BUCKEYE, AZ

PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

**NOTICE OF POSSIBLE QUORUM OF THE BUCKEYE CITY COUNCIL
A MAJORITY OF THE CITY COUNCIL MAY ATTEND THE REGULAR MEETING OF THE BUCKEYE PLANNING AND ZONING COMMISSION BUT NO LEGAL ACTION CAN OR WILL BE TAKEN BY THE CITY COUNCIL.**

CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
AUGUST 13, 2024
AGENDA

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.
****Live streaming will be available via YouTube****
The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order.

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1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

2. MINUTES

2.A Approval of minutes from the July 9, 2024 Planning and Zoning Commission regular meeting.
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623)349-6211

3. REGULAR AGENDA

3.A Blue Polymers Site Plan (PLZSP-24-0008) Conduct a public meeting and approve/deny a Site Plan for a 20.48-acre industrial project located approximately one quarter (¼) mile south of the southeast corner of Baseline and Turner Roads, subject to Conditions a) through t).
Staff Liaison: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830

3.B ODFL Industrial CUP with Site Plan (PLZU-23-00008) - Conduct a public hearing and approve/deny a CUP with Site Plan located on the southwest corner of Yuma and Johnson Roads, subject to Conditions a) through ccc).
Staff Liaison: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830

3.C Cielo Azul Multifamily Site Plan (PLZSP-23-00023) - Conduct a public meeting and approve/deny a site plan for 335-unit build-to-rent community located approximately one quarter (¼) mile east of the northeast corner of Indian School Road and Jackrabbit Trail, subject to Conditions a) through o).
Staff Liaison: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830

3.D PHO Arrazo Multi-Carrier Telecommunications Facility - Hold a public hearing and approve Conditional Use Permit (PLZU-23-00010)
Staff Liaison: Jennifer Fostino, Planner II, jfostino@buckeyeaz.gov, (623) 349-6295

3.E Sunrise Commerce Center - Site Plan (PLZSP-23-00035) Conduct a public meeting and approved, subject to conditions (a) through (ll), a Site Plan for the Sunrise Commerce Center, a proposed flex light industrial development consisting of five buildings totaling 380,979 square feet at the northwest corner of Yuma Road and Apache Road, on property zoned Planned Community (PC) and designated for development of Employment uses by the Sundance Community Master Plan (CMP).
Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

4. COMMENTS FROM THE PUBLIC

Any members of the audience may comment on non-agenda items. However, State Open Meeting Law does not permit the Commission to discuss items not specifically on the agenda. The Commission may direct inquiries to City staff.
Action Required: *None*

5. DEPUTY DIRECTOR OF PLANNING REPORT AND SUMMARY OF CURRENT EVENTS

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Any regular or alternate Commissioner or Council Liaison may present a brief summary on current events
Action Required: *None; there will be no discussion, deliberation, proposals, or legal action.*

7. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 08/13/24	**AGENDA ITEM:** 2.A. MINUTES
DATE PREPARED: 08/12/24	**DISTRICT NO.:**
STAFF LIAISON: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623)349-6211	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Approval of minutes from the July 9, 2024 Planning and Zoning Commission regular meeting.

SUMMARY

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
07.09.2024.PZC.Minutes.DRAFT.pdf

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
****Recording of this meeting is available via YouTube****

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL
Chairperson Nick Hudec called the meeting to order at 6:00 p.m.

Members present: Vice Chairperson Ted Burton, Commissioner Rebecca Puppe, Commissioner Gina Ragsdale, Commissioner Deanna Kupcik, Chairperson Nick Hudec, Alternate Charles Hester seated for District 4, Alternate Les Manuel attended virtually, Alternate Douglas McDonald, Alternate Donald Bassler seated for District 5, Alternate Sebastian Trupiano

Members absent: Commissioner Anthony DiMascio, Alternate Ryan Belshee

Staff present: Deputy Director of Planning Adam Copeland, Planning Manager Ken Galica, Planner II Jennifer Fostino, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez

2. MINUTES
2A. APPROVAL OF MINUTES FROM THE JUNE 11, 2024 PLANNING AND ZONING COMMISSSION REGULAR MEETING.
A motion was made by Commissioner Kupcik and seconded by Alternate Bassler to approve minutes as amended. Approval 7-0. Motion carried.

3. CONTINUANCE AGENDA
3A. PHO ARRAZO MULTI-CARRIERTELECOMMUNICATIONS FACILITY – CONDITIONAL USE PERMIT (PLZU-23-00010) Chairperson Hudec indicated that this item will be continued to the August 13, 2024 Planning and Zoning Commission regular meeting.

4. REGULAR AGENDA
4A. ROSS DRESS FOR LESS DISTRIBUTION CENTER – COMPREHENSIVE SIGN PACKAGE – (PLZDR-24-0006)
Planning Manager Ken Galica presented and was available to answer questions from the Commission.
A motion was made by Commissioner Kupcik and seconded by Commissioner Ragsdale to approve with conditions ‘a – d’ as presented. Approval 7-0. Motion carried.

4B. VERTICAL BRIDGE MULTI-CARRIER TELECOMMUNICATIONS FACILITY – CONDITIONAL USE PERMIT (PLZU-23-00007)
Planner II Jennifer Fostino presented and was available to answer questions from the Commission.
Public Hearing opened at 6:16 p.m.
With there being no comments from the public, the public hearing closed at 6:16 p.m.

Chair Hudec asked if the height presented is typical for cell towers of this nature. Ms. Fostino indicated that the tower height is within the guidelines and could be taller if necessary.
A motion was made by Commissioner Ragsdale and seconded by Commissioner Puppe to approve with conditions 'a – e' as presented. Approval 7-0. Motion carried.

5. COMMENTS FROM THE PUBLIC
None

6. DEPUTY DIRECTOR OF PLANNING REPORT AND SUMMARY OF CURRENT EVENTS
Mr. Copeland informed the Commission that the second meeting dates in July and August will be cancelled.

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS
None.

8. ADJOURNMENT
With there being no further business, Chair Hudec adjourned the meeting at 6:20 p.m.

_____
Nick Hudec, Chairperson

ATTEST:

_____
Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 11th day of July 2024. I further certify that a quorum was present.

_____
Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 08/13/24	**AGENDA ITEM:** 3.A. Blue Polymers - Site Plan (PLZSP-24-0008)
DATE PREPARED: 08/12/24	**DISTRICT NO.:** Council District 2
STAFF LIAISON: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Blue Polymers Site Plan (PLZSP-24-0008) Conduct a public meeting and approve/deny a Site Plan for a 20.48-acre industrial project located approximately one quarter (¼) mile south of the southeast corner of Baseline and Turner Roads, subject to Conditions a) through t).

RELEVANT GOALS:
GOAL 2: Enhanced Economic Well-Being and Vitality

ADDITIONAL RELEVANT GOALS:
GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:
Delia Martinez of Butler Design Group on behalf of Blue Polymers, LLC is requesting approval of a Site Plan approval for 167,243 square foot Industrial building on a 20.48 gross acre site located approximately one quarter (¼) mile south of the southeast corner of Baseline and Turner Roads.

BENEFITS:
While providing an environmentally friendly process to recycle plastics, the facility will provide employment opportunities for residents of Buckeye.

FINANCIAL IMPACT STATEMENT:
Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city such as permit fees, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two (2) years after construction.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
REVISED - PLZSP-24-0008 - Blue Polymers SP - PZ Staff Report - 20240813 (002).docx
Exhibit A - PLZSP-24-0008 - Blue Polimers SP - Vicinity Map.pdf
Exhibit B - PLZSP-24-0008 - Blue Polimers SP - General Plan Map.pdf
Exhibit C - PLZSP-24-0008 - Blue Polimers SP - Zoning Map.pdf
Exhibit D - PLZSP-24-0008 - Blue Polimers SP - Site Plan.pdf
Exhibit E - PLZSP-24-0008 - Blue Polimers SP - Elevations.pdf

Exhibit F - PLZSP-24-0008 - Blue Polimers SP - Landscape.pdf

SITE PLAN

REVISED Report to the Planning and Zoning Commission

CASE NUMBER:	PLZSP-24-0008
TITLE:	Blue Polymers
MEETING DATE:	August 13, 2024

Applicant:	Delia Martinez of Butler Design Group
Owner:	Blue Polymers, LLC
Request:	A Site Plan request for a 20.48 Industrial site located in the Merit Buckeye Industrial Park
District	Council District 2
Location:	Approximately one quarter (¼) mile south of the southeast corner of Baseline and Turner Roads. (Refer to Exhibit A)
Site size:	Approximately 20.48 gross acres
Recommendation:	Approve subject to Conditions a) through o)

PROJECT DESCRIPTION

1. Delia Martinez of Butler Design Group on behalf of Blue Polymers, LLC is requesting a Site Plan approval for 167,243 square foot Industrial building on a 20.48 gross acre site located approximately one quarter (¼) mile south of the southeast corner of Baseline and Turner Roads.

2. Blue Polymers, LLC is developing a network of facilities designed to produce 100 percent post-consumer recycled products and custom blended drop-in solutions to supply plastic manufacturers' growing demand for sustainable solutions.

AREA CONTEXT

3. The subject property is located one quarter (¼) mile south of the southeast corner of Baseline and Turner Roads, as shown in Exhibit A. The site is bound by some existing uses as defined in more detail in Table 1 below.

Table 1: Existing Land Use, General Plan Designation, and Zoning District

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Unimproved	Employment	General Commerce (GC)
North	Agricultural	Employment	GC
South	Industrial (Rehrig)	Employment	GC
East	Unimproved	Employment	GC
West	Agricultural equipment and storage	Employment	Rural Residential (RR)

BACKGROUND

4. *Unknown Date:* The Mayor and City Council approved a General Plan amendment to classify the subject area as Employment.

5. *March 20, 2001:* The Mayor and City Council approved a Rezone for the Subject parcel from RU-43 to GC by way of Ordinance 14-01.

6. *April 18, 2001:* The Mayor and City Council approved an Annexation for the subject property by way of Ordinance 12-01.

ANALYSIS

Development

7. The site is zoned General Commerce (GC) as shown in Exhibit C. The GC zoning district is an obsolete district intended to accommodate general commercial and employment uses and compatible industrial uses to which public services are available.

8. The dual primary entries to the facility will be located off Turner Road. The southern entry will open into the yard where trucks will be loaded/unloaded. The northern entrance leads to employee parking towards the north. And extends beyond to the Merit Industrial park via a private road known as Fawn Drive that parallels the Union Pacific Railroad tracks.

9. A rail spur will be provided to access the southern portion of the site where it would face the production side of the facility on one side, and the neighboring rail spur to the south on the other. A rail canopy is shown but will be provided at a later date as a commercial building permit where staff will ensure coherence with the specific facility design.

10. Based on the code minimum parking requirements of one (1) space for every 1,500 square feet of warehouse and one (1) space for every 300 square feet of office space, the project will require a minimum of 135 vehicle parking spaces. The project proposes vehicle 138 spaces exclusive of any semi-truck parking.

11. Landscape and open space occupy 29 percent of the site, exceeding the minimum of 10 percent. Dense landscaping will be provided along Turner Road and along the northern elevation and parking areas. Other landscaping will include perimeter trees around the balance of the site.

12. An enhanced employee gathering area will be located towards the north of the building to provide shade. This area will include shade trees, masonry seat walls, planters, tables, and chairs.

Architecture

13. The proposed modern architecture for Blue Polymers is in keeping with the adjacent industrial development to the south and east. The structure will be tilt-up concrete wall panels utilizing a color palette of blues and grays. (Refer to Exhibit E) The 54 foot tall structure meets the 55 setback for the property. Parapet walls will screen any rooftop equipment from Turner Road.

14. The associated 88 foot high silos located to the south west of the building will be finished as bare aluminum with a matte silver finish. The silos meet the code requirement of 55 feet in height at the setback line and an increase of one (1) foot vertical for every three (3) feet horizontal up to 120 feet in height.

Utilities

15. Water service is provided to the site by the City of Buckeye's public water system. This site lies within the City of Buckeye's Pressure Zone 1. No expansion of the existing public

water system is proposed as part of this project. Domestic water and landscape irrigation service shall be taken from the existing public water main in Turner Road, south of the existing valve in Turner Road. Site and building fire line services shall be taken from the Merit Buckeye Industrial Park existing private fire line loop. This private fire line loop is fed by combination of an existing private water tank and booster pump located on the south side of South Mountain drive, and has been designed to provide fire flow demand for the Merit Buckeye Industrial subdivision.

16. Wastewater service will consist of 8-inch private mains, 6-inch building service connections, manholes, and appurtenances. This private sewer system will connect to an existing private sewer stub from the Project Blue site to the south.

RECOMMENDATION

17. Staff recommends the Planning and Zoning Commission move to approve Case PLZSP-24-0008, Blue Polymers Site Plan, subject to conditions a) through o) for the following reasons:

- Conformance with General Plan
- Conformance with Development Code
- No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services)

General

a) Development of the property shall be in general conformance with the Site Plan titled "Blue Polymers N.E.C. Turner Road & Nelson Drive," consisting of one (1) sheet, dated June 28, 2024, and stamp received July 1, 2024, except as modified by the following conditions.

b) Development of the architecture shall be in general conformance with the elevations titled "Blue Polymers – N.E.C. Turner Road & Nelson Drive," consisting of three (3) sheets, dated June 10, 2024, and stamp received June 12, 2024, except as modified by the following conditions.

c) The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.

d) The building height figures located on the site plan will reflect the maximum building height as 55 foot maximum.

e) The sidewalk located on the east side of the Turner Road right-of-way will extend to the northern property line.

f) Owner furnished equipment, as shown on the site line diagrams, will be finished to be complementary to the primary structure.

g) Certificates of Occupancy will not be issued until the Final Plat of the property, Case PLZS-24-0013, has been approved by the Mayor and City Council.

h) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye Standards.

Streets

i) The Property Owner/Developer shall submit a Map of Dedication (MOD) or other appropriate subdivision type to the City of Buckeye dedicating right-of-way for functionally classified roadways when requested to do so by the City. Such right-of-way may be requested by the City to be dedicated in advance of development to permit the construction of needed City infrastructure to adjacent sites.

j) It has been determined that a portion of the required improvements may not constructed as part of this Development. The Developer shall be responsible to design all of the required improvements, including landscaped medians and/or gateway signage in accordance with the Buckeye Arterial Gateway Guide, if applicable, and then coordinate with the City to define the portion of improvements that will not be constructed as part of the development. A fee-in-lieu agreement will need to be completed to cover the omitted improvements, and the Property Owner/Developer will be required to provide payment to the City to cover the costs prior to Certificate of Occupancy being issued by the City.

Water / Wastewater

k) The Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.

Transportation/Traffic

l) Prior to Site Plan approval and any permitting, a Traffic Impact Analysis is required to be submitted and approved. All requirements of the Traffic Impact Analysis shall be reflected on the approved Site Plan and approved construction drawings, unless City standard minimums control.

m) Prior to the issuance of civil permits for the property other than at risk mass grading permit, the Property Owner/Developer shall pay a pro rata share cost of up to nine (9) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.

n) In the event that access to and within the project is deemed a threat to public safety and security by the City, depending on the severity, the City could temporarily close the access until such time and Property Owner/Developer eliminates the safety concerns. The Property Owner/Developer is responsible for revising the roadway and access layout to

alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.

o) Ultimate ROW (75 feet) must be dedicated prior to Certificate of Occupancy (COO).

ATTACHMENTS

Exhibit A - Vicinity Map
Exhibit B - General Plan Map
Exhibit C - Zoning Map
Exhibit D - Site Plan
Exhibit E - Elevations
Exhibit F - Landscape Plan

Prepared by Hobart Wingard, Principal Planner

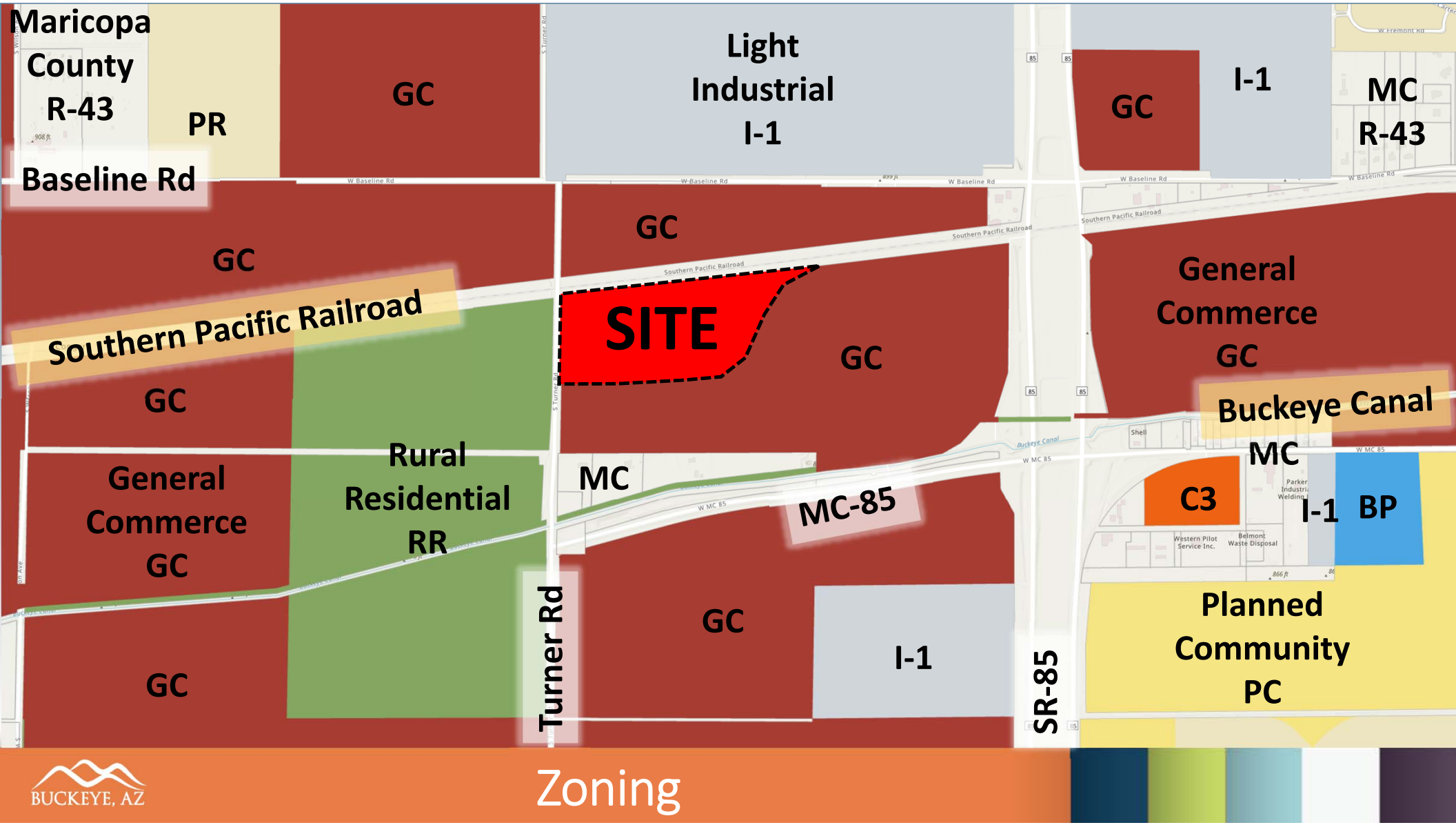
Reviewed by Adam Copeland, Deputy Director of Planning

BUCKEYE, AZ

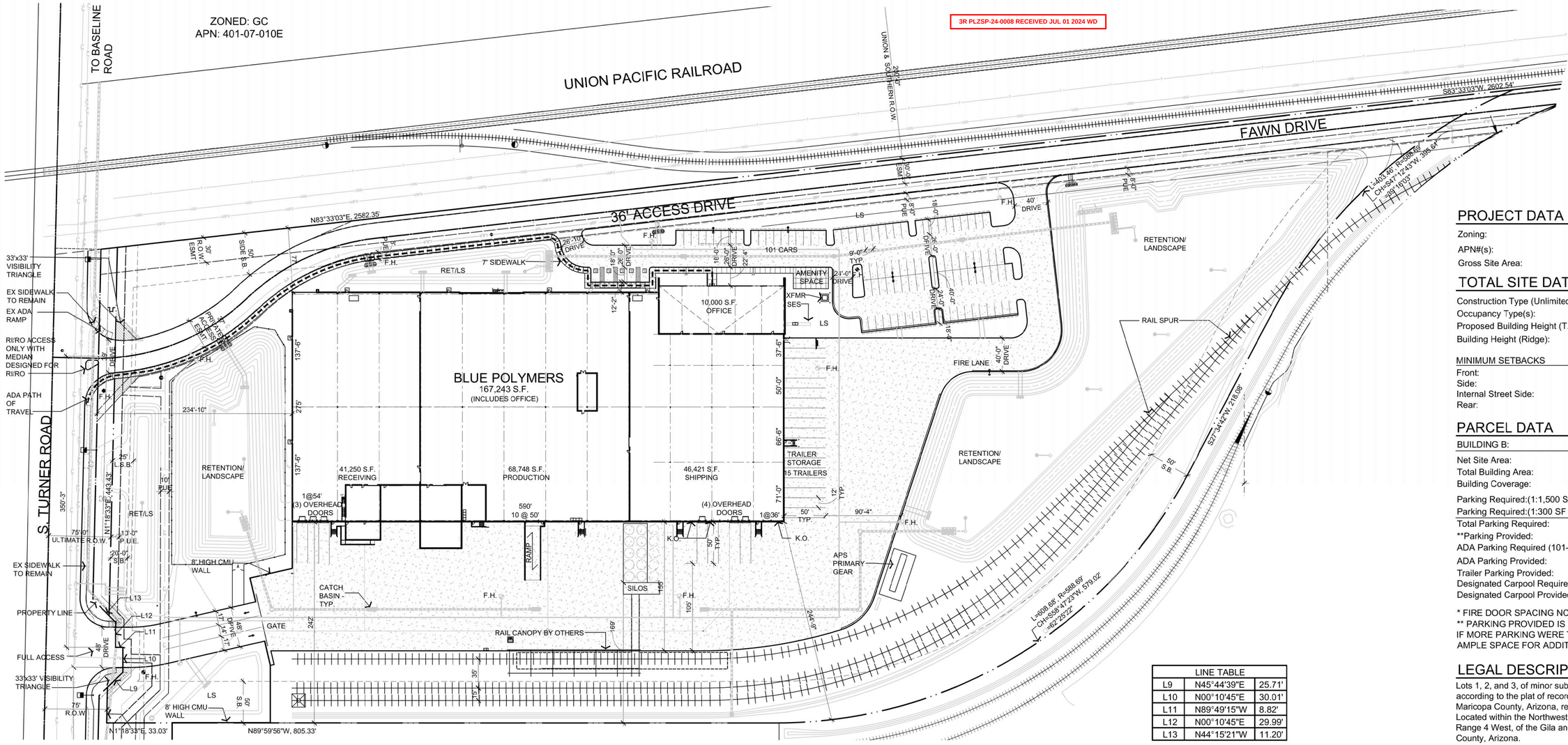
Vicinity Map

BUCKEYE, AZ

General Plan


Maricopa County R-43
PR
GC
Light Industrial I-1
GC
I-1
MC R-43
Baseline Rd
GC
GC
Southern Pacific Railroad
SITE
GC
General Commerce GC
Buckeye Canal
GC
Rural Residential RR
MC
MC-85
MC
C3
I-1
BP
General Commerce GC
GC
Turner Rd
I-1
SR-85
Planned Community PC
GC
BUCKEYE, AZ
Zoning

3R PLZSP-24-0008 RECEIVED JUL 01 2024 WD



SCALE: 1" = 60'

PROJECT DATA

Zoning:	GC
APN#(s):	401-07-014C
Gross Site Area:	892,439 S.F. (20.48 AC.)

TOTAL SITE DATA

Construction Type (Unlimited w/ 60' Yard):	V-B Non-Rated
Occupancy Type(s):	S-2 w/ Accessory B
Proposed Building Height (T.O.P.):	56' Max.
Building Height (Ridge):	56' Max.

MINIMUM SETBACKS

Front:	30 Feet
Side:	50 Feet
Internal Street Side:	10 Feet
Rear:	25 / 50 Feet

PARCEL DATA

BUILDING B:

Net Site Area:	848,848 S.F. (19.5 AC.)
Total Building Area:	167,324 S.F.
Building Coverage:	19.7 %
Parking Required:(1:1,500 SF Warehouse) = 151,250 SF	101 SPACES
Parking Required:(1:300 SF Office) = 10,000 SF	34 SPACES
Total Parking Required:	135 SPACES
**Parking Provided:	101 SPACES
ADA Parking Required (101-150) 2 Van Spaces:	5 SPACES
ADA Parking Provided:	5 SPACES
Trailer Parking Provided:	15 SPACES
Designated Carpool Required (5%):	6 SPACES
Designated Carpool Provided:	6 SPACES

* FIRE DOOR SPACING NOT TO EXCEED 125'
** PARKING PROVIDED IS BASED ON USER DEMAND. IF MORE PARKING WERE TO BE NEEDED THERE IS AMPLE SPACE FOR ADDITIONAL PARKING

LEGAL DESCRIPTION

Lots 1, 2, and 3, of minor subdivision map of "Buckeye Industrial Park", according to the plat of record in the office of the county recorder of Maricopa County, Arizona, recorded in book 1530 of map, page 25. Located within the Northwest Quarter of Section 2, Township 1 South, Range 4 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

VICINITY MAP

LINE TABLE		
L9	N45°44'39"E	25.71'
L10	N00°10'45"E	30.01'
L11	N89°49'15"W	8.82'
L12	N00°10'45"E	29.99'
L13	N44°15'21"W	11.20'

CITY OF BUCKEYE SITE PLAN NOTES:

1. Site Plan and/or Preliminary Plat approval is valid for a period of two (2) years, in accordance with the Development Code. All requests for the extensions must be in writing to the Director prior to the expiration.
2. The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.
3. Where applicable, no structures may be built on slopes of 15% or greater.
4. The Developer shall be required to complete and sign a Public Infrastructure Assurance Agreement prior to the recordation of the first Final Plat. In addition, the Property Owner Developers shall be required to build or otherwise provide the required infrastructure necessary to serve this project.
5. Phasing of public infrastructure shall be subject to a phasing plan as approved by the Development Services Director and City Engineer.
6. Prior to Final Plat recordation, all final city civil construction plans and reports including landscaping, irrigation, and all lighting improvement plans, shall be reviewed and approved by the City of Buckeye.
7. Prior to Final Plat recordation, the City Engineer shall approve all engineering and construction plans and reports for the required infrastructure for the project.
8. The Property Owner/Developer shall make provisions in their design to accommodate off-site storm water, manage this flow as part of the project, and redistribute it in a like manner and location to the existing conditions. Historic discharge conditions and locations cannot be altered.
9. Prior to the Final Plat approval, the Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width, as required for utility purposes.
10. All streets (local, collector, and arterial), sidewalks, parks, and other common areas, as determined by the City Engineer, shall be sufficiently illuminated to ensure the safety and security of persons and property. The City Engineer shall approve all lighting improvements within the right-of-way.
11. All street names shall be subject to final approval by the City of Buckeye and shall conform to the City of Phoenix grid alignment.
12. Pavement sections for all streets shall be determined in accordance with a City Engineer-approved geotechnical analysis, but shall not be less than the City's minimum requirements.
13. Collector, arterial, and parkway streets shall have a raised, landscaped, median except at intersections where left-turn lanes are provided.
14. Street signs and sign posts shall be placed at all street intersections, with stop signs where applicable, by the Property Owner/Developer and shall be in place when street paving is completed. Specification for design, construction, location, and installation shall be in accordance with City roadway standards and shall be approved by the City Engineer.
15. Any traffic signals that are required due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted.
16. At the time of Improvement Plan Submittal, the Property Owner/Developer shall submit for review and approval a Sewer Master Plan, which provides sizing calculations for all on-site and off-site sewers.
17. The Property Owner/Developer is responsible for providing, at their sole cost and expense, all public infrastructure necessary to serve the project including, without limitation, water and wastewater service in accordance with Ordinance No. 86-06. This water supply, infrastructure, and capacity for the production, treatments and delivery of water to the project and the collection, treatment and disposal, including recharge and/or reuse, of wastewater generated at the project.
18. The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes. This includes using non-potable water for construction before using City potable water.
19. To the extent allowed by law, all Type-I Non-irrigation and Irrigation Grandfathered Rights associated with the property shall be properly extinguished and the resulting extinguishment credits conveyed to the City of Buckeye or pledged to the City of Buckeye account at the Arizona Department of Water Resources prior to the issuance of any building permits.
20. The Property Owner/Developer shall notify the City's Water Resources Department of the location of any registered and unregistered wells on the property and the Property Owner/Developer and the City's Water Resources Department shall meet and confer to determine if the wells are beneficial or whether they shall be abandoned. Wells shall be abandoned by the Property Owner/Developer if the City's Water Resources Department determines that they present a health and safety hazard or are contributing to groundwater contamination and are not able to be rehabilitated, modified, or re-drilled to prevent the health and safety hazard or groundwater contamination. Abandonment of wells shall be performed pursuant to and in compliance with State law and shall be completed prior to the issuance of any building permits.
21. Prior to (Preliminary/Final Plat/Site Plan approval-CHOOSE ONE), the Property Owner/Developer shall submit to the City for review and approval Water Master Plans. In order to provide for water production, the Property Owner/Developer may be required to provide additional sites for production wells and water production site on the Preliminary/Final Plat/Site Plan or at off-site locations.
22. The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.
23. Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.
24. All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 03-22.
25. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
26. Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.
27. All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 20-13.
28. CONTRACTOR SHALL SUBMIT SPRINKLER PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
29. CONTRACTOR SHALL SUBMIT FIRE ALARMS PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
30. ALL SIGNAGE IS BY SEPERATE PERMIT.

PROJECT TEAM

Developer/Owner
Merit Parners, Inc.
2555 E. Camelback Road
Suite 180
Phoenix, Arizona 85016
Contact: Nic Fischer
nic@mpiaz.com
Ph: (480) 483-0360

Civil Engineer
Hunter Engineering
10446 N. 74th Street
Suite 140
Scottsdale, Arizona 85258
Contact: Russ Schulte
rschulte@hunterengineering.com
Ph: (480) 294-6728

Architect
Butler Design Group
5013 E. Washington St.
Suite 100
Phoenix, Arizona 85034
Contact: Jay Irvin
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Ph: (602) 999-2923

Landscape Architect
Laskin & Associates, Inc.
5013 E. Washington St.
Suite 110
Phoenix, Arizona 85034
Contact: Daniel Dodson
daniel@laskindesign.com
Ph: (602) 579-5208

Rev. 06-28-2024
06-10-2024
04-18-2024
21065-ST39

BLUE POLYMERS

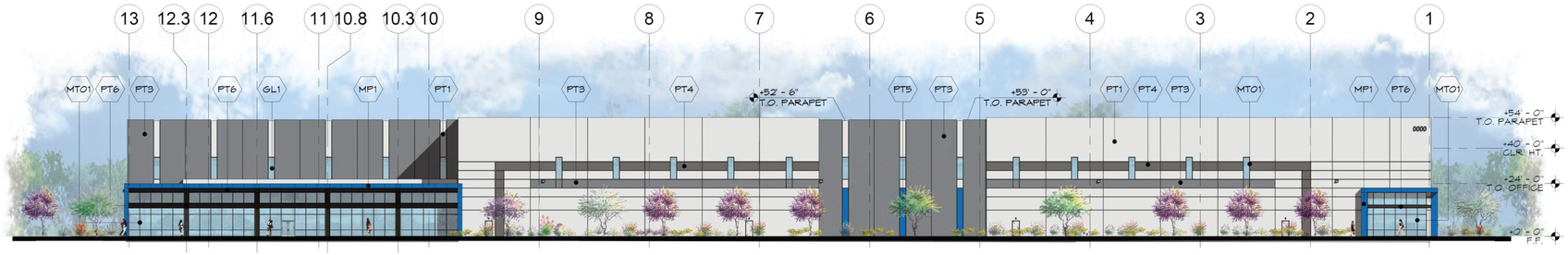
N.E.C. TURNER ROAD & NELSON DRIVE

BUCKEYE, ARIZONA

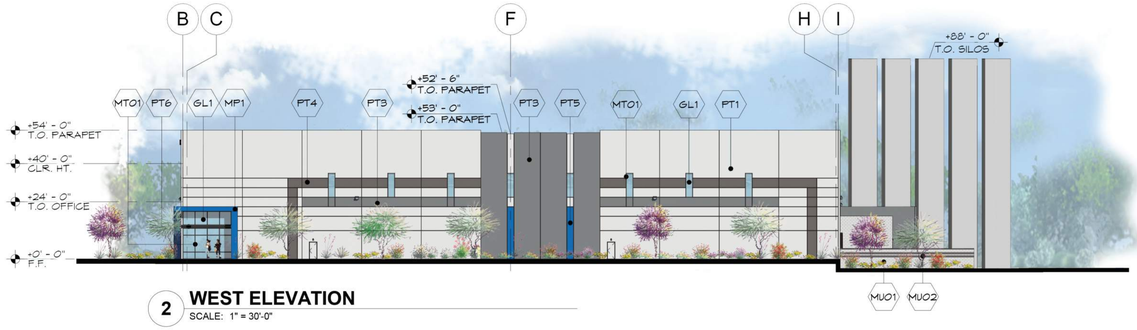
REGISTERED ARCHITECT 49330 KOREY S. WILKES 06.28.24 ARIZONA, U.S.A.

Butler Design Group, Inc
architects & planners

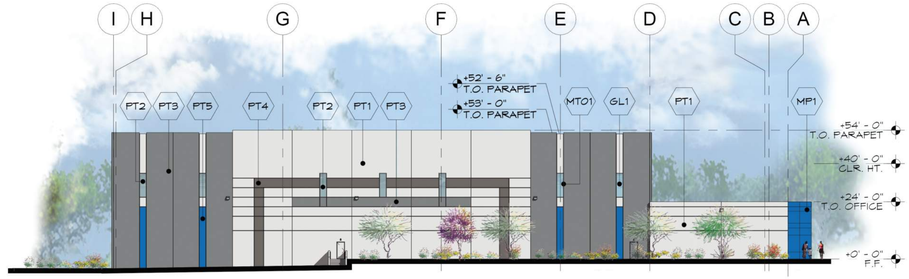
2R PLZSP-24-0008 RECEIVED JUN 12 2024 WD



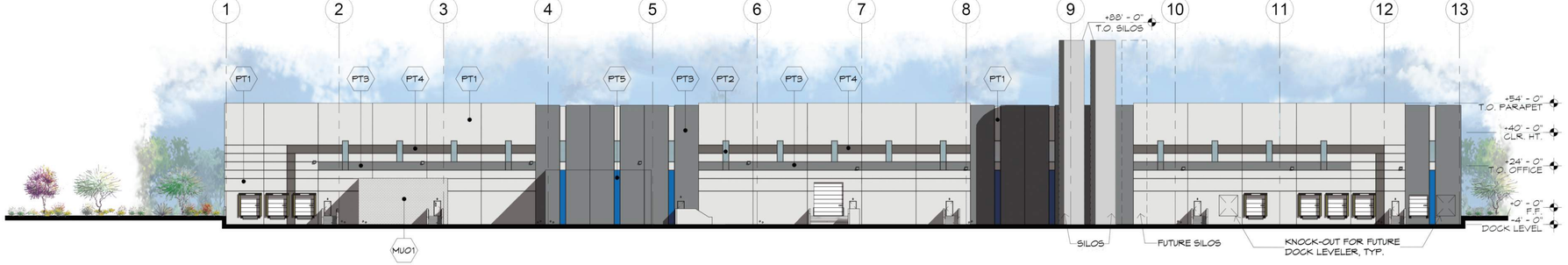
1 NORTH ELEVATION
SCALE: 1" = 30'-0"



2 WEST ELEVATION
SCALE: 1" = 30'-0"



3 EAST ELEVATION
SCALE: 1" = 30'-0"



4 SOUTH ELEVATION
SCALE: 1" = 30'-0"

MATERIAL FINISH SCHEDULE

MARK	DESCRIPTION	FINISH / COLOR	MODEL	MANUFACTURER	COMMENTS
ACM					
MP1	METAL PANEL	ACM	CUSTOM COLOR TO MATCH PANTONE 641C	ALPOLIC	
GLAZING					
GL1	INSULATED GLASS	TBD GLAZING	--	--	
MASONRY					
MU01	CMU BLOCK, PAINTED	COLD MORNING	DE6365		
MU02	SPLIT FACE CMU BLOCK, PAINTED	FADE TO BLACK	DET629		
METAL					
MT01	ALUMINUM WINDOW/STOREFRONT SYSTEM	CLEAR ANNODIZED	--	ARCADIA OR SIM	
PAINT					
PT1	CONC. TILT PANEL - PAINTED	COLD MORNING	DE6365	DUNN EDWARDS	
PT2	CONC. TILT PANEL - PAINTED	FOIL	DE6360	DUNN EDWARDS	
PT3	CONC. TILT PANEL - PAINTED	STORM CLOUD	DE6362	DUNN EDWARDS	
PT4	CONC. TILT PANEL - PAINTED	FADE TO BLACK	DET629	DUNN EDWARDS	
PT5	CONC. TILT PANEL - PAINTED	BLUE POLYMER BLUE	CUSTOM COLOR TO MATCH PANTONE 641C	DUNN EDWARDS	
PT6	PAINTED STEEL	BLACK	DEA002	DUNN EDWARDS	STRUCTURAL STEEL

MERIT PARTNERS

MFCL

BLUE POLYMERS

N.E.C. TURNER ROAD & NELSON DRIVE

BUCKEYE, ARIZONA

REGISTERED ARCHITECT
49330
KOREY S. WILKES
06/10/24
ARIZONA, U.S.A.

REVISION 1: 06/10/24
Project No.: 21065
Issue Date: 05/29/24

Title:
COLOR ELEVATIONS
CE01

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architects & planners

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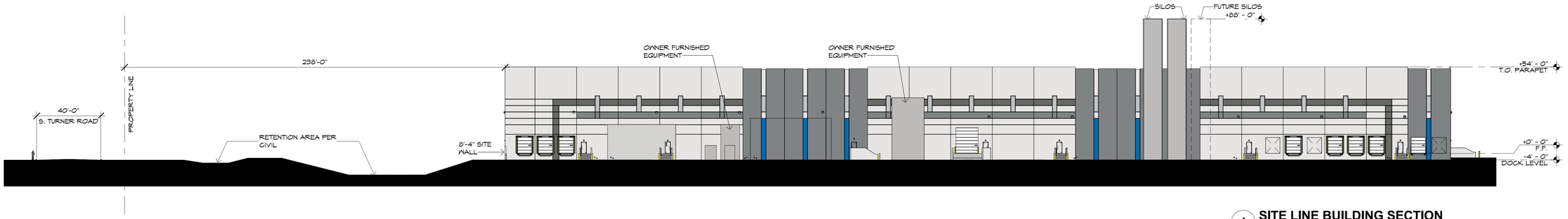
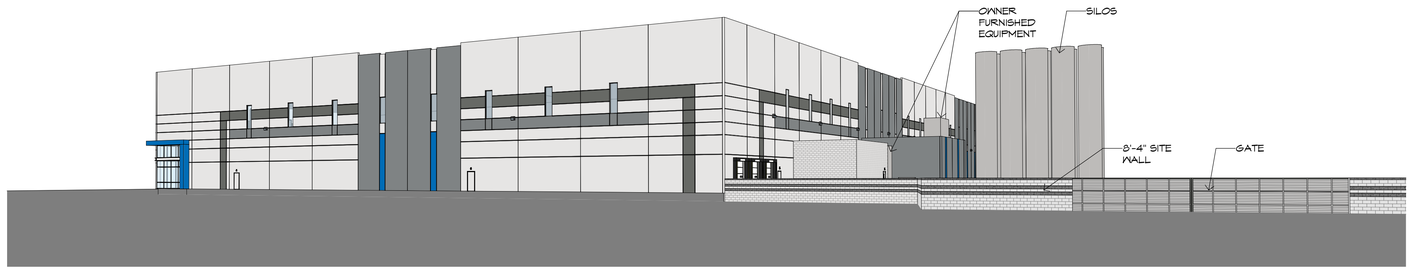


1 SITE LINE BUILDING SECTION
SCALE: 1" = 30'-0"



2 PERSPECTIVE VIEW FROM TURNER
SCALE:

MERIT PARTNERS

MFCL

BLUE POLYMERS

N.E.C. TURNER ROAD & NELSON DRIVE

BUCKEYE, ARIZONA

REGISTERED ARCHITECT
49330
KOREY S. WILKES
06/10/24
ARIZONA, U.S.A.

Project No.: 21065
Issue Date: 06/10/24
Title: SITE LINE DIAGRAM
S02

Butler Design Group, Inc
architects & planners

PAINT COLOR PALETTE
by Dunn Edwards

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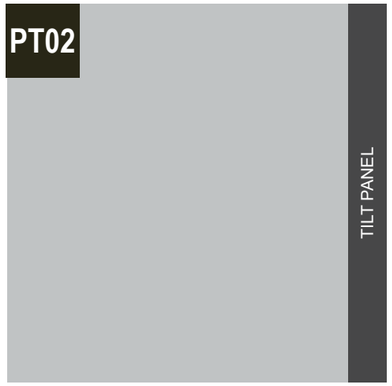
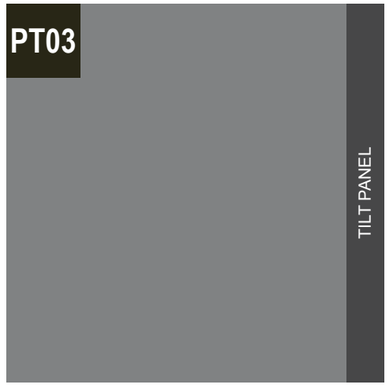
COLD MORNING
DE6365



FOIL
DE6360



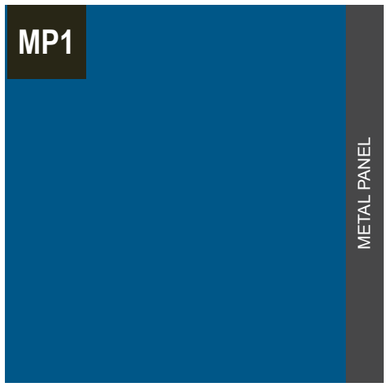
STORM CLOUD
DE6362

FADE TO BLACK
DET629

BLUE POLYMER BLUE
CUSTOM COLOR TO MATCH
PMS 7692/2955

BLACK
DEA002

ACM
by ALPOLIC



ACM
CUSTOM COLOR TO MATCH
PMS 7692/2955

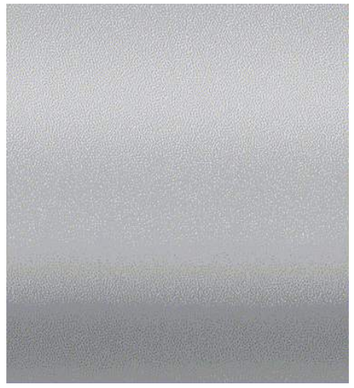
GLASS
by TBD

TBD GLAZING

METAL
by Arcadia or SIM.

CLEAR ANNODIZED

SILOS



MATTE SILVER
BY MANUFACTURER

REVISION 1: 10 JUNE 2024

COLOR AND MATERIAL PALETTE

28 MAR 2024
21065

MERIT PARTNERS
FCL

BLUE POLYMERS

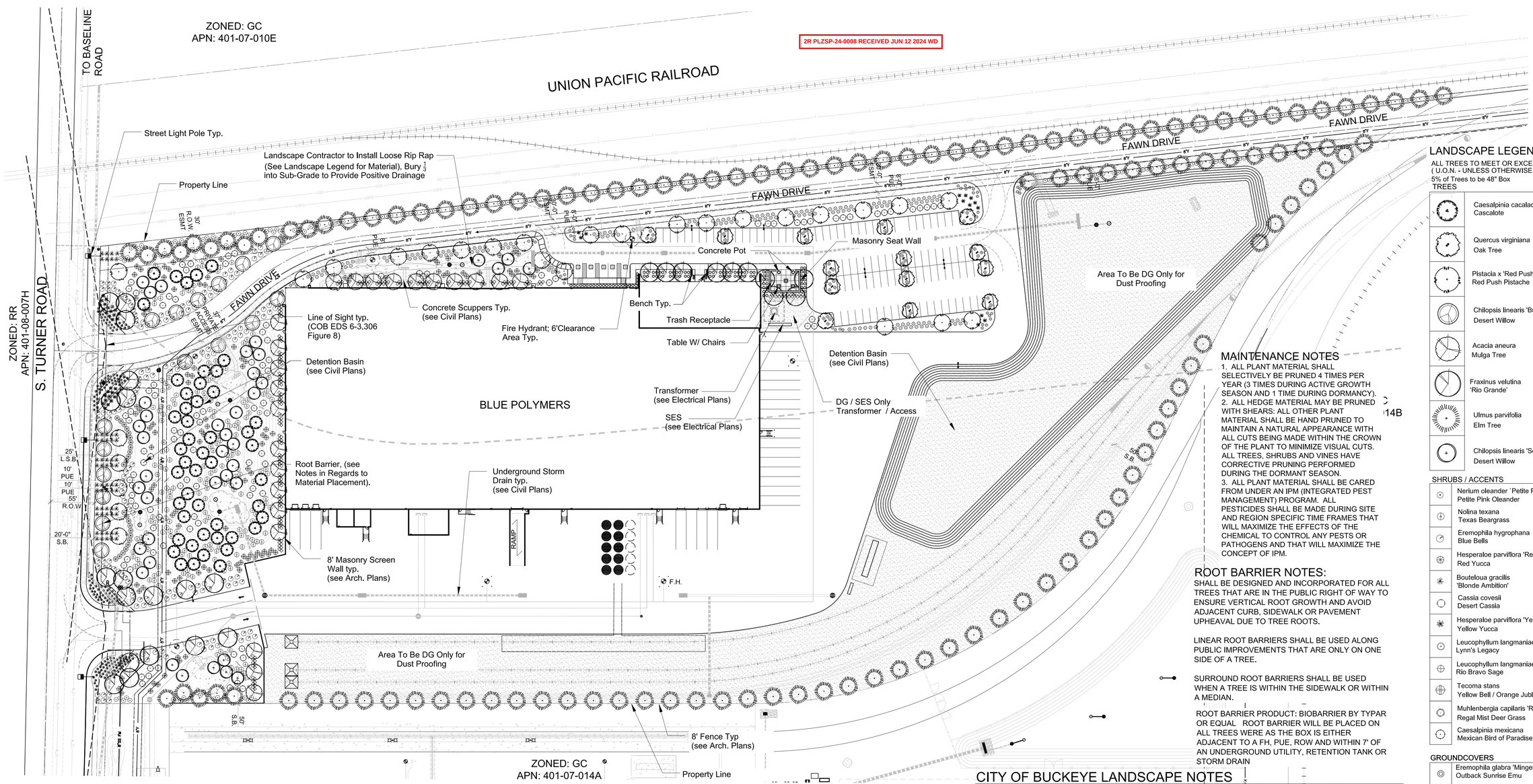
N.E.C. Turner Road & Nelson Drive

Buckeye, Arizona

REGISTERED ARCHITECT
CERTIFICATE NO.
49330
KOREY S.
WILKES
06/10/24
Signed
ARIZONA, U.S.A.

Butler Design Group, Inc
architects & planners

2R PLZSP-24-0008 RECEIVED JUN 12 2024 WD



LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. - UNLESS OTHERWISE NOTED)
5% of Trees to be 48" Box

TREES		BOX SIZE	QTY
	Caesalpinia cacalaco Cascalote	24" Box Multi Trunk	48
	Quercus virginiana Oak Tree	36" Box Standard	14
	Pistacia x 'Red Push' Red Push Pistache	36" Box Standard	28
	Chilopsis linearis 'Bubba' Desert Willow	48" Box Multi Trunk	16
	Acacia aneura Mulga Tree	24" Box Standard	27
	Fraxinus velutina 'Rio Grande'	36" Box Standard	28
	Ulmus parvifolia Elm Tree	24" Box Standard	128
	Chilopsis linearis 'Seedless Desert Willow	36" Box Multi Trunk	39

SHRUBS / ACCENTS		SIZE	QTY
	Nerium oleander `Petite Pink` Petite Pink Oleander	5 Gallon	313
	Nolina texana Texas Beargrass	3 Gallon	198
	Eremophila hygrophana Blue Bells	5 Gallon	161
	Hesperaloe parviflora 'Red' Red Yucca	5 Gallon	24
	Bouteloua gracilis 'Blonde Ambition'	5 Gallon	58
	Cassia covesii Desert Cassia	5 Gallon	193
	Hesperaloe parviflora 'Yellow' Yellow Yucca	5 Gallon	43
	Leucophyllum langmaniae Lynn's Legacy	5 Gallon	165
	Leucophyllum langmaniae Rio Bravo Sage	5 Gallon	50
	Tecoma stans Yellow Bell / Orange Jubliee	5 Gallon (50% Mixture)	110
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 Gallon	101
	Caesalpinia mexicana Mexican Bird of Paradise	5 Gallon	103

GROUNDCOVERS		SIZE	QTY
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	1 Gallon	53
	Hesperaloe 'Brakelight' Brakelight Yucca	3 Gallon	178
	Decomposed Granite - 1/2" Screened RockPro Carmel 2" min thickness in all landscape areas		
	Decomposed Granite- 1/2" Minus RockPro Carmel 2" min thickness in all areas indicated by hatch		
	Shown for Reference Only Install per Civil Plans and Details		
	Non Grouted Rip-Rap - 3"-5" RockPros Carmel 5" min thickness in all areas indicated by hatch		

SUBMIT SAMPLES OF INERT MATERIAL TO LANDSCAPE ARCHITECT

MAINTENANCE NOTES

1. ALL PLANT MATERIAL SHALL SELECTIVELY BE PRUNED 4 TIMES PER YEAR (3 TIMES DURING ACTIVE GROWTH SEASON AND 1 TIME DURING DORMANCY).
2. ALL HEDGE MATERIAL MAY BE PRUNED WITH SHEARS: ALL OTHER PLANT MATERIAL SHALL BE HAND PRUNED TO MAINTAIN A NATURAL APPEARANCE WITH ALL CUTS BEING MADE WITHIN THE CROWN OF THE PLANT TO MINIMIZE VISUAL CUTS. ALL TREES, SHRUBS AND VINES HAVE CORRECTIVE PRUNING PERFORMED DURING THE DORMANT SEASON.
3. ALL PLANT MATERIAL SHALL BE CARED FROM UNDER AN IPM (INTEGRATED PEST MANAGEMENT) PROGRAM. ALL PESTICIDES SHALL BE MADE DURING SITE AND REGION SPECIFIC TIME FRAMES THAT WILL MAXIMIZE THE EFFECTS OF THE CHEMICAL TO CONTROL ANY PESTS OR PATHOGENS AND THAT WILL MAXIMIZE THE CONCEPT OF IPM.

ROOT BARRIER NOTES:

SHALL BE DESIGNED AND INCORPORATED FOR ALL TREES THAT ARE IN THE PUBLIC RIGHT OF WAY TO ENSURE VERTICAL ROOT GROWTH AND AVOID ADJACENT CURB, SIDEWALK OR PAVEMENT UPHEAVAL DUE TO TREE ROOTS.

LINEAR ROOT BARRIERS SHALL BE USED ALONG PUBLIC IMPROVEMENTS THAT ARE ONLY ON ONE SIDE OF A TREE.

SURROUND ROOT BARRIERS SHALL BE USED WHEN A TREE IS WITHIN THE SIDEWALK OR WITHIN A MEDIAN.

ROOT BARRIER PRODUCT: BIOBARRIER BY TYPAR OR EQUAL ROOT BARRIER WILL BE PLACED ON ALL TREES WERE AS THE BOX IS EITHER ADJACENT TO A FH, PUE, ROW AND WITHIN 7' OF AN UNDERGROUND UTILITY, RETENTION TANK OR STORM DRAIN

PROJECT DATA:

Zoning:	GC
APN#(s):	401-07-014C
Gross Site Area:	892,439 S.F. (20.48 AC.)

TOTAL SITE DATA:

Construction Type (Unlimited w/ 60' Yard):	V-B Non-Rated
Occupancy Type(s):	S-2 w/ Accessory B
Proposed Building Height (T.O.P.):	56' Max.
Building Height (Ridge):	56' Max.

MINIMUM SETBACKS

Front:	30 Feet
Side:	50 Feet
Internal Street Side:	10 Feet
Rear:	25 / 50 Feet

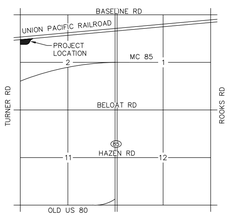
PARCEL DATA:

BLUE POLYMERS

Net Site Area:	857,876 S.F. (19.7 AC.)
Total Building Area:	162,250 S.F.
Building Coverage:	18.8 %

LANDSCAPE COVERAGE:

Site Coverage:
Area Provided 212,822 SF 29%



VICINITY MAP

LANDSCAPE CALCULATIONS:

Open Space (1 Tree & 5 Shrubs) (148,805) per 500 SF
297 Trees & 1,488 Other Planting Required:
297 Trees & 1,488 Other Plantings Provided:

Perimeter Landscape (564'-0") (1 Tree & 5 Shrubs) per 30 LF
19 Trees & 95 Other Plantings Required:
19 Trees & 95 Other Plantings Provided:

Parking Area (1 Tree & 3 Shrubs) per Island
12 Trees & 36 Shrubs Required:
12 Trees & 36 S@ Shrubs Provided:

Building Area (1 Planting) (927'-0") per 8' LF
115 Other Plantings Required:
115 Other Plantings Provided:

Tree Calculations: (328 Trees Required)

48" Box Required: - 16	48" Box Provided: - 16
36" Box Required: - 109	36" Box Provided: - 109
24" Box Required: - 203	24" Box Provided: - 203

Other Planting Calculations: (1,734 Required)
Other Planting Calculations: (1,750 Provided)

GENERAL BUILDING FOUNDATION / IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO EMITTERS GREATER THAN ½ GPH WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

CITY OF BUCKEYE LANDSCAPE NOTES

1. All lighting, signs, walls, and ramadas and other structures require separate building approval and permits.
2. All plant material is in compliance with the Arizona Department of Water Resources Low Water Use Plant List for the Phoenix Active Management Area.
3. All plant material and specifications are to conform to the Arizona Nurseryman Association current standards.
4. All plant material will be guaranteed for a minimum of 60 days from the date of final approval. Any plant material that has to be replaced under the terms of the guarantee shall be guaranteed for an additional 60 days from the date of replacement.
5. All paving will meet design and construction requirements of the Americans with Disabilities Act (ADA). Sidewalks are to be constructed per MAG standard details.
6. A Maricopa County Dust Control Permit is required for all landscape work in residential, commercial and industrial subdivisions.
7. Prior to acceptance of any backflow device, it must be tested by a state certified tester.
8. All backflow devices shall be recertified yearly.
9. Contractor shall ensure a 24 inch clearance between sidewalks and plant material.
10. Sprinkler contractor must guarantee 100% coverage in all landscape areas.
11. Erosion control shall be required at all inlet/outlet locations.
12. An 18 gage, blue tracer wire shall be installed with 2 inch and larger main lines, 6 inches of which shall be coiled inside the controller.
13. No vegetation shall be planted within drainage easements or tracts which would impede the flow of water over, under or through the drainage easements or tracts.
14. Visibility restrictions: Any object, wall, structure, mound or landscaping over 24" in height (shrubs) is not allowed within sight visibility triangles or easements or sight distance line areas. Tree canopies overhanging in the easement or triangles, or within public right-of-way shall be kept trimmed to a height of no less than 7'. Landscaping within the public right-of-way shall be a maximum height of 2' (shrubs).
15. The homeowner's association, property owners associate, property owner, or property maintenance company shall have the responsibility of maintaining all landscaped areas, including within all adjacent rights-of-way.
16. Indicate method of dust, weed, and debris control on the undeveloped portions of the site.
17. [Arizona Water Company] is the supplier/source of water for the irrigation system and the supply is (potable).

ROOT BARRIER Product: Biobarrier by TYPAR or Equal Root Barrier will be placed on ALL trees were as the box is either adjacent to a FH, PUE, ROW and within 7' of an underground utility, retention tank or storm drain

06-10-2024
21065-ST39

BLUE POLYMERS

N.E.C. TURNER ROAD & NELSON DRIVE

BUCKEYE, ARIZONA

Contact Arizona 811 at least two full working days before you begin excavation
CALL 811 or click Arizona811.COM

SCALE: 1" = 60'

MERIT PARTNERS

REGISTERED LANDSCAPE ARCHITECT
20088
HARDY A. LASKIN
ARIZONA, U.S.A.

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
5013 E Washington Street
Suite 110
Phoenix, Arizona 85034
p (602) 840-7771
email: info@laskindesign.com
www.laskindesign.com

Butler Design Group, Inc
architects & planners

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 08/13/24	**AGENDA ITEM:** 3.B. Old Dominion Freight Lines (ODFL) Industrial - Conditional Use Permit (CUP) with Site Plan (PLZU-23-00008)
DATE PREPARED: 08/12/24	**DISTRICT NO.:** Council District 1
STAFF LIAISON: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Hearing / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) ODFL Industrial CUP with Site Plan (PLZU-23-00008) - Conduct a public hearing and approve/deny a CUP with Site Plan located on the southwest corner of Yuma and Johnson Roads, subject to Conditions a) through ccc).

RELEVANT GOALS:
GOAL 2: Enhanced Economic Well-Being and Vitality

ADDITIONAL RELEVANT GOALS:
GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:
Kyle Hoyt, PE on behalf of Old Dominion Freight Lines (ODFL) is requesting approval of a CUP with Site Plan for the ODFL Interstate Motor Freight Terminal, a proposed development consisting of a primary building totaling 105,896 square feet on property zoned Light Industrial (I-1).

BENEFITS:
The proposed Freight Terminal will provide employment opportunities for residents of Buckeye. The average salary will be approximately $80,000 per year.

FINANCIAL IMPACT STATEMENT:
Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city such as permit fees, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two (2) years after construction.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
REVISED - PLZU-23-00008 - ODFL SP with CUP - Staff Report - 20240813 (002).docx
Exhibit A - PLZU-23-00008 - ODFL SP CUP - Vicinity.pdf
Exhibit B - PLZU-23-00008 - ODFL SP CUP - Zoning.pdf
Exhibit C - PLZU-23-00008 - ODFL SP CUP - General Plan.pdf

Exhibit D - PLZU-23-00008 - ODFL SP CUP - Narrative.pdf
Exhibit E - PLZU-23-00008 - ODFL SP CUP - Site Plan.pdf
Exhibit F - PLZU-23-00008 - ODFL SP CUP - Elevations.pdf
Exhibit G - PLZU-23-00008 - ODFL SP CUP - Landscape.pdf
Exhibit H - PLZU-23-00008 - ODFL SP CUP - Citizen Participation.pdf
Exhibit I - PLZU-23-00008 - ODFL SP CUP - Support Letters.pdf

CONDITIONAL USE PERMIT WITH SITE PLAN

REVISED Report to the Planning and Zoning Commission

CASE NUMBER:	PLZU-23-00008
TITLE:	ODFL Conditional Use Permit (CUP) with Site Plan
MEETING DATE:	August 13, 2024

Applicant/Owner:	Kyle Hoyt, PE on behalf of Old Dominion Freight Lines (ODFL)
Request:	Approval of a CUP with Site Plan with CUP for the ODFL Interstate Motor Freight Terminal, a proposed development consisting of a primary building totaling 105,896 square feet on property zoned Light Industrial (I-1).
District:	Council District 1
Location:	On the southwest corner of Yuma and Johnson Roads (Exhibits A, B, and C)
Site size:	79.01 acres
Public input:	An advertised neighborhood meeting was held on Wednesday November 15, 2023. The applicant, City staff, and two (2) residents from the area. All required notices of this public hearing have been completed. No additional comments or concerns have been received.
Recommendation:	Approve subject to conditions a) through ccc)

PROJECT DESCRIPTION

1. Kyle Hoyt, PE on behalf of Old Dominion Freight Lines (ODFL), is requesting a CUP with Site Plan approval for a proposed interstate motor freight terminal named Old Dominion Freight Lines (ODFL). (Refer to Exhibits D and E) The proposed CUP with Site Plan provides for a single story, 27 foot tall building totaling 105,896 square feet of building area.

2. ODFL is a Less Than Truckload (LTL) freight carrier specializing in one (1) and two (2) day delivery markets. The operation can generally be described as picking up and delivering general commodities between the local community and all over the country.

3. The property is located on the southwest corner of Yuma and Johnson Roads approximately one (1) mile west of the Buckeye Airport. It is adjacent to the Cipriani CMP on the southern and western property lines, and Maricopa County rural residential lots to the north and east.

AREA CONTEXT

Existing Land Use, General Plan Designation, and Zoning District

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Business Commerce	Light Industrial (I-1)
North	Vacant/Residential	Business Commerce	Maricopa County RU-43
South	Vacant	Business Commerce	Light Industrial (I-1)
East	Vacant/Residential	Business Commerce	Maricopa County RU-43
West	Vacant	Master Planned Community	Planned Community (PC)

PUBLIC PARTICIPATION

4. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on November 15, 2023, at 6:00 P.M. at the Coyote Branch of the Buckeye Public Library. As required by Buckeye Development Code, written notices to property owners within 500 feet of the subject site were mailed on October 30, 2023, over 15 days prior to the date of the meeting.

5. Except for the applicant and City staff, two (2) nearby residents attended the neighborhood meeting. The residents spoke with concern of the development of this site and the traffic it will bring. Outside of the speakers during the outreach meeting, staff has received several letters of support from the neighboring properties. (Refer to Exhibit I)

6. All required notifications of this public hearing were completed at least fifteen (15) days in advance of the meeting date, as follows:

Notification Element	Date
Published in the Arizona Republic	July 26, 2024
Site Posted	July 26, 2024
Mailing Notice to Property Owners Within 500 Feet of Site	July 26, 2024

BACKGROUND

7. *July 18, 2000*: The Mayor and City Council approved an annexation of the northern half of the site under Ordinance 23-00.

8. *2006:* The Mayor and City Council approved a rezone to Rural Residential of the northern half of the site under Ordinance 93-06.

9. *January 19, 2023:* The applicant held a Preapplication (PAC) meeting with staff under Case PLZM-23-00001.

10. *November 15, 2023:* A neighborhood meeting was held at the Coyote Branch Library.

11. *December 5, 2023:* The Mayor and City Council approved an Annexation of the southern half of the property under Ordinance 49-23.

12. *March 5, 2024:* The Mayor and City Council approved a General Plan Amendment to change the land use designation from Neighborhood and Business Commerce to Employment.

13. *March 5, 2024:* The Mayor and City Council approved a Rezone of the subject property from Single-Family Rural Residential (SF-43) and Rural Residential (RR) to Light Industrial (I-1).

ANALYSIS

Development Code and General Plan

14. The subject property was rezoned to Light Industrial (I-1) on March 5, 2024. The use of Motor Freight Terminal is conditionally permitted within the subject Light Industrial (I-1) zoning district. The subject CUP with site plan adheres to the code requirements of the district including, but not limited to, uses, dimensional standards, design, landscaping, and lighting.

15. A Motor Freight Terminal is defined as a "facility for freight pick-up, distribution, and storage. This may include intermodal distribution facilities for truck or shipping transport." As defined by the Buckeye Development Code.

16. The General plan designation was changed to Employment on March 5, 2024. Employment denotes areas of development that have a focus on employment opportunities that contribute to the overall local and regional economy. This may include industrial uses, such as warehouses and manufacturing facilities, as well as business parks. Industrial uses should be buffered and/or separated from existing or planned residential uses. Uses within the Employment designation should have vehicular access to major arterials as is the case with the subject proposal.

17. In accordance with Section 8.9.2 of the Development Code, any site planned for development that is more than 75,000 square feet in aggregate building area is to be reviewed and approved by the Planning Commission.

Site Design and Architecture

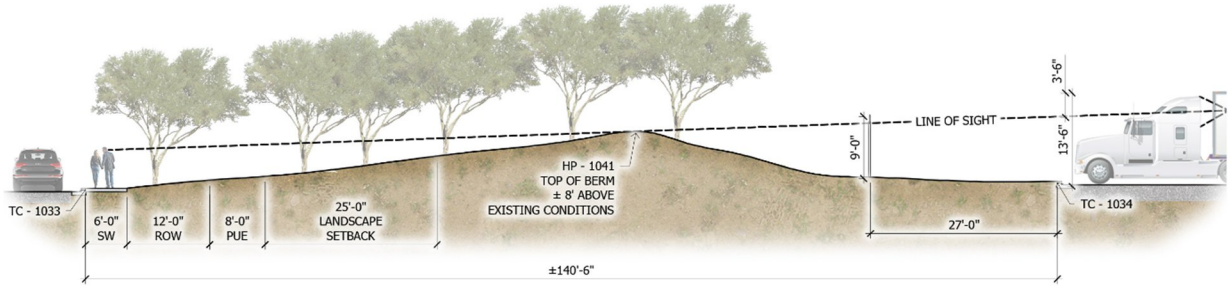
18. Development standards and dimensional requirements for the site are per the I-1 zoning district. The proposed site plan adheres to all such requirements, including minimum setbacks, buffering requirements, parking requirements, and maximum building heights.

19. The proposed site layout and building elevations meet the Industrial building standards and guidelines section of the Development Code. The proposed design provides for a functional design while providing a landscape berm/buffer that will minimize the visual impact on the surrounding environment.

20. The proposed building architecture is contemporary and is of the form and color of the typical ODFL facility design. The buildings feature building massing that is reduced through frequent non-repeating vertical and horizontal wall offsets and roofline variations (Exhibit F).

Landscape and Open Space

21. The development exceeds the City's minimum overall landscape requirement for industrial development (10 percent of net site area) providing nearly 20 percent open space. To screen the facility from view and provide an attractive landscape frontage, the applicant chose to surround the site with nine (9) foot landscape berms which will hide much of the architecture and trucks from the surrounding arterials.



22. A pedestrian pathway network is provided to connect the proposed buildings to the adjacent public sidewalks that will be constructed by the developer adjacent to Yuma and Johnson Roads.

23. On the corner of Yuma and Johnson Road, the applicant created an outdoor space for employees. This will also contribute towards the screening along these arterial roads.

24. Along the western portion of the property a regional trail, known as the Wash Trail, will dedicate a public easement while either providing the trail or by paying an in-lieu fee to construct at a later date.

Access, Circulation, Parking, Off-Site Improvements, and Phasing

25. Access to the site as well as vehicular circulation internal to the site, including drive aisle widths and turning radii, have been reviewed and approved by Planning, Engineering, and Fire. The proposed three (3) points of access, including two (2) full access and one (1) ¾ driveways, will provide sufficient accessibility to the site given the level of traffic anticipated. The drive along Johnson and the western drive along Yuma will have full access while the eastern drive along Yuma will be a ¾ access drive.

26. The majority of the project will be developed in a single phase. Future improvements include an extension of the primary structure to accommodate 50 additional doors/spaces and a proposed shop for onsite truck repair.

27. Half-street improvements to both Yuma and Johnson Roads will be completed by the developer in the initial phase.

28. A total of 390 passenger vehicle parking spaces are proposed, which exceeds City minimum requirements. Additionally, 926 Trailer spaces are included for the balance of the site.

Services

29. The subject parcel is currently subject to a water service agreement, recording number 1999-976742, which allows connection to the adjacent City water transmission lines for development. Section 3-1, Table 1, of the City Water Engineering Design Standards, based on the subject density, specifies the average daily demand is 362 gallons/unit; which, equates to a daily use of approximately 72,400 Gallons/day (GPD) for the subject parcels. The revision to the agreement proposes to specifically define an allotment of 72,400 GPD, excluding irrigation needs, given the specific development and rezoning.

30. The project will also provide two (2) well sites on the property.

31. Wastewater treatment will be provided with a septic system until which time a wastewater solution is provided to this area.

32. Police services will be provided by the City of Buckeye Police Department (BPD). The nearest BPD station to the subject site is located in the downtown area located at 1101 Ash Avenue, approximately 12 miles (driving distance) away.

33. Fire and EMS services will be provided by the City of Buckeye Fire Department (BFD). The site will be serviced by Buckeye Fire Station 705 in Tartesso, approximately 3.5 miles (driving distance) north of the subject property.

RECOMMENDATION

34. Staff recommends the Planning and Zoning Commission approve the CUP with Site Plan for the ODFL interstate motor freight terminal, Application PLZU-23-00008, subject to conditions (a through (ccc, for the following reasons:

    - The Site Plan conforms to the property's General Plan designations of Employment.
    - The CUP with Site Plan conforms to all requirements of the Buckeye Development Code.
    - There are no outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

Planning

a) Development of the property shall be in general conformance with the Site Plan titled "ODFL Buckeye for Site Plan/Conditional Use", consisting of eight (8) sheets, dated May 1, 2024 and stamp received May 3, 2024, except as modified by the following conditions/stipulations.

b) Development of the primary building shall be in general conformance with the Elevations titled "ODFL Buckeye, AZ Exterior Perspectives", consisting of seven (7) sheets, date stamp received on May 3, 2024, except as modified by the following conditions/stipulations.

c) Development of the Fuel Canopy shall be in general conformance with the Elevations titled "ODFL Buckeye, AZ Exterior Elevations 1", consisting of three (3) sheets, dated May 26, 2024 and stamp received May 3, 2024, except as modified by the following conditions/stipulations.

d) Development of the property shall be in general conformance with the Landscape Plan titled "Old Dominion Freight Lines Preliminary Landscape Plans", consisting of 12 sheets, dated April 29, 2024 and stamp received May 3, 2024, except as modified by the following conditions/stipulations.

e) The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.

f) The subject Site Plan with CUP is deemed not approved until which time platting providing required rights-of-ways has been approved by the Mayor and City Council.

g) The regional Trail along the western portion of the property, known as the Wash Trail, will be constructed as illustrated in the Buckeye Parks and Recreation Master Plan. The applicant will dedicate as a public easement while either providing the trail or by paying an in-lieu fee to construct at a later date.

h) The expansion of the primary structure and the fuel canopy a shown on the Site Plan will only require a building permit for administrative review.

Engineering

i) All projects are required to meet the most current adopted City of Buckeye (COB) Engineering Design Standards (EDS) as well as the most recent adopted MAG standards and specifications.

j) Where applicable, no structures may be built on slopes of 15% or greater.

k) The Developer shall be required to complete and sign a Public Infrastructure Assurance Agreement prior to the recordation of the first Final Plat. In addition, the Property Owner/Developers shall be required to build or otherwise provide the required infrastructure necessary to serve this project.

l) This subdivision is subject to a Parkway Maintenance Improvement District (MID) formed pursuant to Arizona Revised Statue § 48-574 and in accordance with City of Buckeye Ordinance 42-06 and a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. These shall be established prior to the recordation of the first Final Plat.

m) All existing overhead power lines less than 69 kV capacity, or any other overhead utilities within the project area or along its boundaries, shall be installed underground.

n) Phasing of public infrastructure shall be subject to a phasing plan as approved by the Development Services Director and City Engineer.

o) Prior to Final Plat recordation, all final civil construction plans and reports including landscaping, irrigation and all lighting improvement plans, shall be reviewed and approved by the City of Buckeye.

p) The Applicant will submit an electronic CAD and GIS file with full construction documents of the development to the City Engineer, Public Works Department, and GIS Administrator upon Final Plat approval in order to maintain current street records and assist in emergency dispatch and response.

q) All existing irrigation facilities located on the site shall be abandoned, relocated, or installed underground. Any District-owned facilities to be located within the right-of-way shall be located near the rear of the right-of-way and the right-of-way shall be extended at least five (5) feet. Any additional right-of-way for District-owned facilities (not to exceed five feet) shall be placed outside of the right-of-way and the public utilities easement.

r) Prior to Final Plat recordation, the City Engineer shall approve all engineering and construction plans and reports for the required infrastructure for the project.

Drainage

s) At the time of improvement plan submittal, the Property Owner/Developer shall provide a comprehensive Drainage Master Plan, which addresses all on-site and off-

site drainage and redistribute it in a like manner and location top existing conditions. The Drainage Master Plan shall also identify the method by which existing 100-year floodplains will be mitigated.

t) Prior to Final Plat approval, the Property Owner/Developer shall provide a letter from the Flood Control District of Maricopa County approving the conceptual design of the proposed construction on the existing alluvial fans, flood plains, floodways or other flood feature managed by the Flood Control District that is affecting this project.

Public Safety

u) The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.

v) Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.

Streets

w) Prior to Final Plat approval, the Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width, as required for utility purposes.

x) Prior to the issuance of a Building Permit, the Property Owner/Developer shall pay a pro rata share, based on acreage, of the cost of up to nine (9) future traffic signals to be installed within this section of land. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City Engineer.

y) Any traffic signals that are required by the Traffic Impact Analysis or due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted.

z) The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements, at no cost to the City, for Yuma Road, Johnson Road (307th Avenue), based on City of Buckeye standards.

aa) The A bi-directional WB-50 turning diagram is required to be shown for all driveways, drive isles, streets and other access ways. The diagram is required to have a continuous drive path and line segments are not allowed.

Wastewater

bb) At the time of Improvement Plan submittal, the Property Owner/Developer shall submit for review and approval a Sewer Master Plan, which provides sizing calculations for all onsite and off-site sewers.

cc) Prior to Final Plat approval, an effluent/non-potable irrigation pipe (Purple Pipe) system shall be designed by the Property Owner/Developer and approved by the City Engineer in order to service all association maintained landscaping. At such time as an effluent delivery system is designed and developed by the City, the Property Owner/Developer is required to install and bring the development's system into full operation by connecting into the City's system.

Water

dd) Prior to Site Plan approval, the Property Owner/Developer shall submit to the City for review and approval Water Master Plans. In order to provide for water production, the Property Owner/Developer may be required to provide additional sites for production wells and water production site on the Site Plan or at off-site locations.

ee) The Property Owner/Developer is responsible for providing water at the project for construction purposes including obtaining the necessary water rights for the water supply to be used for construction purposes. This includes utilizing non-potable water for construction before using City potable water.

ff) To the extent allowed by law, all Type-I Non-irrigation and Irrigation Grandfathered Rights associated with the property shall be properly extinguished and the resulting extinguishment credits conveyed to the City of Buckeye or pledged to the City of Buckeye account at the Arizona Department of Water Resources prior to the issuance of any building permits.

gg) The Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.

Engineering - Project Specific

hh) Retention basins that are adjacent to or are designated as maintenance discharge locations for City well sites shall have an additional easement dedicated so the wells can discharge to the basins during well maintenance operations.

ii) All gated entry locations from public streets shall provide turn around locations for vehicles not allowed to access the property.

jj) Fuel Areas must be their own drainage areas with petrochemical drywell systems.

kk) This Development is required to provide 2 Well Sites. Well sites must be located adjacent to Public Roads when possible.

ll) A Wetland/WOTUS delineation has been recommended for the Wash on the West portion of the property. Offsite Flows must be accounted for, captured, and passed through the site at historical locations.

mm) The Fee in Lieu of the Wash Crossing and street improvements on the West side of the property must be finalized prior to permitting.

Traffic

nn) Any accesses, turn lanes and geometric improvements are approved in concept only and shall match the approved TIA. Tapers must meet all applicable standards.

oo) Yuma Road must be signed with an appropriate speed limit for the taper design.

pp) Yuma Rd is classified in the Transportation Master Plan as a Parkway which carries 100 feet of ½ street right of way. For this Old Dominion Freight Liners (ODFL) project the city is requesting the full ½ street parkway right of way be dedicated with the improvements being built utilizing the Major Arterial dimensions.

qq) Prior to the issuance of the first permit for the property, the Property Owner/Developer shall pay a pro rata share cost of up to nine (9) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.

rr) All medians required for controlling site access shall be constructed with this development.

ss) In the event that access to and within the project is deemed a threat to public safety and security by the City, depending on the severity, the City could temporarily close the access until such time the Property Owner/Developer eliminates the safety concerns. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.

tt) ITS conduit per the City standards including splice boxes along the property frontage to Yuma Road and Johnson Road shall be installed.

uu) All major intersections will require right turn slip lanes and dual left turn lanes per City Detail 63300.

vv) The owner/developer shall participate in a pro-rata share of the cost for future City roadway maintenance improvements for Yuma Road between Johnson Road and Palo Verde Road should such maintenance improvements be required, as determined by the City Engineer. The owner/developer shall provide a structural analysis of the existing pavement. As part of that analysis, the owner/developer consultant will project the lifespan of the pavement under the proposed loading conditions. The City will perform a Pavement Condition Index analysis and project maintenance activities

for the next 5 years following the Certificate of Occupancy issued date for the Motor Freight Terminal, to maintain the lifespan of the pavement. The not to exceed maintenance amount shall be based on the project's proportionate impact to Yuma Road pursuant to the project's approved Traffic Impact Study as outlined in the table below. However, in no event shall owner/developer's required contribution for maintenance improvement costs exceed $752,000.

Yuma Road Capacity (daily trips)	Estimated Project Impact to Yuma Rd (daily trips)	Project Percentage of Yuma Rd Capacity (Proportionate impact)
13,400	1,206	9.4%

ww) The owner/developer agrees to be part of a regional funding solution (i.e. Community Facilities District, Improvement District or other City approved funding mechanism), should one be established pursuant to applicable state statutes and/or city ordinances within 15 years from the date of issuance of the Certificate of Occupancy for the Motor Freight Terminal, for the purpose of constructing the regional access to I-10 such as the Johnson Road Traffic Interchange. Participation in such a regional funding solution shall also be contingent upon approval of regional access to I-10 by the Arizona Department of Transportation. Owner/developer's financial commitment to the regional funding solution shall be limited to its proportionate impact pursuant to the approved Traffic Impact Study and in no event shall exceed $1,085,000.

Example – Johnson Road Traffic Interchange at a Cost of $60,000,000[1]		
Johnson TI Capacity (ADT)	Reallocated Yuma Road Traffic to Johnson Road TI (daily trips)	Project Percentage of Yuma Traffic using Johnson Road TI (Proportionate impact)
60,000	1,085	90%

Public Works

xx) Plant material within the right-of-way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards.

yy) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye standards.

zz) Storm Drainage: The City of Buckeye is permitted as a Phase 2 MS4 and is now subject to more stringent standards for stormwater discharge. All stormwater plans must now

[1] The $60,000,000 cost example is for demonstrative purposes only and does not accurately reflect the actual cost associated with a future Johnson Road TI improvement.

meet the requirements of the City of Buckeye's MS4 permit as issued by ADEQ (Permit Number AZG2016-002).

Fire Department

aaa) Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.

bbb) All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 03-22.

ccc) Where two (2) fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half (1/2) of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

ATTACHMENTS

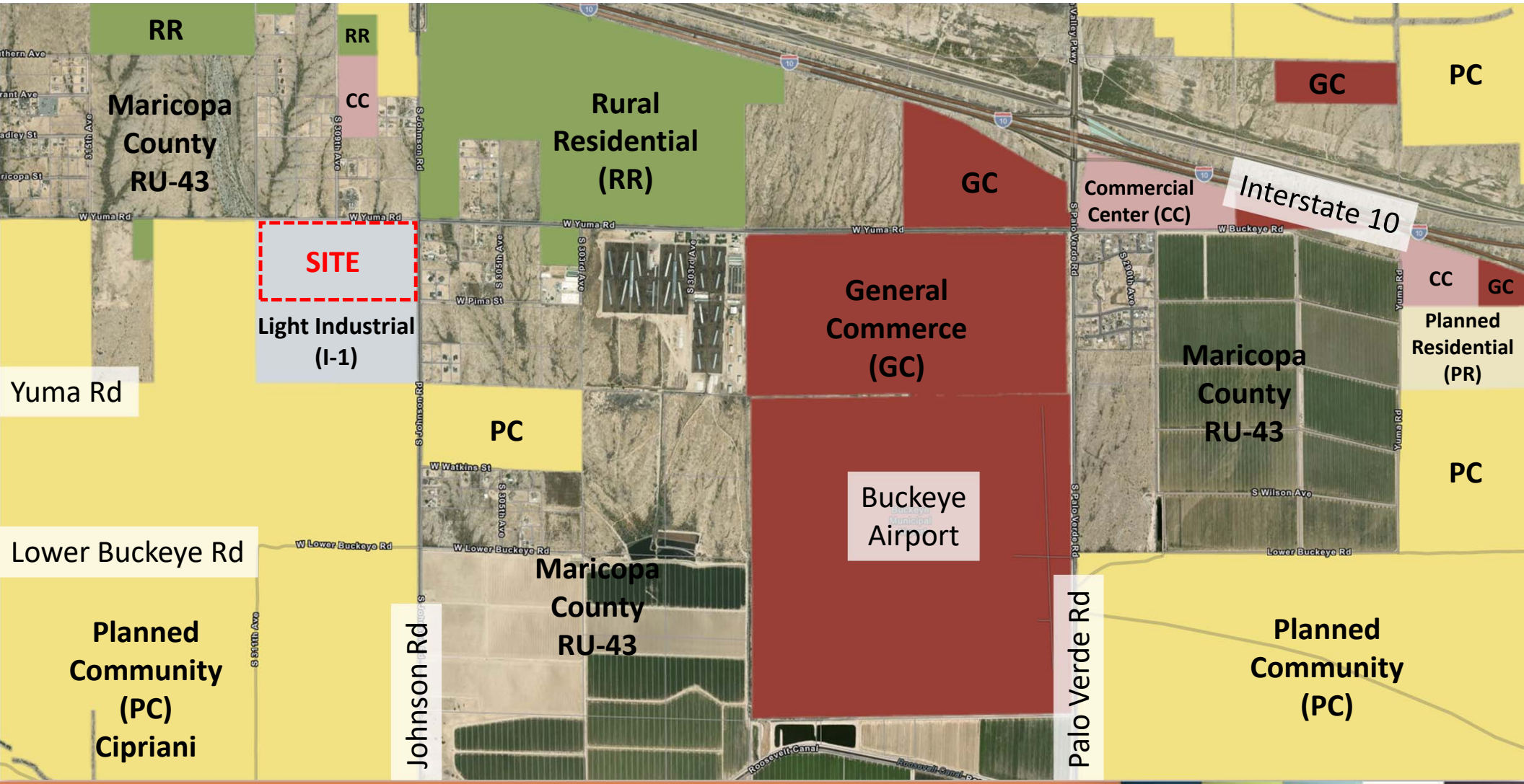
Exhibit A – Vicinity Map
Exhibit B – Zoning Map
Exhibit C – General Plan Land Use Map
Exhibit D – Site Plan Project Narrative
Exhibit E – Site Plan
Exhibit F – Building Elevations
Exhibit G – Conceptual Landscape Plan
Exhibit H – Citizen Review Summary
Exhibit I – Letters of Support

Prepared by Bart Wingard, Principal Planner

Reviewed by Adam Copeland, Deputy Planning Director

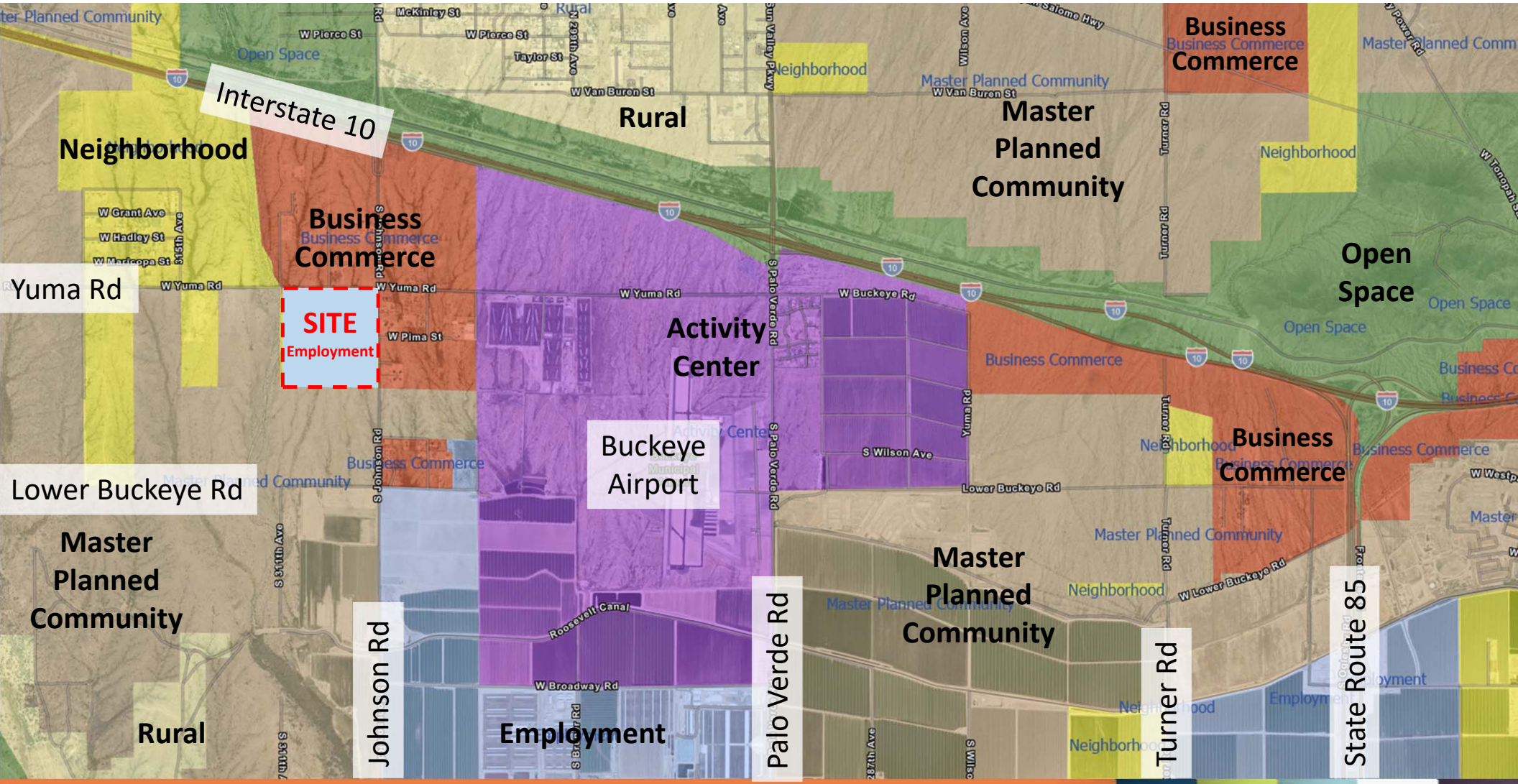
BUCKEYE, AZ

Vicinity Map



BUCKEYE, AZ

Zoning Map



BUCKEYE, AZ

General Plan Map

3R PLZU-23-00008 RECEIVED MAY 03 2024 WD

HOYT + BERENYI
engineers and consultants
PO Box 1470, Ladson, SC 29456 | (843)408-3546 | www.HoytBerenyi.com

May 1, 2024

RE: Project Narrative – ODFL Buckeye
Site Plan with Conditional Use Permit (CUP)
Associated Case PLZM-23-00001 (PAC)
Associated Case PLZM-23-00078 (Annexation)
Associated Case PLZU-23-00009 (GPA)
Associated Case PLZZ-23-00013 (Rezone)

In accordance with the Site Plan with Conditional Use Permit checklist, the Project Narrative is broken into the following categories:

1.0 Project Information and Description of Request
2.0 Land Information
3.0 Impact to City Services
4.0 Preliminary Water and Sewer Demand Summary
5.0 Conditional Use Statement

1.0 Project Information

Project Name:	ODFL Buckeye
General Location:	Southwest Corner of W Yuma Road and Johnson Road
Parcel APN #'s:	504-31-001J
Tracking #:	City of Buckeye Case PLZU-23-00008 HB Project #22-072

Vicinity Map:

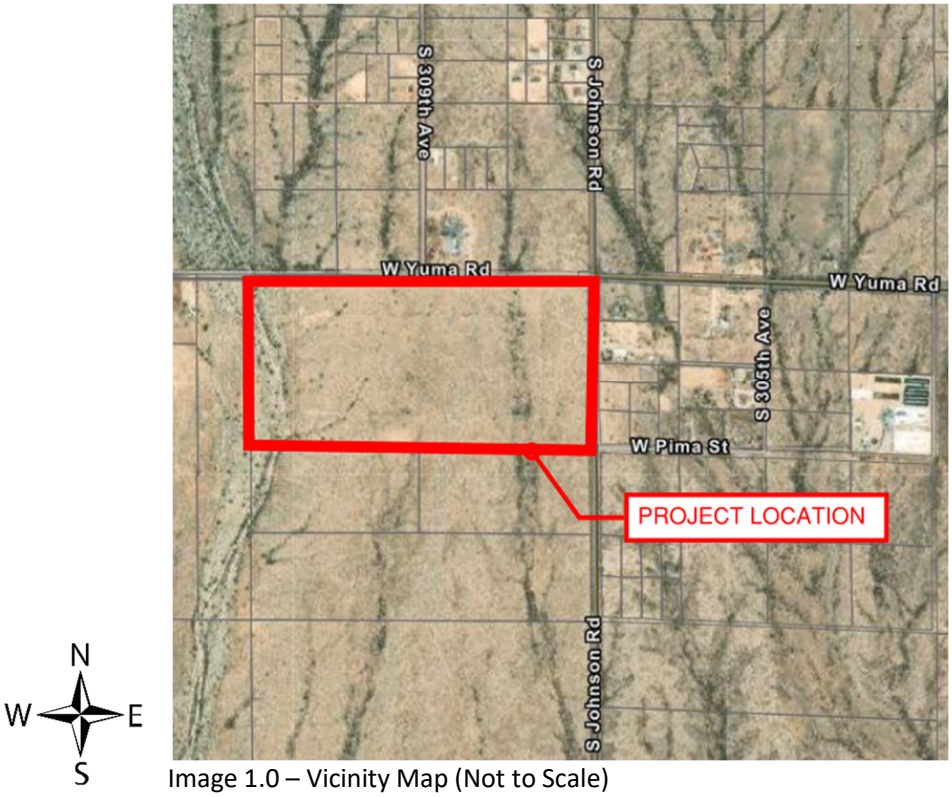


Image 1.0 – Vicinity Map (Not to Scale)

Description of Request:

The Old Dominion Freight Line (ODFL) Buckeye project includes the construction of a new Interstate Motor Freight Terminal. ODFL is a Less Than Truckload (LTL) freight carrier specializing in (1) one & (2) two-day delivery markets. The operation can generally be described as picking up and delivering general commodities between the local community and all over the country.

