



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

Thursday, October 1, 2015 @ 6:00 PM
 COUNCIL CHAMBERS - Amended item #1 on 9/29/15 at 8:20 AM

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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/ PRESENTED BY
ITEM #	DISTRICT #	ITEM DESCRIPTION	

- #1 District Internal Consideration and action on the September 17, 2015 Planning and Zoning Commission minutes. Approve
Heather
Donaldson,
Community
Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

ITEM DISTRICT		ITEM DESCRIPTION	STAFF RECOMMENDATION/
#	#		PRESENTED BY
#2	District Citywide	<u>Consideration and action on a Zoning Text Amendment modifying the Surprise Unified Development Code to allow Wireless Telecommunication Facilities to conform to federal regulations and current technology.</u>	Approve Hobart Wingard - Community Development
#3	District 4	<u>Consideration and action recommending to the Mayor and City Council approval of a Zone Change from CR to IP-PUD, CR to CR-PUD, and IP to CR-PUD for the Dysart Subdivision located on the Southwest corner of Bell and Dysart.</u>	Approve Robert Kuhfuss, Community Development
#4	District 4	<u>Consideration and action on a Master Site Plan for the Dysart Subdivision located on the Southwest corner of Bell and Dysart.</u>	Approve Robert Kuhfuss, Community Development

OTHER BUSINESS:

- #5 District Internal Discussion pertaining to future agenda items. No Action
Eric Fitzer,
Community
Development

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: September 29, 2015 at 8:20 AM

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

October 1, 2015 @ 6:00:00 PM

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Board Meeting Date:	October 1, 2015	Contact Person:	Heather Donaldson, Community 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 September 17, 2015 Planning and Zoning Commission minutes.

Motion:

I move to approve the September 17, 2015 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

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☐ [MINUTES](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 17, 2015 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Vice Chair Ken Chapman called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, September 17, 2015.

A. ROLL CALL

In attendance were Vice Chair Ken Chapman and Commissioners Jim Ferguson, Dennis Smith, Shari C. Martin, Jerry Hoyler and Mathew Keating. Chair Steve Somers was absent.

STAFF PRESENT:

Community Development Director Eric Fitzer, Long Range Planning Manager Lloyd Abrams, Deputy City Attorney Donna Bronski, Planner Joshua Mike, Planner Hobart Wingard and Planning and Zoning Commission Secretary Heather Donaldson.

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None

D. STAFF REPORT

None

CALL TO THE PUBLIC:

None

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – INTERNAL – Consideration and action on the September 3, 2015 Planning and Zoning Commission minutes.

Commissioner Keating made a motion to approve the Planning and Zoning Commission Minutes for September 3, 2015. Commissioner Hoyler seconded the motion. The motion passed with 5 yes votes, 1 abstention (Dennis Smith) and 1 absence (Steve Somers).

Item 2 – CITYWIDE – Community Development staff and consultant will provide an update to the city initiated General Plan 2035 Major Amendment. The presentation will focus on the Land Use Element, the foundation piece for this Major General Plan Amendment.

Joshua Mike, Planner II, provided the Commission with a background of the General Plan 2035 Major Amendment.

Kevin Kugler, Director of Planning at RBF Consulting, a Company of Michael Baker Internations, LLC, presented the Commission with an update of where we are currently with the General Plan 2035 Major Amendment addressing:

- Land Use Key Element
- Transition from Traditional to Character Area
- Character Area Description
- Surprise Character Area Approach
- Development Types
 - Rural Development Type
 - Suburban Development Type
 - Urban Development Type
- Character Areas
 - Commerce & Office
 - Business Park
 - Industrial
 - Open Space
 - Community Commercial
 - Public Facility
- Character Area and Zoning Compatibility
- Character Sub-Areas
- Next Steps of Process (Important Dates)

The Commission discussed:

- Government entities notified in 60-day review period
- Wildlife Corridors (Game & Fish involvement)
- Setbacks
- Fluidity and Guidance of the document
- Relationship between Character Map and Zoning Map

Item 3 – DISTRICT 3 – Consideration and action on a Preliminary Plat entitled 'Sycamore Farms Parcel 12, Phase 1.'

Hobart Wingard, Planner II, presented the project to the Commission.

The Commission discussed:

- Tight and dense / traffic concerns
- Fire access
- Fire sprinklers / suppression systems
- Service vehicles
- 5ft setbacks

Commissioner Keating made a motion to recommend approval to the City Council of a Preliminary Plat for Sycamore Farms Parcel 12, Phase 1, and to adopt staff's findings and condition 'a' as listed in the staff report. Commissioner Hoyler seconded the motion. The motion passed with 6 yes votes and 1 absence (Steve Somers).

Item 4 – DISTRICT 3 – Consideration and action on a Preliminary Plat entitled Sycamore Farms Parcel 12, Phase 2.

Commissioner Keating made a motion to recommend approval to the City Council of a Preliminary Plat for Sycamore Farms Parcel 12, Phase 2, and to adopt staff's findings and condition 'a' as listed in the staff report. Commissioner Ferguson seconded the motion. The motion passed with 6 yes votes and 1 absence (Steve Somers).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 5 – CITYWIDE – Consideration and action on a Zoning Text Amendment to allow accessory structures to be limited by lot coverage on residential properties one (1) acre or more in size.

Hobart Wingard, Planner II, presented the project to the Commission.

The Commission discussed:

- City of Surprise proposal compared to other cities (Peoria)
- Is coverage going too far

Vice Chair Chapman opened the Call to the Public.

Hearing no comments, Vice Chair Chapman closed the Call to the Public.

Commissioner Smith made a motion to recommend approval to the City Council of a Zoning Text Amendment to allow accessory structures to be limited by lot coverage on residential properties one (1) acre or more in size and to adopt staff's findings as listed in the staff report; Properties with an area equal to or greater than one (1) acre shall be allowed primary and accessory structures up to 25 percent lot coverage; Lot coverage will be based on the percentage of property that is covered by an overhead structure used for protection or shielding from the sun, rain or other elements or weather. Commissioner Martin seconded the motion. The motion passed with 5 yes votes, 1 no vote (Jim Ferguson) and 1 absence (Steve Somers).

Item 6 – CITYWIDE – Consideration and action on a Zoning Text Amendment modifying the Surprise Unified Development Code to allow Wireless Telecommunication Facilities to conform to federal regulations and current technology.

Commissioner Keating made a motion to continue this item to the October 1, 2015 Planning & Zoning Commission meeting. Commissioner Martin seconded the motion. The motion passed with 6 yes votes and 1 absence (Steve Somers).

OTHER BUSINESS:

Item 7 – INTERNAL - Discussion for future agenda items.

None

ADJOURNMENT:

Hearing no further business, Chair Somers adjourned the Planning and Zoning Commission meeting at 7:07 p.m.

Eric Fitzer
Community Development Director

Ken Chapman,
Vice Chair
Planning and Zoning Commission

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Heather Donaldson, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

October 1, 2015 @ 6:00:00 PM

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Board Meeting Date:	October 1, 2015	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action on a Zoning Text Amendment modifying the Surprise Unified Development Code to allow Wireless Telecommunication Facilities to conform to federal regulations and current technology.

Motion:

I move to recommend approval to the City Council a Zoning Text Amendment to modify the Surprise Unified Development Code to allow Wireless Telecommunication Facilities to conform to federal regulations and current technology and to adopt staff's findings.

Background:

The City is required under Section 6409 of the Spectrum Act (The Middle Class Tax Relief and Job Creation Act of 2012) and the Eligible Facility Request Rules established in the Order, to adopt and implement local development and zoning regulations that are consistent with Section 6409 and the Order. These requirements coincide with the need to update the Surprise Unified Development Code to regulate Wireless Telecommunication Facilities due to advancing technology.

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

- ☐ [FS15-176 - Wireless Telecommunications Facility ZTA - Staff Report](#)
- ☐ [FS15-176 - Wireless Telecommunications Facility ZTA - Presentation](#)
- ☐ [FS15-176 - Wireless Telecommunications Facility ZTA - Ordinance](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Hobart Wingard, Planner II

ZONING TEXT CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS15-176

Project Name: Wireless Telecommunications Facilities

Council District: Citywide

Meeting Date: October 1, 2015

Planner: Hobart Wingard, 623.222.3156

Owner: Citywide

Applicant: City Initiated

Request: Zoning text amendment modifying the Surprise Unified Development Code to allow Wireless Telecommunication Facilities to conform to federal regulations and current technology.

Site Location: Citywide

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: The proposal received a positive reaction from a single industry representative. No indication of opposition was received

Staff Recommendation: Should the Commission first move to recommend approval of case FS15-176, then staff recommends the Commission also move to recommend **approval** of case **FS15-176** to the City Council

Background:

Since the advent of wireless telecommunications in the 1980's, the City of Surprise has processed permits for various types of communications facilities which include "cell towers" and related equipment. In 1997, the city adopted regulations regarding the placement of telecommunication towers and required an approval of a Conditional Use Permit (CUP). The process was changed to an Administrative Use Permit (AUPC) in 2007 only to return to a CUP process in 2009 with the adoption of the Surprise Unified Development Code (SUDC).

As technology and demand accelerate, staff has recognized the need for modification of the current regulations to allow physically smaller systems that boost cellular coverage while demanding a system that allows a smaller buffering and dimensional requirements.

In 2012, Congress passed the “Middle Class Tax Relief and Job Creation Act of 2012” (The Spectrum Act) which included Section 6409 that implemented additional substantive and procedural limitations upon state and local government authority to regulate modification of existing telecommunication facilities.

Project Description:

The proposed regulations utilize recent federal law as well as current City of Surprise wireless telecommunications facilities language to craft the attached ordinance. The coordination of definitions, classification of reviews, design requirements, and various minor requirements make up the proposed code language.

Wireless telecommunication facilities fall within one of the following categories:

- Wireless locations governed by the Spectrum Act allow eligible collocations and modifications to be approved administratively and within 60 days of filing. These applications include items such as panel and ground equipment replacement and collocations on an existing facility.
- Collocations and modifications not covered by the Spectrum Act will require an administrative, Type 1 design review process. These reviews will be completed within 90 days of filing. These include modifications that propose a larger impact than what is regulated by federal law.
- The third type of application will also require an administrative, Type 1 design review process. These applications include wireless products not seen in the city before; small cell sites. These small cell sites will be located in a broader range of areas as they will be higher in number and will focus on transferring large amounts of data. These applications include structure mounted facilities as well as facilities located in rights-of-ways such as light poles. These too will be reviewed within 90 days.
- The fourth type of wireless facility are a more conventional facility, but will disguised to fit into the environment. These facilities, such as monopalm and alternative tower structures, will follow the Type 2 design review process and will be heard by the Planning and Zoning Commission.
- All other facilities will require a Type 3, conditional use permit process. These will require proper notification, outreach meeting, and a public hearing with the Planning and Zoning Commission.

The following portion of the ordinance refers to design. The emphasis is placed on aesthetics and blending into the existing environment. This section provides direction for the size of small cell facility footprints to the number of fronds on a monopalm.

Submittal requirements are outlined in the next set of regulations. The requirements vary little from existing requirements and include plans, elevations, photo simulations, market coverage maps, and leases.

Cellular on wheels (COW) have never before been addressed in our city code. The proposed section of language allows these facilities during construction or maintenance As well as during special events where expanded wireless coverage is required.

Current and past city code has limited conditional use permits for cellular facilities to five (5) years requiring another conditional use permit at the end of the time. Staff has proposed that each wireless telecommunication facility provide to the city documentation certifying that the facility meets federal standards every five (5) years.

The final section of the ordinance addresses discontinuation of use which requires removal of all facilities after 90 days of abandonment. This section is similar to the existing section of the current code.

Reviewing Agencies:

In addition to the standard internal city reviewing divisions, the standard outside agencies were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Citizen Review:

The Citizen Review meeting was held on May 27, 2015 from 6:00 to 7:00 PM in the Council Overflow Room at City Hall. A single industry representative attended the meeting. A discussion regarding the proposed code and the present and future needs of the industry was held.

Findings:

- The proposed zone change is consistent with the Surprise General Plan 2035
- The proposed zone change will advance the goals of the City Council

Recommendation:

Based on the findings noted above, should the Commission first move to recommend approval of the zoning text amendment to modify the Surprise Unified Development Code to allow Wireless Telecommunication Facilities to conform to federal regulations and current technology, staff then recommends the Commission **approve** case **FS15-176**.

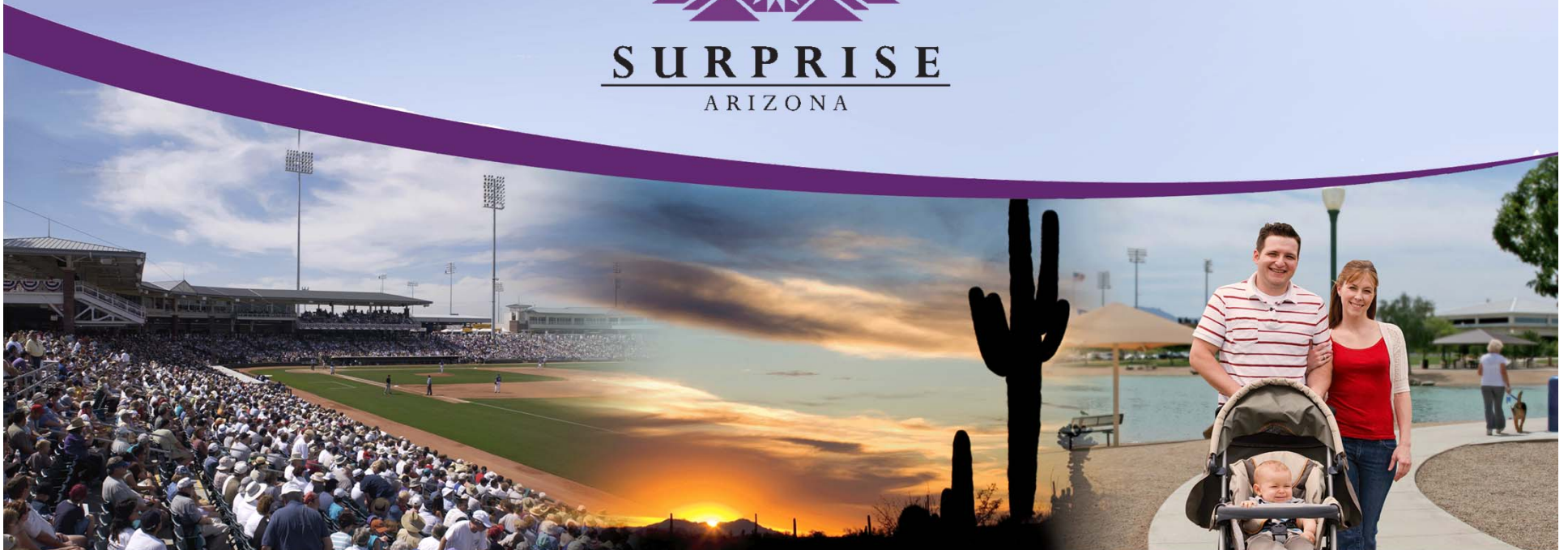
However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

Ordinance 2015-15

ZONING TEXT AMENDMENT WIRELESS TELECOMMUNICATION FACILITIES

**Planning and Zoning Commission
October 1, 2015**



PURPOSE



- In 1997, the city adopted regulations regarding the placement of telecommunication towers and required an approval of a Conditional Use Permit (CUP). The process was changed to an Administrative Use Permit (AUPC) in 2007 only to return to a CUP process in 2009 with the adoption of the Surprise Unified Development Code (SUDC).
- As technology and demand accelerate, staff has recognized the need for modification of the current regulations to allow for changing technology.
- The “Middle Class Tax Relief and Job Creation Act of 2012” (The Spectrum Act) implemented additional substantive and procedural limitations upon local government regarding existing telecommunication facilities.

CURRENT CODE LANGUAGE



- Section 122-112 – Basic Dimensional Requirements and Aesthetics. CUP Required.



ORDINANCE SUMMARY



- **Definitions**
- **Process**
- **Design**
- **COWs**
- **Time Limits**
- **Abandonment and Removal**



PROCESSES



- **Minor Changes Within Spectrum Act**
 - Building Permit
- **Minor Changes Outside The Spectrum Act**
 - Minor Administrative Site Plan Design Review
- **Small Cell Sites**
 - Minor Administrative Site Plan Design Review
- **Conventional Disguised Cell Towers**
 - Site Plan Design Review With Planning And Zoning Commission
- **Other Facilities Not Covered By Above Referenced Processes**
 - Conditional Use Permit Reviewed By The Planning and Zoning Commission

PROCESSES



- **Minor Changes Within Spectrum Act**
 - Building Permit
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PROCESSES



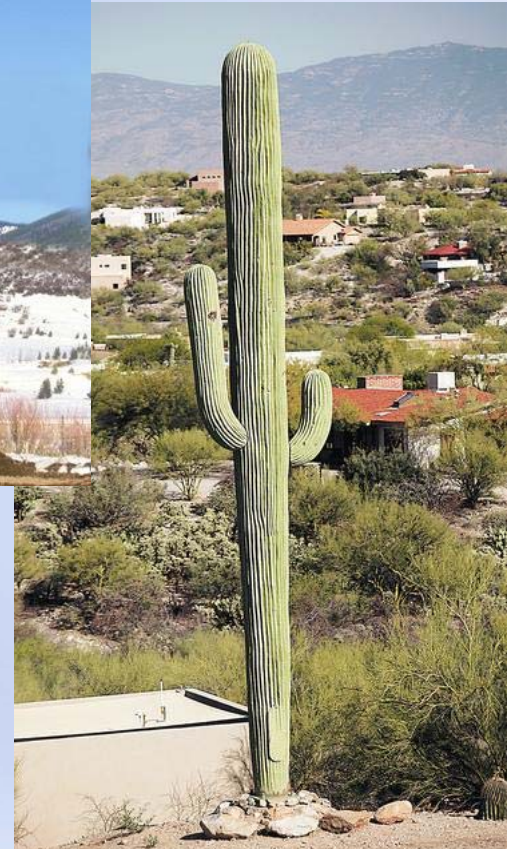
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- **Other Facilities Not Covered By Above Referenced Processes**
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DESIGN – DISGUISED TOWERS



DESIGN – BUILDING AND ROOFTOP



DESIGN – SMALL CELLS



DESIGN - OTHER



CELLULAR ON WHEELS (COW)



- Never Addressed Before
- Allowed For:
 - Construction and Maintenance
 - Special Events

Mobile Towers – COW (Cell On Wheels)



TIME LIMITS AND ABANDONMENT



- Current Code Limits Cell Tower Entitlements To Five (5) Years
 - Proposing Requiring FCC Certification Every Five (5) Years
- Rules on Abandonment and Cessation of Use remain at 90 days

Questions or Comments?



ORDINANCE 2015-15

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A ZONING TEXT AMENDMENT FOR THE LOCATION, COLLOCATION, REMOVAL AND REPLACEMENT OF WIRELESS TELECOMMUNICATION FACILITIES

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, in 1934, Congress enacted the Communications Act of 1934, creating the FCC and granting it authority over common carriers engaged in the provision of interstate or foreign communications services; and

WHEREAS, in 1996 Congress enacted Pub. L. No. 104-104, 110 Stat. 70 (the "**1996 Act**"), amending the Communications Act of 1934 and implementing regulations applicable to both wireless and wireline communications facilities for the purpose of removal of barriers to entry into the telecommunications market while preserving local government zoning authority except where specifically limited under the 1996 Act; and

WHEREAS, in the 1996 Act, Congress imposed substantive and procedural limitations on the traditional authority of state and local governments to regulate the location, construction, and modification of wireless facilities and incorporated those limitations into the Communications Act of 1934; and

WHEREAS, the City has adopted regulations that have been codified as part of the Municipal Code of the City establishing local requirements for the location, construction, and modification of wireless facilities; and

WHEREAS, in 2012 Congress passed the "Middle Class Tax Relief and Job Creation Act of 2012" (the "**Spectrum Act**") (PL-112-96; codified at 47 U.S.C. § 1455(a)); and

WHEREAS, Section 6409 (hereafter "**Section 6409**") of the Spectrum Act implements additional substantive and procedural limitations upon state and local government authority to regulate modification of existing wireless antenna support structures and base stations; and

WHEREAS, Congress through its enactment of Section 6409 of the Spectrum Act, has mandated that local governments approve, and cannot deny, an application requesting modification of an existing tower or base station if such modification does not substantially change the physical dimensions of such tower or base station; and

|

WHEREAS, the 1996 Act empowers the Federal Communications Commission (the “**FCC**”) to prescribe such rules and regulations as may be necessary in the public interest to carry out the provisions of the 1996 Act, and subsequently added portions of the 1996 Act such as Section 6409; and

WHEREAS, the FCC, pursuant to its rule making authority, adopted and released a Notice of Proposed Rulemaking in September of 2013 (*In re Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies*, WT Docket Nos. 13-238, 13-32; WC Docket No. 11-59; FCC 13-122) which focused in part upon whether or not the FCC should adopt rules regarding implementation of Section 6409; and

WHEREAS, on October 21, 2014, the FCC issued its report and order, WT Docket Nos. 13-238, 13-32; WC Docket No. 11-59; FCC 14-153, in the above described proceeding (the “**Report and Order**” or “**Order**”) clarifying and implementing statutory requirements related to state and local government review of infrastructure siting, including Section 6409, with the intent of facilitating and expediting the deployment of equipment and infrastructure to meet the demand for wireless capacity; and

WHEREAS, the rules adopted by the FCC in its Report and Order implementing Section 6409 are intended by the FCC to spur wireless broadband deployment, in part, by facilitating the sharing of infrastructure that supports wireless communications through incentives to collocate on structures that already support wireless facilities; and

WHEREAS, the Report and Order also adopts measures that update the FCC’s review processes under the National Environmental Policy Act of 1969 (“**NEPA**”) and section 106 of the National Historic Preservation Act of 1966 (“**NHPA**”), with a particular emphasis on accommodating new wireless technologies that use smaller antennas and compact radio equipment to provide mobile voice and broadband service; and

WHEREAS, on January 5, 2015, the FCC released an Erratum to the Report and Order making certain amendments to the provisions of the Report and Order related to NEPA and Section 106 of the NHPA; and

WHEREAS, that part of the Report and Order related to implementation of Section 6409, amends 47 C.F.R. Part 1 (PART 1 – PRACTICE AND PROCEDURE) by adding new Subpart CC § 1.40001 and establishing both substantive and procedural limitations upon local government application and development requirements applicable to proposals for modification to an existing antenna support structure or an existing base station (“**Eligible Facility Request Rules**”); and

WHEREAS, the Order, among other things, defines key terms utilized in Section 6409, establishes application requirements limiting the information that can be required from an applicant, implements a 60 day shot clock and tolling provisions, establishes a “deemed approved” remedy for applications not timely responded to, requires cities to

approve a project permit application requesting modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, and establishes development standards that govern such proposed modifications; and

WHEREAS, the Report and Order provides that the Eligible Facility Request Rules will be effective 90 days following publication in the Federal Register; and

WHEREAS, the Order was published in the Federal Register on Thursday, January 8, 2015, Federal Register; Vol. 80; No. 5, resulting in the Eligible Facility Request Rules becoming effective on April 8, 2015; and

WHEREAS, the Order is subject to appeal, however, even if an appeal is filed, the appeal will not automatically result in delay of implementation of the Eligible Facility Request Rules; and

WHEREAS, this zoning text amendment is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on October 1, 2015, the Planning and Zoning Commission recommended approval of the zoning text amendment for the location, collocation, removal and replacement of wireless telecommunication facilities.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. The City Council finds that it is required under Section 6409 of the Spectrum Act and the Eligible Facility Request Rules established in the Order, to adopt and implement local development and zoning regulations that are consistent with Section 6409 and the Order; and

Section 2. Section 122-112, *Wireless Communication Facilities (WCF)*, of the Surprise Uniform Development Code is hereby amended as per the attached Exhibit A, and incorporated by this reference.

Section 3. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 4. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

|

Section 5. Effective Date. This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this ____ day of _____, 2015.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Misty Leslie, City Attorney

FS15-176
Zoning Text Amendment
Wireless Telecommunications Facilities (WTF)
Legislative Edit

Section 122-112 – Wireless ~~Communications~~ Telecommunications Facilities (W~~C~~TF)

~~When allowed, the following minimum development standards shall apply to all wireless communications facilities in addition to any development standards that apply in the underlying zoning district in which a wireless communication facility is located and/or additional requirements in any conditions of approval attached to a conditional use approval.~~

~~a. *Siting standards.*~~

- ~~(1) No new WTF shall be located within 1,320 feet of an existing WTF unless the existing WTF does not meet the structural specifications or technical requirements necessary for additional antenna co-location, or unless a co-location agreement could not be obtained at commercial reasonable terms and conditions, including price. WTF used to support athletic field lighting or parking lot lighting, and are camouflaged to disguise the presence of the antennas shall be exempt from this requirement;~~
- ~~(2) A WTF shall be set back from all non-residential lot lines a minimum distance equal to the height of the pole; and from all residential lot lines a minimum distance of 200 feet of the height of the mount. However, in no instance, shall the WTF, other than a minor antenna be placed closer than 200 feet from a residential dwelling or from the property line of a vacant lot or vacant parcel in a residentially zoned district;~~
- ~~(3) A WTF may be mounted on a structure that is not a dwelling unit on the side or roof in accordance with the requirements of this section.~~
- ~~(4) All WTF shall be adequately insured for injury and property damage.~~

~~b. *Design standards.*~~

- ~~(1) Materials, colors, textures and landscaping shall be designed to blend in naturally with the surrounding setting. A WTF shall be finished or painted to minimize visual obtrusiveness by using a non-reflective color or color scheme appropriate to the background against which the WTF would be viewed from a majority of points within its viewshed. Panel antennae and their associated cables and hardware mounted on or against an existing structure shall be painted to match the existing façade or be otherwise camouflaged to reduce their visual impact;~~

~~(2) A WTF shall be:~~

- ~~a. Completely screened from public view and rights-of-way by trees, mature vegetation, natural features or structures on the subject property; and/or~~
- ~~b. Completely camouflaged in a manner that is architecturally compatible with the structure on which it is mounted and integrated as an integral architectural element of the structure. The required screening may exist on the subject property or be installed as part of the proposed WTF or a combination of both.~~

~~(3) A WTF shall not be illuminated unless otherwise required by state or federal regulations;~~

~~(4) All wireless communication facilities shall have an identification plaque no larger than 12 inches by 12 inches permanently affixed which clearly identifies the name, address, and emergency phone number of the provider. No other identification or sign is permitted on a WTF or related facility;~~

~~(5) All WTF support structures and required fencing shall be equipped with appropriate anti-climbing devices.~~

~~(6) A security barrier, if any, shall be screened from view through the use of appropriate landscaping materials consistent with the city landscaping standards.~~

~~(7) The silhouette of the WTF shall be reduced to minimize visual impact. To the extent allowed by law, the city shall consider the cumulative visual effects of WTF and any mount, specifically their appearance or domination of the skyline, natural and structural features or terrain, in determining whether to approve a WTF.~~

~~(8) Any access road to a WTF site shall withstand all-weather and dust controlled surfaces.~~

~~(9) An equipment cabinet shall be located below natural grade underground if site conditions permit and if technically feasible. An equipment cabinet shall be completely screened from view by compatible wall, fence or landscaping consistent with the city landscaping standards except that an equipment cabinet larger than 144 cubic feet may not be required to be totally screened from view if the city manager or designee finds, in its discretion, that the cabinet has been designed with a structure or façade, materials, colors or detailing that affect a structure which emulates the architectural character of the area;~~

~~(10) The maximum height of a monopole including the base and platform, but excluding attached antennae, shall be limited to 65 feet above the finished grade of the site. The maximum height of the antennae attached to a wireless communication monopole shall not exceed 80 feet above the finished grade of the site. Whip antennas are excluded from this calculation. However, in no case shall a WTF be permitted when heights are found to be intrusive, obtrusive or out of character with the surrounding area.~~

~~(11) A WTF co-located on existing monopoles and towers shall be subject to the following criteria:~~

~~(12) The monopole or tower shall not increase in height more than six feet; and~~

~~(13) The maximum height of the antennae attached to a wireless~~

~~(14) The pole portion of a monopole may not exceed 42 inches in diameter. No microwave dish or similar device may be mounted on the pole portion of a monopole.~~

~~(15) A WTF that is located on traffic signal poles shall be subject to the following criteria:~~

~~a. Antennas shall be limited to canister-mount antennas, shall be no more than 18 inches in diameter and shall not increase the city standards traffic pole height more than six feet;~~

~~b. All cables shall be located inside the pole.~~

~~c. Co-location and limitations:~~

~~(1) A proposal for a new wireless communication facility shall not be approved unless the communications equipment cannot be accommodated on an existing or approved monopole or structure within a one mile search radius of the proposed WTF due to one or more of the following reasons:~~

~~a. The planned equipment would exceed the structural capacity of the existing or approved structure, as documented by a qualified and licensed professional engineer, and the existing or approved WTF cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost.~~

~~b. The planned equipment would cause interference materially impacting the usability of other existing or planned equipment at the WTF as documented by a qualified and licensed professional engineer and the interference cannot be prevented at a reasonable cost.~~

~~c. Existing or approved structures within the search radius cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a qualified and licensed professional engineer.~~

~~d. Cessation of use:~~

~~(1) In the event the use of any WTF has been discontinued for a period of 60 consecutive days, the WTF shall be deemed to be abandoned. Upon such abandonment, the owner/operator of the tower shall have 60 days to:~~

~~a. Reactivate the use of the WTF or transfer the WTF to another owner/operator who makes actual use of the WTF; or~~

~~b. Dismantle and remove the WTF. If such WTF is not removed within said 60 days, the city may remove such WTF at the owner's expense. If there are several users of a single WTF, then this provision shall only require that the unnecessary sections of the WTF be removed.~~

~~(2) At the earlier of 60 days from the date of abandonment without reactivation or upon completion of dismantling and removal, city approval for the WTF shall automatically expire.~~

~~(3) If an abandonment of a WTF occurs by all of the permittees or licensees and the owner of the tower, the owner of the tower shall remain primarily responsible if the tower ceases to be used for its intended purposes by either it or other permittees or licensees for the transmission or reception of wireless services. In the event that the WTF ceases to be licensed by the FCC for the transmission of radio energy, the owner of the WTF shall maintain the prescribed painting and/or illumination of such tower until it is dismantled.~~

~~(4) Upon removal of the wireless service facility, the site shall be returned to its natural state and topography and vegetated consistent with the natural surroundings.~~

~~e. Additional submittal requirements. In addition to the information requested for a conditional use permit, the following items shall be required for a WTF application:~~

~~(1) A site plan showing the subject property and adjacent properties; all existing and proposed buildings on the subject property and their purpose; the specific placement of the WTF antenna, mount and equipment cabinet; security barrier, including type and extent and point of controlled entry on the site; fall zone; all proposed changes to the existing site, including grading, vegetation, roads, sidewalks and driveways;~~

~~(2) A landscape plan showing specific placement of existing and proposed vegetation, trees, shrubs, identified by species and size of specimen at installation in accordance with city landscape standards;~~

~~(3) Photographs, diagrams, photo simulations and sight line representations as listed below:~~

~~a. A diagram or map showing the viewshed of the proposed facility;~~

~~b. Sight line representation;~~

~~c. Existing (before condition) photographs illustrated by four by six inch color photograph(s) of what can currently be seen from any adjacent buildings and properties, private roads and rights-of-way adjacent to the site;~~

~~d. Photo simulations of the proposed facility from each adjacent residential properties or buildings, private roads and public rights-of-way adjacent to the site (after condition photographs). Such photo simulations shall include, but not be limited to, each of the existing condition photographs with the proposed WTF superimposed on it to show what will be seen from residential buildings, properties, private roads and rights-of way adjacent to the site;~~

~~e. Aerial photograph.~~

~~(4) Siting elevations, or views at natural grade, from all directions (north, south, east, west) for a 50-foot radius around the proposed WTF plus from all existing rights-~~

of way and private roads that serve the subject property. Elevations shall be at one-quarter inch equals one foot scale and show the following:

- ~~a. Antenna, mount, equipment cabinet;~~
- ~~b. If the security barrier will block views of the WTF, the barrier drawing shall be cut away to show the view behind the barrier;~~
- ~~c. Any and all structures on the subject property, existing trees and shrubs at current height and proposed trees and shrubs at proposed height at time of installation;~~
- ~~d. Grade changes or cuts and fills to be shown at original grade and new grade line.~~

~~(5) Design submittals as follows:~~

- ~~a. Equipment brochures for the WTF such as manufacturer's specifications or trade journal reprints;~~
- ~~b. Materials of the WTF and security barrier, if any, specified by generic type and specific treatment, such as brick, masonry with stucco finish, anodized aluminum, stained wood, etc.;~~
- ~~c. Colors represented by samples or a color board showing actual colors proposed;~~
- ~~d. Dimensions of all equipment specified for all three dimensions: height, width and depth;~~
- ~~e. Appearance shown by at least two photographic superimpositions of the WTF within the site. The photographic superimpositions shall include the antenna, mount, equipment cabinet and security barrier, if any, for the total height, width and breadth. The submittal may also include, if required by the city, a scaled three dimensional model of the WTF on the site.~~

~~(6) Market and service maps as follows:~~

- ~~a. A map showing the service area of the proposed WTF and the explanation of the need for that facility;~~
- ~~b. A map showing the locations and service areas of other WTF sites operated by the permittee and those that are proposed by the permittee which are close enough to impact service within the city or are within a two-mile radius of the limits of the city.~~

~~(7) Co-location submittals, including signed statements indicating:~~

- ~~a. The permittee agrees to allow for the potential co-location of additional WTF(s) by other personal wireless services and carriers on the permittee's structure or facility or within the same site;~~
- ~~b. That the permittee agrees to remove the WTF as required by this section;~~

- ~~c. That the permittee has made a good faith effort to achieve co-location with other carriers and facilities as required in this section, and if co-location is not feasible for this application for a substantial technical reason, a written statement of the reasons for the infeasibility.~~
- ~~(8) A lease agreement with the owner or landholder shall also be submitted that:~~
- ~~a. Allows the landholder to enter into leases with other providers;~~
 - ~~b. Specifies that if the carrier fails to remove the WTF when required by this section, the responsibility for removal falls upon the landholder;~~
 - ~~c. Allows entry by the city and its agent for the purpose of inspection and compliance with city codes;~~
 - ~~d. Consents to the terms of subsection J (permit limitations and general conditions) of this section.~~
- ~~f. *Permit limitations and general conditions.* In addition to the requirements of this section and any additional administrative use processing requirements located in article VIII herein, a WTF administrative use permit thereto shall comply with the following requirements:~~
- ~~(1) An administrative use permit shall expire five years after the date of the permit approval. A permittee wishing to continue the use at the end of the five-year period must apply for a conditional use permit renewal application to continue the use at least six months prior to its expiration. The permittee shall be responsible for initiating a review of the approved wireless facility and shall demonstrate that changes in technology, that are economically feasible, have not eliminated the need for the conditional use permit. In ruling on the renewal, the city manager or designee shall apply all then existing regulations affecting the application;~~
 - ~~(2) If the conditional use permit expires, terminates, is abandoned or revoked for any reason pursuant to this section or any City Municipal Code, if removal of the WTF is required in this section, or if the use is discontinued pursuant to this section, the WTF shall be removed as required herein. If the WTF is not so removed, the city may cause the facility to be removed and the owner of the land where the facility is located shall pay all expenses of removal. If not paid by the owner within 30 days of notice by the city, the permittee agrees that the city's costs shall constitute a lien upon the subject property upon its execution and filing with the county recorder's office. The term "remove" shall include but not be limited to the following:~~
 - ~~a. Removal of antenna, mount, equipment cabinet, security barrier from the site;~~
 - ~~b. Transportation of the antenna, mount, equipment cabinet, or security barrier to a location off-site; if the location is within the city limits, it is subject to approval by the city;~~
 - ~~c. Restoration of the site of the WTF to its natural condition, except that any landscaping and grading shall remain in finished condition.~~

- ~~(3) A wireless service carrier, upon granting of a conditional use permit or amendment for a WTF use, shall indemnify, protect and hold harmless the city, its officers and agents, from and against any and all liabilities, losses, damages, demands, claims and costs, including court costs and attorney fees (collectively "liabilities") incurred by the city arising directly or indirectly from the:~~
- ~~a. WTF use as contemplated herein and in the use permit; and~~
 - ~~b. installation and operation of the WTF permitted thereby, including without limitation, any and all liabilities arising from emission by the WTF of electromagnetic fields or other energy waves or emissions. The wireless service carrier's compliance with this subsection is an express condition of the conditional use permit or amendment and is binding on any and all personal wireless service carrier's successors and assigns. The requirements of this subsection shall survive the termination of any such permit or amendment.~~
- ~~(4) The permittee shall maintain the WTF to standards that are imposed by the city at the time of granting of a permit or amendment thereto. Such maintenance shall include, but shall not be limited to, maintenance of the paint, structural integrity and landscaping. If the permittee fails to maintain the facility, the city may undertake the maintenance at the expense of the permittee or terminate or revoke the permit, at its sole option. If the owner does not pay such maintenance expense within 30 days of notice by the city, the permittee agrees that the city's costs shall constitute a lien upon the subject property upon its execution and filing with the county recorder's office.~~
- ~~(5) An administrative use permit granted to an permittee is specific to the owner and personal wireless service carrier and may not be assigned, provided however that the personal wireless service carrier may assign its interest in the permit to any subsidiary or other affiliate of the personal wireless carrier. In the event of such assignment, the assignee shall re-execute the administrative use permit or amendment thereto within 30 days of the effective date of the assignment or the permit shall automatically expire. The permittee shall notify the city of any change in ownership or operation of the WTF at least 90 days prior to such change taking place for approval by the planning and zoning commission, which approval shall not be unreasonably withheld.~~
- ~~(6) In its consideration of applications herein, and in addition to criteria in this section, and within authority granted by law, the city may also consider and prescribe limitations on the locations and numbers of conditional use permits which may be granted pursuant to this section.~~
- ~~(7) Within 90 days after issuance of the FCC operational permit, the wireless service carrier shall provide a copy of such permit to the city and register the WTF, providing information and the city may request data as. Any change in the permit or registration data shall be filed with the city within 30 days after the change is made. The wireless service carrier shall submit to the city a copy of its FCC Form~~

~~600 prior to the city's approval of final inspection of a building permit for the WTF or portion thereof.~~

~~(8) The city and its agents are authorized to enter on the subject property and WTF site for the purpose of inspection and determining compliance with this section and the provisions of the conditional use permit or amendment thereto.~~

~~(Ord. No. 09-12, § 2(Exh. A), 5-14-09)~~

THE PURPOSE OF THE WIRELESS TELECOMMUNICATIONS FACILITY ("WTF") REGULATIONS IS TO ENCOURAGE AND PROMOTE WIRELESS COMMUNICATIONS COVERAGE FOR ALL AREAS OF THE CITY WHILE MINIMIZING THE VISUAL, ENVIRONMENTAL, AND NEIGHBORHOOD IMPACTS. WTF'S ARE ALLOWED IN ALL ZONING DISTRICTS, BUT THE PREFERRED WTF LOCATIONS INCLUDE LOCATIONS HAVING THE LEAST AMOUNT OF VISUAL AND NEIGHBORHOOD IMPACT. THE WIRELESS COMMUNICATIONS SERVICE PROVIDERS WILL ADHERE TO ALL APPLICABLE FEDERAL REGULATIONS.

(a) DEFINITIONS - THE FOLLOWING DEFINITIONS WILL APPLY IN THE INTERPRETATION AND ENFORCEMENT OF THIS SECTION, UNLESS THE CONTEXT CLEARLY REQUIRES OTHERWISE. ANY TERM OR PHRASE NOT DEFINED HEREIN WILL BE DEFINED BY THE CITY MANAGER OR DESIGNEE. WHEN NOT INCONSISTENT WITH THE CONTEXT, WORDS USED IN THE PRESENT TENSE INCLUDE THE FUTURE, WORDS IN THE PLURAL INCLUDE THE SINGULAR, AND WORDS IN THE SINGULAR INCLUDE THE PLURAL. THE WORDS "WILL" AND "SHALL" WILL ALWAYS BE MANDATORY AND NOT MERELY DIRECTORY AND THE WORD "MAY" IS ALWAYS DISCRETIONARY. REFERENCES TO GOVERNMENTAL ENTITIES (WHETHER PERSONS OR ENTITIES) REFER TO THOSE ENTITIES OR THEIR SUCCESSORS IN AUTHORITY. IF SPECIFIC PROVISIONS OF LAW, REGULATION OR RULE REFERRED TO HEREIN BE RENUMBERED OR AMENDED, THEN THE REFERENCE WILL BE READ TO REFER TO THE RENUMBERED OR AMENDED PROVISION.

(1) "ALTERNATIVE TOWER STRUCTURE" IS AN INNOVATIVE WIRELESS TELECOMMUNICATIONS TOWER DESIGN SUCH AS A CLOCK TOWER, GRAIN SILO, BELL TOWER, FALSE CHIMNEY, STEEPLE, LIGHT POLE, FLAG POLE, WINDMILL, AND SIMILAR DESIGN MOUNTING STRUCTURES THAT CAMOUFLAGE OR CONCEAL THE PRESENCE OF WIRELESS TELECOMMUNICATIONS ANTENNAS OR TOWERS. ALTERNATIVE TOWER STRUCTURES MAY ALSO INCLUDE UTILIZATION OF A TRAFFIC SIGNAL STREET LIGHT POLE OR SIMILAR STRUCTURE, OR FREE STANDING STRUCTURE WITHIN A PUBLIC RIGHT OF WAY AS APPROVED BY THE ENGINEERING DEPARTMENT ON A CASE BY CASE BASIS.

(2) "AUTHORIZED PERSON" IS THE PERSON, EMPLOYEES, AGENTS, CONSULTANTS, AND CONTRACTORS, AUTHORIZED IN WRITING BY

APPLICANT TO COMPLETE AND SUBMIT A WTF APPLICATION, TO INCLUDE AN ELIGIBLE FACILITIES (EF) APPLICATION ON BEHALF OF APPLICANT AND WHO IS AUTHORIZED TO RECEIVE ANY NOTICES ON BEHALF OF APPLICANT OF ANY ACTION TAKEN BY THE CITY REGARDING THE WTF APPLICATION.

- (3) "BASE STATION" WILL MEAN AND REFER TO THE STRUCTURE OR EQUIPMENT AT A FIXED LOCATION THAT ENABLES WIRELESS COMMUNICATIONS LICENSED OR AUTHORIZED BY THE FCC, BETWEEN USER EQUIPMENT AND A COMMUNICATIONS NETWORK. THE TERM DOES NOT ENCOMPASS A TOWER AS DEFINED IN THIS CHAPTER OR ANY EQUIPMENT ASSOCIATED WITH A TOWER.
- a. THE TERM INCLUDES, BUT IS NOT LIMITED TO, EQUIPMENT ASSOCIATED WITH WIRELESS COMMUNICATIONS SERVICES SUCH AS PRIVATE, BROADCAST, AND PUBLIC SAFETY SERVICES, AS WELL AS UNLICENSED WIRELESS SERVICES AND FIXED WIRELESS SERVICES.
 - b. THE TERM INCLUDES, BUT IS NOT LIMITED TO, RADIO TRANSCEIVERS, ANTENNAS, COAXIAL OR FIBER-OPTIC CABLE, REGULAR AND BACKUP POWER SUPPLIES, AND COMPARABLE EQUIPMENT, REGARDLESS OF TECHNOLOGICAL CONFIGURATION (INCLUDING DISTRIBUTED ANTENNA SYSTEMS AND SMALL-CELL NETWORKS).
 - c. THE TERM INCLUDES ANY STRUCTURE OTHER THAN A TOWER THAT, AT THE TIME THE RELEVANT WTF APPLICATION IS FILED WITH THE CITY UNDER THIS CHAPTER, SUPPORTS OR HOUSES EQUIPMENT, AND THAT HAS BEEN REVIEWED AND APPROVED UNDER THE APPLICABLE ZONING OR SITING PROCESS, OR UNDER ANOTHER STATE, COUNTY OR LOCAL REGULATORY REVIEW PROCESS, EVEN IF THE STRUCTURE WAS NOT BUILT FOR THE SOLE OR PRIMARY PURPOSE OF PROVIDING SUCH SUPPORT.
 - d. THE TERM DOES NOT INCLUDE ANY STRUCTURE THAT, AT THE TIME THE RELEVANT WTF APPLICATION IS FILED WITH THE CITY UNDER THIS CHAPTER, DOES NOT SUPPORT OR HOUSE EQUIPMENT DESCRIBED IN PARAGRAPHS (a.) AND/OR (b.) ABOVE.
- (4) "CELL ON WHEELS" (COW) IS A MOBILE CELL SITE THAT CONSISTS OF A CELLULAR ANTENNA TOWER AND ELECTRONIC RADIO TRANSCEIVER EQUIPMENT ON A TRUCK OR A TRAILER, DESIGNED TO BE PART OF A CELLULAR NETWORK AND TEMPORARY IN NATURE.
- (5) "COLLOCATION" WILL MEAN AND REFER TO THE MOUNTING OR INSTALLATION OF TRANSMISSION EQUIPMENT ON AN ELIGIBLE SUPPORT STRUCTURE FOR THE PURPOSE OF TRANSMITTING AND/OR RECEIVING RADIO FREQUENCY SIGNALS FOR COMMUNICATIONS PURPOSES.

- (6) "CONCEAL" OR "CONCEALMENT" WILL MEAN AND REFER TO WTF'S DESIGNED TO LOOK LIKE SOME FEATURE OTHER THAN A WIRELESS TOWER OR BASE STATION.
- (7) "DEEMED APPROVED" WILL MEAN AND REFER TO AN EF MODIFICATION APPLICATION THAT HAS BEEN DEEMED APPROVED UPON THE CITY'S FAILURE TO ACT, AND HAS BECOME EFFECTIVE, AS PROVIDED PURSUANT THE FCC ELIGIBLE FACILITIES REQUEST RULES AND THIS CHAPTER.
- (8) "EF MODIFICATION APPLICATION" WILL, UNLESS THE CONTEXT CLEARLY REQUIRES OTHERWISE, MEAN AND REFER TO A WRITTEN DOCUMENT SUBMITTED TO THE CITY PURSUANT TO THIS CHAPTER FOR REVIEW AND APPROVAL OF A PROPOSED FACILITIES MODIFICATION.
- (9) "EF MODIFICATION" WILL MEAN AND REFER TO ANY PROPOSED FACILITIES MODIFICATION THAT HAS BEEN DETERMINED PURSUANT TO THE PROVISIONS OF THIS CHAPTER TO BE SUBJECT TO THIS CHAPTER AND WHICH DOES NOT RESULT IN A SUBSTANTIAL CHANGE IN THE PHYSICAL DIMENSIONS OF AN ELIGIBLE SUPPORT STRUCTURE.
- (10) "EF MODIFICATION PERMIT" OR "PERMIT" WILL, UNLESS THE CONTEXT CLEARLY REQUIRES OTHERWISE, MEAN AND REFER TO A WRITTEN DOCUMENT ISSUED BY THE APPROVAL AUTHORITY PURSUANT TO THIS CHAPTER APPROVING AN EF MODIFICATION APPLICATION.
- (11) "ELIGIBLE SUPPORT STRUCTURE" WILL MEAN AND REFER TO ANY EXISTING TOWER OR BASE STATION, PROVIDED THAT IT IS IN EXISTENCE AT THE TIME THE EF MODIFICATION APPLICATION IS FILED WITH THE CITY UNDER THIS CHAPTER.
- (12) "EXISTING" WILL, FOR PURPOSE OF THIS CHAPTER AND AS APPLIED TO A TOWER OR BASE STATION, MEAN AND REFER TO A CONSTRUCTED TOWER OR BASE STATION THAT HAS BEEN REVIEWED AND APPROVED UNDER THE APPLICABLE ZONING OR SITING PROCESS, PROVIDED THAT, A TOWER THAT HAS NOT BEEN REVIEWED AND APPROVED BECAUSE IT WAS NOT IN A ZONED AREA WHEN IT WAS BUILT, BUT WAS LAWFULLY CONSTRUCTED, IS EXISTING FOR PURPOSES OF THIS DEFINITION.
- (13) "EF REQUEST" WILL MEAN AND REFER TO A PROPOSAL SUBMITTED BY AN APPLICANT TO MODIFY AN ELIGIBLE SUPPORT STRUCTURE WHICH THE APPLICANT ASSERTS IS SUBJECT TO REVIEW UNDER SECTION 6409 OF THE SPECTRUM ACT ON GROUNDS THAT IT DOES NOT SUBSTANTIALLY CHANGE THE PHYSICAL DIMENSIONS OF SUCH TOWER OR BASE STATION, AND INVOLVING:
- a. COLLOCATION OF NEW TRANSMISSION EQUIPMENT;
 - b. REMOVAL OF TRANSMISSION EQUIPMENT; OR

c. REPLACEMENT OF TRANSMISSION EQUIPMENT.

- (14) "FCC" WILL MEAN AND REFER TO THE FEDERAL COMMUNICATIONS COMMISSION OR ITS SUCCESSOR.
- (15) "FCC EF REQUEST RULES" WILL MEAN AND REFER TO 47 C.F.R. PART ONE (1) (PART ONE (1) – PRACTICE AND PROCEDURE), SUBPART CC § 1.40001 AS ESTABLISHED PURSUANT TO ITS REPORT AND ORDER IN, IN RE ACCELERATION OF BROADBAND DEPLOYMENT BY IMPROVING WIRELESS FACILITIES SITING POLICIES, WT DOCKET NOS. 13-238, 13-32; WC DOCKET NO. 11-59; FCC 14-153, OR AS MAY BE THEREAFTER AMENDED.
- (16) "MONOPOLE" IS A STRUCTURE COMPOSED OF A SINGLE SPIRE USED TO SUPPORT TELECOMMUNICATIONS EQUIPMENT HAVING NO GUY WIRES OR GROUND ANCHORS.
- (17) ROOFTOP MOUNTED WTF MEANS A WIRELESS TELECOMMUNICATION FACILITY WITH THE ANTENNAS LOCATED ON THE ROOF OF A BUILDING OR ON TOP OF A STRUCTURE AND CONSISTING OF ANTENNAS, SUPPORT STRUCTURES AND ACCESSORY EQUIPMENT, BUT ARE ADEQUATELY SCREENED SO AS NOT TO APPEAR AS STAND-ALONE DEVICES ABOVE THE TOP OF THE ROOF LINE.
- (18) "SITE" WILL, FOR TOWERS OTHER THAN TOWERS IN THE PUBLIC RIGHTS-OF-WAY, MEAN AND REFER TO THE CURRENT BOUNDARIES OF THE PROPERTY SURROUNDING THE TOWER AND ANY ACCESS OR UTILITY EASEMENTS CURRENTLY RELATED TO THE SITE, AND, FOR OTHER ELIGIBLE SUPPORT STRUCTURES, WILL MEAN AND BE FURTHER RESTRICTED TO, THAT AREA IN PROXIMITY TO THE STRUCTURE AND TO OTHER TRANSMISSION EQUIPMENT ALREADY DEPLOYED ON THE GROUND.
- (19) "SMALL CELL FACILITY" MEANS A WIRELESS TELECOMMUNICATION FACILITY THAT MAY CONSIST OF ONE (1) OR MORE RADIO RECEIVERS, ANTENNAS, INTERCONNECTING CABLES, POWER SUPPLY, OTHER ASSOCIATED ELECTRONICS, AND ACCESSORY EQUIPMENT, WHICH ARE ATTACHED TO A STRUCTURE AND MEET THE PARAMETERS IN SUBSECTIONS (a.) AND (b.) BELOW. FOR PURPOSES OF THESE DEFINITIONS, VOLUME IS A MEASURE OF THE EXTERIOR DISPLACEMENT, NOT THE INTERIOR VOLUME OF THE ENCLOSURES. ANTENNAS OR ACCESSORY EQUIPMENT CONCEALED FROM PUBLIC VIEW IN OR BEHIND AN OTHERWISE APPROVED STRUCTURE OR CONCEALMENT ARE NOT INCLUDED IN CALCULATING VOLUME.
- a. ALL ANTENNAS ARE LOCATED INSIDE AN ANTENNA ENCLOSURE OF NO MORE THAN 12 CUBIC FEET IN VOLUME OR, IN THE CASE OF ANTENNAS THAT HAVE EXPOSED ELEMENTS, THE ANTENNAS AND

ALL OF ITS EXPOSED ELEMENTS COULD FIT WITHIN AN IMAGINARY ENCLOSURE OF NO MORE THAN 12 CUBIC FEET; AND

- b. PRIMARY EQUIPMENT ENCLOSURES ARE NO LARGER THAN 50 CUBIC FEET IN VOLUME. THE FOLLOWING ASSOCIATED EQUIPMENT MAY BE LOCATED OUTSIDE THE PRIMARY EQUIPMENT ENCLOSURE AND IF SO LOCATED, ARE NOT INCLUDED IN THE CALCULATION OF EQUIPMENT VOLUME: ELECTRIC METER, CONCEALMENT, TELECOMM DEMARCATION BOX, GROUND-BASED ENCLOSURES, BATTERY BACK-UP POWER SYSTEMS, GROUNDING EQUIPMENT, POWER TRANSFER SWITCH, AND CUT-OFF SWITCH.
- (20) "SMALL CELL NETWORK" WILL MEAN AND REFER TO A COLLECTION OF INTERRELATED SMALL CELL FACILITIES DESIGNED TO DELIVER PERSONAL WIRELESS SERVICES.
 - (21) "SPECTRUM ACT" WILL MEAN AND REFER TO THE "MIDDLE CLASS TAX RELIEF AND JOB CREATION ACT OF 2012" (PUBLIC LAW 112-96; CODIFIED AT 47 U.S.C. § 1455(a)).
 - (22) "STRUCTURE-MOUNTED WIRELESS TELECOMMUNICATION FACILITY" MEANS A WIRELESS TELECOMMUNICATION FACILITY WITH THE ANTENNAS LOCATED ON THE WALL OR ROOF OF A BUILDING OR ON THE SIDE OR TOP OF A STRUCTURE, INCLUDING CO-LOCATING ON AN EXISTING FREESTANDING WIRELESS TELECOMMUNICATION FACILITY AND CONSISTING OF ANTENNAS, SUPPORT STRUCTURES AND ACCESSORY EQUIPMENT.
 - (23) "SUBSTANTIAL CHANGE" IS THAT COMBINATION OF FACTORS DESCRIBED IN SECTION 122-12 (b) OF THIS CHAPTER, ENTITLED CLASSIFICATIONS AND APPLICATION PROCESSES.
 - (24) "TRANSMISSION EQUIPMENT" WILL MEAN AND REFER TO EQUIPMENT THAT FACILITATES TRANSMISSION FOR ANY WIRELESS COMMUNICATION SERVICE LICENSED OR AUTHORIZED BY THE FCC, INCLUDING, BUT NOT LIMITED TO, RADIO TRANSCEIVERS, ANTENNAS, COAXIAL OR FIBER-OPTIC CABLE, AND REGULAR AND BACKUP POWER SUPPLY. THE TERM INCLUDES EQUIPMENT ASSOCIATED WITH WIRELESS COMMUNICATIONS SERVICES INCLUDING, BUT NOT LIMITED TO, PRIVATE, BROADCAST, AND PUBLIC SAFETY SERVICES, AS WELL AS UNLICENSED WIRELESS SERVICES AND FIXED WIRELESS SERVICES SUCH AS MICROWAVE BACKHAUL.
 - (25) "TOWER" WILL MEAN AND REFER TO ANY STRUCTURE BUILT FOR THE SOLE OR PRIMARY PURPOSE OF SUPPORTING ANY ANTENNAS AND THEIR ASSOCIATED FACILITIES, LICENSED OR AUTHORIZED BY THE FCC, INCLUDING STRUCTURES THAT ARE CONSTRUCTED FOR WIRELESS COMMUNICATIONS SERVICES INCLUDING, BUT NOT LIMITED TO, PRIVATE, BROADCAST, AND PUBLIC SAFETY SERVICES, AS WELL

AS UNLICENSED WIRELESS SERVICES AND FIXED WIRELESS SERVICES SUCH AS MICROWAVE BACKHAUL, AND THE ASSOCIATED SITE.

- (26) "WIRELESS TELECOMMUNICATION FACILITY" (WTF) WILL MEAN ANY FACILITY ESTABLISHED FOR THE PURPOSE OF PROVIDING WIRELESS TRANSMISSION OF VOICE, DATA, IMAGES OR OTHER INFORMATION INCLUDING, BUT NOT LIMITED TO, CELLULAR TELEPHONE SERVICE, PERSONAL COMMUNICATIONS SERVICE, AND PAGING SERVICE. A WTF CAN CONSIST OF ONE (1) OR MORE ANTENNAS, ACCESSORY EQUIPMENT, SUPPORT STRUCTURES AND A BASE STATION.

(b) CLASSIFICATIONS AND APPLICATION PROCESSES:

- (1) WTF COLLOCATION AND MODIFICATION REQUESTS GOVERNED BY SECTION 6409 OF THE SPECTRUM ACT ("ACT"). REQUESTS FOR COLLOCATION OR MODIFICATION THAT FALL WITHIN THE ACT INCLUDE QUALIFYING MODIFICATIONS TO EXISTING TOWERS, BASE STATIONS AND RELATED FACILITIES THAT DO NOT SUBSTANTIALLY CHANGE THE PHYSICAL DIMENSIONS OF THE STRUCTURE.

a. A REQUESTED CHANGE IS "SUBSTANTIAL" IF IT MEETS ANY OF THE FOLLOWING CRITERIA:

1. FOR TOWERS OTHER THAN TOWERS IN THE PUBLIC RIGHTS-OF-WAY, IT INCREASES THE HEIGHT OF THE TOWER BY MORE THAN TEN (10) PERCENT OR BY THE HEIGHT OF ONE ADDITIONAL ANTENNA ARRAY WITH SEPARATION FROM THE NEAREST EXISTING ANTENNA NOT TO EXCEED 20 FEET, WHICHEVER IS GREATER; FOR OTHER ELIGIBLE SUPPORT STRUCTURES, IT INCREASES THE HEIGHT OF THE STRUCTURE BY MORE THAN TEN (10) PERCENT OR MORE THAN TEN (10) FEET, WHICHEVER IS GREATER;
 - i. CHANGES IN HEIGHT WILL BE MEASURED FROM THE ORIGINAL SUPPORT STRUCTURE IN CASES WHERE DEPLOYMENTS ARE OR WILL BE SEPARATED HORIZONTALLY, SUCH AS ON BUILDINGS' ROOFTOPS; IN OTHER CIRCUMSTANCES, CHANGES IN HEIGHT SHOULD BE MEASURED FROM THE DIMENSIONS OF THE TOWER OR BASE STATION, INCLUSIVE OF ORIGINALLY APPROVED APPURTENANCES AND ANY MODIFICATIONS THAT WERE APPROVED PRIOR TO THE PASSAGE OF THE ACT.
2. FOR TOWERS OTHER THAN TOWERS IN THE PUBLIC RIGHTS-OF-WAY, IT INVOLVES ADDING AN APPURTENANCE TO THE BODY OF THE TOWER THAT WOULD PROTRUDE FROM THE EDGE OF THE TOWER MORE THAN 20 FEET, OR MORE THAN THE WIDTH OF THE TOWER STRUCTURE AT THE LEVEL OF THE APPURTENANCE, WHICHEVER IS GREATER; FOR OTHER ELIGIBLE SUPPORT STRUCTURES, IT INVOLVES ADDING AN APPURTENANCE TO THE

BODY OF THE STRUCTURE THAT WOULD PROTRUDE FROM THE EDGE OF THE STRUCTURE BY MORE THAN SIX (6) FEET;

3. FOR ANY ELIGIBLE SUPPORT STRUCTURE, IT INVOLVES INSTALLATION OF MORE THAN THE STANDARD NUMBER OF NEW EQUIPMENT CABINETS FOR THE TECHNOLOGY INVOLVED, BUT NOT TO EXCEED FOUR (4) CABINETS; OR, FOR TOWERS IN THE PUBLIC RIGHTS-OF-WAY AND BASE STATIONS, IT INVOLVES INSTALLATION OF ANY NEW EQUIPMENT CABINETS ON THE GROUND IF THERE ARE NO PRE-EXISTING GROUND CABINETS ASSOCIATED WITH THE STRUCTURE, OR ELSE INVOLVES INSTALLATION OF GROUND CABINETS THAT ARE MORE THAN TEN (10) PERCENT LARGER IN HEIGHT OR OVERALL VOLUME THAN ANY OTHER GROUND CABINETS ASSOCIATED WITH THE STRUCTURE;
 4. IT ENTAILS ANY EXCAVATION OR DEPLOYMENT OUTSIDE THE CURRENT SITE;
 5. IT WOULD DEFEAT THE CONCEALMENT ELEMENTS OF THE ELIGIBLE SUPPORT STRUCTURE; OR
 6. IT DOES NOT COMPLY WITH CONDITIONS ASSOCIATED WITH THE SITING APPROVAL OF THE CONSTRUCTION OR MODIFICATION OF THE ELIGIBLE SUPPORT STRUCTURE OR BASE STATION EQUIPMENT, PROVIDED HOWEVER THAT THIS LIMITATION DOES NOT APPLY TO ANY MODIFICATION THAT IS NON-COMPLIANT ONLY IN A MANNER THAT WOULD NOT EXCEED THE THRESHOLDS IDENTIFIED IN § 1.40001(B)(7)(I) THROUGH (IV).
 7. ALL CHANGES WILL BE MEASURED CUMULATIVELY, TO PRESERVE THE LIMITS ESTABLISHED BY FEDERAL LAW.
 8. THE BASELINE FOR MEASURING CHANGES FOR ANTENNAS ON A BUILDING OR STRUCTURE WILL BE THE ORIGINAL BUILDING HEIGHT, PRE-ANTENNA.
- b. REVIEW CRITERIA: THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE SHALL APPROVE AN APPLICATION FOR MODIFICATIONS TO AN EXISTING WIRELESS TOWER OR BASE STATION THAT DOES NOT SUBSTANTIALLY CHANGE, AS DEFINED ABOVE, THE PHYSICAL DIMENSIONS OF SUCH TOWER OR BASE STATION UPON HIS DETERMINATION THAT THE APPLICATION IS BOTH COMPLETE AND COMPLIANT WITH THIS CHAPTER.
- c. TIMING: AN APPLICANT SEEKING COLLOCATION OR MODIFICATION OF AN ELIGIBLE SUPPORT STRUCTURE WILL FILE A PROPOSED FACILITIES MODIFICATION APPLICATION FOR REVIEW BY THE

COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE. SAID DECISION WILL BE RENDERED WITHIN 60 DAYS OF THE FILING OF THE APPLICATION, UNLESS TOLLED BY MUTUAL AGREEMENT. IF THE APPLICATION IS GRANTED, AN EF MODIFICATION PERMIT WILL BE ISSUED TO THE APPLICANT.

- d. APPEALS: THE DECISION OF THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE MAY BE APPEALED TO THE PLANNING AND ZONING COMMISSION, WHOSE DECISION WILL BE FINAL. THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE SHALL USE THE SAME CRITERIA USED TO REVIEW THE ORIGINAL APPLICATION.

(2) WTF, COLLOCATION, AND MODIFICATION REQUESTS NOT GOVERNED BY SECTION 6409 OF THE SPECTRUM ACT: REQUESTS TO MODIFY OR COLLOCATE A WTF THAT FALL OUTSIDE SECTION 6409 OF THE ACT ARE GENERALLY THOSE REQUESTS THAT WILL SUBSTANTIALLY CHANGE THE PHYSICAL DIMENSIONS OF THE STRUCTURE AS DESCRIBED IN THE PREVIOUS SECTION.

- a. REVIEW PROCESS: REQUESTS TO MODIFY OR COLLOCATE A WTF THAT FALL OUTSIDE SECTION 6409 OF THE ACT WILL BE PROCESSED AS A TYPE 1 SITE PLAN DESIGN REVIEW FOUND IN ARTICLE XII OF THIS CHAPTER, IF THEY MEET THE CRITERIA CONTAINED IN THESE REGULATIONS.
- b. TIMING: APPLICATIONS PROCESSED PURSUANT TO THIS SUBSECTION WILL BE ACTED UPON WITHIN 90 DAYS OF SUBMITTAL OF A COMPLETE APPLICATION.
- c. WAIVER: APPLICANTS MAY FILE FOR A FORMAL WRITTEN REQUEST FOR WAIVER OF THE REQUIREMENTS FOR A SITE PLAN WITH THE COMMUNITY DEVELOPMENT DIRECTOR. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ESTABLISH EVIDENCE IN SUPPORT OF THE WAIVER CRITERIA REQUIRED BY THIS SECTION. THE COMMUNITY DEVELOPMENT DIRECTOR MAY WAIVE THE REQUIREMENTS FOR A SITE PLAN AND INSTEAD REQUIRE A FACILITIES MODIFICATION APPLICATION FOR COLLOCATIONS AND MODIFICATIONS THAT MEET THE FOLLOWING CRITERIA:
 - 1. THE PROPOSED FACILITY OR EQUIPMENT IS COLLOCATED ON OR ADJOINING AN EXISTING WTF;
 - 2. THE FACILITY IS LOCATED ON A PROPERTY OR COMMERCIAL CENTER DEVELOPED PREDOMINANTLY WITH COMMERCIAL LAND USES;
 - 3. THE WTF IS DESIGNED IN CONFORMANCE WITH THE DESIGN STANDARDS FOUND IN THIS SECTION;

4. THE EXISTING WTF WAS SUBJECT TO CUP APPROVAL AND COMPLIES WITH THE CURRENT CITY OF SURPRISE POLICIES AND REGULATIONS
- d. APPEALS: THE DECISION OF THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE MAY BE APPEALED TO THE PLANNING AND ZONING COMMISSION, WHOSE DECISION WILL BE FINAL. THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE SHALL USE THE SAME CRITERIA USED TO REVIEW THE ORIGINAL APPLICATION.
- (3) THE FOLLOWING TYPES OF WCF APPLICATIONS WILL BE PROCESSED AS A TYPE I ADMINISTRATIVE SITE PLAN DESIGN REVIEW, FOUND IN ARTICLE XII OF THIS CHAPTER, IF THEY MEET THE CRITERIA CONTAINED IN THESE REGULATIONS. APPLICATIONS PROCESSED PURSUANT TO THIS SUBSECTION WILL BE ACTED UPON WITHIN 90 DAYS OF SUBMITTAL OF A COMPLETE APPLICATION:
- e. SMALL CELL FACILITIES
 - f. *STRUCTURES LOCATED ON CITY PROPERTIES OR RIGHTS-OF-WAYS*
 - g. BUILDING OR STRUCTURE MOUNTED FACILITIES
 - h. ROOFTOP MOUNTED FACILITIES
- (4) THE FOLLOWING TYPE'S OF WCF APPLICATIONS WILL BE PROCESSED AS A TYPE II SITE PLAN DESIGN REVIEW, FOUND IN ARTICLE XII OF THIS CHAPTER, IF THEY MEET THE CRITERIA CONTAINED IN THESE REGULATIONS. APPLICATIONS PROCESSED PURSUANT TO THIS SUBSECTION WILL BE ACTED UPON WITHIN 90 DAYS OF SUBMITTAL OF A COMPLETE APPLICATION:
- i. MONOPALMS
 - j. MONOCACTUS
 - k. MONOPINE
 - l. BROADLEAF TREE
 - m. RECREATION FIELD LIGHTPOLES, LOCATED IN A DISTRICT THAT ALLOWS RECREATION FIELDS WITH LIGHT POLES
 - n. WATER TOWERS OR TANKS, LOCATED IN A DISTRICT THAT ALLOWS WATER TOWERS OR TANKS
 - o. PUBLIC UTILITY POLES
 - p. ALTERNATIVE TOWER STRUCTURE, LOCATED IN A DISTRICT THAT ALLOWS THE ALTERNATIVE TOWER THAT IS THE SUBJECT OF THE APPLICATION.
- (5) ALL OTHER WTF FACILITIES THAT DO NOT FALL UNDER SUBSECTIONS ONE (1), TWO (2), THREE (3), OR FOUR (4) WILL FOLLOW THE TYPE III CUP

PROCESS FOUND IN ARTICLE XII OF THIS CHAPTER. IN ADDITION TO COMPLYING WITH THE CUP CRITERIA, ANY APPLICATION UNDER THIS SUBSECTION WILL COMPLY WITH THE FOLLOWING CRITERIA:

AESTHETICS STANDARDS

NUMBER AND HEIGHT RESTRICTIONS

SAFETY CONCERNS [FALL ZONES, ETC.]

ENVIRONMENTAL

SET BACKS AND OTHER PROTECTIONS FOR RESIDENTIAL AREAS AND HISTORIC AREAS

PROTECTIONS OF PROPERTY VALUES

TIMING: APPLICATIONS PROCESSED PURSUANT TO THIS SUBSECTION WILL BE ACTED UPON WITHIN 150 DAYS OF SUBMITTAL OF A COMPLETE APPLICATION.

- (6) EXCEPTIONS FROM REGULATIONS REGARDING LEGAL NON-CONFORMING USES: NOTWITHSTANDING THIS CHAPTER, TOWERS OR BASE STATIONS THAT RECEIVED EXPRESS CITY ZONING APPROVAL AT THE TIME THEY WERE CONSTRUCTED, OR WERE BUILT PRIOR TO ANNEXATION INTO THE CITY, ARE DEEMED APPROVED AND THEREFORE ARE NOT NON-CONFORMING SO LONG AS THEY COMPLY WITH THE PROVISIONS OF THIS SECTION.

(c) DESIGN STANDARDS:

- (1) ALL WTFS WILL BE DESIGNED TO BLEND INTO THE ARCHITECTURE AND LANDSCAPE OF THE ZONE IN WHICH IT IS PLACED.
- (2) ALL WTF ANTENNAS, MOUNTING HARDWARE, AND CABLING SHALL BE COVERED OR PAINTED TO MATCH THE COLOR AND TEXTURE OF THE BUILDING, TOWER, OR POLE ON WHICH IT IS MOUNTED. WHEN REQUIRED, BASE STATIONS WILL BE SCREENED BY SOLID WALLS, LANDSCAPING, OR BERMS. SCREENING SHALL BLEND WITH OR ENHANCE THE SURROUNDING CONTEXT IN TERMS OF SCALE, FORM, TEXTURE, MATERIALS, AND COLOR.
- (3) THE HEIGHT OF FREE-STANDING WTF SHALL BE MEASURED FROM NATURAL GRADE TO THE TOP OF ALL APPURTENANCES.
- (4) THE SETBACK OF ALL WTF'S SHALL MEET THE YARD DEVELOPMENT STANDARDS AND SETBACK REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT, EXCEPT AS OTHERWISE PERMITTED HEREIN. THE SETBACK SHALL BE MEASURED FROM THE LOT LINE TO THE WCF FACILITY. ADDITIONALLY, ALL TOWERS SHALL BE SETBACK FROM ANY RESIDENTIAL LOT LINES A DISTANCE EQUAL TO TWICE THE HEIGHT OF THE TOWER.

(5) LIGHTING OF WTFs IS ONLY ALLOWED WHEN REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION (FAA) OR OTHER FEDERAL REGULATION.

(6) WTF IDENTIFICATION. EACH WTF SHALL BE IDENTIFIED BY A PERMANENTLY INSTALLED PLAQUE OR MARKER ON THE DOOR OF THE BASE STATION, NO LARGER THAN FOUR (4) INCHES BY SIX (6) INCHES, CLEARLY IDENTIFYING THE WIRELESS COMMUNICATIONS SERVICE PROVIDER'S NAME, ADDRESS, E-MAIL CONTACT, AND EMERGENCY PHONE NUMBER. THE PLAQUE OR MARKER REQUIRED BY THIS SECTION SHALL BE REVISED WITHIN 30 DAYS OF ANY CHANGE IN THE REQUIRED INFORMATION/CONTENT.

(7) INDUSTRIAL ZONING DISTRICTS:

a. THE STAND OFF MOUNTING ARM APPARATUS OF THE ANTENNA ARRAY WILL NOT EXTEND, IN ANY DIRECTION, MORE THAN 30 INCHES FROM THE STRUCTURE TO WHICH IT IS ATTACHED.

1. THE DIAMETER OF THE POLE STRUCTURE WILL NOT EXCEED 26 INCHES AT ITS WIDEST POINT.

2. ALL CABLES WILL BE CONCEALED WITHIN THE POLE STRUCTURE.

3. THE MAXIMUM HEIGHT OF THE POLE STRUCTURE, EXCLUDING ANTENNAE, WILL BE LIMITED TO 65 FEET ABOVE THE FINISHED GRADE OF THE SITE. THE MAXIMUM HEIGHT OF THE ANTENNAE ATTACHED TO A WTF [ENTIRE WTF] WILL NOT EXCEED 80 FEET ABOVE THE FINISHED GRADE OF THE SITE.

4. NO MORE THAN TWO (2) MICROWAVE DISHES WILL BE PERMITTED ON EACH WTF. MICROWAVE DISHES WILL BE LIMITED TO TWO (2) SQUARE FEET IN SIZE.

5. CLIMBING PEGS ARE PROHIBITED ON THE POLE STRUCTURE.

6. WHEN INSTALLING THE WTF, INSTALLATION WILL MINIMIZE THE REMOVAL OF EXISTING MATURE VEGETATION AT THE SITE OR SUCH VEGETATION WILL BE REPLACED. ANY CHANGE IN SITE LANDSCAPE MUST BE CONSISTENT WITH A CITY APPROVED LANDSCAPE PLAN AS REQUIRED BY THE THIS CHAPTER.

(8) RESIDENTIAL, MIXED USE, COMMERCIAL AND BUSINESS PARK ZONING DISTRICTS:

a. SMALL CELL FACILITY:

1. THE ANTENNA OR POWER-RADIATING COMPONENTS OF A SMALL CELL OR WIRELESS MESH NETWORK FACILITY MUST BE MOUNTED A MINIMUM OF 12 FEET ABOVE GROUND.

2. WIRELESS SMALL CELL OR WIRELESS MESH NETWORKING FACILITIES MAY NOT EXTEND MORE THAN SIX (6) FEET ABOVE THE FACILITY OR STRUCTURE ON WHICH THEY ARE MOUNTED.
 3. SMALL CELL FACILITIES MAY NOT BE INSTALLED ON TRAFFIC SIGNAL POLES OR MAST ARMS AND MAY NOT UTILIZE TRAFFIC SIGNAL PULL BOXES, VAULTS, CONDUIT, CABINETS, OR OTHER TRAFFIC SIGNAL INFRASTRUCTURE. SMALL CELL FACILITIES ARE PERMITTED ON MAST ARMS ONLY AS LONG AS THEY DO NOT INTERFERE WITH CITY COMMUNICATION EQUIPMENT. APPROVAL OF THESE FACILITIES ON TRAFFIC SIGNAL POLES OR MAST ARMS WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE PUBLIC WORKS DEPARTMENT.
- b. WTF'S LOCATED ON CITY PROPERTY OR WITHIN RIGHTS-OF-WAYS:
1. BASE STATIONS, TOWERS, OR FACILITIES LOCATED WITHIN THE STREET RIGHT-OF-WAY WILL NOT BE ALLOWED ON LOCAL RESIDENTIAL STREETS.
 2. ARE EXEMPT FROM ALL SETBACK REQUIREMENTS OF THE UNDERLYING ZONING DISTRICT AND ARE INSTEAD SUBJECT TO THOSE REQUIREMENTS FOUND IN THIS SECTION.
 3. THE MAXIMUM ALLOWABLE WIDTH OF AN ANTENNA ARRAY IS FOUR (4) FEET.
 4. THE ANTENNA, WHETHER OR NOT PART OF AN ARRAY, WILL NOT EXTEND MORE THAN 24 INCHES FROM THE STRUCTURE TO WHICH IT IS ATTACHED. THIS RESTRICTION SHALL NOT APPLY TO RECREATION FIELD LIGHT POLES, MONOPALMS, MONOPINES, BROADLEAF TREES, OR ALTERNATIVE TOWER STRUCTURES LOCATED ON CITY PROPERTY.
 5. THE ADDITION OF AN ANTENNA OR WTF TO A UTILITY POLE WILL NOT INCREASE THE HEIGHT OF THE UTILITY POLE BY MORE THAN TEN (10) FEET.
 6. ALL CABLES WILL BE CONCEALED WITHIN THE PUBLIC UTILITY POLE OR A CABLE SHROUD.
 7. MICROWAVE DISHES WILL BE LIMITED TO TWO (2) SQUARE FEET IN SIZE.
 8. NO MORE THAN TWO (2) EXTERNAL MICROWAVE DISHES ARE PERMITTED ON EACH STRUCTURE.
 9. ALL MICROWAVE DISHES, ANTENNAS, CABLE SHROUDS, AND ATTACHING APPARATUS WILL BE PAINTED TO MATCH THE STRUCTURE.
- c. BUILDING OR STRUCTURE MOUNTED FACILITY:

1. ANTENNAS WILL BE MOUNTED ON A BUILDING WALL OR SIDE OF A STRUCTURE TO THE MAXIMUM EXTENT PRACTICABLE. IF THE APPLICANT DEMONSTRATES THAT IT IS NOT FEASIBLE TO MOUNT THE ANTENNAS ON A BUILDING WALL OR SIDE OF A STRUCTURE, THE ANTENNAS MAY BE MOUNTED ON THE ROOF OR TOP OF THE STRUCTURE, PROVIDED THE FACILITY COMPLIES WITH ALL OTHER APPLICABLE STANDARDS.
2. A BUILDING OR STRUCTURE MOUNTED WIRELESS TELECOMMUNICATION FACILITY SHALL NOT BE LOCATED ON A BUILDING WITH PRIMARILY RESIDENTIAL USES.
3. ANTENNAS MAY ENCROACH INTO A SIDE OR REAR SETBACK A MAXIMUM OF TWO (2) FEET, BUT WILL NOT EXTEND OVER A PROPERTY LINE.
4. ANTENNAS MOUNTED ON A BUILDING WALL OR SIDE OF A STRUCTURE SHALL COMPLY WITH THE FOLLOWING STANDARDS:
 - i. ANTENNAS WILL BE MOUNTED FLUSH TO THE BUILDING WALL OR SIDE OF A STRUCTURE TO THE MAXIMUM EXTENT PRACTICABLE UNLESS TECHNICAL REASONS DICTATE ANOTHER TYPE OF INSTALLATION AND WILL NOT EXTEND ABOVE THE ROOF LINE OR PARAPET OF THE BUILDING OR TOP OF THE STRUCTURE.
 - ii. SUPPORT STRUCTURES, ACCESSORY EQUIPMENT INCLUDING EQUIPMENT CABINETS, AND ALL OTHER APPURTENANCES SHALL BE FULLY SCREENED FROM VIEW AND NOT VISIBLE FROM THE GROUND.
 - iii. ANTENNAS SHALL BE PAINTED A COLOR TO MATCH THE BUILDING OR STRUCTURE TO WHICH THEY ARE MOUNTED OR WILL BE CAMOFLAGED AS PART OF THE BUILDING ARCHITECTURE IN A CITY APPROVED BUILDING ELEVATION.
- d. ROOFTOP MOUNTED FACILITIES:
 1. ROOFTOP MOUNTED WTF'S ARE NOT PERMITTED ON PORTIONS OF BUILDINGS WITH PITCHED ROOFS.
 2. A ROOFTOP MOUNTED WTF SHALL NOT BE LOCATED ON A BUILDING WITH PRIMARILY RESIDENTIAL USES.
 3. A WTF LOCATED ON A BUILDING ROOF OR TOP OF STRUCTURE SHALL COMPLY WITH THE FOLLOWING STANDARDS:
 - i. ANTENNAS, SUPPORT STRUCTURES, ACCESSORY EQUIPMENT, AND ALL OTHER APPURTENANCE SHALL BE FULLY SCREENED FROM VIEW THROUGH THE USE OF ARCHITECTURALLY COMPATIBLE FEATURES, SCREENING MATERIALS AND COLORS

THAT MATCH THE BUILDING OR STRUCTURE TO WHICH THE FACILITY IS MOUNTED.

- ii. ANTENNAS SHALL EXTEND NO MORE THAN TEN (10) FEET ABOVE THE PARAPET OF THE ROOF OR THE STRUCTURE TO WHICH THEY ARE MOUNTED.
- iii. PANEL AND MICROWAVE ANTENNAS SHALL EXTEND NO MORE THAN TEN (10) FEET ABOVE THE PARAPET OF THE ROOF OR THE STRUCTURE TO WHICH THEY ARE MOUNTED.
- iv. ACCESSORY EQUIPMENT STRUCTURES SHALL EXTEND NO MORE THAN EIGHT (8) FEET ABOVE ANY PARAPET OF THE ROOF OR THE STRUCTURE TO WHICH THEY ARE MOUNTED AND MUST BE FULLY SCREENED FROM VIEW.

e. *MONOPALMS:*

- 1. WILL CONTAIN A MINIMUM OF 55 PALM FRONDS THAT DISGUISE THE LENGTH OF THE ANTENNA.
- 2. THE STAND OFF MOUNTING ARM APPARATUS OF THE ANTENNA ARRAY WILL NOT EXTEND MORE THAN 30 INCHES FROM THE STRUCTURE TO WHICH IT IS ATTACHED.
- 3. THE POLE STRUCTURE WILL BE CLAD WITH FAUX BARK THAT BEGINS AT THE BASE OF THE POLE STRUCTURE AND CONTINUES TO THE HEIGHT OF THE FIRST PALM FROND ATTACHMENT. THE BALANCE OF THE POLE STRUCTURE AND THE ATTACHMENTS WILL BE PAINTED TO BLEND WITH THE PALM FRONDS.
- 4. THE DIAMETER OF THE POLE STRUCTURE WILL NOT EXCEED 26 INCHES AT ITS WIDEST POINT.
- 5. ALL CABLES WILL BE CONCEALED WITHIN THE POLE STRUCTURE.
- 6. THE MAXIMUM HEIGHT OF THE POLE STRUCTURE, EXCLUDING ANTENNAE, WILL BE LIMITED TO 65 FEET ABOVE THE FINISHED GRADE OF THE SITE. THE MAXIMUM HEIGHT OF THE ANTENNAE ATTACHED TO A WIRELESS COMMUNICATION MONOPALM WILL NOT EXCEED 80 FEET ABOVE THE FINISHED GRADE OF THE SITE.
- 7. NO MORE THAN TWO (2) MICROWAVE DISHES WILL BE PERMITTED ON EACH MONOPALM. MICROWAVE DISHES WILL BE LIMITED TO ONE (1) SQUARE FOOT IN SIZE AND WILL BE CONCEALED WITHIN THE MONOPALM, TRIMMED LEAF CLUSTER, OR PALM FRONDS.
- 8. THE TRIMMED LEAF CLUSTER WILL BE MOUNTED DIRECTLY BELOW THE PALM FRONDS AND WILL BE PAINTED TO BLEND WITH THE POLE STRUCTURE.
- 9. CLIMBING PEGS ARE PROHIBITED ON THE POLE STRUCTURE.

10. WHEN INSTALLING THE MONOPALM, INSTALLATION WILL MINIMIZE THE REMOVAL OF EXISTING MATURE VEGETATION AT THE SITE OR SUCH VEGETATION WILL BE REPLACED. ANY CHANGE IN SITE LANDSCAPE MUST BE CONSISTENT WITH A CITY APPROVED LANDSCAPE PLAN AS REQUIRED BY THE THIS CHAPTER.

f. *MONOCACTUS:*

1. THE *MONOCACTUS* STRUCTURE WILL BE CLAD WITH A FAUX FINISH THAT RESEMBLES A SAGUARO CACTUS FROM THE BASE OF THE STRUCTURE AND CONTINUE TO THE TOP OF THE STRUCTURE.
2. THE DIAMETER OF THE *MONOCACTUS* STRUCTURE WILL NOT EXCEED 34 INCHES AT ITS WIDEST POINT AND WILL HAVE A NATURAL APPEARING TAPER FROM THE BOTTOM TO THE TOP.
3. THE HEIGHT OF THE *MONOCACTUS* STRUCTURE WILL NOT EXCEED 30 FEET IN HEIGHT.
4. ALL ANTENNA AND CABLES WILL BE CONCEALED WITHIN THE *MONOCACTUS* STRUCTURE.
5. EXTERNAL MICROWAVE DISHES AND CLIMBING PEGS ARE PROHIBITED ON THE *MONOCACTUS* STRUCTURE.
6. WHEN INSTALLING THE *MONOCACTUS*, INSTALLATION WILL MINIMIZE THE REMOVAL OF EXISTING MATURE VEGETATION AT THE SITE OR SUCH VEGETATION WILL BE REPLACED. ANY CHANGE IN SITE LANDSCAPE MUST BE CONSISTENT WITH A CITY APPROVED LANDSCAPE PLAN AS REQUIRED BY THE THIS CHAPTER.

g. *MONOPINE OR BROADLEAF TREE:*

1. THE POLE STRUCTURE WILL BE CLAD WITH FAUX BARK. THE FAUX BARK WILL START AT THE BASE OF THE POLE STRUCTURE AND CONTINUE TO THE HEIGHT OF THE FIRST BRANCH ATTACHMENT. THE BALANCE OF THE POLE STRUCTURE AND THE ATTACHMENTS WILL BE PAINTED TO BLEND WITH THE BRANCHES.
2. THE DIAMETER OF THE POLE STRUCTURE WILL NOT EXCEED 36 INCHES AT THE BASE AND WILL TAPER TO NO GREATER THAN 28 INCHES AT THE TOP OF THE POLE STRUCTURE.
3. ALL CABLES WILL BE CONCEALED WITHIN THE POLE STRUCTURE.
4. THE MAXIMUM HEIGHT OF THE POLE STRUCTURE WILL BE LIMITED TO 65 FEET ABOVE THE FINISHED GRADE OF THE SITE. THE MAXIMUM HEIGHT OF THE ANTENNAE ATTACHED THE POLE STRUCTURE WILL NOT EXCEED 80 FEET ABOVE THE FINISHED GRADE OF THE SITE.

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5. BRANCHES:

- i. WILL BE CONSTRUCTED TO A DENSITY OF NO LESS THAN 2.5 BRANCHES FOR EACH ONE (1) VERTICAL FOOT OF POLE.
- ii. WILL START NO LESS THAN 15 FEET ABOVE FINISHED GRADE AND CONTINUE TO THE TOP OF THE POLE STRUCTURE.
- iii. WILL BE A MINIMUM OF EIGHT (8) FEET LONG AROUND THE CIRCUMFERENCE OF THE LOWER LEVEL AND WILL TAPER AS THE BRANCHES PROGRESS UPWARD, CONSISTENT WITH THE SPECIES OF TREE IMITATED BY THE STRUCTURE. THE BRANCHES WILL APPROXIMATE THE APPEARANCE OF A PARTICULAR TREE SPECIES GROWN IN THE VICINITY OF THE SITE AND THAT GROWS TO APPROXIMATELY THE HEIGHT OF THE MONOPINE OR BROADLEAF TREE WTF.
- iv. THE ENTIRE LENGTH OF ALL ANTENNAE AND THEIR ATTACHING APPARATUS WILL BE DISGUISED BY THE BRANCHES AND THE STAND OFF MOUNTING ARM APPARATUS OF THE ANTENNA ARRAY WILL NOT EXTEND MORE THAN 30 INCHES FROM THE POLE STRUCTURE TO WHICH IT IS ATTACHED.

6. MICROWAVE DISHES WILL BE LIMITED TO ONE (1) SQUARE FOOT IN SIZE. DISHES AND ATTACHING APPARATUS WILL BE PAINTED TO BLEND WITH THE BRANCHES.

7. NO MORE THAN FOUR (4) MICROWAVE DISHES ARE PERMITTED PER MONOPINE OR BROADLEAF TREE.

8. CLIMBING PEGS ARE PROHIBITED ON THE POLE STRUCTURE.

9. WHEN INSTALLING THE MONOPINE OR BROADLEAF TREE, INSTALLATION WILL MINIMIZE THE REMOVAL OF EXISTING MATURE VEGETATION AT THE SITE OR SUCH VEGETATION WILL BE REPLACED. ANY CHANGE IN SITE LANDSCAPE MUST BE CONSISTENT WITH A CITY APPROVED LANDSCAPE PLAN AS REQUIRED BY THE THIS CHAPTER.

h. *RECREATION FIELD LIGHT POLES:*

1. THE MAXIMUM ALLOWABLE WIDTH OF AN ANTENNA ARRAY IS FOUR (4) FEET.

2. THE STAND OFF MOUNTING ARM APPARATUS OF THE ANTENNA ARRAY WILL NOT EXTEND MORE THAN 30 INCHES FROM THE STRUCTURE TO WHICH IT IS ATTACHED.

3. THE MAXIMUM ALLOWABLE LENGTH OF EACH ANTENNA IS TEN (10) FEET.

4. THE DIAMETER OF THE POLE STRUCTURE WILL NOT EXCEED 36 INCHES.
 5. THE ADDITION OF A WTF TO A RECREATION FIELD LIGHT WILL NOT INCREASE THE HEIGHT OF THE LIGHT STRUCTURE BY MORE THAN TEN (10) FEET.
 6. ALL CABLES WILL BE CONCEALED WITHIN THE POLE STRUCTURE.
 7. MICROWAVE DISHES WILL BE LIMITED TO TWO (2) SQUARE FEET IN SIZE.
 8. NO MORE THAN TWO (2) EXTERNAL MICROWAVE DISHES ARE PERMITTED ON EACH RECREATION FIELD LIGHT POLE.
 9. ALL MICROWAVE DISHES, ANTENNAS, AND ATTACHING APPARATUS WILL BE PAINTED TO MATCH THE RECREATION FIELD LIGHT POLE.
 10. INSTALLATION WILL MINIMIZE THE REMOVAL OF EXISTING MATURE VEGETATION AT THE SITE OR SUCH VEGETATION WILL BE REPLACED.
- i. *WATER TOWERS/TANKS:*
1. THE MAXIMUM ALLOWABLE WIDTH OF AN ANTENNA ARRAY IS FOUR (4) FEET. THERE IS NO WIDTH LIMIT FOR ANTENNA ARRAYS INSTALLED INSIDE A FAUX WATER TOWER/TANK.
 2. THE ANTENNA WILL NOT EXTEND MORE THAN 18 INCHES FROM THE STRUCTURE TO WHICH IT IS ATTACHED. THIS RESTRICTION DOES NOT APPLY TO ANTENNAS INSTALLED INSIDE A FAUX WATER TOWER/TANK.
 3. THE MAXIMUM ALLOWABLE LENGTH OF EACH ANTENNA ARRAY IS TEN (10) FEET.
 4. THE ADDITION OF A WTF WILL NOT INCREASE THE HEIGHT OF THE WATER TOWER/TANK STRUCTURE.
 5. ALL CABLES WILL BE CONCEALED WITHIN THE SUPPORT STRUCTURE OR FULLY ENCLOSED WITHIN A CABLE SHROUD.
 6. MICROWAVE DISHES WILL BE LIMITED TO TWO (2) SQUARE FEET IN SIZE.
 7. NO MORE THAN TWO (2) MICROWAVE DISHES WILL BE PERMITTED ON EACH WATER TOWER OR WATER TANK.
 8. ALL MICROWAVE DISHES, ANTENNAS, CABLE SHROUDS, AND ATTACHING APPARATUS WILL BE PAINTED TO MATCH THE WATER TOWER OR WATER TANK.

9. INSTALLATION WILL MINIMIZE THE REMOVAL OF EXISTING MATURE VEGETATION AT THE SITE OR SUCH VEGETATION WILL BE REPLACED.

j. *ALTERNATIVE TOWER STRUCTURE:*

1. THE MAXIMUM ALLOWABLE WIDTH OF AN ANTENNA ARRAY IS FOUR (4) FEET. THERE IS NO WIDTH LIMIT FOR ANTENNA ARRAYS INSTALLED INSIDE AN *ALTERNATIVE TOWER STRUCTURE*.
2. THE ANTENNA WILL NOT EXTEND MORE THAN 18 INCHES FROM THE STRUCTURE TO WHICH IT IS ATTACHED. THIS RESTRICTION DOES NOT APPLY TO ANTENNA ARRAYS INSTALLED INSIDE AN *ALTERNATIVE TOWER STRUCTURE*.
3. THE MAXIMUM ALLOWABLE LENGTH OF EACH ANTENNA ARRAY IS TEN (10) FEET.
4. ALL CABLES WILL BE CONCEALED WITHIN THE SUPPORT STRUCTURE OR FULLY ENCLOSED WITHIN A CABLE SHROUD.
5. MICROWAVE DISHES WILL BE LIMITED TO TWO (2) SQUARE FEET IN SIZE.
6. NO MORE THAN TWO (2) MICROWAVE DISHES WILL BE PERMITTED ON EACH *ALTERNATIVE TOWER STRUCTURE*.
7. ALL MICROWAVE DISHES, ANTENNAS, CABLE SHROUDS, AND ATTACHING APPARATUS WILL BE PAINTED TO MATCH THE *ALTERNATIVE TOWER STRUCTURE*.
8. INSTALLATION WILL MINIMIZE THE REMOVAL OF EXISTING MATURE VEGETATION AT THE SITE OR SUCH VEGETATION WILL BE REPLACED.

k. BASE STATION(S) WILL BE LOCATED INSIDE BUILDINGS, SCREENED BEHIND WALLS, POLE MOUNTED, OR BURIED UNDERGROUND:

1. WILL COMPLY WITH THE HEIGHT AND YARD DEVELOPMENT STANDARDS OF THE UNDERLYING ZONING DISTRICT, EXCEPT AS PROVIDED BELOW:
 - i. BASE STATIONS LOCATED OUTSIDE THE RIGHT-OF-WAY WILL NOT EXCEED EIGHT (8) FEET TALL AND 300 CUBIC FEET, MEASURED ABOVE GROUND LEVEL.
 - ii. ALL EQUIPMENT CABINETS THAT ARE LOCATED WITHIN THE RIGHT-OF-WAY OR COMPLETELY UNDERGROUND ARE EXEMPT FROM YARD DEVELOPMENT STANDARDS, BUT MUST BE LOCATED AS FAR AWAY FROM THE STREET AS POSSIBLE.

