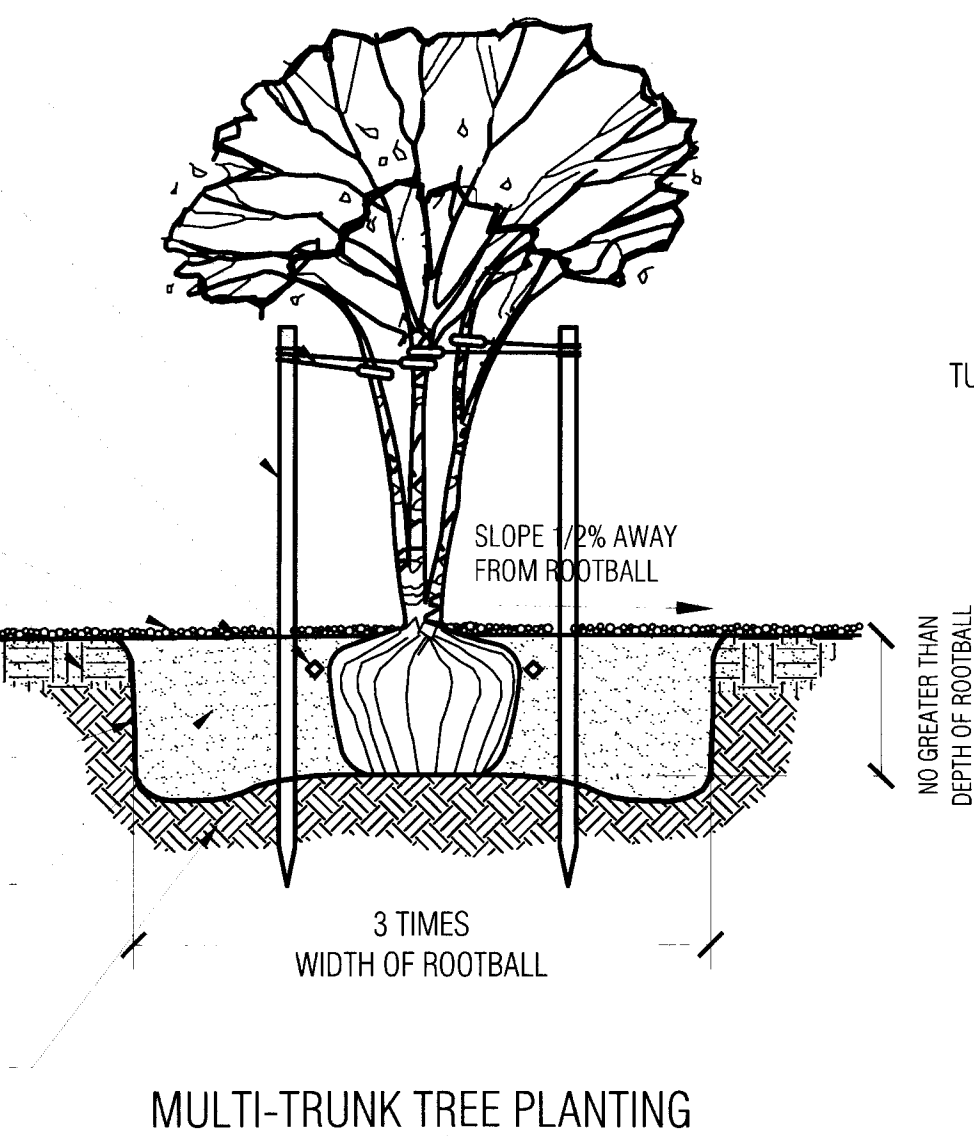
- BREAK UP AND LOOSEN SOIL 1/2 THE DEPTH OF THE ROOTBALL AND FIVE TIMES THE WIDTH OF THE ROOTBALL
- SCARIFY SIDES OF PLANTING HOLE TO PREVENT GLAZING
- BACKFILL WITH NATIVE SOIL AND AMENDMENTS PER SPECIFICATIONS, WATER AND TAMP TO REMOVE AIR POCKETS
- UNDISTURBED NATIVE SOIL OR 85% COMPACTED SOIL

- PLANT TABS, PLACE 6" BELOW FINISH GRADE, PER SPECIFICATIONS
- SOIL GRADE
- FINISH GRADE, MULCH PER SPECIFICATIONS

- BREAK UP AND LOOSEN SOIL 1/2 THE DEPTH OF THE ROOTBALL AND FIVE TIMES THE WIDTH OF THE ROOTBALL
- SCARIFY SIDES OF PLANTING HOLE TO PREVENT GLAZING
- BACKFILL WITH NATIVE SOIL AND AMENDMENTS PER SPECIFICATIONS, WATER AND TAMP TO REMOVE AIR POCKETS
- UNDISTURBED NATIVE SOIL OR 85% COMPACTED SOIL



STANDARD-TRUNK TREE STAKING PLAN

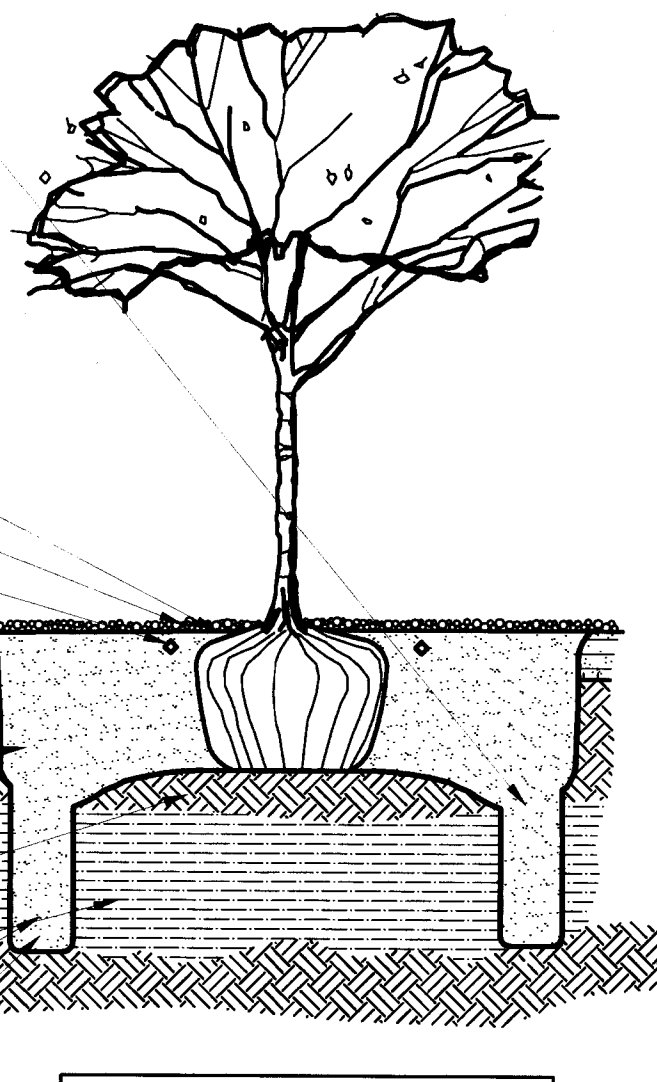


MULTI-TRUNK TREE STAKING PLAN

WHEN IT HAS BEEN DETERMINED THAT HARDPAN CONDITIONS EXIST, AUGER 12-INCH DIA. HOLES INTO EXISTING HARDPAN, LOCATE ONE PER CORNER OF PLANTING PIT (MIN. 4) OUTSIDE ROOT BALL. DEPTH OF HOLE SHALL BE DETERMINED BY FIELD CONDITIONS AND APPROVED BY OWNERS REPRESENTATIVE BASED ON SOILS EVALUATION TO ENSURE PERCOLATION. ONCE DRAINAGE HOLES HAVE BEEN AUGERED, AGAIN WATER TEST TREE HOLES. IF TREE HOLE STILL DOES NOT DRAIN WITHIN 48 HOURS, NOTIFY OWNERS REPRESENTATIVE

- SOIL GRADE
- FINISH GRADE, MULCH PER SPECIFICATIONS
- PLANT TABS PLACED 6" BELOW FINISHED GRADE, PER SPECIFICATIONS

- LOOSEN SOIL (SEE OTHER TREE DETAILS)
- SCARIFY SIDES OF PLANTING HOLE TO PREVENT GLAZING
- BACKFILL WITH NATIVE SOIL AND AMENDMENTS PER SPECIFICATIONS, WATER AND TAMP TO REMOVE AIR POCKETS
- UNDISTURBED NATIVE SOIL OR 85% COMPACTED SOIL
- HARDPAN/CALICHE/IMPERMEABLE SOIL
- ADD GYPSUM AND SULPHUR PER SPECIFICATION AND MANUFACTURER'S RECOMMENDATIONS
- PENETRATE THROUGH CALICHE OR IMPERMEABLE SOILS