The proposed ODFL Buckeye facility will include approximately 200 dock doors with trailer, tractor, and employee parking required to support the facility; and is to be constructed on an approximately 72 acre portion of the combined parcel acreages totaling approximately 158 acres. The residual land is not proposed for development at this time, but the intent will be to readjust the property boundaries and have the residual property available for future development to be determined at a later date.

This request includes (2) Three Items:

1. Site Plan – This request includes review and approval of the proposed site plan.
2. Conditional Use – Motor Freight Terminal is a conditional use within the proposed I-1 zoning and this submittal includes a conditional use approval request.

Several parcels for this project have been already approved for rezoning under PLZZ-23-00013 and a general plan amendment has also already been approved under PLZU-23-00009.

Phasing:

The ODFL project will include provisions to expand the dock by 50 additional dock doors and also add an onsite maintenance shop at a later date. However, the timeline for that expansion is unknown at this time and the initial project will be done and completed under a single phase. It is also important to note, that there is no initial plan for the residual acreage outside of the ODFL development, but the initial phase will include platting, rezoning, and utility considerations to ensure the residual property is better suited for development.

In addition to the specific submittal criteria the proposal will advance the Goals and Policies of the Commercial Building standards and Guidelines as follows:

5.8.3.B*: "To ensure architectural compatibility in keeping with Buckeye's heritage, the City's location in the desert, and discouraging standardized prototypes."*

Response: The architecture for this terminal has been extensively modified from the standard prototypical Old Dominion Fright Line terminal to harmonize with the Southwestern heritage of Buckeye. The corporate colors have been limited to the round logo, and revised to Sonoran desert hues. No internally illuminated signage is proposed for the building or site. The massing and simple building planes are reminiscent of a western town with single story vertical facades with parapets extending above the roof. These parapets also serve to hide the roof top mechanical equipment on the office roof.

5.8.3.D: *"To ensure that buildings are designed to avoid long, unbroken walls and roof lines, and incorporate sufficient architectural detail to create a human-scaled environment."*

Response: The office and dock façades are designed on all four sides to have varying planes, heights, and colors and materials. The office consists of varying thickness and height concrete wall panels. Different color textured paint coatings on each section of panel break up the facade with additional darker color pre-cast reveals breaking up the monotony of the large panels. The front façade plane is further emphasized with prefinished aluminum canopies matching the accent and trim colors. The canopies also serve to limit direct solar heat gain to the windows below them and bring the front elevations down to a more human scale height. The dock design features varying designs of pre-finished flush metal wall panels with no exposed fasteners or ribs. The panels vary in joint patterning and undulate with varying depths on the façade on all sides. No section of the dock overhang will be more than 60'-0" in one plane. The concrete wall panels below will be field painted with a textured coating in three varying colors in the Sonoran Desert palette. Most of the emphasis to meet the design guidelines for interest, character, shading, and material & color changes is at the public side of the building at the office and for dock overhang design on the remaining three sides. The entire building facade has been designed to include multiple materials, colors and varying vertical and horizontal planes over all four sides of the building. These varying thickness concrete panels, parapet elevations, roof overhangs, reveals and canopies also introduce multiple shading planes as the desert sun revolves around the building.

5.8.3.E.2.a: *"Design visually prominent primary building entrances. Provide shade for pedestrians. Unless otherwise provided in this ordinance, use a combination of two or more of the following techniques:*
(i) Canopy, portico, archway, arcade, or similar projection that provides architectural interest and protection for pedestrians;
(ii) Prominent tower, dome, or spire;
(iii) Peaked roof;
(iv) Projecting or recessed entry;

(v) Outdoor features, such as seat walls, landscaping with seasonal color, or permanent landscape planters with integrated benches; or
(vi) Other comparable techniques."

Response: The front façade has been designed with the primary focus on the main entrance tower. This entrance tower is projected from the front face of the building façade by 4'-0" creating shadows on each side of it as the sun revolves around from east to west. This main entrance tower and two corner towers are projected higher than the main building parapet and at the sides of the office to proportionally emphasize the entrance and strengthen and integrate all three sides of the office. The entrance and two corner towers are proposed to be painted a complementary accent color to strengthen these elements. The front entrance tower includes a large canopy for pedestrian shading along with complimentary smaller canopies over each window. The intent is to reduce solar heat gain in the windows and shade pedestrians approaching the front entrance up the handicap ramp and entrance stairs. The Truck Drivers entrance landing on the side is also shaded by a canopy. The office coping and trim are proposed to be a darker trim color. These varying thickness concrete panels, parapet elevations, roof overhangs, reveals and canopies also introduce multiple shading planes as the desert sun revolves around the building. The dock overhangs will also develop shadows along the dock façade walls and reduce solar heat gain on the dock.

5.8.3.F: *"To ensure that developments utilize materials of high quality and durability appropriate to the desert climate."*

Response: All building construction and finish materials are proposed to be durable, high quality and permanent. The building envelope is proposed to be constructed with permanent structural and facade materials. The perimeter walls are concrete wall panels of varying thickness with a textured painted coating and a steel roof structure over the entire building with a white membrane low slope roof system. The dock overhang over the dock doors consists of a pre-finished primed steel structure with prefinished smooth metal wall panels matching the field color of the concrete wall panels. All exterior windows and storefront systems are proposed to be clear anodized with tinted insulated glazing. All trim and accent materials will be either prefinished metal in Sonoran desert colors if possible, or field painted with the same Sonoran Desert color palette.

2.0 Land Information

Design and Landscaping:

The design and landscaping will be in accordance with the City of Buckeye Development requirements. Detailed landscape plans and renderings are included with the overall requests. All comments received during the PAC, PLZM-23-00001 have been addressed through coordination with the City. A formal comment response letter is also available with the full request packages.

Current and Proposed Site Conditions:

The existing site consists of (6) six parcels totaling approximately 158 acres; and, is currently undeveloped. Approximately 15 acres on the western side of the property is a washout area and is currently planned to be undisturbed. The ODFL project will include the development of approximately 72.2 acres on the northern portion of the properties. The residual property, approximately 78.4 acres, will be replated for future, unknown, development.

The properties front on Johnson and Yuma Road. Under the proposed ODFL development all right of way dedication to accommodate the required half street improvements will be made. Following right of way dedication, the overall parcel acreage will be reduced to approximately 150.6 acres; 72.2 for the ODFL development and 78.4 acres for residual development. Half street improvements are also proposed for the frontage of the ODFL project.

Relationship to Surrounding Properties:

The majority of properties surrounding the project are undeveloped. The project is bordered on the north by W Yuma Road, on the east by Johnson Road, and to the south and west by lands within the Cipriani development. The properties also lie in close proximity to the Buckeye airport.

Proposed Percentage and Acreage of Parks and Open Space:

Approximately 15 acres on the western edge of the development, within and surrounding the washout area, will be left as undisturbed open space; which, is approximately 10% of the total site acreage. In addition, the site will be designed to provide all interior landscaping and perimeter buffering required by the City. Detailed planting plans and renderings are available with the requests.

Proposed Trails:

There are currently no dedicated trails within the property but a new 25' wide public path easement is proposed to be granted from the north to the south end of the property along the western side.

3.0 Impact to City Services

Accessibility and Circulation:

The property is bordered on two sides by Yuma Road and Johnson Road; which the City is identifying for Parkway and Major arterial respectively. The Right of Way for Yuma Road will be dedicated to Parkway width requirements but built to Major Arterial in the interim. Right of way dedication for both Johnson Road and Yuma Road is proposed under the ODFL project. Half street improvements are also proposed under the ODFL project and in accordance with the traffic study and City Standards.

Refuse Providers:

ODFL produces very little solid waste. The freight that is moved through the facility is generally already packaged; so, there is little to no biproduct (waste) produced as part of the freight operation. The facility will include an office and will have dock workers which will generate waste consistent with a small commercial development.

Fire and Police Protection:

Fire Protection – An private onsite tank and pump system will be provided for onsite fire protection needs. The tanks can be filled and makeup water will be available through the City agreement to provide water for the development. The buildings onsite will be equipped with automatic sprinkler systems. Hydrants will be placed throughout the site as needed for adequate coverage. The internal

site circulation will also easily accommodate emergency vehicle movements. Site and building entry points can be equipped Knox Box or other measures required for sufficient fire protection.

Police Protection - The site will be completely secured with a combination of screen walls, chain link fence and barbed wire, including the employee parking area. The freight yard will also include an interior electrical fence. The site will have security monitoring and will be well lit. All these provisions limit the amount of criminal activity.

Local Schools and Parks:

Depending on the City's structure for tax revenue and funding of local schools, and Parks, the ODFL development should positively impact the resources available to support the City's needs. No adverse impacts to local schools or parks will occur as a result of this development.

4.0 Preliminary Water and Sewer Demand Summary

The ODFL facility will require a domestic, fire, and irrigation water. An existing agreement with the City of Buckeye will provide potable water to the site. Private onsite tank and pump systems will be provided to have readily available delivery capacities. Based on historical information from the existing ODFL Phoenix facility we are anticipating the private domestic system to be designed for approximately 10,609 GPD. Fire water will be provided in accordance with the City of Buckeye Fire Code. Irrigation water will be determined based on final landscaping drawings and associated water needs.

Sewer will be via a combination of septic and petrochemical drywell system. All domestic sewer will be sent to a septic system. Any floor drains within the (3) three bay fuel area will be sent to a petrochemical/dry well system. The sewer system is setup to make a future connection to public sewer if made available in Johnson Road.

5.0 Conditional Use Statement

This section is intended to address the requirements of section 8.7.3(I) of the City of Buckeye Code. Motor Freight Terminal is listed as a conditional use in the I-1 zoning per Section 3.1 of the City Code. There are no specific requirements associated with the use. The approval criteria of section 8.7.3(I) are addressed as follows:

8.7.3(I) Approval Criteria:

1. **The proposed use is consistent with the General Plan and all applicable provisions of this Development Code and applicable state and federal regulations.**

   The ODFL Buckeye project includes a general plan amendment to designate the area as "Employment". This designation is consistent with the goals and objectives of the overall plans for the Buckeye Airport identified in the Buckeye 2040 General Plan and more recent plans specific to the Airport. ODFL is an extremely complimentary use to the airport and will be able to support the business functions of the airport and future surrounding uses. The ODFL area is more specifically considered an Employment Transition Area (ETA) within the Employment district and significant improvements including berms, landscaping, walls, architecture, and amenity space are being implemented to screen or minimize the impacts on residential uses. Half street improvements, as

well as other traffic improvements, are proposed to minimize any impacts associated with heavy truck traffic; and, the project will comply with all local, state, and federal regulations.

2. **The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards in Article 3 of this Development Code.**

   The ODFL Buckeye project includes the rezoning to I-1, Light Industrial District. The ODFL project will help strengthen the City's economic base and provide employment opportunities for local residents. Design measures such as berms, landscaping, walls, architecture, and amenity space have been incorporated to minimize any negative impact to nearby residential land uses. The proposed development is consistent with the purpose and intent of the I-1 zoning district.

3. **The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).**

   In general the lands adjoining, or in close proximity, are undeveloped. Design measures including berms, landscaping, and screen walls have been implemented to screen any heavy operations from public view and to ensure compatibility with those nearby residential uses. In general the facility is set back approximately 80' from the right-of-way lines of adjoining Yuma and Johnson Roads. A traffic study has been prepared to determine that the adjacent roads are sufficient and any half-street road improvements required will be installed as part of the project. Lighting is full cutoff LED fixtures and no light will be projected onto adjacent properties or into the sky. Sufficient measures have been taken to ensure the development will be compatible to adjacent uses.

4. **Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable.**

   No adverse impacts are anticipated as a result of the development. A traffic study has been performed to determine the required mitigation for neighboring roads and sufficient design measures have been implemented to screen and buffer the development from neighboring roadways.

5. **Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.**

   All critical infrastructure can be improved or is already available to the property. Water is available to the property via an existing agreement with the City. The water supply will be used to fill onsite, private, storage and pump systems for domestic, fire, and irrigation water needs. The soils are sufficient for septic sewer and provisions are being incorporated to easily connect to public sewer in Johnson Road should it become available. A traffic study has been prepared and the proposed improvements include the recommended traffic mitigation. The development is very low impact in regards to utility, fire protection, police, and traffic impact needs.

6. **Adequate assurances of continuing maintenance have been provided.**

ODFL is a leader in the freight industry including committing resources to the ongoing maintenance of their facilities. This includes the facility itself, pavements, stormwater management features, utilities, and extends beyond to their operational equipment. Any required assurances for the construction and permanent operation will be provided.

7. **Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practicable.**

   The ODFL Project proposes to leave a significant part of the western portion of the property, where an existing wash and jurisdictional channel are present, undisturbed. Environmental studies have been performed and determined there are no significant environmental, or cultural, resources present on the property. A hydrology study has also been performed to determine the appropriate location for (2) two future City water wells to be located on the property. Stormwater will be provided to completely retain the 100-year, 2 hour storm event, and all other environmental regulatory requirements will be implemented into the design of the project.

If there any questions regarding the details of the project, please do not hesitate to contact Kyle M. Hoyt, P.E. at 843-408-3546, or via email at khoyt@hoytberenyi.com.

ODFL BUCKEYE
FOR SITE PLAN/CONDITIONAL USE

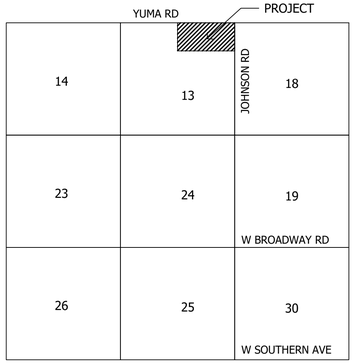
JOHNSON AND YUMA
PART OF THE NORTHEAST 1/4 OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 5 WEST,
G&S.R.B&M. MARICOPA COUNTY, BUCKEYE ARIZONA

3R PLZU-23-00008 RECEIVED MAY 03 2024 WD

06	05	04	03	02	01
07	08	09	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

PROJECT

VICINITY MAP
NTS



LOCATION MAP
NTS

SHEET INDEX

COVER SHEET	C1.0
OVERALL SITE PLAN	C4.0
PRELIMINARY SITE PLAN	C4.1
PRELIMINARY SITE PLAN	C4.2
PRELIMINARY SITE PLAN	C4.3
PRELIMINARY SITE PLAN	C4.4
PRELIMINARY SITE PLAN	C4.5
PRELIMINARY SITE PLAN	C4.6

DEVELOPER/OWNER

OLD DOMINION FREIGHT LINE, INC.
CONTACT: MAT NOWELL
500 OLD DOMINION WAY
THOMASVILLE, NC 27630
TEL 336-822-5778
EMAIL: MATT.NOWELL@ODFL.COM

LANDSCAPE ARCHITECT

ABLA
CONTACT: BRIAN ROGERS
310 E. RIO SALADO PKWY.
TEMPE, AZ 85281
TEL (480) 530-0387
EMAIL: BRIAN.ROGERS@ABLASTUDIO.COM

CIVIL ENGINEER

HOYT + BERENYI, LLC
CONTACT: ROB ZAHURAK, P.E.
346 SEACOAST PARKWAY, SUITE 200
MOUNT PLEASANT, SC 29464
TEL 845-656-4299
EMAIL: RZAHURAK@HOYTBERENYI.COM

BASIS OF BEARINGS

THE ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, BASED ON THE NORTH AMERICAN DATUM OF 1983, (2011), EPOCH 2010.00.
TWO–POINT METHOD
THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.
BEARING = NORTH 00 DEGREES 00 MINUTES 18 SECONDS EAST

BENCHMARK

GDACS PT # 40592-1
BRASS CAP FLUSH LOCATED AT THE INTERSECTION OF JOHNSON ROAD AND YUMA ROAD– ALSO BEING THE NORTHEAST CORNER OF SECTION 13, T1N, R5W.
ELEVATION = 1037.760 (NAVD88 DATUM)

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 5 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP FLUSH FOUND AT THE NORTHEAST CORNER OF SAID SECTION 13 FROM WHICH THE MARICOPA COUNTY ALUMINUM CAP IN HAND HOLE STAMPED RLS 36563 FOUND AT THE EAST QUARTER CORNER OF SAID SECTION 13 BEARS SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST A DISTANCE OF 2,641.58 FEET, SAID LINE BEING THE EAST LINE OF SAID NORTHEAST QUARTER, AND SAID LINE BEING THE BASIS OF BEARING OF THIS DESCRIPTION;

THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, NORTH 89 DEGREES 21 MINUTES 19 SECONDS WEST A DISTANCE OF 110.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 110.00 FEET DISTANT FROM SAID EAST LINE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST A DISTANCE 40.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 40.00 FEET DISTANT FROM SAID NORTH LINE;

THENCE ALONG LAST–MENTIONED PARALLEL LINE, SOUTH 89 DEGREES 21 MINUTES 19 SECONDS EAST A DISTANCE OF 70.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 40.00 FEET DISTANT FROM SAID EAST LINE;

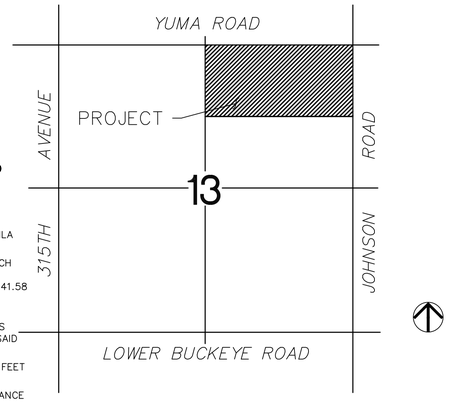
THENCE ALONG LAST–MENTIONED PARALLEL LINE, SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST A DISTANCE OF 1,280.77 FEET TO A POINT ON THE SOUTH LINE OF NORTH HALF OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 20 MINUTES 26 SECONDS WEST A DISTANCE OF 2,611.95 FEET TO A HALF–INCH REBAR CAPPED RLS 11893 FOUND AT THE CENTER–NORTH SIXTEENTH CORNER OF SAID SECTION 13;

THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, NORTH 00 DEGREES 16 MINUTES 57 SECONDS EAST A DISTANCE OF 1,320.05 FEET TO A BRASS CAP FLUSH STAMPED RLS 11893 FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 13;

THENCE ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER, SOUTH 89 DEGREES 21 MINUTES 19 SECONDS EAST A DISTANCE OF 2,535.54 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 3,441,676 SQUARE FEET OR 79.010 ACRES, MORE OR LESS.



OVERALL DEVELOPMENT
NTS

PARKING TABULATION:

REQUIRED – 1 SPACE/1,500 SF GFA
X 155,550 SF (INCLUDES FUTURE)
104 SPACES REQUIRED

PROVIDED – 390 TOTAL SPACES
(20 SPACES, 5% MUST BE RESERVED FOR ELECTRIC VEHICLES)

FLOOD ZONE DESIGNATION

THE SUBJECT PREMISES LIE IN THE FOLLOWING FLOOD ZONES ARE FOUND ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 04013C2090L, DATED OCTOBER 16, 2013:
ZONE "X", THIS FLOOD ZONE HAS BEEN DETERMINED TO BE AN AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% 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 FLOOD. ZONE "AE", THIS FLOOD ZONE HAS BEEN DETERMINED TO BE AN AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD EVENT DETERMINED BY DETAILED METHODS. BASE FLOOD ELEVATIONS (BFE'S) ARE KNOWN. MANDATORY FLOOD INSURANCE PURCHASE REQUIREMENTS AND FLOODPLAIN MANAGEMENT STANDARDS APPLY.
ZONE "AE FLOODWAY", THIS FLOOD ZONE HAS BEEN DETERMINED TO BE THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 100–YEAR FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

STORMWATER DRAINAGE CERTIFICATE

1. THE DEVELOPMENT WILL PROVIDE FOR ON-SITE RETENTION FOR THE RUNOFF FROM A 100-YEAR 2-HOUR STORM.
2. ALL FLOWS FROM THE 10-YEAR STORM WILL BE CONTAINED WITHIN THE STREET (FROM CURB TO CURB).
3. ALL STORM WATER RETENTION WILL BE DRAINED WITHIN 36-HOURS. IF BASINS DO NOT DRAIN WITHIN 36-HOURS, DEVELOPER/OWNER SHALL ENACT MEASURES TO CORRECT.
4. ALL DRAINAGE DESIGN WILL COMPLY WITH THE CITY OF BUCKEYE CURRENT GRADING AND DRAINAGE DESIGN STANDARDS.
5. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 14-INCHES ABOVE THE OUTFALL TOP OF CURB ELEVATION AND 12-INCHES ABOVE THE COMPUTED 100-YEAR WATER ELEVATIONS AND 1-FOOT ABOVE THE EMERGENCY OUTFALL ELEVATIONS AT ANY ADJACENT RETENTION BASIN, WHICH EVER IS GREATER.
6. ALL RETENTION BASINS SHALL HAVE A MINIMUM OF 1-FOOT OF FREEBOARD.

BY: _____
KYLE M. HOYT, P.E. DATE

AS-BUILT STATEMENT

I HEREBY CERTIFY THAT I HAVE REVIEWED THE "AS-BUILT" FOR THE ABOVE REFERENCED PROJECT AND CERTIFY THAT THE PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS AND REVISIONS THAT IT WILL FUNCTION AS DESIGNED AND PERMITTED.

BY: _____
KYLE M. HOYT, P.E.
I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

BY: _____
REGISTERED SURVEYOR

ENGINEERS DECLARATION OF RESPONSIBLE CHARGES STATEMENT

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION R4-30-301 OF THE RULES OF THE ARIZONA STATE BOARD OF TECHNICAL REGISTRATION, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF THE PROJECT DRAWINGS AND SPECIFICATIONS BY MARICOPA COUNTY IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.

FLOODPLAIN NOTE

NO WORK SHALL BE STARTED WITHIN THE FLOOPLAIN WITHOUT A FLOODPLAIN USE PERMIT.

MCDOT GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REVISED EDITION OF THE UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION PUBLISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) AS AUTHORIZED AND MODIFIED BY THE MOST CURRENT MCDOT SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND NON-CONFLICTING PROJECT SPECIAL PROVISIONS. ALL WORK MUST ALSO COMPLY WITH ORDINANCE P-36 "MARICOPA COUNTY ORDINANCE ADDRESSING REQUIREMENTS FOR PERMITS TO WORK IN RIGHT-OF-WAY WITHIN UNINCORPORATED MARICOPA COUNTY." ANY EXCEPTIONS MUST RECEIVE EXPLICIT APPROVAL FROM MCDOT AND SHALL BE IDENTIFIED ON THE PLANS AS HAVING EXPLICIT APPROVAL FROM MCDOT.
2. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY MCDOT. APPROVAL OF THESE PLANS IS FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT MCDOT FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, THE MCDOT ROADWAY DESIGN MANUAL, OR OTHER APPLICABLE DESIGN STANDARDS.
3. THE MOST CURRENT APPROVED SET OF PLANS SHALL BE ON THE SITE DURING CONSTRUCTION AND AVAILABLE TO MCDOT INSPECTORS.
4. ALL BOX CULVERTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) LATEST DESIGN SPECIFICATIONS AND STANDARDS.
5. CONTRACTOR TO OBTAIN MCDOT PERMITS PRIOR TO CONSTRUCTION WITHIN COUNTY RIGHT-OF-WAY, AND ALL NECESSARY PERMITS FROM OTHER AGENCIES AND FROM LOCAL GOVERNMENTS FOR WORK WITHIN THEIR JURISDICTION.
6. CONTRACTOR SHALL NOTIFY THE ASSIGNED MCDOT INSPECTOR LISTED ON PERMIT AT LEAST 24 HOURS IN ADVANCE OF ANY CONSTRUCTION.
7. CONTRACTOR PERFORMING CONSTRUCTION OR EXCAVATING OPERATIONS IS RESPONSIBLE FOR LOCATING AND RELOCATING ALL UTILITIES IN CONFLICT AT NO EXPENSE TO MARICOPA COUNTY. THE CONTRACTOR SHALL CONTACT ARIZONA 811 PRIOR TO BEGINNING CONSTRUCTION.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR EARTH MOVING FROM MARICOPA COUNTY AIR QUALITY DEPARTMENT'S DUST COMPLIANCE DIVISION PRIOR TO CONDUCTING EXCAVATION OPERATIONS. A COPY OF THE PERMIT AND DUST CONTROL PLAN SHALL BE SUBMITTED TO THE COUNTY ENGINEER PRIOR TO COMMENCEMENT OF ANY EARTHMOVINGACTIVITIES.
9. PRIOR TO CONDUCTING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL OBTAIN FROM THE ARIZONA STATE HISTORICAL PRESERVATION OFFICER RECOMMENDATIONS REGARDING THE NEED FOR CULTURAL RESOURCES (ARCHAEOLOGICAL) CLEARANCE. ALL DISCOVERIES OF HUMAN REMAINS, CULTURAL ARTIFACTS, OR PALEONTOLOGICAL REMAINS SHALL BE REPORTED TO THE ARIZONA STATE MUSEUM AND MCDOT. UPON DISCOVERY, CONTRACTOR SHALL CEASE OPERATIONS IN THE VICINITY OF THE FIND AND PROTECT THE DISCOVERY AREA FROM FURTHER DISTURBANCE UNTIL THE FIND CAN BE PROFESSIONALLY INVESTIGATED BY THE ARIZONA STATE MUSEUM AND MCDOT.
10. EXCEPT UNDER EMERGENCY CONDITIONS, ROADS SHALL NOT BE CLOSED FOR CONSTRUCTION ACTIVITY UNLESS PRIOR APPROVAL IS OBTAINED FROM THE MCDOT TRANSPORTATION DIRECTOR.
11. PRIOR TO MOVING OR DESTROYING PROTECTED NATIVE PLANT SPECIES, THE CONTRACTOR SHALL FILE A FORMAL NOTICE OF INTENT WITH THE ARIZONA DEPARTMENT OF AGRICULTURE NATIVE PLANTS.
12. PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, BASE COURSE AND WEARING SURFACE, A PAVEMENT VERIFICATION REPORT SUBMITTAL IS REQUIRED TO BE SUBMITTED TO MCDOT FOR REVIEW AND APPROVAL. IF SUBGRADE STABILIZATION IS REQUIRED, THE AREA STABILIZED SHALL BE FROM BACK OF SIDEWALK TO BACK OF SIDEWALK AND MATCH THE STABILIZATION DEPTH OF THE PAVEMENTSTRUCTURE.
13. ASPHALT MIX DESIGNS SHALL BE SUBMITTED TO MCDOT A MINIMUM OF TWO BUSINESS DAYS PRIOR TO PLACING ANY ASPHALT COURSES. (TRENCH WORK EXCLUDED.) ASPHALT MIX DESIGNS MUST BE APPROVED PRIOR TO PAVING ACTIVITIES. ALL PAVED TURNOUTS SHALL HAVE THE SAME ASPHALT AND BASE REQUIREMENTS AS THE ADJACENT ROADWAY UNLESS NOTEDOTHERWISE.
14. ALL ASPHALT CONCRETE PAVEMENT OF LOCAL AND MINOR COLLECTOR ROADS WITH A LONGITUDINAL GRADE LESS THAN 5% SHALL RECEIVE A PRESERVATIVE SEAL ("FILLED" ASPHALT SEALER) IN ACCORDANCE WITH SECTIONS 334 AND 718.3 OF THE MAG UNIFORM STANDARD SPECIFICATIONS.
15. EXCEPT FOR ARAC MIXES, ALL OTHER AC MIXES SHALL BE SUPERPAVE/GYRATORY TYPE UNLESS APPROVED BY MCDOT. AC MIX DESIGN USED ON LOCAL AND MINOR COLLECTOR STREETS SHALL BE FOR LOW TRAFFIC CONDITION. NOMINAL SIZE TO THICKNESS RATIO SHALL NOT EXCEED 1:3. THE NOMINAL SIZE DESIGNATION FOR THE SURFACE COURSE ON URBAN ROADWAYS SHALL BE A ½" MIX, UNLESS APPROVED BY MCDOT.
16. ALL COMPACTION AND BACKFILL WITHIN COUNTY RIGHT-OF-WAY SHALL CONFORM TO THE MCDOT SUPPLEMENT TO MAG SPECIFICATION SECTION 601. BACKFILL UNDER EXISTING PAVEMENT, CURB AND GUTTER, ROADWAY SHOULDERS, AND UNPAVED ROADWAYS SHALL CONSIST OF ONE-HALF (1/2) OR ONE SACK CLSM. UNPAVED ROADWAY AREAS INCLUDE THE TRAVELLED WAY PLUS FIVE FEET BEYOND THE TRAVELLED WAY.
17. ALL STRUCTURES, SUCH AS MANHOLES, VALVE BOX & COVERS, AND MONITORING WELLS MUST BE MARKED WITH AT LEAST TWO REFLECTIVE FLEXIBLE POSTS WHEN STRUCTURES ARE LOCATED OUTSIDE THE TRAVELED WAY AND WITHIN THE RIGHT-OF-WAY. (APPLIES ONLY WHEN THERE IS NO CURB.) ALL CLEAR ZONE HAZARDS SHALL BE MITIGATED IN A MANOR APPROVED BY MCDOT AT NO COST TO THE COUNTY.
18. PAVEMENT WIDENING AND PAVEMENT REPLACEMENT SHALL CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION SECTION 336 AND THE MCDOT SUPPLEMENT THERETO. PAVEMENT CUTS SHALL NOT BE LOCATED WITHIN A LANE WHEEL PATH. THE LANE WHEEL PATH IS THE ENTIRE LANE WIDTH EXCEPT THE AREA WITHIN ONE FOOT OF A LANE LINE STRIPE AND EXCEPT THE CENTER TWO FEET OF THE TRAVEL LANE.
19. ALL EXISTING PAVEMENT MARKINGS, TRAFFIC SIGNS AND SIGNAL EQUIPMENT TO BE REMOVED, REPLACED, RELOCATED OR REPAIRED DUE TO CONTRACTOR'S WORK WILL BE DONE BY THE CONTRACTOR AT THEIR EXPENSE. ALL SALVAGED SIGNS SHALL BE DELIVERED TO THE TRAFFIC OPERATIONS BUILDING AT 2909 W. DURANGO ST. ARRANGEMENTS CAN BE MADE FOR DELIVERY BY CALLING (602) 506-8662. ALL NEW STREET NAME SIGNS SHALL BE PROVIDED AND INSTALLED BY THE PERMITTEE AT NO EXPENSE TO MARICOPA COUNTY.
20. ALL PERMITTED CONSTRUCTION IS SUBJECT TO INSPECTION AND IS REQUIRED TO MEET ALL APPLICABLE STANDARDS PRIOR TO THE RELEASE OF THE CORRESPONDING BOND.
21. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS PER MAG 107.9. DISPOSAL OF ALL WASTE MATERIAL WILL BE THE RESPONSIBILITY OF THECONTRACTOR.
22. CHIPPED, CRACKED, OR IMPRINTED CURB, GUTTER, OR SIDEWALK IS NOT PERMITTED. CONCRETE PATCHING OF CURB, GUTTER, AND SIDEWALK IS NOT PERMITTED.
23. THE PERMITEE'S ENGINEER OF RECORD IS REQUIRED TO CERTIFY SUBDIVISION CONSTRUCTION IN ACCORDANCE WITH THE MCDOT SUBDIVISION INSPECTION GUIDELINES.

MCDOT LANDSCAPE NOTES

1) ALL LANDSCAPING IN COUNTY RIGHT-OF-WAY SHALL CONFORM TO CHAPTER NINE (9) OF THE LATEST ROADWAY DESIGN MANUAL.
2) LANDSCAPE IS NOT ALLOWED TO ENCROACH INTO THE ROADWAY OR DRIVEWAY ENTRANCES. LANDSCAPE WITH THIS POTENTIAL WILL BE RELOCATED OR REMOVAL BY OWNER/DEVELOPER EXPENSE.
3) LANDSCAPE INSIDE SIGHT TRIANGLES MUST NOT EXCEED 24 INCHES IN HEIGHT FROM TOP OF CURB LINE WHEN MATURE.
4) LANDSCAPE THAT OVERHANGS OFF-SITE SIDEWALKS MUST BE MAINTAINED (BY DEVELOPER) SO THAT A SEVEN (7) FOOT HIGH CLEARANCE IS PROVIDED AT ALL TIMES.
5) LANDSCAPE AND IRRIGATION SYSTEMS IN RIGHT-OF-WAY SHALL BE MAINTAINED AND PAID FOR BY DEVELOPER. THIS INCLUDES WATER USE.
6) ALL UNDERGROUND LANDSCAPE EQUIPMENT AND MAIN IRRIGATION LINES WITHIN FIVE (5) FEET OF BACK-OF-CURB, BACK-OF-WALK, OR WITHIN FIFTEEN (15) FEET OF EDGE-OF-PAVEMENT MUST HAVE THIRTY-SIX (36) INCH MINIMUM DEPTH OF COVER.
7) PRIOR TO MOVING OR DESTROYING PROTECTED NATIVE PLANT SPECIES, THE CONTRACTOR SHALL FILE A FORMAL NOTICE OF INTENT WITH THE ARIZONA DEPARTMENT OF AGRICULTURE (602) 542-6408.
8) LANDSCAPE IN COUNTY RIGHT-OF-WAY SHALL ONLY USE PLANTS LISTED IN THE LOW WATER USE/DROUGHT TOLERANT PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA PUBLISHED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES.
9) TREES, LARGE SHRUBS AND CACTI WHOSE TRUNK DIAMETER AT MATURITY WILL EXCEED FOUR (4) INCHES SHALL NOT BE PLANTED WITHIN THE CLEAR ZONE (TEN (10) FOOT MINIMUM FROM FACE OF CURB). REFER TO SECTION 5.25 FOR INFORMATION ON CLEAR ZONE WIDTH.
10) IF PROVISIONS ARE MADE FOR FUTURE IRRIGATION, SIX (6) INCH DIAMETER SCHEDULE 40 PVC SLEEVES SHALL BE INSTALLED UNDER STREETS, DRIVES AND IMPERVIOUS SURFACES. THE SLEEVES SHALL EXTEND BEYOND THE IMPERVIOUS SURFACE TO A LENGTH EQUAL TO THE DEPTH AT WHICH THE SLEEVES ARE PLACED.
11) ALL LANDSCAPING SHALL NOT IMPACT SIGHT VISIBILITY OF ANY EXISTING OR PROPOSED STREET SIGNS.

MCDOT UTILITY NOTES

1. ALL WORK SHALL CONFORM TO THE REVISED EDITION OF THE UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION PUBLISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) AS AUTHORIZED AND MODIFIED BY THE MOST CURRENT MCDOT SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND NON-CONFLICTING PROJECT SPECIAL PROVISIONS. ALL WORK MUST ALSO COMPLY WITH RESOLUTION 2001-01 MARICOPA COUNTY RESOLUTION FOR PERMITS TO WORK IN DEDICATED RIGHT-OF-WAY AND RESOLUTION 2001-02 MARICOPA COUNTY RESOLUTION FOR STREET IMPROVEMENTS, INSTALLATION OF UTILITIES AND TRAFFIC CONTROL. ANY EXCEPTIONS MUST RECEIVE EXPLICIT APPROVAL FROM MCDOT AND SHALL BE IDENTIFIED ON THE PLANS AS HAVING EXPLICIT APPROVAL FROM MCDOT. ALL CLEAR ZONE HAZARDS SHALL BE MITIGATED IN A MANOR APPROVED BY MCDOT AT NO COST TO THE COUNTY.
2. THE ENGINEERING DESIGNS ON THESE PLANS ARE ONLY APPROVED BY MCDOT IN CONCEPT AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY MCDOT. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT MCDOT FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, THE MCDOT ROADWAY DESIGN MANUAL, OR OTHER DESIGN ISSUES.
3. AN APPROVED SET OF PLANS SHALL BE ON THE SITE DURING CONSTRUCTION AND AVAILABLE TO MCDOT AND OTHER INSPECTORS.
4. ALL BOX CULVERTS CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT) LATEST DESIGN SPECIFICATIONS AND STANDARDS. MINIMUM CLEAR HEIGHT OF BOX CULVERT SHALL BE 4 FEET.
5. CONTRACTOR TO OBTAIN MCDOT PERMITS PRIOR TO CONSTRUCTION WITHIN COUNTY RIGHT-OF-WAY, AND ALL NECESSARY PERMITS FROM OTHER AGENCIES AND FROM LOCAL GOVERNMENTS FOR WORK WITHIN THEIR JURISDICTION.
6. CONTRACTOR SHALL NOTIFY THE MCDOT INSPECTION DEPT. AT LEAST 24 HOURS IN ADVANCE OF ANY CONSTRUCTION AT (602) 506-8606.
7. CONTRACTOR PERFORMING CONSTRUCTION OR EXCAVATING OPERATIONS IS RESPONSIBLE FOR LOCATING AND RELOCATING ALL UTILITIES IN CONFLICT AT NO EXPENSE TO MARICOPA COUNTY. THE CONTRACTOR SHALL CONTACT "BLUE STAKE" AT (602) 263-1100 PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS FOR EARTH MOVING FROM MARICOPA COUNTY AIR QUALITY DEPARTMENT'S DUST COMPLIANCE DIVISION (602) 506-6010 PRIOR TO CONDUCTING EXCAVATION OPERATIONS. A COPY OF THE PERMIT AND DUST CONTROL PLAN SHALL BE SUBMITTED TO THE COUNTY ENGINEER PRIOR TO COMMENCEMENT OF ANY EARTHMOVING ACTIVITIES.
9. PRIOR TO CONDUCTING EXCAVATION OPERATIONS, THE CONTRACTOR SHALL OBTAIN FROM THE ARIZONA STATE HISTORICAL PRESERVATION OFFICER (602) 542-4009, RECOMMENDATIONS REGARDING THE NEED FOR CULTURAL RESOURCES (ARCHAEOLOGICAL) CLEARANCE. ALL DISCOVERIES OF HUMAN REMAINS, CULTURAL ARTIFACTS, OR PALEONTOLOGICAL REMAINS SHALL BE REPORTED TO THE ARIZONA STATE MUSEUM AND MCDOT. UPON DISCOVERY, CONTRACTOR SHALL CEASE OPERATIONS IN THE VICINITY OF THE FIND AND PROTECT THE DISCOVERY AREA FROM FURTHER DISTURBANCE UNTIL THE FIND CAN BE PROFESSIONALLY INVESTIGATED BY THE ARIZONA STATE MUSEUM AND MCDOT.
10. EXCEPT UNDER EMERGENCY CONDITIONS, ROADS SHALL NOT BE CLOSED FOR CONSTRUCTION ACTIVITY UNLESS PRIOR APPROVAL IS OBTAINED FROM THE MCDOT TRANSPORTATION DIRECTOR OR HIS REPRESENTATIVE.
11. PRIOR TO MOVING OR DESTROYING PROTECTED NATIVE PLANT SPECIES, THE CONTRACTOR SHALL FILE A FORMAL NOTICE OF INTENT WITH THE ARIZONA DEPARTMENT OF AGRICULTURE NATIVE PLANTS (602) 542-6408.
12. PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, BASE COURSE AND WEARING SURFACE, SUBMIT SOIL TEST(S) OF SUBGRADE AND REVISED PAVEMENT DESIGN/CALCULATIONS TO MCDOT FOR REVIEW AND APPROVAL. IF SUBGRADE STABILIZATION IS REQUIRED, THE AREA STABILIZED SHALL BE FROM BACK OF SIDEWALK TO BACK OF SIDEWALK AND MATCH THE STABILIZATION DEPTH OF THE PAVEMENT STRUCTURE.
13. ASPHALT MIX DESIGN SHALL BE SUBMITTED TO MCDOT A MINIMUM OF 48 HOURS PRIOR TO PLACING ANY ASPHALT COURSES. (TRENCH WORK EXCLUDED.) ALL PAVED TURNOUTS SHALL HAVE THE SAME ASPHALT AND BASE REQUIREMENTS AS THE ADJACENT ROADWAY UNLESS NOTED OTHERWISE.
14. ALL COMPACTION AND BACKFILL WITHIN COUNTY RIGHT-OF-WAY SHALL CONFORM TO THE MCDOT SUPPLEMENT TO MAG SPECIFICATION SECTION 601. BACKFILL UNDER EXISTING PAVEMENT, CURB AND GUTTER, ROADWAY SHOULDERS, AND UNPAVED ROADWAYS SHALL CONSIST OF ONE-HALF (1/2) OR ONE SACK CLSM. UNPAVED ROADWAY AREAS INCLUDE THE TRAVELLED WAY PLUS FIVE FEET BEYOND THE TRAVELLED WAY.
15. ALL STRUCTURES, SUCH AS MANHOLES, VALVE BOX & COVERS, AND MONITORING WELLS MUST BE MARKED WITH AT LEAST TWO REFLECTIVE YELLOW FLEX POSTS WHEN STRUCTURES ARE LOCATED OUTSIDE THE TRAVELED WAY AND WITHIN THE RIGHT-OF-WAY. (APPLIES ONLY WHEN THERE IS NO CURB.)
16. PAVEMENT WIDENING AND PAVEMENT REPLACEMENT SHALL CONFORM TO REQUIREMENTS OF SPECIFICATION SECTION 336. PAVEMENT CUTS SHALL NOT BE LOCATED WITHIN A LANE WHEEL PATH. THE LANE WHEEL PATH IS THE ENTIRE LANE WIDTH EXCEPT THE AREA WITHIN ONE FOOT OF A LANE LINE STRIPE AND EXCEPT THE CENTER TWO FEET OF THE TRAVEL LANE.
17. ALL EXISTING PAVEMENT MARKINGS, TRAFFIC SIGNS AND SIGNAL EQUIPMENT THAT NEED TO BE REMOVED, REPLACED, RELOCATED OR REPAIRED BECAUSE OF CONTRACTOR'S WORK WILL BE DONE BY THE CONTRACTOR AT HIS EXPENSE. ALL SALVAGED SIGNS SHALL BE DELIVERED TO THE TRAFFIC OPS BUILDING AT 2909 W. DURANGO ST. ARRANGEMENTS CAN BE MADE FOR DELIVERY BY CALLING (602) 506-8662. ALL NEW STREET NAME SIGNS SHALL BE PROVIDED AND INSTALLED BY PERMITTEE AT NO EXPENSE TO MARICOPA COUNTY.
18. PAVEMENT MARKING, SIGNING AND SIGNAL WORK WILL BE INSPECTED AND SHALL MEET COUNTY STANDARDS BEFORE RELEASE OF BOND.
19. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY TO A CONDITION EQUAL TO OR BETTER THAN PRIOR EXISTING CONDITIONS PER MAG 107.9. DISPOSAL OF ALL WASTE MATERIAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
In Maricopa County: (602) 263-1100

MANAGING PROFESSIONAL ENGINEER: KYLE M. HOYT, P.E.
PROJECT COORDINATOR: ROB ZAHURAK, P.E.
DESIGN LAYOUT: KMH | DRAFTED: KMH | CHECKED: KMH
FIELD SURVEY: DRAFTED: | CHECKED:
DRAWING SCALES: AS NOTED

PLAN TYPE: SITE PLAN AND CONDITIONAL USE

ENGINEER INFORMATION:
HOYT + BERENYI
P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com

PROJECT: ODFL BUCKEYE
SITE PLAN AND CONDITIONAL USE
PROJECT PLAN STORM

SITE PLAN

REVISIONS:
1
2
3

ENGINEER INFORMATION
HOYT + BERENYI
P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com

SUBMITTAL: 1st SUBMITTAL

COB PERMITTING APPROVED SEAL | COB ENGINEERING APPROVED SEAL

(POSSIBLE AS-BUILT SEAL) | DESIGN SEAL
Registered Professional Engineer (Civil) CERTIFICATE NO. 76812 KYLE M. HOYT ARIZONA, U.S.A.

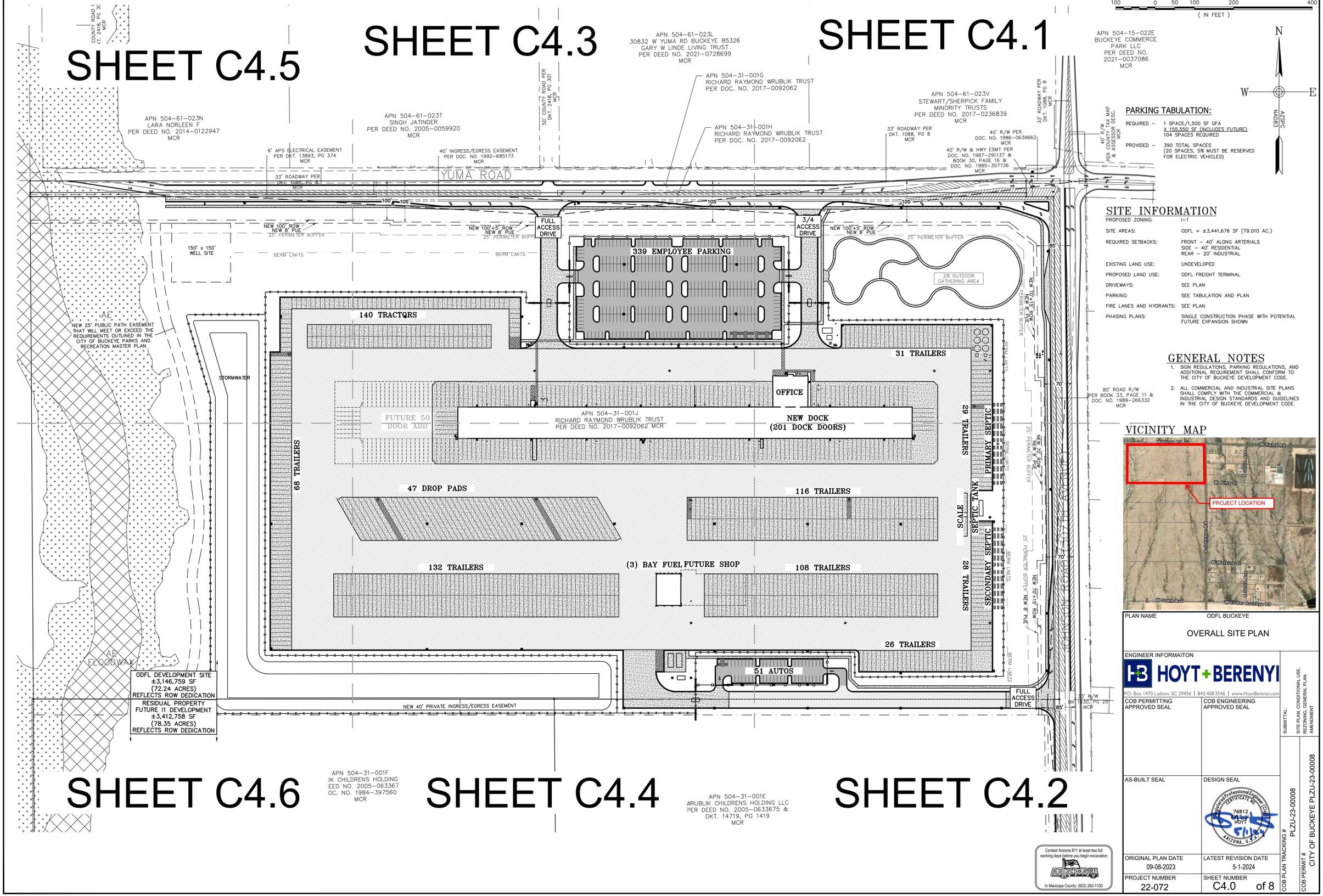
COB PLAN TRACKING # PLZU-23-00008
COB PERMIT # CITY OF BUCKEYE PLZU-23-00008

ORIGINAL PLAN DATE: 09-08-2023
LATEST REVISION DATE: 5-1-2024
PROJECT NUMBER: 22-072
SHEET NUMBER: C1.0 of 8

SHEET C4.5

SHEET C4.3

SHEET C4.1



PARKING TABULATION:

REQUIRED – 1 SPACE/1,500 SF GFA
X 155,550 SF (INCLUDES FUTURE)
104 SPACES REQUIRED

PROVIDED – 390 TOTAL SPACES
(20 SPACES, 5% MUST BE RESERVED FOR ELECTRIC VEHICLES)

SITE INFORMATION

PROPOSED ZONING:	I-1
SITE AREAS:	ODFL = ±3,441,676 SF (79.010 AC.)
REQUIRED SETBACKS:	FRONT – 40' ALONG ARTERIALS SIDE – 40' RESIDENTIAL REAR – 20' INDUSTRIAL
EXISTING LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	ODFL FREIGHT TERMINAL
DRIVEWAYS:	SEE PLAN
PARKING:	SEE TABULATION AND PLAN
FIRE LANES AND HYDRANTS:	SEE PLAN
PHASING PLANS:	SINGLE CONSTRUCTION PHASE WITH POTENTIAL FUTURE EXPANSION SHOWN

GENERAL NOTES

1. SIGN REGULATIONS, PARKING REGULATIONS, AND ADDITIONAL REQUIREMENT SHALL CONFORM TO THE CITY OF BUCKEYE DEVELOPMENT CODE.
2. ALL COMMERCIAL AND INDUSTRIAL SITE PLANS SHALL COMPLY WITH THE COMMERCIAL & INDUSTRIAL DESIGN STANDARDS AND GUIDELINES IN THE CITY OF BUCKEYE DEVELOPMENT CODE.

VICINITY MAP

PLAN NAME ODFL BUCKEYE

OVERALL SITE PLAN

ENGINEER INFORMAITON
HOYT+BERENYI
P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL Registered Professional Engineer (Civil) CERTIFICATE NO. 76812 KYLE W HOYT ARIZONA, U.S.A.
ORIGINAL PLAN DATE 09-08-2023	LATEST REVISION DATE 5-1-2024
PROJECT NUMBER 22-072	SHEET NUMBER C4.0 of 8

SUBMITTAL: SITE PLAN, CONDITIONAL USE, REZONING, GENERAL PLAN AMENDMENT

COB PLAN TRACKING # PLZU-23-00008

COB PERMIT # CITY OF BUCKEYE PLZU-23-00008

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
In Maricopa County: (602) 263-1100

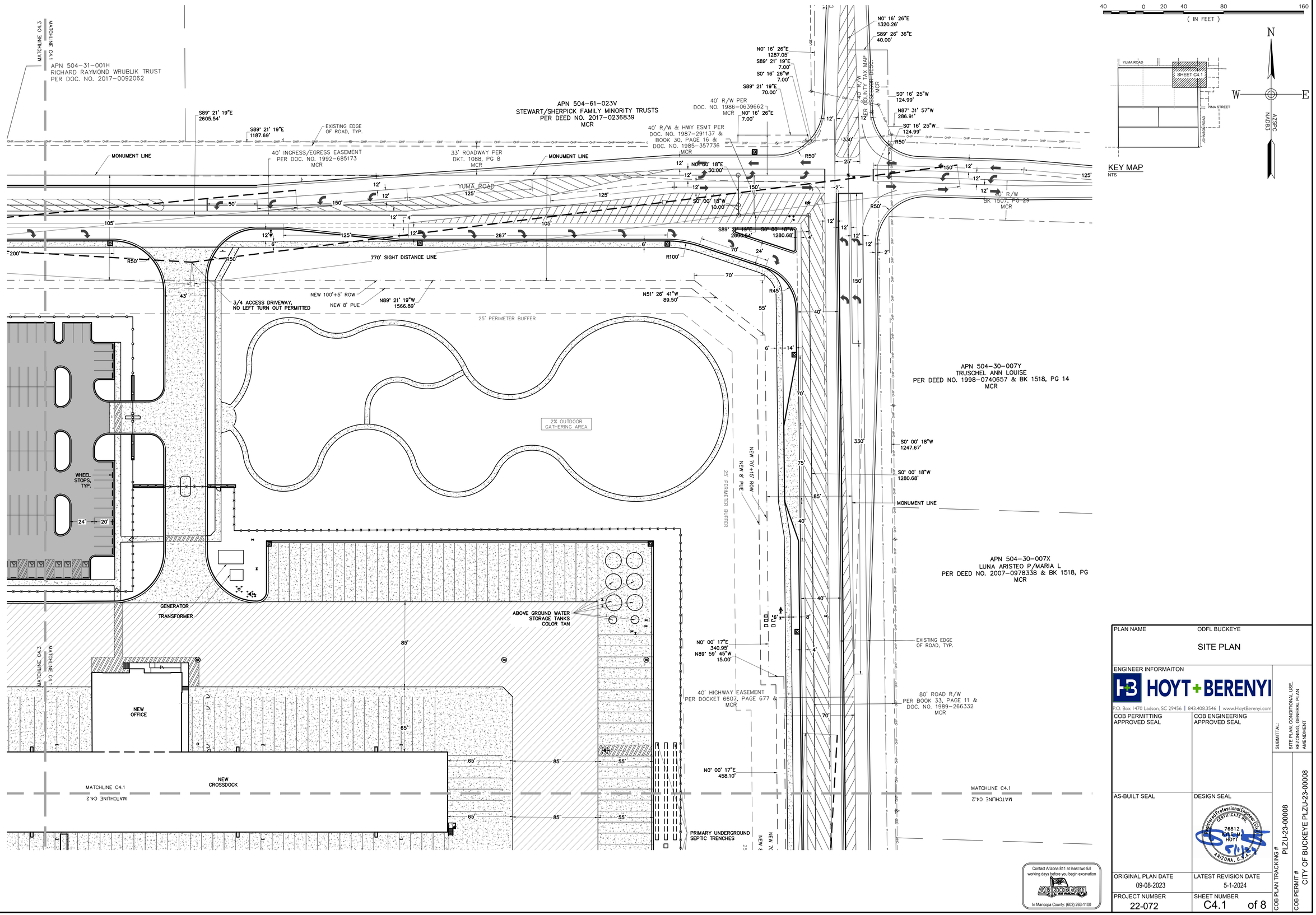
SHEET C4.6

SHEET C4.4

SHEET C4.2

APN 504-31-001F
JK CHILDRENS HOLDING
EED NO. 2005-063367
OC. NO. 1984-397560
MCR

APN 504-31-001E
WRUBLIK CHILDRENS HOLDING LLC
PER DEED NO. 2005-0633675 &
DKT. 14719, PG 1419
MCR



Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
In Maricopa County: (602) 263-1100

PLAN NAME: ODFL BUCKEYE

SITE PLAN

ENGINEER INFORMAITON

HOYT+BERENYI

P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE: 09-08-2023	LATEST REVISION DATE: 5-1-2024
PROJECT NUMBER: 22-072	SHEET NUMBER: C4.1 of 8

SUBMITTAL: SITE PLAN: CONDITIONAL USE, REZONING, GENERAL PLAN AMENDMENT

COB PLAN TRACKING #: PLZU-23-00008

COB PERMIT #: CITY OF BUCKEYE PLZU-23-00008

MATCHLINE C4.1

MATCHLINE C4.2

NEW CROSSDOCK

65'

85'

55'

PRIMARY UNDERGROUND SEPTIC TRENCHES

25' PERIMETER BUFFER

NEW 70' ROW

NEW 8" PUE

AT GRADE GROUND TRUCK SCALE

UNDERGROUND SEPTIC TANK

SECONDARY UNDERGROUND SEPTIC TRENCHES

20'

9'

24'

WHEEL STOPS, TYP.

FULL ACCESS DRIVEWAY

R50'

N0° 00' 17"E
458.10'

N0° 00' 17"E
474.10'

S89° 59' 43"E
15.00'

770' SIGHT DISTANCE LINE

JOHNSON ROAD (307TH AVENUE)

MONUMENT LINE

N0° 00' 17"E
385.64'

S0° 00' 18"W
1280.68'

S0° 00' 18"W
1247.67'

40' HIGHWAY EASEMENT
PER DOCKET 6607, PAGE 677 &
MCR

S89° 20' 26"E
2581.74'

N0° 00' 18"E
1320.22'

APN 504-30-063C
FOURNIER MATTHEW A/BLALOCK SARAH M
PER DEED NO. 2021-0641005
MCR

80' ROAD R/W
PER BOOK 33, PAGE 11 &
DOC. NO. 1989-266332
MCR

APN 504-30-063G
ZAKHIA JOSEPH/DIAMYNDE
PER DOC. NO.
2022-0640777 &
BK 1630, PG 25
MCR

APN 504-30-063D
MARTINEZ JOEL
PER DOC. NO.
2022-0676493 &
BK 1630, PG 25
MCR

EXISTING EDGE OF ROAD, TYP.

33' R/W
BK 1630, PG 25
MCR

PIMA STREET

40 0 20 40 80 160
(IN FEET)

N
W E
AZSPC NAD83

YUMA ROAD

SHEET C4.2

PIMA STREET

JOHNSON ROAD

KEY MAP
NTS

Contact Arizona 811 at least two full working days before you begin excavation
In Maricopa County: (602) 263-1100

PLAN NAME	ODFL BUCKEYE
	SITE PLAN
ENGINEER INFORMAITON	

HOYT + BERENYI
P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL

Registered Professional Engineer (Civil) CERTIFICATE NO. 76812 KYLE BRIAN HOYT ARIZONA, U.S.A.

ORIGINAL PLAN DATE 09-08-2023	LATEST REVISION DATE 5-1-2024
PROJECT NUMBER 22-072	SHEET NUMBER C4.2 of 8

SUBMITTAL: SITE PLAN, CONDITIONAL USE, REZONING, GENERAL PLAN AMENDMENT

COB PLAN TRACKING # PLZU-23-00008

COB PERMIT # CITY OF BUCKEYE PLZU-23-00008

40 0 20 40 80 160
(IN FEET)

N
W E
AZSPC
NAD83

KEY MAP
NTS

YUMA ROAD
SHEET C4.3
PIMA STREET
JOHNSON ROAD

MATCHLINE C4.5
MATCHLINE C4.3
MATCHLINE C4.1

APN 504-61-023T
SINCH JATINDER
PER DEED NO. 2005-0059920
MCR

APN 504-31-001G
RICHARD RAYMOND WRUBLIK TRUST
PER DOC. NO. 2017-0092062

APN 504-61-023L
30832 W YUMA RD BUCKEYE 85326
GARY W LINDE LIVING TRUST
PER DEED NO. 2021-0728699
MCR

APN 50
RICHARD
PER DO

EXISTING EDGE OF ROAD, TYP.
S89° 21' 19"E 1187.69'
S89° 21' 19"E 2535.49'

MONUMENT LINE
40' INGRESS/EGRESS EASEMENT PER DOC. NO. 1992-685173 MCR
33' ROADWAY PER DKT. 1088, PG 8 MCR
YUMA ROAD
6' APS ELECTRICAL EASEMENT PER DKT. 13893, PG 374 MCR
770' SIGHT DISTANCE LINE
FULL ACCESS DRIVEWAY
NEW 100'+5' ROW
NEW 8' PUE
25' PERIMETER BUFFER
N89° 21' 19"W 924.19'
N0° 38' 41"E 5.00'
N89° 21' 19"W 1566.89'
WHEEL STOPS, TYP.
ADA STRIPING, TYP.
FUTURE DOCK EXPANSION
NEW CROSSDOCK
MATCHLINE C4.3
MATCHLINE C4.4

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
In Maricopa County: (602) 263-1100

PLAN NAME	ODFL BUCKEYE
	SITE PLAN

ENGINEER INFORMAITON

HOYT+BERENYI
P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 09-08-2023	LATEST REVISION DATE 5-1-2024
PROJECT NUMBER 22-072	SHEET NUMBER C4.3 of 8

Registered Professional Engineer (Civil) CERTIFICATE NO. 76812 MATTHEW HOYT ARIZONA, U.S.A.

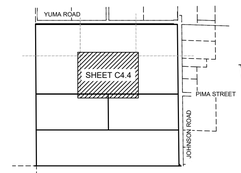
SUBMITTAL: SITE PLAN, CONDITIONAL USE, REZONING, GENERAL PLAN AMENDMENT

COB PLAN TRACKING # PLZU-23-00008

COB PERMIT # CITY OF BUCKEYE PLZU-23-00008

40 0 20 40 80 160
(IN FEET)

N
W E
AZSPC NAD83



KEY MAP
NTS

FUTURE DOCK EXPANSION

NEW CROSSDOCK

MATCHLINE C4.3

MATCHLINE C4.4

MATCHLINE C4.6

MATCHLINE C4.2

65'

85'

110'

55'

NEW (3) THREE BAY FUEL

FUTURE SHOP

ABOVE GROUND FUEL STORAGE TANKS COLOR TAN

105'

43'

ADA STRPING, TYP.

WHEEL STOPS, TYP.

7'

9'

20'

24'

UNDERGROUND OIL WATER SEPARATOR TANK

NEW 40' PRIVATE INGRESS/EGRESS EASEMENT

APN 504-31-001F
WRUBLIK CHILDRENS HOLDING LLC
PER DEED NO. 2005-0633675 &
DOC. NO. 1984-397560
MCR

S0° 08' 37"W
660.16'

APN 504-31-001E
WRUBLIK CHILDRENS HOLDING LLC
PER DEED NO. 2005-0633675 &
DKT. 14719, PG 1419
MCR

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
In Maricopa County: (602) 263-1100

PLAN NAME ODFL BUCKEYE

SITE PLAN

ENGINEER INFORMAITON

HOYT + BERENYI
P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 09-08-2023	LATEST REVISION DATE 5-1-2024
PROJECT NUMBER 22-072	SHEET NUMBER C4.4 of 8

Registered Professional Engineer (Civil) CERTIFICATE NO. 76812 CHRISTOPHER J. HOYT ARIZONA, U.S.A.

SUBMITTAL:
SITE PLAN, CONDITIONAL USE, REZONING, GENERAL PLAN AMENDMENT

COB PLAN TRACKING # PLZU-23-00008

COB PERMIT # CITY OF BUCKEYE PLZU-23-00008

APN 504-61-023N
LARA NORLEEN F
PER DEED NO. 2014-0122947
MCR

APN
SH
PER DEE

N89° 21' 19"W
1264.69'

S89° 21' 19"E
2605.54'

EXISTING EDGE
OF ROAD, TYP.

40' INGRESS/EGRESS EASEMENT
PER DOC. NO. 1992-685173
MCR

MONUMENT LINE

33' ROADWAY PER
DKT. 1085, PG 8
MCR

MATCHLINE C4.5

MATCHLINE C4.3

76'

10'

12'

12'

12'

4'

YUMA ROAD

100'

100'

8'

6'

6'

6" APS ELECTRICAL EASEMENT
PER DKT. 13893, PG 374
MCR

330'

345'

N0° 16' 57"E
30.00'

N0° 16' 57"E
10.00'

N0° 16' 57"E
1219.94'

NEW 100' ROW

NEW 8' PUE

N89° 21' 19"W
924.19'

25' PERIMETER BUFFER

N89° 21' 19"W
924.19'

150' x 150'
WELL SITE

REGULATORY
ZONE AE
FLOODWAY

REGULATORY
FLOODWAY

REGULATORY
ZONE AE
FLOODWAY

NEW 25' PUBLIC PATH EASEMENT
THAT WILL MEET OR EXCEED THE
REQUIREMENTS OUTLINED IN THE
CITY OF BUCKEYE PARKS AND
RECREATION MASTER PLAN

NEW DRY
RETENTION BASIN
TOP: 1031.2
BOTTOM: 1025.0

30'

40'

12'

30'

30'

45°

85'

55'

110'

MATCHLINE C4.5

MATCHLINE C4.3

MATCHLINE C4.5

MATCHLINE C4.6

MATCHLINE C4.5

MATCHLINE C4.6

40 0 20 40 80 160
(IN FEET)

N

W E

AZSPC
NAD83

SHEET C4.5

YUMA ROAD

PIMA STREET

JOHNSON ROAD

KEY MAP
NTS

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
In Maricopa County: (602) 263-1100

PLAN NAME	ODFL BUCKEYE
	SITE PLAN
ENGINEER INFORMAITON	

HOYT + BERENYI
P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 09-08-2023	LATEST REVISION DATE 5-1-2024
PROJECT NUMBER 22-072	SHEET NUMBER C4.5 of 8

Registered Professional Engineer (Civil) CERTIFICATE NO. 76812 KYLE RAY HOYT ARIZONA, U.S.A.

SUBMITTAL:
SITE PLAN, CONDITIONAL USE, REZONING, GENERAL PLAN AMENDMENT

COB PLAN TRACKING # PLZU-23-00008

COB PERMIT # CITY OF BUCKEYE PLZU-23-00008

MATCHLINE C4.5

MATCHLINE C4.6

REGULATORY ZONE AE FLOODWAY

REGULATORY FLOODWAY

REGULATORY ZONE AE FLOODWAY

N0° 16' 57"E
1219.94'

ODFL DEVELOPMENT SITE
±3,146,759 SF
(72.24 ACRES)
REFLECTS ROW DEDICATION

RESIDUAL PROPERTY
FUTURE 11 DEVELOPMENT
±3,412,758 SF
(78.35 ACRES)
REFLECTS ROW DEDICATION

NEW DRY
RETENTION BASIN
TOP: 1031.2
BOTTOM: 1025.0

MATCHLINE C4.5

MATCHLINE C4.6

MATCHLINE C4.4

55'

110'

55'

107'

85'

S89° 20' 26"E
2581.74'

40 0 20 40 80 160
(IN FEET)

YUMA ROAD

SHEET C4.6

PIMA STREET

CAMINO MONARCA

KEY MAP
NTS

N

W E

AZSPC
NAD83

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811

In Maricopa County: (602) 263-1100

PLAN NAME ODFL BUCKEYE

SITE PLAN

ENGINEER INFORMAITON

HOYT + BERENYI

P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
AS-BUILT SEAL	DESIGN SEAL
ORIGINAL PLAN DATE 09-08-2023	LATEST REVISION DATE 5-1-2024
PROJECT NUMBER 22-072	SHEET NUMBER C4.6 of 8

Registered Professional Engineer (Civil) CERTIFICATE NO. 76812 KYLE W. HOYT ARIZONA, U.S.A.

SUBMITTAL:
SITE PLAN, CONDITIONAL USE, REZONING, GENERAL PLAN AMENDMENT

COB PLAN TRACKING # PLZU-23-00008

COB PERMIT # CITY OF BUCKEYE PLZU-23-00008

2R PLZU-23-00008 RECEIVED APR 01 2024 WD

CONCRETE WALL PANEL AT CORNER TOWERS AND CENTER TOWER PAINTED WITH "ACCENT" COLOR SW 9591 "WHISPER"

PRE-FINISHED ALUMINUM CANOPIES OVER WINDOWS AND MAIN ENTRANCE TO MATCH BUILDING TRIM COLOR

CAST REVEALS PAINTED WITH "REVEAL" COLOR SW 6135 ECRU

CAST CONCRETE WALL PANEL PAINTED WITH "FIELD" COLOR SW 9516 "ACCOLADE"

2 EXTERIOR PERSPECTIVE 2

GUTTER SIZED UP AND SPLASH GUARD ADDED TO CATCH DRAINAGE FROM OFFICE ROOF

OFFICE ROOF SLOPED TO DRAIN TO DOCK GUTTERS TO ELIMINATE SCUPPERS AND DOWNSPOUTS AT OFFICE

GUTTER DOWNSPOUTS SIZED UP TO REDUCE NUMBER OF DOWNSPOUTS AND GROUPED AND COLORED TO MATCH ACCENT COLOR OR FIELD COLOR DEPENDING ON LOCATION TO REDUCE VISUAL IMPACT

1 EXTERIOR PERSPECTIVE 1

PAINTED WALL ACCENT COLOR: SW 9591 Whisper

PAINTED WALL FIELD COLOR: SW 9516 Accolade

PAINTED WALL REVEAL COLOR: SW 6135 Ecru

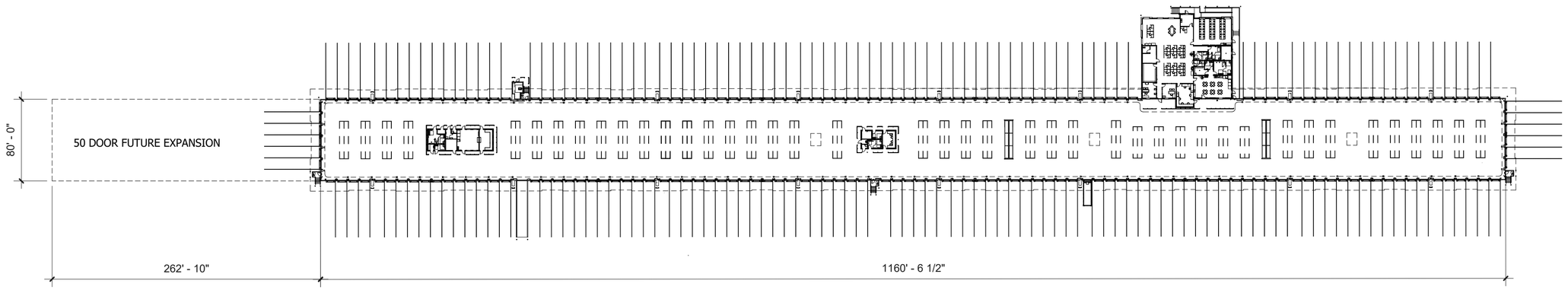
PREFINISHED METAL CANOPIES AND TRIM COLOR: SW 7675 Sealskin

ODFL BUCKEYE, AZ
EXTERIOR PERSPECTIVES

18 x 24 =
11 x 17 = NO SCALE
A-1

DAVID MOLLENKOPF, ARCHITECT
49 Music Square W·Suite 600
Nashville, Tennessee 37203
615.296.9146
www.theMDGllc.com

City of Buckeye Case Number PLZU-23-00008



1 ARCHITECTURAL FLOOR PLAN - 200 DOORS
1" = 80'-0"

NORTH

80 0 40 80 240

(IN INCHES)
1 Inch = 80 FT.

PAINTED WALL ACCENT COLOR: SW 9591 Whisper

PAINTED WALL FIELD COLOR: SW 9516 Accolade

PAINTED WALL REVEAL COLOR: SW 6135 Ecru

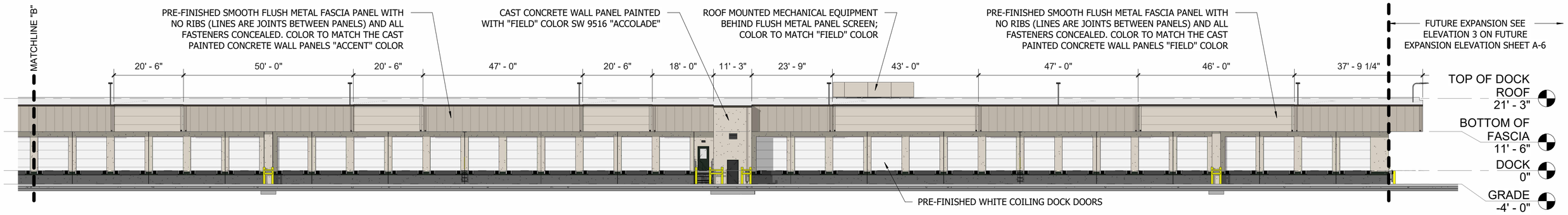
ODFL BUCKEYE, AZ
ARCHITECTURAL FLOOR PLAN

18 x 24 = 1" = 80'-0"
11 x 17 = NO SCALE
A-2

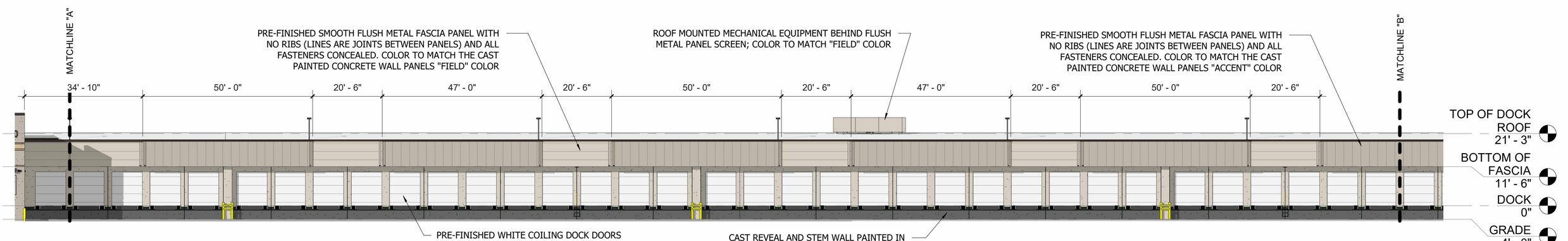
PREFINISHED METAL CANOPIES AND TRIM COLOR: SW 7675 Sealskin

DAVID MOLLENKOPF, ARCHITECT
49 Music Square W·Suite 600
Nashville, Tennessee 37203
615.296.9146
www.theMDGllc.com

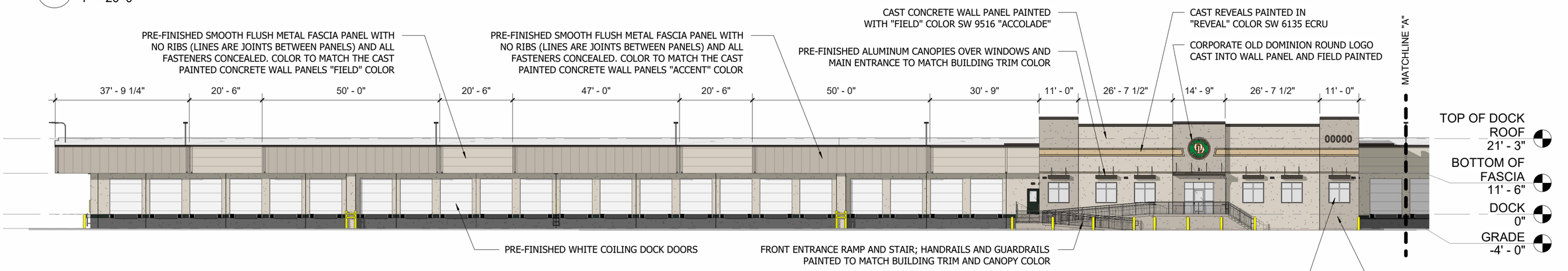
City of Buckeye Case Number PLZU-23-00008



3 NORTH ELEVATION PART C
1" = 20'-0"



2 NORTH ELEVATION PART B
1" = 20'-0"



1 NORTH ELEVATION PART A
1" = 20'-0"

PAINTED WALL ACCENT COLOR: SW 9591 Whisper

PAINTED WALL FIELD COLOR: SW 9516 Accolade

PAINTED WALL REVEAL COLOR: SW 6135 Ecru

PREFINISHED METAL CANOPIES AND TRIM COLOR: SW 7675 Sealskin

ODFL BUCKEYE, AZ

EXTERIOR ELEVATIONS 1

18 x 24 = 1" = 20'-0"

11 x 17 = NO SCALE

A-3

DMA
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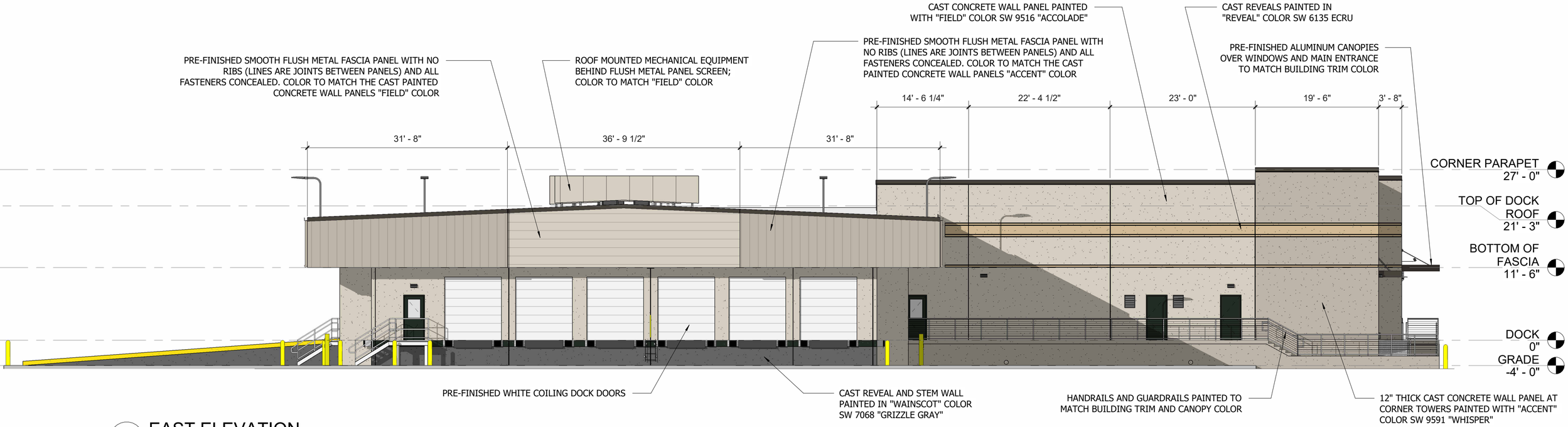
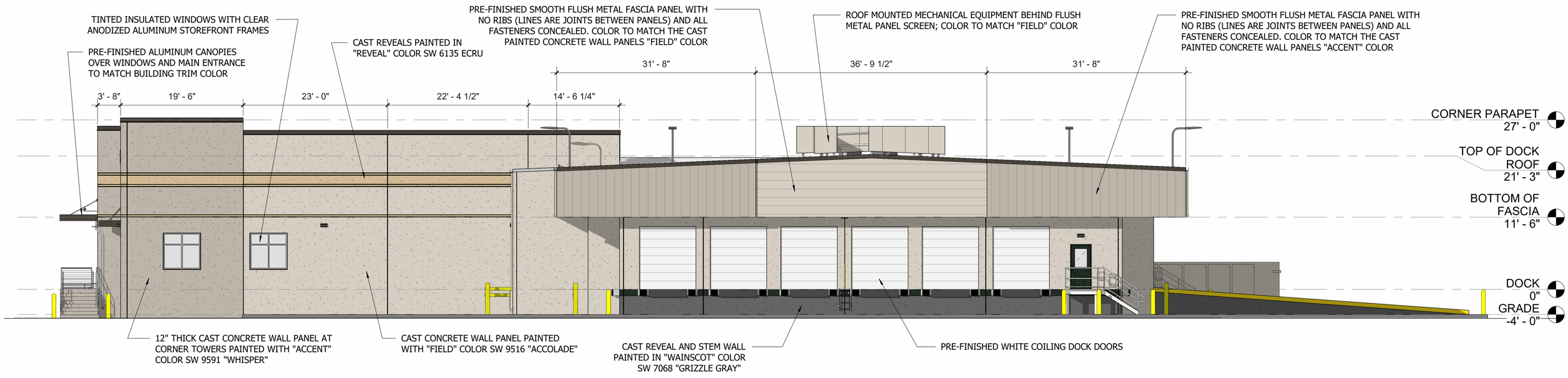


2 EAST ELEVATION
3/32" = 1'-0"



1 WEST ELEVATION
3/32" = 1'-0"

OLD DOMINION FREIGHT LINE®

PAINTED WALL ACCENT COLOR:	SW 9591	Whisper
PAINTED WALL FIELD COLOR:	SW 9516	Accolade
PAINTED WALL REVEAL COLOR:	SW 6135	Ecru

ODFL BUCKEYE, AZ

EXTERIOR ELEVATIONS 1.1

18 x 24 = 3/32" = 1'-0"

11 x 17 = NO SCALE

A-4

PREFINISHED METAL CANOPIES AND TRIM COLOR: SW 7675 Sealskin

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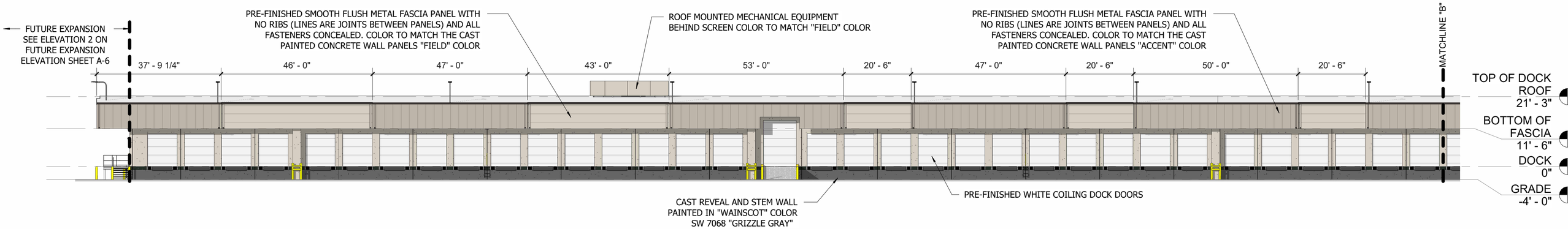
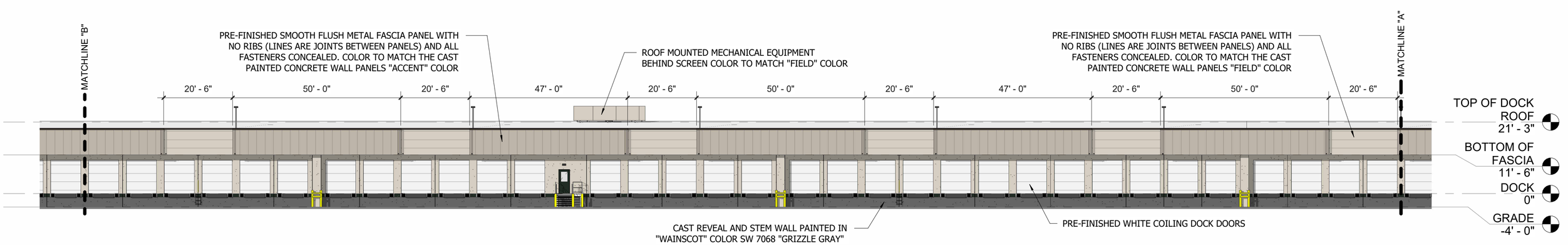


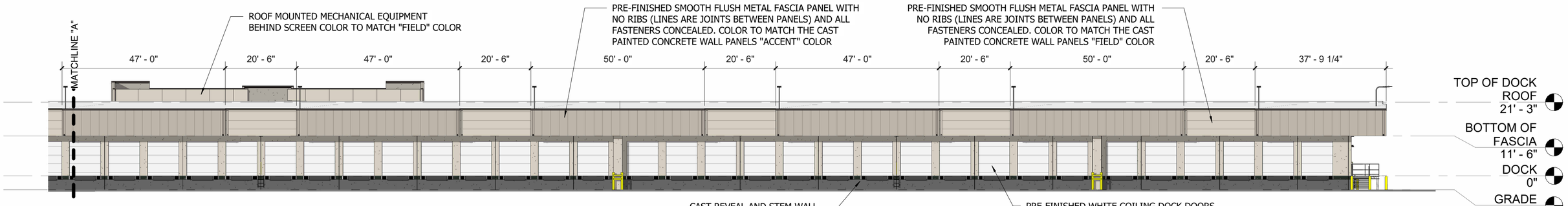
3 SOUTH ELEVATION PART C

1" = 20'-0"



2 SOUTH ELEVATION PART B

1" = 20'-0"



1 SOUTH ELEVATION PART A

1" = 20'-0"

OLD DOMINION FREIGHT LINE ®

PAINTED WALL ACCENT COLOR:	SW 9591	Whisper
PAINTED WALL FIELD COLOR:	SW 9516	Accolade
PAINTED WALL REVEAL COLOR:	SW 6135	Ecru

ODFL BUCKEYE, AZ

EXTERIOR ELEVATIONS 2

18 x 24 = 1" = 20'-0"

11 x 17 = NO SCALE

A-5

PREFINISHED METAL CANOPIES AND TRIM COLOR: SW 7675 Sealskin

DMA

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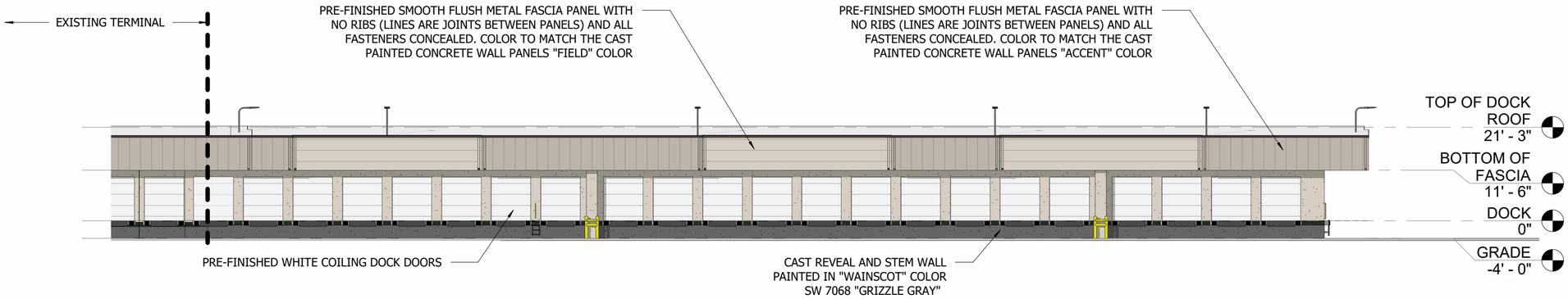
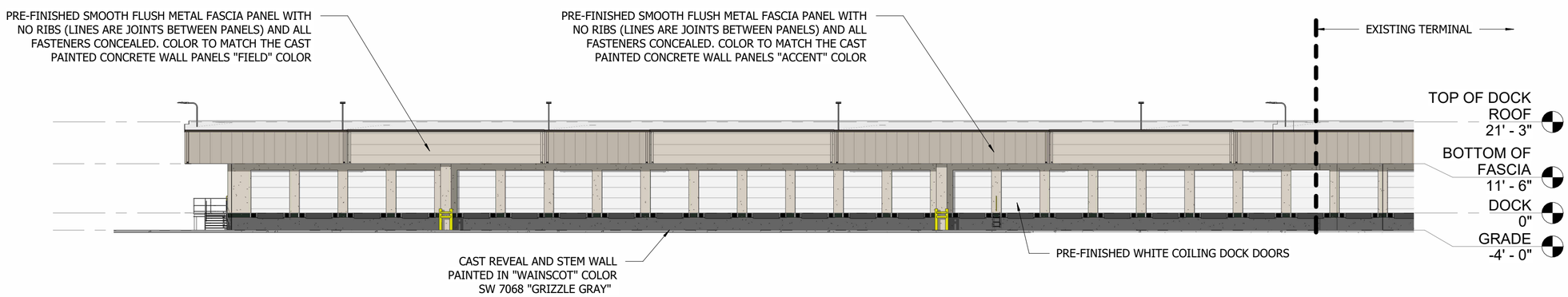
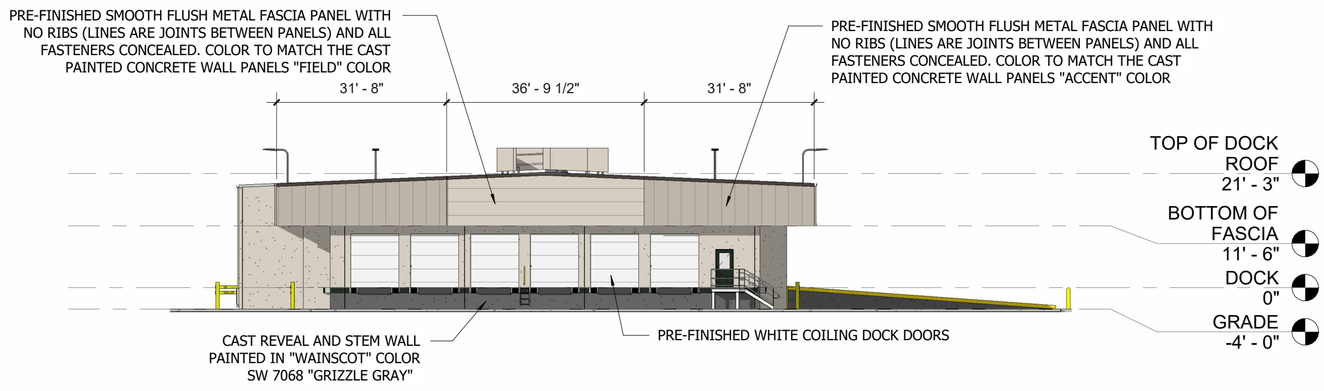


