



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

Thursday, January 21, 2016 @ 6:00 PM
 COUNCIL CHAMBERS

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

CALL TO ORDER.

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

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

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

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

STAFF
 RECOMMENDATION/

ITEM #	DISTRICT #	ITEM DESCRIPTION
--------	------------	------------------

PRESENTED BY

- | | | | |
|----|-------------------|---|--|
| #1 | District Internal | <u>Consideration and action pertaining to approval of the January 7, 2016 Planning and Zoning Commission minutes.</u> | Approve
Heather
Donaldson,
Community
Development |
| #2 | District 1 | <u>Consideration and action regarding a Site Plan for Surprise Village Marketplace, Shops D.</u> | Approve
Hobart Wingard,
Planner |
| #3 | District 2 | <u>Consideration and action regarding a Site Plan for Aspen Dental.</u> | Approve
Hobart Wingard,
Planner |
| #4 | District 4 | <u>Consideration and action regarding a Major Site Plan Amendment for O'Reilly Auto Parts.</u> | Approve
Robert Kuhfuss,
Community
Development |

OTHER BUSINESS:

- | | | | |
|----|-------------------|--|---|
| #5 | District Internal | <u>Discussion pertaining to future agenda items.</u> | No Action
Eric Fitzer,
Community
Development |
|----|-------------------|--|---|

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: January 11, 2016 at 9:35 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

January 21, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 21, 2016	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 pertaining to approval of the January 7, 2016 Planning and Zoning Commission minutes.

Motion:

I move to approve the January 7, 2016 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [1-7-16 PZ 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

January 7, 2016 / 6:00 PM

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

CALL TO ORDER.

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, January 7, 2016.

A. ROLL CALL

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

STAFF PRESENT:

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

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

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 pertaining to approval of the December 17, 2015 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the December 17, 2015 Planning and Zoning Commission minutes. Vice Chair Keating seconded the motion. The motion passed with 6 votes in favor and 1 absence (Ferguson).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – DISTRICT 1 – Consideration and action item regarding a Preliminary Plat for Desert Oasis Parcel L13B, a 103-lot, 13-tract Preliminary Plat.

Robert Kuhfuss, Planner, presented the project to the Commission.

Chair Chapman opened the call to the public. Hearing no comments, Chair Chapman closed the call to the public.

Vice Chair Keating made a motion to approve the Preliminary Plat for Desert Oasis Parcel L 13B as presented by staff. Commissioner Martin seconded the motion. The motion passed with 6 votes in favor, 1 absence (Ferguson).

OTHER BUSINESS:

Item 3 – INTERNAL - Discussion pertaining to future agenda items.

None

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:05 p.m.

Eric Fitzer
Community Development Director

Ken Chapman
Planning and Zoning Commission Chair

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

January 21, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 21, 2016	Contact Person:	Hobart Wingard, Planner
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action regarding a Site Plan for Surprise Village Marketplace, Shops D.

Motion:

Motion to approve a Site Plan for Surprise Village Marketplace, Parcel D.

Background:

The proposed project is the first component of the second phase of the Surprise Village Marketplace located east of the northeast corner of Bell Road and SR303.

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

- ☐ [00 - FS15-392 - Surprise Village Marketplace Shops D - Site Plan - Staff Report](#)
- ☐ [01 - FS15-392 - Surprise Village Marketplace Shops D - Site Plan - Vicinity Map](#)
- ☐ [02 - FS15-392 - Surprise Village Marketplace Shops D - Site Plan - Master Site Plan](#)
- ☐ [03 - FS15-392 - Surprise Village Marketplace Shops D - Site Plan - Site Plan](#)
- ☐ [04 - FS15-392 - Surprise Village Marketplace Shops D - Site Plan - Elevations](#)
- ☐ [05 - FS15-392 - Surprise Village Marketplace Shops D - Site Plan - Landscape Plan](#)
- ☐ [06 - FS15-392 - Surprise Village Marketplace Shops D - Site Plan - Presentation](#)

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

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS15-392**

Project Name: Surprise Village Marketplace, Parcel D

Council District: 1 - Acacia

Meeting Date: **January 21, 2016**

Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

Owner: Bell Road and 303 LLC

Applicant: Arthur Reyes

Request: Site Plan in the Surprise Village Marketplace Planned Area Development (PAD) zoning district

Site Location: East of the southeast corner of Bell Road and SR 303

Site Size: 1.51 acres (approx.)

Density: N/A

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

Support/Opposition: No communication regarding support or opposition received

Findings:

- The proposed Site Plan demonstrates compliance with the existing PAD.
- The reviewing agencies have indicated no objections to the request.

Staff Recommendation: Staff recommends the Commission **approve** the Case **FS15-392**, a Site Plan for Surprise Village Marketplace, Parcel D Site Plan as presented.

40 **PROJECT DESCRIPTION:**

41
42 The proposed project is the first component of the second phase of the Surprise Village
43 Marketplace located east of the northeast corner of Bell Road and SR303.

44 The submittal is for a 7,580 square foot shell building. The design, theme and colors and materials
45 pallet is intended to complement the existing architecture on the site.

46
47 **HISTORY:**

- 48
49 • The subject parcel was annexed into the City on June 20, 1984 by the Mayor and City
50 Council.
51 • The PAD for Surprise Village Marketplace that encompasses this parcel was approved by the
52 Planning and Zoning Commission September 28, 2006.
53 • The Master Site Plan that encompasses this parcel was approved by the Planning and
54 Zoning Commission on August 15, 2006.
55 • The second phase Master Site Plan that encompasses this parcel was approved by the
56 Planning and Zoning Commission on May 20, 2008.
57 • The applicant met with staff for a Concept Review Meeting on July 9, 2015.
58 • The applicant submitted for a Site Plan on October 2, 2015.

59 **SUMMARY:**

60
61 Staff believes the proposed Site Plan will provide the mechanism needed to allow the owner to
62 construct the shell retail facility while providing for reciprocal cross-access, which will in turn allow it
63 to be developed in a manner that is consistent with the goals and policies of the General Plan.

64
65 **Attachments:**

- 66
67 01 – Vicinity Map (1 page)
68 02 – Master Site Plan (1 page)
69 03 – Site Plan (1 page)
70 04 – Elevations (1 page)
71 05 – Landscape Plan (1 page)

VICINITY MAP



Sun City Grand

Bell Road

Surprise
Village
Marketplace

Site

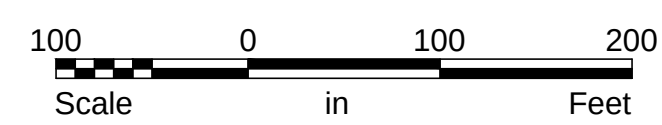
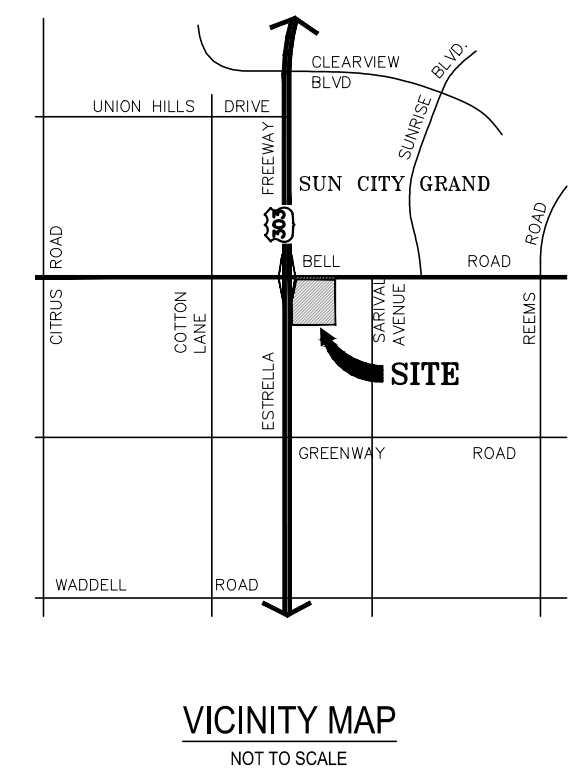
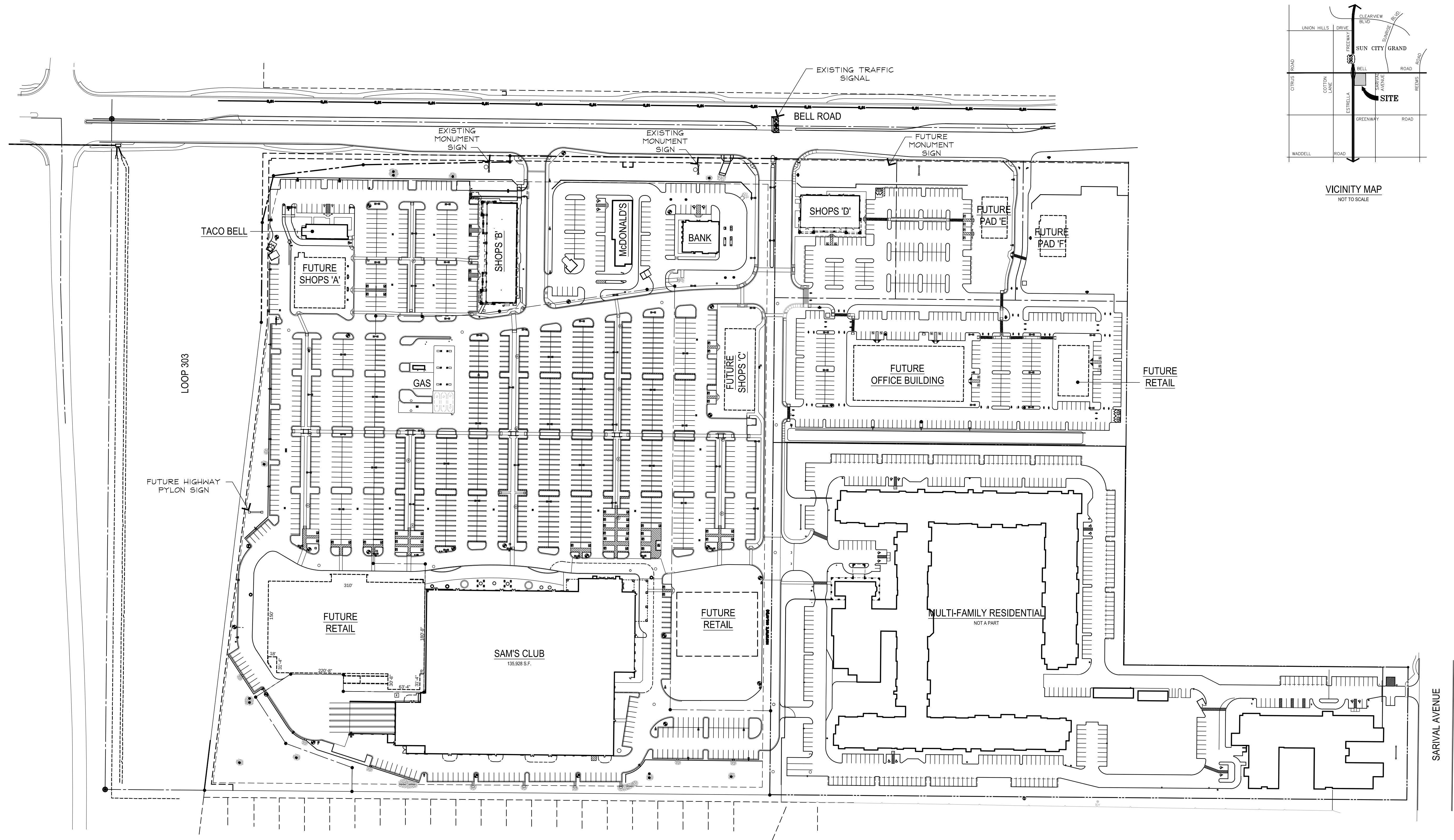
Mountain
Vista Ranch

SR303

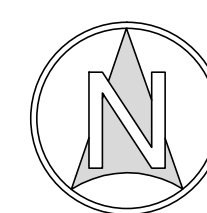
Sam's
Club

Northwest
Ranch

Sarival Avenue



PROPOSED SITE PLAN
SCALE: 1" = 100'-0"



SEPT. 25, 2015

BELL ROAD AND 303 LLC

7575 North 16th Street
Phoenix, Arizona

Surprise Village Marketplace

S.E.C. LOOP 303 & BELL ROAD
Surprise, Arizona





PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS

REIGLE & ASSOCIATES
ARCHITECTURE PLANNING, LTD
12424 N. 32nd Street, Suite 200 Phoenix, AZ 85032 PH: (602) 493-3001 FAX: (602) 493-1760

PROJECT NO.
1526
DRAWN BY:
A.R.
SCALE:
1/8" = 1'-0"
CAD SAVED NAME:
DATE:
September 9, 2015

THIS DRAWING IS AN
INSTRUMENT OF SERVICE.
IT IS THE PROPERTY OF
REIGLE & ASSOCIATES, AND
MAY NOT BE REPRODUCED
WITHOUT WRITTEN
PERMISSION.

PROPOSED SITE PLAN AND RETAIL BUILDING FOR:
SURPRISE VILLAGE MARKETPLACE - PHASE II
S.E.C. LOOP 303 AND BELL ROAD - SURPRISE, ARIZONA
BELL ROAD AND 303 LLC
7575 NORTH 18TH STREET - SUITE 1
PHOENIX, ARIZONA

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NO.

EL



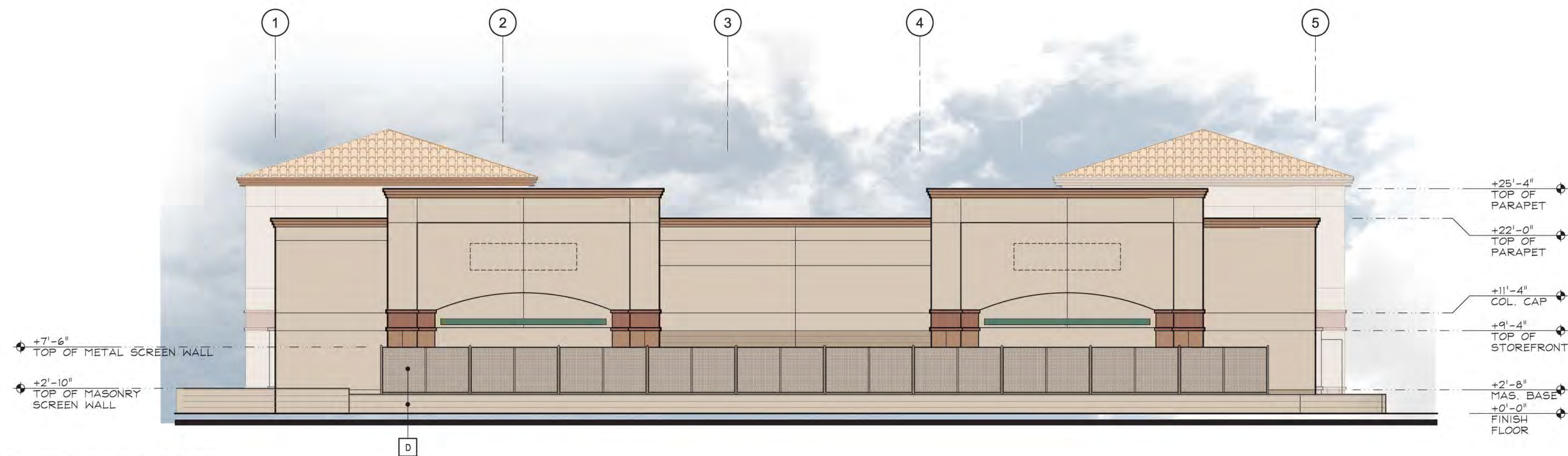
PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



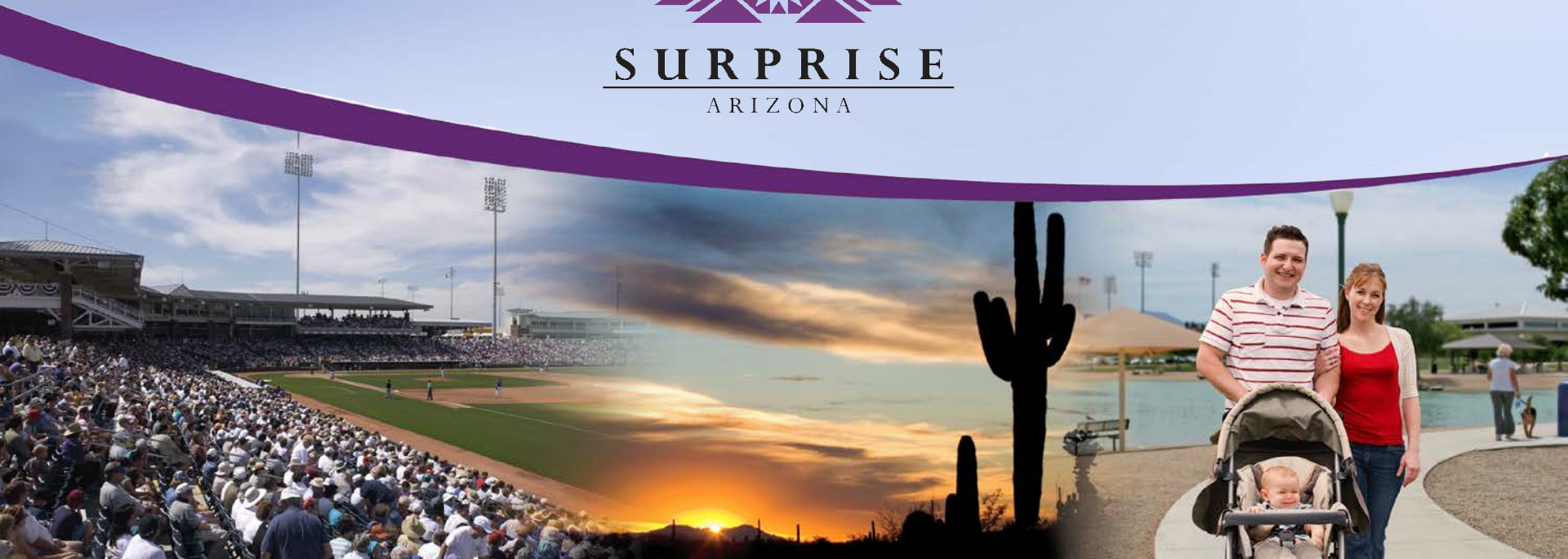
PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES / COLORS

	A	SHERWIN WILLIAMS SW 2804 "ROSE BEIGE"
	B	SHERWIN WILLIAMS SW 6068 "BREVITY BROWN" (MASONRY & METAL)
	C	SHERWIN WILLIAMS SW 6053 "REDDENED EARTH"
	D	SHERWIN WILLIAMS SW 6085 "SIMPLIFY BEIGE"
	E	SHERWIN WILLIAMS SW 6087 "TRUSTY TAN" (BRICK)
	F	SHERWIN WILLIAMS SW 6046 "SWING BROWN" (BRICK)
	G	BERRIDGE "HEMLOCK GREEN" (METAL)
	H	MONIER LIFE TILE INTERNATIONAL BLEND, SIGNATURE 1BDS56661 (ROOF)

