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. THE COUNCIL LIAISON MAY PARTICIPATE IN THE DISCUSSION OF ANY ITEM ON THE AGENDA BUT DOES NOT VOTE.

CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
FEBRUARY 27, 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.

At Large	District 1	District 2	District 3	District 4	District 5	District 6
Ted Burton Vice Chair	Rebecca Puppe	Gina Ragsdale	Deanna Kupcik	Anthony DiMascio	Ed Sumner	Nick Hudec Chair
Charles Hester *(Alternate)*	Les Manuel *(Alternate)*	Ryan Belshee (Alternate)	Darwin Meighen *(Alternate)*	Douglas McDonald (Alternate)	Donald Bassler *(Alternate)*	Sebastian Trupiano *(Alternate)*

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

2. MINUTES

2.A Approval of minutes from the February 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 Sparrow Sienna Hills Active Adult-Site Plan (PLZSP-23-00027) - Conduct a public meeting and approve a site plan located southeast corner of W. McDowell Road and S. Sienna Hills Parkway subject to conditions a-dd.
Staff Liaison: Andrea Marquez, amarquez@buckeyeaz.gov, (623) 349-6220

3.B Encanto Storage - Site Plan (PLZSP-23-00011) Conduct a public meeting and approve a site plan for an approximate 85,000 square foot self-storage facility on approximately 3.78 acres, subject to conditions a - rr.
Staff Liaison: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623)349-6215

3.C Chapman Self-Storage - Site Plan (PLZSP-23-00025) Conduct a public meeting and approve a site plan for an approximately 134,000 square foot self-storage facility on 3.85 acres, subject to conditions.
Staff Liaison: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623)349-6215

3.D KORE Power - Site Plan (PLZSP-22-00030) - Conduct a public meeting and approve, subject to conditions (a) through (uu), a Site Plan for the KORE Power "KOREplex", a proposed lithium-ion battery manufacturing facility to be developed on property zoned General Commerce (GC). The first phase of the project will consist of a 908,880 square foot manufacturing hall, a 27,930 square foot administration building, fourteen ancillary storage and support buildings ranging in size from 5,627 to 23,043 square feet, and an electrical substation and switchyard. A second phase of the project will include an additional 907,918 square foot manufacturing hall and further ancillary support buildings. Upon completion of all phases, the project is expected to exceed 2 million square feet of total building area.
Staff Liaison: Ken Galica, Principal Planner, kgalica@buckeyeaz.gov, (623) 349-6214

4. COMMENTS FROM THE PUBLIC

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

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

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

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

7. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/27/24	**AGENDA ITEM:** 2.A. Approval of minutes
DATE PREPARED: 02/22/24	**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 February 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:
02.13.2024.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 Deanna Kupcik called the meeting to order at 6:00 p.m.

Members present: Vice Chairperson Ted Burton, Commissioner Rebecca Puppe, Chairperson Deanna Kupcik, Commissioner Nick Hudec, Alternate Charles Hester joined late virtually, Alternate Les Manuel, Alternate Ryan Belshee seated for District 2, Alternate Darwin Meighen participated virtually, Alternate Douglas McDonald seated for District 4, Alternate Donald Bassler seated for District 5, Alternate Sebastian Trupiano

Members absent: Commissioner Gina Ragsdale, Commissioner Anthony DiMascio, Commissioner Ed Sumner

Staff present: Principal Planner Ken Galica, Principal Planner Hobart Wingard, Assistant City Attorney Tosca Henry, Management Assistant Keri Hernandez, Administrative Assistant II Angelica Mollinedo

Chairperson Kupcik requested that item 2.be moved to take place after item 4D.

2. ELECTION OF OFFICERS
A motion was made by Deanna Kupcik and seconded by Douglas McDonald to nominate Nick Hudec as Chairperson. Unanimous decision.
A motion was made by Nick Hudec and seconded by Douglas McDonald to nominate Ted Burton as Vice Chairperson. Unanimous decision.

3. MINUTES

3A. APPROVAL OF MINUTES FROM THE DECEMBER 12, 2023 PLANNING AND ZONING COMMISSION REGULAR MEETING.
A motion was made by Commissioner Puppe and seconded by Vice Chair Burton to approve minutes as presented. Approval 7-0. Motion carried.

4. REGULAR AGENDA

4A. DS-OLD DOMINION FREIGHT LINES (ODFL) – MINOR GENERAL PLAN AMENDMENT (PLZU-23-00009)
Principal Planner Hobart Wingard presented both item 4A and 4B together and was available to answer questions from the Commission.

Applicant representative Kyle Hoyt presented and was available to answer questions from the Commission.
A public hearing opened at 6:11 p.m.
With there being no comments from the public, the public hearing closed at 6:11 p.m.
A motion was made by Commissioner Hudec and seconded by Commissioner Puppe to recommend approval to City Council as presented. Approval 7-0. Motion carried.

4B. DS-OLD DOMINION FREIGHT LINES (ODFL) – REZONE (PLZZ-23-00013)
Principal Planner Hobart Wingard presented item 4A and 4B together and was available to answer questions from the Commission.
Applicant representative Kyle Hoyt presented and was available to answer questions from the Commission.
A public hearing opened at 6:12 p.m.
With there being no comments from the public, the public hearing closed at 6:12 p.m.
A motion was made by Alternate McDonald and seconded by Alternate Bassler to recommend approval to City Council as presented. Approval 7-0. Motion carried.

4C. NWC RAINBOW RD & BROADWAY RD – REZONE (PLZZ-23-00012)
Planner II Jennifer Fostino presented and was available to answer questions from the Commission.
Applicant representative Kurt Jones presented and was available to answer questions from the Commission.
Alternate Belshee asked if there would be other commercial uses or just the funeral parlor. Mr. Jones informed the Commission that the majority of the land is designated for the cemetery and just the eastern part could potentially be neighborhood serving commercial.
A public hearing opened at 6:22 p.m.
With there being no comments from the public, the public hearing closed at 6:22 p.m.
A motion was made by Commissioner Hudec and seconded by Alternate Bassler to recommend approval to City Council as presented. Approval 7-0. Motion carried.

4D. BUCKEYE TECH CORRIDOR (FORMERLY CIPRIANI) – MAJOR COMMUNITY MASTER PLAN AMENDMENT (CMPA) (PLZZ-23-00005)
Principal Planner Ken Galica presented and was available to answer question from the Commission.
Commissioner Puppe asked what the reasoning was behind changing the height of the building to allow 145 feet. Mr. Galica indicated that the industry standard for data centers would allow that height if needed.
Alternate Belshee asked if there will be staggered building height would be incorporated. Mr. Galica confirmed that at time of design, staff would work with the FAA on the staggering of building height would be considered for the safety near the airport.
Alternate Bassler asked if the land along the 1-10 was the entrance to Buckeye, and if so what that was going to look like. Mr. Galica indicated the entrance to Buckeye was further west along the Hassayampa River and then highlighted his presentation that indicated the Proposed Buckeye Tech Corridor CMP, listing types of structures that might be included.
Commissioner Hudec inquired if the development to the west would be planned residential. Mr. Galica informed the Commission that the CMP for Desert Creek would include mixed residential, schools and commercial with a transition between the properties.
A public hearing opened at 6:47 p.m.
With there being no comments from the public, the public hearing closed at 6:47 p.m.
A motion was made by Commissioner Puppe and seconded by Vice Chair Burton to recommend approval to City Council with conditions ‘a – ee’ as presented. Approval 7-0. Motion carried.

5. COMMENTS FROM THE PUBLIC
None

6. DEPUTY DIRECTOR OF PLANNING REPORT AND SUMMARY OF CURRENT EVENTS
Principal Planner Ken Galica informed the Commission there would be a workshop for Planning and Zoning Commission on February 27, 2024 to introduce the Buckeye Gateway Activity Specific Area Plan. Ken introduced the new Administrative Assistant II Angelica Mollinedo for the Planning Division.

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS
Vice Chair Burton thanked Commissioner Kupcik for her leadership during her service as Chairperson.
Commissioner Puppe thanked Commissioner Kupcik for her role as Chairperson.
Commissioner Kupcik announced the upcoming Air-Fair
Alternate Bassler echoed the Air-Fair announcement and events will begin on Friday, February 17, 2024

8. ADJOURNMENT
With there being no further business, newly appointed Chairperson Hudec adjourned the meeting at 6:55 p.m.

Deanna Kupcik, Former Chairperson

Nick Hudec, Newly Elected Chairperson

ATTEST:

Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true a correct copy of the Planning and Zoning Commission Regular Meeting held on the 13th day of February 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: 02/27/24	**AGENDA ITEM:** 3.A. Sparrow Sienna Hills Active Adult - Site Plan (PLZSP-23-00027)
DATE PREPARED: 02/22/24	**DISTRICT NO.:** Council District 6
STAFF LIAISON: Andrea Marquez, amarquez@buckeyeaz.gov, (623) 349-6220	
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) Sparrow Sienna Hills Active Adult-Site Plan (PLZSP-23-00027) - Conduct a public meeting and approve a site plan located southeast corner of W. McDowell Road and S. Sienna Hills Parkway subject to conditions a-dd.

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

SUMMARY

PROJECT DESCRIPTION:
Sterling Margetts from Kimberly-Horn and Associates, on behalf of Cade Hill with Sparrow Partners is requesting approval of a site plan on approximately 8 acres for 4-story, fifty-five (55) and older, active adult multi-family residential development. The Sparrow community is within the Mountainview Business Center CMP and will include 39,380 square feet of usable common area open space with a focus on higher-end resort-style amenities. The community will offer a variety of parking options including, detached garages, carports and gated open-air parking for the residents. The development will feature a unit mix consisting of 1 bedroom and 2 bedrooms with an average square footage of 914. Please see attached staff report for additional information and analysis.

BENEFITS:
Development of the site with an elevator-served active adult multi-family community will provide additional housing opportunities and options for the residents and future residents of Buckeye.

FUTURE ACTION:
N/A

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZSP-23-00027 Site Plan PZC Staff Report Sparrow Active Adult Multi-Family PZC 2.27.24.pdf
Vicinity Map_8x11.pdf
SPARROW SIENNA HILLS NARRATIVE.pdf
2R PLZSP-23-00027 Sparrow Hills Site Plan - Elevations Color 24X36.pdf
3R PLZSP-23-00027 Sparrow Hills Site Plan - Fire Access Plan.pdf
3R PLZSP-23-00027 Sparrow Hills Site Plan - Landscape Plans.pdf
3R PLZSP-23-00027 Sparrow Hills Site Plan - Site Plan.pdf
2024.02.15_revised garages.pdf

SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER:	**PLZSP-23-00027**
TITLE:	**Sparrow Sienna Hills Site Plan**
MEETING DATE:	**February 27, 2024**

Applicant/Owner:	Sterling Margetts, Kimley-Horn and Associates, Inc. on behalf of Cade Hill, Sparrow Partners
Request:	Site Plan for an elevator-served, four-story, age-restricted multi-family development, with one building consisting of 220 units, a clubhouse, landscaped grounds, interior courtyard and pool.
District	District 6
Location:	Generally located 500 feet south from the southeast corner of McDowell Road and Sienna Hills Parkway
Site size:	Approximately 8 acres
Density:	27.5 DU/AC
Public input:	None received.
Recommendation:	**Approve** subject to conditions (a) through (dd)

PROJECT DESCRIPTION

1. Sterling Margetts, Kimley-Horn and Associates, Inc., on behalf of Cade Hill, Sparrow Partners, is requesting site plan approval for 8 acres generally located 500 feet south of the SEC of Sienna Hills Parkway and McDowell Road.
2. The site plan proposal will facilitate the construction of a gated, 220 unit, active adult multi-family gated apartment complex restricted to residents aged fifty-five (55) and older. The units of one-, and two-bedroom(s) range in size from 795-1,303 square feet. The proposal includes one residential building, featuring resort-like amenities, with open parking, carport parking and garage parking. Approximately 37% of the site will be landscaped.

AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	**Vacant**	**Master Planned Community (MPC)**	**Planned Community (PC) with Mountain View Business Center CMP Overlay**
North	Sienna Hills master planned community	Master Planned Community (MPC)	Planned Community (PC) with Sienna Hills CMP Overlay
South	Undeveloped	Master Planned Community (MPC)	Planned Community (PC) with Mountain View Business Center CMP Overlay
East	Undeveloped property and Verrado Marketside, a 150-unit single-story bungalow multi-family community	Master Planned Community (MPC)	Planned Community (PC) with Mountain View Business Center CMP Overlay and Verrado CMP Overlay
West	First Street at Skyline, a 222-unit single-story bungalow multi-family community	Master Planned Community (MPC)	Planned Community (PC) with Mountain View Business Center CMP Overlay

PUBLIC PARTICIPATION

3. The applicant completed mailings to property owners within 300 feet of the subject site, in accordance with Section 8 of the Development Code, on December 5, 2023. No comments have been received to date.

BACKGROUND

4. 8/21/2001: Annexed; Ordinance 27-01

5. 8/21/2001: Rezone Planned Community (PC) : Ord. 28-01

6. 1/20/2009: CMP07-03; Ordinance 02-09

7. 11/09/2021: PLZZ-21-0031 Mountain View Business Center Minor CMP Amendment; all conditions associated with Ordinance 26-19, case PLZ-16-00021 apply.

ANALYSIS

8. General Plan: The City of Buckeye Imagine Buckeye 2040 General Plan designates the subject CMP property as Master Planned Community. The subject MVBC multifamily project is consistent with the General Plan designation.

9. Zoning: The property is zoned Planned Community (PC) and is governed by a Community Master Plan Zoning Overlay, known as the Mountain View Business Center (MVBC) CMP, which was adopted on January 20, 2009 and amended on December 17, 2019. The MVBC CMP covers 290 acres and includes three land use districts: Commercial Office, Warehouse Distribution, and Residential Overlay. The subject parcel, Parcel 4N, is located within the Residential Overlay district with an allowable density of up to 25 dwelling units per acre with an allowable 10% increase. The proposed density of 27.5 units per acre is consistent with the maximum density allowed in this CMP.

10. The floor area of the proposed project exceeds 75,000 sq. feet, thereby requiring Planning and Zoning Commission review, discussion, and decision. In addition to the site plan, conceptual landscape plans and architectural elevations are included with this request.

Schools

11. By virtue of the project being an active adult, 55 and older age restricted community, school districts will not be impacted.

Circulation

12. Public and resident access to the site will be from two driveways on Sienna Hills Parkway. Gates near both entrances will restrict access to the interior of the site to residents and staff only; visitor or prospective resident parking is provided in front of the building, outside of the gated portions of the site. An emergency-only access is provided along the eastern side of the site, connecting to Culver Street.

Open Space / Trails

13. Proposed amenities in the conceptual landscape plan include a main communal area for recreation, to include a clubhouse, passive and active multi-use open space areas. Specific programming has not yet been finalized, but may include pickle ball courts, BBQ areas and an event lawn. Additional outdoor amenities include a pool and spa with cabana and outdoor sitting areas. The site will have a series of sidewalk pathways to all amenities including the public sidewalks on Sienna Hills Parkway, Culver Street and McDowell Road.

Site Design Details and Theming

14. This application was reviewed against Section 5.7.5. Standards for Multi-Family Residential (Four or Fewer Stories) which seeks distinctive architectural character, while promoting sensitive design and planning so that multiple family units preserve and improve the characteristics of surrounding development.

15. Building architectural design has been reviewed for compliance with the Development Code. Facades will include a mix of stucco, brick and "wood like" fiber cement lap siding. Colors are neutral, utilizing white, bronze, and gray paint tones, dark gray brick and wood color lap siding. Additionally:
    a. Roofline articulation is provided in accordance with code requirements.
    b. All mechanical units (e.g. HVAC) are screened in accordance with code requirements. , screening of all mechanical units.
    c. A mix of materials and colors are provided in accordance with code requirements.
    d. Individual balconies with bronze metal railings and provided.
    e. Enclosed parking garages will be available to residents at additional cost.

16. The project is gated. Site perimeter view walls will be architecturally treated and have a consistent design and color theme between solid walls, view fence with the proposed building architecture.

Infrastructure

17. Water and Sewer will be provided by the City of Buckeye, both to be constructed by the developer as per the terms of the water and sewer reports, adhering to the latest City of Buckeye design standards and conditions. The project developer and/or master developer will be responsible for constructing Sienna Hills Parkway improvements adjacent to this property, connecting north to McDowell Road.

18. The following City of Buckeye departments have reviewed and stipulated the following conditions of approval for this site plan request:
    a. Planning
    b. Engineering
    c. Fire

RECOMMENDATION

19. Staff recommends the Planning and Zoning Commission motion for **approval** with conditions a-dd of **PLZSP-23-00027** for the following reasons:
    - Conformance with General Plan
    - Conformance with Development Code
    - All outstanding issues from reviewing departments will be addressed at improvement and building plans (Engineering, and Fire).

Project Specific Conditions

a) Prior to Replat approval, all construction documents for the proposed development shall be submitted to the City for review. Given the required dedication of right-of-way for deceleration lanes, approval of the Replat may be contingent upon construction document approval.
b) The Final Water Report and Final Sewer Report shall address the increased density proposed for this development as it is compared to the Mountain View Business Center Master Plan, and detail a density "trade-off" with other parcels in the Master Plan.
c) The Owner/Developer shall submit a Traffic Impact Analysis (TIA) or Traffic Impact Statement (TIS) for review and approval by the City. Prior to any permit issuance, a TIA or TIS must be approved.
d) Accesses are approved in concept only and the ultimate roadway improvements must be designed per City standards.
e) A right turn lane is required on Westbound Culver street at the intersection of Sienna Hills Parkway and Culver Street as this is a collector to collector intersection.
f) ITS conduits(2 7-way micro-ducts) must be installed along Sienna Hills Parkway.

Streets

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

h) 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 Sienna Hills Parkway and Culver Street, based on City of Buckeye standards.
i) If access to and within the site is proven to be a negative impact to public safety and security, as determined by the City, the Property Owner/Developer shall be responsible for revising the roadway and access layout to alleviate the City's concerns. Such changes shall be considered a minor change and shall be approved by the City.
j) The Property Owner/Developer shall submit the 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.

General

a) Development of the property shall be in general conformance with the site plan titled "Preliminary Site Plan for Sparrow Sienna Hills", consisting of two (2) pages, dated December 1, 2023 and stamp received December 5, 2023, except as modified by the following conditions.
b) Development of the property shall be in general conformance with the elevations titled "Sparrow 55+ Sienna Hills Buckeye, AZ", consisting of four (4) pages, dated August 25, 2023, and stamp received October 16, 2023 2R, and except as modified by the following conditions.
c) Development of the property shall be in general conformance with the garage elevations titled "Sparrow 55+ Sienna Hills Buckeye, AZ", consisting of three (3) pages, A-451, A-452 and A-453, dated November 21, 2023, and stamp received December 5, 2023, as redlined and except as modified by the following conditions.
d) Development of the property shall be in general conformance with the fire access plan titled "FIRE ACCESS PLAN", consisting of one (1) page, dated December 1, 2023, and stamp received December 5, 2023, as commented and except as modified by the following conditions.
e) Development of the property shall be in general conformance with the conceptual landscape plans titled "Sparrow Sienna Hills", consisting of ten (10) pages, dated November 22, 2023, and stamp received December 5, 2023, except as modified by the following conditions.
f) The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.
g) 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.

h) Where applicable, no structures may be built on slopes of 15% or greater.
i) 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.
j) Phasing of public infrastructure shall be subject to a phasing plan as approved by the Development Services Director and City Engineer.
k) 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.
l) All streets (local, collector, and arterial), sidewalks, parks, and other common areas, as determined by the City Engineer, shall be sufficiently illuminated to ensure the safety and security of persons and property. The City Engineer shall approve all lighting improvements within the right-of-way
m) All street names shall be subject to final approval by the City of Buckeye and shall conform to the City of Phoenix grid alignment.
n) Pavement sections for all streets shall be determined in accordance with a City Engineer-approved geotechnical analysis, but shall not be less than the City's minimum requirements.
o) Collector, arterial, and parkway streets shall have a raised, landscaped median except at intersections where left-turn lanes are provided.
p) Street signs and sign posts shall be placed at all street intersections, with stop signs where applicable, by the Property Owner/Developer and shall be in place when street paving is completed. Specification for design, construction, location, and installation shall be in accordance with City roadway standards and shall be approved by the City Engineer.
q) Any traffic signals that are required due to traffic generated by this project shall be installed by the Property Owner/Developer when warranted.
r) At the time of Improvement Plan submittal, the Property Owner/Developer shall submit for review and approval a Sewer Master Plan, which provides sizing calculations for all on-site and off-site sewers.
s) 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, treatments and delivery of water to the project and the collection, treatment and disposal, including recharge and/or reuse, of wastewater generated at the project.

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

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

v) The Property Owner/Developer shall notify the City's Water Resources Department of the location of any registered and unregistered wells on the property and the Property Owner/Developer and the City's Water Resources Department shall meet and confer to determine if the wells are beneficial or whether they shall be abandoned. Wells shall be abandoned by the Property Owner/Developer if the City's Water Resources Department determines that they present a health and safety hazard or are contributing to groundwater contamination and are not able to be rehabilitated, modified, or re-drilled to prevent the health and safety hazard or groundwater contamination. Abandonment of wells shall be performed pursuant to and in compliance with State law and shall be completed prior to the issuance of any building permits.

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

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

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

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

aa) 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.

bb) All landscaped areas within the public rights of way shall be delegated to the adjacent property owner, homeowners' association or other property maintenance association, and 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 within the city right of way; 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.

cc) Shrubbery in the right of way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards; therefore, shall be trimmed to less than 2'-0".

dd) Landscaping within the public-right-of-way will require:

i. All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.

ii. All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.

iii. Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.

iv. Multi-program weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.

v. Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.

vi. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.

vii. Linear Root barriers shall be used along public improvements that are only on one side of a tree.

viii. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.

ix. Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 18'-0" over any public roadway, 7'-0" over any public sidewalk.

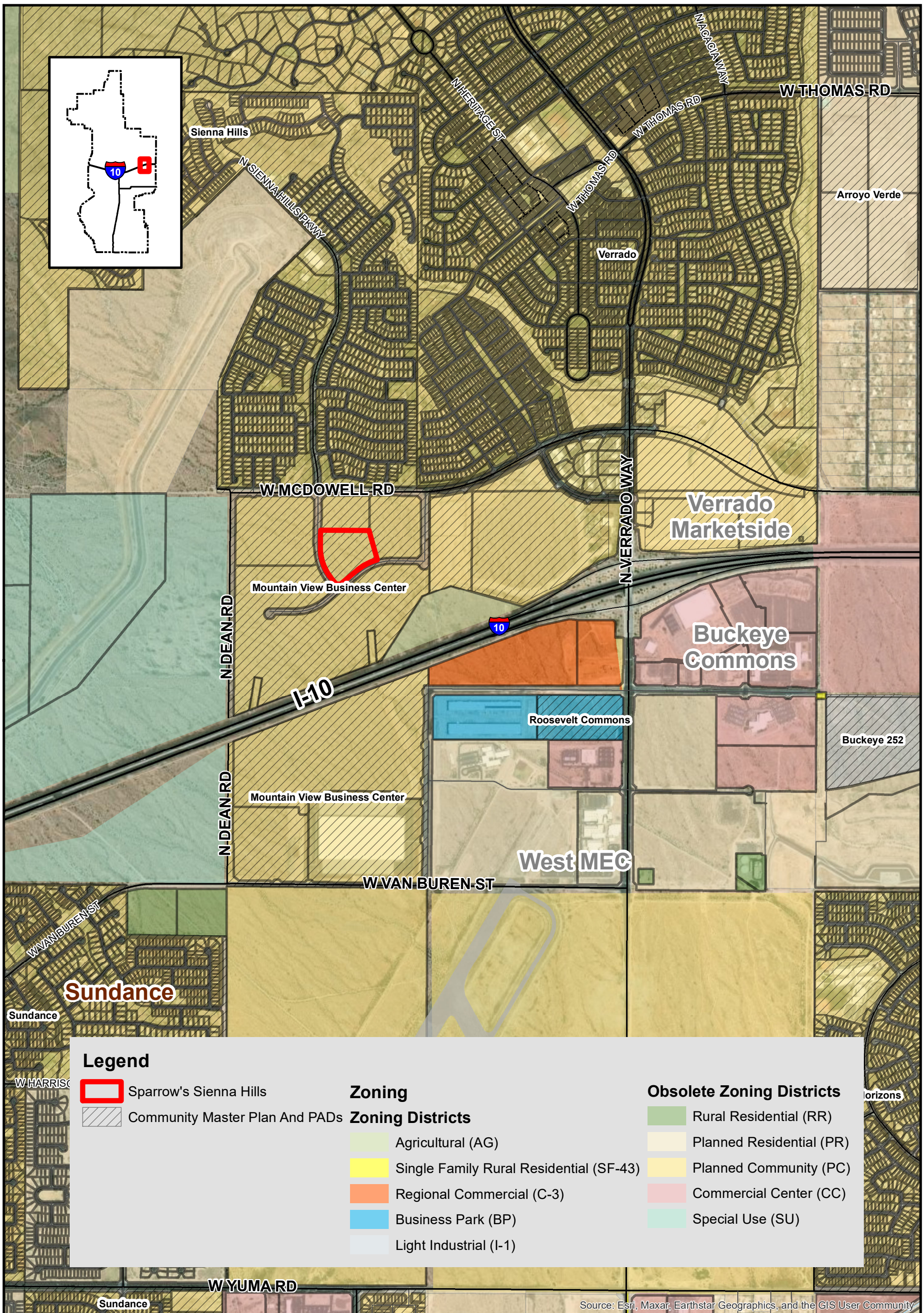
ATTACHMENTS

- 3R-PLZSP-23-00027 Sparrow Sienna Hills Site Plan
- 3R-PLZSP-23-00027 Sparrow Sienna Hills Narrative
- 2R-PLZSP-23-00027 Sparrow Sienna Hills Building Elevations

- 3R-PLZSP-23-00027 Sparrow Sienna Hills A-451- Detached Garage 1
- 3R-PLZSP-23-00027 Sparrow Sienna Hills A-452- Detached Garage 2
- 3R-PLZSP-23-00027 Sparrow Sienna Hills A-453- Detached Garage 3
- 3R-PLZSP-23-00027 Sparrow Sienna Hills Landscape Plans (Not for Construction)
- 3R-PLZSP-23-00027 Sparrow Sienna Hills Fire Access Plan approved with comments

Prepared by:
Andrea Marquez, Senior Planner

Reviewed By:
Adam Copeland, Deputy Director of Planning



VICINITY MAP

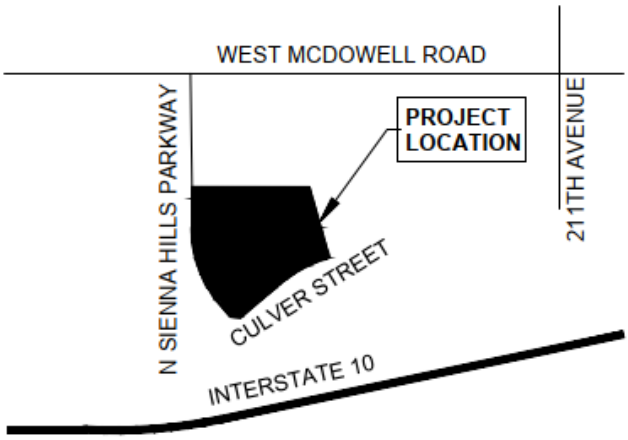
BUCKEYE, AZ

PLZSP-23-00027
Sparrow Sienna Hills Site Plan
City Council District #6

N W E S

SPARROW SIENNA HILLS NARRATIVE

SEC of W. McDowell Rd. & S. Sienna Hills Pkwy.
Buckeye, Arizona



SITE LOCATION MAP
NTS

PLZSP-23-00027

Prepared For:

Sparrow Partners, Inc.

2500 Bee Caves Rd. Building 1, Suite 380

Austin, TX 78746

Cade Hill

Tel No.: (512) 982-6927

Prepared By:

Kimley-Horn and Associates, Inc.

1001 W. Southern Ave

Suite 131

Mesa, Arizona 85210

Sterling Margetts

Tel No.: (480) 207-2666

Narrative

Request

Sparrow Partners is requesting site plan approval for an Active Adult multi-family development on approximately 8 acres.

Overview

Sparrow Sienna Hills is an active adult, fifty-five (55) and older, residential community featuring 220 units on an approximately 8-acre site. The building is a 4-storied, wood-framed, and type VA construction with brick, stucco, and fiber cement siding exterior materials. The Sparrow community will include 39,380 square feet of usable common area open space and focuses on higher-end, resort-style amenities with an expansive, climate-controlled clubhouse. Additional facilities will include a variety of active and passive recreation elements. Examples of possible recreation elements include but are not limited to pickleball courts, BBQ areas, and an event lawn. The expansive 9,410 SF conditioned clubhouse will include but not be limited to large gathering space for different size groups, a library, craft room, wellness room, fitness room, fitness class area, leasing office, game room, and more. Variety, and areas for social interaction are key elements to the design of the proposed Project. The community also offers many different parking options including detached garages, carports, and gated open-air parking for the residents. The active adult community will feature a unit mix consisting of 1 bedroom and 2 bedrooms with an average SF of 914.

Sparrow Partners is a boutique real estate company offering a full range of services in the thriving active adult market. These communities are thoughtfully designed to feel like home, meeting the needs of today's seniors and ensuring they build meaningful connections and have a sense of belonging. Sparrow Partners is at the forefront of this fast-growing housing segment and have properties in Texas, Oklahoma, Arizona, and Nevada.

Location

The site is located south of the southeast corner of McDowell Road and Sienna Hills Parkway in the City of Buckeye.

Architectural Design

The proposed Active Adult multifamily development utilizes a variety of materials consisting of Stucco, Wood like Fiber Cement Lap Siding, and Brick. The colors proposed are a desert variety of whites, browns, and greys. Each side of the building incorporates the use of the different materials and colors for visual interest.

Landscape Design

The proposed Active Adult site will utilize a xeriscape landscape palette. Trees will consist of Mulga, Willow Acacia, Desert Willow, Fruitless Wilson Olive, Desert Museum Palo Verde, Thornless hybrid Mesquites, Live Oaks, Chinese Elms, and Date palms. Shrubs for the proposed site will consist of Bottle Brush, Hopseed Bush, Blue Bells, Spotted Emu Bush, Mexican Honeysuckle, Heavenly Bamboo, Tuscan Blue Rosemary, Mexican Petunia, Baja Petunia, Coral Fountain Grass, and Arizona Yellow Bells. The various courtyards for the site will be aesthetically landscaped to provide shade and visual interest around the amenities.

Current Site Conditions

The site is currently undeveloped desert with a sloping terrain from the northwest to the southeast.

Proposed Site Conditions

The site is proposed to consist of a multi-story building, garages, carports, parking lot, amenities, and a surface retention basin that will also be used as a dog park. The site will generally slope the same as the existing conditions from the northwest corner the southeast corner. Half street improvements of Sienna Hills Parkway and Culver Street along the development are proposed with this development.

Relationship to surrounding properties

The Sparrow development is located within the Mountain View Business Center Community Master Plan. No development currently exists immediately surrounding the proposed development. A fence/wall will be provided at the perimeter of the property for security and to comply with Mountain View Business Center Community master Plan.

Accessibility and Circulation

The Sparrow development will be accessed at two locations from Sienna Hills Parkway. The northern entrance is aligned with the future development to the northwest and will serve as a full access to the site. The southern driveway access is a restricted entrance of right-in/right-out. No access is proposed on Culver Street. An additional emergency access fire lane is proposed at the end of Culver Street to 211th Avenue to meet Fire access needs. On-site circulation consists of parking around the entire perimeter of the development that connects the two driveways to provide close access to units.

Phasing

The site and building will be constructed as one phase. However, various Certificate of Occupancies are anticipated for the building to allow residents to begin living on the site. The Certificate of Occupancy phasing will be further defined once construction has commenced.

Water provider

The water provider for the site is the City of Buckeye.

Sewer provider

The sewer provider for the site is the City of Buckeye.

Fire and Police Protection

Fire and Police Protection will be provided by the City of Buckeye

Local Schools and Parks

The impact to the local schools is anticipated to be zero as the age restricted community does not have any school aged individual as residents. Also due to the various amenities located within the proposed development the impact on the local parks is anticipated to be minimal.

Open Space

The proposed Sparrow Development proposes approximately 37% of the site to be landscaped with open space for the residents to enjoy.

2R PLZSP-23-00027 RECEIVED OCT 16 2023 WD

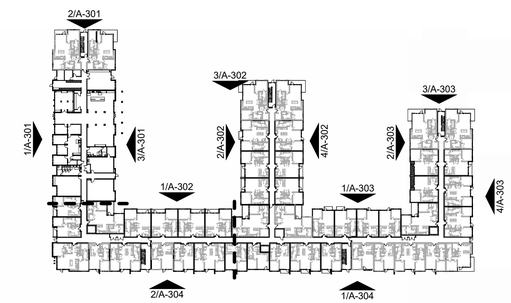
3 A-301 WEST ELEVATION
3/32" = 1'-0"

2 A-301 NORTH ELEVATION
3/32" = 1'-0"

1 A-301 COURTYARD ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

STUCCO 1 SW7636 "ORIGAMI WHITE"	TRIM 1 SW7048 "URBANE BRONZE"
STUCCO 2 SW7048 "URBANE BRONZE"	"WOOD LIKE" FIBER CEMENT LAP SIDING WOODTONE RUSTIC SERIES "ASPIN RIDGE"
STUCCO 3 SW9171 "FELTED WOOL"	BRICK 1 DOVE GRAY ACME BRICK TEXTURE SMOOTH



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

SPARROW PARTNERS
2500 BEE CAVES RD
BLDG 1, SUITE 380
AUSTIN,TX 78746

SPARROW 55+ SIENNA HILLS
BUCKEYE, AZ

SEAL:

JOHN M. WOMBLE, AIA
08/25/2023

PROJECT NUMBER:
23013

DATE ISSUED:
08/25/2023

REVISIONS:

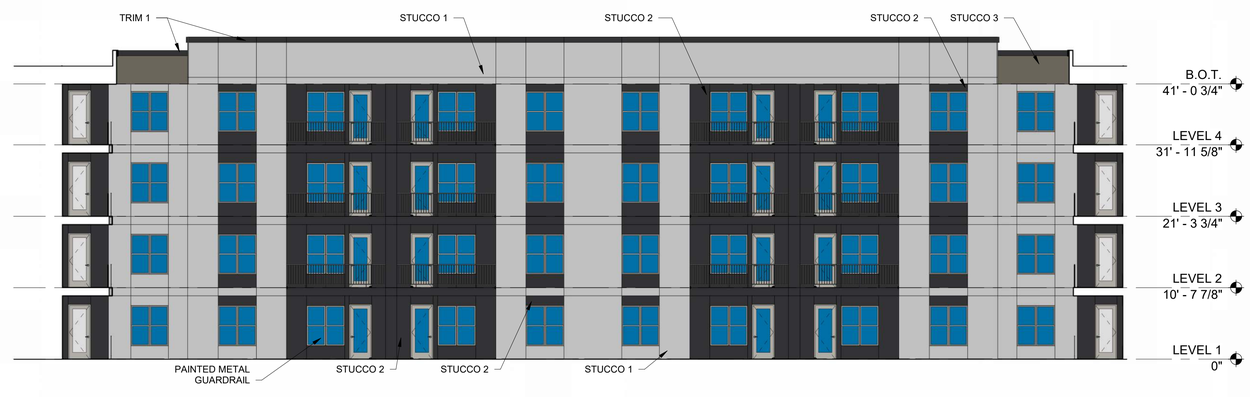
SHEET TITLE:
ENLARGED BUILDING ELEVATIONS

SHEET NAME:
A-301

4 A-302 COURTYARD ELEVATION
3/32" = 1'-0"

3 A-302 NORTH ELEVATION
3/32" = 1'-0"

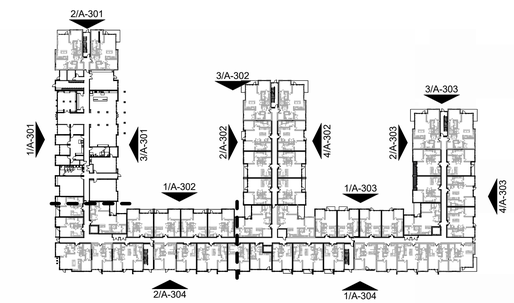
2 A-302 COURTYARD ELEVATION
3/32" = 1'-0"



1 A-302 COURTYARD ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

STUCCO 1 SW7636 "ORIGAMI WHITE"	TRIM 1 SW7048 "URBANE BRONZE"
STUCCO 2 SW7048 "URBANE BRONZE"	"WOOD LIKE" FIBER CEMENT LAP SIDING WOODTONE RUSTIC SERIES "ASPIN RIDGE"
STUCCO 3 SW9171 "FELTED WOOL"	BRICK 1 DOVE GRAY ACME BRICK TEXTURE SMOOTH



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OWNER:

SPARROW PARTNERS
2500 BEE CAVES RD
BLDG 1, SUITE 380
AUSTIN,TX 78746

SPARROW 55+ SIENNA HILLS
BUCKEYE, AZ

SEAL:

JOHN M. WOMBLE, AIA
08/25/2023

PROJECT NUMBER:
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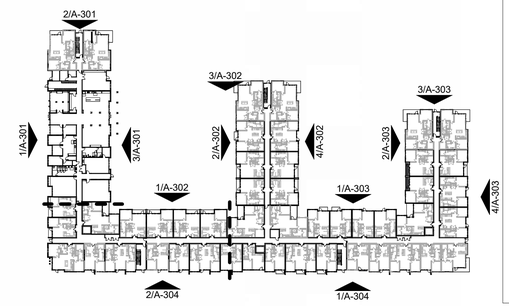
SHEET TITLE:
ENLARGED BUILDING ELEVATIONS

SHEET NAME:
A-302



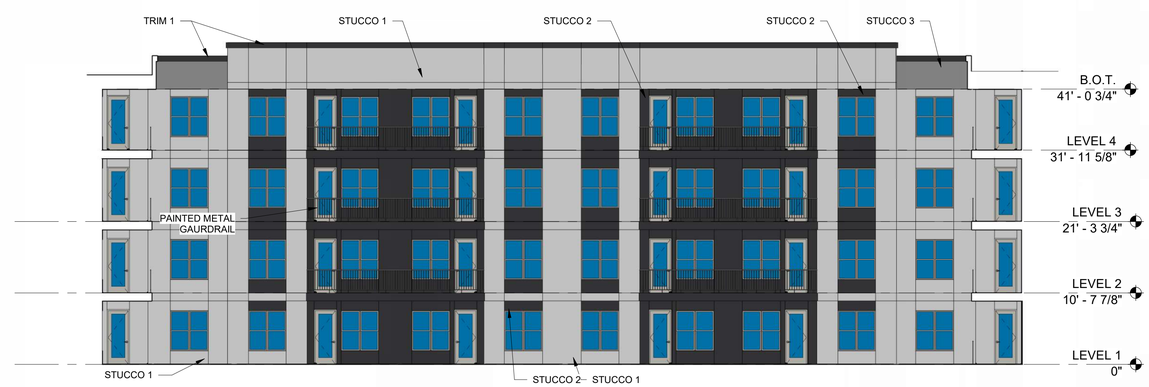
MATERIAL LEGEND

STUCCO 1 SW7636 "ORIGAMI WHITE"	TRIM 1 SW7048 "URBANE BRONZE"
STUCCO 2 SW7048 "URBANE BRONZE"	"WOOD LIKE" FIBER CEMENT LAP SIDING WOODTONE RUSTIC SERIES "ASPIN RIDGE"
STUCCO 3 SW9171 "FELTED WOOL"	BRICK 1 DOVE GRAY ACME BRICK TEXTURE SMOOTH

4 A-303 EAST ELEVATION
3/32" = 1'-0"

3 A-303 NORTH ELEVATION
3/32" = 1'-0"

2 A-303 COURTYARD ELEVATION
3/32" = 1'-0"



1 A-303 COURTYARD ELEVATION
3/32" = 1'-0"

DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

SPARROW PARTNERS
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BLDG 1, SUITE 380
AUSTIN,TX 78746

SPARROW 55+ SIENNA HILLS
BUCKEYE, AZ

SEAL:

JOHN M. WOMBLE, AIA
08/25/2023

PROJECT NUMBER:
23013

DATE ISSUED:
08/25/2023

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SHEET TITLE:
ENLARGED BUILDING ELEVATIONS

SHEET NAME:
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MATERIAL LEGEND

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STUCCO 2 SW7048 "URBANE BRONZE"	"WOOD LIKE" FIBER CEMENT LAP SIDING WOODTONE RUSTIC SERIES "ASPIN RIDGE"
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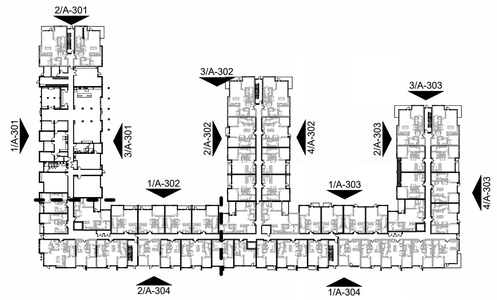

2 A-304 SOUTH ELEVATION
3/32" = 1'-0"

1 A-304 SOUTH ELEVATION
3/32" = 1'-0"

DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

SPARROW PARTNERS
2500 BEE CAVES RD
BLDG 1, SUITE 380
AUSTIN,TX 78746

SPARROW 55+ SIENNA HILLS
BUCKEYE, AZ

SEAL:

JOHN M. WOMBLE, AIA
08/25/2023

PROJECT NUMBER:
23013

DATE ISSUED:
08/25/2023

REVISIONS:

SHEET TITLE:
ENLARGED BUILDING ELEVATIONS

SHEET NAME:
A-304

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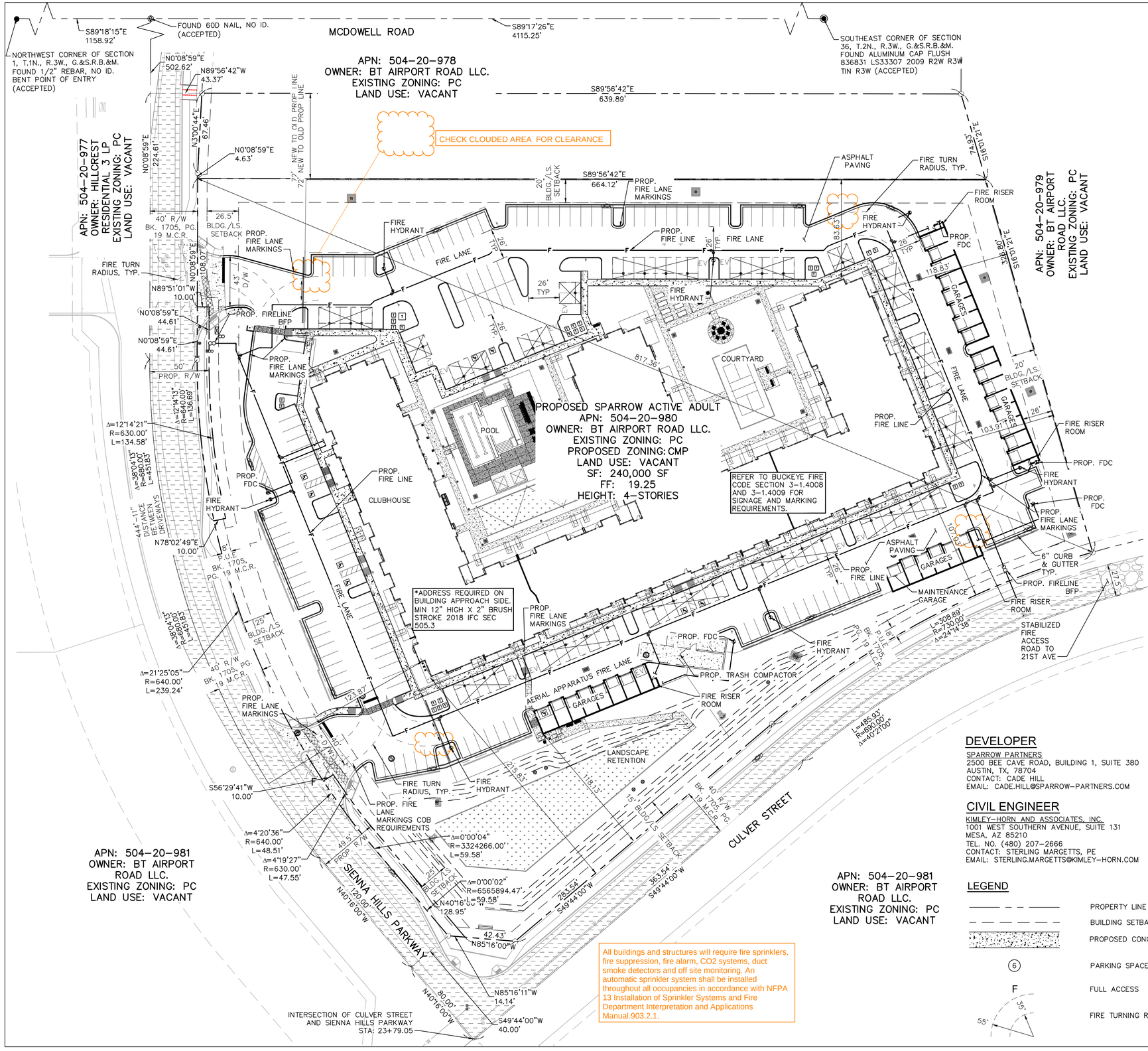


SITE INFORMATION

APN:	A PORTION OF 504-20-980
EXISTING ZONING:	PC – MOUNTAIN VIEW BUSINESS CENTER CMP
SITE AREA:	7.91± AC (344,622 SF) GROSS 7.87± AC (342,909 SF) NET
BUILDING GROSS AREA:	240,000 SF
BUILDING UNITS:	220 UNITS – 132 ONE BEDROOM UNITS AND 88 TWO BEDROOM UNITS
PARKING REQUIRED:	1 SPACE FOR ONE BEDROOM = 132 SPACES 1.5 SPACES FOR TWO BEDROOM = 132 SPACES 1 GUEST SPACE FOR EVERY 5 UNITS = 44 SPACES TOTAL: 308 SPACES *1.25 SPACE PER UNIT (INCLUDING VISITOR PARKING) 220 UNITS x 1.25 = 275 SPACES
PARKING PROVIDED:	239 STANDARD SPACES 29 GARAGES 7 ADA SPACES 275 SPACES TOTAL
SETBACK REQUIREMENTS:	FRONT – 25 FEET SIDE STREET – 15 FEET INTERIOR SIDE – 0 FEET REAR – 20 FEET
MAX BUILDING HEIGHT:	56 FEET (4-STORIES)
MAX SITE COVERAGE:	75%
MIN BUILDING SEPARATION:	20 FEET

503.1.7 Surface. The access roadway surface is usable in all weather conditions. Temporary fire apparatus access roads shall be constructed as follows: Minimum 6 inches of native soil compacted to 95% of standard proctor density (ASTM D698), and Minimum 4 inches of aggregate base compacted to 100% of standard proctor density (ASTM D698). The surface of temporary fire apparatus access roads may differ from the above requirements if it is shown that the surface provided is sufficient to support an imposed live load of 75,000 pounds with a maximum axle load of 24,000 pounds

All buildings and structures will require fire sprinklers, fire suppression, fire alarm, CO2 systems, duct smoke detectors and off site monitoring. An automatic sprinkler system shall be installed throughout all occupancies in accordance with NFPA 13 Installation of Sprinkler Systems and Fire Department Interpretation and Applications Manual.903.2.1.

Buckeye Fire Medical Rescue Department

- ☐ Approved
- ☑ Approved with Comments
- ☐ Approved with Stipulations
- ☐ Revise & Resubmit

Date: 12/12/2023

Reviewed By: jbaca

Final approval subject to site inspection

DEVELOPER

SPARROW PARTNERS
2500 BEE CAVE ROAD, BUILDING 1, SUITE 380
AUSTIN, TX. 78704
CONTACT: CADE HILL
EMAIL: CADE.HILL@SPARROW-PARTNERS.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1001 WEST SOUTHERN AVENUE, SUITE 131
MESA, AZ 85210
TEL. NO. (480) 207-2666
CONTACT: STERLING MARGETTS, PE
EMAIL: STERLING.MARGETTS@KIMLEY-HORN.COM

NOTES:

1. THE DEVELOPMENT PROPOSES A REDUCTION IN REQUIRED PARKING DUE TO THE UNIQUE ACTIVE ADULT USE OF 55+ AGE RESTRICTION TENANTS. A MINIMUM RATION OF 1.25 SPACES PER DWELLING UNIT IS NEEDED BASED UPON THE DEVELOPERS EXPERIENCE ON SIMILAR PROJECTS.
2. CONTRACTOR SHALL SUBMIT SPRINKLER PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL SUBMIT FIRE ALARM PLANS AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
4. NO CANOPIES ARE LARGER THAN 2,000 SF.

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED CONCRETE SIDEWALK
- (6) PARKING SPACE COUNT
- F FULL ACCESS
- 55' FIRE TURNING RADIUS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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

REVISIONS:
1
2
3

PLAN NAME: FIRE ACCESS PLAN

ENGINEER INFORMATION: Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WEST SOUTHERN AVENUE, Suite 131
MESA, ARIZONA 85210 (480) 207-2666

COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL:
AS-BUILT SEAL	DESIGN SEAL: Registered Professional Engineer (Civil) CERTIFICATE NO. 47183 STERLING MARGETTS Date Signed 12/01/23 ARIZONA, U.S.A. Expires 12/31/24	COB PLAN TRACKING #
ORIGINAL PLAN DATE: 12/01/2023	LATEST REVISION DATE	COB PERMIT #
PROJECT NUMBER: 291320013	SHEET NUMBER: 1 OF 1	

3R PLZSP-23-00027 RECEIVED DEC 05 2023 AL

SPARROW SIENNA HILLS

CITY OF BUCKEYE, ARIZONA

PROJECT TEAM:

ARCHITECT | DESIGN BALANCE

ROCKWALL, TEXAS
PH: 214.668.2306
CONTACT: JOHN WOMBLE
EMAIL: john@designbalance.com

CIVIL ENGINEER | KIMLEY-HORN

1001 W. SOUTHERN AVE., SUITE 131
MESA, AZ 85210
PH: 623.552.3101
CONTACT: STERLING MARGETTS
EMAIL: sterling.margetts@kimley-horn.com

LANDSCAPE ARCHITECT | NORRIS DESIGN

901 EAST MADISON STREET
PHOENIX, AZ 85034
PH: 602.254.9600
CONTACT: MARY ESTES
EMAIL: mestes@norris-design.com

NORRIS DESIGN
PEOPLE + PLACEMAKING
901 EAST MADISON STREET
PHOENIX, AZ 85034
P 602.254.9600
NORRIS-DESIGN.COM

CITY OF BUCKEYE LANDSCAPE NOTES

1. SUBSTITUTIONS IN TYPE AND/OR DEVIATIONS IN SIZE OR QUANTITY FROM THIS LANDSCAPE & IRRIGATION PLAN SHALL NOT BE PERMITTED WITH WRITTEN APPROVAL FROM THE CITY OF BUCKEYE (CONTACT THE DESIGNATED PLANNER REGARDING PLANT SUBSTITUTIONS 623-349-6200).
2. ALL EXISTING LANDSCAPE ITEMS 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).
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 THE 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 VIOLATION OF ANY LAW OR ORDINANCE.
6. THIS APPROVAL IS VALID FOR A PERIOD OF ONE YEAR. CONSTRUCTION PERMITS SHALL BE OBTAINED DURING THIS PERIOD OF THE PLANS SHALL BE SUBMITTED 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 AND RELOCATION OF ALL OBSTRUCTIONS WITHIN THE RIGHT-OF-WAY PRIOR TO STARTING NEW CONSTRUCTION.
10. THE DEVELOPER IS RESPONSIBLE FOR ARRANGING THE RELOCATION AND ASSOCIATION COSTS OF ALL UTILITIES. A UTILITY RELOCATION SCHEDULE SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF PERMITS.
11. THE DEVELOPER IS RESPONSIBILITY FOR OBTAINING OR DEDICATING ALL REQUIRED RIGHTS-OF-WAYS AND EASEMENTS TO THE CITY PRIOR TO ISSUANCE OF PERMITS.
12. THE CONTRACTOR SHALL CONTACT BLUE STAKE (602-263-1100) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES. 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 (623-349-6800). 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 OR IMPRISONMENT.
15. PRIVATE ON-SITE WATER AND SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, N.P.F.A, AND THE INTERNATIONAL FIRE CODE 2006 (WITH CITY AMENDMENTS) AS ADOPTED BY THE CITY OF BUCKEYE.
16. IRRIGATION LINES SERVING LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT (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 IS IN COMPLIANCE WITH THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA.
3. ALL PLANT MATERIAL AND SPECIFICATIONS ARE TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION CURRENT STANDARDS.
4. ALL PLANT MATERIAL WILL BE GUARANTEED FOR A MINIMUM OF 60 DAYS FROM THE DATE OF FINAL APPROVAL. ANY PLANT MATERIAL THAT HAS TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.
5. ALL PAVING WILL MEET DESIGN AND CONSTRUCTION REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). SIDEWALKS ARE TO BE CONSTRUCTED PER MAG STANDARD DETAILS.
6. A MARICOPA COUNTY DUST CONTROL PERMIT IS REQUIRED FOR ALL LANDSCAPE WORK IN RESIDENTIAL, COMMERCIAL AND INDUSTRIAL SUBDIVISIONS.
7. PRIOR TO ACCEPTANCE OF ANY BACKFLOW DEVICE, IT MUST BE TESTED BY A STATE CERTIFIED TESTER.
8. ALL BACKFLOW DEVICES SHALL BE RECERTIFIED EVERY YEAR.
9. CONTRACTOR SHALL IN 24 INCH CLEARANCE BETWEEN SIDEWALKS AND PLANT MATERIAL.
10. SPRINKLER CONTRACTOR MUST GIVE 100% COVERAGE IN ALL LANDSCAPE AREAS.
11. EROSION CONTROL SHALL BE REQUIRED AT ALL INLET/OUTLET LOCATIONS.
12. AN 18 GAGE, BLUE TRACER WIRE SHALL BE INSTALLED WITH 2 INCH AND LARGER MAIN LINES, 6 INCHES OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.
13. NO VEGETATION SHALL BE PLANTED WITHIN DRAINAGE EASEMENTS OR TRACTS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE DRAINAGE EASEMENTS OR TRACTS.
14. VISIBILITY RESTRICTIONS: AN OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING OVER 24" IN HEIGHT (SHRUBS) IS NOT ALLOWED WITHIN SIGHT VISIBILITY TRIANGLES OR EASEMENTS OF SIGHT DISTANCE LINE AREAS. TREE CANOPIES OVERHANGING IN THE EASEMENT OR TRIANGLES, OR WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE TRIMMED TO A HEIGHT OF NO LESS THEN 7'. LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE A MAXIMUM HEIGHT OF 2' (SHRUBS).
15. THE PROPERTY OWNER SHALL HAVE THE RESPONSIBILITY OF MAINTAINING ALL LANDSCAPE AREAS, INCLUDING WITHIN ALL RIGHTS-OF-WAY.
16. 2" MINIMUM THICKNESS OF DECOMPOSED GRANITE TOPDRESS WILL BE USED AS A METHOD OF DUST, WEED, AND DEBRIS CONTROL ON THE UNDEVELOPED PORTIONS OF THE SITE.
17. THE CITY OF BUCKEYE IS THE SUPPLIER/SOURCE OR WATER FOR THE IRRIGATION SYSTEM AND THE SUPPLY IS POTABLE.

LANDSCAPE GENERAL NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN AS CLOSELY AS POSSIBLE. ANY DISCREPANCY IN THE PLAN VERSUS THE FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
2. IN THE EVENT THAT PLANTED TREES NEED TO BE REMOVED IN ORDER TO PROVIDE ACCESS FOR UTILITY MAINTENANCE, REPLACEMENT OF SUCH TREES SHALL BE AT THE DEVELOPERS EXPENSE.
3. LOCATION OF ALL ELEMENTS ON THIS PLAN SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
4. MAINTENANCE: ALL LANDSCAPING AND IRRIGATION SYSTEMS SHALL BE MAINTAINED TO ACHIEVE PERMANENT, SAFE, AND SUCCESSFUL LANDSCAPING.
5. ALL DISTURBED, GRUBBED, GRADED OR BLADED AREAS NOT OTHERWISE IMPROVED SHALL BE LANDSCAPED OR TREATED WITH AN INORGANIC GROUNDCOVER.
6. THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. PLANT SIZE, LOCATION AND SPACING:
   - 7.A. TREES AND SHRUBS ARE TO BE LOCATED SO THAT, AT MATURITY, THEY DO NOT INTERFERE WITH EXISTING ONSITE OR OFFSITE UTILITY SERVICE LINES OR UTILITY EASEMENTS OR WITH SOLAR ACCESS TO AN ADJACENT PROPERTY.
   - 7.B. ALL SHRUBS AND GROUNDCOVERS TO BE A MINIMUM OF 2' FROM BACK OF CURB OR BACK OF SIDEWALK.
8. PLANT PLACEMENT TO BE FIELD ADJUSTED AS NEEDED TO AVOID PROPOSED UTILITIES AND OTHER FIELD CONDITIONS. CONTACT THE ONWER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS.
9. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE REVEGETATED OR REPAVED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
10. THE CONTRACTOR SHALL WARRANTY TREES FOR A PERIOD OF ONE YEAR AND ALL OTHER VEGETATION FOR NINETY (90) DAYS. THE CONTRACTOR SHALL WARRANTY THE IRRIGATION SYSTEM AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR.
11. IN THE EVENT OF ANY DISPUTE BETWEEN THESE PLANS AND THE STANDARD SPECIFICATION, THE STANDARD SPECIFICATION SHALL PREVAIL.
12. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
13. FINAL PLANT LOCATIONS MUST BE IN COMPLIANCE WITH ALL UTILITY SETBACK REQUIREMENTS.
14. LANDSCAPE ARCHITECT TO SELECT AND TAG TREES PRIOR TO INSTALLATION.
15. ALL CONCRETE FOOTINGS AND REINFORCEMENT IS TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
16. ALL STEEL SURFACES ABOVE GRADE ARE TO BE PRIMED AND PAINTED TO PREVENT STAINING.
17. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
18. THE COMMUNITY GARDEN BEDS WILL BE FABRICATED AND INSTALLED BY AN OUTSIDE VENDOR (FARMYARD) AS A LANDSCAPE FFE ITEM. SPARROW CONSTRUCTION AND THEIR SUBCONTRACTORS WILL COMPLETE THE HARDSCAPE INSTALLATION, INCLUDING THE SHADE STRUCTURE, PAVING, STEEL EDGING, FENCING, CURBING, AND IRRIGATION INFRASTRUCTURE PRIOR TO FARMYARD ARRIVING ON SITE TO INSTALL THEIR BEDS AND FILL WITH PROPRIETARY SOIL MIX. IRRIGATION EQUIPMENT AND WATER SUPPLY WILL BE BROUGHT TO THE GARDEN VALVE BOXES BY SPARROW CONSTRUCTION AND THE THEIR SUBCONTRACTORS. THIS WORK INCLUDES AN ADDITIONAL MASTER VALVE AT THE MAIN POINT OF CONNECTION, ADDITIONAL SOLAR CONTROLLER, TWO (2) DRIP ZONE VALVES AND PVC LATERALS TO EACH BED. THE PVC LATERAL STUB AT EACH BED SHALL BE INSIDE EACH BED, CENTERED ON THE 4' SIDE OF THE BED, LOCATED 6" INSIDE THE PERIMETER. A PVC BALL VALVE BOX WILL BE INSTALLED AT EACH BED LATERAL STUB. ALL THE IRRIGATION INFRASTRUCTURE WORK MUST BE COMPLETED IN ORDER FOR FARMYARD TO START.
19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BUCKEYE SUPPLEMENT TO MAG SPECIFICATIONS.
20. TREE TRIMMING: IT IS THE RESPONSIBILITY OF THE OWNER TO TRIM TREES ON THE PROPERTY AND OVER THE ADJACENT ROADWAY TO ALLOW FOR AN EIGHTEEN (18) FOOT HEIGHT CLEARANCE ABOVE THE PAVEMENT.
21. SIGHT VISIBILITY RESTRICTION: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPE (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY TRIANGLE.
22. SIGHT VISIBILITY RESTRICTION: TREE CANOPY'S HANGING OVER THE SIGHT VISIBILITY LINES SHALL BE TRIMMED TO 7' ABOVE THE STREET SURFACE.
23. FIRE HYDRANT: TREES ARE NOT TO BE INSTALLED WITHIN 6' OF ANY HYDRANT.
24. BOULDERS IN RIGHT-OF-WAY: NO BOULDERS ARE TO BE INSTALLED IN THE PUE, ROW, OR WITHIN 6' OF THE BACK OF CURB
25. DRAINAGE RESTRICTION: NO STRUCTURE OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF STORM WATER MAY BE CONSTRUCTED, PLANTED, OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS OR DRAINAGE CONVEYANCE WAYS.
26. RESPONSIBLE PARTY OF RIGHT-OF-WAY MAINTENANCE: OWNER OR OWNER'S REPRESENTATIVE

SHEET INDEX

SHEET #	DESCRIPTION	(07.11.2023) ISSUED FOR: SITE PLAN REVIEW	(09.27.2023) ISSUED FOR: SITE PLAN RESUBMITTAL	(11.22.2023) ISSUED FOR: SITE PLAN RESUBMITTAL		
LA-100	COVER SHEET	X	X	X		
LA-101	LANDSCAPE PLAN	X	X	X		
LA-102	LANDSCAPE PLAN	X	X	X		
LA-103	LANDSCAPE PLAN	X	X	X		
LA-104	LANDSCAPE PLAN	X	X	X		
LA-201	GATE ACCESS/FENCE PLAN	X	X	X		
LA-202	SITE DETAILS	X	X	X		
LA-203	SITE DETAILS	X	X	X		
LA-301	LANDSCAPE LIGHTING PLAN	X	X	X		
LA-401	LANDSCAPE DETAILS	X	X	X		

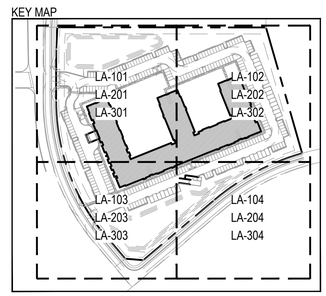
LANDSCAPE CALCULATIONS

ZONING
ZONING DISTRICT: PC; MOUNTAIN VIEW BUSINESS CENTER CMP

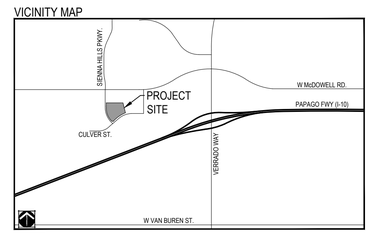
PLANTING REQUIREMENTS PER ZONING DISTRICT

	REQUIRED	PROVIDED
LANDSCAPE IMPROVEMENTS		
LANDSCAPE AREA (% OF PARCEL TO BE LANDSCAPED (391,547 SF)	51,693 SF (15%)	146,951 SF (37%)
PLANTING FOR LANDSCAPE AREA (10 GAL./25 SF)	23,493 GAL.	23,920 GAL.
REQUIRED LANDSCAPE AREA		
ALONG COLLECTOR AND ARTERIAL STREETS		
COLLECTOR - SIENNA HILLS PRKY (311 LF)		
1 TREE PER 30 LF	11	11
3 SHRUBS PER TREE	33	61
ARTERIAL - CULVER STREET (611 LF)		
1 TREE PER 30 LF	21	21
3 SHRUBS PER TREE	63	75
PROPERTY LINE		
NORTH		
TREES	22	22
SHRUBS	66	67
EAST		
TREES	11	14
SHRUBS	33	37
SITE IMPROVEMENTS		
1 TREE PER 400 SQFT OF LANDSCAPE AREA	130	168
5 SHRUBS PER TREE	650	1,651
BUILDING FOUNDATIONS		
1 SHRUB PER 8 LF OF BUILDING FOOTPRINT (2,417 LF)	302	302
PARKING LOT LANDSCAPING		
LANDSCAPE AREA WITHIN PARKING LOT (96,448SF)	10% MIN. (9,644 SF)	12% (12,111 SF)
MINIMUM PLANT SPECIFICATIONS (226 TOTAL REQUIRED TREES)		
60% AT 24" BOX OR LARGER	135	145
35% AT 36" BOX OR LARGER	79	79
5% AT 48" BOX OR LARGER	12	12

KEY MAP



VICINITY MAP



APPROVAL

DEVELOPMENT SERVICES DIRECTOR — DATE

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

CHECKED BY: ME
DRAWN BY: JP/BR

811

SPARROW SIENNA HILLS
Southwest Corner of Sienna Hills Pkwy and Culver St.
BUCKEYE, ARIZONA
SPARROW PARTNERS

OWNER:
SPARROW PARTENERS

2500 BEE CAVES ROAD
BLDG 1, SUITE 380
AUSTIN, TX 78746
512.982.6927

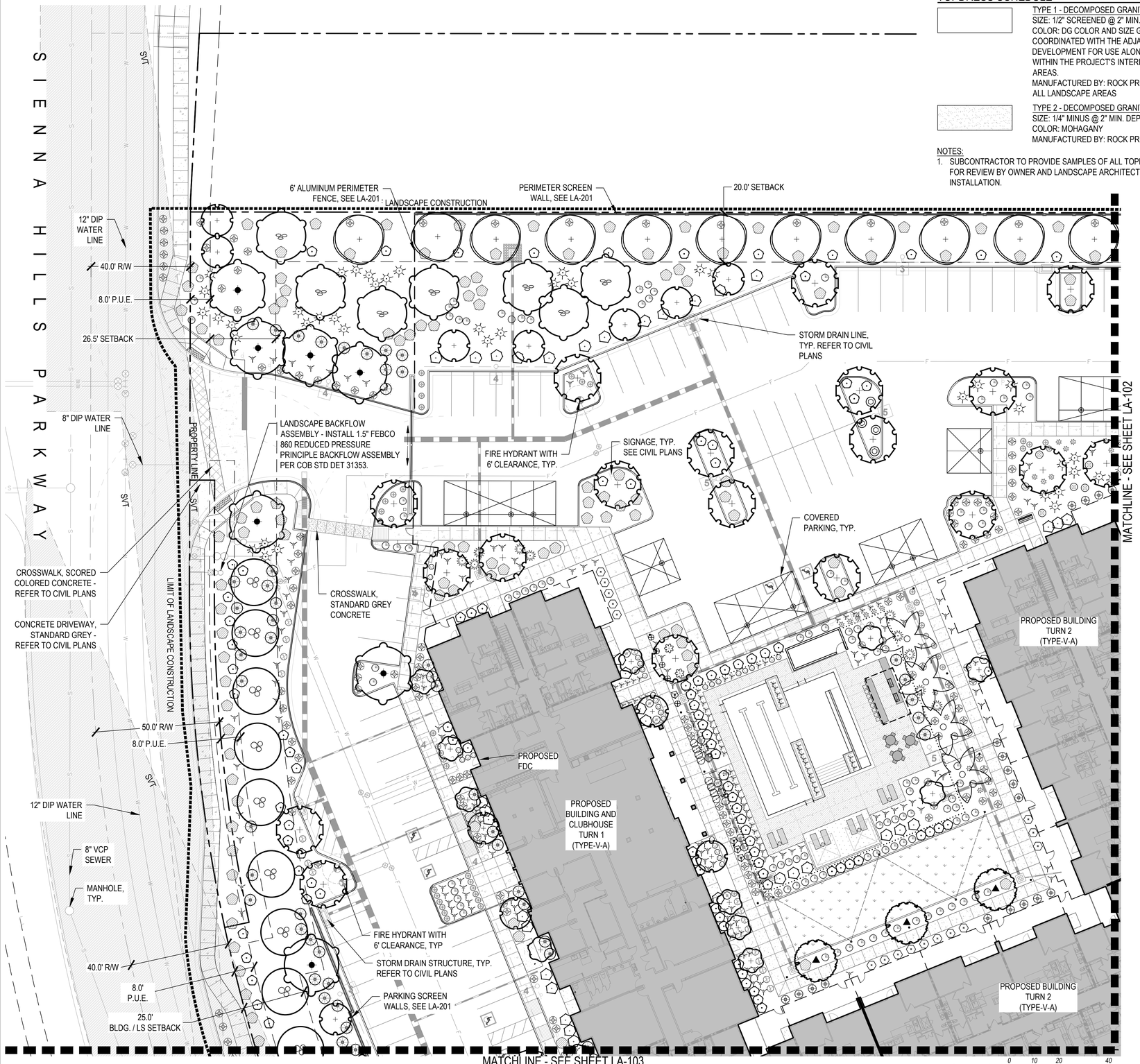
NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT 38371 MARY L. ESTES Date Signed 11/22/23 ARIZONA, U.S.A. EXPIRES 12/31/23

DATE:
07/11/23 SITE PLAN SUBMITTAL
09/27/23 SITE PLAN RESUBMITTAL (2)
11/22/23 SITE PLAN RESUBMITTAL (3)

SHEET TITLE:
COVER SHEET

LA-100



TOPDRESS SCHEDULE

TYPE 1 - DECOMPOSED GRANITE
SIZE: 1/2" SCREENED @ 2" MIN. DEPTH
COLOR: DG COLOR AND SIZE GRADATION WILL BE COORDINATED WITH THE ADJACENT DEVELOPMENT FOR USE ALONG THE ROW AND WITHIN THE PROJECT'S INTERIOR LANDSCAPE AREAS.
MANUFACTURED BY: ROCK PROS USA
ALL LANDSCAPE AREAS

TYPE 2 - DECOMPOSED GRANITE AT GARDENS
SIZE: 1/4" MINUS @ 2" MIN. DEPTH
COLOR: MOHAGANY
MANUFACTURED BY: ROCK PROS USA

NOTES:
1. SUBCONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS FOR REVIEW BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

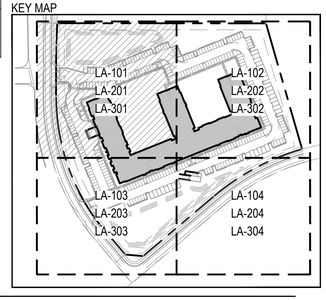
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE/ H X W / CALIPER	QTY
	Acacia aneura Mulga	24" BOX 6'-7' X 2'-3', 0.75-1" CAL.	22
	Acacia salicina Willow Acacia	24" BOX 7'-8' X 2.5'-3.5',1.25-1.50" CAL.	8
	Chilopsis linearis Desert Willow	24" BOX 5'-7' X 3-4', MULTI-TRUNK	32
	Olea europa 'Wilsonii' Fruitless Wilson Olive	24" BOX, 6'-8' X 3'-5', MULTI-TRUNK	13
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	36" BOX 8'-10' X 5'-7', MULTI-TRUNK	38
	Phoenix dactylifera Date Palm	14' CLEAR TRUNK	4
	Pistacia x 'Red Push' Pistache	36" BOX 9'-11' X 4'-5', 1.75-2.5" CAL.	41
	Prosopis thornless hybrid 'AZT' Thornless Hybrid Mesquite	24" BOX 5'-7' X 4'-6' / MULTI-TRUNK	7
	Prosopis thornless hybrid 'AZT' Thornless Hybrid Mesquite	48" BOX 10'-12' X 9'-11' / MULTI-TRUNK	12
	Quercus viginiana Southern Live Oak	24" BOX 7'-9' x 3'-4', 1.0-1.5" CAL.	10
	Ulmus parvifolia Chinese Elm	24" BOX 7'-9' X 3'-4' , 1.0-1.5" CAL.	54
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY**
	Callistemon citrinus `Little John` Dwarf Bottle Brush	#5 CONTAINER	9
	Dodonaea viscosa Hopseed Bush	#5 CONTAINER	89
	Eremophila hygrophana Blue Bells	#5 CONTAINER	59
	Eremophila maculata 'Valentine` Spotted Emu Bush	#5 CONTAINER	47
	Justicia spicigera Mexican Honeysuckle	#5 CONTAINER	20
	Leucophyllum laevigatum Chihuahuan Sage	#5 CONTAINER	187
	Nandina domestica Heavenly Bamboo	#5 CONTAINER	8
	Rosmarinus officinalis 'Tuscan Blue` Tuscan Blue Rosemary	#5 CONTAINER	21
	Ruellia britttoniana Mexican Petunia	#5 CONTAINER	18
	Ruellia penninsularis Baja Petunia	#5 CONTAINER	29
	Russelia equisetiformis Coral Fountian Grass	#5 CONTAINER	32
	Tecoma stans v. angustata Arizona Yellow Bells	#5 CONTAINER	176
GRASSES /ACCENTS	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY**
	Muhlenbergia capillaris `Regal Mist` Regal Mist Muhly Grass	#5 CONTAINER	186
	Muhlenbergia capillaris `White Cloud` White Muhly Grass	#5 CONTAINER	22
	Nolina microcarpa Bear Grass	#5 CONTAINER	10
	Agave desmettiana 'Varigata' Varigated Smooth Agave	#5 CONTAINER	22
	Agave havardiana Havard`s Century Plant	#5 CONTAINER	25
	Agave weberi Weber`s Agave	#5 CONTAINER	4
	Aloe barbadensis Barbados Aloe	#5 CONTAINER	105
	Hesperaloe funifera Giant Hesperaloe	#5 CONTAINER	77
	Hesperaloe parviflora 'Yellow' Yellow Yucca	#5 CONTAINER	212
GROUNDCOVER / VINE	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY**
	Callaeum macropterum Yellow Orchid Vine	#5 CONTAINER	6
	Eremophila glabra `Mingenew Gold` Emu Bush	#5 CONTAINER	428
	Lantana montevidensis Purple Trailing Lantana	#5 CONTAINER	252
	Lantana x `New Gold` New Gold Lantana	#5 CONTAINER	125
	Rosemarinus officinalis 'Prostratus' Creeping Rosemary	#5 CONTAINER	24

TURF		
	MID IRON BERMUDA SOD	2,295 SQFT

NOTE:
1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS.
2. ALL TREES SHALL BE MATCHED SPECIMENS IN HEIGHT AND WIDTH. TREES TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION.