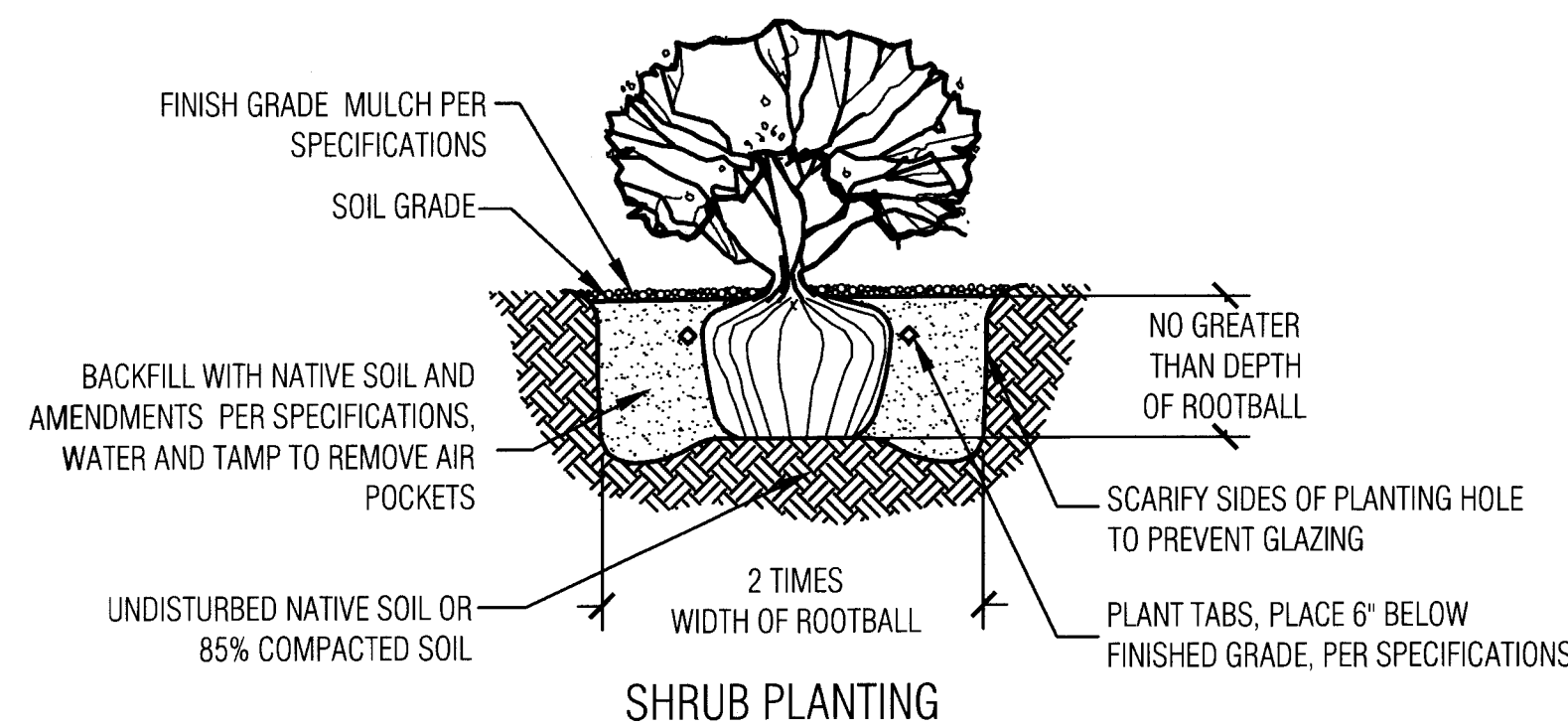


HARDPAN/IMPERMEABLE SOILS TREE PLANTING

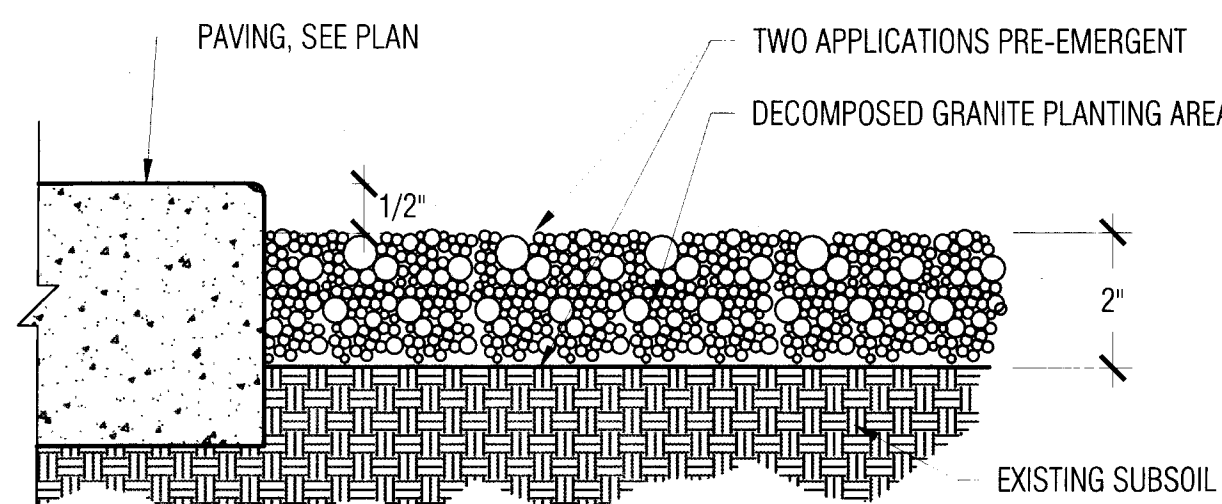
**1 TREE PLANTING**  
SCALE:NTS

**GENERAL SHRUB PLANTING NOTES:**

1. FILL PLANT PIT WITH WATER. IF WATER DOES NOT PERCOLATE IN 24 HOURS, REFER TO HARDPAN TREE PLANTING DETAIL AND NOTIFY OWNERS REPRESENTATIVE.
2. POSITION PLANT FOR "BEST SIDE" VIEW AND ORIENT SUNBURN SUSCEPTIBLE PLANTS PER ORIGINAL ROTATION.
3. SCORE THE ROOTBALL. MAKE A VERTICAL CUT 1/4- TO 1/2-INCH DEEP FOUR TIMES AROUND SIDES AND TWICE ACROSS THE BOTTOM.
4. TOP OF ROOTBALL SHALL BE FLUSH WITH OR UP TO 1" ABOVE SOIL GRADE.