Surprise Village Marketplace Shops D

January 21, 2016



VICINITY MAP



Sun City Grand

Bell Road

Surprise
Village
Marketplace

Site

Mountain
Vista Ranch

Sam's
Club

Northwest
Ranch

SR303

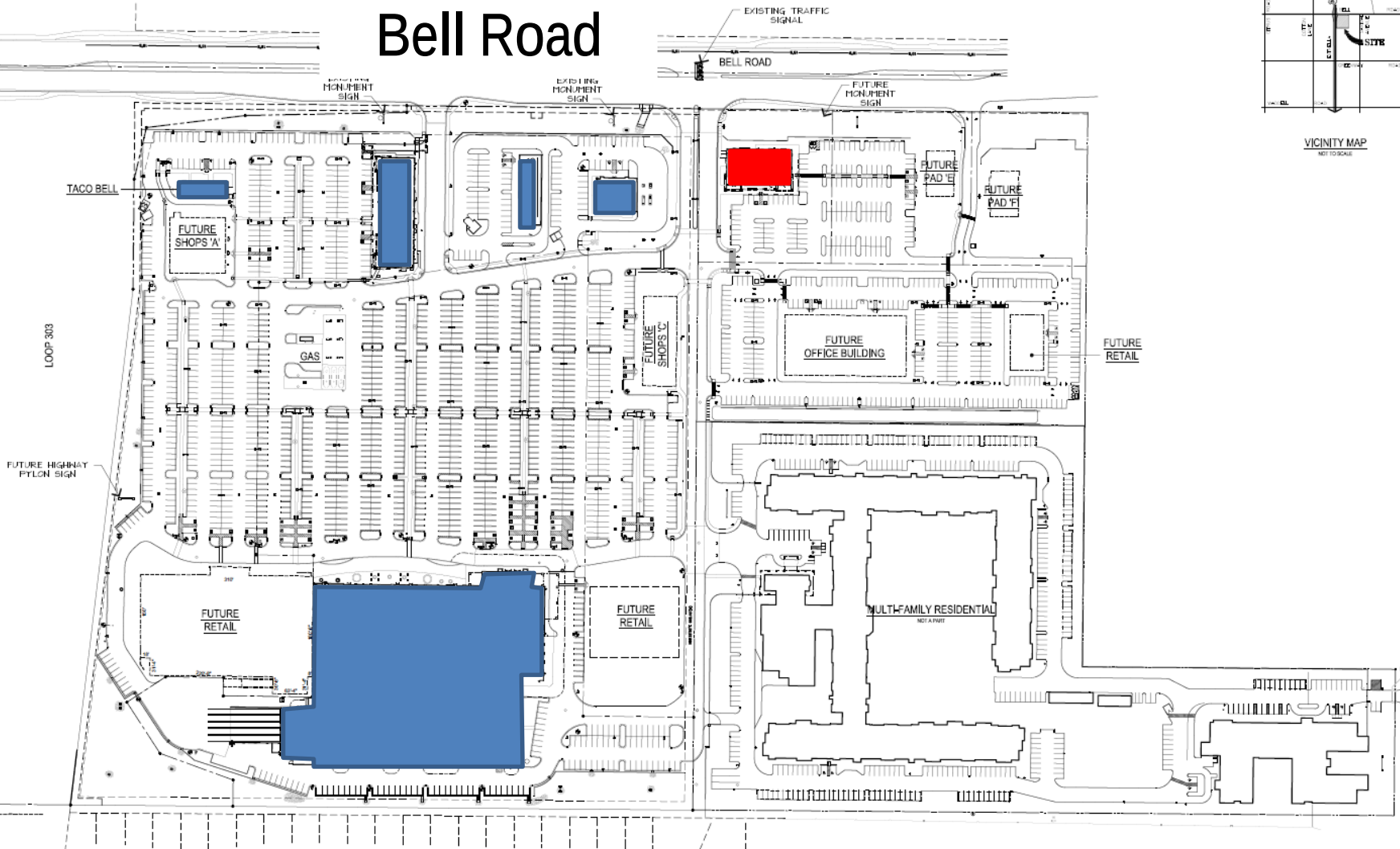
Sarival Avenue

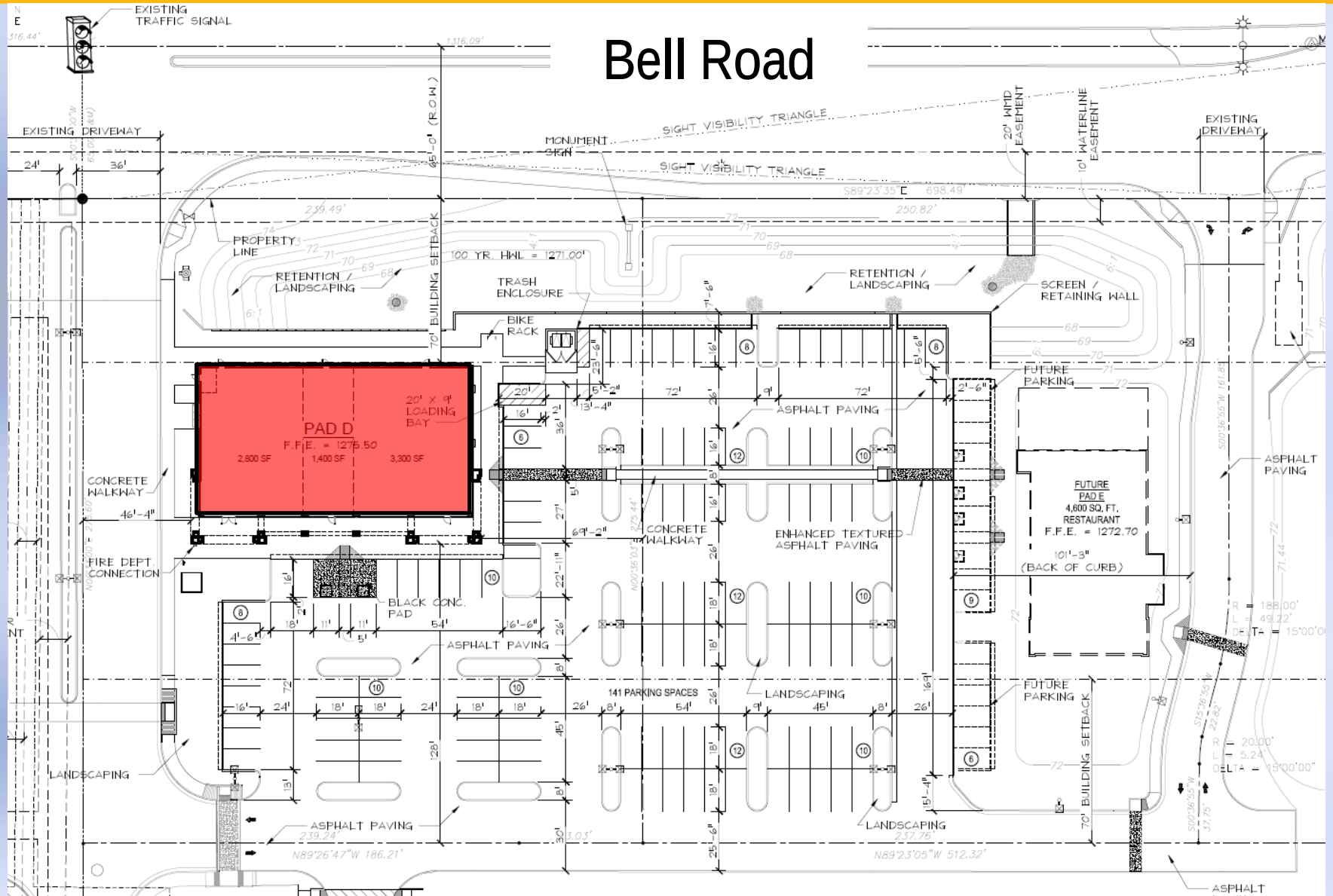
MASTER SITE PLAN



Bell Road

SR303





ELEVATIONS



South



West



East



North



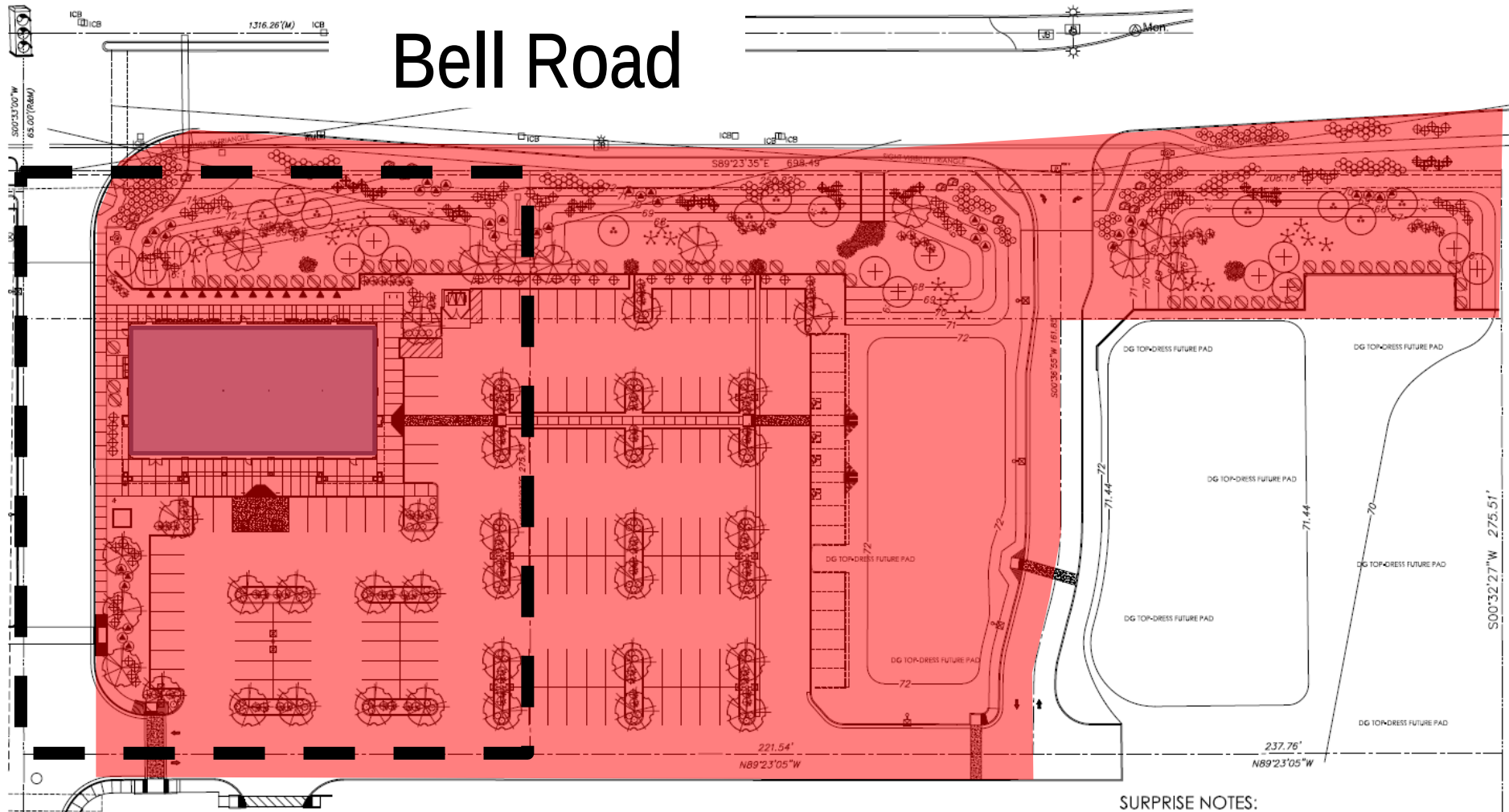
EXTERIOR FINISHES / COLORS

A	SHERWIN WILLIAMS SW 2804 "ROSE BEIGE"
B	SHERWIN WILLIAMS SW 6008 "BREVITY BROWN" (MASONRY & METAL)
C	SHERWIN WILLIAMS SW 6063 "REDDENED EARTH"
D	SHERWIN WILLIAMS SW 6005 "SIMPLY BEIGE"
E	SHERWIN WILLIAMS SW 6067 "TRUSTY TAP" (BRICK)
F	SHERWIN WILLIAMS SW 6046 "BING BROWN" (BRICK)
G	BERRIDGE "HEMLOCK GREEN" (METAL)
H	MONIER LIFE TILE INTERNATIONAL BLEND, SIGNATURE 60556661 (ROOF)

LANDSCAPE PLANS



Bell Road



SURPRISE NOTES:

Questions or Comments?



CITY OF SURPRISE
Planning and Zoning Commission

January 21, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 21, 2016	Contact Person:	Hobart Wingard, Planner
Submitting Department:	CD Boards and Commissions	District:	2
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action regarding a Site Plan for Aspen Dental.

Motion:

Motion to approve a Site Plan for Aspen Dental.

Background:

The proposed project is one of the last components of the Cotton Lane Professional Center located east of the northeast corner of Bell Road and Cotton Lane.

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

- ☐ [00 - FS15-420 - Aspen Dental - Site Plan - Staff Report](#)
 - ☐ [01 - FS15-420 - Aspen Dental - Site Plan - Vicinity Map](#)
 - ☐ [02 - FS15-420 - Aspen Dental - Site Plan - Site Plan](#)
 - ☐ [03 - FS15-420 - Aspen Dental - Site Plan - Elevations](#)
 - ☐ [04 - FS15-420 - Aspen Dental - Site Plan - Landscape Plan](#)
 - ☐ [05 - FS15-420 - Aspen Dental - Site Plan - Presentation](#)
-

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

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS15-420

Project Name: Aspen Dental

Council District: 2 - Cottonwood

Meeting Date: January 21, 2016

Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

Owner: WP Bell Cotton, LLC

Applicant: Richard Reigle

Request: Site Plan in a Community Commercial (CC/C2) zoning district

Site Location: East of the northeast corner of Bell Road and Cotton Lane

Site Size: 0.97 acres (approx.)

Density: N/A

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

Support/Opposition: No communication regarding support or opposition received

Findings:

- The proposed Site Plan demonstrates compliance with the existing zoning.
- The reviewing agencies have indicated no objections to the request.

Staff Recommendation: Staff recommends the Commission **approve** the Case **FS15-420**, a Site Plan for Aspen Dental Site Plan presented.

PROJECT DESCRIPTION:

The proposed project is one of the last components of the Cotton Lane Professional Center located east of the northeast corner of Bell Road and Cotton Lane.

The submittal is for a 3,550 square foot dental office building. The design, theme and colors and materials pallet is intended to complement the existing architecture on the site.

HISTORY:

- The subject parcel was annexed into the City on June 20, 1984 by the Mayor and City Council.
- The Zoning for the Master Site Plan that encompasses this parcel was approved by the Planning and Zoning Commission in 1995.
- The Master Site Plan that encompasses this parcel was approved by the Planning and Zoning Commission on March 6, 2007.
- The applicant met with staff for a Concept Review Meeting on June 11, 2015.
- The applicant submitted for a Site Plan on October 27, 2015.

SUMMARY:

Staff believes the proposed Site Plan will provide the mechanism needed to allow the owner to construct the dental facility while providing for reciprocal cross-access, which will in turn allow it to be developed in a manner that is consistent with the goals and policies of the General Plan.

Attachments:

- 01 – Vicinity Map (1 page)
- 02 – Site Plan (1 page)
- 03 – Elevations (1 page)
- 04 – Landscape Plan (1 page)

