

MEMORANDUM

TO: Dustin Chisum, Senior Project
Manager Deutsch Architecture
Group

FROM: Jose A. Macias, Planner/GIS
Community Development Department, Planning & Zoning

RE: PZ19-11-23 Cavco West Major Site Plan

DATE: February 12, 2020

Mr. Chisum,

Please see the comments from the El Mirage Technical Advisory
Committee
(TAC) for the Major Site Plan Zoning Application for the proposed Light
Manufacturing Use in an Employment/Industry (E/I) Zone.

BUILDING & SAFETY

1. No additional comments at this time for the Cavco West
Development Application.

Response

ENGINEERING

2. See attached memorandum.

See attached Engineering Response Form.

ECONOMIC DEVELOPMENT

3. Economic Development supports CAVCO coming to El Mirage and
Copper Wing Logistics Center. This development will become the
largest building and the largest employer in the City. CAVCO has a
great reputation as a company and compliments the existing non-
retail businesses. The 40-acre parcel will see a significant increase in
property taxes from current Class 6 to Class 1. Job creation is
projected to reach 500 jobs. Indirect jobs will also increase with an
average three to one ratio. The development will improve retail
attractiveness by increasing lunch crowd size.

Response

FIRE DEPARTMENT

4. Remote access, the building shows it will have electronic gates. Will gates have a preemption device?

Response: Typically, no, we place a knox box with an override.

5. Knox box or keypad will need to be installed at the electronic gates to allow access incase preemption fails, a knox box will also need to be installed at main entrance to allow 24hr access by fire department.

Response: Yes we will have one at the gates and building entry points.

6. Fire Riser sign for the riser room.

Response: Yes

7. Proper address identification.

Response: yes

8. Hazardous material listing and location.

Response: Site currently has no large amounts of chemicals, a HMIS form will be filled out.

9. What is the distance from fire hydrant to the riser room?

Response: Preliminary distance is about 68'.

10. Due to the height of the structure, we will be requiring roof access points. El Mirage Fire Department does not have the capability of reaching extended heights.

Response: we have currently have two roof access points.

PLANNING & ZONING

11. Provide site plan Lot Coverage.

Response: Yes, 32%

12. Parking calculation provided are not based off the El Mirage Zoning

Code

§ 154.105 (E) (2). See off-street parking requirements below and revise parking calculations.

Response: Parking Calculations have been updated. Additional ADD spots have been placed in and all spots are Van Accessible.

Manufacturing and industrial uses	a. 1 space per 450 square feet of floor area, plus
	b. 1 space for each company owned truck if not stored within the building.

Offices (except medical and dental)	a. Minimum of 4 spaces and
• Floor Area 0-5,000 square feet	b. 4 spaces per 1,000 square feet.
• Floor Area 5,000 - 20,000 square feet	c. 3.5 spaces per 1,000 square feet.
• Floor Area over 20,000 square feet	d. 3 spaces per 1,000 square feet.

13. AZT Hybrid Palo Brea tree species are prohibited in the City El Mirage. Please replace with new species.

Response: Trees will be replaced / removed.

14. Sheets L-1.2 & L1.3, add DG note to the Septic Area.

Response: Yes, a note will be added.

15. A landscape inspection of all plantings will be conducted prior to obtaining the Certificate of Occupancy.

Response: Yes, a note will be added.

16. A Final Plat or Map of Dedication with easements is required for review and approval from the City prior to obtaining a Certificate of Occupancy. Additional Fees apply.

Response: Yes, land owner as already provided the plat and has been recorded with the County.

17. Duration of site plan approval. An approved site plan shall be valid for one year from its date of approval, or until the zoning on a particular site lapse, whichever occurs first.

Response: yes.

POLICE DEPARTMENT

18. What type of surveillance and security system will they be having on the building?

Response: There will be security cameras.

19. Provide adequate lighting.

Response: Parking lot and dock area are currently design for standard industrial lighting.

PUBLIC WORKS

20. No comments.

Response

DAJ
2/19/20



February 13, 2020

Community Development Department
City of El Mirage
10000 N. El Mirage Road
El Mirage, AZ 85335

Subject: Cavco El Mirage
Joe R. Ramirez Road and Dysart Road, El Mirage, AZ
DEUTSCH NO. 18129.00

Dear Jose Macias:

The following are Deutsch Architecture Group and the engineers' responses to your review comments, dated February 10, 2020, regarding the Cavco West Development Project.

