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
SEPTEMBER 10, 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 August 13, 2024 Planning and Zoning Commission regular meeting.
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211

3. REGULAR AGENDA

3.A Festival Ranch, Planning Area 3, PUP F, Parcel 37 - Preliminary Plat (PLZS-22-00040) Conduct a public meeting and approve/deny a Preliminary Plat with 139 residential parcels and six (6) tracts located approximately 550 feet west of the intersection of 281st Avenue and Beardsley Parkway, subject to conditions a) through m).
Staff Liaison: Bart Wingard, Principal Planner, hwingard@buckeyeaz.gov, (623) 208-8830

3.B AZ85 Industrial Park - Planned Area Development (PAD) Rezone (PLZZ-22-00013) Public hearing and motion to recommend approval, subject to conditions, a request to rezone approximately 143.9-acre subject area located on the northeast corner of State Route 85 and

Southern Avenue from Planned Residential (PR) to Planned Area Development (PAD) to facilitate light industrial development on the property.
Staff Liaison: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215

3.C AIM Recycling - Site Plan (PLZSP-23-00017) Conduct a public meeting and approve, subject to conditions (a) through (rr), a Site Plan for Phase 1 of a proposed rail-served recycling facility consisting of a 61,812 square foot "downstream sorting" building, a 15,493 square foot administrative and non-ferrous processing building (expandable to 56,764 square feet), and related screened storage yards and loading areas on 44.3 gross acres of property located approximately 1,300 feet west of the southwest corner of Palo Verde Road and Baseline Road within the General Commerce (GC) zoning district.
Staff Liaison: Ken Galica, Planning Manager, kgalica@buckeyeaz.gov, (623) 349-6214

3.D Presentation and discussion regarding the Parks and Recreation Master Plan, including what the City learned through public and stakeholder engagement. Kimley-Horn, the City's consultant, will be sharing the draft recommendations. For information and discussion only; no action required.
Staff Liaison: Robert Wisener, Community Services Deputy Director, rwisener@buckeyeaz.gov, 623-349-6621; Miranda Gomez, Community Services Director, mgomez@buckeyeaz.gov, 623-349-6353

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. PLANNING MANAGER 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: 09/10/24	**AGENDA ITEM:** 2.A. MINUTES
DATE PREPARED: 09/06/24	**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 August 13, 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:
08.13.2024.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, Commissioner Anthony DiMascio, Chairperson Nick Hudec, Alternate Charles Hester, Alternate Les Manuel, Alternate Ryan Belshee attended virtually, Alternate Douglas McDonald, Alternate Donald Bassler seated for District 5

Members absent: Alternate Sebastian Trupiano

Staff present: Deputy Director of Planning Adam Copeland, Planning Manager Ken Galica, Principal Planner Bart Wingard, Planner II Jennifer Fostino, City Traffic Engineer John Willett, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez,

2. MINUTES
2A. APPROVAL OF MINUTES FROM THE JULY 9, 2024 PLANNING AND ZONING COMMISSSION REGULAR MEETING.
A motion was made by Commissioner Bassler and seconded by Commissioner Kupcik to approve minutes as amended. Approval 7-0. Motion carried.

3. REGULAR AGENDA
3A. BLUE POLYMERS SITE PLAN – (PLZSP-24-0008)
Principal Planner Bart Wingard presented and was available to answer questions from the Commission.
A motion was made by Commissioner Ragsdale and seconded by Commissioner Kupcik to approve with conditions ‘a – n’ as presented. Approval 7-0. Motion carried.

3B. ODFL INDUSTRIAL CUP WITH SITE PLAN – (PLZU-23-00008)
Principal Planner Bart Wingard presented and was available to answer questions from the Commission.
Applicant Kyle Hoyt presented and was available to answer questions from the Commission.
Vice Chair Burton inquired of how the applicants’ other faculties compare to this project. Mr. Hoyt informed the Commission that this project will include screening and landscaping that none of their other facilities have.
Commissioner DiMascio asked was the reasoning behind installing a berm as opposed to a wall. Mr. Hoyt indicated that with the amount of land available for this project, the customer was able to move the facility further away from the street and have the option of the berm.
Public Hearing opened at 6:20 p.m.
With there being no comments from the public, the public hearing closed at 6:20 p.m.

A motion was made by Commissioner Kupcik and seconded by Commissioner Puppe to approve the Conditional Use Permit with Site Plan with conditions 'a – ccc' as presented. Approval 7-0. Motion carried.

3C. CIELO AZUL MULTIFAMILY SITE PLAN – (PLZSP-23-00023)

Principal Planner Bart Wingard presented and was available to answer questions from the Commission.
Applicant Chris Webb presented and was available to answer questions from the Commission.
Chair Hudec inquired of the east bound traffic on Indian School crossing Jackrabbit Trail and if there is a timeline of when the road improvements would be completed.
City Traffic Engineer, John Willett, informed the Commission that the G.O. Bond project in that area will expand and improve Indian School Road between Jackrabbit Trail and Perryville Road by 3 lanes in each direction, include a median break at 192nd Avenue for access into the site and will be three-quarter once completed. He explained that the design and construction of the roadway improvements and this project could possibly coincide with one another.
Commissioner Ragsdale asked if the grass will be artificial or natural. Mr. Webb indicated a combination of artificial turf and natural grass will be included throughout the common areas, with artificial turf installed in the back yards.
Commissioner Bassler asked what demographic this type of community attracts. Mr. Webb stated that the younger professionals and empty nesters typically reside in these neighborhoods.
A motion was made by Commissioner Ragsdale and seconded by Vice Chair Burton to approve with conditions 'a – o' as presented. Approval 7-0. Motion carried.

3D. PHO ARRAZO MULTI-CARRIER TELECOMMUNICATIONS FACILITY – CONDITIONAL USE PERMIT – (PLZU-23-00010)

Planner II Jennifer Fostino presented and was available to answer questions from the Commission.
Applicant Decklan Murphy presented and was available to answer questions from the Commission.
Commissioner Puppe asked who will maintain the tower. Mr. Murphy indicated that the school will be responsible for contacting the tower owner for service and repairs.
Public Hearing opened at 7:02 p.m.
With there being no comments from the public, the public hearing closed at 7:02 p.m.
A motion was made by Commissioner Bassler and seconded by Commissioner Puppe to approve with conditions 'a – d' as presented. Approval 7-0. Motion carried.

3E. SUNRISE COMMERCE CENTER – SITE PLAN (PLZSP-23-00035)

Planning Manager Ken Galica presented and was available to answer questions from the Commission.
Commissioner Ragsdale asked if the access from Miller Road will remain Durango Street. Mr. Galica stated that Durango will turn into Yuma Road and access from Miller and Lower Buckeye from Apache Road.
Commissioner Bassler asked if this project would be similar to the Kentwood Building and if there are plans to complete Yuma Road. Mr. Galica indicated that this project will have more architectural design than the Kentwood building. Mr. Willett informed the Commission that surrounding developments and CIP projects will be responsible for their roadway improvements which will complete the roadways in question.
Chair Hudec inquired if there will be heavy truck use on the east side with this project. Mr. Galica stated that the end users are not determined at this time but has been taken into consideration.
A motion was made by Commissioner Kupcik and seconded by Vice Chair Burton to approve with conditions 'a – ll' 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 thanked Mr. Hudec for his fifteen years of dedication and service to the city and will provide information on the election of the new chair. Mr. Copeland presented that Planning Manager Ken Galica will be the staff liaison for the Commission moving forward.
Community Services will present the Parks and Trails plan update at the next meeting.

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS
Chair Hudec announced his resignation from the Planning and Zoning Commission Board and thanked the Board members and staff.
Commissioners extended their gratitude for Mr. Hudec's service and wished him well.

8. ADJOURNMENT
With there being no further business, Chair Hudec adjourned the meeting at 7:31 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 13th day of August 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: 09/10/24	**AGENDA ITEM:** 3.A. Festival Ranch, Planning Area 3, PUP F, Parcel 37 - Preliminary Plat (PLZS-22-00040)
DATE PREPARED: 09/06/24	**DISTRICT NO.:** Council District 4
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) Festival Ranch, Planning Area 3, PUP F, Parcel 37 - Preliminary Plat (PLZS-22-00040) Conduct a public meeting and approve/deny a Preliminary Plat with 139 residential parcels and six (6) tracts located approximately 550 feet west of the intersection of 281st Avenue and Beardsley Parkway, subject to conditions a) through m).

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:
The applicant, Frank Koo of Wood, Patel, and Associates, Inc, is requesting Preliminary Plat approval for the project known as “Festival Ranch Planning Area 3, PUP F, Parcel 37,” located approximately 550 feet west of the intersection of 281st Avenue and Beardsley Parkway. The project consists of 139 single-family home lots and six (6) tracts, with a gross density of 4.13 du/ac.

BENEFITS:
The subject Preliminary Plat will provide additional housing options for the residents of Council District 4. This Preliminary Plat will also provide additional housing units to the area increasing the need for commercial services and establishments.

FUTURE ACTION:
A Final Plat will be considered by the Mayor and City Council at a later date.

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:
PLZS-22-00040 - Festival Parcel 37 PP - Staff Report - 20240910.pdf
Exhibit A - PLZS-22-00040 - Festival Parcel 37 PP - Vicinity Map.pdf
Exhibit B - PLZS-22-00040 - Festival Parcel 37 PP - General Plan Map.pdf
Exhibit C - PLZS-22-00040 - Festival Parcel 37 PP - Zoning Map.pdf
Exhibit D - PLZS-22-00040 - Festival Parcel 37 PP - Narrative.pdf
Exhibit E - PLZS-22-00040 - Festival Parcel 37 PP - Preliminary Plat.pdf
Exhibit F - PLZS-22-00040 - Festival Parcel 37 PP - Landscape.pdf

PRELIMINARY PLAT

Report to the Planning and Zoning Commission

CASE NUMBER:	**PLZS-22-00040**
TITLE:	**Festival Ranch Planning Area 3, PUP F, Parcel 37**
MEETING DATE:	**September 10, 2024**

Applicant:	Frank Koo of Wood, Patel, and Associates, Inc
Owner:	Pulte Homes Corporation
Request:	A Preliminary Plat for 139 residential Parcels and six (6) tracts
District	Council District 4
Location:	Approximately 550 feet west of the intersection of 281st Avenue and Beardsley Parkway
Site size:	Approximately 33.68 gross acres
Gross Density:	4.13 dwelling units per acre (du/ac)
Public input:	No comments received
Recommendation:	**Approve,** subject to Conditions a) through m)

PROJECT DESCRIPTION

1. The applicant, Frank Koo of Wood, Patel, and Associates, Inc, is requesting Preliminary Plat approval for the project known as "Festival Ranch Planning Area 3, PUP F, Parcel 37," located approximately 550 feet west of the intersection of 281st Avenue and Beardsley Parkway. The project consists of 139 single-family home lots and six (6) tracts, with a gross density of 4.13 du/ac.

AREA CONTEXT

2. The subject property is located within the Festival Ranch CMP, and is a portion of Maricopa County APN 503-84-051C, as shown on Exhibit A. The surrounding parcels are mostly vacant with future residential neighborhoods surrounding.

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	**Vacant**	**Master Planned Community**	**Planned Community (PC) with Festival Ranch Community Master Plan (CMP) Overlay**
North	Vacant	Master Planned Community	PC with Festival Ranch CMP Overlay
South	Vacant	Master Planned Community	PC with Festival Ranch CMP Overlay
East	Vacant	Master Planned Community	PC with Festival Ranch CMP Overlay
West	Vacant	Master Planned Community	PC with Festival Ranch CMP Overlay

BACKGROUND

3. *June 20, 1991:* The Mayor and City Council approved an annexation of the subject property via Ordinance 7-91

4. *October 4, 2000:* The Mayor and City Council approved a Rezone for the subject property to Planned Community (PC) via Ordinance 84-00

5. *October 4, 2000:* The Mayor and City Council approved the Festival Ranch CMP for the subject property via Ordinance 84-00

ANALYSIS

CMP

6. The Festival Ranch Community Master Plan (CMP) is comprised of approximately 10,357

acres. The property is located towards the northern portion of the City. Festival Ranch is bounded on the west by the Hassayampa River, State Lands to the north and east. The south edge of the property is partially bisected by the Sun Valley Parkway and is bounded by a small portion of the White Tank Mountains, State Lands, and private landowners.

Residential Parcels

7. *This Preliminary Plat will be developed standalone in one (1) Phase. This parcel contains a total of 139 lots with two (2) typical residential lot widths of 45 and 50 feet. All lots will have a minimum depth of 115 feet.*

8. ***Table 2:*** *Residential Lot Mix*

	Residential Lot Mix		
District	**Minimum Lot Size**	**Lot Count**	**Lot Mix Percentage**
R1-3.5	45 feet by 115 feet	110	79.14
R1-3.5	50 feet by 115 feet	29	20.86
Total		**139**	**100**

9. ***Table 3:*** *Lot Setbacks*

	Setbacks		
Lot Type	**Front***	**Interior Side / Corner**	**Rear**
45 feet by 115 feet	Garage – 18 feet Living area – Eight (8) feet Non Livable – Ten (10) feet	5 feet / 10 feet	15 feet
50 feet by 115 feet	Garage – 18 feet Living area – Eight (8) feet Non Livable – Ten (10) feet	5 feet / 10 feet	15 feet

** Setback to the front face of a garage to the nearest sidewalk edge is 20-feet*

Site Layout and Design

10. The Preliminary Plat, as shown in Exhibit E, is laid out in a traditional manner with several roadway improvements and connections to adjacent development to help overall circulation.

Landscaping and Open Space

11. 7.58 acres (22.21 percent) of the 33.68-acre site is designated as open space. Parcel 37 is planned with various walking trails and open spaces spread throughout the development. One (1) amenity site has been planned in the middle of the site.
12. The residents of Parcel 37 will have access to the numerous amenities provided throughout the Festival Foothills Community such as the Festival Foothills 12-acre park and splash pad in Phase 1, the Festival Foothills Pet Park in Parcel 27, and the future Festival Foothills Community Pool in Parcel 33.

RECOMMENDATION

13. Staff recommends the Planning and Zoning Commission move to **approve Case PLZS-22-00040,** Festival Ranch Parcel 37 Preliminary Plat, subject to Conditions a) through m) for the following reasons:

- Conformance with General Plan
- Conformance with Development Code
- Conformance with the Festival Ranch CMP
- No outstanding issues for reviewing departments including Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services.

a) Development of the property shall be in general conformance with the Preliminary Plat titled "Festival Ranch Planning Area 3 PUP F – Parcel 37", consisting of nine (9) sheets, dated July 22, 2024, and stamp received July 22, 2024, except as modified by the following conditions.

b) The applicant narrative will be revised to reflect the number of lot widths available to two (2).

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) Prior to Final Plat approval, the Property Owner/Developer shall provide a letter from the appropriate school district(s) that certifies the Developer, and the school district(s) have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner.

e) Preliminary Plat approval is valid for a period of three (3) years. This validity period may be administratively extended an additional 12 months from the date of

expiration if, in the opinion of the Director, satisfactory progress has been made towards the completion of the Final Plat for the next phase of subdivision development. Additional written requests not conforming to this section may be granted by the Planning and Zoning Commission.

f) The applicant shall satisfactorily address any remaining review comments for the Preliminary Plat for Festival Ranch Planning Area 3 PUP F – Parcel 37 with the submittal of the associated construction documents and Final Plat for this parcel.

g) 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.

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 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.

j) 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 Beardsley Parkway based on City of Buckeye standards.

k) 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.

l) The Property Owner/Developer shall allocate any surface water rights appurtenant to the property, if any, to the City prior to the issuance of any building permits.

m) Prior to Final Plat approval, the Property Owner/Developer shall produce a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources (ADWR), covering all lots and parcels created, defined, or depicted on said plat. The certificate must be consistent with all Arizona Department of Water Resources ADWR rules and regulations. In the event the City has been designated as having an assured water supply for the City's service area that serves the Festival

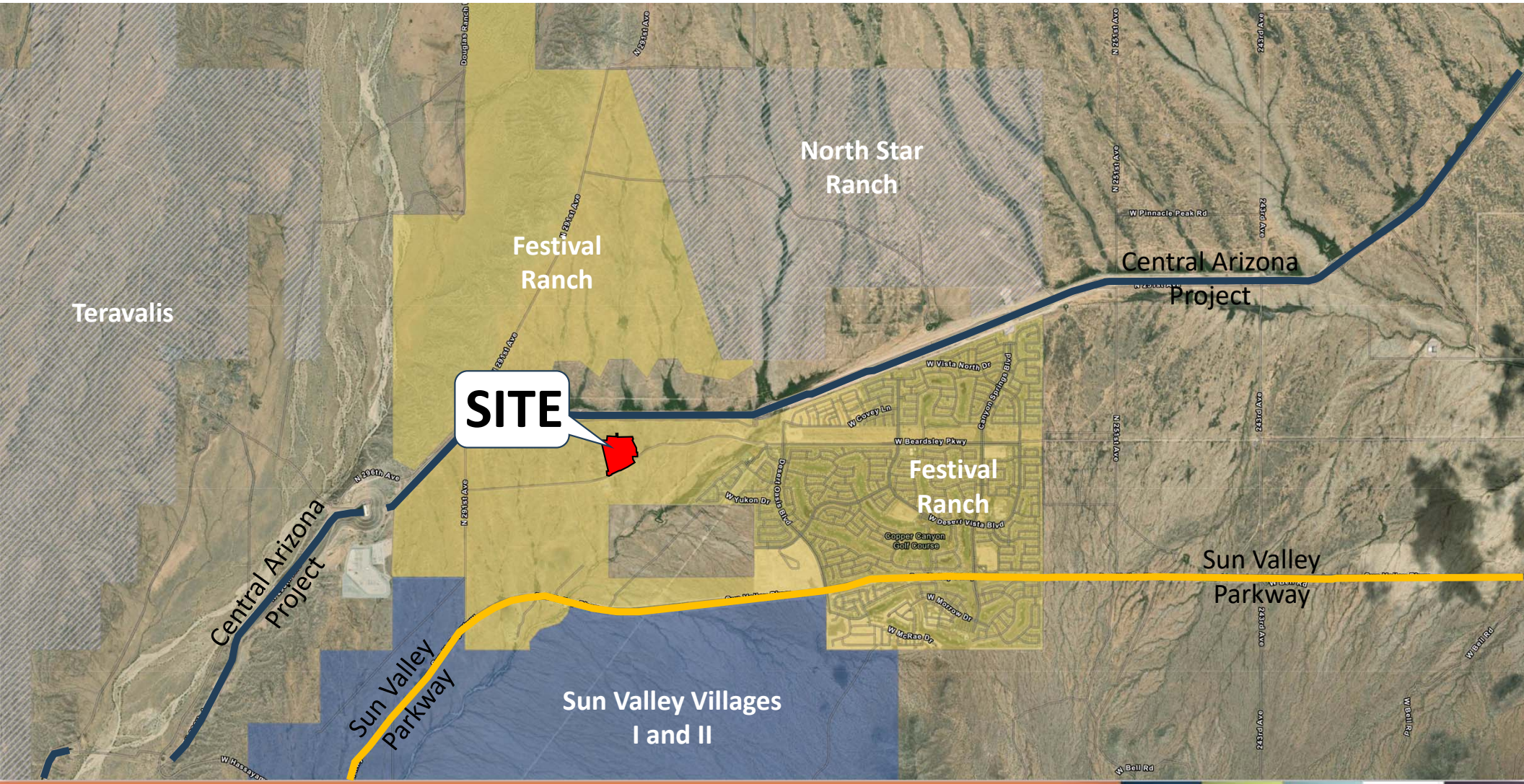
subdivisions prior to Final Plat approval, and the ADWR has not yet issued a Certificate or Certificates of Assured Water Supply for the subdivision, a Certificate or Certificates of Assured Water Supply will not be required by the City. The City may instead require as a condition to Final Plat approval that the Property Owner/Developer provide the City with other evidence demonstrating that there is sufficient volume and quality of water necessary to serve the demands at the subdivision such as a physical availability determination issued by the ADWR along with supporting documentation or that the Property Owner/Developer provide the City with a copy of an analysis of assured water supply, with supporting documentation, issued by the ADWR for the subdivision.

EXHIBITS

Exhibit A - Vicinity Map
Exhibit B – General Plan Map
Exhibit C – Zoning Map
Exhibit D – Narrative
Exhibit E – Preliminary Plat
Exhibit F – Conceptual Landscape

Prepared by:
Hobart Wingard, Principal Planner

Reviewed by:
Adam Copeland, Deputy Director of Planning

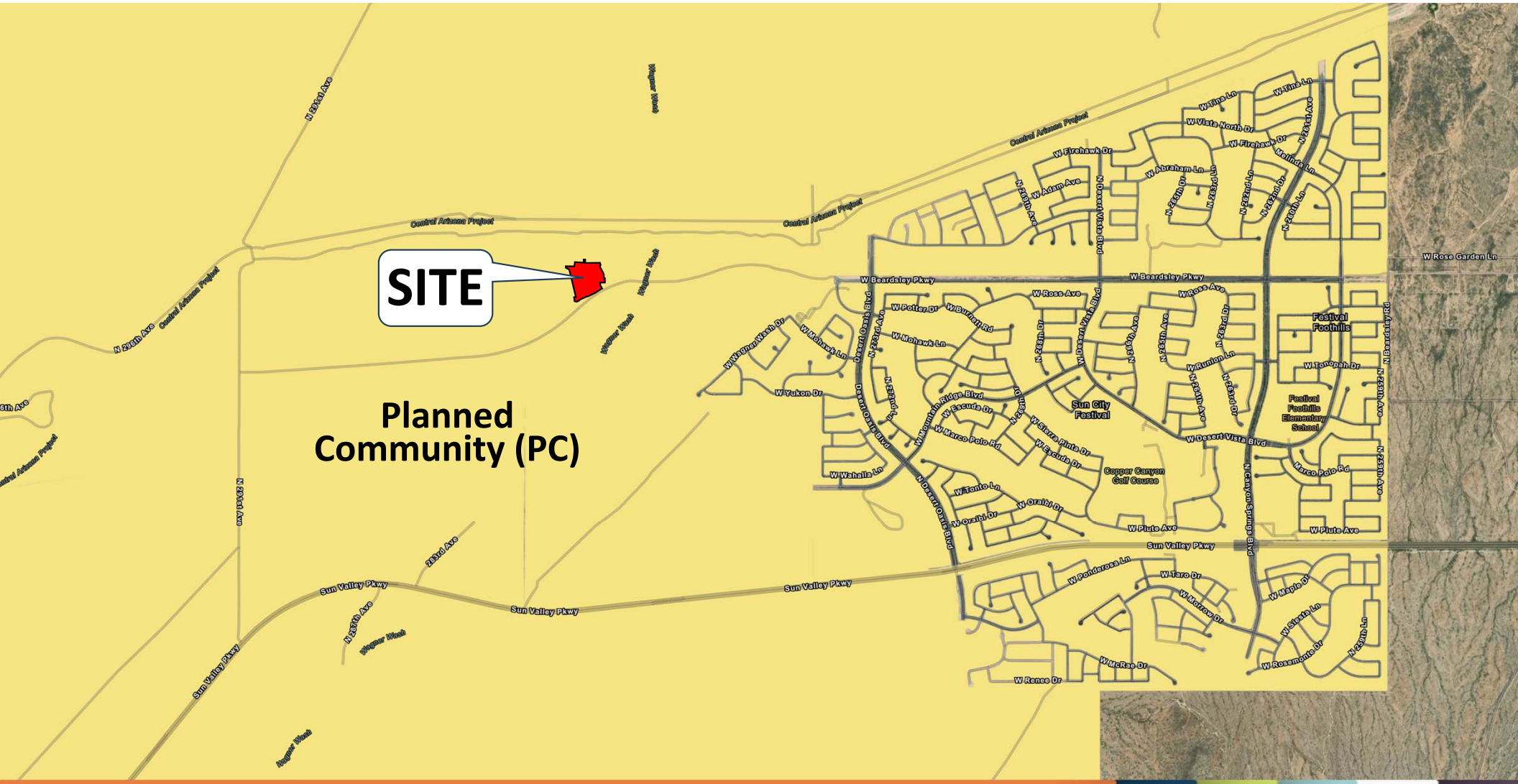


BUCKEYE, AZ

Vicinity Map

BUCKEYE, AZ

General Plan Map



Zoning Map

BUCKEYE, AZ

3R PLZSP-22-00040 RECEIVED JUL 22 2024 WD

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Robert Knott, RLS
Benjamin C. Stipes, PE

EMERITUS
Darrel E. Wood, PE, RLS
Ashok C. Patel, PE, RLS

July 2, 2024

PROJECT NARRATIVE
FESTIVAL RANCH PLANNING AREA 3 PUP F - PARCEL 37
PRELIMINARY PLAT

WP# 215235.02

The Festival Ranch Community Master Plan (CMP) is comprised of approximately 10,357 acres. The property is located in the northern portion of the City of Buckeye. The CMP is bounded on the west by the Hassayampa River and by State Lands on the north and east. The south edge of the property is partially bisected by the Sun Valley Parkway, and is bounded by a small portion of the White Tank Mountains, State Lands, and private landowners.

The original Festival Ranch CMP consisted of six (6) Planning Units, identified as Planning Units A through F. Portions of the original Planning Units E and F are presently identified as Planning Area 1, Planning Area 2 and Planning Area 3 of the Festival Ranch Development. This Preliminary Plat is a portion of Festival Ranch Planning Unit F and Planning Area 3.

The subject site is located in the most eastern portion of Planning Unit F. The site is bounded to the north by unsubdivided land which is planned for a future Parcel 39, to the south by Beardsley Parkway, to the east by Festival Ranch Parcel 35, and to the west by the future Planning Unit F development area.

Zoning

The property is zoned Planned Community per the Festival Ranch CMP as approved by City Council in September of 2000. The Festival Ranch PUP F was approved in January 2022. Parcel 37 is identified as Flex Residential Option 2 R1-3.5 with density of 2-5 du/ac.

Preliminary Plat

This Preliminary Plat will be developed standalone in one (1) Phase. This parcel contains a total of 139 lots with three (3) typical residential lot widths of 45 and 50 feet. All lots will have a minimum depth of 115 feet.

Street Improvements

Parcel 37 is bordered by Beardsley Parkway to the south. Beardsley Parkway will be improved as part of the project to provide primary access to the site.

All residential streets have a 44-foot right of way. The local streets will be 32-feet wide from back-of-curb to back-of-curb as approved in the Festival Ranch CMP in September of 2000. Standard street light design with LED lighting will be used in Parcel 37.

Utilities

There is one (1) existing 24-inch trunk sewer main approximately 850-feet south of the project. This sewer line will provide the ultimate outfall for majority of the project.

There will be two (2) 8-inch water stub outs from Parcel 35 to the east. Parcel 37 will connect to these stubs to complete the loop. The future Beardsley Parkway improvements will also include a 16-inch water line extended west from Parcel 35. There will be an onsite water line connecting to the Beardsley Parkway water line.

Communications

Cox Communications will provide video, high-speed data and telephone services to Festival Ranch. Cox is currently constructing or has facilities within Festival Ranch to serve this project. Cox is aware of the development timeline for Festival Ranch and they have both expressed their ability to provide communications services in accordance with the project's needs.

Natural Gas

Pulte Homes has negotiated an agreement with Southwest Gas to provide natural gas service to Festival Ranch.

Electricity

Pulte Homes has worked with Arizona Public Service (APS) to provide electrical service to Festival Ranch. APS has installed a 69-kV, overhead transmission line that runs from approximately Bell Road and Cotton Lane west along the Salt River Project corridor to service the project. Pulte Homes and APS have also constructed a substation on the Festival Ranch property to service the project. The delivery of electrical service will be timed to meet the project's needs.

Open Space and Recreation

Parcel 37 is planned with various walking trails and open spaces spread throughout the development. One (1) amenity site has been planned in the middle of the site.

Residents will also have access to the numerous amenities provided throughout Sun City Festival such as the Sage Recreation Center, the Saguaro Recreation Center, Sun City Festival Pet Park, Pickleball, Softball and Crafts Studio.

Offsite and Onsite Stormwater Control

A master study of the storm water system was developed by Coe & Van Loo Consultants, Inc. The study has been recently updated as part of a Festival Ranch – Planning Unit 3 Master Drainage Study by Erie & Associates and excerpts from the report are included as part of the Drainage Report. Parcel 37 has been designed in accordance with the updated Master Study. (Dated April 12, 2021)

Water Supply and Distribution

A study of the water distribution system to serve the area was prepared by Wilson Engineers dated October 14, 2020.

The Sun City Festival potable water infrastructure consists of a system of water distribution mains, booster pump stations, pressure control valves, wells and storage tanks.

The number of wells has been determined based on the maximum day demand and coincident irrigation and construction water use demands. Well production rates have been assumed to be 1,200 gpm, based on information from Errol Montgomery and Associates, Inc. Initially three (3) groundwater wells will be in operation. Two (2) of the wells currently serving Sun City Festival are located south of Beardsley Parkway and one (1) is located north of Beardsley Parkway. Future well #4 is located north of Beardsley Parkway. The existing and future wells will be of sufficient size and capacity to serve Parcels 33 and 35. Well #1 is in Parcel E1, Well #2 is within the confines of the water campus and Well #3 is located in Parcel N1. Well #4 is within Sun City Festival Parcel HH1-1.

The booster pump stations have been designed to meet the greater of the maximum day demand plus fire flow or the peak hour demand. The storage tanks will supplement the source supply when demands exceed maximum day demand (i.e. peak hour and fire flow). Initial storage requirements are based on a four-hour commercial fire flow of maximum intensity and 50% maximum day demand equalization and emergency reserve.

The parcels currently being developed are located within the City of Buckeye pressure zone 6 and have been found to have adequate pressure and supply to serve the associated parcels.

Wastewater Collection and Treatment

A study of the wastewater collection and treatment system to serve this area was prepared by Wilson Engineers (dated October 14, 2020).

Based on the natural topography, the wastewater collection infrastructure consists of an existing 24-inch gravity trunk sewer line south of the project. The trunk sewer discharges to the Festival Ranch Water Reclamation Facility (WRF), located at the southwest corner of the development, south of Sun Valley Parkway.

Public Services

Police and fire services will be provided for the community by the City of Buckeye. Emergency staff will be stationed at Buckeye Fire House No. 704. The Fire House is located along primary transportation corridors at the intersection of Beardsley Parkway and Desert Oasis Boulevard, to minimize response times.

The Wickenburg School District provides public education to Festival Ranch. Pulte Homes has worked closely with the District. Pulte Homes will provide the City a letter of support for the development of Festival Ranch Parcel 37.

Sincerely,

Wood, Patel & Associates, Inc.

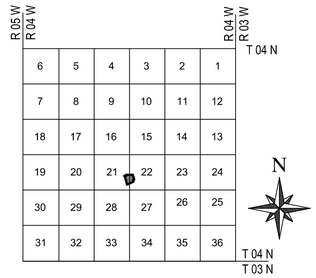
Frank M. Koo, PE
Principal

Y:\WP\General Correspondence\215235.02 Festival Ranch Parcel 37 Pre-Plat Project Narrative 07-02-24.docx

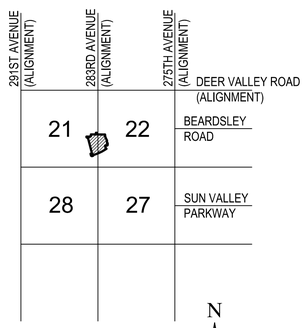
3R PLZSP-22-00040 RECEIVED JUL 22 2024 WD

PRELIMINARY PLAT
FOR
FESTIVAL RANCH PLANNING AREA 3 PUP F - PARCEL 37
BUCKEYE, ARIZONA

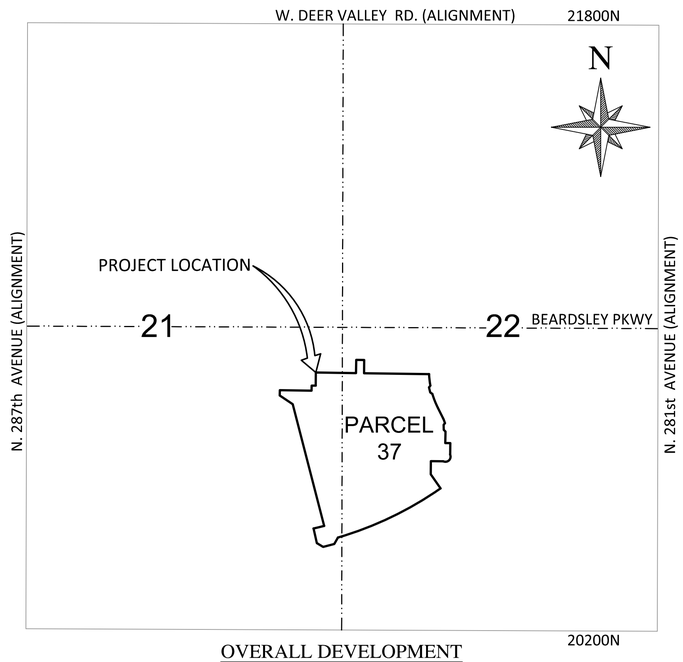
A PARCEL OF LAND SITUATED IN SECTIONS 21 & 22 AND TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



SECTION MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



OVERALL DEVELOPMENT
NOT TO SCALE

SHEET INDEX

1 - COVER SHEET
2 - INDEX MAP
3 - STREET SECTIONS, DETAILS, & TABLES
4 - SITE DATA
5-7 - PRELIMINARY PLAT
8 - PRELIMINARY UTILITY PLAN
9 - STREET NAME EXHIBIT

TOTAL SHEETS - 9

FEMA FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV. (IN AO ZONE, USE DEPTH)
040037	1170 10/16/2013	L	09/18/2020	X	-
ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET.					

GENERAL NOTES

1. THE INTENT OF THIS PRELIMINARY PLAT IS TO MEET THE REQUIREMENTS OF THE FESTIVAL RANCH COMMUNITY MASTER PLAN (CMP), DATED SEPTEMBER 2020, AND APPROVED BY THE CITY OF BUCKEYE, AND ALL AMENDMENTS THERETO.
2. THIS PRELIMINARY PLAT IS INTENDED TO COVER THE FOLLOWING PARCEL: 37. ALL OTHER PARCELS WILL HAVE TO BE SUBMITTED UNDER SEPARATE PRELIMINARY PLAT OR SITE PLAN SUBMITTALS AS REQUIRED BY THE CITY OF BUCKEYE.
3. STREET NAMES WILL BE PROVIDED BY THE DEVELOPER IN CONJUNCTION WITH FINAL PLAN AND APPROVED BY THE FIRE CHIEF.
4. NO STRUCTURE CAN BE CONSTRUCTED WITHIN THE DRAINAGE EASEMENT WITH THE EXCEPTION OF SIGNAGE AND LIGHTING OR AS APPROVED BY THE CITY OF BUCKEYE, CITY ENGINEER.
5. ALL SETBACKS SHALL CONFORM WITH THE FESTIVAL RANCH COMMUNITY MASTER PLAN (CMP) APPROVED BY THE CITY OF BUCKEYE SEPTEMBER 2020 AND ALL AMENDMENTS THERETO OR AS APPLICABLE TO THE CITY OF BUCKEYE, DEVELOPMENT CODE.
6. THIS PRELIMINARY PLAT IS INTENDED TO BE CONSTRUCTED IN PHASES. ULTIMATE PHASING SHALL BE DICTATED BY MARKET CONDITIONS.
7. THIS PROPERTY IS ZONED PLANNED COMMUNITY (PC) PER THE FESTIVAL RANCH COMMUNITY MASTER PLAN (CMP) APPROVED BY THE CITY OF BUCKEYE SEPTEMBER 2020.
8. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUN CITY FESTIVAL, DOCUMENT #20051720347 WAS RECORDED 11/14/05.
9. ALL RESIDENTIAL LOTS SHALL CONFORM TO THE THE FESTIVAL RANCH COMMUNITY MASTER PLAN (CMP) DEVELOPMENT OPTION 2, R1-3.5 AND R1-4.5 ZONING CATEGORY.
10. THIS PLAT IS WITHIN PLANNING UNIT E PER PUP E AMENDMENT APPROVED 12/2020.
11. THIS PLAT LIES WITHIN FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 1170, DATED OCTOBER 16, 2013. PORTIONS OF THIS PROJECT FALL UNDER ZONE "X", DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
12. THIS PLAT IS WITHIN THE WICKENBURG UNIFIED SCHOOL DISTRICT.

OWNER/ DEVELOPER

PULTE HOMES CORPORATION
16767 NORTH PERIMETER DRIVE, SUITE 100
SCOTTSDALE, AZ 85260
PHONE: (480) 391-6000
CONTACT: LAURA MEYERS
EMAIL: Laura.Meyers@PulteGroup.com

CIVIL ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
2051 W. NORTHERN AVE. SUITE 100
PHOENIX, ARIZONA 85021
PHONE: (602)335-8500
FAX: (602)335-8580
CONTACT: FRANK KOO, P.E.
EMAIL: Fkoo@woodpatel.com

PUBLIC UTILITIES

WATER	CITY OF BUCKEYE
SEWER	CITY OF BUCKEYE
ELECTRIC	ARIZONA PUBLIC SERVICE / SALT RIVER PROJECT
TELEPHONE	COX COMMUNICATIONS
GAS	SOUTHWEST GAS
CABLE TV	COX COMMUNICATIONS
WASTE DISPOSAL	CITY OF BUCKEYE

BASIS OF BEARING

THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 4 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, HAVING A BEARING OF NORTH 00°22'19" EAST.

BENCHMARK

ALUMINUM CAP IN A 5 INCH PVC PIPE WITH A COUNTY LOGO ACCESS COVER STAMPED 4HH2, 1999, SURROUNDED WITH A CONCRETE COLLAR FLUSH WITH THE GROUND, WITNESSED BY A WHITE CARSONITE MARKER, ELEVATION=1566.565' (NAVD 88) LOCATED WITHIN SECTION 15, TOWNSHIP 4 NORTH, RANGE 4 WEST.

COMMUNITY INFORMATION

HIGH SCHOOL DISTRICT:	WICKENBURG UNIFIED SCHOOL DISTRICT
NUMBER OF FAMILIES:	139 FAMILIES
TOTAL OPEN SPACE:	7.58 ACRES
PROJECTED POPULATION:	445

SITE DATA				
AREA				
PARCEL	GROSS AREA			
37	1,467,208.20	SF	33.68	AC
TOTAL DENSITY				
GROSS DENSITY	4.13	DU/AC		
ZONING PLANNED COMMUNITY				

LOT MIX	
LOT SIZE	PARCEL 37
50'X115'	29
45'X115'	110
TOTAL	139

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

MANAGING ENGINEERING / SURVEYOR: FRANK KOO, P.E.
PROJECT COORDINATOR: BAYLEE LOPEZ
DESIGN LAYOUT: DC | DRAFTED: HD | CHECKED: FMK
FIELD SURVEY | DRAFTED | CHECKED
DRAWING SCALES

PLAN TYPE: PRELIMINARY PLAT COVER SHEET

ENGINEER INFORMATION:
Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com
WOOD PATEL

PROJECT: FESTIVAL RANCH PLANNING AREA 3-PUP F PARCEL 37

COB PROJECT PLAN STICKER

REVISIONS:
1
2
3

COB PERMITTING APPROVED SEAL
COB ENGINEERING APPROVED SEAL
SUBMITTAL: 2nd AGENCY SUBMITTAL

AS-BUILT SEAL
DESIGN SEAL
Registered Professional Engineer (Civil) CERTIFICATE NO. 31885 FRANK MINGFENG KOO Date Signed 7/22/24 ARIZONA U.S.A.
EXPIRES 12-31-24

ORIGINAL PLAN DATE: 6/1/2022
LATEST REVISION DATE: 7/22/2024
PROJECT NUMBER: 215235.02
SHEET NUMBER: 1 of 9
COB PLAN TRACKING #: PLZS-22-00040
COB PERMIT #

SHEET INDEX MAP

LEGEND

SHEET X	SHEET NUMBER
	SHEET MATCHLINE

NOTE:

PRIOR TO FINAL PLAT APPROVAL, THE PROPERTY OWNER/DEVELOPER SHALL PROVIDE AN ACCEPTABLE MEANS OF SECONDARY ACCESS APPROVED BY THE FIRE & POLICE DEPARTMENT

LEGEND & ABBREVIATIONS

	PROJECT BOUNDARY
	LIMITS OF DISTURBANCE
00	PROPOSED MAJOR CONTOUR ELEVATION
01	PROPOSED MINOR CONTOUR ELEVATION
1500	EXISTING MAJOR CONTOUR ELEVATION
1501	EXISTING MINOR CONTOUR ELEVATION
	POTABLE WATER PIPE & VALVE
	SANITARY SEWER PIPE, MANHOLE
	STORM DRAIN PIPE & MANHOLE
	SINGLE CURB
	ROLL/RIBBON CURB
	VERTICAL CURB & GUTTER
	FLOWLINE
	100 YR. WATER ELEVATION
	CENTERLINE, ℄
	RIGHT-OF-WAY, R/W
	MONUMENT LINE, ⅿ
	EASEMENT LINE
	TEMPORARY DRAINAGE EASEMENT
DE	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SE	SEWER EASEMENT
SVT	SIGHT VISIBILITY TRIANGLE
VNAE	VEHICULAR NON ACCESS EASEMENT
WE	WATER EASEMENT
WSE	WATER AND SEWER EASEMENT
	EXISTING WATER VALVE
	FIRE HYDRANT
	EXISTING SEWER MANHOLE
B/C	BACK OF CURB
BOT	BOTTOM OF BASIN
BSL	BUILDING SETBACK LINE
DIP	DUCTILE IRON PIPE
EG	EXISTING GROUND
E/P	EDGE OF PAVEMENT
F/C	FACE OF CURB
GB	GRADE BREAK
FG	FINISHED GRADE
FL	FLOWLINE
HDPE	HIGH DENSITY
HWE	HIGH WATER ELEVATION
LF	LOWEST FLOOR ELEVATION
INV	INVERT
PL	PROPERTY LINE
RGRCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
MH	SANITARY SEWER MANHOLE
S	SANITARY SEWER
VNAE	VEHICULAR NON ACCESS EASEMENT
W	WATER

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

INDEX MAP

PLAN NAME

FESTIVAL RANCH PLANNING AREA 3
PUP F PARCEL 37

PRELIMINARY PLAT

ENGINEER INFORMATION

WOOD PATEL

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com

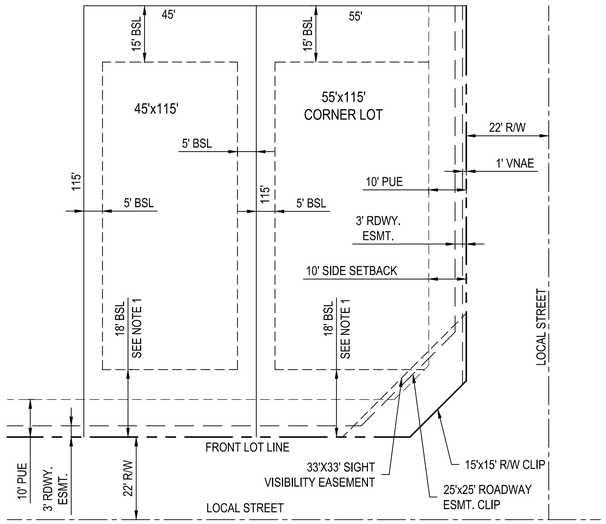
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL
(POSSIBLE AS-BUILT SEAL)	DESIGN SEAL: Registered Professional Engineer (Civil) CERTIFICATE NO. 31985 FRANK MINGFENG KOO Date Signed 7/22/24 ARIZONA U.S.A. EXPIRES 12-31-24
ORIGINAL PLAN DATE	LATEST REVISION DATE: 7/22/2024
PROJECT NUMBER: 215235.02	SHEET NUMBER: 2 of 9

SUBMITTAL:

COB PLAN TRACKING #: PLZS-22-00040

COB PERMIT #

Z:\Festival\2021\215235.02\Dwg\Pre_Plat\Preliminary Plat\Parcel 37\ 5235.02-002-NX-37_PP.dwg



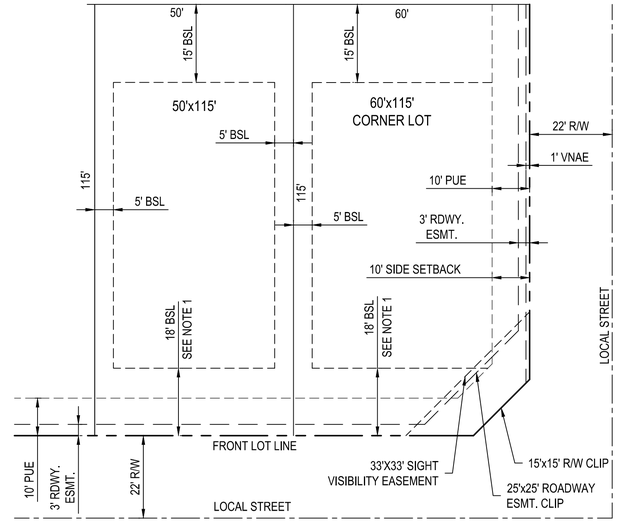
R1-3.5
45' X115' LOT TYPICAL
SETBACK DETAILS
N.T.S.

NOTES:

1. FRONT SETBACK SHALL BE 18 FEET FROM FACE OF GARAGE TO PROPERTY LINE, 8 FEET FROM PROPERTY LINE TO LIVING AREA, OR 10 FEET TO NON-LIVABLE AREA. LENGTH OF DRIVEWAY AS MEASURED FROM FACE OF GARAGE DOOR TO NEAREST EDGE OF SIDEWALK SHALL BE A MINIMUM OF 20 FEET

2. NO OBJECT WALL, STRUCTURE, MOUND, OR MATURE LANDSCAPING OVER 24" IN HEIGHT SHALL BE ALLOWED WITHIN THE SIGHT VISIBILITY EASEMENT. TREE CANOPIES THAT OVERHANG THE EASEMENT SHALL BE KEPT TRIMMED NO LOWER THEN SEVEN (7) FEET ABOVE THE BACK OF CURB.

3. MAX BUILDING HEIGHT SHALL BE 30 FEET.



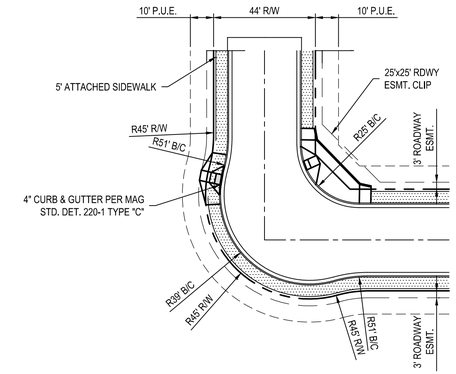
R1-3.5
50' X 115' LOT
TYPICAL SETBACK DETAILS
N.T.S.

NOTES:

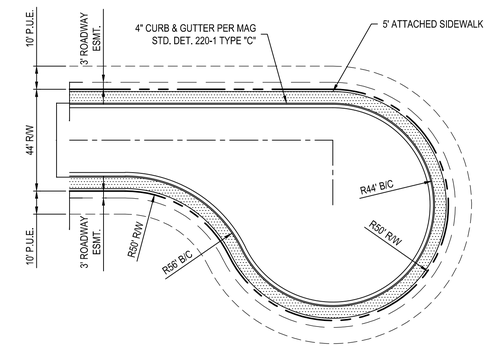
1. FRONT SETBACK SHALL BE 18 FEET FROM FACE OF GARAGE TO PROPERTY LINE, 8 FEET FROM PROPERTY LINE TO LIVING AREA, OR 10 FEET TO NON-LIVABLE AREA. LENGTH OF DRIVEWAY AS MEASURED FROM FACE OF GARAGE DOOR TO NEAREST EDGE OF SIDEWALK SHALL BE A MINIMUM OF 20 FEET

2. NO OBJECT WALL, STRUCTURE, MOUND, OR MATURE LANDSCAPING OVER 24" IN HEIGHT SHALL BE ALLOWED WITHIN THE SIGHT VISIBILITY EASEMENT. TREE CANOPIES THAT OVERHANG THE EASEMENT SHALL BE KEPT TRIMMED NO LOWER THEN SEVEN (7) FEET ABOVE THE BACK OF CURB.

3. MAX BUILDING HEIGHT SHALL BE 30 FEET.



TYPICAL KNUCKLE
N.T.S.



TYPICAL OFFSET CUL-DE-SAC
N.T.S.

BOUNDARY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N14°29'15"W	1224.75'
L2	N56°05'45"W	136.83'
L3	S0°51'01"W	45.37'
L4	N89°08'59"W	276.43'
L5	S0°51'01"W	44.00'
L6	N89°08'59"W	35.04'
L7	S0°51'01"W	115.00'
L8	N89°08'59"W	986.06'
L9	S38°19'06"W	19.52'
L10	S13°18'47"E	44.99'
L11	S55°09'03"E	23.20'
L12	S26°54'35"E	102.55'
L13	S40°02'27"W	18.96'
L14	S2°07'53"E	44.06'
L15	S44°08'59"E	21.21'
L16	S0°51'01"W	100.00'
L17	N89°54'19"E	44.01'
L18	S0°51'01"W	99.11'
L19	N89°08'59"W	106.52'
L20	S0°51'01"W	115.00'

BOUNDARY

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S34°53'25"E	150.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	20°17'03"	3065.00'	1085.08'	548.28	1079.42
C2	7°58'02"	722.00'	100.40'	50.28	100.32
C3	10°30'52"	722.00'	132.50'	66.43	132.31
C4	13°43'35"	178.00'	42.64'	21.42	42.54
C5	144°31'56"	45.00'	113.52'	140.72	85.72

CENTERLINE

LINE TABLE		
LINE	BEARING	DISTANCE
L30	S28°49'11"E	163.36'
L31	S0°51'01"W	136.72'
L32	S75°30'45"W	48.41'
L33	S89°08'59"E	90.93'
L34	S89°08'59"E	428.91'
L35	S0°51'01"W	96.36'
L36	S75°30'45"W	85.30'
L37	S89°08'59"E	559.59'
L38	S89°08'59"E	39.09'
L39	S89°08'59"E	284.12'
L40	S89°08'59"E	696.64'
L41	S14°29'15"E	822.33'
L42	N75°30'45"E	192.00'
L43	S14°29'15"E	208.75'
L44	S14°29'15"E	274.00'
L45	S14°29'15"E	264.42'

CENTERLINE

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C10	14°12'39"	3000.00'	744.08'	373.96	742.18
C11	6°04'14"	3000.00'	317.85'	159.08	317.71
C12	29°40'12"	200.00'	103.57'	52.97	102.41
C13	15°20'16"	400.00'	107.08'	53.86	106.76
C14	90°00'00"	41.00'	64.40'	41.00	57.98
C15	15°20'16"	400.00'	107.08'	53.86	106.76
C16	2°13'00"	200.00'	7.74'	3.87	7.74
C17	15°20'16"	400.00'	107.08'	53.86	106.76
C18	90°00'00"	41.00'	64.40'	41.00	57.98
C19	90°00'00"	41.00'	64.40'	41.00	57.98
C20	15°20'16"	400.00'	107.08'	53.86	106.76

NOTES:

1. PUE/LANDSCAPE 8:1 MAX SLOPE.
2. CURB AND GUTTER PER MAG STANDARDS. DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.
3. SANITARY SEWER MAINS SHALL BE PLACED SOUTH OR WEST OF CENTER LINE UNLESS EXISTING SEWER LINES REQUIRE ALTERNATE LOCATION.
4. WATER MAINS SHALL BE PLACED NORTH OR EAST OF CENTERLINE UNLESS EXISTING SEWER LINES REQUIRE ALTERNATE LOCATION.
5. PAVEMENT AND BASE REQUIREMENTS: TO BE PER C.O.B. REQUIREMENTS AND GEOTECHNICAL REPORT RECOMMENDATIONS - WHICHEVER IS GREATER.
6. ALL ROADWAY SECTIONS, CUL-DE-SAC, KNUCKLE AND TYPICAL LOTTING DETAILS PER APPROVED FESTIVAL RANCH CMP DATED SEPTEMBER 2000.
7. ALL FINISH FLOOR ELEVATIONS ARE A MINIMUM OF ONE (1) FOOT ABOVE THE 100-YEAR STORM WATER SURFACE ELEVATION.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

DETAILS, & TABLES

PLAN NAME
FESTIVAL RANCH PLANNING AREA 3
PUP F PARCEL 37

PRELIMINARY PLAT

ENGINEER INFORMATION
WOOD PATEL
Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Surveying
Construction Management
602.335.8500
www.woodpatel.com

COB PERMITTING APPROVED SEAL
COB ENGINEERING APPROVED SEAL
SUBMITTAL:

(POSSIBLE AS-BUILT SEAL)
DESIGN SEAL
Registered Professional Engineer (Civil)
CERTIFICATE NO. 31985
FRANK MINGFENG KOO
DATE SIGNED 7/22/24
ARIZONA U.S.A.
EXPIRES 12-31-24

ORIGINAL PLAN DATE
LATEST REVISION DATE
7/22/2024
PROJECT NUMBER
215235.02
SHEET NUMBER
3 of 9
COB PLAN TRACKING #
PLZS-22-00040
COB PERMIT #

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LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES	LOT SIZE
LOT 1	7,141	0.16	45'X115'
LOT 2	5,400	0.12	45'X115'
LOT 3	5,400	0.12	45'X115'
LOT 4	5,377	0.12	45'X115'
LOT 5	5,452	0.13	45'X115'
LOT 6	5,264	0.12	45'X115'
LOT 7	5,400	0.12	45'X115'
LOT 8	5,400	0.12	45'X115'
LOT 9	5,400	0.12	45'X115'
LOT 10	5,400	0.12	45'X115'
LOT 11	5,259	0.12	45'X115'
LOT 12	5,192	0.12	45'X115'
LOT 13	5,386	0.12	45'X115'
LOT 14	5,400	0.12	45'X115'
LOT 15	5,400	0.12	45'X115'
LOT 16	5,400	0.12	45'X115'
LOT 17	5,400	0.12	45'X115'
LOT 18	5,400	0.12	45'X115'
LOT 19	5,400	0.12	45'X115'
LOT 20	5,400	0.12	45'X115'
LOT 21	5,400	0.12	45'X115'
LOT 22	5,400	0.12	45'X115'
LOT 23	5,400	0.12	45'X115'
LOT 24	5,400	0.12	45'X115'
LOT 25	5,400	0.12	45'X115'
LOT 26	5,400	0.12	45'X115'
LOT 27	5,400	0.12	45'X115'
LOT 28	5,400	0.12	45'X115'
LOT 29	5,400	0.12	45'X115'
LOT 30	5,953	0.14	45'X115'
LOT 31	7,351	0.17	45'X115'
LOT 32	7,628	0.18	45'X115'
LOT 33	5,175	0.12	45'X115'
LOT 34	5,175	0.12	45'X115'
LOT 35	5,175	0.12	45'X115'
LOT 36	5,175	0.12	45'X115'
LOT 37	5,175	0.12	45'X115'
LOT 38	5,175	0.12	45'X115'
LOT 39	5,175	0.12	45'X115'
LOT 40	5,175	0.12	45'X115'
LOT 41	5,175	0.12	45'X115'
LOT 42	5,175	0.12	45'X115'
LOT 43	5,175	0.12	45'X115'
LOT 44	5,175	0.12	45'X115'
LOT 45	5,175	0.12	45'X115'
LOT 46	5,175	0.12	45'X115'
LOT 47	5,175	0.12	45'X115'
LOT 48	5,175	0.12	45'X115'
LOT 49	6,212	0.14	45'X115'
LOT 50	6,212	0.14	45'X115'

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES	LOT SIZE
LOT 51	5,175	0.12	45'X115'
LOT 52	5,175	0.12	45'X115'
LOT 53	5,175	0.12	45'X115'
LOT 54	5,175	0.12	45'X115'
LOT 55	5,175	0.12	45'X115'
LOT 56	5,175	0.12	45'X115'
LOT 57	5,175	0.12	45'X115'
LOT 58	5,175	0.12	45'X115'
LOT 59	5,175	0.12	45'X115'
LOT 60	6,371	0.15	45'X115'
LOT 61	5,175	0.12	45'X115'
LOT 62	5,175	0.12	45'X115'
LOT 63	5,175	0.12	45'X115'
LOT 64	5,175	0.12	45'X115'
LOT 65	5,679	0.13	45'X115'
LOT 66	7,353	0.17	45'X115'
LOT 67	5,750	0.13	50'X115'
LOT 68	5,750	0.13	50'X115'
LOT 69	5,750	0.13	50'X115'
LOT 70	5,750	0.13	50'X115'
LOT 71	5,750	0.13	50'X115'
LOT 72	5,750	0.13	50'X115'
LOT 73	5,750	0.13	50'X115'
LOT 74	5,750	0.13	50'X115'
LOT 75	5,750	0.13	50'X115'
LOT 76	5,750	0.13	50'X115'
LOT 77	5,750	0.13	50'X115'
LOT 78	5,750	0.13	50'X115'
LOT 79	5,750	0.13	50'X115'
LOT 80	5,750	0.13	50'X115'
LOT 81	5,750	0.13	50'X115'
LOT 82	5,750	0.13	50'X115'
LOT 83	5,750	0.13	50'X115'
LOT 84	5,750	0.13	50'X115'
LOT 85	5,752	0.13	50'X115'
LOT 86	5,750	0.13	50'X115'
LOT 87	5,750	0.13	50'X115'
LOT 88	5,750	0.13	50'X115'
LOT 89	5,750	0.13	50'X115'
LOT 90	5,750	0.13	50'X115'
LOT 91	5,750	0.13	50'X115'
LOT 92	5,750	0.13	50'X115'
LOT 93	5,750	0.13	50'X115'
LOT 94	5,750	0.13	50'X115'
LOT 95	5,750	0.13	50'X115'
LOT 96	6,778	0.16	45'X115'
LOT 97	6,028	0.14	45'X115'
LOT 98	5,973	0.14	45'X115'
LOT 99	5,590	0.13	45'X115'
LOT 100	5,175	0.12	45'X115'

LOT AREA TABLE

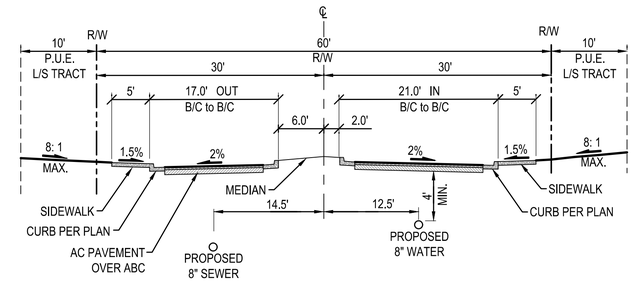
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES	LOT SIZE
LOT 101	5,175	0.12	45'X115'
LOT 102	5,175	0.12	45'X115'
LOT 103	5,175	0.12	45'X115'
LOT 104	5,175	0.12	45'X115'
LOT 105	5,175	0.12	45'X115'
LOT 106	5,175	0.12	45'X115'
LOT 107	5,175	0.12	45'X115'
LOT 108	5,175	0.12	45'X115'
LOT 109	7,209	0.17	45'X115'
LOT 110	5,175	0.12	45'X115'
LOT 111	5,175	0.12	45'X115'
LOT 112	5,175	0.12	45'X115'
LOT 113	5,175	0.12	45'X115'
LOT 114	5,175	0.12	45'X115'
LOT 115	5,175	0.12	45'X115'
LOT 116	5,175	0.12	45'X115'
LOT 117	5,175	0.12	45'X115'
LOT 118	5,175	0.12	45'X115'
LOT 119	5,710	0.13	45'X115'
LOT 120	5,863	0.13	45'X115'
LOT 121	6,913	0.16	45'X115'
LOT 122	8,859	0.20	45'X115'
LOT 123	5,779	0.13	45'X115'
LOT 124	5,480	0.13	45'X115'
LOT 125	5,175	0.12	45'X115'
LOT 126	5,175	0.12	45'X115'
LOT 127	5,175	0.12	45'X115'
LOT 128	5,175	0.12	45'X115'
LOT 129	5,175	0.12	45'X115'
LOT 130	5,175	0.12	45'X115'
LOT 131	5,175	0.12	45'X115'
LOT 132	5,175	0.12	45'X115'
LOT 133	7,209	0.17	45'X115'
LOT 134	5,175	0.12	45'X115'
LOT 135	5,175	0.12	45'X115'
LOT 136	5,175	0.12	45'X115'
LOT 137	5,175	0.12	45'X115'
LOT 138	5,175	0.12	45'X115'
LOT 139	5,175	0.12	45'X115'

PARCEL 37

TRACT	TRACT AREA SQUARE FEET	TRACT AREA ACRES	USE
B	179,014	4.11	OPEN SPACE/LANDSCAPE/DRAINAGE
C	14,950	0.34	OPEN SPACE/LANDSCAPE
D	8,028	0.18	OPEN SPACE/LANDSCAPE
E	2,498	0.06	OPEN SPACE/LANDSCAPE
F	72,236	1.66	OPEN SPACE/LANDSCAPE
G	21,850	0.50	OPEN SPACE/LANDSCAPE
TOTAL	330,484	7.58	

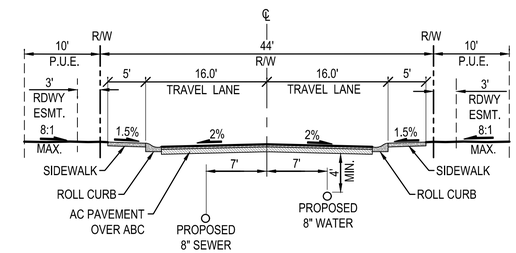
SITE DATA

PARCEL	SQUARE FEET	ACRES
37	1,467,208	33.68



TYPICAL SUBDIVISION ENTRANCE

LOOKING NORTH
N.T.S.



