



CITY OF SURPRISE
Planning and Zoning Commission Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, July 5, 2012 @ 6:00 PM
 COUNCIL CHAMBERS

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CALL TO ORDER.

- A. Roll Call
- B. Pledge of Allegiance
- C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.
- D. Staff Reports

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission on any item not on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

- E. Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Board\Commission. There will be no separate discussion on these items unless a board member or commissioner requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY

- | | | | |
|----|-------------------|---|--|
| #1 | District Internal | <u>Consideration and action on the June 7, 2012 Planning and Zoning Commission minutes.</u> | Approve
Deb Perry,
Community &
Economic
Development |
| #2 | District 3 | <u>Consideration and action on case FS12-140, an amendment to the master site plan and Phases 1 and 2 for the Christ Church of the Valley Campus.</u> | Approve
Hobart Wingard,
Community &
Economic
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#3	District 6	<u>Consideration and action on Case FS12-120, a renewal of a Conditional Use Permit for a Wireless Communications Facility at Shepherd of the Valley Church.</u>	Approve Hobart Wingard, Community & Economic Development
#4	District 6	<u>Consideration and action on case FS12-130, a renewal of a Conditional Use Permit for a Wireless Communications Facility at the Salvation Army facility.</u>	Approve Hobart Wingard, Community & Economic Development

OTHER BUSINESS:

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: June 27, 2012 at 8:10 a.m.

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission

July 5, 2012 @ 6:00:00 PM

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Board Meeting Date:	July 5, 2012	Contact Person:	Deb Perry, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the June 7, 2012 Planning and Zoning Commission minutes.

Motion:

I move to approve the June 7, 2012 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

☐ [Minutes](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION 16000 North Civic Center Plaza Surprise, AZ 85374

June 7, 2012

MEETING MINUTES

CALL TO ORDER

Vice Chair Steve Somers called the Planning and Zoning Commission Meeting to order at 6 p.m. at the Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, June 7, 2012.

ROLL CALL

In attendance with Vice Chair Somers were Commissioners John Hallin, Jerry Hoyler, and Dennis Smith. Chair Jan Blair and Commissioners Matthew Bieniek and Ken Chapman were absent.

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Assistant City Manager Jeff Mihelich stated that the General Plan Advisory Committee has started meeting. Planner Adam Copeland is assisting in its facilitation. Commission is encouraged to attend the meetings and provide input.

CALL TO THE PUBLIC

Vice Chair Steve Somers opened the call to the public to discuss any issues not noted on the agenda. Hearing no comments, Vice Chair Steve Somers closed the call to the public.

CONSENT AGENDA

All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

- **Item 1: Planning and Zoning Commission Minutes for April 5, 2012.**

Commissioner Hallin made a motion to approve the **Planning and Zoning Commission Minutes for April 5, 2012**. Commissioner Smith seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Blair, Bieniek, Chapman).

- **Item 2: FS12-119 – Consideration and action – Veterans Affairs Hospital**

Planner Vamshee Kovuru presented the project to the Commission. Staff recommended approval of **FS12-119, a major site plan amendment for Veterans Affairs Hospital**.

The Commission had questions regarding existing signage and the placement of the proposed signage.

Commissioner Hallin made a motion to approve **FS12-119, a major site plan amendment for Veterans Affairs Hospital** and adopt staff's findings; subject to conditions 'a' and 'b'. Commissioner Hoyler seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Blair, Bieniek, Chapman).

- **Item 3: FS12-101 – Consideration and action – The Colonnade**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS12-101, a site plan amendment for the Colonnade**.

In response to Vice Chair Somers, Planner Wingard stated that the residential portion will be a gated facility.

Commissioner Hoyler made a motion to approve **FS12-101, a site plan amendment for the Colonnade** and adopt staff's findings; subject to conditions 'a' through 'd'. Commissioner Hallin seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Blair, Bieniek, Chapman).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 4: FS12-053 – Consideration and action – Sprint Wireless Facility at Marley Park Elementary School**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS12-053, a renewal of a conditional use permit for a Sprint Wireless Facility at Marley Park Elementary School**.

In response to Commissioner Hallin, **Tim Burmer, representing the applicant**, stated that this site does not have the latest 4G LTE technology on it due to their capital budget in the Arizona market.

Vice Chair Steve Somers opened the call to the public. Hearing no comments, Vice Chair Steve Somers closed the call to the public.

Commissioner Smith made a motion to approve **FS12-053, a renewal of a conditional use permit for a Sprint Wireless Facility at Marley Park Elementary School** and adopt staff's findings. Commissioner Hoyler seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Blair, Bieniek, Chapman).

- **Item 5: FS12-083 – Consideration and action – Asante Planned Area Development Amendment**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS12-083, an amendment to the Asante Planned Area Development**.

In response to Commissioner Hoyler, **Cindy Paddock, representing the applicant**, stated that the style and architecture will be similar to the existing styles while still providing a variety of options.

There were questions and discussion regarding the designated zoning.

Vice Chair Steve Somers opened the call to the public. Hearing no comments, Vice Chair Steve Somers closed the call to the public.

Commissioner Hoyler made a motion to approve **FS12-083, an amendment to the Asante Planned Area Development** and adopt staff's findings. Commissioner Hallin seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Blair, Bieniek, Chapman).

- **Item 6: FS12-098 – Consideration and action –Wireless Facility at Storage One Self-Storage Facility**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS12-098, a renewal of a conditional use permit for Wireless Facility at Storage One Self-Storage Facility**.

Vice Chair Steve Somers opened the call to the public. Hearing no comments, Vice Chair Steve Somers closed the call to the public.

Commissioner Smith made a motion to approve **FS12-098, a renewal of a conditional use permit for Wireless Facility at Storage One Self-Storage Facility** and adopt staff's findings. Commissioner Hallin seconded the motion. The motion passed with a vote of 4 ayes and 3 absent (Blair, Bieniek, Chapman).

OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Vice Chair Steve Somers adjourned the Planning and Zoning Commission meeting at 6:58 p.m.

STAFF PRESENT:

Assistant City Manager Jeff Mihelich, Assistant City Attorney Jim Gruber, Planner Hobart Wingard, Planner Vamshee Kovuru, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT:

Jeff Mihelich
Assistant City Manager

Steve Somers, Vice Chair
Planning and Zoning Commission



CITY OF SURPRISE
Planning and Zoning Commission

July 5, 2012 @ 6:00:00 PM

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Board Meeting Date:	July 5, 2012	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on case FS12-140, an amendment to the master site plan and Phases 1 and 2 for the Christ Church of the Valley Campus.

Motion:

I move to approve FS12-140, an amendment to the master site plan and Phases 1 and 2 for the Christ Church of the Valley Campus and to adopt staffs findings and conditions a through d.

Background:

The existing worship facility, formerly known as Parkway Christian Church, was approved in 2003. The current owner, Christ Church of the Valley, proposes updating the master site plan and constructing the initial phase of the campus. The existing worship facility is located at 14787 West Cholla Street.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
- ☐ [Master Site Plan](#)
- ☐ [Phasing Plan](#)
- ☐ [Phase 1 Site Plan](#)
- ☐ [Elevations 1](#)
- ☐ [Elevations 2](#)

- ☐ [Conceptual Landscape](#)
- ☐ [Landscape 1](#)
- ☐ [Landscape 2](#)
- ☐ [Landscape 3](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: July 5, 2012

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS12-140, Christ's Church of the Valley Surprise Campus

Application Summary

The applicant is proposing to update the master site plan and construct the initial phase of the Christ's Church of the Valley, formerly known as the Parkway Christian Church.

Location

The existing facility is located at 14787 West Cholla Street, on the southwest corner of Bullard Avenue and Cholla Street.

History

- On May 13, 1999, the subject property was annexed into the City of Surprise.
- On September 13, 2000, the Planned Area Development (PAD) for Rancho Gabriella was approved by the Mayor and City Council.
- On September 16, 2003, a site plan for the Parkway Christian Church was approved by the Planning and Zoning Commission.
- On January 15, 2008, a amended site plan for the Parkway Christian Church was approved by the Planning and Zoning Commission.
- In February of 2011 Christ's Church of the Valley assumed ownership of the Parkway Christian Church.

Project Summary

In the spring of 2001, Christ's Church of the Valley acquired the subject property from Parkway Christian Church. The previous master site plan envisioned multiple worship facilities distributed throughout the site with seating for 3,000 and parking for 1,500 vehicles.

Christ's Church of the Valley proposes a single 1,200 seat worship facility with supporting youth and children's facilities. The remaining property will be developed to provide athletic fields for the church and the community.

The project is planned to be completed in five (5) phases. Final approval of the first two (2) phases is inclusive to this case consideration.

- Phase one (1) of the project will provide 185 additional parking spaces, access drives, pedestrian routes, tot lots, drainage facilities, landscaping, and lighted athletic fields. The athletic fields include two (2) soccer fields as well as softball and baseball fields.
- Phase two (2) will provide a restroom/concession structure central to the athletic fields. The structure is designed in color and form to complement the contemporary architecture of the existing worship facility.
- Phase three (3) will include an additional 197 parking spaces and a more formal pedestrian access from the athletic fields to the cluster of existing buildings located in the northern portion of the parcel.
- Phase four (4) will construct a new worship facility while expanding the existing education building. This expansion will necessitate the relocation of the existing wireless communications facility to the southwest corner of the property. Associated landscaping, including the right-of-way landscaping along Bullard Avenue, will be completed in association with this phase.
- Phase five (5), located in the southeast portion of the property, will provide additional athletic fields. It should be noted that the church may seek to sell this portion of the property to raise funds for previous improvements.

Economic Impact Analysis

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Department Review

All departments involved in the subject review are recommending the project for approval.

Staff Findings

1. Staff finds that the proposed site plan complies with the Surprise Municipal Code.
2. Staff finds that the proposed site plan complies with the Surprise General Plan.
3. Staff finds that the proposed site plan complies with the Rancho Gabriella PAD.

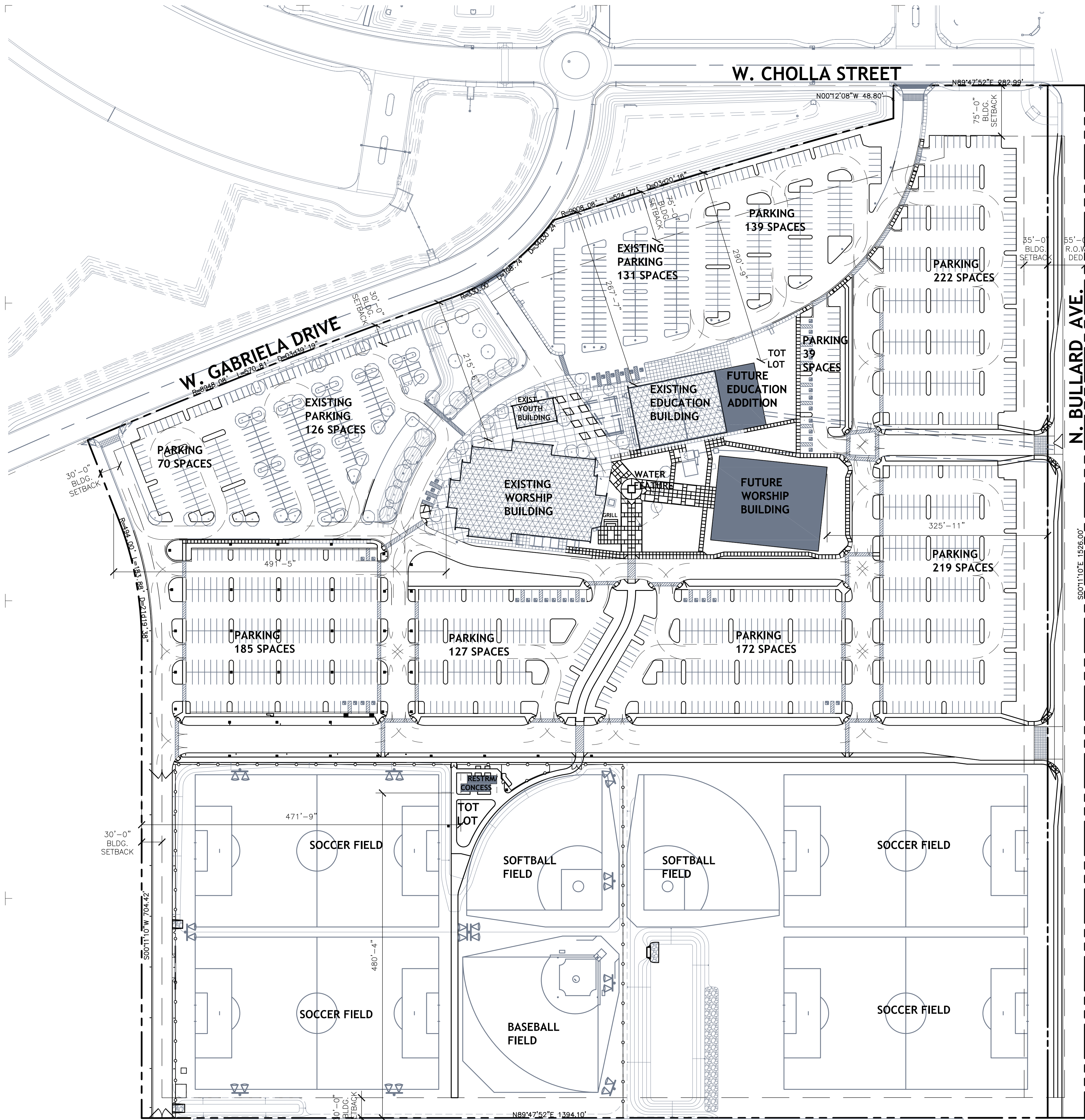
Recommendation

Staff recommends approval of the project, subject to the following conditions:

- a) The master site plan for the worship facility sets forth the layout for the entire worship campus. However, building locations and the design review elements for future development phases as depicted on the phasing site plan prepared by Prosser Architects and dated April 24, 2012 are conceptual and the applicant will be required to submit specific site plans and building elevations for each phase.
- b) The elevations prepared by Prosser Architects and dated April 24, 2012 will be revised and submitted to the city for administrative review and approval to include the following modifications prior to approval of any civil construction document and/or acceptance of any building permit application:
 - 1. The pop-out door extensions, referred to as “fins,” will be painted to provide contrasting colors to the east and west elevations.
- c) The parcel is located inside the 65 LDN line of the 1988 MAG Noise Contours. School and daycare uses, outside of those uses directly related to worship activities, will be prohibited.
- d) Lighting shields will be provided on site and parking lot lighting to prevent light spillover onto adjacent parcels.

Attached

Vicinity map, master site plan, Phases one (1) and two (2) site plan, landscape plan, and elevations.



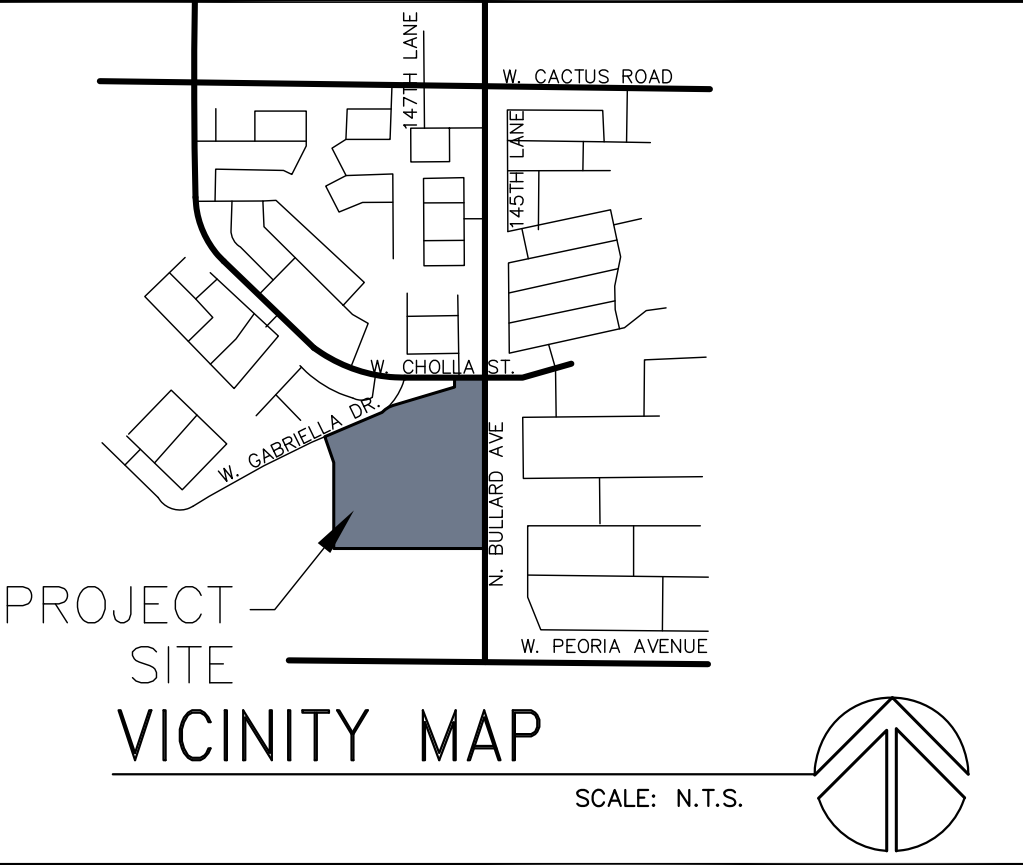
SITE PLAN
SCALE: 1" = 80'-0"

PARKING CALCULATIONS			
	REQ'D	PROVID'D	PROVID'D CUMUL.
EXISTING PARKING AREAS			
STANDARD SPACES	233		272
ACCESSIBLE SPACES	5		12
SUBTOTAL	238		284
PHASE 1 & 2 PARKING AREAS			
STANDARD SPACES	4		179
ACCESSIBLE SPACES	1		6
SUBTOTAL	5		185
EXIST. + PHASE 1 & 2 CUMULATIVE			
STANDARD SPACES		237	451
ACCESSIBLE SPACES		6	18
SUBTOTAL		243	469
PHASE 3 PARKING AREAS			
STANDARD SPACES	0		189
ACCESSIBLE SPACES	0		8
SUBTOTAL	0		197
EXIST. + PHASE 1, 2 & 3 CUMUL.			
STANDARD SPACES		237	640
ACCESSIBLE SPACES		6	26
SUBTOTAL		243	666
PHASE 4 PARKING AREAS			
STANDARD SPACES			773
ACCESSIBLE SPACES			18
SUBTOTAL	293		791
EXIST. + PHASE 1, 2, 3 & 4 CUMUL.			
STANDARD SPACES		530	1,413
ACCESSIBLE SPACES		13	44
SUBTOTAL		543	1,457

DEVELOPMENT STANDARDS		
STANDARD	REQUIRED	PROVIDED
PARKING SPACES	538	1,454
ACCESSIBLE PARKING SPACES	12	41
PARKING STALL WIDTH (MIN.)	9'	9'
PARKING STALL DEPTH (MIN.)	18'	18'
DRIVE AISLE WIDTH (MIN.)	25'	25'
BULLARD AVE. SETBACK (FRONT)	35'	325'-11"
SIDE/RESIDENTIAL SETBACK (NORTH)	75'	303'-6"
SIDE SETBACK (SOUTH)	30'	482'-6"
REAR SETBACK (WEST)	30'	495'-1"
BUILDING HEIGHT (MAXIMUM)	35'	18'

SURPRISE CASE NUMBERS

PLANNING: PRJ10-158/CR11-314
SITE PLAN APPROVAL: SPA07-316



ADDRESS
14787 W. CHOLLA ST.
SURPRISE, ARIZONA 85379

OWNER INFORMATION
CHRIST'S CHURCH OF THE VALLEY
7007 W. HAPPY VALLEY ROAD
PEORIA, AZ 85383
TELEPHONE: 623-376-2444
FACSIMILE:

PROJECT DESCRIPTION
PHASED IMPROVEMENTS FOR LIGHTED ATHLETIC FIELDS, CONCESSIONS, RESTROOMS, OUTDOOR GRILL, WATER FEATURE, CHILDREN'S PLAY EQUIPMENT FUTURE BUILDINGS AND FUTURE PARKING ON AN EXISTING PARTIALLY DEVELOPED SITE.

LEGAL DESCRIPTION
THE EAST HALF OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. FOR DETAILED DESCRIPTION SEE THE ALTA SURVEY.

ASSESSORS PARCEL NUMBER
501-39-982

CURRENT ZONING
INDUSTRIAL P.A.D. - RANCHO GABRIELA
CHURCH & SPORTS USE ALLOWED
NO SCHOOL USE ALLOWED

PROJECT DATA
CODES (WITH CITY OF SURPRISE AMENDMENTS):
2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL PLUMBING CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL ELECTRICAL CODE WITH 2002 NEC
2002 NFPA 13
2002 NFPA 72

OCCUPANCY GROUP: A-3
CONSTRUCTION TYPE: Y-B & II-B W/ FIRE SPRINKLERS
ALLOWED BUILDING HT.: 35'-0" MAX.
PROPOSED BUILDING HT.: 35'-0" MAX.

SITE AREA:
GROSS AREA: 42.54 ACRES OR 1,853,042 S.F.
NET AREA: 40.61 ACRES OR 1,766,972 S.F.
PHASE 1 & 2: 13.65 ACRES OR 594,467 S.F.
PHASE 3: 8.51 ACRES OR 320,494 S.F.
PHASE 4: 13.77 ACRES OR 600,187 S.F.
PHASE 5: 6.16 ACRES OR 268,460 S.F.

PARKING AREA:
EXISTING: 3.63 ACRES OR 158,289 S.F.
PHASE 1 & 2: 2.78 ACRES OR 120,950 S.F.
PHASE 3: 2.31 ACRES OR 100,748 S.F.
PHASE 4: 7.29 ACRES OR 317,493 S.F.
PHASE 5: 16.01 ACRES OR 697,480 S.F.

BUILDING INFO

	AREA	HEIGHT
EXIST. EDUCATION BLDG (A-3)	12,184 G.S.F.	1 STORY, 35'-0"
EXIST. YOUTH BLDG (A-3)	2,082 G.S.F.	1 STORY, 24'-0"
EXIST. WORSHIP BLDG (A-3)	26,804 G.S.F.	2 STORY, 37'-0"
PHASE 2: NEW CONCESSION BLDG (B)	1,045 G.S.F.	1 STORY, 15'-0"
PHASE 4: NEW WORSHIP BLDG (A-3)	20,000 G.S.F.	1 STORY, 45'-0"
PHASE 4: EDUCATION BLDG ADDITION (A-3)	5,500 G.S.F.	1 STORY, 35'-0"
BLDG AREA TOTAL ALL PHASES	67,595 G.S.F.	

DEVELOPED LOT COVERAGE:
BUILDINGS (ALL PHASES): 67,595 S.F./1,766,972 S.F.=3.83%
PARKING (ALL PHASES): 697,480 S.F./1,766,972 S.F.=39.47%
COMBINED (ALL PHASES): 765,075 S.F./1,766,972 S.F.=43.30%

STREETS
CHOLLA STREET: 55' RIGHT-OF-WAY; FULLY DEVELOPED
GABRIELA DRIVE: 55' RIGHT-OF-WAY; FULLY DEVELOPED
BULLARD AVENUE: 55' RIGHT-OF-WAY; PARTIALLY DEVELOPED

PROSSER ARCHITECTS

P 480.592.9595
F 480.598.0852

2756 E. James St.
Gilbert, AZ 85296

E pjp@prosserarchitects.com

JOB SITE: CCV SURPRISE
14787 W. CHOLLA ST.
SURPRISE, AZ

JOB # 1202

DATE: 04-24-12

DRAWN: PJP
CHECKED: PJP
REVISION:

△	
△	
△	

MASTER SITE PLAN 101M

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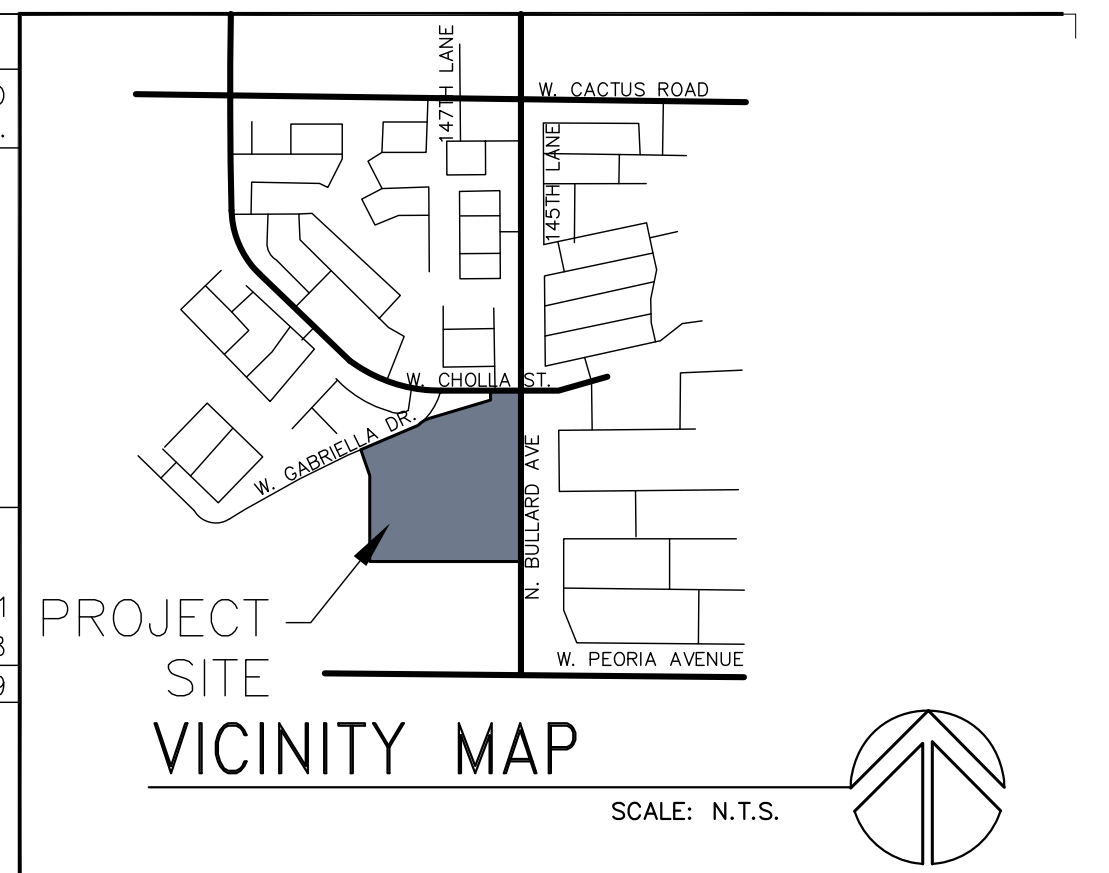
SCALE: 1" = 80'-0"

PARKING CALCULATIONS				
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ACCESSIBLE SPACES	7		18	
SUBTOTAL	300		791	
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SUBTOTAL		543		1,457

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SITE PLAN APPROVAL:	SPA07-316



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LEGAL DESCRIPTION
THE EAST HALF OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. FOR DETAILED DESCRIPTION SEE THE ALTA SURVEY.

ASSESSORS PARCEL NUMBER
501-39-982
CURRENT ZONING
INDUSTRIAL P.A.D. - RANCHO GABRIELA
CHURCH & SPORTS USE ALLOWED
NO SCHOOL USE ALLOWED

PROJECT DATA
CODES (WITH CITY OF SURPRISE AMENDMENTS):
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 2006 INTERNATIONAL PLUMBING CODE
 2006 INTERNATIONAL MECHANICAL CODE
 2006 INTERNATIONAL ELECTRICAL CODE WITH 2002 NEC
 2006 INTERNATIONAL FIRE CODE w/SURPRISE AMENDMENTS
 2002 NFPA 13 2002 NFPA 72

<u>OCCUPANCY GROUP:</u>	A-3
<u>CONSTRUCTION TYPE:</u>	V-B & II-B W/ FIRE SPRINKLERS
<u>ALLOWED BUILDING HT:</u>	35'-0" MAX.
<u>PROPOSED BUILDING HT:</u>	35'-0" MAX.

<u>SITE AREA:</u>	
GROSS AREA:	42.54 ACRES OR 1,853,042 S.F
NET AREA:	40.61 ACRES OR 1,766,972 S.F
PHASE 1 & 2	13.65 ACRES OR 594,467 S.F
PHASE 3	8.51 ACRES OR 320,494 S.F
PHASE 4	13.77 ACRES OR 600,187 S.F
PHASE 5	6.16 ACRES OR 268,460 S.F

<u>PARKING AREA:</u>		
EXISTING	3.63 ACRES OR	158,289 S.F.
PHASE 1 & 2	2.78 ACRES OR	120,950 S.F.
PHASE 3	2.31 ACRES OR	100,748 S.F.
PHASE 4	7.29 ACRES OR	317,493 S.F.
	16.01 ACRES OR	697,480 S.F.

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BUILDINGS (ALL PHASES)	67,595 S.F./1,766,972 S.F.=3.83%
PARKING (ALL PHASES)	697,480 S.F./1,766,972 S.F.=39.47%
COMBINED (ALL PHASES)	765,075 S.F./1,766,972 S.F.=43.30%

STREETS	
CHOLLA STREET:	55' RIGHT-OF-WAY; FULLY DEVELOPED
GABRIELLA DRIVE:	55' RIGHT-OF-WAY; FULLY DEVELOPED
BULLARD AVENUE:	55' RIGHT-OF-WAY; PARTIALLY DEVELOPED



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JOB # **1202**

DATE: 04-24-12

DRAWN: **PJP**
CHECKED: **PJP**
REVISION:

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△

PHASING

SITE PLAN

101P

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PROSSER ARCHITECTS

CERTIFICATE NO.

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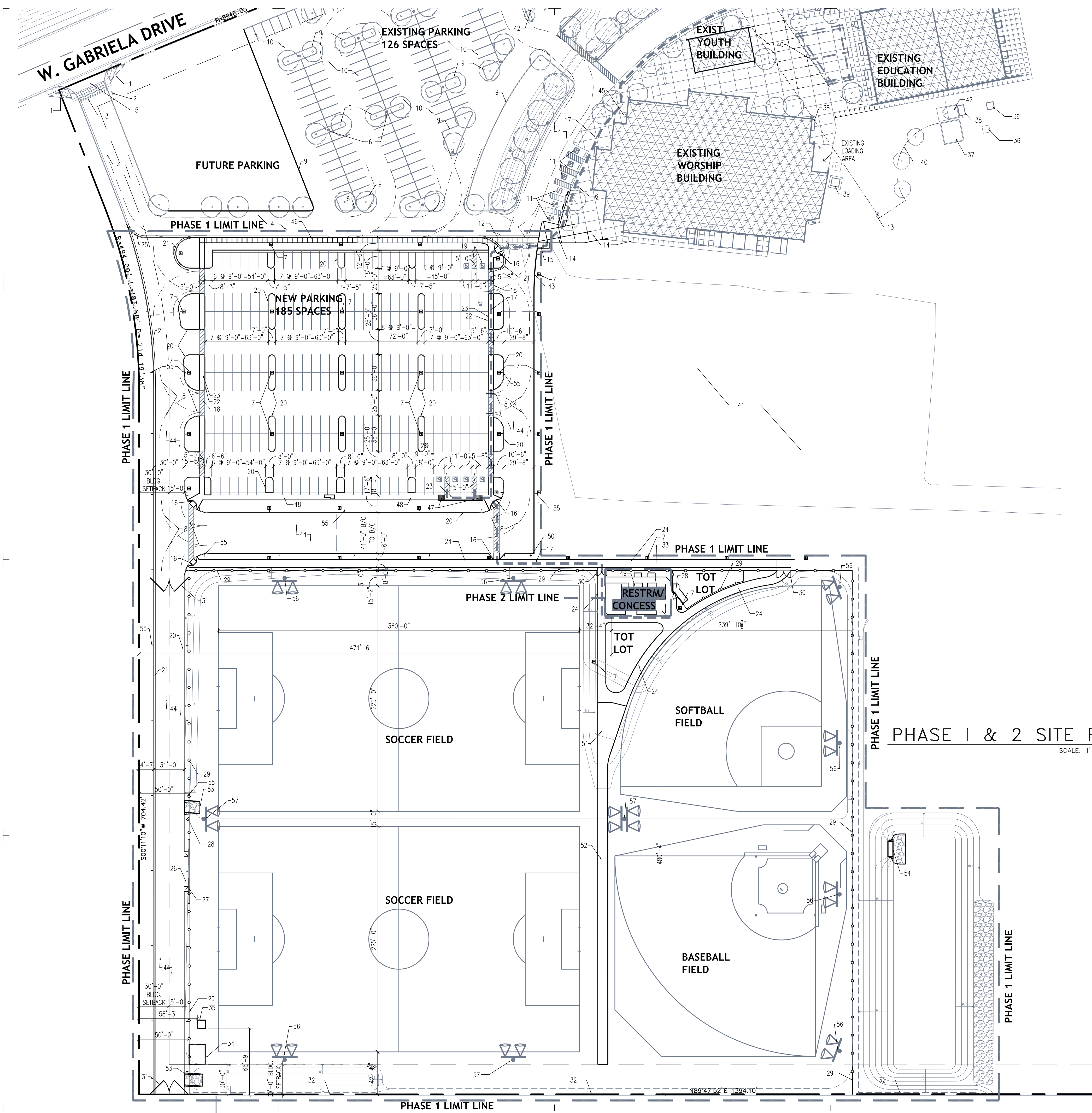
PAUL J. PROSSER

ISSUED 04-24-12

PHOENIX, AZ

EXP. DATE: 09/30/2012





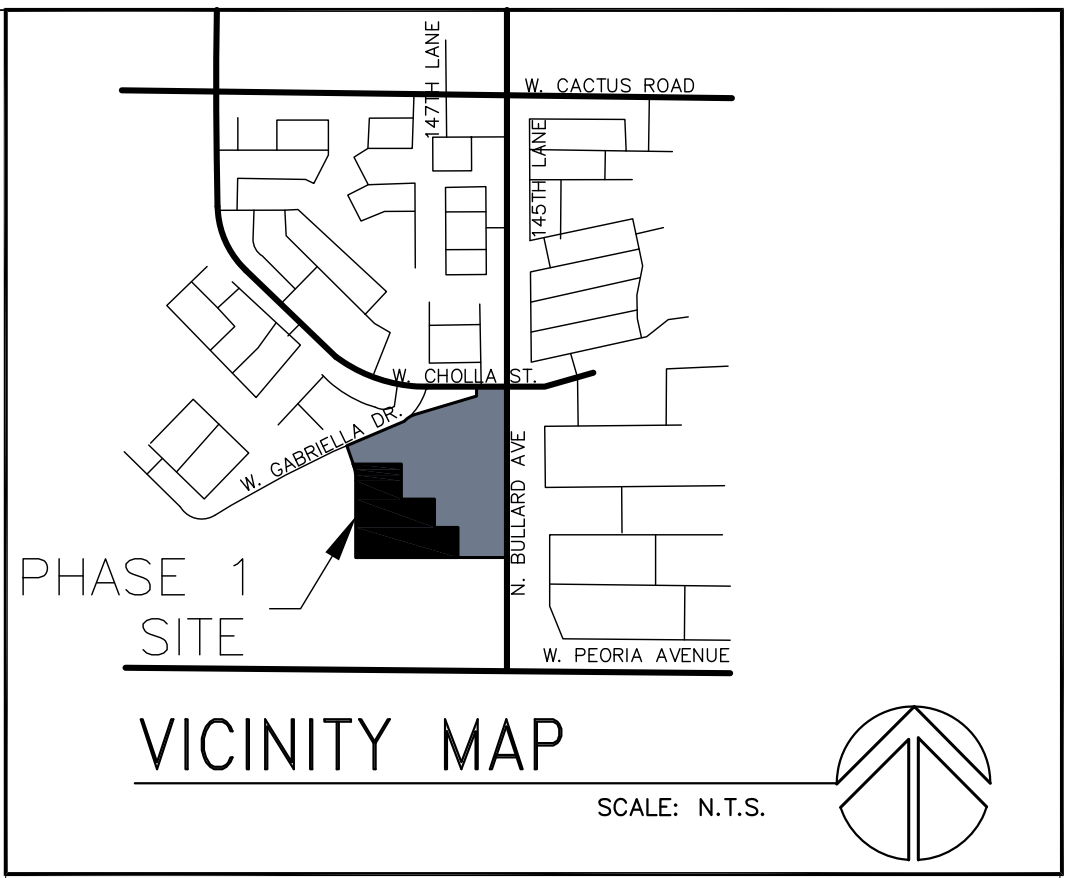
- KEY NOTES**
1. VISIBILITY TRIANGLE.
 2. EXISTING FIRE ENTRANCE SIGN PER SURPRISE FIRE DET. REQUIREMENTS TO REMAIN.
 3. EXISTING PATTERNED PAVING TO REMAIN.
 4. EXISTING ASPHALT CONCRETE PAVED DRIVEWAY TO REMAIN.
 5. EXISTING DRIVE ENTRANCE APRON AND SIDEWALK RAMPS TO REMAIN.
 6. EXISTING 20'-0" TALL SITE POLE LIGHT TO REMAIN - TYP.
 7. NEW 20'-0" TALL SITE POLE LIGHT TO MATCH EXISTING SITE POLE LIGHTS. SEE DETAIL 03/103 & 08/104.
 8. FIRE LANE TURN RADII - MINIMUM 45'-0" OUTSIDE AND MAXIMUM 19'-6" INSIDE.
 9. EXISTING CONCRETE CURB TO REMAIN.
 10. EXISTING ASPHALT CONCRETE PAVED PARKING AND DRIVE AISLES TO REMAIN.
 11. EXISTING ACCESSIBLE PARKING SPACES TO REMAIN - TYPICAL.
 12. EXISTING CONCRETE SIDEWALK, CURB AND GUTTER TO BE REMOVED AS NEEDED TO CREATE NEW DRIVEWAY.
 13. EXISTING FIRE HYDRANT TO REMAIN.
 14. EXISTING CONCRETE WALK TO REMAIN.
 15. NEW ACCESSIBLE CONCRETE RAMP. SEE DETAIL 8/103
 16. NEW CONCRETE CURB RAMP. SEE CIVIL DRAWINGS.
 17. DASHED GRAY LINE INDICATES ACCESSIBLE ROUTE.
 18. NEW SAFETY STRIPING AT DRIVEWAY CROSSING - TYPICAL.
 19. NEW ACCESSIBLE PARKING STALLS WITH PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY AND SAFETY STRIPED ACCESS AISLES. SEE DETAIL 8/103.
 20. NEW VERTICAL CONCRETE CURB. SEE DETAIL 04/104.
 21. NEW CONCRETE CURB AND GUTTER. SEE CIVIL DRAWINGS.
 22. NEW VERTICAL CONCRETE CURB SEPARATING AC PAVING FROM CONCRETE WALK FLUSH WITH AC PAVING/PARKING SPACES.
 23. NEW 5'-0" WIDE CONCRETE WALK FLUSH WITH AC PAVING/PARKING SPACES. SEE DETAILS 03, 09 & 10/104
 24. NEW 8'-0" WIDE CONCRETE WALK. SEE DETAILS 03, 09 & 10/104
 25. EXISTING CURB AND GUTTER TO BE REMOVED FOR NEW DRIVEWAY CONNECTION. SEE CIVIL DRAWINGS.
 26. NEW MOUNTABLE CONCRETE CURB. SEE CIVIL DRAWINGS.
 27. NEW 30'-0" WIDE (FENCE OPENING) MANUAL, BI-PARTING ROLLING GATE. SEE DETAILS 1 & 2/103
 28. NEW 4'-0" WIDE (FENCE OPENING) SWING GATE. SEE DETAILS 5/103.
 29. NEW 6'-0" HIGH WROUGHT IRON FENCE. SEE DETAILS 4/103.
 30. NEW 10'-0" WIDE (FENCE OPENING) SWING GATE PAIR. SEE DETAIL 6/103.
 31. NEW 30'-0" WIDE EMERGENCY ACCESS SWING GATE PAIR PER CITY OF SURPRISE FIRE DEPT. REQUIREMENTS. SEE DETAIL 7/103.
 32. NEIGHBOR'S EXISTING CMU FENCE TO REMAIN.
 33. NEW 6'-0" WIDE CONCRETE WALKS. SEE DETAILS 03, 09 & 10/104
 34. FUTURE CELL TOWER EQUIPMENT ENCLOSURE. (TO BE RELOCATED FROM EXISTING ON-SITE LOCATION)
 35. FUTURE CELL TOWER LOCATION (TO BE RELOCATED FROM EXISTING ON-SITE LOCATION)
 36. EXISTING CELL TOWER LOCATION TO BE RELOCATED TO THE SW CORNER OF THE SITE IN THE FUTURE.
 37. EXISTING CELL TOWER EQUIPMENT ENCLOSURE LOCATION TO BE RELOCATED TO THE SW CORNER OF THE SITE IN THE FUTURE.
 38. EXISTING ELECTRIC SERVICE ENTRANCE SECTION TO REMAIN.
 39. EXISTING ELECTRICAL TRANSFORMER TO REMAIN.
 40. EXISTING FIRE LANE AND/OR "T" TURNAROUND TO REMAIN.
 41. EXISTING TEMPORARY PARKING, DUSTPROOFED WITH ASPHALT "MILLINGS" TO REMAIN UNTIL CONSTRUCTION IS COMPLETE.
 42. EXISTING TRASH ENCLOSURE TO REMAIN.
 43. NEW EXTRUDED CONCRETE CURB. SEE DETAIL 01/104
 44. NEW AC PAVED DRIVEWAY. SEE CIVIL DRAWINGS.
 45. EXISTING FIRE DEPARTMENT CONNECTION AND KNOX BOX LOCATION.
 46. EXISTING CONCRETE SIDEWALK, CURB AND GUTTER TO REMAIN.
 47. IN-LINE CONCRETE SIDEWALK RAMP- MAX SLOPE 1:12 AND 6" MAX RISE. SEE CIVIL DRAWINGS.
 48. NEW CONCRETE CURB WITH ATTACHED 5'-0" WIDE SIDEWALK. SEE DETAILS 02 & 03/104.
 49. NEW FACTORY BUILT MODULAR BUILDING FINISH FLOOR=47.90 -PHASE 2
 50. NEW FIRE HYDRANT. SEE CIVIL DRAWINGS.
 51. DECOMPOSED GRANITE TRANSITION FROM CONCRETE PATH TO DECOMPOSED GRANITE. SEE LANDSCAPE DRAWINGS.
 52. NEW 10'-0" WIDE DECOMPOSED GRANITE PATH. SEE LANDSCAPE DRAWINGS.
 53. DRAINAGE SPILLWAY. SEE CIVIL DRAWINGS.
 54. DRAINAGE DROP INLET HEADWALL AND RIP RAP PER CIVIL DRAWINGS.
 55. FIRE LANE SIGN FACING DIRECTION OF TRAFFIC. MAX. 75'-0" APART AND 15'-0" FROM DRIVE WAY ENDS, SET 12'-18" BACK OF CURB. SEE DETAILS 5 & 11/104.
 56. 70'-0" TALL ATHLETIC FIELD LIGHTING POLE. SEE ELECTRICAL PLANS
 57. 80'-0" TALL ATHLETIC FIELD LIGHTING POLE. SEE ELECTRICAL PLANS

PHASE I & 2 SITE PLAN

SCALE: 1" = 50'-0"

- GENERAL NOTES**
- A. ALL ACCESS ROADS AND ALL TURNING RADII INCLUDING ALL PARKING ISLANDS SHALL COMPLY WITH AASHTO WB-50 REQUIREMENTS.
 - B. ALL PROPOSED DEVELOPMENT PHASES DEPICTED ON THIS SITE PLAN SHALL HAVE A MINIMUM OF TWO (2) UNRESTRICTED ACCESS POINTS, MINIMUM TWENTY (20) FEET WIDE, INSTALLED AND MAINTAINED PURSUANT TO THE REQUIREMENTS OF THE CITY OF SURPRISE, AZ.