3 NORTH ELEVATION FUTURE EXPANSION
1" = 20'-0"



2 SOUTH ELEVATION FUTURE EXPANSION
1" = 20'-0"



1 WEST ELEVATION FUTURE EXPANSION
1" = 20'-0"

PAINTED WALL ACCENT COLOR: SW 9591 Whisper

PAINTED WALL FIELD COLOR: SW 9516 Accolade

PAINTED WALL REVEAL COLOR: SW 6135 Ecru

PREFINISHED METAL CANOPIES AND TRIM COLOR: SW 7675 Sealskin

ODFL BUCKEYE, AZ

EXTERIOR ELEVATIONS FUTURE EXPANSION

18 x 24 = 1" = 20'-0"
11 x 17 = NO SCALE
A-6

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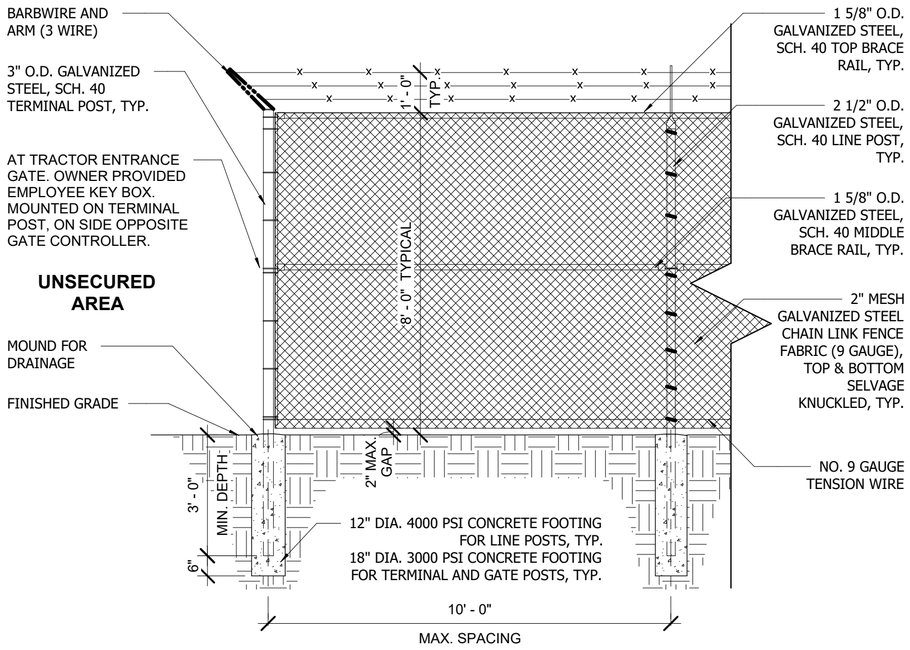
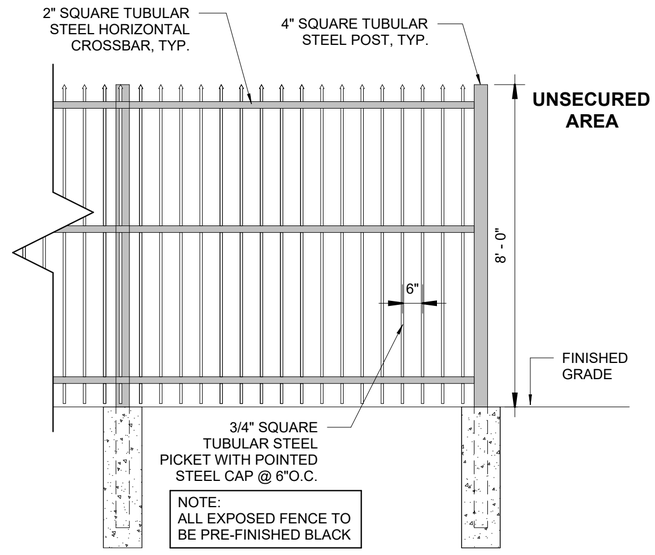


2 FENCE DETAIL - TYP CHAIN LINK ELEVATION
3/8" = 1'-0"



1 FENCE DETAIL - TYP PICKET FENCE ELEVATION
3/8" = 1'-0"

PAINTED WALL ACCENT COLOR: SW 9591 Whisper

PAINTED WALL FIELD COLOR: SW 9516 Accolade

PAINTED WALL REVEAL COLOR: SW 6135 Ecru

PREFINISHED METAL CANOPIES AND TRIM COLOR: SW 7675 Sealskin

ODFL BUCKEYE, AZ
FENCE ELEVATIONS

18 x 24 = 3/8" = 1'-0"
11 x 17 = NO SCALE
A-7

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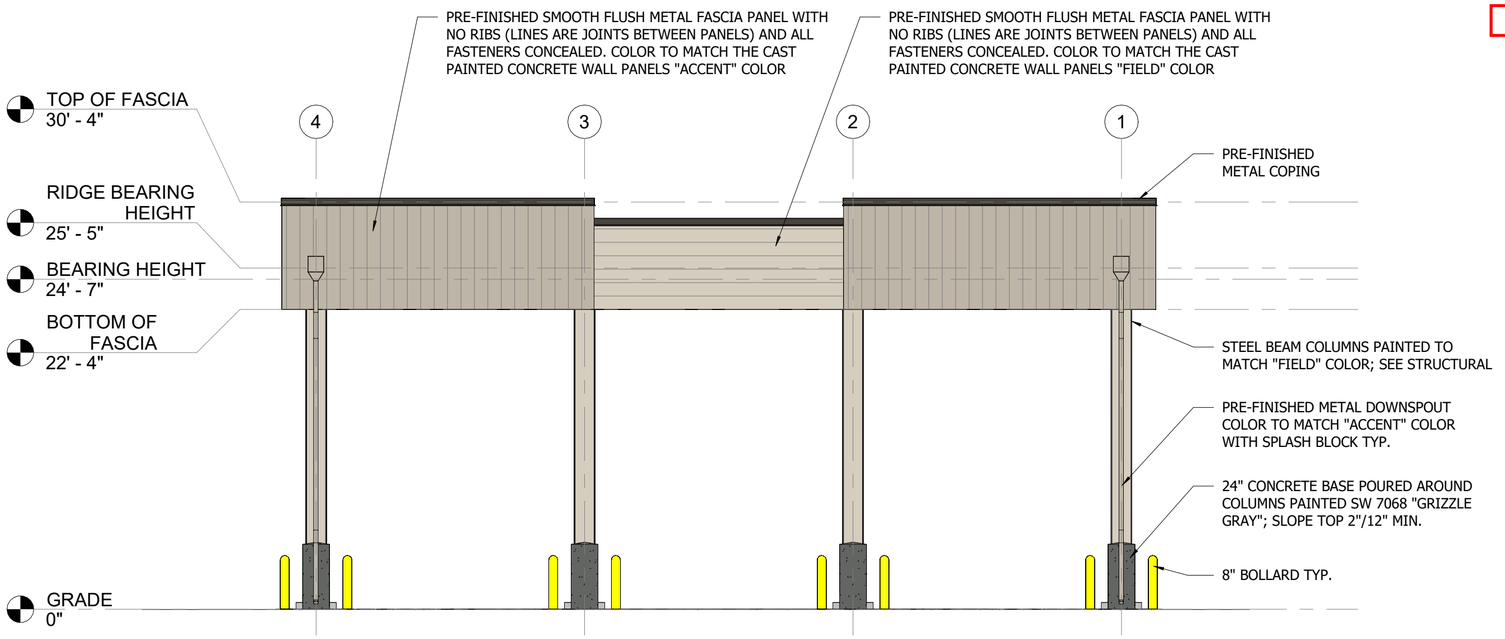
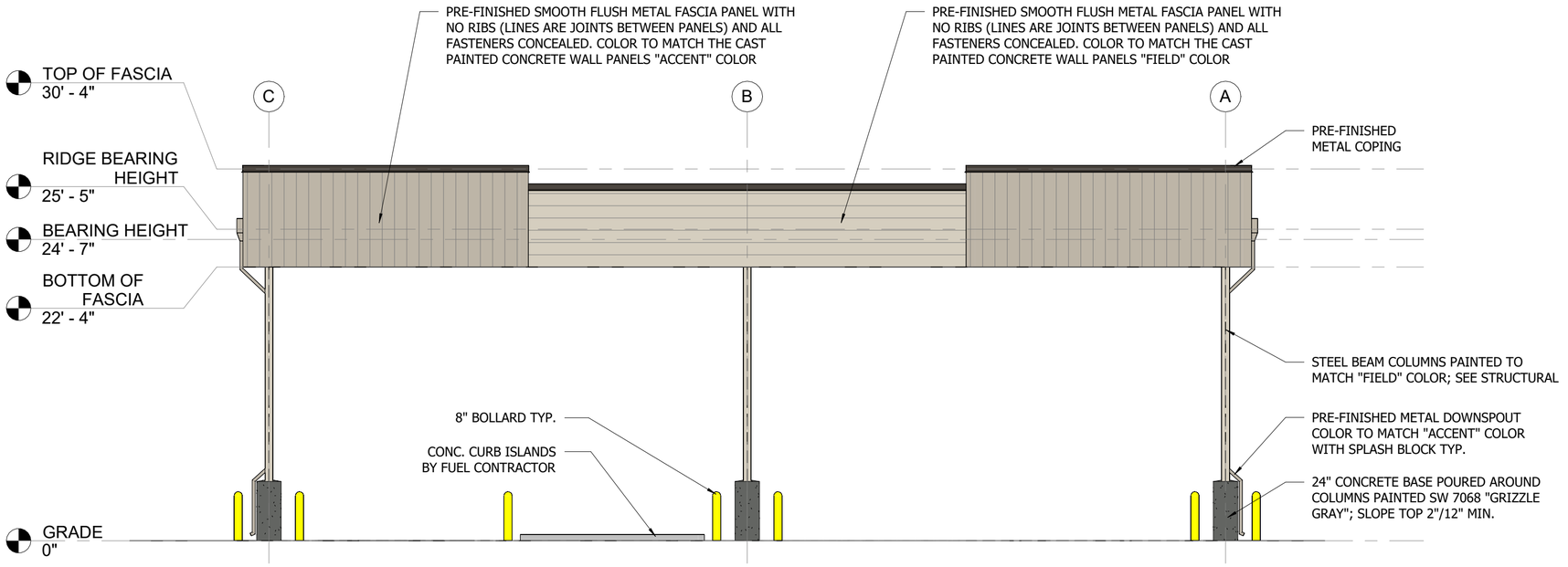
City of Buckeye Case Number PLZU-23-00008

3R PLZU-23-00008 RECEIVED MAY 03 2024 WD



1 NORTH ELEVATION PRESENTATION
1/8" = 1'-0"



2 EAST ELEVATION PRESENTATION
1/8" = 1'-0"

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PAINTED WALL FIELD COLOR: SW 9516 Accolade

PAINTED WALL REVEAL COLOR: SW 6135 Ecru

PREFINISHED METAL COPING COLOR: SW 7675 Sealskin

ODFL BUCKEYE, AZ

EXTERIOR ELEVATIONS 1

18 x 24 = 1/8" = 1'-0"

11 x 17 = NO SCALE

2024.04.26

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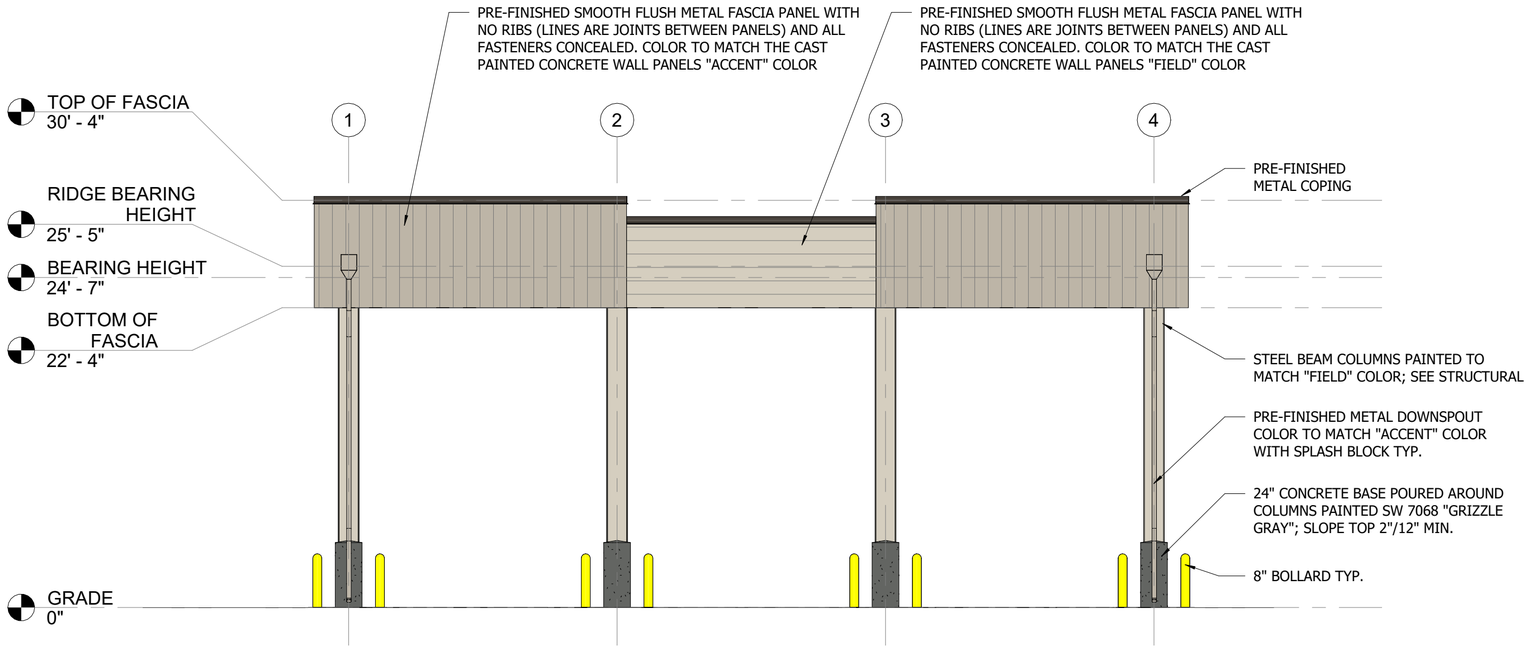
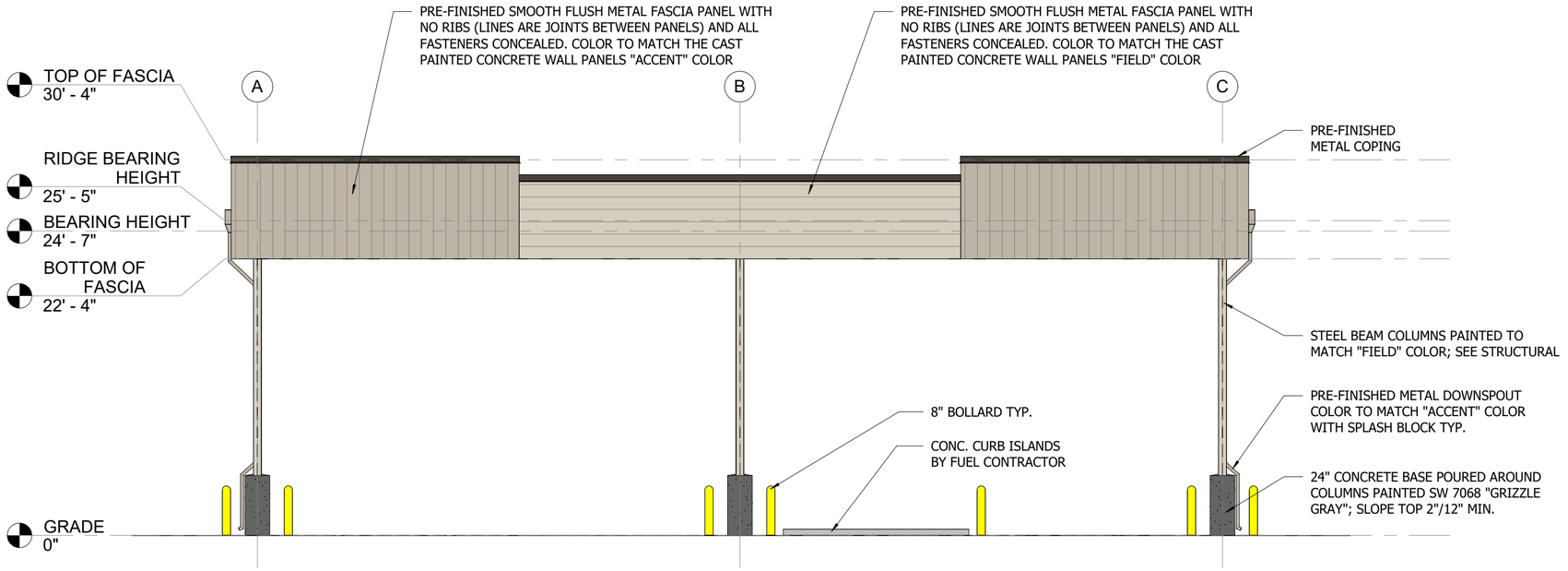


1 SOUTH ELEVATION PRESENTATION
1/8" = 1'-0"



2 WEST ELEVATION PRESENTATION
1/8" = 1'-0"

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PAINTED WALL FIELD COLOR: SW 9516 Accolade

PAINTED WALL REVEAL COLOR: SW 6135 Ecru

PREFINISHED METAL COPING COLOR: SW 7675 Sealskin

ODFL BUCKEYE, AZ
EXTERIOR ELEVATIONS 2

18 x 24 = 1/8" = 1'-0"
11 x 17 = NO SCALE
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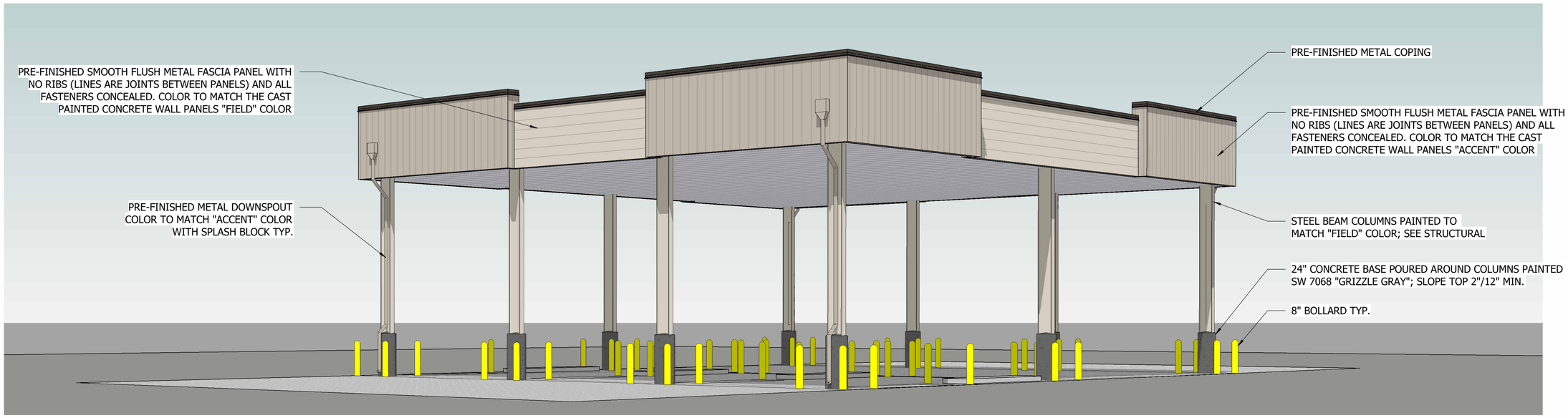

2 EXTERIOR PERSPECTIVE 2

1 EXTERIOR PERSPECTIVE 1

PAINTED WALL ACCENT COLOR: SW 9591 Whisper

PAINTED WALL FIELD COLOR: SW 9516 Accolade

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ODFL BUCKEYE, AZ
EXTERIOR PERSPECTIVES

18 x 24 =
11 x 17 = NO SCALE
2024.04.26

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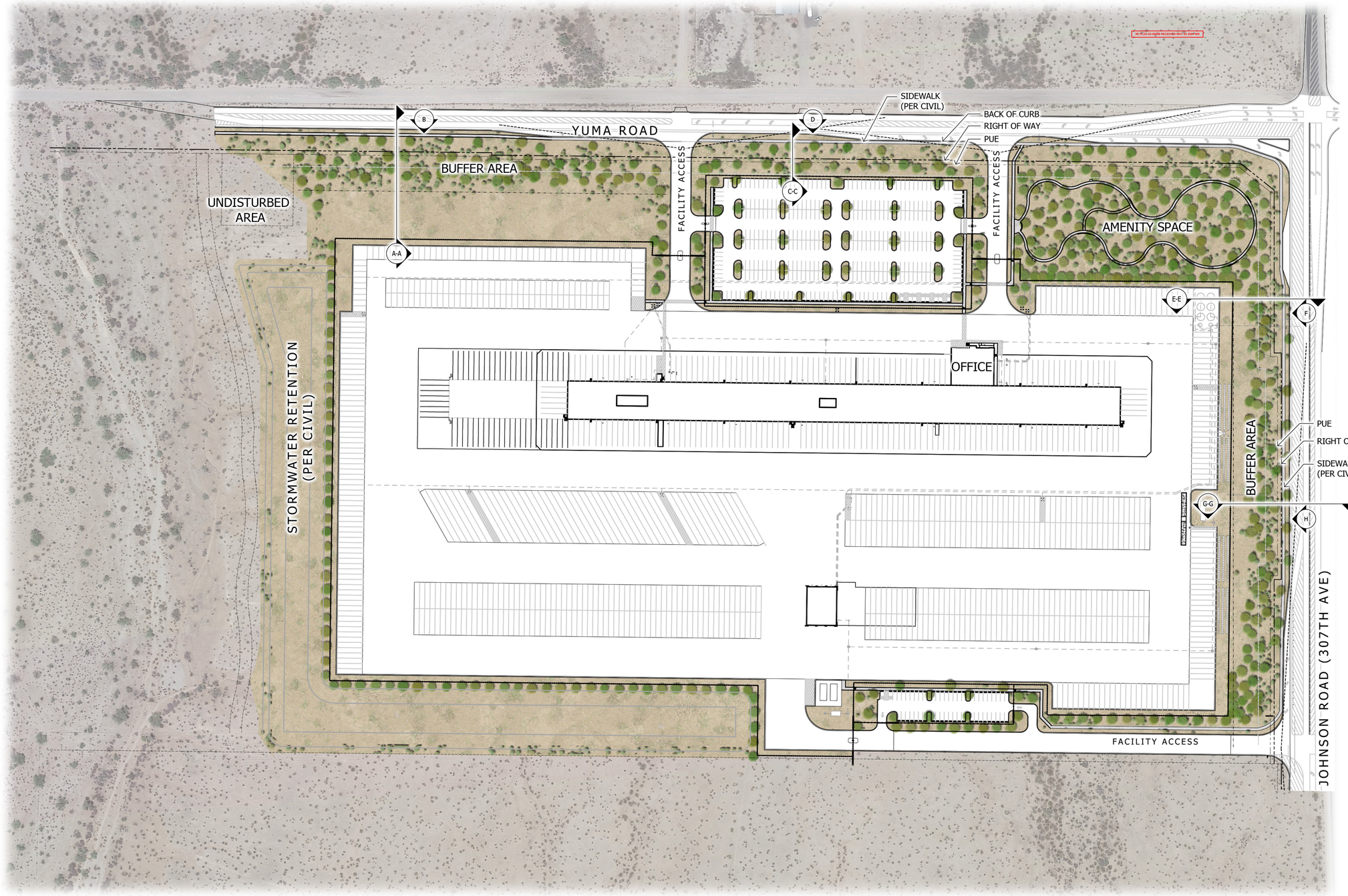

LANDSCAPE SITE DATA

Site Area	2,986,998 sf	68.57 acres
10% Open Space Required	298,700 sf	

Landscape Areas	Required	Provided
Perimeter Landscape:		
(3,237 Linear Feet @ Required 25' Setback)	80,925 sf	80,925 sf
Site Amenity Area Requirement (2% of Site Area)	59,740 sf	157,385 sf
Open Space Area	158,035 sf	329,544 sf
Total Landscape Open Space	**298,700 sf**	**567,854 sf**

Landscape Planting Requirements	Required	Provided
Tree Requirement (1 Tree per 600 sq.ft.)	363	357
Plant Requirement (5 plants per 600 sq. ft.)	1,815	1,275
Perimeter Landscape Planting Requirements		
Tree Requirement (1 Tree per 30 lin. ft.)	108	114
Plant Requirement (5 plants per 30 lin. ft.)	540	1,079
Parking Island Landscape Requirements		
Tree Requirement (1 Tree per Island)	31	31
Plant Requirement (3 Plants per Island)	93	93
Total Trees	**502**	**502**
Total Plants	**2,447**	**2,447**

Tree Box Size Requirements	Required	Provided
60% - 24" Box or Larger	301	301
35% - 36" Box or Larger	176	176
5% - 48" Box or Larger	25	25

Plant Materials Legend

Tree	Box	Qty
Caeselpinia cacalaco Cascalote	24"	23
Chilopsis linearis Desert Willow	24"	92
Ebenopsis ebano Texas Ebony	36"	121
Olneya tesota Desert Ironwood	24"	46
Parkinsonia floridum Blue Palo Verde	48"	28
Parkinsonia floridum Blue Palo Verde	24"	24
Parkinsonia microphylla Foothills Palo Verde	24"	31
Prosopis hybrid Thornless Mesquite	24"	71
Prosopis velutina Velvet Mesquite	36"	56
Quercus virginiana Southern Live Oak	24"	10

Extra Large Shrubs	Size	Qty
Tecoma Stans Yellow Bells	5 gal.	159
Vauquelinia californica Arizona Rosewood	5 gal.	62
Large Shrubs	**Size**	**Qty**
Cr Calliandra californica Red Fairy Duster	5 gal.	284
Lt Larrea tridentata Creosote	5 gal.	257
Ll Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	264
Vd Viguiera deltoidea Goldeneye	5 gal.	243
Medium Shrubs	**Size**	**Qty**
Ef Encelia farinosa Brittlebush	5 gal.	211
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	244
Groundcovers	**Size**	**Qty**
Verbena gooddingii Gooding Verbena	1 gal.	622
Cacti/ Accents	**Size**	**Qty**
Asclepias subulata Desert Milkweed	5 gal.	34
Dasylirion wheeleri Desert Spoon	5 gal.	26
Yucca pallida Pale Leaf Yucca	5 gal.	41

No Symbol Decomposed Granite

Stabilized Decomposed Granite

OLD DOMINION FREIGHT LINES - BUCKEYE

Preliminary Site Plan

N 100' 200' 300'

Plan Scale 1:100' Date:04-29-2024

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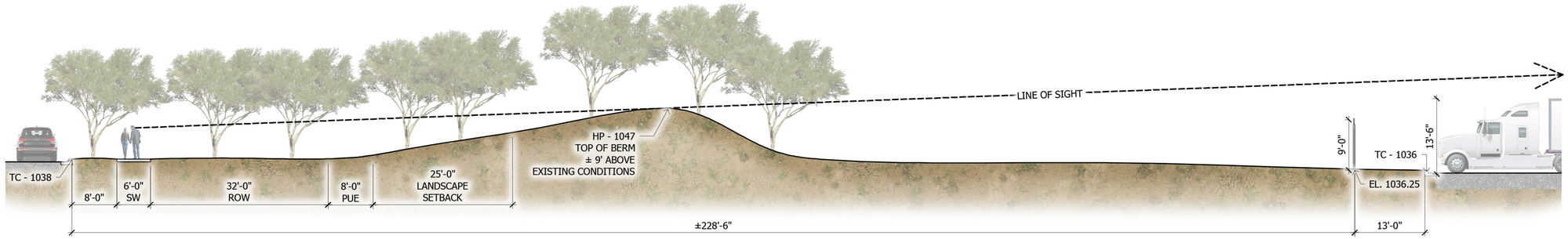

A-A YUMA ROAD LANDSCAPE SECTION (TRAILER/TRUCK PARKING)
SCALE: 1:10

B YUMA ROAD LANDSCAPE ELEVATION (TRAILER/TRUCK PARKING)
SCALE: 1/4"=1'-0"

OLD DOMINION FREIGHT LINES - BUCKEYE

Preliminary Landscape Plan - Yuma Road Section/ Elevation (Trailer/Truck Parking)

Date:04-29-2024

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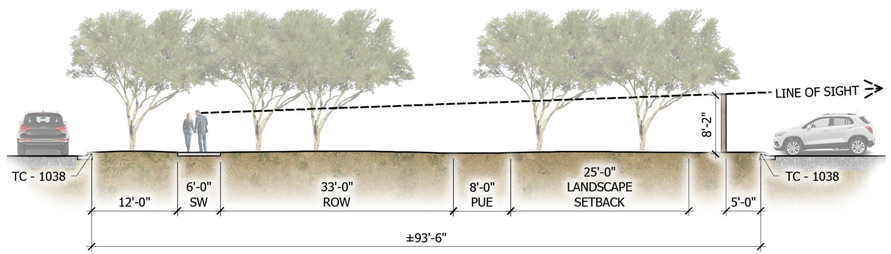
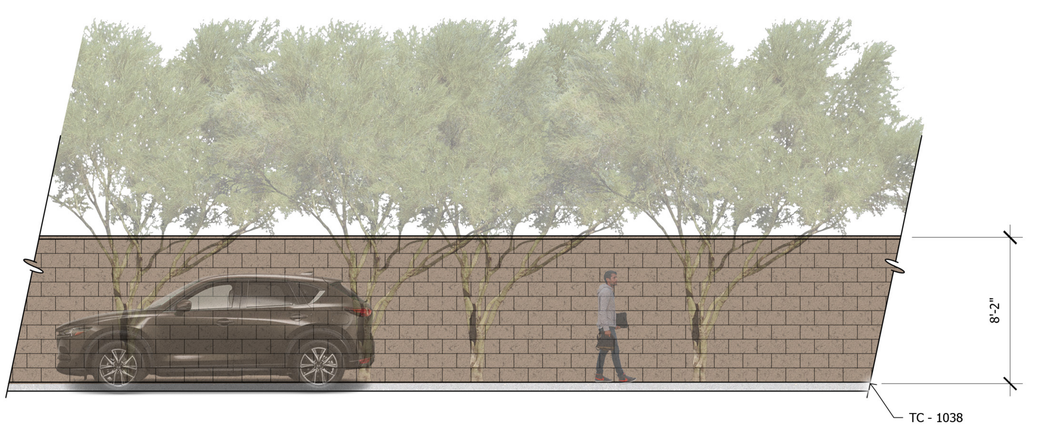
AB LA



C-C YUMA ROAD LANDSCAPE SECTION (EMPLOYEE PARKING)

SCALE: 1:10



D YUMA ROAD LANDSCAPE ELEVATION (EMPLOYEE PARKING)

SCALE: 1/4"=1'-0"

OLD DOMINION FREIGHT LINES - BUCKEYE

Preliminary Landscape Plan - Yuma Road Section/ Elevation (Employee Parking)

Date:04-29-2024

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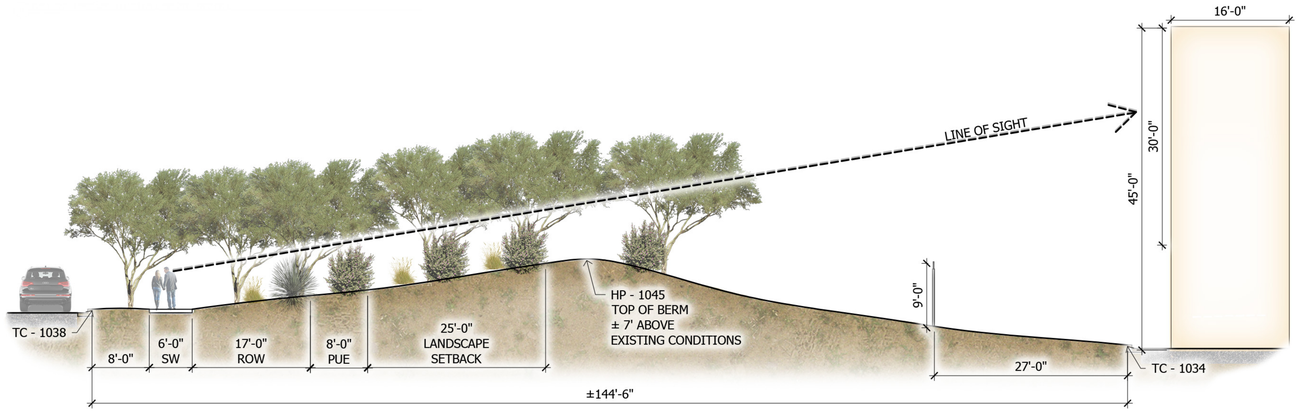

E-E JOHNSON ROAD LANDSCAPE SECTION (WATER TOWER)
SCALE: 1:10

F JOHNSON ROAD LANDSCAPE SECTION (WATER TOWERS)
SCALE: 1/4"=1'-0"

OLD DOMINION FREIGHT LINES - BUCKEYE

Preliminary Landscape Plan - Johnson Road Section/ Elevation (Water Towers)

Date:05-01-2024

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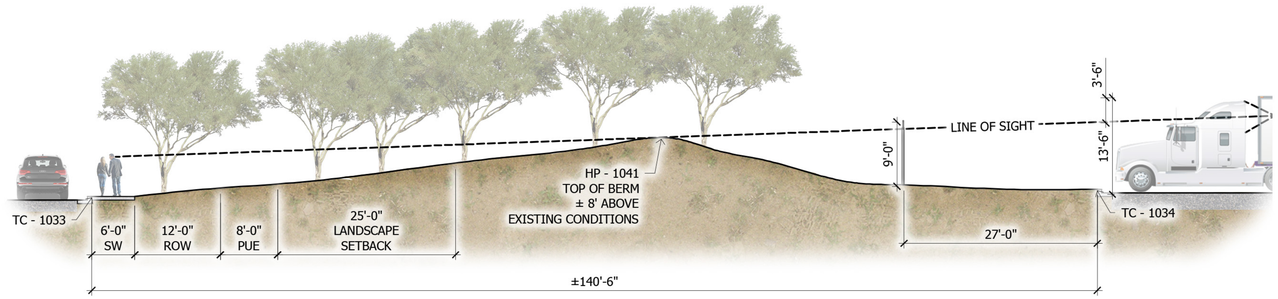

G-G JOHNSON ROAD LANDSCAPE SECTION (TRAILER/TRUCK PARKING)
SCALE: 1:10

H JOHNSON ROAD LANDSCAPE SECTION (TRAILER/TRUCK PARKING)
SCALE: 1/4"=1'-0"

OLD DOMINION FREIGHT LINES - BUCKEYE

Preliminary Landscape Plan - Johnson Road Section/ Elevation (Trailer/Truck Parking)

Date:04-29-2024

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1R PLZU-23-00008 RECEIVED SEPT 28 2023 WD

HOYT + BERENYI
engineers and consultants
PO Box 1470, Ladson, SC 29456 | (843)408-3546 | www.HoytBerenyi.com

September 18, 2023

RE: Citizen Participation Plan – ODFL Buckeye

This Citizen Participation Plan is being submitted in accordance with the City of Buckeye Land Development Code. The ODFL Buckeye project requires annexation, rezoning, general plan amendment, conditional use, and site plan reviews. Due to the project size it has been determined that adjacent property owners within 500' should be included in participation requirements associated with the project. Contact information for the adjacent owners has been compiled from the Maricopa County Assessor's online records and a list has been provided with the rezoning and conditional use application packages. In addition to the adjacent property owners, the office of the local district Council Representative, will be contacted to identify any important organizations, or other persons, that may be important to include in the public participation process.

All citizens and organizations pertinent to the project will be notified of the annexation at the end of September or first of October via mailing, posting, and publication, prior to the scheduled October 17th first council hearing.

All citizens and organizations will also be notified of the site plan application within (15) fifteen days of the application. The notification of the site plan will also outline the other components of the project to better help define the upcoming procedures associated with the rezoning, general plan amendment, and conditional use.

A neighborhood meeting is required as part of the rezoning and conditional use applications. The community meeting is tentatively planned to be held sometime in October or November, well in advance of any public hearing associated with the rezoning and conditional use. Mailed notice will be provided in accordance with 8.2.6, 15 days prior to the meeting. Notice of the neighborhood meeting will also be provided to the Development Services Department 14 days prior to the meeting. The meeting will be held on a weekday evening at a public location such as a library, or community center. Hoyt + Berenyi will host the meeting and outline to interested parties in attendance the details of the project including improvements, impacts, and schedule. The meeting will also include time for the citizens, neighbors, or interested parties to ask questions.

Public notification via mailing, posting, and publication will also be provided prior to public hearings in accordance with the application requirements.

A citizen participation report outlining the results of the neighborhood meeting and citizen participation efforts will be provided to the assigned planner prior to the first public hearing for the rezoning and conditional use.

If there are any questions regarding the Citizen Participation Plan, please do not hesitate to contact Kyle M. Hoyt, P.E. at 843-408-3546, or via email at khoyt@hoytberenyi.com.

NEIGHBORHOOD MEETING – A neighborhood meeting was held on November 15th, 2023 at 6:30 PM at the Buckeye Public Library, Coyote Branch. Written notification was sent via first class mail (15) fifteen days prior to the property owners within 500'. Kyle M. Hoyt, P.E. and Matt Nowell, Director of Real Estate for ODFL, presented the proposed project and all major review components including site plan, conditional use, rezoning, and general plan amendment. (2) Two neighbors attended the neighborhood meeting along with (2) two Wrublik Children (property owners) and Bart Wingard with the City of Buckeye. The (2) two neighbors present were understandably not excited to see the proposed change to the property currently being used for agricultural purposes; but were accepting of the reasons behind the location of the proposed ODFL facility and logical components supporting the request. Kyle M. Hoyt, P.E. provided direct contact information to the neighbors for any continued questions or information needed throughout the process. Email notification, in addition to mail notification, regarding the February 13th Planning and Zoning Commission has also been provided to the neighbors present at the neighborhood meeting.

Notifications for Site Plan with Conditional Use Permit

Old Dominion Freight Lines

PLZU-23-00008

Planning and Zoning Commission

August 13, 2024

Affidavit of Mailing Notice

Case Number:	PLZU-23-00008
Project Name:	ODFL Buckeye
Applicant Name:	Kyle M. Hoyt
Location:	Western side of Johnson Road, extending south of the Intersection Yuma Road approximately 1,300'.

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 500 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing date.

I confirm that I secured the names and addresses of all property owners within 500 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 26th day of July, 2024, by:

_____
Notary Public

STEPHANIE CONLEY
Notary Public, State of South Carolina
My Commission Expires 3/22/2034

My Commission Expires:

3-22-2034

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Issue Dated:

07/29/24

City Of Buckeye

NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, August 13th, 2024 to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:
Case No. PLZU-23-00008: Request by Hoyt + Berenyi, LLC. for the approval of a Site Plan with Conditional Use Permit, for Parcel Number 504-31-001J located at the western side of Johnson Road, extending south of the Intersection Yuma Road approximately 1,300', being in the NE 1/4 of Section 13 T1N R5W.
For additional information, please contact the Development Services Department at (623) 349-6211
Publication Dates
L00000000

I confirm the copy hereto attached is a true copy of the advertisement published in the Arizona Republic, a newspaper of general circulation in the counties of Maricopa, Coconino, Pima, and Pinal, in the State of Arizona, in the issue date indicated.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 26th day of July, 2024, by:

_____
Notary Public

STEPHANIE CONLEY
Notary Public, State of South Carolina
My Commission Expires 3/22/2034

My Commission Expires:

3-22-2034

Affidavit of Sign Posting

Case Number:	PLZU-23-00008
Project Name:	ODFL Buckeye
Applicant Name:	Kyle M. Hoyt
Location:	Western side of Johnson Road, extending south of the Intersection Yuma Road approximately 1,300'.

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the **applicant** for public hearings in the City of Buckeye shall post signs as prescribed by the "City of Buckeye Site Posting Requirements." **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to update the hearing information on the sign until the final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within ten (10) days after the final disposition of the case.**

I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least fifteen (15) days prior to the public hearing.

See attached date stamped photo exhibit of posted signs.

Applicant's / Representative's signature: _____

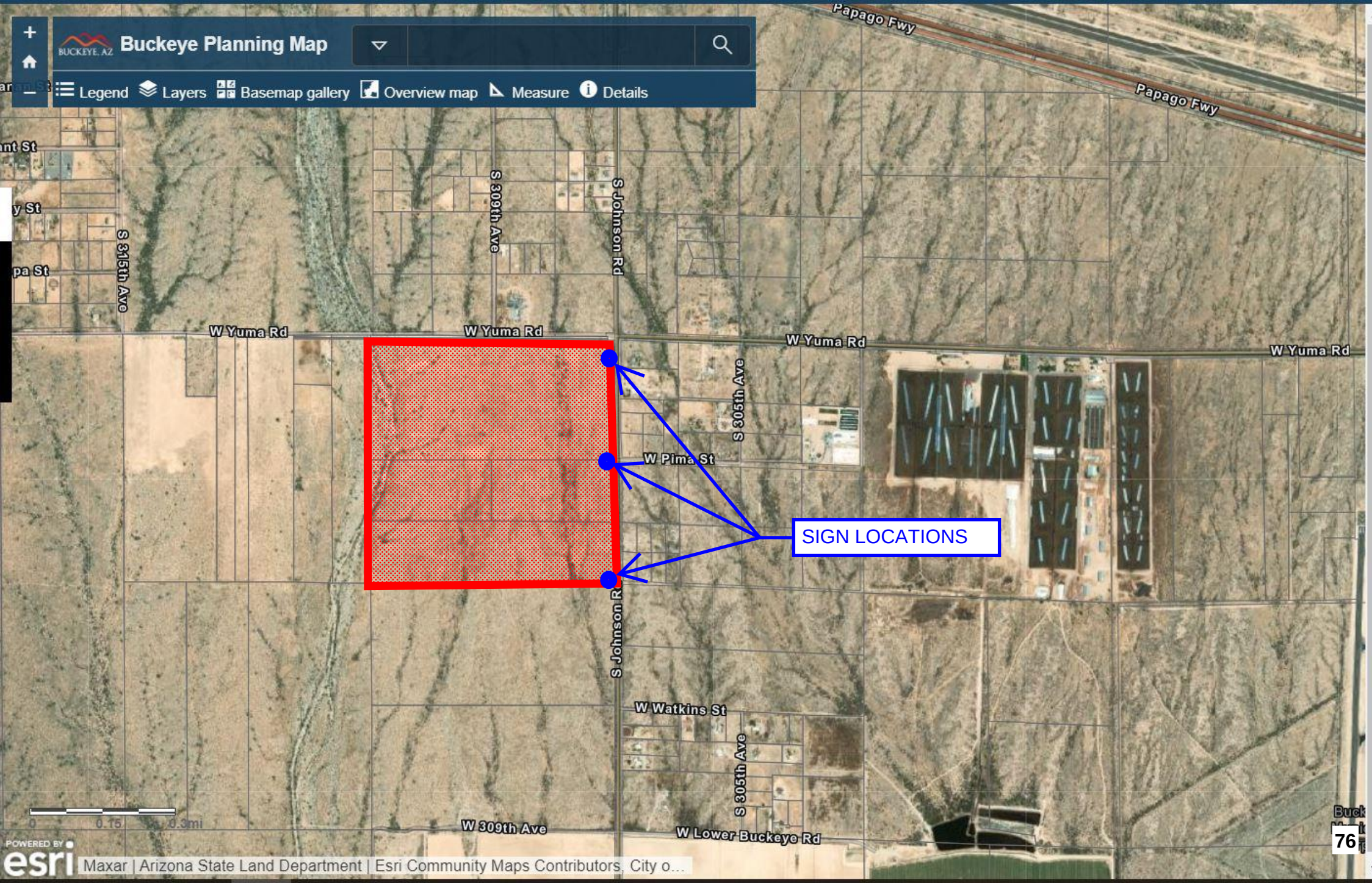
SUBSCRIBED AND SWORN before me this 26th day of July, 2024, by:

_____
Notary Public

My Commission Expires:

3-22-2034

STEPHANIE CONLEY
Notary Public, State of South Carolina
My Commission Expires 3/22/2034


Buckeye Planning Map
Legend
Layers
Basemap gallery
Overview map
Measure
Details
Papago Fwy
Papago Fwy
S 315th Ave
S 309th Ave
S Johnson Rd
W Yuma Rd
W Yuma Rd
W Yuma Rd
W Yuma Rd
S 305th Ave
W Pima St
SIGN LOCATIONS
S Johnson Rd
W Watkins St
S 305th Ave
W 309th Ave
W Lower Buckeye Rd
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POWERED BY esri
Maxar | Arizona State Land Department | Esri Community Maps Contributors, City o...

City of Buckeye

PUBLIC HEARING

Planning and Zoning Commission: August 13, 2024 at 6:00 PM

LOCATION OF HEARINGS:

City Council Chambers
530 E Monroe Ave at 6:00 PM

REQUEST: SITE PLAN WITH CONDITIONAL USE PERMIT

PROPOSAL: PROPOSED SITE PLAN AND CONDITIONAL USE OF AN INTERSTATE MOTOR FREIGHT TERMINAL ON PARCEL 504-31-001J

GENERAL LOCATION: WESTERN SIDE OF JOHNSON RD, EXTENDING APPROXIMATELY 1,300' SOUTH OF THE INTERSECTION WITH YUMA RD.

SIZE: 72 ACRES

CASE #: PLZU-23-00008

APPLICANT/CONTACT: KYLE M. HOYT, P.E.
PHONE #: 843-408-3546

Development Services Department: 623-349-6211

Posting Date: JULY 27, 2024

2

July 29, 2024

City of Buckeye

PUBLIC HEARING

Planning and Zoning Commission: August 13, 2024 at 6:00 PM

LOCATION OF HEARINGS:

City Council Chambers
530 E Monroe Ave at 6:00 PM

REQUEST: SITE PLAN WITH CONDITIONAL USE PERMIT

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PHONE #: 843-408-3546

Development Services Department: 623-349-6211

Posting Date: JULY 27, 2024

July 29, 2024

City of Buckeye

PUBLIC HEARING

Planning and Zoning Commission: August 13, 2024 at 6:00 PM

LOCATION OF HEARINGS:

City Council Chambers
530 E Monroe Ave at 6:00 PM

REQUEST: SITE PLAN WITH CONDITIONAL USE PERMIT

PROPOSAL: PROPOSED SITE PLAN AND CONDITIONAL USE OF AN INTERSTATE MOTOR FREIGHT TERMINAL ON PARCEL 504-31-001J

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APPLICANT/CONTACT: KYLE M. HOYT, P.E.
PHONE #: 843-408-3546

Development Services Department: 623-349-6211

Posting Date: JULY 27, 2024

July 29, 2024

Exhibit I

Public Comments

Old Dominion Freight Lines

Site Plan with CUP

PLZU-23-00008

STEWART/SHERPICK FAMILY MINORITY TRUST
88 Kesington Road
Portsmouth, NH 030801

January 31, 2024

Attn: Hobart Wingard, Principal Planner
City of Buckeye
530 E. Monroe Avenue
Buckeye, AZ 85326

RE: Letter of Support – Old Dominion Freight Line (ODFL)
City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J
Southwest Corner of Johnson Road and Yuma Road

Mr. Wingard:

As a vested property owner in the vicinity of the Old Dominion Freight Line (ODFL) project, please accept this letter as a formal letter of support for the referenced site plan, conditional use, rezoning, and minor general plan amendment applications.

Sincerely,

STEWART/SHERPICK FAMILY MINORITY TRUST
Owner: 504-61-023V

Walter Stewart
Signature

Walter Stewart, Trustee
Printed Name and Title

EMILY ANN/JULIA CARSON/SARAH LOUISE STEWART

88 Kensington Road
Portsmouth, NH 03801

January 31, 2024

Attn: Hobart Wingard, Principal Planner
City of Buckeye
530 E. Monroe Avenue
Buckeye, AZ 85326

RE: Letter of Support – Old Dominion Freight Line (ODFL)
City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZU-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001F, 504-31-001G, 504-31-001H, 504-31-001J
Southwestern Corner of Johnson Road and Yuma Road

Mr. Wingard:

As vested property owners in the vicinity of Old Dominion Freight Line (ODFL) project, please accept this letter as a formal letter of support for the referenced site plan, conditional use, rezoning, and minor general plan amendment applications.

Sincerely,

Emily Ann/Julia Carson/Sarah Louise Stewart

Owner: 504-61-023U

_____
Emily Ann Stewart, Property Owner

_____
Julia Carson Stewart, Property Owner

_____
Sarah Louise Stewart, Property Owner

BUCKEYE COMMERCE PARK LLC
P.O. Box 531210
Henderson, NV 89069

January 31, 2024

Attn: Hobart Wingard, Principal Planner
City of Buckeye
530 E. Monroe Avenue
Buckeye, AZ 85326

RE: Letter of Support – Old Dominion Freight Line (ODFL)
City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J
Southwest Corner of Johnson Road and Yuma Road

Mr. Wingard:

As a vested property owner in the vicinity of the Old Dominion Freight Line (ODFL) project, please accept this letter as a formal letter of support for the referenced site plan, conditional use, rezoning, and minor general plan amendment applications.

Sincerely,

BUCKEYE COMMERCE PARK LLC
Owner: 504-15-022E, 504-15-021, 504-15-022C, 504-15-022D, 504-15-017C, 504-15-017B, 504-15-015E, 504-15-015G, 504-15-015F, 504-15-016, 504-15-019D, 504-15-019C, 504-15-019E, 504-15-019B, 504-15-019F, 504-15-019A, 504-15-018C, 504-15-030C

Signature, Eddie Gutzman

Signature, Walter Stewart

Its: Managers

GEM IRREVOCABLE TRUST

7849 Rancho Mirage Drive
Las Vegas, NV 89113

January 31, 2024

Attn: Hobart Wingard, Principal Planner
City of Buckeye
530 E. Monroe Avenue
Buckeye, AZ 85326

RE: Letter of Support – Old Dominion Freight Line (ODFL)
City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J
Southwest Corner of Johnson Road and Yuma Road

Mr. Wingard:

As a vested property owner in the vicinity of the Old Dominion Freight Line (ODFL) project, please accept this letter as a formal letter of support for the referenced site plan, conditional use, rezoning, and minor general plan amendment applications.

Sincerely,

GEM IRREVOCABLE TRUST
Owner: 504-61-023X, 504-61-023W, 504-61-038, 504-61-039

Gabriel Martinez
Signature

Gabriel Martinez
Printed Name and Title

JOHN E/MARIE D FOLTZ
9830 N 79th Place
Scottsdale, AZ 85258

January 31, 2024

Attn: Hobart Wingard, Principal Planner
City of Buckeye
530 E. Monroe Avenue
Buckeye, AZ 85326

RE: Letter of Support – Old Dominion Freight Line (ODFL)
City of Buckeye Project #'s PLZU-23-00008, PLZU-23-00009, PLZZ-23-00013
Parcel #'s 504-31-001B, 504-31-001E, 504-31-001F, 504-31-001G, 504-31-001H, and 504-31-001J
Southwest Corner of Johnson Road and Yuma Road

Mr. Wingard:

As a vested property owner in the vicinity of the Old Dominion Freight Line (ODFL) project, please accept this letter as a formal letter of support for the referenced site plan, conditional use, rezoning, and minor general plan amendment applications.

Sincerely,

JOHN E/MARIE D FOLTZ
Owner: 504-30-007G, 504-30-007K, 504-30-007L, 504-30-007M

DocuSigned by:
7166365CE9AE443...

Signature

John Foltz

Printed Name and Title

2/1/2024 | 05:01:38 PST

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 08/13/24	**AGENDA ITEM:** 3.C. Cielo Azul Multifamily - Site Plan (PLZSP-23-00023)
DATE PREPARED: 08/12/24	**DISTRICT NO.:** Council District 6
STAFF LIAISON: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Cielo Azul Multifamily Site Plan (PLZSP-23-00023) - Conduct a public meeting and approve/deny a site plan for 335-unit build-to-rent community located approximately one quarter (¼) mile east of the northeast corner of Indian School Road and Jackrabbit Trail, subject to Conditions a) through o).

RELEVANT GOALS:
GOAL 3: A Well-Planned Urban Community

ADDITIONAL RELEVANT GOALS:
GOAL 4: Adequate, Well-Maintained and Well-Planned Public Infrastructure

SUMMARY

PROJECT DESCRIPTION:
Chris Webb of Rose Law Group, PC on behalf of NextGen AZ Holdings, LLC is requesting Site Plan approval of 335 single story units on 31.40 acres located approximately one quarter (¼) mile east of the northeast corner of Indian School Road and Jackrabbit Trail with an overall density of 10.67 du/ac. The community will offer 1-, 2-, and 3-bedroom configurations ranging from 700 to 1,300 square feet. The community will contain numerous amenities and trails for the benefit of the residents.

BENEFITS:
The subject multifamily project will provide additional housing options for the residents of Council District 6.

FINANCIAL IMPACT STATEMENT:
Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city such as permit fees, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two (2) years after construction.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZSP-23-00023 - Cielo Azul SP - PZ Staff Report - 20240813.docx
Exhibit A - PLZSP-23-00023 - Cielo Azul SP - Vicinity.pdf
Exhibit B - PLZSP-23-00023 - Cielo Azul SP - GP Map.pdf
Exhibit C - PLZSP-23-00023 - Cielo Azul SP - Zoning Map.pdf

Exhibit D - PLZSP-23-00023 - Cielo Azul SP - Site Plan.pdf
Exhibit E - PLZSP-23-00023 - Cielo Azul SP - Elevations.pdf
Exhibit F - PLZSP-23-00023 - Cielo Azul SP - Landscape.pdf
Exhibit G - PLZSP-23-00023 - Cielo Azul SP - Luke Letter.pdf
Exhibit H - PLZU-22-00018 - Cielo Azul SP - School Letters.pdf

SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZSP-23-00023
TITLE:	Village at Cielo Azul Multifamily
MEETING DATE:	August 13, 2024

Applicant:	Chris Webb of Rose Law Group PC
Owner:	NextGen AZ Holdings, LLC
Request:	A Site Plan request for a Build to Rent (BTR) project containing 335 residential units
District	City Council District 6
Location:	Approximately one quarter (¼) mile east of the northeast corner of Indian School Road and Jackrabbit Trail (Refer to Exhibit A)
Site size:	Approximately 31.40 gross acres
Density:	While MF-1 allows up to 15 dwelling units per-acre (du/ac), the project shall not exceed 10.67 du/ac as conditioned in an effort to be compatible with the Luke Air Force Base Graduated Density Concept
Recommendation:	Approve subject to Conditions a) through o)

PROJECT DESCRIPTION

1. Chris Webb of Rose Law Group PC, on behalf of NextGen AZ Holdings, LLC, is requesting a Site Plan approval for a gated multifamily build to rent (BTR) community with 335 single story units on a 31.40 acres located approximately one quarter (¼) mile east of the northeast corner of Indian School Road and Jackrabbit Trail with an overall density of 10.67 du/ac.

2. The project consists of 102 one-bedroom duplex units, 185 two-bedroom units, and 48 three-bedroom units with two (2) distinct elevations and three (3) distinct color schemes.

3. The development is required a minimum of 543 parking spaces and is providing 677 spaces total; 287 uncovered, 342 covered, and 36 detached garage parking spaces (count as 18 spaces), and 30 alternative energy vehicle spaces.

AREA CONTEXT

4. The subject property is located east of the northeast corner of Indian School Road and Jackrabbit Trail, as shown in Exhibit A. The site is bound by some existing uses as defined in more detail in Table 1 below.

Table 1: Existing Land Use, General Plan Designation, and Zoning District

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Neighborhood	Multi-Family 1 (MF-1)
North	Suburban Single Family Residential and Vacant	Rural	Maricopa County R1-35 and RU-43
South	Rural Single Family Residential	Rural	Maricopa County RU-43
East	Single Family Residential	Rural and Neighborhood	Maricopa County R1-6
West	Rural Single Family Residential and Worship Facility	Rural	Maricopa County RU-43

BACKGROUND

5. *May 2, 2023:* The Mayor and City Council approved an annexation of the subject property under Ordinance 21-23

6. *May 16, 2023:* The Mayor and City Council approved a General Plan Amendment (GPA) for the subject property from Rural to Neighborhood under Resolution 27-23.

7. *May 16, 2023:* The Mayor and City Council approved a Rezone for the subject property from Single-Family Residential 43 (SF-43) to Multi-Family 1 (MF-1) under Ordinance 22-23.

ANALYSIS

Development Code

8. The site is zoned Multi-Family 1 (MF-1) as shown in Exhibit C. The MF-1 district is intended to accommodate the development of multi-family units, including apartments and condominiums, in neighborhoods with medium to high residential densities. It is the intent of this district, through proper site planning and design, to provide compatibility of uses in zoning, assure privacy and individuality by adequate screening techniques, protect adjacent property values, and provide usable open space (exclusive of parking areas and streets).

Site Design and Circulation

9. The primary entry to the community will be located off Indian School Road. This entry provides ¾ access (no left out) and provides an area for perspective residents and two (2) vehicular gates that lead into the residential portion of the site. A secondary access point for residents is provided on the west side of the property from 192nd Lane.

10. The placement of the buildings and yard walls interact with the streetscape and adjacent developments by varying the roof lines and orientations, providing small-scale pedestrian corridors, amenities, landscape features, and architectural detail.

Residential Units

11. The Village at Cielo Azul community will offer 1-, 2-, and 3-bedroom configurations with floor plans ranging from approximately 700 square feet to 1,300 square feet. The 2-bedroom and 3-bedroom homes within the community will be detached while the 1-bedroom homes will be organized in a duplex-style configuration. The proposed Site Plan contemplates 102 total 1-bedroom duplex units (51 duplex buildings), 185 2-bedroom units, and 48 3-bedroom units. Every home in the community will be single-story in a modern, open floor plan design with vaulted ceilings, and a private outdoor patio and backyard area. Homes will feature a variety of pitched roofs that create a more residential aesthetic than flat roofs. The homes will be arranged along open space greenbelt walkways that will provide connectivity between the units as well as between the many amenities located throughout the community.

12. The residential units at Village at Cielo Azul will feature two (2) distinct elevations and three distinct color schemes, thereby providing the visual diversity required by the Development Code. Additionally, the elevations and color schemes for each home in the community have been pre-plotted to ensure separation of elevations and color schemes in accordance with the City's guidelines.

13. The homes are arranged in architectural clusters to encourage interaction, while also maintaining personal privacy. The community's professional management team will be responsible for all maintenance of landscaping including private backyard patios.

14. The leasing office, detached garages, and covered metal carport parking are architecturally compatible with building elevations. These elevations are enhanced with use of color to provide visual separation in combination with landscape features.

Landscape and Pedestrian Access

15. The landscaping theme draws from the lush desert look and feel of an adapted Sonoran landscape tempered for the Arizona climate through the use of drought tolerant elements. The use of palms at the entry and pool area creates a sense of entry and a resort style landscape look and feel.

16. Amenities such as a clubhouse, resort style pool, gaming areas, tot lot, dog park, and open turf areas are located along the center core of the project. Additional more passive shaded seating and gathering areas are located throughout the community, landscaped courtyard areas are situated between homes, and a series of sidewalks and pathways are provided to connect residents to these open spaces and amenities.

17. The entire development will provide approximately 52.89 percent of the subject property's gross acreage as open space, well in excess of the City's requirement of 30 percent. While the gross acreage of the subject property is 31.40 acres, that boundary includes some large offsite drainage channels/features that constitute unusable areas for Village at Cielo Azul. Therefore, the true "net developable" acreage against which the provided usable "park" open space should be measured is 27.37 acres. Village at Cielo Azul is therefore providing 15.14 percent usable "park" open space, which exceeds the 15 percent requirement.

18. Every residence includes a private, six (6) foot masonry wall enclosing the rear yard. The entire yard will be covered with decomposed granite, an ample patio space, and a minimum of one (1) tree will be installed.

RECOMMENDATION

19. Staff recommends the Planning and Zoning Commission move to approve Case PLZSP-23-00023, Cielo Azul Site Plan, subject to conditions a) through o) for the following reasons:

- Conformance with General Plan
- Conformance with Development Code
- No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services)

Project Specific Conditions/Stipulations

a) An agreement between the adjacent property must be arranged allowing the developer to install the proposed force main on their property before any permits to install said force main will be issued.

b) Approval must be provided from Maricopa Water District allowing the modification of the Beardsley Canal and relocation of the headwall structure.

c) All gated entry locations from public streets shall provide turn around locations for vehicles not allowed to access the property.

General

d) Development of the property shall be in general conformance with the Site Plan titled "Village at Cielo Azul for Site Plan", consisting of three (3) pages, dated June 3, 2024 and stamp received June 12, 2024, except as modified by the following conditions.

e) Development of structures shall be in general conformance with the elevations titled "Village at Cielo Azul | Buckeye Arizona", consisting of 11 pages, dated August 29, 2023 and stamp received November 13, 2023, except as modified by the following conditions.

f) The property owner(s) and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.

g) This project is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. These shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division. Gross legal description and exhibit will be required with this application.

h) All existing overhead power lines less than 69 kV capacity, or any other overhead utilities within the project area or along its boundaries, shall be installed underground.

i) All existing irrigation facilities located on the site shall be abandoned, relocated, or installed underground. Any District-owned facilities to be located within the right-of-way shall be located near the rear of the right-of-way and the right-of-way shall be extended at least five (5) feet, unless otherwise determined by the City. Any additional easements for District-owned facilities shall be placed outside of the right-of-way and the public utilities easement.

j) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye Standards.

Drainage

k) Prior to Minor Subdivision approval, the Property Owner/Developer shall provide a letter from the Flood Control District of Maricopa County approving the conceptual design of the proposed construction on the existing alluvial fans, flood plains, floodways or other flood feature managed by the Flood Control District that is affecting this project.

Streets

l) The Property Owner/Developer shall submit a Minor Subdivision or Map of Dedication (MOD) to the City of Buckeye dedicating right-of-way for functionally classified roadways when requested to do so by the City. Such right-of-way may be requested by the City to be dedicated in advance of development to permit the construction of needed City infrastructure to adjacent sites.

Transportation / Traffic

m) Prior to the issuance of the first permit for the property, the Property Owner/Developer shall pay a pro rata share cost of up to nine (9) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.

n) In the event that access to and within the project is deemed a threat to public safety and security by the City, depending on the severity, the City will work with the Property Owner/Developer to eliminate the safety concerns to the City's satisfaction. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.

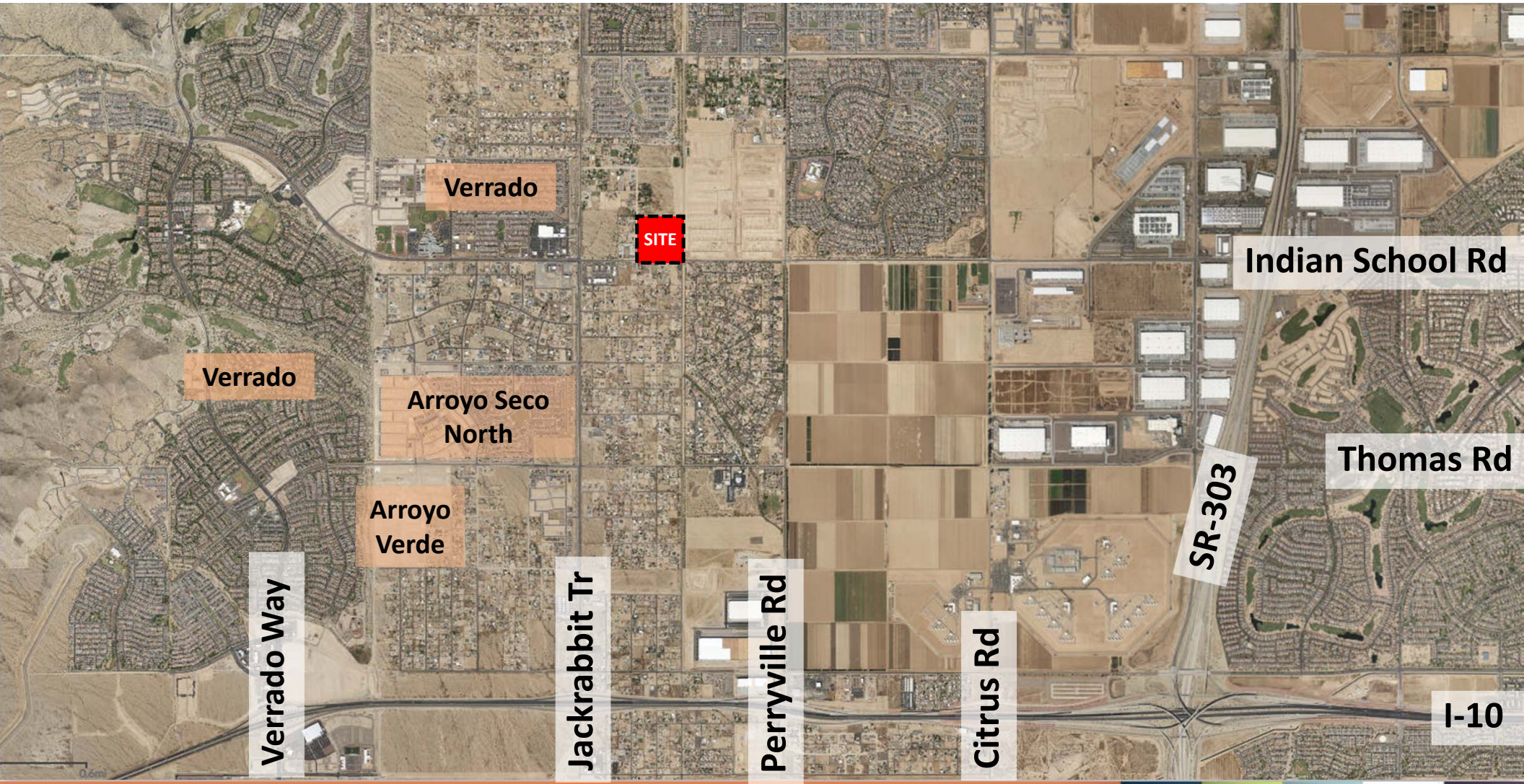
o) Half-street improvements including Right-of-Way dedication shall be required along the entire parcel frontage on Indian School Road. Half-street improvements including a 30 foot right-of-way dedication from Indian School Road to the north side of the project access shall be required along the parcel frontage on 192nd Lane as part of this development. Per the City standards, ITS conduit (two (2) 7-way micro-ducts) must be installed along Indian School Road, including any necessary splice boxes.

ATTACHMENTS

Exhibit A - Vicinity Map
Exhibit B - General Plan Map
Exhibit C - Zoning Map
Exhibit D - Site Plan
Exhibit E - Elevations
Exhibit F - Landscape Plan
Exhibit G - Luke Letter
Exhibit H - School Letters

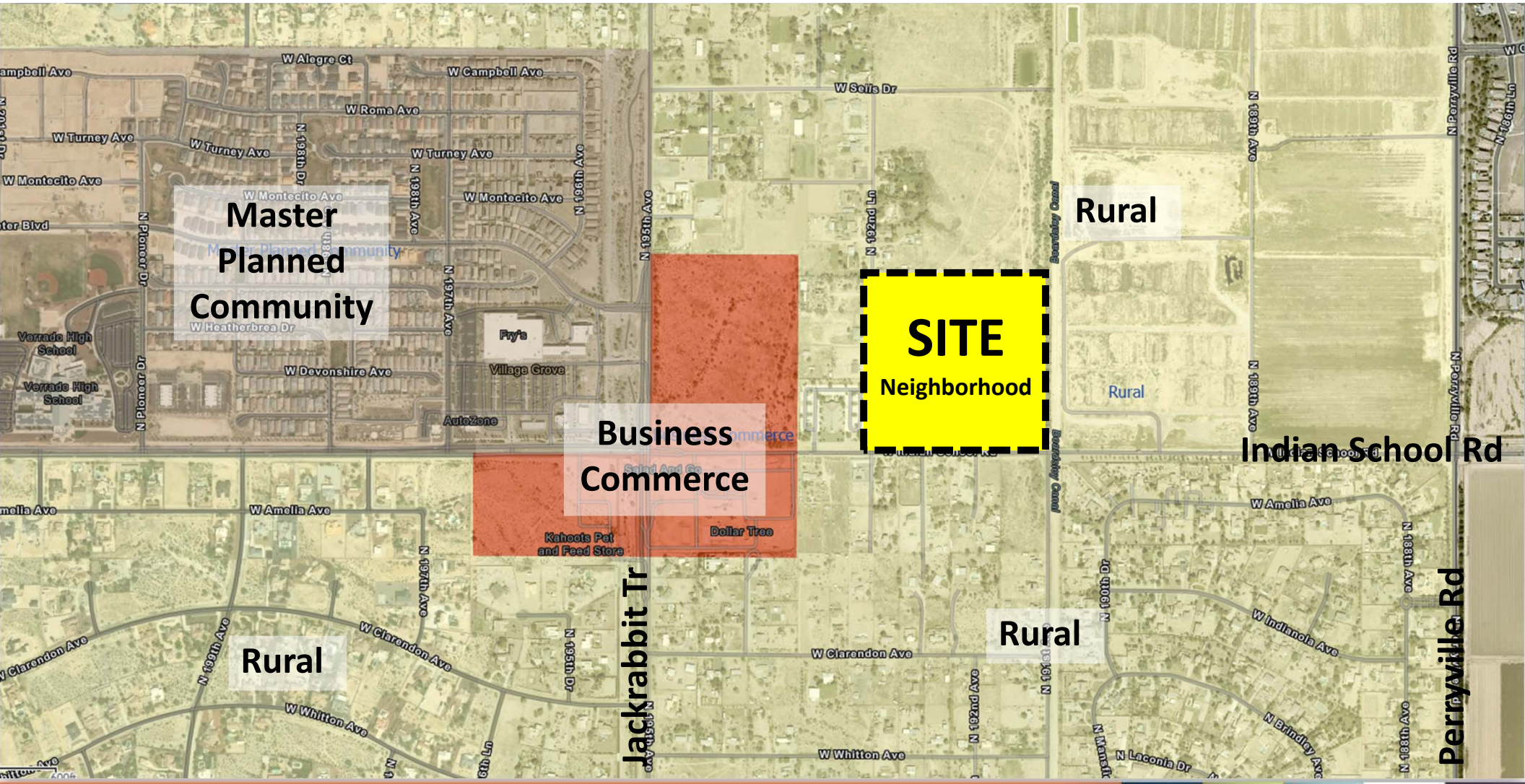
Prepared by:
Hobart Wingard, Principal Planner

Reviewed by:
Adam Copeland, Deputy Director of Planning



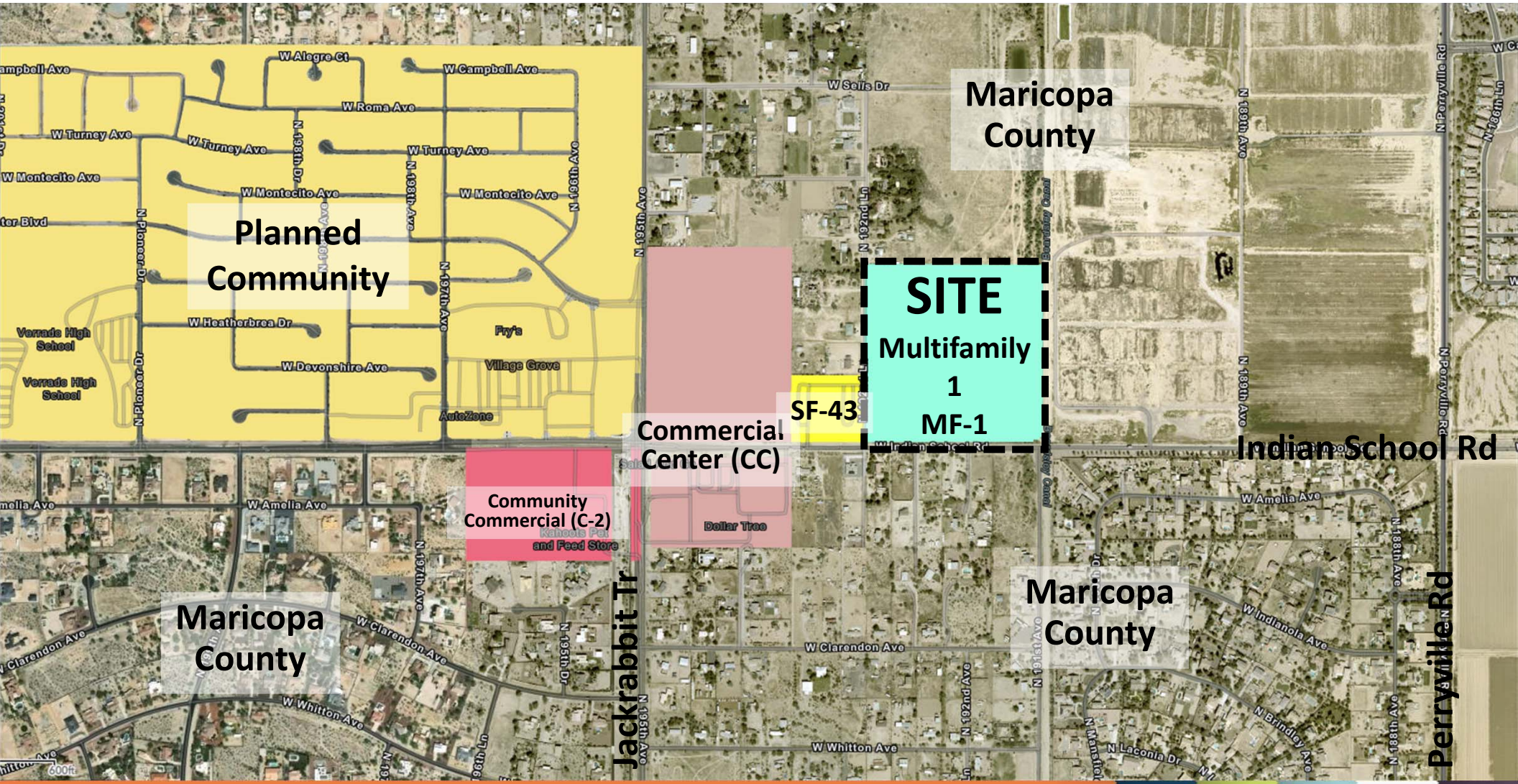
BUCKEYE, AZ

Location Map



BUCKEYE, AZ

General Plan Map



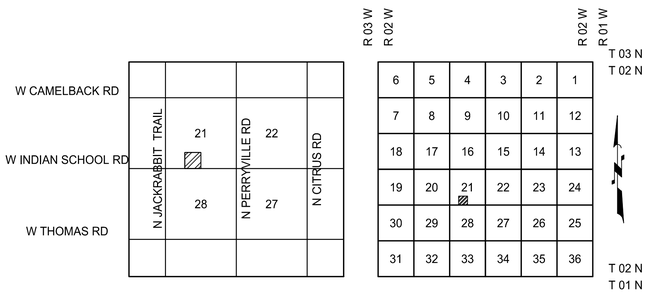
BUCKEYE, AZ

Zoning Map

3R PLZSP-23-00023 RECEIVED JUNE 12 2024 AL

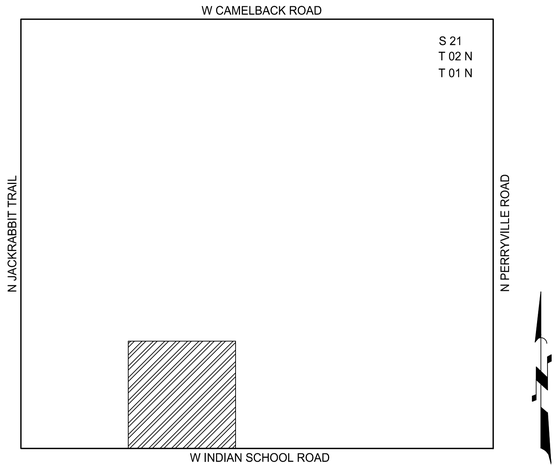
VILLAGE AT CIELO AZUL
FOR
SITE PLAN
BUCKEYE, ARIZONA.

A PORTION OF LAND IN THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



LOCATION MAP
NTS

VICINITY MAP
NTS



OVERALL DEVELOPMENT

SCALE: 1" = 800'

SHEET INDEX

01 - COVER SHEET
02 - PRELIMINARY SITE PLAN
03 - PRELIMINARY SITE PLAN

DEVELOPER

EMC MANAGEMENT, LLC
ATTN:SHERRI KOSHIOL, PE
6617 N. SCOTTSDALE RD. STE 101
SCOTTSDALE, AZ 85250
PHONE: (602) 694-2789
SHERRI@BUILTBYEMPIRE.COM

PROPERTY OWNER

NEXT GEN AZ HOLDINGS, LLC
3605 S. LITCHFIELD ROAD
AVONDALE, AZ 85323

LANDSCAPE ARCHITECT

McGOUGH ADAMSON
ATTN: NICK ADAMSON, R.L.A.
535 E. McKELLIPS RD, SUITE 131
MESA, AZ 85203
PHONE: 602-997-9093
NICKA@MG-AZ.COM

ENGINEER

ARDURRA
ATTN: PETER H. HEMINGWAY
1001 N. CENTRAL AVENUE, SUITE 900
PHOENIX, AZ 85004
PHONE: 602-263-1177
PHEMINGWAY@ARDURRA.COM

ARCHITECT

FELTEN GROUP
ATTN: ANDREW WHEELER
18325 N. ALLIED WAY, SUITE 200
PHOENIX, AZ 85054
PHONE: 602-867-2500
ANDREW.WHEELER@FELTENGROUP.COM

FEMA FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	FIRM DATE (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C	2130	L	10/16/2013	X	N/A
ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET.					

FLOOD ZONE

THIS PROPERTY IS LOCATED WITHIN THE ZONES "X" AND "AE" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C2130L DATED OCTOBER 16, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS WITH FLOOD RISK DUE TO LEVEE.

ZONE "AE" AS DEFINED BY FEMA IS:
AREAS OF 1% ANNUAL CHANCE FLOOD; HAS A 1% RISK OF FLOODING ANNUALLY WITH 26% RISK OF FLOODING OVER THE COURSE OF A 30-YEAR MORTGAGE. THE PARCEL IS LOCATED IN SPECIAL FLOOD HAZARD AREAS CALLED A ZONE "AE" WITH FLOODWAY ON PANELS 0845L & 0865L OF THE FLOOD INSURANCE RATE MAP (FIRM) REVISED ON JULY 29, 2020 & NOVEMBER 10, 2017, RESPECTIVELY.

GENERAL PERMITTING NOTES

1. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF BUCKEYE DESIGN STANDARDS. IF THERE IS A CONFLICT, THE CITY OF BUCKEYE STANDARDS WILL GOVERN.
2. THE APPROVAL OF THE PLANS IS VALID FOR ONE (1) YEAR FROM THE DATE OF THE CITY ENGINEER'S SIGNATURE. IF AN ENCROACHMENT PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN ONE (1) YEAR, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
3. A CITY OF BUCKEYE INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF BUCKEYE RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY THE CITY 24 HOURS PRIOR TO THE INSPECTION BY CALLING (623) 349-6248.
4. CITY PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. A CITY PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER ALL FEES HAVE BEEN PAID AND THE PERMIT HAS AN APPROVED MARICOPA COUNTY DUST PERMIT AND AN APPROVED STORM WATER POLLUTION PREVENTION PLAN ATTACHED. THE SWPPP SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS.
5. COPIES OF ALL PERMITS AND MOST RECENT APPROVED PLANS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS AND PLANS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL PROPER PERMIT DOCUMENTATION AND/OR PLANS ARE OBTAINED. ALL OF THESE REQUIREMENTS APPLY TO IMPROVEMENT PLANS.
6. SIGN REGULATIONS, PARKING REGULATIONS, AND ADDITIONAL REQUIREMENTS SHALL CONFORM TO THE CITY OF BUCKEYE DEVELOPMENT CODE.
7. ALL COMMERCIAL AND INDUSTRIAL SITE PLANS SHALL COMPLY WITH THE COMMERCIAL & INDUSTRIAL DESIGN STANDARDS AND GUIDELINES IN THE CITY OF BUCKEYE DEVELOPMENT CODE.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21 (2.5" BCHH) FROM WHICH POINT THE SOUTH QUARTER CORNER THEREOF (3.0" BCHH) BEARS S89°47'33"E A DISTANCE OF 2652.65 FEET;

THENCE S89°47'33"E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1475.32;

THENCE N00°30'45"E A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE N00°30'45"E A DISTANCE OF 1166.14 FEET;

THENCE S89°29'15"E A DISTANCE OF 1177.32 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER;

THENCE S00°30'45"W, ALONG SAID EAST LINE, A DISTANCE OF 1129.83 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE REMAINING COURSES AND DISTANCES:

N89°47'33"W A DISTANCE OF 20.00 FEET;

S00°30'45"W A DISTANCE OF 16.06 FEET;

N89°47'33"W A DISTANCE OF 40.08 FEET;

S00°30'45"W A DISTANCE OF 13.98 FEET;

N89°47'33"W A DISTANCE OF 1117.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,368,062.84 SQUARE FEET (31.4064 ACRES) OF LAND, MORE OR LESS.

UTILITY COMPANIES

	DESCRIPTION	REPRESENTATIVE	DATE	PHONE
ELECTRIC	ARIZONA PUBLIC SERVICE	BRANDY STANFORD	06/03/2024	623-975-5757
TELEPHONE	CENTURY LINK	DEB COULTER	06/03/2024	602-630-3462
CATV	COX COMMUNICATIONS	RYAN KANN	06/03/2024	623-328-2202
WATER	ARIZONA WATER CO	NATE RYAN	06/03/2024	602-294-2441
SEWER	EPCOR WATER	IRAN FERRALES	06/03/2024	602-484-5302
GAS	SOUTHWEST GAS		06/03/2024	-
IRRIGATION	MARICOPA WATER DISTRICT	DISTRICT ENGINEER	06/03/2024	623-546-8266

OPEN SPACE/AMENITY

PROVIDED OPEN SPACE (GROSS)
OPEN SPACE: 52.89% (744,671 SF)
REQUIRED OPEN SPACE: 30% (422,365 SF)

SITE AREA NET DEVELOPABLE: 27.37 AC
(EXCLUDES UNUSABLE AREAS REQUIRED FOR OFFSITE DRAINAGE)

USABLE OPEN SPACE PROVIDED: 4.14 AC (15.14%)
- ACTIVE AMENITY = 130,648 SF
- PASSIVE AMENITY = 49,834 SF
  TOTAL = 180,482 SF

USABLE OPEN SPACE REQUIRED : 4.10 AC
(15% OF NET DEVELOPABLE)

PARKING REQUIRED

1 SPACE FOR 1-BEDROOM UNIT	102X1 = 102
1.5 SPACES FOR 2-BEDROOM UNIT	185X1.5 = 278
2 SPACES FOR 3 AND GREATER BEDROOM UNIT	48X2 = 96
1 GUEST SPACE FOR EVERY 5 UNITS	67X1 = 67
TOTAL REQUIRED	543 SPACES
FOR ALTERNATIVE ENERGY VEHICLES (5% OF REQ)	28 SPACES
ACCESSIBLE PARKING SPACES 2% OF TOTAL PROVIDED	13.5 = 14 SPACES

PARKING PROVIDED

UNCOVERED PARKING	273 SPACES
COVERED PARKING	342 SPACES
UNCOVERED ACCESSIBLE PARKING	14 SPACES
GARAGE (36 X 0.5)	18 SPACES
ALTERNATIVE ENERGY VEHICLES (UNCOVERED)	30 SPACES
TOTAL PROVIDED	677 SPACES

NOTE

FIVE PERCENT OF REQUIRED PARKING MUST BE RESERVED FOR ALTERNATIVE VEHICLES (E.G. SPACES EQUIPPED WITH EV CHARGERS). EV PARKING MAY BE PROVIDED IN SPACES ASSIGNED IN UNITS, IN GARAGES, IN GUEST PARKING SPACES, OR ANY COMBINATION THEREOF.

PROJECT DATA:

PARCEL APN:	502-29-031M
EXISTING ZONING:	MULTIFAMILY, MF-1
ZONING CASE:	PLZZ-22-00018
ADDRESS:	NEC W. INDIAN SCHOOL RD. & N. 192ND LN. BUCKEYE, AZ 85340.
SITE AREA (GROSS):	31.40 AC
SITE AREA (NET):	29.93 AC (1,303,804.87 SF)
DENSITY (GROSS):	10.67 DU/AC
NO. OF UNITS:	335
CONSTRUCTION TYPE (DWELLING):	VB
CONSTRUCTION TYPE (OFFICE):	VB
STRUCTURE COVERAGE AREA (NET AREA)	339,495 SF (26.04%)
MAXIMUM COVERAGE AREA (NET AREA)	70%

ZONING STANDARDS MF-1, MULTIFAMILY

MIN SETBACK (FT)	REQ.
FRONT (SOUTH) (BUILDING)	15'
FRONT (SOUTH) (LANDSCAPE)	25'
SIDE (WEST) (BUILDING)	10'
SIDE (WEST (LANDSCAPE)	15'
SIDE (EAST) (BUILDING)	5'
REAR (NORTH) (BUILDING)	15'
DISTANCE BETWEEN BUILDINGS	10'

NOTE: ALL SETBACKS ARE MEASURED FROM ROW OR PARCEL LINE

BUILDING CALCULATIONS

BLDG TYPE	NO. BLDG.	INTERIOR AREA (SF)	BLDG FOOTPRINT (SF)	TOTAL FOOTPRINT AREA (SF)	BLDG. HEIGHT	STORIES
UNIT PLAN 1 (28.1%)	51 (102 UNITS)	680	1,393	71,043	16'-7"	1
UNIT PLAN 2 (54.92%)	185	1,011	1,033	191,105	19'-3"	1
UNIT PLAN 3 (14.62%)	48	1,282	1,319	63,312	17'-8"	1
TOTAL UNIT	335	2,973	3,745	325,460		
COMMUNITY CENTER	1	2,866	3,338	3,338	18'-7 1/2"	1
LEASING OFFICE	1	1,027	1,517	1,517		

STORM WATER DRAINAGE CERTIFICATE

1. THE DEVELOPMENT WILL PROVIDE FOR ON-SITE RETENTION FOR THE RUNOFF FROM A 100-YEAR 2-HOUR STORM.
2. ALL FLOWS FROM THE 10-YEAR STORM WILL BE CONTAINED WITHIN THE STREET (FROM CURB TO CURB).
3. ALL STORM WATER RETENTION WILL BE DRAINED WITHIN 36-HOURS. IF BASINS DO NOT DRAIN WITHIN 36-HOURS, DEVELOPER/OWNER SHALL ENACT MEASURES TO CORRECT.
4. ALL DRAINAGE DESIGN WILL BE COMPLY WITH THE CITY OF BUCKEYE CURRENT GRADING AND DRAINAGE DESIGN STANDARDS.
5. FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 14-INCHES ABOVE THE OUTFALL TOP OF CURB ELEVATION AND 12-INCHES ABOVE THE COMPUTED 100-YEAR WATER ELEVATIONS AND 1-FOOT ABOVE THE EMERGENCY OUTFALL ELEVATIONS AT ANY ADJACENT RETENTION BASIN, WHICH EVER IS GREATER.
6. ALL RETENTION BASIN SHALL HAVE A MINIMUM OF 1-FOOT OF FREEBOARD.

BY: Peter H Hemingway — 06/03/2024
REGISTERED CIVIL ENGINEER — DATE

(REQUIRED ON GRADING AND DRAINAGE PLAN)

BASIS OF BEARING

FOR THIS PROJECT IS S89°47'33"E FOR THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA & SALT RIVER MERIDIAN AS CALCULATED FROM AN PLSS SUBDIVISION RECORD OF SURVEY MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY RECORDED IN BOOK 652, PAGE 22, MARICOPA COUNTY RECORDS.

BENCHMARK NO. 1

2-1/2" MARICOPA COUNTY DEPT OF TRANSPORTATION BRASS CAP IN HANDHOLE AT THE INTERSECTION OF 195TH AVENUE AND INDIAN SCHOOL ROAD BEING THE SOUTHWEST CORNER OF INDIAN SCHOOL ROAD (NAVD88) ELEVATION=1162.45

BENCHMARK NO. 2

2-1/2" MARICOPA COUNTY DEPT OF TRANSPORTATION BRASS CAP FLUSH AT THE INTERSECTION OF 195TH AVENUE AND EXETER BOULEVARD (NAVD88) ELEVATION=1170.73

PROJECT DESCRIPTION

PROPOSED DEVELOPMENT CONSISTS OF ALL SITE IMPROVEMENTS ASSOCIATED WITH A NEW RENTAL HOME COMMUNITY OF 335 UNITS. THE IMPROVEMENTS SHOWN ON THESE PLANS INCLUDE UNIT, OFFICE, CLUBHOUSE, AND AMENITY CONSTRUCTION.