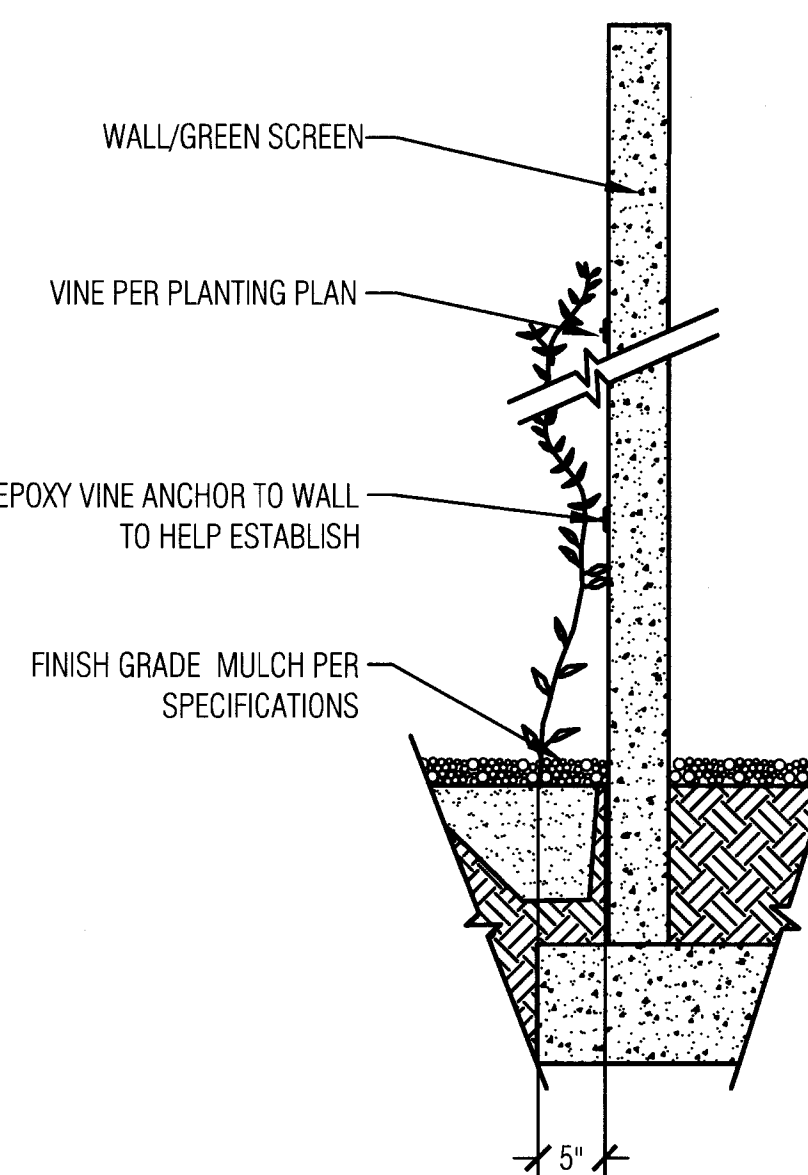


SHRUB PLANTING

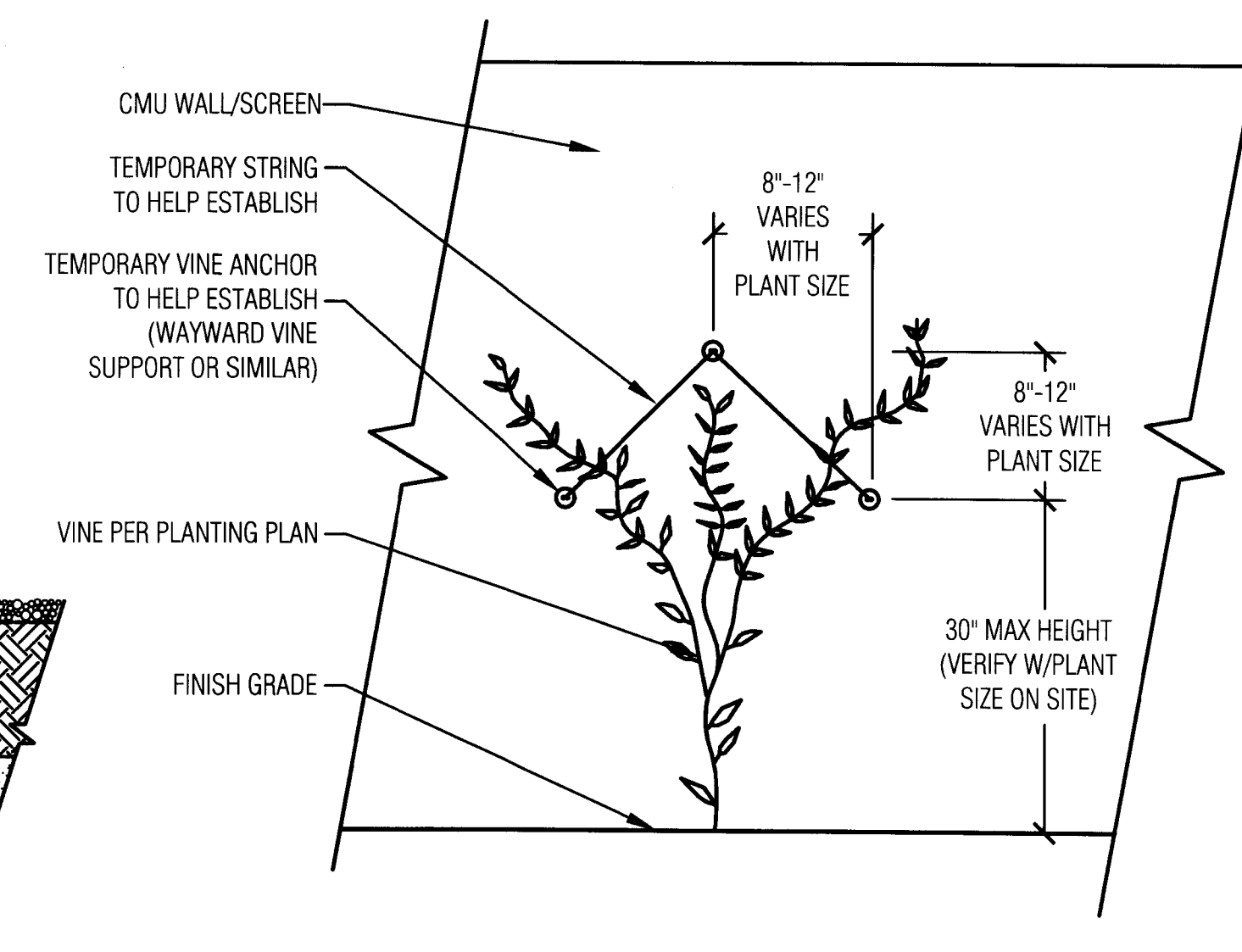


- NOTES:
1. SIZE AND COLOR OF DECOMPOSED GRANITE PER MATERIALS FINISH SCHEDULE AND INERT MATERIALS PLAN.
  2. PRE-EMERGENT SHALL BE APPLIED TO FINISH GRADE BEFORE INSTALLATION OF DECOMPOSED GRANITE
  3. FINAL APPLICATION OF PRE-EMERGENT SHALL BE APPLIED TO FINISH GRADE AFTER INSTALLATION OF DECOMPOSED GRANITE IS RAKED SMOOTH AND UNIFORM

**3 DECOMPOSED GRANITE IN PLANTING AREA**  
SCALE:3" = 1'-0"



**4 VINE PLANTING**  
SCALE:NTS



**2 SHRUB PLANTING**  
SCALE:NTS

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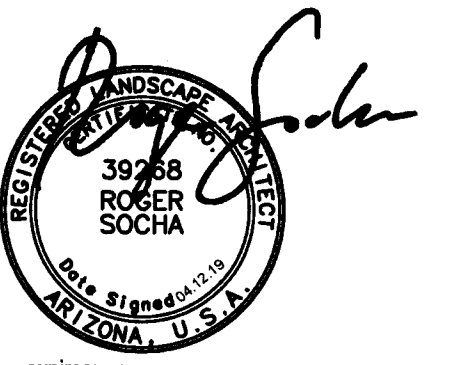


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**PROJECT INFORMATION**

**ERHARDT PARK COMMUNITY GARDEN**

4003 S EVERGREEN RD.  
TEMPE, AZ 85282

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REGISTRATION NO. \_\_\_\_\_ DATE \_\_\_\_\_  
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ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
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**USE PERMIT RESUBMITTAL**  
04-12-2019

PLANTING  
DETAILS

**L2.03**

**General Note:**

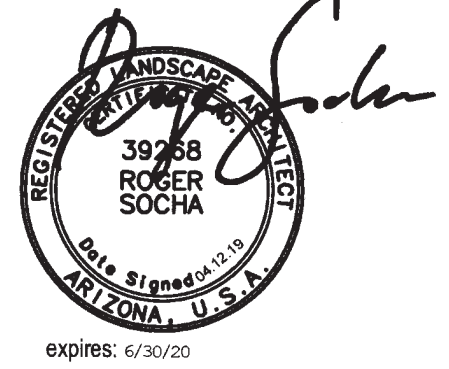
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 04-12-2019

**HARDSCAPE PLAN**

**L1.02**

**KEY NOTES:**

- | #  | DESCRIPTION   |
|----|---|
| 1  | CIP CONCRETE PAVING TYPE 'A'  |
| 2  | CIP CONCRETE PAVING TYPE 'B'  |
| 3  | STABILIZED DECOMPOSED GRANITE   |
| 4  | DECOMPOSED GRANITE BETWEEN FENCE AND HEADER                                 |
| 5  | 1/2" STEEL HEADER   |
| 6  | CIP CONCRETE SEAT WALL, 20" HT  |
| 7  | CIP CONCRETE HEADER   |
| 8  | 6'Lx6'Wx4'H CMU WALL FOR MATERIALS STORAGE                                  |
| 9  | WELDED WIRE MESH FENCE AND GATE WITH KEYPAD, 6'-10" HT (SEE DETAIL 1/L1.03) |
| 10 | WELDED WIRE MESH VEHICULAR GATE WITH KEYPAD, 6'-10" HT (SEE DETAIL 2/L1.03) |
| 11 | WELDED WIRE MESH PANEL, 6'-10" HT (SIM. TO DETAIL FOR KEYNOTE 4)            |
| 12 | 4'x10' RAISED REDWOOD PLANTING BEDS   |
| 13 | AT GRADE PLANTING BED   |
| 14 | STEEL SHADE STRUCTURE 16'x16' BY CLASSIC RECREATION                         |
| 15 | STEEL SHADE STRUCTURE 30'x20' BY CLASSIC RECREATION                         |
| 16 | WORK COUNTER WITH SINK  |
| 17 | WORK TABLE  |
| 18 | WATER HARVESTING FEATURE/RUNNELS  |
| 19 | WATER SPIGOT/WATER SOURCE   |
| 20 | 3'x6' WOOD TOOL SHED  |
| 21 | 8'x10' WOOD TOOL SHED   |
| 22 | COMPOST AREA WITH 4'x4' REDWOOD BINS  |
| 23 | PLANTING AREA WITH WOOD CHIP MULCH  |
| 24 | LIL TOTS GARDEN WITH WOOD CHIP MULCH  |
| 25 | RESTROOM AREA   |
| 26 | ART/CERAMICS/MURAL WALL   |
| 27 | SIGNAGE/STEEL WELDED WIRE MESH KIOSK  |
| 28 | SALVAGE EXISTING TABLES FOR REUSE   |
| 29 | EXISTING CMU AND STUCCO WALL TO REMAIN                                      |
| 30 | EXISTING GATE TO REMAIN   |

**PAVING FINISH AND JOINT LEGEND:**

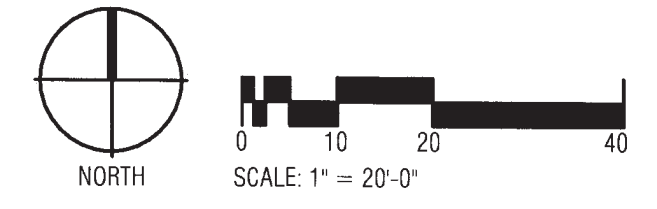
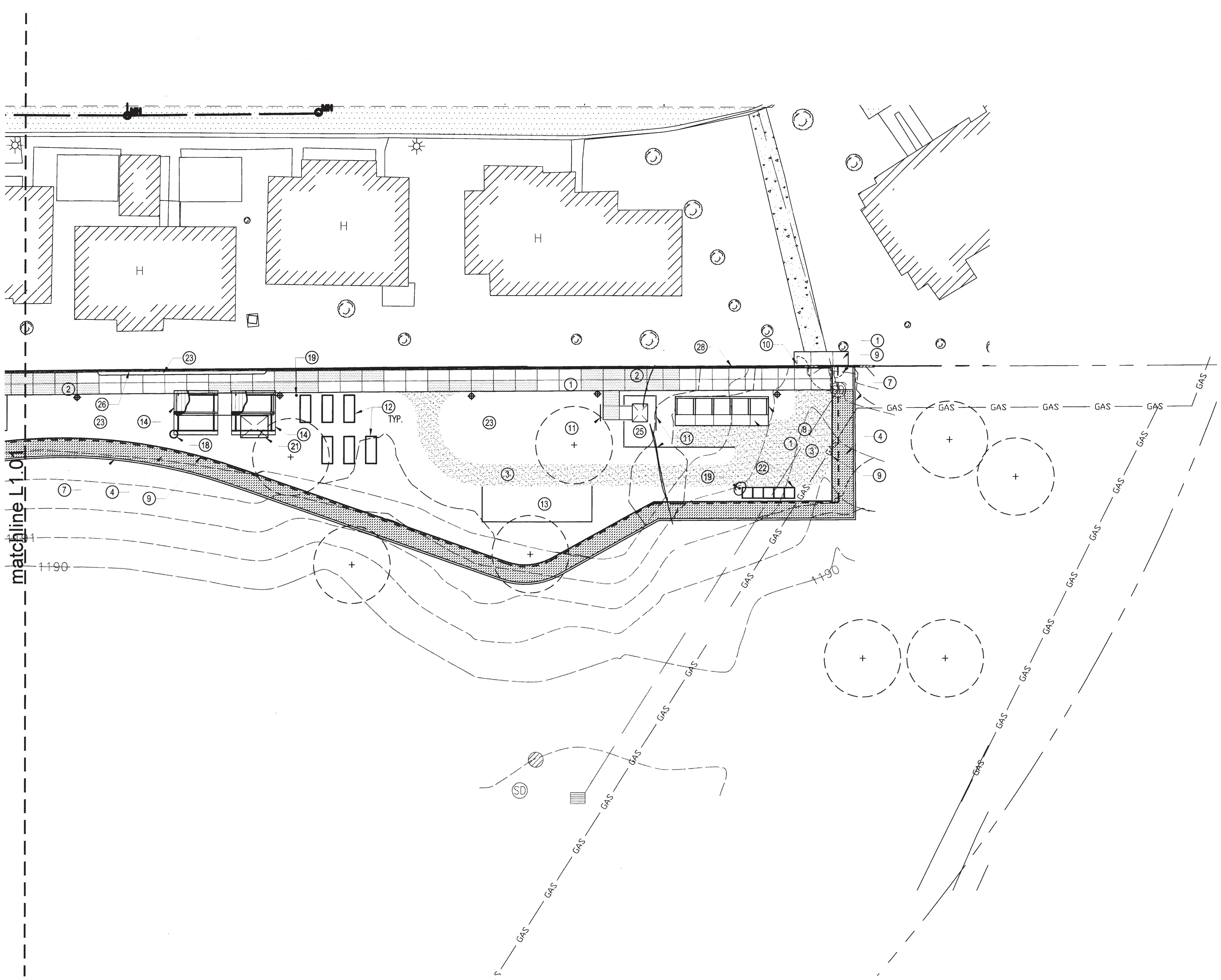
SYMBOL	DESCRIPTION
	CIP CONCRETE TYPE 'A' NATURAL GRAY MEDIUM BROOM FINISH
	CIP CONCRETE TYPE 'B' NATURAL GRAY LIGHT BROOM IN AN EAST-WEST PATTERN