(d) SUBMITTAL REQUIREMENTS:

- (1) A SITE PLAN SHOWING THE SUBJECT PROPERTY AND ADJACENT PROPERTIES; ALL EXISTING AND PROPOSED BUILDINGS ON THE SUBJECT PROPERTY AND THEIR PURPOSE; THE SPECIFIC PLACEMENT OF THE BASE STATION AND CELL TOWER, INCLUDING TYPE AND EXTENT AND POINT OF ENTRY ON THE SITE; ALL PROPOSED CHANGES TO THE EXISTING SITE, INCLUDING GRADING, VEGETATION, ROADS, SIDEWALKS AND DRIVEWAYS SIGNED AND SEALED BY A PROFESSIONAL REGISTRANT FROM THE STATE OF ARIZONA INCLUDING EXPIRATION DATE ;
- (2) A LANDSCAPE PLAN SHOWING SPECIFIC PLACEMENT OF EXISTING AND PROPOSED VEGETATION, TREES, SHRUBS, IDENTIFIED BY SPECIES AND SIZE OF SPECIMEN AT INSTALLATION IN ACCORDANCE WITH CITY LANDSCAPE GUIDELINES;
- (3) A GRADING AND DRAINAGE PLAN OF THE ENTIRE PROJECT SITE AS DETERMINED BY THE PUBLIC WORKS DEPARTMENT.
- (4) PHOTOGRAPHS, DIAGRAMS, PHOTOSIMULATIONS AND SIGHT LINE REPRESENTATIONS AS LISTED BELOW:
 1. SIGHT LINE REPRESENTATION UNLESS DEEMED UNNECESSARY BY THE COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE;
 2. EXISTING (BEFORE CONDITION) PHOTOGRAPHS AND PROPOSED (AFTER CONDITION) PHOTOSIMULATIONS OF THE PROPOSED FACILITY FROM RESIDENTIAL PROPERTIES OR BUILDINGS, PRIVATE ROADS AND PUBLIC RIGHTS-OF-WAY ADJACENT TO THE SITE. SUCH PHOTOSIMULATIONS SHALL INCLUDE, BUT NOT BE LIMITED TO, SUPERIMPOSED REPRESENTATIONS OF THE PROPOSED BASE STATION AND TOWER TO SHOW WHAT WILL BE SEEN FROM RESIDENTIAL BUILDINGS, PROPERTIES, PRIVATE ROADS AND RIGHTS-OF WAY ADJACENT TO THE SITE;
 3. AERIAL PHOTOGRAPH(S).
- (5) ELEVATIONS FROM ALL DIRECTIONS (NORTH, SOUTH, EAST, AND WEST) FOR A FIFTY-FOOT RADIUS AROUND THE PROPOSED BASE STATION AND TOWER. ELEVATIONS SHALL BE AT ONE-QUARTER INCH EQUALS ONE (1) FOOT SCALE AND SHOW THE FOLLOWING:
 1. MATERIALS OF THE BASE STATION AND SECURITY BARRIER, IF ANY, SPECIFIED BY GENERIC TYPE AND SPECIFIC TREATMENT, SUCH AS BRICK, MASONRY WITH STUCCO FINISH, ANODIZED ALUMINUM, STAINED WOOD, ETC.;
 2. COLORS REPRESENTED BY SAMPLES OR A COLOR BOARD SHOWING ACTUAL COLORS PROPOSED;

3. DIMENSIONS OF ALL EQUIPMENT SPECIFIED FOR ALL THREE (3) DIMENSIONS: HEIGHT, WIDTH AND DEPTH;
- (6) MARKET AND SERVICE MAPS : EXCEPT FOR THOSE APPLICATION COVEFRED BY SECTION 6409 (a) OF THE SPECTRUM ACT, THE APPLICANT MUST SUBMIT THE FOLLOWING MARKET AN DSERVICE MAPS:
1. A MAP SHOWING THE SERVICE AREA OF THE PROPOSED FACILITY AND THE EXPLANATION OF THE NEED FOR THAT FACILITY;
 2. A MAP SHOWING THE LOCATIONS AND SERVICE AREAS OF OTHER BASE STATIONS AND TOWER SITES OPERATED BY THE APPLICANT AND THOSE THAT ARE PROPOSED BY THE APPLICANT WHICH ARE WITHIN A TWO (2)-MILE RADIUS OF THE LIMITS OF THE SITE;
- (7) COLLOCATION SUBMITTALS, INCLUDING SIGNED STATEMENTS INDICATING:
1. THE APPLICANT AGREES TO ALLOW FOR THE POTENTIAL COLLOCATION OF ADDITIONAL WTF'S BY OTHER WIRELESS SERVICES AND CARRIERS ON THE APPLICANT'S STRUCTURE OR FACILITY OR WITHIN THE SAME SITE;
 2. THAT THE APPLICANT AGREES TO REMOVE THE WTF AS REQUIRED BY THIS SECTION;
 3. THAT THE APPLICANT HAS MADE A GOOD FAITH EFFORT TO ACHIEVE COLLOCATION WITH OTHER CARRIERS AND FACILITIES AS REQUIRED IN THIS SECTION, AND IF COLLOCATION IS NOT FEASIBLE FOR THIS APPLICATION FOR A SUBSTANTIAL TECHNICAL OR OTHER REASON(S), A WRITTEN STATEMENT OF THE REASONS FOR THE INFEASIBILITY;
- (8) A LEASE AGREEMENT WITH THE OWNER OR LANDHOLDER SHALL ALSO BE SUBMITTED PRIOR TO A BUILDING PERMIT BEING ISSUED THAT:
1. ALLOWS THE LANDHOLDER TO ENTER INTO LEASES WITH OTHER PROVIDERS;
 2. SPECIFIES THAT IF THE CARRIER FAILS TO REMOVE THE BASE STATION AND TOWER WHEN REQUIRED BY THIS SECTION, THE RESPONSIBILITY FOR REMOVAL FALLS UPON THE LANDHOLDER; AND
 3. ALLOWS ENTRY BY THE CITY AND ITS AGENT FOR THE PURPOSE OF INSPECTION AND COMPLIANCE WITH CITY CODES;

- (9) THE CITY MANAGER OR DESIGNEE MAY REQUIRE ADDITIONAL INFORMATION OR MAY WAIVE SUBMITTAL REQUIREMENTS DETERMINED UNNECESSARY FOR APPROPRIATE REVIEW OF THE PROJECT.

(e) CELLULAR ON WHEELS (COW)

(1) COWS ARE ALLOWED DURING:

- a. CONSTRUCTION OF A PERMANENT WTF NOT TO EXCEED DURATION OF ONE (1) YEAR.
 - 1. UTILIZATION OF THE COW WILL REQUIRE A TYPE ONE (1) ADMINISTRATIVE SITE REVIEW AS PER ARTICLE XII OF THIS CHAPTER.
- b. MAINTENANCE OR REPLACEMENT OF EQUIPMENT.
 - 1. UTILIZATION OF A COW WILL BE INCLUDED WITH THE BUILDING PERMIT ASSOCIATED WITH THE WTF MAINTENANCE OR REPLACEMENT OF EQUIPMENT.
- c. SPECIAL EVENTS.
 - 1. UTILIZATION OF THE COW FOR A SPECIAL EVENT WILL REQUIRE A TEMPORARY USE PERMIT AS PER ARTICLE VII OF THIS CHAPTER. COW PLACEMENT WILL BE LIMITED TO A DURATION NOT TO EXCEED 30 DAYS UNLESS APPROVED BY THE CITY MANAGER OR DESIGNEE.
- d. AN EMERGENCY OR DISASTER AS DETERMINED BY THE CITY MANAGER OR DESIGNEE.

(2) COWS WILL BE SET BACK FROM ALL RESIDENTIAL LOT LINES A MINIMUM DISTANCE EQUAL TO THE FULLY EXTENDED HEIGHT OF THE COW.

(3) COWS ARE PERMITTED ON A UTILITY TRAILER WITH A MAXIMUM WIDTH OF TEN (10) FEET AND MAXIMUM LENGTH OF 35 FEET.

(4) PERMITTED POWER SOURCES:

- a. A GENERATOR OR OTHER UTILITY SOURCE WILL BE USED THAT EMITS AN AVERAGE NOISE LEVEL NOT TO EXCEED 60 DB, MEASURED AT ANY PROPERTY LINE THAT IS ZONED OR USED FOR RESIDENTIAL PURPOSES.
- b. USE OF ON-SITE UTILITY SERVICES WILL REQUIRE A BUILDING PERMIT.

(f) CONTINUED MONITORING:

- (1) EVERY FIVE (5) YEARS, EACH WIRELESS COMMUNICATIONS SERVICE PROVIDER SHALL SUBMIT TO THE CITY A WRITTEN REPORT VERIFYING THAT, AT ITS MAXIMUM LOAD, INCLUDING CUMULATIVE EFFECTS OF MULTIPLE FACILITIES, EACH WTF WAS TESTED AND CERTIFIED TO MEET

OR EXCEED THE FCC'S RADIO FREQUENCY SAFETY STANDARDS. THE FIVE (5) YEARS WILL BE FROM THE MOST RECENT APPROVAL OF THE RESPECTIVE WTF OR FROM THE EFFECTIVE DATE OF THIS ORDINANCE, WHICHEVER IS EARLIER, AND EVERY FIVE (5) YEARS THEREAFTER.

(g) DISCONTINUATION OF USE:

- (1) IN THE EVENT THE USE OF ANY WTF HAS BEEN DISCONTINUED FOR A PERIOD OF 90 CONSECUTIVE DAYS, THE WTF WILL BE DEEMED TO BE ABANDONED. UPON SUCH ABANDONMENT, THE OWNER AND/OR OPERATOR OF THE TOWER AND/OR PROPERTY OWNER WILL HAVE AN ADDITIONAL 90 DAYS TO:
 - a. REACTIVATE THE USE OF THE WTF OR TRANSFER THE WTF TO ANOTHER OWNER/OPERATOR WHO MAKES ACTIVE USE OF THE WTF; OR
 - b. DISMANTLE AND REMOVE THE WTF. UPON REMOVAL OF THE WIRELESS SERVICE FACILITY, THE SITE WILL BE RETURNED TO ITS BUILT OR NATURAL STATE AND TOPOGRAPHY AND VEGETATED CONSISTENT WITH THE NATURAL SURROUNDINGS.



CITY OF SURPRISE
Planning and Zoning Commission

October 1, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 1, 2015	Contact Person:	Robert Kuhfuss, Community Development
Submitting Department:	CD Boards and Commissions	District:	4
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action recommending to the Mayor and City Council approval of a Zone Change from CR to IP-PUD, CR to CR-PUD, and IP to CR-PUD for the Dysart Subdivision located on the Southwest corner of Bell and Dysart.

Motion:

I move to recommend approval to the Mayor and City Council of a proposed Zone Change for the Dysart Subdivision subject to stipulations 'a' through 'd' as listed in the staff report.

Background:

The owner's agent met with staff to discuss the possibility of rezoning the property to accommodate a proposed automotive body repair facility in addition to future commercial uses as yet to be determined. These meetings were followed by a formal submittal to change the zoning of the property as outlined herein along with a Master Site Plan, in addition to a related Final Plat. If the Commission recommends approval of the proposed Zone Change, they may then approve the associated Master Site Plan. The Zone Change and Final Plat will proceed to the City Council on October 6, 2015.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

☐ [PZ00 - FS15-155 - Caliber Collision - Staff Report](#)

- ☐ [PZ01 - FS15-155 - Caliber Collision - Rezone - Vicinity Map](#)
- ☐ [PZ02 - FS15-155 - Caliber Collision - Zone Change Case Map](#)
- ☐ [Ordinance 2015-16](#)
- ☐ [PZ03 - FS15-155 - Caliber Collision - Master Site Plan Case Map](#)
- ☐ [PZ04 - FS15-155 - Caliber Collision - Zoning Narrative](#)
- ☐ [PZ05 - FS15-155 - Caliber Collision - Site Plan \(Page 1 and 2 of 3\)](#)
- ☐ [PZ05 - FS15-155 - Caliber Collision - Site Plan \(Page 3 of 3\)](#)
- ☐ [PZ06 - FS15-155 - Caliber Collision - Landscape Plan](#)
- ☐ [PZ07 - FS15-155 - Caliber Collision - Landscape Rendering](#)
- ☐ [PZ08 - FS15-155 - Caliber Collision - Elevations](#)
- ☐ [PZ09 - FS15-155 - Caliber Collision - Elevation Rendering](#)
- ☐ [PZ10 - FS15-155 - Caliber Collision - Sign Package](#)
- ☐ [PZ11 - FS15-155 - Caliber Collision - ADOT comments](#)
- ☐ [PZ12 - FS15-155 - Caliber Collision - MWD comments](#)
- ☐ [PZ13 - FS15-155 - Caliber Collision - Luke AFB comments](#)
- ☐ [PZ05 - FS15-155 - Caliber Collision - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Robert H. Kuhfuss, Planner II

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS15-155**

Project Name: Dysart Subdivision Rezone

Council District: 4

Meeting Date: **October 1, 2015**

Planner: Robert H. Kuhfuss, AICP

Owner: Farhad and Kathryn Shokoohl

Applicant: Len Swartz, PE, of Ollson Associates, on behalf of Cross Development and Farhad and Kathryn Shokoohl

Request: Rezone from CR to IP-PUD (approx. 2.04 acres), from CR to CR-PUD (approx. 0.75 acres), and from IP to CR-PUD (approx. 5.51 acres)

Site Location: Southwest corner of Bell Road and Dysart Road

Site Size: 8.30 acres (approx.)

Density: N/A

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of the proposed Zone Change under case **FS15-155** to the City Council, subject to stipulations 'a'-'d'.

[Note: See related Master Site Plan request being processed under this case, but discussed under separate cover.]

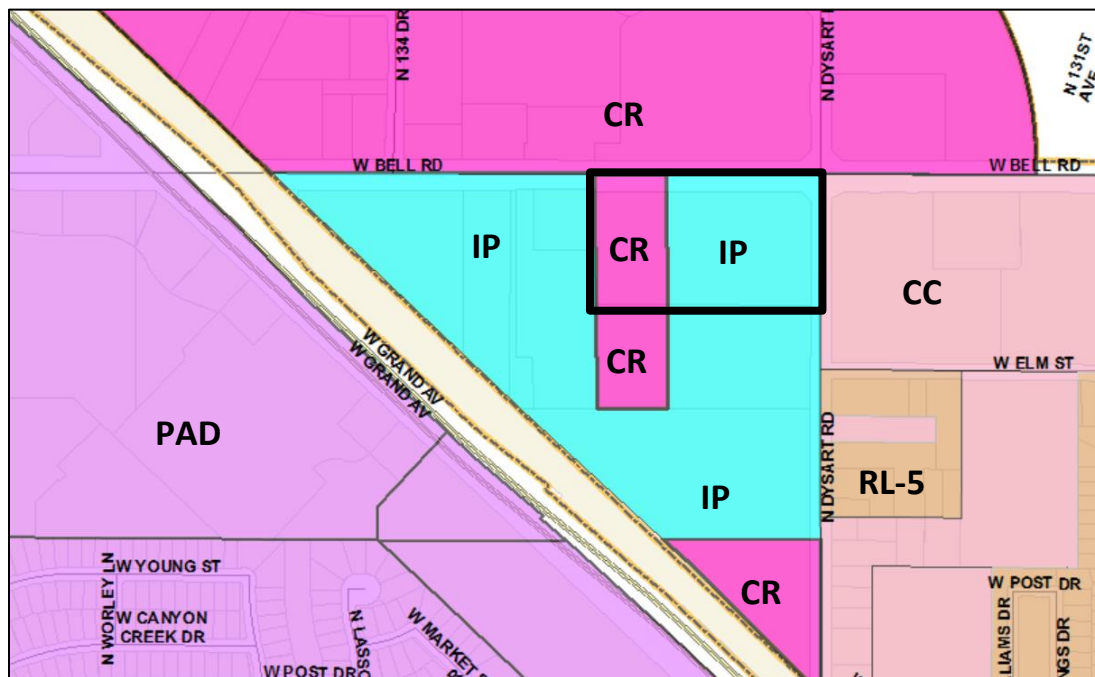
PROJECT DESCRIPTION:

Len Swartz, PE, of Ollson Associates, on behalf of Cross Development and Farhad and Kathryn Shokoohl, seeks approval of two separate but related requests. The first request involves a rezone from CR to IP-PUD (approx. 2.04 acres), from CR to CR-PUD (approx. 0.75 acres), and from IP to CR-PUD (approx. 5.51 acres). The second request involves a Major Site Plan in these newly established districts. These requests are also in conjunction with a related Final Plat, which is being processed under the same case number, but is being scheduled for City Council separately, pending the Commission's favorable action on the two requests discussed herein. All three actions anticipate the development of a Calber Collision Center and other as-yet to be determined commercial uses.

EXISTING ZONING:

The following chart and associated map depict the existing zoning of the subject site and its surrounds.

Regional Commercial (CR)	Regional Commercial (CR)	Regional Commercial (CR)
Industrial Performance (IP)	Community Commercial (CR) and Industrial Performance (IP)	Community Commercial (CC)
Industrial Performance (IP)	Regional Commercial (CR)	Community Commercial (CC)



57 **BACKGROUND:**

58
59 **December 18, 2014:** Staff met with the applicant to discuss the project during a regularly
60 scheduled Concept Review meeting under CR14-468.

61
62 **April 17, 2015:** The applicant filed a request for a Zone Change, Major Site Plan and Final Plat under
63 case FS15-155, the subject case.

64
65 **April 30, 2015:** Staff met with another entity to discuss the development of what would become
66 Lot 2 of the subject site during a regularly scheduled Concept Review meeting under CR15-165.

67
68 **June 21, 2015:** The applicant held a neighborhood outreach meeting to discuss the project.

69
70 **CITIZEN OUTREACH:**

71
72 As noted above, the applicant held a Citizen Review meeting on June 21, 2015, which generated no
73 input. Staff is not aware of any support to opposition regarding this request.

74
75 **ANALYSIS AND DISCUSSION:**

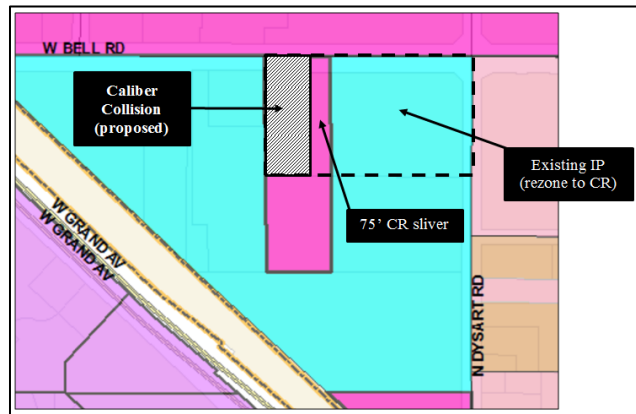
76
77 The subject property consists of two parcels, which are currently vacant except for an existing
78 billboard, which is presumed to be legal non-conforming due to its appearance in aerial
79 photography as early as 1986. The westernmost parcel is currently zoned CR and is immediately
80 north of and adjacent to another vacant CR parcel, which is owned by Arizona Public Service. The
81 easternmost parcel is currently zoned IP and is immediately north of and adjacent to another IP
82 parcel, currently developed as an APS facility. Located to the east of the subject property, across
83 Dysart Road, is an area of CC zoning, currently developed with state and county facilities. Just to
84 the west of the subject parcel is an existing tire shop located within IP zoning. The property located
85 across Bell Road from the property is currently vacant and zoned CR, while the property to the
86 northeast of the site, at the northeast corner of Dysart Road and Bell Road, is currently under
87 construction as a medical facility.

88
89 **Proposed Zoning:**

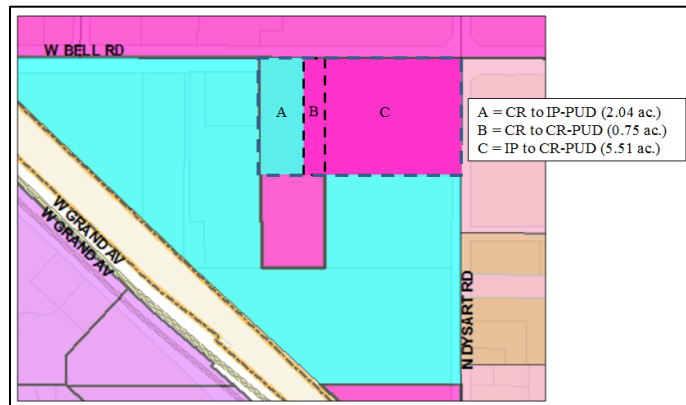
90
91 The westernmost parcel of the subject site is currently approximately 275' wide; however, Caliber
92 Collision is proposing to build a collision center on the westernmost 200' of that parcel. Since the
93 existing zoning of that parcel is CR, the collision center could be entitled through a Conditional Use
94 Permit; however, if zoned to IP, the collision center would be considered a principal, by-right use.
95 Given the proximity of the proposed use to the existing tire center, and the proximity to the existing
96 IP zoning, staff is comfortable with the concept of rezoning from CR to IP for that property.

Since Caliber Collision is only interested in acquiring and rezoning the westernmost 200' of the subject property, there will remain a 75' wide remnant property with CR zoning sandwiched in between new and existing IP zoning. In order to remove that incongruent sliver, either the sliver needs to be rezoned to IP so it is in line with the existing IP to the east, or the existing IP property should be rezoned to CR.

The following map depicts the condition that would be present if the 75' sliver remained intact.



The following map depicts the proposed zoning.



While no end users have been identified for the eastern end of the subject site, given the proximity of the subject site to the existing CC zoning to the east, rezoning the eastern end of the subject property to CR would provide an appropriate transition from the existing CC zoning to the east and the IP zoning to the west. Staff notes that this approach will create a CR island nearly completely surrounded by IP zoning; however, staff's desire would be for the owner of that parcel to ultimately seek IP zoning.

Development Standards Table:

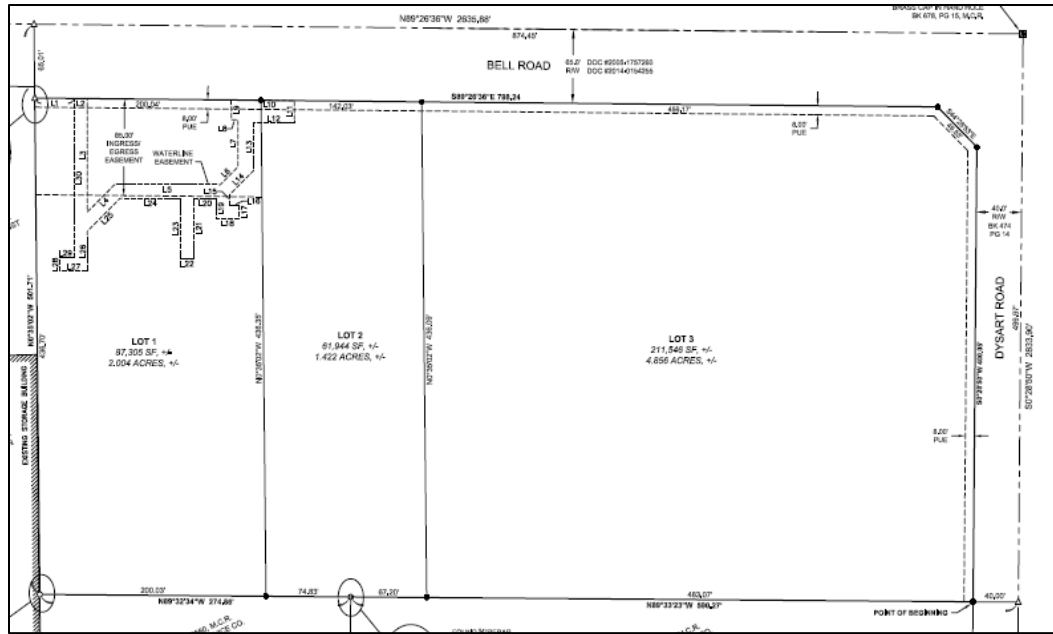
The subject rezone request also involves a PUD Overlay, which will serve to amend the development standards for the IP portion as they relate to the required landscape setback along Bell Road, the maximum allowed parking, and secondary wall sign area. The PUD overlay for the CR portion will serve to amend the development standards relating to the interior side yard setback adjacent to CR zoning. These development standards are depicted in the following table, which is included in Section 3.0 of the Project Narrative.

IP PUD/CR PUD DEVELOPMENT STANDARDS TABLE FOR DYSART SUBDIVISION (CASE FS15-155) Shaded cells indicate development standard that is less restrictive than the base zoning district. All other provisions of the IP and CR zoning districts apply.						
Development Standard	IP – IP PUD			CR – CR PUD		
	Base Zoning	PUD Overlay	SUDC Reference	Base Zoning	PUD Overlay	SUDC Reference
Interior Side Setback	15'	15'	122-36(c)(2)b, Table 5-11	24'	15' ¹	122-36(c)(2)c, Table 5-12
Landscape Setback (Arterial)	45' ³	45' ^{2,3}	122-136(b)(18)(h)	45' ³	45' ²	122-136(b)(18)(h)
Maximum Parking Allowed	1:375 SF of GFA ⁵	1:180 SF of GFA ⁴	122-133(e)	As specified in Table 9-1	As specified in Table 9-1	122-133(e)
Secondary Wall Sign Area	0.5 SF per 1 linear foot of elevation	0.6 SF per 1 linear foot of elevation	113-129(a)(3)(a)	0.5 SF per 1 linear foot of elevation	0.5 SF per 1 linear foot of elevation	113-129(a)(3)(a)
Footnotes:						
¹ Adjacent to Commercial or Industrial zoning districts.						
² 10' limited driveway access encroachment from street and architectural encroachment allowed per 122-136(b)(18)(h), Table 10-4.						
³ Limited driveway encroachment from the west to accommodate shared access allowed per site plan.						
⁴ Based on Automotive Repair and Service use. If other than Automotive Repair and Service, Table 9-1 applies.						

The IP-PUD development standards will allow the Caliber Collision facility to address the cross-access issue by allowing the driveway to encroach into the required landscape setback, while providing reasonable wall signage opportunities not currently allowed through the Municipal Code. The CR-PUD development standards came about as a result of the Concept Review for the proposed Lot 2 and are geared primarily to a decreased setback on one side to allow shade trees to be installed on the opposing side.

Staff notes that while the review of the proposed Final Plat is not within the Commission's purview, the Final Plat would serve to remove the existing lot line and create three new lots: the westernmost being the Caliber Collision site and the other two lots slated for future commercial development. The following image depicts this arrangement. The Final Plat also will provide for reciprocal cross-access throughout the plat as well as cross-access to the property to the west.

[See image on following page.]



UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	EPCOR
Wastewater:	EPCOR
Refuse:	TBD
Natural Gas:	SWG
Irrigation:	N/A
Schools:	N/A

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Employment Land Use Category, which supports retail and light industrial uses. The proposed Zone Change and the related Major Site Plan and Final Plat, support the goals and policies of the General Plan, especially with respect to encouraging well managed and phased growth (Policy LU2.2), improving the jobs to housing ratio (Policy LU2.2), promoting a compatible mix of land uses (Policy LU3.1), encouraging sound urban design principles (Policy UD1.1), and the development of otherwise vacant infill land in the heart of the city (Policy UD1.4).

147 **REVIEWING AGENCIES:**

148
149 In addition to the standard city reviewing agencies, who indicate no objections to the requests,
150 Luke Air force Base, Maricopa Water District, and ADOT were included in the routing of this case.

151
152 **Luke Air Force Base (LAFB):** LAFB indicates no objections to the request, but advises the applicant
153 review sound attenuation requirements and engage in a strong notification program with respect
154 to the air base and its operations.

155
156 **Arizona Department of Transportation (ADOT):** ADOT indicated general neutrality regarding the
157 subject requests, but advises the project may be impacted by the Bell/Grand Overpass Project and
158 advises the applicant consult with ADOT in that regard.

159
160 **Maricopa Water District (MWD):** MWD advises the subject property lies outside of their service
161 area and offers no comment.

162
163 **SUMMARY:**

164
165 Staff believes the proposed Zone Change, Major Site Plan and Final Plat, will provide the mechanism
166 needed to allow the owner to bring the property to market, which will in turn allow it to be
167 developed in a manner that is consistent with the goals and policies of the General Plan.

168
169 **FINDINGS:**

- 170
171
 - The proposed Zone Change is consistent with the Surprise General Plan 2035.
 - The reviewing agencies have indicated no objections to the request.

172
173
174 **RECOMMENDATION:**

175
176 Based on the findings noted above, staff recommends the Commission move to recommend
177 **approval** of the proposed Zone Change under case **FS15-155** to the City Council, subject to
178 stipulations 'a' through 'd' as outlined below:

- 179
180
 - a. Development and use of the site shall be in substantial conformance with the project
181 narrative entitled "Dysart Subdivision Rezone Document PUD Overlay", prepared by Olsson
182 Associates, consisting of 20 pages dated revised August 17, 2015 and stamped received
183 August 17, 2015, except as modified by the following stipulations.
 - b. If a Final Plat has not been recorded within one (1) year of approval of this Zone Change
184 request by the City Council, the subject zone change may be scheduled for public hearing by
185 the Planning and Zoning Commission and City Council for consideration of reverting the
186 property to its former zoning per ARS § 9-462.01.E.

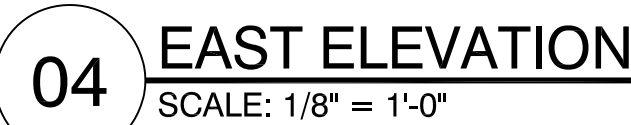
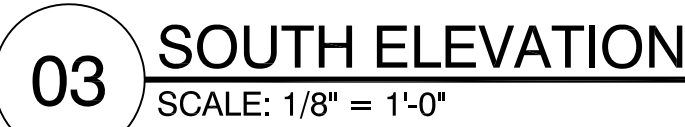
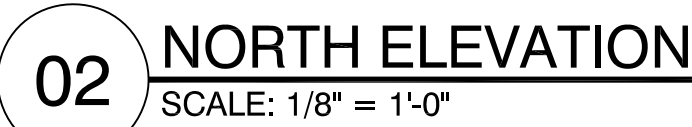
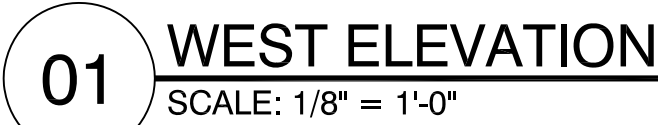
- 190 c. Non-compliance with the stipulations of approval of this case will be treated as a violation in
191 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
192
193 d. The Property owner and successors waive claim for diminution of in value if the City takes
194 action to rescind approval of this zone change request due to non-compliance with the
195 stipulations of approval.
196

197 However, should the Commission wish to recommend denial of the request, the Commission
198 should make its own findings and base its decision on those alternative findings.
199

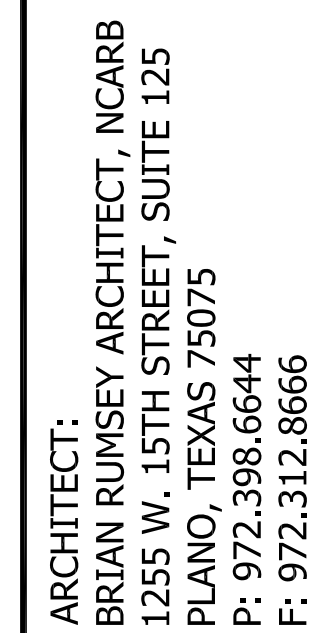
200 **Attachments:**
201

202 PZ01 – Vicinity Map (1 page)
203 PZ02 – Zone Change Case Map (1 page)
204 PZ03 – Master Site Plan Case Map (1 page)
205 PZ04 – Zoning Narrative (20 pages)
206 PZ05 – Site Plan (3 pages)
207 PZ06 – Landscape Plan (5 pages)
208 PZ07 – Landscape Rendering (1 page)
209 PZ08 – Elevations (3 pages)
210 PZ09 – Elevation Rendering (1 page)
211 PZ10 – Sign Package (5 pages)
212 PZ11 – ADOT comments (1 page)
213 PZ12 – MWD comments (1 page)
214 PZ13 – Luke AFB comments (1 page)

[illegible]



1. DOWNSPOUTS ARE INDICATED FOR SIZE, QUANTITY, AND APPROXIMATE LOCATION ONLY.
2. HOLLOW METAL STEEL DOORS, FRAMES, EXPOSED METAL FLASHING AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BUILDING COLOR UNLESS NOTED OTHERWISE. IF THERE ARE TWO ADJACENT COLORS AT THE DOOR LOCATIONS CONTRACTOR TO USE THE BASE OF THE BOTTOM FINISH FOR THE ENTIRE DOOR.
3. CONTRACTOR TO PROVIDE PLYWOOD BACKING FOR SIGNAGE AS SHOWN. PLYWOOD BACKING TO EXTEND 1'-0" BEYOND EDGES OF SIGN.
4. REFER SHEET A.1.3 FOR FINISHES AND MATERIALS.



CALIBER COLLISION SURPRISE, AZ

PROJECT:
CALIBER COLLISION
SURPRISE, AZ

REVISIONS

NO	DATE
2	REVISION #1
3	REVISION #2

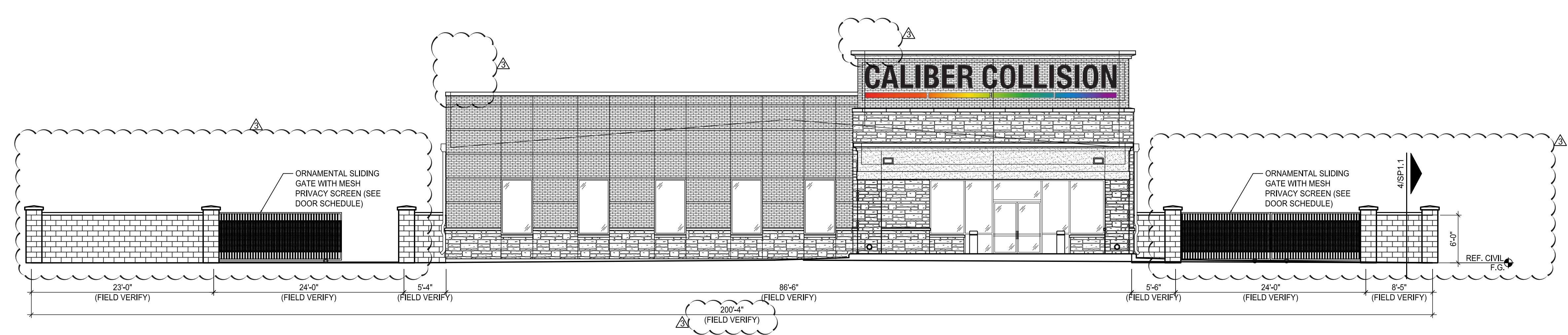
DATE: 05/01/15

PROJ. NO.: 15053

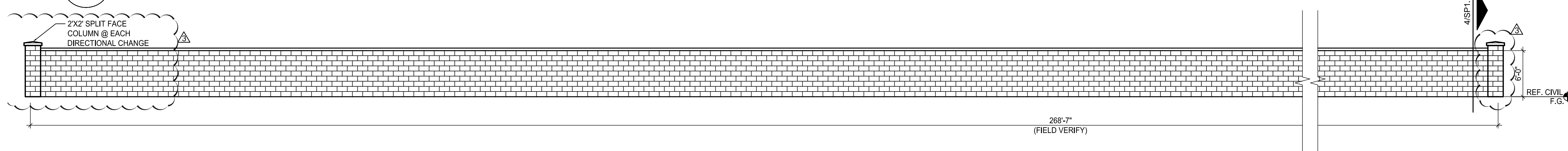
A2.0

EXTERIOR ELEVATIONS

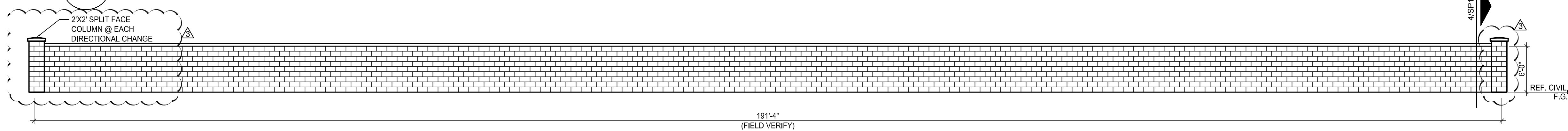
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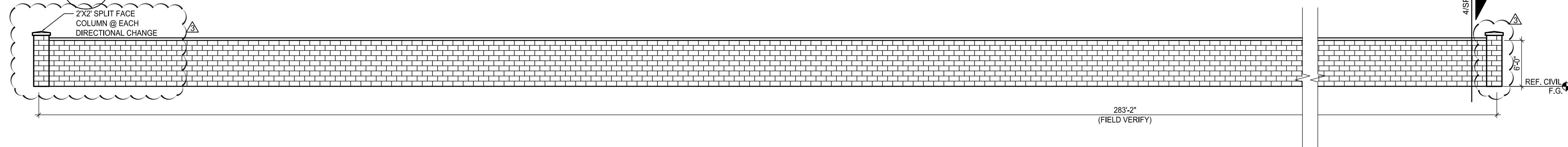
11 SCREEN WALL WEST ELEVATION
SCALE: 1/8" = 1'-0"



10 SCREEN WALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

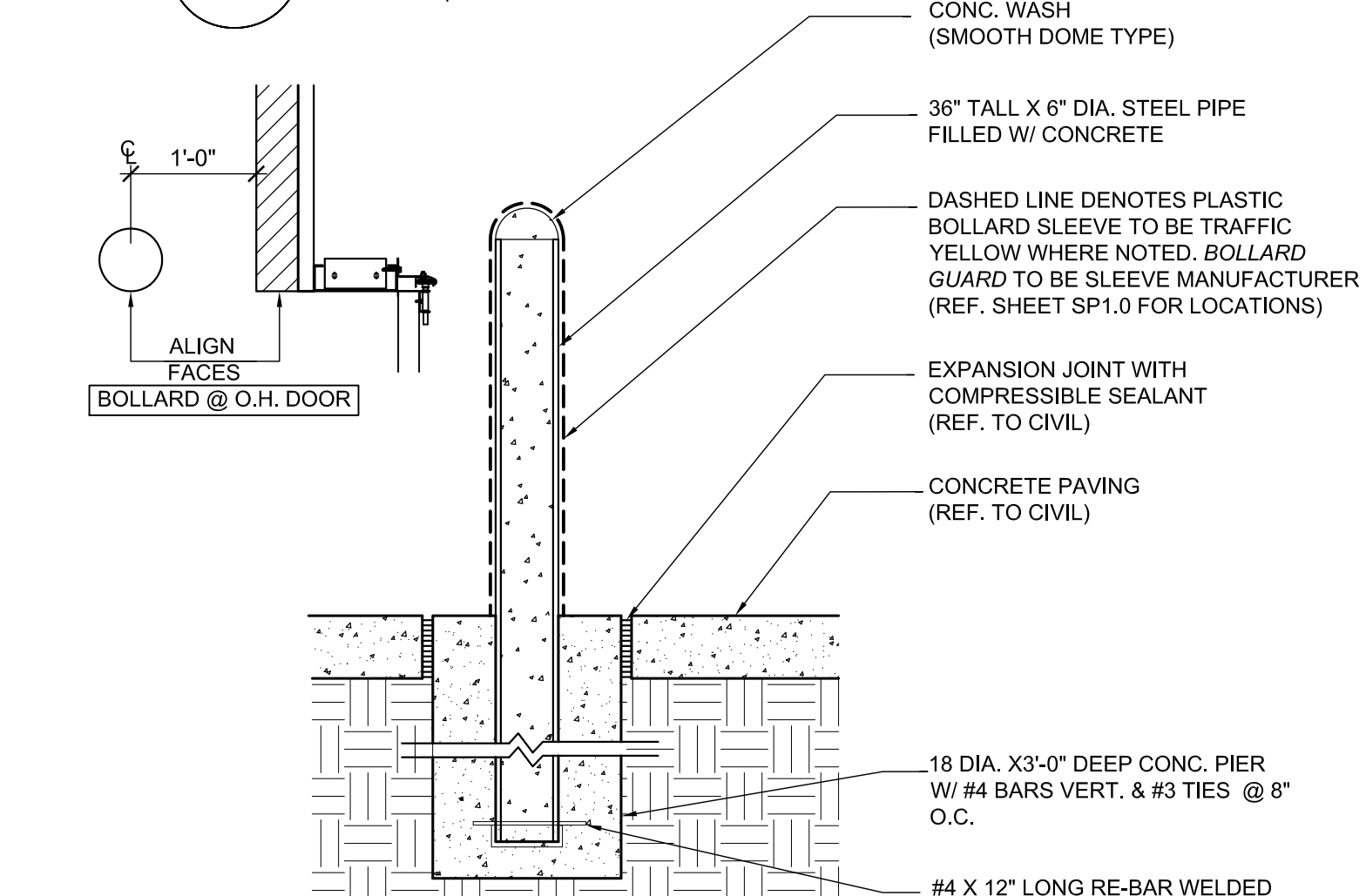


09 SCREEN WALL EAST ELEVATION
SCALE: 1/8" = 1'-0"

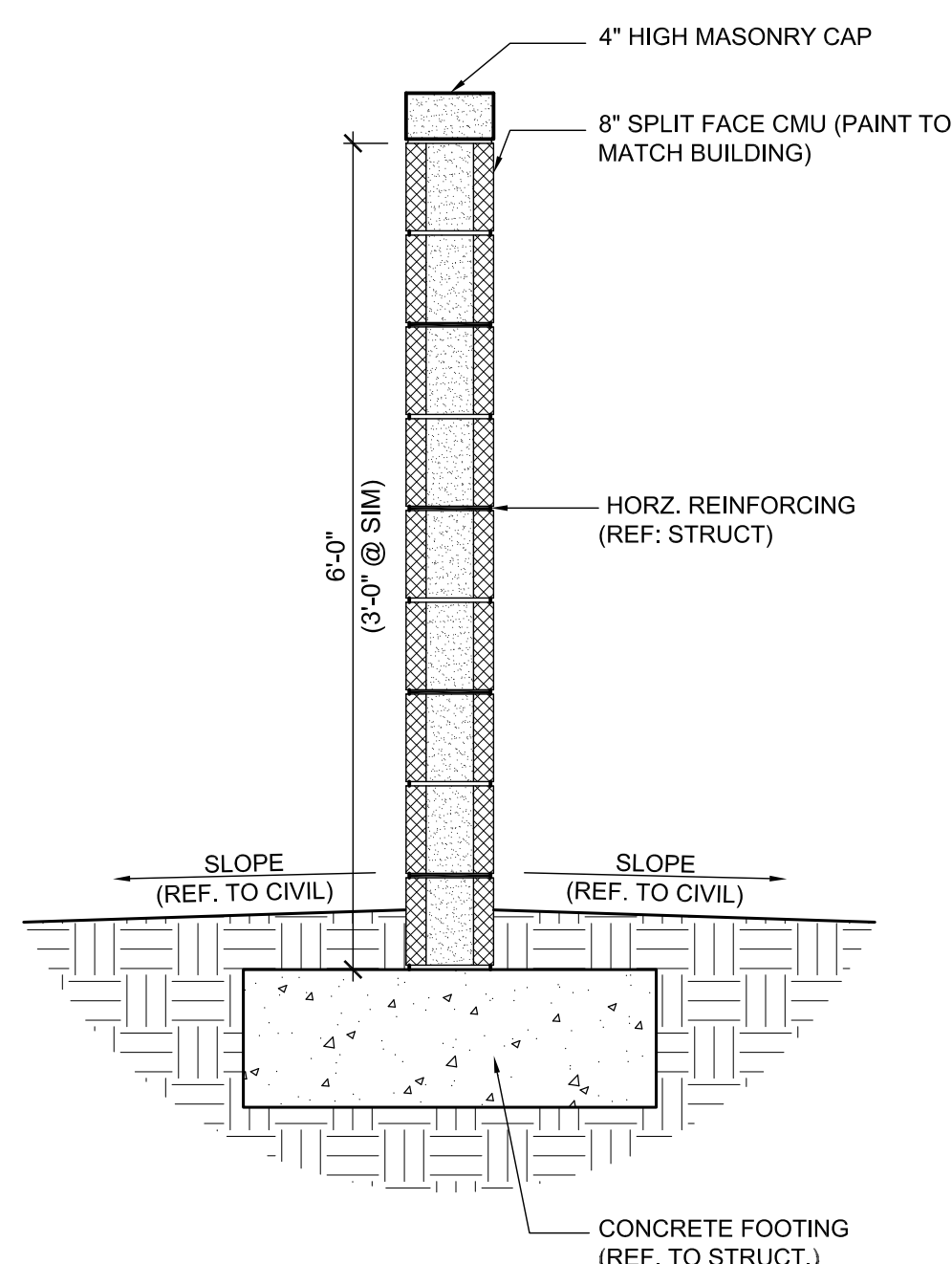


08 SCREEN WALL NORTHEAST ELEVATION
SCALE: 1/8" 1'-0"

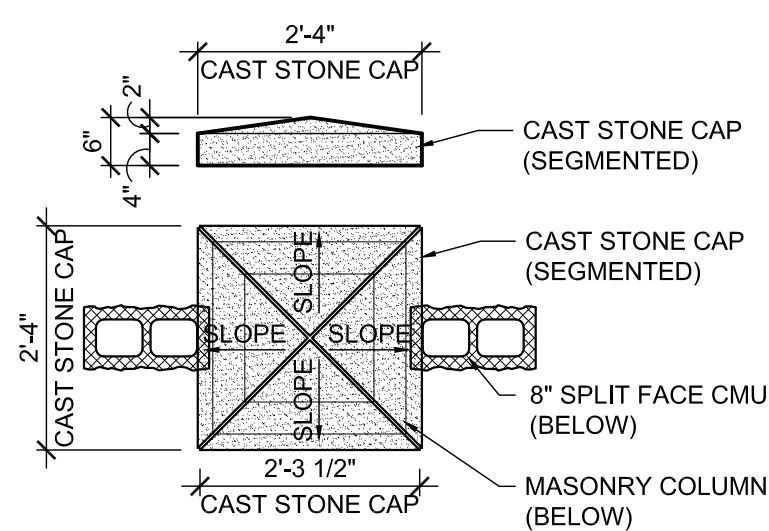
07 NOT USED
SCALE: 1/8" = 1'-0"



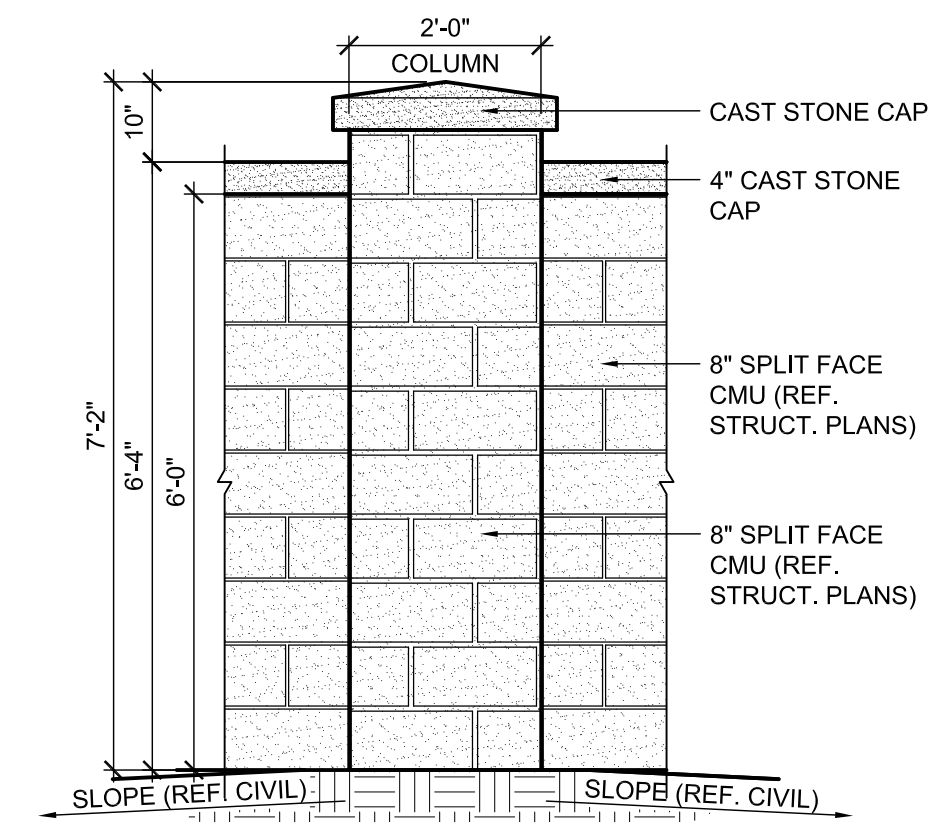
06 SECTION @ BOLLARD
3/4" = 1'-0"



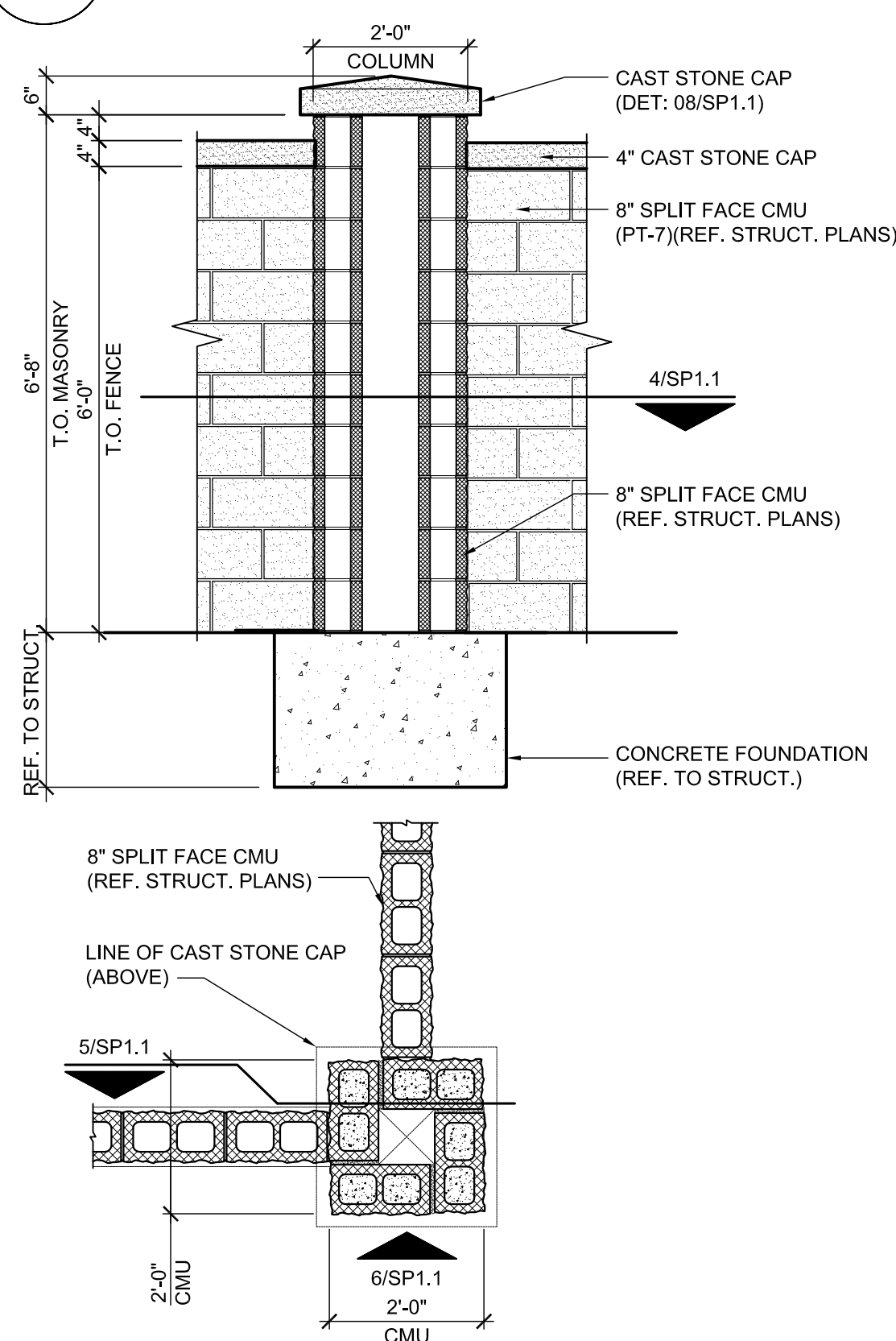
05 SECTION OF CMU WALL
SCALE: 3/4" = 1'-0"



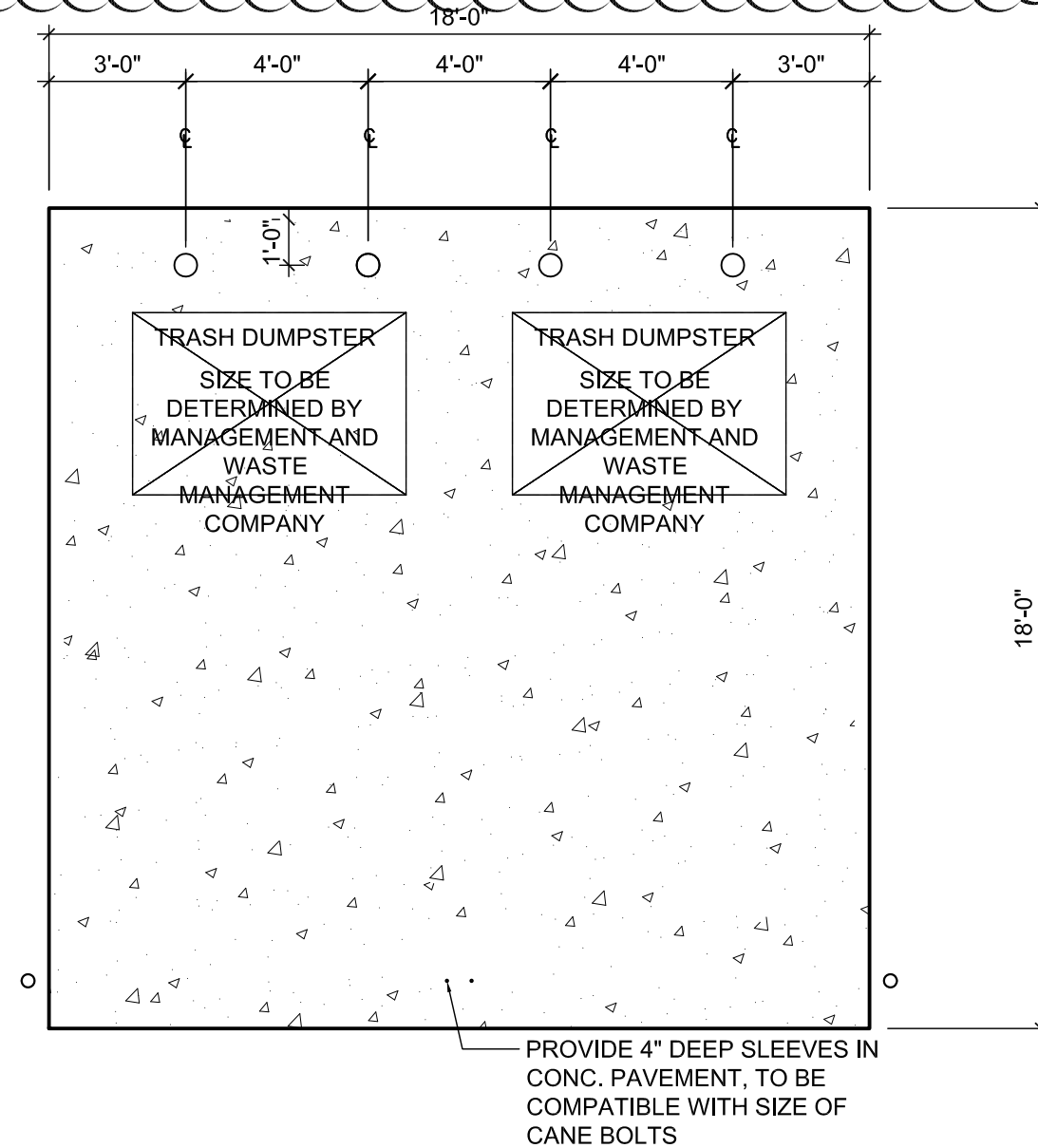
04 CAST STONE CAP
SCALE: 1/2" = 1'-0"



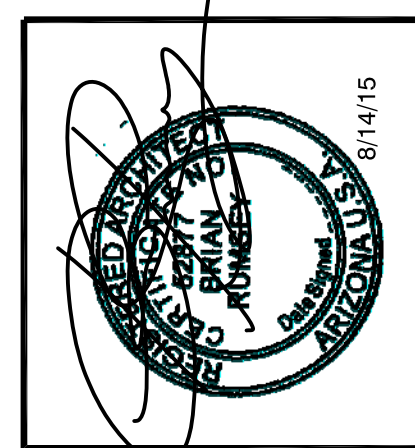
03 SPLIT FACE COLUMN ELEVATION
SCALE: 1/2" = 1'-0"



02 SPLIT FACE CMU COLUMN SECTION
SCALE:: 1/2" = 1'-0"



01 DUMPSTER ENCLOSURE ENLARGED PLAN
1/4" = 1'-0"



ARCHITECT:
BRIAN RUMSEY ARCHITECT, NCARB
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666

CALIBER COLLISION
SURPRISE, AZ

PROJECT:
CALIBER COLLISION
SURPRISE, AZ

REVISIONS

NO	DATE	REVISION #2
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE: 05/01/15

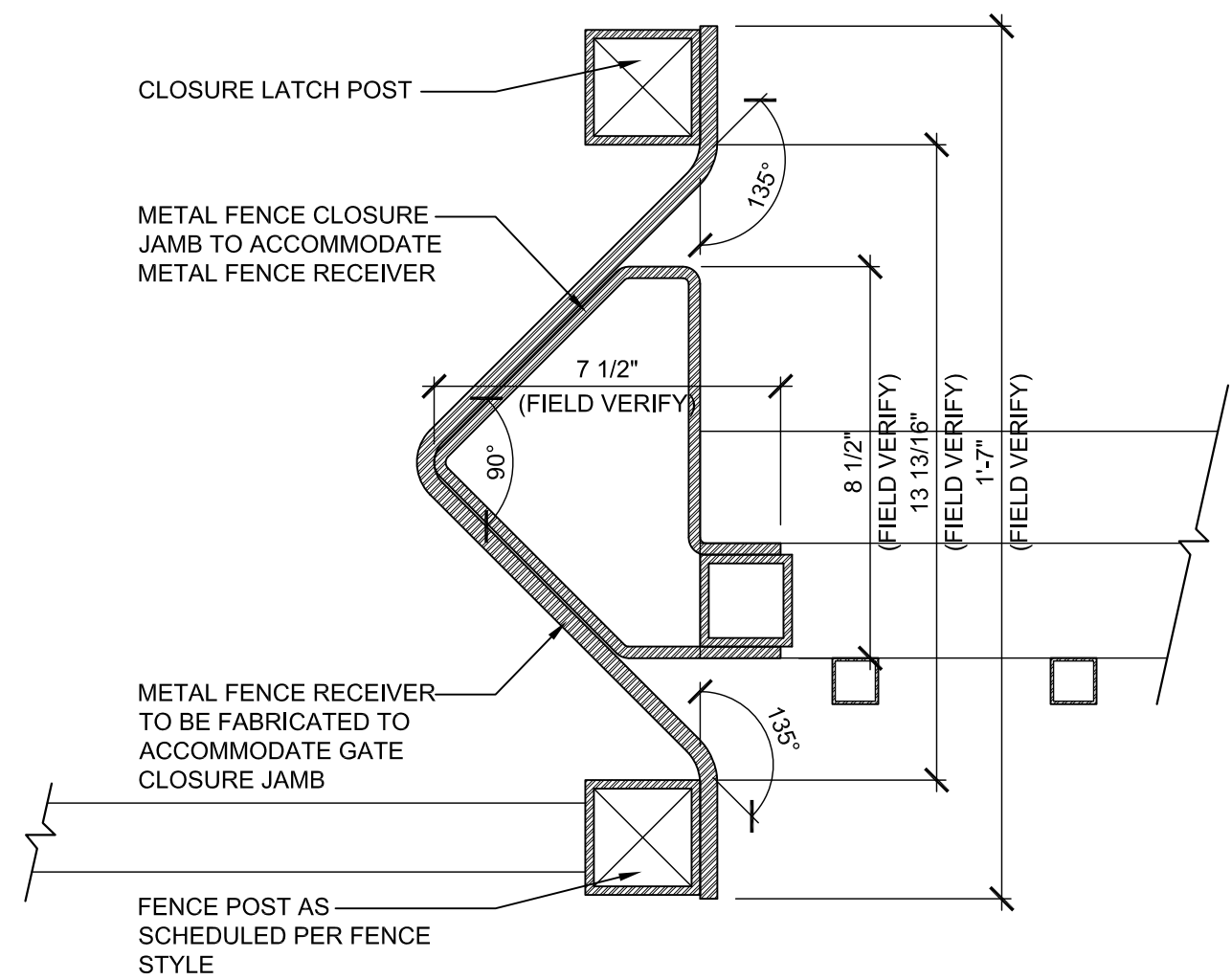
PROJ. NO.: 15053

SHEET NUMBER

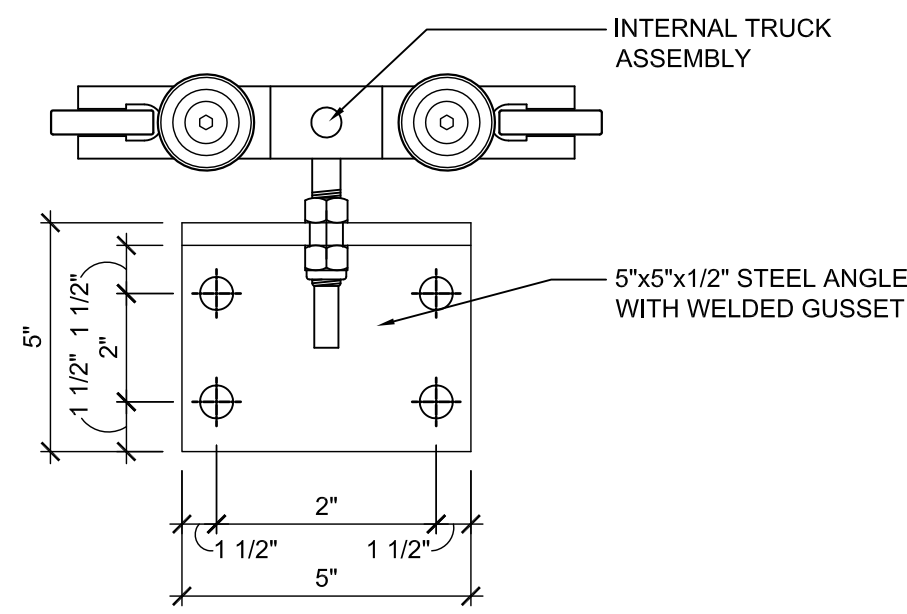
SP1.1

SITE
DETAILS

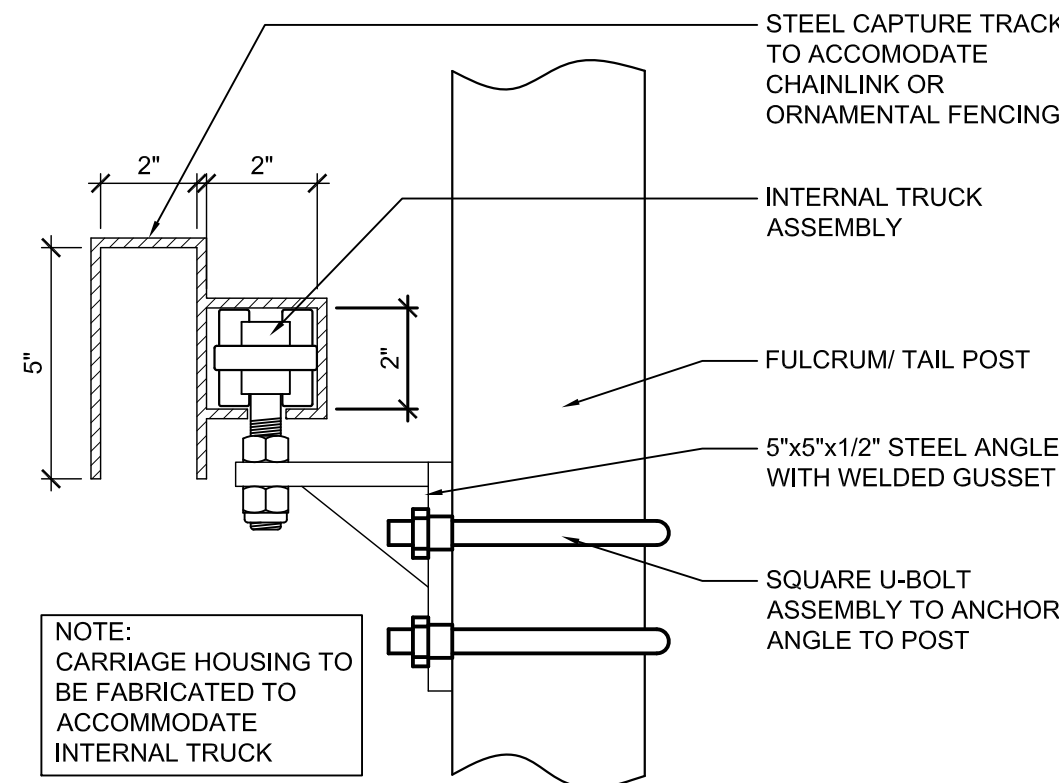
Copyright © 2015



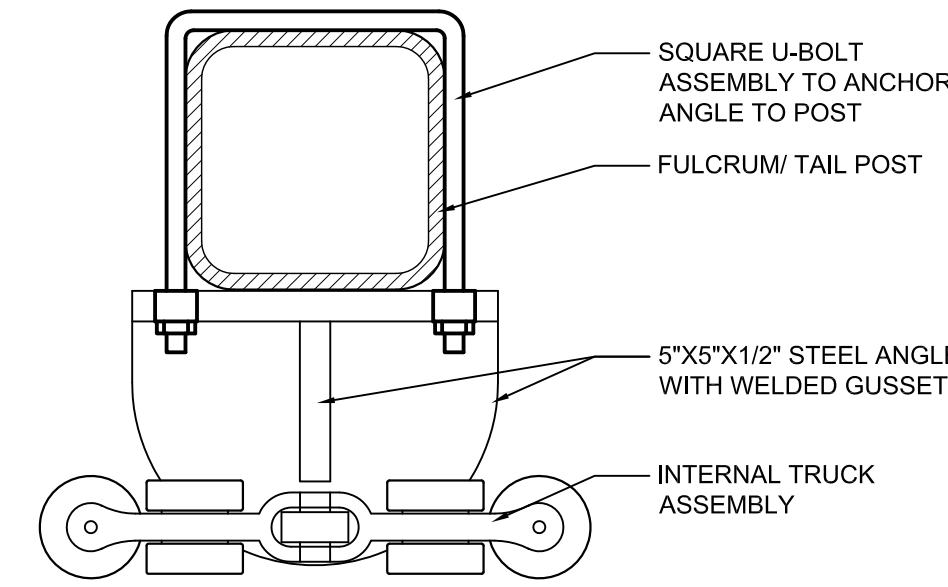
08 SLIDING GATE LATCH
SCALE: 3" = 1'-0"



FRONT VIEW



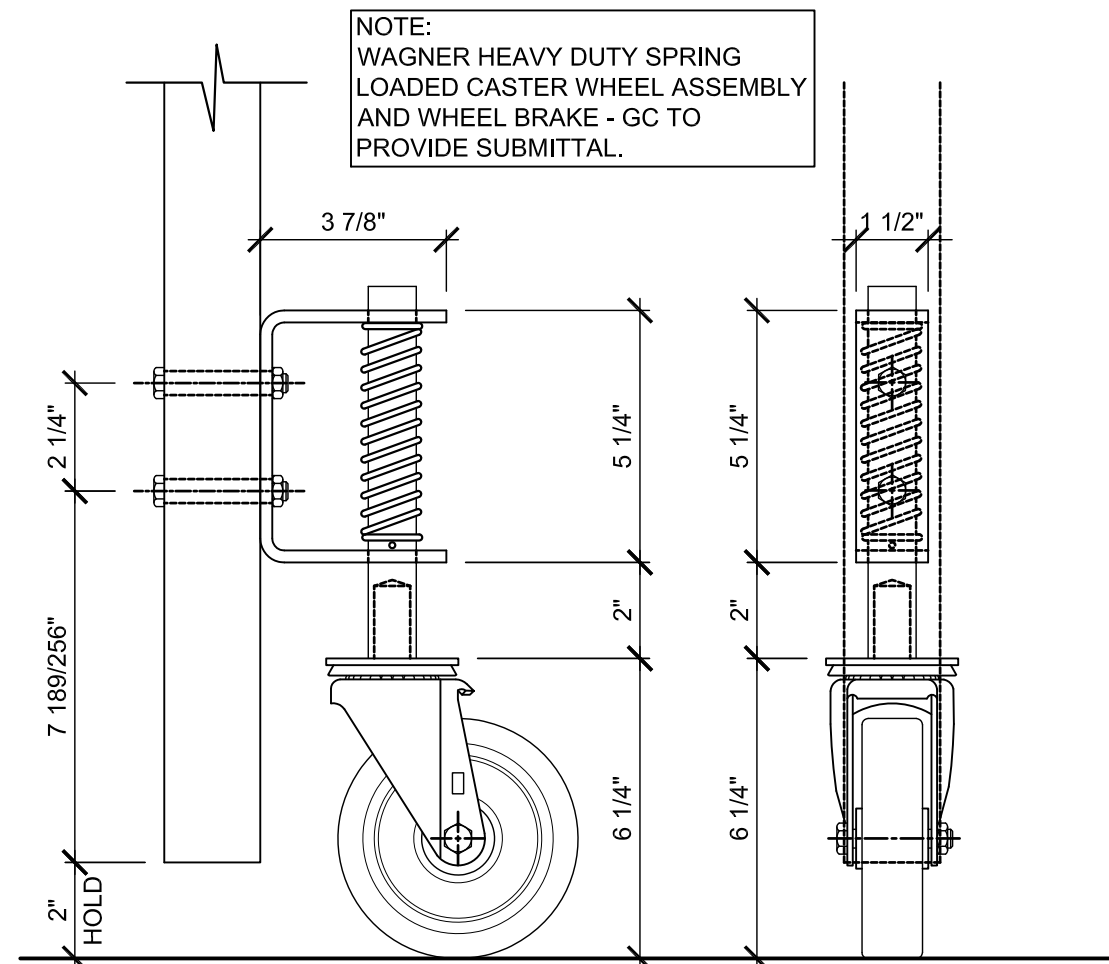
SIDE VIEW



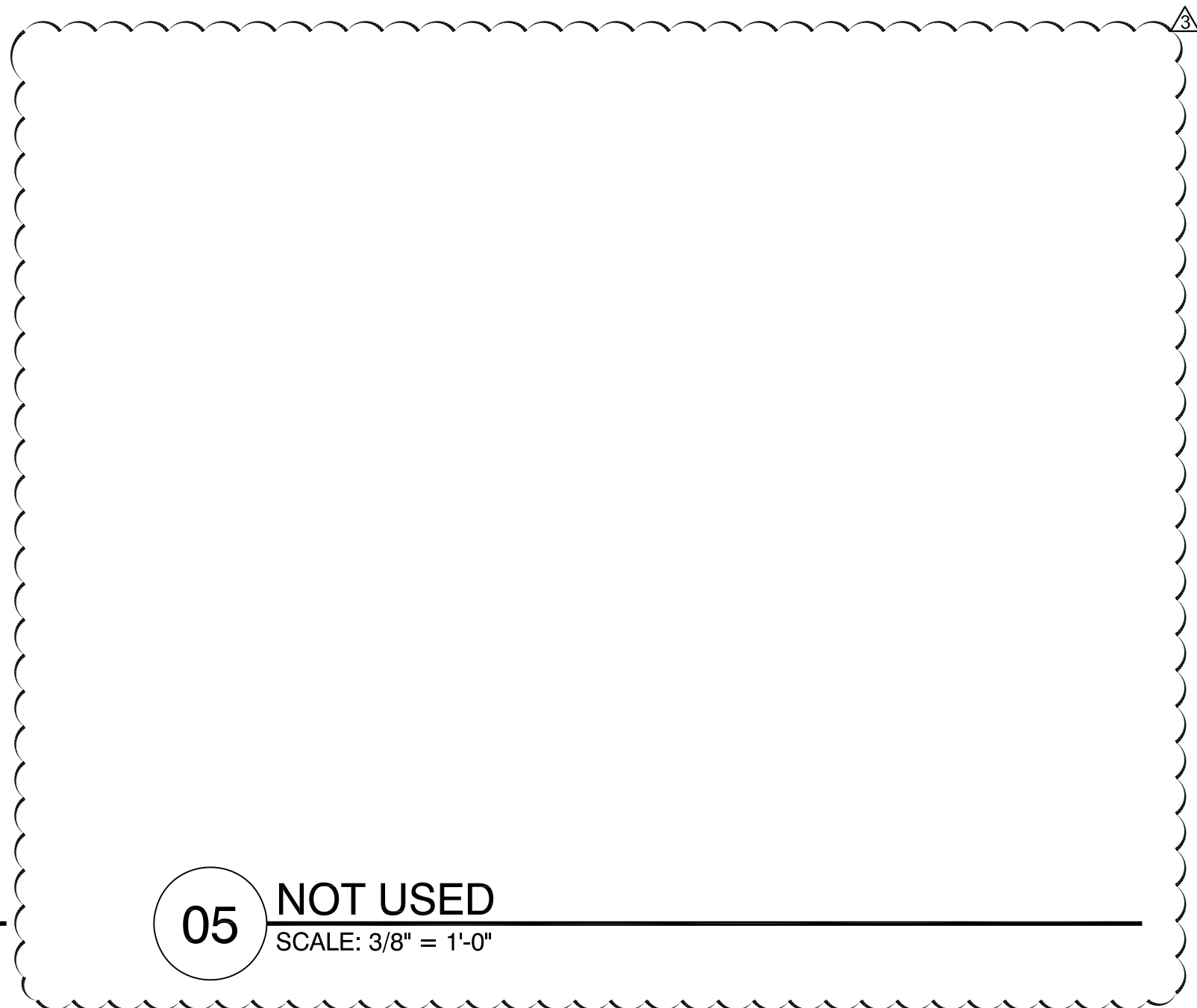
TOP VIEW

GATE OPENING	FACE OF LATCH POST TO CENTER OF GATE POST	
	FULCRUM POST	TAIL POST
6'-0" TO 8'-0"	GATE OPENING + 8"	11'-4 1/2"
8'-0" TO 10'-0"	GATE OPENING + 8"	14'-6 1/2"
10'-0" TO 12'-0"	GATE OPENING + 8"	16'-11"
12'-0" TO 14'-0"	GATE OPENING + 8"	20'-1"
14'-0" TO 16'-0"	GATE OPENING + 8"	23'-3"
16'-0" TO 18'-0"	GATE OPENING + 8"	26'-5"
18'-0" TO 20'-0"	GATE OPENING + 8"	30'-4 1/2"
20'-0" TO 22'-0"	GATE OPENING + 8"	32'-9"
22'-0" TO 24'-0"	GATE OPENING + 8"	35'-1 1/2"
24'-0" TO 27'-0"	GATE OPENING + 8"	40'-8"

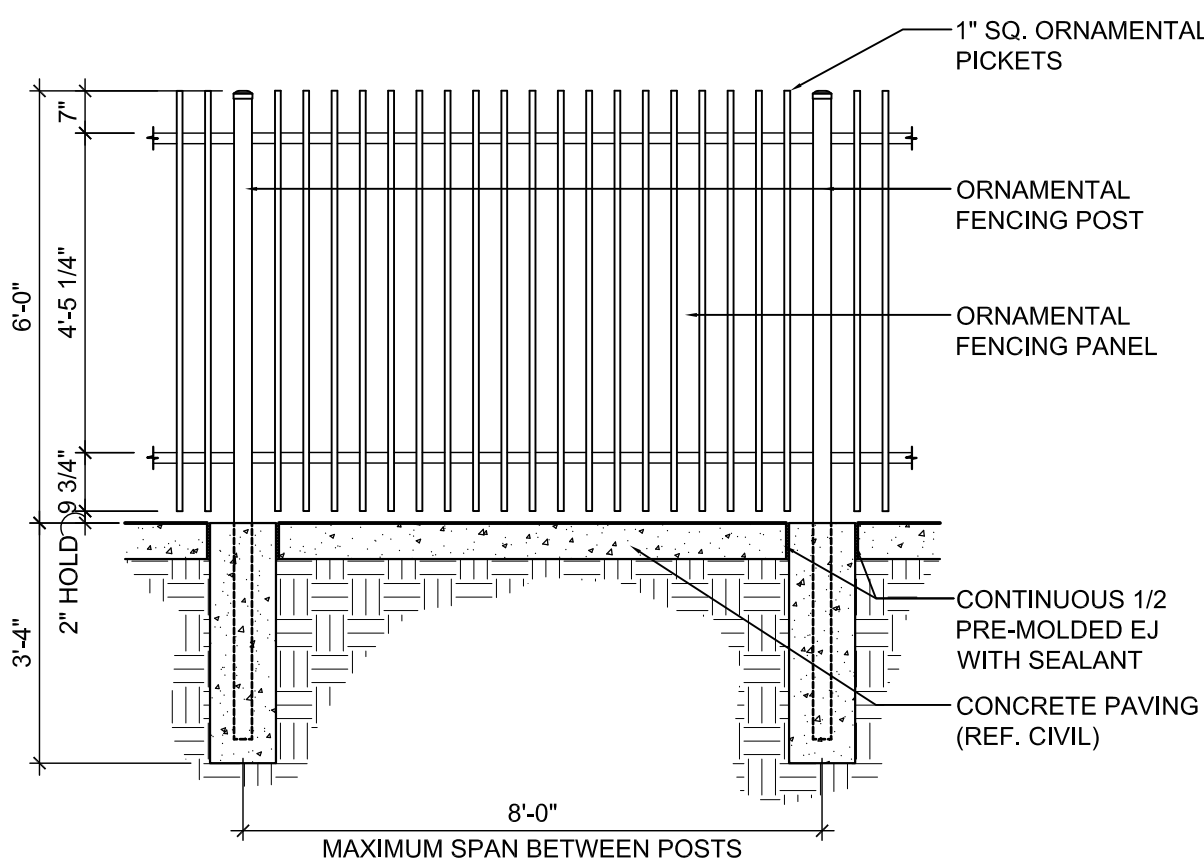
07 CANTILEVERED BRACKET DETAIL
SCALE: N.T.S



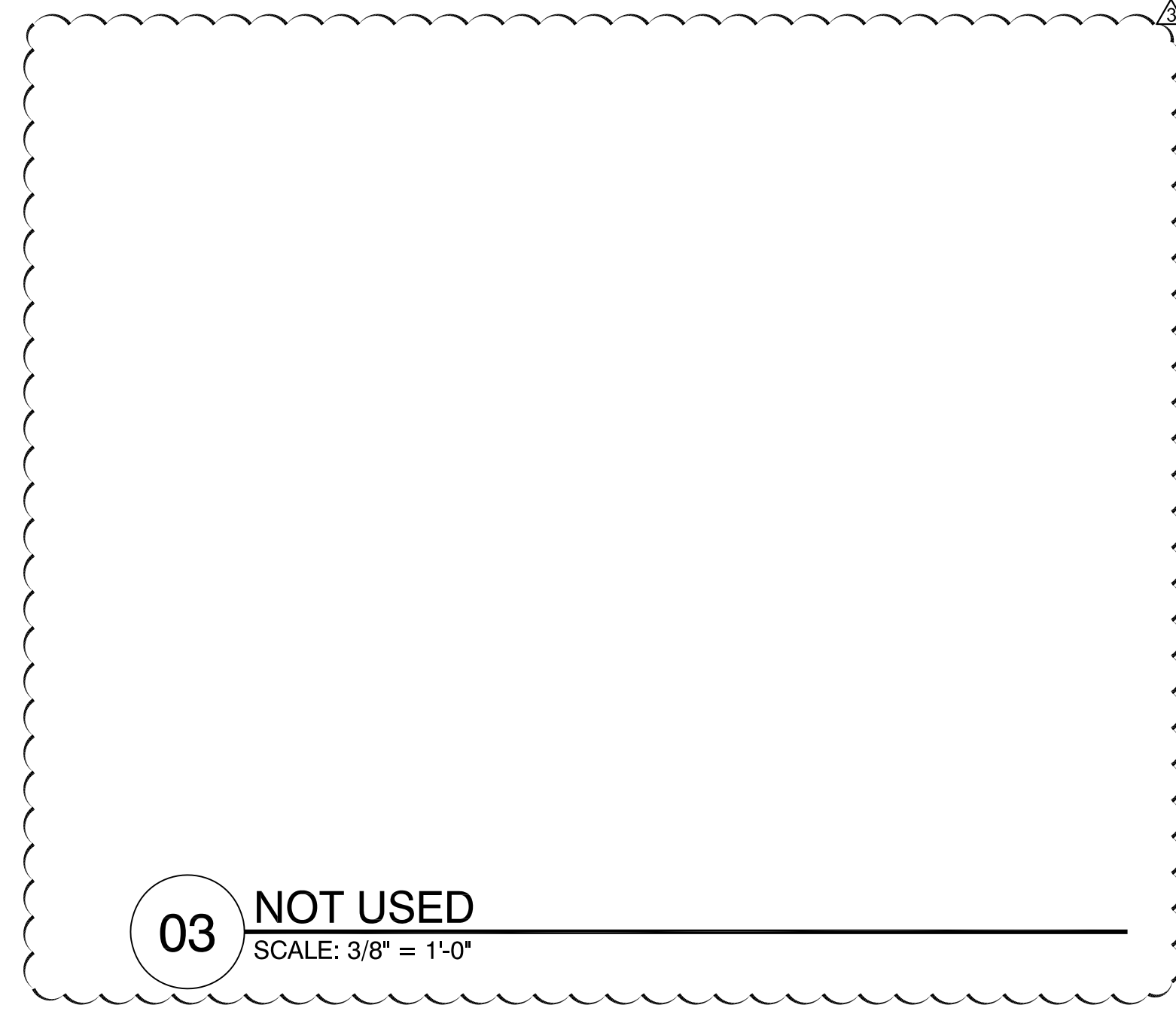
06 SPRING LOADED CASTER WHEEL DETAIL
SCALE: 3" = 1'-0"



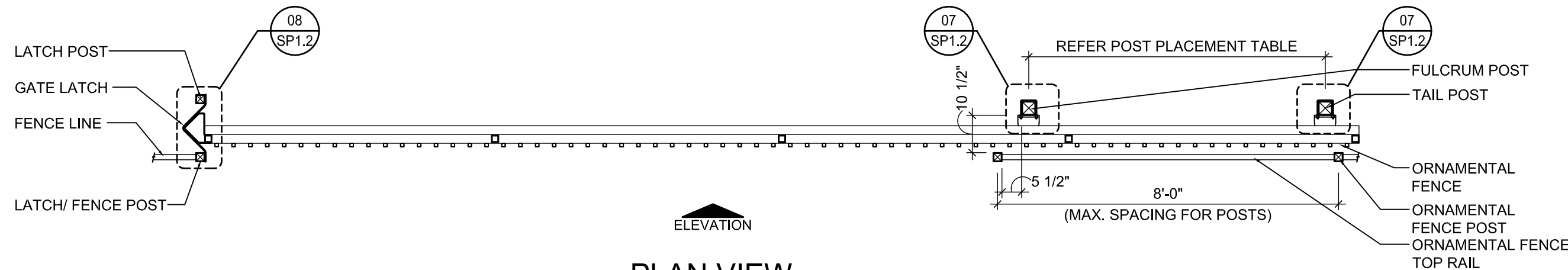
05 NOT USED
SCALE: 3/8" = 1'-0"



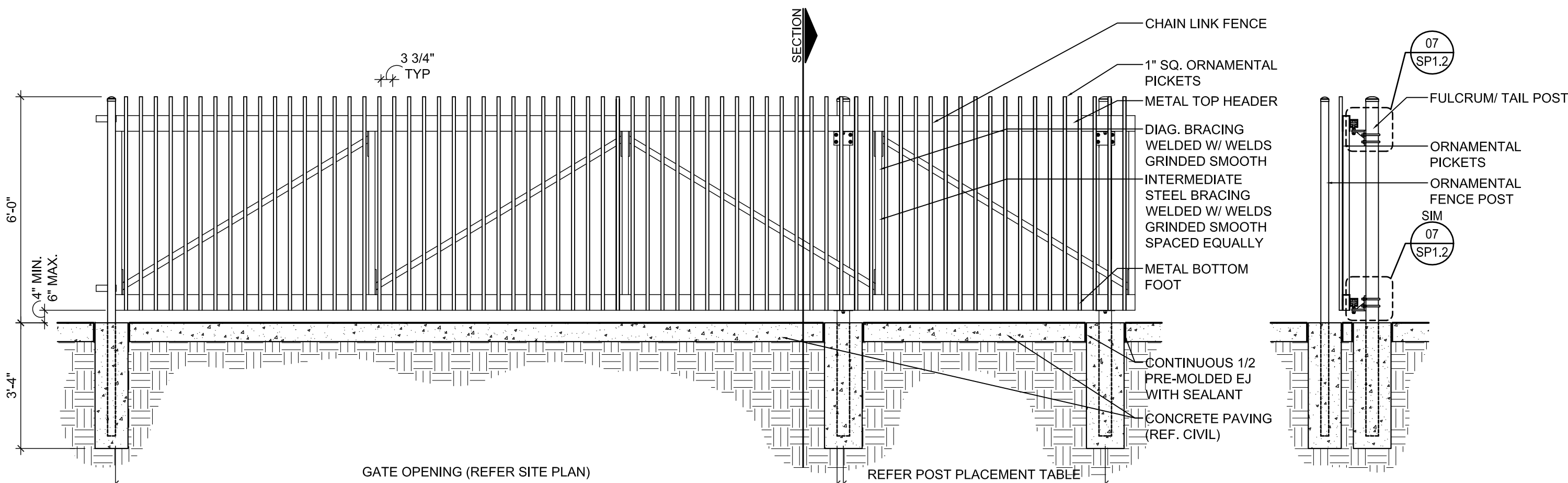
04 ORNAMENTAL FENCE PANEL
SCALE: 3/8" = 1'-0"



03 NOT USED
SCALE: 3/8" = 1'-0"



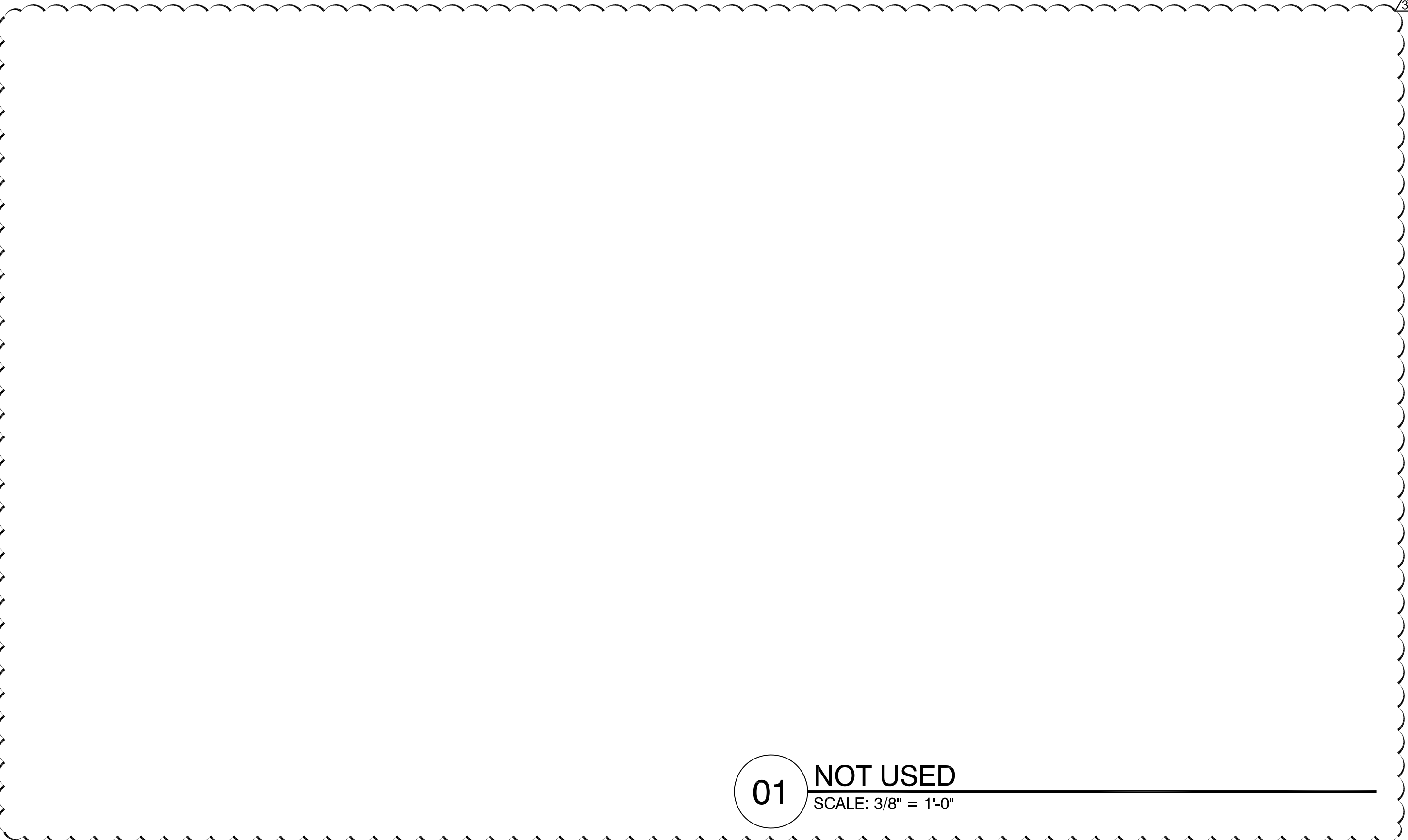
PLAN VIEW



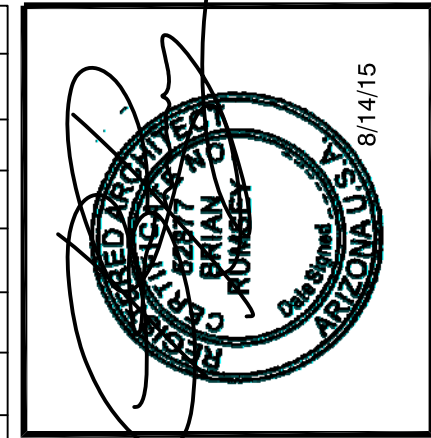
ELEVATION

SECTION

02 CANTILEVERED ORNAMENTAL SLIDER
SCALE: 3/8" = 1'-0"



01 NOT USED
SCALE: 3/8" = 1'-0"



ARCHITECT:
BRIAN RUMSEY ARCHITECT, NCARB
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F: 972.312.8666

CALIBER COLLISION
SURPRISE, AZ

PROJECT:
CALIBER COLLISION
SURPRISE, AZ

REVISIONS

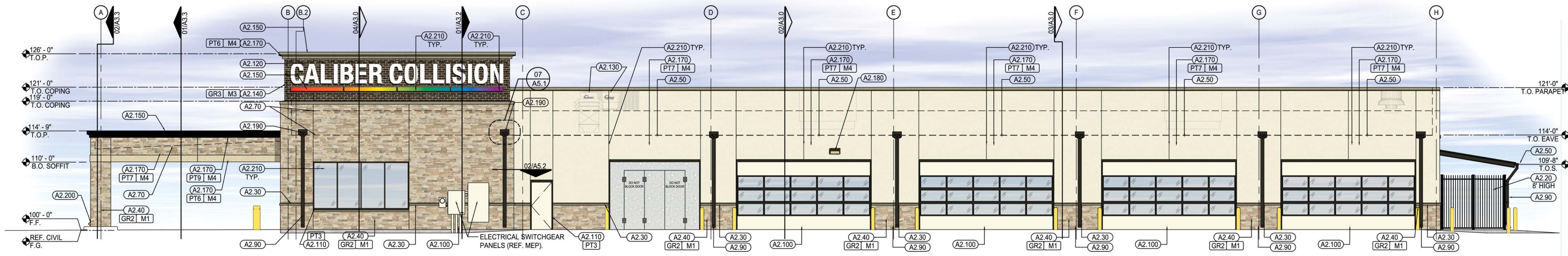
NO	DATE
1	REVISION AND DATE
2	REVISION #2

DATE: 05/01/15

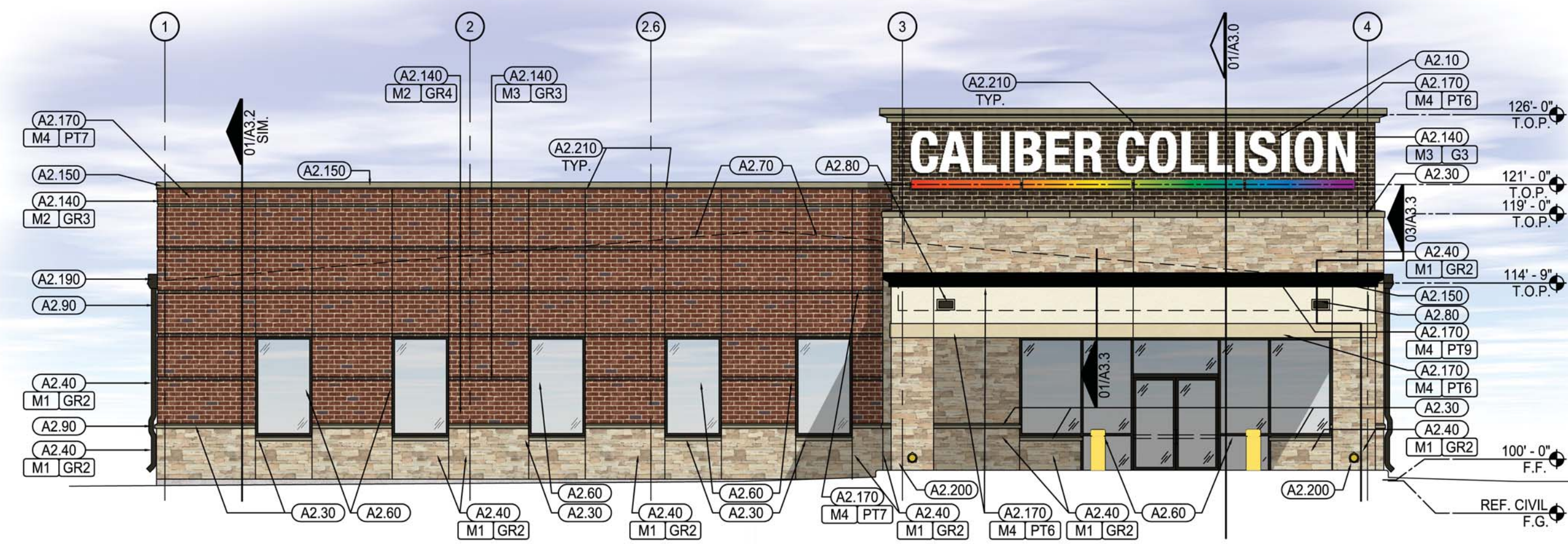
PROJ. NO.: 15053

SHEET NUMBER

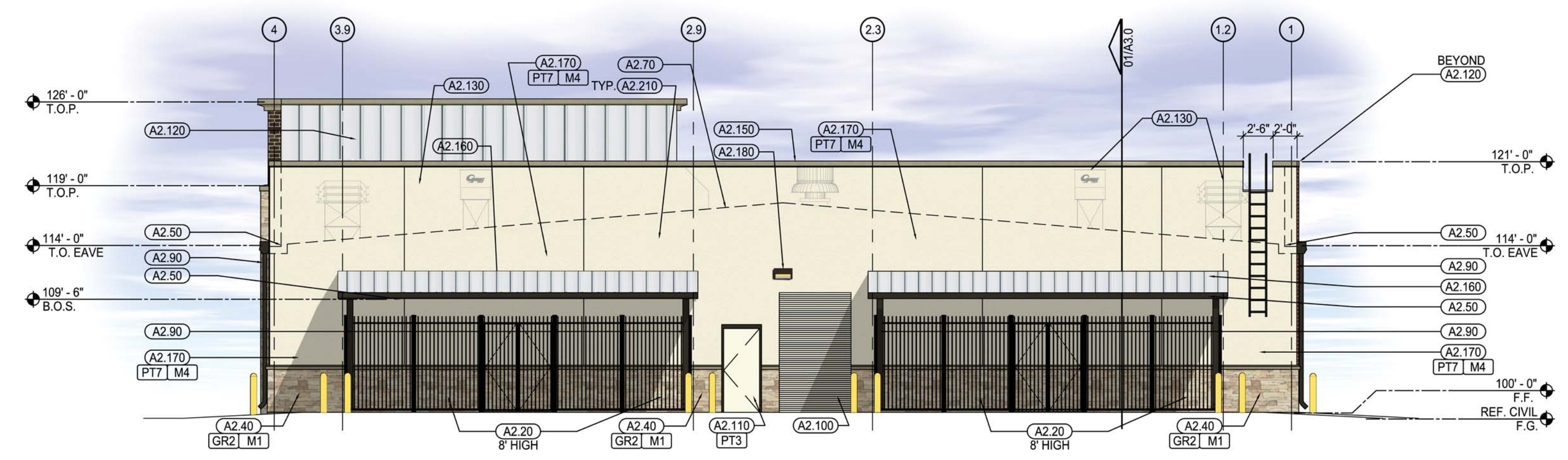
SP1.2
SITE
DETAILS
Copyright © 2015



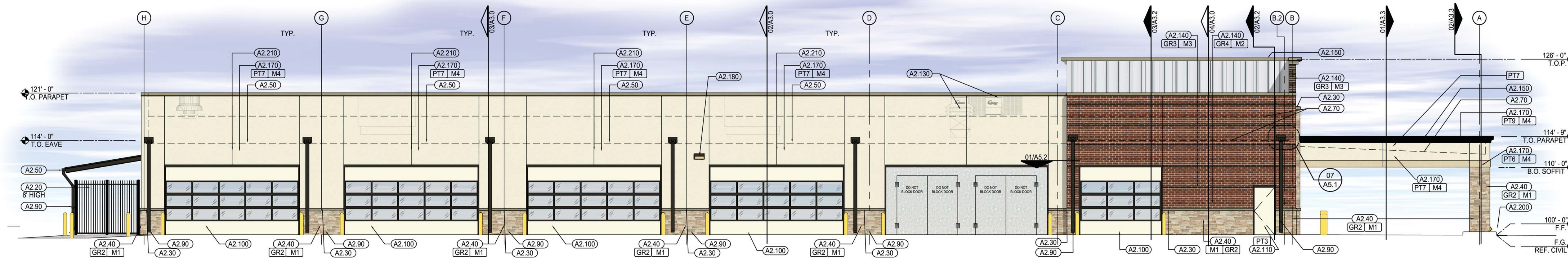
01 WEST ELEVATION
SCALE: 1/8" = 1'-0"



02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



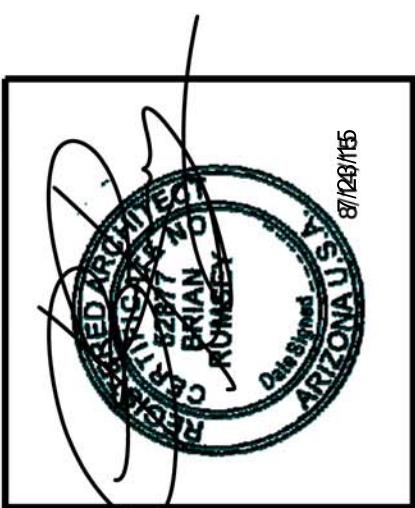
03 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



04 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:					
(A2.10)	SIGNAGE (BY OTHERS).	(A2.60)	STOREFRONT/GLAZING.	(A2.110)	HOLLOW METAL DOOR AND FRAME.
(A2.20)	ORNAMENTAL SECURITY FENCE, HEIGHT NOTED BESIDE KEYNOTE.	(A2.70)	ROOF LINE BEYOND.	(A2.120)	PRE-FINISHED METAL BUILDING SIDING.
(A2.30)	CAST STONE SILL/ WATER TABLE.	(A2.80)	12" X 8" THROUGH WALL OVERFLOW SCUPPER.	(A2.130)	EXHAUST AND AIR INTAKE (REF. GARMAT SHEETS).
(A2.40)	NATURAL STONE VENEER.	(A2.90)	PRE-FINISHED 6" W X 4" D (SQUARE) METAL DOWNSPOUT - BURNISHED SLATE (PROVIDED BY METAL BUILDING AND GC INSTALLED).	(A2.140)	BRICK VENEER.
(A2.50)	METAL VALLEY - ALONG PARAPET BASE (PROVIDED BY METAL BUILDING AND GC INSTALLED).	(A2.100)	FACTORY FINISHED SECTIONAL O.H. DOOR.	(A2.150)	PRE-FINISHED METAL COPING - BURNISHED SLATE (PROVIDED BY METAL BUILDING AND GC INSTALLED).
				(A2.160)	PRE-FINISHED METAL BUILDING "R" PANEL ROOFING.
				(A2.170)	EIFS VENEER.
				(A2.180)	WALL MOUNTED LIGHT FIXTURE (REFER MEP).
				(A2.190)	PRIMARY/ SECONDARY SCUPPER.
				(A2.200)	INTERNAL DOWNSPOUT.
				(A2.210)	CONTROL JOINT.