TYPICAL LOCAL STREET

LOOKING NORTH AND WEST
N.T.S.

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DETAILS, & TABLES

PLAN NAME

FESTIVAL RANCH PLANNING AREA 3
PUP F PARCEL 37

PRELIMINARY PLAT

ENGINEER INFORMATION

WOOD PATEL

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
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SHEET NUMBER
4 of 9

COB PLAN TRACKING #
PLZS-22-00040

COB PERMIT #

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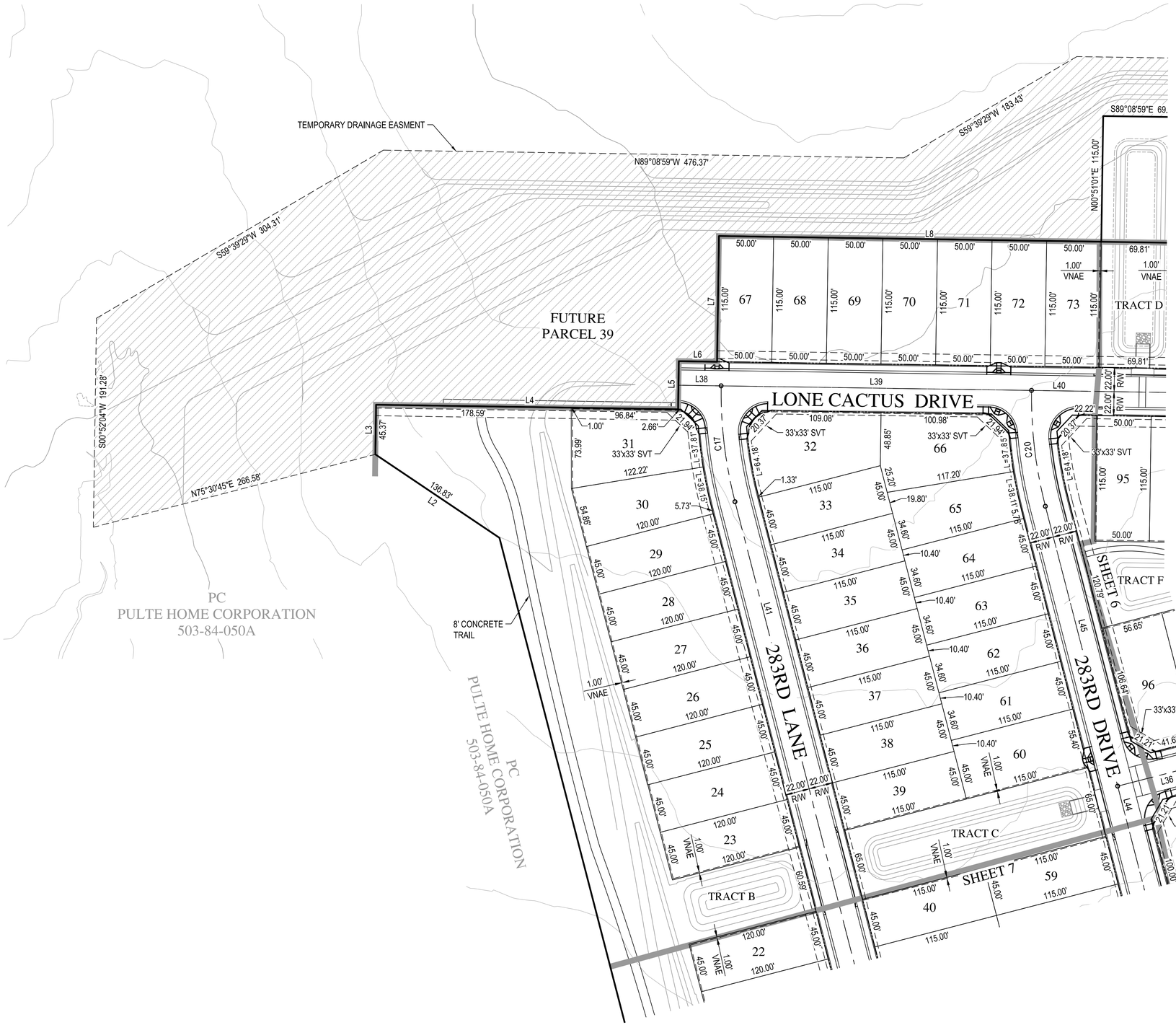
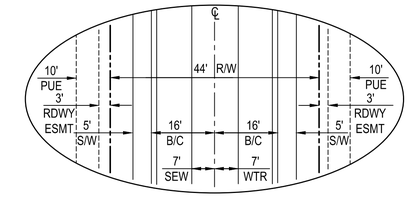
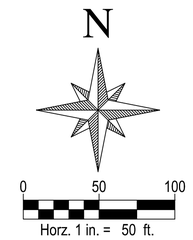
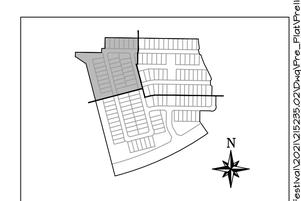




TYPICAL LOCAL STREET
NTS





KEY MAP

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PRELIMINARY PLAT

PLAN NAME

FESTIVAL RANCH PLANNING AREA 3
PUP F PARCEL 37

PRELIMINARY PLAT

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COB PLAN TRACKING #
PLZS-22-00040

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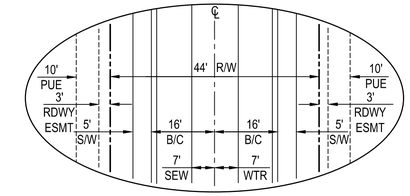
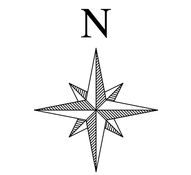


TYPICAL LOCAL STREET
NTS



Horz. 1 in. = 50 ft.

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PLZS-22-00040

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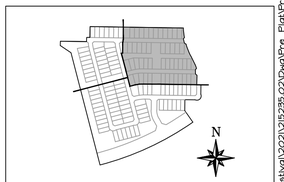
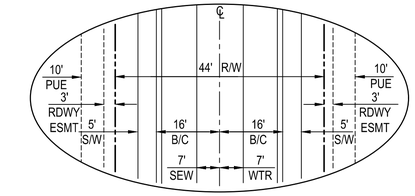
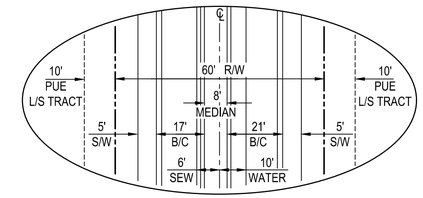


KEY MAP



TYPICAL LOCAL STREET
NTS



TYPICAL ENTRANCE
NTS

N

0 50 100
Horz. 1 in. = 50 ft.

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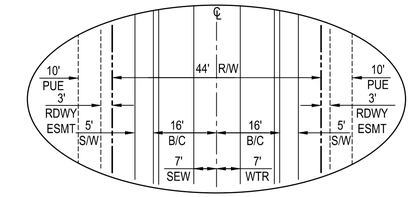
KEY MAP



TYPICAL LOCAL STREET
NTS

N

0 100 200
Horz. 1 in. = 100 ft.

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PRELIMINARY UTILITY PLAN

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COVEY LN	PHX	21250N
COVEY LN	PHX	21200N
DEANNA DR	BUC	21200N
QUAIL AVE	PHX	21200N
ZACHARY DR	BUC	21200N
ZACHARY DR	PHX	21200N
ALBERT LN	BUC	21175N
ZACHARY DR	PHX	21175N
ZACHARY DR	PHX	21150N
MATTHEW DR	PHX	21100N
HUETT LN	PHX	21050N
MATTHEW DR	PHX	21000N
ROSE GARDEN LN	MRC	21000N
ROSE GARDEN LN	PHX	21000N
BEAUBIEN DR (BBN)	PHX	20950N
MONONA DR	PHX	20900N
ROSS AVE	PHX	20900N
ROSS DR	PHX	20900N
SAMUEL DR	PHX	20900N
BEARDSLEY PKWY	BUC	20875N
POTTER DR	PHX	20850N
MONONA DR	PHX	20800N
POTTER DR	PHX	20800N
ROSS AVE	BUC	20800N
IRMA LN	PHX	20750N
POTTER DR	BUC	20725N
ANGEL FIRE TER	PHX	20700N
IRMA LN	PHX	20700N
SUN VALLEY LN	MRC	20700N
IRMA LN	BUC	20675N
BURNETT RD	BUC	20650N
IRMA LN	PHX	20650N
RUNION DR	PHX	20650N
206TH DR	MRC	20650N
MOHAWK DR	PHX	20600N
MOHAWK LN (MH)	PHX	20600N
MONTOYA LN	PHX	20600N
AZ LOOP 101	PHX	20550N
MOHAWK LN (MH)	BUC	20550N
PIMA FWY	PHX	20550N
YUKON DR	PHX	20550N
HONONEGH DR	PHX	20500N
RUNION CT	BUC	20500N
RUNION DR	BUC	20500N
TONOPAH DR (TON.)	PHX	20450N
RUNION LN	BUC	20425N
TONOPAH ST	BUC	20425N
BLACKHAWK DR (BLKHWK.)	PHX	20400N
HONONEGH DR	PHX	20400N
TONOPAH DR (TON.)	BUC	20400N
TONOPAH DR (TON.)	PHX	20400N
BLACKHAWK DR (BLKHWK.)	PHX	20350N
PONTIAC WAY	BUC	20300N
YUKON CT (3.)	BUC	20300N
YUKON DR	BUC	20300N
PONTIAC DR (PON.)	PHX	20250N
PONTIAC ST	BUC	20250N
SIERRA PINTA DR	BUC	20250N
AZ LOOP 101	PHX	20200N
BEARDSLEY RD	PHX	20200N
PIMA FWY	PHX	20200N
PONTIAC DR (PON.)	BUC	20200N

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ARIZONA811 BLUE STAKE, INC.
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STREET NAME EXHIBIT

PLAN NAME

FESTIVAL RANCH PLANNING AREA 3 PUP F PARCEL 37

PRELIMINARY PLAT

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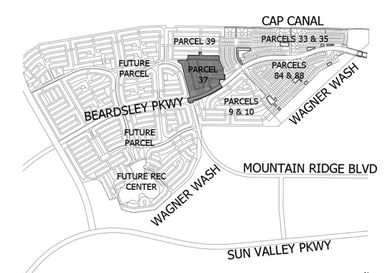
3R PLZSP-22-00040 RECEIVED JUL 22 2024 WD

ALL TREES WITHIN PUBLIC RIGHT-OF-WAY TO HAVE ROOT BARRIERS INSTALLED.

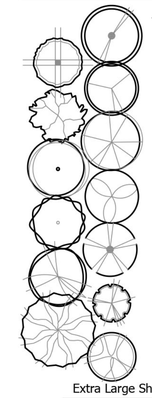
- LINEAR ROOT BARRIERS ARE TO BE INSTALLED ALONG PUBLIC IMPROVEMENTS THAT ARE ONLY ON ONE SIDE OF THE TREE.
- SURROUND ROOT BARRIERS TO BE USED WHEN A TREE IS WITHIN A MEDIAN OR PARKWAY BETWEEN BACK OF CURB AND SIDEWALK



KEY MAP

NOT TO SCALE

PLANT MATERIALS LEGEND



Trees	Size
Acacia aneura Mulga Acacia	24"
Acacia salicina Willow Acacia	36"
Acacia smallii Sweet Acacia	24"
Caeselpinia cacalaco Cascalote	36"
Parkinsonia hyb. 'Desert Museum' Palo Verde	48"
Chitalpa tashkinensis Chitalpa	24"
Fraxinus velutina Velvet Ash	36"
Prosopis galndulosa Honey Mesquite	36"
Prosopis hybrid Thornless Mesquite	36"
Quercus virginiana Heritage Oak	48"
Sophora secundiflora Texas Mountain Laurel	24"
Ulmus parvifolia 'Allee' Elm	48"
Vitex agnus-castus Chaste Tree	24"

Extra Large Shrubs	Size
Bougainvillea 'Barbara Karst' Bougainvillea	5 Gal.
Caeselpinia mexicana Mexican Bird of Paradise	5 Gal.
Caeselpinia pulcherrima Red Bird of Paradise	5 Gal.
Dodonea viscosa Hopbush	5 Gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 Gal.
Vaquelina californica Arizona Rosewood	15 Gal.
Large Shrubs	**Size**
Calliandra californica Red Fairy Duster	5 Gal.
Cassia artemesoides 'Silver' Silver Cassia	5 Gal.
Larrea tridentata Creosote	5 Gal.
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 Gal.
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 Gal.
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 Gal.
Simmondsia Chinensis Jojoba	15 Gal.
Viguira deltoidea Goldeneye	1 gal.
Medium Shrubs	**Size**
Eremophila glabra spp. caranosa-Winter Blaze Winter Blaze	5 Gal.
Eremophila hygrophana Blue Bells Blue Bells	5 Gal.
Leucophyllum candidum 'Thunder Cloud' Thunder Cloud Sage	5 Gal.
Rosmarinus officinalis Rosemary	5 Gal.
Ruellia brittoniana Ruellia	5 Gal.
Ruellia peninsularis Desert Ruellia	5 Gal.
Small Shrubs	**Size**
Ambrosia deltoidea Triangle Leaf Bursage	1 Gal.
Groundcovers	**Size**
Acacia redolens Prostrate Acacia	1 Gal.
Eremophila prostrata 'Outback Sunrise' Outback Sunrise Eremophila	1 Gal.
Lantana sp. 'New Red' Lantana	1 Gal.
Lantana sp. 'New Gold' Lantana	1 Gal.
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 Gal.
Trachleospermum jasminoides Asiatic Jasmine	1 Gal.
Verbena goodingii Gooding's Verbena	1 Gal.

Cacti/ Accents	Size
Agave americana 'Marginata' Century Plant	5 Gal.
Agave deserti Desert Agave	5 Gal.
Agave geminiflora Twin Flowered Agave	5 Gal.
Agave murpheyi Murphey's Agave	5 Gal.
Aloe barbadensis Medicinal Aloe	5 Gal.
Asclepias subulata Desert Milkweed	5 Gal.
Carnegeia gigantea Sauguaro	6' spear.
Dasylirion quadrangulatum Mexican Grass Tree	5 Gal.
Dasylirion wheeleri Desert Spoon	5 Gal.
Fouquieria splendens Ocotillo	8 cane min.
Hesperaloe funifera Giant Hesperaloe	5 Gal.
Hesperaloe parviflora Yellow Yucca	5 Gal.
Muhlenbergia capillaris 'Regal Mist'	5 Gal.
Muhlenbergia lindheimeri 'Autumn Glow'	5 Gal.
Muhlenbergia rigens Deer Grass	1 Gal.
Nolina bigelovii Beargrass	5 Gal.
Opuntia basilaris Bevertail Prickly Pear	5 Gal.
Opuntia englemannii Engelmann's Prickly Pear	5 Gal.
Yucca baccata Banana Yucca	5 Gal.
Yucca pallida Pale Leaf Yucca	5 Gal.
Yucca rupicola Twisted Leaf Yucca	5 Gal.
Vines	**Size**
Bougainvillea 'Barbara Karst' Bougainvillea	5 Gal.
Bougainvillea 'San Diego Red' Bougainvillea	5 Gal.
Gelsemium sempevirens Carolina Jessamine	5 Gal.
Inerts	
No Symbol	Decomposed Granite 1" Minus Mountain Vista Brown

TREE SIZE REQUIREMENTS:
48" BOX TREES REQUIRED (5%)
36" BOX TREES REQUIRED (35%)

ADDITIONAL PLANT MATERIAL SELECTIONS MAY BE ADDED TO FUTURE CONSTRUCTION PLANS AS SELECTED FROM THE ADWR LOW WATER PLANT LIST OR THE APPROVED PUP E AMENDMENT AREA PLANT PALETTE.

TYPICAL NOTES:

- ALL INTERSECTIONS HAVE SIGHT VISIBILITY TRIANGLES PER CITY OF BUCKEYE EDS 6-3.307, ALL TREES SHALL BE 20' FROM STREET LIGHTS AND ALL VEGETATION SHALL BE 6' CLEAR FROM FIRE HYDRANTS
- LOW WATER USE AND LOW MAINTENANCE LANDSCAPE IN OPEN SPACE TRACTS
- ALL LANDSCAPE FEATURES TO BE MAINTAINED BY A PRIVATE HOME OWNERS ASSOCIATION (ESTABLISHED BY THE DEVELOPER)
- 2" DEEP GRANITE TO BE APPLIED TO ALL LANDSCAPE AREAS
- ALL LANDSCAPE TO BE WATERED BY BELOW-GRADE AUTOMATED IRRIGATION SYSTEM

Pulte HOMES

FESTIVAL RANCH - PARCELS 37

Conceptual Landscape Plan

Plan Scale: 1 : 80' 80' 160' 240'

Date: 07-15-2024

Sheet 1 of 4

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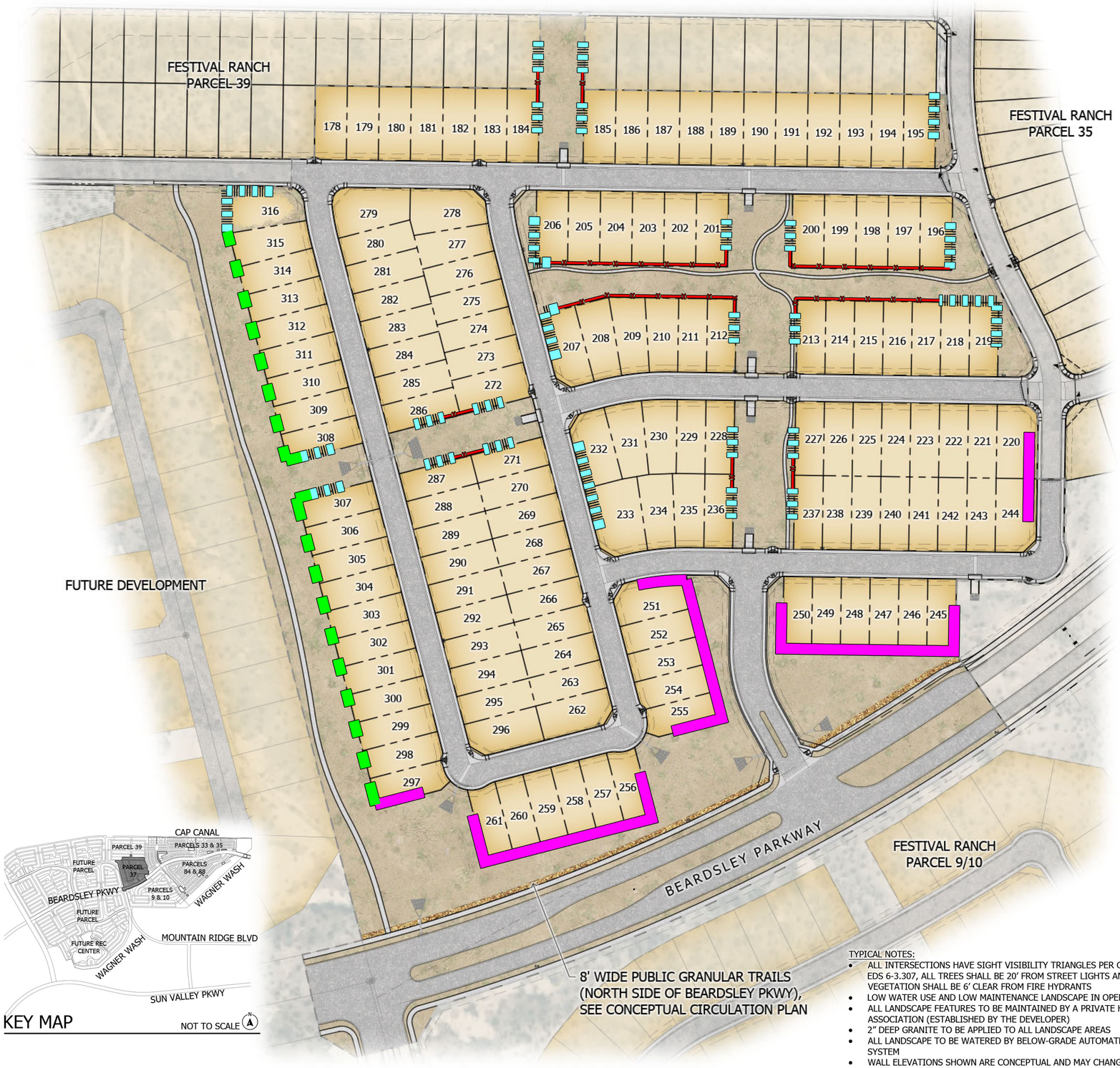
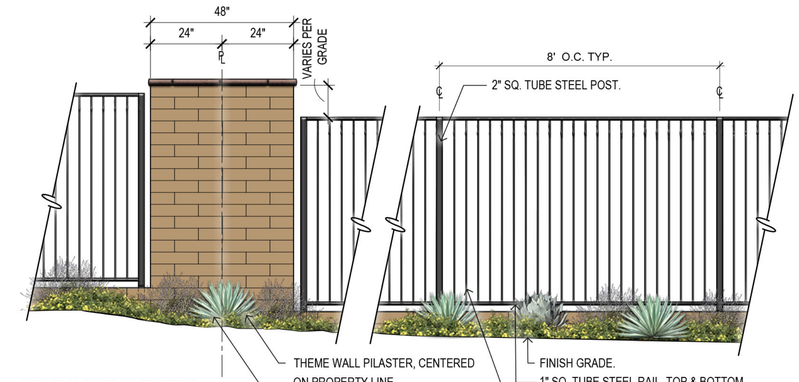


KEY MAP

NOT TO SCALE

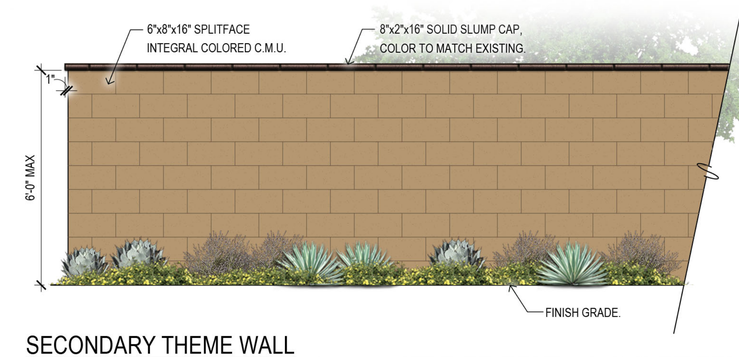
WALL LEGEND

SYMBOL	DESCRIPTION
	PERIMETER THEME WALL
	SECONDARY THEME WALL
	PARTIAL VIEW FENCE
	FULL VIEW FENCE

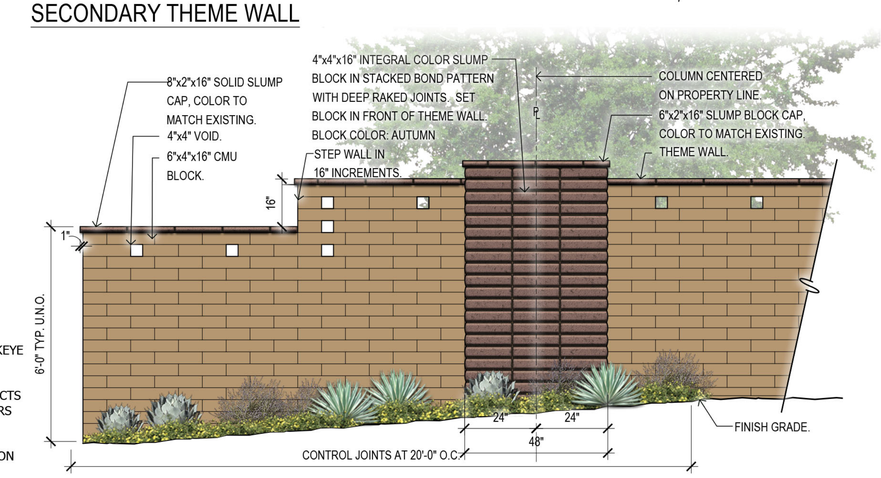


PARTIAL VIEW NOT SHOWN
PARTIAL VIEW 4'-6" SOLID 6" X 4" X16" CMU BLOCK WITH 18" VIEW ABOVE

FULL VIEW FENCE



SECONDARY THEME WALL



PRIMARY THEME WALL WITH PILASTER

TYPICAL NOTES:

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- ALL LANDSCAPE TO BE WATERED BY BELOW-GRADE AUTOMATED IRRIGATION SYSTEM
- WALL ELEVATIONS SHOWN ARE CONCEPTUAL AND MAY CHANGE. ANY DEVIATIONS WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS FOR APPROVAL.

Pulte HOMES

FESTIVAL RANCH - PARCELS 37

Conceptual Walls Plan

Plan Scale: 1 : 80' 80' 160' 240'

Date: 07-15-2024

Sheet 2 of 4

ABLA ABLASTUDIO.COM

CIRCULATION LEGEND

SYMBOL	DESCRIPTION
	8' WIDE PUBLIC GRANULAR TRAIL
	5' WIDE CONCRETE TRAIL
	LOCAL SIDEWALK
	8' WIDE PRIVATE CONCRETE TRAIL
	8' ATTACHED CONCRETE SIDEWALK

TYPICAL NOTES:

- ALL INTERSECTIONS HAVE SIGHT VISIBILITY TRIANGLES PER CITY OF BUCKEYE EDS 6-3.307, ALL TREES SHALL BE 20' FROM STREET LIGHTS AND ALL VEGETATION SHALL BE 6' CLEAR FROM FIRE HYDRANTS
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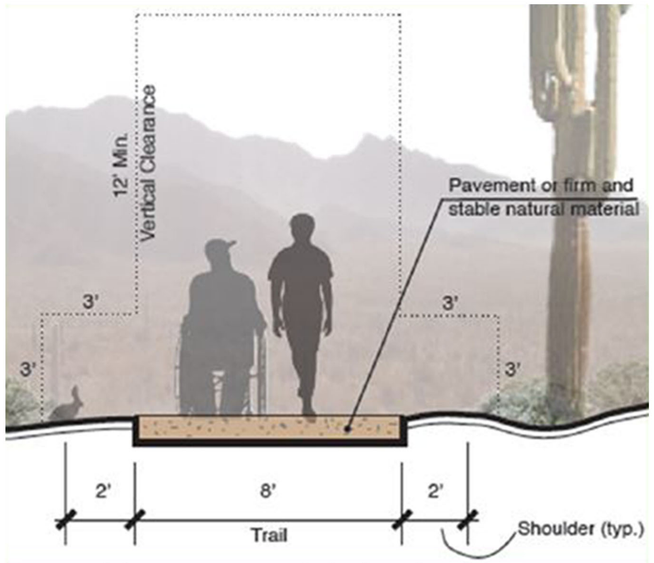
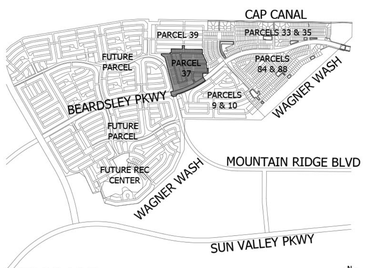


PUBLIC GRANULAR TRAIL ALONG NORTH SIDE OF BEARDSLEY PKWY, SECTION "A"



KEY MAP

NOT TO SCALE

FESTIVAL RANCH - PARCELS 37

Conceptual Circulation Plan

Plan Scale: 1:80' (80' 160' 240')

Date: 07-15-2024

Sheet 3 of 4

ABLASTUDIO.COM

CIRCULATION LEGEND

SYMBOL	DESCRIPTION
	8' WIDE PUBLIC GRANULAR TRAIL
	5' WIDE CONCRETE TRAIL
	LOCAL SIDEWALK
	8' WIDE PRIVATE CONCRETE TRAIL
	8' ATTACHED CONCRETE SIDEWALK

TYPICAL NOTES:

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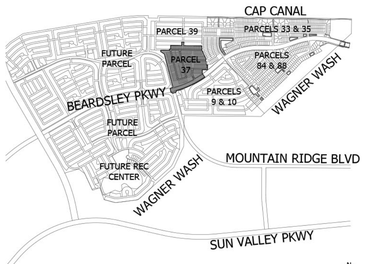
Open Space Data		
	Acres	Percent
Gross Acreage	34.31	100%
Open Space Required	6.862	20%
Open Space Provided	8.82	26%
Active Open Space	0.37	1%



KEY MAP NOT TO SCALE

FESTIVAL RANCH - PARCELS 37

Conceptual Open Space Plan

Plan Scale: 1 : 80' (80' 160' 240')

Date: 07-15-2024

Sheet 4 of 4

ABLASTUDIO.COM

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 09/10/24	**AGENDA ITEM:** 3.B. AZ85 Industrial Park- Planned Area Development (PAD) Rezone (PLZZ-22-00013)
DATE PREPARED: 09/06/24	**DISTRICT NO.:** 1
STAFF LIAISON: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215	
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) AZ85 Industrial Park - Planned Area Development (PAD) Rezone (PLZZ-22-00013) Public hearing and motion to recommend approval, subject to conditions, a request to rezone approximately 143.9-acre subject area located on the northeast corner of State Route 85 and Southern Avenue from Planned Residential (PR) to Planned Area Development (PAD) to facilitate light industrial development on the property.

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

SUMMARY

PROJECT DESCRIPTION:
The applicant is proposing a rezoning from Planned Residential (PR) to Planned Area Development (PAD) for approximately 143.9 acres located on the northeast corner of State Route 85 and Southern Avenue within City Council District 1. The rezoning will facilitate light industrial development of the site in furtherance of the property's Employment General Plan land use designation. Please see attached staff report for additional information and analysis.

BENEFITS:
The proposed rezoning will further economic development and planning related goals for development of employment opportunities within the SR-85 corridor.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZZ-22-00013-AZ85 Rezone PZC Staff Report.docx
PLZZ-22-00013-Vicinity Map
PLZZ-22-00013 AZ85 NEC Southern & SR 85 PAD Rezone- Narrative.pdf

REZONE WITH PAD OVERLAY

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZZ-22-00013
TITLE:	AZ85 Industrial Park PAD Rezone
MEETING DATE:	September 10, 2024

Applicant/Owner:	George Quinif of Peak Group, on behalf of AL-BO Limited Partnership and Cardinal Capital Company, LLC.
Request:	Planned Area Development (PAD) Rezone from Planned Residential (PR) to Light Industrial (I-1).
District	District 1
Location:	Located on the northeast corner of State Route 85 and Southern Avenue
Site size:	Approximately 143.9 acres
Density:	N/A
Public input:	None known
Recommendation:	Public Hearing and recommendation of approval subject to conditions (a) through (y).

PROJECT DESCRIPTION

1. George Quinif of Peak Group, on behalf of AL-BO Limited Partnership and Cardinal Capital Company, LLC, are requesting approval of a PAD Rezone on approximately 143.9 acres located on the northeast corner of State Route 85 and Southern Avenue.

2. Pending the decision of the Planning and Zoning Commission, the City Council will hold a public hearing to adopt an ordinance to rezone the subject property on October 1, 2024.

3. This rezoning request is to allow light industrial development on the approximately 143.9-acre subject property to develop according to the permitted uses and development standards of the Light Industrial (I-1) district with modifications through a PAD.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Undeveloped	Employment	Planned Residential (PR)
North	Agricultural	Employment	Planned Residential (PR)
South	Agricultural	Employment	Light Industrial (I-1)
East	Agricultural	Employment	Light Industrial (I-1)
West	State Route 85 and Agricultural	Employment	General Commerce (GC)

PUBLIC PARTICIPATION SUMMARY:

5. A neighborhood meeting was held February 8, 2023, providing an opportunity for interested parties to learn more about the request. As required by Buckeye Development Code, written notices to property owners within 500 feet of the subject site were mailed over fifteen (15) days prior to the date of the meeting.

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

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

Table 2: Public Notice

Notification Element	Date
Mailing to Property Owners w/in 500'	August 26, 2024
Legal Notice – Arizona Republic	August 26, 2024
Site Posted	August 16, 2024

BACKGROUND

8. *June 7, 2022*: The Mayor and City Council approved a Major General Plan Amendment to Employment for approximately 663 acres under Resolution 47-22.

9. The request was originally submitted to the Planning and Zoning Commission last September but was continued by the owners to request small changes to the PAD.

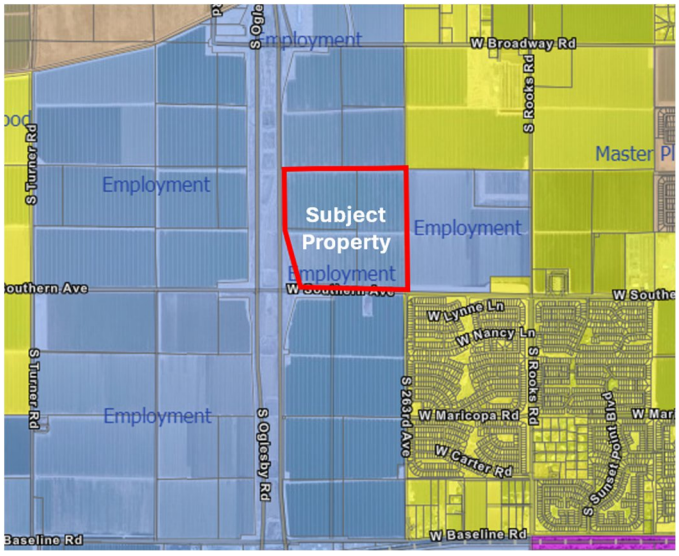
10. The changes required additional staff review but did not change the zoning request from Planned Residential (PR) it Light Industrial (I-1) with a PAD Rezone.

ANALYSIS

Conformance with the General Plan:

11. The General Plan Land Use Map specifies the subject area in Employment. The proposed request to PAD Rezone has been determined to be consistent with the intent of the General Plan.

12. *Exhibit 1: General Plan Map*



13. The proposed Employment land use designation is intended to develop with uses that contribute to the local and regional economy. Uses within the Employment designation may include industrial, such as warehouses, manufacturing facilities, and business parks, with access provided to arterial roadways.

14. This PAD is specifically intended to accommodate uses involving: light manufacturing, assembling, warehousing, and wholesale activities. Office and related retail uses are also permitted within this district.

Zoning:

15. The property is currently zoned Planned Residential (PR) and will be zoned Light Industrial (I-1) with a PAD Rezone.

16. The proposed modifications to the underlying zoning through proposed application of the PAD Rezone is to modify primarily:
    a. Signage dimensional requirements. This has been requested because of the adjacency to SR-85.
    b. Change parking requirements for industrial based on a sliding scale.
    c. Allow Commercial uses along the Southern Avenue. Creating a potential mix of uses on the subject property. Exhibits 6A-D in the attached PAD show conceptual layouts and uses for the subject property. Exhibit 6C shows a conceptual commercial frontage with the balance of the property shown as light industrial.

17. *Exhibit 2: AZ85 Industrial Park Rezone-Commercial Mixed-Use*

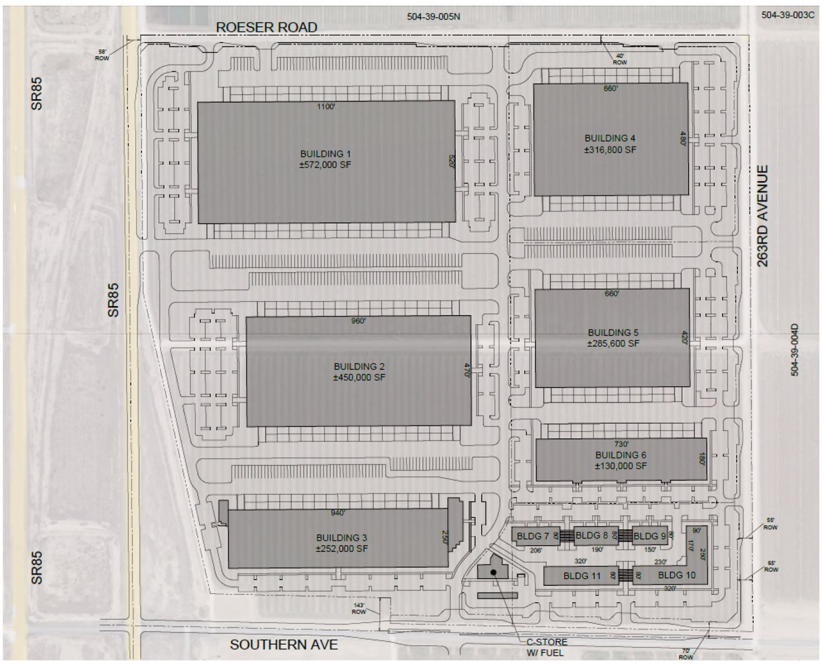


Exhibit 2: *AZ85 PAD Development Standards:*

AZ85 Industrial Standards	***Light Industrial I-1***	***AZ85 (I-1 PAD)***
Maximum Lot Coverage:	80%	80%
Maximum Buiding Height (1)	55'	55'
Minimum Building Setbacks		
Southern Ave - Front Yard / Street Side:	40'	40'
State Route 85 - Front Yard / Street Side	40'	40'
263rd Ave - Front Yard / Street Side (2)	20' / 75'	20' / 75'
Roeser Rd - Front Yard / Street Side	20'	20'
Local Industrial (interior)	20'	20'
Interior Side Yard	20'	20'
Interior Rear Yard	20'	20'
Private Streets (from Access Esm't)	20'	20'
Minimum Landscape Setbacks		
Southern Ave - Front Yard / Street Side:	20'	20'
State Route 85 - Front Yard / Street Side	20'	20'
263rd Ave - Front Yard / Street Side	10'	10'
Roeser Rd - Front Yard / Street Side	10'	10'
Local Industrial	10'	10'
Interior Side Yard	10'	10'
Rear Yard	10'	10'
Private Streets (from Access Esm't)	NA	**10'**
Parking *(3)*	*Parking Req'd*	*Parking Provided*
Warehousing & Storage	1/1,250sf	**1/1,000sf - up 10,000sf**
		1/5,000sf - over 10,000sf
Office	1/300sf	1/300
Commercial / Retail	1/300sf	1/300
Project Signs *(4)*	*Height / Copy Area*	*Height / Copy Area*
Primary Project Identification - Multi-Tenant	20' / 48sf	20' / **80sf**
Secondary Project Identification	N/A	**16' / 72sf**
Monument Signs	N/A	**8' / 32sf**

RECOMMENDATION

18. Staff recommends the Planning and Zoning Commission recommend approval with conditions (a) through (y) of a PAD Rezone for the AZ 85 Industrial Park (Case PLZZ-22-00013) to the Mayor and Cit Council, for the following reasons:
    - The rezoning conforms to the property's proposed General Plan designation of Employment .
    - The rezoning 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).

General

a) Development of the property shall be in general conformance to the project narrative report entitled "AZ 85 an Industrial Park" consisting of 31 pages, dated July 24, 2024, except as modified by the following conditions.
b) 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 the Rezoning approval
c) The conceptual site plan identified in the narrative is for illustrative purposes only and does not constitute an approved site plan. Any site plan will require a separate submittal, review, and approval and shall conform to all City of Buckeye codes and regulations at the time of submittal.
d) 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, or Minor Subdivision, but not before any Map of Dedication, or approval of the project's first site plan.
e) Unless otherwise set forth in the Development Agreement or such other agreement between any Property Owner / Developer and the City, all existing overhead power lines less than 69 kV capacity, or any other existing overhead non-power utilities (e.g. telephone, cable) within the project area or along its boundaries, shall be installed underground.
f) All existing irrigation facilities located on the site shall be abandoned, relocated, or installed underground, excluding any temporary irrigation for portions of the property prior to development as long as such facilities are not located within a developed portion of the property. 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 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.
g) 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 unless otherwise modified through a separate agreement approved by the City.
h) Plans submitted for any phase of development shall take into consideration impacts on undeveloped portions of the Property and shall be designed with public utilities sized for future phases, so that parallel or redundant public utilities are not required in the future.

i) 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.
j) Prior to Final Plat recordation, the City of Buckeye shall approve all engineering and construction plans and reports for the required infrastructure for the project.
k) The Property Owner/Developer shall obtain approval from the applicable utility interests for easement location and width, as required for utility purposes.
l) To the extent the Property will be served by the City with such public services and unless otherwise set forth in the Development Agreement or such other agreement between any Property Owner / Developer and the City, 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 includes water supply, infrastructure, and capacity for the production, treatment and delivery of water to the project and the collection, treatment and disposal, including recharge and/or reuse, of wastewater generated at the project. Nothing in this stipulation is intended to prevent the Property Owner/Developer from providing the water and sewer self service solutions as described in the CMPA, if and as allowed by law and in locations reasonably acceptable to the City.
m) 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. To the extent reasonably available, Property Owner/Developer will utilize non-potable water for construction before using City potable water.

Drainage

n) 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 unless easements or agreements are in place with the affected downstream property owner allowing the alteration of the historical condition.

Streets

o) 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 each section of land this project is located within. 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. When calculating the costs, the above number of assumed signals for each section of land shall be adjusted to only include those signals where it is known or where it can reasonably be assumed a

signal will be required. The cost shall be based on an anticipated signal cost as determined by the City Engineer.

p) Unless otherwise set forth in the Development Agreement or such other agreement between any Property Owner / Developer and the City, the Property Owner/Developer shall be responsible for the dedication and construction of all adjacent half-street right-of-way and improvements, at no cost to the City based on City of Buckeye standards.

q) The Property Owner/Developer shall submit a Map of Dedication 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 only be requested by the City to be dedicated to permit the construction of needed City infrastructure. The submittal of a Map of Dedication for the purpose of dedicating rights of way or granting easements will not trigger a requirement to submit construction documents for roadway or other improvements.

r) All streets (local, collector, and arterial), public sidewalks, public parks, and other public common areas, as determined by the City of Buckeye, shall be sufficiently illuminated to ensure the safety and security of persons and property. The City shall approve all lighting improvements within the right-of-way.

s) All street names shall be subject to final approval by the City of Buckeye and shall conform to the City of Phoenix grid alignment.

t) Pavement sections for all streets shall be determined in accordance with a City approved geotechnical analysis but shall not be less than the City's minimum requirements.

u) Arterial, and parkway streets shall have a raised, landscaped median except at intersections where left-turn lanes are provided.

v) Any traffic signals that are required due to site generated traffic shall be installed by the Property Owner/Developer when warranted. For such traffic signals where the project makes a sectional signal fee contribution as noted above, the applicable developer shall be eligible for a credit of the contributed amount towards that signal (and any payment by the Property Owner / Developer or others as allowed by the City Code).

Water/Wastewater

w) If the property will be a "subdivision" as defined in A.R.S. § 32-2101 that is subject to the assured water supply requirement, then prior to Final Plat approval, the Property Owner/Developer shall produce a Certificate of Assured Water Supply issued by the Arizona Department of Water Resources (ADWR), covering all lots and parcels created, defined, or depicted on said plat. The certificate must be consistent with all ADWR rules and regulations. If the City has been designated as having an assured water supply (DAWS) prior to Final Plat approval, and if ADWR has not yet issued a Certificate or Certificate of Assured Water Supply for the subdivision, then a Certificate of Assured Water Supply will not be required by the City.

x) The subject property will require the dedication of two (2) well sites. Determination for the location of the sites will be identified through the site plan or platting process.

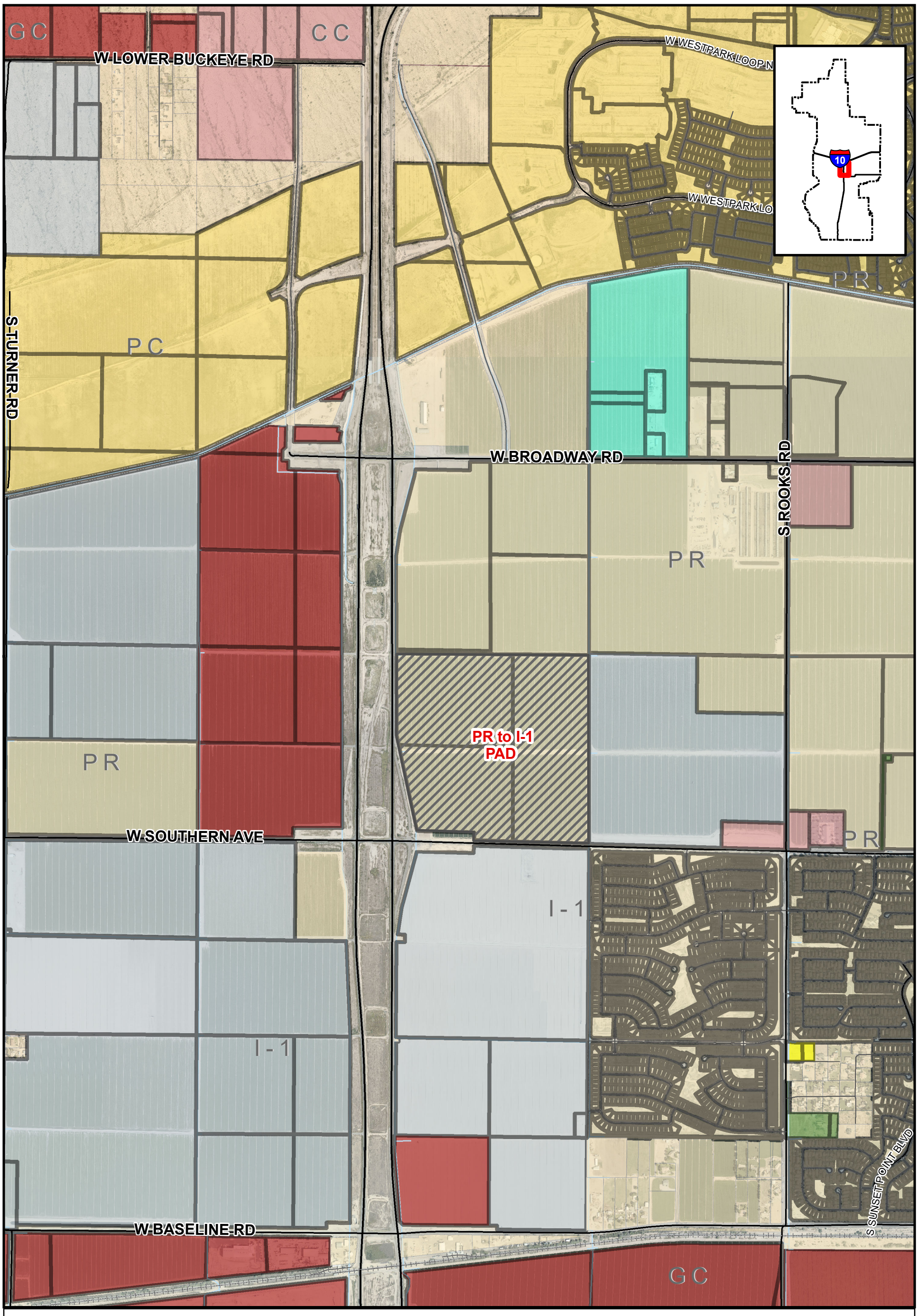
y) Any City-owned recharge facilities shall be located and constructed in a manner that the potable wells for the project can be permitted as recovery wells.

ATTACHMENTS

- Vicinity Map
- Narrative & exhibits

Prepared by:
Sean Banda, Senior Planner

Reviewed By:
Ken Galica, Planning Manager



VICINITY MAP

BUCKEYE, AZ

PLZZ-22-00013
AZ85 an Industrial Park
City Council District #1

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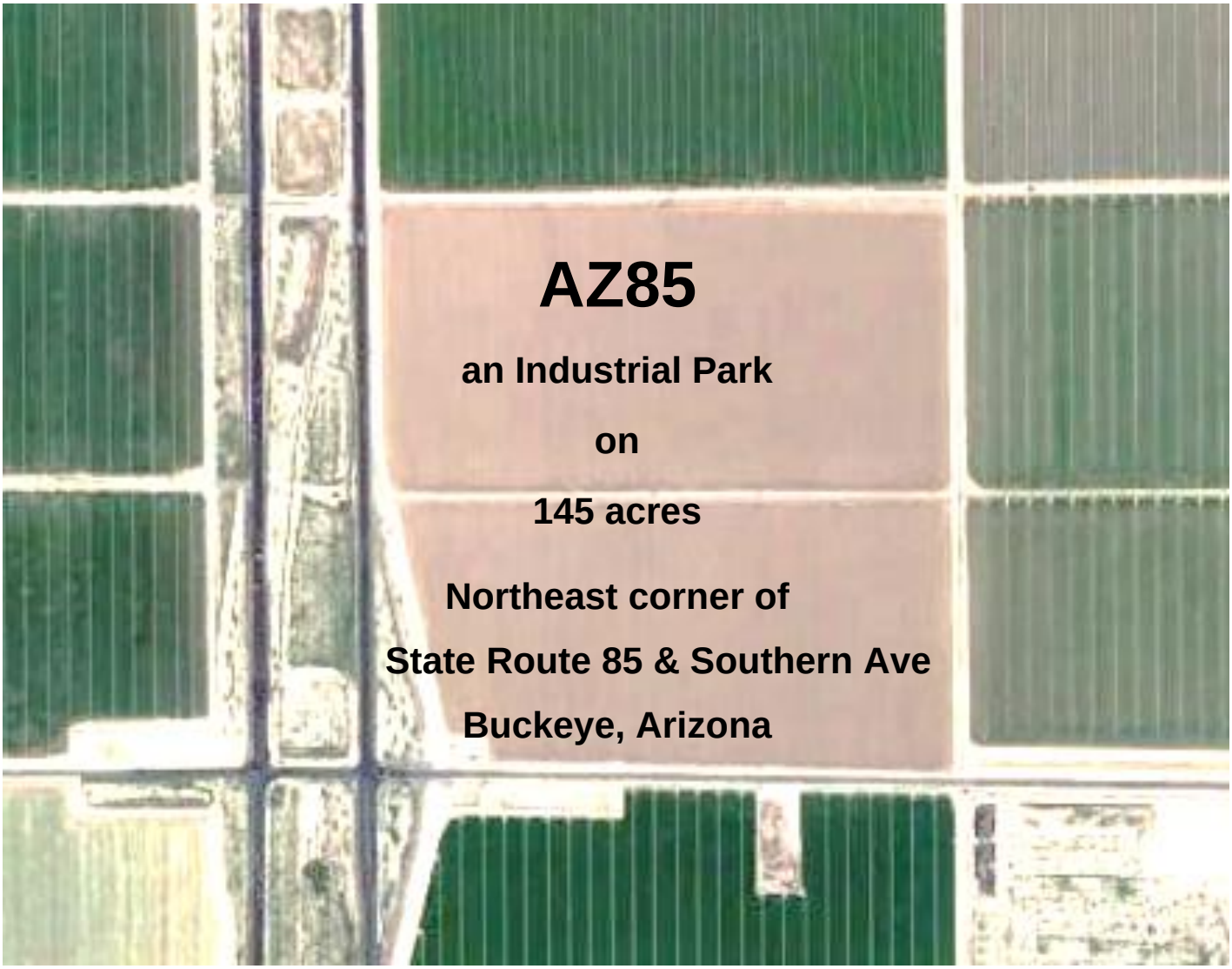
PLANNED AREA DEVELOPMENT APPLICATION



1st Submittal: September 26, 2022

2nd Submittal: March 1, 2023

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Prepared For: Cardinal Capital Co & AL-BO Ltd Partnership

Prepared By: GPLA

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1. Project Team

Project Name:	AZ85
Property Owner #1:	Cardinal Capital Company, LLC
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	DrBarb@Kostickfam.com
Parcel Nos.:	504-39-001J, 504-39-002E, 504-39-002K, & 504-39-002G
Property Owner #2:	AL-BO Limited Partnership
	Mr. Mike Dudding
	PO Box 494, South Sioux City, NE 68776
	(806)-236-3114 / mjdudding19@gmail.com
Parcel Nos.:	504-39-001F & 504-39-002D
Owner's Representative:	George Quinif – Peak Group
	5080 N. 40th St. # 205
	Phoenix, AZ 85018
	602-952-0123 / quinif@peakaz.com
Project Location:	Northeast Corner State Route 85 & Southern Ave
Project Area:	143.9 Gross Acres / 137.1 Net Acres
Development Team:	Land Planner / Landscape Architect
	Jack Gilmore, LA / Tom Briggs
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2. Project Introduction

On behalf of Cardinal Capital Company (Property Owner 1) and AL BO Limited Partnership (Property Owner 2), Gilmore Planning & Landscape Architecture (Applicant) respectfully submits for consideration this application to rezone approximately 143.9 gross acres (137.1 net acres) from Planned Residential (PR) to Light Industrial (I-1) with a Planned Area Development (PAD) overlay. These properties are situated at the northeast corner of State Route 85 (SR85) and Southern Ave. Please refer to the attached ***Exhibit 1*** - *Vicinity Map* for the location of the 143 acres. The ownership of these properties is as follows:

1. Cardinal Capital Company, property owner of parcels 504-39-001J, 504-39-001K, 504-39-002E, and 504-39-002G, totaling 83.9 acres (herein referred to as "Cardinal Capital Property".
2. AL-BO Limited Partnership, property owner of parcels 504-39-001F and 504-39-002D, totaling 60.0 acres (herein referred to as "AL-BO Property".

The Cardinal Capital Property was included in a previous PAC meeting that occurred on December 16, 2021, for their 84 acres – PLZM-21-00329. Ryan Companies processed a subsequent PAC meeting request that occurred on January 27, 2022 for the combined Cardinal Capital and AL-BO properties – PLZM21-00344. Please also refer to ***Exhibit 2*** – *Legal Description*, ***Exhibit 3*** – *Legal Plan Exhibit*, and ***Exhibit 4*** – *ALTA Survey* for additional site information regarding the combined Cardinal Capital and AL-BO properties (herein referred together as the "AZ85 Property").

AZ85 is intended to attract a mixture of light industrial, logistics, warehouse/distribution, manufacturing, wholesale, research and development, and multi-tenant uses with high-quality architecture and site improvements. Due to its proximity to State Route 85 and the Southern Ave frontage, the PAD will expand the permitted uses to allow commercial uses along the Southern Ave frontage of the AZ85 Property.

While this application is intended to establish the I-1 with a PAD overlay on the entire property, both Cardinal Capital and AL-BO acknowledge that development interests may dictate that these parcels develop separately. Although utility services may influence the schedule and pattern of development for the combined or separate development of the Cardinal Capital Property and the AL-BO Property, the I-1 PAD zoning and conditions for approval will be common to both properties. It is also likely that market interests may result in a combined, single-phased master plan for the entire AZ85 Property. Future applications for Site Plan Approval will establish the development pattern and phased improvements for streets and utilities. These future combined or separate applications will include updates to the traffic impact studies, and water and sewer reports, as necessary.

3. Existing Land Use

The AZ85 Property is currently in agricultural production. These agricultural fields that have been mass graded to facilitate flood irrigation. Natural grade on-site and within the surrounding area falls to the south at less than 1%.

Please refer to the attached ***Exhibit 5*** - *Context Map - Existing Zoning & Surrounding Land Use Plan* that illustrates existing land uses and surrounding zoning.

4. Surrounding Land Uses

North: The north boundary aligns with the mid-section between Southern Ave and Broadway Rd, corresponding to the Roeser Rd alignment. The entire area north and northeast of the AZ85 Property is currently in agricultural production. This area is zoned Planned Residential - PR. The recently approved Major General Plan Amendment revised the land use designation from Neighborhood to Employment.

East: The east boundary aligns with the mid-section boundary, which is the 263 Ave alignment. The adjacent area immediately east is in agricultural production and was rezoned to I-1 in December 2022.

South: The south side fronts on Southern Ave, which is planned to become a major arterial. South of Southern Ave is additional property currently in agricultural production and zoned Light Industrial - I-1.

West: The west side is delineated by the one-way northbound lanes of State Route 85. The Arizona Department of Transportation (ADOT) controls all access and improvements to this highway. Any requested access will require a Traffic Impact Analysis (TIA).

5. General Plan Designation

The Buckeye City Council approved a Major General Plan Amendment (Major GPA) on June 7, 2022, which changed the land use designation on this subject property from Neighborhood to Employment. This application for Light Industrial with a PAD overlay is in compliance with the Imagine Buckeye 2040 General Plan and includes a provision for “Transitional Employment”. The Employment designation is intended to support uses that contribute to the local economy, which may include industrial warehousing and distribution, manufacturing facilities, and business parks. The Transitional Employment designation requires a higher level of architectural enhancements due to the site’s proximity to SR85. These enhancements will be incorporated into the Site Plan Approval applications for each phase of site development depending on if the properties are developed together or separately.

