
MEMORANDUM

Preliminary Plat Application Review Comments

TO: Francisco Bobadilla, Crux Solutions LLC

FROM: Jose A. Macias, Senior Planner
Development Services Department, Planning & Zoning

RE: 2nd Submittal: PZ22-11-30 Pulido Subdivision Preliminary Plat

DATE: February 27, 2024

Mr. Bobadilla,

Please see the review comments from the El Mirage Technical Advisory Committee (TAC) for the proposed subdivision preliminary plat zoning application mentioned above.

BUILDING & SAFETY – Brigham Bennett

1. No comment from Building Safety.

ECONOMIC DEVELOPMENT – Tom Doyle

2. No comments.

ENGINEERING – Bryce Christo

3. See the attached memorandum.

FIRE DEPARTMENT – Jason Napier

4. No comments.

PLANNING & ZONING – Jose A. Macias

Preliminary Landscape Plan

5. A Preliminary Landscape plan shall be submitted with the final plat per zoning code section 154.102, where El Mirage Road, Peoria Avenue, and 125th Avenue shall be landscaped including the areas in the City's right-of-way.
6. Trees with a minimum size of 15 gallons shall be planted at the rate of one tree per 30 feet of linear street frontage. A minimum of 50% of the required trees shall be 24-inch box trees, along El Mirage Rd, Peoria Ave, and 125th Ave.

7. The property owner, lessee, or any other person having the lawful right to possession and control of this premise shall maintain all landscape materials and landscaped areas by the approved landscape plan, including the frontage street right-of-way landscaping.
8. A Homeowners Association (HOA) shall be established to maintain the landscaping and any common areas.
9. Shrubs with a minimum size of five gallons shall be planted in appropriate numbers to complement the placement of trees, but in no case shall be less than three shrubs per 20 feet of linear street frontage along El Mirage Rd, Peoria Ave, and 125th Ave.
10. Show sight visibility triangle with a maximum plant material height of 24 inches; ten feet by 20 feet at drives onto streets, 15 feet by 33 feet at minor and major streets, and 33 feet by 33 feet at major intersections. Measurement is from behind the property line.
11. Trees with a minimum size of 15 gallons shall be planted at the rate of one tree per 30 feet of linear street frontage. At least 50% of the trees shall be 24-inch box size.
12. Shrubs with a minimum size of five gallons shall be planted at the rate of five shrubs per tree and in no case shall be less than three shrubs per 20 feet of linear street frontage.
13. Clustering of trees and shrubs shall be encouraged to accent focal points or landmarks and to provide variety to the streetscape. Contouring of the ground and placement of mounds and earth berms along streets shall be required.
14. A minimum of 35% of all frontages landscaped areas shall be covered with vegetative or organic ground cover consisting of grass (except in right-of-way) or other living plant materials characterized by horizontal growth which generally does not exceed two feet in height.
15. Within common open space areas, minimum 15-gallon sized trees and five-gallon shrubs shall be planted at a ratio of one tree per 200 square feet and 1 shrub per 100 hundred square feet of landscape area.
16. Dalbergia Sissoo/Sissoo trees are not allowed, revise tree selection.

Final Plat

17. Please see the El Mirage Zoning Code Chapter 155, *FINAL PLAT: REQUIREMENTS AND REVIEW* section B, *Required Final Plat Supporting Materials*, for submittal documents requirements.
18. The Final Plat submittal shall be reviewed by staff, the Planning Director, the Commission Chairperson and approved by the City Council.

POLICE DEPARTMENT – Andrew Vanderwerf

19. No comment.

PUBLIC WORKS – Scott Ketchmark

20. No comment.

If you have any questions regarding these comments or would like to set up a follow-up meeting or call, please contact my office.

MEMORANDUM

TO: Jose Macias, Planner/GIS
FROM: Bryce Christo, P.E., Assistant City Engineer
SUBJECT: Pulido Subdivision - Development Application Review No. 2
DATE: 02-21-24

Below are the Engineering Department's comments for the above referenced submittal provided in January 2024. **These items will have to be addressed prior to the Planning and Zoning Meeting.**

1. None

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

Narrative

2. Location and Description –The existing drainage easements will need to be extinguished and re-written for the new site/property owner.

Preliminary Plat/Site Plan

3. Per City Detail EM-111-1, private streets require vertical curb and gutter.
4. Extend the vertical curb and gutter along the entire Peoria Avenue frontage.
5. Assuming the proposed driveway/roadway is designed to be full access, the project will be responsible for a westbound right turn deceleration lane and eastbound left turn lane as Peoria Avenue is considered a major arterial street. The City requires a minimum of a 160 foot storage lane and a 100 foot taper.
6. The acceleration lane (the 160' storage and 100' taper shown west of 123rd Lane) is not required by the City. It shall be installed if required by the Traffic Engineer or may be installed if requested by the developer.
7. The "No Parking" signs shall be 24"x24". These signs will be required on both Becker Lane and 123rd Lane with spacing not to exceed 250 feet.
8. Construction Notes
 - a. Note 1 – Private street name signs are allowed but they cannot be green and white so as to not cause confusion with a public street. The HOA will be responsible for the maintenance of the private street name signs.
 - b. Note 6 – The sign indicating "PRIVATE STREET – NO CITY MAINTENANCE" is not required, only the curb stamp is necessary.
9. Plans shall include the most current applicable City Notes. Call out MAG, City, etc. details to be used. Use the most current version of the City's Design & Development Standards Manual (DDSM) as a guide for the final design.