KEY MAP



NORRIS DESIGN
PEOPLE + PLACEMAKING
901 EAST MADISON STREET
PHOENIX, AZ 85034
P 602.254.9600
NORRIS-DESIGN.COM

SPARROW SIENNA HILLS

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BUCKEYE, ARIZONA
SPARROW PARTNERS

OWNER:
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DATE:
07/11/23 SITE PLAN SUBMITTAL
09/27/23 SITE PLAN RESUBMITTAL (2)
11/22/23 SITE PLAN RESUBMITTAL (3)

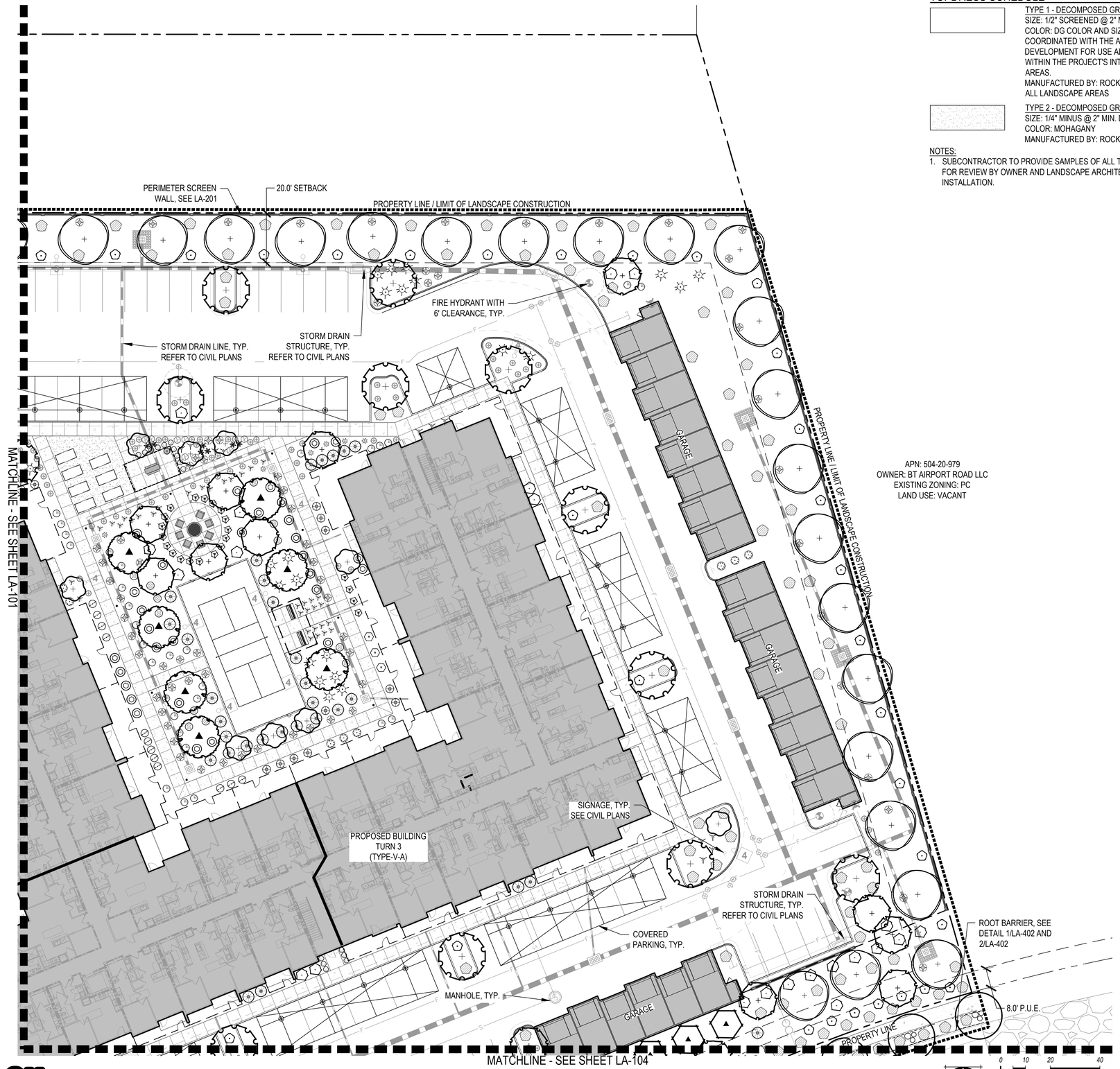
SHEET TITLE:
LANDSCAPE PLAN

LA-101

CHECKED BY: ME
DRAWN BY: JP/BR

811

1R PLZSP-23-00027



APN: 504-20-979
OWNER: BT AIRPORT ROAD LLC
EXISTING ZONING: PC
LAND USE: VACANT

TOPDRESS SCHEDULE

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MANUFACTURED BY: ROCK PROS USA
ALL LANDSCAPE AREAS

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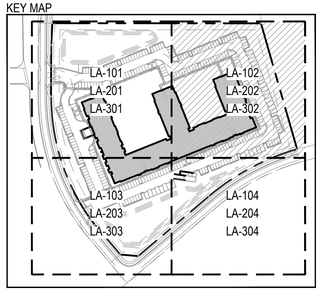

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OWNER:
SPARROW PARTENERS

2500 BEE CAVES ROAD
BLDG 1, SUITE 380
AUSTIN, TX 78746
512.982.6927

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT
38371
MARY L. ESTES
Date Signed 11/22/23
ARIZONA, U.S.A.
EXPIRES 12/31/23

DATE:
07/11/23 SITE PLAN SUBMITTAL
09/27/23 SITE PLAN RESUBMITTAL (2)
11/22/23 SITE PLAN RESUBMITTAL (3)

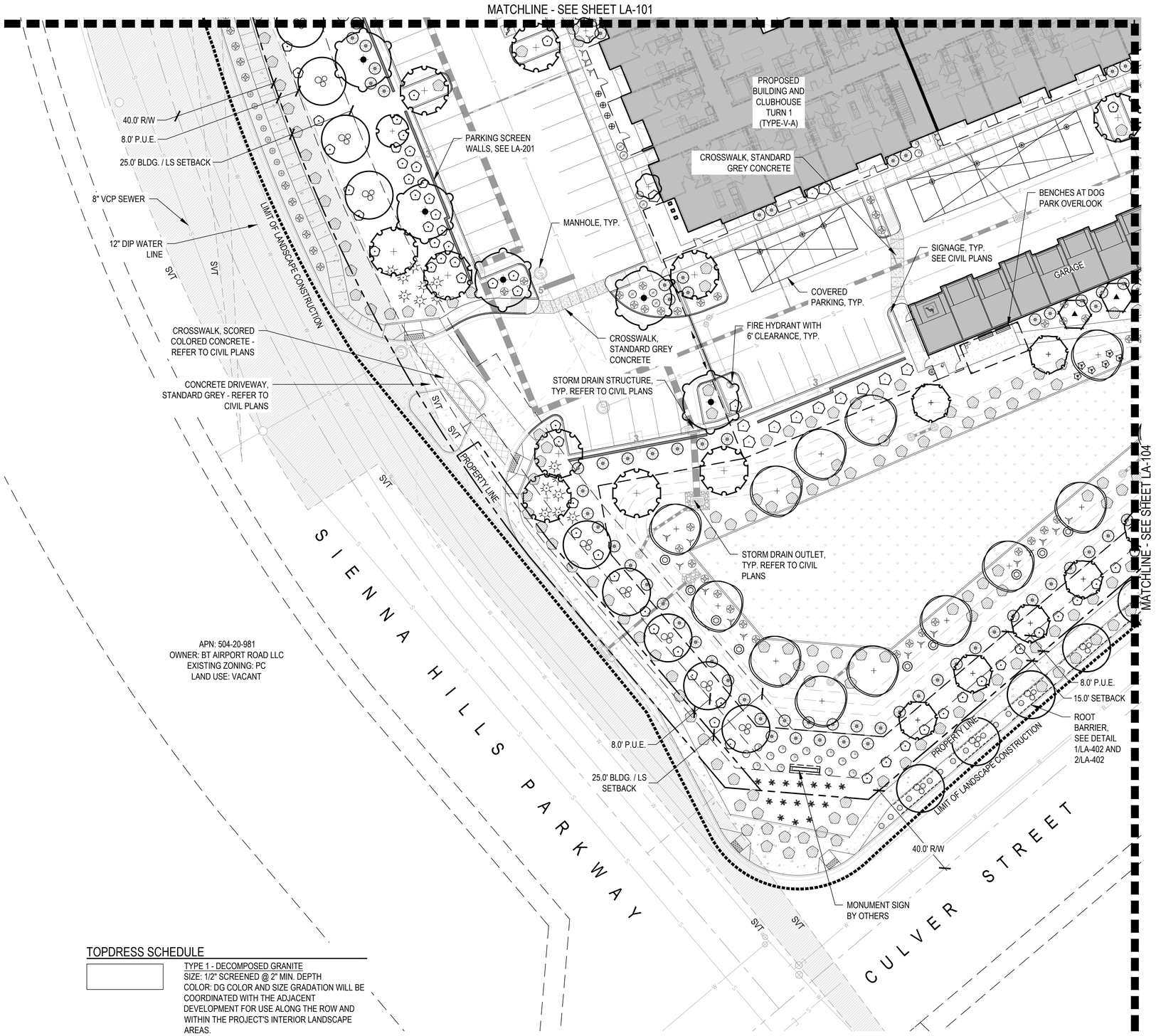
SHEET TITLE:
LANDSCAPE PLAN

LA-102

CHECKED BY: ME
DRAWN BY: JP/BR

811

1R PLZSP-23-00027



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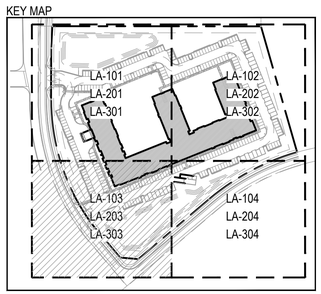
	Rosmarinus officinalis 'Tuscan Blue` Tuscan Blue Rosemary	#5 CONTAINER	21
	Ruellia brittoniana Mexican Petunia	#5 CONTAINER	18
	Ruellia penninsularis Baja Petunia	#5 CONTAINER	29
	Russelia equisetiformis Coral Fountian Grass	#5 CONTAINER	32
	Tecoma stans v. angustata Arizona Yellow Bells	#5 CONTAINER	176
GRASSES /ACCENTS	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY**
	Muhlenbergia capillaris `Regal Mist` Regal Mist Muhly Grass	#5 CONTAINER	186
	Muhlenbergia capillaris `White Cloud` White Muhly Grass	#5 CONTAINER	22
	Nolina microcarpa Bear Grass	#5 CONTAINER	10
	Agave desmettiana 'Varigata' Varigated Smooth Agave	#5 CONTAINER	22
	Agave havardiana Havard`s Century Plant	#5 CONTAINER	25
	Agave weberi Weber`s Agave	#5 CONTAINER	4
	Aloe barbadensis Barbados Aloe	#5 CONTAINER	105
	Hesperaloe funifera Giant Hesperaloe	#5 CONTAINER	77
	Hesperaloe parviflora 'Yellow' Yellow Yucca	#5 CONTAINER	212
GROUNDCOVER / VINE	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY**
	Callaeum macropterum Yellow Orchid Vine	#5 CONTAINER	6
	Eremophila glabra `Mingenew Gold` Emu Bush	#5 CONTAINER	428
	Lantana montevidensis Purple Trailing Lantana	#5 CONTAINER	252
	Lantana x `New Gold` New Gold Lantana	#5 CONTAINER	125
	Rosemarinus officinalis 'Prostratus' Creeping Rosemary	#5 CONTAINER	24

TURF		
	MID IRON BERMUDA SOD	2,295 SQFT

NOTE:
1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS.
2. ALL TREES SHALL BE MATCHED SPECIMENS IN HEIGHT AND WIDTH. TREES TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION.

KEY MAP



TOPDRESS SCHEDULE

TYPE 1 - DECOMPOSED GRANITE
SIZE: 1/2" SCREENED @ 2" MIN. DEPTH
COLOR: DG COLOR AND SIZE GRADATION WILL BE COORDINATED WITH THE ADJACENT DEVELOPMENT FOR USE ALONG THE ROW AND WITHIN THE PROJECT'S INTERIOR LANDSCAPE AREAS.
MANUFACTURED BY: ROCK PROS USA
ALL LANDSCAPE AREAS

TYPE 2 - DECOMPOSED GRANITE AT GARDENS
SIZE: 1/4" MINUS @ 2" MIN. DEPTH
COLOR: MOHAGANY
MANUFACTURED BY: ROCK PROS USA

NOTES:
1. SUBCONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS FOR REVIEW BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

CHECKED BY: ME
DRAWN BY: JP/BR

811

1R PLZSP-23-00027

NORRIS DESIGN
PEOPLE + PLACEMAKING
901 EAST MADISON STREET
PHOENIX, AZ 85034
P 602.254.9600
NORRIS-DESIGN.COM

SPARROW SIENNA HILLS

Southwest Corner of Sienna Hills Pkwy and Culver St.
BUCKEYE, ARIZONA
SPARROW PARTNERS

OWNER:
SPARROW PARTENERS

2500 BEE CAVES ROAD
BLDG 1, SUITE 380
AUSTIN, TX 78746
512.982.6927

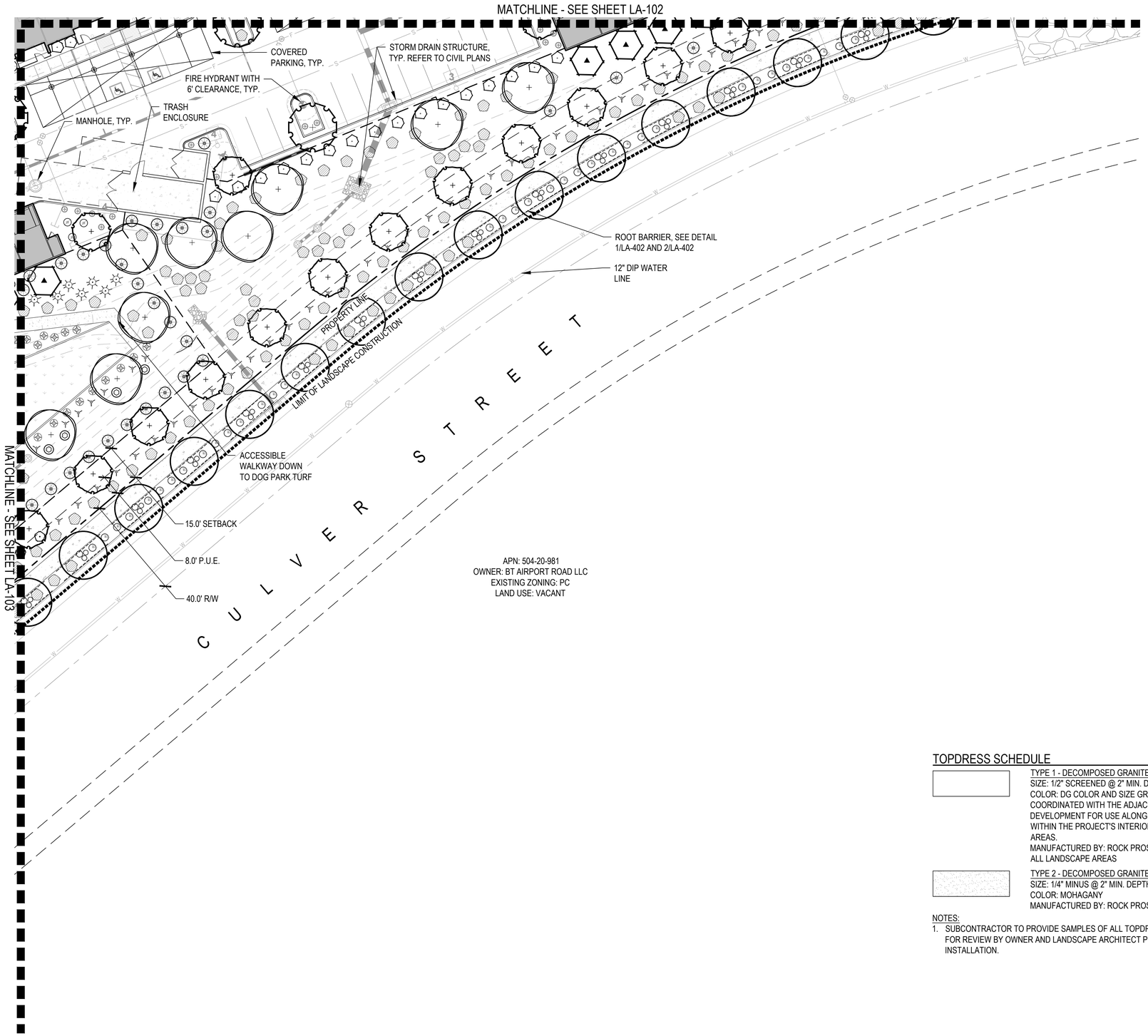
NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 38371
MARY L. ESTES
Date Signed 11/22/23
ARIZONA, U.S.A.
EXPIRES 12/31/23

DATE:
07/11/23 SITE PLAN SUBMITTAL
09/27/23 SITE PLAN RESUBMITTAL (2)
11/22/23 SITE PLAN RESUBMITTAL (3)

SHEET TITLE:
LANDSCAPE PLAN

LA-103



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE/ H X W / CALIPER	QTY
	Acacia aneura Mulga	24" BOX 6'-7' X 2'-3', 0.75-1" CAL.	22
	Acacia salicina Willow Acacia	24" BOX 7'-8' X 2.5'-3.5',1.25-1.50" CAL.	8
	Chilopsis linearis Desert Willow	24" BOX 5'-7' X 3-4', MULTI-TRUNK	32
	Olea europa 'Wilsonii' Fruitless Wilson Olive	24" BOX, 6'-8' X 3'-5', MULTI-TRUNK	13
	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	36" BOX 8'-10' X 5'-7', MULTI-TRUNK	38
	Phoenix dactylifera Date Palm	14' CLEAR TRUNK	4
	Pistacia x 'Red Push' Pistache	36" BOX 9'-11' X 4'-5', 1.75-2.5" CAL.	41
	Prosopis thornless hybrid 'AZT' Thornless Hybrid Mesquite	24" BOX 5'-7' X 4'-6' / MULTI-TRUNK	7
	Prosopis thornless hybrid 'AZT' Thornless Hybrid Mesquite	48" BOX 10'-12' X 9'-11' / MULTI-TRUNK	12
	Quercus viginiana Southern Live Oak	24" BOX 7'-9' x 3'-4', 1.0-1.5" CAL.	10
	Ulmus parvifolia Chinese Elm	24" BOX 7'-9' X 3'-4' , 1.0-1.5" CAL.	54
SHRUBS	**BOTANICAL / COMMON NAME**	**SIZE**	**QTY**
	Callistemon citrinus `Little John` Dwarf Bottle Brush	#5 CONTAINER	9
	Dodonaea viscosa Hopseed Bush	#5 CONTAINER	89
	Eremophila hygrophana Blue Bells	#5 CONTAINER	59
	Eremophila maculata 'Valentine` Spotted Emu Bush	#5 CONTAINER	47
	Justicia spicigera Mexican Honeysuckle	#5 CONTAINER	20
	Leucophyllum laevigatum Chihuahuan Sage	#5 CONTAINER	187
	Nandina domestica Heavenly Bamboo	#5 CONTAINER	8
	Rosmarinus officinalis 'Tuscan Blue` Tuscan Blue Rosemary	#5 CONTAINER	21
	Ruellia brittoniana Mexican Petunia	#5 CONTAINER	18
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	Agave weberi Weber`s Agave	#5 CONTAINER	4
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TURF		
	MID IRON BERMUDA SOD	2,295 SQFT

NOTE:
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2. ALL TREES SHALL BE MATCHED SPECIMENS IN HEIGHT AND WIDTH. TREES TO BE APPROVED BY LANDSCAPE ARCHITECT ON SITE PRIOR TO INSTALLATION.

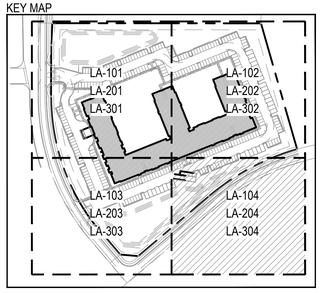
TOPDRESS SCHEDULE

TYPE 1 - DECOMPOSED GRANITE
SIZE: 1/2" SCREENED @ 2" MIN. DEPTH
COLOR: DG COLOR AND SIZE GRADATION WILL BE COORDINATED WITH THE ADJACENT DEVELOPMENT FOR USE ALONG THE ROW AND WITHIN THE PROJECT'S INTERIOR LANDSCAPE AREAS.
MANUFACTURED BY: ROCK PROS USA
ALL LANDSCAPE AREAS

TYPE 2 - DECOMPOSED GRANITE AT GARDENS
SIZE: 1/4" MINUS @ 2" MIN. DEPTH
COLOR: MOHAGANY
MANUFACTURED BY: ROCK PROS USA

NOTES:
1. SUBCONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS FOR REVIEW BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

KEY MAP



NORTH

0 10 20 40
SCALE 1" = 20'

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SPARROW SIENNA HILLS

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SPARROW PARTNERS

OWNER:
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AUSTIN, TX 78746
512.982.6927

NOT FOR CONSTRUCTION

LANDSCAPE ARCHITECT
35371
MARY L. ESTES
Date Signed 11-22-23
ARIZONA, U.S.A.
EXPIRES 12/31/23

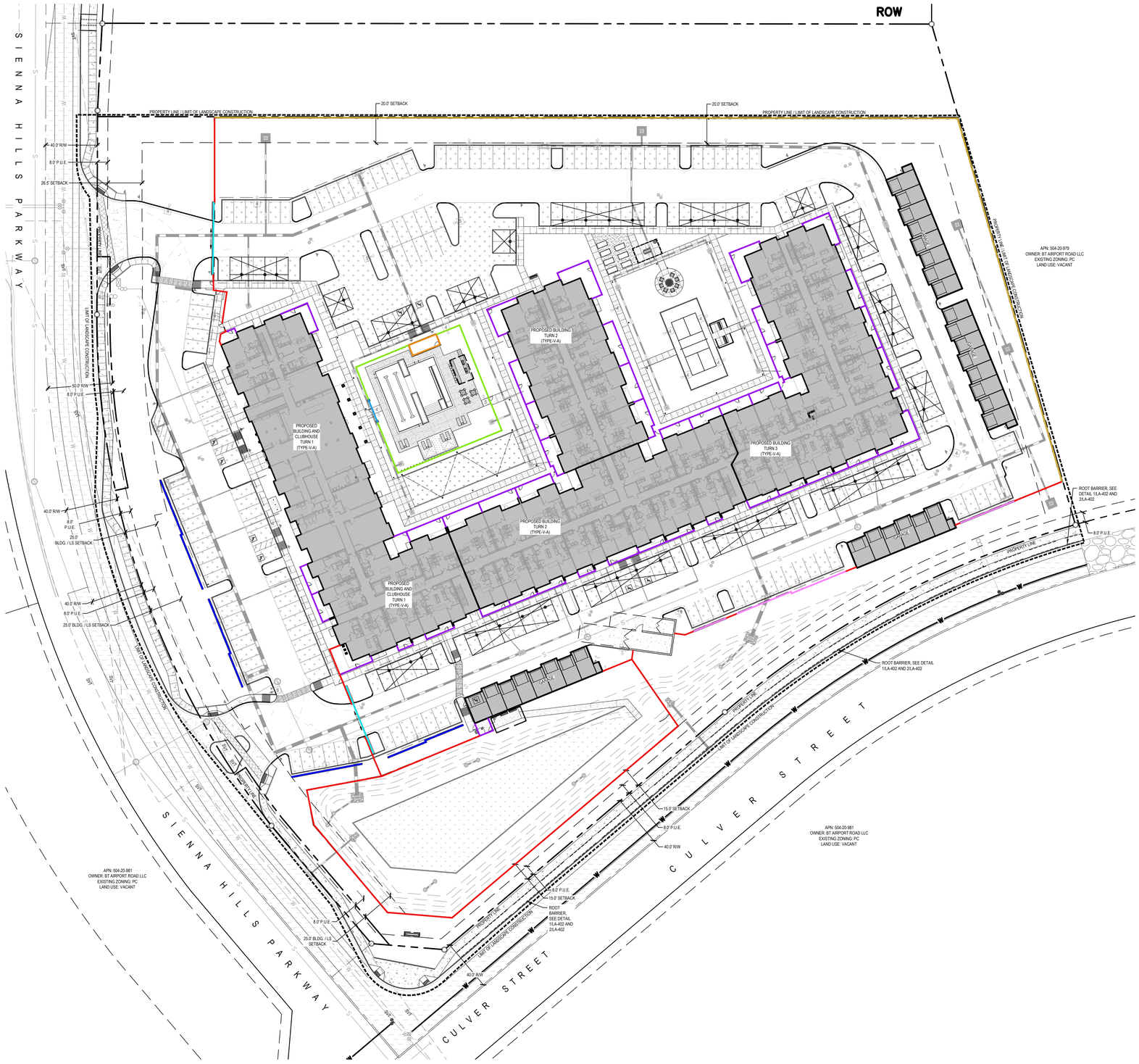
DATE:
07/11/23 SITE PLAN SUBMITTAL
09/27/23 SITE PLAN RESUBMITTAL (2)
11/22/23 SITE PLAN RESUBMITTAL (3)

SHEET TITLE:
LANDSCAPE PLAN

LA-104

CHECKED BY: ME
DRAWN BY: JP/BR

811



FENCE TYPE SCHEDULE

- 6' ALUMINUM PERIMETER FENCE
  MANUFACTURED BY: AMERISTAR
  OR APPROVED EQUAL
  MODEL: MONTAGE - MAJESTIC
  SEE DETAIL 1/LA-202
- 3' ALUMINUM FENCE
  MANUFACTURED BY: AMERISTAR
  OR APPROVED EQUAL
  MODEL: MONTAGE - MAJESTIC
  SEE DETAIL 3/LA-202
- 5' POOL FENCE
  MANUFACTURED BY: AMERISTAR
  OR APPROVED EQUAL
  MODEL: MONTAGE - MAJESTIC
  SEE DETAIL 2/LA-202
- PARKING SCREEN WALL WITH VIEW FENCE
  MANUFACTURED BY: AMERISTAR
  MODEL: MONTAGE - MAJESTIC
  OR APPROVED EQUAL
  WALL TYPE: CMU WALL WITH CAP
  SEE DETAIL 4/LA-202
- PARKING SCREEN WALL
  WALL TYPE: CMU WALL WITH CAP
  SEE DETAIL 5/LA-202
- POOL EQUIPMENT ENCLOSURE WALL
  SEE DETAIL 3/LA-203
- VEHICULAR SLIDING GATE
  SEE DETAIL 1/LA-203
- 5' GLASS POOL FENCE AND GATE
  MANUFACTURED BY: TEMPERED GLASS POOL FENCES AND RAILING SYSTEMS, OR APPROVED EQUAL.
  MODEL: AWS CUSTOM GATE SYSTEM
  SEE DETAIL 2/LA-203
- 6' PERIMETER SCREEN DOOLEY WALL (COMMERCIAL BUFFER)
  WALL TYPE: CMU WALL WITH PAINTED FINISH
  SEE DETAIL 4/LA-203

NORTH

0 20 40 80
SCALE 1" = 40'

NOTE: INFORMATION ON THIS SHEET IS IN COLOR

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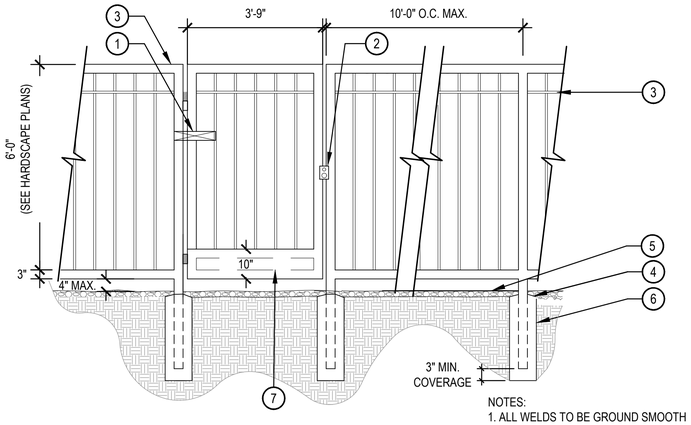
REGISTERED LANDSCAPE ARCHITECT
38371
MARY L. ESTES
Date Signed
ARIZONA, U.S.A.
EXPIRES 12/31/23

DATE:
07/11/23 SITE PLAN SUBMITTAL
09/27/23 SITE PLAN RESUBMITTAL (2)
11/22/23 SITE PLAN RESUBMITTAL (3)

SHEET TITLE:
GATE ACCESS/ FENCE PLAN

LA-201

CHECKED BY: ME
DRAWN BY: JP/BR

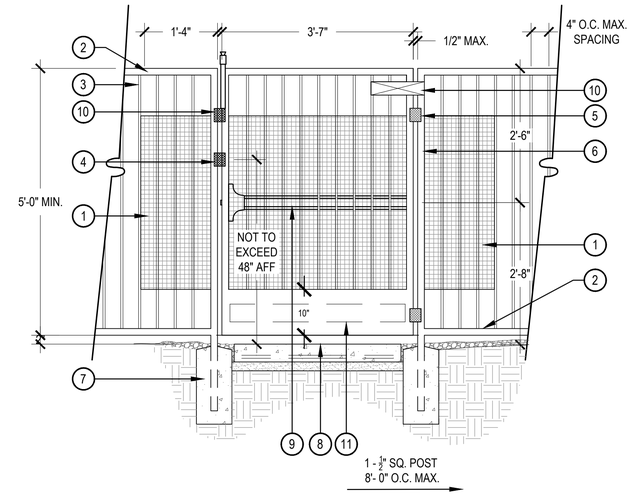


1. LOCINOX HYDRAULIC GATE CLOSER MECHANISM BY: LOCINOXUSA
2. PROVIDE LIFT LATCH. SHALL NOT REQUIRE TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE - NOT TO EXCEED 8.5 LBS. MAX.
3. STEEL FENCE MANUFACTURER: AMERISTAR MODEL: MONTAGE - MAJESTIC STYLE COLOR: BRONZE
4. SLOPE CONCRETE AWAY FROM POST
5. FINISHED GRADE
6. CONCRETE FOOTING PER STRUCTURAL - SEE DETAIL 1/SD4-1
7. 10" KICK PLATE - SATIN ALUMINUM FINISH, TYP. ON PUSH SIDES OF GATE

NOTES:
1. ALL WELDS TO BE GROUND SMOOTH
2. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 (22.2 N) POUNDS MAXIMUM.
3. 10" KICK PLATE REQUIRED ON POOL, PERIMETER AND DOG PARK GATES. NO KICK PLATE IS REQUIRED ON PRIVATE YARD GATES.

1 FENCE AND SWING GATE

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

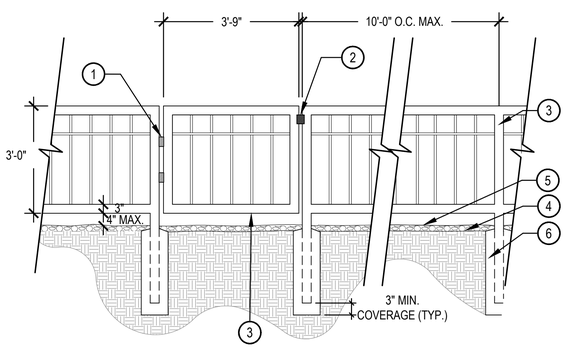


1. RESTRICTIVE MESH
2. 2" SQ. STEEL FENCE FRAME
3. 1/2" SQ. STEEL PICKETS - 4" O.C. MAX.
4. CODE COMPLIANT, ELECTRONIC KEY-FOB READER BY OWNER. COORDINATE WITH MEP FOR POWER SUPPLY. MUST BE AT LEAST 54" ABOVE FINISH GRADE. - OR- TOP PULL POOL GATE LATCH MECHANISM BY OWNER
5. 2 STANDARD SELF CLOSING GATE HINGES
6. 2" SQ. STEEL POSTS
7. CONCRETE FOOTING PER STRUCTURAL
8. CONCRETE WALK
9. PANIC HARDWARE
10. LOCINOX HYDRAULIC GATE CLOSER MECHANISM BY: LOCINOXUSA HTTPS://WWW.LOCINOXUSA.COM/HOME
11. 10" KICK PLATE - SATIN ALUMINUM FINISH, TYP. ON PUSH SIDE OF GATE

NOTE:
1. ALL POOL GATES ARE TO SWING OUTWARD FROM INSIDE OF THE POOL.
2. INSIDE OF ALL POOL GATES ARE TO BE EQUIPPED WITH AN EMERGENCY DOOR RELEASE PUSH BAR.
3. ALL POOL GATES SHALL BE READILY CAPABLE OF OPENING FROM EGRESS SIDE WITHOUT KEY OR SPECIAL KNOWLEDGE.
4. SUBCONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
5. THERE SHALL BE NO HANDHOLDS OR FOOTHOLDS ON EXTERIOR SIDE OF GATE TO COMPLY WITH MARICOPA COUNTY REQUIREMENTS FOR A SEMI-PUBLIC POOL BARRIER.
6. MESH SHALL BE PROVIDED 18" ON ALL SIDES OF PANIC HARDWARE.
7. THE GATE OR ENCLOSURE SHALL HAVE NO OPENING GREATER THAN ONE-HALF INCH IN ANY DIRECTION WITHIN 18 INCHES OF THE LATCH, INCLUDING THE SPACE BETWEEN THE GATE AND THE GATE POST TO WHICH THE GATE IS LATCHED.
8. 5'-0" MIN. FENCE HEIGHT, VERIFY HEIGHT WITH LOCAL AUTHORITIES.
9. SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS TO LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
10. GATE OPERATING FORCE NOT TO EXCEED MAX. 8.5 LBS.
11. GATE TO HAVE A LEVER TYPE HARDWARE ON BOTH SIDES AND NOT REQUIRE TIGHT PINCHING OR TWISTING OF WRIST. HARDWARE MOUNTING WITHIN 48" AFF.

2 5' POOL FENCE W/ TYPICAL GATE

SCALE: 3/4" = 1'-0"

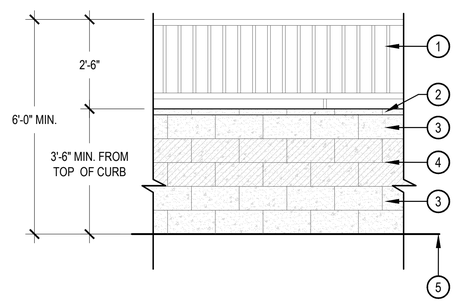


1. 2 STANDARD SELF CLOSING GATE HINGES
2. PROVIDE LIFT LATCH. SHALL NOT REQUIRE TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE - NOT TO EXCEED 8.5 LBS. MAX.
3. STEEL FENCE MANUFACTURER: AMERISTAR MODEL: MONTAGE - MAJESTIC STYLE COLOR: BRONZE
4. SLOPE CONCRETE AWAY FROM POST
5. FINISHED GRADE
6. CONCRETE FOOTING PER STRUCTURAL - SEE DETAIL 1/SD4-1

NOTES:
1. ALL WELDS TO BE GROUND SMOOTH
2. GATE TO HAVE LEVER TYPE HARDWARE ON BOTH SIDES AND NOT REQUIRE TIGHT PINCHING OR TWISTING OF WRIST - NOT TO EXCEED 8.5 LBS MAX OPERATING FORCE.

3 3' PRIVATE YARD FENCE AND GATE

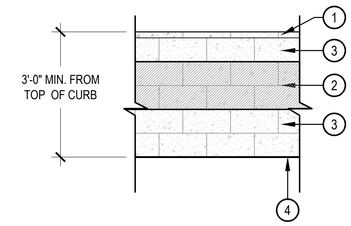
SCALE: 1/2" = 1'-0"



1. DECORATIVE METAL FENCE FINISH: PRIME AND PAINT COLOR: TO MATCH BUILDING FINISHES
2. STANDARD 8"X8"X2" CMU WALL CAP FINISH: PAINTED SMOOTH STUCCO COLOR: TO MATCH BUILDING FINISHES
3. STANDARD 8"X8"X16" CMU WALL FINISH: PAINTED SMOOTH STUCCO COLOR: TO MATCH BUILDING FINISHES
4. SPLIT FACE CMU BLOCK 8"X8"X16" CMU WALL, FINISH: COLOR: TO MATCH BUILDING FINISHES
5. FINISH GRADE

4 PARKING LOT SCREEN WALL WITH VIEW FENCE

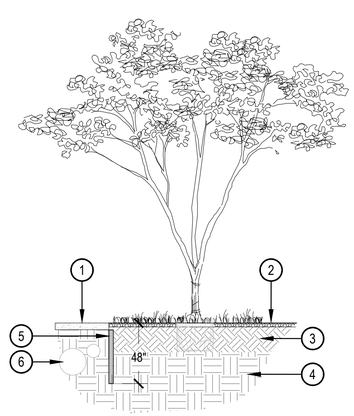
SCALE: 1/2" = 1'-0"



1. STANDARD 8"X2"X16" CMU WALL CAP FINISH: NATURAL CONCRETE COLOR: TO MATCH BUILDING FINISHES
2. SPLIT FACE CMU BLOCK 8"X8"X16" CMU WALL, FINISH: SPLIT FACE COLOR: TO MATCH BUILDING FINISHES
3. STANDARD 8"X8"X16" CMU WALL FINISH: PAINTED SMOOTH STUCCO COLOR: TO MATCH BUILDING FINISHES
4. FINISH GRADE

5 PARKING LOT SCREEN WALL

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

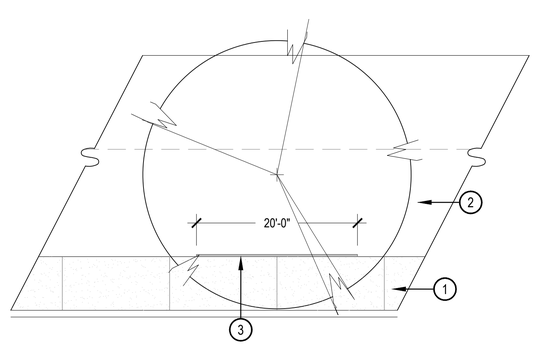


1. SIDEWALK - SEE HARDSCAPE PLAN
2. FINISHED GRADE
3. AMENDED PLANTING SOIL
4. UNDISTURBED SUBGRADE
5. ROOT BARRIER - MODEL: UB 18-2 MANUFACTURED BY DEEPROOT OR APPROVED EQUAL. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.
6. ADJACENT UTILITIES - SEE CIVIL PLAN

NOTES:
1. CONTRACTOR RESPONSIBLE FOR COMPACTING TRENCH AFTER INSTALLING BARRIER.
2. BARRIER TO BE LOCATED ALONG ALL CURBS AND WALKS WHERE SUCH CONDITION EXIST.
3. SEE LANDSCAPE PLAN FOR LOCATION.

6 ROOT BARRIER

SCALE: NTS



1. PUBLIC SIDEWALK
2. LANDSCAPE AREA
3. ROOT BARRIER - SEE DETAIL 8/LA-402

7 ROOT BARRIER - PLAN

SCALE: NTS

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SPARROW SIENNA HILLS

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SPARROW PARTNERS

OWNER:
SPARROW PARTENERS
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512.982.6927

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Date Signed
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DATE:
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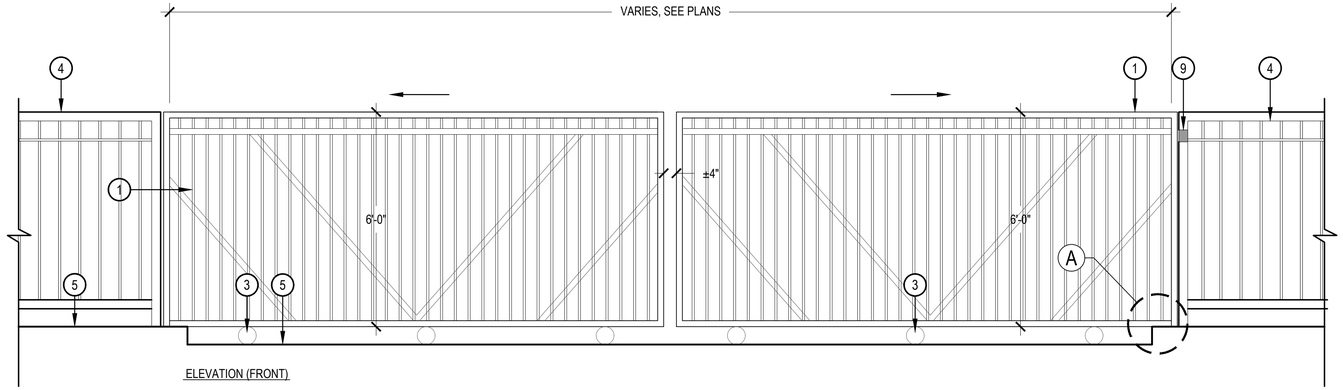
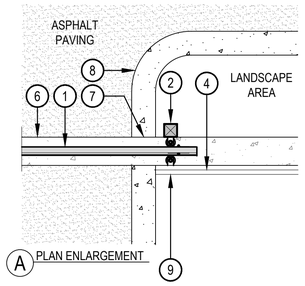
09/27/23 SITE PLAN RESUBMITTAL (2)
11/22/23 SITE PLAN RESUBMITTAL (3)

SHEET TITLE:
SITE DETAILS

LA-202

CHECKED BY: ME
DRAWN BY: JP/BR



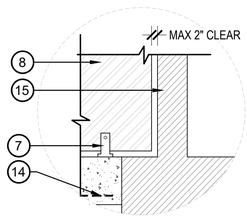


NOTES:
1. ALL VEHICULAR GATE STRUCTURES, HINGES AND MECHANICS TO BE ENGINEERED AND INSTALLED PER MANUFACTURER'S RECOMMENDATION AND SPECIFICATIONS.
2. GATE SUBCONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
3. GATE SUBCONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER APPROVAL.
4. GATE SUBCONTRACTOR TO PROVIDE CUT SHEETS OF ALL GATE EQUIPMENT AND HARDWARE FOR PERMIT PURPOSES.

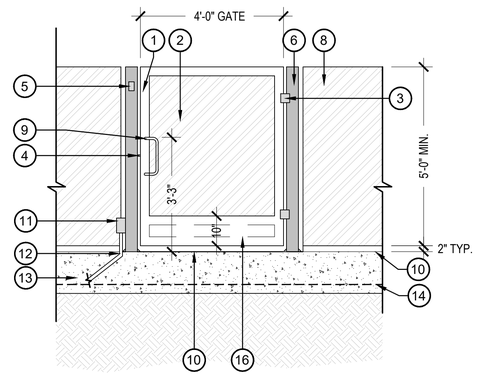
1. PASSPORT COMMERCIAL ORNAMENTAL ROLL GATE MANUFACTURED BY AMERISTAR. 3-RAIL PROFILE. RAILS, PICKETS, AND HARDWARE PER MANUFACTURER'S SPECIFICATION - OR APPROVED EQUAL
2. ROLLER GUIDE POST (BEYOND) PER MANUFACTURER'S RECOMMENDATION.
3. V-TRACK WHEELS - TYP. PER MANUFACTURER'S RECOMMENDATION.
4. PERIMETER FENCE - SEE DETAIL 2/LA-202
5. FINISH GRADE
6. CONCRETE RIBBON FOR TRACK - FLUSH WITH ADJACENT ASPHALT PAVING
7. CURB CUT - SEE CIVIL DRAWINGS
8. RAISED CONCRETE CURB - REFERENCE CIVIL DRAWINGS
9. KNOX BOX PER LOCAL FIRE SAFETY CODE - INSTALL PER MANUFACTURER'S SPECIFICATIONS.

1 VEHICULAR SLIDE GATE

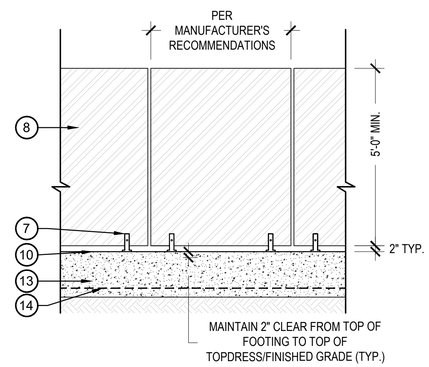
SCALE: 1/2" = 1'-0"



DETAIL ELEVATION A



GATE SECTION / ELEVATION



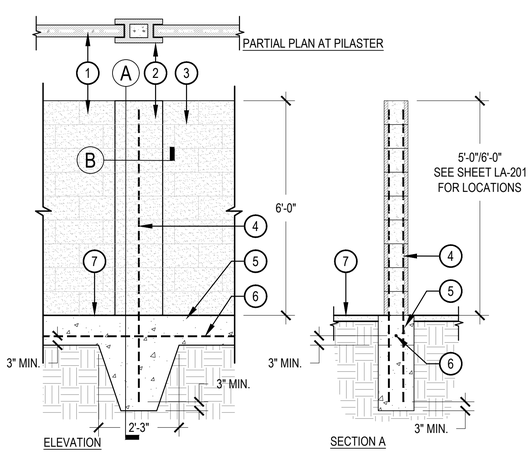
FENCE SECTION / ELEVATION

1. TEMPERED GLASS POOL FENCES AND RAILING SYSTEMS, AWS CUSTOM GATE SYSTEM, OR APPROVED EQUAL. COLOR: BLACK MATTE
2. 3/8" TEMPERED GLASS PANEL FOR GATE
3. SELF-CLOSING HINGES - PER MANUFACTURER (GATE TO SWING OPEN AWAY FROM POOL)
4. ELECTRO-MAGNETIC LATCH
5. ELECTRONIC KEY-FOB READER - COORDINATE WITH MEP FOR POWER SUPPLY. MUST BE AT LEAST 54" ABOVE FINISH GRADE
6. 4" GATE POST - SURFACE MOUNT COLOR: BLACK MATTE
7. SURFACE MOUNT GLASS CLAMP TYPE: SQUARE FINISH: BRUSHED SILVER
8. GLASS FENCE PANELS - 1/2" THICK TEMPERED GLASS
9. GATE PULL - BLACK MATTE
10. FINISH GRADE OF CONCRETE - SEE HARDSCAPE PLAN
11. J-BOX - COORDINATE WITH MEP
12. CONDUIT FOR ELECTRIC TO OPERATE FOB READER
13. CONCRETE FOOTING PER STRUCTURAL - SEE DETAIL STRUCTURAL DRAWINGS
14. STEEL REINFORCING PER STRUCTURAL - SEE STRUCTURAL DRAWINGS
15. ADJACENT BUILDING COLUMN - SEE ARCHITECTURAL DRAWINGS
16. 10" KICK PLATE - SATIN ALUMINUM FINISH, TYP. ON BOTH SIDES OF GATE

NOTES:
1. ALL REINFORCEMENT AND CONNECTIONS TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. POOL ENCLOSURE GATE TO COMPLY WITH MARICOPA COUNTY AND CITY OF GLENDALE CODE.
3. SUBCONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL.
4. POWER SUPPLY FOR LATCH AND KEY FOB TO BE COORDINATED WITH ELECTRICAL SUBCONTRACTOR.

2 5' GLASS POOL FENCE AND GATE

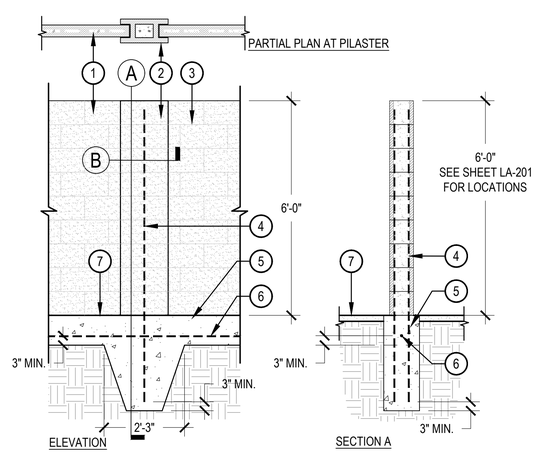
SCALE: 1/2" = 1'-0"



1. 8"x16"x4" CONCRETE MASONRY UNIT SPARROW PROPERTY FINISH: PAINTED COLOR: TO MATCH BUILDING FINISHES
2. 8"X16" PILASTER BLOCK COLUMN AT 10' ON CENTER SPACING FINISH: PAINTED COLOR: TO MATCH BUILDING FINISHES
3. 9 GA. LADDER JOINT REINFORCEMENT AT 16" ON CENTER CONTINUOUS FOR 8'-8"
4. REBAR IN GROUTED CELL AT PILASTER
5. CONCRETE FOOTING WITH (1) #4 CONTINUOUS REBAR
6. #4 CONTINUOUS REBAR
7. FINISH GRADE - SEE LANDSCAPE PLANS

3 6' POOL EQUIPMENT ENCLOSURE WALL

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



1. 8"x16"x4" CONCRETE MASONRY UNIT FINISH: PAINTED COLOR: SW 7636 ORIGAMI WHITE
2. 8"X16" PILASTER BLOCK COLUMN AT 12' ON CENTER SPACING FINISH: PAINTED COLOR: SW 7636 ORIGAMI WHITE
3. 9 GA. LADDER JOINT REINFORCEMENT AT 16" ON CENTER CONTINUOUS FOR 10'-8"
4. REBAR IN GROUTED CELL AT PILASTER
5. CONCRETE FOOTING WITH (1) #4 CONTINUOUS REBAR
6. #4 CONTINUOUS REBAR
7. FINISH GRADE - SEE LANDSCAPE PLANS

4 6' PERIMETER SCREEN DOOLEY WALL

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

NORRIS DESIGN
PEOPLE + PLACEMAKING
901 EAST MADISON STREET
PHOENIX, AZ 85034
P 602.254.9600
NORRIS-DESIGN.COM

SPARROW SIENNA HILLS

Southwest Corner of Sienna Hills Pkwy and Culver St.
BUCKEYE, ARIZONA
SPARROW PARTNERS

OWNER:
SPARROW PARTENERS
2500 BEE CAVES ROAD
BLDG 1, SUITE 380
AUSTIN, TX 78746
512.982.6927

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ARCHITECT 38371 MARY L. ESTES Date Signed ARIZONA, U.S.A. EXPIRES 12/31/23

DATE:
07/11/23 SITE PLAN SUBMITTAL
09/27/23 SITE PLAN RESUBMITTAL (2)
11/22/23 SITE PLAN RESUBMITTAL (3)

SHEET TITLE:
SITE DETAILS

LA-203

CHECKED BY: ME
DRAWN BY: JP/BR

LANDSCAPE LIGHT FIXTURE SCHEDULE

LIGHTED BOLLARD
LINE VOLTAGE LIGHT FIXTURE - SEE MEP DRAWINGS
QTY: 22

BBQ LIGHT
MODEL: BQ-FD03 DECK MOUNT (12V)
MANUFACTURED BY: FOCUS INDUSTRIES
SOURCE:FOCUSINDUSTRIES.COM
QUANTITY: 2

STRING LIGHT
MODEL: ASL-STRINGE2612VOLT-1001 (12V)
MANUFACTURED BY: ASHIALIGHT
COLOR/MATERIAL: BLACK/COPPER
SHAPE: S14
WEB SITE: AMAZON.COM
QUANTITY: 145 LF

TREE UP LIGHT
MODEL: QZ - 1LED - BZ (15V)
MANUFACTURED BY: FX LUMINAIRE
SOURCE: FX LUMINAIRE
COLOR: BRONZE METALLIC
QUANTITY: 16

NOTES:

1. LIGHTING PLAN IS FOR DESIGN INTENT ONLY. ALL FIXTURES AND PHOTOMETRICS ARE TO BE REVIEWED AND APPROVED BY AN ELECTRICAL ENGINEER PRIOR TO INSTALLATION.
2. ALL LANDSCAPE TREE UP LIGHTS TO BE CENTERED ON ADJACENT TREE TRUNK AND SET 2' MAX. DISTANCE FOR DECIDUOUS TREES AND 3' FOR PALMS FROM TREE TRUNK.
3. SUBCONTRACTOR TO FURNISH ALL SPECIFIED LANDSCAPE LIGHTS.
4. SUBCONTRACTOR TO VERIFY LOCATION AND QUANTITIES OF ALL LANDSCAPE LIGHTS.
5. SUBCONTRACTOR TO PROVIDE TRANSFORMERS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
6. ALL LIGHTING PRODUCT COLORS AND FINISHES TO BE APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
7. COORDINATE POWER SUPPLY AND SWITCHES, OPERATIONAL HOURS, AND CONTROLS WITH OWNER.
8. THE OWNER SHALL REVIEW AND APPROVE THE LOCATION OF ALL LIGHT LOCATIONS, JUNCTION BOXES, AND CONTROLS PRIOR TO INSTALLATION. THIS SHOULD BE REVIEWED CONCURRENTLY WITH THE FINAL ELECTRICAL DESIGN, PREPARED BY LOCALLY, LICENSED ELECTRICAL ENGINEER.

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PEOPLE + PLACEMAKING
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BUCKEYE, ARIZONA
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OWNER:
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2500 BEE CAVES ROAD
BLDG 1, SUITE 380
AUSTIN, TX 78746
512.982.6927

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
38571
MARY L. ESTES
Date Signed 11-22-23
ARIZONA, U.S.A.
EXPIRES 12/31/23

DATE:
07/11/23 SITE PLAN SUBMITTAL
09/27/23 SITE PLAN RESUBMITTAL (2)
11/22/23 SITE PLAN RESUBMITTAL (3)

SHEET TITLE:
LANDSCAPE LIGHTING PLAN

LA-301

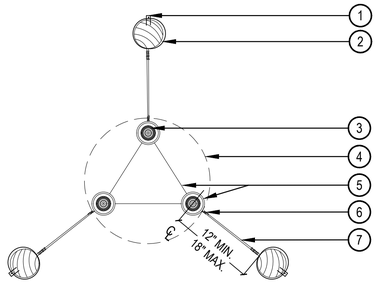
NORTH

0 20 40 80
SCALE 1" = 40'

NOTE: INFORMATION ON THIS SHEET IS IN COLOR

CHECKED BY: ME
DRAWN BY: JP/BR

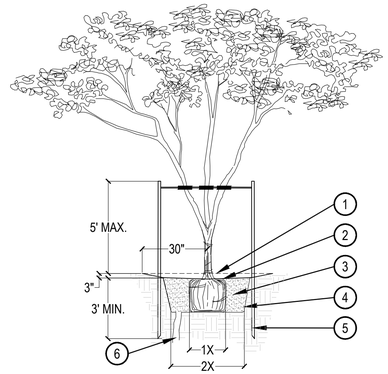
811



1. BEND TWISTED WIRES DOWN AND STAPLE TO STAKE
2. PRESSURE TREATED 2" DIA. 8'-0" LODGEPOLE PINE
3. TREE STEM
4. ROOT BALL
5. TWO STRAND 12 GA. GALV. WIRE IN 3/4" DIA. VINYL TWO-PLY FABRIC-BEARING HOSE 6"-8" DIA. KEEP ROUND TO ENSURE ALLOWANCE FOR NATURAL SWAY DO NOT CONSTRICT TRUNK
6. TWIST WIRE MIN. 4 TIMES AT ALL LOCATIONS SHOWN
7. ONE CONTINUOUS PIECE #12 GALVANIZED ANNEALED NEW STEEL WIRE EACH SIDE

1 MULTI-TRUNK TREE STAKING

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

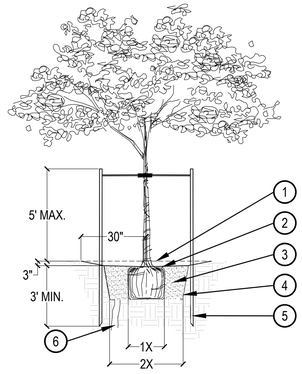


1. FINISHED GRADE
2. 3" DEEP TREE WELL, BLEND TO FINISH GRADE.
3. BACKFILL WITH NATIVE SOIL WATER SETTLE. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL.
4. SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING.
5. 2" DIA PRESSURE TREATED 8'-0" LODGEPOLE PINE TREE STAKES. SEE NOTE 2.
6. CHIMNEY FOR CALICHE (NOTE: IF CALICHE IS ENCOUNTERED, THESE ADDITIONAL STEPS ARE REQUIRED PRIOR TO TREE PLANTING. ALL TREE HOLES SHOULD BE CHECKED FOR DRAINAGE FIRST)

NOTES:
1. SET TOP OF ROOTBALL 4" BELOW TOP OF TREE WELL. ORGANIC MULCH AS REQUIRED.
2. DRIVE TREE STAKES 3' MIN. INTO GROUND TO FIRM BEARING, TAKE CARE NOT TO DAMAGE ROOTBALL. SAW STAKES ABOVE TIE TO PREVENT ABRASION TO OTHER BRANCHES. SEE MULTI-TRUNK TREE STAKING DETAIL.
3. INSTALL BERM ON DOWNSIDE OF SLOPES FOR TREES ON GRADE OF 5:1 OR GREATER.

2 MULTI-TRUNK TREE PLANTING

SCALE: 3/16" = 1'-0"

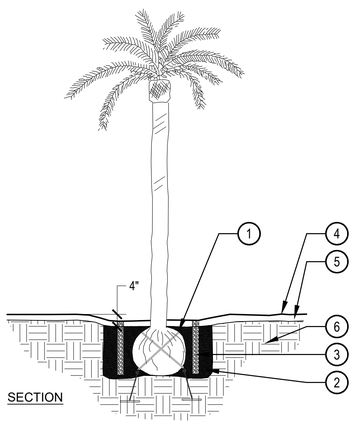


1. FINISHED GRADE
2. 3" DEEP TREE WELL, BLEND TO FINISH GRADE.
3. BACKFILL WITH NATIVE SOIL WATER SETTLE. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL.
4. SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING.
5. 2" DIA PRESSURE TREATED 8'-0" LODGEPOLE PINE TREE STAKES. SEE NOTE 2.
6. CHIMNEY FOR CALICHE (NOTE: IF CALICHE IS ENCOUNTERED, THESE ADDITIONAL STEPS ARE REQUIRED PRIOR TO TREE PLANTING. ALL TREE HOLES SHOULD BE CHECKED FOR DRAINAGE FIRST)

NOTES:
1. SET TOP OF ROOTBALL 4" BELOW TOP OF TREE WELL. ORGANIC MULCH AS REQUIRED.
2. DRIVE TREE STAKES 3' MIN. INTO GROUND TO FIRM BEARING, TAKE CARE NOT TO DAMAGE ROOTBALL. SAW STAKES ABOVE TIE TO PREVENT ABRASION TO OTHER BRANCHES. SEE MULTI-TRUNK TREE STAKING DETAIL.
3. INSTALL BERM ON DOWNSIDE OF SLOPES FOR TREES ON GRADE OF 5:1 OR GREATER.

3 SINGLE-TRUNK TREE PLANTING AND STAKING

SCALE: 3/16" = 1'-0"

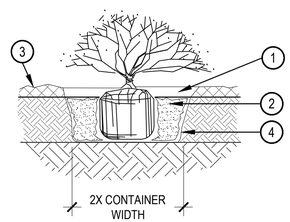


1. TREE ANCHORING SYSTEM - PLATI-MAT 4 LEG BY PLATIPUS EARTH ANCHORING SYSTEMS
2. PLANT PIT AND PREPARED BACKFILL.
3. 4" PERF. PVC WRAP W/ FILTER FABRIC AND FILL W/ CLEAN STONE IRRIGATION
4. FINISHED GRADE
5. TOPDRESS - SEE TOP DRESS SCHEDULE SHEET LA-100B
6. UNDISTURBED SUBGRADE

NOTE:
TRIM AND TIE FRONDS AT TRANSPLANT. UNTIE IN 45 TO 60 DAYS OR UPON EVIDENCE OF NEW GROWTH.

4 PALM TREE PLANTING

SCALE: N.T.S

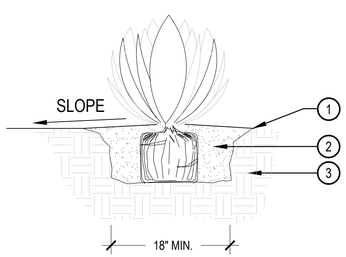


1. 3" DEEP WELL. BLEND TO FINISHED GRADE
2. BACKFILL WITH NATIVE SOIL. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL. WATER SETTLE
3. FINISH GRADE (TOP OF MULCH)
4. SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING
5. TOPDRESS - SEE LANDSCAPE PLAN

NOTES:
1. SHRUB PLANTING SHALL COMPLY WITH THE CITY OF PHOENIX SUPPLEMENT TO MAG STANDARDS: 430.10.1
2. EXCAVATION: PLANT PITS SHALL BE DUG TO PRODUCE VERTICAL SIDES AND FLAT, NON-COMPACTED BUT FIRM BOTTOMS. IF PITS ARE DUG WITH AN AUGER AND SIDES OF PITS ARE GLAZED, SCARIFY THE GLAZED SURFACE. THE SIZE OF THE PITS SHALL BE TWICE THE DIAMETER OF PLANT ROOTBALL OR CONTAINER SIZE, AND ONLY AS DEEP AS THE ROOTBALL..
3. DRAINAGE: TEST DRAINAGE OF PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. PLANT PITS RETAINING WATER FOR MORE THAN 24 HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. SUBMIT IN WRITING A PROPOSAL FOR CORRECTION, FOR APPROVAL BY ENGINEER, BEFORE PROCEEDING.
4. PLANT BACKFILL MIX: SHALL CONSIST OF 1 PART ORGANIC MULCH, TWO PARTS EXCAVATED SOIL, AND 4 POUNDS GYPSUM AND 1 POUND SULFUR PER CUBIC YARD. THE BACKFILL SHALL BE PRODUCED BY THOROUGHLY BLENDING THESE COMPONENTS INTO A HOMOGENOUS MIXTURE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO MIXING PREPARED SOIL SO THAT HE MAY OBSERVE THE MIXING PROCESS. WHEN REQUESTED SUBMIT A LETTER AND TEST ANALYSIS RESULTS FROM A CERTIFIED HORTICULTURAL TESTING LABORATORY.
5. SETTING AND BACKFILL FOR PLANTS: SET PLANT MATERIAL ON NON-COMPACTED FIRM SOIL, PLUMB AND IN CENTER OF PIT OR TRENCH. THE CROWN (JUNCTURE OF THE ROOT AND SHOOT) SHALL BE AT GRADE WHEN PLANTING IS COMPLETE. REMOVE PALLETS OR CONTAINERS BEFORE PLACING BACKFILL. DO NOT HANDLE CONTAINER PLANTS BY FOLIAGE, BRANCHES OR TRUNKS. AFTER REMOVING PLANT FROM CONTAINER, SCARIFY SIDE OF ROOTBALL. DO NOT PLANT STOCK IF ROOTBALL IS CRAKED, BROKEN, OR ROOT BOUND. WHEN SET AT THE PROPER ELEVATION AND ORIENTATION, PLACE ADDITIONAL BACKFILL MIX, BRACE PLANT, AND PLACE FERTILIZER TABLETS. WORK EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN EXCAVATION IS APPROX. 2/3 FULL, WATER THE PLANT THOROUGHLY; BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING AGAIN AFTER PLACING FINAL LAYER OF BACKFILL MIX UNTIL SOIL IS COMPLETELY SATURATED.
6. PLACE FERTILIZER TABLETS APPROX. 6" BELOW GRADE AND EVENLY SPACED AROUND THE PLANT.
   ONE-GALLON CONTAINER.....1 TABLET
   FIVE-GALLON CONTAINER.....2 TABLETS
   FIFTEEN-GALLON CONTAINER....4 TABLETS
   TWENTY-FOUR INCH BOX.....6 TABLETS
7. PLANT SAUCERS: PREPARE AN EXAMPLE PLANT SAUCER FOR THE ENGINEER'S REVIEW AND APPROVAL. SCHEDULE THIS REVIEW WITH THE ENGINEER BEFORE STARTING PLANTING OPERATIONS.
8. STAKE ALL TREES PER PLANS: SET STAKES VERTICALLY AND SPACED TO AVOID PENETRATING BALLS OR ROOT MASSES. PLACE TREE TIES FOR MAXIMUM SUPPORT WITH TOP TIE ABOVE SCAFFOLD BRANCHES AND SECOND TIE MIDWAY TO THE GROUND LEVEL. AVOID "RIGID" RESTRAINT OF TREE AND ALLOW FOR SOME TRUNK MOVEMENT. STAKES ARE TO BE SET IN NATIVE SOIL.

5 SHRUB PLANTING

SCALE: NTS

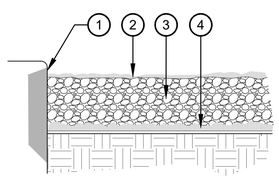


1. FINISH GRADE
2. BACKFILL NATIVE SOIL, THOROUGHLY INCORPORATE.25LBS. OF SOIL SULFUR INTO BACKFILL. WATER SETTLE AND TAMP BACKFILL BELOW ROOT SYSTEM.
3. UNDISTURBED SUBGRADE

NOTES:
1. DO NOT CREATE BASIN AT BASE OF ACCENT. SLOPE BACKFILL AWAY FROM PLANT.
2. USE DRY SITE SOIL ONLY IN PIT -- NO MULCH

6 ACCENT/ SUCCULENT PLANTING

SCALE: NTS

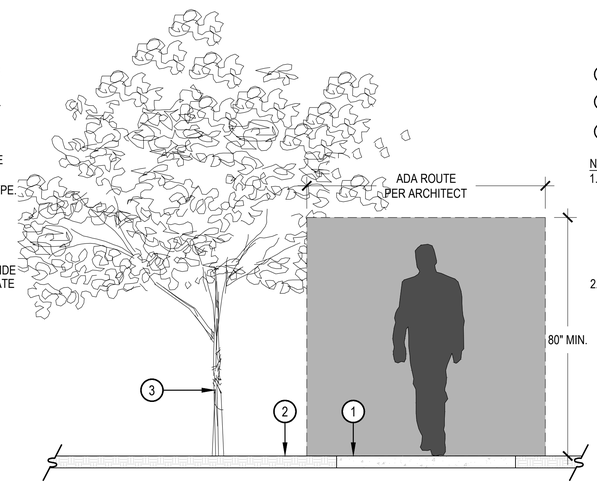


1. MIN. 1/2" REVEAL ON ALL PAVE SURFACES - GRADE FOR MATERIAL DEPTH AND REVEAL
2. FINAL APPLICATION OF PRE-EMERGENT HERBICIDE.
3. TOPDRESS IN ALL LANDSCAPE AREAS @ 2" DEPTH MIN. SEE TOPDRESS SCHEDULE FOR TYPE. SEE PLANS FOR LOCATIONS
4. APPLY PRE-EMERGENT HERBICIDE TO SUBGRADE

NOTES:
1. APPLY PRE-EMERGENT HERBICIDE PER LABEL DIRECTIONS AND RATE

7 TOPDRESS

SCALE: 3" = 1'-0"



1. ADA ACCESSIBLE WALKWAY
2. PLANTING AREA
3. TREE OR SHRUB

NOTES:
1. ALL TREES AND SHRUBS WILL BE PRUNED TO HAVE A 80" MINIMUM CLEARANCE AROUND WALKWAYS PER AMERICANS WITH DISABILITIES ACT AND AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS.
2. REFERENCE BUILDING LIFE SAFETY PLAN FOR ACCESSIBLE ROUTE.

8 ACCESSIBLE ROUTE CLEARANCE

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

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SPARROW SIENNA HILLS

Southwest Corner of Sienna Hills Pkwy and Culver St.
BUCKEYE, ARIZONA
SPARROW PARTNERS

OWNER:
SPARROW PARTENERS

2500 BEE CAVES ROAD
BLDG 1, SUITE 380
AUSTIN, TX 78746
512.982.6927

NOT FOR CONSTRUCTION
LANDSCAPE ARCHITECT
35371
MARY L. ESTES
Date Signed 11-6-23
ARIZONA, U.S.A.
EXPIRES 12/31/23

DATE:
07/11/23 SITE PLAN SUBMITTAL
09/27/23 SITE PLAN RESUBMITTAL (2)
11/22/23 SITE PLAN RESUBMITTAL (3)

SHEET TITLE:
LANDSCAPE DETAILS

LA-401

CHECKED BY: ME
DRAWN BY: JP/BR

811

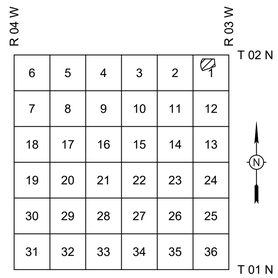
1R PLZSP-23-00027

3R PLZSP-23-00027 RECEIVED DEC 05 2023 AM

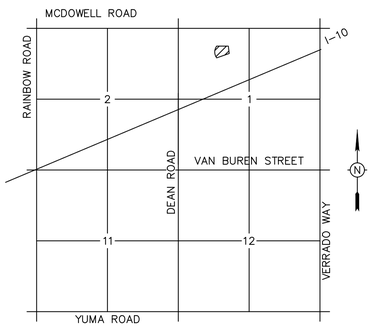
PRELIMINARY SITE PLAN
FOR
SPARROW SIENNA HILLS

SEC OF MCDOWELL ROAD & SIENNA HILLS PARKWAY
BUCKEYE, ARIZONA

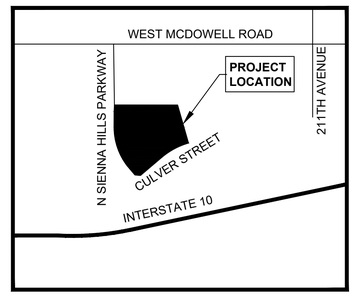
A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



OVERALL DEVELOPMENT
NOT TO SCALE

NORTH

SHEET INDEX

1 – COVER SHEET
2 – SITE PLAN

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)
040039	04013C2110L / 10/16/2013	L	10/16/2013	X	X
ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET.					

GENERAL PERMITTING NOTES

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

UTILITY COMPANIES — DATE SUBMITTED

ELECTRIC	ARIZONA PUBLIC SERVICE	
TELEPHONE	CENTURY LINKS	
CATV	COX COMMUNICATIONS	
WATER	CITY OF BUCKEYE	
SEWER	CITY OF BUCKEYE	
GAS	SOUTHWEST GAS	

ARCHITECT
DESIGN BALANCE, INC
2231 RIDGE ROAD, SUITE 200
ROCKWALL, TEXAS 75087
TEL NO. (214) 668-2306
CONTACT: JOHN WOMBLE, AIA
EMAIL: JOHN@DESIGNBALANCE.COM

DEVELOPER/OWNER
SPARROW PARTNERS
2500 BEE CAVES RD., BLDG. 1, SUITE 380
AUSTIN, TX 78746
TEL NO. (512) 982-6927
CONTACT: CADE HILL
EMAIL: CADE.HILL@SPARROW-PARTNERS.COM

ENGINEER
KIMELY-HORN AND ASSOCIATES, INC
1001 WEST SOUTHERN AVE. SUITE 131
MESA, ARIZONA 85210
TEL NO. (480) 207-26666
CONTACT: STERLING MARGETTS
EMAIL: STERLING.MARGETTS@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT
NORRIS DESIGN
901 EAST MADISON STREET
PHOENIX, AZ 85034
TEL NO. (602) 254-9600
CONTACT: MARY ESTES
EMAIL: MESTES@NORRIS-DESIGN.COM

SURVEYOR
RICK ENGINEERING COMPANY
22425 N. 16TH STREET SUITE #1
PHOENIX, AZ 85024
TEL NO. (480) 922-0780
CONTACT: MICHAEL BANTA
EMAIL: MBANTA@RICKENGINEERING.COM

BASIS OF BEARING

THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE FILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN IN BOOK 1705, PAGE 19, MARICOPA RECORDS.

SAID LINE BEARS SOUTH 00 DEGREES 08 MINUTES 31 SECONDS WEST.

BENCH MARK

THE BENCHMARK IS MARICOPA COUNTY GEODETIC CONTROL MONUMENT, BRASS CAP FLUSH IN CONCRETE, NATIONAL GEODETIC SURVEY PID BBCM34, PROJECT BASED ON NGVD29 DATUM = 1063.15, LOCATED 430 FEET SOUTH OF SOUTH OFFRAMP OF JACKRABBIT ROAD OFF I-10, 7 FEET NORTH OF CANAL ACCESS GATE, 7 FEET WEST OF GUARDRAIL ON WEST SIDE OF JACKRABBIT ROAD, PROJECT DATA (NGVD29) + 2.04 = NGVD88"

PER VERRADO BENCHMARKS, COMPLETED BY HOSKIN RYAN CONSULTANTS, NOVEMBER 27, 2018.

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

MANAGING ENGINEERING / SURVEYOR
PROJECT COORDINATOR
DESIGN LAYOUT | DRAFTED | CHECKED
FIELD SURVEY | DRAFTED | CHECKED
DRAWING SCALES

PLAN TYPE: COVER SHEET – SITE PLAN

ENGINEER INFORMATION

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WEST SOUTHERN AVENUE, Suite 131
MESA, ARIZONA 85210 (480) 207-2666

PROJECT: SPARROW SIENNA HILLS

COB PROJECT PLAN STICKER

REVISIONS:
1
2
3

PLAN NAME: COVER SHEET – SITE PLAN

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL

SUBMITTAL:

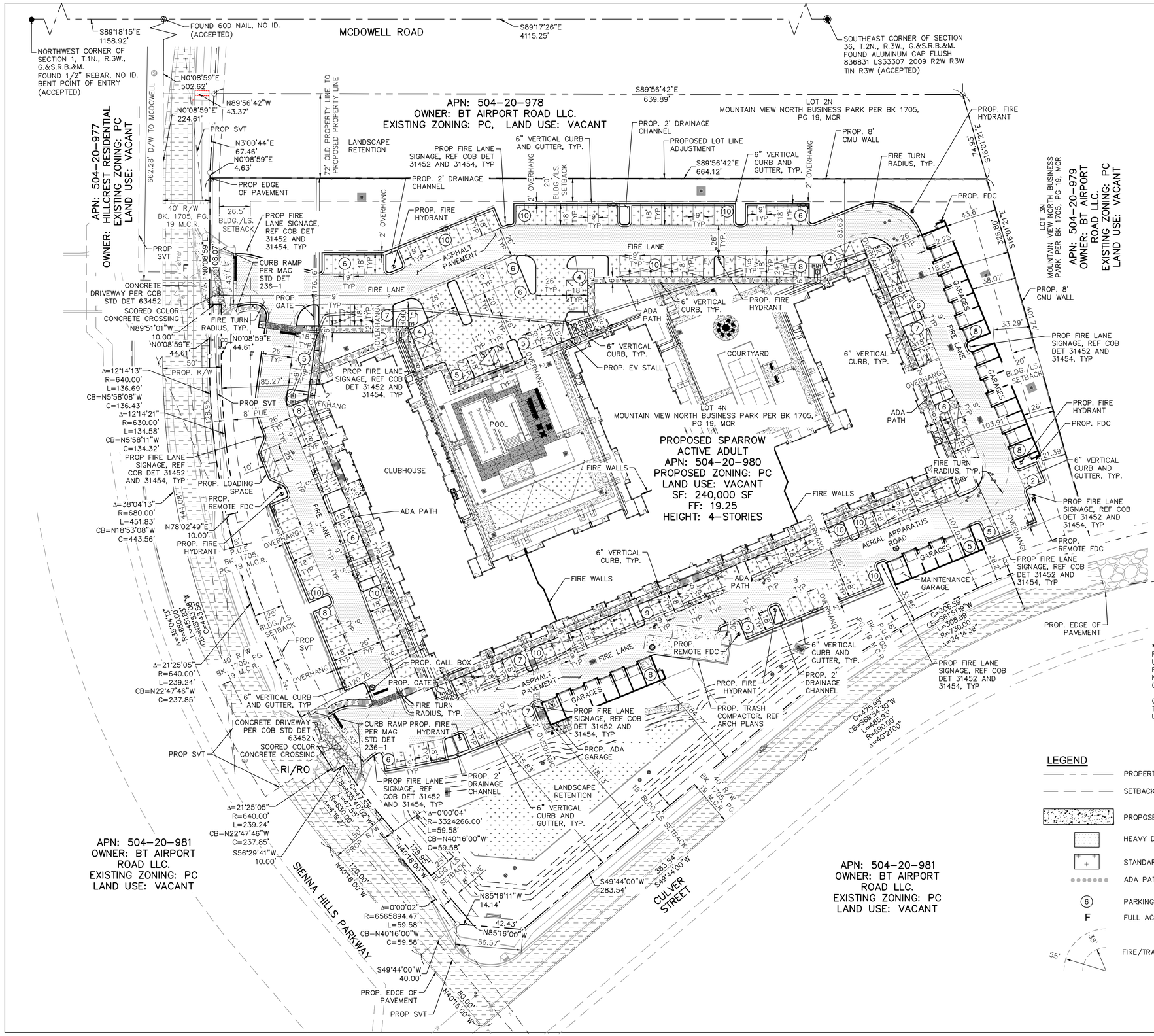
AS-BUILT SEAL

DESIGN SEAL
Registered Professional Engineer (Civil)
CERTIFICATE NO. 47183
STERLING MARGETTS
Date Signed 12/01/23
ARIZONA, U.S.A.
Expires 12/31/24

ORIGINAL PLAN DATE: 12/01/2023
LATEST REVISION DATE

PROJECT NUMBER: 291320013
SHEET NUMBER: 1 OF 2

COB PLAN TRACKING #
COB PERMIT #



DEVELOPER

SPARROW PARTNERS
2500 BEE CAVE ROAD, BUILDING 1, SUITE 380
AUSTIN, TX, 78704
CONTACT: CADE HILL
EMAIL: CADE.HILL@SPARROW-PARTNERS.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1001 WEST SOUTHERN AVENUE, SUITE 131
MESA, AZ 85210
TEL. NO. (480) 207-2666
CONTACT: STERLING MARGETTS, PE
EMAIL: STERLING.MARGETTS@KIMLEY-HORN.COM

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 4N, MINOR SUBDIVISION FOR "MOUNTAIN VIEW NORTH BUSINESS PARK", ACCORDING TO BOOK 1705 OF MAPS, PAGE 19, RECORDS OF MARICOPA COUNTY, ARIZONA.