VICINITY MAP



Site

Bell West
Ranch

Bell West
Ranch

Eastham Parkway

Albertson's

Bell Road

Safeway

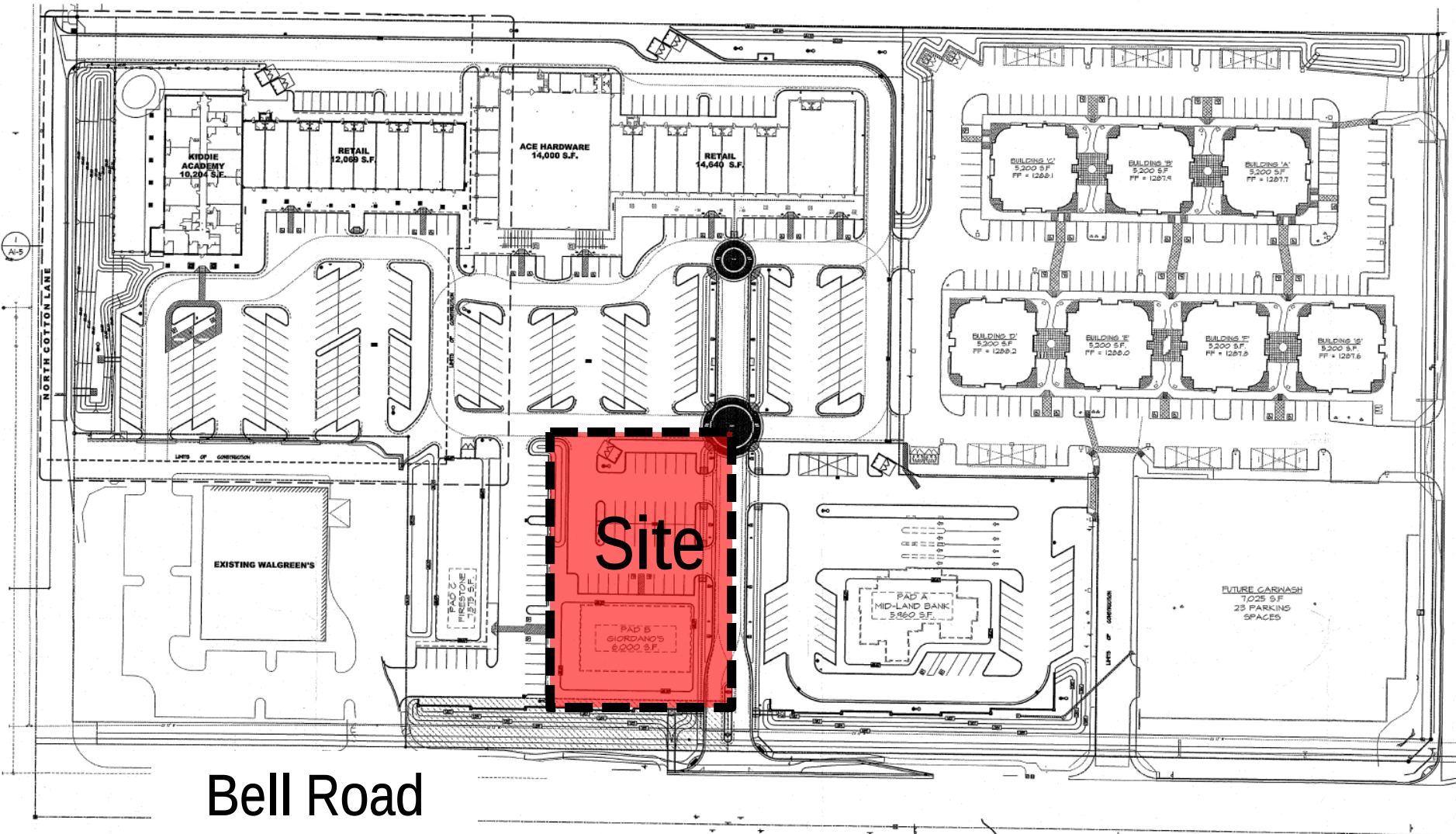
WinCo

Surprise
Farms

Cotton Lane

SR303

MASTER SITE PLAN



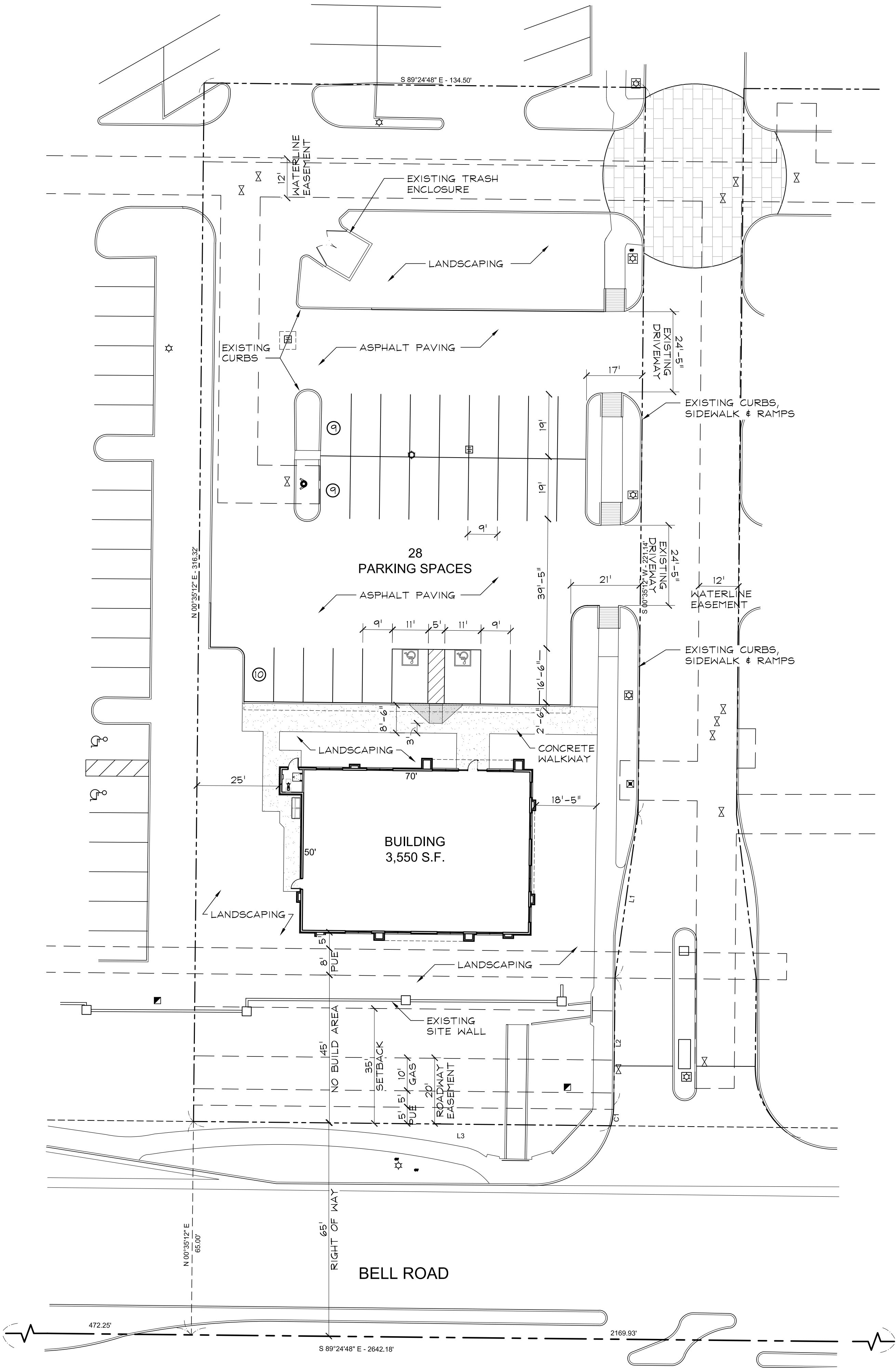
LEGAL DESCRIPTION

PARCEL NO. 1
A PORTION OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A BRASS CAP IN HANDHOLE AT THE SOUTHWEST CORNER OF SAID SECTION 36 FROM WHICH A ALUMINUM CAP FLUSH AT THE SOUTH QUARTER CORNER BEARS SOUTH 89 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 2643.18 FEET;
THENCE SOUTH 89 DEGREES 24 MINUTES 48 SECONDS EAST OF ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 472.25 FEET;
THENCE NORTH 00 DEGREES 35 MINUTES 12 SECONDS EAST PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 35 MINUTES 12 SECONDS EAST, A DISTANCE OF 316.32 FEET;
THENCE NORTH 89 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 134.50 FEET;
THENCE NORTH 00 DEGREES 35 MINUTES 12 SECONDS WEST, A DISTANCE OF 221.14 FEET;
THENCE NORTH 07 DEGREES 59 MINUTES 37 SECONDS WEST, A DISTANCE OF 50.42 FEET;
THENCE NORTH 00 DEGREES 35 MINUTES 12 SECONDS WEST, A DISTANCE OF 38.84 FEET TO A TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH AN ARC LENGTH OF 6.41 FEET, AND A CENTRAL ANGLE OF 14 DEGREES 41 MINUTES 33 SECTIONS TO A POINT ON THE NORTHERLY RIGHT OF WAY OF BELL ROAD;
THENCE NORTH 89 DEGREES 24 MINUTES 48 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 127.18 FEET TO THE POINT OF BEGINNING.

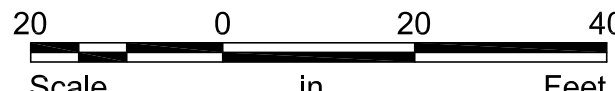
PARCEL NO. 2
EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH IN RECIPROCAL EASEMENT AND OPERATION AGREEMENT FOR COTTON LANE PROFESSIONAL PARK RECORDED MARCH 16, 2006, IN INSTRUMENT NO. 2006-0359080 AND SUPPLEMENTS RECORDED AUGUST 14, 2006 IN INSTRUMENT NO. 2006-1082350, AND RECORDED NOVEMBER 22, 2006 IN INSTRUMENT NO. 2006-1536646, AND RECORDED DECEMBER 4, 2006 IN INSTRUMENT NO. 2006-1578415, RECORDS OF MARICOPA COUNTY, ARIZONA.



SITE AERIAL
SCALE: NO SCALE



PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



CONTACTS

OWNER:
AVALON INVESTMENTS, INC.
10611 NORTH HAYDEN ROAD
SUITE D103
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 376-8750
CONTACT: ERIC PARPART

ARCHITECT:
REIGLE & ASSOCIATES
3504 EAST SHEA BOULEVARD
SUITE 105
PHOENIX, ARIZONA 85028
PHONE: (602) 493-3001
CONTACT: RICHARD REIGLE
E-MAIL: RICK@REIGLEARCH.COM

PROJECT DESCRIPTION & DATA

THIS SITE PLAN SUBMITTAL PROPOSES DEVELOPMENT OF A SINGLE STORY, 3,500 SQUARE FOOT BUILDING AND ON-SITE PARKING FOR A DENTAL OFFICE BUILDING.

- PROJECT LOCATION: 16547 WEST BELL ROAD SURPRISE, ARIZONA 85374
- A.P.N.: 503-96-884
- SECTION TOWNSHIP RANGE: 36 4N 2W
- SUBDIVISION: COTTON LANE PROFESSIONAL CENTER
- LOT NO.: 5
- ZONING: C-2
- GROSS SITE AREA: 50,364 SQ. FT. (1.16 ACRES)
- NET SITE AREA: 42,087 SQ. FT. (0.97 ACRES)
- BUILDING AREA: 3,550 S.F.
- BUILDING HEIGHT: SINGLE STORY, 22'-0" & 30'-0"
- LOT COVERAGE: (42,087 S.F./3,550 S.F.) = 8.4%
- SETBACKS: STREET 53' SIDE 25'
- PARKING REQUIREMENTS: 1 PER 250 BUILDING GSF 3,550 GSF / 250 = 15 SPACES
- PARKING PROVIDED: 28 SPACES 26 STANDARD SPACES 2 ACCESSIBLE SPACES
- CONSTRUCTION TYPE: V-B
- OCCUPANCY: B
- CONSTRUCTION CODES:
ALL WORK SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES, INCLUDING BUT NOT LIMITED TO THE LATEST EDITIONS OF THE FOLLOWING WITH LOCAL (SURPRISE) AMENDMENTS:
2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL PLUMBING CODE
2011 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS & FACILITIES

VICINITY MAP



NO SCALE



REIGLE & ASSOCIATES
ARCHITECTURE PLANNING, LTD
13229 RICHARD M. REIGLE
2015 Signed 01/1/2016
ARIZONA, U.S.A.
EXPIRES: 3/31/2016

REVISIONS

NO.	DESCRIPTION

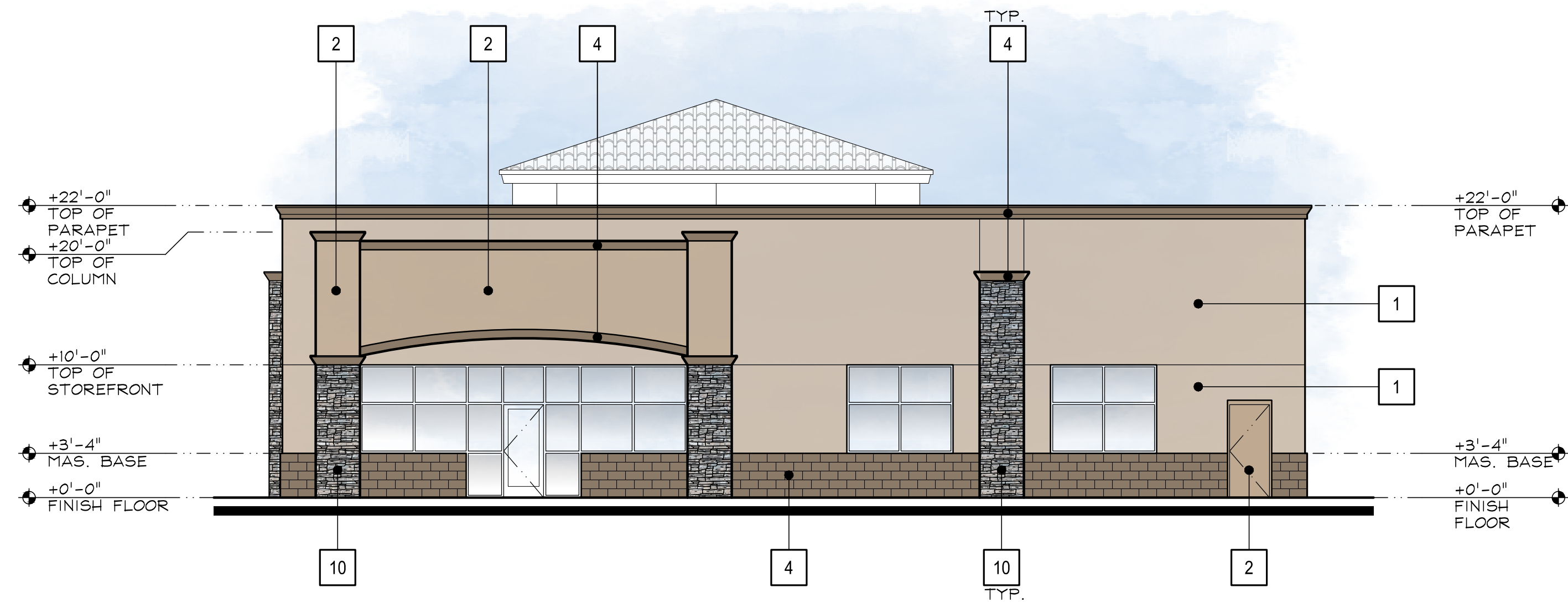
PROJECT NO. 1317
DRAWN BY: UP/PFIAR
SCALE: 1" = 20'-0"
CAD SAVED NAME:
DATE: 09.01.2015
THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF REIGLE & ASSOCIATES, AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION.

Aspendental®
16547 W BELL RD | SURPRISE AZ 85374
AVALON INVESTMENTS, INC.
10611 NORTH HAYDEN ROAD | SUITE D103
SCOTTSDALE ARIZONA 85260

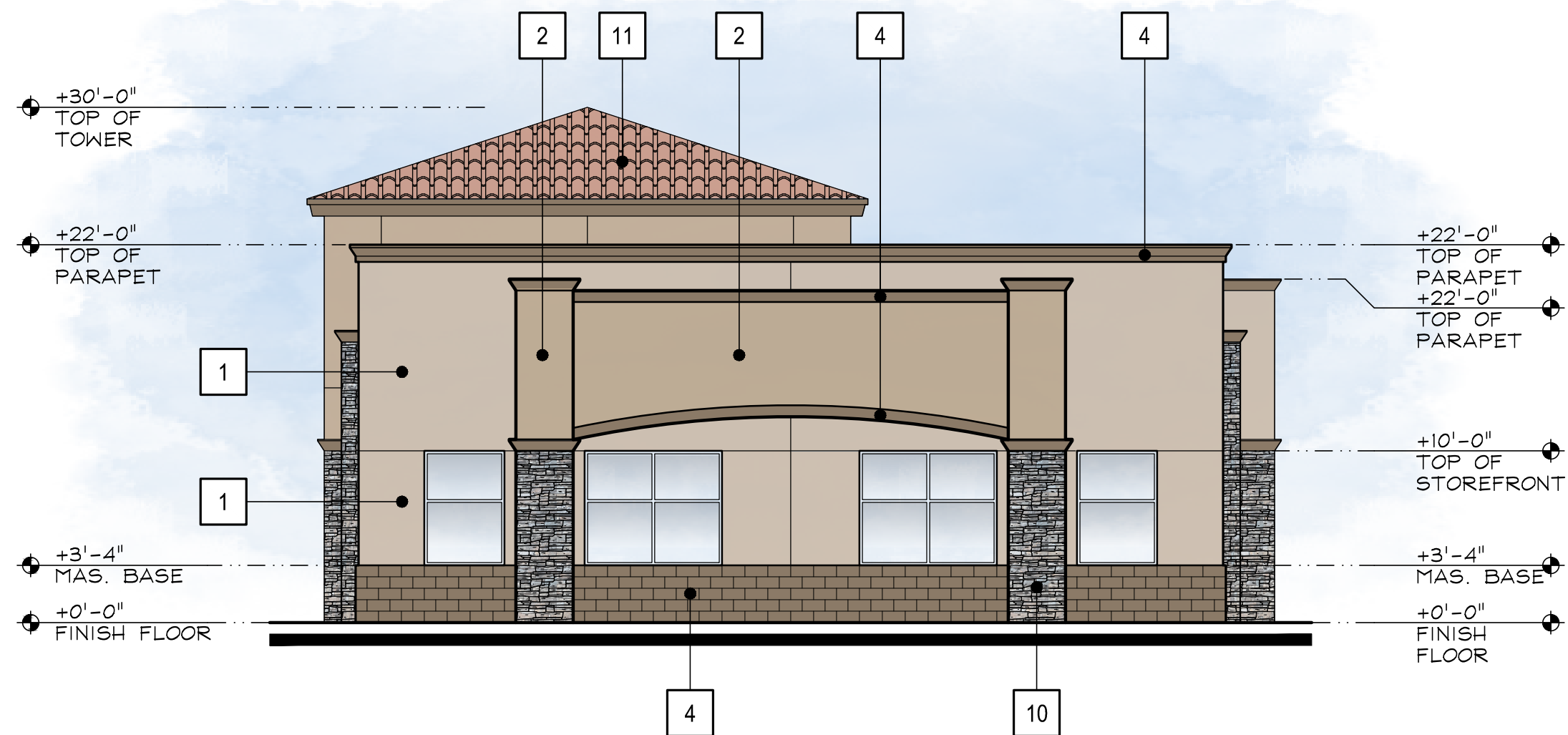
AVALON INVESTMENTS

SHEET TITLE
PROPOSED
SITE PLAN

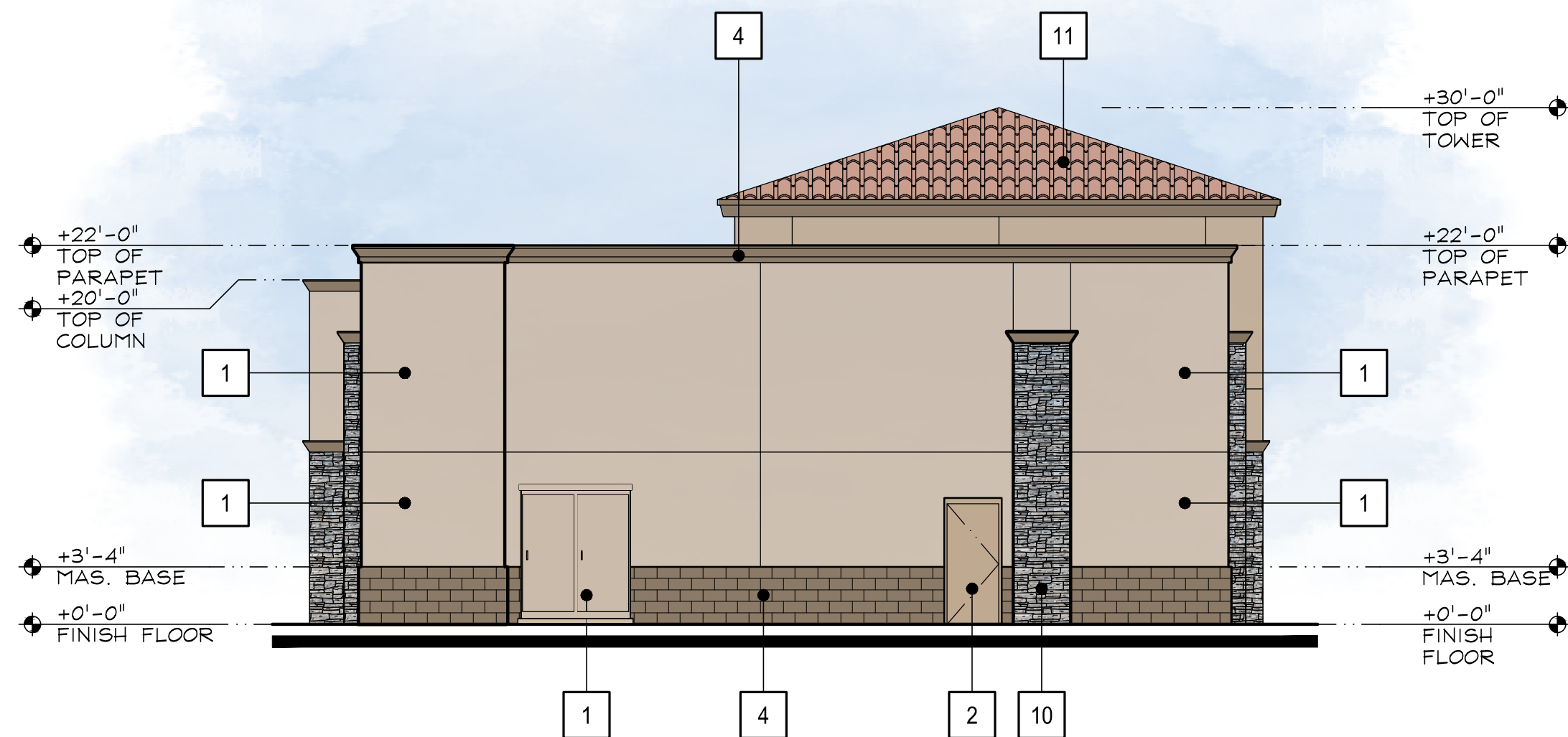
SHEET NO.
SP.1
Version 6



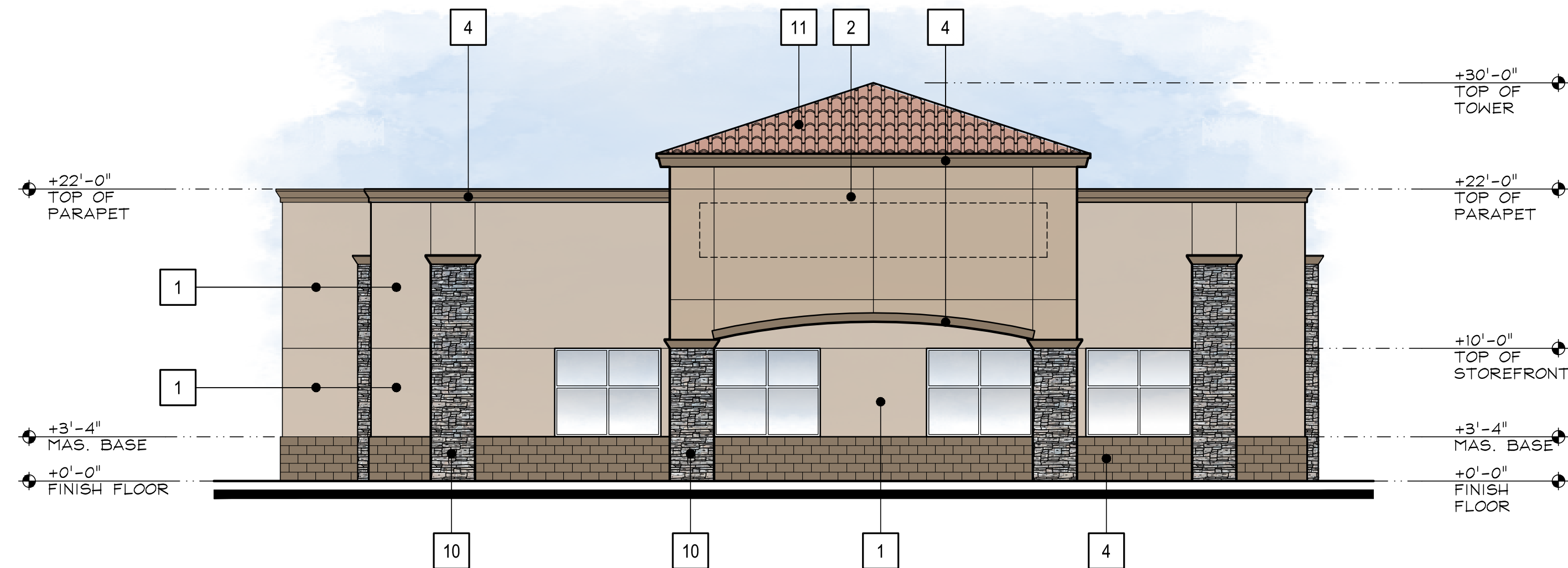
PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

