

45145 W. Madison Ave.
P.O. Box 610
Maricopa, AZ 85139
Ph: 520.568.9098
Fx: 520.568.9120
www.maricopa-az.gov

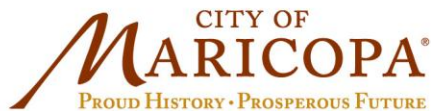
MEMO

Planning Division

Zoning stipulations:

1. Construction of the project shall be in conformance to the exhibits submitted with this Site Plan Review (SPR12-05) for site plan, elevations, photometric and landscape plans, and as amended by the Planning and Zoning Commission and the City Council.
2. Future changes/amendment of uses to the site plan not approved with this case, and or, addressed during this review shall require separate review and approval from staff and, if required the City Council.
3. Any expansion or change greater than 1,000 square feet shall trigger and amendment to this site plan where all applicable ordinance requirements are met. Any amendment to this site is subject to final approval by staff and if required, as determined by the Zoning Administrator, Planning and Zoning Commission recommendation and City Council approval.
4. The discrepancy in parking for Phase II shall be addressed prior to issuance of any building permit for Phase II of the Site Plan.
5. Landscape Plans for Phase II of the Site Plan shall be submitted to staff for review and approval prior to issuance of any building permit for Phase II.
6. Photometric Plans for Phase II of the Site Plan shall be submitted to staff for review and approval prior to issuance of any building permit for Phase II.
7. Color elevations for Phase II buildings (Social Service, Rectory and Social Hall Education) are submitted to staff for review and approval prior to issuance of any building permit for Phase II.
8. Prior to issuance of any building permit, a clearance letter from the State Historic Preservation Office (SHPO) for archaeological and historical preservation information shall be submitted, as applicable.
9. Property owner shall properly maintain all landscape materials and landscape areas, including that within the private right-of-way adjacent to the development, in accordance with the approved landscape plan.
10. Replacement of dead trees within the site and on arterial, collectors and local streets shall be by the individual property owner and shall be completed within three (3) months from the date that the property owner is notified by the City.
11. Human remains and artifacts have been found in the Maricopa area. “Public law 101-601, Native American Graves Protection and Repatriation Act” and “Public law 41-865 disturbing human remains or funerary objects; rules; violation; classification; definitions”, A person can be guilty of a class 5 felony if he/she intentionally possess, sells or transfers any human remains or funerary objects that are excavated or removed. In the event that human remains and/or artifacts are discovered during construction, Ak-Chin has requested that the developers stop immediately and contact the Ak-Chin Cultural Resources Office at 520-568-1369 before any further construction continues.





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- 12. Outdoor lighting/building wall mounted lights shall conform to the City lighting standards and shall be approved by the City of Maricopa Arizona Dark Sky Ordinance.
- 13. All refuse area shall be enclosed, and enclosures shall correspond to the design and color pallet of the development and gates shall not open into vehicular drive aisles.
- 14. All roof mounted mechanical equipment shall be completely screened from public view by the building/roof parapet wall. Any ground mounted equipment or building mechanical features shall be screened from public view and/or painted to match color scheme. Roof access shall be from within the building.
- 15. In accordance to Article 22 – Sign Provisions, no signage of any kind shall be erected prior to review, approval and permitting by staff.

Transportation/Engineering stipulations:

- 16. The private access ways shall be developed in accordance with the Regional Transportation Plan Update and the City of Maricopa Design Standards Manual.
- 17. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City, as approved by the City Engineer and installed by the developer.
- 18. The site drainage must be designed in accordance with the Pinal County Drainage Manual Volumes 1 and 2.
- 19. Include a supporting conceptual drainage plan showing onsite retention and/or subsurface retention should the central retention basin (CRB) not be permitted to accept Phase I retention.
- 20. The Finished Floor Elevation (FFE) must be a minimum of 14” above the site’s low outfall elevation which would be the lowest FFE at approximately 1185.67.
- 21. Provide an offsite flow exhibit (separate from the narrative presented in the drainage report) showing the routing and values of all the offsite flows affecting the site. If there are barriers to the site impeding offsite flows, clearly show those barriers, too.
- 22. Water valves are not permitted to be within the concrete sidewalk or valley gutter. For water line dead ends, fire hydrants shall be located at the end of all permanent dead end water line. Caps with blowoffs as a substitute for fire hydrants are not acceptable. However, capped dead end lines which will be extended in the future may be tapped with flushing devices per MAG standard details in lieu of a hydrant.

Building stipulations:

- 23. Prior to issuance of a building permit, the applicant or property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate Federal, State, County and Local regulatory agencies.





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Fire stipulations:

24. The applicant/property owner shall have met and complied with all applicable fire codes under the IFC 2006 as well as related National Fire Protection Agency (NFPA) guidelines to the satisfaction of the Maricopa Fire Department.
25. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ), if applicable and other regulatory agencies rules and regulations.