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MANAGING ENGINEER/SURVEYOR: KLAS KUNTZE
PROJECT COORDINATOR: JAIMINI UPADHYAYA
DESIGN/LAYOUT: NA | DRAFTED: AN | CHECKED: JLM
FIELD SURVEY | DRAFTED | CHECKED: KK
DRAWING SCALES: 1:40

PLAN TYPE: SITE PLAN — COVER SHEET

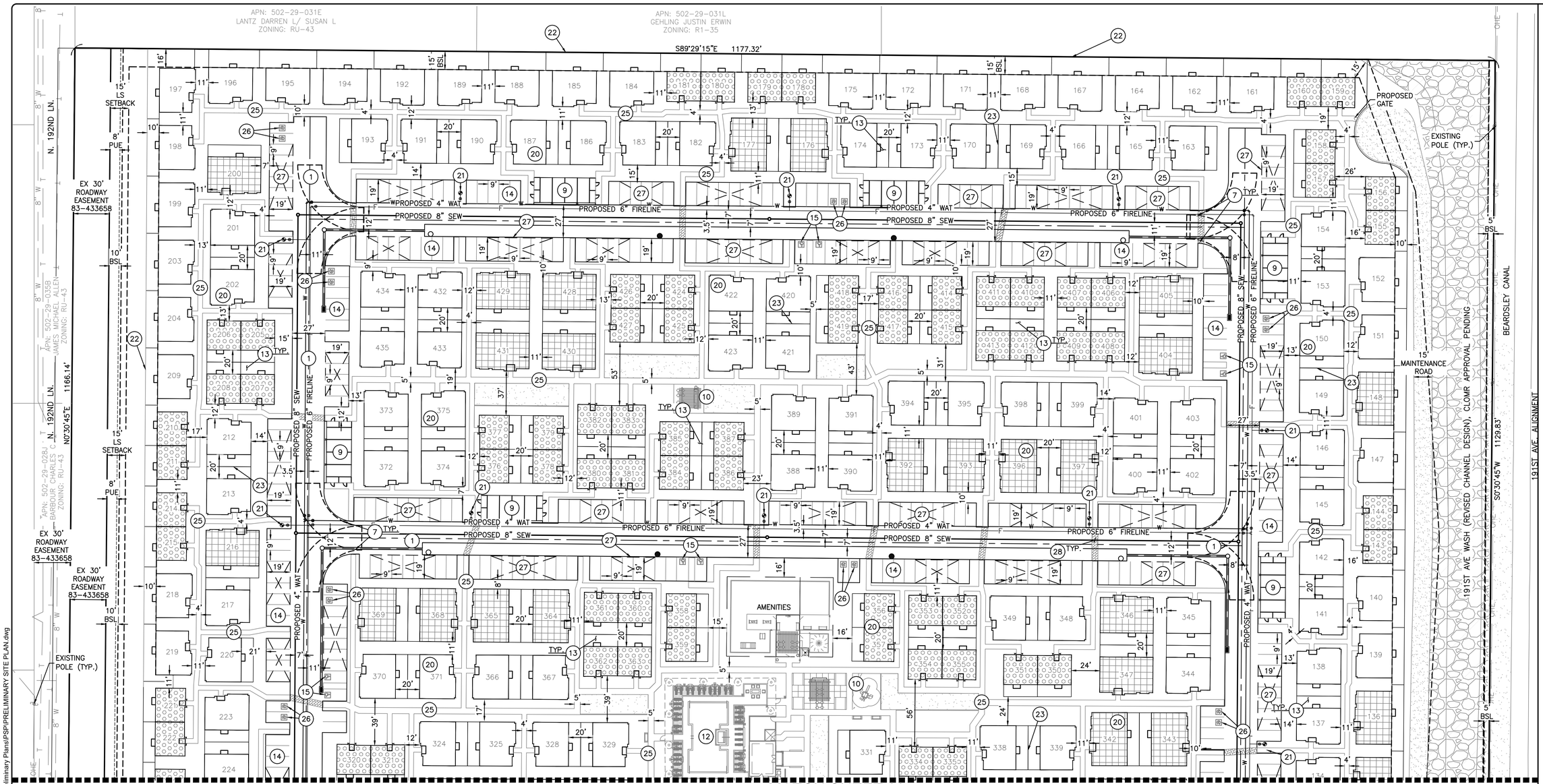
ENGINEER INFORMATION
ARDURRA
COLLABORATE. INNOVATE. CREATE.
O: 602.263.1177
1001 N. CENTRAL AVE
SUITE 900
PHOENIX, AZ 85004
www.ardurra.com

PROJECT: VILLAGE AT CIELO AZUL
W. INDIAN SCHOOL RD. & N. 191ST AVE.
MARICOPA COUNTY — BUCKEYE, ARIZONA

REVISIONS
1
2
3

TOB PERMITTING APPROVED STAMP
TOB ENGINEERING APPROVED STAMP
SUBMITAL:
(POSSIBLE AS-BUILT SEAL)
DESIGN SEAL
Registered Professional Engineer — Certificate Number 23232 — PETER H. HEMINGWAY — Date Signed 06-03-2024 — ARIZONA, U.S.A. — EXPIRES 03/31/2027
TOB PLAN TRACKING#
TOB PERMIT#
ORIGINAL PLAN DATE: 06/03/2024
LATEST REVISION DATE
PROJECT NUMBER: 23010
SHEET NO.: 1 OF 3

DATE: Jun 03, 2024 FILE: C:\Users\Admin\OneDrive\Design Files 23010ARD (Cielo azul)\A Preliminary Plans\PSP\COVER SHEET.dwg



MATCH SHEET 03

(1) SITE PLAN NOTES
(1) ASPHALT PAVEMENT.
(2) DRIVEWAY PER C.O.B. DET. 63452
(3) DRIVEWAYS PER C.O.B. DET. 63451.
(4) VISITOR CALL BOX IN LANDSCAPE ISLAND.
(5) LEASING OFFICES.
(6) CLUBHOUSE.
(7) FIRE DEPARTMENT TURNING RADIO (55' OUTER RADIUS, 35' INNER RADIUS).
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(17) RECYCLE TRASH.
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(19) SECONDARY ACCESS.
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(23) 6' BACKYARD FENCE (TYP).
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(29) PROPANE TANK
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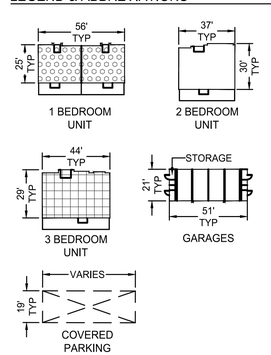
LEGEND & ABBREVIATIONS



NOTE: ALL RESIDENTIAL AND COMMERCIAL STRUCTURES WILL REQUIRE AN AUTOMATIC FIRE SPRINKLER SYSTEM. TO INCLUDE ALL GARAGE AND CANOPIES OVER 2000 SQ FT.

TC	TOP OF CURB ELEVATION
G	GUTTER ELEVATION
EX.	EXISTING.
P	PAVEMENT ELEVATION
ROW	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
ESMT	EASEMENT
EP	EDGE OF EXISTING PAVEMENT
TCH	TOP OF CHANNEL
EG	EXISTING GROUND ELEVATION
	WATER METER
	FIRE HYDRANT
	BACKFLOW PREVENTER
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	CENTERLINE
	SETBACK
	EASEMENT
	MATCH LINE
W	4" DOMESTIC WATER PIPE
F	6" FIRE LINE
	WATER VALVE
	SANITARY SEWER PIPE
	SEWER MANHOLE
	10' DIA CMP RETENTION PIPE
	STORM DRAIN PIPE
	CATCH BASIN
8" W	EXISTING WATER PIPE
T	EXISTING TELECOM LINE
UGE	EXISTING ELECTRIC LINE
FO	EXISTING OPTICAL FIBER LINE
8" STL G	EXISTING GAS PIPE

NOTE 1:
DETACHED NON-COMBUSTIBLE CARPORTS OR PARKING STRUCTURES FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENTS WITH COVERED PARKING. EACH NON-COMBUSTIBLE CARPORT SHALL NOT EXCEED 2,000 SQUARE FEET, AND SHALL BE SEPARATED FROM OTHER PARKING STRUCTURES BY A MINIMUM OF TEN (10) FEET FROM THE MAIN BUILDING. WHERE THERE ARE A GROUP OF CARPORTS AND EACH ONE DOES NOT EXCEED 2,000 SQUARE FEET, THE MINIMUM SEPARATION REQUIRED BETWEEN CARPORTS SHALL BE TEN (10) FEET.

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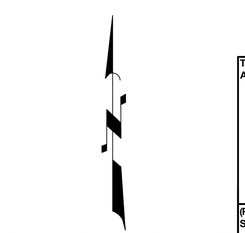

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TOB PERMITTING APPROVED STAMP	TOB ENGINEERING APPROVED STAMP
	PRELIMINARY NOT FOR CONSTRUCTION
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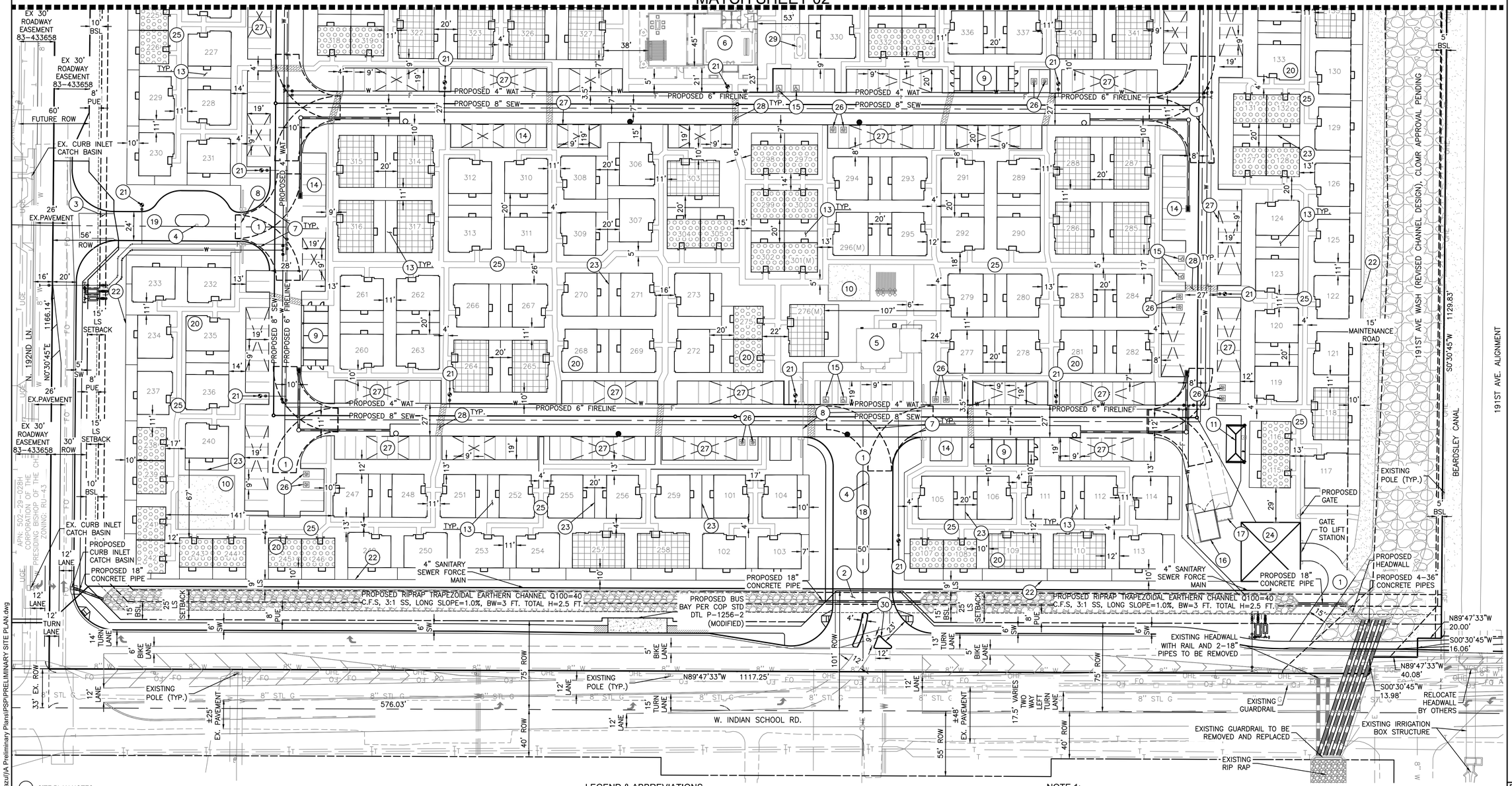
	Registered Professional Engineer 23252 PETER H. HEMINGWAY Date Signed 06-03-2024 ARIZONA, U.S.A. EXPIRES 03/31/2027
ORIGINAL PLAN DATE 06/03/2024	LATEST REVISION DATE
PROJECT NUMBER 00202210090	SHEET NO. 2 OF 3

SUBMITAL:
TOB PLAN TRACKING#
TOB PERMIT#

PLZSP-23-00023

DATE: Jun 03, 2024 FILE: C:\Users\Admin\OneDrive\Design Files 23010ARD (Cielo azul)\A Preliminary Plans\PSP\PRELIMINARY SITE PLAN.dwg

MATCH SHEET 02



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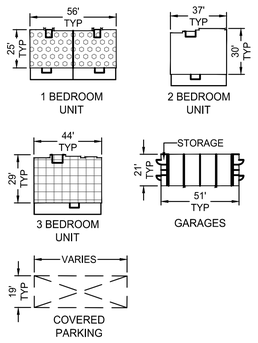

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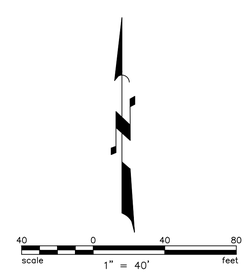

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TOB PERMITTING APPROVED STAMP

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PRELIMINARY NOT FOR CONSTRUCTION

SUBMITAL:

(POSSIBLE AS-BUILT SEAL)

DESIGN SEAL

Registered Professional Engineer
PETER H. HEMINGWAY
22042
Date Signed 06/03/2024
ARIZONA, U.S.A.
EXPIRES 03/31/2027

ORIGINAL PLAN DATE	LATEST REVISION DATE
06/03/2024	
PROJECT NUMBER	SHEET NO.
00202210090	3 OF 3

TOB PLAN TRACKING#

TOB PERMIT#

PLZSP-23-00023

DATE: Jun 03, 2024 FILE: C:\Users\Admin\OneDrive\Design Files 23010ARD (Cielo azul)\A Preliminary Plans\PSP\PRELIMINARY SITE PLAN.dwg

2R PLZSP-23-00023 RECEIVED NOV 13 2023 AL

Right Elevation
Elevation A 1/8" = 1'-0"

Rear Elevation
Elevation A 1/8" = 1'-0"

Left Elevation
Elevation A 1/8" = 1'-0"

Front Elevation
Elevation A 1/4" = 1'-0"

COLOR SCHEME 1

Plan 1 | Village at Cielo Azul | Buckeye, Arizona

PLZSP-23-00023
8-29-2023

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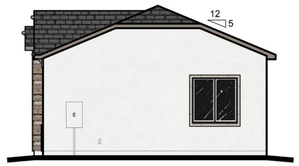

Right Elevation

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Rear Elevation

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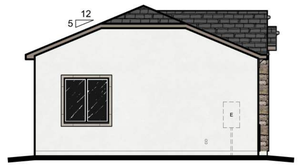

Left Elevation

Elevation B 1/8" = 1'-0"

Front Elevation

Elevation B 1/4" = 1'-0"

COLOR SCHEME 3

Plan 1 | Village at Cielo Azul | Buckeye, Arizona

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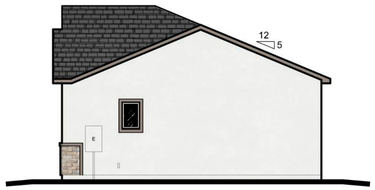

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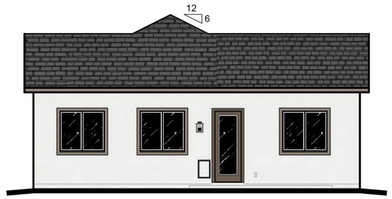
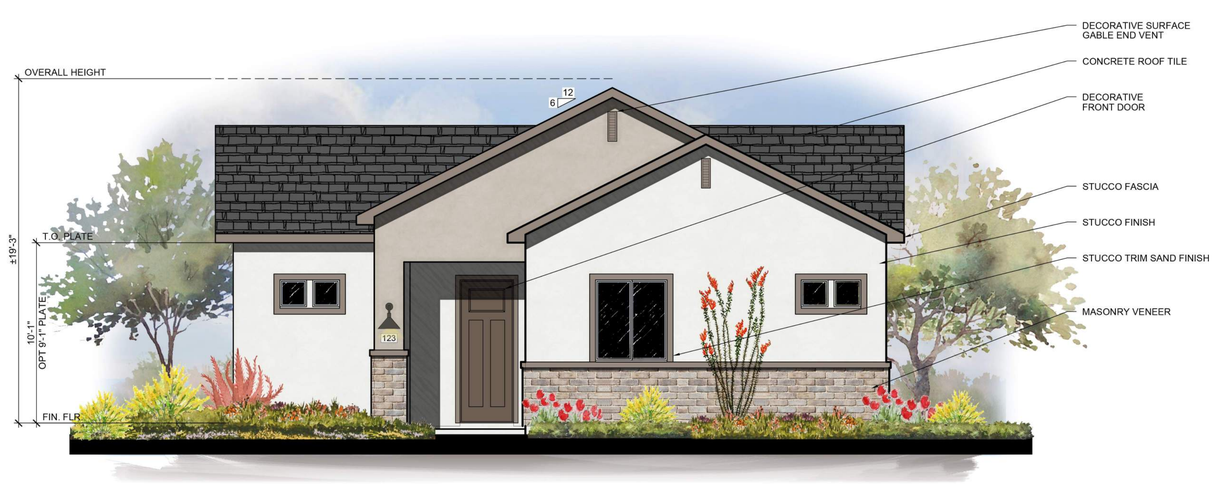


Rear Elevation

Elevation A 1/8" = 1'-0"

Left Elevation

Elevation A 1/8" = 1'-0"



Front Elevation

Elevation A 1/4" = 1'-0"

COLOR SCHEME 3

Plan 2 | Village at Cielo Azul | Buckeye, Arizona

PLZSP-23-00023

8-29-2023

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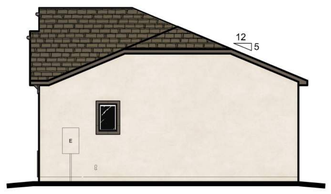

Right Elevation

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Rear Elevation

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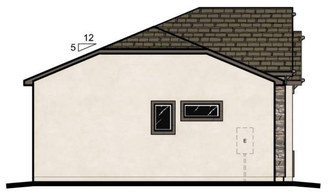

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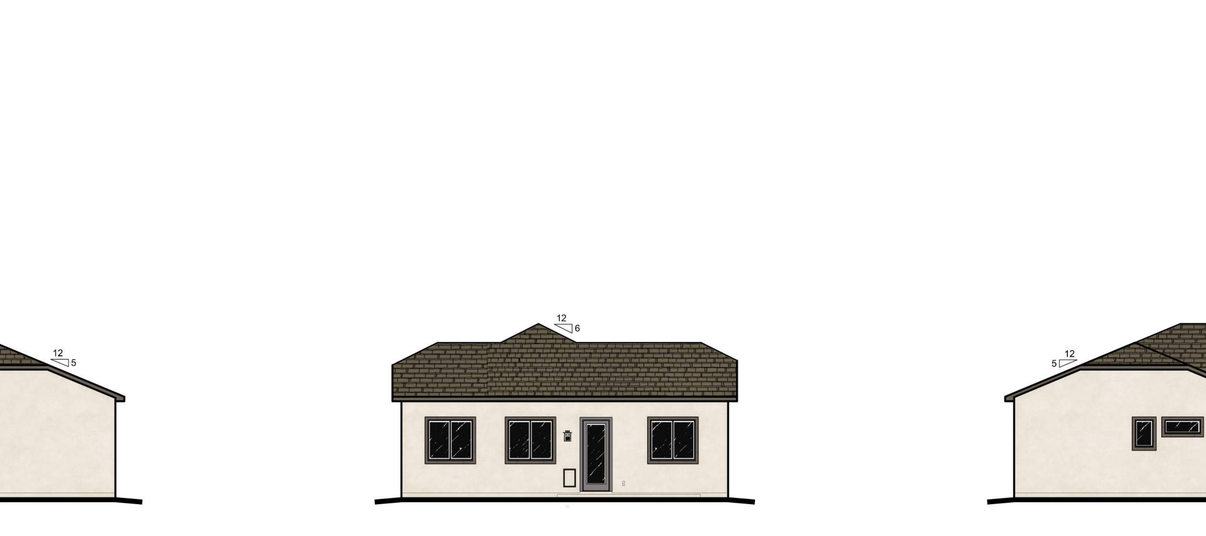

Front Elevation

Elevation B 1/4" = 1'-0"

COLOR SCHEME 2

Plan 2 | Village at Cielo Azul | Buckeye, Arizona

PLZSP-23-00023

8-29-2023

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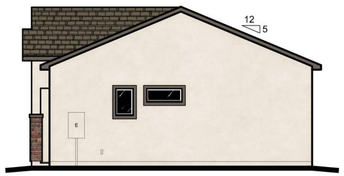

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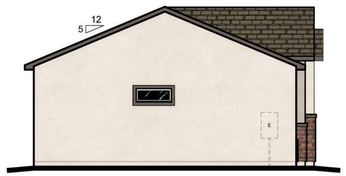
Rear Elevation

Elevation A 1/8" = 1'-0"



Left Elevation

Elevation A 1/8" = 1'-0"

Front Elevation

Elevation A 1/4" = 1'-0"

COLOR SCHEME 2

Plan 3 | Village at Cielo Azul | Buckeye, Arizona

PLZSP-23-00023

8-29-2023

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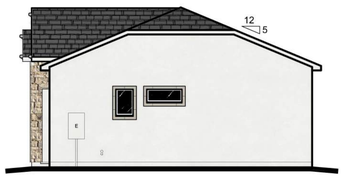

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Rear Elevation

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Left Elevation

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Front Elevation

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COLOR SCHEME 1

Plan 3 | Village at Cielo Azul | Buckeye, Arizona

PLZSP-23-00023

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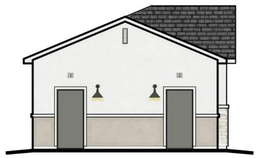

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Rear Elevation
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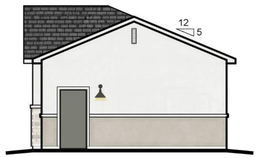

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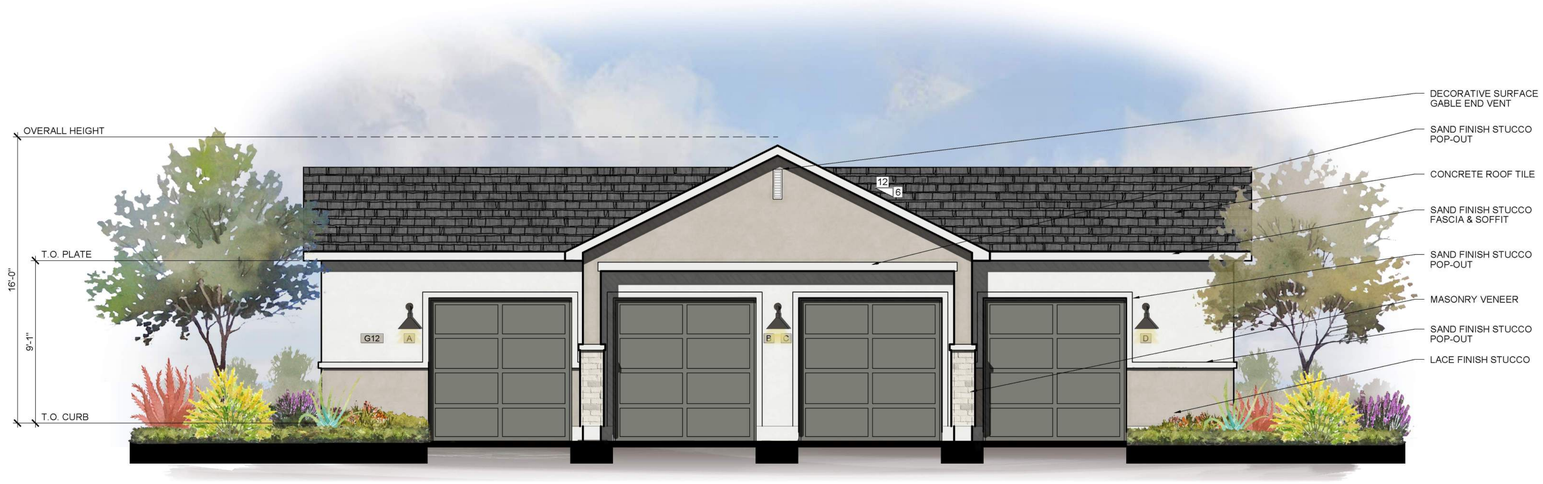
1/8" = 1'-0"



Front Elevation
1/4" = 1'-0"

COLOR SCHEME 1

Oversized Garage | Village at Cielo Azul | Buckeye, Arizona

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8-29-2023

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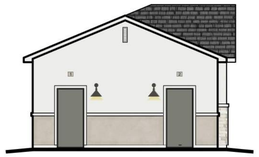

Left Elevation

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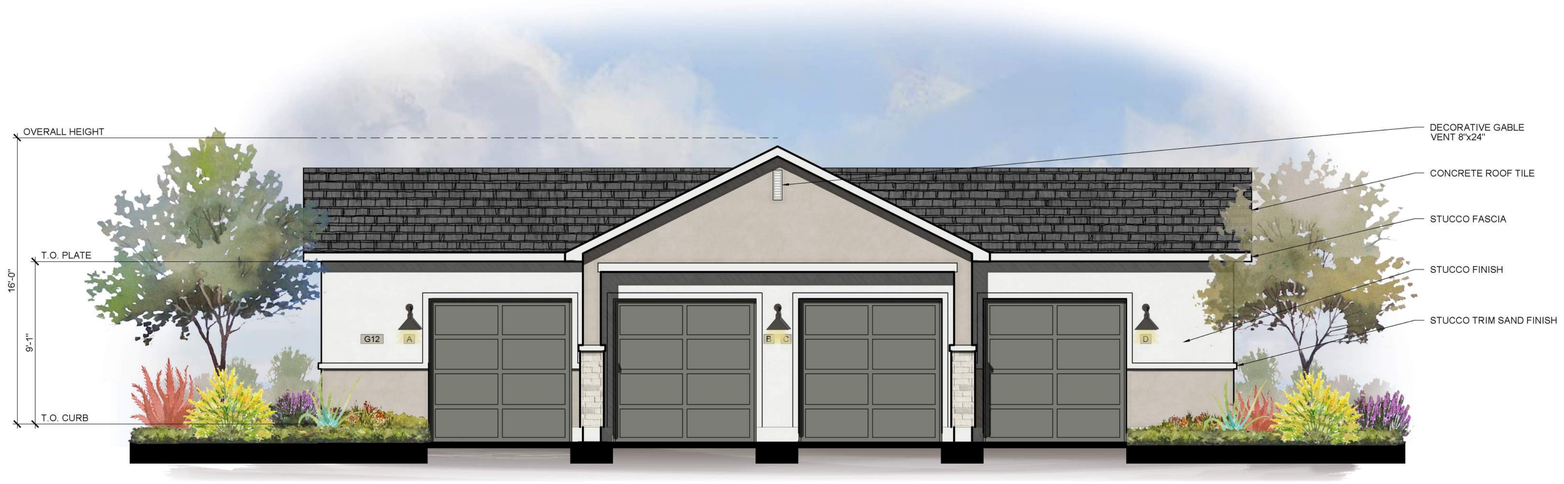
Rear Elevation

1/8" = 1'-0"

Right Elevation

1/8" = 1'-0"



Front Elevation

1/4" = 1'-0"

COLOR SCHEME 1

Garage w/ Storage | Village at Cielo Azul | Buckeye, Arizona

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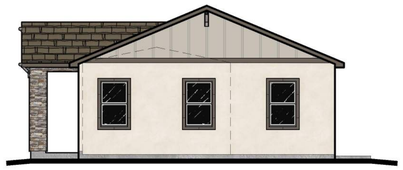

RIGHT ELEVATION
1/8" = 1'-0"

REAR ELEVATION
1/8" = 1'-0"

LEFT ELEVATION
1/8" = 1'-0"

FRONT ELEVATION
1/4" = 1'-0"

COLOR SCHEME 2

Leasing Office w/ Covered Mail Plaza | Village at Cielo Azul | Buckeye, Arizona

PLZSP-23-00023
8-29-2023

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FRONT ELEVATION

1/4" = 1'-0"

RIGHT ELEVATION

1/4" = 1'-0"

COLOR SCHEME 2

Community Center | Village at Cielo Azul | Buckeye, Arizona

PLZSP-23-00023

9-5-2023

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REAR ELEVATION

1/4" = 1'-0"

LEFT ELEVATION

1/4" = 1'-0"

COLOR SCHEME 2

Community Center | Village at Cielo Azul | Buckeye, Arizona

PLZSP-23-00023

9-5-2023

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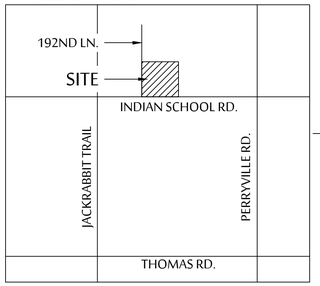
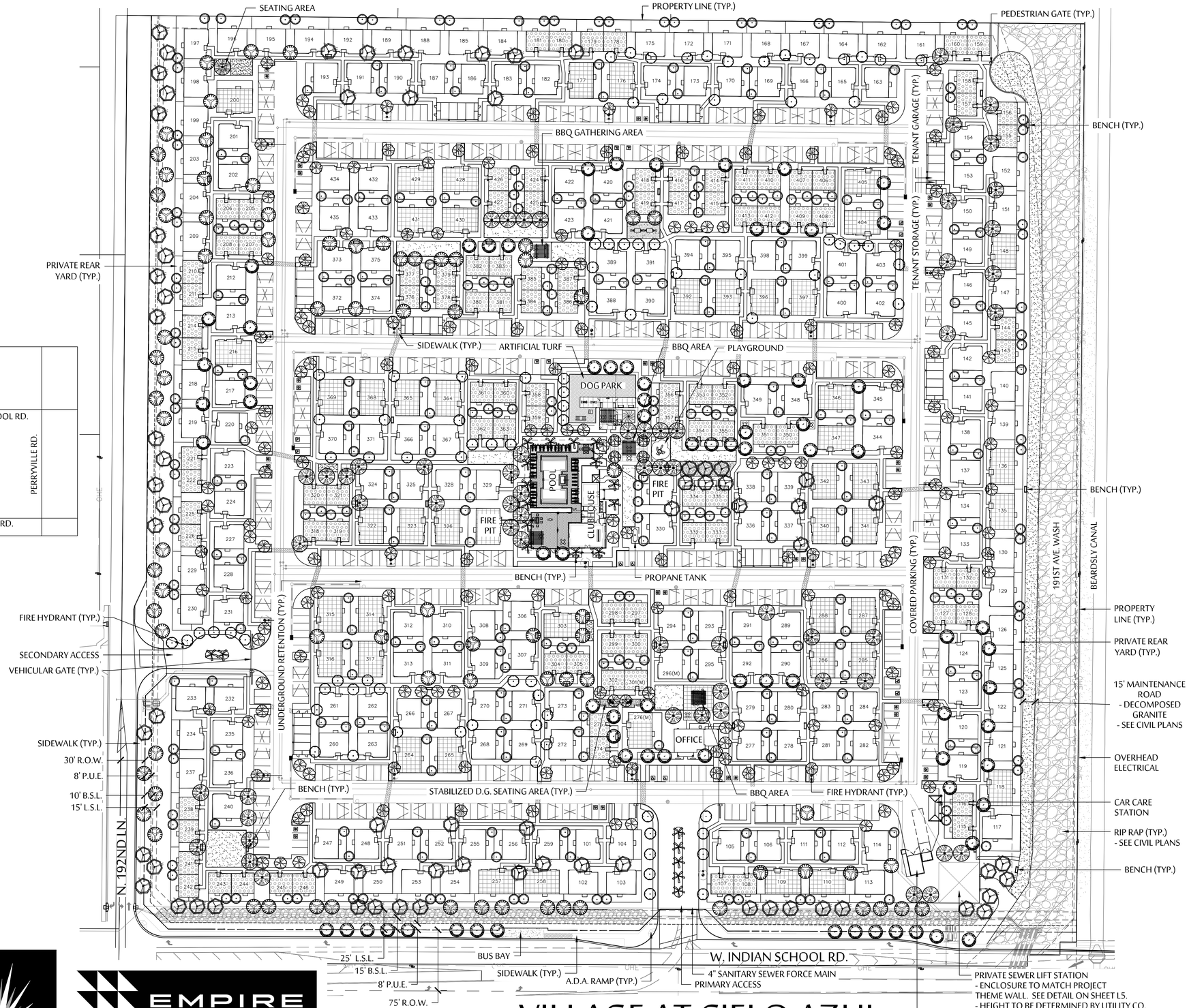
TREE ROOT BARRIER(S):
i) SHALL BE DESIGNED AND INCORPORATED FOR ALL TREES THAT ARE IN THE PUBLIC RIGHT OF WAY TO ENSURE VERTICAL ROOT GROWTH AND AVOID ADJACENT CURB, SIDEWALK, OR PAVEMENT UPHEAVAL DUE TO TREE ROOTS.
ii) LINEAR ROOT BARRIERS SHALL BE USED ALONG PUBLIC IMPROVEMENTS THAT ARE ONLY ON ONE SIDE OF A TREE.
iii) SURROUND ROOT BARRIERS SHALL BE USED WHEN A TREE IS WITHIN THE SIDEWALK OR WITHIN A MEDIAN.

VICINITY MAP





PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	CHILOPSIS LINEARIS - DESERT WILLOW
	PARKINSONIA HYBRID 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE
	PISTACIA LENTISCUS - MASTIC TREE
	PROSOPIS HYBRID 'PHOENIX' - THORNLESS MESQUITE
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK
	ULMUS PARVIFOLIA - EVERGREEN ELM
	VITEX AGNUS-CASTUS - CHASTE TREE
	PHOENIX DACTYLIFERA - DATE PALM
SHRUBS	
	BOUGAINVILLEA HYBRID - BUSH BOUG. 'FLAME'
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	JUSTICIA SPICIGERA - MEXICAN HONEYSUCKLE
	MUHLENBERGIA CAPILLARIS - REGAL MIST
	EREMOPHILA HYGROPHANA - BLUE BELLS
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'
	RUELLIA PENINSULARIS - BAJA RUELLIA
	TECOMA STANS HYBRID - 'LYDIA' TECOMA
	EREMOPHILA GLABRA SSP. CARNOSA - WINTER BLAZE
ACCENTS	
	AGAVE WEBERI - WEBER'S AGAVE
	ALOE HYBRID - 'TOPAZ' ALOE
	DASYLIRION ACROTRICHE - GREEN DESERT SPOON
	HESPERALOE PARVIFLORA (RED/YELLOW MIX)
	EUPHORBIA ANTISYPHILITICA - CANDELILLA
	YUCCA RUPICOLA - TWISTED LEAF YUCCA
	BOUTELOUA GRACILIS - 'BLONDE AMBITION'
GROUND COVERS	
	ACACIA REDOLENS - 'DESERT CARPET'
	RUELLIA BRITTONIANA 'KATIE' - 'KATIE' RUELLIA
	LANTANA X 'NEW GOLD' - 'NEW GOLD' LANTANA
	HYMENOXYS ACAULIS - ANGELITA DAISY
	DECOMPOSED GRANITE - 3/4" SCREENED, 2" MIN. DEPTH COLOR TO BE 'MAHOGANY' BY ROCK PROS USA
	BACKYARD DECOMPOSED GRANITE - 1/2" SCREENED, 2" MIN. DEPTH. COLOR TO BE 'MAHOGANY' BY ROCK PROS USA
	MID-IRON BERMUDA TURF

NOTES:
1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.
5. ALL SUBSTITUTIONS WILL BE APPROVED BY THE CITY OF BUCKEYE DEVELOPMENT SERVICES, PLANNING DIVISION.
6. FINAL LANDSCAPE WILL FOLLOW SECTION 5.4 OF THE BUCKEYE DEVELOPMENT CODE.

SCALE: 1"=70'-0"
0' 70' 140' 210'

NORTH

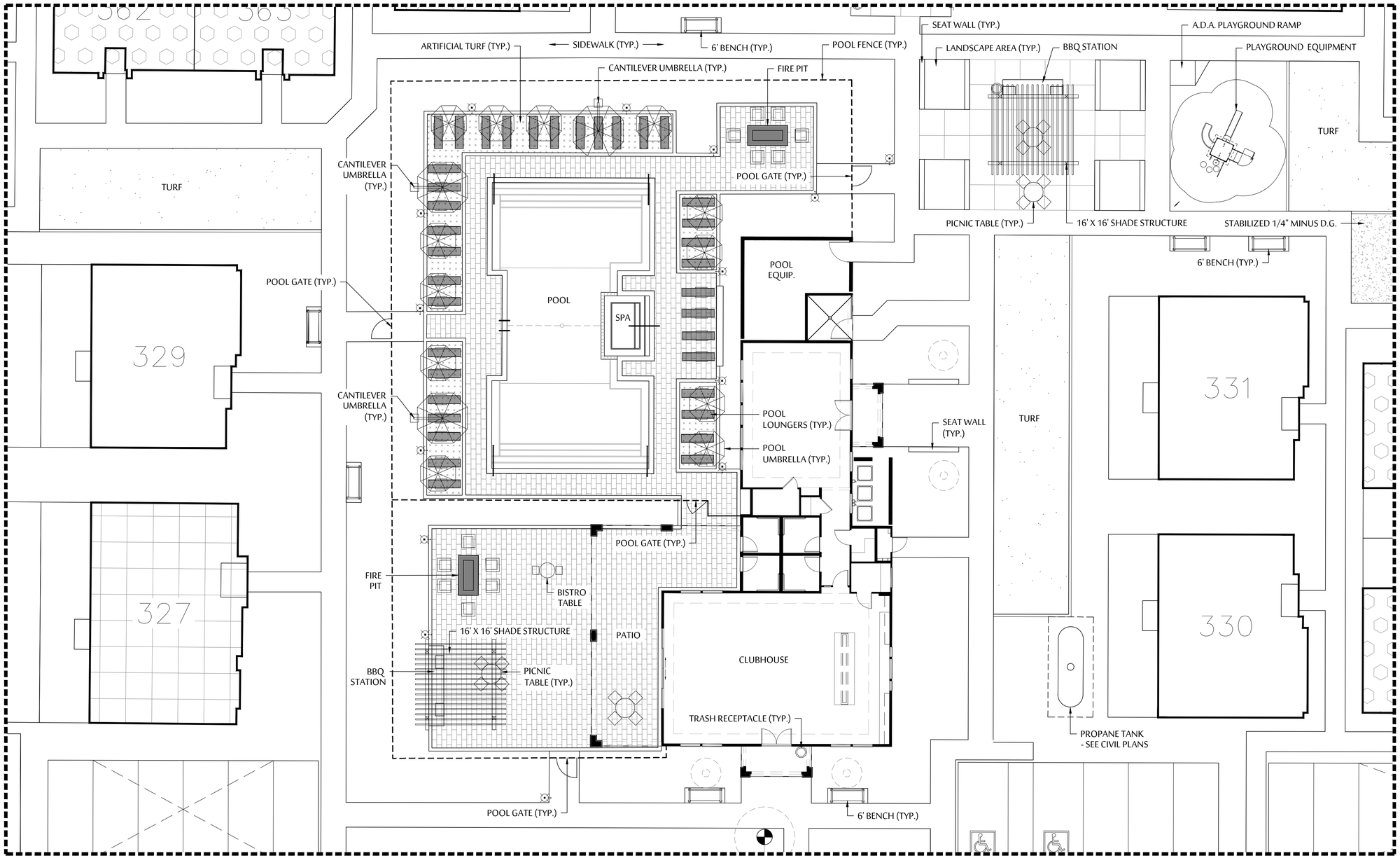
MCGOUGH ADAMSON
Landscape Architects
Land Planning
Irrigation

EMPIRE
GROUP OF COMPANIES

VILLAGE AT CIELO AZUL
PRELIMINARY LANDSCAPE PLAN

NEC OF INDIAN SCHOOL RD. & 191ST AVE., BUCKEYE, AZ
MAY 20, 2024

SHEET L1
PLZSP-23-00023



POOL & PLAYGROUND AREAS

NOTE:
ALL FURNITURE INSIDE THE FENCES AT THE BBQ & POOL AREA IS PROVIDED BY STUDIO DWELL COMPANY.

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Land Planning
Irrigation

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VILLAGE AT CIELO AZUL

AMENITY ENLARGEMENTS

NEC OF INDIAN SCHOOL RD. & 191ST AVE., BUCKEYE, AZ

MAY 20, 2024

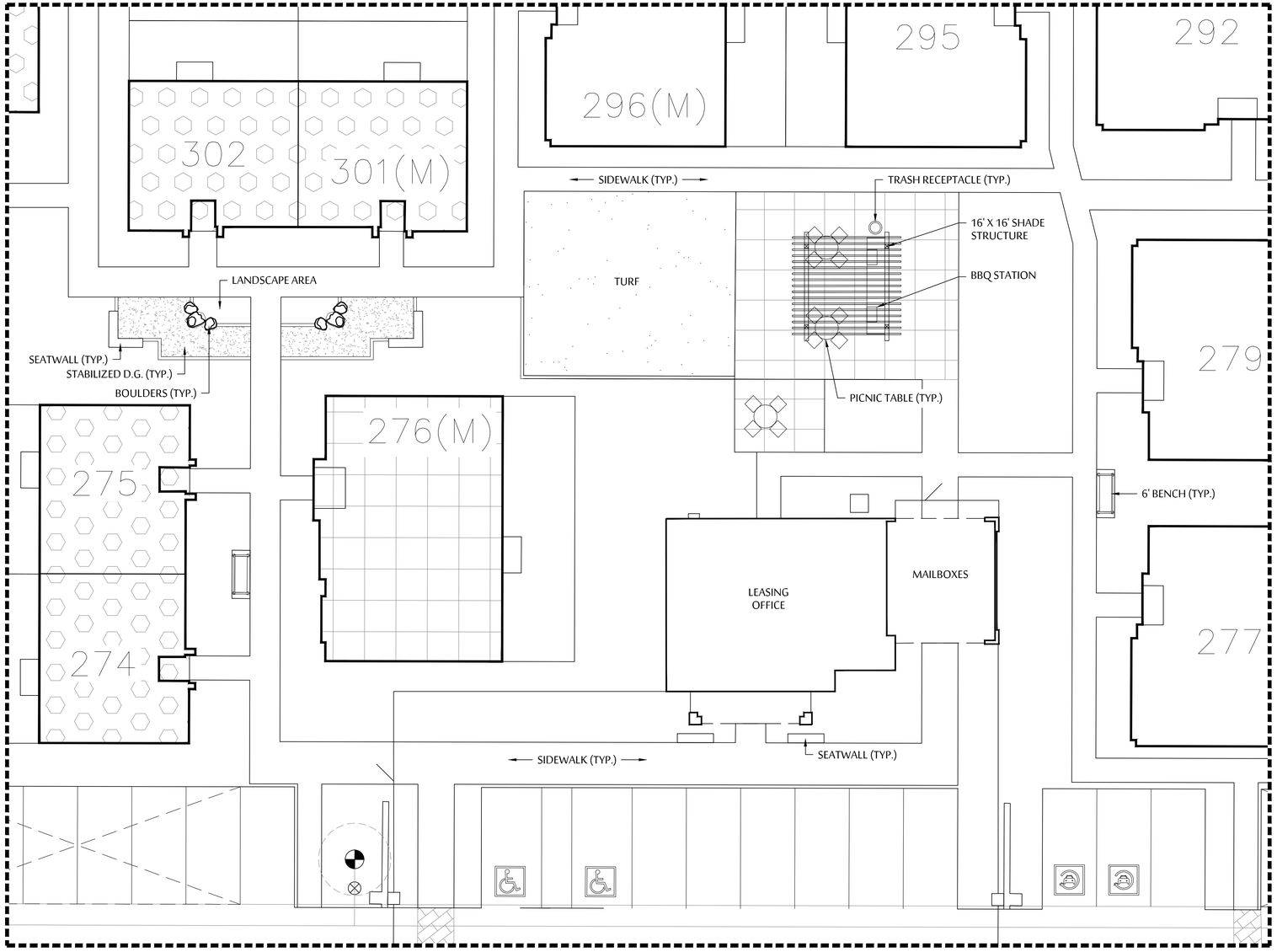
SHEET L2

PLZSP-23-00023

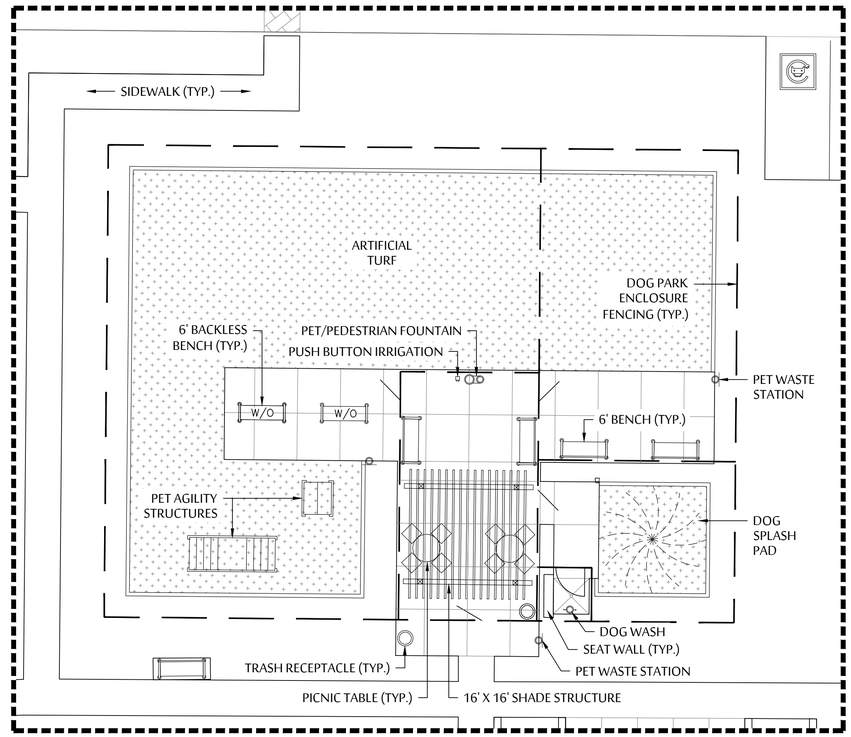
SCALE: 1"=10'-0"

0' 5' 10' 20' 30'

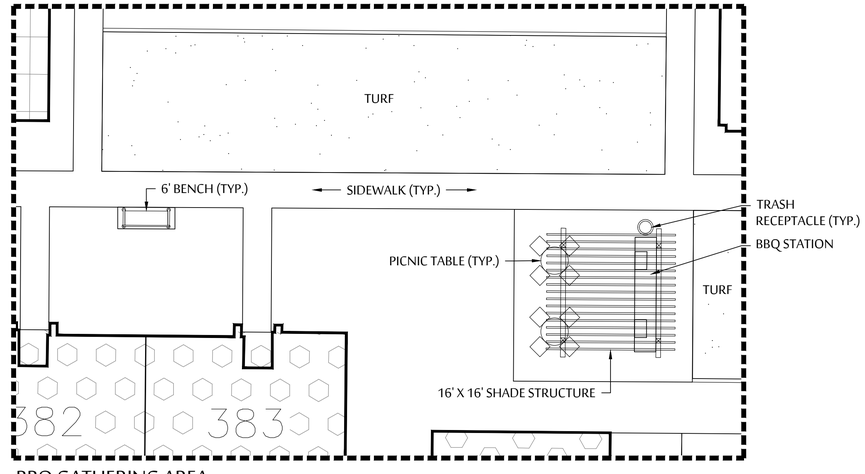
NORTH



SEATING & BBQ GATHERING AREAS



DOG PARK



BBQ GATHERING AREA

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VILLAGE AT CIELO AZUL

AMENITY ENLARGEMENTS

NEC OF INDIAN SCHOOL RD. & 191ST AVE., BUCKEYE, AZ

MAY 20, 2024

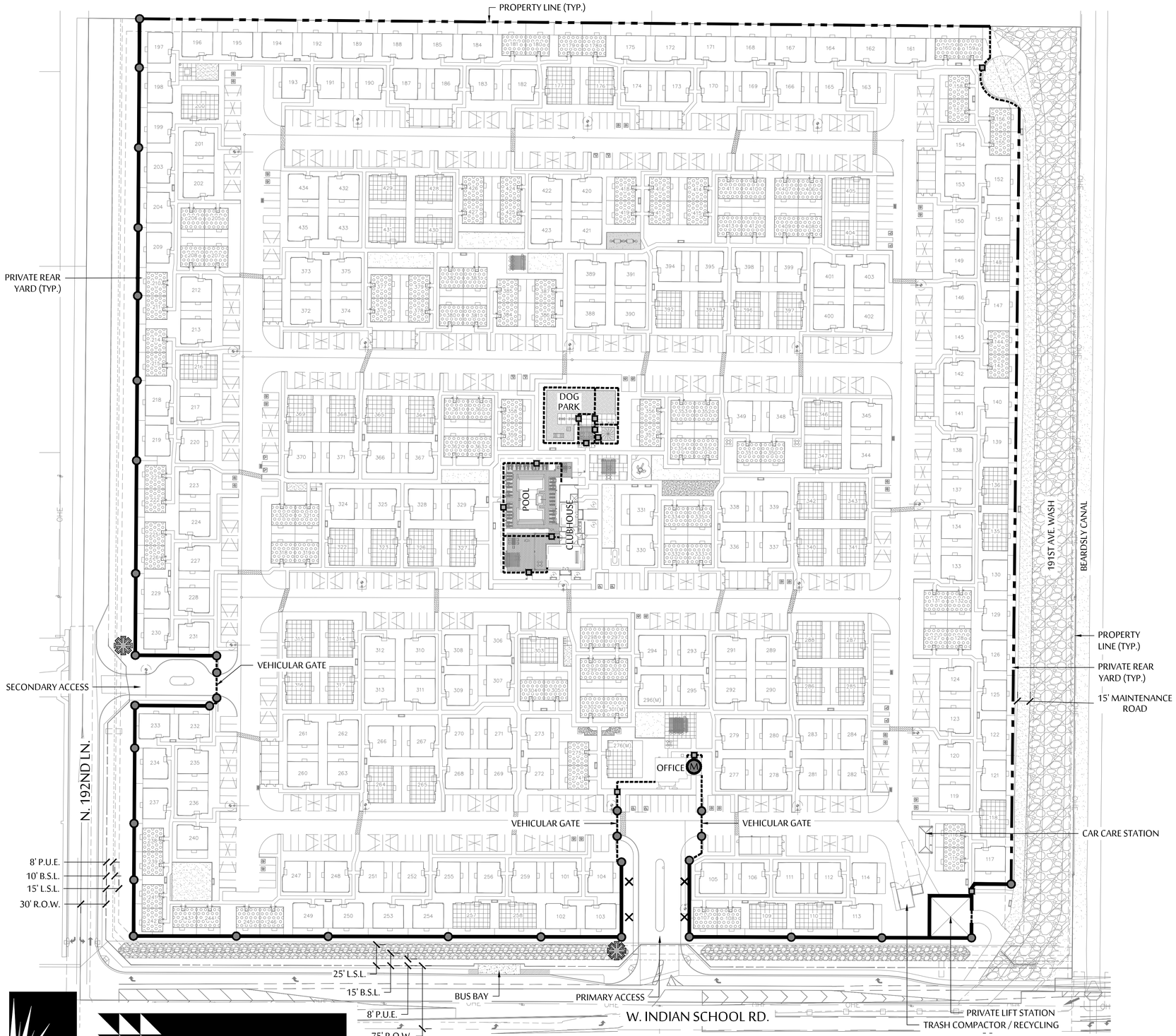
SHEET L3

PLZSP-23-00023

SCALE: 1"=10'-0"

0' 5' 10' 20' 30'

NORTH



WALL LEGEND

- 6' HT. PROJECT THEME WALL
- 6' HT. FULL VIEW FENCE
- 6' HT. BUILDER WALL
- ALL HOUSING UNIT REAR YARD WALLS NOT NOTED OR DESIGNATED ABOVE TO BE 4" CMU FENCE BLOCK
- PROJECT THEME COLUMNS
- ENHANCED MONUMENT FEATURE
- SIGN MONUMENT
- 4' WIDE - IRON FENCE PEDESTRIAN GATE
- COMMUNITY MAILBOX CLUSTER PLAZA

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VILLAGE AT CIELO AZUL

PRELIMINARY WALL PLAN

NEC OF INDIAN SCHOOL RD. & 191ST AVE., BUCKEYE, AZ

MAY 20, 2024

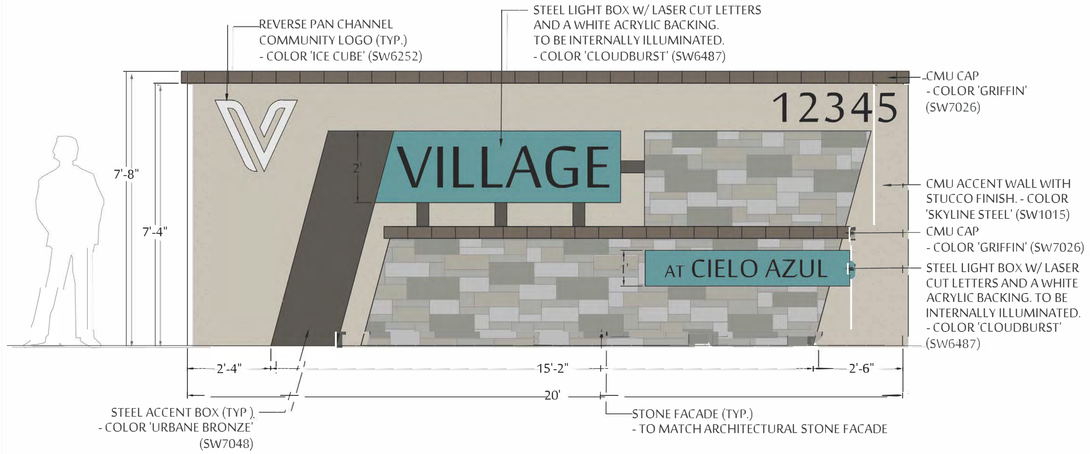
SHEET L4

PLZSP-23-00023

SCALE: 1"=70'-0"

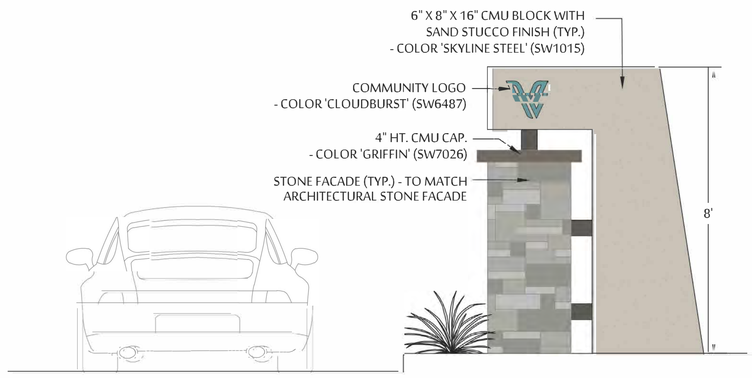
0' 70' 140' 210'

NORTH



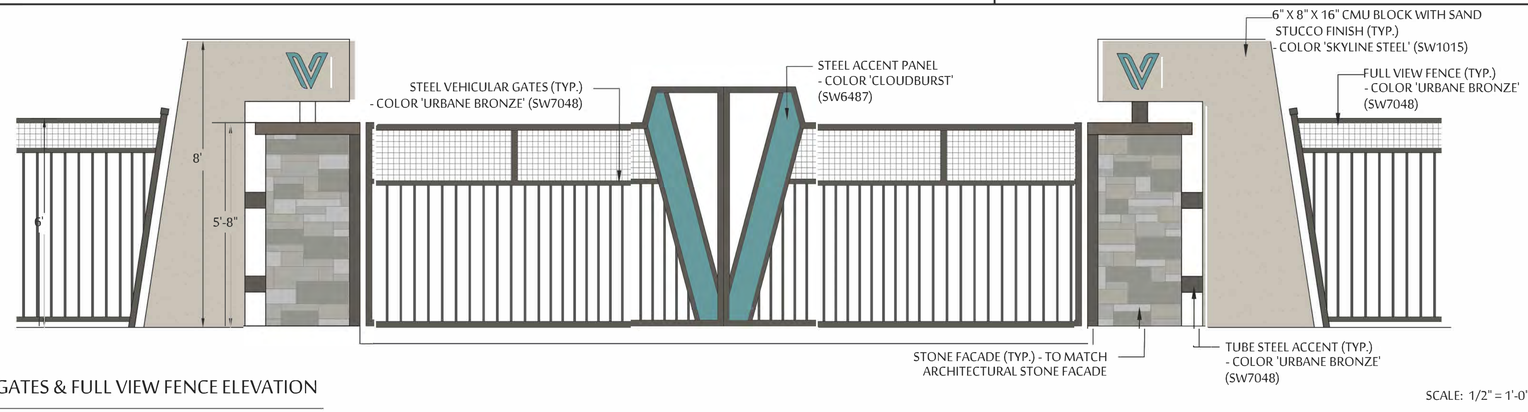
SIGN MONUMENT ELEVATION

SCALE: 1/2" = 1'-0"



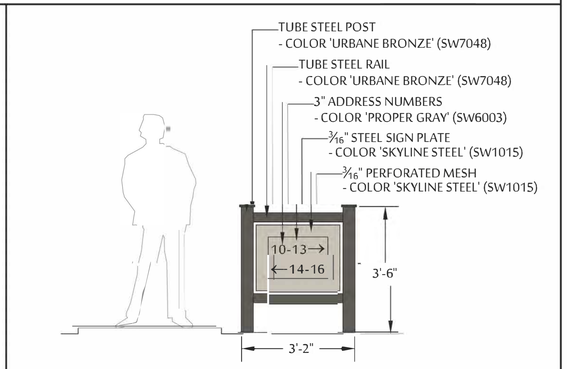
ENHANCED MONUMENT FEATURE

SCALE: 1/2" = 1'-0"



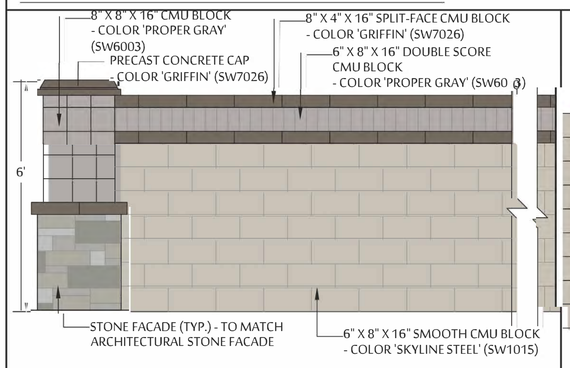
VEHICULAR GATES & FULL VIEW FENCE ELEVATION

SCALE: 1/2" = 1'-0"



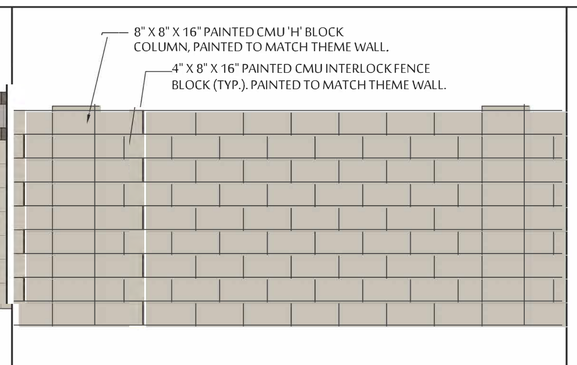
INTERIOR DIRECTIONAL SIGNS.

SCALE: 1/2" = 1'-0"



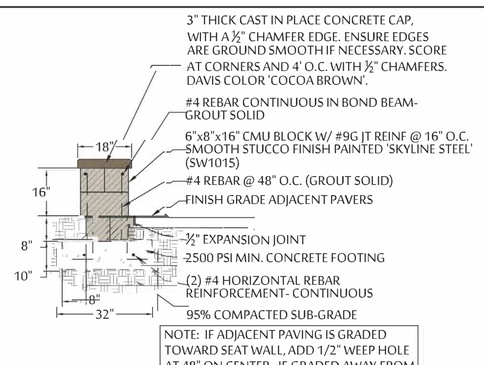
PROJECT THEME WALL & THEME COLUMNS

SCALE: 1/2" = 1'-0"



BUILDER WALL

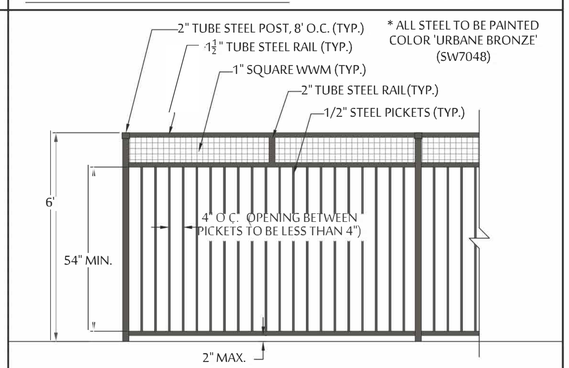
SCALE: 1/2" = 1'-0"



NOTE: IF ADJACENT PAVING IS GRADED TOWARD SEAT WALL, ADD 1/2" WEEP HOLE AT 48" ON CENTER. IF GRADED AWAY FROM SEAT WALL, WEEP HOLES ARE NOT NEEDED.

SEAT WALL

SCALE: 1/2" = 1'-0"



FULL VIEW FENCE

SCALE: 1/2" = 1'-0"

MCGOUGH ADAMSON
Landscape Architects
Land Planning
Irrigation

EMPIRE GROUP OF COMPANIES

VILLAGE AT CIELO AZUL

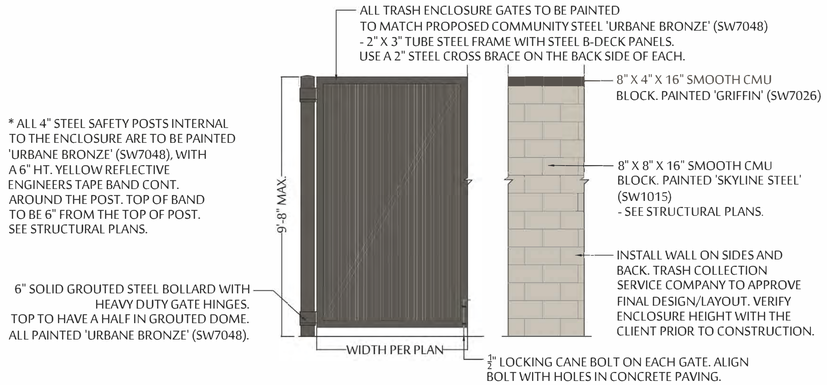
PRELIMINARY HARDSCAPE DETAILS

NEC OF INDIAN SCHOOL RD. & 191ST AVE., BUCKEYE, AZ

MAY 20, 2024

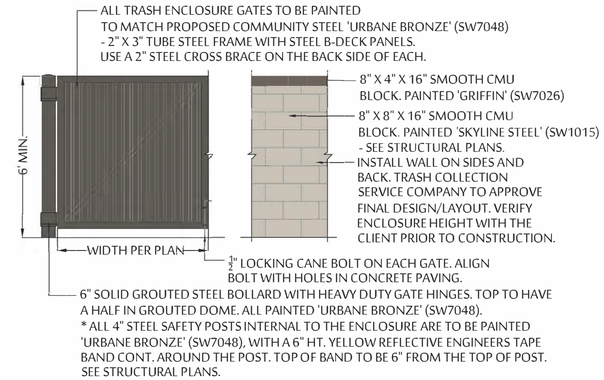
SHEET L5

PLZSP-23-00023



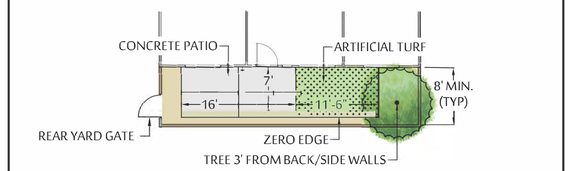
TRASH COMPACTOR ENCLOSURE

SCALE: 3/8" = 1'-0"



RECYCLING ENCLOSURE

SCALE: 3/8" = 1'-0"



BACKYARD TYPICAL LAYOUT

SCALE: 1" = 10'-0"

MCGOUGH ADAMSON
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Land Planning
Irrigation

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GROUP OF COMPANIES

VILLAGE AT CIELO AZUL

PRELIMINARY HARDSCAPE DETAILS

NEC OF INDIAN SCHOOL RD. & 191ST AVE., BUCKEYE, AZ

MAY 20, 2024

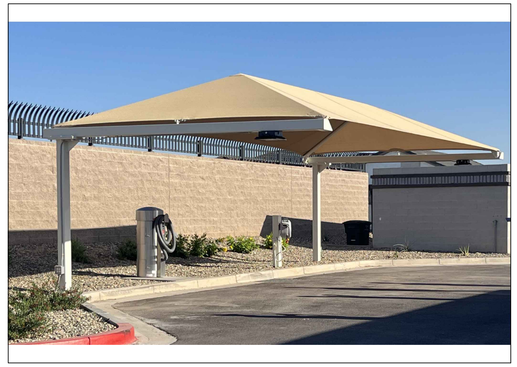
SHEET L6

PLZSP-23-00023

TYPICAL 6' BENCH

TYPICAL BACKLESS BENCH

STAMPED CONCRETE



CAR WASH STRUCTURE

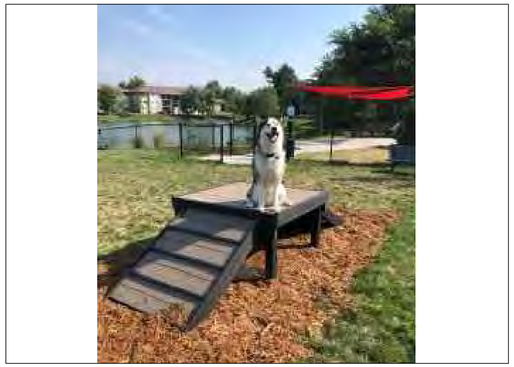
ALUMAWOOD SHADE STRUCTURE

TYPICAL PICNIC TABLE

TYPICAL BISTRO TABLE

TYPICAL CAR SHADE STRUCTURE

DOG PARK FOUNTAIN



PET AGILITY STRUCTURES

AMENITIES COLOR PALETTE & MATERIALS:

SITE FURNISHINGS: ANOVA COLORS 'TEAL' & 'TEXTURED PEWTER'

ALUMAWOOD SHADE STRUCTURE: COLOR 'ADOBE'

CMU SEAT WALLS: SHERWIN WILLIAMS 'SKYLINE STEEL' WITH DAVIS COLOR 'COCOA BROWN' CAP.

STAMPED CONCRETE: PATTERN - BRICK HERRINGBONE W/ 6" SMOOTH BORDER. COLORS - 'SAN DIEGO BUFF' FIELD WITH 'SIERRA' BORDER (OR EQUAL)

DOG PARK AMENITIES: GREEN FOUNTAIN AND WASTE RECEPTACLES. BROWN PET AGILITY OBSTACLES.

NOTE: CHARACTER IMAGES TO THE LEFT ARE INTENDED TO CONVEY THE GENERAL IDEA, THEME, AND FORM OF THE OPEN SPACE AMENITIES. FINAL COLORS, MATERIALS AND FINISHES MAY VARY BASED ON FINAL DESIGNS, BUT WILL BE CONSISTENT WITH THE ARCHITECTURAL THEME OF THE COMMUNITY.

MCGOUGH ADAMSON
Landscape Architects
Land Planning
Irrigation

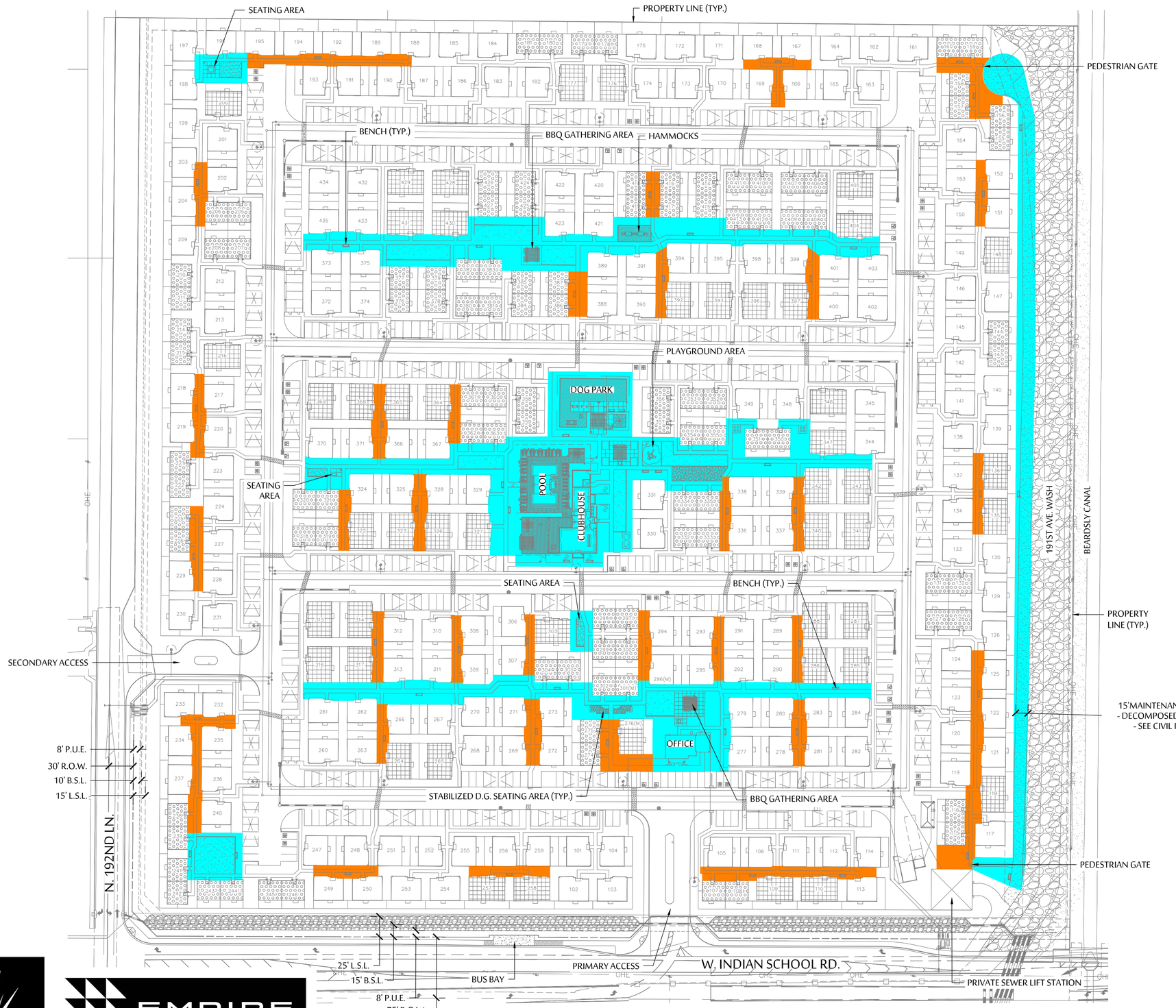
EMPIRE
GROUP OF COMPANIES

VILLAGE AT CIELO AZUL

PRELIMINARY AMENITY DETAILS

NEC OF INDIAN SCHOOL RD. & 191ST AVE., BUCKEYE, AZ

MAY 20, 2024



ADJUSTED OPEN SPACE CALCULATIONS

SITE AREA GROSS:	31.40 AC
SITE AREA NET:	29.93 AC
SITE AREA NET DEVELOPABLE: (EXCLUDES UNUSABLE PORTIONS OF THE SITE THAT ARE REQUIRED FOR OFFSITE DRAINAGE).	27.37 AC
USABLE OPEN SPACE REQUIRED: (15% OF NET DEVELOPABLE)	4.10 AC
PROVIDED USABLE OPEN SPACE SUMMARY:	
- ACTIVE AMENITY:	≈ 130,648 SF
- PASSIVE AMENITY:	≈ 49,834 SF
PROVIDED USABLE OPEN SPACE:	180,482 SF = 4.14 AC

USABLE OPEN SPACE SUMMARY

TOTAL USABLE OPEN SPACE: 180,482 SF

ACTIVE RECREATION AREA

COMMUNITY AMENITIES
(INCLUDES COMMUNITY PARK, POOL & SPA AMENITY, LOUNGING PATIO, AND DOG PARK.)
130,648 SF (72%)

PASSIVE RECREATION AREA

SHARED SEATING AREAS
& TREE LINED WALKWAY
49,834 SF (28%)

MCGOUGH ADAMSON
Landscape Architects
Land Planning
Irrigation

EMPIRE
GROUP OF COMPANIES

VILLAGE AT CIELO AZUL

PRELIMINARY OPEN SPACE PLAN

NEC OF INDIAN SCHOOL RD. & 191ST AVE., BUCKEYE, AZ

MAY 20, 2024

SHEET L8

PLZSP-23-00023

SCALE: 1"=70'-0"

0' 70' 140' 210'

NORTH

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

25 May 2022

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 W. Falcon Street
Luke AFB AZ 85309-1629

Mr. Bart Wingard
Principal Planner, Development Services, City of Buckeye
530 East Monroe Avenue
Buckeye, AZ 85326

RE: PLZM-22-00046; Village at Indian School & 192nd (APN: 502-29-031M)

Dear Mr. Wingard

Thank you for the opportunity to comment on the pre-application for the Village at Indian School & 192nd development. The site is located on approximately 31.4 acres of vacant land at the northwest corner of 192nd Lane and Indian School Road in Buckeye, AZ. The request is to allow a rezone of the parcel from residential rural to subdivision to allow for development of a 335-unit multi-family community. The site is located from .75 to 1.0 miles outside the Luke AFB 1988 JLUS 65 DNL, "high noise or accident potential zone," as identified by A.R.S. § 28-8461, and is within the "territory in the vicinity of a military airport," also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence and ensure long-term mission sustainment, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 DNL as follows: a maximum of 2 du/ac from the 65 DNL to 1/2 mile, a maximum of 4 du/ac from 1/2 to 1 mile, and a maximum of 6 du/ac from 1 to 3 miles.

This request with a proposed density of 10.6 du/ac does not fall within these guidelines and it should be noted, excessive densities underneath Luke AFB flight patterns pose a safety concern due to the potential for excessive noise and/or mishaps. However, the City of Buckeye requested Luke AFB consider a density analysis submitted by the developer to the City Planning Development to allow for a higher density development while still meeting the intent of the GDC. The request is an intended mitigating action to the increasingly significant housing shortage that exists across the West Valley. As stated in the density analysis, the 160-acre quarter section, bound by Indian School Rd, 191st Ave, Minnezona Ave and 195th Ave, will not exceed 640 dwellings or 4 du/ac and thus *this request will not negatively impact the flying operations at Luke AFB.*

Since the site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 flights per day. We recommend you review the sound attenuation requirements found in A.R.S. §28-8482. We also encourage an aggressive notification program on the part of the applicant to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.1039696165 Digitally signed by TOALE.CHRISTOPHER.P.1039696165 Date: 2022.05.25 13:25:26 -07'00'

CHRISTOPHER P. TOALE

cc:
Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing
Mr. Timothy A. Forero, GS-13, General Law Attorney, 56th Fighter Wing

BUCKEYE, AZ

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES

An application for Rezoning has been submitted to the City of Buckeye Planning and Zoning Division, for review. This application will increase the projected number of students for the school district/s within the boundaries of the development. The school district/s applicable to this development are: Litchfield Elementary and Agua Fria

Case No: PLZZ-22-00018 Planner: Bart Wingard
Request: R1-35/SF-43 to Buckeye MF-1 Acreage/Parcel Size: 31.40 gross acres
Current Density Allowed: 39 units (1.24 du/ac) Density Proposed: 10.67 du/ac
Total number of residential units proposed: 335

As an authorized representative of the District, please complete the questionnaire below.

Does the District have adequate school facilities existing, or planned to be constructed in time, to accommodate the projected number of students from the proposed development?

Yes ☒ No ☐

If answered no to the previous question, please summarize the needs of the district as they relate to serving the students generated by the proposed development.

_____

_____

_____

Is a school site within the proposed development needed? Yes ☐ No ☒
If answered yes, how many acres is needed for the school site? _____

Is the district currently working with the developer to provide or help meet the needs identified above through an agreement? Yes ☐ No ☒

If answered yes, please explain below:

_____

_____

_____

If additional writing space is needed, please attach pages to this form

Date Reviewed: 01/19/2023
School District: Litchfield Elementary School District No. 79
District Superintendent: Jodi Gunning
Phone #: 623-535-6017
E-mail: gunning@lesd.K12.az.us
Signature: _____

Per Section 8.15 of the City of Buckeye Development Code, prior to or within 15 days of application, the applicant must provide a request letter to the superintendents of all applicable school districts to discuss the school district's required certification. This form can be utilized to assist with this requirement.

AGUA FRIA
HIGH SCHOOL DISTRICT

Governing Board
Mr. Trey Terry, President
Mrs. Gina DeCoste, Vice President
Mrs. Kristen Acton
Mr. Eric Cultum
Mrs. Vickie Landis

Superintendent
Mr. Mark Yslas

AGUA FRIA HIGH SCHOOL • AGUA FRIA ONLINE • CANYON VIEW HIGH SCHOOL • DESERT EDGE HIGH SCHOOL • MILLENNIUM HIGH SCHOOL • VERRADO HIGH SCHOOL

RE: Nexmetro Communities at SE Corner of Jackrabbit and Thomas

To Whom it May Concern;

The Agua Fria Union High School District is confirming capacity to accommodate the projected number of new students within the attendance boundaries that would be generated by this project. We have had a direct conversation with the developer and do not have concerns regarding this request and do confirm capacity.

The District does request that developers, or "rooftop" fees be negotiated for any new residential projects within the District boundaries to support this growth.

Respectfully,

Tom Huffman
Deputy Superintendent of Operations

Cc: Quay Bolton-Lattari, Executive Director of Finance

1481 N. Eliseo Felix Jr. Way Suite 110, Avondale, AZ 85323 PHONE (623) 932-7000 FAX (623) 932-2796

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 08/13/24	**AGENDA ITEM:** 3.D. PHO Arrazo Multi-Carrier Telecommunications Facility - Conditional Use Permit (PLZU-23-00010)
DATE PREPARED: 08/12/24	**DISTRICT NO.:** 5
STAFF LIAISON: Jennifer Fostino, Planner II, jfostino@buckeyeaz.gov, (623) 349-6295	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Hearing / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) PHO Arrazo Multi-Carrier Telecommunications Facility - Hold a public hearing and approve Conditional Use Permit (PLZU-23-00010)

RELEVANT GOALS:
GOAL 3: A Well-Planned Urban Community

SUMMARY

PROJECT DESCRIPTION:
Declan Murphy, Coal Creek Consulting, on behalf of Verizon and Anthenet, is requesting a Conditional Use Permit (CUP) for a new multi-carrier telecommunications facility located west of the northwest corner of Verrado Way and Fillmore Street at the Buckeye Union High School District 201 learning center's baseball field. The facility consists of a 75-foot broadleaf tree tower and associated ground equipment within a 2,500-square foot enclosure with a height of 10.66 feet. The proposed broadleaf tower is designed to accommodate Verizon and two future carriers for colocation purposes. It will feature ample branches and leaves to ensure complete concealment of all pole-mounted equipment and the pole itself. The enclosure will be painted beige to match the adjacent learning center. This design ensures the new structure integrates seamlessly into the existing development, preserving the area's cohesive natural desert appearance.

BENEFITS:
The subject facility will improve wireless access for the citizens of Buckeye.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZU-23-00010 - Staff Report.docx
PLZU-23-00010 PHO Arrazo Multi-Carrier Telecommunications Facility CUP - Exhibit A - Vicinity Map.pdf
PLZU-23-00010 PHO Arrazo Multi-Carrier Telecommunications Facility CUP - Exhibit B - Zoning Map.pdf
PLZU-23-00010 Exhibit C - Project Narrative.pdf
PLZU-23-00010 Exhibit D - Color Elevation.pdf
PLZU-23-00010 Exhibit E - Site Plan.pdf
PLZU-23-00010 Exhibit F - Public Notification & Participation.pdf

CONDITIONAL USE PERMIT

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZU-23-00010
TITLE:	PHO Arrazo Multi-Carrier Telecommunications Facility
MEETING DATE:	August 13, 2024

Applicant:	Declan Murphy, Coal Creek Consulting, on behalf of Verizon and Anthemnet
Owner:	Buckeye Union High School District 201
Request:	A Conditional Use Permit to allow a new multi-carrier telecommunications facility, which includes a 75-foot broadleaf tree tower and associated ground equipment within a 2,500-square foot enclosure with a height of 10.66 feet.
District	5
Location:	751 N 215th Ave, Buckeye, AZ 85326
Lease area size:	2,500 square feet
Public input:	No input received
Recommendation:	Approve with conditions a-d

PROJECT DESCRIPTION

1. Declan Murphy, Coal Creek Consulting, on behalf of Verizon and Anthenet, is requesting a Conditional Use Permit (CUP) for a new multi-carrier telecommunications facility located west of the northwest corner of Verrado Way and Fillmore Street at the Buckeye Union High School District 201 learning center's baseball field. The facility consists of a 75-foot broadleaf tree tower and associated ground equipment within a 2,500-square foot enclosure with a height of 10.66 feet.

2. The proposed broadleaf tower is designed to accommodate Verizon and two future carriers for colocation purposes. It will feature ample branches and leaves to ensure complete concealment of all pole-mounted equipment and the pole itself. A proposed condition of this CUP mandates that any damaged leaves and branches be replaced promptly to ensure the tree always appears full and maintains effective concealment. The enclosure will be painted beige to match the adjacent learning center. This design ensures the new structure integrates seamlessly into the existing development, preserving the area's cohesive natural desert appearance.

3. The City of Buckeye Development Code requires approval of a Conditional Use Permit for all new telecommunication facilities in the Planned Residential zoning district. The purpose of a Conditional Use Permit is to allow for an additional layer of review for uses that have widely varying operational characteristics to ensure appropriate measures are incorporated on a case-by-case basis to minimize potential adverse impacts of the use.

4. The applicant is the first to submit a combined Conditional Use Permit and Site Plan application. This new process helps ensure that the proposed application complies with the Buckeye Development Code at the time of CUP issuance, which it currently does, at which time the Site Plan can be administratively approved. Upon approval, it will enable the applicant to proceed directly to building and engineering permit submittals.

AREA CONTEXT

Table 1: Existing Land Use, General Plan Designation, and Zoning District

	LAND USE	GENERAL PLAN	ZONING
Subject Property	BUHSD 201 Learning Center	Buckeye Gateway Activity Center now called The Landing	Planned Residential
North	Kentwood 10 Commerce Park	The Landing	Business Park District
South	Undeveloped Land	The Landing	Planned Residential

East	Palo Verde Arizona Nuclear Energy Education Center	The Landing	Commercial Center
West	Undeveloped Land	Master Planned Community	Planned Community

PUBLIC PARTICIPATION

Table 2: Public Notice (Exhibit D)

Notification Element	Date
Neighborhood Meeting Notice - Mailing to Property Owners within 300 feet	1/5/2024 7/1/2024
Planning and Zoning Commission Meeting Notice - Mailing to Property Owners within 300 feet	6/7/2024 7/23/2024
Planning and Zoning Commission Meeting Notice - Newspaper Ad	6/19/2024
Planning and Zoning Commission Meeting Notice - Site Posting	6/13/2024 7/23/2024

5. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on January 24, 2024 at 6:00 P.M. at Starbucks, located in Verrado just north of the northwest corner of Interstate 10 and Verrado Way. Six property owners that lived within 300-ft of the proposed site were not included on the neighborhood meeting mailing list; therefore, the applicant held a second meeting virtually on July 18, 2024 at 6:30 P.M.

6. Except for the applicant and City staff, no persons attended the neighborhood meeting.

7. To date, staff has not been contacted by any persons with concerns regarding this request.

BACKGROUND

8. 1985: The subject property was annexed into the City of Buckeye with Ordinance number 2-85.

9. The property is rezoned to Planned Residential and records of when that occurred are not available.

10. 2011: Buckeye Union High School District 201 campus was constructed.

ANALYSIS

Zoning

11. The subject property is zoned Planned Residential (PR), as shown on Exhibit B, which requires a Conditional Use Permit for a new telecommunications facility. The PR zoning district allows towers a base height of 50 feet; however, if the tower is designed to accommodate future colocations, it can exceed this height by 25 feet for each colocation area. The applicant is proposing a 75-foot tower with two colocation areas for future use, allowing the additional 25 feet in height.

12. The proposed site is situated within a landscaped area adjacent to an existing baseball field. The facility will be accessed from Fillmore Street onto a proposed 16-foot drive aisle and parking space constructed with 4-inch thick dense graded aggregate that will be compacted to meet City standards for Fire truck access. The proposed drive aisle is over 170 feet away from the nearest school entrance and should only be used approximately once a month ensuring access without impacting school parking spaces or drive aisles.

13. All towers must be set back from any residential property boundary by a distance equal to the tower's height. The proposed tower location is not near any residences and over 100 feet away from the closest point of the existing school buildings.

14. Per the Buckeye Development Code Section 3.2.2.I.3.a, all new telecommunication facilities must comply with the following standards (Applicant's responses are summarized in *Italic* and can be found in the project narrative [Exhibit C]):

    - Towers shall only be permitted if evidence has been produced by the applicant showing that no existing tower or other structure can accommodate the applicant's proposed antenna. Evidence of this unavailability may consist of any of the following:

        - No Existing towers or structure are located within the geographic area required to meet applicant's engineering, capacity, or technical requirements;

          The proposed telecommunications facility is necessary to address a service gap in Verizon's coverage. The nearest existing cell tower is approximately 1.8 miles southeast of the proposed location. However, it cannot accommodate Verizon's equipment and is also outside the area where Verizon has the service gap.

- Existing towers or structures are not of sufficient height or structural strength to meet the applicant's engineering, capacity, or technical requirements;

  There are no existing vertical structures or cell towers within the area where Verizon's service gap exists. Co-location is always Verizon's first choice because it is more appealing from both a cost and speed-to-market perspective.

- Applicant's proposed antenna would cause electromagnetic interference with existing antenna on existing towers or structures, or the existing antennas on the existing towers or structures would cause electromagnetic interference with applicant's proposed antenna;

  As an FCC-licensed carrier, Verizon will not cause any interference with other operators or frequencies in the area.

- The fees, costs, or contractual provisions required by the owner of the existing tower in order to share said tower structure are unreasonable (for purposes of this provision, eight-year rental costs exceeding the costs of site acquisition and tower construction including engineering and design fees, are presumptively unreasonable); and

  Verizon would not propose constructing a new telecommunications facility if co-location options were available in the area where the service gap exists. Colocating on an existing structure offers considerable cost savings compared to building a new facility.

- The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

  The limiting factor is simply that there are no co-location options available in the area where the service gap exists. The proposed site will be located near I-10 and in an area expected to experience substantial growth in the near future. The site will also be designed to accommodate other carriers, eliminating the need for another tower in the immediate area.

Conditional Use Permit Review Criteria

15. The purpose of the Conditional Use Permit is to ensure that certain specified uses, by nature of their physical or operational characteristics, or impact on the traffic of adjoining streets, can be designed and developed in a manner that promotes compatibility with the surrounding area, consistency with the Buckeye General Plan, and that the use is not injurious to the health, safety, and general welfare of the community.

16. Section 8.7.1.B of the Buckeye Development Code (BDC) outlines the applicable criteria for evaluating Conditional Use Permits (CUP). The Development Services Department must review applications and make a recommendation for approval or denial to the Planning and Zoning Commission based on the following criteria (staff responses in *Italic*):

    - The proposed use is consistent with the General Plan and all applicable provisions of this Development Code and applicable state and federal regulations;

      The proposed use is consistent with the General Plan, as well as state and federal regulations and meets all Buckeye Development Code requirements. The applicant has met the burden of proof for the necessity of a telecommunications facility at the proposed location, as detailed in the Zoning section of the analysis above and in the attached project narrative.

    - The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards in Article 3 of this Development Code;

      A telecommunications facility is a permitted use in the Planned Residential (PR) zoning district with a CUP. The applicant has met the burden of proof that a new facility is needed in this location due to a gap in coverage in an area that will be developing rapidly in the near future with commercial and industrial uses.

    - The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

      The proposed telecommunications facility is compatible with the surrounding area as it features a stealth design that conceals the tower and an enclosure that matches the natural desert aesthetics of the existing area. The proposed location is not located near residential and over 100 feet away from the existing school. Traffic generated will be limited to occasional work trucks accessing the site for maintenance. Noise will be limited to a backup generator.

    - Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;

      The broadleaf design of the facility is intended to blend unobtrusively into the existing surroundings, disguised to avoid resembling a traditional cellular tower and not easily discernible from surrounding properties.

- Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation (as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;

  The subject property is currently receiving all the aforementioned services, with no impact on these services due to the proposed facility for the existing development.