- GENERAL NOTES:
- DOWNSPOUTS ARE INDICATED FOR SIZE, QUANTITY, AND APPROXIMATE LOCATION ONLY.
 - HOLLOW METAL STEEL DOORS, FRAMES, EXPOSED METAL FLASHING AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BUILDING COLOR UNLESS NOTED OTHERWISE. IF THERE ARE TWO ADJACENT COLORS AT THE DOOR LOCATIONS CONTRACTOR TO USE THE BASE OF THE BOTTOM FINISH FOR THE ENTIRE DOOR.
 - CONTRACTOR TO PROVIDE PLYWOOD BACKING FOR SIGNAGE AS SHOWN. PLYWOOD BACKING TO EXTEND 1'-0" BEYOND EDGES OF SIGN.
 - REFER SHEET A1.3 FOR FINISHES AND MATERIALS.



ARCHITECT:
BRIAN RUMSEY ARCHITECT, NCARB
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666

CALIBER COLLISION SURPRISE, AZ

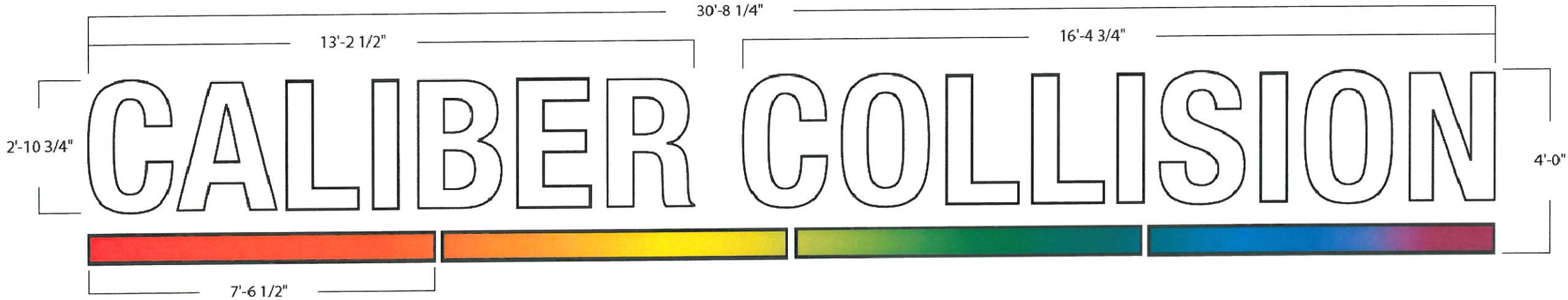
PROJECT:
CALIBER COLLISION
SURPRISE, AZ

REVISIONS	
NO.	DATE
Δ	REVISION #1
Δ	REVISION #2

DATE: 05/01/15
PROJ. NO.: 15053
SHEET NUMBER

A2.0
EXTERIOR
ELEVATIONS
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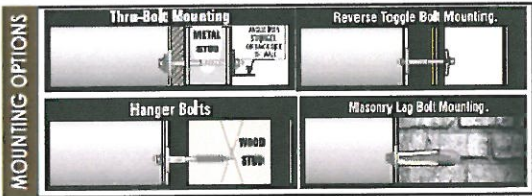
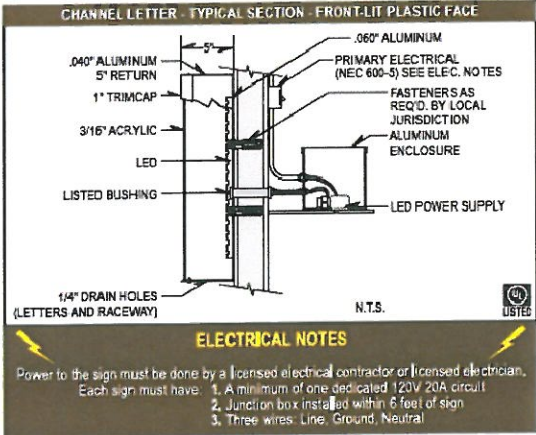
B CHANNEL LETTERS
3/8" = 1'-0"

total square footage for both channel letter signs is 208.5 sq/ft

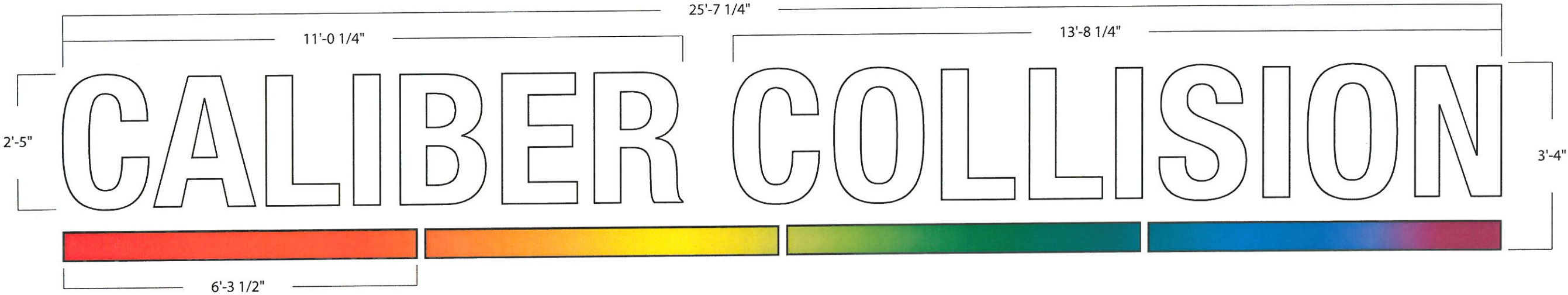
Quantity: ONE (1)
Total Sq.Ft: 123 sq/ft
Returns: 5" Black
Trimcap: 1" Black
Face: 7328 White Plex
First-surface translucent vinyl:
• Digital Print for rainbow strip
Illumination: White LED's

- NOTES:
- Individually Mounted Letters
 - White interiors for increased illumination
 - All paint two-stage automotive acrylic

209' 6 1/4" (linear ft) x .6 (sq ft) = 125.7 (allowed footage)



B CHANNEL LETTERS
1 9/16" = 26'-0"



A CHANNEL LETTERS
1/2" = 1'-0"

- Quantity:** ONE (1)
Total Sq.Ft: 85.5 sq/ft
Returns: 5" Black
Trimcap: 1" Black
Face: 7328 White Plex
First-surface translucent vinyl:
• Digital Print for rainbow strip
Illumination: White LED's

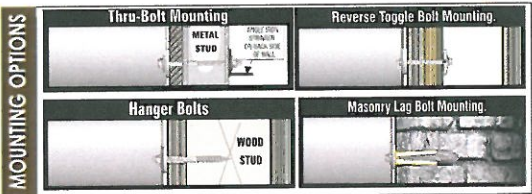
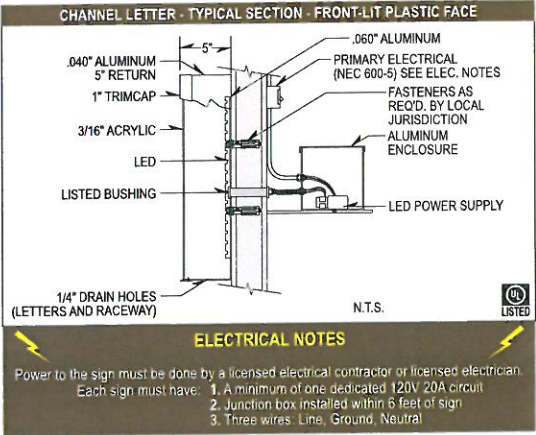
- NOTES:**
- Individually Mounted Letters
 - White interiors for increased illumination
 - All paint two-stage automotive acrylic

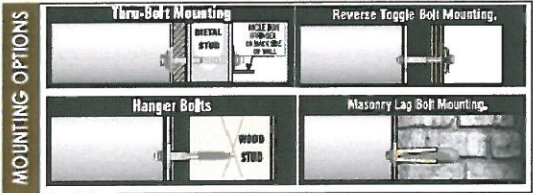
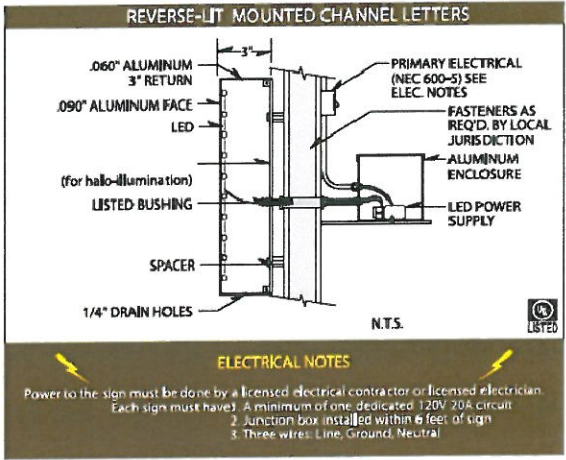
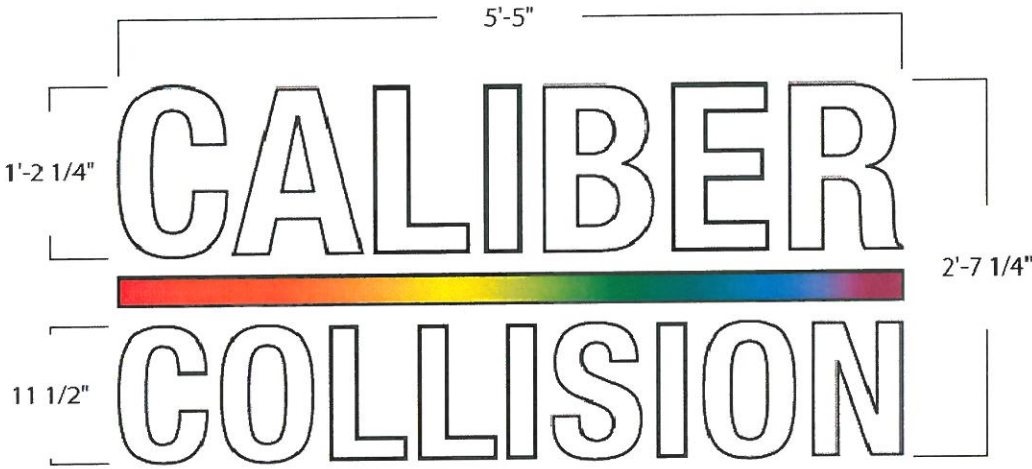
total square footage for both channel letter signs is 208.5 sq/ft



86.75(1linear ft) x 1 (sq ft) = 86.75 (allowed footage)

A CHANNEL LETTERS
3/32" = 1'-0"



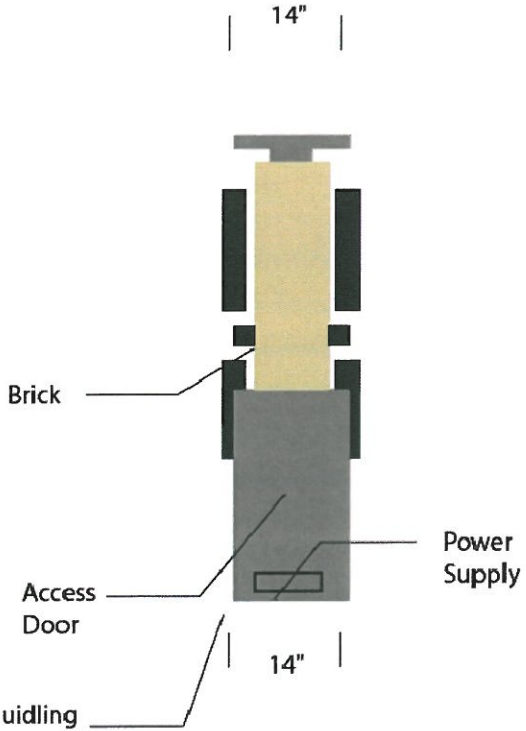
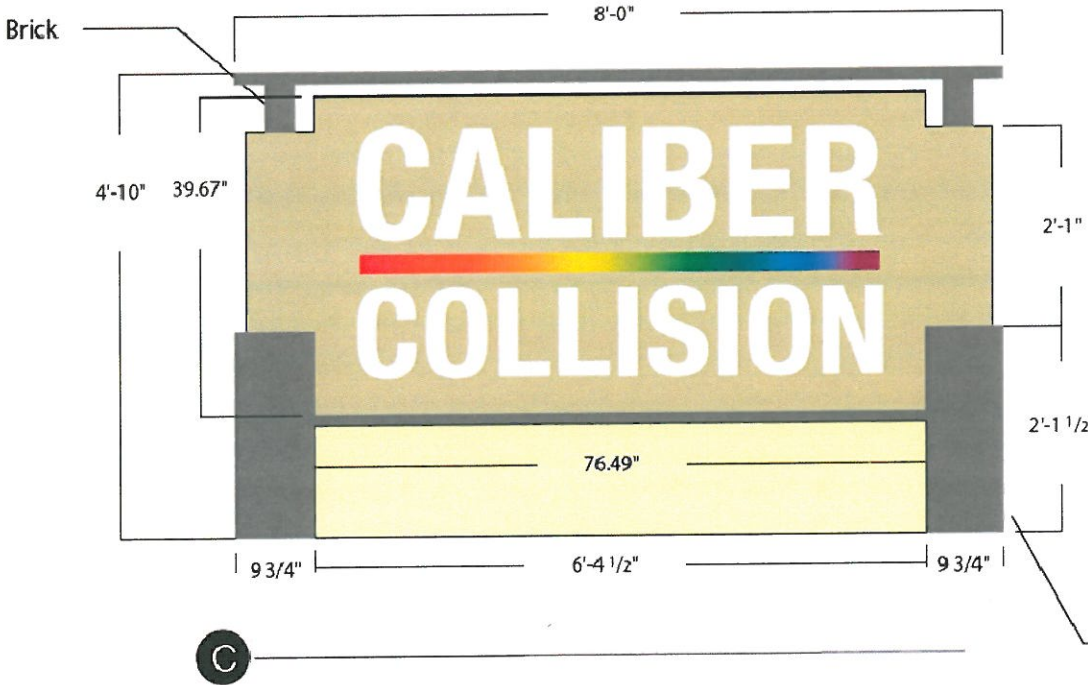


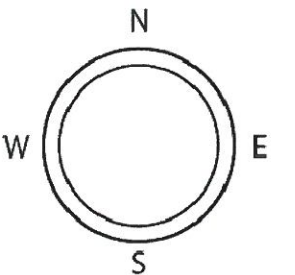
C MONUMENT SIGN
3/4" = 1'-0"

$39.67 \times 76.49 = 3034.36 / 144 = 21.10 \text{ sq/ft}$

- Quantity: ONE (1)
Total Sq.Ft: 22 sq/ft
Returns: 5" Black
Trimcap: 1" Black
Face: 7328 White Plex
First-surface translucent vinyl:
• Digital Print for rainbow strip
Illumination: White LED's

- NOTES:
- Individually Mounted Reverse Letters
 - White interiors for increased illumination
 - All paint two-stage automotive acrylic
 - Fabricate and install (1) D/S illuminated cabinet
 - Flagstone base to match architect's drawings
 - Brick veneer / Hanson Century Plus V224 Velour





From: Bob Patoni
Sent: Wednesday, April 22, 2015 10:41 AM
To: 'Deborah.Perry@surprizeaz.gov'; 'lswartz@olssonassociates.com'
Cc: Vanessa Nunez
Subject: FW: FS15-155 Caliber Collision, Bell Rd East of Grand Ave

RE: FS15-155
Caliber Collision
Bell Road, East of Grand Avenue

Attention: Deborah Perry and Len Swartz

Thank you for your notice of rezoning and final plat application for the above-referenced proposed development.

ADOT is neutral regarding the proposed rezoning of the parcels cited in your rezoning package. However, the above-described project is in very close proximity to ADOT's planned US60 Bell Road Traffic Interchange, a grade-separated improvement that will have Bell Road elevated via a bridge over Grand Avenue. The Traffic Interchange is in design stage and is planned for construction in late 2015. We would recommend that the principals to your project familiarize themselves with the aspects of the US60 Bell Road Traffic Interchange project. For further information, please contact me at the below contact information.

Bob Patoni
Right of Way Project Coordinator

205 S. 17th Ave. MD: 612E
Phoenix, AZ 85007
602-712-6126
WWW.AZDOT.GOV



Deborah,

Thank you for providing the submittal for Caliber Collision (FS15-155).

Maricopa Water District (MWD) has reviewed this submittal and determined this lies outside the current boundaries of MWD.

Thank again,

Debbie Trasancos

Property & Contracts Specialist

Maricopa Water District

14825 W. Grand Ave.

Surprise, AZ 85374

623/546-8266

fax 623/584-2536

debbiet@mwdaz.com



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

27 April 2015

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Deborah Perry
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS15-155; Caliber Collision

Dear Ms. Perry

Thank you for the opportunity to comment on the Rezone, Final Plat, & Site Plan application for Caliber Collision located on 9.9 acres at the SWC of Bell and Dysart Roads in Surprise AZ. The project is comprised of new construction for a 14,000 square foot building which will house office, mechanic shop, parts sales, detailing and painting booth. The request is also to rezone 200 feet of parcel 501-16-001V from C-3 (Regional Commercial) to I-1 (Light Industrial) and to rezone parcel 501-16-001K from I-1 to C-3. The site is located approximately 1.7 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, this request will not negatively impact the flying operations at Luke AFB. Since the site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If there are any questions, please contact my Community Planner, Ms. Barbara Plante, at (623) 856-9981.

Sincerely

A handwritten signature in dark ink, appearing to read "JA Mitchell", is written over the word "Sincerely". Below the signature, the word "For" is written in a smaller, cursive script.

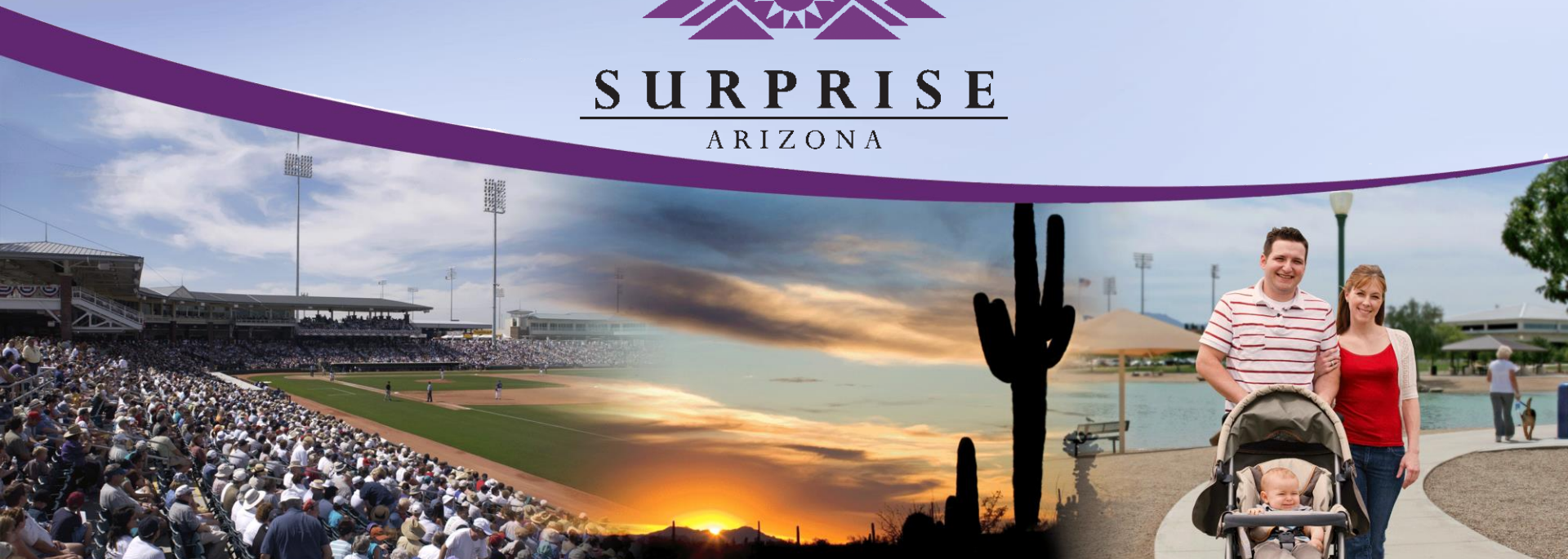
JAMES R. MITCHELL

cc:

Colonel Jeremy T. Sloane, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

FS15-155 Dysart Subdivision Zone Change and Master Site Plan Planning and Zoning Commission Regular Session

October 1, 2015

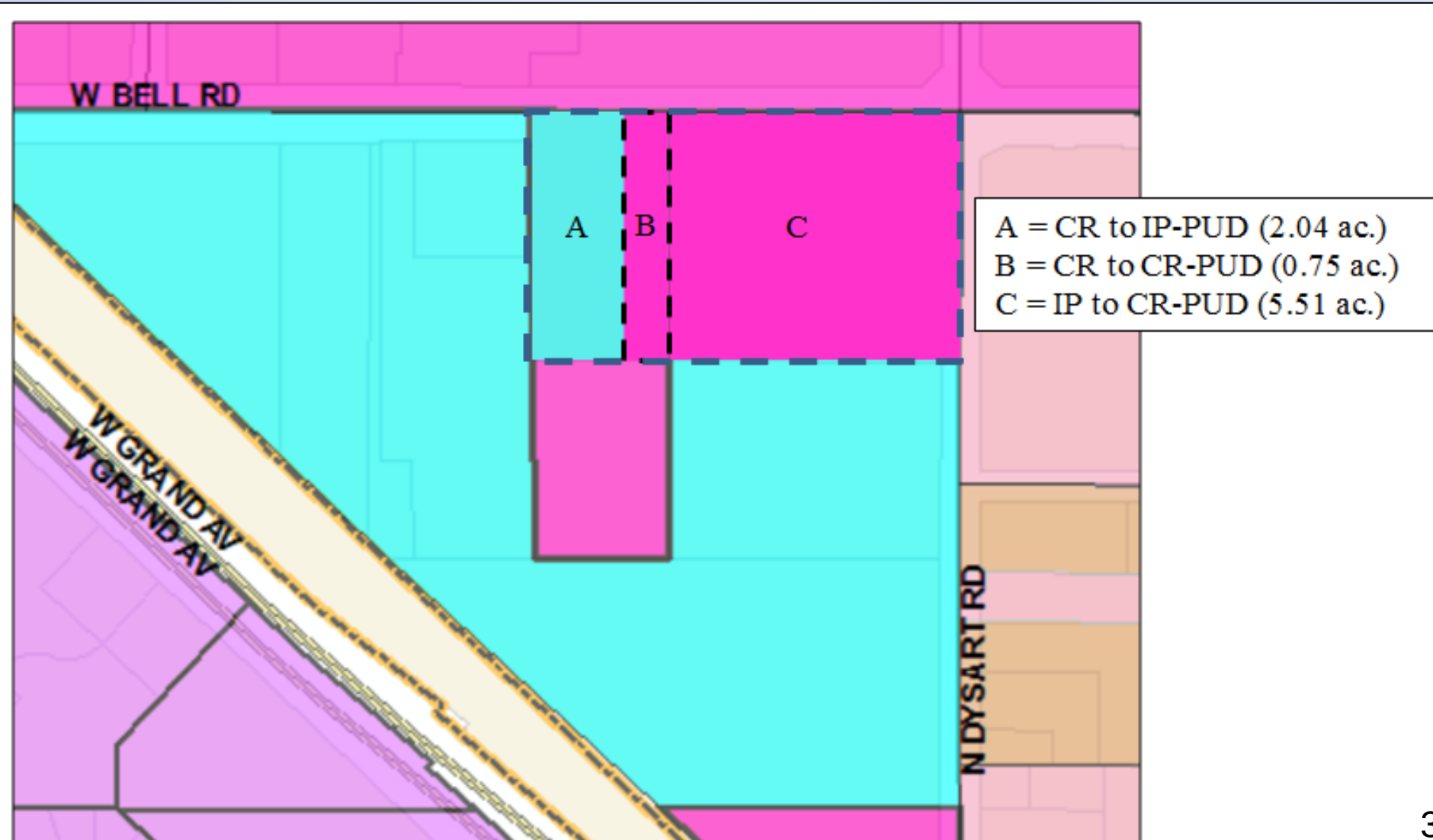


FS15-155 Dysart Subdivision

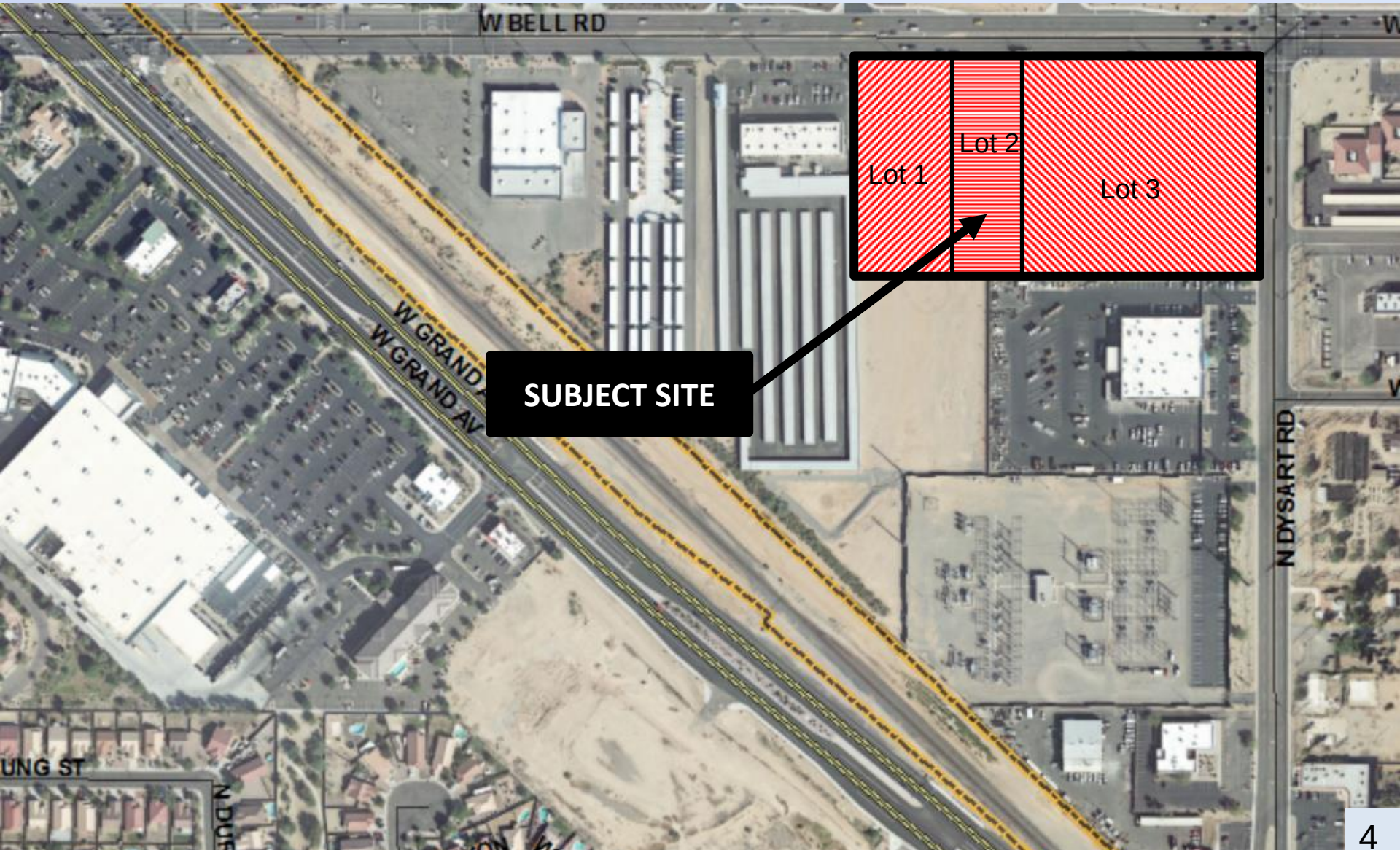
Vicinity Map



Zoning Case Map



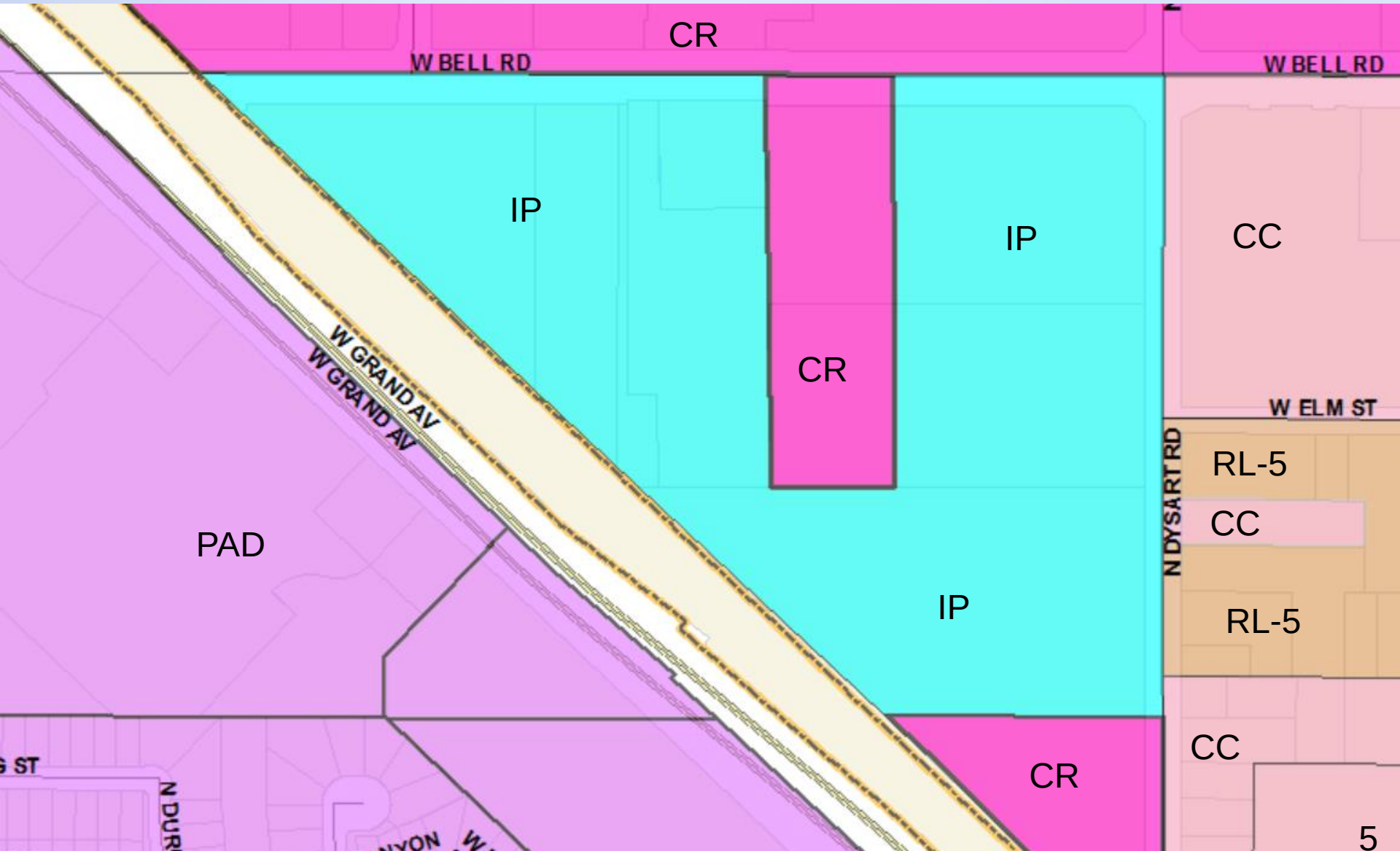
Master Site Plan Case Map



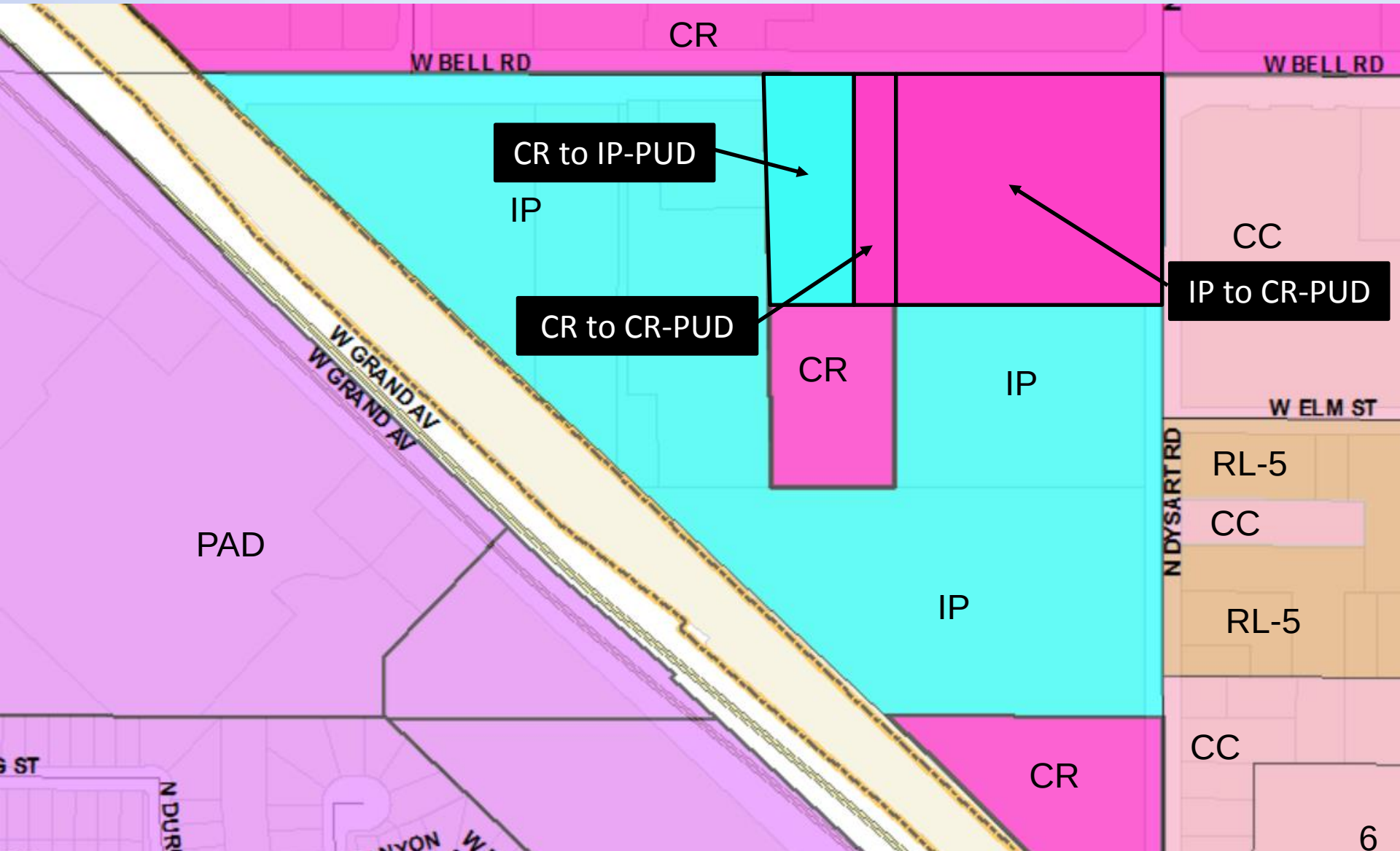
FS15-155 Dysart Subdivision



Current Zoning



Proposed Zoning

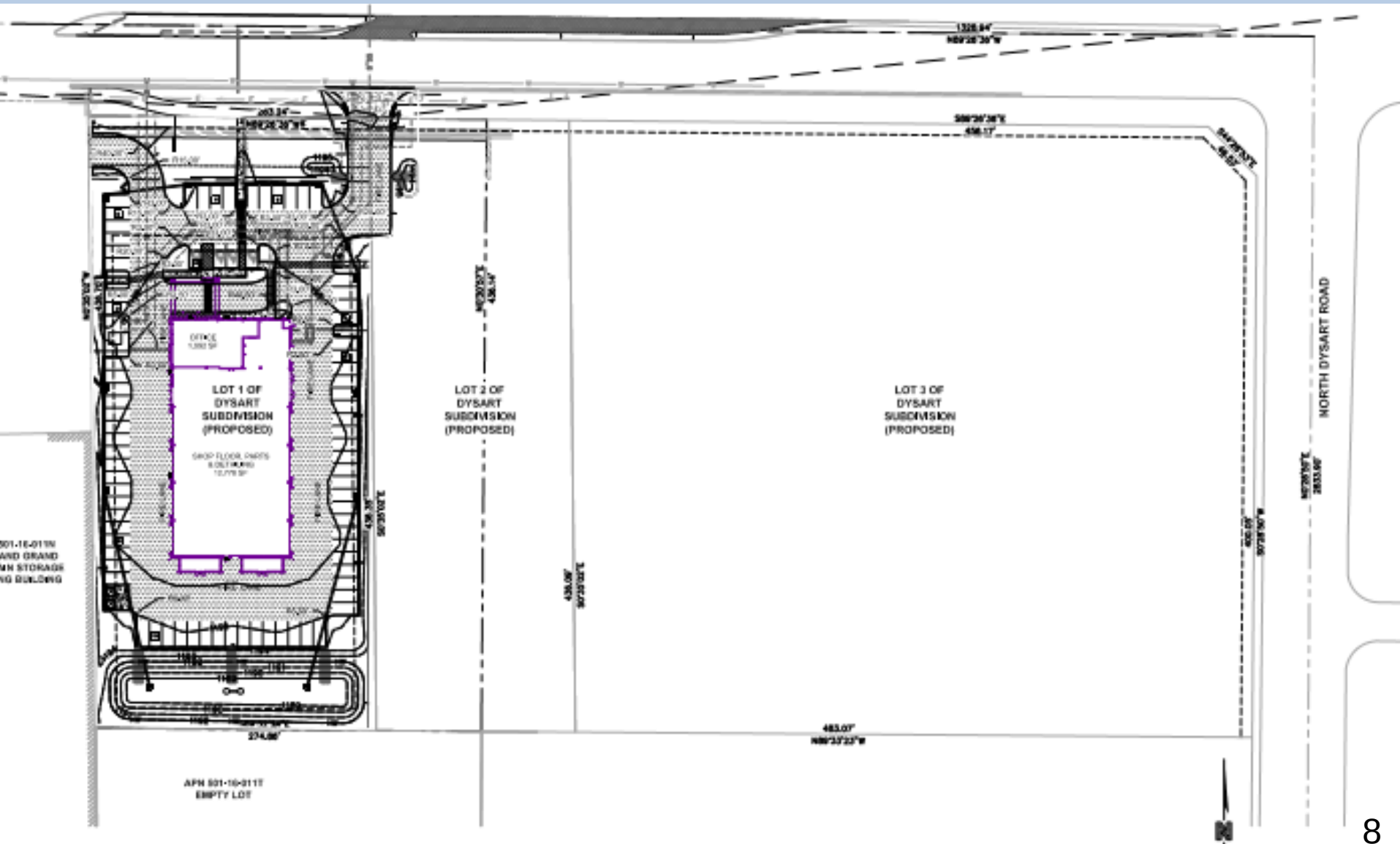


(Provided for context only – October 6, 2015 City Council action item)

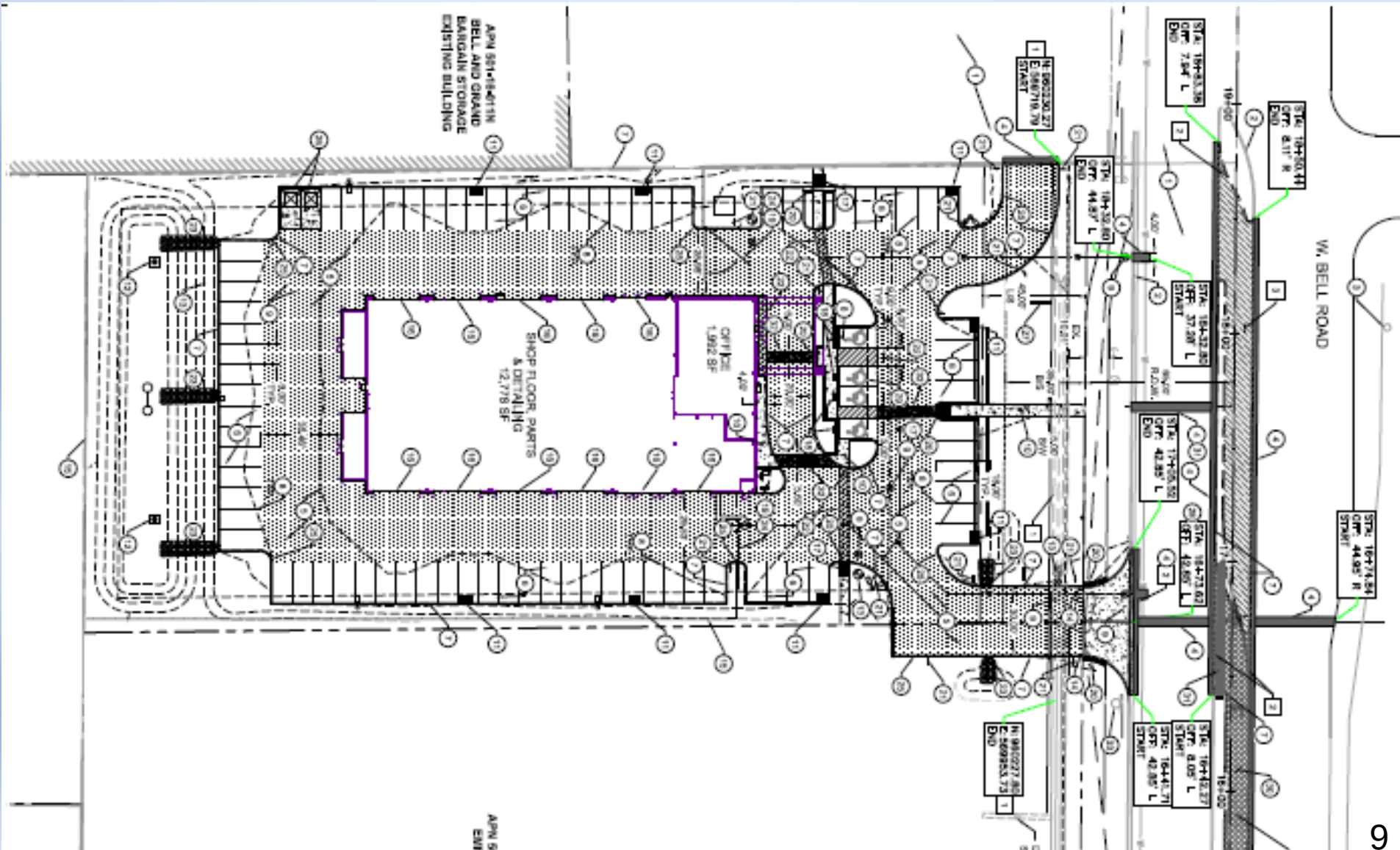


FS15-155 Dysart Subdivision

Proposed Site Plan



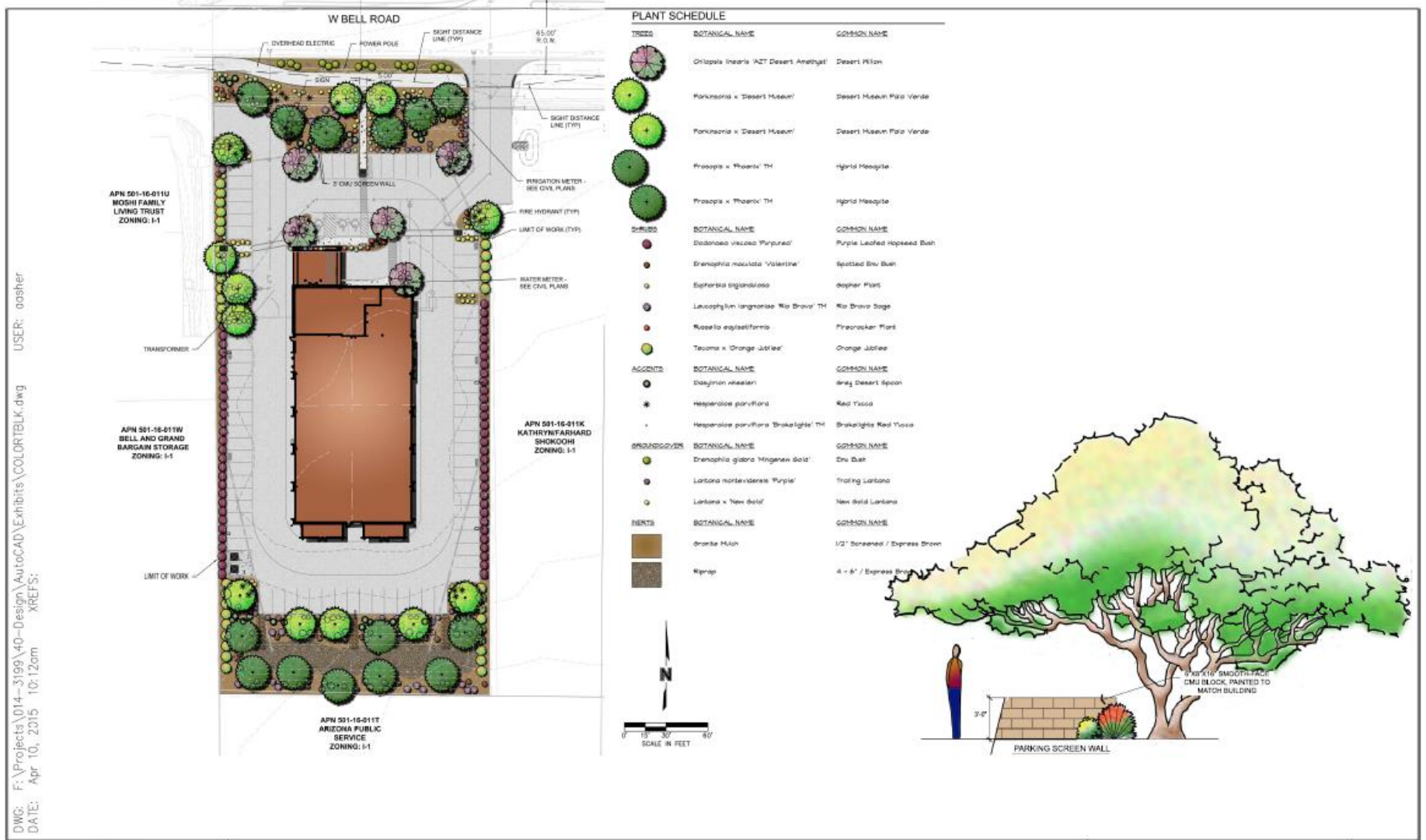
Proposed Site Plan



FS15-155 Dysart Subdivision



Proposed Landscape Plan



PROJECT NO: 014-3199
DRAWN BY: AA
DATE: 07/27/15

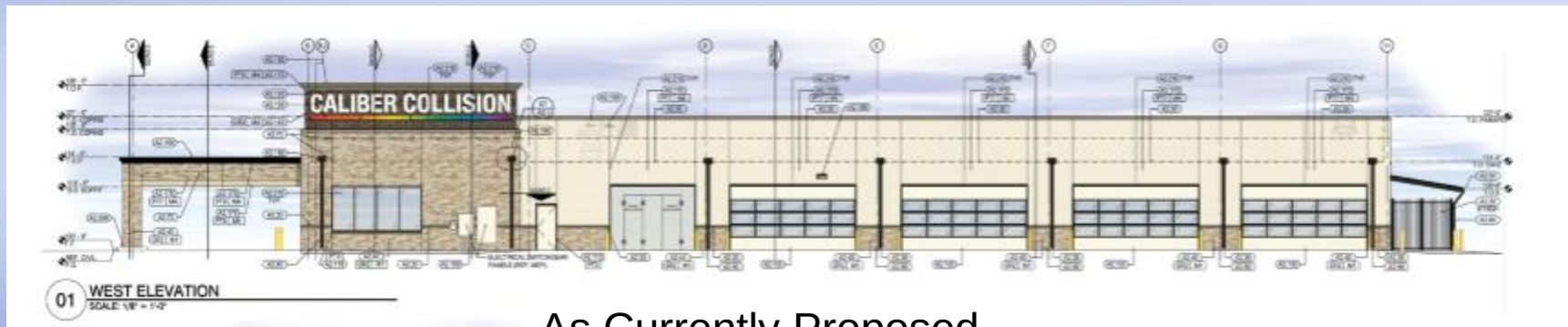
CALIBER COLLISION

MOLSSON ASSOCIATES
7250 North 19th Street
Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001

Proposed Elevations - West

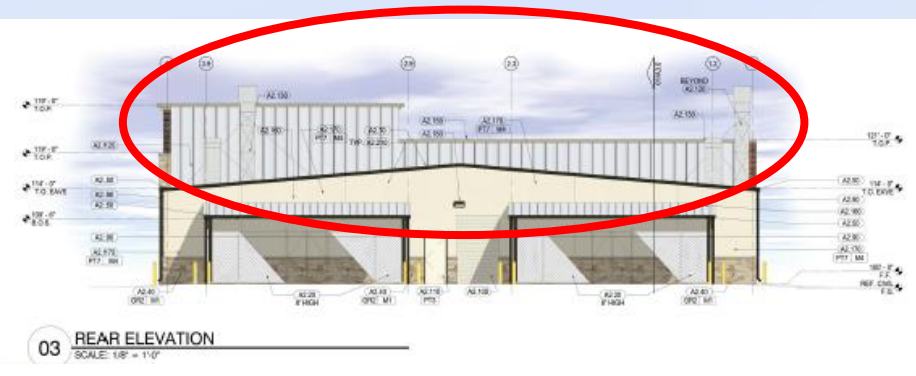


As Originally Proposed

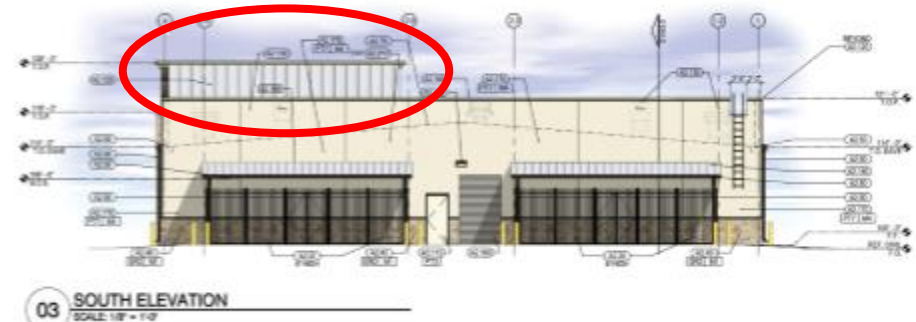


As Currently Proposed

Proposed Elevations – North and South

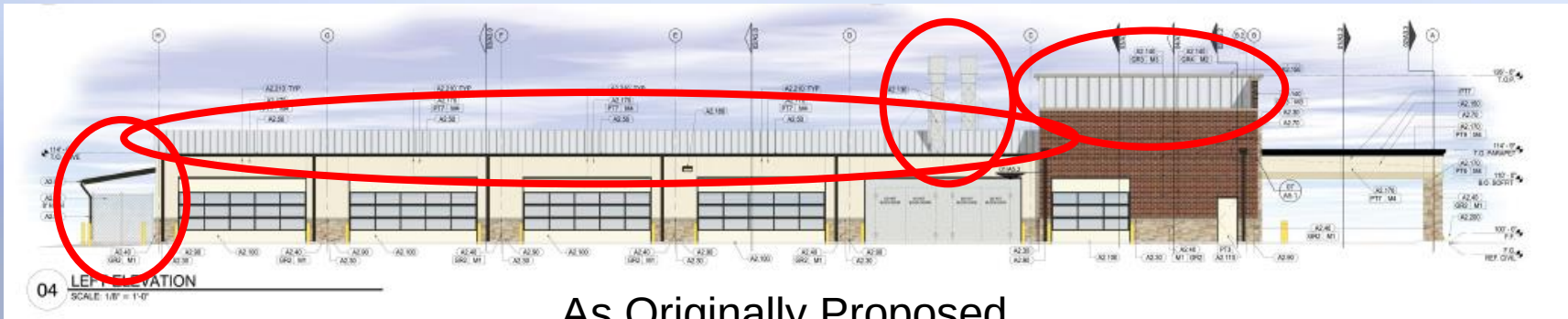


As Originally Proposed



As Currently Proposed

Proposed Elevations - East



As Originally Proposed



As Currently Proposed

FS15-155 Dysart Subdivision

Proposed Signage



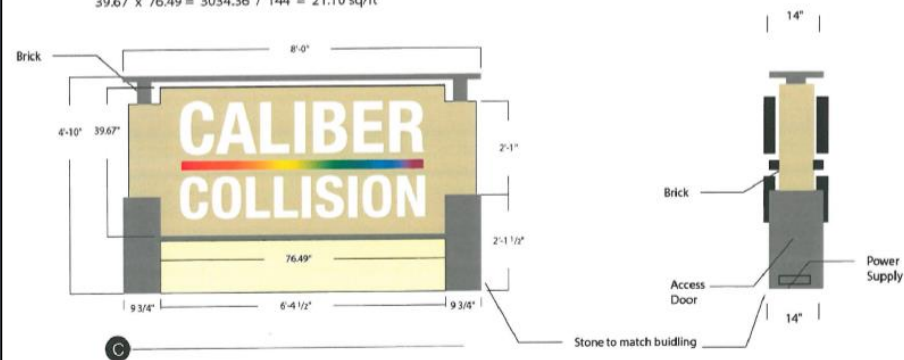
86.75(1linear ft) x 1 (sq ft) = 86.75 (allowed footage)

A CHANNEL LETTERS
3/32" = 1'-0"



B CHANNEL LETTERS
1 9/16" = 26'-0"

$$39.67 \times 76.49 = 3034.36 / 144 = 21.10 \text{ sq/ft}$$



Proposed Development Standards

IP PUD/CR PUD DEVELOPMENT STANDARDS TABLE FOR DYSART SUBDIVISION (CASE FS15-155)
 Shaded cells indicate development standard that is less restrictive than the base zoning district.
 All other provisions of the IP and CR zoning districts apply.

Development Standard	IP – IP PUD			CR – CR PUD		
	Base Zoning	PUD Overlay	SUDC Reference	Base Zoning	PUD Overlay	SUDC Reference
Interior Side Setback	15'	15'	122-36(c)(2)b, Table 5-11	24'	15' ¹	122-36(c)(2)c, Table 5-12
Landscape Setback (Arterial)	45' ³	45' ^{2,3}	122- 136(b)(18)(h)	45' ³	45' ²	122- 136(b)(18)(h)
Maximum Parking Allowed	1:375 SF of GFA ⁵	1:180 SF of GFA ⁴	122-133(e)	As specified in Table 9-1	As specified in Table 9-1	122-133(e)
Secondary Wall Sign Area	0.5 SF per 1 linear foot of elevation	0.6 SF per 1 linear foot of elevation	113-129(a)(3)(a)	0.5 SF per 1 linear foot of elevation	0.5 SF per 1 linear foot of elevation	113-129(a)(3)(a)

Footnotes:

¹ Adjacent to Commercial or Industrial zoning districts.

² 10' limited driveway access encroachment from street and architectural encroachment allowed per 122-136(b)(18)(h), Table 10-4.

³ Limited driveway encroachment from the west to accommodate shared access allowed per site plan.

⁴ Based on Automotive Repair and Service use. If other than Automotive Repair and Service, Table 9-1 applies.

Citizen Outreach

- Outreach meeting on July 21, 2015
- One phone inquiry
- No support or opposition known

Recommendations:

- Zone Change:
 - ✓ **Approve** subject to stipulations “a” through “d”
- Master Site Plan:
 - ✓ **Approve** subject to stipulations “a” through “i”
(Possible caveat regarding the use of matching EIFS on back of exposed parapet?)

Questions or Comments?



W BELL RD

A B C

W GRAND AV
W GRAND AV

N DYSART RD

A = CR to IP-PUD (2.04 ac.)
B = CR to CR-PUD (0.75 ac.)
C = IP to CR-PUD (5.51 ac.)

ORDINANCE 2015-16

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE FROM CR TO IP, FROM CR TO CR AND FROM IP TO CR WITH A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FOR THE DYSART SUBDIVISION, LOCATED AT THE SOUTHWEST CORNER OF BELL ROAD AND DYSART ROAD.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located at the southwest corner of Bell Road and Dysart Road;

WHEREAS, the subject site is zoned as CR and IP;

WHEREAS, the Zone Change and PUD overlay district is authorized by Surprise Municipal Code §122-68;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, the proposed PUD overlay satisfies the requirements set forth in Chapter 122 of the Surprise Municipal Code;

WHEREAS, this Zone Change and PUD overlay is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on October 1, 2015, the Planning and Zoning Commission recommended approval of the application to re-zone from CR to IP-PUD and from CR to CR-PUD and PUD overlay.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. The parcel legally described on Exhibit A and depicted on Exhibit B, known as the “Dysart Subdivision” is rezoned from CR to IP PUD, from CR to CR PUD and from IP to CR PUD with a planned unit development (PUD) overlay, in conformance with the “Dysart Subdivision Zone Change and PUD Overlay” document, dated August 17, 2015. This re-zoning approval is subject to the following conditions:

- a. Development and use of the site shall be in substantial conformance with the project narrative entitled "Dysart Subdivision Rezone Document PUD Overlay", prepared by Olsson Associates, consisting of 20 pages dated revised August 17, 2015 and stamped received August 17, 2015, except as modified by the following stipulations.
- b. If a Final Plat has not been recorded within one (1) year of approval of this Zone Change request by the City Council, the subject zone change may be scheduled for public hearing by the Planning and Zoning Commission and City Council for consideration of reverting the property to its former zoning per ARS § 9-462.01.E.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.
- d. The Property owner and successors waive claim for diminution of in value if the City takes action to rescind approval of this zone change request due to non-compliance with the stipulations of approval.

Section 2. Amendment of Zoning Map. The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. Codification. This ordinance is not of a general nature and will not be codified.

Section 4. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SIGNATURES ON FOLLOWING PAGE

PASSED AND ADOPTED this _____ day of _____, 2015.

Sharon R. Wolcott, Mayor

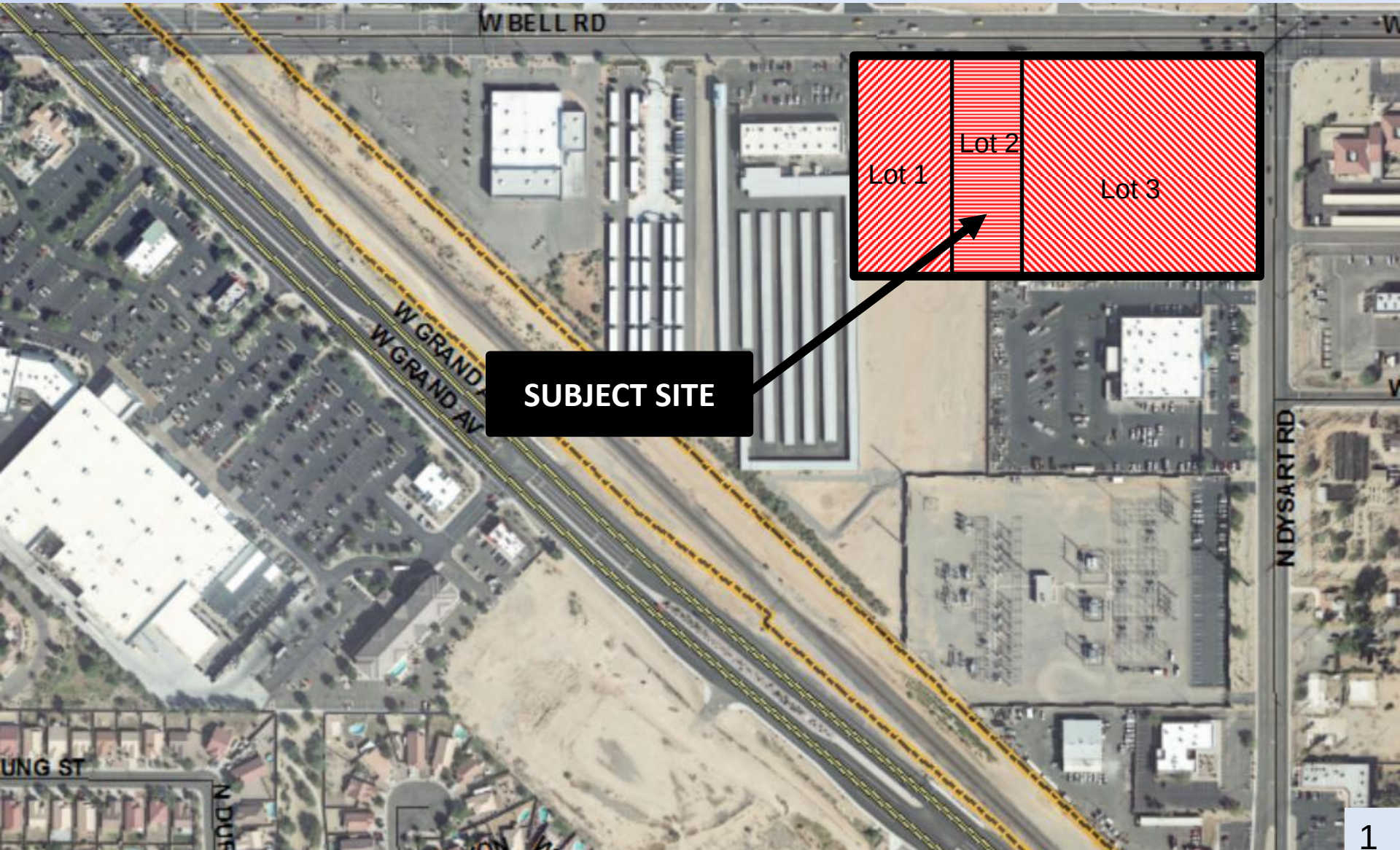
Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Misty Leslie, City Attorney

Master Site Plan Case Map





**Dysart Subdivision
Rezone Document
PUD Overlay**

**Southwest Corner of Bell and Dysart
501-16-011V and 501-16-011K**

**1st Submittal
April 10, 2015
Revision
June 26, 2015
Revision
July 24, 2015
Revision
August 17, 2015**

**Prepared by Olsson Associates
OA# 014-3199
Surprise Case # FS15-155**

Project Team

Developer
Cross Development
17430 Campbell Road, Suite 225
Dallas, TX 75252
214-422-3031
Kevin McKibben

Applicant and Engineer
Olsson Associates
7250 N 16th Street, Suite 210
Phoenix, AZ 85020
480-333-4319
Len Swartz, PE

Request:	Rezone of vacant land. From CR to IP-PUD and from IP to CR-PUD
Applicant:	Olsson Associates on behalf of Cross Development
Site Location:	Southwest corner of Bell and Dysart 501-16-011V and 501-16-011K
Existing Zoning:	CR and IP
Proposed Zoning:	IP-PUD and CR-PUD
Existing Land Use:	Vacant

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FIGURE 1 – AERIAL VIEW OF SITE

TABLE 1 – REZONING REQUEST TABLE

APPENDIX 1 – SITE PLAN

APPENDIX 2 – EXISTING ZONING MAP

APPENDIX 3 – PROPOSED ZONING MAP

APPENDIX 4 – PROPOSED LAND USE MAP

APPENDIX 5 – LOT 1, CALIBER COLLISION SITE PLAN

APPENDIX 6 – LOT 1, CALIBER COLLISION LANDSCAPE PLAN

1.0 INTRODUCTION

The proposed Dysart Subdivision (the “Site”) consists of 3 lots located along the south side of Bell Road beginning at the south-west corner of Bell Road and Dysart Road. The total gross area is 10.00 acres. A total Right-of Way dedication of 1.703 acres is proposed with the development of all 3 lots, resulting in a net area of 8.297 acres for the Site.

Lot 3 is located directly on the south-west corner of Bell & Dysart Roads, with approx. 456 feet of frontage on Bell Road and approx. 400 feet of frontage on Dysart Road. Lot 3 has a net area of 4.856 acres. Lot 3 is currently vacant land, with no plans at this time for development.

Lot 2 is located to the west of Lot 3, and has approx. 142 feet of frontage along Bell Road. Lot 2 has a net area of 1.422 acres. Lot 2 is currently vacant land, and is under design by another team for an anticipated commercial use.

Lot 1 is located to the west of Lot 2, and has approx. 200 feet of frontage along Bell Road. Lot 1 has a net area of 2.004 acres. Lot 1 is currently vacant land, and is under design for a Caliber Collision Repair Shop.

Figure 1 below shows an aerial view of the property, and a copy of the Site Plan can be found in Appendix 1.



FIGURE 2 – AERIAL VIEW OF SITE

2.0 SURROUNDING AREA AND EXISTING ZONING

As previously mentioned, all 3 lots are currently vacant and undeveloped. The Site is bounded on the north by Bell Road, and on the east by Dysart Road. South of the Site is a vacant, undeveloped property toward the west, and APS's office and facility toward the east. Neighboring to the west of the Site is a shops building and storage facility.

Currently the existing western parcel, (Lot 1, and approx. ½ of Lot 2) is zoned CR and the eastern parcels, (approx. ½ of Lot 2 & Lot 3) are zoned IP.

The Existing Zoning Map can be found in Appendix 2.

3.0 PROPOSED ZONING AND PUD OVERLAY

The purpose of the PUD Overlay on the IP Portion is to address landscape setbacks, parking and signage issues. The purpose of the PUD Overlay on the CR portion is to address the side yard setback.

The proposed condition will reflect rezoning the vacant land of the western parcel, (Lot 1) from CR to IP-PUD, and the remaining vacant property, (Lots 2 & 3) will be rezoned from CR & IP to CR-PUD through this request.

See Rezoning Request Table below for the full rezoning request:

IP-PUD/CR-PUD DEVELOPMENT STANDARDS TABLE FOR DYSART SUBDIVISION (CASE FS15-155) Shaded cells indicate development standard that is less restrictive than the base zoning district. All other provisions of the IP and CR zoning districts apply.						
Development Standard	IP to IP-PUD			CR to CR-PUD		
	Base Zoning	PUD Overlay	SUDC Reference	Base Zoning	PUD Overlay	SUDC Reference
Interior Side Setback	15'	15'	122-36(c)(2)b, Table 5-11	24'	15' ¹	122-36(c)(2)c, Table 5-12
Landscape Setback (Arterial)	45' ³	45' ^{2,3}	122-136(b)(18)(h)	45' ³	45' ²	122-136(b)(18)(h)
Maximum Parking Allowed	1:375 SF of GFA ⁴	1:180 SF of GFA ⁴	122-133(e)	As specified in Table 9-1	As specified in Table 9-1	122-133(e)
Secondary Wall Sign Area	0.5 SF per 1 linear foot of elevation	0.6 SF per 1 linear foot of elevation	113-129(a)(3)(a)	0.5 SF per 1 linear foot of elevation	0.5 SF per 1 linear foot of elevation	113-129(a)(3)(a)
Footnotes:						
¹ Adjacent to Commercial or Industrial zoning districts.						
² 10' limited driveway access encroachment from street and architectural encroachment allowed.						
³ Limited driveway encroachment from the west to accommodate shared access allowed peer site plan.						
⁴ Based on Automotive Repair and Service use. If other than automotive Repair and Service, City of Surprise, Municipal Code Section 122-133 Table 9-1 applies.						

TABLE 1 – REZONING REQUEST TABLE

The proposed uses fit well with the existing land uses and surrounding neighbors. The Proposed Zoning Map can be found in Appendix 3, and the Proposed Land Use Map can be found in Appendix 4.

The proposed uses include Caliber Collision on the IP-PUD property, (Lot 1), and the remainder of the site zoned CR-PUD with anticipated commercial uses that are compatible with neighboring properties.

3.1 SITE LAYOUT

As the properties to the east develop, detailed site/construction plans for those lots will be required. Only the Caliber Collision, (Lot 1) details are included with this submittal.

Caliber Collision is the nation's largest collision repair company. They were founded in 1997 and is headquartered in Texas. Caliber participates in a number of community involvement projects including food drives, recycled rides, and veteran organizations.

Caliber is committed to health, safety and environmental protection. They use the repair processes with the highest standards and have pioneered the use of water-based versus solvent based paint to reduce VOCs. More can be found about Caliber on their web site at <http://calibercollision.com/>

The proposed Caliber Collision site, (Lot 1), is located approximately 500 feet west of Dysart Road on the south side of Bell Road. The project is comprised of a 14,770 SF building. Within the building there will be an office, mechanic shop, parts sales, detailing, and painting booth. Customers can also rent a vehicle on location when they drop off their vehicle for repairs.

The site is proposing a new right in/right out/left in drive connection to Bell Road on the eastern boundary of the site. The existing left in median cut at the western side of the Caliber project will be closed off.

The intention is for the future development to the east to tie into the newly proposed drive as well. Cross access easements will be proposed on the plat allowing for cross access and a shared drive.

Neighboring to the west is a shops building and storage facility. Caliber will extend the front drive to align with their parking lot and allow for cross access. Caliber will work with the City on obtaining cross access easements with these owners to improve fire and emergency access.

Lot 1, Caliber Collision Site Plan can be found in Appendix 5.

3.2 LANDSCAPING

A Conceptual Landscape Plan for Lot 1, Caliber Collision, can be found in Appendix 6. The street frontage will be planted with Hybrid Mesquite, Desert Museum Palo Verde and Desert Willow, interspersed with Spotted Emu Bush, Gopher Plant, Rio Bravo Sage, Firecracker Plant, Grey Desert Spoon, Red Yucca, Trailing Lantana and New Gold Lantana. Each side, north of the gates will be planted with Orange Jubilee, and south of the gates will be Purple Leafed Hopseed Bush. The rear of the property, around the retention pond will be planted primarily with Hybrid Mesquite and Desert Museum Palo Verde, interspersed with Spotted Emu Bush, Gopher Plant, Rio Bravo Sage, Firecracker Plant, Grey Desert Spoon, Red Yucca, Trailing Lantana and New Gold Lantana.

As Lots 2 & 3 develop, detailed landscaping plans for those lots will be required.

3.3 ARCHITECTURE

The proposed building for Lot 1, Caliber Collision is a 14,770 SF mixed use structure with a 'B' and a 'S1' occupancy. Within the building there will be an office, mechanic shop, parts sales, detailing, and painting booth. The exterior is stone, brick, and EIFS veneer with a max parapet height of 26'-0". The roofing material is galvalume which also includes all RTU, (Roof Top Unit), screening and backsides of the parapet.

As Lots 2 & 3 develop, detailed architectural plans for those lots will be required.

3.4 MONUMENT SIGNAGE AND WALLS

Signage

Current Surprise Municipal Code Section 113-129(a)(3) restricts the maximum aggregate sign area for any business to 0.5 square feet for each linear foot of the business wall elevation along the street frontage on which the sign is displayed.

REQUESTED DEVIATION

1. That the allowable signage be increase to 0.6 square feet of signage for each linear foot of the business wall elevation along the street frontage on which the sign is displayed.

Walls

Current Surprise Municipal Code Section 122-136(b)(2)c requires that parking areas be screened from the street by a solid wall, earthen berms or opaque hedging. A solid 3' wall has been installed approx. 4' to the north of the parking lot to provide the required screening.

3.5 DEVELOPMENT STANDARDS

Current Surprise Municipal Code 122-36(c)(2)c requires the side landscape setback to be twenty-four feet, (24ft.).

REQUESTED DEVIATION

1. That the allowable side landscape setback be reduced to fifteen feet, (15ft.) from twenty-four feet, (24ft.)

3.6 PARKING STANDARDS

Current Surprise Municipal Code Section 122-133(e), Table 9-1, requires a maximum parking ratio of one to three-hundred-seventy-five, (1:375) for "Automobile Repair and Service Structures".

REQUESTED DEVIATION

1. That the maximum parking ratio be reduced from one to three-hundred-seventy-five, (1:375) to one to one-hundred-eighty, (1:180).

4.0 MISCELLANEOUS

4.1 UTILITIES

Water and sewer will be provided by EPCOR Utilities, a private company. Electrical service is provided by APS, and Southwest Gas will provide the natural gas service. Century Link and Cox are both available for telephone/internet services.

4.2 GRADING AND DRAINAGE

Grading, drainage and retention will be designed in accordance with the Maricopa County Drainage Design Manual and City of Surprise 2012 Engineering Development Manual.

4.3 SAFETY FACILITIES

Fire and police protection for the Site will be provided by the City of Surprise.

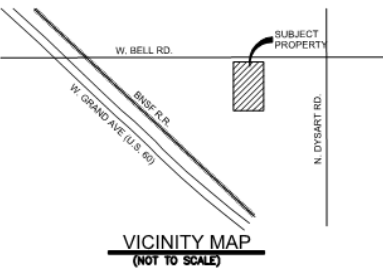
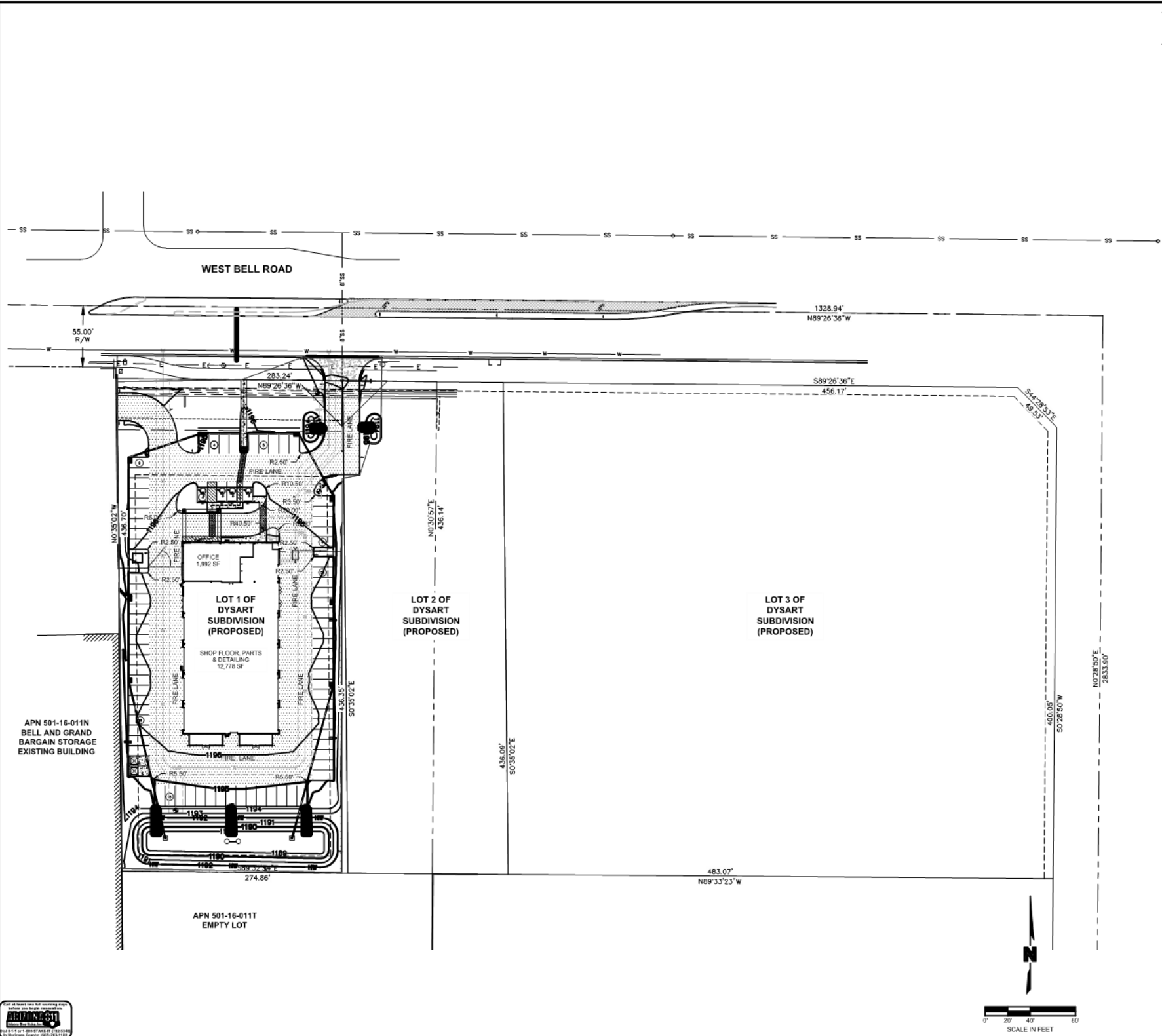
5.0 CONCLUSION

Caliber Collision, (Lot 1) is consistent with the General Plan and compatible with the surrounding area. The proposed uses for Lots 2 & 3 will be commercial, and thus will also be compatible with the surrounding area.