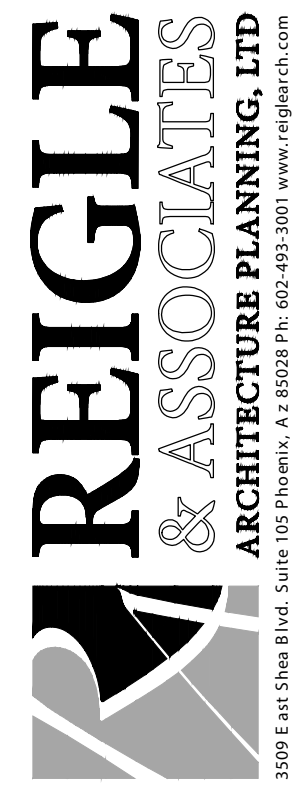
FINISHES / COLORS

- 8723M "DESERT TUMBLE WEED" - FRAZEE PAINT
- 8724M "MEADOWLARK" - FRAZEE PAINT
- NOT USED
- 8715D "MOOSE POINT" - FRAZEE PAINT
- NOT USED
- NOT USED
- NOT USED
- NOT USED
- NOT USED
- DECORATIVE STONE VENEER - CSV - 368815 "BUCKS COUNTY LEDGESTONE" - CULTURED STONE
- CONCRETE ROOF TILE - EAGLE ROOFING - CAPISTRANO 3520 "WEATHERED TERRACOTTA FLASHED"



PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS



PROJECT NO.
1317
DRAWN BY:
A.R.
SCALE:
1/8" = 1'-0"
CAD SAVED NAME:

DATE:
08.28.2015

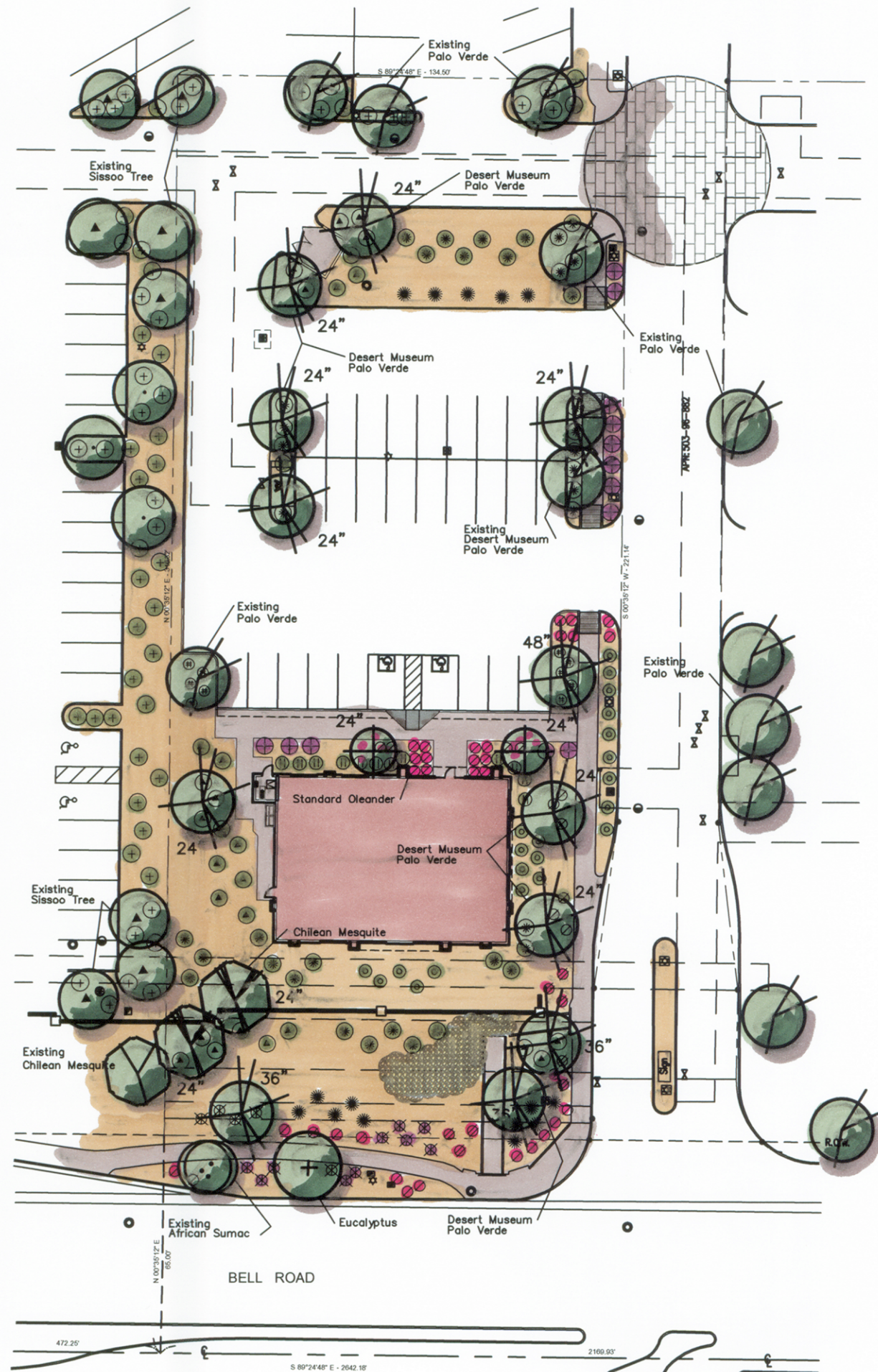
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WITHOUT WRITTEN
PERMISSION.

A PRELIMINARY FLOOR PLAN FOR:
Aspendental
16547 W BELL RD. | SURPRISE, AZ 85374
AVOLON INVESTMENTS, INC.
10611 NORTH HAYDEN ROAD | SUITE D103
SCOTTSDALE, ARIZONA 85260



SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NO.
A3.1
Version 6



LANDSCAPE PLAN

SCALE 1"=20'-0"



PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height, Canopy, & Caliper)
EXISTING TREES			
(A)		Rhus lancea African Sumac	EX. Existing to remain
(B)		Eucalyptus microtheca Coolibah Tree	EX. Existing to remain
(C)		Dalbergia sissoo Sissoo Tree	EX. Existing to remain
(D)		Prosopis chilensis Chilean Mesquite	EX. Existing to remain
(E)		Ulmus parvifolia Evergreen Elm	EX. Existing to remain
(F)		Parkinsonia h. 'Desert Museum' 'Desert Museum' Palo Verde	EX. Existing to remain
EXISTING TREES			
(1)		Parkinsonia h. 'Desert Museum' 'Desert Museum' Palo Verde	24" Box 6' 4" 1.5" 36" Box 8' 6" 2.5" 48" Box 10' 8" 3.5" Double-Staked Typ.
(2)		Nerium Oleander 'Sister Agnes' Standard Oleander	24" Box 9' 4" 1.25" Double-Staked Typ.
(3)		Prosopis chilensis Chilean Mesquite	24" Box 9' 4" 1.25" Double-Staked Typ.
EXISTING SHRUBS			
(G)		Existing Shrubs	EX. Existing to remain
LARGE SHRUBS			
(4)		Leucophyllum langmaniae Rio Bravo Texas Ranger	5 Gallon
(5)		Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon
MEDIUM AND SMALL SHRUBS			
(6)		Calliandra californica Baja Red Fairy Duster	5 Gallon
(7)		Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 Gallon
(8)		Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon
(9)		Ruellia peninsularis Baja Ruellia	5 Gallon
GROUNDCOVERS			
(10)		Convolvulus oneorum Bush Morning Glory	1 Gallon
(11)		Lantana m. 'New Gold' New Gold Lantana	1 Gallon
(12)		Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 Gallon
ACCENTS			
(13)		Hesperaloe parviflora Red Yucca	5 Gallon
LANDSCAPE MATERIALS			
(14)		Decomposed Granite Desert Gold	1/2" size screened 2" Deep
(15)		Fractured Rock	3" to 6" size 6" Deep

LANDSCAPE CALCULATIONS

NET AREA 42088 Sq. Ft.	LANDSCAPE AREA 15617 Sq. Ft. (37%)
FRONTAGE LANDSCAPING:	
Linear Feet of Frontage- 128'	
Trees Required- 5	Trees Provided- 6
48" Box Required (25%)- 2	48" Provided- 3 (Exist. Trees)
36" Box Required (75%)- 3	36" Provided- 3
INTERIOR LANDSCAPING:	
Trees Required- 8	Trees Provided- 8
48" Box Required (50%)- 4	48" Provided- 4 (3 Exist. Trees)
GROUNDCOVER:	
Required - 25%	Provided- 25%



PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS

REIGLE & ASSOCIATES
ARCHITECTURE PLANNING, LTD.
3501 East Main Street, Suite 100 Phoenix, AZ 85018 P: (602) 943-1801 www.reigleandco.com

PROJECT NO.
1317
DRAWN BY:
SCALE:
CAD SAVED NAME:
DATE:
08.26.2015

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PERMISSION.

A PRELIMINARY LANDSCAPE PLAN FOR
AspenDental
16547 W. BELL RD. | SURPRISE, AZ 85374
AVOLON INVESTMENTS, INC.
10611 NORTH HAYDEN ROAD | SUITE D103
SCOTTSDALE, ARIZONA 85260



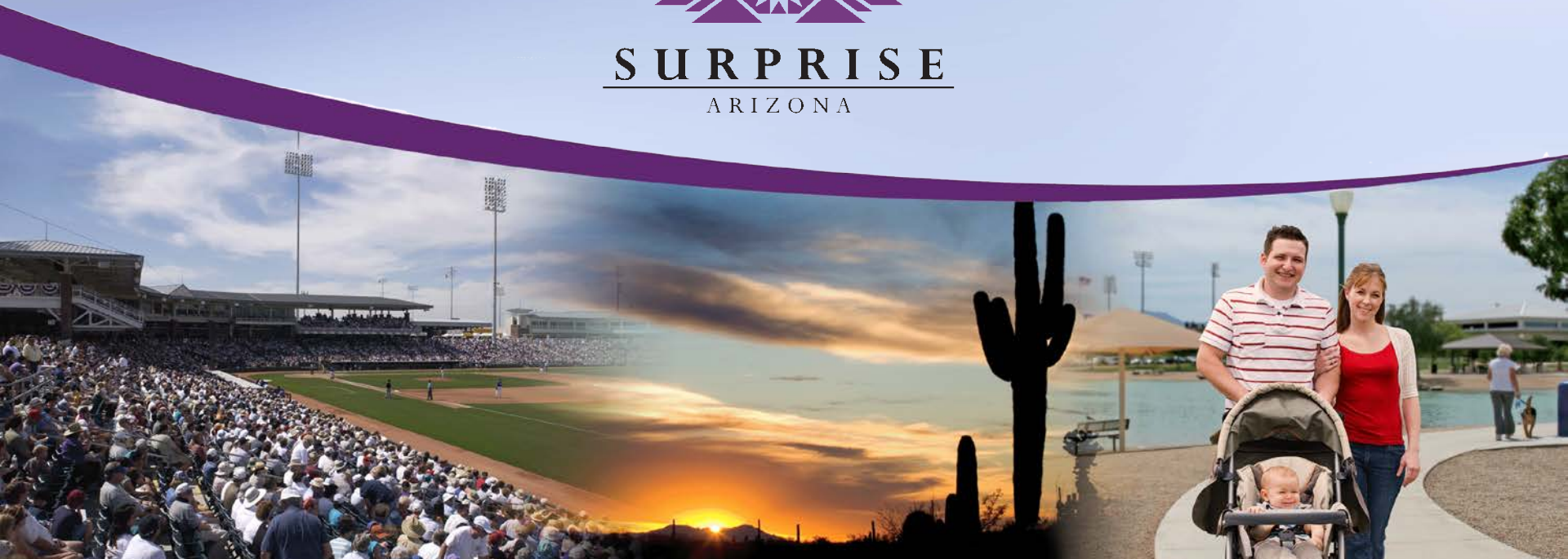
SHEET TITLE

SHEET NO.