- Adequate assurances of continuing maintenance have been provided; and

  AnthemNet will be responsible for the overall aesthetics and maintenance of the proposed facility, which is a condition of the lease with the School District. The School District has agreed to alert AnthemNet of any aesthetic or maintenance issues once the site is in place.

- Any significant impacts on the natural environment will be mitigated to the maximum extent practicable.

  There will be minimal to no adverse effects on the natural environment. Any significant adverse impacts will be mitigated to the fullest extent possible.

17. In the event of noncompliance by the applicant with the Conditional Use Permit or any conditions of approval, or if the Conditional Use is not in operation within two years after the date of its approval, the Planning and Zoning Commission may initiate proceedings to review the Conditional Use Permit. Such review shall occur in the same manner as the original approval, and upon completion of such review the Planning and Zoning Commission may revoke the Conditional Use Permit or amend the original approval.

RECOMMENDATION

18. Staff recommends the Planning and Zoning Commission motion for approval with conditions a. – d. of PLZU-23-00010 for the following reasons:

- Conformance with the Buckeye General Plan;
- Conformance with the Conditional Use Permit standards outlined in the Buckeye Development Code;
- The use is consistent with the character of the area;
- No outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

a. The use shall substantially conform to the Project Narrative (Exhibit C) consisting of 9 pages stamped received April 30, 2024, except as modified by the following stipulations.

b. In accordance with Section 8.7.1.C.1-2 of the Buckeye Development Code, the Conditional Use Permit will expire on August 13, 2026 if the use has not commenced. Should the use cease operation for a period longer than one year, then the permit shall be considered void.

c. Any damaged leaves and branches must be replaced promptly to ensure the broadleaf tree always appears full and maintains a complete and effective concealment of all pole mounted equipment.

d. The telecommunications facility shall be in compliance with any and all applicable federal, state and local requirements while in operation.

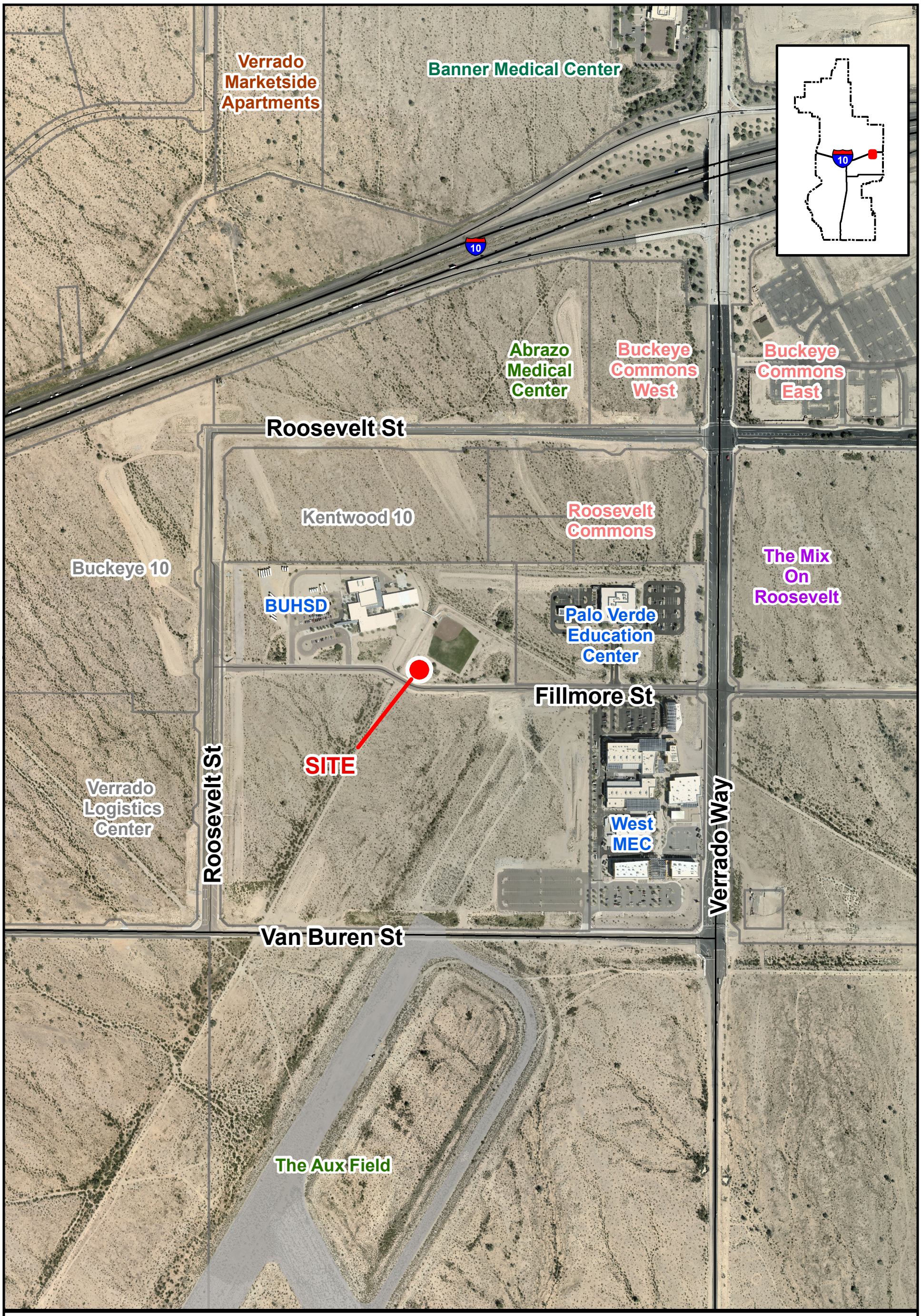
EXHIBITS

A. Vicinity Map
B. Zoning Map
C. Project Narrative
D. Elevation
E. Site Plan
F. Public Notification & Participation

Prepared by:
Jennifer Fostino, Planner II

Reviewed by:
Adam Copeland, Deputy Director of Planning

EXHIBIT A



VICINITY MAP

BUCKEYE, AZ

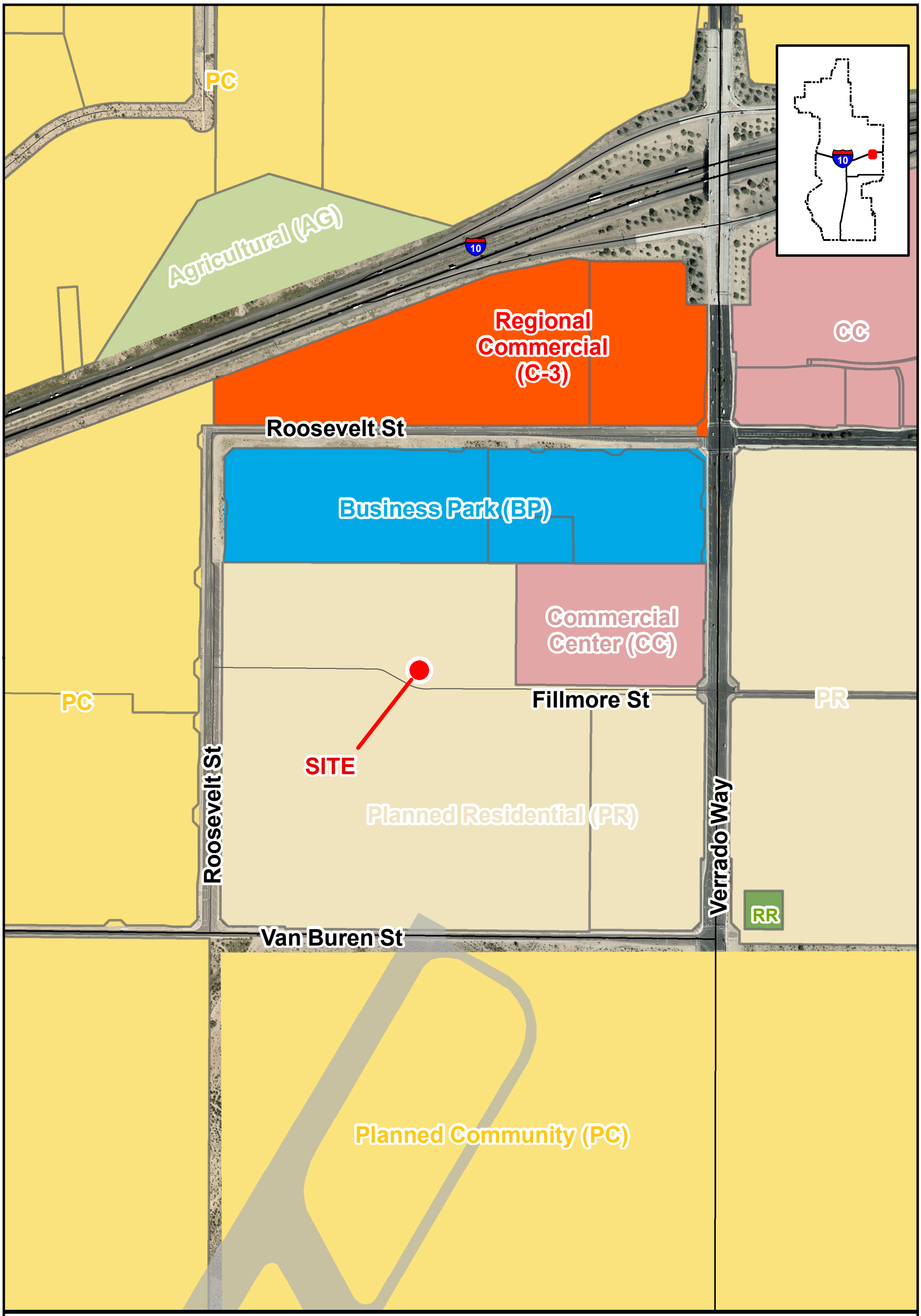
PLZU-23-00010

PHO Arrazo Multi-Carrier Telecommunications Facility

City Council District #5

N W E S

EXHIBIT B



VICINITY MAP

BUCKEYE, AZ

PLZU-23-00010

PHO Arrazo Multi-Carrier Telecommunications Facility

City Council District #5

N W E S

EXHIBIT C

PHO Arrazo
751 N 215th Ave, Buckeye AZ 85326
APN: 504-20-004J

Purpose of Request

Verizon is committed to improving coverage and expanding network capacity to meet customer demand throughout the City of Buckeye. Verizon in cooperation with Anthemnet is proposing to new co-locatable Wireless Communication Facility (WCF) to be located on the High School Campus at 751 N 215th Ave, Buckeye AZ 85326.

The proposed WCF will provide residents, visitors and businesses with improved high quality reliable wireless service for both personal & business, in addition to enhancing emergency services in the area. The proposed WCF is necessary to eliminate a GAP/Deficiency in the Verizon Network in this immediate area.

Details of Request

Verizon/Anthemnet is proposing a new 75' co-locatable disguised WCF, with equipment cabinets to be located adjacent to the base within a fenced equipment compound, The site will be disguised as a Broadleaf Tree, and will accommodate multiple carriers as depicted on the attached site plan/elevation.

The proposed site maybe visited once a month for routine maintenance, or the event of a technical breakdown, so the proposed use will not impact traffic in the area.

Approval Criteria

Applicable, as follows: A Conditional Use Permit may be approved only if the Planning Commission determines that all of the following criteria have been met:
1. The proposed use is consistent with the General Plan and all applicable provisions of this Development Code and applicable state and federal regulations;

The proposed use is consistent with the City of Buckeye General Plan and Development Code, including all State and Federal Regulations. Verizon/AnthemNet is compliance with the provisions of the Development Code. The General Plan acknowledges the importance of wireless infrastructure, and the proposed WCF will provide residents, visitors and businesses with improved high quality reliable wireless service for both personal & business, in addition to enhancing emergency services in the area.

2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards in Article 3 of this Development Code;

The proposed use is compliant with the purpose and intent of the PR Zoning District. The City of Buckeye has approved many WCF's on school properties in the past that are very similar to this application.

3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

3. The proposed WCF will be of a Stealth Design in the form of a Broadleaf Tree. The site is far removed from residential, and mostly surrounded by commercial properties. The proposed WCF will not emit any noise, *odor, dust, or light, will not contribute to any increase in traffic or have any negative impact on the subject or surrounding properties.*

4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;

The proposed WCF will not have any negative or adverse impact on the subject property or surrounding properties. There are no negatives to approving a WCF at the proposed location.

5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;

The proposed WCF will only require electric and fiber from a utility perspective, which are readily available at the property.

6. Adequate assurances of continuing maintenance have been provided; And

AnthemNet will be responsible for the overall aesthetics and maintenance of the proposed WCF, which is a condition of the lease with the School District. The School District has agreed to alert AnthemNet of any aesthetic or maintenance issues once the site is in place.

7. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practicable.

The proposed WCF will be located in a disturbed area on an existing school campus, and therefore will not have any adverse impact on the natural environment.

Towers shall only be permitted if evidence has been produced by the applicant showing that no existing tower or other structure can accommodate the applicant's proposed antenna. Evidence of this unavailability may consist of any of the following:

(i) No existing towers or structures are located within the geographic area required to meet applicant's engineering, capacity, or technical requirements;

The proposed WCF is necessary and will be located specifically to address a "GAP" in Verizon's service. The nearest existing cell-tower to the proposed location is approximately 1.8 miles to the SE, which is not capable of accommodating Verizon's equipment, but also outside of the area where Verizon has the "GAP" in service.

(ii) Existing towers or structures are not of sufficient height or structural strength to meet the applicant's engineering, capacity, or technical requirements;

There are no existing vertical structures or existing cell-towers within the area where the Verizon "GAP" in serviced exists. Co-location is always the first choice from a Verizon perspective, as co-location is far more appealing from a cost/speed to market perspective.

(iii) Applicant's proposed antenna would cause electromagnetic interference with existing antenna on existing towers or structures, or the existing antennas on the existing towers or structures would cause electromagnetic interference with applicant's proposed antenna;

Verizon is an FCC Licensed Carrier, and therefore will not cause any interference with any other operators/frequencies in the area.

(iv) The fees, costs, or contractual provisions required by the owner of the existing tower in order to share said tower structure are unreasonable (for purposes of this provision, eight-year rental costs exceeding the costs of site acquisition and tower construction including engineering and design fees, are presumptively unreasonable); and

Verizon would not propose constructing a new WCF if co-location options were available in this area where the "GAP" in service exists. There is a considerable cost saving to co-locating on an existing structure versus constructing a new WCF.

(v) The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

The limiting factors is simply there isn't any co-location options available in this area where the "GAP" in service exists. The proposed site will be location is in proximity to I-10, but also an area that going to experience substantial growth in the near future. The site will also be designed to accommodate other carriers, thus eliminating the need for another tower in the immediate area.

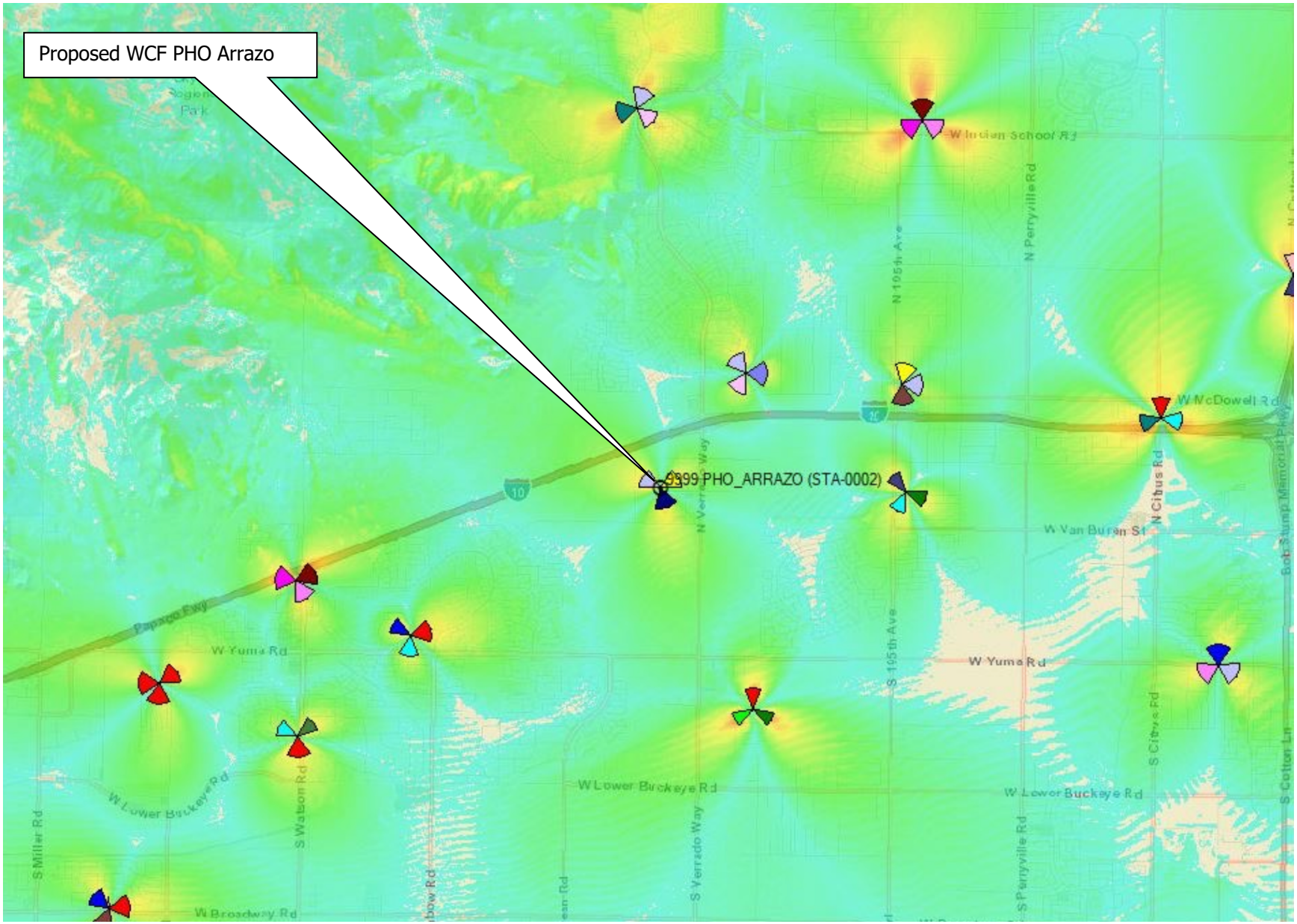
The proposed WCF will benefit the school district from a revenue perspective, but also welcome from a School Public Safety Plan perspective. Please let me know if you need any additional information.

Sincerely,

Declan Murphy for Verizon/Anthemnet
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com

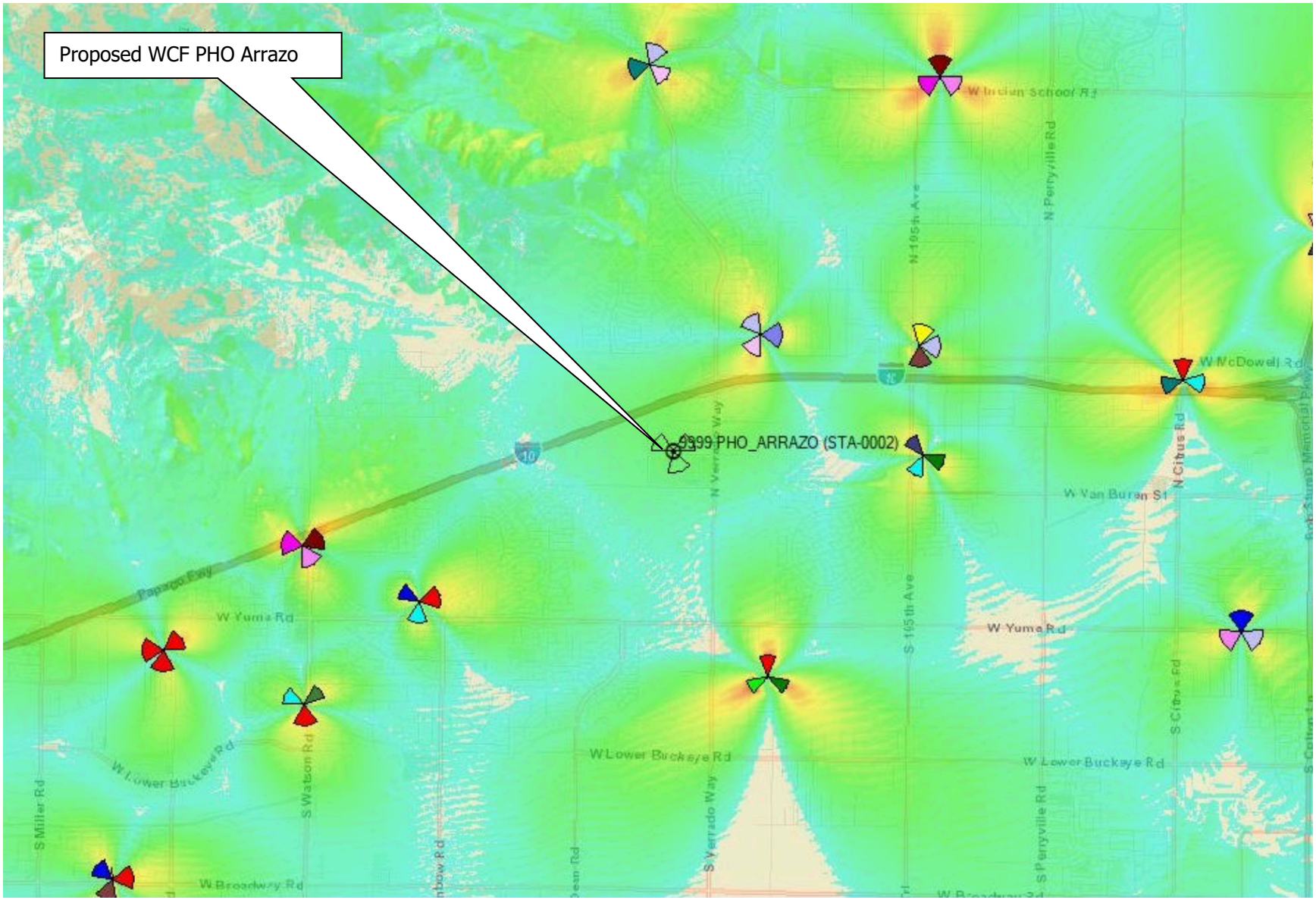
Existing Towers

The purpose of the proposed WCF is to address a "GAP" in Service in the Verizon network. Please see the map below outlining the existing Verizon WCF's in relation to the proposed new Verizon PHO Arrazo WCF. There are no existing co-locatable WCF's within the area of the existing "GAP" in Service.



Need for New WCF

The map below shows the location of the proposed Verizon PHO Arrazo WCF in relation to the existing Verizon WCF's, particularly as it relates to the I-10 Freeway. Aside from the maps/data, the map highlights the actual physical distance between the existing Verizon WCF's in relation to the large physical gap where the proposed PHO Arrazo WCF will serve. Also, the proposed site in half million-dollar investment, so carriers like Verizon are publicly traded companies that don't build new sites on the premise of "build it and they will come", but build new sites when needed to address a "GAP" in Service.

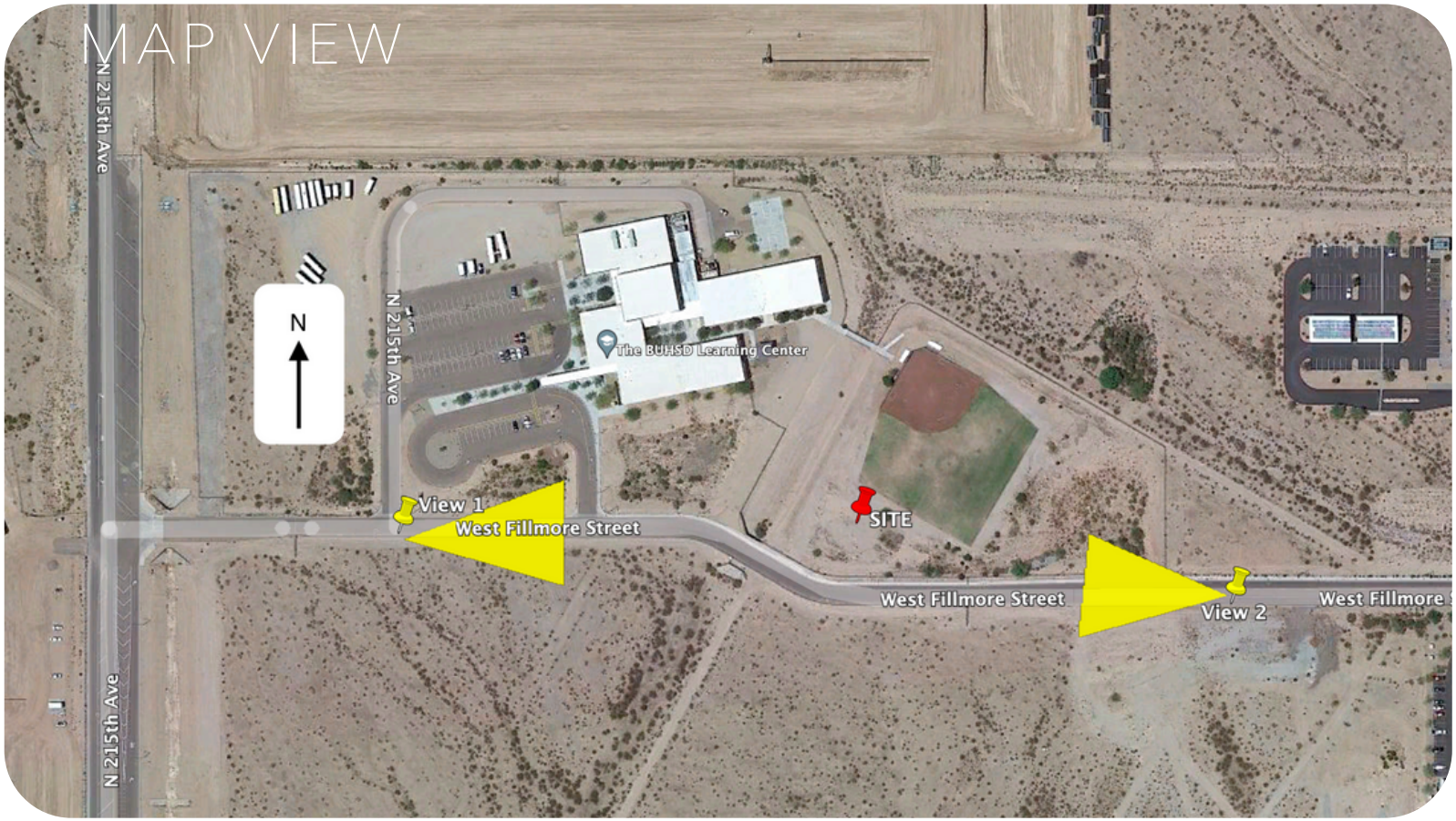


2R PLZU-23-00010 RECEIVED FEB 12 2024 AL

PHOTO SIMULATION:

PHO Arrazo

751 N. 215th Ave. Buckeye, AZ 85326



ANTHEMNET

COAL CREEK CONSULTING

LOGOS AND VINE PHOTO

Disclaimer: This photo simulation is an artistic representation of the potential final build. It is an attempt to match, as accurately as the artist is possible, the proposed specifications and outcomes. A photo simulation may not be an exact representation of the final construction.

PHOTO SIMULATION:

PHO Arrazo

751 N. 215th Ave. Buckeye, AZ 85236

VIEW #1

Facing East

ANTHEMNET

COAL CREEK CONSULTING

LOGOS AND VINE PHOTO

PHOTO SIMULATION:

PHO Arrazo

751 N. 215th Ave. Buckeye, AZ 85236

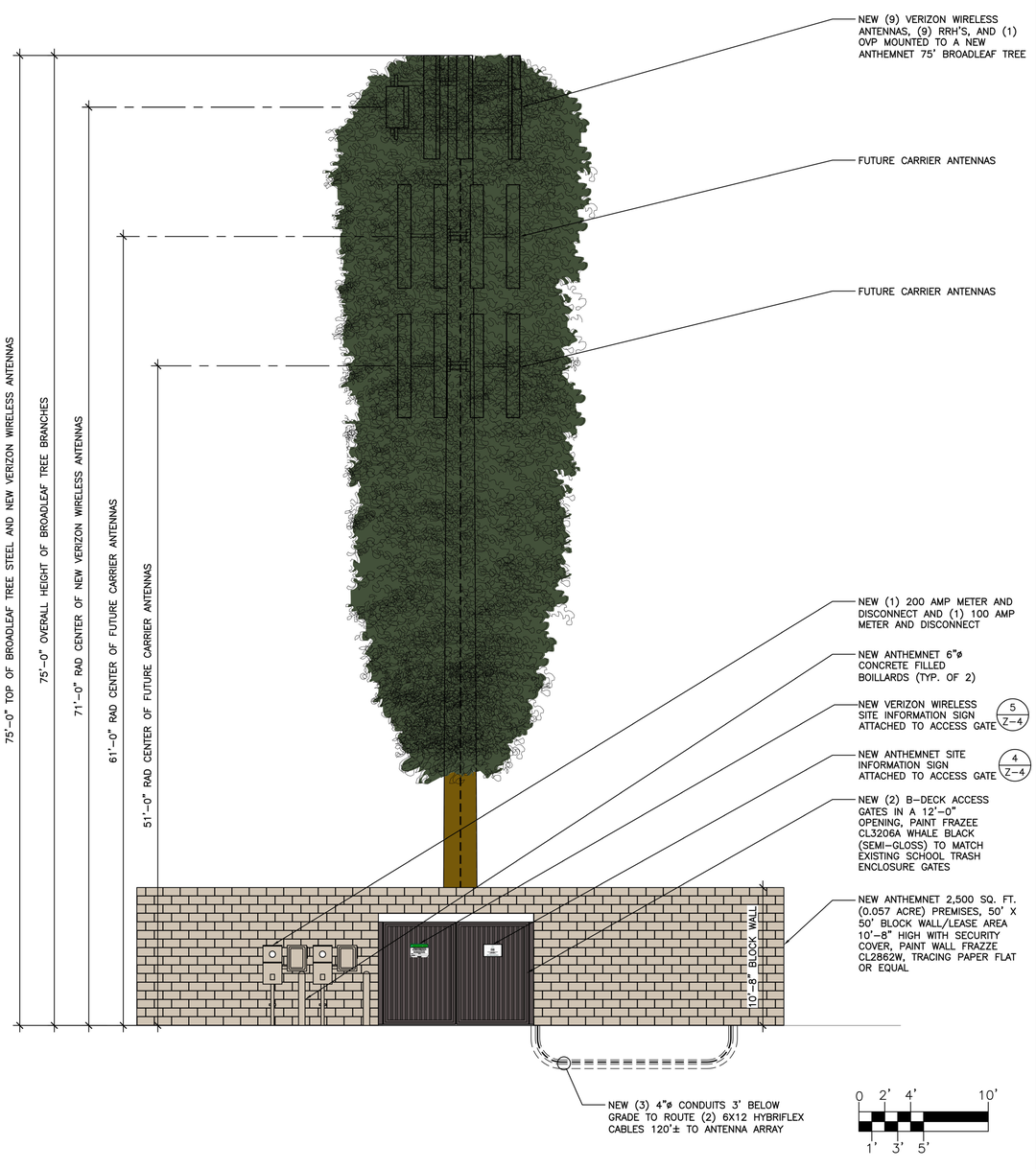
VIEW #2

Facing West

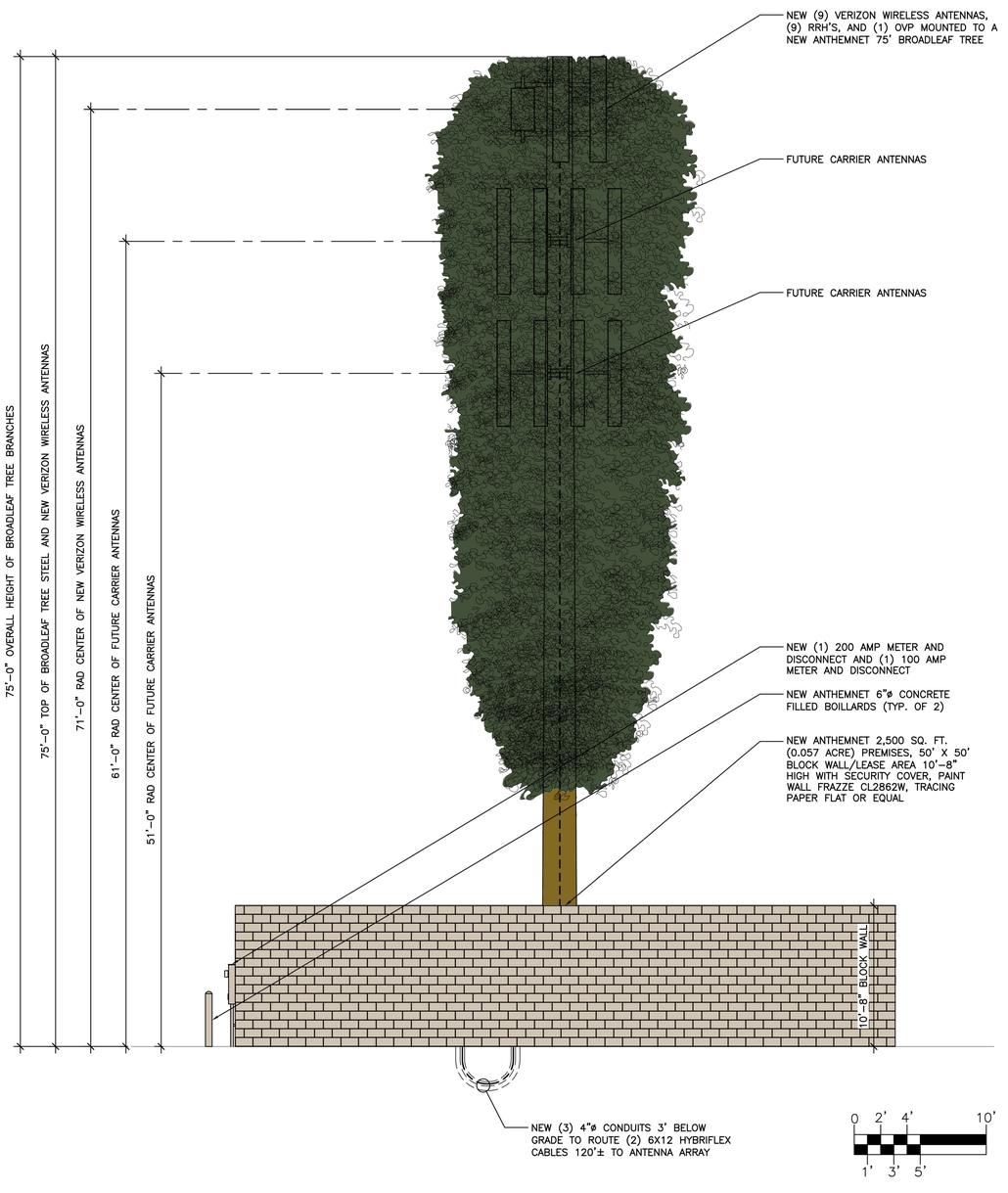
ANTHEMNET

COAL CREEK CONSULTING

LOGOS AND VINE PHOTO



NORTH WEST ELEVATION SCALE: 3/16" = 1'-0" 2



SOUTH WEST ELEVATION SCALE: 3/16" = 1'-0" 1

NOTES:
STRUCTURAL ANALYSIS MUST BE PERFORMED BEFORE INSTALLATION OF ANY NEW ANTENNAS. STRUCTURAL ANALYSIS PROVIDED BY OTHERS

NOTES:
ADD ANTENNA SOCKS TO MATCH BROADLEAF TREE BRANCHES

REV	DATE	DESCRIPTION	BY
3	07/28/23	CITY COMMENTS	DRK
4	08/16/23	REVISION 2	DRK
5	09/07/23	REVISION 3	DRK
6	01/29/24	CITY COMMENTS 2	SPE
7	03/21/24	REVISION 4	SPE
8	04/15/24	CITY COMMENTS 3	SPE
9	04/19/24	CITY COMMENTS 3	SPE

JOB: 20-002-04

COAL CREEK CONSULTING
8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 429-0533

ANTHEMNET
5944 LUTHER LANE, SUITE 725
DALLAS, TEXAS 75225
PHONE: (469) 447-9540

JURISDICTIONAL APPROVAL

SITE NAME: PHO ARRAZO

PHO ARRAZO
617362200

751 N. 215TH AVE.
BUCKEYE, ARIZONA 85326
MARICOPA COUNTY

SHEET NAME

ELEVATIONS

SHEET NUMBER

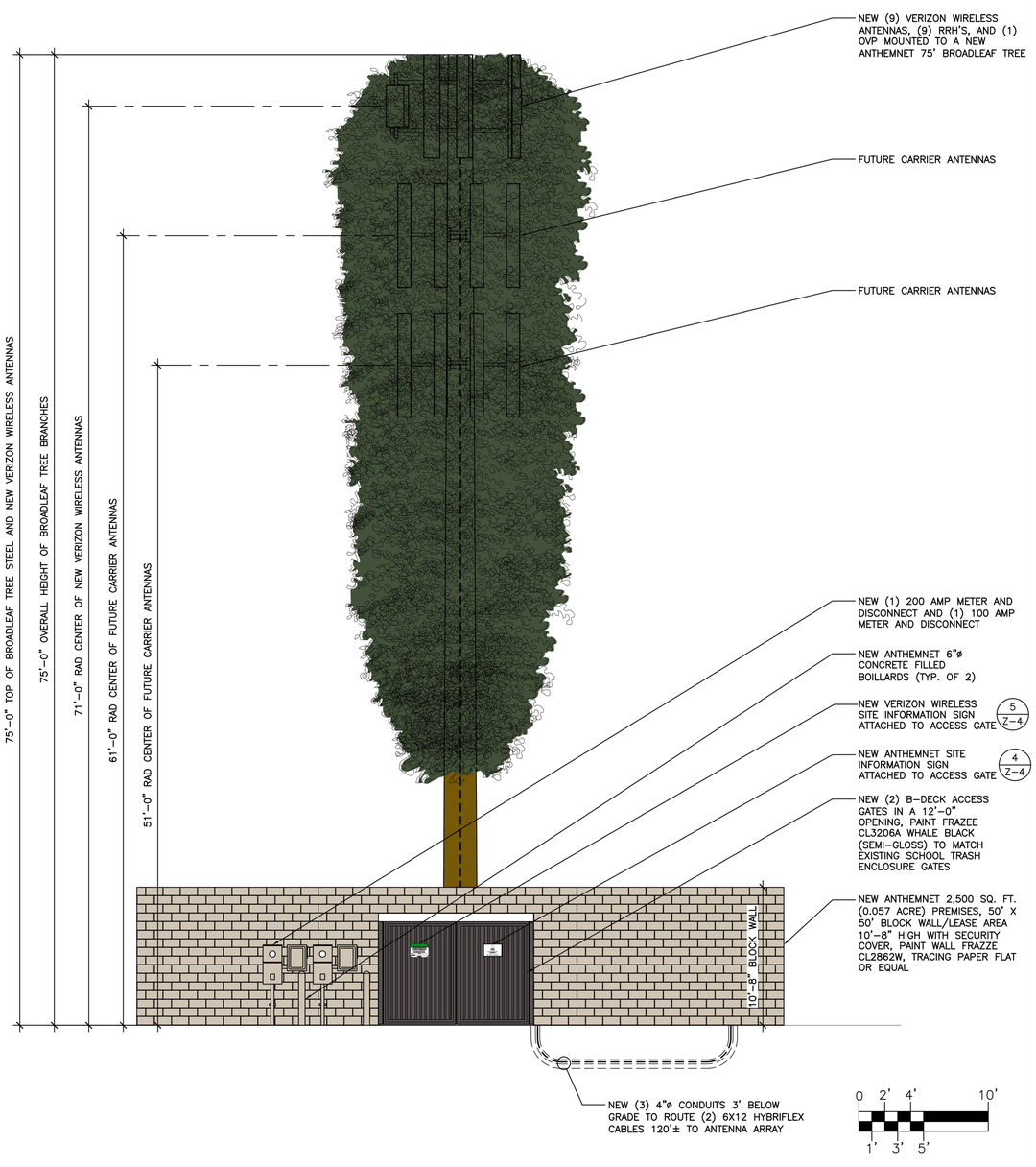
Z-5

RFDS DATE: 7/7/2023, 1:34:53 PM

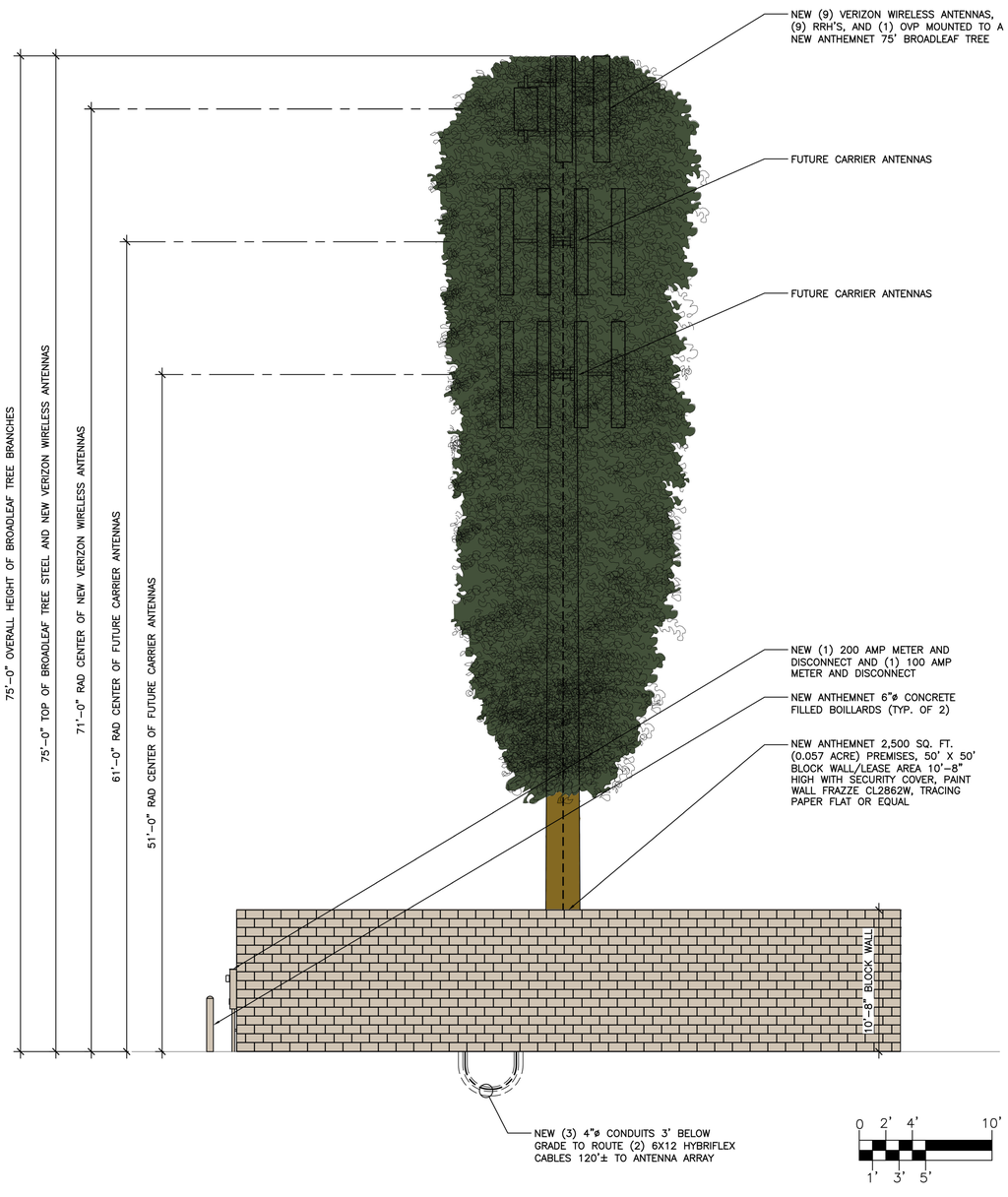
EXHIBIT D

NOTES:
STRUCTURAL ANALYSIS MUST BE PERFORM
BEFORE INSTALLATION OF ANY NEW ANTEN
STRUCTURAL ANALYSIS PROVIDED BY OTHE

NOTES:
ADD ANTENNA SOCKS TO MATCH BROADLEAF TREE BRANCHES



NORTH WEST ELEVATION SCALE: 3/16" = 1'-0" 2



SOUTH WEST ELEVATION SCALE: 3/16" = 1'-0" 1

5	09/07/23	REVISION 3	DRK
6	01/29/24	CITY COMMENTS 2	SPE
7	03/21/24	REVISION 4	SPE
8	04/15/24	CITY COMMENTS 3	SPE
9	04/19/24	CITY COMMENTS 3	SPE

JOB: 20-002-04

COAL CREEK CONSULTING
8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 429-0533

ANTHEMNET
5944 LUTHER LANE, SUITE 725
DALLAS, TEXAS 75225
PHONE: (469) 447-9540

JURISDICTIONAL APPROVAL

SITE NAME: PHO ARRAZO

PHO ARRAZO
617362200

751 N. 215TH AVE.
BUCKEYE, ARIZONA 85326
MARICOPA COUNTY

SHEET NAME
ELEVATIONS

SHEET NUMBER
Z-5

RFDS DATE: 7/7/2023, 1:34:53 PM

EXHIBIT E

APN: 504-20-002E
ZONING: BP

APN: 504-20-002D
ZONING: PR

1035'–2" CENTER OF POLE

1000'–11" CORNER OF COMPOUND WALL

500'–2" CENTER OF POLE

466'–2" CORNER OF COMPOUND WALL

526'–0" CORNER OF COMPOUND WALL

560'–3" CENTER OF POLE

EXISTING BASEBALL FIELD

APN: 504-20-004F
ZONING: PR

EXISTING TRANSFORMER

NEW 5' WIDE UTILITY EASEMENT

NEW 120/208V TRANSFORMER

NEW (9) VERIZON WIRELESS ANTENNAS, (9) RRH'S, AND (1) OVP MOUNTED TO A NEW ANTHEMNET 75' BROADLEAF TREE

NEW VERIZON WIRELESS 270 SQ. FT., 9'X30' LEASE AREA

NEW (2) VERIZON WIRELESS EQUIPMENT CABINETS MOUNTED TO A NEW CONCRETE PAD

NEW ANTHEMNET 2,500 SQ. FT. (0.057 ACRE) PREMISES, 50' X 50' BLOCK WALL/LEASE AREA 10'–8" HIGH WITH SECURITY COVER, PAINT WALL FRAZZE CL2862W, TRACING PAPER FLAT OR EQUAL

NEW ANTHEMNET 15' WIDE ACCESS AREA

EXISTING LIMITS OF PROPERTY

1
Z–2

W. FILLMORE ST.

NEW (2) 4"ø CONDUITS, (1) WITH (3) 1.25" INNER DUCTS AND (1) WITH PULL STRING FROM FIBER VAULT AT ROW TO FIBER VAULT AT COMPOUND

NEW ANTHEMNET 5' UTILITY EASEMENT

NEW FIBER VAULT MEET ME POINT

N. 215TH AVE.

N. VERRADO WAY

APN: 504-20-004J
ZONING: BP

APN: 504-20-004K
ZONING: PR

1324'–0" CORNER OF COMPOUND WALL

1357'–1" CENTER OF POLE

SITE DESIGN	
AREA DIMENSIONS:	50'X50', 2500 SQ. FT., .0.5739 ACRE
REQUIRED SETBACKS:	1:1
EXISTING LAND USE:	SCHOOL
PROPOSED LAND USE:	SCHOOL
PROPOSED INTENSITY:	.03 UNITS (BUILDINGS) PER ACRE
EXISTING STRUCTURES:	(3) SCHOOL BUILDINGS
PROPOSED STRUCTURES:	(1) 50'X50' BLOCK WALL COMPOUND

0 80' 160'
40' 120'

4	08/16/23	REVISION 2	DRK
5	09/07/23	REVISION 3	DRK
6	01/29/24	CITY COMMENTS 2	SPE
7	03/21/24	REVISION 4	SPE
8	04/15/24	CITY COMMENTS 3	SPE
9	04/19/24	CITY COMMENTS 3	SPE

JOB: 20-002-04

COAL CREEK CONSULTING
8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 429–0533

ANTHEMNET
5944 LUTHER LANE, SUITE 725
DALLAS, TEXAS 75225
PHONE: (469) 447–9540

JURISDICTIONAL APPROVAL

SITE NAME: PHO ARRAZO

PHO ARRAZO
617362200

751 N. 215TH AVE.
BUCKEYE, ARIZONA 85326
MARICOPA COUNTY

SHEET NAME

OVERALL SITE PLAN

SHEET NUMBER

Z-1

RFDS DATE: 7/7/2023, 1:34:53 PM

ANTHEMNET verizon

EXHIBIT F

Citizen Participation Report

Project Name

PHO Arrazo

Zone

PR

Address

751 N 215th Ave, Buckeye AZ 85326

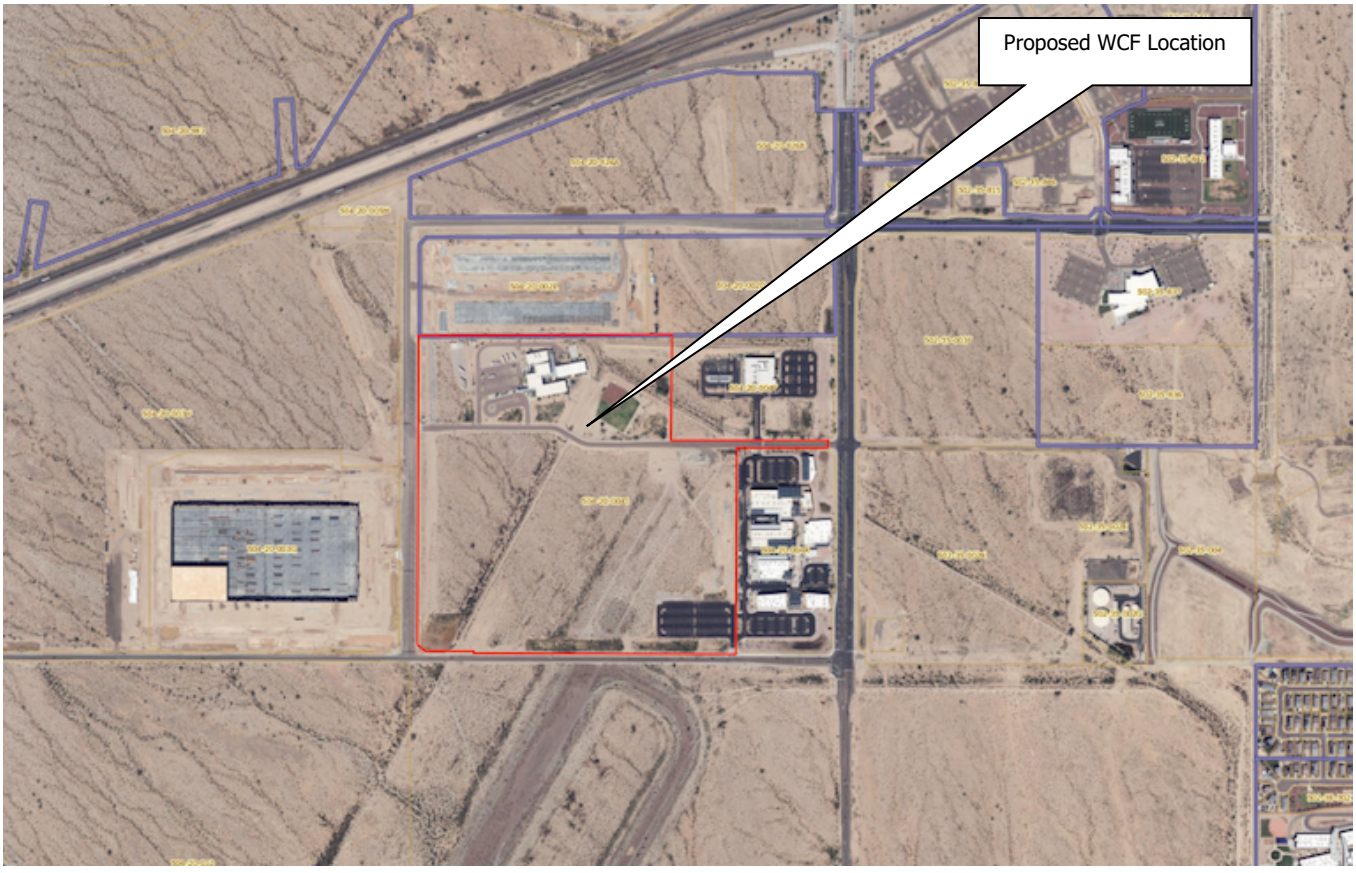
Case #

PLZU-23-00010

APN

504-20-004J

Vicinity Map



Parties Affected by the Application

The surrounding property owners within 300' of subject property. Said property owners, as well as homeowners associations and/or government properties (schools, fire stations, etc.) will all be kept informed of any and all development progress made for this site with the City of Buckeye.

Notification and Information Procedures

Information regarding the subject application was mailed to all surrounding property owners within 300' of subject property, in addition to any homeowner associations and/or government properties (schools, fire stations, etc.)

In addition, signage will be posted per the posting/signage guidelines, and publication in a widely circulated newspaper throughout the City as outlined in the Conditional Use Permit process guide.

Response Procedures

I will personally respond to any concerns as a result of the surrounding property owner notification, and will meet with any persons or entities to discuss the details of the proposal if necessary.

Schedule of Completion

- Neighborhood Meeting Invite Letter/Application Information was mailed on 1/5/24
- Neighborhood Meeting was held on 1/24/24. No neighbors attended the meeting.

Status Procedure

I will keep the City of Buckeye Planning Department informed of any and all responses resulting from the surrounding property owner outreach and posting process.

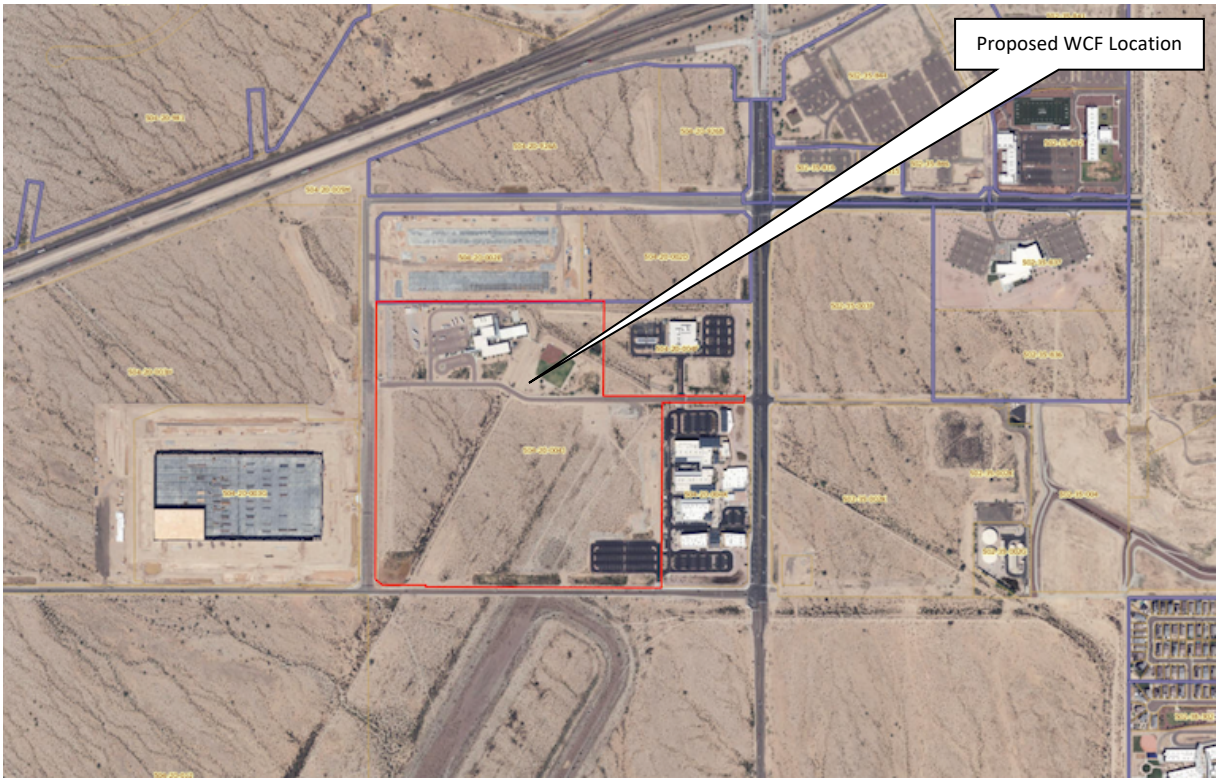
Sincerely,

Declan Murphy for Verizon/AnthemNet
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com

Meeting Notification Letter

1/5/24

Request: Conditional Use Permit – Case # PLZU-23-00010
Proposal: New Wireless Communication Facility (WCF)
Location: 751 N 215th Ave, Buckeye AZ 85326 (504-20-004J)
Size: Approximately 2,500 sq/ft
Owner or Authorized Agent: Declan Murphy for Verizon/Anthemnet
Contact: Declan Murphy – (602) 326 0111 dmurphy@coal-creek.com



Dear Neighbor:

Verizon/Anthemnet is proposing a new Wireless Communication Facility (WCF) to be located on the school campus at 751 N 215th Ave, Buckeye AZ 85326 as indicated on the attached site plan/elevation. The proposed use requires a City of Buckeye Conditional Use Permit. You are invited to a neighborhood meeting to discuss this proposal, please see the following information with regards to the proposed meeting:

Location: Starbucks - 1580 N Verrado Way, Buckeye, AZ 85396
Date: January 24th 2024
Time: 6.30pm

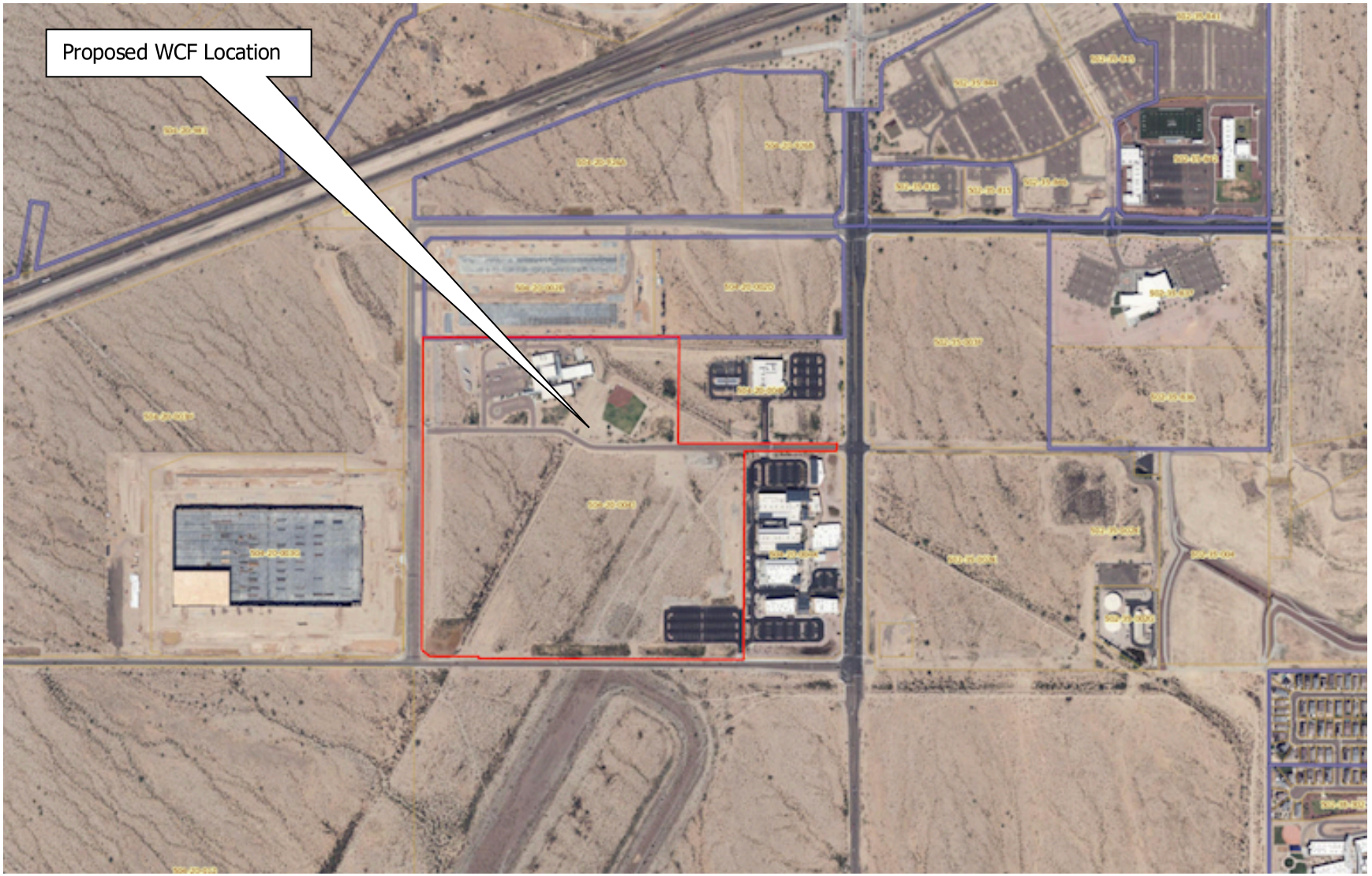
We welcome neighborhood input on the proposed WCF, and look forward to discussing in greater detail.

In the meantime, please do not hesitate to contact me at (602) 326 0111 anytime with questions or concerns regarding this project, or email me at dmurphy@coal-creek.com or contact Jennifer Fostino at the City of Buckeye Development Services Dept. at (623) 349 6295 or email jfostino@buckeyeaz.gov

Declan Murphy for Verizon/Anthemnet
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com

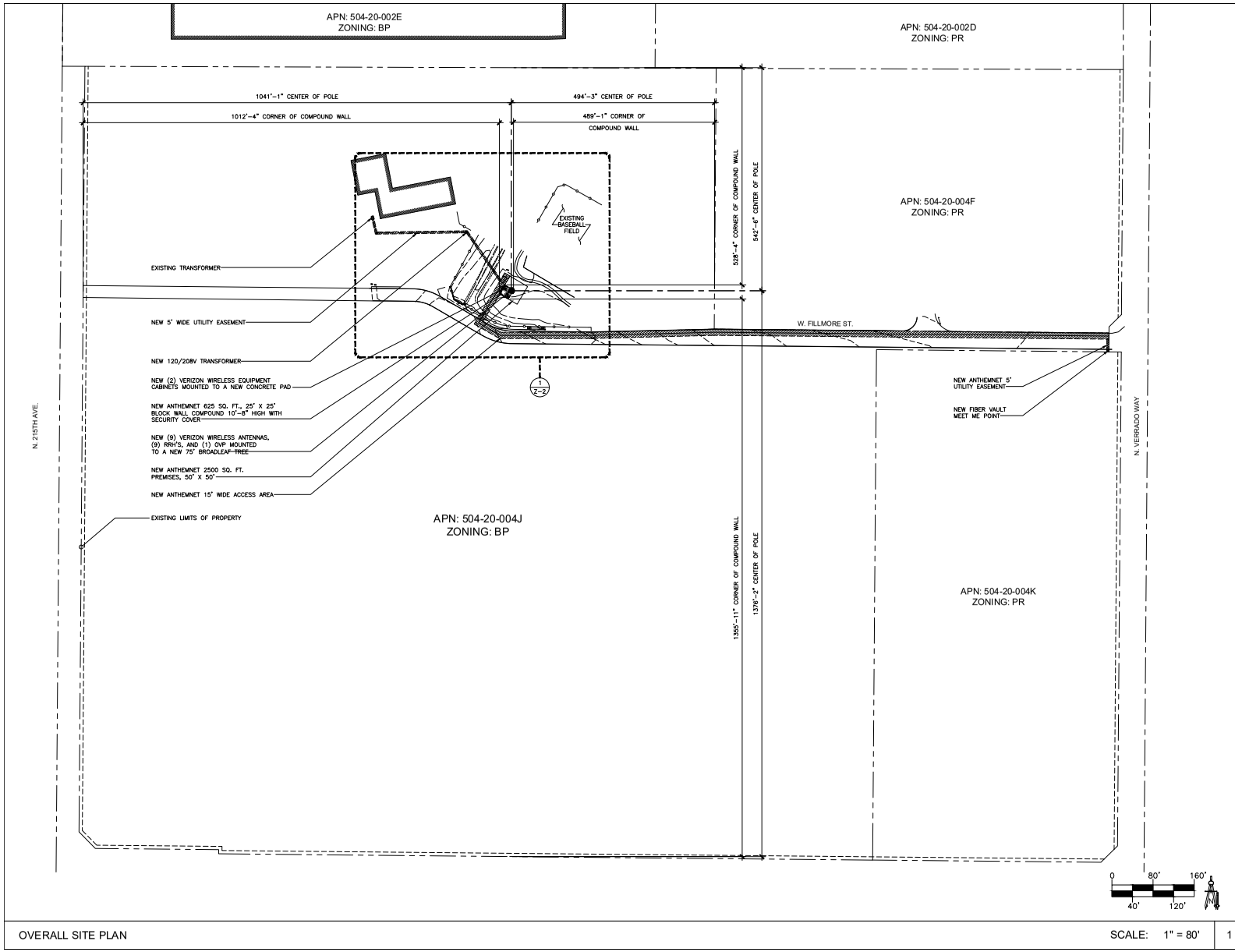
ANTHEMNET verizon

PHO Arrazo
751 N 215th Ave, Buckeye AZ 85326
APN: 504-20-004J



ANTHEMNET verizon

PHO Arrazo
751 N 215th Ave, Buckeye AZ 85326
APN: 504-20-004J



OVERALL SITE PLAN SCALE: 1" = 80' 1

CLIENT

ANTHEMNET

5944 LUTHER LANE, SUITE 725
DALLAS, TEXAS 75225
PHONE: (469) 447-9540

CONSULTANT

COAL CREEK CONSULTING

8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 429-0533

ENGINEER OF RECORD

SEAL

NO.	DATE	DESCRIPTION	BY
1	07/07/23	REVIEW	DRK
2	07/17/23	REVISION 1	DRK
3	07/28/23	CITY COMMENTS	DRK

PROJECT INFORMATION
JOB: 20-002-03

PHO ARRAZO

751 N. 215TH AVE.
BUCKEYE, ARIZONA 85326

SHEET TITLE

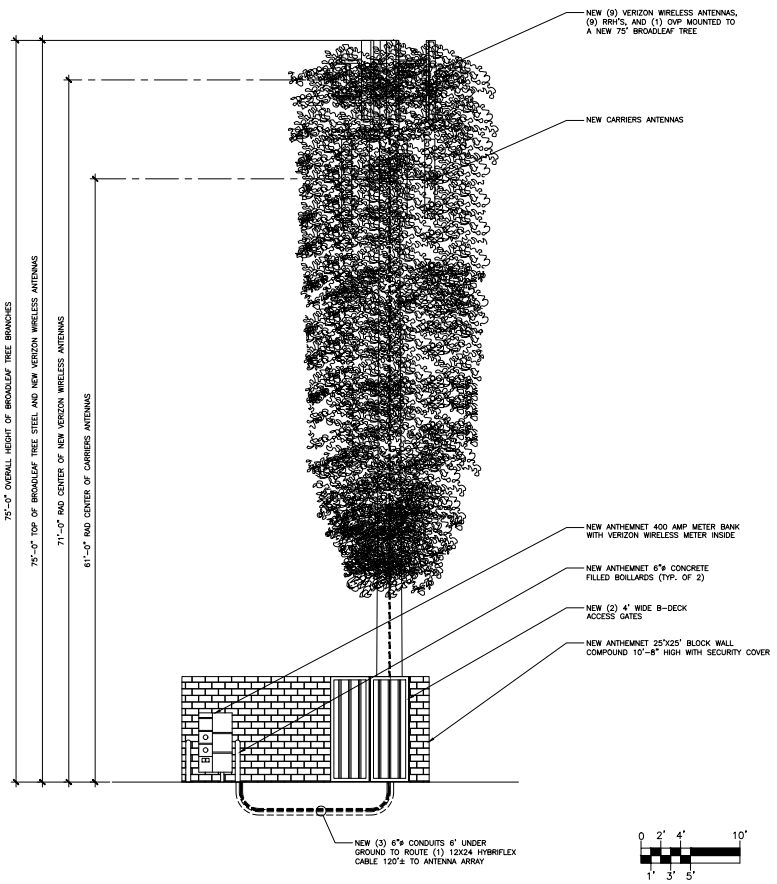
OVERALL SITE PLAN

JURISDICTIONAL APPROVAL

SHEET NUMBER

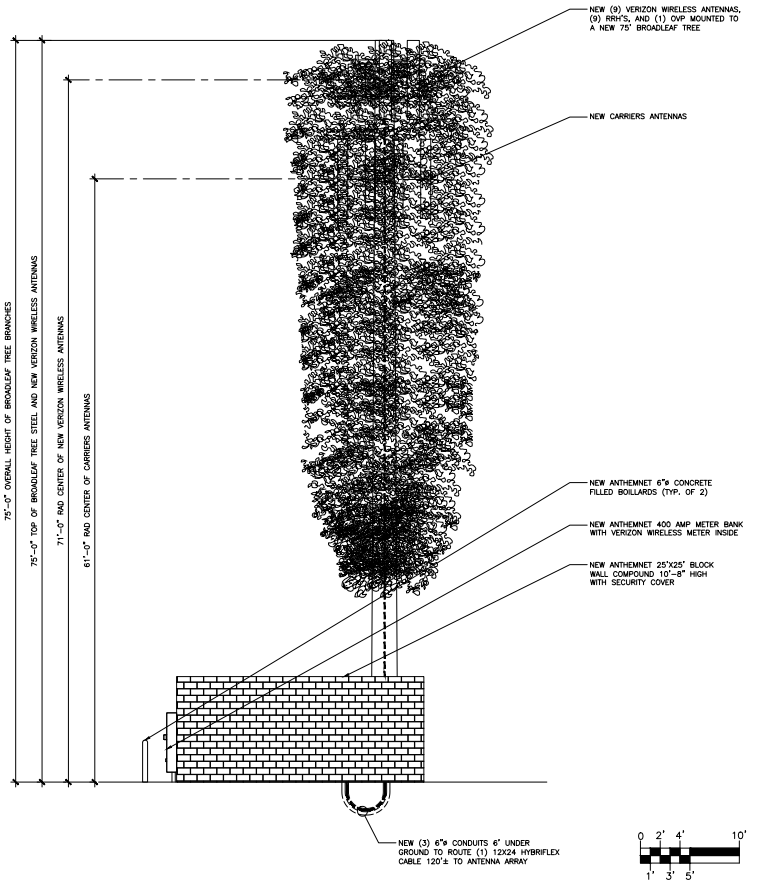
Z-1

NOTES:
ADD ANTENNA SOCKS TO MATCH BROADLEAF TREE BRANCHES



NORTH WEST ELEVATION SCALE: 3/16" = 1'-0" 2

NOTES:
STRUCTURAL ANALYSIS MUST BE PERFORMED BEFORE INSTALLATION OF ANY NEW ANTENNAS. STRUCTURAL ANALYSIS PROVIDED BY OTHERS



SOUTH WEST ELEVATION SCALE: 3/16" = 1'-0" 1

CLIENT

ANTHEMNET
5944 LUTHER LANE, SUITE 725
DALLAS, TEXAS 75225
PHONE: (469) 447-9540

CONSULTANT

COAL CREEK CONSULTING
8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 429-0533

ENGINEER OF RECORD

SEAL

NO.	DATE	DESCRIPTION	BY
1	07/07/23	REVIEW	DRK
2	07/17/23	REVISION 1	DRK
3	07/28/23	CITY COMMENTS	DRK

PROJECT INFORMATION
JOB: 20-002-03

PHO ARRAZO

751 N. 215TH AVE.
BUCKEYE, ARIZONA 85326

SHEET TITLE

ELEVATIONS

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-5

GEDDES CAPITAL RESOURCES LLC
3020 E CAMELBACK RD 350
PHOENIX, AZ 85016

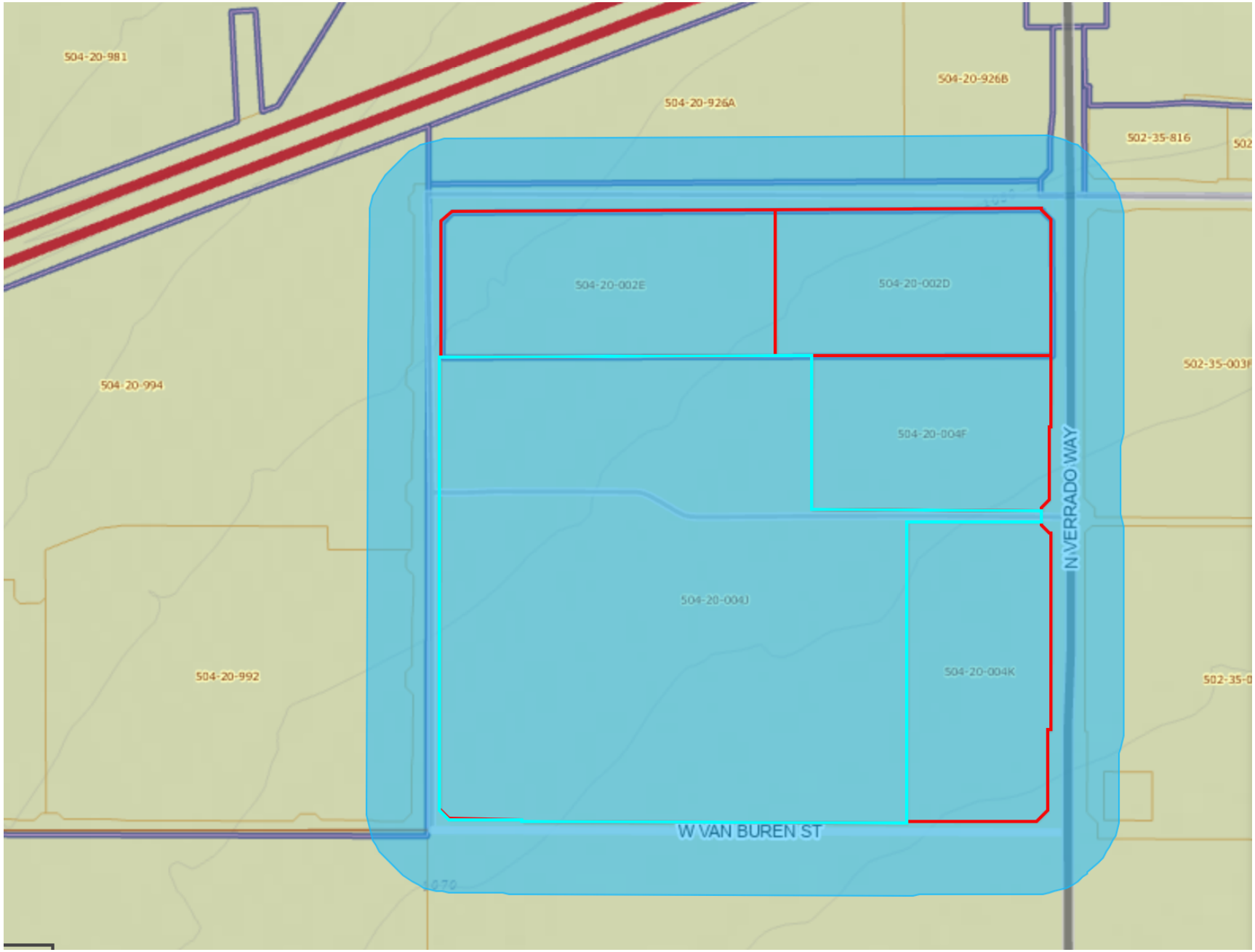
KICM BUCKEYE LP
4622 E RANCHO CALIENTE
CAVE CREEK, AZ 85331

ARIZONA PUBLIC SERVICE COMPANY
PHOENIX, AZ 85072

HIGH SCHOOL BUCKEYE UNION DIST 201
902 EASON AVE
BUCKEYE, AZ 85326

WESTERN MARICOPA EDUCATION CENTER DIST NO 402
4949 W INDIAN SCHOOL RD
PHOENIX, AZ 85301

Mailing Area Map



Affidavit of Mailing Notice

Case Number: PLZU-23-00010

Project Name: PHO Arrazo

Applicant Name: Declan Murphy

Location: 751 N 215th Ave, Buckeye AZ 85326

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within _____ feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than ten (10) days prior to the public hearing date.

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See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: Declan Murphy

SUBSCRIBED AND SWORN before me this 27th day of June, 2024, by:

Notary Public

OFFICIAL SEAL
JANICE LYN EAGAR
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM # 600348
My Comm. Expires MARCH 15, 2025

My Commission Expires:

3.15.2025

Affidavit of Sign Posting

Case Number:	PLZU-23-00010
Project Name:	PHO Arrazo
Applicant Name:	Declan Murphy
Location:	751 N 215th Ave, Buckeye AZ 85326

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See attached date stamped photo exhibit of posted signs.

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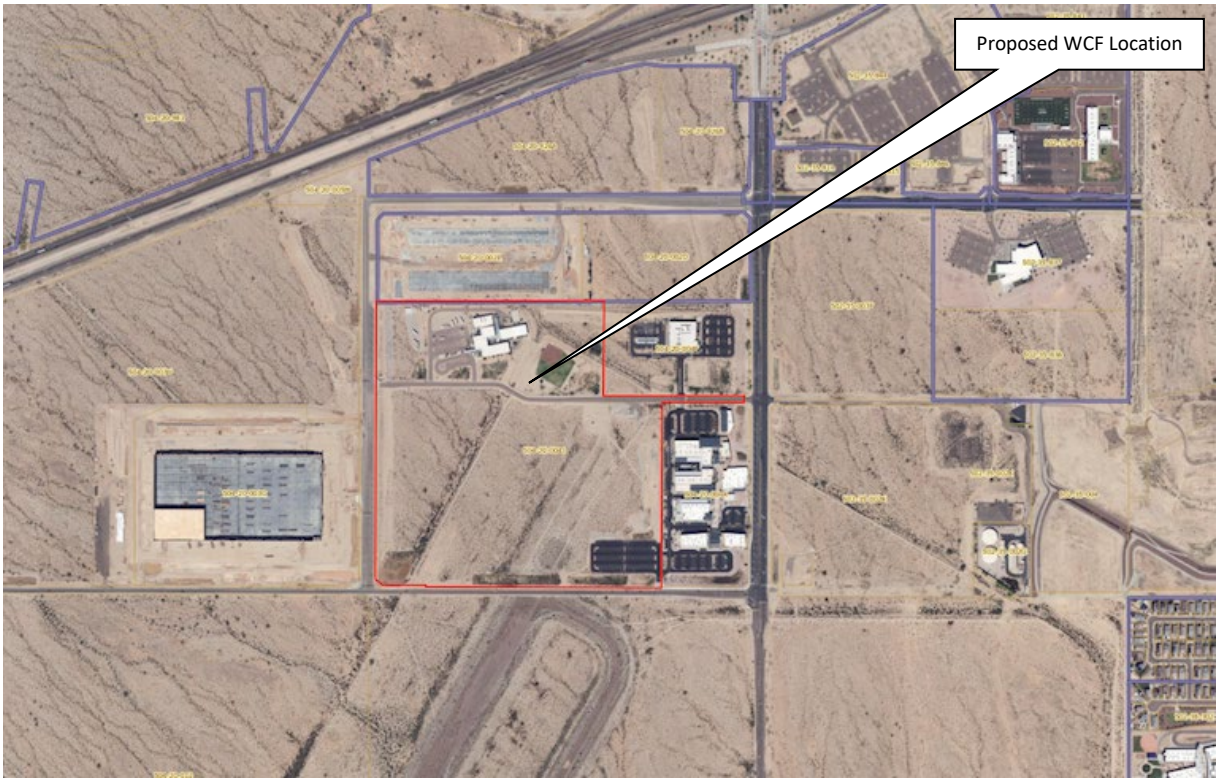
CITY OF BUCKEYE
PUBLIC HEARING
PLANNING AND ZONING COMMISSION: July 9th, 2024 at 6:00 P.M
LOCATION OF HEARINGS: CITY COUNCIL CHAMBERS,
530 EAST MONROE AVENUE, BUCKEYE, AZ 85326
REQUEST: Conditional Use Permit (CUP)
PROPOSAL: New Wireless Communication Facility (WCF)
GENERAL LOCATION: 751 N 215th Ave, Buckeye AZ 85326
SIZE: 2,500 sq/ft
CASE #: PLZU-23-00010
APPLICANT/CONTACT: Declan Murphy
PHONE: 602-326-0111
DEVELOPMENT SERVICES DEPARTMENT
623-349-6207
POSTING DATE: 6/13/2024

Meeting Notification Letter

7/1/24

Request: Conditional Use Permit – Case # PLZU-23-00010
Proposal: New Wireless Communication Facility (WCF)
Location: 751 N 215th Ave, Buckeye AZ 85326 (504-20-004J)
Size: Approximately 2,500 sq/ft
Owner or Authorized Agent: Declan Murphy for Verizon/Anthemnet
Contact: Declan Murphy – (602) 326 0111 dmurphy@coal-creek.com



Dear Neighbor:

Verizon/AnthemNet is proposing a new Wireless Communication Facility (WCF) to be located on the school campus at 751 N 215th Ave, Buckeye AZ 85326 as indicated on the attached site plan/elevation. The proposed use requires a City of Buckeye Conditional Use Permit. You are invited to a neighborhood meeting to discuss this proposal, please see the following information with regards to the proposed meeting:

Location: Virtual Meeting – Please email me at dmurphy@coal-creek.com and I will respond with link to meeting.
Date: Thursday July 18th 2024
Time: 6.30pm

We welcome neighborhood input on the proposed WCF, and look forward to discussing in greater detail.

In the meantime, please do not hesitate to contact me at (602) 326 0111 anytime with questions or concerns regarding this project, or email me at dmurphy@coal-creek.com or contact Jennifer Fostino at the City of Buckeye Development Services Dept. at (623) 349 6295 or email jfostino@buckeyeaz.gov

Declan Murphy for Verizon/Anthemnet
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com

Citizen Participation Report

Project Name

PHO Arrazo

Zone

PR

Address

751 N 215th Ave, Buckeye AZ 85326

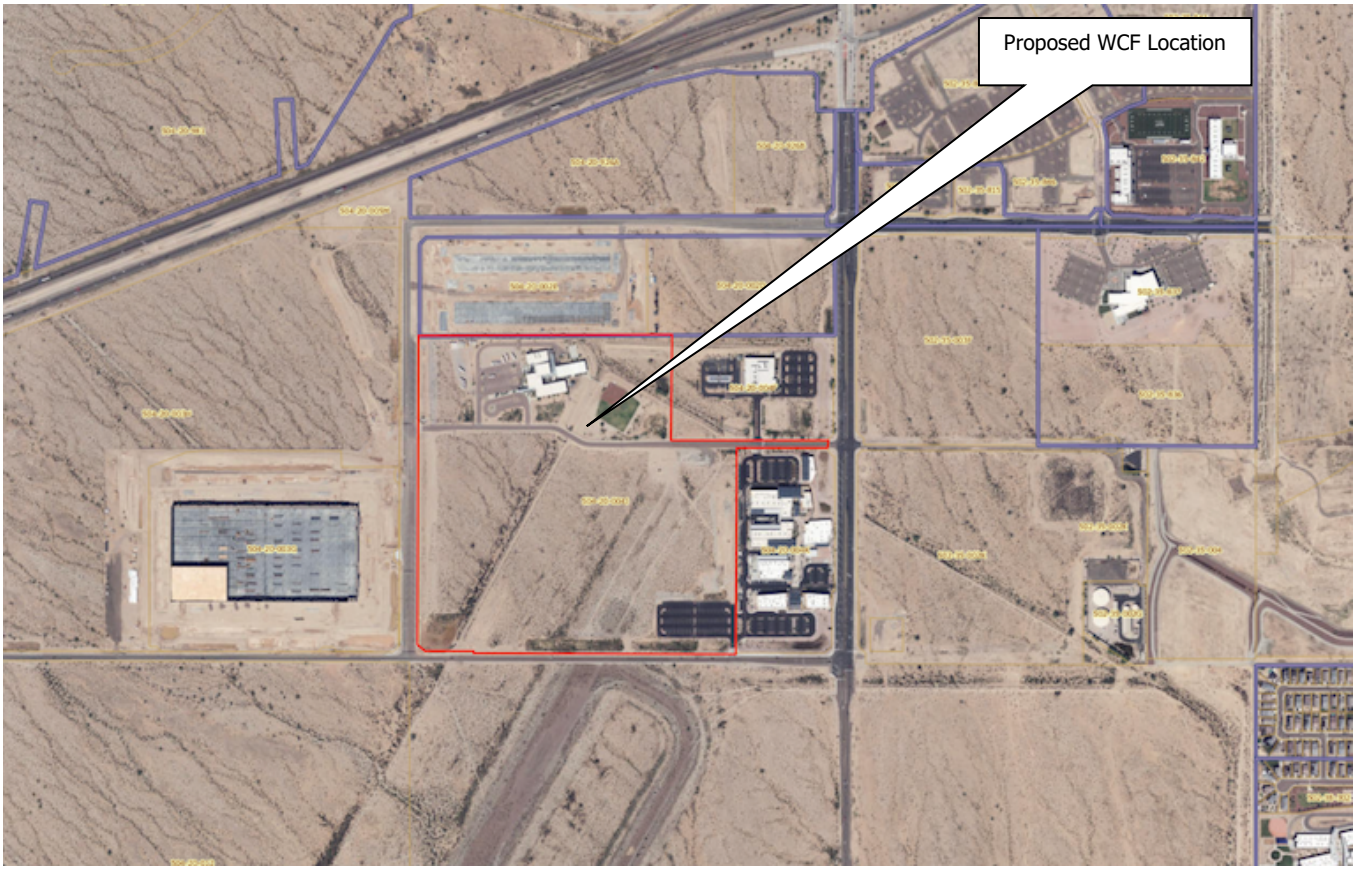
Case #

PLZU-23-00010

APN

504-20-004J

Vicinity Map



Parties Affected by the Application

The surrounding property owners within 300' of subject property. Said property owners, as well as homeowners associations and/or government properties (schools, fire stations, etc.) will all be kept informed of any and all development progress made for this site with the City of Buckeye.

Notification and Information Procedures

- Neighborhood Meeting Invite Letter/Attachments was mailed to all surrounding property owners within 300' of subject property, please see attached Invite Letter/Attachments and Labels.
- P&Z Meeting Date Notification Letter/Attachments was mailed to all surrounding property owners within 300' of subject property, please see attached Notification Letter/Attachments and Labels.

- Signage has been posted per the posting/signage guidelines, please see attached pic's of signage in place onsite.

Schedule of Completion

- Neighborhood Meeting Invite Letter/Attachments was mailed on 7/1/24
- P&Z Meeting Date Notification Letter/ Attachments was mailed on 7/1/24
- Neighborhood Meeting was held on 7/18/24 at 6.30pm, no neighbors attended the meeting.

Status Procedure

I will continue to keep the City of Buckeye Planning Department informed of any and all responses resulting from the surrounding property owner outreach and posting process.

Sincerely,

Declan Murphy for Verizon/AnthemNet
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com

BUCKEYE UNION HIGH SCHOOL DIST 201
1000 E NARRAMORE AVE
BUCKEYE, AZ 85326

BANNER HEALTH
2901 N CENTRAL AVE 160
PHOENIX, AZ 85012

KICM BUCKEYE LP
4622 E RANCHO CALIENTE
CAVE CREEK, AZ 85331

ARIZONA PUBLIC SERVICE COMPANY
PO BOX 53999 MS 9565
PHOENIX, AZ 85072

HIGH SCHOOL BUCKEYE UNION DIST 201
902 EASON AVE
BUCKEYE, AZ 85326

WESTERN MARICOPA EDUCATION CENTER DIST NO 402
4949 W INDIAN SCHOOL RD
PHOENIX, AZ 85301

ARIZONA STATE OF
1616 W ADAMS
PHOENIX, AZ 85007

SIMONCRE SUMMIT III LLC
6900 E 2ND ST
SCOTTSDALE, AZ 85251

VERRADO HOSPITALITY LLC
720 ENTERPRISE ST N
ABERDEEN, SD 57401

BUCKEYE I-10 LOGISTICS LLC
200 DRYDEN RD E, STE 2000
DRESHER, PA 19025

BT AIRPORT ROAD LLC
200 DRYDEN RD E, STE 2000
DRESHER, PA 19025

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N VERRADO WAY
N VERRADO WAY
W VAN BUREN ST
10

Affidavit of Mailing Notice

Case Number:	PLZU-23-00010
Project Name:	PHO Arrazo
Applicant Name:	Declan Murphy
Location:	751 N 215th Ave, Buckeye AZ 85326

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Applicant's / Representative's signature: Declan Murphy

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My Comm. Expires MARCH 15, 2025

My Commission Expires:

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Affidavit of Sign Posting

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Project Name:	PHO Arrazo
Applicant Name:	Declan Murphy
Location:	751 N 215th Ave, Buckeye AZ 85326

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CITY OF BUCKEYE
PUBLIC HEARING
PLANNING AND ZONING COMMISSION: July 9th, 2024 at 6:00 P.M
LOCATION OF HEARINGS: CITY COUNCIL CHAMBERS,
530 EAST MONROE AVENUE, BUCKEYE, AZ 85326
REQUEST: Conditional Use Permit (CUP)
PROPOSAL: New Wireless Communication Facility (WCF)
GENERAL LOCATION: 751 N 215th Ave, Buckeye AZ 85326
SIZE: 2,500 sq/ft
CASE #: PLZU-23-00010
APPLICANT/CONTACT: Declan Murphy
PHONE: 602-326-0111
DEVELOPMENT SERVICES DEPARTMENT
623-349-6207
POSTING DATE: 6/13/2024

CITY OF BUCKEYE
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APPLICANT/CONTACT: Declan Murphy
PHONE: 602-326-0111
DEVELOPMENT SERVICES DEPARTMENT
623-349-6207
POSTING DATE: 7/2/2024
July 2, 2024 at 8:30 AM
+33.453935, -112.509403
Energy Way
Buckeye AZ 85326
United States
Maps

azcentral.