SITE INFORMATION

APN:	A PORTION OF 504-20-980
EXISTING ZONING:	PC – MOUNTAIN VIEW BUSINESS CENTER CMP
SITE AREA:	7.91± AC (344,622 SF) GROSS 7.81± AC (341,098 SF) NET
BUILDING GROSS AREA: BUILDING UNITS:	240,000 SF 220 UNITS – 132 ONE BEDROOM UNITS AND 88 TWO BEDROOM UNITS
PARKING REQUIRED:	1 SPACE FOR ONE BEDROOM = 132 SPACES 1.5 SPACES FOR TWO BEDROOM = 132 SPACES 1 GUEST SPACE FOR EVERY 5 UNITS = 44 SPACES TOTAL: 308 SPACES *1.25 SPACE PER UNIT (INCLUDING VISITOR PARKING) PER PARKING STUDY 220 UNITS x 1.25 = 275 SPACES
PARKING PROVIDED:	152 STANDARD SPACES 4 ADA STANDARD SPACES 76 COVERED STANDARD SPACES 4 ADA COVERED STANDARD SPACES 28 STANDARD GARAGES 1 ADA GARAGE SPACES 14 EV STANDARD SPACES 275 SPACES TOTAL

SETBACK:	REQUIRED	ACTUAL
FRONT	25 FEET	85.27 FEET
SIDE STREET	15 FEET	28.20 FEET
INTERIOR SIDE	0 FEET	83.63 FEET
REAR	20 FEET	21.39 FEET

MAX BUILDING HEIGHT:	56 FEET (4-STORIES)
MAX SITE COVERAGE:	240,00 SF (BUILIDING) + 8,946 (GARAGE)/ 344,622 SF= 72.2%
MIN BUILDING SEPARATION:	20 FEET

INTERSECTION OF CULVER STREET AND 211TH AVE

*NOTE: THE DEVELOPMENT PROPOSES A REDUCTION IN REQUIRED PARKING DUE TO THE UNIQUE ACTIVE ADULT USE OF 55+ AGE RESTRICTION TENANTS. A MINIMUM RATION OF 1.25 SPACES PER DWELLING UNIT IS NEEDED BASED UPON THE DEVELOPERS EXPERIENCE ON SIMILAR PROJECTS.

GARAGE NOTE: GARAGE SPACES ARE CONTROLLED BY THE LEASE AGREEMENTS THAT THE TENANT CANNOT USE IT FOR STORAGE.

R 04 W — R 03 W

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

T 02 N — T 01 N

VICINITY MAP

NOT TO SCALE

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- STANDARD DUTY ASPHALT
- ADA PATH
- (6) PARKING SPACE COUNT
- F FULL ACCESS
- 55' FIRE/TRASH TURNING RADIUS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

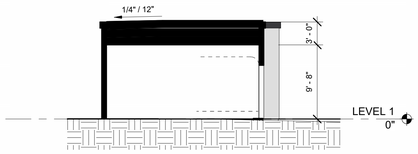
Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

REVISIONS:
1
2
3

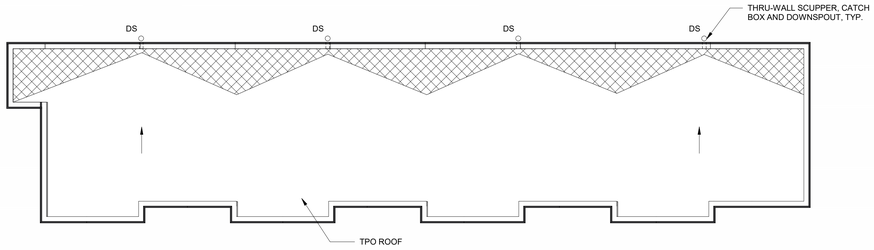
PLAN NAME:
SITE PLAN

ENGINEER INFORMATION
Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WEST SOUTHERN AVENUE, Suite 131
MESA, ARIZONA 85210 (480) 207-2666

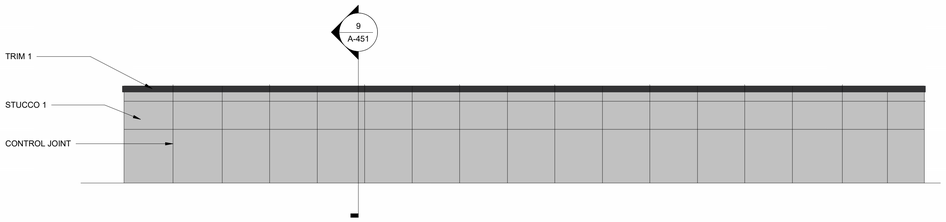
COB PERMITTING APPROVED SEAL	COB ENGINEERING APPROVED SEAL	SUBMITTAL:
AS-BUILT SEAL	DESIGN SEAL Registered Professional Engineer (Civil) CERTIFICATE NO. 47183 STERLING MARGETTS Date Signed 120123 ARIZONA, U.S.A. Expires 12/31/24	
ORIGINAL PLAN DATE 12/01/2023	LATEST REVISION DATE	COB PLAN TRACKING #
PROJECT NUMBER 291320013	SHEET NUMBER 2 OF 2	COB PERMIT #



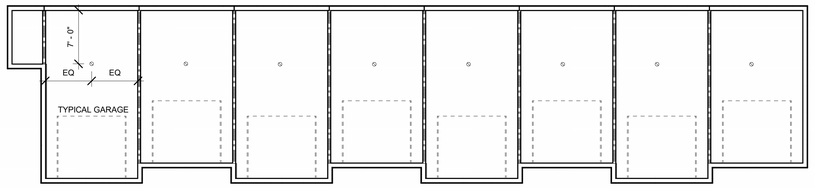
9 A-451 GARAGE 1 - TYPICAL SECTION
1/8" = 1'-0"



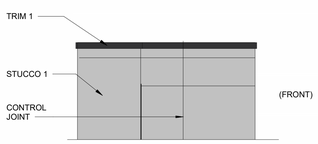
4 A-451 GARAGE 1 - ROOF PLAN
1/8" = 1'-0"



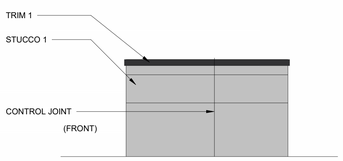
8 A-451 GARAGE 1 - REAR ELEVATION
1/8" = 1'-0"



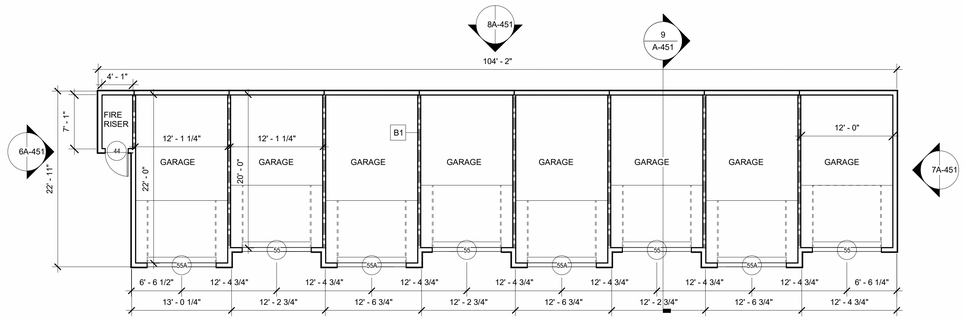
3 A-451 GARAGE 1 - RCP
1/8" = 1'-0"



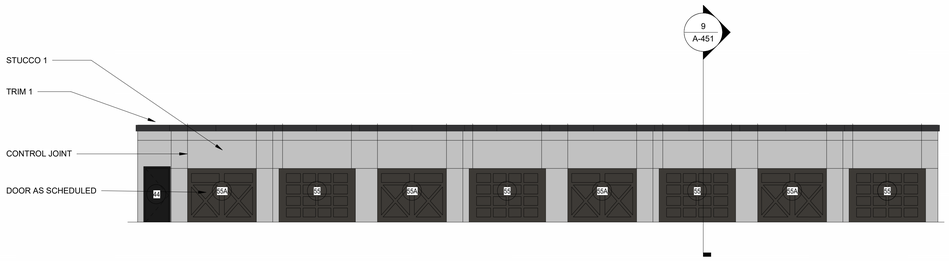
6 A-451 GARAGE 1 - SIDE ELEVATION
1/8" = 1'-0"



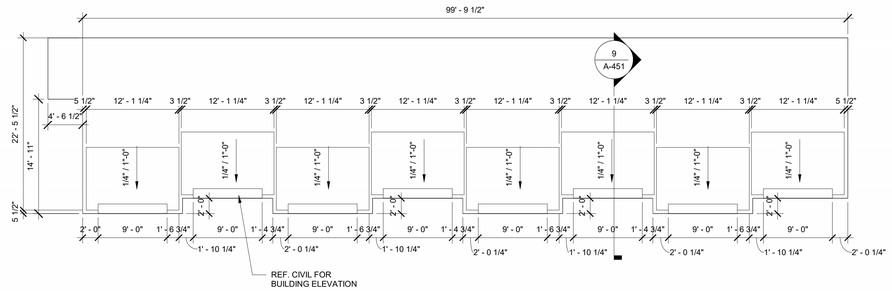
7 A-451 GARAGE 1 - SIDE ELEVATION
1/8" = 1'-0"



2 A-451 GARAGE 1 - FLOOR PLAN
1/8" = 1'-0"



5 A-451 GARAGE 1 - FRONT ELEVATION
1/8" = 1'-0"



1 A-451 GARAGE 1 - SLAB PLAN
1/8" = 1'-0"

DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 602
ROCKWALL, TX 75032
469.887.6892

OWNER:

SPARROW PARTNERS
2500 BEE CAVES RD BLDG 1,
SUITE 380 AUSTIN,TX 78746

SPARROW 55+ SIENNA HILLS
BUCKEYE, AZ

ISSUE FOR PERMIT

SEAL:

REGISTERED ARCHITECT
CERTIFICATE NO.
72108
JOHN
WOMBLE
DATE SIGNED 12/01/2024
ARIZONA, U.S.A.
EXPIRES: 12-31-2026

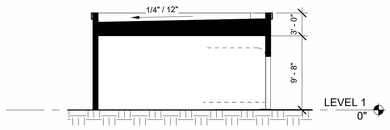
PROJECT NUMBER:
23013

DATE ISSUED:
02/01/2024

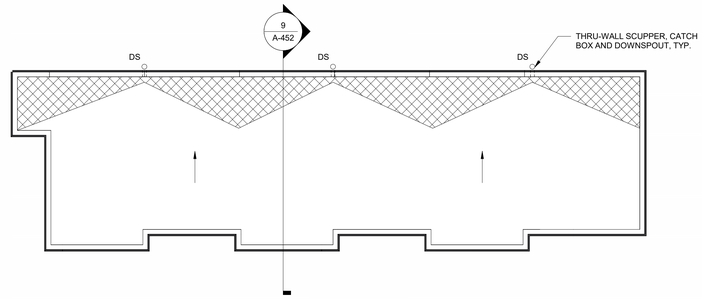
REVISIONS:

SHEET TITLE:
DETACHED GARAGE 1

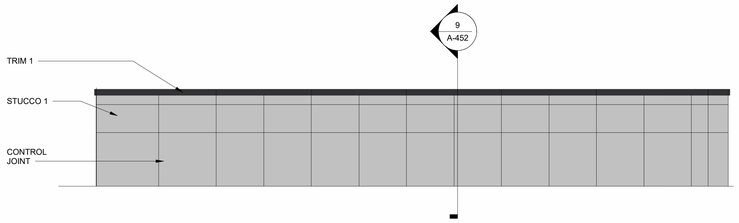
SHEET NAME:
A-451



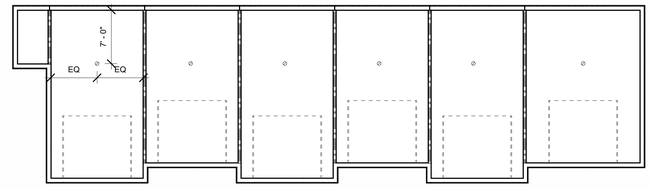
9 A-452 GARAGE 2 - SECTION
1/8" = 1'-0"



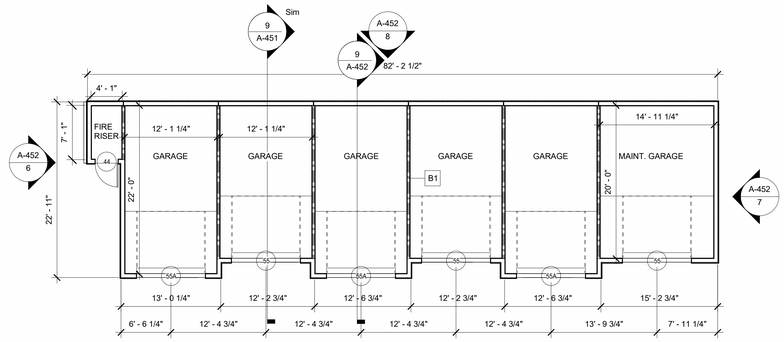
4 A-452 GARAGE 2 - ROOF PLAN
1/8" = 1'-0"



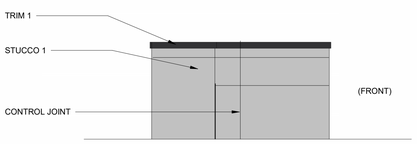
8 A-452 GARAGE 2 - REAR ELEVATION
1/8" = 1'-0"



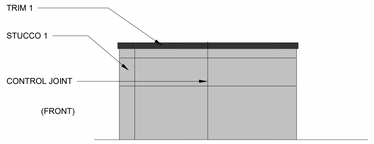
3 A-452 GARAGE 2 - RCP
1/8" = 1'-0"



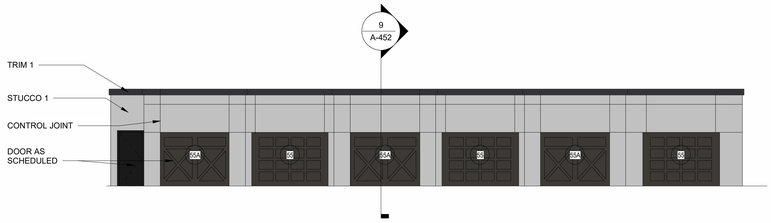
2 A-452 GARAGE 2 - FLOOR PLAN
A-452 5
1/8" = 1'-0"



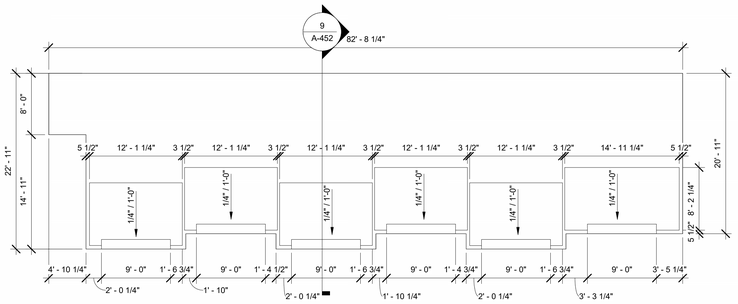
6 A-452 GARAGE 2 - SIDE ELEVATION
1/8" = 1'-0"



7 A-452 GARAGE 2 - SIDE ELEVATION
1/8" = 1'-0"



5 A-452 GARAGE 2 - FRONT ELEVATION
1/8" = 1'-0"



1 A-452 GARAGE 2 - SLAB PLAN
1/8" = 1'-0"

DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 602
ROCKWALL, TX 75032
469.887.6892

OWNER:

SPARROW PARTNERS
2500 BEE CAVES RD BLDG 1,
SUITE 380 AUSTIN,TX 78746

SPARROW 55+ SIENNA HILLS
BUCKEYE, AZ

ISSUE FOR PERMIT

SEAL:

REGISTERED ARCHITECT
CERTIFICATE NO.
72108
JOHN
WOMBLE
DATE SIGNED 02/01/2024
ARIZONA, U.S.A.
EXPIRES: 12-31-2026

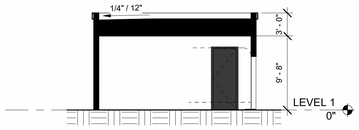
PROJECT NUMBER:
23013

DATE ISSUED:
02/01/2024

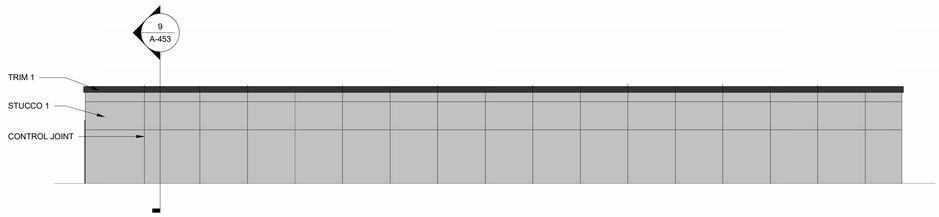
REVISIONS:

SHEET TITLE:
DETACHED GARAGE 2

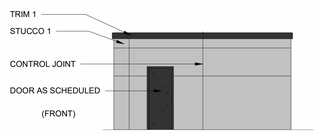
SHEET NAME:
A-452



9 A-453 GARAGE 3 - SECTION
1/8" = 1'-0"



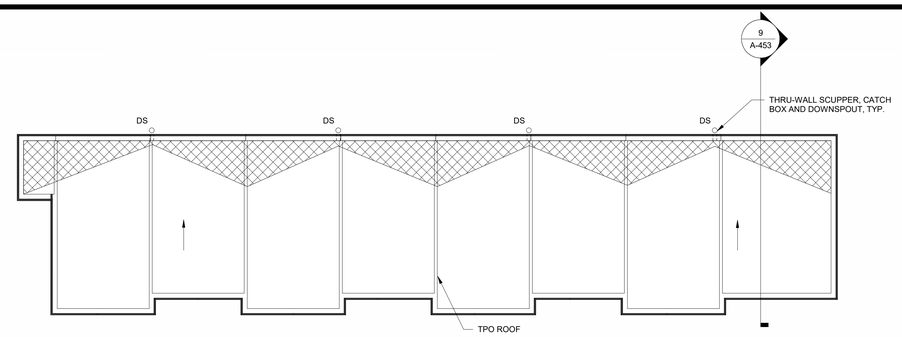
8 A-453 GARAGE 3 - SIDE ELEVATION
1/8" = 1'-0"



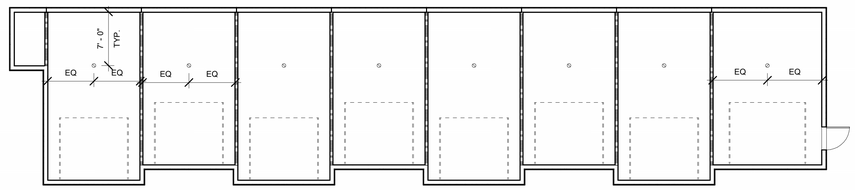
6 A-453 GARAGE 3 - SIDE ELEVATION
1/8" = 1'-0"

7 A-453 GARAGE 3 - SIDE ELEVATION
1/8" = 1'-0"

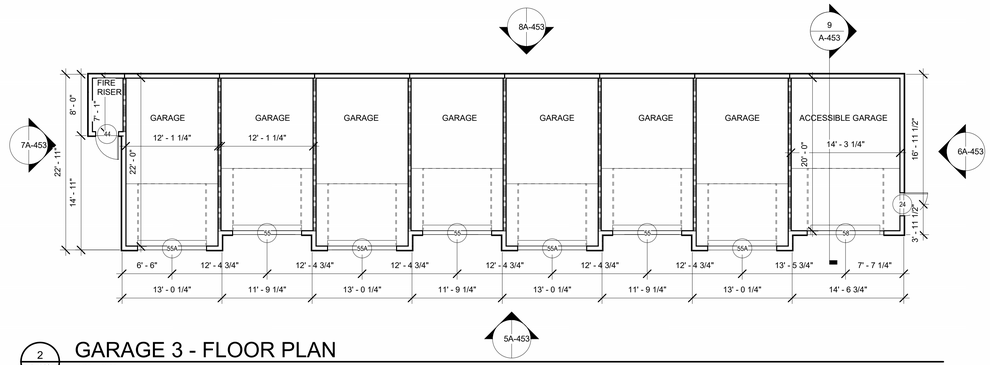
5 A-453 GARAGE 3 - FRONT ELEVATION
1/8" = 1'-0"



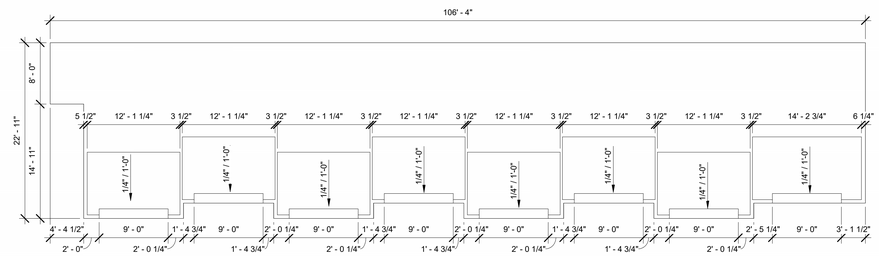
4 A-453 GARAGE 3 - ROOF PLAN
1/8" = 1'-0"



3 A-453 GARAGE 3 - RCP
1/8" = 1'-0"



2 A-453 GARAGE 3 - FLOOR PLAN
1/8" = 1'-0"



1 A-453 GARAGE 3 - SLAB PLAN
1/8" = 1'-0"

DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR.
SUITE 602
ROCKWALL, TX 75032
469.887.6892

OWNER:

SPARROW PARTNERS
2500 BEE CAVES RD BLDG 1,
SUITE 380 AUSTIN,TX 78746

SPARROW 55+ SIENNA HILLS
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SEAL:

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EXPIRES: 12-31-2026

PROJECT NUMBER:
23013

DATE ISSUED:
02/01/2024

REVISIONS:

SHEET TITLE:
DETACHED GARAGE 3

SHEET NAME:
A-453

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/27/24	**AGENDA ITEM:** 3.B. Encanto Storage - Site Plan (PLZSP-23-00011)
DATE PREPARED: 02/22/24	**DISTRICT NO.:** 6
STAFF LIAISON: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623)349-6215	
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) Encanto Storage - Site Plan (PLZSP-23-00011) Conduct a public meeting and approve a site plan for an approximate 85,000 square foot self-storage facility on approximately 3.78 acres, subject to conditions a - rr.

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

SUMMARY

PROJECT DESCRIPTION:
Kelly Ferguson, Robert Brown Architects, on behalf of David Brown, WSD-NN Jackrabbit Encanto, LLC, is requesting a site plan approval for an 85,000 square foot self-storage facility on approximately 3.78 acres zoned Community Commercial (C-2). See attached staff report for additional details and analysis.

FUTURE ACTION:
None

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLSP-23-00011-Encanto Storage Site Plan - Staff Report Final.docx
Encanto Vicinity Map_8x11.pdf
PLZSP-23-00011 Encanto Storage Site Plan - Narrative - FINAL.pdf
PLZSP-23-00011 Encanto Storage - Site Plan.pdf
PLZSP-23-00011 Encanto Storage Site Plan - Landscape Plan.pdf
PLZSP-23-00011 Encanto Storage-Colored Exterior Elevations.pdf

SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZSP-23-00011
TITLE:	Encanto Storage
MEETING DATE:	February 27, 2024

Applicant/Owner:	Kelly Ferguson, Robert Brown Architects, on behalf of David Brown, WSD-NN Jackrabbit Encanto, LLC
Request:	Site Plan for an approximate 85,000 square foot self-storage facility on approximately 3.78 acres.
District	District 6
Location:	Generally located at the northeast corner of Monte Vista Road and Jackrabbit Trail.
Site size:	3.78 acres (net)
Public input:	None Received
Recommendation:	Approve subject to conditions (a) through (qq)

PROJECT DESCRIPTION

1. The applicant is seeking site plan approval for the proposed Encanto Storage with a gross building area of approximately 85,000 square feet consisting of two (2) buildings on an approximately 3.78-acre site located on the northeast corner of Monte Vista Road and Jackrabbit Trail. The site currently is vacant, open desert that is the commercial frontage to the future Encanto 38 residential subdivision.

2. The subject site is the Community Commercial (C-2) zoned portion of the approved Encanto 38 Planned Area Development (PAD) that was approved in April 2022. Self-storage is allowed in this C-2 zoned area.

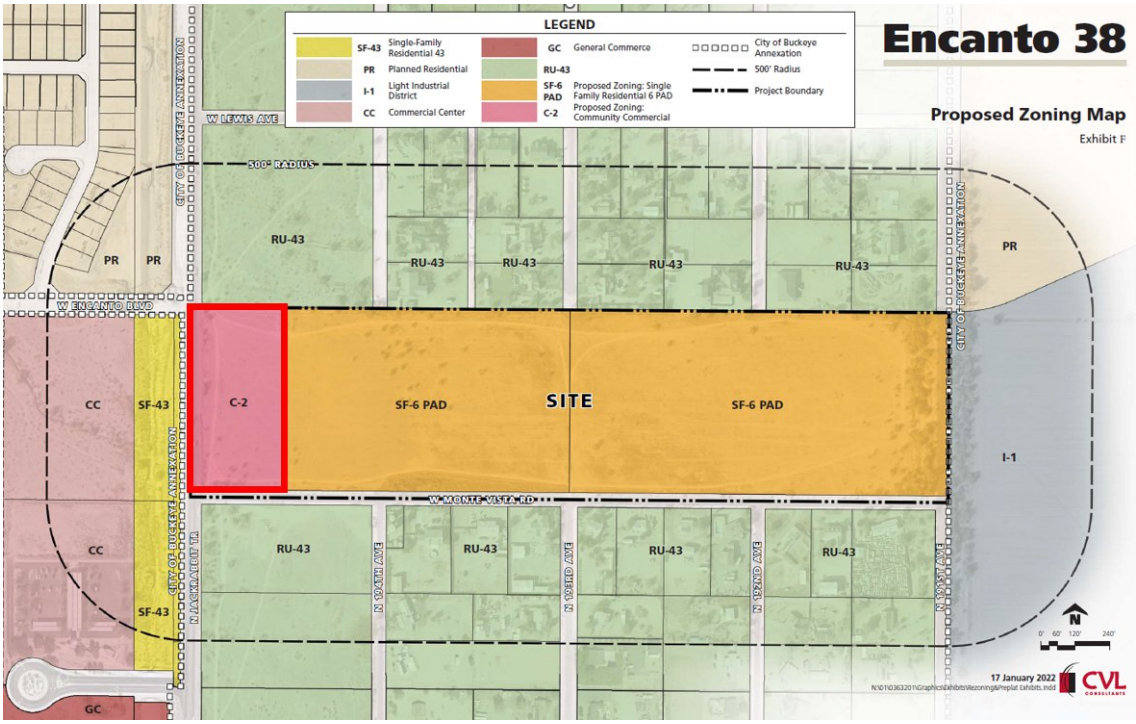


Figure 1- Encanto 38 PAD

3. The main access to the site will be from Monte Vista Road. The developer will be responsible for dedication and construction of half street improvements to both Monte Vista Road and Jackrabbit Trail adjacent to the site.

4. The proposed site plan includes a one-story, 61,352 square foot, climate controlled main building with a combination of interior access units and drive-up access units along the building's east side. A 23,180 square foot non-climate controlled secondary building featuring drive-up access units is located immediately east of the primary building.

5. AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Business Commerce	Community Commercial (C-2)
North	Single-family homes	Rural	Rural 43 Maricopa County (RU-43)
South	Single-Family homes	Business Commerce/ Rural	Rural 43 Maricopa County (RU-43)
East	Future Encanto 38 PAD-99 residential homes	Neighborhood	Single-Family 6 (SF-6); Encanto 38-PAD
West	Undeveloped; park-n-ride and Arroyo Seco	Business Commerce	Commercial Center (CC)

PUBLIC PARTICIPATION

6. The applicant completed the required "notice of application" to property owners within 300' of the subject property in April 2023. No public comment has been received to date.

BACKGROUND

7. Annexed into the City of Buckeye: Ordinance No. 09-22, April 19, 2022.

8. Encanto 38 – Rezone to C-2 and SF-6 with a PAD Overlay, Ordinance No. 10-22, April 19, 2022.

ANALYSIS

10. *Planning and Zoning Commission Review and approval*
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.

11. *Conformance with General Plan:*

The City of Buckeye General Plan designates this property as Business Commerce. Development of this property with commercial uses, including mini-storage, is consistent with the Business Commerce land use designation.

12. *Zoning*

This property is zoned Community Commercial (C-2). Uses in C-2 include: retail, service and repair as well as personal services. The district is not intended for industrial or manufacturing uses. According to the Development Code, "The Community Commercial district is intended to provide for the development of commercial corridors with community-serving uses with a three-to-five-mile market area. The C-2 district is intended to provide for a full range of community-oriented retail and service commercial uses but is not intended to accommodate large scale commercial or retail uses with a city-wide or regional market area."

Self-storage is listed as a permitted use in the C-2 district according to Section 3.1.5 Table of Allowed Uses in the Development Code.

13. ***Table 3:*** *Lot Setbacks*

Setback	Requirements for C-2	Actual
Front (Perimeter setback)	20' (minimum)	20'
Back	50' (minimum)	50'
Side	10' (minimum non-residential) 50' (minimum adjacent to residential)	20' west 45' east. Allowed with 10% alternative compliance. And is adjacent to their own future planned subdivision.

14. *Off-site*

The developer will be responsible for dedication and construction of half street improvements to both Monte Vista Road and Jackrabbit Trail adjacent to the site.

15. *Landscaping*

The landscaping is to be designed in accordance with the Buckeye Development Code. Landscape plans are conceptual; final plans will be reviewed at the time of permitting to ensure compliance.

16. *Circulation*

Primary access to the site will be off Monte Vista Road with secondary emergency-only access directly from Jackrabbit Trail.

17. *Architectural*

Staff has reviewed renderings of the proposed building elevations materials, and colors. Design to meet 5.8 Commercial Building Standards and Guidelines (Development Code).

The building color, design, and materials of the architecture are intended to blend in to the surrounding area. The architecture is intended not to stand out, but rather create a simple and elegant look for the area.

18. *Infrastructure*

Arizona Water Company will be the water provider. And City of Buckeye will provide the sewer. It is required that the site plan be constructed by the developer as per the terms of the water and sewer reports, adhering to the latest City of Buckeye engineering design standards and conditions.

19. *Emergency Access*

The site has been designed to provide a full emergency access lane through the site. The buildings will be sprinkled.

20. *Department Review*

The following City of Buckeye departments have reviewed and have found no outstanding issues with the application:

a. Engineering
b. Fire
c. Public Works
d. Community Services
e. Police
f. Water Resources
g. Development Services

RECOMMENDATION

21. Staff recommends the Planning and Zoning Commission motion for approval with conditions a-qq of PLZSP-23-00011 for the following reasons:

- Conformance with General Plan
- Conformance with Development Code
- All outstanding issues from reviewing departments will be addressed at improvement and building plans (Engineering, Fire, Public Works, Water Resources, and Development Services).

Planning

a) Development of the property shall be in general conformance with the Site Plan entitled "Encanto Storage" consisting of one (1) page, dated 7/10/2023 and stamped received 1/10/2024, except as modified by the following conditions.

b) Development of the site shall be in general conformance with the Landscape Plan entitled "Encanto Storage Self-storage Facility", consisting of three (3) pages, dated 1/23/2023, and stamped received 8/3/2023, except as modified by the following conditions.

c) Site Plan approval is valid for a period of two (2) years, in accordance with the Development Code. All request for time extensions must be in writing to the Director prior to the expiration.

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

Engineering General

e) All projects are required to meet the most current adopted City of Buckeye (COB) Engineering Design Standards (EDS) as well as the most recent adopted MAG standards and specifications. Any items of note or modifications by the City Engineer relating to this project will be outlined below.

f) 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.

g) This subdivision is subject to a Parkway Maintenance Improvement District (MID) formed pursuant to Arizona Revised Statue § 48-574 and in accordance with City of Buckeye Ordinance 42-06 and a Street Light Improvement District (SLID) in accordance

with City of Buckeye Ordinance 43-05. These shall be established prior to the recordation of the first Final Plat.

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

j) 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.

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

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

Drainage

m) At the time of improvement plan submittal, the Property Owner/Developer shall provide a comprehensive Drainage Master Plan, which addresses all on-site, half street and off-site drainage requirements and issues. The Drainage Master Plan shall also identify the method by which existing 100-year floodplains will be mitigated.

Public Safety

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

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

p) The secondary emergency access to Jackrabbit Trail shall be a minimum of 20 feet in width, be bound by MAG 220-1 Type-B Ribbon Curb, constructed with a minimum of 8 inches ABC and 3 inches of ¾ minus decomposed granite.

Streets

q) The Owner/Developer shall submit a Traffic Statement at the time of Site Plan for review and approval by the City. The Site Plan shall make all accommodations to comply with the final approved Traffic Statement.

r) Accesses and turn lanes are approved in concept only and the ultimate roadway improvements must be designed per City standards. ITS conduits (2 7-way micro-ducts)

must be installed along Jackrabbit Trail per City standards, including any necessary splice boxes.

s) Jackrabbit Trail sidewalks, parks, and other common areas, as determined by the City Engineer, shall be sufficiently illuminated to ensure the safety and security of persons and property. The City Engineer shall approve all lighting improvements.

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

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

v) 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 Jackrabbit Trail and Monte Vista based on City of Buckeye standards.

w) Prior to any permitting, the full half street ROW for Jackrabbit Trail shall be dedicated along with the PUE per City standards to allow construction of the emergency access and ½ street improvements.

x) If access to and within the site is proven to be a negative impact to public safety and security, as determined by the City, the Property Owner/Developer shall be responsible for revising the roadway and access layout to alleviate the City's concerns. Such changes shall be considered a minor change and shall be approved by the City.

y) Roll curb was proposed for areas where WB50 turning movements did not work within the existing curbed area. These areas need to be shown on construction documents and match the site plan turning movement diagram.

z) All access shown to Jackrabbit trail shall be emergency access only. There shall be a 1' public vehicle non-access easement dedicated along Jackrabbit Trail.

aa) The A bi-directional WB-50 truck routing, including wheel paths, is required to be shown for all driveways, drive isles, streets and other access ways. The diagram is required to have a continuous drive path and line segments are not allowed. This includes a 2-foot shy distance to the curbs.

Engineering Project Specific Stipulations.

bb) This project is dependent upon Encanto 38 development developing prior to this project for the parcel boundary creation, drainage and adjacent roadway improvements.

cc) Per the COB EDS 3-1.406.A.3 - A fire hydrant is required to be located within 15 to 50 feet of the FDC.

dd) The runoff from the adjacent half street frontages has to be retained either on this parcel or the adjacent Encanto 38 residential project.

Public Works standard conditions

ee) This subdivision is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye City Code Chapter 20, Section 20-15-1. The SLID shall be established prior to the recordation of the map of dedication.

ff) All landscaped areas within the public rights of way shall be delegated to the adjacent property owner, homeowners' association or other property maintenance association, and shall be designed and sealed by a landscape architect licensed by the Arizona Board of Technical Registration. The City Public Works Department shall review all irrigation plans for material selection only; therefore, the landscape architect shall coordinate with the Public Works Department early in the design to ensure the most efficient means of landscape irrigation that will reduce both long term maintenance costs and keep watering to the absolute minimum required for healthy growth of landscaping along the roadways of the City of Buckeye.

gg) Artificial or synthetic turf shall be allowed on all surfaces where turf can be used. No individual or association may impose private covenants, conditions, restrictions, deed clauses or other agreements between parties which prevent individuals from utilizing artificial or synthetic turf as an alternative to any landscaping where turf can be used. The quality of the artificial or synthetic turf may be subject to the requirements of individuals or associations.

hh) 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.

ii) Shrubbery in the right of way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards; therefore, shall be trimmed to less than 2'-0".

jj) Landscaping within the public-right-of-way will require:

i. All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.

ii. All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.

iii. Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.

iv. Multi-program weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of

landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.

v. Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.

vi. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.

vii. Linear Root barriers shall be used along public improvements that are only on one side of a tree.

viii. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.

ix. Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 18'-0" over any public roadway, 7'-0" over any public sidewalk.

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

kk) Prohibited Trees: The following trees are prohibited from any landscaping plans in accordance with Chapter 9 of City Code (Section 9-10):

xi. Male Mulberry Tree (Morus Alba).

xii. Olive Tree (Olea Europea).

xiii. Additionally, North Indian Rosewood Trees (Dalbergia Sissoo) shall not be planted within the rights of way nor within a mature canopy distance from any adjacent rights of way (and are suggested not be planted within the property) due to their destructive and invasive root structure

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

Fire standard conditions:

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

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

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

pp) 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.

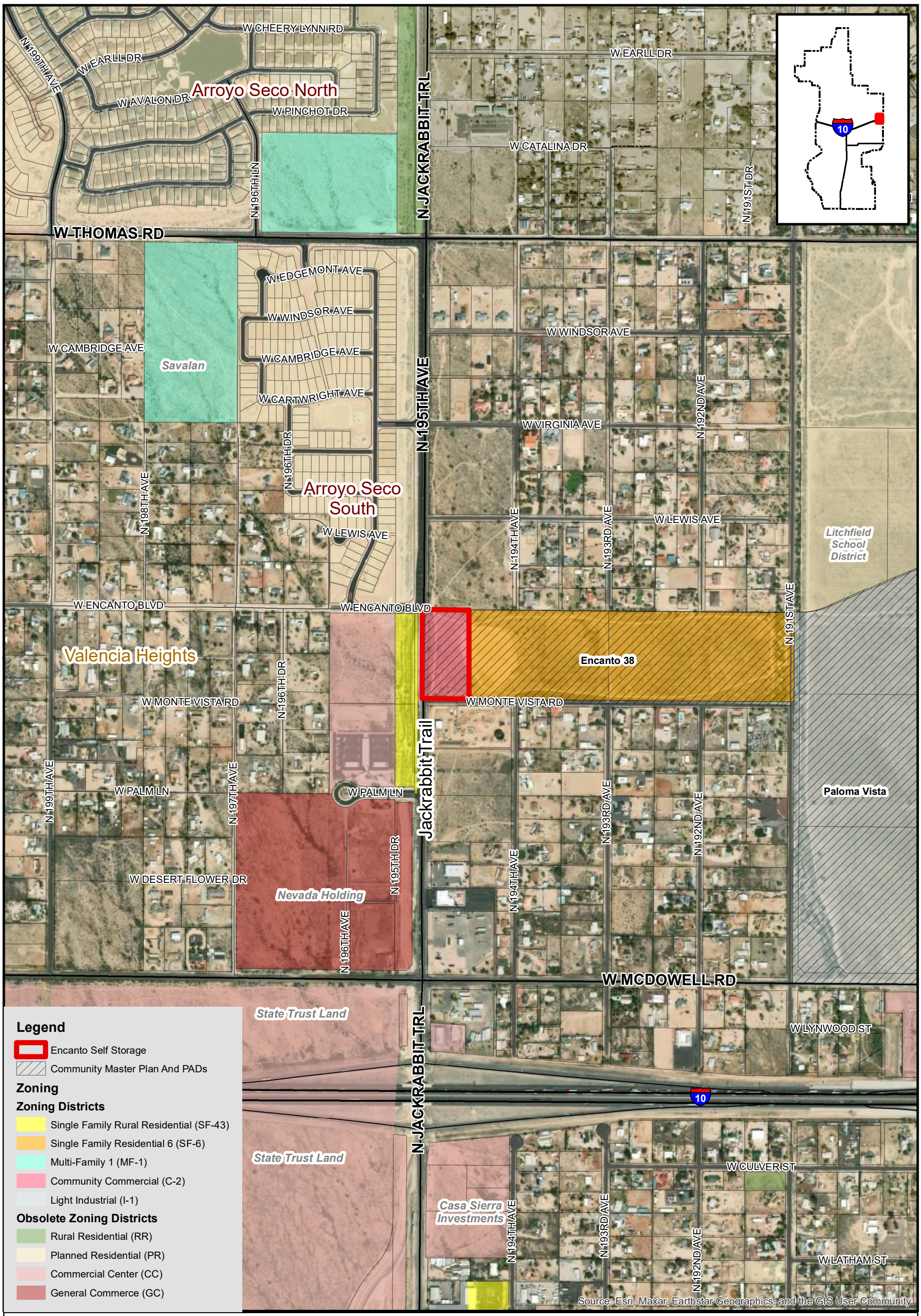
qq) All streets must conform to the Maricopa County/Phoenix street name and hundred block grid system.

ATTACHMENTS

- Vicinity Map
- Narrative
- Site Plan
- Conceptual Landscape Plans
- Building Elevations

Prepared By:
Sean Banda, Senior Planner

Reviewed By:
Ken Galica, Principal Planner



VICINITY MAP

BUCKEYE, AZ

PLZSP-23-00011

Encanto Self Storage Site Plan

City Council District #6

N W E S

2R PLZSP-23-00011 RECEIVED AUG 03 2023 WD

Encanto Storage

NEC of Jackrabbit Trail and Monte Vista Road, Buckeye, AZ (APN 502-67-026B)

Case #23-00011

Request

This request is for Site Plan Review to allow for the development of a new, Class-A, 2-building, self-storage facility and associated improvements within the Encanto 38 Planned Area Development (PAD).

Design & Landscaping

The project consists of approximately 85,000 square feet of new, Class-A, self-storage distributed in two (2) buildings. Both buildings are one story in height, with the primary building (Building A) adjacent to Jackrabbit Trail holding the 1,000 square feet Rental Office and associated retail sales. The majority of Building A storage units are climate-controlled, while the entirety of Building B consists of non-climate-controlled, drive-up access units. The site is configured to provide drive-up access along the east side of Building A and both the east and west sides of Building B via two separate gated driveways. Access to these drives is via the main access drive off of W. Monte Vista Road, which also serves the nine (9) space parking lot adjacent to the Rental Office.

Aesthetically, the material palette and overall form of the buildings aim to directly reference the residential nature of the adjoining site to the east. While this residential neighborhood is still under development, providing elements that consistently occur in single-family homes within our design anchors this site as part of the overall PAD. Tower elements with hip roofs draw in the residential forms, while the various integral-colored concrete blocks and steel trellises add a warmth and human scale by merging contemporary and earth tones. These tower elements, along with the shift in material selection between different concrete block and stucco, serve to break up the western and southern façades into distinct components and create visual interest. Lastly, the Rental Office tower element with proximity to the corner of W. Monte Vista Rd. and N. Jackrabbit Trail, functions as a way-finding element, not only for our project, but for the PAD as a whole.

A 6-foot-tall CMU screen wall is provided along the north and east property lines to screen the access drives and trash enclosure from the surrounding properties. The exterior side of the wall is finished with stucco, matching the tower elements featured on Building A. A two part, swinging access gate is incorporated into the eastern side of the screen wall, maintaining access to the existing well site immediately east of the site. Along the northern edge of the site, the screen wall also serves as a retaining wall for the changes in topography. This retaining wall continues along the western edge of the site for approximately 240’ at a lower height of 3’-4”, making it unseen from N. Jackrabbit Trail.

The proposed landscape palette is consistent with and continues the native desert palette implemented within the community at-large. To complement the contemporary building design, we are proposing an organized planting pattern of desert grass, agave and shrubbery, primarily along the perimeter of the site. These smaller plants are anchored by including blue palo verde,

desert willow and mesquite trees, which include several relocated mature trees already within the site.

Current & Proposed Site Conditions

The site in questions is roughly 5-gross acres (3.78 net) of vacant land located at the northeast corner of Jackrabbit Trail and Monte Vista Road. The site is within the larger, roughly 20-acre parcel (APN 502-67-026B) (the Property"), that is located within the larger, roughly 40-acre development commonly known as the Encanto 38. The 40-acres was recently annexed into the City per **Ordinance No. 09-22** and rezoned to Planned Area Development (PAD) per **Ordinance No. 10-22**. The Property has a General Plan designation of Business Commercial.

The site is currently vacant and unimproved. The proposed improvements consist of a new, 2-building self-storage facility and associated improvements, including a large landscaped setback along Jackrabbit Trail and a new access drive off of Monte Vista Road. A secondary, emergency-only access drive occurs on Jackrabbit Trail at the far northwest corner of the site, but is designed to blend into the design.

Relationship to Surrounding Properties

As noted above, the Property is zoned PAD. Specifically, the Encanto 38 PAD assigns an underlying zoning designation of Community Commercial (C-2) for the Property while the remainder of the PAD to the east is designated as Single-Family (SF-6). The SF-6 area is to be developed with roughly 99 single-family residential homes and associated improvements. Adjacent zoning and land uses include:

- North: RU-43 (County). Single Family Residential
- East: PAD (Encanto 38 PAD). Planned for ninety-nine (99) single family homes.
- South: Monte Vista Road. RU-43 (County). Single Family Residential
- West: Jackrabbit Trail. SF-43 (open space) and Commercial Center (CC)

Access & Circulation

Access to the Property is provided from the south, off of Monte Vista Road through a new access drive. Guest parking spaces and the office are located in this area, in front of the gated entrance to the storage area. Access into the remainder of the site is for existing clients only through the gated entrance. A covered loading space area is provided to access the internal units of the front building and both buildings feature exterior roll-up doors with direct access to units. A secondary, emergency-only access drive occurs at the northwest corner of the site and links to Jackrabbit Trail.

Phasing

No phasing is anticipated for the project.

Water, Sewer, Refuse Providers

The Wastewater Service is to be provided by the City of Buckeye. A lift station is proposed at the southeast corner of the larger 40-acre PAD site to provide sewer service to the project. The lift station is required to meet the invert of the adjacent existing gravity sewer system.

Water Service is to be provided by Arizona Water Company. Two connection points to the existing 12-inch waterline south of the project within Monte Vista Road are proposed. An internal system of 8-inch lines is proposed to serve the project. Compliance with the City of Buckeye's fire looping requirements is required.

Fire & Police Protection

Buckeye Fire Department Station 703 is located approximately 3.3 miles from the Property and the nearest Buckeye Police Department is located approximately 4.8 miles from the Property.

Impact on Local Schools, Parks, Etc.

The project is anticipated to have minimal, if any, effect on local school and parks except for the generation of taxes (construction and operations) for the City's use.

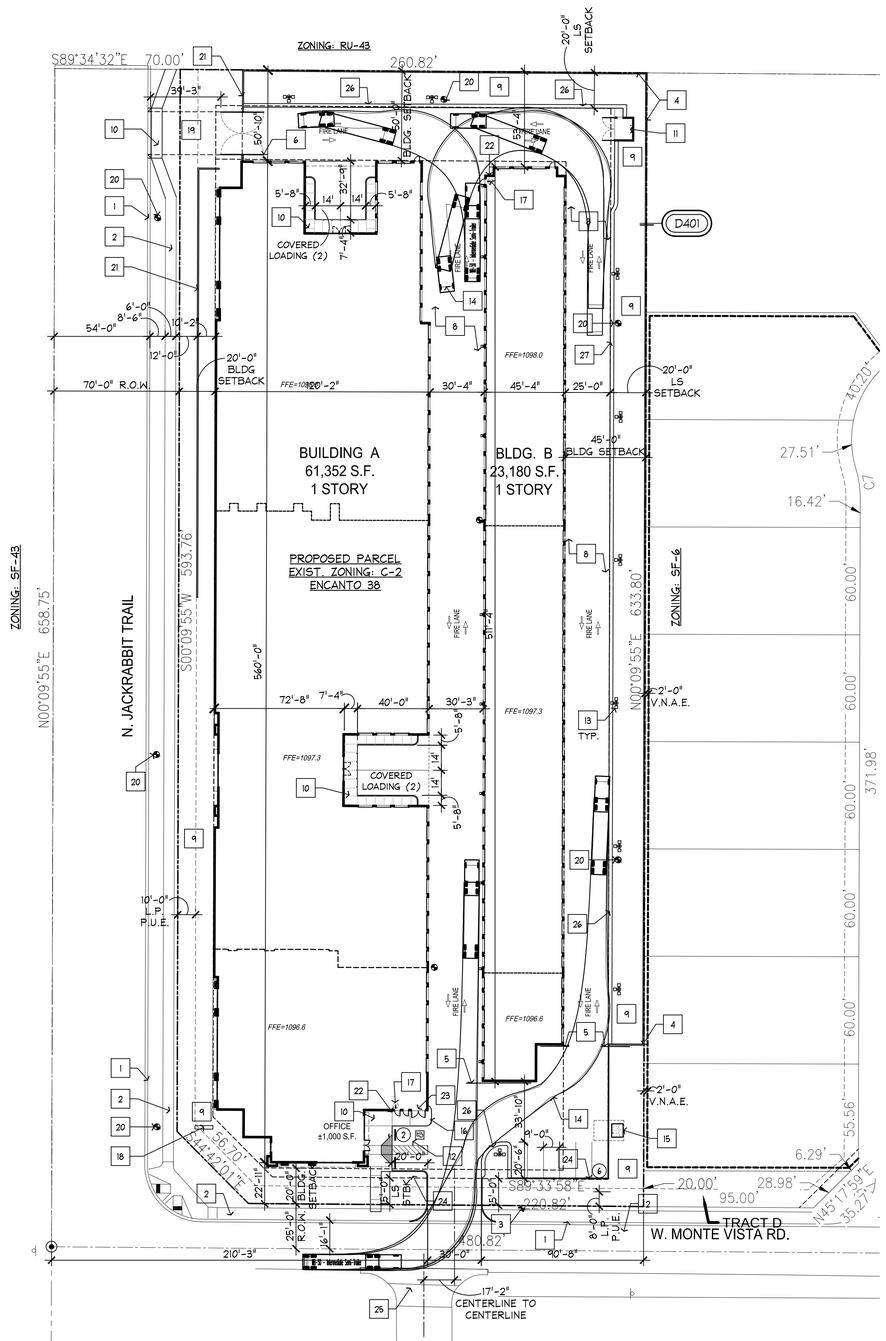
Proposed Percentage & Acreage of Parks and Open Space

As noted above, this roughly 3.8-acre parcel is part of the larger, roughly 40-acre PAD development commonly known as the Encanto 38. The remainder of the site is planned for a residential community which incorporates open space and park areas. The use provides an appropriate buffer to Jackrabbit road for that planned development and the PAD was designed as such.

Thank you.

4R PLZSP-24-0001 RECEIVED JAN 10 2024 WD

This document, including the ideas and designs it contains, is an instrument of professional services rendered by the Architect/Engineer. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Robert Brown Architects.



LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF THE NORTH OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HAND HOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 33, FROM WHICH THE 1/2" REBAR WITH CAP STAMPED LS#33315 MARKING THE CENTER OF SAID SECTION 33 BEARS SOUTH 89°34'22" EAST, A DISTANCE OF 2,640.79 FEET.

THENCE SOUTH 89°34'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, DISTANCE OF 70.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°34'32" EAST ALONG SAID NORTH LINE, A DISTANCE OF 260.82 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 330.82 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00°09'55" WEST, DEPARTING SAID NORTH LINE AND ALONG SAID PARALLEL LINE, A DISTANCE OF 633.80 FEET;

THENCE NORTH 89°33'58" WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 220.82 FEET;

THENCE NORTH 44°42'01" WEST, A DISTANCE OF 56.70 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 70.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00°09'55" EAST,ALONG SAID PARALLEL LINE, A DISTANCE OF 593.76 FEET TO THE TRUE POINT OF BEGINNING.

RESULTANT PARCEL NO. 1 CONTAINING 164,502 SQUARE FEET OR 3.776 ACRES, MORE OR LESS.

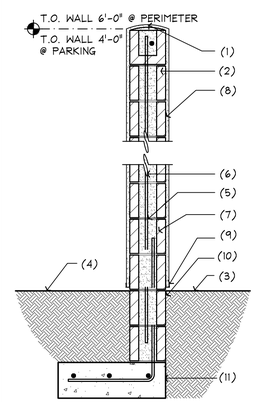
KEYNOTES

1. EXISTING CONC. CURB AND GUTTER TO REMAIN
2. EXISTING SIDEWALK TO REMAIN
3. EXISTING FIRE HYDRANT TO REMAIN
4. 6'-0" HIGH CMU SCREEN WALL
5. 6'-0" HIGH ELECTRIC SLIDING SECURITY ACCESS GATE PROVIDE FIRE DEPT. KNOX BOX W/ ELECTRIC SWITCH & OPTICAL SENSORS - UNDER SEPARATE PERMIT
6. MANUAL SWINGING BI-DIRECTIONAL EMERGENCY ACCESS GATE
7. 6" CONCRETE CURB
8. CONCRETE PAVING - SEE CIVIL DRAWINGS
9. LANDSCAPE AREA
10. NEW CONC. SIDEWALK
11. TRASH ENCLOSURE
12. ADA ACCESSIBLE PARKING STALLS - NOTE: LONGITUDINAL OR TRANSVERSE PAVEMENT SLOPES AT PARKING STALL SHALL BE LESS THAN OR EQUAL TO 2% IN ALL DIRECTIONS
13. POLE MOUNTED LIGHT FIXTURE - SEE ELECTRICAL.
14. FIRE DEPARTMENT ACCESS TURNING RADII PER AASHTO WB-50
15. TRANSFORMER ON 4" CONC. PAD - SEE CIVIL & ELEC. PLANS - CONFIRM CLEARANCES AROUND TRANSFORMER W/ ELECTRIC COMPANY- MIN. 15'-0"
16. POLE MOUNTED GATE ACCESS KEYPAD W/ STEEL BOLLARD
17. FIRE RISER ROOM
18. MONUMENT SIGN - SHOWN FOR REFERENCE ONLY UNDER SEPARATE PERMIT
19. ASPHALT PAVED EMERGENCY VEHICLE ACCESS ROAD - RIGHT IN, RIGHT OUT EMERGENCY ACCESS ONLY. - SEE CIVIL.
20. NEW FIRE HYDRANT - SEE CIVIL.
21. RETAINING WALL - SEE CIVIL.
22. FIRE DEPARTMENT CONNECTION
23. S.E.S. ROOM
24. 4'-0" HIGH PARKING SCREEN WALL
25. EXISTING AZ WATER COMPANY DRIVEWAY
26. PROPOSED DRAINAGE EASEMENT,TO BE DEDICATED VIA SEPARATE INSTRUMENT
27. ROLLED CONCRETE CURB PER MAG DETAIL 220-1 TYPE 'D'

PROJECT DESCRIPTION

THE PROPOSED PROJECT CONSISTS OF DEVELOPING VACANT PARCEL WITHIN THE ENCANTO 38 PAD APPROVED UNDER PLZZ-21-0030 WITH A TOTAL PARCEL AREA OF 3.78 ACRES THAT WAS ANNEXED TO CITY OF BUCKEYE TO FACILITATE MULTIPLE SINGLE STORY BUILDINGS OF INTERNALIZED SELF-STORAGE WITH APPROX. 84,532 SQUARE FEET INCLUDING 1,000 SQUARE FEET OF RENTAL OFFICE THE NEW BUILDINGS WILL BE TYPE II-B CONSTRUCTION, AND SPRINKLERED. ACCESS TO THIS SITE WILL BE BY A NEW DRIVEWAY OFF MONTE VISTA DRIVE, WITH EMERGENCY VEHICLE ACCESS THROUGH THE SITE. THIS NEW STORAGE FACILITY WILL PROVIDE STORAGE USE FOR THE NEW RESIDENTIAL COMMUNITIES BEING DEVELOPED AROUND THIS AREA.

PREVIOUS ZONING WAS RU-43. A REZONING AND REPLAT PROCESS FOR ENCATO 38 PLANNED AREA DEVELOPMENT (PAD) HAS BEEN PROCESSED BY THE PROPERTY OWNER TO ESTABLISH C-2 ZONING AND ALLON SELF-STORAGE UNDER CASE PLZZ921-0030.



NOTES

(1) GROUTED, DOMED CAP
(2) 8"x8"x16" CMU
(3) FINISH GRADE PER CIVIL
(4) LANDSCAPE AREA PER SITE PLAN
(5) STANDARD JOINT DUR-O-WALL WIRE @ 16" O.C. (TYP.)
(6) #5 REBAR, VERT. @ 48" O.C.
(7) #5 REBAR, VERT. DOWELS TO MATCH & LAP VERT. REINFORCEMENT
(8) 3/8" SMOOTH FINISH STUCCO BOTH SIDES PAINT
(9) PLASTER STOP - BOTH SIDES PAINT
(10) 1/2" COMPRESSIVE FILLER - ALL AROUND WHEN AGAINST CONC.
(11) SEE STRUCTURAL FOR FTG. SIZE AND REINFORCING

D401 SCREEN WALL SECTION
SCALE: 3/4"=1'-0" 04-004

PRELIMINARY SITE PLAN

SCALE: 1"=40'-0"

0' 40' 80' 160'

NORTH

PROJECT TEAM

DEVELOPER

WENTWORTH PROPERTY CO., LLC
802 N. 3RD AVE.
PHOENIX, AZ 85003
PHONE: (602) 875-5504
CONTACT: DAVID BROWN
E-MAIL: dbrown@wentprop.com

ARCHITECT

ROBERT BROWN ARCHITECTS
88 S. SAN MARCOS PL.
CHANDLER, ARIZONA 85225
PHONE: (480) 377-2222
CONTACT: KELLY FERGUSON
E-MAIL: kelly@rbrownarch.com

CIVIL

CVL
4550 N. 12TH STREET
PHOENIX, AZ 85014

PHONE: (602) 285-4891
CONTACT: NICK LIGMAN
E-MAIL: nligman@cvlci.com

LANDSCAPE

YOUNG DESIGN GROUP
7234 EAST SHOEMAN LN.
SUITE #6
SCOTTSDALE, ARIZONA 85251
PHONE: (480) 257-3312
CONTACT: JOE YOUNG
E-MAIL: jyoung@youngdg.com

ELECTRICAL

ZEE ENGINEERING GROUP, LLC
1830 S. ALMA SCHOOL RD.
SUITE 120
MESA, ARIZONA 85210
PHONE: (480) 222-8835
CONTACT: SHYAMLIK SIDHWA
E-MAIL: shyamlik@zeegroup.com

PROJECT DATA

PROJECT ADDRESS: NEC OF JACKRABIT TRAIL & ENCANTO BLVD. BUCKEYE, ARIZONA 85396

ASSESSORS PARCEL NUMBER: 502-67-026B

ZONING DISTRICT: EXISTING: C-2 COMMUNITY COMMERCIAL

SURROUNDING ZONING DISTRICTS:
NORTH: RU-43 SOUTH: IND-1
EAST: SF-6 WEST: SF-43

BUILDING SETBACKS:
SOUTH (FRONT): 20' NORTH (REAR): 50'
EAST: (SIDE): 45' WEST (SIDE): 20'

SITE AREA: (PER ENCANTO 38)
GROSS: 217,936 SQ. FT. / 5.00 ACRES
NET: 164,503 SQ. FT. / 3.78 ACRES

BUILDING INFO:
USE: STORAGE FACILITY - S-1
ACCESSORY USE - B - OFFICE
CONSTRUCTION TYPE: II-B SPRINKLERED

BUILDING AREA - BLDG. A (S-1 & B): 61,352 S.F. - SINGLE STORY
BLDG. B (S-1): 23,180 S.F. - SINGLE STORY
TOTAL AREA: 84,532 S.F.

BUILDING HEIGHT:
PROPOSED: MAX. 25' (1 STORY)
ALLOWED: 35' MAX. (2 STORIES)

LOT COVERAGE:
PROVIDED: 84,532 / 164,503 = 51% (60% MAX. ALLOWED)

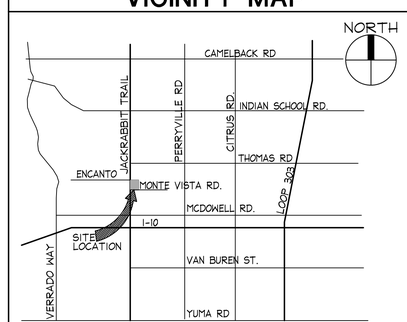
PARKING REQUIRED:
1 PER 100 UNITS +1/500 OF OFFICE USE
+- 564 STORAGE UNITS/ 100 = 6 SPACES
1,000 S.F. OFFICE / 500 = 2 SPACES
TOTAL PARKING SPACES REQUIRED: 8 SPACES

TOTAL PARKING SPACES PROVIDED: 9 SPACES
ACCESSIBLE SPACES PROVIDED: 1 SPACE
(INCLUDED IN TOTAL)

LOADING SPACES REQUIRED/PROVIDED: 4 SPACES

LANDSCAPE AREA:
FRONTAGE LANDSCAPE AREA: 16,876 S.F.
ALL OTHER LANDSCAPE AREA: 16,074 S.F.
TOTAL PROVIDED: 32,950 S.F. OR 20%
TOTAL REQUIRED: 32,900 S.F. OR 20%

VICINITY MAP



SEAL

REGISTERED ARCHITECT
CERTIFICATE NO.
54220
KELLY FERGUSON
Date Signed
ARIZONA, U.S.A.

DATE: 01.03.24

rba architecture = planning
88 south san marcos place
chandler • arizona • 85225
p.480.377.2222
www.robertbrownarchitects.com

A NEW SELF-STORAGE FACILITY FOR:

ENCANTO STORAGE BUCKEYE

N.E.C. OF N JACKRABBIT TRAIL AND W MONTE VISTA RD
BUCKEYE, ARIZONA 85396

NO.	REVISION DESCRIPTION	DATE

PROJECT NUMBER
22020

DRAWN BY	CHECKED BY
ST	KF

DATE
01.03.24

SHEET NAME
SITE PLAN & DETAIL

SHEET NUMBER
AS1.0

V:\1. RBA PROJECTS\22 Projects\22020 Encanto Storage\Drawings\Phase Archive\DR v4\22020 AS1.0 - Site Plan.dwg
Jan 03, 2024 - 11:17am Plotted by kfeth

2R PLZSP-23-00011 RECEIVED AUG 03 2023 WD

ENCANTO STORAGE SELF-STORAGE FACILITY

PRELIMINARY LANDSCAPE PLAN

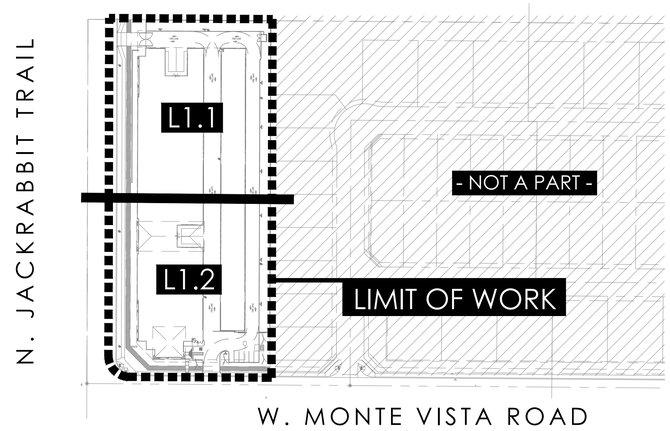
N.E.C. JACKRABBIT TRAIL + MONTE VISTA ROAD | BUCKEYE | AZ | 85396

CITY OF BUCKEYE GENERAL NOTES

1. ALL LIGHTING, SIGNS, WALLS, MONUMENT WALLS AND RAMADAS REQUIRE SEPARATE BUILDING APPROVAL AND PERMITS.
2. ALL PLANT MATERIAL IS IN COMPLIANCE WITH THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA.
3. ALL PLANT MATERIAL AND SPECIFICATIONS ARE TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION CURRENT STANDARDS.
4. ALL PLANT MATERIAL WILL BE GUARANTEED FOR A MINIMUM OF 60 DAYS FROM THE DATE OF FINAL APPROVAL. ANY PLANT MATERIAL THAT HAS TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.
5. ALL PAVING WILL MEET DESIGN AND CONSTRUCTION REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). SIDEWALKS ARE TO BE CONSTRUCTED PER MAG STANDARD DETAILS.
6. A MARICOPA COUNTY DUST CONTROL PERMIT AND A CITY OF BUCKEYE LANDSCAPE PERMIT IS REQUIRED FOR ALL LANDSCAPE WORK IN RESIDENTIAL, COMMERCIAL AND INDUSTRIAL SUBDIVISIONS.
7. PRIOR TO ACCEPTANCE OF ANY BACKFLOW DEVICE, IT MUST BE TESTED BY A STATE CERTIFIED TESTER.
8. ALL BACKFLOW DEVICES SHALL BE RECERTIFIED YEARLY.
9. CONTRACTOR SHALL ENSURE A 24 INCH CLEARANCE BETWEEN SIDEWALKS AND PLANT MATERIAL.
10. SPRINKLER CONTRACTOR MUST GUARANTEE 100% COVERAGE IN ALL LANDSCAPE AREAS.
11. EROSION CONTROL SHALL BE REQUIRED AT ALL INLET/OUTLET LOCATIONS.
12. AN 18 GAGE, BLUE TRACER WIRE SHALL BE INSTALLED WITH 2 INCH AND LARGER MAIN LINES, 6 INCHES OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.
13. NO VEGETATION SHALL BE PLANTED WITHIN DRAINAGE EASEMENTS OR TRACTS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE DRAINAGE EASEMENTS OR TRACTS.
14. VISIBILITY RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING OVER 24" IN HEIGHT (SHRUBS) IS NOT ALLOWED WITHIN SIGHT VISIBILITY TRIANGLES, EASEMENTS OR SIGHT DISTANCE LINE AREAS. TREE CANOPIES OVERHANGING IN THE EASEMENT OR TRIANGLES, OR WITHIN PUBLIC RIGHT-OF-WAY, SHALL BE KEPT TRIMMED TO A HEIGHT OF NO LESS THAN 7'. LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE A MAXIMUM HEIGHT OF 2' (SHRUBS).
15. THE HOMEOWNER'S ASSOCIATION OR PROPERTY MAINTENANCE COMPANY SHALL HAVE THE RESPONSIBILITY OF MAINTAINING ALL LANDSCAPED AREAS, INCLUDING WITHIN ALL ADJACENT RIGHTS-OF -WAY.
16. INDICATE METHOD OF DUST, WEED, AND DEBRIS CONTROL ON THE UNDEVELOPED PORTIONS OF THE SITE.
17. THE CITY OF BUCKEYE IS THE SUPPLIER / SOURCE OF WATER FOR THE IRRIGATION SYSTEM AND THE SUPPLY IS POTABLE.

GRADING GENERAL NOTES:

1. THESE PLANS ARE NOT A REFERENCE FOR ANY TYPE OF SITE DRAINAGE INCLUDING STORMWATER RUNOFF FROM BUILDING ROOFS OR DOWNSPOUTS. SEE CIVIL PLANS FOR MORE INFORMATION.
2. CONTRACTOR SHALL FINISH GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND MAINTAIN AND / OR CREATE DRAINAGE SPECIFIED ON THE PROJECT CIVIL ENGINEERS CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL KEEP DRAINAGE WAYS AND NATURAL FLOW CHANNELS SPECIFIED FREE FROM OBSTRUCTIONS THAT MAY IMPAIR FLOW.
3. AESTHETIC FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT. ALL GRADING SHALL BE APPROVED BY OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING.
4. FINISH GRADE OF PLANTING AREAS (DG) TO BE 1" BELOW ADJACENT HARDSCAPE UNLESS OTHERWISE NOTED.

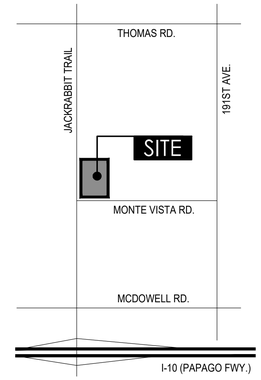


SITE PLAN

N.T.S.

VICINITY MAP

N.T.S.



LANDSCAPE GENERAL NOTES

1. ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE TOP DRESSING. ALL GRANITE IS TO BE 2" DEPTH, COLOR AS SPECIFIED, TYP.
2. NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND CONFORMING TO LOCAL AGENCY'S APPROVED PLANT LIST.
3. LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
4. LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO PURCHASE.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
6. REFER TO PLANTING DETAILS. BACKFILL: NATIVE SOILS FREE OF CONTAMINATION AND ROCKS OVER 3 INCHES IN DIAMETER.
7. COMPLETE ALL TRENCHING, LANDSCAPE GRADING, BERMING AND SWALES PRIOR TO START OF PLANTING.
8. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC., AT HIS EXPENSE.
9. ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLAN IS TO BE REMOVED.
10. ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
11. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
12. QUANTITIES ON PLAN ARE PROVIDED FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
13. ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
14. LANDSCAPE ARCHITECT / OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
15. NOTE: SURFACE-FERTILIZE PLANTS AS PART OF COMMON-AREA MAINTENANCE CONTRACT.
16. APPLY A SOLUTION OF "SUPERTHRIVE" COMBINED WITH LIQUID CHELATED IRON SUPPLEMENT AS PLANT IS BEING WATERED IN AT THE FOLLOWING RATES:
    - -BASIC MIX: 1/4 TSP. SUPERTHRIVE AND 1 TSP. IRON SUPPLEMENT PER GALLON OF WATER.
    - -TREES: APPLY 4 GALLONS OF BASIC MIX.
    - -SHRUBS AND SUCCULENTS 1 GAL. AND 5 GAL.: APPLY 1 GALLON BASIC MIX.
    - -SHRUBS AND SUCCULENTS 15 GAL.: APPLY 2 GALLONS BASIC MIX.
17. REMOVE NURSERY PROVIDED STAKING AND TAPING FROM ALL PLANTS, IF APPLICABLE. STAKE NURSERY GROWN TREES AS DETAILED.
18. WATER SUPPLY MUST BE OPERATIONAL PRIOR TO PLANT INSTALLATION.
19. PRUNE DEAD OR DAMAGED BRANCHES AFTER PLANTING. PRUNE TREES OF LIVING BRANCHES, ONLY IF DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER, AFTER PLANTING.
20. BEFORE PLANTING, STAKE OR FLAG THE LOCATION OF ALL PLANTS OR PLACE CONTAINERS UP TO 15 GAL. AT LOCATIONS SHOWN ON PLAN AND ARRANGE TO HAVE THE LANDSCAPE ARCHITECT REVIEW AND APPROVE THE LOCATIONS. LANDSCAPE ARCHITECT MAY REVISE LOCATIONS ONCE BEFORE PLANTING.
21. REMOVE ALL WEED GROWTH FROM AREAS TO BE LANDSCAPED. IF WEED CONTROL IS NEEDED, USE CAREFULLY APPLIED CONTACT HERBICIDE, "ROUND-UP" OR EQUAL. APPLY BY HAND SPRAYER TO AVOID DAMAGE TO NEW PLANTS.
22. ALL BOULDERS ARE TO BE GRANITE 'SURFACE SELECT', SIZE PER PLAN. ALL BOULDERS ARE TO BE BURIED 1/3 IN SOIL.
23. ALL SWALE CHANNELS ARE TO HAVE 6" - 8" FRACTURED GRANITE OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
24. ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3'x3', 3" - 6" FRACTURED GRANITE OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
25. ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1 .
26. ALL TURF IS TO BE 'MID-IRON' HYBRID VARIETY.
27. ALL HEADER IS TO BE CAST IN PLACE CONCRETE. COLOR TO BE SELECTED.
28. CONTRACTOR IS RESPONSIBLE TO COORDINATE HEADER INSTALLATION WITHGRADING CONTRACTOR. ANY LOCATIONS WHERE RIP-RAP SWALES ARE ADJACENT TO TURF AREAS, HEADER IS TO HAVE A DRAINAGE OUTLET (TURN-DOWN) FOR THE WIDTH OF THE RIP RAP AREA, TYP.
29. CONTRACTOR TO ENSURE THAT SLEEVING FOR IRRIGATION GOES UNDER EVERY DRIVEWAY (INCLUDING Z-LOTS).
30. ALL LANDSCAPING AND STRUCTURES CONSTRUCTED FROM THIS PLAN HAVE BEEN DESIGNED WITHIN STANDARD CITY REQUIREMENTS AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER / HOA TO MAKE NECESSARY REPAIRS DUE TO VANDALISM / THEFT / OR NEGLIGENCE. DEVELOPER / HOA DOES NOT HOLD (YOUNG DESIGN GROUP, LLC) RESPONSIBLE FOR ANY DAMAGES INCURRED AS SUCH.
31. JUTE NETTING TO BE INSTALLED ON ALL SLOPES GREATER THAN 4:1 WITH 100% LIVE PLANT COVER.
32. WARRANTY ALL PLANT MATERIAL TO BE IN HEALTHY GROWTH FOR THE PERIODS OF: TREES: 365 DAYS SHRUBS, VINES AND GROUNDCOVERS: 90 DAYS, STARTING AT DATE OF FINAL ACCEPTANCE, REPLACE MATERIAL NOT SHOWING HEALTHY GROWTH WITHIN 10 WORKING DAYS OF NOTIFICATION BY OWNER.
33. LANDSCAPE ARCHITECT DOES NOT WARRANTY AVAILABILITY OF SPECIES OR SIZES OF PLANTS LISTED. "AVAILABLE" SHALL MEAN AVAILABLE IN A WHOLESALE NURSERY IN ARIZONA OR CALIFORNIA. NOTIFY OWNER AND YDG OF NON-AVAILABILITY FOR ISSUANCE OF SUBSTITUTION BY YDG.
34. CITY APPROVAL OF THESE PLANS SHALL SIGNIFY AND CONFIRM OWNER'S CAREFUL REVIEW AND APPROVAL OF THESE PLANS, INCLUDING PLANT SPECIES AND SIZES LISTED. OWNER SHALL OBTAIN UNIT PLANT COSTS, INSTALLED & GUARANTEED.
35. TYPICAL MINIMUM SETBACKS FROM EDGE OF WALKS, DRIVES AND BUILDINGS: TREES: 6 FT.; SHRUBS: 3 FT.; GROUNDCOVER: 2 FT.
36. AREAS IN SIGHT TRIANGLES SHALL HAVE NO OBSTRUCTION GREATER THAN 2 FT. HT. AND TREES SHALL HAVE CANOPY HIGHER THAN 7 FT. AT TIME OF PLANTING.
37. NOTE THAT NURSERY-GROWN TREES MUST HAVE TRUNK DIAMETER IN PROPORTION TO HEIGHT, AND THAT CONTRACTOR MUST INSPECT EACH TREE FOR ROOT-BINDING AND OTHER GROWTH DEFECTS, AND REMOVE DEFECTIVE PLANTS FROM THE SITE.
38. TREES TO MEET LOCAL JURISDICTIONS ZONING SIZE REQUIREMENTS AT THE TIME OF PLANTING. TREES THAT DO NOT MEET MIN. REQUIREMENTS SHALL BE REPLACED IN KIND WITH TREE THAT MEETS REQUIREMENTS.
39. ANY DISTURBED AREAS AREAS NOT INITIALLY BUILT UPON WILL NEED A COUNTY / CITY APPROVED DUST CONTROL MATERIAL INSTALLED.
40. TREES THAT ARE PLANTED AS 24" BOX MUST HAVE 2" CALIPER AFTER FIRST YEAR OF GROWTH.

PROJECT TEAM

OWNER / DEVELOPER:
WENTWORTH PROPERTY CO.
802 NORTH 3RD AVE.
PHOENIX, AZ 85003
PH: (602) 875-5504
CONTACT: DAVID BROWN
dbrown@wentprop.com

ARCHITECT:
ROBERT BROWN ARCHITECTS
88 S. SAN MARCOS PL.
CHANDLER, AZ 85225
PH: (480) 377-2222
CONTACT: KELLY FERGUSON
kelly@rbrownarch.com

LANDSCAPE ARCHITECT:
YOUNG DESIGN GROUP
7234 EAST SHOEMAN LN.
SUITE # 8
SCOTTSDALE, AZ 85251
PH: (480) 257-3312
CONTACT: JOE YOUNG
jyoung@youngdg.com

SHEET INDEX

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L0.1	COVER SHEET + NOTES	01
L1.1 THRU L1.2	PRELIMINARY LANDSCAPE PLAN	02 - 03

MAINTENANCE NOTE

THE MAINTENANCE OF LANDSCAPING WITHIN OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF OWNER OR ASSOCIATION FORMED BY OWNER (INCLUDES ALL TRAILS AND LANDSCAPING IN THE ADJACENT RIGHTS OF WAY). ALL TREES WHOSE CANOPY OVERHANGS THE PUBLIC STREETS SHALL FOREVER BE TRIMMED TO 18'-0" CLEAR.

LANDSCAPE AREA CALCULATION

PUBLIC L/S	(+/-) 7,354 S.F. / 0.17 AC
PRIVATE L/S	(+/-) 32,584 S.F. / 0.75 AC
TOTAL PROVIDED	**(+/-) 39,938 S.F. / 0.92 AC**
TOTAL REQ'D	32,900 S.F. (20% OF NET SITE AREA)

INERT MATERIALS CALCULATIONS

DECOMPOSED GRANITE	(+/-) 39,938 S.F.
RIP RAP	(+/-) 0 S.F.
STABILIZED D.G.	(+/-) 0 S.F.