CIVIL

1. Comment: The sidewalk between the parking spaces and building shall be a minimum of 6' wide or parking blocks are required.
Response: No Problem, sidewalk is already designed for 6' wide. .
2. Comment: The sidewalk shall be within the right of way, not the PUE. If the sidewalk cannot fit within the right of way (i.e. areas around the proposed driveways), a Pedestrian Access Easement shall be dedicated to the City in these locations.
Response: No Problem, sidewalk has been updated to be flush with back of curb.
3. Comment: The slope of any parking area shall not exceed 3%.
Response: No Problem, Civil has been notified.
4. Comment: A 500,000 square foot building requires eight loading berths per City Code Section 154.106. The first berth shall be 12'x70' and each additional berth shall be 12'x45'.
Response: We have identified the loading areas.
5. Comment: No exterior storage of trash or garbage is permissible except in an accessory building enclosed by walls and roof or in closed containers within a totally screened area.
Response: Trash / yard dumpsters are all located in the back of the building behind an 8 foot high screen wall from the street.
6. Comment: What is the inside and outside radii of the fire lane turning template? It shall be 19.5' and 45'.
Response: Fire turning radius has been updated to match City standards.
7. Comment: If a drive is designated for truck entry and/or fire lane, please provide the necessary signage.
Response: Additional notes have been add to the site plan. All drives can bee uses for fire access.



8. Comment: Stop signs are recommended at the driveways.
Response: *Noted.*
9. Comment: Verify driveways meets sight distance requirements per COEM Detail EM-158.
Response: *Drives meet the requirements.*
10. Comment: The front building setback shall be 10 feet and the side and rear setbacks shall 5 feet.
Response: *Setbacks have been updated.*
11. Comment: Some of the dimensions of the property lines do not match those of the recorded Plat.
Response: *Noted.*
12. Comment: Show high water level, bottom elevations, volume required and volume provided for each retention basin. Show the basin overflow and the ultimate outfall elevation of the site.
Response: *Noted, civil plans will be updated.*
13. Comment: Basins shall be a minimum of 20 feet away from the septic system.
Response: *Noted, no problem.*
14. Comment: Side slopes adjacent to the public right to way shall be 6:1 or flatter. There shall be at least two feet of level ground between any sidewalk, wall or vertical obstruction and the top of any side slope grading.
Response: *Noted, civil plans will be updated.*
15. Comment: Additional coordination will be required with the north basin and the existing culverts in Ramirez Road.
Response: *Noted, civil plans will be updated.*
16. Comment: Headwalls require safety rail and trash racks.
Response: *Noted, civil plans will be updated.*
17. Comment: Storm drain shall have a minimum of 2 feet of cover.
Response: *Noted, civil plans will be updated.*
18. Comment: The storm drainpipe that runs through Basin A shall have a minimum of 4 feet of cover from the bottom of the basin to the top of the pipe.
Response: *Noted, civil plans will be updated.*
19. Comment: Show utility crossing information.
Response: *Noted, civil plans will be updated.*
20. Comment: Call out the size of the domestic water service(s).
Response: *Noted, civil plans will be updated.*
21. Comment: The backflow preventers and water services shall not be within the basin.
Response: *Noted, civil plans will be updated.*



22. Comment: Additional valves are recommended along the fire line (i.e. every 500 feet).
Response: *Noted, civil plans will be updated.*
23. Comment: Hydrant service lines that exceed 100 feet in length shall be 8 inches.
Response: *Noted, civil plans will be updated.*
24. Comment: Plans will need to show length, slope and material of sewer lines. The manholes will require lids labeled as "Private Sewer".
Response: *Noted, civil plans will be updated.*
25. Comment: All water and sewer mains and services within the site, outside of any public easements, will be considered private. Any hydrants within the project site will be private and painted red per City Detail EM-360. All hydrants require markers per MAG Detail 122.
Response: *Noted, civil plans will be updated.*
26. Comment: The developer is required to perform their own flow test. The City's Fire Department (623-583-7968) shall be contacted as a witness. Also notify the Public Works Department (623-876-4251) one week prior to the test.
Response: *Noted, civil plans will be updated and will call for the flow test.*
27. Comment: Review and approval of the proposed septic system will be handled by Maricopa County.
Response: *Noted, civil plans will be updated. Septic system design will be thru the selected GC.*
28. Comment: Plans shall include applicable City Notes. Call out MAG, City, etc. details to be used.
Response: *Noted, civil plans will be updated.*