Public Notices

Originally published at azcentral.com on 06/19/2024

NOTICE IS HEREBY GIVEN that the City of Buckeye Community Planning and Planning and Zoning Commission will hold a public hearing on Tuesday July 9th, 2024, to be to be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request:
Case No. PLZU-23-00010 Request by Declan Murphy for the approval of a New Wireless Communication Facility (WCF) to be located on the School Campus at 751 N 215th Ave, Buckeye AZ 85326 (T 1N/S 1/ R 3W). For additional information, please contact the Development Services Department at (623) 349-6211
Pub: June 19, 2024

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 08/13/24	**AGENDA ITEM:** 3.E. Sunrise Commerce Center - Site Plan (PLZSP-23-00035)
DATE PREPARED: 08/12/24	**DISTRICT NO.:** Council District No. 3
STAFF LIAISON: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Meeting / Non Consent - New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Sunrise Commerce Center - Site Plan (PLZSP-23-00035) Conduct a public meeting and approved, subject to conditions (a) through (ll), a Site Plan for the Sunrise Commerce Center, a proposed flex light industrial development consisting of five buildings totaling 380,979 square feet at the northwest corner of Yuma Road and Apache Road, on property zoned Planned Community (PC) and designated for development of Employment uses by the Sundance Community Master Plan (CMP).

RELEVANT GOALS:
GOAL 3: A Well-Planned Urban Community

ADDITIONAL RELEVANT GOALS:
GOAL 2: Enhanced Economic Well-Being and Vitality

SUMMARY

PROJECT DESCRIPTION:
Richie Poole, Cawley Architects, on behalf of owner Mark IV Capital, Inc., is requesting Site Plan approval for a proposed flex light industrial development at the northwest corner of Yuma Road and Apache Road for project called the Sunrise Commerce Center. The proposed site plan provides for five one-story buildings totaling 380,979 square feet of building area, with each building designed to be occupied by four to eight individual tenants. Please review the attached staff report and exhibits for additional information and analysis pertaining to this request.

BENEFITS:
Commercial development of the site will create additional job opportunities for area residents, enhance the aesthetics of the I-10 corridor, and generate construction and potentially sales tax revenues for the city.

FINANCIAL IMPACT STATEMENT:
Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city such as permit fees, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two (2) years after construction.

Items related to a project or facility location must include an attached vicinity map for Council Review.

ATTACHMENTS:
PLZSP-23-00035 Sunrise Commerce Center Site Plan P&Z Staff Report 8-13-24.docx
Exhibit A - Aerial Vicinity Map.pdf
Exhibit B - Zoning Map.pdf
Exhibit C - General Plan Land Use Map.pdf
Exhibit D - Project Narrative.pdf
Exhibit E - Site Plan.pdf
Exhibit F - Conceptual Landscape Plan.pdf
Exhibit G - Site Details.pdf
Exhibit H - Color Building Elevations.pdf
Exhibit I - Color and Material Palette.pdf
Exhibit J - Floor Plans.pdf
Exhibit K - Site Lighting and Photometric Plans.pdf
Exhibit L - Fire Access Plan.pdf

BUCKEYE, AZ

SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZSP-23-00035
TITLE:	Sunrise Commerce Center
MEETING DATE:	August 13, 2024

Applicant/Owner:	Richie Poole, Cawley Architects, on behalf of owner Mark IV Capital, Inc.
Request:	Approval of a Site Plan for the Sunrise Commerce Center, a proposed flex light industrial development consisting of five buildings totaling 380,979 square feet on property zoned Planned Community (PC) and designated for development of Employment uses by the Sundance Community Master Plan (CMP)
District	District 3
Location:	Northwest Corner of Apache Road and Yuma Road (Exhibits A, B, and C)
Site size:	23.6 net acres
Public input:	None received
Recommendation:	Approve with conditions (a) through (ll)

PROJECT DESCRIPTION

1. Richie Poole, Cawley Architects, on behalf of owner Mark IV Capital, Inc., is requesting Site Plan approval for a proposed flex light industrial development at the northwest corner of Yuma Road and Apache Road for project called the Sunrise Commerce Center (Exhibit D). The proposed site plan (Exhibit E) provides for five one-story buildings totaling 380,979 square feet of building area, with each building designed to be occupied by four to eight individual tenants.

2. The majority of the 23.6 net acre property is located within the Sundance Community Master Plan (CMP), which identifies the subject parcel (Sundance Parcel No. 1) as Employment. Sundance parcels with the Employment designation are permitted to develop with a range of light industrial uses, such as distribution, clean manufacturing, and assembly, as well as commercial uses such as offices, retail/showroom, restaurants, and the like. Because the commerce center will be developed as a spec project, the specific uses/tenants are not yet known. The site also includes a 0.87-acre strip parcel along its eastern edge, recently annexed by Council action on August 6th, which was formerly Maricopa County right-of-way. This strip parcel, zoned Single Family Residential 43 (SF-43), will be developed as a landscape buffer and trail corridor as described in more detail below.

3. Proposed buildings range in height from 36 feet to 42 feet with decorative architectural elements extending to a maximum of 46 feet. All buildings are oriented such that elevations featuring loading docks are clustered to prevent views into service areas from I-10 and Yuma Road, with architecturally integrated wing walls and landscaping limiting views of these areas from the adjacent Acacia Crossing neighborhood and the undeveloped commercial property to the west.

4. A total of three driveways are proposed into the site from Yuma Road. The primary ingress/egress is from the centermost driveway, which is designed to accommodate both left-in and right-in turning movements while also providing for a right-out movement onto Yuma Road. Due to its offset from the Apache Road centerline, the easternmost of the project driveways, located near the intersection of Yuma Road and Apache Road, will be limited to an exit only, permitting both right and left turns out of the site to Yuma Road as well as a through movement to southbound Apache Road. The westernmost drive at the southwest corner of the site will be limited to a right-in entrance for use solely by westbound Yuma Road traffic.

5. A pedestrian pathway network is provided internal to the site, connecting the five commerce center buildings to one another as well as providing safe pedestrian connectivity to the Yuma Road public sidewalk (to be constructed by the developer along the site frontage). The developer will also construct the missing segment of the Sundance Trail, which currently terminates at the northwest corner of Acacia Crossing, by extending the trail through a landscape buffer along the site's eastern edge, tying into the Yuma Road public sidewalk.

6. A total of 596 parking spaces are proposed, allowing the buildings to be used flexibly for both less parking intensive uses such as warehousing/distribution and more intense uses such as offices or commercial services. The proposal exceeds City minimum parking requirements.

7. Approximately 156,297 square feet of landscape area, or 15 percent of the net site area, is provided (Exhibit F) in accordance with the requirements of the Sundance CMP. The most notable areas include a 20-foot-deep landscape setback adjacent to Yuma Road, an approximate 45-foot-wide landscape buffer/trail corridor adjacent to the Acacia Crossing neighborhood to the east, and two pedestrian amenity nodes per building for use by employees and/or visitors to the site, ten in total, each of which will feature decorative pavement, seating, shading, and lighting, designed. In total, 309 trees and 2,420 shrubs/accents will be provided, all of which have been selected for their drought tolerant, low water usage characteristics.

8. The proposed building architecture (Exhibit H) is contemporary and suitable for its location next to I-10. The buildings are made of concrete tilt panels and feature varied vertical and horizontal wall offsets, detailed primary entries, and different roofline heights to break up the building mass. Metal accents, windows, and textures created with ribbed formliners and reveals add additional aesthetic interest. The facades facing I-10 receive special attention, with angled designs highlighting entry towers to give the project the look of a Class-A corporate campus. A gray-centric color palette has been selected to match other nearby business park projects (Exhibit I). The project will also include dark sky compliant exterior lighting, such as parking lot lights, wall sconces, and pedestrian bollard lamps, all in keeping with the proposed architectural style (Exhibit K).

AREA CONTEXT

9. The subject property is located at the northwest corner of Yuma Road and Apache Road as shown in Exhibit A. The existing land uses, General Plan designations, and zoning districts of surrounding parcels are as follows:

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Unimproved desert	Master Planned Community	Planned Community (PC) with Sundance Community Master Plan (CMP) Overlay and Single-Family Residential 43 (SF-43)
North	Interstate 10	Open Space	Not Applicable (I-10)
South of Yuma Road	Bungalows at Sundance Multi-Family Residential Community	Business Commerce	Commercial Center (CC)

	under construction		
East	Acacia Crossing Single-Family Residential Subdivision	Neighborhood	Planned Residential (PR)
West	Vacant	Master Planned Community	PC with Sundance CMP Overlay (designated Employment)

PUBLIC PARTICIPATION

10. The applicant provided a notice of application to all property owners within 300 feet of the subject site on March 28, 2024. The City was contacted by one nearby resident who had questions on the proposed development but did not indicate support or opposition. No additional feedback from surrounding property owners regarding this application has been received to date.

11. A neighborhood meeting is not required for Site Plan applications.

BACKGROUND

12. *June 1990:* The project site, excluding the 33-foot-wide sliver along the site's eastern edge, was annexed into the City of Buckeye by Ordinance No. 5-90

13. *October 2000:* The City Council approved a rezoning of the site and surrounding area to Planned Community (PC) with the Sundance Community Master Plan (CMP) Overlay by adoption of Ordinance 86-00. The approved CMP designated the subject property, identified as Parcel 1, as "Employment".

14. *August 2024:* The 33-foot-wide sliver along the site's eastern edge was annexed into the City of Buckeye by Ordinance No. 15-24. The silver was assigned Single-Family 43 (SF-43) zoning.

ANALYSIS

Development Code, General Plan, and Sundance CMP

15. The site features a Master Planned Community (MPC) General Plan land use designation, a land use category applied to areas that are guided by separate development approvals, such as the Sundance CMP. The proposal is in conformance with the MPC designation.

16. With the exception of the 0.87-acre sliver parcel at the east side of the site, the subject property is zoned Planned Community (PC) and is located within the Sundance Community Master Plan (CMP) overlay. The approved CMP identifies the parcel as

"Employment" which accommodates a range of enclosed light industrial uses, such as light manufacturing and distribution, as well as commercial and service uses.

17. Since the commerce center will be developed as a speculative project, the specific uses and tenants have not yet been identified; only uses/users in compliance with the permitted uses of the CMP will be allowed to locate in the development.

18. The 0.87-acre sliver parcel along the site's eastern boundary was recently annexed into Buckeye and is now zoned Single Family Residential 43 (SF-43). Because the sliver parcel will be developed solely as a landscape buffer and trail corridor, the SF-43 zoning is appropriate and the sliver parcel does not require rezoning or combination with the remainder of the property.

19. The proposed site plan conforms to all requirements of the Sundance CMP and Buckeye Development Code, including development and design standards.

20. In accordance with Section 8.9.2 of the Development Code, any site planned for development that is more than 75,000 square feet in aggregate building area is to be reviewed and approved by the Planning and Zoning Commission.

Site Design and Architecture

21. Development standards and dimensional requirements for the site are per the Sundance CMP. The proposed site plan adheres to all such requirements, including minimum setbacks, buffering requirements, parking requirements, and maximum building heights.

22. The proposed site layout and building elevations meet the Commercial Building Standards and Guidelines section of the Development Code. The proposed designs provide for excellent articulation, variety and movement while taking great care to present a high-quality appearance from I-10 and to complement the character of the surrounding built environment.

23. The proposed site plan is purposefully designed to minimize views into the rear service area of each building. In this layout, each building backs directly onto another, forming shared service courtyards where dock doors and loading areas are not visible from I-10 or Yuma Road. From the east and west, the centralized service areas are screened by use of architecturally integrated wing walls which extend from each building and provision of perimeter landscaping. From off-property, this project will present as a high end business park with exceptional design qualities.

Landscape and Open Space

24. The development meets the Sundance CMP's minimum overall landscape requirement for Employment development (15% of net site area) as well as Development Code requirements for landscaping within parking areas and requirements for usable open space areas, such as employee plazas to be improved with seating, shading, and lighting.

Access, Circulation, Parking, Off-Site Improvements, and Phasing

25. Access to the site as well as vehicular circulation internal to the site, including drive aisle widths and turning radii, have been reviewed and approved by Planning, Engineering, and Fire. The proposed three points of access, including one three-quarter access, one exit only driveway, and one entrance only driveway, will provide sufficient accessibility to the site given the level of traffic anticipated while also maintaining needed separation from other existing driveways in the vicinity of the site.

26. The current four-way stop condition at the Apache Road and Yuma Road intersection will be replaced with a traffic signal by this project.

27. Parking exceeds minimum City requirements and will allow for flexible use of the proposed buildings with a mix of uses with varying parking intensities.

28. The project will be developed in a single phase. Half-street improvements to Yuma Road adjacent to the site will be completed by the developer in that initial phase.

Services

29. Both water and wastewater will be served to the property by the City of Buckeye. The developer will complete any improvements needed to serve the development.

30. Police services will be provided by the City of Buckeye Police Department (BPD). The nearest BPD station to the subject site is located in the City's Sundance Crossings complex located at the southwest corner of Yuma Road and Dean Road, approximately 6.5 miles (driving distance) away.

31. Fire and EMS services will be provided by the City of Buckeye Fire Department (BFD). Two stations are equidistant to the site: Fire Station #706 located within Westpark, approximately 2.2 miles (driving distance) to the west, and Fire Station #702 located at the northeast corner of Rainbow Road and Durango Street a similar distance away to the east.

RECOMMENDATION

32. Staff recommends the Planning and Zoning Commission approve the Site Plan for the Sunrise Commerce Center, Application PLZSP-23-00035, subject to conditions (a) through (ll), for the following reasons:

- The Site Plan conforms to the property's General Plan designation of Master Planned Community
- The Site Plan conforms to all requirements of the Buckeye Development Code and Sundance CMP.
- There are no outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

Planning Division Conditions – Standard/General

a) Except as modified by these conditions of approval, development of the site shall conform to the following plans:
   1. Site Plans (Sheets A1.1 through A1.6, inclusive), received on May 6, 2024
   2. Conceptual Landscape Plans (Sheets La.01 through La.03, inclusive), received on May 6, 2024
   3. Site Details (Sheets A1.7 through A1.9, inclusive), received on May 6, 2024
   4. Building Elevations (Sheets AA7.1, AB7.1, AC7.1, and ADE7.1), received on May 6, 2024
   5. Color and Material Palette (Sheet unnumbered), received on May 6, 2024
   6. Fire Access Plan (Sheet A1.1), received on May 6, 2024
   7. Floor Plans (Sheets AA2.1, AB2.1, AC2.1, AD2.1, and AE2.1), received on May 6, 2024
   8. Site Lighting and Photometric Plans (Sheets DR0.0, DR1.0, DR2.0, DR2.1 and DR3.0), received on May 6, 2024

b) The approved site plan will expire on August 13, 2026, two years from the date of approval, if a building permit has not been issued for the project.

Planning Division Conditions - Project Specific

c) Approval of this Site Plan is con?ngent upon approval of the annexa?on of the strip parcel along the eastern edge of the site. The annexa?on must be approved and past the mandatory 30-day appeal period before the City may issue any permits for construc?on within that area.

d) Prior to permit issuance, approval of a Minor Subdivision dedica?ng any required rights-of-way and easements, if applicable, will be required. The Minor Subdivision shall not be required to combine the two subject parcels as they each have dissimilar zoning.

e) All future tenant improvement plan submi?als shall include an updated parking table lis?ng the alloca?on of floor area by use (e.g. SF of office, SF of warehousing, SF of manufacturing) for each building/suite within the commerce park.

f) All Victor Stanley (or equivalent) benches, chairs, and tables shall be gray, silver, ?tanium, or white finish to enhance usability during warmer seasons.

Engineering Conditions – Project Specific

g) Per the COB EDS 6-3.204.B – Public Utility Easements (PUE) - All locations that have overhead power line relocation require a minimum of a 10 foot PUE. Provide accordingly.

h) All offsite flows impacting this proposed development are to be intercepted and routed to their historical outfalls per the City of Buckeye Engineering Design Standards.

i) Sanitary sewer monitoring manholes are required for any industrial / manufacturing uses on this site.

Engineering Conditions – Standard/General

j) Development of the property shall be in general conformance with the site plan titled Buckeye Mark IV Industrial, consisting of 6 pages, dated April 10th, 2024, and stamp received April 11th, 2024, except as modified by the following conditions/stipulations.

k) This project is subject to a Parkway Maintenance Improvement District (MID) formed pursuant to Arizona Revised Statue § 48-574 and in accordance with City of Buckeye Ordinance 42-06 and a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. These shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division.

l) All existing overhead power lines less than 69 kV capacity, or any other overhead utilities within the project area or along its boundaries, shall be installed underground.

m) The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.

n) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye Standards.

Engineering Conditions – Standard Street Conditions

o) The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements, at no cost to the City, for Yuma Road based on City of Buckeye standards.

Engineering Conditions – Standard Water/Wastewater Conditions

p) The Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits.

Transportation/Traffic – Standard and Site Specific Conditions

q) Prior to Site Plan approval, any permits or construction drawing submittal, a Traffic Impact Analysis is required to be submitted and approved. All requirements of the Traffic Impact Analysis shall be reflected on the approved Site Plan and approved construction drawings, unless City standard minimums control.

r) TIA must have a dimensional exhibit showing the median break at the middle access to be reviewed and approved prior to commencing with construction documents.

s) TIA must have a dimensional exhibit showing the Apache Road/Yuma Road intersection to show it can geometrical be constructed to align the lanes. Access will be contingent on the approved intersection alignment and this must be reviewed and approved prior to the commencement of construction documents.

t) Prior to the issuance of the first permit for the property, the Property Owner/Developer shall pay a pro rata share cost of up to nine (9) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. The sectional contribution is to

be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.

u) This project will be responsible for design and construction of the traffic signal at Apache Road/Yuma Road. This will include acquiring ROW or easements on the NE corner for traffic signal construction and ultimate placement of signal poles.

v) The western RI access shall be designed with an acute angle with Yuma with a larger internal radius to deter traffic from exiting.

w) The western RI access will be required to be amended or eliminated by the developer, at no cost to the City, if it is proven to show that vehicles repeatedly use this access as an exit.

x) All medians required for controlling site access shall be constructed with this development.

y) In the event that access to and within the project is deemed a threat to public safety and security by the City, depending on the severity, the City could temporarily close the access until such time and Property Owner/Developer eliminates the safety concerns. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.

z) Half-street improvements including Rights-of-Way dedication shall be required along the entire parcel frontage as part of this development, including the installation of ITS conduit per the City standards.

aa) Any accesses, turn lanes and geometric improvements are approved in concept only until construction documents are submitted. Tapers must meet all applicable standards.

Fire Department Conditions – Standard/General

bb) The Buckeye Fire Chief and City Engineer shall determine the number, location, and types of all fire hydrants.

cc) Prior to delivery of any combustible materials to the site, the fire protection system shall be completely operational, with proper fire flow, and in accordance with the plans approved by the Buckeye Fire Chief and City Engineer.

dd) All buildings shall be equipped with a fire protection system as required by City of Buckeye Ordinance 03-22.

ee) Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Public Works Conditions – Standard/General

ff) All landscaped areas within the public rights of way shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. The City Public Works Department shall review all irrigation plans for material selection only; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.

gg) No new natural turf shall be installed in a public right-of-way or median. Areas with up to 10,000 square feet of turf within a public right-of-way at gateways, entrances to major communities, or special landscaping designs approved by the city's development services department are exempt from the restrictions of this stipulation.

hh) Plant material within the right-of-way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards.

ii) The following requirements apply to landscaping within public right-of-way:

1. All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.
2. All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.
3. Establishment maintenance plan shall be sealed by a registered Landscape Architect.'
4. Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.
5. Multi-program weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.
6. Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.
7. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.
8. Linear Root barriers shall be used along public improvements that are only on one side of a tree.
9. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.

10. Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 18'-0" over any public roadway, 7'-0" over any public sidewalk.

jj) All trash shall be collected through a City of Buckeye licensed trash hauler, including construction debris. Trash enclosures shall be in accordance with City of Buckeye standards.

kk) The following trees are prohibited from any landscaping plans in accordance with Chapter 9 of City Code (Section 9-10): Male Mulberry Tree (Morus Alba), Olive Tree (Olea Europea). Additionally, North Indian Rosewood Trees (Dalbergia Sissoo) shall not be planted within the rights of way (and are suggested not be planted within the property) due to their destructive and invasive root structure

ll) Storm Drainage: The City of Buckeye is permitted as a Phase 2 MS4 and is now subject to more stringent standards for stormwater discharge. All stormwater plans must now meet the requirements of the City of Buckeye's MS4 permit as issued by ADEQ (Permit Number AZG2016-002).

ATTACHMENTS

Exhibit A – Aerial Vicinity Map
Exhibit B – Zoning Map
Exhibit C – General Plan Land Use Map
Exhibit D – Site Plan Project Narrative
Exhibit E – Site Plan
Exhibit F – Conceptual Landscape Plan
Exhibit G – Site Details
Exhibit H – Color Building Elevations
Exhibit I – Color and Material Palette
Exhibit J – Floor Plans
Exhibit K – Site Lighting and Photometric Plans
Exhibit L – Fire Access Plan

Prepared by:
Ken Galica, Planning Manager

VICINITY MAP

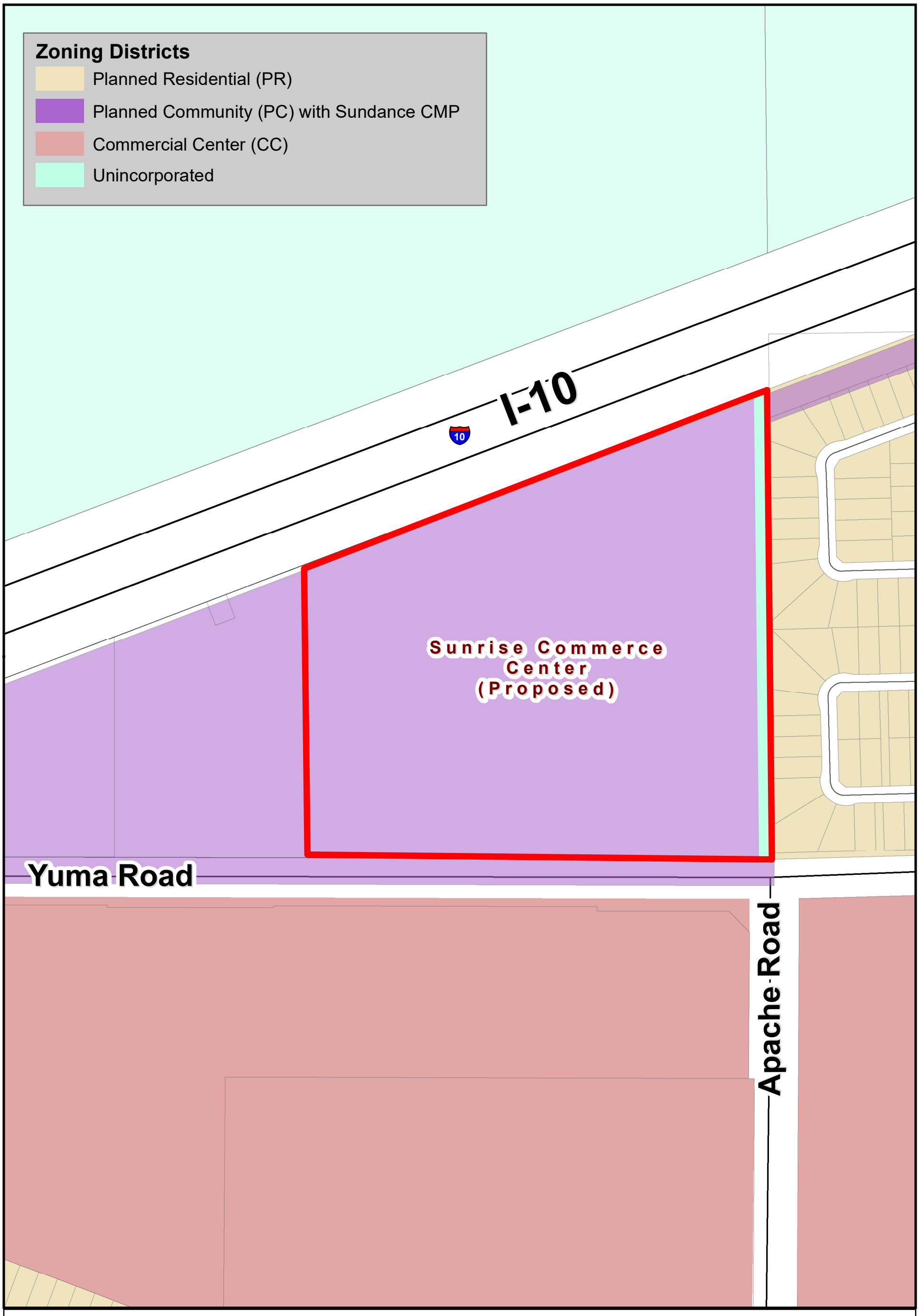
PLZSP-23-00035

Sunrise Commerce Center - Site Plan

Council District #3

BUCKEYE, AZ

N W E S



ZONING MAP

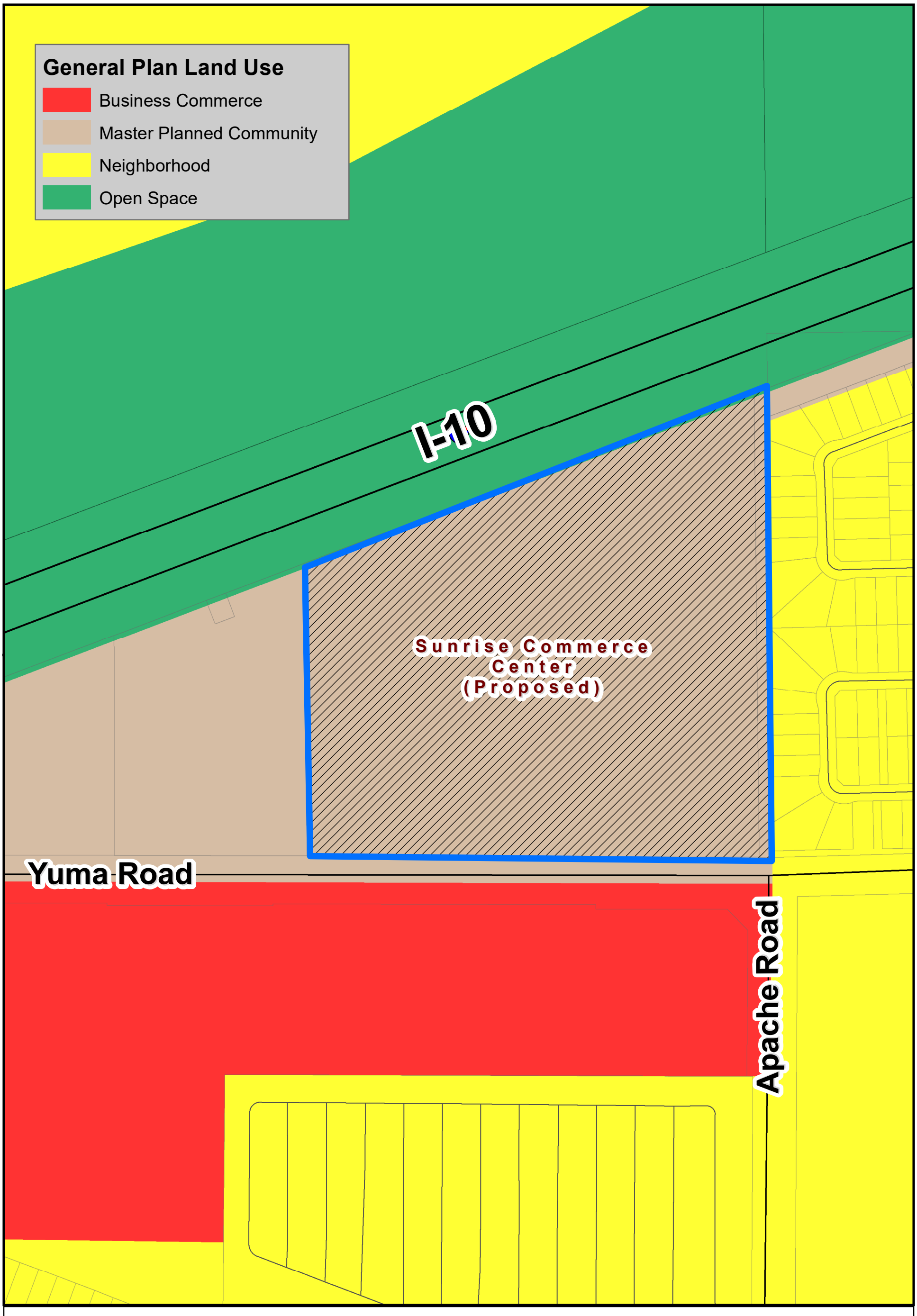
PLZSP-23-00035

Sunrise Commerce Center - Site Plan

Council District #3

BUCKEYE, AZ

N W E S



GENERAL PLAN LAND USE

PLZSP-23-00035

Sunrise Commerce Center - Site Plan

Council District #3

BUCKEYE, AZ

N W E S

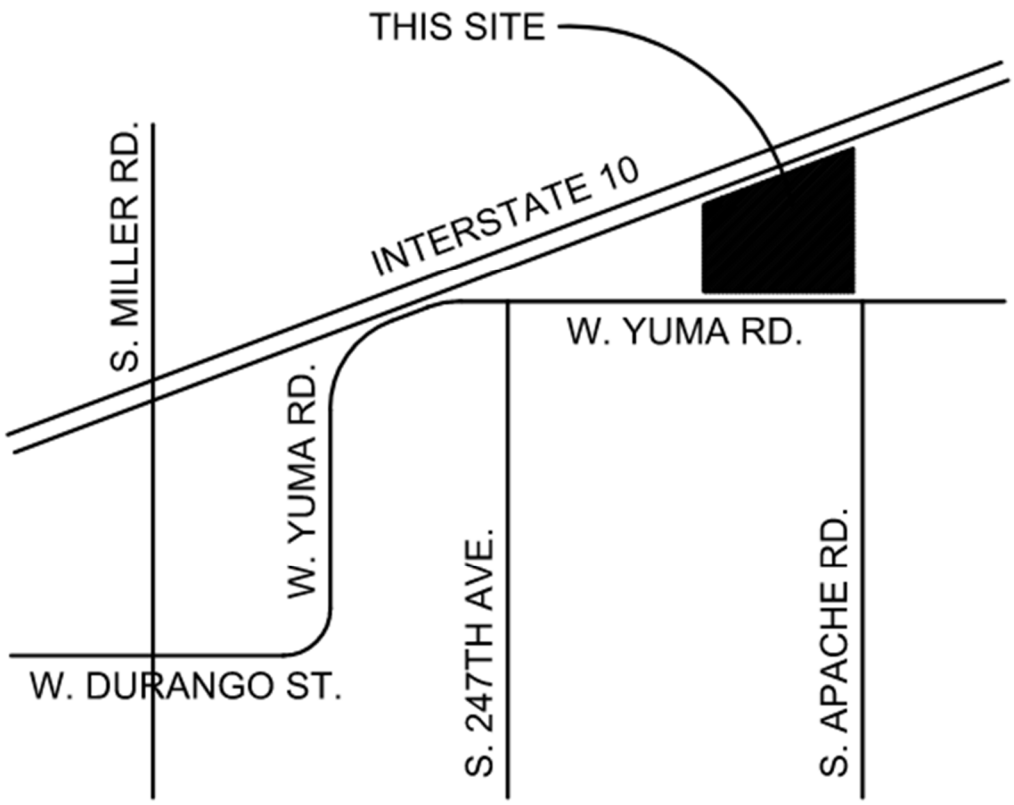
Exhibit D

4R PLZSP-23-00035 RECEIVED MAY 6 2024 AL

CAWLEY ARCHITECTS

Project Narrative

PLZSP-23-00035
Sunrise Commerce Center
NWC Yuma Road and Apache Road
Site Plan Review
March 6, 2024



730 North 52nd Street, Suite 203
Phoenix, Arizona 85008
P 602.393.5060

4R PLZSP-23-00035 RECEIVED MAY 6 2024 AL

CAWLEY ARCHITECTS

To: City of Buckeye
Development Services Department
Planning & Zoning Division

From: Christopher D. Norstrom
Architectural Project Coordinator III

Subject: Sunrise Commerce Center
A New Light Industrial Development
NWC of Yuma Road & Apache Road
Site Plan Review Submittal

Date: March 14, 2024

NARRATIVE

The development of this site will be as a light industrial park consisting of five (5) speculative buildings for light industrial use. The buildings range in size from 42,583 square feet to 92,588 square feet. Each building is designed to be sub-divided into multiple suites. Building design consists of concrete tilt panel construction, storefront glazing, and steel entry features and canopies with variation in surface depth, texture, parapet heights, and color. All rooftop mechanical units will be fully screened by parapets.

The smallest building (Building 'A'), at 42,583 square feet, has the lowest profile at 24-foot clear with parapet heights ranging from 32 feet to 40 feet. This 'flex' building is designed for greater interaction with the public and is closest to the site's primary access from Yuma Road. The front facade of Building 'A' allows for as many as eight (8) suites at roughly 5,320 square feet each.

Buildings 'B' and 'C' are both 76,610 square feet and share common gated truck courts with Buildings 'D' and 'E' respectively. Building 'B', being closer to Yuma Road, has the lower profile with a 28-foot clear height and parapets ranging in height from 34 feet to 42 feet. Building 'C', which sits further back from Yuma Road and is behind Building 'A', has a clear height of 32 feet with parapets ranging in height from 38 feet to 42 feet. Each building is designed to accommodate four (4) suites at roughly 19,150 square feet each, although Building 'B' is designed for as many as eight (8) suites at roughly 9,575 square feet each.

At 92,588 square feet each, Buildings 'D' and 'E' are the largest and front Interstate 10 along the north property boundary. Like Building 'C', both buildings have a clear height of 32 feet with parapets ranging in height from 38 feet to 42 feet, rising to a

maximum of 45 feet along the sides as grades slope down from the front of each building to the lower grades for the truck courts in the back. Suites in Buildings `D' and `E', assuming four (4) suites each, range in size from 18,235 square feet to 26,925 square feet.

The proposed access will be provided at one central drive onto the project site off Yuma Road. From the West a left turn North will be provided onto the center drive. A westbound right-in will be provided as well. Egress from the center drive will be right out only. The SEC at Apache Road, egress only is provided left and right out only. An access only, right -in, will be provided at the SWC as well to alleviate any queue storage at the central access drive.

There is an anticipated 986 trucks and 328 cars per day.

The existing site consists of two (2) parcels: APN 504-18-933 and 504-18-012F. Mark IV Capital owns both parcels. No MLD is anticipated because no proposed building structure will cross the property line between parcels. The east building setback is taken from the inner property line, and the 33-foot-wide smaller east parcel will be used for conveyance of off-site flows and as a landscape buffer between this project (zoned PC) and the existing adjacent residential development (zoned PR). Also, in response to PAC review comments, a pedestrian trail will meander through the east parcel, connecting the existing trail running along the northern boundary of the adjacent residential development to the right-of-way at Yuma Road.

The existing site is vacant desert land between Interstate 10 to the north and Yuma Road to the south. There are various small washes throughout the property, conveying water flow from north to south. Three (3) existing temporary retention basins along Yuma Road capture onsite and offsite flows. This site design utilizes underground retention to maximize building area. At a total building area of 380,979 square feet, the lot coverage is 37.1%. Landscape coverage/open space is slightly more than 15%.

The measures taken to minimize visual and height impacts on the existing single-family development include but are not limited to the following. All trash enclosures for buildings B, C, D and E are located behind screen walls while Building A provides trash enclosures with screen walls and gates. Along the east property line, a series of trees and additional landscaping provide screening. The north screen wall has incorporated an undulating plan along 1-10 and moved further north to provide more area for additional landscaping in compliance with the immediate design palette,
All building entries provide a pedestrian scale throughout as a nod to the other neighborhood developments.

Refuse enclosures are shown for each building and are placed around the site perimeter assuming a clockwise direction for refuse service. New fire hydrants are shown located throughout the site at 300-foot maximum intervals.

We have calculated the required parking for this design to be 402 spaces and are providing 596 spaces, 20 of which are ADA accessible, and 30 that are equipped for alternative vehicles.

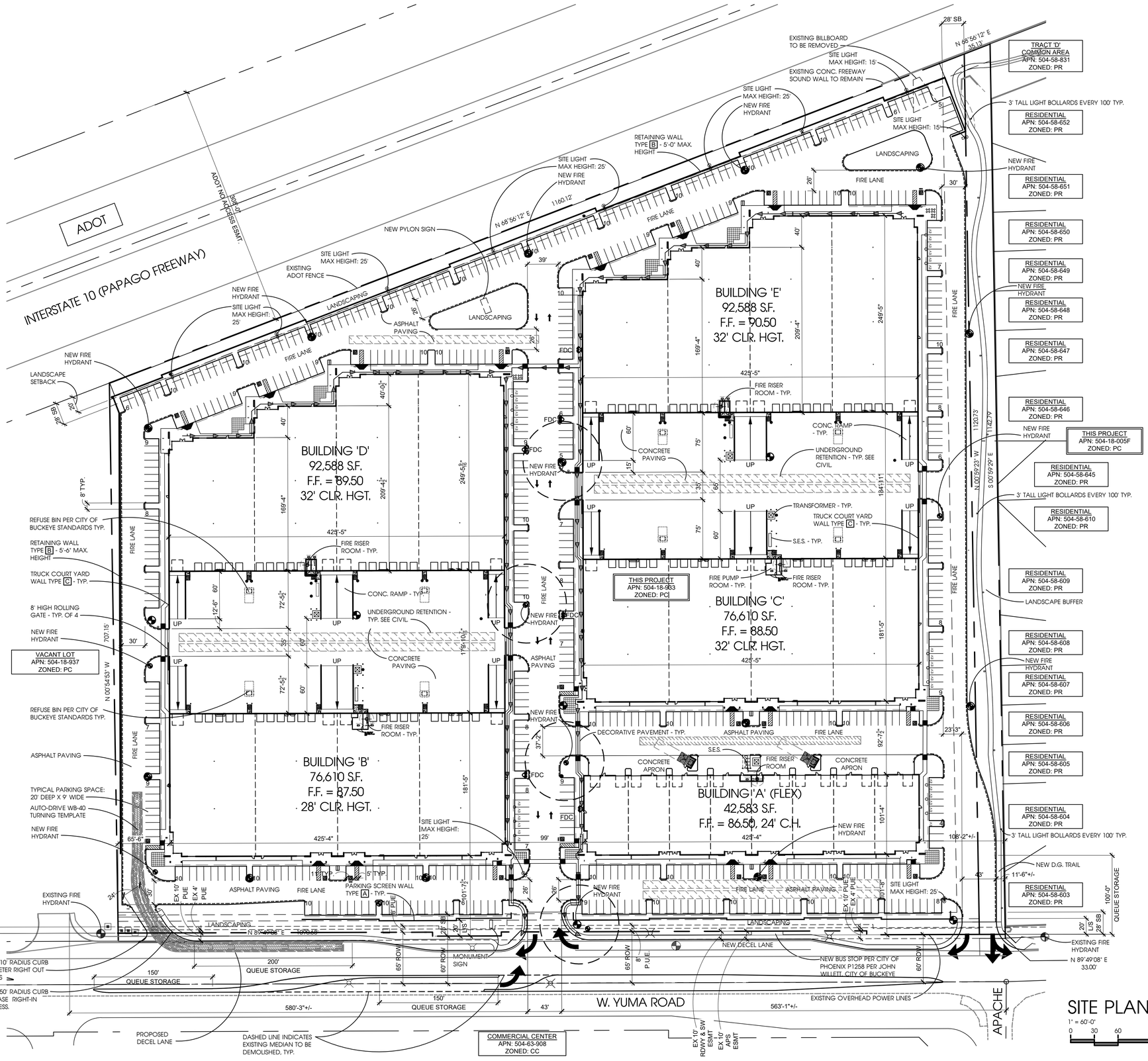
We look forward to the Site Plan Review process and are available to answer any questions you might have as staff reviews and prepares comments and reports. Thank you for your consideration in this matter.

Sincerely,

Christopher D. Norstrom
Architectural Project Coordinator III
Cawley Architects
480-697-3976

Exhibit E

4R PLZSP-23-00035 RECEIVED MAY 6 2024 AL



SITE PLAN

1" = 60'-0"
0 30 60 120

SITE DATA

PROJECT:	SUNRISE COMMERCE CENTER	
ADDRESS:	NWC OF YUMA ROAD & APACHE ROAD - BUCKEYE, ARIZONA	
OWNER:	MARK IV CAPITAL, INC. 2301 E. YEAGER DR., STE. 5 CHANDLER, ARIZONA. 85256	
SCOPE:	A NEW LIGHT INDUSTRIAL SITE	
LEGAL DESCRIPTION:	SEE ALTA / NSPS SURVEY	
ASSESSOR PARCEL NO.:	504-18-933 (w/ 504-18-012F)	
ZONING:	PC (w/i SUNDANCE CMP OVERLAY)	
SITE AREA (GROSS):	1,033,394 S.F.	23.7 ACRES
NET AREA (NET):	1,027,776 S.F.	23.6 ACRES
BUILDING AREA:	380,979 S.F. GROSS	
STORIES:	SINGLE STORY	
LOT COVERAGE:	37.1%	
LANDSCAPE AREA:	156,297 S.F.	
LANDSCAPE COVERAGE:	15.2 %	
OCCUPANCY:	B/F-1/S-1	
CONSTRUCTION TYPE:	III-B w/ A.F.E.S.	
ALLOWABLE AREA:	-	
CLEAR HEIGHT:	'A': 24', 'B': 28', 'C'-'E': 32'	
STRUCTURAL DEPTH:	36"	
BUILDING HEIGHT:	42'	
ALLOWED HEIGHT:	45'	
-	-	
-	-	

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS

OCCUPANCY	1ST FLOOR		TOTALS
OFFICE	38,098 S.F.		38,098 S.F.
WAREHOUSE	342,881 S.F.		342,881 S.F.
TOTAL:	380,979 S.F.		380,979 S.F.

REQUIRED PARKING CALCULATIONS

OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	38,098 S.F.	1/300	127
WAREHOUSE	342,881 S.F.	1/1250	275
TOTAL:			402

PARKING PROVIDED

REGULAR SPACES	546
ACCESSIBLE SPACES	20
ALT. VEHICLES SPACES (5% OF REQUIRED)	30
TOTAL SPACES ON SITE	596
	1.56 CARS / 1,000 S.F.

BICYCLE PARKING CALCULATIONS

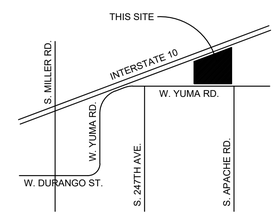
RATIO	REQUIRED	PROVIDED
1/25 PARKING SPACES	24	30

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUT / PATH OF TRAVEL
- FIRE RISER
- FIRE LANE MARKING PER C.O.B. STDS.
- A — SITE WALL, SEE THIS SHEET FOR SITE WALL SCHEDULE
- ELECTRIC VEHICLE CHARGING STATION.
- E.V. — ELECTRIC VEHICLE PARKING SPACE

VICINITY MAP

N.T.S.



CAWLEY ARCHITECTS
730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060
CawleyArchitects.com

REGISTERED ARCHITECT — CERTIFICATE NO. 26784 — PAUL F. DEVERS, JR. — Date Signed 05/03/2024 — ARIZONA, U.S.A.

SUNRISE COMMERCE CENTER

NWC OF YUMA ROAD & APACHE ROAD BUCKEYE ARIZONA 85326

DATE

- PRE-APP SUBMITTAL 08-07-2023
- SITE PLAN REVIEW 12-08-2023
- ANNEXATION APP. 02-07-2024
- SITE PLAN REV. RESUB. 03-13-2024
- ANNEXATION APP RESUB 04-05-2024
- SITE PLAN REV. RESUB. 04-10-2024
- SITE PLAN REV. RESUB. 04-24-2024
- SITE PLAN REV. RESUB. 05-03-2024

DRAWN BY: CDN

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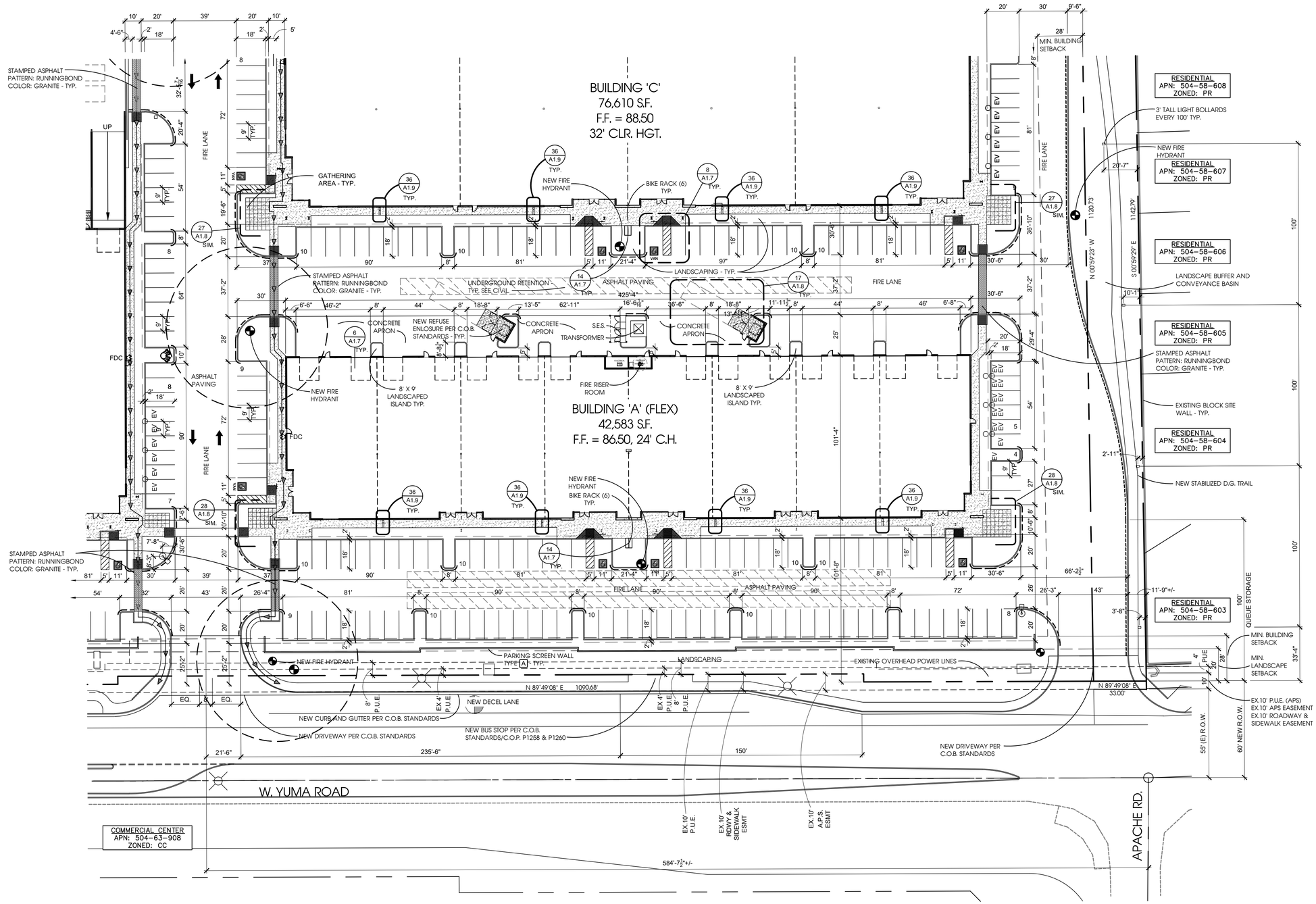
SITE PLAN

Project: 23009

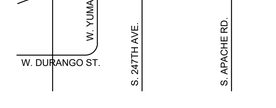
A1.1



PARTIAL SITE PLAN

1" = 30'-0"

0 10 20 30 60



SITE DATA

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OWNER:	MARK IV CAPITAL, INC. 2301 E. YEAGER DR., STE. 5 CHANDLER, ARIZONA. 85256	
SCOPE:	A NEW LIGHT INDUSTRIAL SITE	
LEGAL DESCRIPTION:	SEE ALTA / NSPS SURVEY	
ASSESSOR PARCEL NO.:	504-18-933 (w/ 504-18-012F)	
ZONING:	PC (w/i SUNDANCE CMP OVERLAY)	
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OFFICE	38,098 S.F.	1/300	127
WAREHOUSE	342,881 S.F.	1/1250	275
TOTAL:			402

PARKING PROVIDED

REGULAR SPACES	528
ACCESSIBLE SPACES	20
ALT. VEHICLES SPACES (5% OF REQUIRED)	21
TOTAL SPACES ON SITE	569
	1.49 CARS / 1,000 S.F.

BICYCLE PARKING CALCULATIONS

RATIO	REQUIRED	PROVIDED
1/25 PARKING SPACES	24	-

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- SALT FINISH CONCRETE SIDEWALK
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- EXISTING FIRE HYDRANT
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N.T.S.

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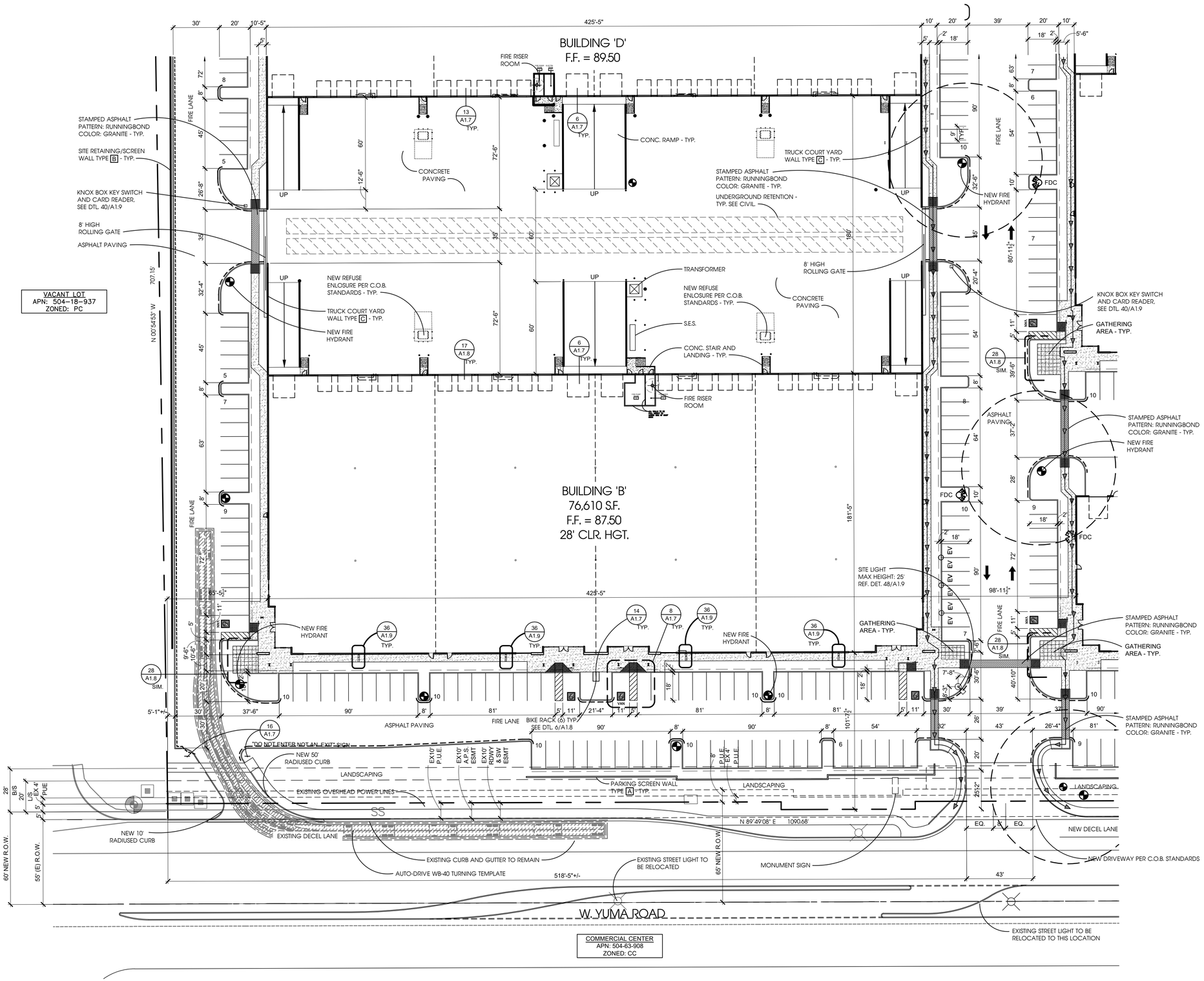

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SITE AREA (GROSS):	1,033,394 S.F.	23.7 ACRES
NET AREA (NET):	1,027,776 S.F.	23.6 ACRES
BUILDING AREA:	380,979 S.F. GROSS	
STORIES:	SINGLE STORY	
LOT COVERAGE:	37.1%	
LANDSCAPE AREA:	156,297 S.F.	
LANDSCAPE COVERAGE:	15.2 %	
OCCUPANCY:	B/F-1/S-1	
CONSTRUCTION TYPE:	III-B w/ A.F.E.S.	
ALLOWABLE AREA:	-	
CLEAR HEIGHT:	'A': 24', 'B': 28', 'C'-'E': 32'	
STRUCTURAL DEPTH:	36"	
BUILDING HEIGHT:	42'	
ALLOWED HEIGHT:	45'	
-	-	
-	-	

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS

OCCUPANCY	1ST FLOOR		TOTALS
OFFICE	38,098 S.F.		38,098 S.F.
WAREHOUSE	342,881 S.F.		342,881 S.F.
TOTAL:	380,979 S.F.		380,979 S.F.

REQUIRED PARKING CALCULATIONS

OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	38,098 S.F.	1/300	127
WAREHOUSE	342,881 S.F.	1/1250	275
TOTAL:			402

PARKING PROVIDED

REGULAR SPACES	528
ACCESSIBLE SPACES	20
ALT. VEHICLES SPACES (5% OF REQUIRED)	21
TOTAL SPACES ON SITE	569
	1.49 CARS / 1,000 S.F.

BICYCLE PARKING CALCULATIONS

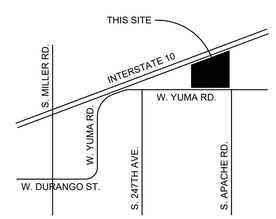
RATIO	REQUIRED	PROVIDED
1/25 PARKING SPACES	24	-

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- SALT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUT / PATH OF TRAVEL
- FIRE RISER
- FIRE LANE MARKING PER C.O.B. STDS.
- A — SITE WALL, SEE THIS SHEET FOR SITE WALL SCHEDULE
- ELECTRIC VEHICLE CHARGING STATION.
- E.V. — ELECTRIC VEHICLE PARKING SPACE

VICINITY MAP

N.T.S.



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REGISTERED ARCHITECT
CERTIFICATE NO.
26784
PAUL F. DEVERS, JR.
Date Signed 09/09/2024
ARIZONA, U.S.A.

SUNRISE COMMERCE CENTER

NWC OF YUMA ROAD & APACHE ROAD
BUCKEYE
ARIZONA
85326

DATE

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DRAWN BY: CDN

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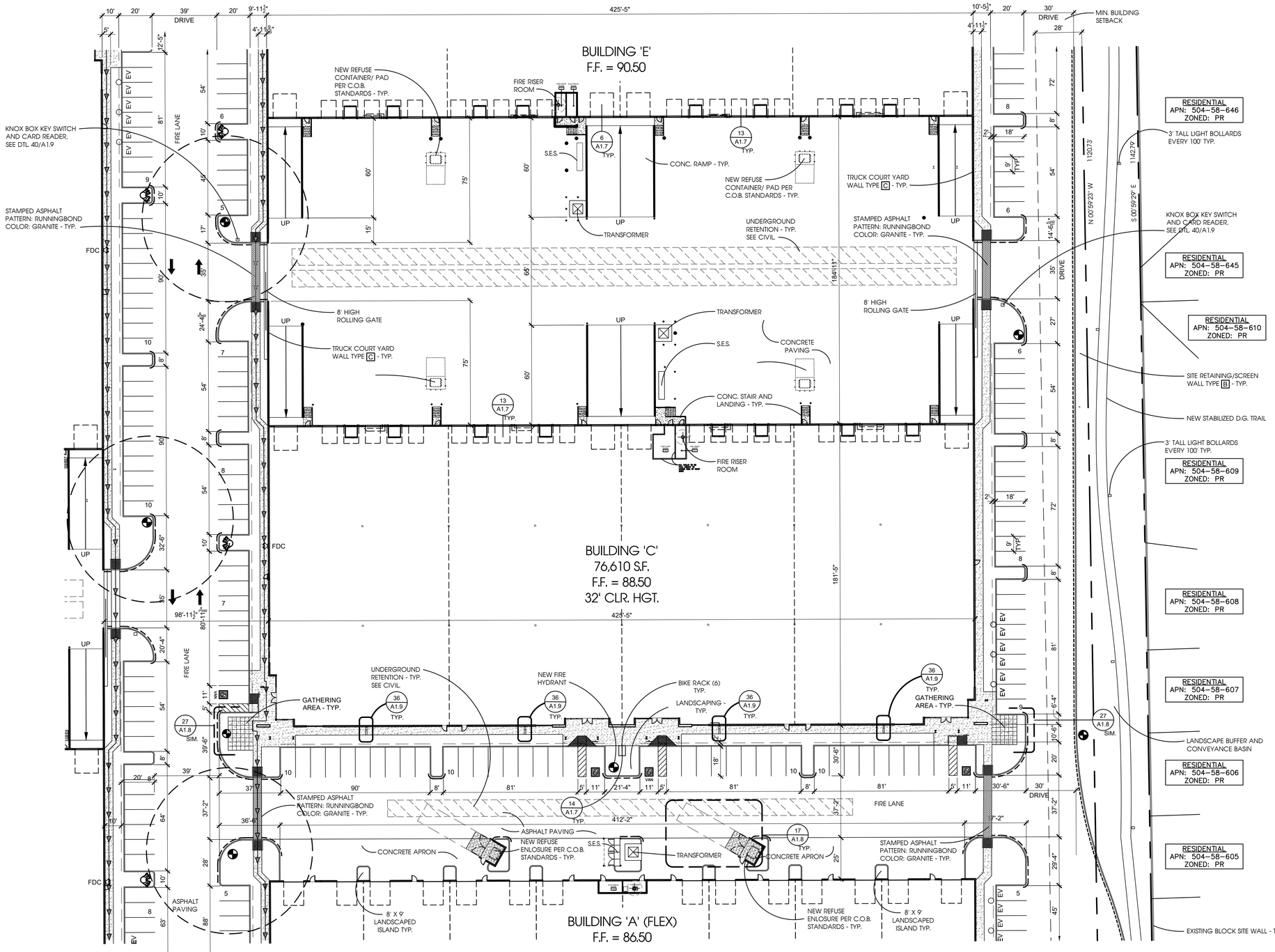
PARTIAL SITE PLAN

Project: 23009

A1.3



PARTIAL SITE PLAN

1" = 30'-0"

0 10 20 30 60

N

SITE DATA

PROJECT:	SUNRISE COMMERCE CENTER	
ADDRESS:	NWC OF YUMA ROAD & APACHE ROAD - BUCKEYE, ARIZONA	
OWNER:	MARK IV CAPITAL, INC. 2301 E. YEAGER DR., STE. 5 CHANDLER, ARIZONA 85286	
SCOPE:	A NEW LIGHT INDUSTRIAL SITE	
LEGAL DESCRIPTION:	SEE ALTA / NSPS SURVEY	
ASSESSOR PARCEL NO.:	504-18-933 (w/ 504-18-012F)	
ZONING:	PC (w/i SUNDANCE CMP OVERLAY)	
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STORIES:	SINGLE STORY	
LOT COVERAGE:	37.1%	
LANDSCAPE AREA:	156,297 S.F.	
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OCCUPANCY:	B/F-1/S-1	
CONSTRUCTION TYPE:	III-B w/ A.F.E.S.	
ALLOWABLE AREA:	-	
CLEAR HEIGHT:	'A': 24', 'B': 28', 'C'-'E': 32'	
STRUCTURAL DEPTH:	36"	
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BUILDING AREA CALCULATIONS

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OFFICE	38,098 S.F.		38,098 S.F.
WAREHOUSE	342,881 S.F.		342,881 S.F.
TOTAL:	380,979 S.F.		380,979 S.F.

REQUIRED PARKING CALCULATIONS

OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	38,098 S.F.	1/300	127
WAREHOUSE	342,881 S.F.	1/1250	275
TOTAL:			402

PARKING PROVIDED

REGULAR SPACES	528
ACCESSIBLE SPACES	20
ALT. VEHICLES SPACES (5% OF REQUIRED)	21
TOTAL SPACES ON SITE	569
	1.49 CARS / 1,000 S.F.

BICYCLE PARKING CALCULATIONS

RATIO	REQUIRED	PROVIDED
1/25 PARKING SPACES	24	-

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
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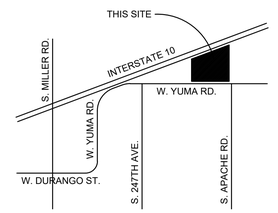
VICINITY MAP

N.T.S.



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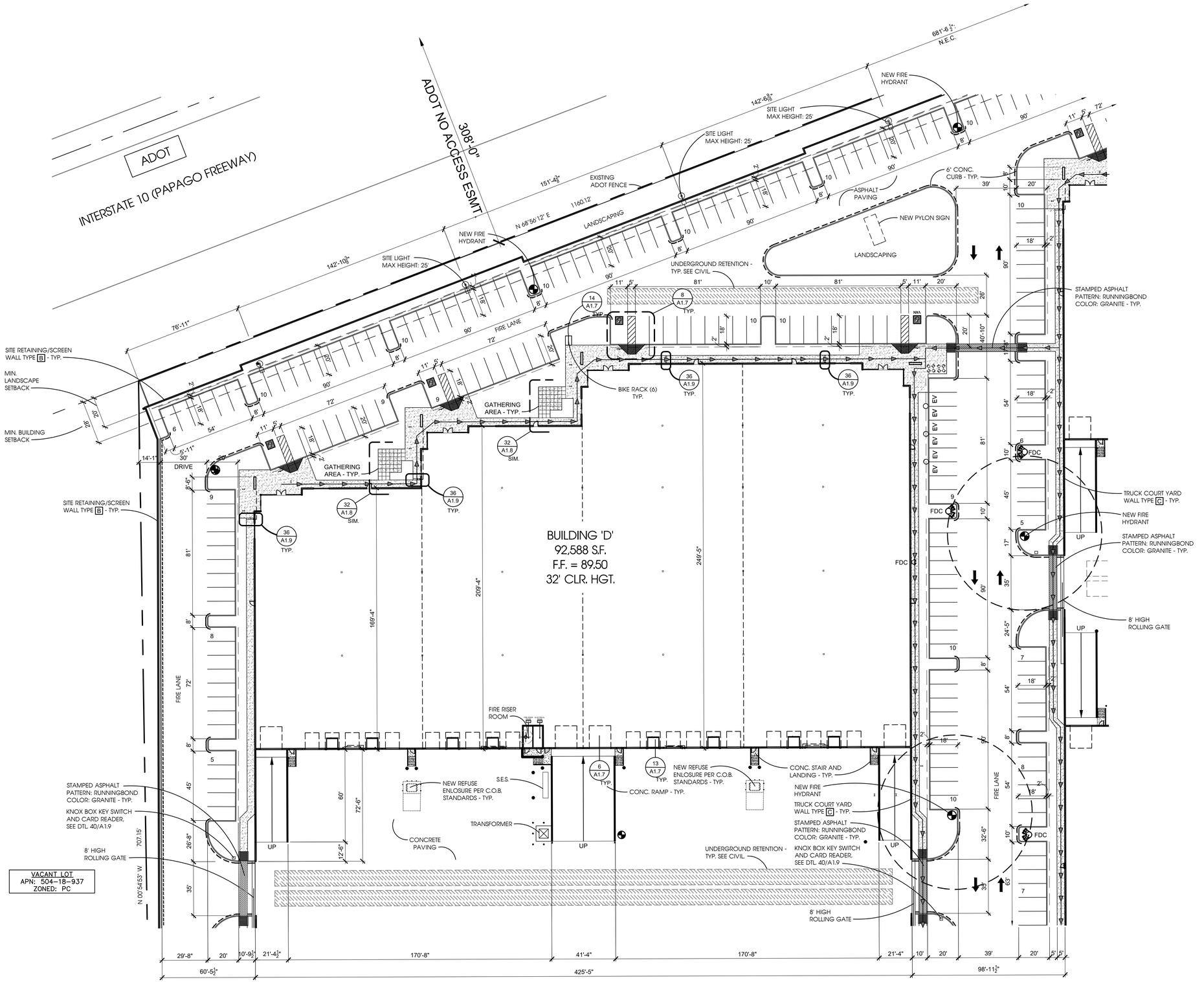
Project: 23009

A1.4



PARTIAL SITE PLAN

1" = 30'-0"

0 10 20 30 60

SITE DATA

PROJECT:	SUNRISE COMMERCE CENTER	
ADDRESS:	NWC OF YUMA ROAD & APACHE ROAD - BUCKEYE, ARIZONA	
OWNER:	MARK IV CAPITAL, INC. 2301 E. YEAGER DR., STE. 5 CHANDLER, ARIZONA 85256	
SCOPE:	A NEW LIGHT INDUSTRIAL SITE	
LEGAL DESCRIPTION:	SEE ALTA / NSPS SURVEY	
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LOT COVERAGE:	37.1%	
LANDSCAPE AREA:	156,297 S.F.	
LANDSCAPE COVERAGE:	15.2 %	
OCCUPANCY:	B/F-1/S-1	
CONSTRUCTION TYPE:	III-B w/ A.F.E.S.	
ALLOWABLE AREA:	-	
CLEAR HEIGHT:	'A': 24', 'B': 28', 'C'-'E': 32'	
STRUCTURAL DEPTH:	36"	
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-	-	
-	-	

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS

OCCUPANCY	1ST FLOOR		TOTALS
OFFICE	38,098 S.F.		38,098 S.F.
WAREHOUSE	342,881 S.F.		342,881 S.F.
TOTAL:	380,979 S.F.		380,979 S.F.

REQUIRED PARKING CALCULATIONS

OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	38,098 S.F.	1/300	127
WAREHOUSE	342,881 S.F.	1/1250	275
TOTAL:			402

PARKING PROVIDED

REGULAR SPACES	546
ACCESSIBLE SPACES	20
ALT. VEHICLES SPACES (5% OF REQUIRED)	30
TOTAL SPACES ON SITE	596
	1.56 CARS / 1,000 S.F.

BICYCLE PARKING CALCULATIONS

RATIO	REQUIRED	PROVIDED
1/25 PARKING SPACES	24	30

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
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VICINITY MAP

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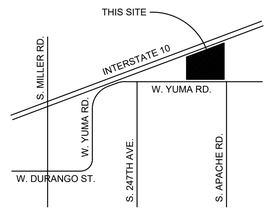

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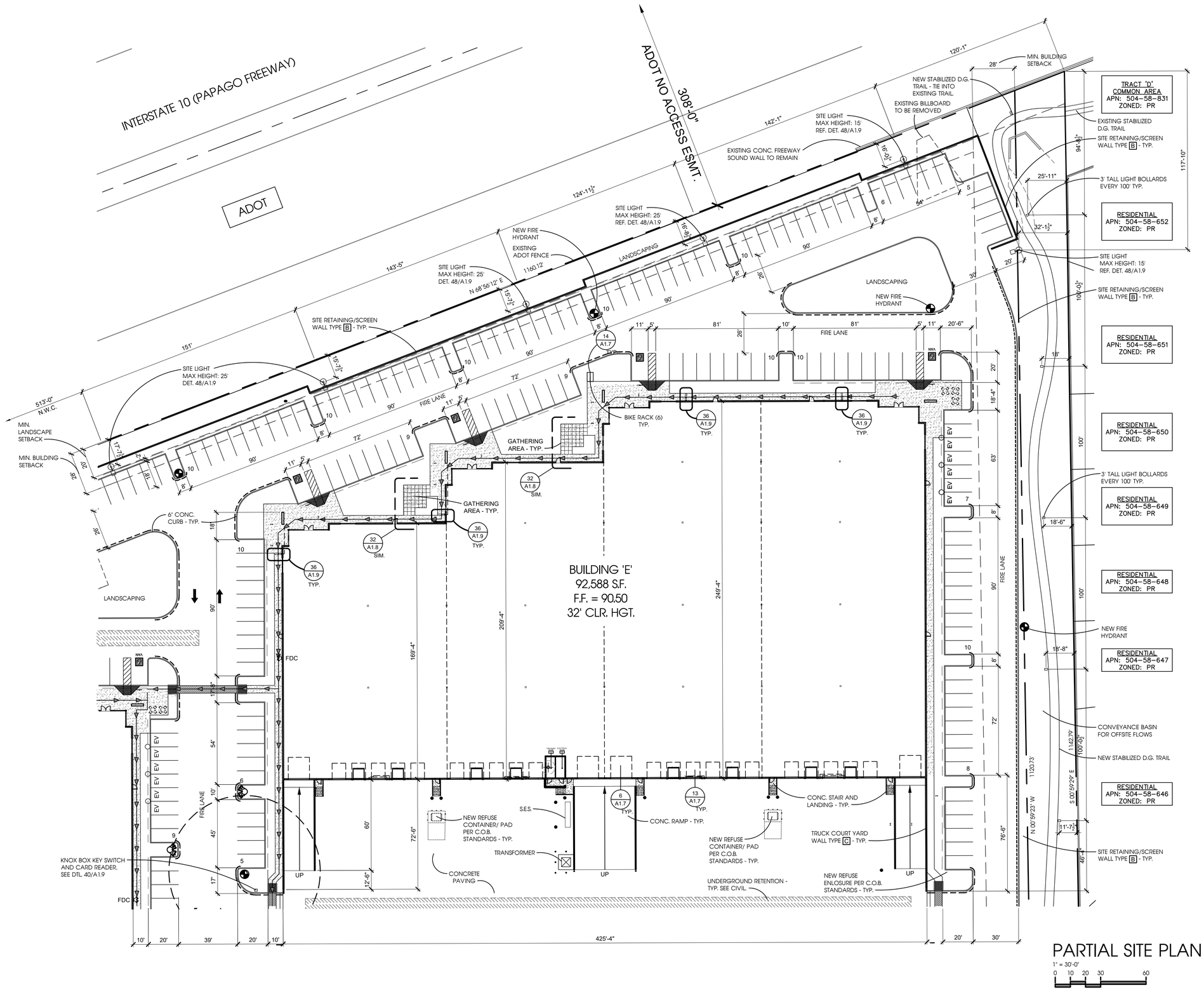
PARTIAL SITE PLAN

Project: 23009

A1.5



PARTIAL SITE PLAN

1" = 30'-0"

0 10 20 30 60

SITE DATA

PROJECT:	SUNRISE COMMERCE CENTER	
ADDRESS:	NWC OF YUMA ROAD & APACHE ROAD - BUCKEYE, ARIZONA	
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STORIES:	SINGLE STORY	
LOT COVERAGE:	37.1%	
LANDSCAPE AREA:	156,297 S.F.	
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OCCUPANCY:	B/F-1/S-1	
CONSTRUCTION TYPE:	III-B w/ A.F.E.S.	
ALLOWABLE AREA:	-	
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BUILDING AREA CALCULATIONS

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TOTAL:	380,979 S.F.		380,979 S.F.

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TOTAL:			402

PARKING PROVIDED

REGULAR SPACES	528
ACCESSIBLE SPACES	20
ALT. VEHICLES SPACES (5% OF REQUIRED)	21
TOTAL SPACES ON SITE	569
	1.49 CARS / 1,000 S.F.

BICYCLE PARKING CALCULATIONS

RATIO	REQUIRED	PROVIDED
1/25 PARKING SPACES	24	-

LEGEND

- PROPERTY LINE
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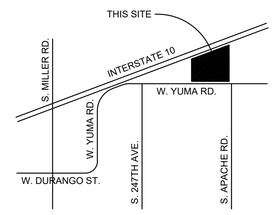

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PARTIAL SITE PLAN

Project: 23009

A1.6

Exhibit F

4R PLZSP-23-00035 RECEIVED MAY 6 2024 AL

BUCKEYE MARK IV INDUSTRIAL
CONCEPTUAL LANDSCAPE PLAN

VISIBILITY EASEMENT RESTRICTIONS
1. Any object, wall, structure, mound or landscaping (mature) over 24" in height is not allowed within the visibility easement.
2. Trees canopies overhanging the easement shall be kept trimmed to a height no less than 7'.
3. No trees are to be installed within 6' of any fire hydrant.
4. No Trees, boulders are to be installed in the VNAE, PUE, R/W or within 6' back of curb.
5. Any vegetation including trees, shrubs, or ground-cover, may be removed for any reason if deemed necessary by by the City of Buckeye.

C.O.B EASEMENT RESTRICTION
In easements for the exclusive use of water, sanitary sewer, reclaimed water or any combination thereof, only ground-cover and bushes are allowed to be planted within the easement areas. No trees or boulders are allowed.

DRAINAGE EASEMENT RESTRICTION
No structures or vegetation of any kind that would impede the flow though the easement may be constructed, planted or allowed to grow within the drainage easement.

CIVIL COMPLIANCE NOTE:
ALL RIP RAP, UNDERGROUND PIPE, UTILITIES AND METERS HAVE BEEN COORDINATED WITH THE CIVIL ENGINEERING FIRM.

ROOT BARRIER NOTE:
All trees located in the public right of way shall recieve vertical 'Root Barrier'
- a. Linear Root Barrier shall be used along public improvements that are only on one side of the tree.
- b. Surrounded Root Barriers shall be used when a tree is near the sidewalk, or within the median.

Trees extending into the right of ways shall be trimmed to the following minimums standards.
- a. 18'-0" over any public roadways.
- b. 7'-0" over any public sidewalk.

All trees in or adjacent to the public ROW who's canopy at full maturity should overhang the public ROW

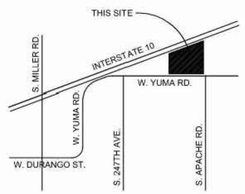
GENERAL LANDSCAPING NOTES
1. The Landscape Architect, or his representative, reserve the right to refuse any plant materials he deems unacceptable. (See specifications)
2. For clarification of discrepancies between the drawings and the site, it should be brought to the attention of the Landscape Architect prior to beginning work.
3. The Landscape Architect is to approve any and all substitutions.
4. Plant list provided for contractor's convenience only. Plans take precedence.
5. Double stake all 15 gallon, 24", and 36" box trees as required.
6. Sprinkler Contractor must guarantee 100% coverage.
7. Exposed soil in planters shall be raked and free from rocks, roots, weeds, etc.
8. Finished grade in groundcover, granite and lawn areas shall be 1" below adjacent header, paving, curbing, etc. 100 % coverage in all landscape areas.
9. Plants shall be quality material having a growth habit which is normal for the species and be sound, vigorous, healthy, and free from insects and injury.
10. Groundcover and/or decomposed granite shall extend under shrubs unless noted.
11. After all work is completed, the contractor shall remove all materials not incorporated in the Scope of Work from the job site.
12. Grading shall include all excavation, settlement, handling, import, distribution, transportation, and disposal necessary to bring ground to finish grade as shown on the plan. (once general contractor has provided finish grade within 1/10 of 1')
13. All earthwork is to be done so that all water drains away from all structures.
14. A pre-emergent herbicide is to be applied to all granite areas after the granite has been laid. Include all river rock areas, if applicable.
15. All underground conduits are to be located before digging. If doubt exists call Blue Stake at (602) 263-1100.
16. All material to be guaranteed for a period of ONE (1) YEAR after final acceptance.
17. Landscape contractor shall provide arbor guards to all trees located in turf areas.
18. Contractor is responsible for all required sleeving whether it is shown on on the plans or not.

CITY OF BUCKEYE NOTES FOR CONSTRUCTION
1. Substitutions in type, and/or deviation in size or quantity from the approved landscape or irrigation plans shall not be premitted without prior written approval from the city of Buckeye and Landscape Architect.
   a. (City contact information 623-349-6200)
   b. (Landscape Architect contact information 602-265-0320)
2. All existing landscape including trees, shrubs and irrigation systems that are designated to remain in the approved landscape plans, and are damaged or destroyed during construction, will be replaced in kind by the contractor.
3. The City shall be notified 24 hours prior to any construction work and inspections (623)-349-6200. Construction work concealed without inspection from the City shall be subject to exposure at the contractor's expense.
4. All construction shall conform with the latest MAG Standard Details and specifications and the City's Supplemental details and Specifications.
5. This set of plans has been reviewed for compliance with City requirements prior to issuance of construction permits. However, such review shall not prevent the City from requiring correction of errors in plans found to be in volition of any law or ordinance.
6. The approval is valid for a period of 1 year. Construction permits shall be obtained during this period or the plans shall be resubmitted for review and approval.
7. An approved set of plans shall be available on the job site at all times.
8. Right-of-way improvements shall not be accepted until 'As-Built' plans have been submitted and approved by the City. (See as-built requirements).
9. The developer is responsible for the removal or relocation of all obstructions with in the right-of-way prior to starting new construction.
10. The developer is responsible for arranging the relocation and associated costs of all utilities. A utility relocation schedule shall be submitted prior to the issuance of permits.
11. The developer is responsible for obtaining or dedicating all required rights-of -way and easements to the City prior to issuance of permits.
12. The contractor shall contact (Arizona 811) (602-263-1100) at least 48 hours prior to construction.
13. The contractor shall barricade construction sites at all times per the (City of Buckeye) Traffic Barricade Manual. When required by the City, a traffic control plan shall be submitted for approval in advance of construction.
14. The contractor may request a fire hydrant meter for construction water from the public works department Department. This meter should be ordered two working days prior to the start of construction. The unlawful removal of water from a fire hydrant is a violation of the municipal code, punishable by fine and/or imprisonment. Note: potable water not available for construction purposes.
15. Private on-site water and sewer lines shall be constructed in accordance with the Uniform Plumbing Code, N.F.P.A. and the Uniform Fire Code as adopted by the City.
16. Irrigation lines serving landscaping within public right of way shall be inspected by the public works dept. 623-349-6800 before backfilling.
17. Any above ground mechanical units that are placed adjacent to city right-of-way shall be properly screened in accordance with the development code.

CITY OF BUCKEYE GENERAL NOTES:
1. All lighting, signs, walls and ramadas and other structures require separate building approval and permits.
2. All plant material in rights-of-way are in compliance. with the Arizona Department of Water Resources Low Water Use Plant List for the Phoenix active Management Area.
3. All plant material and specifications are to conform to the Az Nurseryman association current standards.
4. All plant material will be guaranteed for a min. of (60) sixty days from the date of final approval. Any plant material that has to be replaced under the terms of the guarantee shall be guaranteed for an additional sixty days from the date of replacement.
5. If sidewalks and paving are part of landscape improvements indicate that all on-site paving will meet design and construction requirements of the Americans with disabilities act (ADA)
6. Maricopa County Dust Control and Landscape permits are required for all landscape work in residential, commercial, and industrial subdivisions.
7. Prior acceptance of any BACKFLOW device, it must be tested by a state certified tester.
8. All BACKFLOW devices shall be recertified yearly.
9. Contractor shall ensure a 24" inch clearance between sidewalks and plant material.
10. Sprinkler contractor must guarantee 100% coverage in all landscape areas.
11. Erosion control shall be required at all inlet/outlet locations.
12. An 18 gauge tracer wire, of a different color than the controller wires, shall be installed w/ 2" inch and larger main lines.
13. No vegetation shall be planted within drainage easements or tracts which would impede the flow of water over, under, or through the drainage easements or tracts.
14. Visibility restrictions:
    Any object, wall, structure, mound or landscaping (mature) over 24" in height is not allowed within the visibility easement.
    All trees planted whose canopies overhang the public right of way shall be forever trimmed such that canopies over public sidewalks will be no less that 7'-0" clear, and all canopies that overhang public roadways shall be no less than 18'-0" clear.
    No trees are to be installed within 6' of any fire hydrant.
    No Trees, boulders are to be installed in the VNAE, PUE, R/W or within 6' back of curb.
    Any vegetation including trees, shrubs, or ground-cover, may be removed for any reason if deemed necessary by by the City of Buckeye.
15. This owner will provide all maintenance for this project (INCLUDING LANDSCAPE IN THE R.O.W.)
16. DG will be used for dust control, litter will be picked up weekly or more often if needed, weed control will be provided weekly
17. City of Buckeye is the supplier of potable water for this site.

LEGEND
- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- SALT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUT / PATH OF TRAVEL
- FIRE RISER
- A — SITE WALL, SEE SHEET A1.5 FOR SITE WALL SCHEDULE

VICINITY MAP
N.T.S.



UTILITY PROVIDERS
WATER PROVIDER: BUCKEYE WATER (POTABLE WATER)
ELECTRIC PROVIDER: APS

LANDSCAPE MAINTENANCE PROVIDER
THIS PROPERTY OWNER

CITY LANDSCAPE MAINTENANCE
THERE ARE NO PORTIONS OF THIS PROJECT THAT WILL BE MAINTAINED BY THE CITY.

LANDSCAPE CALCULATIONS (INDUSTRIAL)

SITE AREA:	1,027,775 SQ.FT.
LANDSCAPE REQUIRED: (15%)	154,166 SQ.FT.
LANDSCAPE PROVIDED:	155,886 SQ.FT. (15.2%)
SITE LANDSCAPE REQUIRED: (1 TREE / 500 SQ.FT.)	309
SITE LANDSCAPE REQUIRED: (5 SHRUBS / 500 SQ.FT.)	1,542
SITE LANDSCAPE PROVIDED: (TREES)	309
SITE LANDSCAPE PROVIDED: (SHRUBS)	2420
PERIMETER LANDSCAPE REQUIRED: (1 TREE / 30 L.FT.)	130
PERIMETER LANDSCAPE REQUIRED: (5 SHRUBS / 30 L.FT.)	650
PERIMETER LANDSCAPE PROVIDED: (TREES)	95
PERIMETER LANDSCAPE PROVIDED: (SHRUBS)	862
PARKING LANDSCAPE REQUIRED: (1 TREE / ISLAND)	89
PARKING LANDSCAPE REQUIRED: (3 SHRUBS / ISLAND)	267
PARKING LANDSCAPE PROVIDED: (TREES)	89
PARKING LANDSCAPE PROVIDED: (SHRUBS)	356
BLDG. FOUNDATION LANDSCAPE REQUIRED: (1 SHRUB / 8L.FT.)	(4,044 L.FT.') 505 SHRUBS
BLDG. FOUNDATION LANDSCAPE PROVIDED:	507 SHRUBS
LANDSCAPE SURFACE:	DECOMPOSED GRANITE

SHEET INDEX

La.01 LANDSCAPE COVER SHEET
La.02 LANDSCAPE PLAN
La.03 LANDSCAPE PLAN

APPROVAL

DEVELOPMENT SERVICES DIRECTOR — DATE

CITY ENGINEER — DATE
(S.V.T. / S.D.L. APPROVAL ONLY

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street , Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320
EMAIL: timmcqueen@tjmla.net

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MANAGING ENGINEERING SURVEYOR		CHECKED	CHECKED
PROJECT COORDINATOR		DRAFTED	DRAFTED
		DESIGN LAYOUT	FIELD SURVEY
			DRAWING SCALES
PLAN TYPE	ENGINEER INFORMATION		
PROJECT:	COB PROJECT PLAN STICKER		

REVISIONS
1
2
3

COB PERMITTING REVISIONS SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL:
AS-BUILT SEAL	DESIGN SEAL: LANDSCAPE ARCHITECT, 27166, TIMOTHY J. McQUEEN, Date Signed 04/25/24, ARIZONA, USA, REGISTERED PROFESSIONAL, EXPIRES 06/30/2026	
ORIGINAL PLAN DATE	LATEST REVISION DATE	COB PLAN TRACKING# ENG-23-XXXX
PROJECT NUMBER	SHEET NUMBER La.01	COB PERMIT#

CAWLEY ARCHITECTS
730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060
CawleyArchitects.com

SUNRISE COMMERCE CENTER

NWC OF YUMA ROAD & APACHE ROAD
BUCKEYE
ARIZONA
85326

DATE
PRE-APP SUBMITTAL 08-07-2023
SITE PLAN REVIEW 12-08-2023
ANNEXATION APP. 02-07-2024
SITE PLAN REV. RESUB. 03-13-2024
ANNEXATION APP RESUB 04-05-2024
SITE PLAN REV. RESUB. 04-10-2024

DRAWN BY: CDN

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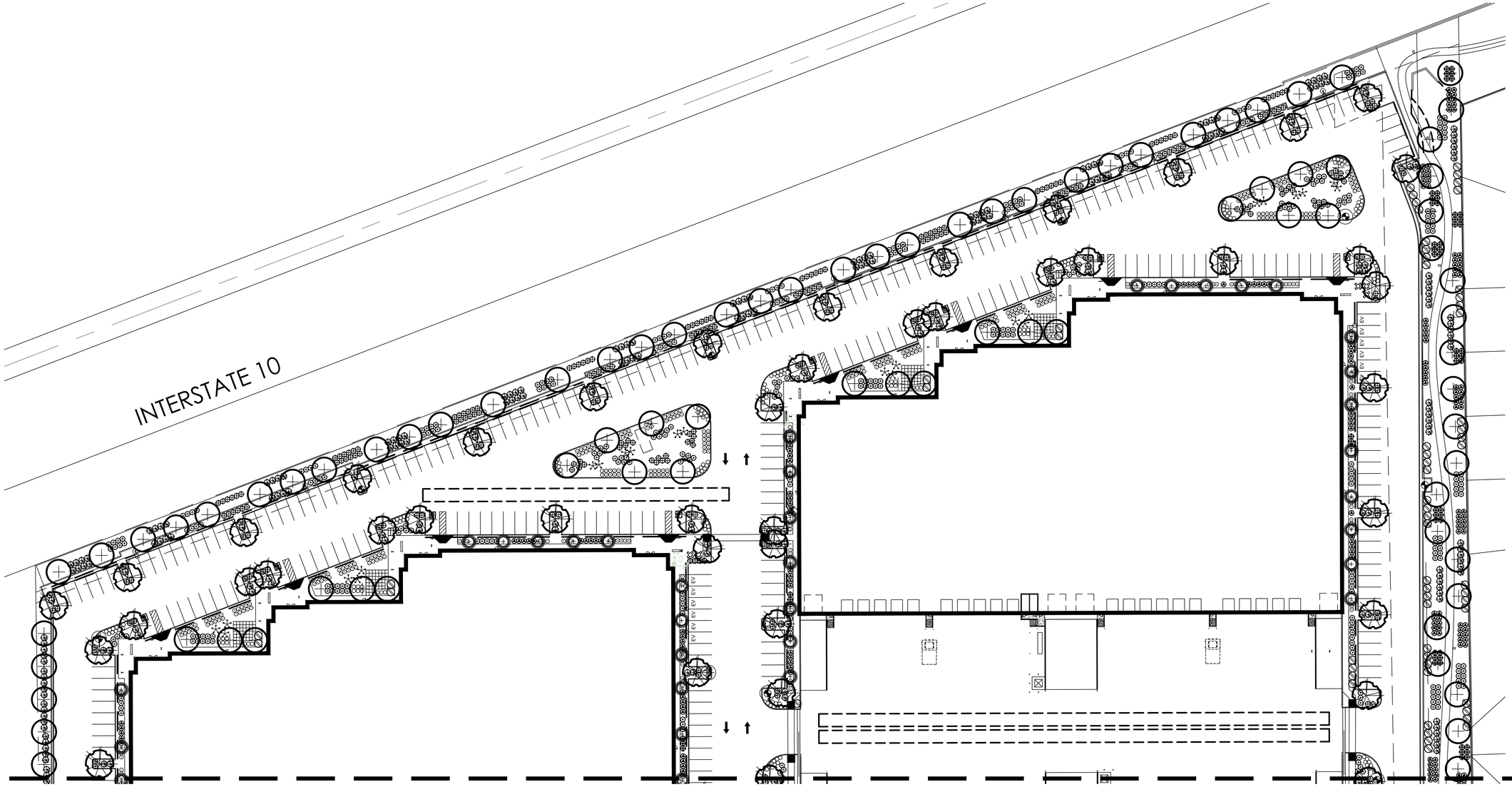
Project: 23009

La.01



MATCH LINE SEE SHEET La.03

*DENOTE TREES THAT REQUIRE ROOT BARRIER

LANDSCAPE LEGEND

- PROSOPIS CHILENSIS CHILEAN MESQUITE 24" BOX (112)
- ACACIA SALICINA WILLOW ACACIA 36" BOX (118)
- PROSOPIS GLANDULOSA HONEY MESQUITE (SINGLE TRUNK) 36" BOX (22)
- LYSILOMA THORNBERI FERN OF THE DESERT 24" BOX (100)
- CERCIDIUM PRAECOX PALO BREA 48" BOX(16)
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON (605)
- MUHLENBERGIA RIGENS DEER GRASS 5 GALLON (657)
- CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE 5 GALLON (54)
- NERIUM OLEANDER PETITE PINK 5 GALLON (175)
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (400)
- CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER 5 GALLON
- DASYLIRION WHEELERII DESERT SPOON 5 GALLON (161)
- AGAVE VILMORINIANA OCTOPUS AGAVE 5 GALLON (448)
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (842)
- LANTANA MONTEVIDENSIS TRAILING WHITE 1 GALLON (356)
- ACACIA REDOLENS 'DESERT CARPET' tm 1 GALLON (24)
- FOUQUIERIA SPLENDENS OCOTILLO 10 CANE MIN. 7'T MIN. (18)

1/2" SCREENED "SUNDANCE BLEND" DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

6"-8" SADDLEBACK BROWN RIP-RAP
SEE CIVIL DRAWINGS FOR DEPTH

LANDSCAPE PLAN

0' 20' 40' 80'
SCALE: 1"=40'-00"

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street , Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320

EMAIL: timmcqueen@tjmla.net

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REVISIONS		
1		
2		
3		
COB PERMITTING REVISIONS SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL:
AS-BUILT SEAL	DESIGN SEAL: ARIZONA LANDSCAPE ARCHITECT, 27166, TIMOTHY J. McQUEEN, 04.25.24, Date Signed, ARIZONA, U.S.A., EXPIRES 06/30/2026	COB PLAN TRACKING# ENG-23-XXXX
ORIGINAL PLAN DATE	LATEST REVISION DATE	COB PERMIT#
PROJECT NUMBER	SHEET NUMBER: La.02	

CAWLEY ARCHITECTS
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Phoenix, Arizona 85008
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SUNRISE COMMERCE CENTER

NWC OF YUMA ROAD & APACHE ROAD
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ARIZONA
85326

DATE

PRE-APP SUBMITTAL
08-07-2023

SITE PLAN REVIEW
12-08-2023

ANNEXATION APP.
02-07-2024

SITE PLAN REV. RESUB.
03-13-2024

ANNEXATION APP RESUB
04-05-2024

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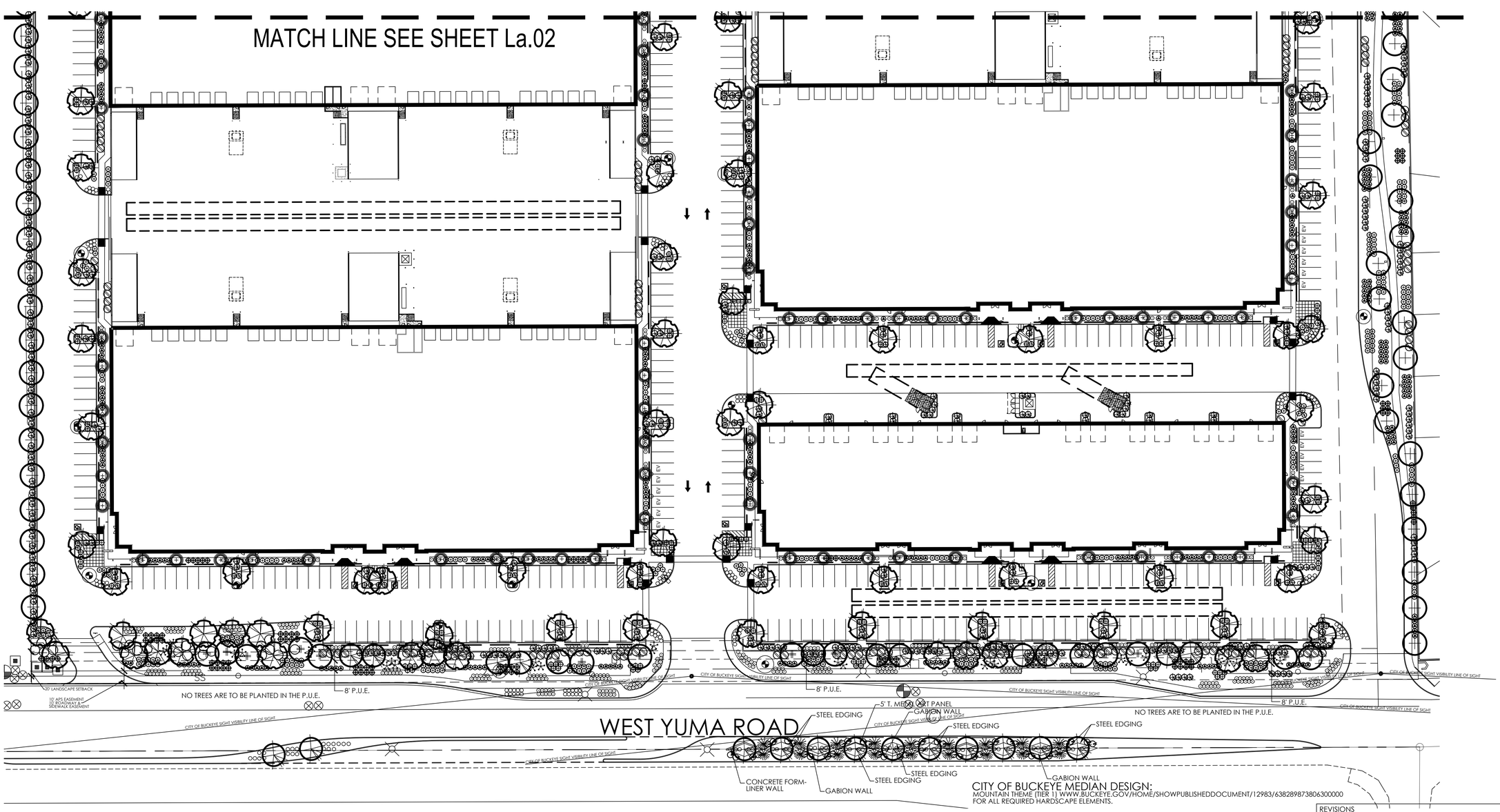
Project: 23009

La.02



CITY OF BUCKEYE MEDIAN DESIGN:
MOUNTAIN THEME (TIER 1) WWW.BUCKEYE.GOV/HOME/SHOWPUBLISHEDDOCUMENT/12983/638289873806300000
FOR ALL REQUIRED HARDSCAPE ELEMENTS.