6. Existing & Proposed Zoning

The existing zoning is Planned Residential (PR), an obsolete district that permits a variety of residential product types. The proposed zoning is Light Industrial (I-1) with a PAD overlay (I-1 PAD). In consideration of the Major GPA and the Transitional Employment designation, the approval of this rezoning will require enhanced architectural improvements and site planning criteria. This includes enhanced screening of truck loading areas along public streets, building elevations that provide various massing presentations and parapet heights, and enhanced office entries at the building corners and midpoints. Although this application does not include a Site Plan Review component, it is understood that future Site Plan Approval Applications will formalize these architectural enhancements and site improvements in conformance with the development standards included within this PAD overlay, Buckeye's Industrial and Commercial Development Standards, and the Council's stipulations for approval.

7. Permitted Uses

This PAD overlay and its permitted uses are intended to accommodate uses involving, light manufacturing, assembling, warehousing, e-commerce, and wholesale activities. Associated office and related retail uses are also permitted within this district. The manufacturing or assembly of finished products is also allowed, as long as the primary use of the property is not the basic processing and compounding of raw materials. In addition to the uses already allowed in Light Industrial (I-1) zoning district, this PAD requests additional commercial uses, as described herein, along the Southern Ave frontage of the AZ85 Property. Specifically, the PAD overlay will allow Community Commercial (C-2) uses with modifications to the development standards as outlined in Section 9.3 below. Generally, permitted uses may include:

7.1 Office for Professional, Administrative, Clerical, Financial, and Medical Services.

7.2 Research and Development Laboratories and Medical Research Facilities.

7.3 General Retail and Business Support Services.

7.4 Wholesale Sales and Distribution of Finished Goods.

7.5 Veterinary Clinic (All Indoor).

7.6 Restaurants, with and without drive-thru.

7.7 Hotel/Motel.

7.8 Indoor Recreation.

8. Project Description

The primary intent of this rezoning application is to permit the development of Light Industrial (I-1) uses that include a variety of industrial uses: manufacturing, e-commerce, warehousing, and office uses. The PAD overlay is intended to also allow limited commercial uses along the Southern Ave frontage. Development standards that ensure appropriate flexibility for such employment-based developments are defined in items 9.1 and 9.3 below and will be further evaluated as part of future individual or combined site plan approval applications for the Cardinal Capital Property or the AL-BO Property. The plans, exhibits, and images presented herein are conceptual only and intend to convey the type, intensity, and quality of future development. While specific users have not been identified at this time, the AZ85 Property is expected to develop quickly in response to current demand for employment-oriented uses along the SR 85 corridor.

While this rezoning application includes a combined 143.9 gross acres (137.1 net acres), there is the potential for the Cardinal Capital Property and the AL-BO Property to develop separately. The *Concept Site Plan* included as ***Exhibit 7***, incorporates a potential phase boundary that could allow the Cardinal Capital Property and the AL-BO Property to develop as one or two projects. The necessity for shared access and utilities will be negotiated and resolved as part of the initial application for site plan approval and processing a subdivision plat.

Individual or combined site plan review approval will follow at a later date when there is a final commitment for water and sewer services and user interest to determine what type of development is most feasible at that time. Future individual or combined applications by Cardinal Capital or AL-BO will include updating traffic studies, as necessary, to reflect the projected increase and distribution of industrial traffic. Water and sewer reports will also be updated, as necessary, to monitor the demand and capacity for these utility services.

Future applications for Site Plan Review and Approval will include a site plan, building design with architectural character, landscaping, signage, grading and drainage, and solutions for utility services, as defined in future Pre-App Meetings.

With the City of Buckeye's approval of this I-1 PAD application, both Cardinal Capital and AL-BO intend to market the AZ85 Property to potential users seeking exposure along the State Route 85 corridor. Concept Site Plan #1 is the basis for the preparation of the Traffic Impact Analysis (TIA) required by ADOT to gain approval for proposed access points along the northbound SR85 frontage and Southern Ave. Lee Engineering has prepared the TIA, which has been submitted with this application. Assuming ADOT supports right-in and right-out turning intersections off SR85 near the one-quarter mile interval north of Southern Ave and at the mid-section, Roeser Rd alignment, these access drives/streets will facilitate the site planning for the north-south orientation of these large structures and present a more attractive architectural facade towards the SR85 frontage. Truck docks can be effectively screened with 8-foot walls and tree massing. This building orientation and enhanced buffering can address

the design intent for the Transitional Employment designation by limiting the placement of truck docks facing SR85 and Southern Ave. As potential users establish their interest, there will be subsequent applications for individual or combined site plan review approvals, updated TIAs as necessary, and subdivision plat approvals, as necessary.

The general development standards will reflect the site planning criteria as referenced in the Light Industrial (I-1) zoning district of the Buckeye Zoning Ordinance, specifically Chapter 7, Article 2, Section 6.2, with allowed land uses as prescribed in Table 3.1.1, and site development standards as modified with this I-1 PAD application.

9. Development Standards

9.1 Industrial Development Standards

The development standards for industrial uses within AZ85 as outlined in the table below, have been developed to provide conditions more conducive to contemporary trends in warehousing and manufacturing technology. The permitted building heights, setbacks, and parking requirements are designed to encourage the development of highly attractive, state-of-the-art industrial warehouse facilities along this portion of the SR-85 corridor.

AZ85 Industrial Standards	***Light Industrial I-1***	***AZ85 (I-1 PAD)***
Maximum Lot Coverage:	80%	80%
Maximum Buiding Height (1)	55'	55'
Minimum Building Setbacks		
Southern Ave - Front Yard / Street Side:	40'	40'
State Route 85 - Front Yard / Street Side	40'	40'
263rd Ave - Front Yard / Street Side (2)	20' / 75'	20' / 75'
Roeser Rd - Front Yard / Street Side	20'	20'
Local Industrial (interior)	20'	20'
Interior Side Yard	20'	20'
Interior Rear Yard	20'	20'
Private Streets (from Access Esm't)	20'	20'
Minimum Landscape Setbacks		
Southern Ave - Front Yard / Street Side:	20'	20'
State Route 85 - Front Yard / Street Side	20'	20'
263rd Ave - Front Yard / Street Side	10'	10'
Roeser Rd - Front Yard / Street Side	10'	10'
Local Industrial	10'	10'
Interior Side Yard	10'	10'
Rear Yard	10'	10'
Private Streets (from Access Esm't)	NA	**10'**
Parking *(3)*	*Parking Req'd*	*Parking Provided*
Warehousing & Storage	1/1,250sf	**1/1,000sf - up 10,000sf**
		1/5,000sf - over 10,000sf
Office	1/300sf	1/300
Commercial / Retail	1/300sf	1/300
Project Signs *(4)*	*Height / Copy Area*	*Height / Copy Area*
Primary Project Identification - Multi-Tenant	20' / 48sf	20' / **80sf**
Secondary Project Identification	N/A	**16' / 72sf**
Monument Signs	N/A	**8' / 32sf**

9.2 Requested Industrial Deviations and Justifications

a. *Parking* – Final parking requirements will be determined with the future applications for Site Plan Approval, that may be influenced by the specific tenant. A 'final parking analysis' will be included in the updated TIA approved by the City. The TIA will be approved prior to the issuance of a final Certificate of Occupancy. Cardinal Capital and AL-BO consider their primary competition to be other available sites in the City of Goodyear along the Loop 303 Corridor. To remain competitive, the Owners are requesting that the parking ratio for the AZ85 Property reflect the City of Goodyear's parking ratio, which is: 1 space per 1,000 sq ft for the first 10,000 sq ft, then reducing to 1 space per 5,000 sq ft for the remaining floor area. This request also proposes that the total parking count may be reduced for a known user if the user's operations can demonstrate to the Zoning Administrator's satisfaction that fewer parking spaces are needed due to the nature of the operations (e.g., a highly automated facility requiring minimal employees. While a known user may not be required to build the minimum number of parking spaces, the Cardinal Capital and AL-BO properties shall be developed to allow for additional parking spaces in the future to meet minimum requirements if there is a change in the user. The combined or sperate application for site plan approval will reflect the proposed parking based on the user's internal business operations, as well as the ability to satisfy the ultimate parking demand should there be a change in use or operations.

b. *Parking for Alternative Energy Vehicles, Compact Cars, and Carpools* – For individual industrial projects with 20 or more required spaces, five percent (5%) of the required total shall be reserved for hybrid, alternative energy vehicles, compact cars, and carpool vehicles up to a maximum of 15 spaces.

c. *Signage* – Signage is a critical tool for the successful development of most businesses, including industrial warehouse uses. Due to the height and massing of buildings for newer light industrial developments, signage heights need to be flexible to meet specific tenant needs. The City of Buckeye's municipal code allows for freestanding industrial sign heights up to 20 feet with 48 square feet of copy area. However, these freestanding signs may need to include multi-tenant identification and may require more copy area. This PAD requests that for 'Primary' ID Signs, the copy area be increased from 48 to 80 square feet per side for a double-sided sign, and to 60 square feet for 'Secondary Project ID Signs'. A Comprehensive Sign Plan (CSP) will be prepared to include guidelines for height, allowable copy area, color, materials, location of wall signage, illumination, and configuration of logo and copy presentations.

9.3 Commercial Development Standards

The development standards for the commercial uses oriented towards Southern Ave within the AZ85 PAD overlay, as outlined in the table below, have been developed to provide complementary conditions with the adjacent industrial uses and for the streetscape along the Southern Ave frontage. These proposed setbacks typically exceed the minimum standards for commercial uses in the Community Commercial C-2 district.

Southern Ave - Commercial Standards	***Commercial C-2***	***AZ85 (I-1 PAD)***
Maximum Lot Coverage:	60%	60%
Maximum Buiding Height	50'	50'
Minimum Building Setbacks		
Southern Ave - Front Yard / Street Side:	0'	**20'**
State Route 85 - Front Yard / Street Side	0'	**20'**
263rd Ave - Front Yard / Street Side	10'	**15'**
Local Industrial (interior)	0'	**10'**
Interior Side Yard	10'	10'
Interior Rear Yard	0'	**10'**
Private Streets (from Access Esm't)	0'	**10'**
Minimum Landscape Setbacks		
Southern Ave - Front Yard / Street Side:	0'	**20'**
State Route 85 - Front Yard / Street Side	0'	**20'**
263rd Ave - Front Yard / Street Side	10'	**15'**
Local Industrial (interior)	0'	**10'**
Interior Side Yard	10'	10'
Interior Rear Yard	0'	**10'**
Private Streets (from Access Esm't)	0'	**10'**
Parking	*Parking Req'd*	*Parking Provided*
Office	1/300sf	1/300
Commercial / Retail	1/300sf	1/300

10. Architectural Design Guidelines

The developer will strive to achieve a thematic character that will be woven into the fabric of the combined or separate developments of the Cardinal Capital Property and the AL-BO Property. The use of common streetscape elements, plant material selection, site furniture, screen walls, and signage will help to establish very visible common design elements while leaving some flexibility for individual tenants' architectural expression or requirements.

Industrial Uses

For the predominant industrial uses, careful aesthetic considerations for large building masses will inform prospective project design teams for each building/phase to seek some consistency in architectural character. Maintaining flexibility in the design of elements is essential to allow for the unique identity of the structure and individual tenants who may choose to incorporate accent features that reflect their distinctive products or services. Large scale industrial processes often require specialized building designs to accommodate long-run assembly, manufacturing, research, and other industrial methods. The standards and guidelines of the Development Code, specifically Article 5; Sections 5.8.2.B, 5.8.3.B, 5.8.3.D, and 5.8.3.E.2.a, shall focus on building corners and facades oriented to public view. Extended truck courts shall be screened with minimum 8-foot screen walls that architecturally relate to the structure. An enhanced landscape utilizing native trees spaced to form a vertical hedge averaging 15-25 feet in height can effectively screen public views to these service courts. For specialized cold storage industrial uses, section 5.8.3.F adds architectural insulated metal panels as an allowed exterior building wall material.

Scale is an important consideration in the overall design, maintaining a relationship with the area's landforms and unique characteristics. Elements should be easily identifiable from vehicles along State Route 85, W Southern Avenue, 263rd Ave, and W Roeser Road, while being set back and buffered so that the scale of the buildings does not dominate the area's views. The level of architectural fenestration and detail will increase adjacent to building entries and corners, and where pedestrian-scaled elements should be included to emphasize human scale. Where appropriate, building parapets will be extended above the roof line to provide line-of-sight screening of rooftop equipment from view adjacent to public rights-of-way. Metal rooftop screens may also be used for this purpose. Roof drains will be external downspouts, using architectural features to integrate them into the elevation design.

Color and pattern will be used to de-emphasize building mass and develop visual interest, creating an overall pleasing aesthetic on all sides of the building. The color palette may include warm to cool neutral colors that complement the surrounding desert hues. Unique features may include limited color accents to provide additional visual interest, while also addressing corporate image. The primary building material may be painted, articulated concrete, tilt-up wall panels, and may feature accent materials that provide additional texture or color where enhancements are appropriate for corporate identity. Storefront glazing will be

incorporated at anticipated office areas to provide daylight to workspaces. Canopies will help the architecture respond to the climate by providing shade, shadow, and accents to the building.

Commercial Uses

For the proposed commercial uses developed along the Southern Ave frontage, the design character may incorporate some of the common building material and colors used for the industrial theme. It is also possible that commercial users will typically present a corporate design that may vary from the industrial uses. The focus of the enhancements is on the more visible corners of these structures where offices and entrances are located. Additional fenestration, projections, shade canopies, colors, and texture variations will draw attention, direction for employees and guests. Specific details regarding architecture, materials, colors, site improvements, etc., will be part of future Site Plan Approval applications.

The buildings may reflect the characteristics of specific tenants or may be generic in nature, but with enhancements that ensure that the AZ85 Property and buildings appeal to a broader range of potential tenants and appreciation by Buckeye residents. Project consistency between the industrial and commercial uses can be reinforced with common streetscape elements, plant material selection, site furniture, screen walls, and signage. While the Site Plan Approval process can ensure consistent compliance with the intent of the I-1 PAD zoning, it is also understood that the Buckeye Planning Director, or designee, may also provide resolutions to the interpretation of the architectural character should questions arise regarding the interpretation of the PAD Design Guidelines.

11. Comprehensive Sign Plan

The first phase of development will include functional and attractive signage that complements the architecture of the combined or separate developments of AZ85. This PAD overlay application outlines the general criteria for the location, types, and maximum height of project identification signage for the AZ85 Property. Primary project identification signage may be freestanding and incorporated into monument features located at arterial corners and/or at the main entrance off the Southern Ave frontage. These signs may be 20 feet in height, double-sided, and include a tenant list. Secondary project identification signage will be smaller in scale and may be installed at the corner of 263rd Ave and Roeser Road and at other appropriate locations if the properties are developed separately. Individual monument signs may be placed along the perimeter of the project, limited to two per frontage, and may also serve as directional signs. All signs will utilize the established color and material palettes that complement the buildings within the developments.

A Comprehensive Sign Plan (CSP) will be provided with the first application the combined or separate Site Plan Review applications to obtain City of Buckeye approval for all signs, as necessary. The CSP will provide guidelines for location, height, allowable copy area, color,

materials, location of wall signage, illumination, and configuration of logo and copy presentations. The sign locations referenced on the concept site plans are for initial consideration only, the final determination of sign locations will be identified in the CSP submission in accordance with the provisions of Chapter 7, Section 5-11 – Signs of the Buckeye Development Code.

12. Infrastructure / Utilities

12.1 Access / Circulation

Primary access may be from Southern Ave, a major arterial, as well as the northbound lane of SR85, and both 263rd Ave and Roeser Road, which are major collectors. Future Site Plan Approval applications with updated TIA's and phasing will determine the locations to access the property. ADOT has a controlled access easement that extends approximately 1,100 feet east from the northbound lane of SR85 along the Southern Ave frontage. The north half of this ADOT right-of-way (ROW) is approximately 140 feet in width. The Project Team assumes that the first project access off Southern Ave could be installed at or near the quarter-mile interval which will have a full turning median break that aligns with a proposed drive on the south side. The concept site plan for the Cardinal Capital property indicates two proposed access drives off the northbound SR85, both of which must be right-in and right-out. The TIA prepared for this application has incorporated these drives and will be shared presented to ADOT as part of the TIA review. These drives are located near the one-quarter mile interval north of Southern Ave and at the Roeser Rd alignment. The east side of the AZ85 Property is situated along the mid-section boundary at the 263rd Ave alignment. The Project Team assumes that 263rd Ave will be designated as a major collector with a west half ROW of 55 feet. and full turning movement off Southern Ave.

12.2 Street Improvements

Southern Ave is a Major Arterial requiring a 140-foot right-of-way that will include six (6) lanes of traffic, a raised median, and six foot (6') detached sidewalks. Although access is limited, future traffic studies will establish appropriate street and/or driveway intervals in accordance with City of Buckeye standards depending on the combined or sperate development of the Cardinal Capital Property and the AL-BO Property. A bus stop may be required on Southern Ave west of the 263rd Ave alignment. Details for the layout, shelter, seating, and related pedestrian improvements will be addressed with the application for Site Plan Approval for the phased portion of the property that includes this intersection.

The formation of a Streetlight Improvement District (SLID) may be required as part of the off-site scope of improvements for Southern Ave depending on the combined or sperate development of the Cardinal Capital Property and the AL-BO Property. The scope and boundary of this SLID and Cardinal Capital and the AL-BO's participation will be determined with the applications for combined or sperate site plan approval and final plats.

263rd Ave and Roeser Road are both mid-section collector roadways. Future traffic studies will confirm the full right-of-way requirements, cross-section criteria, and appropriate street and/or driveway intervals depending on the combined or sperate development of the Cardinal Capital Property and the AL-BO Property.

A Traffic Impact Statement has been prepared by Lee Engineering and submitted with this application that projects the potential future vehicular impacts of the AZ85 Property. As potential users establish their interest, their employee counts and trucking requirements may influence the final design for their access. combined or separate

12.3 Site Grading & Drainage:

The site is relatively flat, with the existing grade falling from north to south. The project is within Zone 'X' and outside any designated floodplain boundary. However, it will be responsible for managing stormwater flows from a 100-year 2-hour event, as well as from the adjacent half street rights-of-way. Future coordination with the City of Buckeye's Engineering Staff will be necessary for site drainage and retention. Future applications for site plan approval will include a Preliminary Drainage Report and a Preliminary Grading and Drainage Plan, depending on the combined or separate development of the Cardinal Capital Property and the AL-BO Property.

12.4 Water Service

The Subject Property is within the City of Buckeye's service area, Farallon Water Campus. Development of the AZ85 Property will necessarily involve addressing the water facilities extension requirements to serve the combined or separate Cardinal Capital Property and the AL-BO Property. The PAC Meeting Notes PLZM-21-00344 indicate a requirement for two well sites to be coordinated with the City of Buckeye's Water Resources and Engineering Staff on water availability, quality, and connectivity. If developed separately, each parcel will be required to provide a well site (150'x150') towards their west side respectively. There is potential for a private system that would require a storage tank and pump system to address fire flow requirements. Future combined or separate applications for site plan approvals will include a Preliminary Water Report, as necessary. A Water Statement with initial water projections has been prepared by Hunter Engineering and included as a separate report with this application.

12.5 Sanitary Sewer Service

The AZ85 Property is within the City of Buckeye's Central WRF (CWRF) sewer service area. The sewer plan for this area is a gravity sewer to the future 18" sewer main to be located at Southern Ave and Rooks Road. From there, the effluent will flow south to Beloit Road then east to the City's CWRF. Future coordination will need to occur with the City of Buckeye's Water Resources and Engineering Staff on availability and connectivity. The first application for site plan approval will include an updated Sewer Report. A Sewer Statement with initial effluent projections has been prepared by Hunter Engineering and included as a separate report with this application.

13 Project Landscape

13.1 Landscape Theme

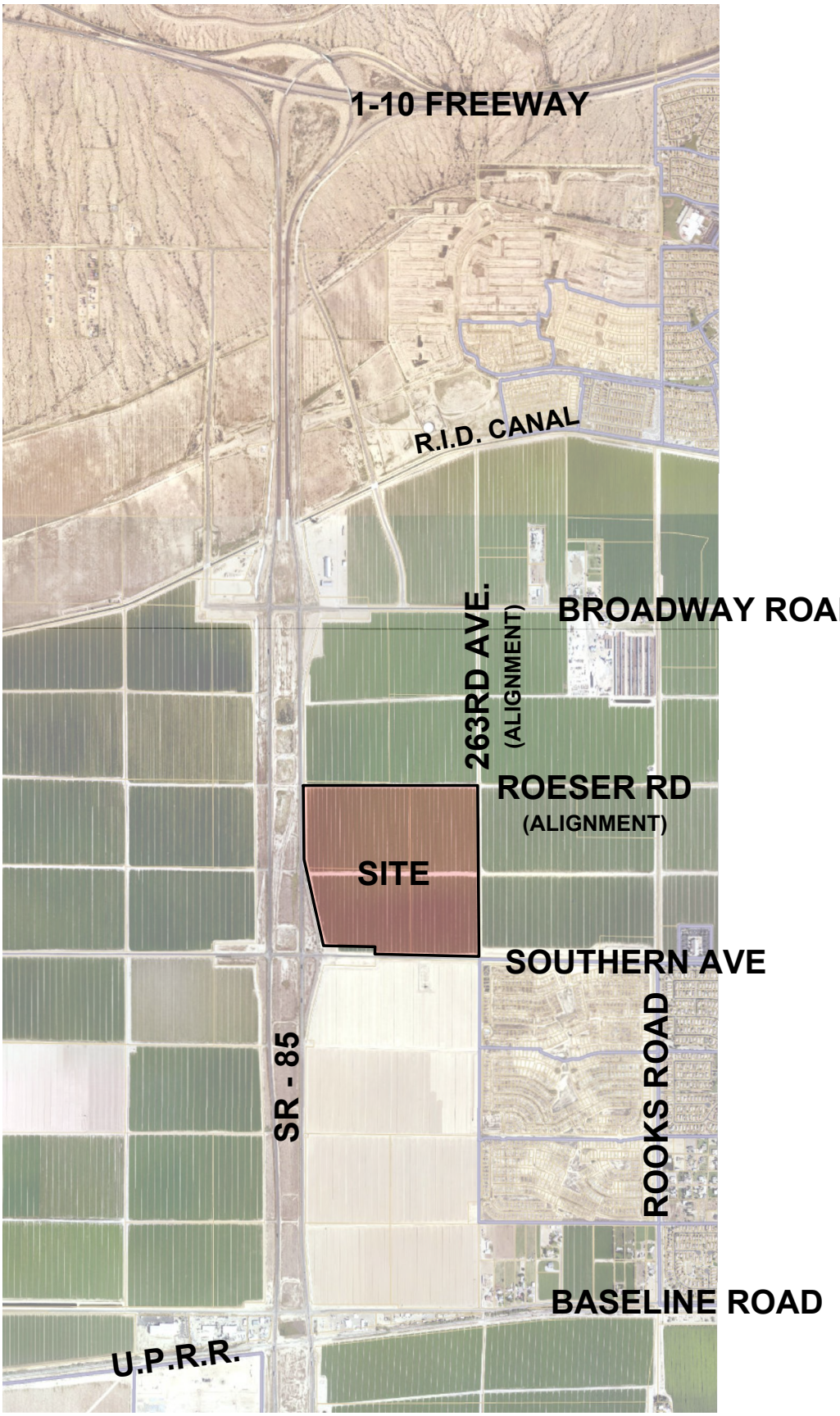
The selection of landscape material prescribed for trees, shrubs, groundcovers, and accents will be selected from the Arizona Department of Water Resources (ADWR) low water use plant list for the Phoenix Active Management Area (Phoenix AMA). There will be a common landscape theme for the combined or separate development of the Cardinal Capital Property and the AL-BO Property. The plant material selection will be consistent and may include enhancing the quantities of trees and shrub massing at strategic points to reinforce the common theme. The first application for Site Plan Approval, whether combined or separate for Cardinal Capital Property or the AL-BO Property will incorporate this common theme.

13.2 Landscape Area

The amount of landscaped area for the combined or separate development of the Cardinal Capital Property and the AL-BO Property shall equal or exceed an overall value of 10% of the total net developable area of the properties. This landscaped area shall include: landscape setbacks, parking lot landscaping, individual or shared retention basins, street frontage landscape, foundation planting areas, and all other areas of the properties not containing buildings, structures, or pavement. Due to the potential for a unique layout of industrial uses, the site perimeter landscaping shall count towards the Site Enhancement Landscaping required by Section 5.4.3.A of the Buckeye Development Code.

13.3 Landscape Design

The size and quantities of plant material for the combined or separate development of the Cardinal Capital Property and the AL-BO Property shall conform to the landscape standards in Section 5.4 of the Buckeye Development Code. Details of the landscape theme and layout with quantities and sizes of plant material will be resolved with first application for Site Plan Approval.



AZ85

EXHIBIT 1
AERIAL
VICINITY MAP

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BUCKEYE, AZ

PREPARED FOR: CARDINAL CAPITAL CO.

SCALE: NTS
DATE: 4.22.24
GPLA JOB# 22---

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www.getgilmore.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND COTTON SPINDLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 25 FROM WHICH AN ADOT BRASS CAP IN HANDHOLE MARKING THE SOUTHWEST CORNER OF SAID SECTION 25 BEARS NORTH 88°43'53" WEST A DISTANCE OF 2652.59 FEET;

THENCE NORTH 00°22'47" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 33.01 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°43'53" WEST, ALONG A LINE PARALLEL WITH AND 33.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 1552.02 FEET;

THENCE THE FOLLOWING FOUR COURSES ALONG THE ADOT SR85 RIGHT OF WAY:

THENCE NORTH 01°16'07" EAST, A DISTANCE OF 110.00 FEET;

THENCE NORTH 89°43'52" WEST, A DISTANCE OF 771.79 FEET;

THENCE NORTH 12°35'12" WEST, A DISTANCE OF 1319.15 FEET;

THENCE NORTH 00°35'57" WEST, A DISTANCE OF 1104.25 FEET;

THENCE DEPARTING SAID RIGHT OF WAY, SOUTH 89°59'57" EAST, A DISTANCE OF 2602.90 FEET;

THENCE SOUTH 00°22'47" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 2553.08 FEET TO THE POINT OF BEGINNING.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
29865
JAMES A.
BRUCCI
DATE SIGNED 06/15/22
ARIZONA U.S.A

PAGE 1 OF 2

TITLE: **XB01**

DATE: 06/15/22

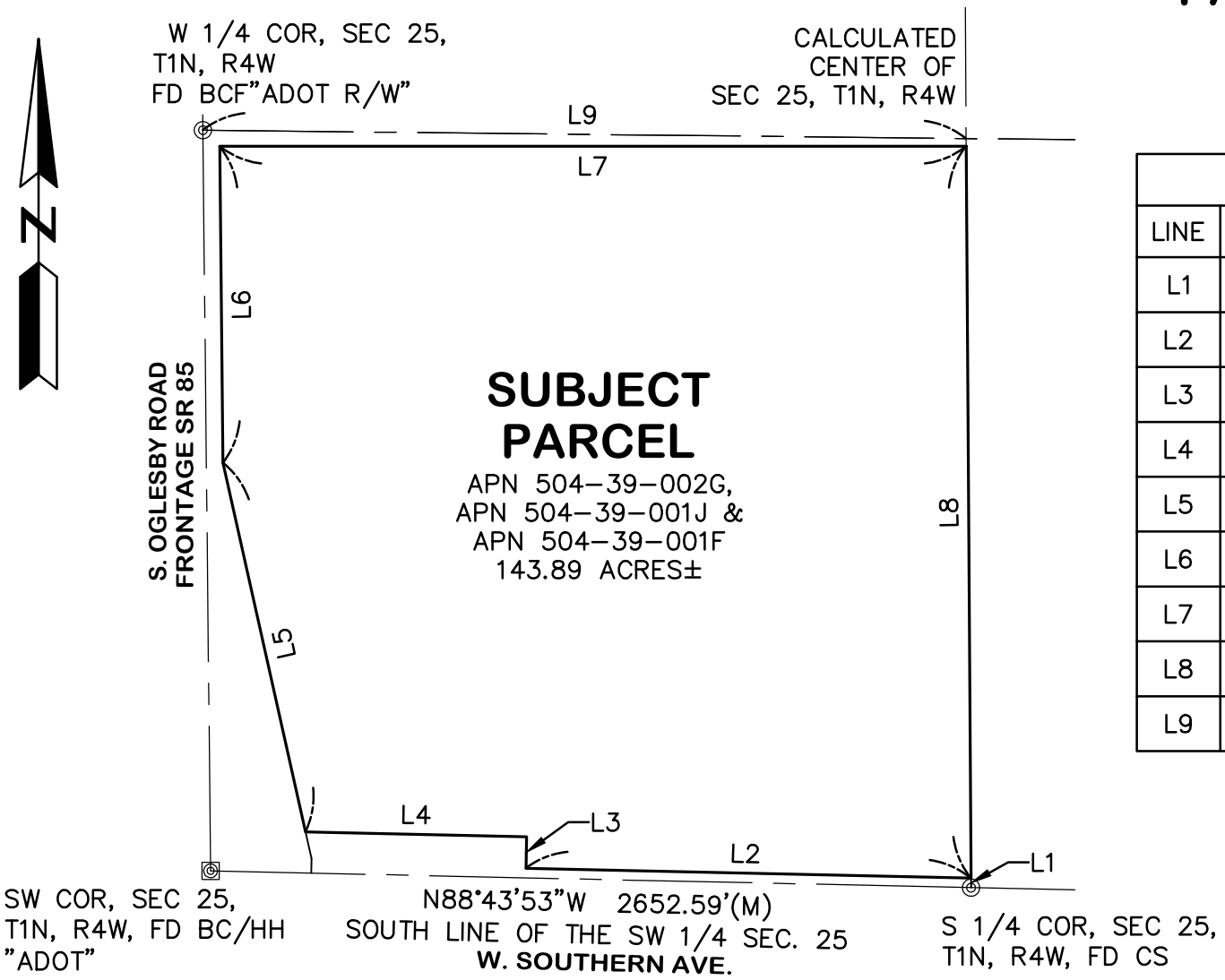
DESC:
PARCEL DESCRIPTION

HUNTER
ENGINEERING | CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

DWG.NO RYAN009–XB01

PARCEL EXHIBIT



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°22'47"W	33.01'
L2	N88°43'53"W	1552.02'
L3	N01°16'07"E	110.00'
L4	N88°43'52"W	771.79'
L5	N12°35'12"W	1319.15'
L6	N00°35'57"W	1104.25'
L7	S89°59'57"E	2602.90'
L8	S00°22'47"E	2553.08'
L9	S89°22'18"E	2661.47'

TITLE: **XB01**
SCALE: 1"=600'
DATE: 06/15/22
DESC: PARCEL EXHIBIT

HUNTER
ENGINEERING | CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

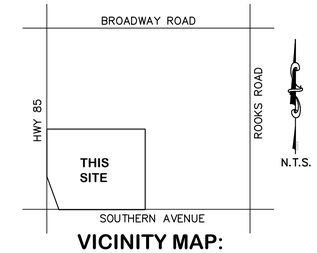
DWG.NO RYAN009-XB01

CS = COTTON SPINDLE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
29865
JAMES A.
BRUCCI
DATE SIGNED 06/15/22
ARIZONA U.S.A

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 4 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:
SEC 25, T1S, R4W.

SCHEDULE "B" ITEMS: COMMITMENT NO.: NCS–1102356–1–MPLS–DEC 06, 2021

1. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN ROOSEVELT IRRIGATION DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
2. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
3. A PLAT RECORDED IN BOOK 3, PAGE 16 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY.. (AS SHOWN ON THE SURVEY)
4. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED AS BOOK 841 OF SURVEYS, PAGE 7. (AS SHOWN ON THE SURVEY)
5. THE RIGHT OF THE STATE OF ARIZONA TO PROHIBIT, LIMIT AND CONTROL ACCESS TO THE LIMITED ACCESS HIGHWAY AS SET FORTH IN INSTRUMENT RECORDED IN DOCKET 11546, PAGE 1320; DOCKET 11589, PAGE 736 AND 2007–0866656 OF OFFICIAL RECORDS (AS SHOWN ON SURVEY)
6. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" RECORDED OCTOBER 30, 1996 AS 96–0769001 OF OFFICIAL RECORDS. (AS SHOWN ON THE SURVEY)
7. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" RECORDED OCTOBER 29, 2003 AS 2003–1501976 OF OFFICIAL RECORDS. (AS SHOWN ON THE SURVEY, DUPLICATES ITEM 6)
8. THE RIGHT OF THE STATE OF ARIZONA TO PROHIBIT, LIMIT AND CONTROL ACCESS TO THE LIMITED ACCESS HIGHWAY AS SET FORTH IN INSTRUMENT RECORDED IN 2006–0697642 OF OFFICIAL RECORDS AND 2007–0091610 OF OFFICIAL RECORDS (AFFECTS THE PARCEL BUT NOT THE SURVEY)
9. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY, RECORDED AS BOOK 1406 OF MAPS, PAGE 37. (AFFECTS THE PARCEL BUT NOT THE SURVEY)(NOTHING DEDICATED OR CONVEYED IN THIS DOCUMENT)
10. SURVEY PREPARED BY ALLIANCE LAND SURVEYING LLC, DATED JUNE 27, 2018, UNDER JOB NO. 180618, SHOWS THE FOLLOWING:

    A.) A DIRT ROAD RUNS FROM SOUTHERN AVENUE OVER THE SOUTH BOUNDARY LINE AND CONTINUES ALONG THE WEST BOUNDARY LINE. (AS SHOWN ON THE SURVEY)
11. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.

    CONSIDERATION FOR THE DELETION OF THIS EXCEPTION IS HIGHLY FACT INTENSIVE. PLEASE CONTACT THE UNDERWRITER ASSIGNED TO YOUR FILE AS SOON AS POSSIBLE TO DISCUSS.
12. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY _____ ON _____, DESIGNATED JOB NUMBER _____: _____
13. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.

    NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
14. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

SCHEDULE "B" ITEMS: COMMITMENT NO.: NCS–1102356–MPLS NOVEMBER 30, 2021

1. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN ROOSEVELT IRRIGATION DISTRICT. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
2. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
3. A PLAT RECORDED IN BOOK 3, PAGE 16 OF ROAD MAPS, PURPORTING TO SHOW A COUNTY ROADWAY. (AS SHOWN ON THE SURVEY)
4. AN EASEMENT FOR CONSTRUCTION MAINTENANCE AND OPERATION OF CANALS, LATERALS AND DITCHES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 42 OF MISCELLANEOUS, PAGE 284. (AFFECTS THE PARCEL NOT THE SURVEY)(BLANKET IN NATURE)
5. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" RECORDED AS 96–0769001 OF OFFICIAL RECORDS AND RECORDED AS 2003–1501976 OF OFFICIAL RECORDS. (AS SHOWN ON THE SURVEY)
6. ALL MATTERS AS SET FORTH IN SURVEY, RECORDED AS BOOK 996 OF MAPS, PAGE 26. (AS SHOWN ON THE SURVEY)
7. ANY CLAIM THAT THE TITLE IS SUBJECT TO A TRUST OR LIEN CREATED UNDER THE PERISHABLE AGRICULTURAL COMMODITIES ACT, 1930 (7 U.S.C. §§499A, ET SEQ.) OR THE PACKERS AND STOCKYARDS ACT (7 U.S.C. §§181 ET SEQ.) OR UNDER SIMILAR STATE LAWS.

    CONSIDERATION FOR THE DELETION OF THIS EXCEPTION IS HIGHLY FACT INTENSIVE. PLEASE CONTACT THE UNDERWRITER ASSIGNED TO YOUR FILE AS SOON AS POSSIBLE TO DISCUSS.
8. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY _____ ON _____, DESIGNATED JOB NUMBER _____: _____
9. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.

    NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
10. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

LEGAL DESCRIPTION: TITLE REPORT FILE NO.: NCS–1102356–1–MPLS DECEMBER 06, 2021

SUBJECT PARCEL:

THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 4 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT ALL THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST COMER OF SAID SECTION 25;
THENCE NORTH 00 DEGREES 35 MINUTES 30 SECONDS WEST ALONG THE WEST LINE THEREOF, A DISTANCE OF 1420.01 FEET;
THENCE NORTH 89 DEGREES 24 MINUTES 30 SECONDS EAST, A DISTANCE OF 33.00 FEET;
THENCE SOUTH 12 DEGREES 35 MINUTES 45 SECONDS EAST, A DISTANCE OF 971.24 FEET;
THENCE SOUTH 12 DEGREES 34 MINUTES 59 SECONDS EAST, A DISTANCE OF 440.15 FEET;
THENCE SOUTH 88 DEGREES 44 MINUTES 14 SECONDS EAST, A DISTANCE OF 275.00 FEET;
UNOFFICIAL DOCUMENT;
THENCE SOUTH 01 DEGREE 15 MINUTES 46 SECONDS WEST, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID SECTION 25;
THENCE NORTH 88 DEGREES 44 MINUTES 14 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 600.00 FEET TO THE TRUE POINT OF BEGINNING; AND
EXCEPT ALL THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25, WHICH LIES WITHIN A STRIP OF LAND 25.00 FEET IN WIDTH, THE EASTERLY LINE OF WHICH IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST COMER OF SAID SECTION 25;
THENCE SOUTH 88 DEGREES 44 MINUTES 14 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 25, A DISTANCE OF 350.75 FEET;
THENCE NORTH 01 DEGREE 15 MINUTES 46 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 12 DEGREES 34 MINUTES 59 SECONDS WEST, A DISTANCE OF 446.34 FEET;
THENCE NORTH 12 DEGREES 35 MINUTES 45 SECONDS WEST, A DISTANCE OF 968.59 FEET;
THENCE NORTH 00 DEGREES 35 MINUTES 30 SECONDS WEST, A DISTANCE OF 1110.00 FEET, MORE OR LESS, TO THE EAST–WEST MID–SECTION LINE OF SAID SECTION 25 AND THE POINT OF ENDING OF THE LINE DESCRIBED HEREIN; AND
THENCE NORTH 00 DEGREES 35 MINUTES 30 SECONDS WEST, A DISTANCE OF 1110.00 FEET, MORE OR LESS, TO THE EAST–WEST MID–SECTION LINE OF SAID SECTION 25 AND THE POINT OF ENDING OF THE LINE DESCRIBED HEREIN; AND
EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SAID SECTION 25, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST COMER OF THE SOUTHWEST QUARTER OF SAID SECTION 25;
THENCE NORTH 00 DEGREES 23 MINUTES 03 SECONDS WEST MEASURED (NORTH 00 DEGREES 23 MINUTES 00 SECONDS WEST RECORDED) ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 2586.09 FEET MEASURED (2586.01 FEET RECORDED) TO A POINT ON SAID EAST LINE BEING 27.32 FEET SOUTH OF THE NORTHEAST COMER OF SAID SOUTHWEST QUARTER OF SECTION 25, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 59 MINUTES 57 SECONDS WEST MEASURED (NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST RECORDED), A DISTANCE OF 2602.56 FEET TO THE EAST LINE OF THE WEST 58.00 FEET OF SAID
SOUTHWEST QUARTER OF SECTION 25;
THENCE NORTH 00 DEGREES 35 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 55.65 FEET TO THE EAST–WEST MID–SECTION LINE OF SAID SECTION 25;
THENCE SOUTH 89 DEGREES 22 MINUTES 38 SECONDS ALONG SAID EAST–WEST MID–SECTION LINE, A DISTANCE OF 2603.10 FEET TO THE NORTHEAST COMER OF SAID SOUTHWEST QUARTER OF SECTION 25;
THENCE SOUTH 00 DEGREES 23 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 27.32 FEET TO THE TRUE POINT OF BEGINNING; AND
EXCEPT THAT PART OF THE SOUTHWEST QUARTER OF SAID SECTION 25, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST COMER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, FROM WHICH THE SOUTHWEST COMER OF SAID SECTION 25 BEARS NORTH 88 DEGREES 44 MINUTES 15 SECONDS WEST, 2652.46 FEET;
THENCE NORTH 00 DEGREES 23 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 2586.01 FEET FROM WHICH THE NORTHEAST CORNER OF THE SAID SOUTHWEST QUARTER THEREOF BEARS NORTH 00 DEGREES 23 MINUTES 00 SECONDS WEST, 27.32 FEET;
THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1028.33 FEET;
THENCE SOUTH 00 DEGREES 23 MINUTES 00 SECONDS EAST, PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 25, A DISTANCE OF 2563.33 FEET TO THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 25;
THENCE SOUTH 88 DEGREES 44 MINUTES 15 SECONDS EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1028.73 FEET TO THE TRUE POINT OF BEGINNING; AND
EXCEPT THAT PORTION CONVEYED TO THE STATE OF ARIZONA BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION IN RECORDING NO. 2007–0866656.

LEGAL DESCRIPTION: TITLE REPORT FILE NO.: NCS–1102356–MPLS NOVEMBER 30, 2021

PARCEL NO. 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 25 BEARS NORTH 88 DEGREES 44 MINUTES 15 SECONDS WEST, 2652.46 FEET;

THENCE NORTH 00 DEGREES 23 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 2586.01 FEET FROM WHICH THE NORTHEAST CORNER OF THE SAID SOUTHWEST QUARTER THEREOF BEARS NORTH 00 DEGREES 23 MINUTES 00 SECONDS WEST, 27.32 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 1028.33 FEET;

THENCE SOUTH 00 DEGREES 23 MINUTES 00 SECONDS EAST, PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST QUARTER, 2563.33 FEET TO THE SOUTH LINE OF THE SAID SOUTHWEST QUARTER;

THENCE SOUTH 88 DEGREES 44 MINUTES 15 SECONDS EAST, ALONG THE SAID SOUTH LINE, 1028.73 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
EASEMENTS FOR ROADWAYS AND IRRIGATION DITCHES PURSUANT TO THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED OCTOBER 30, 1996 AS 96–769001 OF OFFICIAL RECORDS.

NOTES:

1. ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS–110–2356–1–MPLS, EFFECTIVE DATE: DECEMBER 06, 2021, & ORDER NO. NCS–110–2356–MPLS EFFECTIVE DATE: NOVEMBER 30, 2021.

2. THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES WITHOUT VERIFICATION BY THE SURVEYOR; THEREFORE, NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE ABANDONED, NOR GUARANTEE TO THEIR EXACT LOCATION. PLEASE CALL "BLUE–STAKE" AT 602–263–1100, PRIOR TO ANY EXCAVATION OR TO DETERMINE WHAT UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTY OR ADJOINING STREETS.

3. BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 00°35'30" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO A RECORD OF SURVEY, RECORDED IN BOOK 1406, PAGE 37, MARICOPA COUNTY RECORDS, ARIZONA.

4. THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT–OF–WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.

5. USE OF THE INFORMATION, CONTAINED IN THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY, FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED ("TITLE INSURANCE MATTERS"), IS FORBIDDEN, UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE.

6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

7. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

8. THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES.

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2115L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X

ZONE: X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SURVEYOR'S CERTIFICATION:

TO: RYAN COMPANIES US, INC., A MINNESOTA CORPORATION;
AL–BO LIMITED PARTNERSHIP, A SOUTH DAKOTA LIMITED PARTNERSHIP;
CARDINAL CAPITAL CO., LLC, AN ARIZONA LIMITED LIABILITY COMPANY;
FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS, AND INCLUDES ITEMS 2,3,4,8,11(a),13,16&18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 5, 2022.

MAP DATE: APRIL 6, 2022

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
29865
JAMES A. BRUCCI
DATE SIGNED 4/5/22
ARIZONA U.S.A.

NO.	DATE	REVISION	BY

PURPOSE: A.L.T.A. SURVEY

DRAWN BY: DJS
CHECKED BY: jab

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

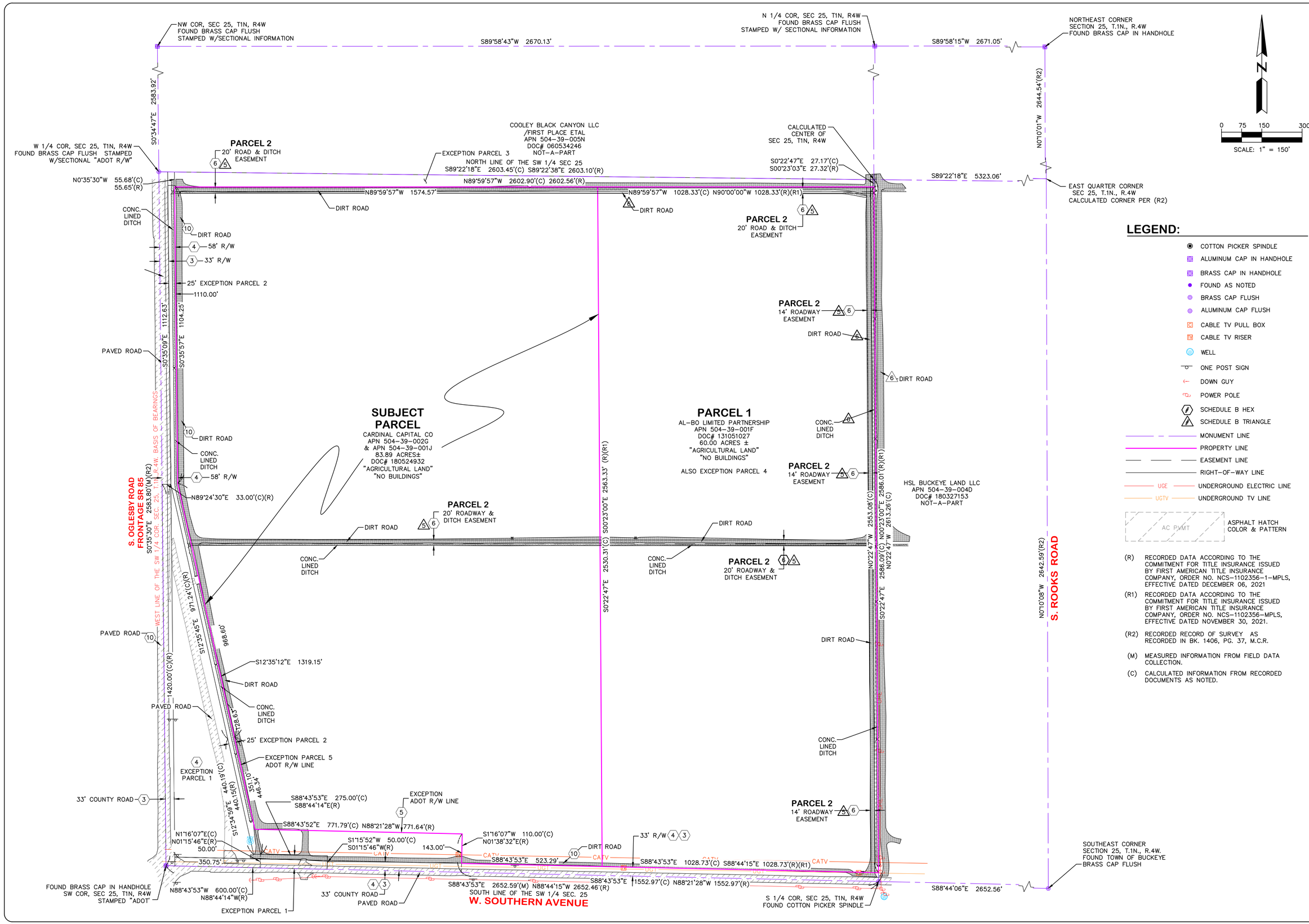
ALTA/NSPS LAND TITLE SURVEY
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 4 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 25
TWNSHP: 1N
RANGE: 4W

JOB NO.: RYAN009–S

SCALE NTS

SHEET 1 OF 2



NO.	DATE	REVISION	BY

PURPOSE: A.L.T.A. SURVEY

DRAWN BY: DJS
CHECKED BY: JAB

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

REGISTERED LAND SURVEYOR CERTIFICATE NO. 29865 JAMES A. BRUCCI ARIZONA U.S.A.

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 4 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

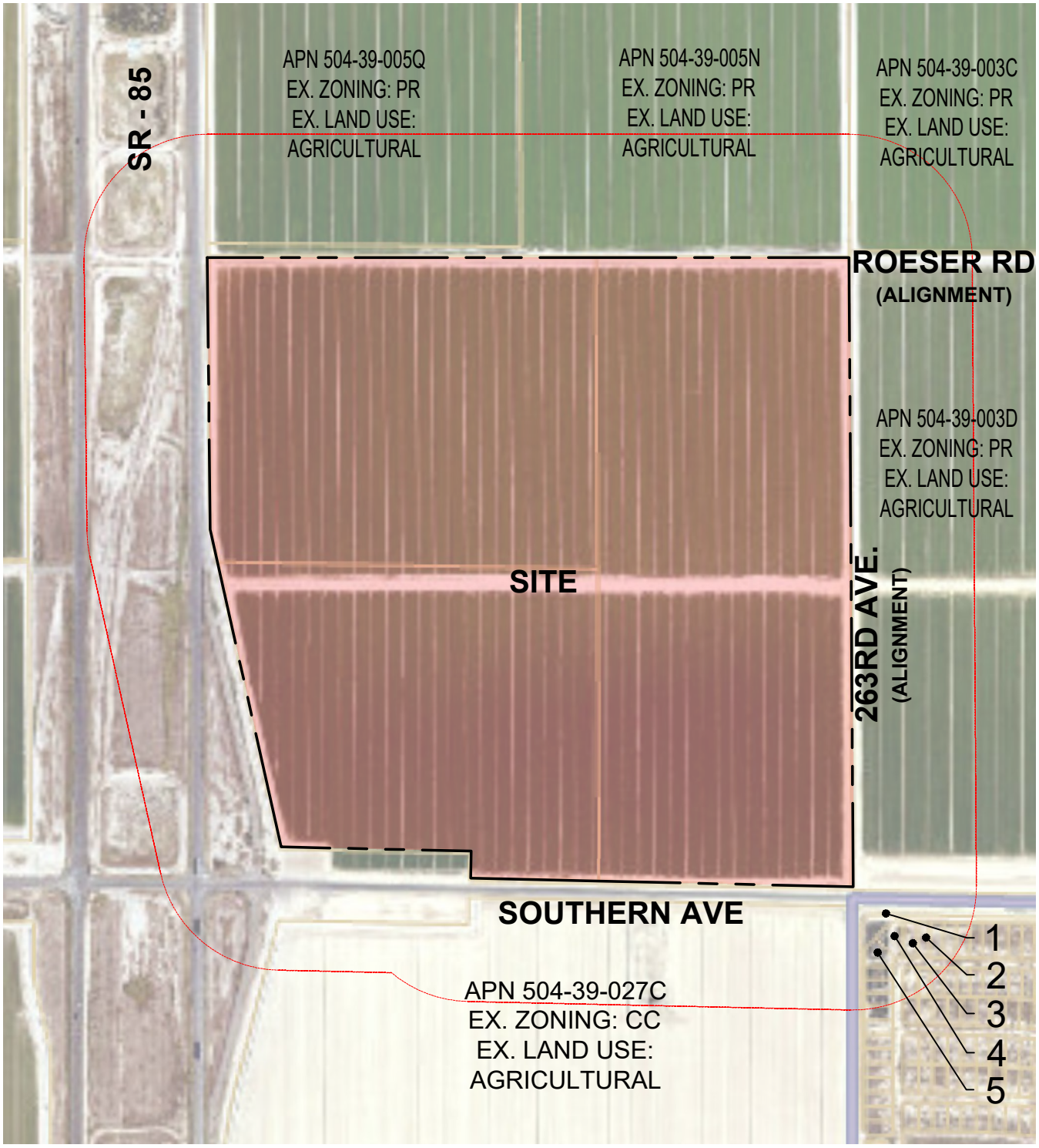
SECTION: 25
TWNSHP: 1N
RANGE: 4W

JOB NO.: RYAN009-S

SCALE 1"=150'

SHEET 2 OF 2

EXHIBIT 4



1. APN 504-39-983, EX. ZONING: PR, EX. LAND USE: VACANT
2. APN 504-39-852, EX. ZONING: PR, EX. LAND USE: VACANT
3. APN 504-39-853, EX. ZONING: PR, EX. LAND USE: VACANT
4. APN 504-39-854, EX. ZONING: PR, EX. LAND USE: VACANT
5. APN 504-39-855, EX. ZONING: PR, EX. LAND USE: VACANT

EXHIBIT 5
EXISTING ZONING &
LAND USE PLAN

AZ85

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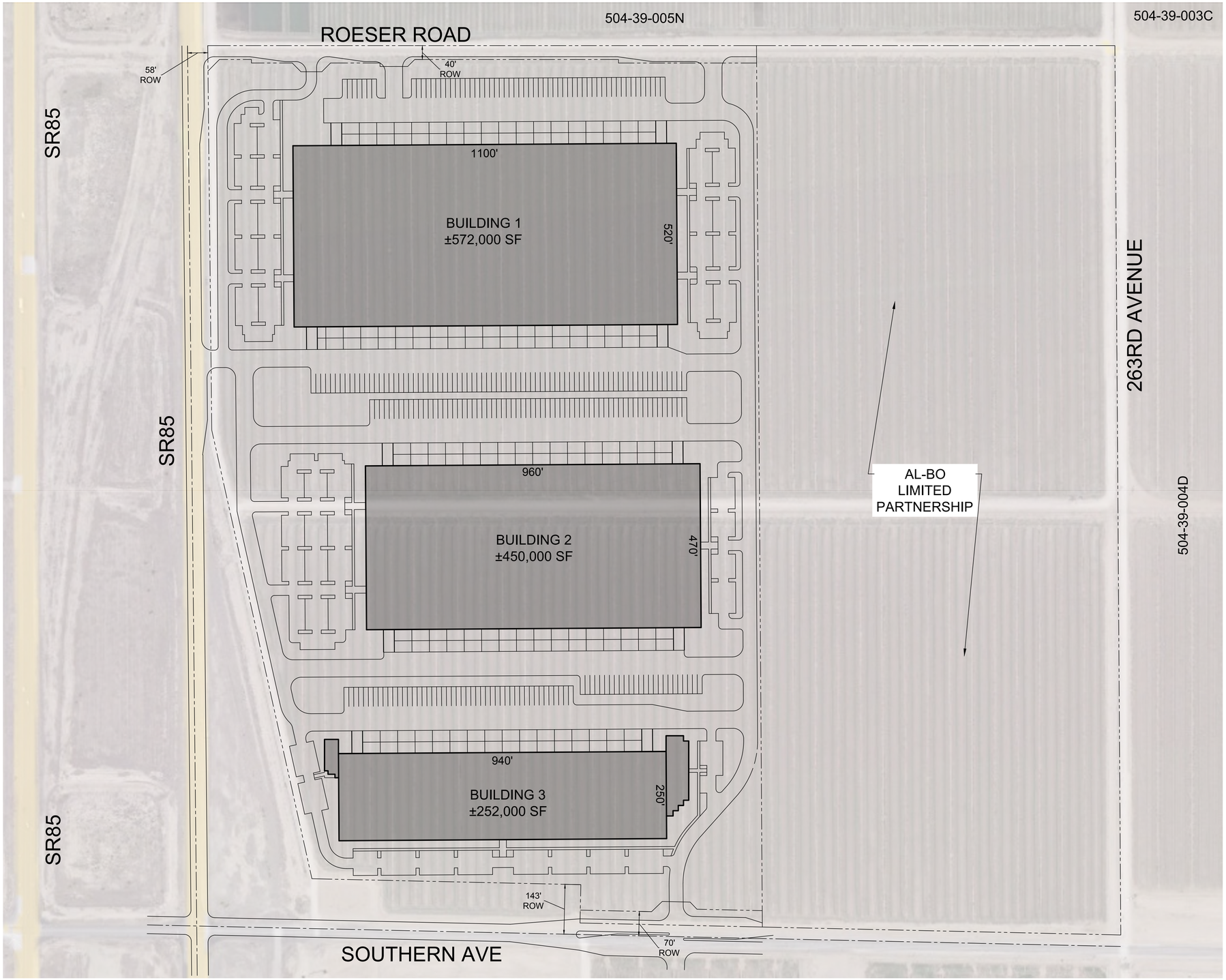
BUCKEYE, AZ

PREPARED FOR: CARDINAL CAPITAL CO.

SCALE: NTS
DATE: 4.22.24
GPLA JOB# 22---

NORTH

GILMORE
PLANNING & LANDSCAPE ARCHITECT
2211 N. 7th Street
Phoenix, Az 85006
T 602.266.
www.getgilmore.



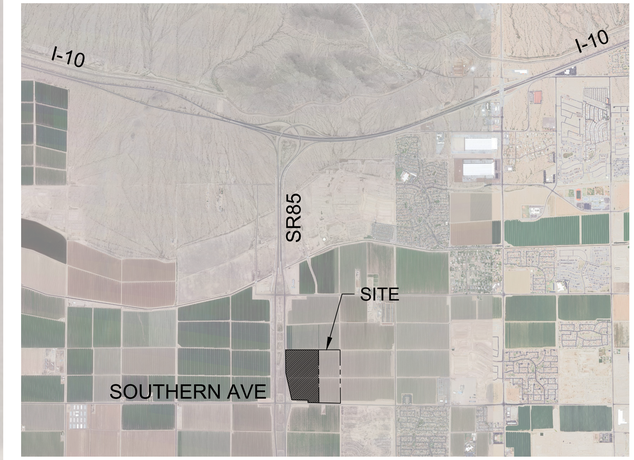
	LAND USE DATA
OWNER #1:	CARDINAL CAPITAL COMPANY, LLC.
	PO BOX 16166
	PHOENIX, AZ 85020
Parcel Nos:	504-39-001J, 504-39-002E, 504-39-002K, & 504-39-002G
Ownersip Area:	83.9 Acres
OWNER #2:	AL-BO LIMITED PARTNERSHIP
	PO BOX 494
	SO. SIOUX CITY, NE 68776
Parcel Nos.	504-39-001F & 504-39-002D
Ownersip Area:	60.0 Acres
OWNER' REPRESENTATIVE:	THE PEAK GROUP
	GEORGE QUINIF
	5080 N. 4OTH STREET #205
	PHOENIX, AZ 85018
	602-952-1023
APPLICANT	GILMORE PLANNING & LANDSCAPE ARCHITECTURE
	JACK GILMORE
	2211 N. 7TH STREET
	PHOENIX, AZ 85006
	602-266-5622
LOCATION:	NEC OF SOUTHERN AVE & ST ROUTE 85
	BUCKEYE, AZ
ZONING - EXISTING:	PLANNED RESIDENTIAL (PR)
ZONING - PROPOSED	LIGHT INDUSTRIAL (I-1) WITH PAD OVERLAY
CURRENT OWNERSHIP	143.9 Acres
NET SITE AREA:	137.1 Acres

AZ85 MASTER PLAN - CARDINAL CAPITAL CO

BUILDING INFO

BLDG # 1	WAREHS/DIST	572,000SF
BLDG# 2	WAREHS/DIST	450,000SF
BLDG# 3	WAREHS/DIST	252,000SF
	Total	1,274,000SF

THE CITY HAS NOT FULLY REVIEWED THE CONCEPT PLAN FOR CONFORMANCE WITH CITY CODES AND ORDINANCES AND MAY REQUIRE REVISIONS BSED ON FORMAL SITE PLAN REVIEW



VICINITY MAP

NTS

NORTH

AZ 85 - CARDINAL CAPITAL CO. PROPERTY

EXHIBIT 6A

CONCEPTUAL SITE PLAN

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BUCKEYE, AZ

PREPARED FOR: CARDINAL CAPITAL CO.

