

Acoma Concrete/ Cactus Redi-mix

10241 N. 121 st Ave.

El Mirage Rd. 85335

I. **Attached Pre application form**

II. **Application request:** Use permit for concrete redi-mix consisting of adding free standing portable concrete batch plant and conveyor, with outdoor sand and gravel storage

I believe the existing El zoning and use of exterior storage yard and Truck depot/terminal should allow use

Location: 10241 N. 121 st Ave. El Mirage Rd. 85335 / APN 501-45-018L

Historical data: Existing Office and storage building with existing city water, septic and APS power, existing storage containers (maybe keep one or two), existing stored cars, boats and stored collection of debris will be removed, and property cleaned prior to new proposed concrete Redi-mix business.

Operational aspects of use: Producing and delivering Redi-mix concrete to help improve and develop the west valley

Proposed infrastructure: Only new addition will be a Concrete free standing portable batch plant and conveyor with sand and gravel piles towards rear of property in the flood area that will not impact the 100 year flood , front piles of dirt on curb side will be removed and fresh gravel spread for dust control and enhanced appearance from 121 Ave, Concrete trucks will park on south property line, I believe after clean-up this property it will be a new clean and improved, proud business for the city of El Mirage.

No proposed phasing for this project

Will employ @ 25 full- time employees

III. **Attached site plan**

IV. **Exterior elevations:** photos attached of exterior elevations (noted on attached Photo reference plan)

a. photo #1 front (east)

b. photo #2 right (north)

c. photo #3 left (south)

d. photo #4 (west)

V. **Context plan & Site photos:** Attached site plan showing property line and APN's , photos attached of curb and along property boundaries, attached aerial plan.

a. photo #5 north property line facing east

b. photo #6 south property line facing east

c. photo #7 south property line facing west from rear

d. photo #8 north property line facing west from rear

e. photo #9 Curbside facing east from street

f. photo #10 west property line facing south

g. photo #11 west of curb side from inside facing west

- VI. **Preliminary Sewer Report:** No sewer on property zero wastewater per day , on septic system two restroom for @ 5-6 employees on site, Most truck drivers not on site for more than 30 minutes.
- VII. **Preliminary Water Report:** Existing 1" water meter , daily demand @ 20,000 gallons of water per day for use to produce redi-mix concrete, would like to up grade to larger water meter if available.
- VIII. **Drainage statement:** Free standing concrete batch plant will be open at bottom and have no impact of 100 year flood and sand and gravel storage on rear of lot, no impeding effect on drainage of surrounding properties.

Existing drainage from west to east (Agua Fria river)

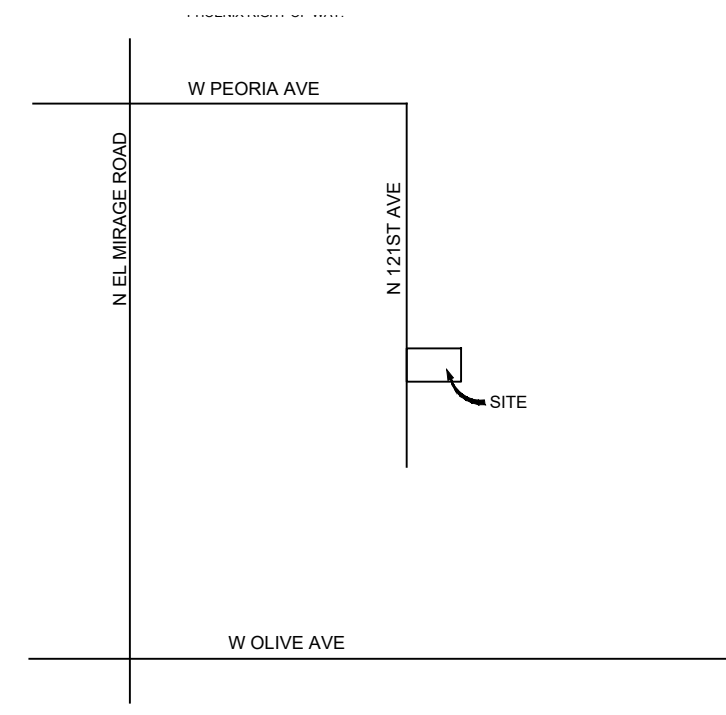
I Acknowledge that final Drainage report will be required

- IX. **Traffic Impact Statement:** Site access shown on site plan, ITE use code 110

10 – 15 redi-mix trucks per day @ 4 trips each from 3AM till 2PM for total of @ 60 trips per day, 5- 6 aggregate hauling trucks per day @ 6 trips each from 5AM till 3PM for a total of @ 36 trips per day all trucks will exit property at existing exit gate as marked on site plan at 121st Ave and turn north @ 90 LF and then turn west on Cheryl Dr. to El Mirage Rd @ 95% of traffic will flow south on El Mirage Rd to Northern Parkway then disburse East and West.