APPENDIX 1

SITE PLAN

DATE: 01/14/2015
DRAWN BY: J. L. SWARTZ
CHECKED BY: J. L. SWARTZ
DATE: 01/14/2015
PROJECT NO.: 100-C-501-16-001V AND 501-16-011K
SHEET NO.: 100-C-501-16-001V AND 501-16-011K
SHEET TOTAL: 100-C-501-16-001V AND 501-16-011K
SHEET COUNT: 100-C-501-16-001V AND 501-16-011K
SHEET TOTAL: 100-C-501-16-001V AND 501-16-011K
SHEET COUNT: 100-C-501-16-001V AND 501-16-011K



DESIGN TEAM CONTACTS
OWNER/DEVELOPER
CROSS DEVELOPMENT, LLC
5317 INVERRARY DRIVE
PLANO, TEXAS
PHONE: (972) 748-1000
CONTACT: KEVIN MCKIBBEN
ENGINEER
OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
PHONE: (602) 748-1000
FAX: (602) 748-1001
CONTACT: LEN SWARTZ
ARCHITECT
CROSS ARCHITECTS
1255 W. 15TH STREET
SUITE #125
PLANO, TEXAS 75075
PHONE: (972) 388-6644
CONTACT: SHAWN OFFUTT

- LEGEND:**
- HEAVY DUTY PAVEMENT (ONSITE)
 - LIGHT DUTY PAVEMENT
 - HEAVY DUTY PAVEMENT (BELL ROAD)
 - FIRE HYDRANT
 - WATERVALVE
 - CATCH BASIN
 - SEWER MANHOLE
 - CLEANOUT
 - BUBBLER
 - DRYWELL
 - SITE LIGHTING
 - FIRE LANE SIGN
 - ACCESSIBLE PARKING
 - TRASH ENCLOSURE
 - WATERMAIN
 - STORM DRAIN
 - SANITARY SEWER

APN: 501-16-001V AND 501-16-011K			
	GROSS	R/W	NET
LOT 1	74,302 SF	13,003 SF	67,305 SF
	1.706 AC	0.298 AC	2.004 AC
LOT 2	52,712 SF	9,232 SF	61,944 SF
	1.210 AC	0.212 AC	1.422 AC
LOT 3	158,968 SF	52,578 SF	211,546 SF
	3.663 AC	1.193 AC	4.856 AC
TOTAL	435,608 SF	74,813 SF	360,795 SF
	10.00 AC	1.703 AC	8.297 AC

REQUIRED LANDSCAPE:

LOT 1	15% OF PARKING AREA = 6372.44 SF
LOT 2	15% OF PARKING AREA = TBD AT TIME OF SITE PLAN AMENDMENT
LOT 3	15% OF PARKING AREA = TBD AT TIME OF SITE PLAN AMENDMENT

	LOT 1	LOT 2	LOT 3
EXISTING ZONING	CR	CR AND IP	IP
PROPOSED ZONING	IP	CR PUD*	CR PUD*

THE PURPOSE OF THE PUD OVERLAY IN THE CR DISTRICT IS TO ALLOW A REDUCTION IN THE REQUIRED INTERIOR SIDE YARD SETBACK FROM 25' TO 15'

THIS PLAN IS NOT FOR CONSTRUCTION



OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL OR VERTICAL. THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REV.	DATE	DESCRIPTION
1	01/14/2015	QTY COMMENTS

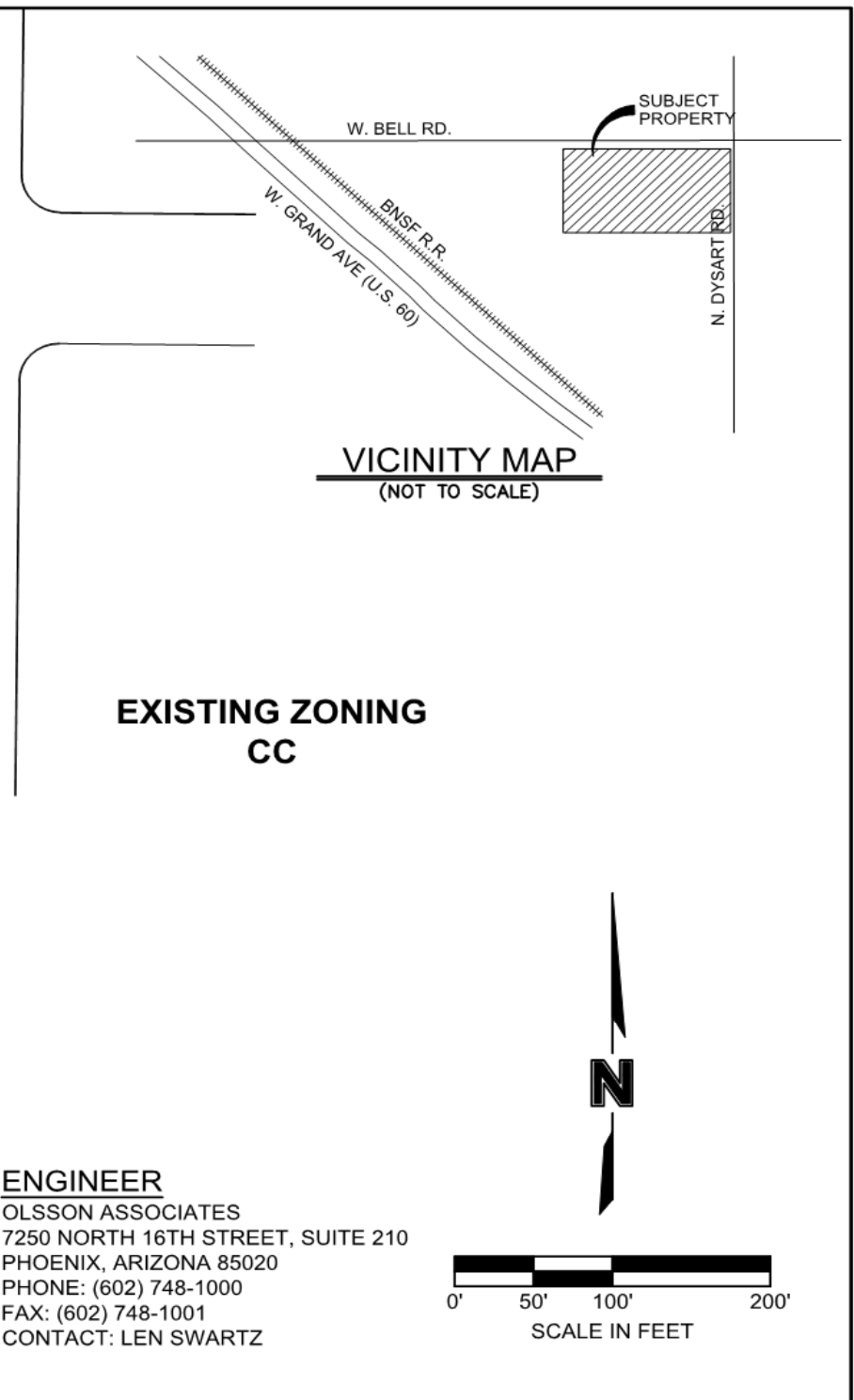
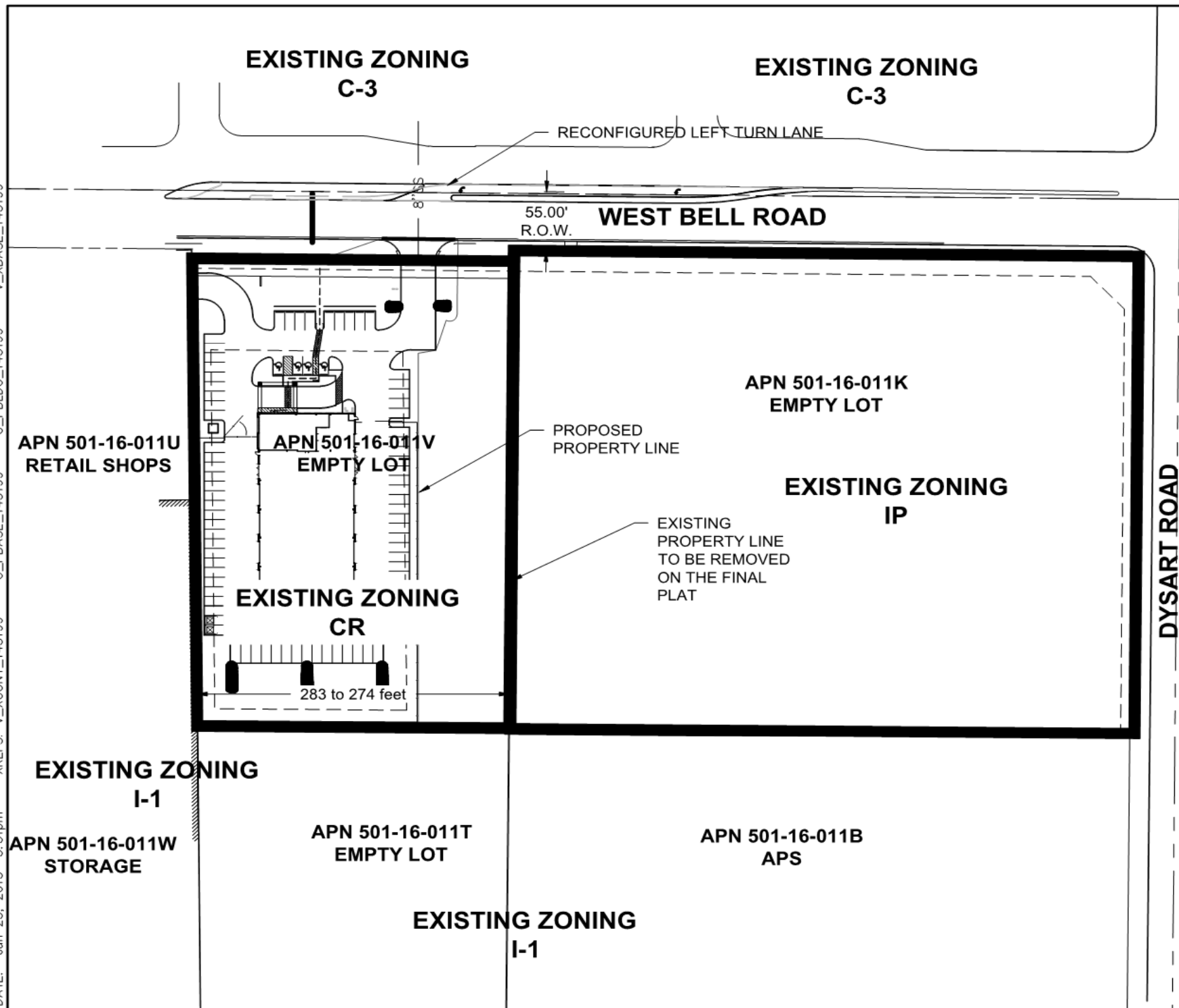
CONSTRUCTION PLANS
OVERALL SITE PLAN
CALIBER COLLISION
BELL ROAD AND DYSART ROAD
SURPRISE, ARIZONA

Drawn by: JLS
Checked by: JLS
Approved by: JLS
Date: 01/14/2015
Project no.: 100-C-501-16-001V AND 501-16-011K
Drawing no.: 100-C-501-16-001V AND 501-16-011K

SHEET
C101

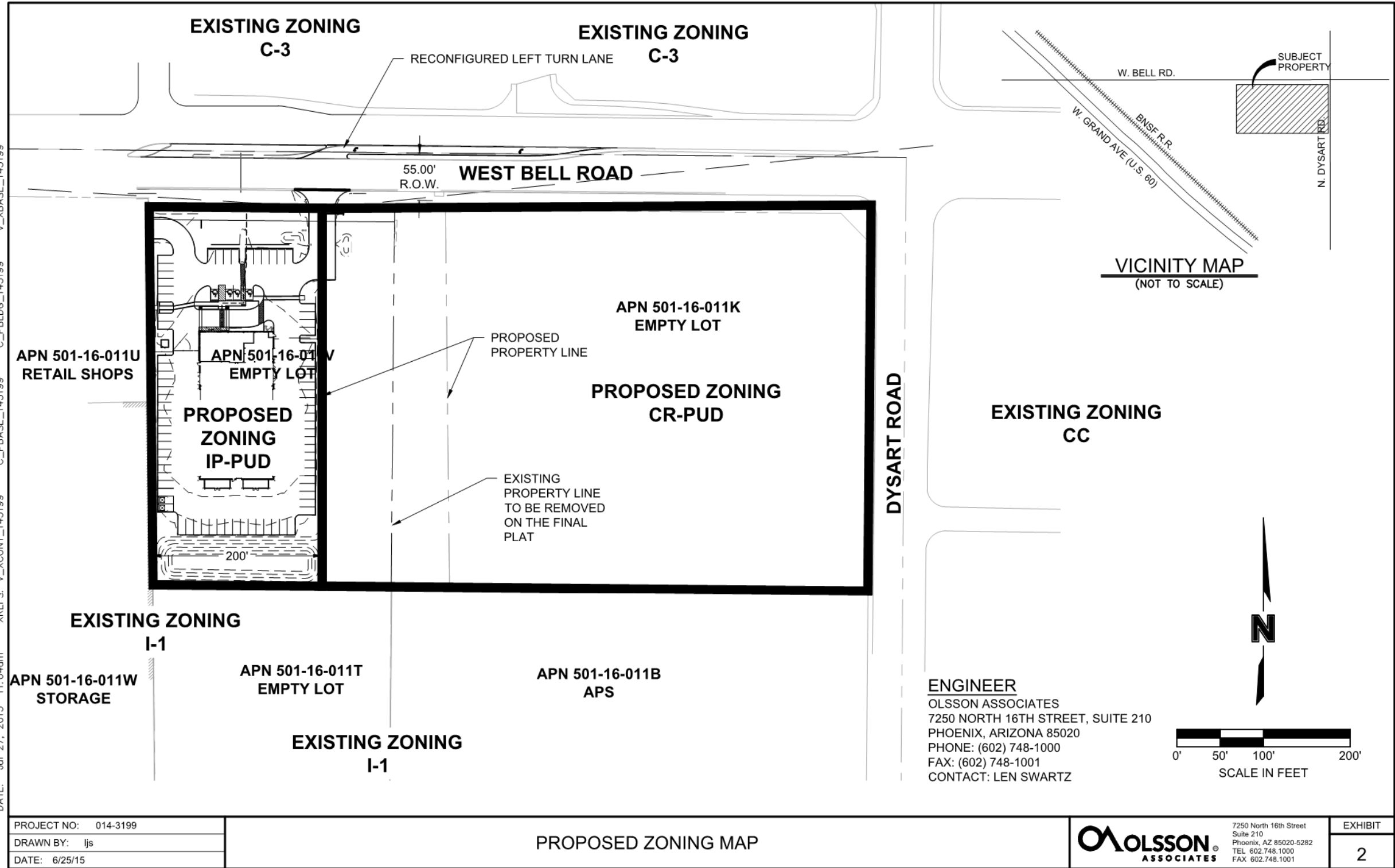
APPENDIX 2
EXISTING ZONING MAP

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USER: apoge



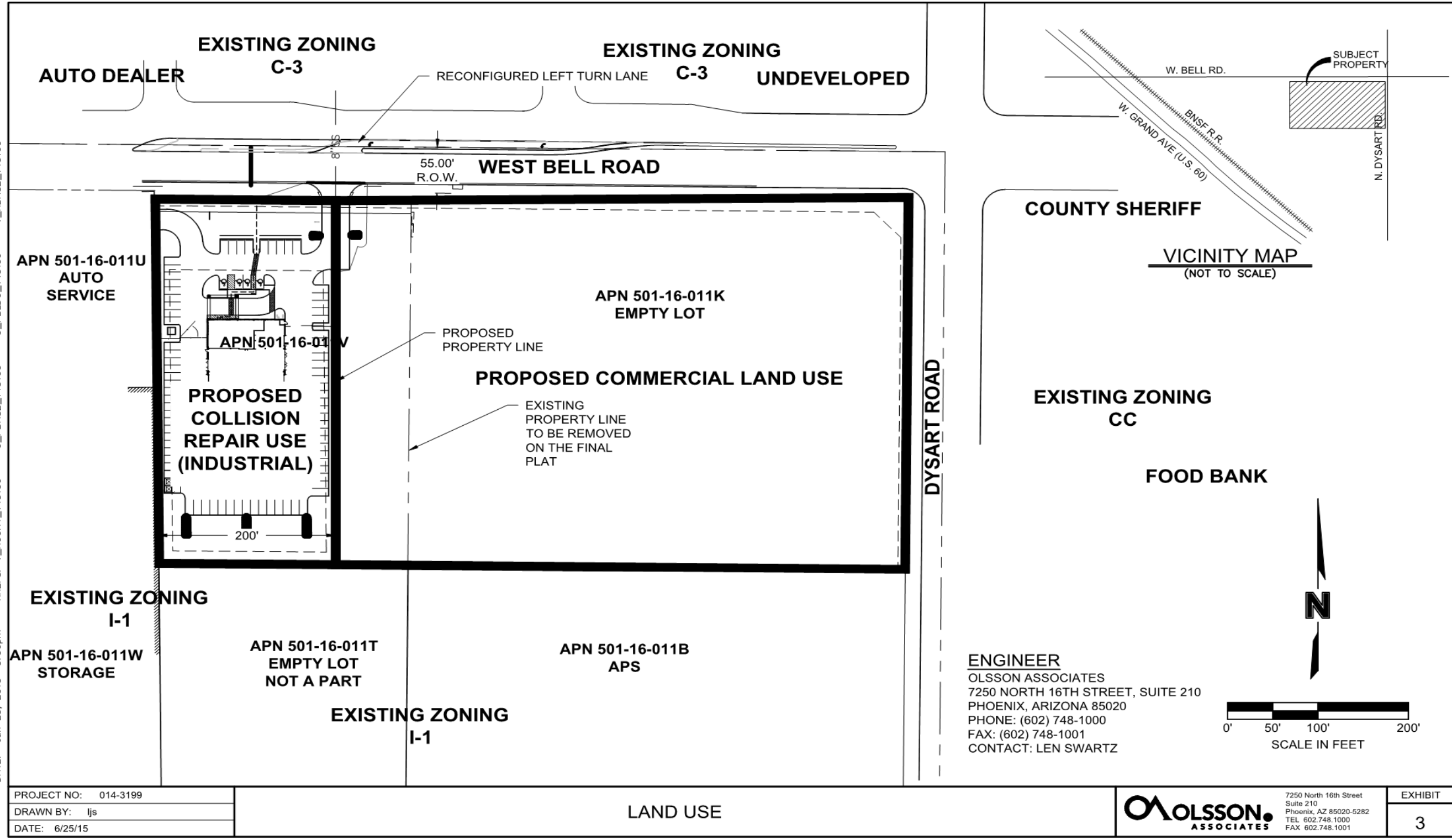
APPENDIX 3
PROPOSED ZONING MAP

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DATE: Jul 27, 2015 11:04am XREFS: V_XCONT_143199 C_PBASE_143199 C_PBLDG_143199 V_XBASE_143199



APPENDIX 4
PROPOSED LAND USE MAP

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DATE: Jun 25, 2015 3:50pm
XREFS: V_XCONT_143199 C_PBASE_143199 C_PBLDG_143199 V_XBASE_143199
USER: opage



APPENDIX 5
LOT 1, CALIBER COLLISION SITE PLAN



COLLUSON ASSOCIATES

7250 North Central Expressway
 Suite 210
 Dallas, Texas 75206
 TEL: 972.341.1870
 FAX: 972.341.1001
 www.collusonassociates.com

2105



COLLUSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REV. NO.	DATE	REVISIONS DESCRIPTION
1	2020-05-19	CITY COMMENTS
CONSTRUCTION PLANS CALIBER COLLISION BELL ROAD AND DYSART ROAD SURPRISE, ARIZONA		

DESIGNED BY: BS

CHECKED BY: EV

IN CHARGE: JPV

PROJECT NO.: 614-3199

DRAWING NO.: 100-C-205-182110-04

DATE: 06/13/15

2015

N

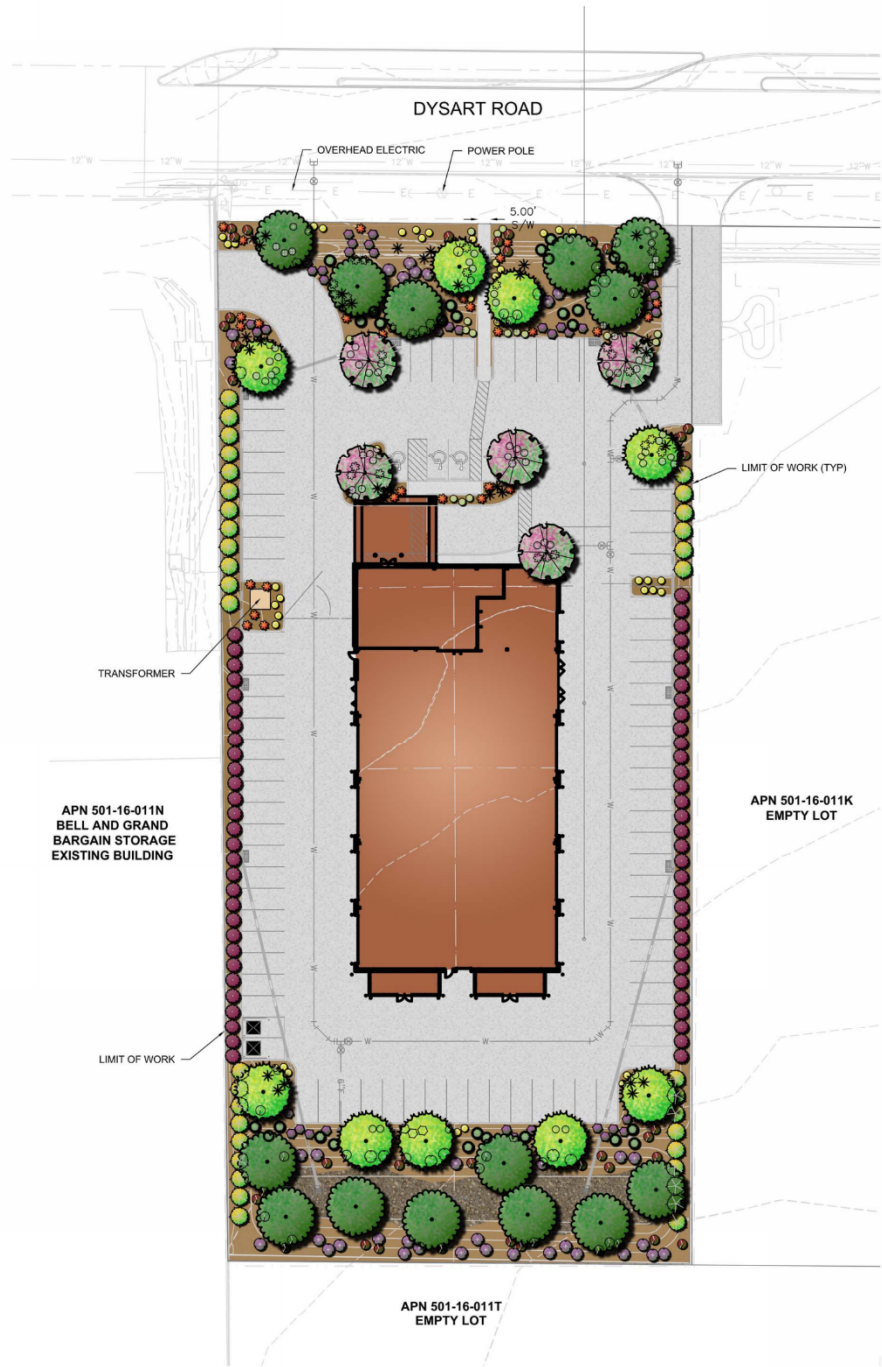
SHEET

C100

APPENDIX 6

LOT 1, CALIBER COLLISION LANDSCAPE PLAN

DWG: F:\Projects\014-3199\40-Design\AutoCAD\Exhibits\COLORBLK.dwg
DATE: Apr 10, 2015 10:12am
USER: aasher
XREFS:



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Chilopsis linearis 'AZT Desert Amethyst'	Desert Willow
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Prosopis x 'Phoenix' TM	Hybrid Mesquite
SHRUBS	BOTANICAL NAME	COMMON NAME
	Dodonaea viscosa 'Purpurea'	Purple Leafed Hopseed Bush
	Eremophila maculata 'Valentine'	Spotted Emu Bush
	Euphorbia biglandulosa	Gopher Plant
	Leucophyllum langmaniae 'Rio Bravo' TM	Rio Bravo Sage
	Russelia equisetiformis	Firecracker Plant
	Tecoma x 'Orange Jubilee'	Orange Jubilee
ACCENTS	BOTANICAL NAME	COMMON NAME
	Dasylinon wheeleri	Gray Desert Spoon
	Hesperaloe parviflora	Red Yucca
GROUND COVER	BOTANICAL NAME	COMMON NAME
	Lantana montevidensis 'Purple'	Trailing Lantana
	Lantana x 'New Gold'	New Gold Lantana
INERTS	BOTANICAL NAME	COMMON NAME
	Granite Mulch	1/2" Screened / Express Brown
	Riprap	4 - 6" / Express Brown



PROJECT NO: 014-3199
DRAWN BY: AA
DATE: 04/10/15

CALIBER COLLISION

	7250 North 18th Street Suite 210 Phoenix, AZ 85020-5282 TEL 602.748.1000 FAX 602.748.1001	EXHIBIT
		1



**Dysart Subdivision
Rezone Document
PUD Overlay**

**Southwest Corner of Bell and Dysart
501-16-011V and 501-16-011K**

**1st Submittal
April 10, 2015
Revision
June 26, 2015
Revision
July 24, 2015
Revision
August 17, 2015**

**Prepared by Olsson Associates
OA# 014-3199
Surprise Case # FS15-155**

Project Team

Developer
Cross Development
17430 Campbell Road, Suite 225
Dallas, TX 75252
214-422-3031
Kevin McKibben

Applicant and Engineer
Olsson Associates
7250 N 16th Street, Suite 210
Phoenix, AZ 85020
480-333-4319
Len Swartz, PE

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Site Location:	Southwest corner of Bell and Dysart 501-16-011V and 501-16-011K
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FIGURE 1 – AERIAL VIEW OF SITE

TABLE 1 – REZONING REQUEST TABLE

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APPENDIX 4 – PROPOSED LAND USE MAP

APPENDIX 5 – LOT 1, CALIBER COLLISION SITE PLAN

APPENDIX 6 – LOT 1, CALIBER COLLISION LANDSCAPE PLAN

1.0 INTRODUCTION

The proposed Dysart Subdivision (the “Site”) consists of 3 lots located along the south side of Bell Road beginning at the south-west corner of Bell Road and Dysart Road. The total gross area is 10.00 acres. A total Right-of Way dedication of 1.703 acres is proposed with the development of all 3 lots, resulting in a net area of 8.297 acres for the Site.

Lot 3 is located directly on the south-west corner of Bell & Dysart Roads, with approx. 456 feet of frontage on Bell Road and approx. 400 feet of frontage on Dysart Road. Lot 3 has a net area of 4.856 acres. Lot 3 is currently vacant land, with no plans at this time for development.

Lot 2 is located to the west of Lot 3, and has approx. 142 feet of frontage along Bell Road. Lot 2 has a net area of 1.422 acres. Lot 2 is currently vacant land, and is under design by another team for an anticipated commercial use.

Lot 1 is located to the west of Lot 2, and has approx. 200 feet of frontage along Bell Road. Lot 1 has a net area of 2.004 acres. Lot 1 is currently vacant land, and is under design for a Caliber Collision Repair Shop.

Figure 1 below shows an aerial view of the property, and a copy of the Site Plan can be found in Appendix 1.



FIGURE 2 – AERIAL VIEW OF SITE

2.0 SURROUNDING AREA AND EXISTING ZONING

As previously mentioned, all 3 lots are currently vacant and undeveloped. The Site is bounded on the north by Bell Road, and on the east by Dysart Road. South of the Site is a vacant, undeveloped property toward the west, and APS's office and facility toward the east. Neighboring to the west of the Site is a shops building and storage facility.

Currently the existing western parcel, (Lot 1, and approx. ½ of Lot 2) is zoned CR and the eastern parcels, (approx. ½ of Lot 2 & Lot 3) are zoned IP.

The Existing Zoning Map can be found in Appendix 2.

3.0 PROPOSED ZONING AND PUD OVERLAY

The purpose of the PUD Overlay on the IP Portion is to address landscape setbacks, parking and signage issues. The purpose of the PUD Overlay on the CR portion is to address the side yard setback.

The proposed condition will reflect rezoning the vacant land of the western parcel, (Lot 1) from CR to IP-PUD, and the remaining vacant property, (Lots 2 & 3) will be rezoned from CR & IP to CR-PUD through this request.

See Rezoning Request Table below for the full rezoning request:

IP-PUD/CR-PUD DEVELOPMENT STANDARDS TABLE FOR DYSART SUBDIVISION (CASE FS15-155) Shaded cells indicate development standard that is less restrictive than the base zoning district. All other provisions of the IP and CR zoning districts apply.						
Development Standard	IP to IP-PUD			CR to CR-PUD		
	Base Zoning	PUD Overlay	SUDC Reference	Base Zoning	PUD Overlay	SUDC Reference
Interior Side Setback	15'	15'	122-36(c)(2)b, Table 5-11	24'	15' ¹	122-36(c)(2)c, Table 5-12
Landscape Setback (Arterial)	45' ³	45' ^{2,3}	122-136(b)(18)(h)	45' ³	45' ²	122-136(b)(18)(h)
Maximum Parking Allowed	1:375 SF of GFA ⁴	1:180 SF of GFA ⁴	122-133(e)	As specified in Table 9-1	As specified in Table 9-1	122-133(e)
Secondary Wall Sign Area	0.5 SF per 1 linear foot of elevation	0.6 SF per 1 linear foot of elevation	113-129(a)(3)(a)	0.5 SF per 1 linear foot of elevation	0.5 SF per 1 linear foot of elevation	113-129(a)(3)(a)
Footnotes:						
¹ Adjacent to Commercial or Industrial zoning districts.						
² 10' limited driveway access encroachment from street and architectural encroachment allowed.						
³ Limited driveway encroachment from the west to accommodate shared access allowed peer site plan.						
⁴ Based on Automotive Repair and Service use. If other than automotive Repair and Service, City of Surprise, Municipal Code Section 122-133 Table 9-1 applies.						

TABLE 1 – REZONING REQUEST TABLE

The proposed uses fit well with the existing land uses and surrounding neighbors. The Proposed Zoning Map can be found in Appendix 3, and the Proposed Land Use Map can be found in Appendix 4.

The proposed uses include Caliber Collision on the IP-PUD property, (Lot 1), and the remainder of the site zoned CR-PUD with anticipated commercial uses that are compatible with neighboring properties.

3.1 SITE LAYOUT

As the properties to the east develop, detailed site/construction plans for those lots will be required. Only the Caliber Collision, (Lot 1) details are included with this submittal.

Caliber Collision is the nation's largest collision repair company. They were founded in 1997 and is headquartered in Texas. Caliber participates in a number of community involvement projects including food drives, recycled rides, and veteran organizations.

Caliber is committed to health, safety and environmental protection. They use the repair processes with the highest standards and have pioneered the use of water-based versus solvent based paint to reduce VOCs. More can be found about Caliber on their web site at <http://calibercollision.com/>

The proposed Caliber Collision site, (Lot 1), is located approximately 500 feet west of Dysart Road on the south side of Bell Road. The project is comprised of a 14,770 SF building. Within the building there will be an office, mechanic shop, parts sales, detailing, and painting booth. Customers can also rent a vehicle on location when they drop off their vehicle for repairs.

The site is proposing a new right in/right out/left in drive connection to Bell Road on the eastern boundary of the site. The existing left in median cut at the western side of the Caliber project will be closed off.

The intention is for the future development to the east to tie into the newly proposed drive as well. Cross access easements will be proposed on the plat allowing for cross access and a shared drive.

Neighboring to the west is a shops building and storage facility. Caliber will extend the front drive to align with their parking lot and allow for cross access. Caliber will work with the City on obtaining cross access easements with these owners to improve fire and emergency access.

Lot 1, Caliber Collision Site Plan can be found in Appendix 5.

3.2 LANDSCAPING

A Conceptual Landscape Plan for Lot 1, Caliber Collision, can be found in Appendix 6. The street frontage will be planted with Hybrid Mesquite, Desert Museum Palo Verde and Desert Willow, interspersed with Spotted Emu Bush, Gopher Plant, Rio Bravo Sage, Firecracker Plant, Grey Desert Spoon, Red Yucca, Trailing Lantana and New Gold Lantana. Each side, north of the gates will be planted with Orange Jubilee, and south of the gates will be Purple Leafed Hopseed Bush. The rear of the property, around the retention pond will be planted primarily with Hybrid Mesquite and Desert Museum Palo Verde, interspersed with Spotted Emu Bush, Gopher Plant, Rio Bravo Sage, Firecracker Plant, Grey Desert Spoon, Red Yucca, Trailing Lantana and New Gold Lantana.

As Lots 2 & 3 develop, detailed landscaping plans for those lots will be required.

3.3 ARCHITECTURE

The proposed building for Lot 1, Caliber Collision is a 14,770 SF mixed use structure with a 'B' and a 'S1' occupancy. Within the building there will be an office, mechanic shop, parts sales, detailing, and painting booth. The exterior is stone, brick, and EIFS veneer with a max parapet height of 26'-0". The roofing material is galvalume which also includes all RTU, (Roof Top Unit), screening and backsides of the parapet.

As Lots 2 & 3 develop, detailed architectural plans for those lots will be required.

3.4 MONUMENT SIGNAGE AND WALLS

Signage

Current Surprise Municipal Code Section 113-129(a)(3) restricts the maximum aggregate sign area for any business to 0.5 square feet for each linear foot of the business wall elevation along the street frontage on which the sign is displayed.

REQUESTED DEVIATION

1. That the allowable signage be increase to 0.6 square feet of signage for each linear foot of the business wall elevation along the street frontage on which the sign is displayed.

Walls

Current Surprise Municipal Code Section 122-136(b)(2)c requires that parking areas be screened from the street by a solid wall, earthen berms or opaque hedging. A solid 3' wall has been installed approx. 4' to the north of the parking lot to provide the required screening.

3.5 DEVELOPMENT STANDARDS

Current Surprise Municipal Code 122-36(c)(2)c requires the side landscape setback to be twenty-four feet, (24ft.).

REQUESTED DEVIATION

1. That the allowable side landscape setback be reduced to fifteen feet, (15ft.) from twenty-four feet, (24ft.)

3.6 PARKING STANDARDS

Current Surprise Municipal Code Section 122-133(e), Table 9-1, requires a maximum parking ratio of one to three-hundred-seventy-five, (1:375) for "Automobile Repair and Service Structures".

REQUESTED DEVIATION

1. That the maximum parking ratio be reduced from one to three-hundred-seventy-five, (1:375) to one to one-hundred-eighty, (1:180).

4.0 MISCELLANEOUS

4.1 UTILITIES

Water and sewer will be provided by EPCOR Utilities, a private company. Electrical service is provided by APS, and Southwest Gas will provide the natural gas service. Century Link and Cox are both available for telephone/internet services.

4.2 GRADING AND DRAINAGE

Grading, drainage and retention will be designed in accordance with the Maricopa County Drainage Design Manual and City of Surprise 2012 Engineering Development Manual.

4.3 SAFETY FACILITIES

Fire and police protection for the Site will be provided by the City of Surprise.

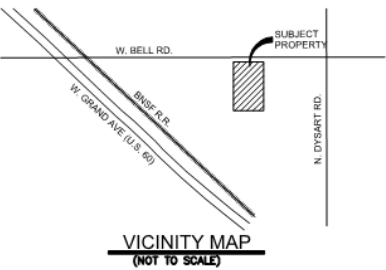
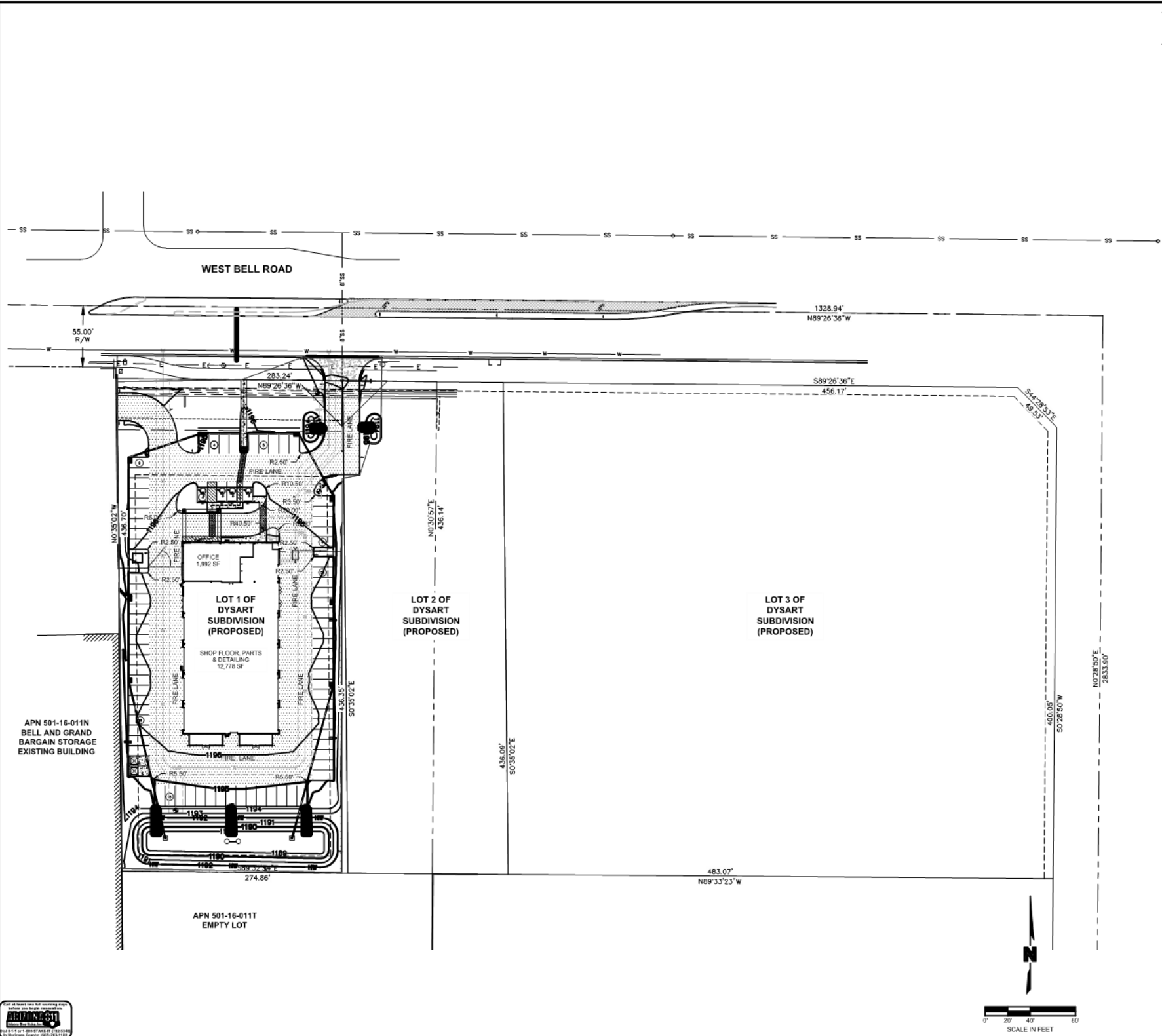
5.0 CONCLUSION

Caliber Collision, (Lot 1) is consistent with the General Plan and compatible with the surrounding area. The proposed uses for Lots 2 & 3 will be commercial, and thus will also be compatible with the surrounding area.

APPENDIX 1

SITE PLAN

DATE: 01/14/2015
DRAWN BY: J. L. SWARTZ
CHECKED BY: J. L. SWARTZ
DATE: 01/14/2015
PROJECT NO.: 100-C-501-16-001V AND 501-16-011K
SHEET NO.: 100-C-501-16-001V AND 501-16-011K
SHEET TOTAL: 100-C-501-16-001V AND 501-16-011K



DESIGN TEAM CONTACTS
OWNER/DEVELOPER
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CONTACT: KEVIN MCKIBBEN
ENGINEER
OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
PHONE: (602) 748-1000
FAX: (602) 748-1001
CONTACT: LEN SWARTZ
ARCHITECT
CROSS ARCHITECTS
1255 W. 15TH STREET
SUITE #125
PLANO, TEXAS 75075
PHONE: (972) 388-6644
CONTACT: SHAWN OFFUTT

- LEGEND:**
- HEAVY DUTY PAVEMENT (ONSITE)
 - LIGHT DUTY PAVEMENT
 - HEAVY DUTY PAVEMENT (BELL ROAD)
 - FIRE HYDRANT
 - WATERVALVE
 - CATCH BASIN
 - SEWER MANHOLE
 - CLEANOUT
 - BUBBLER
 - DRYWELL
 - SITE LIGHTING
 - FIRE LANE SIGN
 - ACCESSIBLE PARKING
 - TRASH ENCLOSURE
 - WATERMAIN
 - STORM DRAIN
 - SANITARY SEWER

APN: 501-16-001V AND 501-16-011K			
	GROSS	R/W	NET
LOT 1	74,302 SF	13,003 SF	67,305 SF
	1,706 AC	0.298 AC	2,004 AC
LOT 2	52,712 SF	9,232 SF	61,944 SF
	1,210 AC	0.212 AC	1,422 AC
LOT 3	158,968 SF	52,578 SF	211,546 SF
	3,663 AC	1.193 AC	4,856 AC
TOTAL	435,608 SF	74,813 SF	360,795 SF
	10.00 AC	1.703 AC	8,297 AC

REQUIRED LANDSCAPE:

LOT 1	15% OF PARKING AREA = 6372.44 SF
LOT 2	15% OF PARKING AREA = TBD AT TIME OF SITE PLAN AMENDMENT
LOT 3	15% OF PARKING AREA = TBD AT TIME OF SITE PLAN AMENDMENT

	LOT 1	LOT 2	LOT 3
EXISTING ZONING	CR	CR AND IP	IP
PROPOSED ZONING	IP	CR PUD*	CR PUD*

THE PURPOSE OF THE PUD OVERLAY IN THE CR DISTRICT IS TO ALLOW A REDUCTION IN THE REQUIRED INTERIOR SIDE YARD SETBACK FROM 25' TO 15'

THIS PLAN IS NOT FOR CONSTRUCTION



OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL OR VERTICAL. THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REV.	DATE	DESCRIPTION
1	01/14/2015	QTY COMMENTS

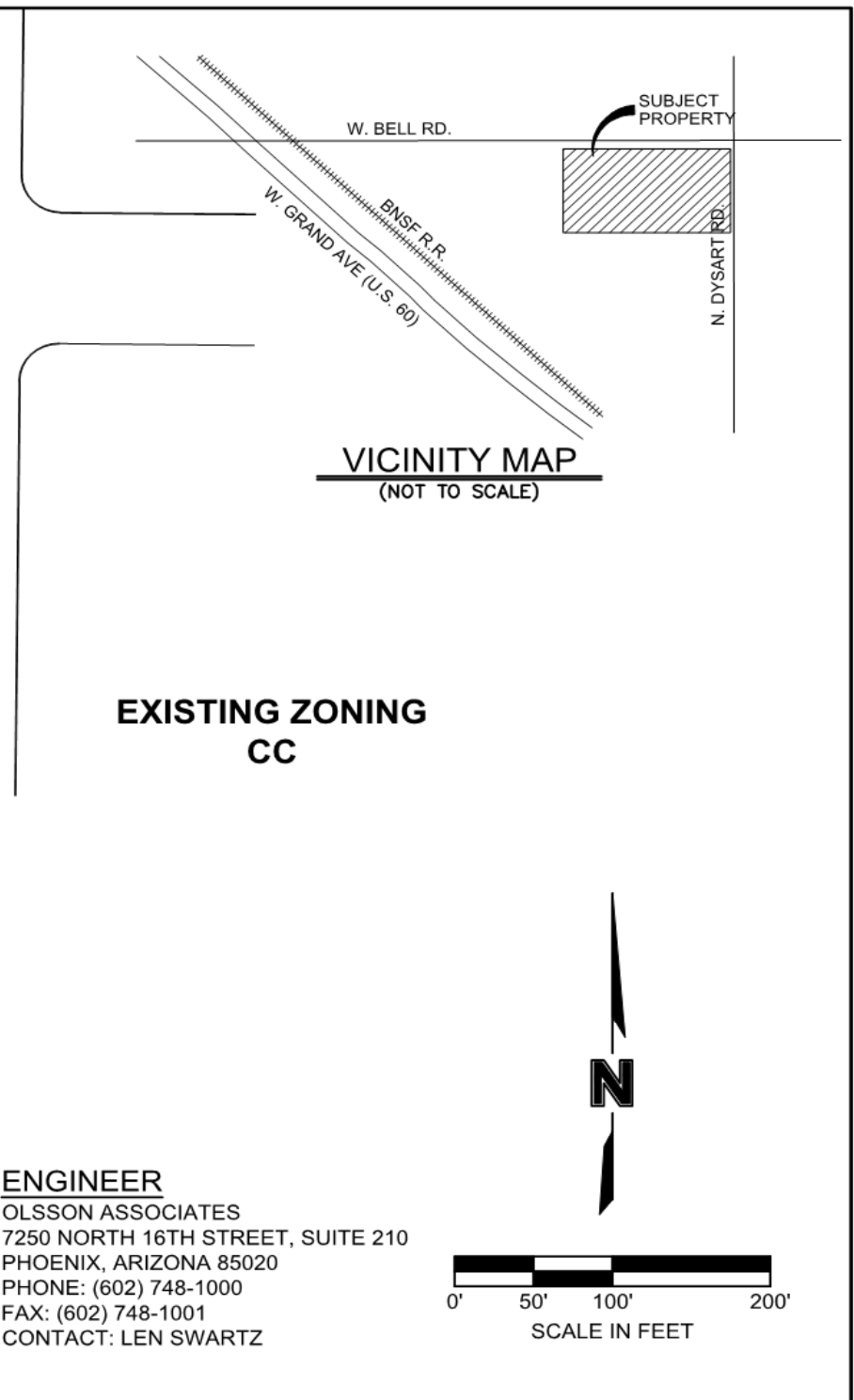
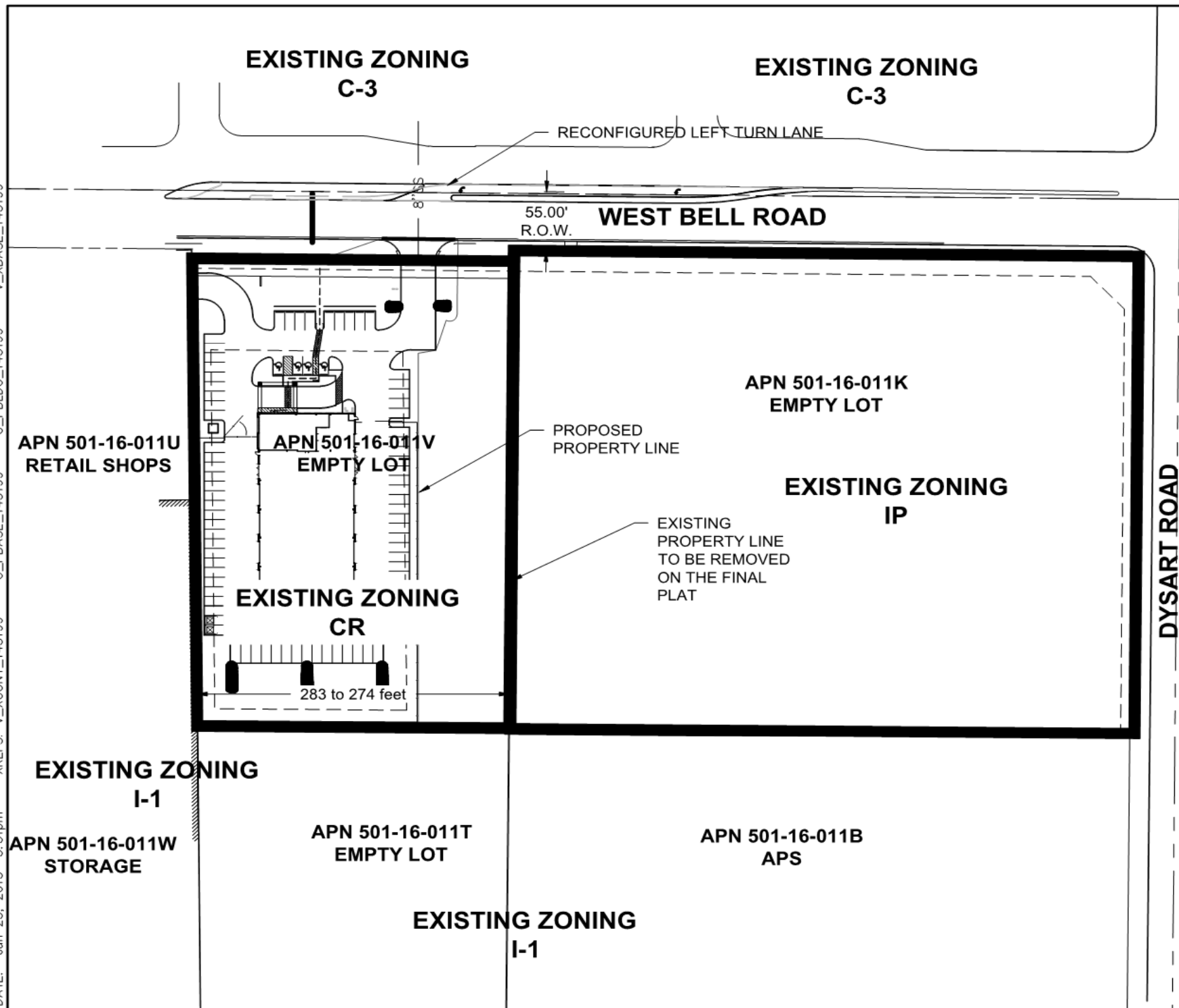
CONSTRUCTION PLANS OVERALL SITE PLAN
CALIBER COLLISION
BELL ROAD AND DYSART ROAD
SURPRISE, ARIZONA

Drawn by: JLS
Checked by: JLS
Approved by: JLS
Date: 01/14/2015
Project no.: 100-C-501-16-001V AND 501-16-011K
Drawing no.: 100-C-501-16-001V AND 501-16-011K

SHEET C101

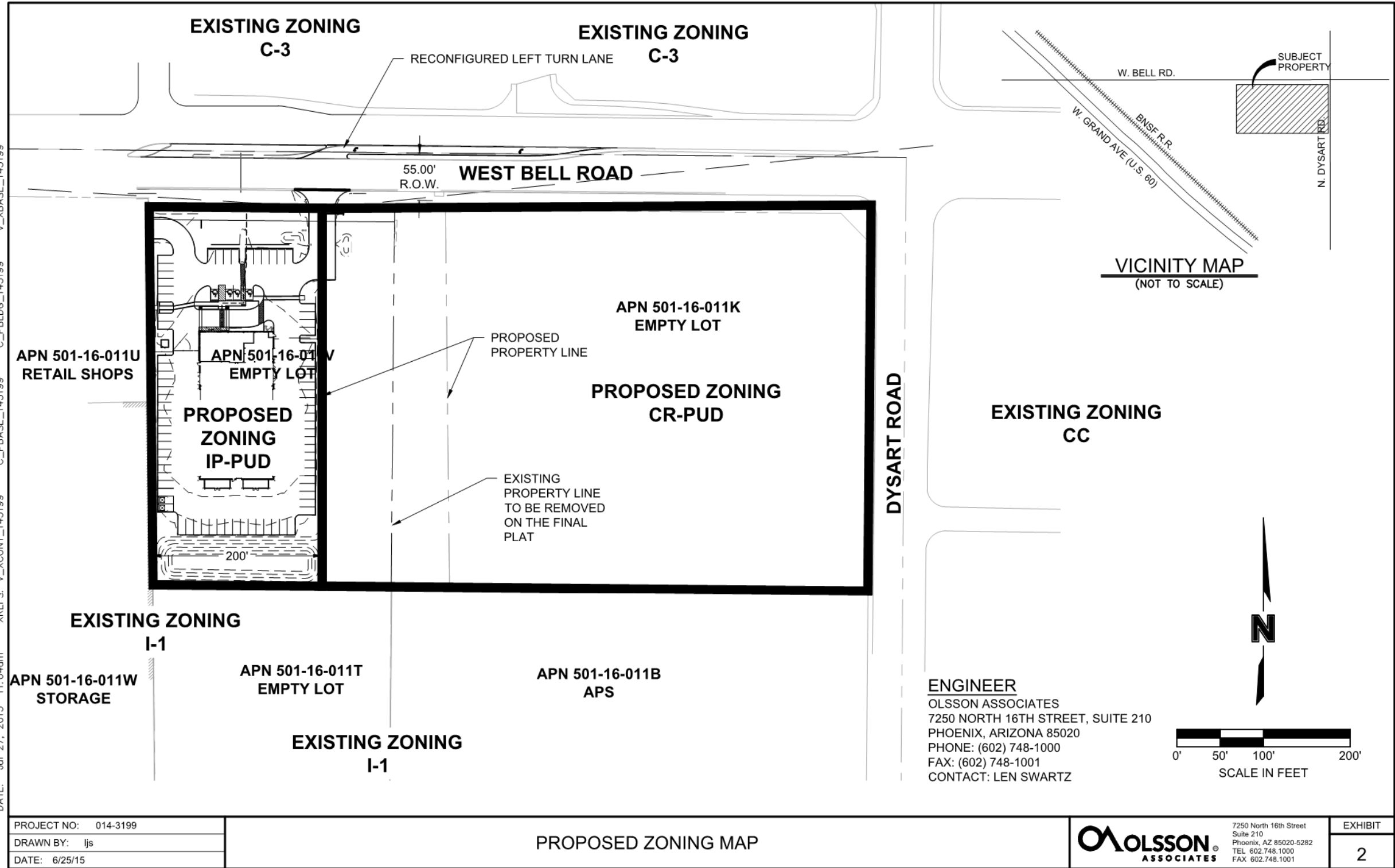
APPENDIX 2
EXISTING ZONING MAP

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USER: apoge



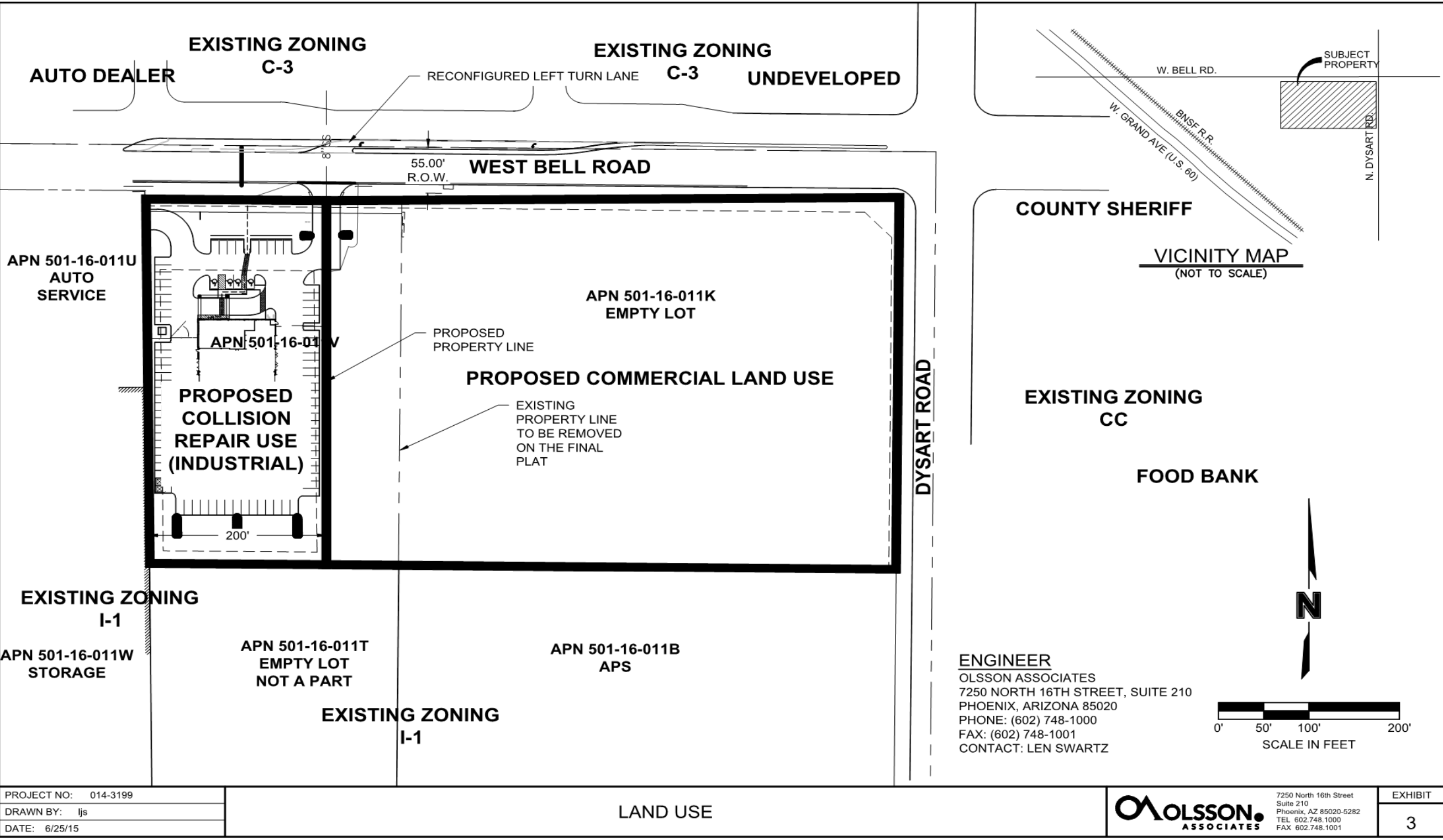
APPENDIX 3
PROPOSED ZONING MAP

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DATE: Jul 27, 2015 11:04am XREFS: V_XCONT_143199 C_PBASE_143199 C_PBLDG_143199 V_XBASE_143199



APPENDIX 4
PROPOSED LAND USE MAP

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USER: opage
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C_PBASE_143199
V_XCONT_143199
V_XBASE_143199



APPENDIX 5
LOT 1, CALIBER COLLISION SITE PLAN



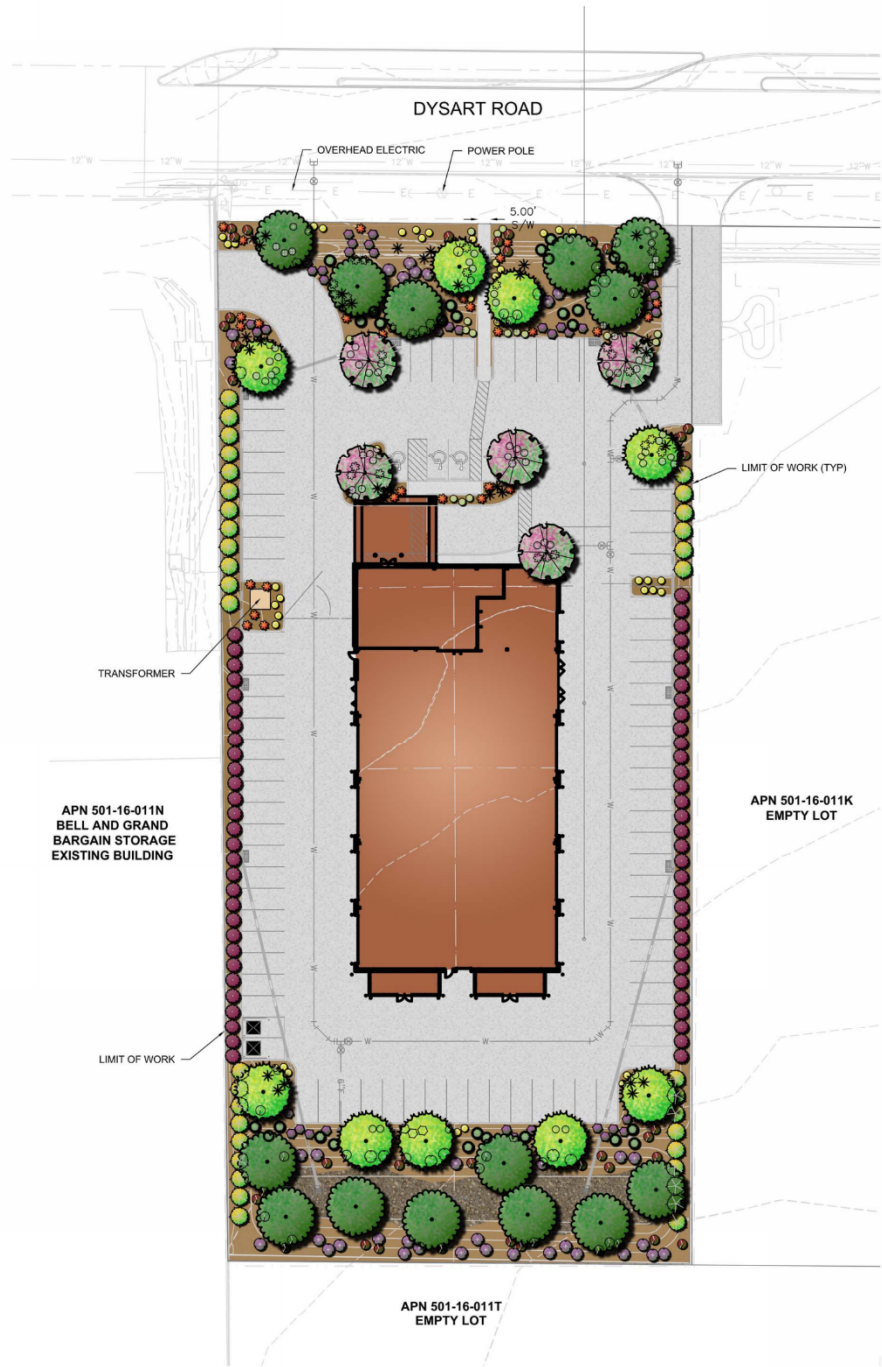
VICINITY MAP
(NOT TO SCALE)

		TEL: (973) 241-1200 FAX: (973) 241-1001 www.jolssonassociates.com	
		2505 Ave. of the Americas, Suite 210 Princeton, NJ 08540-5205	
JOLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.			
CONSTRUCTION PLANS SITE PLAN CALIBER COLLISION BELL ROAD AND DYSART ROAD SURPRISE, ARIZONA	REV. NO.	DATE	REVISIONS DESCRIPTION
	1	2/20/15	QTY. COMPLETE
2015			REVISIONS
Drawn by: SS Checked by: EJV Approved by: LS SAGC by: PV Project no.: 014-339 Drawing no.: 100 - 0 - 8P, 043110.dwg Date: 02/13/15			
SHEET C100			

APPENDIX 6

LOT 1, CALIBER COLLISION LANDSCAPE PLAN

DWG: F:\Projects\014-3199\40-Design\AutoCAD\Exhibits\COLORBLK.dwg
DATE: Apr 10, 2015 10:12am
XREFS:
USER: aasher



PLANT SCHEDULE

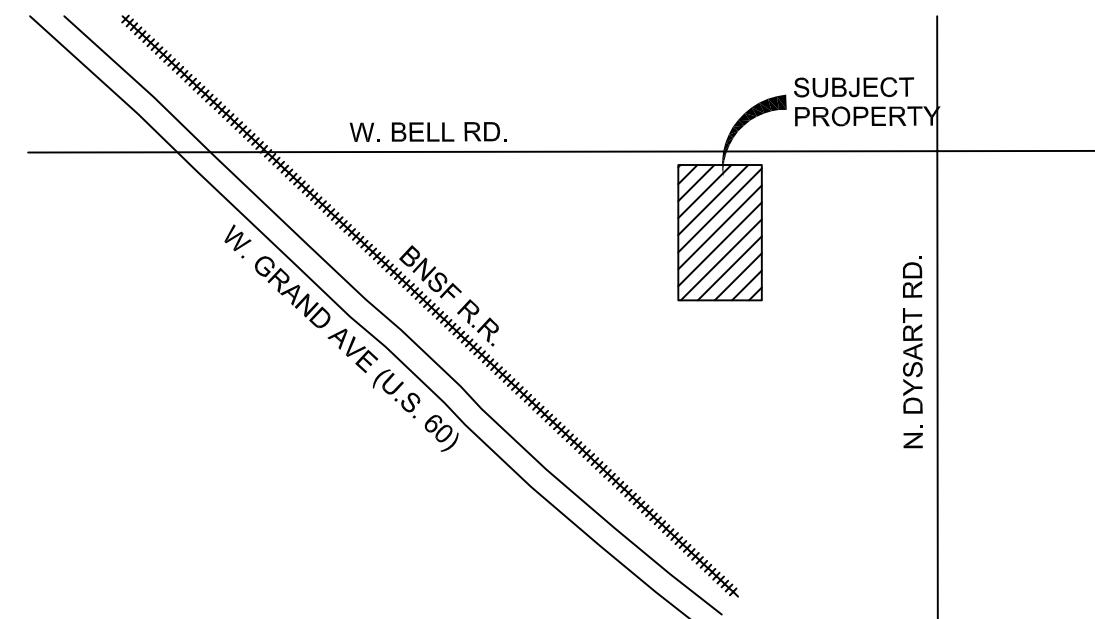
TREES	BOTANICAL NAME	COMMON NAME
	<i>Chilopsis linearis</i> 'AZT Desert Amethyst'	Desert Willow
	<i>Parkinsonia</i> x 'Desert Museum'	Desert Museum Palo Verde
	<i>Prosopis</i> x 'Phoenix' TM	Hybrid Mesquite
SHRUBS	BOTANICAL NAME	COMMON NAME
	<i>Dodonaea viscosa</i> 'Purpurea'	Purple Leafed Hopseed Bush
	<i>Eremophila maculata</i> 'Valentine'	Spotted Emu Bush
	<i>Euphorbia biglandulosa</i>	Gopher Plant
	<i>Leucophyllum langmaniae</i> 'Rio Bravo' TM	Rio Bravo Sage
	<i>Russelia equisetiformis</i>	Firecracker Plant
	<i>Tecoma</i> x 'Orange Jubilee'	Orange Jubilee
ACCENTS	BOTANICAL NAME	COMMON NAME
	<i>Dasylinon wheeleri</i>	Gray Desert Spoon
	<i>Hesperaloe parviflora</i>	Red Yucca
GROUNDCOVER	BOTANICAL NAME	COMMON NAME
	<i>Lantana montevidensis</i> 'Purple'	Trailing Lantana
	<i>Lantana</i> x 'New Gold'	New Gold Lantana
INERTS	BOTANICAL NAME	COMMON NAME
	Granite Mulch	1/2" Screened / Express Brown
	Riprap	4 - 6" / Express Brown



PROJECT NO: 014-3199
DRAWN BY: AA
DATE: 04/10/15

CALIBER COLLISION

	7250 North 18th Street Suite 210 Phoenix, AZ 85020-5282 TEL 602.748.1000 FAX 602.748.1001	EXHIBIT
		1



VICINITY MAP
(NOT TO SCALE)

SITE CONSTRUCTION KEYNOTES

- 1 6" SINGLE CURB PER MAG DETAIL 222, TYPE A
- 2 DRIVEWAY PER CITY OF SURPRISE DETAIL 3-10
- 3 HEAVY DUTY ASPHALT PAVEMENT PER GEOTECHNICAL ENGINEERS RECOMMENDATION, 4" AC ON 12" ABC
- 4 LIGHT DUTY ASPHALT PAVEMENT PER GEOTECHNICAL ENGINEERS RECOMMENDATION, 3" AC ON 7.5" ABC
- 5 HEAVY DUTY ASPHALT PAVEMENT ON BELL ROAD, 5" AC ON 9" ABC, OR REPLACE IN KIND, WHICH EVER IS GRATER
- 6 SIDEWALK PER MAG DETAIL 230
- 7 INTEGRALLY COLORED CONCRETE. COLOR TO MATCH ARCHITECTURE
- 8 6" DOUBLE CHECK BACKFLOW PREVENTOR PER AWC DETAIL 320-1
- 9 1 1/2" METER BOX PER EPCOR STD DTL 342-2
- 10 1 1/2" REDUCED PRESSURE PRINCIPLE ASSEMBLY PER EPCOR STD DTL 310-1
- 11 CATCH BASIN PER MAG STD DTL 534-1 TYPE E
- 12 BUBBLER PER DETAIL SHEET C501
- 13 STANDARD FIRE LANE SIGN, "FIRE LANE", PER CITY OF SURPRISE, SURPRISE FIRE DEPARTMENT-CHAPTER 1
- 14 FIRE DEPARTMENT GATED ACCESS SIGN PER CITY OF SURPRISE, SURPRISE FIRE DEPARTMENT-CHAPTER 8
- 15 PROPOSED GATES (SEE SHEET C501 FOR DETAILS).
- 16 PROPOSED TRANSFORMER
- 17 PROPOSED TRASH ENCLOSURE
- 18 PROPOSED 36" CMU SCREEN WALL. COLOR SCHEME TO MATCH BLDG .
- 19 PROPOSED 4 BICYCLE PARKING RACK
- 20 SCREEN WALL (SEE SHEET C501 FOR DETAILS).
- 21 STREET LIGHT

DESIGN TEAM CONTACTS

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ENGINEER

OLSSON ASSOCIATES
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CONTACT: LEN SWARTZ

ARCHITECT

CROSS ARCHITECTS
1255 W. 15TH STREET
SUITE #125
PLANO, TEXAS 75075
PHONE: (972) 398-6644
CONTACT: SHAWN OFFUTT

LEGEND:

- | | |
|---|---------------------------------|
|  | HEAVY DUTY PAVEMENT (ONSITE) |
|  | LIGHT DUTY PAVEMENT |
|  | HEAVY DUTY PAVEMENT (BELL ROAD) |
|  | FIRE HYDRANT |
|  | WATERVALVE |
|  | CATCH BASIN |
|  | SEWER MANHOLE |
|  | CLEANOUT |
|  | BUBBLER |
|  | DRYWELL |
|  | SITE LIGHTING |
|  | STREET LIGHT |
|  | FIRE LANE SIGN |
|  | ACCESSIBLE PARKING |
|  | TRASH ENCLOSURE |
|  | WATERMAIN |
|  | STORM DRAIN |
|  | SANITARY SEWER |

LOT 1 PARKING TABLE:

MINIMUM SPACES REQUIRED:
14,770 SF GROSS FLOOR AREA X 1:500 = 30 (BASED
ON AUTO REPAIR AND SERVICE USE)

MAXIMUM SPACES REQUIRED:
14,770 SF GROSS FLOOR AREA X 1:180 = 82 (BASED
ON AMENDED DEVELOPMENT STANDARD)

SPACES PROVIDED:
78 STANDARD + 4 ACCESSIBLE = 82 TOTAL

4 BICYCLE SPACES PROVIDED

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF LOT 1 CREATED BY THIS PLAT, A CROSS ACCESS EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT, A CROSS ACCESS EASEMENT OVER, UPON AND ACROSS THE NORTH 85 FEET OF LOT 1 FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

OWNER HEREBY GRANTS TO THE MOSHI FAMILY LIVING TRUST, AND ITS SUCCESSOR'S AND ASSIGNS, A CROSS ACCESS EASEMENT OVER, UPON AND ACROSS THE NORTH 85 FEET OF LOT 1 FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO AND FROM ITS WEST ADJOINING PROPERTY DESCRIBED IN THE DEED RECORDED IN DOCUMENT NO. 2010-0528417 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

OLSSON[®]
ASSOCIATES



EXPIRES 06/30/17

SSON ASSOCIATES ASSUMES RESPONSIBILITY FOR IDENTIFYING EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL), THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN OBTAINED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

[illegible]

REVISIONS

2015

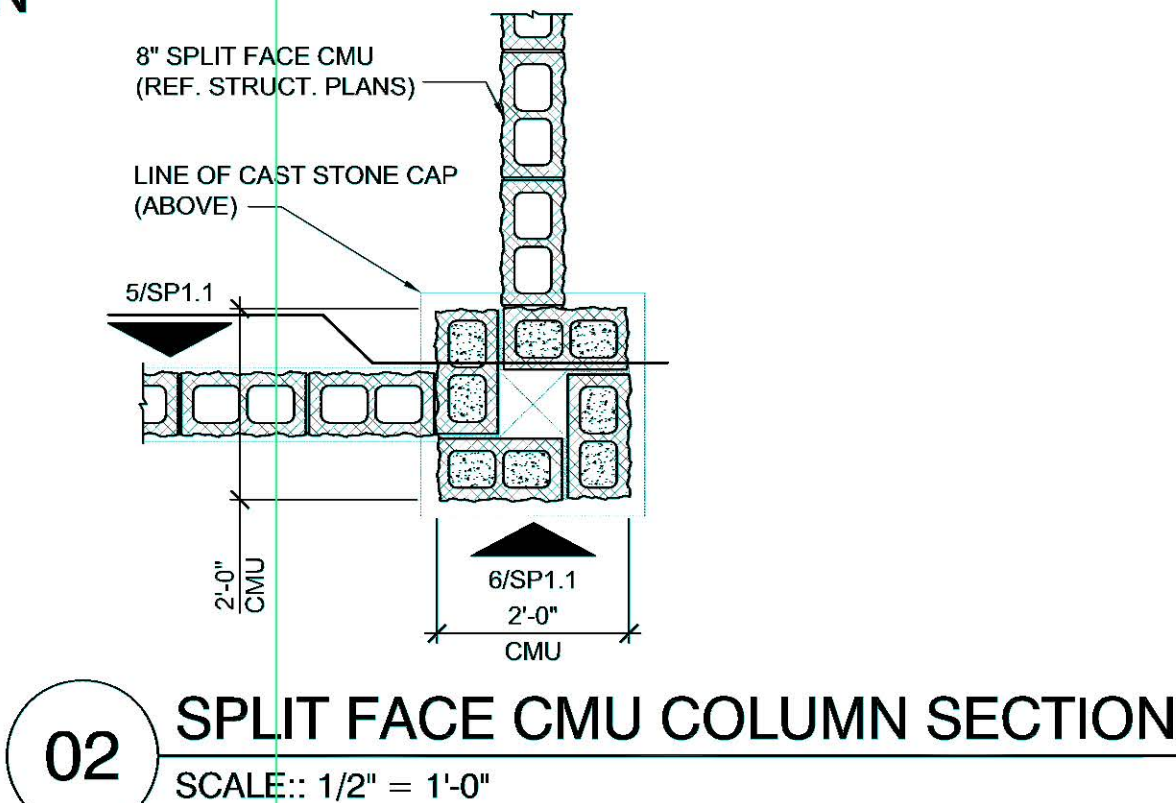
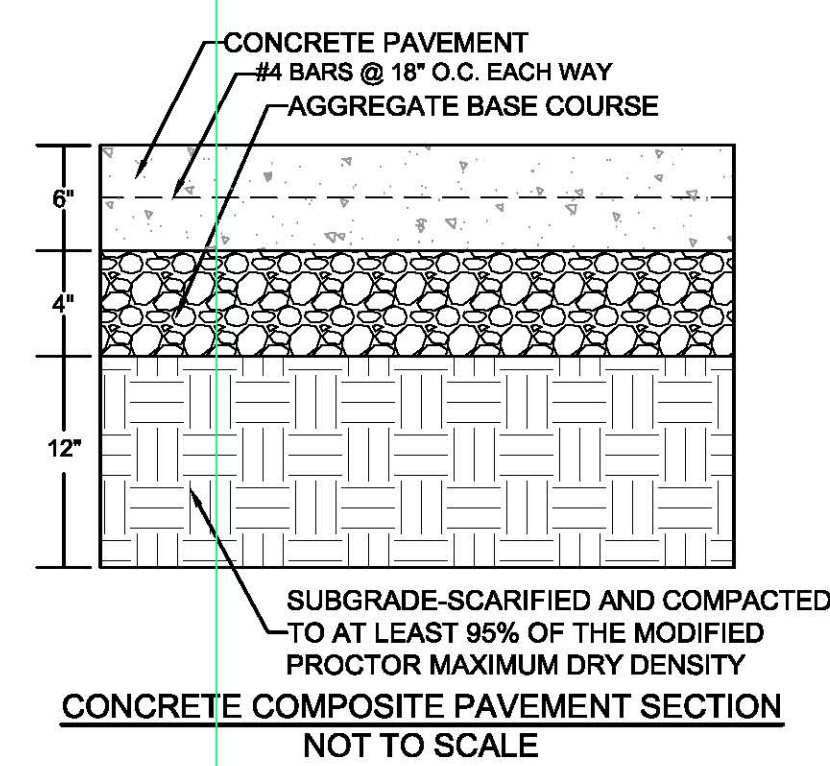
CONSTRUCTION PLANS

CALIBER COLLISION
BELL ROAD AND DYSART R

SURPRISE, ARIZONA

Drawn by:	SS
Checked by:	EW
Approved by:	LS
QC by:	PV
Project no.:	014-3199
Drawing no.:	100_C_SPL_143199.dwg
Date:	04/30/15

SHEET
C100



1. **MANHOLE CONE - MODIFIED FLAT BOTTOM.**
2. **STABILIZED BACKFILL** - 1 SACK SLURRY.
3. **BOLTED RING & GRATE/COVER** - DIAMETER AS SHOWN. CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION $\pm 0.02'$ OF PLANS.
4. **GRADED BASIN OR PAVING** (BY OTHERS).
5. **COMPACTED BASE MATERIAL** (BY OTHERS).
6. **PUREFLO® DEBRIS SHIELD** - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL .265" MAX. SWO FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. **FUSION BONDED EPOXY COATED.**
7. **PRE-CAST LINER** - 4000 PSI CONCRETE 48" ID. X 54" OD. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.
8. **MIN. 6" Ø DRILLED SHAFT.**
9. **SUPPORT BRACKET** - FORMED 12 GA. STEEL. **FUSION BONDED EPOXY COATED.**
10. **OVERFLOW PIPE** - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
11. **DRAINAGE PIPE** - ADS HIGHWAY GRADE WITH TRI-A COUPLER. **SUSPEND PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.**
12. **BASE SEAL** - GEOTEXTILE OR CONCRETE SLURRY.
13. **ROCK** - WASHED, SIZED BETWEEN 3/8" AND 1-1/2" TO BEST COMPLEMENT SOIL CONDITIONS.
14. **FLOFAST® DRAINAGE SCREEN** - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. DIAMETER VARIES 120" OVERALL LENGTH WITH TRI-B COUPLER.
15. **MIN. 4" Ø SHAFT** - DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS.
16. **FABRIC SEAL** - U.V. RESISTANT GEOTEXTILE - **TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION.**
17. **ABSORBENT** - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY.
18. **CONNECTOR PIPE** - 4" Ø SCH. 40 PVC.
19. **ANTI-SIPHON VENT WITH FLOW REGULATOR.**
20. **INTAKE SCREEN** - SCH. 40 PVC 0.120" MODIFIED SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 48" OVERALL LENGTH WITH TRI-C END CAP.
21. **FREEBOARD DEPTH VARIES** WITH INLET PIPE ELEVATION. INCREASE PRIMARY/SECONDARY SETTLING CHAMBER DEPTHS AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE CONNECTOR PIPE OVERFLOW.
22. **OPTIONAL INLET PIPE** (BY OTHERS).
23. **MOISTURE MEMBRANE** - 6 MIL. PLASTIC. PLACE SECURELY AGAINST ECCENTRIC CONE AND HOLE SIDEWALL. USED IN LIEU OF GULLY IN LANDSCAPED AREAS.
24. **EIGHT (8) PERFORATIONS PER FOOT. 2 ROWS MIN.**



NOTE:
1. ACCESSIBLE PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
2. SIGN POST AND BASE PER C.O.S. STD. DETAIL 4-22.

Call at least two full working days
before you begin excavation.

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DWG: F:\Projects\014-3199\40-Design\AutoCAD\Final Plans\Sheets\L1_TTL_1413199.dwg
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C_PSDIRF_1413199
V_XBASE_1413199
L_SNT-Surprise-1413199

OLSSON LANDSCAPE NOTES

1. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION(S) OF THE FOLLOWING STANDARDS: MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, THE CITY OF SURPRISE ADDENDUM TO THE MAG STANDARDS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THE ABOVE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETELY AND ACCURATELY INTERPRET THESE PLANS.
3. ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THEY DO NOT NECESSARILY CORRESPOND TO BID SCHEDULE ITEMS. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR INDEPENDENTLY ESTIMATING QUANTITIES PRIOR TO BIDDING.
4. PLANT QUANTITIES LISTED IN THE LANDSCAPE SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVER RIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
5. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
6. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
7. PRIOR TO COMMENCEMENT OF ANY WORK, DETERMINE LOCATION OF ALL UNDERGROUND UTILITIES THROUGH 'BLUE STAKE' OR OTHER METHOD AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE, AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED AS A RESULT OF HIS WORK.
8. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENT LOCATION OF ANY AND ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT AND TO ADEQUATELY PROTECT AND MAINTAIN ANY SUCH UTILITIES.
9. EXCAVATE PITS, AS SHOWN ON DRAWINGS AND SCHEDULES. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PROCEEDING WITH WORK.
10. IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES, SHRUBS, OR PLANTS NOTIFY LANDSCAPE ARCHITECT. NEW LOCATIONS MAY BE SELECTED BY LANDSCAPE ARCHITECT, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF LANDSCAPE ARCHITECT.
11. ALL VALVES, CLEAN-OUTS, METERS, AND BOXES (INCLUDING IRRIGATION) SHALL BE ADJUSTED TO FINISH GRADE AND SHALL BE INCIDENTAL TO CONSTRUCTION WORK.
12. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.

PROJECT NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH "THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS" FOR THE CITY AND THE LATEST REVISED EDITION: MAG UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS."
2. EXISTING UTILITIES, PIPELINES AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY PIPE, TRENCH AND STRUCTURAL EXCAVATION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
3. CONTRACTOR TO POTHOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION, TO ALLOW FOR ANY NECESSARY ADJUSTMENT IN GRADE LINE, AND TO VERIFY PIPE TYPES FOR ORDERING PROPER TRANSITION, AND/OR TIE-IN FITTINGS WHICH MAY BE REQUIRED.
4. AN EXCAVATION AND DIRT MOVING PERMIT MAY BE REQUIRED BY THE CITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THIS PERMIT, IF NECESSARY, AND COMPLY WITH ITS REQUIREMENTS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM THE DEMOLITION AND CONSTRUCTION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE JOB SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS THAT COULD AFFECT THE INSTALLATION OF ANY WORK SET FORTH IN THESE PLANS PRIOR TO SUBMITTING A BID.
7. DAMAGE TO ANY PORTION OF THIS PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE TOPS OF ALL EXISTING MANHOLES, SUMPS, CATCH BASINS, INLETS, VALVE BOXES, MONUMENT BOXES, COVERS, DRYWELLS, AND SIMILAR STRUCTURES TO THE FINISH GRADE.
9. WHENEVER EXCAVATION IS TO BE DONE, CALL THE "CALL BEFORE YOU DIG" (TELEPHONE: 1-800-227-2600) TWO WORKING DAYS BEFORE EXCAVATION IS TO BEGIN. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES ARE IDENTIFIED FOR THE PROJECT.
10. ALL NEW UNDERGROUND UTILITIES SHALL HAVE UNDERGROUND UTILITY WARNING TAPE. INSTALL UNDERGROUND UTILITY WARNING TAPE A MAXIMUM OF 12 INCHES ABOVE THE UTILITY PIPE CROWN. TAPE SHALL BE A MINIMUM 3 INCH WIDTH. TAPE SHALL BE ACID AND ALKALINE RESISTANT, REINFORCED FOR 100 LB. TENSILE STRENGTH AND METALLIC SUCH THAT THE TAPE CAN BE DETECTED WITH A STANDARD SURVEY-TAPE METAL DETECTOR FOR UTILITY LOCATORS TO A DEPTH OF 6 FEET. TAPE COLORS SHALL BE BLUE FOR WATER AND GREEN FOR SEWER. IMPRINT WITH THE WORD 'CAUTION' AT 2 FOOT INTERVALS, MAXIMUM, IDENTIFYING THE UTILITY LINE BEING PROTECTED, IRRIGATION MAINLINES INCLUDED. MARKING TAPE SHALL BE EQUAL TO: TERRA TAPE BY REEF INDUSTRIES, INC., PHONE: (713)943-0070.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ANY LINE THAT MAY BE NEEDED OR AVOIDED IN THE DEMOLITION PHASE IN ADVANCE OF ANY CONSTRUCTION. THE CITY DOES NOT GUARANTEE ANY LOCATIONS REFERENCED.
12. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEEP CLEAN OF ALL DIRT AND DEBRIS.

FINAL LANDSCAPE PLAN

CALIBER COLLISION

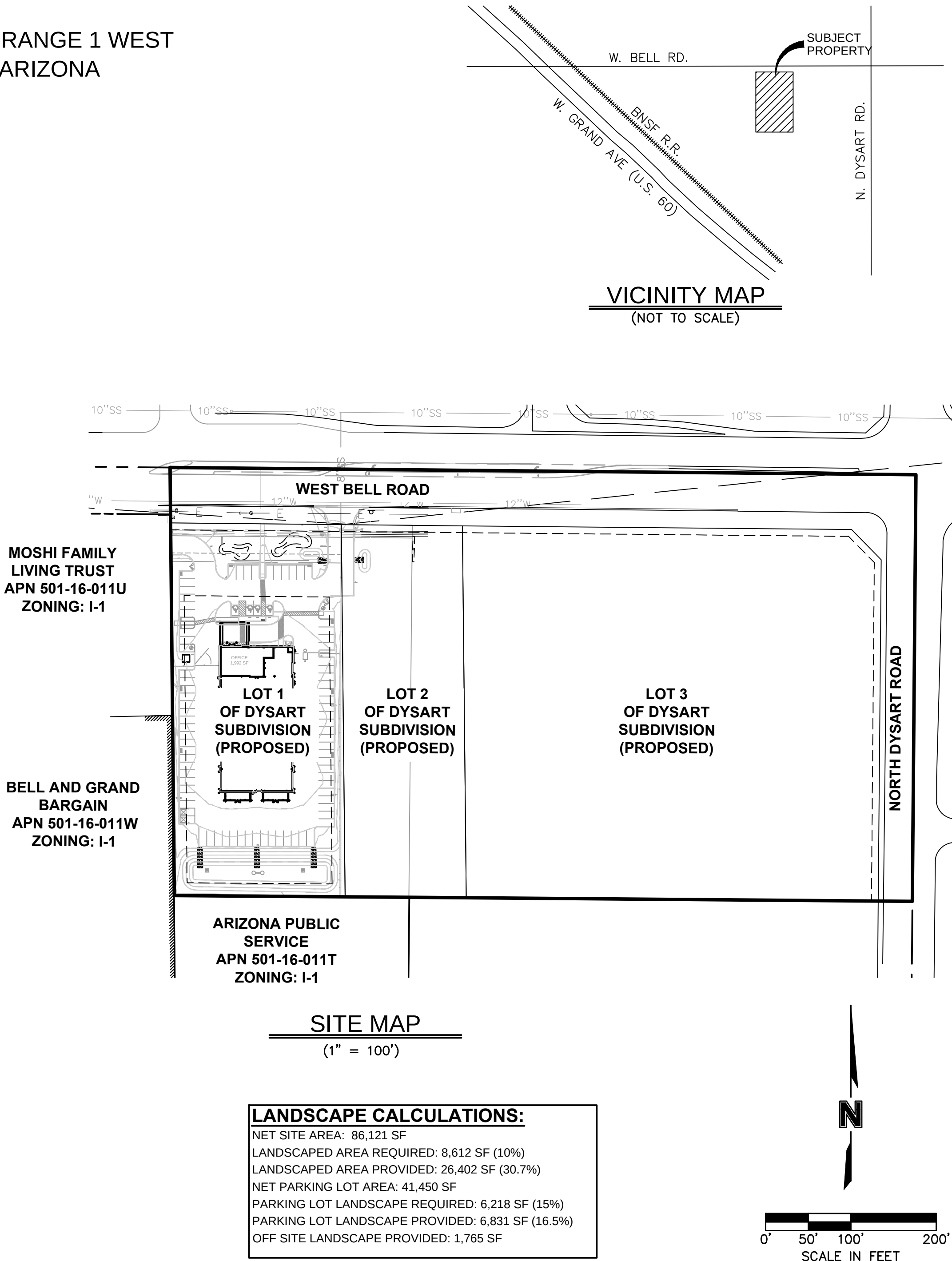
A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT NOTES (CONTINUED)

13. CONTRACTOR SHALL ROUGH GRADE TO WITHIN + A TENTH OF A FOOT FROM FINISH GRADE.
14. FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1" BELOW ALL PAVED SURFACES UNLESS OTHERWISE SHOWN.
15. ALL SPOT ELEVATIONS ARE FINISH GRADE UNLESS OTHERWISE SHOWN. CONTRACTOR SHALL ASSUME A 2" DEPTH OF DECOMPOSED GRANITE TO BE INSTALLED UNDER THE LANDSCAPE CONTRACT.
16. FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, IT SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT/ENGINEER PRIOR TO BEGINNING WORK.
17. A GRADING AND DRAINAGE PLAN SHALL BE ON THE JOB SITE AT ALL TIMES. DEVIATION FROM THE PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
18. THE ENGINEER DOES NOT ASSUME ANY LIABILITY FOR ERRORS OF LINE AND/OR OF GRADE ON ANY STAKING WHICH HAS BEEN DISTURBED IN ANY WAY, NOR DOES THE ENGINEER ASSUME ANY LIABILITY FOR ERRORS OF LINE AND/OR GRADE ON ANY STAKING THAT HAS BEEN IN PLACE FOR A PERIOD OF TWENTY-FOUR (24) HOURS OR MORE WITHOUT THE COMMENCEMENT OF THE CONSTRUCTION FOR WHICH IT WAS SET.
19. DURING CONSTRUCTION OPERATIONS, HEAVY EQUIPMENT MAY CROSS EXISTING OR PROPOSED PIPE. IF THIS IS THE CASE, AN EARTH FILL SHOULD BE CONSTRUCTED TO AT LEAST THREE (3) FEET ABOVE THE PIPE. THE FILL SHOULD BE SUFFICIENT TO PREVENT THE LATERAL DISPLACEMENT, AND/OR DAMAGE OF THE PIPE.
20. DAMAGED AND/OR DISPLACED CONCRETE CURB, GUTTER, SIDEWALK, OR DRIVEWAY SLAB THAT IS WITHIN THE RIGHT-OF-WAY AND/OR PROJECT LIMITS SHALL BE REPAIRED OR REPLACED PRIOR TO FINAL ACCEPTANCE OF THE WORK AT THE CONTRACTORS EXPENSE.
21. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL QUANTITIES INCLUDING EXCAVATION, BORROW, EMBANKMENT, SHRINK, OR SWELL, GROUND COMPACTION, HAUL AND ANY OTHER ITEMS SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER, PRIOR TO CONSTRUCTION, OF ANY MAJOR DISCREPANCIES.
22. ALL CONSTRUCTION ROADS AND COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WHICH ARE WITHIN THE LANDSCAPE AREAS, SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO BEGINNING LANDSCAPE & IRRIGATION WORK.
23. THE GRADING PLANS INCLUDED HEREIN PROVIDE FOR POSITIVE DRAINAGE. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
24. PRIOR APPROVAL FROM THE CITY IS REQUIRED SHOULD THE CONTRACTOR OR ANY SUBCONTRACTOR PLAN TO PLACE SPOIL DIRT FROM FOOTINGS, UTILITY TRENCHES, LANDSCAPING, PLANTING AREAS, ETC. ON SITE, THEN THE AREA TO RECEIVE THE SPOILS SHALL BE SUFFICIENTLY OVER-EXCAVATED DURING THE ROUGH GRADING OPERATION TO ALLOW FOR THE PROPOSED CONSTRUCTION DEVELOPMENT.
25. ALL DRAINAGE PROTECTIVE DEVICES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS, OR OTHER MEASURES DESIGNED TO PROTECT ADJACENT BUILDINGS OR PROPERTY FROM STORM RUNOFF MUST BE COMPLETED PRIOR TO BUILDING CONSTRUCTION.
26. DAMAGED AND/OR DISPLACED CONCRETE CURB, GUTTER, SIDEWALK, OR DRIVEWAY SLAB THAT IS WITHIN THE RIGHT-OF-WAY AND THE PROJECT LIMITS SHALL BE REPAIRED OR REPLACED, AS NOTED BY CITY INSPECTORS, BEFORE FINAL ACCEPTANCE OF THE WORK.
27. CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS FOR THE CITY. AND THE LATEST ISSUE: THE UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION; LATEST EDITION: MAG UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION; AND ALL OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE.
28. TREES AND SHRUBS WITHIN THE CONSTRUCTION LIMITS THAT CONFLICT WITH PROPOSED IMPROVEMENTS SHALL NOT BE REMOVED WITHOUT APPROVAL OF THE CITY PLANNER. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING AUTHORIZATION TO REMOVE AND/OR RELOCATE SAID TREES OR SHRUBS BY CALLING THE CITY PLANNING DEPARTMENT.
29. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL CONSTRUCTION STAKING. UPON COMPLETION OF THE ADDITION OF SOIL AMENDMENTS, WATER SETTLING AND FINAL GRADES AS INDICATED ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RE-GRADING NECESSARY TO COMPLY WITH THE PLANS AND SPECIFICATIONS. ADDITIONAL INDEPENDENT SURVEYING SERVICES NECESSARY TO VERIFY COMPLIANCE WITH PLANS AND SPECIFICATIONS WILL BE PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

CITY OF SURPRISE LANDSCAPE NOTES

1. ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT.
2. ALL TREES TO BE A MINIMUM OF 24" BOX SIZE. INCLUDE CALIPER PER AZNA STANDARDS IN LANDSCAPE SCHEDULE.
3. ALL TREES TO HAVE A MINIMUM SPACING OF 15 FEET.
4. ALL TREES WITHIN 10 FEET OF SIDEWALK OR PAVEMENT REQUIRE ROOT BARRIER.
5. ALL TREES TO BE LOCATED A MINIMUM OF 10 FEET FROM ANY CURB OR WALL AND A MINIMUM OF 12 FEET FROM WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS AND WATER RECLAMATION FACILITIES.
6. ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF 5 FEET FROM ANY FIRE HYDRANT, WATER METER OR VAULT.
7. TREES MAY NOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS DEPARTMENT.
8. ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED.
9. ALL SHRUBS AND GROUND COVER WITHIN SIGHT VISIBILITY TRIANGLES (SVT) SHALL BE NO GREATER THAN 30" HEIGHT. TREES ARE PERMITTED IN THE SVT IF THE CANOPY IS MAINTAINED TO A HEIGHT OF 7 FEET ABOVE GROUND ELEVATION.
9. UTILITY BOXES, METERS, VAULTS, ETC ARE TO BE LOCATED IN THE RIGHT-OF-WAY ALONG THE SIDES OF ROADS BUT NEVER IN THE MEDIAN. IRRIGATION VALVE BOXES MAY BE LOCATED IN MEDIAN PLANTING AREAS.
10. ALL UTILITY BOXES AND STRUCTURES ARE TO BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.
11. ALL SPRINKLERS SHALL BE EQUIPPED IWTH TWO-WAY CHECK VALVES TO PREVENT WATER LOSS.
12. PARKING LOTS TO BE SCREENED BY PONY WALLS, EARTHEN BERMS OR OPAQUE HEDGING.
13. SIGNS REQUIRE A SEPARATE PERMIT.



