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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 (SPR12-02) for site plan, elevations 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 an 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, may require Planning and Zoning Commission recommendation and City Council approval.
4. Future phases of the site shall be submitted as a separate site plan to be reviewed and approved through legislative process (Planning and Zoning Commission and City Council).
5. Future phases shall provide proper screening of parking areas in the form of a 3 foot landscape berm with a mixture of landscaping or split rail/decorative screen wall.
6. At full build out the applicant shall provide minimum parking and site landscaping in accordance to the adopted landscaping requirements of the city, or any future modified standards that the city may adopt.
7. Prior to issuance of any building permit, the application shall contact the State Historic Preservation Office (SHPO) for archaeological and historical preservation information shall be submitted, as applicable.
8. 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.
9. 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.
10. 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.
11. Outdoor lighting shall conform to the city’s adopted light standards as set forth by the City of Maricopa Subdivision Ordinance Section 14-6-15 and the Light Pollution Code Section 16-1-5.



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12. Any proposed trash refuse area(s) for phase 1 shall be properly screened from public view (ROW).
13. The parking ratio for the proposed Community Center shall be determined as a separate site plan submittal as noted on sheet MP-2. Parking requirements future phases shall be in accordance to the adopted Parking and Regulation standards of the city or any future modified standards that the city may adopt.
14. The parking ratio for a Church in sheet MP-2 shall be revised to 1 parking space for every 100 Gross Floor Area (GFA).
15. At a minimum 32 parking stops shall be provided as noted on Phase 1 site plan (sheet ASP-1).
16. Adequate dust preventative measures for Phase 1 parking area shall be required> Applicant shall submit a dust mitigation plan for staff's review and approval.
17. 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.
18. 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:

1. All future submittals will need to meet current City of Maricopa Engineering Standards, as outlined in the City's Design Manual.
2. The site drainage must be designed in accordance with the Pinal County Drainage Manual, Volumes 1 and 2, August 2004.
3. 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.
4. 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.
5. 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
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.



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7. Provide “to-scale” cross-sections through the property, including the building footprint, as delineated.
8. 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.
9. Retention is not permitted to be located within the limits of the ROW.
10. Provide the perimeter traverse data to define the parcel boundaries.
11. All overhead utility lines (<69kv) and any existing irrigation facilities must be placed underground.
12. A ROW dedication on Hathaway will be required to accommodate future improvements. The dedication will need to be made to accommodate 40 feet of actual ROW. This can be done as part of Phase II.
13. All off-site drainage from the adjacent half streets will need to be retained on-site, as part of Phase II.
14. Future phases of the site will require an updated Traffic Impact Statement or submittal of a full Traffic Impact Analysis when future uses of the site is determined.
15. Clearly identify the fire lanes and the width of the fire lanes.
16. Show all existing and proposed fire hydrants.
17. Label and dimension the ROW for Justin Drive and Hathaway Avenue.
18. Include parking/landscaped screen walls on Justin Drive as part of Phase I improvements.
19. Verify the existing edge of pavement location for Justin Drive. Justin Drive was paved as part of a CDBG project in Fall 2009.
20. The calculations and values used in the retention calculations on the site plan sheets do not match those shown/used on the civil sheets. Review both sets of calculations and provide consistency between both sets of calculations. Also, the shape of the retention basin in Phase I, along Justin Drive, is not consistent between the civil documents and the site plan. Review both sets of documents, correct and update so there is continuity between the planning information and the civil information.



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21. Show the retention provided for Phase I and that the amount of retention provided is adequate for Phase I needs- including the compensatory storage requirements.

Building stipulations:

19. 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.

Fire stipulations:

20. 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.
21. 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.