**INERTS LEGEND:**

SYMBOL	DESCRIPTION
	STABILIZED DECOMPOSED GRANITE COLOR: EXPRESS GOLD
	WOOD CHIP MULCH
	3/4" SCREENED DECOMPOSED GRANITE COLOR: EXPRESS GOLD 2" DEPTH MINIMUM

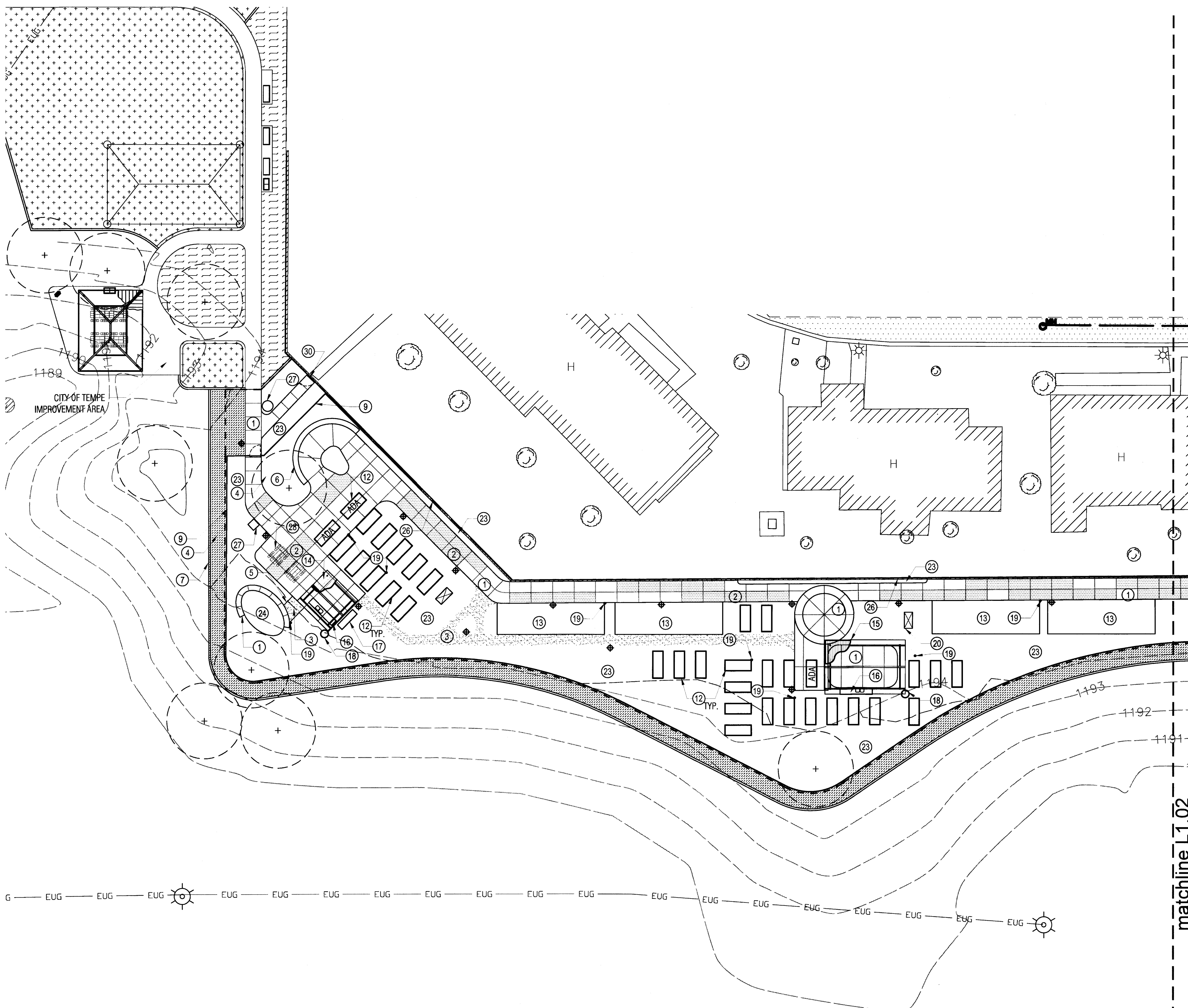
**LEGEND:**

SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN, PROTECT IN PLACE
	PEDESTRIAN LIGHTING



matchline L1.01





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| 28 | SALVAGE EXISTING TABLES FOR REUSE   |
| 29 | EXISTING CMU AND STUCCO WALL TO REMAIN                                      |
| 30 | EXISTING GATE TO REMAIN   |

**PAVING FINISH AND JOINT LEGEND:**

SYMBOL	DESCRIPTION
	CIP CONCRETE TYPE 'A' NATURAL GRAY MEDIUM BROOM FINISH
	CIP CONCRETE TYPE 'B' NATURAL GRAY LIGHT BROOM IN AN EAST-WEST PATTERN

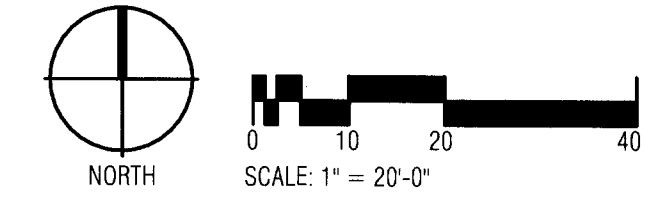
**INERTS LEGEND:**

SYMBOL	DESCRIPTION
	STABILIZED DECOMPOSED GRANITE COLOR: EXPRESS GOLD
	WOOD CHIP MULCH
	SCREENED DECOMPOSED GRANITE COLOR: EXPRESS GOLD 2" DEPTH MINIMUM

**LEGEND:**

SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN, PROTECT IN PLACE
	PEDESTRIAN LIGHTING