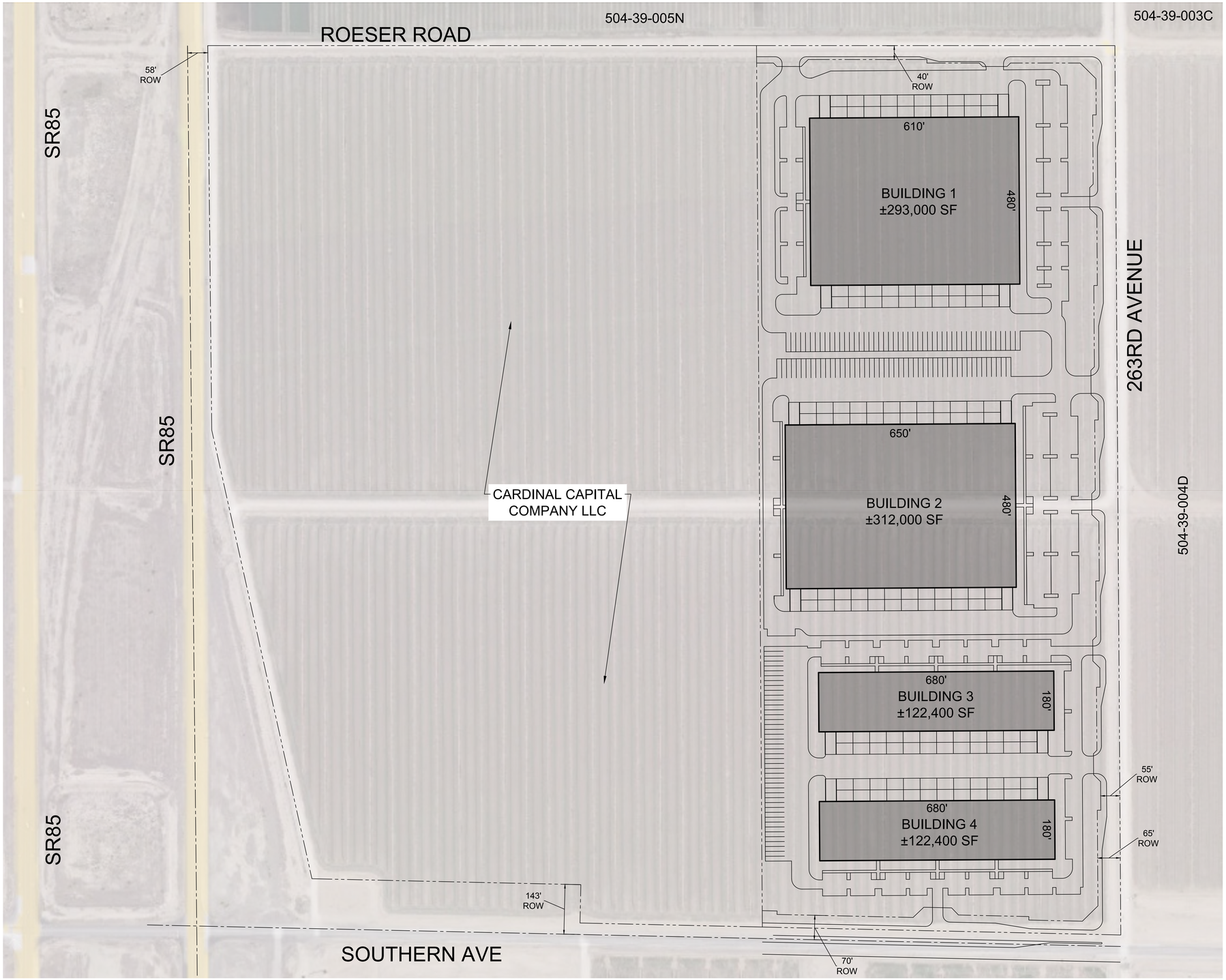
PLZM-22-00013

SCALE: 1" = 300'
DATE: 04.22.24
GPLA JOB# -----

0' 150' 300' 600' 900'

NORTH

GILMORE
PLANNING & LANDSCAPE ARCHITECTURE
2211 N. 7th Street T 602.266.5622
Phoenix, Az 85006 www.getgilmore.com



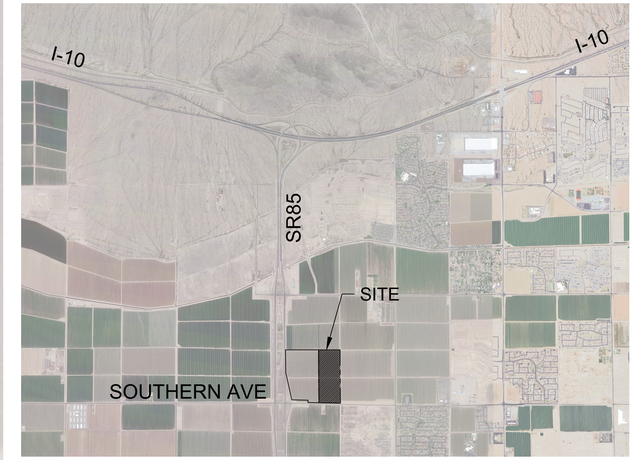
	LAND USE DATA
OWNER #1:	CARDINAL CAPITAL COMPANY, LLC.
	PO BOX 16166
	PHOENIX, AZ 85020
Parcel Nos:	504-39-001J, 504-39-002E, 504-39-002K, & 504-39-002G
Ownersip Area:	83.9 Acres
OWNER #2:	AL-BO LIMITED PARTNERSHIP
	PO BOX 494
	SO. SIOUX CITY, NE 68776
Parcel Nos.	504-39-001F & 504-39-002D
Ownersip Area:	60.0 Acres
OWNER' REPRESENTATIVE:	THE PEAK GROUP
	GEORGE QUINIF
	5080 N. 4OTH STREET #205
	PHOENIX, AZ 85018
	602-952-1023
APPLICANT	GILMORE PLANNING & LANDSCAPE ARCHITECTURE
	JACK GILMORE
	2211 N. 7TH STREET
	PHOENIX, AZ 85006
	602-266-5622
LOCATION:	NEC OF SOUTHERN AVE & ST ROUTE 85
	BUCKEYE, AZ
ZONING - EXISTING:	PLANNED RESIDENTIAL (PR)
ZONING - PROPOSED	LIGHT INDUSTRIAL (I-1) WITH PAD OVERLAY
CURRENT OWNERSHIP	143.9 Acres
NET SITE AREA:	137.1 Acres

AZ85 MASTER PLAN - AL-BO LTD PARTNERSHIP

BUILDING INFO

BLDG # 1	WAREHS/DIST	293,000SF
BLDG# 2	WAREHS/DIST	312,000SF
BLDG# 3	WAREHS/DIST	122,400SF
BLDG# 4	COMMERCIAL	122,400SF
	Total	849,800SF

THE CITY HAS NOT FULLY REVIEWED THE CONCEPT PLAN FOR CONFORMANCE WITH CITY CODES AND ORDINANCES AND MAY REQUIRE REVISIONS BSED ON FORMAL SITE PLAN REVIEW



VICINITY MAP

NTS

NORTH

AZ 85 - AL-BO LMT. PARTNERSHIP PROPERTY

EXHIBIT 6B

CONCEPTUAL SITE PLAN

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BUCKEYE, AZ

PREPARED FOR: RYAN COMPANIES

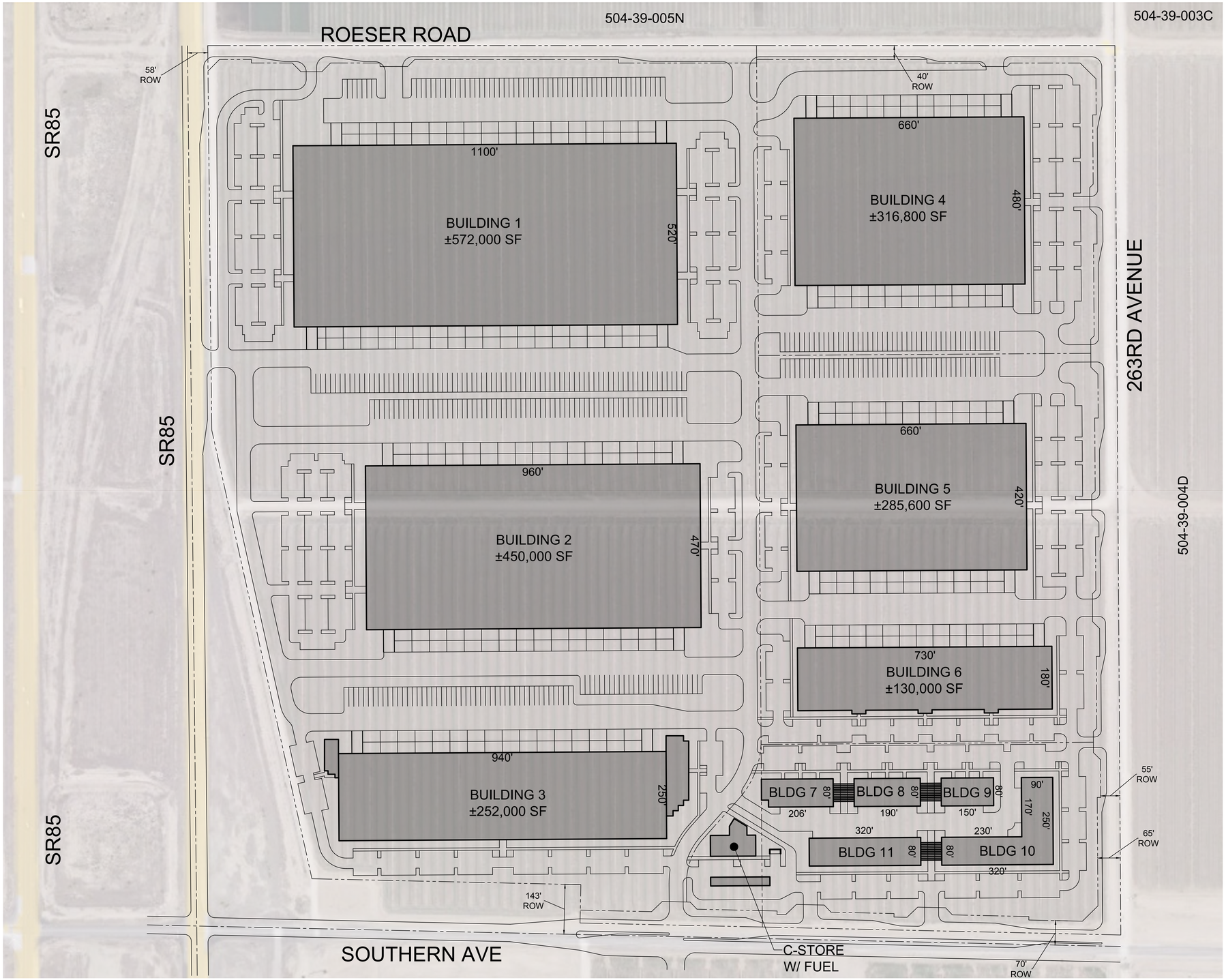
PLZM-22-00013

SCALE: 1" = 300'
DATE: 04.22.24
GPLA JOB# -----

0' 150' 300' 600' 900'

NORTH

GILMORE
PLANNING & LANDSCAPE ARCHITECTURE
2211 N. 7th Street T 602.266.5622
Phoenix, Az 85006 www.getgilmore.com



	LAND USE DATA
OWNER #1:	CARDINAL CAPITAL COMPANY, LLC.
	PO BOX 16166
	PHOENIX, AZ 85020
Parcel Nos:	504-39-001J, 504-39-002E, 504-39-002K, & 504-39-002G
Ownersip Area:	83.9 Acres
OWNER #2:	AL-BO LIMITED PARTNERSHIP
	PO BOX 494
	SO. SIOUX CITY, NE 68776
Parcel Nos.	504-39-001F & 504-39-002D
Ownersip Area:	60.0 Acres
OWNER' REPRESENTATIVE:	THE PEAK GROUP
	GEORGE QUINIF
	5080 N. 4OTH STREET #205
	PHOENIX, AZ 85018
	602-952-1023
APPLICANT	GILMORE PLANNING & LANDSCAPE ARCHITECTURE
	JACK GILMORE
	2211 N. 7TH STREET
	PHOENIX, AZ 85006
	602-266-5622
LOCATION:	NEC OF SOUTHERN AVE & ST ROUTE 85
	BUCKEYE, AZ
ZONING - EXISTING:	PLANNED RESIDENTIAL (PR)
ZONING - PROPOSED	LIGHT INDUSTRIAL (I-1) WITH PAD OVERLAY
CURRENT OWNERSHIP	143.9 Acres
NET SITE AREA:	137.1 Acres

AZ85 MASTER PLAN

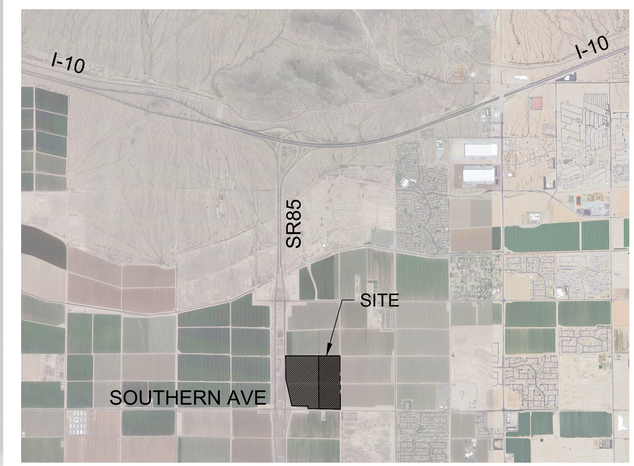
CARDINAL CAPITAL COMPANY - 83.9 AC.

BUILDING INFO		
BLDG # 1	WAREHS/DIST	572,000SF
BLDG# 2	WAREHS/DIST	450,000SF
BLDG# 3	WAREHS/DIST	252,000SF
BLDG# 4	COMMERCIAL	7,000SF
	Total	1,281,000SF

AL-BO LIMITED PARTNERSHIP - 60.0 AC

BUILDING INFO		
BLDG # 5	WAREHS/DIST	316,000SF
BLDG# 6	WAREHS/DIST	278,000SF
BLDG# 7	WAREHS/DIST	132,000SF
BLDGs# 8-12	BUSINESS PARK	114,000SF
	Total	840,000SF

THE CITY HAS NOT FULLY REVIEWED THE CONCEPT PLAN FOR CONFORMANCE WITH CITY CODES AND ORDINANCES AND MAY REQUIRE REVISIONS BSED ON FORMAL SITE PLAN REVIEW



VICINITY MAP

NTS

NORTH

AZ 85 - CARDINAL CAPITAL CO. & AL-BO LP.

EXHIBIT 6C

CONCEPTUAL SITE PLAN

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BUCKEYE, AZ

PREPARED FOR: CARDINAL CAPITAL CO.

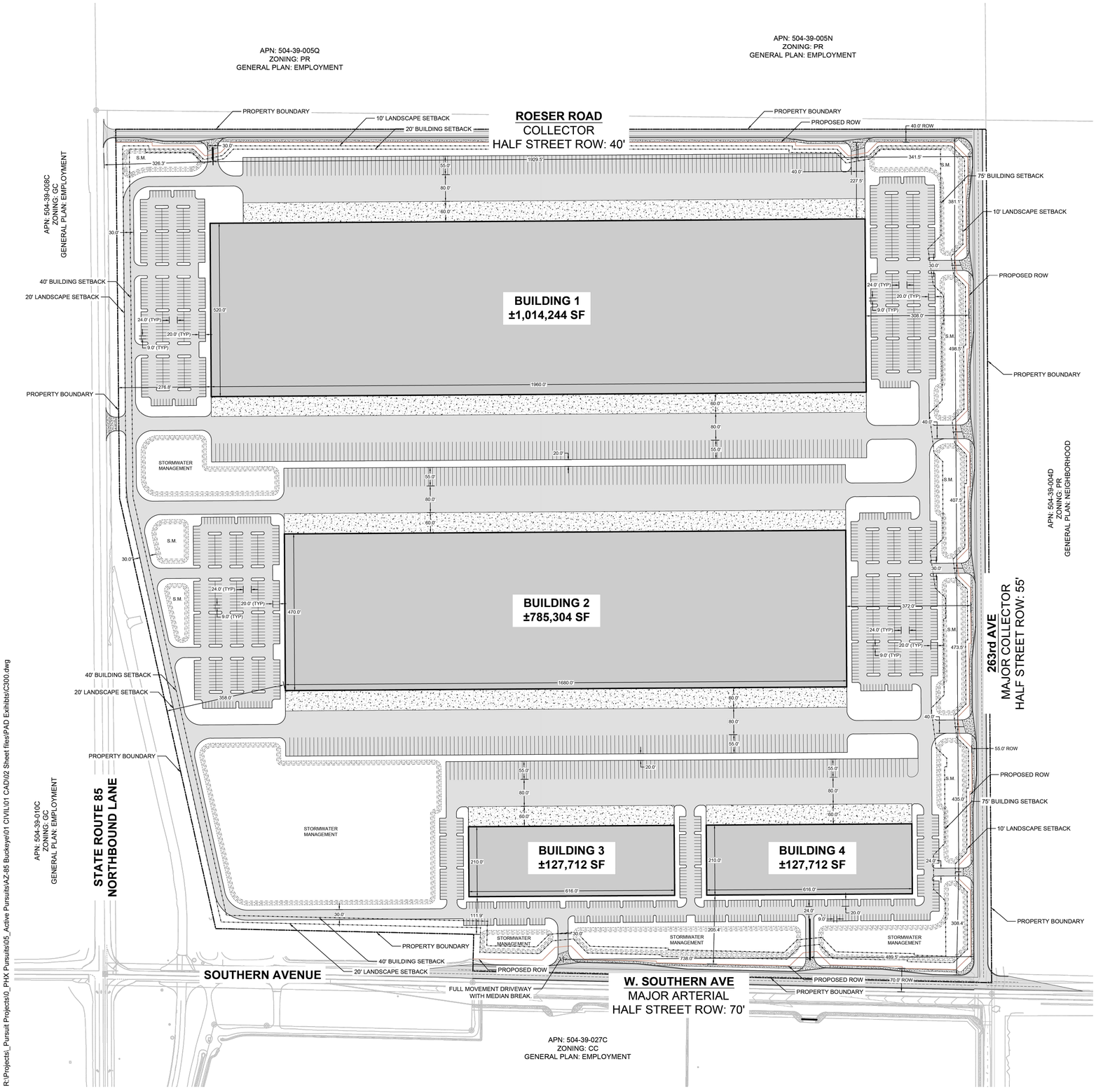
PLZM-22-00013

SCALE: 1" = 300'
DATE: 04.22.24
GPLA JOB# -----

0' 150' 300' 600' 900'

NORTH

GILMORE
PLANNING & LANDSCAPE ARCHITECTURE
2211 N. 7th Street T 602.266.5622
Phoenix, Az 85006 www.getgilmore.com



PROJECT DATA

ACREAGE	
GROSS:	±6,297,946 SF ±143.89 AC
NET:	±5,925,492 SF ±136.03 AC
PARCELS:	
SUBJECT PARCEL:	504-39-002G 504-39-001J 504-39-001F
PARCEL 1:	
GENERAL PLAN:	EMPLOYMENT
ZONING:	
EXISTING:	PLANNED RESIDENTIAL (OBSOLETE ZONING DISTRICT)
PROPOSED:	PAD (LIGHT INDUSTRIAL)

RYAN

RYAN A+E, INC.
3900 E. Camelback Road, #100
Phoenix, AZ 85018
602-322-6100 tel

WWW.RYANCOMPANIES.COM

OWNER

CONSULTANTS

PROJECT INFORMATION

AZ-85

NORTHEAST CORNER OF
STATE ROUTE 85 & SOUTHERN
AVE BUCKEYE, AZ

PRELIMINARY
NOT FOR
CONSTRUCTION

© 2022 **RYAN A+E, INC.**

DRAWN BY **CHECKED BY**

JOB NO. **DATE**

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION

PAD SUBMITTAL

SITE PLAN

C300

EXHIBIT 6D
PLZM-22-00013

R:\Projects_Pursuit Projects\0_PHX Pursuits\05_Active Pursuits\AZ-85 Buckeye\01 CIVIL\01 CAD\02 Sheet files\PAD Exhibits\C300.dwg

RYAN

RYAN

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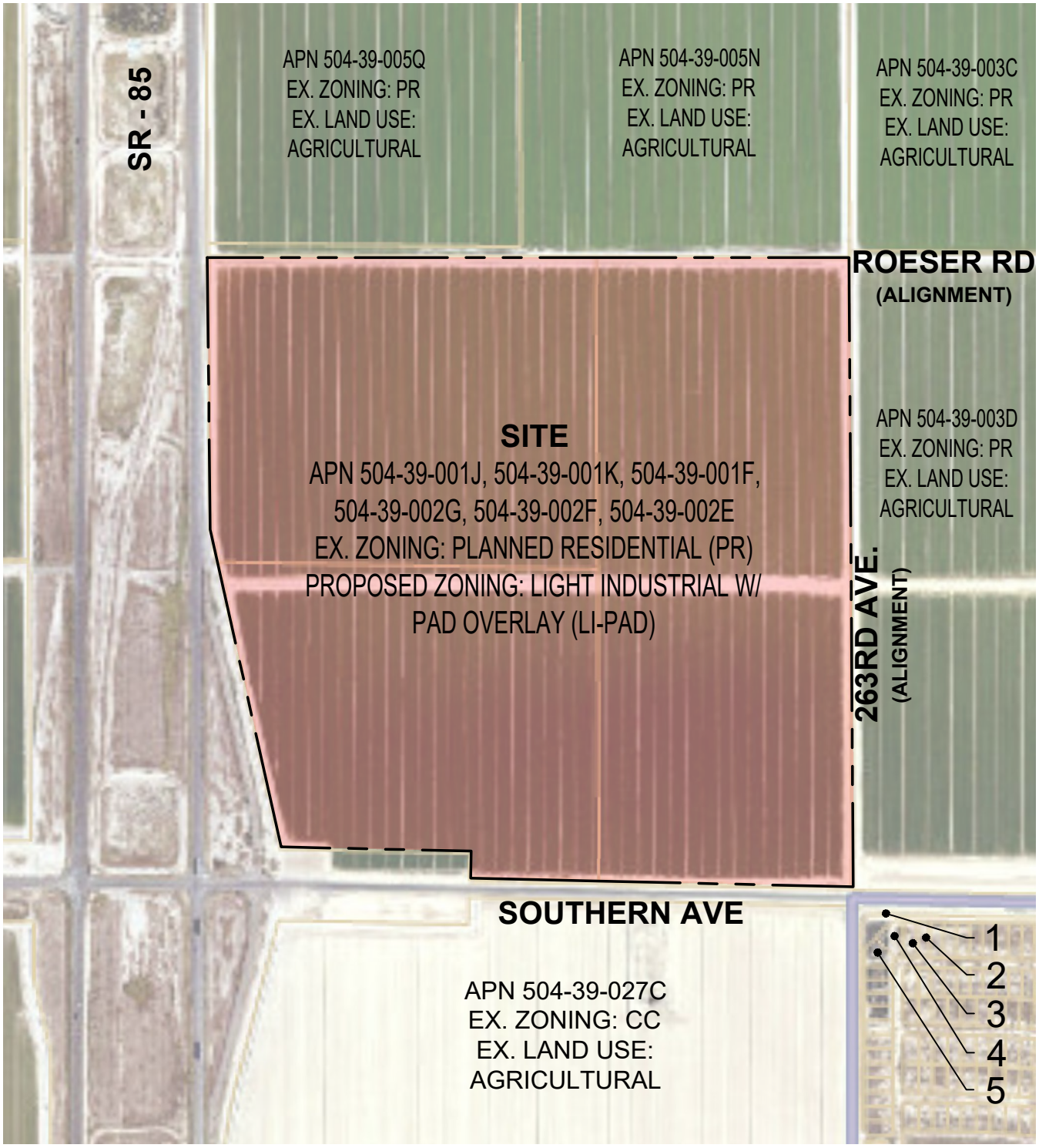
RYAN



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2. APN 504-39-852, EX. ZONING: PR, EX. LAND USE: VACANT
3. APN 504-39-853, EX. ZONING: PR, EX. LAND USE: VACANT
4. APN 504-39-854, EX. ZONING: PR, EX. LAND USE: VACANT
5. APN 504-39-855, EX. ZONING: PR, EX. LAND USE: VACANT

AZ85

EXHIBIT 8
ZONING MAP

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BUCKEYE, AZ

PREPARED FOR: CARDINAL CAPITAL CO.

SCALE: NTS
DATE: 4.22.24
GPLA JOB# 22---

NORTH

GILMORE
PLANNING & LANDSCAPE ARCHITECT
2211 N. 7th Street
Phoenix, Az 85006
T 602.266.
www.getgilmore.

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 09/10/24	**AGENDA ITEM:** 3.C. AIM Recycling - Site Plan (PLZSP-23-00017)
DATE PREPARED: 09/06/24	**DISTRICT NO.:** Council District No. 1
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)
AIM Recycling - Site Plan (PLZSP-23-00017) Conduct a public meeting and approve, subject to conditions (a) through (rr), a Site Plan for Phase 1 of a proposed rail-served recycling facility consisting of a 61,812 square foot “downstream sorting” building, a 15,493 square foot administrative and non-ferrous processing building (expandable to 56,764 square feet), and related screened storage yards and loading areas on 44.3 gross acres of property located approximately 1,300 feet west of the southwest corner of Palo Verde Road and Baseline Road within the General Commerce (GC) zoning district.

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 property owner American Iron & Metal (AIM) Recycling Phoenix LLC, is requesting Site Plan approval for Phase 1 of a rail-served recycling facility consisting of a 63-foot-tall, 61,812 square foot “downstream sorting” building, a 39-foot-tall 15,493 square foot administrative and non-ferrous processing building (expandable to 56,764 square feet), and related screened storage yards and loading areas on 44.3 acres located approximately 1,300 feet west of the southwest corner of Palo Verde Road and Baseline Road within the General Commerce (GC) zoning district. Please review the attached staff report and exhibits for additional information, details, and analysis pertaining to this request.

BENEFITS:
The proposed development will contribute additional jobs to the local and regional economy and enhance Buckeye's economic well-being. The proposed project design anticipates the potential impacts associated with a facility of this type and addresses them via adequate screening and buffering.

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-23-00017 AIM Recycling Site Plan - PZ Staff Report (9-10-24).docx
Exhibit A - Aerial Vicinity Map.pdf
Exhibit B - Zoning Map.pdf
Exhibit C - General Plan Land Use Map.pdf
Exhibit D - Site Plan Project Narrative.pdf
Exhibit E - Site Plans.pdf
Exhibit F - Landscape Plans.pdf
Exhibit G - Building Elevations.pdf
Exhibit H - Floor Plans.pdf
Exhibit I - Color and Material Palette.pdf
Exhibit J - Perspective Renderings.pdf
Exhibit K - Site Lighting and Photometric Plans.pdf
Exhibit L - Email in Opposition to Project.pdf

SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZSP-23-00017
TITLE:	AIM Recycling
MEETING DATE:	September 10, 2024

Applicant/Owner:	Richie Poole, Cawley Architects, on behalf of property owner American Iron & Metal (AIM) Recycling Phoenix LLC
Request:	Approval of a Site Plan for Phase 1 of a proposed rail-served recycling facility consisting of a 61,812 square foot "downstream sorting" building, a 15,493 square foot administrative and non-ferrous processing building (expandable to 56,764 square feet), and related screened storage yards and loading areas on property located within the General Commerce (GC) zoning district.
District	District 1
Location:	Approximately 1,300 feet west of the southwest corner of Palo Verde Road and Baseline Road (Exhibits A, B, and C)
Site size:	44.3 gross acres (Phase 1); 95.9 gross acres (All Phases)
Public input:	Notice of application was sent by the applicant to all property owners within 300 feet of the subject site. The neighboring property owner directly west of this site is on record as opposing the proposed use. No additional feedback has been received.
Recommendation:	Approve subject to conditions (a) through (rr)

PROJECT DESCRIPTION

1. Richie Poole, Cawley Architects, on behalf of property owner American Iron & Metal (AIM) Recycling Phoenix LLC, is requesting Site Plan approval (Exhibits D and E) for Phase 1 of a rail-served recycling facility consisting of a 63-foot-tall, 61,812 square foot "downstream sorting" building, a 39-foot-tall 15,493 square foot administrative and non-ferrous processing building (expandable to 56,764 square feet), and related screened storage yards and loading areas on 44.3 acres located approximately 1,300 feet west of the southwest corner of Palo Verde Road and Baseline Road within the General Commerce (GC) zoning district (Exhibits A, B, and C).

2. Phase 1 of the facility will occupy 44.3 acres of the overall 95.9-acre parcel owned by AIM. Future phases of the recycling facility are anticipated on the remainder of the site; Planning & Zoning Commission's approval of Site Plans for those future phases will be required. Any future phase will be subject to the same requirements for use, screening, and design as the initial phase.

3. The planned facility will receive shipments of pre-shredded recyclable materials via train (for materials coming from AIM's shredding operation in California) and via semi-trucks (for materials coming from AIM's shredding operation in Phoenix). At the Buckeye facility, the pre-shredded materials will be input into sorting machines, which will extract and sort non-ferrous materials (e.g. copper, wire, brass, etc.) from materials that have no recyclable value, such as plastics and fabrics. Upon completion of the sorting process, the metallic materials are piled (height not to exceed 16 feet) and binned (height not to exceed 10 feet) before being re-loaded into trucks or railcars for transport to off-site facilities where they will be processed and reused. The non-recyclable "fluff" will be transported by truck to area landfills. In addition to the bulk materials coming from AIM shredding facilities, the facility will also purchase recyclable metals from the general public who will self-transport the materials to the site by car or truck. Upon receipt of a truckload of materials from the general public, the facility will transport the materials to AIM's Phoenix location for shredding. The facility is expected to operate Monday to Saturday from 6:00 A.M. to 6:00 P.M., though maintenance operations may occur outside of normal operating hours.

4. The facility will utilize a variety of equipment to assist in the loading and unloading of materials, to include one extendable crane vehicle and multiple loaders and forklift vehicles. Of the equipment to be utilized, only the crane, when extended, will be visible from outside of the property.

5. Vehicular access to the site will be from two driveways along Baseline Road. The westernmost driveway, which is designed to be converted to a shared access for the future benefit of the undeveloped farmland to the west, will allow for full four-way turning movements into and out of the site. The eastern driveway will be restricted to a three-quarter access, permitting right-in, right-out, and left-in turning movements but prohibiting left-out turning movements. An emergency-only access to the Phase 1 site

from Palo Verde Road is also provided through future phases of the site. A rail spur will be constructed paralleling the site's south and west property lines, allowing railcars to exit the Union Pacific Railroad mainline for loading and unloading.

6. Phase 1 of the site will include 131 parking spaces (7 ADA accessible spaces) for use by employees and visitors to the site. Additionally, two spaces will be equipped with charging stations for use by electric vehicles. The facility will be gated, with gates located beyond the employee and visitor parking areas.

7. A 22,500 square foot City well site is provided near the project's east drive adjacent to Baseline Road.

AREA CONTEXT

8. The subject property is located approximately 1,300 feet west of the southwest corner of Palo Verde Road and Baseline Road. The current land use, General Plan designation, and zoning district of surrounding properties is as follows:

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Agricultural/Farming	Employment	General Commerce (GC)
South of UPRR	Agricultural/Farming	Agriculture	Maricopa County Rural-43 (RU-43)
North of Baseline Road	Agricultural/Farming/Livestock	Agriculture	Maricopa County Rural-43 (RU-43)
East	Agricultural/Farming	Employment	General Commerce (GC), Maricopa County Rural-43 (RU-43)
West	Agricultural/Farming	Employment	Maricopa County Rural-43 (RU-43)

PUBLIC PARTICIPATION

9. A notice of application was sent to all property owners within 300 feet of the subject site in Summer 2023.

10. Staff was contacted via telephone and email by owners/representatives of the agricultural property immediately west of this site, Miedma Produce, Incorporated, on the grounds that the proposed use is incompatible with future development of the Medima land with a vegetable processing facility (Exhibit L). It is the opinion of the ownership's representative that the proposed use is not permitted in the General

Commerce zoning district as "recycling facility" is not listed specifically as a permitted use in that district.

11. The General Commerce zoning district is an obsolete zone that accommodates development of a wide range of light industrial, heavy industrial, and commercial uses. As the Miedma Produce representation notes, recycling facilities are not specifically noted in Table 4-A. However, Section 7-4-3 of the obsolete code states (emphasis added):

> "Permissible uses within each district shall be in accordance with Table 4-A. The presumption established by this Code is that *all legitimate uses of land are permissible within at least one Zoning District*. Therefore, because the list of permissible uses set forth in Table 4-A, Permissible Uses, cannot be all inclusive, *those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses*."

12. Uses listed within Table 4-A with impacts most similar to a recycling facility include "manufacturing, general", comparable in that they both utilize heavy machinery for industrial processing and generate semi-truck traffic, and "machinery and equipment storage", comparable with regard to the outdoor storage. As both "manufacturing, general" and "machinery and equipment storage" are listed as permitted uses in the GC zone, utilizing the method specified in Section 7-4-3 of the obsolete code, the proposed recycling facility is also interpreted to be allowed within the GC zone.

13. Both the City and representatives of AIM have been in regular contact with the representatives of Miedma Produce to attempt to address any specific concerns they may have related to the development of the AIM site with a recycling facility. The design of the site as proposed considers the adjacent property, minimizing objectionable views and noise, odor, dust, or vibration impacts on the agricultural use. Federal and state environmental requirements for which AIM will adhere will ensure there is no groundwater contamination resulting from the operation of the recycling center.

14. No feedback has been provided by any other owner in the vicinity of the site.

15. Neighborhood meetings are not required for Site Plan applications per the Buckeye Development Code.

BACKGROUND

16. *February 2007:* The project site was annexed into the City of Buckeye by Ordinance No. 18-07. Upon annexation, the property was zoned Rural Residential (RR).

17. *July 2007:* The project site was rezoned from Rural Residential (RR) to General Commerce (GC) by Ordinance No. 49-07.

ANALYSIS

18. 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.

Land Use and Zoning

19. The proposed industrial use of the property is consistent with the property's Employment General Plan land use designation, which is designed to accommodate industrial uses that generate employment opportunities and contribute to the local and regional economy.

20. The property is zoned General Commerce (GC), an obsolete zoning district that permits a range of light industrial, heavy industrial, and commercial uses. Though recycling centers are not specifically listed as a permitted use in the GC district, for the reasons noted in the Public Participation section of this report, the City Attorney and Zoning Administrator have determined that the proposed use is permitted in the GC zone.

21. In addition to complying with City requirements, the use will be required to comply with all applicable state and federal environmental regulations, ensuring the facility will operate in a safe manner that does not negatively impact nearby properties or the City as a whole. In general, the use is not expected to generate any noise, odor, dust, or smoke perceptible from off the property; noise to be generated at the site will be limited to sounds associated with loading and unloading of materials, with levels not expected to exceed acceptable limits. No shredding, the use most typically associated with excessive noise, will occur at this property.

Site Design, Parking, Architecture, Lighting, and Landscape

22. Development standards and dimensional requirements for the site are per the GC zoning district. The proposed site plan meets or exceeds all such requirements, including minimum setbacks, parking requirements, and maximum building heights.

23. The proposed site layout and building elevations meet the Industrial Building Standards and Guidelines section of the Development Code.

24. Both buildings feature a contemporary design, utilizing cast in place concrete, CMU block, translucent polycarbonate panels, and various colors and textures of architectural metal to achieve a high-quality modern character (Exhibits G, I, and J). The buildings also feature strong roofline variation and wall plane movement, particularly on facades that will be most visible from adjacent streets. To complement the architecture, service yard screen walls and parking screen walls will be constructed of CMU block consistent with that used on the buildings. Solid screen walls transition to chain link fencing in locations not visible from adjacent Baseline Road right-of-way.

25. The project meets minimum landscape area requirements, providing for 216,714 square feet of landscape area featuring plant material that will serve to both beautify the site

and also screen outdoor components from the perspective of adjacent streets and properties (Exhibit F). In total, 217 trees and 1,548 shrubs will be provided in Phase 1, with the project's Baseline Road frontage and eastern and western property lines receiving the highest attention. All landscape material to be utilized, to include five varieties of trees and ten varieties of shrubs and accents, will be drought tolerant.

26. Piled materials within the industrial yard will be limited in height and screened from view from Baseline Road and adjacent properties by use of a combination of decorative CMU screen walls 8 feet in height and landscaped areas featuring regularly repeating evergreen trees. As shown in the project renderings (Exhibit J), this combination of treatments along with the aforementioned height limit for pile storage will result in the project maintaining a high-quality appearance from outside of the site.

27. Where the rail spur parallels the west property line, a landscape buffer with a minimum width of 30' will be provided, to be planted with 36" box Ironwood trees repeating every 15-25 feet. A combination of 8-foot-tall decorative CMU screen wall (for portions near to Baseline Road) and 8-foot-tall vinyl coated chain link fence with gray slats (for portions further from Baseline Road) will also be provided in the landscape buffer for further screening and separation between properties.

28. Proposed lighting is dark sky compliant and will not negatively impact surrounding properties (Exhibit K).

29. Future phases of the project will be required to be complementary to the Phase 1 buildings and landscape. Similar considerations with regard to buffering and screening will also be included in those future phases.

Access, Circulation, Parking, and Off-Site Improvements

30. Access to the site as well as vehicular circulation internal to the site, including drive aisle widths and turning radii, have been reviewed by Planning, Civil, Traffic Engineering, and Fire. The site as proposed meets all requirements for access.

31. The developer will construct (or contribute fee-in-lieu towards) off-site improvements adjacent to Phase 1 as required by the Buckeye City Code.

Services

32. The development will initially be served water from an on-site private well and wastewater by an on-site septic system. When City of Buckeye services are extended to this area, the development will tie into City water and sewer lines.

33. Police services will be provided by the City of Buckeye Police Department (BPD). The nearest station is the BPD headquarters located at the northeast corner of Monroe Avenue and Apache Road, approximately 7.5 miles from the subject site.

34. Fire and EMS services will be provided by the City of Buckeye Fire Department (BFD). Fire Station 701, located at the southeast corner of Miller Road and Centre Avenue approximately 6 miles from the subject site.

RECOMMENDATION

35. Staff recommends the Planning and Zoning Commission approve the Site Plan for AIM Recylcing, Application PLZSP-23-00017, subject to conditions (a) through (rr), for the following reasons:

- The Site Plan and proposed use conform to the property's General Plan designation of Employment.
- The Site Plan and proposed use conform to all requirements of the Buckeye Development Code applicable to development in the GC district.
- 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. Project Narrative consisting of 20 pages, received on June 3, 2024
   2. Site Plans (Sheets A1.0 through 1.5, inclusive), received on July 3, 2024
   3. Conceptual Landscape Plans (Sheets La.01 through La.06, inclusive), received on July 3, 2024
   4. Building Elevations (Sheets 7.1A, 7.1B, and 7.2B), received on July 3, 2024
   5. Floor Plans (Sheets A2.1A, A2.1B, and A2.2B,), received on July 3, 2024
   6. Site Lighting and Photometric Plans (Sheets DR0.0, DR1.0, DR2.0, DR3.0 and DR4.0), received on July 3, 2024
   7. Perspective Renderings (Six unnumbered sheets), received on July 3, 2024
   8. Color and Material Palette (Sheet unnumbered), received on June 3, 2024

b) The approved site plan will expire on September 10, 2026, two years from the date of approval, if a building permit has not been issued for the project.

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.

Planning Division Conditions - Project Specific

d) Prior to permit issuance, approval of a Minor Subdivision dedica?ng any required rights-of-way and easements, if applicable, will be required.

e) The master site plan is for reference only. Approval of a site plan amendment will be required prior to permi? ng of any development on por?ons of the site iden?fied as "future phases".

f) So long as the footprint remains consistent with the dashed line indica?ng the "future expansion" area of the main building, only a design review applica?on will be required prior to permi? ng of the future expansion of the main building.

g) No additional retention adjacent to Baseline Road shall be permitted in Phase 2 of the project unless it is exceptionally shallow (1 foot depth or less) and designed with natural desert contours.
h) Completion of off-site improvements to Palo Verde Road by the developer will not be required until development the "future phase" directly adjacent to Palo Verde Road occurs. At that time, improvements to be completed by developer shall include a landscaped median in accordance with the Buckeye Arterial Gateway Guide.
i) The type/color/design of decorative paving provided in locations where on-site pedestrian connections cross vehicular drive aisles shall be specified on the project's paving plan and subject to approval by the Planning Division of the Development Services Department.
j) Removal of the tailwater ditch near the west property line and installation of DG and landscaping in its place by AIM, as discussed in the project narrative, shall commence within 180 days of the permanent cessation of agricultural use on the abutting western property and be completed within 365 days. Cessation of agricultural use shall be conveyed to the project owner by City in written form, starting the period in which the improvements must be completed. If there are unforeseen delays outside of the control of the owner, City may agree to an extended timeline.
k) Final landscape plans shall show plant material in the area reserved for conversion to future parking, with similar density/spacing to that shown in other publicly accessible areas of the site.

Engineering Conditions – Project Specific

l) Prior to any construction on this site, the existing blanket easement per Book 42 of Misc, Page 284 shall be modified or abandoned, and all new easements recorded.
m) Future offsite improvements along Palo Verde Road shall include design and construction of the planned Palo Verde Channel per the recommendations set forth in the Buckeye Area Drainage Master Plan.
n) The proposed septic sewer system shall meet the requirements of and be approved by the Maricopa County Environmental Service Department (MCESD). An onsite dry sewer system shall be designed in a manner that will allow for easy connection to a public or approved private sewer system when it becomes available.
o) With the construction document submittal, a Master Wastewater Report shall be submitted addressing the proposed wastewater contributions and infrastructure needs for Phase 1 and all future phases of development.
p) The onsite water system shall be designed in a manner that will allow for easy connection to a public or approved private water system when it becomes available.
q) With the construction document submittal, a Master Water Report shall be submitted addressing the proposed demand and fire flow requirements for Phase 1 and all future phases of development. This report shall provide justification of sufficient volumes

within the proposed onsite tank for meeting fire demands for the first phase of development and outline a plan for all future phases.

r) The well site shall be dedicated to the City at the discretion of the COB Water Resources Department (WR). The design and construction of the well site shall be in accordance with COB Engineering Design Standards 3-5 and in coordination with the COB WR and Development Services Department.

s) The fire access road connecting to Palo Verde Road shall not be used for customer or employee access to the site.

Engineering Conditions – Standard/General

t) This project is subject to Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. This shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division. This will include a gross boundary legal and exhibit of the ownership parcels for the following APN 401-36-001C.

u) 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.

v) Excluding the tailwater ditch discussed in stipulation j, all existing irrigation facilities within the phase 1 boundary 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.

w) 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. Trash shall not include system waste that is produced by AIM's operations ("fluff"). Fluff shall be disposed of in compliance with applicable federal, state, and local governmental regulations

Engineering Conditions – Standard Drainage Conditions

x) 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.

Engineering Conditions – Standard Street Conditions

y) The Property Owner/Developer shall be responsible for the dedication and construction of all half-street right-of-way and improvements related to Phase 1, at no cost to the City, for Baseline Road based on City of Buckeye standards. Construction of the half-street fronting Phase 2 can be deferred at this time but will be required with the next phase of development.

z) 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.

aa) It has been determined that a portion of the required improvements on Baseline Rd. may not be constructed as part of Phase 1 of this Development. The Developer shall be responsible to design all of the required Phase 1 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 Phase 1 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 the Certificate of Occupancy being issued by the City.

Engineering Conditions – Standard Water/Wastewater Conditions

bb) 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

cc) Prior to submittal of Final Civil Plans and Construction Documents and/or 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 construction drawings.

dd) 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.

ee) All medians required for controlling site access as shown in the approved Phase 1 Site Plan shall be constructed with this development.

ff) In the event that access to and within the project is deemed a threat to public safety and security by the City, the City has broad authority to take such action as it deems necessary to address such a threat until such time the Property Owner/Developer eliminates 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.

gg) The installation of ITS conduit per the City standards. ITS conduits (2 7-way micro-ducts) must be installed along Baseline Road per City standards, including any necessary splice boxes.

hh) West access will be full access. Middle access will be allowed to be ¾ access if TIA can show it is acceptable for queuing and operations. The east access is Right-in and Right-out.

ii) When requested by the City, this project agrees to be part of a regional funding solution (ie. Community Facilities District, Improvement District or other City approved funding mechanism) to assist in the design and construction of regional traffic interchanges along I-10.

Fire Department Conditions – Standard/General

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

kk) Prior to delivery of any combustible materials to the site, a fire protection system approved by the Buckeye Fire Marshal shall be completely operational.

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

mm) 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

nn) 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.

oo) 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.

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

qq) 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 being planted within the property) due to their destructive and invasive root structure

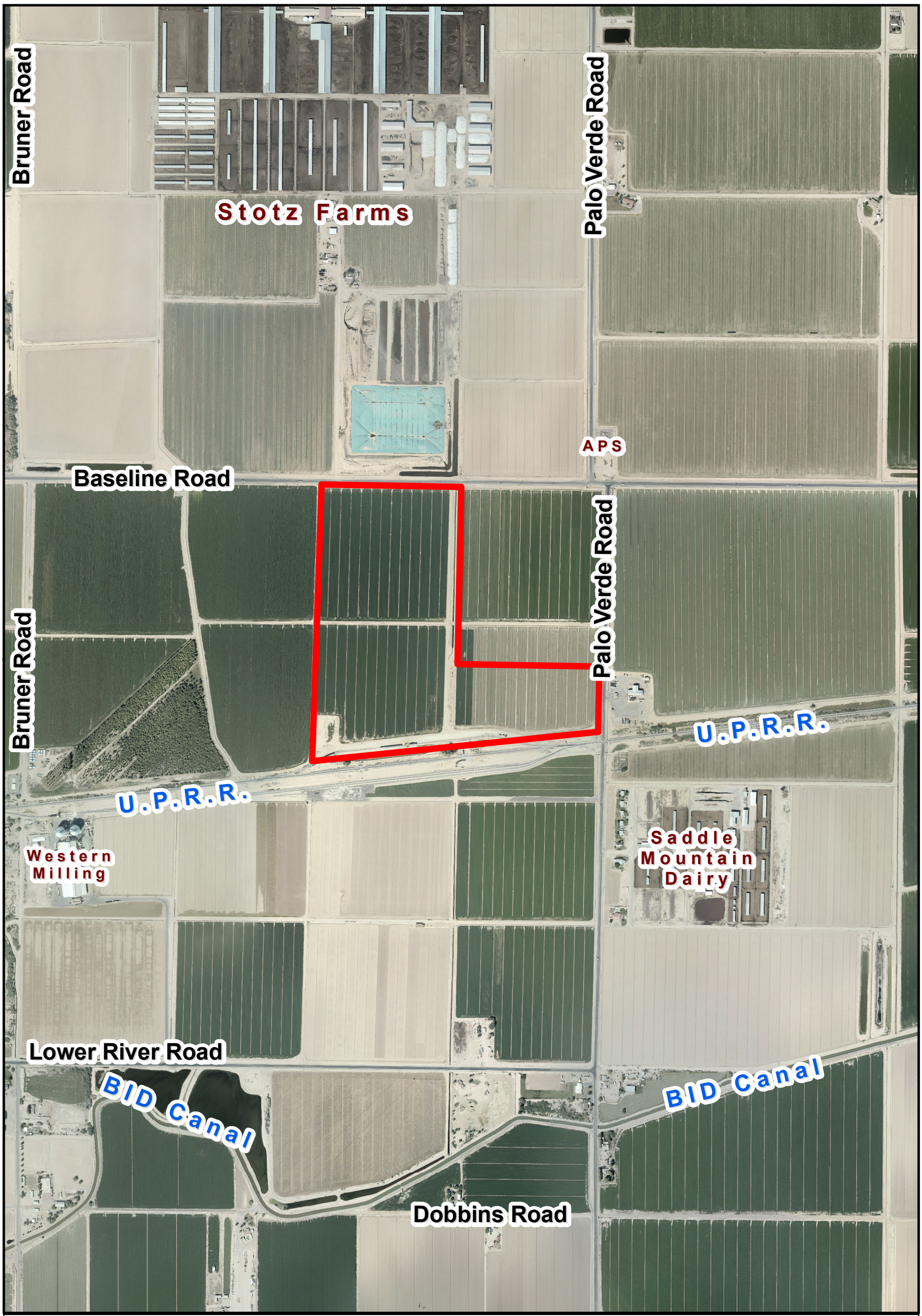
rr) Storm Drainage: The City of Buckeye is permitted as a Phase 2 MS4 and is now subject to more stringent standards for stormwater discharge. All stormwater plans must now meet the requirements of the City of Buckeye's MS4 permit as issued by ADEQ (Permit Number AZG2016-002).

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 Plans
Exhibit F – Landscape Plans
Exhibit G – Building Elevations
Exhibit H – Floor Plans
Exhibit I – Color and Material Palette
Exhibit J – Perspective Renderings
Exhibit K – Site Lighting and Photometric Plans
Exhibit L – Email in Opposition to Project

Prepared by:
Ken Galica, Planning Manager

Exhibit A



VICINITY MAP

PLZSP-23-00017

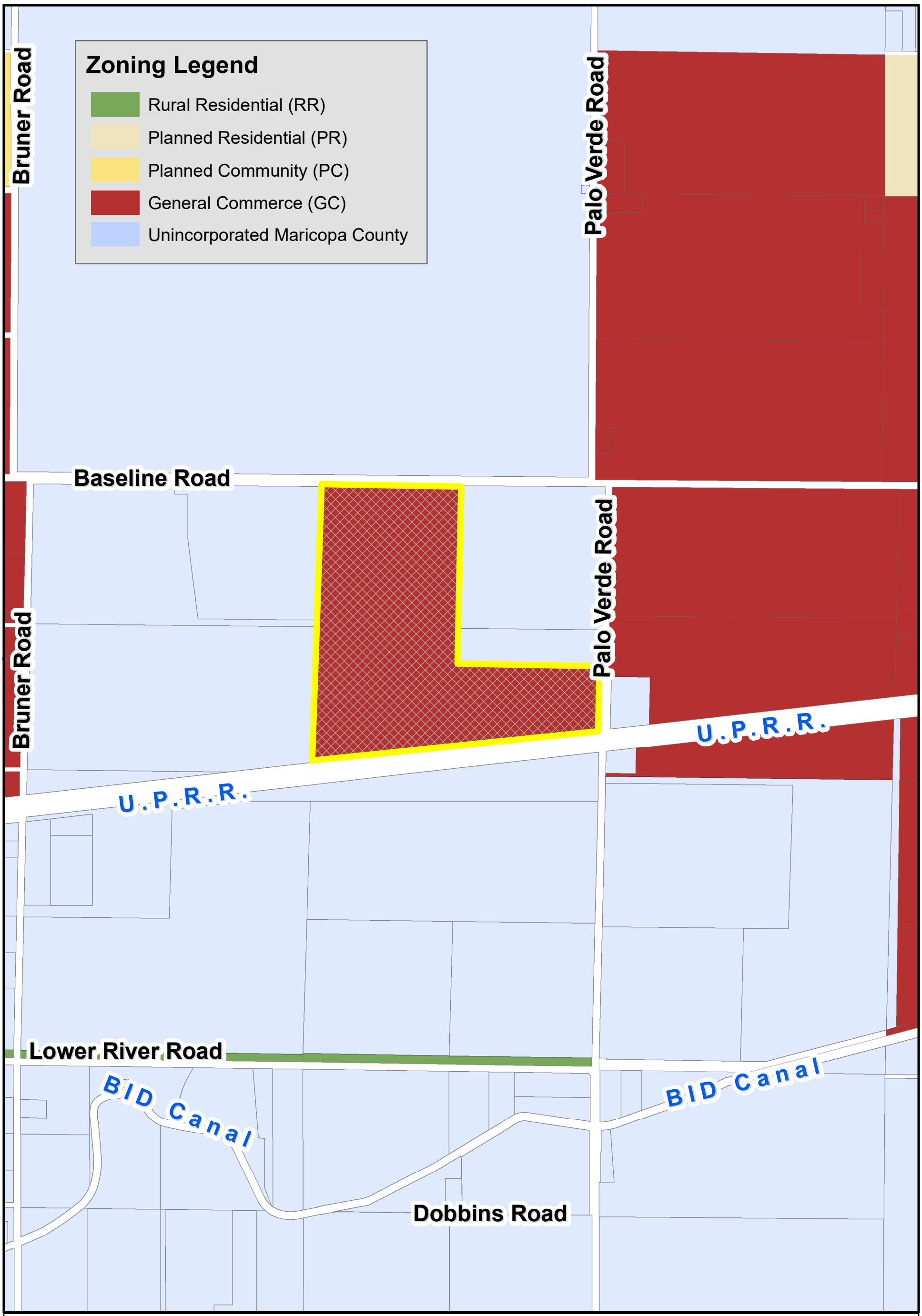
AIM Recycling - Site Plan

Council District #1

BUCKEYE, AZ

N W E S

Exhibit B



ZONING MAP

BUCKEYE, AZ

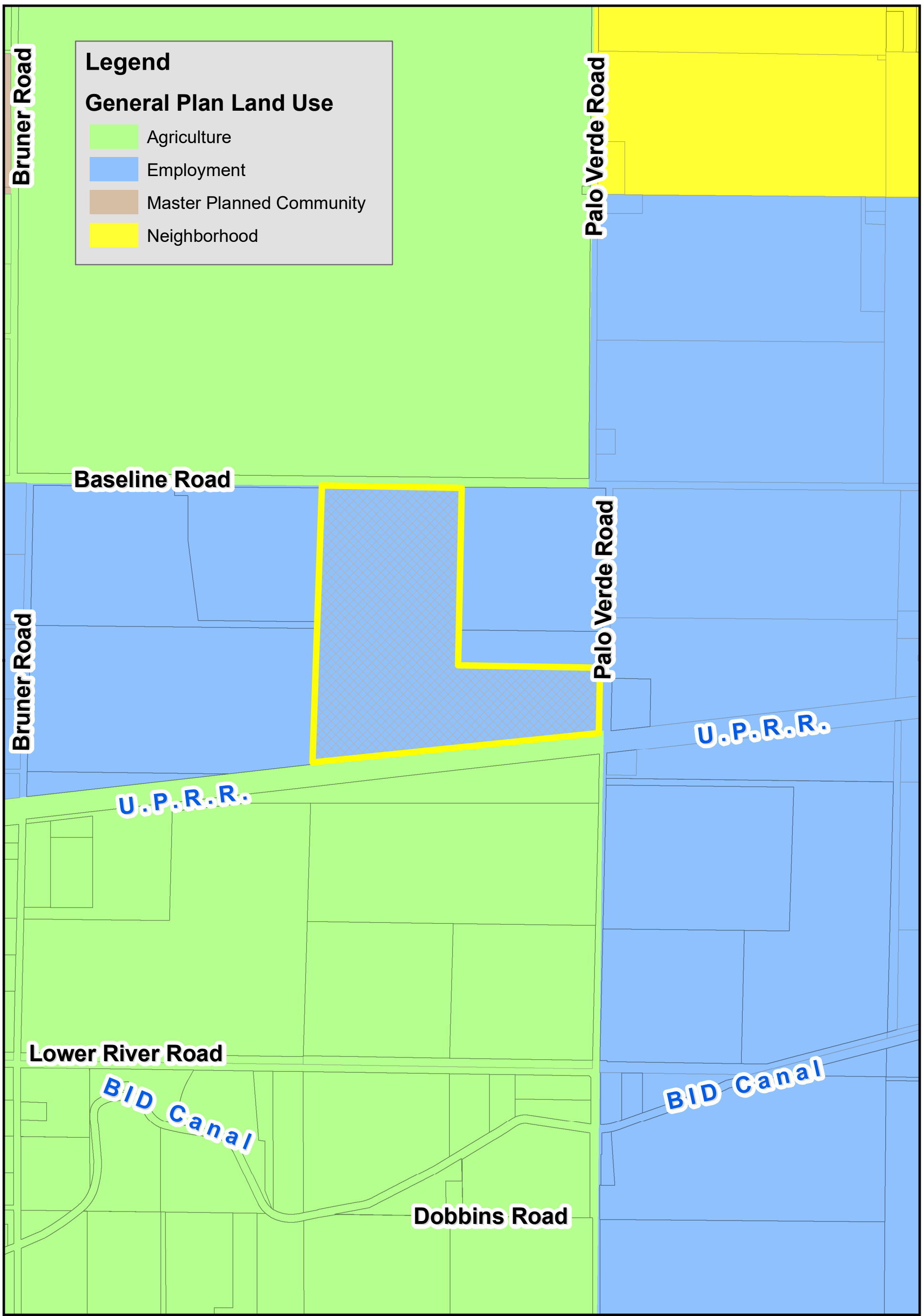
PLZSP-23-00017

AIM Recycling - Site Plan

Council District #1

N W E S

Exhibit C



GENERAL PLAN LAND USE MAP

BUCKEYE, AZ

PLZSP-23-00017

AIM Recycling - Site Plan

Council District #1

N W E S

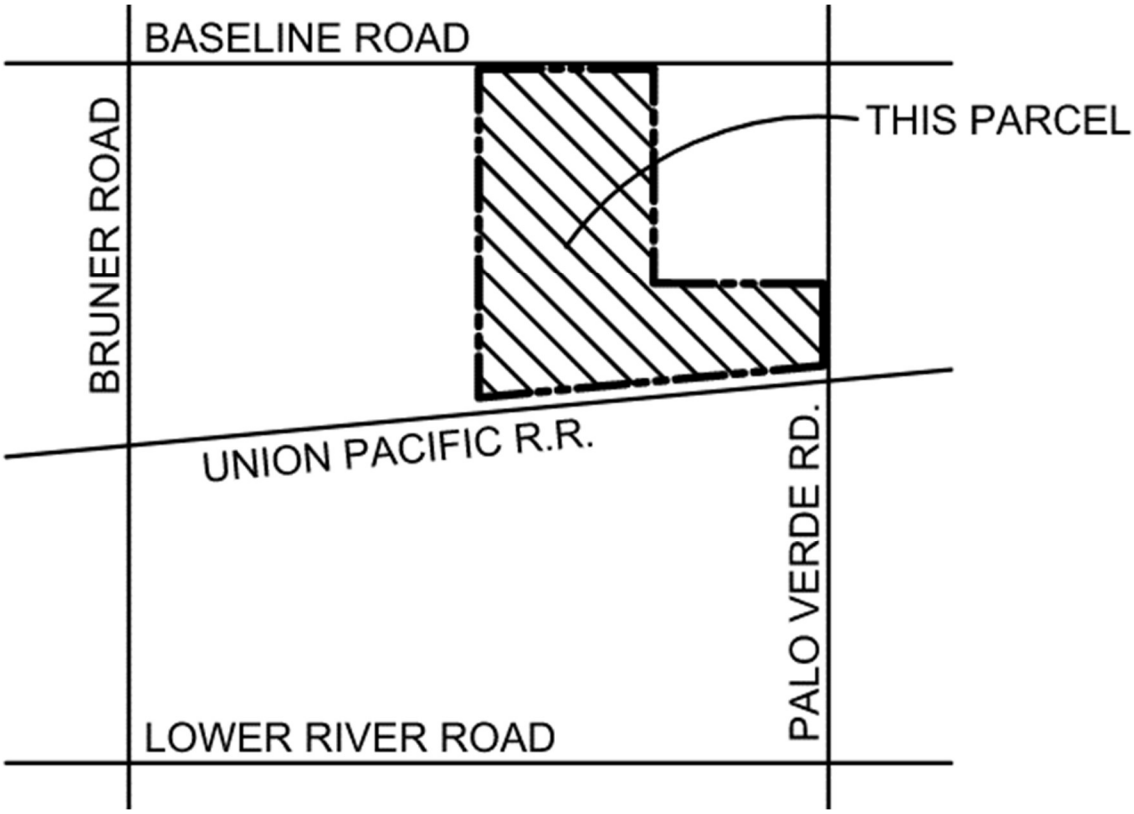
Exhibit D

3R PLZSP-23-00017 RECEIVED JUN 03 2024 WD

CAWLEY ARCHITECTS

Project Narrative

PLZSP-23-00017
AIM Recycling Buckeye Plant – Phase 1
SWC Baseline Road and Palo Verde Road
Site Plan Review
May 12, 2023
Revised: December 21, 2023
Revised: May 24, 2024



730 North 52nd Street, Suite 203
Phoenix, Arizona 85008
P 602.393.5060

CAWLEY ARCHITECTS

To: City of Buckeye
Development Services Department
Planning & Zoning Division

From: Richie Poole
Project Coordinator

Subject: PLZSP-23-00017
AIM Recycling Buckeye Plant
Phase 1
SWC of Baseline Road and Palo Verde Road
Site Plan Review Submittal

Date: May 12, 2023
Revised December 21, 2023
Revised May 24, 2024

NARRATIVE

American Iron and Metal (AIM) Recycling is a North American metal recycling company with more than 120 sites worldwide. AIM has purchased the property southwest of the SWC of Baseline Road and Palo Verde Road (APN 401-36-001C) for the development of a large-scale recycling operation. This property is currently zoned GC (General Commerce - an obsolete zoning district) and is currently agricultural in use.

