

Civic Center Park at White and Parker Roads, Maricopa, AZ

DRP I Submittal

Project Narrative :

Major Development Review Permit- PAD

Site Plan Design for north Park site (+-23 acres) will be part of Phase 1 development and the south park site plan (+-23 acres) will be submitted as a future phase: The park site is 56 acres located directly adjacent to the Maricopa City Hall Complex. The site is currently used for agriculture. The City's new Police station on the west boundary of the park constructed a flood control drainage channel cutting through the southwest corner of the project. The Phase 1 build-out will include the following amenities.

- 4 Ballfields, Fields (3 softball and 1 baseball), Plaza, Concession/Restroom Building, Fencing, Lighting, Irrigation, Emergency Access
- Park Features: Roads and Drives, Parking, Pedestrian Circulation, Walled Maintenance yard, Trash Enclosure, Parking Screen Walls, Trash Receptacles, Landscape and Irrigation requirements (lake in Phase 2).
- Civil Plans (grading, retention, horizontal control, paving, parking)
- Site Utilities: Water, Sewer, Reclaimed water for irrigation, Electric, Communications (Area light poles can be equipped with wi-fi antennas if requested).
- Landscaping will be typical of park design, parking lot screening, parking lot landscape meeting City requires for trees and shrubs, providing shade for plazas and walkway, drought tolerant plant materials on the City approved list.
- Turf grass areas will be limited to ballfields and a large retention area along the east boundary of the park. All other landscape areas will receive a cover of rock mulch with color to be determined at final park design.