TREE CALCULATIONS

TOTAL TREES PROVIDED (NEW)	42 TREES
* TOTAL EXISTING / SALVAGED TREES	23 TREES
TOTAL TREES	65 TREES

TREE SIZE % REQUIRED	TREE SIZE % PROVIDED
60% 24" BOX / 39 TREES	**60% 24" BOX / 38 TREES**
35% 36" BOX / 23 TREES	**5% 36" BOX / 4 TREES**
* 5% 48" BOX / 3 TREES	**35% 48" BOX / 23 TREES**

* INCLUDES EXISTING TREES TO BE RELOCATED

CITY OF BUCKEYE NOTES FOR CONSTRUCTION

1. SUBSTITUTIONS IN TYPE AND / OR DEVIATIONS IN SIZE OR QUANTITY FROM THIS LANDSCAPE & IRRIGATION PLAN SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF BUCKEYE (CONTACT THE DESIGNATED PLANNER / PROJECT COORDINATOR REGARDING PLANT SUBSTITUTIONS 623-349-6200.)
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).
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 VIOLATION OF ANY LAW OR ORDINANCE.
6. THIS APPROVAL IS VALID FOR A PERIOD OF ONE 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 WITHIN 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 BLUE STAKE (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 (623-349-6800). 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.
15. PRIVATE ON-SITE WATER AND SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, N.F.P.A. AND THE INTERNATIONAL FIRE CODE (WITH CITY AMENDMENTS) AS ADOPTED BY THE CITY OF BUCKEYE.
16. IRRIGATION LINES SERVING LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT.
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.

ZONING: C-2

APPROVAL

DEVELOPMENT SERVICES DIRECTOR — DATE

CITY OF BUCKEYE ENGINEER (S.V.T. / S.D.L. APPROVAL ONLY) — DATE

MANAGING ENGINEER/AZ SURVEYOR:
PROJECT COORDINATOR:
DESIGN LAYOUT: JMY — DRAFTED: CLF / JMY — CHECKED: JMY
FIELD SURVEY: — DRAFTED: — CHECKED:
DRAWING SCALES:

CGS PLAN TRACKING NUMBER:

PRELIMINARY LANDSCAPE PLAN

young | design | group
Landscape Architecture + Land Planning
7234 east shoeman lane suite 8
scottsdale, arizona 85251
tel. 480.257.3312
ydlg

PROJECT: ENCANTO STORAGE
SELF-STORAGE FACILITY
N.E.C. JACKRABBIT TRAIL + MONTE VISTA ROAD
BUCKEYE | AZ | 85396

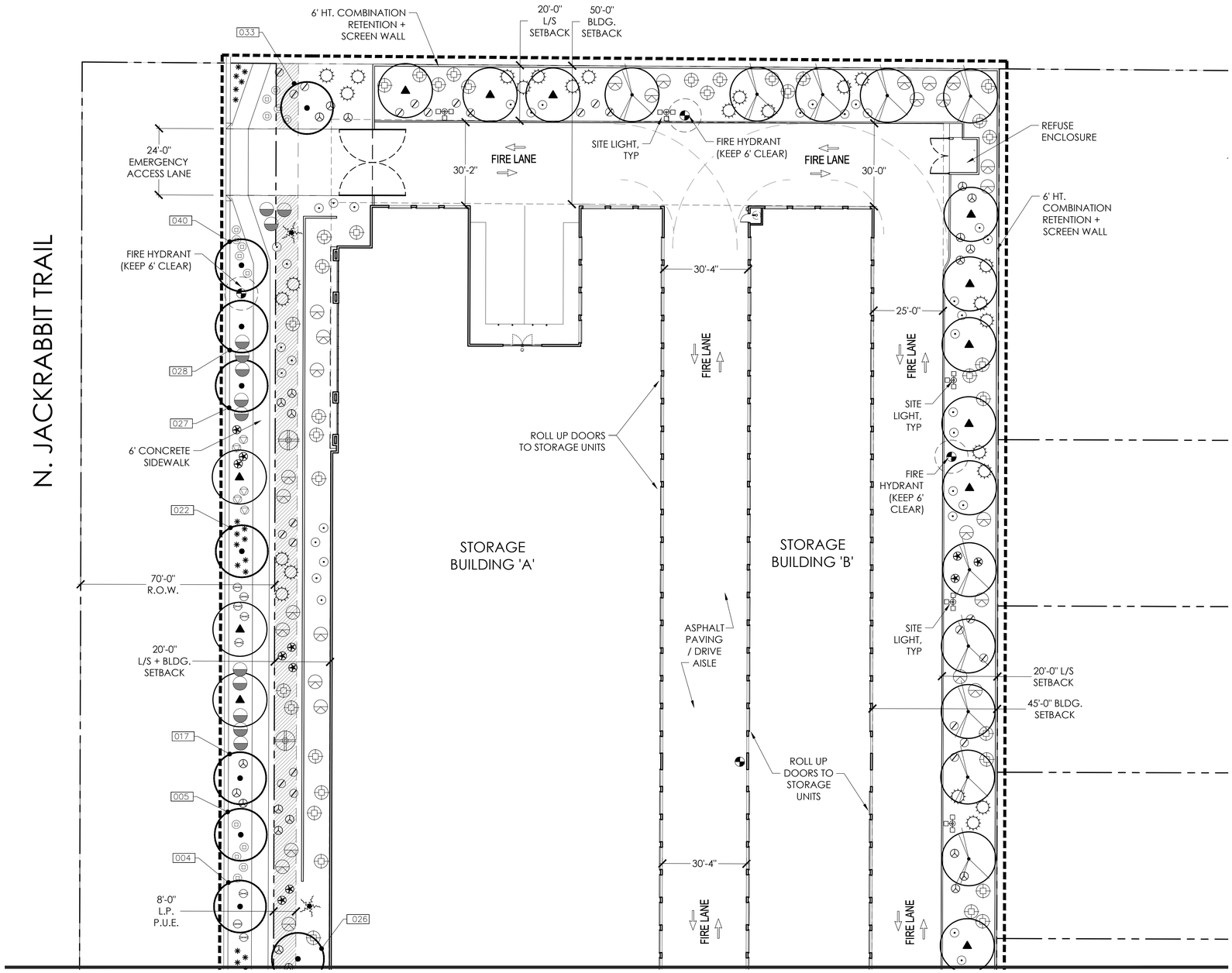
CGS PROJECT PLAN SITEWORK:

REVISIONS:
1
2
3

TOB PERMITTING APPROVED STAMP:
TOB ENGINEERING APPROVED STAMP:
SUBMITTAL: 2ND

(POSSIBLE AS-BUILT SEAL):
DESIGN SEAL:
REGISTERED LANDSCAPE ARCHITECT — CERTIFICATE NO. 37964 — JOSEPH M. YOUNG — 07/10/23 — ARIZONA U.S.A.
EXPIRES: 9/30/23

ORIGINAL PLAN DATE: 03/09/23
LAST REVISION DATE: 07/10/23
PROJECT NUMBER:
SHEET NUMBER: L0.1
1 OF 3
CGS PLAN TRACKING NUMBER: PLZSP-23-00011
CGS PERMIT NUMBER:



MATCHLINE (SEE SHEET L1.2)

PLANT SCHEDULE

XXX	RELOCATED VEGETATION	SIZE / REMARKS	QTY
	RELOCATED TREE	PER NPI	PER PLAN
	TREES	**SIZE / REMARKS**	**QTY**
	CERCIDIUM FLORIDUM BLUE PALO VERDE	24" / 36" BOX, MULTI-TRUNK, MATCHED	15 / 4
	CHILOPSIS LINEARIS DESERT WILLOW	24" BOX, LOW BREAK, MATCHED	4
	PROSOPIS SEEDLESS HYB 'AZT' SEEDLESS HYBRID MESQUITE	24" BOX, MULTI-TRUNK, MATCHED	19
	SHRUBS		
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	15 GAL	7
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	58
	EREMOPHILA HYGROPHANA BLUE BELLS	5 GAL	22
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE	5 GAL	42
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE	5 GAL	62
	SENNA ARTEMISIODES FEATHERY CASSIA	5 GAL	53
	ACCENTS		
	DASYLIRION WHEELERI DESERT SPOON	5 GAL	37
	FOUQUIERA SPLENDENS OCOTILLO	8-12 CANES / MIN 7'-0" HT	8
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	40
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	51
	GROUNDCOVER		
	BOUTELOUA CURTIPENDULA SIDEOATS GRAMA	1 GAL	67
	EREMOPHILA GLABRA 'M. GOLD' OUTBACK SUNRISE EMU	1 GAL	46
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL	23
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	1 GAL	31
	INERT MATERIALS		**QTY**
D.G.	DECOMPOSED GRANITE (ROCK PROS USA) 'CARMEL'	3" MINUS NATIVE MIX / BLEND INTO UNDISTURBED AREAS	ALL L/S AREAS

NOTES:

1. CONTRACTOR IS TO ENSURE THAT ALL TREES ARE PLANTED A MINIMUM OF 6' FROM FACE OF TRUNK TO ANY ADJACENT FIRE HYDRANTS OR FDC'S.
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PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0" 0' 20' 40'

SPECIAL NOTE:
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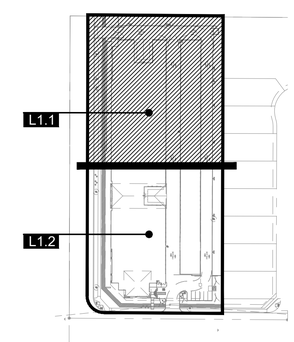

SHEET KEY n.t.s.

ENCANTO
SELF-STORAGE BUCKEYE | ARIZONA

young | design | group
7234 east shoeman lane, suite 8
scottsdale, arizona 85251
tel. 480.257.3312

TOB PERMITTING APPROVED STAMP:
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SUBMITTAL: 2ND
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MATCHLINE (SEE SHEET L1.1)

N. JACKRABBIT TRAIL

FIRE HYDRANT (KEEP 6' CLEAR)

8'-0" L.P. P.U.E.

70'-0" R.O.W.

20'-0" L/S + BLDG. SETBACK

6' CONCRETE SIDEWALK

FIRE HYDRANT (KEEP 6' CLEAR)

ADA RAMP, TYP

025 003 024 002 020 001 015 014 019 013 011 016 012 021

MONUMENT SIGN (BY OTHERS)

30'-4"

ROLL UP DOORS TO STORAGE UNITS

ASPHALT PAVING / DRIVE AISLE

STORAGE BUILDING 'A'

STORAGE BUILDING 'B'

ROLL UP DOORS TO STORAGE UNITS

FIRE LANE

FIRE LANE

FIRE RISER

ADA RAMP, TYP

OFFICE

6' HT VEHICULAR ACCESS GATE

TRANSFORMER (KEEP CLEAR OF L/S)

25'-0"

45'-0" BLDG. SETBACK

20'-0" L/S SETBACK

SITE LIGHT, TYP

FIRE HYDRANT (KEEP 6' CLEAR)

6' HT. COMBINATION RETENTION + SCREEN WALL

25'-0"

20'-0" BLDG. SETBACK

15'-0" L/S SETBACK

25'-0" R.O.W.

SIGHT DISTANCE LINE (35 MPH DESIGN SPEED)

FIRE HYDRANT (KEEP 6' CLEAR)

6' CONCRETE SIDEWALK

8'-0" L.P. P.U.E.

W. MONTE VISTA ROAD

PLANT SCHEDULE

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L1.1

L1.2

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REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
37964
JOSEPH M.
YOUNG
07/10/23
ARIZONA U.S.A.
EXPIRES: 9/30/23

ORIGINAL PLAN DATE: 03/09/23

LAST REVISION DATE: 07/10/23

PROJECT NUMBER:

SHEET NUMBER: L1.2
3 OF 3

COB PLAN TRACKING NUMBER: PLZSP-23-00011

COB PERMIT NUMBER:

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3R PLZSP-23-00011 RECEIVED NOV 3 2023 WD

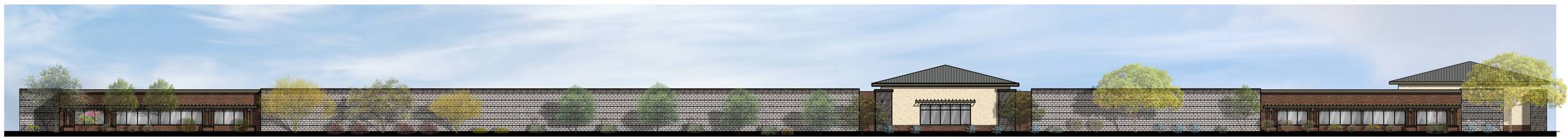
ENCANTO STORAGE

BUCKEYE, ARIZONA
PROJECT NUMBER: 22020
DATE: 06.22.23

REGISTERED ARCHITECT
CERTIFICATE NO.
54220
KELLY
FERGUSON
Date Signed 6/22/23
ARIZONA, U.S.A.

BLDG. 'B'
PARTIAL EAST ELEVATION
SCALE: 1/16"=1'-0"

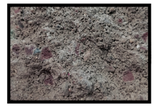
SOUTH ELEVATION
SCALE: 1/16"=1'-0"



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

EAST ELEVATION @ PROP. LINE
SCALE: 1/16"=1'-0"

Preliminary Elevations

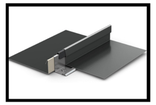


(ROUGH-FACE) SPLIT FACE CMU BLOCK
OLDCASTLE SUPERLITE BY ECHELON
COLOR: MOJAVE BROWN-COCOA BROWN

(SMOOTH-FACE) PRECISION CMU BLOCK
OLDCASTLE SUPERLITE- ECHELON
COLOR: ASPEN

PAINTED STEEL ACCENTS
DUNN EDWARDS
COLOR: SHAKER GREY
DE6231

PAINTED STUCCO
DUNN EDWARDS
COLOR: SPANISH WHITE
DEC724



STANDING SEAM METAL ROOFING
BERRIDGE
COLOR: CHARCOAL
CEE-LOCK PANEL- 16 1/2" WIDTH

QUIK BRIK - HARVARD BRIK
OLD CASTLE - ECHELON MASONRY
COLOR: CHARLESTON BLEND
DIMENSIONS: 8" x 4" x 16"

1" LOW-E GLAZING
VITRO GLASS
COLOR: OPTIGRAY SOLARBAN 60

rba
architecture ▪ planning
88 south san marcos place
chandler ▪ arizona ▪ 85225
p.480.377.2222
www.robertbrownarchitects.com

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V:\ RBA PROJECTS\22 Projects\22020 Encanto Storage\Drawings\Prelim Presentation-Ext Elevs.dwg
Nov 10, 2022 - 6:36am

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/27/24	**AGENDA ITEM:** 3.C. Chapman Self-Storage - Site Plan (PLZSP-23-00025)
DATE PREPARED: 02/22/24	**DISTRICT NO.:** 3
STAFF LIAISON: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623)349-6215	
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) Chapman Self-Storage - Site Plan (PLZSP-23-00025) Conduct a public meeting and approve a site plan for an approximately 134,000 square foot self-storage facility on 3.85 acres, subject to conditions.

SUMMARY

PROJECT DESCRIPTION:
Russell Grimes, Cole Design Group, Inc., on behalf of Shannon Chapman of Belquest Development, is requesting a site plan approval for a 134,000 square foot self-storage facility on approximately 3.85 acres zoned Commercial Center (CC). See attached staff report for additional details and analysis.

FUTURE ACTION:
None

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLSP-23-00025-_Chapman_Self-Storage_Site_Plan_-_Staff_Report.docx
Vicinity Map_8x11.pdf
PLZSP-23-00025 Chapman Self- Storage Site Plan - Narrative.pdf
PLZM-23-00025 Chapman Self- Storage Site Plan - Site Plan.pdf
PLZM-23-00025 Chapman Self- Storage Site Plan - Color Aerial Site Plan.pdf
PLZM-23-00025 Chapman Self- Storage Site Plan - Landscape Plan.pdf
PLZM-23-00025 Chapman Self- Storage Site Plan - Elevations.pdf

SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZSP-23-00025
TITLE:	Chapman Self-Storage
MEETING DATE:	February 27, 2024

Applicant/Owner:	Russell Grimes, Cole Design Group, Inc., on behalf of Shannon Chapman of Belquest Development
Request:	Site Plan for an approximate 134,000 square foot self-storage facility on approximately 3.85 acres.
District	District 3
Location:	Located at the northeast corner of Lower Buckeye and Miller Roads.
Site size:	3.85 acres
Public input:	None Received
Recommendation:	Approve with conditions (a) through (mm)

PROJECT DESCRIPTION

1. The applicant is seeking site plan approval for the proposed Encanto Storage with a gross building area of approximately 134,000 square feet consisting of three (3) buildings on approximately 3.85-acres located on the northeast corner of Lower Buckeye and Miller Roads. The site currently is vacant, open desert.

2. This is a Commercial Center (CC) zoned area, which allows this self-storage use.

3. The main access to the site will be through a private drive on Magnolia Lane. With an egress and emergency access only on Lower Buckeye Road.

4. The site will consist of one (1) main building, a three-story climate controlled self-storage building, with two (2) other smaller buildings consisting of non-climate-controlled, drive-up access units.

5. AREA CONTEXT

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Neighborhood	Commercial Center (CC)
North	Tractor Supply	Neighborhood	Commercial Center (CC)
South	Undeveloped Monte Vista CMP	Master Planned Community	Planned Community (PC)
East	Vacant	Neighborhood	Commercial Center (CC)
West	Funko Distribution and Vacant	Neighborhood	General Commerce (GC)

PUBLIC PARTICIPATION

6. The applicant is required to send out a "notice of application" to property owners within 300' of the subject property, during the review process.

7. Table 2: Public Notice

Notification Element	Date

Notice of Application Mailing to Property Owners w/in 300'	July 2023

BACKGROUND

8. Annexed into the City of Buckeye: Ordinance No. 13-79, September 18, 1979

9. Rezone to Commercial Center, Ordinance No. 32-06, May 2, 2006.

ANALYSIS

10. *Planning and Zoning Commission Review and approval*
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.

11. *Conformance with General Plan:*
The City of Buckeye General Plan designates this property as Neighborhood. The proposed use of self-storage will be complimentary to future adjacent residential. This will support the need of residents in the direct and surrounding vicinity.

12. *Zoning*
This property is zoned Commercial Center (CC). Uses in the obsolete CC District include: retail, service establishments, repairs, personal services and convenience storage.

The self-storage proposed is in alignment with "convenience storage" that is permissible according to the "Appendix C: Obsolete Districts Permissible Uses" in the Development Code.

13. Table 3: Lot Setbacks

Setback	Requirements for CC	Actual
Front (Perimeter setback)	0'	20'
Rear	15' (minimum)	15'

Side	0' (minimum)	25' south along Lower Buckeye 8.5' north along Magnolia Lane

14. *Landscaping*
The landscaping is to be designed in accordance with the Buckeye Development Code and Buckeye Arterial Gateway Guide. Landscape plans are conceptual and will be reviewed at the time of "Final Landscape Plans" during permitting.

15. *Circulation*
Primary access to the site will be off Magnolia Lane, a private drive that is currently paved and striped. It is also the same access for Tractor Supply to the north of this proposed site. A secondary egress and emergency access is also provided on Lower Buckeye.

16. *Architectural*
Staff has reviewed renderings of the proposed building elevations materials, and colors. The design meets the Development Code section 5.8 Commercial Building Standards and Guidelines. The building on the hard commercial corner is intended to stand out through the use of materials, colors and design. The Funko distribution across the way was a big reason why the larger building was pushed to the street. The smaller single-story buildings were pushed to the rear since the future land uses are unknown.

17. *Infrastructure*
Water and sewer are provided by the City of Buckeye and to be constructed by the developer as per the terms of the water and sewer reports, adhering to the latest City of Buckeye engineering design standards and conditions.

18. *Emergency Access*
The site has been designed to provide a full emergency access lane through the site. The buildings will be sprinkled.

19. *Department Review*
The following City of Buckeye departments have reviewed and have found no outstanding issues with the application:

    a. Engineering
    b. Fire
    c. Public Works
    d. Community Services
    e. Police

f. Water Ressources
g. Development Services

RECOMMENDATION

20. Staff recommends the Planning and Zoning Commission motion for approval with conditions a-mm of PLZSP-23-00025 for the following reasons:

- Conformance with General Plan
- Conformance with Development Code
- All outstanding issues from reviewing departments will be addressed at improvement and building plans (Engineering, Fire, Public Works, Water Resources, and Development Services).

Planning

a) Development of the property shall be in general conformance with the Site Plan entitled "Chapman Self-Storage" consisting of seven (7) pages, stamped received 12/18/2024, except as modified by the following conditions.
b) Development of the site shall be in general conformance with the Chapman Self-Storage Landscape Plan, consisting of two (2) pages, stamped received 12/18/2023, except as modified by the following conditions.
c) Site Plan approval is valid for a period of two (2) years, in accordance with the Development Code. All request for time extensions must be in writing to the Director prior to the expiration.
d) The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.
e) To create a modern look, the façade of the self-storage building will be required to have a smooth look to its finish.

Engineering General

f) All projects are required to meet the most current adopted City of Buckeye (COB) Engineering Design Standards (EDS) as well as the most recent adopted MAG standards and specifications. Any items of note or modifications by the City Engineer relating to this project will be outlined below.
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.

h) This subdivision is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. These shall be established prior to the recordation of the first Final Plat.

i) 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.

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

k) 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.

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

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

Drainage

n) At the time of improvement plan submittal, the Property Owner/Developer shall provide a comprehensive Drainage Master Plan, which addresses all on-site, half street and off-site drainage requirements and issues. The Drainage Master Plan shall also identify the method by which existing 100-year floodplains will be mitigated.

Public Safety

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

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

q) The secondary emergency access to Jackrabbit Trail shall be a minimum of 20 feet in width, be bound by MAG 220-1 Type-B Ribbon Curb, constructed with a minimum of 8 inches ABC and 3 inches of ¾ minus decomposed granite.

Streets

r) Accesses and turn lanes are approved in concept only and the ultimate roadway improvements must be designed per City standards. ITS conduits (2 7-way micro-ducts) must be installed along Jackrabbit Trail per City standards, including any necessary splice boxes.

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

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

u) 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 Miller Road and Lower Buckeye Road based on City of Buckeye standards.

v) If access to and within the site is proven to be a negative impact to public safety and security, as determined by the City, the Property Owner/Developer shall be responsible for revising the roadway and access layout to alleviate the City's concerns. Such changes shall be considered a minor change and shall be approved by the City.

Engineering Project Specific Stipulations.

w) The Owner/Developer shall submit a Traffic Impact Analysis (TIA) for review and approval by the City. Prior to any permit issuance, a TIA or TIS must be approved.

x) Accesses, turn lanes and all geometric roadway improvements are approved in concept only and the ultimate roadway improvements must be designed per City standards and match any City CIP plans.

y) ITS conduits (2 7-way micro-ducts) must be installed along Lower Buckeye Rd and Miller Rd.

z) The City requires the property owner to provide two points of acceptable access to and from the subject project property that meets both City code and Fire code. Without two points of access the project cannot proceed. Failure to maintain access in both locations that were previously shown on the site plan will likely result in the City denying or revoking a certificate of occupancy for the business. If at any point in the future access is compromised, the City may have to take further action towards the parcel end user.

Public Works standard conditions

aa) This subdivision is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye City Code Chapter 20, Section 20-15-1. The SLID shall be established prior to the recordation of the map of dedication.

bb) All landscaped areas within the public rights of way shall be delegated to the adjacent property owner, homeowners' association or other property maintenance association, and 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.

cc) Artificial or synthetic turf shall be allowed on all surfaces where turf can be used. No individual or association may impose private covenants, conditions, restrictions, deed clauses or other agreements between parties which prevent individuals from utilizing artificial or synthetic turf as an alternative to any landscaping where turf can be used. The quality of the artificial or synthetic turf may be subject to the requirements of individuals or associations.

dd) 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.

ee) Shrubbery in the right of way shall not obstruct any regulatory signage or sight distance triangle as defined in the Engineering Development Standards; therefore, shall be trimmed to less than 2’-0”.

ff) Landscaping within the public-right-of-way will require:

i. All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.

ii. All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.

iii. Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.

iv. Multi-program weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.

v. Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.

vi. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.

vii. Linear Root barriers shall be used along public improvements that are only on one side of a tree.

viii. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.

ix. Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 18'-0" over any public roadway, 7'-0" over any public sidewalk.

x. 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.

gg) Prohibited Trees: The following trees are prohibited from any landscaping plans in accordance with Chapter 9 of City Code (Section 9-10):

xi. Male Mulberry Tree (Morus Alba).

xii. Olive Tree (Olea Europea).

xiii. Additionally, North Indian Rosewood Trees (Dalbergia Sissoo) shall not be planted within the rights of way nor within a mature canopy distance from any adjacent rights of way (and are suggested not be planted within the property) due to their destructive and invasive root structure

hh) 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).

Fire standard conditions:

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

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

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

ll) 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.

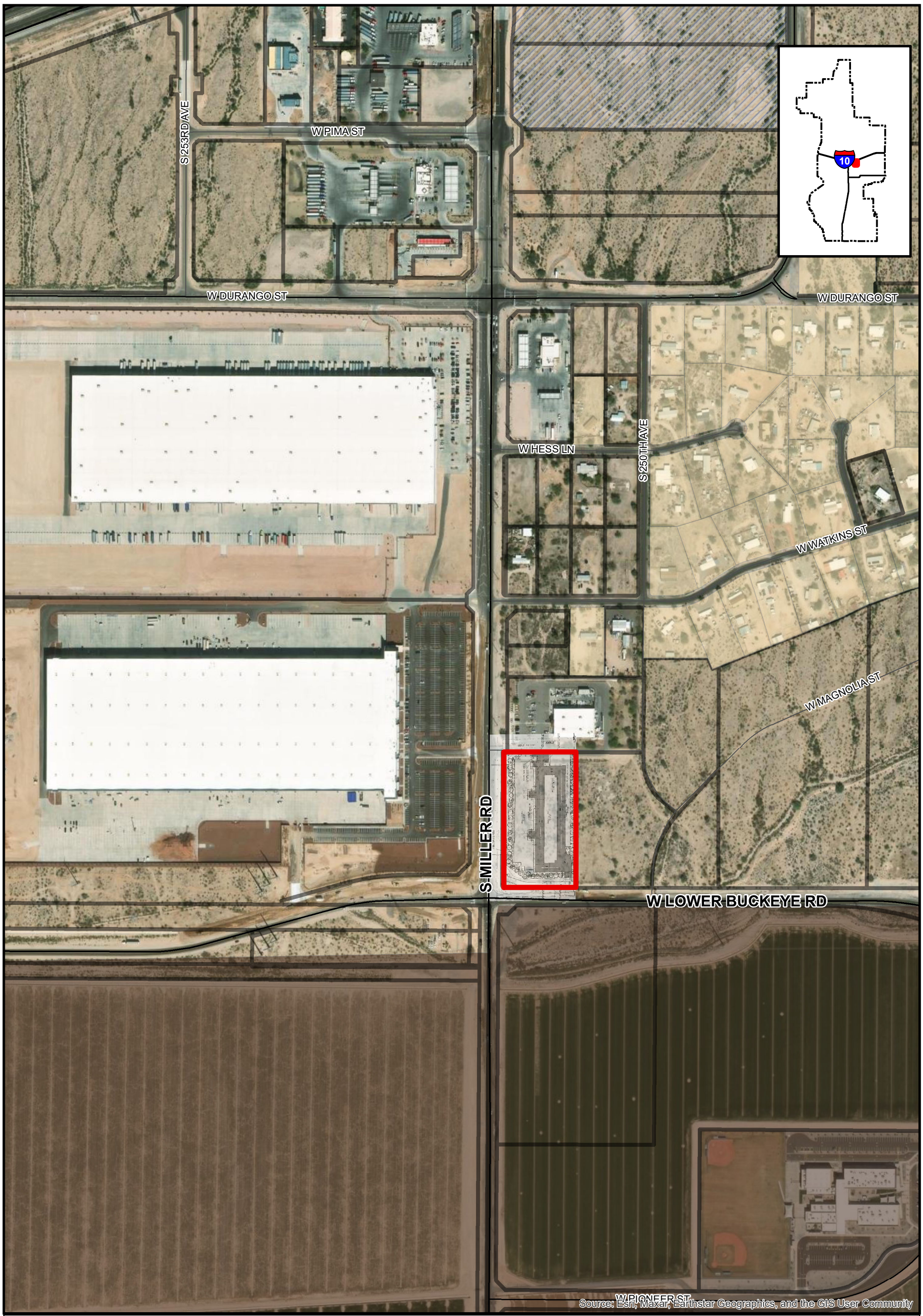
mm) All streets must conform to the Maricopa County/Phoenix street name and hundred block grid system.

ATTACHMENTS

- Vicinity Map
- Narrative
- Site Plan
- Conceptual Landscape Plans
- Building Elevations

Prepared By:
Sean Banda, Senior Planner

Reviewed By:
Bart Wingard, Principal Planner



VICINITY MAP

BUCKEYE, AZ

PLZSP-23-00025
Chapman Self Storage Site Plan
City Council District #3

N
W E
S

JORDAN ARCHITECTS

1R PLZSP-23-00025 RECEIVED JUL 14 2023 WD

March 22, 2023

City of Buckeye
Planning & Zoning Department
530 East Monroe Avenue
Buckeye, AZ 85326

Re: PAC Narrative

Project Location: 2.8 net acres at northeast corner of West Lower Buckeye Road and South Miller Road.

To Whom It May Concern;

The proposed project is a state-of-the-art self storage facility consisting of approximately 127,800 gross square feet located on approximately 2.8 vacant acres. The project includes a 1,000 square foot management office. The project is comprised of three buildings; two single story buildings and one (1) three-story building that is accessed via two covered loading areas.

The proposed facility includes a management office with small retail component that sells moving supplies. There will be 24-hour digital surveillance with back up storage and site access will be restricted to tenants that have a unique access code. This allows management to know who is on site at any given time and alerts staff when they vacate. The project is proposed to include climate-controlled units that are kept between the range of 45-85 degrees and all lighting will be on motion activated sensors with a timed shutoff following a lapse in activity. The project will have little draw on natural resources and local emergency services. The traffic for self-storage is characterized by an extremely low daily trip generation and industry facts indicate that nearly 70% of storage patrons visit their unit less than once every two weeks.

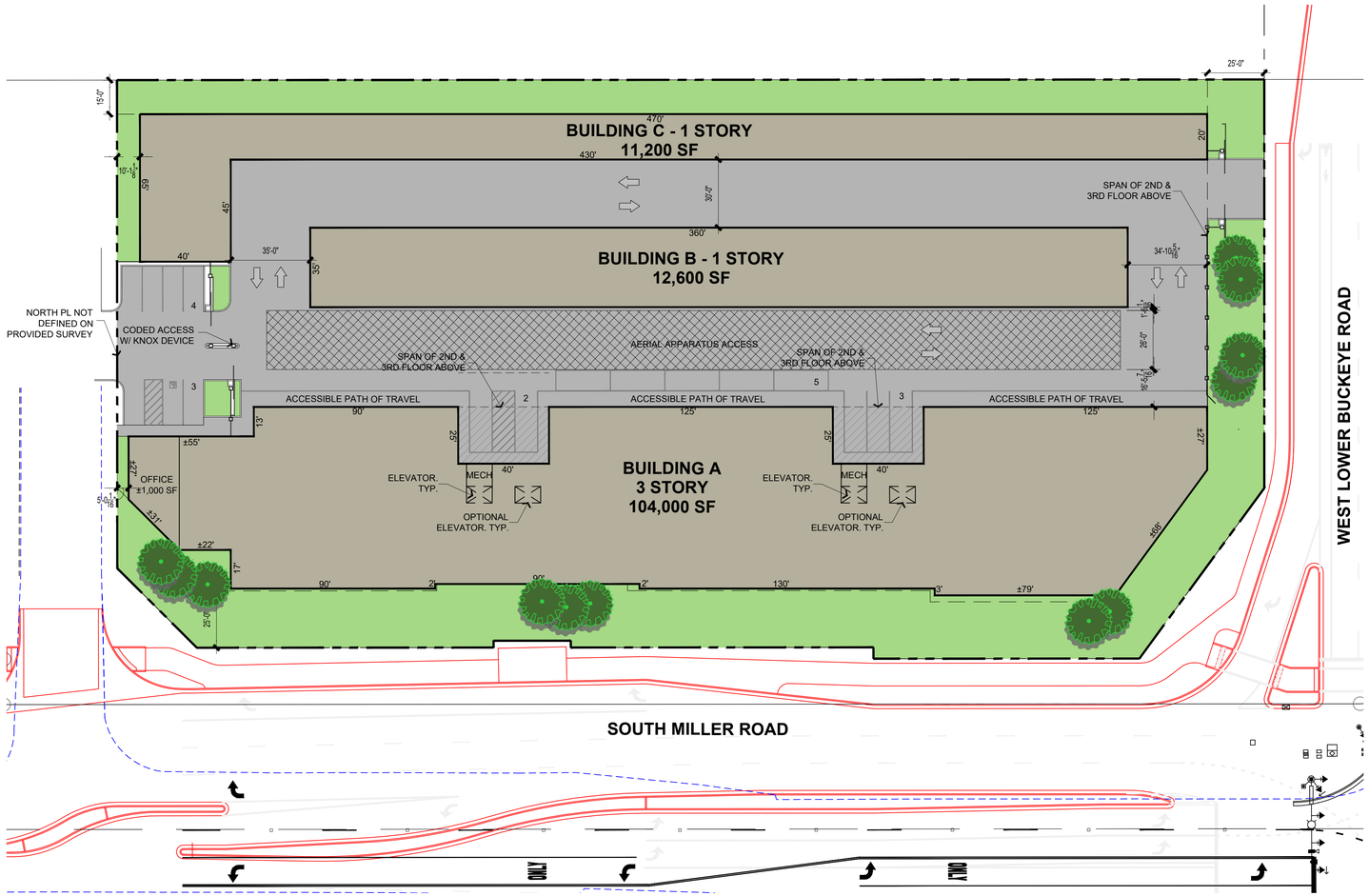
Office hours are planned to be Monday through Friday 9am to 6pm and 10am to 4pm on Saturdays and Sundays with gate access hours from 6am to 9pm, 7 days a week. The site will be professionally managed by a to-be-named 3rd party management firm that will be maintaining the appearance and functionality of the site seven days a week.

If you should have any questions or comments, please do not hesitate to contact us.

Thank you for your time and consideration.

David Meinecke

PLZM-23-00037 RECEIVED MAR 23 2023 – WD



SITE DATA		
APN	-	
LOT AREA	124,376	SQ. FT.
	2.86	ACRES
USE	VACANT (VACANT)	SELF STORAGE (PROPOSED)

BASIS OF DESIGN	REQUIRED	PROVIDED
ZONE	CC - COMMERCIAL CENTER	
OVERLAY	N/A	
STRUCTURE HEIGHT	45' MAX	TBD
LOT COVERAGE	50% MAX	47.5% (59,133 SF)
LANDSCAPE	10% FOR IND. USES	±21% (26,610 SF)
SETBACKS		
FRONT	25 FT.	25 FT. MIN.
INTERIOR SIDE	0 FT.	5 FT. MIN.
EXTERIOR SIDE AT RESIDENTIAL	0 FT.	N/A
REAR	15 FT.	15 FT.
PARKING		
OFFICE	1 PER 500 SF = 2	7 SPACES
SELF STORAGE	1 PER 100 UNITS = ±10	10 SPACES
	TOTAL REQUIRED = 12	17 SPACES
PARKING SIZE	STANDARD: 9'-0" X 20' PARALLEL: 9'-0" X 24'	STANDARD: 9'-0" X 20' PARALLEL: 9'-0" X 24'

BUILDING AREA TABULATIONS (Square Feet)

BUILDING	SELF STORAGE	OFFICE & RESIDENCE	TOTAL
BUILDING 'A' - 3 STORY	103,000	1,000	104,000
BUILDING 'B'	12,600		12,600
BUILDING 'C'	11,200		11,200
TOTAL GROSS AREA	126,800	1,000	127,800
ESTIMATED NET RENTABLE			±100,000 SF

BUILDING CONSTRUCTION TYPE: IIB
BUILDINGS ARE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.

VICINITY MAP

NORTH

BELQUEST DEVELOPMENTS

CHAPMAN SELF STORAGE

BUCKEYE, AZ

SITE PLAN

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JOB NUMBER: 20-1013
SCALE: 1"=30'
DATE: 03/20/2023

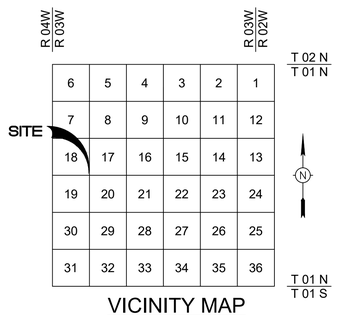
JORDAN ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

CHAPMAN SELF-STORAGE

FOR SITE PLAN REVIEW

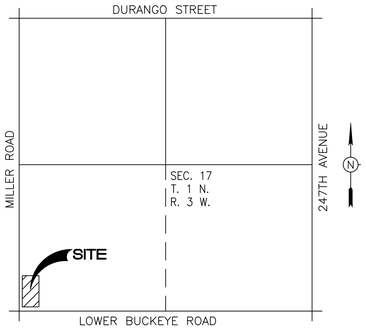
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF BUCKEYE, MARICOPA COUNTY, ARIZONA.

3R PLZSP-23-00013 RECEIVED DEC 18 2023 WD



VICINITY MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

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)
040039	04013C21105 / 10-16-13	L	10/16/2013 LOMR 20-09-1460A	X	N/A
ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET.					

GENERAL PERMITTING NOTES

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

NOT FOR CONSTRUCTION

STORM WATER DRAINAGE CERTIFICATE

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

BY: _____

REGISTERED CIVIL ENGINEER DATE

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS S89°48'33"W FOR THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN AS SHOWN IN THE RECORD OF SURVEY RECORDED IN BOOK 1534, PAGE 14, MARICOPA COUNTY RECORDS.

LEGAL DESCRIPTION

THAT PORTION OF LOTS 25, 26, 29 AND LOT 30, BUCKEYE NORTH, ACCORDING TO BOOK 711 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBES AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3 INCH MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 17 FROM WHICH A FOUND 5/8" REBAR. DOWN 1.5', ACCEPTED AS THE SOUTH QUARTER THEREOF BEARS SOUTH 89 DEGREES 57 MINUTES 01 SECONDS, EAST 2637.56 FEET;

THENCE SOUTH 89 DEGREES 57 MINUTES 01 SECONDS EAST, 355.27 FEET, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE LEAVING SAID SOUTH LINE, NORTH 00 DEGREES 02 MINUTES 59 SECONDS EAST, 75.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF LOWER BUCKEYE ROAD, BEING THE POINT OF BEGINNING;

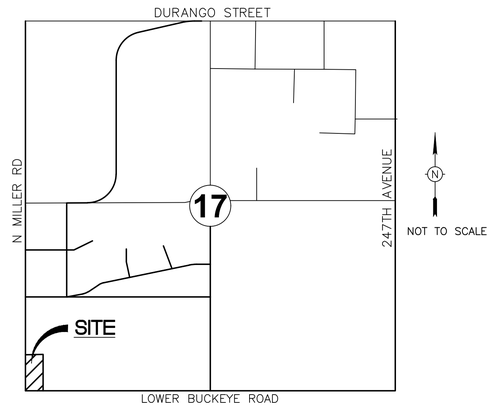
THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 89 DEGREES 57 MINUTES 01 SECONDS WEST, 287.96 FEET TO BEGINNING OF TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 12.00 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE AND NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 12 MINUTES 29 SECONDS, AN ARC LENGTH OF 18.89 FEET TO A TANGENT LINE, SAID LINE BEING THE EASTERLY RIGHT OF WAY LINE OF MILLER ROAD;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 00 DEGREES 15 MINUTES 28 SECONDS EAST, 547.22 TO THE SOUTHERLY LINE OF AN EXISTING 50 FOOT WIDE VEHICULAR AND PEDESTRIAN ACCESS EASEMENT AS RECORDED IN DOCUMENT NO. 2013-0899463, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE LEAVING SAID EASTERLY LINE AND ALONG SAID SOUTHERLY LINE, SOUTH 89 DEGREES 44 MINUTES 29 SECONDS EAST, 300.00 FEET TO A LINE THAT IS PARALLEL WITH AND 355.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE LWAVING SAID SOUTHERLY LINE AND ALONG SAID PARALLEL LINE, SOUTH 00 DEGREES 15 MINUTES 28 SECONDS WEST, 558.17 FEET TO THE POINT OF BEGINNING.



OVERALL DEVELOPMENT

NOT TO SCALE

PROJECT INFORMATION

SITE ADDRESS:	S MILLER RD. AND LOWER BUCKEYE RD. BUCKEYE, AZ 85326
A.P.N.:	504-63-907
GROSS AREA	167,584 SF : 3.85 AC
EXISTING/PROPOSED ZONING: S.F.	CC – COMMERCIAL CENTER
PROPOSED USE:	VACANT – SELF STORAGE
BUILDING AREA:	56,936 S.F. FLOOR AREA (1ST FLOOR) 170,808 S.F. (TOTAL 3 FLOORS)
BUILDING HEIGHT:	3-STORY / MAX 45' FT
LOT COVERAGE:	136,442 SF / 167,584 SF = 81.54%
OPEN SPACE	30,942 SF / 167,584 SF = 18.46%

DEVELOPMENT STANDARDS INFORMATION TABLE

DEVELOPMENT STANDARD	ALLOWED	PROVIDED
FRONT SETBACK	25'	25'
INTERIOR SIDE SETBACK	0'	5'
EXTERIOR SIDE AT RESIDENTIAL SETBACK	0'	N/A
REAR SETBACK	15'	15'
HEIGHT	45'	TBD
BUILDING SEPARATION	–'	–'
LOT COVERAGE	N/A	–

UTILITIES

GAS SERVICE
SOUTHWEST GAS
9 S. 43RD AVE.
PHOENIX, AZ 85009
(480) 273-1316
CONTACT: GARTH BRETON

WATER SERVICE
ARIZONA WATER COMPANY
21765 W. YUMA, SUITE 105,
BUCKEYE, AZ 85326
(602) 240-6860
CONTACT: AARON BRIGGS

ELECTRIC SERVICE
ARIZONA PUBLIC SERVICE
MS 3200
PO BOX 53933
(623) 975-5757
CONTACT: BEATRICE SAUCEDA

COMMUNICATIONS SERVICE
COX COMMUNICATION
1550 W DEER VALLEY RD
PHOENIX, AZ 85027
(520) 216-6818
CONTACT: N/A

SANITARY SEWER SERVICE
BUCKEYE WATER
530 EAST MONROE AVENUE
BUCKEYE, AZ 85326
(623) 349-6188
CONTACT: JAMES HUMBLE

STORM SEWER SERVICE
BUCKEYE PUBLIC WORKS
423 AZ EASTERN AVE.
BUCKEYE, AZ 85326
(623) 349-6821
CONTACT: AMY MURRAY

INDEX

REVISIONS

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2	CITY OF BUCKEYE NOTE SHEET									
3	NOTE SHEET									
4	SITE PLAN									
5	FIRE ACCESS PLAN									
6	GRADING AND DRAINAGE PLAN									
7	UTILITY PLAN									
8	LANDSCAPE PLAN									
9	LANDSCAPE DETAILS									

DESIGN AND DEVELOPMENT CONTACTS

DEVELOPER
BELQUEST DEVELOPMENT
412 OLIVE AVE, SUITE 290
HUNTINGTON BEACH, CA 92648
(949) 300-9699
SHANNONCHAPMAN00@GMAIL.COM
CONTACT: SHANNON CHAPMAN

CIVIL ENGINEER
COLE & ASSOCIATES, INC.
2701 E CAMELBACK ROAD SUITE 175
PHOENIX, AZ 85016
(602) 795-4111
J.ROTH@COLESTL.COM
CONTACT: JIM ROTH, PE

ARCHITECT
GMA ARCHITECTS
900N ROCK HILL RD
SAINT LOUIS, MO 63119
(314) 822-5191
FWEBER@GMA-ARCHITECTS.COM
CONTACT: FRANK WEBER

SURVEYOR
BENCHMARK
375 E ELLIOT ROAD SUITE 14
CHANDLER, AZ 85225
(480) 236-1245
SEVANS@AZBENCHMARK.COM
CONTACT: SHANNON EVANS, RLS

LANDSCAPE ARCHITECT
COLE & ASSOCIATES, INC.
401 SOUTH 18TH STREET, SUITE 200
ST LOUIS, MO 63103
(314) 984-9887
JROACH@COLESTL.COM
CONTACT: JEREMY ROACH

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "AS – BUILT" INFORMATION SHOWN HEREON WAS OBTAINED UNDER MY DIRECT SUPERVISION AND IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ARIZONA REGISTERED LAND SURVEYOR DATE

ARIZONA REGISTRATION NUMBER

TELEPHONE NUMBER

UTILITY COMPANIES / DATE SUBMITTED

ELECTRIC	ARIZONA PUBLIC SERVICE	TBD
TELEPHONE	COX COMMUNICATION	TBD
CATV	CENTURY LINK	TBD
WATER	CITY OF BUCKEYE	TBD
SEWER	CITY OF BUCKEYE	TBD
GAS	SOUTHWEST GAS	TBD

SUBMITTALS TO UTILITY COMPANIES FOR COORDINATION WILL BE DONE AFTER SITE PLAN APPROVAL.

UTILITY INFORMATION:

UTILITIES SHOWN HAVE BEEN TAKEN FROM AVAILABLE SURVEYS, UTILITY COMPANY MAPS AND PHYSICAL PROPERTY INSPECTION. THE LOCATIONS AND FACILITIES SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE ADDITIONAL UTILITIES THAT HAVE NOT BEEN SHOWN ON THIS SURVEY. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

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

MANAGING ENGINEERING / SURVEYOR: COLE & ASSOCIATES
PROJECT COORDINATOR: JIM ROTH
DESIGN LAYOUT: DRAFTED RG CHECKED JR
FIELD SURVEY: DRAFTED CHECKED
DRAWING SCALES: AS SHOWN

PLAN TYPE: COVER SHEET

ENGINEER INFORMATION:
cole®
+ PHOENIX
2701 E. Camelback Road
Suite 175
Phoenix, AZ 85016
602.795.4111 tel
www.colestl.com
CIVIL ENGINEERING / SURVEYING / LAND PLANNING / PLANNING / LANDSCAPE ARCHITECTURE
Cole & Associates, Inc. is a wholly owned subsidiary of Cole Design Group, Inc. In Arizona & Texas hereto referred to as "Cole"

PROJECT: CHAPMAN SELF STORAGE
COLE JOB NUMBER: 23-0047
COB PROJECT PLAN STICKER

REVISIONS:
1
2
3

COB PERMITTING APPROVED SEAL
COB ENGINEERING APPROVED SEAL
SUBMITTAL: SITE PLAN
AS-BUILT SEAL
DESIGN SEAL
Registered Professional Engineer (Civil) CERTIFICATE NO. 44803 JAMES T. ROTH Date Signed 12/18/23 ARIZONA, U.S.A. Expires 09/30/24
ORIGINAL PLAN DATE
LATEST REVISION DATE
COB PLAN TRACKING #
COB PERMIT #
PROJECT NUMBER: PLZM-23-0047
SHEET NUMBER: 01 OF 9

USER: Preston Cornelio 7/B - COVER SHEET
DATE: December 18, 2023 - 3:21:14 PM
DRAWING: S:\JOBS\Jobs2023\23-0047\CADD\C-Plan\PlanSheets\0_PLAN_COVER-SPEC_23-0047.dwg

LEGEND

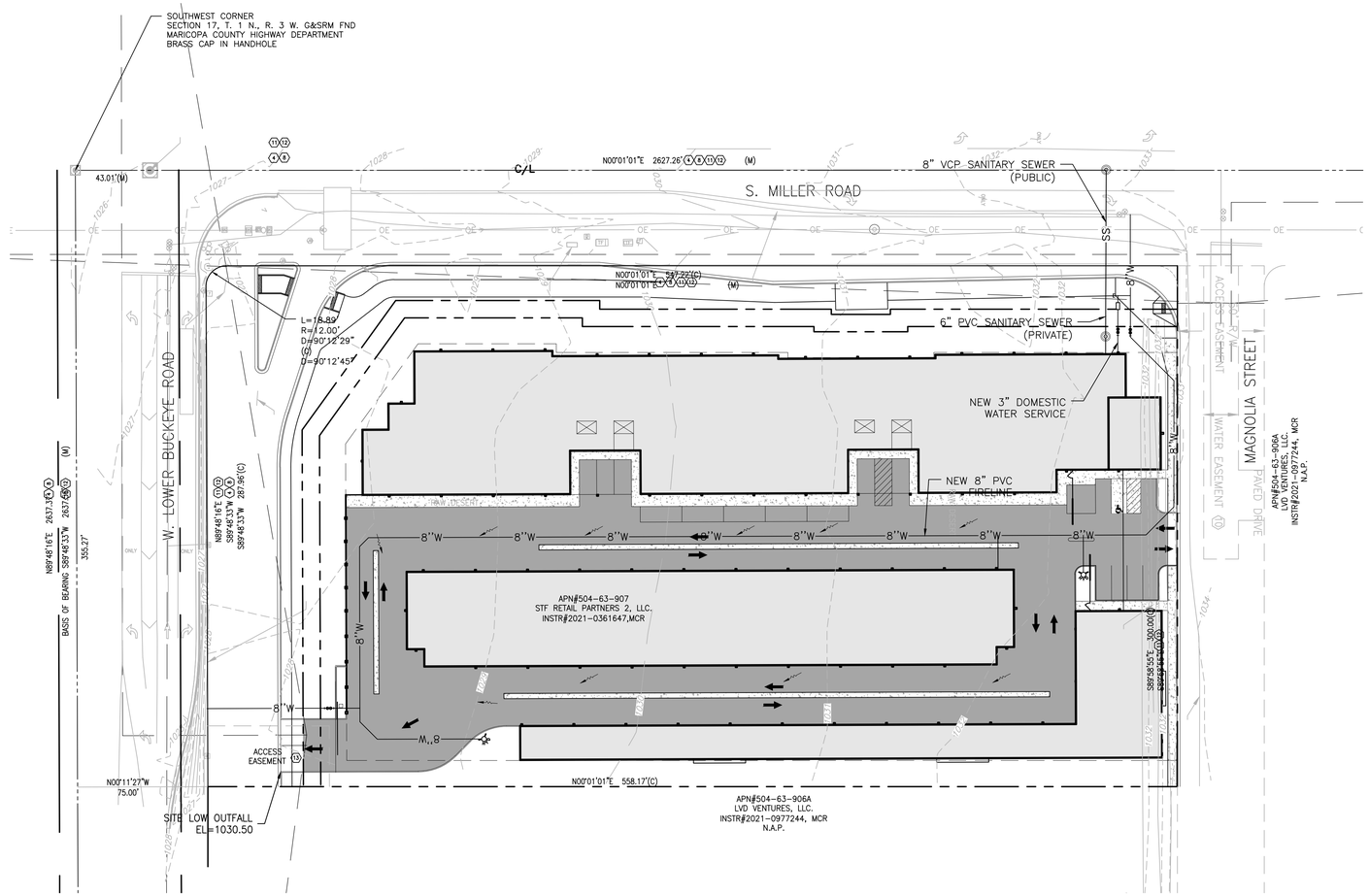
EXISTING		PROPOSED
460 / 459	CONTOURS	460 / 459
+620.15	SPOT GRADE	621.25 (TOP OF CURB) (FINISH PAVEMENT)
	TREE LINE	
	TREE	
	BUSH	
	STORM MANHOLE	
	AREA INLET	
	CURB INLET	
	GRATED INLET	
12" RCP	FLARED END SECTION	
	STORM SEWER	
	GRATED MANHOLE	
69	STORM DESIGNATOR	22
DS	DOWNSPOUT	
DP	DRAINAGE PIPE	
	SWALE/SLOPE INDICATOR	
	SANITARY MANHOLE	
8"VCP	SANITARY SEWER	SS
	CLEAN OUT	CO
A	SANITARY DESIGNATOR	A
	UTILITY POLE	
	GUIDE WIRE	
	OVERHEAD UTILITY	OU
	UNDERGROUND ELECTRIC	UE UE
	ELECTRIC MARKER	
	ELECTRIC METER	
EPB	ELECTRIC BOX	
	ELECTRIC PULL BOX	
	ELECTRIC TRANSFORMER	
E	ELECTRIC MANHOLE	
	UNDERGROUND TELEPHONE	UT
	FIBER OPTIC MARKER	
	CABLE MARKER	
	GAS LINE	G
	GAS VALVE	GV
	GAS METER	GM
	GAS MARKER	
	WATER LINE	W
	WATER VALVE	WV
	WATER METER	
	FIRE HYDRANT	
	SIGN	
	MAIL BOX	
B-1 405.5	TEST HOLE	
	LIGHT STANDARD	
	FENCE	x x
	BOLLARD	
	RETAINING WALL	
	CONCRETE PAVEMENT	
	SILTATION FENCE	
	AIR CONDITIONER	
	FLAG POLE	
	MONITORING WELL	
PM	PARKING METER	
	PLANTER	
SCB	SPRINKLER CONTROL BOX	
	SPRINKLER	
SHD	SPRINKLER VALVE	
SVLV	TRAFFIC CONTROL BOX	
	TRAFFIC POLE	
	YARD LIGHT	
	GUARD RAIL	
	PROPERTY LINE	
	EASEMENT	
	SETBACK	
	INLET PROTECTION	
	WATTLE	
	CHECK DAM	
	USE IN PLACE	(UIP)
	TO BE REMOVED	(TBR)
	ADJUST TO GRADE	(ATG)
	TO BE REMOVED & RELOCATED	(TBR&R)
	TYPICAL	(TYP)
	NOT TO SCALE	N.T.S.
	HIGH POINT IN GRADE	HP
	LOW POINT IN GRADE	LP
	TOP OF WALL	TW
	BOTTOM OF WALL	BW
	NOT IN CONTRACT	(NIC)
	HEAVY DUTY PAVEMENT	
	LIGHT DUTY PAVEMENT	
	LIGHT DUTY CONCRETE	

CITY OF BUCKEYE NOTES

ALL CITY OF BUCKEYE GENERAL NOTES AND UTILITY NOTES ARE ACCESSIBLE ON THE CITY'S WEBSITE AT WWW.BUCKEYEAZ.GOV, UNLESS OTHERWISE ATTACHED.

40' 0' 40' 80'
SCALE: 1" = 40'

KEYMAP



COLE JOB NUMBER: 23-0047

REVISIONS:
1
2
3

PLAN NAME

CITY OF BUCKEYE NOTE SHEET

ENGINEER INFORMATION

cole® • PHOENIX
3990 E.Camelback Road
Suite 175
Phoenix, AZ 85018
480.946.6512 voice
www.colecivil.com
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
FIRE / ADA TRANSITION PLANNING

COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL

SUBMITTAL: SITE PLAN

AS-BUILT SEAL

DESIGN SEAL

Registered Professional Engineer (Civil)
CERTIFICATE NO. 44803
JAMES T. ROTH
Date Signed 12/18/23
ARIZONA, U.S.A.
Expires 09/30/24

COB PLAN TRACKING #

COB PERMIT #

ORIGINAL PLAN DATE

LATEST REVISION DATE

PROJECT NUMBER
PLZM-23-0047

SHEET NUMBER
02 OF 9

Contact Arizona 811 at least two full working days before you begin excavation
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USER: Preston, Dmesdy DATE: December 18, 2023 - 12:19 PM
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CITY OF BUCKEYE NOTES

ALL CITY OF BUCKEYE GENERAL NOTES AND UTILITY NOTES ARE ACCESSIBLE ON THE CITY'S WEBSITE AT WWW.BUCKEYEAZ.GOV, UNLESS OTHERWISE ATTACHED.

GENERAL NOTES

1. CALL BEFORE YOU DIG: ARIZONA UTILITY LOCATION SERVICE 811.
2. ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.
3. ALL WORK SHALL CONFORM TO CITY PLAN STANDARDS.
4. ALL CURB/ADA RAMP DESIGNS SHALL CONFORM TO ADA, STATE ACCESSIBILITY CODE OR CITY OF BUCKEYE STANDARDS, WHICHEVER IS MORE STRINGENT.
5. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD CONDITIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL UTILITY CROSSINGS WELL IN ADVANCE OF TRENCHING.
6. THE CONTRACTOR SHALL INCLUDE IN THEIR CONTRACT PRICE THE REMOVAL AND DISPOSAL OF ANY EXCESS TOPSOIL THEY DETERMINE IS NOT REQUIRED TO PERFORM THE FINAL GRADING AND LANDSCAPING OPERATION. THE CONTRACTOR MUST ALSO BRING IN ANY TOPSOIL NECESSARY TO PERFORM LANDSCAPING IF NONE IS AVAILABLE.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL REQUIRED/NECESSARY SHEETING, SHORING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT TO MEET OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS PURSUANT TO THE INSTALLATION OF THE WORK INDICATED ON THE DRAWINGS. COLE ACCEPT NO RESPONSIBILITY FOR THE DESIGN TO INSTALL SAID ITEMS.
8. THE CONTRACTOR SHALL VERIFY THE SIZE, INVERT, ETC. OF ALL EXISTING STORM DRAINS AND OTHER FEATURES PRIOR TO START OF WORK. NO PIPE SHALL BE INSTALLED UNTIL INFORMATION CONCERNING EXISTING SITE FEATURES HAS BEEN FIELD VERIFIED. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO THE START OF WORK.
9. THE CONTRACTOR SHALL HIRE A SURVEYOR FOR ANY GOVERNMENTAL AGENCY REQUIRED AS-BUILT SURVEYS.
10. THE CONTRACTOR SHALL REFER TO AND ABIDE BY ALL PERMIT DOCUMENTS AND GOVERNMENTAL AGENCY INSPECTIONS/REPRESENTATIVES DIRECTIONS FOR ANY ADDITIONAL REQUIREMENTS OF SAID AGENCIES.
11. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION, AS-BUILTS, TESTING RESULTS, ETC., TO THE ENGINEER IN TIME TO OBTAIN CERTIFICATIONS AS NEEDED FROM ALL STATE AND LOCAL OFFICIALS AT A MINIMUM OF 3 WEEKS PRIOR TO NEEDING CERTIFICATE OF OCCUPANCY.

ENGINEER'S GENERAL NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS AND SIZES OF ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER HAS NOT FIELD VERIFIED THE EXISTING UTILITIES. THE UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM RECORDS AND UTILITY MAPS MADE AVAILABLE TO THE ENGINEER AND THE LOCATIONS AND SIZES SHALL BE CONSIDERED APPROXIMATE ONLY. OTHER UTILITIES, NOT SHOWN ON THIS PLAN, MAY EXIST ON OR NEAR THE SITE.
2. ALL ACCESSIBLE PARKING STRIPING AND SYMBOLS TO BE PAINTED BLUE IN COLOR.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS AS REQUIRED BY THE CITY OF BUCKEYE, AZ.
4. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING. EROSION CONTROL SHALL NOT BE LIMITED TO WHAT IS SHOWN ON THE PLAN. WHATEVER MEANS NECESSARY SHALL BE TAKEN TO PREVENT SILTATION AND EROSION FROM FROM ENTERING NATURAL STREAMS AND ADJACENT ROADWAYS, PROPERTIES, AND DITCHES.
5. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE DEVELOPER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
6. GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES MAY BE REQUIRED AS DIRECTED BY THE CITY OF BUCKEYE, AZ. OR THE DEVELOPER.
7. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
8. PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS. CONTRACTOR TO GRADE ALL AREAS TO REQUIRED SUBGRADE.
9. ALL FILL PLACED FOR PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, AND FOR DRAINAGE BERMS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL TEST SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
10. A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE.
11. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM-WATER SYSTEMS IN ACCORDANCE WITH THE CITY OF BUCKEYE, AZ. STANDARDS.
12. ALL STORM-WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
13. ALL PROPOSED UTILITIES ON THIS SITE MUST BE LOCATED UNDERGROUND.
14. THE GENERAL CONTRACTOR SHALL FLAG ALL SANITARY AND STORM SEWER STRUCTURES WITH A 2X4 PAINTED ORANGE AND MARKED TO READ "STORM SEWER STRUCTURE OR SANITARY SEWER STRUCTURE DO NOT BURY".
15. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS.
16. NO MONUMENT SIGNS OR THEIR PROPOSED LOCATIONS CAN BE APPROVED WITH THESE DOCUMENTS. A SEPARATE SIGN APPLICATION MUST BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT FOR REVIEW AND APPROVAL.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RAZING AND REMOVAL OF THE EXISTING STRUCTURES, INCLUDING FOUNDATIONS, RELATED UTILITIES, PAVING, UNDERGROUND FACILITIES AND ANY OTHER EXISTING IMPROVEMENTS.
18. CONTRACTOR IS TO REMOVE AND DISPOSE OF, OFF SITE, ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
19. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING ALL PHASES OF THIS DEMOLITION PLAN.
20. DISPOSAL OF MATERIAL ON-SITE WILL ONLY BE ALLOWED AS DIRECTED BY THE OWNER AND GEOTECHNICAL ENGINEER AND APPROVED BY THE CITY OF BUCKEYE, AZ. PUBLIC WORKS DEPARTMENT.
21. THE SITE IMPROVEMENT PLANS APPROVED BY THE CITY OF BUCKEYE, AZ. DOES NOT ALLOW THE REMOVAL OR CONSTRUCTION OF ANY SANITARY OR STORM SEWER LINES WITHOUT THE PRIOR APPROVAL OR CONSENT OF THE CITY OF BUCKEYE, AZ.
22. THE CONTRACTOR SHALL RESTORE OFFSITE CONSTRUCTION AREAS TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO THE COMMENCEMENT OF WORK
23. ALL EXCAVATIONS, GRADING, OR FILLING SHALL HAVE A FINISHED GRADE NOT TO EXCEED A 3:1 SLOPE (33 PERCENT). STEEPER GRADES MAY BE APPROVED BY THE DESIGNATED OFFICIAL IF THE EXCAVATION IS THROUGH ROCK OR THE EXCAVATION OR THE FILL IS ADEQUATELY PROTECTED (A DESIGNED HEAD WALL OR TOE WALL MAY BE REQUIRED). RETAINING WALLS THAT EXCEED A HEIGHT OF FOUR (4) FEET SHALL REQUIRE THE CONSTRUCTION OF SAFETY GUARDS AS IDENTIFIED IN THE APPROPRIATE SECTION(S) OF THE ADOPTED BOCA CODES AND MUST BE APPROVED BY THE CITY BUILDING DEPARTMENT. PERMANENT SAFETY GUARDS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE SECTION(S) OF THE ADOPTED BOCA CODES.
24. ALL FILLED PLACES IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP TO 90% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST ASSHTO T-99. A SOIL'S ENGINEER SHALL VERIFY ALL TESTS CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. A SEALED COPY OF THE RESULT REPORTS SHALL BE GIVE TO THE CITY OF BUCKEYE, AZ. CONSTRUCTION INSPECTOR.
25. ALL PUBLIC ROADS MUST BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES. FAILURE TO DO SO WILL BE CAUSE FOR THE CITY TO SUSPEND WORK.
26. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION. PERMANENT SOD SHALL BE ESTABLISHED AS SOON AS POSSIBLE.
27. WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 30 DAYS, PERMANENT GRASS MUST BE ESTABLISHED AT SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE. BETWEEN PERMANENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE PROVIDED ACCORDING TO THE DESIGNATED OFFICIAL'S RECOMMENDATION.
28. ALL FINISHED GRADES (AREAS NOT TO BE DISTURBED BY FUTURE IMPROVEMENT) IN EXCESS OF 20% SLOPES (5:1) SHALL BE MULCHED AND TACKED AT THE RATE OF 100 POUNDS PER 1,000 SQUARE FEET WHEN SEEDED.
29. RUNOFF WATER FROM DEVELOPED AREAS (PARKING LOTS, PAVED SITES, AND BUILDINGS) ABOVE THE AREA TO DEVELOP SHALL BE DIRECTED TO DIVERSIONS, DETENTION BASINS, CONCRETE GUTTERS AND/OR UNDERGROUND OUTLET SYSTEMS. SUFFICIENTLY ANCHORED STRAW BALES MAY BE TEMPORARILY SUBSTITUTED WITH THE APPROVAL OF THE DESIGNATED OFFICIAL.
30. ALL CONSTRUCTION METHODS AND PRACTICES TO CONFORM WITH OSHA STANDARDS.
31. ANY RETAINING WALLS REFERRED TO IN THESE PLANS ARE SHOWN FOR REFERENCE ONLY ARE NOT TO BE INTERPRETED AS DESIGN OF THE WALL SYSTEM. CONTRACTOR SHALL REFER TO STRUCTURAL PLANS PREPARED BY OTHERS FOR DETAILS OF THE WALL DESIGN AND CONSTRUCTION DETAILS.
32. CONTRACTOR SHALL BID THESE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY (COMPLETE SETS).

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

ARIZONA811 BLUE STAKE, INC.

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COLE JOB NUMBER: 23-0047

REVISIONS:

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PLAN NAME

NOTE SHEET

ENGINEER INFORMATION

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AS-BUILT SEAL

DESIGN SEAL

Registered Professional Engineer (Civil)
CERTIFICATE NO. 44807
JAMES T. ROTH
Date Signed 12/20/23
ARIZONA U.S.A.
Expires 09/30/24

ORIGINAL PLAN DATE

LATEST REVISION DATE

PROJECT NUMBER: *PLZM-23-0047*

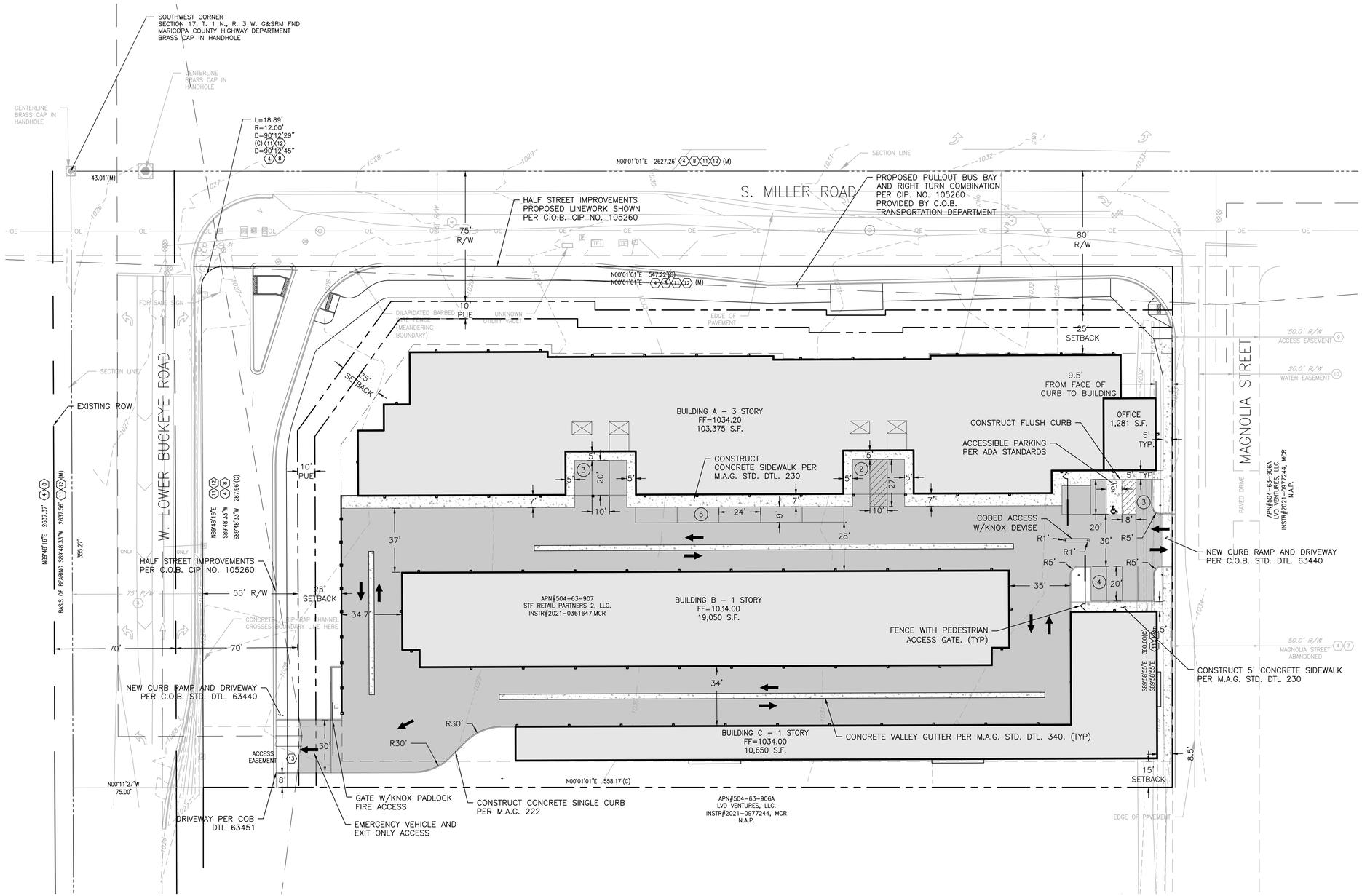
SHEET NUMBER: *03* OF *9*

SUBMITTAL: SITE PLAN

COB PLAN TRACKING #

COB PERMIT #

USER: Preston Cheney, Job: NOTE SHEET
DATE: December 18, 2023 - 12:21 PM
DRAWING: S:\JOBS\Jobs2023\23-0047\CADD\C-Plan\PlotSheets\0_PLAN_COVER-SPEC_23-0047.dwg



PARKING CALCULATIONS

PARKING REQUIREMENTS (STANDARD)

SELF–STORAGE:	1 SPACE / 100 UNITS
OFFICE:	1 SPACE / 500 SF

REQUIRED PARKING CALCULATIONS

1000 UNITS –	10 SPACES
900 SF OFFICE –	2 SPACES
TOTAL –	12 SPACES

PARKING REQUIREMENTS (ACCESSIBLE)

1 TO 25 STANDARD SPACES	1 ACCESSIBLE SPACES
VAN ACCESSIBLE REQUIREMENT	1 VAN ACCESSIBLE SPACE FOR EVERY 6 ACCESSIBLE SPACES

PARKING DATA

SPACES REQUIRED (SELF–STORAGE)	10 SPACES
SPACES REQUIRED (OFFICE)	2 SPACES
SPACES PROVIDED	14 SPACES

SPACES REQUIRED (ACCESSIBLE)	1 SPACES (1 VAN ACCESSIBLE)
SPACES PROVIDED (ACCESSIBLE)	1 SPACES (1 VAN ACCESSIBLE)

TOTAL SPACE PROVIDED = 14 + 1 = 15 SPACES

LOADING DATA

SPACES PROVIDED (10' X 27') 2 SPACES

COLE JOB NUMBER: 23–0047

REVISIONS:

1

2

3

PLAN NAME

SITE PLAN

ENGINEER INFORMATION

cole

PHOENIX
3200 E.Camelback Road
Suite 350
Phoenix, AZ 85018
480.967.1111 tel
www.colesitelaw.com

COLE ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
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COB ENGINEERING APPROVED SEAL

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AS-BUILT SEAL

DESIGN SEAL

Registered Professional Engineer (Civil)
CERTIFICATE NO. 44807
JAMES T. ROTH
Date Signed 12/18/23
ARIZONA, U.S.A.
Expires 09/30/24

ORIGINAL PLAN DATE

LATEST REVISION DATE

COB PLAN TRACKING #

COB PERMIT #

PROJECT NUMBER
PLZM-23-0047

SHEET NUMBER
04 OF 9

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USER: Preston Orrelly 749 - SITE PLAN
DATE: December 18, 2023 - 12:31:50 PM
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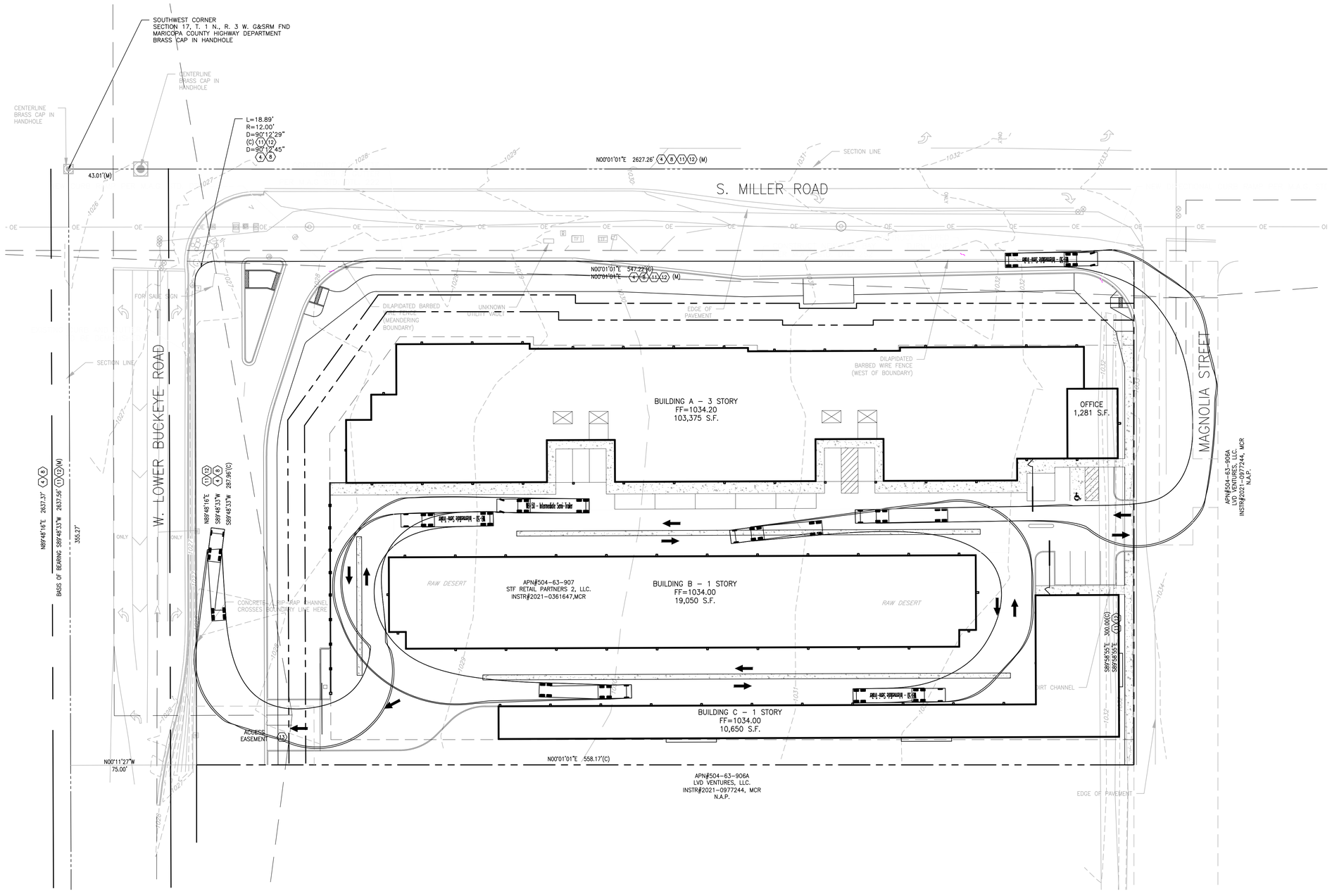
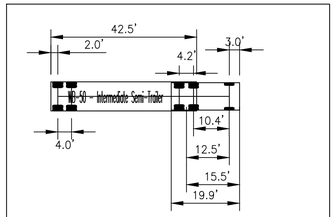


30' 0' 30' 60'
SCALE: 1" = 30'



WB–50 – INTERMEDIATE SEMI–TRAILER

OVERALL LENGTH	55.00FT
OVERALL WIDTH	8.50FT
OVERALL BODY HEIGHT	12.05FT
MIN BODY GROUND CLEARANCE	1.33FT
MAX TRACK WIDTH	8.50FT
LOCK–TO–LOCK TIME	6.00S
MAX STEERING ANGLE (VIRTUAL)	17.90°

NOTE:

ALL TRUCK TURN RADIUS SHOWN DEPICT A MINIMUM 1 FOOT CLEARANCE FROM FACE OF STRUCTURES (CURB, BUILDING, ETC).