WATER/DRAINAGE/WASTEWATER

1. Comment: The on-site basins shall be designed to handle the project site and the adjacent half right of way of Ramirez Road.
Response: *Noted, civil and architectural plans will be updated. We have placed a small preliminary retention, curb cut to handle the water. Final design will be done during CD's*
2. Comment: For planning purposes, a drywell disposal rate of 0.1 cfs is more appropriate for this location.
Response: *Noted, civil plans will be updated.*
3. Comment: Section 5.0 - Conclusions
a. Conclusion #4 – the basins are deeper than 3 feet
b. Conclusion #5 – Section 2.3 states that the southern basin will be equipped with drywells.
Response: *Noted, civil plans will be updated.*
4. Comment: Table 1.2
a. Ramirez Road shall be included in the retention calculations.
b. The City requires desert landscaping to have a coefficient of 0.70.
Response: *Noted, civil and landscape plan will be updated.*



5. Comment: Pipe Analysis – show the Manning's n value and pipe capacities in the StormCad spreadsheet.
Response: Noted, civil plans will be updated.
6. Comment: Exhibit 3 – The Drainage Areas are labeled C and D. Is this referenced anywhere in the report?
Response: Noted, civil reports will be updated.
7. Comment: Exhibit 4 – Label the Sub basins on this exhibit.
Response: Noted, civil reports will be updated
8. Comment: Provide the anticipated water demand for the site using demand values from the City of Peoria or Surprise and the attached Water Criteria.
Response: Noted, civil reports will be updated, may need to more coordination.
9. Comment: Provide the anticipated wastewater demand for the site using demand values from the City of Peoria or Surprise and the attached Wastewater Criteria.
Response: Noted, civil reports will be updated, may need to more coordination.

TRAFFIC IMPACT STUDY

1. Comment: The TIS states that the building is 700k square feet but the plans call out approximately 500k. Which is correct?
Response: Building footprint is indicate on the site plan, we are looking at 560,027 SF. Preliminary design the concept plan was closer to the 700k mark.
2. Comment: The spacing between the driveways is incorrect. Please revise.
Response: Preliminary layout with Bryce Christo and Joe Macias was sign off December 3rd, 2019.
3. Comment: The plans state that there are 300 employees for this site. Are there multiple shifts or is it possible 300 vehicles will be arriving/departing at the same time?
Response: The current plan is one shift with some staggered start times.
4. Comment: The following offsite improvements will be required:
 - a. A northbound left turn lane at Dysart Road and Ramirez Road (JRR). The TIS shall provide dimensions. This assumes the Cavco project is installed prior to the City's Dysart Road project.
 - b. A southbound right turn lane at Dysart Road and JRR in its ultimate location. Storage shall be a minimum of 160' and the taper shall be a minimum of 100 feet. Coordination with the City's Dysart Road plans will be required.*Response: Noted, per our conversation with Bryce Christo and Jose Macias, the construction of the intersection is in the works with the City and coordination of the Southbound right turn lane is no problem. Northbound will be by the City. Design coordination will follow.*
5. Comment: Provide a traffic signal warrant analysis for the intersection of Dysart Road and JRR.
Response: Noted, Cavco will notify land owner.

SITE PLAN

1. Comment: If the basins are deeper than 3 feet, the side slopes shall be flatter. The north basin is 5.5 feet deep and therefore shall have maximum side slopes of 6:1. The rear basin is 3.5 feet deep and



shall have maximum side slopes of 4:1.

Response:
2. Comment:

Noted, civil plans will be updated.

The project is responsible for the drainage generated by the half right of way of Ramirez Road along its frontage. A structure will be required at the east end of Ramirez Road to capture these flows and retain them on site.