PARKING CALCULATIONS			
	REQ'D	REQ'D CUMUL.	PROVID'D CUMUL.
EXISTING PARKING AREAS			
STANDARD SPACES	233		272
ACCESSIBLE SPACES	5		12
SUBTOTAL	238		284
PHASE 1 PARKING AREAS			
STANDARD SPACES	4		179
ACCESSIBLE SPACES	1		6
SUBTOTAL	5		185
EXIST. + PHASE 1 & 2 CUMUL.			
STANDARD SPACES		237	451
ACCESSIBLE SPACES		6	18
SUBTOTAL		243	469



ADDRESS
14787 W. CHOLLA ST.
SURPRISE, ARIZONA 85379

OWNER INFORMATION
CHRIST'S CHURCH OF THE VALLEY
7007 W. HAPPY VALLEY ROAD
PEORIA, AZ 85383
TELEPHONE: 623-376-2444
FACSIMILE:

PROJECT DESCRIPTION
THE PROJECT INCLUDES NEW PARKING TO REPLACE EXISTING TEMPORARY PARKING, LIGHTED ATHLETIC FIELD WITH CONCESSIONS STAND AND RESTROOMS, AND CHILDREN'S PLAY EQUIPMENT

RIPION
THE EAST HALF OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. FOR DETAILED DESCRIPTION SEE THE ALTA SURVEY.

ASSESSORS PARCEL NUMBER
501-39-982

CURRENT ZONING
INDUSTRIAL P.A.D. - RANCHO GABRIELA
CHURCH & SPORTS USE ALLOWED
NO SCHOOL USE ALLOWED

PROJECT DATA
CODES (WITH CITY OF SURPRISE AMENDMENTS):
2006 INTERNATIONAL BUILDING CODE
2006 INTERNATIONAL PLUMBING CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL ELECTRICAL CODE WITH 2002 NEC
2006 INTERNATIONAL FIRE CODE w/SURPRISE AMENDMENTS
2002 NFPA 13 2002 NFPA 72

OCCUPANCY GROUP: B

CONSTRUCTION TYPE: V-B/
FIRE SPRINKLERS

ALLOWED BUILDING HT: 35'-0" MAX.

PROPOSED BUILDING HT: 15'-0" MAX.

SITE AREA:
GROSS AREA: 42.54 ACRES OR 1,853,042 S.F.
NET AREA: 40.61 ACRES OR 1,766,972 S.F.
PHASE 1 & 2: 13.65 ACRES OR 594,467 S.F.

PARKING AREA:
EXISTING: 3.63 ACRES OR 158,289 S.F.
PHASE 1 & 2: 2.78 ACRES OR 120,950 S.F.
TOTAL PARKING AREA: 6.41 ACRES OR 279,239 S.F.

BUILDING INFO
EXIST. EDUCATION BLDG (A-3): 12,184 G.S.F. 1 STORY, 35'-0"
EXIST. YOUTH BLDG (A-3): 2,062 G.S.F. 1 STORY, 24'-0"
EXIST. WORSHIP BLDG (A-3): 26,804 G.S.F. 2 STORY, 37'-0"
PHASE 1: NEW CONCESSION BLDG (B): 1,046 G.S.F. 1 STORY, 15'-0"
TOTAL BLDG AREA: 42,095 G.S.F.

DEVELOPED LOT COVERAGE:
BUILDINGS (PHASE 1 & 2): 42,095 S.F./1,766,972 S.F.=2.38%
PARKING (PHASE 1 & 2): 279,239 S.F./1,766,972 S.F.=15.81%
PHASE 1 & 2 COVERAGE: 321,334 S.F./1,766,972 S.F.=18.18%

LANDSCAPE COVERAGE:
PHASE 1 & 2 COVERAGE: 472,017 S.F./594,467 S.F.=79.40%

STREETS
CHOLLA STREET: 55' RIGHT-OF-WAY, FULLY DEVELOPED
GABRIELA DRIVE: 55' RIGHT-OF-WAY, FULLY DEVELOPED
BULLARD AVENUE: 55' RIGHT-OF-WAY, PARTIALLY DEVELOPED

SURPRISE CASE NUM

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JOB # 1202

DATE: 04-24-12

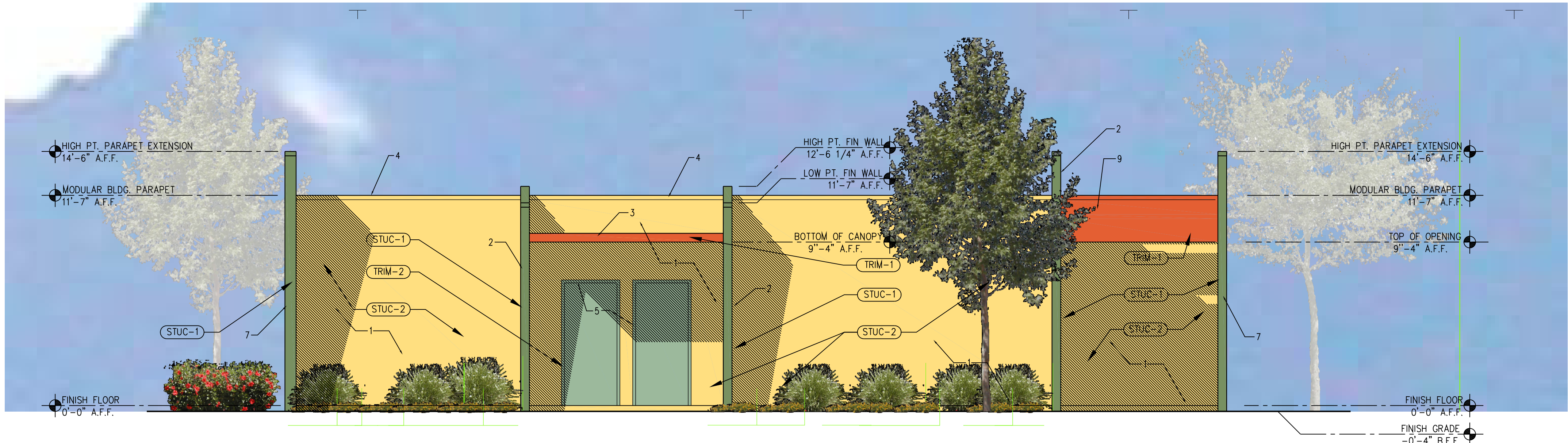
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REVISION:

PHASE I&2
SITE PLAN

102

28090
PAUL J.
PROSSER
Arizona, U.S.A.
Expires: 08/30/2016

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SOUTH ELEVATION

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

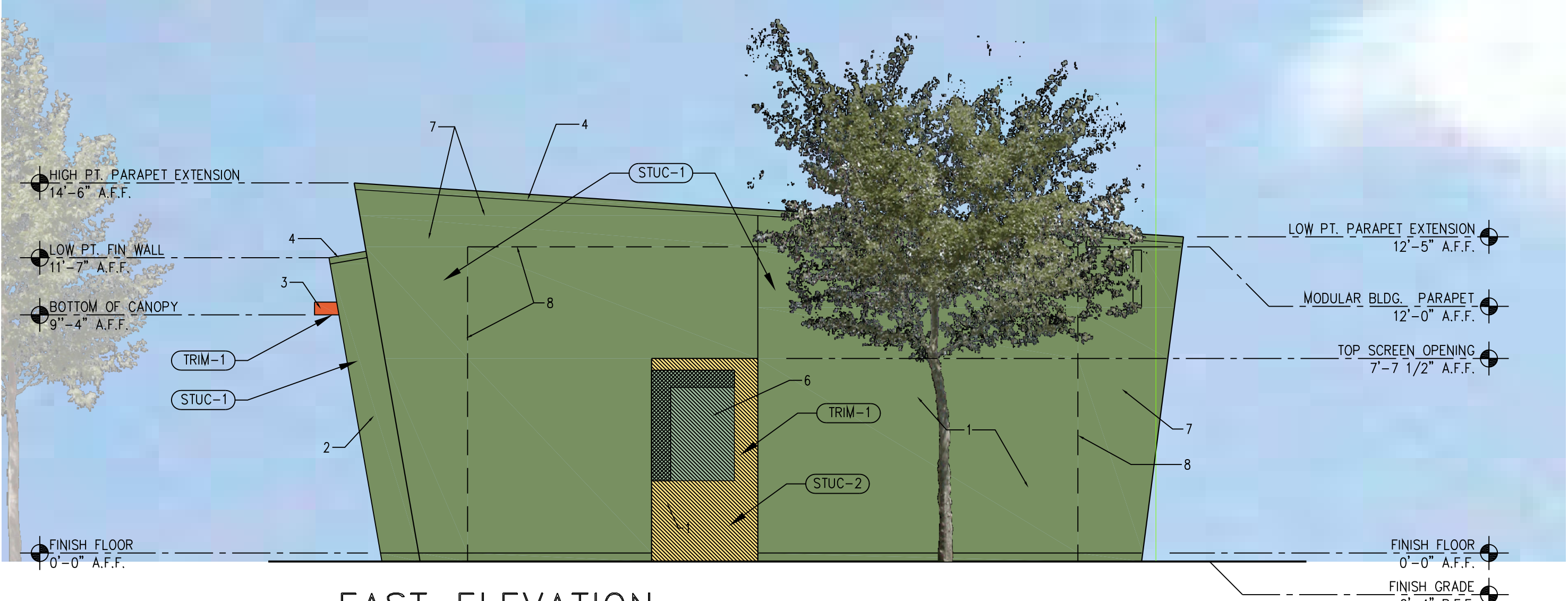
KEY NOTES

1. INTEGRAL COLOR ACRYLIC FINISH COAT OVER 3 COAT EXTERIOR CEMENT STUCCO SYSTEM PER IBC SECTION 2512 ON METAL LATH, AND WATER BARRIER ATTACHED OVER PLYWOOD SHEATHING PROVIDED BY FACTORY BUILT BUILDING SUPPLIER - TYPICAL.
2. 2X WOOD FRAMED "FIN" ATTACHED TO MODULAR BUILDING FRAME FINISHED WITH INTEGRAL COLOR ACRYLIC FINISH COAT OVER 3 COAT EXTERIOR CEMENT STUCCO SYSTEM PER IBC SECTION 2512 ON METAL LATH, AND WATER BARRIER ATTACHED OVER PLYWOOD SHEATHING PROVIDED BY FACTORY BUILT BUILDING SUPPLIER.
3. PAINTED PERFORATED GALVANIZED METAL SHADE CANOPY MECHANICALLY FASTENED TO SITE BUILT "FIN" FRAMING.
4. PAINTED METAL PARAPET CAP TO MATCH WALL COLOR.
5. PAINTED HOLLOW METAL DOOR AND FRAME.
6. PAINTED OVERHEAD COILING SHUTTER AT CONCESSION S.
7. 2X WOOD FRAMED PARAPET/WALL EXTENSION ATTACHED TO MODULAR BUILDING FRAME FINISHED WITH INTEGRAL COLOR ACRYLIC FINISH COAT OVER 3 COAT EXTERIOR CEMENT STUCCO SYSTEM PER IBC SECTION 2512 ON METAL LATH, AND WATER BARRIER ATTACHED OVER PLYWOOD SHEATHING.
8. OUTLINE OF FACTORY BUILT BUILDING BEFORE CUSTOMIZATION AFTER PLACEMENT ON SITE.
9. PLYWOOD SHEATHED 2X WOOD FRAMED FASCIA PANEL WITH INTEGRAL COLOR ACRYLIC FINISH COAT OVER 3 COAT EXTERIOR CEMENT STUCCO SYSTEM PER IBC SECTION 2512 ON METAL LATH, AND WATER BARRIER MECHANICALLY FASTENED TO SITE BUILT "FIN" OR WALL EXTENSION FRAMING. INSTALL STUCCO FINISH SYSTEM ON FRONT, BACK AND BOTTOM EDGE OF PANEL.
10. PAINTED ALUMINUM SLIDING WINDOW WITH INSULATED LOW-E GLASS PANELS.



WEST ELEVATION

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



EAST ELEVATION

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

MATERIAL COLOR SCHEDULE

TAG	SURFACE	COLOR	MANF.	COLOR NO.	COMMENT
STUC-1	STUCCO-FIELD	NIGHT MISSION	FRAZEE	AC143N	DK GRN MATCH WIORSH
STUC-2	STUCCO-FIELD	IMPERIAL PALACE	FRAZEE	7275D	BUFF TO MATCH WIORSH
TRIM-1	STUCCO ACCT & ENTRY	FIREKING RED	FRAZEE	AC110N	RED TO MATCH WIORSH
TRIM-2	DOORS & FRAMES	GRISTMILL	FRAZEE	8665D	LT. GRN MATCH WIORSH



NORTH ELEVATION

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



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DATE: 04-24-12

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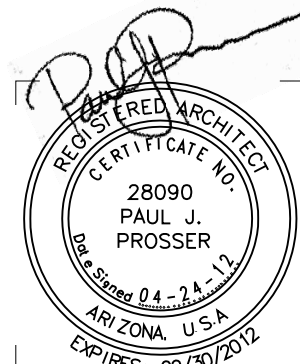
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REVISION: B

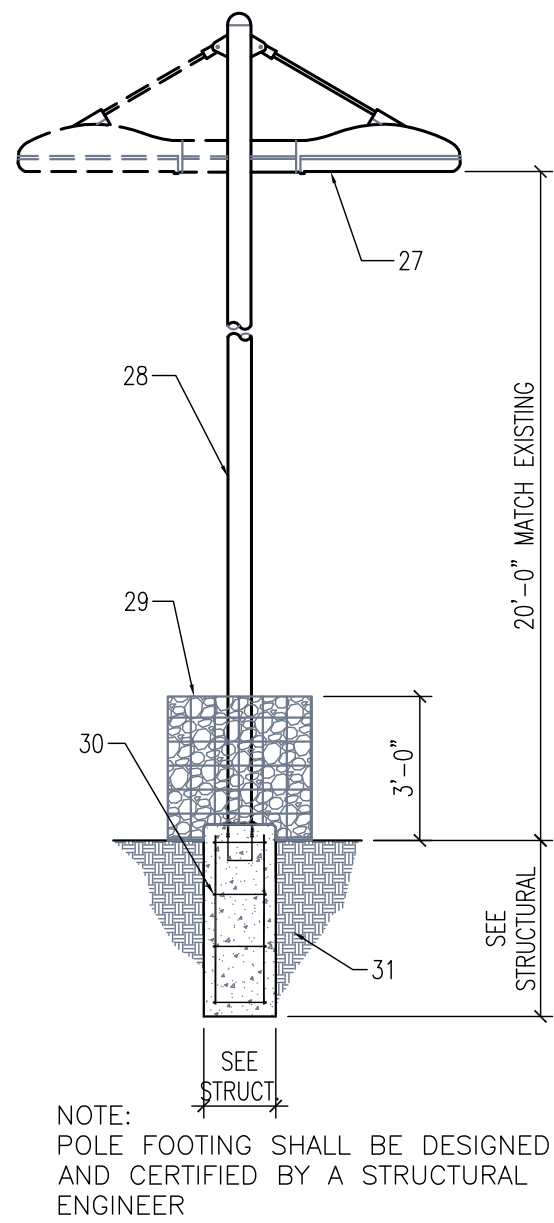
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BUILDING
ELEVATION

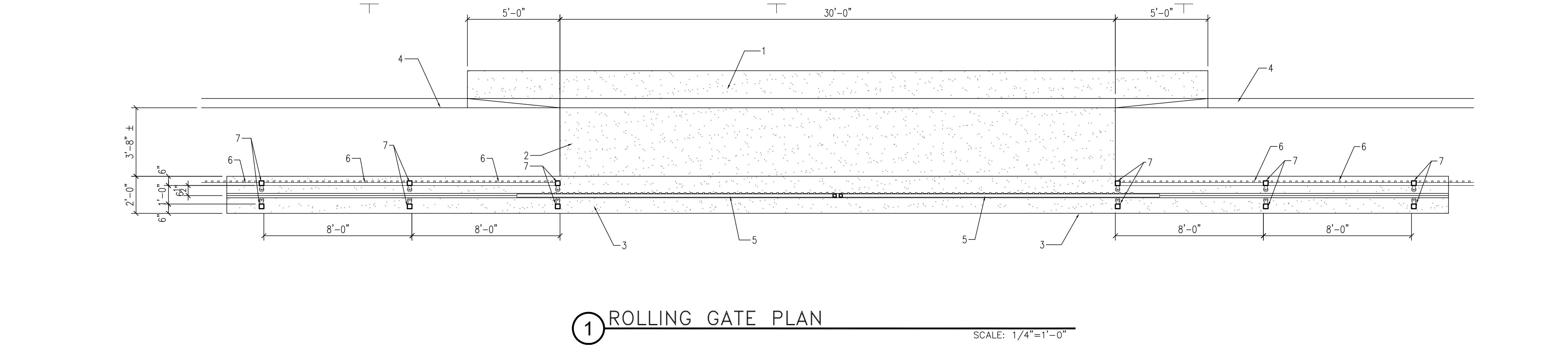
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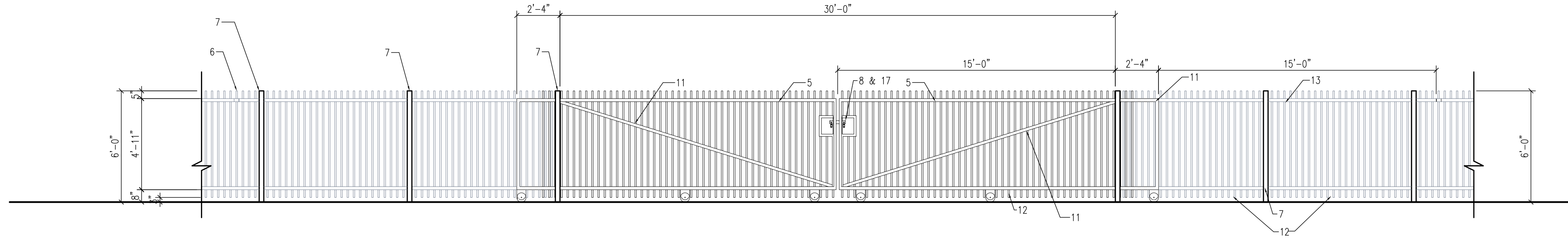
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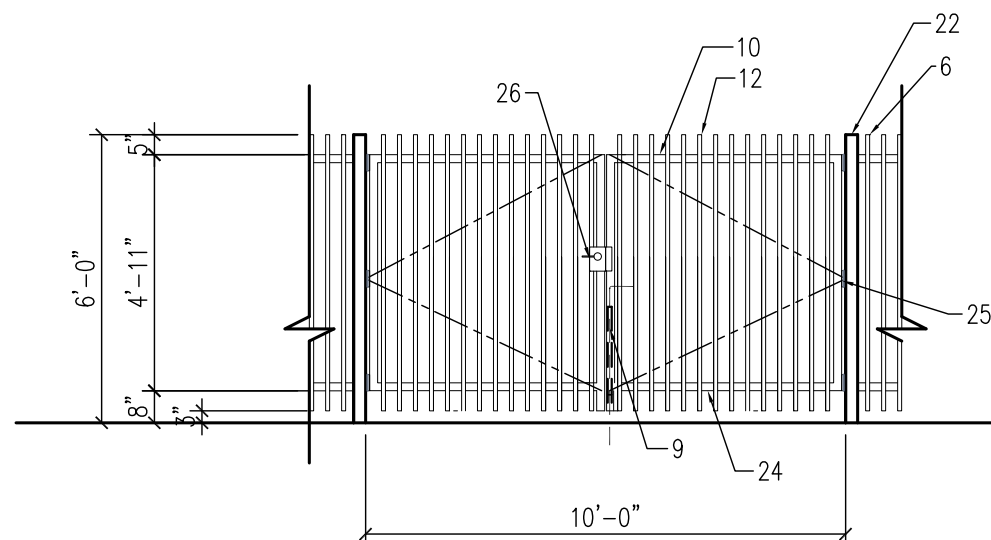
3 PARKING LIGHT POLE
SCALE: 1/4"=1'-0"



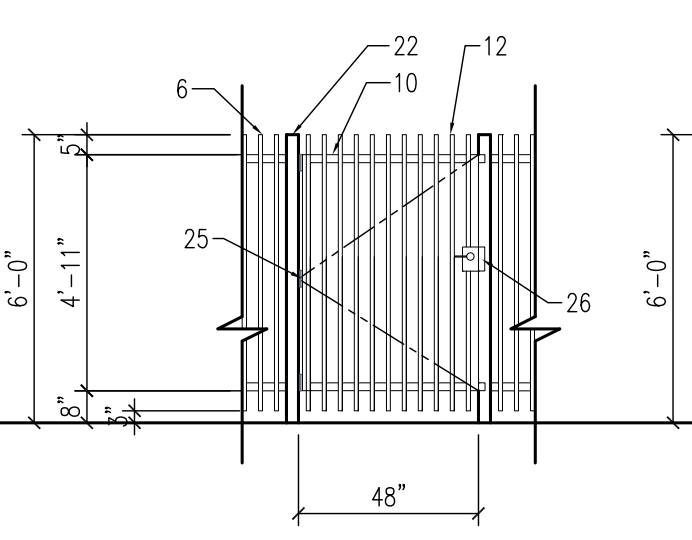
1 ROLLING GATE PLAN
SCALE: 1/4"=1'-0"



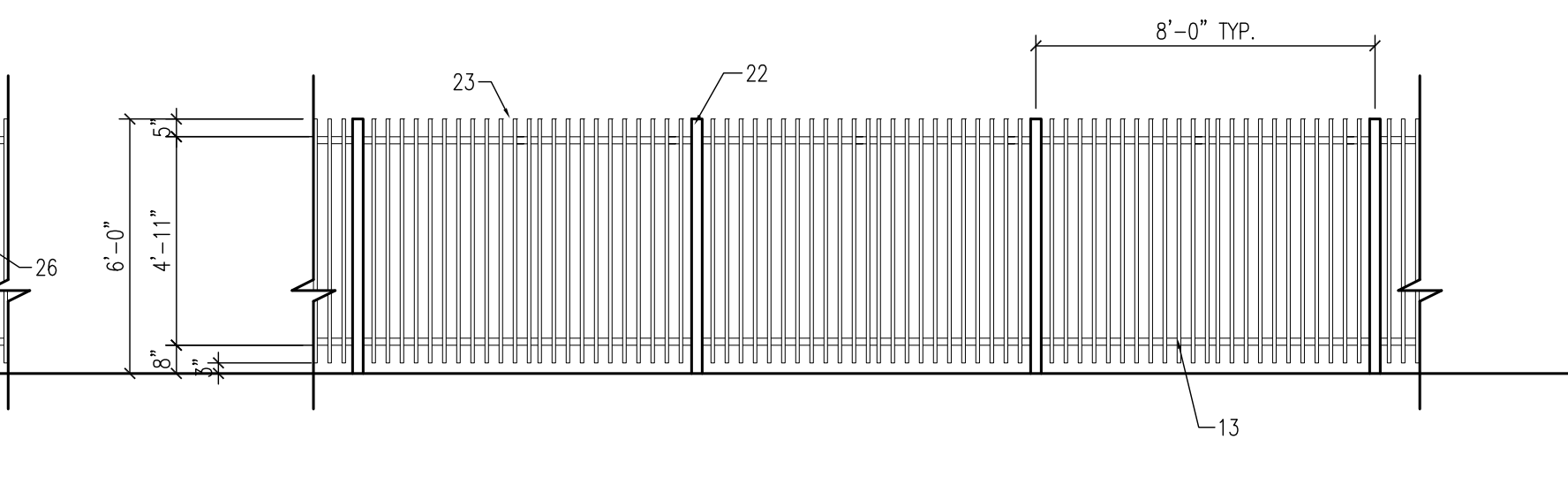
2 ROLLING GATE ELEVATION-FIELD SIDE VIEW
SCALE: 1/4"=1'-0"



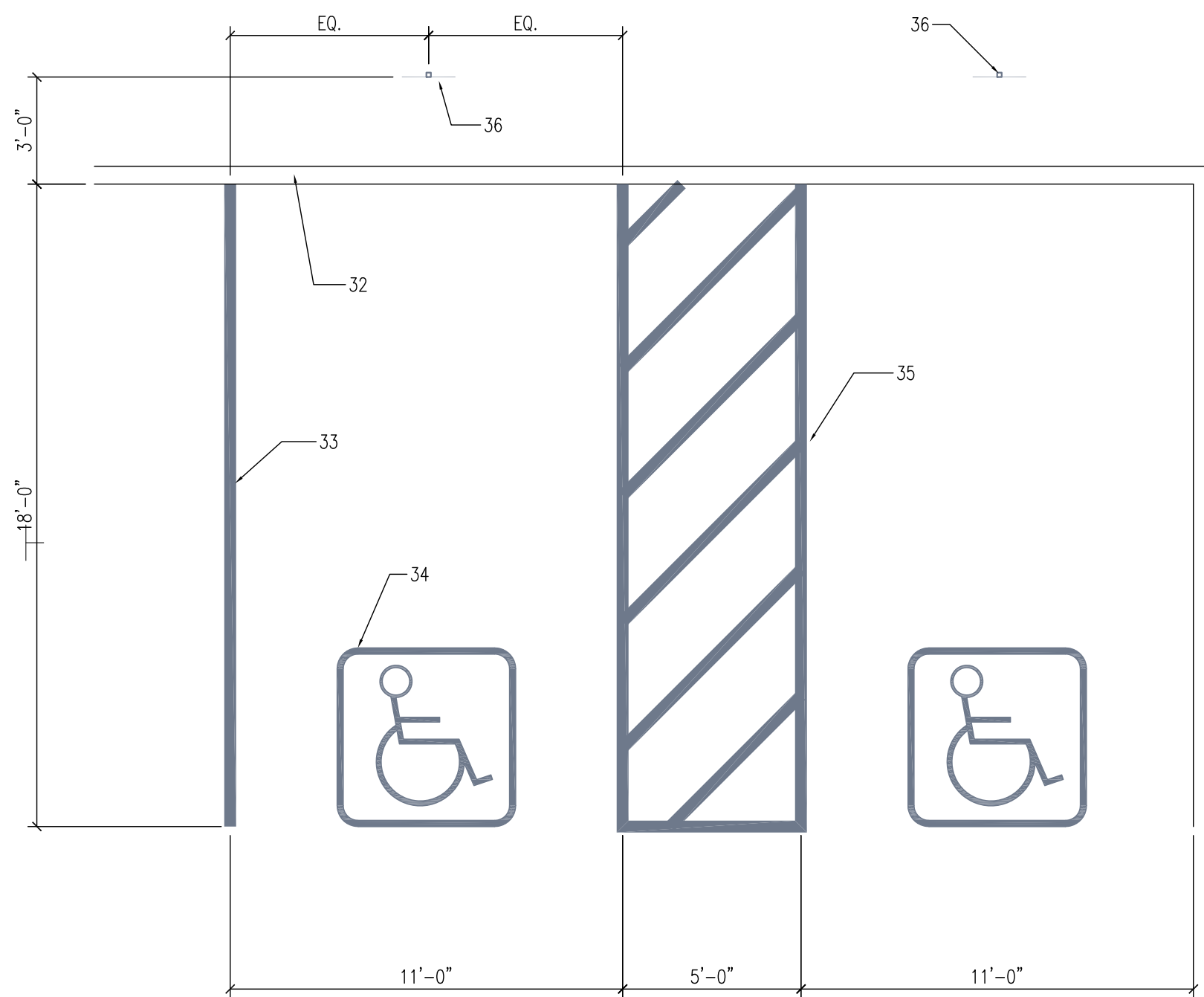
6 DOUBLE SWING GATE
SCALE: 1/4"=1'-0"



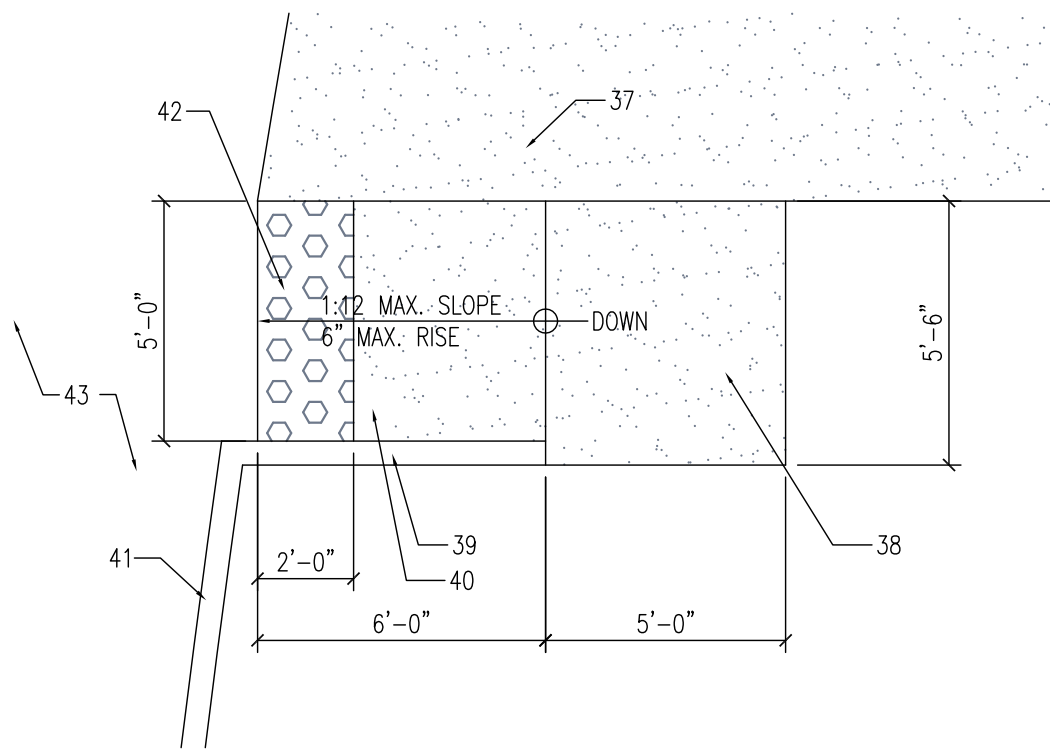
5 SINGLE SWING GATE
SCALE: 1/4"=1'-0"



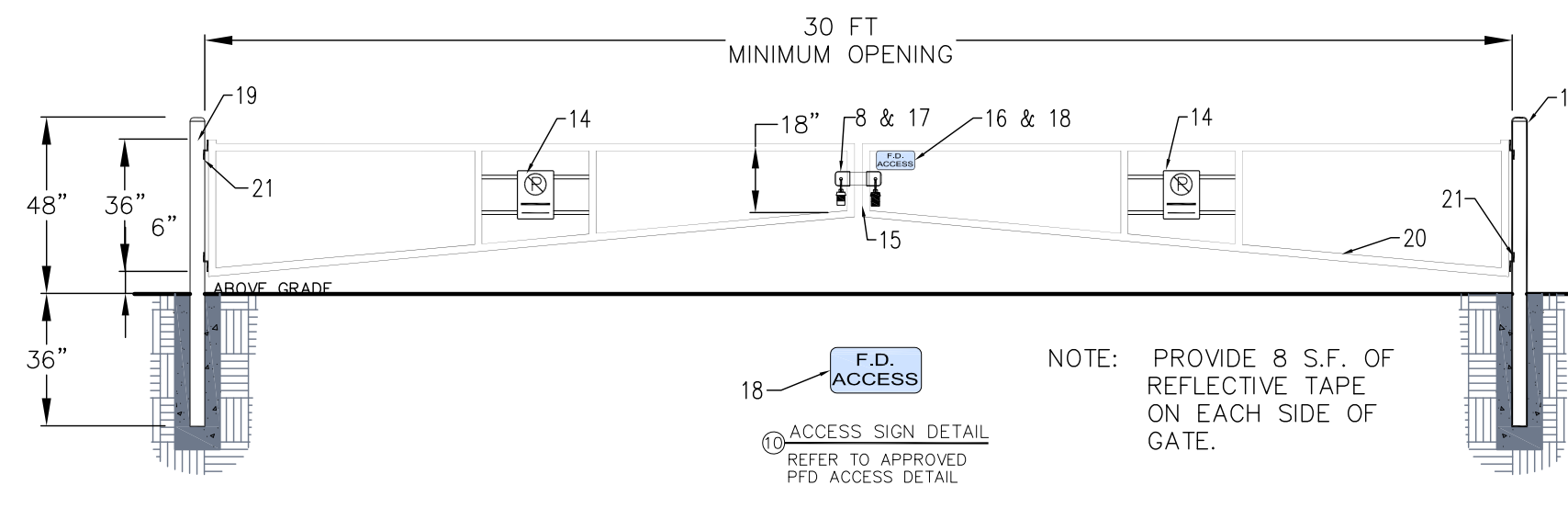
4 TYPICAL WROUGHT IRON FENCE
SCALE: 1/4"=1'-0"



9 ACCESSIBLE PARKING
SCALE: 1/4"=1'-0"



8 ACCESSIBLE RAMP
SCALE: 1/4"=1'-0"



7 EMERGENCY GATE ELEVATION
SCALE: 1/4"=1'-0"

KEY NOTES

1. MOUNTABLE CONCRETE CURB. SEE CIVIL DRAWINGS.
2. 4" THICK CAST IN PLACE CONCRETE SLAB ON 5" COMPACTED CRUSHED ROCK.
3. 18" THICK, STEEL REINFORCED, CAST-IN-PLACE CONCRETE GATE TRACK FOOTING.
4. 6" VERTICAL CURB PER CIVIL ENGINEERING DRAWINGS.
5. 17'-6" LONG ROLLING WROUGHT IRON GATE PANEL. SEE GATE ELEVATION 02/103 BELOW.
6. FIXED WROUGHT IRON FENCE PANEL. SEE FENCE ELEVATION 04/103.
7. STEEL GATE POST WITH ROLLER GUIDE FOR GATE PANEL - TYPICAL.
8. EMERGENCY ACCESS LOCK PLATE WITH PADLOCKS - 1 EACH FOR OWNER AND FIRE DEPARTMENT. INSTALL PER CITY OF SURPRISE FIRE DEPT. STANDARD DETAIL.
9. 3/4" CANE BOLT ON INSIDE OF GATE WITH (2) 1" I.D. X 2" LONG GUIDES EACH AND KEEPER PINS TO PREVENT LOSS OF CANE BOLT.
10. PAINTED 2"x2" STEEL TUBE GATE FRAME WITH MITERED AND FULLY WELDED CORNERS.
11. PAINTED DIAGONAL 2"x2" STEEL TUBE GATE FRAME BRACE WELDED ALL AROUND AT GATE FRAME AND TACK WELDED EACH SIDE OF GATE PICKETS.
12. PAINTED 1" X 1" STEEL TUBE PICKETS @ 4" O.C. MAX. CAP BOTH ENDS.
13. PAINTED 2"x2" STEEL TUBE FENCE RAIL TOP AND BOTTOM OF PANELS, WELDED EACH SIDE OF FENCE PICKETS.
14. CITY OF SURPRISE APPROVED FIRE LANE - NO PARKING SIGNS WITH REFLECTIVE BACKGROUND, PLACED BACK TO BACK AND FASTENED ON ALL 4 CORNERS. 1/4" X 1 1/2" MOUNTING STRAPS.
15. LOCATION FOR CITY OF SURPRISE FIRE DEPT. APPROVED KNOX BOX.
16. CITY OF SURPRISE APPROVED FIRE ACCESS SIGN MOUNTED TO MODIFIED L-BRACKET. WELD BRACKET TO GATE FRAME. ROUND ALL EDGES.
17. LOCKING BAR LENGTH IS DETERMINED BY THE FRAME WIDTH AND GAP WIDTH BETWEEN THE 2 GATES. REMOVE ALL SHARP EDGES/ROUND ALL CORNERS.
18. CITY OF SURPRISE APPROVED FIRE DEPT. ACCESS SIGN WITH WHITE 3M DIAMOND GRADE DG3 BACKGROUND PLACED BACK TO BACK.
19. 3"x3"x.120 HINGE POSTPOST 7'-0" W/ CAP APPROVED COLOR CHROME YELLOW.
20. 2"x2"x.120 GATE FRAME APPROVED COLOR CHROME YELLOW.
21. 5" HEAVY DUTY BARREL HINGES (TYPICAL 4 PLACES).
22. PAINTED 3" X 3" X 1/8" CAPPED METAL POST WITH CAST-IN-PLACE CONCRETE FOOTING.
23. WROUGHT IRON FENCE PANELS WITH 2" X 2" METAL RAILS TOP AND BOTTOM AND 1" X 1" PICKETS @ 4" O.C. MAX. WELDED TO FENCE POSTS OR MECHANICALLY FASTENED WITH TAMPER PROOF FITTINGS.
24. WROUGHT IRON GATE WITH LATCH OPERABLE BOTH SIDES AND CANE BOLT ON ONE LEAF.
25. HEAVY DUTY BARREL HINGES AT 3 PLACES ON EACH GATE PANEL.
26. MORTISE LOCK WITH ADA COMPLIANT LEVER HANDLES.
27. INVUE "ICON" PARKING LOT LIGHTING FIXTURE TO MATCH EXISTING FIXTURE AND MEET CITY OF SURPRISE LIGHT DISTRIBUTION STANDARDS. SEE PHOTOMETRIC PLAN.
28. LIGHT POLE TO MATCH EXISTING POLE STYLE AND COLOR.
29. 3'-0" DIAMETER TERRA AQUA GALV. STEEL GABION CAGE FILED WITH RIVER ROCK AND ANCHORED PER MANUFACTURER'S WRITTEN REQUIREMENTS.
30. CAST-IN-PLACE CONCRETE FOOTING.
31. UNDISTURBED NATIVE SOIL OR RECOMPACTED FILL PER GEOTECHNICAL ENGINEER'S REPORT.
32. 6" VERTICAL CONCRETE CURB. SEE CIVIL DRAWINGS.
33. 4" WIDE PARKING STALL STRIPING.
34. PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY PER CITY OF SURPRISE STANDARDS.
35. ACCESSIBLE ACCESS AISLE MARKED WITH 4" WIDE PAINTED SAFETY STRIPING.
36. ACCESSIBLE PARKING SIGN PER CITY OF SURPRISE STANDARD DETAILS.
37. EXISTING CAST-IN-PLACE CONCRETE SIDEWALK.
38. NEW 4" THICK CAST-IN-PLACE CONCRETE LANDING. MAX CROSS SLOPE 1" IN ANY DIRECTION.
39. 6" VERTICAL CURB PER CIVIL DRAWINGS.
40. NEW 4" THICK CAST-IN-PLACE CONCRETE RAMP.
41. EXTRUDED CONCRETE CURB.
42. ADA COMPLIANT TRUNCATED DOME SURFACE FULL WIDTH OF RAMP.
43. ASPHALT CONCRETE PAVING.

GENERAL NOTES

- A. ALL WROUGHT IRON FENCE TO BE PAINTED BLACK.
- B. PARKING LOT LIGHT FIXTURE AND POLE COLOR TO MATCH EXISTING FIXTURE AND POLE COLORS.