The development of this site will be as a refining process facility where metallic recyclable content (MRC), arriving from two separate AIM facilities, is input to large, automated sorting machines in the Downstream (DS) Sorting Building, which extract the various commodity non-ferrous metals and fluff. The non-ferrous materials (such as copper, wire, brass, and high value materials), are then shipped in containers/boxes, loaded into trucks, railcars, or packaged for delivery offsite. Fluff (the final residue of the MRC) is trucked to a landfill. MRC from the AIM facility in Colton, California will be arriving by rail. MRC from the AIM facility in central Phoenix will be arriving by truck. The shredding process will not occur at this site, now or as part of any future project phases.

There are two (2) buildings proposed in Phase 1. The 61,082 square foot Downstream (DS) Sorting facility (Building 'A') described above, is situated near the middle of the parcel set back 685 feet south of Baseline Road, and more than 2,000 feet west of the eventual right-of-way line at Palo Verde Road. There will also be a 15,493 square foot

North Building (Building `B') set back approximately 220 feet south from the ROW at Baseline Road. Building `B' will house a Maintenance facility, a Non-ferrous Feeder facility, and a single-story administrative area between them, Building `B' will be designed to expand the footprint of this building west by approximately 41,271 sq. ft. Both buildings are designed with architectural metal finishes of varying profiles and prefinished colors interacting with cast-in-place concrete elements. The north building introduces areas of integrally colored concrete masonry units to complement the mix of architectural metal finish panels. The color palette is similar to other AIM facilities across North America.

Designated areas onsite for open storage as well as truck traffic and trailer and railcar storage are delineated on the site plan. As shown on the site plan, there are landscape buffers and screen walls shown on the west property line and along the north line of the north building in both the west and east directions.

The overall landscape design intent is to provide a functional and visually pleasing landscape by using evergreen trees where screening is needed. All plant material is selected for its low-maintenance characteristics and "look best" quality without continual pruning. All proposed plant material creates interest with its unique shape and texture along with seasonal flower color. All selected plant material is considered low water use and is on the "Phoenix active management area" low water use plant list.

The development of this 96-acre site is being proposed to occur in three main phases.

Phase 1 develops the western acreage of the site running from Baseline Road south to the existing railway located at the southern end of AIM's property. This area is the primary subject of this Site Plan Review. Phase 1 includes the two main buildings described above, a feeder yard, and storage for trailers and railcars. This phase will also include a new well site, and water tanks as required for fire protection and domestic water needs, along with new extended railroad tracks off the Union Pacific main line to serve the Phase 1 and future Phase 2 development. This phase will also include all retention basins shown on the site plan adjacent to the railroad tracks.

This project proposes to utilize Baseline Road for controlled ingress and egress with two (2) new access drives defining AIM's circulation process into, through, and out of the AIM facility. The east driveway (Access B) will serve primarily as the controlled ingress and egress point for trucks arriving from and returning to AIM's facility in central Phoenix. New site walls and gates will separate and secure the work and material processing areas south of the publicly accessible administrative areas shown along Baseline Road.

The west driveway (Access A) has been redesigned to serve as a future shared access with the adjacent property in response to City comments. This driveway serves primarily as ingress and egress for passenger vehicles. This driveway is offset from the west property line by more than 20 feet to accommodate an existing irrigation tailwater ditch and the relocation of an APS overhead power line pole. The existing tailwater ditch, while on AIM property, is used by the adjacent property owner in their agricultural operations and should remain an open ditch for that purpose. When the

west property is developed and the ditch is no longer needed for agricultural use, AIM will have the wasteway ditch removed and replaced with DG groundcover and appropriate landscape plantings.

The Owner's (AIM) anticipated passenger vehicle and truck traffic to be generated by Phase 1 are as follows:

- Monday through Friday
    - 30 to 50 passenger vehicles/day from employees and visitors
    - 30 to 50 personal vehicles/day from peddlers
    - 30 to 40 trucks/day
- Saturday
    - 5 passenger vehicles/day from employees
    - 30 to 50 personal vehicles/day from peddlers

In addition to the two (2) ingress-egress driveways off Baseline Road, we are showing one access driveway off Palo Verde Road as a means of site access for use as a fire lane as well as RID access to their existing drainage easement and facilities. This drive will be a gravel road satisfying dust control and fire loading criteria.

Proposed improvements along Baseline Road are shown on JMC's Preliminary Grading & Drainage Plan per discussions with Buckeye Planning and Zoning. It is understood that piecemealing off-site improvements along the full property frontage at Baseline Road will not be allowed.

Phase 2: Future development of this site would occur along the east portion of the site to accommodate two (2) future AIM operations buildings as shown on the Master Site Plan. These Phase 2 buildings are currently planned as a non-ferrous operations facility, and a chopping line (tentatively). A third operations facility, referred to as a heavy media plant, is planned for the area south of the DS Sorting building, displacing the trailer storage yard further south. AIM understands that Buckeye Development Services site plan and building approvals are required prior to construction of any future Phase 2 work.

Phase 3: The eastern leg of this parcel, along the southern edge, extending to Palo Verde Road, is currently unplanned for future use. AIM is researching opportunities to accommodate future phases, including leasing this parcel for agriculture use on a short-to-long term basis.

Please refer to the attached letter from AIM Recycling for further information and clarification on their intended use and development of this parcel, provided here as Attachment A.

Also, as requested, we are including as Attachment B the Pac Summary – Planning & Zoning Questions and Answers document from October 18, 2022, updated based on the latest design.

We look forward to completing the Site Plan Review process and are available to answer any questions you might have as staff prepares any reports and comments. Thank you for your consideration in this matter.

Sincerely,

Richie Poole
Project Coordinator
Cawley Architects
480-697-3989

Attachments:

- Attachment A – AIM Recycling Letter 'Narrative for Submittal', dated December 20, 2023
- Attachment B - P&Z Questions and Answers, dated October 18, 2022 (Revised: December 21, 2023; Revised May 24, 2024)

Attachment A

PLZSP-23-00017
AIM Recycling Buckeye Plant – Phase 1

AIM Recycling Letter
Narrative for Submittal

City of Buckeye
Development Services Department
Planning & Zoning Division

Date: December 20, 2023

PLZSP-23-00017
AIM Recycling Buckeye Plant - Phase 1
SWC of Baseline Road and Palo Verde Road
Site Plan Review Submittal

Narrative for Submittal

Attn: City of Buckeye

To Whom It May Concern:

Considering our submittal of the aforementioned project, we would like to provide further clarification to what it is AIM (American Iron & Metal) Recycling intends to build on this property, the benefits it provides to the community itself, and how it will operate from a simplistic perspective. Like most niche industries, we sometimes take for granted the knowledge we have accumulated over our careers and that it is not second nature or common knowledge to others. Considering this, please see the below chronological explanation of the entire circular economy process, and what part of this process will be performed in Buckeye.

Before explaining the detailed process, we would be remised not to mention the benefits of our industry and our specific operations. It is estimated that annually in the United States 12 million cars and billions other metallic containing items such as appliances, bicycles, and even airplanes reach their end-of-life cycle. This effectively renders them useless to the consumer, but not useless to the circular economy and new product production. AIM Recycling operations work directly with both society on all levels and new raw material production facilities to bridge the gap of sustainable disposal of relics of past consumerism and the raw materials that rebuild the world around us. These items include the rebar to build new roads and bridges, hot-rolled coil steel for manufacturing facilities to build new components, primary aluminum smelting operations to remold the items used in everyday life that go without a second thought. Without the circular economy, these relics would not only meet their demise in landfills and riverbeds, but we would need to re-mine the Earth for raw materials to make these products at an exponentially higher carbon footprint.

To achieve this undertaking sustainably, safely, and efficiently, AIM Recycling Phoenix implements numerous processes, procedures, and trainings, including being ISO 14001:2015 Certified (International Standard for Environmental Management). In doing so, we can collect, process, and re-purpose items that have no further use in their current state.

Collection:

- The first step of the process is collecting materials to enter the circular economy. This includes a rigorous Material Acceptance Policy at the front gate. Like any process, if you put good in, you

get good out. Materials with hazardous waste, free flowing fluids, or other undesirables are not accepted at the beginning of the process and are redirected to the proper disposal streams outside of our enterprise.

Processing:

- The primary process employed upstream and offsite from the Buckeye Operation is shredding. Imagine an automobile comprised of Legos and each Lego is color coded to the type of material that it is, and each color has different uses for repurposing. Steel is red, non-ferrous metal is green, and non-metallic items (car seats, plastic, etc.) are blue. The shredder's primary function is to separate these different items, so take your Lego car and smash it into a box. Steel (blue Lego) are separate from the green and blue. Now all the different items are separate from each other.
- This is where our new Buckeye Facility comes in. To sort out the green from the blue, we must employ state-of-the-art separation equipment that knows how to see each color. As the material goes through the equipment, computer systems can separate in line and in real time different items that will be reused. For example, copper, aluminum, brass, stainless steel, and other steel alloys (non-Ferrous) materials which are then isolated and distributed to industries for use in new manufacturing processes or upcycled into new uses, reference re-purposing below.
- There are other methods of separation and sizing, but they do not primarily relate to the main processes that will be applied at this new facility.

Re-Purposing

- After all the non-ferrous metals (colors) are sorted out of the system, they are shipped downstream and offsite from Buckeye to the final consumer to be re-melted and/or reused. Even plastics and car seats are applied at regional landfill sites as a purposeful by-product to assist in the reduction of greenhouse gas emissions by top covering municipal waste. Every part of the circular economy has a purpose and a designated destination. Rather than in a landfill or piled up in uninhabited and unregulated areas upstream from where we live, that eventually impacts us negatively.

In the circular economy industry, nothing is valued more than the people and communities around us. These are the people who provide the aggregate workforce that drives the entire process. These are the people who we will employ at our facility. We want to partner with the City of Buckeye and work to move forward in a coordinated manner to make Maricopa County and the City of Buckeye a cleaner, more resilient, and attractive place to live.

Respectfully,

AIM Recycling

Attachment B

PLZSP-23-00017
AIM Recycling Buckeye Plant – Phase 1

PAC Summary
Planning & Zoning Questions and Answers
(revised)

To: City of Buckeye – Planning and Zoning

From: Cawley Architects

Subject: PLZSP-23-00017 AIM Recycling Buckeye Plant
PAC Summary – Planning and Zoning Questions and Answers

Date: October 18, 2022
Revised: December 21, 2023
Revised: May 24, 2024

Ken Galica,

The following are AIM Recycling's answers to your seven questions from pages 4 and 5 of the Pre-application Conference Summary, dated August 25, 2022.

Question 1: Please elaborate on the project's outdoor storage needs. What types of materials will be stored (e.g. piles vs. containers), where will these materials be stored, and approximately how high/tall will stored materials be?

Response: **AIM Recycling Section** (Refer to Exhibit A below.)

- Sorted material in concrete bins should not exceed the height of the bin walls.
- Piles of metal containing various stuff such as appliance furniture, metal from peddler and particular, some demolition metal, and small commercial accounts.
- Metal-containing stuff will be loaded in trucks to be shipped to the Phoenix shredder; AIM will accumulate only for logistical reasons to have one or two full truck loads to ship.
- All non-ferrous material such as copper, wire, brass, and high value materials will be stored in the non-Fe building and loaded onto trucks at the loading docks.

Downstream Process Plant (Refer to Exhibit B below.)

- All infeed, waste, and product will be in covered bins.

EXHIBIT A

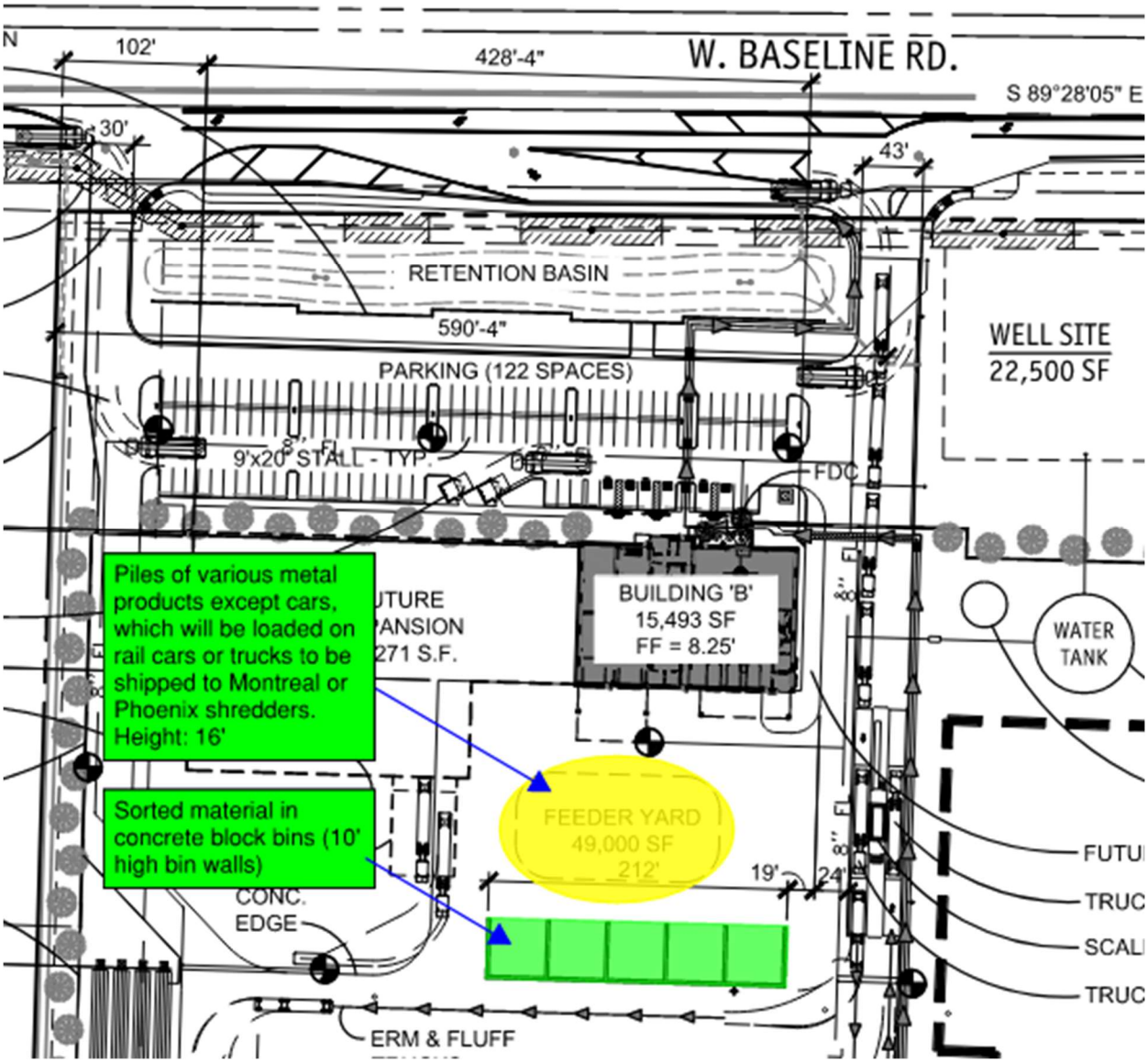
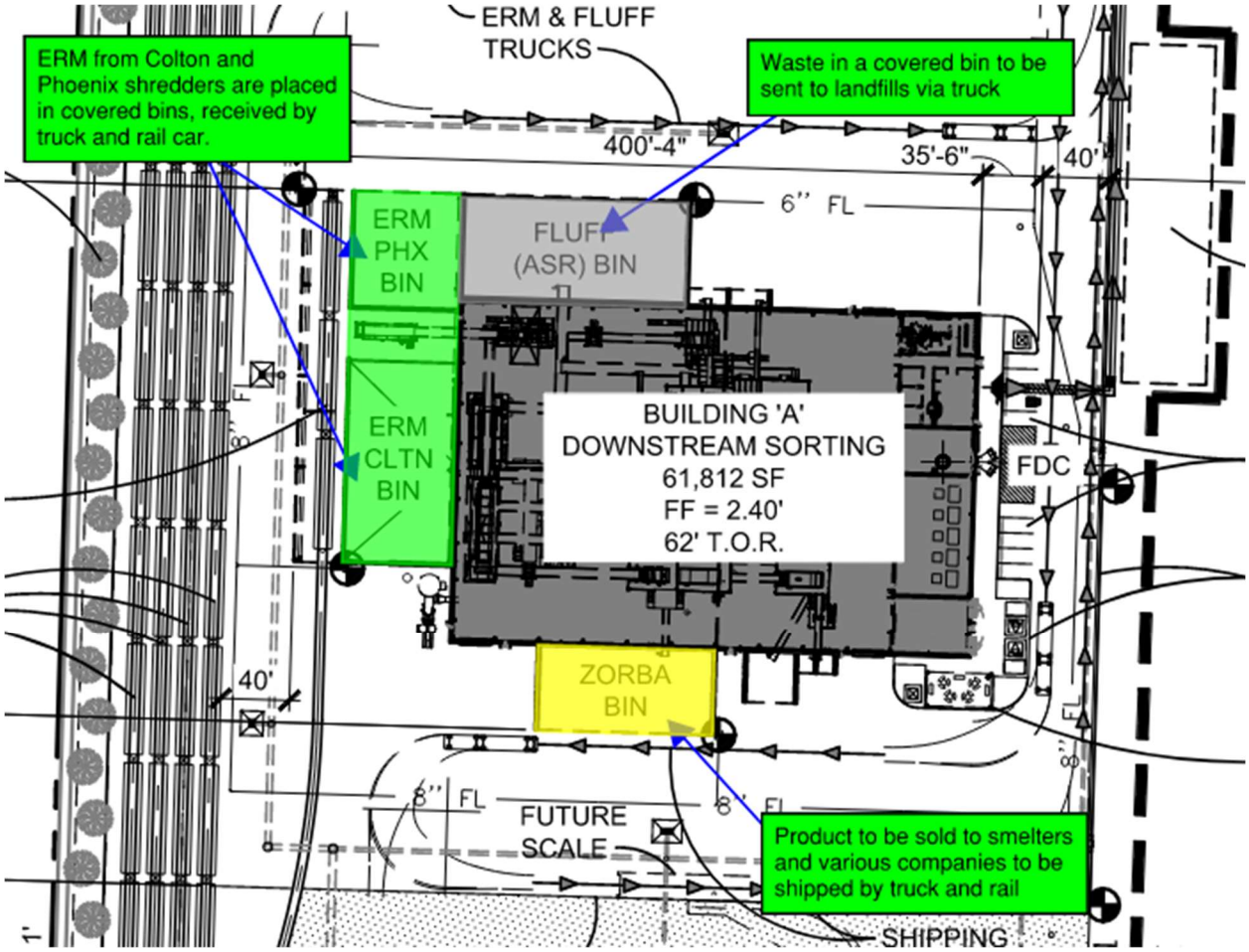

W. BASELINE RD.
S 89°28'05" E
102'
428'-4"
30'
43'
RETENTION BASIN
590'-4"
PARKING (122 SPACES)
9'x20' STALL - TYP.
FDC
WELL SITE
22,500 SF
BUILDING 'B'
15,493 SF
FF = 8.25'
WATER TANK
Piles of various metal products except cars, which will be loaded on rail cars or trucks to be shipped to Montreal or Phoenix shredders. Height: 16'
Sorted material in concrete block bins (10' high bin walls)
FEEDER YARD
49,000 SF
212'
19'
24'
CONC. EDGE
ERM & FLUFF

EXHIBIT B


ERM & FLUFF TRUCKS
ERM from Colton and Phoenix shredders are placed in covered bins, received by truck and rail car.
Waste in a covered bin to be sent to landfills via truck
400'-4"
35'-6"
40'
6'' FL
ERM PHX BIN
FLUFF (ASR) BIN
ERM CLTN BIN
BUILDING 'A'
DOWNSTREAM SORTING
61,812 SF
FF = 2.40'
62' T.O.R.
FDC
ZORBA BIN
40'
8'' FL
FUTURE SCALE
Product to be sold to smelters and various companies to be shipped by truck and rail
SHIPPING

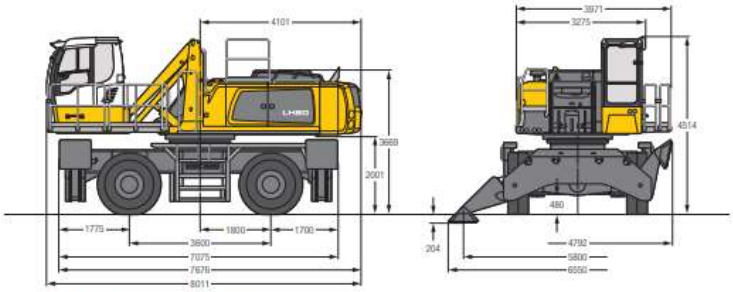
Question 2: What, if any, kinds of equipment will be located on the site, not including equipment located inside of enclosed structures. For example, will there be lifts/cranes or any other high profile exterior equipment that will be visible from off property? If so, what height?

Response: The following kinds of equipment will be located and used on the site:

- AIM will have one LH80 Liebherr crane to be used in the feeder yard. An overhead/bridge crane under a canopy structure will be used to unload the railcars. https://www.liebherr.com/en/can/products/material-handling-equipment/mobile-material-handling-machines/details/643394.html

LH 80 M – Dimensions

Port



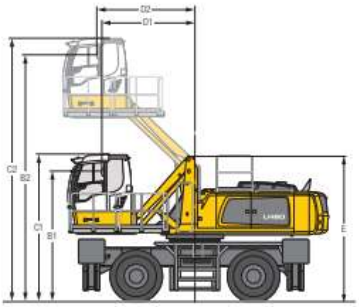
LH 80 M – Choice of Cab Elevation

Cab Elevation LFC (Rigid Elevation)

Increase type		LFC 120	LFC 200
Height	mm	1,200	2,000
B	mm	4,701	5,501
C	mm	5,214	6,014
D	mm	1,128	1,128

A rigid cab elevation has a fixed eye level height. For a lower transport height, the shell of the cab can be removed and replaced by a transport device. The dimension C is in this machine design for all rigid cab elevations 3,958 mm.

Cab Elevation LHC (Hydraulic Elevation)



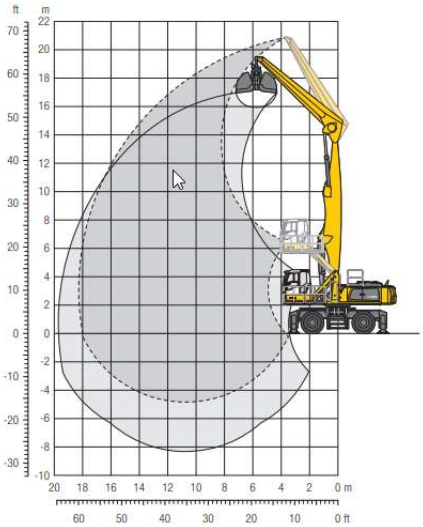
Increase type		LHC 255	LHC 340-35	LHC 360-50
B1	mm	3,501	3,852	4,001
B2	mm	6,048	7,267	7,371
C1	mm	4,014	4,366	4,514
C2	mm	6,561	7,780	8,085
D1	mm	1,683	2,796	2,854
D2	mm	1,809	2,797	3,004
E	mm	3,916	4,306	4,456

The hydraulically adjustable cab allows the driver, that he can choose his field of view freely and at any time within the stroke.

Tyres 23.5-25

LH 80 M – Equipment GG18

Port – Kinematic 2A

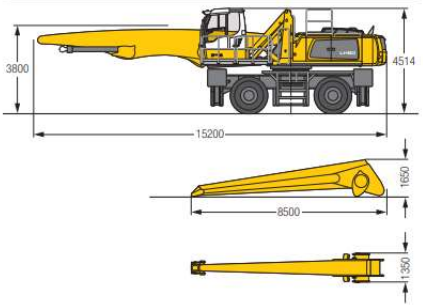


Operating Weight

The operating weight includes the basic machine with 4 point outriggers, hydr. cab elevation, 4 solid tyres, straight boom 10.50 m, straight stick 8.00 m and grab for loose material GMZ 80/8.00 m³.

Weight	80,900 kg

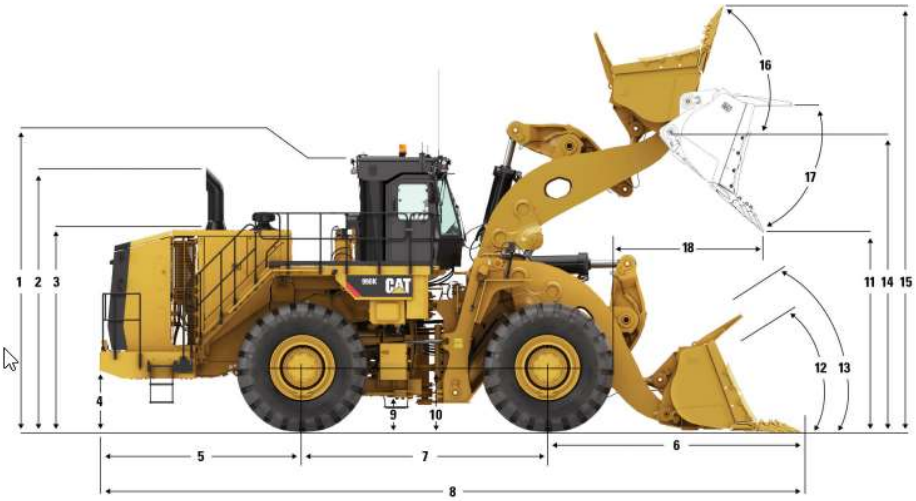
Dimensions



- AIM will have one or two CAT 980 loaders used for ASR manipulation, loading waste, loading rail cars, etc. https://www.cat.com/en_US/products/new/equipment/wheel-loaders/medium-wheel-loaders/109400.html

Dimensions

All dimensions are approximate.



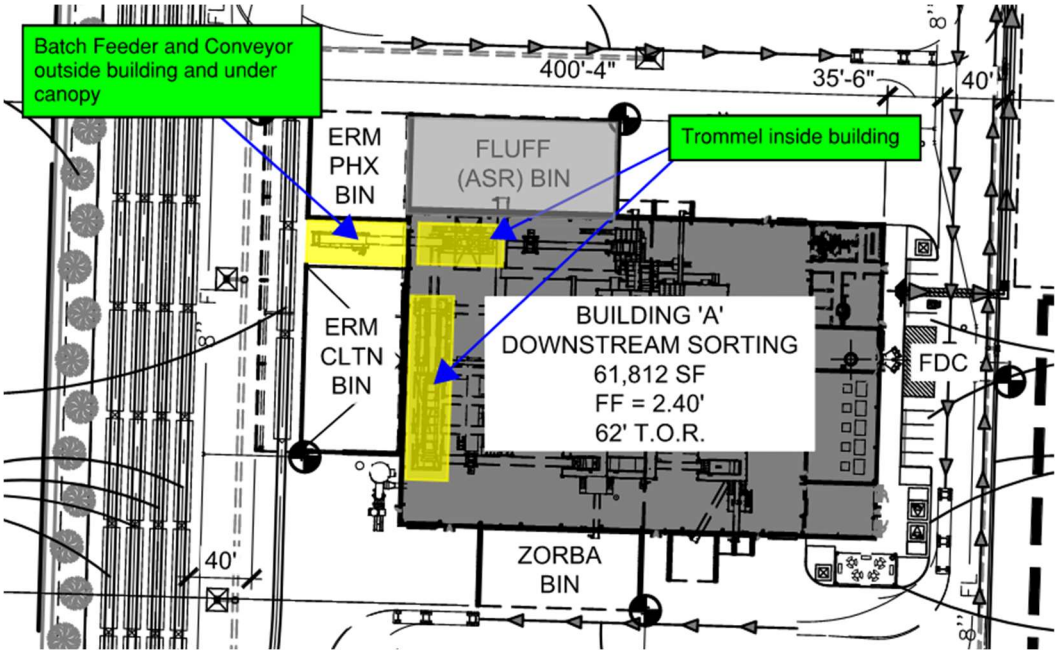
		Standard Lift		High Lift	
1	Ground to Top of ROPS	5240 mm	17.2 ft	5240 mm	17.2 ft
2	Ground to Top of Exhaust Stacks	5049 mm	16.6 ft	5049 mm	16.6 ft
3	Ground to Top of Hood	3862 mm	12.7 ft	3862 mm	12.7 ft
4	Ground to Bumper Clearance	1079 mm	3.5 ft	1079 mm	3.5 ft
5	Rear Axle Centerline to Bumper	3795 mm	12.5 ft	3795 mm	12.5 ft
6	Front Axle Centerline to Bucket Tip	4677 mm	15.3 ft	5416 mm	17.8 ft
7	Wheelbase	4600 mm	15.1 ft	4600 mm	15.1 ft
8	Maximum Overall Length	13 072 mm	42.9 ft	13 811 mm	45.3 ft
9	Ground to Lower Hitch Clearance	596 mm	2.0 ft	596 mm	2.0 ft
10	Ground to Center of Front Axle	1290 mm	4.2 ft	1290 mm	4.2 ft
11	Clearance at Maximum Lift	4060 mm	13.3 ft	4521 mm	14.8 ft
12	Rack Back Angle at Ground Level	40.4 degrees		39.9 degrees	
13	Rack Back Angle at Carry	48.8 degrees		49.3 degrees	
14	B-Pin Height at Maximum Lift	6009 mm	19.7 ft	6470 mm	21.2 ft
15	Maximum Overall Height, Bucket Raised	8293 mm	27.2 ft	8754 mm	28.7 ft
16	Rack Angle at Maximum Lift	63.7 degrees		60.6 degrees	
17	Dump Angle at Maximum Lift	45 degrees		51 degrees	
18	Reach at Maximum Lift	2194 mm	7.2 ft	2583 mm	8.5 ft

Note: Specifications are calculated with 9.0 m^3 (11.8 yd^3) rock bucket and Bridgestone 45/65R39 VSDL One Star tires.

- Five to ten forklifts will be used inside and outside. https://www.catlifttruck.com/products/counterbalance-forklift-trucks/lp-gas-powered-forklift-trucks/gp15-35cn

- Standard trucks with standard trailers
- There will be one shuttle wagon to move railcars (model to be determined but not higher than a gondola railcar)

- Batch feeder, conveyor, and trommel similar to this DS (See below.)
    - Trommel will now be housed inside the building. Only the batch feeder and conveyor are still outside.



Question 3: Please confirm that, except for outdoor storage and proposed truck/trailer parking, all activity/work will occur within the enclosed buildings.

Response: **Feeder Yard**

- Metal material is received from peddler, resident, and small industry, is sorted outside, and piled into concrete bins, which is then loaded into trucks railcars to be shipped for further processing in the Phoenix shredder, Montreal, or smelters.

Downstream Process Plant

- ASR to be received by truck and rail to be unloaded and stored in covert bins.
- ASR to be loaded in the batch feeder to be processed in the plant.
- Waste to be loaded into trucks.
- Product to be loaded into trucks or railcars.

Question 4: Please discuss the noise characteristics of the use and what kind of noise impacts may be expected on adjacent properties.

Response: No major noise is expected as AIM is not installing a big car shredder. That is the most noise-generating equipment that AIM is using in the company.

- AIM will respect all the noise levels at the property limits.
- All equipment such as the cranes, loaders, and shuttles respect the regulation.

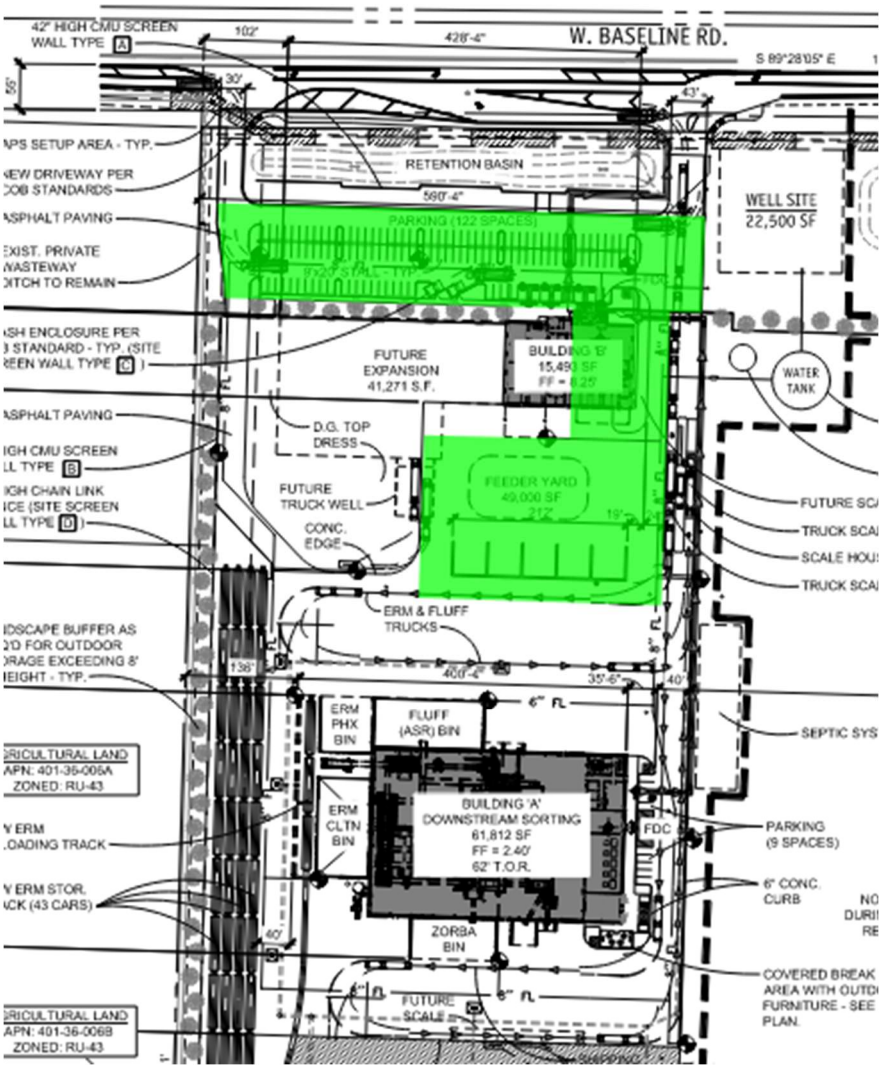
AIM will generate noise with the crane/loader operations, unloading and loading, but not vibration or noise that can exceed the noise levels at the property lines or that can't be mitigated.

Question 5: Please confirm whether or not the facility will be open to the general public (i.e. individuals or businesses bringing truckloads of recyclable materials to the site for compensation).

Response: The following areas are where the general public (customers) can have access:

<u>Feeder yard</u> (See areas in green below.)

- To weigh on the scale
- Drop metal in the bin/yard
- Drop non-ferrous metal and weigh in the building
- Toilets



Question 6: Please share your expectation for the hours of operation for the facility and what types of outdoor lighting the project may require.

Response: Hours of Operation:

- **Non-Ferrous and Feeder Yard**
  - Operation: Monday to Saturday 6 am to 6 pm.
  - Open to customers: Monday to Saturday 6 am to 6 pm.
  - Closed on Sunday.

- **Maintenance Garage**
  - Monday to Saturday 6 am to 6 pm.
  - Closed on Sunday.

- **Downstream Process Plant**
  - Operation: 24 hours per day, seven days per week.

- **Office**
  - Monday to Friday 7 am to 5 pm.

Equipment maintenance may happen at any time, 24 hours per day, seven days per week, depending on the situation, mainly on the Downstream Processing Plant.

Outdoor lighting will be mainly for security purposes and will be directed to avoid light being directed outside of the property and/or toward the sky. The Downstream operation requires minimum lighting around the building. AIM will not be using a "car dealer lot" type level of lighting anywhere on the property.

Question 7: Please discuss what future phases of the site are likely to entail.

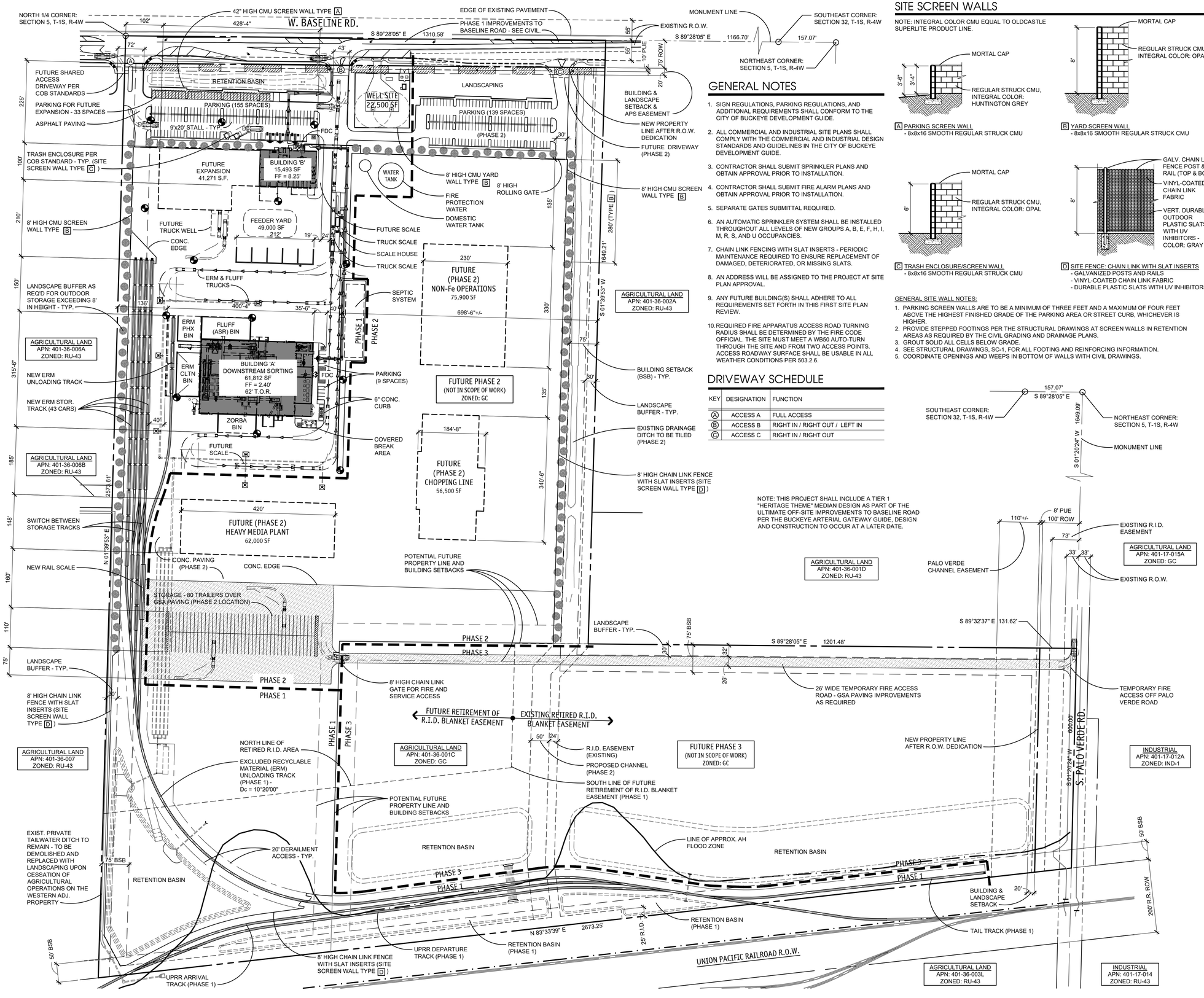
Response: Depending on the market situation and the success of this site, AIM may want to develop the Phase 2 portion of this site within two to ten years following the completion of Phase 1.

- Non-Ferrous Operations Building – 2 to 5 years
- Heavy Media Plant – 5 to 10 years
- Chopping Line – 5 to 10 years

We hope this addresses these questions to your satisfaction and look forward to submitting for the Site Plan Review in the coming weeks.

Sincerely,

Richie Poole
Cawley Architects
480-697-3989



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GENERAL NOTES

1. SIGN REGULATIONS, PARKING REGULATIONS, AND ADDITIONAL REQUIREMENTS SHALL CONFORM TO THE CITY OF BUCKEYE DEVELOPMENT GUIDE.
2. ALL COMMERCIAL AND INDUSTRIAL SITE PLANS SHALL COMPLY WITH THE COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS AND GUIDELINES IN THE CITY OF BUCKEYE DEVELOPMENT GUIDE.
3. CONTRACTOR SHALL SUBMIT SPRINKLER PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
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DRIVEWAY SCHEDULE

KEY	DESIGNATION	FUNCTION
A	ACCESS A	FULL ACCESS
B	ACCESS B	RIGHT IN / RIGHT OUT / LEFT IN
C	ACCESS C	RIGHT IN / RIGHT OUT

SITE SCREEN WALLS

NOTE: INTEGRAL COLOR CMU EQUAL TO OLDCASTLE SUPERLITE PRODUCT LINE.

GENERAL SITE WALL NOTES:

1. PARKING SCREEN WALLS ARE TO BE A MINIMUM OF THREE FEET AND A MAXIMUM OF FOUR FEET ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER.
2. PROVIDE STEPPED FOOTINGS PER THE STRUCTURAL DRAWINGS AT SCREEN WALLS IN RETENTION AREAS AS REQUIRED BY THE CIVIL GRADING AND DRAINAGE PLANS.
3. GROUT SOLID ALL CELLS BELOW GRADE.
4. SEE STRUCTURAL DRAWINGS, SC-1, FOR ALL FOOTING AND REINFORCING INFORMATION.
5. COORDINATE OPENINGS AND WEEPS IN BOTTOM OF WALLS WITH CIVIL DRAWINGS.

SITE DATA

PROJECT:	AIM RECYCLING BUCKEYE PLANT PHASE 1
ADDRESS:	SWC OF BASELINE ROAD & PALO VERDE ROAD
OWNER:	AIM RECYCLING PHOENIX LLC 3411 SILVERSIDE ROAD TATNALL BUILDING, #104 WILMINGTON (NEW CASTLE), DELAWARE 19810
SCOPE:	A NEW INDUSTRIAL FACILITY
LEGAL DESCRIPTION:	SEE CIVIL
ASSESSOR PARCEL NO.:	401-36-001C
ZONING:	'GC' GENERAL COMMERCE (OBSOLETE ZONING DISTRICT)
SITE AREA (GROSS):	4,177,386 SF +/- (95.9 ACRES +/-)
SITE AREA (NET):	4,018,506 SF +/- (92.3 ACRES +/-)
PHASE 1 (GROSS):	1,927,885 SF +/- (44.3 ACRES +/-)
PHASE 1 (NET):	1,829,592 SF +/- (42.0 ACRES +/-)
BUILDING FOOTPRINTS:	312,976 SF +/-
PHASE 1:	77,305 SF
MAX. LOT COVERAGE:	50%
LOT COVERAGE:	7.8% +/-
PHASE 1:	4.2%
LANDSCAPE AREA:	251,318 SF (PHASE 1)
LANDSCAPE COVERAGE:	13.7% (PHASE 1) - 10% MIN. REQ'D.
OCCUPANCY:	B / F-1 / S-1
CONSTRUCTION TYPE:	II-B WITH A.F.E.S.
PROPOSED BLDG. HGT:	
BUILDING 'B':	39 FEET T.O. PARAPET
BUILDING 'A':	62 FEET T.O. RIDGE
ALLOWED HEIGHT:	55 FEET + 1' PER 3' ADD'L S.B.
STORIES:	TWO (ONE + MEZZANINE)
ROOF SLOPE:	1/2" PER FOOT MINIMUM
ROOF SCREENING HGT:	50" MAX.

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS (PHASE 1 ONLY)

OCCUPANCY	1ST FLOOR	2ND FLOOR	TOTALS
OFFICE	6,153 S.F.	-	6,153 S.F.
WAREHOUSE	71,152 S.F.	1,200 S.F.	72,352 S.F.
TOTAL:	77,305 S.F.	1,200 S.F.	78,505 S.F.

REQUIRED PARKING CALCULATIONS (PHASE 1 ONLY)

OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	6,153	1/350	18
WAREHOUSE	72,352	1/1500	49
TOTAL:			67

PARKING PROVIDED (PHASE 1)

TOTAL REGULAR SPACES	118
TOTAL ACCESSIBLE SPACES	7
TOTAL EV SPACES (MIN. 5% OF REQUIRED)	6
TOTAL SPACES ON-SITE (PHASE 1)	131

NOTE: PARKING FOR FUTURE BUILDING EXPANSION AND FUTURE PROJECT PHASES WILL BE PROVIDED AS REQUIRED.

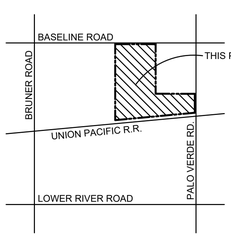
NOTE: EV SPACES TO BE SIGNED AS RESERVED FOR EV WITH TWO SPACES EQUIPPED WITH EV CHARGERS. SEE SHEET A1.3 FOR LOCATION OF EV SPACES.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- CAR OVERHANG
- 6" CURB
- SITE WALL
- GSA PAVING
- PAINT STRIPING ON PAVEMENT
- FDC — FIRE DEPARTMENT CONNECTION
- FIRE RISER
- SITE WALL TYPE
- NEW FIRE HYDRANT
- ACCESSIBLE ROUTE / PATH OF TRAVEL
- PRIMARY TRUCK FLOW ONSITE

VICINITY MAP

N.T.S.



MASTER SITE PLAN

1" = 120'-0"

0 60 120 240

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 07/03/24 ARIZONA, U.S.A.

A NEW FACILITY FOR

AIM RECYCLING BUCKEYE PLANT PHASE 1

SWC OF W. BASELINE ROAD AND S. PALO VERDE ROAD BUCKEYE, AZ 85326

DATE

PRE-APP SUBMITTAL 08-05-2022
SP REVIEW SUBMITTAL 05-12-2023
SP REVIEW 2ND SBMTL 12-20-2023
SP REVIEW 3RD SBMTL 05-24-2024
SP REVIEW 4TH SBMTL 07-03-2024

DRAWN BY: RP

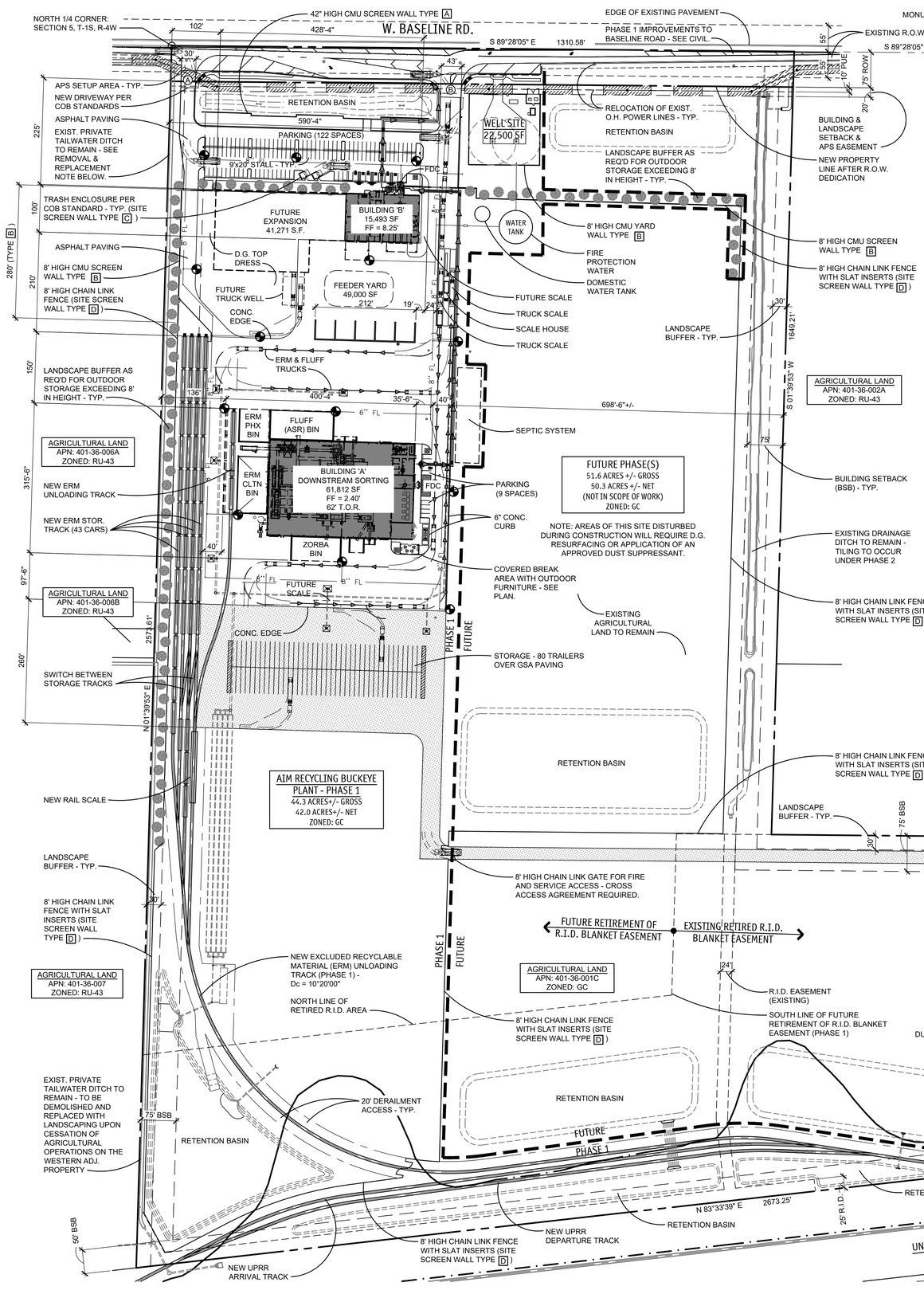
OWNERSHIP OF DOCUMENTS:
This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cawley Architects Inc. This drawing is for use at the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages.

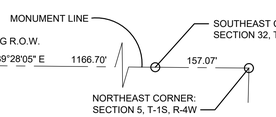
DISCREPANCIES AND CONFLICTS:
All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cawley Architects Inc. for resolution before the commencement of the work.

MASTER SITE PLAN

Project: 22082

A1.0





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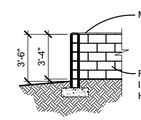
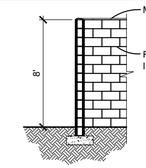
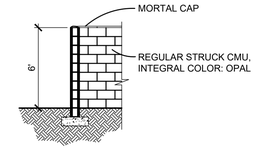


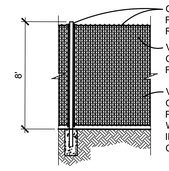
A PARKING SCREEN WALL
- 8x8x16 SMOOTH REGULAR STRUCK CMU



B YARD SCREEN WALL
- 8x8x16 SMOOTH REGULAR STRUCK CMU



C TRASH ENCLOSURE/SCREEN WALL
- 8x8x16 SMOOTH REGULAR STRUCK CMU



D SITE FENCE: CHAIN LINK WITH SLAT INSERTS
- GALVANIZED POSTS AND RAILS
- VINYL-COATED CHAIN LINK FABRIC
- DURABLE PLASTIC SLATS WITH UV INHIBITORS

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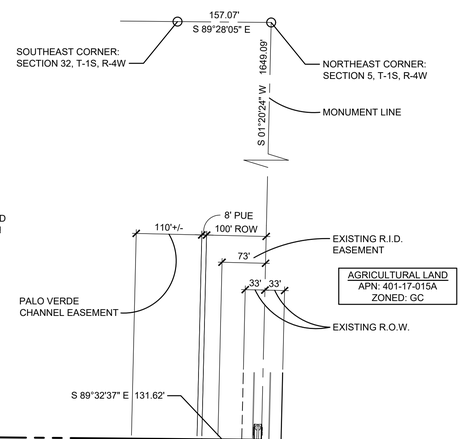
4. SEE STRUCTURAL DRAWINGS, SC-1, FOR ALL FOOTING AND REINFORCING INFORMATION.
5. COORDINATE OPENINGS AND WEEPS IN BOTTOM OF WALLS WITH CIVIL DRAWINGS.



SITE DATA

PROJECT:	AIM RECYCLING BUCKEYE PLANT PHASE 1
ADDRESS:	SWC OF BASELINE ROAD & PALO VERDE ROAD
OWNER:	AIM RECYCLING PHOENIX LLC 3411 SILVERSIDE ROAD TATNALL BUILDING, #104 WILMINGTON (NEW CASTLE), DELAWARE 19810
SCOPE:	A NEW INDUSTRIAL FACILITY
LEGAL DESCRIPTION:	SEE CIVIL
ASSESSOR PARCEL NO.:	401-36-001C
ZONING:	'GC' GENERAL COMMERCE (OBSOLETE ZONING DISTRICT)
SITE AREA (GROSS):	4,177,386 SF +/- (95.9 ACRES +/-)
SITE AREA (NET):	4,018,506 SF +/- (92.3 ACRES +/-)
PHASE 1 (GROSS):	1,927,885 SF +/- (44.3 ACRES +/-)
PHASE 1 (NET):	1,829,592 SF +/- (42.0 ACRES +/-)
BUILDING FOOTPRINTS:	312,976 SF +/-
PHASE 1:	77,305 SF
MAX. LOT COVERAGE:	50%
LOT COVERAGE:	7.8% +/-
PHASE 1:	4.2%
LANDSCAPE AREA:	251,318 SF (PHASE 1)
LANDSCAPE COVERAGE:	13.7% (PHASE 1) - 10% MIN. REQ'D.
OCCUPANCY:	B / F-1 / S-1
CONSTRUCTION TYPE:	II-B WITH A.F.E.S.
PROPOSED BLDG. HGT:	
BUILDING 'B':	39 FEET T.O. PARAPET
BUILDING 'A':	62 FEET T.O. RIDGE
ALLOWED HEIGHT:	55 FEET + 1' PER 3' ADD'L S.B.
STORIES:	TWO (ONE + MEZZANINE)
ROOF SLOPE:	1/2" PER FOOT MINIMUM
ROOF SCREENING HGT:	50" MAX.

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS (PHASE 1 ONLY)

OCCUPANCY	1ST FLOOR	2ND FLOOR	TOTALS
OFFICE	6,153 S.F.	-	6,153 S.F.
WAREHOUSE	71,152 S.F.	1,200 S.F.	72,352 S.F.
TOTAL:	77,305 S.F.	1,200 S.F.	78,505 S.F.

REQUIRED PARKING CALCULATIONS (PHASE 1 ONLY)

OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	6,153	1/350	18
WAREHOUSE	72,352	1/1500	49
TOTAL:			67

PARKING PROVIDED (PHASE 1)

TOTAL REGULAR SPACES	118
TOTAL ACCESSIBLE SPACES	7
TOTAL EV SPACES (MIN. 5% OF REQUIRED)	6
TOTAL SPACES ON-SITE (PHASE 1)	131

NOTE: PARKING FOR FUTURE BUILDING EXPANSION AND FUTURE PROJECT PHASES WILL BE PROVIDED AS REQUIRED.

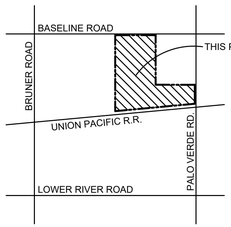
NOTE: EV SPACES TO BE SIGNED AS RESERVED FOR EV WITH TWO SPACES EQUIPPED WITH EV CHARGERS. SEE SHEET A1.3 FOR LOCATION OF EV SPACES.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- CAR OVERHANG
- 6" CURB
- SITE WALL
- GSA PAVING
- PAINT STRIPING ON PAVEMENT
- FDC — FIRE DEPARTMENT CONNECTION
- FIRE RISER
- A — SITE WALL TYPE
- NEW FIRE HYDRANT
- ACCESSIBLE ROUTE / PATH OF TRAVEL
- PRIMARY TRUCK FLOW ONSITE

VICINITY MAP

N.T.S.



SITE PLAN - PHASE 1

1" = 120'-0"

0 60 120 240

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 07/05/2024 ARIZONA, U.S.A.