LANDSCAPE CALCULATIONS:

NET SITE AREA: 86,121 SF
LANDSCAPED AREA REQUIRED: 8,612 SF (10%)
LANDSCAPED AREA PROVIDED: 26,402 SF (30.7%)
NET PARKING LOT AREA: 41,450 SF
PARKING LOT LANDSCAPE REQUIRED: 6,218 SF (15%)
PARKING LOT LANDSCAPE PROVIDED: 6,831 SF (16.5%)
OFF SITE LANDSCAPE PROVIDED: 1,765 SF

DESIGN TEAM CONTACTS

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CONTACT: KIMBERLY KLESKI

SHEET INDEX:

#	DESCRIPTION	SHEET
01	COVER SHEET	L1
02	LANDSCAPE PLAN	L2
03	IRRIGATION PLAN	L3
04	LANDSCAPE DETAILS	L4
05	IRRIGATION DETAILS	L5

OLSSON ASSOCIATES

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REV	NO.	DATE	REVISIONS DESCRIPTION
A	06/25/15		CITY COMMENTS
B	7/27/2015		CITY COMMENTS

COVER SHEET

CALIBER COLLISION

SURPRISE, ARIZONA

2015

drawn by: AA

checked by: KK

approved by:

QA/QC by:

project no.: 014-3199

drawing no.: L1_TTL

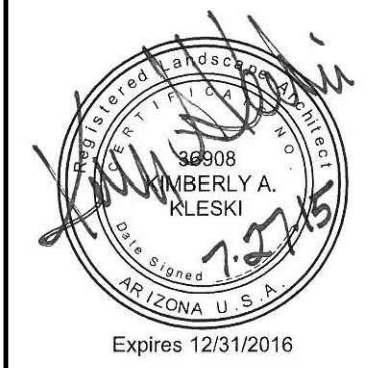
date: 07.27.15

SHEET
L1
1 of 5

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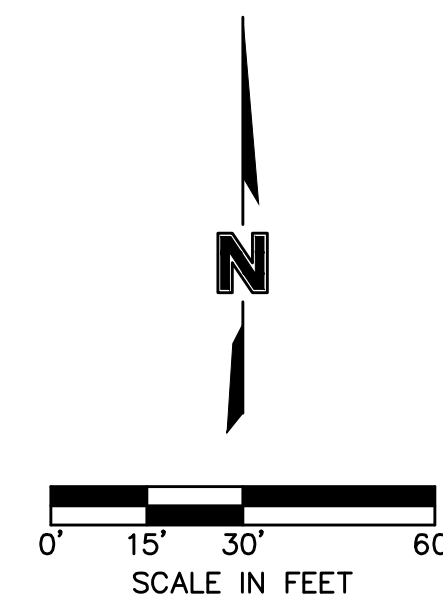
LANDSCAPE PLAN

CALIBER COLLISION

SURPRISE, ARIZONA

drawn by:	AA
checked by:	KK
approved by:	
QA/QC by:	
project no.:	014-3199
drawing no.:	L2_LSC
date:	07.27.15

SHEET
L2
2 of 5



TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY	REMARKS	DETAILS
	Chilopsis linearis 'AZT Desert Amethyst'	Desert Willow	36"box	2"Cal	5	Single Trunk	1-3 SHEET L3
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24"box	1.25"Cal	5	Multi-Trunk	1-3 SHEET L3
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	36"box	2"Cal	7	Multi-trunk	1-3 SHEET L3
	Prosopis x 'Phoenix' TM	Hybrid Mesquite	24"box	1.25"Cal	8	Multi-Trunk	1-3 SHEET L3
	Prosopis x 'Phoenix' TM	Hybrid Mesquite	48"box	3"Cal	6	Multi-Trunk	1-3 SHEET L3
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY	REMARKS	DETAILS
	Dodonaea viscosa 'Purpurea'	Purple Leaved Hopseed Bush	5 gal		61	Can Full	4-5 SHEET L3
	Eremophila maculata 'Valentine'	Spotted Emu Bush	5 gal		57	Can Full	4-5 SHEET L3
	Euphorbia biglandulosa	Gopher Plant	5 gal		71	Can Full	4-5 SHEET L3
	Leucophyllum langmaniae 'Rio Bravo' TM	Rio Bravo Sage	5 gal		45	Can Full	4-5 SHEET L3
	Russelia equisetiformis	Firecracker Plant	5 gal		57	Can Full	4-5 SHEET L3
	Tecoma x 'Orange Jubilee'	Orange Jubilee	5 gal		35	Can Full	4-5 SHEET L3
ACCENTS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY	REMARKS	DETAILS
	Dasylirion wheeleri	Grey Desert Spoon	5 gal		30	Can Full	6 SHEET L3
	Hesperaloe parviflora	Red Yucca	5 gal		40	Can Full	6 SHEET L3
	Hesperaloe parviflora 'Brakellights' TM	Brakellights Red Yucca	1 gal		12	Can Full	6 SHEET L3
GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY	REMARKS	DETAILS
	Eremophila glabra 'Mingenew Gold'	Emu Bush	1 gal		15	Can Full	7 SHEET L3
	Lantana montevidensis 'Purple'	Trailing Lantana	1 gal		45	Can Full	7 SHEET L3
	Lantana x 'New Gold'	New Gold Lantana	1 gal		93	Can Full	7 SHEET L3
INERTS	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	QTY	REMARKS	DETAILS
	Granite Mulch	1/2" Screened / Express Brown	N/A		24,426 sf	2" Depth min	8 SHEET L3
	Riprap	4 - 6" / Express Brown	N/A		3,666 sf		8 SHEET L3

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FINAL LANDSCAPE PLAN
CALIBER COLLISION

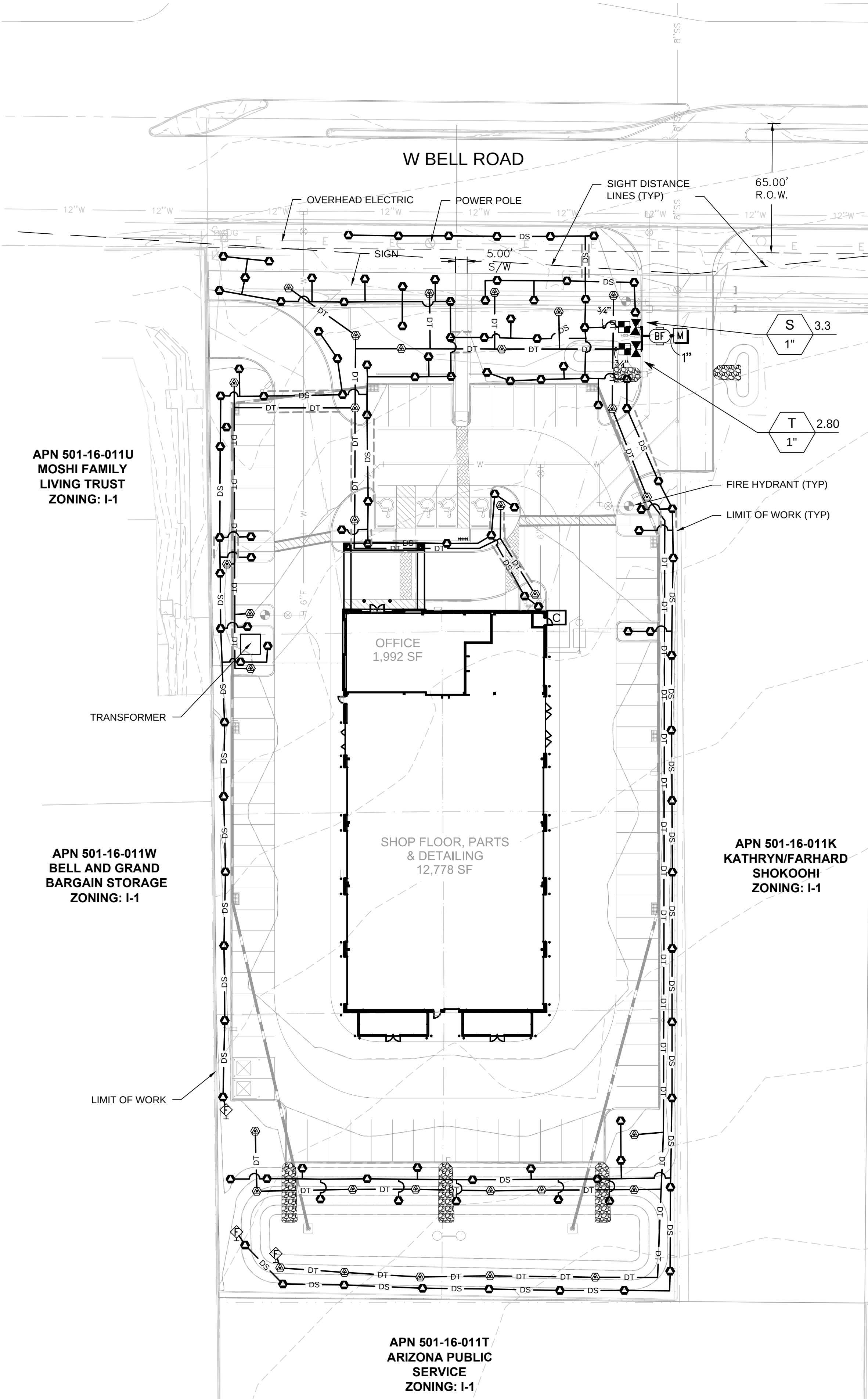
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Irritrol 700DK-1-LF Electric Drip Zone Valve Kit, 1" 700 UltraFlow In-line Valve, Filter, Low Flow Regulator & Fittings	2	1/L5
	Hunter PLD-BV Dripline manual flush valve cap.	3	2/L5
	Bonemith ML-210 Shrub Multi-port emitter for 4-5 shrubs max.	112	3/L5
	Bonemith ML-210 Tree See detail for # of emitters per tree	62	4/L5
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Nilco T-580-S6-R-66-LL Stainless steel ball valve shut off valve	2	5/L5
	Febco B25YA 1" Reduced Pressure Backflow Preventer	1	6/L5
	Irritrol TC-06-EX-R Hybrid Controller, 6- Station, Outdoor Model, with Plastic Locking Cabinet. Climate Logic compatible, and Remote-Ready.	1	7/L5
	Water Meter 1"	1	
	Irrigation Lateral Line: PVC Class 200 SDR 21 PVC Class 200 Irrigation pipe. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	3,666 l.f.	8/L5
	Irrigation Mainline: PVC Schedule 40 PVC Schedule 40 Irrigation pipe.	40.7 l.f.	9/L5
	Pipe Sleeve: PVC Schedule 40	178.8 l.f.	10/L5
	Valve Callout		
	Valve Number		
	Valve Flow		
	Valve Size		

OLSSON IRRIGATION NOTES

- THE SYSTEM DESIGN ASSUMES A MINIMUM AVAILABLE DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 74 PSI AT THE POINT OF CONNECTION.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- COORDINATE LOCATION AND MARKING ("BLUE STAKE") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, OR IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO CONSTRUCTION.
- THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
 - IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR GRAPHIC CLARITY ONLY. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS AND ARCHITECTURAL FEATURES. INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
 - USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF CROSS TYPE FITTINGS IS NOT PERMITTED.
- PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER'S REPRESENTATIVE PRIOR TO THE COMPLETION OF THE PROJECT:
 - TWO OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
 - TWO OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL SPRINKLERS AND EMITTERS.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR FOR THE INSTALLATION OF IRRIGATION SLEEVING. ALL SLEEVING WILL BE SCHEDULE 40 PVC. ALL PIPE AND WIRE WILL BE INSTALLED IN SEPARATE SLEEVES AT ALL PAVED SURFACES, SIDEWALKS, DRIVEWAYS, WALL FOOTINGS AND HARDSCAPE AREAS. ALL SLEEVES MAY NOT BE SHOWN AND/OR SIZED ON THE PLANS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE IRRIGATION CONTRACTOR FOR THE INSTALLATION OF ALL REQUIRED SLEEVING, PROPER SIZING AND COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED, REQUIRES HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. SLEEVE AND CONDUIT SIZES SHALL BE A MINIMUM OF TWICE THE AGGREGATE DIAMETER OF ALL PIPE AND WIRE CONTAINED WITHIN SLEEVE OR CONDUIT PIPE. SLEEVE SIZES NOTED ON IRRIGATION SLEEVE SCHEDULE. INDICATE ALL SLEEVE LOCATIONS ON "AS-BUILT" RECORD DRAWINGS.
- EXTEND ALL SLEEVES 1-FOOT INTO EACH PLANTING AND TURF AREAS.
- COORDINATE AND INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
- GATE VALVES SHALL BE PORTED TO PROVIDE FOR FULL FLOW. LABELED AND NOMINAL SIZE OF VALVE OPENING SHALL BE THE SAME.
- ALL MATERIALS AND WORKMANSHIP SHALL BE TRUE TO TYPE, FORM, FINISH AND OF THE HIGHEST STANDARDS OF THE TRADE. DAMAGED OR INFERIOR MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.
- WITH REGARD TO PIPE SIZING, THE FOLLOWING SHOULD BE NOTED: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
- INSTALL PRESSURE REGULATING MODULE FOR ALL DRIP VALVE ASSEMBLIES. SET DISCHARGE PRESSURE TO 40 PSI UNLESS NOTED.
- INSTALL IRRIGATION PIPE AND COMPONENTS A MINIMUM OF 8-FEET FROM TREE ROOT BALLS. PIPE ROUTINGS SHOWN ON DRAWINGS IS DIAGRAMMATIC.
- ALL LANDSCAPE AND IRRIGATION MATERIALS AND INSTALLATION SHALL COMPLY WITH THE SPECIFICATIONS.
- PROVIDE #12-1 AWG BARE COPPER TRACING WIRE ALONG ENTIRE MAINLINE ROUTING. PROVIDE 24-INCH COIL OF TRACING WIRE IN EACH VALVE BOX ALONG MAINLINE ROUTING.
- IRRIGATION CONTRACTOR TO UTILIZE CONTROLLERS AS PER IRRIGATION SCHEDULE. REFER TO IRRIGATION PLANS FOR LOCATIONS. IRRIGATION CONTRACTOR TO RUN NEW CABLE FROM PROPOSED TURF VALVES AND DRIP VALVES TO CONTROLLER LOCATIONS.
- CONTRACTOR SHALL FURNISH AND INSTALL MATERIAL AND EQUIPMENT PERTAINING TO THE IRRIGATION SYSTEM HEREIN SPECIFIED OR SHOWN ON THE DRAWINGS. THIS SHALL INCLUDE ALL ITEMS OF A MINOR NATURE NECESSARY TO COMPLETE INSTALLATION.
- IRRIGATION CONTRACTOR TO CAP ALL FLUSH CAP ENDS HAND TIGHT BEFORE BACKFILL.
- COLOR TO BE DETERMINED ON ALL VALVE BOXES/LIDS AND FLUSH VALVE BOXES/LIDS IN DECOMPOSED GRANITE AREAS.
- IRRIGATION CONTRACTOR SHALL COORDINATE WORK W/PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.
- ALL MATERIALS SHALL BE INSTALLED AS DETAILED IN THE PLANS. IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THEN THE CONTRACTOR SHALL INSTALL AS PER MANUFACTURERS SPECIFICATIONS. IF A CONTRADICTION OCCURS, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- IRRIGATION CONTRACTOR TO USE TEFLON TAPE ON ALL THREADED JOINTS.
- BRAND EACH VALVE BOX W/1" LETTERING SHOWING ZONE NUMBER AND CONTROLLER LETTER. (EXAMPLE "A3") THIS STAMP IS TO MATCH THE ZONE AND CONTROLLER ASSOCIATED WITH THE VALVE'S OPERATION.
- NO PIPES SHALL BE INSTALLED PARALLEL AND DIRECTLY OVER ANOTHER LINE.
- CONTRACTOR SHALL PERFORM THE FOLLOWING:
 - VISIT SITE AND VERIFY EXISTING GRADES, CONSTRUCTION AND CONDITIONS.
 - VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE ANY NOTIFICATIONS REQUIRED.
 - NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS.
 - RESTORE CONTRACTOR DAMAGED EXISTING WORK TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT WITHOUT COST TO THE OWNER.
 - BE SATISFIED THAT THE PLAN CAN BE CONSTRUCTED, FUNCTIONAL AND COMPLETE.
- ALL EQUIPMENT SHALL BE MAINTAINED WHILE UNDER CONSTRUCTION. MAINTENANCE INCLUDES: WATER SCHEDULING, REPLACEMENT OF DEFECTIVE OR DAMAGED EQUIPMENT, ADJUSTMENT AND RE-ADJUSTMENT OF HEADS AND OTHER EQUIPMENT.
- CONTRACTOR TO ENSURE THE FOLLOWING:
 - LINES AND VALVES ARE TO BE PLACED WITHIN PLANTING BEDS AND PROJECT LIMITS, THESE PLANS ARE SCHEMATIC. CONTRACTOR SHALL SIZE PIPE, PLAN SIZES ARE MINIMUMS.
 - 100% COVERAGE OF IRRIGATION SYSTEM TO ALL PLANTS REGARDLESS OF SIZE OR TYPE AND SHALL CONFIRM ALL NON-IRRIGATED AREAS PRIOR TO SUBMITTING A BID.
- IRRIGATION PIPE AND VALVES MAY BE SHOWN OUTSIDE OF THE PLANTING AREA, IN THE HARDSCAPE OR OUTSIDE OF PROPERTY FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION COMPONENTS IN LANDSCAPED AREAS OR THROUGH SLEEVING AND WITHIN THE PROPERTY BOUNDARY.

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DATE: Jul 27, 2015 3:49pm XREFS: C:\PBASE_143199 C:\BLDG_143199 L:\TBLK_143199 V_XBASE_143199 V_XCONT_143199 L_RELEASE_143199 LAP_IRNOTES-DRIP



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REV	NO.	DATE	REVISIONS DESCRIPTION
A	1	06/25/15	CITY COMMENTS
B	2	7/27/2015	CITY COMMENTS

REV	NO.	DATE	REVISIONS DESCRIPTION
A	1	06/25/15	CITY COMMENTS
B	2	7/27/2015	CITY COMMENTS

2015

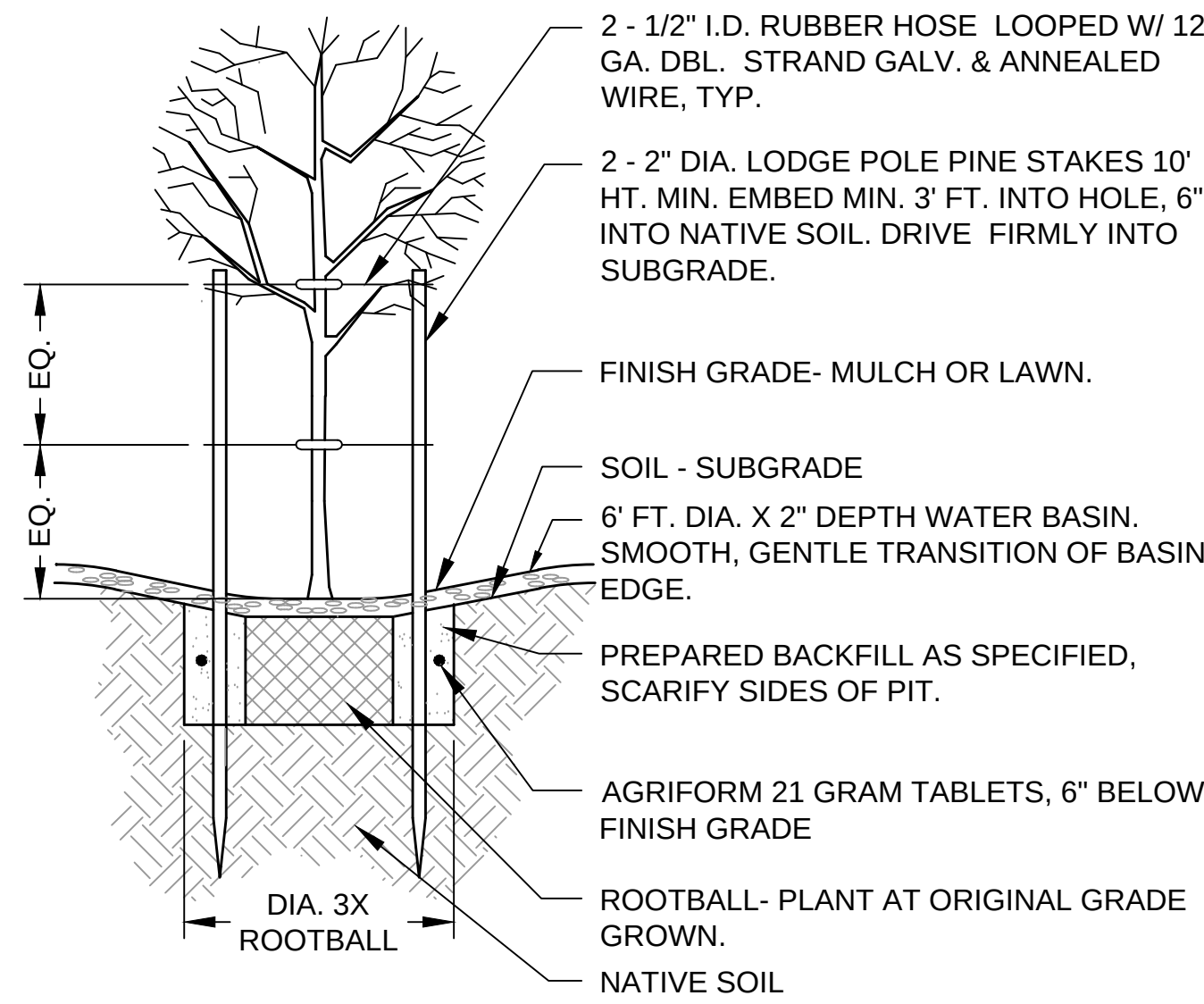
SURPRISE, ARIZONA

drawn by: AA
checked by: KK
approved by:
QA/QC by:
project no.: 014-3199
drawing no.: L3_LSC
date: 07.27.15

SHEET
L3
3 of 5

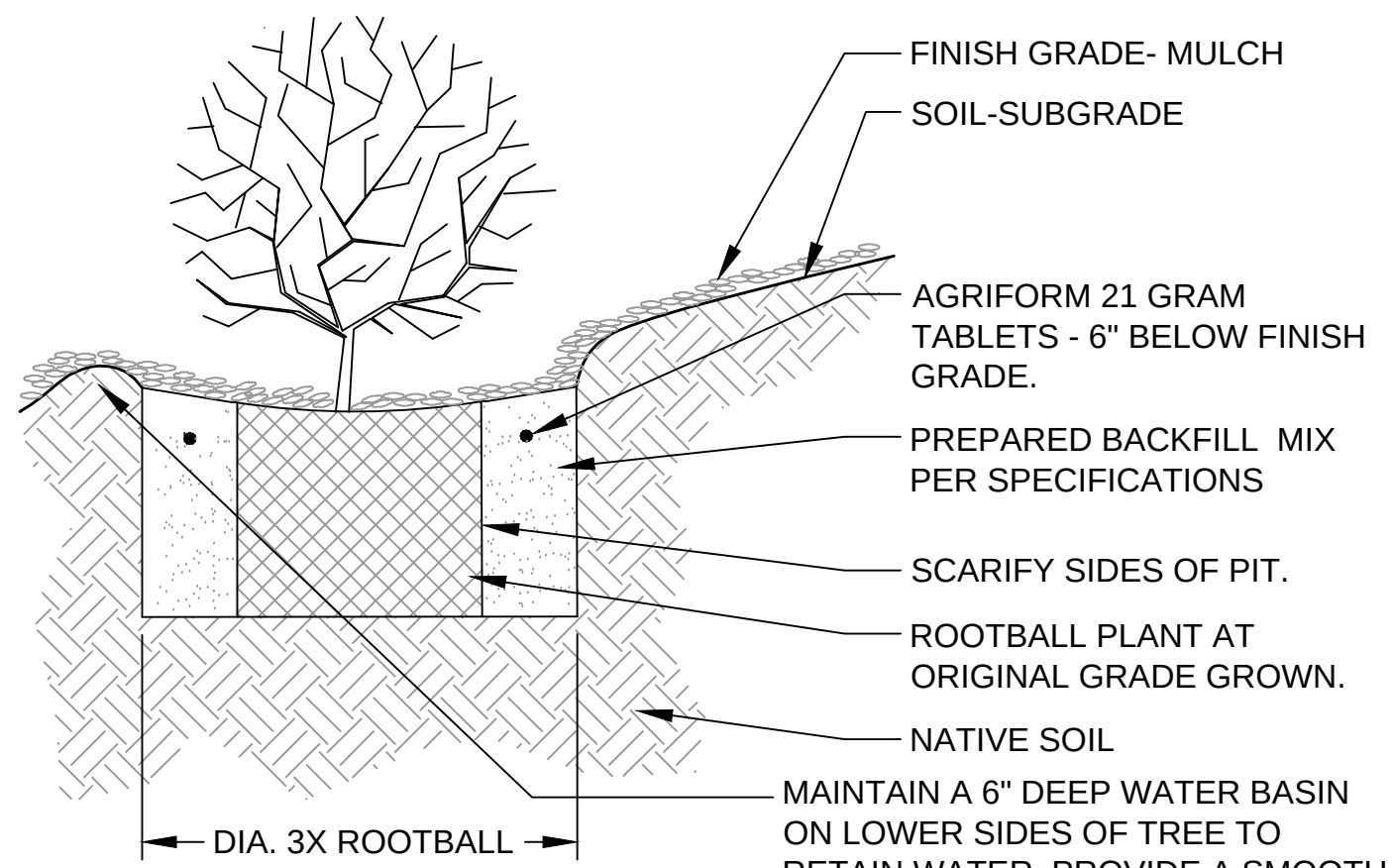
FINAL LANDSCAPE PLAN

CALIBER COLLISION



1 TREE PLANTING

N.T.S.

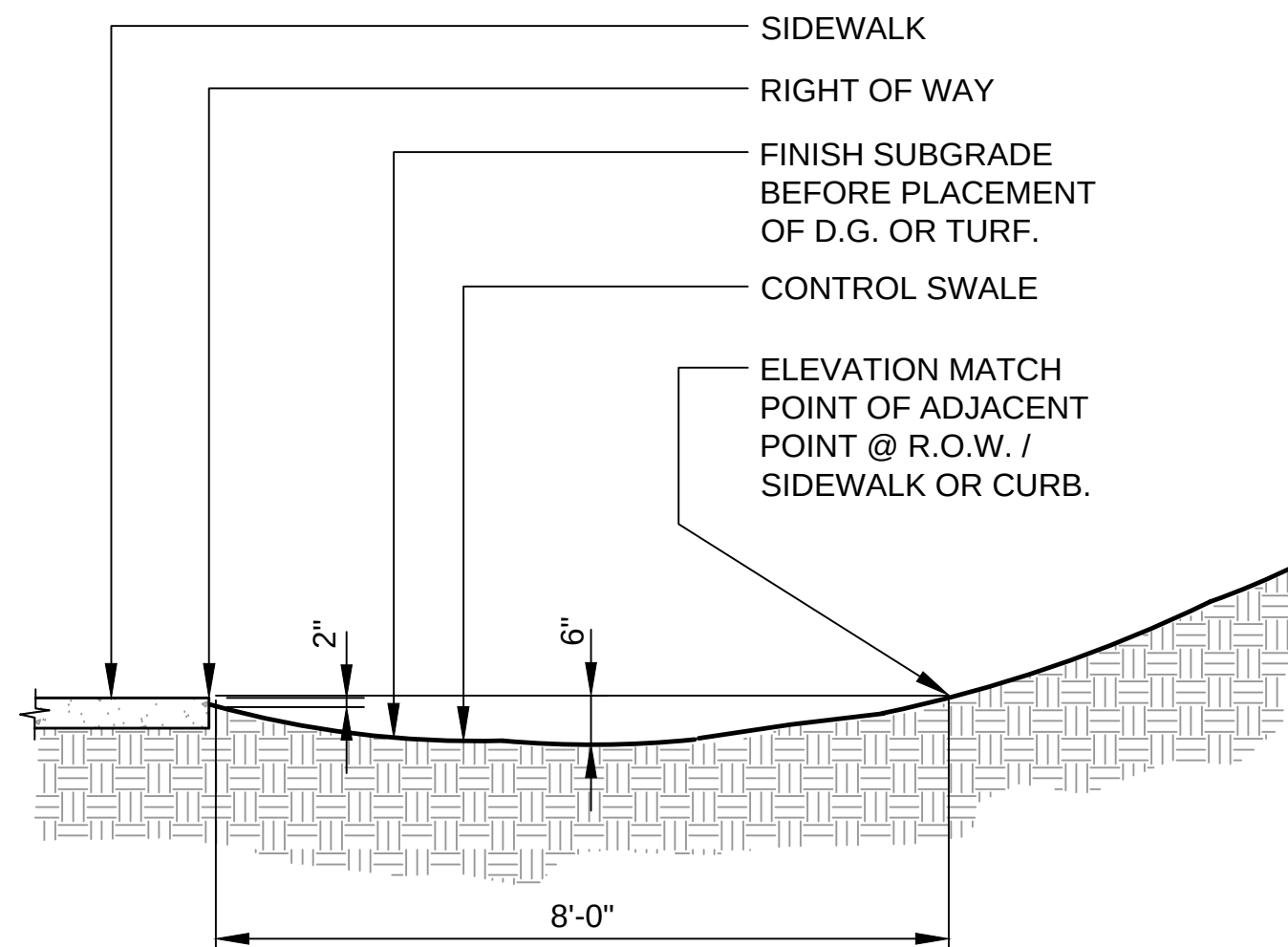


NOTES:

1. SCARIFY GLAZED PERIMETER OF PLANT PITS
2. TEST PLANT PITS FOR DRAINAGE CONSTRUCT AN EXAMPLE IRRIGATION SAUCER FOR ENGINEER'S APPROVAL PRIOR PLACING D.G.

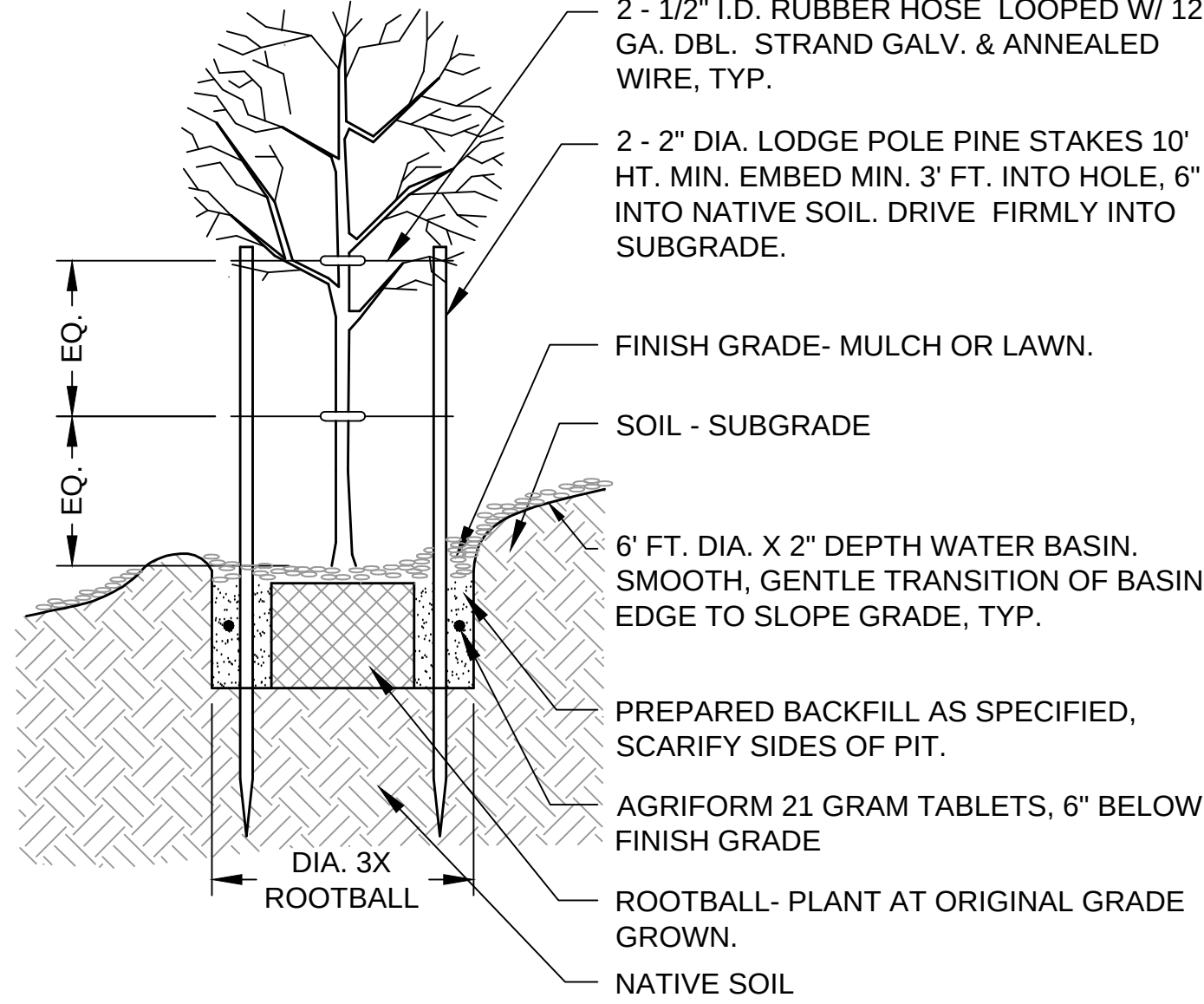
⑤ SHRUB PLANTING ON SLOPE

N.T.S.



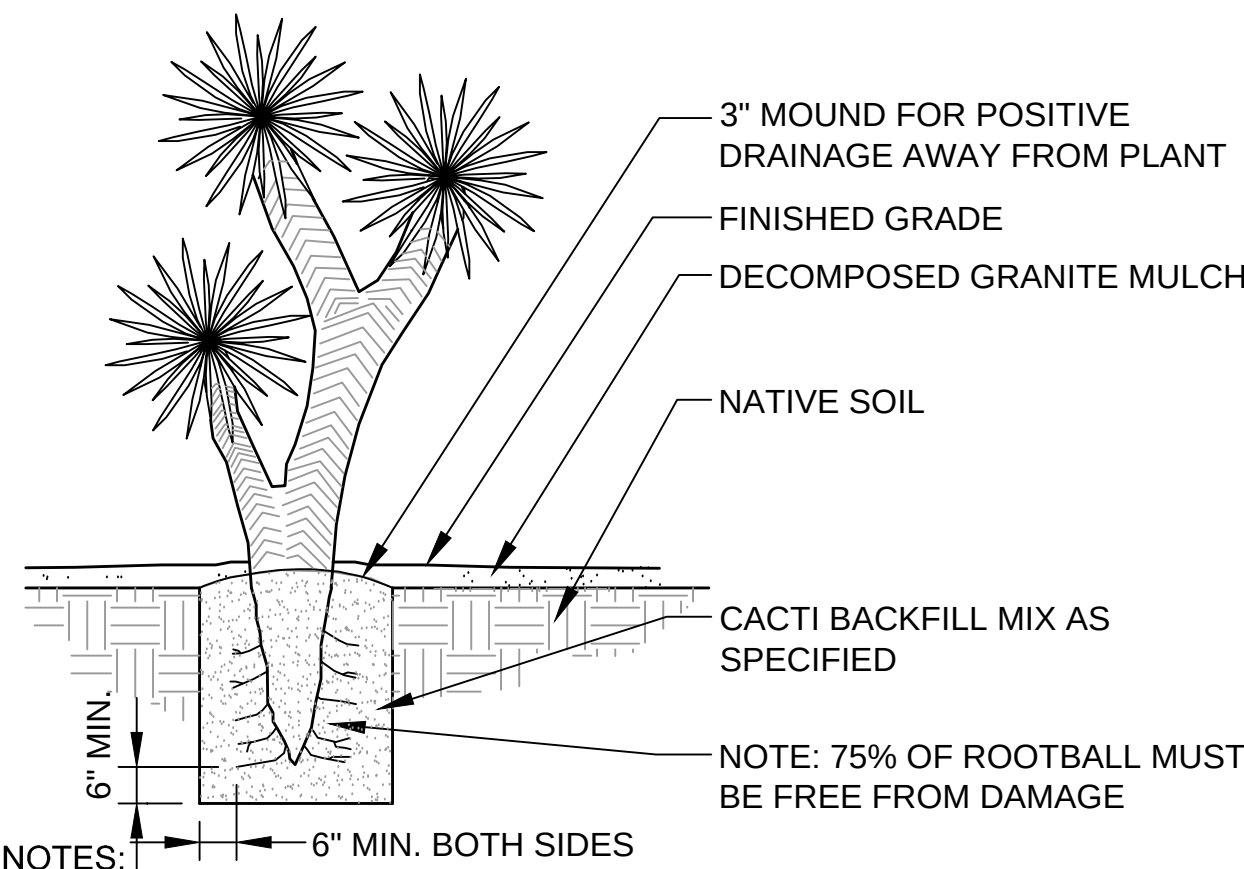
9 IRRIGATION SWALE

N.T.S.



2 TREE PLANTING ON SLOPE

N.T.S.

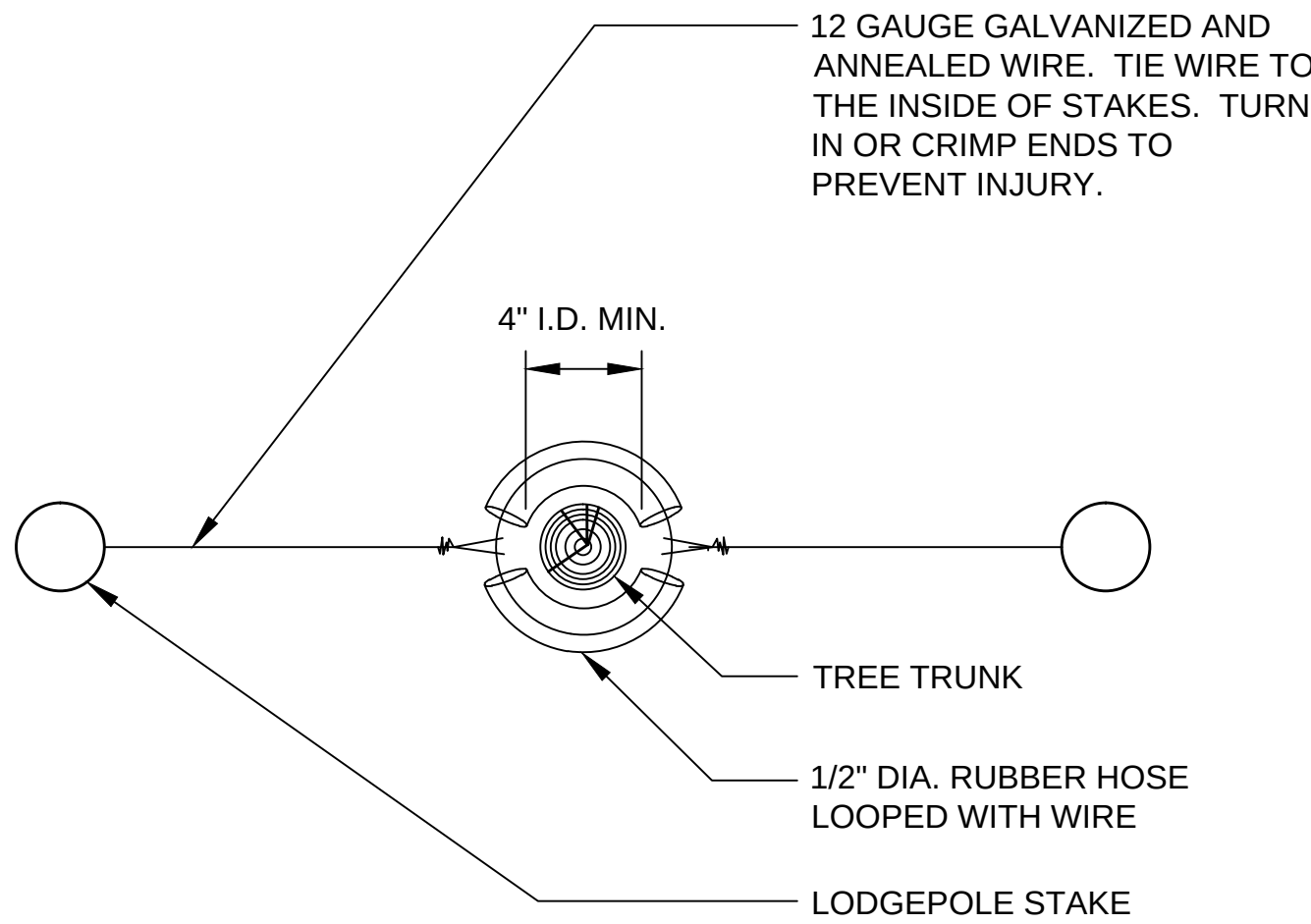


NOTES:

1. THE ROOT SYSTEM SHALL BE SEALED BEFORE PLANTING BY ALLOWING TIME FOR SELF-SEALING OR APPLICATION OF WETTABLE DUSTING SULFUR.
2. DUST THE ENTIRE ROOT SYSTEM WITH WETTABLE DUSTING SULFUR.
3. BARE ROOTS SHALL NOT BE OUT OF GROUND FOR MORE THAN FIVE DAYS BEFORE PLANTING.
4. APPLY NAPHTHYL ACETIC ACID OR 'BI' OR APPROVED EQUAL ROOTING HORMONE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS FOR TWO WATERINGS IMMEDIATELY AFTER PLANTING.
5. PLANTING DEPTH SHALL BE THE SAME AS ORIGINALLY GROWN AND ORIENTED (NORTH SIDE FACING NORTH).

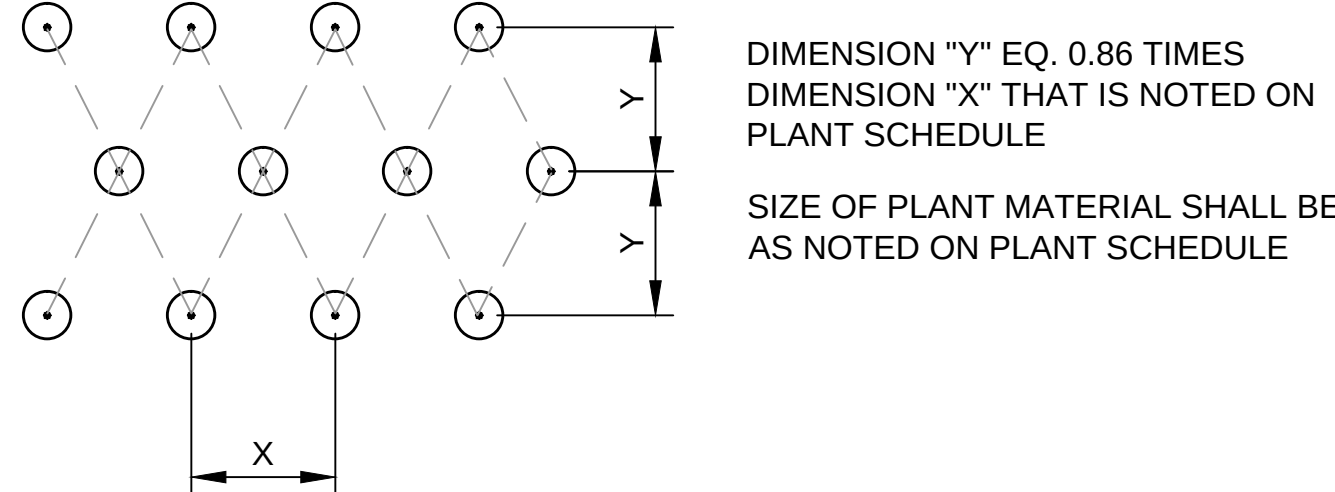
6 ACCENT/CACTI PLANTING DETAIL

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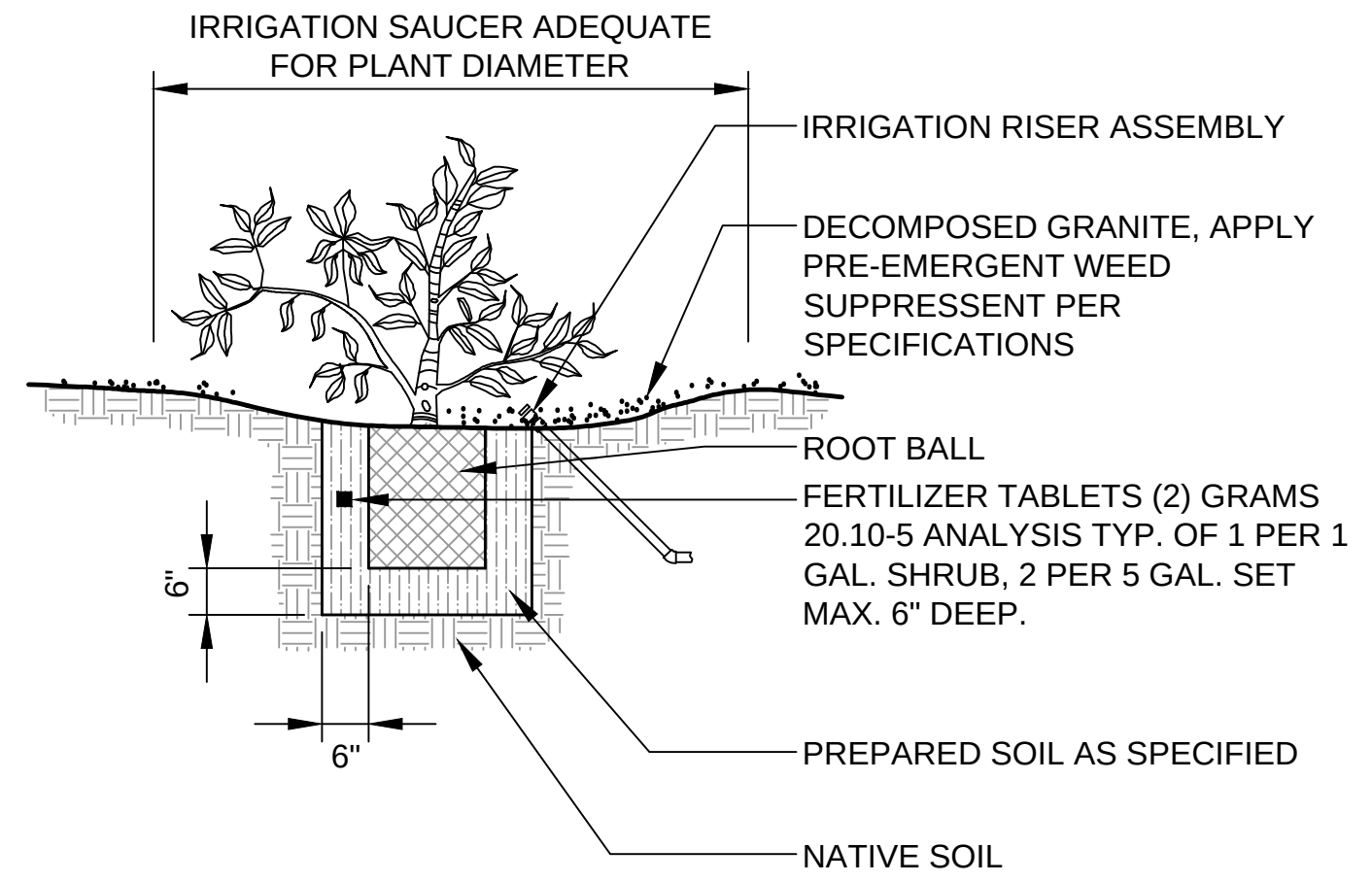
3 TREE STAKING - PLAN VIEW

N.T.S



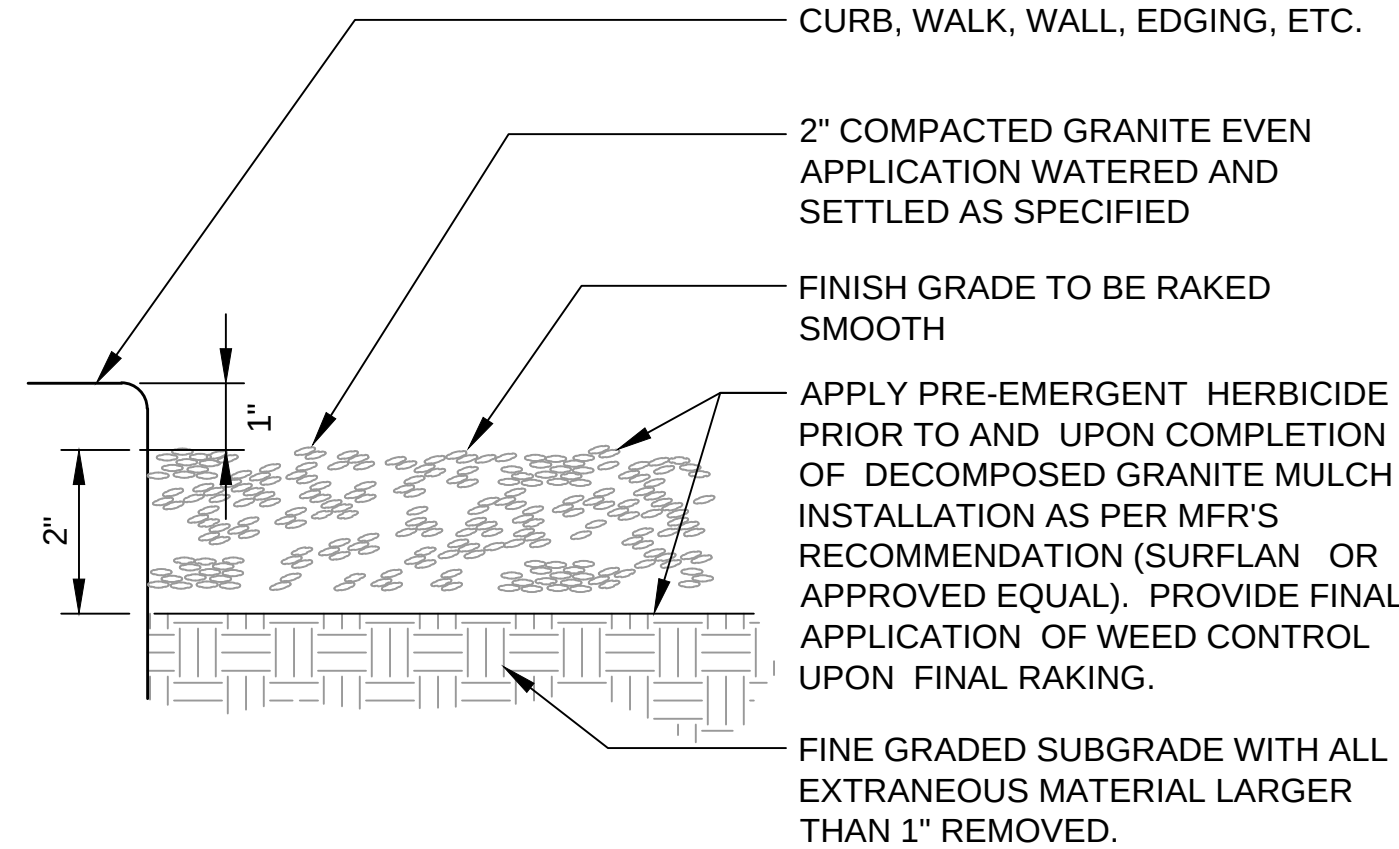
7 GROUND COVER SPACING

N.T.S



4 SHRUB PLANTING

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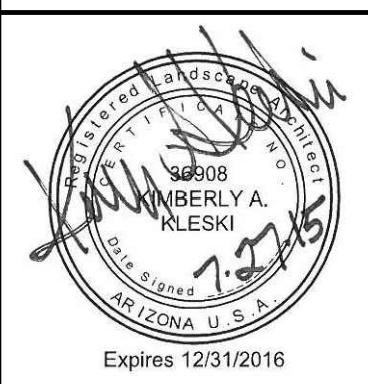
⑨ MULCH DETAIL

N.T.S.

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REVISIONS

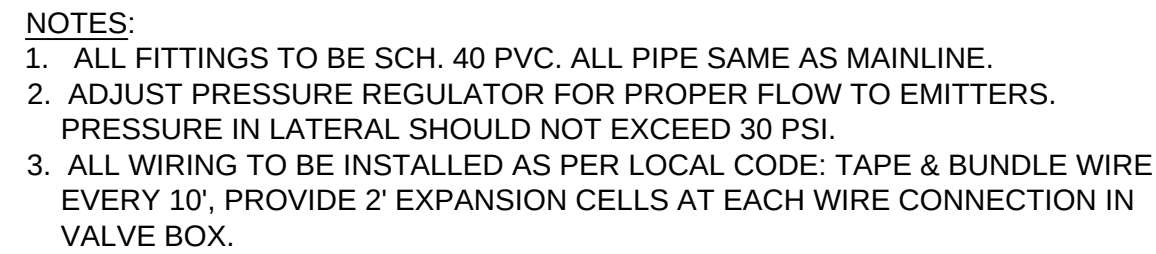
2015

SURPRISE, ARIZONA

drawn by: AA
checked by: KK
approved by: _____
QA/QC by: _____
project no.: 014-3199
drawing no.: L4_LDTL
date: 07.27.15

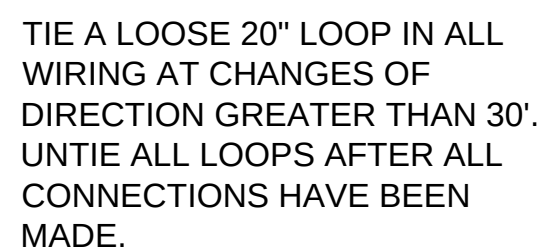
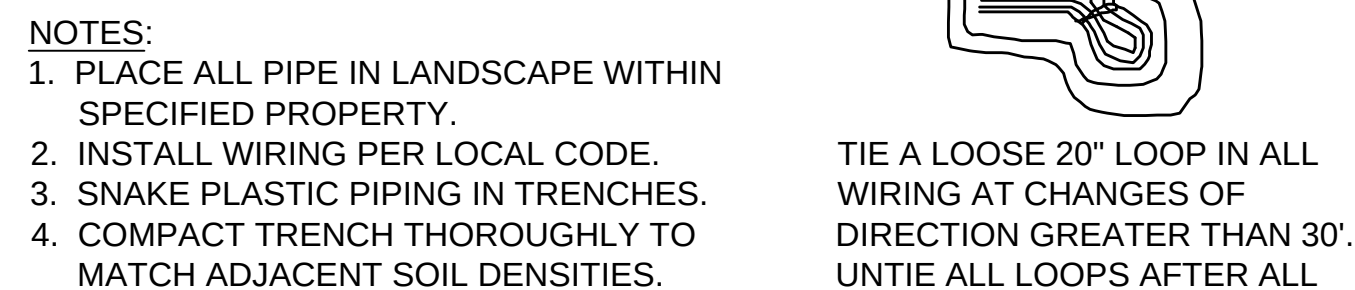
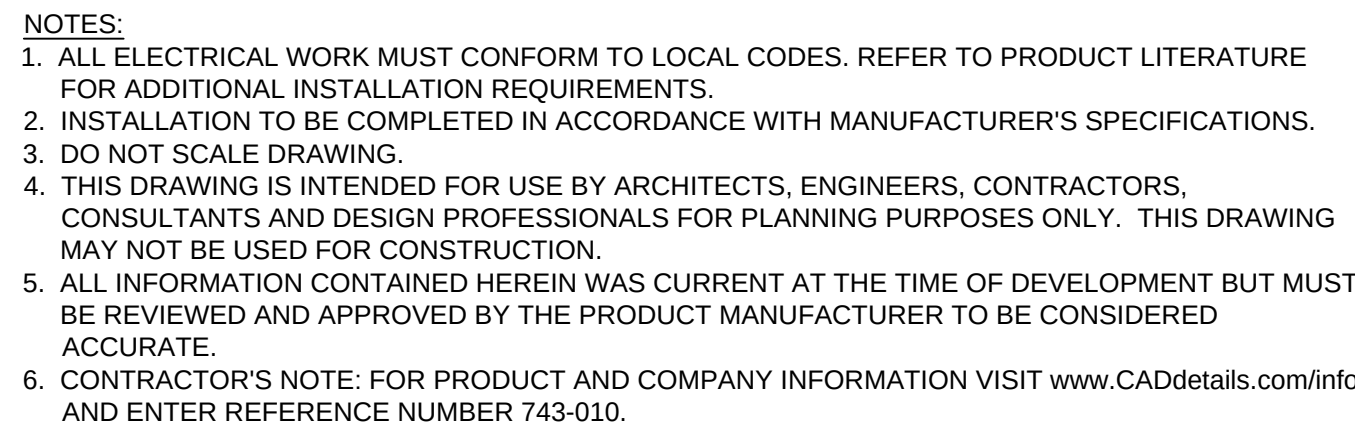
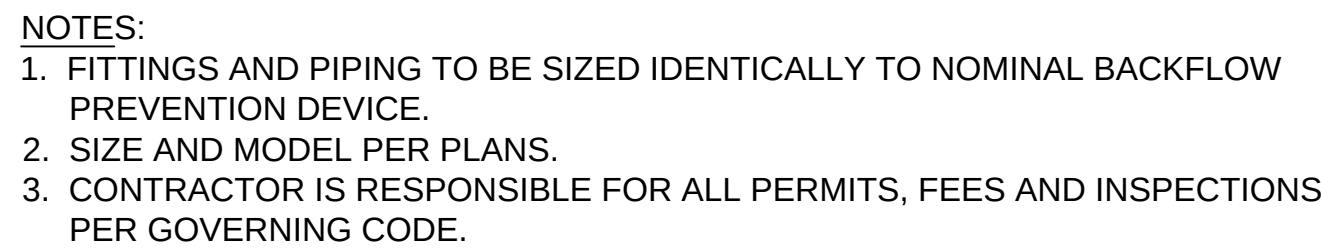
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L4
4 of 5

Hunter® **BOWSMITH®**



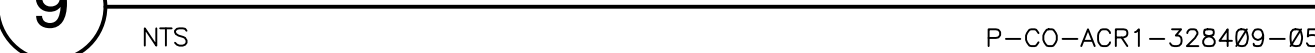
NOTES:

1. PROVIDE IRRIGATION TO 4-5 SHRUBS MAX PER MULTI-PORT EMITTERS (TYP).
2. ALL EMITTERS TO BE BOWSMITH MODEL ONLY, NO SUBSTITUTIONS.
3. DO NOT PROVIDE IRRIGATION TO CACTUS.

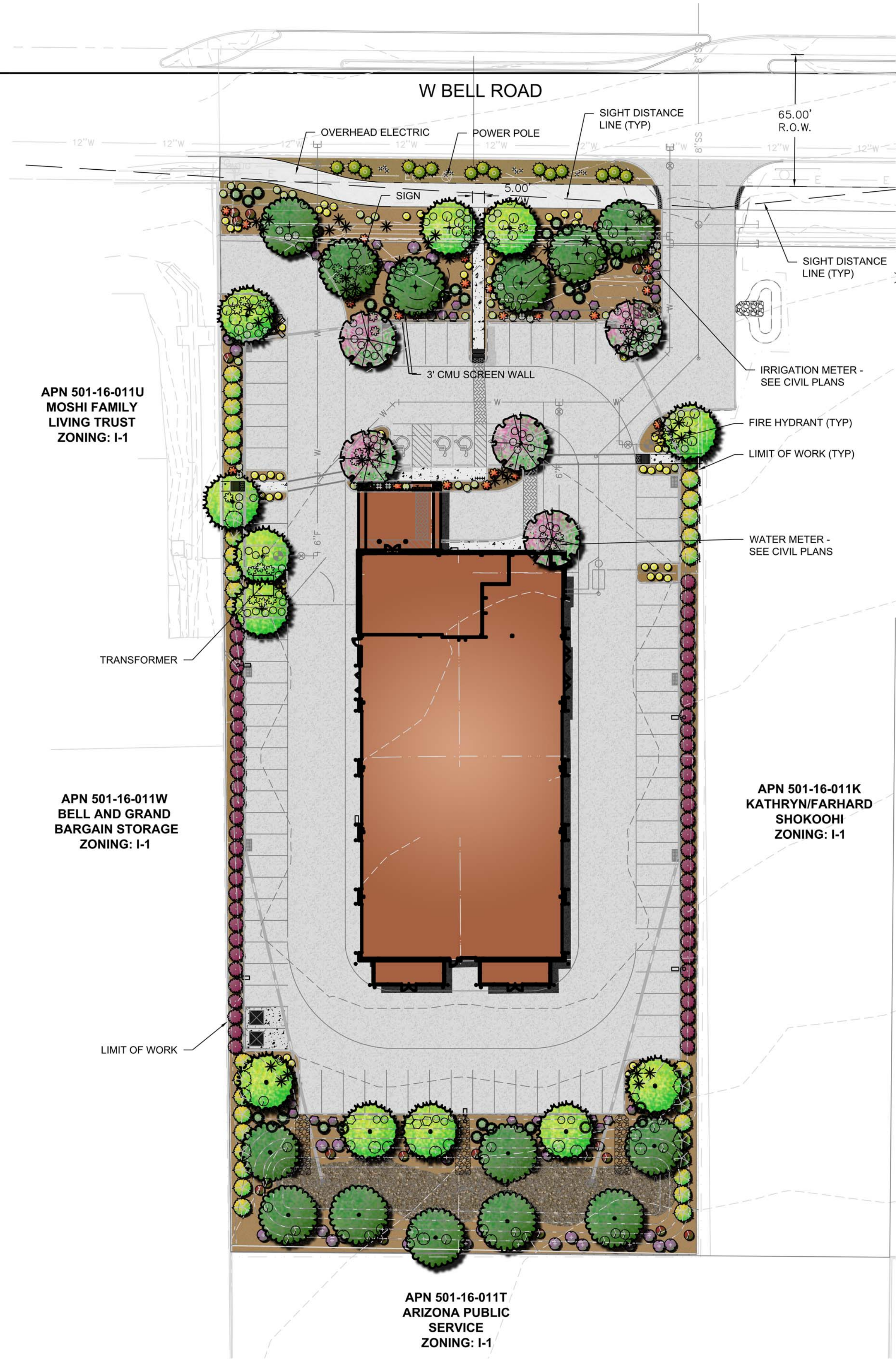


PIPE SIZING SCHEDULE

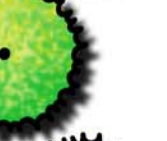
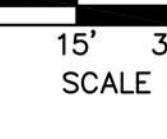
NOTE:
ALL MAINLINE PIPE 2 1/2" AND LARGER SHALL BE A MINIMUM CLASS 200 RING-TIGHT PIPE. MAINLINE 2" AND LESS SHALL BE A MINIMUM SCHEDULE 40 PVC. ALL LATERAL PIPE ABOVE 1/2" SHALL BE MINIMUM CLASS 200. ALL 1/2" LATERAL PIPE SHALL BE CLASS 315.

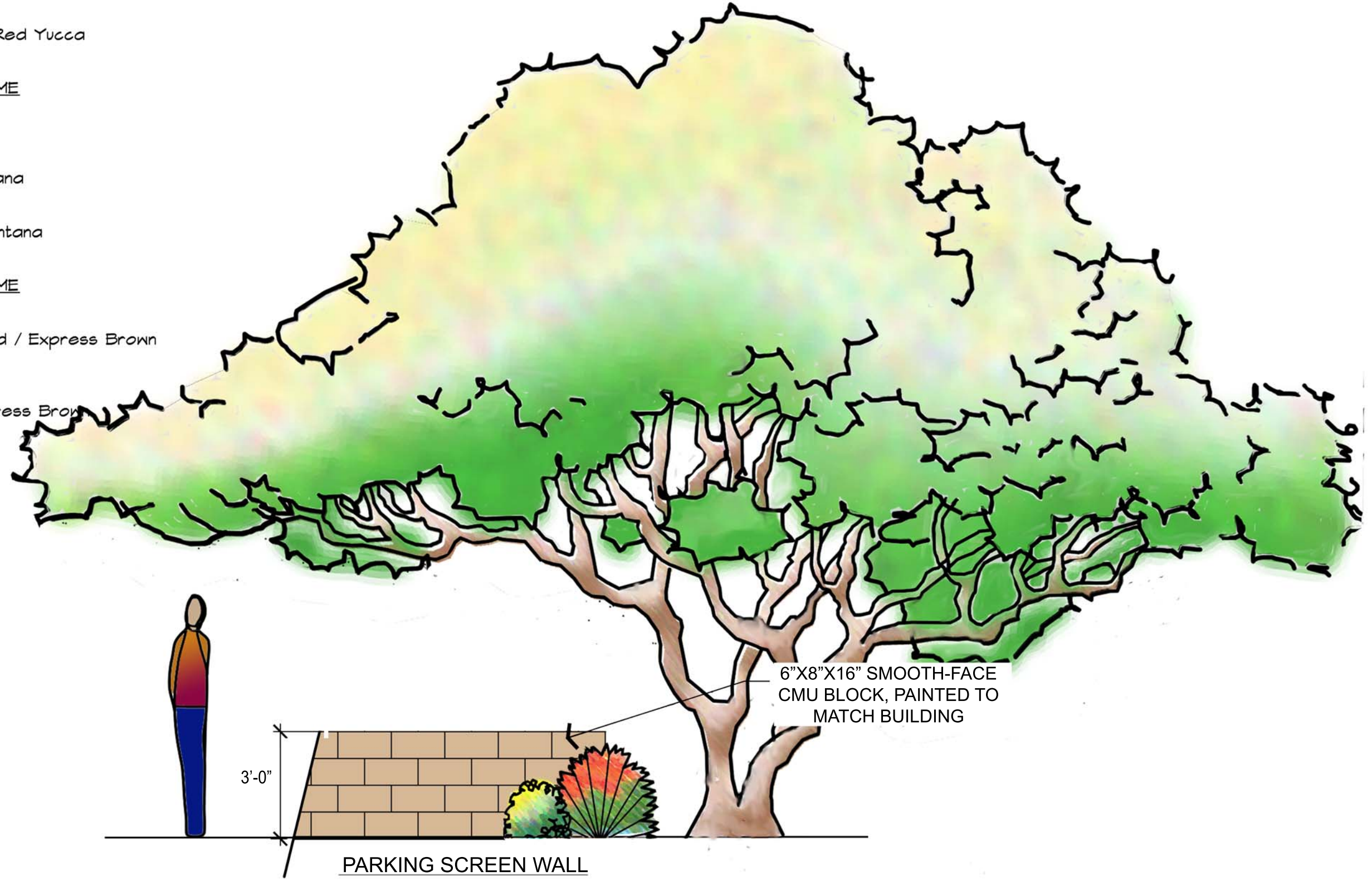
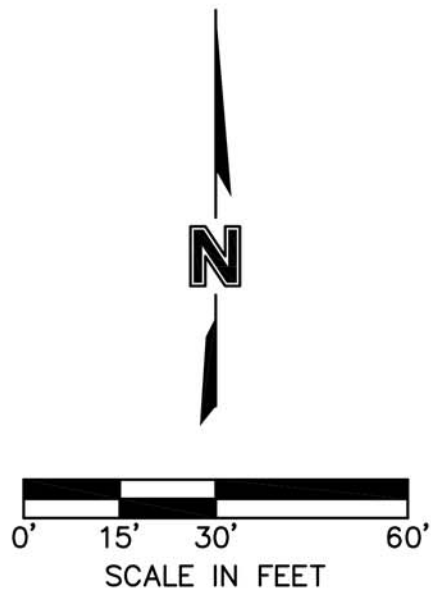


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USER: aasher
XREFS:



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	<i>Chilopsis linearis</i> 'AZT Desert Amethyst'	Desert Willow
	<i>Parkinsonia</i> x 'Desert Museum'	Desert Museum Palo Verde
	<i>Parkinsonia</i> x 'Desert Museum'	Desert Museum Palo Verde
	<i>Prosopis</i> x 'Phoenix' TM	Hybrid Mesquite
	<i>Prosopis</i> x 'Phoenix' TM	Hybrid Mesquite
SHRUBS	BOTANICAL NAME	COMMON NAME
	<i>Dodonaea viscosa</i> 'Purpurea'	Purple Leaved Hopseed Bush
	<i>Eremophila maculata</i> 'Valentine'	Spotted Emu Bush
	<i>Euphorbia biglandulosa</i>	Gopher Plant
	<i>Leucophyllum langmaniae</i> 'Rio Bravo' TM	Rio Bravo Sage
	<i>Russelia equisetiformis</i>	Firecracker Plant
	<i>Tecoma</i> x 'Orange Jubilee'	Orange Jubilee
ACCENTS	BOTANICAL NAME	COMMON NAME
	<i>Dasyliirion wheeleri</i>	Grey Desert Spoon
	<i>Hesperaloe parviflora</i>	Red Yucca
	<i>Hesperaloe parviflora</i> 'Brakelights' TM	Brakelights Red Yucca
GROUND COVER	BOTANICAL NAME	COMMON NAME
	<i>Eremophila glabra</i> 'Mingenew Gold'	Emu Bush
	<i>Lantana montevidensis</i> 'Purple'	Trailing Lantana
	<i>Lantana</i> x 'New Gold'	New Gold Lantana
INERTS	BOTANICAL NAME	COMMON NAME
	Granite Mulch	1/2" Screened / Express Brown
	Riprap	4 - 6" / Express Brown



PROJECT NO: 014-3199
DRAWN BY: AA
DATE: 07/27/15

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FAX 602.748.1001

EXHIBIT
1



CITY OF SURPRISE
Planning and Zoning Commission

October 1, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 1, 2015	Contact Person:	Robert Kuhfuss, Community Development
Submitting Department:	CD Boards and Commissions	District:	4
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action on a Master Site Plan for the Dysart Subdivision located on the Southwest corner of Bell and Dysart.

Motion:

I move to approve a Master Site Plan for the Dysart Subdivision subject to stipulations 'a' through 'i' as listed in the staff report.

Background:

The owner's agent met with staff to discuss the possibility of rezoning the property to accommodate a proposed automotive body repair facility in addition to future commercial uses as yet to be determined. These meetings were followed by a formal submittal to change the zoning of the property as outlined herein along with a Master Site Plan, in addition to a related Final Plat. If the Commission recommends approval of the proposed Zone Change, they may then approve the associated Master Site Plan. The Zone Change and Final Plat will proceed to the City Council on October 6, 2015.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [PZ00 - FS15-155 - Caliber Collision - MSP - Staff Report](#)
- ☐ [PZ01 - FS15-155 - Caliber Collision - Rezone - Vicinity Map](#)

- ☐ [PZ02 - FS15-155 - Caliber Collision - Zone Change Case Map](#)
- ☐ [PZ03 - FS15-155 - Caliber Collision - Master Site Plan Case Map](#)
- ☐ [PZ04 - FS15-155 - Caliber Collision - Zoning Narrative](#)
- ☐ [PZ05 - FS15-155 - Caliber Collision - Site Plan \(Page 1 and 2 of 3\)](#)
- ☐ [PZ05 - FS15-155 - Caliber Collision - Site Plan \(Page 3 of 3\)](#)
- ☐ [PZ06 - FS15-155 - Caliber Collision - Landscape Plan](#)
- ☐ [PZ07 - FS15-155 - Caliber Collision - Landscape Rendering](#)
- ☐ [PZ08 - FS15-155 - Caliber Collision - Elevations](#)
- ☐ [PZ09 - FS15-155 - Caliber Collision - Elevation Rendering](#)
- ☐ [PZ10 - FS15-155 - Caliber Collision - Sign Package](#)
- ☐ [PZ11 - FS15-155 - Caliber Collision - ADOT comments](#)
- ☐ [PZ12 - FS15-155 - Caliber Collision - MWD comments](#)
- ☐ [PZ13 - FS15-155 - Caliber Collision - Luke AFB comments](#)
- ☐ [FS15-155 - Caliber Collision - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Robert H. Kuhfuss, Planner II

MAJOR SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS15-155

Project Name: Dysart Subdivision Major Site Plan

Council District: 4

Meeting Date: October 1, 2015

Planner: Robert H. Kuhfuss, AICP

Owner: Farhad and Kathryn Shokoohl

Applicant: Len Swartz, PE, of Ollson Associates, on behalf of Cross Development and Farhad and Kathryn Shokoohl

Request: Major Site Plan in the IP-PUD and CR-PUD zoning districts (approx. 8.30 acres)

Site Location: Southwest corner of Bell Road and Dysart Road

Site Size: 8.30 acres (approx.)

Density: N/A

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

Staff Recommendation: Should the Commission recommend approval of the related Zone Change, staff recommends the Commission **approve** the subject Master Site Plan subject to stipulations 'a'-i'.

[Note: Approval of this Master Site Plan request presumes a favorable recommendation to the City Council regarding the Zone Change request being processed under this case, but discussed under separate cover.]

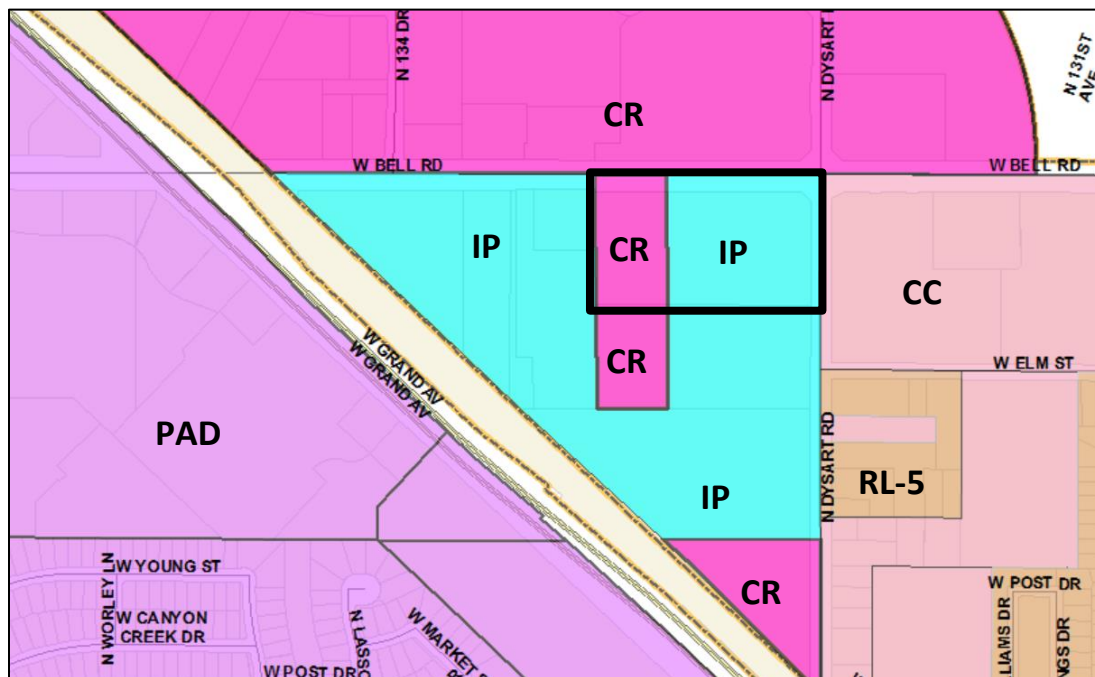
PROJECT DESCRIPTION:

Len Swartz, PE, of Ollson Associates, on behalf of Cross Development and Farhad and Kathryn Shokoohl, seeks approval of two separate but related requests. The first request involves a rezone from CR to IP-PUD (approx. 2.04 acres), from CR to CR-PUD (approx. 0.75 acres), and from IP to CR-PUD (approx. 5.51 acres). The second request involves a Major Site Plan in these newly established districts. These requests are also in conjunction with a related Final Plat, which is being processed under the same case number, but is being scheduled for City Council separately, pending the Commission's favorable action on the two requests discussed herein. All three actions anticipate the development of a Calber Collision Center and other as-yet to be determined commercial uses.

EXISTING ZONING:

The following chart and associated map depict the existing zoning of the subject site and its surrounds.

Regional Commercial (CR)	Regional Commercial (CR)	Regional Commercial (CR)
Industrial Performance (IP)	Community Commercial (CR) and Industrial Performance (IP)	Community Commercial (CC)
Industrial Performance (IP)	Regional Commercial (CR)	Community Commercial (CC)



57 **BACKGROUND:**

58
59 **December 18, 2014:** Staff met with the applicant to discuss the project during a regularly
60 scheduled Concept Review meeting under CR14-468.

61
62 **April 17, 2015:** The applicant filed a request for a Zone Change, Major Site Plan and Final Plat under
63 case FS15-155, the subject case.

64
65 **April 30, 2015:** Staff met with another entity to discuss the development of what would become
66 Lot 2 of the subject site during a regularly scheduled Concept Review meeting under CR15-165.

67
68 **June 21, 2015:** The applicant held a neighborhood outreach meeting to discuss the project.

69
70 **CITIZEN OUTREACH:**

71
72 As noted above, the applicant held a Citizen Review meeting on June 21, 2015, which generated no
73 input. Staff is not aware of any support to opposition regarding this request.

74
75 **ANALYSIS AND DISCUSSION:**

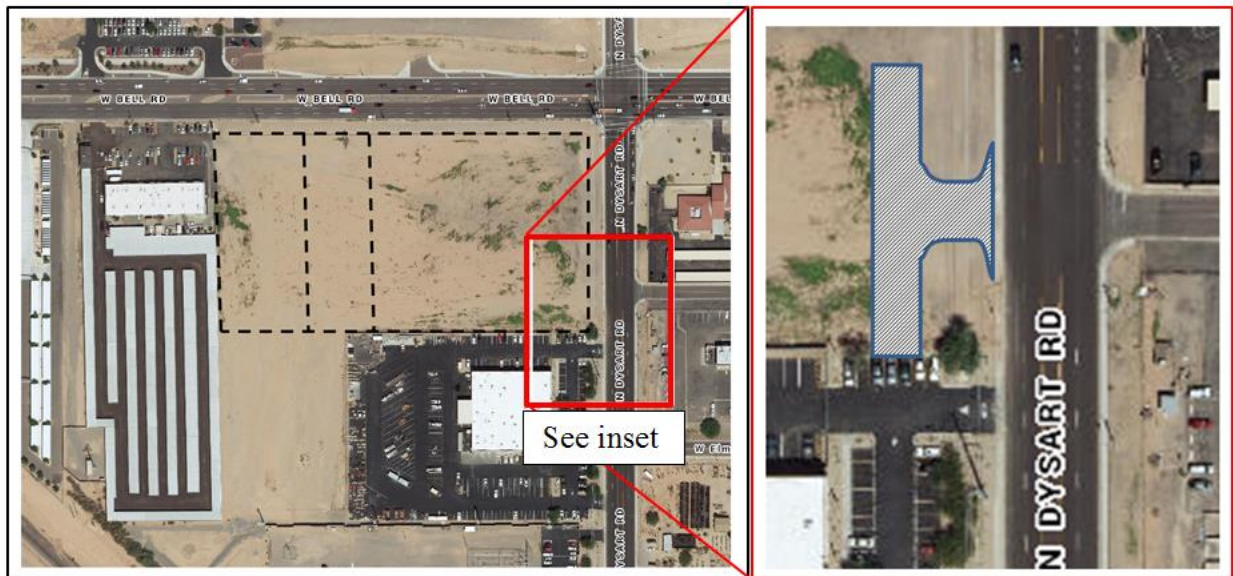
76
77 The subject property consists of two parcels, which are currently vacant except for an existing
78 billboard, which is presumed to be legal non-conforming due to its appearance in aerial
79 photography as early as 1986. The westernmost parcel is currently zoned CR and is immediately
80 north of and adjacent to another vacant CR parcel, which is owned by Arizona Public Service. The
81 easternmost parcel is currently zoned IP and is immediately north of and adjacent to another IP
82 parcel, currently developed as an APS facility. Located to the east of the subject property, across
83 Dysart Road, is an area of CC zoning, currently developed with state and county facilities. Just to
84 the west of the subject parcel is an existing tire shop located within IP zoning. The property located
85 across Bell Road from the property is currently vacant and zoned CR, while the property to the
86 northeast of the site, at the northeast corner of Dysart Road and Bell Road, is currently under
87 construction as a medical facility.

88
89 **Major Site Plan:**

90
91 The subject request includes a Major Site Plan, which consists of specific details relating to the
92 Caliber Collision Center, while providing a nearly blank slate to accommodate future commercial
93 development on the balance of the site, which will be evaluated through a Major Site Plan
94 Amendment(s) at a later date. Development Standards will be part of the Zone Change request and
95 are intended to enhance the project and overcome certain obstacles.

The site will take access from the neighboring property to the west via reciprocal cross-access easements that are established via the related Final Plat or by other instruments. Additional access will be directly from Bell Road via a driveway that will center over the common lot line between Lots 1 and 2 of the related Final Plat. This driveway entrance will accommodate right-in, right-out and left-in movements, with the developer making modifications to the median to accommodate these turning movements. These two access points will also be connected by a drive aisle that will ultimately extend the entire length of the Bell Road frontage. With the exception of the westernmost 50', a 45' wide landscape buffer will separate the drive aisle from Bell Road. A provision for this is included in the Development Standards Table.

The proposal also anticipates ultimately having a single driveway entrance along Dysart Road, which would be in direct alignment with the access drive serving the County facility across the street. While not part of this proposal, cross-access between proposed Lot 3 and the adjacent APS facility to the south will allow the city to appropriately manage access; however, staff notes that future plans for Dysart Road include a median in that area, which would ultimately render this driveway right-in/right-out only.



The main building will be situated generally in the center of the Caliber site, with parking around the entire perimeter. While most of the parking will be located behind a gate and accommodate vehicles in for repair, a number of spaces will be located to the front of the gate, with several of those spaces located between the building and the street. Generally, staff discourages this arrangement; however, since the SUDC requires a substantial landscape buffer between the parking area and the street, and the proposed arrangement is consistent with the development pattern in the immediate area, staff is willing to accept the proposed arrangement.

The site will be well landscaped using a pallet of drought-tolerant trees, shrubs and groundcovers, which will soften the appearance of the building from the street and provide shade in certain areas thereby reducing the ambient temperatures and helping to mitigate the heat island effect. Staff notes, that the City of Surprise recently completed a sidewalk project adjacent to the site, which did not anticipate any vegetative materials in the area between the curb and sidewalk; however, the applicant has agreed to extend landscaping into that area to further enhance the site.

In order to provide for enhanced pedestrian connectivity through the site, the applicant will extend crosswalks from the main building to the east and west property lines as well as to the Bell Road sidewalk using integrally colored stamped concrete. Ultimately, the internal pedestrian connection will extend through Lots 2 and 3 thereby allowing patrons of one business to access the neighboring businesses without necessarily having to access the city walk thereby reducing the amount of pedestrian cut-through traffic through the individual parking lots.

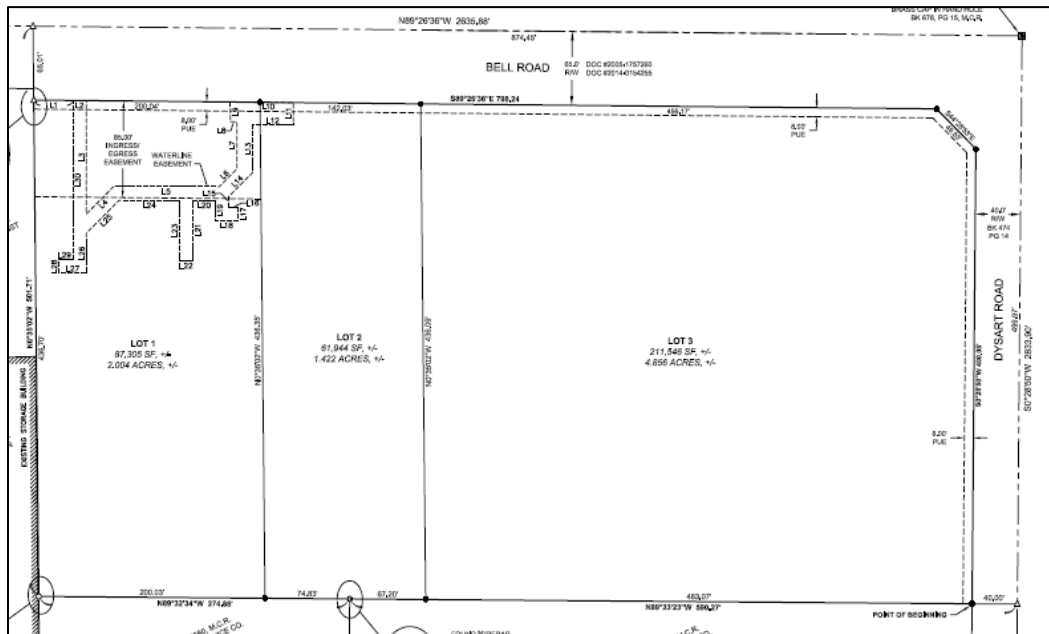
Architectural treatments of the Caliber Collision building will consist of stone veneer on the front office portion of the building and the associated drive-through canopy with red brick veneer over the balance of the north elevation. A red brick accent band will be located above the stone veneer, onto which will be affixed two wall signs. The rear portion of the building will consist of EIFS with the stone accents. A parapet wall will extend around the entire perimeter of the building, which will serve to screen any roof-mounted equipment. Staff notes that a small segment of parapet will extend above the main building and may be visible from the adjacent properties. Although this is a significant improvement over the originally proposed configuration which stopped the parapet at the rear of the office portion of the building, the Commission may wish to include a stipulation requiring the parapet to close completely or be backed using matching EIFS material.



The site will be screened by a solid CMU wall except where punctuated by the gates, which will consist of wrought iron with mesh screening material. The applicant has also removed all chain link fencing materials throughout the site in lieu of wrought iron.

Signage will consist of two wall signs mounted to the stone veneer section of the main building. The sign that faces Bell Road meets the provisions of the Surprise Municipal Code with respect to area; however, the sign facing to the west exceeds the maximum allowed area if only minimally. Staff does not object to the increased sign area, which is included in the development standards table discussed below. The applicant also proposes a monument sign along the Bell Road frontage, which meets the requirements of the Municipal Code with respect to size, location, landscaping and visibility.

Staff notes that while the review of the proposed Final Plat is not within the Commission's purview, the Final Plat would serve to remove the existing lot line and create three new lots: the westernmost being the Caliber Collision site and the other two lots slated for future commercial development. The following image depicts this arrangement. The Final Plat also will provide for reciprocal cross-access throughout the plat as well as cross-access to the property to the west.



UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	EPCOR
Wastewater:	EPCOR
Refuse:	TBD
Natural Gas:	SWG
Irrigation:	N/A
Schools:	N/A

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Employment Land Use Category, which supports retail and light industrial uses. The proposed Zone Change and the related Major Site Plan and Final Plat, support the goals and policies of the General Plan, especially with respect to encouraging well managed and phased growth (Policy LU2.2), improving the jobs to housing ratio (Policy LU2.2), promoting a compatible mix of land uses (Policy LU3.1), encouraging sound urban design principles (Policy UD1.1), and the development of otherwise vacant infill land in the heart of the city (Policy UD1.4).

REVIEWING AGENCIES:

In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke Air force Base, Maricopa Water District, and ADOT were included in the routing of this case.

Luke Air Force Base (LAFB): LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements and engage in a strong notification program with respect to the air base and its operations.

Arizona Department of Transportation (ADOT): ADOT indicated general neutrality regarding the subject requests, but advises the project may be impacted by the Bell/Grand Overpass Project and advises the applicant consult with ADOT in that regard.

Maricopa Water District (MWD): MWD advises the subject property lies outside of their service area and offers no comment.

SUMMARY:

Staff believes the proposed Zone Change, Major Site Plan and Final Plat, will provide the mechanism needed to allow the owner to bring the property to market, which will in turn allow it to be developed in a manner that is consistent with the goals and policies of the General Plan.

197 **FINDINGS:**

- 198
- 199 • The proposed Major Site Plan demonstrates compliance with the proposed zoning.
 - 200 • The reviewing agencies have indicated no objections to the request.
- 201

202 **RECOMMENDATION:**

203

204 Based on the findings noted above, should the Commission move to recommend approval of the

205 related Zone Change, staff would then recommend the Commission **approve** the subject Major Site

206 Plan, subject to stipulations 'a' through 'i' as outlined below:

207

- 208 a. Development and use of the site shall be in substantial conformance with the project
- 209 narrative entitled "Dysart Subdivision Rezone Document PUD Overlay", prepared by Olsson
- 210 Associates, consisting of 20 pages dated revised August 17, 2015 and stamped received
- 211 August 17, 2015, except as modified by the following stipulations.
- 212
- 213 b. Development and use of the Caliber Collision site shall be in substantial conformance with
- 214 the Major Site Plan entitled "Caliber Collision Bell Road and Dysart Road", consisting of
- 215 three (3) full-size pages, prepared by Olsson Associates, stamped received August 17, 2015.
- 216
- 217 c. Landscaping of the Caliber Collision site shall be in substantial conformance with the
- 218 Landscape Plan entitled "Final Landscape Plan Caliber Collision", consisting of five (5) full-
- 219 size sheets, prepared by Olsson Associates, stamped received August 17, 2015.
- 220
- 221 d. Elevations for the Caliber Collision site shall be in substantial conformance with the
- 222 elevations entitled "Exterior Elevations Caliber Collision" and "Site Details", consisting of
- 223 three (3) full-size sheets (A2.0, SP1.1 and SP1.2), prepared by Olsson Associates, stamped
- 224 received August 17, 2015.
- 225
- 226 e. Signage for the Caliber Collision site shall be in substantial conformance with the Sign
- 227 Package entitled "Caliber Collision/Channel Letter/Surprise", consisting of five (5) 11" by 17"
- 228 sheets, prepared by Cree Industrial Arts, stamped received August 17, 2015.
- 229
- 230 f. Approval of this Major Site Plan presumes the subsequent approval of the related Final Plat
- 231 for Dysart Subdivision. If a Final Plat for Dysart Subdivision has not been recorded within
- 232 one (1) year of approval of this Major Site Plan Planning and Zoning Commission, the
- 233 subject Major Site Plan shall expire, unless an extension is approved by the Planning and
- 234 Zoning Commission.
- 235
- 236 g. Prior to development of Lots 2 and 3 of Dysart Subdivision, the applicant or subsequent
- 237 owner shall submit a request for a Major Site Plan Amendment to be reviewed and
- 238 approved as outlined in the Surprise Municipal Code.
- 239

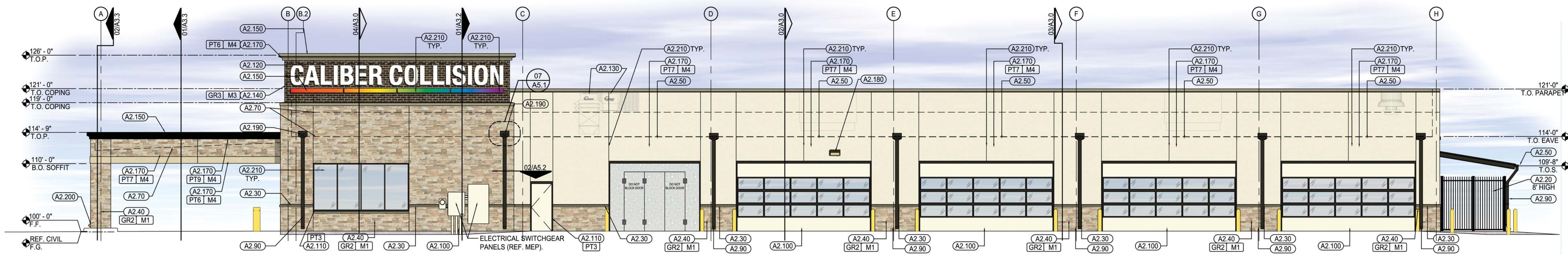
- 240 h. Non-compliance with the stipulations of approval of this case will be treated as a violation in
241 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
242
- 243 i. The Property owner and successors waive claim for diminution of in value if the City takes
244 action to rescind approval of this zone change request due to non-compliance with the
245 stipulations of approval.
246

247 However, should the Commission wish to recommend denial of the request, the Commission
248 should make its own findings and base its decision on those alternative findings.
249

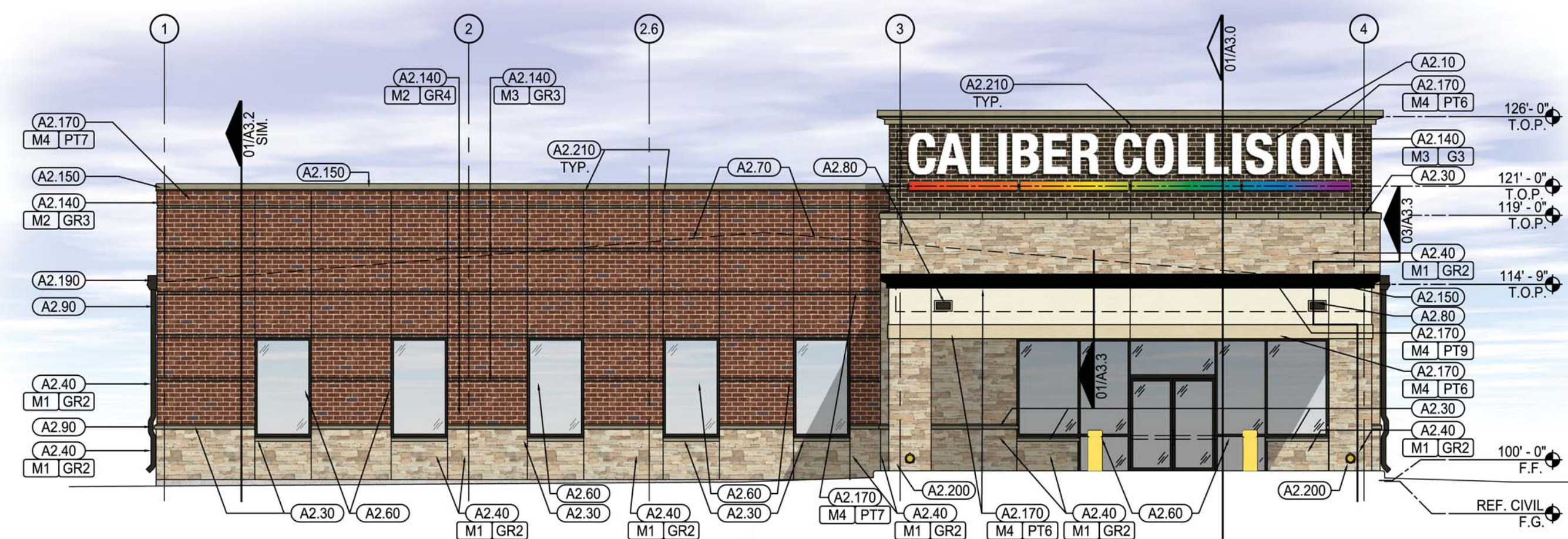
250 **Attachments:**
251

252 PZ01 – Vicinity Map (1 page)
253 PZ02 – Zone Change Case Map (1 page)
254 PZ03 – Master Site Plan Case Map (1 page)
255 PZ04 – Zoning Narrative (20 pages)
256 PZ05 – Site Plan (3 pages)
257 PZ06 – Landscape Plan (5 pages)
258 PZ07 – Landscape Rendering (1 page)
259 PZ08 – Elevations (3 pages)
260 PZ09 – Elevation Rendering (1 page)
261 PZ10 – Sign Package (5 pages)
262 PZ11 – ADOT comments (1 page)
263 PZ12 – MWD comments (1 page)
264 PZ13 – Luke AFB comments (1 page)

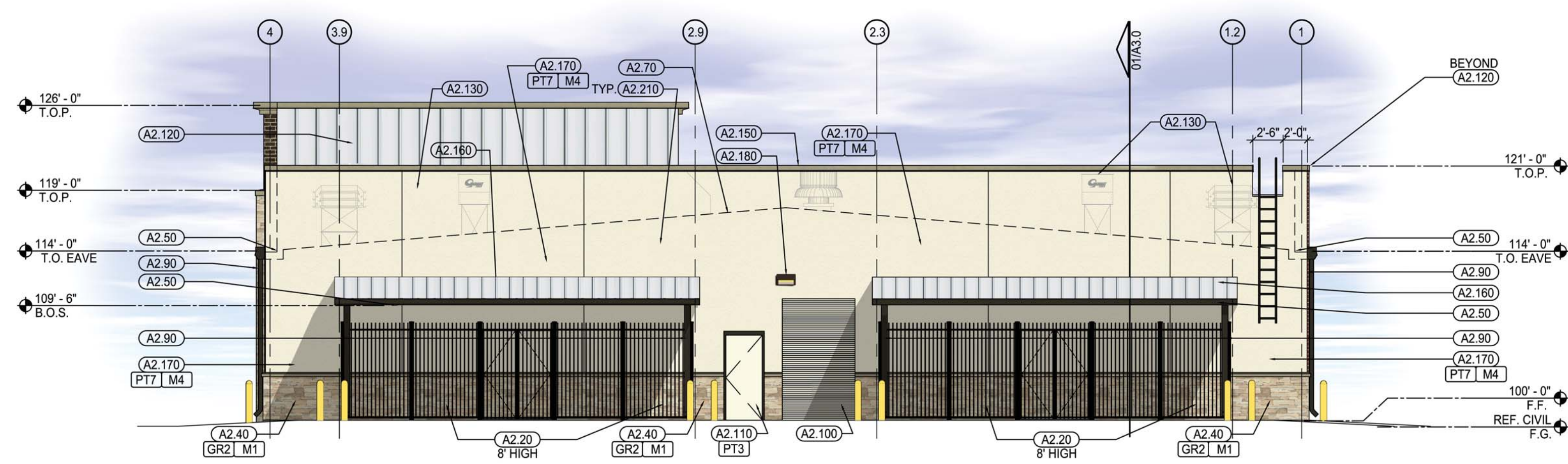
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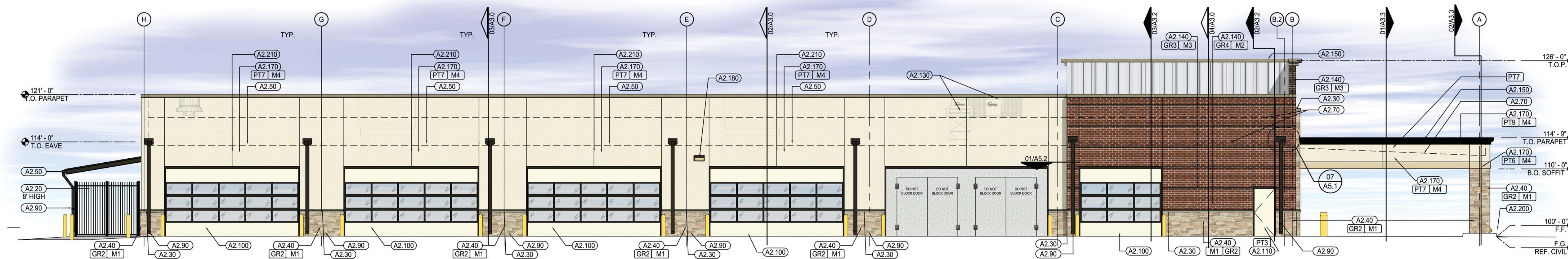
01 WEST ELEVATION
SCALE: 1/8" = 1'-0"



02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



03 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



04 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

- (A2.10) SIGNAGE (BY OTHERS).
(A2.20) ORNAMENTAL SECURITY FENCE, HEIGHT NOTED BESIDE KEYNOTE.
(A2.30) CAST STONE SILL/ WATER TABLE.
(A2.40) NATURAL STONE VENEER.
(A2.50) METAL VALLEY - ALONG PARAPET BASE (PROVIDED BY METAL BUILDING AND GC INSTALLED).

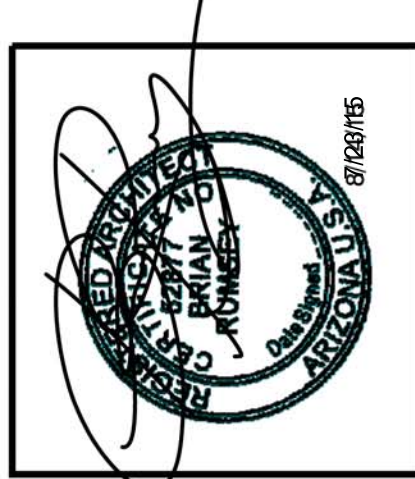
- (A2.60) STOREFRONT/GLAZING.
(A2.70) ROOF LINE BEYOND.
(A2.80) 12" X 8" THROUGH WALL OVERFLOW SCUPPER.
(A2.90) PRE-FINISHED 6" W X 4" D (SQUARE) METAL DOWNSPOUT - BURNISHED SLATE (PROVIDED BY METAL BUILDING AND GC INSTALLED).
(A2.100) FACTORY FINISHED SECTIONAL O.H. DOOR.

- (A2.110) HOLLOW METAL DOOR AND FRAME.
(A2.120) PRE-FINISHED METAL BUILDING SIDING.
(A2.130) EXHAUST AND AIR INTAKE (REF. GARMAT SHEETS).
(A2.140) BRICK VENEER.
(A2.150) PRE-FINISHED METAL COPING - BURNISHED SLATE (PROVIDED BY METAL BUILDING AND GC INSTALLED).

- (A2.160) PRE-FINISHED METAL BUILDING "R" PANEL ROOFING.
(A2.170) EIFS VENEER.
(A2.180) WALL MOUNTED LIGHT FIXTURE (REFER MEP).
(A2.190) PRIMARY/ SECONDARY SCUPPER.
(A2.200) INTERNAL DOWNSPOUT.
(A2.210) CONTROL JOINT.

GENERAL NOTES:

- DOWNSPOUTS ARE INDICATED FOR SIZE, QUANTITY, AND APPROXIMATE LOCATION ONLY.
- HOLLOW METAL STEEL DOORS, FRAMES, EXPOSED METAL FLASHING AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BUILDING COLOR UNLESS NOTED OTHERWISE. IF THERE ARE TWO ADJACENT COLORS AT THE DOOR LOCATIONS CONTRACTOR TO USE THE BASE OF THE BOTTOM FINISH FOR THE ENTIRE DOOR.
- CONTRACTOR TO PROVIDE PLYWOOD BACKING FOR SIGNAGE AS SHOWN. PLYWOOD BACKING TO EXTEND 1'-0" BEYOND EDGES OF SIGN.
- REFER SHEET A1.3 FOR FINISHES AND MATERIALS.