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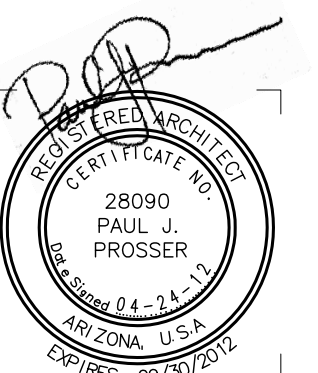
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JOB # **1202**

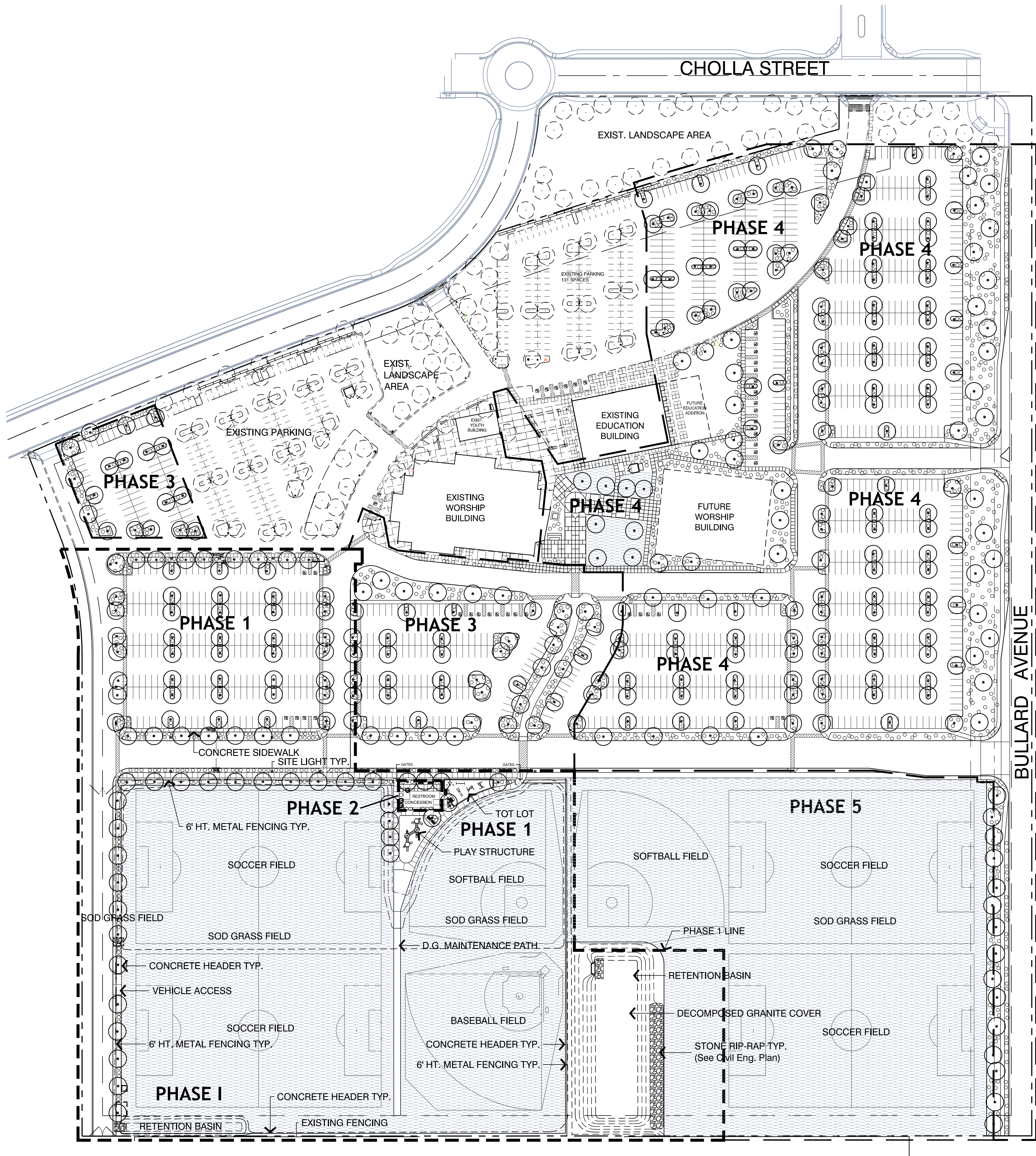
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SITE PLANS & ELEVATIONS 103



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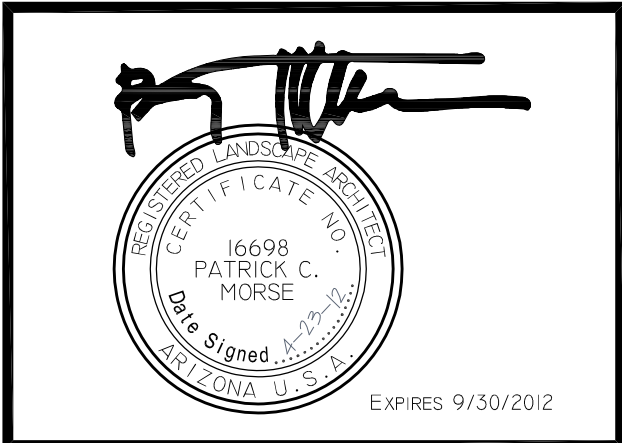
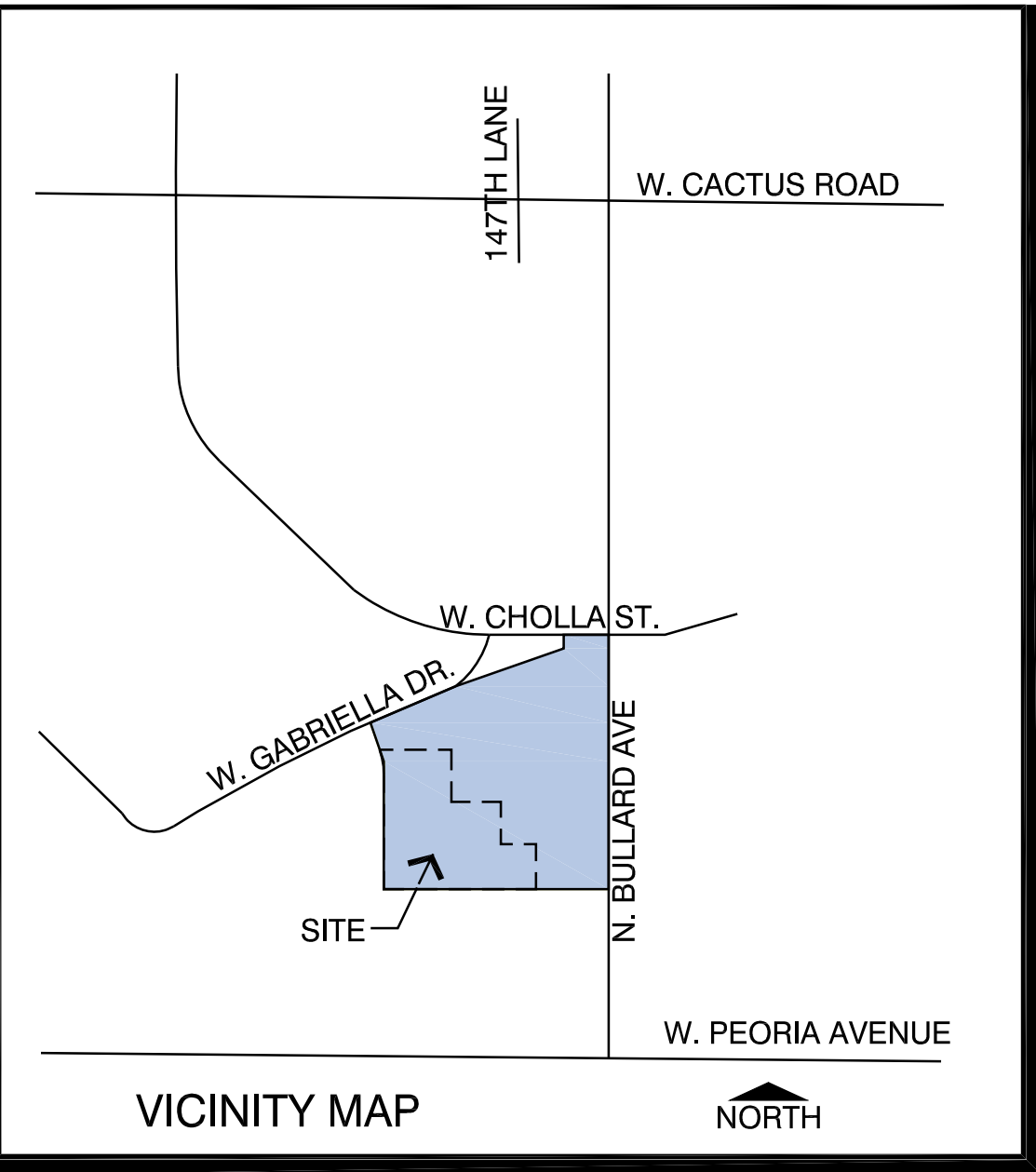


● PLANT LIST ●

SYMBOL	BOTANICAL NAME COMMON NAME
○	ULMUS PARVIFOLIA EVERGREEN ELM
	CERCIDIUM 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE
	DALBERGIA SISSOO SISSOO TREE
	QUERCUS VIGINIANA 'HERITAGE' HERITAGE LIVE OAK
	BAUHINIA BLAKEANA HONG KONG ORCHID TREE
	LEUCOPHYLLUM L. 'RIO BRAVO' RIO BRAVO SAGE
	SENNA NEMOPHYLLA GREEN CASSIA
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHAN SAGE
	TECOMARIA CAPENSIS CAPE HONEYSUCKLE
	BOUGAINVILLEA 'ROSENKA' ROSENKA BOUGAINVILLEA
○	MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE
	LANTANA 'NEW GOLD' NEW GOLD LANTANA
	ILEX VOMITORIA 'STOKES' DWARF YAU PON HOLLY

DECOMPOSED GRANITE - 1/2" SCREENED, 2" DEPTH IN ALL AREAS OF PLANTING. 'MADISON GOLD' COLOR.

GRASS - BERMUDA HYBRID - SOD



MLA ASSOCIATES
LANDSCAPE ARCHITECTS, INC.

500 E. Mary Lane Gilbert, Arizona 85295
OFFICE 480-224-4278 pat@mlandscape.com

OWNER INFORMATION
CHRIST'S CHURCH OF THE VALLEY
7007 W. HAPPY VALLEY ROAD
PEORIA, AZ 85383

PROJECT DESCRIPTION
PHASED IMPROVEMENTS FOR
LIGHTED ATHLETIC FIELDS,
CONCESSIONS, RESTROOMS,
OUTDOOR GRILL, WATER FEATURE,
CHILDREN'S PLAY EQUIPMENT FUTURE
BUILDINGS AND FUTURE PARKING ON
AN EXISTING PARTIALLY DEVELOPED
SITE.

CCV SURPRISE
Phase 1

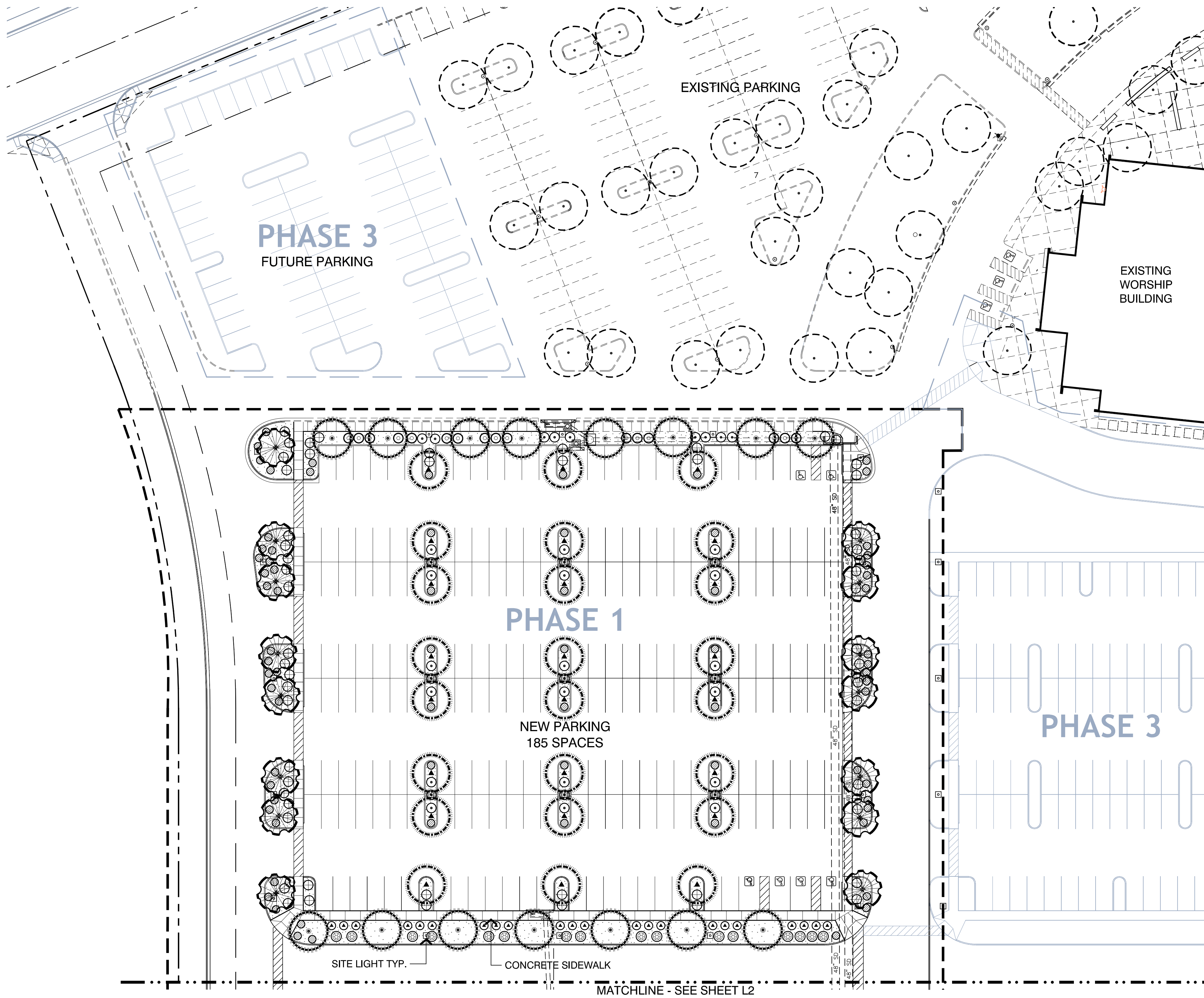
CHRIST'S CHURCH OF THE VALLEY

14787 W. CHOLLA ST.
SURPRISE, AZ

PROJECT 2012-04
DATE APRIL 23, 2012
REVISION

**CONCEPTUAL
LANDSCAPE
PLAN**

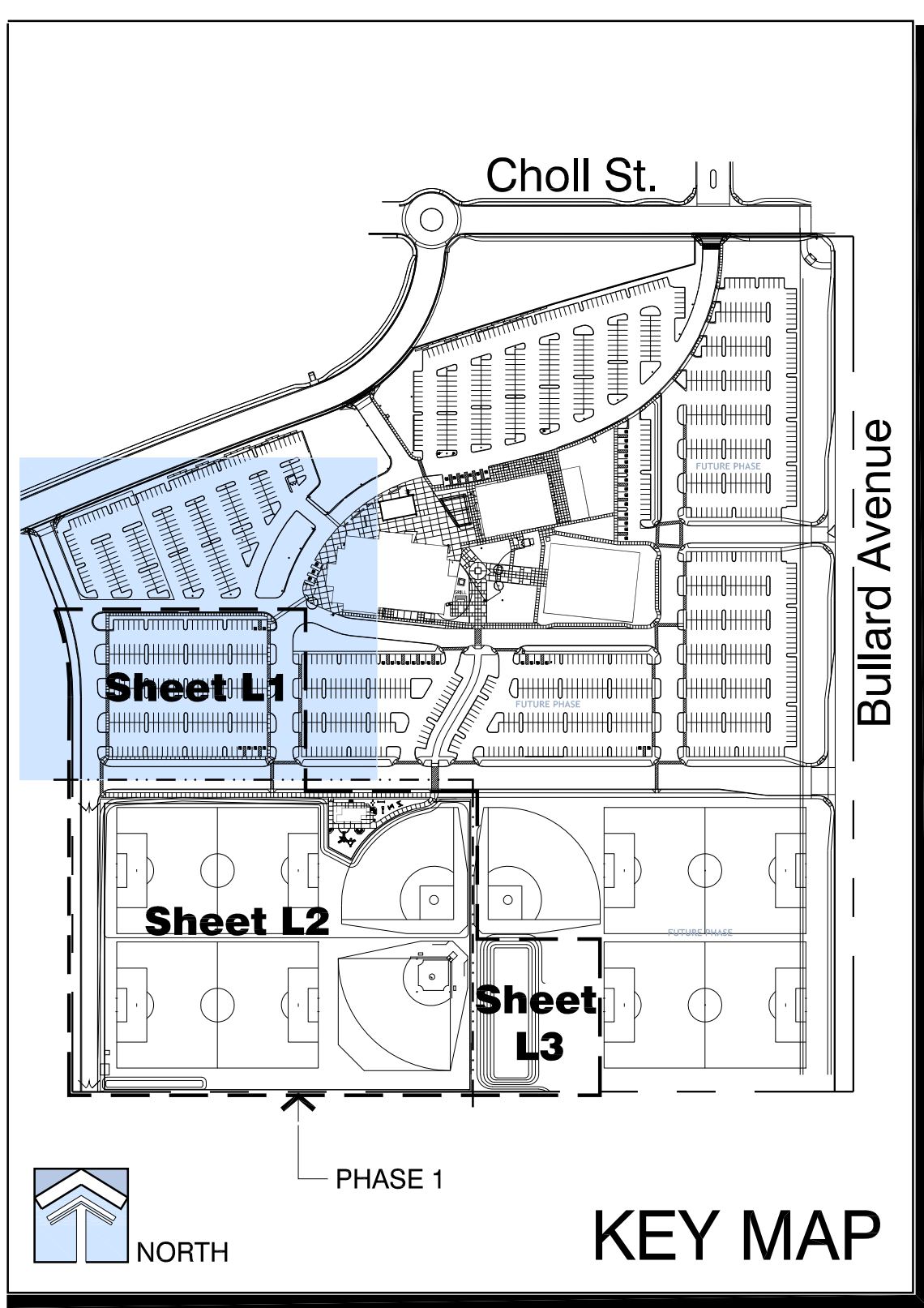
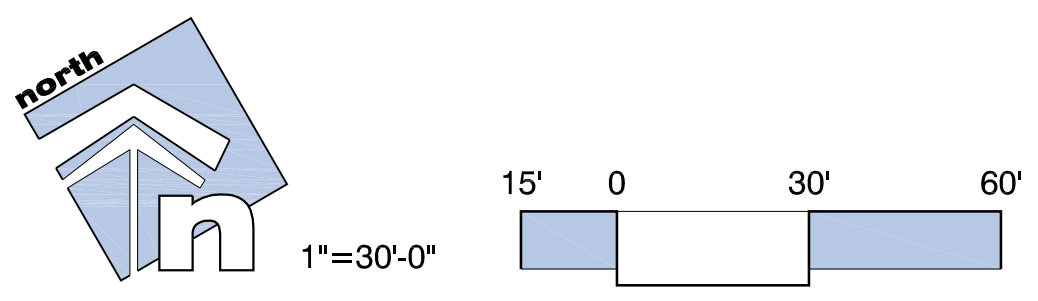
L1
of 1



● PLANT LIST ●

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE QUAN.	REMARKS
	ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX 37	9' HT., 4' SP. 2" CAL.
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	LANTANA 'NEW GOLD' NEW GOLD LANTANA	5 GAL. 106	
	ILEX VOMITORIA 'STOKES' DWARF YAUPON HOLLY	5 GAL. 23	

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GRASS - BERMUDA HYBRID - SOD

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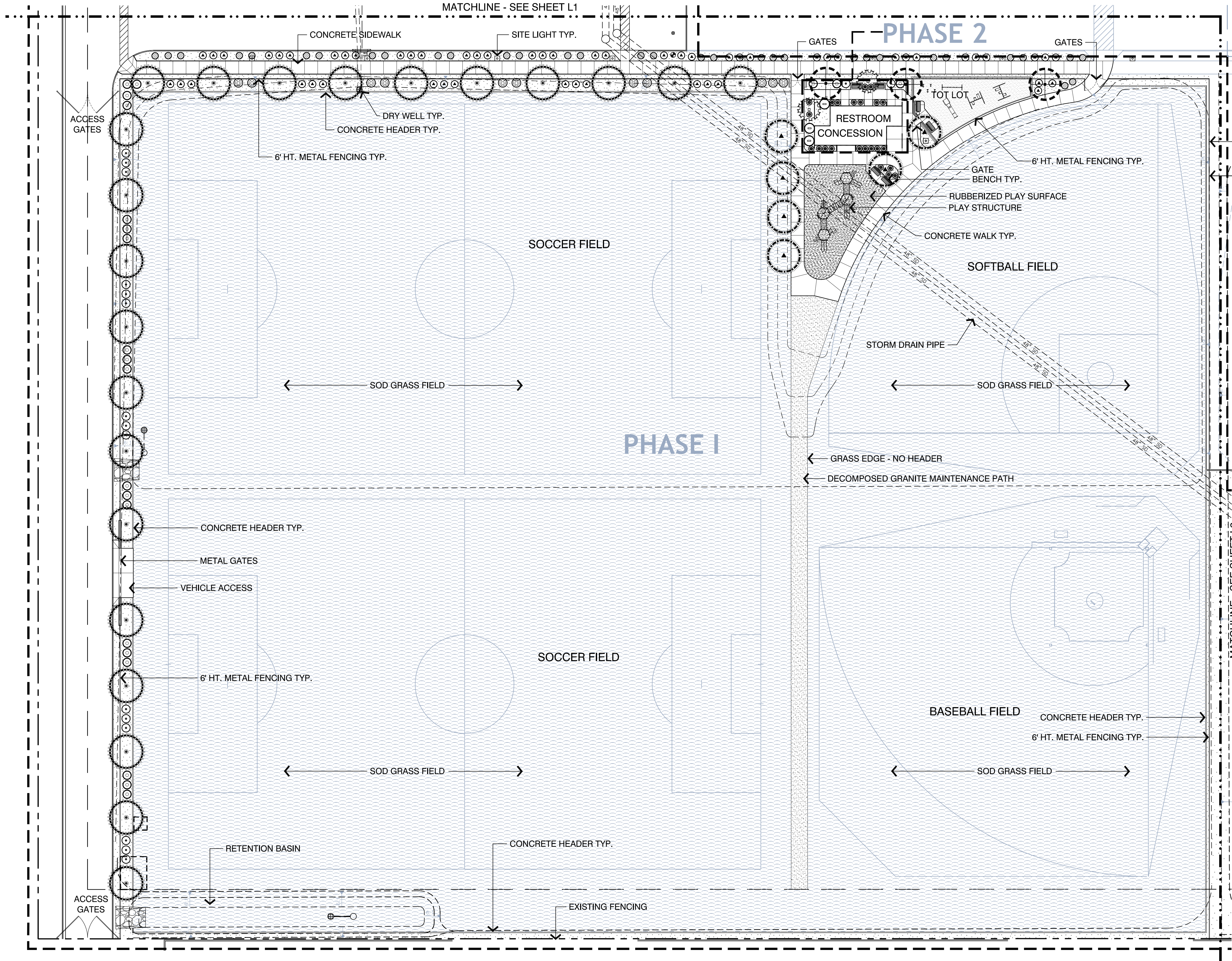
CCV SURPRISE
Phase 1
 CHRIST'S CHURCH OF THE VALLEY

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LANDSCAPE PLAN

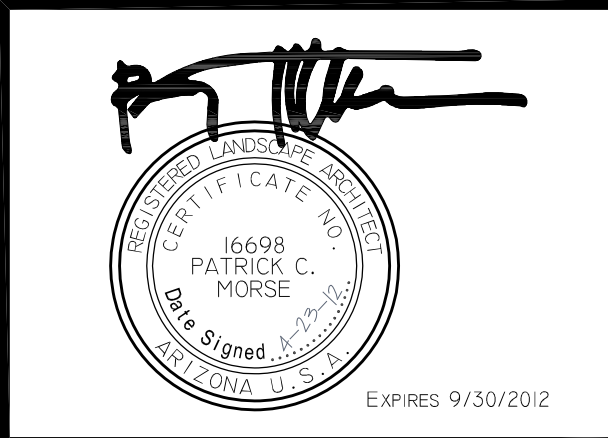
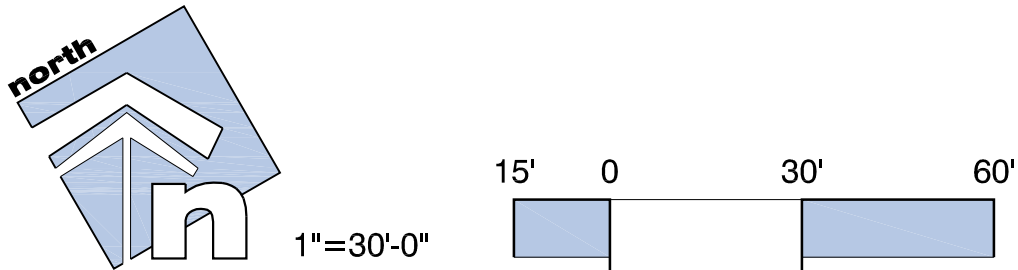
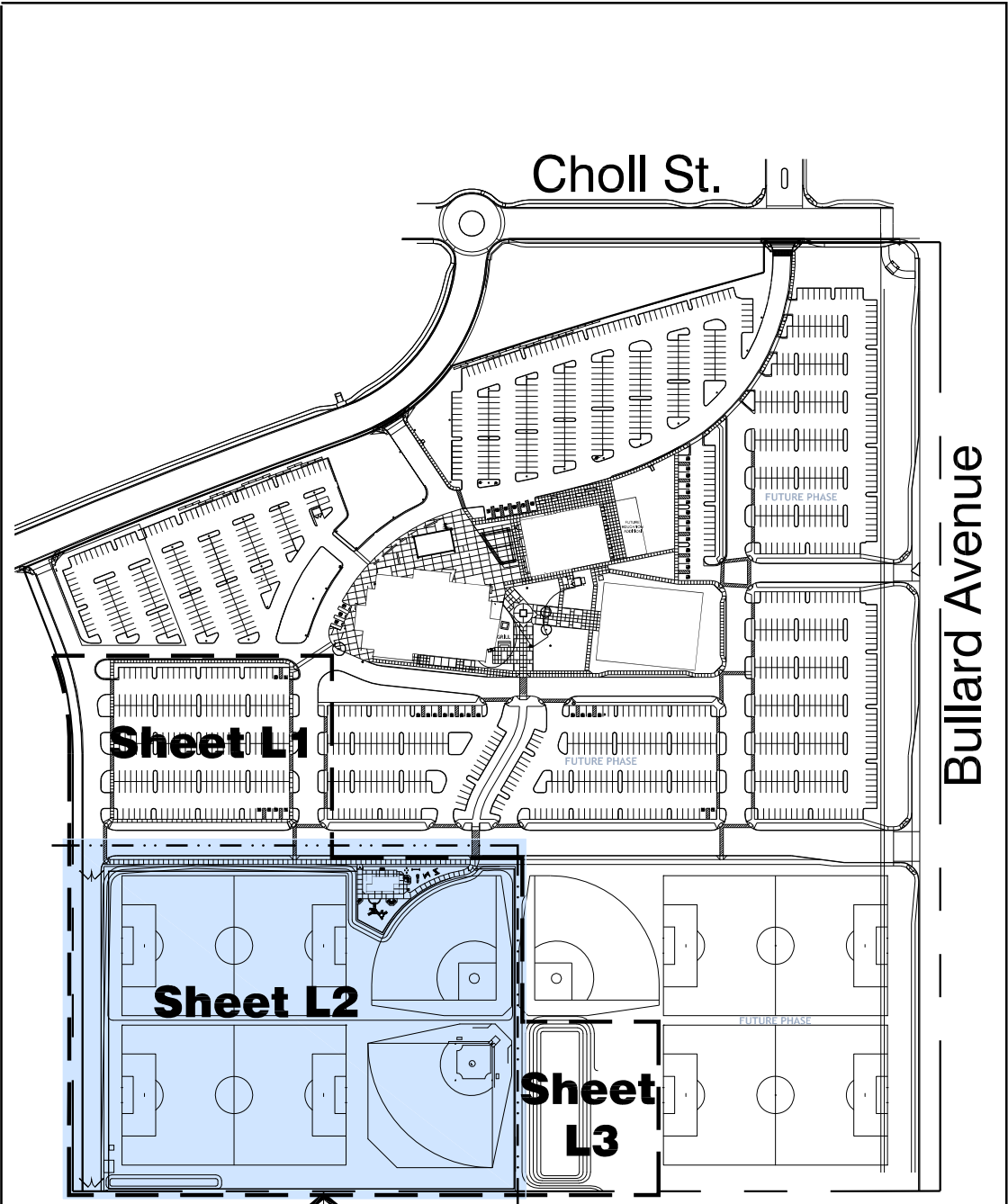
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CCV SURPRISE
Phase 1



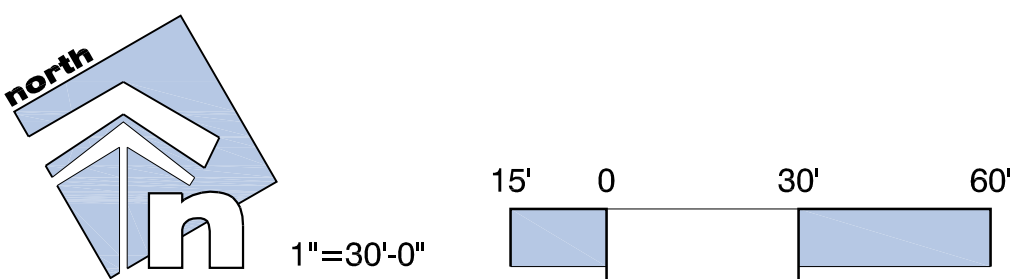
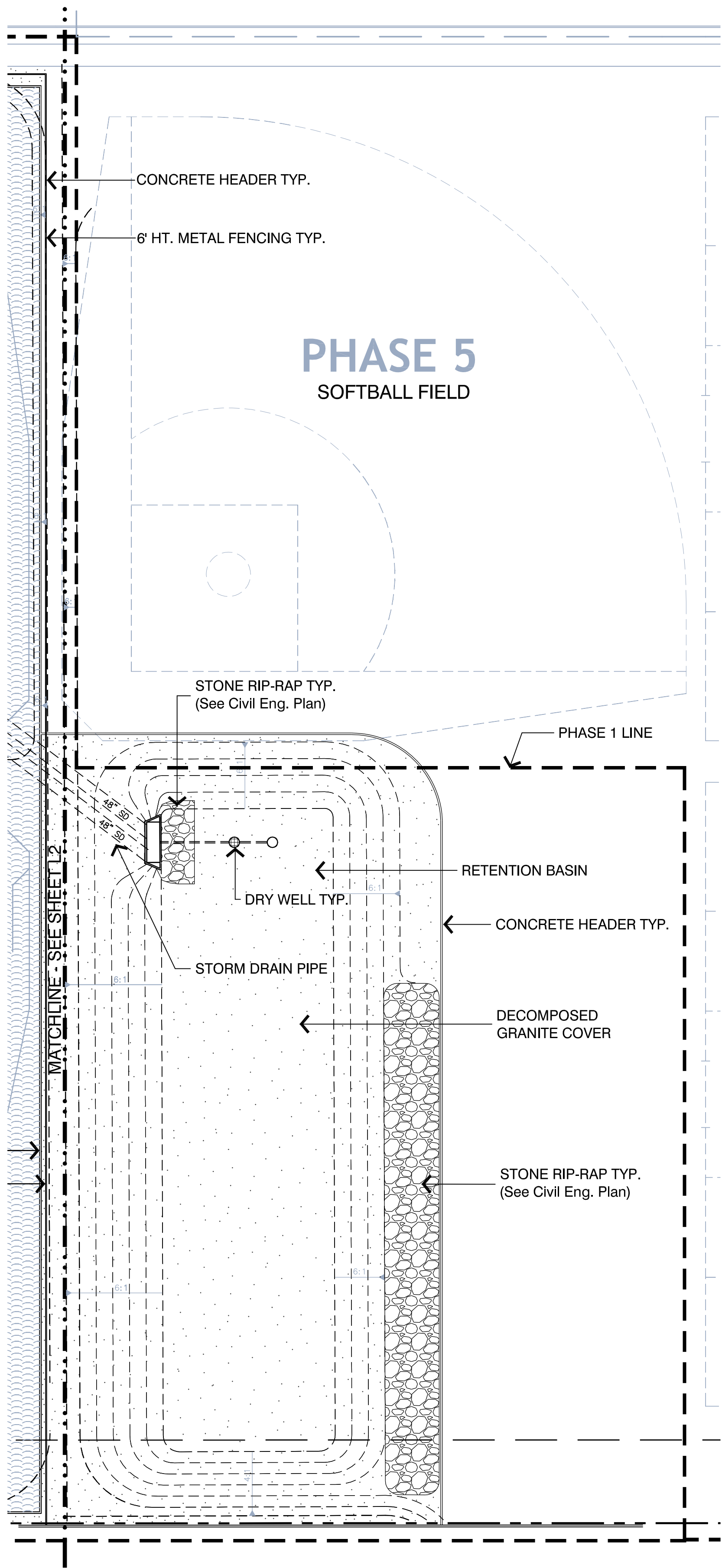
**CHRIST'S CHURCH
OF THE VALLEY**

14787 W. CHOLLA ST.
SURPRISE, AZ

PROJECT 2012-04
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**LANDSCAPE
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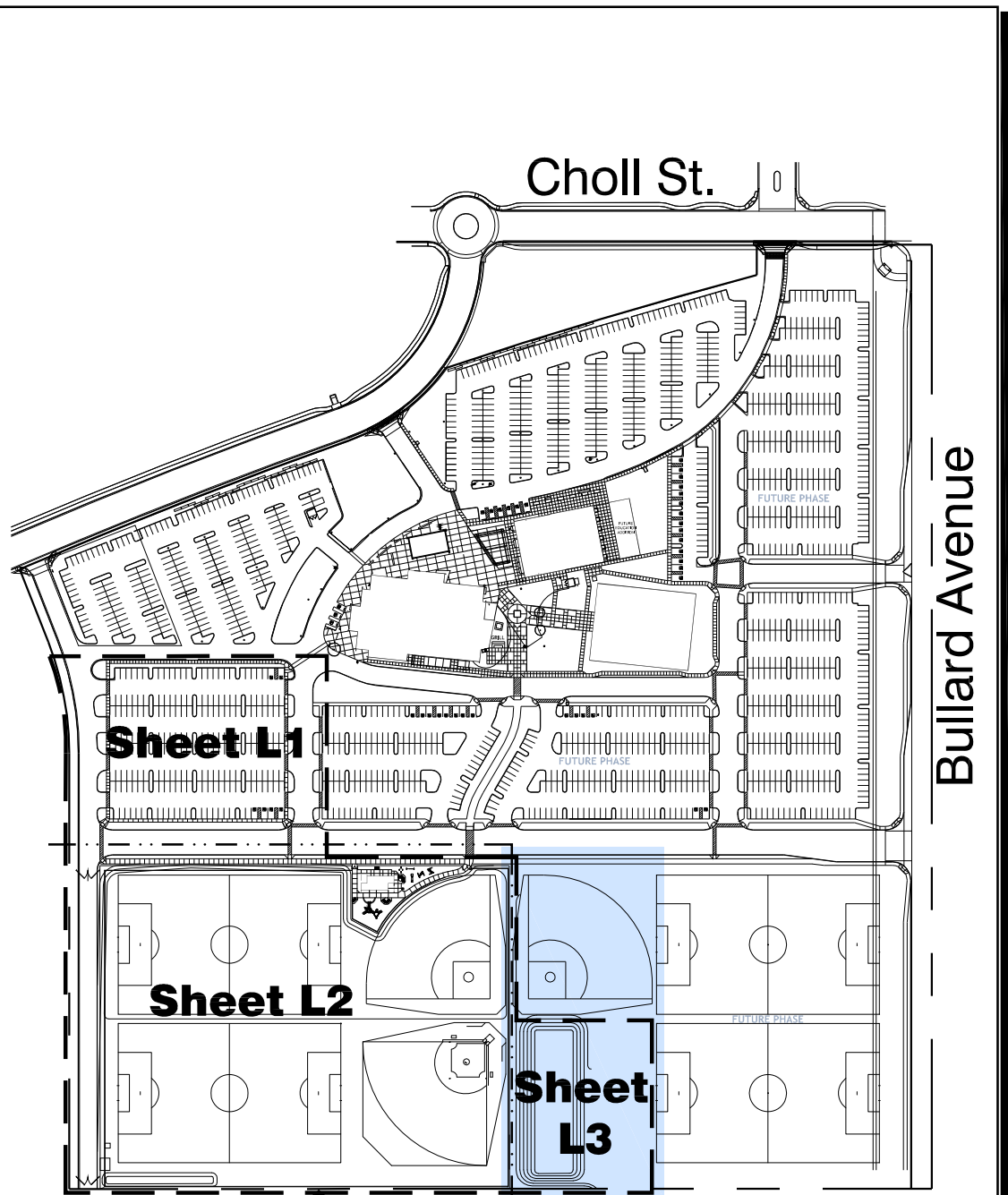
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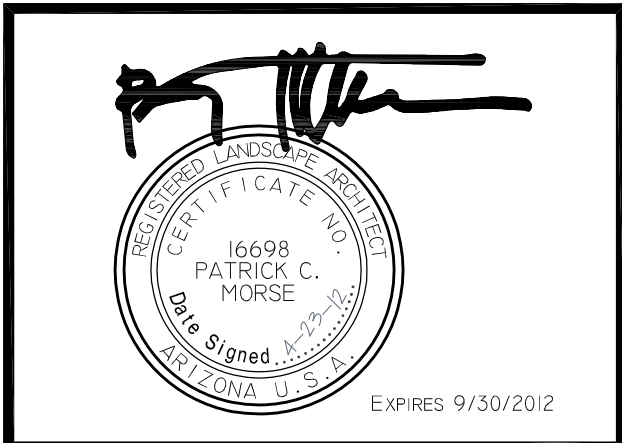
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KEY MAP



CCV SURPRISE
Phase 1

 **CHRIST'S CHURCH OF THE VALLEY**

14787 W. CHOLLA ST.
SURPRISE, AZ

PROJECT 2012-04
DATE APRIL 23, 2012
REVISION

LANDSCAPE PLAN

L3
of 3



CITY OF SURPRISE
Planning and Zoning Commission

July 5, 2012 @ 6:00:00 PM

[Back](#) [Print](#)

Board Meeting Date:	July 5, 2012	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
---------	---------	----------------	---	-------------------

Agenda Wording:

Consideration and action on Case FS12-120, a renewal of a Conditional Use Permit for a Wireless Communications Facility at Shepherd of the Valley Church.

Motion:

I move to approve FS12-120, a renewal of a Conditional Use Permit for a WCF at Shepherd of the Valley Church and to adopt staffs findings.

Background:

The existing Wireless Communications Facility (WCF) was approved in 2005 and was subject to a condition that required a renewal of the Conditional Use Permit five years after approval. The existing WCF is located at 14650 West Bell Road.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [Site Plan](#)
 - ☐ [Coverage Maps](#)
 - ☐ [Photo Simulations](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: July 5, 2012

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS12-120, AT&T Wireless Communications Facility at Shepherd of the Valley Church

Application Summary

The applicant is proposing to renew a Conditional Use Permit (CUP) for a Wireless Communications Facility (WCF) at Shepherd of the Valley Church.

Location

The existing facility is located at 14650 West Bell Road, approximately 500 feet east of the intersection of Bell Road and Bullard Avenue.

History

- On June 12, 1980, the subject property was annexed into the City of Surprise.
- On April 20, 1999, a site plan for the Shepherd of the Valley worship facility was approved by the Planning and Zoning Commission.
- On December 20, 2005, a CUP for a WCF at the worship facility was approved by the Planning and Zoning Commission.

Project Summary

The existing WCF facility at Shepherd of the Valley Church is attached to the western face of the worship facility and enclosed by a wall that matches the finish of the primary structure. The enclosure conceals ground mounted equipment cabinets and the base of the antennae that are supported by a stealth monopalm structure.

The existing WCF was approved in 2005 and was subject to a condition that required a renewal of the CUP five (5) years after approval to ensure that the latest technology for cell towers is being utilized.

In conjunction with the renewal, the applicant is updating the facility to provide 4G Long Term Evolution (LTE) service. The upgrade will increase the antennae array two (2) feet to a height of 62 feet.

Citizen Review Meeting

A citizen review meeting was held on May 17, 2012 at the Countryside Recreation Center. No residents attended the meeting.

Economic Impact Analysis

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Department Review

All departments involved in the subject review are recommending the project for approval.

Staff Findings

1. Staff finds that the proposed CUP complies with the Surprise Municipal Code.
2. Staff finds that the proposed CUP complies with the Surprise General Plan.

Recommendation

Staff recommends approval of the project.

Attached

Vicinity map, site plan, elevations, photo simulations, and service maps.

[illegible]

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
- CONTRACTOR – BECHTEL
SUBCONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION)
OWNER – AT&T MOBILITY
OEM – ORIGINAL EQUIPMENT MANUFACTURE
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
- ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. DELETED.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR.
9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE EXISTING TRAYS AND/OR SHALL ADD NEW TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR. ROUTING OF TRENCHING SHALL BE APPROVED BY CONTRACTOR
10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OFF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
13. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301.
14. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS UNLESS OTHERWISE SPECIFIED. ALL CONCRETING WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS.
15. ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH AISC SPECIFICATIONS.
16. CONSTRUCTION SHALL COMPLY WITH SPECIFICATION 25741-000-3APS-AOOZ-00002, "GENERAL CONSTRUCTION SERVICES.
17. SUBCONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
18. THE EXISTING CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE EXISTING NORMAL OPERATION. ANY WORK ON EXISTING EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK MAY NEED TO BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT.
19. SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE REQUIRED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS.

GENERAL NOTES

DETAIL
NTS



BECHTEL COMMUNICATIONS INC.
5295 WESTVIEW DRIVE
FREDERICK, MD 21703
PHONE: (301) 228-6000

SUN VALLEY CC
P872

14650 WEST BELL ROAD
SURPRISE, AZ 85374



at&t
Mobility

20830 N. TATUM BLVD. SUITE
400 PHOENIX, AZ 85050
PHONE: (480) 414-1829

0	01/19/12	FINAL CONSTRUCTION DRAWINGS					MA	MM	TA
NO.	DATE	REVISIONS					BY	CHK	APP'D
SCALE: AS SHOWN			DESIGNED BY: PKS			DRAWN BY: PKS			



EXPIRES 6-30-12

AT&T MOBILITY

STANDARD NOTES

	DRAWING NUMBER	REV
25471-620	PHNX-P872-02	0

CONCRETE AND REINFORCING STEEL NOTES:

3. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
 2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
 3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD, UNO.
 4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST EARTH.....3 IN.
CONCRETE EXPOSED TO EARTH OR WEATHER:

 #6 AND LARGER2 IN.
 #5 AND SMALLER & WWF1 1/2 IN.

CONCRETE NOT EXPOSED TO EARTH OR WEATHER OR NOT
CAST AGAINST THE GROUND:

 SLAB AND WALL.....3/4 IN.
 COLUMNS.....1 1/2 IN. BEAMS AND
 5. A CHAMFER 3/4" SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNO, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.
 6. POST INSTALLED ANCHORS SHALL BE PROVIDED IN ACCORDANCE WITH SPECIFICATION 3GS-T18-00013 "SELECTION, DESIGN, INSTALLATION, INSPECTION AND TESTING OF ADHESIVE AND MECHANICAL EXPANSION ANCHORS FOR WIRELESS SITE FACILITIES". ANCHORS SHALL BE HILTI OR APPROVED EQUAL, INSTALLED, INSPECTED AND TESTED AS SHOWN ON THE DESIGN DRAWINGS. NO REINFORCING STEEL SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL.
 7. CONCRETE CYLINDER TEST IS NOT REQUIRED FOR SLAB ON GRADE WHEN CONCRETE IS LESS THAN 50 CUBIC YARDS (IBC 1905.6.2) IN THAT EVENT THE FOLLOWING RECORDS SHALL BE PROVIDED BY THE CONCRETE SUPPLIER;
 (A) RESULTS OF CONCRETE CYLINDER TESTS PERFORMED AT THE SUPPLIER'S PLANT,
 (B) CERTIFICATION OF MINIMUM COMPRESSIVE STRENGTH FOR THE CONCRETE GRADE SUPPLIED.
- FOR GREATER THAN 50 CUBIC YARDS THE GC SHALL PERFORM THE CONCRETE CYLINDER TEST, TAKING THREE CYLINDERS FROM EACH TRUCK.