L1.0

Aspen Dental

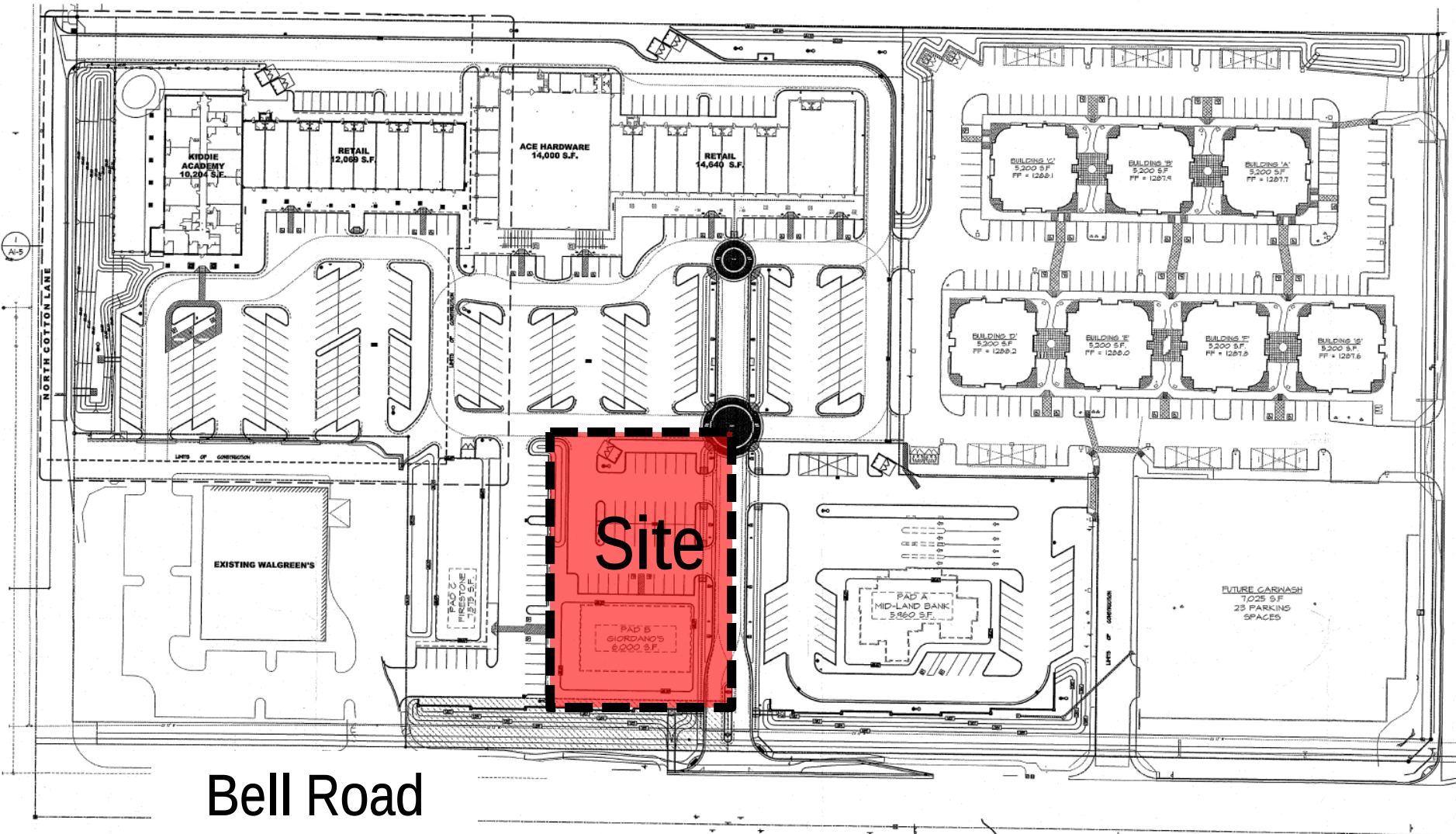
January 21, 2016



VICINITY MAP



MASTER SITE PLAN



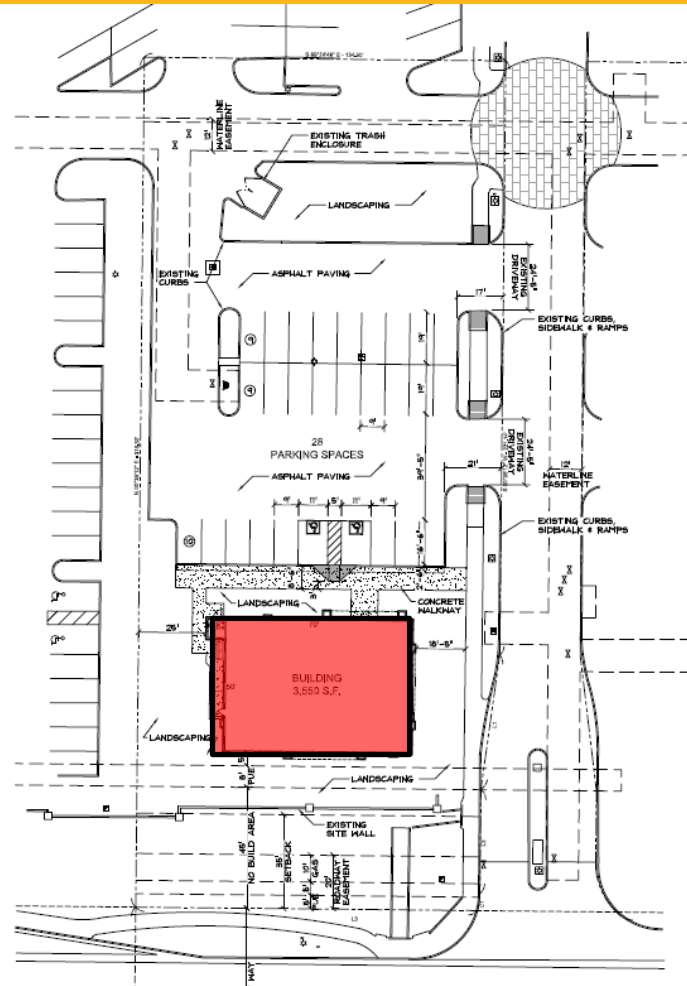
SITE PLAN

PARCEL NO. 1
A PORTION OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASIN AND MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A BRASS CAP IN HANDS AT THE SOUTHWEST CORNER OF SAID SECTION 36 FROM HIGH A ALUMINUM CAP PLUMB AT THE SOUTH QUARTER CORNER BEARS SOUTH 81 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 284.8 FEET;
THENCE SOUTH 81 DEGREES 24 MINUTES 48 SECONDS EAST OF ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 472.38 FEET;
THENCE NORTH 00 DEGREES 35 MINUTES 12 SECONDS EAST PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF THE POINT OF BEGINNING;
THENCE NORTH 00 DEGREES 35 MINUTES 12 SECONDS EAST, A DISTANCE OF 39.92 FEET;
THENCE NORTH 81 DEGREES 24 MINUTES 48 SECONDS EAST, A DISTANCE OF 19.60 FEET;
THENCE NORTH 00 DEGREES 35 MINUTES 12 SECONDS WEST, A DISTANCE OF 22.14 FEET;
THENCE NORTH 07 DEGREES 54 MINUTES 37 SECONDS WEST, A DISTANCE OF 50.42 FEET;
THENCE NORTH 00 DEGREES 35 MINUTES 12 SECONDS WEST, A DISTANCE OF 38.84 FEET TO A TANGENT CURVE, CONCAVE WESTWARD, HAVING A RADIUS OF 28.00 FEET;
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH AN ARC LENGTH OF 6.4 FEET, AND A CENTRAL ANGLE OF 14 DEGREES 41 MINUTES 53 SECONDS TO A POINT ON THE NORTHERLY RIGHT OF WAY OF BELL ROAD;
THENCE NORTH 81 DEGREES 24 MINUTES 48 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY PARALLEL WITH AND 45.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 127.8 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2
EASEMENTS FOR HIGHWAY AND EXPRESS AS SET FORTH IN RECIPROCAL EASEMENT AND OPERATION AGREEMENT FOR COTTON LAKE PROFESSIONAL PARK RECORDED MARCH 16, 2006, IN INSTRUMENT NO. 2006-084060 AND SUPPLEMENTS RECORDED AUGUST 14, 2006 IN INSTRUMENT NO. 2006-182360, AND RECORDED NOVEMBER 22, 2006 IN INSTRUMENT NO. 2006-158446, AND RECORDED DECEMBER 4, 2006 IN INSTRUMENT NO. 2006-87848, RECORDS OF MARICOPA COUNTY, ARIZONA.



SITE AERIAL
SCALE: NO SCALE



Bell Road

PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

Scale: 1" = 20'-0"



ELEVATIONS

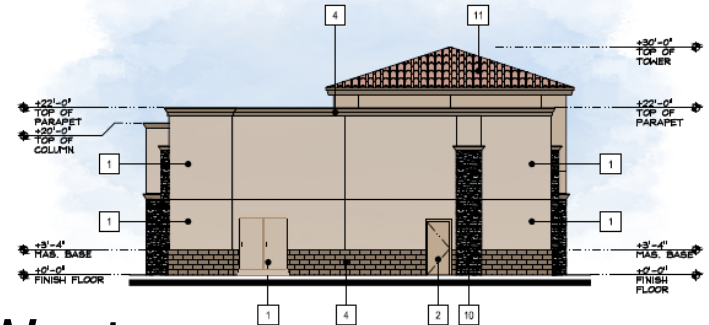


North

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



East



West

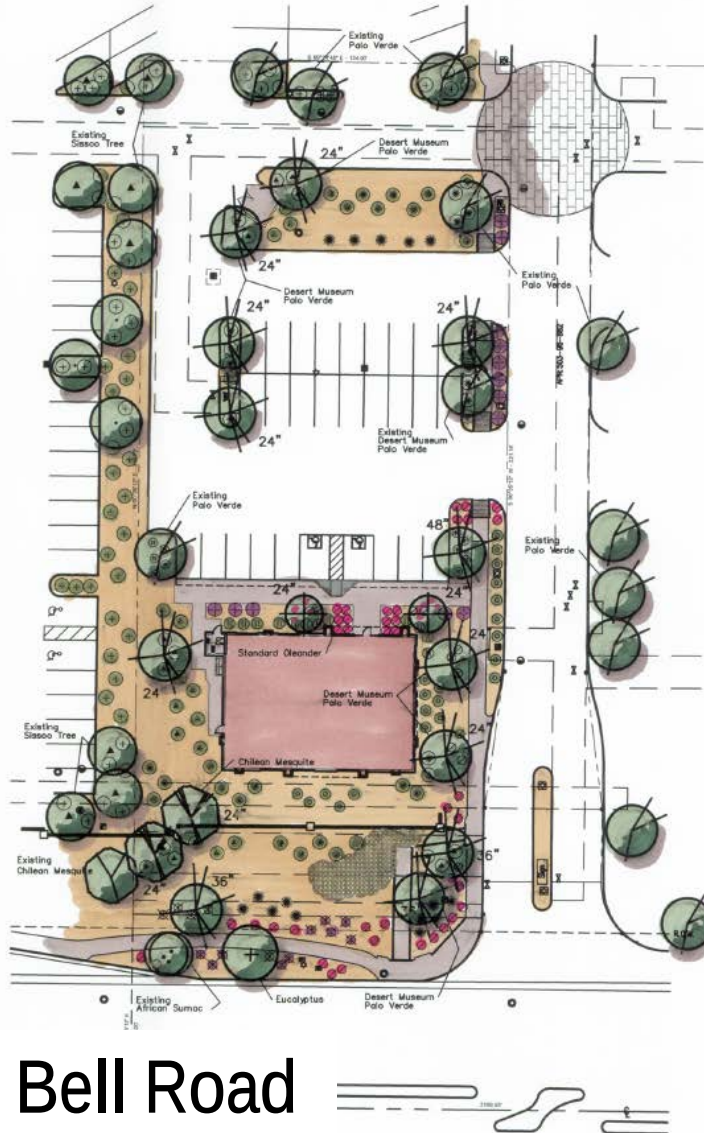


South

FINISHES / CO

1. 8729M "DESERT TUMBLE FRAZEE PAINT"
2. 8724M "MEADOWLARK"
3. NOT USED
4. 8715D "MOOSE POINT"
5. NOT USED
6. NOT USED
7. NOT USED
8. NOT USED
9. NOT USED
10. DECORATIVE STONE VENEER
366815 "BUCKS COUNTY CULTURED STONE"

LANDSCAPE PLANS



Bell Road

PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE (Height/Caliper & Spacing)
EXISTING TREES			
A	⊙	Rhus tanceo African Sumac	EX. Existing to remain
B	⊕	Eucalyptus microtheca Coolish Tree	EX. Existing to remain
C	⊙	Eucalyptus alba Slacko Tree	EX. Existing to remain
D	⊙	Prosopis juliflora Chilean Mesquite	EX. Existing to remain
E	⊙	Ulmus parvifolia Evergreen Elm	EX. Existing to remain
F	⊙	Parkinsonia h. 'Desert Museum' Desert Museum Palo Verde	EX. Existing to remain
EXISTING TREES			
1	⊙	Parkinsonia h. 'Desert Museum' Desert Museum Palo Verde	24" Box 6' 4" 1.5" 36" Box 8' 6" 2.5" 48" Box 10' 8" 3.5" Double-Staked Typ.
2	⊙	Nerium Oleander 'Starlight' Standard Oleander	24" Box 8' 6" 1.25" Double-Staked Typ.
3	⊙	Prosopis juliflora Chilean Mesquite	24" Box 8' 6" 1.25" Double-Staked Typ.
EXISTING SHRUBS			
4	⊙	Exsting Shrubs	EX. Existing to remain
LARGE SHRUBS			
4	⊙	Leucophyllum franseriae Rio Bravo Texas Ranger	5 Gallon
5	⊙	Nerium o. 'Petite Pink' Petite Pink Oleander	5 Gallon
MEDIUM AND SMALL SHRUBS			
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7	⊙	Muhlenbergia capillaris Regal Mist Deer Grass	5 Gallon
8	⊙	Callistemon c. 'Little John' Little John Bottle Brush	5 Gallon
9	⊙	Ruellia peruviana Baja Ruellia	5 Gallon
GROUNDCOVERS			
10	⊙	Convolvulus eschscholii Bush Morning Glory	1 Gallon
11	⊙	Lantana m. 'New Gold' New Gold Lantana	1 Gallon
12	⊙	Rosa rugosa 'Pravoslav' Deer Rosemary	5 Gallon
ACCENTS			
13	⊙	Hesperaloe parviflora Red Yucca	5 Gallon
LANDSCAPE MATERIALS			
14	⊙	Decomposed Granite Desert Gold	1/2" size screened 2" Deep
15	⊙	Fractured Rock	3" to 6" size 6" Deep

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Linear Feet of Frontage- 128'	
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48" Box Required (25%) - 2	48" Provided- 3 (Exist. Trees)
36" Box Required (75%) - 3	36" Provided- 3
INTERIOR LANDSCAPING:	
Trees Required- 8	Trees Provided- 8
48" Box Required (50%) - 4	48" Provided- 4 (3 Exist. Trees)
GROUNDCOVER:	
Required - 25%	Provided- 25%

Questions or Comments?



CITY OF SURPRISE
Planning and Zoning Commission

January 21, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 21, 2016	Contact Person:	Robert Kuhfuss, Community Development
Submitting Department:	CD Boards and Commissions	District:	4
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action regarding a Major Site Plan Amendment for O'Reilly Auto Parts.

Motion:

Motion to approve a Major Site Plan Amendment for O'Reilly Auto Parts subject to stipulations 'a'-d' as listed in the staff report.

Background:

On October 1, 2015, the Planning and Zoning Commission approved a request for a Major Site Plan encompassing approximately 8.3 acres at the southwest corner of Dysart Road and Bell Road. On that date, the Commission also recommended approval of a related Zone Change for the property. The City Council heard the proposed Zone Change on November 17, 2015, and approved a modified request changing the IP-PUD portion to CR-PUD.

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

- ☐ [00 - FS15-410 - O'Reilly Auto Parts - MSP - Staff Report](#)
- ☐ [01 - FS15-410 - O'Reilly Auto Parts - MSP - Vicinity Map](#)
- ☐ [02 - FS15-410 - O'Reilly Auto Parts - MSP - CUP Case Map](#)

- ☐ [03 - FS15-410 - O'Reilly Auto Parts - MSP - CUP Narrative](#)
- ☐ [04 - FS15-410 - O'Reilly Auto Parts - MSP - Site Plan](#)
- ☐ [05 - FS15-410 - O'Reilly Auto Parts - MSP - Landscape Plan](#)
- ☐ [06 - FS15-410 - O'Reilly Auto Parts - MSP - Lighting Photometrics](#)
- ☐ [07 - FS15-410 - O'Reilly Auto Parts - MSP - Elevations B&W](#)
- ☐ [08 - FS15-410 - O'Reilly Auto Parts - MSP - Elevations Color](#)
- ☐ [09 - FS15-410 - O'Reilly Auto Parts - MSP - Sign Package](#)
- ☐ [10 - FS15-410 - O'Reilly Auto Parts - MSP - Planning 2nd Review Comments](#)
- ☐ [11 - FS15-410 - O'Reilly Auto Parts - MSP - ADOT Comments](#)
- ☐ [12 - FS15-410 - O'Reilly Auto Parts - MSP - MWD Comments](#)
- ☐ [13 - FS15-410 - O'Reilly Auto Parts - MSP - Luke AFB Comments](#)
- ☐ [14 - FS15-410 - O'Reilly Auto Parts - MSP - 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 Kuhfuss, Planner II



MAJOR SITE PLAN AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS15-410

Project Name: O'Reilly Auto Parts

Council District: 4

Meeting Date: January 21, 2016

Planner: Robert H. Kuhfuss, AICP

Owner: WP Bell Dysart, LLC

Applicant: Randy Gilliam, of PM Design Group, Inc.

Request: Major Site Plan Amendment for auto parts store in the CR-PUD zoning district

Site Location: West of the southwest corner of Bell Road and Dysart Road

Site Size: 1.31 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 **approve** the proposed Major Site Plan Amendment, subject to stipulations 'a'-'d'.

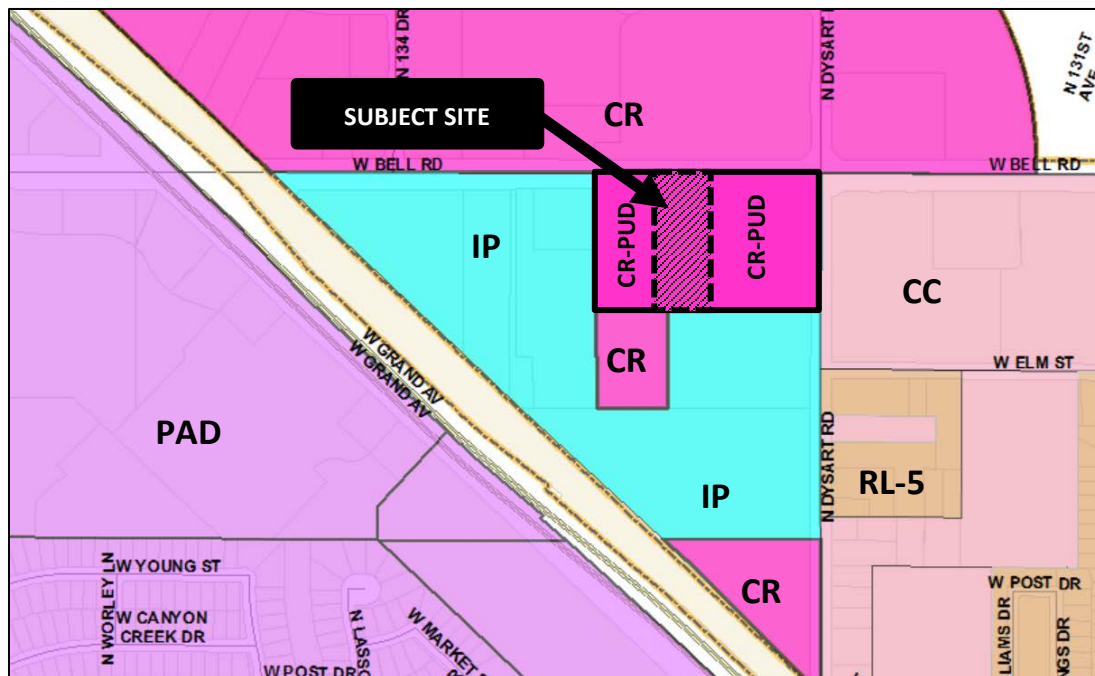
PROJECT DESCRIPTION:

Randy Gilliam, of PM Design Group, LLC, on behalf of O'Reilly Auto and WP Bell Dysart, LLC, seeks approval of a Major Site Plan Amendment to allow a retail auto parts facility in the newly created CR-PUD zoning district. This request follows the City Council's approval of the related Zone Change that included the subject property, which served to change the zoning of the subject property from CR and IP to CR-PUD.

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)
Regional Commercial with a PUD Overlay (CR-PUD)	Regional Commercial with a PUD Overlay (CR-PUD)	Regional Commercial with a PUD Overlay (CR-PUD)
Regional Commercial (CR)	Regional Commercial (CR) and Industrial Performance (IP)	Industrial Performance (IP)



45 **BACKGROUND:**

46
47 **April 17, 2015:** Original Zone Change, Major Site Plan and Final Plat application filed under case
48 FS15-155.

49
50 **April 30, 2015:** Staff met with the applicant to discuss the development of the subject site during a
51 regularly scheduled Concept Review meeting under CR15-165.

52
53 **October 1, 2015:** The Planning and Zoning Commission approved the Major Site Plan subject to
54 stipulations 'a' through 'j', which are included here for convenience (note stipulation "g" relating to
55 the requirement for a Major Site Plan Amendment):

- 56
57 a. Development and use of the site shall be in substantial conformance with the project
58 narrative entitled "Dysart Subdivision Rezone Document PUD Overlay", prepared by
59 Olsson Associates, consisting of 20 pages dated revised August 17, 2015 and stamped
60 received August 17, 2015, except as modified by the following stipulations.
- 61
62 b. Development and use of the Caliber Collision site shall be in substantial conformance
63 with the Major Site Plan entitled "Caliber Collision Bell Road and Dysart Road",
64 consisting of three (3) full-size pages, prepared by Olsson Associates, stamped received
65 August 17, 2015.
- 66
67 c. Landscaping of the Caliber Collision site shall be in substantial conformance with the
68 Landscape Plan entitled "Final Landscape Plan Caliber Collision", consisting of five (5)
69 full-size sheets, prepared by Olsson Associates, stamped received August 17, 2015.
- 70
71 d. Elevations for the Caliber Collision site shall be in substantial conformance with the
72 elevations entitled "Exterior Elevations Caliber Collision" and "Site Details", consisting of
73 three (3) full-size sheets (A2.0, SP1.1 and SP1.2), prepared by Olsson Associates,
74 stamped received August 17, 2015.
- 75
76 e. Signage for the Caliber Collision site shall be in substantial conformance with the Sign
77 Package entitled "Caliber Collision/Channel Letter/Surprise", consisting of five (5) 11" by
78 17" sheets, prepared by Cree Industrial Arts, stamped received August 17, 2015.
- 79
80 f. Approval of this Major Site Plan presumes the subsequent approval of the related Final
81 Plat for Dysart Subdivision. If a Final Plat for Dysart Subdivision has not been recorded
82 within one (1) year of approval of this Major Site Plan Planning and Zoning Commission,
83 the subject Major Site Plan shall expire, unless an extension is approved by the Planning
84 and Zoning Commission.
- 85

- g. Prior to development of Lots 2 and 3 of Dysart Subdivision, the applicant or subsequent owner shall submit a request for a Major Site Plan Amendment to be reviewed and approved as outlined in the Surprise Municipal Code.
- h. 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.
- i. 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.
- j. Those portions of the parapet wall which extend above the height of the adjacent parapet walls shall appear as being four-sided such to look like an enclosed building.

October 14, 2015: The applicant filed a request for a Major Site Plan Amendment pertaining to Lot 2 of the Dysart Subdivision under case FS15-410, the subject case.

November 17, 2015: The City Council approved a request for a Zone Change from CR to CR-PUD, CR to CR-PUD, and IP to CR-PUD under case FS15-155. Said approval was based on an amended request brought forward by the applicant at the meeting and was subject to the following stipulations 'a' through 'f', which are included here for convenience:

- 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.