ARCHITECT:
BRIAN RUMSEY ARCHITECT, NCARB
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666

CALIBER COLLISION
SURPRISE, AZ

PROJECT:
CALIBER COLLISION
SURPRISE, AZ

REVISIONS

NO.	DATE	REVISION
1		REVISION #1
2		REVISION #2

DATE: 05/01/15

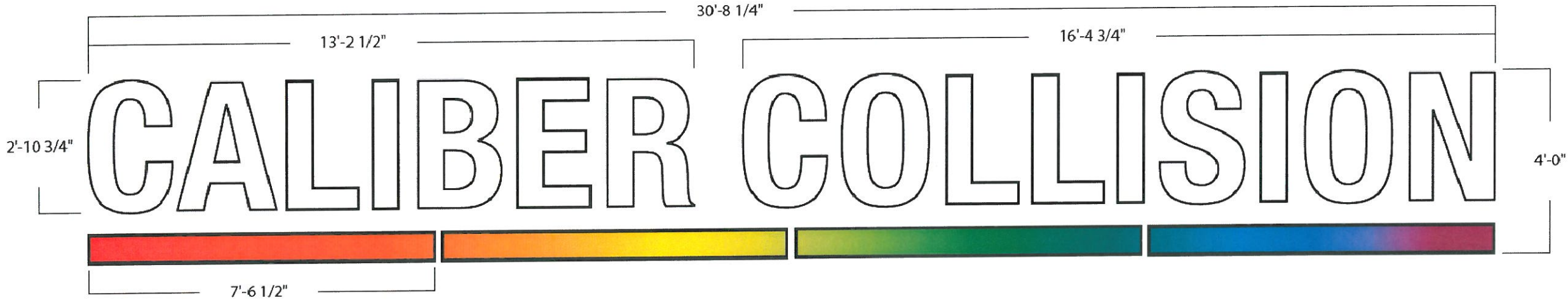
PROJ. NO.: 15053

SHEET NUMBER

A2.0
EXTERIOR
ELEVATIONS

Copyright © 2015





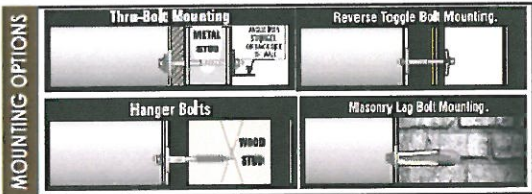
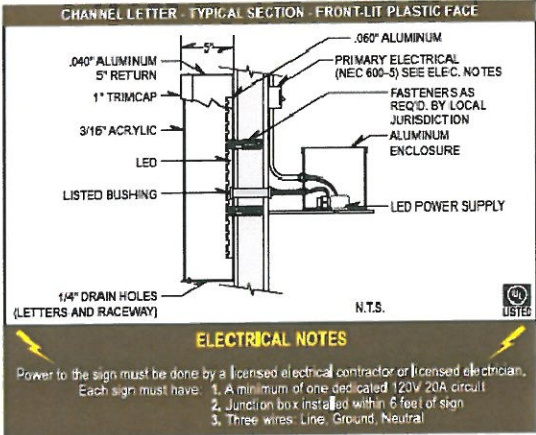
B CHANNEL LETTERS
3/8" = 1'-0"

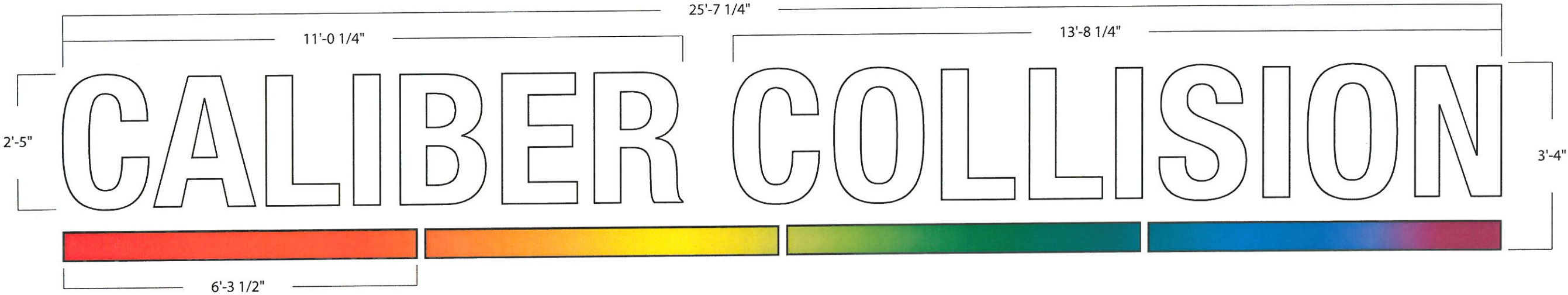
total square footage for both channel letter signs is 208.5 sq/ft

- Quantity: ONE (1)
Total Sq.Ft: 123 sq/ft
Returns: 5" Black
Trimcap: 1" Black
Face: 7328 White Plex
First-surface translucent vinyl:
• Digital Print for rainbow strip
Illumination: White LED's

- NOTES:
- Individually Mounted Letters
 - White interiors for increased illumination
 - All paint two-stage automotive acrylic

209' 6 1/4" (linear ft) x .6 (sq ft) = 125.7 (allowed footage)





A CHANNEL LETTERS
1/2" = 1'-0"

- Quantity:** ONE (1)
Total Sq.Ft: 85.5 sq/ft
Returns: 5" Black
Trimcap: 1" Black
Face: 7328 White Plex
First-surface translucent vinyl:
• Digital Print for rainbow strip
Illumination: White LED's

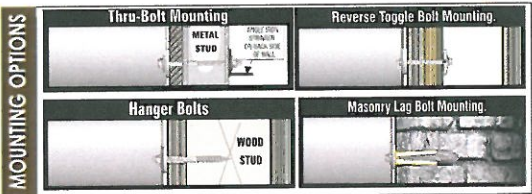
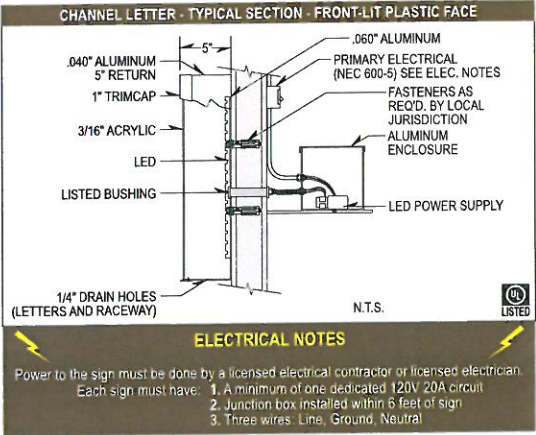
- NOTES:**
- Individually Mounted Letters
 - White interiors for increased illumination
 - All paint two-stage automotive acrylic

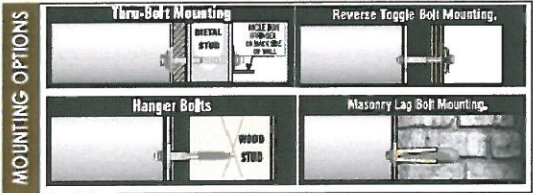
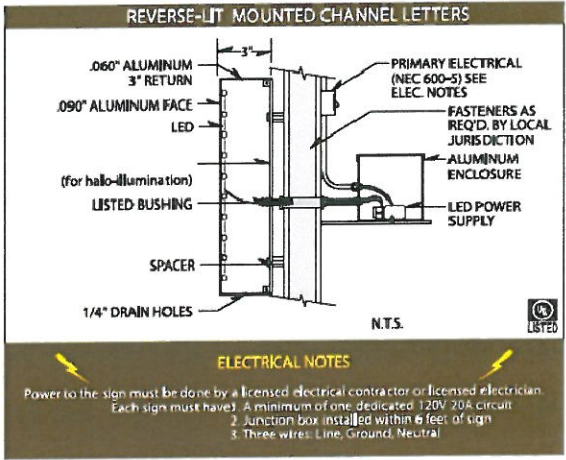
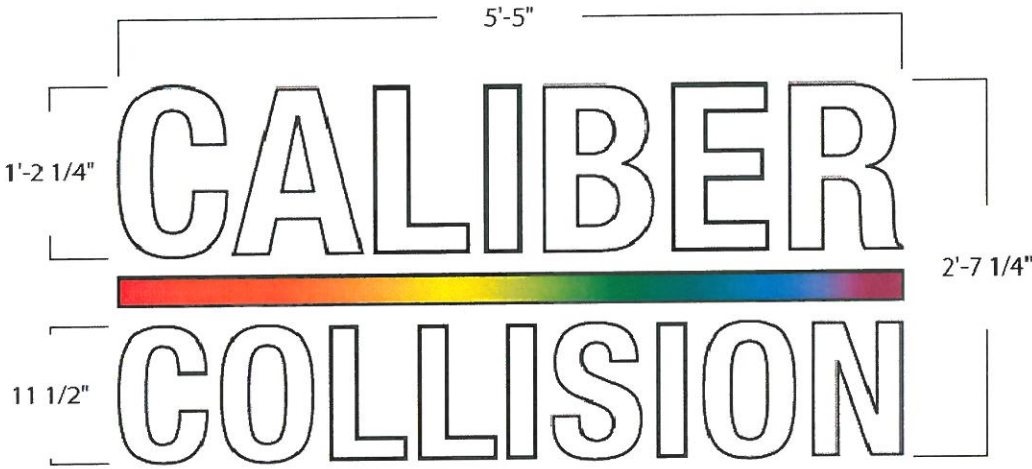
total square footage for both channel letter signs is 208.5 sq/ft



86.75(1linear ft) x 1 (sq ft) = 86.75 (allowed footage)

A CHANNEL LETTERS
3/32" = 1'-0"



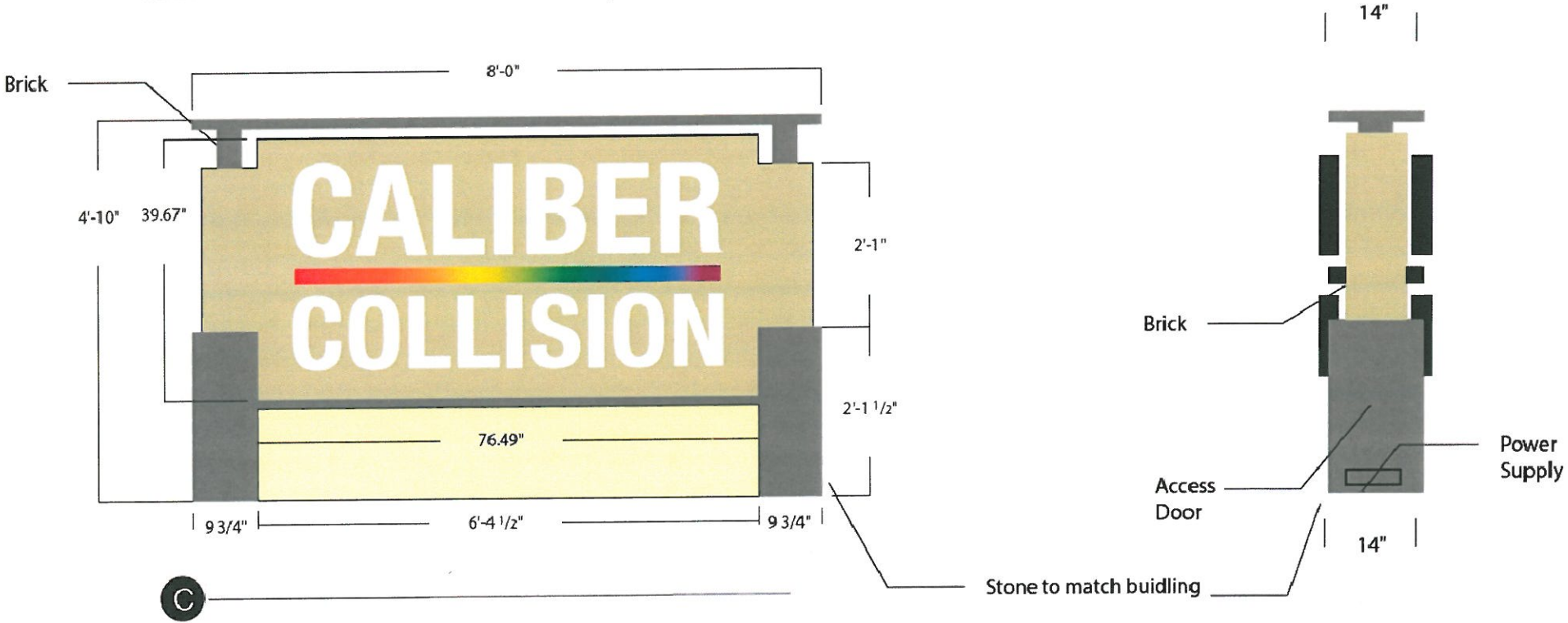


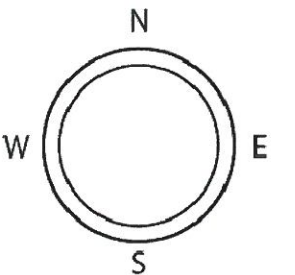
C MONUMENT SIGN
3/4" = 1'-0"

$39.67 \times 76.49 = 3034.36 / 144 = 21.10 \text{ sq/ft}$

- Quantity: ONE (1)
Total Sq.Ft: 22 sq/ft
Returns: 5" Black
Trimcap: 1" Black
Face: 7328 White Plex
First-surface translucent vinyl:
• Digital Print for rainbow strip
Illumination: White LED's

- NOTES:
- Individually Mounted Reverse Letters
 - White interiors for increased illumination
 - All paint two-stage automotive acrylic
 - Fabricate and install (1) D/S illuminated cabinet
 - Flagstone base to match architect's drawings
 - Brick veneer / Hanson Century Plus V224 Velour





From: Bob Patoni
Sent: Wednesday, April 22, 2015 10:41 AM
To: 'Deborah.Perry@surprizeaz.gov'; 'lswartz@olssonassociates.com'
Cc: Vanessa Nunez
Subject: FW: FS15-155 Caliber Collision, Bell Rd East of Grand Ave

RE: FS15-155
Caliber Collision
Bell Road, East of Grand Avenue

Attention: Deborah Perry and Len Swartz

Thank you for your notice of rezoning and final plat application for the above-referenced proposed development.

ADOT is neutral regarding the proposed rezoning of the parcels cited in your rezoning package. However, the above-described project is in very close proximity to ADOT's planned US60 Bell Road Traffic Interchange, a grade-separated improvement that will have Bell Road elevated via a bridge over Grand Avenue. The Traffic Interchange is in design stage and is planned for construction in late 2015. We would recommend that the principals to your project familiarize themselves with the aspects of the US60 Bell Road Traffic Interchange project. For further information, please contact me at the below contact information.

Bob Patoni
Right of Way Project Coordinator

205 S. 17th Ave. MD: 612E
Phoenix, AZ 85007
602-712-6126
WWW.AZDOT.GOV



Intermodal Transportation

Deborah,

Thank you for providing the submittal for Caliber Collision (FS15-155).

Maricopa Water District (MWD) has reviewed this submittal and determined this lies outside the current boundaries of MWD.

Thank again,

Debbie Trasancos

Property & Contracts Specialist

Maricopa Water District

14825 W. Grand Ave.

Surprise, AZ 85374

623/546-8266

fax 623/584-2536

debbiet@mwdaz.com



**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

27 April 2015

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Deborah Perry
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS15-155; Caliber Collison

Dear Ms. Perry

Thank you for the opportunity to comment on the Rezone, Final Plat, & Site Plan application for Caliber Collison located on 9.9 acres at the SWC of Bell and Dysart Roads in Surprise AZ. The project is comprised of new construction for a 14,000 square foot building which will house office, mechanic shop, parts sales, detailing and painting booth. The request is also to rezone 200 feet of parcel 501-16-001V from C-3 (Regional Commercial) to I-1 (Light Industrial) and to rezone parcel 501-16-001K from I-1 to C-3. The site is located approximately 1.7 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, this request will not negatively impact the flying operations at Luke AFB. Since the site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If there are any questions, please contact my Community Planner, Ms. Barbara Plante, at (623) 856-9981.

Sincerely

A handwritten signature in dark ink, appearing to read "JA Mitchell", is written over the word "Sincerely". Below the signature, the word "For" is written in a smaller, cursive script.

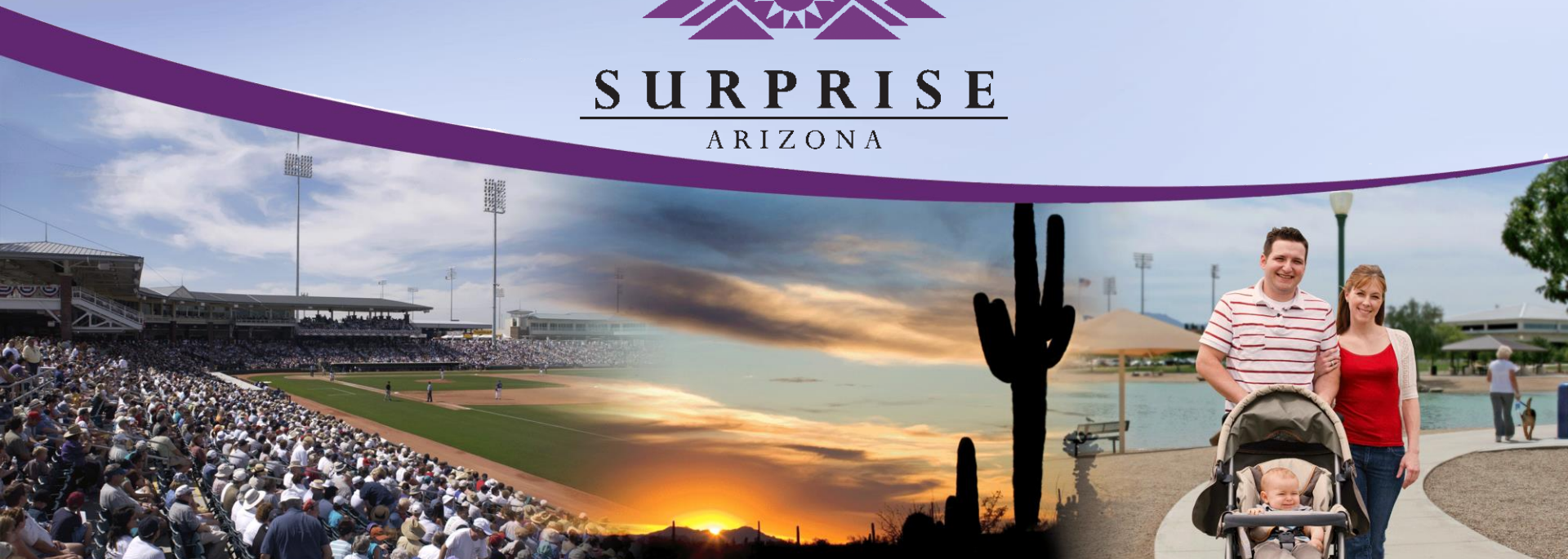
JAMES R. MITCHELL

cc:

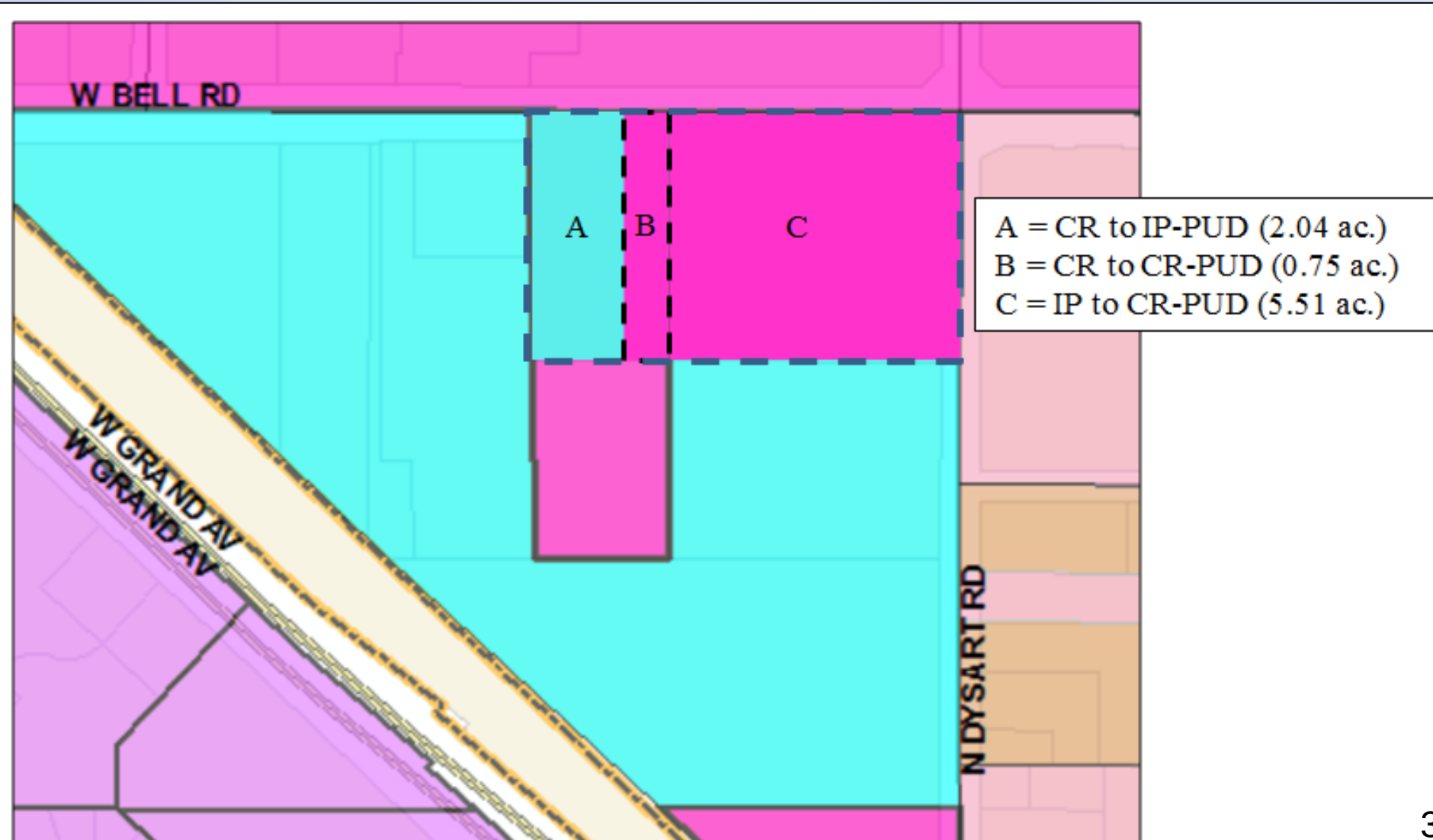
Colonel Jeremy T. Sloane, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

FS15-155 Dysart Subdivision Zone Change and Master Site Plan Planning and Zoning Commission Regular Session

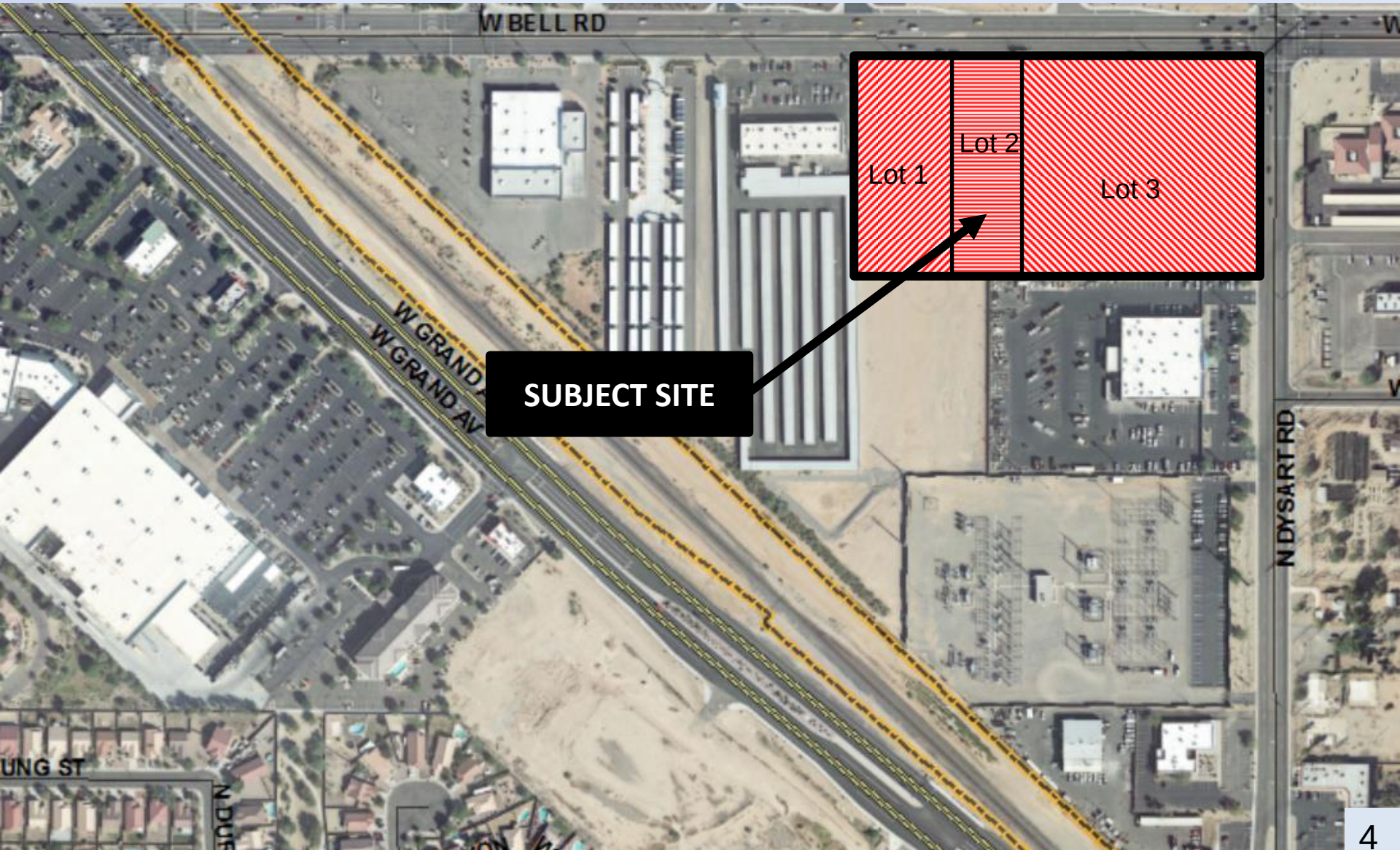
October 1, 2015



Zoning Case Map



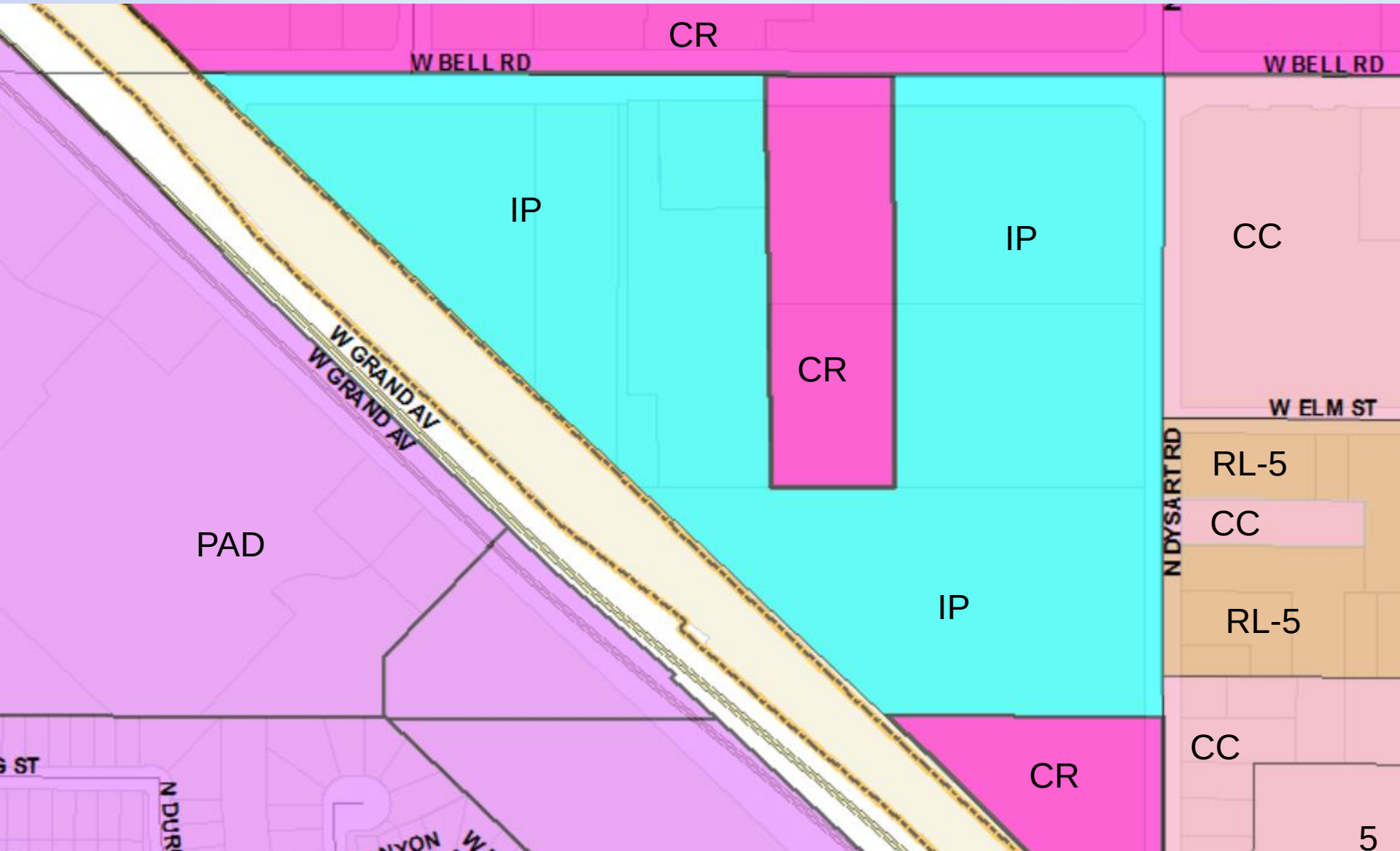
Master Site Plan Case Map



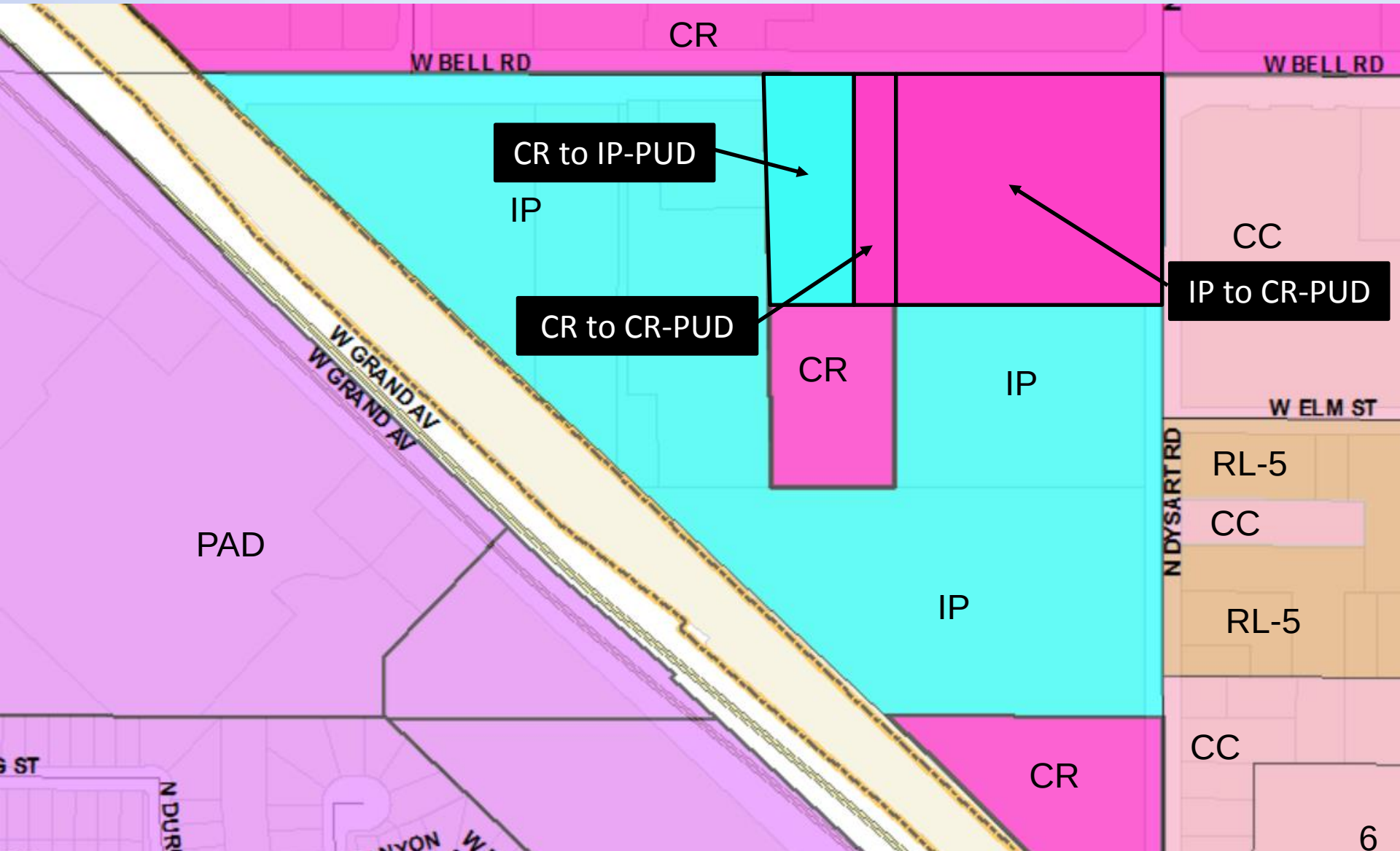
FS15-155 Dysart Subdivision



Current Zoning



Proposed Zoning

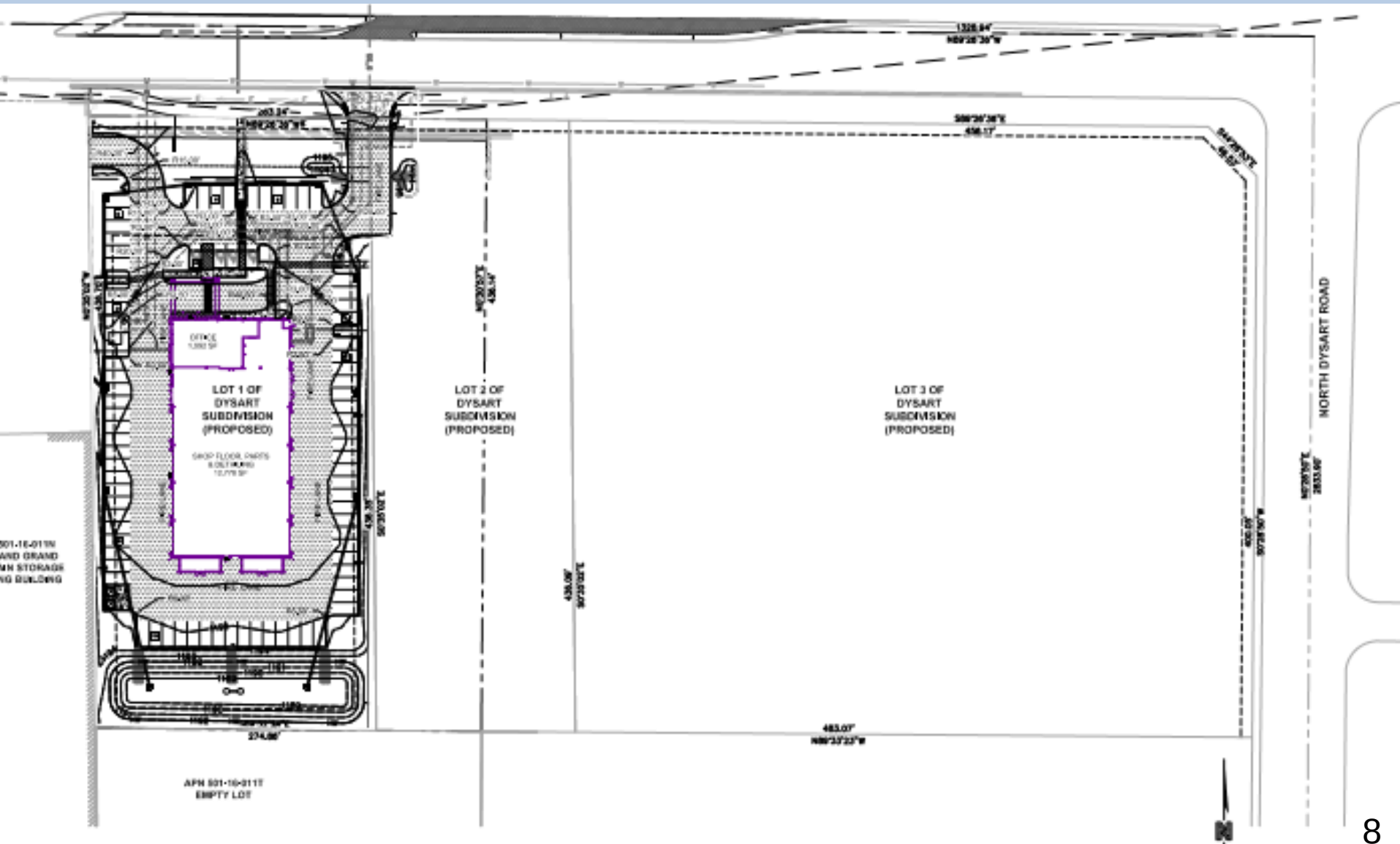


(Provided for context only – October 6, 2015 City Council action item)

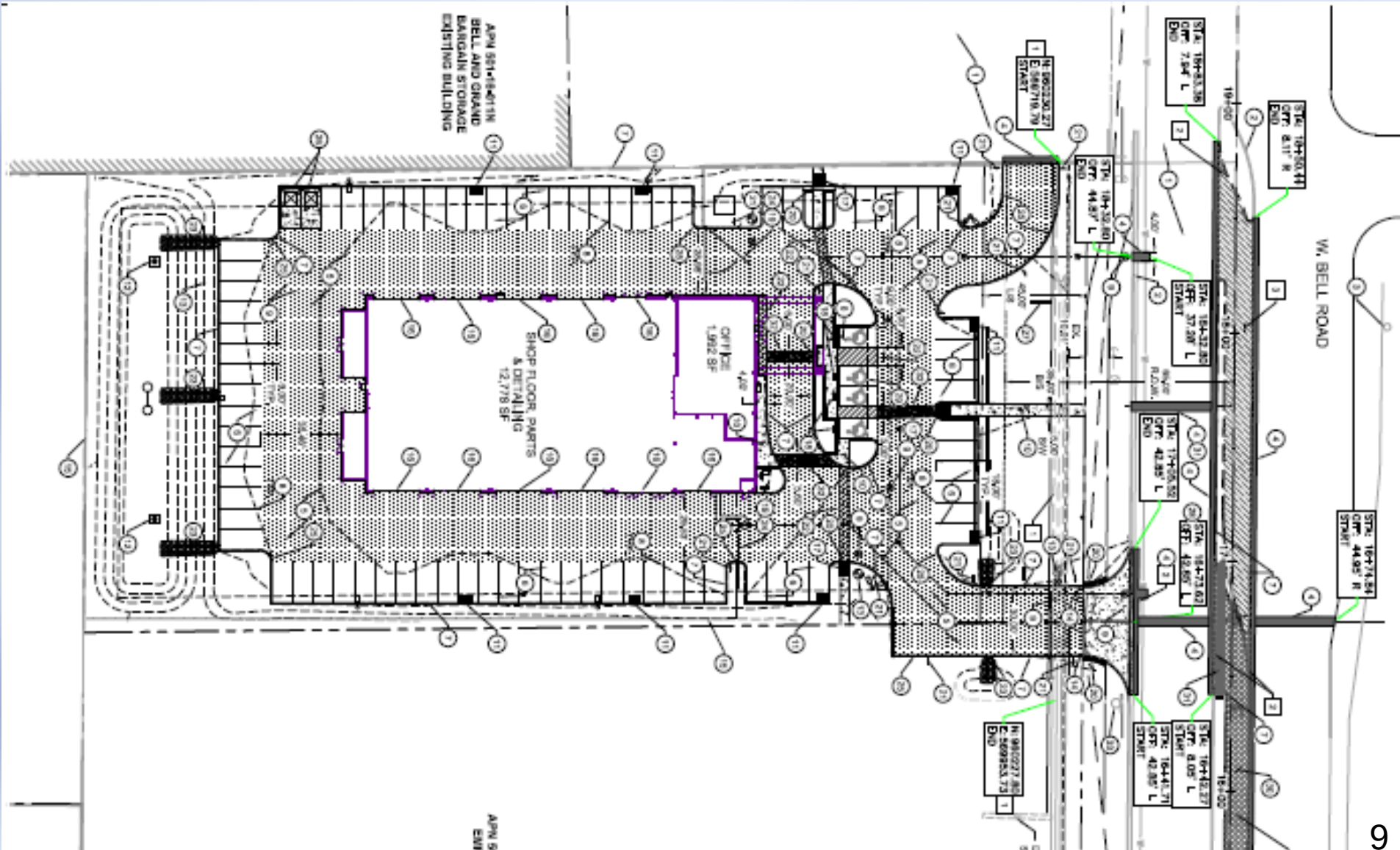


FS15-155 Dysart Subdivision

Proposed Site Plan

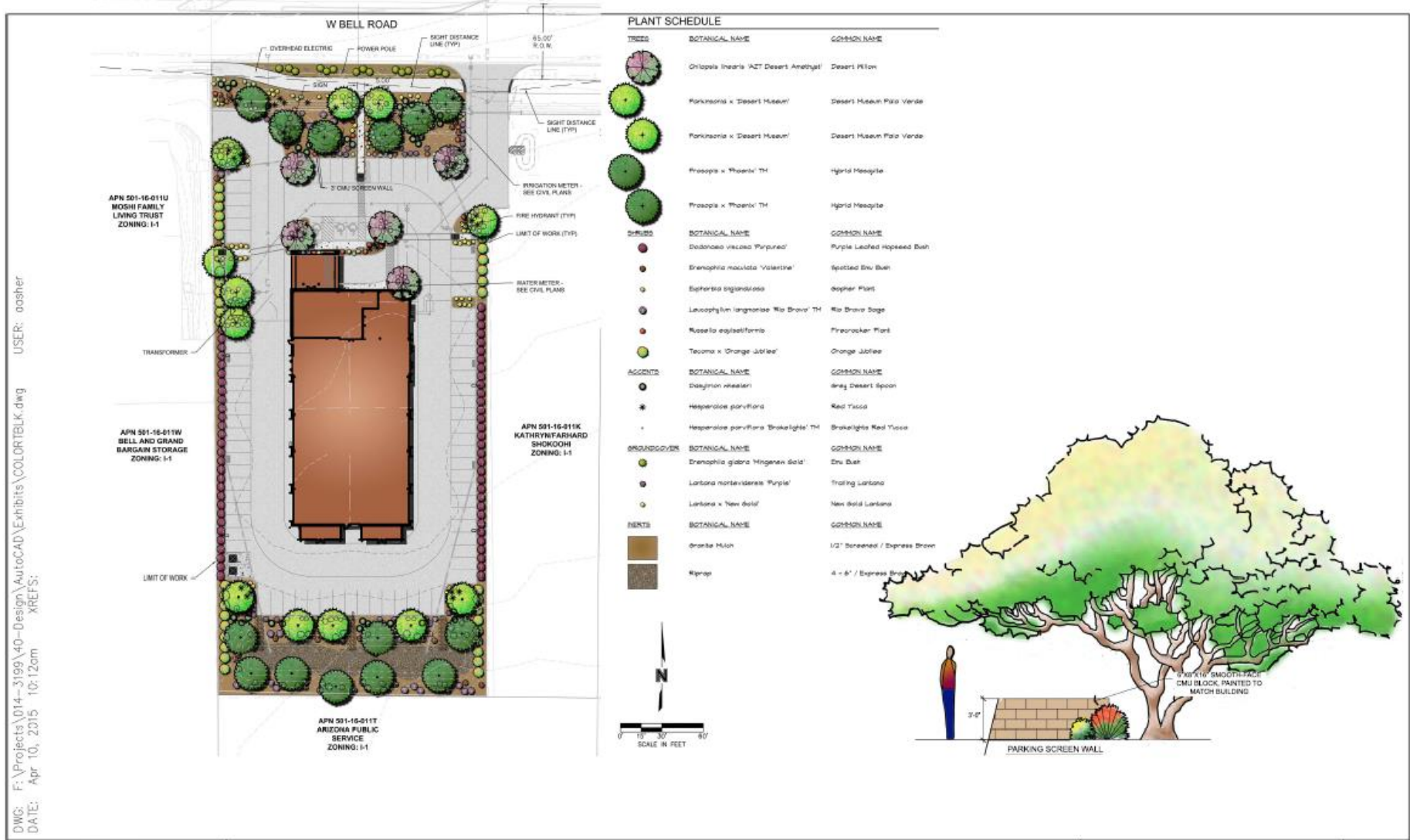


Proposed Site Plan



FS15-155 Dysart Subdivision

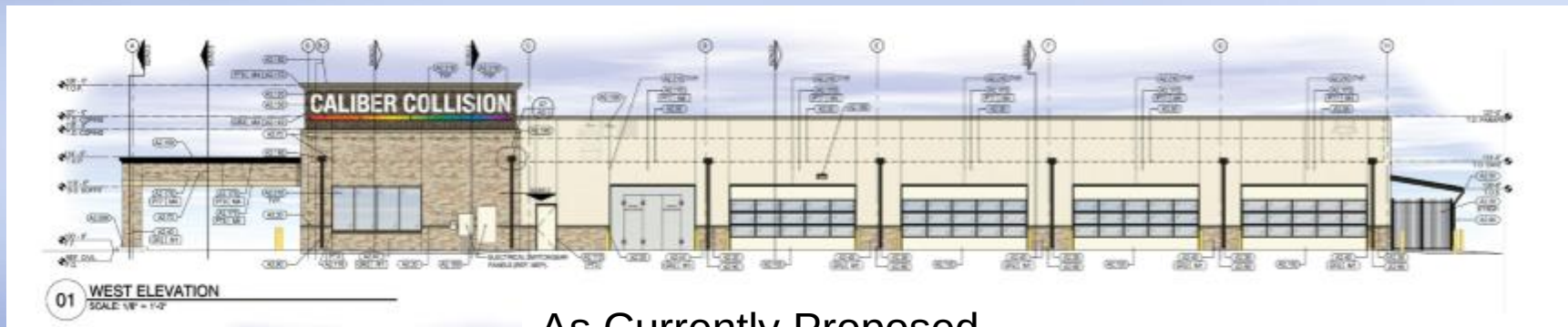
Proposed Landscape Plan



Proposed Elevations - West

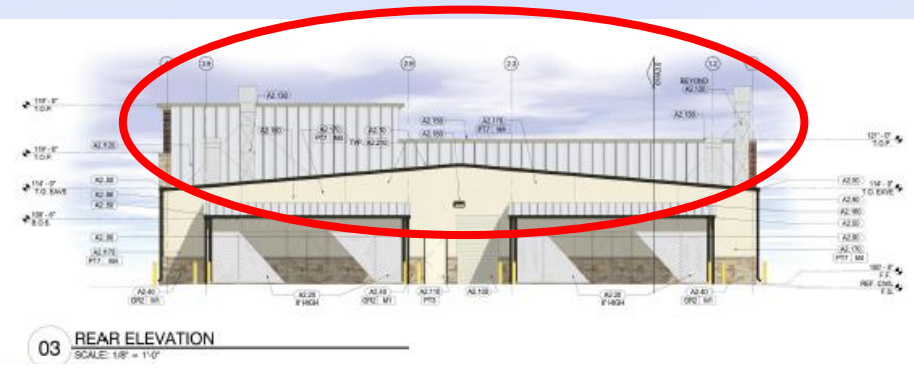


As Originally Proposed

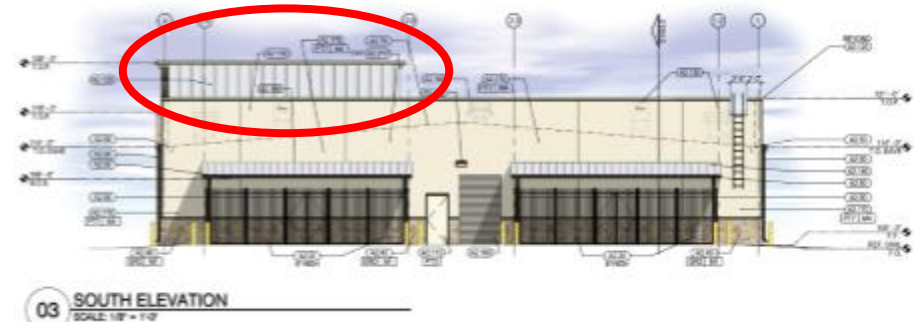


As Currently Proposed

Proposed Elevations – North and South

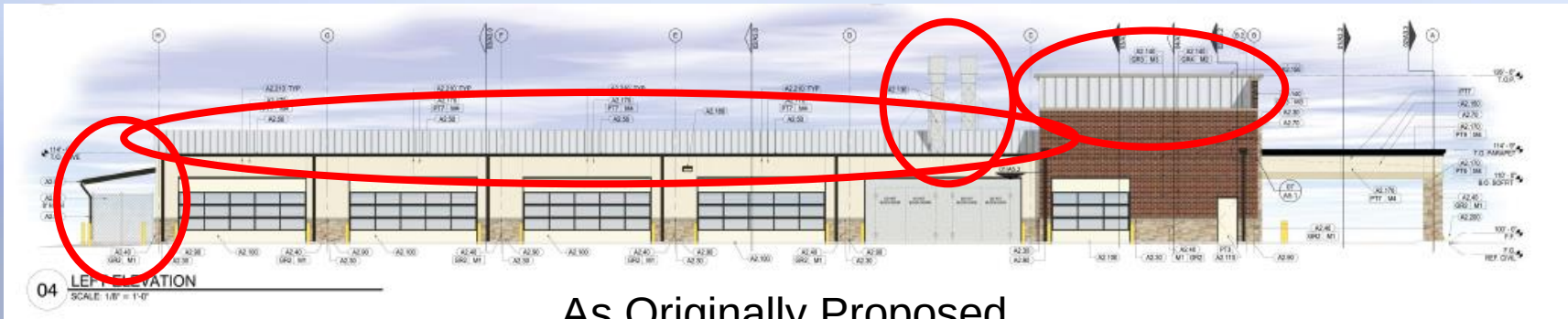


As Originally Proposed



As Currently Proposed

Proposed Elevations - East



As Originally Proposed



As Currently Proposed

FS15-155 Dysart Subdivision

Proposed Signage



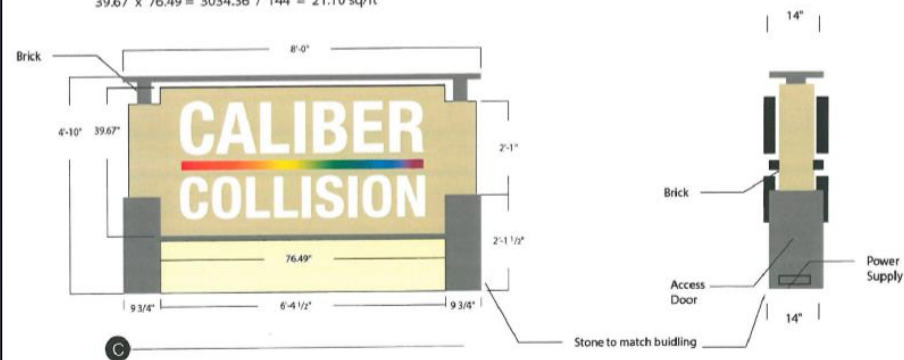
86.75(1linear ft) x 1 (sq ft) = 86.75 (allowed footage)

A CHANNEL LETTERS
3/32" = 1'-0"



B CHANNEL LETTERS
1 9/16" = 26'-0"

$$39.67 \times 76.49 = 3034.36 / 144 = 21.10 \text{ sq/ft}$$



Proposed Development Standards

IP PUD/CR PUD DEVELOPMENT STANDARDS TABLE FOR DYSART SUBDIVISION (CASE FS15-155)
 Shaded cells indicate development standard that is less restrictive than the base zoning district.
 All other provisions of the IP and CR zoning districts apply.

Development Standard	IP – IP PUD			CR – CR PUD		
	Base Zoning	PUD Overlay	SUDC Reference	Base Zoning	PUD Overlay	SUDC Reference
Interior Side Setback	15'	15'	122-36(c)(2)b, Table 5-11	24'	15' ¹	122-36(c)(2)c, Table 5-12
Landscape Setback (Arterial)	45' ³	45' ^{2,3}	122- 136(b)(18)(h)	45' ³	45' ²	122- 136(b)(18)(h)
Maximum Parking Allowed	1:375 SF of GFA ⁵	1:180 SF of GFA ⁴	122-133(e)	As specified in Table 9-1	As specified in Table 9-1	122-133(e)
Secondary Wall Sign Area	0.5 SF per 1 linear foot of elevation	0.6 SF per 1 linear foot of elevation	113-129(a)(3)(a)	0.5 SF per 1 linear foot of elevation	0.5 SF per 1 linear foot of elevation	113-129(a)(3)(a)

Footnotes:

¹ Adjacent to Commercial or Industrial zoning districts.

² 10' limited driveway access encroachment from street and architectural encroachment allowed per 122-136(b)(18)(h), Table 10-4.

³ Limited driveway encroachment from the west to accommodate shared access allowed per site plan.

⁴ Based on Automotive Repair and Service use. If other than Automotive Repair and Service, Table 9-1 applies.

Citizen Outreach

- Outreach meeting on July 21, 2015
- One phone inquiry
- No support or opposition known

Recommendations:

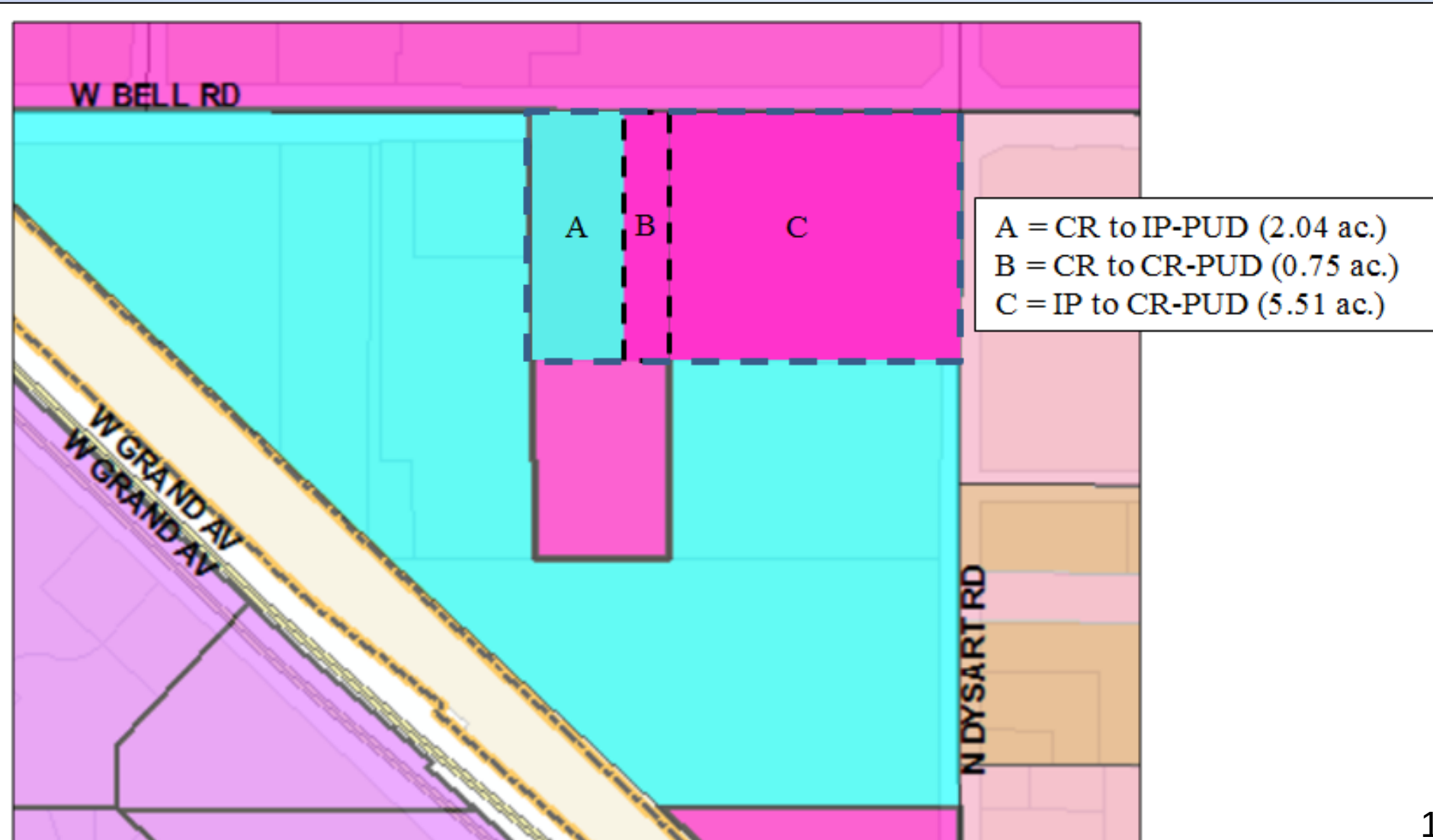
- Zone Change:
 - ✓ **Approve** subject to stipulations “a” through “d”

- Master Site Plan:
 - ✓ **Approve** subject to stipulations “a” through “i”
(Possible caveat regarding the use of matching EIFS on back of exposed parapet?)

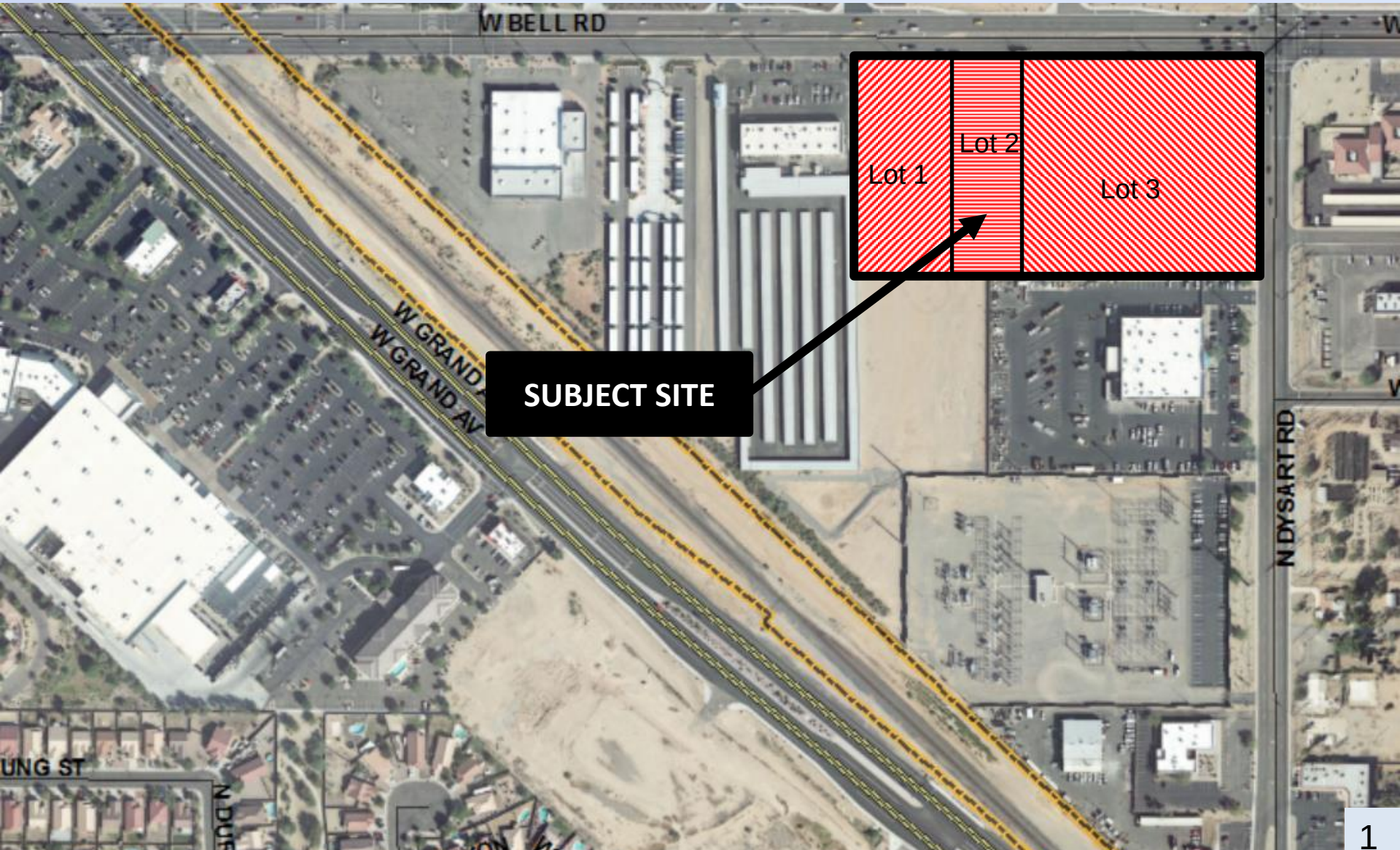
Questions or Comments?



Zoning Case Map



Master Site Plan Case Map





**Dysart Subdivision
Rezone Document
PUD Overlay**

**Southwest Corner of Bell and Dysart
501-16-011V and 501-16-011K**

**1st Submittal
April 10, 2015
Revision
June 26, 2015
Revision
July 24, 2015
Revision
August 17, 2015**

**Prepared by Olsson Associates
OA# 014-3199
Surprise Case # FS15-155**

Project Team

Developer
Cross Development
17430 Campbell Road, Suite 225
Dallas, TX 75252
214-422-3031
Kevin McKibben

Applicant and Engineer
Olsson Associates
7250 N 16th Street, Suite 210
Phoenix, AZ 85020
480-333-4319
Len Swartz, PE

Request:	Rezone of vacant land. From CR to IP-PUD and from IP to CR-PUD
Applicant:	Olsson Associates on behalf of Cross Development
Site Location:	Southwest corner of Bell and Dysart 501-16-011V and 501-16-011K
Existing Zoning:	CR and IP
Proposed Zoning:	IP-PUD and CR-PUD
Existing Land Use:	Vacant

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FIGURE 1 – AERIAL VIEW OF SITE

TABLE 1 – REZONING REQUEST TABLE

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APPENDIX 4 – PROPOSED LAND USE MAP

APPENDIX 5 – LOT 1, CALIBER COLLISION SITE PLAN

APPENDIX 6 – LOT 1, CALIBER COLLISION LANDSCAPE PLAN

1.0 INTRODUCTION

The proposed Dysart Subdivision (the “Site”) consists of 3 lots located along the south side of Bell Road beginning at the south-west corner of Bell Road and Dysart Road. The total gross area is 10.00 acres. A total Right-of Way dedication of 1.703 acres is proposed with the development of all 3 lots, resulting in a net area of 8.297 acres for the Site.

Lot 3 is located directly on the south-west corner of Bell & Dysart Roads, with approx. 456 feet of frontage on Bell Road and approx. 400 feet of frontage on Dysart Road. Lot 3 has a net area of 4.856 acres. Lot 3 is currently vacant land, with no plans at this time for development.

Lot 2 is located to the west of Lot 3, and has approx. 142 feet of frontage along Bell Road. Lot 2 has a net area of 1.422 acres. Lot 2 is currently vacant land, and is under design by another team for an anticipated commercial use.

Lot 1 is located to the west of Lot 2, and has approx. 200 feet of frontage along Bell Road. Lot 1 has a net area of 2.004 acres. Lot 1 is currently vacant land, and is under design for a Caliber Collision Repair Shop.

Figure 1 below shows an aerial view of the property, and a copy of the Site Plan can be found in Appendix 1.



FIGURE 2 – AERIAL VIEW OF SITE

2.0 SURROUNDING AREA AND EXISTING ZONING

As previously mentioned, all 3 lots are currently vacant and undeveloped. The Site is bounded on the north by Bell Road, and on the east by Dysart Road. South of the Site is a vacant, undeveloped property toward the west, and APS's office and facility toward the east. Neighboring to the west of the Site is a shops building and storage facility.

Currently the existing western parcel, (Lot 1, and approx. ½ of Lot 2) is zoned CR and the eastern parcels, (approx. ½ of Lot 2 & Lot 3) are zoned IP.

The Existing Zoning Map can be found in Appendix 2.

3.0 PROPOSED ZONING AND PUD OVERLAY

The purpose of the PUD Overlay on the IP Portion is to address landscape setbacks, parking and signage issues. The purpose of the PUD Overlay on the CR portion is to address the side yard setback.

The proposed condition will reflect rezoning the vacant land of the western parcel, (Lot 1) from CR to IP-PUD, and the remaining vacant property, (Lots 2 & 3) will be rezoned from CR & IP to CR-PUD through this request.

See Rezoning Request Table below for the full rezoning request:

IP-PUD/CR-PUD DEVELOPMENT STANDARDS TABLE FOR DYSART SUBDIVISION (CASE FS15-155) Shaded cells indicate development standard that is less restrictive than the base zoning district. All other provisions of the IP and CR zoning districts apply.						
Development Standard	IP to IP-PUD			CR to CR-PUD		
	Base Zoning	PUD Overlay	SUDC Reference	Base Zoning	PUD Overlay	SUDC Reference
Interior Side Setback	15'	15'	122-36(c)(2)b, Table 5-11	24'	15' ¹	122-36(c)(2)c, Table 5-12
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Footnotes:						
¹ Adjacent to Commercial or Industrial zoning districts.						
² 10' limited driveway access encroachment from street and architectural encroachment allowed.						
³ Limited driveway encroachment from the west to accommodate shared access allowed peer site plan.						
⁴ Based on Automotive Repair and Service use. If other than automotive Repair and Service, City of Surprise, Municipal Code Section 122-133 Table 9-1 applies.						

TABLE 1 – REZONING REQUEST TABLE

The proposed uses fit well with the existing land uses and surrounding neighbors. The Proposed Zoning Map can be found in Appendix 3, and the Proposed Land Use Map can be found in Appendix 4.

The proposed uses include Caliber Collision on the IP-PUD property, (Lot 1), and the remainder of the site zoned CR-PUD with anticipated commercial uses that are compatible with neighboring properties.

3.1 SITE LAYOUT

As the properties to the east develop, detailed site/construction plans for those lots will be required. Only the Caliber Collision, (Lot 1) details are included with this submittal.

Caliber Collision is the nation's largest collision repair company. They were founded in 1997 and is headquartered in Texas. Caliber participates in a number of community involvement projects including food drives, recycled rides, and veteran organizations.

Caliber is committed to health, safety and environmental protection. They use the repair processes with the highest standards and have pioneered the use of water-based versus solvent based paint to reduce VOCs. More can be found about Caliber on their web site at <http://calibercollision.com/>

The proposed Caliber Collision site, (Lot 1), is located approximately 500 feet west of Dysart Road on the south side of Bell Road. The project is comprised of a 14,770 SF building. Within the building there will be an office, mechanic shop, parts sales, detailing, and painting booth. Customers can also rent a vehicle on location when they drop off their vehicle for repairs.

The site is proposing a new right in/right out/left in drive connection to Bell Road on the eastern boundary of the site. The existing left in median cut at the western side of the Caliber project will be closed off.

The intention is for the future development to the east to tie into the newly proposed drive as well. Cross access easements will be proposed on the plat allowing for cross access and a shared drive.

Neighboring to the west is a shops building and storage facility. Caliber will extend the front drive to align with their parking lot and allow for cross access. Caliber will work with the City on obtaining cross access easements with these owners to improve fire and emergency access.

Lot 1, Caliber Collision Site Plan can be found in Appendix 5.

3.2 LANDSCAPING

A Conceptual Landscape Plan for Lot 1, Caliber Collision, can be found in Appendix 6. The street frontage will be planted with Hybrid Mesquite, Desert Museum Palo Verde and Desert Willow, interspersed with Spotted Emu Bush, Gopher Plant, Rio Bravo Sage, Firecracker Plant, Grey Desert Spoon, Red Yucca, Trailing Lantana and New Gold Lantana. Each side, north of the gates will be planted with Orange Jubilee, and south of the gates will be Purple Leafed Hopseed Bush. The rear of the property, around the retention pond will be planted primarily with Hybrid Mesquite and Desert Museum Palo Verde, interspersed with Spotted Emu Bush, Gopher Plant, Rio Bravo Sage, Firecracker Plant, Grey Desert Spoon, Red Yucca, Trailing Lantana and New Gold Lantana.

As Lots 2 & 3 develop, detailed landscaping plans for those lots will be required.

3.3 ARCHITECTURE

The proposed building for Lot 1, Caliber Collision is a 14,770 SF mixed use structure with a 'B' and a 'S1' occupancy. Within the building there will be an office, mechanic shop, parts sales, detailing, and painting booth. The exterior is stone, brick, and EIFS veneer with a max parapet height of 26'-0". The roofing material is galvalume which also includes all RTU, (Roof Top Unit), screening and backsides of the parapet.

As Lots 2 & 3 develop, detailed architectural plans for those lots will be required.

3.4 MONUMENT SIGNAGE AND WALLS

Signage

Current Surprise Municipal Code Section 113-129(a)(3) restricts the maximum aggregate sign area for any business to 0.5 square feet for each linear foot of the business wall elevation along the street frontage on which the sign is displayed.

REQUESTED DEVIATION

1. That the allowable signage be increase to 0.6 square feet of signage for each linear foot of the business wall elevation along the street frontage on which the sign is displayed.

Walls

Current Surprise Municipal Code Section 122-136(b)(2)c requires that parking areas be screened from the street by a solid wall, earthen berms or opaque hedging. A solid 3' wall has been installed approx. 4' to the north of the parking lot to provide the required screening.

3.5 DEVELOPMENT STANDARDS

Current Surprise Municipal Code 122-36(c)(2)c requires the side landscape setback to be twenty-four feet, (24ft.).

REQUESTED DEVIATION

1. That the allowable side landscape setback be reduced to fifteen feet, (15ft.) from twenty-four feet, (24ft.)

3.6 PARKING STANDARDS

Current Surprise Municipal Code Section 122-133(e), Table 9-1, requires a maximum parking ratio of one to three-hundred-seventy-five, (1:375) for "Automobile Repair and Service Structures".

REQUESTED DEVIATION

1. That the maximum parking ratio be reduced from one to three-hundred-seventy-five, (1:375) to one to one-hundred-eighty, (1:180).

4.0 MISCELLANEOUS

4.1 UTILITIES

Water and sewer will be provided by EPCOR Utilities, a private company. Electrical service is provided by APS, and Southwest Gas will provide the natural gas service. Century Link and Cox are both available for telephone/internet services.

4.2 GRADING AND DRAINAGE

Grading, drainage and retention will be designed in accordance with the Maricopa County Drainage Design Manual and City of Surprise 2012 Engineering Development Manual.

4.3 SAFETY FACILITIES

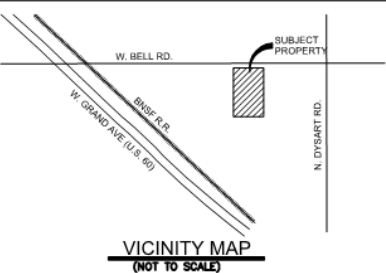
Fire and police protection for the Site will be provided by the City of Surprise.

5.0 CONCLUSION

Caliber Collision, (Lot 1) is consistent with the General Plan and compatible with the surrounding area. The proposed uses for Lots 2 & 3 will be commercial, and thus will also be compatible with the surrounding area.

APPENDIX 1

SITE PLAN

OWNER/DEVELOPER

ENGINEER
OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
PHONE: (602) 748-1000
FAX: (602) 748-1001
CONTACT: LEN SWARTZ

ARCHITECT
CROSS ARCHITECTS
1255 W. 15TH STREET
SUITE #125
PLANO, TEXAS 75075
PHONE: (972) 398-6644
CONTACT: SHAWN OFFUTT

	HEAVY DUTY PAVEMENT (ONSITE)
	LIGHT DUTY PAVEMENT
	HEAVY DUTY PAVEMENT (BELL ROAD)
	FIRE HYDRANT
	WATER VALVE
	CATCH BASIN
	SEWER MANHOLE
	CLEANOUT
	BUBBLER
	DRYWELL
	SITE LIGHTING
	FIRE LANE SIGN
	ACCESSIBLE PARKING
	TRASH ENCLOSURE
	WATERMAIN
	STORM DRAIN
	SANITARY SEWER

APN: 501-16-001V AND 501-16-011K			
	GROSS	R/OOW	NET
LOT 1	74,302 SF	13,003 SF	57,305 SF
	1,706 AC	0.296 AC	2,004 AC
LOT 2	52,712 SF	9,232 SF	61,944 SF
	1,210 AC	0.212 AC	1,422 AC
LOT 3	158,968 SF	52,578 SF	211,546 SF
	3,663 AC	1.193 AC	4,856 AC
TOTAL	435,008 SF	74,813 SF	360,795 SF
	10.00 AC	1.703 AC	8.297 AC

REQUIRED LANDSCAPE:	
LOT 1	15% OF PARKING AREA = 6372.44 SF
LOT 2	15% OF PARKING AREA = TBD AT TIME OF SITE PLAN AMENDMENT
LOT 3	15% OF PARKING AREA = TBD AT TIME OF SITE PLAN AMENDMENT

	LOT 1	LOT 2	LOT 3
EXISTING ZONING	CR	CR AND IP	IP
PROPOSED ZONING	IP	CR PUD*	CR PUD*

* THE PURPOSE OF THE PUD OVERLAY IN THE CR DISTRICT IS TO ALLOW A REDUCTION IN THE REQUIRED INTERIOR SIDE YARD SETBACK FROM 25' TO 15'

THIS PLAN IS NOT FOR CONSTRUCTION



OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

[illegible]

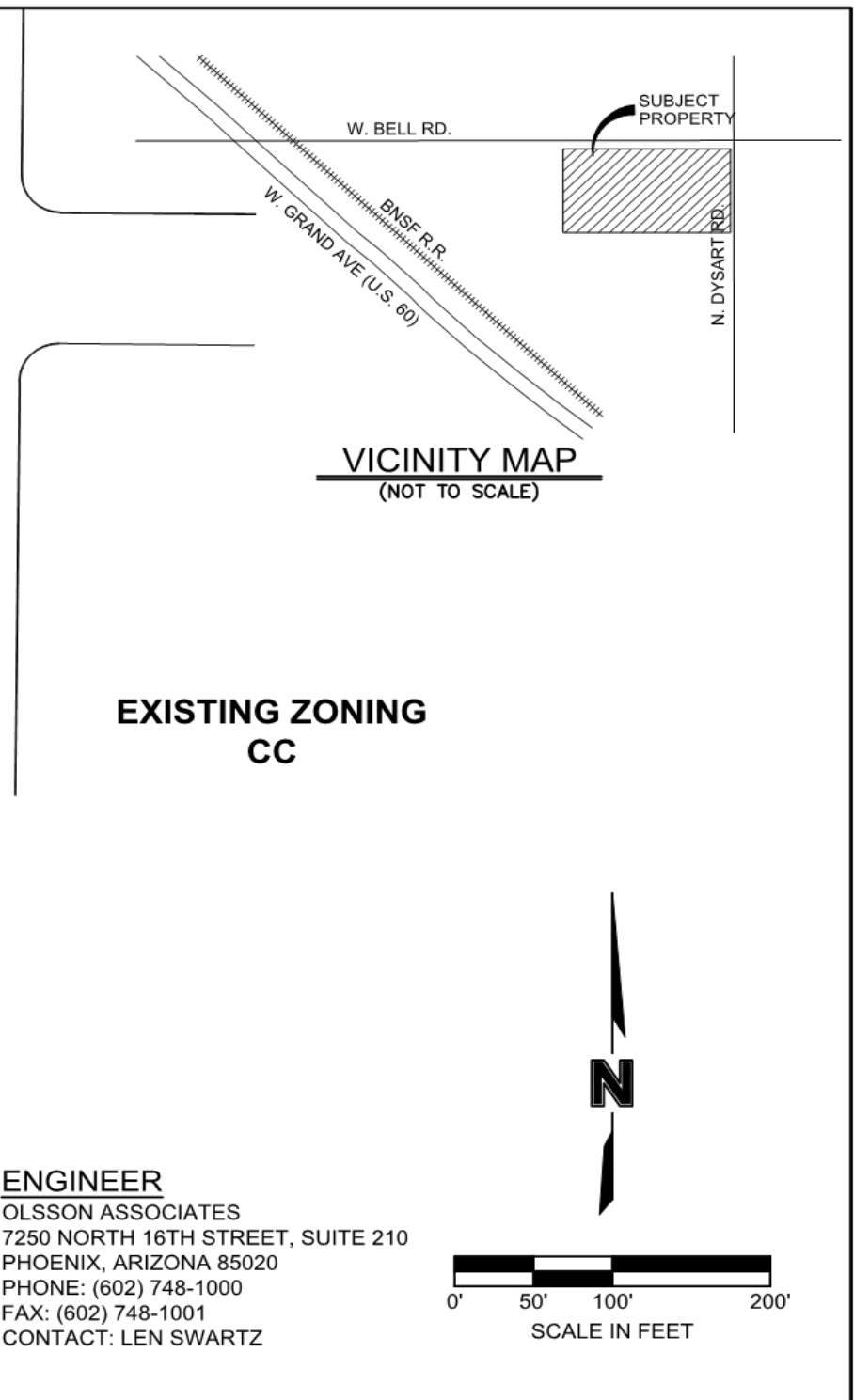
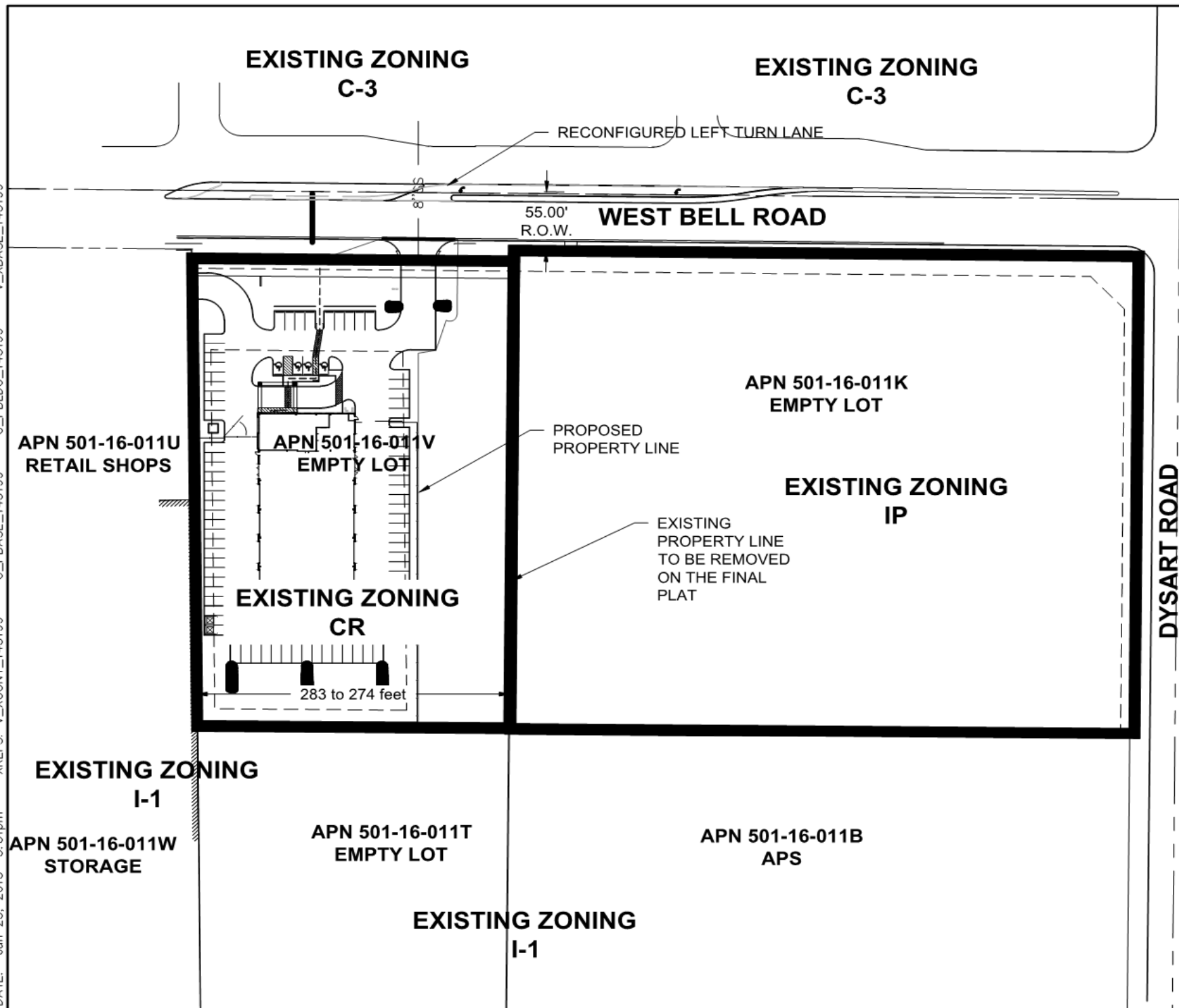
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CALIBER COLLISION BELL ROAD AND DYSART ROAD	
SURPRISE, ARIZONA	

Drawn by:	SS
Checked by:	EW
Approved by:	LS
QA/QC by:	PV
Project no.:	014-3199
Drawing no.:	100 C SPL 143199.dwg
Date:	04/13/15

SHEET
C101

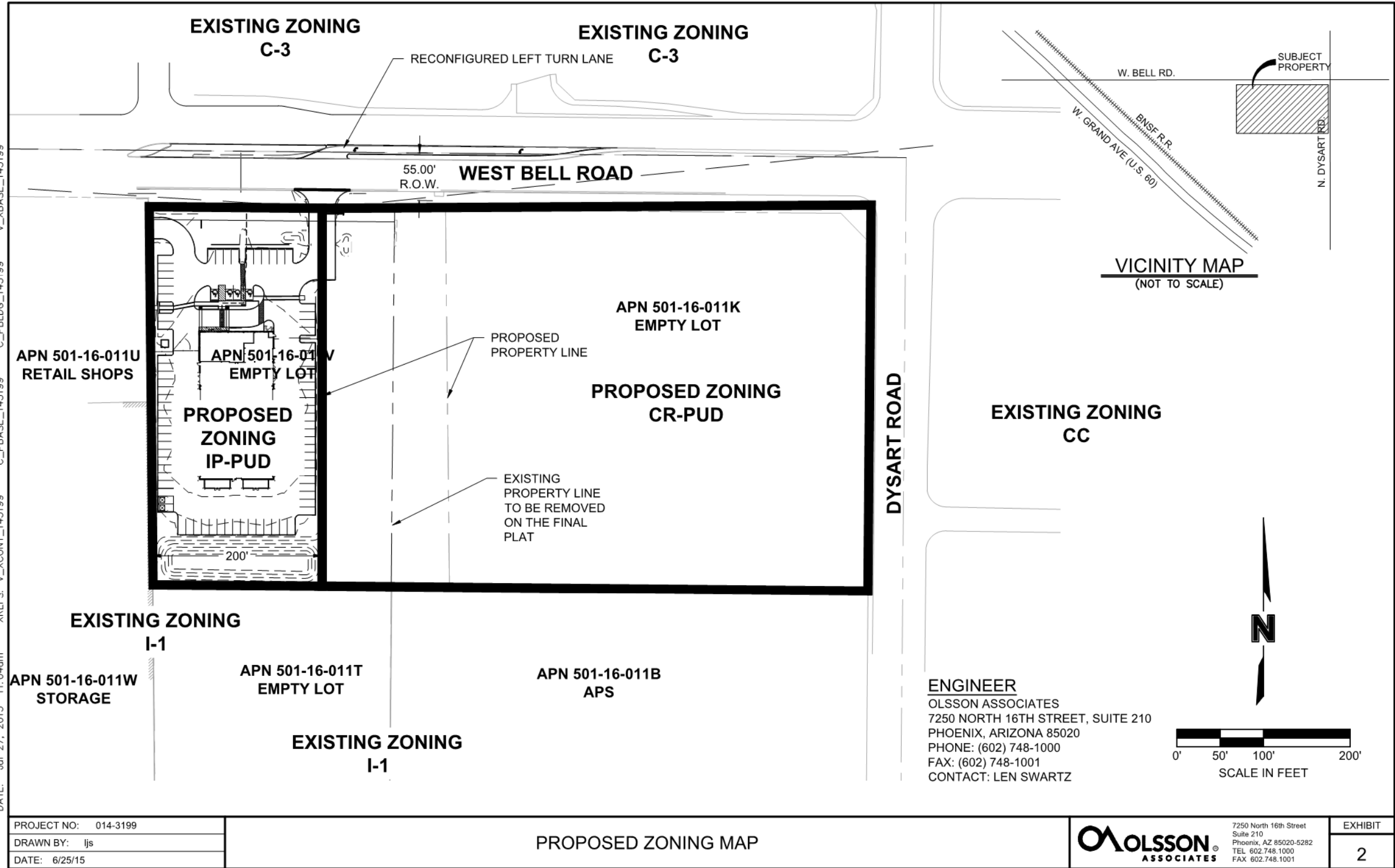
APPENDIX 2
EXISTING ZONING MAP

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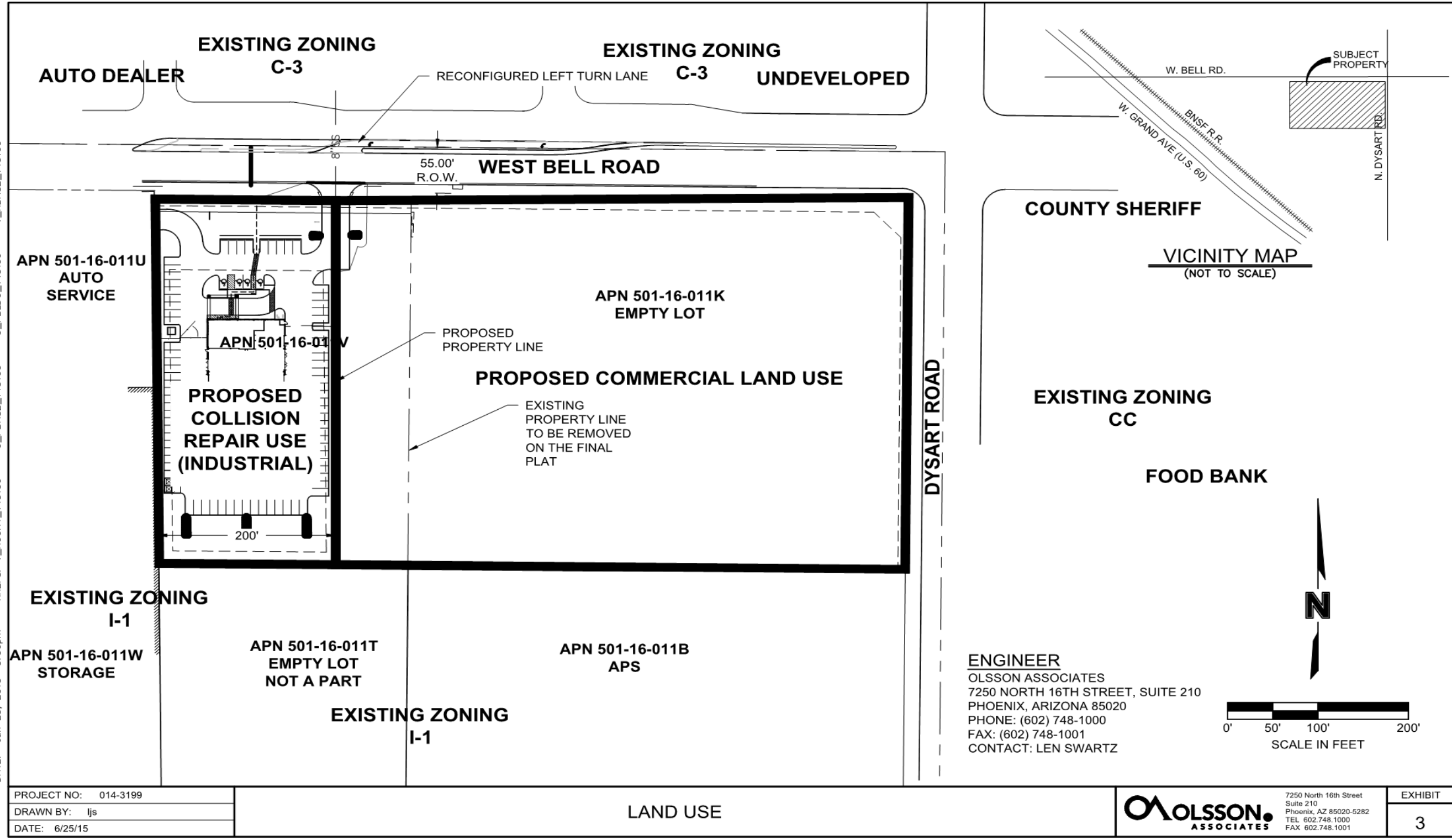
APPENDIX 3
PROPOSED ZONING MAP

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APPENDIX 4
PROPOSED LAND USE MAP

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V_XCONT_143199
V_XBASE_143199



APPENDIX 5
LOT 1, CALIBER COLLISION SITE PLAN



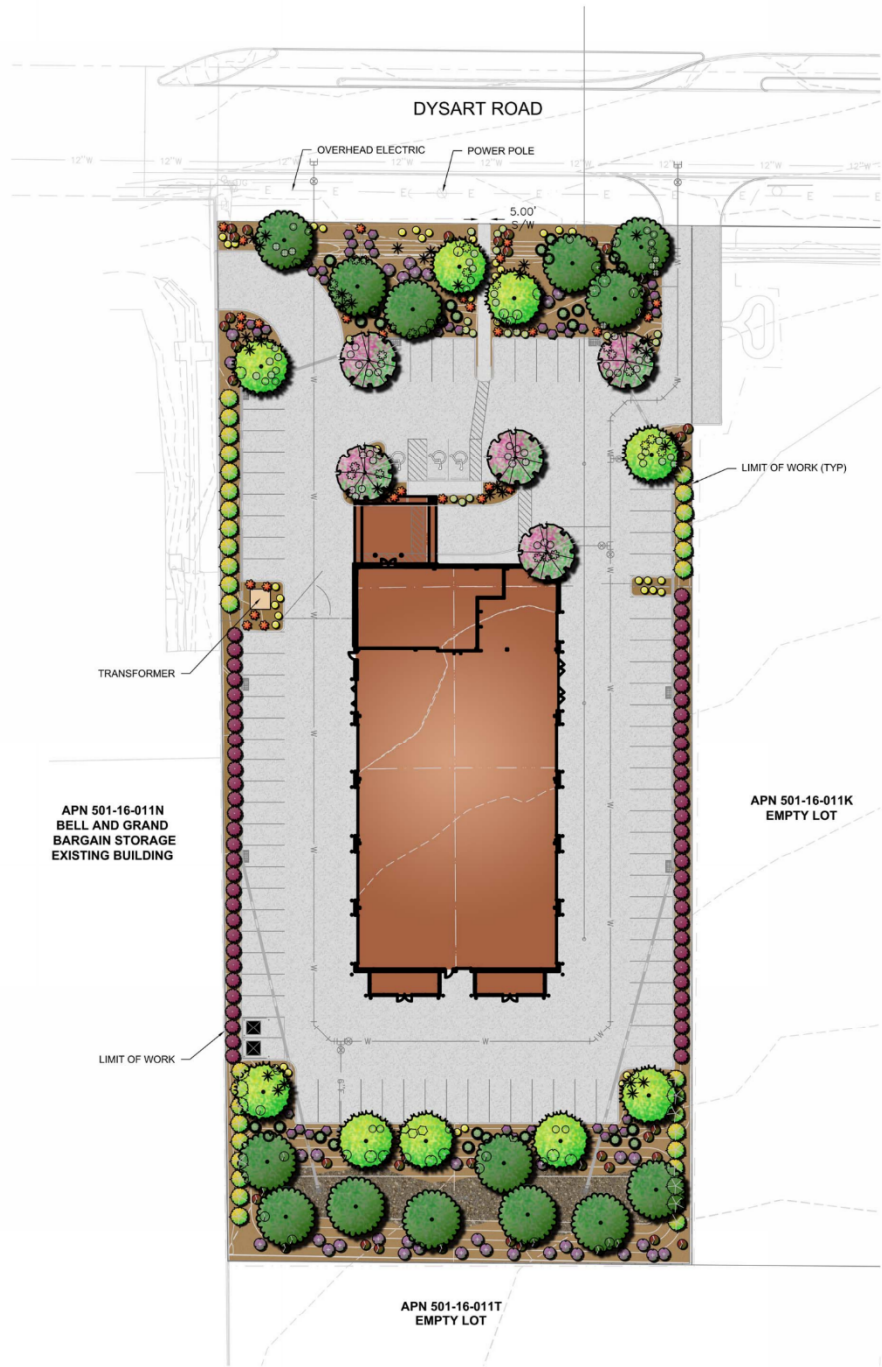
VICINITY MAP
(NOT TO SCALE)

		TEL: (973) 241-1200 FAX: (973) 241-1001 www.jolssonassociates.com	
		2505 Ave. of the Sciences, Suite 210 Princeton, NJ 08540-5205	
JOLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.			
CONSTRUCTION PLANS SITE PLAN CALIBER COLLISION BELL ROAD AND DYSART ROAD SURPRISE, ARIZONA	REV. NO.	REVISIONS DESCRIPTION	2015 REVISIONS
	1	DATE 8/20/2015	
		CITY COMMENTS	
Drawn by: <u>BS</u> Checked by: <u>EW</u> Approved by: <u>LS</u> SADC by: <u>PJ</u> Project no.: <u>014-339</u> Drawing no.: <u>100 - 0 - 8P, 043110.dwg</u> Date: <u>08/13/15</u>			
SHEET C100			

APPENDIX 6

LOT 1, CALIBER COLLISION LANDSCAPE PLAN

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DATE: Apr 10, 2015 10:12am
XREFS:
USER: aasher



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Chilopsis linearis 'AZT Desert Amethyst'	Desert Willow
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Prosopis x 'Phoenix' TM	Hybrid Mesquite
SHRUBS	BOTANICAL NAME	COMMON NAME
	Dodonaea viscosa 'Purpurea'	Purple Leafed Hopseed Bush
	Eremophila maculata 'Valentine'	Spotted Emu Bush
	Euphorbia biglandulosa	Gopher Plant
	Leucophyllum langmaniae 'Rio Bravo' TM	Rio Bravo Sage
	Russelia equisetiformis	Firecracker Plant
	Tecoma x 'Orange Jubilee'	Orange Jubilee
ACCENTS	BOTANICAL NAME	COMMON NAME
	Dasylinon wheeleri	Gray Desert Spoon
	Hesperaloe parviflora	Red Yucca
GROUNDCOVER	BOTANICAL NAME	COMMON NAME
	Lantana montevidensis 'Purple'	Trailing Lantana
	Lantana x 'New Gold'	New Gold Lantana
INERTS	BOTANICAL NAME	COMMON NAME
	Granite Mulch	1/2" Screened / Express Brown
	Riprap	4 - 6" / Express Brown



PROJECT NO: 014-3199
DRAWN BY: AA
DATE: 04/10/15

CALIBER COLLISION

	7250 North 18th Street Suite 210 Phoenix, AZ 85020-5282 TEL 602.748.1000 FAX 602.748.1001	EXHIBIT
		1



**Dysart Subdivision
Rezone Document
PUD Overlay**

**Southwest Corner of Bell and Dysart
501-16-011V and 501-16-011K**

**1st Submittal
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Kevin McKibben

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FIGURE 2 – AERIAL VIEW OF SITE

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The proposed condition will reflect rezoning the vacant land of the western parcel, (Lot 1) from CR to IP-PUD, and the remaining vacant property, (Lots 2 & 3) will be rezoned from CR & IP to CR-PUD through this request.