matchline L1.02



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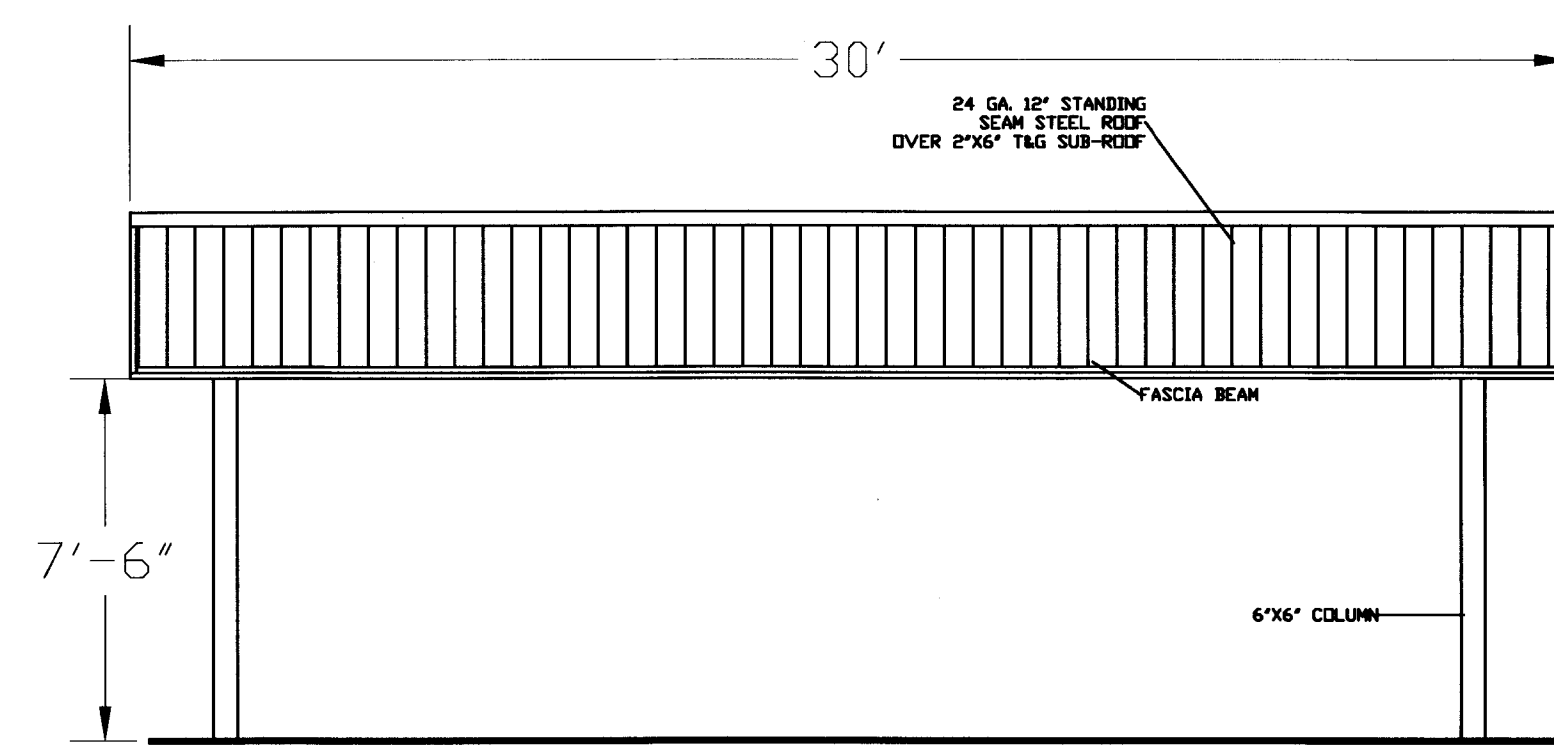
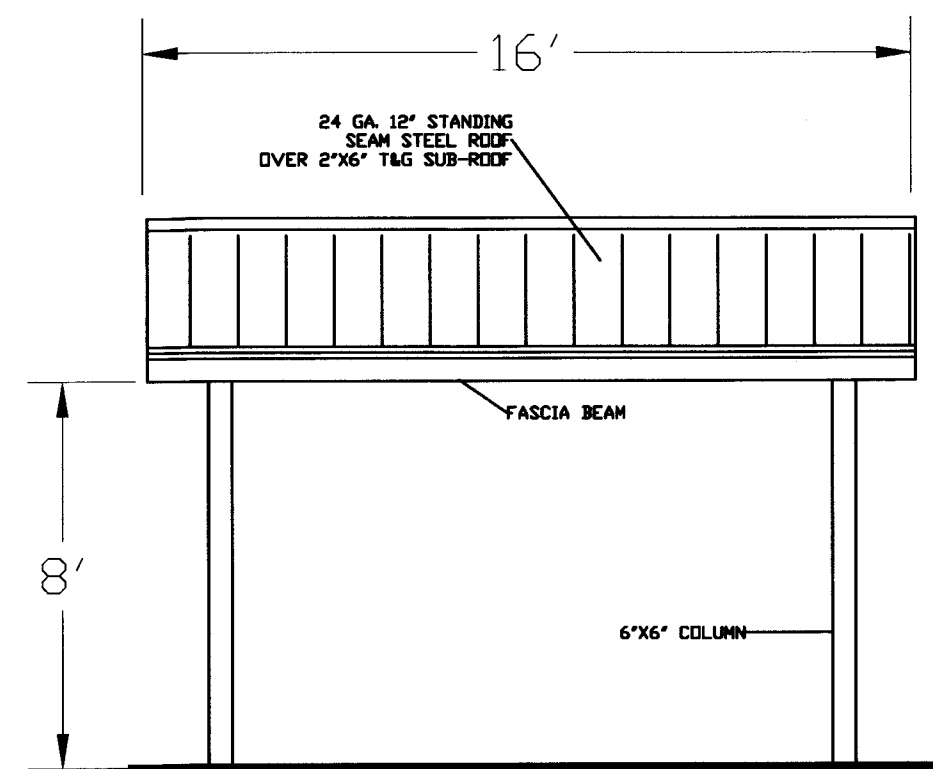
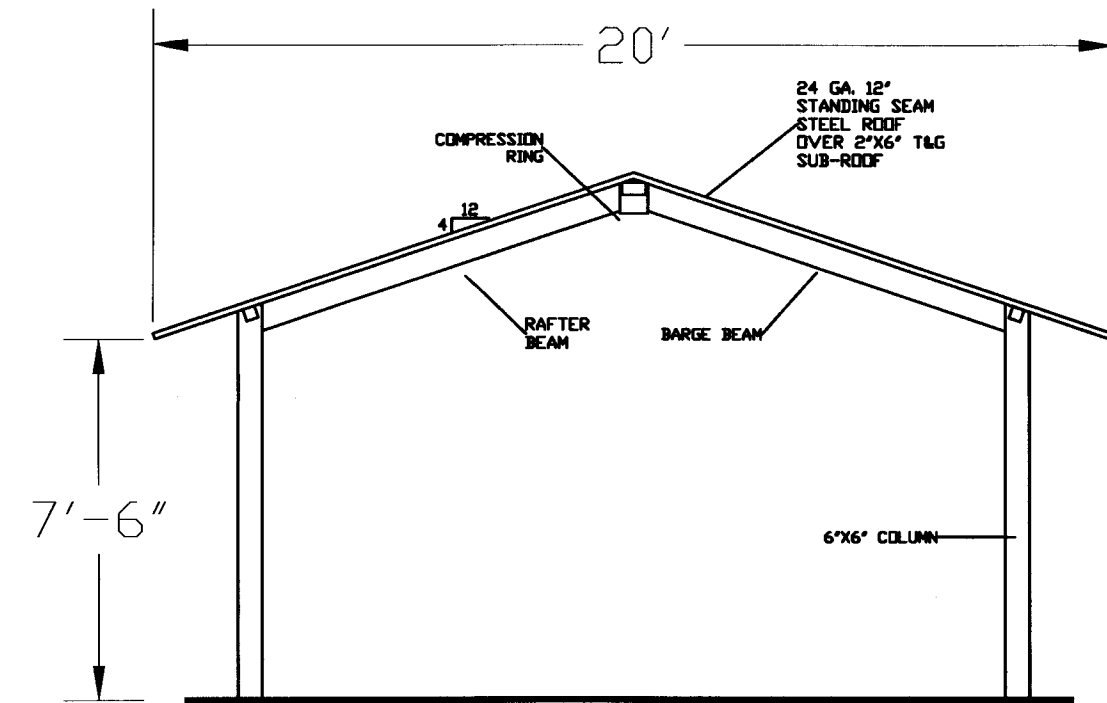
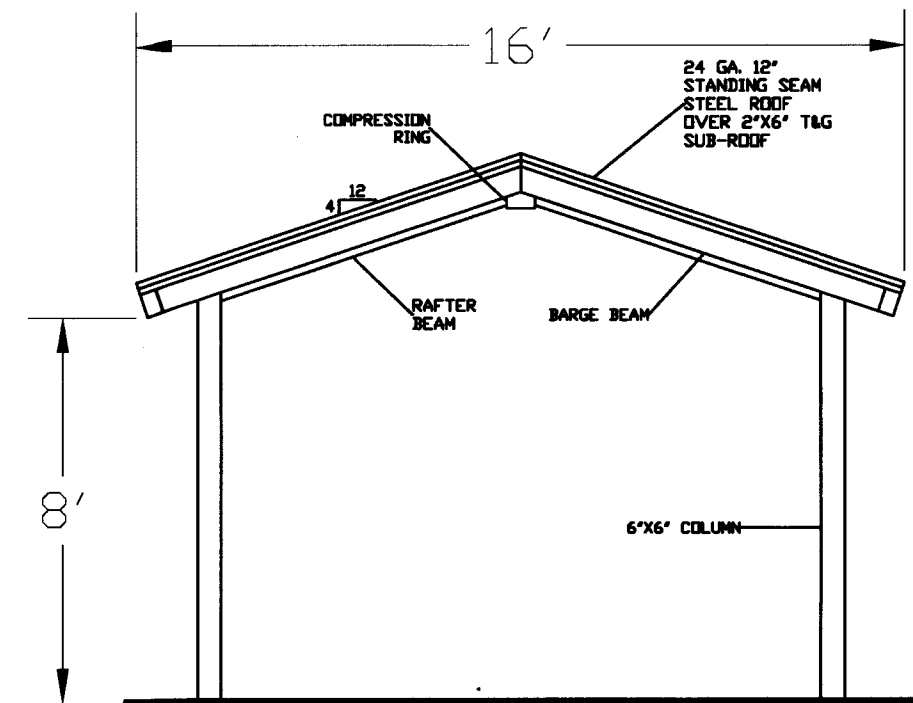
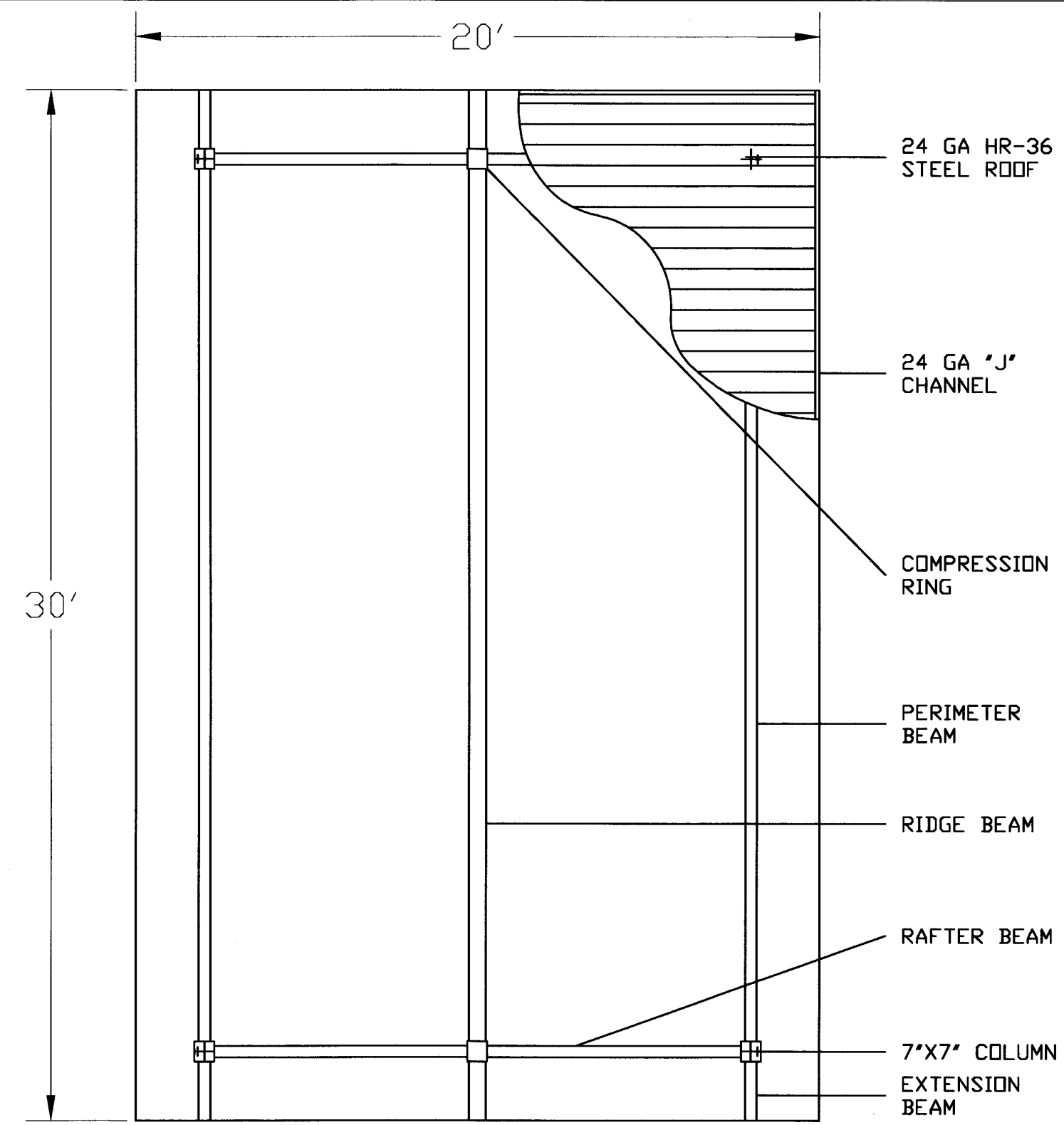
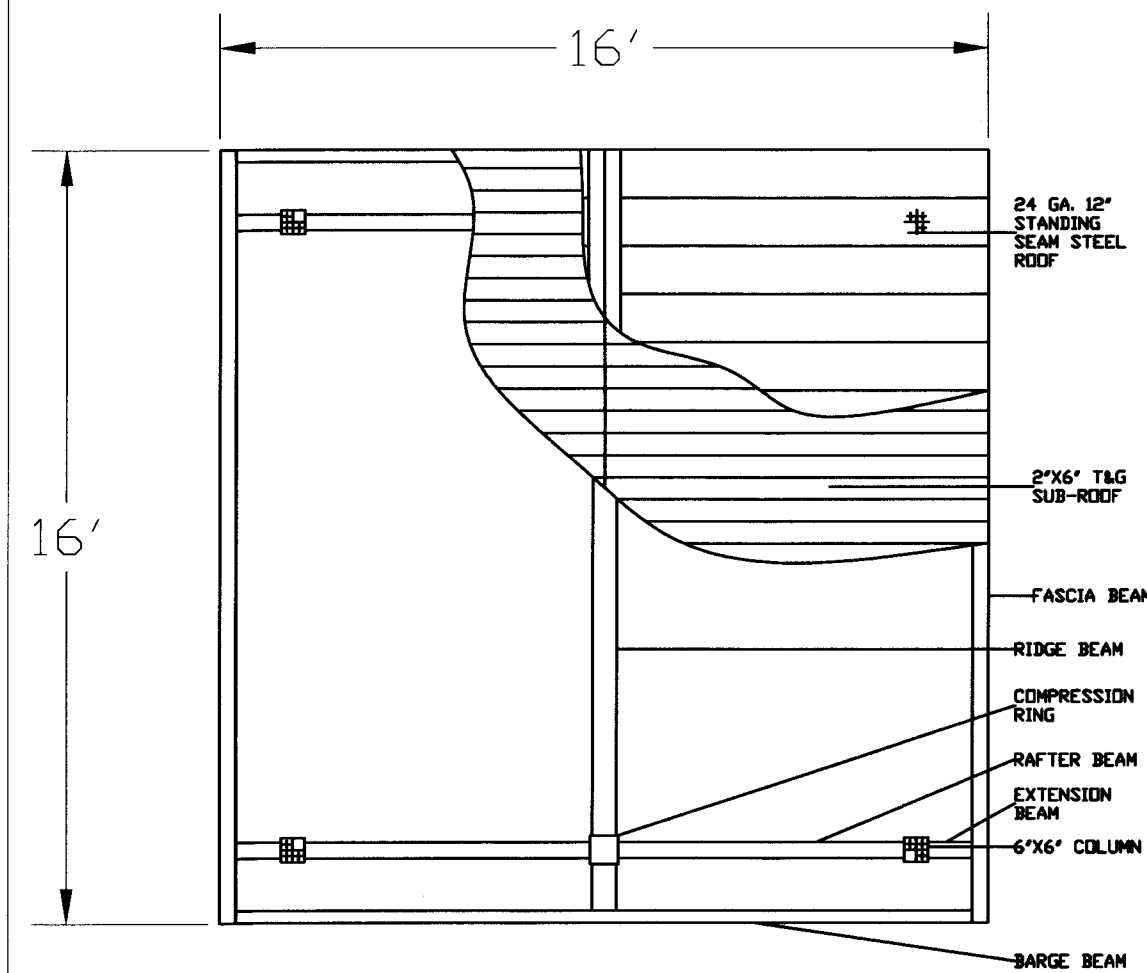
ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
1	04-12-2019	USE PERMIT RESUBMITTAL