Response:

Noted, civil plans will be updated.

SITE PLAN

SHEET AS-110

1. Comment:

Keynotes

- a. Note 15 – If a dry well is removed, it will need to be abandoned per ADEQ requirements.
- b. Note 16 – There are two Note 16s.
- c. The storm drainpipes are called out but not shown.

Response:

Note, Keynote 16 is located in the retention. I adjust the line work to help see it. Item A and C will be updated on the civil plans.

2. Comment:

- a. Parking spaces for the office shall be calculated as $((25,000 \times 0.90) / 1,000) \times 3 = 68$ spaces

The plans group the manufacturing use with the warehouse use but the City has separate parking space requirements for these uses. Manufacturing requires 1 space for every 450 square feet of floor area and one space for each company truck not stored within the building. Warehousing requires 1 space per 1,000 square feet of floor area, 1 space per employee on the maximum shift and one space for each company truck not stored within the building. The floor area, in both cases, shall be determined on the basis of the exterior-area dimensions of the building, structure, or use multiplied by the number of floors, minus 10%. Please revise the required parking spaces.

- b. Verify the total number of parking spaces provided and update the table accordingly.
- c. The number of ADA spaces required is based on the total spaces provided. For a total of 468 spaces, 7 standard ADA spaces and 2 van accessible ADA spaces are required for a total of 9.
- d. The "Occupancy" Section shows the Warehouse/Manufacturing as 454k square feet while the "Parking Calculations" Section show it as 480k square feet. Which is correct?

Response:

Parking calculation have been update.

3. Comment:

This plan states that the existing chain link fence along the west property line will remain. Is this a chain link fence? The Civil Plans call for a new chain link fence. Which is correct?

Response:

Based on site survey the fence was installed by the neighbor to the west. Cavco would like to keep it. Existing neighbor is a similar open yard work area / uses.

LANDSCAPING

1. Comment:

Trees shall not be placed within the 8' PUE. Trees shall not be placed within 5 feet of a public sidewalk or curb.



Response: Noted, landscape plans will be updated.

2. Comment: Hydrants shall have 3-foot minimum clearance per City Detail EM-361.

Response: Noted, civil plans will be updated.

3. Comment: Decomposed granite within the right of way shall be 1/2" screened, not 1/4" minus.

Response: Noted, landscape plans will be updated.

DEED

1. Comment: No comments.

Response: Noted

LIGHTING

1. Comment: No comments.

Response: Noted

ALTA SURVEY

1. Comment: No comments.

Response: Noted

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1. Comment: No comments.

Response: Noted

MISCELLANEOUS

1. Comment: Groundwater rights shall be extinguished, and credits shall be pledged to the City prior to the City's construction permit approval.

Response: Noted, civil plans will be updated.

2. Comment: A Geotechnical Report will be required to provide on-site pavement sections. Verify the proposed pavement sections can handle 75,000 lbs. or more if the trucks entering and exiting the site will be heavier.

Response: Noted, working on getting the owner to higher one.

3. Comment: A Stormwater Pollution Prevention Plan (SWPPP) will be required per the City's SWPPP Guidelines document. A Notice of Intent (NOI) from ADEQ will be required prior to the City's construction permit approval.

Response: Noted, plans will be provided.

4. Comment: An Approval to Construct (ATC) will be required from MCESD for the water and sewer line



extensions.

Response: Noted, civil plans will be updated.

5. Comment: A Haul Permit will be required if 500 cubic yards or more of material will be brought into or out of the site. This will require a separate application, an exhibit showing the haul route and insurance from the company performing the haul. The fee is \$300.

Response: Noted, civil plans will be updated and selected GC will be reminded.

6. Comment: Any cutting of the pavement in Ramirez Road will require Pavement Cut Fees per the most current Fee Schedule.

Response: Noted, civil plans will be updated.

7. Comment: A Dust Control Permit from the County will be required prior to the City's construction permit approval.

Response: Noted, civil plans will be updated.

8. Comment: A Final Plat will be required prior to Certificate of Occupancy.

Response: Final Plat by the land lord has been completed.

Sincerely,

Project Manager

2/19/20