A NEW FACILITY FOR
AIM RECYCLING BUCKEYE PLANT PHASE 1

SWC OF W. BASELINE ROAD AND S. PALO VERDE ROAD BUCKEYE, AZ 85326

DATE
PRE-APP SUBMITTAL 08-05-2022
SP REVIEW SUBMITTAL 05-12-2023
SP REVIEW 2ND SBMTL 12-20-2023
SP REVIEW 3RD SBMTL 05-24-2024
SP REVIEW 4TH SBMTL 07-03-2024

DRAWN BY: RP

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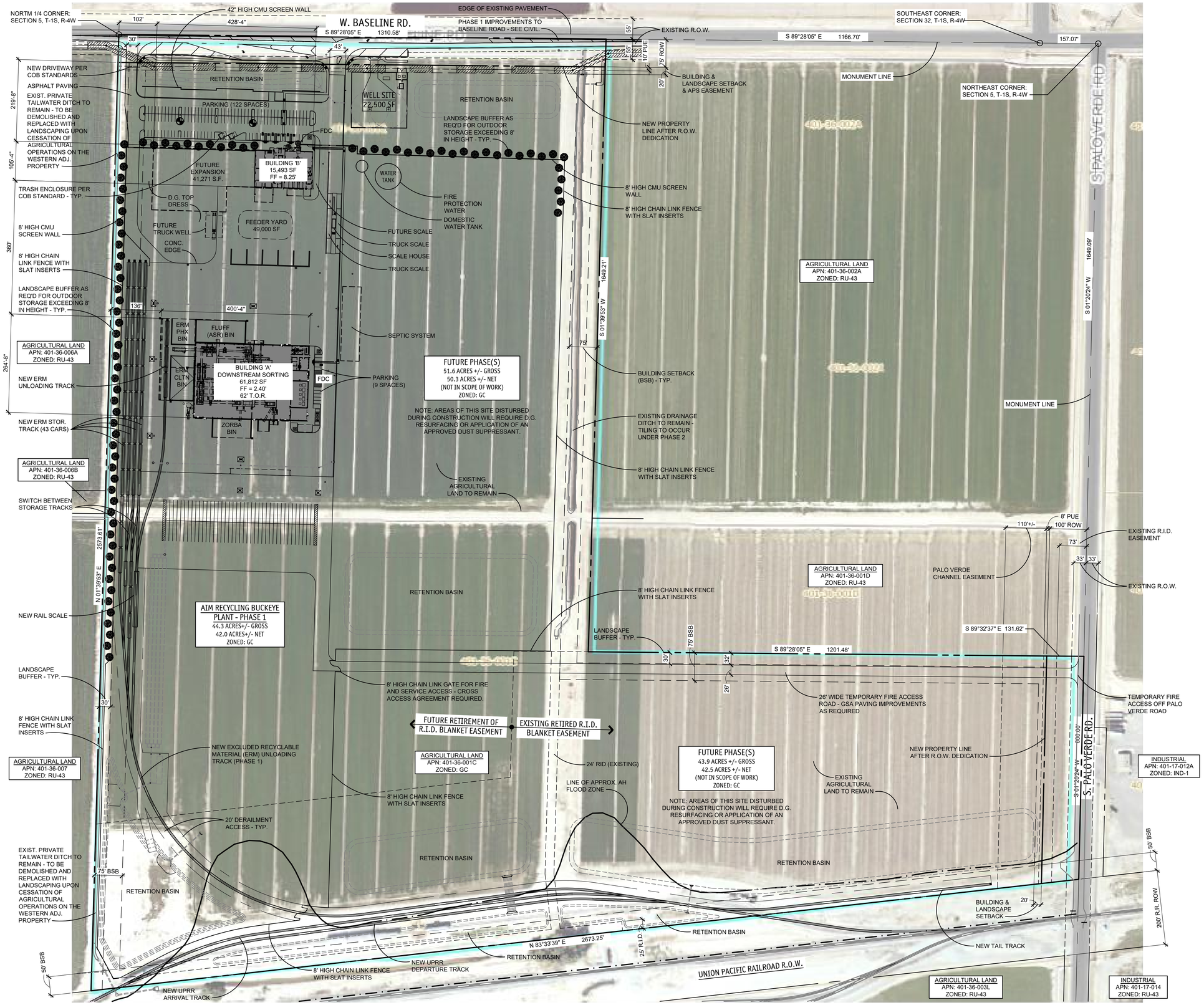
SITE PLAN - PHASE 1

Project: 22082

A1.1



SITE DATA

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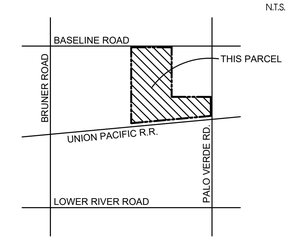
- FDC — FIRE DEPARTMENT CONNECTION
- FIRE RISER
- NEW FIRE HYDRANT

VICINITY MAP

N.T.S.



PHASE 1 SITE PLAN WITH COLOR AERIAL

1" = 120'-0"

0 60 120 240

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A NEW FACILITY FOR
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BUCKEYE, AZ 85326

DATE

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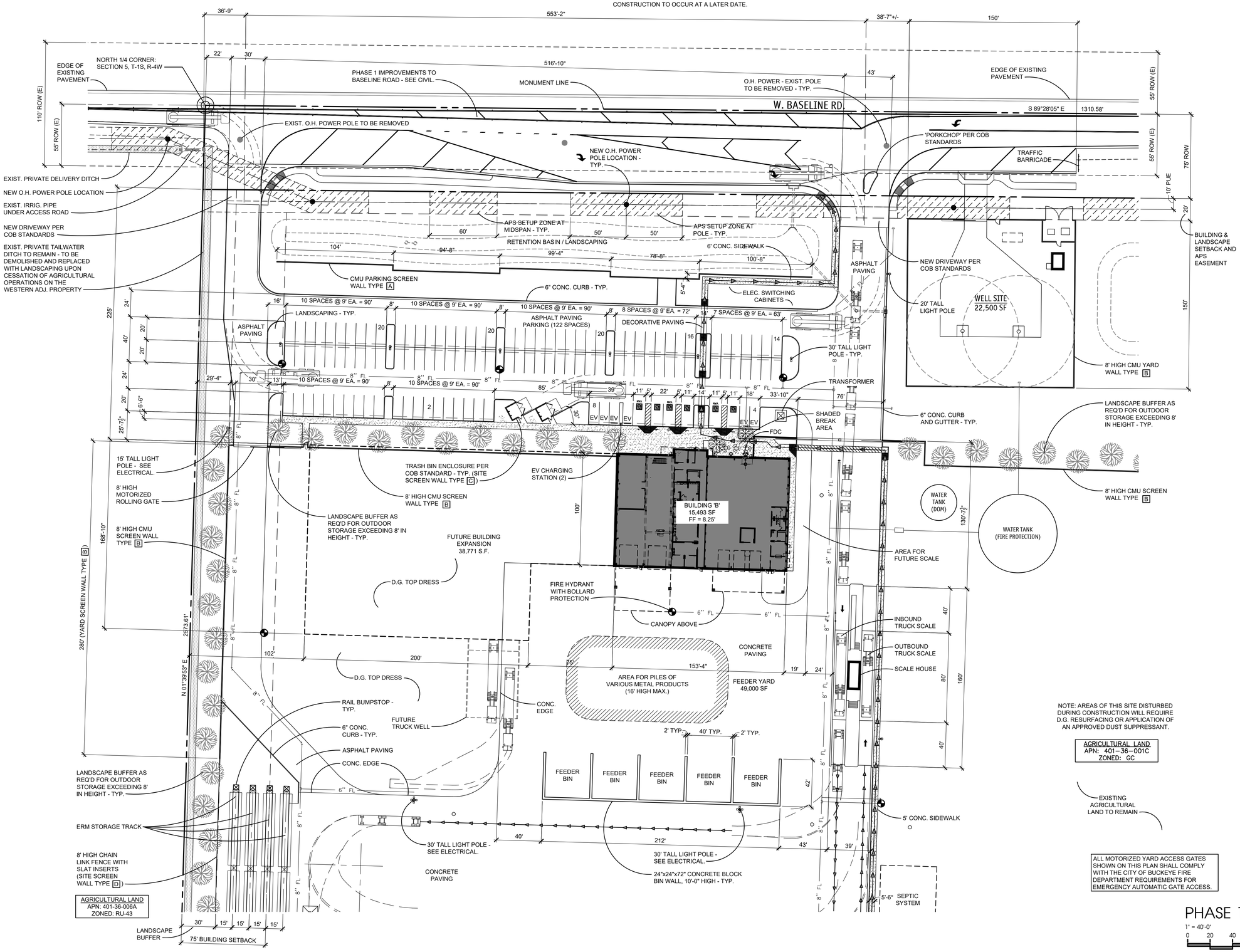
PHASE 1 SITE PLAN WITH COLOR AERIAL

Project: 22082

A1.2

NOTE: THIS PROJECT SHALL INCLUDE A TIER 1 "HERITAGE THEME" MEDIAN DESIGN AS PART OF THE ULTIMATE OFF-SITE IMPROVEMENTS TO BASELINE ROAD PER THE BUCKEYE ARTERIAL GATEWAY GUIDE. DESIGN AND CONSTRUCTION TO OCCUR AT A LATER DATE.



NOTE: AREAS OF THIS SITE DISTURBED DURING CONSTRUCTION WILL REQUIRE D.G. RESURFACING OR APPLICATION OF AN APPROVED DUST SUPPRESSANT.

ALL MOTORIZED YARD ACCESS GATES SHOWN ON THIS PLAN SHALL COMPLY WITH THE CITY OF BUCKEYE FIRE DEPARTMENT REQUIREMENTS FOR EMERGENCY AUTOMATIC GATE ACCESS.

PHASE 1 PARTIAL SITE PLAN

1" = 40'-0"

0 20 40 80

SITE DATA

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PARKING CALCULATIONS

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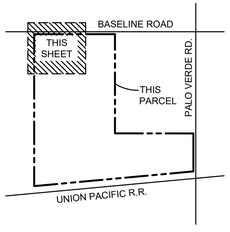
- FDC — FIRE DEPARTMENT CONNECTION
- FIRE RISER
- A — SITE WALL TYPE
- NEW FIRE HYDRANT
- ACCESSIBLE ROUTE / PATH OF TRAVEL
- PRIMARY TRUCK FLOW ONSITE

KEY MAP

N.T.S.



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A NEW FACILITY FOR
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DATE
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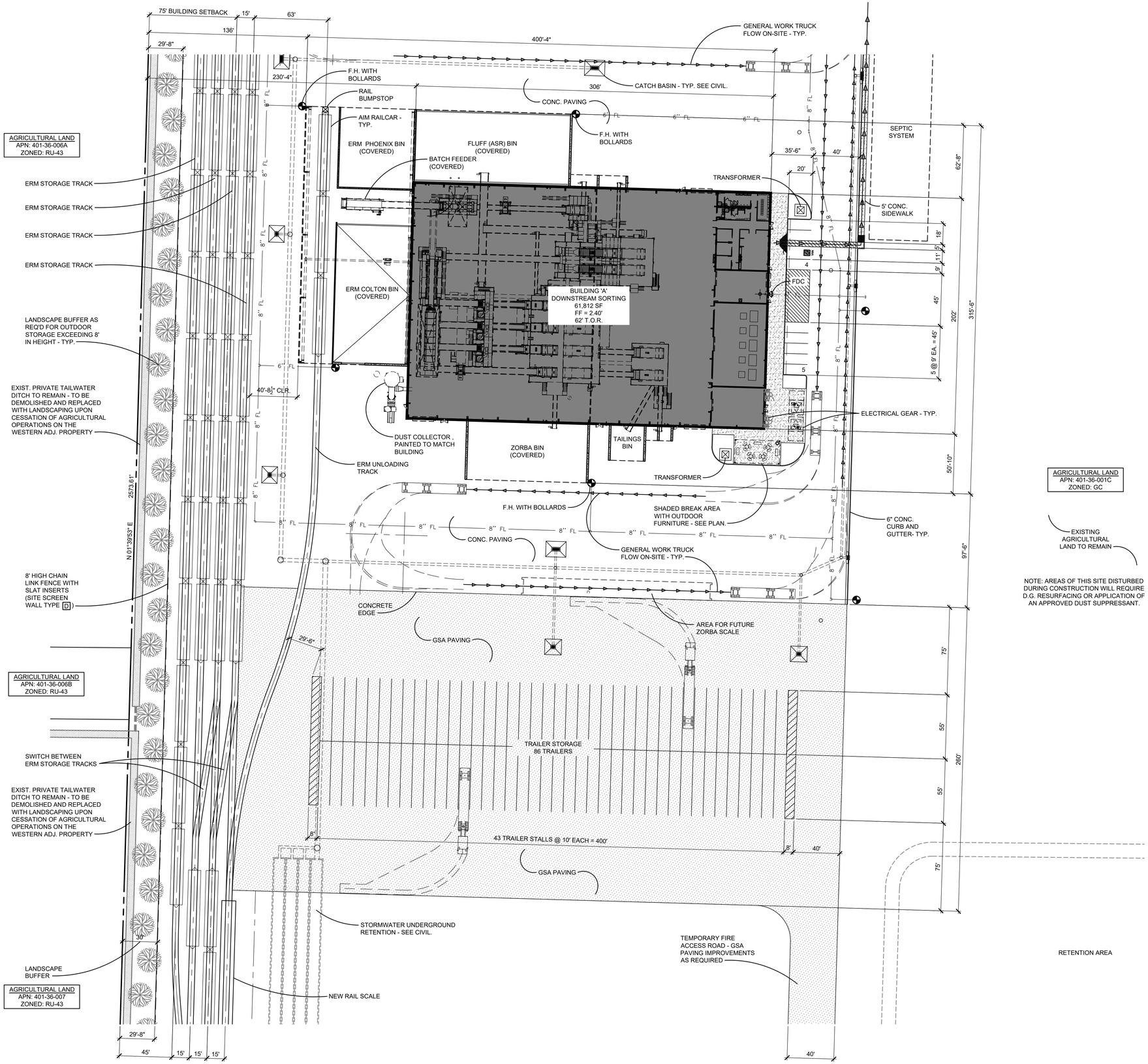
PHASE 1 PARTIAL SITE PLAN

Project: 22082

A1.3



PHASE 1 PARTIAL SITE PLAN

1" = 40'-0"

0 20 40 80

SITE DATA

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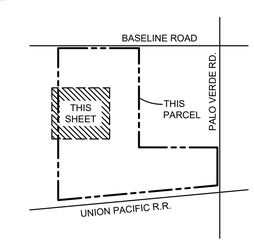
KEY MAP

N.T.S.



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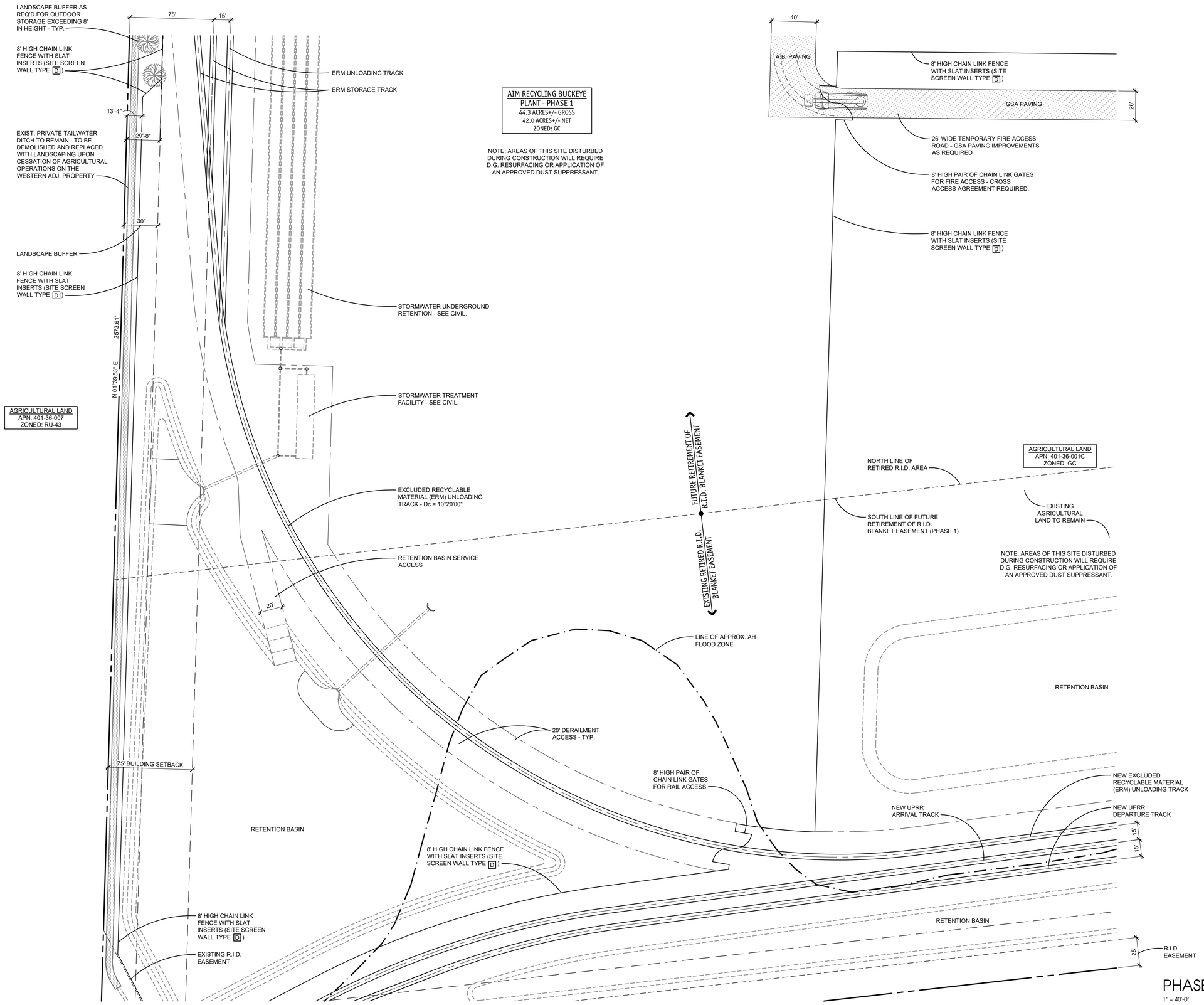
Project: 22082

A1.4



AIM RECYCLING BUCKEYE PLANT - PHASE 1
44.3 ACRES+/- GROSS
42.0 ACRES+/- NET
ZONED: GC

NOTE: AREAS OF THIS SITE DISTURBED DURING CONSTRUCTION WILL REQUIRE D.G. RESURFACING OR APPLICATION OF AN APPROVED DUST SUPPRESSANT.

SITE DATA

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OFFICE	6,153 S.F.	-	6,153 S.F.
WAREHOUSE	71,152 S.F.	1,200 S.F.	72,352 S.F.
TOTAL:	77,305 S.F.	1,200 S.F.	78,505 S.F.

REQUIRED PARKING CALCULATIONS (PHASE 1 ONLY)

OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	6,153	1/350	18
WAREHOUSE	72,352	1/1500	49
TOTAL:			67

PARKING PROVIDED (PHASE 1)

TOTAL REGULAR SPACES	118
TOTAL ACCESSIBLE SPACES	7
TOTAL EV SPACES (MIN. 5% OF REQUIRED)	6
TOTAL SPACES ON-SITE (PHASE 1)	131

NOTE: PARKING FOR FUTURE BUILDING EXPANSION AND FUTURE PROJECT PHASES WILL BE PROVIDED AS REQUIRED.

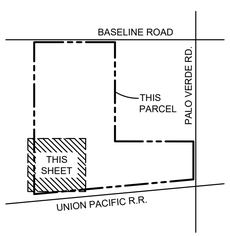
NOTE: EV SPACES TO BE SIGNED AS RESERVED FOR EV WITH TWO SPACES EQUIPPED WITH EV CHARGERS. SEE SHEET A1.3 FOR LOCATION OF EV SPACES.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- CAR OVERHANG
- 6" CURB
- SITE WALL
- A.B. PAVING
- SALT FINISH CONCRETE SIDEWALK
- PAINT STRIPING ON PAVEMENT
- FDC — FIRE DEPARTMENT CONNECTION
- FIRE RISER
- A — SITE WALL TYPE
- NEW FIRE HYDRANT
- ACCESSIBLE ROUTE / PATH OF TRAVEL
- PRIMARY TRUCK FLOW ONSITE

KEY MAP

N.T.S.



PHASE 1 PARTIAL SITE PLAN

1" = 40'-0"

0 20 40 80

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 07/09/24
ARIZONA, U.S.A.

A NEW FACILITY FOR
AIM RECYCLING BUCKEYE PLANT PHASE 1

SWC OF W. BASELINE ROAD AND S. PALO VERDE ROAD
BUCKEYE, AZ 85326

DATE

PRE-APP SUBMITTAL 08-05-2022
SP REVIEW SUBMITTAL 05-12-2023
SP REVIEW 2ND SBMTL 12-20-2023
SP REVIEW 3RD SBMTL 05-24-2024
SP REVIEW 4TH SBMTL 07-03-2024

DRAWN BY: RP

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PHASE 1 PARTIAL SITE PLAN

Project: 22082

A1.5

Exhibit F

AIM RECYCLING BUCKEYE PLANT
LANDSCAPE CONCEPTUAL

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 forever trimmed to the following minimums standards.

a. 18'-0" over any public roadways.
b. 7'-0" over any public sidewalk.

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 overhand the public right of way shall be forever trimmed such that canopies over public sidewalks will be no less than 7'-0" clear. 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
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. AZ Water Co. is the supplier of potable water for this site.

WATER PROVIDER: ARIZONA WATER COMPANY (POTABLE WATER)
ELECTRIC PROVIDER: APS

PROJECT DIRECTORY

ARCHITECT:
CAWLEY ARCHITECTS
730 N.52ND STREET SUITE 203
PHOENIX, ARIZONA 85008
ATTN: RICHIE POOLE
602-393-5060
RICHIEP@CAWLEYARCHITECTS.COM

LANDSCAPE MAINTENANCE PROVIDER

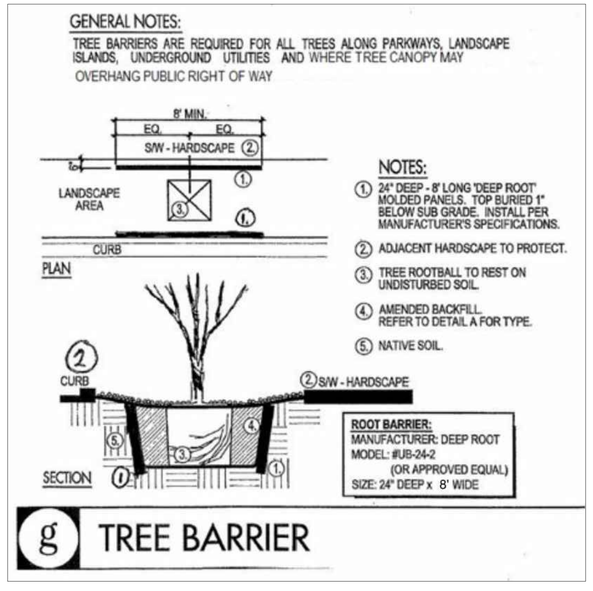
TO BE DETERMINED

CITY LANDSCAPE MAINTENANCE

THE CITY OF BUCKEYE WILL MAINTAIN THE MEDIANS ADJACENT TO THIS PROJECT.

LANDSCAPE CALCULATIONS

SITE AREA (THIS PHASE):	2,167,140 SQ.FT.
LANDSCAPE REQUIRED: (10%)	216,714 SQ.FT
SITE LANDSCAPE PROVIDED: (TREES)	217
SITE LANDSCAPE PROVIDED: (SHRUBS)	1,548
PERIMETER LANDSCAPE REQUIRED: (1 TREE / 30 L.FT.)	53
PERIMETER LANDSCAPE REQUIRED: (5 SHRUBS / 30 L.FT.)	265
PERIMETER LANDSCAPE PROVIDED: (TREES)	53
PERIMETER LANDSCAPE PROVIDED: (SHRUBS)	265
PARKING LANDSCAPE REQUIRED: (1 TREE / ISLAND)	13
PARKING LANDSCAPE REQUIRED: (3 SHRUBS / ISLAND)	39
PARKING LANDSCAPE PROVIDED: (TREES)	13
PARKING LANDSCAPE PROVIDED: (SHRUBS)	44
BLDG. FOUNDATION LANDSCAPE REQUIRED: (1 SHRUB / 8L.FT.)	(592 L.FT.') 74 SHRUBS
BLDG. FOUNDATION LANDSCAPE PROVIDED:	99 SHRUBS
LANDSCAPE SURFACE:	DECOMPOSED GRANITE



LANDSCAPE LEGEND

TREES

- PISTACHE 'RED PUSH' RED PUSH PISTACHE 36" BOX, 7.5'T, 4.5'W (48) 48" BOX (15)
- QUERCUS VIRGINIANA LIVE OAK 24" BOX, 6'T, 4'W (QTY. 13)
- OLNEYA TESOTA IRONWOOD 36" BOX, 5'T,3.5'W (QTY. 23)
- PROSOPIS 'RIO-SALADO' HYBRID THORNLESS MESQUITE 24" BOX, 6'T, 3.5'W (QTY. 6)
- ACACIA SALICINA WILLOW ACACIA 24" BOX (QTY. 47) 36" BOX (QTY. 67)

LARGE SHRUBS

- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON (QTY.171)
- CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON (QTY. 173)
- CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE 5 GALLON (QTY. 92)

MEDIUM SHRUBS

- EREMOPHILA MACULATA VALENTINE EMU BUSH 5 GALLON (QTY. 376)

ACCENTS

- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (QTY. 401)
- HESPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON (QTY. 347)

GROUND COVER

- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON (QTY. 261)
- LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON (QTY. 59)
- CONVOVULUS CNEORUM BUSH MORNING GLORY 5 GALLON (QTY. 98)
- ACACIA REDOLENS 'DESERT CARPET' 1m 5 GALLON (QTY. 176)

1/2" SCREENED SADDLEBACK BROWN DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

APPROVAL

DEVELOPMENT SERVICES DIRECTOR DATE

CITY ENGINEER
(S.V.T. / S.D.L. APPROVAL ONLY DATE

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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CAWLEY ARCHITECTS
730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060
CawleyArchitects.com

A NEW FACILITY FOR
AIM RECYCLING BUCKEYE PLANT PHASE 1

SWC OF W. BASELINE ROAD AND S. PALO VERDE ROAD BUCKEYE, AZ 85326

DATE
PRE-APP SUBMITTAL 08-05-2022
SP REVIEW SUBMITTAL 05-12-2023
SP REVIEW 2ND SBMTL 12-20-2023
SP REVIEW 3RD SBMTL 05-24-2024
SP REVIEW 4TH SBMTL 07-03-2024

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 27166 TIMOTHY J. McQUEEN Date Signed 07/03/24 ARIZONA, U.S.A. EXPIRES 06/30/2025

DRAWN BY:

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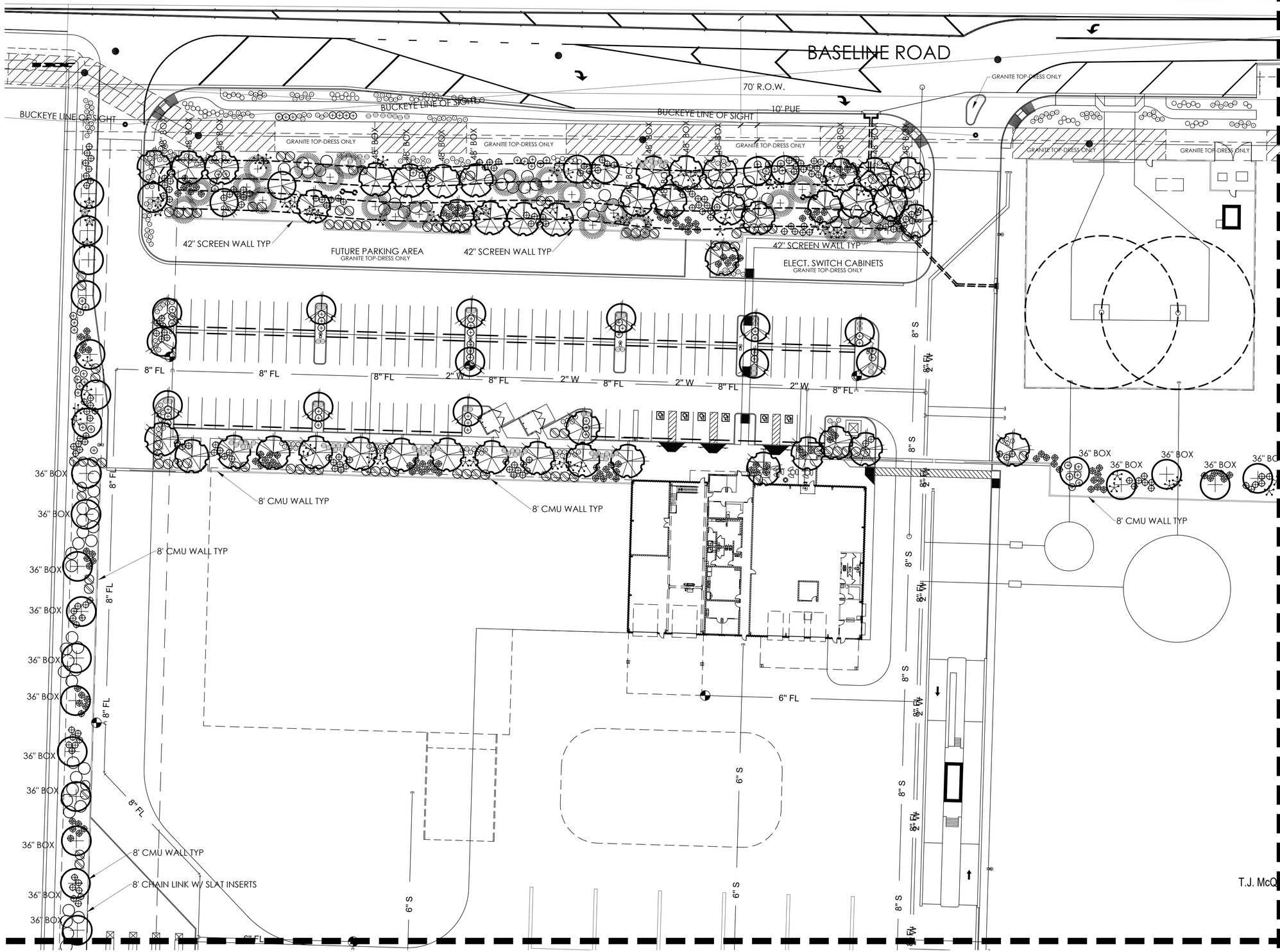
CONCEPTUAL LANDSCAPE PLAN

Project: 22082

La.01

OVERHANGING TREES IN R.O.W.

ALL TREES PLANTED WHOSE CANOPIES OVERHANG THE PUBLIC R.O.W. SHALL BE FOREVER TRIMMED SUCH THAT CANOPIES OVER PUBLIC SIDEWALKS WILL BE NO LESS THAN 7'-0" CLEAR. ALL CANOPIES THAT OVERHANG PUBLIC ROADWAYS SHALL BE NO LESS THAN 18'-00" CLEAR.



MATCH LINE SEE SHEET La.03

MATCH LINE SEE SHEET La.06

LANDSCAPE LEGEND

TREES

PISTACHE 'RED PUSH'
RED PUSH PISTACHE
36" BOX, 7.5'T, 4.5'W (48)
48" BOX (15)

QUERCUS VIRGINIANA
LIVE OAK
24" BOX, 6'T, 4'W (QTY. 13)

OLNEYA TESOTA
IRONWOOD
36" BOX, 5'T,3.5'W (QTY. 23)

PROSOPIS 'RIO-SALADO'
HYBRID THORNLESS MESQUITE
24" BOX, 6'T, 3.5'W (QTY. 6)

ACACIA SALICINA
WILLOW ACACIA
24" BOX (QTY. 47)
36" BOX (QTY. 67)

LARGE SHRUBS

TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (QTY.171)

CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (QTY. 173)

CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE
5 GALLON (QTY. 92)

MEDIUM SHRUBS

EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON (QTY. 376)

ACCENTS

HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (QTY. 401)

HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON (QTY. 347)

GROUND COVER

LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (QTY. 261)

LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (QTY. 59)

CONVOVULUS CNEORUM
BUSH MORNING GLORY
5 GALLON (QTY. 98)

ACACIA REDOLENS
'DESERT CARPET' tm
5 GALLON (QTY. 176)

1/2" SCREENED SADDLEBACK BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN

0' 15' 30' 60'

SCALE: 1"=30'-00"

LANDSCAPE ARCHITECT
REGISTERED
27166
TIMOTHY J. McQUEEN
Date Signed 07-03-24
ARIZONA, U.S.A.
EXPIRES 06/30/2026

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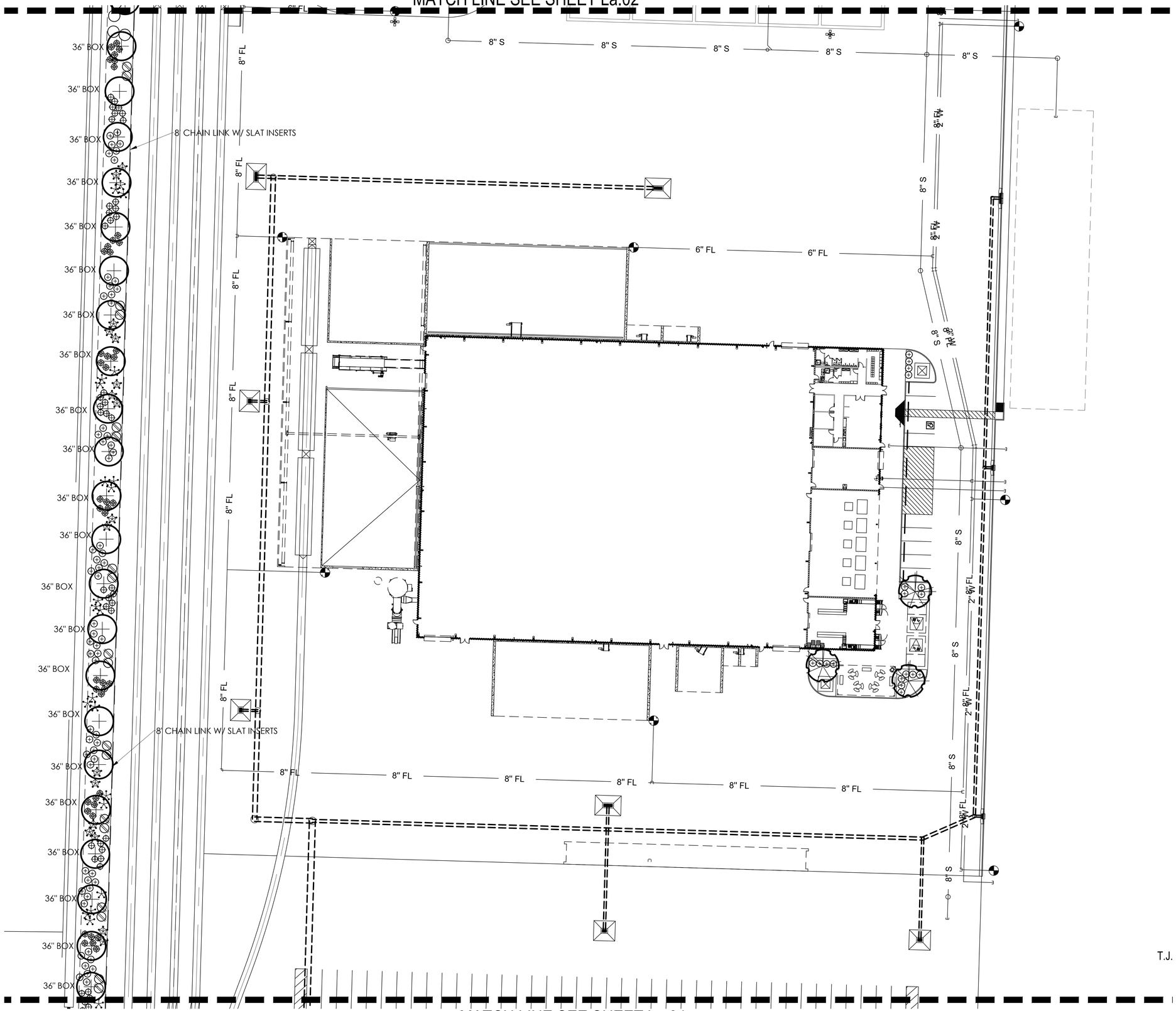
CONCEPTUAL LANDSCAPE PLAN

Project: 22082

La.02

MATCH LINE SEE SHEET La.02



MATCH LINE SEE SHEET La.04

LANDSCAPE LEGEND

TREES

PISTACHE 'RED PUSH'
RED PUSH PISTACHE
36" BOX, 7.5'T, 4.5'W (48)
48" BOX (15)

QUERCUS VIRGINIANA
LIVE OAK
24" BOX, 6'T, 4'W (QTY. 13)

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'DESERT CARPET' tm
5 GALLON (QTY. 176)

1/2" SCREENED SADDLEBACK BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN

0' 15' 30' 60'

SCALE: 1"=30'-00"

LANDSCAPE ARCHITECT
REGISTERED
27166
TIMOTHY J.
McQUEEN
Date Signed 07.03.24
ARIZONA, U.S.A.
EXPIRES 06/30/2026

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

TJ&M ASSOCIATES

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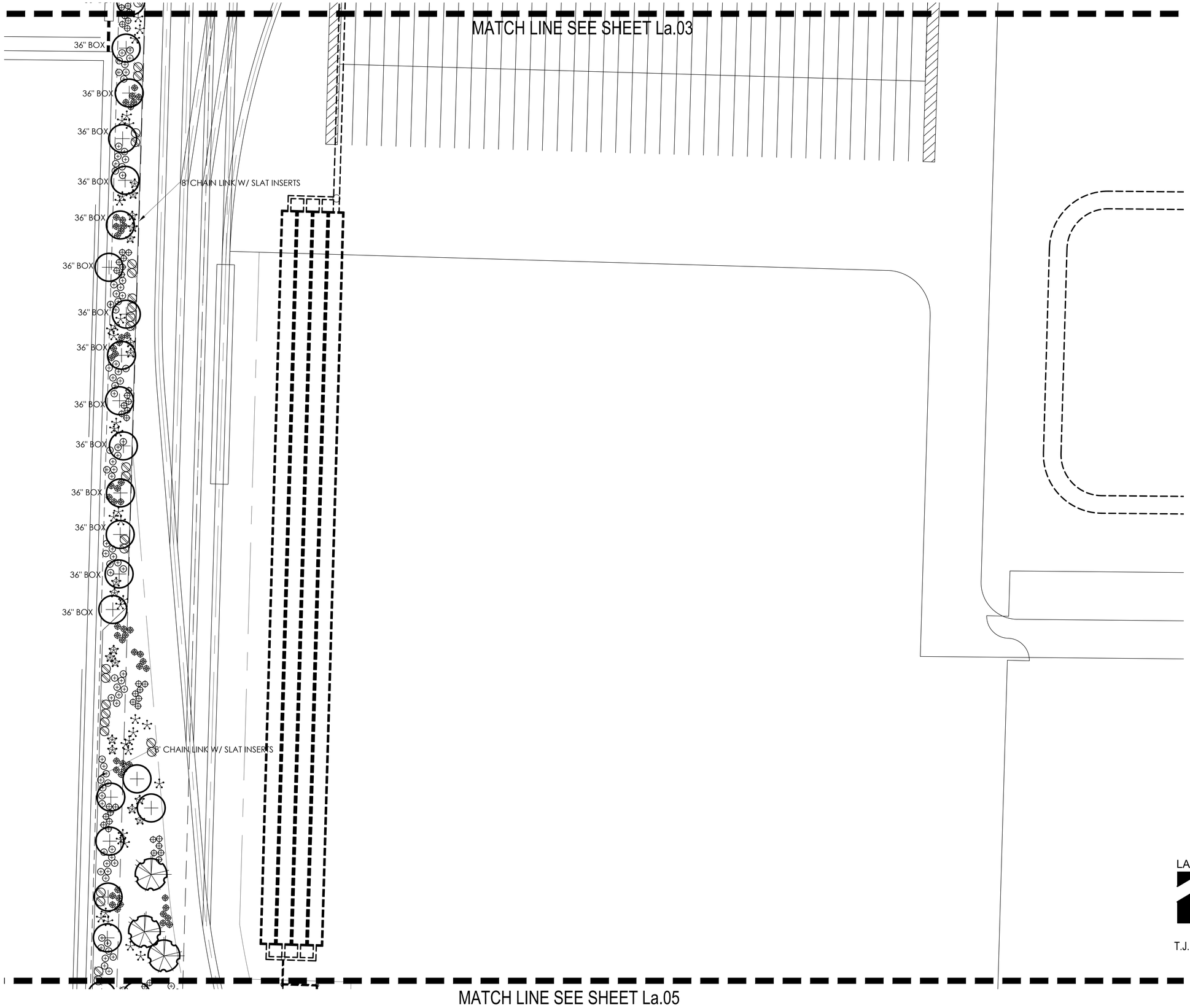
CONCEPTUAL LANDSCAPE PLAN

Project: 22082

La.03



LANDSCAPE LEGEND

TREES

PISTACHE 'RED PUSH'
RED PUSH PISTACHE
36" BOX, 7.5'T, 4.5'W (48)
48" BOX (15)

QUERCUS VIRGINIANA
LIVE OAK
24" BOX, 6'T, 4'W (QTY. 13)

OLNEYA TESOTA
IRONWOOD
36" BOX, 5'T,3.5'W (QTY. 23)

PROSOPIS 'RIO-SALADO'
HYBRID THORNLESS MESQUITE
24" BOX, 6'T, 3.5'W (QTY. 6)

ACACIA SALICINA
WILLOW ACACIA
24" BOX (QTY. 47)
36" BOX (QTY. 67)

LARGE SHRUBS

TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (QTY.171)

CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (QTY. 173)

CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE
5 GALLON (QTY. 92)

MEDIUM SHRUBS

EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON (QTY. 376)

ACCENTS

HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (QTY. 401)

HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON (QTY. 347)

GROUND COVER

LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (QTY. 261)

LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (QTY. 59)

CONVOVULUS CNEORUM
BUSH MORNING GLORY
5 GALLON (QTY. 98)

ACACIA REDOLENS
'DESERT CARPET' tm
5 GALLON (QTY. 176)

1/2" SCREENED SADDLEBACK BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN

0' 15' 30' 60'
SCALE: 1"=30'-00"

REGISTERED LANDSCAPE ARCHITECT
27166
TIMOTHY J.
McQUEEN
Date Signed 07.03.24
ARIZONA, U.S.A.
EXPIRES 06/30/2025

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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CAWLEY ARCHITECTS
730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060
CawleyArchitects.com

A NEW FACILITY FOR
AIM RECYCLING BUCKEYE PLANT PHASE 1

SWC OF W. BASELINE ROAD AND S. PALO VERDE ROAD
BUCKEYE, AZ 85326

DATE
PRE-APP SUBMITTAL 08-05-2022
SP REVIEW SUBMITTAL 05-12-2023
SP REVIEW 2ND SBMTL 12-20-2023
SP REVIEW 3RD SBMTL 05-24-2024
SP REVIEW 4TH SBMTL 07-03-2024

DRAWN BY:

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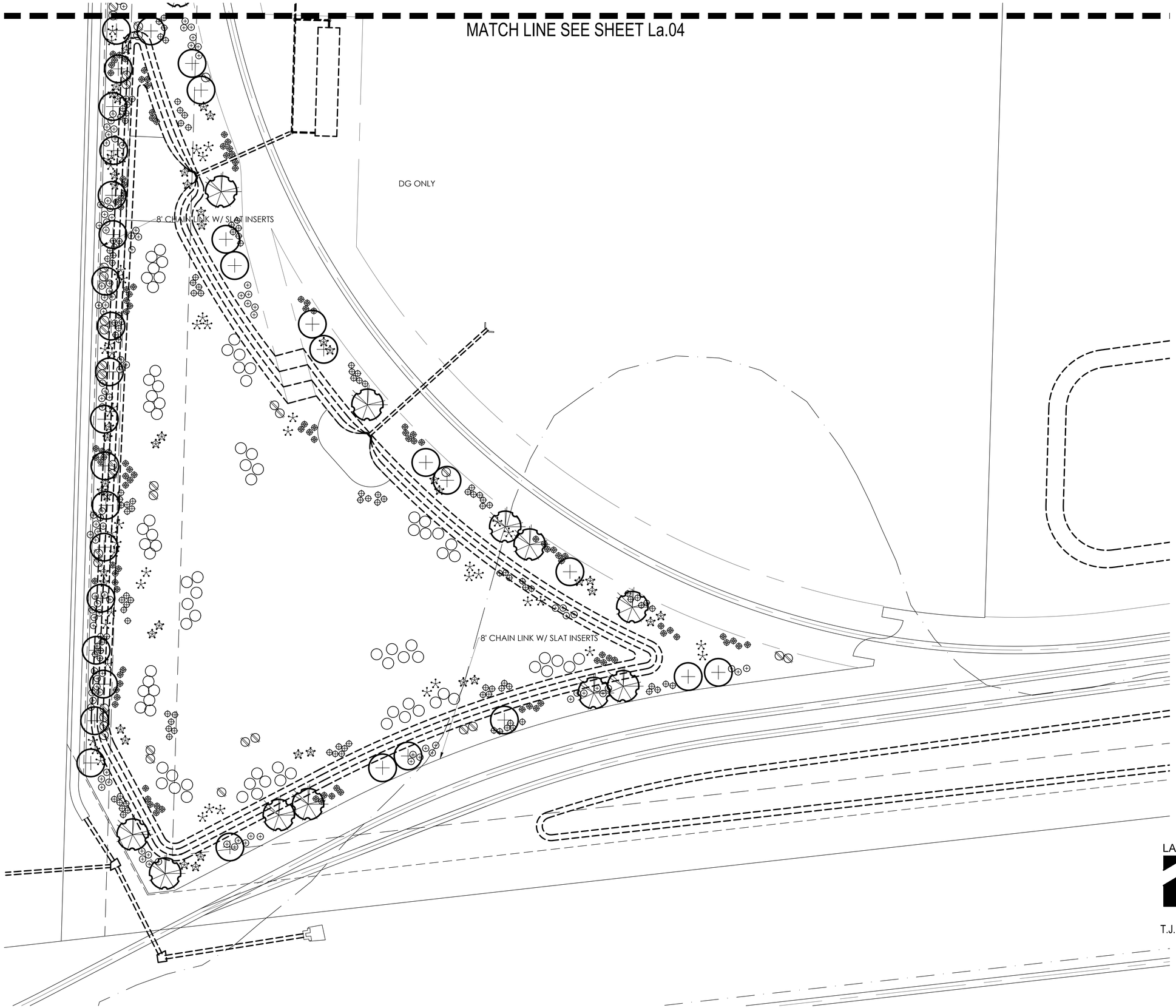
CONCEPTUAL LANDSCAPE PLAN

Project: 22082

La.04



LANDSCAPE LEGEND

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PISTACHE 'RED PUSH'
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36" BOX, 7.5'T, 4.5'W (48)
48" BOX (15)

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5 GALLON (QTY. 173)

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RED BIRD OF PARADISE
5 GALLON (QTY. 92)

MEDIUM SHRUBS

EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON (QTY. 376)

ACCENTS

HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (QTY. 401)

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YELLOW YUCCA
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GROUND COVER

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'GOLD MOUND'
1 GALLON (QTY. 261)

LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (QTY. 59)

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1/2" SCREENED SADDLEBACK BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN

0' 15' 30' 60'
SCALE: 1"=30'-00"

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
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TIMOTHY J.
McQUEEN
Date Signed 07.03.24
ARIZONA, U.S.A.
EXPIRES 06/30/2026

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A NEW FACILITY FOR
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SWC OF W. BASELINE ROAD AND S. PALO VERDE ROAD
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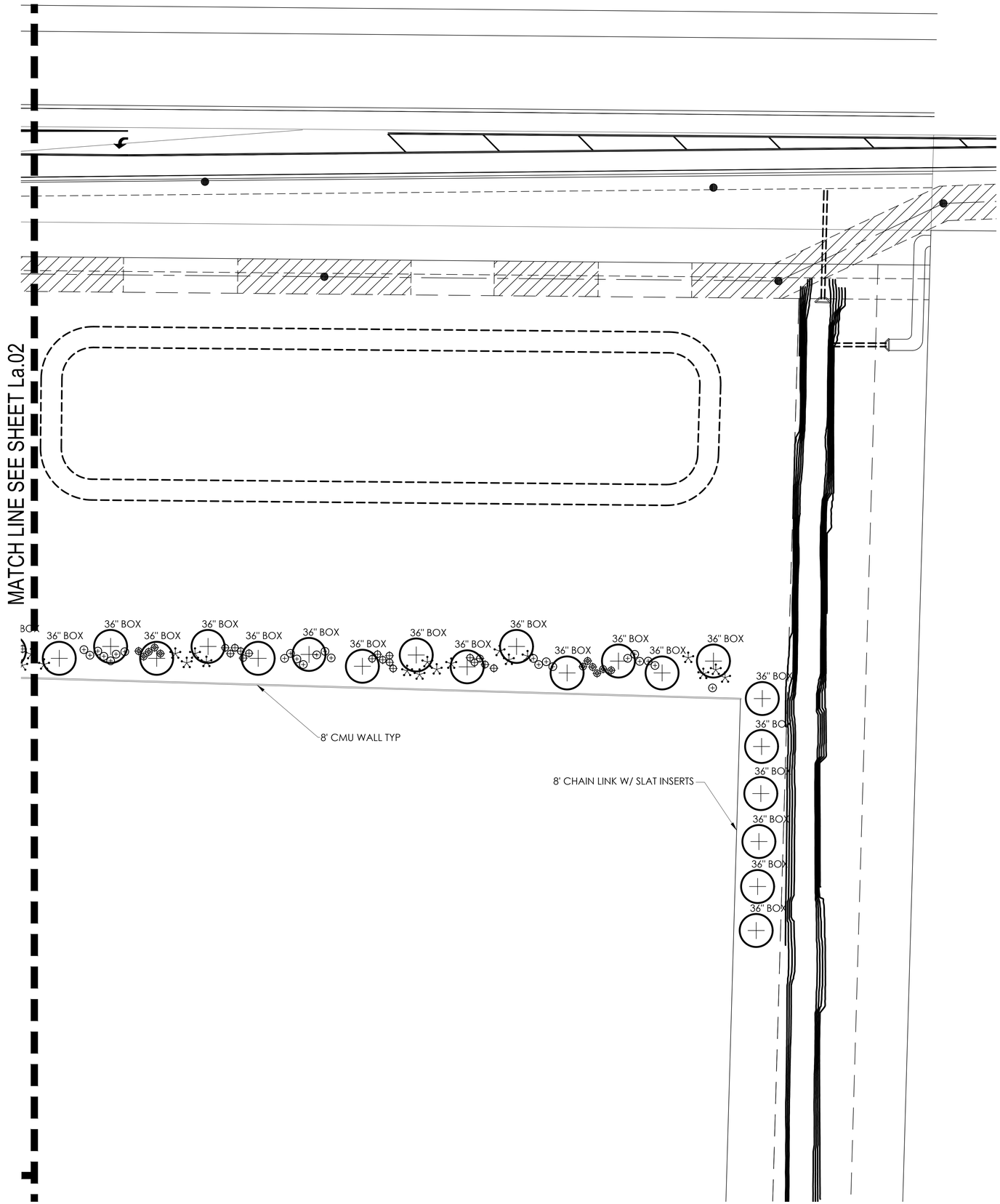
CONCEPTUAL LANDSCAPE PLAN

Project: 22082

La.05



LANDSCAPE LEGEND

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0' 15' 30' 60'
SCALE: 1"=30'-00"

LANDSCAPE ARCHITECT
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BUCKEYE, AZ 85326

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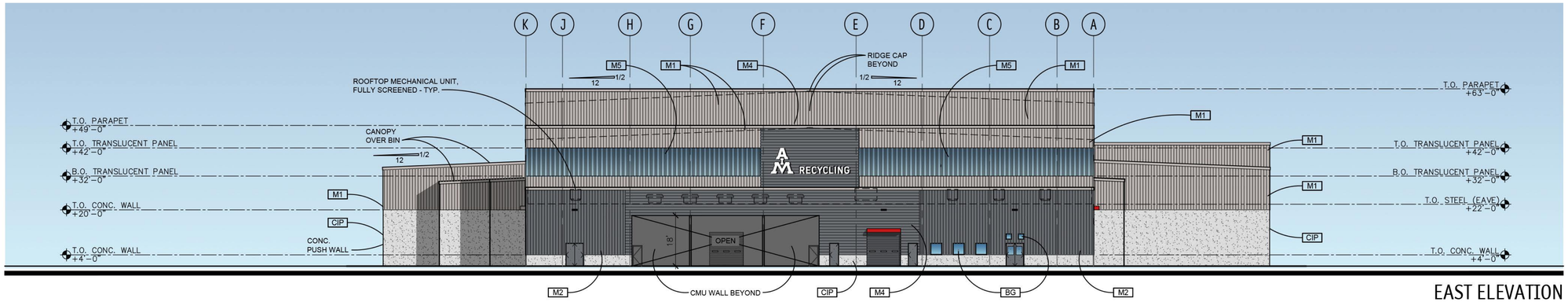
CONCEPTUAL LANDSCAPE PLAN

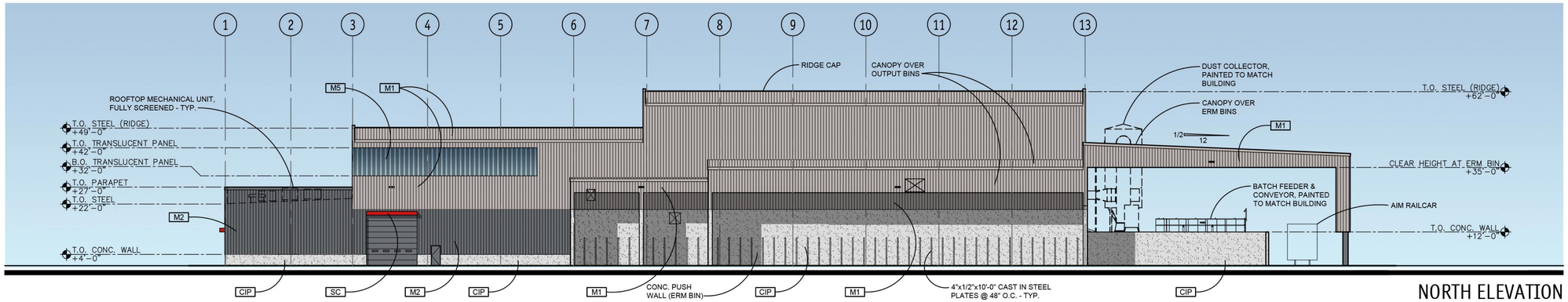
Project: 22082

La.06

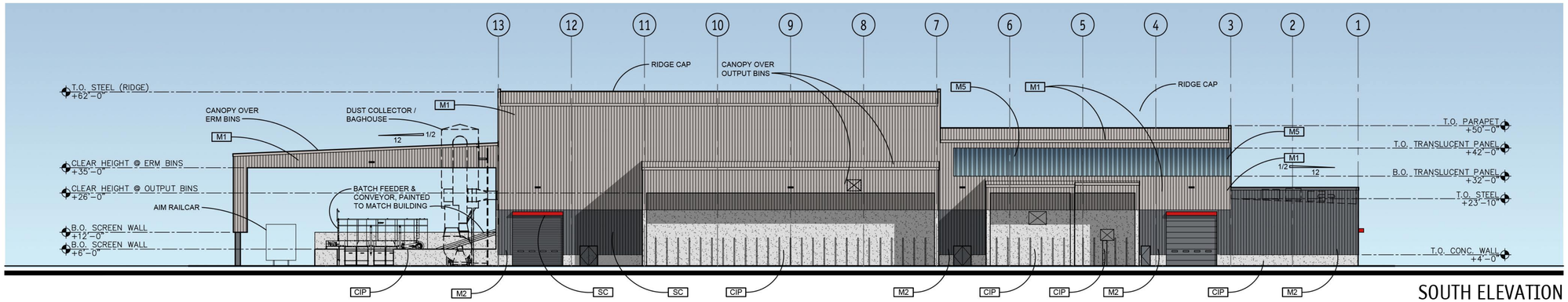
Exhibit G



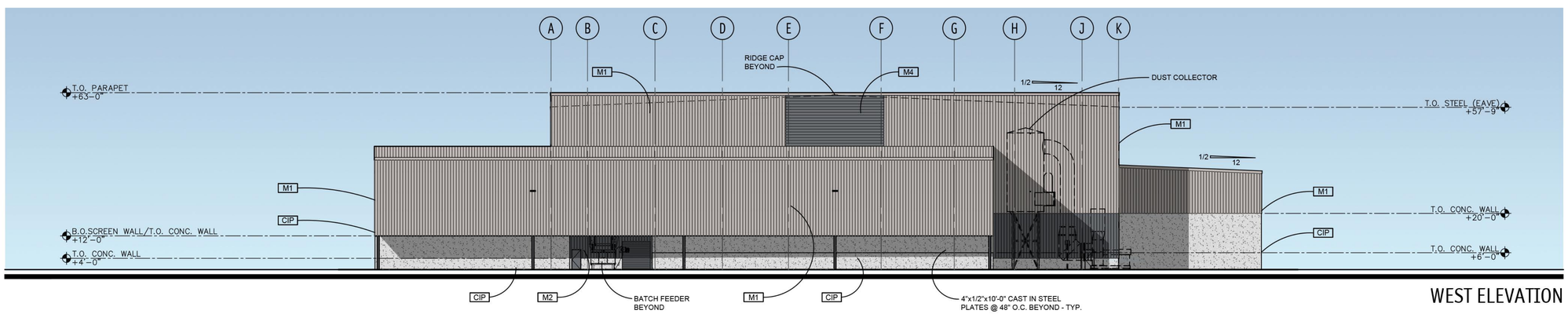
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

GENERAL NOTES

1. ALL SIGNAGE UNDER SEPARATE PERMIT.
2. SEE STRUCTURAL FOR LINTEL INFORMATION.
3. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
4. SEE STRUCTURAL 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
M1	CORRUGATED METAL PANEL (PBR), VERTICAL BY METALLIC BUILDING SYSTEMS PRE-FINISHED COLOR: ASH GRAY
M2	CORRUGATED METAL PANEL (PBR), VERTICAL BY METALLIC BUILDING SYSTEMS PRE-FINISHED COLOR: SLATE GRAY
M4	FLAT METAL PANEL (FW-120), HORIZONTAL BY METALLIC BUILDING SYSTEMS PRE-FINISHED COLOR: SLATE GRAY
M5	TRANSLUCENT POLYCARBONATE PANEL
CIP	CAST-IN-PLACE CONCRETE COLOR: NATURAL, UNPAINTED
RG1	8x8x16 SMOOTH FACE CONCRETE MASONRY BLOCK - OLDCASTLE SUPERLITE INTEGRAL COLOR (PRECISION): OPAL
BG	GLAZING SYSTEM, GRAY REFLECTIVE
SC	STEEL CANOPY, PAINTED COLOR: DEA107 "HOT JAZZ"

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	CLEAR ANODIZED ALUMINUM
GLAZING	1" INSULATED GRAY REFLECTIVE

INSULATED GLAZING SYSTEM SPECIFICATION
OLDCASTLE - 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 FILL)
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

MATERIAL	DESCRIPTION
M1	PREFINISHED: ASH GRAY
M2	PREFINISHED: SLATE GRAY
M4	PREFINISHED: SLATE GRAY
CIP	NATURAL CONCRETE, UNPAINTED
RG1	INTEGRAL COLOR: OPAL
SC	STEEL CANOPY, PAINTED COLOR: DEA107 "HOT JAZZ"

MATERIAL	NOTE
BOLLARDS	SAFETY YELLOW
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.

BUILDING 'A' EXTERIOR ELEVATIONS

1" = 20'-0"

0 5 10 20 40

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 04/26/24 ARIZONA, U.S.A.