**USE PERMIT RESUBMITTAL**  
04-12-2019

**HARDSCAPE PLAN**

**L1.01**

MANUFACTURER: CLASSIC RECREATION SYSTEMS  
 MODEL: ORLANDO  
 TYPE A: 16x16  
 TYPE B: 20x30  
 MATERIAL: STEEL  
 COLOR: TBD



1 16x16 RAMADA  
 A100 NTS

2 20x30 RAMADA  
 A100 NTS

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ISSUE #	DATE	DESCRIPTION
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 04-12-2019

**STRUCTURE SPECS**

**A100**



## ORLANDO MODEL

16' X 16'

## SPECIFICATIONS

### Dimensions:

Roof Dimensions	16'-0" x 16'-0"
Column Dimensions (center to center)	13'-0" x 13'-0"
Eave Height:	8'-0"
Roof Height @ Ridge:	± 11'-4 1/2"
Gable Roof:	4:12 pitch
Square Feet Under Roof:	256

Columns shall be 6"x 6" steel tube, minimum .120" wall thickness.

All beams shall be structural steel tube sized according to engineering.

All bolts shall be A-325 or A-307 and hidden at all connections.

Roofing shall be 24 gauge 12" Standing Seam steel pre-cut and pre-finished with ribs running with the slope of the roof.

Fascia shall be tube steel.

Sub-roof shall be select grade SPF 2"x 6" Tongue & Groove, rough one side.

Trim shall be 24 gauge pre-finished to match roofing.

Open or welded "C" channel, "I" beams, "S" or "Z" purlins or angle iron shall not be allowed.

11875 E. Berry Dr. - Dewey, Arizona 86327

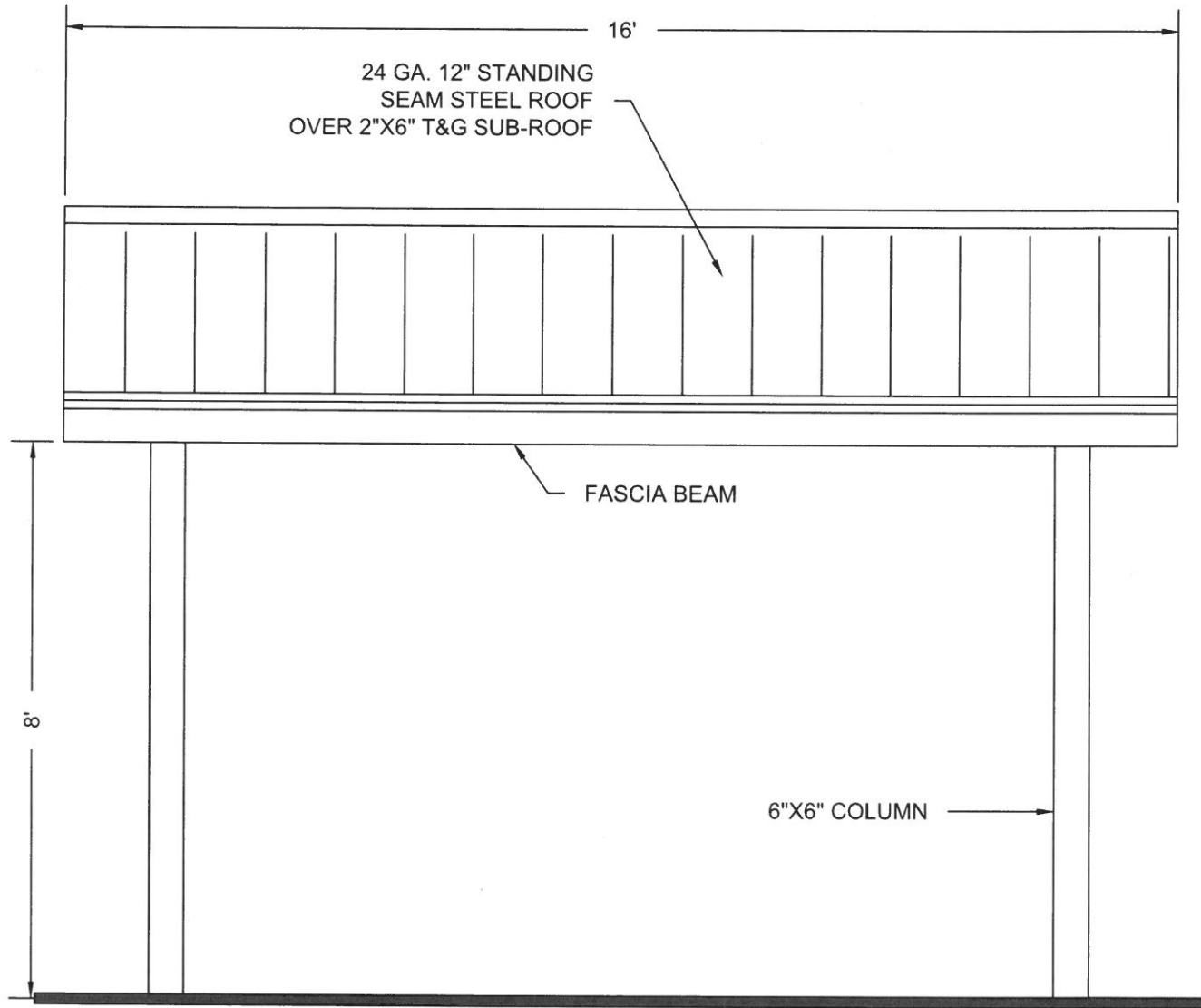
Phone (928) 775-3307 Fax: (928) 772-0858

[info@classicrecreation.com](mailto:info@classicrecreation.com)