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ARIZONA811 BLUE STAKE, INC.

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COLE JOB NUMBER: 23–0047

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PLAN NAME

FIRE ACCESS PLAN

ENGINEER INFORMATION

cole® • PHOENIX 2150 S.Alma School Road Suite 110, Chandler, AZ 85286 (480)705.0111 tel www.colestudio.com

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COB PERMITTING APPROVED SEAL

COB ENGINEERING APPROVED SEAL

SUBMITTAL: SITE PLAN

AS-BUILT SEAL

DESIGN SEAL

Registered Professional Engineer (Civil) CERTIFICATE NO. 44803 JAMES T. ROTH Date Signed 12/14/23 ARIZONA, U.S.A. Expires 09/30/24

ORIGINAL PLAN DATE

LATEST REVISION DATE

COB PLAN TRACKING #

COB PERMIT #

PROJECT NUMBER
PLZM-23-0047

SHEET NUMBER
05 OF 9

USER: Preston Oneeck TAB: FIRE ACCESS PLAN
DATE: December 18, 2023 - 12:52 PM
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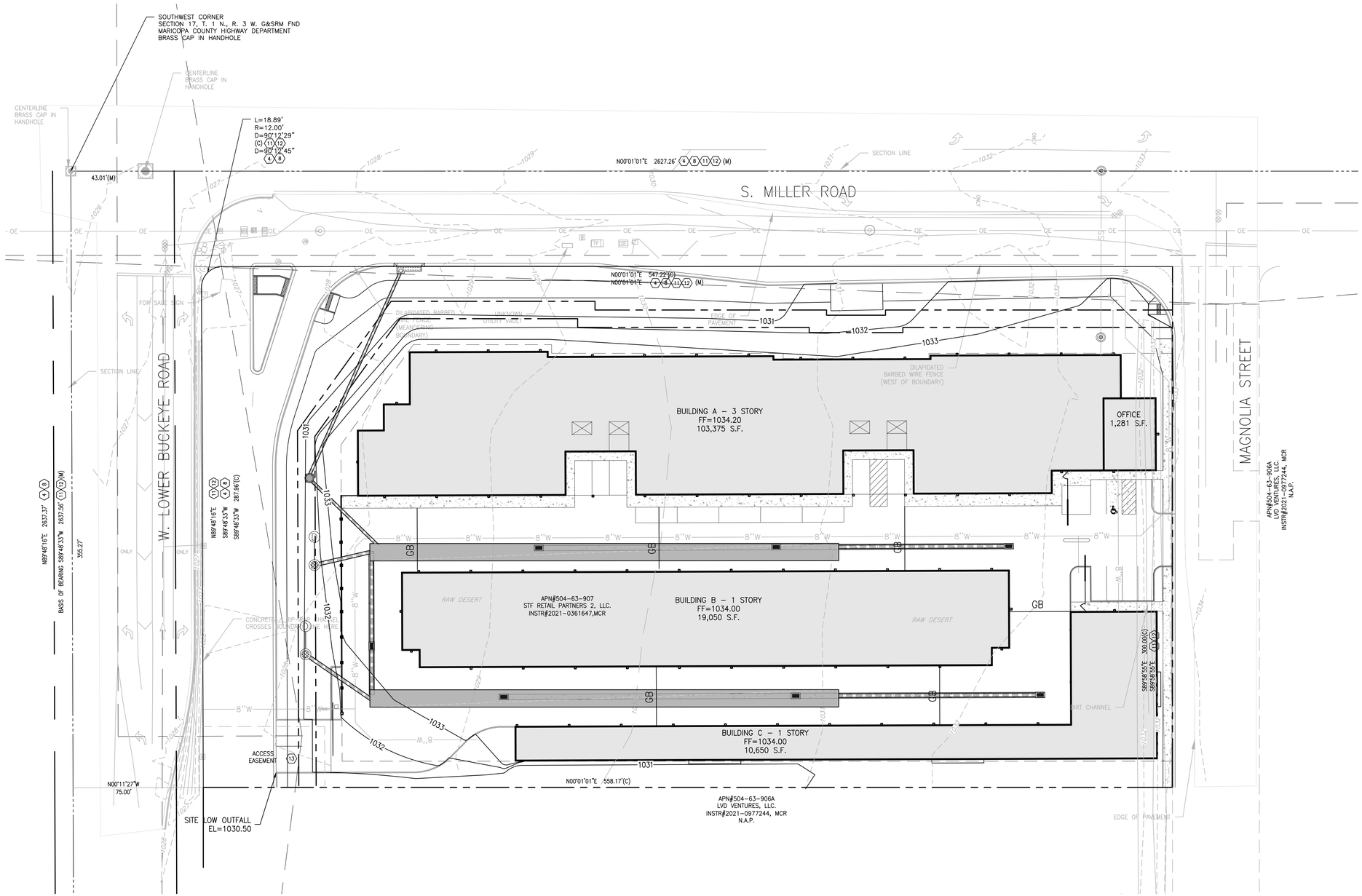

30' 0' 30' 60'

SCALE: 1" = 30'

RETENTION CALCULATIONS

REQUIRED STORAGE VOLUME WAS CALCULATED BY APPLYING THE FOLLOWING STORAGE EQUATION

$V = C*(P/12)*A$

RAINFALL DEPTH (100-YR, 2HR STORM EVENT) = 2.35 IN

WHERE,
V = CALCULATED VOLUME, IN ACRE-FEET.
C = RUNOFF COEFFICIENT
P = RAINFALL DEPTH, IN INCHES.
A = DRAINAGE AREA, IN ACRES.

COMPOSITE RUNOFF VOLUME COEFFICIENT (C)

DRAINAGE AREA BASIN 1
TOTAL AREA INCLUDES HALF STREET RETENTION
TOTAL AREA ..... A_T = 5.29 AC
DESERT/LANDSCAPING ..... C_D = 0.55
..... A_D = 0.73 AC
CONCRETE SURFACE/TILE ROOFS ..... C_C = 0.95
..... A_C = 4.56 AC

$C = (A_D/A_T)* C_D + (A_C/A_T)* C_C$
$C = (0.73/5.29)*0.55 + (4.56/5.29)*0.95$

$C = 0.90$

VOLUME REQUIRED (V_R) CALCULATION
$V_R = 0.90*(2.35/12)*5.29$

$V_R = 0.93$ AC-FT

PROVIDED

$V_P = 0.97$ AC-FT

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ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

COLE JOB NUMBER: 23-0047

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PLAN NAME
GRADING AND DRAINAGE PLAN

ENGINEER INFORMATION
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COB ENGINEERING APPROVED SEAL
SUBMITTAL: SITE PLAN
AS-BUILT SEAL
DESIGN SEAL
Registered Professional Engineer (Civil)
CERTIFICATE NO. 44805
JAMES W. ROTH
Date Signed 12/20/23
ARIZONA, U.S.A.
Expires 09/30/24
ORIGINAL PLAN DATE
LATEST REVISION DATE
COB PLAN TRACKING #
PROJECT NUMBER PLZM-23-0047
SHEET NUMBER 06 OF 9
COB PERMIT #

USER: Preston Oneal(s) TAB: GRADING AND DRAINAGE PLAN
DATE: December 20, 2023 - 12:22:21 PM
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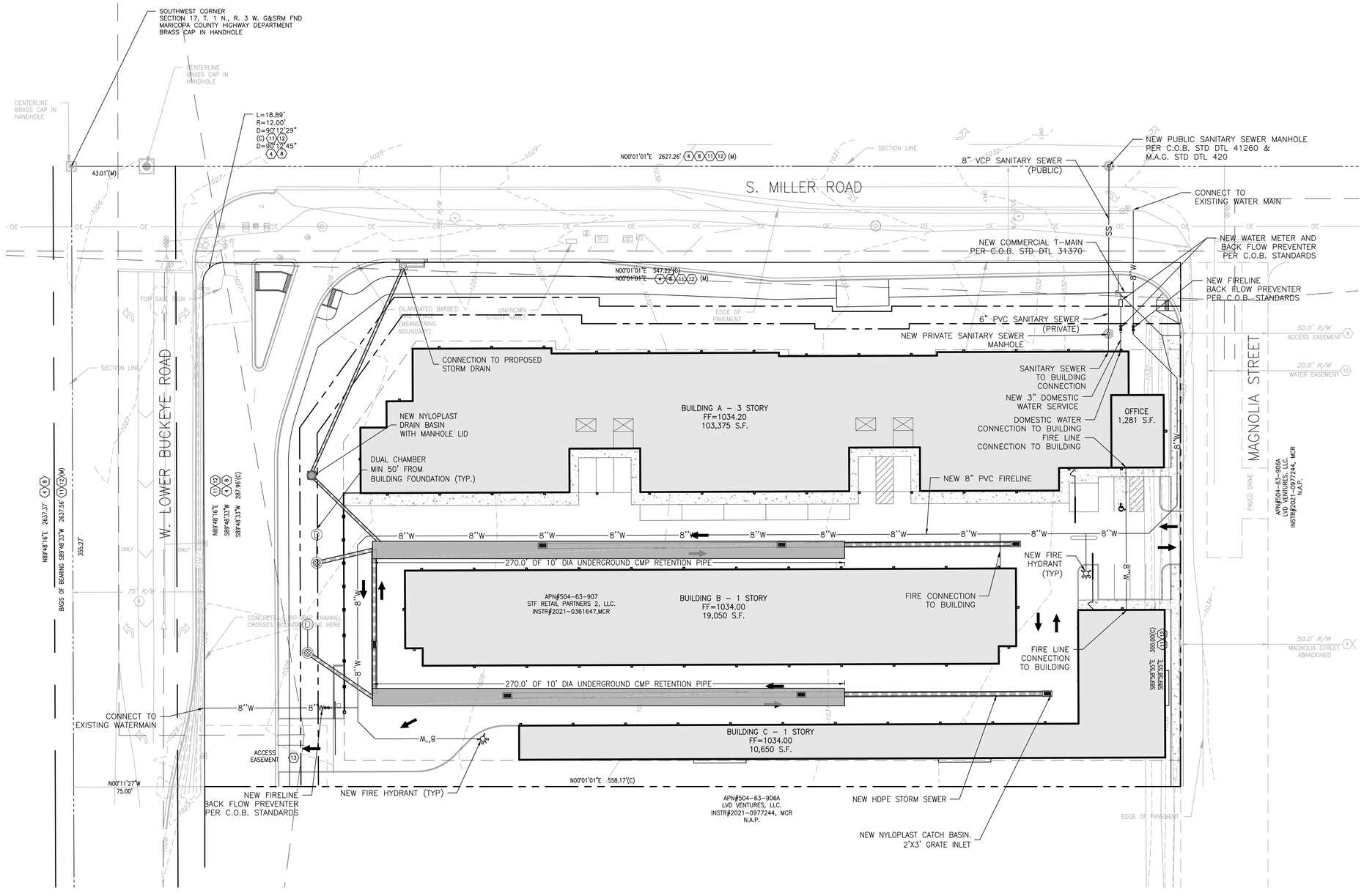

30' 0' 30' 60'
SCALE: 1" = 30'

COLE JOB NUMBER: 23-0047

REVISIONS:

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PLAN NAME

UTILITY PLAN

ENGINEER INFORMATION

cole® • PHOENIX
2150 S.Gemini Rock Road
Suite 115
Gilbert, AZ 85296
480.705.0111 tel
www.colestudio.com
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COB PERMITTING APPROVED SEAL

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Registered Professional Engineer (Civil)
CERTIFICATE NO. 44803
JAMES T. ROTH
Date Signed 12/18/23
ARIZONA, U.S.A.
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SHEET NUMBER
07 OF 9

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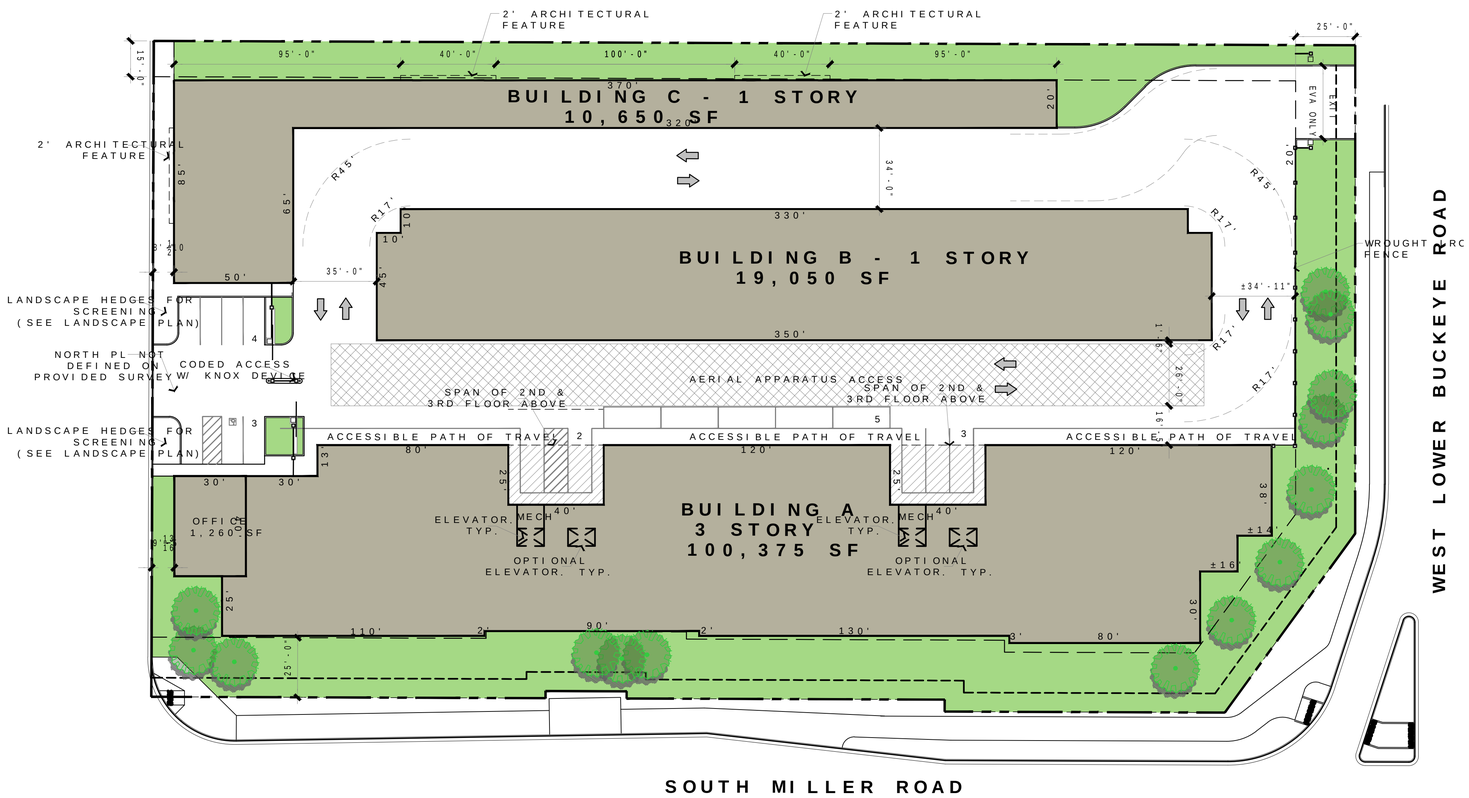

SITE DATA		
APN	-	
LOT AREA	137,349	SQ. FT.
	3.15	ACRES
USE	VACANT (VACANT)	SELF STORAGE (PROPOSED)

BASIS OF DESIGN	REQUIRED	PROVIDED
ZONE	CC - COMMERCIAL CENTER	
OVERLAY	N/A	
STRUCTURE HEIGHT	45' MAX	39'
LOT COVERAGE	50% MAX	46.8% (64,250 SF)
LANDSCAPE	10% FOR IND. USES	±20% (27,500 SF)

SETBACKS		
FRONT	25 FT.	25 FT. MIN.
INTERIOR SIDE	0 FT.	5 FT. MIN.
EXTERIOR SIDE AT RESIDENTIAL	N/A	N/A
REAR	15 FT.	15 FT.

PARKING		
OFFICE	1 PER 500 SF	= 12 - ADA SPACE 6 - SPACES
SELF STORAGE	1 PER 100 UNITS	= ±100 SPACES
	TOTAL REQUIRED	= 1-7 1-2 SPACES
PARKING SIZE	STANDARD: 9' X 20' PARALLEL: 9' X 24'	STANDARD: 9'-0" X 20' PARALLEL: 9'-0" X 24'

BUILDING AREA TABULATIONS (Square

BUILDING	SELF STORAGE	OFFICE & RESIDENCE	TOTAL
BUILDING 'A' - 100,375	100,375	1,260	101,635
BUILDING B	19,050		19,050
BUILDING C	10,650		10,650
TOTAL GROSS AREA	130,075	1,260	131,335
ESTIMATED NET RENTABLE			±103,000 SF

BUILDING CONSTRUCTION TYPE: IIB
BUILDINGS ARE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCOR

VICINITY MAP

NORTH

BELQUEST DEVELOPMENTS
CHAPMAN SELF STORAGE SITE PLAN
BUCKEYE, AZ

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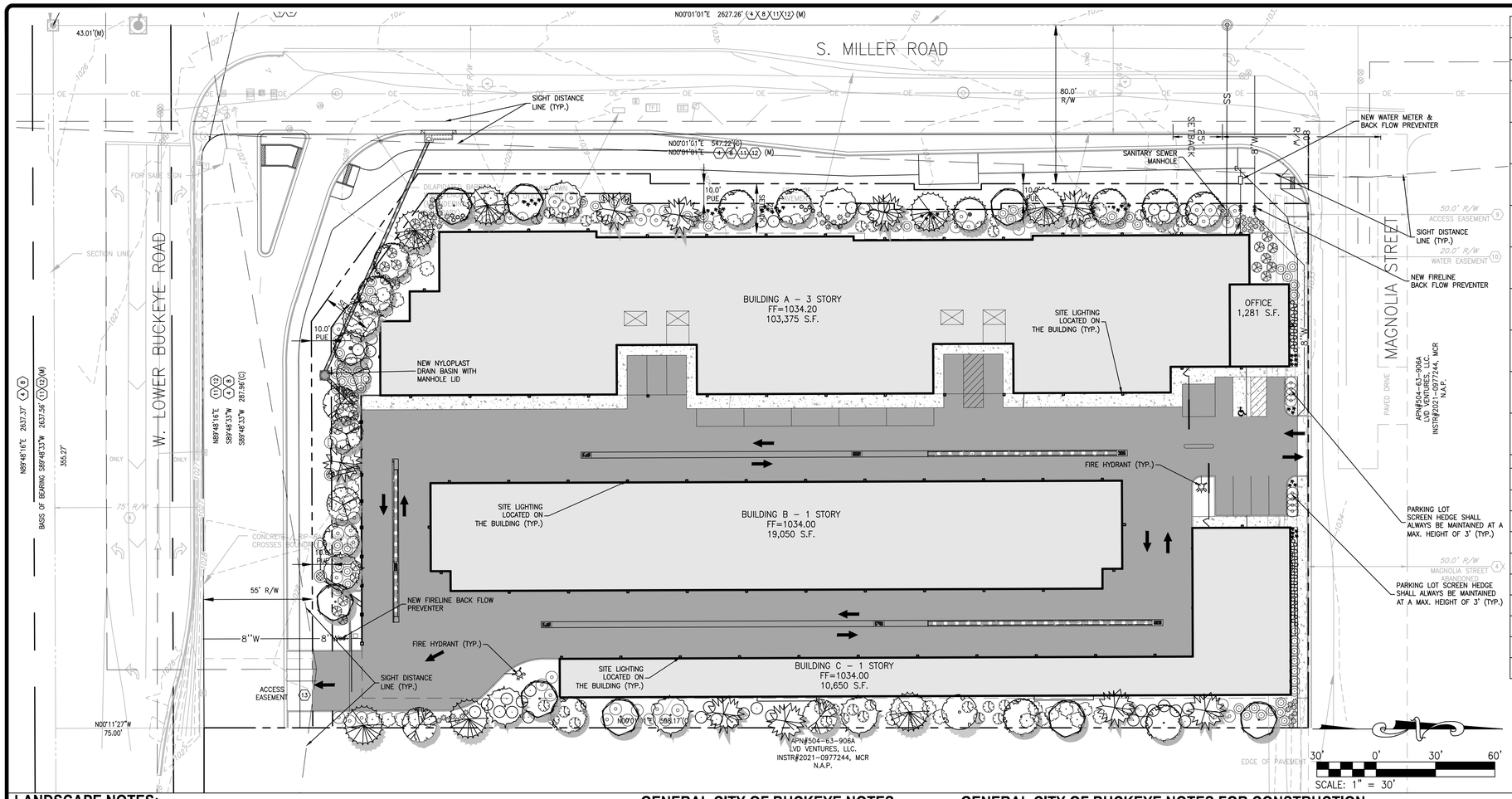
JOB NUMBER: 23-314
SCALE: 1" = 30'
DATE: 12/12/2023

JORDAN ARCHITECTS
1310 CALLE GLESKA SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

3R PLZSP-23-00013 RECEIVED DEC 18 2023 WD



PROPOSED PLANT MATERIAL SCHEDULE

SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
	8	Prosopis chilensis	Chilean Mesquite	24" BOX	CONT.	
	3	Prosopis chilensis	Chilean Mesquite	36" BOX	CONT.	
	7	Cercidium floridum	Blue Palo Verde	24" BOX	CONT.	
	3	Cercidium floridum	Blue Palo Verde	36" BOX	CONT.	
	9	Acacia salicina	Willow Acacia	24" BOX	CONT.	
	7	Acacia salicina	Willow Acacia	36" BOX	CONT.	
	2	Acacia salicina	Willow Acacia	48" BOX	CONT.	
	11	Cercidium praecox	Sonoran Palo Verde	24" BOX	CONT.	
	1	Cercidium praecox	Sonoran Palo Verde	36" BOX	CONT.	
SHRUBS						
SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
	49	Hesperaloe parviflora	Red Yucca	5 GAL.	CONT.	
	42	Fouquieria splendens	Ocotillo	5 GAL.	CONT.	
	53	Larrea tridentata	Creosote Bush	5 GAL.	CONT.	
	36	Caesalpinia pulcherrima	Red Bird of Paradise	5 GAL.	CONT.	
	52	Ferocactus wislizeni	Barrel Cactus	5 GAL.	CONT.	
	65	Leucophyllum frutescens	'Green Cloud' Texas Sage	5 GAL.	CONT.	
	67	Nerium oleander	'Petite Pink' Oleander	5 GAL.	CONT.	
	32	Leucophyllum laevigatum	Chihuahuan Sage	5 GAL.	CONT.	
	44	Agave vilmoriniana	Octopus Agave	5 GAL.	CONT.	

COORDINATE WITH IRRIGATION PLANS FOR EXACT LOCATION OF IRRIGATION CONTROLLER AND CONDUITS

COLE JOB NUMBER: 23-0047

LANDSCAPE NOTES:

1. CONTRACTOR RESPONSIBLE FOR CONTACTING ARIZONA 811 TO HAVE SITE MARKED PRIOR TO DOING ANY DIGGING OR EARTHWORK.
2. MULCHING: DECOMPOSED GRANITE: SEE DETAILS. ROCK IN PLANTING AREAS SHOULD BE RAKED UNIFORMLY THROUGHOUT BEDS AND ALONG SIDEWALKS, WALLS AND CURBS.
3. INCLUDE DECOMPOSED GRANITE IN LANDSCAPE AREAS (TO EXTEND UNDER ALL PLANTINGS) AND RIP RAP AT ALL SPILLWAYS.
4. 2" DEPTH 1" OPEN GRADED DECOMPOSED GRANITE FOR LANDSCAPE AREAS. APACHE GOLD COLOR.
5. ALL TREES TO COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS".
6. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.
7. ALL LANDSCAPE TO BE IRRIGATED.
8. THE MAINTENANCE FOR ALL LANDSCAPING AND IRRIGATION SHOWN ON THE PLANS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. ANY PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE AND ALSO FOLLOW THE APPROVED LIST FOR THE SUNDANCE COMMUNITY MASTER PLAN.
10. ALL PLANTS SHALL MEET THE REQUIREMENTS OF THE STATE AND FEDERAL LAW WITH RESPECT TO DISEASE AND INSECT INFESTATION.
11. FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE, SHRUB, OR GROUNDCOVER SHALL BE MATCHED FOR SIZE, FORM, AND COLOR.
12. ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLAN.
13. AT PLANTING, TREE TRUNKS MUST BE STRAIGHT WITH MINIMAL DOGLEGS.
14. WIRE BASKETS, BURLAP WRAPPINGS, ROPE, TWINE OR ANY SIMILAR SHIPPING MATERIALS SHALL BE REMOVED BEFORE PLANTING.
15. SEE CIVIL PLANS FOR TYPE AND LOCATION OF EROSION CONTROL MATERIALS.
16. DO NOT DISTURB EXISTING UTILITIES WITHIN WORK AREA. SILT FENCE AND PLANTINGS SHALL AVOID ANY EXISTING UTILITIES.
17. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
18. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. WRITTEN QUANTITIES TAKES PRECEDENCE OVER GRAPHIC QUANTITIES. NOTIFY OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT OF DISCREPANCIES.
19. THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
20. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
21. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
22. ALL TREES ARE TO BE STAKED AND GUYED PER INDUSTRY STANDARD DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
23. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
24. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT.
25. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
26. DEEP ROOT BARRIERS ARE REQUIRED FOR ALL TREES LOCATED WITHIN THE ROW PER CITY REQUIREMENTS. SEE DETAIL SHEET FOR MORE INFORMATION.
27. TREE CANOPY'S HANGING OVER THE SIGHT VISIBILITY LINES WILL BE FOREVER TRIMMED TO SEVEN FEET ABOVE STREET SURFACE.
28. TREE CANOPIES EXTENDING INTO THE RIGHT OF WAY SHALL BE FOREVER TRIMMED TO THE FOLLOWING MINIMUM STANDARDS: 18'-0" OVER ANY PUBLIC ROADWAY, 7'-0" OVER ANY PUBLIC SIDEWALK.
29. LANDSCAPE CONTRACTOR SHALL SUBMIT A LANDSCAPE MAINTENANCE PLAN FOR THE RIGHT-OF-WAY LANDSCAPING AND ALSO THE ENTIRE SITE THAT ENSURES LONG TERM GROWTH OF ALL LANDSCAPE PLANTINGS.
30. ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPE (MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE VISIBILITY EASEMENT.
31. TREES ARE NOT TO BE INSTALLED WITHIN 6' OF ANY FIRE HYDRANT.
32. NO BOULDERS ARE TO BE INSTALLED IN THE PUE, ROW, OR WITHIN 6' OF THE BACK OF CURB.
33. NO STRUCTURE OR VEGETATION OF ANY KIND THAT WOULD IMPEDE THE FLOW OF STORM WATER MAY BE CONSTRUCTED, PLANTED, OR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS OR DRAINAGE CONVEYANCE WAYS"

GENERAL CITY OF BUCKEYE NOTES:

1. ALL LIGHTING, SIGNS, WALLS, AND RAMADAS AND OTHER STRUCTURES REQUIRE SEPARATE BUILDING APPROVAL AND PERMITS.
2. ALL PLANT MATERIAL IS IN COMPLIANCE WITH THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA.
3. ALL PLANT MATERIAL AND SPECIFICATIONS ARE TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION CURRENT STANDARDS.
4. ALL PLANT MATERIAL WILL BE GUARANTEED FOR A MINIMUM OF 60 DAYS FROM THE DATE OF FINAL APPROVAL. ANY PLANT MATERIAL THAT HAS TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.
5. ALL PAVING WILL MEET DESIGN AND CONSTRUCTION REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). SIDEWALKS ARE TO BE CONSTRUCTED PER MAG STANDARD DETAILS.
6. A MARICOPA COUNTY DUST CONTROL PERMIT IS REQUIRED FOR ALL LANDSCAPE WORK IN RESIDENTIAL, COMMERCIAL AND INDUSTRIAL SUBDIVISIONS.
7. PRIOR TO ACCEPTANCE OF ANY BACKFLOW DEVICE, IT MUST BE TESTED BY A STATE CERTIFIED TESTER.
8. ALL BACKFLOW DEVICES SHALL BE RECERTIFIED YEARLY.
9. CONTRACTOR SHALL ENSURE A 24 INCH CLEARANCE BETWEEN SIDEWALKS AND PLANT MATERIAL.
10. SPRINKLER CONTRACTOR MUST GUARANTEE 100% COVERAGE IN ALL LANDSCAPE AREAS.
11. EROSION CONTROL SHALL BE REQUIRED AT ALL INLET/OUTLET LOCATIONS.
12. AN 18 GAGE, BLUE TRACER WIRE SHALL BE INSTALLED WITH 2 INCH AND LARGER MAIN LINES, 6 INCHES OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.
13. NO VEGETATION SHALL BE PLANTED WITHIN DRAINAGE EASEMENTS OR TRACTS WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE DRAINAGE EASEMENTS OR TRACTS.
14. VISIBILITY RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING OVER 24" IN HEIGHT (SHRUBS) IS NOT ALLOWED WITHIN SIGHT VISIBILITY TRIANGLES OR EASEMENTS OR SIGHT DISTANCE LINE AREAS. TREE CANOPIES OVERHANGING IN THE EASEMENT OR TRIANGLES, OR WITHIN PUBLIC RIGHT-OF-WAY SHALL BE KEPT TRIMMED TO A HEIGHT OF NO LESS THAN 7'. LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE A MAXIMUM HEIGHT OF 2' (SHRUBS).
15. THE HOMEOWNER'S ASSOCIATION, PROPERTY OWNERS ASSOCIATE, PROPERTY OWNER, OR PROPERTY MAINTENANCE COMPANY SHALL HAVE THE RESPONSIBILITY OF MAINTAINING ALL LANDSCAPED AREAS, INCLUDING WITHIN ALL ADJACENT RIGHTS-OF-WAY.
16. SEE LANDSCAPE NOTES 4 &5 FOR METHODS OF DUST, WEED, AND DEBRIS CONTROL FOR THE SITE.
17. THE CITY OF BUCKEYE IS THE SUPPLIER/SOURCE OF WATER FOR THE IRRIGATION SYSTEM AND THE SUPPLY IS POTABLE.

CITY OF BUCKEYE NOTES

ALL CITY OF BUCKEYE GENERAL NOTES AND UTILITY NOTES ARE ACCESSIBLE ON THE CITY'S WEBSITE AT WWW.BUCKEYEAZ.GOV, UNLESS OTHERWISE ATTACHED.

GENERAL CITY OF BUCKEYE NOTES FOR CONSTRUCTION:

1. SUBSTITUTIONS IN TYPE AND/OR DEVIATIONS IN SIZE OR QUANTITY FROM THIS LANDSCAPE & IRRIGATION PLAN SHALL NOT BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF BUCKEYE (CONTACT THE DESIGNATED PLANNER REGARDING PLANT SUBSTITUTIONS 623-349-6200.)
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).
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 VIOLATION OF ANY LAW OR ORDINANCE.
6. THIS APPROVAL IS VALID FOR A PERIOD OF ONE 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 WITHIN 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 BLUE STAKE (602-263-1100) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
13. THE CONTRACTOR SHALL BARRICADE CONSTRUCTION SITES AT ALL TIMES. 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 (623-349-6800). 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.
15. PRIVATE ON-SITE WATER AND SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, N.F.P.A. AND THE INTERNATIONAL FIRE CODE (WITH CITY AMENDMENTS) AS ADOPTED BY THE CITY OF BUCKEYE.
16. IRRIGATION LINES SERVING LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE INSPECTED BY THE PUBLIC WORKS DEPARTMENT (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.

LANDSCAPE AND TREE REQUIREMENTS - ON-SITE

CODE SEC. 5.4.3 (A) (1) – SITE ENHANCEMENT LANDSCAPING			
REQUIREMENT	AREA / MEASUREMENT	REQ'D	PROV'D
MIN. 20% OF PARCEL TO BE LANDSCAPED PER	SITE AREA +/- 137,347 S.F. 20% OF 137,347 = 27,469.4 S.F.	27,469 S.F. 20%	27,500 S.F. 20%
PLANTINGS REQUIRED FOR LANDSCAPED AREA (GALLONS) MINIMUM 40% TREES AND 60% OTHER PLANTINGS; 10 GALLONS TOTAL FOR EACH 75 SQUARE FEET	REQUIRED LANDSCAPE 27,469 S.F. 27,469/75 = 366 366x10=3,660 GALLONS REQUIRED 40% TREES = 1,464 GAL. REQ. 60% OTHER PLANTINGS = 2,196 GAL.	40% TREES = 1,464 GAL. 60% OTHER PLANTINGS = 2,196 GAL.	TOTAL GALLONS PROPOSED 3,691 GAL. TREES = 1,491 GAL. 40.7 % OTHER PLANTINGS = 2,200 GAL 60.1%
CODE SEC. 5.4.3 (D) – BUILDING FOUNDATION PLANTINGS			
REQUIREMENT	AREA / MEASUREMENT	REQ'D	PROV'D
A MINIMUM OF ONE (1) SHRUB FOR EACH EIGHT (8) LINEAL FEET OF BUILDING FACADE ALONG ALL BUILDING FACADES THAT ARE ADJACENT TO PUBLIC STREETS OR PARKING AREAS	+/470' OF BUILDING FACADE ALONG S. MILLER RD 470/8=58.8	59 SHRUBS	59 SHRUBS

ALL EXISTING SAGUARO'S WILL BE TRANSFERRED TO OTHER LOCATIONS ON-SITE. LOCATIONS TO BE DETERMINED.

ASSUMES A 24" BOX IS EQUIVALENT TO 25 GALLONS, 36" BOX IS EQUIVALENT TO 37 GALLONS, 48" BOX EQUIVALENT TO 49 GALLONS FOR REQUIRED LANDSCAPE CALCULATIONS

60% OF REQUIRED TREES SHALL BE 24 INCH BOX
35% OF REQUIRED TREES SHALL BE 36" BOX
5% OF REQUIRED TREES SHALL BE 48" BOX
ALL SHRUBS SHALL BE 5 GALLON MIN.

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

REVISIONS:
1
2
3

PLAN NAME
LANDSCAPE PLAN

ENGINEER INFORMATION
cole
PHOENIX
2141 E. Broadway Road, Suite 115
Phoenix, AZ 85040
480.705.0111 tel
www.colecivil.com
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
PUBLIC AND TRANSPORTATION PLANNING

COB PERMITTING APPROVED SEAL
COB ENGINEERING APPROVED SEAL
SUBMITTAL: SITE PLAN
AS-BUILT SEAL
Registered Professional Landscape Architect
CERTIFICATE NO. 22818
NOT FOR CONSTRUCTION
EXP. 9-30-2025
ORIGINAL PLAN DATE
LATEST REVISION DATE
COB PLAN TRACKING #
PROJECT NUMBER PLZM-23-0047
SHEET NUMBER 08 OF 9
COB PERMIT #

USER: Preston Oneschuk TAB: LANDSCAPE PLAN
DATE: December 13, 2023 - 2:48:58 PM
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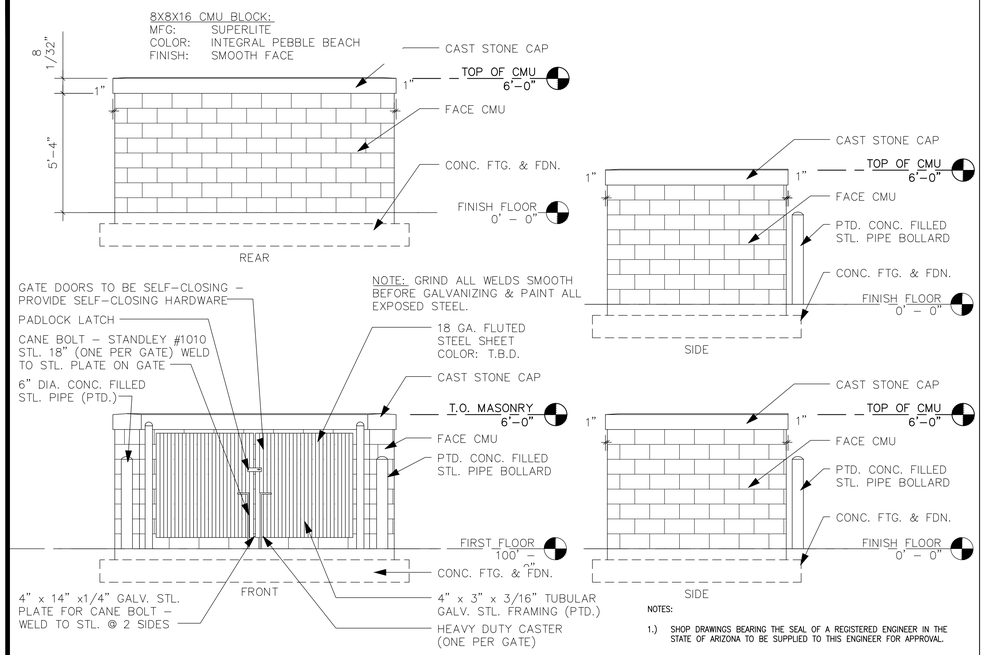


NOTES:

1.) SHOP DRAWINGS BEARING THE SEAL OF A REGISTERED ENGINEER IN THE STATE OF ARIZONA TO BE SUPPLIED TO THIS ENGINEER FOR APPROVAL.

8 REFUSE WALL DETAIL

SCALE: NOT TO SCALE **REF. DWG.**

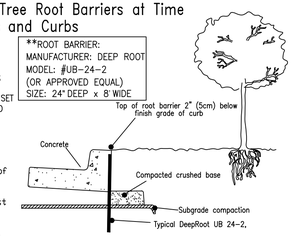
Linear Application of DeepRoot Tree Root Barriers at Time of Installing Concrete Sidewalks and Curbs

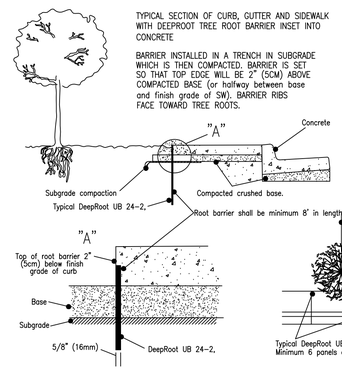
TYPICAL SECTION OF CURB AND GUTTER WITH DEEPROOT TREE ROOT BARRIER INSET INTO CONCRETE.
BARRIER INSTALLED IN A TRENCH IN SUBGRADE WHICH IS THEN COMPACTED. BARRIER IS SET SO THAT TOP EDGE WILL BE 2" (5CM) BELOW FINISH GRADE OF CURB, AND SET FLUSH WITH EDGE OF CURB. BARRIER RIBS FACE TOWARD TREE ROOTS.

INSTALLATION SEQUENCE:

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of curb.
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)

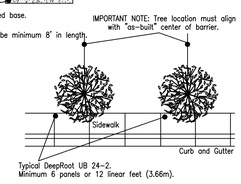
**ROOT BARRIER:
MANUFACTURER: DEEP ROOT
MODEL: #UB-24-2
(OR APPROVED EQUAL)
SIZE: 24" DEEP x 8' WIDE





INSTALLATION SEQUENCE:

1. Prepare base and subgrade
2. Trench to appropriate depth for installation of root barrier so that top of barrier is 2" (5cm) below finish grade of top of sidewalk (or halfway between top of compacted base and finish grade of SW)
3. Place root barrier in trench, vertical ribs must face toward tree roots.
4. Backfill and compact to requirements.
5. Place form material against barrier (It may be nailed from the outside of the form)



** INSTALL PER MANUFACTURER'S SPECIFICATIONS, USE UB 24-2 UNLESS DIRECTED OTHERWISE BY THE CITY OF BUCKEYE

9 DEEPROOT BARRIER SYSTEM

SCALE: NOT TO SCALE **REF. DWG.** L1.0

UB 24-2 Specifications 24" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

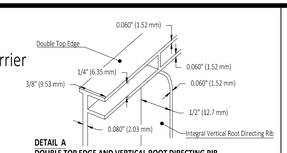
A. Materials

1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).
2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.
3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.
4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).
6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (Four (4) between each set of ribs, see Details B & D).
7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

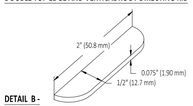
U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2.354 PSI	D638
Tensile strength @ yield - Hinge	2.846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119.625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r. scale - Wall	84.4	D785A

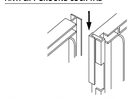
USE FOR TREES WITHIN THE RIGHT-OF-WAY ONLY



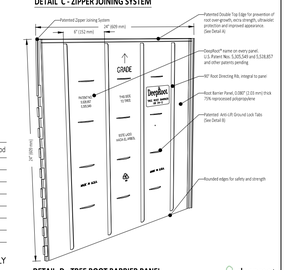
DETAIL A
DOUBLE TOP EDGE AND VERTICAL ROOT DIRECTING RIB



DETAIL B -
ANTI-LIFT GROUND LOCK TAB



DETAIL C - ZIPPER JOINING SYSTEM

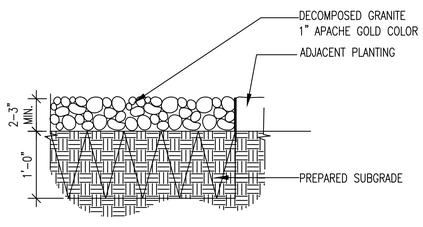


DETAIL D - TREE ROOT BARRIER PANEL

deeproot
© Copyright DR Green Infrastructure, LLC

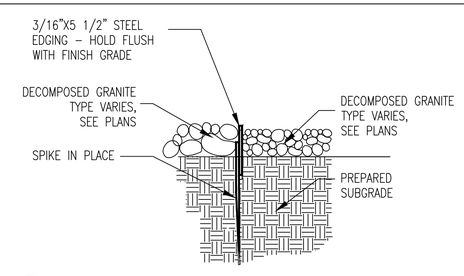
CITY NOTES:

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



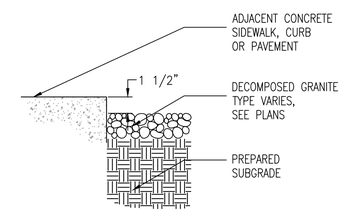
4 DECOMPOSED GRANITE TYPE 1 - 1" MINUS APACHE GOLD COLOR

SCALE: NOT TO SCALE **REF. DWG.** L1.0



6 METAL EDGE BETWEEN STONE TYPES

SCALE: NOT TO SCALE **REF. DWG.** L1.0

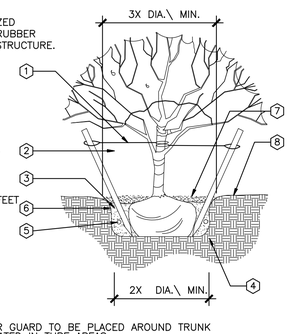


7 D.G. GRADE AT ADJACENT CURBING

SCALE: N.T.S. **REF. DWG.** L1.0

KEYNOTES:

1. TREE TIES SHALL BE 12 GAUGE GALVANIZED ZINC COATED WIRE ENCASED N 1" DIA. RUBBER HOSE. INSTALL ABOVE MAIN BRANCHING STRUCTURE.
2. (2) LODEPOLE (LENGTH AS REQ'D) STAKES AT ANGLE INTO SUBGRADE (18" MIN.) PRIOR TO BACKFILLING TIE TO PRIMARY BRANCHES & AS NECESSARY FOR FIRM SUPPORT.
3. BACKFILL W/ LOCAL APPROVED SOIL MIX. WATER & TAMP TO REMOVE AIR POCKETS.
4. TREE ROOT ZONE IN PARKING AREAS TO HAVE MIN. PER LOCAL REGS. CUBIC FEET (NO DEEPER THAN 3') OF UNCOMPACTED SOIL (LESS THAN 90% COMPACTION)
5. FERTILIZER TABS PER LOCAL REGS. PLACE 6" BELOW FINISH GRADE.
6. SCARIFY SIDES OF PLANTING HOLE TO PREVENT GLAZING
7. SOIL GRADE
8. FINISH GRADE. MULCH PER DWGS.



NOTES:

1. 8" HIGH ARBOR GUARD TO BE PLACED AROUND TRUNK OF TREES LOCATED IN TURF AREAS.
2. TOP OF ROOT BALL AND WELL TO BE 4" BELOW FINISH GRADE.
3. SCORE ROOTBALL. MAKE VERTICAL CUT .25-.5 INCES DEEP FOUR TIMES AROUND SIDES AND TWICE AROUND BOTTOM.
4. WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES.
5. TREE TRUNK GUARDS REQUIRED FOR TREES WITHIN TURF.

1 TREE PLANTING

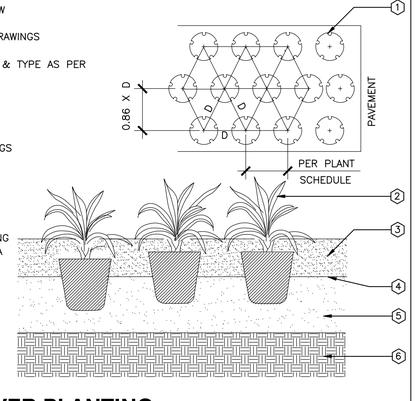
SCALE: NOT TO SCALE **REF. DWG.** L1.0

KEYNOTES:

1. ATYPICAL SPACING AT END ROW
2. PLANTS / SPACING AS PER DRAWINGS
3. DECOMPOSED GRANITE, DEPTH & TYPE AS PER DRAWINGS
4. FINISH GRADE
5. PREPARE BED AS PER DRAWINGS OR SPECS
6. UNDISTURBED SUBGRADE

NOTES:

1. TILL 2" OF POTTING OR PLANTING SOIL OR APPROVED EQUAL TO A DEPTH OF 6"
2. D = ON CENTER DIMENSION

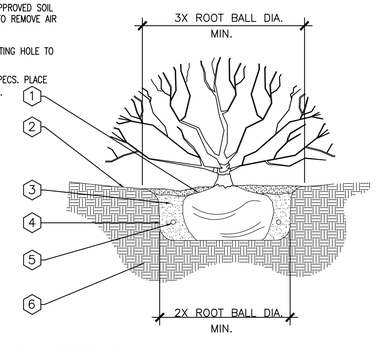


2 GROUNDCOVER PLANTING

SCALE: NOT TO SCALE **REF. DWG.** L1.0

KEYNOTES:

1. TOP OF ROOT BALL AND WELL TO BE 2" BELOW SAUCER.
2. FINISH GRADE, MULCH PER SPECS.
3. BACKFILL WITH LOCAL APPROVED SOIL MIX. WATER AND TAMP TO REMOVE AIR POCKETS.
4. SCARIFY SIDES OF PLANTING HOLE TO PREVENT GLAZING.
5. FERTILIZER TABS PER SPECS. PLACE 6" BELOW FINISH GRADE.
6. SUBSOIL.



3 SHRUB PLANTING

SCALE: NOT TO SCALE **REF. DWG.** L1.0

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

COLE JOB NUMBER: 23-0047

REVISIONS:
1
2
3

PLAN NAME
L2.0 LANDSCAPE DEVELOPMENT

ENGINEER INFORMATION
cole
PHOENIX
2020 S.Mercadian Beach Suite 170
Phoenix, AZ 85016
480.759.4111 tel
www.coleandassoc.com
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
CIVIL ENGINEER: JAMES A. COLE, JR. REGISTRANT NO. 22140

COB PERMITTING APPROVED SEAL
COB ENGINEERING APPROVED SEAL

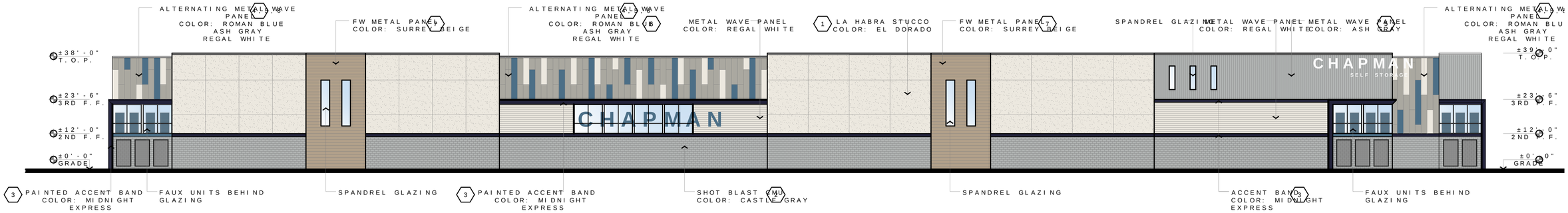
AS-BUILT SEAL
Registered Professional Land Surveyor
Certificate No. 22140
JAMES A. COLE III
Date Signed 12-18-23
EXP. 9-30-2025
NOT FOR CONSTRUCTION

ORIGINAL PLAN DATE
LATEST REVISION DATE
PROJECT NUMBER PLZM-23-0047
SHEET NUMBER 09 OF 9

SUBMITTAL: SITE PLAN
COB PLAN TRACKING #
COB PERMIT #

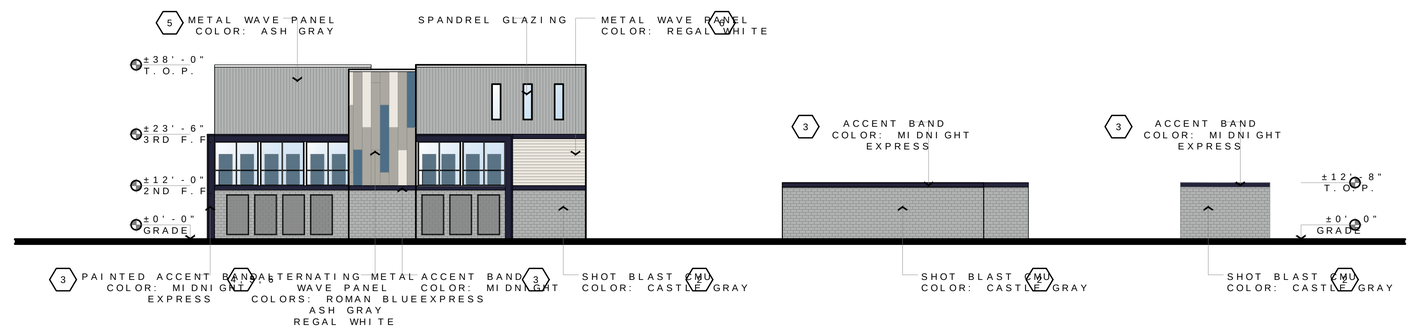
USER: Paxton Ormesly TAB: L2.0 LANDSCAPE DETAILS
DATE: December 18, 2023 - 2:48:19 PM
DRAWING: S:\JOBS\Jobs2023\23-0047\JOBDIR\C-Plan\PlanSheets\D_PLAN_LAND_DETAILS_23-0047.dwg

3R PLZSP-23-00013 RECEIVED DEC 18 2023 WD



WEST ELEVATION 1

1/16"=1'-0"



SOUTH ELEVATION 2

1/16"=1'-0"

COLOR & MATERIAL BOARD

1 STUCCO MANUFACTURER: LA HABRA COLOR: P-6 EL DORADO (OR APPROVED EQUAL)	4 METAL WAVE PANEL MANUFACTURER: MCELROY OR APPROVED EQUAL COLOR: ROMAN BLUE
2 SHOT BLAST CMU MASONRY BLOCK MANUFACTURER: RCP (OR APPROVED EQUAL) COLOR: CASTLE GRAY	5 METAL WAVE PANEL MANUFACTURER: MCELROY OR APPROVED EQUAL COLOR: ASH GRAY
3 PAINT MANUFACTURER: TBD COLOR: MIDNIGHT EXPRESS (OR APPROVED EQUAL)	6 METAL WAVE PANEL MANUFACTURER: MCELROY OR APPROVED EQUAL COLOR: REGAL WHITE
7 METAL WAVE PANEL MANUFACTURER: MCELROY OR APPROVED EQUAL COLOR: SURREY BEIGE	

BELQUEST DEVELOPMENTS
CHAPMAN SELF STORAGE ELEVATIONS
BUCKEYE, AZ

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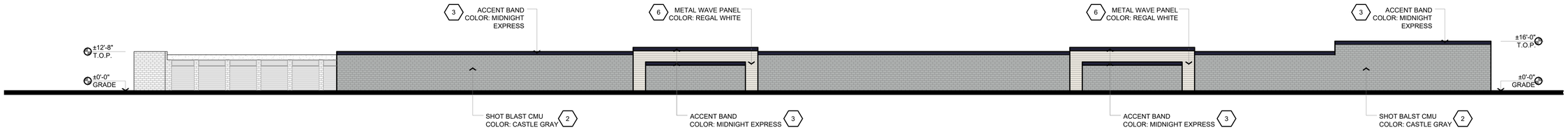
JOB NUMBER: 21013
SCALE: 1/16"=1'-0"
DATE: 11/03/2023

JORDAN ARCHITECTS
131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090



EAST ELEVATION 1

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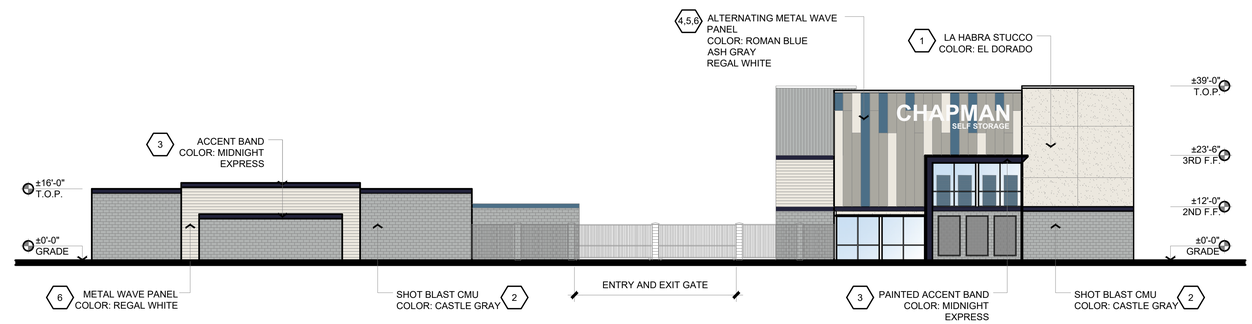

NORTH ELEVATION 2

1/16"=1'-0"

COLOR & MATERIAL BOARD

1 STUCCO
MANUFACTURER: LA HABRA
COLOR: P-6 EL DORADO
(OR APPROVED EQUAL)

2 SHOT BLAST CMU MASONRY BLOCK
MANUFACTURER: RCP (OR APPROVED EQUAL)
COLOR: CASTLE GRAY

3 PAINT
MANUFACTURER: TBD
COLOR: MIDNIGHT EXPRESS
(OR APPROVED EQUAL)

4 METAL WAVE PANEL
MANUFACTURER: MCELROY OR APPROVED EQUAL
COLOR: ROMAN BLUE

5 METAL WAVE PANEL
MANUFACTURER: MCELROY OR APPROVED EQUAL
COLOR: ASH GRAY

6 METAL WAVE PANEL
MANUFACTURER: MCELROY OR APPROVED EQUAL
COLOR: REGAL WHITE

7 METAL FW PANEL
MANUFACTURER: MCELROY OR APPROVED EQUAL
COLOR: SURREY BEIGE

BELQUEST DEVELOPMENTS
CHAPMAN SELF STORAGE
BUCKEYE, AZ

ELEVATIONS

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JOB NUMBER: 23-314
SCALE: 1/16"=1'-0"
DATE: 12/12/2023

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131 CALLE IGLESIA, SUITE 100
SAN CLEMENTE, CA 92672
949.388.8090

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 02/27/24	**AGENDA ITEM:** 3.D. KORE Power - Site Plan (PLZSP-22-00030)
DATE PREPARED: 02/22/24	**DISTRICT NO.:** No. 2
STAFF LIAISON: Ken Galica, Principal Planner, 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) KORE Power - Site Plan (PLZSP-22-00030) - Conduct a public meeting and approve, subject to conditions (a) through (uu), a Site Plan for the KORE Power "KOREplex", a proposed lithium-ion battery manufacturing facility to be developed on property zoned General Commerce (GC). The first phase of the project will consist of a 908,880 square foot manufacturing hall, a 27,930 square foot administration building, fourteen ancillary storage and support buildings ranging in size from 5,627 to 23,043 square feet, and an electrical substation and switchyard. A second phase of the project will include an additional 907,918 square foot manufacturing hall and further ancillary support buildings. Upon completion of all phases, the project is expected to exceed 2 million square feet of total building area.

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

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

SUMMARY

PROJECT DESCRIPTION:
Nick Bryan, SSOE, Inc., on behalf of KORE Power, is requesting Site Plan approval for the KORE Power "KOREplex", a lithium-ion battery manufacturing facility proposed on approximately 213.57 acres located north of the northeast corner of SR85 and MC85. The first phase of the project will consist of a 908,880 square foot fully enclosed manufacturing hall, a 27,930 square foot administration building, fourteen ancillary storage and support buildings ranging in size from 5,627 to 23,043 square feet, and an electrical substation and switchyard. A second, future phase of the project will include an additional 907,918 square foot manufacturing hall and further ancillary support buildings. Upon completion of all phases, the project is expected to exceed 2 million square feet of total building area. Please see the attached staff report and exhibits for additional information and analysis.

BENEFITS:
Development of the KOREplex manufacturing facility is expected to create 3,000 job opportunities for area residents and serve as a magnet for additional investment and development of technology-related uses in and around the project site.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZSP-22-00030 KORE Power Site Plan - PZ Staff Report (2-27-24).docx
Exhibit A - Aerial Vicinity Map.pdf
Exhibit B - Zoning Map.pdf
Exhibit C - General Plan Land Use Map.pdf

Exhibit E - Site Plan.pdf
Exhibit F - Landscape Plan.pdf
Exhibit G - Pedestrian Circulation Plan (Phase 1).pdf
Exhibit H - Architectural Renderings, Elevations, and Material Board.pdf

SITE PLAN

Report to the Planning and Zoning Commission

CASE NUMBER:	PLZSP-22-00030
TITLE:	KORE Power
MEETING DATE:	February 27, 2024

Applicant/Owner:	Nick Bryan, SSOE, Inc., on behalf of KORE Power
Request:	Approval of a Site Plan for the KORE Power "KOREplex", a proposed lithium-ion battery manufacturing facility to be developed on property zoned General Commerce (GC). The first phase of the project will consist of a 908,880 square foot manufacturing hall, a 27,930 square foot administration building, fourteen ancillary storage and support buildings ranging in size from 5,627 to 23,043 square feet, and an electrical substation and switchyard. A second phase of the project will include an additional 907,918 square foot manufacturing hall and further ancillary support buildings. Upon completion of all phases, the project is expected to exceed 2 million square feet of total building area.
District	District 2
Location:	Approximately 400 feet north of the northeast corner of SR85 and MC85, bounded on the east by the Rooks Road alignment, on the south by the Buckeye Canal, and on the north by the Union Pacific Railroad (Exhibits A, B, and C)
Site size:	Approximately 213.57 acres
Public input:	The required notice of application was sent to all property owners within 300 feet of the subject site in September 2022. Staff have been contacted via telephone by one resident outside the notification boundary who is opposed to the project for health and safety reasons. No additional feedback has been received.
Recommendation:	Approve subject to conditions (a) through (uu)

PROJECT DESCRIPTION

1. Nick Bryan, SSOE, Inc., on behalf of KORE Power, is requesting Site Plan approval (Exhibit E) for the KORE Power "KOREplex", a lithium-ion battery manufacturing facility proposed on approximately 213.57 acres located north of the northeast corner of SR85 and MC85 (Exhibits A, B, and C). The first phase of the project will consist of a 908,880 square foot fully enclosed manufacturing hall, a 27,930 square foot administration building, fourteen ancillary storage and support buildings ranging in size from 5,627 to 23,043 square feet, and an electrical substation and switchyard. A second, future phase of the project will include an additional 907,918 square foot manufacturing hall and further ancillary support buildings. Upon completion of all phases, the project is expected to exceed 2 million square feet of total building area.

AREA CONTEXT

2. The subject property is located approximately 400 feet north of the northeast corner of SR85 and MC85. The site is bounded on the east by the Rooks Road alignment, on the south by the Buckeye Canal, and on the north by the Union Pacific Railroad.

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

	LAND USE	GENERAL PLAN	ZONING
Subject Property	Vacant	Employment	General Commerce (GC)
North of UPRR	Industrial and large lot county residential	Employment and Neighborhood	General Commerce (GC), Light Industrial (I-1), Maricopa County Heavy Industrial (IND-3), and Maricopa County Rural-43 (RU-43)
South of Buckeye Canal	Various industrial, commercial, residential, and agricultural uses	Employment	General Commerce (GC) and Maricopa County Freeway Commercial (C-3)
East of Rooks Road	Agricultural with one homestead	Downtown Buckeye Activity Center	General Commerce (GC), Maricopa County Rural-43 (RU-43)
West of SR85	APS Hub West	Employment	General Commerce (GC)

PUBLIC PARTICIPATION

3. The required notice of application was sent to all property owners within 300 feet of the subject site in September 2022. Additionally, the project has received considerable coverage in the media due to the significant number of jobs that it is anticipated to create.

4. Staff have been contacted via telephone by one resident outside the notification boundary who is opposed to the project for health and safety reasons. No additional feedback has been received.

5. A neighborhood meeting is not required for Site Plan applications by the Buckeye Development Code.

6. In the 2+ years since this project was announced, KORE Power has performed significant outreach beyond what is required, including informational meetings with parties interested in what is proposed on the site.

BACKGROUND

7. *April 2007:* The project site was annexed into the City of Buckeye by Ordinance No. 30-07. Upon annexation, the property was zoned Rural Residential (RR).

8. *January 2008:* The project site was rezoned from Rural Residential (RR) to General Commerce (GC) by Ordinance No. 02-08.

ANALYSIS

9. 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

10. The property is zoned General Commerce (GC), an obsolete zoning district that permits general manufacturing uses such as the proposed lithium-ion battery plant. The proposed use is also consistent with the property's Employment General Plan land use designation.

11. The use will be required to comply with state and federal regulations pertaining to this type of manufacturing use, ensuring the plant will operate in a safe manner that does not negatively impact nearby properties or the City as a whole. The use is not expected to generate any noise, odor, dust, or smoke perceptible from off the property.

Site Design and Architecture

12. 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.

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

14. The large size of the proposed structure, nearly 1 million share feet in area, requires additional attention to design to ensure it presents attractively from the perspectives of adjacent streets and surrounding properties. The proposed manufacturing hall's design is contemporary, utilizing six contrasting but complementary colors of striated architectural metal paneling arranged vertically in a whimsical, non-repeating pattern; the use of the material in the vertical orientation (as opposed to horizontal banding) reduces the perceived length of the nearly half-mile long structure.

15. The primary manufacturing building (Exhibit H) features several steps in height to accommodate the specific phase of the manufacturing process that will occur in that given area. As such, the height of the manufacturing hall ranges from 76.75 feet at its highest point to 30.75 feet for its lowest wall sections. The two-story administration building features a height of 30 feet, while accessory/storage buildings are anticipated to be less than 30 feet in height. Though provided out of necessity, the height variation provides excellent vertical articulation and reduces the scale of the building by breaking up the façade into a series of smaller segments. These segments are further accentuated from one another through use of differing color schemes, with consecutive wall sections alternating between a gray-based palette and a zinc-based palette. Employee entrances into the manufacturing hall are recessed from the plane of the wall, illuminated, and accentuated further by use of a dramatic dark accent color that extends to the top of the façade. The tallest sections of the building also feature a side-to-side reveal/expansion joint, providing additional horizontal articulation where needed. The Phase 2 building is expected to replicate the design of the Phase 1 manufacturing hall.

16. Though dwarfed in size compared to the manufacturing hall, the administration building is designed to be the focal point for traffic entering the site from SR85. The building features a striking modern design, utilizing an angular, white, architectural metal façade with lines that extend past parallel, framing a 2-story glass and aluminum curtain wall that is deeply recessed behind the plan of the angular superstructure.

17. The service areas of the building (e.g. loading areas and utilitarian storage buildings) are located on the southern elevation of Phase 1. Though these l functions are likely to be moderately visible from MC85 initially, upon construction of the Phase 2 manufacturing hall the service functions of the site will be completely contained within a courtyard setting and not visible from off property. Roof top equipment is not included in this project, negating the need for roof screens to be provided. No outdoor component to the use is proposed. All manufacturing and storage will be contained within fully enclosed buildings.

18. The site will be fully secured by eight-foot-tall fencing. Decorative wrought iron fencing with repeating split face block columns will be provided along the Rooks Road and SR85 frontages; chain link fencing will be provided adjacent to the less visible north and south property lines.

Landscape and Open Space

19. Approximately five million square feet of landscape area, or 44 percent of the site area, is provided (Exhibit F), well in excess of the 10 percent required by the Development Code for industrial development. The most notable areas include a 500-foot-wide landscaped frontage adjacent to SR85, creating a grand scale entrance into the facility, and 200-foot-wide landscaped frontage and regional drainage channel adjacent to Rooks Road. In total, over 1,400 trees and over 12,800 shrubs/accents will be provided, all of which have been selected for their drought tolerant, low water usage characteristics.

20. In accordance with the City's Parks and Recreation Master Plan, the project will provide a "secondary path" asphalt trail within a 25-foot easement on the northside of the Buckeye Canal and a stabilized decomposed granite trail adjacent to Rooks Road. Both trails are part of the planned regional trail system that, when complete, will provide continuous pedestrian and bicyclist access to all areas of the City. Additionally, a large outdoor employee amenity area, to include seating, shade, and lighting to allow for year-round use, is provided in the courtyard between the proposed administration building and the Phase 1 manufacturing hall. The employee amenity area will be constructed in Phase 1; both trails will be constructed with Phase 2.

Access, Circulation, Parking, and Off-Site Improvements

21. Access to the site as well as vehicular circulation internal to the site, including drive aisle widths and turning radii, have been reviewed and approved by Planning, Engineering, and Fire.

22. Primary access to the site will be from SR85. The primary entrance will outlet into an on-site roundabout, at which point vehicles will be able to exit south to the future Phase 2 manufacturing hall, continue straight to the administration building, or proceed north to the Phase 1 manufacturing hall. Due to the nature of SR85 as a median divided state highway, the primary access will allow for right-in/right-out turning movements only. The primary entrance will be gated, featuring a card reader, limiting access to the site to employees and authorized visitors only.

23. Secondary access, anticipated to be utilized primarily by trucks serving the development, is provided from Rooks Road along the western edge of the site. An extension to Rooks Road, bringing the arterial street north from MC85 across the Buckeye Canal, is currently under construction. The secondary entrance will be secured with a gate and guardhouse. An additional driveway to Rooks Road is planned in Phase 2; however, before the second eastern access can be utilized, Rooks Road will need to be improved north, across the Union Pacific Railroad tracks, to Baseline Road.

24. A total of 1,216 parking spaces are proposed in the project's first phase, meeting the anticipated high demand for employee parking in the proposed manufacturing facility's initial phase, and exceeding the minimum number of spaces required by the Buckeye Development Code by over 500 spaces. Solar parking canopies will be provided over the entirety of the Phase 1 parking area, shading the vehicles of employees and visitors and contributing further to the sustainable nature of this particular use and user. A comparable number of additional spaces will be constructed with Phase 2 of the project to meet the increased demand for the expanded manufacturing facility.

Services

25. Water and wastewater will be served to the property by the City of Buckeye.

26. 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 2.5 miles from the subject site.

27. 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 1.5 miles from the subject site.

RECOMMENDATION

28. Staff recommends the Planning and Zoning Commission approve the Site Plan for the KORE Power, Application PLZSP-22-00030, subject to conditions (a) through (uu), for the following reasons:

- The Site Plan conforms to the property's General Plan designation of Employment.
- The Site Plan conforms 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).

Standard Planning Conditions

a) Except as modified by these conditions of approval, development of the site shall conform to the following plans:
   1. Site Plans, consisting of 24 sheets, received on January 3, 2024
   2. Preliminary Landscape Plans, consisting of 2 sheets, received on January 3, 2024
   3. Building Elevations, consisting of 8 sheets, received on January 10, 2024
   4. Site and Building Renderings, consisting of 15 sheets, received on January 17, 2024
   5. Exterior Materials and Color Palette, consisting of 1 sheet, received on January 10, 2024
   6. Fire Route Plan, consisting of 1 sheet, received on January 3, 2024

7. Pedestrian Circulation Plan, consisting of 1 sheet, received on October 30, 2023

b) The approved site plan will expire on February 27, 2026, two years from the date of approval, if a building permit has not been issued for the project.

Project Specific Planning Conditions

c) All parking canopies shall be installed prior to issuance of a Certificate of Completion or Certificate of Occupancy. In the event that the parking canopies are eliminated from the project, approval of an amendment to the approved landscape plan, to add landscape islands at ends of parking rows and at least every ten spaces within rows, will be required.

d) Approval of a Commercial Design Review application shall be required for any building or portion within a future phase and for ancillary/secondary buildings in Phase 1 should the appearance of those buildings be significantly different from the project renderings. Approval of a Site Plan Amendment shall be required for any building which the site plan does not illustrate a footprint, or if changes to a footprint are proposed that impact site circulation, parking, drainage, or other site function.

e) The portion of the site located outside of the perimeter fence adjacent to Rooks shall be landscaped in Phase 2. The Final Landscape Plans for this phase shall show an 8' Public Utility Easement (PUE) at the back of right-of-way; any trees proposed within the PUE will be required to be relocated to a proximate location outside of the PUE. Additionally, the Final Landscape Plans for Phase 2 shall provide for plant material within the 178' Flood Control District of Maricopa County drainage channel adjacent to Rooks Road. The density and layout of plantings within this area shall approximate the design proposed for the project's SR85 frontage unless it is determined by the City Engineer that the provision of that plant material will negatively impact the primary drainage function of the channel.

f) Phase 2 improvements to be completed by developer shall include construction of trails and landscaping adjacent to the Buckeye Irrigation District Canal and Rooks Road, as specified in the City's Parks and Trails Master Plan. Both trails shall extend the full length of the adjacent property line. A separate sidewalk shall not be required along Rooks Road.

g) The design of the future pylon sign shall complement the on-site building architecture, utilizing a color and material palette shared with the administration building.

h) Where parallel to SR85 and Rooks Road, the decorative perimeter fence shall incorporate minimum 3' staggers every 200 feet (or more frequently).

i) In the event that rooftop mechanical equipment is added to the scope of the project, any equipment visible from adjacent rights-of-way shall be screened in a method specified within the Buckeye Development Code.

j) A photometric plan and site electrical plan shall be approved prior to permitting of any exterior lighting on the site. Site lighting may not exceed 1 footcandle at any exterior property line.

Project Specific Engineering/Traffic Conditions

k) A RID easement will be required to be dedicated on the Kore Power site to accommodate the RID facilities in conflict with the Rooks Road alignment. Coordination with the City and RID will be required to determine easement location and width.

l) Final APS substation layout and location shall be coordinated with APS. If APS substation site requires modification or changes, a site plan amendment may be required.

m) Regional channel per the Area Drainage Master Plan is required to be constructed with Phase 2 of project.

n) Final well site locations shall be coordinated and determined with City of Buckeye Water Resources prior to dedication of well site locations. Easements are required for well sites and shall include, but not limited to, access, well transmission lines, etc.

o) Phase 1 waterline within Rooks Road from MC85 to north of the CIP Rooks Road improvements is required to be designed, constructed, and accepted by the City prior to issuance of Certificate of Occupancy.

p) Improvements to SR-85 require coordination, approval, and permitting from the Arizona Department of Transportation. Project shall obtain required approvals and permits to complete required roadway improvements along SR-85.

q) Improvements within ADOT right-of-way are required to be constructed and accepted by ADOT prior to issuance of Certificate of Occupancy.

r) 8' PUE is required along Rooks Road frontage.

s) CLOMR and LOMR process for improvements and modifications within the floodplain shall be completed with Phase 2 of the site. Coordination is required with Maricopa County Flood Control on requirements.

t) Civil plans and reports shall be revised to reflect the proposed site plan. Infrastructure design shall consider ultimate build out conditions.

u) Site plan approval does not include approval of future buildings shown on site plan. Future buildings will be required to complete and submit a site plan for review and approval.

v) Phase 2 waterline within Rooks Road shall be designed and constructed from the connection established from Phase 1 waterline along the remaining Kore Power's property frontage of Rooks Road as part of the next phase of development. Phase 2 is a standard development requirement and will not be available for a reimbursement agreement.

Standard Engineering Conditions

w) This project is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. Theis shall be established prior to the recordation of the first Final Plat, Minor Subdivision, MOD, or any other related land division.

x) 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.

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

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

Drainage

aa) 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.

Streets

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

cc) 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 Rooks Road based on City of Buckeye standards. These improvements will be required during phase 2 from north of canal crossing along the property line. Improvements will require a right turn pocket at any access points with additional right-of-way. Additional right-of-way may be required based upon future roadway design and plans.

dd) If access to and within the site is proven to be a negative impact to public safety and security, as determined by the City, the Property Owner/Developer shall be responsible for revising the roadway and access layout to alleviate the City's concerns. Such changes shall be considered a minor change and shall be approved by the City.

ee) 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.

Water / Wastewater

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

gg) 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 an assured water provided 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.

Water Resources Site Specific Conditions

hh) At the earliest opportunity, the applicant and City Water Director shall coordinate to determine the approach for development of identified well sites on the KORE Power site. Identification and approval of the approach to well development on the site must be finalized before the City will accept submittal of a Site Plan for Phase II of the project.

Fire Department Site Specific Conditions

ii) Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building, except that utility trestles spanning drive aisles shall be permitted subject to the following requirements:

   a. A minimum of 13’6” vertical clearance measured from the bottom of the trestle to the center of the road must be provided.
   b. The horizontal clearance must allow for an unobstructed 26’ emergency access road.
   c. Reflective bi-directional signage shall be placed on the horizontal utility trestle showing the minimum height clearance.
   d. All piping shall be identified, including any isolation valves.

jj) Final plans shall indicate the height of parapet and FD roof access locations. 13’6” clearance required for all trees and signage. 36” clearance required around all fire hydrants and fire department connections.

Fire Department Conditions – Standard/General

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

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

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

nn) 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

oo) 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.

pp) 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.

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

rr) The following requirements apply to landscaping within public right-of-way:

1. All landscaped areas, except those intentionally maintained with native plants, shall include an automatic irrigation system.
2. All native plant landscaping plans shall include an establishment maintenance plan that ensures long term growth of all plantings.
3. Establishment maintenance plan shall be sealed by a registered Landscape Architect.'
4. Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar drip systems) shall be used whenever feasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas.