Context Site Plan

10. No comments.

Grading & Drainage Plans

11. 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.
12. Show surface water drainage arrows.
13. Show the basin high water elevations, bottom elevation, overflow elevations and the ultimate outfall of the site.
14. The project site must accept/retain the water generated from the parcel as well as the half right of way of El Mirage Road, Peoria Avenue and 125th Avenue along the project frontage.
15. The finished floor elevations of the proposed buildings shall be a minimum of 12 inches above the 100-year base flood elevations and high-water level of any adjacent retention basin and 14 inches above the ultimate outfall of the site.
16. The existing and 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. The west basin is within the proposed 20 foot Private Water Easement. A Design Exception may be requested to allow the encroachment but there is no guarantee the request will be approved.
17. The existing and proposed retention basins shall not be located within the PUE or City right of way. The east basin appears to be encroaching into the PUE along El Mirage Road.

Utility Plans

18. For 30 foot wide easements with both sewer and water, it is recommended to keep the mains 10 feet from the edge of the easement and 10 feet from each other. For 20 foot wide easements with only one utility, the main shall be centered.
19. The proposed water mains shall be Ductile Iron Pressure Class 350 from the tap to the backflow preventers and include tracer wire per City Detail EM-162. Hydrant leads shall also be ductile iron.
20. The private water mains within the limits of the retention basin shall have a minimum of four feet of cover below the bottom of the basin.
21. The minimum domestic and landscaping service lines shall be 1 inch per City Detail EM-325 and the minimum sanitary sewer service size shall be 4 inches per City Detail EM-440.
22. It is recommended to design 8-inch sewer mains at 400 feet maximum.
23. The proposed manhole within Peoria Avenue shall be 5 feet in diameter, epoxy coated and include a rim per City Detail EM-423.
24. The sewer main between SMH #2 and SMH#6 and between SMH #2 and SMH#7 are "end of the line" mains and shall be sloped at 1.00%.
25. The sanitary sewer services shall have backwater valves per City Detail EM-442.
26. Show utility horizontal and vertical clearance information at crossings per MAG Detail 404 and City Detail EM-402.
27. A street light is required at the entrance to the subdivision. A street light is recommended at the intersection of 123rd Lane and Becker Lane.

Landscaping Plans

28. Add City Landscaping and Irrigation Notes (City Detail EM-101-4) to the plan set.
29. A separate landscaping service, meter and backflow preventer is required.
30. 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.
31. No walls/footer or trees shall be placed within the existing or proposed Public Utility Easements (PUE).
32. Trees shall not be placed within 5 feet of any City curb or sidewalk or within 6 feet of any public utility.
33. Show the site distance requirements at the following intersections per City Detail EM-158: 125th Avenue & Peoria Avenue, 123rd Lane & Peoria Avenue and El Mirage Road & Peoria Avenue (west and **north legs**).
34. Decomposed granite (DG) shall be placed within the right of way and drainage tracts.
35. Add a note to the plans that the maintenance for all landscaping and irrigation shown on the plans will be the responsibility of the HOA.
36. Irrigation plans will be required.

ALTA Survey

37. Basis of Bearings – The Book shall be 144.
38. Flood Note
 - a. It shall be Flood Zone X (Shaded).
 - b. The Community Number is 040041.

Preliminary Drainage Report

39. Section 5.0 – The existing volume for the west basin is noted as 2,721 cubic feet. This volume should be approximately 120,000 cubic feet.

Preliminary Water Report

40. It appears Pipe P-8(2), the pipe that leads to/from Peoria Avenue, is inactive in both Water Model Scenarios.

Preliminary Sewer Report

41. Section 4.2 – The peak flows in the last sentence of this section do not match the values in table.
42. Section 4.3 – Where did the 0.27 gpm and $d/D=0.06$ shown on Page 4 come from?

Traffic Impact Statement (TIS)

43. No comments.

Deed

44. No comments.

Phase I Environmental Assessment

45. No comments.

Miscellaneous

46. A Final Plat will be required. The Plat shall be reviewed and approved by the City and recorded prior to Certificate of Occupancy. The Plat shall include the following:

- a. All right of way dedications including the 20 feet along El Mirage Road (which includes APN 501-44-111A), the 10 feet along Peoria Avenue and the chamfers.
 - b. All easements including all public and private utility easements, VNAEs, water easements and drainage easements.
 - c. Any proposed tracts.
47. A Geotechnical Report will be required to provide both the on-site and off-site roadway pavement sections. Verify the proposed pavement sections can handle 75,000 lbs.
 48. 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.
 49. 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.
 50. A Dust Control Permit from the County will be required prior to the release of any Engineering permit.
 51. 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.
 52. Any cutting of the pavement in El Mirage Road or Peoria Avenue will require Pavement Cut Fees per the most current Fee Schedule.

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.