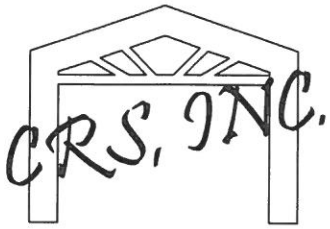
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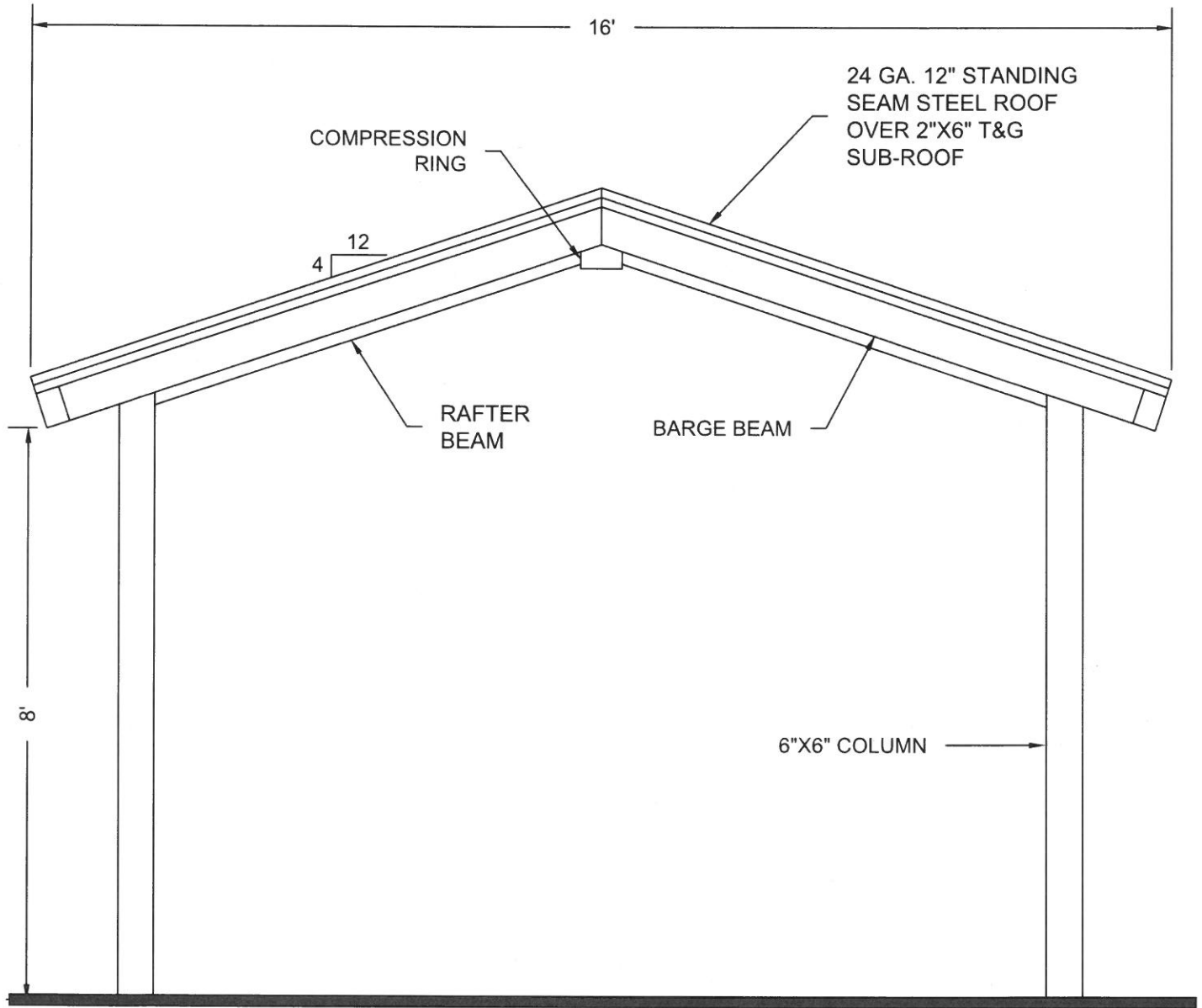
NOT FOR CONSTRUCTION



ELEVATION 16'X16' ORLANDO MODEL  
NTS



NOT FOR CONSTRUCTION



END ELEVATION 16'X16' ORLANDO MODEL  
NTS



## ORLANDO MODEL

20' X 30'

## SPECIFICATIONS

### Dimensions:

Roof Dimensions	20'-0" x 30'-0"
Column Dimensions	16'-0" x 26'-0"
Eave Height	7'-6"
Roof Height @ Peak	±10'-11 1/2"
Gable Roof	4:12 pitch
Square Feet Under Roof	±600
Date of drawing	March 8, 2018

Columns shall be 7"x7" steel tube, .188" minimum wall thickness.

All beams shall be structural steel tube sized according to engineering.

All bolts shall be A-307 or A-325 and hidden at all connections.

Roofing shall be 24 gauge HR-36 steel pre-cut and pre-finished with ribs running with the slope of the roof.

All trim shall be 24 gauge pre-finished to match roofing.

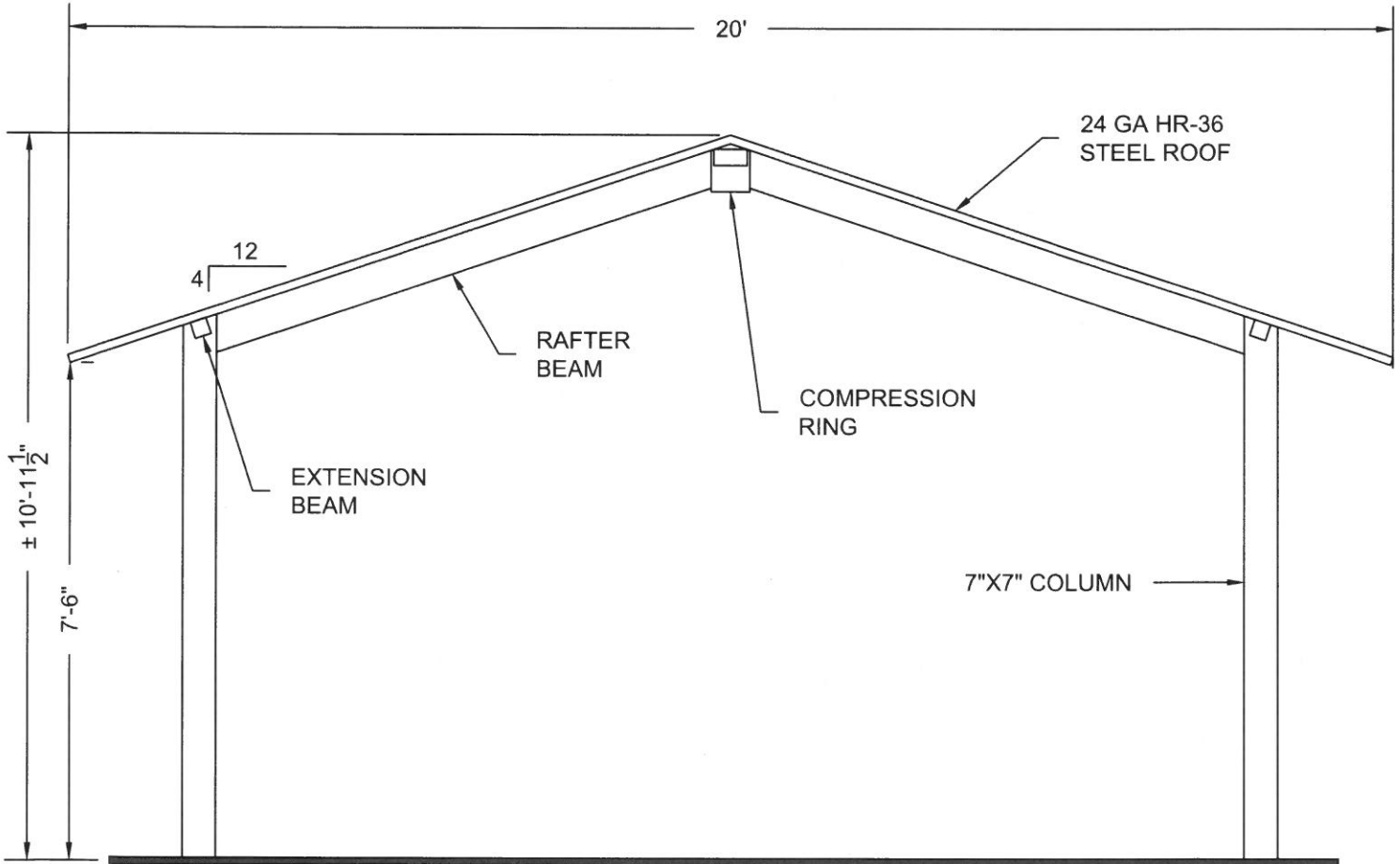
Fascia trim shall be 24 gauge, 1 1/2" "J" channel.

Open or welded "C" channel, "S" or "Z" purlins or angle iron shall not be allowed.

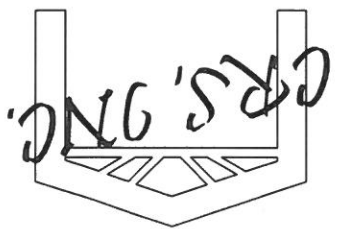
There shall be provisions for (1) lights and (1) outlets.



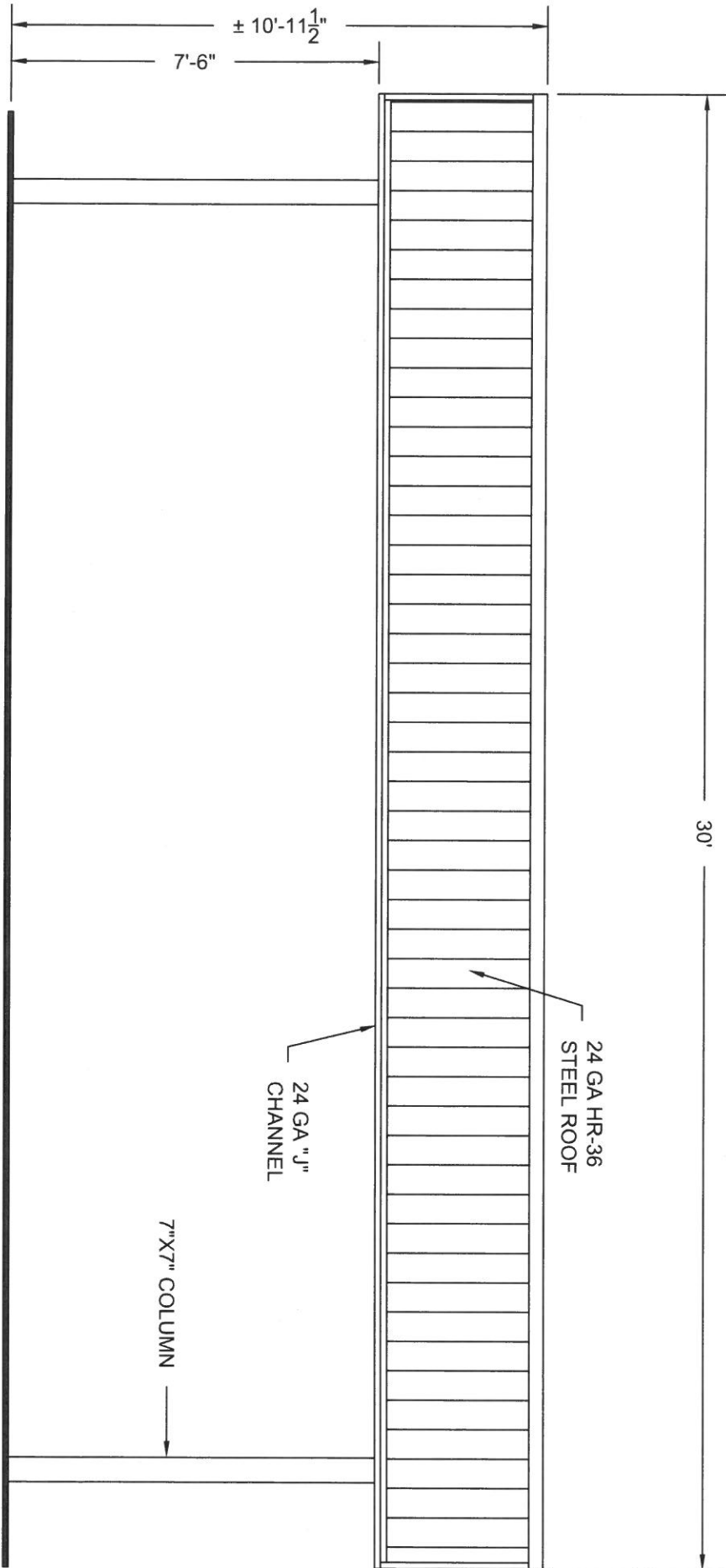
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END ELEVATION 20'X30' ORLANDO MODEL  
NTS