5. Multi-program weather sensing controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects.
6. Soil moisture-sensing devices and rain sensors shall be used on all projects within public rights of way and in landscape tracts. The use of satellite based controllers is encouraged.
7. Root barriers shall be designed and incorporated for all trees that are in the public right of way to ensure vertical root growth and avoid adjacent curb, sidewalk or pavement upheaval due to tree roots.
8. Linear Root barriers shall be used along public improvements that are only on one side of a tree.
9. Surround Root barriers shall be used when a tree is within the sidewalk or within a median.
10. Tree canopies extending into the right of way shall be trimmed to the following minimum standards: 18'-0" over any public roadway, 7'-0" over any public sidewalk.

ss) 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.

tt) The following trees are prohibited from any landscaping plans in accordance with Chapter 9 of City Code (Section 9-10): Male Mulberry Tree (Morus Alba), Olive Tree (Olea Europea). Additionally, North Indian Rosewood Trees (Dalbergia Sissoo) shall not be planted within the rights of way (and are suggested not be planted within the property) due to their destructive and invasive root structure

uu) 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 – NOT USED
Exhibit E – Proposed Site Plan
Exhibit F – Proposed Preliminary Landscape Plan
Exhibit G – Proposed Building Elevations, Perspectives and Material Board
Exhibit H – Proposed Photometric Plan and Lighting Cut Sheets

Prepared by:
Ken Galica, Principal Planner

VICINITY MAP

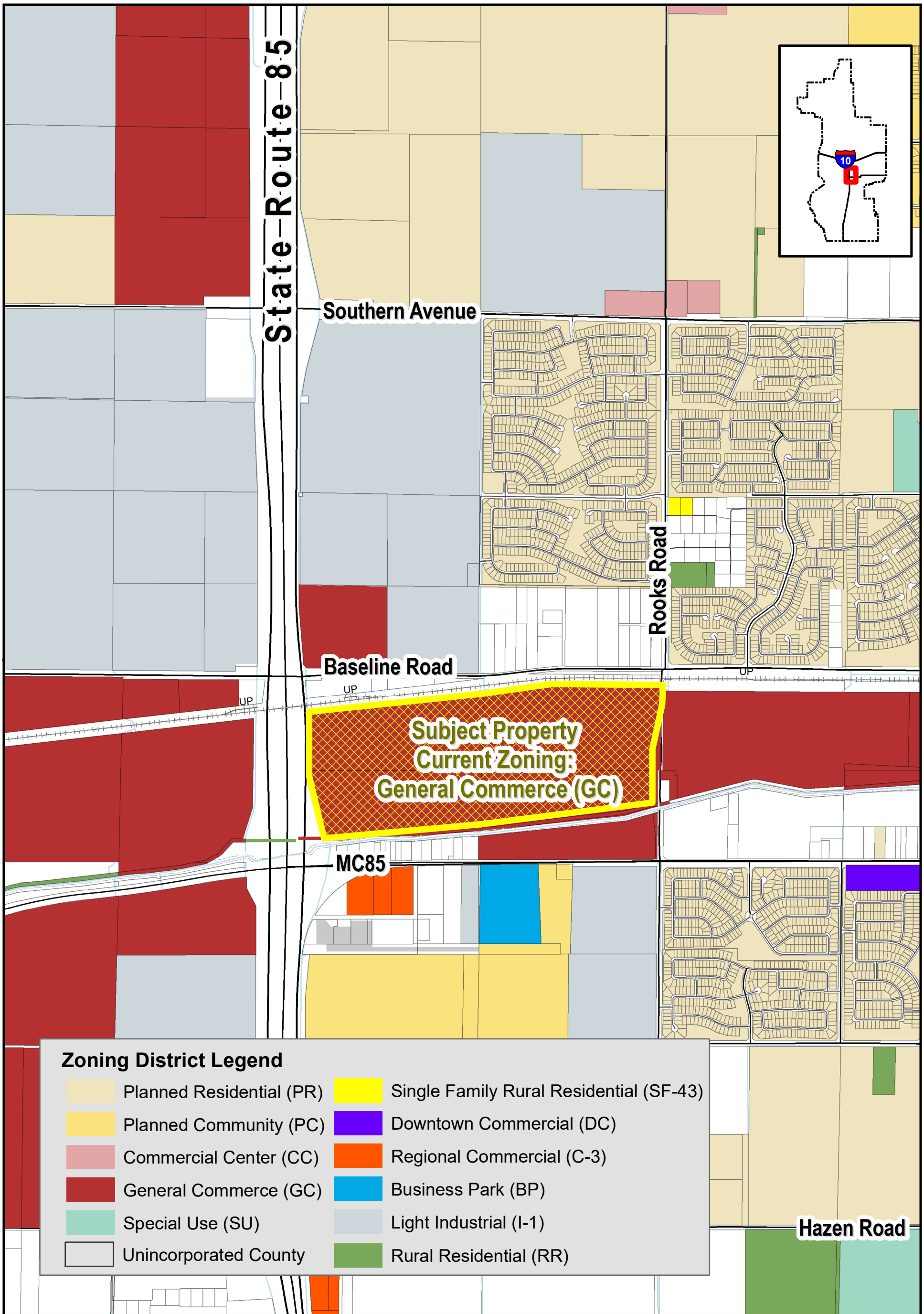
BUCKEYE, AZ

PLZSP-22-00030

KORE Power Site Plan

Council District #2

N W E S



ZONING MAP

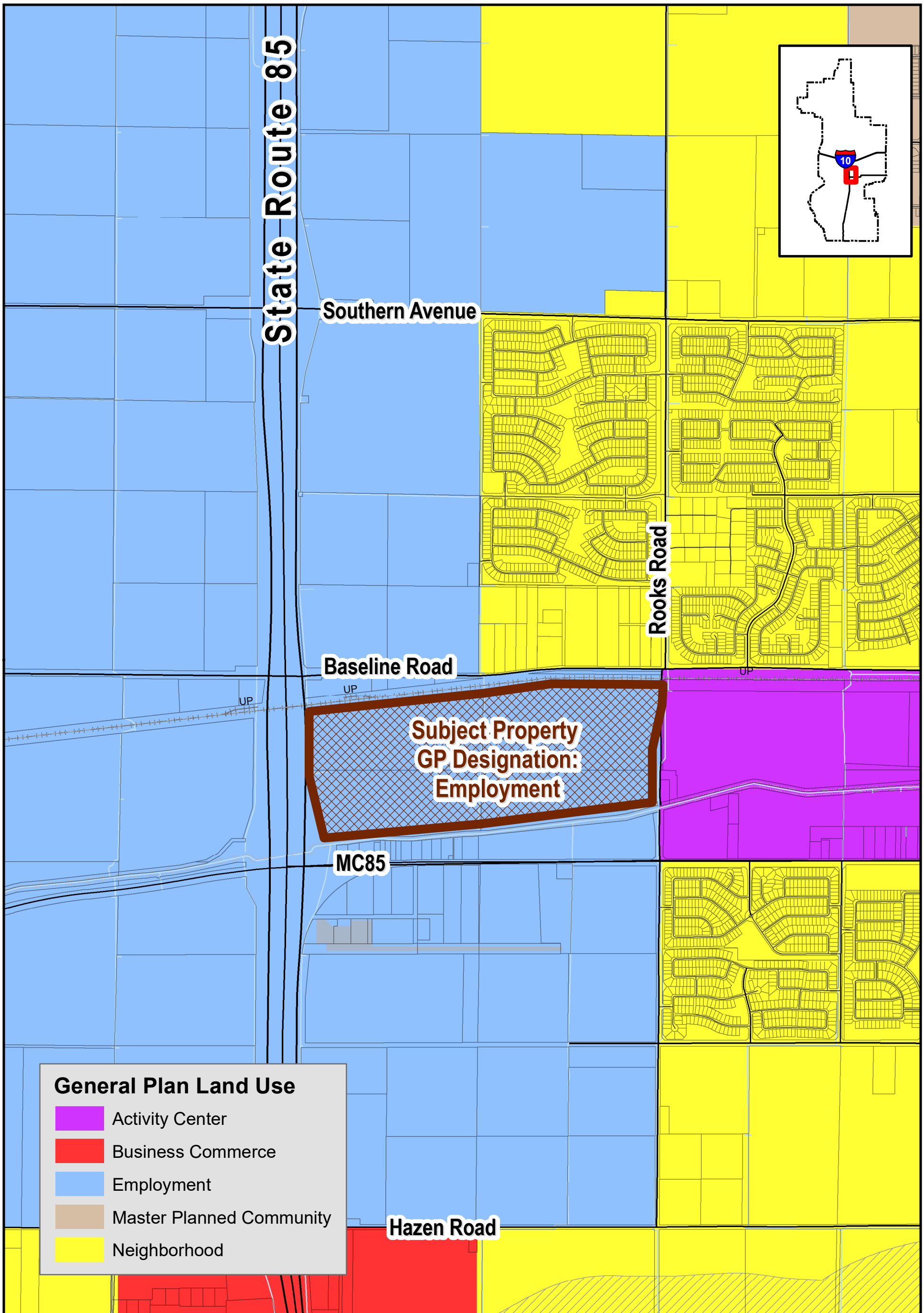
BUCKEYE, AZ

PLZSP-22-00030

KORE Power Site Plan

Council District #2

N W E S



GENERAL PLAN LAND USE

BUCKEYE, AZ

PLZSP-22-00030

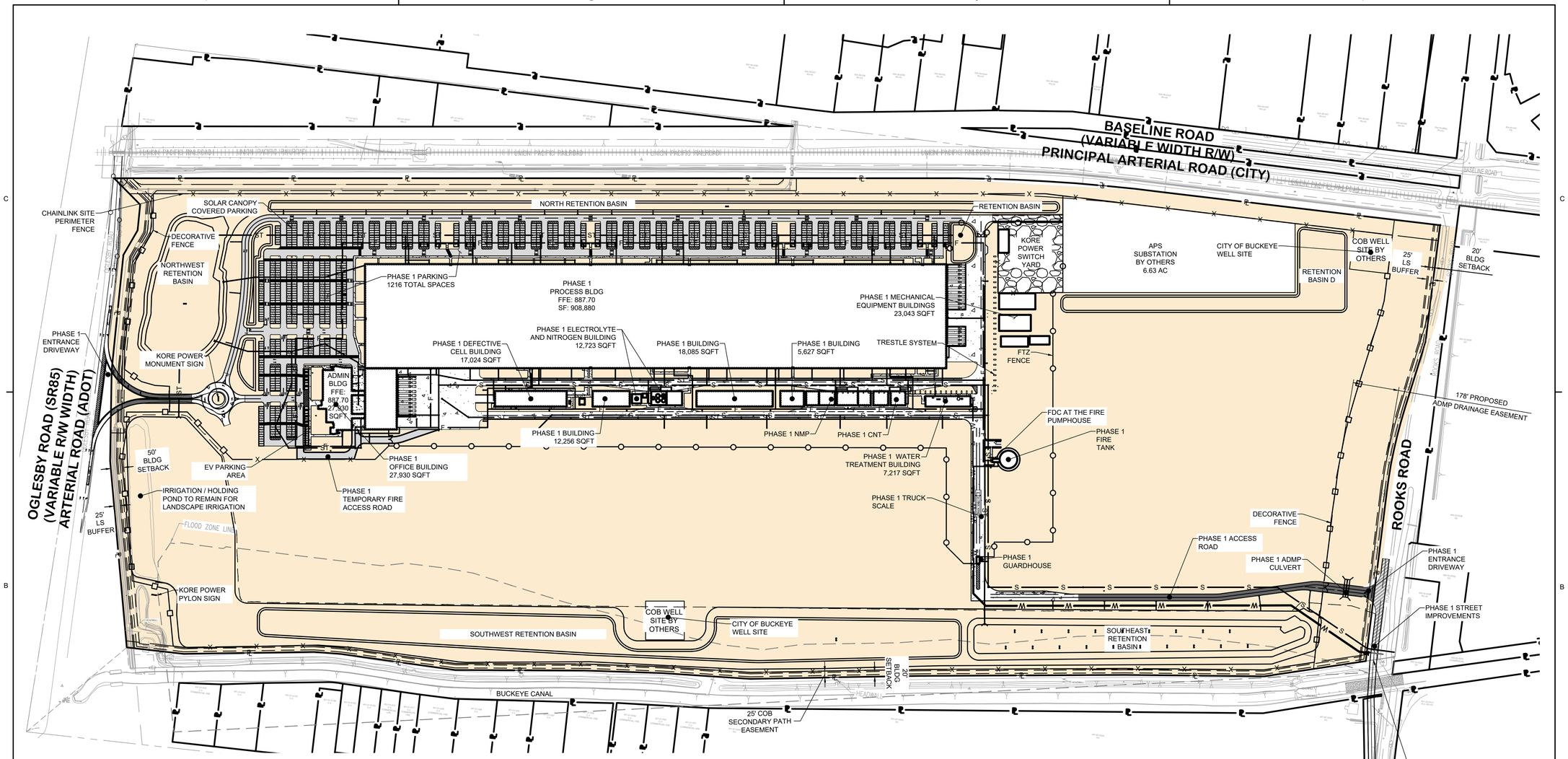
KORE Power Site Plan

Council District #2

N W E S

Exhibit E

3R PLZSP-22-00030 RECEIVED JAN 03 2024 WD



LEGEND

STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND

DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

FENCE NOTES:
1. DECORATIVE FENCE PER CITY OF BUCKEYE DEVELOPMENT STANDARDS.
2. SITE PERIMETER FENCE TO BE 8 FEET TALL CHAIN LINK FENCE.
3. FTZ FENCE TO BE 8 FEET TALL CHAIN LINK FENCE WITH BARBED WIRE.

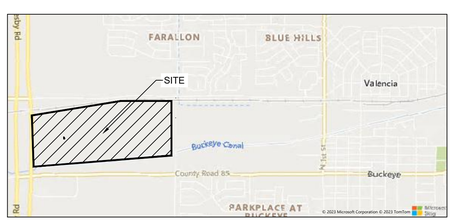
PHASE 1 PARKING DATA		
	REQUIRED	PROVIDED
PARKING RATIO	N/A	2.0
1 SPACE/1,500 FT. OF MANUFACTURING HALL,	908,880 SQFT / 1500 = 606 SPACES	
1 SPACE/300 FT. OF OFFICE/ADMINISTRATIVE	27,930 SQFT / 300 = 93 SPACES	
TOTAL PARKING STALLS	606 + 93 = 699 SPACES	1216
ADA STALLS (TOTAL)	23	26
ADA VAN STALLS	4 (OF 23)	18
LOADING SPACES	2	26
ALTERNATE CAR SPACES	5% OF TOTAL REQUIRED = 35 SPACES	36

DEVELOPMENT STANDARDS	
FRONT BUILDING SETBACK (WEST)	50 FT
SIDE BUILDING SETBACK (NORTH)	0 FT (RAIL ROW)
SIDE BUILDING SETBACK (SOUTH)	20 FT
REAR BUILDING SETBACK (EAST)	20 FT
BUILDING HEIGHT	55' AT SETBACK LINE; INCREASE OF 1 FOOT IN HEIGHT PERMITTED FOR EVERY THREE FEET OF ADDITIONAL SETBACK UP TO A MAXIMUM OF 120 FEET
FRONT LANDSCAPE BUFFER (WEST)	25 FT
SIDE LANDSCAPE BUFFER (NORTH/SOUTH)	0 FT
REAR LANDSCAPE BUFFER (EAST)	25 FT

PARCEL INFORMATION		
APN	ACRES	ZONE
40101030C	56.47	GC
40187010A	70.15	GC
40101029D	49.2	GC
40187009C	37.75	GC

SITE AREA	ACRES
TOTAL SITE AREA (GROSS)	213.57
TOTAL R.O.W. TO BE DEDICATED	0
TOTAL SITE AREA AFTER DEDICATION	213.57

DEVELOPMENT DATA (ALL PHASES)			
LAND COVER TYPE	AREA (SQFT)	REQUIRED/ ALLOWED	PERCENTAGE
TOTAL LOT AREA	9,303,109		100%
PAVING AREA	2,215,944		24%
PERVIOUS AREA	4,140,729		45%
LANDSCAPE AREA (POTENTIAL)	4,064,865	10%	44%
MAXIMUM PERMITTED COVERAGE AREA	2,745,325	80%	30%



VICINITY MAP
SCALE: NTS

OVERALL SITE GEOMETRIC PLAN
SCALE: 1" = 200'

NORTH

GRAPHIC SCALE
0' 200' 400' 600'
GRAPHIC SCALE : 1" = 200'

OWNER:
KORE POWER
RANDY COWDER
1875 N LAKEWOOD DR
COEUR D'ALENE, ID
PHONE: 801-661-7043
RCOWDER@KOREPOWER.COM

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

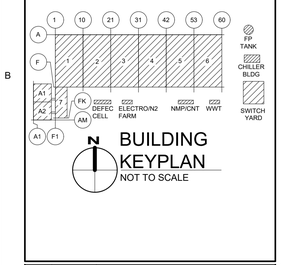
CLIENT:
KORE POWER
1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:
YATES

CONSULTANT:
SSOE

PROJECT INFORMATION:
KORE Power Battery Manufacturing Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING KEYPLAN
NOT TO SCALE

NO.	DATE	SUBJECT
1	12/21/23	SITE PLAN APPROVAL
0	10/24/23	SPA

REVISION
ISSUE DATE: 10-24-2023

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7585

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1
SITE PLAN

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0100

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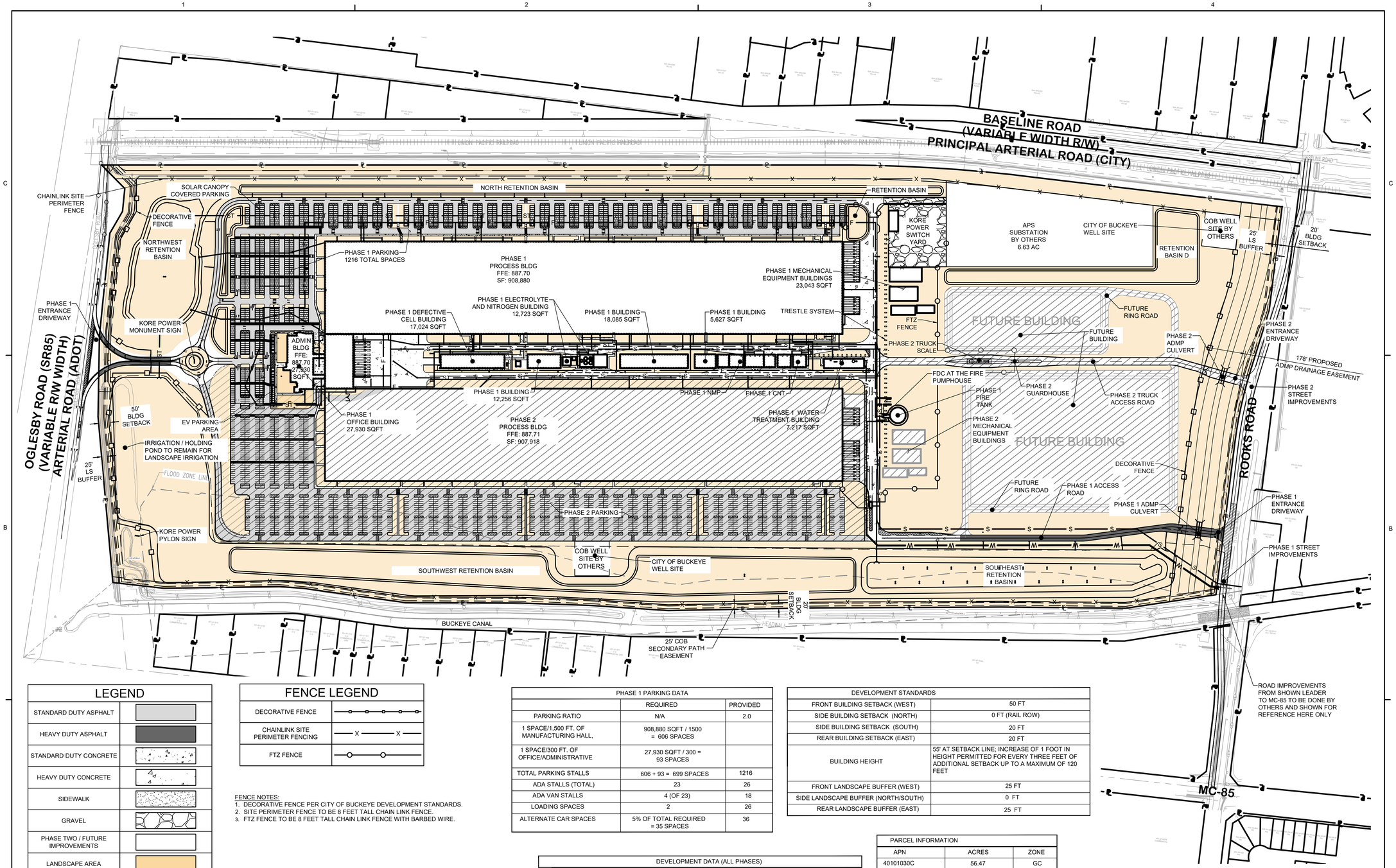

LEGEND

STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
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GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND

DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

FENCE NOTES:
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	REQUIRED	PROVIDED
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ADA VAN STALLS	4 (OF 23)	18
LOADING SPACES	2	26
ALTERNATE CAR SPACES	5% OF TOTAL REQUIRED = 35 SPACES	36

DEVELOPMENT STANDARDS

FRONT BUILDING SETBACK (WEST)	50 FT
SIDE BUILDING SETBACK (NORTH)	0 FT (RAIL ROW)
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BUILDING HEIGHT	55' AT SETBACK LINE; INCREASE OF 1 FOOT IN HEIGHT PERMITTED FOR EVERY THREE FEET OF ADDITIONAL SETBACK UP TO A MAXIMUM OF 120 FEET
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SITE AREA	ACRES
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TOTAL R.O.W. TO BE DEDICATED	0
TOTAL SITE AREA AFTER DEDICATION	213.57

NORTH

GRAPHIC SCALE

0' 200' 400' 600'

GRAPHIC SCALE : 1" = 200'

OWNER:
KORE POWER
RANDY COWDER
1875 N LAKEWOOD DR
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Call 811 or click Arizona811.com

OVERALL SITE GEOMETRIC PLAN

SCALE: 1" = 200'

CLIENT:
KORE POWER
1875 N LAKEWOOD DRIVE
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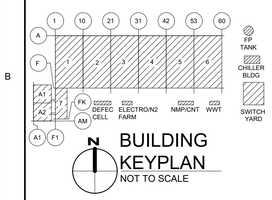

BUILDING KEYPLAN
NOT TO SCALE

NO.	DATE	SUBJECT
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REVISION
ISSUE DATE: 10-24-2023

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7985

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 2 SITE GEOMETRIC PLAN

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0200

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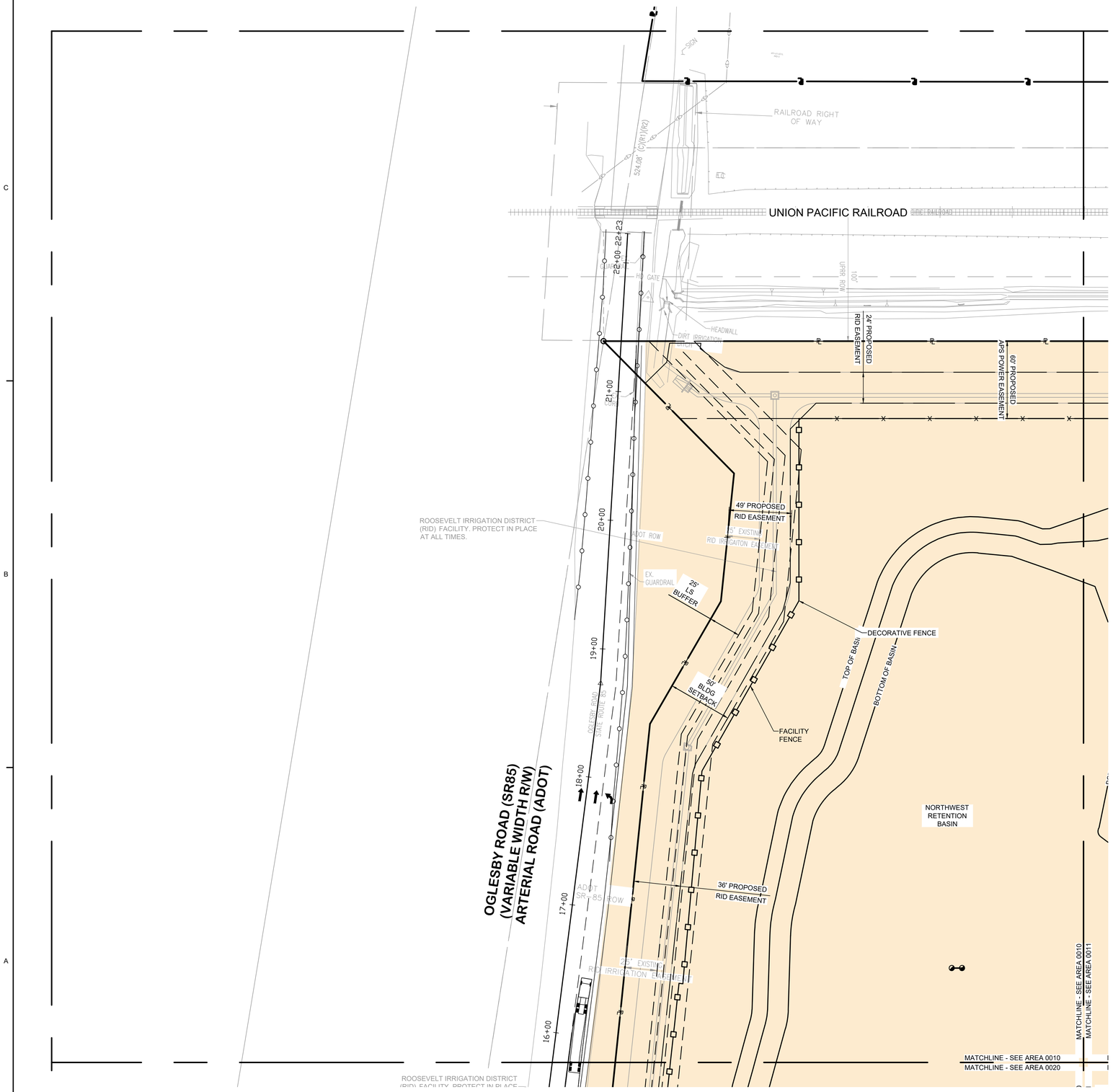
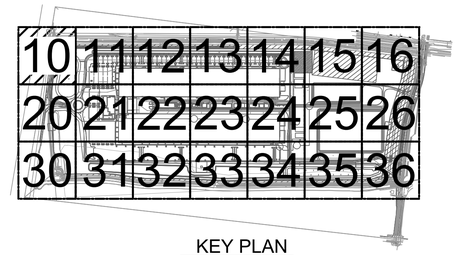


SITE PLAN
AREA 0110
SCALE: 1" = 40'



KEY PLAN
SCALE: 1" = 1000'

LEGEND

STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
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PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND

DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE
0' 40' 80' 120'
GRAPHIC SCALE : 1" = 40'

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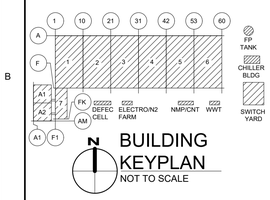
SSOE

PROJECT INFORMATION:
KORE Power
Battery Manufacturing
Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING
KEYPLAN
NOT TO SCALE

NO.	DATE	SUBJECT
1	12/21/23	SITE PLAN APPROVAL
0	10/24/23	.

REVISION
ISSUE DATE: 10-24-2023

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7585

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1 SITE PLAN
AREA 0110

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0110

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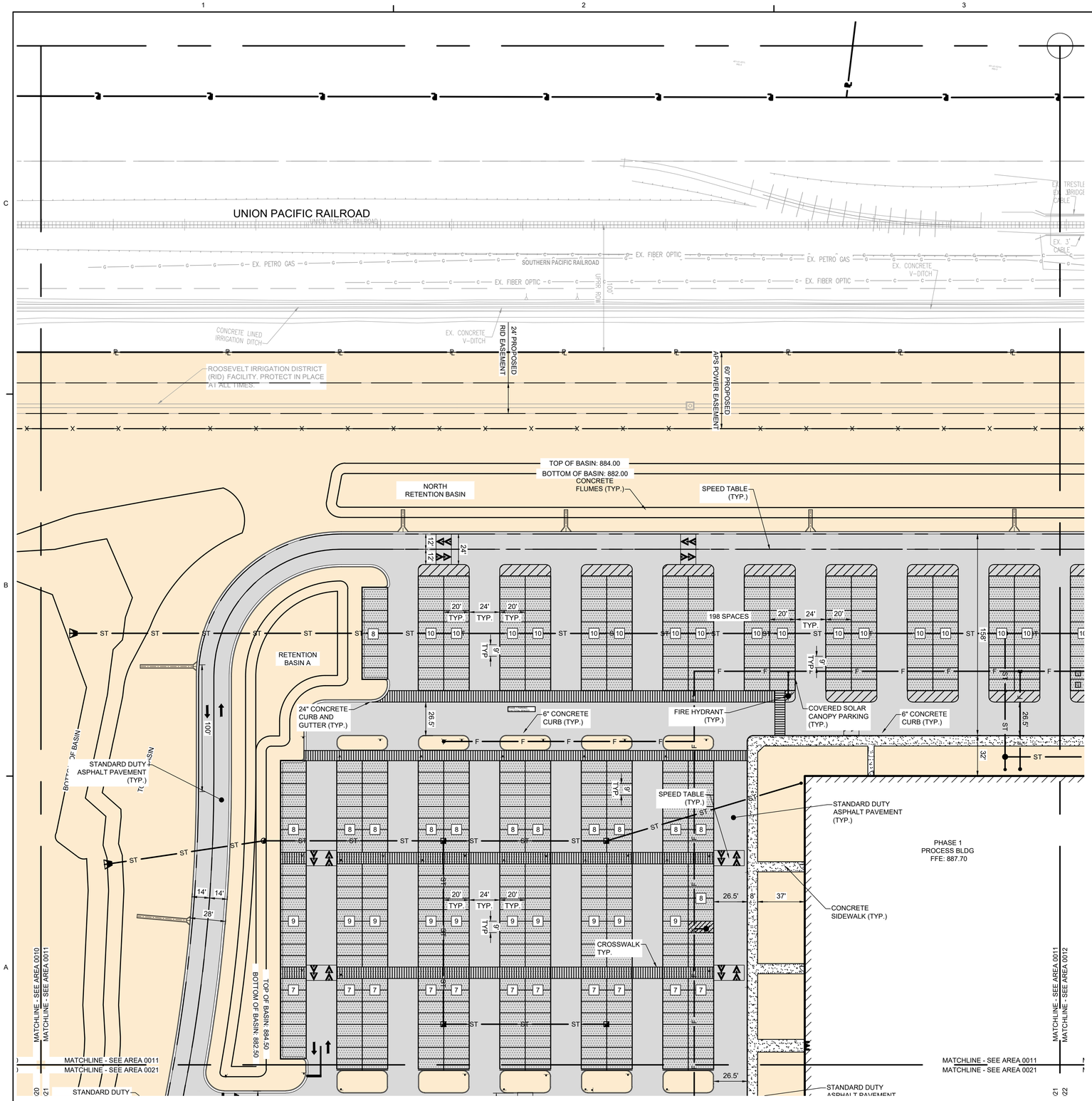
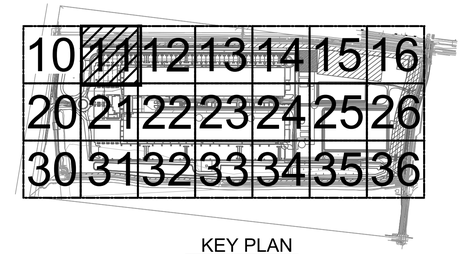


SITE PLAN
AREA 0111
SCALE: 1" = 40'



KEY PLAN
SCALE: 1" = 1000'

LEGEND

STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND

DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE

0' 40' 80' 120'

GRAPHIC SCALE : 1" = 40'

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

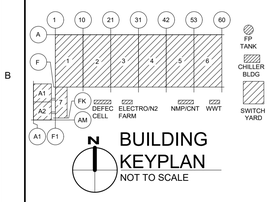
CLIENT:
KORE POWER
1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:
YATES

CONSULTANT:
SSOE

PROJECT INFORMATION:
KORE Power
Battery Manufacturing Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING KEYPLAN
NOT TO SCALE

NO.	DATE	SUBJECT
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0	10/24/23	.

REVISION
ISSUE DATE: 10-24-2023

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7585

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1 SITE PLAN
AREA 0111

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0111

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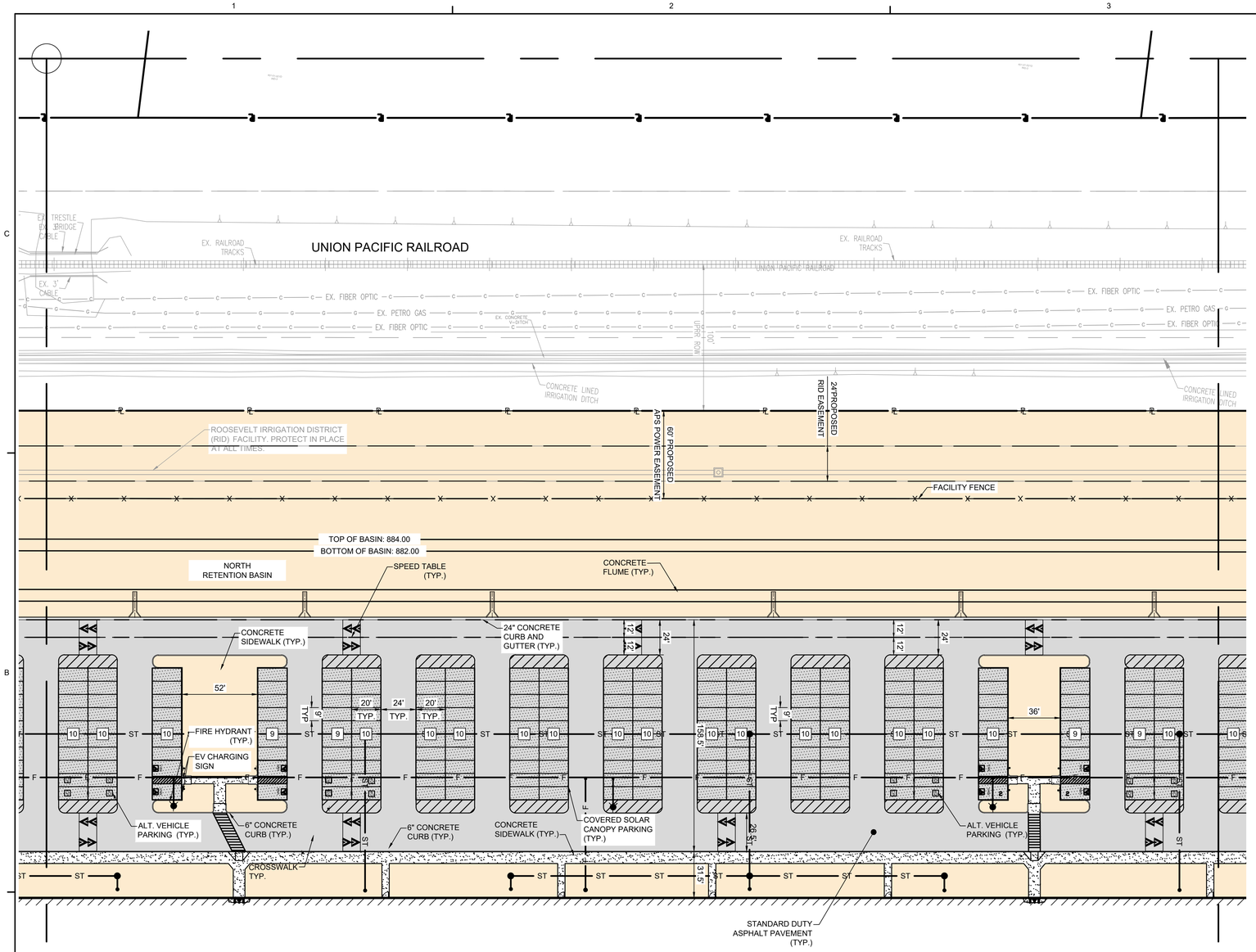
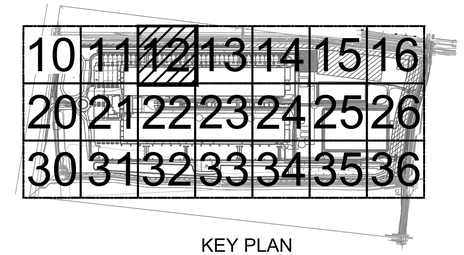


SITE PLAN
AREA 0112
SCALE: 1" = 40'



KEY PLAN
SCALE: 1" = 1000'

LEGEND

STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND

DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE

0' 40' 80' 120'

GRAPHIC SCALE : 1" = 40'

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
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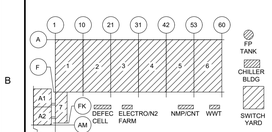
CLIENT:
KORE POWER
1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:
YATES

CONSULTANT:
SSOE

PROJECT INFORMATION:
KORE Power
Battery Manufacturing Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING KEYPLAN
NOT TO SCALE

NO.	DATE	SUBJECT
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0	10/24/23	.

REVISION
ISSUE DATE: 10-24-2023

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7585

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1 SITE PLAN
AREA 0112

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0112

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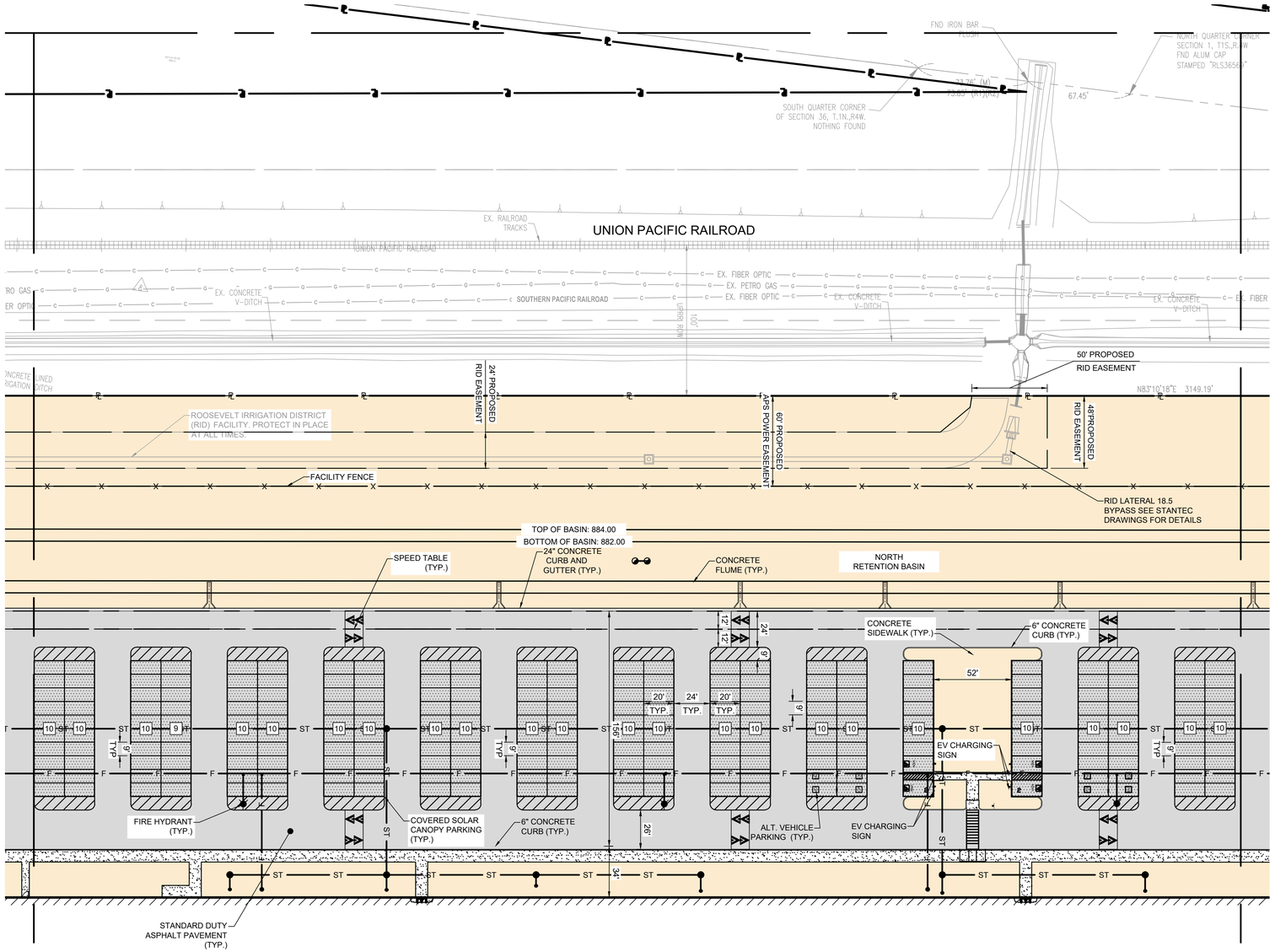
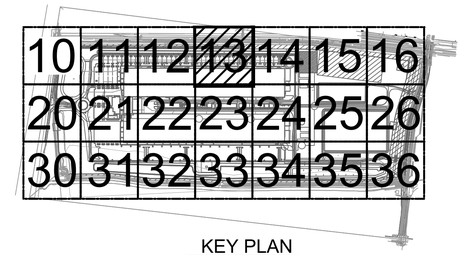


SITE PLAN
AREA 0113

SCALE: 1" = 40'



KEY PLAN

SCALE: 1" = 1000'

LEGEND	
STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND	
DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE

0' 40' 80' 120'

GRAPHIC SCALE : 1" = 40'

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ARIZONA811

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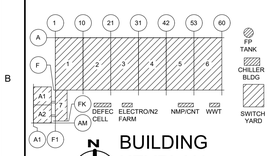
COEUR D'ALENE, ID 83814

CONTRACTOR:
YATES

CONSULTANT:
SSOE

PROJECT INFORMATION:
KORE Power
Battery Manufacturing
Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING
KEYPLAN

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REVISION

ISSUE DATE: 10-24-2023

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7585

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1 SITE PLAN
AREA 0113

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0113

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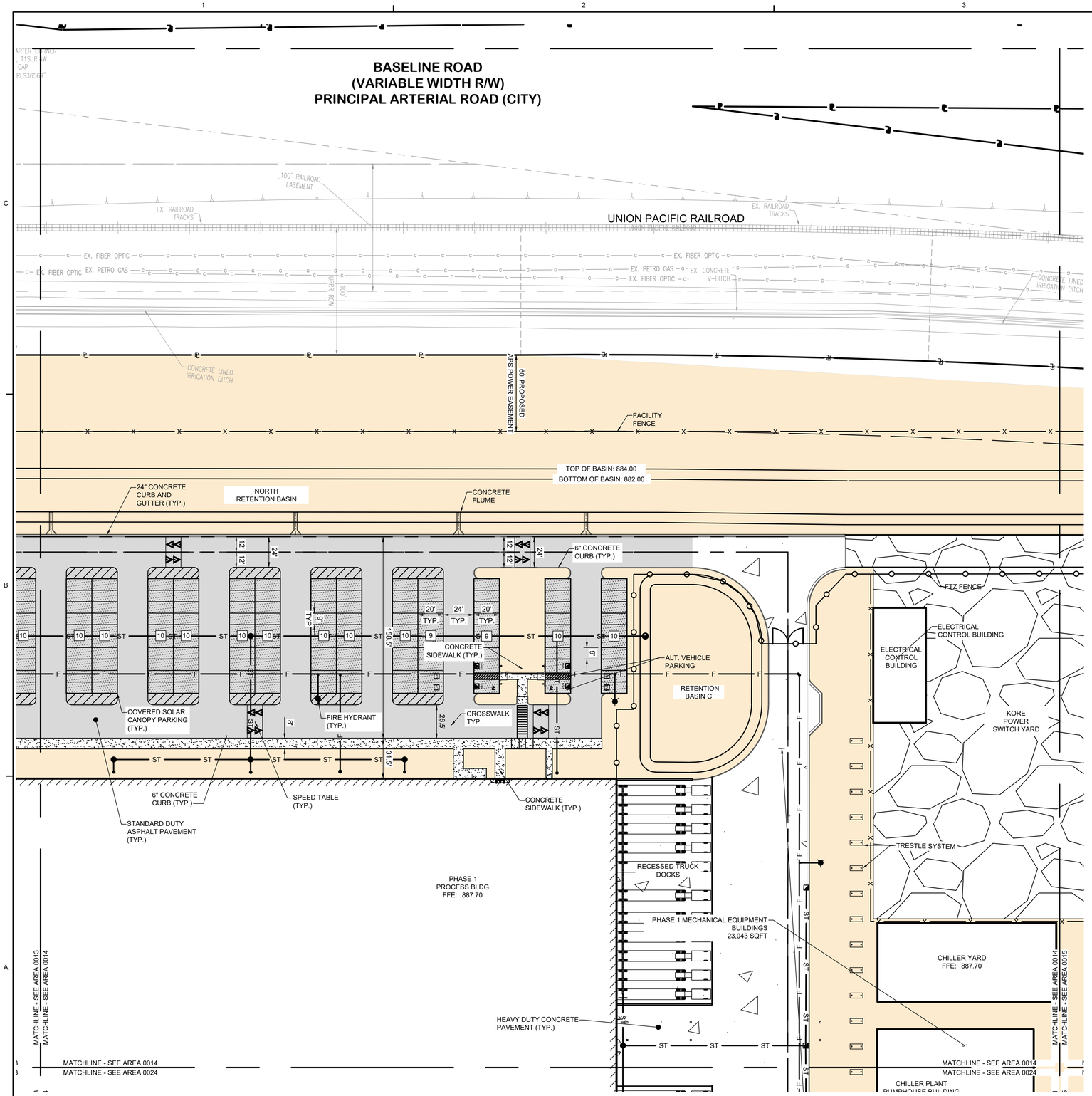
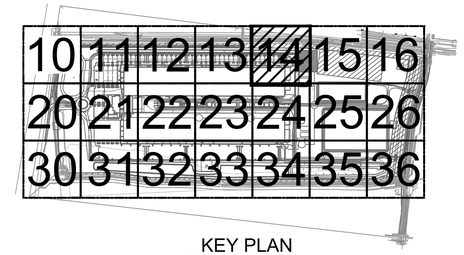


SITE PLAN
AREA 0114
SCALE: 1" = 40'



KEY PLAN
SCALE: 1" = 1000'

LEGEND

STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND

DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE

0' 40' 80' 120'

GRAPHIC SCALE : 1" = 40'

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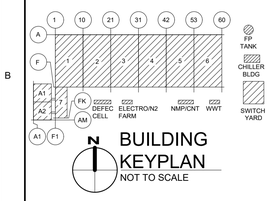
1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:
YATES

CONSULTANT:
SSOE

PROJECT INFORMATION:
KORE Power
Battery Manufacturing
Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING
KEYPLAN
NOT TO SCALE

NO.	DATE	SUBJECT
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0	10/24/23	.

REVISION
ISSUE DATE: 10-24-2023

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7585

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1 SITE PLAN
AREA 0114

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0114

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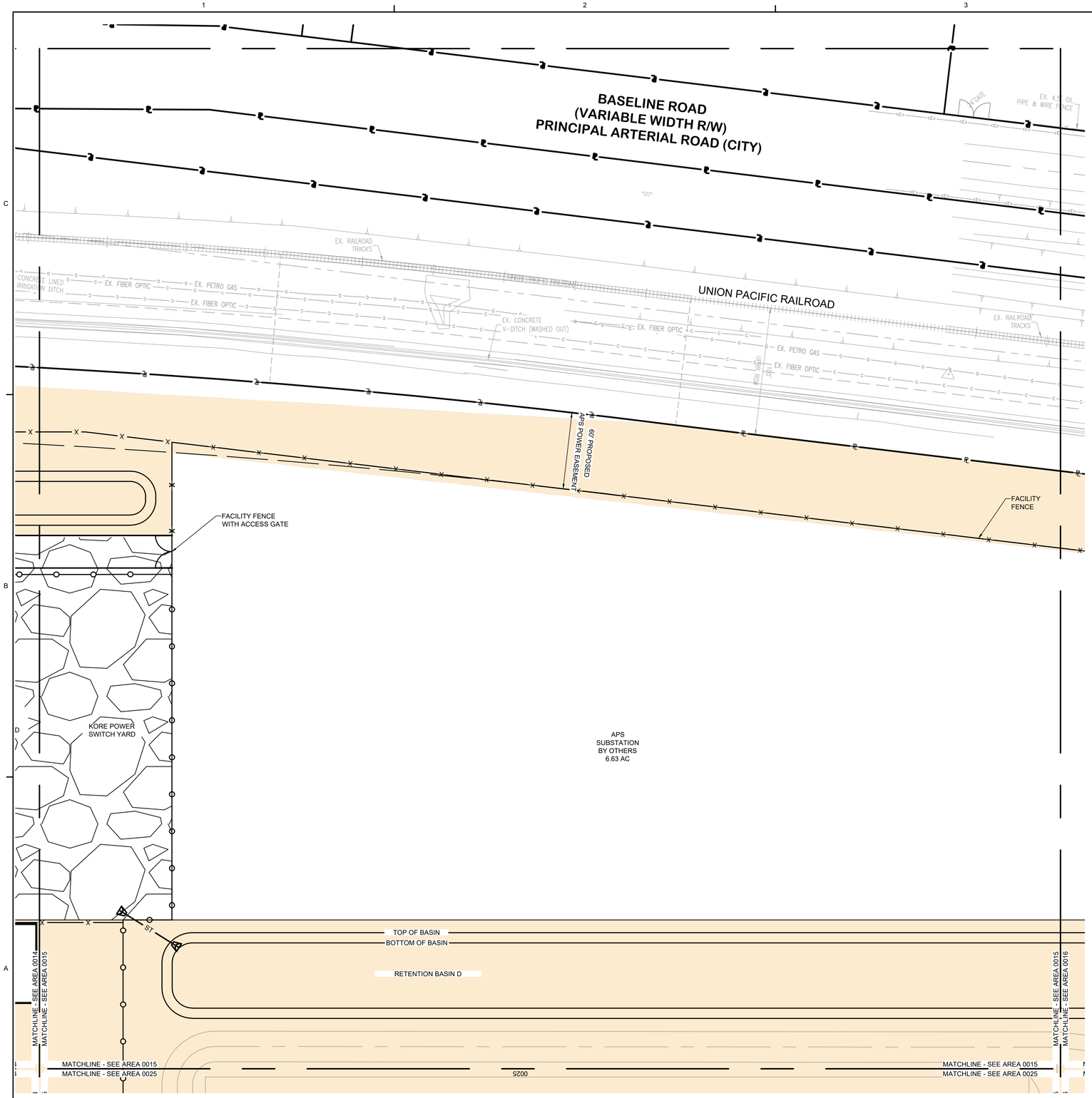
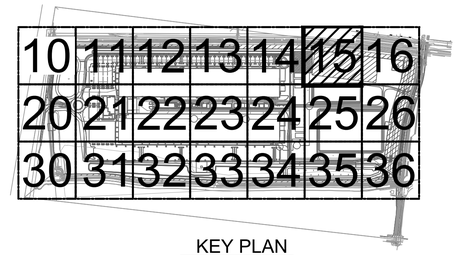


SITE PLAN
AREA 0115
SCALE: 1" = 40'



KEY PLAN
SCALE: 1" = 1000'

LEGEND

STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND

DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE

0' 40' 80' 120'

GRAPHIC SCALE : 1" = 40'

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ARIZONA811
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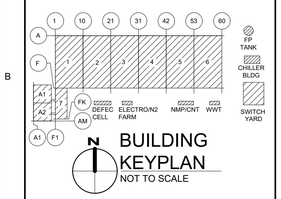
KORE POWER
1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:
YATES

CONSULTANT:
SSOE

PROJECT INFORMATION:
KORE Power
Battery Manufacturing
Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING
KEYPLAN
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NO.	DATE	SUBJECT
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0	10/24/23	.

REVISION

ISSUE DATE: 10-24-2023

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7585

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1 SITE PLAN
AREA 0115

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0115

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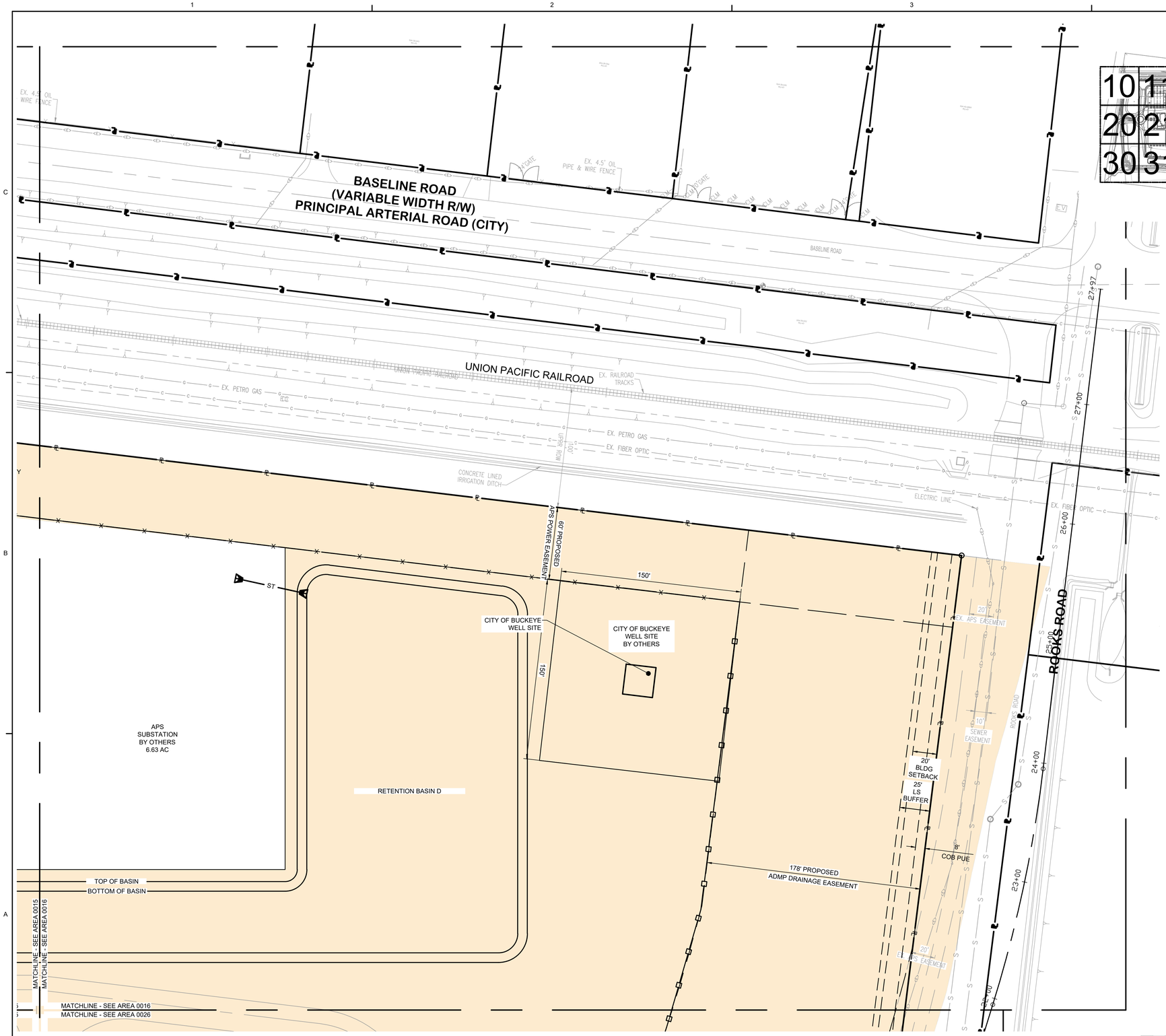
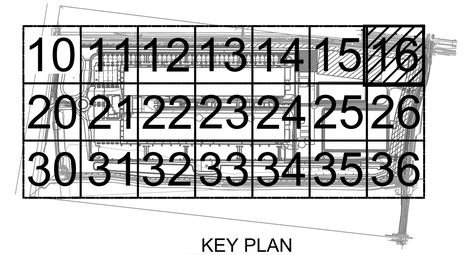


SITE PLAN
AREA 0116
SCALE: 1" = 40'



KEY PLAN
SCALE: 1" = 1000'

LEGEND

STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND

DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE
0' 40' 80' 120'
GRAPHIC SCALE : 1" = 40'

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CONTRACTOR:
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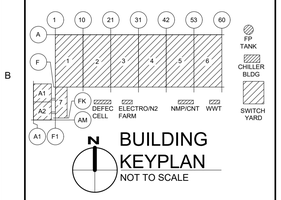
PROJECT INFORMATION:
KORE Power
Battery Manufacturing
Plant

8033 SR-85
BUCKEYE, AZ
85326



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Brentwood, TN 37027-2716
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PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1 SITE PLAN
AREA 0116

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0116

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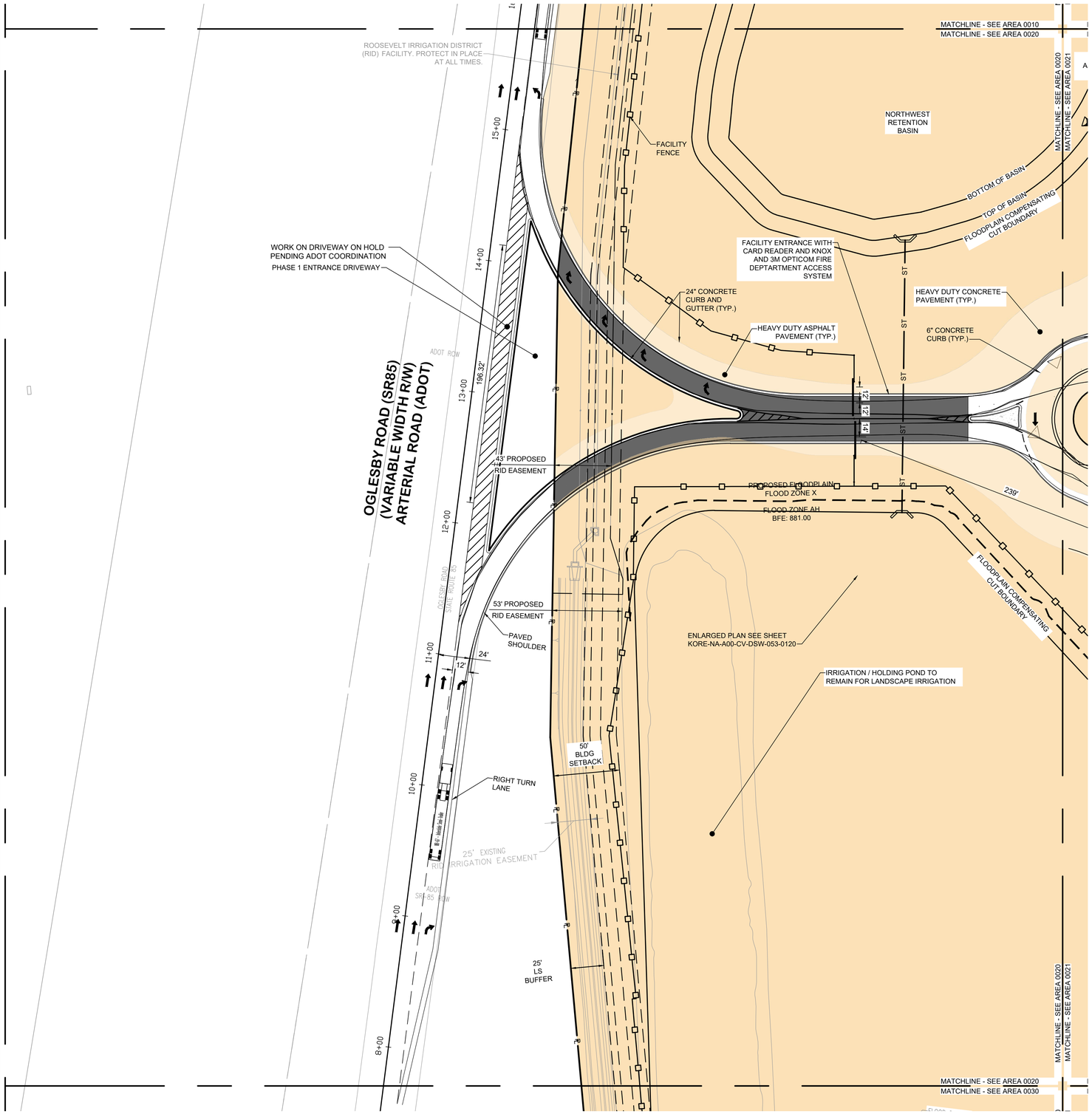
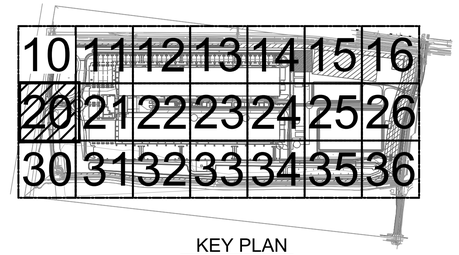


SITE PLAN
AREA 0120
SCALE: 1" = 40'



KEY PLAN
SCALE: 1" = 1000'

LEGEND	
STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND	
DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE

0' 40' 80' 120'

GRAPHIC SCALE : 1" = 40'

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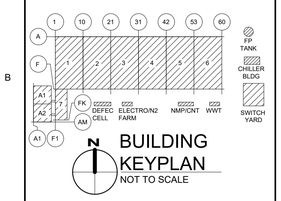
CONTRACTOR:
YATES

CONSULTANT:
SSOE

PROJECT INFORMATION:
KORE Power
Battery Manufacturing Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING KEYPLAN
NOT TO SCALE

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PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1 SITE PLAN
AREA 0120

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0120

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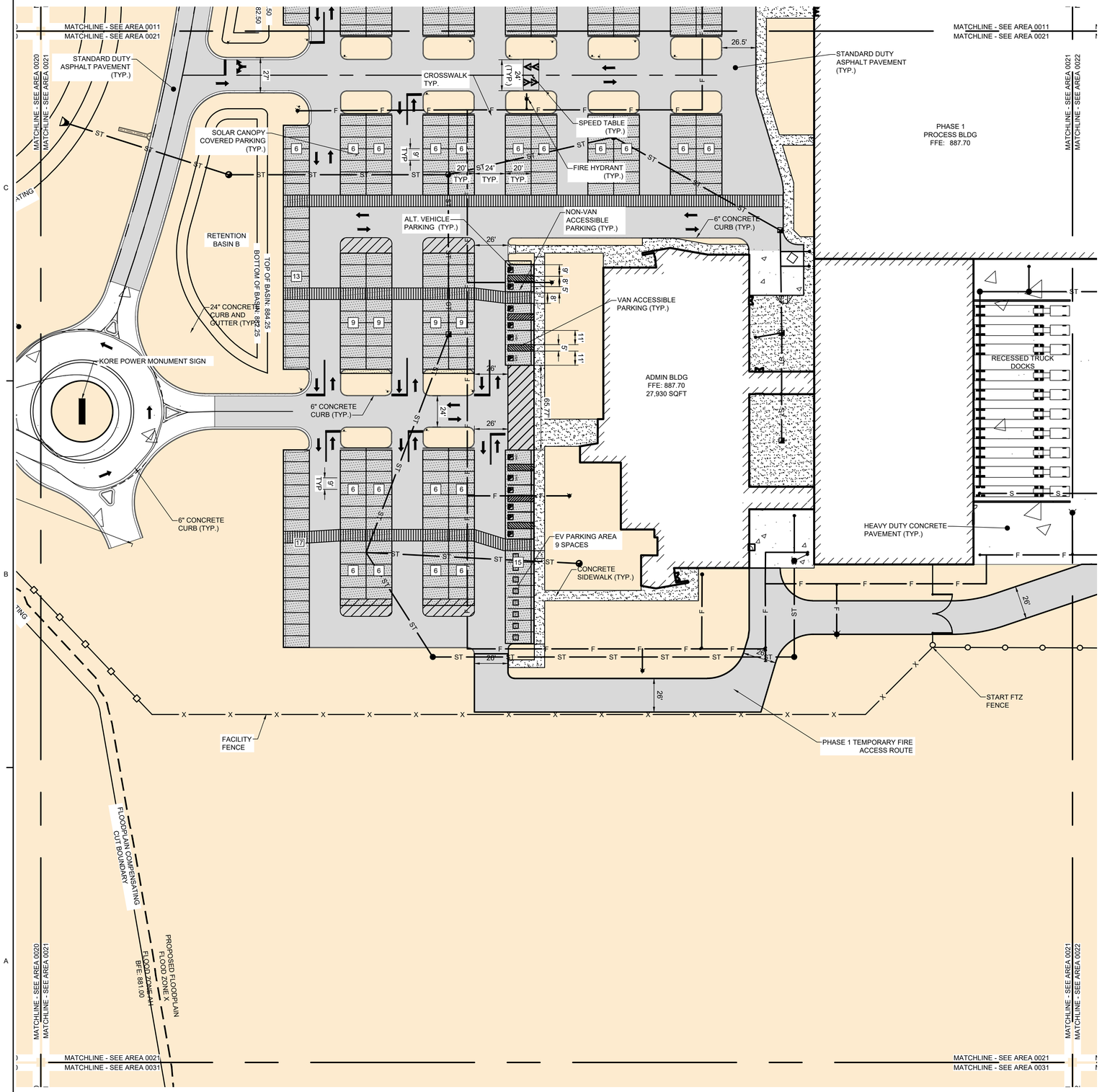
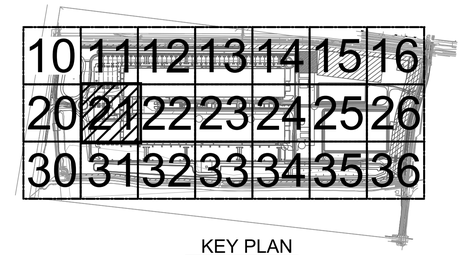


SITE PLAN
AREA 0121
SCALE: 1" = 40'



KEY PLAN
SCALE: 1" = 1000'

LEGEND

STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND

DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE

0' 40' 80' 120'

GRAPHIC SCALE : 1" = 40'

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

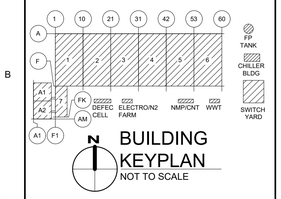
CLIENT:
KORE POWER
1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:
YATES

CONSULTANT:
SSOE

PROJECT INFORMATION:
KORE Power
Battery Manufacturing
Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING
KEYPLAN
NOT TO SCALE

NO.	DATE	SUBJECT
1	12/21/23	SITE PLAN APPROVAL

REVISION

ISSUE DATE: 10-24-2023

SSOE, Inc.
300 Summit Sorrento Way, Suite 350
Boulder, OH 43024-2716
T. (619) 865-2886

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1 SITE PLAN
AREA 0121

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0121

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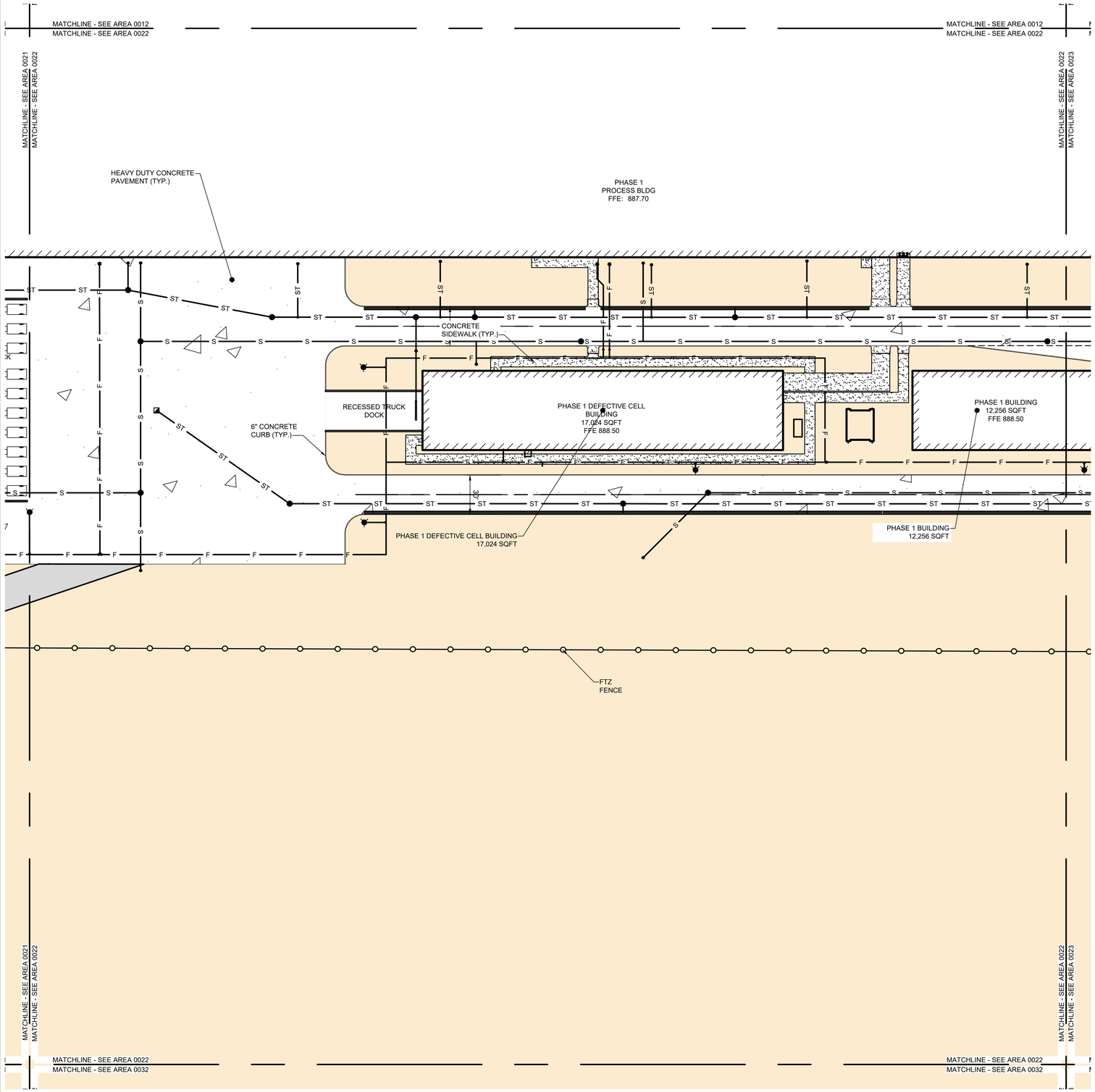
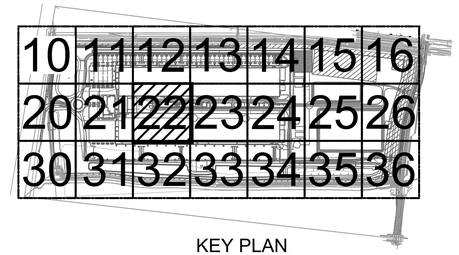
DATE: Dec 22, 2023 - 4:55pm USER: 16596



SITE PLAN
AREA 0122
SCALE: 1" = 40'



KEY PLAN
SCALE: 1" = 1000'

LEGEND

STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND

DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

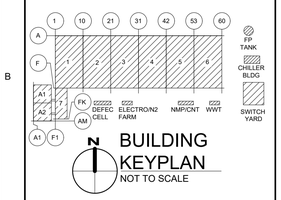
CLIENT:
KORE POWER
1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:
YATES

CONSULTANT:
SSOE

PROJECT INFORMATION:
KORE Power Battery Manufacturing Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING KEYPLAN
NOT TO SCALE

NO.	DATE	SUBJECT
1	12/21/23	SITE PLAN APPROVAL
0	10/24/23	.

REVISION
ISSUE DATE: 10-24-2023

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7585

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1 SITE PLAN
AREA 0122

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0122

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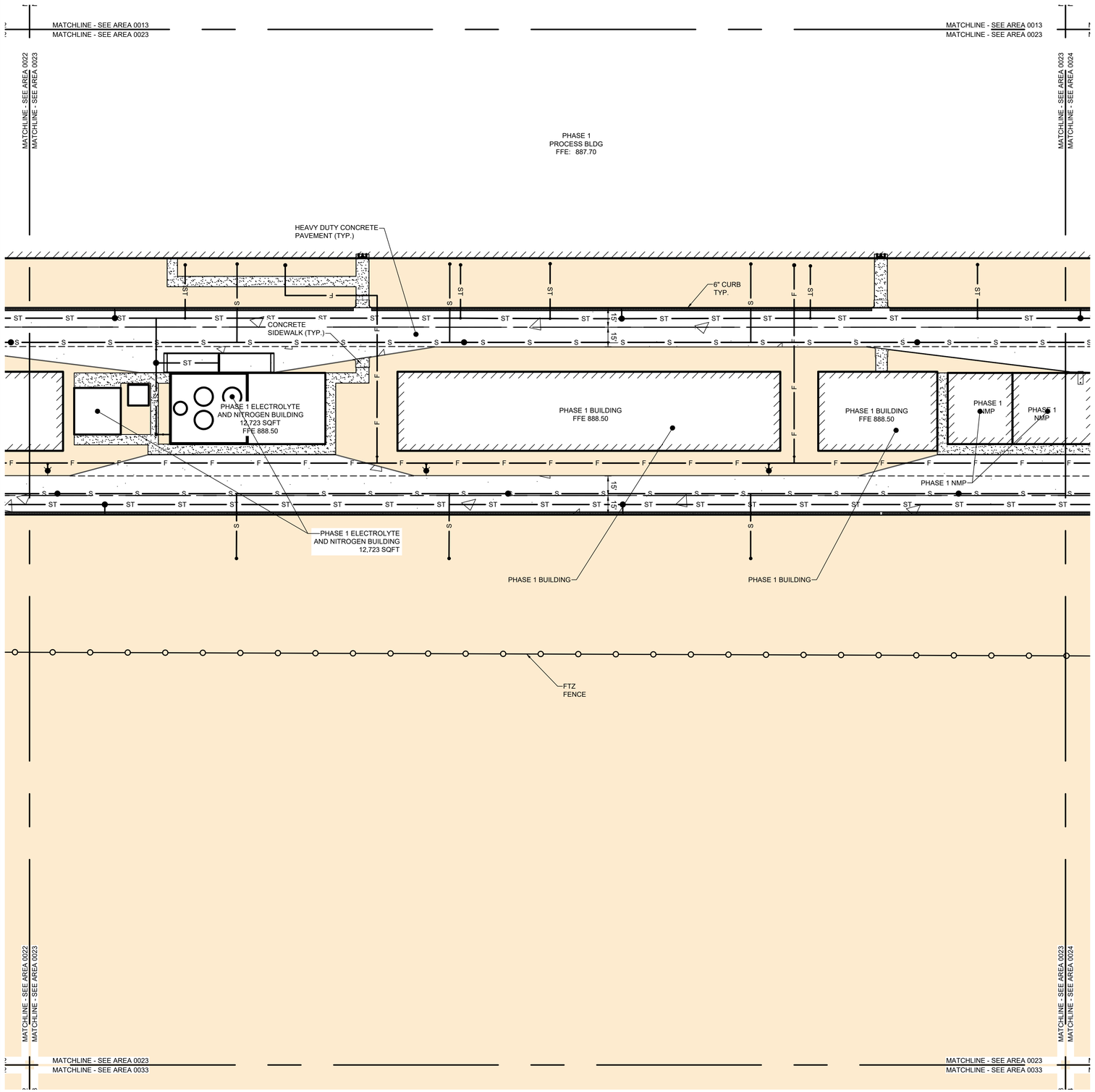
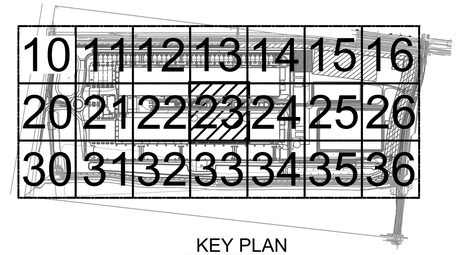
DATE: Dec 22, 2023 - 4:55pm USER: 16356



SITE PLAN
AREA 0123
SCALE: 1" = 40'



KEY PLAN
SCALE: 1" = 1000'

LEGEND

STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND

DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE

0' 40' 80' 120'

GRAPHIC SCALE : 1" = 40'

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

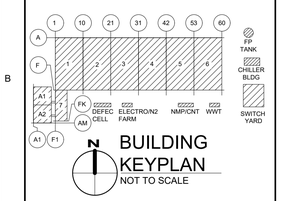
CLIENT:
KORE POWER
1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:
YATES

CONSULTANT:
SSOE

PROJECT INFORMATION:
KORE Power
Battery Manufacturing
Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING
KEYPLAN
NOT TO SCALE

NO.	DATE	SUBJECT
1	12/21/23	SITE PLAN APPROVAL
0	10/24/23	.