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Development Standard	IP to IP-PUD			CR to CR-PUD		
	Base Zoning	PUD Overlay	SUDC Reference	Base Zoning	PUD Overlay	SUDC Reference
Interior Side Setback	15'	15'	122-36(c)(2)b, Table 5-11	24'	15' ¹	122-36(c)(2)c, Table 5-12
Landscape Setback (Arterial)	45' ³	45' ^{2,3}	122-136(b)(18)(h)	45' ³	45' ²	122-136(b)(18)(h)
Maximum Parking Allowed	1:375 SF of GFA ⁴	1:180 SF of GFA ⁴	122-133(e)	As specified in Table 9-1	As specified in Table 9-1	122-133(e)
Secondary Wall Sign Area	0.5 SF per 1 linear foot of elevation	0.6 SF per 1 linear foot of elevation	113-129(a)(3)(a)	0.5 SF per 1 linear foot of elevation	0.5 SF per 1 linear foot of elevation	113-129(a)(3)(a)
Footnotes:						
¹ Adjacent to Commercial or Industrial zoning districts.						
² 10' limited driveway access encroachment from street and architectural encroachment allowed.						
³ Limited driveway encroachment from the west to accommodate shared access allowed peer site plan.						
⁴ Based on Automotive Repair and Service use. If other than automotive Repair and Service, City of Surprise, Municipal Code Section 122-133 Table 9-1 applies.						

TABLE 1 – REZONING REQUEST TABLE

The proposed uses fit well with the existing land uses and surrounding neighbors. The Proposed Zoning Map can be found in Appendix 3, and the Proposed Land Use Map can be found in Appendix 4.

The proposed uses include Caliber Collision on the IP-PUD property, (Lot 1), and the remainder of the site zoned CR-PUD with anticipated commercial uses that are compatible with neighboring properties.

3.1 SITE LAYOUT

As the properties to the east develop, detailed site/construction plans for those lots will be required. Only the Caliber Collision, (Lot 1) details are included with this submittal.

Caliber Collision is the nation's largest collision repair company. They were founded in 1997 and is headquartered in Texas. Caliber participates in a number of community involvement projects including food drives, recycled rides, and veteran organizations.

Caliber is committed to health, safety and environmental protection. They use the repair processes with the highest standards and have pioneered the use of water-based versus solvent based paint to reduce VOCs. More can be found about Caliber on their web site at <http://calibercollision.com/>

The proposed Caliber Collision site, (Lot 1), is located approximately 500 feet west of Dysart Road on the south side of Bell Road. The project is comprised of a 14,770 SF building. Within the building there will be an office, mechanic shop, parts sales, detailing, and painting booth. Customers can also rent a vehicle on location when they drop off their vehicle for repairs.

The site is proposing a new right in/right out/left in drive connection to Bell Road on the eastern boundary of the site. The existing left in median cut at the western side of the Caliber project will be closed off.

The intention is for the future development to the east to tie into the newly proposed drive as well. Cross access easements will be proposed on the plat allowing for cross access and a shared drive.

Neighboring to the west is a shops building and storage facility. Caliber will extend the front drive to align with their parking lot and allow for cross access. Caliber will work with the City on obtaining cross access easements with these owners to improve fire and emergency access.

Lot 1, Caliber Collision Site Plan can be found in Appendix 5.

3.2 LANDSCAPING

A Conceptual Landscape Plan for Lot 1, Caliber Collision, can be found in Appendix 6. The street frontage will be planted with Hybrid Mesquite, Desert Museum Palo Verde and Desert Willow, interspersed with Spotted Emu Bush, Gopher Plant, Rio Bravo Sage, Firecracker Plant, Grey Desert Spoon, Red Yucca, Trailing Lantana and New Gold Lantana. Each side, north of the gates will be planted with Orange Jubilee, and south of the gates will be Purple Leafed Hopseed Bush. The rear of the property, around the retention pond will be planted primarily with Hybrid Mesquite and Desert Museum Palo Verde, interspersed with Spotted Emu Bush, Gopher Plant, Rio Bravo Sage, Firecracker Plant, Grey Desert Spoon, Red Yucca, Trailing Lantana and New Gold Lantana.

As Lots 2 & 3 develop, detailed landscaping plans for those lots will be required.

3.3 ARCHITECTURE

The proposed building for Lot 1, Caliber Collision is a 14,770 SF mixed use structure with a 'B' and a 'S1' occupancy. Within the building there will be an office, mechanic shop, parts sales, detailing, and painting booth. The exterior is stone, brick, and EIFS veneer with a max parapet height of 26'-0". The roofing material is galvalume which also includes all RTU, (Roof Top Unit), screening and backsides of the parapet.

As Lots 2 & 3 develop, detailed architectural plans for those lots will be required.

3.4 MONUMENT SIGNAGE AND WALLS

Signage

Current Surprise Municipal Code Section 113-129(a)(3) restricts the maximum aggregate sign area for any business to 0.5 square feet for each linear foot of the business wall elevation along the street frontage on which the sign is displayed.

REQUESTED DEVIATION

1. That the allowable signage be increase to 0.6 square feet of signage for each linear foot of the business wall elevation along the street frontage on which the sign is displayed.

Walls

Current Surprise Municipal Code Section 122-136(b)(2)c requires that parking areas be screened from the street by a solid wall, earthen berms or opaque hedging. A solid 3' wall has been installed approx. 4' to the north of the parking lot to provide the required screening.

3.5 DEVELOPMENT STANDARDS

Current Surprise Municipal Code 122-36(c)(2)c requires the side landscape setback to be twenty-four feet, (24ft.).

REQUESTED DEVIATION

1. That the allowable side landscape setback be reduced to fifteen feet, (15ft.) from twenty-four feet, (24ft.)

3.6 PARKING STANDARDS

Current Surprise Municipal Code Section 122-133(e), Table 9-1, requires a maximum parking ratio of one to three-hundred-seventy-five, (1:375) for "Automobile Repair and Service Structures".

REQUESTED DEVIATION

1. That the maximum parking ratio be reduced from one to three-hundred-seventy-five, (1:375) to one to one-hundred-eighty, (1:180).

4.0 MISCELLANEOUS

4.1 UTILITIES

Water and sewer will be provided by EPCOR Utilities, a private company. Electrical service is provided by APS, and Southwest Gas will provide the natural gas service. Century Link and Cox are both available for telephone/internet services.

4.2 GRADING AND DRAINAGE

Grading, drainage and retention will be designed in accordance with the Maricopa County Drainage Design Manual and City of Surprise 2012 Engineering Development Manual.

4.3 SAFETY FACILITIES

Fire and police protection for the Site will be provided by the City of Surprise.

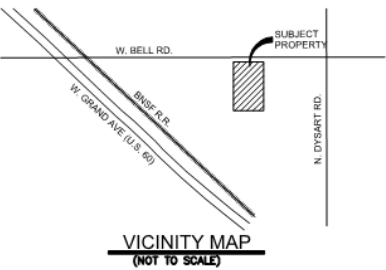
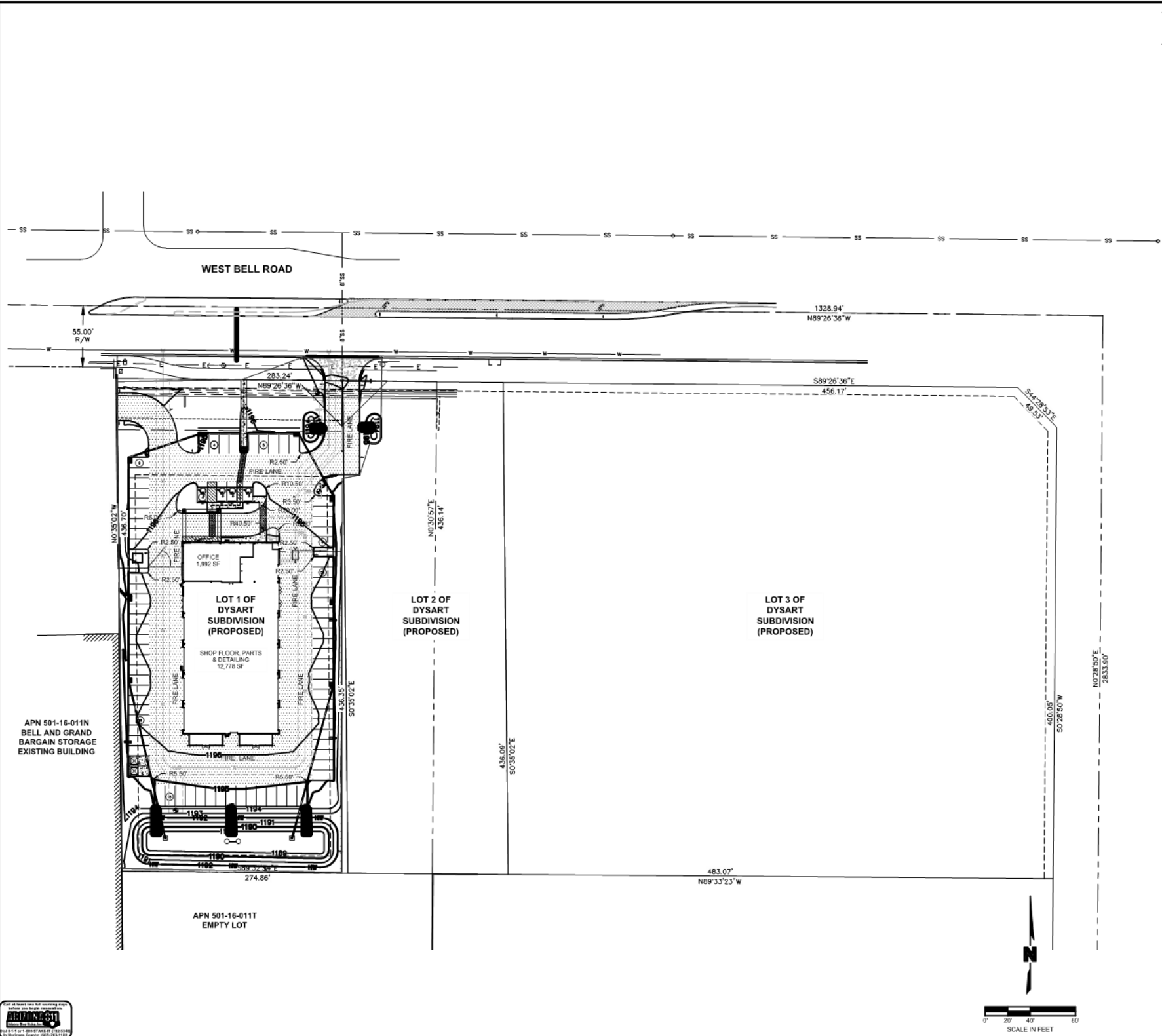
5.0 CONCLUSION

Caliber Collision, (Lot 1) is consistent with the General Plan and compatible with the surrounding area. The proposed uses for Lots 2 & 3 will be commercial, and thus will also be compatible with the surrounding area.

APPENDIX 1

SITE PLAN

DATE: 01/14/2015
DRAWN BY: J. L. SWARTZ
CHECKED BY: J. L. SWARTZ
DATE: 01/14/2015
PROJECT NO.: 100-C-501-16-001V AND 501-16-011K
SHEET NO.: 100-C-501-16-001V AND 501-16-011K
SHEET TOTAL: 100-C-501-16-001V AND 501-16-011K



DESIGN TEAM CONTACTS
OWNER/DEVELOPER
CROSS DEVELOPMENT, LLC
5317 INVERRARY DRIVE
PLANO, TEXAS
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CONTACT: KEVIN MCKIBBEN
ENGINEER
OLSSON ASSOCIATES
7250 NORTH 16TH STREET, SUITE 210
PHOENIX, ARIZONA 85020
PHONE: (602) 748-1000
FAX: (602) 748-1001
CONTACT: LEN SWARTZ
ARCHITECT
CROSS ARCHITECTS
1255 W. 15TH STREET
SUITE #125
PLANO, TEXAS 75075
PHONE: (972) 388-6644
CONTACT: SHAWN OFFUTT

- LEGEND:**
- HEAVY DUTY PAVEMENT (ONSITE)
 - LIGHT DUTY PAVEMENT
 - HEAVY DUTY PAVEMENT (BELL ROAD)
 - FIRE HYDRANT
 - WATERVALVE
 - CATCH BASIN
 - SEWER MANHOLE
 - CLEANOUT
 - BUBBLER
 - DRYWELL
 - SITE LIGHTING
 - FIRE LANE SIGN
 - ACCESSIBLE PARKING
 - TRASH ENCLOSURE
 - WATERMAIN
 - STORM DRAIN
 - SANITARY SEWER

APN: 501-16-001V AND 501-16-011K			
	GROSS	R/W	NET
LOT 1	74,302 SF	13,003 SF	67,305 SF
	1.706 AC	0.298 AC	2.004 AC
LOT 2	52,712 SF	9,232 SF	61,944 SF
	1.210 AC	0.212 AC	1.422 AC
LOT 3	158,968 SF	52,578 SF	211,546 SF
	3.663 AC	1.193 AC	4.856 AC
TOTAL	435,608 SF	74,813 SF	360,795 SF
	10.00 AC	1.703 AC	8.297 AC

REQUIRED LANDSCAPE:

LOT 1	15% OF PARKING AREA = 6372.44 SF
LOT 2	15% OF PARKING AREA = TBD AT TIME OF SITE PLAN AMENDMENT
LOT 3	15% OF PARKING AREA = TBD AT TIME OF SITE PLAN AMENDMENT

	LOT 1	LOT 2	LOT 3
EXISTING ZONING	CR	CR AND IP	IP
PROPOSED ZONING	IP	CR PUD*	CR PUD*

THE PURPOSE OF THE PUD OVERLAY IN THE CR DISTRICT IS TO ALLOW A REDUCTION IN THE REQUIRED INTERIOR SIDE YARD SETBACK FROM 25' TO 15'

THIS PLAN IS NOT FOR CONSTRUCTION



OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS HORIZONTAL OR VERTICAL. THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

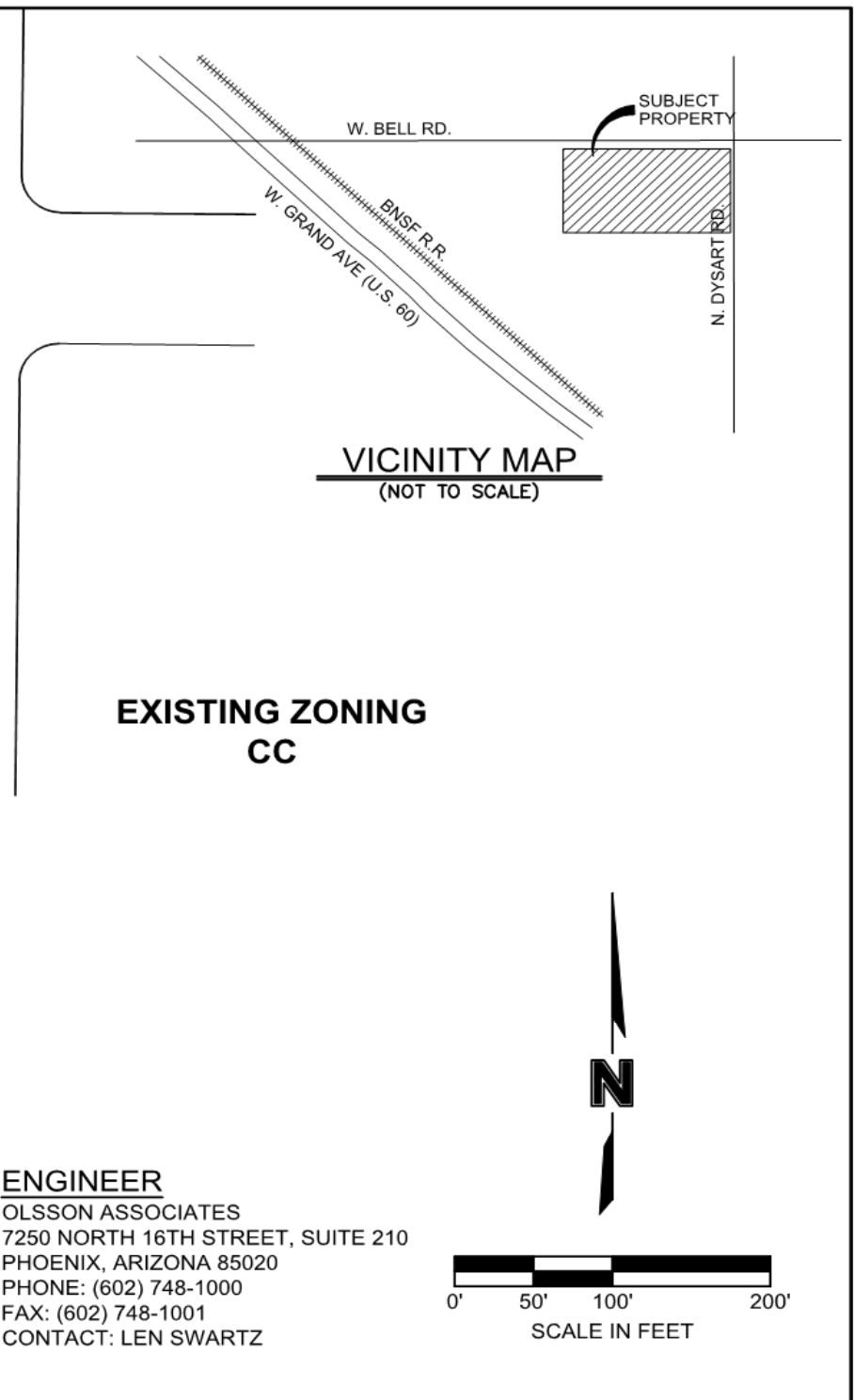
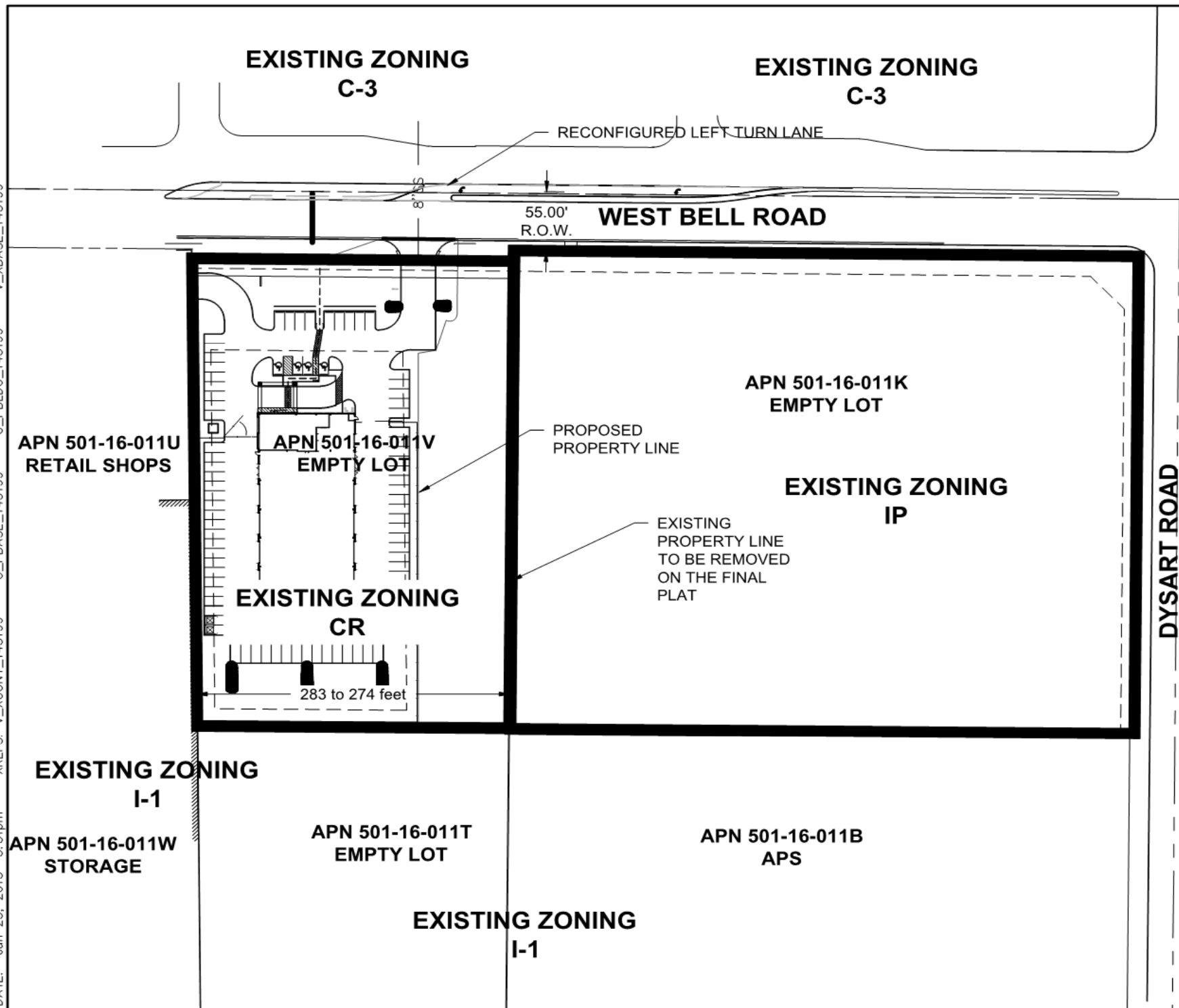
REV.	DATE	DESCRIPTION
1	01/14/2015	CONSTRUCTION PLANS OVERALL SITE PLAN

CONSTRUCTION PLANS OVERALL SITE PLAN
CALIBER COLLISION
BELL ROAD AND DYSART ROAD
SURPRISE, ARIZONA

Drawn by: JLS
Checked by: JLS
Approved by: JLS
Date: 01/14/2015
Project no.: 100-C-501-16-001V AND 501-16-011K
Drawing no.: 100-C-501-16-001V AND 501-16-011K
Sheet: 100-C-501-16-001V AND 501-16-011K

APPENDIX 2
EXISTING ZONING MAP

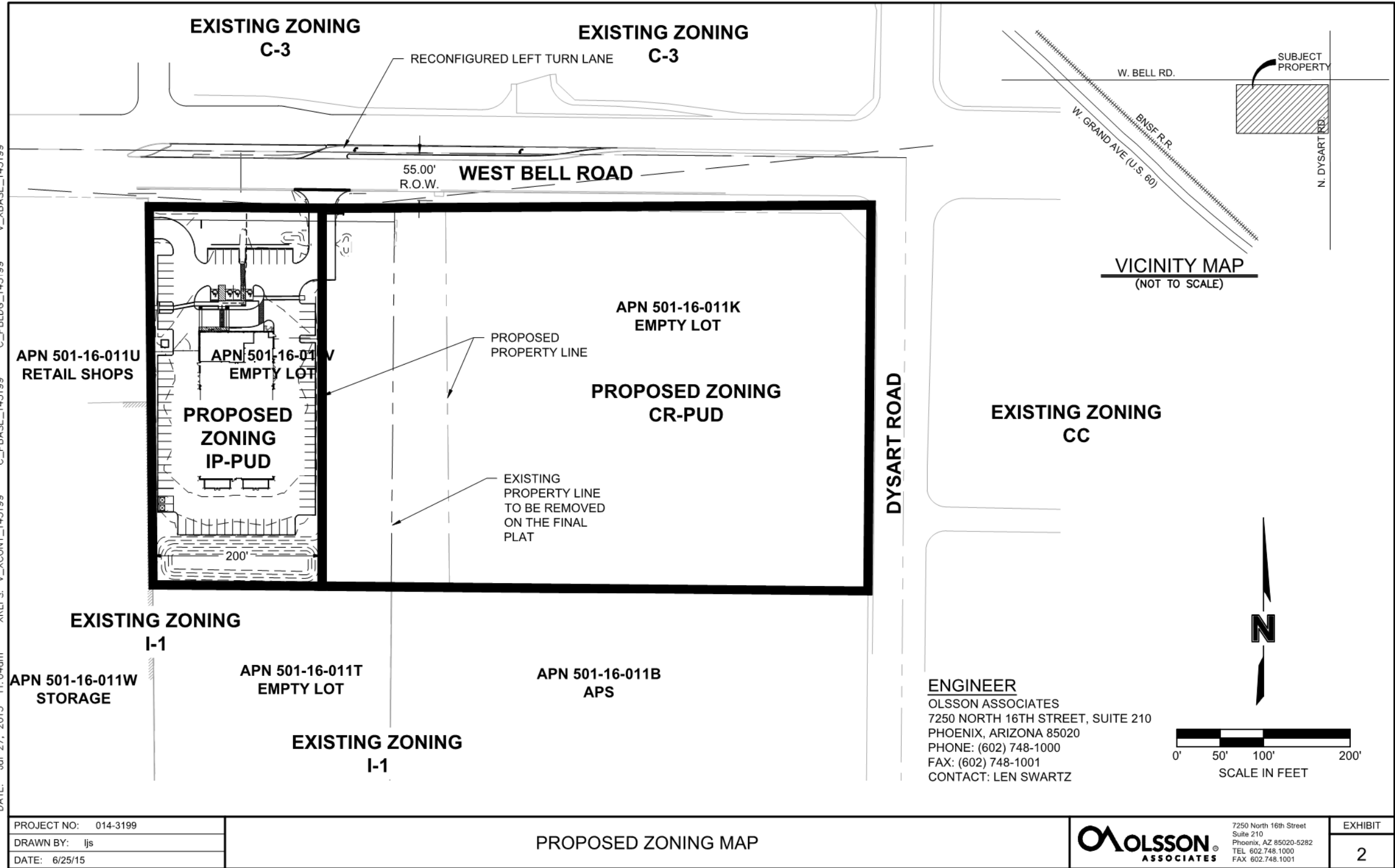
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USER: apoge



PROJECT NO: 014-3199	EXISTING ZONING MAP	 7250 North 16th Street Suite 210 Phoenix, AZ 85020-5282 TEL 602.748.1000 FAX 602.748.1001	EXHIBIT 1
DRAWN BY: ljs			
DATE: 6/25/15			

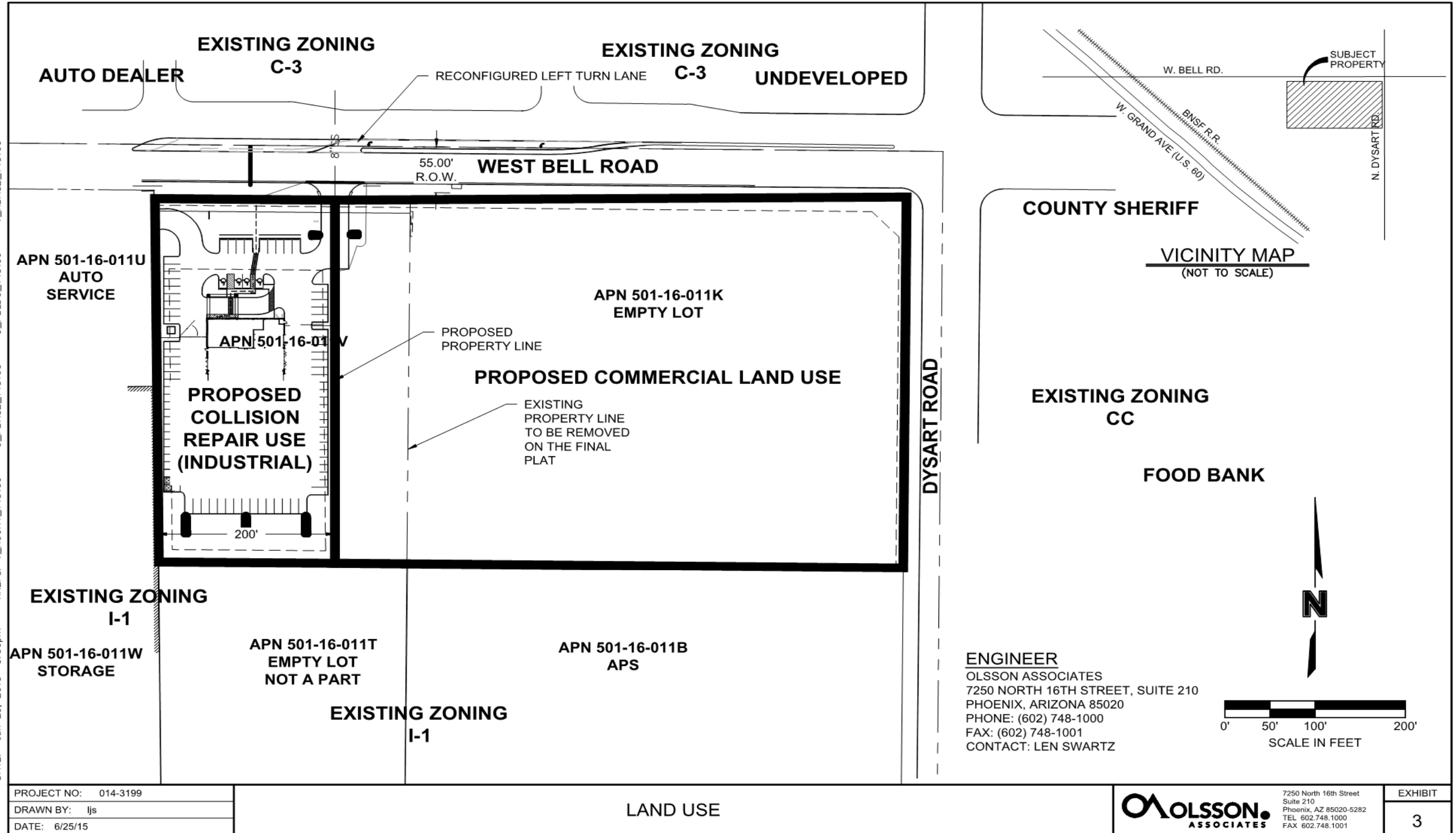
APPENDIX 3
PROPOSED ZONING MAP

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APPENDIX 4
PROPOSED LAND USE MAP

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DATE: Jun 25, 2015 3:50pm XREFS: V_XCONT_143199 C_PBASE_143199 C_PBLDG_143199 V_XBASE_143199



APPENDIX 5

LOT 1, CALIBER COLLISION SITE PLAN



OLSSON ASSOCIATES

7250 North Central Expressway
Suite 210
Phoenix, AZ 85028-3255
TEL: 602.944.1870
FAX: 602.944.1001
www.olssonassociates.com

OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REV. NO.	DATE	REVISIONS DESCRIPTION
1	2/25/21	CITY COMMENTS
REVISIONS		
	2015	

CONSTRUCTION PLANS

SITE PLAN

CALIBER COLLISION

BELL ROAD AND DYARS ROAD

SURPRISE, ARIZONA

designed by: **BS**

checked by: **EW**

in charge: **PJV**

project no.: **614-3199**

drawing no.: **100-C-205-1-02(1) of 04**

date: **08/13/15**

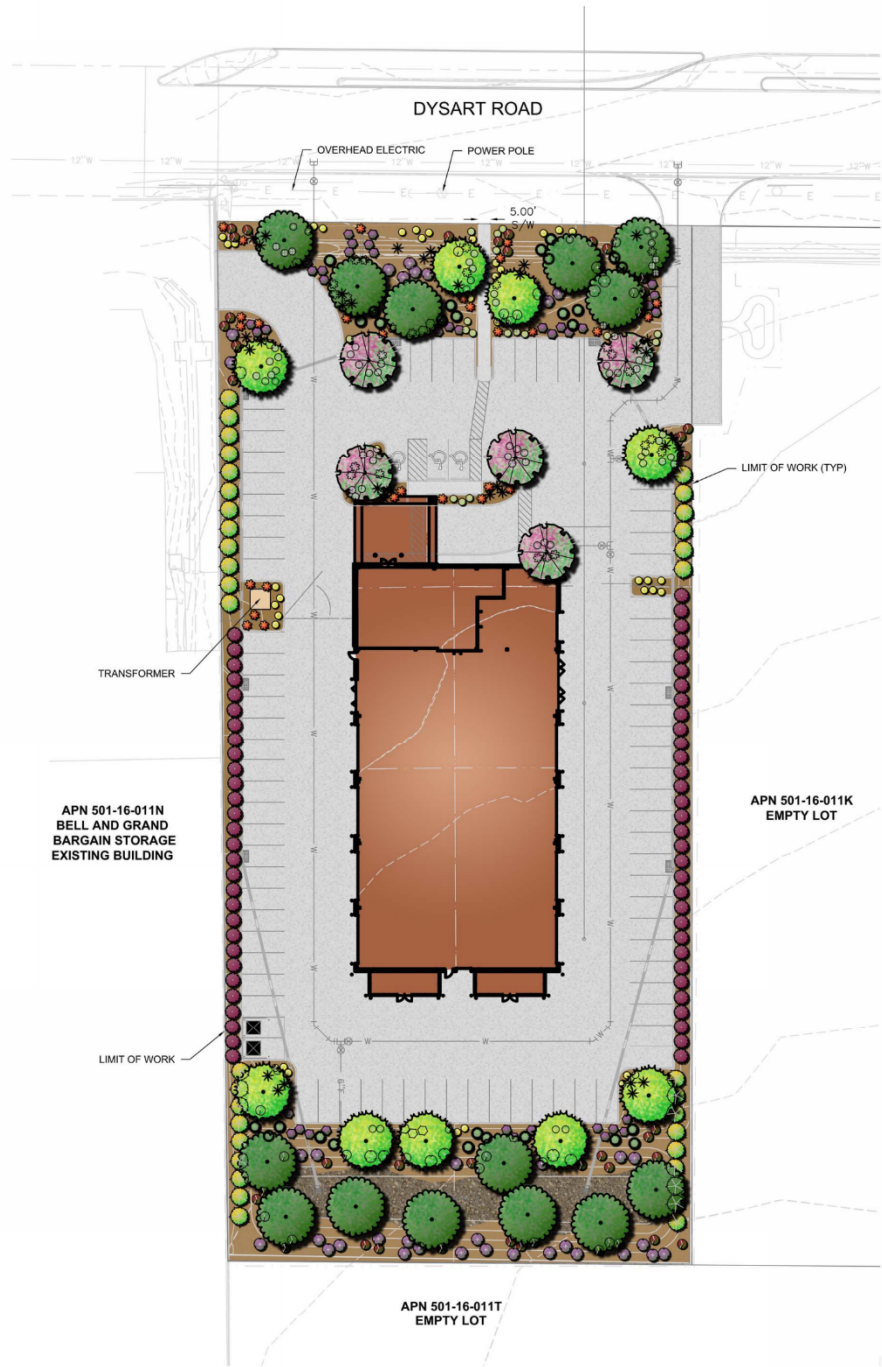
SHEET

C100

APPENDIX 6

LOT 1, CALIBER COLLISION LANDSCAPE PLAN

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DATE: Apr 10, 2015 10:12am
USER: aasher
XREFS:



PLANT SCHEDULE

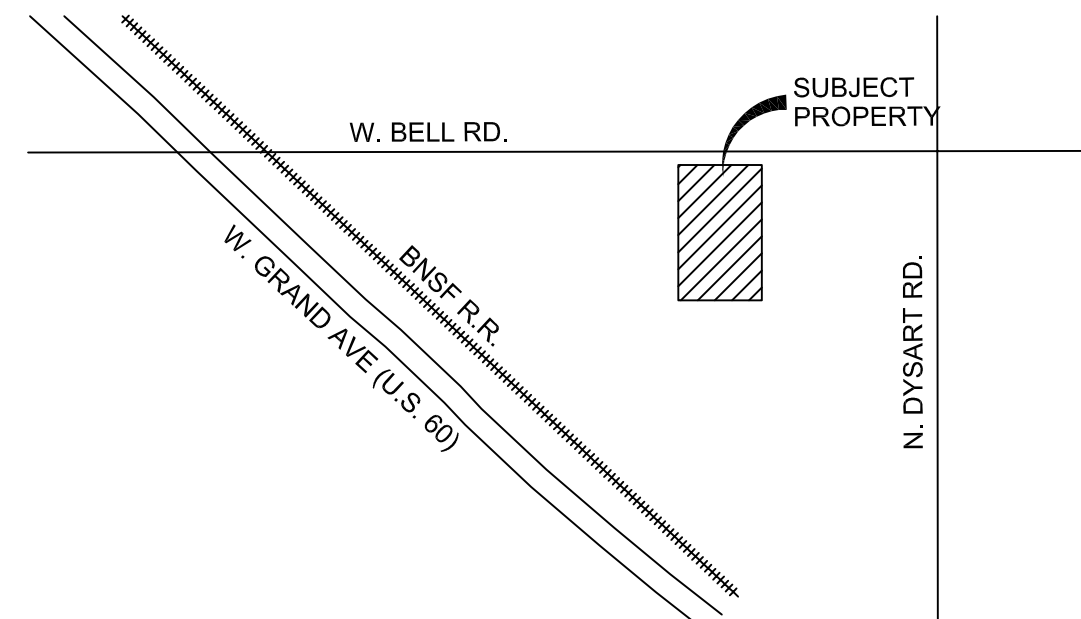
TREES	BOTANICAL NAME	COMMON NAME
	Chilopsis linearis 'AZT Desert Amethyst'	Desert Willow
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Prosopis x 'Phoenix' TM	Hybrid Mesquite
SHRUBS	BOTANICAL NAME	COMMON NAME
	Dodonaea viscosa 'Purpurea'	Purple Leafed Hopseed Bush
	Eremophila maculata 'Valentine'	Spotted Emu Bush
	Euphorbia biglandulosa	Gopher Plant
	Leucophyllum langmaniae 'Rio Bravo' TM	Rio Bravo Sage
	Russelia equisetiformis	Firecracker Plant
	Tecoma x 'Orange Jubilee'	Orange Jubilee
ACCENTS	BOTANICAL NAME	COMMON NAME
	Dasylinon wheeleri	Gray Desert Spoon
	Hesperaloe parviflora	Red Yucca
GROUND COVER	BOTANICAL NAME	COMMON NAME
	Lantana montevidensis 'Purple'	Trailing Lantana
	Lantana x 'New Gold'	New Gold Lantana
INERTS	BOTANICAL NAME	COMMON NAME
	Granite Mulch	1/2" Screened / Express Brown
	Riprap	4 - 6" / Express Brown



PROJECT NO: 014-3199
DRAWN BY: AA
DATE: 04/10/15

CALIBER COLLISION

	7250 North 18th Street Suite 210 Phoenix, AZ 85020-5282 TEL 602.748.1000 FAX 602.748.1001	EXHIBIT
		1



VICINITY MAP
(NOT TO SCALE)

DESIGN TEAM CONTACTS
OWNER/DEVELOPER
CROSS DEVELOPMENT, LLC
5317 INVERRARY DRIVE
PLANO, TEXAS
PHONE: (602) 748-1000
CONTACT: KEVIN MCKIBBEN

ENGINEER
OLSSON ASSOCIATES
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CONTACT: LEN SWARTZ

CROSS ARCHITECTS
1255 W. 15TH STREET
SUITE #125
PLANO, TEXAS 75075
PHONE: (972) 398-6644
CONTACT: SHAWN OFFUTT

- (1) 6" SINGLE CURB PER MAG DETAIL 222, TYPE A
- (2) DRIVEWAY PER CITY OF SURPRISE DETAIL 3-10
- (3) HEAVY DUTY ASPHALT PAVEMENT PER GEOTECHNICAL ENGINEERS RECOMMENDATION, 4" AC ON 12" ABC
- (4) LIGHT DUTY ASPHALT PAVEMENT PER GEOTECHNICAL ENGINEERS RECOMMENDATION, 3" AC ON 7.5" ABC
- (5) HEAVY DUTY ASPHALT PAVEMENT ON BELL ROAD, 5" AC ON 9" ABC, OR REPLACE IN KIND, WHICH EVER IS GRATER
- (6) SIDEWALK PER MAG DETAIL 230
- (7) INTEGRALLY COLORED CONCRETE. COLOR TO MATCH ARCHITECTURE
- (8) 6" DOUBLE CHECK BACKFLOW PREVENTOR PER AWC DETAIL 320-1
- (9) 1 1/2" METER BOX PER EPCOR STD DTL 342-2
- (10) 1 1/2" REDUCED PRESSURE PRINCIPLE ASSEMBLY PER EPCOR STD DTL 310-1
- (11) CATCH BASIN PER MAG STD DTL 534-1 TYPE E
- (12) BUBBLER PER DETAIL SHEET C501
- (13) STANDARD FIRE LANE SIGN, "FIRE LANE", PER CITY OF SURPRISE, SURPRISE FIRE DEPARTMENT-CHAPTER 1
- (14) FIRE DEPARTMENT GATED ACCESS SIGN PER CITY OF SURPRISE, SURPRISE FIRE DEPARTMENT-CHAPTER 8
- (15) PROPOSED GATES (SEE SHEET C501 FOR DETAILS).
- (16) PROPOSED TRANSFORMER
- (17) PROPOSED TRASH ENCLOSURE
- (18) PROPOSED 36" CMU SCREEN WALL. COLOR SCHEME TO MATCH BLDG .
- (19) PROPOSED 4 BICYCLE PARKING RACK
- (20) SCREEN WALL (SEE SHEET C501 FOR DETAILS).
- (21) STREET LIGHT

	HEAVY DUTY PAVEMENT (ONSITE)
	LIGHT DUTY PAVEMENT
	HEAVY DUTY PAVEMENT (BELL ROAD)
	FIRE HYDRANT
	WATER VALVE
	CATCH BASIN
	SEWER MANHOLE
	CLEANOUT
	BUBBLER
	DRYWELL
	SITE LIGHTING
	STREET LIGHT
	FIRE LANE SIGN
	ACCESSIBLE PARKING
	TRASH ENCLOSURE
	WATERMAIN
	STORM DRAIN
	SANITARY SEWER

MINIMUM SPACES REQUIRED: 14,770 SF GROSS FLOOR AREA X 1:500 = 30 (BASED ON AUTO REPAIR AND SERVICE USE)
MAXIMUM SPACES REQUIRED: 14,770 SF GROSS FLOOR AREA X 1:180 = 82 (BASED ON AMENDED DEVELOPMENT STANDARD)
SPACES PROVIDED: 78 STANDARD + 4 ACCESSIBLE = 82 TOTAL
4 BICYCLE SPACES PROVIDED

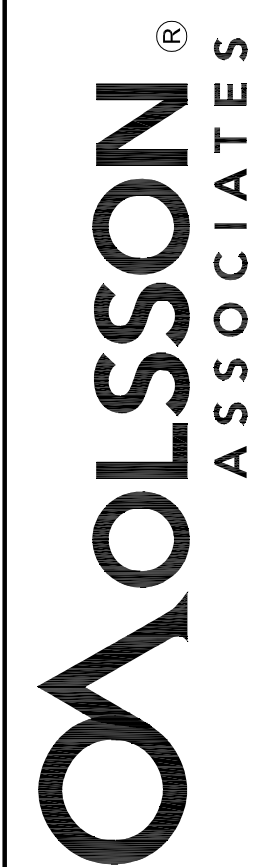
OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF LOT 1 CREATED BY THIS PLAT, A CROSS ACCESS EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT, A CROSS ACCESS EASEMENT OVER, UPON AND ACROSS THE NORTH 85 FEET OF LOT 1 FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

OWNER HEREBY GRANTS TO THE MOSHI FAMILY LIVING TRUST, AND IT'S SUCCESSOR'S AND ASSIGNS, A CROSS ACCESS EASEMENT OVER, UPON AND ACROSS THE NORTH 85 FEET OF LOT 1 FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO AND FROM IT'S WEST ADJOINING PROPERTY DESCRIBED IN THE DEED RECORDED IN DOCUMENT NO. 2010-0528417 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.



THIS PLAN IS NOT FOR CONSTRUCTION



7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001
www.olssonassociates.com



EXPIRES 06/30/17

OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL), THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

[illegible]

REVISIONS

2015

SURPRISE, ARIZONA

CONSTRUCTION PLANS SITE PLAN

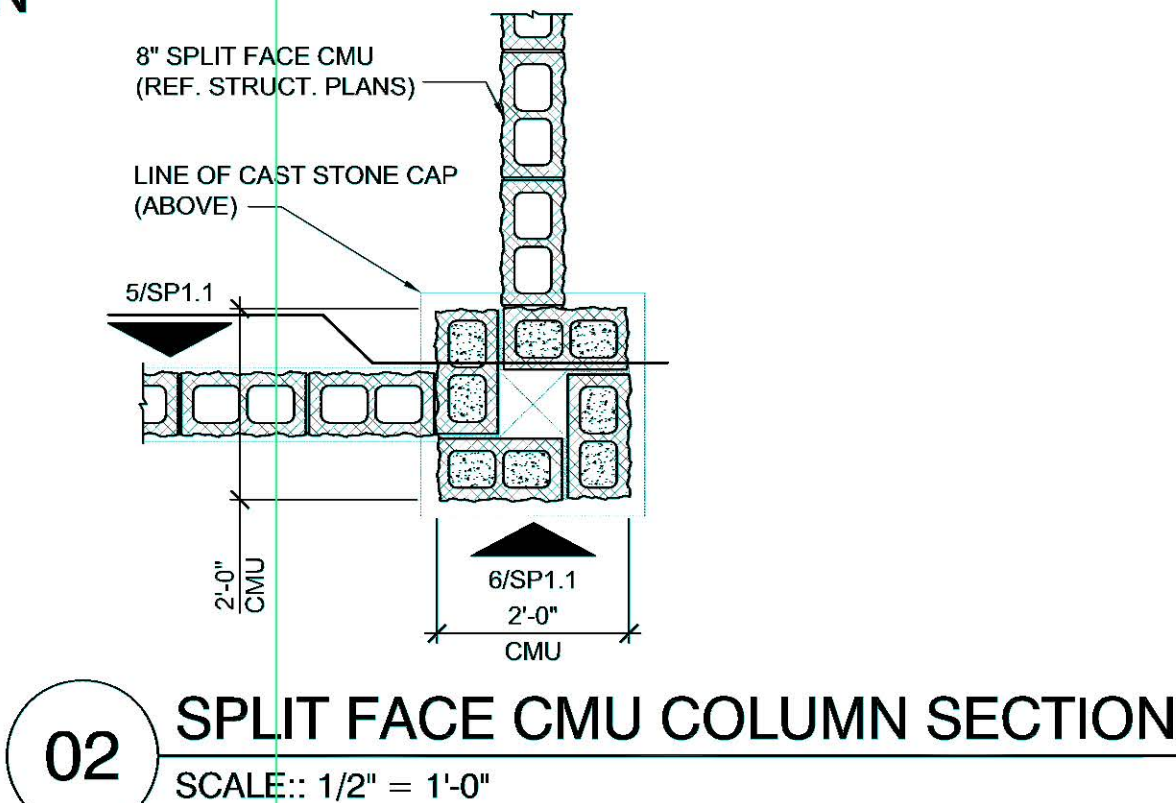
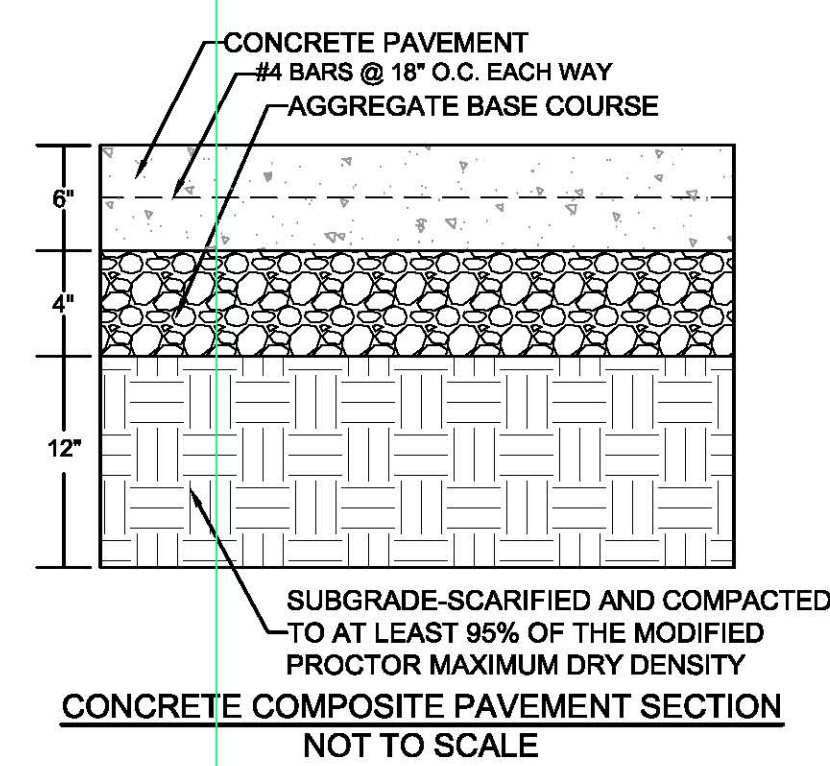
CALIBER COLLISION
BELL ROAD AND DYSART ROAD

SURPRISE, ARIZONA

drawn by:	SS
checked by:	EW
approved by:	LS
QA/QC by:	PV
project no.:	014-3199
drawing no.:	100_C SPL 143199.dwg
date:	04/30/15

SHEET
C100





1. **MANHOLE CONE - MODIFIED FLAT BOTTOM.**
2. **STABILIZED BACKFILL - 1 SACK SLURRY.**
3. **BOLTED RING & GRATE/COVER - DIAMETER AS SHOWN. CLEAN CAST IRON WITH WELDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION $\pm 0.02'$ OF PLANS.**
4. **GRADED BASIN OR PAVING (BY OTHERS).**
5. **COMPACTED BASE MATERIAL (BY OTHERS).**
6. **PUREFLO® DEBRIS SHIELD - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL .265" MAX. S.W.O FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. FUSION BONDED EPOXY COATED.**
7. **PRE-CAST LINER - 4000 PSI CONCRETE 48" ID. X 54" OD. CENTER IN HOLE AND ALIGN SECTIONS TO MAXIMIZE BEARING SURFACE.**
8. **MIN. 6" Ø DRILLED SHAFT.**
9. **SUPPORT BRACKET - FORMED 12 GA. STEEL. FUSION BONDED EPOXY COATED.**
10. **OVERFLOW PIPE - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.**
11. **DRAINAGE PIPE - ADS HIGHWAY GRADE WITH TRI-A COUPLER. SUSPEND PIPE DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.**
12. **BASE SEAL - GEOTEXTILE OR CONCRETE SLURRY.**
13. **ROCK - WASHED, SIZED BETWEEN 3/8" AND 1-1/2" TO BEST COMPLEMENT SOIL CONDITIONS.**
14. **FLOFAST® DRAINAGE SCREEN - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. DIAMETER VARIES 120" OVERALL LENGTH WITH TRI-B COUPLER.**
15. **MIN. 4" Ø SHAFT - DRILLED TO MAINTAIN PERMEABILITY OF DRAINAGE SOILS.**
16. **FABRIC SEAL - U.V. RESISTANT GEOTEXTILE - TO BE REMOVED BY CUSTOMER AT PROJECT COMPLETION.**
17. **ABSORBENT - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY.**
18. **CONNECTOR PIPE - 4" Ø SCH. 40 PVC.**
19. **ANTI-SIPHON VENT WITH FLOW REGULATOR.**
20. **INTAKE SCREEN - SCH. 40 PVC 0.120" MODIFIED SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 48" OVERALL LENGTH WITH TRI-C END CAP.**
21. **FREEBOARD DEPTH VARIES WITH INLET PIPE ELEVATION. INCREASE PRIMARY/SECONDARY SETTLING CHAMBER DEPTHS AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE CONNECTOR PIPE OVERFLOW.**
22. **OPTIONAL INLET PIPE (BY OTHERS).**
23. **MOISTURE MEMBRANE - 6 MIL. PLASTIC. PLACE SECURELY AGAINST ECCENTRIC CONE AND HOLE SIDEWALL. USED IN LIEU OF LANDSCAPED AREAS.**
24. **EIGHT (8) PERFORATIONS PER FOOT. 2 ROWS MIN.**



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DATE: Jul 27, 2015 3:49pm XREFS: L_TBLK_143199 L_LBSEASE_143199 L_SNT-GENERAL

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH "THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS" FOR THE CITY AND THE LATEST REVISED EDITION: MAG UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS."
2. EXISTING UTILITIES, PIPELINES AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY PIPE, TRENCH AND STRUCTURAL EXCAVATION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
3. CONTRACTOR TO POTHOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION, TO ALLOW FOR ANY NECESSARY ADJUSTMENT IN GRADE LINE, AND TO VERIFY PIPE TYPES FOR ORDERING PROPER TRANSITION, AND/OR TIE-IN FITTINGS WHICH MAY BE REQUIRED.
4. AN EXCAVATION AND DIRT MOVING PERMIT MAY BE REQUIRED BY THE CITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THIS PERMIT, IF NECESSARY, AND COMPLY WITH ITS REQUIREMENTS.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OR RELOCATION OF ALL OBSTRUCTIONS WITHIN THE CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM THE DEMOLITION AND CONSTRUCTION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE JOB SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS THAT COULD AFFECT THE INSTALLATION OF ANY WORK SET FORTH IN THESE PLANS PRIOR TO SUBMITTING A BID.
7. DAMAGE TO ANY PORTION OF THIS PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE TOPS OF ALL EXISTING MANHOLES, SUMPS, CATCH BASINS, INLETS, VALVE BOXES, MONUMENT BOXES, COVERS, DRYWELLS, AND SIMILAR STRUCTURES TO THE FINISH GRADE.
9. WHENEVER EXCAVATION IS TO BE DONE, CALL THE "CALL BEFORE YOU DIG" (TELEPHONE: 1-800-227-2600) TWO WORKING DAYS BEFORE EXCAVATION IS TO BEGIN. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES ARE IDENTIFIED FOR THE PROJECT.
10. ALL NEW UNDERGROUND UTILITIES SHALL HAVE UNDERGROUND UTILITY WARNING TAPE. INSTALL UNDERGROUND UTILITY WARNING TAPE A MAXIMUM OF 12 INCHES ABOVE THE UTILITY PIPE CROWN. TAPE SHALL BE A MINIMUM 3 INCH WIDTH. TAPE SHALL BE ACID AND ALKALINE RESISTANT, REINFORCED FOR 100 LB. TENSILE STRENGTH AND METALLIC SUCH THAT THE TAPE CAN BE DETECTED WITH A STANDARD SURVEY-TAPE METAL DETECTOR FOR UTILITY LOCATORS TO A DEPTH OF 6 FEET. TAPE COLORS SHALL BE BLUE FOR WATER AND GREEN FOR SEWER. IMPRINT WITH THE WORD 'CAUTION' AT 2 FOOT INTERVALS, MAXIMUM, IDENTIFYING THE UTILITY LINE BEING PROTECTED, IRRIGATION MAINLINES INCLUDED, MARKING TAPE SHALL BE EQUAL TO: TERRA TAPE BY REEF INDUSTRIES, INC., PHONE: (713)943-0070.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ANY LINE THAT MAY BE NEEDED OR AVOIDED IN THE DEMOLITION PHASE IN ADVANCE OF ANY CONSTRUCTION. THE CITY DOES NOT GUARANTEE ANY LOCATIONS REFERENCED.
12. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEEP CLEAN OF ALL DIRT AND DEBRIS.

7250 North 16th Street, Suite 210
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www.olssonassociates.com

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APN 501-16-011W MOSHI FAMILY LIVING TRUST ZONING: I-1

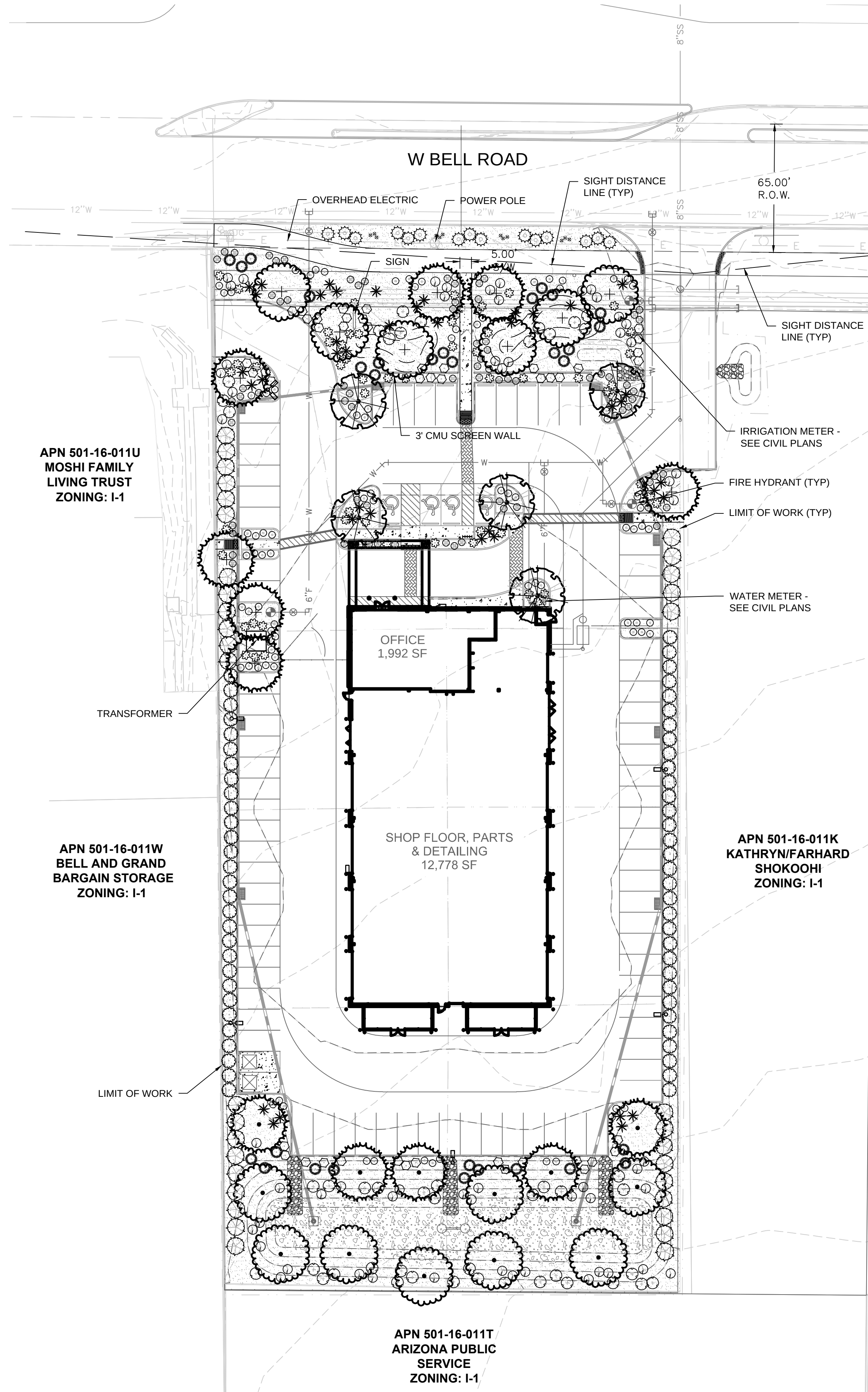
APN 501-16-011W BELL AND GRAND BARGAIN STORAGE ZONING: I-1

APN 501-16-011K KATHRYN/FARHARD SHOKOOHI ZONING: I-1

APN 501-16-011T ARIZONA PUBLIC SERVICE ZONING: I-1

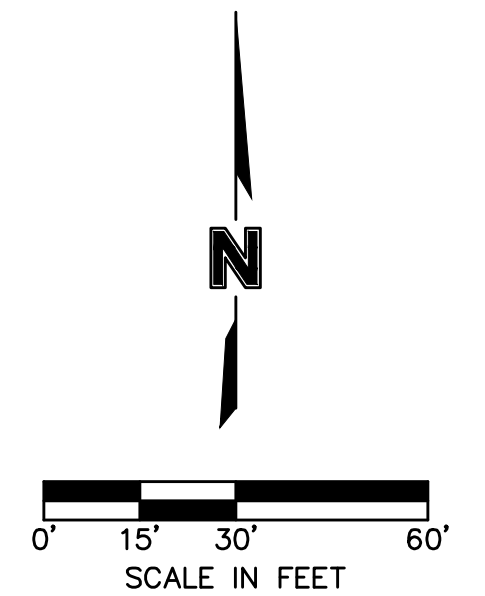
FINAL LANDSCAPE PLAN

CALIBER COLLISION



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY	REMARKS	DETAILS
	Chilopsis linearis 'AZT Desert Amethyst'	Desert Willow	36"box	2"Cal	5	Single Trunk	I-3 SHEET L3
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	24"box	1.25"Cal	5	Multi-Trunk	I-3 SHEET L3
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	36"box	2"Cal	7	Multi-trunk	I-3 SHEET L3
	Prosopis x 'Phoenix' TM	Hybrid Mesquite	24"box	1.25"Cal	8	Multi-Trunk	I-3 SHEET L3
	Prosopis x 'Phoenix' TM	Hybrid Mesquite	48"box	3"Cal	6	Multi-Trunk	I-3 SHEET L3
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY	REMARKS	DETAILS
	Dodonaea viscosa 'Purpurea'	Purple Leaved Hopseed Bush	5 gal		61	Can Full	4-5 SHEET L3
	Eremophila maculata 'Valentine'	Spotted Emu Bush	5 gal		57	Can Full	4-5 SHEET L3
	Euphorbia biglandulosa	Gopher Plant	5 gal		71	Can Full	4-5 SHEET L3
	Leucophyllum langmaniae 'Rio Bravo' TM	Rio Bravo Sage	5 gal		45	Can Full	4-5 SHEET L3
	Russelia equisetiformis	Firecracker Plant	5 gal		57	Can Full	4-5 SHEET L3
	Tecoma x 'Orange Jubilee'	Orange Jubilee	5 gal		35	Can Full	4-5 SHEET L3
ACCENTS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY	REMARKS	DETAILS
	Dasyliiron wheeleri	Grey Desert Spoon	5 gal		30	Can Full	6 SHEET L3
	Hesperaloe parviflora	Red Yucca	5 gal		40	Can Full	6 SHEET L3
	Hesperaloe parviflora 'Brakelights' TM	Brakelights Red Yucca	1 gal		12	Can Full	6 SHEET L3
GROUND COVER	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	QTY	REMARKS	DETAILS
	Eremophila glabra 'Mingenew Gold'	Emu Bush	1 gal		15	Can Full	7 SHEET L3
	Lantana montevidensis 'Purple'	Trailing Lantana	1 gal		45	Can Full	7 SHEET L3
	Lantana x 'New Gold'	New Gold Lantana	1 gal		43	Can Full	7 SHEET L3
INERTS	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	QTY	REMARKS	DETAILS
	Granite Mulch	1/2" Screened / Express Brown	N/A		24,426 sf	2" Depth min	8 SHEET L3
	Riprap	4 - 6" / Express Brown	N/A		3,666 sf		8 SHEET L3



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LANDSCAPE PLAN		2015
CALIBER COLLISION		
SURPRISE, ARIZONA		

drawn by: AA
checked by: KK
approved by:
QA/QC by:
project no.: 014-3199
drawing no.: L2_LSC
date: 07.27.15

FINAL LANDSCAPE PLAN
CALIBER COLLISION

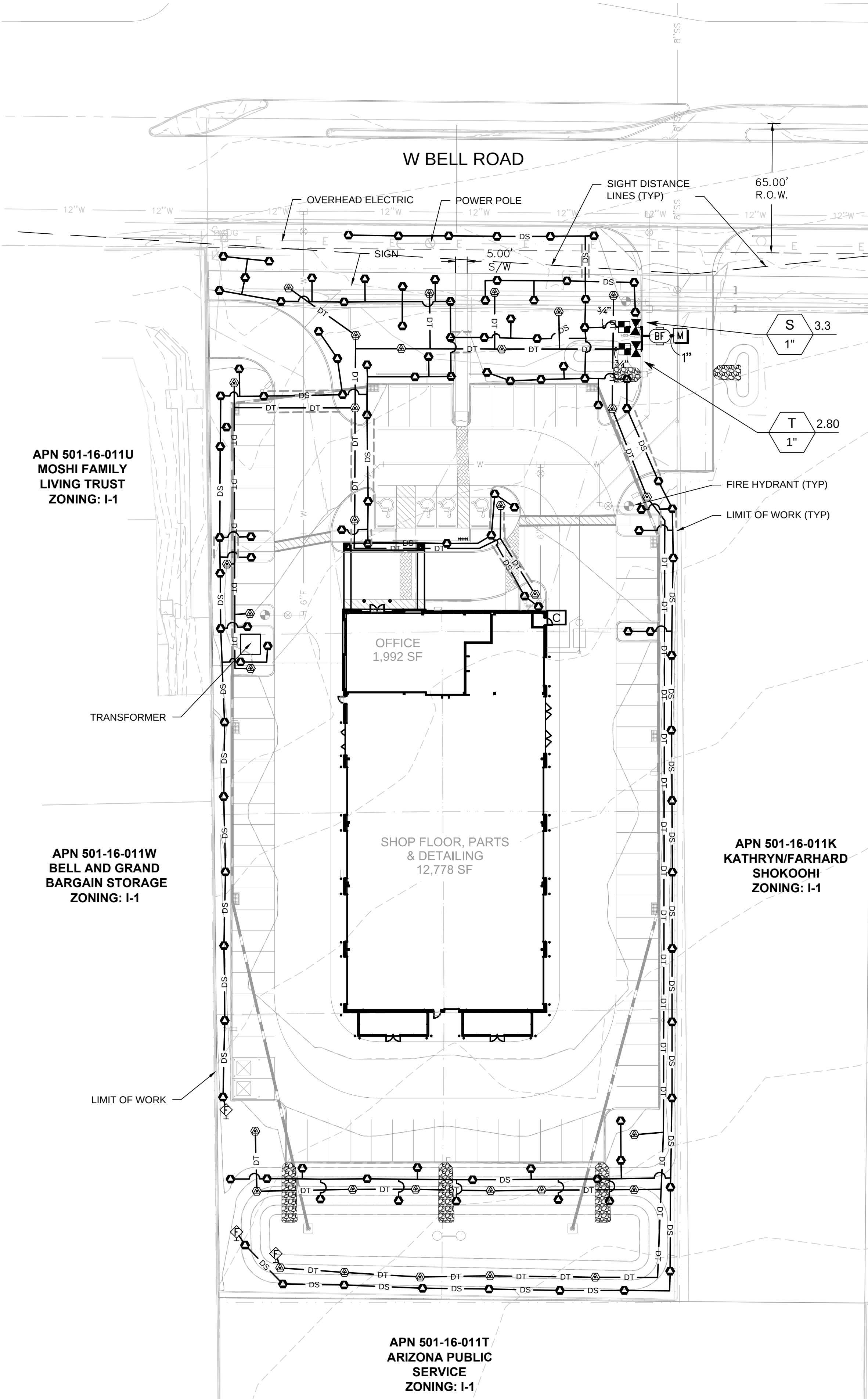
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Irritrol 700DK-1-LF Electric Drip Zone Valve Kit, 1" 700 UltraFlow In-line Valve, Filter, Low Flow Regulator & Fittings	2	1/L5
	Hunter PLD-BV Dripline manual flush valve cap.	3	2/L5
	Bonemith ML-210 Shrub Multi-port emitter for 4-5 shrubs max.	112	3/L5
	Bonemith ML-210 Tree See detail for # of emitters per tree	62	4/L5
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Nilco T-580-S6-R-66-LL Stainless steel ball valve shut off valve	2	5/L5
	Febco B25YA 1" Reduced Pressure Backflow Preventer	1	6/L5
	Irritrol TC-06-EX-R Hybrid Controller, 6- Station, Outdoor Model, with Plastic Locking Cabinet. Climate Logic compatible, and Remote-Ready.	1	7/L5
	Water Meter 1"	1	
	Irrigation Lateral Line: PVC Class 200 SDR 21 PVC Class 200 Irrigation pipe. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	3,666 l.f.	8/L5
	Irrigation Mainline: PVC Schedule 40 PVC Schedule 40 Irrigation pipe.	40.7 l.f.	9/L5
	Pipe Sleeve: PVC Schedule 40	178.8 l.f.	10/L5
	Valve Callout		
	Valve Number		
	Valve Flow		
	Valve Size		

OLSSON IRRIGATION NOTES

- THE SYSTEM DESIGN ASSUMES A MINIMUM AVAILABLE DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 74 PSI AT THE POINT OF CONNECTION.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- COORDINATE LOCATION AND MARKING ("BLUE STAKE") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, OR IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO CONSTRUCTION.
- THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
 - IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR GRAPHIC CLARITY ONLY. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS AND ARCHITECTURAL FEATURES. INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
 - USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF CROSS TYPE FITTINGS IS NOT PERMITTED.
- PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER'S REPRESENTATIVE PRIOR TO THE COMPLETION OF THE PROJECT:
 - TWO OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
 - TWO OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL SPRINKLERS AND EMITTERS.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE GENERAL CONTRACTOR FOR THE INSTALLATION OF IRRIGATION SLEEVING. ALL SLEEVING WILL BE SCHEDULE 40 PVC. ALL PIPE AND WIRE WILL BE INSTALLED IN SEPARATE SLEEVES AT ALL PAVED SURFACES, SIDEWALKS, DRIVEWAYS, WALL FOOTINGS AND HARDSCAPE AREAS. ALL SLEEVES MAY NOT BE SHOWN AND/OR SIZED ON THE PLANS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE IRRIGATION CONTRACTOR FOR THE INSTALLATION OF ALL REQUIRED SLEEVING, PROPER SIZING AND COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED, REQUIRES HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. SLEEVE AND CONDUIT SIZES SHALL BE A MINIMUM OF TWICE THE AGGREGATE DIAMETER OF ALL PIPE AND WIRE CONTAINED WITHIN SLEEVE OR CONDUIT PIPE. SLEEVE SIZES NOTED ON IRRIGATION SLEEVE SCHEDULE. INDICATE ALL SLEEVE LOCATIONS ON "AS-BUILT" RECORD DRAWINGS.
- EXTEND ALL SLEEVES 1-FOOT INTO EACH PLANTING AND TURF AREAS.
- COORDINATE AND INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
- GATE VALVES SHALL BE PORTED TO PROVIDE FOR FULL FLOW. LABELED AND NOMINAL SIZE OF VALVE OPENING SHALL BE THE SAME.
- ALL MATERIALS AND WORKMANSHIP SHALL BE TRUE TO TYPE, FORM, FINISH AND OF THE HIGHEST STANDARDS OF THE TRADE. DAMAGED OR INFERIOR MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.
- WITH REGARD TO PIPE SIZING, THE FOLLOWING SHOULD BE NOTED: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
- INSTALL PRESSURE REGULATING MODULE FOR ALL DRIP VALVE ASSEMBLIES. SET DISCHARGE PRESSURE TO 40 PSI UNLESS NOTED.
- INSTALL IRRIGATION PIPE AND COMPONENTS A MINIMUM OF 8-FEET FROM TREE ROOT BALLS. PIPE ROUTINGS SHOWN ON DRAWINGS IS DIAGRAMMATIC.
- ALL LANDSCAPE AND IRRIGATION MATERIALS AND INSTALLATION SHALL COMPLY WITH THE SPECIFICATIONS.
- PROVIDE #12-1 AWG BARE COPPER TRACING WIRE ALONG ENTIRE MAINLINE ROUTING. PROVIDE 24-INCH COIL OF TRACING WIRE IN EACH VALVE BOX ALONG MAINLINE ROUTING.
- IRRIGATION CONTRACTOR TO UTILIZE CONTROLLERS AS PER IRRIGATION SCHEDULE. REFER TO IRRIGATION PLANS FOR LOCATIONS. IRRIGATION CONTRACTOR TO RUN NEW CABLE FROM PROPOSED TURF VALVES AND DRIP VALVES TO CONTROLLER LOCATIONS.
- CONTRACTOR SHALL FURNISH AND INSTALL MATERIAL AND EQUIPMENT PERTAINING TO THE IRRIGATION SYSTEM HEREIN SPECIFIED OR SHOWN ON THE DRAWINGS. THIS SHALL INCLUDE ALL ITEMS OF A MINOR NATURE NECESSARY TO COMPLETE INSTALLATION.
- IRRIGATION CONTRACTOR TO CAP ALL FLUSH CAP ENDS HAND TIGHT BEFORE BACKFILL.
- COLOR TO BE DETERMINED ON ALL VALVE BOXES/LIDS AND FLUSH VALVE BOXES/LIDS IN DECOMPOSED GRANITE AREAS.
- IRRIGATION CONTRACTOR SHALL COORDINATE WORK W/PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS.
- ALL MATERIALS SHALL BE INSTALLED AS DETAILED IN THE PLANS. IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THEN THE CONTRACTOR SHALL INSTALL AS PER MANUFACTURERS SPECIFICATIONS. IF A CONTRADICTION OCCURS, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
- IRRIGATION CONTRACTOR TO USE TEFLON TAPE ON ALL THREADED JOINTS.
- BRAND EACH VALVE BOX W/1" LETTERING SHOWING ZONE NUMBER AND CONTROLLER LETTER. (EXAMPLE "A3") THIS STAMP IS TO MATCH THE ZONE AND CONTROLLER ASSOCIATED WITH THE VALVE'S OPERATION.
- NO PIPES SHALL BE INSTALLED PARALLEL AND DIRECTLY OVER ANOTHER LINE.
- CONTRACTOR SHALL PERFORM THE FOLLOWING:
 - VISIT SITE AND VERIFY EXISTING GRADES, CONSTRUCTION AND CONDITIONS.
 - VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE ANY NOTIFICATIONS REQUIRED.
 - NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS.
 - RESTORE CONTRACTOR DAMAGED EXISTING WORK TO THE SATISFACTION OF THE ENGINEER OR LANDSCAPE ARCHITECT WITHOUT COST TO THE OWNER.
 - BE SATISFIED THAT THE PLAN CAN BE CONSTRUCTED, FUNCTIONAL AND COMPLETE.
- ALL EQUIPMENT SHALL BE MAINTAINED WHILE UNDER CONSTRUCTION. MAINTENANCE INCLUDES: WATER SCHEDULING, REPLACEMENT OF DEFECTIVE OR DAMAGED EQUIPMENT, ADJUSTMENT AND RE-ADJUSTMENT OF HEADS AND OTHER EQUIPMENT.
- CONTRACTOR TO ENSURE THE FOLLOWING:
 - LINES AND VALVES ARE TO BE PLACED WITHIN PLANTING BEDS AND PROJECT LIMITS, THESE PLANS ARE SCHEMATIC. CONTRACTOR SHALL SIZE PIPE, PLAN SIZES ARE MINIMUMS.
 - 100% COVERAGE OF IRRIGATION SYSTEM TO ALL PLANTS REGARDLESS OF SIZE OR TYPE AND SHALL CONFIRM ALL NON-IRRIGATED AREAS PRIOR TO SUBMITTING A BID.
- IRRIGATION PIPE AND VALVES MAY BE SHOWN OUTSIDE OF THE PLANTING AREA, IN THE HARDSCAPE OR OUTSIDE OF PROPERTY FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION COMPONENTS IN LANDSCAPED AREAS OR THROUGH SLEEVING AND WITHIN THE PROPERTY BOUNDARY.

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Call at least two full working days before your installation.

ARIZONA

Qual 8-1-1 or 1-800-STAKE-IT (782-5348)
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OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. HORIZONTAL OR VERTICAL EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

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B	2	7/27/2015	CITY COMMENTS

REV	NO.	DATE	DESCRIPTION
A	1	06/25/15	CITY COMMENTS
B	2	7/27/2015	CITY COMMENTS

2015

SURPRISE, ARIZONA

drawn by: AA

checked by: KK

approved by:

QA/QC by:

project no.: 014-3199

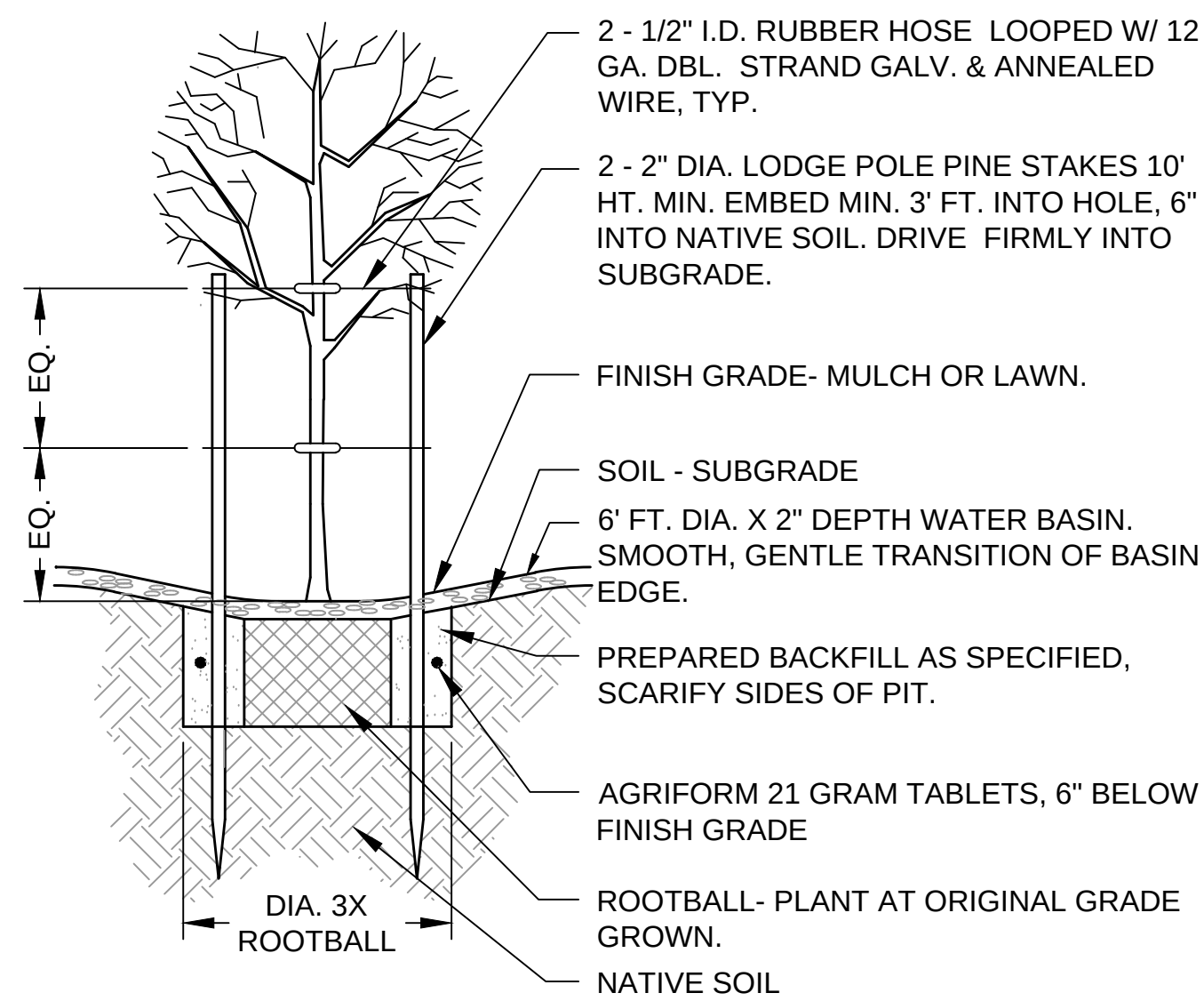
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date: 07.27.15

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3 of 5

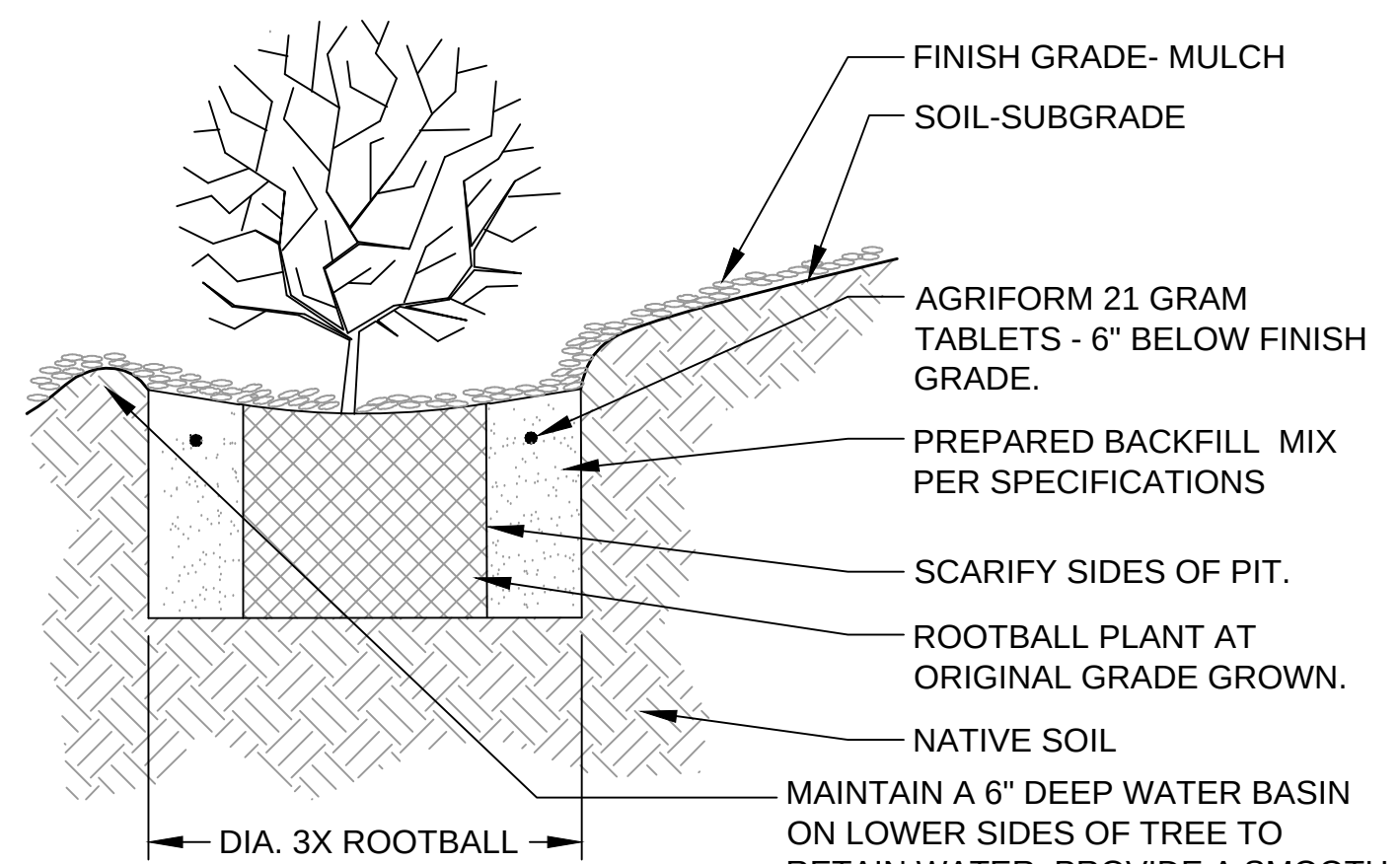
FINAL LANDSCAPE PLAN

CALIBER COLLISION



① TREE PLANTING

N.T.S.

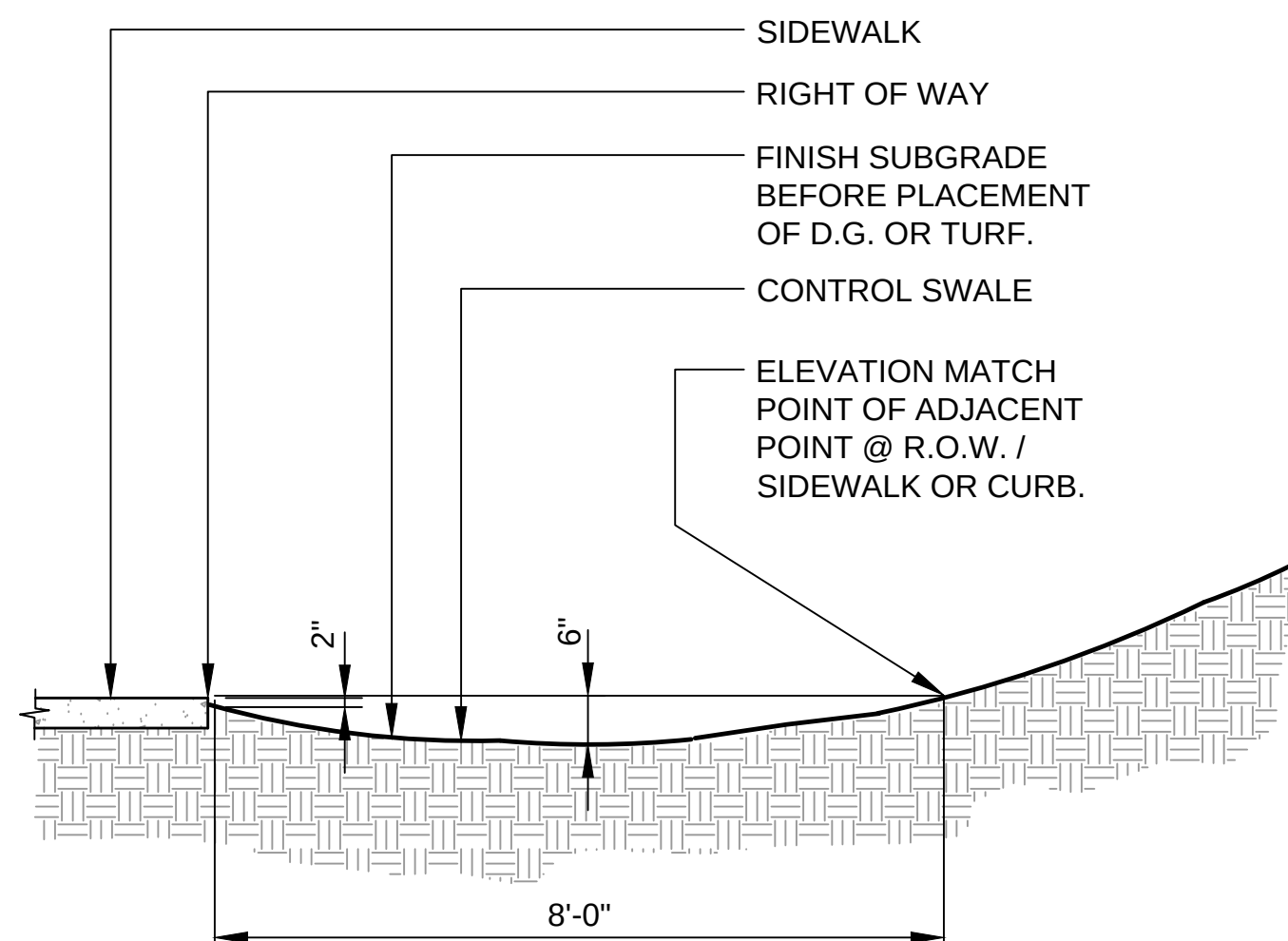


NOTES:

1. SCARIFY GLAZED PERIMETER OF PLANT PITS
2. TEST PLANT PITS FOR DRAINAGE CONSTRUCT AN EXAMPLE IRRIGATION SAUCER FOR ENGINEER'S APPROVAL PRIOR PLACING D.G.

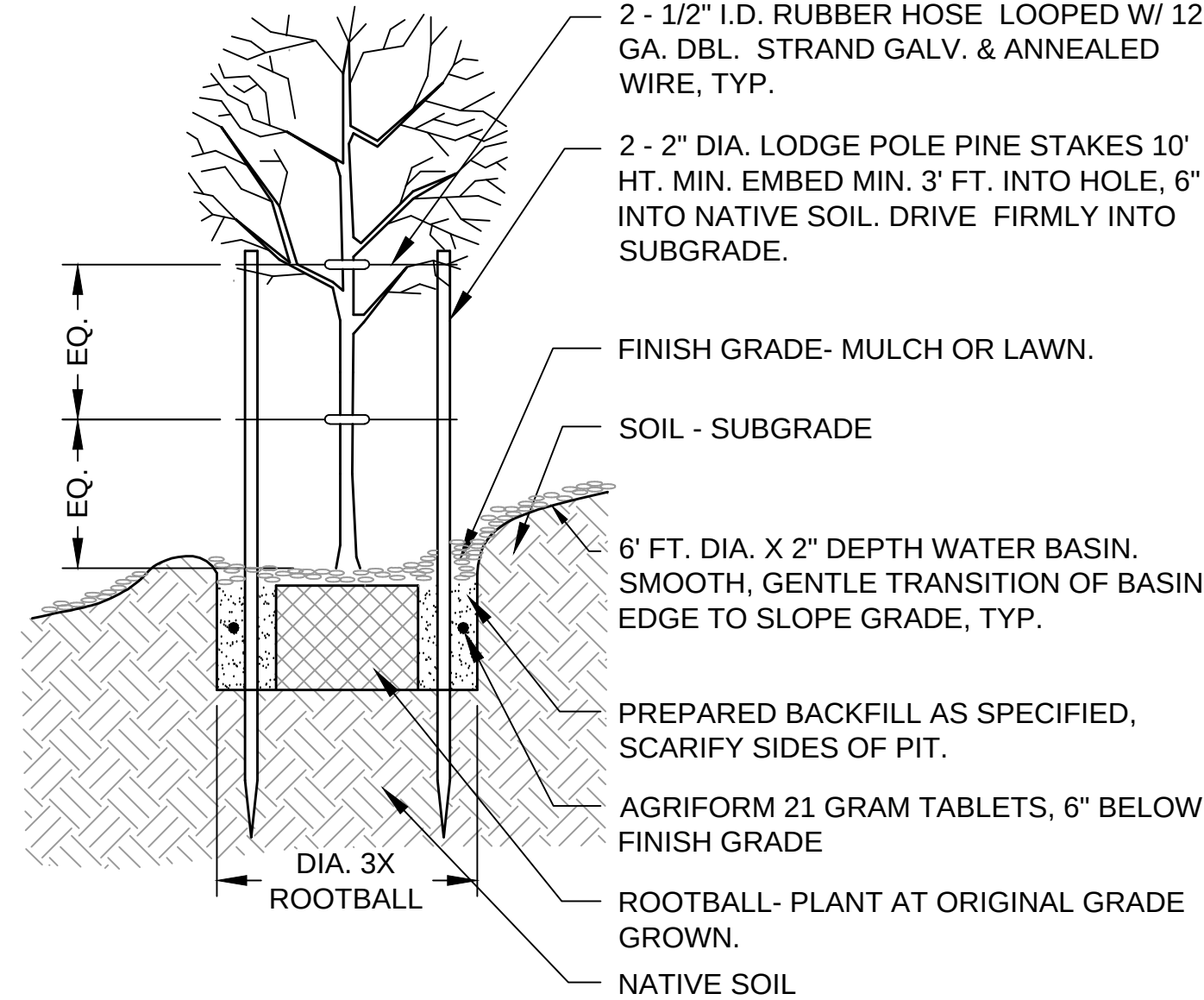
⑤ SHRUB PLANTING ON SLOPE

N.T.S.