A NEW FACILITY FOR
AIM RECYCLING BUCKEYE PLANT PHASE 1

SWC OF W. BASELINE ROAD AND S. PALO VERDE ROAD BUCKEYE, AZ 85326

DATE
PRE-APP SUBMITTAL 08-05-2022
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DRAWN BY: RP

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BUILDING 'A' EXTERIOR ELEVATIONS

Project: 22082

A7.1A

COLOR KEY

MATERIAL		DESCRIPTION
M1		PREFINISHED: ASH GRAY
M2		PREFINISHED: SLATE GRAY
M4		PREFINISHED: SLATE GRAY
CIP		CONCRETE, PAINTED TO MATCH SLATE GRAY
RG1		INTEGRAL COLOR: OPAL
SC		STEEL CANOPY, PAINTED COLOR: DEA107 'HOT JAZZ'

MATERIAL	NOTE
BOLLARDS	SAFETY YELLOW
SES	POWDER COAT TO MATCH ADJACENT WALL, BY VENDOR
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MATERIAL KEY

MATERIAL	DESCRIPTION
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M5	TRANSLUCENT POLYCARBONATE PANEL
CIP	CAST-IN-PLACE CONCRETE PAINTED TO MATCH: SLATE GRAY
RG1	8x8x16 SMOOTH FACE CONCRETE MASONRY BLOCK - OLDCASTLE SUPERLITE INTEGRAL COLOR (PRECISION): OPAL
BG	GLAZING SYSTEM, GRAY REFLECTIVE

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	CLEAR ANODIZED ALUMINUM
GLAZING	1" INSULATED GRAY REFLECTIVE

INSULATED GLAZING SYSTEM SPECIFICATION

OLDCASTLE - 1" INSULATED GLAZING SYSTEM

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SOLAR HEAT GAIN COEFFICIENT (SHGC) : 0.17

OUTBOARD: 1/4" PPG SOLARCOOL GRAY (SRF #2)

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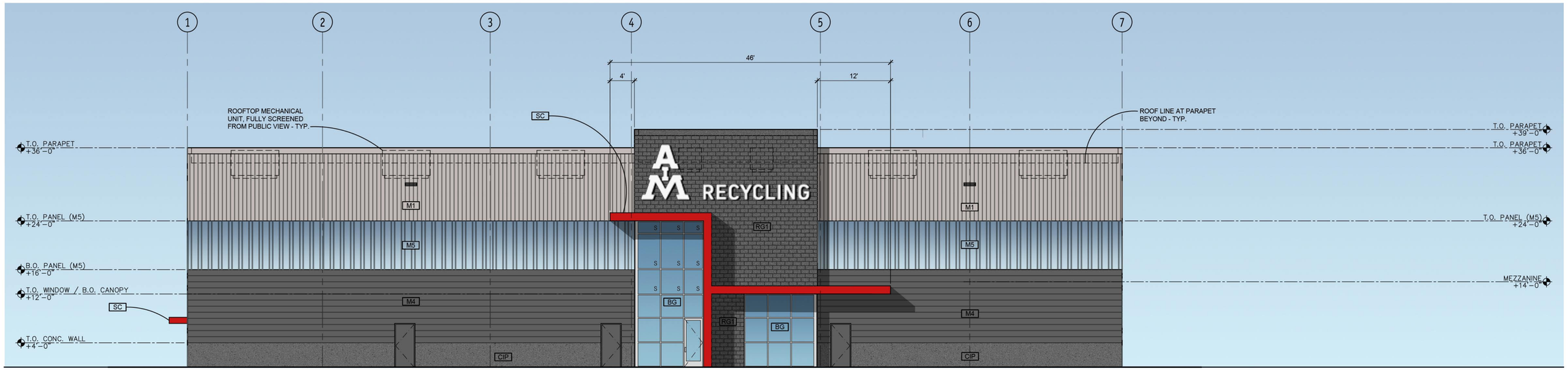
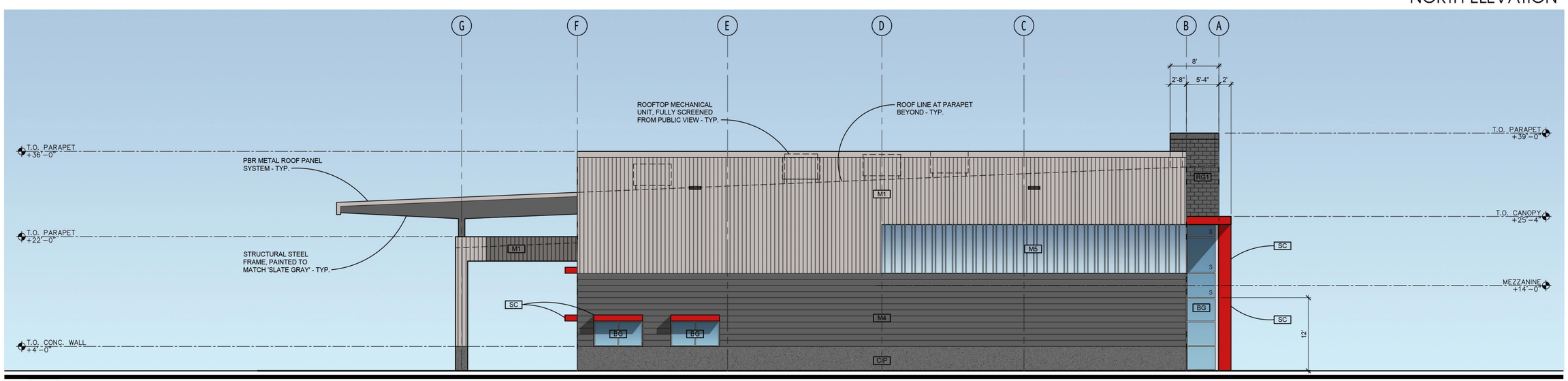


NORTH ELEVATION



EAST ELEVATION

BUILDING 'B' EXTERIOR ELEVATIONS

1/8" = 1'-0"

0 4 8 16

CAWLEY ARCHITECTS
730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060
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REGISTERED ARCHITECT
CERTIFICATE NO. 26784
PAUL F. DEVERS, JR.
Date Signed 06/27/24
ARIZONA, U.S.A.

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DRAWN BY: RP

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BUILDING 'B'
EXTERIOR ELEVATIONS

Project: 22082

A7.1B

COLOR KEY

MATERIAL		DESCRIPTION
M1		PREFINISHED: ASH GRAY
M2		PREFINISHED: SLATE GRAY
M4		PREFINISHED: SLATE GRAY
CIP		CONCRETE, PAINTED TO MATCH SLATE GRAY
RG1		INTEGRAL COLOR: OPAL
SC		STEEL CANOPY, PAINTED COLOR: DEA107 'HOT JAZZ'

MATERIAL	NOTE
BOLLARDS	SAFETY YELLOW
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.

MATERIAL KEY

MATERIAL	DESCRIPTION
M1	CORRUGATED METAL PANEL (PBR), VERTICAL BY METALLIC BUILDING SYSTEMS PRE-FINISHED COLOR: ASH GRAY
M2	CORRUGATED METAL PANEL (PBR), VERTICAL BY METALLIC BUILDING SYSTEMS PRE-FINISHED COLOR: SLATE GRAY
M4	FLAT METAL PANEL (FW-120), HORIZONTAL BY METALLIC BUILDING SYSTEMS PRE-FINISHED COLOR: SLATE GRAY
M5	TRANSLUCENT POLYCARBONATE PANEL
CIP	CAST-IN-PLACE CONCRETE PAINTED TO MATCH: SLATE GRAY
RG1	8x8x16 SMOOTH FACE CONCRETE MASONRY BLOCK - OLDCASTLE SUPERLITE INTEGRAL COLOR (PRECISION): OPAL
BG	GLAZING SYSTEM, GRAY REFLECTIVE

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	CLEAR ANODIZED ALUMINUM
GLAZING	1" INSULATED GRAY REFLECTIVE
INSULATED GLAZING SYSTEM SPECIFICATION	
OLDCASTLE - 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 FILL)	
INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (SRF #3)	

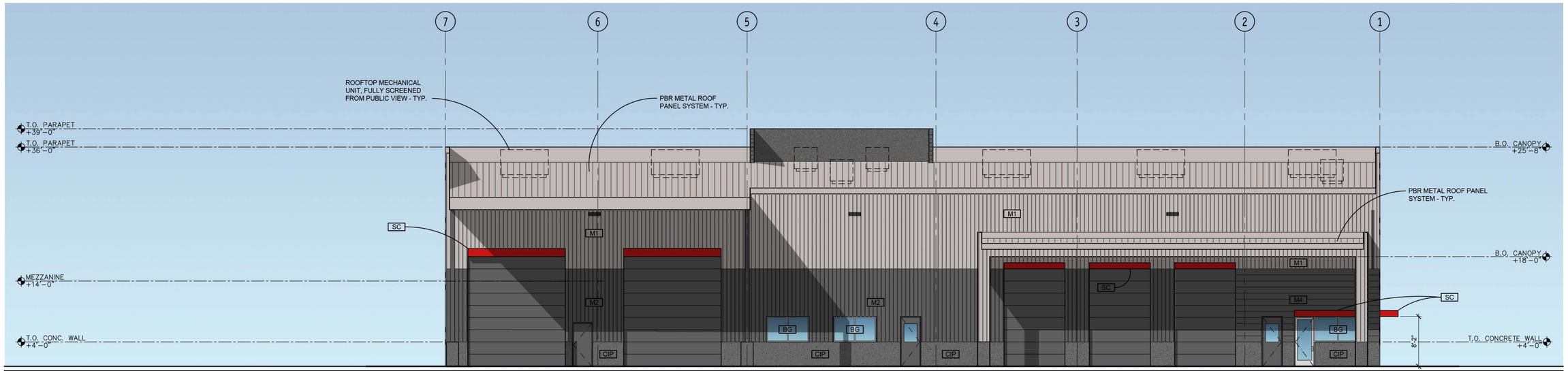
1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

GENERAL NOTES

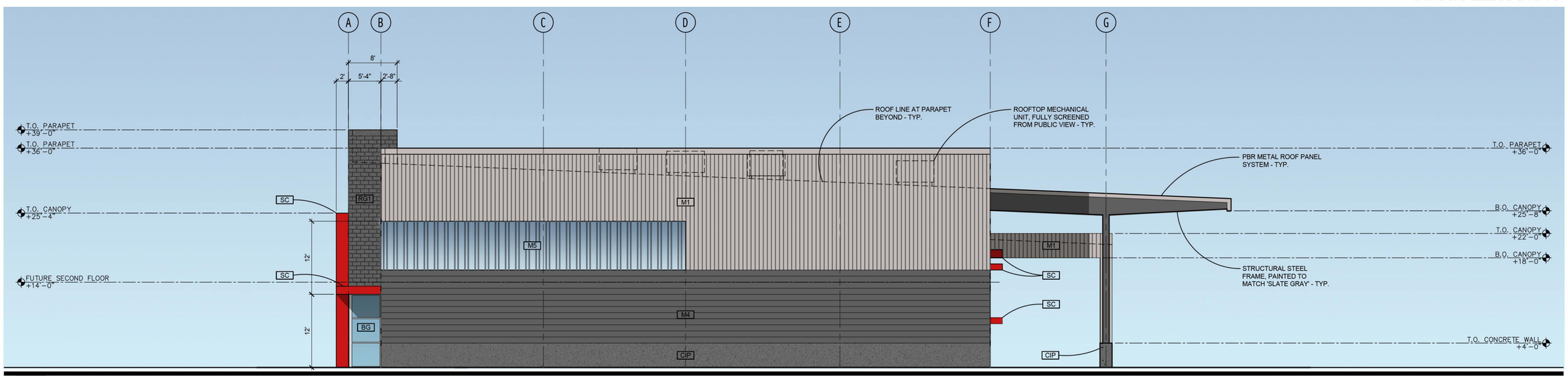
1. ALL SIGNAGE UNDER SEPARATE PERMIT.
2. SEE STRUCTURAL FOR LINTEL INFORMATION.
3. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
4. SEE STRUCTURAL FOR CONTROL JOINTS.

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".



SOUTH ELEVATION



WEST ELEVATION

BUILDING 'B' EXTERIOR ELEVATIONS

1/8" = 1'-0"

0 4 8 16

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 04/30/24
ARIZONA, U.S.A.

A NEW FACILITY FOR
AIM RECYCLING BUCKEYE PLANT PHASE 1

SWC OF W. BASELINE ROAD AND S. PALO VERDE ROAD BUCKEYE, AZ 85326

DATE

PRE-APP SUBMITTAL 08-05-2022
SP REVIEW SUBMITTAL 05-12-2023
SP REVIEW 2ND SBMTL 12-20-2023
SP REVIEW 3RD SBMTL 04-30-2024

DRAWN BY: RP

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BUILDING 'B' EXTERIOR ELEVATIONS

Project: 22082

A7.2B

Exhibit H

128

DRAWING LEGEND

- CAST-IN-PLACE CONCRETE WALL
- MASONRY WALL
- EXTERIOR WALL WITH ARCHITECTURAL METAL FINISH
- INTERIOR DEMISING WALL
- INTERIOR PARTITION

BUILDING 'A': 61,812 SQUARE FEET

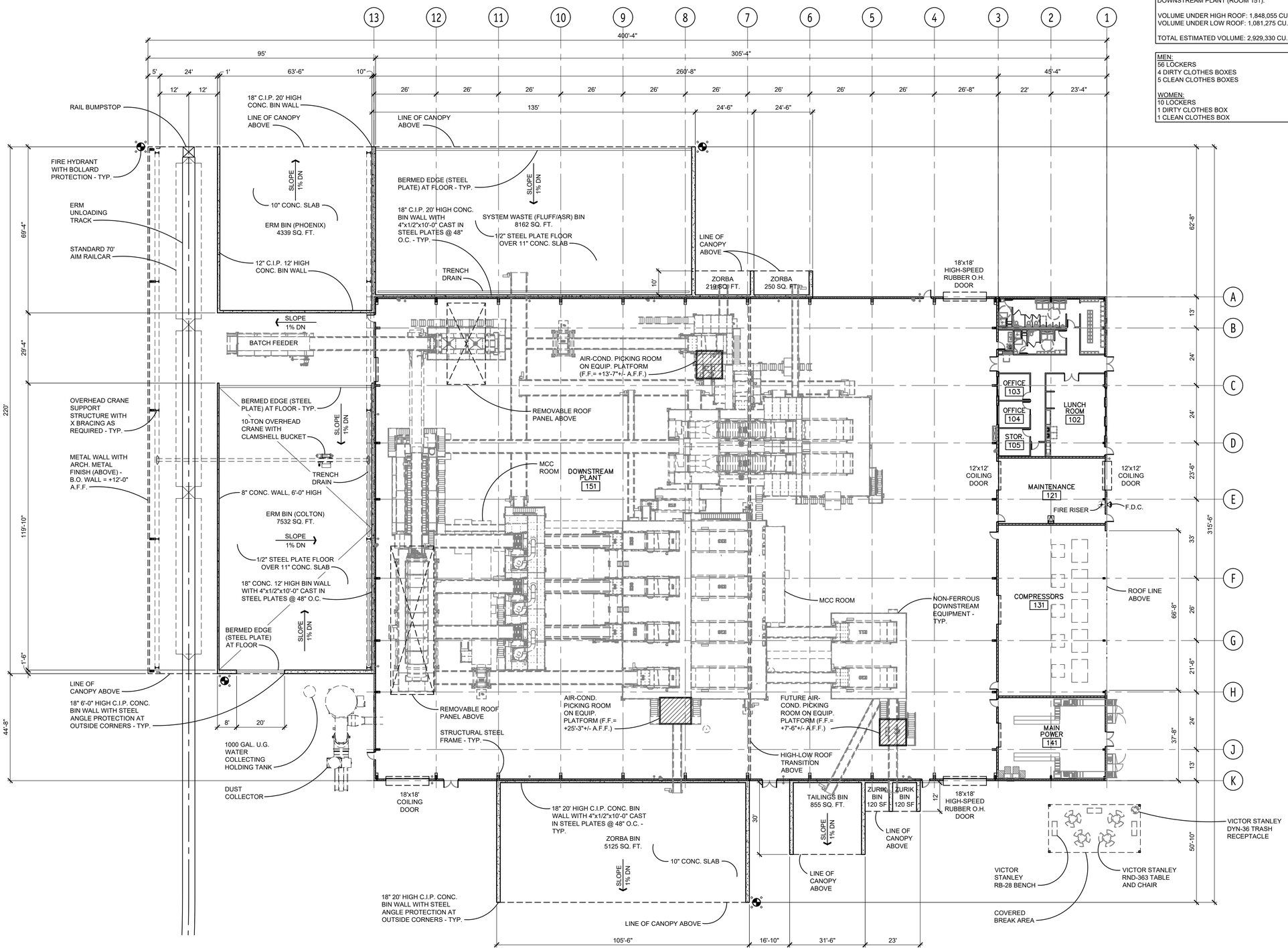
ESTIMATED INTERIOR VOLUME OF DOWNSTREAM PLANT (ROOM 151):

VOLUME UNDER HIGH ROOF: 1,848,055 CU. FT.
VOLUME UNDER LOW ROOF: 1,081,275 CU. FT.

TOTAL ESTIMATED VOLUME: 2,929,330 CU. FT.

MEN:
56 LOCKERS
4 DIRTY CLOTHES BOXES
5 CLEAN CLOTHES BOXES

WOMEN:
10 LOCKERS
1 DIRTY CLOTHES BOX
1 CLEAN CLOTHES BOX



BUILDING 'A' FLOOR PLAN

1" = 20'

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A NEW FACILITY FOR
AIM RECYCLING BUCKEYE PLANT PHASE 1

SWC OF W. BASELINE ROAD AND S. PALO VERDE ROAD
BUCKEYE, AZ 85326

DATE

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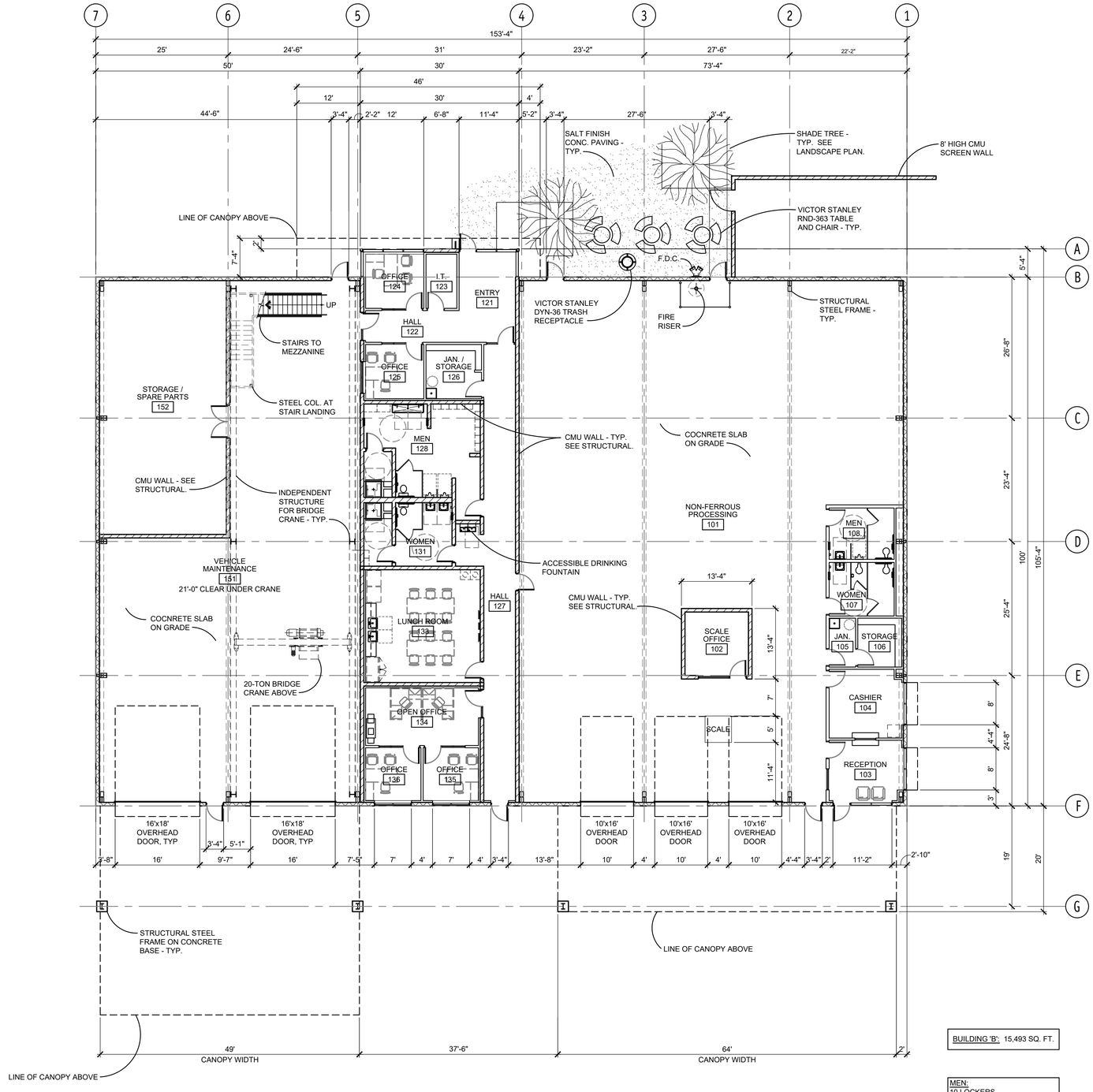
BUILDING 'A' FLOOR PLAN

Project: 22082

A2.1A

DRAWING LEGEND

- MASONRY WALL
- EXTERIOR WALL WITH ARCHITECTURAL METAL FINISH
- INTERIOR DEMISING WALL
- INTERIOR PARTITION



BUILDING 'B': 15,493 SQ. FT.

MEN:
10 LOCKERS
1 DIRTY CLOTHES BOX
1 CLEAN CLOTHES BOX

WOMEN:
2 LOCKERS
0 DIRTY CLOTHES BOXES
0 CLEAN CLOTHES BOXES

BUILDING 'B' FIRST FLOOR PLAN

3/32" = 1'-0"

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A NEW FACILITY FOR
AIM RECYCLING BUCKEYE PLANT PHASE 1

SWC OF W. BASELINE ROAD AND S. PALO VERDE ROAD BUCKEYE, AZ 85326

DATE

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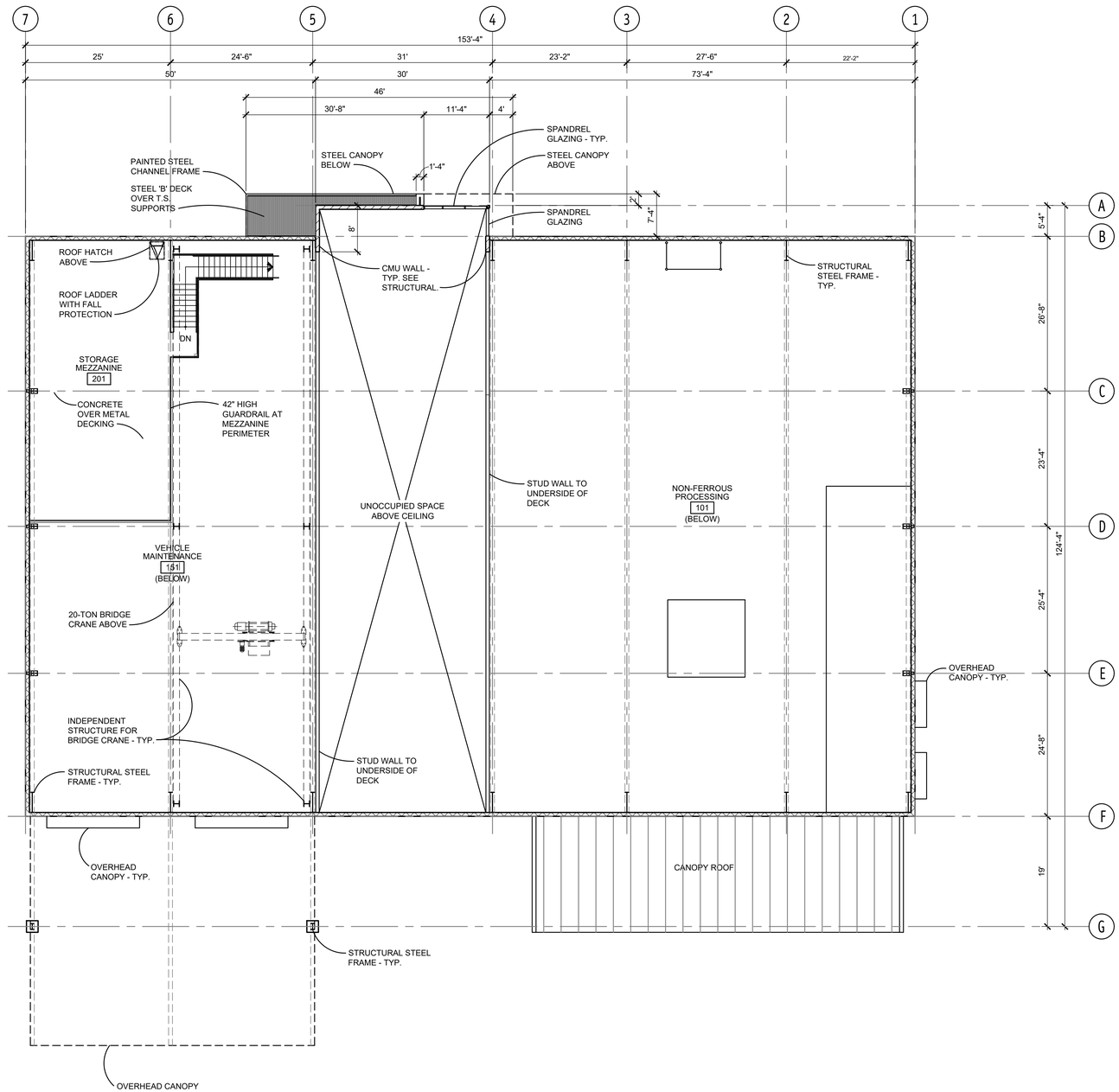
BUILDING 'B'
FIRST FLOOR PLAN

Project: 22082

A2.1B

DRAWING LEGEND

- MASONRY WALL
- EXTERIOR WALL WITH ARCHITECTURAL METAL FINISH
- INTERIOR DEMISING WALL
- INTERIOR PARTITION



BUILDING 'B' SECOND FLOOR PLAN

3/32" = 1'-0"

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CERTIFICATE NO. 26784
PAUL F. DEVERS, JR.
Date Signed 07/03/24
ARIZONA, U.S.A.

A NEW FACILITY FOR
AIM RECYCLING BUCKEYE PLANT PHASE 1

SWC OF W. BASELINE ROAD AND S. PALO VERDE ROAD BUCKEYE, AZ 85326

DATE

PRE-APP SUBMITTAL 08-05-2022
SP REVIEW SUBMITTAL 05-12-2023
SP REVIEW 2ND SBMTL 12-20-2023
SP REVIEW 3RD SBMTL 05-24-2024
SP REVIEW 4TH SBMTL 07-03-2024

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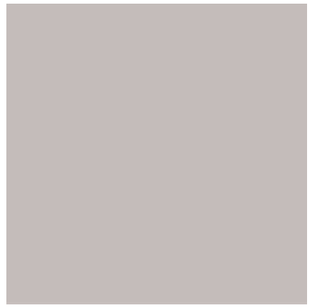
BUILDING 'B'
SECOND FLOOR PLAN

Project: 22082

A2.2B

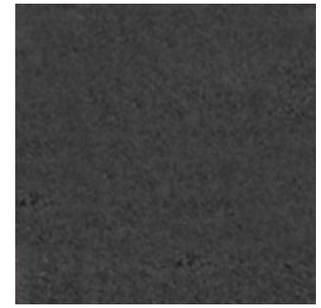
3R PLZSP-23-00017 RECEIVED JUN 03 2024 WD



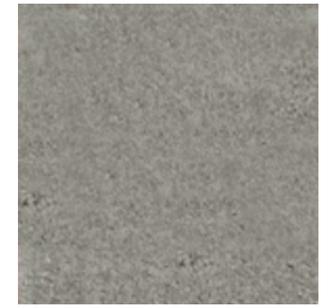
M1 **Material:** Prefinished vertical Metal Panel
Manufacturer: RollFab
Color: 'Ash Gray'

M2 **Material:** Prefinished Vertical Metal Panel
Manufacturer: Rollfab
Color: 'Slate Gray'

M4 **Material:** Prefinished Horizontal Metal Panel
Manufacturer: Rollfab
Color: 'Slate Gray'

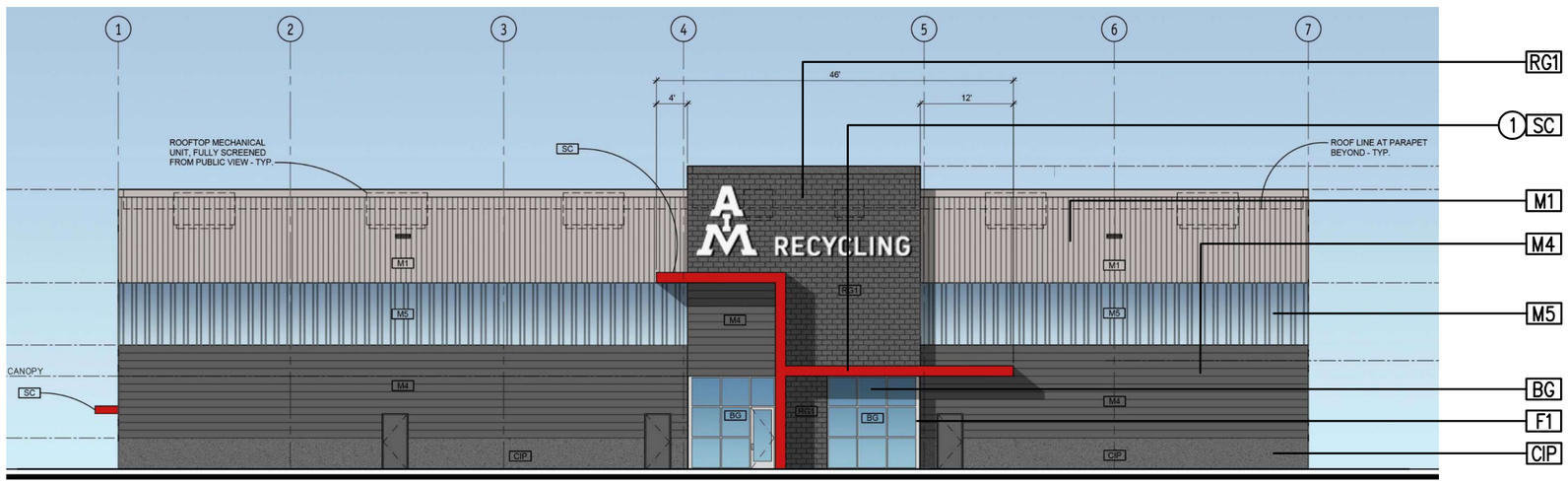


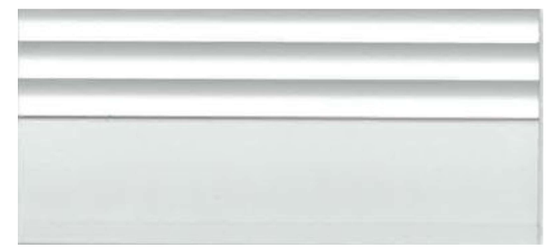
RG1 **Material:** Integral Color Block
Manufacturer: Superlite
Color: 'Opal'



RG2 **Material:** Integral Color Block
Manufacturer: Superlite
Color: 'Huntington Gray'

1 **Material:** Paint
Manufacturer: Dunn Edwards
Color: 'Hot Jazz'
Color Number: DEA107





F1 **Material:** Pre-Finished Storefront
Manufacturer: Arcadia
Color: 'Clear Anodized'
Color Number: AC-2

ADDITIONAL MATERIALS

BG **Material: Insulated Glazing**
Manufacturer: PPG
Color: 'Gray Reflective'
Refer to A7 Building Elevation Sheets for Glass specification and 12" x 12" sample

CIP Concrete, painted to match "Slate Gray"

SC Steel Canopy

M5 Translucent Polycarbinate Panel

AIM RECYCLING BUCKEYE

SWC of W. Baseline Rd. and S. Palo Verde Rd.
Buckeye, AZ

04-30-2024

CAWLEY ARCHITECTS

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

Exhibit J

CAWLEY ARCHITECTS

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AIM - Buckeye

BUILDING DETAIL

2024 . 06 . 24 Buckeye, Arizona

CAWLEY ARCHITECTS

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AIM - Buckeye

LOOKING SOUTHWEST WITH FULL SCREENING

2024 . 06 . 24 Buckeye, Arizona

CAWLEY ARCHITECTS

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AIM - Buckeye

LOOKING SOUTHWEST WITH FULL SCREENING - 20' ELEVATION

2024 . 06 . 24 Buckeye, Arizona

CAWLEY ARCHITECTS

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AIM - Buckeye

LOOKING SOUTHEAST WITH FULL SCREENING

2024 . 04 . 29 Buckeye, Arizona

CAWLEY ARCHITECTS

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AIM - Buckeye

LOOKING SOUTHEAST WITH FULL SCREENING - 20′ ELEVATION

2024 . 04 . 29 Buckeye, Arizona

CAWLEY ARCHITECTS

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AIM - Buckeye

LOOKING WEST FROM ROAD

2024 . 06 . 24 Buckeye, Arizona

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
- T — 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
- S — 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
- X — 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.
  UCR – UNDERCOUNTER REFRIGERATOR
  VM – VENDING MACHINE

- IG — ISOLATED GROUNDING OUTLET AT +15" TO BOTTOM OR AS NOTED. "LEVITON" #5362-IG (ORANGE) RECEPTACLE WITH ISOLATED GROUND.
- 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.
- P — "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.
- X — 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 OR AS NOTED:

  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
- TV — TELEVISION OUTLET WITH DEVICES
- T/D — "J" BOX FLUSH MOUNTED IN WALL FOR SYSTEMS FURNITURE TELE/DATA WITH 1-1/4" EMPTY CONDUIT STUBBED ABOVE CEILING. 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

- \$L — 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.
- \$2 — TWO POLE SWITCH MOUNTED AT +44" TO CENTER OF DEVICE OR AS NOTED.
- \$3 — THREE WAY SWITCH MOUNTED AT +44" TO CENTER OF DEVICE OR AS NOTED.
- \$4 — FOUR WAY SWITCH MOUNTED AT +44" TO CENTER OF DEVICE OR AS NOTED.
- \$P — SINGLE POLE SWITCH WITH PILOT LIGHT AT +44" TO CENTER OF DEVICE OR AS NOTED.
- \$D — 2000W SLIDE CONTROL DIMMER AT AT +44" TO CENTER OF DEVICE OR AS NOTED.
- \$K — SWITCH KEY OPERATED MTD AT +44" TO CENTER OF DEVICE OR AS NOTED.
- LV \$D — LOW VOLTAGE SLIDE CONTROL DIMMER WITH PRESET AT +44". CONTRACTOR SHALL SUPPLY SPECIFIC (ELECTRONIC AND/OR MAGNETIC) TO SUIT LOADS.
- \$OS — WALL MOUNTED OCCUPANCY SENSOR. LUTRON-DUAL TECHNOLOGY OR EQUAL. IN RESTROOMS: LUTRON-ULTRASONIC. PROGRAM: MANUAL ON/AUTO OFF UNLESS NOTED OTHERWISE.
- \$UD — 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.
- PC — ROOF MOUNTED PHOTOCELL (AIM NORTH) INTERMATIC #EK4136S OR EQUAL.
- TS — ASTRONOMIC ELECTRONIC 4 POLE LIGHTING TIMESWITCH, INTERMATIC #ET2845CR OR EQUAL.
- OS — CEILING MOUNTED OCCUPANCY SENSOR 360°. LUTRON-DUAL TECHNOLOGY OR EQUAL. IN RESTROOMS: LUTRON-ULTRASONIC. IN WAREHOUSE: LUTRON-HIGHBAY. (WR) WIDE ANGLE (LR) LONG RANGE.
- VS — WALL/CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR SHALL BE PROGRAMMED AS VACANCY SENSOR. MANUAL ON/AUTO OFF.
- PP — OCCUPANCY SENSOR – POWER PACK OR SLAVE PACK.
- LED STRIP LIGHTING FIXTURE – AS NOTED ON DRAWINGS.
- LED LIGHTING FIXTURE – AS NOTED ON DRAWINGS SURFACE MOUNTED.
- J — 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.
- \$M — HORSEPOWER RATED MANUAL MOTOR STARTER WITH THERMAL OVERLOAD(S). OVERLOAD HEATERS TO BE SIZED PER HORSEPOWER AND MANUFACTURER'S REQUIREMENTS.

F. FIRE ALARM

- F — FIRE ALARM PULL STATION AT +48".
- L — FIRE ALARM STROBE: +80" AFF OR 6" BELOW CEILING, WHICHEVER IS LOWER.
- F — FIRE ALARM HORN/STROBE: +80" AFF OR 6" BELOW CEILING, WHICHEVER IS LOWER.
- D — FIRE ALARM MAGNETIC DOOR HOLDER
- B — FIRE ALARM BELL
- FAAP — FIRE ALARM ANNUNCIATOR PANEL
- FACP — FIRE ALARM CONTROL PANEL
- H — FIRE ALARM HEAT DETECTOR.
- S — FIRE ALARM SMOKE DETECTOR.
- D — FIRE ALARM DUCT SMOKE DETECTOR.
- CO — CARBON MONOXIDE DETECTOR.
- T — FIRE ALARM TAMPER SWITCH.
- F — FIRE ALARM FLOW SWITCH.
- S — SPEAKER.

G. ONE LINE DIAGRAM

- M — (M) METER, (S) SOCKET, (B) BLANK
- M — (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

- CR — LOW VOLTAGE CARD READER WITH 3/4" EMPTY CONDUIT STUBBED INTO ACCESSABLE CEILING SPACE
- KP — 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

SOME SPECIFICATIONS MAY NOT BE USED FOR THIS PROJECT.

UPDATED: 09-09-2014

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 TO 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 EPACT 1992), INTERNATIONAL ENERGY CONSERVATION CODE (IECC)/TITLE 24/ASHRAE 90.1 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. <u>IMMEDIATE</u> COORDINATION WILL BE REQUIRED FOR MOST PROJECTS. FIELD COORDINATE ALL REQUIREMENTS 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 THE OTHER DISCIPLINES IS SHOWN ON THE ELECTRICAL DRAWINGS FOR CLARITY <u>ONLY</u>.

2.6 THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL EQUIPMENT HE SUPPLIES. ALL EQUIPMENT SHALL BE INSTALLED STRICTLY PER MANUFACTURERS RECOMMENDATIONS. OTHERWISE THE CONTRACTOR ASSUMES RESPONSIBILITY (AT HIS COST) TO CORRECT AND REMEDY ANY INSTALLATION NOT IN COMPLIANCE WITH THE MANUFACTURES RECOMMENDATIONS AND INTENTIONS AS INTERPRETED BY THE ENGINEER.

2.7 ANY VARIANCE OR EXCEPTIONS TO THE DRAWINGS AND SPECIFICATIONS MUST BE REQUESTED AND APPROVED IN WRITING. INTERIM VERBAL APPROVALS WILL ONLY BE PROVIDED WHEN THE ENGINEER DETERMINES THIS 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 WIRING 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 PROGRESS AND FINAL INSPECTIONS. THIS INCLUDES COMPLETE ACCESS TO ALL EQUIPMENT. ADDITIONALLY A COMPLETE SET OF SPARE FUSES FOR ALL FUSES USED AND A 5% SUPPLY OF ALL LIGHT BULBS PROVIDED IN FIXTURES (TO A MAXIMUM OF 15 FOR EACH STYLE) SHALL BE PROVIDED TO THE OWNER AT FINAL INSPECTION.

2.11 <u>RECONSTRUCTION</u> (TO INCLUDE TENANT IMPROVEMENTS). ALL RECONSTRUCTION OF EXISTING FACILITIES AND EQUIPMENT SHALL 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. THIS WILL INCLUDE THESE 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 LIGHT FIXTURES TO BE REUSED MUST BE CLEANED, RE-LAMPED, AND RESTORED TO "LIKE NEW" CONDITION.
2.11.4 EXISTING PANEL BOARDS, SWITCH BOARDS, AND TRANSFORMERS WHICH ARE INCLUDED IN THE PROJECT WORK SHALL HAVE PREVENTATIVE MAINTENANCE PERFORMED TO INCLUDE RE-TORQUING OF ALL LUGS, CLEANING 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 A.W.G. #6 AND SMALLER SHALL HAVE THHN/THHW INSULATION. #4 AND LARGER SHALL HAVE XHHW/XHHW-2 INSULATION. ALL CONDUCTORS SHALL HAVE 90° RATED INSULATION. ALL 120V, 20A 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 A.W.G. STRANDED COPPER.

3.4 ALL WIRING DEVICES SHALL BE SPECIFICATION GRADE. (MINIMUM 20 AMPS RATED FOR RECEPTACLES AND SWITCHES). HUBBELL, PASS & SEYMOUR, BRYANT, OR LEVITON 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/INDUSTRIAL/MANUFACTURING AREAS OR AREAS 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 6ft.

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 <u>ONLY</u>. ADDITIONALLY <u>MC CABLE MAY NOT</u> 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/OR 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 FURSEWELD) 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 <u>NOT</u> ACCEPTABLE SUPPORTS.

3.15 ACCEPTABLE MANUFACTURES FOR **SWITCH GEAR, DISTRIBUTION GEAR** AND RELATED COMPONENTS ARE: 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.
- <u>120-V, 2-WIRE CIRCUIT</u>; GROUNDED NEUTRAL-WHITE; UNGROUNDED LEG-BLACK.
- <u>208Y/120-V, 3-PHASE, 4-WIRE:</u> GROUNDED NEUTRAL-WHITE; PHASE A-BLACK; PHASE B-RED; PHASE C-BLUE.
- <u>240/120-V, 3 WIRE, SINGLE PHASE CIRCUIT:</u> GROUNDED NEUTRAL-WHITE; PHASE A-BLACK; PHASE B-RED.
- <u>240-V, DELTA, 3-PHASE, 3-WIRE:</u> PHASE A-BLACK; PHASE B-RED; PHASE C-BLUE.
- <u>240/120-V, 3-PHASE, 4-WIRE, HIGH-LEG DELTA:</u> GROUNDED NEUTRAL-WHITE; HIGH LEG (208-V TO NEUTRAL)-ORANGE; PHASE A-BLACK; PHASE C-BLUE.
- <u>480Y/277-V, 3-PHASE, 4-WIRE:</u> GROUNDED NEUTRAL-GRAY; PHASE A-BROWN; PHASE B-ORANGE; PHASE C-YELLOW.
- <u>480-V, DELTA, 3-PHASE, 3-WIRE:</u> PHASE A-BROWN; PHASE B-ORANGE; PHASE C-YELLOW.
- <u>480-V, DELTA, 3-PHASE, 3-WIRE:</u> 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 APPROVED.

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 DUE, AND ASSESSMENT OF CHARGES (AGAINST 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 TERMINATION'S ARE PROPERLY TORQUED. THIS CERTIFICATION SHALL BE EXECUTED BY A LICENSED CONTRACTOR, AND WRITTEN CERTIFICATION 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 <u>TESTS</u>
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 PERSONAL SHALL BE CERTIFIED BY THE NATIONAL 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 NATIONALLY RECOGNIZED STANDARDS AND PRACTICES.
4.6.4 GROUNDING SYSTEM FALL OF POTENTIAL (RESISTANCE TO GROUND) TESTING.
4.6.4.1 GROUND SHALL PROVIDE 5 OHMS OR LESS RESISTANCE TO GROUND AND LESS THAN 0.5 OHMS POINT-TO-POINT BETWEEN THE MAIN GROUNDING ELECTRODE SYSTEM AND ELECTRICAL EQUIPMENT FRAMES, SYSTEM NEUTRAL AND/OR DERIVED NEUTRAL POINTS (REFERENCE IEEE STANDARDS 81-1983 AND 81-1991) AND SHALL NOT BE PERFORMED WITHIN 24 HOURS AFTER RAINFALL.
4.6.5 OVER-POTENTIAL (HI-POT) TESTING
4.6.5.1 SHALL BE PERFORMED ON ALL BUSSES 1000A OR GREATER OR ON MODIFICATIONS OF SERVICES GREATER THAN 400 AMPS.
4.6.5.2 TEST BOTH PHASE-TO-PHASE AND PHASE-TO-GROUND FOR AT LEAST ONE MINUTE.
4.6.6 GROUND FAULT PROTECTION TESTING
4.6.6.1 PROVIDE GROUND-FAULT PROTECTION TESTING BY CURRENT INJECTION AT SENSOR.
4.6.6.2 TEST PRIMARY CONTROL VOLTAGE TO NOT EXCEED 57% OF THE RATED VOLTAGE.
4.6.6.3 VERIFY PICK-UP TIME AND TIME-DELAY SETTINGS PROVIDED BY ENGINEER.
4.6.6.4 TEST GFP RELAY TIMING.
4.6.6.5 TEST INTEGRITY OF GROUNDED CONDUCTOR AND ITS INSULATION RESISTANCE TO GROUND.
4.6.7 INSULATION RESISTANCE (MEGGER) TESTING
4.6.7.1 TESTING SHALL BE 1000 VOLTS FOR ONE MINUTE AND SHALL PROVIDE 50 MEGAOHMS RESISTANCE OR GREATER.
4.6.7.2 TEST BOTH PHASE-TO-PHASE AND PHASE-TO-GROUND.

5.0 WARRANTY

5.1 THE CONTRACTOR SHALL GUARANTEE ALL MATERIAL AND/OR WORKMANSHIP FURNISHED BY HIM UNDER THIS CONTRACT FOR A PERIOD OF **TWO YEARS** FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER. ANY DEFECTS DEVELOPING DURING THE WARRANTY PERIOD TRACEABLE TO MATERIALS OR WORKMANSHIP SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.

5.2 THE OWNER RETAINS THE RIGHT TO REQUIRE REMOVAL AND INSTALLATION (AT ANY TIME) OF ANY MATERIAL OR EQUIPMENT NOT IN COMPLIANCE WITH THE PROVISIONS AND STANDARDS OF THESE DRAWINGS AND SPECIFICATIONS. NO CLAIM FOR ADDITIONAL COMPENSATION WILL BE ALLOWED FOR WORK PERFORMED IN THIS REGARD.

5.3 THE CONTRACTOR AGREES TO TRANSFER ALL MANUFACTURER'S/SUPPLIER'S WARRANTIES AND GUARANTEES TO THE OWNER. THIS INCLUDES COMPLETION OF ALL DOCUMENTATION FOR THE MANUFACTURER/SUPPLIER.

6.0 SERVICE

6.1 PROVIDE AND INSTALL NEW SERVICE SECTION AS SHOWN ON DRAWINGS. S.E.S. SHALL BEAR U.L. LABEL, HAVE COPPER BUSSING – SILVER PLATED, AND AMPERAGE RATING AS SHOWN ON DRAWINGS. METERING AND PRIMARY PULL SECTION SHALL BE BARRIERED FROM OTHER WORK AND APPROVED BY BOTH THE LOCAL UTILITY COMPANY AND AUTHORITY HAVING JURISDICTION.

6.2 GROUND FAULT PROTECTION SHALL BE PROVIDED FOR SERVICES (480V L-L) WITH DISCONNECTS 1000A OR GREATER.

6.3 GROUND FAULT PROTECTION ON MAINS AND SUB-MAINS MUST HAVE AUDIBLE/VISIBLE ALARMS.

6.4 ENCLOSURES SHALL MEET U.L. AND PUBLIC UTILITY REQUIREMENTS-PHYSICALLY BARRIERED BETWEEN SECTIONS, LINE AND LOAD, BOTH BARRIERED.

6.5 NO COVERS GREATER THAN 1/3 HEIGHT OF EQUIPMENT.

6.6 FULL SIZED NEUTRAL BUSSING AND FULLY RATED (NON-TAPERED) BUSSING WILL BE STANDARD. THIS INCLUDES MAXIMUM RATINGS FOR SUPPLY AND SECTION (i.e. HORIZONTAL AND VERTICAL) BUSSES (UNLESS NOTED OTHERWISE). CENTER FEED SUPPLY BUSSES SHALL BE MAXIMUM RATED ON EITHER SIDE OF THE FEED. ALL SPACE WILL BE FULLY BUSSED FOR FUTURE. ALL BUSSING WILL BE PHYSICALLY BARRIERED.

6.7 ALL SERVICES SHALL BE U.L. LISTED FOR FRONT ACCESSIBILITY ONLY.

6.8 ALL SERVICE SECTIONS SHALL BE OF A CONSISTENT HEIGHT AND INCLUDE PROTECTION OF OPERATIONAL DEVICES AND METERS FROM PHYSICAL DAMAGE.

6.9 PROVIDE CONCRETE HOUSEKEEPING PADS FOR ALL FREESTANDING ELECTRICAL SERVICE ENTRANCE EQUIPMENT PER LOCAL UTILITY COMPANY SPECIFICATIONS.

6.10 **SERVICE COORDINATION STUDY**
6.10.1 **DESCRIPTION**
6.10.1.1 WHEN ADJUSTABLE TRIP CIRCUIT BREAKERS OR 2-TIER GROUND FAULT SYSTEM IS SPECIFIED, PROVIDE A SHORT-CIRCUIT AND PROTECTIVE DEVICE COORDINATION STUDY FOR THE ELECTRICAL DISTRIBUTION SYSTEM. THE INTENT OF THESE STUDIES ARE TO VERIFY THAT THE SPECIFIED AND SUPPLIED EQUIPMENT ARE PROPERLY RATED, CORRECTLY APPLIED, AND WITHIN INDUSTRY AND MANUFACTURER'S TOLERANCES.
6.10.1.2 THE SHORT CIRCUIT STUDY SHALL INCLUDE ALL PORTIONS OF THE ELECTRICAL DISTRIBUTION SYSTEM FROM THE NORMAL AND ALTERNATE SOURCES OF POWER THROUGHOUT THE DISTRIBUTION SYSTEM DOWN TO THE SMALLEST PROTECTIVE DEVICE. THE SHORT CIRCUIT STUDY SHALL CONSIDER OPERATION DURING NORMAL CONDITIONS, ALTERNATE OPERATIONS, EMERGENCY POWER CONDITIONS AND ANY OTHER OPERATIONS WHICH COULD RESULT IN MAXIMUM FAULT CONDITIONS.
6.10.1.3 THE COORDINATION STUDY WILL DETERMINE THE CORRECT SETTINGS FOR THE PROTECTIVE DEVICES WHICH WILL MINIMIZE THE DAMAGE CAUSED BY AN ELECTRICAL FAULT AND ALLOW FOR SELECTIVE COORDINATION BETWEEN THE DEVICES. THE COORDINATION STUDY SHALL INCLUDE THE CLOSET UPSTREAM UTILITY PROTECTIVE DEVICE DOWN TO THE PANELBOARD MAIN, BRANCH OR FEEDER CIRCUIT BREAKERS. THE COORDINATION STUDY SHALL CONSIDER OPERATION DURING NORMAL CONDITIONS, ALTERNATE OPERATIONS AND DURING EMERGENCY POWER CONDITIONS.
6.10.2 **QUALIFICATIONS**
6.10.2.1 THE CONTRACTOR SHALL HAVE THE COORDINATION STUDY PREPARED BY QUALIFIED ENGINEERS OF AN INDEPENDENT CONSULTANT AND OR MANUFACTURER. THE CONSULTANT/MANUFACTURER SHALL BE AN EXPERIENCED REGISTERED PROFESSIONAL ELECTRICAL ENGINEER (LICENSED IN THE STATE WHERE THE PROJECT IS COMPLETED) SPECIALIZING IN PERFORMING POWER SYSTEM STUDIES.
6.10.3 **SUBMITTALS**
6.10.3.1 THE CONTRACTOR SHALL SUBMIT THE POWER SYSTEM STUDIES IN CONJUNCTION WITH THE EQUIPMENT SUBMITTALS. THE ELECTRICAL SUBMITTALS WILL BE REVIEWED BUT WILL NOT BE APPROVED UNLESS THE POWER SYSTEM STUDIES HAVE BEEN RECEIVED AND REVIEWED.

6.11 **PROTECTIVE DEVICE COORDINATION STUDY**
6.11.1 ALL REQUIREMENTS OF THE CURRENT NATIONAL ELECTRICAL CODE AND NFPA 5000 SHALL BE ADHERED TO.
6.11.2 THE COORDINATION STUDY SHALL INCLUDE THE CLOSEST UPSTREAM UTILITY PROTECTIVE DEVICE DOWN TO THE PANELBOARD MAIN, BRANCH, OR FEEDER CIRCUIT BREAKERS. PREPARE THE COORDINATION CURVES TO DETERMINE THE REQUIRED SETTINGS OF PROTECTIVE DEVICES TO ASSURE SELECTIVE COORDINATION.
6.11.3 THE PHASE AND GROUND OVERCURRENT PROTECTION SHALL BE INCLUDED, AS WELL AS SETTINGS FOR ALL OTHER ADJUSTABLE PROTECTIVE DEVICES.
6.11.4 GRAPHICALLY ILLUSTRATE ON LOG-LOG PAPER THAT ADEQUATE TIME SEPARATION EXISTS BETWEEN DEVICES. SUFFICIENT CURVES SHALL BE USED TO CLEARLY INDICATE THE COORDINATION ACHIEVED BETWEEN DEVICES. REASONABLE COORDINATION INTERVALS AND SEPARATION OF CHARACTERISTIC CURVES SHALL BE MAINTAINED. PLOT THE SPECIFIC TIME-CURRENT CHARACTERISTICS OF EACH PROTECTIVE DEVICE IN SUCH A MANNER THAT THE UPSTREAM DEVICES WILL BE CLEARLY DEPICTED ON THE SHEET.
6.11.5 THE FOLLOWING SPECIFIC INFORMATION SHALL ALSO BE SHOWN ON THE COORDINATION CURVES:
6.11.5.1 DEVICE IDENTIFICATIONS.
6.11.5.2 TIME AND CURRENT RATIO FOR CURVES.
6.11.5.3 FUSE, CIRCUIT BREAKER, AND RELAY CURVES, SHOWING COMPLETE OPERATING BANDS OF LOW VOLTAGE CIRCUIT BREAKER TRIP CURVES.
6.11.5.4 LOW VOLTAGE EQUIPMENT CIRCUIT BREAKER TRIP DEVICES, INCLUDING MANUFACTURERS TOLERANCE BANDS.
6.11.5.5 PERTINENT TRANSFORMER FULL-LOAD CURRENTS AT 100 AND 600 PERCENT.
6.11.5.6 GROUND FAULT PROTECTIVE DEVICE SETTINGS.
6.11.5.7 OTHER SYSTEM LOAD PROTECTIVE DEVICES FOR LARGEST BRANCH CIRCUIT AND FEEDER CIRCUIT BREAKER IN EACH MOTOR CONTROL CENTER AND PANELBOARD.
6.11.6 DEVELOP A TABLE TO SUMMARIZE THE SETTINGS SELECTED FOR THE PROTECTIVE DEVICES. INCLUDE IN THE TABLE THE FOLLOWING:
6.11.6.1 DEVICE IDENTIFICATIONS.
6.11.6.2 DURRENT TRANSFORMER RATIO, RELAY TAP, TIME DELAY AND INSTANTANEOUS PICKUP.
6.11.6.3 CIRCUIT BREAKER SENSOR RATING, LONG-TIME, SHORT-TIME AND INSTANTANEOUS SETTINGS AND TIME BANDS.
6.11.6.4 FUSE RATING AND TYPE.
6.11.6.5 GROUND FAULT PICKUP AND TIME DELAY.

6.12 **ANALYSIS**
6.12.1 ANALYZE THE SHORT CIRCUIT CALCULATIONS AND HIGHLIGHT ANY EQUIPMENT THAT IS DETERMINED TO BE UNDERRATED AS SPECIFIED OR NOT COORDINATED. PROPOSE APPROACHES TO EFFECTIVELY PROTECT THE UNDERRATED EQUIPMENT. PROPOSED MAJOR CORRECTIVE MODIFICATIONS WILL BE TAKEN UNDER ADVISEMENT BY THE ENGINEER AND THE CONTRACTOR WILL BE GIVEN FURTHER INSTRUCTIONS.
6.12.2 AFTER DEVELOPING THE COORDINATION CURVES, HIGHLIGHT AREAS LACKING COORDINATION. FOR EACH SHEET, PRESENT A TECHNICAL EVALUATION WITH A DISCUSSION OF THE LOGICAL COMPROMISES FOR BEST COORDINATION.

6.13 **REPORT**
THE RESULTS OF THE POWER SYSTEM STUDY SHALL BE SUMMARIZED IN A FINAL REPORT. THE REPORT SHALL INCLUDE THE FOLLOWING SECTIONS:
6.13.1 PROTECTIVE DEVICE TIME VERSUS CURRENT COORDINATION CURVES, TABULATIONS OF RELAY AND CIRCUIT BREAKER TRIP SETTINGS, FUSE SELECTION AND COMMENTARY REGARDING SAME.
6.13.2 COPIES OF THE MANUFACTURERS TIME CURRENT CURVES FOR THE DEVICES STUDIED AND PLOTTED ON THE TIME CURRENT CURVES.

7.0 DISTRIBUTION

7.1 **PANELBOARDS** (EXISTING): ADD CIRCUIT BREAKERS (FULL SIZED BREAKERS) AS REQUIRED FOR CIRCUITING. MATCH PRECISELY BRAND AND PROVIDE A.I.C. RATING AS INDICATED ON DRAWINGS. TANDEM AND PIGGY-BACK BREAKERS ARE NOT PERMITTED. ALL LUGS OR CONNECTORS TO BE 60°C FOR PANEL LESS THAN OR EQUAL 100 AMPS AND 75°C RATED OF GREATER THAN 100AMPS MINIMUM.

7.2 **PANELBOARDS** (NEW): SHALL BE RATED AS SHOWN ON DRAWINGS WITH PLATED COPPER BUSSING. PROVIDE NEMA ENCLOSURES AS REQUIRED BY CODE FOR REGULATION. BACK BOXES ENLARGED FOR DOUBLE NEUTRALS AND LUGS CAPABLE OF OVERSIZING ISOLATED GROUND AND NORMAL GROUND BUS. ALL LUGS OR CONNECTORS TO BE 60°C FOR PANEL LESS THAN OR EQUAL 100 AMPS AND 75°C RATED OF GREATER THAN 100AMPS MINIMUM. PANELBOARD CABINET SHALL BE EQUIPPED WITH PIANO HINGES WITH DOOR IN DOOR CONSTRUCTION.

7.3 **CIRCUIT BREAKERS** WILL BE SWITCH RATED AND AMBIENT COMPENSATED FOR ALL CIRCUITS. PROVIDE SWITCHED NEUTRALS ON ALL CIRCUIT BREAKERS FEEDING CLASS 1 AND CLASS 2 AREAS WITH NEUTRALS. GFCI ON CIRCUITS WITH NEUTRALS TO DEVICES ABOVE CLASSIFIED AREAS. ALL LIGHTING PANELS/CIRCUIT BREAKERS SHALL BE RATED FOR CONTINUOUS DUTY. HACR RATED BREAKERS SHALL BE INSTALLED FOR ALL HVAC CIRCUITS CONTAINING MULTIPLE MOTOR LOADS.