- e. The development standards table in Section 3.0 of the “Dysart Subdivision Re-zone Document PUD Overlay, last revised on August 17, 2015, prepared by Olsson Associates is hereby amended to read as follows:

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 CR zoning districts apply. ⁵			
Development Standard	CR – CR PUD		
	Base Zoning	PUD Overlay	SUDC Reference
Interior Side Setback	24'	15' ¹	122-36(c)(2)c, Table 5-12
Landscape Setback (Arterial)	45' ³	45' ^{2,3}	122-136(b)(18)(h)
Maximum Parking Allowed	1:375 SF of GFA ⁴	1:180 SF of GFA ⁴	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)
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 side of Parcel A 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.			
⁵ The development standards in this table apply if the Planning and Zoning Commission approves the CUP. If not, the development standards in the Dysart Subdivision Re-zone Document PUD Overlay, last revised on August 17, 2015, prepared by Olsson Associates will apply.			

- f. The Council’s decision in this case, thought final, will not take effect unless the City Planning Commission approves a subsequent application for conditional use permit (the “CUP”) that allows the construction of a collision shop on the parcel identified as Parcel A, on Exhibit A, on or before January 8, 2016. If the CUP is NOT approved by such date, then the Council’s decision in this case will be deemed to approve the original application in this case, re-zoning the property as follows: from CR to IP-PUD, from CR to CR-PUD and from IP to CR-PUD, in conformance with the Dysart Subdivision Zone Change and PUD Overlay” document, dated August 17, 2015.

December 2, 2015: Staff issued 1st review comments relating to the subject request.

December 11, 2015: The applicant submitted the subject request for 2nd review.

December 11, 2015: The applicant submitted construction drawings for review under tracking number 2015003531.

December 17, 2015: The Commission approved a request for a Conditional Use Permit relating to the Caliber Collision facility located immediately adjacent to the subject property. This approval was subject to certain conditions which are omitted here for brevity; however, the Commission’s approval of the CUP satisfied the requirements of Stipulation “f” of FS15-155, as noted above.

December 18, 2015: Staff issued 2nd review comments relating to the subject request.

December 21, 2015: Staff issued a Notice of Decision advising the applicant of the Commission date subject to certain stipulations intended to address deficiencies noted during 2nd review.

CITIZEN OUTREACH:

While the original Zone Change and subsequent Conditional Use Permit for the neighboring site were subject to citizen outreach, the subject Major Site Plan Amendment is not subject to citizen review.

ANALYSIS AND DISCUSSION:

The subject Major Site Plan Amendment expands upon the Master Site Plan previously reviewed and approved by the Commission on October 1, 2015, and the related Zone Change request approved by the City Council on November 17, 2015 under case FS15-155. The subject Major Site Plan Amendment and related documentation is generally consistent with the CR-PUD zoning district and the Surprise Municipal Code, with the exception of certain deficiencies as discussed in the planning comments included as an attachment to this report. Staff would normally request these deficiencies be addressed prior to the case being brought forward to the Commission for action; however, the applicant is under significant time constraints due to the pending Bell/Grand Interchange project, slated to begin construction in the near future. These deficiencies are relatively minor and staff does not object to this approach as doing so will allow the applicant to move forward with construction of their new facility in a timely manner.

UTILITY AND SERVICES TABLE:

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

177 **CONFORMANCE WITH ADOPTED PLANS:**

178
179 **Surprise General Plan 2035:** The Surprise General Plan 2035, as amended by the City Council on
180 December 19, 2015, shows the subject property as lying within the Commercial and Office
181 Character Pattern, which supports retail and light industrial uses. The proposed Major Site Plan
182 Amendment supports the goals and policies of the General Plan, especially with respect to
183 enhancing the jobs to housing balance (Policy LU2.1), and promoting pedestrian connectivity (Policy
184 LU3.1). Further, the proposed Major Site Plan Amendment supports the General Plan's stated
185 preferences towards Compatibility and Transition as well as Aesthetics and Built Form by:

- 186
187
 - Respecting the context of the adjacent building form and architectural style
 - Providing similar streetscape and landscape design to surrounding uses
 - Utilizing similar setbacks to surrounding uses
 - Locating proximal to arterial corridors and future transit
 - Developing infill properties
 - Respecting building scale
 - Providing architectural interest and pedestrian connectivity

194
195 **REVIEWING AGENCIES:**

196
197 The subject case was routed to the standard reviewing agencies which indicated no issues or
198 concerns, other than those expressed in the attached Planning Review comments.

199
200 **Luke Air Force Base (LAFB):** In a letter dated October 26, 2015 (attached), LAFB indicates no
201 objections to the request, but advises the applicant review sound attenuation requirements and
202 engage in a strong notification program with respect to the air base and its operations.

203
204 **Arizona Department of Transportation (ADOT):** In an email dated October 19, 2015 (attached),
205 ADOT indicated the subject proposal would have no impacts to the highway facilities; however,
206 ADOT comments regarding the preceding Zone Change request, stated the project may be
207 impacted by the Bell/Grand Overpass Project and advised the applicant to consult with ADOT in
208 that regard.

209
210 **Maricopa Water District (MWD):** In an email dated October 16, 2015 (attached), MWD advises the
211 subject property lies outside of their service area and offers no comment.

212
213 **SUMMARY:**

214
215 Staff believes the proposed Major Site Plan Amendment will allow the site to be developed in a
216 manner that is consistent with Municipal Code and the goals and policies of the General Plan.

217 **FINDINGS:**

- 218
- 219 • The proposed Major Site Plan Amendment advances the goals and policies of the General Plan.
 - 220 • The proposed Major Site Plan Amendment demonstrates compliance with the zoning as
 - 221 approved by the City Council on November 17, 2015.
 - 222 • The reviewing agencies have indicated no objections to the request that are not addressed
 - 223 through the recommended stipulations of approval.
- 224

225 **RECOMMENDATION:**

226

227 Based on the findings noted above, staff recommends the Commission **approve** the subject Major

228 Site Plan Amendment, subject to stipulations 'a' through 'd' as outlined below:

229

- 230 a. The site plan prepared by PM Design, date signed December 09, 2015 will be revised
- 231 and submitted for review to include the following modifications:
- 232
- 233 1. Set the sight visibility triangle at the right-of-way line per City of Surprise
 - 234 standard detail EDS 4-02.
 - 235
 - 236 2. Shift the sign out of the sight visibility triangle while continuing to maintain a 15'
 - 237 sign setback.
 - 238
 - 239 3. Call out the paving surface for the fire turnaround area, making sure that it
 - 240 meets the Fire Department's requirements for structural stability.
 - 241
- 242 b. The landscape plan prepared by PM Design, date signed December 8, 2015 will be
- 243 revised and submitted for review to include the following modifications:
- 244
- 245 1. Revise the Site Data table consistent with the site plan.
 - 246
 - 247 2. Revise the configuration of the south end of the site relative to fire turnaround.
 - 248
 - 249 3. Add the sight visibility triangle per EDS 4-02.
 - 250
 - 251 4. Shift the monument sign out of the sight visibility triangle.
 - 252
- 253 c. The site lighting photometric plan prepared by PM Design, date signed December 10,
- 254 2015 will be revised and submitted for review to increase the lighting intensity in the
- 255 parking areas to at least 1.0 foot-candle, while maintaining the maximum value of 0.5
- 256 foot-candle at the right-of-way line.
- 257

- d. The sign package prepared by O'Reilly Automotive, submitted December 11, 2015 will be revised and submitted for review to show the entire front elevation at 71'-4" and to base the sign area calculation on that figure i.e. 71.33 square feet maximum.

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

Attachments:

- 01 – Vicinity Map (1 page)
- 02 – CUP Case Map (1 page)
- 03 – Narrative (1 page)
- 04 – Site Plan (2 pages)
- 05 – Landscape Plan (1 page)
- 06 – Lighting Photometrics (1 page)
- 07 – Elevations, B&W (1 page)
- 08 – Elevations, Color (1 page)
- 09 – Sign Package (1 page)
- 10 – Planning 2nd Review Comments (3 pages)
- 11 – ADOT comments (1 page)
- 12 – MWD comments (1 page)
- 13 – Luke AFB comments (1 page)

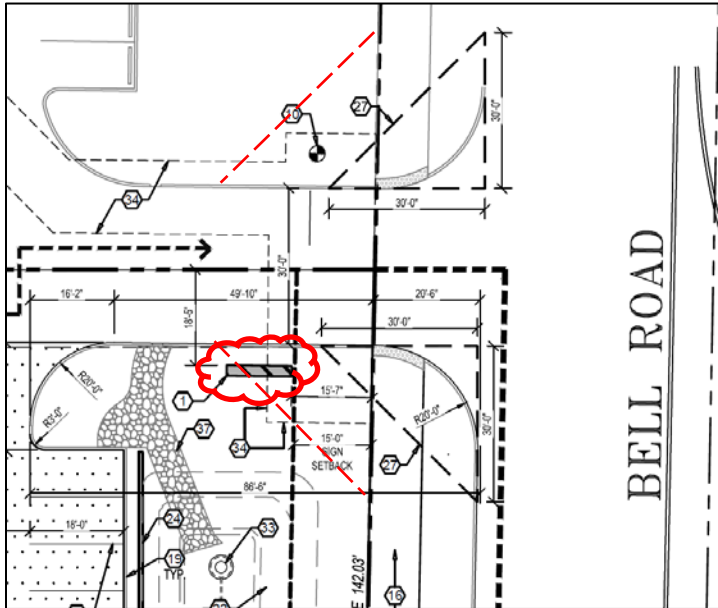
Caliber Collision

SUBJECT SITE

1

A. Site Plan Sheet C1 prepared by PM Design stamped received December 11, 2015 to be revised as follows:

1. Prior comments asked that you show a 30' sight visibility triangle at the entrance per EDS 3-02. You included that SVT, but set the base of the triangle at the Bell Road curb line as opposed to the right-of-way line as required by the standard detail. Please set the SVT at the ROW line.



2. Prior comments asked that you shift the proposed monument sign out of the sight visibility triangle and that you maintain a 15' setback for the sign. You shifted the sign back, but it still conflicts with the location of the required SVT. Please shift the sign out of the SVT while continuing to maintain a 15' sign setback. (See clouded area above.)
3. New comment based on new information – the paving surface for the fire turn-around area is not clearly indicated. Please call out the paving surface for this area, making sure that it meets the Fire Department's requirements for structural stability.

B. Site Lighting Photometrics Sheet SP1 prepared by PM Design stamped received December 11, 2015 to be revised as follows:

1. New comment: The foot-candle (FC) values along the west parking lot, as well as a small portion of the north parking, lot do not meet the minimum requirement of 1.0 FC set forth by the SUDC for parking areas. Please increase the lighting intensity in those areas to at least 1.0 FC, while maintaining the maximum value of 0.5 FC at the ROW line.



C. Landscape Plan Sheet La.01 prepared by PM Design stamped received December 11, 2015 to be revised as follows:

1. Prior comments asked that you revise the base drawing and Site Data table per above site plan comments where appropriate; however, the Site Data table was not revised nor was the configuration of the south end of the site relative to fire turnaround. Also, the SVT is missing.
2. Related to the previous comment, be sure to set the SVT at the right-of-way line and shift the monument sign out of the SVT per Sheet C1 comments.

D. Sign Package prepared by O'Reilly Automotive stamped received December 11, 2015 to be revised as follows:

1. Prior comments asked that you reduce the size of the wall sign to 50.67 square feet of wall sign based on a ratio of 1 square foot per linear foot of elevation. Upon further review, however, the 50.67 figure comes from the manner in which the elevation is expressed on this drawing when in reality the front elevation is 71'-4" wide per Sheet C1. Please revise the sign package to show the entire front elevation at 71'-4" and base the sign area calculation on that figure i.e. 71.33 square feet maximum.

Robert Kuhfuss

From: Bob Patoni <BPatoni@azdot.gov>
Sent: Monday, October 19, 2015 1:49 PM
To: Deborah Perry
Subject: FS15-410 - O'Reilly auto Parts

RE: FS15-410 – O'Reilly Auto Parts

Attention: Deborah Perry

Thank you for the notice of Site Plan for the above-described site plan.
After review, we have determined that the proposed development will have no impact upon area highway facilities.
Thank you for the opportunity to review and comment.

Bob Patoni, SR/WA
Right of Way Project Coordinator

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

WWW.AZDOT.GOV



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Robert Kuhfuss

From: Debbie Trasancos <DebbieT@mwdaz.com>
Sent: Friday, October 16, 2015 10:41 AM
To: Deborah Perry
Cc: Chris Cain; Leslie Jarrell
Subject: MWD - FS15-410 O'Reilly Auto Parts Electronic Submittal

Deborah,

Thank you for providing the Electronic Submittal for O'Reilly Auto Parts (FS15-410).

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

Thanks 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**

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

26 October 2015

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

Re: FS15-410; O'Reilly Auto Parts

Dear Ms. Perry

Thank you for the opportunity to provide comments on the Site Plan Application for the O'Reilly Auto Parts Store. The site is located on 1.42 acres at the southwest corner of Bell and Dysart Roads in Surprise AZ. Plans call for the construction of a 7,942 square foot mercantile store. The site is approximately 1.6 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone," as defined 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, the construction of O'Reilly Auto Parts store will not negatively impact the flying operations at Luke AFB. Since this 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 black ink, appearing to read "J. Mitchell", is written over a horizontal line.

JAMES R. MITCHELL

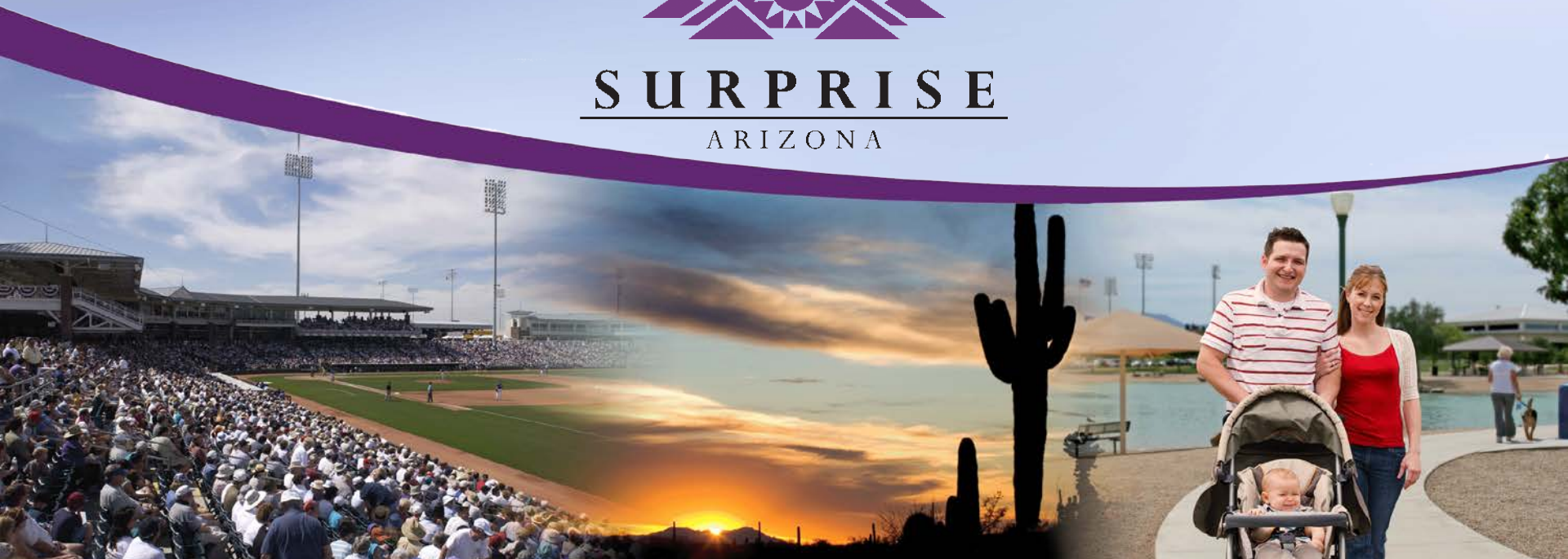
cc:

Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

FS15-410 O'Reilly Auto Parts Site Plan Amendment

Planning and Zoning Commission Regular Session

January 21, 2016

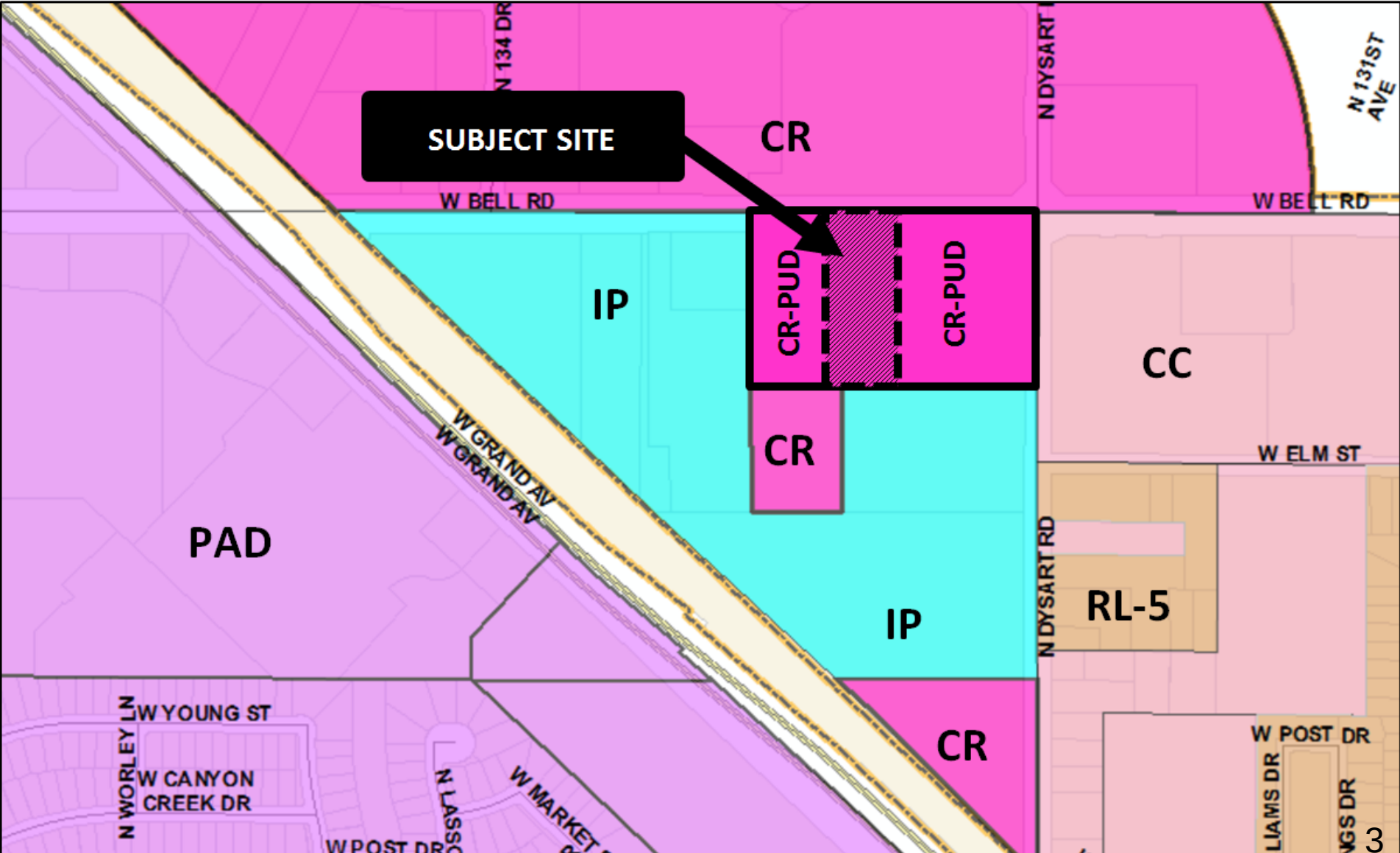


Caliber Collision

SUBJECT SITE

2

Case Map



Background:

- **April 17, 2015** – Original Zone Change/Master Site Plan/Final Plat application FS15-155 for Dysart Subdivision
- **October 1, 2015** – P&Z approves Master Site Plan for Lots 1, 2 and 3 of Dysart Subdivision under FS15-155
- **October 14, 2015** – Subject application FS15-410 for O'Reilly Auto Parts on Lot 2 of Dysart Subdivision
- **November 17, 2015** – Council approves Zone Change and Final Plat under FS15-155
- **December 17, 2015** – P&Z approves CUP for Caliber Collision under FS15-461
- **January 21, 2016** – Subject Site Plan Amendment to P&Z for consideration

FS15-410 O'Reilly Auto Parts



OWNER	CIVIL ENGINEER
O'REILLY AUTO PARTS 1400 SOUTH 1ST STREET 702 E. BETHANY HOME ROAD PHOENIX, AZ 85014 (602) 296-2200 WILSON@O'REILLYAUTO.COM	H. GARY WILSON CASEY WHITEHEAD, P.E. 2141 E. HIGHLAND AVE., SUITE 200 PHOENIX, AZ 85019 (602) 493-4035 CHRWITEN@HGWILSON.COM
ARCHITECT	LANDSCAPE ARCHITECT
PM DESIGN GROUP, INC. RANDY OLLMAN, P.A. 1425 N. 1ST STREET, SUITE 100 PHOENIX, AZ 85004 (602) 493-5757 ROLLMAN@PMDCORP.COM	T.J. MOQUEN AND ASSOCIATES, INC. 8433 EAST CHOLLA BLVD., SUITE 101 SCOTTSDALE, AZ 85260 (602) 281-4000 TJMOQUEN@TJMA.NET
STRUCTURAL ENGINEER	
TRISTE WANNER, P.E. 5224 S. 36TH STREET PHOENIX, AZ 85040 (602) 494-5223 TWANNER@TRISTE.COM	
MECH. / ELEC. ENGINEER	
SMITHGOTH ENGINEERING, INC. READY B. BENNET 3951 S. JEFFERSON AVE. SPRINGFIELD, MO 65807 (417) 883-2200 WBENNET@SMITHGOTH.COM	

SYMBOLS LEGEND	
REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	NEW BUILDING CONSTRUCTION
	AREA OF CONCRETE CONSTRUCTION
	AREA OF CONCRETE PAVING
	NEW MONUMENT EARTH LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW LIGHT POLE LOCATION

PLANNING DEPT. NOTES: GENERAL NOTES:

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THE PROJECT IS LOCATED IN THE UPOON WATER SERVICE AREA AND HAS BEEN DESIGNATED AS A UPOON WATER SERVICE AREA.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ALL IMPROVEMENTS REQUIRE PERMITS AND APPROVALS.
5. ANYTHING MUST BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT NEIGHBORHOODS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO SIGN, SIGN OR LIGHT WILL BE PLACED SO AS TO EXCEED THE NEIGHBORHOOD LEVEL OF NOISE, COLOR OR VIBRATION EXCEPT BY USES OUTSIDE OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC HIGHWAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPLICABLE PLANS.
7. ALL ROOF TOP AIR CONDITIONING AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. ALL SERVICES AND UTILITIES SHALL BE SCREENED TO CONCEAL TRUNK CONDUITS, CABLES, CABLES, TRANSFORMERS, AND/OR PREVENTION AND OTHER ELECTRICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
10. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENTS.
11. ALL SITE IMPROVEMENTS TO THE OUTLINE OF CURB, CONCRETE OR PROPERTY LINE SHALL BE PROVIDED BY THE CONTRACTOR TO BE USED FOR FUTURE CONSTRUCTION BY DETAIL INSPECTION PRIOR TO SUBMITTING AND STARTING CONSTRUCTION.
12. NO OUTDOOR STORAGE ALLOWED.

SITE SPECIFIC PROJECT DATA:

PROJECT NAME: O'REILLY AUTO PARTS SURPRISE
PROJECT OWNER: O'REILLY AUTO PARTS
OWNER ADDRESS: 1400 SOUTH 1ST STREET, SUITE 100, PHOENIX, AZ 85004
OWNER PHONE: (602) 296-2200
ARCHITECT: PM DESIGN GROUP
ARCHITECT ADDRESS: 1425 N. 1ST STREET, SUITE 100, PHOENIX, AZ 85004
ARCHITECT CONTACT: RANDY OLLMAN
ARCHITECT PHONE: (602) 493-5757

SITE DATA:

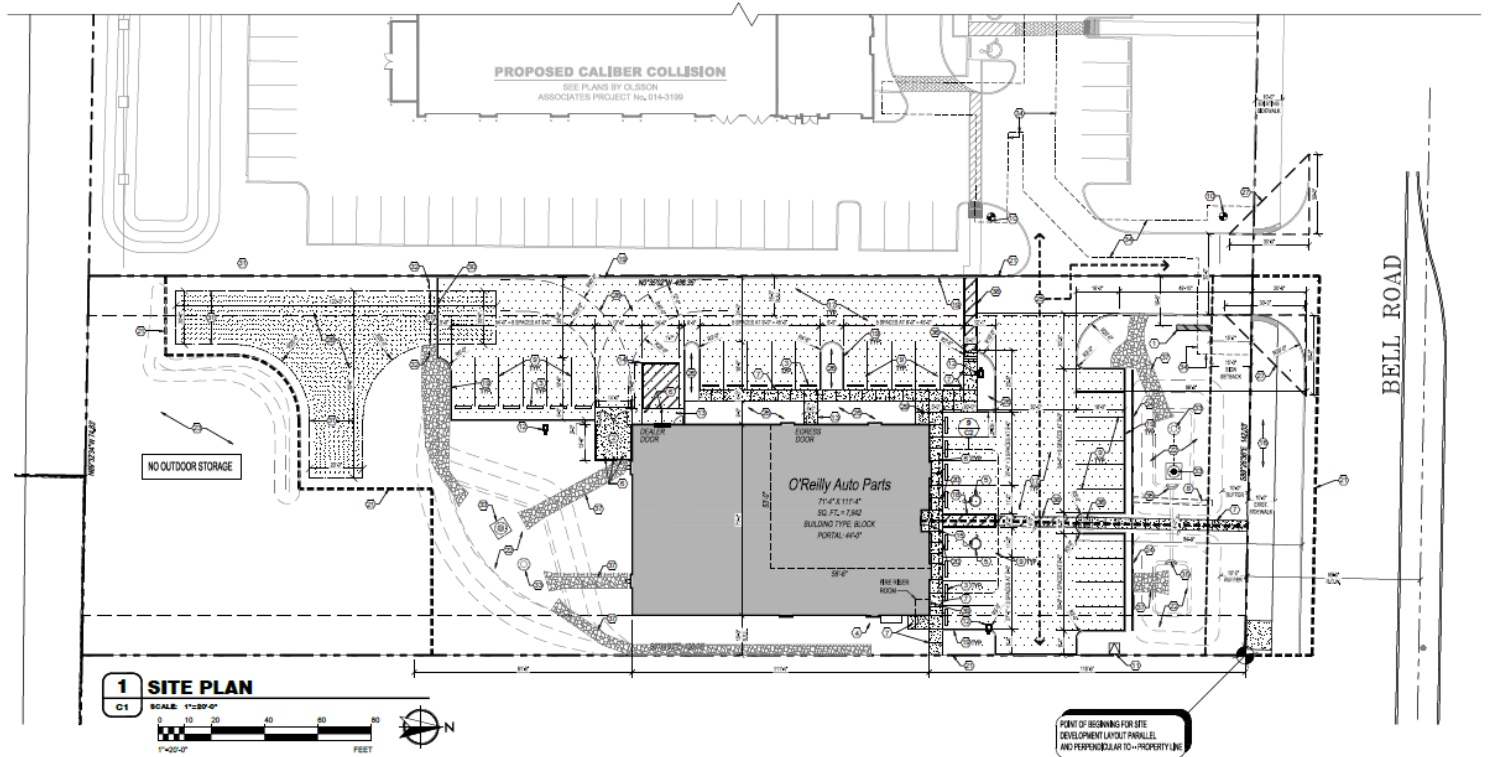
ADDRESS: 1425 N. 1ST STREET AND DYSART ROAD, SURPRISE, ARIZONA 85074
LOT 2 OF DYSART SUBDIVISION
PAGE NUMBER: 88-0474-X
ZONING: C-100
GROSS SITE AREA: 57,200 S.F. 1.31 ACRES
NET SITE AREA: 51,400 S.F. 1.18 ACRES
BUILDING AREA: 7,840 S.F.
BUILDING HEIGHT: 1 STORY - 12'4" MAXIMUM HEIGHT
PARKING REQUIRED: 1 SPACE / 100 S.F. GROSS FLOOR AREA = 17 SPACES MIN.
MIN. 1 SPACE / 200 S.F. GROSS FLOOR AREA = 40 SPACES MIN.
PARKING PROVIDED: 3 SPACES (INCLUDED 3 ADA ACCESSIBLE SPACES)
PARKING PROVIDED: 4 SPACES
LOADING AREA: 1 SPACE / 12' X 4' MAXIMUM
ADA PROVIDED: 2 ACCESSIBLE SPACES

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLD AT THE NORTHEAST CORNER OF SAID SECTION 3, FROM WHICH A MARICOPA COUNTY ALUMINUM CAP SET IN CONCRETE AT THE EAST QUARTER CORNER OF SAID SECTION 3, BEARS S87°07'00"N, A DISTANCE OF 200.00 FEET;
THENCE S07°07'00"N ALONG THE EAST LINE OF SECTION 3, A DISTANCE OF 400.00 FEET;
THENCE DEPARTING FROM SAID EAST SECTION LINE, N07°22'27"N, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF DYSART ROAD, AS SHOWN IN BOOK 474 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDS;
THENCE CONTINUING N07°22'27"N, ALONG THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN DEED #14-015-026, MARICOPA COUNTY RECORDS;
THENCE S07°07'00"N, A DISTANCE OF 400.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF BELL ROAD, AS DESCRIBED IN DEED #14-015-026, MARICOPA COUNTY RECORDS;
THENCE DEPARTING, ALONG THE SOUTHERLY RIGHT-OF-WAY OF BELL ROAD, A DISTANCE OF 140.00 FEET;
THENCE S07°07'00"N, A DISTANCE OF 400.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF BELL ROAD, AS DESCRIBED IN DEED #14-015-026, MARICOPA COUNTY RECORDS;
CONTAINING 1.422 ACRES MORE OR LESS.

KEY NOTES:

1. CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH, REFER TO SPECIFICATIONS FOR CONCRETE.
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99. CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH, REFER TO SPECIFICATIONS FOR CONCRETE.
100. CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH, REFER TO SPECIFICATIONS FOR CONCRETE.



REVISIONS:

NO.	DESCRIPTION
1	ISSUED FOR PERMIT

PM DESIGN GROUP, INC.
1425 N. 1ST STREET, SUITE 100
PHOENIX, AZ 85004
(602) 493-5757
ROLLMAN@PMDCORP.COM

C1

1 OF 3

O'Reilly AUTO PARTS

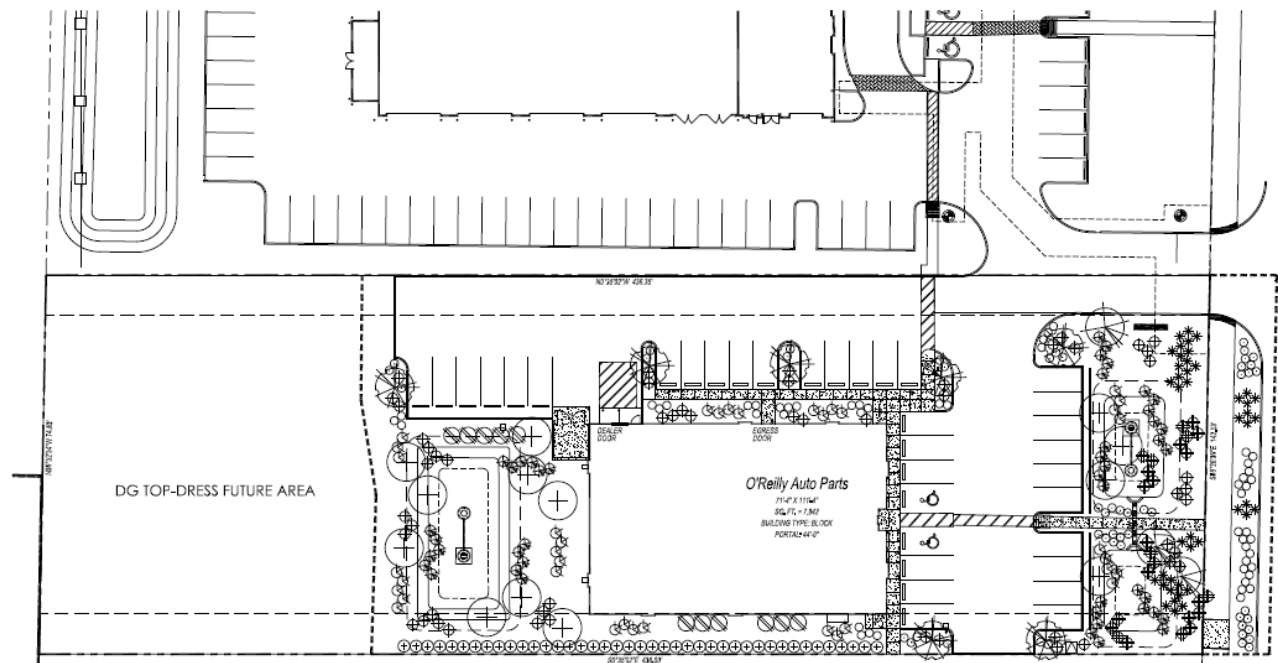
PROJECT: NEW O'REILLY AUTO PARTS STORE
BELL ROAD AND DYSART ROAD
SURPRISE, ARIZONA 85374

233 South Phoenix
Surprise, AZ 85374
Phone: (417) 882-2674

DRAWN: GAB
CHECKED: RJD
DATE: 12/09/15
JOB NO.: OAP15003.0
SHEET:

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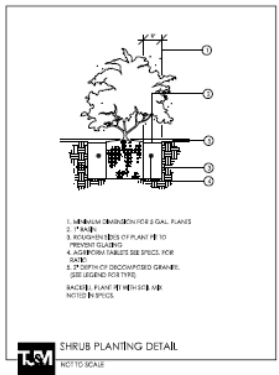
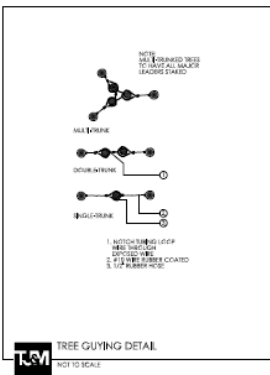
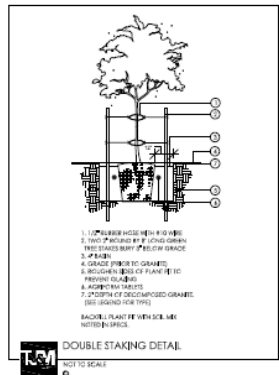
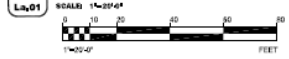
FS15-410 O'Reilly Auto Parts



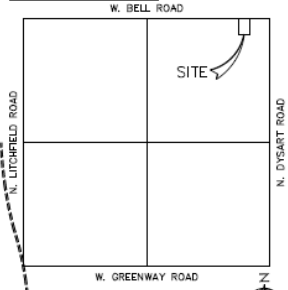
LANDSCAPE LEGEND

- CHLOPS LINEAR 'AZT DESERT AMARYST'
- DESERT WILLOW
- 3/4" BOX (MATCHING)
- PARKINSONIA 'HYBRID'
- DESERT MUSEUM
- 2" BOX
- PROCOPE 'PHOENIX'
- HYBRID THORNLESS MESQUITE
- 2" BOX
- TECOMA 'ORANGE JUBILEE'
- ORANGE JUBILEE
- 5 GALLON
- HESPERALOE PARVIFLORA
- RED YUCCA
- 5 GALLON
- DASYLIRION WHEELERII
- DESERT SPOON
- 5 GALLON
- EREMOPHYLLA MACULATA 'VALENTINE'
- VALENTINE BUSH
- 5 GALLON
- EUPHORBIA BICOLORATA
- GOPHER PLANT
- 5 GALLON
- LEUCOPHYLLUM LANGMANIAE
- RED BRAVO SAGE
- 5 GALLON
- DODONAEA VICOSA 'PURPUREA'
- PURPLE HOP BUSH
- 5 GALLON
- LANTANA MONTEVIDENSE
- 'GOLD MOUND'
- 1 GALLON
- LANTANA MONTEVIDENSE
- TEALING PURPLE
- 1 GALLON
- 1/2" SCREENED EXPRESS BROWN
- DECOMPOSED GRANITE
- 2" DEPTH IN ALL LANDSCAPE AREAS

1 LANDSCAPE PLAN



VICINITY MAP



SITE DATA:

ADDRESS: 8433 BELL ROAD AND DYSART ROAD, SURPRISE, ARIZONA 85374
PARCEL NUMBER: 00940151
ZONING: R-1
GRID REFERENCE: 3300 E. 1100 N.
NET AREA: 1.14 ACRES
GROSS AREA: 1.14 ACRES
GROSS BUILDING AREA: 11,000 SQ. FT.
GROSS BUILDING HEIGHT: 10 FT.
LOT COVERAGE: 100%
PARKING PROVISIONS: 10 SPACES REQUIRED
LOCAL REGULATION: 10 SPACES REQUIRED
ACCESSIBLE PROVISIONS: 2 SPACES REQUIRED

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/28/15

PM DESIGN
Landscape Architecture
233 South Patterson
Springfield, MO 65804
PHONE: (417) 862-2674

O'Reilly AUTO PARTS
PROJECT:
NEW O'REILLY AUTO PARTS STORE
BELL ROAD AND DYSART ROAD
SURPRISE, ARIZONA 85374

233 South Patterson
Springfield, MO 65804
PHONE: (417) 862-2674

DRAWN: BG
CHECKED: RG
DATE: 12/28/15
JOB NO: OAP150203
SHEET: **La.01**

La.01
SHEET 1 OF 4

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
Surprise, Arizona 85374
P: (602) 284-4322 F: (602) 284-4819

EMAIL: tmcqueen@tjmc.com





1. MINIMUM DIMENSION FOR 3 GAL. PLANTS
2. 1" BASIN
3. BOTTOM SIDES OF PLANT FIT TO PREVENT GLAZING
4. BOTTOM FLANGE SEE SPEC. FOR BASIN
5. 2" DEPTH OF DECOMPOSED GRANITE
6. 2" DEPTH OF PLANT FIT WITH SOIL MIX
SEE LEGEND FOR TYPE

SHRUB PLANTING DETAIL

NOT TO SCALE

AUTO PARTS		LANDSCAPE PLAN	
PROJECT: NEW O'REILLY AUTO PARTS STORE BELL ROAD AND DYSART ROAD SURPRISE, ARIZONA 85374		DESIGNER: P.M. DESIGN 1424 NORTH 1ST STREET SUITE 10 PHOENIX, ARIZONA 85004 PHONE: (602) 425-5759 FAX: (602) 425-5760 ROY FERRO, ARCHITECT 1555 MACAULI, TUCSON, ARIZONA 85714 BERNARD STAMP	
DRAWN: BG CHECKED: RG DATE: 12.08.15 JOB NO.: OAP15000.0 SHEET:		SHEETS BEHIND THIS SEAL AND ARCHITECT'S SIGNATURE. THE SEAL AND ARCHITECT'S SIGNATURE FOR INSTRUMENTS ARE REQUIRED.	
La.01		REVISIONS:	