I Acknowledge that traffic impact analysis may be required

- X. **Filing fee:** Attached Filing fee \$500.00



VICINITY MAP
(NOT TO SCALE)

OWNER:
ACOMA CONCRETE
1845 MCCULLOCH BLVD N STE B4
LAKE HAVASU CITY, AZ 86403-6774
JAMES MELVIN SLATER 928-854-8499

LEGAL DESCRIPTION:
THE NORTH 220 FEET OF THE WEST 660 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILS AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT DESCRIPTION:
CONCRETE BATCH PLANT WITH EXISTING OFFICE AND AGGREGATE STORAGE

EXISTING STRUCTURE AREAS:

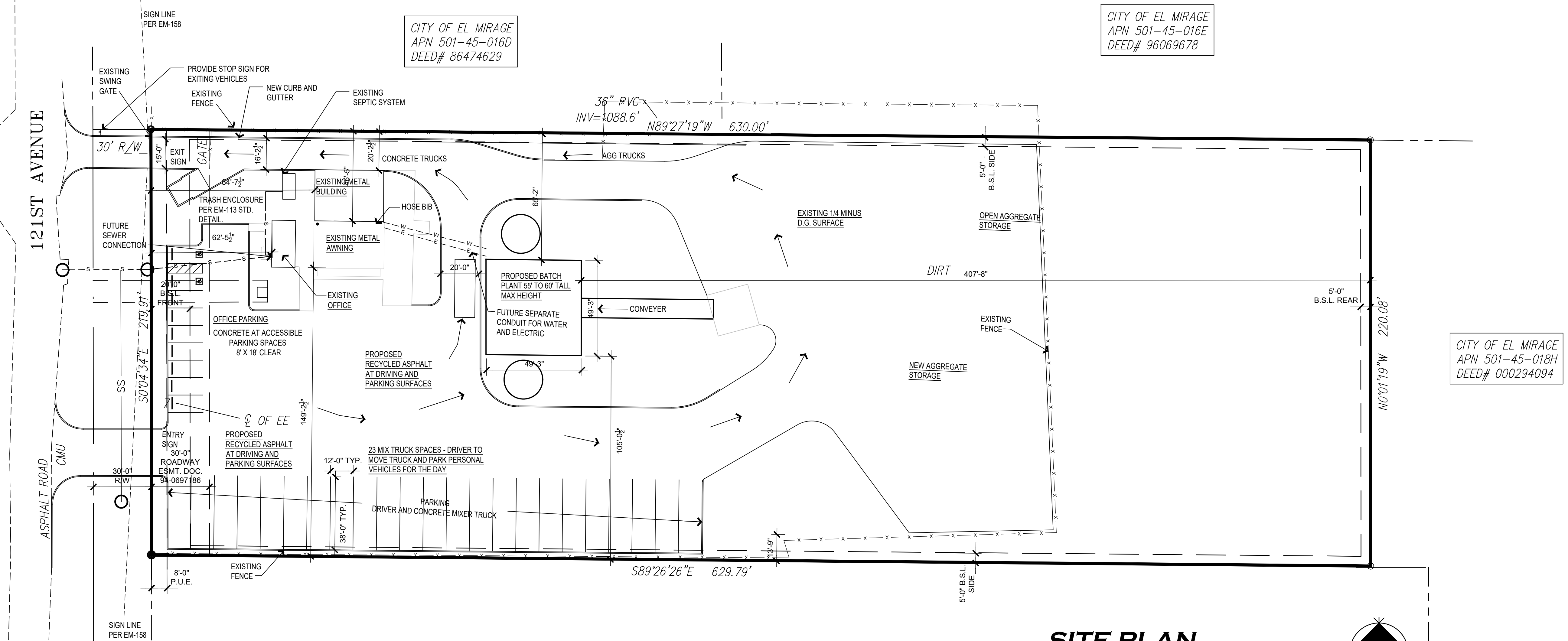
OFFICE	288	SQ. FT.
AWNING	880	SQ. FT.
METAL BUILDING	938	SQ. FT.

PROJECT DATA

ADDRESS	10241 N 121ST AVE EL MIRAGE, AZ 85335
A.P.N.	501-45-018L
ZONING	E1, NR
LOT AREA:	138,607
MAX LOT COVERAGE:	90%
MAX HEIGHT:	66 FT.**

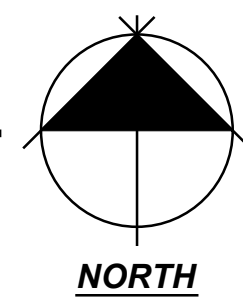
**CONDITIONAL USE PERMIT IF HIGHER

REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	



SITE PLAN

SCALE: 1"=30'-0"



CACTUS REDI-MIX
ACOMA CONCRETE
10241 NORTH 121ST AVENUE
EL MIRAGE, ARIZONA 85335

SHEET TITLE: **SITE PLAN**

PRINT DATE: 9-15-2023
JOB NO.: 501-45-018L
DRAWN BY: PT
CHECKED BY: TEAM
SCALE: 1"=30'-0"
SHEET NUMBER:

SP1

#1 Front Elevation Facing East



#2 Right Elevation Facing North



#3 Left Elevation Facing South

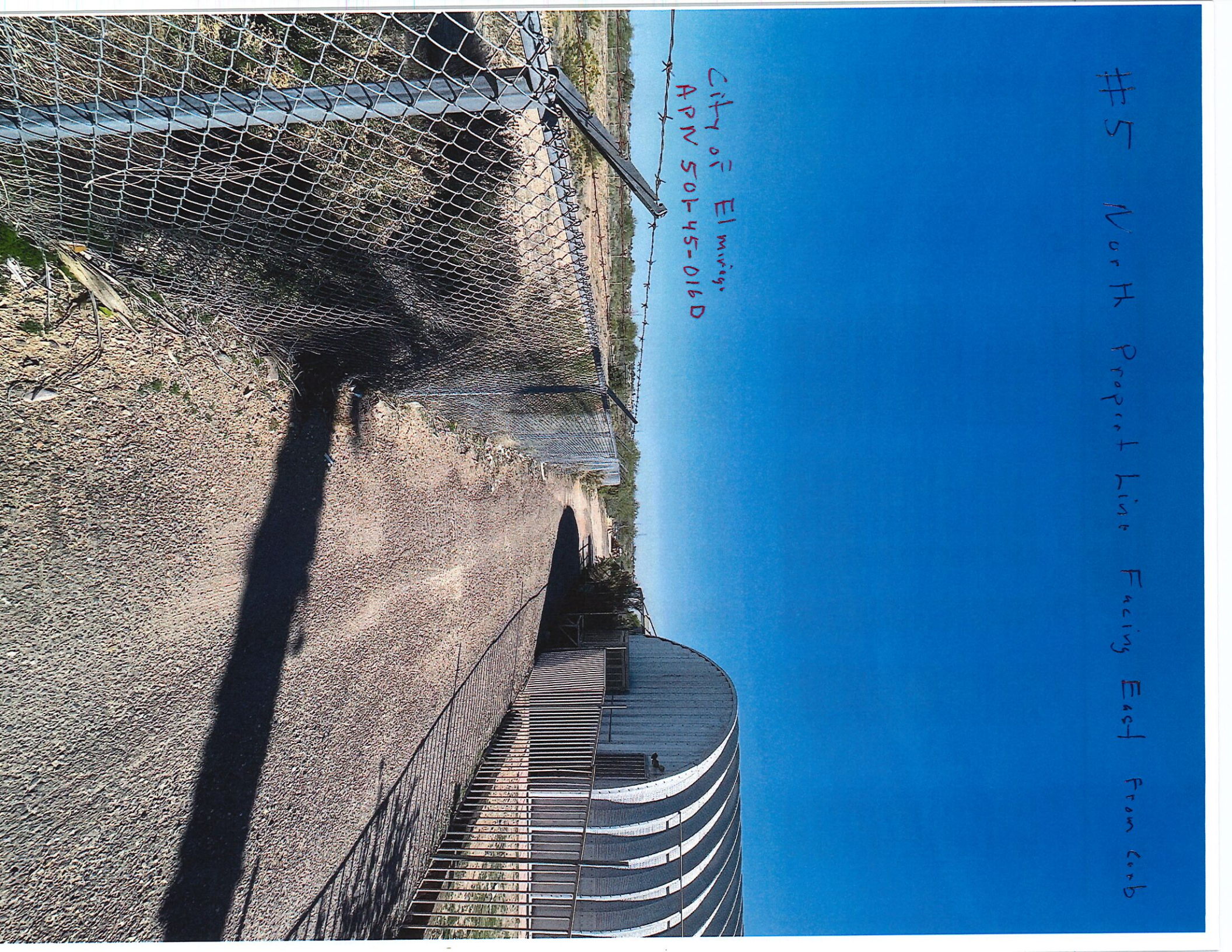


#4 Rear Elevation Facing West



#5 North Property Line Facing East From Corb

City of El Mirage
APN 501-45-016D



#6 South Property Line Facing East from curb

APN
501-45-018L

APN
501-45-018M

P.L.



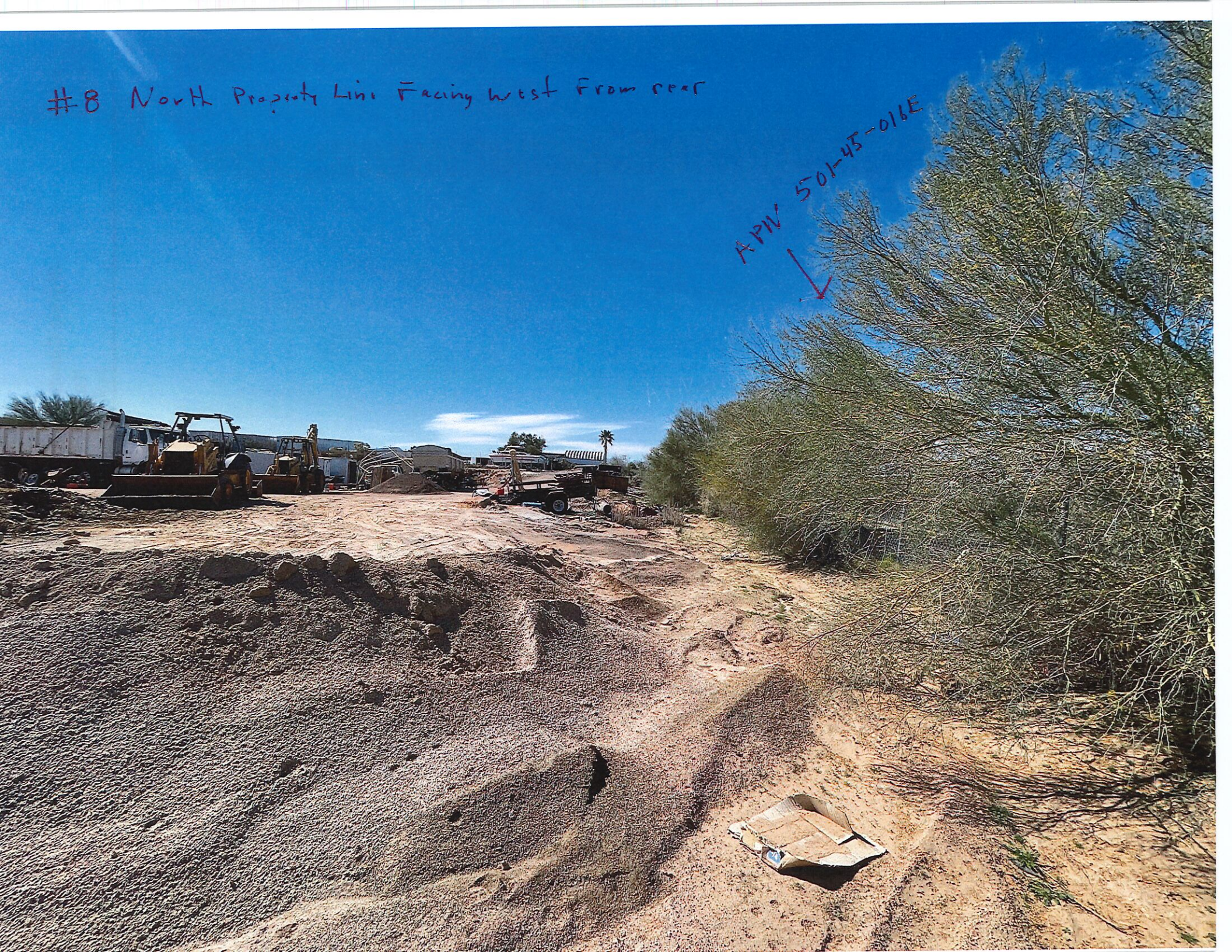
#7 South Property Line Facing West From rear

