

**MEMO**

**Planning Division**

**Zoning stipulations:**

1. Construction of the project shall be in conformance to the exhibits submitted with this Site Plan Review (SPR12-09) 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. 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 of the building. Roof access shall be from within the building.
4. Outdoor lighting/building wall mounted lights shall conform to the City lighting standards.
5. Signage shall be a separate sign permit application submittal to be reviewed, approved and permitted by staff. All signage must be in conformance with Article 22 Sign Provisions of the City of Maricopa Zoning Ordinance or an approved Comprehensive Sign Plan (CSP) as applicable.
6. All refuse area shall be enclosed and shall correspond to the design and color palette of the development and gates shall not open into vehicular drive aisles.
7. Prior to beginning of site construction, or issuance of any building permit, a consent letter from the State Historic Preservation Office (SHPO) is obtained for archaeological and historical preservation information.
8. Prior to issuance of any building permit, the applicant shall obtain a variance from the Board of Adjustment for height deviation for the building and parking lot light poles.
9. Landscape shrubs within sight visibility triangles shall not exceed a height of 24 inches.
10. Within 30 days of City Council approval the applicant shall submit a revised Site Plan that addresses all Planning review comments dated 8/7/2012. Comments include the following:
  - a. Sheet P&Z100
    - Remove parking screen wall that is located in the large retention area.
    - Depict phase 2 pool area improvements.
    - Depict location of phase 1 fences.



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- Address pedestrian connectivity from this site to the future regional park.
- b. Sheet P&Z 101
  - Northeast walls notes 12 feet high, however the north elevations show these walls at same height. Please verify.
- c. Sheet P&Z 201
  - The north elevation furthest to the right depicts the walls at different height. However, the floor plan notes it at same height. Please verify.
  - South elevation on the right side depicts a blue strip, please clarify.
- d. Sheet AS 201
  - Note the height of the pool fence for the west elevation as noted.
  - For all fence elevations please note as a general statement that the fence shall match the color scheme of the building.
- e. Sheet AS 502
  - For the refuse container note as a general statement that color scheme and building material shall match the primary building of the site.
  - Include a typical elevation of the parking screen walls.
  - Are elevations available that includes phase 2, water slide(s)? If so, please depict with overall elevations. Note the height of pool slides.
- f. Sheet LP 102, 301-306
  - Revise size requirement for trees to the following, “60% of all trees shall be twenty-four (24) inch box size or larger”.
- g. Sheet LP 301-306
  - It is recommended that landscape shrubs within the proposed bio-swales is either reduced or removed entirely.
- h. Sheet LP 303-304
  - Provide half diamond landscape islands with a landscape tree near the building as noted. This will assist shading of the parking area fronting the building.
- i. Sheet LP 302, 304
  - Depict the proposed landscape area (shrubs and trees) for phase 2, pool area.



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### **Transportation/Engineering stipulations:**

1. This project is within the City of Maricopa Regional Transportation Plan boundaries, as such, improvements should be developed in accordance with all recommendations included in the Final Implementation Plan as approved by the City of Maricopa.
2. All utilities adjacent to the site shall be placed underground as specified by the City and local utilities.
3. 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 Director of Public Works or City Engineer and installed by the developer.
4. The developer shall satisfy all traffic related recommendations provided in the Final Traffic Impact Analysis as approved by the City.
5. The site drainage must be designed in accordance with the Pinal County Drainage Manual, Volumes 1 and 2, August 2004.
6. Roadway drainage capacity to be designed within the limits set forth by the Federal Highway Administration, Hydraulic Engineering Circular No. 22, for the 10 year and 100 year storm and a six (6) inch vertical curb.
7. The 100 year, 2 hour rainfall depth must be obtained from the National Oceanic and Atmospheric Administration Atlas (NOAA) 14, Upper Bound of the 90% Confidence Interval of the Precipitation Frequency Estimate.
8. The FFE must be a minimum of 14” above the site’s low outfall elevation.
9. The site is currently identified as Zone “X” shaded as defined by an existing Letter of Map Revision (LOMR) #08-09-0352P. This LOMR is associated with the Santa Rosa Wash development and was approved December 27, 2007 through the use of a levee and fill material. The definition of a Zone “X” shaded is: Areas of 0.2% annual chance flood; areas of annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance of flood.
10. The site shall continue to be constructed in accordance with the Draft FEMA Maps published on December 2<sup>nd</sup>, 2011.
11. Include discussion on ownership or easement and maintenance of the channel that will carry offsite flows through the site.

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12. 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:**

1. Before issuance of the final Certificate of Occupancy, the applicant shall submit and secure all required application, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.
2. 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.

**Fire stipulations:**

1. 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.