*DENOTE TREES THAT REQUIRE ROOT BARRIER

LANDSCAPE LEGEND

- PROSOPIS CHILENSIS — CHILEAN MESQUITE — 24" BOX (112)
- ACACIA SALICINA — WILLOW ACACIA — 36" BOX (118)
- PROSOPIS GLANDULOSA — HONEY MESQUITE (SINGLE TRUNK) — 36" BOX (22)
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1/2" SCREENED "SUNDANCE BLEND" DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

6"-8" SADDLEBACK BROWN RIP-RAP
SEE CIVIL DRAWINGS FOR DEPTH

LANDSCAPE PLAN
0' 20' 40' 80'
SCALE: 1"=40'-00"

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street , Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320
EMAIL: timmcqueen@tjmla.net

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REVISIONS		
1		
2		
3		
COB PERMITTING REVISIONS SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL:
AS-BUILT SEAL	DESIGN SEAL: LANDSCAPE ARCHITECTURE, 27166, TIMOTHY J. McQUEEN, Date Signed 04.25.24, ARIZONA, U.S.A., EXPIRES 06/30/2026	
ORIGINAL PLAN DATE	LATEST REVISION DATE	COB PLAN TRACKING# ENG-23-XXXX
PROJECT NUMBER	SHEET NUMBER La.03	COB PERMIT #

CAWLEY ARCHITECTS
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Project: 23009

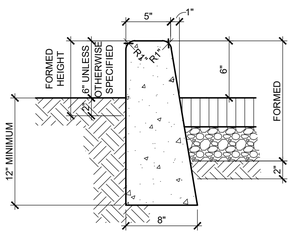
La.03

Exhibit G

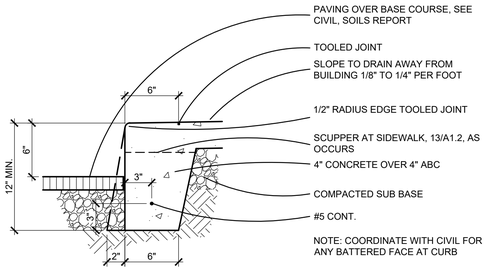
4R PLZSP-23-00035 RECEIVED MAY 6 2024 AL

NOTES:

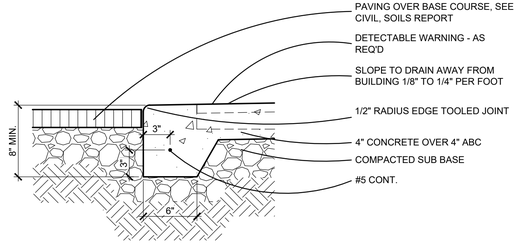
1. ALL VERTICAL SURFACES TO FORMED
2. VERTICAL SURFACES DOWN FROM 2" BELOW UNDISTURBED SOIL MAY BE PLACED AGAINST NEAT CUT IF APPROVED BY THE ENGINEER AND CONCRETE WILL NOT EXTEND MORE THAN 1" BEYOND THEORETICAL FACE.
3. ALL EXPOSED SURFACES TO BE STRIPED GREEN AND TROWEL FINISHED.
4. CONCRETE CURBS CONFORM TO SECT. 340.
5. MAXIMUM SPACING OF CONSTRUCTION JOINTS IS 10'-0".
6. CONCRETE TO BE CLASS 'B' PER SECT. 725.
7. WHEN PAVEMENT AND BASE COURSE EQUALS OR EXCEEDS 10" IN DEPTH, THE ENTIRE ROADWAY SIDE OF THE CURB SHALL BE FORMED. THE TOTAL CURB HEIGHT REMAINS 18" UNLESS NOTED OTHERWISE



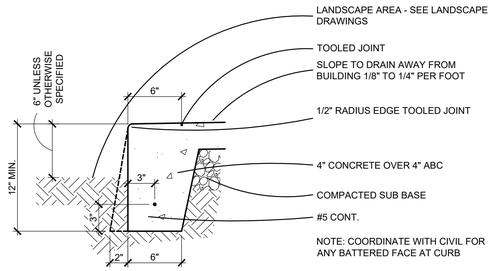
1 CURB TERMINATION M.A.G. STD. DET. #222
SCALE: 1 1/2" = 1'-0"



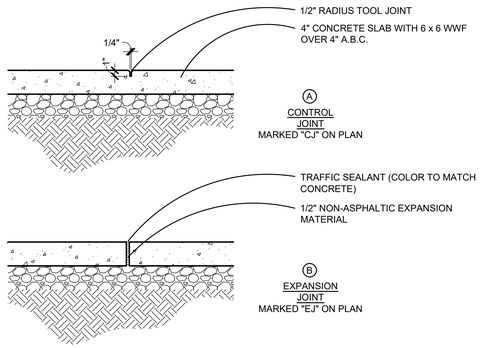
2 SIDEWALK / CURB AT ASPHALT
SCALE: 1 1/2" = 1'-0"



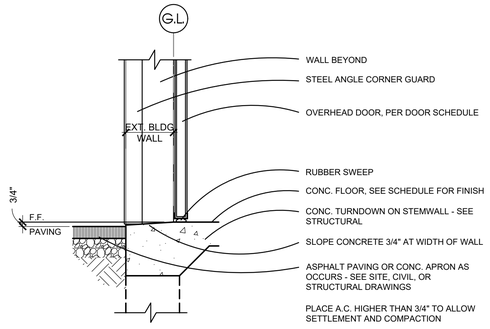
3 SIDEWALK / CROSSWALK CURB CUT AT ASPHALT
SCALE: 1 1/2" = 1'-0"



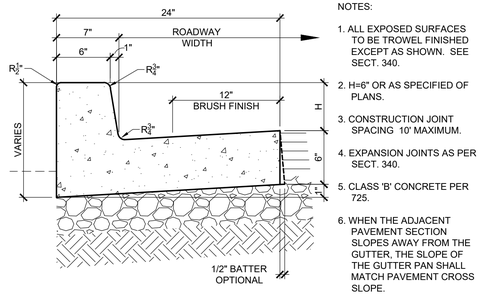
4 SIDEWALK AT LANDSCAPE
SCALE: 1 1/2" = 1'-0"



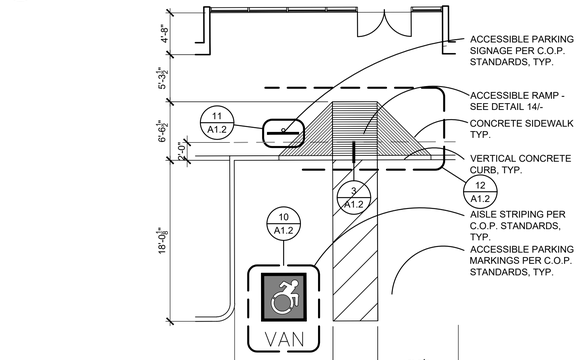
5 SIDEWALK CONTROL JOINTS
SCALE: 1" = 1'-0"



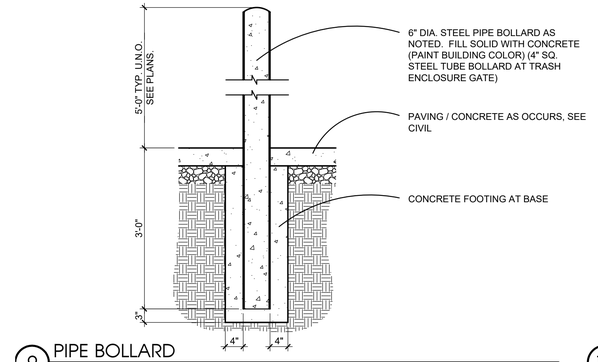
6 THRESHOLD AT OVERHEAD DOOR
SCALE: 1" = 1'-0"



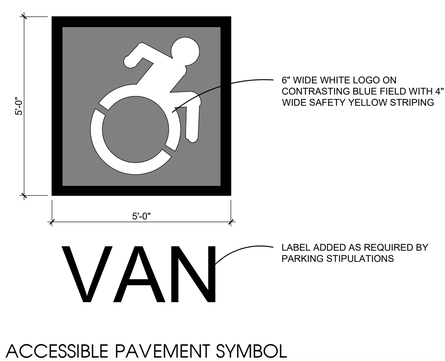
7 VERTICAL CURB M.A.G. STD. DET. #220
SCALE: 1 1/2" = 1'-0"



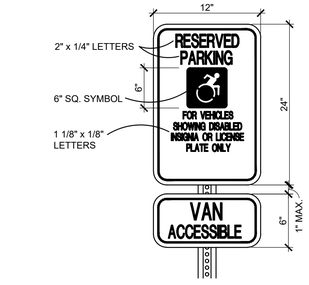
8 ADA PARKING STALL
SCALE: 1/8" = 1'-0"



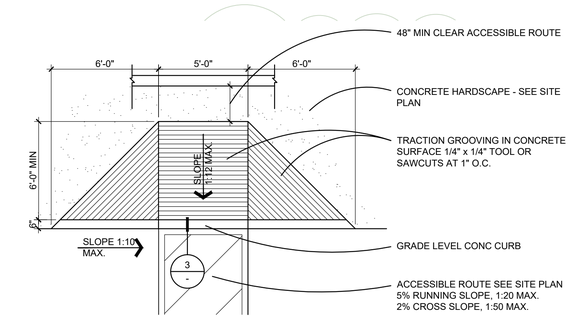
9 PIPE BOLLARD
SCALE: 3/4" = 1'-0"



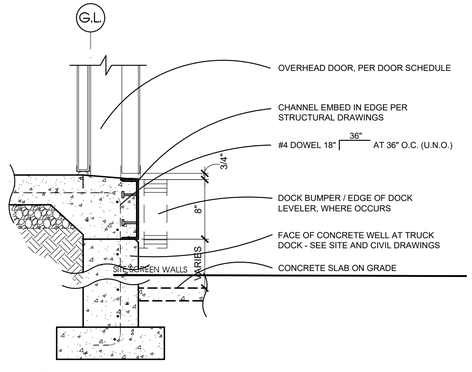
10 PAINTED ACCESSIBLE PAVEMENT SYMBOL
SCALE: 1/2" = 1'-0"



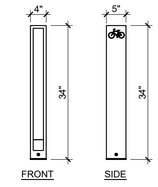
11 ACCESSIBLE PARKING SIGN
SCALE: 1 1/2" = 1'-0"



12 CURB RAMP
SCALE: 1/4" = 1'-0"



13 O.H. DOOR SILL AT TRUCKWELL
SCALE: 1" = 1'-0"

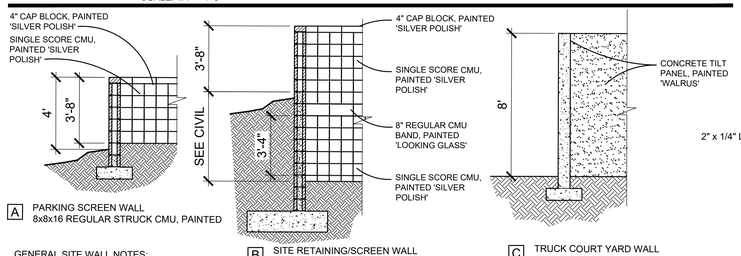


PREMANUFACTURED BIKE RACK SPEC:

MANUF: FORMS AND SURFACES
FINISH: POWDERCOAT
COLOR: DARK BRONZE METALLIC TEXTURE
QUANTITY: 8
NOTES: SEE SITE PLAN FOR ALL BIKE RACK LOCATIONS

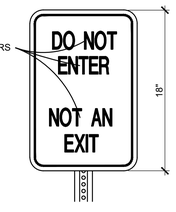
14 BIKE RACKS, TYP.
SCALE: 1/4" = 1'-0"

SITE WALL
SCALE: 1/4" = 1'-0"



GENERAL SITE WALL NOTES:
1. GROUT ALL CELLS SOLID BELOW GRADE.
2. COORDINATE OPENINGS AND WEEPS IN BOTTOM OF WALLS WITH CIVIL DRAWINGS.
3. REFER TO STRUCTURAL FOR ALL RETAINING WALL DETAILS AND REINFORCING.
4. REFER TO CIVIL FOR RETAINING WALL HEIGHTS BASED ON ADJACENT GRADES.
5. COLOR, BANDING, AND TEXTURE TO MATCH BUILDING.

15 SCREEN WALLS
SCALE: 1/4" = 1'-0"



NOTE:
PROVIDE ONLY WHERE INDICATED ON PLAN

NOTE: THE BOTTOM OF THE SIGN SHOULD BE NO LESS THAN 36" AND NO MORE THAN 54" ABOVE FINISH GRADE.

THE SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 6'-0" FROM THE FRONT OF CURB.

ALL LETTERING SERIES 'C', BLUE COLOR

SIGN STANDARD 2" □ OR ⌐ IN 6"x24" CONC POSTHOLE

16 ACCESSIBLE PARKING SIGN
SCALE: 1 1/2" = 1'-0"

CAWLEY ARCHITECTS
730 N. 52nd St. Ste. 203
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P 602.393.5060
CawleyArchitects.com

REGISTERED ARCHITECT
CERTIFICATE NO.
26784
PAUL F. DEVERS, JR.
Date Signed 05/03/2024
ARIZONA, U.S.A.

SUNRISE COMMERCE CENTER

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DRAWN BY: CDN

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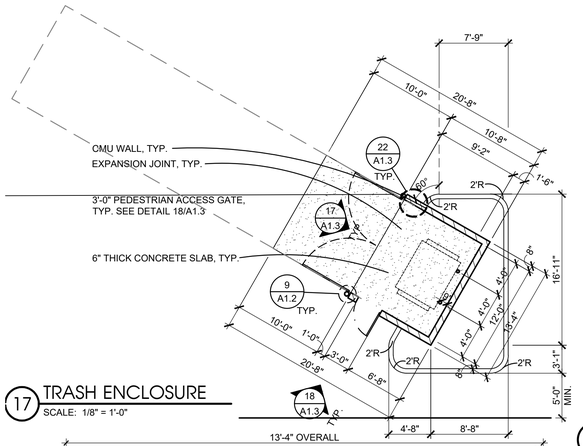
SITE DETAILS

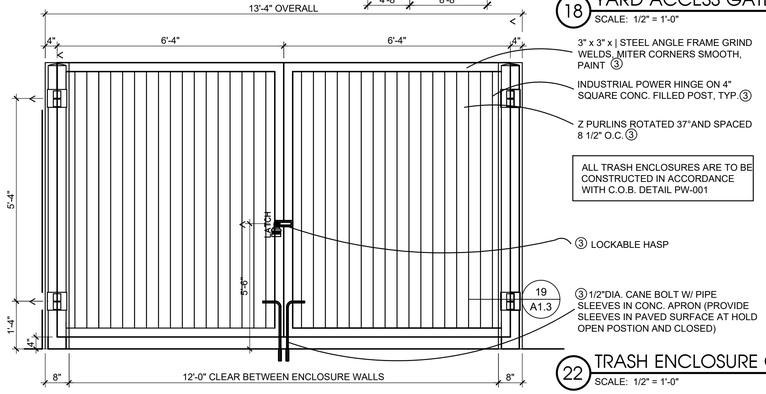
Project: 23009

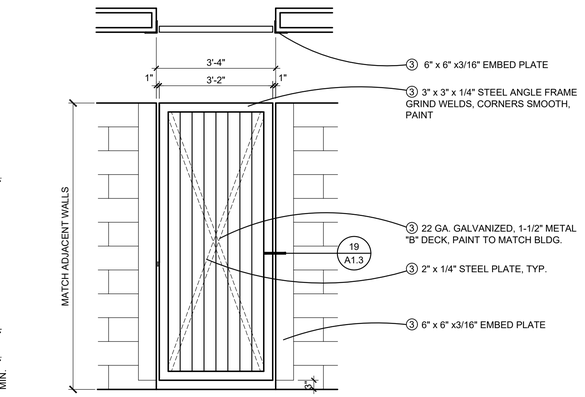
A1.7



17 TRASH ENCLOSURE

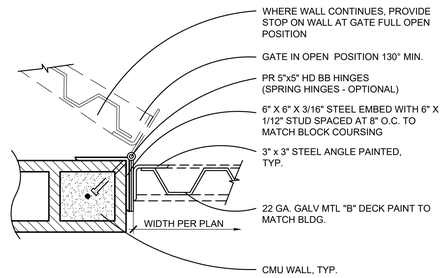
SCALE: 1/8" = 1'-0"





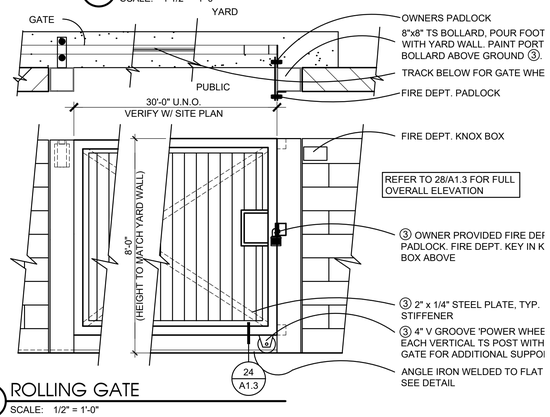
18 YARD ACCESS GATE

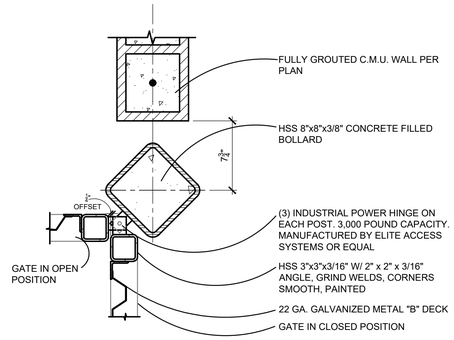
SCALE: 1/2" = 1'-0"



19 YARD ACCESS GATE HINGE

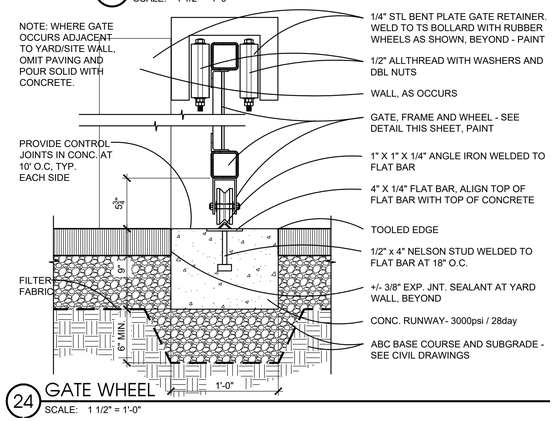
SCALE: 1 1/2" = 1'-0"





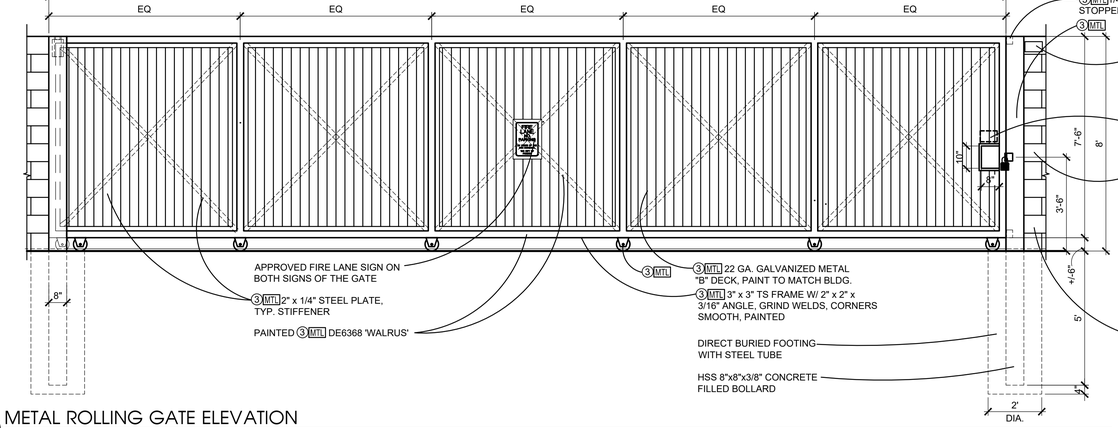
20 GATE HINGE

SCALE: 1 1/2" = 1'-0"



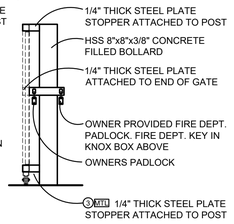
22 TRASH ENCLOSURE GATE

SCALE: 1/2" = 1'-0"



23 ROLLING GATE

SCALE: 1/2" = 1'-0"



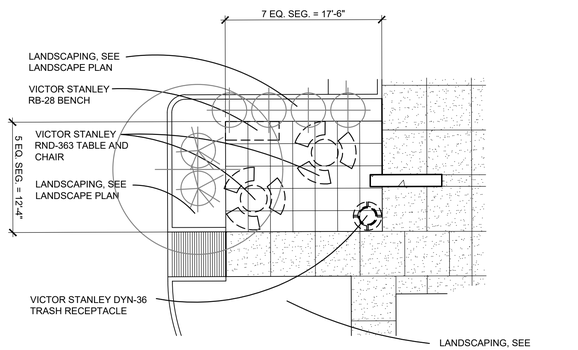
GATE LOCKING ELEVATION

MATERIAL KEY

MATERIAL	DESCRIPTION	FINISH
MTL	METAL ROLLING GATE	PAINTED
CMU	C.M.U. WALL PER PLAN	PAINTED

COLOR KEY

KEY		MANUF. - DUNN EDWARDS COLOR NAME:
②		'LOOKING GLASS' DE6376
③		'WALRUS' DE6368

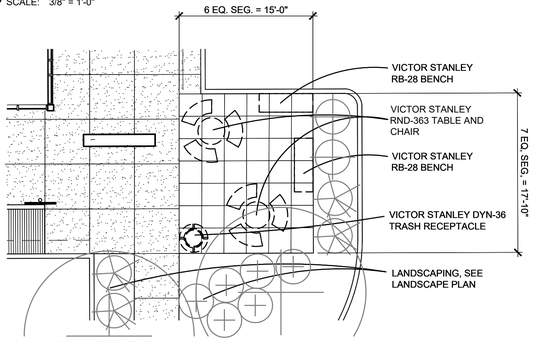


28 GATHERING AREA TYP.

SCALE: 1/8" = 1'-0"

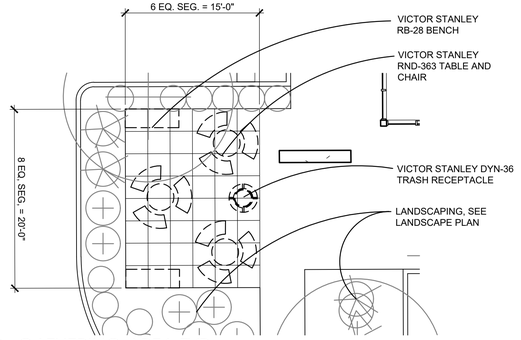
28 METAL ROLLING GATE ELEVATION

SCALE: 3/8" = 1'-0"



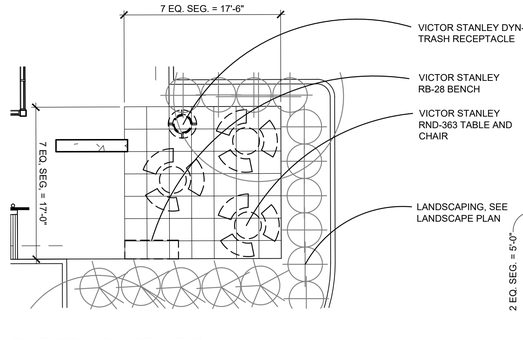
29 GATHERING AREA TYP.

SCALE: 1/8" = 1'-0"



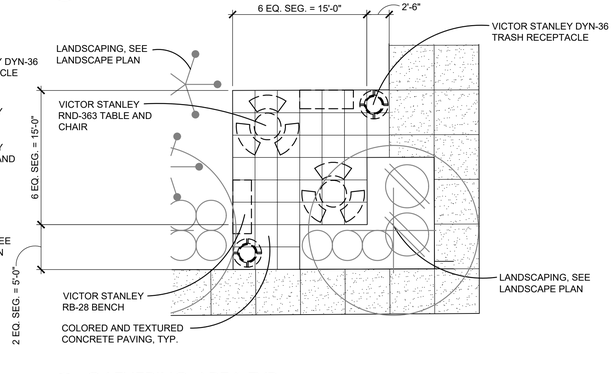
30 GATHERING AREA TYP.

SCALE: 1/8" = 1'-0"



31 GATHERING AREA TYP.

SCALE: 1/8" = 1'-0"



32 GATHERING AREA TYP.

SCALE: 1/8" = 1'-0"

CAWLEY ARCHITECTS
730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060
CawleyArchitects.com

REGISTERED ARCHITECT — CERTIFICATE NO. 26784 — PAUL F. DEVERS, JR. — Date Signed 06/28/2024 — ARIZONA, U.S.A.

SUNRISE COMMERCE CENTER

NWC OF YUMA ROAD & APACHE ROAD
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DRAWN BY: CDN

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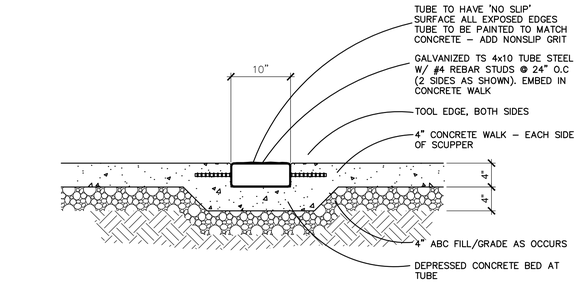
SITE DETAILS

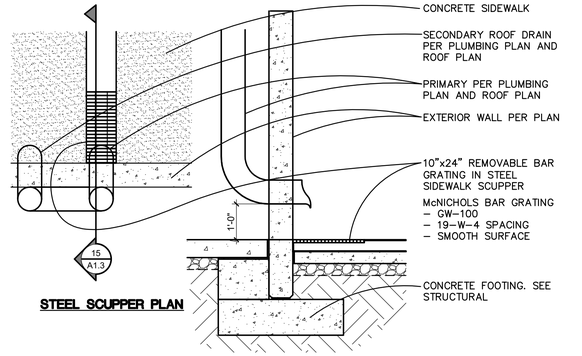
Project: 23009

A1.8



36 STEEL SCUPPER SECTION

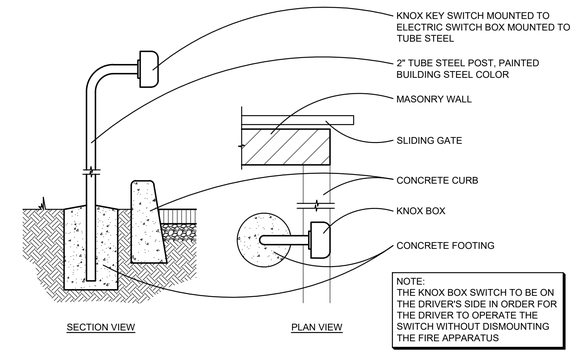
SCALE: 1" = 1'-0"



STEEL SCUPPER PLAN

40 STEEL SCUPPER SECTION

SCALE: 1/2" = 1'-0"



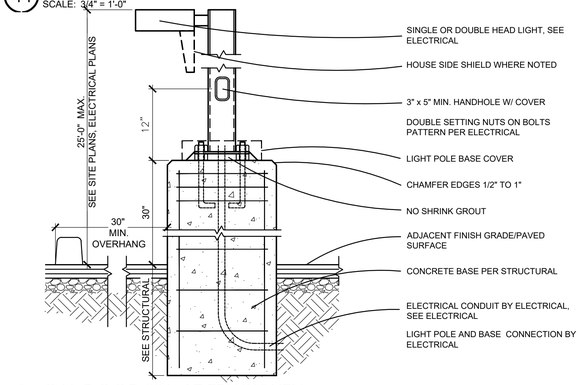
SECTION VIEW

PLAN VIEW

NOTE:
THE KNOX BOX SWITCH TO BE ON THE DRIVER'S SIDE IN ORDER FOR THE DRIVER TO OPERATE THE SWITCH WITHOUT DISMOUNTING THE FIRE APPARATUS

44 KNOX BOX KEY SWITCH AND CARD READER

SCALE: 3/4" = 1'-0"



48 O.H. DOOR SILL AT TRUCKWELL

SCALE: 1" = 1'-0"

CAWLEY ARCHITECTS
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REGISTERED ARCHITECT
CERTIFICATE NO. 26
DAVID R. CAWLEY, JR.
Signed 06/30/2024
ARIZONA, U.S.A.
PRELIMINARY

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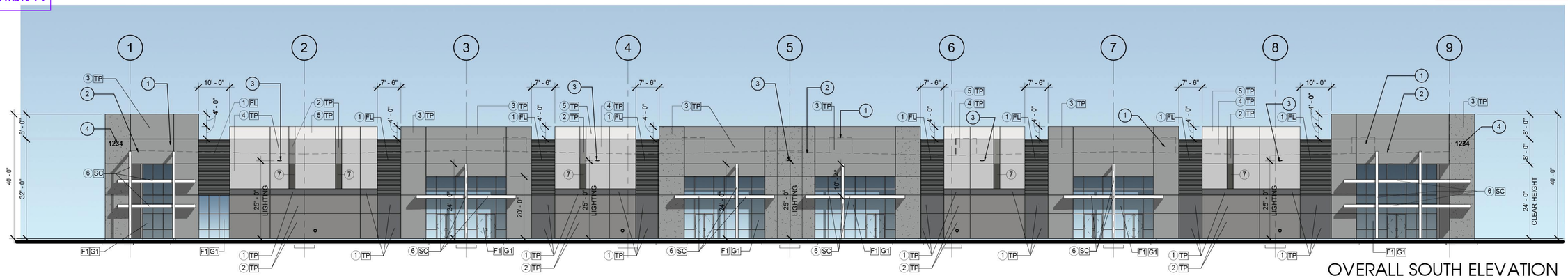
SITE DETAILS

Project: 23009

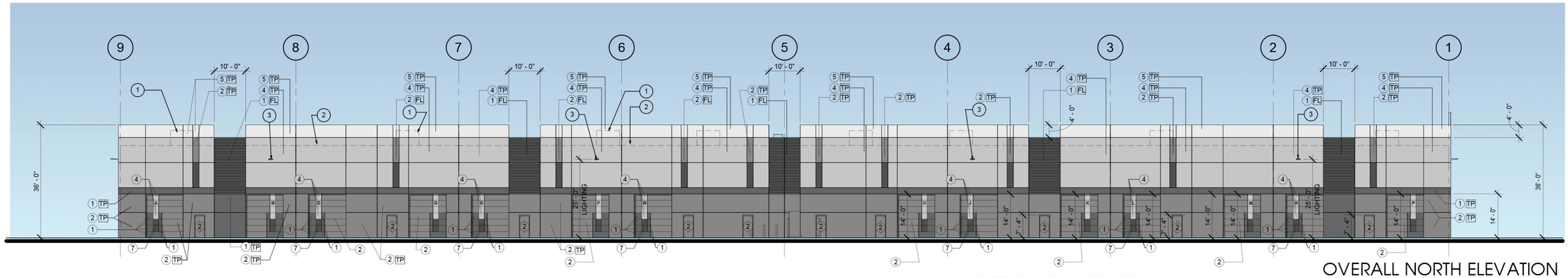
A1.9

Exhibit H

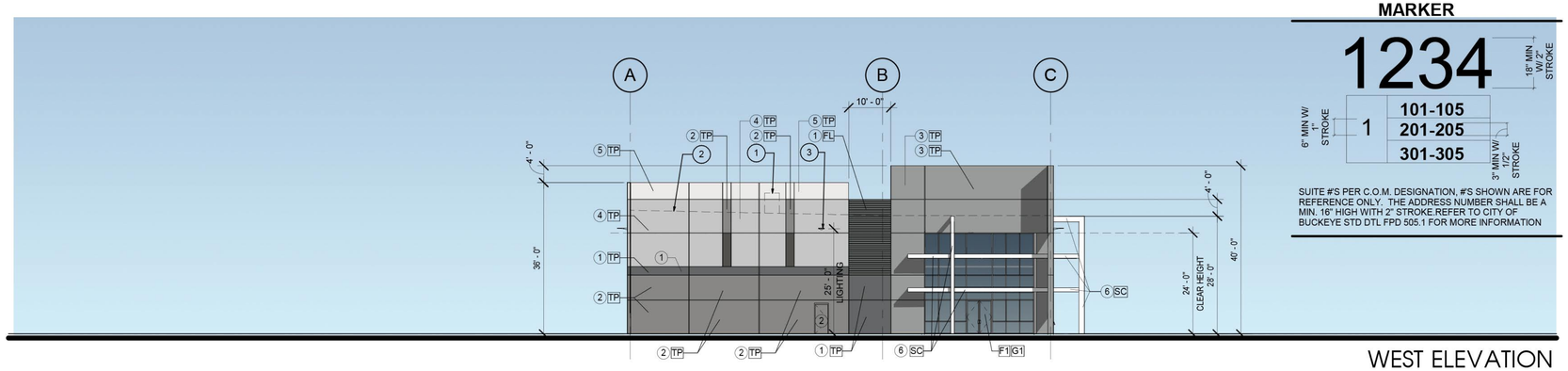
4R PLZSP-23-00035 RECEIVED MAY 6 2024 AL



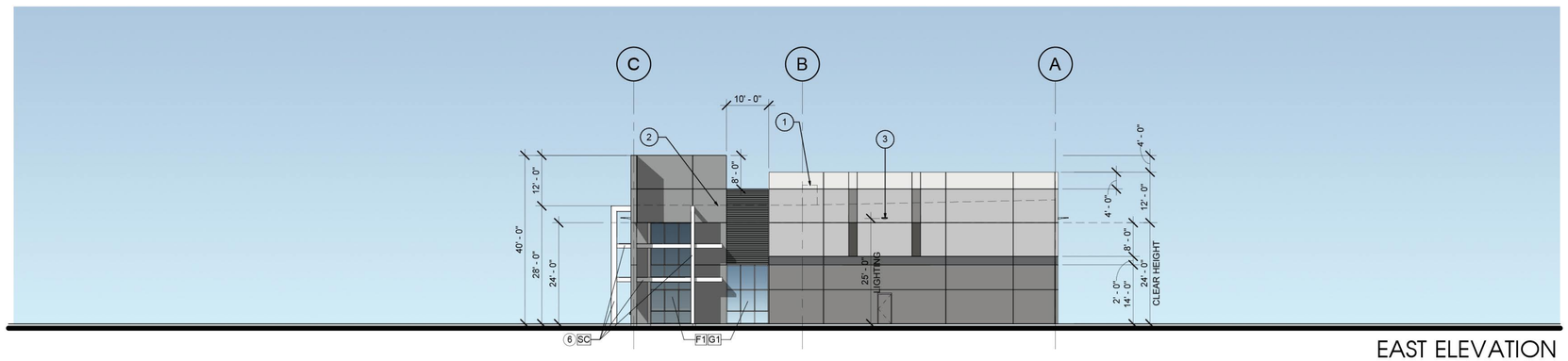
OVERALL SOUTH ELEVATION



OVERALL NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

BUCKEYE TYP. ADDRESS MARKER

1234

18" MIN W/ 2" STROKE

6" MIN W/ 1" STROKE

1	101-105
	201-205
	301-305

3" MIN W/ 1/2" STROKE

SUITE #'S PER C.O.M. DESIGNATION, #'S SHOWN ARE FOR REFERENCE ONLY. THE ADDRESS NUMBER SHALL BE A MIN. 16" HIGH WITH 2" STROKE.REFER TO CITY OF BUCKEYE STD DTL FPD 505.1 FOR MORE INFORMATION

GENERAL NOTES

1. ALL MECHANICAL UNITS ARE FULLY SCREENED.
2. ALL SIGNAGE UNDER SEPARTE PERMIT.
3. SEE STRUCTURAL FOR LINTEL INFORMATION.
4. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
5. SEE STRUCTUAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

1. PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER. (ie. PAINTED CMU, ETC.)
2. ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ONSITE IN SIZES OF NO LESS THAN 12" X 12".

MATERIAL KEY

MATERIAL	DESCRIPTION
TP	CONCRETE TILE PANEL - PAINTED
FL	FORMLINER/CONCRETE TILE PANEL - PAINTED
SC	STEEL CANOPY FRAME: 12" STEEL CHANNEL ROOF: B-DECK, PERFORATED

STOREFRONT/GLAZING KEY

MATERIAL		COLOR
FRAMES	F1	PRE-FINISHED STOREFRONT MANUF: ARCADIA 'CLEAR ANODIZED ALUMINUM'
GLAZING	GL	GLAZING 1" INSULATED GRAY REFLECTIVE

INSULATED GLAZING SYSTEM SPECIFICATION:

VITRO ARCHITECTURAL GLASS OR EQUAL:
1" INSULATED GLAZING SYSTEM

U-FACTOR: 0.29
SOLAR HEAT GAIN COEFFICIENT (SHGC) : 0.17

OUTBOARD: 1/4" PPG SOLARCOOL GRAY (SRF #2)

AIRSPACE: 1/2" (AIR FILLED)

INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (SRF #3)

1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

KEY	MANUF. - DUNN EDWARDS COLOR NAME:
1	'POINTED ROCK' DE6363
2	'LOOKING GLASS' DE6376
3	'WALRUS' DE6368
4	'SILVER POLISH' DE6374
5	'LACE VEIL' DE6372
6	'COOL DECEMBER' DEW383
7	'BLACKJACK' DE6731

KEY	MATERIAL	NOTE
-	BOLLARDS	
-	SES	POWDER COAT TO MATCH ADJACENT WALL, BY VENDOR
-	TRANSFORMER	POWDER COAT TO MATCH ADJACENT WALL, BY VENDOR

1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
3. G.C. IS RESPONSIBLE FOR SUBMITTING ALL PRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
4. G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.

(X) ELEVATIONS KEYNOTES

1 ROOFTOP MECHANICAL UNIT - SEE MECHANICAL DRAWINGS
2 LINE OF WARPED ROOF DECK
3 LIGHTING FIXTURE, TYP. -SEE ELECTRICAL DRAWINGS
4 BUILDING ADDRESS UNDER SEPARATE PERMIT BY OWNER COORDINATE WITH G.C.

BUILDING 'A' EXTERIOR ELEVATIONS

1/16" = 1'-0"

0' 8'-0" 16' 32'

CAWLEY ARCHITECTS

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com

REGISTERED ARCHITECT
CERTIFICATE NO.
26784
PAUL F. DEVERS, JR.
Date Signed 05/02/2024
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DESIGN DEV. SET 04-18-2024
SITE PLN. REV. RESUB 05-03-2024

DRAWN BY: XX

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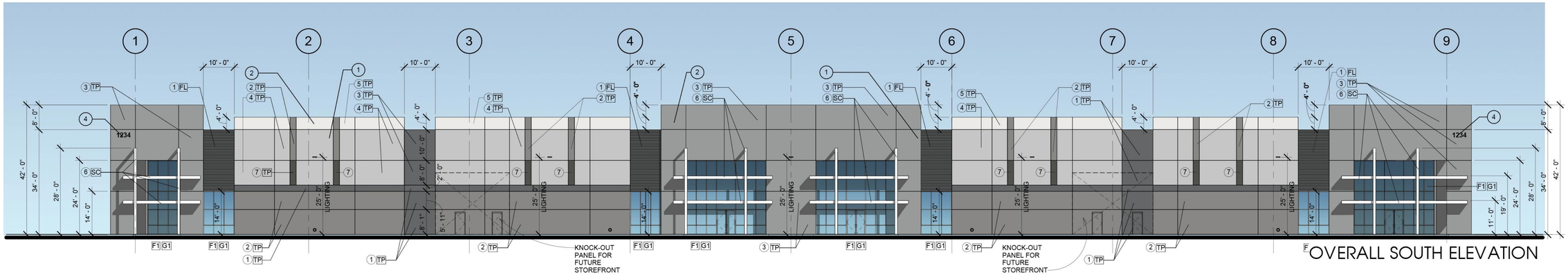
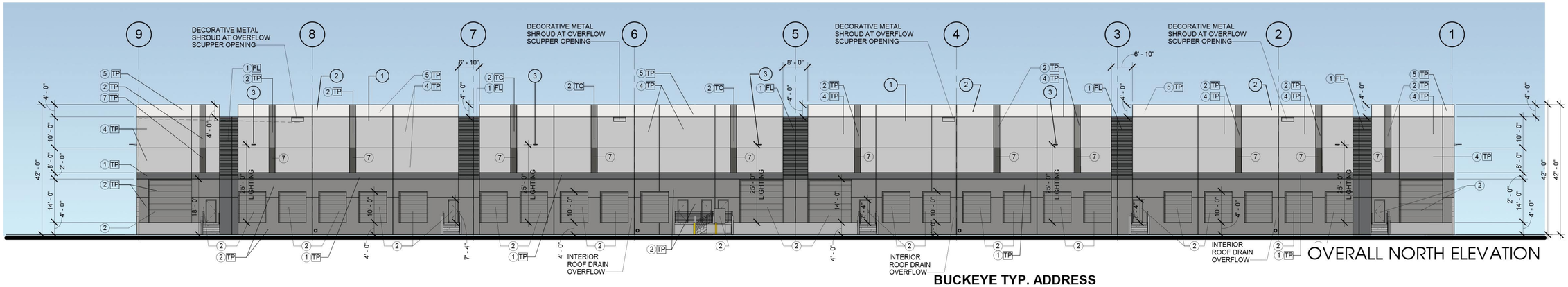
BLDG 'A' EXTERIOR ELEVATIONS

Project: 23009

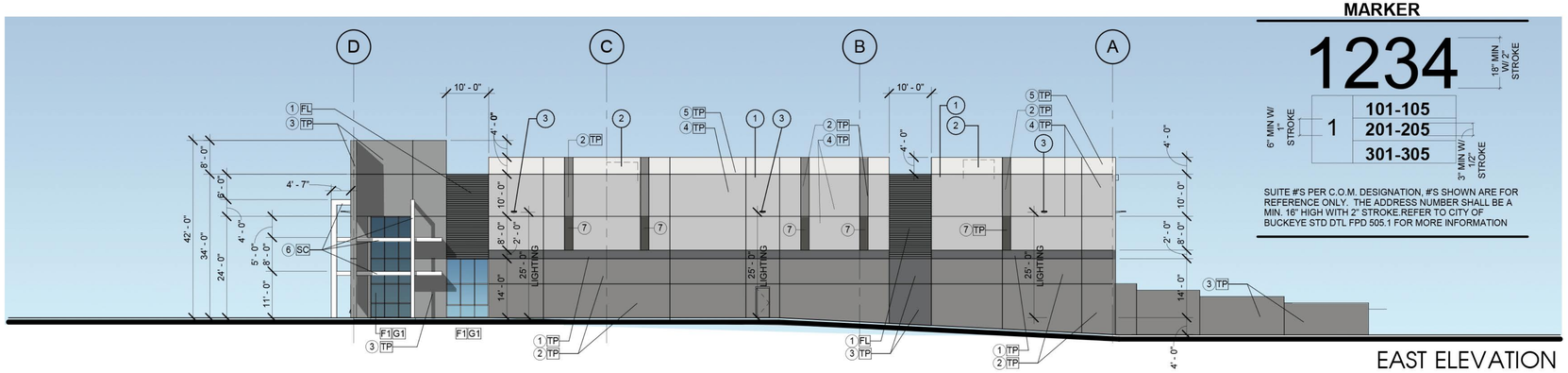
AA7.1



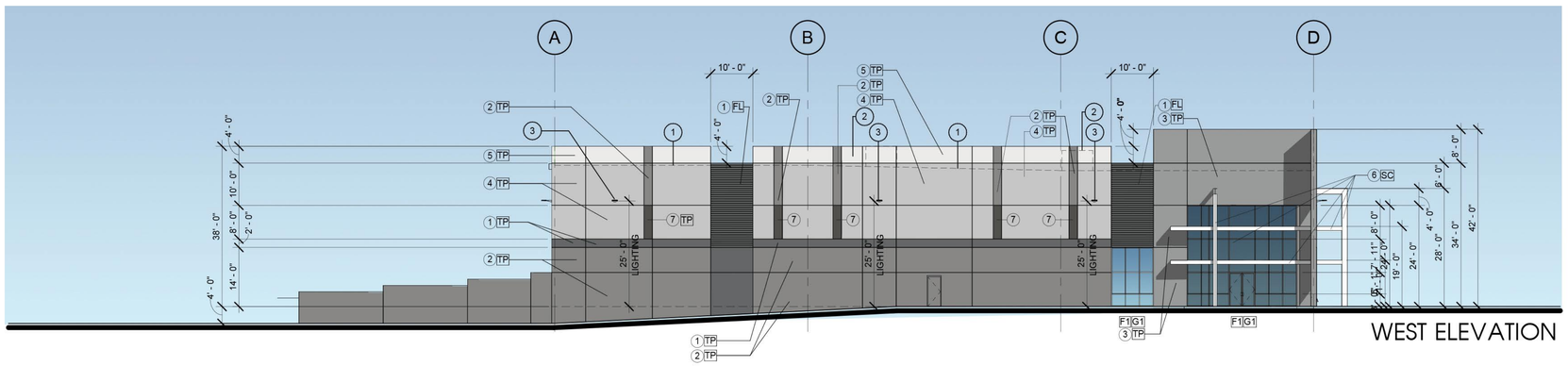
OVERALL SOUTH ELEVATION



OVERALL NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

BUCKEYE TYP. ADDRESS MARKER

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MATERIAL		COLOR
FRAMES	F1	PRE-FINISHED STOREFRONT MANUF: ARCADIA 'CLEAR ANODIZED ALUMINUM'
GLAZING	GL	GLAZING 1" INSULATED GRAY REFLECTIVE

INSULATED GLAZING SYSTEM SPECIFICATION:

VITRO ARCHITECTURAL GLASS OR EQUAL: 1" INSULATED GLAZING SYSTEM
U-FACTOR: 0.29 SOLAR HEAT GAIN COEFFICIENT (SHGC) : 0.17
OUTBOARD: 1/4" PPG SOLARCOOL GRAY (SRF #2)
AIRSPACE: 1/2" (AIR FILLED)
INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (SRF #3)

1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

KEY	MANUF. - DUNN EDWARDS COLOR NAME:
1	'POINTED ROCK' DE6363
2	'LOOKING GLASS' DE6376
3	'WALRUS' DE6368
4	'SILVER POLISH' DE6374
5	'LACE VEIL' DE6372
6	'COOL DECEMBER' DEW383
7	'BLACKJACK' DE6731

KEY	MATERIAL	NOTE
-	BOLLARDS	
-	SES	POWDER COAT TO MATCH ADJACENT WALL, BY VENDOR
-	TRANSFORMER	POWDER COAT TO MATCH ADJACENT WALL, BY VENDOR

1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
3. G.C. IS RESPONSIBLE FOR SUBMITTING ALL PRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
4. G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.

(X) ELEVATIONS KEYNOTES

1 LINE OF WARPED ROOF DECK
2 ROOFTOP MECHANICAL UNIT - SEE MECHANICAL DRAWINGS
3 LIGHTING FIXTURE, TYP. -SEE ELECTRICAL DRAWINGS
4 BUILDING ADDRESS UNDER SEPARATE PERMIT BY OWNER COORDINATE WITH G.C.

BUILDING 'B' EXTERIOR ELEVATIONS

1/16" = 1'-0"

0' 8' 16' 32'

CAWLEY ARCHITECTS
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P 602.393.5060
CawleyArchitects.com

REGISTERED ARCHITECT
CERTIFICATE NO.
26784
PAUL F. DEVERS, JR.
Date Signed 03/10/2024
ARIZONA, U.S.A.

SUNRISE COMMERCE CENTER

NWC OF YUMA ROAD & APACHE ROAD
BUCKEYE
ARIZONA
85326

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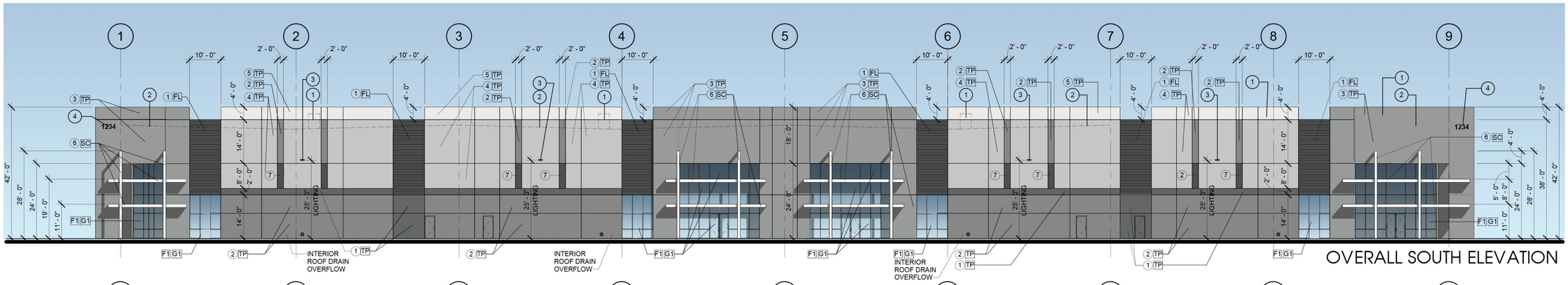
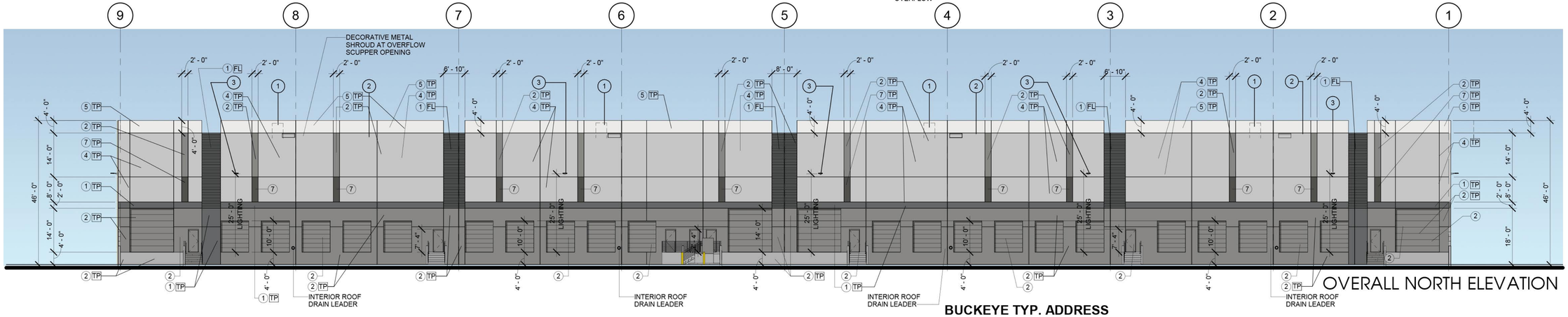
BLDG 'B' EXTERIOR ELEVATIONS

Project: 23009

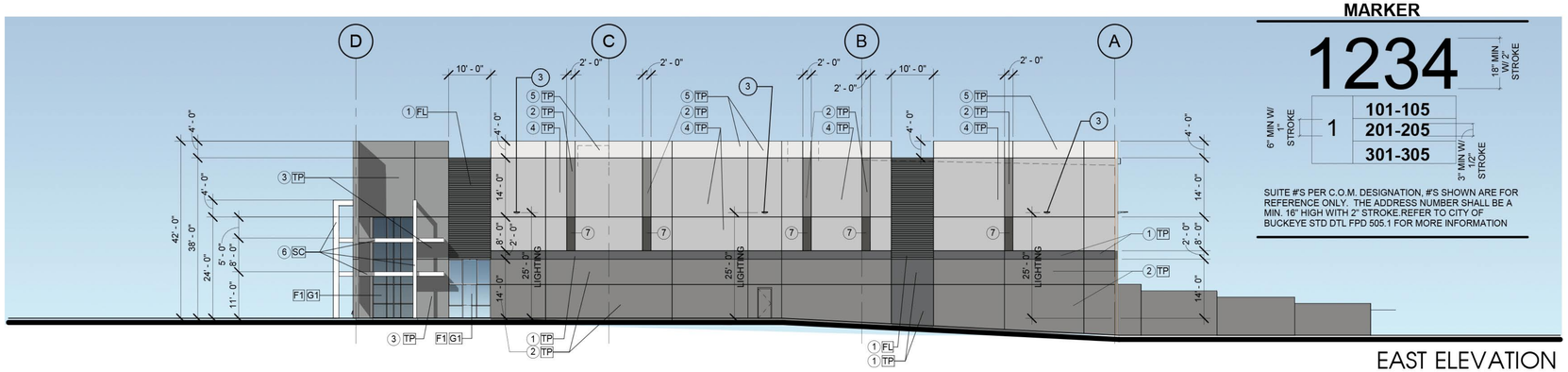
AB7.1



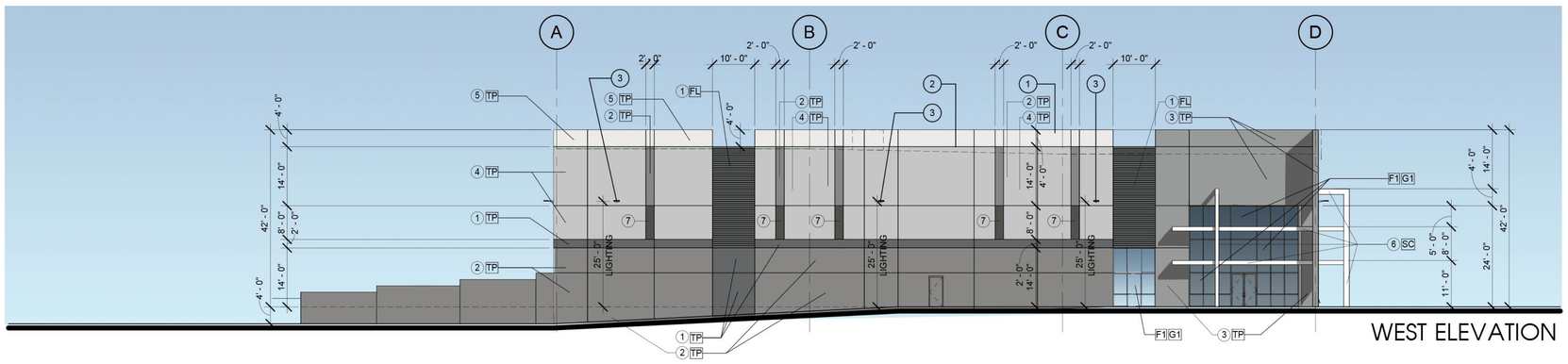
OVERALL SOUTH ELEVATION



OVERALL NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

BUCKEYE TYP. ADDRESS MARKER

SUITE #'S PER C.O.M. DESIGNATION, #'S SHOWN ARE FOR REFERENCE ONLY. THE ADDRESS NUMBER SHALL BE A MIN. 16" HIGH WITH 2" STROKE.REFER TO CITY OF BUCKEYE STD DTL FPD 505.1 FOR MORE INFORMATION

GENERAL NOTES

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2. ALL SIGNAGE UNDER SEPARTE PERMIT.
3. SEE STRUCTURAL FOR LINTEL INFORMATION.
4. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
5. SEE STRUCTUAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

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MATERIAL KEY

MATERIAL	DESCRIPTION
TP	CONCRETE TILE PANEL - PAINTED
FL	FORMLINER/CONCRETE TILE PANEL - PAINTED
SC	STEEL CANOPY FRAME: 12" STEEL CHANNEL ROOF: B-DECK, PERFORATED

STOREFRONT/GLAZING KEY

MATERIAL		COLOR
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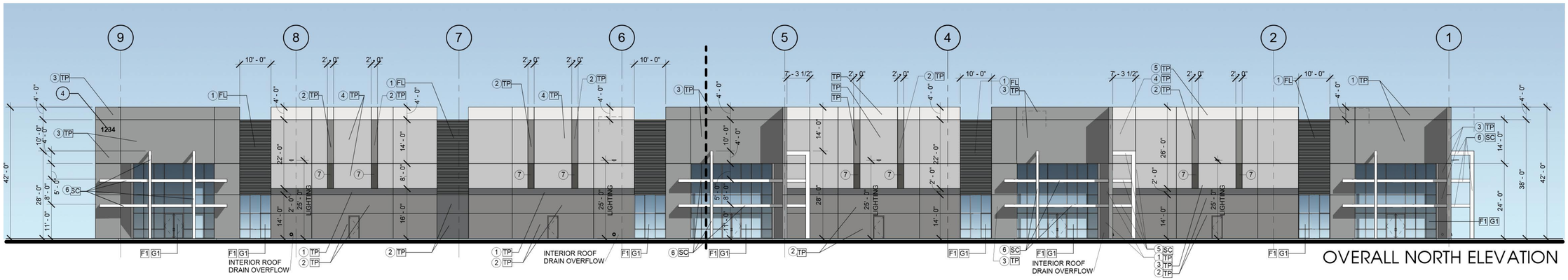
BLDG 'C' EXTERIOR ELEVATIONS

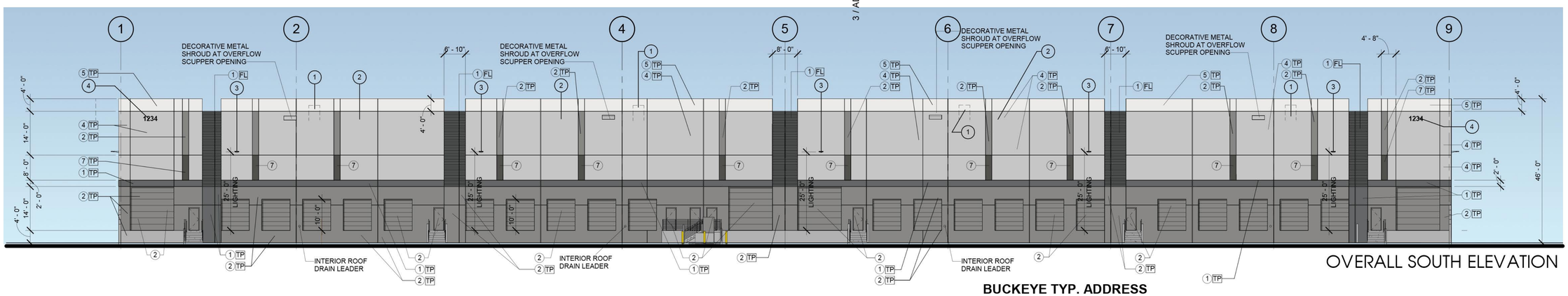
Project: 23009

AC7.1

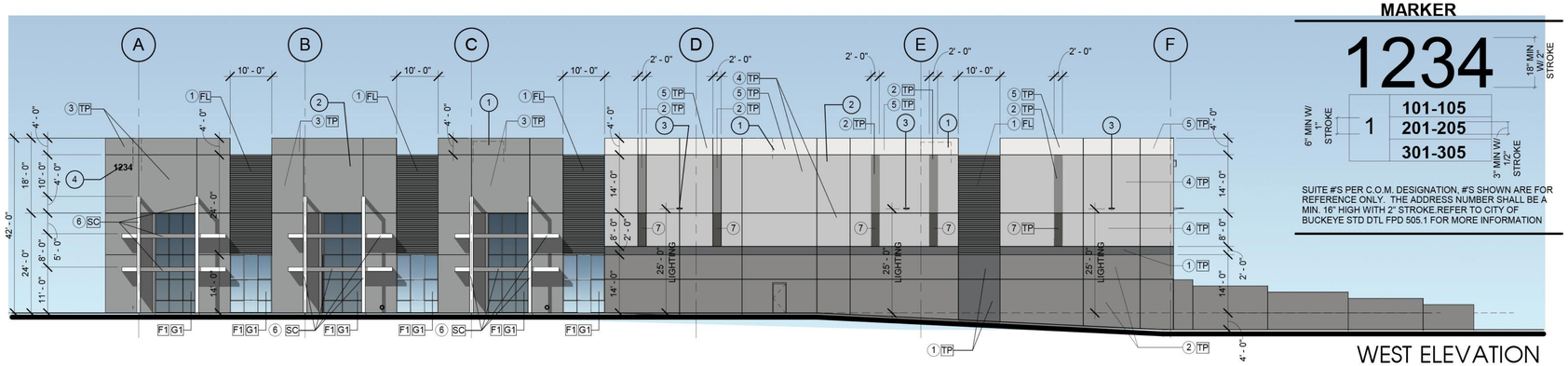


OVERALL NORTH ELEVATION

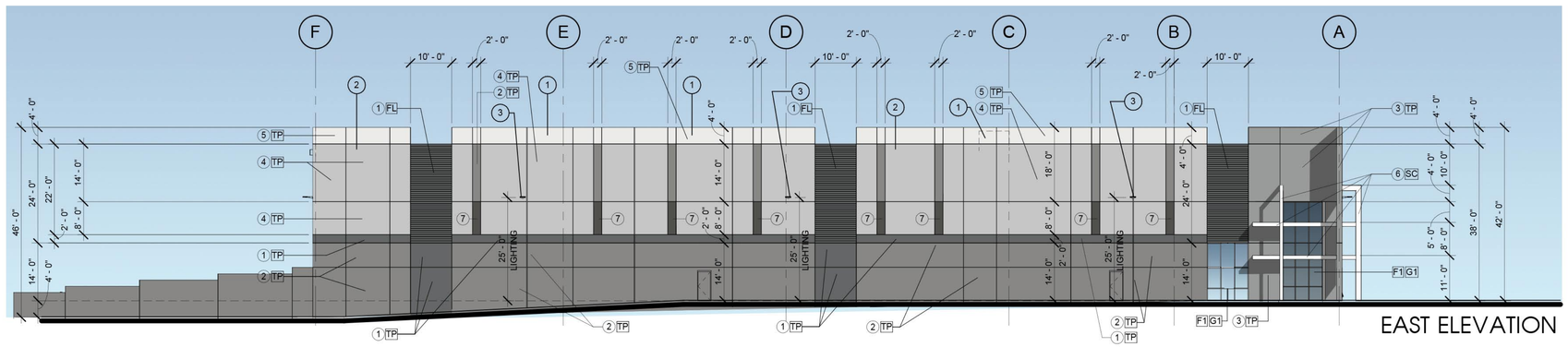
3 / AD7.1



OVERALL SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

BUCKEYE TYP. ADDRESS MARKER

1234

18" MIN W/ 2" STROKE

6" MIN W/ 1" STROKE

1 | 101-105 / 201-205 / 301-305

3" MIN W/ 1/2" STROKE

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BUILDING 'D' & 'E' EXTERIOR ELEVATIONS

1" = 20'

0' 10' 20' 40'

CAWLEY ARCHITECTS
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REGISTERED ARCHITECT
CERTIFICATE NO.
26784
PAUL F. DEVERS, JR.
Date Signed 03-10-2024
ARIZONA, U.S.A.

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BLDG 'D' & 'E' EXTERIOR ELEVATIONS

Project: 23009

ADE7.1

Exhibit I

4R PLZSP-23-00035 RECEIVED MAY 6 2024 AL

① **Material:** Paint
Manufacturer: Dunn Edwards
Color: 'Pointed Rock'
Color Number: DE6363

② **Material:** Paint
Manufacturer: Dunn Edwards
Color: 'Looking Glass'
Color Number: DE6376

③ **Material:** Paint
Manufacturer: Dunn Edwards
Color: 'Walrus'
Color Number: DE6368

④ **Material:** Paint
Manufacturer: Dunn Edwards
Color: 'Silver Polish'
Color Number: DE6374

⑤ **Material:** Paint
Manufacturer: Dunn Edwards
Color: 'Lace Veil'
Color Number: DE6372

MARK IV - BUCKEYE

NWC of Yuma Rd. and Apache Rd.
Buckeye, AZ

December 11, 2023

The Artist Rendering & Material Specifications are for conceptual design only and should not be referred to as a construction document - See A7 Building Elevation Sheets for actual specifications

⑥ **Material:** Paint
Manufacturer: Dunn Edwards
Color: 'Cool December'
Color Number: DEW383

⑦ **Material:** Paint
Manufacturer: Dunn Edwards
Color: 'Blackjack'
Color Number: DE6371

ADDITIONAL MATERIALS

GL **Material: Insulated Glazing**
Manufacturer: PPG
Color: 'Gray Reflective'
Refer to A7 Building Elevation Sheets for Glass specification and 12" x 12" sample

TP Concrete Tilt-up Panel

CF Form Liner-Concrete Tilt-up Panel

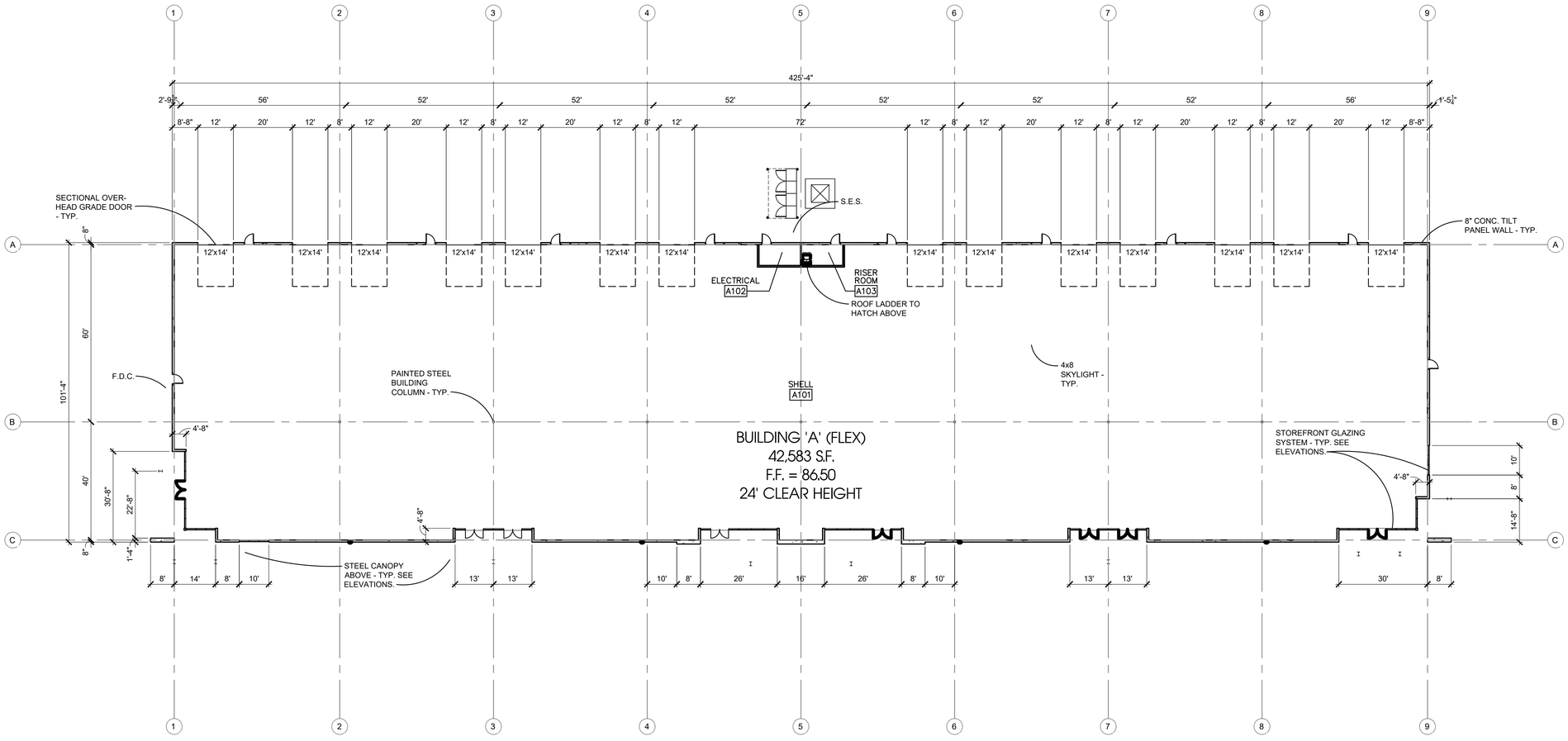
CF Canopy Frame

F1 **Material:** Pre-Finished Storefront
Manufacturer: Arcadia
Color: 'Clear Anodized'
Color Number: AC-2

CAWLEY ARCHITECTS

Exhibit J

4R PLZSP-23-00035 RECEIVED MAY 6 2024 AL



KNOX BOX REQUIRED FOR SUITE MAIN ENTRANCES AND FIRE RISER ROOM PER CITY OF BUCKEYE FIRE DEPARTMENT REQUIREMENTS.

N

FLOOR PLAN - BUILDING 'A'

1" = 20'

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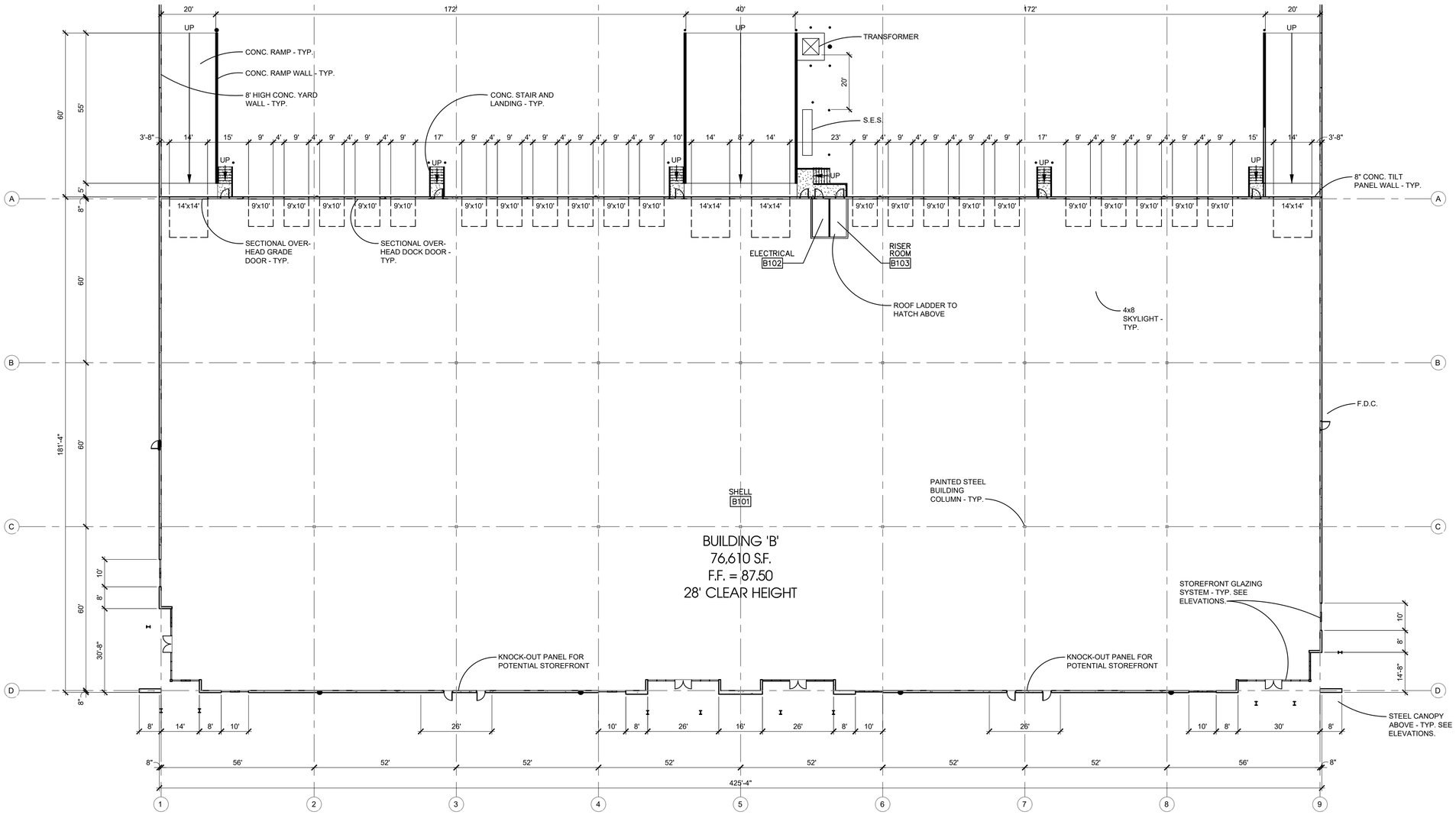
BUILDING 'A' FLOOR PLAN

Project: 23009

AA2.1



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N

FLOOR PLAN - BUILDING 'B'

1" = 20'

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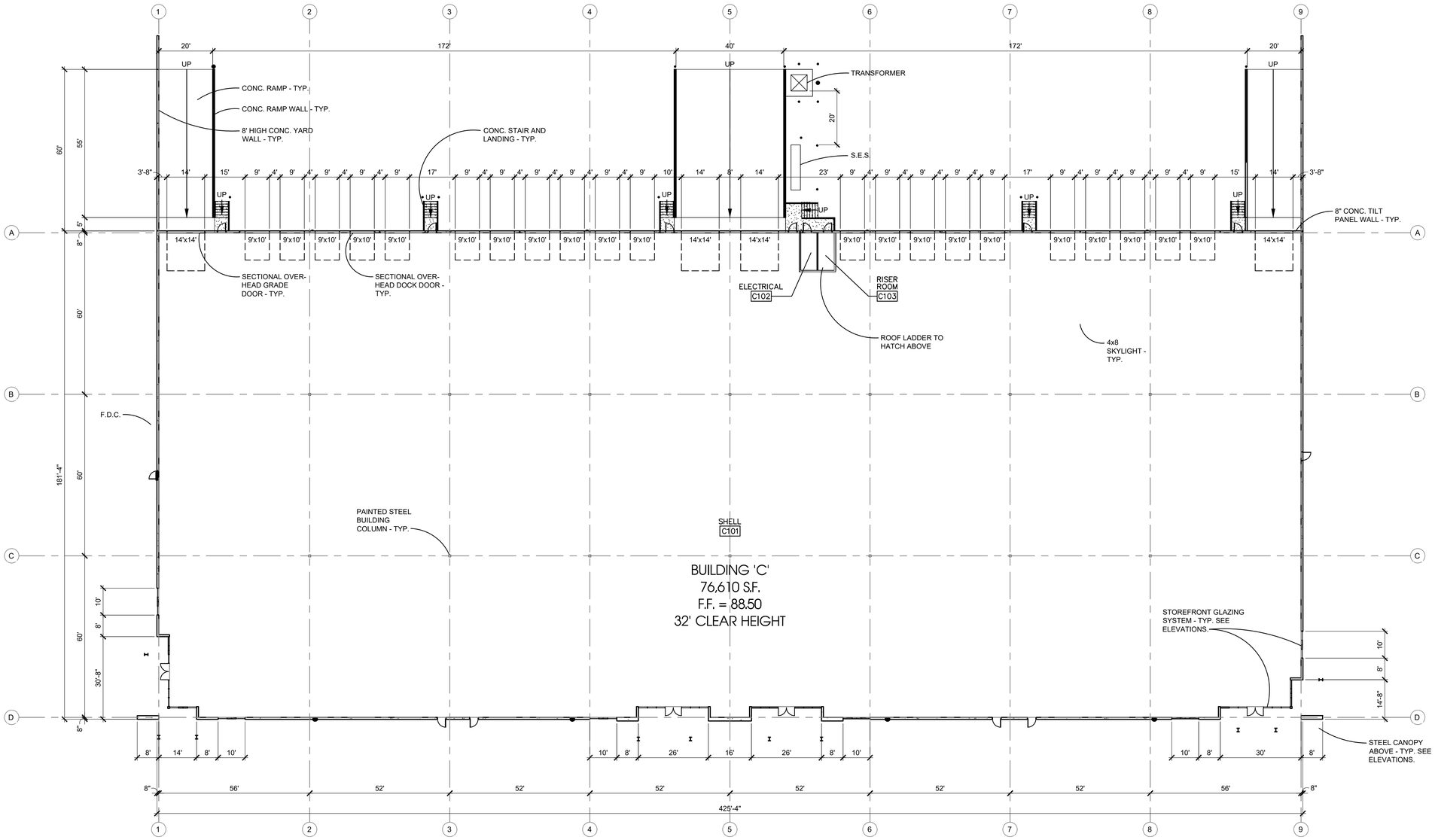
BUILDING 'B'
FLOOR PLAN

Project: 23009

AB2.1



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FLOOR PLAN - BUILDING 'C'

1" = 20'

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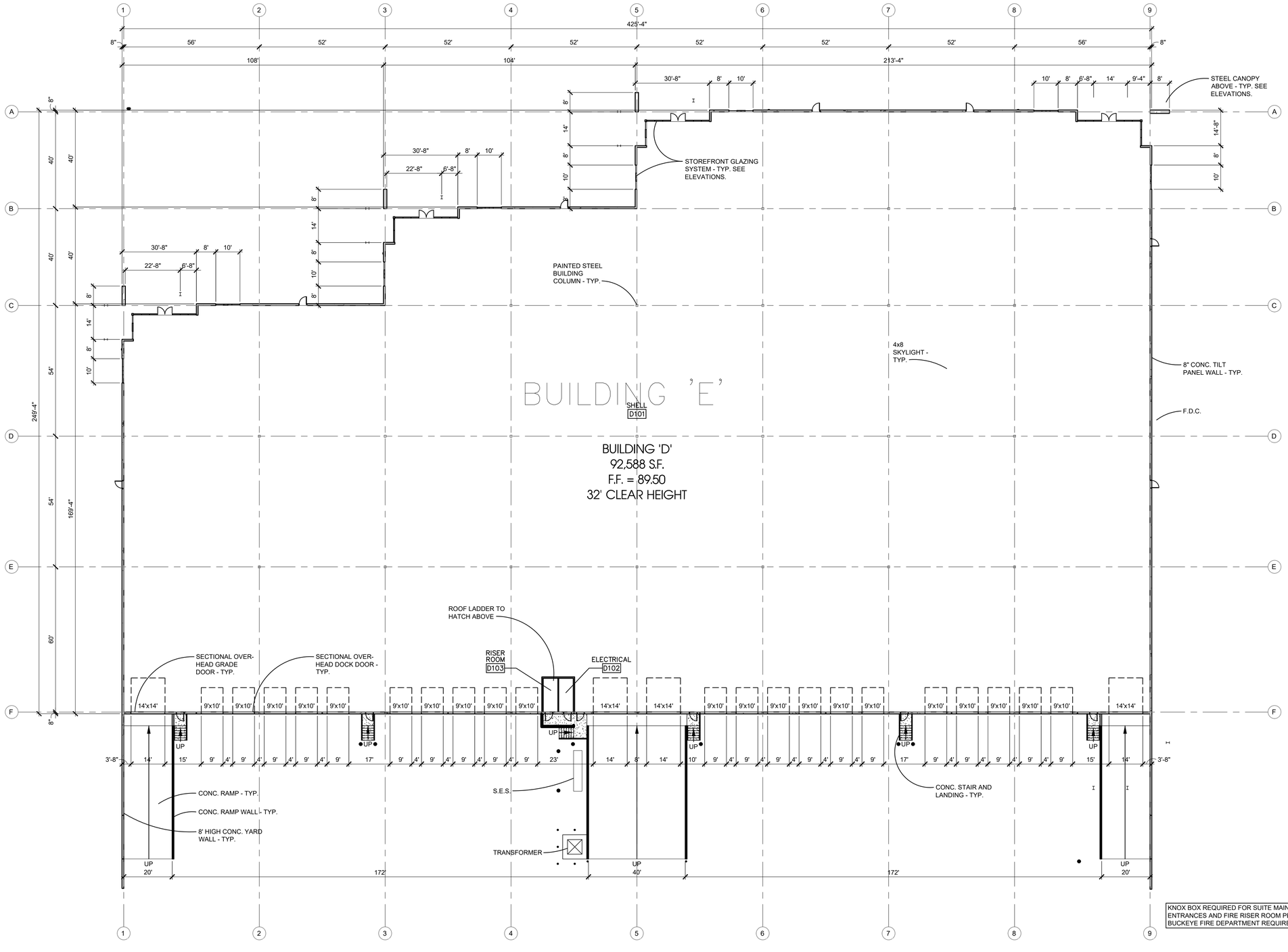
BUILDING 'C'
FLOOR PLAN

Project: 23009

AC2.1



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FLOOR PLAN - BUILDING 'D'

1" = 20'

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SITE PLAN REV. RESUB. 03-13-2024
ANNEXATION APP RESUB. 04-05-2024
SITE PLAN REV. RESUB. 04-10-2024

DRAWN BY: CDN

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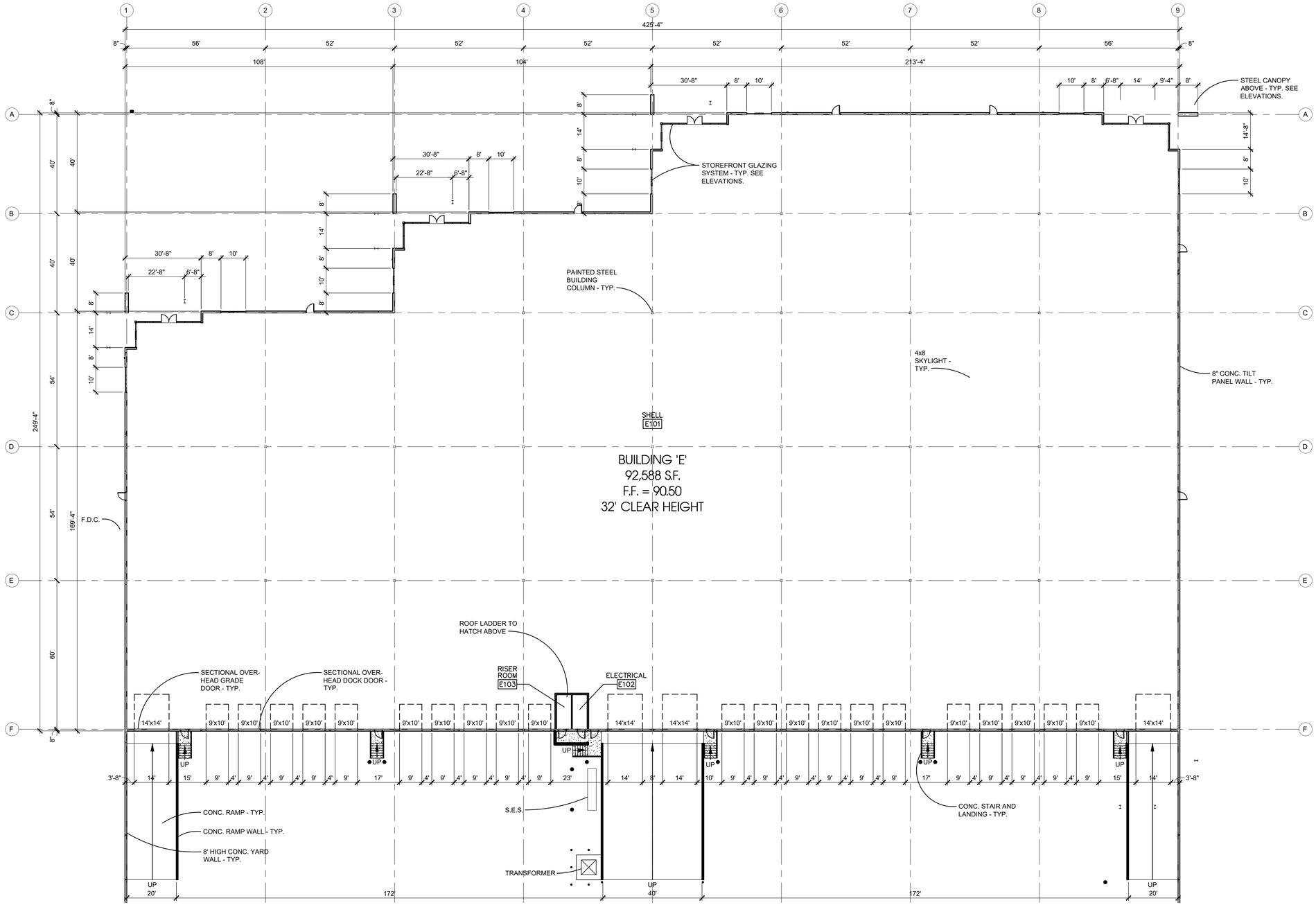
BUILDING 'D'
FLOOR PLAN

Project: 23009

AD2.1



KNOX BOX REQUIRED FOR SUITE MAIN ENTRANCES AND FIRE RISER ROOM PER CITY OF BUCKEYE FIRE DEPARTMENT REQUIREMENTS.