APN 50145-018M



#8 North Property Line Facing west From rear

APW 501-45-016E



9 Curbside Facing East

APW 501-45-018L



#10 West Property Line Facing South

APN 501-45-018L



APN 501-45-969



W Cheryl

12th



#11 West view of curb side from inside

APN 501-45-969



APN 501-45-971



CACTUS REDI-MIX

project consultants

owner:

ACOMA CONCRETE
1845 MCCULLOCH BLVD N STE B4
LAKE HAVASU CITY, AZ 86403-6774
PROJECT CONTACT: JAMES MELVIN SLATER
PHONE: 928.854.8499
EMAIL: melvin@amarkaz.com

civil engineers:

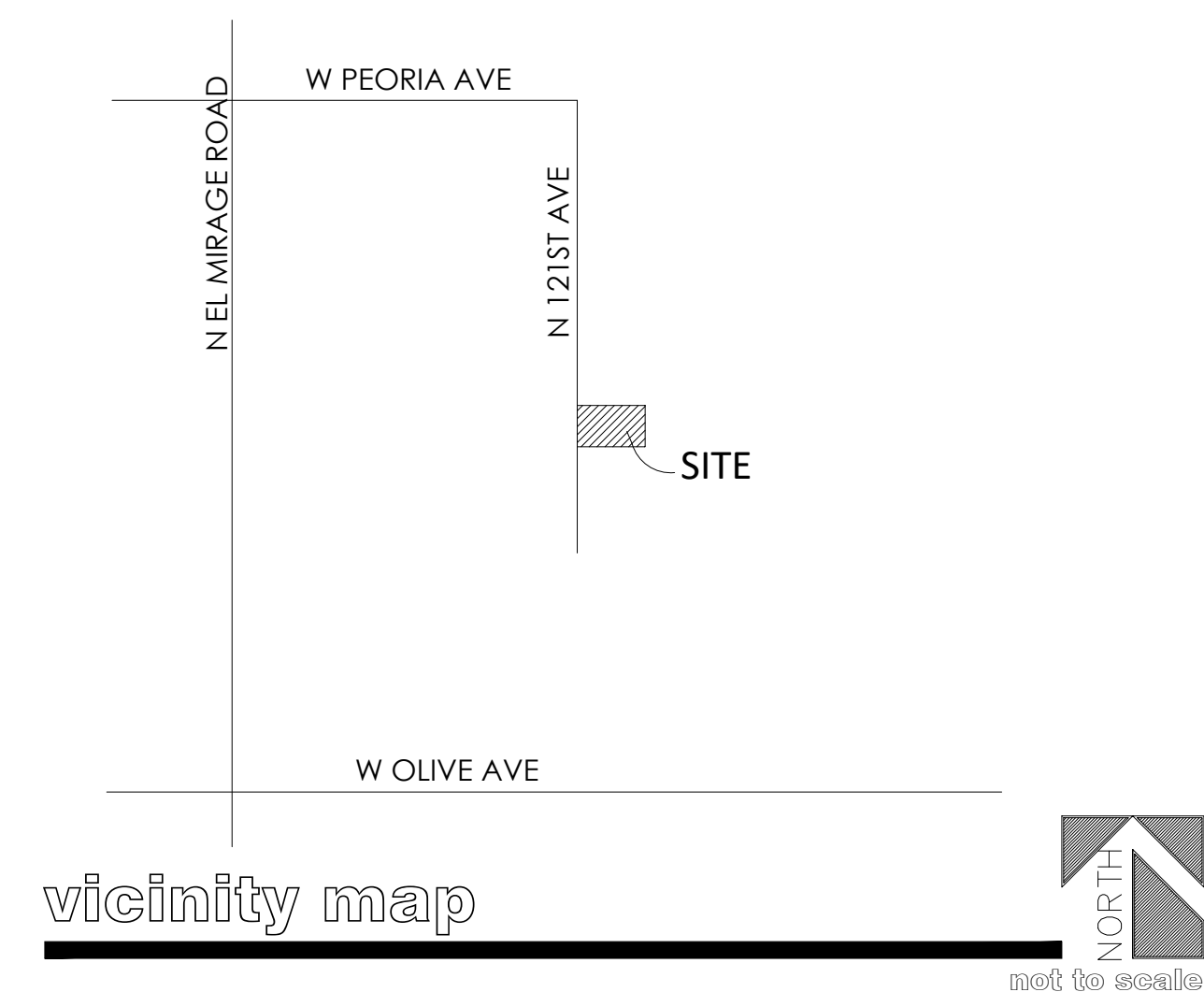
LAND DEVELOPMENT GROUP
8808 N CENTRAL AVE., SUITE 288
PHOENIX, AZ 85020
PROJECT CONTACT: NICK PRODANOV
PHONE: 602.889.1984
EMAIL: nick@dgeng.com

landscape architecture:

