
MEMORANDUM

TO: Matt Izzo, VESPRO
FROM: Jose A. Macias, Senior Planner
Development Services Department, Planning & Zoning
RE: PZ22-03-12: Desert Truss Site Plan Approval
DATE: August 29, 2022

Mr. Izzo,

Please see the comments from the El Mirage Technical Advisory Committee (TAC) for the Light Manufacturing use.

BUILDING & SAFETY

1. No comment.

ECONOMIC DEVELOPMENT

2. No comment.

ENGINEERING

3. See attached memorandum.

FIRE DEPARTMENT

4. No comment.

PLANNING & ZONING

5. The truss plant will be constructed in one phase. No phasing plan was submitted.
6. A Site Plan zoning application will be required for City review and approval for when the undeveloped portion of the property is ready to be developed.
7. A final plat if required shall be submitted for City review and approval to record any easements and or any dedication of land prior to issuing the Certificate of Occupancy. Separate fees apply.
8. The use of the area at the back of property needs to be confirmed or otherwise shall be landscaped for dust and weed control if not being used. Site plan identifies the area as open space, landscape plan as shipping / finished product storage and the preliminary grading plan as open space with decomposed granite.

POLICE DEPARTMENT

9. No comment.

PUBLIC WORKS

10. No water/wastewater comments.

MEMORANDUM

TO: Jose Macias, Planner/GIS
FROM: Bryce Christo, P.E., Assistant City Engineer
SUBJECT: Desert Truss West Development Application Review
DATE: 08-23-22

Below are the Engineering Department's comments for the above referenced submittal provided in August 2022. **These items will have to be addressed prior to the Planning and Zoning Meeting.**

Narrative (An updated Narrative was not provided with the Development Application so similar comments are provided below)

1. Section 1
 - a. The APN for the site is 509-18-974.
 - b. No noise shall be generated at the site that exceeds 55 decibels, measured at any property line, between 10 pm and 6 am.
2. Section 3 - The majority of the site falls within Zone X (Shaded) which has a slightly different definition than the one shown. Also, a portion of the west side of the property falls within Zone A.
3. Section 7
 - a. 8-foot-wide detached sidewalks will be required and shall be installed as part of the Desert Truss project. See Comment #5 below.
 - b. Additional right of way may be necessary if the installation of a deceleration lane warrants it. A deceleration lane is required as noted in the Traffic Impact Statement.
 - c. The second to last sentence refers to Monroe Avenue and does not seem to apply to this project.
4. Section 8 - The first sentence states that the site will be developed in one or two phases, but all the other documentation provided within this submittal refers to two phases. A Phasing Plan per Chapter 1, Section F of the City's Design & Development Standards Manual (DDSM) will be required with the Development Application.

The below items will have to be addressed during the Construction Plan Submittal.

Site Plan/Civil Plans

5. The City will construct the five lane (2-M-2) roadway section for the ultimate Dysart Road and both the right of way and 8-foot PUE along the Desert Truss property has already been dedicated per the Copperwing Final Plat. The project is responsible for an eight-foot-wide detached meandering sidewalk, streetlights, ITS conduit and landscaping/irrigation along the Dysart Road frontage. The project will also be

responsible for any deceleration/turn lanes and associated right of way/easement revisions. Offsite Plans will be required to show these improvements.

6. The plans will have to show the following:
 - a. Exterior signs
 - b. Exterior refuse collection areas per City Detail EM-113
7. The “Building Areas” Section shows the Main Office as 4,800 square feet but the plan shows 7,200 square feet. Which is correct?
8. What surface material will be used in the drive aisle/parking areas (i.e., asphalt, concrete, etc.)?
9. The City Code has recently been revised and the parking requirements have been updated. The new requirements for the site are as follows:
 - a. Heavy manufacturing facilities require 1 space per 1,000 square feet of warehouse area and 1 space per 350 square feet of office area. Therefore, the Main Office (7,200 sf) requires 21 parking spaces and the warehouse (12,000 sf) requires 12 parking spaces for a total of 33 spaces. This requires one standard ADA space and one van accessible ADA space.
 - b. The Manager’s Office (625 sf) requires 2 spaces, 1 of which shall be a van accessible ADA space.
10. Show the total parking spaces required and provided. Show the number of employee and non-employee parking spaces.
11. The 1-foot Vehicular Non-Access Easement (VNAE) is not required along the west property line.
12. A stop sign is recommended for the driveway at the intersection with Dysart Road.
13. The driveway shall be able to accommodate a WB-67 vehicle without encroaching into the adjacent lane.
14. Any fire access road shall be designed to handle 75,000 lbs. A Geotechnical Report will be required for this project, and it should provide a recommended design section for this access road.
15. It appears additional right of way will need to be dedicated along Dysart Road near the deceleration lane. Right turn lanes may be 11.5 feet wide.
16. The minimum length of any turn lane storage shall be 160 feet.
17. Show the separation, measured from nearest face of curb to nearest face of curb, between the proposed driveway and (a) the closest G3 driveway to the north and (b) the railroad right of way to the south.
18. Plans shall include applicable City Notes. Call out MAG, City, etc. details to be used. Use the City’s Design & Development Standards Manual (DDSM) as a guide for the final design.