NOT FOR CONSTRUCTION



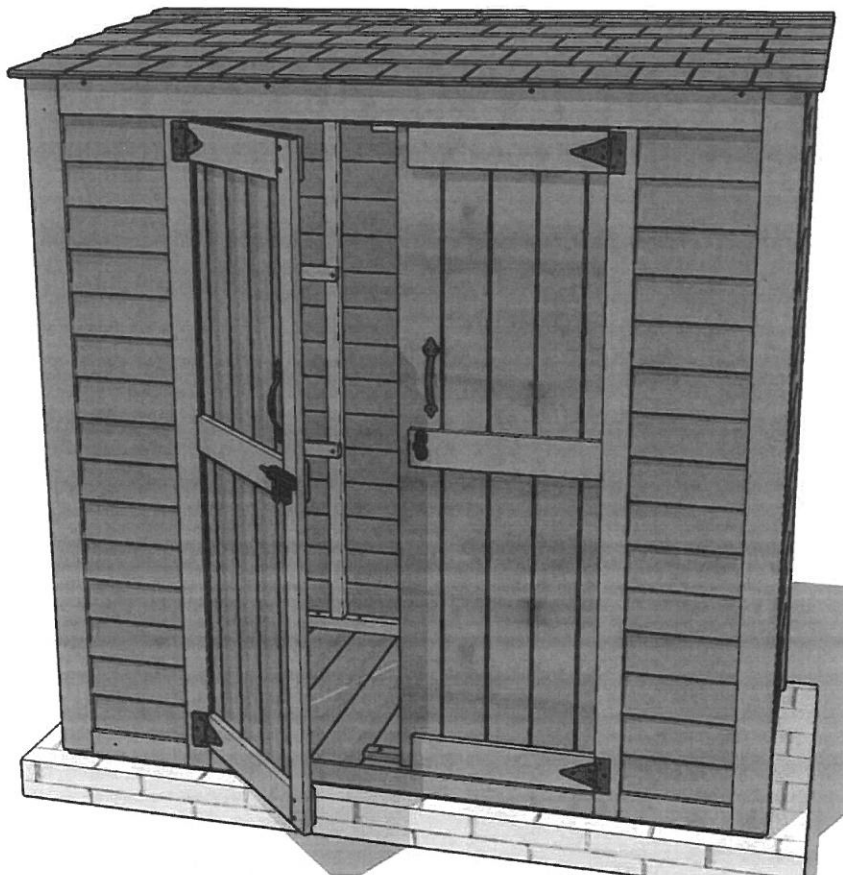
ELEVATION 20'X30' ORLANDO MODEL  
NTS



Looking for convenient storage  
close to your garden or deck?

### The Grand Garden Chalet Kit Includes:

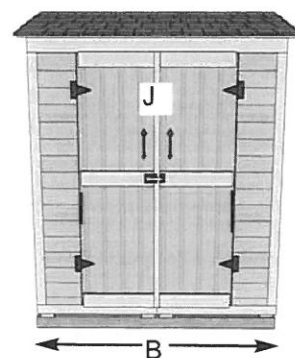
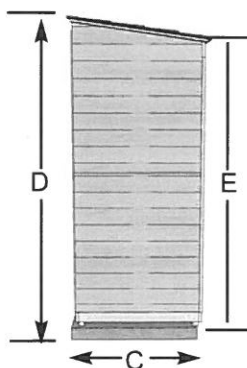
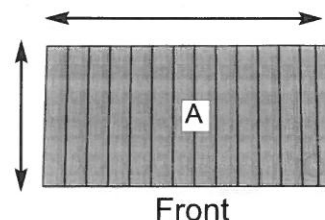
- Functional Double Doors
- Western Red Cedar Construction
- Panelized Cedar Sided Walls
- 2 Adjustable Shelves
- Cedar Shingle Roof
- Panelized For Quick Assembly
- Hardware Included (screws and nails).



### Specifications:

- A:** Floor Footprint = 74 1/4" wide x 35 3/4" deep
- B:** Overall Width Incl. Roof Overhang = 78"
- C:** Overall Depth Incl. Roof Overhang = 38 1/2"
- D:** Overall Height Incl. Floor & Roof - Rear = 74"
- E:** Overall Height Incl. Floor & Roof - Front = 69"
- F:** Interior Width frame to frame = 70"
- G:** Interior Depth frame to frame = 31 3/4"
- H:** Interior Height from floor - Rear = 69"
- I:** Interior Height from floor - Front = 65 1/2"
- J:** Door Dimensions = 40" wide x 62 1/2" high

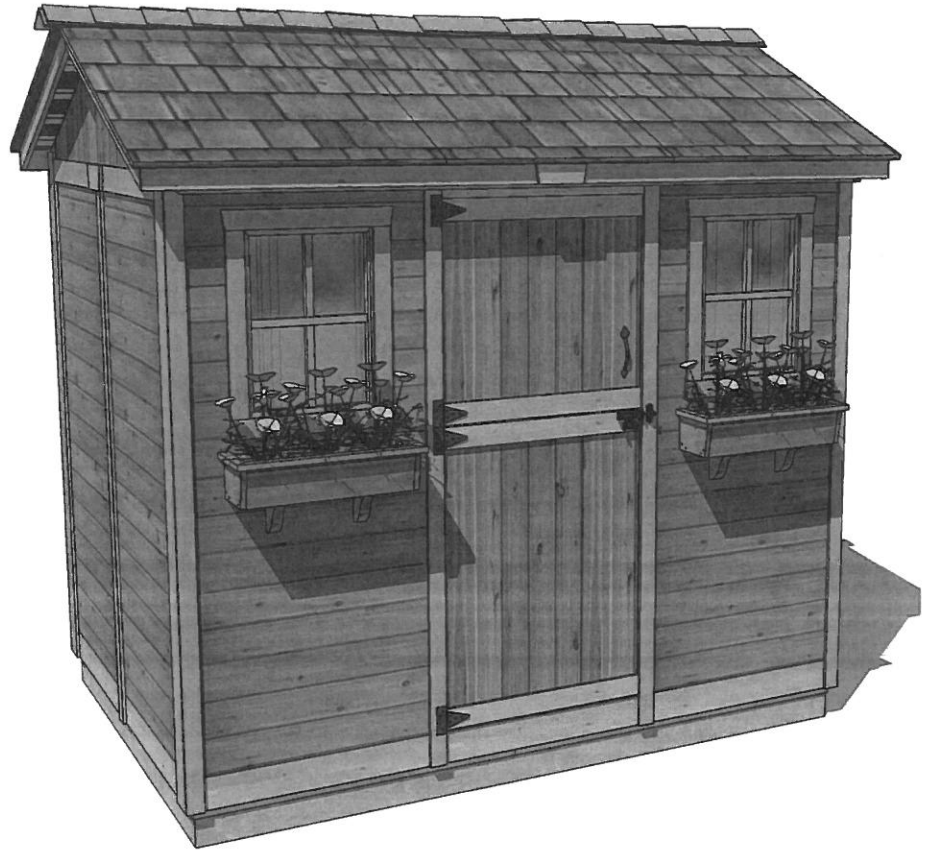
**Shipping Pkg. Size: 78" w x 41" d x 20" h**  
**Shipping Weight: = 335 lbs**



The Cabana is an excellent multipurpose garden shed. Ideal as a playhouse, poolside retreat, workshop or storage building for garden or pool equipment.

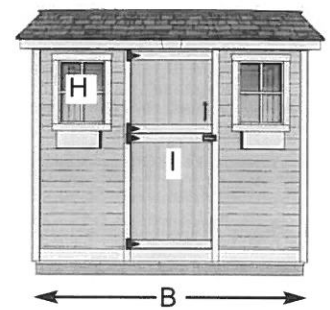
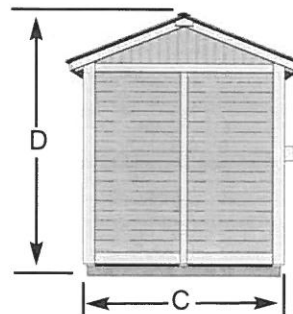
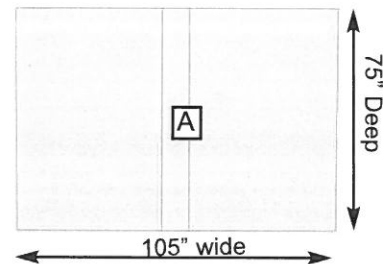
### The Cabana Kit Includes:

- 2 Functional Windows with Screens
- 31" Wide Functional Dutch Door
- Western Red Cedar Construction
- 2 Flower Boxes
- Panelized Cedar Bevel Sided Walls
- 2x3 Frame Construction
- Cedar Roof with Shingles Already Attached
- Panelized For Quick Assembly
- Hardware Included (screws and nails).



### Specifications:

- A:** Floor Footprint = 105" wide x 75" deep
- B:** Overall Width Incl. Roof Overhang = 117"
- C:** Overall Depth Incl. Roof Overhang = 89"
- D:** Overall Height Incl. Floor & Roof = 101"
- E:** Interior Width frame to frame = 100"
- F:** Interior Depth frame to frame = 70"
- G:** Interior Height from floor = 90"
- H:** Window Size = 18 1/4" wide x 22 1/2" high
- I:** Door Dimensions = 31 1/2" wide x 72" high



**Shipping Pkg. Size: 88" w x 48" d x 42" h**  
**Shipping Weight: = 1050 lbs**