CONCRETE AND REINFORCING STEEL NOTES

DETAIL (1002)
NTS (02)

GROUNDING NOTES:

1. THE SUBCONTRACTOR SHALL REVIEW AND INSPECT THE EXISTING FACILITY GROUNDING SYSTEM AND LIGHTNING PROTECTION SYSTEM (AS DESIGNED AND INSTALLED) FOR STRICT COMPLIANCE WITH THE NEC (AS ADOPTED BY THE AHJ), THE SITE-SPECIFIC (UL, LPI, OR NFPA) LIGHTNING PROTECTION CODE, AND GENERAL COMPLIANCE WITH TELCORDIA AND TIA GROUNDING STANDARDS. THE SUBCONTRACTOR SHALL REPORT ANY VIOLATIONS OR ADVERSE FINDINGS TO THE CONTRACTOR FOR RESOLUTION.
2. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
3. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR NEW GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. TESTS SHALL BE PERFORMED IN ACCORDANCE WITH 25471-000-3PS-EG00-0001, DESIGN & TESTING OF FACILITY GROUNDING FOR CELL SITES.
4. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
5. EACH BTS CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, 6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; 2 AWG STRANDED COPPER FOR OUTDOOR BTS.
6. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
7. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
8. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED WITH STAINLESS STEEL HARDWARE TO THE BRIDGE AND THE TOWER GROUND BAR.

GROUNDING NOTES

DETAIL (1008)
02

SITE WORK GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING & EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OFF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.
7. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE AT&T MOBILITY SPECIFICATION FOR SITE SIGNAGE.
8. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
9. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
10. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
11. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
12. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL JURISDICTION'S GUIDELINES FOR EROSION AND SEDIMENT CONTROL.

SITE WORK GENERAL NOTES:

DETAIL (1013)
02

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ELECTRICAL INSTALLATION NOTES:

1. WIRING, RACEWAY, AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.
2. SUBCONTRACTOR SHALL MODIFY EXISTING CABLE TRAY SYSTEM AS REQUIRED TO SUPPORT RF AND TRANSPORT CABLING TO THE NEW BTS EQUIPMENT. SUBCONTRACTOR SHALL SUBMIT MODIFICATIONS TO CONTRACTOR FOR APPROVAL.
3. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
4. CABLES SHALL NOT BE ROUTED THROUGH LADDER–STYLE CABLE TRAY RUNGS.
5. EACH END OF EVERY POWER, GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR–CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA, AND MATCH EXISTING INSTALLATION REQUIREMENTS.
6. POWER PHASE CONDUCTORS (I.E., HOTS) SHALL BE LABELED WITH COLOR–CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, ½ INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). PHASE CONDUCTOR COLOR CODES SHALL CONFORM WITH THE NEC & OSHA AND MATCH EXISTING INSTALLATION REQUIREMENTS.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID’S).
8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
9. ALL TIE WRAPS WHERE PERMITTED SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES. USE LOW PROFILES TIE WRAPS.
10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN–2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN–2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
12. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED OUTDOORS, OR BELOW GRADE, SHALL BE SINGLE CONDUCTOR 2 AWG SOLID TINNED COPPER CABLE, UNLESS OTHERWISE SPECIFIED.
13. POWER WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI–CONDUCTOR, TYPE TC CABLE (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN–2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
14. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP–STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
15. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
16. NEW RACEWAY OR CABLE TRAY WILL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
17. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
18. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
19. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
20. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
21. LIQUID–TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID–TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
22. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION–TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.

ELECTRICAL INSTALLATION NOTES:

23. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
24. CABINETS, BOXES, AND WIREWAYS TO MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
25. WIREWAYS SHALL BE EPOXY–COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
26. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY–COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS
27. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY–COATED, OR NON–CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
28. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
29. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
30. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

ELECTRICAL INSTALLATION NOTES

DETAIL 1009
03

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. NON–STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
5. POST INSTALLED ANCHORS SHALL BE PROVIDED IN ACCORDANCE WITH SPECIFICATION 3GS–T18–00013 "SELECTION, DESIGN, INSTALLATION, INSPECTION AND TESTING OF ADHESIVE AND MECHANICAL EXPANSION ANCHORS FOR WIRELESS SITE FACILITIES". ANCHORS SHALL BE HILTI OR APPROVED EQUAL, INSTALLED, INSPECTED AND TESTED AS SHOWN ON THE DESIGN DRAWINGS. NO REINFORCING STEEL SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL.

STRUCTURAL STEEL NOTES

DETAILS 1014
03

SOIL COMPACTION NOTES FOR SLAB ON GRADE:

1. EXCAVATE AS REQUIRED TO REMOVE VEGETATION & TOPSOIL EXPOSE UNDISTURBED NATURAL SUBGRADE AND PLACE CRUSHED STONE AS REQUIRED.
- 2a. COMPACTION CERTIFICATION: AN INSPECTION AND WRITTEN CERTIFICATION BY A QUALIFIED GEOTECHNICAL TECHNICIAN OR ENGINEER IS ACCEPTABLE.
- 2b. AS AN ALTERNATIVE TO ITEM 2a. THE "UNDISTURBED SOIL" BASE SHALL BE COMPACTED WITH "COMPACTION EQUIPMENT", LISTED BELOW, TO AT LEAST 90% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D 1557 METHOD C.
- 2c. AS AN ALTERNATIVE TO ITEMS 2a AND 2b PROOFROLL THE SUBGRADE SOILS WITH 5 PASSES OF A MEDIUM SIZED VIBRATORY PLATE COMPACTOR (SUCH AS BOMAG BPR 30/38) OR HAND–OPERATED SINGLE DRUM VIBRATORY ROLLER (SUCH AS BOMAG BW 55E). ANY SOFT AREAS THAT ARE ENCOUNTERED SHOULD BE REMOVED AND REPLACED WITH A WELL–GRADED GRANULAR FILL, AND COMPACTED AS STATED ABOVE.
3. COMPACTED SUBBASE SHALL BE UNIFORM & LEVELED. PROVIDE 6" MINIMUM CRUSHED STONE OR GRAVEL COMPACTED IN 3" LIFTS ABOVE COMPACTED SOIL. GRAVEL SHALL BE NATURAL OR CRUSHED WITH 100% PASSING 1" SIEVE.

COMPACTION EQUIPMENT:

HAND OPERATED DOUBLE DRUM, VIBRATORY ROLLER, VIBRATORY PLATE COMPACTOR OR JUMPING JACK COMPACTOR.

SOIL COMPACTION NOTES
FOR SLAB ON GRADE

DETAIL 1002A
NTS 03

SYMBOLS

- S/G

SOLID GROUND BUS BAR
- S/N

SOLID NEUTRAL BUS BAR
- ⊖

SUPPLEMENTAL GROUND BAR
- ⋮

2–POLE THERMAL–MAGNETIC CIRCUIT BREAKER
- ⋮

SINGLE–POLE THERMAL–MAGNETIC CIRCUIT BREAKER
- ⊗

CHEMICAL GROUND ROD
- ⊗

GROUND ROD
- ⏏

DISCONNECT SWITCH
- Ⓜ

METER
- CADWELD TYPE CONNECTION
- COMPRESSION TYPE CONNECTION
- — —

GROUNDING WIRE

ABBREVIATIONS

- AGL ABOVE GRADE LEVEL
- BTS BASE TRANSCEIVER STATION
- (E) EXISTING
- (N) NEW
- MIN MINIMUM
- N.T.S. NOT TO SCALE
- REF REFERENCE
- RF RADIO FREQUENCY
- TYP TYPICAL
- REQ REQUIRED
- EGR EQUIPMENT GROUND RING
- AWG AMERICAN WIRE GAUGE
- CRGB CELL REFERENCE GROUND BAR (MASTER GROUND BAR)
- EG EQUIPMENT GROUND
- BCW BARE COPPER WIRE
- SIAD SMART INTEGRATED ACCESS DEVICE
- GEN GENERATOR
- IGR INTERIOR GROUND RING (HALO)
- RBS RADIO BASE STATION

ABBREVIATIONS & SYMBOLS

DETAIL 1010
NTS 03



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STANDARD NOTES

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25471–620	PHNX–P872–03	0

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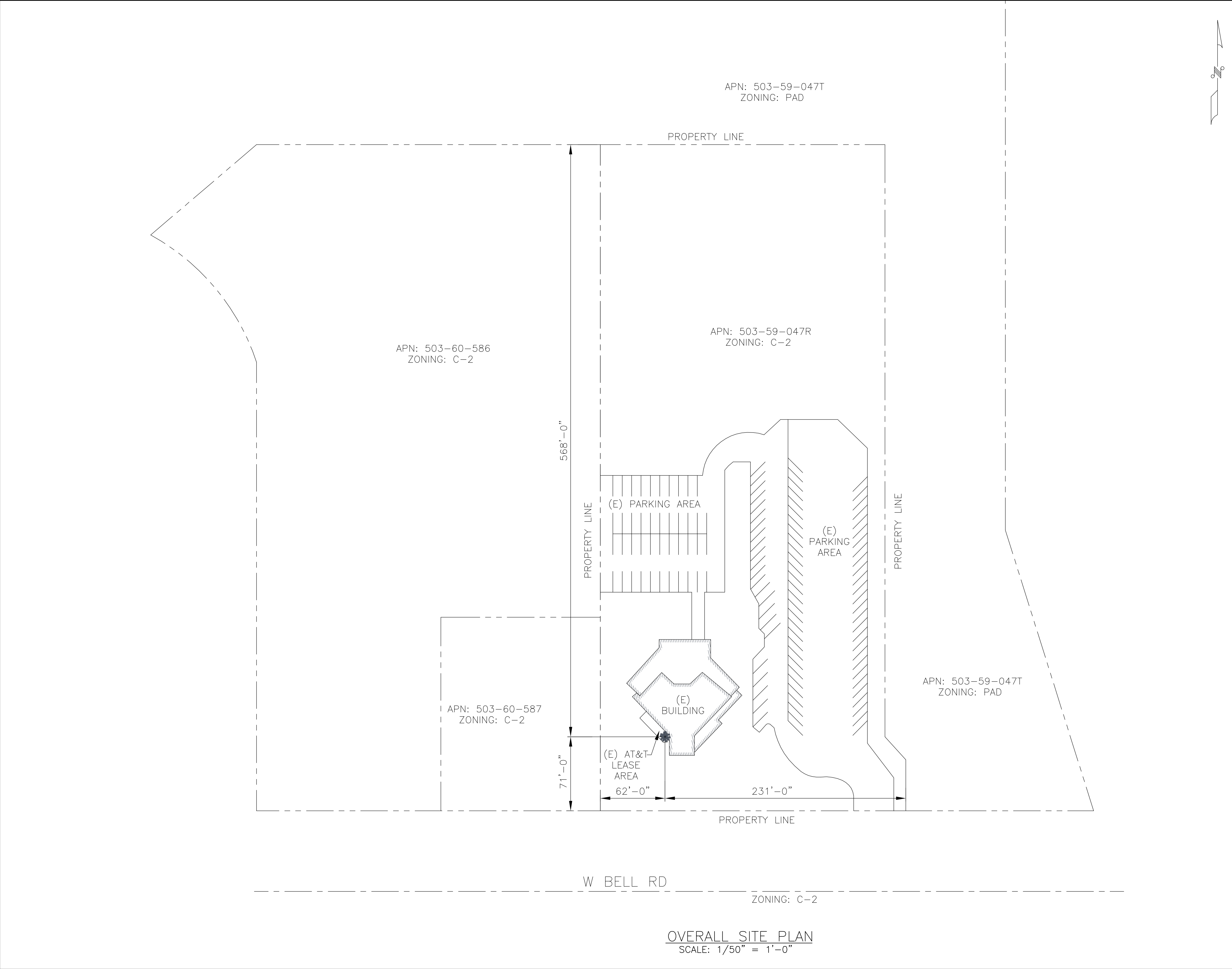
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B

C

D

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**EXISTING MONOPALM SETBACKS TO
PROPERTY LINE WITH ADJACENT ZONING**

NORTH	±568'-0"	APPROX.	PAD
SOUTH	±71'-0"	APPROX.	PAD
WEST	±62'-0"	APPROX.	C-2
EAST	±231'-0"	APPROX.	PAD

* SETBACKS ARE ESTIMATED FROM THE ASSESSOR'S MAPS AND GIS INFORMATION.



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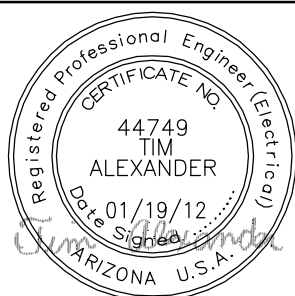
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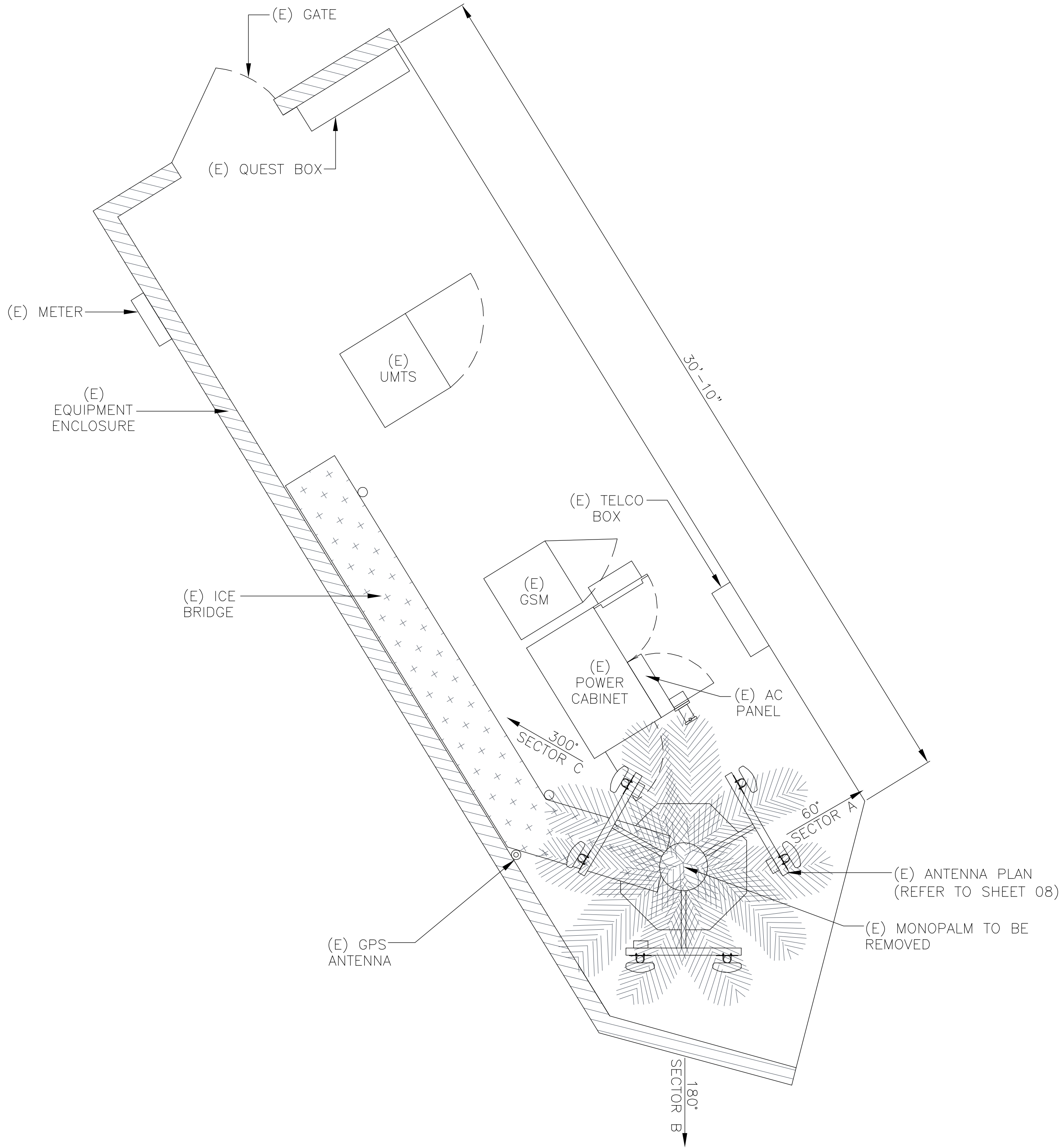
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OVERALL SITE PLAN

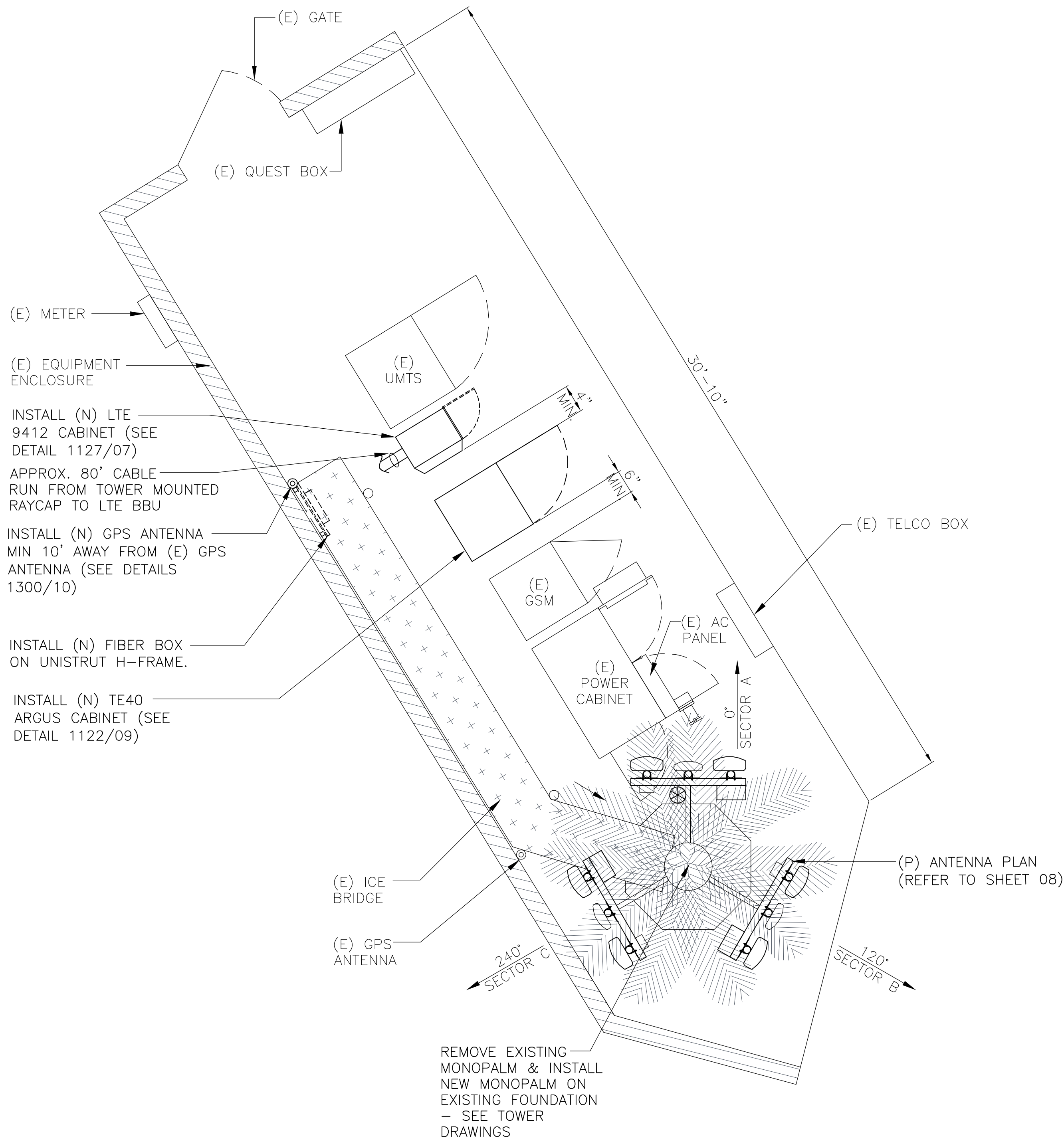
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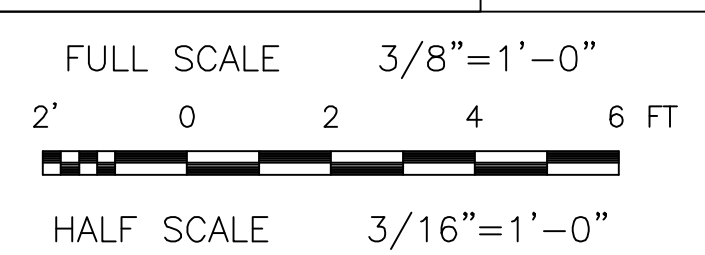


EXISTING DETAILED SITE PLAN
SCALE: 3/8" = 1'-0"



PROPOSED DETAILED SITE PLAN
SCALE: 3/8" = 1'-0"

NOTE:
AZIMUTH CHANGED



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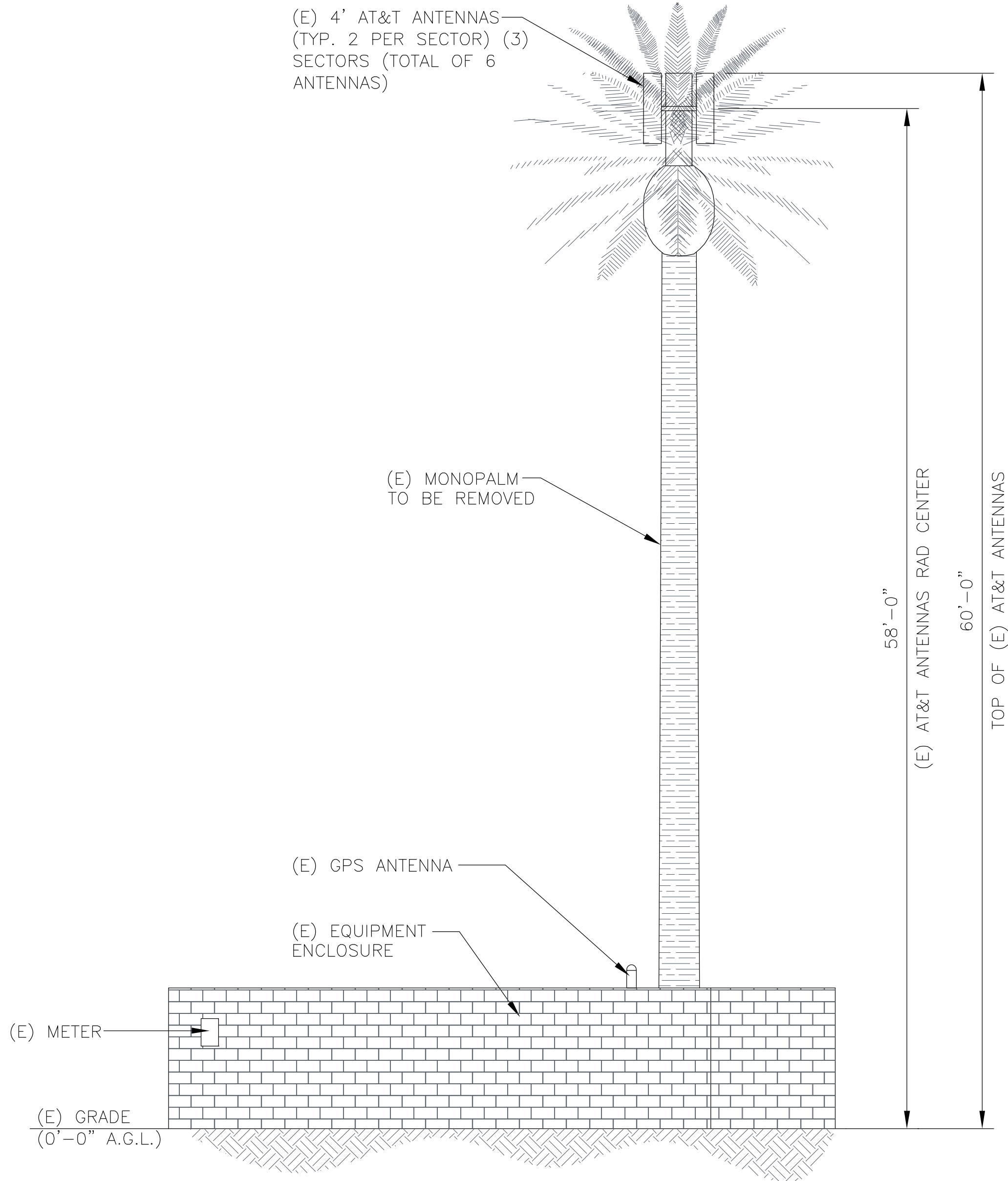
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EXISTING AND PROPOSED DETAILED SITE PLANS

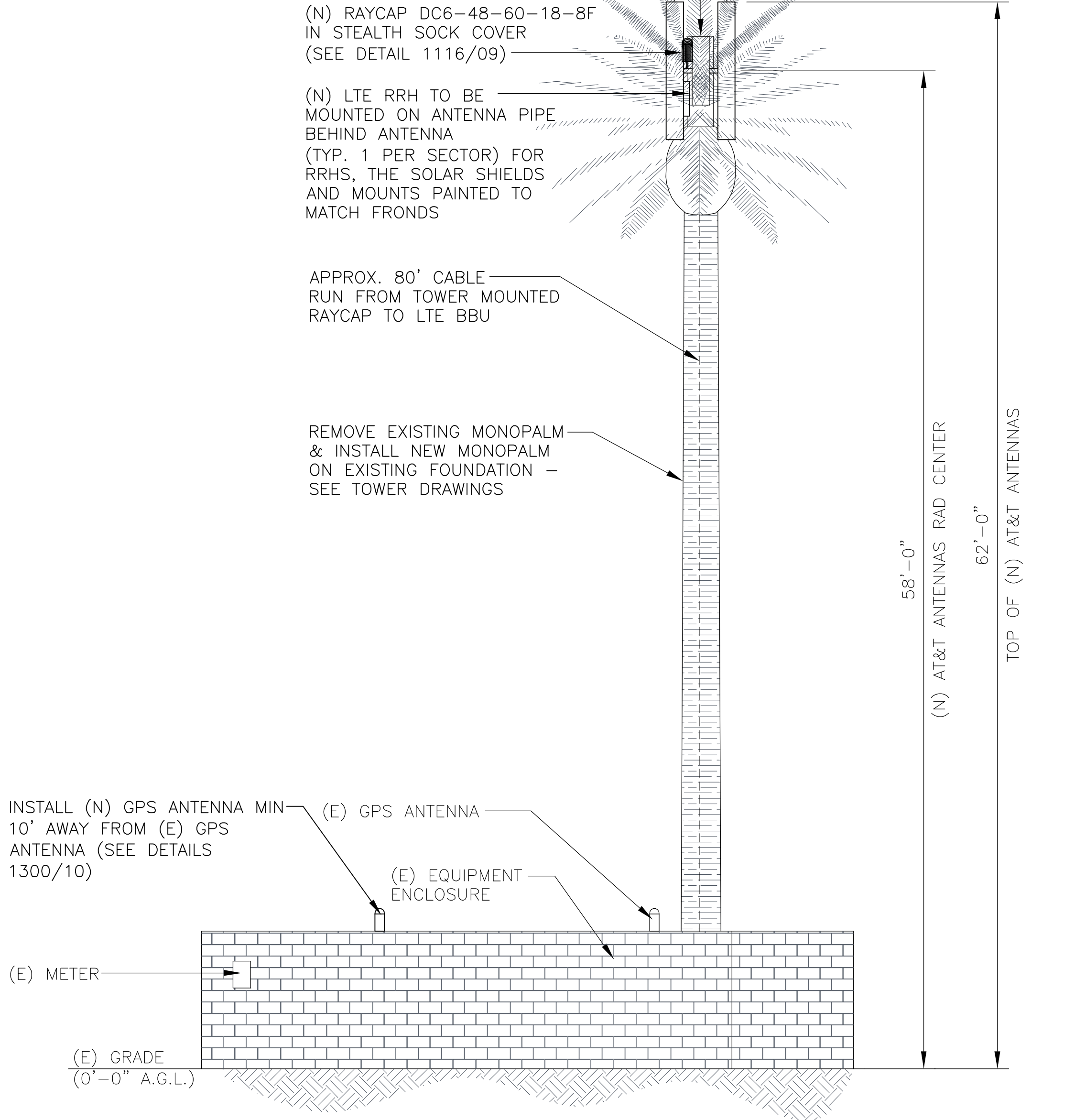
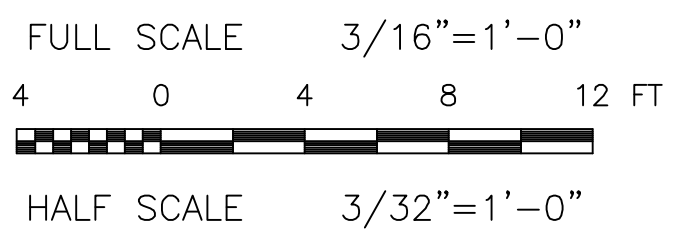
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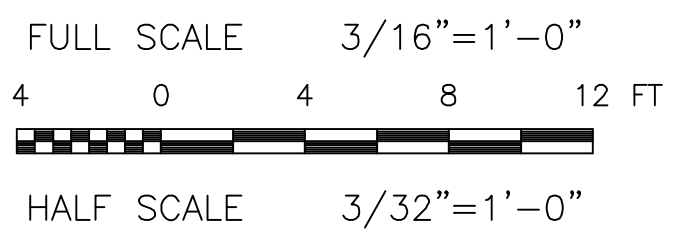
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EXISTING SOUTH-WEST MONOPALM ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED SOUTH-WEST MONOPALM ELEVATION
SCALE: 3/16" = 1'-0"



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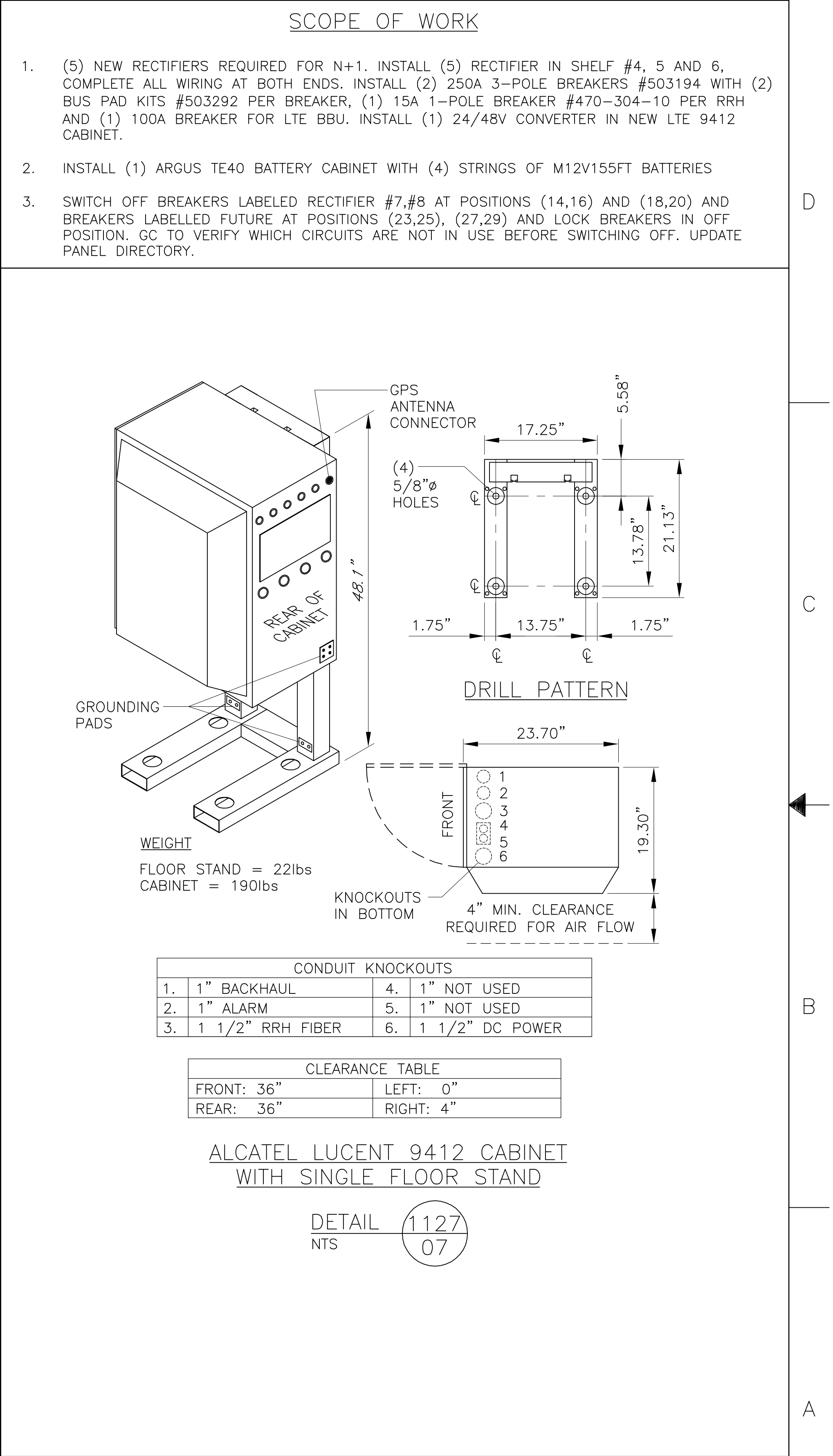
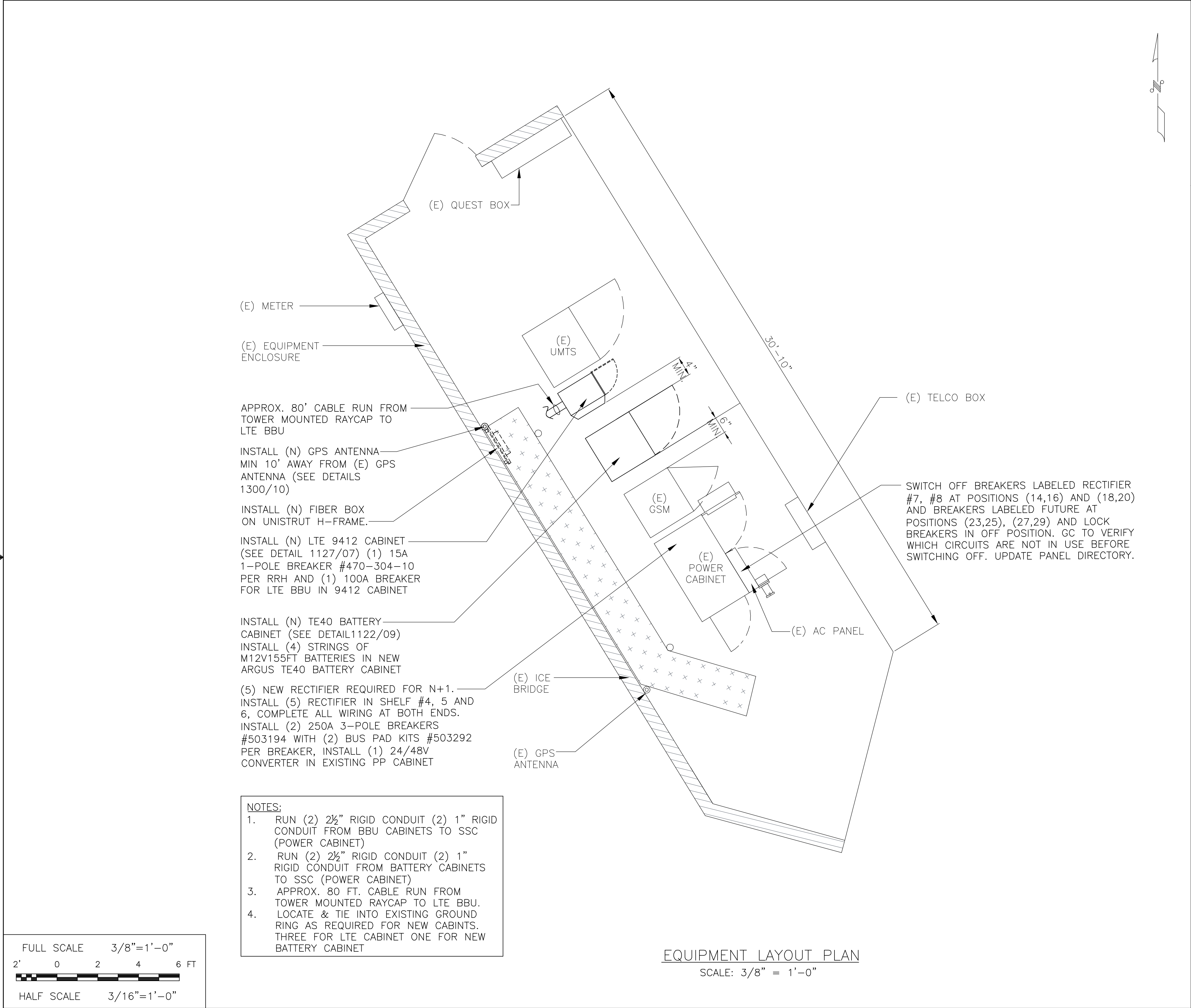


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EXISTING AND PROPOSED MONOPALM ELEVATIONS

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EQUIPMENT PLAN AND LTE CABINET DETAIL