Preliminary Grading & Drainage Plan

19. Verify the slope does not exceed 2% in any direction within ADA parking spaces.
20. Side slopes adjacent to the public right of way, areas where pedestrian access is permitted and within Public Utility Easements (PUE) shall be 6:1 or flatter. There shall be at least two feet of level ground between any wall or vertical obstruction and the top of any side slope grading.
21. The proposed retention basins shall be located a minimum of 4 feet away from any structures and shall not be located within any building setbacks, easements, or fire lanes.
22. Basin DB1 appears to be too close to the proposed rail spur. Please verify.
23. The volume provided for Basin DB1 should be 115,273 cubic feet per the Drainage Report.
24. Label basin volumes required and the basin overflow elevations for each basin.

25. This plan shows portions of the existing irrigation ditches to be removed. Any removal of these ditches shall be coordinated with the farmer prior to the release of any Engineering permit.

Preliminary Utility Plans

26. The Utility Plans shall show all utilities and utility easements including electric, gas, phone and cable, if applicable.
27. Onsite sanitary sewer and water mains/services will be private and will be reviewed by the City. The water main between the backflow preventer and main will be reviewed by EPCOR. The sanitary sewer connection will be reviewed by EPCOR.
28. Water meters/vaults shall be located within the right of way and backflow preventers shall be located on private property but not within the PUE.
29. The landscaping service requires its own meter and backflow preventer.
30. The maximum length of a dead end water main is 400 feet.
31. Fire hydrants shall adhere to City Details EM-360, 361 and 362. If bollards are required, they shall adhere to City Detail EM-364. The backflow preventers shall adhere to City Details EM-351, 352 or 353.
32. Water valves are required along the fire line, approximately every 500 feet, and at locations so that the maximum number of hydrants to be out of service is two.
33. Hydrant location/spacing will be reviewed and approved by the Fire Department.
34. All utilities shall maintain a minimum of 6 feet of clearance from all fire hydrants and fire suppression devices per City Detail EM-361.
35. Any hydrants within the project site will be private and painted "Safety Red" per City Detail EM-360. All hydrants require markers per MAG Detail 122.
36. Water and sewer lines or services are not recommended to run through retention basins as shown on the plans. If this is desired, the utilities must have a minimum of 4 feet of cover from the bottom of the basin to the top of the pipe.
37. Is the 6-inch sanitary sewer considered a service line or a main. What is the slope? Will there be manholes or cleanouts?
38. Each new building will require a backwater valve per City Detail EM-442.
39. See Section 6-3 of the City's Design and Development Standards Manual (DDSM) to determine if a pretreatment device is required.
40. Show utility horizontal and vertical clearance information per MAG Detail 404 and City Detail EM-402.
41. Each proposed driveway shall have at least one streetlight.

Preliminary Landscape Plans

42. The APN for the site is 509-18-974.
43. Add City Landscaping and Irrigation Notes (City Detail EM-101-4) to the plan set.
44. Show the sight distance requirements at the proposed driveway per City Detail EM-158.
45. A separate landscaping service, meter and backflow preventer is required.
46. The parking area on Sheet L-1.2 does not match the Site Plan. Please verify which is correct.
47. All plantings at maturity shall maintain a minimum of 6 feet of clearance from all fire hydrants and fire suppression devices per City Detail EM-361.
48. No walls or trees shall be placed within the Public Utility Easement (PUE).
49. Trees shall not be placed within 5 feet of any City curb or sidewalk or within 6 feet of any public utility.
50. DG, or another approved soil stabilization measure, is required on all non-paved, improved areas both on site and within the right of way adjacent to the project site.

51. Add a note to the plans that the maintenance for all landscaping and irrigation shown on the plans will be the responsibility of the property owner.
52. Irrigation plans will be required.

Preliminary Photometric Lighting Plans

53. Any light or combination of lights which cause light on a public street, other than lights specifically intended for that purpose, shall not exceed one foot candle as measured from the center line of the street. Show the foot candles along the centerline of Dysart Road to verify that the proposed lighting will not exceed the maximum limit.

Exterior Elevations

54. Verify that the views on Sheet A1.1 for the Parking Canopy and Gantries #1, #2 and #3 are shown correctly. The view for the Parking Canopy is shown on the left side but the dimensions do not match the drawing shown on Sheet A2.1. The views for the Gantries are shown on the north side but Sheets A2.2, A2.3 and A2.4 state it is the left wall and show different dimensions.