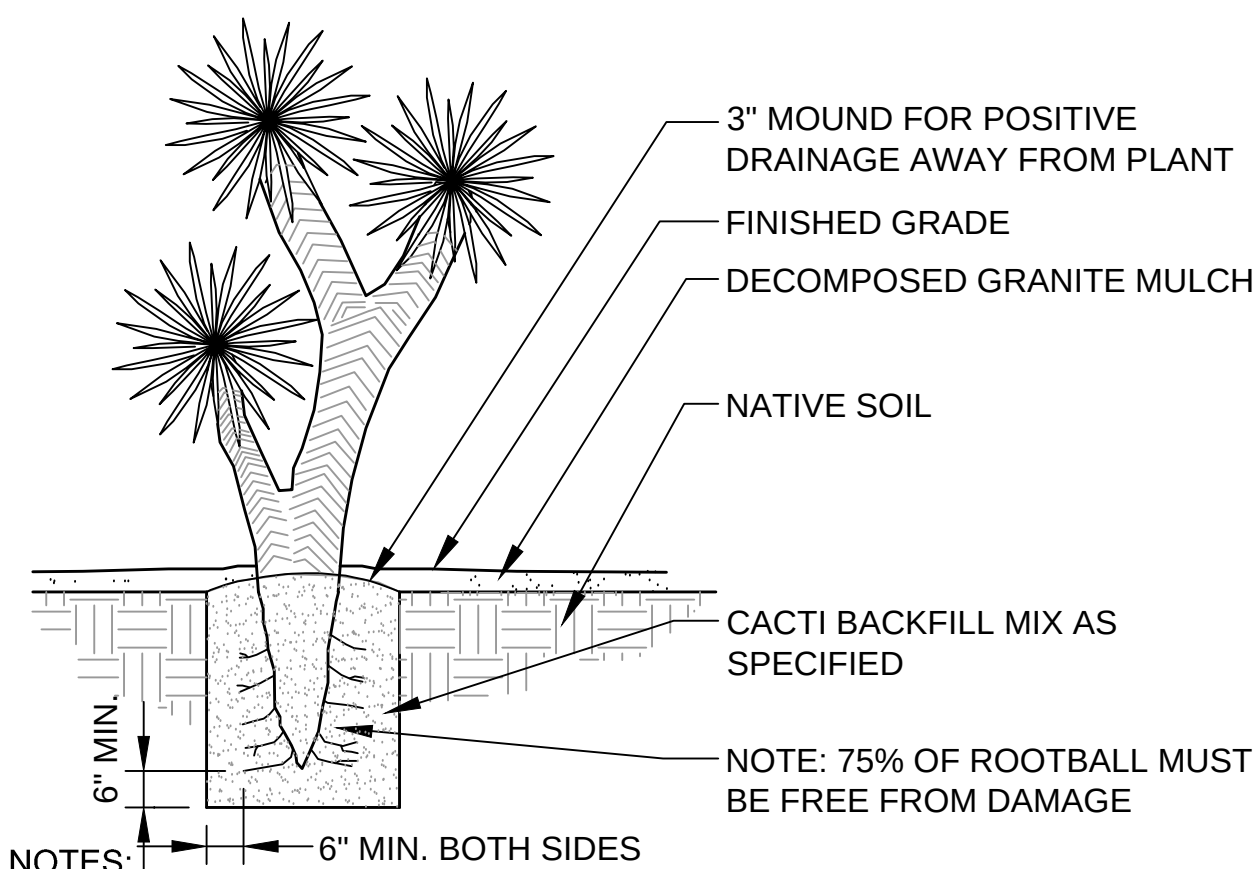
9 IRRIGATION SWALE

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② TREE PLANTING ON SLOPE

N.T.S.

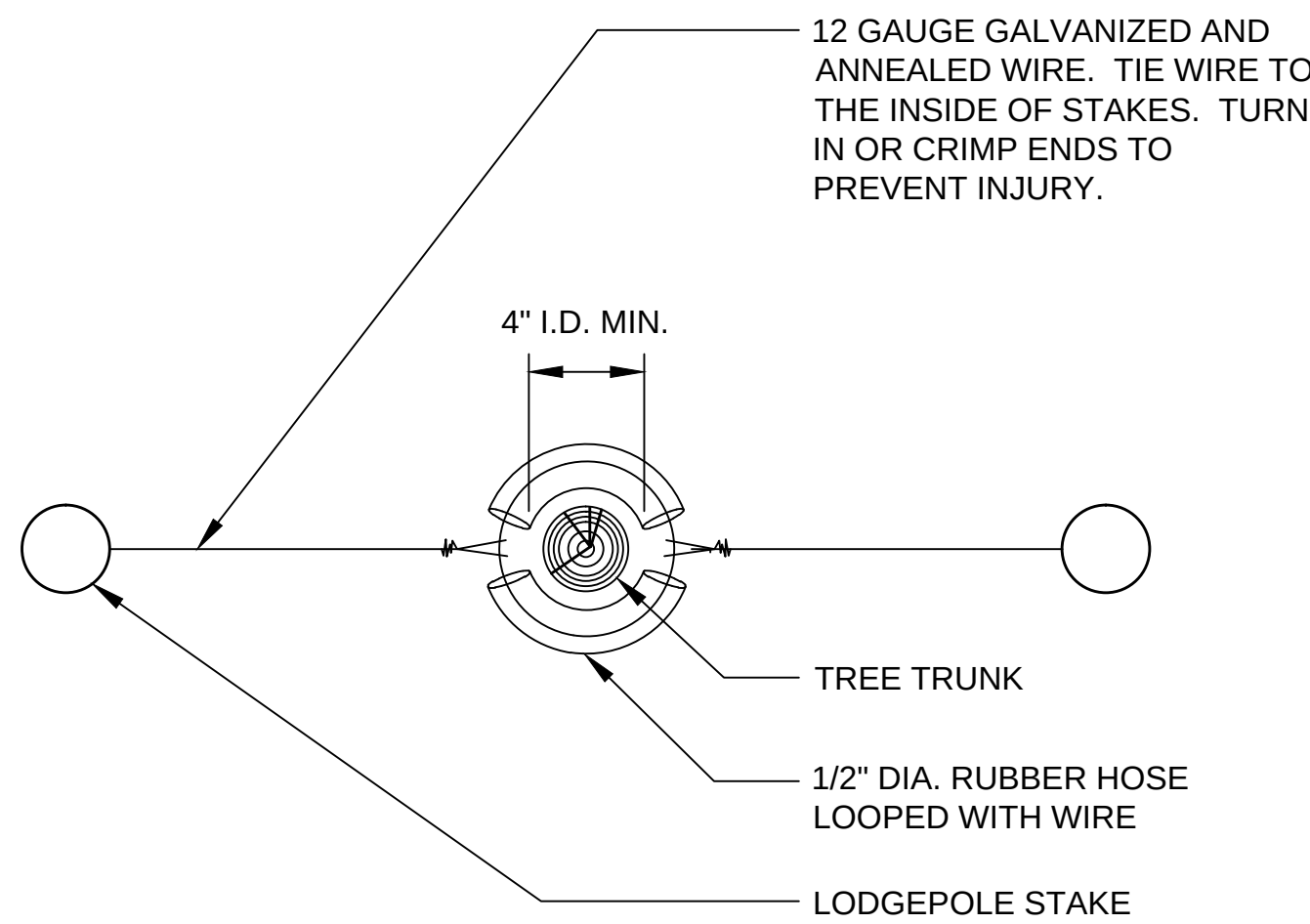


NOTES:

1. THE ROOT SYSTEM SHALL BE SEALED BEFORE PLANTING BY ALLOWING TIME FOR SELF-SEALING OR APPLICATION OF WETTABLE DUSTING SULFUR.
2. DUST THE ENTIRE ROOT SYSTEM WITH WETTABLE DUSTING SULFUR.
3. BARE ROOTS SHALL NOT BE OUT OF GROUND FOR MORE THAN FIVE DAYS BEFORE PLANTING.
4. APPLY NAPHTHYL ACETIC ACID OR 'BI' OR APPROVED EQUAL ROOTING HORMONE IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS FOR TWO WATERINGS IMMEDIATELY AFTER PLANTING.
5. PLANTING DEPTH SHALL BE THE SAME AS ORIGINALLY GROWN AND ORIENTED (NORTH SIDE FACING NORTH).

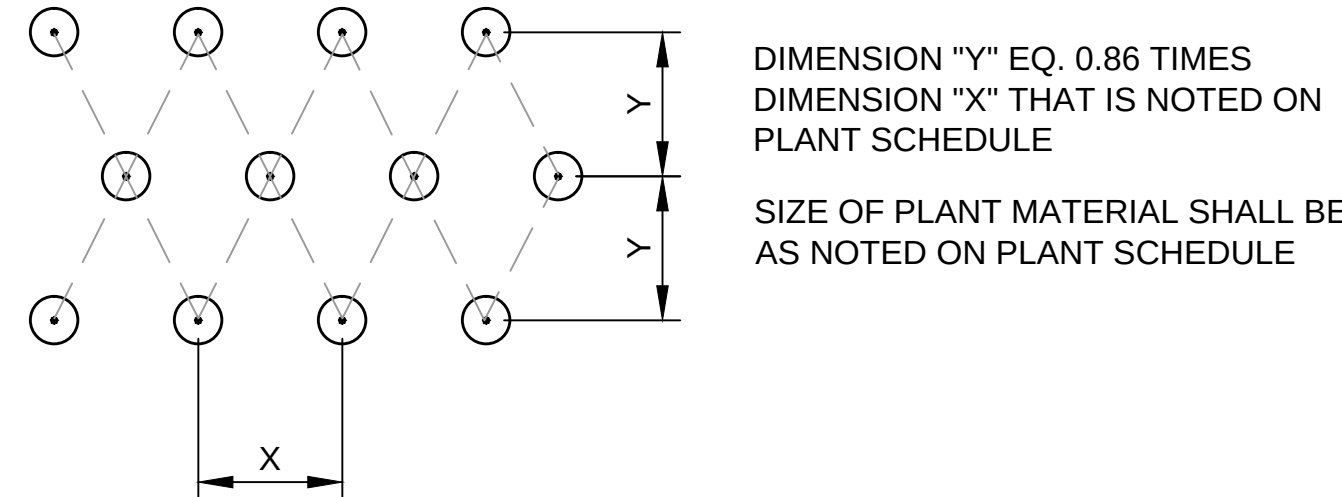
© ACCENT/CACTI PLANTING DETAIL

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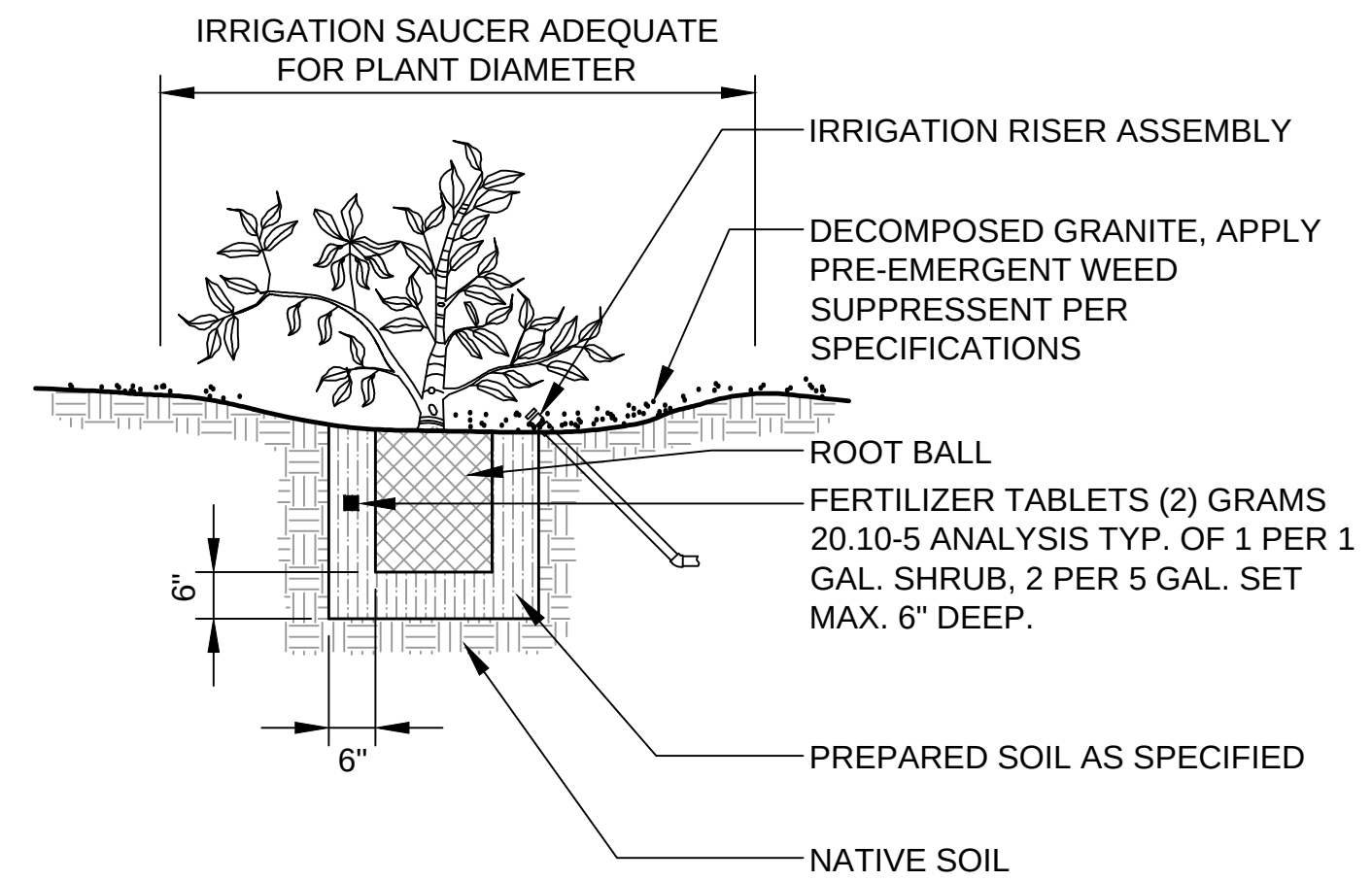
② TREE STAKING - PLAN VIEW

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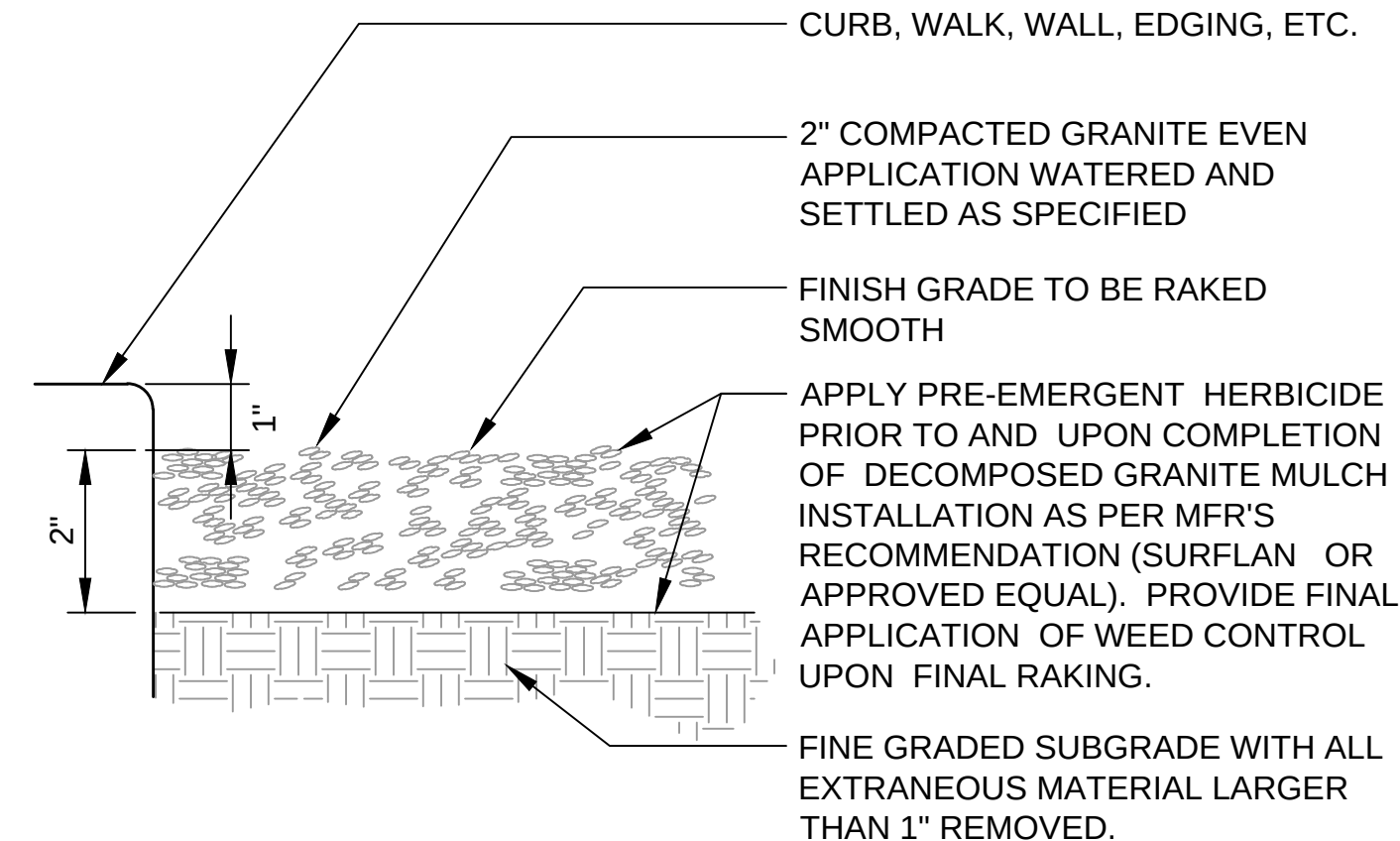
⑦ GROUND COVER SPACING

N.T.S.



④ SHRUB PLANTING

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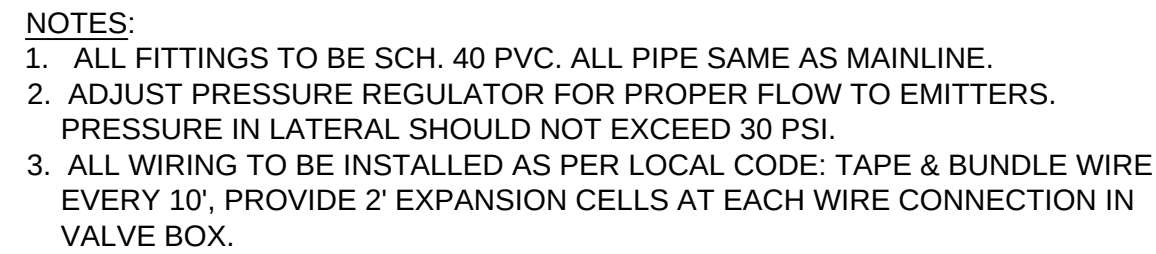


② MULCH DETAIL

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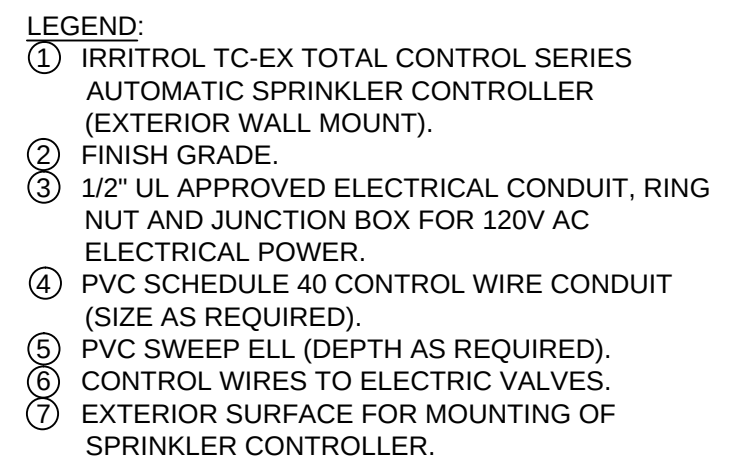
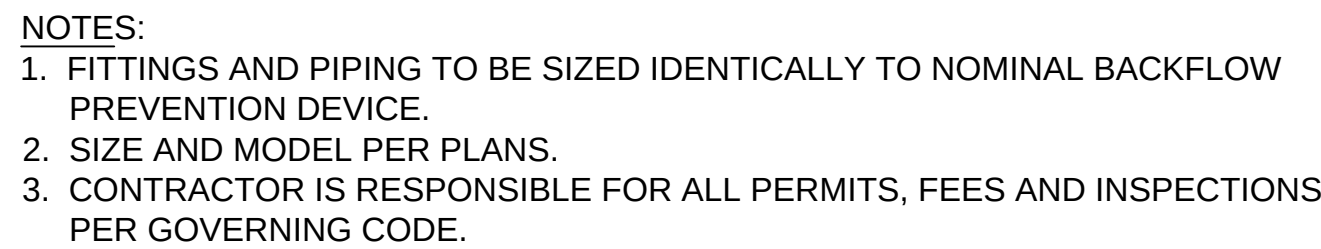
Hunter® **BOWSMITH®**



NOTES:

1. PROVIDE IRRIGATION TO 4-5 SHRUBS MAX PER MULTI-PORT EMITTERS (TYP).
2. ALL EMITTERS TO BE BOWSMITH MODEL ONLY, NO SUBSTITUTIONS.
3. DO NOT PROVIDE IRRIGATION TO CACTUS.

NTS



- NOTES:**
1. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. DO NOT SCALE DRAWING.
 4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 743-010.



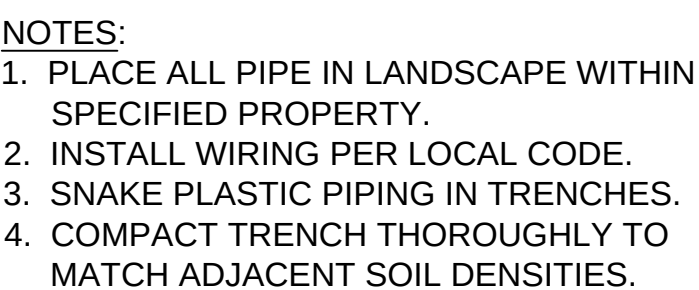
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SLEEPING SCHEDULE

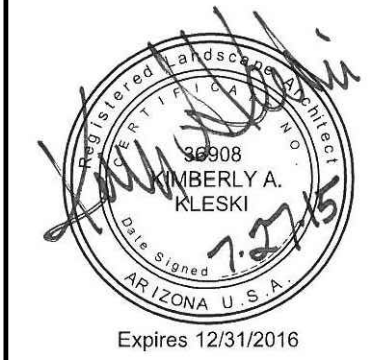
PIPE SIZING SCHEDULE

NOTE:
ALL MAINLINE PIPE 2 1/2" AND LARGER SHALL BE A MINIMUM CLASS 200 RING-TIGHT PIPE. MAINLINE 2" AND LESS SHALL BE A MINIMUM SCHEDULE 40 PVC. ALL LATERAL PIPE ABOVE 1/2" SHALL BE MINIMUM CLASS 200. ALL 1/2" LATERAL PIPE SHALL BE CLASS 315.

NTS



 TRENCHING DEPTH



OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

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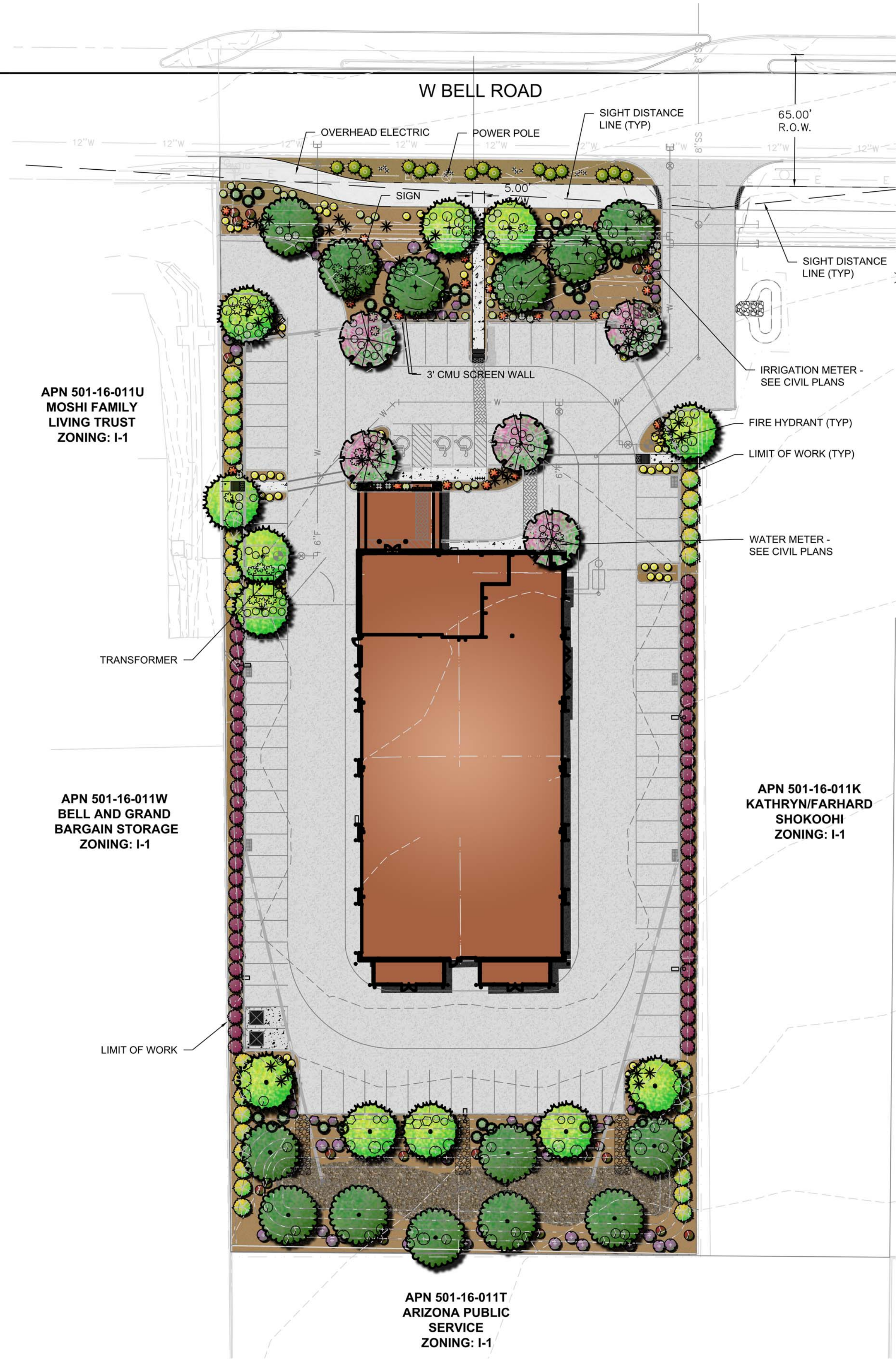
REVISIONS

2015

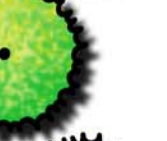
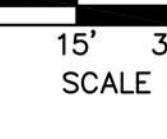
SURPRISE, ARIZONA

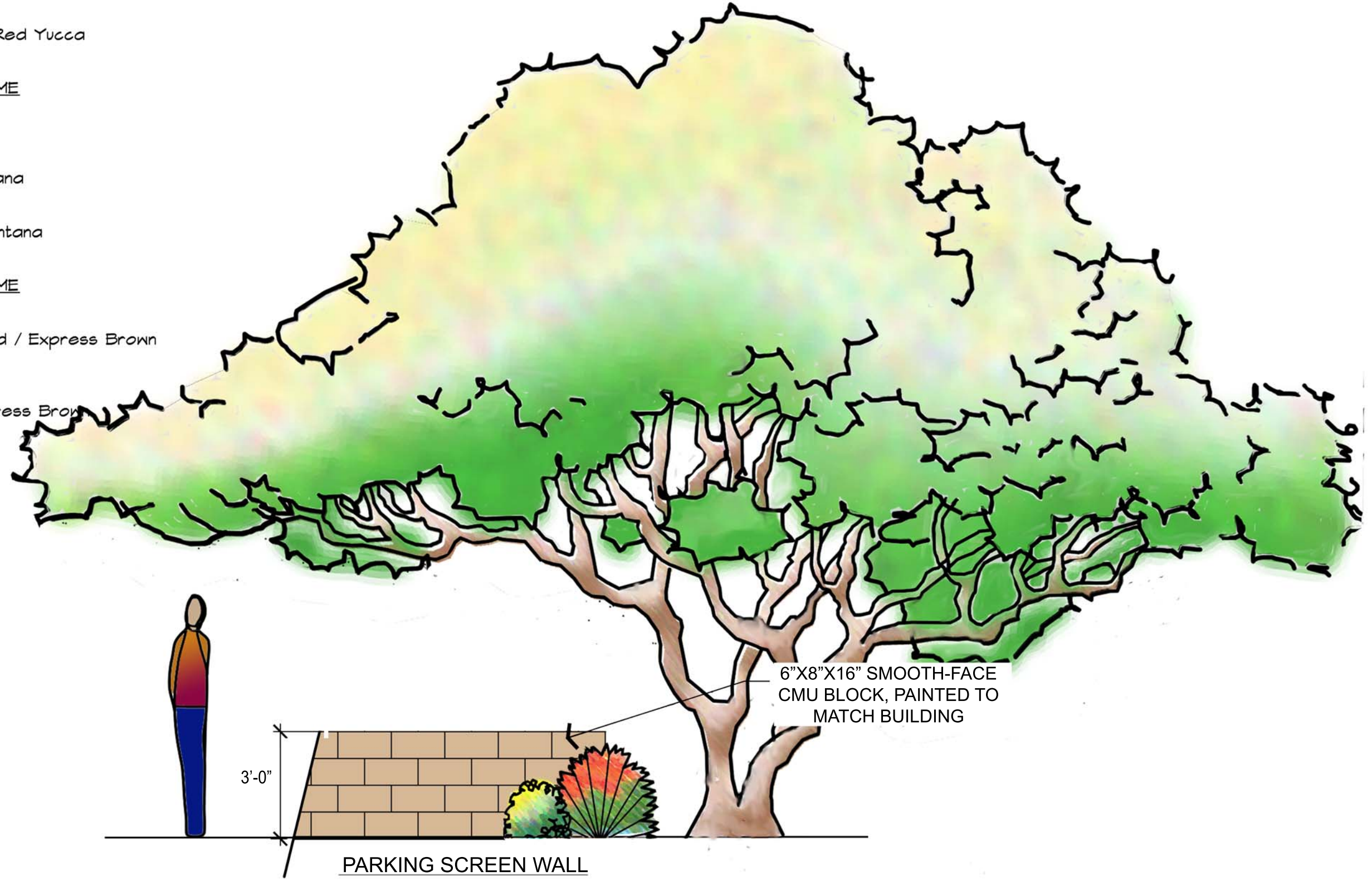
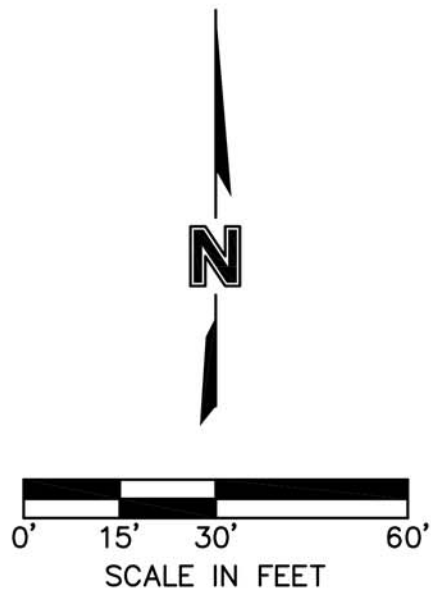
drawn by:	AA
checked by:	KK
approved by:	
QA/QC by:	
project no.:	014-3199
drawing no.:	
date:	07.27.15

DWG: F:\Projects\014-3199\40-Design\AutoCAD\Exhibits\COLOR\BLK.dwg
DATE: Apr 10, 2015 10:12am
USER: aasher
XREFS:



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	<i>Chilopsis linearis</i> 'AZT Desert Amethyst'	Desert Willow
	<i>Parkinsonia</i> x 'Desert Museum'	Desert Museum Palo Verde
	<i>Parkinsonia</i> x 'Desert Museum'	Desert Museum Palo Verde
	<i>Prosopis</i> x 'Phoenix' TM	Hybrid Mesquite
	<i>Prosopis</i> x 'Phoenix' TM	Hybrid Mesquite
SHRUBS	BOTANICAL NAME	COMMON NAME
	<i>Dodonaea viscosa</i> 'Purpurea'	Purple Leaved Hopseed Bush
	<i>Eremophila maculata</i> 'Valentine'	Spotted Emu Bush
	<i>Euphorbia biglandulosa</i>	Gopher Plant
	<i>Leucophyllum langmaniae</i> 'Rio Bravo' TM	Rio Bravo Sage
	<i>Russelia equisetiformis</i>	Firecracker Plant
	<i>Tecoma</i> x 'Orange Jubilee'	Orange Jubilee
ACCENTS	BOTANICAL NAME	COMMON NAME
	<i>Dasyliirion wheeleri</i>	Grey Desert Spoon
	<i>Hesperaloe parviflora</i>	Red Yucca
	<i>Hesperaloe parviflora</i> 'Brakelights' TM	Brakelights Red Yucca
GROUNDCOVER	BOTANICAL NAME	COMMON NAME
	<i>Eremophila glabra</i> 'Mingenew Gold'	Emu Bush
	<i>Lantana montevidensis</i> 'Purple'	Trailing Lantana
	<i>Lantana</i> x 'New Gold'	New Gold Lantana
INERTS	BOTANICAL NAME	COMMON NAME
	Granite Mulch	1/2" Screened / Express Brown
	Riprap	4 - 6" / Express Brown

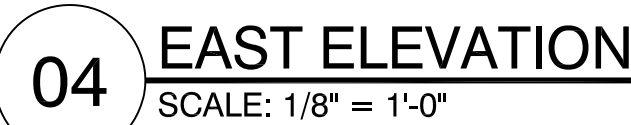
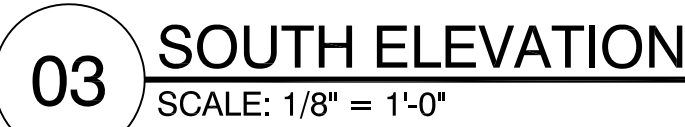
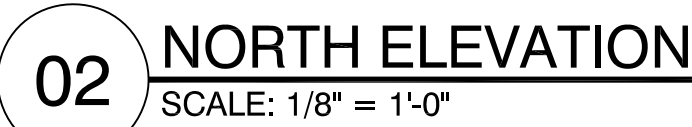
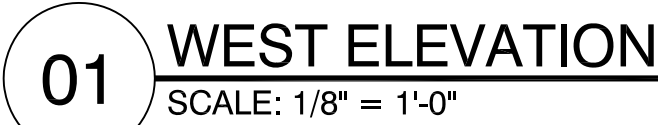


PROJECT NO: 014-3199
DRAWN BY: AA
DATE: 07/27/15

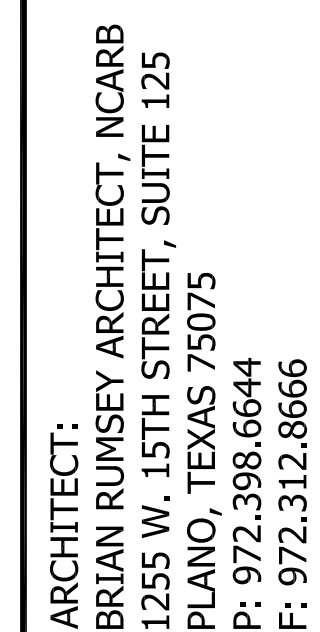
CALIBER COLLISION

MOLSSON
ASSOCIATES
7250 North 16th Street
Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001

EXHIBIT
1



1. DOWNSPOUTS ARE INDICATED FOR SIZE, QUANTITY, AND APPROXIMATE LOCATION ONLY.
2. HOLLOW METAL STEEL DOORS, FRAMES, EXPOSED METAL FLASHING AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BUILDING COLOR UNLESS NOTED OTHERWISE. IF THERE ARE TWO ADJACENT COLORS AT THE DOOR LOCATIONS CONTRACTOR TO USE THE BASE OF THE BOTTOM FINISH FOR THE ENTIRE DOOR.
3. CONTRACTOR TO PROVIDE PLYWOOD BACKING FOR SIGNAGE AS SHOWN. PLYWOOD BACKING TO EXTEND 1'-0" BEYOND EDGES OF SIGN.
4. REFER SHEET A1.3 FOR FINISHES AND MATERIALS.



CALIBER COLLISION SURPRISE, AZ

PROJECT:
CALIBER COLLISION
SURPRISE, AZ

REVISIONS

NO	DATE
2	REVISION #1
3	REVISION #2

DATE: 05/01/15

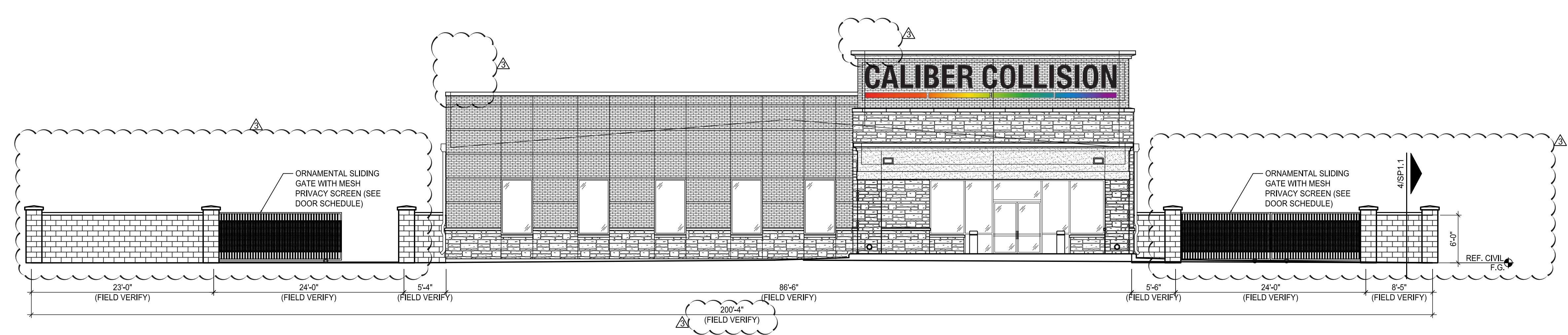
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SHEET NUMBER

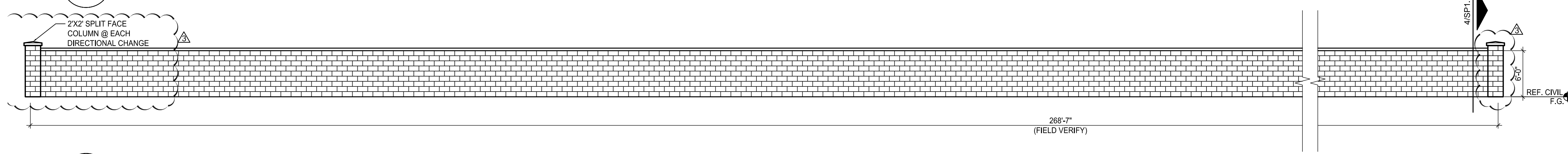
A2.0

EXTERIOR
ELEVATIONS

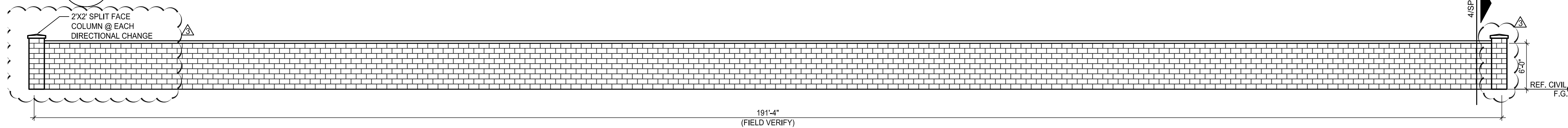
Copyright © 2015



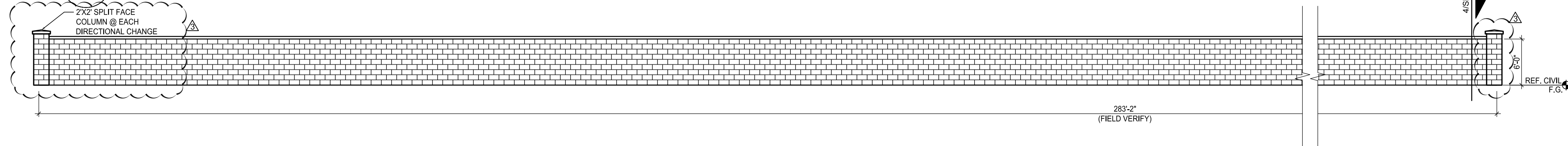
11 SCREEN WALL WEST ELEVATION
SCALE: 1/8" = 1'-0"



10 SCREEN WALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

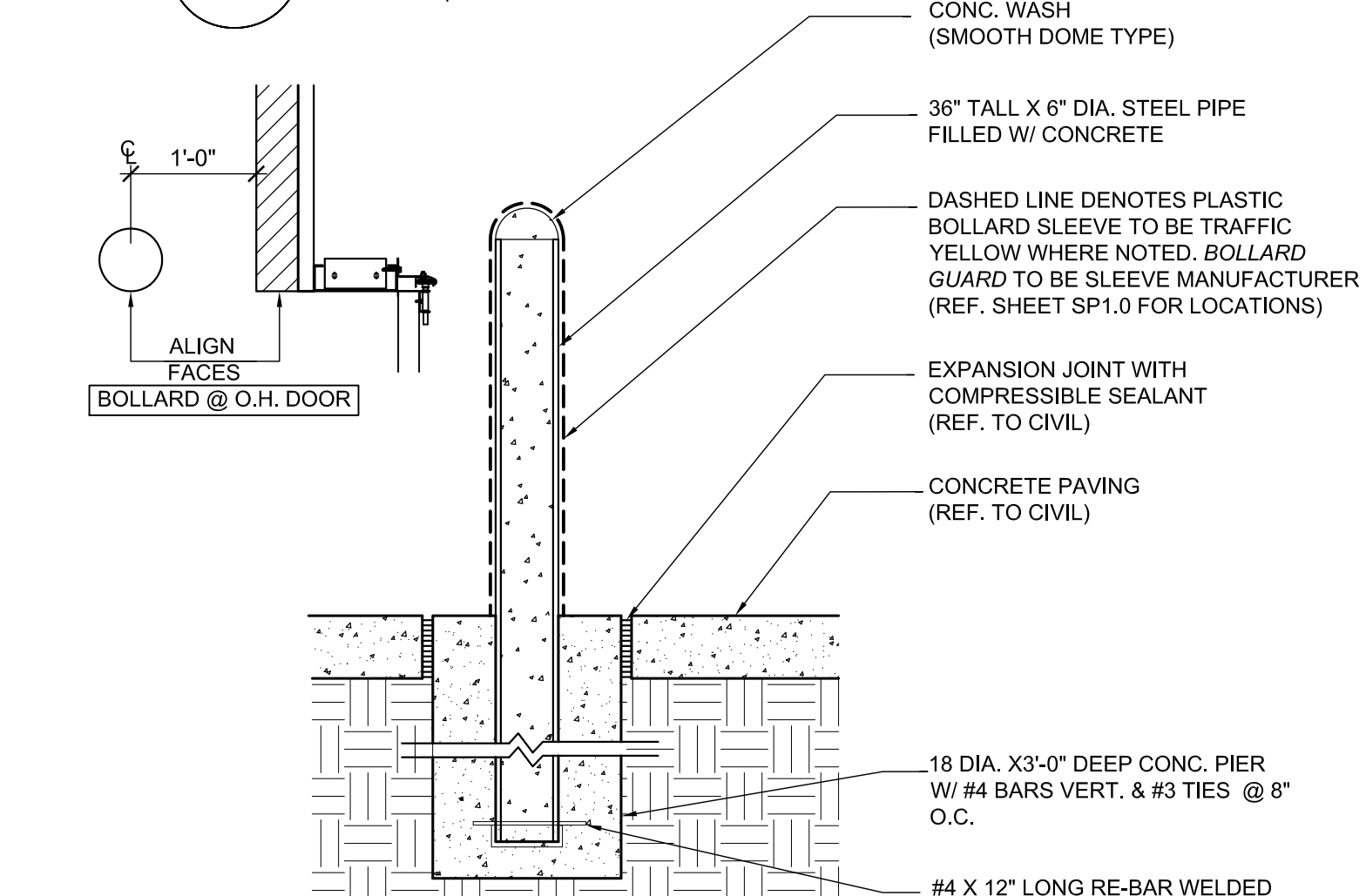


09 SCREEN WALL EAST ELEVATION
SCALE: 1/8" = 1'-0"

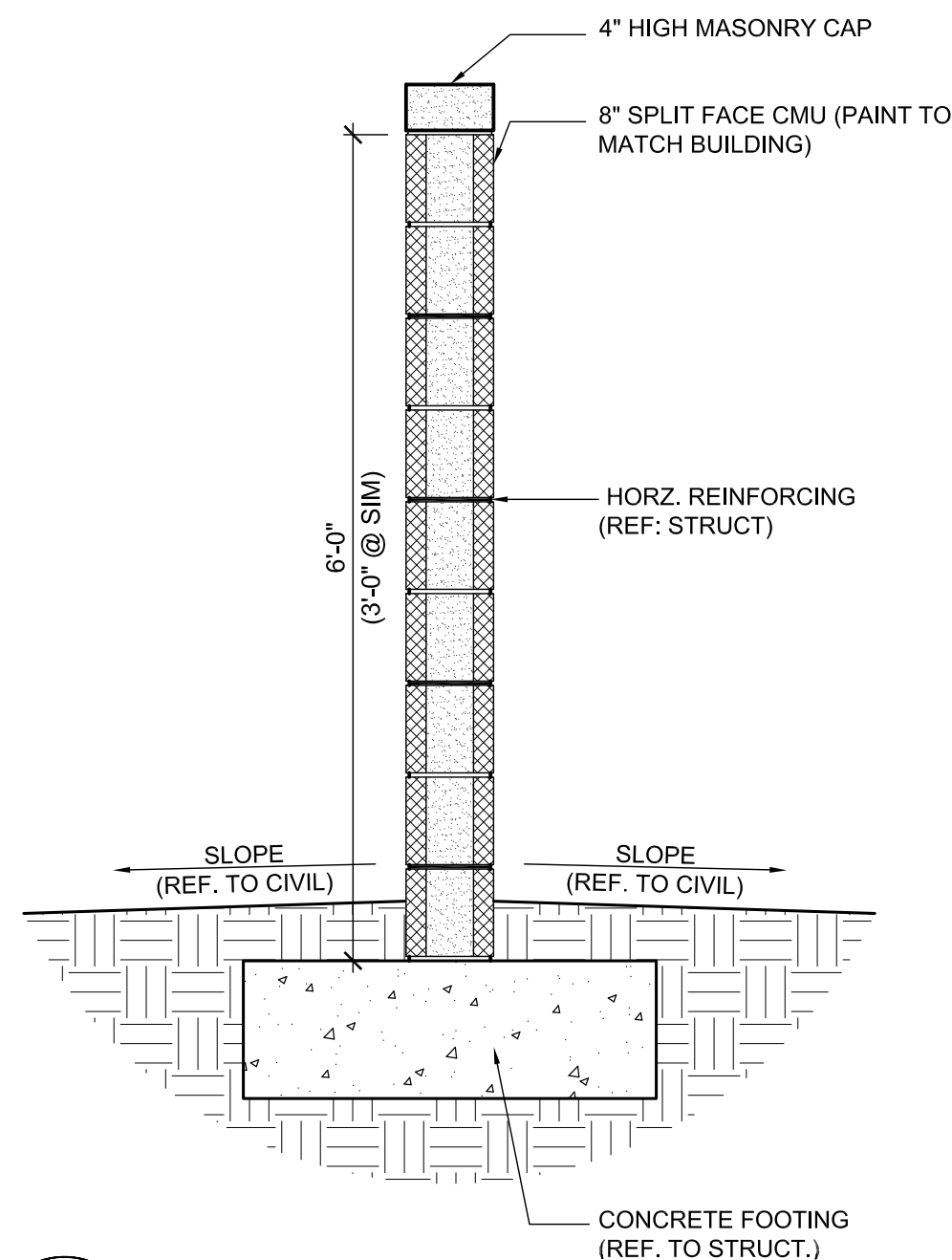


08 SCREEN WALL NORTHEAST ELEVATION
SCALE: 1/8" 1'-0"

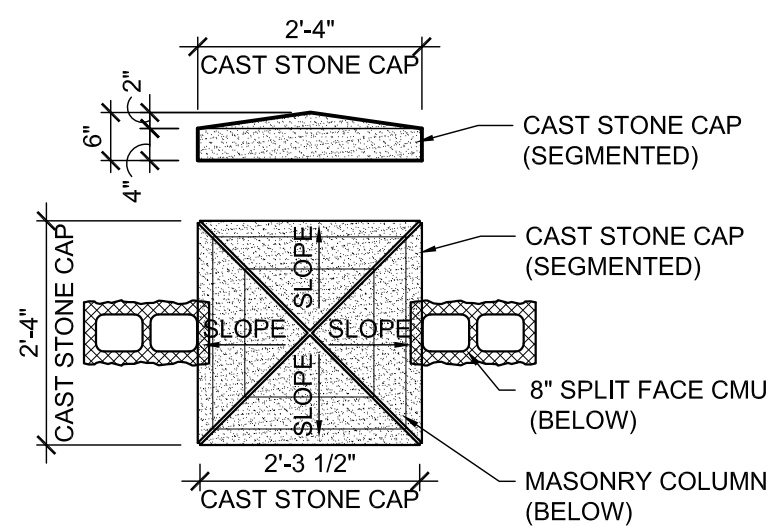
07 NOT USED
SCALE: 1/8" = 1'-0"



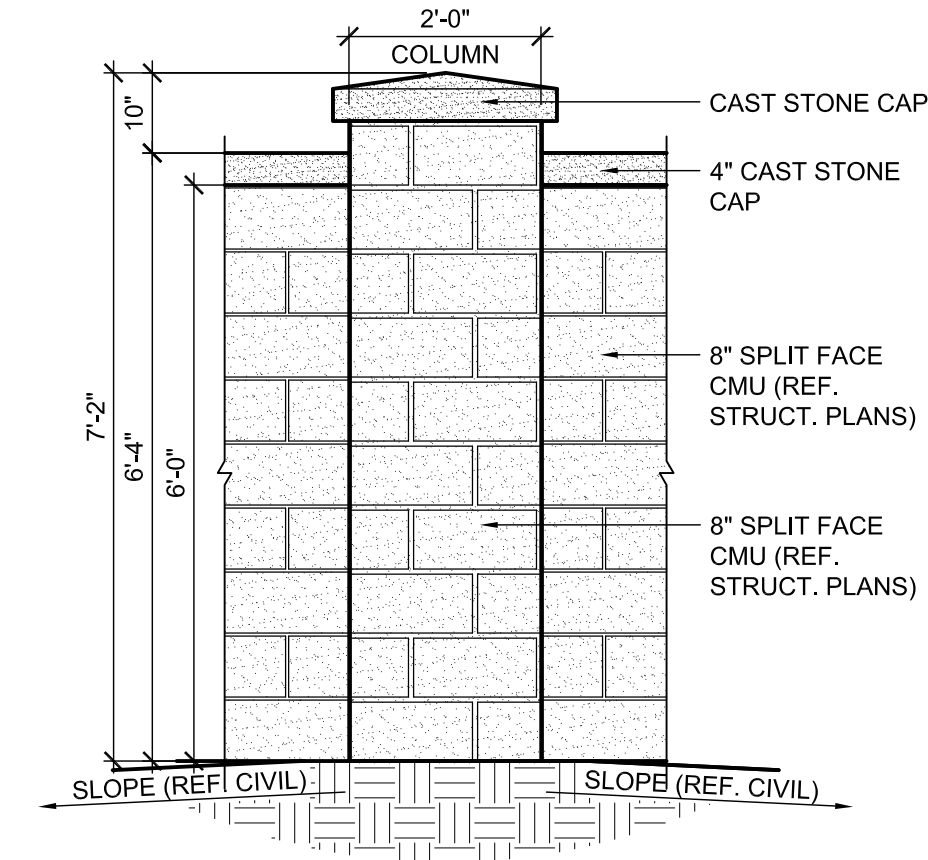
06 SECTION @ BOLLARD
3/4" = 1'-0"



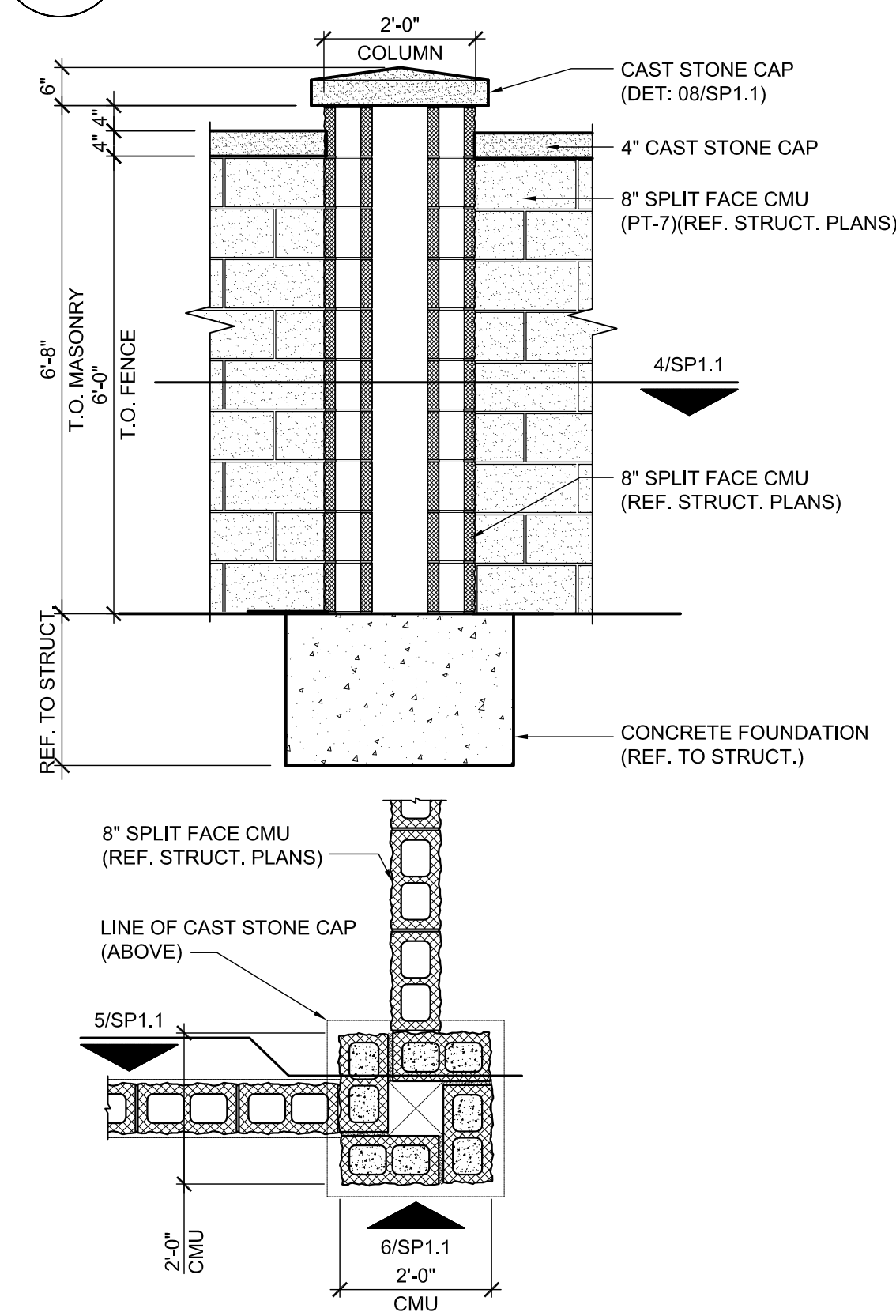
05 SECTION OF CMU WALL
SCALE: 3/4" = 1'-0"



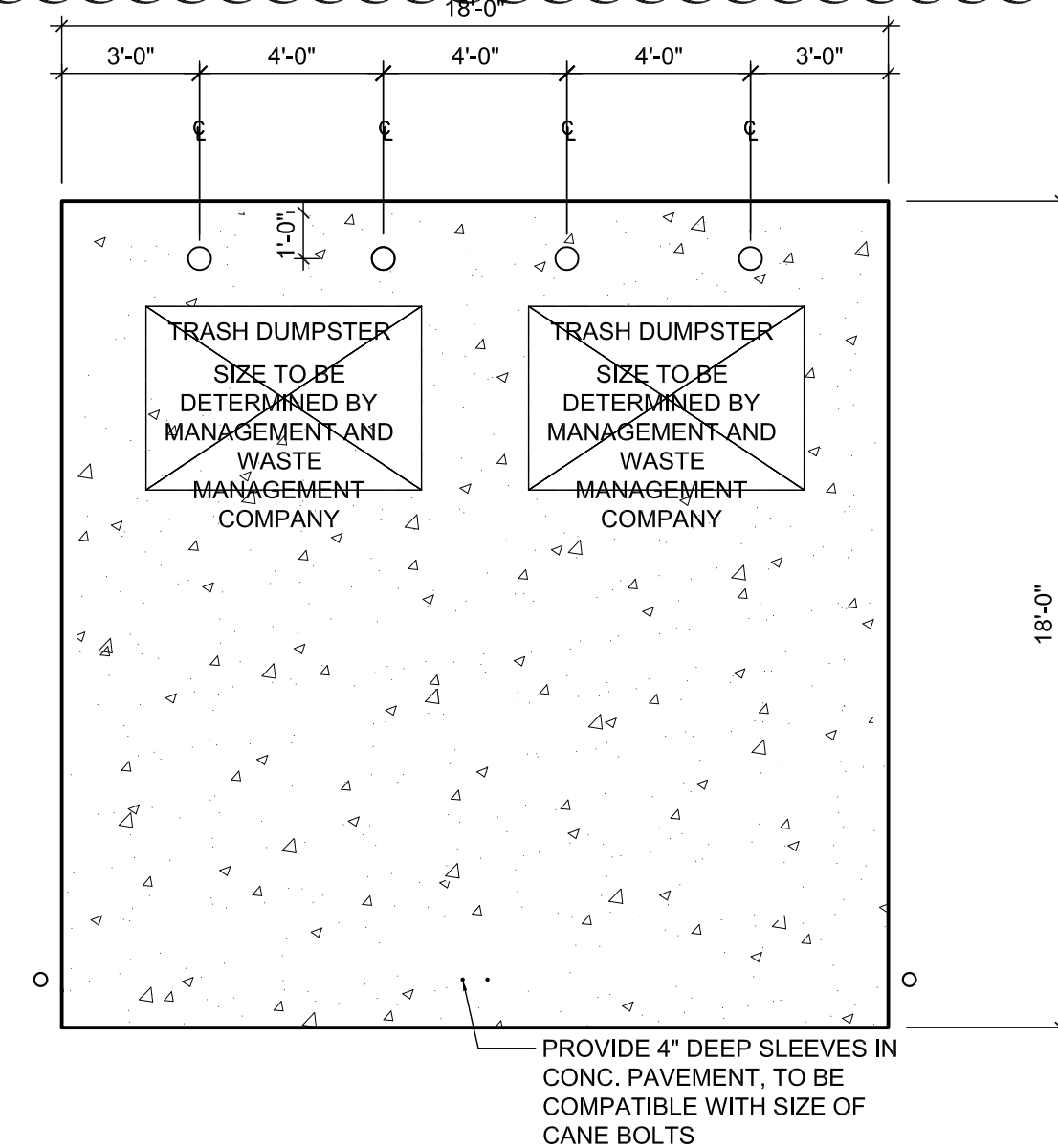
04 CAST STONE CAP
SCALE: 1/2" = 1'-0"



03 SPLIT FACE COLUMN ELEVATION
SCALE: 1/2" = 1'-0"



02 SPLIT FACE CMU COLUMN SECTION
SCALE:: 1/2" = 1'-0"



01 DUMPSTER ENCLOSURE ENLARGED PLAN
1/4" = 1'-0"

ARCHITECT:
BRIAN RUMSEY ARCHITECT, NCARB
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666

CALIBER COLLISION
SURPRISE, AZ

PROJECT:
CALIBER COLLISION
SURPRISE, AZ

REVISIONS

NO	DATE	REVISION #2
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE: 05/01/15

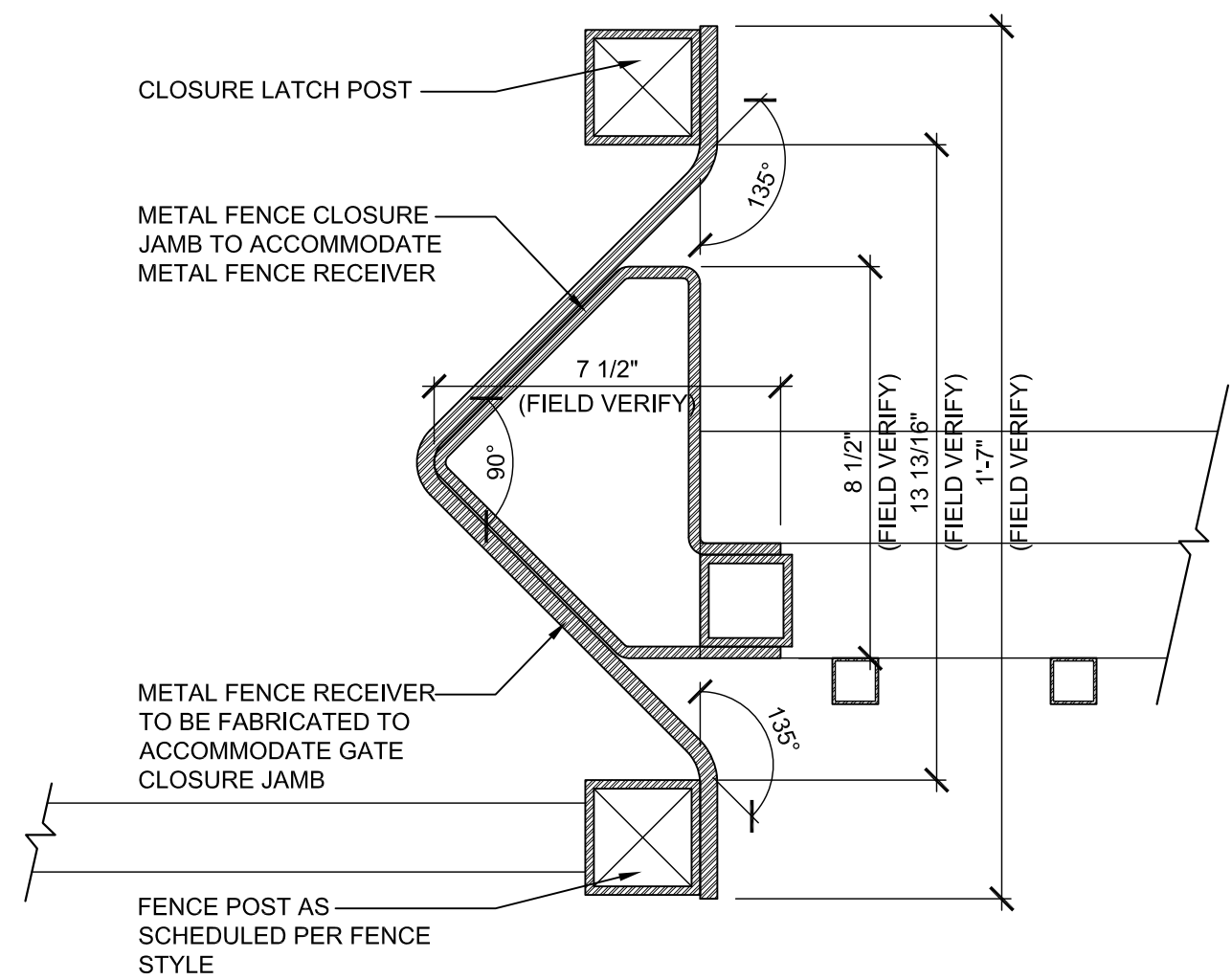
PROJ. NO.: 15053

SHEET NUMBER

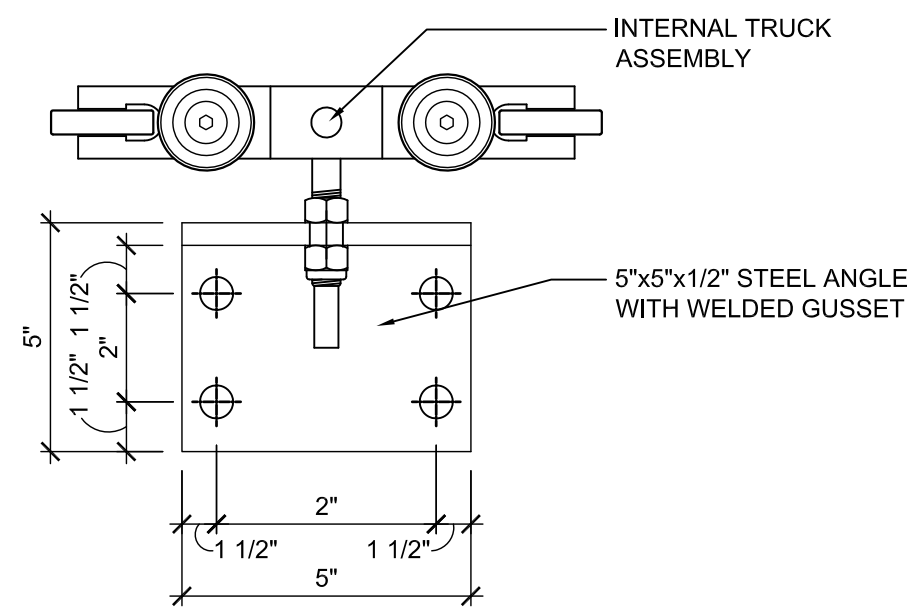
SP1.1

SITE DETAILS

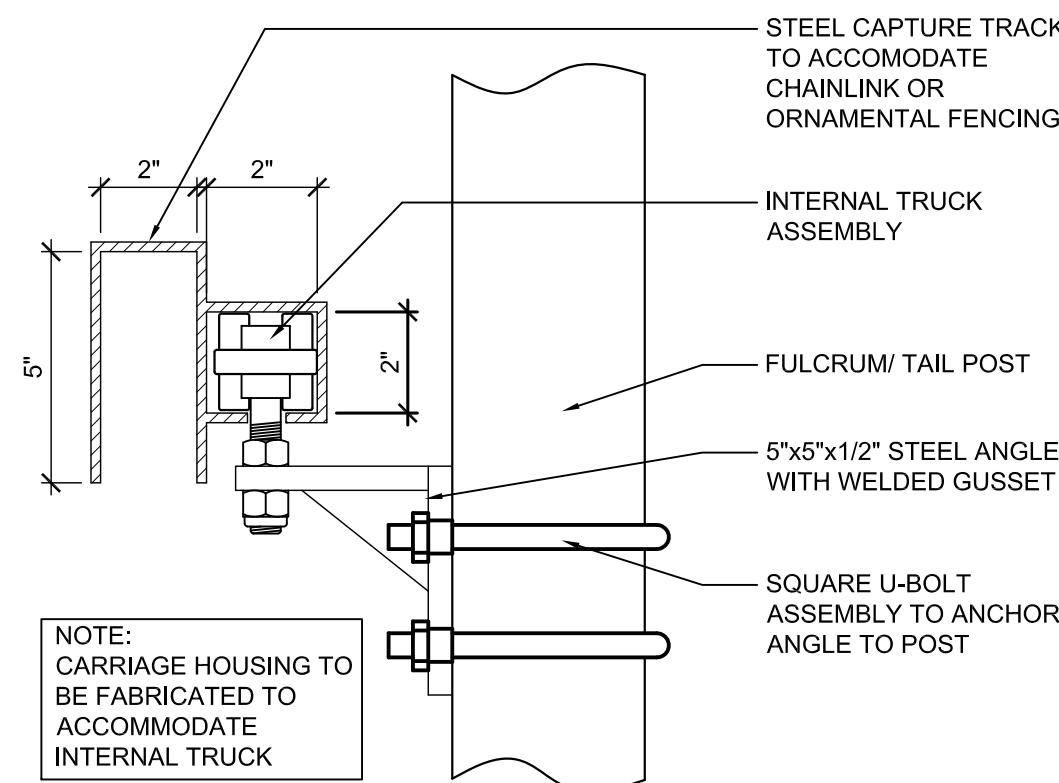
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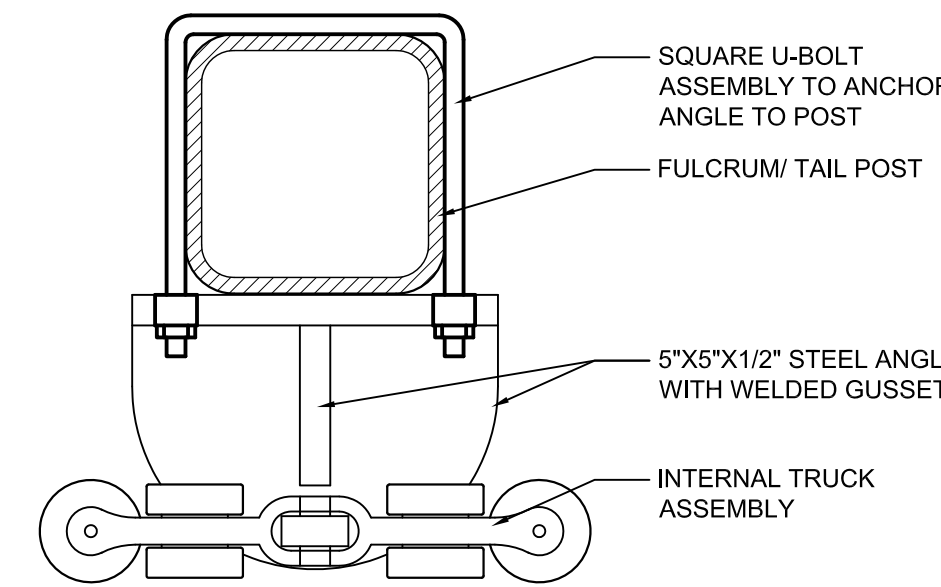
08 SLIDING GATE LATCH
SCALE: 3" = 1'-0"



FRONT VIEW



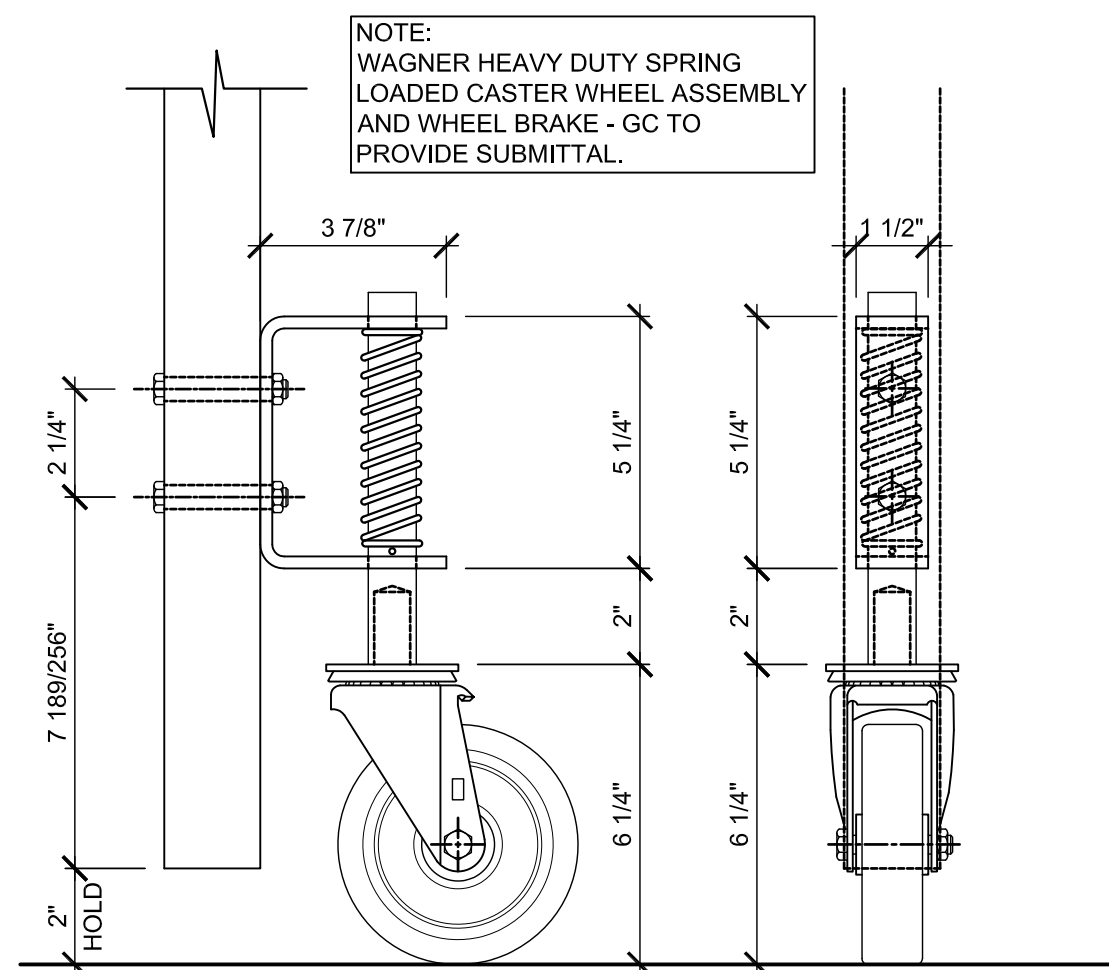
SIDE VIEW



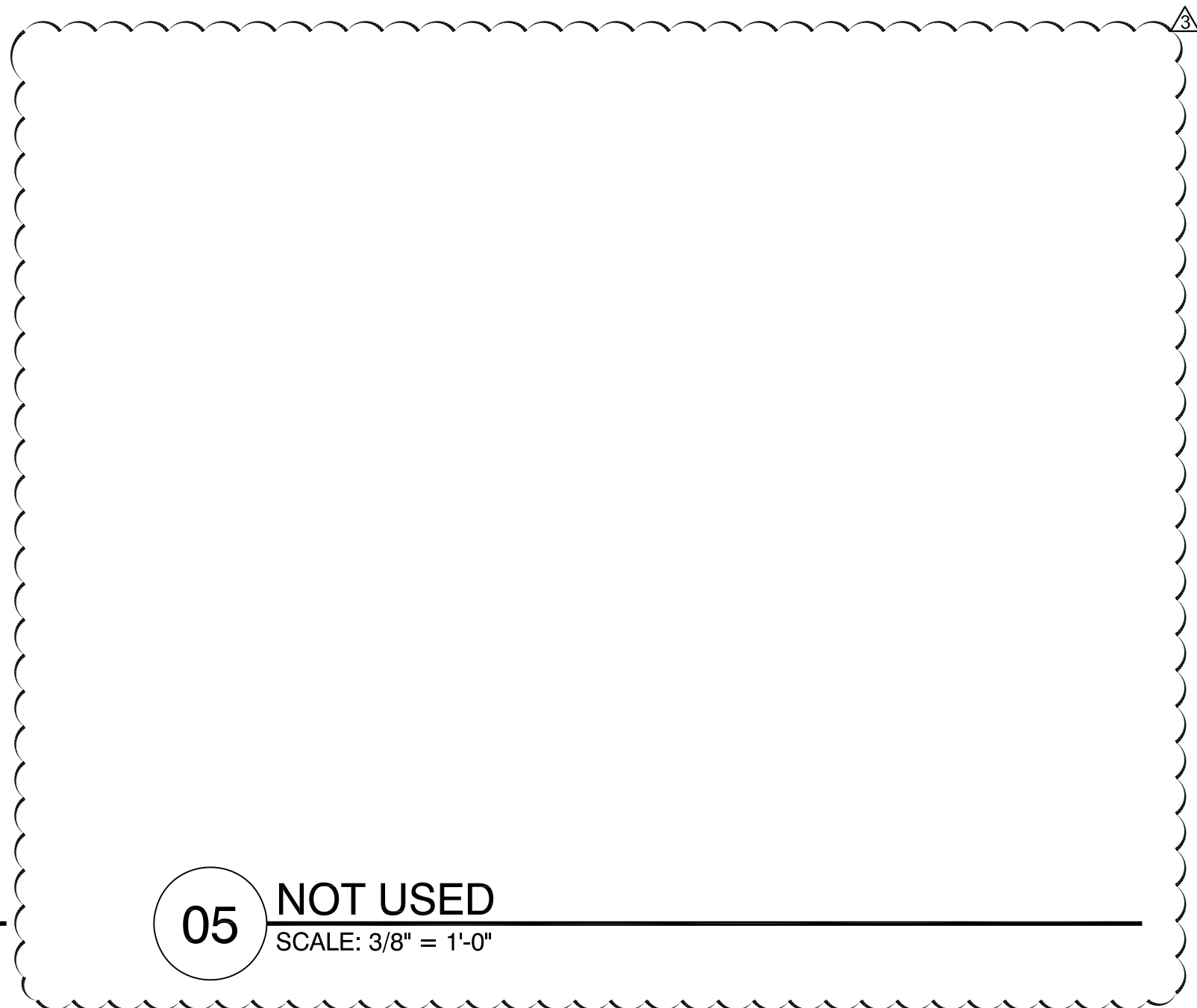
TOP VIEW

GATE OPENING	FACE OF LATCH POST TO CENTER OF GATE POST	
	FULCRUM POST	TAIL POST
6'-0" TO 8'-0"	GATE OPENING + 8"	11'-4 1/2"
8'-0" TO 10'-0"	GATE OPENING + 8"	14'-6 1/2"
10'-0" TO 12'-0"	GATE OPENING + 8"	16'-11"
12'-0" TO 14'-0"	GATE OPENING + 8"	20'-1"
14'-0" TO 16'-0"	GATE OPENING + 8"	23'-3"
16'-0" TO 18'-0"	GATE OPENING + 8"	26'-5"
18'-0" TO 20'-0"	GATE OPENING + 8"	30'-4 1/2"
20'-0" TO 22'-0"	GATE OPENING + 8"	32'-9"
22'-0" TO 24'-0"	GATE OPENING + 8"	35'-1 1/2"
24'-0" TO 27'-0"	GATE OPENING + 8"	40'-8"

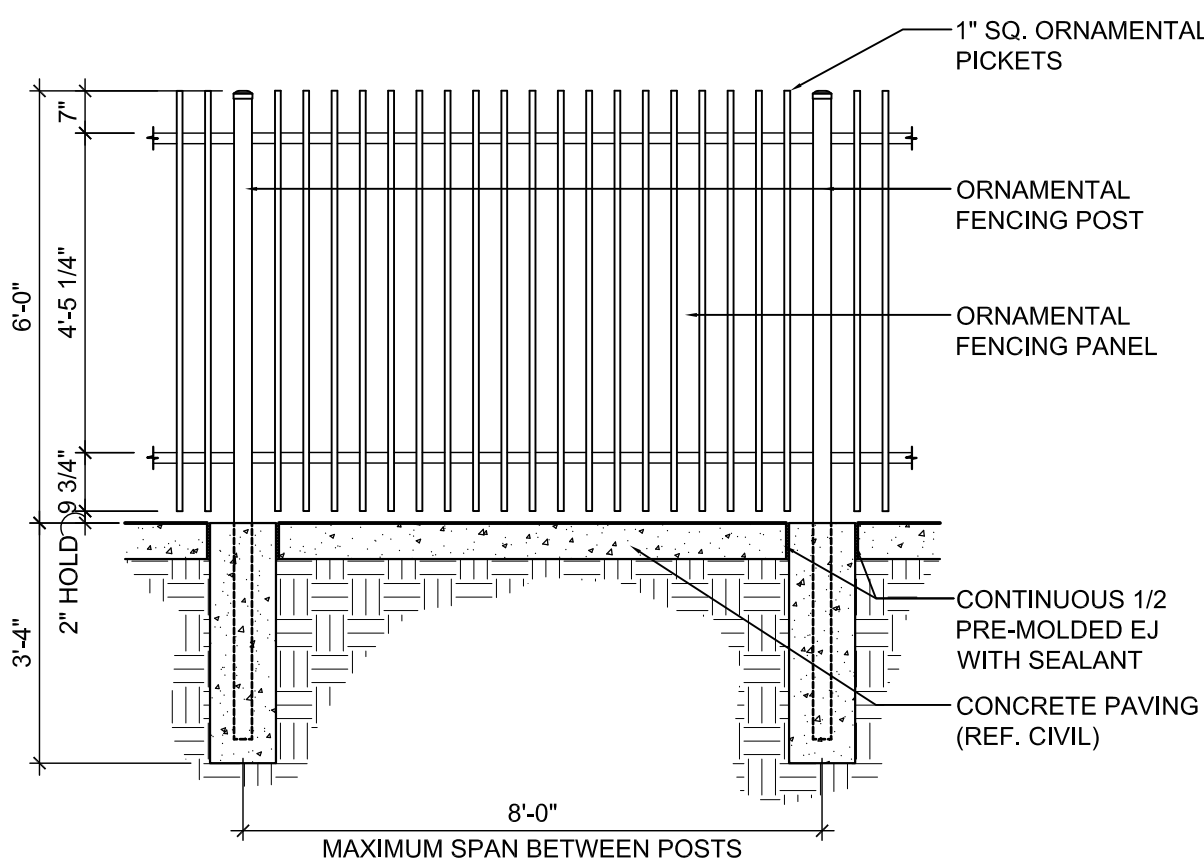
07 CANTILEVERED BRACKET DETAIL
SCALE: N.T.S



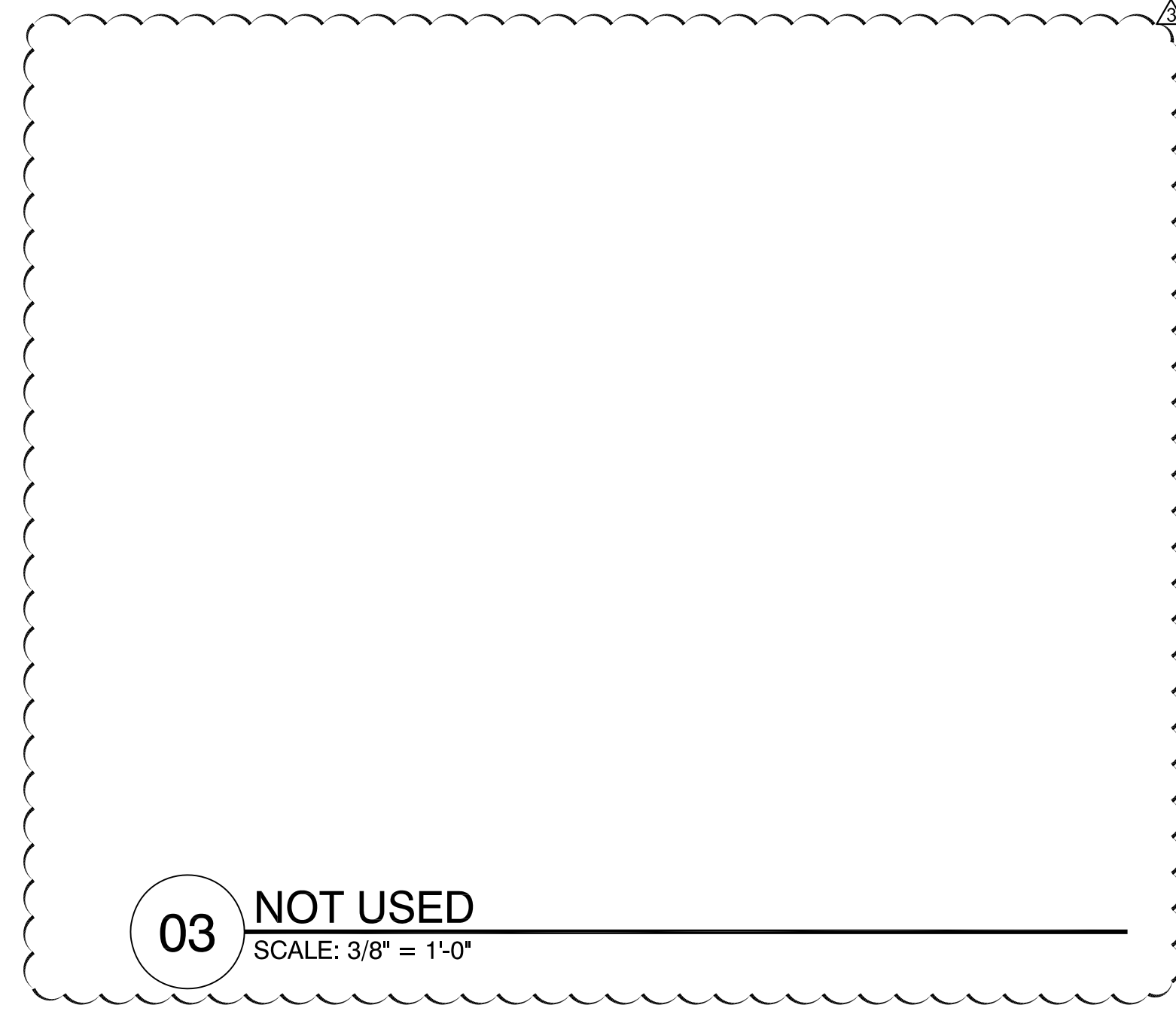
06 SPRING LOADED CASTER WHEEL DETAIL
SCALE: 3" = 1'-0"



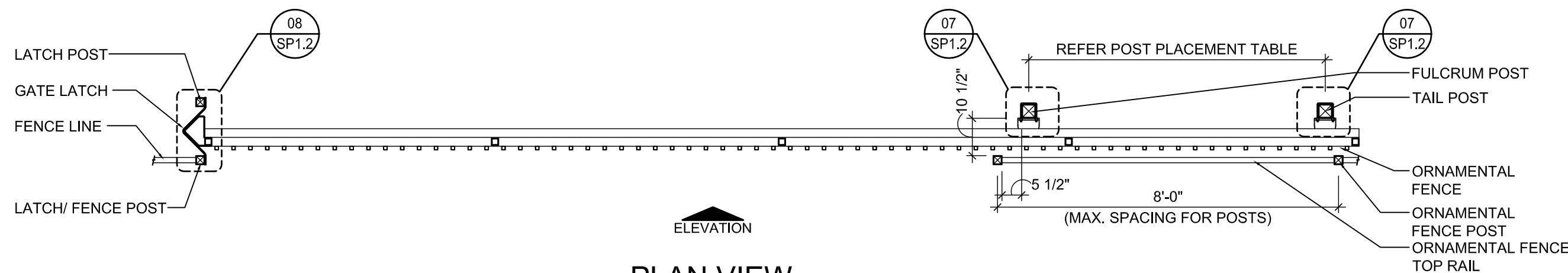
05 NOT USED
SCALE: 3/8" = 1'-0"



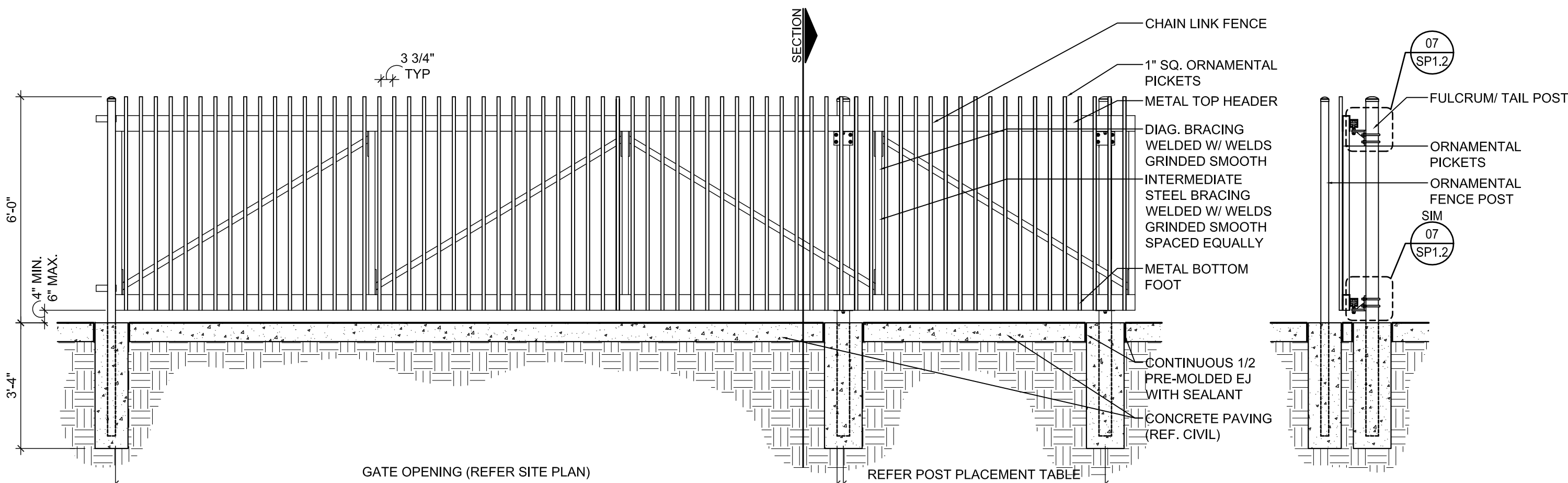
04 ORNAMENTAL FENCE PANEL
SCALE: 3/8" = 1'-0"



03 NOT USED
SCALE: 3/8" = 1'-0"



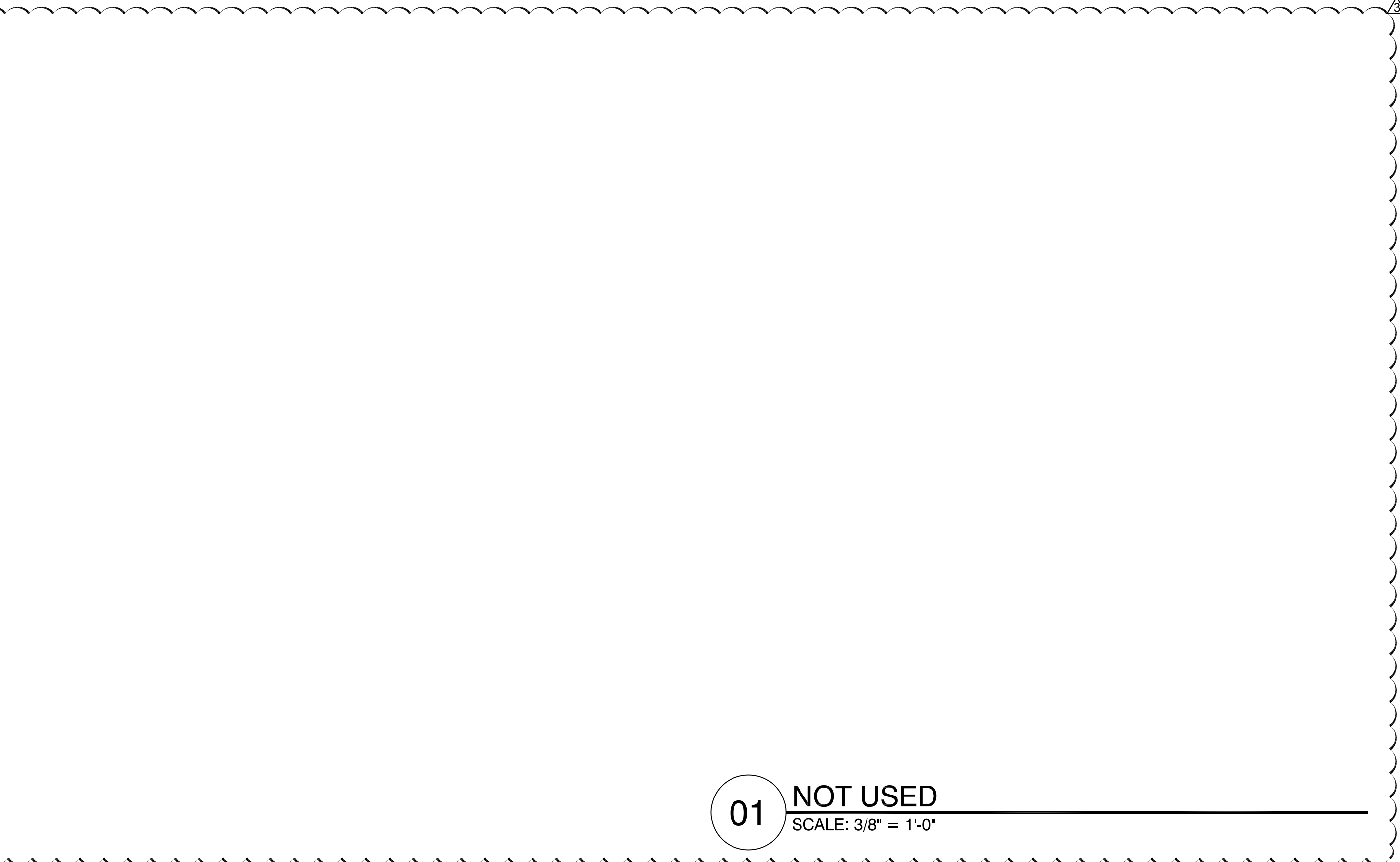
PLAN VIEW



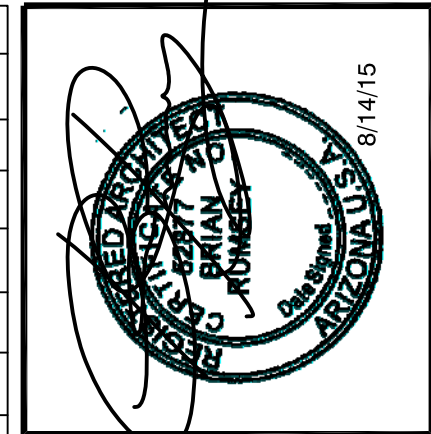
ELEVATION

SECTION

02 CANTILEVERED ORNAMENTAL SLIDER
SCALE: 3/8" = 1'-0"



01 NOT USED
SCALE: 3/8" = 1'-0"



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CALIBER COLLISION
SURPRISE, AZ

PROJECT:
CALIBER COLLISION
SURPRISE, AZ

REVISIONS

NO	DATE
1	REVISION AND DATE
2	REVISION #2

DATE: 05/01/15

PROJ. NO.: 15053

SHEET NUMBER

SP1.2
SITE
DETAILS
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CITY OF SURPRISE
Planning and Zoning Commission

October 1, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 1, 2015	Contact Person:	Eric Fitzer, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Discussion pertaining to future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

[Click to download](#)

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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