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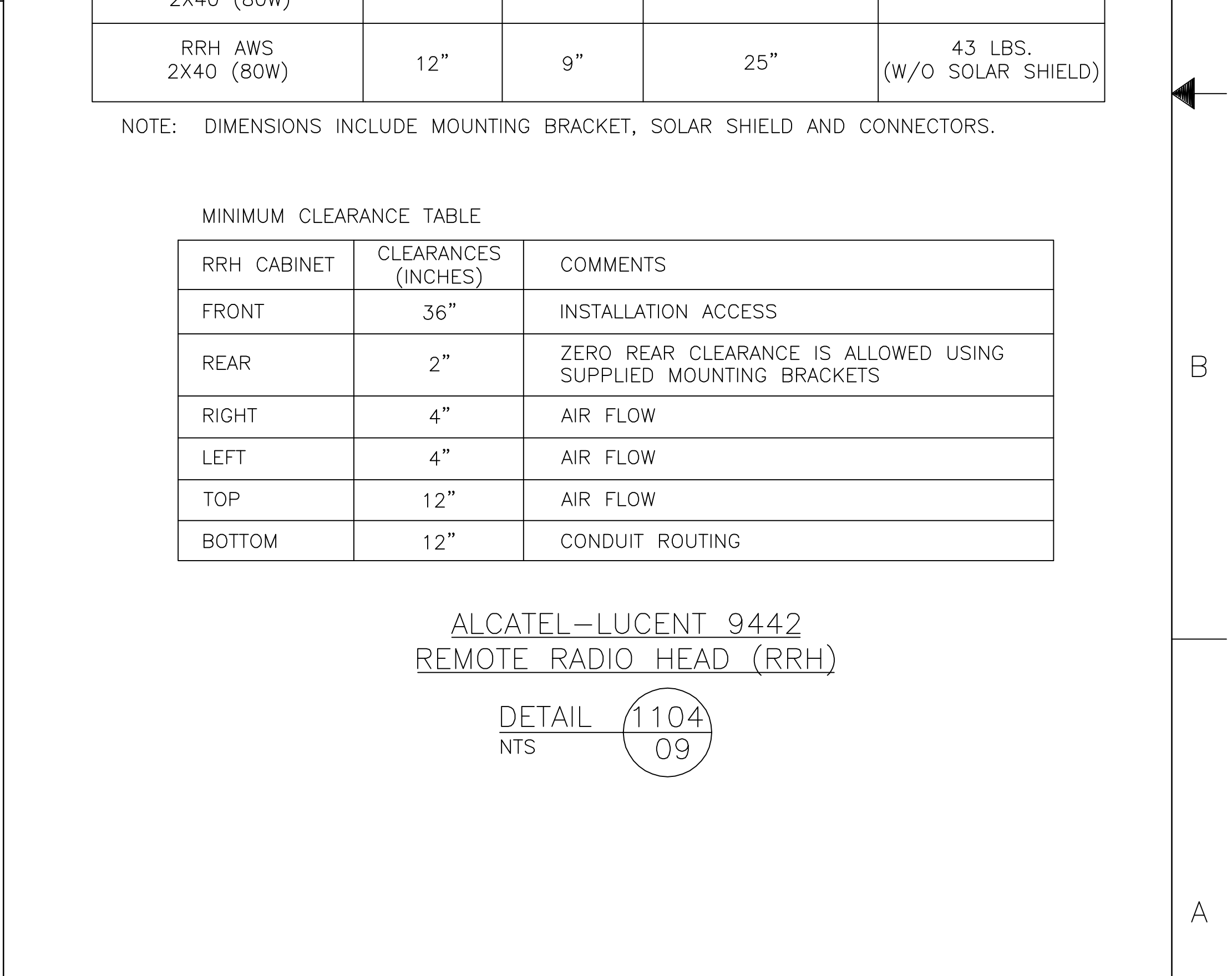
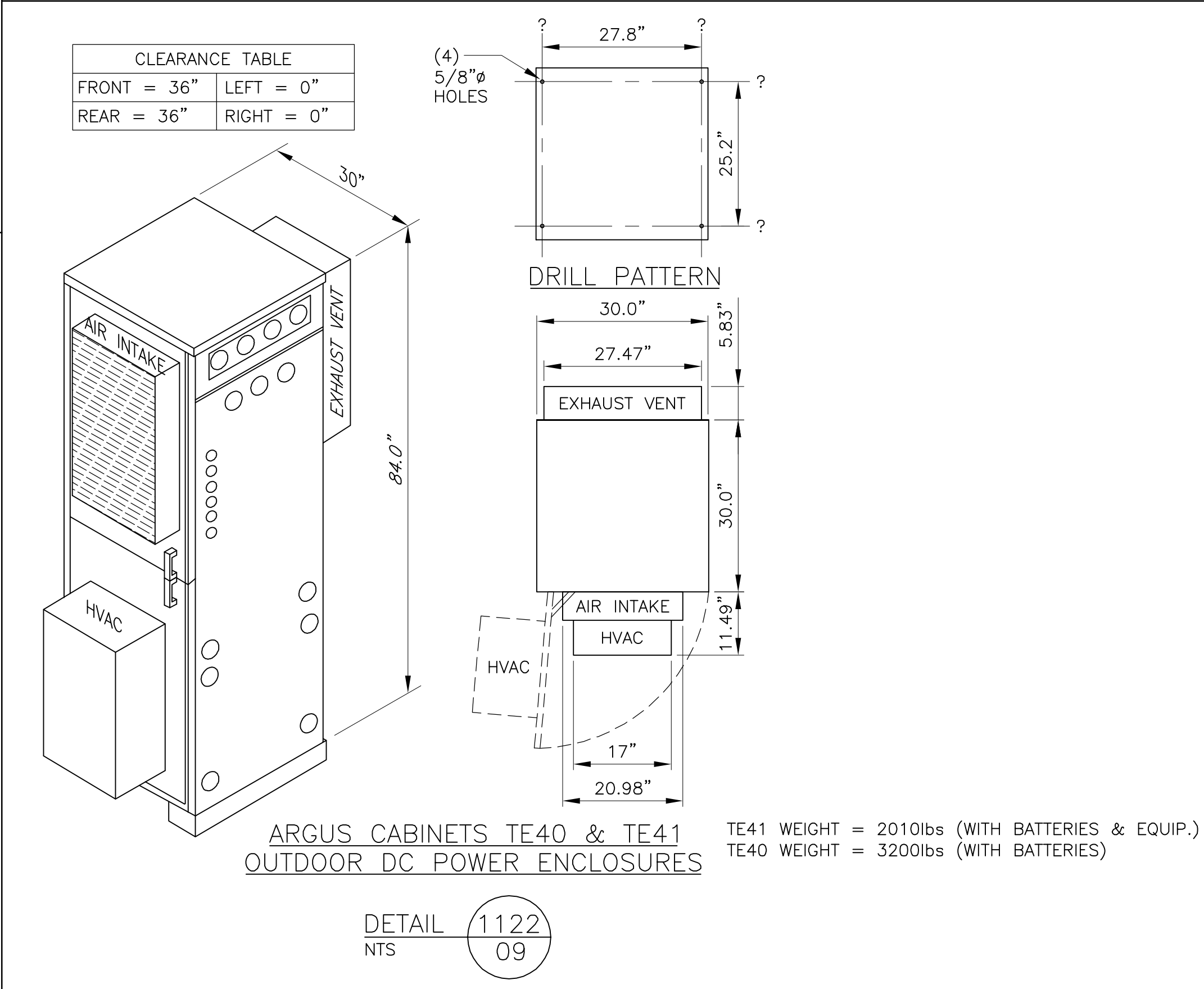
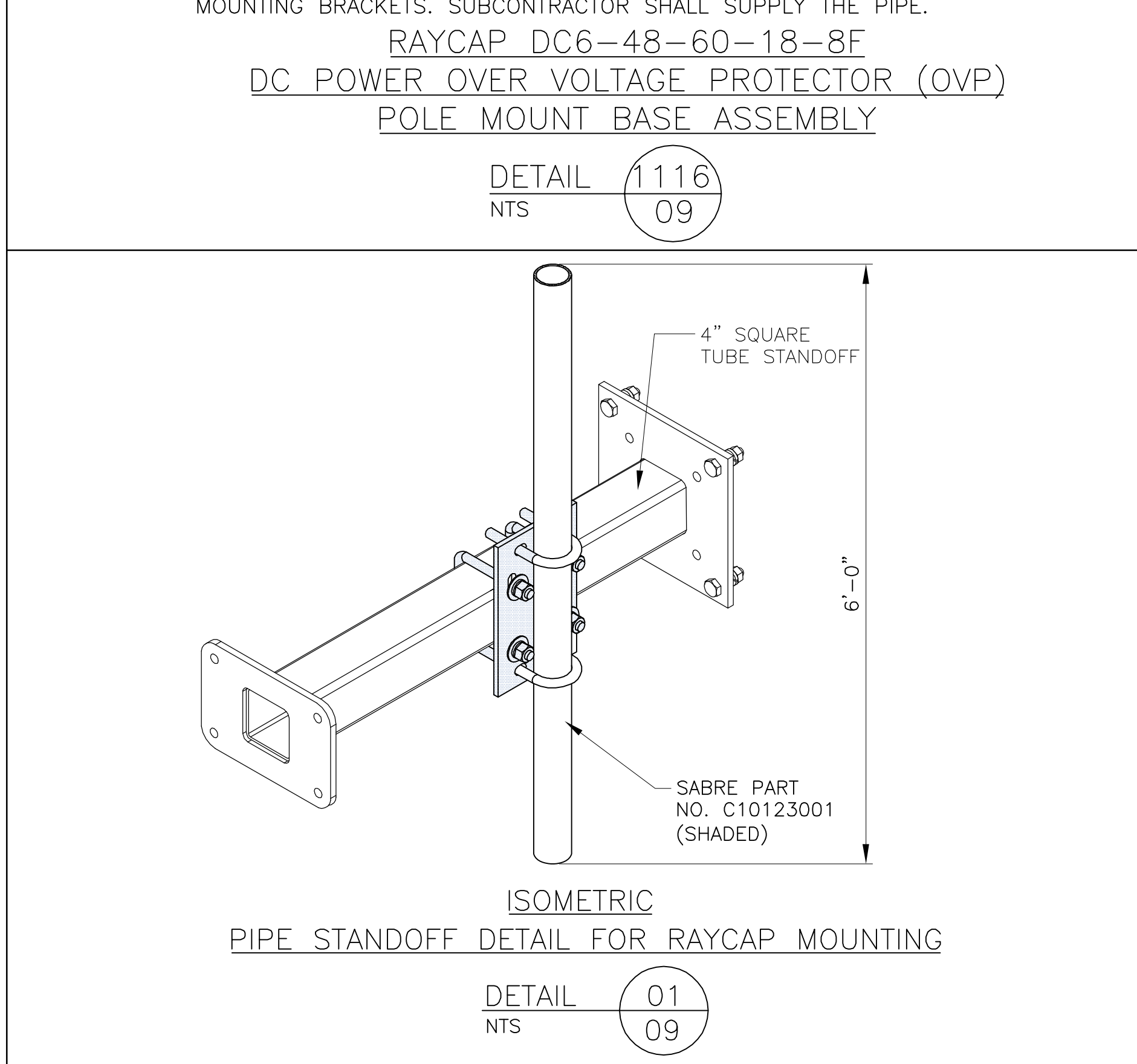
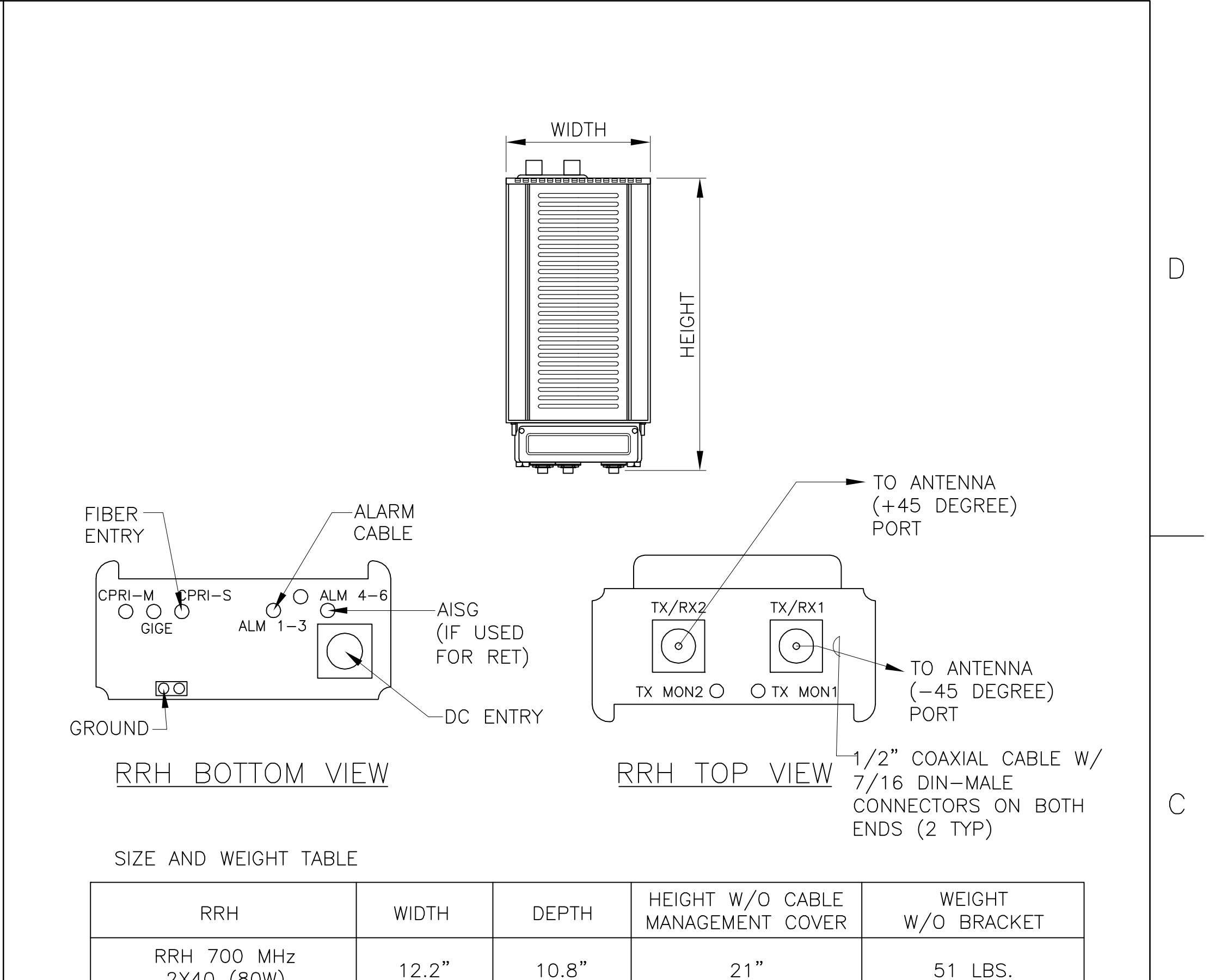
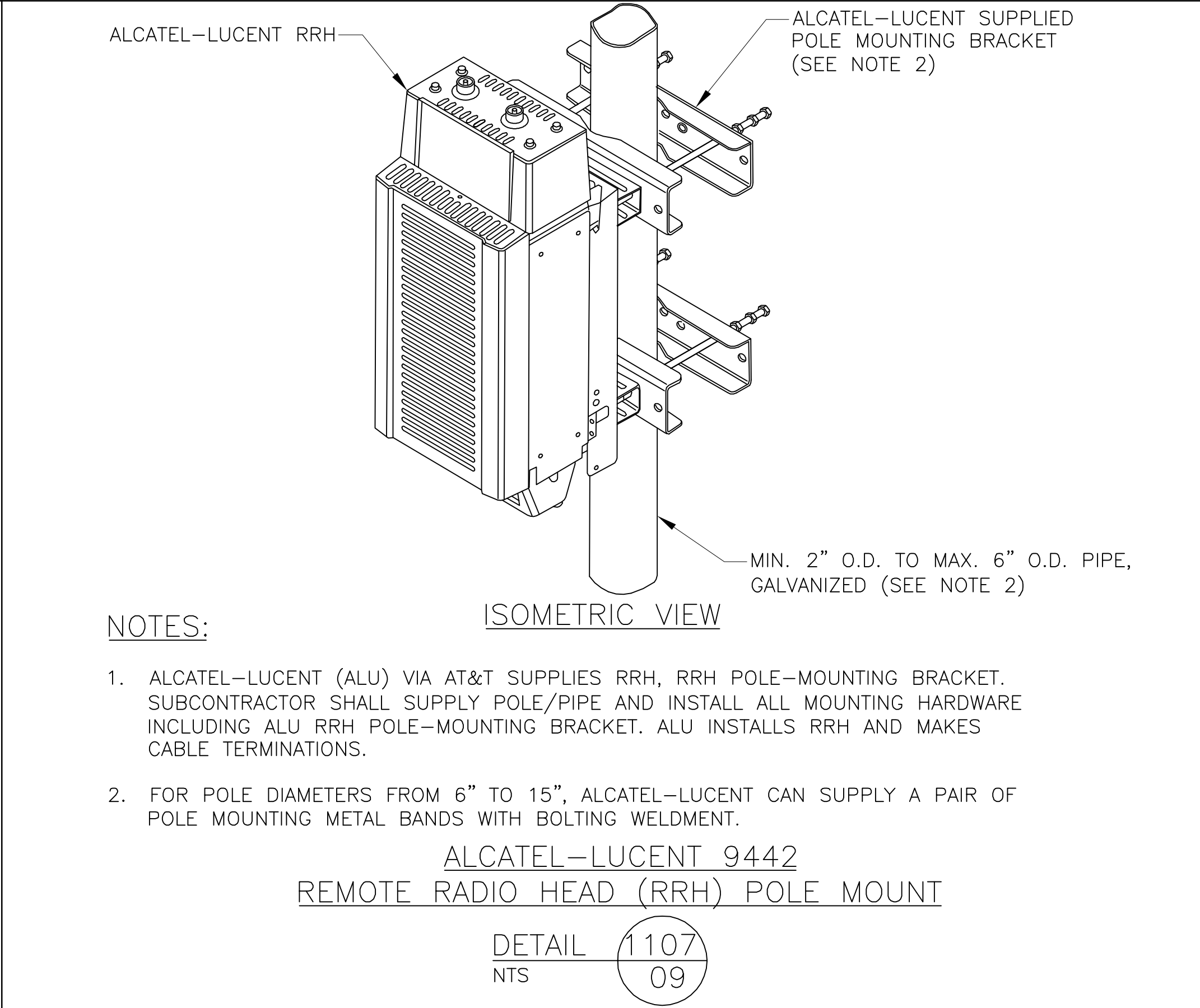
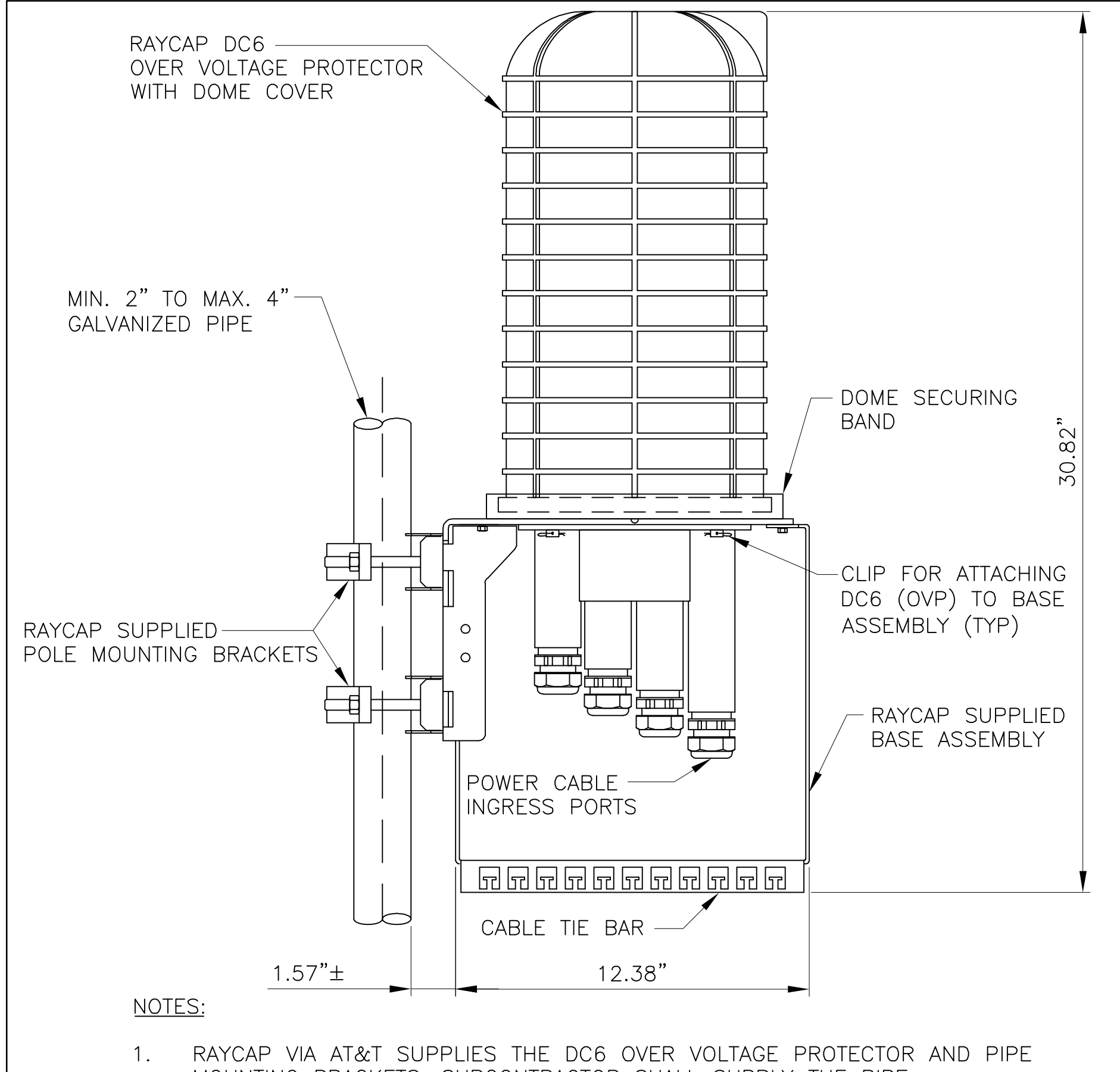
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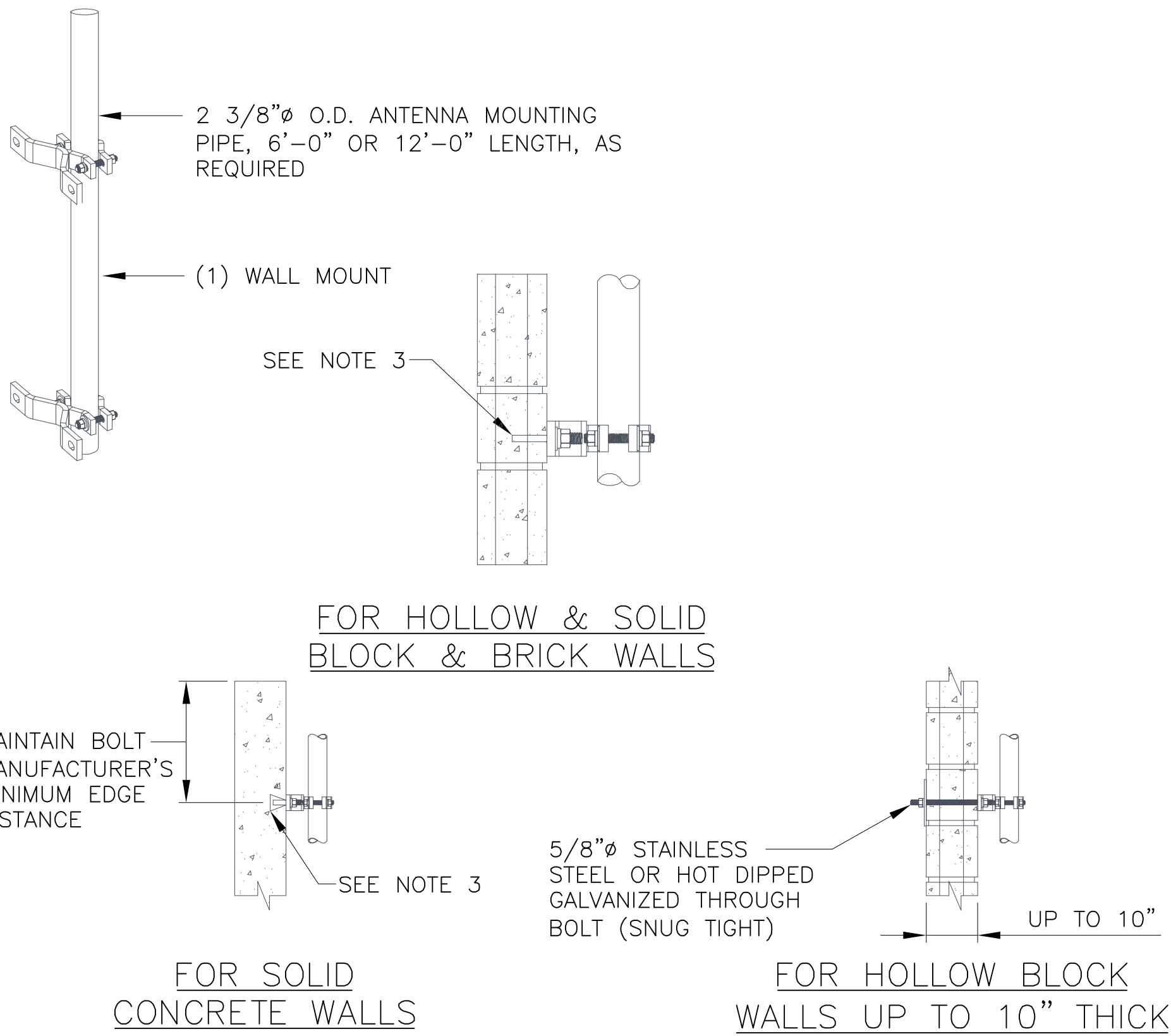
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RAYCAP, TE40 AND RRH MOUNTING DETAILS

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NOTES:

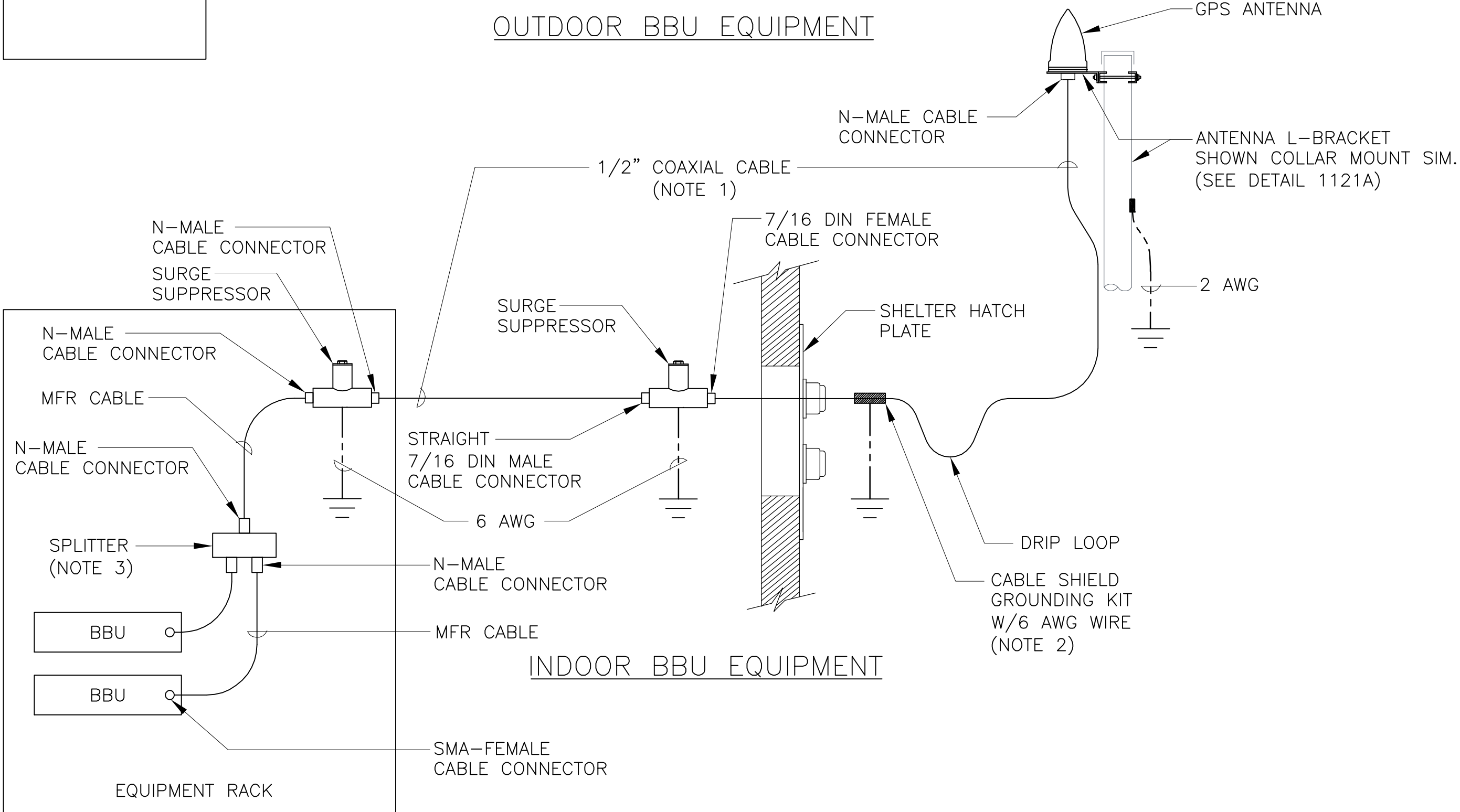
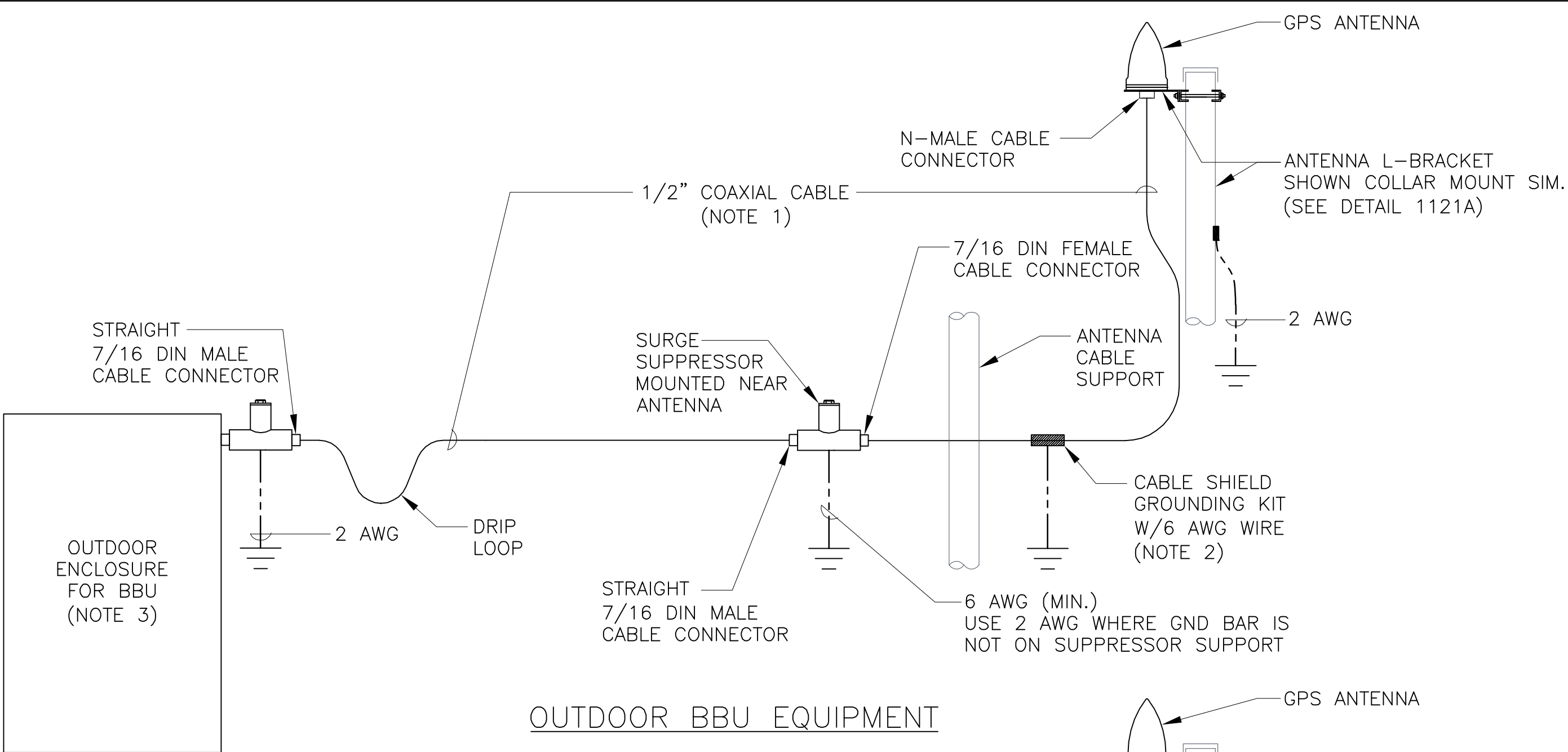
1. THIS DETAIL CAN ALSO BE USED TO MOUNT THE GPS OR LMU ANTENNAS INDIVIDUALLY TO A WALL.
2. THE WEIGHT OF THE ANTENNA MOUNT IS 70 LBS (INCLUDES 5'-6" LENGTH OF PIPE).
3. (4) 1/2"ø HILTI HIT HY20 HAS 316 STAINLESS STEEL OR EQUIV. STAINLESS STEEL W/3 3/8" MIN EMBEDMENT. INSTALL (1 ANCHOR PER BRICK/BLOCK. MINIMUM EDGE DISTANCE OF 2 BRICK/BLOCK OR 16" (WHICHEVER IS LESS) FROM EDGE OF STRUCTURE.

ANCHOR TABLE

SOLID CONCRETE WALLS (UNCRAKED)	① HILTI KB TZ (EXPANSION)
	② HILTI HY 150 MAX (INJECTION)
HOLLOW CONCRETE BLOCK	HILTI HY 20 (INJECTION W/SCREEN TUBE)
SOLID BLOCK	① HILTI KB TZ (EXPANSION)
	② HILTI HY 150 MAX (INJECTION)
HOLLOW AND SOLID BLOCK	HILTI HY 20 (INJECTION W/SCREEN TUBE)

ANTENNA MOUNTED AT WALL

DETAIL 1300
NTS 10



NOTES:

1. MAXIMUM COMBINED LENGTH OF LDF4 COAXIAL CABLE IS 320 FEET WHEN USING A 26dB GAIN GPS ANTENNA. USE A 40dB GAIN ANTENNA FOR CABLE LENGTH GREATER THAN 320 FEET TO A MAXIMUM OF 450 FEET.
2. INSTALL CABLE SHIELD GROUNDING KIT APPROXIMATELY 3 FEET FROM THE SURGE SUPPRESSOR. WHEN THE CABLE EXCEEDS 60 FEET, INSTALL A GROUNDING KIT AT BOTH THE SURGE SUPPRESSOR AND THE GPS ANTENNA AND AT APPROXIMATELY 100 FOOT INTERVALS.
3. PROVIDE SIGNAL SPLITTER WHEN TWO BBU's ARE USED.

LTE GPS ANTENNA CONNECTION FOR ALCATEL-LUCENT

DETAIL 1505
NTS 10



BECHTEL COMMUNICATIONS INC.
5295 WESTVIEW DRIVE
FREDERICK, MD 21703
PHONE: (301) 228-6000

SUN VALLEY CC P872
14650 WEST BELL ROAD
SURPRISE, AZ 85374



20830 N. TATUM BLVD. SUITE
400 PHOENIX, AZ 85050
PHONE: (480) 414-1829

at&t
Mobility

0	01/19/12	FINAL CONSTRUCTION DRAWINGS	MA	MM	TA
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: PKS	DRAWN BY: PKS		



EXPIRES 6-30-12

AT&T MOBILITY

GPS ANTENNA MOUNTING & CONNECTION DETAILS

DRAWING NUMBER		REV
25471-620	PHNX-P872-10	0

AC POWER PANEL No. 1 (EXISTING)												
120/240 VOLTS, 1-PHASE, 3-WIRE, 200A												
MAIN BREAKER RATING (A) :					200		SYSTEM VOLTAGE (V) :				240	
DESCRIPTION	VA	c/nc	BKR	POSN	L1	L2	POSN	BKR	c/nc	VA	DESCRIPTION	
RECTIFIER SHELF 1	1706	c	30	1	1706		2	30	c	0	SURGE ARRESTOR	
	1706	c		3		1706	4		c	0		
RECTIFIER SHELF 2	1706	c	30	5	3412		6	30	c	1706	RECTIFIER SHELF 5 (FUTURE)	
	1706	c		7		3412	8		c	1706		
RECTIFIER SHELF 3	1706	c	30	9	3412		10	30	c	1706	RECTIFIER SHELF 6 (FUTURE)	
	1706	c		11		3412	12		c	1706		
RECTIFIER SHELF 4 (FUTURE)	1706	c	30	13	3412		14	30	c	1706	RECTIFIER SHELF 7 (FUTURE)	
	1706	c		15		3412	16		c	1706		
INT HEATER	1065	nc	30	17	2771		18	30	c	1706	RECTIFIER SHELF 8 (FUTURE)	
	1065	nc		19		2771	20		c	1706		
GFI	180	nc	20	21	360		22	15	nc	180	GFI	
FUTURE (OFF)	750	nc	15	23		1050	24	20	nc	300	EXT LIGHT	
	750	nc		25	1500		26		nc	750		
FUTURE (OFF)	750	nc	15	27		1500	28	15	nc	750	FUTURE (OFF)	
	750	nc		29	750		30					
BLANK				31		0	32				BLANK	
PHASE TOTALS (VA):					17323	17263						
CURRENT PER PHASE (A):					173	172	Amperes/phase cannot exceed main breaker rating					
PANEL TOTAL (VA):					34586		Legend: c = continuous, nc = non-continuous					
PANEL CAPACITY (kVA):					48.0		CONNECTED LOAD (kVA): 34.6					
PANEL LOADING (100% non-cont. load) (kVA):					7.3							
PANEL LOADING (125% continuous load) (kVA):					34.1							
PANEL LOADING (TOTAL) (kVA):					41.4							
SPARE CAPACITY (kVA):					6.6							
NOTES:												

EXISTING AC PANEL SCHEDULE
SCALE: NTS

AC POWER PANEL No. 1 (PROPOSED)											
120/240 VOLTS, 1-PHASE, 3-WIRE, 200A											
MAIN BREAKER RATING (A) :				200		SYSTEM VOLTAGE (V) :				240	
DESCRIPTION	VA	c/nc	BKR	POSN	L1	L2	POSN	BKR	c/nc	VA	DESCRIPTION
RECTIFIER SHELF 1	1706	c	30	1	1706		2	30	c	0	SURGE ARRESTOR
	1706	c		3		1706	4		c	0	
RECTIFIER SHELF 2	1706	c	30	5	3412		6	30	c	1706	RECTIFIER SHELF 5*
	1706	c		7		3412	8		c	1706	
RECTIFIER SHELF 3	1706	c	30	9	3412		10	30	c	1706	RECTIFIER SHELF 6*
	1706	c		11		3412	12		c	1706	
RECTIFIER SHELF 4*	1706	c	30	13	1706		14				RECTIFIER SHELF 7 (FUTURE)
	1706	c		15		1706	16				
INT HEATER	1065	nc	30	17	1065		18				RECTIFIER SHELF 8 (FUTURE)
	1065	nc		19		1065	20				
GFI	180	nc	20	21	360		22	15	nc	180	GFI
FUTURE (OFF)			15	23		300	24	20	nc	300	EXT LIGHT
				25	750		26	15	nc	750	
FUTURE (OFF)			15	27		750	28			nc	750
				29	0		30				
BLANK				31		0	32				BLANK
PHASE TOTALS (VA):					12411	12351					
CURRENT PER PHASE (A):					125	124	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA):					24762	Legend: c = continuous, nc = non-continuous					
PANEL CAPACITY (kVA):					48.0	CONNECTED LOAD (kVA):					24.8
PANEL LOADING (100% non-cont. load) (kVA):					4.3						
PANEL LOADING (125% continuous load) (kVA):					25.6						
PANEL LOADING (TOTAL) (kVA):					29.9						
SPARE CAPACITY (kVA):					18.1						
NOTES:											
1. Rectifiers are ELTEK FLATPACK1500.											
2. New circuits are shown in bold with asterisk(*)											
3. Switch Off breakers labelled Rectifier #7, #8 at positions (14,16) and (18,20) and breakers labelled future at positions(23,25), (27,29) and lock breakers in Off position. GC to verify which circuits are not in use before switching Off.											
4. Update panel directory.											