DESIGN ETHIC, LLC
7525 EAST 6th AVENUE
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL: bpaul@designethic.net

sheet index

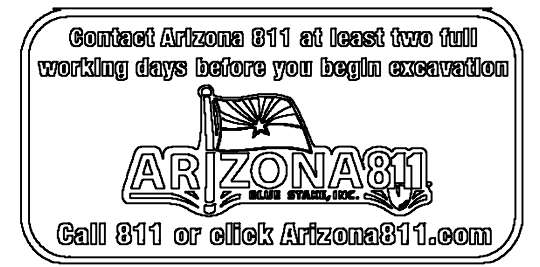
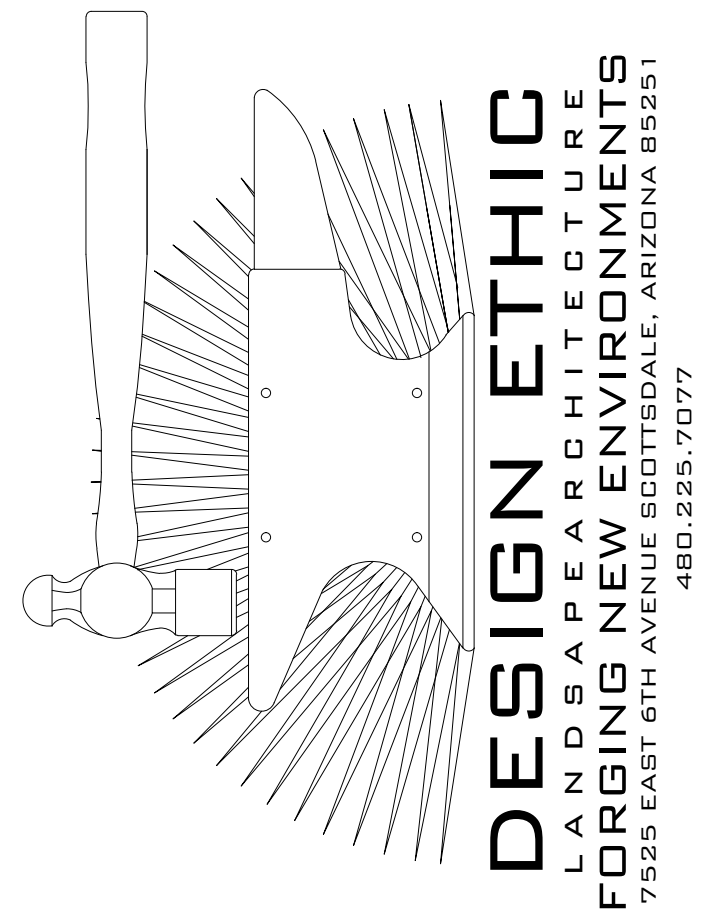
SHEET	TITLE
L0.01	COVER SHEET & NOTES
L2.01	PLANTING PLAN



el mirage landscape & irrigation notes

- ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS AND CITY'S SPECIFICATIONS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRE CITY APPROVAL.
- PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL LANDSCAPE PROJECTS REQUIRING CITY MAINTENANCE OR WITHIN THE CITY RIGHT-OF-WAY SHALL BE INSPECTED FOR THE FOLLOWING:
 - PLANT LOCATIONS: THESE LOCATIONS SHALL BE STAKED IN THE FIELD WITH IDENTIFICATION AS TO TREES OR SHRUBS; OR HOLES FOR THE PLANT MATERIALS MAY BE DUG WITH IDENTIFICATION OF PLANT TYPE. USE OF THIS METHOD DOES NOT RELIEVE THE CONTRACTOR OF ANY PLANT RELOCATIONS MADE BY THE CITY.
 - IRRIGATION INSTALLATION: INSPECTIONS SHALL BE MADE AT THE POINT THE IRRIGATION SYSTEM IS INSTALLED. INSPECTIONS OF THE PIPE DEPTH, AUTOMATIC VALVE INSTALLATION AND EMITTER/ SPRAY INSTALLATIONS WILL BE MADE.
 - SUBSTANTIAL COMPLETION: AN INSPECTION AT COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION WILL BE MADE. ANY DEFICIENCIES IN THE INSTALLATION WILL BE NOTED AND CORRECTED BY THE CONTRACTOR DURING THE MAINTENANCE PERIOD.
 - FINAL ACCEPTANCE: A FINAL INSPECTION IS REQUIRED PRIOR TO CITY ACCEPTANCE OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS.