Preliminary Drainage Report

55. Section 3.1
 - a. The report states that a berm and chain link fence is proposed for construction along the north shared property line. This is not shown on the plans by either Desert Truss or G3.
 - b. The report states that G3 will reduce, if not eliminate, all offsite flows from the north. What if Desert Truss develops first?
56. Section 4.3 - Use the City Runoff Coefficients per City Code Section 155.054(B)(6)(a). Concrete = 0.95, roofs/asphalt = 0.85, grass = 0.15 and desert/rock lawn = 0.70.
57. Section 4.4 – The report states the ultimate outfall as 1101.72 but the Grading Plans show 1101.00. Please verify which is correct.
58. Section 4.5 – Remove the dissipation rate from the calculations.
59. Appendix A - The City's Dysart Road plans only show one proposed scupper that will drain to the Desert Truss property, approximately 200 feet north of the south property line. The Desert Truss plans show a proposed scupper, approximately 50 feet south of the north property line. Calculations will be required for this scupper and the basin that it drains to. This Drainage Area (DA-6?) must extend to the ultimate Dysart Road centerline? This will also reduce the size of Catchment Area E per the Dysart Road Drainage Report.

Preliminary Water Report (An updated Water Report was not provided with the Development Application so similar comments have been provided below)

60. The water service area for the Copperwing Logistics Center is in the process of being transferred to EPCOR. The City of El Mirage will still be responsible for fire protection and the design of that system will be reviewed and approved by the City.
61. Section 2 – The site lies to the southwest of the Peoria/Dysart intersection.
62. Section 3 – The 28.5 acres portion of the site refers to Phase 1. Please clarify this.
63. Section 4.2.2 - 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.
64. Section 4.2.3 – This section states that the proposed buildings do not fall into any of the typical COP building types. Would Commercial (office) and/or Industrial from Figure 11 work?

65. References – The City of Phoenix Manual is from 2021.

Preliminary Wastewater BOD (An updated Wastewater Report was not provided with the Development Application so the same comments have been provided below)

- 66. The sanitary sewer service area for the Copperwing Logistics Center is in the process of being transferred to EPCOR.
- 67. Site Location – The site lies to the southwest of the Peoria/Dysart intersection.
- 68. Site Description – The 28.5 acres portion of the site refers to Phase 1. Please clarify this.
- 69. Wastewater System - Why would an 8-inch sewer line tie into a 6-inch stub? The EPCOR sewer plans do not show a 6-inch stub to the Desert Truss property.
- 70. References – The City of Phoenix Manual is from 2021.
- 71. Table 3 & Appendix A - The calculations provided are for water demand, but this is a wastewater report. Is there a conversion between the two?

Traffic Impact Statement (TIS)

- 72. Page 1 – The building sizes noted in the first paragraph do not match the Site Plan. Please revise and verify that the site still anticipates a total of 30 employees.
- 73. Turn Lane Analysis
 - a. The report states that the Left Turn Lane Analysis is not required because the City is widening Dysart Road but this is not accurate. The City is asking the Engineer to provide the required lengths of the storage and taper for the northbound left turn lane. The City minimum lengths are 160 feet of storage and 100 feet of taper. Will this accommodate for the proposed site?
 - b. The report references (and the Site Plan shows) a southbound right turn lane with a storage of 150 feet and a taper of 100 feet. As noted in Comment #73a above, the minimum storage for a turn lane is 160 feet. Will these lengths accommodate the proposed site?

ALTA Survey

- 74. Some of the text on Sheet 1 is shown as squares. Please revise the PDF.
- 75. The Schedule B number references on Sheet 3 appear to be off by 1 (i.e., #11 should actually be #12).
- 76. Schedule B Item #20 is noted as “shown” but does not appear on the plans (keeping Comment #75 in mind).

Deed

- 77. No comments

Phase I Environmental Site Assessment

- 78. Section 3.2 & 7.2 – The project site lies within a Water and Wastewater Service Area that is in the process of being transferred to EPCOR.
- 79. Section 3.3 – The “stormwater manhole” found on the southern boundary of the site is actually an irrigation manhole that helps direct the water from the existing concrete ditch through the TI Cold site to the south.
- 80. Section 3.4.5 – The sanitary sewer manhole found at the southeast corner of the property was installed by EPCOR and is located within the right of way, not on the subject property.

Miscellaneous

81. A Final Plat will be required prior to Certificate of Occupancy. The Plat shall show any right of way and/or easement dedications.
82. Due to the location of the adjacent Flood Zone "A", a Floodplain Use Permit (FUP) or similar permit may be required. Contact the Flood Control District of Maricopa County to determine what is required. A copy of the FUP shall be provided to the City prior to the release of any Engineering permit.
83. A Geotechnical Report will be required to provide on-site pavement sections. Verify the proposed pavement sections can handle 75,000 lbs. for the fire access lane.
84. 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.
85. An Approval to Construct (ATC) will be required from MCESD for the water and sewer line extensions. A copy shall be provided to the City prior to the release of any Engineering permit.
86. A Dust Control Permit from the County will be required prior to the release of any Engineering permit.
87. 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 release of any Engineering permit.
88. Any cutting of the pavement in the reconstructed Dysart Road will require Pavement Cut Fees per the most current Fee Schedule.
89. The City will not release any permits until EPCOR provides the City with their approval of the water and sewer plans and reports. The applicant is responsible for submitting plans to EPCOR for review and approval.
90. Any modifications to the farmer's irrigation system would be an agreement between the developer and the farmer but the modifications may be reviewed by the City.

The above comments are meant to be general in nature and are not considered to be all inclusive. Additional comments will arise during the formal permit submittal.