PROPOSED AC PANEL SCHEDULE
SCALE: NTS



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P872**

14650 WEST BELL ROAD
SURPRISE, AZ 85374



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400 PHOENIX, AZ 85050
PHONE: (480) 414-1829

0	01/19/12	FINAL CONSTRUCTION DRAWINGS				MA	MM	TA			
NO.	DATE	REVISIONS				BY	CHK	APP'D			
SCALE: AS SHOWN			DESIGNED BY: PKS			DRAWN BY: PKS					



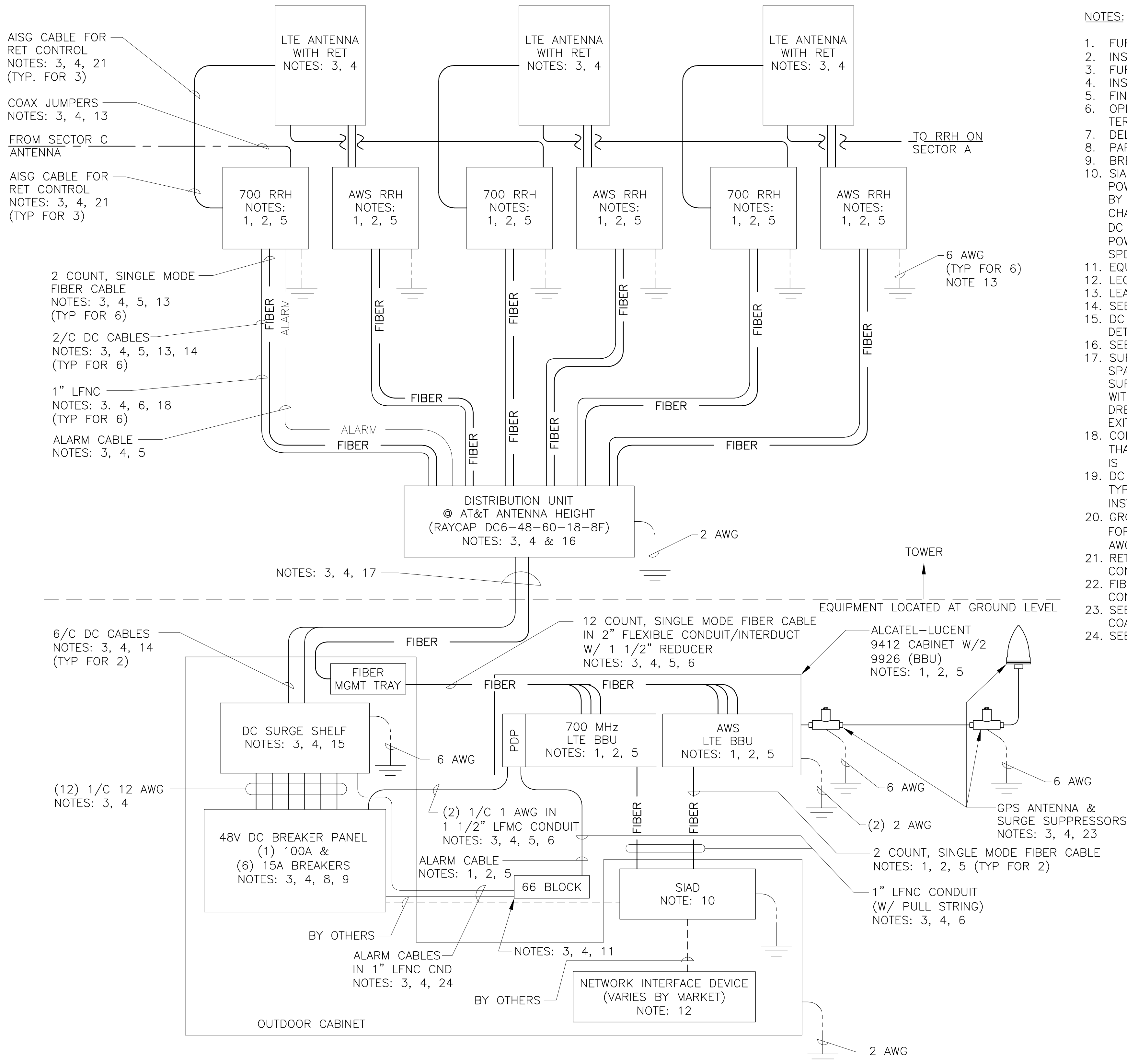
EXPIRES 6-30-12

AT&T MOBILITY

**EXISTING & PROPOSED
AC PANEL SCHEDULES**

DRAWING NUMBER		REV
25471-620	PHNX-P872-11	0

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SYSTEM DIAGRAM, TOWER SITE
WITH OUTDOOR BASE BAND
AND RRH'S ON TOWER

DETAIL 1400D
NTS 12



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P872**
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SURPRISE, AZ 85374



0	01/19/12	FINAL CONSTRUCTION DRAWINGS	MA	MM	TA
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: PKS	DRAWN BY: PKS		



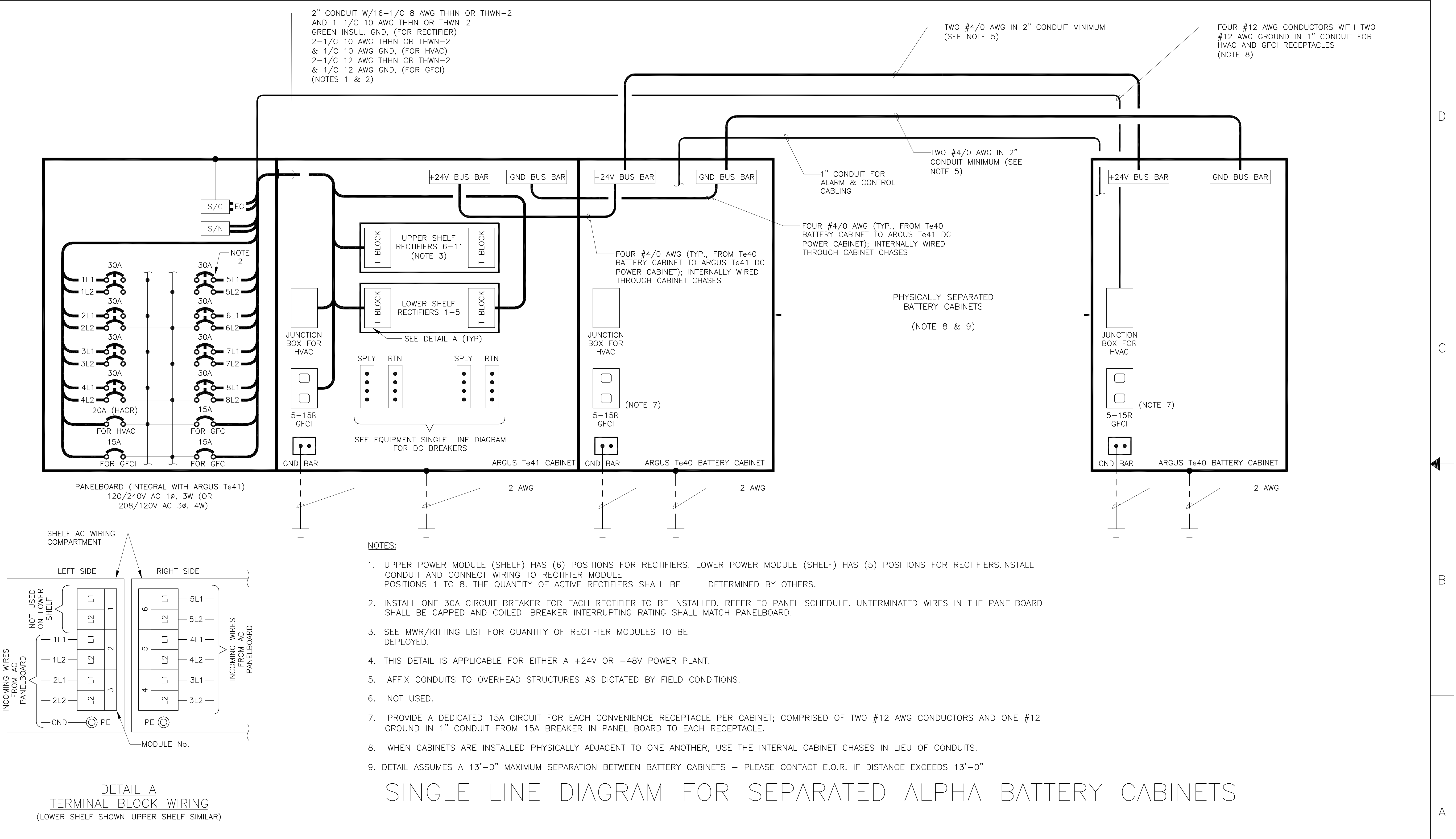
AT&T MOBILITY

SYSTEM DIAGRAM

DRAWING NUMBER		REV
25471-620	PHNX-P872-12	0

22 x 34 "D" SIZE
PSC= : :

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0	01/19/12	FINAL CONSTRUCTION DRAWINGS	MA	MM	TA
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: PKS	DRAWN BY: PKS		



EXPIRES 6-30-12

AT&T MOBILITY

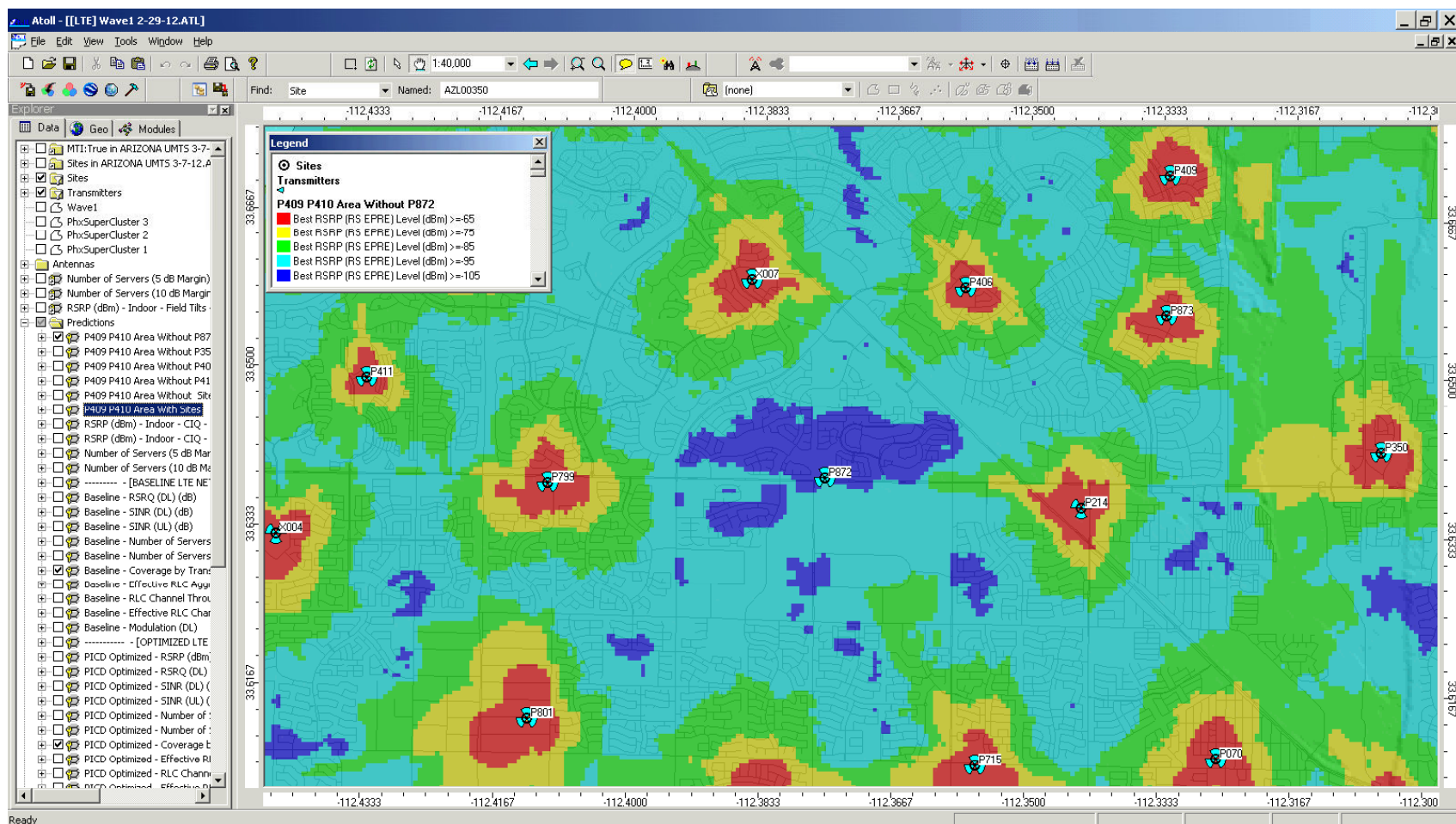
BATTERY CABINET WIRING DIAGRAM

DRAWING NUMBER		REV
25471-620	PHNX-P872-13	0

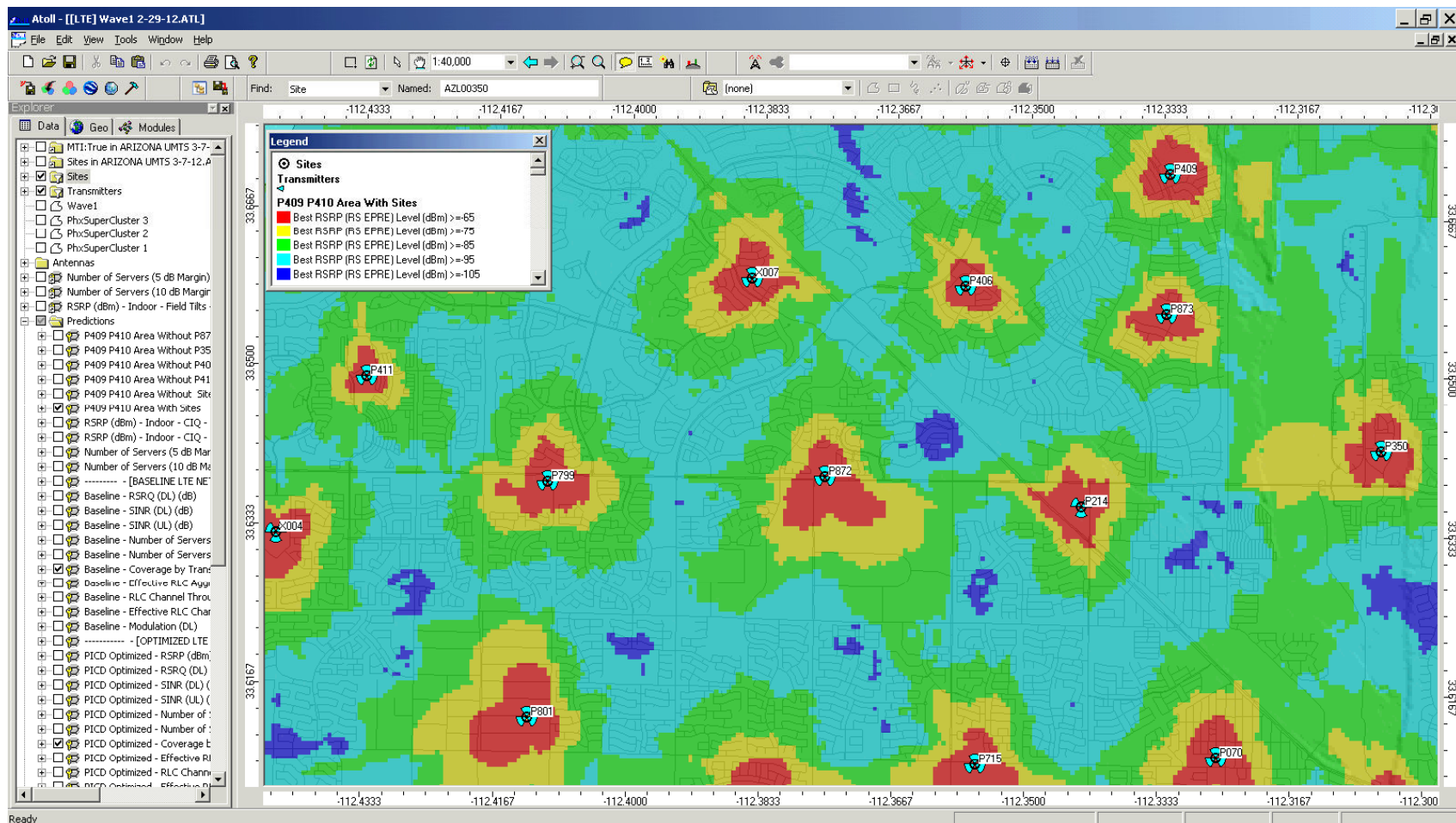
22 x 34 "D" SIZE
PSC= : :

P872 Coverage





Without P872



With P872



Telespan Network Services
2151 E. Broadway Rd. Suite 217
Tempe, AZ 85282



Site Location

LOOKING WEST FROM PARKING AREA



Before

SITE No.: P872

SITE NAME: SUN VALLEY CC

SITE ADDRESS: 14650 W. BELL RD. SURPRISE, AZ 85374

These depictions are for demonstration purposes only. They are to be used in addition to the engineering drawings for an accurate representation of site.



After

These depictions are for demonstration purposes only. They are to be used in addition to the engineering drawings for an accurate representation of site.



Telespan Network Services
2151 E. Broadway Rd. Suite 217
Tempe, AZ 85282



Site Location

LOOKING SOUTH FROM PARKING AREA



Before

SITE No.: P872

SITE NAME: SUN VALLEY CC

SITE ADDRESS: 14650 W. BELL RD. SURPRISE, AZ 85374

These depictions are for demonstration purposes only. They are to be used in addition to the engineering drawings for an accurate representation of site.

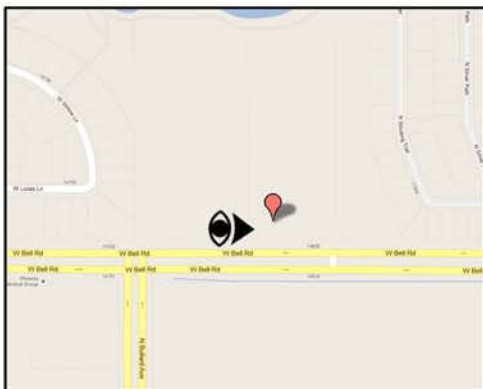


After

These depictions are for demonstration purposes only. They are to be used in addition to the engineering drawings for an accurate representation of site.



Telespan Network Services
2151 E. Broadway Rd. Suite 217
Tempe, AZ 85282



Site Location

LOOKING EAST FROM W. BELL RD.



Before

SITE No.: P872

SITE NAME: SUN VALLEY CC

SITE ADDRESS: 14650 W. BELL RD. SURPRISE, AZ 85374

These depictions are for demonstration purposes only. They are to be used in addition to the engineering drawings for an accurate representation of site.

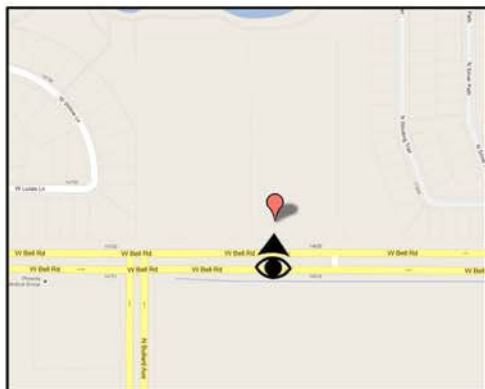


After

These depictions are for demonstration purposes only. They are to be used in addition to the engineering drawings for an accurate representation of site.



Telespan Network Services
2151 E. Broadway Rd. Suite 217
Tempe, AZ 85282



Site Location

LOOKING NORTH FROM W. BELL RD.



Before

SITE No.: P872

SITE NAME: SUN VALLEY CC

SITE ADDRESS: 14650 W. BELL RD. SURPRISE, AZ 85374

These depictions are for demonstration purposes only. They are to be used in addition to the engineering drawings for an accurate representation of site.



After

These depictions are for demonstration purposes only. They are to be used in addition to the engineering drawings for an accurate representation of site.



CITY OF SURPRISE
Planning and Zoning Commission

July 5, 2012 @ 6:00:00 PM

[Back](#) [Print](#)

Board Meeting Date:	July 5, 2012	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
---------	---------	----------------	---	-------------------

Agenda Wording:

Consideration and action on case FS12-130, a renewal of a Conditional Use Permit for a Wireless Communications Facility at the Salvation Army facility.

Motion:

I move to approve FS12-130, a renewal of a Conditional Use Permit for a Wireless Communications Facility at the Salvation Army facility and to adopt staffs findings.

Background:

The existing Wireless Communications Facility (WCF) was approved in 2006 and was subject to a condition that required a renewal of the CUP five years after approval. The existing WCF is located at 17425 North 115th Drive.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [Site Plan](#)
 - ☐ [Coverage Maps](#)
 - ☐ [Photo Simulations](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: July 5, 2012

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS12-130, AT&T Wireless Communications Facility at the Salvation Army Facility

Application Summary

The applicant is proposing to renew a Conditional Use Permit (CUP) for a Wireless Communications Facility (WCF) at Salvation Army Facility.

Location

The existing facility is located at 17425 North 115th Drive, approximately 1,000 feet north of the intersection of Bell Road and Avenue of the Arts.

History

- In 1994, the West Valley Art Museum, now known as the Salvation Army, was built while under the jurisdiction of Maricopa County.
- On October 12, 1995, the subject property was annexed into the City of Surprise.
- On August 28, 1997, the Planned Area Development (PAD) for Canyon Ridge West was approved by the Mayor and City Council.
- On June 6, 2006, a CUP for a WCF at the West Valley Art Museum, now known as the Salvation Army, was approved by the Planning and Zoning Commission.

Project Summary

The existing WCF facility at the Salvation Army facility is attached to the eastern face of the facility and enclosed by a wall that matches the finish of the primary structure. The enclosure conceals ground mounted equipment cabinets and the base of the antennae that are supported by a stealth monopalm structure.

The existing WCF was approved in 2006 and was subject to a condition that required a renewal of the CUP five (5) years after approval to ensure that the latest technology for cell towers is being utilized.

In conjunction with the renewal, the applicant is updating the facility to provide 4G Long Term Evolution (LTE) service. The upgrade will increase the antennae array one (1) foot to a height of 62 feet.

Citizen Review Meeting

A citizen review meeting was held on May 30, 2012 at the Countryside Recreation Center. No residents attended the meeting.

Economic Impact Analysis

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Department Review

All departments involved in the subject review are recommending the project for approval.

Staff Findings

1. Staff finds that the proposed CUP complies with the Surprise Municipal Code.
2. Staff finds that the proposed CUP complies with the Surprise General Plan.
3. Staff finds that the proposed CUP complies with the Canyon Ridge West PAD.

Recommendation

Staff recommends approval of the project.

Attached

Vicinity map, site plan, elevations, photo simulations, and service maps.

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PROJECT INFORMATION

SCOPE OF WORK: AT&T PROPOSES TO UPDATE THEIR EXISTING TELECOMMUNICATION FACILITY WHICH CURRENTLY CONSISTS OF GROUND MOUNTED CABINETS WITHIN AN OUTDOOR EQUIPMENT ENCLOSURE AND A MONOPALM WITH ANTENNAS ATTACHED. THE PROPOSED SCOPE OF WORK INCLUDES INSTALLING A NEW MOUNT AND FROND LAYOUT TO BE DESIGNED BY TOWER MANUFACTURER OR APPROVED BY OTHERS. RELOCATING (3) EXISTING 4’ ANTENNAS, INSTALLING (6) NEW 8’ ANTENNAS WITH CHANGED AZIMUTH AND ADDING (3) NEW REMOTE RADIO HEADS (RRH) MOUNTED ON BEHIND ANTENNA PIPE. INSTALL (1) NEW GPS ANTENNA, (1) RAYCAP DC6–48–60–18–8F MOUNTED DIRECTLY ON STANDOFF ARM AND UPDATING EQUIPMENT CONTAINED INSIDE THEIR EQUIPMENT ENCLOSURE. RRH WILL ELIMINATE THE NEED FOR ADDITIONAL COAX BY USING FIBER OPTIC CABLES.

SITE ADDRESS: 17420 NORTH AVENUE OF THE ARTS
SURPRISE, AZ 85374

LATITUDE: 33° 38’ 31.92”
LONGITUDE: –112° 18’ 20.34”
ZONING DISTRICT: PAD
JURISDICTION: CITY OF SURPRISE
A.P.N. 200–13–001M
EXISTING USE: UNMANNED TELECOMMUNICATIONS FACILITY
PROPOSED USE: UNMANNED TELECOMMUNICATIONS FACILITY

DRAWING INDEX		REV
25471-PHNX-P350-01	TITLE SHEET	1
25471-PHNX-P350-02	STANDARD NOTES	1
25471-PHNX-P350-03	STANDARD NOTES	1
25471-PHNX-P350-04	OVERALL SITE PLAN	1
25471-PHNX-P350-05	EXISTING AND PROPOSED SITE PLANS	1
25471-PHNX-P350-06	EXISITNG AND PROPOSED MONOPALM ELEVATION	1
25471-PHNX-P350-07	EQUIPMENT PLAN AND LTE CABINET DETAIL	1
25471-PHNX-P350-08	ANTENNA PLAN AND ANTENNA MOUNTING DETAIL	1
25471-PHNX-P350-09	RAYCAP AND RRH MOUNTING DETAILS	1
25471-PHNX-P350-10	GPS ANTENNA DETAIL AND TE40 CABINET DETAIL	1
25471-PHNX-P350-11	EXISTING & PROPOSED AC PANEL SCHEDULES	1
25471-PHNX-P350-12	SYSTEM DIAGRAM	1
25471-PHNX-P350-13	BATTERY CABINET WIRING DIAGRAM	1
DESIGN PACKAGE BASED ON RF DATA SHEET DATE STAMPED 03/22/12, VERSION 07		

NOTES

DOCUMENT REVIEW STATUS

1	ACCEPTED – WITH MINOR OR NO COMMENTS, CONSTRUCTION MAY PROCEED
2	NOT ACCEPTED – PLEASE RESOLVE COMMENTS AND RESUBMIT

ACCEPTANCE DOES NOT CONSTITUTE APPROVAL OF DESIGN DETAILS, CALCULATIONS, ANALYSIS, TEST METHODS OR MATERIALS DEVELOPED OR SELECTED BY SUBCONTRACTOR AND DOES NOT RELIEVE SUBCONTRACTOR FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATION.

REVIEWED BY:	ENG.	CONST.	Digitally signed by Magin, Michael DN: cn=Magin, Michael, email=mrmagin@bechtel.com Date: 2012.08.16:29:48 -07'00'
BY:	Magin, Michael		

REDLINE DRAWING REVIEW

NAME (PRINT)	SIGNATURE	DATE
GENERAL CONTRACTOR – CONFIRM ACCURACY OF THESE REDLINE DRAWINGS		
NAME (PRINT)	SIGNATURE	DATE
FIELD COORDINATOR – VERIFY INSTALLATION PER REDLINE DRAWINGS		
NAME (PRINT)	SIGNATURE	DATE
ENGINEERING – Market Engineer Shall Review Redline Drawings To Ensure Changes Do Not Alter The Original Design Intent And/Or Are Code Compliant		

BECHTEL BECHTEL COMMUNICATIONS INC. 5295 WESTVIEW DRIVE FREDERICK, MD. 21703 PHONE: (301) 228–6000	WEST VALLEY ART MUSEUM P350 17420 NORTH AVENUE OF THE ARTS SURPRISE, AZ 85374	at&t Mobility 20830 N. TATUM BLVD. SUITE 400 PHOENIX, AZ 85050 PHONE: (480) 414–1829	<table><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>1</td><td>04/18/12</td><td>AZIMUTH CHANGE</td><td>MA</td><td>MM</td><td>TA</td></tr><tr><td>0</td><td>01/13/12</td><td>FINAL CONSTRUCTION DRAWINGS</td><td>MA</td><td>MM</td><td>TA</td></tr><tr><td>NO.</td><td>DATE</td><td>REVISIONS</td><td>BY</td><td>CHK</td><td>APP'D</td></tr><tr><td colspan="2">SCALE: AS SHOWN</td><td>DESIGNED BY: PKS</td><td colspan="3">DRAWN BY: PKS</td></tr></table>													1	04/18/12	AZIMUTH CHANGE	MA	MM	TA	0	01/13/12	FINAL CONSTRUCTION DRAWINGS	MA	MM	TA	NO.	DATE	REVISIONS	BY	CHK	APP'D	SCALE: AS SHOWN		DESIGNED BY: PKS	DRAWN BY: PKS			at&t Mobility 44749 TIM ALEXANDER 04/18/12 PHOENIX, ARIZONA U.S.A. EXPIRES 6–30–12	AT&T MOBILITY TITLE SHEET <table><tr><td></td><td>DRAWING NUMBER</td><td>REV</td></tr><tr><td>25471–620</td><td>PHNX–P350–01</td><td>0</td></tr></table>		DRAWING NUMBER	REV	25471–620	PHNX–P350–01	0
1	04/18/12	AZIMUTH CHANGE	MA	MM	TA																																										
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	DRAWING NUMBER	REV																																													
25471–620	PHNX–P350–01	0																																													

22 x 34" SIZE
PSC= : :

at&t
Mobility

SITE NUMBER: P350
CANDIDATE NAME: WEST VALLEY ART MUSEUM

VICINITY MAP

DIRECTIONS:
HEAD SOUTH ON N TATUM BLVD TOWARDS E ROSE GARDEN LN, TAKE THE SLIP ROAD ONTO AZ–101 LOOP W, TAKE EXIT 14 TOWARDS BELL RD, KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR BELL RD W AND MERGE ONTO W BELL RD, TURN RIGHT ONTO 114TH AVE/AVE OF THE ARTS CONTINUE TO FOLLOW AVE OF THE ARTS, TURN LEFT, DESTINATION WILL BE ON THE RIGHT.

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ELECTRICAL INSTALLATION NOTES:

1. WIRING, RACEWAY, AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC AND TELCORDIA.
2. SUBCONTRACTOR SHALL MODIFY EXISTING CABLE TRAY SYSTEM AS REQUIRED TO SUPPORT RF AND TRANSPORT CABLING TO THE NEW BTS EQUIPMENT. SUBCONTRACTOR SHALL SUBMIT MODIFICATIONS TO CONTRACTOR FOR APPROVAL.
3. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC AND TELCORDIA.
4. CABLES SHALL NOT BE ROUTED THROUGH LADDER–STYLE CABLE TRAY RUNGS.
5. EACH END OF EVERY POWER, GROUNDING, AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR–CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2 INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC & OSHA, AND MATCH EXISTING INSTALLATION REQUIREMENTS.
6. POWER PHASE CONDUCTORS (I.E., HOTS) SHALL BE LABELED WITH COLOR–CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, ½ INCH PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). PHASE CONDUCTOR COLOR CODES SHALL CONFORM WITH THE NEC & OSHA AND MATCH EXISTING INSTALLATION REQUIREMENTS.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING, AND BRANCH CIRCUIT ID NUMBERS (I.E., PANELBOARD AND CIRCUIT ID'S).
8. PANELBOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH ENGRAVED LAMACOID PLASTIC LABELS.
9. ALL TIE WRAPS WHERE PERMITTED SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES. USE LOW PROFILES TIE WRAPS.
10. POWER, CONTROL, AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN–2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (6 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN–2 GREEN INSULATION, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED, UNLESS OTHERWISE SPECIFIED.
12. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED OUTDOORS, OR BELOW GRADE, SHALL BE SINGLE CONDUCTOR 2 AWG SOLID TINNED COPPER CABLE, UNLESS OTHERWISE SPECIFIED.
13. POWER WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI–CONDUCTOR, TYPE TC CABLE (12 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN–2, CLASS B STRANDED COPPER CABLE RATED FOR 90 °C (WET AND DRY) OPERATION; WITH OUTER JACKET; LISTED OR LABELED FOR THE LOCATION USED, UNLESS OTHERWISE SPECIFIED.
14. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP–STYLE, COMPRESSION WIRE LUGS AND WIRENUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRENUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75°C (90°C IF AVAILABLE).
15. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
16. NEW RACEWAY OR CABLE TRAY WILL MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
17. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40, OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
18. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT), OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
19. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
20. RIGID NONMETALLIC CONDUIT (I.E., RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
21. LIQUID–TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID–TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
22. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION–TYPE AND APPROVED FOR THE LOCATION USED. SETSCREW FITTINGS ARE NOT ACCEPTABLE.

ELECTRICAL INSTALLATION NOTES:

23. CABINETS, BOXES, AND WIREWAYS SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE, AND NEC.
24. CABINETS, BOXES, AND WIREWAYS TO MATCH THE EXISTING INSTALLATION WHERE POSSIBLE.
25. WIREWAYS SHALL BE EPOXY–COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARD; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS.
26. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES, AND PULL BOXES SHALL BE GALVANIZED OR EPOXY–COATED SHEET STEEL, SHALL MEET OR EXCEED UL 50, AND RATED NEMA 1 (OR BETTER) INDOORS, OR NEMA 3R (OR BETTER) OUTDOORS
27. METAL RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY–COATED, OR NON–CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
28. NONMETALLIC RECEPTACLE, SWITCH, AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS, OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
29. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
30. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

ELECTRICAL INSTALLATION NOTES

DETAIL 1009
03

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4"Ø) CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. NON–STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
5. POST INSTALLED ANCHORS SHALL BE PROVIDED IN ACCORDANCE WITH SPECIFICATION 3GS–T18–00013 "SELECTION, DESIGN, INSTALLATION, INSPECTION AND TESTING OF ADHESIVE AND MECHANICAL EXPANSION ANCHORS FOR WIRELESS SITE FACILITIES". ANCHORS SHALL BE HILTI OR APPROVED EQUAL, INSTALLED, INSPECTED AND TESTED AS SHOWN ON THE DESIGN DRAWINGS. NO REINFORCING STEEL SHALL BE CUT WITHOUT PRIOR ENGINEERING APPROVAL.

STRUCTURAL STEEL NOTES

DETAILS 1014
03

SOIL COMPACTION NOTES FOR SLAB ON GRADE:

1. EXCAVATE AS REQUIRED TO REMOVE VEGETATION & TOPSOIL EXPOSE UNDISTURBED NATURAL SUBGRADE AND PLACE CRUSHED STONE AS REQUIRED.
- 2a. COMPACTION CERTIFICATION: AN INSPECTION AND WRITTEN CERTIFICATION BY A QUALIFIED GEOTECHNICAL TECHNICIAN OR ENGINEER IS ACCEPTABLE.
- 2b. AS AN ALTERNATIVE TO ITEM 2a. THE "UNDISTURBED SOIL" BASE SHALL BE COMPACTED WITH "COMPACTION EQUIPMENT", LISTED BELOW, TO AT LEAST 90% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM D 1557 METHOD C.
- 2c. AS AN ALTERNATIVE TO ITEMS 2a AND 2b PROOFROLL THE SUBGRADE SOILS WITH 5 PASSES OF A MEDIUM SIZED VIBRATORY PLATE COMPACTOR (SUCH AS BOMAG BPR 30/38) OR HAND–OPERATED SINGLE DRUM VIBRATORY ROLLER (SUCH AS BOMAG BW 55E). ANY SOFT AREAS THAT ARE ENCOUNTERED SHOULD BE REMOVED AND REPLACED WITH A WELL–GRADED GRANULAR FILL, AND COMPACTED AS STATED ABOVE.
3. COMPACTED SUBBASE SHALL BE UNIFORM & LEVELED. PROVIDE 6" MINIMUM CRUSHED STONE OR GRAVEL COMPACTED IN 3" LIFTS ABOVE COMPACTED SOIL. GRAVEL SHALL BE NATURAL OR CRUSHED WITH 100% PASSING 1" SIEVE.

COMPACTION EQUIPMENT:

HAND OPERATED DOUBLE DRUM, VIBRATORY ROLLER, VIBRATORY PLATE COMPACTOR OR JUMPING JACK COMPACTOR.

SOIL COMPACTION NOTES
FOR SLAB ON GRADE

DETAIL 1002A
NTS 03

SYMBOLS

- S/G

SOLID GROUND BUS BAR
- S/N

SOLID NEUTRAL BUS BAR
- θ θ

SUPPLEMENTAL GROUND BAR
- 2–POLE THERMAL–MAGNETIC CIRCUIT BREAKER
- SINGLE–POLE THERMAL–MAGNETIC CIRCUIT BREAKER
- CHEMICAL GROUND ROD
- GROUND ROD
- DISCONNECT SWITCH
- METER
- CADWELD TYPE CONNECTION
- COMPRESSION TYPE CONNECTION
- GROUNDING WIRE

ABBREVIATIONS

- AGL ABOVE GRADE LEVEL
- BTS BASE TRANSCEIVER STATION
- (E) EXISTING
- (N) NEW
- MIN MINIMUM
- N.T.S. NOT TO SCALE
- REF REFERENCE
- RF RADIO FREQUENCY
- TYP TYPICAL
- REQ REQUIRED
- EGR EQUIPMENT GROUND RING
- AWG AMERICAN WIRE GAUGE
- CRGB CELL REFERENCE GROUND BAR (MASTER GROUND BAR)
- EG EQUIPMENT GROUND
- BCW BARE COPPER WIRE
- SIAD SMART INTEGRATED ACCESS DEVICE
- GEN GENERATOR
- IGR INTERIOR GROUND RING (HALO)
- RBS RADIO BASE STATION

ABBREVIATIONS & SYMBOLS

DETAIL 1010
NTS 03



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WEST VALLEY ART MUSEUM
P350
17420 NORTH AVENUE OF THE ARTS
SURPRISE, AZ 85374



at&t
Mobility
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1	04/18/12	AZIMUTH CHANGE	MA	MM	TA
0	01/13/12	FINAL CONSTRUCTION DRAWINGS	MA	MM	TA
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED BY: PKS	DRAWN BY: PKS		



AT&T MOBILITY

STANDARD NOTES

DRAWING NUMBER		REV
25471–620	PHNX–P350–03	0

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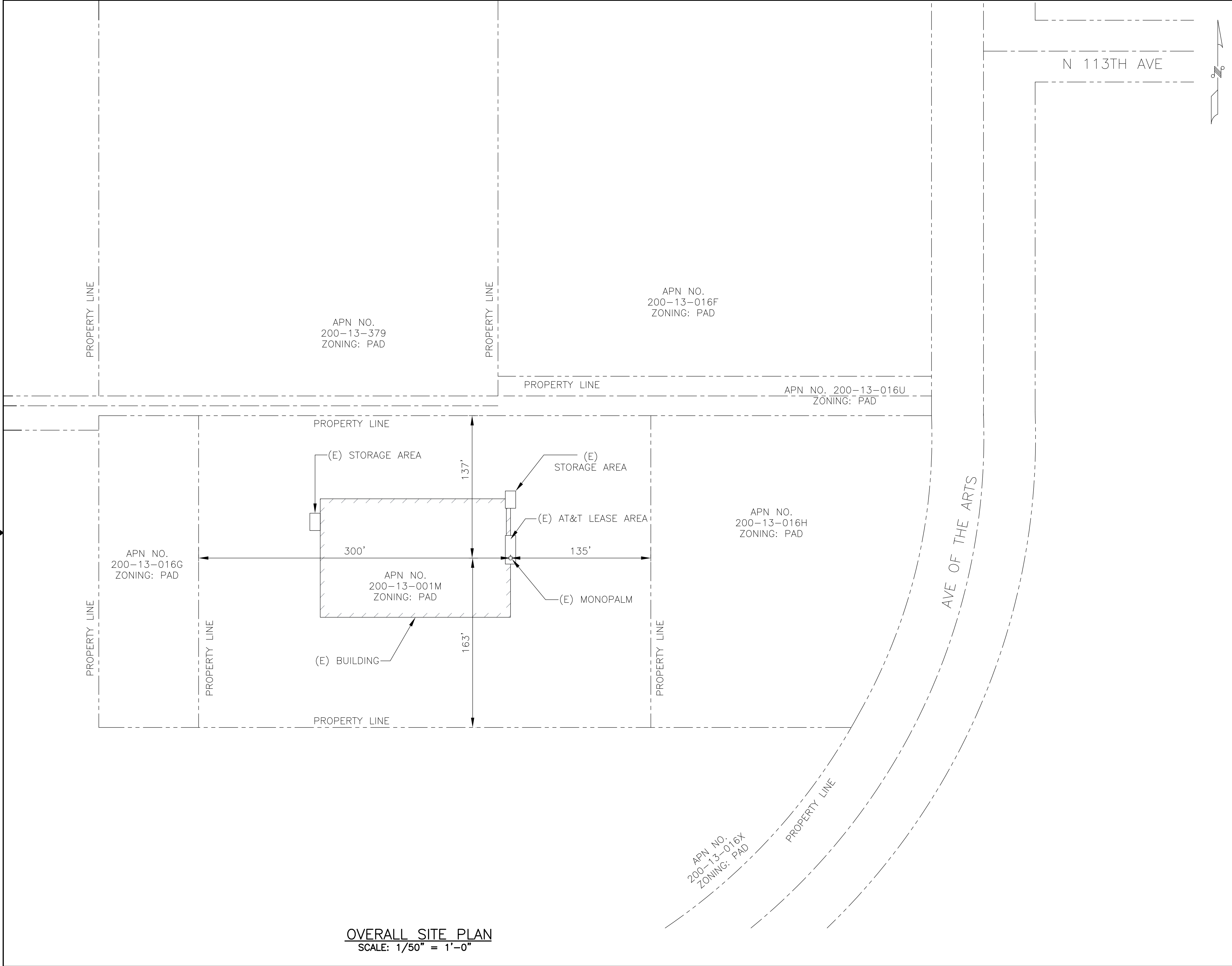
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22 x 34 "D" SIZE
PSC= : :

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**EXISTING MONOPALM SETBACKS TO
PROPERTY LINE WITH ADJACENT ZONING**

NORTH	±137’-0”	APPROX.	PAD
SOUTH	±163’-0”	APPROX.	PAD
WEST	±300’-0”	APPROX.	PAD
EAST	±135’-0”	APPROX.	PAD

* SETBACKS ARE ESTIMATED FROM THE ASSESSOR’S MAPS AND GIS INFORMATION.