REVISION
ISSUE DATE: 10-24-2023

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7585

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1 SITE PLAN
AREA 0123

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0123

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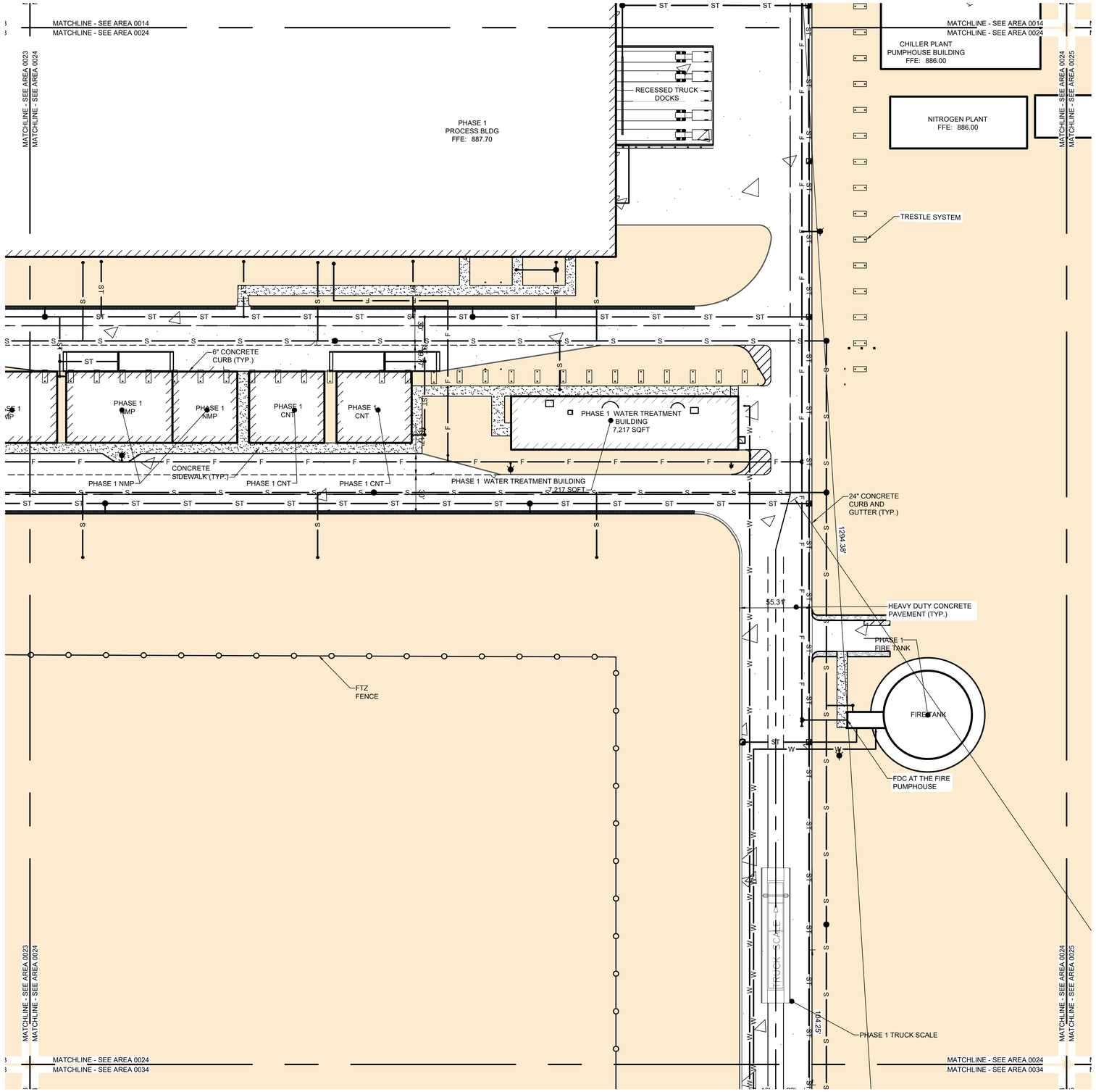
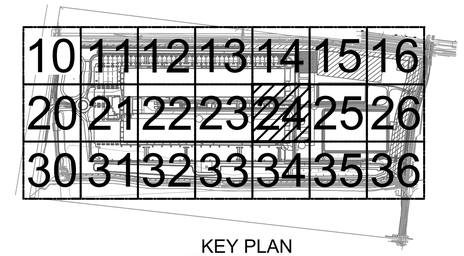


SITE PLAN
AREA 0124
SCALE: 1" = 40'



KEY PLAN
SCALE: 1" = 1000'

LEGEND

STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND

DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE

0' 40' 80' 120'

GRAPHIC SCALE : 1" = 40'

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

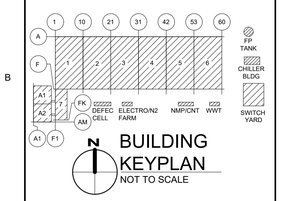
CLIENT:
KORE POWER
1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:
YATES

CONSULTANT:
SSOE

PROJECT INFORMATION:
KORE Power
Battery Manufacturing
Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING
KEYPLAN
NOT TO SCALE

NO.	DATE	SUBJECT
1	12/21/23	SITE PLAN APPROVAL
0	10/24/23	.

REVISION
ISSUE DATE: 10-24-2023

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7585

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1 SITE PLAN
AREA 0124

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0124

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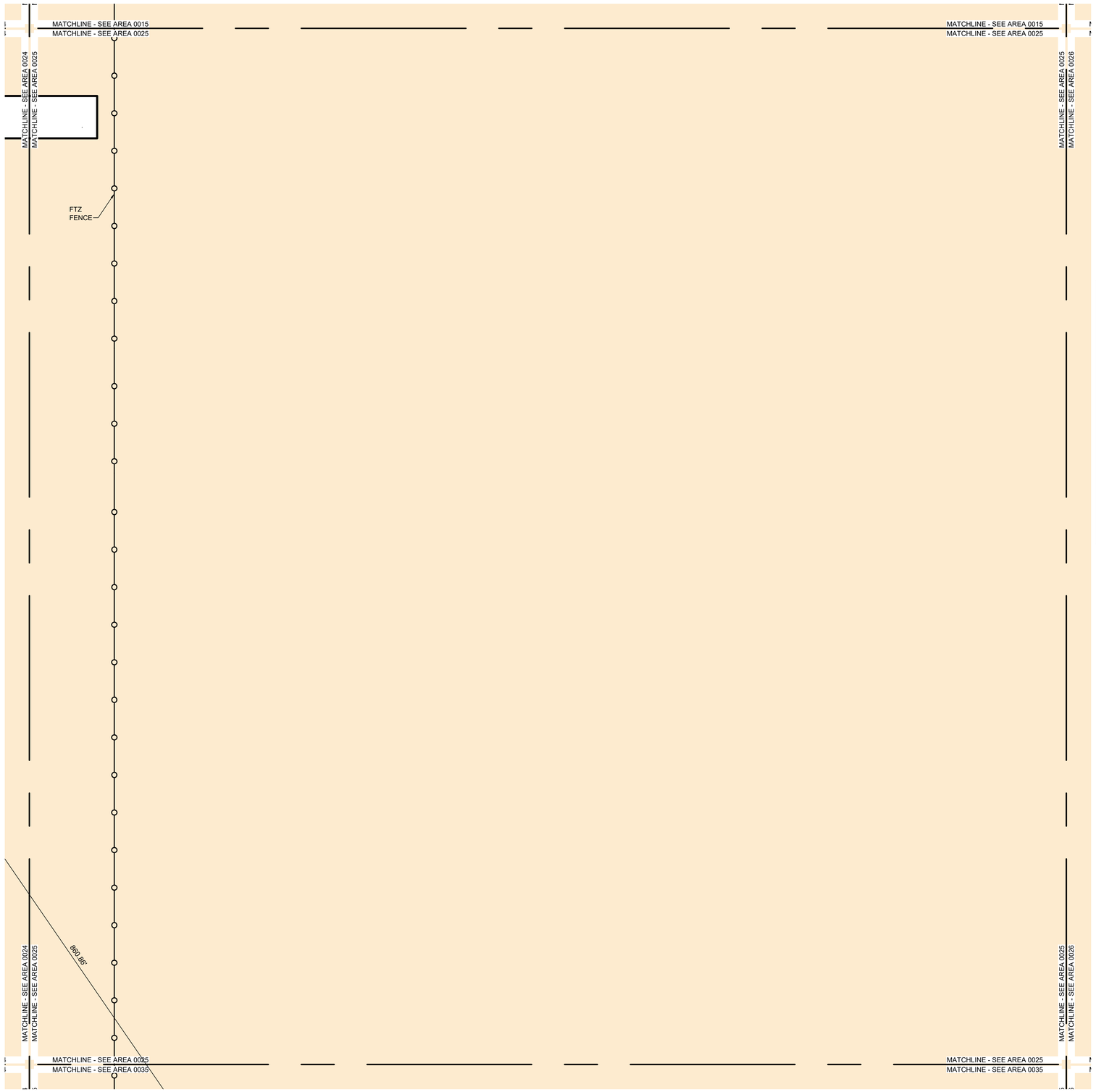
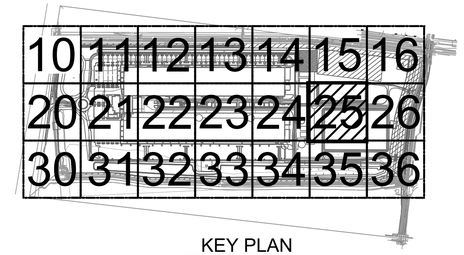
DATE: Dec 22, 2023 - 4:55pm USER: 16556



SITE PLAN
AREA 0125
SCALE: 1" = 40'



KEY PLAN
SCALE: 1" = 1000'

LEGEND

STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND

DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE

0' 40' 80' 120'

GRAPHIC SCALE : 1" = 40'

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

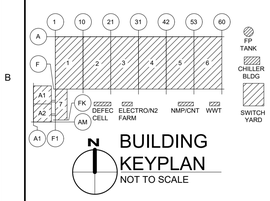
CLIENT:
KORE POWER
1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:
YATES

CONSULTANT:
SSOE

PROJECT INFORMATION:
KORE Power
Battery Manufacturing
Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING
KEYPLAN
NOT TO SCALE

NO.	DATE	SUBJECT
1	12/21/23	SITE PLAN APPROVAL
0	10/24/23	.

REVISION
ISSUE DATE: 10-24-2023

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7585

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1 SITE PLAN
AREA 0125

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0125

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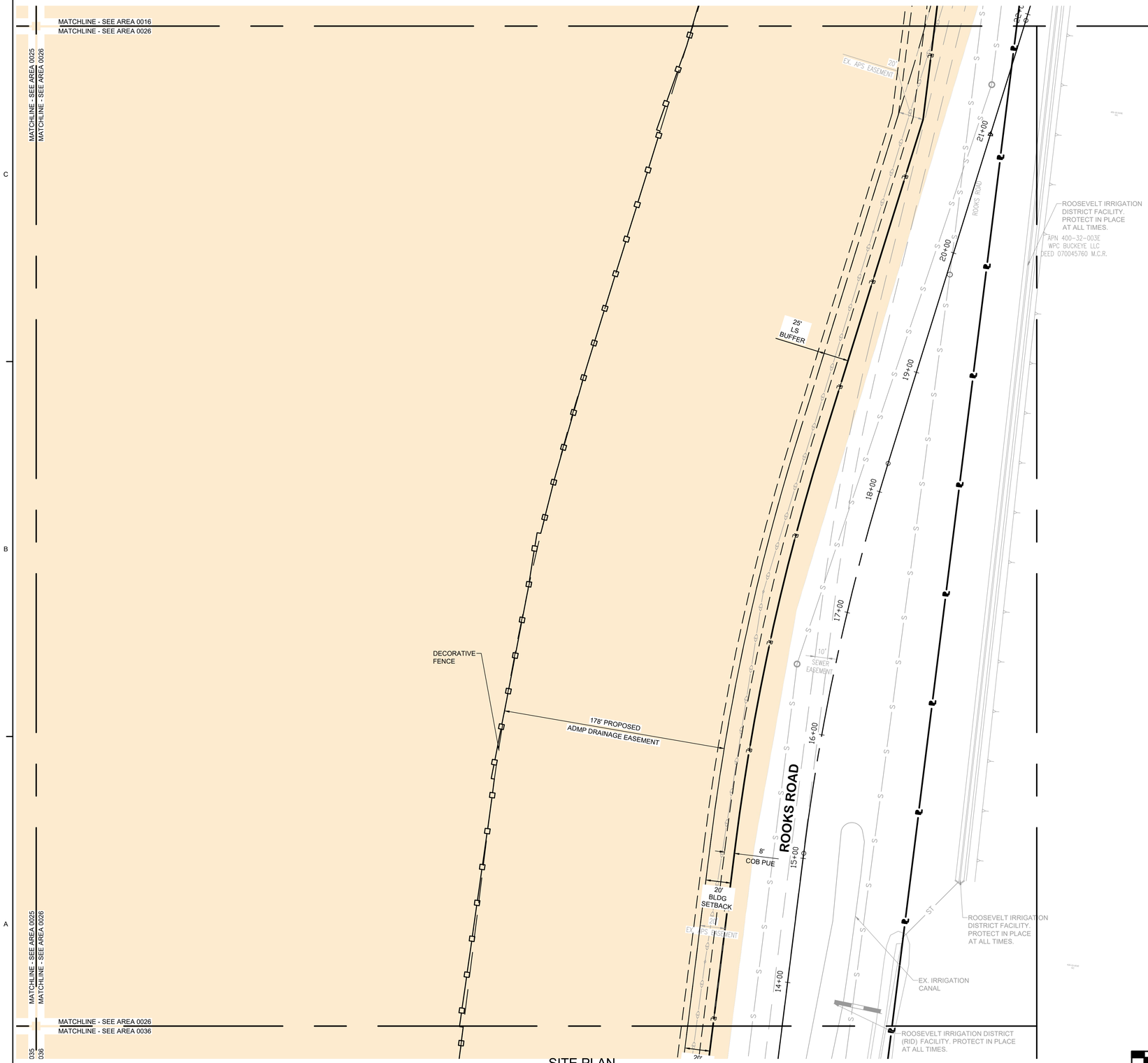
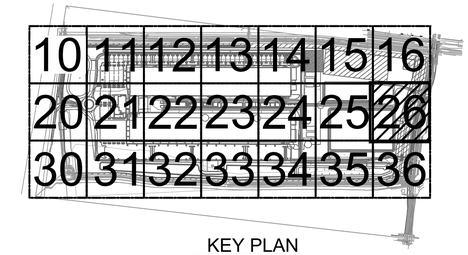


SITE PLAN
AREA 0126

SCALE: 1" = 40'



KEY PLAN

SCALE: 1" = 1000'

LEGEND	
STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND	
DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE

0' 40' 80' 120'

GRAPHIC SCALE : 1" = 40'

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

ARIZONA811

Call 811 or click Arizona811.com

CLIENT:

KORE POWER

1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:

YATES

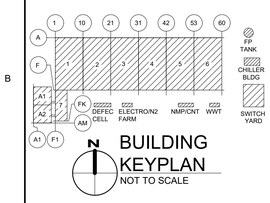
CONSULTANT:

SSOE®

PROJECT INFORMATION:

KORE Power Battery Manufacturing Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING KEYPLAN
NOT TO SCALE

NO.	DATE	SUBJECT
1	12/21/23	SITE PLAN APPROVAL
0	10/24/23	.

REVISION

ISSUE DATE: 10-24-2023

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7585

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:

PHASE 1 SITE PLAN
AREA 0126

DRAWING NO:

KORE-NA-A00-CV-DSW-053-0126

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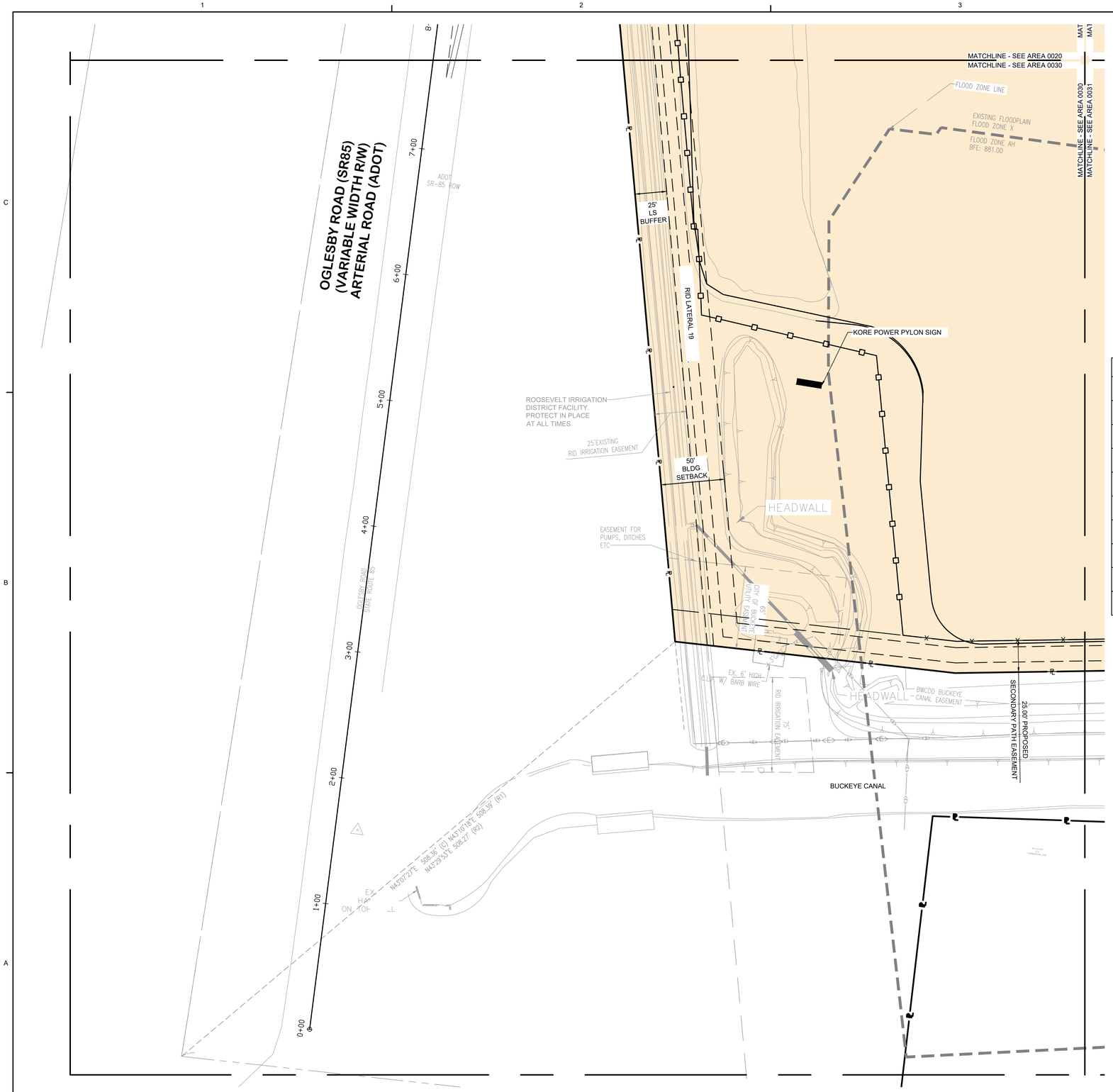
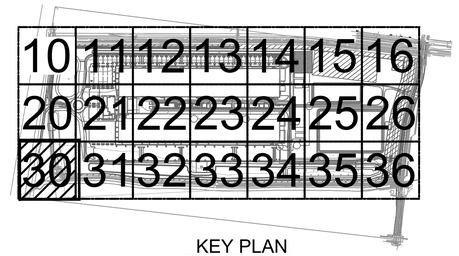
DATE: Dec 22, 2023 - 4:56pm USER: 16596



SITE PLAN
AREA 0130
SCALE: 1" = 40'



KEY PLAN
SCALE: 1" = 1000'

LEGEND

STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND

DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE

0' 40' 80' 120'

GRAPHIC SCALE : 1" = 40'

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

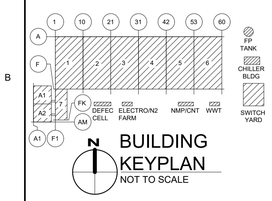
CLIENT:
KORE POWER
1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:
YATES

CONSULTANT:
SSOE

PROJECT INFORMATION:
KORE Power
Battery Manufacturing
Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING
KEYPLAN
NOT TO SCALE

NO.	DATE	SUBJECT
1	12/21/23	SITE PLAN APPROVAL
0	10/24/23	.

REVISION
ISSUE DATE: 10-24-2023

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7985

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1 SITE PLAN
AREA 0130

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0130

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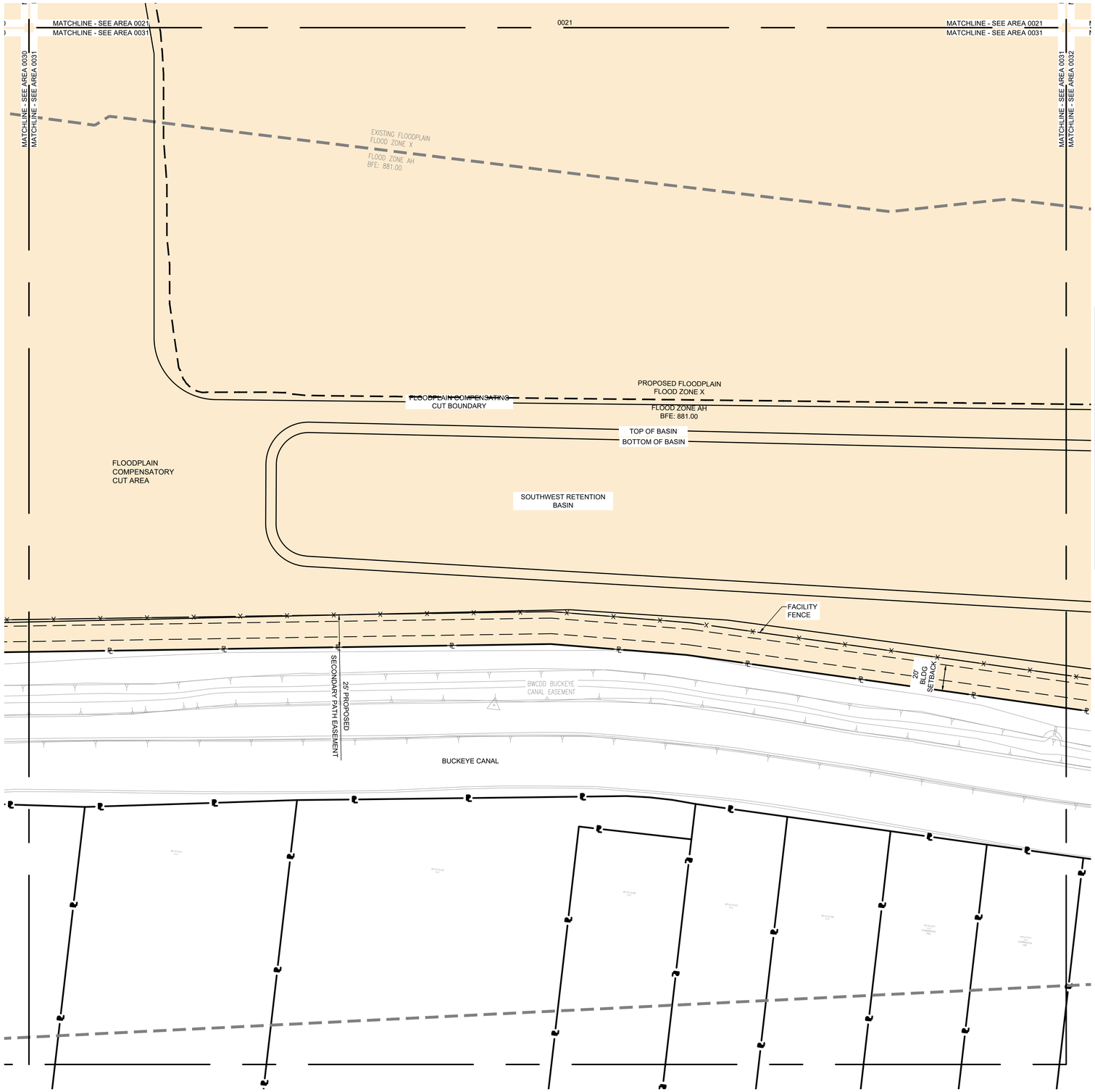
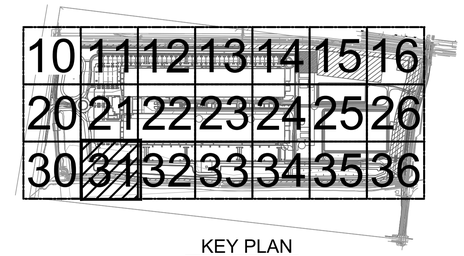
DATE: Dec 22, 2023 - 4:56pm USER: 16356



SITE PLAN
AREA 0131
SCALE: 1" = 40'



KEY PLAN
SCALE: 1" = 1000'

LEGEND

STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND

DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE

0' 40' 80' 120'

GRAPHIC SCALE : 1" = 40'

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

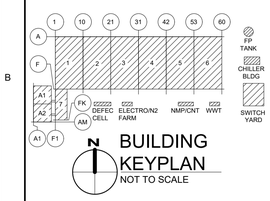
CLIENT:
KORE POWER
1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:
YATES

CONSULTANT:
SSOE®

PROJECT INFORMATION:
KORE Power
Battery Manufacturing
Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING
KEYPLAN
NOT TO SCALE

NO.	DATE	SUBJECT
1	12/21/23	SITE PLAN APPROVAL
0	10/24/23	.

REVISION

ISSUE DATE: 10-24-2023

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7585

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1 SITE PLAN
AREA 0131

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0131

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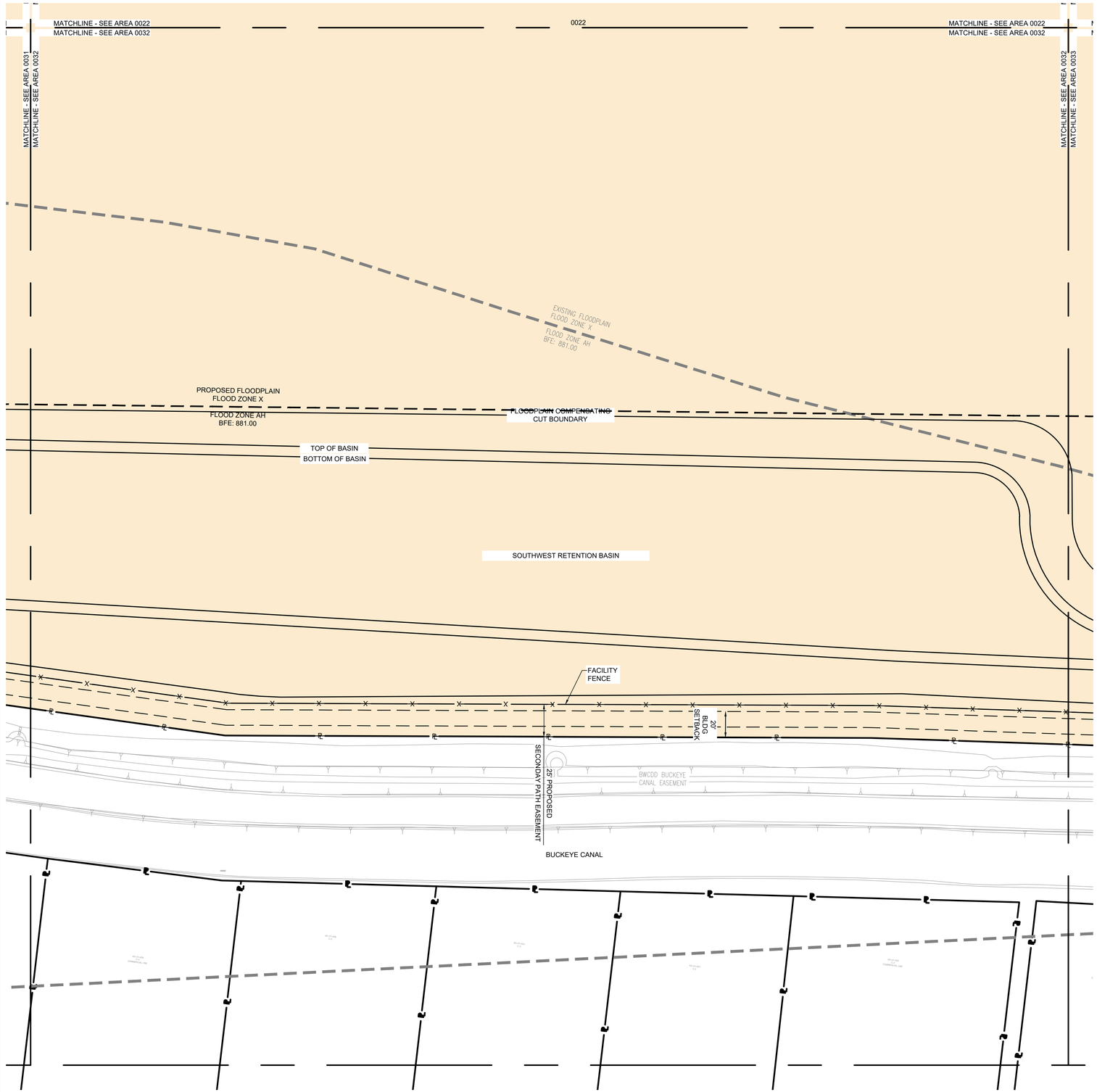
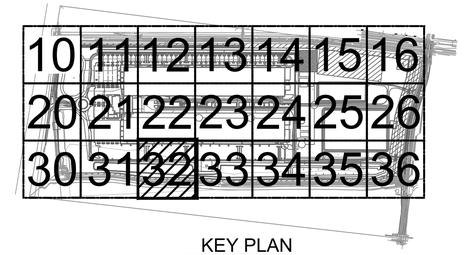
DATE: Dec 22, 2023 - 4:56pm USER: 16536



SITE PLAN
AREA 0132
SCALE: 1" = 40'



KEY PLAN
SCALE: 1" = 1000'

LEGEND	
STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND	
DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE

0' 40' 80' 120'

GRAPHIC SCALE : 1" = 40'

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

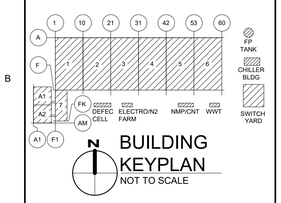
CLIENT:
KORE POWER
1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:
YATES

CONSULTANT:
SSOE

PROJECT INFORMATION:
KORE Power
Battery Manufacturing
Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING
KEYPLAN
NOT TO SCALE

NO.	DATE	SUBJECT
1	12/21/23	SITE PLAN APPROVAL
0	10/24/23	.

REVISION
ISSUE DATE: 10-24-2023

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7585

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1 SITE PLAN
AREA 0132

DRAWING NO:
KORE-NA-A00-CV-
DSW-053-0132

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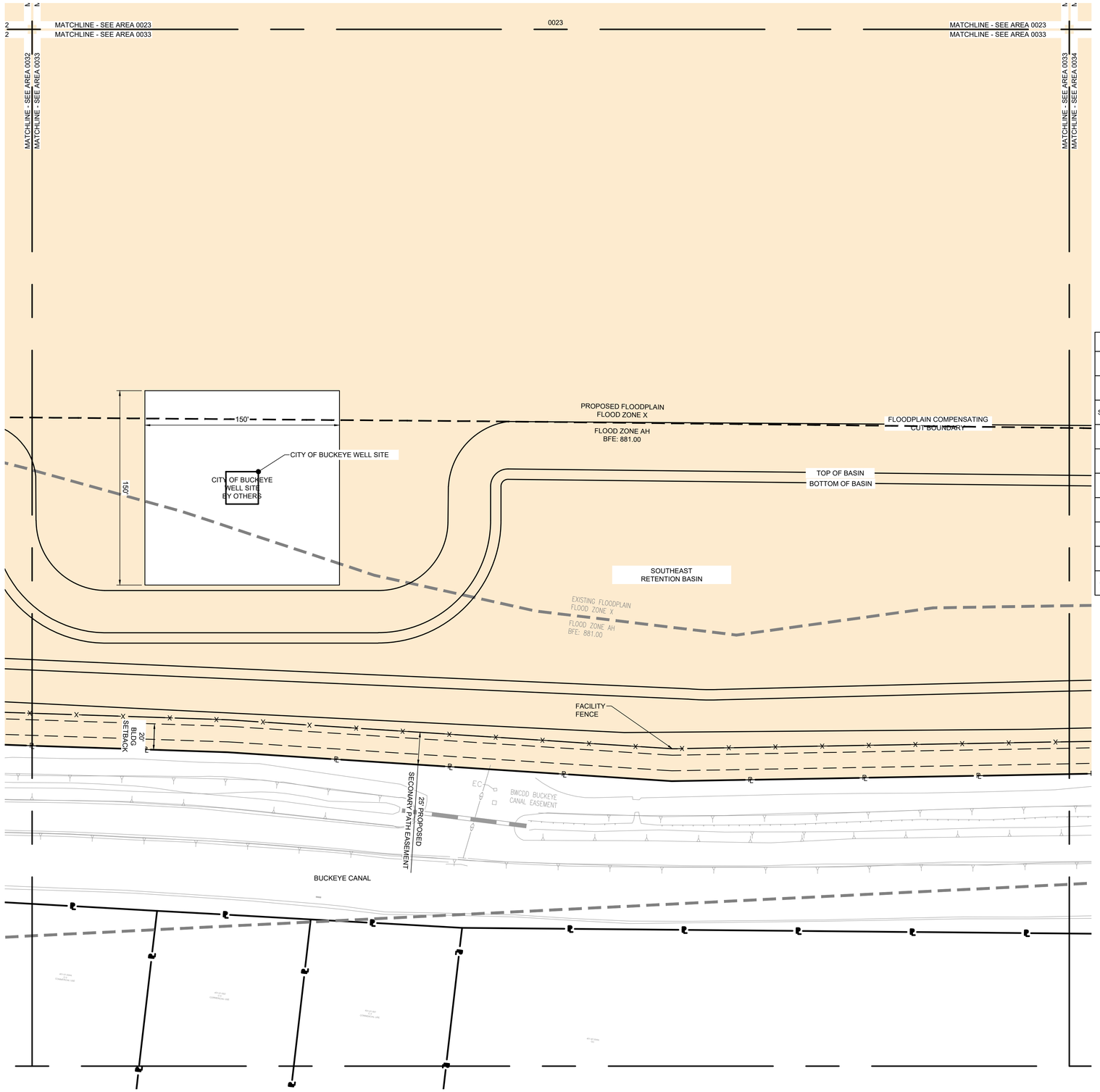
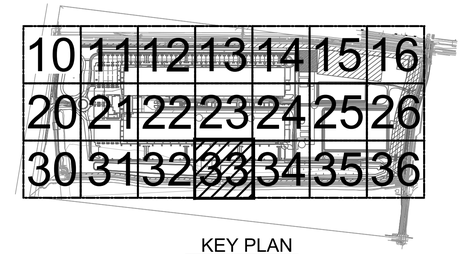


SITE PLAN
AREA 0133

SCALE: 1" = 40'



KEY PLAN

SCALE: 1" = 1000'

LEGEND

STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND

DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE

0' 40' 80' 120'

GRAPHIC SCALE : 1" = 40'

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ARIZONA811

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CLIENT:

KORE POWER

1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:

YATES

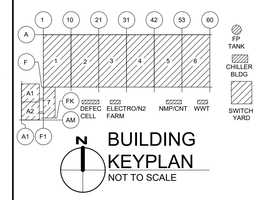
CONSULTANT:

SSOE®

PROJECT INFORMATION:

KORE Power
Battery Manufacturing
Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING KEYPLAN
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REVISION

ISSUE DATE: 10-24-2023

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PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1 SITE PLAN
AREA 0133

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0133

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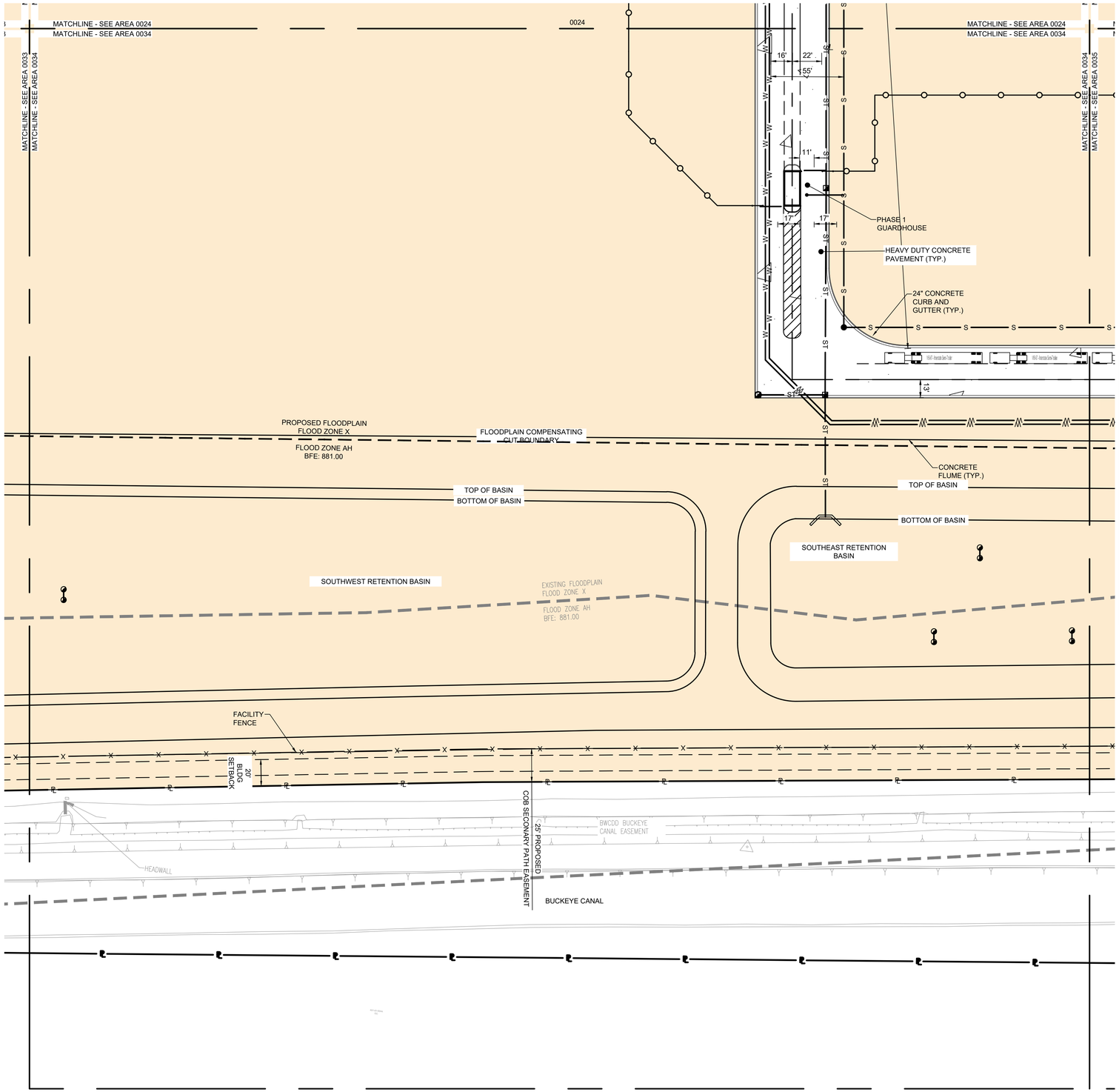
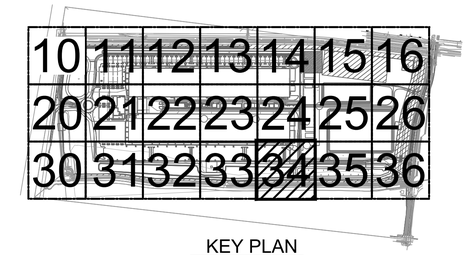


SITE PLAN
AREA 0134

SCALE: 1" = 40'



KEY PLAN

SCALE: 1" = 1000'

LEGEND

STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND

DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE

0' 40' 80' 120'

GRAPHIC SCALE : 1" = 40'

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1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:

YATES

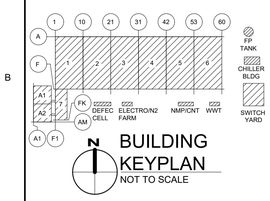
CONSULTANT:

SSOE

PROJECT INFORMATION:

KORE Power Battery Manufacturing Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING KEYPLAN
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NO.	DATE	SUBJECT
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0	10/24/23	.

REVISION

ISSUE DATE: 10-24-2023

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7585

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1 SITE PLAN
AREA 0134

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0134

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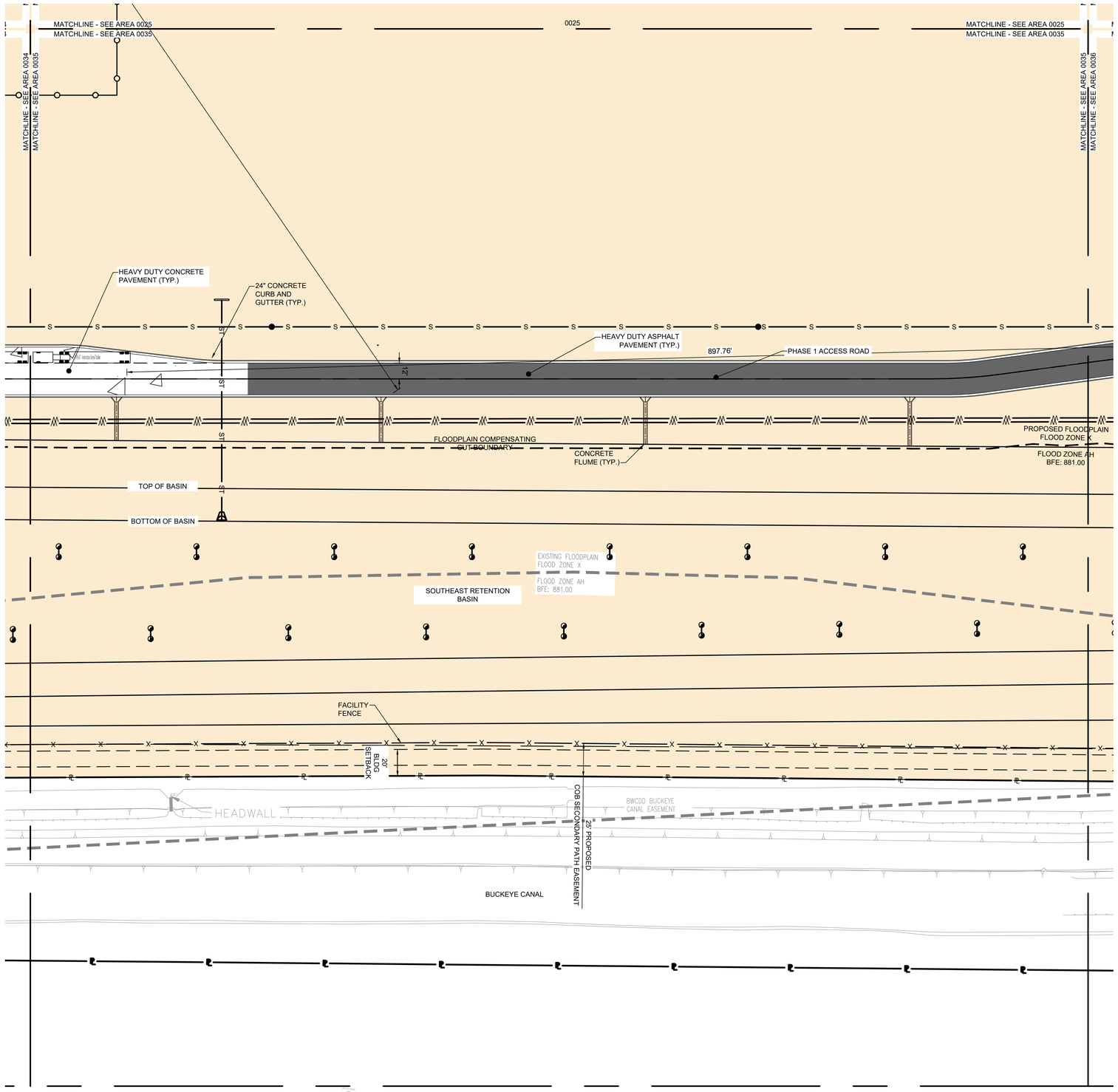
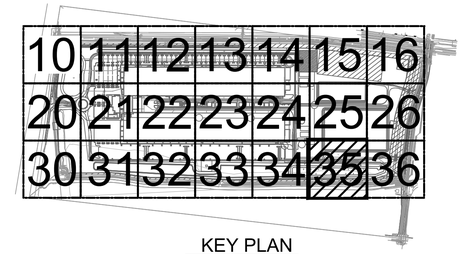


SITE PLAN
AREA 0135

SCALE: 1" = 40'



KEY PLAN

SCALE: 1" = 1000'

LEGEND

STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND

DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE

0' 40' 80' 120'

GRAPHIC SCALE : 1" = 40'

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ARIZONA811

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CLIENT:

KORE POWER

1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:

YATES

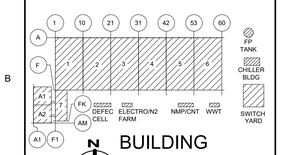
CONSULTANT:

SSOE®

PROJECT INFORMATION:

KORE Power Battery Manufacturing Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING KEYPLAN
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NO.	DATE	SUBJECT
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0	10/24/23	.

REVISION

ISSUE DATE: 10-24-2023

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7585

PROJECT NO: 021-01978-00

PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:

PHASE 1 SITE PLAN
AREA 0135

DRAWING NO:

KORE-NA-A00-CV-DSW-053-0135

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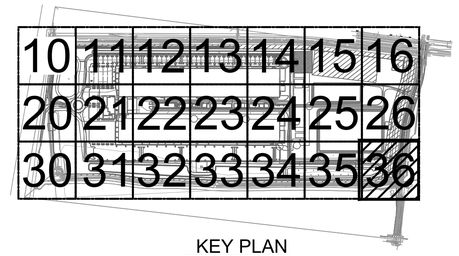
SITE PLAN
AREA 0136
SCALE: 1" = 40'



KEY PLAN
SCALE: 1" = 1000'

LEGEND

STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND

DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE

0' 40' 80' 120'

GRAPHIC SCALE : 1" = 40'

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ARIZONA811
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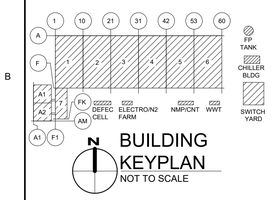
CLIENT:
KORE POWER
1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:
YATES

CONSULTANT:
SSOE®

PROJECT INFORMATION:
KORE Power
Battery Manufacturing
Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING
KEYPLAN
NOT TO SCALE

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REVISION

ISSUE DATE: 10-24-2023

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7585

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED: S. CHARTIER
CHECKED: J. MARSH

DRAWING TITLE:
PHASE 1 SITE PLAN
AREA 0136

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0136

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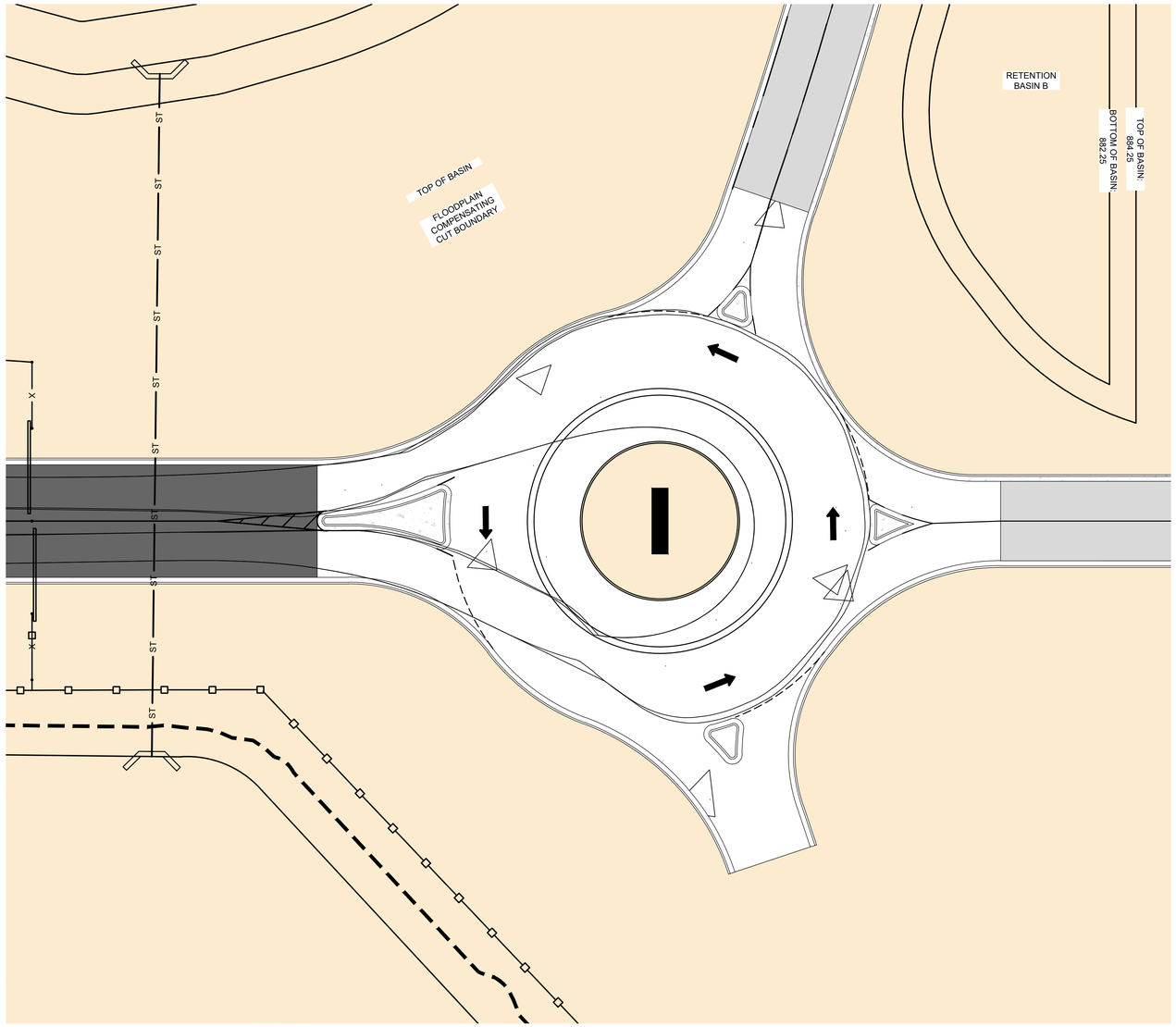
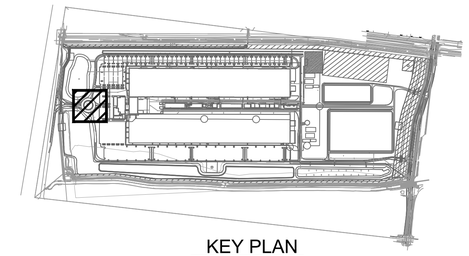


SITE GEOMETRIC PLAN
AREA 0140
SCALE: 1" = 20'



KEY PLAN
SCALE: 1" = 1000'

LEGEND	
STANDARD DUTY ASPHALT	
HEAVY DUTY ASPHALT	
STANDARD DUTY CONCRETE	
HEAVY DUTY CONCRETE	
SIDEWALK	
GRAVEL	
PHASE TWO / FUTURE IMPROVEMENTS	
LANDSCAPE AREA	
SOLAR CANOPY	
CITY OF BUCKEYE ASPHALT	

FENCE LEGEND	
DECORATIVE FENCE	
CHAINLINK SITE PERIMETER FENCING	X X
FTZ FENCE	

NORTH

GRAPHIC SCALE
0' 20' 40' 60'
GRAPHIC SCALE : 1" = 20'

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ARIZONA811
Call 811 or click Arizona811.com

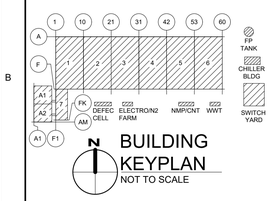
CLIENT:
KORE POWER
1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:
YATES

CONSULTANT:
SSOE

PROJECT INFORMATION:
KORE Power
Battery Manufacturing
Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING
KEYPLAN
NOT TO SCALE

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SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7585

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. CERBLER
DESIGNED: J. MARSH
CHECKED:

DRAWING TITLE:
PHASE 1 SITE PLAN
0140

DRAWING NO:
KORE-NA-A00-CV-DSW-053-0140

Exhibit F

KORE 6GWh MANUFACTURING PLANT

SOUTH OF THE SOUTHEAST CORNER
OF AZ-85 AND BASELINE RD
BUCKEYE, ARIZONA, 85326

PROJECT TEAM

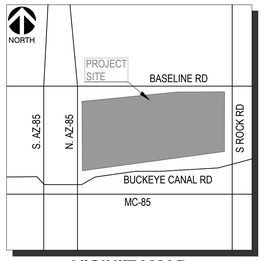
OWNER / DEVELOPER
KORE GROUP
1875 N LAKEWOOD DRIVE, STE 303
COEUR D'ALENE, ID 83814
CONTACT: RANDY COWDER
PHONE: (877) 710-5673
EMAIL: RCOWDER@KOREPOWER.COM

LANDSCAPE ARCHITECT
WERK | URBAN DESIGN
7520 E 2ND STREET, SUITE 1004
SCOTTSDALE, AZ 85251
CONTACT: JESSE WESTAD
PHONE: (602) 439-9922
EMAIL: JESSE@WERKURBANDESIGN.COM

CIVIL ENGINEER
SSOE GROUP
1001 MADISON AVE.
TOLEDO, OH 43604
CONTACT: NICK BRYAN
PHONE: (615) 309-1993
EMAIL: NBRYAN@SSOE.COM

DEVELOPMENT CONTRACTOR
YATES CONSTRUCTION
104 GULLY AVE.
PHILADELPHIA, MS 39350
CONTACT: STEVE KAZAY
PHONE: (602) 534-9875
EMAIL: SKAZAY@WGYATES.COM

3R PLZSP-22-00030 RECEIVED JAN 03 2024 WD



VICINITY MAP
CITY OF BUCKEYE
N.T.S.

PROJECT INFORMATION

ADDRESS:	SOUTH OF SOUTHEAST CORNER OF AZ-85 AND BASELINE RD, BUCKEYE, ARIZONA, 85326
A.P.N.:	401-01-029D, 401-01-030C, 401-87-009C, 401-87-010A
GROSS AREA:	9,314,627 SQ. FT.
NET AREA:	

PROJECT NARRATIVE

THE KORE MANUFACTURING PLANT INCLUDES PARKING, INFRASTRUCTURE PLANNING, INFILTRATION BASINS WITH NATIVE PLANTINGS, OUTDOOR PEDESTRIAN AMENITY SPACE FOR EMPLOYEE RESPITE, AND AN OPEN-AIR COURTYARD. THE PROJECT SITE IS BOUND ON THE SOUTH BY THE BUCKEYE CANAL, ON THE WEST BY SR 85, ON THE NORTH BY THE UNION PACIFIC RAILWAY, AND ON THE EAST BY ROOKS ROAD. THE PROJECT IS CURRENTLY ANTICIPATED TO BE PHASED INTO TWO PHASES OF CONSTRUCTION, BUT DESIGN WILL OCCUR IN ONE SEAMLESS EFFORT.

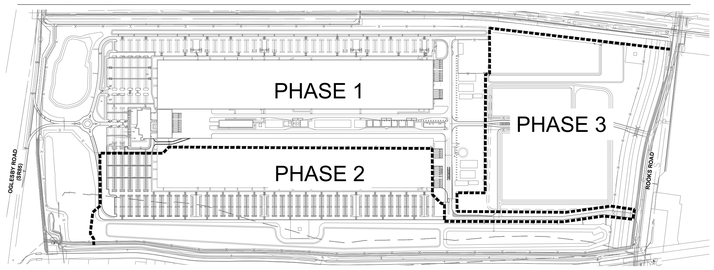
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CALIPER	HEIGHT	WIDTH	MATURE SIZE
RETENTION-REDUCED							
	110	Acacia smallii Sweet Acacia	15 gal	0.5"-1.0"	4.0`-5.0`	2.0`-3.0`	45` x 25`
	54	Ebenopsis ebano Texas Ebony	15 gal	0.5"-0.75"	4.0`-5.0`	2.0`-3.0`	20` x 20`
	145	Olneya tesota Desert Ironwood	15 gal	Multi	2.5`-3.5`	2.0`-3.0`	25` x 25`
	91	Prosopis x `Phoenix` Hybrid Mesquite	15 gal	0.5"-0.75"	4.0`-5.0`	2.0`-3.0`	30` x 30`
TREES_24							
	128	Acacia smallii Sweet Acacia	24" Box	1.0"-1.75"	5.0`-8.0`	3.0`-4.0`	45` x 25`
	57	Celtis reticulata Netleaf Hackberry	24" Box	1.0"-1.5"	6.0`-8.0`	3.0`-4.0`	30` x 30`
	81	Ebenopsis ebano Texas Ebony	24" Box	1.0"-1.5"	5.0`-7.0`	3.0`-4.0`	20` x 20`
	135	Olneya tesota Desert Ironwood	24" Box	Multi	4.0`-6.0`	2.5`-3.5`	25` x 25`
	61	Parkinsonia praecox Palo Brea	24" Box	1.0"-1.5"	5.0`-7.0`	3.0`-4.0`	25` x 25`
	20	Pistacia x `Red Push` Pistache	24" Box	1.0"-1.5"	7.0`-9.0`	2.5`-3.5`	25` x 25`
	144	Prosopis x `Phoenix` Hybrid Mesquite	24" Box	1.25"-1.5"	5.0`-7.0`	6.0`-7.0`	30` x 30`
TREES_36							
	23	Acacia smallii Sweet Acacia	36" Box	1.75"-2.5"	8.0`-10.0`	5.0`-7.0`	45` x 25`
	55	Celtis reticulata Netleaf Hackberry	36" Box	1.5"-2.0"	8.0`-10.0`	5.0`-6.0`	30` x 30`
	32	Eucalyptus papuana Ghost Gum	36" Box	1.75"-2.25"	10.0`-12.0`	5.0`-6.0`	40` x 25`
	22	Olneya tesota Desert Ironwood	36" Box	Multi	7.0`-8.0`	5.0`-6.0`	25` x 25`
	17	Parkinsonia praecox Palo Brea	36" Box	1.75"-2.25"	8.0`-9.0`	6.0`-7.0`	25` x 25`
	174	Pistacia x `Red Push` Pistache	36" Box	1.75"-2.25"	9.0`-11.0`	4.0`-5.0`	25` x 25`
	52	Prosopis x `Phoenix` Hybrid Mesquite	36" Box	1.75"-2.5"	8.0`-10.0`	7.0`-8.0`	30` x 30`
TREES_48							
	39	Parkinsonia praecox Palo Brea	48" Box	3.0"-4.0"	10.0`-12.0`	10.0`-12.0`	25` x 25`

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
GROUNDCOVER & SHRUBS			
	886	Acacia redolens Bank Catclaw	5 gal
	275	Atriplex canescens Fourwing Saltbush	5 gal
	299	Caesalpinia mexicana Mexican Bird of Paradise	5 gal
	233	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal
	318	Calliandra californica 'Mexicali Rose' Mexicali Rose Baja Fairy Duster	5 gal
	683	Dodonaea viscosa Hopseed Bush	5 gal
	960	Encelia farinosa Brittle Bush	5 gal
	461	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu Bush	5 gal
	406	Justicia californica Chuparosa	5 gal
	390	Lantana x 'New Gold' New Gold Lantana	5 gal
	340	Larrea tridentata Creosote Bush	5 gal
	397	Leucophyllum frutescens 'Green Cloud' TM Green Cloud Texas Sage	5 gal
	631	Ruellia brittoniana Barrio Ruellia	5 gal
	136	Setcreasea pallida `Purple Heart` Purple Heart	5 gal
	373	Simmondsia chinensis Jojoba	5 gal
	423	Sphaeralcea ambigua 'Orange Crush' Orange Crush Desert Globemallow	5 gal
	51	Tecoma stans var. angustata Yellow Bells	5 gal
	149	Vauquelinia californica Arizona Rosewood	5 gal

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
ACCENTS & GRASSES			
	20	Agave americana 'Marginata' Variegated Century Plant	5 gal
	48	Agave desmettiana `Variegata` Variegated Agave	5 gal
	82	Aloe ferox Bitter Tree Aloe	5 gal
	48	Aloe vera Medicinal Aloe	5 gal
	289	Asclepias erosa California Desert Milkweed	5 gal
	382	Asclepias subulata Desert Milkweed	5 gal
	1,342	Bouteloua curtipendula Side Oats Grama	5 gal
	591	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	5 gal
	10	Dasylirion quadrangulatum Smooth Desert Spoon	5 gal
	60	Hesperaloe chiangii Giant Hesperaloe	5 gal
	53	Hesperaloe parviflora Red Yucca	5 gal
	2,199	Muhlenbergia rigens Deer Grass	5 gal
	24	Penstemon eatonii Firecracker Penstemon	5 gal
	266	Portulacaria afra Elephant`s Food	5 gal

PHASING MAP



LANDSCAPE CALCULATIONS

TOTAL SITE AREA (SF)	9,340,460.00		
	REQUIRED	PROVIDED	
SITE ENHANCEMENT AREA (SF)	934,046.00	5,006,531.00	10% OF SITE AREA
MINIMUM PLANT MATERIAL (GAL.)*	106,874.47	106,920.00	10 GAL. PER 75sf OF SITE ENHANCEMENT *17,665 GALLONS EXCUSED FOR SOLAR CANOPY PARKING TREE REPLACEMENT
TOTAL SHRUBS (GAL.)	64,124.68	64,125.00	60% OF TOTAL GALLONS
TOTAL TREES (GAL.)	42,749.79	42,795.00	40% OF TOTAL GALLONS
TOTAL 5GAL SHRUBS	12,824.94	12,825.00	ALL SHRUBS 5GAL
TOTAL 48" BOX TREES	38.86	39.00	5% OF TREES, 55 GAL. PER TREE
TOTAL 36" BOX TREES	374.06	375.00	35% OF TREES, 40 GAL. PER TREE
TOTAL 24" BOX TREES	1,025.99	1,026.00	60% OF TREES, 25 GAL. PER TREE

SHEET INDEX

SHEET NUMBER	SHEET TITLE
L0.00	LANDSCAPE COVER SHEET
L1.01	LANDSCAPE PLAN

MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	QTY
	COURTYARD TABLE Table w/ Movable Chairs Furnishing By Owner	10
	COURTYARD CHAIR Movable Chair Furnishing By Owner	32
	COURTYARD END TABLE Furnishing By Owner	14

SYMBOL	DESCRIPTION	QTY
	BLOCK WALL SEATING	89 sf

Aggregate Surfacing

SYMBOL	DESCRIPTION	QTY
	STAMPED ASPHALT Pattern: StreetPrint "Ashlar" Color: SB Slate	17,510 sf
	WOODCHIP MULCH or DECOMPOSED GRANITE	1,180,257 sf
	DECOMPOSED GRANITE 3/4" Minus Color: Mahogany By: Rock Pros	3,826,274 sf
	CONCRETE Exposed Aggregate Finish	596 sf
	CONCRETE Smooth Finish, Standard Grey	2,109 sf

SSOE®

CONSULTANTS:

YATES

WERK
WERK | urban design

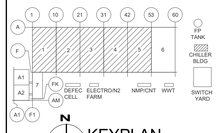
SEAL ON THIS DOCUMENT AUTHORIZED BY:

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45445 BRIAN A. SAGER Date Signed 12/22/2023 ARIZONA, U.S.A.

Expires 12/30/2024

PROJECT INFORMATION:

KORE 6GWH
Manufacturing Plant
Buckeye, AZ



KEYPLAN
NOT TO SCALE

CLIENT INFORMATION:

KORE POWER

Kore Power
1875 N LAKEWOOD DR.
SUITE 200
COEUR D'ALENE, ID
83814

CLIENT PROJECT NO:

NO.	DATE	SUBJECT
	12-22-23	SITE PLAN REVIEW
	10-24-23	SITE PLAN REVIEW

REVISION OR ISSUE

SSOE, Inc.
1001 Madison Ave.
Toledo, OH 43604
T. (419) 255-3830

PROJECT NO: 021-01978-00
PROJECT MANAGER:
DESIGNED: K. WEBER & J. EDMONSON
CHECKED: B. SAGER

DRAWING TITLE:
LANDSCAPE COVER SHEET

DRAWING NO:
L0.00

C:\Users\Nolan Badel\WERK Dropbox\WERK\Projects\22007_RDL_Buckeye Greenfield Development_AZ\Cadd\Plans\22007_LS.dwg
DATE: Dec 22, 2023 - 3:13pm USER: Kraig Weber

UNION PACIFIC RAILROAD

OGLESBY ROAD (SR85)

ROOKS ROAD

PHASE 1 / PHASE 2

PHASE 1 INFILTRATION POND

PHASE 1 ADMIN BLDG

EV PARKING AREA

SOUTHWEST RETENTION BASIN

SOUTH RETENTION BASIN

RETENTION BASIN D

KORE POWER SUBSTATION

APS SUBSTATION

FUTURE BLDG (PHASE 3)

PHASE 1 FIRE TANK

PHASE 2 MECHANICAL EQUIP. BLDGS

PHASE 1 MECHANICAL EQUIP. BLDGS

SOLAR CANOPY COVERED PARKING (PHASE 1)

SOLAR CANOPY COVERED PARKING (PHASE 2)

KORE FACILITY (PHASE 1)

KORE FACILITY (PHASE 2)

FACILITY FENCE (PHASE 1)

FACILITY FENCE

FUTURE BLDG

SANITARY SEWER

STORMWATER SEWER TO RETENTION BASIN

STORMWATER SEWER TO INFILTRATION POND, TYP.

RID LATERAL 18.5 BYPASS, REF. STANTEC DRAWINGS

NORTH RETENTION BASIN

RID FACILITY PROTECT IN PLACE AT ALL TIMES

EXST CONCRETE DITCH

8' HT CHAIN LINK FENCE

PROPERTY LINE

CITY OF BUCKEYE WELL SITE

EXST FLOODPLAIN

EXST IRRIGATION POND TO REMAIN

KORE POWER PYLON SIGN

PHASE 1 TEMPORARY FIRE ACCESS RD

COVERED PARKING (PHASE 2)

PHASE 1 ACCESS ROAD

PHASE 1 SWALE

PHASE 3 RING ROAD

178' MCFCD DRAINAGE CHANNEL

20' UTILITY EASEMENT

10' SEWER ESMT

10' UTILITY ESMT

20' EXST APS ESMT

28' ROOKS ROAD PHASE 1 IMPROVEMENTS

8' WIDE STABILIZED DG ACCESSIBLE TRAIL

PHASE 2 TRUCK ACCESS

OVERHEAD ELECTRIC UTILITY

8' HT DECORATIVE FENCE, SEE DETAIL 1/L1.01

50' BLDG STBK

25' EXST RID ESMT

49' PROP RID ESMT

TOP OF RETENTION BASIN

BOTTOM OF RETENTION BASIN

STAMPED ASPHALT ENTRY

PHASE 1 ENTRANCE DRIVEWAY

STORM PIPE CONNECTING RETENTION BASINS

BOTTOM OF RETENTION BASIN

10' WIDE CONCRETE SECONDARY PATH

65' CITY OF BUCKEYE UTILITY ESMT

25' PROP COB SECONDARY PATH ESMT

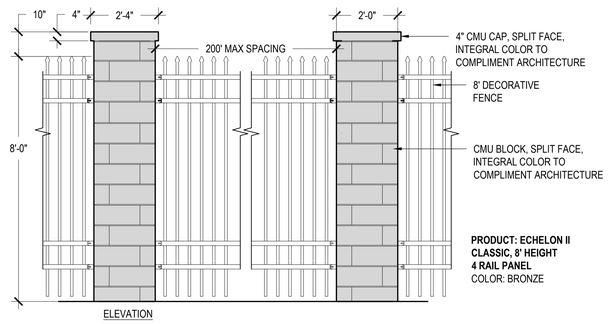
20' BLDG STBK

24' RID ESMT

60' APS ESMT

100' UPRR ROW

1 DECORATIVE FENCE & COLUMNS



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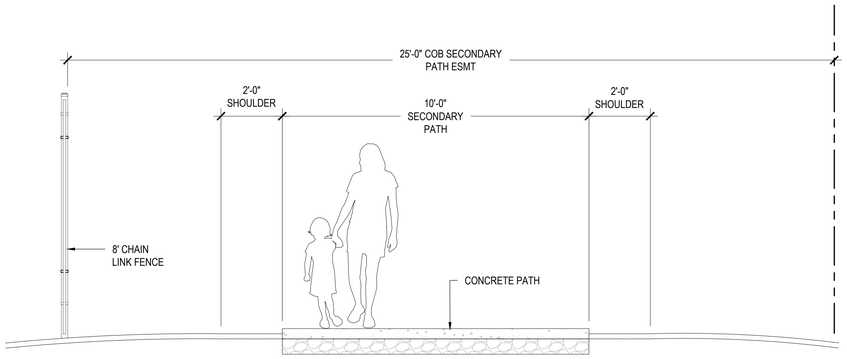
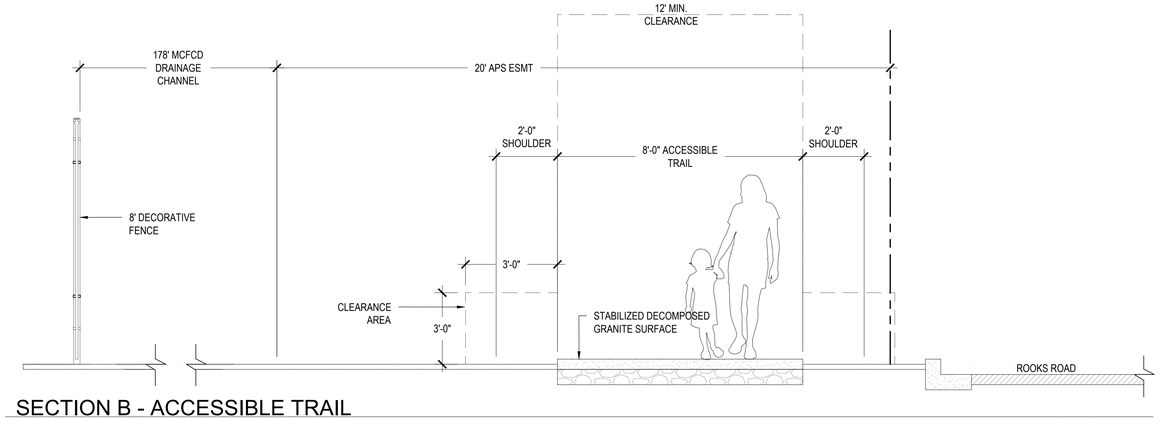
SECTION A - SECONDARY PATH



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

SECTION B - ACCESSIBLE TRAIL



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

SSOE®

CONSULTANTS:

YATES

WERK

WERK | urban design

SEAL ON THIS DOCUMENT AUTHORIZED BY:

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45445 BRIAN A. SAGER Date Signed 12/22/2023 ARIZONA, U.S.A.