THE ABOVE INSPECTIONS REQUIRE A MINIMUM OF 48-HOURS PRIOR NOTIFICATION TO THE CITY. CALL THE EL MIRAGE DEVELOPMENT SERVICES DEPARTMENT AT (623) 876-2977 AND LEAVE A MESSAGE INCLUDING THE SUBDIVISION, LOCATION AND TYPE OF INSPECTION TO ARRANGE FOR THESE INSPECTIONS.
- SEPARATE INSPECTIONS ARE REQUIRED FOR THE ELECTRICAL CONNECTIONS. PLEASE CALL THE BUILDING SAFETY DIVISION AT (623) 876-2979 A MINIMUM OF 24-HOURS PRIOR TO ARRANGE FOR THESE INSPECTIONS.
- LANDSCAPE AND IRRIGATION, WHICH IS INSTALLED ON PRIVATE PROPERTY IN CONJUNCTION WITH A CITY APPROVED SITE PLAN, WILL BE INSPECTED BY THE DEVELOPMENT SERVICES DEPARTMENT FOR CONFORMANCE TO THE APPROVED SITE PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPING AND IRRIGATION SHOWN ON THESE PLANS, INCLUDING WITHIN THE RIGHT OF WAY ALONG THE PROJECT FRONTAGE, WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) UNLESS OTHERWISE NOTED. IF NO HOA EXISTS, THE PROPERTY OWNER SHALL BE RESPONSIBLE.
- ALL CITY MAINTAINED PROJECTS REQUIRE A 90-DAY MAINTENANCE PERIOD TO BEGIN AT THE DATE OF SUBSTANTIAL COMPLETION AS DETERMINED BY THE CITY.
- RIGHT-OF-WAY AND CITY MAINTAINED AREAS REQUIRE SEPARATE WATER METER CONNECTIONS. RIGHT-OF-WAY AREAS DESIGNATED FOR MAINTENANCE BY THE ADJACENT PROPERTY OWNERS FOR COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY DEVELOPMENTS SHALL HAVE THE RIGHT-OF-WAY IRRIGATION ISOLATED OR SEPARATED FROM THE ON-SITE IRRIGATION SYSTEM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, COST AND REQUIRED PERMIT FEES FOR THE WATER METER(S) DESIGNATED TO SERVE THE IRRIGATION SYSTEM.
- ALL PLANTINGS AT MATURITY SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE AROUND ALL FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
- PLANTINGS SHALL NOT INTERFERE WITH ANY TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 30' WITHIN ANY SIGHT DISTANCE TRIANGLES.
- INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM INCLUDING ADDITION OF GROUND PLANT MATERIALS SHALL NOT IMPEDE THE FLOW OF DESIGNED DRAINAGE FACILITIES NOR DECREASE THE DESIGN VOLUME OF ANY DETENTION/RETENTION BASINS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UNDERGROUND UTILITIES DURING THE LANDSCAPE AND IRRIGATION INSTALLATION.
- ALL TREES SHALL MAINTAIN A MINIMUM OF 6'-0" CLEARANCE FROM ANY CITY WATER OR SEWER LINE AND A MINIMUM OF 5'-0" CLEARANCE FROM ANY CITY SIDEWALK AND CURB. ALL PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE FROM ANY SANITARY AND STORM SEWER MANHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.
- A SWALE A MINIMUM OF 6" IN DEPTH SHALL BE PROVIDED IN ALL LANDSCAPE AREAS WITHIN THE CITY RIGHT-OF-WAY TO PROMOTE WATER HARVESTING.
- ALL PLANTING AREAS (EXCEPT TURF AREAS) TO BE MAINTAINED BY THE CITY SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE BY A LICENSED APPLICATOR PRIOR TO AND AFTER THE PLACEMENT OF THE DECOMPOSED GRANITE, RIVER ROCK, ETC. APPLICATION DOCUMENTATION WILL BE REQUIRED PRIOR TO ACCEPTANCE OF THE LANDSCAPING BY THE CITY.
- AS-BUILT DRAWINGS OF THE LANDSCAPE AND IRRIGATION SYSTEM ARE REQUIRED PRIOR TO ACCEPTANCE BY THE CITY AND FOR PROJECTS WITHIN THE CITY RIGHT-OF-WAY OR CITY OWNED PROPERTY. THE AS-BUILT DRAWINGS SHALL SHOW THE LOCATIONS OF ALL PLANTINGS AND THE DIMENSIONS TO FIXED POINTS OF ALL IRRIGATION EQUIPMENT, PIPING, ETC. THE AS-BUILT DRAWINGS MUST BE SUBMITTED ON A CD THAT CONTAINS PDFS OF ALL PLAN SHEETS.



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PROJECT:

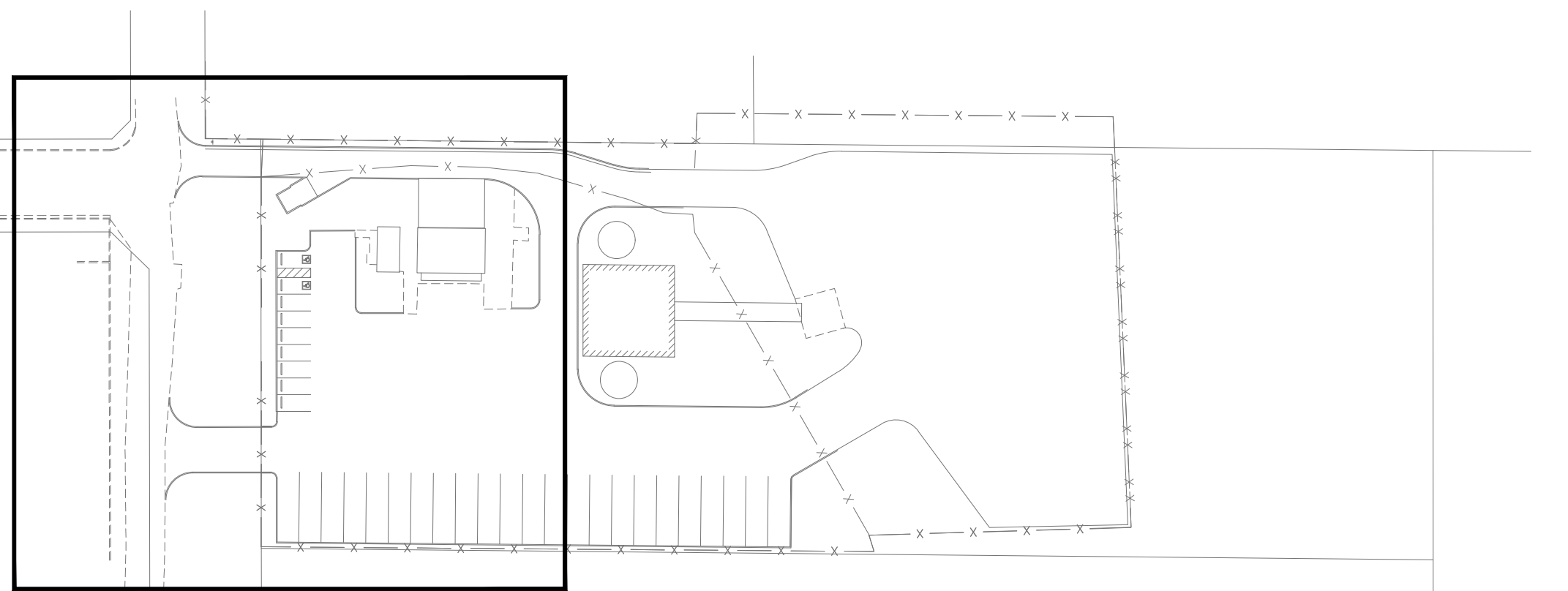
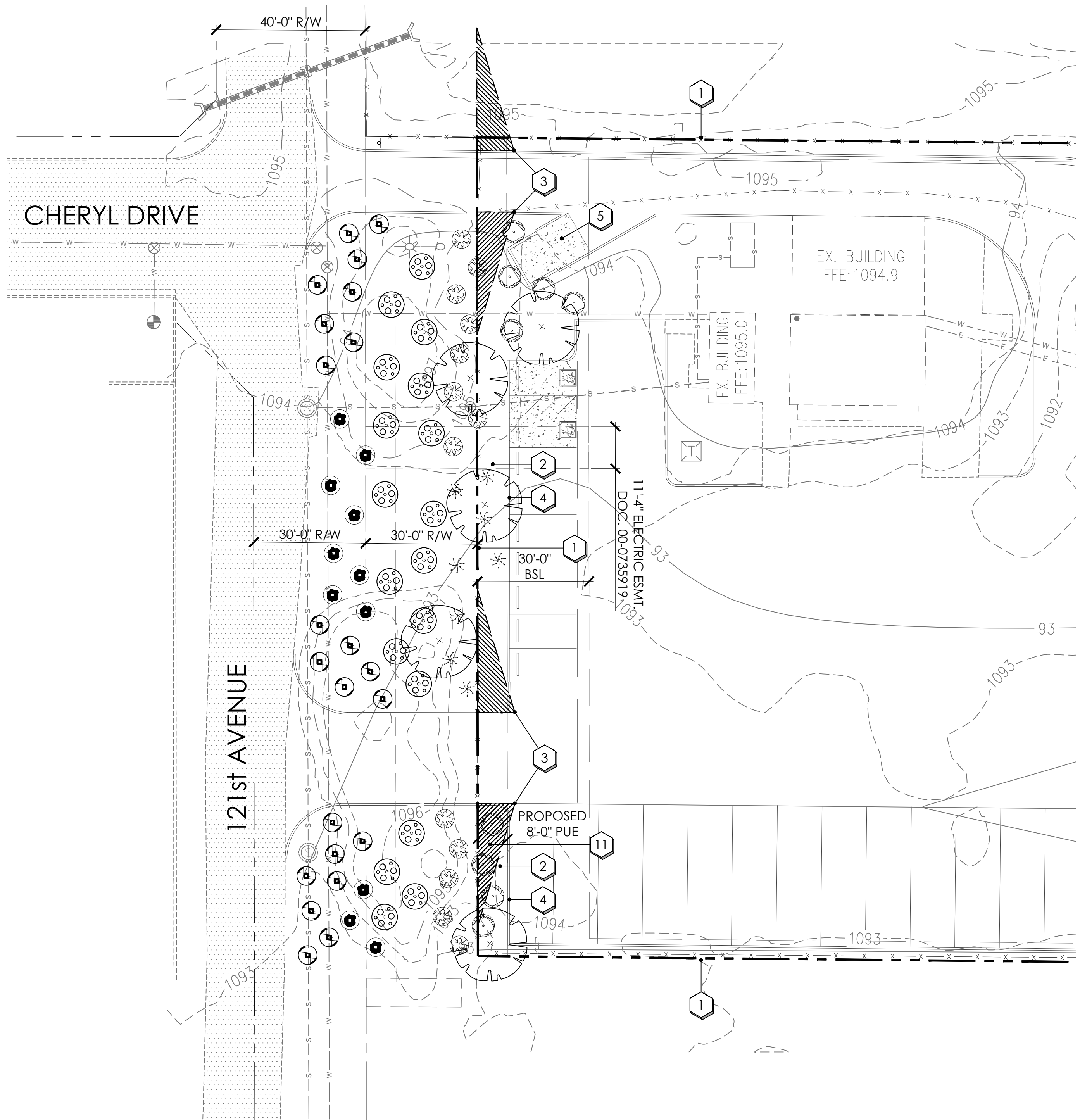
SHEET TITLE:

JOB NO: 24-016
DATE: 03.18.2024
DRAWN BY: B. PAUL
SUBMITTED: -
REVISED:

SHEET

L0.01

1 of 2



key map



plant legend

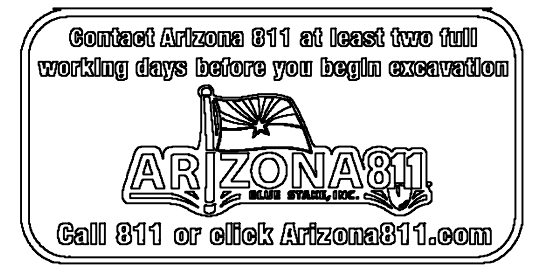
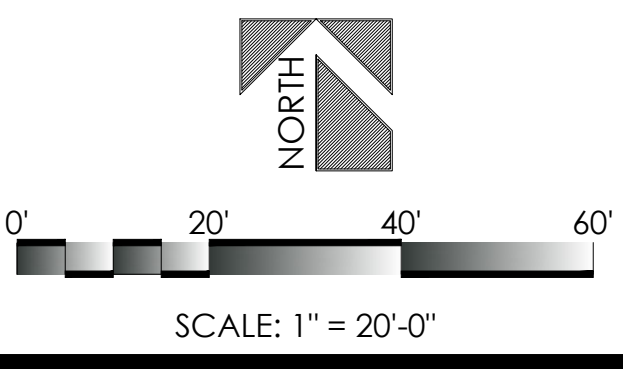
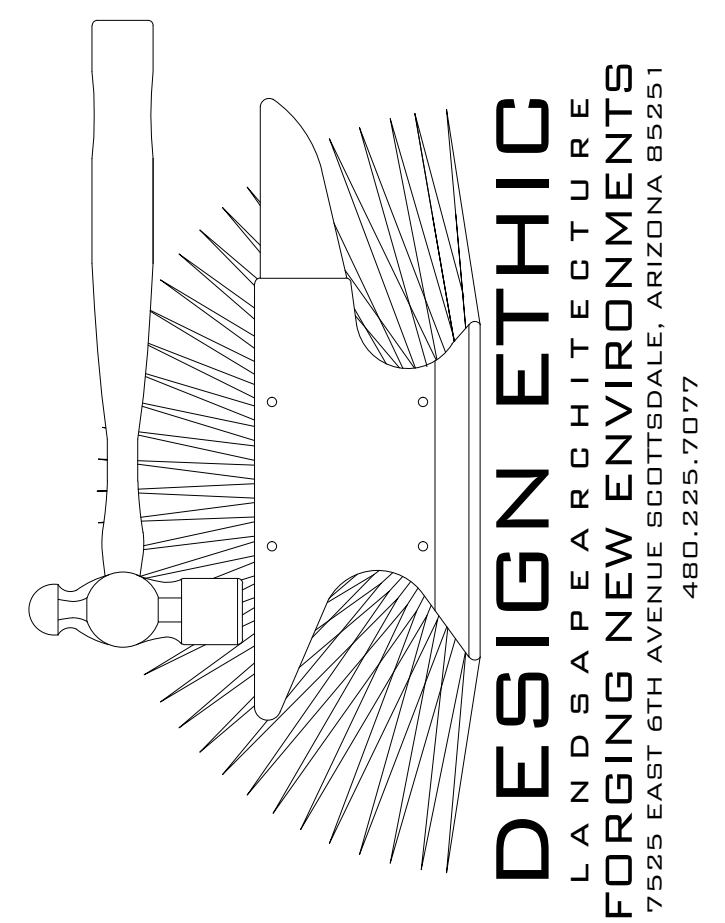
	botanical name common name	emitters	size	qty	comments
trees					
	ACACIA FARNESIANA SWEET ACACIA	(5 @ 1.0 GPH)	24" BOX	4	8.0H., 4.0W., 1.75CAL. STAKE IN PLACE
shrubs					
	BOUGAINVILLEA 'ROYAL PURPLE' ROYAL PURPLE BOUGAINVILLEA	(1 @ 1.0 GPH)	5 GAL.	8	
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO TEXAS RANGER	(1 @ 1.0 GPH)	5 GAL.	11	
accents					
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	13	
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	8	
groundcover					
	ACACIA REDOLENS DESERT CARPET	(1 @ 1.0 GPH)	5 GAL.	18	
	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE ÉMU	(1 @ 1.0 GPH)	5 GAL.	22	
inerts					
	1" SCREENED DECOMPOSED GRANITE ROCK PROS RUSTY NICKEL		1" SCRND	27,369 S.F.	2" MINIMUM DEPTH IN ALL PLANTERS

planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SIGHT VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
- 4 CURB. SEE CIVIL ENG. PLANS.
- 5 EXISTING TRASH ENCLOSURE.
- 6 P.U.E. SEE CIVIL ENG. PLANS.

general landscape notes

1. CONTRACTOR TO VERIFY ALL QUANTITIES.
2. CONTRACTOR TO PROVIDE DECOMPOSED GRANITE SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. MAINTAIN 3' - 5' TREE AND SHRUB CLEARANCE FROM WALLS.
4. MAINTAIN 1' - 2' TREE AND SHRUB CLEARANCE FROM SIDEWALKS.
5. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8".
6. ALL MATURE TREES AND PALM CANOPIES MUST BE A MINIMUM OF 5' FROM ANY BUILDING WALLS OR BUILDING WINDOWS.



PROJECT: **CACTUS REDI-MIX**
ACOMA CONCRETE
 10241 NORTH 121st AVENUE
 EL MIRAGE, AZ 85335

SHEET TITLE: **PLANTING PLAN**

JOB NO: 24-016
 DATE: 03.18.2024
 DRAWN BY: B. PAUL
 SUBMITTED: -
 REVISED:

SHEET
L2.01