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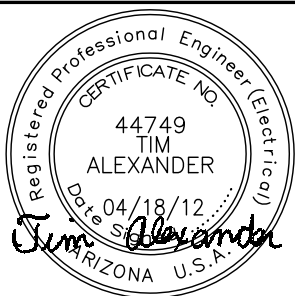
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P350**
17420 NORTH AVENUE OF THE ARTS
SURPRISE, AZ 85374



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0	01/13/12	FINAL CONSTRUCTION DRAWINGS			MA	MM	TA		
NO.	DATE	REVISIONS			BY	CHK	APP'D		
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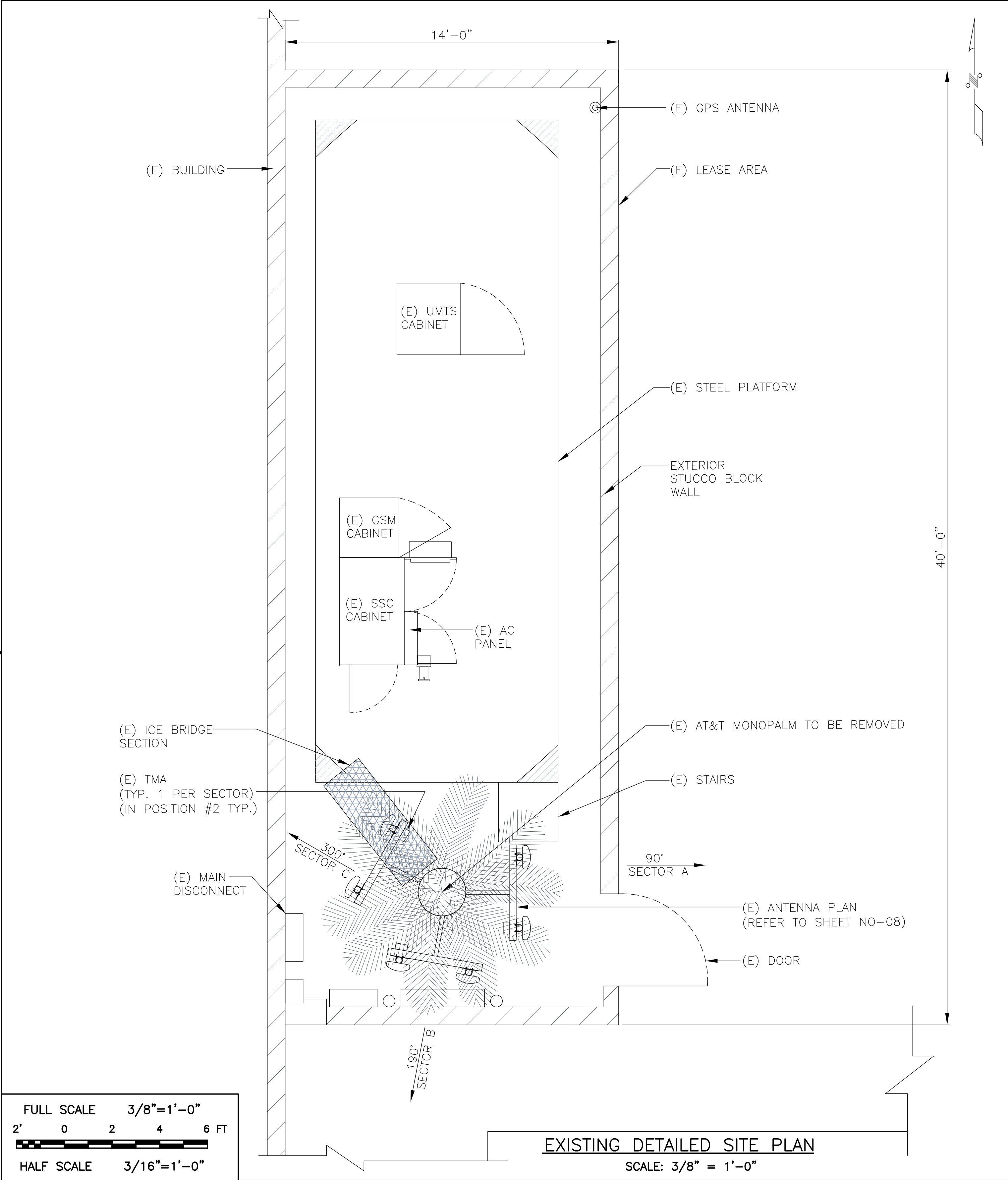
AT&T MOBILITY

OVERALL SITE PLAN

DRAWING NUMBER		REV
25471-620	PHNX-P350-04	0

22 x 34" SIZE
PSC= : :

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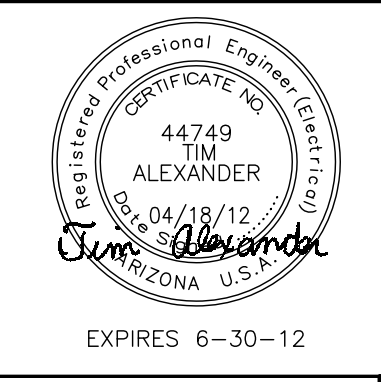
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**WEST VALLEY ART MUSEUM
P350**
17420 NORTH AVENUE OF THE ARTS
SURPRISE, AZ 85374



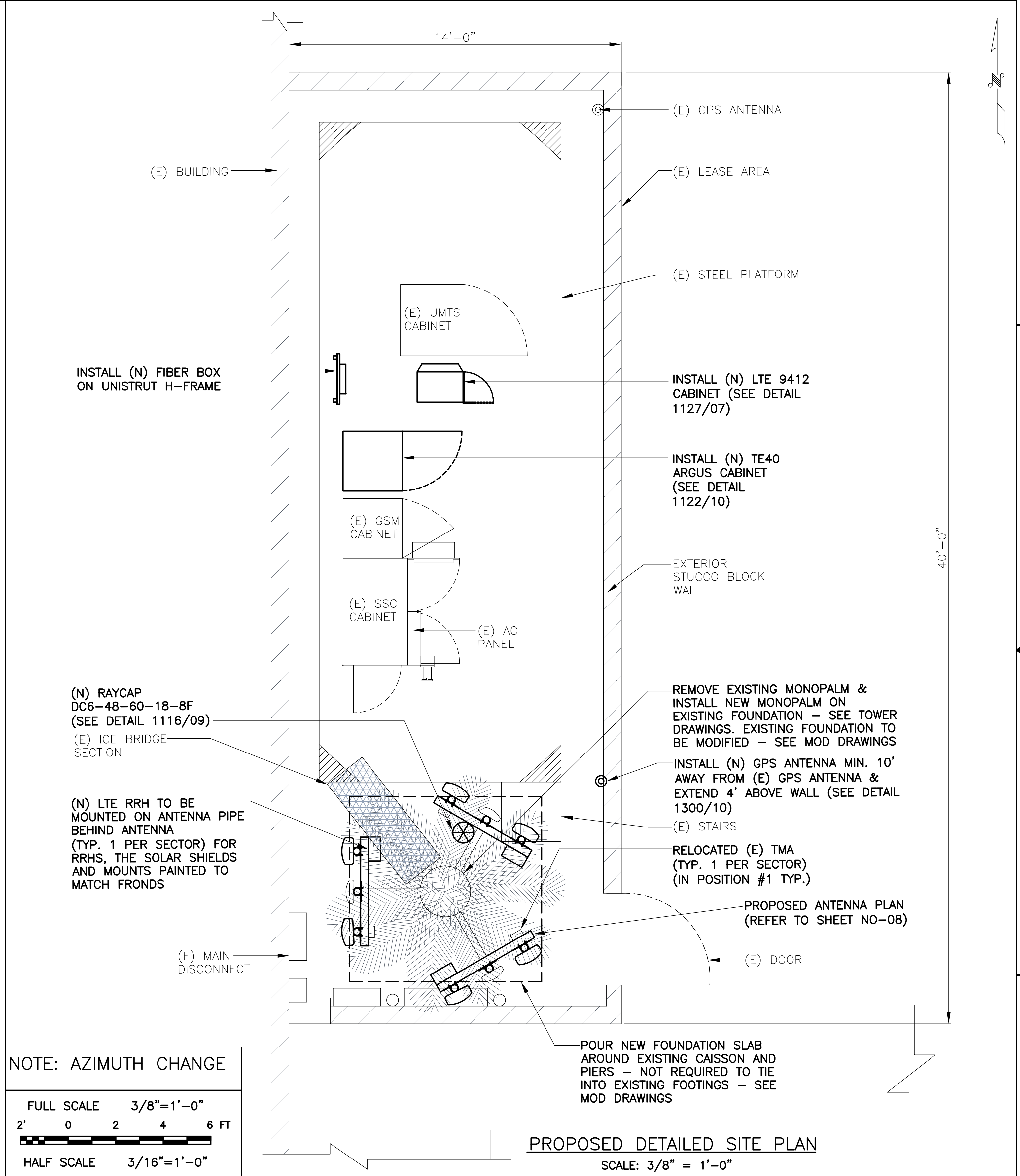
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NO.	DATE	REVISIONS				BY	CHK	APP'D	
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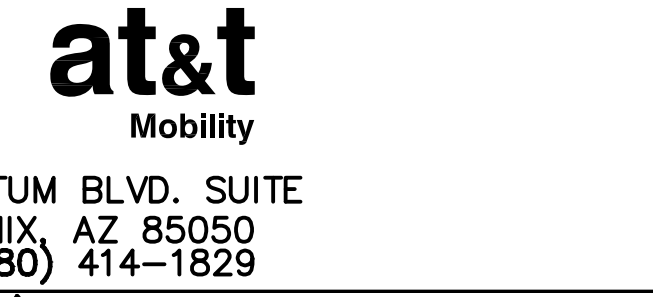


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EXISTING AND PROPOSED SITE PLANS		
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22 x 34" SIZE
PSC- : :

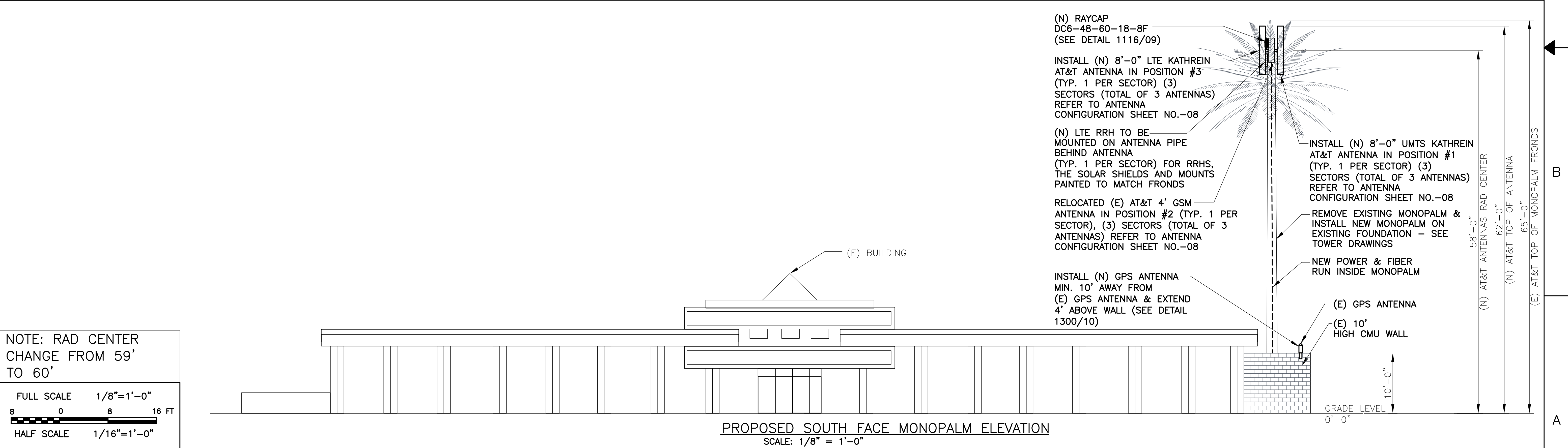
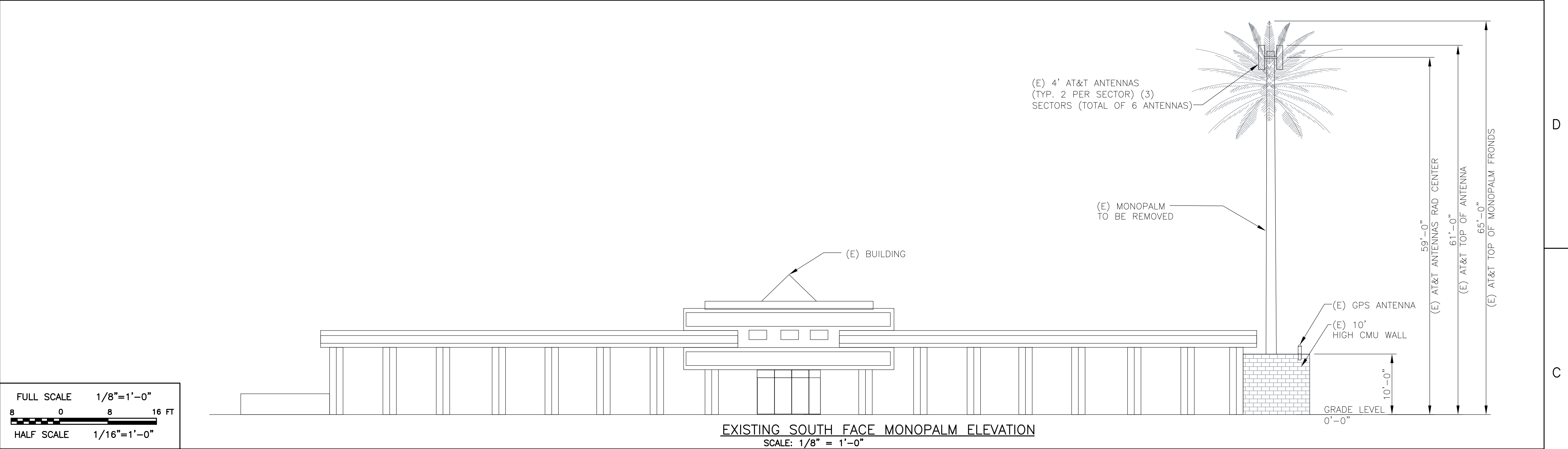


NOTE: AZIMUTH CHANGE



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EXISTING AND PROPOSED MONOPALM ELEVATIONS

	DRAWING NUMBER	REV
25471-620	PHNX-P350-06	0

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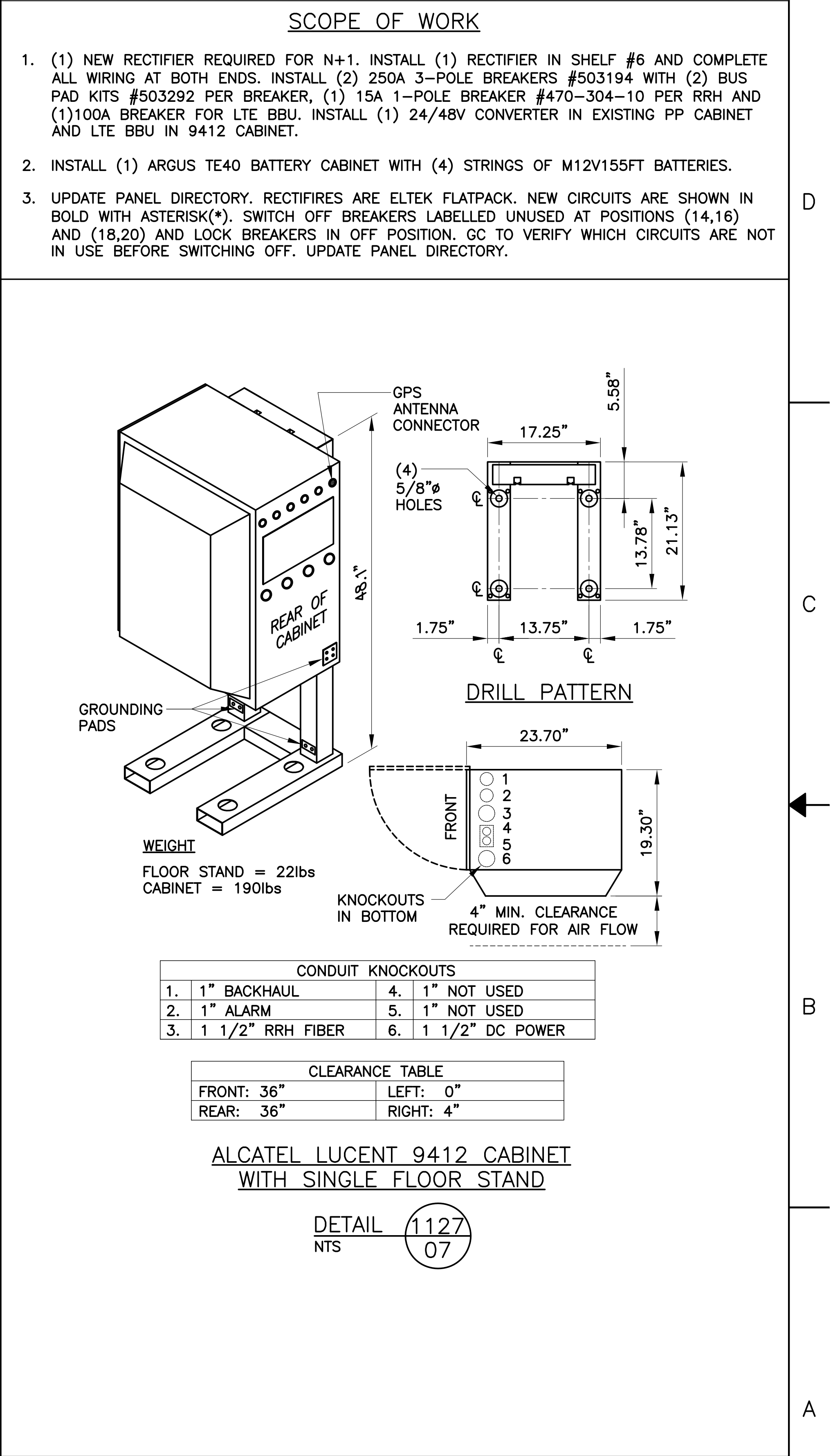
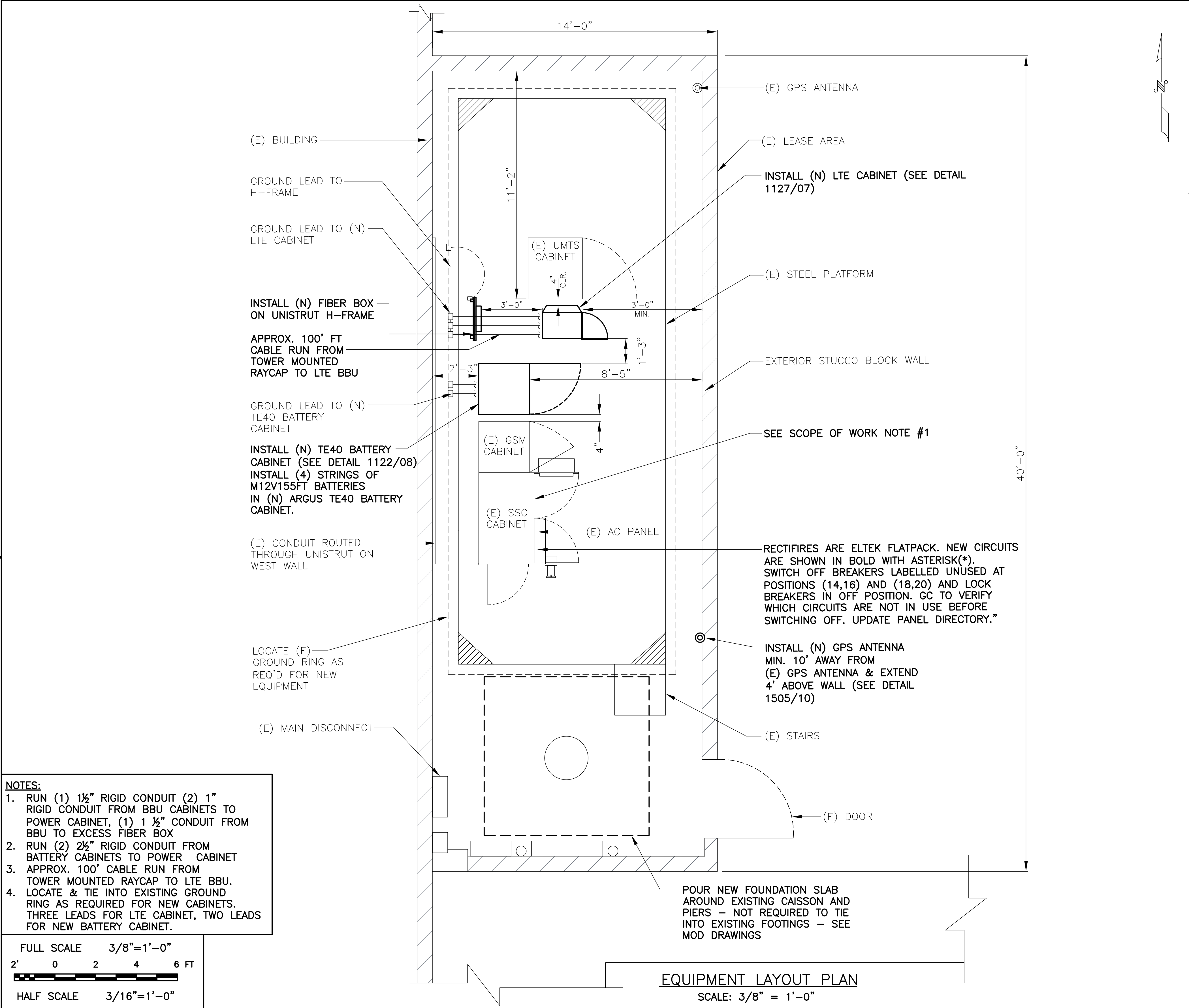
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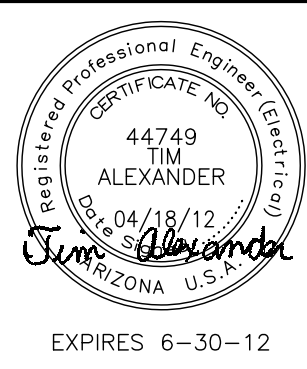
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0	01/13/12	FINAL CONSTRUCTION DRAWINGS	MA	MM	TA
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AT&T MOBILITY

EQUIPMENT PLAN AND LTE CABINET DETAIL

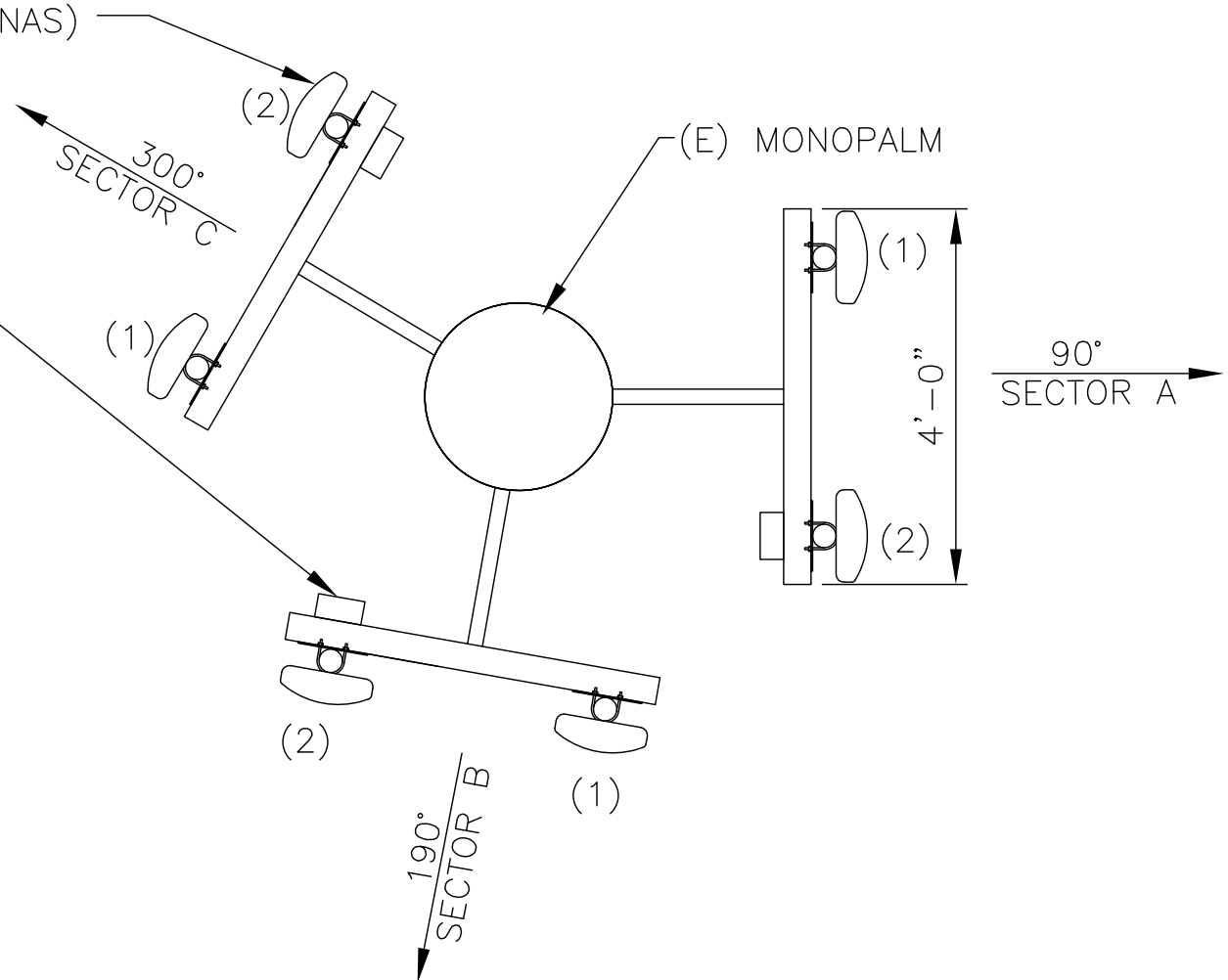
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(E) 4' AT&T ANTENNAS
(TYP. 2 PER SECTOR) (3)
SECTORS (TOTAL OF 6 ANTENNAS)

(E) TMA
(TYP. 1 PER SECTOR)
(IN POSITION #2 TYP.)



EXISTING ANTENNA PLAN
SCALE: 1/2" = 1'-0"

INSTALL (N) 8'-0" UMTS KATHREIN
AT&T ANTENNA IN POSITION #1
(TYP. 1 PER SECTOR) (3)
SECTORS (TOTAL OF 3 ANTENNAS)
REFER TO ANTENNA
CONFIGURATION TABLE

RELOCATED (E) TMA
(TYP. 1 PER SECTOR)
(IN POSITION #1 TYP.)

(N) RAYCAP
DC6-48-60-18-8F
(SEE DETAIL 1116/09)

(N) LTE RRH TO BE
MOUNTED ON ANTENNA
PIPE BEHIND ANTENNA
(TYP. 1 PER SECTOR)

INSTALL (N) 8'-0" LTE KATHREIN
AT&T ANTENNA IN POSITION #3
(TYP. 1 PER SECTOR) (3)
SECTORS (TOTAL OF 3 ANTENNAS)
REFER TO ANTENNA
CONFIGURATION TABLE

RELOCATED (E) AT&T 4' GSM
ANTENNA IN POSITION #2 (TYP. 1
PER SECTOR), (3) SECTORS
(TOTAL OF 3 ANTENNAS) REFER
TO ANTENNA CONFIGURATION
TABLE

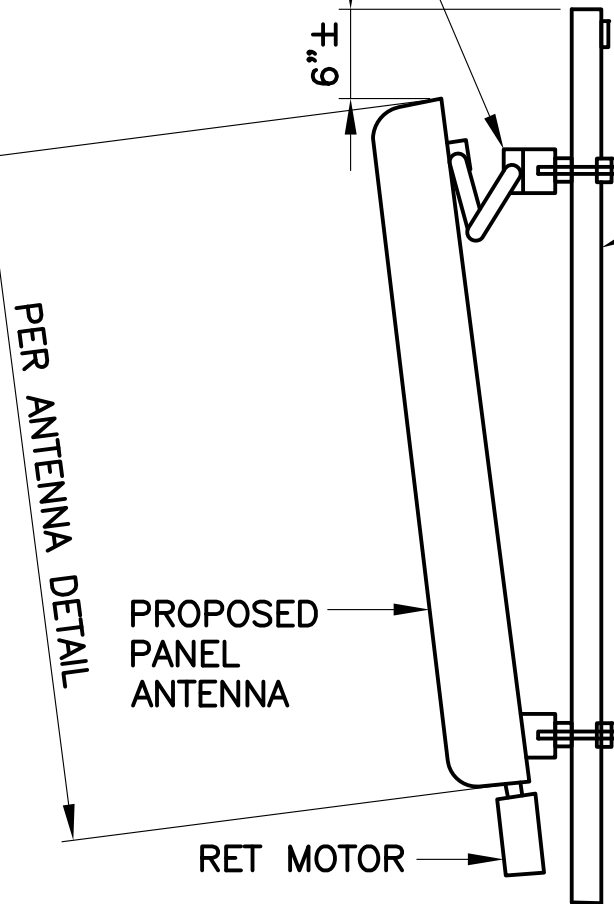
REMOVE EXISTING MONOPALM &
INSTALL NEW MONOPALM ON
EXISTING FOUNDATION - SEE
TOWER DRAWINGS

(N) MOUNT TO BE
DESIGNED BY TOWER
MANUFACTURER OR
APPROVED BY OTHERS

PROPOSED ANTENNA PLAN
SCALE: 1/2" = 1'-0"

NEW ANTENNA CONFIGURATION				
	POSITION (# OR N/A)	1	2	3
SECTOR A	ANTENNA	KATHREIN 800-10766K	POWERWAVE RA11.7760.00	KATHREIN 800-10766K
	AZIMUTH	30°	30°	30°
	RAD CENTER	58'	58'	58'
	TECHNOLOGY	UMTS	GSM	LTE
	TMA	1		
SECTOR B	ANTENNA	KATHREIN 800-10766K	POWERWAVE RA11.7760.00	KATHREIN 800-10766K
	AZIMUTH	150°	150°	150°
	RAD CENTER	58'	58'	58'
	TECHNOLOGY	UMTS	GSM	LTE
	TMA	1		
SECTOR C	ANTENNA	KATHREIN 800-10766K	POWERWAVE RA11.7760.00	KATHREIN 800-10766K
	AZIMUTH	270°	270°	270°
	RAD CENTER	58'	58'	58'
	TECHNOLOGY	UMTS	GSM	LTE
	TMA	1		

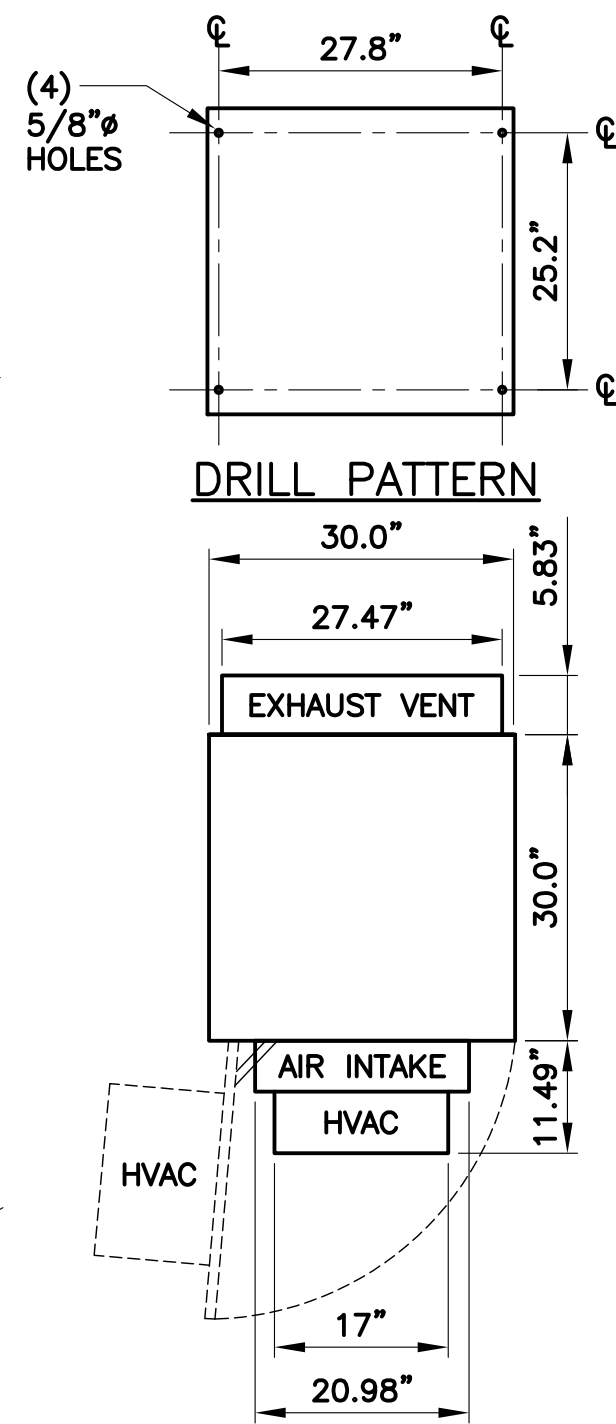
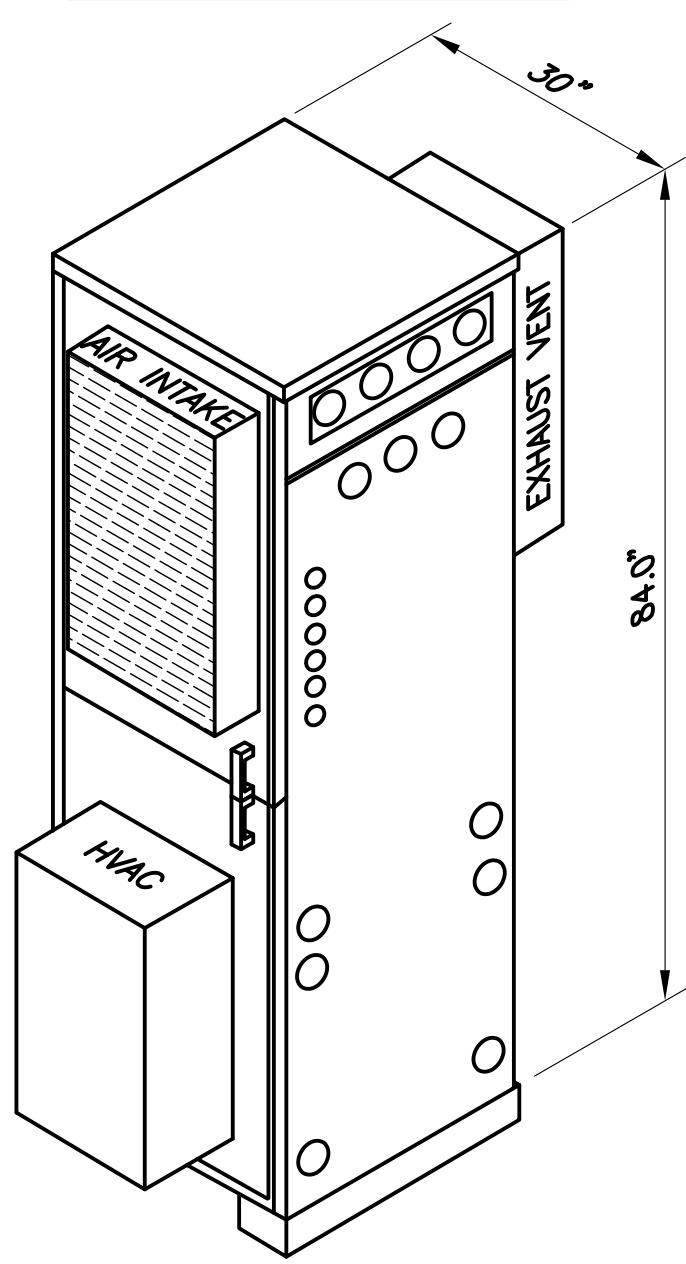
MECHANICAL DOWN TILT
ANTENNA MOUNTING BRACKET



DETAIL 01
NTS

ANTENNA MOUNTING DETAIL

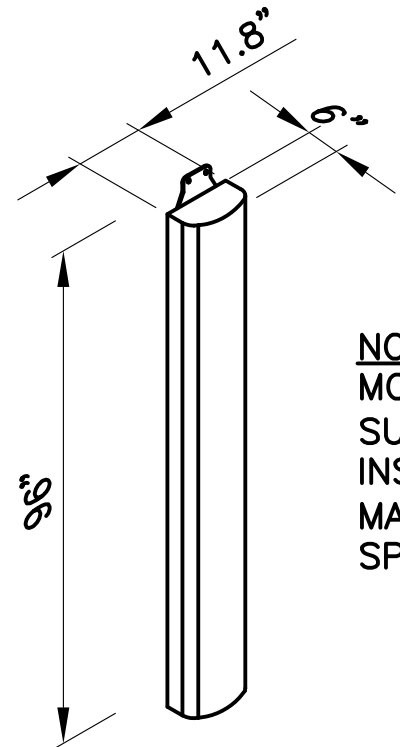
CLEARANCE TABLE			
FRONT = 36"	LEFT = 0"		
REAR = 36"	RIGHT = 0"		



TE41 WEIGHT = 2010lbs (WITH BATTERIES & EQUIP.)
TE40 WEIGHT = 3200lbs (WITH BATTERIES)

ARGUS CABINETS TE40 & TE41
OUTDOOR DC POWER ENCLOSURES

DETAIL 1122
NTS



NOTE:
MOUNTING EQUIPMENT
SUPPLIED W/ ANTENNA.
INSTALL PER
MANUFACTURER'S
SPECIFICATIONS.

ANTENNA
MANUFACTURER:
KATHREIN
PART#: 800-10766
WEIGHT: 61.7 LBS (W/ BRACKETS)

PROPOSED ANTENNA DETAIL
SCALE N.T.S



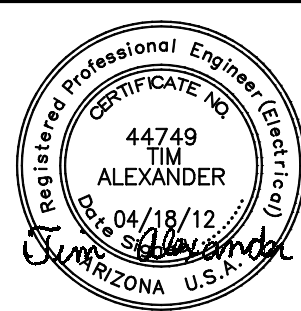
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WEST VALLEY ART MUSEUM
P350
17420 NORTH AVENUE OF THE ARTS
SURPRISE, AZ 85374



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Mobility
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1	04/18/12	AZIMUTH CHANGE	MA	MM	TA				
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NO.	DATE	REVISIONS	BY	CHK	APP'D				
SCALE: AS SHOWN		DESIGNED BY: PKS		DRAWN BY: PKS					



EXPIRES 6-30-12

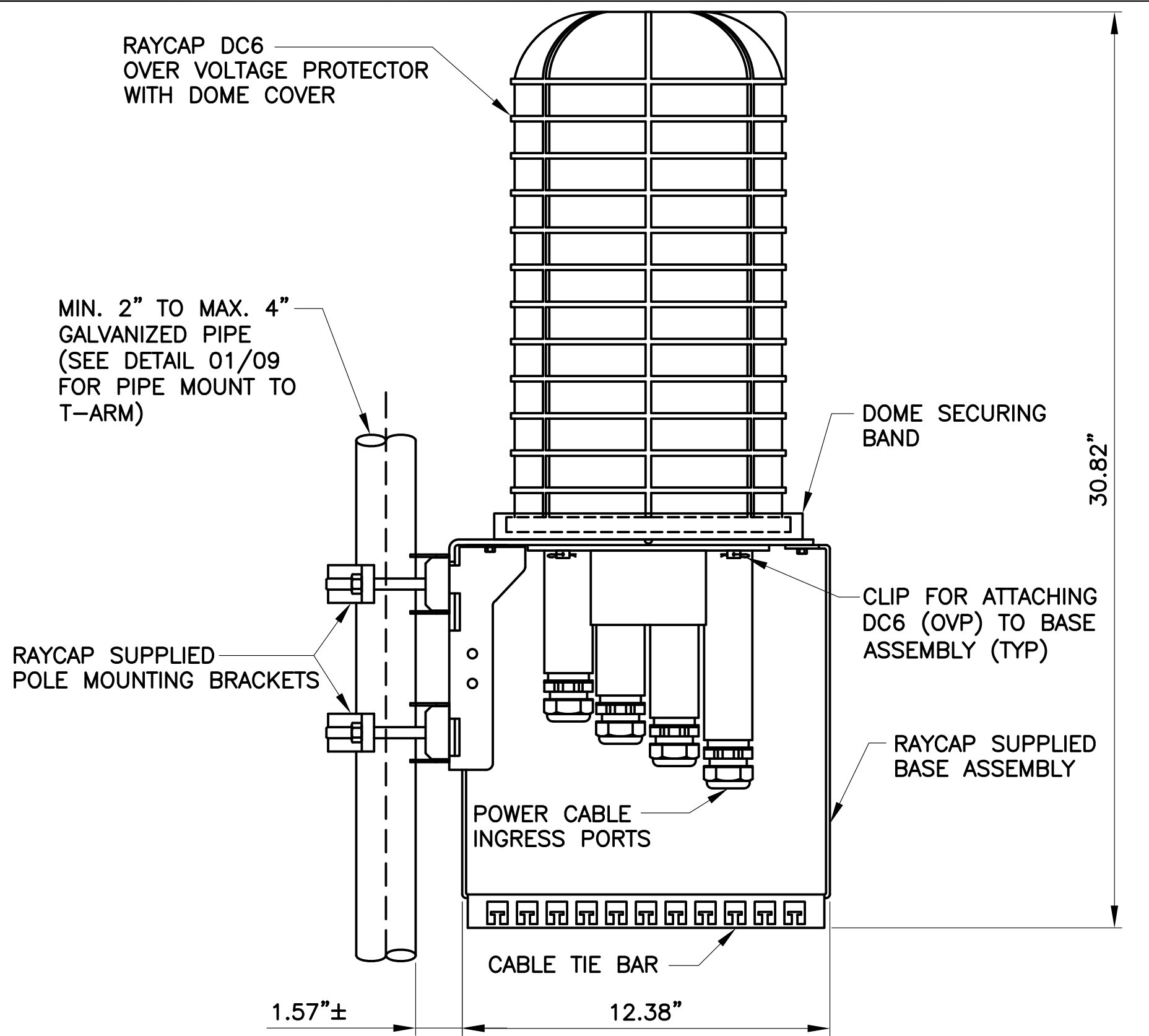
AT&T MOBILITY

ANTENNA PLAN AND ANTENNA
MOUNTING DETAIL

DRAWING NUMBER		REV
25471-620	PHNX-P350-08	0

22 x 34" SIZE
PSC= : :

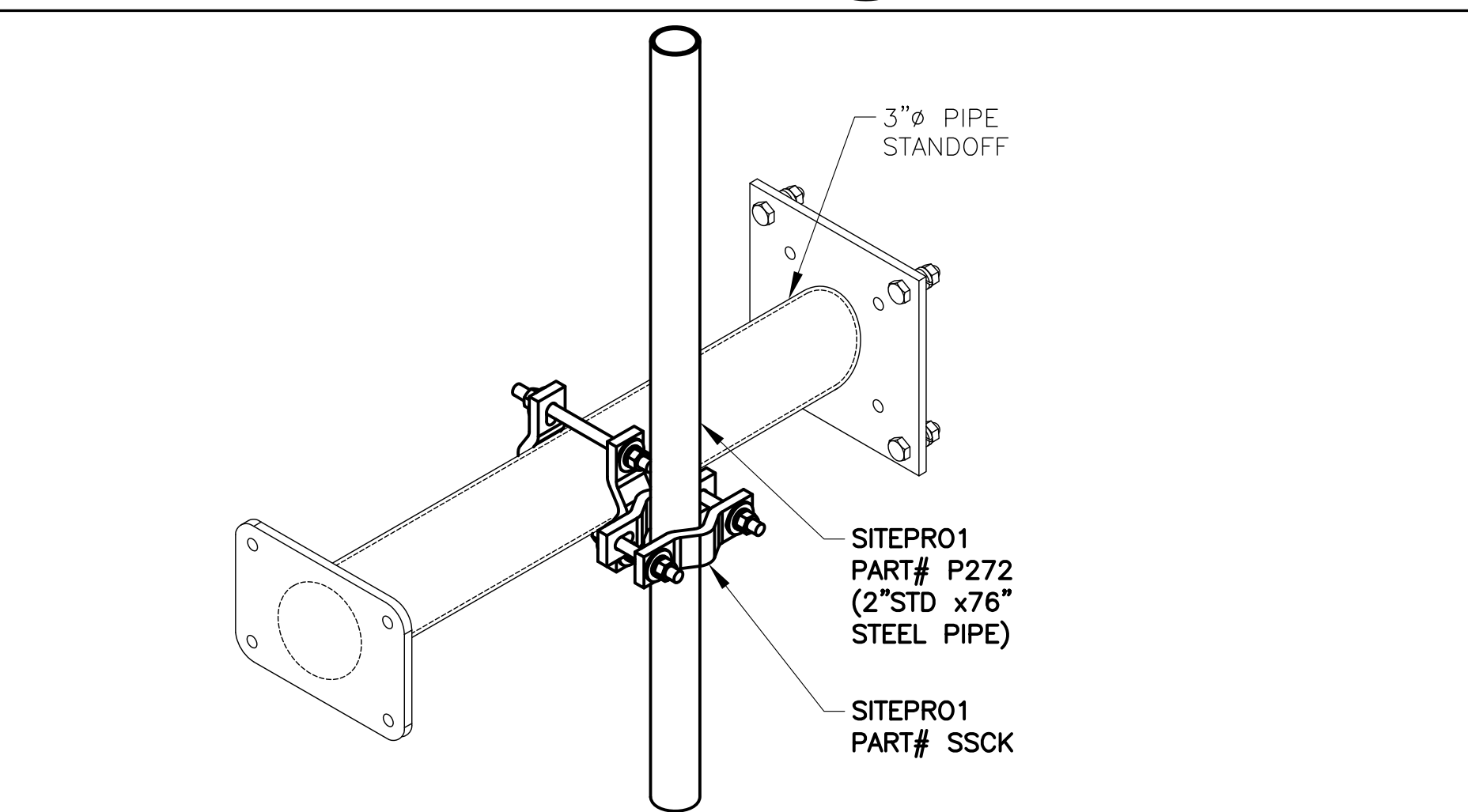
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- NOTES:**
1. RAYCAP VIA AT&T SUPPLIES THE DC6 OVER VOLTAGE PROTECTOR AND PIPE MOUNTING BRACKETS. SUBCONTRACTOR SHALL SUPPLY THE PIPE.