FLOOR PLAN - BUILDING 'E'

1" = 20'

CAWLEY ARCHITECTS

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CawleyArchitects.com

REGISTERED ARCHITECT
CERTIFICATE NO.
26784
PAUL F. DEVERS, JR.
Date Signed 04/10/2024
ARIZONA, U.S.A.

SUNRISE COMMERCE CENTER

NWC OF YUMA ROAD & APACHE ROAD
BUCKEYE
ARIZONA
85326

DATE

PRE-APP SUBMITTAL
08-07-2023

SITE PLAN REVIEW
12-08-2023

ANNEXATION APP.
02-07-2024

SITE PLAN REV. RESUB.
03-13-2024

ANNEXATION APP RESUB.
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BUILDING 'E'
FLOOR PLAN

Project: 23009

AE2.1

Exhibit K

4R PLZSP-23-00035 RECEIVED MAY 6 2024 AL

ELECTRICAL SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS MAY NOT BE USED FOR THIS PROJECT.

A. GENERAL

- JUNCTION BOX (4" SQUARE MINIMUM)
- INDICATES HOMERUN.
- CIRCUIT CONDUCTORS. LONG DASH INDICATES NEUTRAL CONDUCTOR, SHORT DASH INDICATES PHASE CONDUCTORS. CODE SIZED EQUIPMENT GROUND NOT INDICATED BUT REQUIRED.
- ISOLATED GROUNDING CONDUCTOR. GREEN, INSULATED WITH YELLOW STRIPE.
- GROUNDING CONDUCTOR. GREEN, INSULATED, SIZE PER PLAN.
- SURFACE PANELBOARD
- FLUSH PANELBOARD
- TRANSFORMER. (KVA SIZE AS NOTED). GROUNDING SYSTEM TO BUILDING STEEL (IF APPLICABLE).
- CONDUIT STUB-UP ABOVE CEILING
- CONDUIT STUB-DOWN TO FLOOR BELOW
- CONDUIT IN UNDERGROUND/SLAB
- CONDUIT STUB-UP WITH CAP
- CONDUIT SEAL-OFF
- FLEXIBLE CONDUIT. PROVIDE LIQUID TIGHT FLEX IN WET OR EXTERIOR LOCATIONS AND AT CONNECTIONS TO VIBRATING EQUIPMENT AND/OR TRANSFORMERS.
- CONDUIT CONCEALED IN WALLS OR ABOVE CEILING.

B. POWER

- 20A SPEC GRADE SINGLE RECEPTACLE MOUNTED AT +15" TO BOTTOM OR AS NOTED
- 20A SPEC GRADE DUPLEX RECEPTACLE MOUNTED AT +15" TO BOTTOM OR AS NOTED
- 20A SPEC GRADE FOURPLEX RECEPTACLE MOUNTED AT +15" TO BOTTOM OR AS NOTED
- 20A SPEC GRADE DUPLEX CONVENIENCE OUTLET MOUNTED ABOVE COUNTER. VERIFY EXACT HEIGHT WITH ARCHITECTURAL ELEVATIONS.
- 20A SPEC GRADE FOURPLEX CONVENIENCE OUTLET MOUNTED ABOVE COUNTER. VERIFY EXACT HEIGHT WITH ARCHITECTURAL ELEVATIONS.
- SPECIAL OUTLET AS NOTED ON DRAWINGS – VERIFY NEMA RATING BEFORE INSTALLATION
- SPECIAL OUTLET AS NOTED ON DRAWINGS

  X =
  - C – MOUNTED IN CEILING
  - DW – DISHWASHER
  - MW – MICROWAVE
  - P – PEDISTAL MOUNTED
  - PD – PEDIATRIC SAFE
  - RF – REFRIGERATOR
  - SD – SINK DISPOSAL PROVIDE SWITCH ABOVE COUNTER.
  - UC – UNDER COUNTER REFRIGERATOR
  - VM – VENDING MACHINE
- ISOLATED GROUNDING OUTLET AT +15" TO BOTTOM OR AS NOTED. "LEVITON" #5362–IG (ORANGE) RECEPTACLE.
- 20A SPEC GRADE HALF SWITCHED DUPLEX RECEPTACLE AT +15" TO BOTTOM OR AS NOTED.
- DUAL COMPARTMENT POWER/TELE DATA POLE
- FLUSH FLOOR POWER OUTLET WITH FLUSH–IN–USE COVERS – WITH 20A SPEC GRADE RECEPTACLES DUPLEX OR FOURPLEX. HUBBELL, THOMAS & BETTS, CARLON OR EQUAL. RATED FOR SCRUB WATER.
- 20A SPEC GRADE GFCI DUPLEX RECEPTACLE AT +15" TO BOTTOM OR AS NOTED.
- 20A SPEC GRADE GFCI DUPLEX RECEPTACLE AT +6" ABOVE COUNTER TO BOTTOM OR AS NOTED.
- DROP CORD POWER OUTLET – WITH 20A SPEC GRADE RECEPTACLES DUPLEX OR FOURPLEX. HUBBELL, THOMAS & BETTS, CARLON OR EQUAL.

"J" BOX FLUSH MOUNTED IN WALL FOR SYSTEMS FURNITURE POWER. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH SUPPLIER PRIOR TO ROUGH–IN. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FINAL CONNECTION TO SYSTEM FURNITURE.

- WIRE MOLD. LENGTH AND TYPE AS NOTED ON DRAWINGS. MOUNT AS NOTED ON THE DRAWINGS.

C. COMMUNICATIONS

- FLUSH FLOOR COMBINATION TELEPHONE/DATA OUTLET – PROVIDE 1" MIN CONDUIT TO ABOVE ACCESSIBLE CEILING. HUBBELL, THOMAS & BETTS, CARLON OR EQUAL. RATED FOR SCRUB WATER.
- DATA OUTLET AT +15" A.F.F. TO BOTTOM OF WALL FIXTURE OR AS NOTED. PROVIDE 3/4" CONDUIT STUBBED TO +4" ABOVE FINISHED CEILING.
- TELEPHONE OUTLET AT +15" A.F.F. TO BOTTOM OF WALL FIXTURES OR AS NOTED. PROVIDE 3/4" CONDUIT STUBBED TO +4" ABOVE FINISHED CEILING.

  X=
  - P – PAY PHONE
  - W – WALL PHONE OUTLET MOUNTED AT +44" A.F.F.
- COMBINATION TELEPHONE/DATA OUTLET AT +15" A.F.F. TO BOTTOM OF WALL FIXTURES OR AS NOTED. PROVIDE 3/4"C. STUBBED TO +4" ABOVE FINISHED CEILING.
- DIGITAL CABLE TELEVISION OUTLET
- TELEVISION OUTLET WITH DEVICES

"J" BOX FLUSH MOUNTED IN WALL FOR SYSTEMS FURNITURE TELE/DATA WITH 1–1/4" EMPTY CONDUIT STUBBED ABOVE GRADING. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH SUPPLIER PRIOR TO ROUGH–IN. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FINAL CONNECTION TO SYSTEM FURNITURE.

- TELEPHONE TERMINAL BOARD "TMB". 3/4" PLYWOOD TELEPHONE MOUNTING BOARD WITH #6 COPPER GROUND & DEDICATED FOURPLEX CONVENIENCE OUTLET. FURNISH IN ACCORDANCE WITH TELEPHONE COMPANY'S REQUIREMENTS. SIZE AS NOTED ON DRAWINGS. PLYWOOD SHALL BE TYPE "CDX".

D. LIGHTING

- STANDARD SWITCH AND COVER PLATE WITH LOCKING DEVICE (BRADY NO. 2AF98 OR EQUAL)
- SINGLE POLE SWITCH MOUNTED AT +44" TO CENTER OF DEVICE OR AS NOTED.
- TWO POLE SWITCH MOUNTED AT +44" TO CENTER OF DEVICE OR AS NOTED.
- THREE WAY SWITCH MOUNTED AT +44" TO CENTER OF DEVICE OR AS NOTED.
- FOUR WAY SWITCH MOUNTED AT +44" TO CENTER OF DEVICE OR AS NOTED.
- SINGLE POLE SWITCH WITH PILOT LIGHT AT +44" TO CENTER OF DEVICE OR AS NOTED.
- 2000W SLIDE CONTROL DIMMER AT AT +44" TO CENTER OF DEVICE OR AS NOTED.
- SWITCH KEY OPERATED MTD AT +44" TO CENTER OF DEVICE OR AS NOTED.
- LOW VOLTAGE SLIDE CONTROL DIMMER WITH PRESET AT +44". CONTRACTOR SHALL SUPPLY SPECIFIC (ELECTRONIC AND/OR MAGNETIC) TO SUIT LOADS.
- WALL MOUNTED OCCUPANCY SENSOR. LUTRON–DUAL TECHNOLOGY OR EQUAL. IN RESTROOMS: LUTRON–ULTRASONIC. PROGRAM: MANUAL ON/AUTO OFF UNLESS NOTED OTHERWISE.
- SINGLE POLE UP–OFF–DOWN SWITCH FOR CONTROL OF PROJECTION SCREEN. MOUNTED AT +44" TO CENTER OF DEVICE OR AS NOTED.
- LOW VOLTAGE PUSH BUTTON CONTROL STATION AS NOTED. VERIFY MOUNTING HEIGHT.
- ROOF MOUNTED PHOTOCELL (AIM NORTH) INTERMATIC #EK413GS OR EQUAL.
- ASTRONOMIC ELECTRONIC 4 POLE LIGHTING TIMESWITCH, INTERMATIC #ET2845CR OR EQUAL.
- CEILING MOUNTED OCCUPANCY SENSOR 360°. LUTRON–DUAL TECHNOLOGY OR EQUAL. IN RESTROOMS: LUTRON–ULTRASONIC. IN WAREHOUSE: LUTRON–HIGHBAY. (WR) WIDE ANGLE (LW) LONG RANGE.
- OCCUPANCY SENSOR – POWER PACK OR SLAVE PACK.
- LED STRIP LIGHTING FIXTURE – AS NOTED ON DRAWINGS.
- LED LIGHTING FIXTURE – AS NOTED ON DRAWINGS SURFACE MOUNTED.
- RECESSED GRID W/FLEXIBLE CONNECTION.
- INDICATES NIGHTLIGHT (NL) AND/OR EMERGENCY FIXTURE WITH 1400 LUMEN MINIMUM (UNSWITCHED) – AS NOTED ON DRAWING.
- WALL MOUNTED LIGHTING FIXTURE – AS NOTED ON DRAWINGS.
- CEILING MOUNTED LIGHTING FIXTURE – AS NOTE ON DRAWINGS.
- LED HIGH/LOW BAY FIXTURE
- WALL WASH LIGHTING FIXTURE. AIM AS DIRECTED BY ARCHITECT.
- TRACK LIGHTING SYSTEM WITH TRACK FIXTURE HEADS AS INDICATED ON PLANS. VERIFY TYPE LINE OR LOW VOLTAGE.
- POLE MOUNTED AREA LIGHT (ARM MOUNTED) VERIFY HEIGHT SEE POLE DETAIL.
- POLE MOUNTED AREA LIGHT (POST TOP) VERIFY HEIGHT SEE POLE DETAIL.
- WALL PACK.
- SINGLE FACE EXIT SIGN, SEE LIGHTING FIXTURE SCHEDULE FOR SPECIFICATION. DIRECTIONAL ARROW AS INDICATED ON PLANS (CEILING OR WALL.)
- COMBINATION EMERGENCY EXIT SIGN WITH DUAL HEAD LIGHTS WITH EMERGENCY BATTERY BACK–UP.

D. LIGHTING CONTINUED

- DOUBLE FACE EXIT SIGN. SEE LIGHTING FIXTURE SCHEDULE FOR SPECIFICATION. DIRECTIONAL ARROW AS INDICATED ON PLANS (CEILING OR WALL)
- DUAL HEAD EMERGENCY BATTERY PACK, SEE LIGHTING FIXTURE SCHEDULE FOR SPECIFICATIONS.

E. MECHANICAL

- CONTACTOR – FURNISHED AND INSTALL BY OTHERS
- CONTACTOR – FURNISHED/INSTALLED BY ELECTRICAL CONTRACTOR SIZE AS NOTED
- MOTOR STARTER/CONTROLLER– FURNISHED WITH MOTOR.
- MOTOR STARTER/CONTROLLER – FURNISHED/INSTALLED BY ELECTRICAL CONTRACTOR.
- MOTOR – SIZE AS INDICATED ON DRAWINGS.
- DISCONNECT SWITCH – SIZE AND FUSES AS PER MANUFACTURER'S RECOMMENDATIONS (WEATHERPROOF WHERE OUTSIDE). N.F. INDICATES NON–FUSED.
- COMBINATION FUSIBLE DISCONNECT/MOTOR CONTROLLER – 30/3P WITH MIN. SIZE 1 MAGNETIC STARTER (UNLESS NOTED OTHERWISE). PROVIDE FUSES PER MANUFACTURER'S REQUIREMENTS. N.F. INDICATES NON–FUSED.
- HORSEPOWER RATED MANUAL MOTOR STARTER WITH THERMAL OVERLOAD(S). OVERLOAD HEATERS TO BE SIZED PER HORSEPOWER AND MANUFACTURER'S REQUIREMENTS.

F. FIRE ALARM

- FIRE ALARM PULL STATION AT +48".
- FIRE ALARM STROBE: +80" AFF OR 6" BELOW CEILING, WHICHEVER IS LOWER.
- FIRE ALARM HORN/STROBE: +80" AFF OR 6" BELOW CEILING, WHICHEVER IS LOWER.
- FIRE ALARM MAGNETIC DOOR HOLDER
- FIRE ALARM BELL
- FAAP — FIRE ALARM ANNUNCIATOR PANEL
- FACP — FIRE ALARM CONTROL PANEL
- FIRE ALARM HEAT DETECTOR.
- FIRE ALARM SMOKE DETECTOR.
- FIRE ALARM DUCT SMOKE DETECTOR.
- CARBON MONOXIDE DETECTOR.
- FIRE ALARM TAMPER SWITCH.
- FIRE ALARM FLOW SWITCH.
- SPEAKER.

G. ONE LINE DIAGRAM

- (M) METER, (S) SOCKET, (B) BLANK
- (M) METER, (S) SOCKET, (B) BLANK, WITH CURRENT TRANSFORMERS.
- BREAKER AS INDICATED.
- FUSED SWITCH.
- BREAKER WITH SHUNT TRIP (SIZE AS INDICATED)
- PULLOUT FUSE

H. SECURITY

- LOW VOLTAGE CARD READER WITH 3/4" EMPTY CONDUIT STUBBED INTO ACCESSABLE CEILING SPACE
- LOW VOLTAGE KEYPAD
- SURVEILLANCE CAMERA

I. ABBREVIATIONS

A	AMPERE
AIC	AVAILABLE INTERRUPTING CURRENT
AI	ALUMINUM
AFC	AVAILABLE FAULT CURRENT
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AH	AIR HANDLER UNIT
APS	ARIZONA PUBLIC SERVICE – (UTILITY CO.)
C	CONDUIT
CCT	CORRECTED COLOR TEMP.
CRI	COLOR RENDERING INDEX
CU	COPPER
D	DEDICATED
DP	DUST – IGNITION PROOF
E	EXISTING
EC	EMPTY CONDUIT
EDF	ELECTRIC DRINKING FOUNTAIN
EF	EXHAUST FAN
EG	EQUIPMENT GROUND
EM	EMERGENCY LIGHT. BYPASS LOCAL SWITCHING and PROVIDED BATTERY PACK.
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTION
GND	GROUND/BOND CONDUCTOR
GWH	GAS WATER HEATER
IAW	IN ACCORDANCE WITH
IG	ISOLATED GROUND
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MLO	MAIN LUG ONLY
N	NEW ITEM
NR	NEW LOCATION OF RELOCATED EXISTING ITEM
NL	NIGHT LIGHT. BYPASS LOCAL SWITCHING.
PNL	PANELBOARD
R	EXISTING TO BE RELOCATED
SES	SERVICE ENTRANCE SECTION
SRP	SALT RIVER PROJECT – (UTILITY CO.)
SWBD	SWITCHBOARD
TEP	TUCSON ELECTRONIC POWER
TMB	3/4" PLYWOOD TELEPHONE MOUNTING BOARD WITH #6 CU. SOLID GROUND.
TTC	TELEPHONE TERMINAL CABINET (SIZE INDICATED ON DRAWINGS)
UFER	CONCRETE ENCASED ELECTRODE
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
VA	VOLT AMPERES
W	WATT
WG	WIRE GUARD
WH	WATER HEATER
WP	WEATHERPROOF (RAIN TIGHT) WEATHER RESISTANT NEMA 3R OR NEMA 4 IN–USE
WR	WEATHER RESISTANT
X	EXISTING TO BE REMOVED
XP	EXPLOSION PROOF

ELECTRICAL SPECIFICATIONS

UPDATED: 09–09–2014

SOME SPECIFICATIONS MAY NOT BE USED FOR THIS PROJECT.

1.0 INTENT

1.1 FURNISH AND INSTALL A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.

1.2 ALL DRAWINGS ARE SCHEMATIC IN NATURE AND THE REQUIRED INSTALLATION IS NOT LIMITED TO WHAT IS SHOWN. ALL APPURTENANCES NECESSARY TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM MUST BE INCLUDED IN THE CONTRACTORS BID AND WORK.

2.0 GENERAL

2.1 THE CONTRACTOR SHALL VISIT THE JOB SITE AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS WHICH MAY AFFECT HIS BID OR WORK. NO ALLOWANCES WILL BE MADE FOR EXISTING CONDITIONS OR THE CONTRACTORS FAILURE TO ACCOMMODATE EXISTING CONDITIONS ON HIS BID.

2.2 IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN CLARIFICATION OF ANY APPARENT CONFLICT OR INCONSISTENCY IN THE DRAWINGS, SPECIFICATION, OR DESIGN, PRIOR TO HIS BID AND IN WRITING WITH THE ENGINEER. OTHERWISE THE CONTRACTOR ACCEPTS RESPONSIBILITY TO CORRECT (AT HIS COST) ANY SUCH ITEMS THAT DO NOT MEET THE INTENT AS INTERPRETED BY THE ENGINEER.

2.3 ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE MOST RECENT ADOPTED EDITIONS OF THE NFPA, NATIONAL ELECTRIC CODE, IBC, APPLICABLE CITY AND STATE CODES AND ORDINANCES, THE AMERICANS WITH DISABILITIES ACT, E.P.A. REGULATIONS (INCLUDING EXACT 1992), INTERNATIONAL ENERGY CONSERVATION CODE (IECC)/TITLE 24/ARIZONA 2011 AND UTILITY COMPANY REQUIREMENTS. THE FOREGOING CODES AND REGULATIONS ARE REQUIREMENTS AND ARE INCORPORATED IN THIS SPECIFICATION FOR THIS WORK BY REFERENCE.

2.4 THE CONTRACTOR SHALL COORDINATE AND PROVIDE INFORMATION AS REQUIRED TO ALL SERVING UTILITIES IN A TIMELY MANNER AS NECESSARY TO PROVIDE THE SERVICE REQUIRED AND MEET UTILITY REQUIREMENTS. IMMEDIATE COORDINATION WILL BE REQUIRED WITH THE UTILITY COMPANIES TO RECONCILE ANY DISCREPANCIES WITH UTILITY CO. PRIOR TO TRENCHING.

2.5 REFER TO ARCHITECTURAL, MECHANICAL, CIVIL, STRUCTURAL, AND/OR EQUIPMENT SUPPLIERS DRAWINGS AND SPECIFICATIONS FOR EXACT EQUIPMENT LOCATIONS, LOADS AND ADDITIONAL REQUIREMENTS. REPRESENTATIONS OF THE WORK SPECIFIC TO THIS OTHER DISCIPLINES IS SHOWN ON THE ELECTRICAL DRAWINGS FOR CLARITY ONLY.

2.6 THE CONTRACTOR SHALL COORDINATE WITH ALL EQUIPMENT HE SUPPLIES. ALL EQUIPMENT SHALL BE INSTALLED STRICTLY PER MANUFACTURERS RECOMMENDATIONS. OTHERWISE THE CONTRACTOR ASSUMES RESPONSIBILITY (AT HIS COST) TO CORRECT AND MODIFY ON INSTALLATION NOT IN COMPLIANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND INTENTIONS AS INTERPRETED BY THE ENGINEER.

2.7 ANY VARIANCE OR EXCEPTIONS TO THE ENGINEERS SPECIFICATIONS MUST BE REQUESTED AND APPROVED IN WRITING. INTERIM VERBAL APPROVALS WILL ONLY BE PROVIDED WHEN THE EXCEPTIONS ARE DEEMED TO BE JUSTIFIED AND MUST BE CONFIRMED IN WRITING TO BE FINAL.

2.8 THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS, VARIANCES, AND APPROVALS, ETC. (AT HIS COST) WHICH MAY BE REQUIRED FOR COMPLETION OF THIS WORK.

2.9 PRIOR TO ROUGH–IN, THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL LIGHT FIXTURES AND DEVICES TO INCLUDE MOUNTING HEIGHT AND LOCATIONS WITH ARCHITECT/OWNER. ALL CONFLICTS SHALL BE REPORTED TO THE ENGINEER/ARCHITECT.

2.10 THE ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT AND SUPPORT FOR PROCESS AND FINAL INSPECTIONS. PROVIDE SCAFFOLDING AND LADDERS FOR ALL EQUIPMENT. ADDITIONALLY A COMPLETE SET OF SPARE FUSES FOR ALL FUSES USED AND A 15% SUPPLY OF SPARE LIGHT BULBS INSTALLED (TO A MAXIMUM OF 15 FOR EACH STYLE) SHALL BE PROVIDED TO THE OWNER AT FINAL INSPECTION.

2.11 RECONSTRUCTION (TO INCLUDE TENANT IMPROVEMENTS). ALL RECONSTRUCTION OF EXISTING FACILITIES IN THE VICINITY REQUIRE COMPLETE RENOVATION (MAKE GOOD AS NEW) FOR ALL EXISTING EQUIPMENT UPON WHICH WORK IS PERFORMED OR EQUIPMENT WHICH IS AFFECTED BY THE WORK PERFORMED. INCLUDE THE FOLLOWING FOLLOWING REQUIREMENTS:

2.11.1 VERIFICATION OF EXISTING SES COMPLIANCE WITH NEC "GROUNDING" ARTICLES.

2.11.2 VERIFICATION OF CABLE SIZE AND AMPACITY OF EXISTING FEEDERS AND BRANCH CIRCUITS WITH NEC TABLES.

2.11.3 EXISTING CONDUCTORS TO BE REUSED MUST BE CLEANED, RE–LAMPED, AND RESTORED TO "LIKE NEW" CONDITION.

2.11.4 EXISTING TERMINATIONS, CONNECTION BOARDS, AND TRANSFORMERS WHICH ARE INCLUDED IN THE PROJECT WORK SHALL HAVE PREVENTATIVE MAINTENANCE PERFORMED AT ALL INCLUDED TERMINATIONS AND INSPECTION.

2.11.5 VERIFY PROPER WORKING CONDITION OF ALL EXISTING EMERGENCY FIXTURES AND EXIT SIGNS. REPAIR OR REPLACE AS REQUIRED.

IN THE EVENT THAT INSPECTION REVEALS DISCREPANCIES AND/OR NONCOMPLIANCE THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING, AND EQUIPMENT BROUGHT INTO COMPLIANCE.

3.0 MATERIALS AND METHODS

3.1 THE USE OF **EMT** IS ACCEPTABLE IN ACCORDANCE WITH NEC ARTICLE "ELECTRICAL METALLIC TUBING". EMT SHALL NOT BE USED WHERE IT IS SUBJECT TO SEVERE PHYSICAL DAMAGE. EMT FITTINGS SHALL BE COMPRESSION TYPE. MINIMUM TRADE CONDUIT SIZE IS 1/2" AND 3/4" FOR HOME RUNS.

3.2 **CONDUCTORS** SHALL BE 600V COPPER (98 % CONDUCTIVITY), MINIMUM LINE VOLTAGE WIRE SIZE IS #12 AWG. SMALLER WIRE MAY BE USED FOR THHN/THWN INSULATION. #4 AND LARGER SHALL HAVE XHHW/XHHW–2 INSULATION. ALL CONDUCTORS SHALL HAVE 90° RATED INSULATION. ALL BRANCH CIRCUIT CONDUCTORS (#12) OVER 100' IN LENGTH TO BE #10'S MINIMUM. ALL 277V, 20A BRANCH CIRCUIT CONDUCTORS (#12) OVER 200' IN LENGTH TO BE #10'S MINIMUM.

3.3 WHEN SEPARATE BRANCH CIRCUIT NEUTRAL CONDUCTORS ARE USED WITH EACH PHASE CONDUCTOR OR SYSTEMS FURNITURE IS INDICATED, THE MINIMUM NEUTRAL CONDUCTOR SIZE SHALL BE #10 AWG, STRANDED COPPER.

3.4 ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE. (MINIMUM 20 AMPS RATED FOR OPERATIONAL AND SYSTEMS VOLTAGES AND MEETING ALL REQUIREMENTS THAT ARE ACCEPTABLE. ALL SPECIAL RECEPTACLES AND GROUND FAULT PROTECTION DEVICES MUST BE PERMANENTLY MARKED WITH ENGRAVED COVER PLATES. INDICATE USE AND CIRCUIT NUMBER.

3.5 COVER PLATES AND DEVICES SHALL BE PHENOLIC PLASTIC (WHITE OR COLOR SELECTED BY ARCHITECT) IN OFFICE/COMMERCIAL/OR LIVING AREAS, AND GALVANIZED STEEL IN WAREHOUSE/SHOP AREAS. SMALLER FINISH PLATES ARE SUBJECT TO PHYSICAL ABUSE.

3.6 ALL CONDUCTORS TO BE CONCEALED EXCEPT TO SURFACE MOUNTED PANELS AND AT THE CEILING OF EXPOSED STRUCTURE AREAS. CONDUITS WILL BE RUN PARALLEL OR PERPENDICULAR TO BUILDING LINES.

3.7 FLEXIBLE METAL CONDUIT (SEAL TITE FOR EXTERIOR APPLICATIONS) SHALL BE USED FOR CONNECTIONS TO EQUIPMENT SUBJECT TO VIBRATION (E.G. MOTORS) WITH A MAX. OF 36".

3.8 THE USE OF **MC CABLE** IS ACCEPTABLE (UPON OWNER NOTIFICATION AND APPROVAL) AND MAY BE USED IN ACCORDANCE WITH NEC ARTICLE "METAL–CLAD CABLE". TYPE MC", BUT LIMITED TO USE FOR CONCEALED BRANCH CIRCUITS ONLY. ADDITIONALLY MC CABLE MAY NOT BE USED FOR HOME RUNS OR OUTDOORS.

3.9 NON–METALLIC CONDUIT (MIN. SCHEDULE 40) MAY BE USED ONLY IN OR UNDER SLABS & IN CONCRETE OR MASONRY WALLS. MIN. 24" COVER REQUIRED FOR UNDERGROUND USE.

3.10 **FUSES** SHALL BE BUSSMAN, LITTLEFUSE, OR GOULD SHAWMUT.

3.11 CONDUCTORS WILL BE SOLID AND STRANDED WITH INSULATION CONTINUOUSLY COLOR COATED UP TO AND INCLUDING SIZE #6 A.W.G. GROUNDING/BONDING CONDUCTORS SHALL BE U.L. LABELED ROPE STRAND.

3.12 CONNECTIONS OR SPLICES SHALL BE EXOTHERMIC WELD (CAD WELD OR THOMAS AND BETTS EQUIVALENT) FOR GROUNDING/BONDING CONDUCTORS.

3.13 NEW CONDUCTORS SHALL BE CONTINUOUS. HYDRAULIC CRIMP SPLICES OR CONNECTIONS ARE EXCEPTIONS AND REQUIRE SPECIFIC APPROVAL IN WRITING BY HAWKINS DESIGN GROUP.

3.14 ALL CONDUIT SUPPORT SYSTEMS SHALL BE INSTALLED ON THE BUILDING STRUCTURE. UNISTRUT, BEELINE, SUPERSTRUT STEEL CITY SPRING STEEL FASTENERS OR CADDY MOUNTING SYSTEMS ARE ACCEPTABLE. NO CONDUIT WILL BE SUPPORTED BY THE CEILING WIRES, TIE WIRE OR GRID SYSTEM. PERFORATED STRAPS OR OTHER PIPING AND CONDUIT STRAPS ARE NOT ACCEPTABLE SUPPORTS.

3.15 ACCEPTABLE MANUFACTURERS FOR **SWITCH GEAR, DISTRIBUTION GEAR** AND RELATED COMPONENTS ARE: EATON, SQUARE D, ACME TRANSFORMERS, GENERAL ELECTRIC, SIEMENS, HPS, AND CUTLER–HAMMER.

3.16 CONDUCTORS SHALL BE COLOR CODED FOR BRANCH CIRCUITS AND PHASE LEGS OF FEEDERS TO PANEL BOARDS, SWITCHBOARDS, ETC. IN ACCORDANCE WITH NEC AND LOCAL MUNICIPAL REQUIREMENTS. SPECIFIC REQUIREMENTS INCLUDE THE FOLLOWING.

- 120–V, 2–WIRE CIRCUIT: GROUNDED NEUTRAL–WHITE; UNGROUNDED LEG–BLACK.
- 208Y/120–V, 3–PHASE, 4–WIRE: GROUNDED NEUTRAL–WHITE;PHASE A–BLACK; PHASE B–RED; PHASE C–BLUE.
- 240/120–V, 3 WIRE, SINGLE PHASE CIRCUIT: GROUNDED NEUTRAL–WHITE; PHASE A–BLACK; PHASE B–RED;
- 240–V, DELTA, 3–PHASE, 3–WIRE: PHASE A–BLACK; PHASE B–RED; PHASE C–BLUE.
- 240/120–V, 3–PHASE, 4–WIRE, HIGH–LEG DELTA: GROUNDED NEUTRAL–WHITE;HIGH LEG (208–Y TO NEUTRAL)–ORANGE; PHASE A–BLACK; PHASE C–BLUE.
- 480Y/277–V, 3–PHASE, 4–WIRE: GROUNDED NEUTRAL–GRAY;PHASE A–BROWN; PHASE B–ORANGE; PHASE C–YELLOW.
- 480–V, DELTA, 3–PHASE, 3–WIRE: PHASE A–BROWN; PHASE B–ORANGE; PHASE C–YELLOW.
- 480–V, DELTA, 3–PHASE, 3–WIRE: PHASE A–BROWN; PHASE B–ORANGE; PHASE C–YELLOW.
- EQUIPMENT GROUNDING CONDUCTORS–GREEN; ISOLATED GROUNDS–GREEN WITH A YELLOW STRIPE

3.17 ALL INSTALLATIONS WITHIN PLENUM RATED CEILING SPACE SHALL BE IN ACCORDANCE WITH NEC ARTICLE "WIRING METHODS" WITH REGARDS TO SMOKE DEVELOPMENT AND FLAME SPREAD.

3.18 ALL UNDERGROUND CABLE, PIPE AND CONDUITS SHALL BE DETECTABLE (METALLIC) OR HAVE A DETECTABLE UNDERGROUND LOCATION DEVICE INSTALLED WITH IT. THE RECOMMENDED DETECTABLE UNDERGROUND LOCATION DEVICE IS A #18 OR LARGER COPPER TRACER WIRE SECURELY ATTACHED TO THE TOP OF ANY NON–METALLIC CABLE, PIPE OR CONDUIT AT 8'–0" O/C AND SHALL HAVE A MINIMUM OF 12" OF TRACER WIRE ACCESSIBLE AT ALL ABOVE GRADE TERMINATIONS.

3.19 ALL HORIZONTAL UNDERGROUND CONDUIT RUNS (INCLUDING UNDER CONCRETE SLABS) SHALL BE A MINIMUM OF 24" BELOW GRADE.

3.20 ALL MATERIAL & DEVICES USED EXTERIOR OF THE BUILDING SHALL BE LISTED U.L. FOR WATERPROOF APPLICATIONS.

4.0 SUBMITTALS

4.1 SUBMIT 6 SETS OF SHOP DRAWINGS AND SAMPLES FOR ALL EQUIPMENT PRIOR TO ORDERING IN A TIMELY MANNER. SUBMITTALS SHALL INCLUDE LIGHT FIXTURES (INCLUDING LIGHT POLES), LIGHTING CONTROLS, SWITCHBOARDS, PANELBOARDS, BREAKERS, STARTERS, HVAC ELECTRICAL EQUIPMENT AND TRANSFORMERS.

4.1.1 SHOP DRAWINGS SHALL INCLUDE LAYOUT DIMENSIONS AND IDENTIFICATION OF SPECIFIC EQUIPMENT FOR INSTALLATION, MINIMUM NEC CLEARANCES SHALL BE INDICATED.

4.1.2 THE CONTRACTOR SHALL INCLUDE COMPARISON DATA AND SAMPLES FOR BOTH THE SUBSTITUTE AND SPECIFIED ITEMS WHEN SUBSTITUTIONS ARE PROPOSED. THE CONTRACTOR REMAINS RESPONSIBLE TO PROVIDE THE ORIGINALLY SPECIFIED INSTALLATION IN ACCORDANCE WITH THE ORIGINAL DELIVERY DATE (AT HIS COST) WHEN SUBSTITUTIONS ARE NOT PERMITTED.

4.2 THE CONTRACTOR SHALL PROVIDE PROOF OF PERFORMANCE BOND WITH HIS INITIAL SUBMITTALS (E.G. SHOP DRAWINGS) TO INCLUDE WARRANTY FOR THE WARRANTY PERIOD (2 YEARS).

4.3 THE CONTRACTOR SHALL SUBMIT COMPLETE AND ACCURATE "AS BUILT" DRAWING TO THE OWNER AND ENGINEER WITHIN 2 WEEKS OF OWNER ACCEPTANCE. PROVIDE 4 SETS OF BLUELINES OR REPRODUCIBLES. FAILURE TO COMPLY WILL RESULT IN WITHHOLDING OF PAYMENTS (AT THE ASSESSMENT OF CHARGES DEDUCTED FROM THE CONTRACTOR) FOR AS–BUILT DEVELOPMENT BY THE ENGINEER AT THE CURRENT HOURLY RATE.

4.4 PROVIDE A LETTER TO THE OWNER AND ENGINEER CERTIFYING ALL EQUIPMENT AND TERMINATIONS ARE PROPERLY TORQUED. THIS CERTIFICATION SHALL BE EXECUTED BY A LICENSED CONTRACTOR, AND WRITTEN CERTIFICATION SHALL BE PROVIDED ON COMPANY LETTERHEAD.

4.5 PROVIDE 2 COPIES OF ALL MANUFACTURER/SUPPLIER WARRANTIES AND GUARANTEES TO THE OWNER WITHIN 2 WEEKS OF FINAL ACCEPTANCE BY THE OWNER.

4.6 TESTS

4.6.1 SUBMIT 2 COPIES OF ALL INDEPENDENT TEST RESULTS FOR THE ELECTRICAL POWER DISTRIBUTION SYSTEM AS A COMPLETE PACKAGE TO THE OWNER AND ENGINEER. PACKAGE MUST PROVIDE SPECIFIC VALUES OF TEST DATA OBTAINED AGAINST ACCEPTANCE CRITERIA (SIMPLE PASS/FAIL ALONE IS INADEQUATE).

4.6.2 TESTING SHALL BE PERFORMED BY A QUALIFIED INDEPENDENT ELECTRIC TESTING ASSOCIATION (NETA) OR NATIOANL INSTITUTE FOR CERTIFICATION IN ENGINEERING TECHNOLOGIES (NICET).

4.6.3 ALL TESTING SHALL BE DONE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS OR NETA STANDARDS AND PRIOR COORDINATE ALL REQUIREMENTS WITH UTILITY CO. PRIOR TO TRENCHING.

4.6.4 HORSEPOWER RATED MANUAL MOTOR STARTER WITH THERMAL OVERLOAD(S). OVERLOAD HEATERS TO BE SIZED PER HORSEPOWER AND MANUFACTURER'S REQUIREMENTS.

4.6.5 REFER TO ARCHITECTURAL, MECHANICAL, CIVIL, STRUCTURAL, AND/OR EQUIPMENT SUPPLIERS DRAWINGS AND SPECIFICATIONS FOR EXACT EQUIPMENT LOCATIONS, LOADS AND ADDITIONAL REQUIREMENTS. REPRESENTATIONS OF THE WORK SPECIFIC TO THIS OTHER DISCIPLINES IS SHOWN ON THE ELECTRICAL DRAWINGS FOR CLARITY ONLY.

4.6.6 THE CONTRACTOR SHALL COORDINATE WITH ALL EQUIPMENT HE SUPPLIES. ALL EQUIPMENT SHALL BE INSTALLED STRICTLY PER MANUFACTURERS RECOMMENDATIONS. OTHERWISE THE CONTRACTOR ASSUMES RESPONSIBILITY (AT HIS COST) TO CORRECT AND MODIFY ON INSTALLATION NOT IN COMPLIANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND INTENTIONS AS INTERPRETED BY THE ENGINEER.

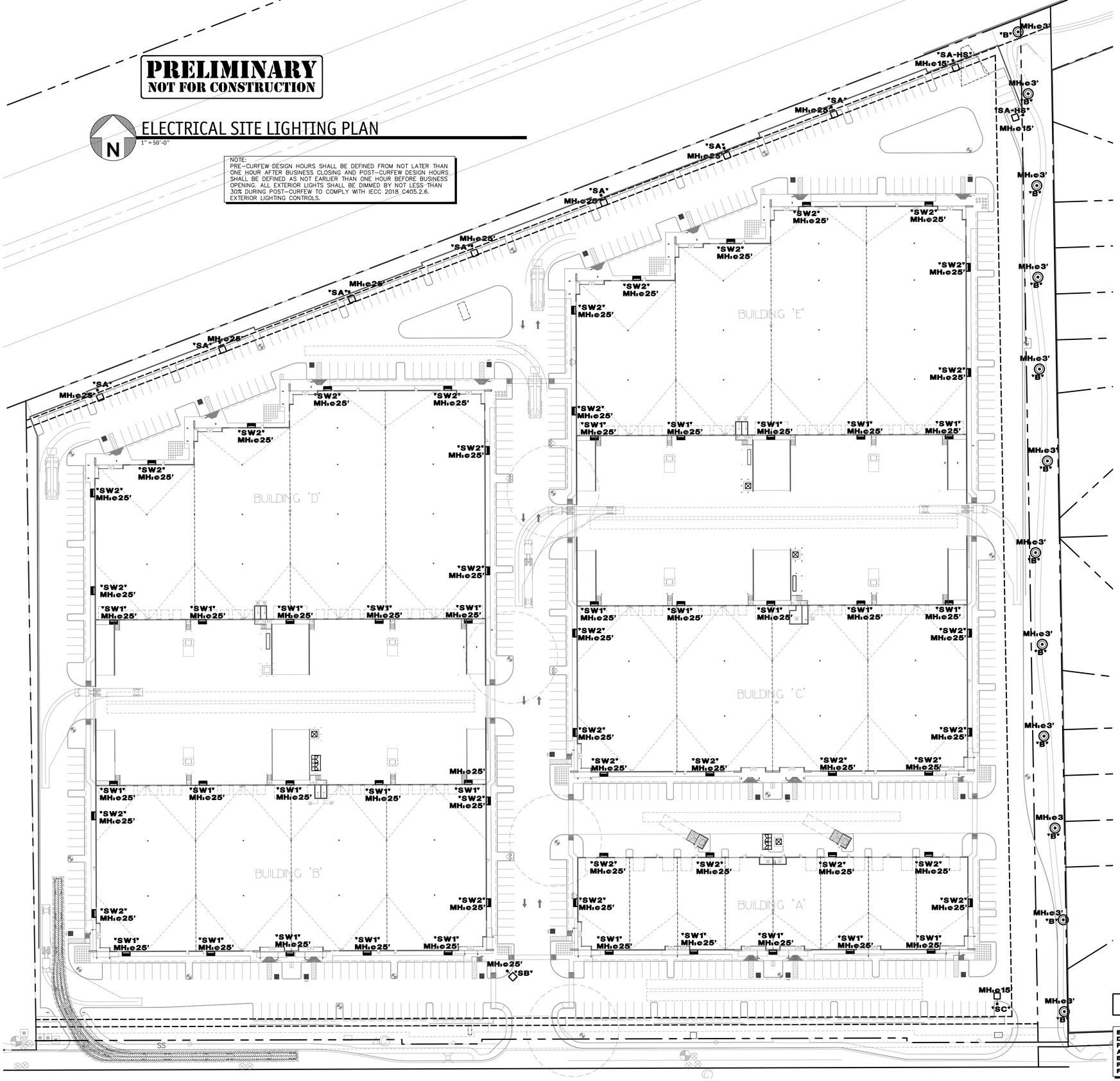
4.6.7 ANY VARIANCE OR EXCEPTIONS TO THE ENGINEERS SPECIFIC

PRELIMINARY
NOT FOR CONSTRUCTION

ELECTRICAL SITE LIGHTING PLAN

1" = 50'-0"

NOTE:
PRE-CURFEW DESIGN HOURS SHALL BE DEFINED FROM NOT LATER THAN ONE HOUR AFTER BUSINESS CLOSING AND POST-CURFEW DESIGN HOURS SHALL BE DEFINED AS NOT EARLIER THAN ONE HOUR BEFORE BUSINESS OPENING. ALL EXTERIOR LIGHTS SHALL BE DIMMED BY NOT LESS THAN 30% DURING POST-CURFEW TO COMPLY WITH IECC 2018 C405.2.6. EXTERIOR LIGHTING CONTROLS.



GENERAL NOTES - SITE

1. REFER TO ELECTRICAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND COMPLETE CONTRACTUAL OBLIGATIONS.
2. ELECTRICAL CONTRACTOR SHALL CONTACT TELEPHONE COMPANY REGARDING EXACT LOCATION OF ALL PRIMARY SERVICE EQUIPMENT, TRENCH LOCATION, ETC.
3. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL NECESSARY TELEPHONE TRENCHING, BACKFILL, AND CONDUIT STUBS INTO TRENCH AS REQUIRED BY TELEPHONE COMPANY AND TO THEIR SPECIFICATIONS.
4. ALL WIRING FOR OUTSIDE LIGHTING SHALL BE A MINIMUM OF #10 COPPER WITH TYPE THWN INSULATION. RUN UNDERGROUND CIRCUITS IN P.V.C. AND PROVIDE A #10 COPPER BOND IN ADDITION TO CIRCUIT CONDUCTORS. UNDERGROUND WIRING SHALL COMPLY WITH APPLICABLE CODES OF THE NEC.
5. ELECTRICAL CONTRACTOR SHALL PROVIDE NECESSARY SECONDARY CONDUCTORS, POWER TRENCHING, BACKFILL AND CONCRETE PADS FOR TRANSFORMERS AND SERVICE EQUIPMENT. ADDITIONALLY PROVIDE CONDUIT STUBS INTO TRENCH PER POWER COMPANY SPECIFICATIONS AND REQUIREMENTS.
6. ALL WIRING SHALL BE COPPER. WIRING #4 AWG AND LARGER SHALL BE XHHW TYPE INSULATION.

UTILITY COMPANY NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH SERVING UTILITY COMPANY AND THEIR SPECIFIC REQUIREMENTS WITHIN (5) DAYS OF AWARD OF CONTRACT.
2. PROVIDE SERVING UTILITY COMPANY WITH ONE (1) FULL SET OF PLANS INCLUDING SITE PLAN, ONE-LINE DIAGRAM, AND TOTAL LOAD SUMMARY.
3. CONFIRM ALL UTILITY COMPANY REQUIREMENTS PRIOR TO TRENCHING.
4. CONTRACTOR SHALL COORDINATE WITH SERVING UTILITY COMPANY IF AN UPGRADE IS REQUIRED TO UTILITY TRANSFORMER OR SECONDARY CONDUIT AND CONDUCTORS.
5. CONTRACTOR SHALL COORDINATE EXACT COSTS (PER AMP CHARGE, ECT.) OF ANY ADDITIONAL WORK WITH SERVING UTILITY COMPANY PRIOR TO START OF CONSTRUCTION.

UTILITY COMPANY CONTACT
Power Company:
APS
Representative:
NEW CONSTRUCTION
Telephone #:
602-371-6767

PRIOR TO ANY GROUND EXCAVATION CALL
BLUE STAKE
(602) 263-1100
(800) 782-5348

LUMINAIRE SCHEDULE

1. PROVIDE 90 MINUTE EMERGENCY BATTERY BACK-UP FOR ALL EMERGENCY FIXTURES. SEE SCHEDULE BELOW FOR SPECIFICATIONS AND LUMEN REQUIREMENTS.
2. MODULAR WIRING SYSTEM FOR LIGHT FIXTURES IS AN ACCEPTABLE ALTERNATE.
3. BASE BID FOR LUMINAIRES SHALL BE BASED ON MANUFACTURERS LISTED IN CONTRACT DOCUMENTS. UPON AWARD OF PROJECT. ALTERNATES PROPOSED BY CONTRACTOR SHALL BE SUBMITTED WITH WRITTEN OWNER APPROVAL & AN ITEMIZED DEDUCT TO BASE BID.
4. ALTERNATE FIXTURE SELECTIONS MAY REQUIRE ADDITIONAL TIME FOR SUBMITTAL REVIEW & POSSIBLE ENGINEERING DESIGN CHANGES, TO BE BILLED TO THE CONTRACTOR.
5. PROVIDE MINIMUM 10 MINUTE TIME DELAY ON EMERGENCY FIXTURES WHEN HID AREA LIGHTING IS USED.

MARK	MANUFACTURER MODEL NUMBER	VOLTS	LAMPS CRI/CCT INPUT WATTS	REMARKS/MOUNTING
B	U.S. ARCHITECTURAL LIGHTING RZRB1-PLED-III-W 20LED-350mA-30K	MVOLT	LED /3000K 22W	RAZAR BOLLARD - LED
SA	U.S. ARCHITECTURAL LIGHTING RZR-PLED-III-W-80LED 875mA-30K-HS	MVOLT	LED /3000K 216W	POLE MOUNTED FIXTURE. REFER TO POLE MOUNTED FIXTURE DETAIL ON SHEET DR2.0. FINISH - BLACK.
SA-HS	U.S. ARCHITECTURAL LIGHTING RZR-PLED-III-W-80LED 525mA-30K-HS	MVOLT	LED /3000K 130W	POLE MOUNTED FIXTURE. REFER TO POLE MOUNTED FIXTURE DETAIL ON SHEET DR2.0. FINISH - BLACK.
SB	U.S. ARCHITECTURAL LIGHTING RZR-PLED-IV-80LED 700mA-30K	MVOLT	LED /3000K 174W	POLE MOUNTED FIXTURE. REFER TO POLE MOUNTED FIXTURE DETAIL ON SHEET DR2.0. FINISH - BLACK.
SC	U.S. ARCHITECTURAL LIGHTING RZR-PLED-III-80LED 350mA-30K	MVOLT	LED /3000K 86W	POLE MOUNTED FIXTURE. REFER TO POLE MOUNTED FIXTURE DETAIL ON SHEET DR2.0. FINISH - BLACK.
SW1	U.S. ARCHITECTURAL LIGHTING RZR-WM3-PLED-IV-FT 60LED-875mA-30K	MVOLT	LED /3000K 162W	WALL MOUNTD LED AREA LIGHT. PROVIDE WITH 90 MINUTE BATTERY BACKUP WHERE NOTED 'EM'. FINISH - BLACK.
SW2	U.S. ARCHITECTURAL LIGHTING RZR-WM3-PLED-III-M 60LED-875mA-30K	MVOLT	LED /3000K 162W	WALL MOUNTD LED AREA LIGHT. PROVIDE WITH 90 MINUTE BATTERY BACKUP WHERE NOTED 'EM'. FINISH - BLACK.

DESIGN CODES
IECC: 2018 NEC: 2017

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ELECTRICAL SITE LIGHTING PLAN

Project: 23009

DR1.0

ELECTRICAL SITE PHOTOMETRIC PLAN - PRE CURFEW

1" = 50'-0"

NOTE:
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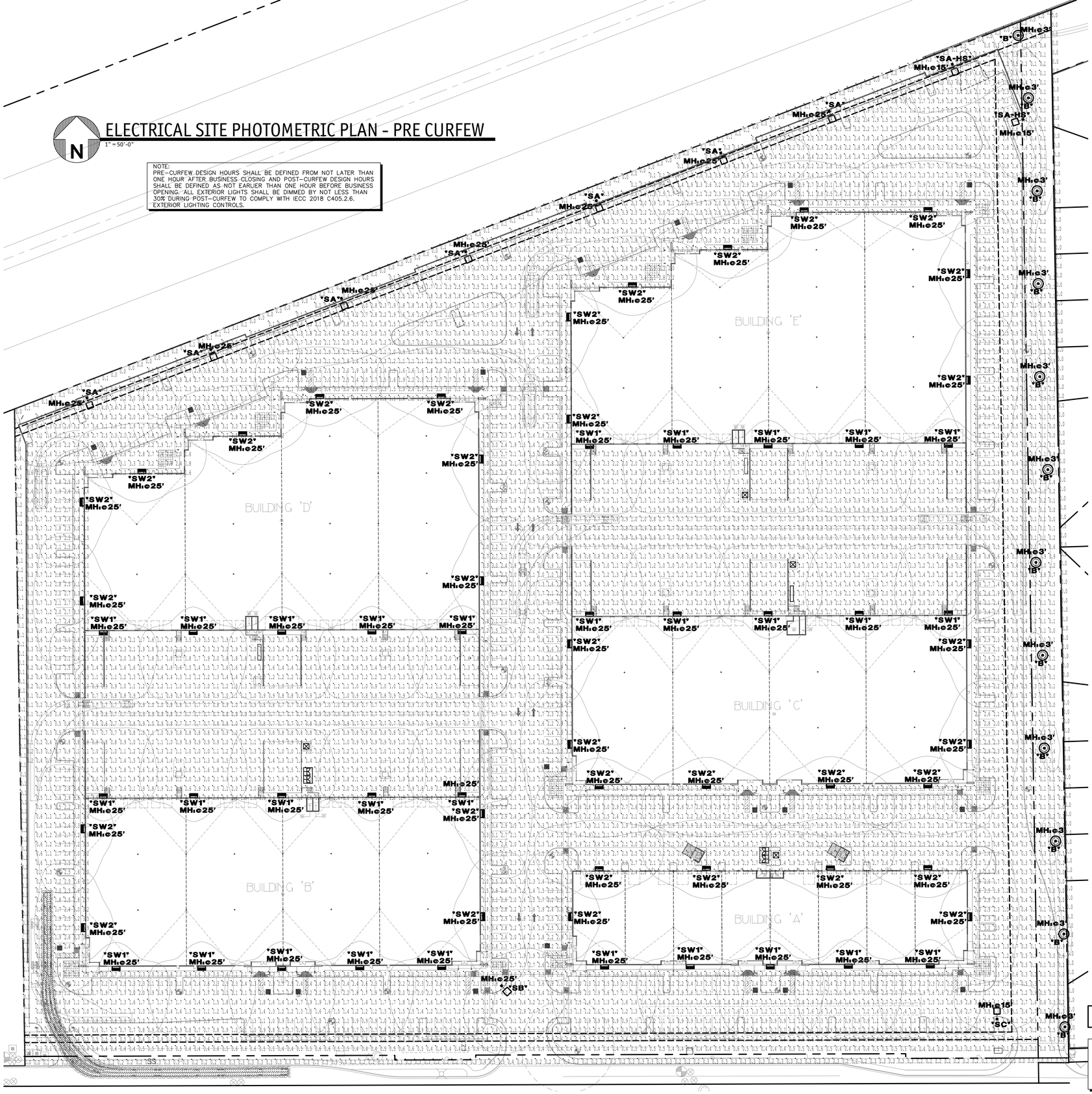
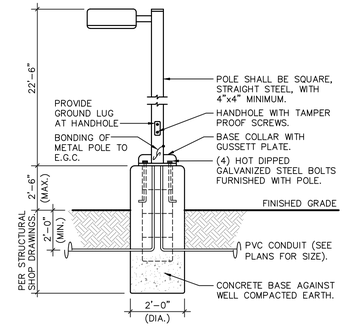


Luminaire Schedule				
Qty	Label	Symbol	[MANUFAC]	Description
12	B		U.S. ARCHITECTURAL LIGHTING	R2RB1-PLED-III-W-20LED-350mA-30K
7	SA		U.S. ARCHITECTURAL LIGHTING	R2R-PLED-III-W-80LED-875mA-30K-HS
2	SA-HS		U.S. ARCHITECTURAL LIGHTING	R2R-PLED-III-W-80LED-525mA-30K-HS
1	SB		U.S. ARCHITECTURAL LIGHTING	R2R-PLED-IV-80LED-700mA-30K
1	SC		U.S. ARCHITECTURAL LIGHTING	R2R-PLED-III-M-80LED-350mA-30K
30	SW1		U.S. ARCHITECTURAL LIGHTING	R2R-WM3-PLED-IV-FT-60LED-875mA-30K
34	SW2		U.S. ARCHITECTURAL LIGHTING	R2R-WM3-PLED-III-M-60LED-875mA-30K

MH	Lumens	LLF	Watts	Total Watts	BUG Rating
3'	2875	0.900	21.4	256.8	B1-U0-G1
25'	18605	0.900	215.9	1511.3	B1-U0-G4
15'	12696	0.900	129.4	258.8	B1-U0-G3
25'	22451	0.900	173.6	173.6	B3-U0-G3
15'	12386	0.900	85.4	85.4	B2-U0-G2
25'	17725	0.900	161.9	4857	B3-U0-G4
25'	19605	0.900	161.9	5504.6	B3-U0-G3

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.10	0.5	0.0	N.A.	N.A.
Site	Illuminance	Fc	1.65	11.2	0.0	N.A.	N.A.

POLE MOUNTED FIXTURE DETAIL



FIXTURE TYPE "SA" / "SB"

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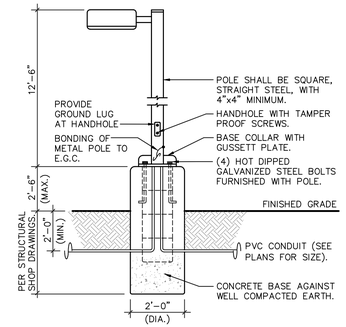
NOTE: ELECTRICAL CONTRACTOR SHALL BOND METAL POLE PER NEC 410.30(B)(5) AS SHOWN IN DETAIL.

POLE MOUNTED FIXTURE DETAIL



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ELECTRICAL SITE PHOTOMETRICS

Project: 23009

DR2.0

ELECTRICAL SITE PHOTOMETRIC PLAN - POST CURFEW

N

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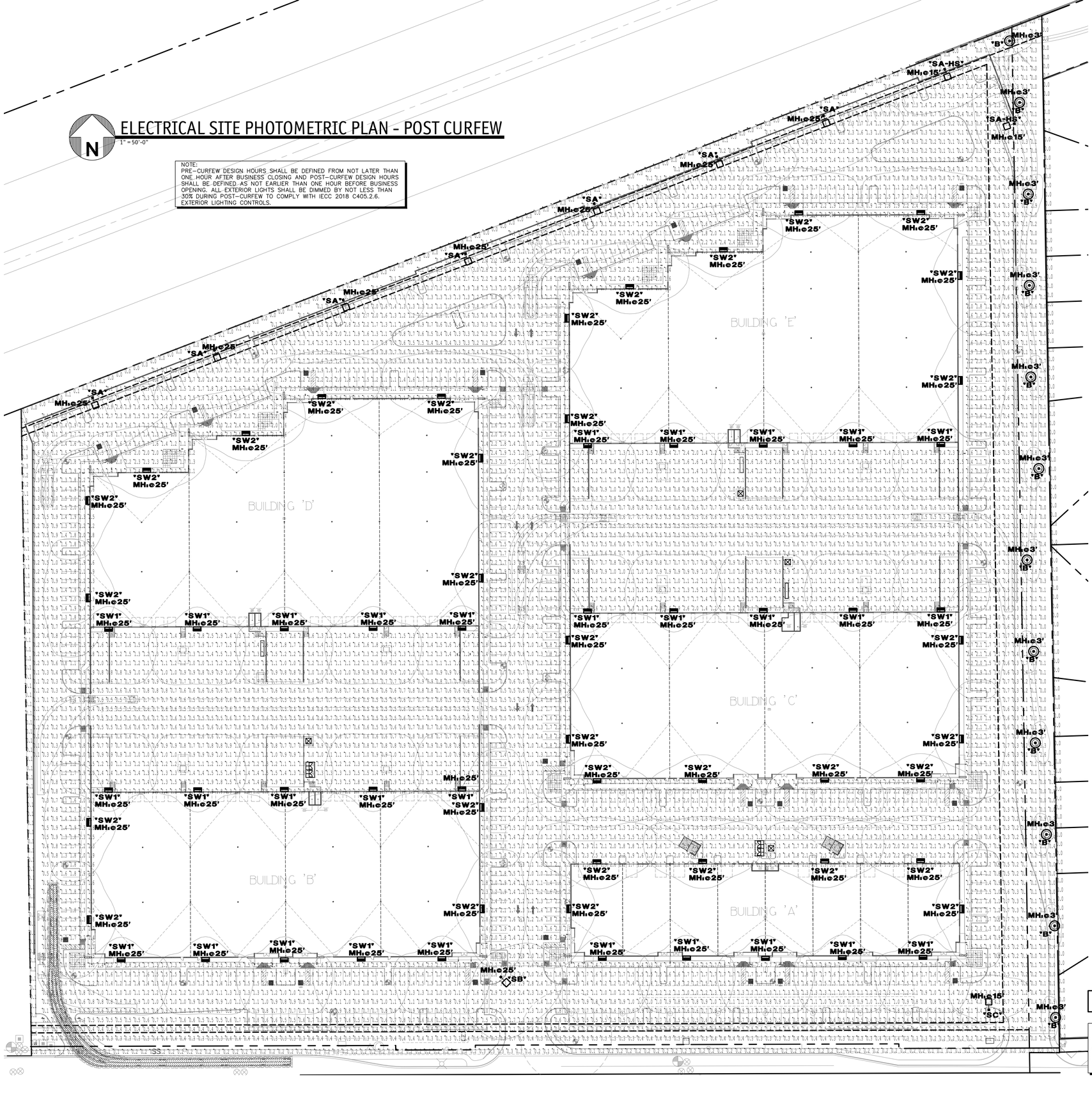

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Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.07	0.3	0.0	N.A.	N.A.
Site	Illuminance	Fc	1.19	8.1	0.0	N.A.	N.A.

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ELECTRICAL SITE PHOTOMETRICS

Project: 23009

DR2.1

TYPE: "B"

SOLID STATE LIGHTING

RAZAR BOLLARD-LED

S P E C I F I C A T I O N S

PROJECT NAME:

FIXTURE TYPE:

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .003") to facilitate thermal transfer of heat to housing and cooling fins. Minimum wall thickness is .188".

SHAFT & BASE
Extruded aluminum (6061-T6 alloy) riser welded to heavy cast aluminum (A356 alloy; <0.2% copper) base. Riser has minimum wall thickness of .188". Electrical assembly including LED mains driver, LED Emergency driver (optional LED-EM) with batteries, and quick connectors suspended inside riser. Concealed bolts attach the Optical Housing bolts to Riser.

ANCHOR BOLTS
Four 3/8" x 10" x 2" galvanized anchor bolts with couplings, leveling nuts, washers, template, and stainless bolts.

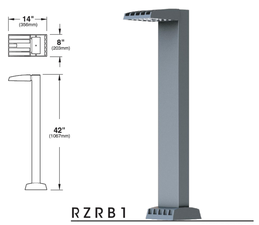
PLED® OPTICAL MODULES
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. The asymmetric distributions have a micro-reflector inside the refractor that re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. All refractors in a Panel have the same optical pattern. LED refractors produce standard site/area distributions - Type II, and Type IV. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 175mA to 350mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

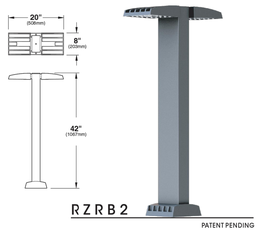
AMBER LED's
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TRA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



RZRB1

PATENT PENDING



RZRB2

PATENT PENDING

2023080

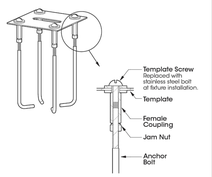
U.S. Architectural Lighting
660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usalitg.com

U.S. ARCHITECTURAL LIGHTING

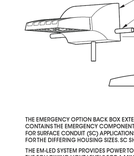
RAZAR BOLLARD SERIES - LED

S P E C I F I C A T I O N S

ANCHOR BOLT ASSEMBLY



PLED® MODULES



RZRB1
Available in:
20 LED Module

20 LED Module

RZRB2
Available in:
2 X 20 LED Module

2 X 20 LED Module*
*DISTRIBUTIONS MAY BE DIFFERENT

OVERVIEW

PRECISE CAST ALUMINUM LED MODULE. HOUSING IS VENTED TO PROVIDE AIR FLOW FOR THERMAL MANAGEMENT.

LED DRIVER ACCEPTS FROM 100-277 VAC INPUT VOLTAGE.

MAX INPUT WATTAGE

# OF LED's	DRIVE CURRENT 175mA	HID FIXTURE	350mA	HID FIXTURE
40	22W	50W	44W	70W
20	12W	50W	22W	70W

Spec/Order Example: RZRB1/PLED-IV/20LED-350mA/CW/277/RAL-8019-S/DF

S P E C / O R D E R I N G I N F O R M A T I O N

MODEL	OPTICS	LED MODE	FINISH	OPTIONS

MODEL

- ☐ RZRB1
- ☐ RZRB2

OPTICS

PLED® DISTRIBUTION TYPE
- ☐ TYPE II **PLED-II** .....
- ☐ TYPE II FRONT ROW **PLED-II-FR** .....
- ☐ TYPE III MED. **PLED-III-M** .....
- ☐ TYPE III WIDE **PLED-III-W** .....
- ☐ TYPE IV **PLED-IV** .....
- ☐ TYPE IV **PLED-IV-FT** .....

LED MODE

No. LEDs
- ☐ **RZRB1**[1]
  - ☐ 20LED
- ☐ **RZRB2**
  - ☐ 40LED

DRIVE CURRENT
- ☐ 175mA[1]
- ☐ 350mA

VOLTAGE
- ☐ 120
- ☐ 208
- ☐ 240
- ☐ 277
- ☐ 347
- ☐ 480

COLOR
- ☐ NW (4000K)* *STANDARD
- ☐ CW (5000K)
- ☐ WW (3000K)

OTHER LED COLORS AVAILABLE. CONSULT FACTORY

AMBER[2]
- ☐ PHOSPHOR CONVERTED AMBER **PCA**
- ☐ TRUE AMBER **TRA**

NOTES:
1 – DIMMING NOT AVAILABLE IN RZRB1 AT 175mA DRIVE CURRENT.
2 – MARYON BAND AMBERS HAVE NO DEFINABLE CCT EQUIVALENT

FINISH

STANDARD TEXTURED FINISH
- ☐ BLACK **RAL-9005-T**
- ☐ WHITE **RAL-9003-T**
- ☐ GREY **RAL-7004-T**
- ☐ DARK BRONZE **RAL-8019-T**
- ☐ GREEN **RAL-6005-T**

FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9500-S)

OPTIONS
- ☐ HOUSE SIDE SHIELDING ..... **HS-PLED**
- ☐ HIGH-LOW DIMMING FOR SWITCHING BY OTHERS/SELECT LEVELS 50/100 OR 25/100 (EXAMPLE: HL5W/25) **HL5W**
- ☐ SINGLE FUSE (120V & 277V) ..... **SF**
- ☐ DOUBLE FUSE (208V & 240V) ..... **DF**
- ☐ EMERGENCY BACKUP .. **EM-RZRB**

THE EM-LED SYSTEM PROVIDES POWER TO THE LED ARRAY TO MEET THE FOLLOWING LIGHT LEVELS FOR A MINIMUM OF 90 MINUTES:

WM1 = 40% @ 350mA
WM2 = 36% @ 350mA
WM3 = 24% @ 350mA

*MULTIPLY THE % ABOVE BY THE LUMEN OUTPUT @ 350mA

OPTIONAL HEIGHTS:
- ☐ 30"
- ☐ 36"

U.S. Architectural Lighting
660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usalitg.com

U.S. ARCHITECTURAL LIGHTING

TYPES: "SW1" / "SW2"

SOLID STATE AREA LIGHTING

RAZAR WALLMOUNT-LED

S P E C I F I C A T I O N S

PROJECT NAME:

PROJECT TYPE:

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .003") to facilitate thermal transfer of heat to housing and cooling fins. The Optical Housing bolts to the Electrical Housing forming a unified assembly. The minimum wall thickness is .188".

ELECTRICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly. Minimum wall thickness is .188". Fixture Mounting Plate affixes to mounting surface over a recessed j-box. Electrical Housing anchors on the top edge of the Mounting Plate and stainless steel recessed socket head screws tighten the Electrical Housing to the Mounting Plate from the bottom.

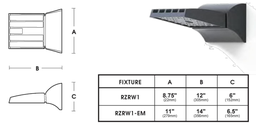
PLED® OPTICAL MODULES
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. The asymmetric distributions, have a micro-reflector inside the refractor which re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce Type II, III, and Type IV site/area distributions as well as other specialty asymmetric distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED's
PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TRA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

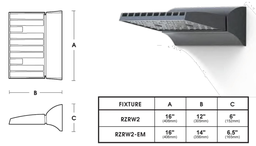
FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



FIXTURE	A	B	C
RZRW1	8.75" (222mm)	12" (305mm)	6" (152mm)
RZRW1-EM	11" (279mm)	14" (356mm)	6.5" (165mm)

RZR-WM1

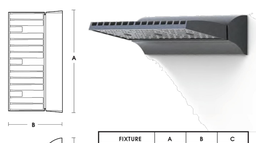
PATENT PENDING



FIXTURE	A	B	C
RZRW2	16" (406mm)	12" (305mm)	6" (152mm)
RZRW2-EM	16" (406mm)	14" (356mm)	6.5" (165mm)

RZR-WM2

PATENT PENDING



FIXTURE	A	B	C
RZRW3	23" (584mm)	12" (305mm)	6" (152mm)
RZRW3-EM	23" (584mm)	14" (356mm)	6.5" (165mm)

RZR-WM3

PATENT PENDING

2019093

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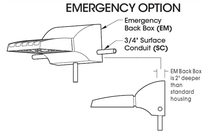
www.usalitg.com

U.S. ARCHITECTURAL LIGHTING

RAZAR WALLMOUNT SERIES-LED

S P E C I F I C A T I O N S

EMERGENCY OPTION



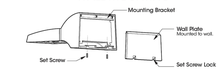
THE EMERGENCY OPTION BACK BOX EXTENDS 2" BEYOND THE STANDARD HOUSING AND CONTAINS THE EMERGENCY COMPONENTS (EC) INCLUDING BATTERIES OR CAN BE USED FOR SURFACE CONDUIT (SC) APPLICATIONS. THERE IS TO BE AN SC1, SC2, AND SC3 OPTION FOR THE DIFFERING HOUSING SIZES. SC SHIPS WITH THREADED CONDUIT PLUGS.

THE EM-LED SYSTEM PROVIDES POWER TO ALL LEDS IN THE ARRAY (20, 40, or 60) TO MEET THE FOLLOWING LIGHT LEVELS FOR A MINIMUM OF 90 MINUTES -

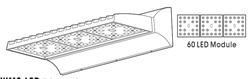
WM1 = 40% @ 350MA
WM2 = 36% @ 350MA
WM3 = 24% @ 350MA

*MULTIPLY THE % ABOVE BY THE LUMEN OUTPUT @ 350MA

WALL MOUNTING



PLED® MODULES

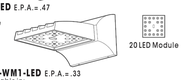


60 LED Module

RZR-WM3-LED E.P.A.= .69
Available in:
60 LED Module

40 LED Module

RZR-WM2-LED E.P.A.= .47
Available in:
40 LED Module



20 LED Module

RZR-WM1-LED E.P.A.=.33
Available in:
20 LED Module

MAX INPUT WATTAGE

# OF LED's	DRIVE CURRENT 350mA	525mA	700mA	1050mA
60	68W	99W	131W	198W
40	45W	66W	87W	132W
20	23W	33W	44W	66W

Spec/Order Example: RZR-WM2/PLED-IV/40LED-700mA/CW/277/RAL-8019-S/SF

S P E C / O R D E R I N G I N F O R M A T I O N

MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS

MODEL

- ☐ RZR-WM1
- ☐ RZR-WM2
- ☐ RZR-WM3

OPTICS

PLED® DISTRIBUTION TYPE
- ☐ TYPE II **PLED-II** .....
- ☐ TYPE II FRONT ROW **PLED-II-FR** .....
- ☐ TYPE III **PLED-III** .....
- ☐ TYPE III WIDE **PLED-III-W** .....
- ☐ TYPE IV **PLED-IV** .....
- ☐ TYPE IV-FT **PLED-IV-FT** .....

LED MODE

NO. LEDs

RZR-WM1
- ☐ 20LED

RZR-WM2
- ☐ 40LED

RZR-WM3
- ☐ 60LED

DRIVE CURRENT
- ☐ 350mA
- ☐ 525mA
- ☐ 700mA[1]
- ☐ 1050mA[1]

COLOR TEMP - CCT

NW (4000K)* *STANDARD
- ☐ CW (5000K)
- ☐ WW (3000K)

CONSULT FACTORY FOR OTHER LED COLORS

AMBER[2]
- ☐ PHOSPHOR CONVERTED AMBER **PCA**
- ☐ TRUE AMBER[3] **TRA**

NOTES:
1 - 700mA and 1050mA NOT FOR USE WITH TRA LED's
2 - MARYON BAND AMBERS HAVE NO DEFINABLE CCT EQUIVALENT
3 - AVAILABLE IN 350mA & 525mA DRIVE CURRENTS ONLY

VOLTAGE
- ☐ 120
- ☐ 208
- ☐ 240
- ☐ 277
- ☐ 347
- ☐ 480

FINISH

STANDARD TEXTURED FINISH
- ☐ BLACK **RAL-9005-T**
- ☐ WHITE **RAL-9003-T**
- ☐ GREY **RAL-7004-T**
- ☐ DARK BRONZE **RAL-8019-T**
- ☐ GREEN **RAL-6005-T**

FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9006-S)

CONSULT FACTORY FOR CUSTOM COLORS

OPTIONS
- ☐ HIGH-LOW DIMMING FOR EXTERNAL CONTROL .. **HL5W**
- ☐ HOUSE SIDE SHIELDING ..... **HS-PLED**
- ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) .... **PC+V**
- ☐ SINGLE FUSE (120V & 277V) ..... **SF**
- ☐ DOUBLE FUSE (208V & 240V) ..... **DF**
- ☐ BLUE-TOOTH PROGRAMMABLE PHOTO/MOTION SENSOR (FACTORY - MOTION 50/100; PHOTO 75FC) **MS-F311**
- ☐ EMERGENCY BACKUP 1.. **EM1**
- ☐ EMERGENCY BACKUP 1 (HOUSING ONLY) **EMH1**
- ☐ EMERGENCY BACKUP 2.. **EM2**
- ☐ EMERGENCY BACKUP 3.. **EM3**
- ☐ SURFACE CONDUIT 1 .. **SC1**
- ☐ SURFACE CONDUIT 2 .. **SC2**
- ☐ SURFACE CONDUIT 3 .. **SC3**

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U.S. ARCHITECTURAL LIGHTING

TYPES: "SA" / "SA-HS" / "SB" / "SC"

AREA & ROADWAY LIGHTING

RAZAR SERIES - LED

LOW PROFILE AREA LUMINAIRE

PROJECT NAME:

PROJECT TYPE:

Optical Housing
Heavy cast, low copper aluminum assembly (A356 alloy, <.2% copper) minimum wall thickness .188". LED Module mounting area is machined to within a 0.002" surface flatness variance for maximum surface contact and thermal conductivity from the LED modules to the radiating fins. Passive radiating fins above the LED Optics provide superior thermal management and long LED life. The optical and electrical compartments are integrated with the support arm to create one assembly. Cast and hinged driver compartment cover allows access to the drivers and wiring.

Electrical Housing w/ Integrated Arm
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED® Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

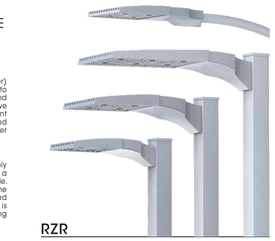
LED Driver(s)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED Emitters
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

Amber LED's
TRA (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

Finish
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

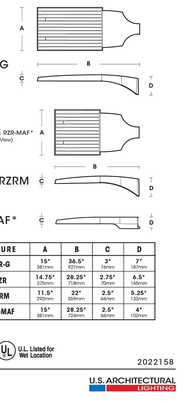
Mast Arm Fitter/Electrical Housing
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon. Two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +3.5 or +3° up from the horizontal. All hardware is stainless steel.



RZR

(MODELS: RZRM, RZR, RZR-G & RZR-MAF*)

PATENT PENDING



FIXTURE	A	B	C	D
RZR-G	15" 381mm	36.5" 927mm	3" 76mm	7" 187mm
RZR	14.75" 375mm	28.25" 718mm	2.75" 70mm	6.5" 165mm
RZRM	11.5" 292mm	22" 559mm	2.5" 64mm	5.25" 133mm
RZR-MAF	15" 381mm	28.25" 718mm	2.5" 64mm	4" 102mm

U.L. Listed for Wet Location

2022158

U.S. Pole Company Inc
An Employee Owned Company

660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 www.usalitg.com

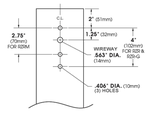
MADE IN THE USA

U.S. ARCHITECTURAL LIGHTING

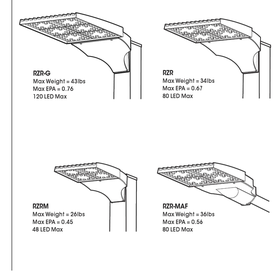
RZR SERIES - LED

SPECIFICATIONS

POLE DRILLING TEMPLATE



EPA & WEIGHT



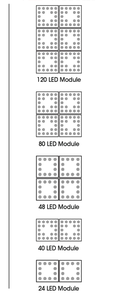
RZR-G
Max Weight = 43lbs
Max EPA = 0.76
120 LED Max

RZR
Max Weight = 34lbs
Max EPA = 0.67
80 LED Max

RZRM
Max Weight = 26lbs
Max EPA = 0.46
48 LED Max

RZR-MAF
Max Weight = 36lbs
Max EPA = 0.56
80 LED Max

PLED® MODULES



120 LED Module
80 LED Module
48 LED Module
40 LED Module
24 LED Module

ORDERING INFORMATION

Spec/Order Example: RZR/PLED-IV/80LED-700mA/CW/277/RAL-8019-S

Luminaire	Optics	LED Mode	Voltage	Mounting	Finish	Options

Luminaire
- ☐ RZR-G
- ☐ RZR
- ☐ RZR-MAF
- ☐ RZRM

Optics

PLED® Distribution Type
- ☐ Type II **PLED-II**
- ☐ Type I Front Row **PLED-II-FR**
- ☐ Type III Medium Illuminator **PLED-III-M**
- ☐ Type III Med. **PLED-III**
- ☐ Type III Wide **PLED-III-W**
- ☐ Type IV **PLED-IV**
- ☐ Type IV Narrow **PLED-IV-N**
- ☐ Type V Med. **PLED-V-SQ-M**
- ☐ Type V Wide **PLED-V-SQ-W**

LED Mode

LED

# of LEDs

RZR-G
- ☐ 120LED
- ☐ 80LED

RZR/RZR-MAF
- ☐ 80LED
- ☐ 40LED

RZRM
- ☐ 48LED
- ☐ 24LED

Drive Current
- ☐ 1050mA[1]
- ☐ 875mA[1]
- ☐ 700mA[1]
- ☐ 525mA
- ☐ 350mA

Color Temp - CCT
- ☐ 27K (2700K)
- ☐ 30K (3000K)
- ☐ 40K (4000K)
- ☐ 50K (5000K)
- ☐ TRA True Amber[2]

Consult Factory for Other LED Color, CCT, & CRI Options

NOTES:
1 - 700mA, 875mA and 1050mA not for use with TRA LED's
2 - Available in 350mA & 525mA drive currents only

Consult Factory for Other Drive Currents

Voltage
- ☐ 120
- ☐ 208
- ☐ 240
- ☐ 277
- ☐ 347
- ☐ 480

Mounting

Arm Mount
- ☐ 1
- ☐ 2-180
- ☐ 2-90
- ☐ 3-90
- ☐ 3-120
- ☐ 4-90

Wall Mount
- ☐ WM

WM - Wall Mount provided with mounting bracket and cover

Finish

Standard Textured Finish
- ☐ Black **RAL-9005-T**
- ☐ White **RAL-9003-T**
- ☐ Grey **RAL-7004-T**
- ☐ Dark Bronze **RAL-8019-T**
- ☐ Green **RAL-6005-T**

Premium Finishes
- ☐ Rust
- ☐ Patina Copper **PC**

For smooth finish replace suffix "T" with suffix "S" (Sample: RAL-9500-S)

Consult factory for custom colors

Options
- ☐ Internal House Side Shield Inc. LED Count* (Example: HS-PLED48) **HS-PLED**
- ☐ External Glare Shield 4 Sided **EGS4**
- ☐ External Glare Shield 3 Sided Back Wedge **EGS3W**
- ☐ Round Pole Adapter **RPA**
- ☐ Twist Lock Receptacle Only **TPR**
- ☐ 7-Pin Twist Lock Receptacle Only **TP7**
- ☐ High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: HL5W) **HL5W**
- ☐ Twist Lock Photocell + Voltage (Example: PC347V) **TPC+V**
- ☐ Photo Cell + Voltage (Example: PC120V) **PC+V**
- ☐ Single Fuse (120V, 277V) **SF**
- ☐ Double Fuse (208V, 240V) **DF**
- ☐ Blue-Tooth Programmable Photo/Motion Sensor (Factory - Motion 50/100, Photo 75fc) **MS-F311**

U.S. Pole Company Inc.
An Employee Owned Company

660 West Avenue O, Palmdale, CA 93551
Phone (661) 233-2000 www.usalitg.com

MADE IN THE USA

U.S. ARCHITECTURAL LIGHTING

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGN CODES
IECC: 2018 NEC: 2017

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Project Contact/Designer: CHAD CURRY
Project # 23452
HAWKINS DESIGN GROUP INC.
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IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE

213

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CawleyArchitects.com

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SUNRISE COMMERCE CENTER

NWC OF YUMA ROAD & APACHE ROAD
BUCKEYE
ARIZONA
85326

DATE

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LIGHT FIXTURE SPECIFICATION SHEETS

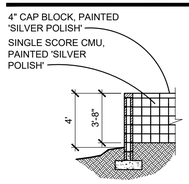
Project: 23009

DR3.0

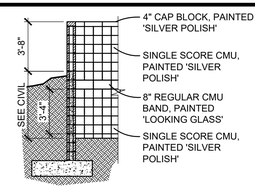
Exhibit L

4R PLZSP-23-00035 RECEIVED MAY 6 2024 AL

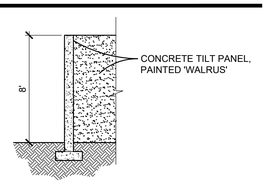
SITE SCREEN WALLS



A PARKING SCREEN WALL
8x8x16 REGULAR STRUCK CMU, PAINTED

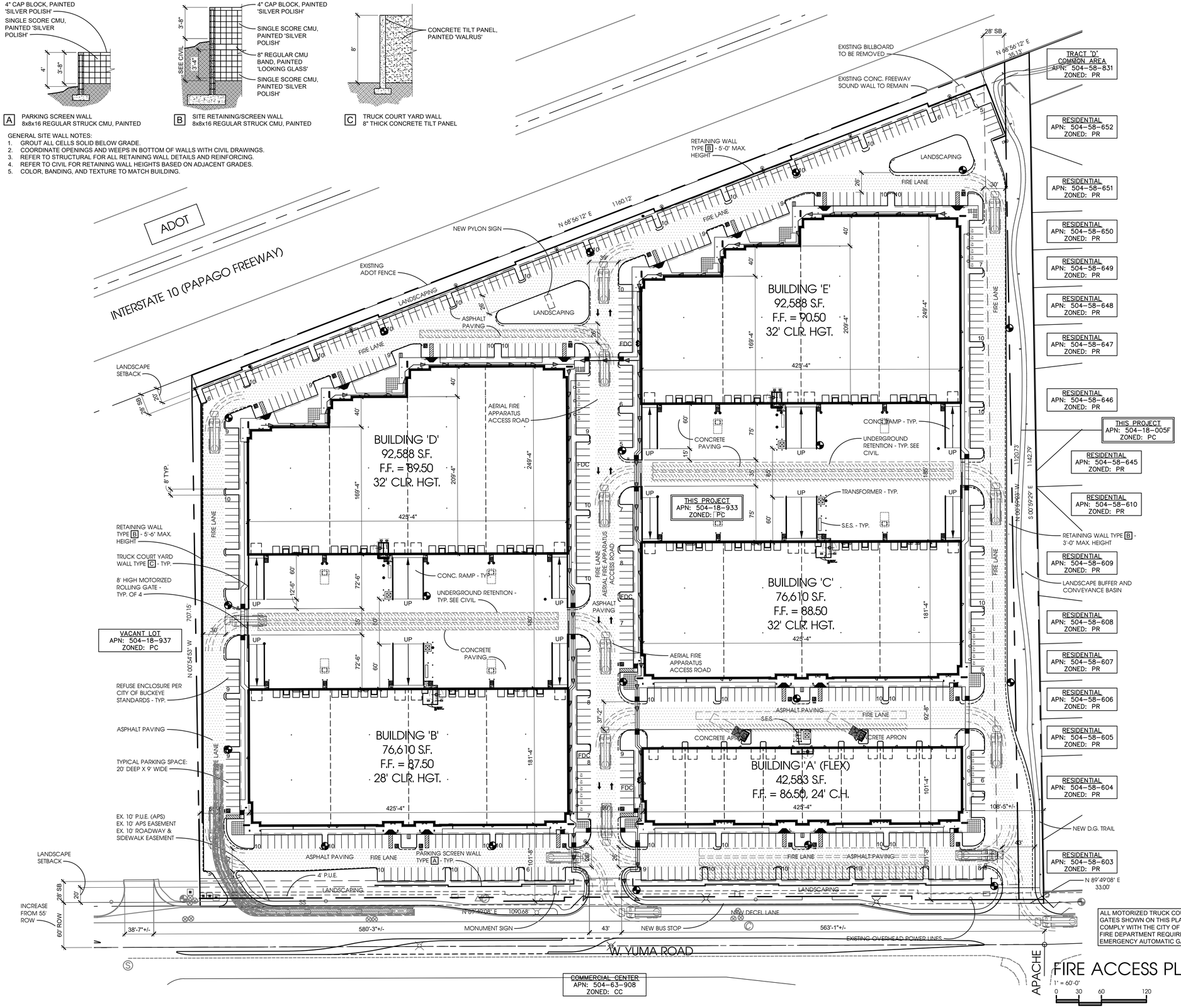


B SITE RETAINING/SCREEN WALL
8x8x16 REGULAR STRUCK CMU, PAINTED



C TRUCK COURT YARD WALL
8" THICK CONCRETE TILT PANEL

GENERAL SITE WALL NOTES:
1. GROUT ALL CELLS SOLID BELOW GRADE.
2. COORDINATE OPENINGS AND WEEPS IN BOTTOM OF WALLS WITH CIVIL DRAWINGS.
3. REFER TO STRUCTURAL FOR ALL RETAINING WALL DETAILS AND REINFORCING.
4. REFER TO CIVIL FOR RETAINING WALL HEIGHTS BASED ON ADJACENT GRADES.
5. COLOR, BANDING, AND TEXTURE TO MATCH BUILDING.



FIRE ACCESS PLAN

1" = 60'-0"
0 30 60 120

SITE DATA

PROJECT:	BUCKEYE MARK IV INDUSTRIAL	
ADDRESS:	NWC OF YUMA ROAD & APACHE ROAD - BUCKEYE, ARIZONA	
OWNER:	MARK IV CAPITAL, INC. 2301 E. YEAGER DR., STE. 5 CHANDLER, ARIZONA 85256	
SCOPE:	A NEW LIGHT INDUSTRIAL SITE	
LEGAL DESCRIPTION:	SEE ALTA / NSPS SURVEY	
ASSESSOR PARCEL NO.:	504-18-933 (w/ 504-18-012F)	
ZONING:	PC (w/i SUNDANCE CMP OVERLAY)	
SITE AREA (GROSS):	1,033,394 S.F.	23.7 ACRES
NET AREA (NET):	1,027,776 S.F.	23.6 ACRES
BUILDING AREA:	380,979 S.F. GROSS	
STORIES:	SINGLE STORY	
LOT COVERAGE:	37.1%	
LANDSCAPE AREA:	155,407 S.F.	
LANDSCAPE COVERAGE:	15.1 %	
OCCUPANCY:	B/F-1/S-1	
CONSTRUCTION TYPE:	III-B w/ A.F.E.S.	
ALLOWABLE AREA:	-	
CLEAR HEIGHT:	'A': 24', 'B': 28', 'C'-'E': 32'	
STRUCTURAL DEPTH:	36"	
BUILDING HEIGHT:	42'	
ALLOWED HEIGHT:	45'	

FIRE LANE SIGN NOTES

1. FIRE LANE SIGNS SHALL BE INSTALLED AS REQUIRED BY FIRE PREVENTION.
2. FIRE LANE SIGNS SHALL BE 12" WIDE AND 18" LONG BY 0.80" THICK AND HAVE A REFLECTORIZED SURFACE USING SCOTCHLITE MATERIAL OR EQUAL. REFER TO CITY OF BUCKEYE STANDARD DETAIL 31452.
3. FIRE LINE SIGNS SHALL BE MOUNTED ON STURDY METAL POSTS WITH THE BOTTOM OF THE SIGN 7'-0" ABOVE GRADE.
4. FIRE LINE SIGNS SHALL BE MOUNTED SO THEY ARE VISIBLE IN THE DIRECTION OF TRAVEL.
5. FIRE LINE SIGNS SHALL BE PROVIDED BY AND MAINTAINED BY THE PROPERTY OWNER/OCCUPANT.
6. AFTER REQUIRED FIRE LINE SIGNS ARE INSTALLED, FIRE PREVENTION WILL INSPECT AND AFFIX A STAMP OF APPROVAL TO ALL APPROVED SIGNS.

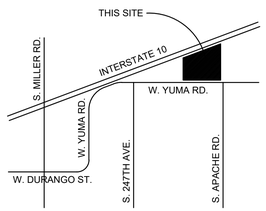
LADDER TRUCK TURNING

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- PAINT STRIPING ON PAVEMENT
- 26' FIRE LANE
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- ACCESSIBLE ROUTE / PATH OF TRAVEL
- A — SITE WALL, SEE THIS SHEET FOR SITE WALL SCHEDULE

VICINITY MAP

N.T.S.



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FIRE ACCESS PLAN

Project: 23009

A1.1

CAWLEY ARCHITECTS
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CawleyArchitects.com

REGISTERED ARCHITECT — CERTIFICATE NO. 26784 — PAUL F. DEVERS, JR. — Date Signed 05/06/2024 — ARIZONA, U.S.A.

SUNRISE COMMERCE CENTER

NWC OF YUMA ROAD & APACHE ROAD BUCKEYE ARIZONA 85326

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