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Planning Division

Zoning stipulations:

1. Construction of the project shall be in conformance to the exhibits submitted with this Site Plan Review (SPR12-08) 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. The City shall maintain all landscape materials and landscape areas, including that within the public right of way (R.O.W.) fronting the property, in accordance with the landscape plan.
4. Replacement of any dead trees along the frontage roadways shall be by the property owner (City) and shall be completed within three (3) months from the date that the property owner is notified.
5. 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.
6. Outdoor lighting/building wall mounted lights shall conform to the City lighting standards.
7. 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.
8. All refuse area shall be enclosed and shall correspond to the design and color pallet of the development and gates shall not open into vehicular drive aisles.
9. Prior to issuance of any building permit a clearance letter from the State Historic Preservation Office (SHPO) for archaeological and historical preservation information, if any, prior to construction.



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Transportation/Engineering stipulations:

10. 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.
11. All utilities adjacent to the site shall be placed underground as specified by the City and local utilities.
12. 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.
13. The site drainage must be designed in accordance with the Pinal County Drainage Manual, Volumes 1 and 2, August 2004.
14. 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.
15. The FFE must be a minimum of 14” above the site’s low outfall elevation. Identify the low outfall elevation and location on the drainage plans.
16. A portion of the site is currently within a Special Flood Hazard Zone “AO”. Contact Pinal County Flood Control District for design guidelines and information on a flood use permit. Elise Moore 520-866-6638
17. 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.
18. The temporary cul-de-sac at the end of Edison Road must have a 48.5’ b/c radius to meet fire department requirements for a turnaround facility.
19. Provide “to-scale” cross-sections through the property, including the building footprint, as delineated.
20. 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 detail 390-B in lieu of a hydrant.



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21. Isolate the drainage area of the fuel tank dispenser from any other drainage area in case of a fuel spill or runoff the area will not contaminate other drainage areas.
22. Indicate if the lot will be platted and how the ROW will be dedicated to the City separate and apart from the fact that the City owns the entire parcel. Will there be a map of dedication or will the ROW be dedicated by separate instrument? Also, provide the site visibility easement at the intersection of the hard corner of the ROW/ROW.
23. Retention is not typically permitted to be located within the limits of the ROW.
24. Provide the perimeter traverse data to define the parcel boundaries.
25. All overhead utility lines (<69kv) and any existing irrigation facilities must be placed underground.
26. Show width and limits of ROW for Roosevelt Avenue.
27. Provide width of sidewalk along Edison Road.
28. Verify with Global Water the ability to tap a 2” service line on a 12”/transmission line.

Building stipulations:

29. 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.
30. 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:

31. 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.