**RAYCAP DC6-48-60-18-8F
DC POWER OVER VOLTAGE PROTECTOR (OVP)
POLE MOUNT BASE ASSEMBLY**

DETAIL 1116
NTS 09



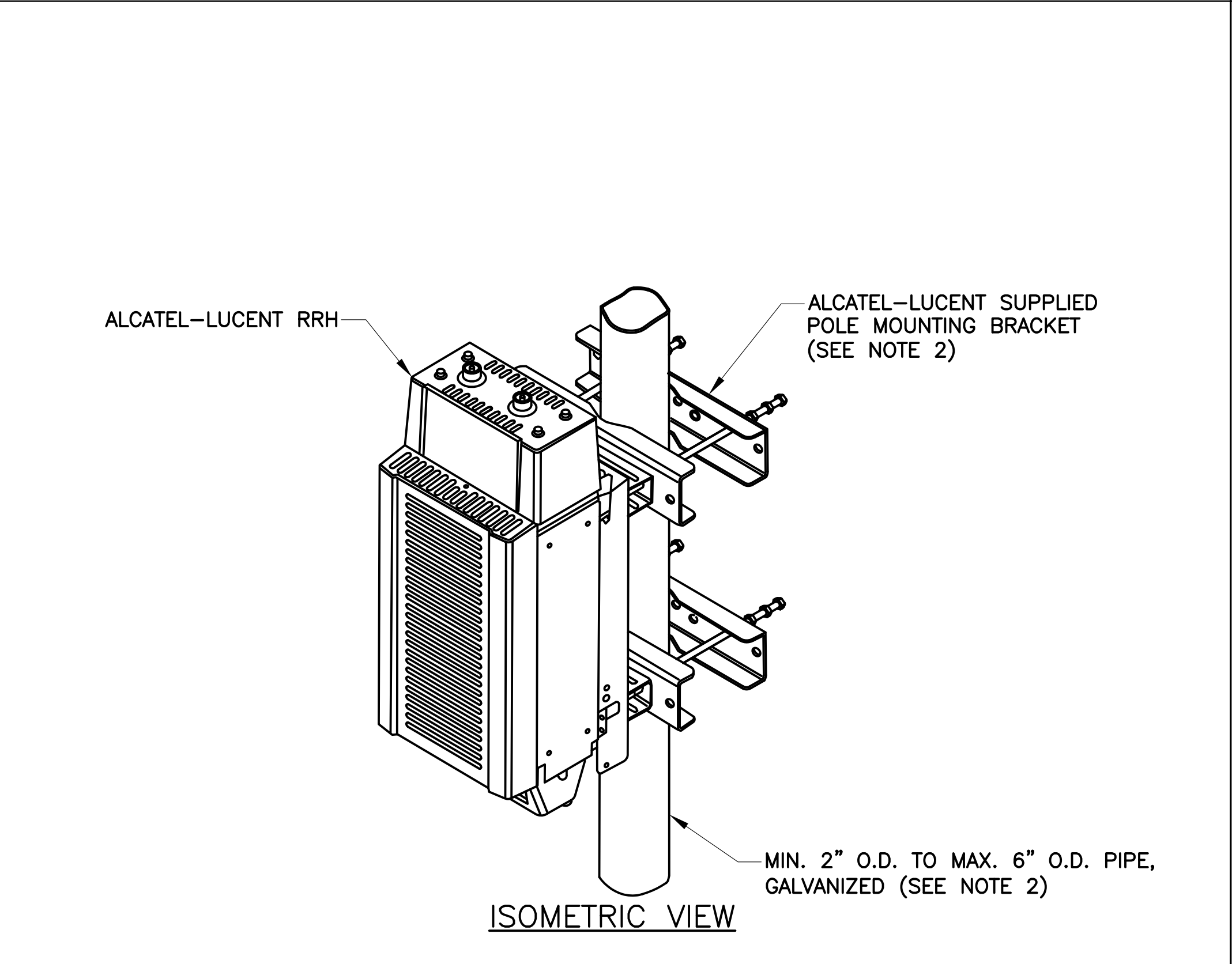
**ISOMETRIC
PIPE STANDOFF DETAIL FOR RAYCAP MOUNTING**

DETAIL 01
NTS -



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P350**
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NOTES:

1. ALCATEL-LUCENT (ALU) VIA AT&T SUPPLIES RRH, RRH POLE-MOUNTING BRACKET. SUBCONTRACTOR SHALL SUPPLY POLE/PIPE AND INSTALL ALL MOUNTING HARDWARE INCLUDING ALU RRH POLE-MOUNTING BRACKET. ALU INSTALLS RRH AND MAKES CABLE TERMINATIONS.
2. FOR POLE DIAMETERS FROM 6" TO 15", ALCATEL-LUCENT CAN SUPPLY A PAIR OF POLE MOUNTING METAL BANDS WITH BOLTING WELDMENT.

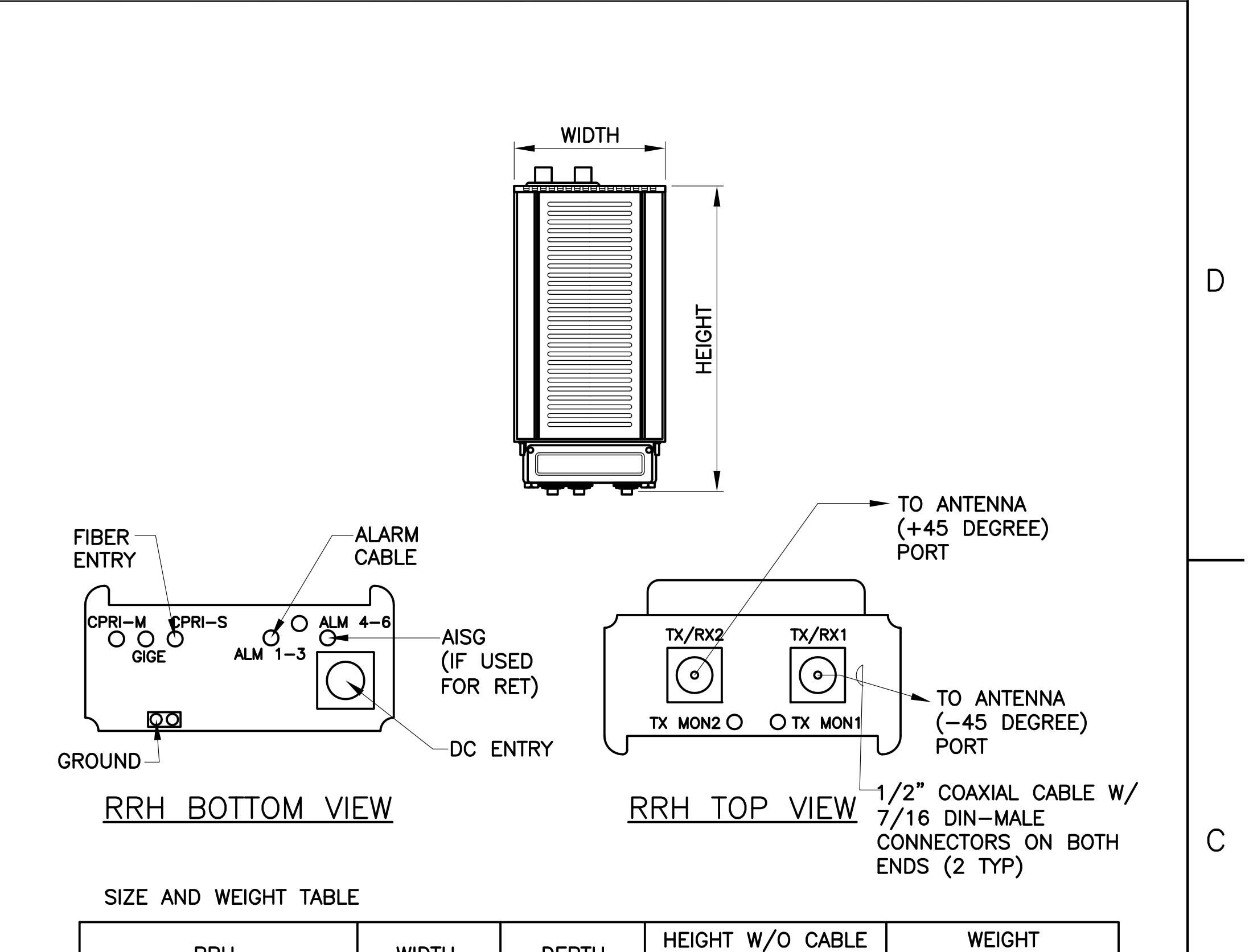
**ALCATEL-LUCENT 9442
REMOTE RADIO HEAD (RRH) POLE MOUNT**

DETAIL 1107
NTS 09



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SIZE AND WEIGHT TABLE

RRH	WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
RRH 700 MHz 2X40 (80W)	12.2"	10.8"	21"	51 LBS.
RRH AWS 2X40 (80W)	12"	9"	25"	43 LBS. (W/O SOLAR SHIELD)

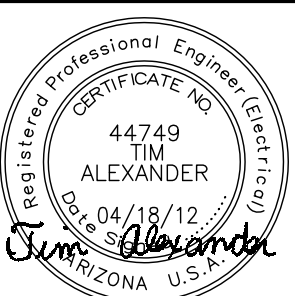
NOTE: DIMENSIONS INCLUDE MOUNTING BRACKET, SOLAR SHIELD AND CONNECTORS.

MINIMUM CLEARANCE TABLE

RRH CABINET	CLEARANCES (INCHES)	COMMENTS
FRONT	36"	INSTALLATION ACCESS
REAR	2"	ZERO REAR CLEARANCE IS ALLOWED USING SUPPLIED MOUNTING BRACKETS
RIGHT	4"	AIR FLOW
LEFT	4"	AIR FLOW
TOP	12"	AIR FLOW
BOTTOM	12"	CONDUIT ROUTING

**ALCATEL-LUCENT 9442
REMOTE RADIO HEAD (RRH)**

DETAIL 1104
NTS 09



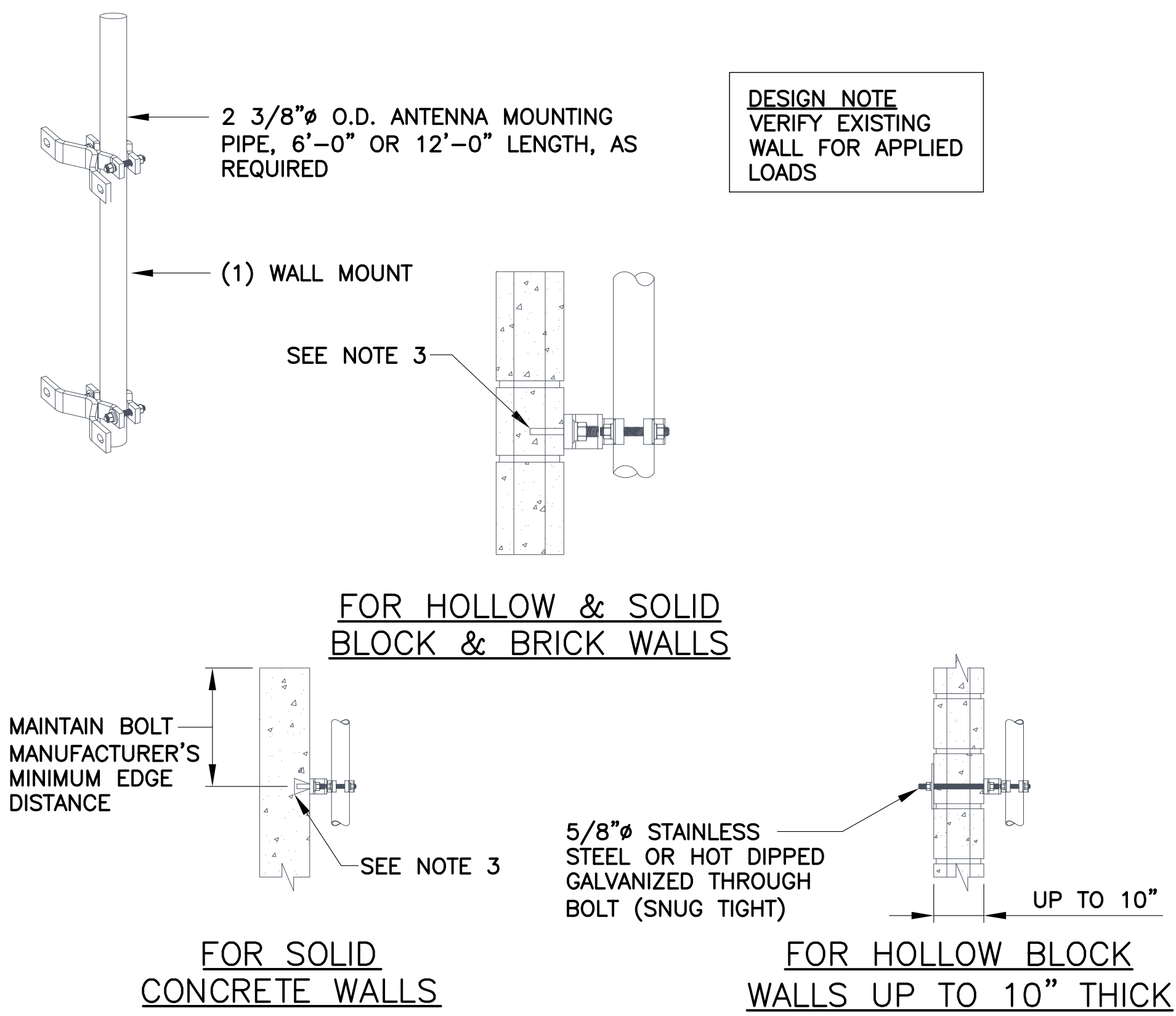
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RAYCAP AND RRH MOUNTING DETAILS

25471-620	PHNX-P350-09	0
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1	04/18/12	AZIMUTH CHANGE	MA	MM	TA
0	01/13/12	FINAL CONSTRUCTION DRAWINGS	MA	MM	TA

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NOTES:

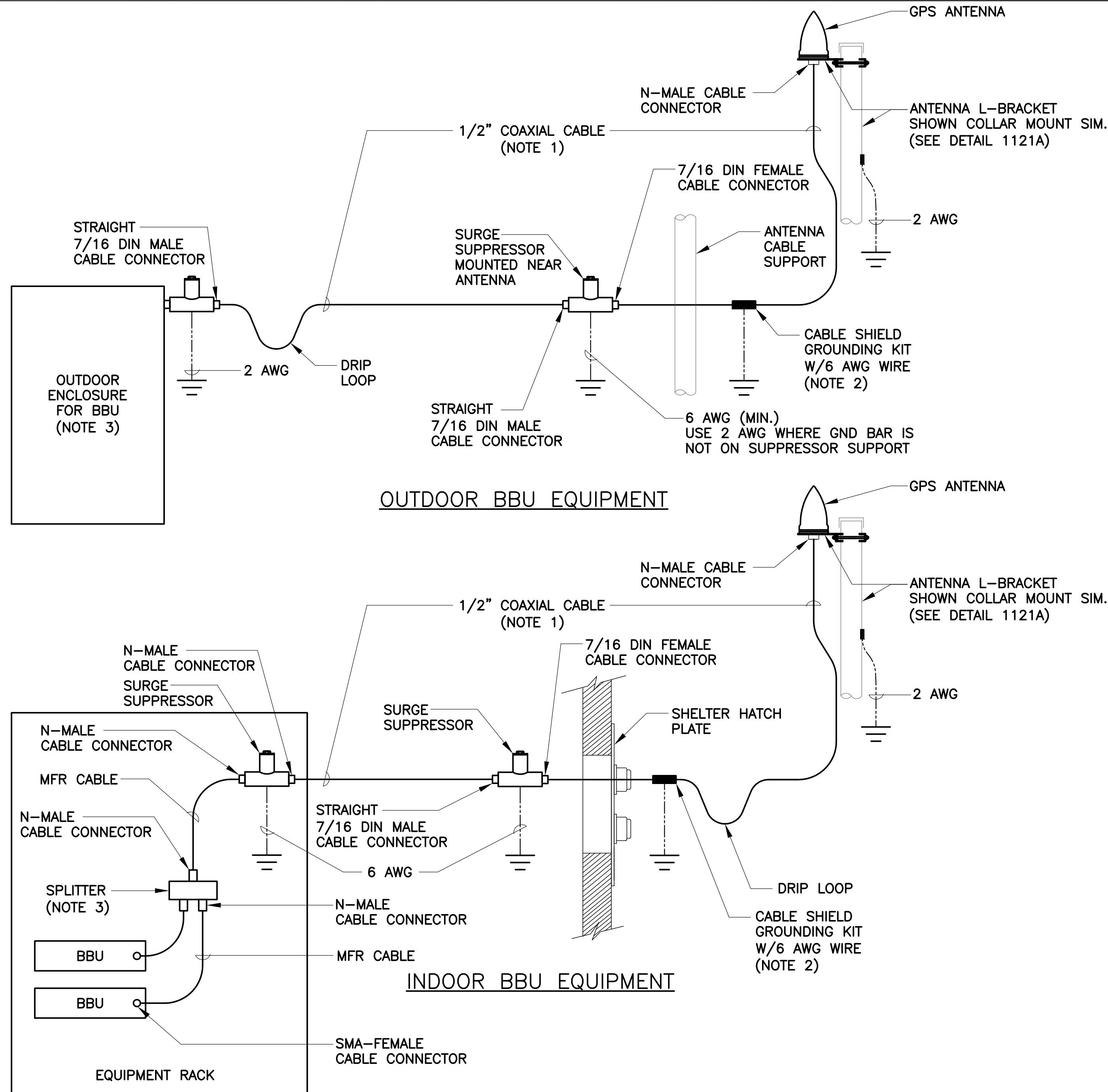
1. THIS DETAIL CAN ALSO BE USED TO MOUNT THE GPS OR LMU ANTENNAS INDIVIDUALLY TO A WALL.
2. THE WEIGHT OF THE ANTENNA MOUNT IS 70 LBS (INCLUDES 5'-6" LENGTH OF PIPE).
3. (4) 1/2" HILTI HIT HY20 HAS 316 STAINLESS STEEL OR EQUIV. STAINLESS STEEL W/3 3/8" MIN EMBEDMENT. INSTALL (1 ANCHOR PER BRICK/BLOCK. MINIMUM EDGE DISTANCE OF 2 BRICK/BLOCK OR 16" (WHICHEVER IS LESS) FROM EDGE OF STRUCTURE.

ANCHOR TABLE

SOLID CONCRETE WALLS (UNCRACKED)	① HILTI KB TZ (EXPANSION)
	② HILTI HY 150 MAX (INJECTION)
HOLLOW CONCRETE BLOCK	HILTI HY 20 (INJECTION W/SCREEN TUBE)
SOLID BLOCK	① HILTI KB TZ (EXPANSION)
	② HILTI HY 150 MAX (INJECTION)
HOLLOW AND SOLID BLOCK	HILTI HY 20 (INJECTION W/SCREEN TUBE)

ANTENNA MOUNTED AT WALL

DETAIL 1300
NTS 10



NOTES:

1. MAXIMUM COMBINED LENGTH OF LDF4 COAXIAL CABLE IS 320 FEET WHEN USING A 26dB GAIN GPS ANTENNA. USE A 40dB GAIN ANTENNA FOR CABLE LENGTH GREATER THAN 320 FEET TO A MAXIMUM OF 450 FEET.
2. INSTALL CABLE SHIELD GROUNDING KIT APPROXIMATELY 3 FEET FROM THE SURGE SUPPRESSOR. WHEN THE CABLE EXCEEDS 60 FEET, INSTALL A GROUNDING KIT AT BOTH THE SURGE SUPPRESSOR AND THE GPS ANTENNA AND AT APPROXIMATELY 100 FOOT INTERVALS.
3. PROVIDE SIGNAL SPLITTER WHEN TWO BBUs ARE USED.

LTE GPS ANTENNA CONNECTION FOR ALCATEL-LUCENT

DETAIL 1505
NTS 10



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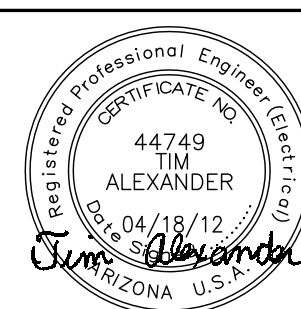
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GPS ANTENNA DETAIL AND TE40 CABINET DETAIL

DRAWING NUMBER		REV
25471-620	PHNX-P350-10	0

22 x 34" SIZE
PSC- : :

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AC POWER PANEL No. 1 (EXISTING)											
120/240 VOLTS, 1-PHASE, 3-WIRE, 200A											
MAIN BREAKER RATING (A) :				200		SYSTEM VOLTAGE (V) :				240	
DESCRIPTION	VA	c/nc	BKR	POSN	L1	L2	POSN	BKR	c/nc	VA	DESCRIPTION
RECTIFIER SHELF 1	1706	c	30	1	1706		2	30	c	0	SURGE ARRESTOR
	1706	c		3		1706	4		c	0	
RECTIFIER SHELF 2	1706	c	30	5	3412		6	30	c	1706	RECTIFIER SHELF 5
	1706	c		7		3412	8		c	1706	
RECTIFIER SHELF 3	1706	c	30	9	3412		10	30	c	1706	RECTIFIER SHELF 6 (FUTURE)
	1706	c		11		3412	12		c	1706	
RECTIFIER SHELF 4	1706	c	30	13	3412		14	30	c	1706	SPARE
	1706	c		15		3412	16		c	1706	
HVAC	1155	c	30	17	2861		18	30	c	1706	SPARE
	1155	c		19		2861	20		c	1706	
GFI	180	nc	20	21	360		22	20	nc	180	GFI
EXT HEATER	750	nc	15	23		1050	24	15	nc	300	EXT LIGHT
	750	nc		25	1500		26		nc	750	EXT HEATER
EXT HEATER	1065	nc	15	27		1815	28	15	nc	750	
	1065	nc		29	1065		30				
BLANK				31		0	32				BLANK
PHASE TOTALS (VA):					17728	17668					
CURRENT PER PHASE (A):					179	178	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA):					35396		Legend: c = continuous, nc = non-continuous				
PANEL CAPACITY (kVA):					48.0	CONNECTED LOAD (kVA):					35.4
PANEL LOADING (100% non-cont. load) (kVA):					5.8						
PANEL LOADING (125% continuous load) (kVA):					37.0						
PANEL LOADING (TOTAL) (kVA):					42.8						
SPARE CAPACITY (kVA):					5.2						
NOTES:											

EXISTING AC PANEL SCHEDULE
SCALE: NTS

AC POWER PANEL No. 1 (PROPOSED)											
120/240 VOLTS, 1-PHASE, 3-WIRE, 200A											
MAIN BREAKER RATING (A) :				200		SYSTEM VOLTAGE (V) :				240	
DESCRIPTION	VA	c/nc	BKR	POSN	L1	L2	POSN	BKR	c/nc	VA	DESCRIPTION
RECTIFIER SHELF 1	1706	c	30	1	1706		2	30	c	0	SURGE ARRESTOR
	1706	c		3		1706	4		c	0	
RECTIFIER SHELF 2	1706	c	30	5	3412		6	30	c	1706	RECTIFIER SHELF 5
	1706	c		7		3412	8		c	1706	
RECTIFIER SHELF 3	1706	c	30	9	3412		10	30	c	1706	RECTIFIER SHELF 6 *
	1706	c		11		3412	12		c	1706	
RECTIFIER SHELF 4	1706	c	30	13	1706		14	30			UNUSED
	1706	c		15		1706	16				
HVAC	1155	c	30	17	1155		18	30			UNUSED
	1155	c		19		1155	20				
GFI	180	nc	20	21	360		22	15	nc	180	GFI
EXT HEATER	750	nc	15	23		1050	24	20	nc	300	EXT LIGHT
	750	nc		25	1500		26	15	nc	750	EXT HEATER
EXT HEATER	1065	nc	15	27		1815	28		nc	750	
	1065	nc		29	1065		30				BLANK
BLANK				31		0	32				BLANK
PHASE TOTALS (VA):					14316	14256					
CURRENT PER PHASE (A):					143	143	Amperes/phase cannot exceed main breaker rating				
PANEL TOTAL (VA):					28572		Legend: c = continuous, nc = non-continuous				
PANEL CAPACITY (kVA):					48.0	CONNECTED LOAD (kVA):					28.6
PANEL LOADING (100% non-cont. load) (kVA):					5.8						
PANEL LOADING (125% continuous load) (kVA):					28.5						
PANEL LOADING (TOTAL) (kVA):					34.3						
SPARE CAPACITY (kVA):					13.7						
NOTES:											
1. Rectifiers are ELTEK FLATPACK.											
2.New circuits are shown in bold with asterisk(*).											
3. Switch Off breakers labelled Unused at positions (14,16) and (18,20) and lock breakers in Off position. GC to verify which circuits are not in use before switching Off.											
4. Update panel directory.											

PROPOSED AC PANEL SCHEDULE
SCALE: NTS



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P350
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SURPRISE, AZ 85374



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0	01/13/12	FINAL CONSTRUCTION DRAWINGS				MA	MM	TA			
NO.	DATE	REVISIONS				BY	CHK	APP'D			
SCALE: AS SHOWN		DESIGNED BY: PKS			DRAWN BY: PKS						



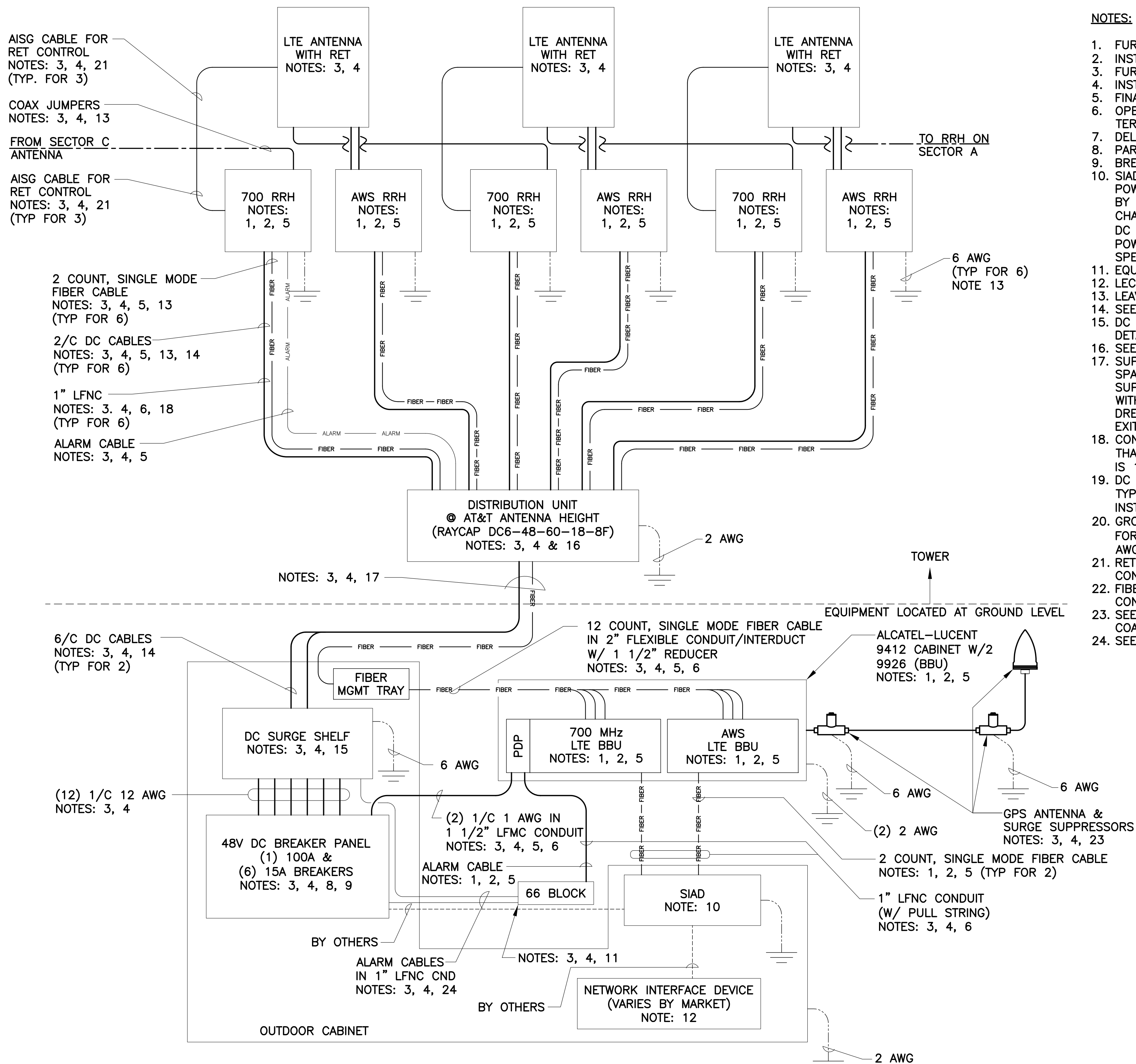
EXPIRES 6–30–12

AT&T MOBILITY

EXISTING & PROPOSED
AC PANEL SCHEDULES

DRAWING NUMBER		REV
25471–620	PHNX–P350–11	0

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SYSTEM DIAGRAM, TOWER SITE
WITH OUTDOOR BASE BAND
AND RRH'S ON TOWER

DETAIL 1400D
NTS



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1	04/18/12	AZIMUTH CHANGE	MA	MM	TA
0	01/13/12	FINAL CONSTRUCTION DRAWINGS	MA	MM	TA
SCALE: AS SHOWN					
DESIGNED BY: PKS			DRAWN BY: PKS		



EXPIRES 6-30-12

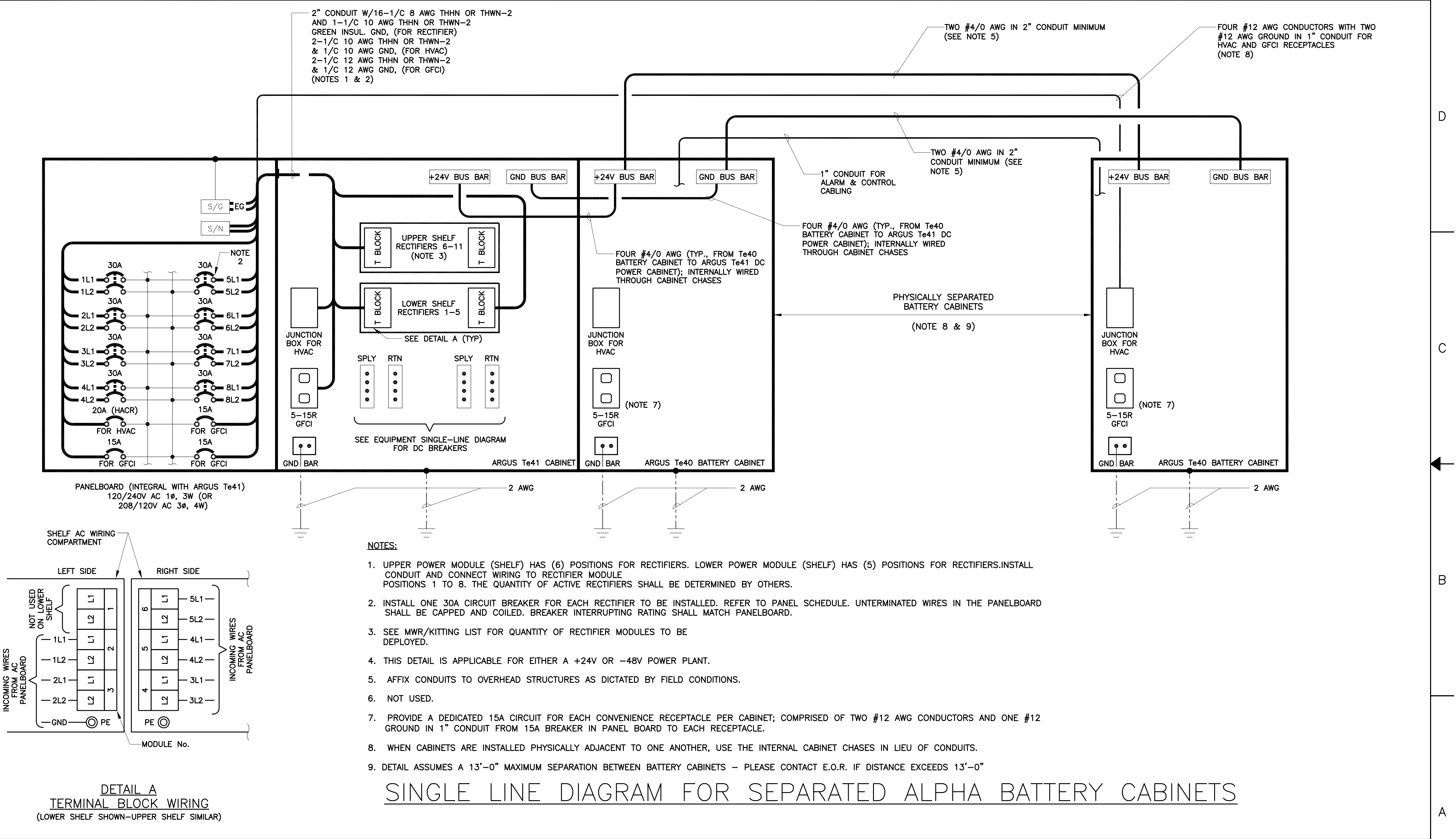
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SYSTEM DIAGRAM

DRAWING NUMBER		REV
25471-620	PHNX-P350-12	0

22 x 34" SIZE
PSC- : :

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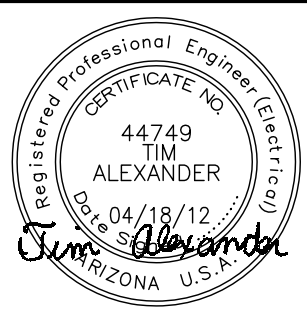
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BATTERY CABINET WIRING DIAGRAM

DRAWING NUMBER		REV
25471-620	PHNX-P350-13	0

6

5

4

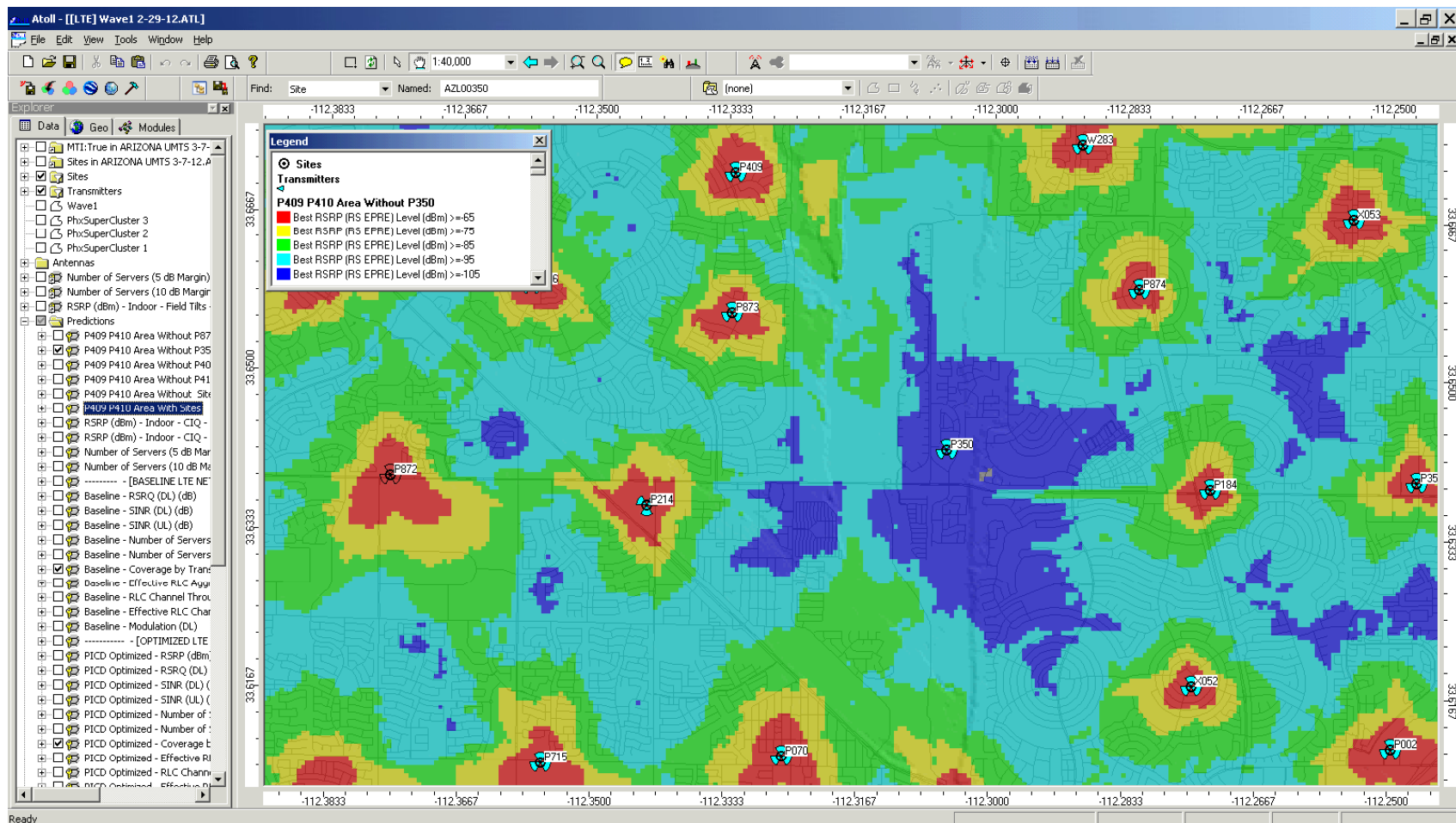
3

2

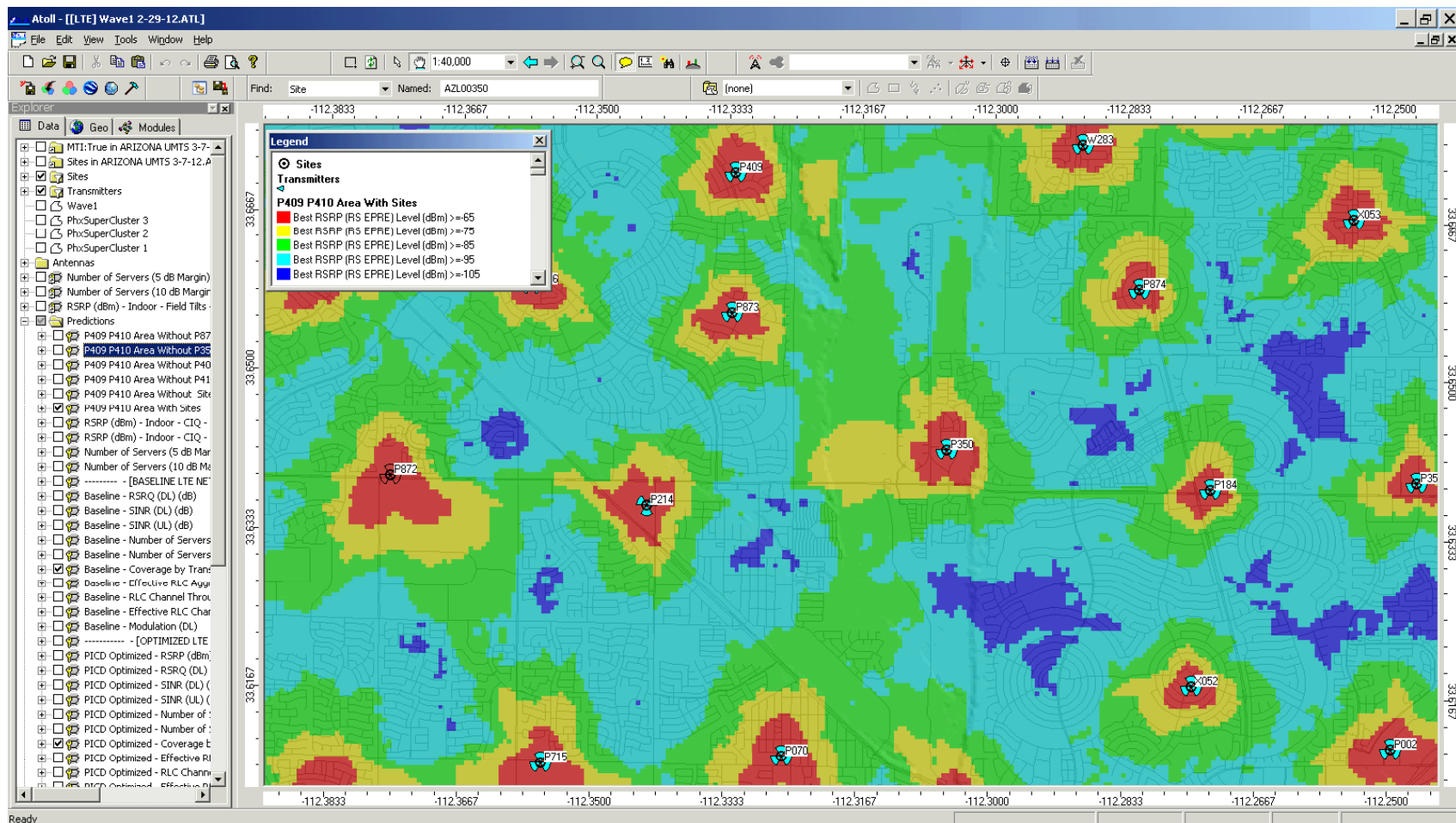
22 x 34" SIZE
PSC- : :

P350 Coverage





Without P350



With P350



Telespan Network Services
2151 E. Broadway Rd. Suite 217
Tempe, AZ 85282



Site Location

LOOKING WEST FROM PARKING AREA



Before

SITE No.: P350

SITE NAME: WEST VALLEY ART MUSEUM

SITE ADDRESS: 17420 N. AVENUE OF THE ARTS, SURPRISE, AZ 85374

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After

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Tempe, AZ 85282



Site Location

LOOKING SOUTH FROM PARKING AREA



Before

SITE No.: P350

SITE NAME: WEST VALLEY ART MUSEUM

SITE ADDRESS: 17420 N. AVENUE OF THE ARTS, SURPRISE, AZ 85374

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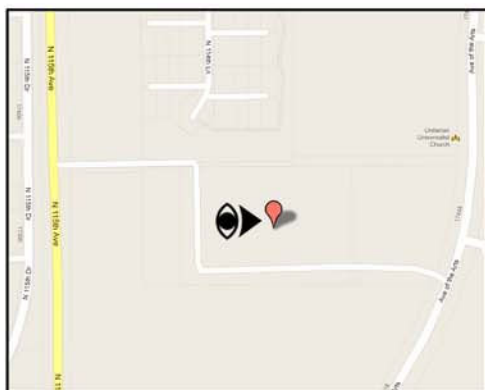


After

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Tempe, AZ 85282



Site Location

LOOKING EAST FROM PARKING AREA



Before

SITE No.: P350

SITE NAME: WEST VALLEY ART MUSEUM

SITE ADDRESS: 17420 N. AVENUE OF THE ARTS, SURPRISE, AZ 85374

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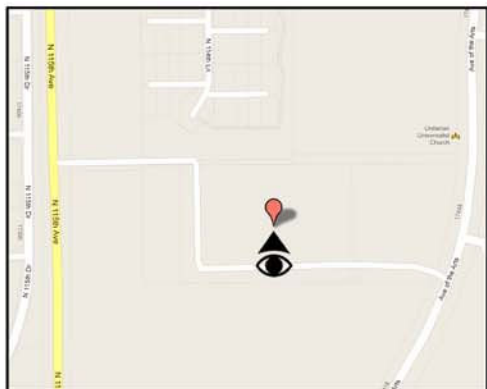


After

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Site Location

LOOKING NORTH FROM PARKING AREA



Before

SITE No.: P350

SITE NAME: WEST VALLEY ART MUSEUM

SITE ADDRESS: 17420 N. AVENUE OF THE ARTS, SURPRISE, AZ 85374

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After

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