Expires 12/31/2024

PROJECT INFORMATION:

KORE 6GWH Manufacturing Plant

Buckeye, AZ

KEYPLAN

NOT TO SCALE

CLIENT INFORMATION:

KORE POWER

Kore Power
1875 N LAKEWOOD DR.
SUITE 200
COEUR D'ALENE, ID
83814

CLIENT PROJECT NO:

NO.	DATE	SUBJECT
	12-22-23	SITE PLAN REVIEW
	10-24-23	SITE PLAN REVIEW

REVISION OR ISSUE

SSOE, Inc.
1001 Madison Ave.
Toledo, OH 43604
T. (419) 255-3830

PROJECT NO: 021-01978-00

PROJECT MANAGER:

DESIGNED: K. WEBER & J. EDMONSON

CHECKED: B. SAGER

DRAWING TITLE:

LANDSCAPE PLAN

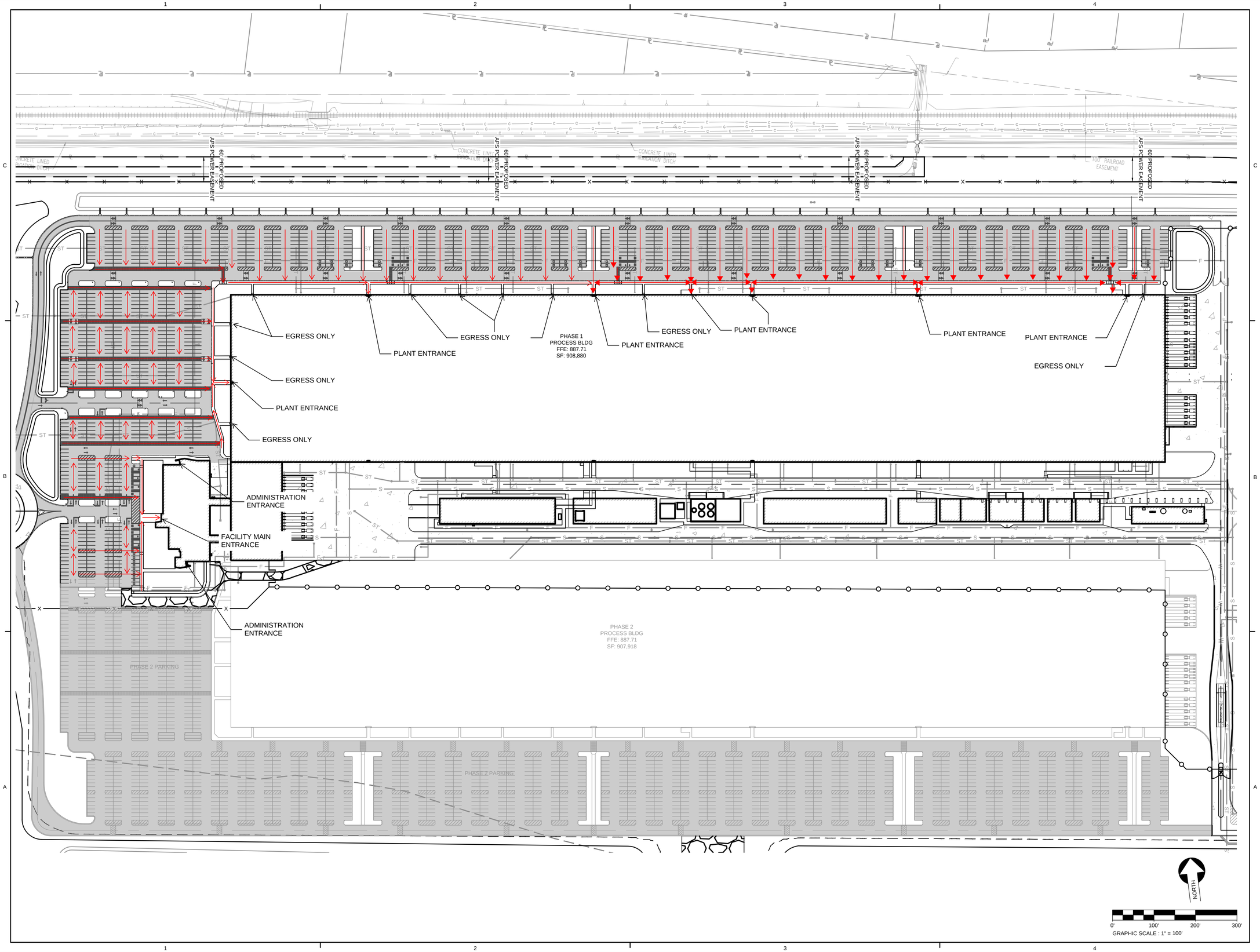
DRAWING NO:

L1.01

C:\Users\Nolan Bade\WERK Dropbox\WERK\Projects\22007_INDL_Buckeye Greenfield Development_A2\Cad\Plans\22007_LS.dwg
DATE: Dec 22, 2023 - 3:11pm USER: Kraig Weber

Exhibit G

2R PLZSP-22-00030 RECEIVED OCT 30 2023 AL



CLIENT:
KORE POWER

CONTRACTOR:
YATES

CONSULTANT:
SSOE

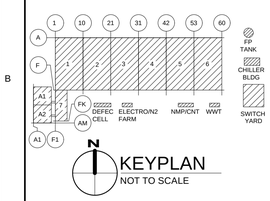
SEAL ON THIS DOCUMENT AUTHORIZED BY:

FULL NAME AND LICENSE NUMBER
EXPIRATION DATE DD/MM/YYY

PROJECT INFORMATION:

KORE Power Battery Manufacturing Plant

8033 SR-85
BUCKEYE, AZ
85326



NO.	DATE	SUBJECT
REVISION OR ISSUE		

SSOE, Inc.
1001 Madison Ave.
Toledo, OH 43604
T. (419) 255-3830

PROJECT NO:	021-01978-00
PROJECT MANAGER:	N. BRYAN / S. PERDUE
DESIGNED:	DESIGNER NAME
CHECKED:	CHECKER NAME

DRAWING TITLE:
KORE POWER
SITE PLAN APPROVAL
PEDESTRIAN ROUTES

DRAWING NO:

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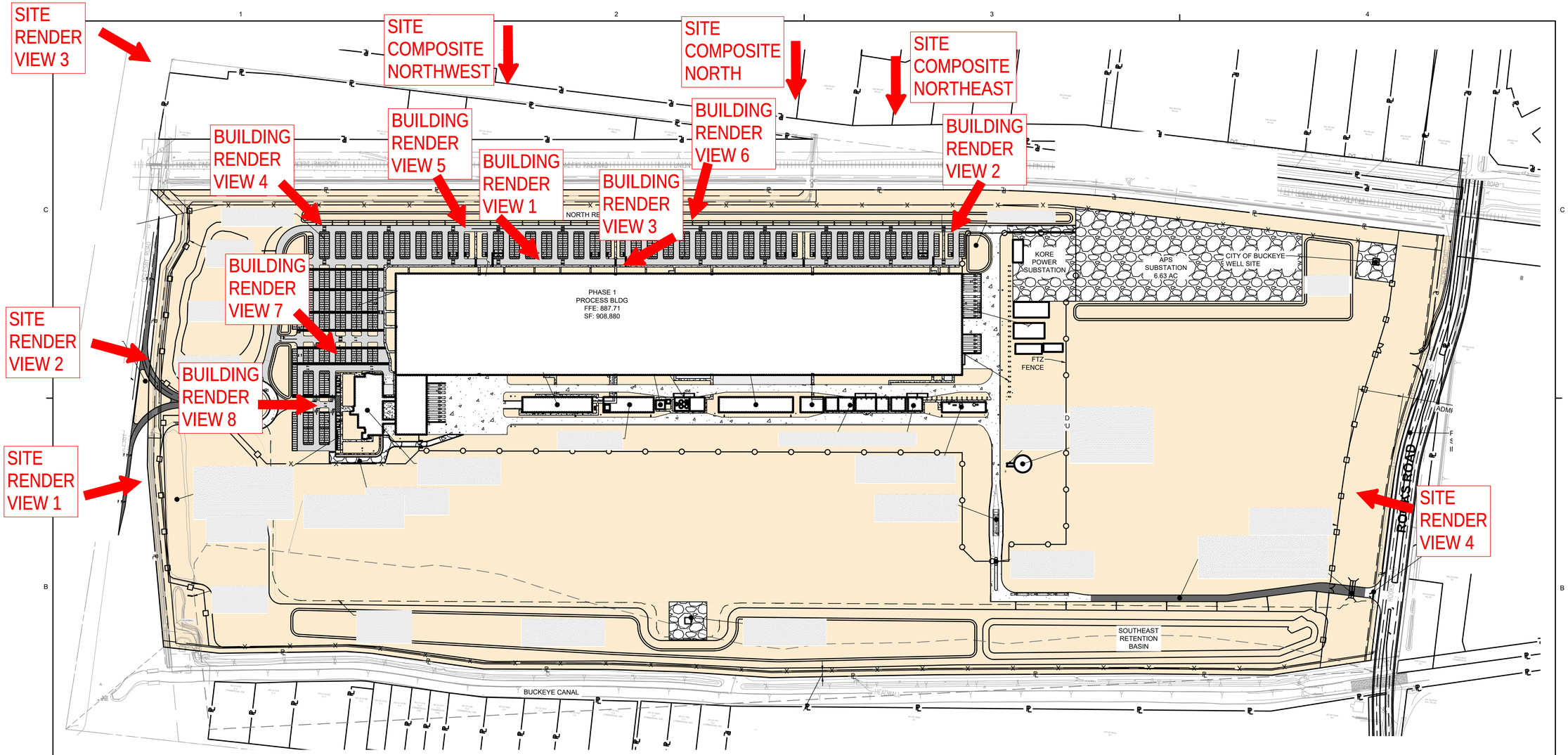
DATE: Oct 25, 2023 - 3:54pm USER: 16356

Exhibit H



OVERALL SITE PLAN

SCALE: 1" = 200'

1R PLZSP-22-00030 RECEIVED JAN 10 2024 WD

CLIENT:
KORE POWER
1875 N LAKEWOOD DRIVE
COEUR D'ALENE, ID 83814

CONTRACTOR:
YATES

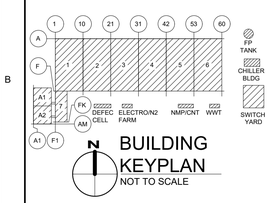
CONSULTANT:
SSOE®

SEAL ON THIS DOCUMENT AUTHORIZED BY:

FULL NAME AND LICENSE NUMBER
EXPIRATION DATE DD/MM/YYY

PROJECT INFORMATION:
KORE Power
Battery Manufacturing Plant

8033 SR-85
BUCKEYE, AZ
85326



BUILDING KEYPLAN
NOT TO SCALE

NO.	DATE	SUBJECT
REVISION		
ISSUE DATE: 10-20-2023		

SSOE, Inc.
320 Seven Springs Way, Suite 350
Brentwood, TN 37027-2716
T. (615) 661-7585

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN / S. PERDUE
DESIGNED:
CHECKED:

DRAWING TITLE:
RENDERING LOCATIONS

DRAWING NO:

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DATE: Oct 20, 2023 - 6:31pm USER: 17788

Building Rendering 1

3R PLZSP-22-00030 RECEIVED JAN 17 2024 WD

Building Rendering 2

Building Rendering 3

Building Rendering 4

Building Rendering 5

Building Rendering 6

Building Rendering 7

Building Rendering 8

Site Rendering 1

Site Rendering 2

Site Rendering 3

Site Rendering 4

Site Composite NE

Site Composite N

Site Composite NW

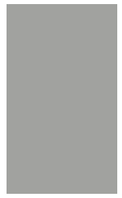
MANUFACTURING HALL EXTERIOR MATERIALS

KS Micro-Rib Non-embossed Metal Panels, Vertical Orientation

Silversmith Mica
SR: 0.53 E: 0.79 SRI: 59
KEYNOTE 2111

Zinc Mica
SR: 0.55 E: 0.79 SRI: 62
KEYNOTE 2113

Used in vertical application as the main wall materials around the building. Zinc materials are Optimo Flat Non-embossed panels.



Dove Gray
SR: 0.49 E: 0.86 SRI: 56
KEYNOTE 2110

Zinc Grav
SR: 0.35 E: 0.86 SRI: 37
KEYNOTE 2112

SR (Solar Reflectivity)
This is the ability of a material to reflect solar energy back into the atmosphere. Rated on a scale from 0 to 1, where 1 is the most reflective.

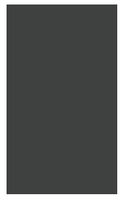
E (Emissivity)
Emissivity is the ability of the material to release absorbed energy back into the atmosphere. Rated on a scale from 0 to 1, where 1 is the most emissive.

SRI (Solar Reflective Index)
This is used to determine compliance with LEED® requirements and is calculated according to ASTM E 1980 using values for reflectance and the materials ability to release absorbed energy (emissivity) in medium wind speed conditions. Rated on a scale from 0 to 1, where 1 is the most reflective.

Corporate Color "EVENING"
KEYNOTES 2115, 3106, 5102

Used as a horizontal band accent panel color behind building signage. Color is also used for exterior stair stringers and support structures.

Concealed Fastener Metal Panels - Matrix MX-6



Custom Color "DARK GRAY"
KEYNOTES 2114, 3107

Used in vertical orientation to highlight primary and secondary entries. Color is also used for fascia and other trims.

Corporate Color "ELECTRIC"
KEYNOTES 3106, 5102

Used for exterior stair guardrails.

Custom Color Gradient
KEYNOTE 2123

Used in Kore Power logo.

1R PLZSP-22-00030 RECEIVED JAN 10 2024 WD

ADMINISTRATION BUILDING EXTERIOR MATERIALS

Optimo Flat Non-embossed Metal Panel

Regal White
SR:0.70 E:0.86 SRI:85
LRV:62
KEYNOTE 2116

Silversmith Mica
SR: 0.53 E: 0.79 SRI: 59
KEYNOTE 2117

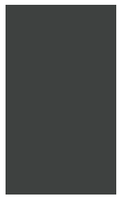
Used in horizontal orientation on main portion of building, Regal white as the primary color with Silversmith around the west end of the building.

Concealed Fastener Metal Panel - Chevron W-12

Regal White
SR:0.70 E:0.86 SRI:85
LRV:62
KEYNOTE 2118

Used in horizontal orientation as roof top equipment screen walls.

Concealed Fastener Metal Panels - Matrix MX-6



Custom Color "DARK GRAY"
KEYNOTE 2114

Used in vertical orientation to highlight primary and secondary entries, return walls and soffit panels at the west elevation curtainwall recess. Color is also used for for fascia trim.

TClear Wall Guard Concrete-Faced Insulation Board

Raw Material Color With Broomed Finish
Reflectance Values Unknown

Used in vertical orientation on exposed concrete foundation walls.

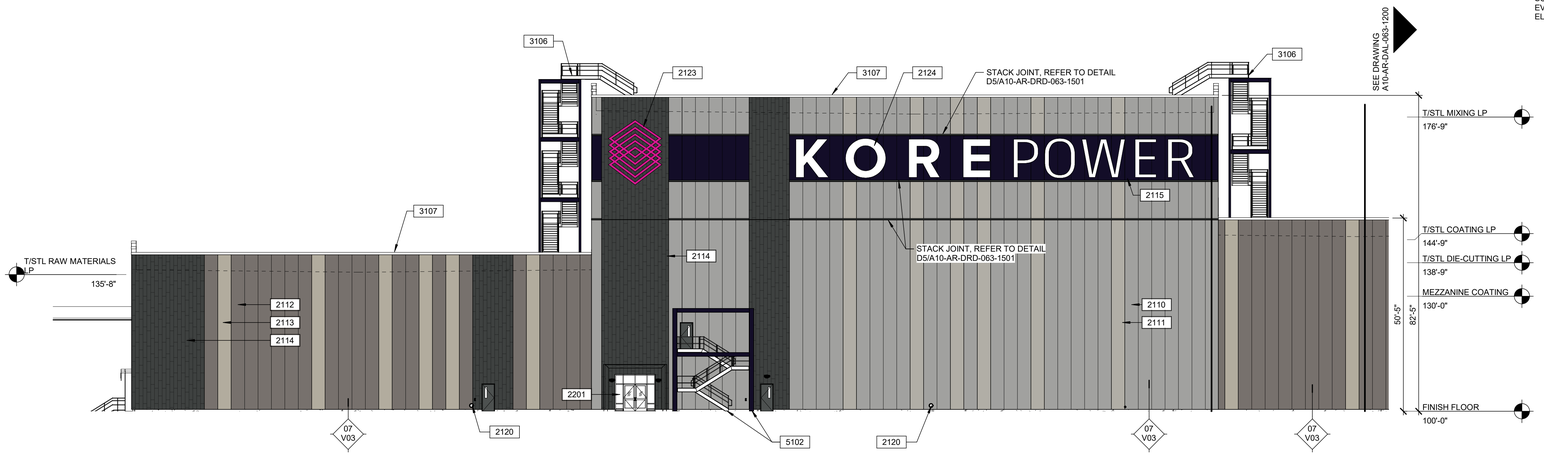
Black Anodized Aluminum Curtainwall and Storefront Framing with Insulated Photochromatic Smart Glass and Blinds
KEYNOTES 2201, 2202

Used for the west (front) wall and at the north & south walls adjacent to the west wall and at employee entrance stair towers.
Window openings at the other walls are similar black anodized aluminum frames with insulated glass.

1R PLZSP-22-00030 RECEIVED JAN 10 2024 WD

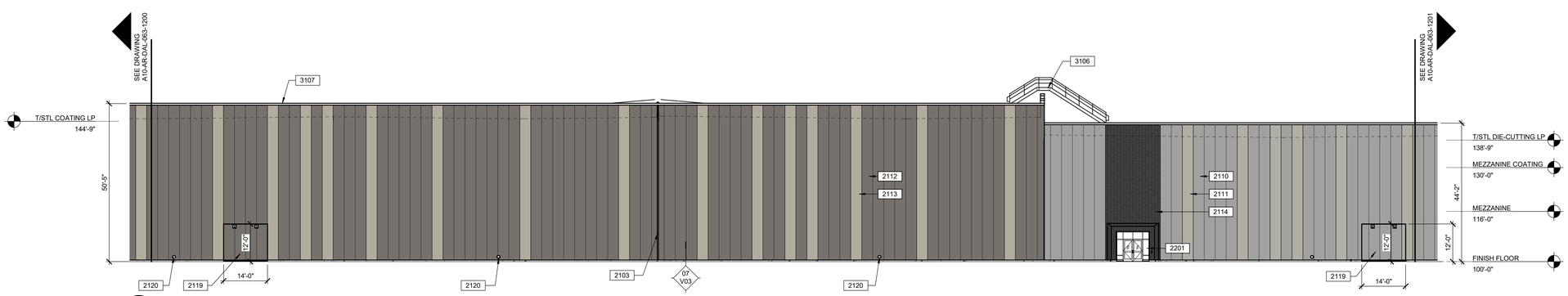
D2 A00-AR-DAL-060-0100 NORTH ELEVATION - OVERALL

SCALE: 1" = 100'-0"



B2 A10-AR-DAL-063-1000 NORTH ELEVATION - AREA 6

SCALE: 1/16" = 1'-0"



A1 A10-AR-DAL-063-1000 NORTH ELEVATION - AREA 5

SCALE: 1/16" = 1'-0"

ELEVATION NOTES

1. FOUNDATION AND FOOTINGS ARE SCHEMATIC. REFER TO STRUCTURAL DOCUMENTS FOR SPECIFIC REQUIREMENTS.

2. PROVIDE SPLASHBLOCKS AT ALL DOWNSPOUTS THAT TERMINATE AT ROOF.

3. FILL MISCELLANEOUS VOIDS, INCLUDING, BUT NOT LIMITED TO, THE PERIMETERS OF WALL OPENINGS, WITH LOOSE MINERAL WOOL FILL INSULATION.

4. FOR TYPICAL EXTERIOR WALL PENETRATION DETAILS, UNO. REFER TO MECHANICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

ELEVATION LEGEND

2105 04 A06 RE — WALL TYPE: REFER TO WALL /PARTITION TYPE SHEET A000-AR-DST-060-0030

X — KEYNOTE: REFER TO KEYNOTE LEGEND ON THIS SHEET

KEYNOTE LEGEND

2103 EXTERIOR EXPANSION JOINT, REFER TO DETAIL A3/A10-AR-DRD-063-1500
2110 INSULATED METAL WALL PANEL - VERTICAL - DOVE GRAY
2111 INSULATED METAL WALL PANEL - VERTICAL - SILVERSMITH MICA
2112 INSULATED METAL WALL PANEL - VERTICAL - ZINC GRAY
2113 INSULATED METAL WALL PANEL - VERTICAL - ZINC MICA
2114 SINGLE SKIN METAL PANEL RAINSCREEN OVER INSULATED METAL BACKUP PANEL - VERTICAL - CUSTOM COLOR DARK GRAY
2115 INSULATED METAL WALL PANEL - VERTICAL - CORPORATE COLOR EVENING
2119 UNITIZED REMOVABLE INSULATED METAL WALL PANEL - REFER TO DETAILS A4, B4, A5, B5, & C5/A10-AR-DRD-063-1501
2120 STORM PIPING PENETRATION - REFER TO DETAIL
2123 LIT SIGNAGE - CORPORATE LOGO - CUSTOM CORPORATE COLOR GRADIENT
2124 LIT SIGNAGE - CORPORATE WORDMARK - WHITE
2201 INSULATED GLAZING IN ALUMINUM STOREFRONT - BLACK ANODIZED
3106 ROOF ACCESS STAIR - STRINGERS AND SUPPORT STRUCTURE - CORPORATE COLOR EVENING, GUARDRAILS - CORPORATE COLOR ELECTRIC
3107 PREFABRICATED METAL FASCIA WITH PREFABRICATED METAL NAILER - CUSTOM COLOR DARK GRAY
5102 EXTERIOR ACCESS STAIR - STRINGERS AND SUPPORT STRUCTURE - CORPORATE COLOR EVENING, GUARDRAILS - CORPORATE COLOR ELECTRIC

CLIENT:
KORE POWER

CONTRACTOR:
YATES CONSTRUCTION

CONSULTANT:
SSOE®

SEAL ON THIS DOCUMENT AUTHORIZED BY:
APPLY STAMP IN BLUEBEAM

PROJECT INFORMATION:
KORE Power Battery Manufacturing Plant

8033 SR-85
BUCKEYE, AZ
85326

NO.	DATE	SUBJECT
C	01-05-24	SITE PLAN APPROVAL
B	09-22-22	60% REVIEW
A	02-28-22	30% REVIEW

REVISION OR ISSUE

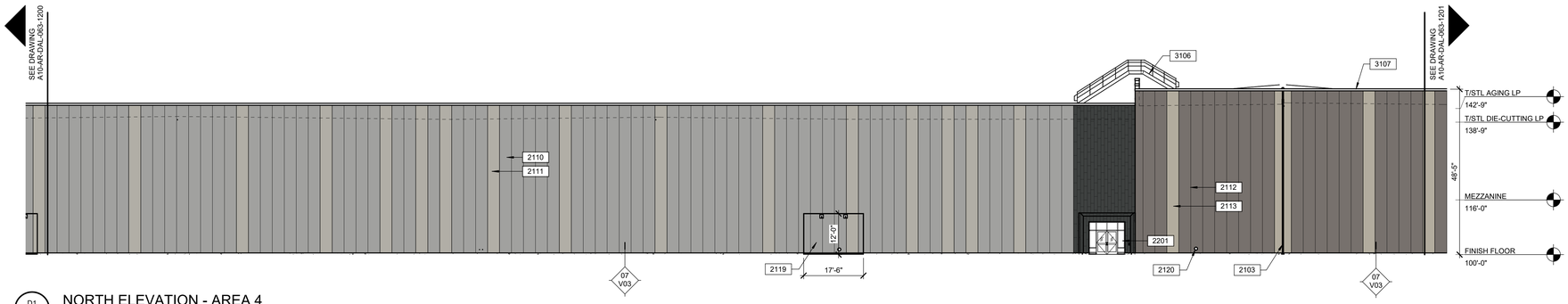
SSOE, Inc.
1001 Madison Avenue
Toledo, OH 43604
T: (419) 255-3830

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN & S. PERDUE
DESIGNED: K. COSTELLO
CHECKED: B. YOUNGS

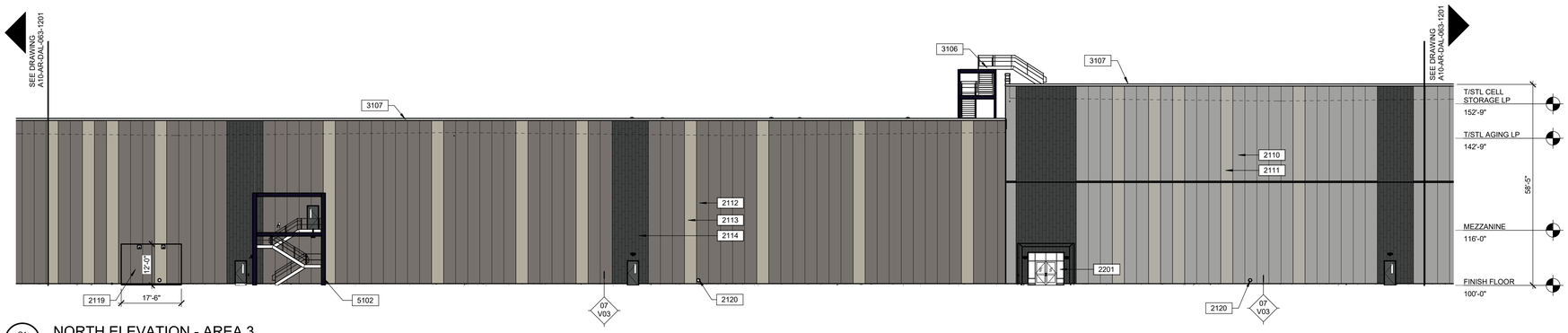
DRAWING TITLE:
EXTERIOR ELEVATIONS - PLANT

DRAWING NO:
KORE-NA-A10-AR-DAL-063-1200

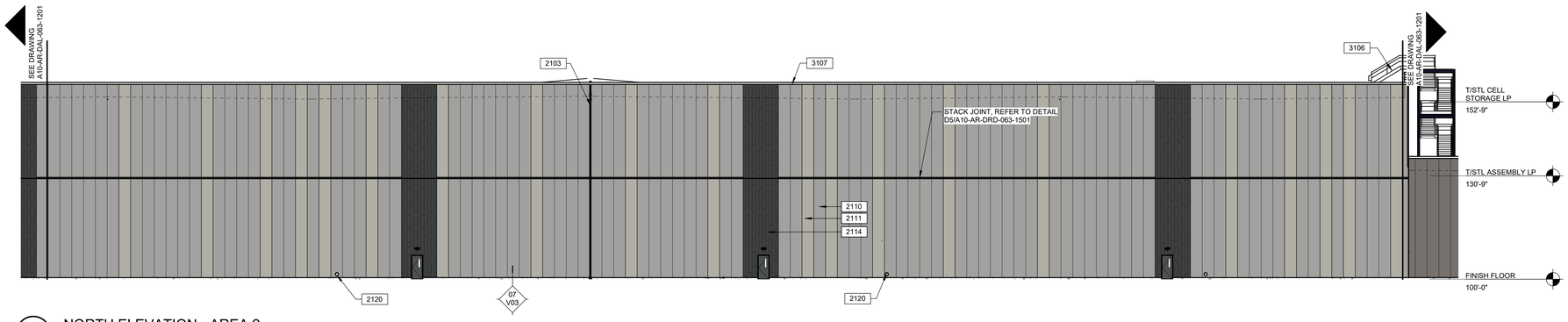
Autodesk Docs://Kore Power_ Greenfield/021019780D_A22_SSOE.rvt
DATE: 1/5/2024 5:03:51 PM



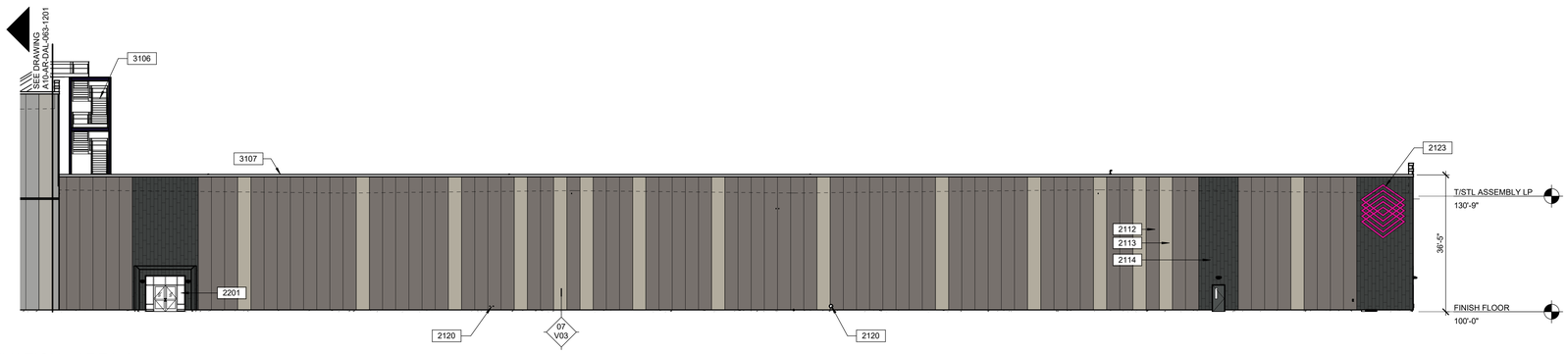
D1 NORTH ELEVATION - AREA 4
A10-AR-DAL-063-1200 SCALE: 1/16" = 1'-0"



C1 NORTH ELEVATION - AREA 3
A10-AR-DAL-063-1200 SCALE: 1/16" = 1'-0"



B1 NORTH ELEVATION - AREA 2
A10-AR-DAL-063-1200 SCALE: 1/16" = 1'-0"



A1 NORTH ELEVATION - AREA 1
A10-AR-DAL-063-1200 SCALE: 1/16" = 1'-0"

ELEVATION NOTES

1. FOUNDATION AND FOOTINGS ARE SCHEMATIC. REFER TO STRUCTURAL DOCUMENTS FOR SPECIFIC REQUIREMENTS.

2. PROVIDE SPLASHBLOCKS AT ALL DOWNSPOUTS THAT TERMINATE AT ROOF.

3. FILL MISCELLANEOUS VOIDS, INCLUDING, BUT NOT LIMITED TO, THE PERIMETERS OF WALL OPENINGS, WITH LOOSE MINERAL WOOL FILL INSULATION.

4. FOR TYPICAL EXTERIOR WALL PENETRATION DETAILS, UNO. REFER TO MECHANICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

ELEVATION LEGEND

WALL TYPE: REFER TO WALL /PARTITION TYPE SHEET A000-AR-DST-060-0030

KEYNOTE: REFER TO KEYNOTE LEGEND ON THIS SHEET

KEYNOTE LEGEND

2103 EXTERIOR EXPANSION JOINT, REFER TO DETAIL A3/A10-AR-DRD-063-1500
2110 INSULATED METAL WALL PANEL - VERTICAL - DOVE GRAY
2111 INSULATED METAL WALL PANEL - VERTICAL - SILVERSMITH MICA
2112 INSULATED METAL WALL PANEL - VERTICAL - ZINC GRAY
2113 INSULATED METAL WALL PANEL - VERTICAL - ZINC MICA
2114 SINGLE SKIN METAL PANEL RAINSCREEN OVER INSULATED METAL BACKUP PANEL - VERTICAL - CUSTOM COLOR DARK GRAY
2119 UNITIZED REMOVABLE INSULATED METAL WALL PANEL - REFER TO DETAILS A4, B4, A5, B5, & C5/A10-AR-DRD-063-1501
2120 STORM PIPING PENETRATION - REFER TO DETAIL
2123 LIT SIGNAGE - CORPORATE LOGO - CUSTOM CORPORATE COLOR GRADIENT
2201 INSULATED GLAZING IN ALUMINUM STOREFRONT - BLACK ANODIZED
3106 ROOF ACCESS STAIR - STRINGERS AND SUPPORT STRUCTURE - CORPORATE COLOR EVENING, GUARDRAILS - CORPORATE COLOR ELECTRIC
3107 PREFABRICATED METAL FASCIA WITH PREFABRICATED METAL NAILER - CUSTOM COLOR DARK GRAY
5102 EXTERIOR ACCESS STAIR - STRINGERS AND SUPPORT STRUCTURE - CORPORATE COLOR EVENING, GUARDRAILS - CORPORATE COLOR ELECTRIC

CLIENT: KORE POWER

CONTRACTOR: YATES CONSTRUCTION

CONSULTANT: SSOE

SEAL ON THIS DOCUMENT AUTHORIZED BY:
APPLY STAMP IN BLUEBEAM

PROJECT INFORMATION:
KORE Power Battery Manufacturing Plant
8033 SR-85
BUCKEYE, AZ
85326

NO.	DATE	SUBJECT
C	01-05-24	SITE PLAN APPROVAL
B	09-22-22	60% REVIEW
A	02-28-22	30% REVIEW

REVISION OR ISSUE

SSOE, Inc.
1001 Madison Avenue
Toledo, OH 43604
T. (419) 255-3830

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN & S. PERDUE
DESIGNED: K. COSTELLO
CHECKED: B. YOUNGS

DRAWING TITLE:
EXTERIOR ELEVATIONS - PLANT

DRAWING NO:
KORE-NA-A10-AR-DAL-063-1201

Autodesk Docs://Kore Power_Greenfield/021019780_A22_SSOE.rvt
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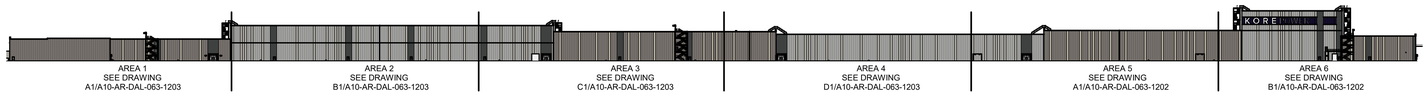
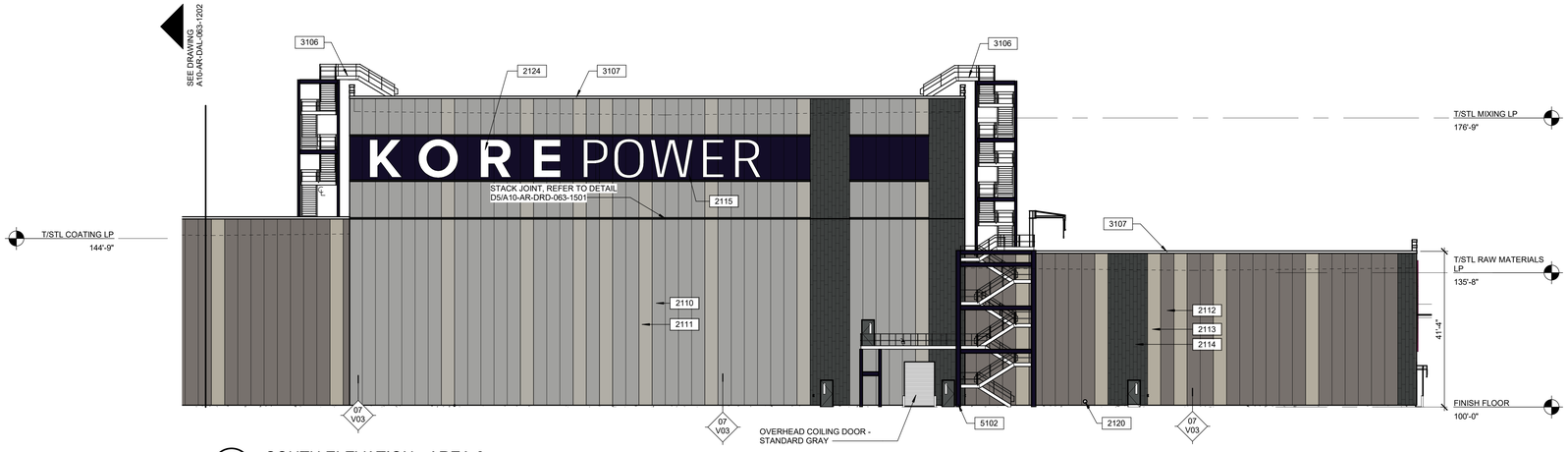


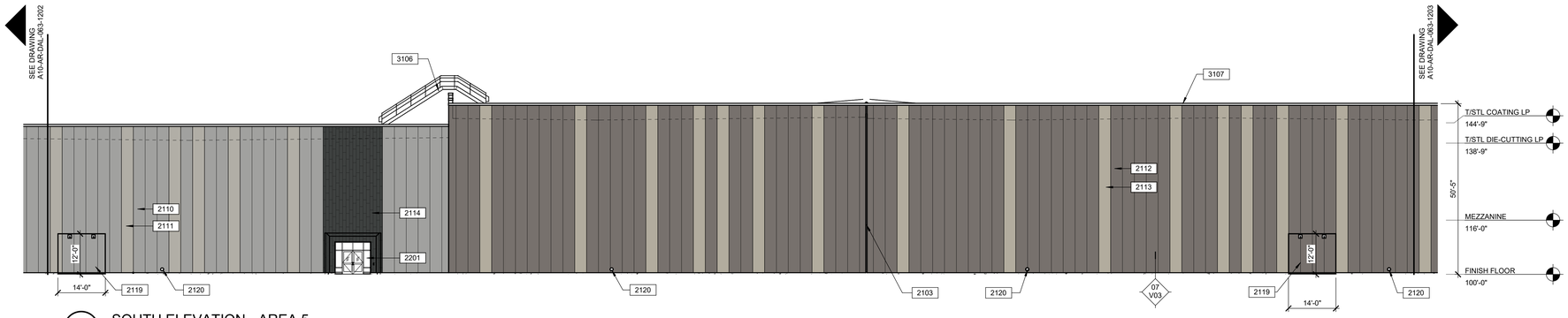
D2 A00-AR-DAL-060-0100 SOUTH ELEVATION - OVERALL

SCALE: 1" = 100'-0"



B1 A00-AR-DAL-060-0100 SOUTH ELEVATION - AREA 6

SCALE: 1/16" = 1'-0"



A1 A00-AR-DAL-060-0100 SOUTH ELEVATION - AREA 5

SCALE: 1/16" = 1'-0"

ELEVATION NOTES

1. FOUNDATION AND FOOTINGS ARE SCHEMATIC. REFER TO STRUCTURAL DOCUMENTS FOR SPECIFIC REQUIREMENTS.

2. PROVIDE SPLASHBLOCKS AT ALL DOWNSPOUTS THAT TERMINATE AT ROOF.

3. FILL MISCELLANEOUS VOIDS, INCLUDING, BUT NOT LIMITED TO, THE PERIMETERS OF WALL OPENINGS, WITH LOOSE MINERAL WOOL FILL INSULATION.

4. FOR TYPICAL EXTERIOR WALL PENETRATION DETAILS, UNO. REFER TO MECHANICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

ELEVATION LEGEND

2105 04 A08 RE — WALL TYPE: REFER TO WALL /PARTITION TYPE SHEET A000-AR-DST-060-0030

X — KEYNOTE: REFER TO KEYNOTE LEGEND ON THIS SHEET

KEYNOTE LEGEND

2103	EXTERIOR EXPANSION JOINT, REFER TO DETAIL A3/A10-AR-DRD-063-1500
2110	INSULATED METAL WALL PANEL - VERTICAL - DOVE GRAY
2111	INSULATED METAL WALL PANEL - VERTICAL - SILVERSMITH MICA
2112	INSULATED METAL WALL PANEL - VERTICAL - ZINC GRAY
2113	INSULATED METAL WALL PANEL - VERTICAL - ZINC MICA
2114	SINGLE SKIN METAL PANEL RAINSCREEN OVER INSULATED METAL BACKUP PANEL - VERTICAL - CUSTOM COLOR DARK GRAY
2115	INSULATED METAL WALL PANEL - VERTICAL - CORPORATE COLOR EVENING
2119	UNITIZED REMOVABLE INSULATED METAL WALL PANEL - REFER TO DETAILS A4, B4, A5, B5, & C5/A10-AR-DRD-063-1501
2120	STORM PIPING PENETRATION - REFER TO DETAIL
2124	LIT SIGNAGE - CORPORATE WORDMARK - WHITE
2201	INSULATED GLAZING IN ALUMINUM STOREFRONT - BLACK ANODIZED
3106	ROOF ACCESS STAIR - STRINGERS AND SUPPORT STRUCTURE - CORPORATE COLOR EVENING, GUARDRAILS - CORPORATE COLOR ELECTRIC
3107	PREFABRICATED METAL FASCIA WITH PREFABRICATED METAL NAILER - CUSTOM COLOR DARK GRAY
5102	EXTERIOR ACCESS STAIR - STRINGERS AND SUPPORT STRUCTURE - CORPORATE COLOR EVENING, GUARDRAILS - CORPORATE COLOR ELECTRIC

CLIENT: KORE POWER

CONTRACTOR: YATES CONSTRUCTION

CONSULTANT: SSOE

SEAL ON THIS DOCUMENT AUTHORIZED BY:

APPLY STAMP IN BLUEBEAM

PROJECT INFORMATION:

KORE Power Battery Manufacturing Plant

8033 SR-85
BUCKEYE, AZ
85326

NO.	DATE	SUBJECT
C	01-05-24	SITE PLAN APPROVAL
B	09-22-22	60% REVIEW
A	02-28-22	30% REVIEW

REVISION OR ISSUE

SSOE, Inc.
1001 Madison Avenue
Toledo, OH 43604
T. (419) 255-3830

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN & S. PERDUE
DESIGNED: K. COSTELLO
CHECKED: B. YOUNGS

DRAWING TITLE:
EXTERIOR ELEVATIONS - PLANT

DRAWING NO:
KORE-NA-A10-AR-DAL-063-1202

Autodesk Docs://Kore Power_Greenfield/9210197600_A22_SSOE.rvt
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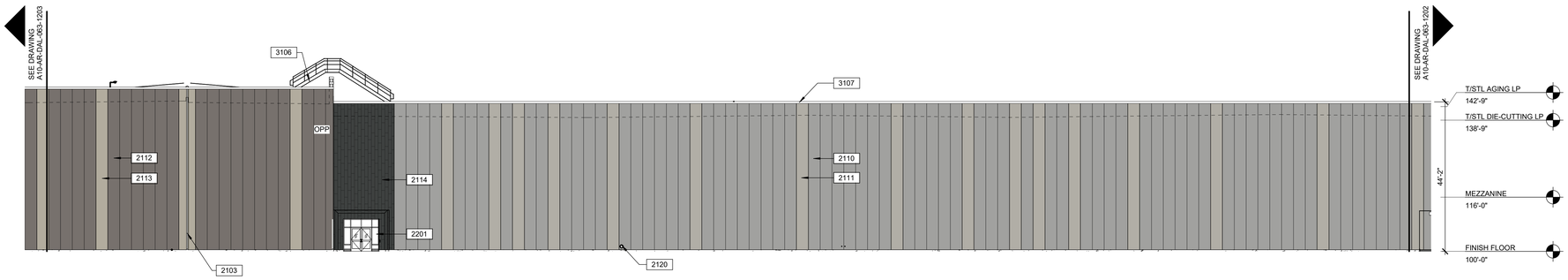
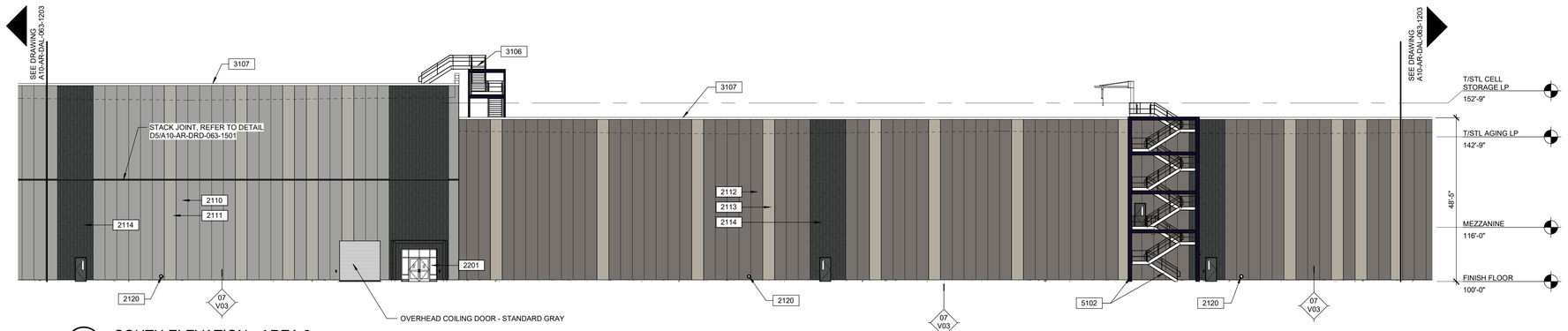


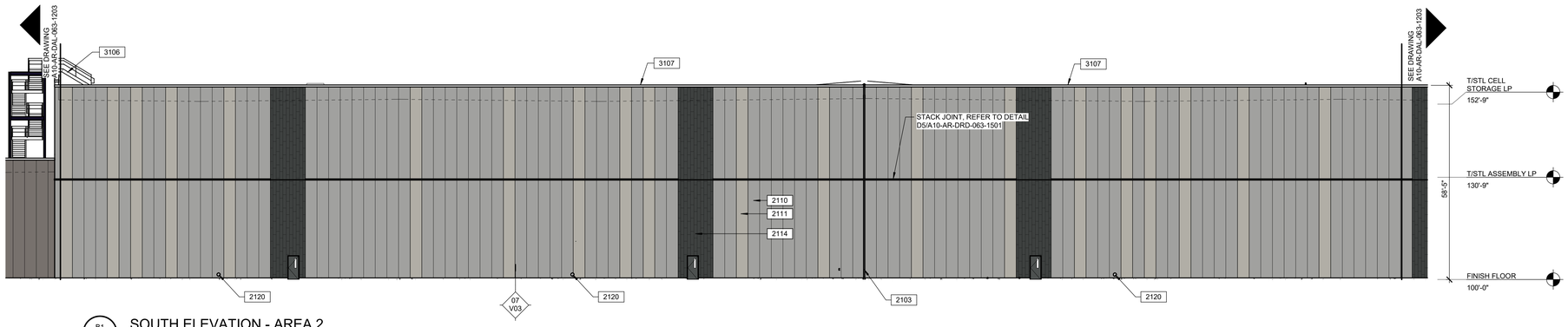
D1 A00-AR-DAL-060-0100 SOUTH ELEVATION - AREA 4

SCALE: 1/16" = 1'-0"



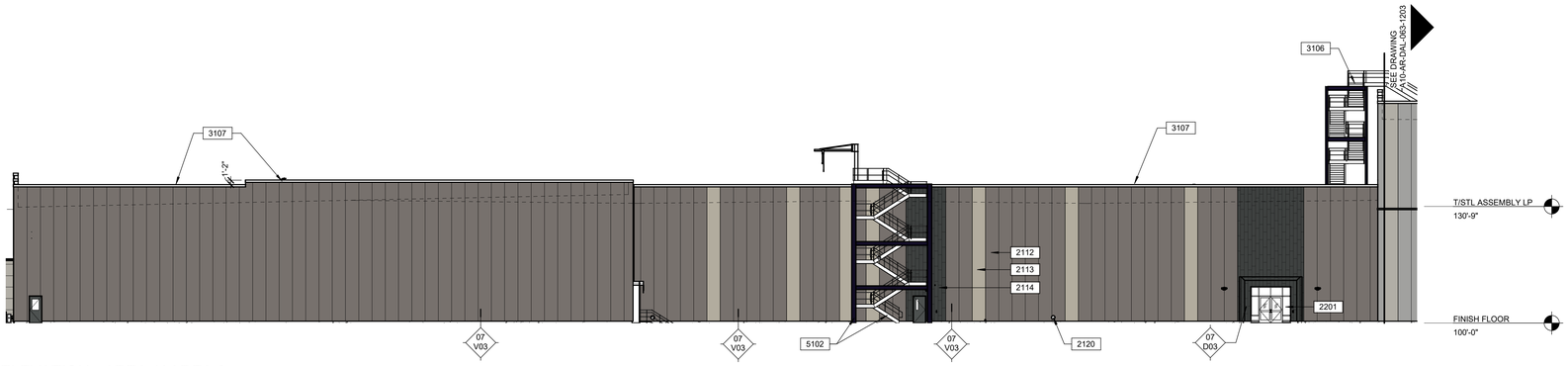
C1 A00-AR-DAL-060-0100 SOUTH ELEVATION - AREA 3

SCALE: 1/16" = 1'-0"



B1 A00-AR-DAL-060-0100 SOUTH ELEVATION - AREA 2

SCALE: 1/16" = 1'-0"



A1 A00-AR-DAL-060-0100 SOUTH ELEVATION - AREA 1/ AREA 8

SCALE: 1/16" = 1'-0"

ELEVATION NOTES

1. FOUNDATION AND FOOTINGS ARE SCHEMATIC. REFER TO STRUCTURAL DOCUMENTS FOR SPECIFIC REQUIREMENTS.

2. PROVIDE SPLASHBLOCKS AT ALL DOWNSPOUTS THAT TERMINATE AT ROOF.

3. FILL MISCELLANEOUS VOIDS, INCLUDING, BUT NOT LIMITED TO, THE PERIMETERS OF WALL OPENINGS, WITH LOOSE MINERAL WOOL FILL INSULATION.

4. FOR TYPICAL EXTERIOR WALL PENETRATION DETAILS, UNO. REFER TO MECHANICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

ELEVATION LEGEND

WALL TYPE: REFER TO WALL /PARTITION TYPE SHEET A000-AR-DST-060-0030

KEYNOTE: REFER TO KEYNOTE LEGEND ON THIS SHEET

KEYNOTE LEGEND

2103 EXTERIOR EXPANSION JOINT, REFER TO DETAIL A3/A10-AR-DRD-063-1500
2110 INSULATED METAL WALL PANEL - VERTICAL - DOVE GRAY
2111 INSULATED METAL WALL PANEL - VERTICAL - SILVERSMITH MICA
2112 INSULATED METAL WALL PANEL - VERTICAL - ZINC GRAY
2113 INSULATED METAL WALL PANEL - VERTICAL - ZINC MICA
2114 SINGLE SKIN METAL PANEL RAINSCREEN OVER INSULATED METAL BACKUP PANEL - VERTICAL - CUSTOM COLOR DARK GRAY
2120 STORM PIPING PENETRATION - REFER TO DETAIL
2201 INSULATED GLAZING IN ALUMINUM STOREFRONT - BLACK ANODIZED
3106 ROOF ACCESS STAIR - STRINGERS AND SUPPORT STRUCTURE - CORPORATE COLOR EVENING, GUARDRAILS - CORPORATE COLOR ELECTRIC
3107 PREFABRICATED METAL FASCIA WITH PREFABRICATED METAL NAILER - CUSTOM COLOR DARK GRAY
5102 EXTERIOR ACCESS STAIR - STRINGERS AND SUPPORT STRUCTURE - CORPORATE COLOR EVENING, GUARDRAILS - CORPORATE COLOR ELECTRIC

CLIENT: KORE POWER

CONTRACTOR: YATES CONSTRUCTION

CONSULTANT: SSOE

SEAL ON THIS DOCUMENT AUTHORIZED BY:

APPLY STAMP IN BLUEBEAM

PROJECT INFORMATION:

KORE Power Battery Manufacturing Plant

8033 SR-85
BUCKEYE, AZ
85326

NO.	DATE	SUBJECT
C	01-05-24	SITE PLAN APPROVAL
B	09-22-22	60% REVIEW
A	02-28-22	30% REVIEW

REVISION OR ISSUE

SSOE, Inc.
1001 Madison Avenue
Toledo, OH 43604
T. (419) 255-3830

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN & S. PERDUE
DESIGNED: K. COSTELLO
CHECKED: B. YOUNGS

DRAWING TITLE:
EXTERIOR ELEVATIONS - PLANT

DRAWING NO:
KORE-NA-A10-AR-DAL-063-1203

Autodesk Docs://Kore Power_Greenfield/021019780_A22_SSOE.rvt
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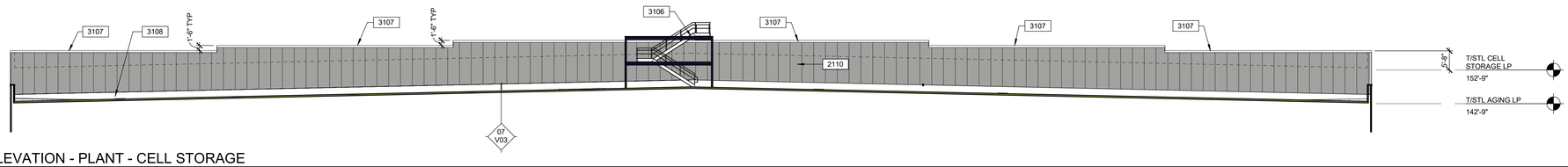
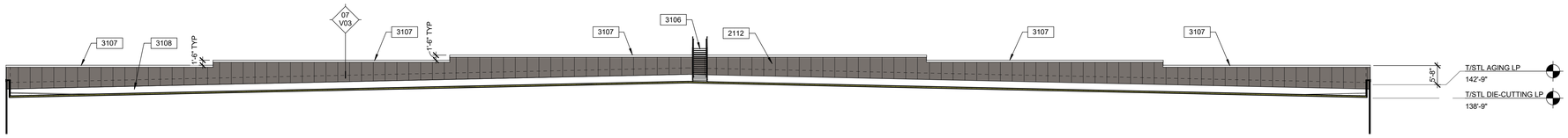
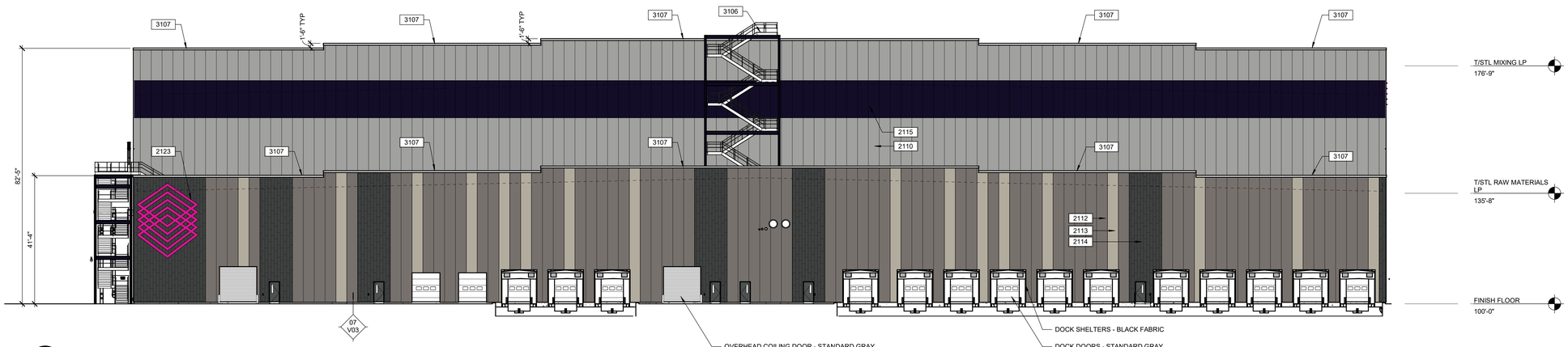


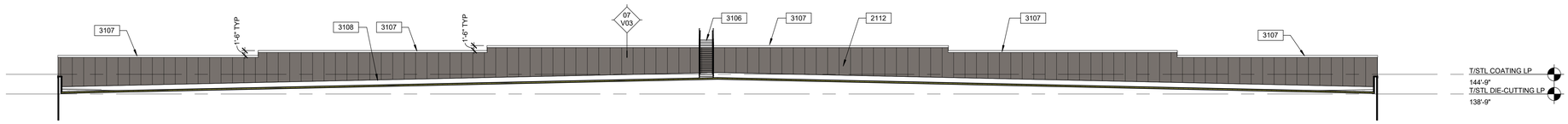
G1 EAST ELEVATION - PLANT - CELL STORAGE
A10-AR-DAL-063-1153 SCALE: 1/16" = 1'-0"



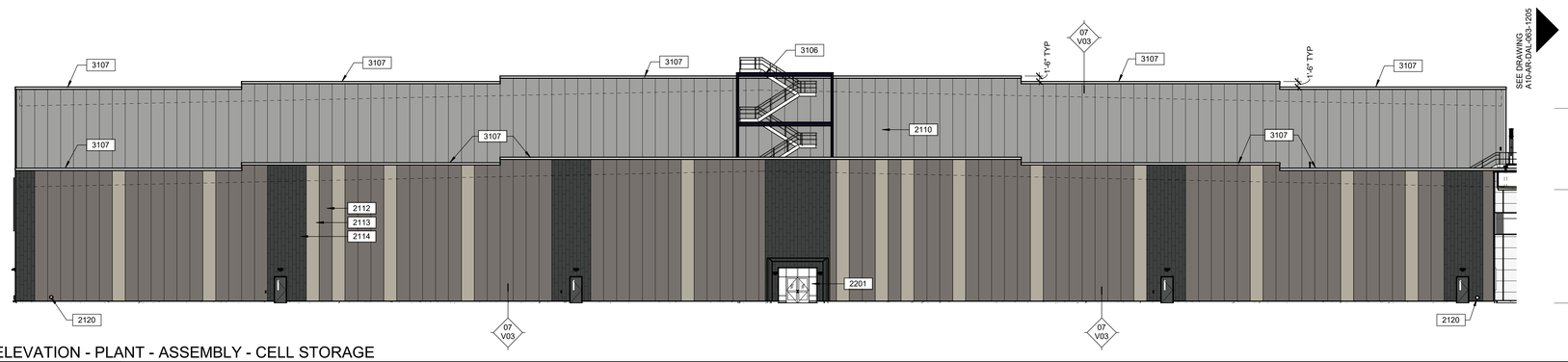
F1 EAST ELEVATION - PLANT - AGING
A10-AR-DAL-063-1154 SCALE: 1/16" = 1'-0"



D1 EAST ELEVATION - PLANT - RAW MATERIALS - MIXING
A00-AR-DAL-060-0100 SCALE: 1/16" = 1'-0"



C1 WEST ELEVATION - COATING
A10-AR-DAL-063-1155 SCALE: 1/16" = 1'-0"



A1 WEST ELEVATION - PLANT - ASSEMBLY - CELL STORAGE
A00-AR-DAL-060-0100 SCALE: 1/16" = 1'-0"

ELEVATION NOTES

1. FOUNDATION AND FOOTINGS ARE SCHEMATIC. REFER TO STRUCTURAL DOCUMENTS FOR SPECIFIC REQUIREMENTS.

2. PROVIDE SPLASHBLOCKS AT ALL DOWNSPOUTS THAT TERMINATE AT ROOF.

3. FILL MISCELLANEOUS VOIDS, INCLUDING, BUT NOT LIMITED TO, THE PERIMETERS OF WALL OPENINGS, WITH LOOSE MINERAL WOOL FILL INSULATION.

4. FOR TYPICAL EXTERIOR WALL PENETRATION DETAILS, UNO. REFER TO MECHANICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

ELEVATION LEGEND

2HR 04 A08 RE — WALL TYPE: REFER TO WALL /PARTITION TYPE SHEET A000-AR-DST-060-0030

X — KEYNOTE: REFER TO KEYNOTE LEGEND ON THIS SHEET

KEYNOTE LEGEND

2110 INSULATED METAL WALL PANEL - VERTICAL - DOVE GRAY
2112 INSULATED METAL WALL PANEL - VERTICAL - ZINC GRAY
2113 INSULATED METAL WALL PANEL - VERTICAL - ZINC MICA
2114 SINGLE SKIN METAL PANEL RAINSCREEN OVER INSULATED METAL BACKUP PANEL - VERTICAL - CUSTOM COLOR DARK GRAY
2115 INSULATED METAL WALL PANEL - VERTICAL - CORPORATE COLOR EVENING
2120 STORM PIPING PENETRATION - REFER TO DETAIL
2123 LIT SIGNAGE - CORPORATE LOGO - CUSTOM CORPORATE COLOR GRADIENT
2201 INSULATED GLAZING IN ALUMINUM STOREFRONT - BLACK ANODIZED
3106 ROOF ACCESS STAIR - STRINGERS AND SUPPORT STRUCTURE - CORPORATE COLOR EVENING, GUARDRAILS - CORPORATE COLOR ELECTRIC
3107 PREFABRICATED METAL FASCIA WITH PREFABRICATED METAL NAILER - CUSTOM COLOR DARK GRAY
3108 ROOF-TO-WALL TRANSITION, SINGLE PLY MEMBRANE FLASHING ON RIGID INSULATION. REFER TO DETAIL _____

CLIENT: KORE POWER

CONTRACTOR: YATES CONSTRUCTION

CONSULTANT: SSOE

SEAL ON THIS DOCUMENT AUTHORIZED BY:
APPLY STAMP IN BLUEBEAM

PROJECT INFORMATION:
KORE Power Battery Manufacturing Plant
8033 SR-85
BUCKEYE, AZ
85326

NO.	DATE	SUBJECT
C	01-05-24	SITE PLAN APPROVAL
B	09-22-22	60% REVIEW
A	02-28-22	30% REVIEW

REVISION OR ISSUE

SSOE, Inc.
1001 Madison Avenue
Toledo, OH 43604
T. (419) 255-3830

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN & S. PERDUE
DESIGNED: K. COSTELLO
CHECKED: B. YOUNGS

DRAWING TITLE:
EXTERIOR ELEVATIONS - PLANT

DRAWING NO:
KORE-NA-A10-AR-DAL-063-1204

Autodesk Docs://Kore Power_ Greenfield/021019780_A22_SSOE.rvt
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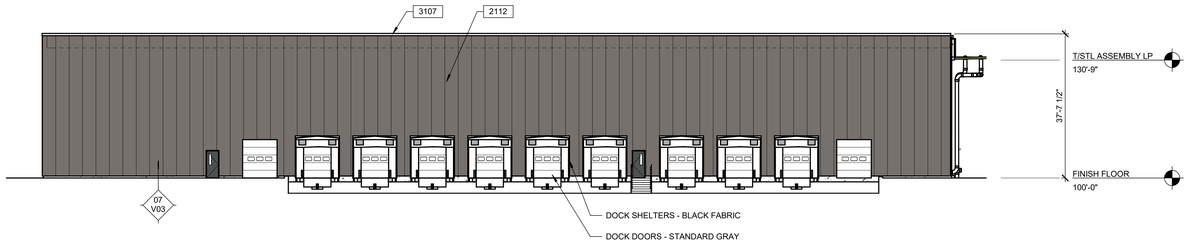
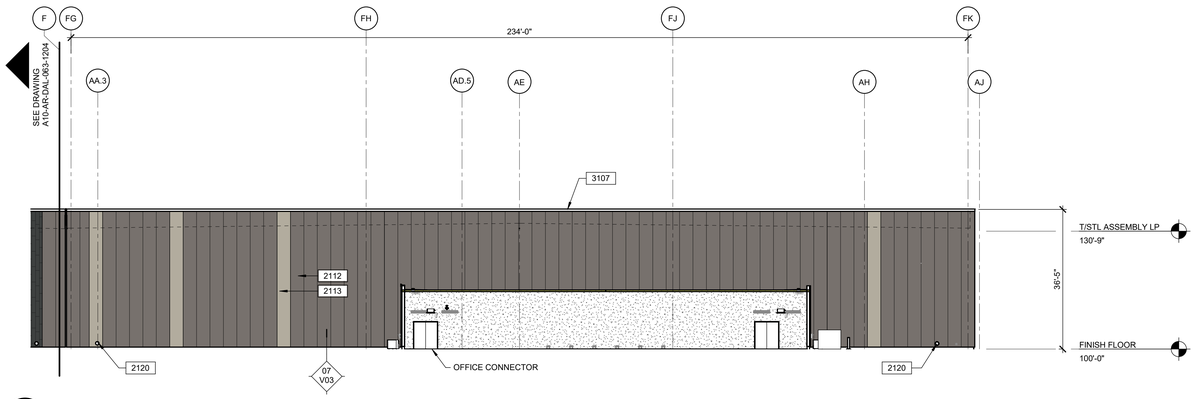


D2 A00-AR-DAL-060-0100 EAST ELEVATION - FINISHED GOODS

SCALE: 1/16" = 1'-0"



C2 A00-AR-DAL-060-0100 WEST ELEVATION - FINISHED GOODS

SCALE: 1/16" = 1'-0"

ELEVATION NOTES

1. FOUNDATION AND FOOTINGS ARE SCHEMATIC. REFER TO STRUCTURAL DOCUMENTS FOR SPECIFIC REQUIREMENTS.

2. PROVIDE SPLASHBLOCKS AT ALL DOWNSPOUTS THAT TERMINATE AT ROOF.

3. FILL MISCELLANEOUS VOIDS, INCLUDING, BUT NOT LIMITED TO, THE PERIMETERS OF WALL OPENINGS, WITH LOOSE MINERAL WOOL FILL INSULATION.

4. FOR TYPICAL EXTERIOR WALL PENETRATION DETAILS, UNO. REFER TO MECHANICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

ELEVATION LEGEND

2125 04 A08 RE — WALL TYPE: REFER TO WALL /PARTITION TYPE SHEET A000-AR-DST-060-0030

X — KEYNOTE: REFER TO KEYNOTE LEGEND ON THIS SHEET

KEYNOTE LEGEND

2112 INSULATED METAL WALL PANEL - VERTICAL - ZINC GRAY
2113 INSULATED METAL WALL PANEL - VERTICAL - ZINC MICA
2120 STORM PIPING PENETRATION - REFER TO DETAIL
3107 PREFABRICATED METAL FASCIA WITH PREFABRICATED METAL NAILER - CUSTOM COLOR DARK GRAY

CLIENT:
KORE POWER

CONTRACTOR:
YATES CONSTRUCTION

CONSULTANT:
SSOE

SEAL ON THIS DOCUMENT AUTHORIZED BY:
APPLY STAMP IN BLUEBEAM

PROJECT INFORMATION:
KORE Power Battery Manufacturing Plant

8033 SR-85
BUCKEYE, AZ
85326

NO.	DATE	SUBJECT
B	01-05-24	SITE PLAN APPROVAL
A	09-22-22	60% REVIEW

REVISION OR ISSUE

SSOE, Inc.
1001 Madison Avenue
Toledo, OH 43604
T. (419) 255-3830

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN & S. PERDUE
DESIGNED: K. COSTELLO
CHECKED: B. YOUNGS

DRAWING TITLE:
EXTERIOR ELEVATIONS - PLANT

DRAWING NO:
KORE-NA-A10-AR-DAL-063-1205

Autodesk Docs://Kore Power_Greenfield/021019780_A22_SSOE.rvt
DATE: 1/5/2024 5:04:00 PM

KEYNOTE LEGEND

2114	SINGLE SKIN METAL PANEL RAINSCREEN OVER INSULATED METAL BACKUP PANEL - VERTICAL - CUSTOM COLOR DARK GRAY
2116	INSULATED METAL WALL PANEL - HORIZONTAL - REGAL WHITE
2117	INSULATED METAL WALL PANEL - HORIZONTAL - SILVERSMITH MICA
2118	INSULATED PROFILED METAL WALL PANEL - HORIZONTAL - REGAL WHITE
2201	INSULATED GLAZING IN ALUMINUM STOREFRONT - BLACK ANODIZED
2202	INSULATED GLAZING IN ALUMINUM CURTAINWALL - BLACK ANODIZED
3107	PREFABRICATED METAL FASCIA WITH PREFABRICATED METAL NAILER - CUSTOM COLOR DARK GRAY

ELEVATION NOTES

1. FOUNDATION AND FOOTINGS ARE SCHEMATIC. REFER TO STRUCTURAL DOCUMENTS FOR SPECIFIC REQUIREMENTS.

2. PROVIDE SPLASHBLOCKS AT ALL DOWNSPOUTS THAT TERMINATE AT ROOF.

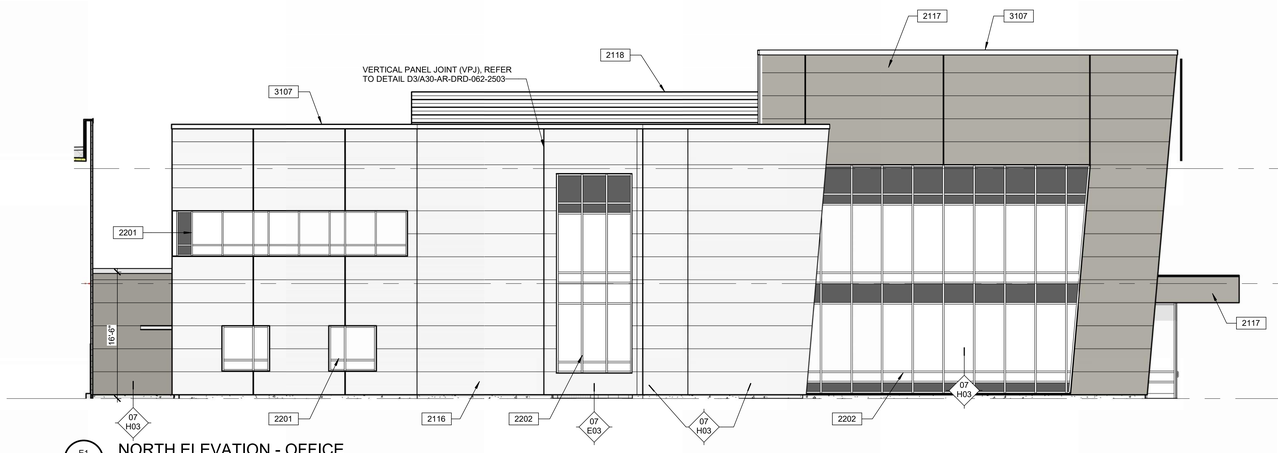
3. FILL MISCELLANEOUS VOIDS, INCLUDING, BUT NOT LIMITED TO, THE PERIMETERS OF WALL OPENINGS, WITH LOOSE MINERAL WOOL FILL INSULATION.

4. FOR TYPICAL EXTERIOR WALL PENETRATION DETAILS, UNO. REFER TO MECHANICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

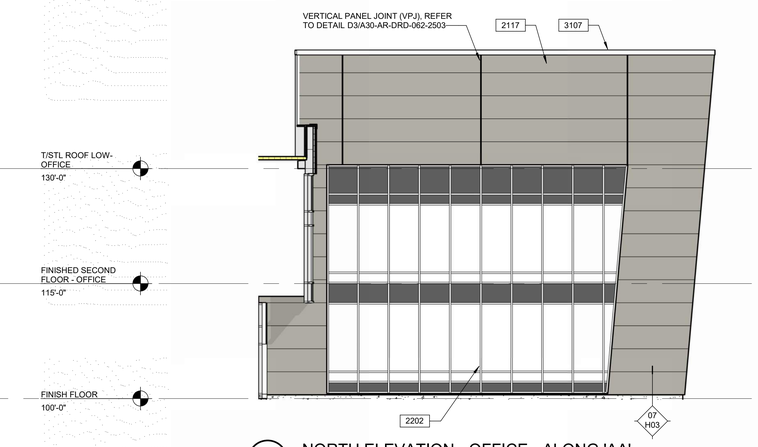
ELEVATION LEGEND

2116 04 A08 RE — WALL TYPE: REFER TO WALL /PARTITION TYPE SHEET A000-AR-DST-060-0030

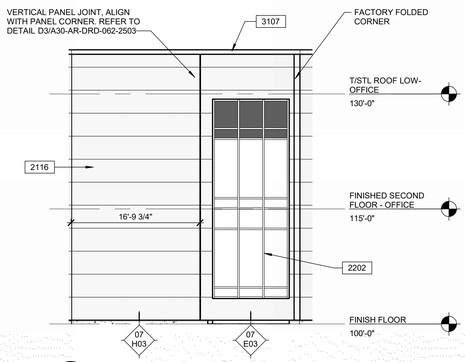
X — KEYNOTE: REFER TO KEYNOTE LEGEND ON THIS SHEET



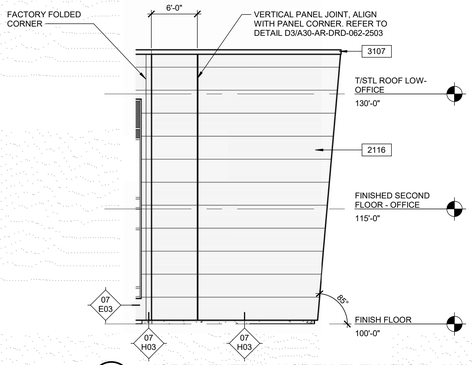
E1 NORTH ELEVATION - OFFICE
A30-AR-DAL-062-2200 SCALE: 1/8" = 1'-0"



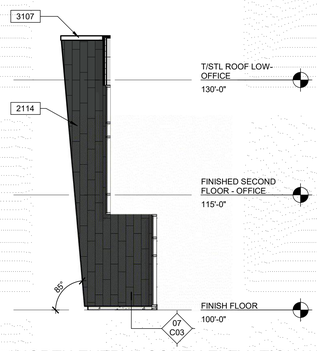
E5 NORTH ELEVATION - OFFICE - ALONG 'AA'
A30-AR-DAL-062-2200 SCALE: 1/8" = 1'-0"



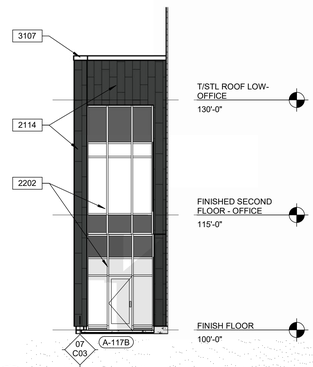
B1 NORTH ENTRY - NORTH ELEVATION - STAIR
A30-AR-DAL-062-2200 SCALE: 1/8" = 1'-0"



B2 NORTH ENTRY - NORTH ELEVATION - WING
A30-AR-DAL-062-2200 SCALE: 1/8" = 1'-0"



B3 NORTH ENTRY - SOUTH ELEVATION WING
A30-AR-DAL-062-2200 SCALE: 1/8" = 1'-0"



B5 NORTH ENTRY - WEST ELEVATION
A30-AR-DAL-062-2200 SCALE: 1/8" = 1'-0"

CLIENT: KORE POWER

CONTRACTOR: YATES CONSTRUCTION

CONSULTANT: SSOE

SEAL ON THIS DOCUMENT AUTHORIZED BY: APPLY STAMP IN BLUEBEAM

PROJECT INFORMATION:

KORE Power Battery Manufacturing Plant

8033 SR-85
BUCKEYE, AZ
85326

NO.	DATE	SUBJECT
C	01-05-24	SITE PLAN APPROVAL
B	09-22-22	60% REVIEW
A	02-28-22	30% REVIEW

REVISION OR ISSUE

SSOE, Inc.
1001 Madison Avenue
Toledo, OH 43604
T. (419) 255-3830

PROJECT NO: 021-01978-00
PROJECT MANAGER: N. BRYAN & S. PERDUE
DESIGNED: B. DEAN
CHECKED: B. YOUNGS

DRAWING TITLE: EXTERIOR ELEVATIONS - OFFICE

DRAWING NO: KORE-NA-A30-AR-DAL-062-2200

Autodesk Docs://Kore Power_Greenfield/021019780/0_A22_SSOE.rvt
DATE: 1/5/2024 5:04:02 PM

KEYNOTE LEGEND

2114	SINGLE SKIN METAL PANEL RAINSCREEN OVER INSULATED METAL BACKUP PANEL - VERTICAL - CUSTOM COLOR DARK GRAY
2117	INSULATED METAL WALL PANEL - HORIZONTAL - SILVERSMITH MICA
2118	INSULATED PROFILED METAL WALL PANEL - HORIZONTAL - REGAL WHITE
2123	LIT SIGNAGE - CORPORATE LOGO - CUSTOM CORPORATE COLOR GRADIENT
2125	BACK-LIT SIGNAGE - CORPORATE WORDMARK - BLACK
2201	INSULATED GLAZING IN ALUMINUM STOREFRONT - BLACK ANODIZED
2202	INSULATED GLAZING IN ALUMINUM CURTAINWALL - BLACK ANODIZED
3107	PREFABRICATED METAL FASCIA WITH PREFABRICATED METAL NAILER - CUSTOM COLOR DARK GRAY

ELEVATION NOTES

1. FOUNDATION AND FOOTINGS ARE SCHEMATIC. REFER TO STRUCTURAL DOCUMENTS FOR SPECIFIC REQUIREMENTS.

2. PROVIDE SPLASHBLOCKS AT ALL DOWNSPOUTS THAT TERMINATE AT ROOF.

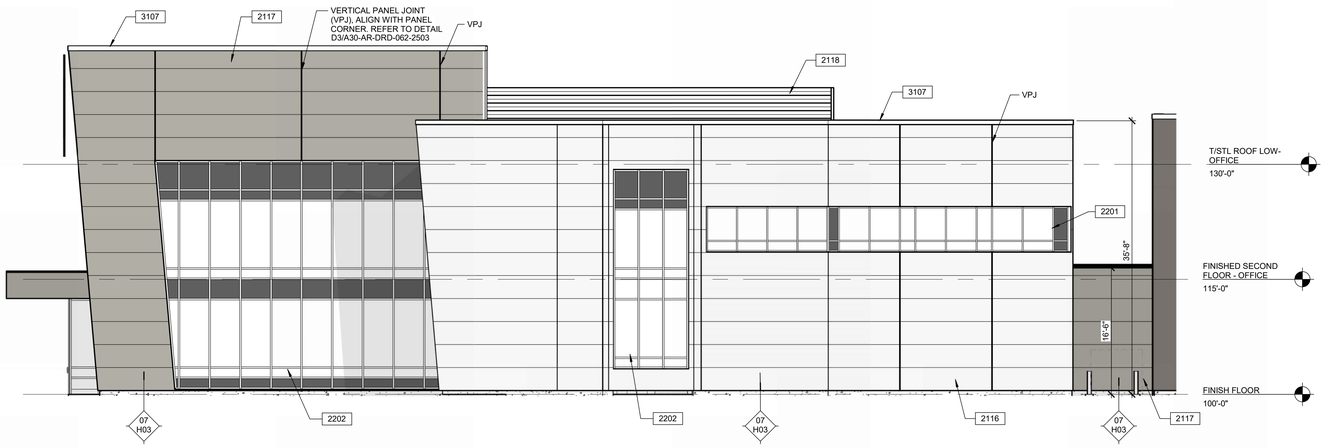
3. FILL MISCELLANEOUS VOIDS, INCLUDING, BUT NOT LIMITED TO, THE PERIMETERS OF WALL OPENINGS, WITH LOOSE MINERAL WOOL FILL INSULATION.

4. FOR TYPICAL EXTERIOR WALL PENETRATION DETAILS, UNO. REFER TO MECHANICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

ELEVATION LEGEND

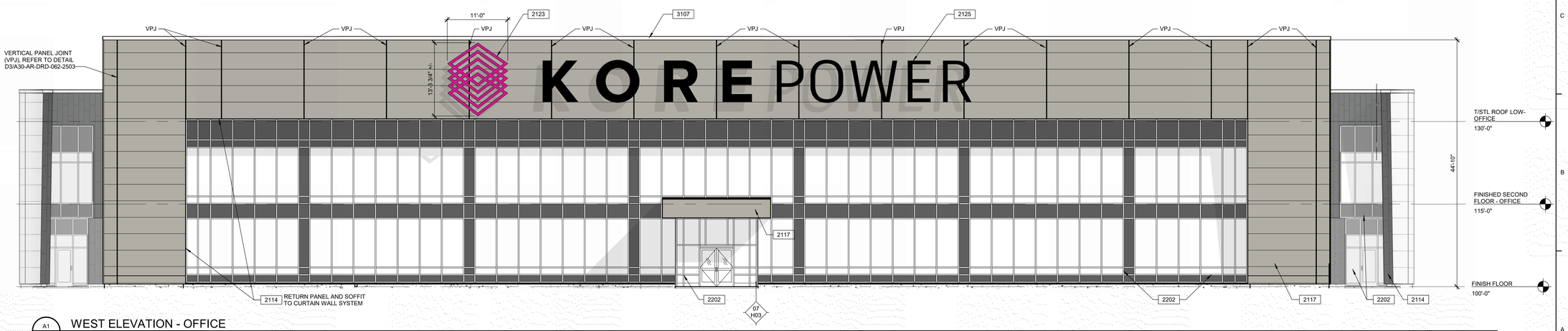
2125 / 04 / A08 / RE — WALL TYPE: REFER TO WALL /PARTITION TYPE SHEET A000-AR-DST-060-0030

X — KEYNOTE: REFER TO KEYNOTE LEGEND ON THIS SHEET



E1 A30-AR-DAL-062-2201 SOUTH ELEVATION - OFFICE

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



A1 A30-AR-DAL-062-2201 WEST ELEVATION - OFFICE

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

CLIENT:

KORE POWER

CONTRACTOR:

YATES CONSTRUCTION

CONSULTANT:

SSOE

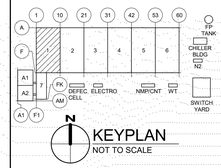
SEAL ON THIS DOCUMENT AUTHORIZED BY:

APPLY STAMP IN BLUEBEAM

PROJECT INFORMATION:

KORE Power Battery Manufacturing Plant

8033 SR-85
BUCKEYE, AZ
85326



N

KEYPLAN
NOT TO SCALE

NO.	DATE	SUBJECT
C	01-05-24	SITE PLAN APPROVAL
B	09-22-22	60% REVIEW
A	02-28-22	30% REVIEW

REVISION OR ISSUE

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EXTERIOR ELEVATIONS - OFFICE

DRAWING NO:

KORE-NA-A30-AR-DAL-062-2201

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