7.4 ALL EQUIPMENT (PANELS, DISCONNECT SWITCHES, STARTERS, ETC.) WILL BE MARKED WITH BLACK OR RED ENGRAVERS STOCK TAGS EMBOSSED WITH 1/4" HIGH LETTERS DESCRIBING EACH ITEM. CONDUCTORS WILL BE MARKED AT ALL TERMINATION AND JUNCTION POINTS (PANELS, JUNCTION BOXES, SPLICES, ETC.) WITH LABELS BEARING THE PANEL AND CIRCUIT NUMBER WHICH FEEDS EACH CONDUCTOR (PER NEC 210.4, 300.3).

7.5 ALL **PANELBOARDS** WILL HAVE TYPED DIRECTORY CARDS IDENTIFYING ALL CIRCUITS AND SPACES.

7.6 ACCEPTABLE MANUFACTURERS FOR **PANELBOARDS, SWITCHBOARDS, AND TRANSFORMERS** SHALL BE PER SECTION 3.15 OF THIS SPECIFICATION. TRANSFORMERS 15 KVA AND ABOVE SHALL BE 150°C TEMPERATURE RISE ABOVE 40°C AMBIENT. ALL INSULATING MATERIALS TO BE IN ACCORDANCE WITH NEMA ST20-1972 STANDARDS FOR A 220°C UL COMPONENT RECOGNIZED INSULATION SYSTEM. SINGLE PHASE TRANSFORMERS 15 KVA THROUGH 50 KVA, AND THREE PHASE TRANSFORMERS THROUGH 45 KVA SHALL BE DESIGNED SO THEY CAN BE EITHER FLOOR OR WALL MOUNTED. THE TRANSFORMER SHALL BE LISTED BY UNDERWRITERS LABORATORY FOR SPECIFIED TEMPERATURE RISE. TRANSFORMERS 75 KVA AND ABOVE SHALL BE DESIGNED FOR FLOOR INSTALLATION ONLY UNLESS NOTED OTHERWISE.

7.7 LABEL ALL PANELS/TRANSFORMERS/DISCONNECTS WITH <u>"WARNING"</u> – ELECTRICAL EQUIPMENT – <u>DANGER</u> – QUALIFIED PERSONNEL ONLY TO OPERATE ON OPEN EQUIPMENT.

7.8 **DISCONNECT SWITCHES** WILL BE COMMERCIAL-DUTY, QUICK-MAKE, QUICK-BREAK, HORSEPOWER RATED, NEMA 1 INDOOR, NEMA 3R GASKETED, (4X) NEMA 12, OR NEMA 7 AS APPLICABLE WITH FUSES PER DRAWING.

7.9 **MANUAL MOTOR** STARTERS WITH THERMAL OVERLOADS WILL BE PROVIDED FOR FRACTIONAL HORSEPOWER MOTORS 1/2 HP OR GREATER. SQUARE 'D' CLASS 2510, 2511, 2512. AMBIENT COMPENSATED AS REQUIRED.

7.10 **MAGNETIC MOTOR STARTERS** WITH THERMAL OVERLOADS, (2) AUXILIARY CONTACT SWITCHES, INTERNAL LINE VOLTAGE TO 24 VOLT TRANSFORMER (250VA. MIN) WITH PROPER PRIMARY/SECONDARY PROTECTION, AMBIENT COMPENSATED, RED RUNNING LIGHT, HAND-OFF-AUTO, ACROSS THE LINE STARTERS. SHALL BE PROVIDED WITH ALL MOTOR SHOWN ON THE DRAWING (1 H.P. TO 25 H.P.).

7.11 **CONTROL PANELS** CONTROL PANELS SHALL HAVE A WITHSTAND RATING OF 10,000 AMPS FOR .5 SEC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS.

8.0 LIGHT FIXTURES

8.1 FURNISH AND INSTALL ALL LIGHTING FIXTURES COMPLETE WITH LAMPS, WHIPS AND ACCESSORIES. ALL RECESSED FIXTURES WILL BE RATED FOR USE IN ANY CEILING APPLICATIONS AND BE THERMALLY PROTECTED.

8.2 MOUNTING TYPE AND VOLTAGE OF FIXTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. (4) EARTHQUAKE CLIPS WILL BE INSTALLED ON EACH FIXTURE MOUNTED IN GRID OR FLANGE TYPE CEILINGS. FLUORESCENT FIXTURE LENSES WILL BE 100% ACRYLIC, .125" THICK MINIMUM.

8.3 ALL FIXTURES TO BE INSTALLED IN SYMMETRICAL MANNER FREE FROM LIGHT LEAKS AND DIRTY LENSES OR REFLECTORS.

8.4 ALL LAY-IN FIXTURES IN ACOUSTICAL CEILING SYSTEMS WILL BE INSTALLED PER IBC STANDARD. VERIFY WITH LOCAL BUILDING AUTHORITY.
8.4.1 SUPPORT FIXTURES PER IBC WITH TWO LOOSE SIZE #9 WIRES TO STRUCTURES ON OPPOSITE CORNERS AND 2 TAUGHT SIZE #9 WIRE TO STRUCTURE AT CORNERS AND/OR FIXTURE SHALL BE FASTENED BY SCREWS INTO T-BAR RUNNERS IN ACCORDANCE WITH LOCAL AUTHORITY HAVING JURISDICTION.

8.5 **<u>LAMPS</u>**
FLUORESCENT LAMPS:
8.5.1 T8-3500 KELVIN TEMPERATURE UNLESS NOTED OTHERWISE.
8.5.2 80 CRI (COLOR RENDERING INDEX) MINIMUM.
H.I.D. LAMPS:
8.5.3 AS NOTED ON PLANS
INCANDESCENT LAMPS:
8.5.4 130V FOR ALL "A" TYPE LAMPS.
L.E.D.
8.5.5 AS NOTED ON PLANS

8.6 **<u>BALLASTS</u>**
8.6.1 ALL BALLASTS SHALL BE:
8.6.1.1 HIGH POWER FACTOR, UL LISTED, CBM CERTIFIED AND ETL TESTED.
8.6.1.2 HAVE A SOUND RATING OF "A"
8.6.1.3 HAVE THD < 10%
8.6.1.4 HAVE GREATER THAN 0.9 POWER FACTOR
8.6.2 FLUORESCENT BALLAST SHALL:
8.6.2.1 START RELIABLY DOWN TO AT LEAST 60°F (0°F WHEN INDICATED AS LOW TEMPERATURE ON THE DRAWINGS OR IN AN OPEN WAREHOUSE OR OUTDOORS)
8.6.2.2 BE RATED FOR AN AMBIENT OF AT LEAST 140°F.
8.6.2.3 ELECTRONIC TYPE (INSTANT OR RAPID START).
8.6.3 HID BALLASTS SHALL:
8.6.3.1 START RELIABLY DOWN TO AT LEAST – 20°F.
8.6.3.2 BE RATED FOR AN AMBIENT OF AT LEAST 131°F.
8.6.3.3 BE POTTED AND ENCASED WHEN INSTALLED IN AN OFFICE ENVIRONMENT.
8.6.3.4 HAVE PULSE START TECHNOLOGY.
8.6.4 ELECTRONIC DIMMING BALLAST SHALL:
8.6.4.1 WITHSTAND SURGES AS SPECIFIED IN ANSI C62.41
8.6.4.2 PREHEAT LAMP CATHODES BEFORE APPLYING ARC VOLTAGE
8.6.4.3 INTERNALLY LIMIT INRUSH CURRENT TO NOT EXCEED THREE AMPS AT 277 VOLTS OR SEVEN AMPS AT 120 VOLTS.
8.6.4.4 BE UL LISTED AND CLASS P THERMALLY PROTECTED
8.6.4.5 BE INAUDIBLE IN A 27Db AMBIENT THROUGHOUT THE DIMMING RANGE.
8.6.4.6 HAVE A DIMMING RANGE FROM 100% TO 10% ILLUMINANCE LEVEL.
8.6.4.7 ACCEPTABLE MANUFACTURERS: ADVANCE, MOTOROLA, LUTRON, HONEYWELL, AND MAGNETEK.

8.7 **<u>DIMMERS AND SWITCHES</u>**
8.7.1 ALL DEVICES SHALL BE UL LISTED SPECIFICALLY FOR THE REQUIRED LOADS (I.E., INCANDESCENT, FLUORESCENT, L.E.D., LOW VOLTAGE, ELECTRONIC LOW VOLTAGE).
8.7.2 DIMMERS AND SWITCHES SHALL MEET OR EXCEED ANSI/IEEE STD.C62.41-1980
8.7.3 DIMMERS AND SWITCHES SHALL MEET UL 20 AND UL 1472.
8.7.4 DIMMER CONTROL SHALL BE LINEAR SLIDE. DIMMER SHALL PROVIDE A SMOOTH AND CONTINUOUS SQUARE LAW DIMMING CURVE.
8.7.5 DIMMERS SHALL UTILIZE AN LC FILTERING NETWORK TO MINIMIZE INTERFERENCE WITH PROPERLY INSTALLED RADIO, AUDIO, AND VIDEO EQUIPMENT.
8.7.6 DIMMER CONTROL SLIDER SHALL BE CAPTURED.
8.7.7 FACEPLATE SHALL SNAP ON TO DEVICE WITH NO VISIBLE MEANS OF ATTACHMENT.
8.7.8 ACCEPTABLE MANUFACTURES FOR DIMMERS ARE LUTRON, LITHONIA, LEVITON AND PRESCOLITE, LIGHTOLIER OR PRIOR APPROVED EQUAL.
8.7.9 ALL DIMMERS WITH L.E.D.'S SHALL BE RATED/LISTED FOR USE WITH THE SPECIFIC LAMP OR LUMINAIRE.

8.8 **<u>LIGHTING CONTACTORS</u>**
8.8.1 LIGHTING CONTACTORS SHALL HAVE A WITHSTAND RATING OF 14,000 AMPS FOR 0.5 SECONDS UNLESS INDICATED OTHERWISE ON THE DRAWINGS.

8.9 **<u>LIGHTING CONTROL PANELS</u>**
8.9.1 PROGRAMMING SHALL BE COORDINATED WITH OWNER AND TENANT PRIOR TO COMPLETION OF PROJECT.
8.9.2 ALL PROGRAMMING SHALL MEET MINIMUM REQUIREMENTS OF ADOPTED INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
8.9.3 ALL RELAYS SHALL BE RATED FOR MINIMUM OF 14,000 A.I.C.

9.0 TELEPHONE SYSTEM

9.1 PROVIDE AND INSTALL A COMPLETE SYSTEM OF EMPTY RACEWAYS 3/4" EMT MINIMUM WITH PULL STRAP/CORD. PROVIDE REQUIRED/REQUESTED INFORMATION TO TELEPHONE COMPANY PRIOR TO INSTALLATION.

10.0 DATA/INFORMATION SYSTEM

10.1 PROVIDE AND INSTALL A COMPLETE SYSTEM OF RACEWAYS (CABLE TRAYS, J-HOOKS, CONDUIT SLEEVES) OF PREFERABLY OPEN CONSTRUCTION WITH PULL LINE. RACEWAYS TO BE CONTINUOUS.

11.0 FIRE ALARM SYSTEM

THIS SECTION SHOWN FOR REFERENCE ONLY. FIRE ALARM DESIGN TO BE PROVIDED AS A DEFERRED SUBMITTAL BY OTHERS. FIRE ALARM CONTRACTOR SHALL PROVIDE DRAWINGS AND DESIGN CALCULATIONS STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER.

11.1 PROVIDE AND INSTALL A COMPLETE AND WORKING CLASS "B" FIRE ALARM SYSTEM OR AS INDICATED BY THE FIRE ALARM ONE-LINE DIAGRAM ON THE DRAWINGS. POWER LIMITED BY N.E.C. DEFINITION. ALL WIRING WITH DEVICES AND CONDUCTORS TO BE U.L., F.M., OR C.S.A. LISTED AND APPROVED (LABELS ON EQUIPMENT).
11.1.1 AS PROVIDED BY DRAWINGS ALL SPRINKLER SYSTEMS WITH GREATER THAN 100 HEADS SHALL HAVE MINIMUM 6 ZONE CLASS B FIRE ALARM CONTROL PANEL WITH AUTO DIALER. SPRINKLER SYSTEMS WITH LESS THAN 100 HEADS REQUIRE ONLY CONNECTION TO WATER FLOW AND TAMPER SWITCH AND MAY BE INDICATED ON DRAWINGS IN SOME CASES.

11.2 ALL WIRING TO BE #14 A.W.G. CU., STRANDED, 105° INSULATED, PLENUM RATED. INSTALLED 600V. RATED INSULATION IN CONDUIT OR RACEWAY WITH SIX (6) FEET SPACING BETWEEN OUTPUT/INPUT PER N.F.P.A.

11.3 SYSTEM INSTALLATION AND DEVICES WILL BE IN ACCORDANCE WITH ALL PERTINENT AND MOST STRINGENT REQUIREMENTS (ONLY POWER LIMITED SYSTEMS WILL BE ACCEPTED) OF:
11.3.1 N.F.P.A.
11.3.1.1 70 – NATIONAL ELECTRICAL CODE
11.3.1.2 72 A,B,C,D,E,F,G,H (LOCAL SIGNALING SYSTEMS (A), AUTOMATIC FIRE DETECTION (E), ALARM SIGNALING APPLIANCES (G), ETC.)
11.3.1.3 71 – CENTRAL STATION SIGNALING
11.3.2 ARS TITLE 26, CHAPTER 2-3 (ARIZONA STATE FIRE CODE)
11.3.3 AMERICANS WITH DISABILITIES ACT (ADA) AND THE ARIZONA HANDICAP REGULATIONS.
11.3.4 I.C.B.O. – INTERNATIONAL BUILDING CODE & INTERNATIONAL FIRE CODE AND ANY STATE OR LOCAL CODES WHICH MAY BE APPLICABLE.
11.3.5 WORK SHALL BE COMPLETED BY UL CERTIFIED INSTALLERS.

11.4 DO NOT POSITION SMOKE DETECTORS WITHIN 36" OF ANY AIR HANDLING GRILLES (SUPPLY OR RETURN) OR WITHIN 12" OF FACILITY LIGHTING FIXTURES.

11.5 ALL DEVICE BACK BOXES TO BE MOUNTED FLUSH, PERPENDICULAR TO FINISH WALLS AND CEILING SURFACES USING STANDARD "TRADE" MOUNTING HARDWARE.

11.6 CONTRACTOR WILL COMPLY WITH PROJECT SPECIFICATIONS, AND SUPPLY SHOP DRAWINGS, CUTS, SAMPLES, ETC. TO THE ENGINEER WITHIN 5 DAYS OF CONTRACT.

11.7 SYSTEM MONITORED AT ACM, U.L. APPROVED REMOTE MONITORING STATION LOCATED IN CITY OF PROJECT.

11.8 EXTEND EXISTING SYSTEM TO NEW DEVICES. LOADS ON EACH ZONE, OR RUN TO BE CALCULATED (RESULTS TO ENGINEER) PRIOR TO INSTALLATION. ADDITIONAL RUNS, ZONES, CONTROL CARDS, ETC., REQUIRED FOR FACP/FAAP TO BE INCLUDED IN BID.

11.9 EDWARDS, SIMPLEX, FIRELITE OR PYROTRONICS ARE ACCEPTABLE MANUFACTURERS. INSTALLATION SHOULD BE COMPATIBLE TO THE MAXIMUM EXTENT PRACTICAL WITH FUTURE ADDITIONS OF EQUIPMENT AND DEVICES TO INCLUDE OTHER MANUFACTURERS.

11.10 ALL PENETRATIONS OF FIRE RATED FLOORS OR WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION THAT CONFORM TO U.L. LISTINGS FOR THROUGH PENETRATION FIRE STOP SYSTEMS PER IBC.

12.0 ELEVATORS

12.1 ALL INSTALLATIONS AND EQUIPMENT SHALL COMPLY WITH N.E.C. ARTICLE "ELEVATORS" AND ASME/ANSI STANDARDS A17.1.

12.2 SPECIFIC REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO:
12.2.1 A SEPARATE BRANCH CIRCUIT WITH DISCONNECT (CAPABLE OF BEING LOCKED IN THE OPEN POSITION, LOCATED IN THE MACHINE ROOM) (BRADY NO. 2AF98 OR EQUAL.) PROVIDED FOR EACH ELEVATOR CAR FOR LIGHTS, FANS AND/OR ACCESSORIES.
12.2.2 HVAC SYSTEMS SHALL BE PROVIDED WITH SEPARATE BRANCH CIRCUIT. (CAPABLE OF BEING LOCKED IN THE OPEN POSITION LOCATED IN THE MACHINE ROOM) (BRADY NO. 2AF98 OR EQUAL.) (I.E. NO HVAC TAPS WITH OTHER UNITS).
12.2.3 A SEPARATE BRANCH CIRCUIT FOR EQUIPMENT ROOM LIGHTING AND GFCI PROTECTED OUTLET (REQUIRED).
12.2.4 DEDICATED BRANCH CIRCUITS FOR HOISTWAY PIT LIGHTING AND GFCI OUTLET (REQUIRED). MINIMUM LIGHTING SHALL BE 4'-0" FLUORESCENT STRIP, (2) LAMPS AND WIRE GUARD.
12.2.5 NO CONDUITS, PIPES, DUCTS OR OTHER RACEWAY SYSTEMS SHALL PASS INTO OR THROUGH THE ELEVATOR EQUIPMENT ROOM OR HOISTWAY WHICH IS NOT DIRECTLY RELATED TO ELEVATOR OPERATION. (THIS DOES NOT INCLUDE REQUIRED SPRINKLER PIPING).
12.2.6 IF SPRINKLERS ARE PRESENT, IN EITHER OR BOTH ELEVATOR EQUIPMENT ROOM AND ELEVATOR HOISTWAY, THE CONTRACTOR SHALL PROVIDE A SHUNT TRIP MECHANISM AS A MEANS OF DISCONNECTING POWER TO THE AFFECTED ELEVATOR AND CONTROLLER PRIOR TO THE APPLICATION OF WATER. (SPRINKLER ACTIVATION OUTSIDE OF ELEVATOR EQUIPMENT ROOM OR HOISTWAY SHALL NOT DISCONNECT POWER).
12.2.7 INSTALL 165° RATE OF RISE HEAT DETECTORS IN THE ELEVATOR EQUIPMENT ROOM, TOP OF HOIST WAY AND BOTTOM OF HOISTWAY – ALL WITH AUX. CONTACTS FOR CONNECTION TO BOTH FIRE ALARM CONTROL PANEL AND SHUNT TRIP MECHANISM IN EQUIPMENT ROOM. ANY DETECTOR ACTIVATION WILL SHUNT TRIP THE EQUIPMENT.
12.2.8 INSTALL SMOKE DETECTORS IN ELEVATOR EQUIPMENT ROOM, TOP OF HOISTWAY AND BOTTOM OF HOISTWAY AND CONNECT TO FIRE ALARM CONTROL PANEL AS A MEANS OF PRELIMINARY SHUT DOWN WARNING, AND TO ELEVATOR CONTROLLER FOR RECALL FUNCTION.
12.2.9 PROVIDE SMOKE DETECTORS IN ALL ELEVATOR LOBBIES. PROVIDE AUXILIARY CONTACTS AT EACH SMOKE DETECTOR FOR CONNECTION TO ELEVATOR CONTROLLER FOR ALTERNATE FLOOR RECALL MODE DURING A FIRE.

13.0 SURGE PROTECTIVE DEVICES (SPD)

13.1 THE SPD UNIT SHALL BE DESIGNED, MANUFACTURED & TESTED IN ACCORDANCE WITH:
13.1.1 UL 1449 3RD EDITION & 1283
13.1.2 CSA CERTIFIED CSA 22.2
13.1.3 ANSI/IEEE C62.41
13.2 SPD UNIT SHALL BE INSTALLED PER NEC SECTION 285
13.3 FOR EXTERNALLY MOUNTED SPD UNITS, FIELD WIRING SHALL BE TWISTED NEATLY AND ROUTED TO MINIMIZE LENGTH.
13.4 SUBMIT SHOP DRAWINGS & PRODUCT INFORMATION FOR EACH SPD USED INCLUDING:
13.4.1 VERIFICATION OF COMPLIANCE TO STANDARDS
13.4.2 UNIT SHORT CIRCUIT CURRENT RATING (SCCR)
13.4.3 VOLTAGE PROTECTION RATINGS (VPR) FOR ALL MODES
13.4.4 MAXIMUM CONTINUOUS OPERATING VOLTAGE RATING (MCOV)
13.4.5 MINIMUM 5 YEAR WARRANTY FROM DATE OF INSTALLATION
13.5 QUALITY: SPD MANUFACUTER SHALL BE ISO 9001 OR 9002 CERTIFIED
13.6 MAXIMUM CONTINUOUS OPERATING VOLTAGE (MCOV) SHALL BE GREATER THAN 125% OF THE NOMINAL SYSTEM OPERATING VOLTAGE
13.7 SPD SHALL BE FACTORY INSTALLED (INTERNALLY) UNLESS SPECIFIED OTHERWISE.
13.8 SPD SPECIFICATIONS:
13.8.1 OPERATING VOLTAGE TO MATCH SYSTEM AT POINT OF CONNECTION
13.8.2 MINIMUM 20KA I-NOMINAL (L-N)
13.8.3 MINIMUM 200KA SCCR RATING PER PHASE
13.8.4 MINIMUM 7 MODE PROTECTION UNLESS SPECIFIED OTHERWISE
13.8.5 VISUAL DIAGNOSTICS INCLUDING A MINIMUM OF ONE LED TO INDICATE SPD CONDITION.
13.8.6 SPD SHALL HAVE RESPONSE TIME OF NO GREATER THAN 1/2 NANOSECOND
13.8.7 NEMA 3/3R ENCLOSURE WHERE INSTALLED OUTDOORS
13.9 SPD SHALL INCORPORATE A UL 1283 LISTED EMI/RFI FILTER
13.10 ACCEPTABLE MANUFACTURERS:
13.10.1 EATON/CUTLER HAMMER
13.10.2 SIEMENS

DESIGN CODES
IECC: 2018 NEC: 2017

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IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE

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A NEW FACILITY FOR
AIM RECYCLING BUCKEYE PLANT PHASE 1

S. PALO VERDE RD. SOUTH OF W. BASELINE RD. BUCKEYE, AZ 85326

DATE
PRE-APP SUBMITTAL 08-05-2022
SP REVIEW SUBMITTAL 05-12-2023
SP REVIEW 2ND SBMTL. 12-20-2023
SP REVIEW 3RD SBMTL. 05-24-2024

DRAWN BY: CRC

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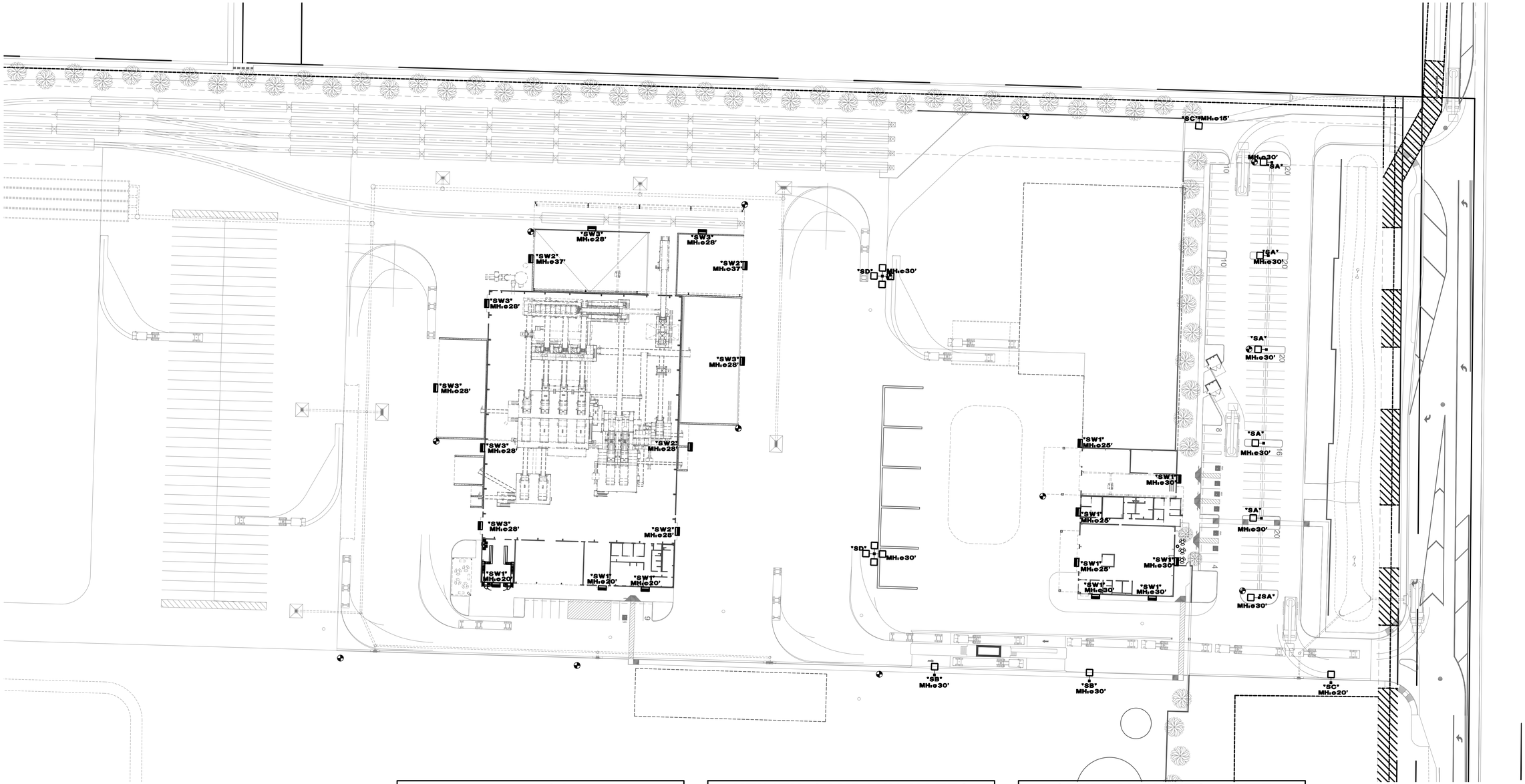
ELECTRICAL SYMBOLS AND SPECIFICATION

Project: 22082

DR0.0



ELECTRICAL SITE LIGHTING PLAN

1" = 50'-0"

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 INTEMIZED 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
SA	BEACON OUTDOOR VP-2-320L-185 3K7-5QW	MVOLT	LED 3000K 186W	POLE MOUNTED FIXTURE. REFER TO POLE MOUNTED FIXTURE DETAIL ON SHEET DR4.0. SINGLE HEAD. BLACK.
SB	BEACON OUTDOOR VP-2-320L-185-3K7-2	MVOLT	LED 3000K 186W	POLE MOUNTED FIXTURE. REFER TO POLE MOUNTED FIXTURE DETAIL ON SHEET DR4.0. SINGLE HEAD. BLACK.
SC	BEACON OUTDOOR VP-2-320L-235 3K7-3-BC	MVOLT	LED 3000K 248W	POLE MOUNTED FIXTURE. REFER TO POLE MOUNTED FIXTURE DETAILS ON SHEET DR4.0. SINGLE HEAD. BLACK.
SD	BEACON OUTDOOR VP-2-320L-210 3K7-5QW	MVOLT	LED 3000K 856W	POLE MOUNTED FIXTURE. REFER TO POLE MOUNTED FIXTURE DETAIL ON SHEET DR4.0. QUAD HEAD. BLACK.
SW1	BEACON OUTDOOR RWL2-160L-155 3K7-4-U	MVOLT	LED 3000K 157W	WALL MOUNTD LED AREA LIGHT. PROVIDE WITH 90 MINUTE BATTERY BACKUP WHERE NOTED 'EM'. BLACK.
SW2	BEACON OUTDOOR VP-3-480L-320 3K7-4F-WB	MVOLT	LED 3000K 316W	WALL MOUNTD LED AREA LIGHT. PROVIDE WITH 90 MINUTE BATTERY BACKUP WHERE NOTED 'EM'. BLACK.
SW3	BEACON OUTDOOR VP-3-480L-285 3K7-4F-WB	MVOLT	LED 3000K 286W	WALL MOUNTD LED AREA LIGHT. PROVIDE WITH 90 MINUTE BATTERY BACKUP WHERE NOTED 'EM'. BLACK.

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 WTH SERVING UTILITY COMPANY PRIOR TO START OF CONSTRUCTION.

UTILITY COMPANY CONTACT
Power Company:
APS
Representative:
NEW BUSINESS
Telephone #:
(602) 371-6767

PRIOR TO ANY GROUND EXCAVATION CALL
BLUE STAKE
(602) 263-1100
(800) 782-5348

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.

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 LES THAN 30% DURING POST-CURFEW TO COMPLY WITH IECC 2018 C405.2.6. EXTERIOR LIGHTING CONTROLS.

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGN CODES
IECC: 2018 NEC: 2017

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Project # 22505
HAWKINS DESIGN GROUP INC.
ELECTRICAL CONSULTING ENGINEERS
1140 WEST HARWELL ROAD
GILBERT, ARIZONA 85233
PH. 480.813.9000 FAX. 480.813.9001
EMAIL. email@hawkinsdg.com

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730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060
CawleyArchitects.com

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Expires: XX/XX/XX

A NEW FACILITY FOR
AIM RECYCLING BUCKEYE PLANT PHASE 1

S. PALO VERDE RD. SOUTH OF W. BASELINE RD. BUCKEYE, AZ 85326

DATE
PRE-APP SUBMITTAL 08-05-2022
SP REVIEW SUBMITTAL 05-12-2023
SP REVIEW 2ND SBMTL 12-20-2023
SP REVIEW 3RD SBMTL 05-24-2024

DRAWN BY: CRC

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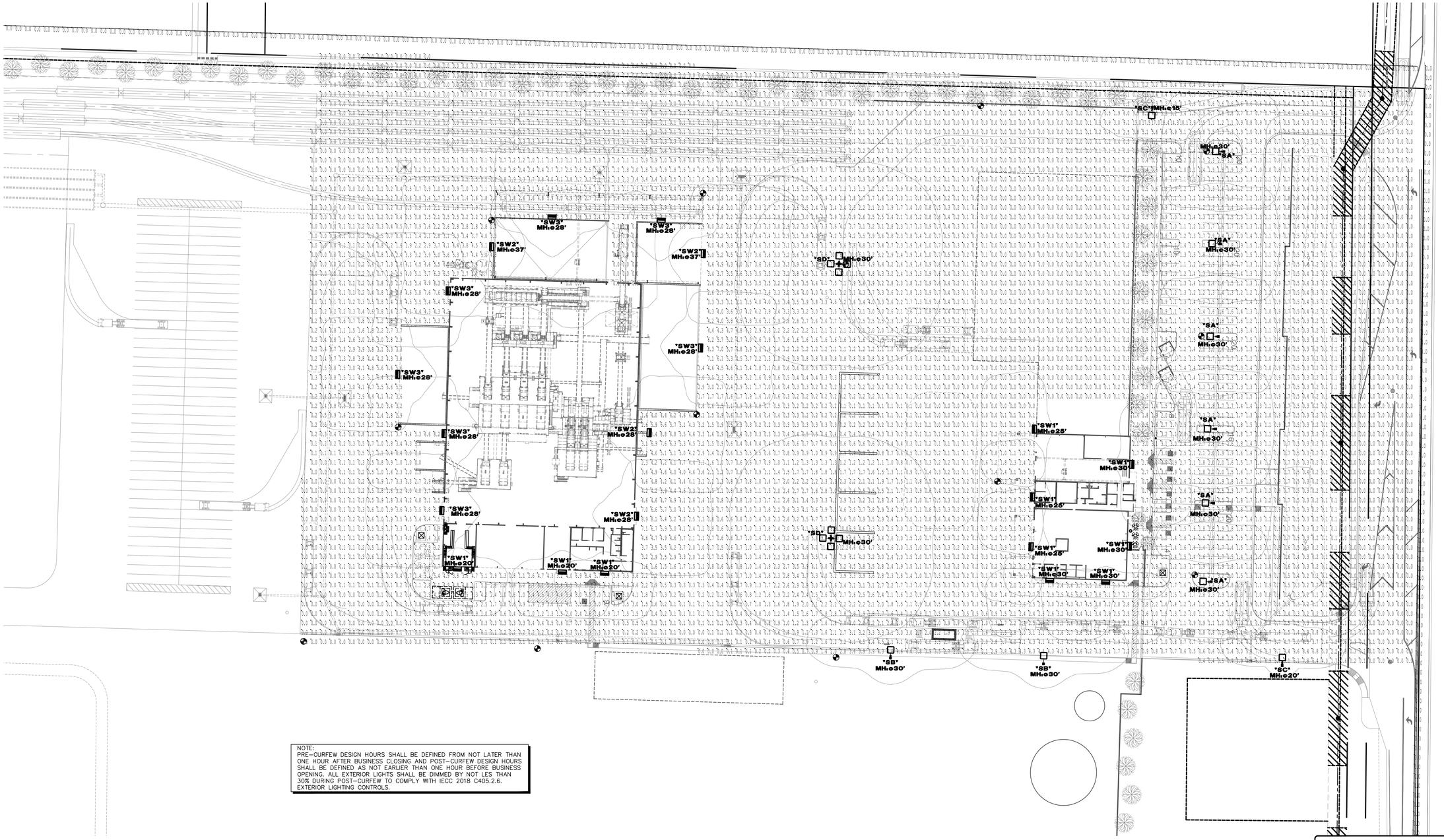
ELECTRICAL SITE LIGHTING PLAN

Project: 22082

DR1.0



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ELECTRICAL SITE PHOTOMETRIC PLAN - POST CURFEW

1" = 50'-0"

Luminaire Schedule										
Qty	Label	Symbol	[MANUFAC]	Description	MH	Lumens	LLF	Watts	Total Watts	BUG Rating
6	SA		BEACON PRODUCTS	VP-2-320L-185-3K7-5QW	30'	24284	0.900	185.9	1115.4	B5-U0-G3
2	SB		BEACON	VP-2-320L-185-3K7-2	30'	25087	0.900	185.9	371.8	B3-U0-G3
2	SC		BEACON	VP-2-320L-235-3K7-3-BC	15'	22346	0.900	248	496	B1-U1-G4
2	SD		BEACON PRODUCTS	VP-2-320L-210-3K7-5QW	30'	27344	0.900	213.9	1711.2	B5-U0-G4
9	SW1		EXO	RWL2-160L-155-3K7-4-U	VARIES	18592	0.900	156.8	1411.2	B3-U0-G3
5	SW2		BEACON	VP-3-480L-320-3K7-4F-WB	37'	38609	0.900	315.4	1577	B3-U0-G5
7	SW3		BEACON	VP-3-480L-285-3K7-4F-WB	28'	35313	0.900	285.7	1999.9	B3-U0-G4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.00	0.2	0.0	N.A.	N.A.
Site	Illuminance	Fc	1.23	18.4	0.0	N.A.	N.A.

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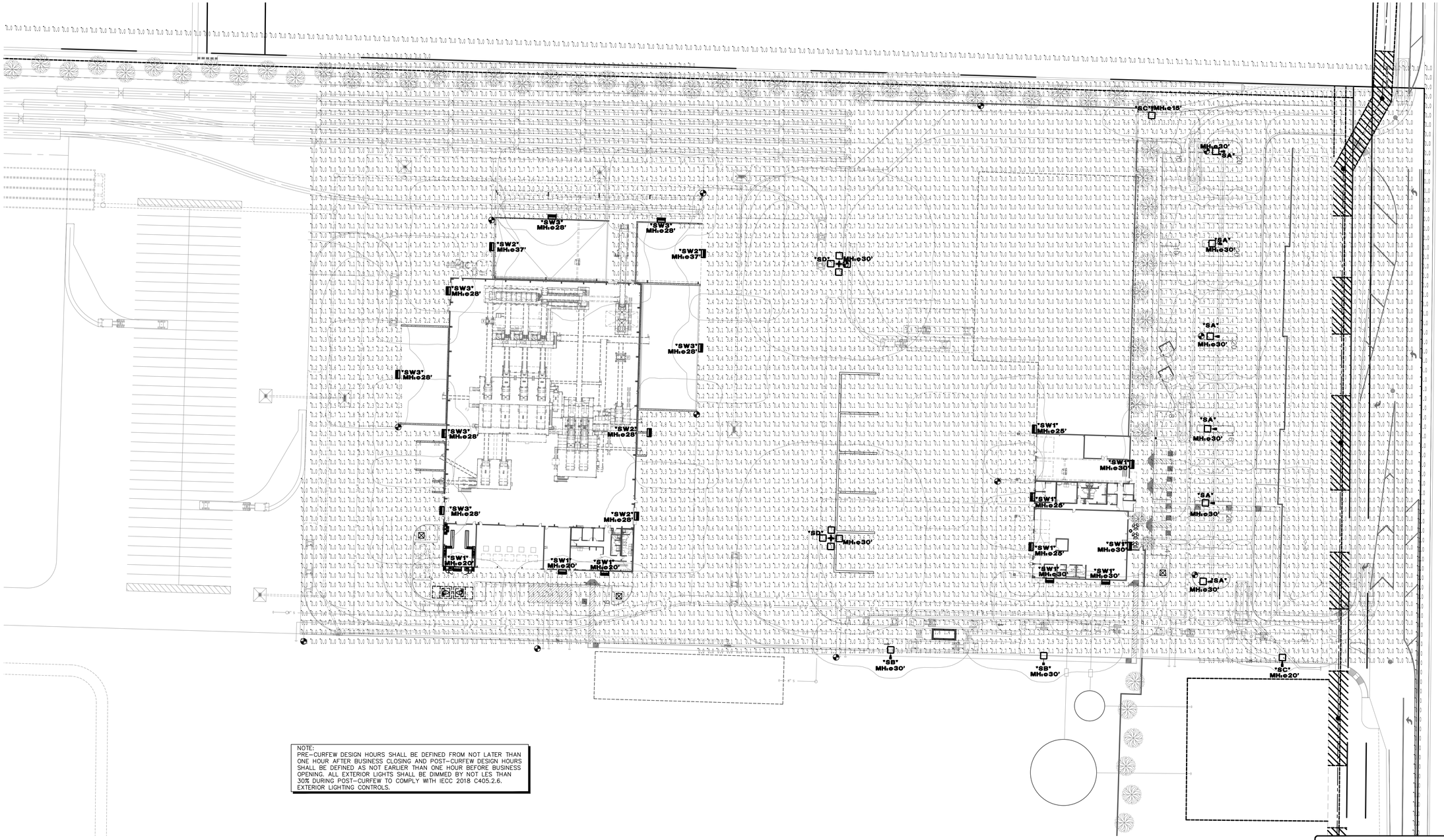
ELECTRICAL SITE PHOTOMETRICS - PRE-CURFEW

Project: 22082

DR2.0



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Luminaire Schedule										
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Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
Site	Illuminance	Fc	0.89	13.3	0.0	N.A.	N.A.

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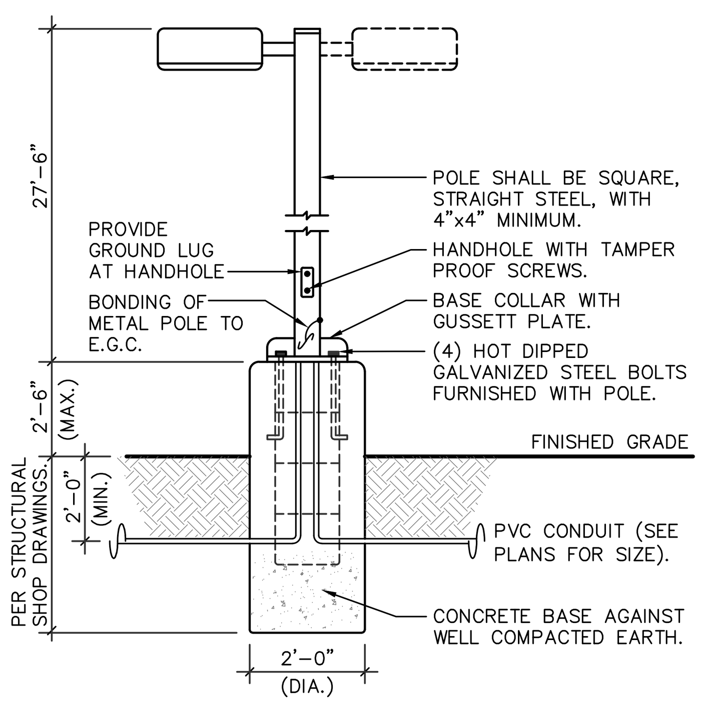
ELECTRICAL SITE PHOTOMETRICS - POST-CURFEW

Project: 22082

DR3.0

POLE MOUNTED FIXTURE DETAIL

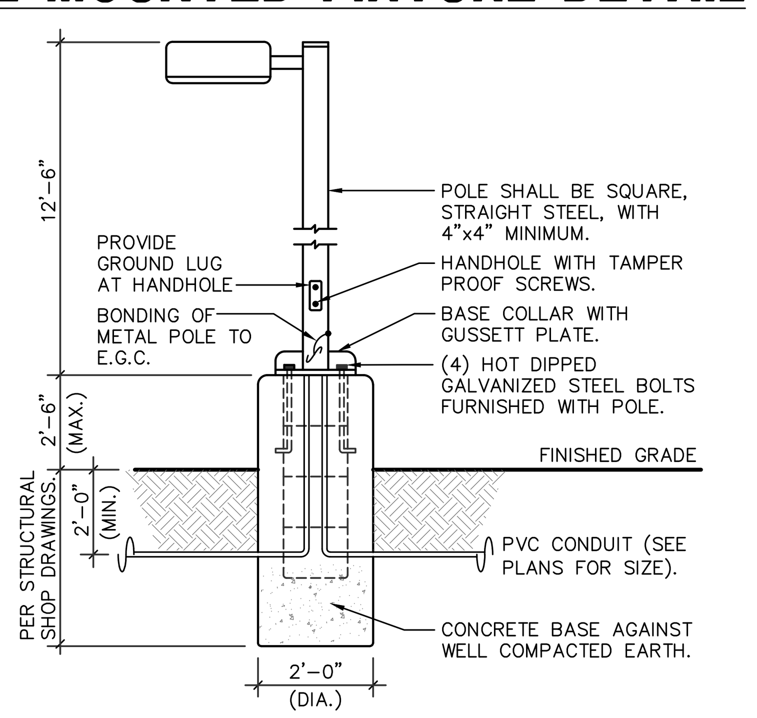


FIXTURE TYPES "SA"/"SB"/"SD"

THE POLE CONCRETE BASE DETAIL IS SHOWN FOR ELECTRICAL ROUGH-IN AND SHALL NOT BE USED FOR THE ACTUAL BASE CONSTRUCTION. POLE BASE SHALL BE DESIGNED BY A REGISTERED STRUCTURAL PROFESSIONAL ENGINEER AND CONSTRUCTED PER STRUCTURAL ENGINEERS SEALED CONSTRUCTION DOCUMENT.

NOTE: ELECTRICAL CONTRACTOR SHALL BOND METAL POLE PER NEC 410.30(B)(5) AS SHOWN IN DETAIL.

POLE MOUNTED FIXTURE DETAIL



FIXTURE TYPE "SC"

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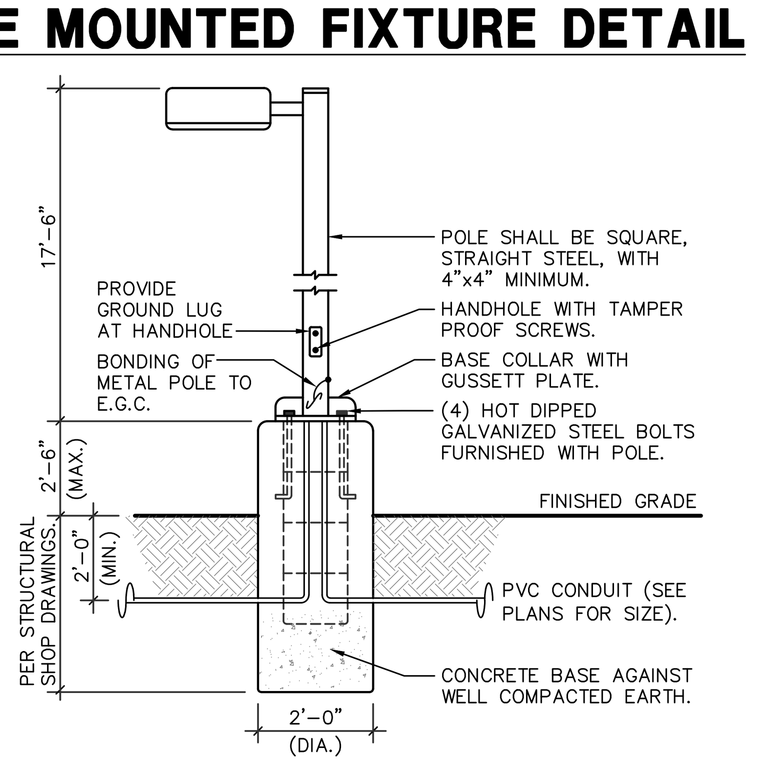

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TYPES: "SW1"

BEACON design . performance . technology

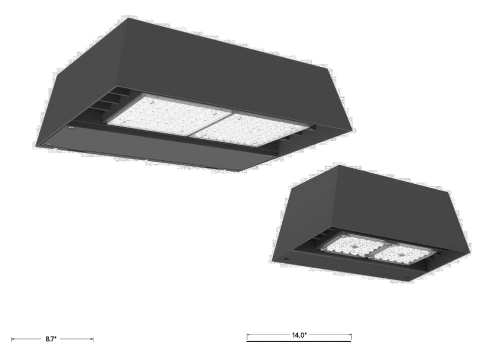
DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

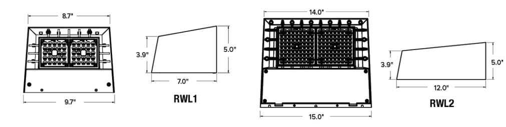
RATIO Wall

RWL1/RWL2 LED WALLPACK

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wiscape and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada





C US DLC LISTED DLC LISTED PREMIUM

CONTROL TECHNOLOGY

NX CONNECT NX WIRED NX WIRELESS LIGHTGRID+

SERVICE PROGRAM

QS10

	Weight
RWL1	6.5 lbs / 2.95 kg
RWL2	16.5 lbs / 7.48 kg

SPECIFICATIONS

CONSTRUCTION
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS
- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations

INSTALLATION
- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral back box standard with Dual Driver, Dual Power Feed, NX, Wiscape and battery versions (battery versions for RWL1 only)

ELECTRICAL
- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W
- Ambient operating temperature -40˚C to 40˚C
- Driver RoHS and IP66

ELECTRICAL (CONTINUED)
- 10kV Surge Protector optional
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

CONTROLS
- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25˚C to 40˚C. RWL1 battery is 12.5W RWL2 battery is 18W

CONTROLS (CONTINUED)
- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS
- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- IP65 rated housing
- Not all product variations listed in this document are DLC™ ((DesignLights Consortium Qualified). Refer to designlights.org for most up-to-date list.
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant

WARRANTY
- 5 year limited warranty

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BEACON design . performance . technology

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

RATIO Wall

RWL1/RWL2 LED WALLPACK

Gray Shading = Service Program Limit of 15 luminaires QS10

ORDERING GUIDE

Example: RWL1–48L-10–3K7–2–UNV–BLS–E

CATALOG #

Series		# LEDs - Wattage		CCT/CRI		Distribution		Voltage		Color	
RWL1	Ratio Wall 1	48L-10	1,000 Lumens[4]	3K7	3000K, 70 CRI	2	IES TYPE II[1]	UNV	120-277V	BLT	Black Matte Textured
		48L-15	2,000 Lumens[4]	4K7	4000K, 70 CRI	3	IES TYPE III	120	120V	BLS	Black Gloss Smooth
		48L-20	2,500 Lumens[4]	5K7	5000K, 70 CRI	4F	IES TYPE IV Forward[1]	208	208V	DBT	Dark Bronze Matte Textured
		48L-25	3,500 Lumens			4W	IES TYPE IV	240	240V	DBS	Dark Bronze Gloss Smooth
		48L-35	4,500 Lumens					277	277V	GTT	Graphite Matte Textured
		48L-45	5,500 Lumens[4]					347	347V	LGS	Light Grey Gloss Smooth
RWL2	Ratio Wall 2	160L-45	6,500 Lumens					480	480V	LGT	Light Grey Matte Textured
		160L-50	7,500 Lumens							PSS	Platinum Silver Smooth
		160L-65	9,500 Lumens							WHT	White Matte Textured
		160L-80	11,000 Lumens							WHS	White Gloss Smooth
		160L-95	13,000 Lumens							VGT	Verde Green Textured
		160L-115	15,000 Lumens							**Color Option**	
		160L-135	17,500 Lumens							CC	Custom Color
		160L-155	19,500 Lumens								

Control Options Network	
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming
WIR	LightGRID+ In-Fixture Module[2,6]
Stand Alone Sensors	
SCP-8F	Remote control programmable line voltage sensor[3,4]
SCP-20F	Remote control programmable line voltage sensor[3,4]
BTS-14F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor[10]
BTS-40F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor[10]
BTSO-12F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12'mounting height[10]
Control Options	
7PR_	7-Pin Receptacle[6]

Options*	
F	Fusing[3]
E	Emergency Battery Backup[7,8,9]
EH	Emergency Battery w/ Heater Option[7,9]
2DR	Dual Driver[4,6,11]
2PF	Dual Power Feed[4,6,11]
PC	Button Photocontrol[8,12]
SP	10kA Surge Protector[12]

Notes:
1. Only available with RWL2
2. Networked Controls cannot be combined with other control options
3. Must specify voltage, 120V or 277V only
4. Not available with 347/480V
5. Replace "_" with "14" for up to 14' mounting height, "40" for up to 40' mounting height
6. This item is located in the integral backbox which will be automatically added onto the fixture if chosen.
7. For E and EH, an integral backbox is added to the RWL1 configuration
8. Option only available at 120 or 277V
9. 2DR and 2PF can't be combined with E and EH due to space limitations
10. Not available in RWL1 or 2 PF
11. Available only in UNV in 25, 35 and 45 Watt in RWL1; Not available in RWL1 10, 15 and 20 Watt.
12. SP and PC cannot be in the same fixture due to space constraints

* Based on space limitations, some options may not be able to be combined

CONTROLS

Control Options	
Standalone	
SCPREMOTE	Order at least one per project location to program and control

ACCESSORIES AND REPLACEMENT PATS - MADE TO ORDER

	Catalog Number	Description
☐	WP-BB-XXX	Accessory for conduit entry[1]

Notes:
1 replace "xxx" with color option

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TYPES: "SA" / "SB" / "SC"/ "SD" / "SW2" / "SW3"

BEACON design . performance . technology

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE | OPTICS STRIKE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, wiSCAPE and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

c UL us IP65 BUY AMERICAN SOLUTIONS See Certification Specifications DLC LISTED DLC LISTED PREMIUM

CONTROL TECHNOLOGY

NX LIGHTING CONTROLS wiSCAPE

SPECIFICATIONS

CONSTRUCTION
- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS
- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS
- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)
- 0- 10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS
- DLC® (DesignLights Consortium Qualified), with both Premium and Standard Qualified configurations. Please refer to the DLC website for specific product qualifications at http://www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020.

WARRANTY
- 5 year warranty

KEY DATA	
Lumen Range	5,000–80,000
Wattage Range	36–600
Efficacy Range (LPW)	92–155
Weight lbs. (kg)	13.7-30.9 (6.2-13.9)

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BEACON design . performance . technology

DATE: | LOCATION:
TYPE: | PROJECT:
CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

Series		Optic Platform	Size		Light Engine	
VP	Viper	Micro Strike	1	Size 1	160L-35[6]	5500 lumens
					160L-50[6]	7500 lumens
					160L-75	10000 lumens
					160L-100	12500 lumens
					160L-115	15000 lumens
					160L-135	18000 lumens
					160L-160	21000 lumens
			2	Size 2	320L-145	21000 lumens
					320L-170	24000 lumens
					320L-185	27000 lumens
					320L-210	30000 lumens
					320L-235	33000 lumens
					320L-255	36000 lumens
					320L-315[6]	40000 lumens
			3	Size 3	480L-285	40000 lumens
					480L-320	44000 lumens
					480L-340	48000 lumens
					480L-390	52000 lumens
					480L-425	55000 lumens
					480L-470	60000 lumens
			4	Size 4	720L-435	60000 lumens
					720L-475	65000 lumens
					720L-515	70000 lumens
					720L-565[6]	75000 lumens
					720L-600[6]	80000 lumens
					CLO	Custom Lumen Output[1]

CCT/CRI		Distribution		Optic Rotation		Voltage	
AP	AP-Amber Phosphor Converted	2	Type 2	BLANK	No Rotation	UNV	120-277V
27K8	2700K, 80 CRI	3	Type 3	L	Optic rotation left	120	120V
3K7	3000K, 70 CRI	4F	Type 4 Forward	R	Optic rotation right	208	208V
3K8	3000K, 80 CRI	4W	Type 4 Wide			240	240V
35K8	3500K, 80 CRI	5QW	Type 5 Square Wide			277	277V
3K9	3000K, 90 CRI					347	347V
4K7	4000K, 70 CRI					480	480V
4K8	4000K, 80 CRI						
4K9	4000K, 90 CRI						
5K7	5000K, 70 CRI						
5K8	5000K, 80 CRI						

Mounting	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)
A_	Arm mount for round pole[2]
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern
A_U	Universal arm mount for round pole[2]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole[2]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole[2]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control[8]
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[1,3,4]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[1,3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor[3,4]
WIR	wiSCAPE® In-Fixture Module[3,4]
WIRSC	wiSCAPE® Module and Occupancy Sensor[3,4]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle[4]
7PR-SC	7-Pin Receptacle with shorting cap[4]
3PR	3-Pin twist lock[4]
3PR-SC	3-Pin receptacle with shorting cap[4]
3PR-TL	3-Pin PCR with photocontrol[4]
Programmed Controls	
ADD	AutoDim Timer Based Dimming[4]
ADT	AutoDim Time of Day Dimming[4]
Photocontrols	
PC	Button Photocontrol[4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "2" for 2.5"-3.4" OD pole, "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions

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DESIGN CODES
IECC: 2018 NEC: 2017

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Project # 22505
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100% SET PRELIMINARY NOT FOR CONSTRUCTION
Expires: XX/XX/XX

A NEW FACILITY FOR
AIM RECYCLING BUCKEYE PLANT PHASE 1

S. PALO VERDE RD. SOUTH OF W. BASELINE RD. BUCKEYE, AZ 85326

DATE
PRE-APP SUBMITTAL 08-05-2022
SP REVIEW SUBMITTAL 05-12-2023
SP REVIEW 2ND SBMTL. 12-20-2023
SP REVIEW 3RD SBMTL. 05-24-2024

DRAWN BY: CRC

OWNERSHIP OF DOCUMENTS:
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LIGHTING FIXTURE CUTSHEEETS

Project: 22082

DR4.0

Exhibit L

From: Paul Gilbert <pgilbert@gilbertblilie.com>
Sent: Monday, April 15, 2024 4:33 PM
To: Adam Copeland <acopeland@buckeyeaz.gov>
Cc: richiep@cawleyarchitects.com
Subject: Proposed Buckeye Recycle Facility

> You don't often get email from pgilbert@gilbertblilie.com. Learn why this is important

[**NOTICE:** This message originated outside of the City of Buckeye -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Adam,

I represent Miedema Produce, Inc., owners of the approximately 160 acres located at the SEC of Baseline Road and Bruner Road ("Miedema Property"). My client has recently been made aware of an application to develop the approximately 96 acres located at the SWC of Baseline Road and Palo Verde Road ("AIM Property") as a recycling facility. The AIM Property is located directly east of the Miedema Property.

My client opposes the development of the AIM Property as a recycling facility. We believe that a recycling facility would not be compatible with the vegetable processing facility my client is planning for the Miedema Property; an objection we intend to reiterate through the AIM Property entitlement process.

More importantly, this request does not have the proper zoning required for a recycling facility. We acknowledge that the AIM property is zoned General Commerce (an obsolete zoning district). The Buckeye Development Code has a separate and distinct table of uses for obsolete zoning districts and recycling facility is not listed as a permitted use. However, a recycling facility is listed as a use in the table of uses for current zoning districts, and it is principally permitted in both I-1 and I-2 zoning districts and conditionally permitted in BP. It is not permitted in the General Commerce district. It is a well established principle of land use law that when a use is specifically enumerated in a zoning district, that use will require the exact zoning enumerated in the district. When a use is specifically enumerated as here, a municipality may not justify use a zoning district different than the district in which the use is specified just because analogous uses are allowed in other districts.

Given that General Commerce is an obsolete zoning district, any request to expand the delineated uses to include recycling facility should be denied summarily. The first step in preparing the AIM Property for a recycling facility must be a request to rezone to BP, I-1 or I-2. The rezoning process involves public hearings that will give my client and the general public the opportunity to publicly voice its concerns with the proposed recycling facility. Allowing the AIM Property to bi-pass rezoning and go straight to site plan would be a clear violation of the Buckeye Development Code.

We look forward to your clearing up the entitlement process for the AIM Property, and requiring the subject property be rezoning as mandated by the ordinance.

GILBERT BLILIE PLLC
Paul E. Gilbert

701 North 44th Street | Phoenix, AZ 85008
Direct: 480.429.3002 | Main: 480.429.3000
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CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 09/10/24	**AGENDA ITEM:** 3.D. Parks and Recreation Master Plan Update
DATE PREPARED: 09/06/24	**DISTRICT NO.:**
STAFF LIAISON: Robert Wisener, Community Services Deputy Director, rwisener@buckeyeaz.gov, 623-349-6621; Miranda Gomez, Community Services Director, mgomez@buckeyeaz.gov, 623-349-6353	
DEPARTMENT: Community Services	**AGENDA ITEM TYPE:** Consent Agenda Items / New Business

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Presentation and discussion regarding the Parks and Recreation Master Plan, including what the City learned through public and stakeholder engagement. Kimley-Horn, the City's consultant, will be sharing the draft recommendations. For information and discussion only; no action required.

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

SUMMARY

PROJECT DESCRIPTION:
In January 2024, the City kicked off the process to develop the Parks and Recreation Master Plan, which was last adopted by Council in 2016. Since beginning the process, our consultant Kimley-Horn and Associates received feedback from residents and stakeholders through a variety of methods, including attending events, such as Air Fair and Spring Celebration, issuing both statistically-valid and non-statistically valid surveys, holding focus group and stakeholder meetings, etc. The input received shaped the draft recommendations that will be shared during the Planning & Zoning Commission meeting. Community Services would like feedback from Commissioners on the draft recommendations. No action is required.

BENEFITS:
The Parks and Recreation Master Plan will provide the vision and framework for how the City grows parks, recreation, trails and open space for the next ten years and beyond.

FUTURE ACTION:
The Parks and Recreation Master Plan will be brought back to the Planning & Zoning Commission for review with a possible motion to recommend approval of the plan to Buckeye City Council before the end of 2024. The Master Plan is a crucial piece towards the Community Services Department's reaccreditation through the National Recreation and Parks Association that is due in early 2025.

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