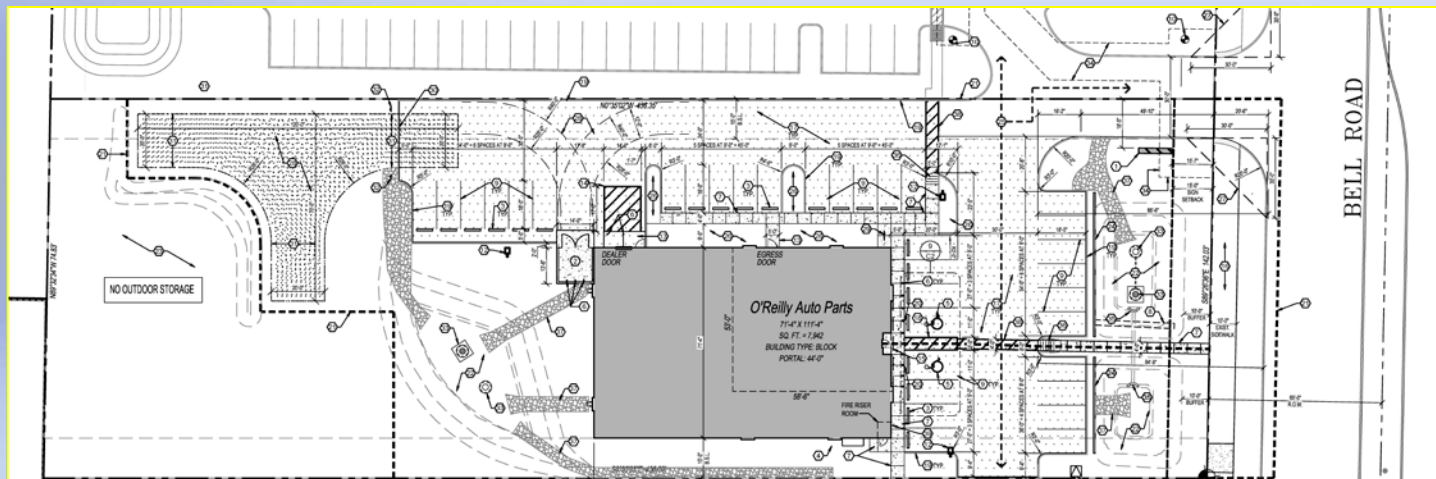


TJM
ASSOCIATES

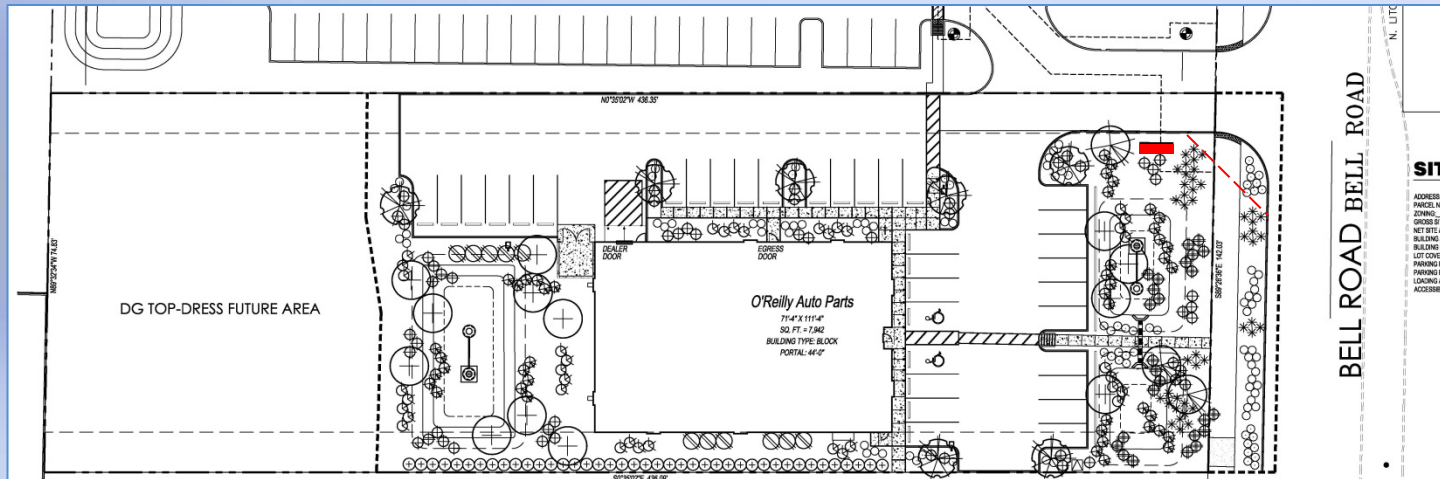
DRAWN:	BG
CHECKED:	RG
DATE:	12.08.15
JOB NO.:	OAP15003.0
SHEET:	

La.01

FS15-410 O'Reilly Auto Parts



FS15-410 O'Reilly Auto Parts



[illegible]



O'Reilly **AUTO PARTS**

PROJECT:
NEW O'REILLY AUTO PARTS STORE
BELL ROAD AND DYSART ROAD
SURPRISE, ARIZONA 85374

233 South Patterson
 Springfield, MO 65802
 Phone: (417) 862-2614

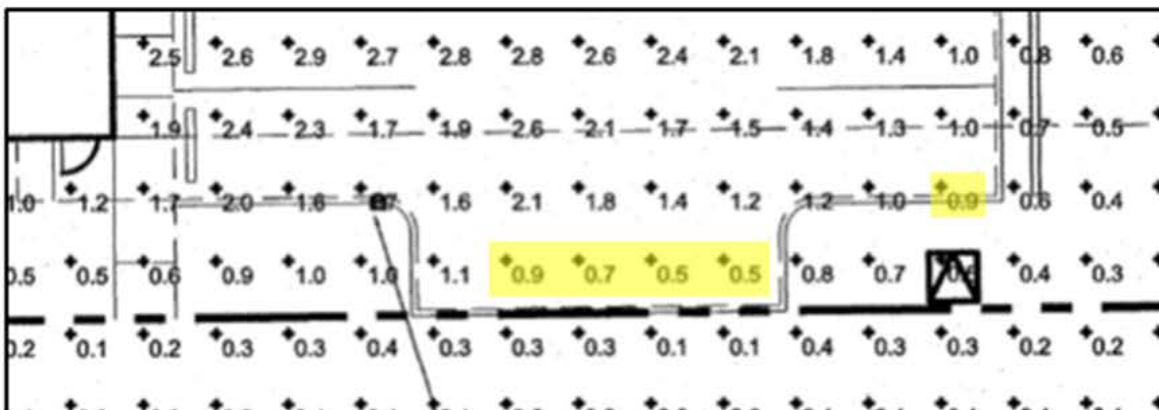
DRAWN:	JTH	CHECKED:	NEP
DATE:	12/09/15	DATE:	12/09/15
JOB NO.:	04P15003.0	SHEET:	

SP1

1 OF 1 SHEET

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FS15-410 O'Reilly Auto Parts



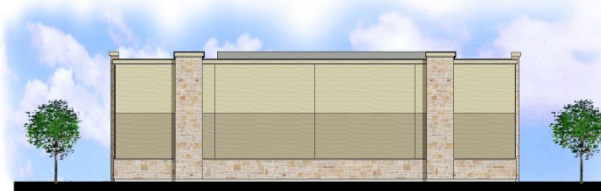
FS15-410 O'Reilly Auto Parts



North



East



South



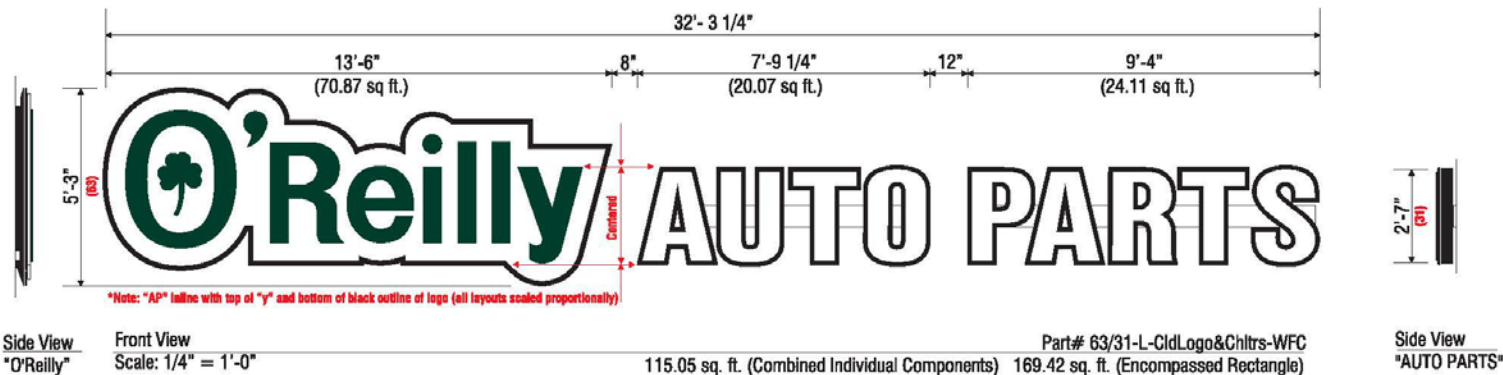
West



Surprise, AZ
Bell Road & Dysart



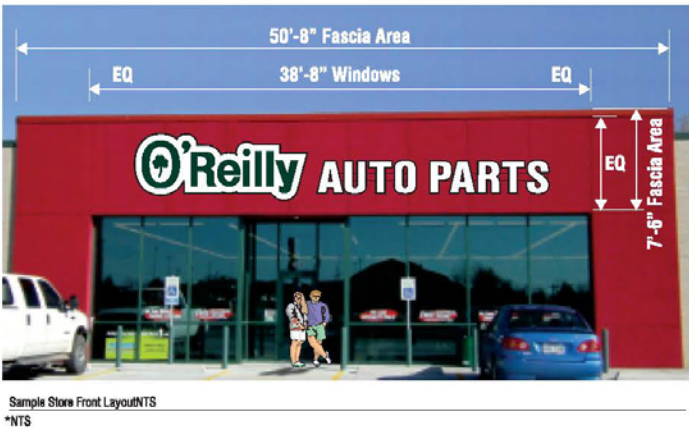
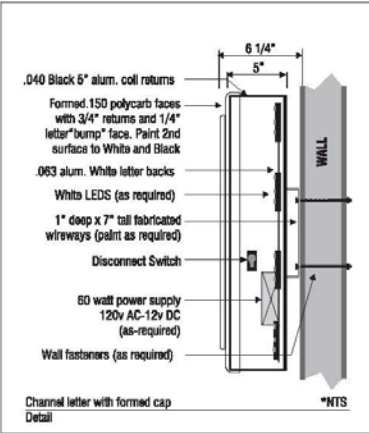
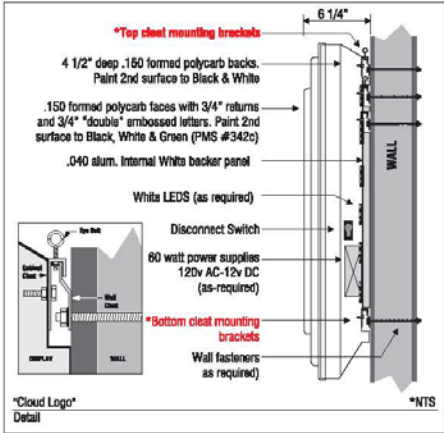
FS15-410 O'Reilly Auto Parts



"O'Reilly" Cloud Logo with "AP" channel letters on 7"(h) x 1"(d) wireways. Wireways paint to: **OAP RED**
"O'Reilly" Cloud Logo is formed polycarb with double embossment and 2nd surface painted graphics. Paint match to: Green (PMS# 342c), Black and White.
"AP" to have formed polycarb caps with 1/4" letter "bumps". Black 5" aluminum coil returns. 2nd surface Black and White paint. WHITE LED illumination.

Formed Cloud Logo with "AP" Formed Caps & Channel Returns

Part# 63/31-L-CldLogo&Chltrs-WFC

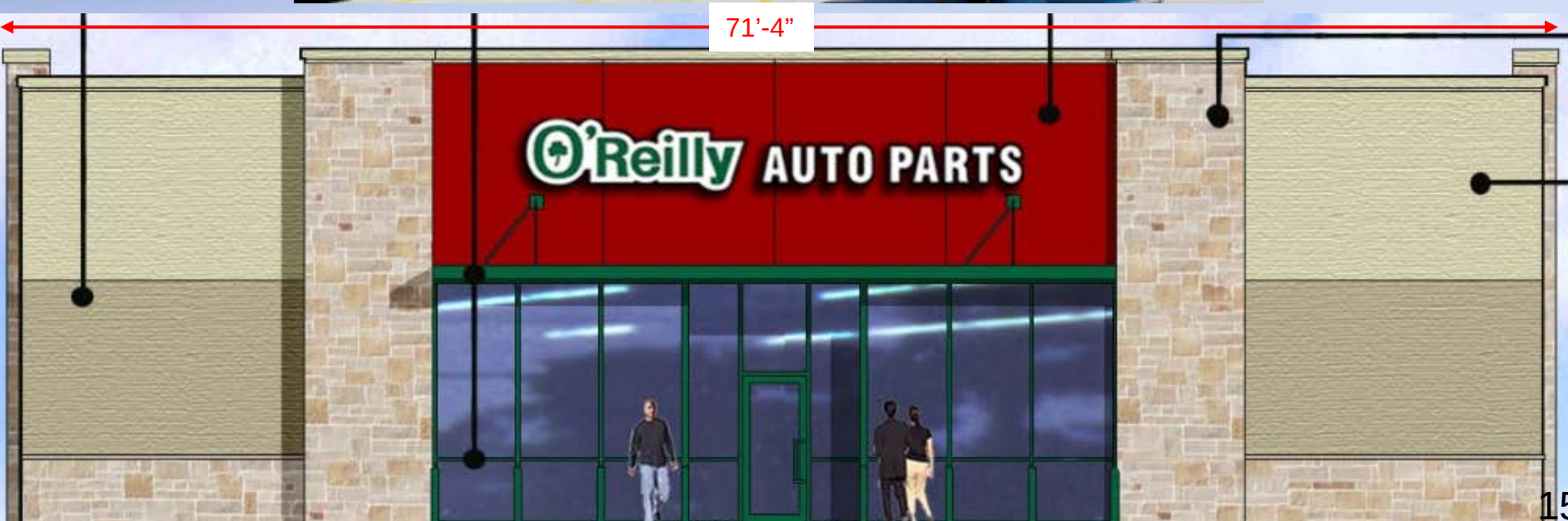


O'Reilly Auto Parts
233 Patterson St.
Springfield, MO 65803

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Formed Embossed Cloud Logo
AUTO PARTS Channel Letters
with Formed Embossed Caps
63/31-L-CldLogo&Chltrs-WFC

FS15-410 O'Reilly Auto Parts



FS15-410 O'Reilly Auto Parts



Citizen Outreach

- None specific to the subject site plan amendment

Recommendation:

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

Recommendation:

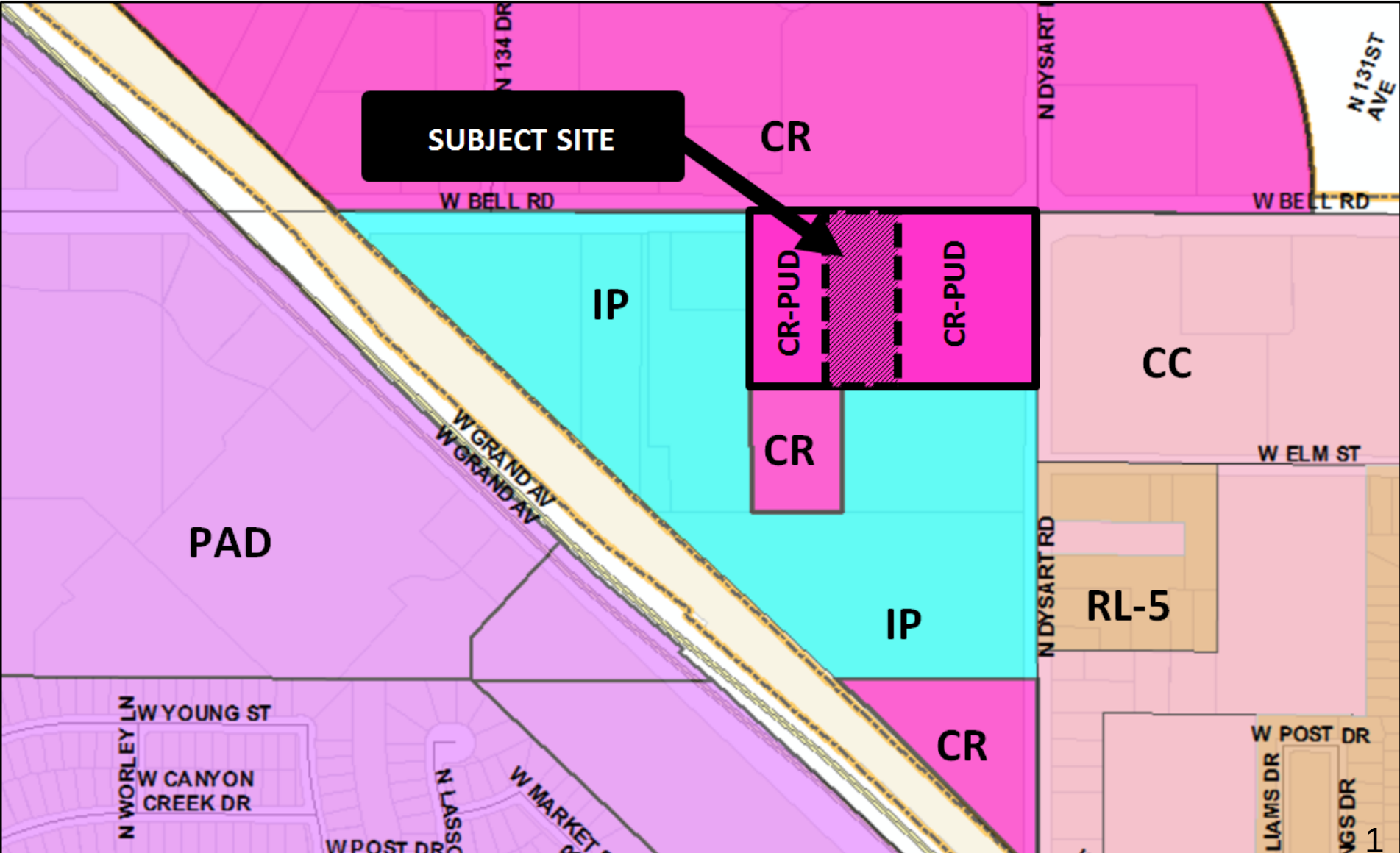
- ✓ **Stipulation 'a'** having to do with site plan revisions pertaining to the Sight Visibility Triangle (SVT), sign location and paving surface for fire turnaround area
- ✓ **Stipulation 'b'** having to do with landscape plan revisions pertaining to the Sight Visibility Triangle (SVT), sign location and configuration of south end of site

Recommendation:

- ✓ **Stipulation 'c'** having to do with lighting photometric revisions pertaining to parking lot lighting intensity
- ✓ **Stipulation 'd'** having to do with sign package revisions pertaining to wall sign area

Questions or Comments?

Case Map



NARRATIVE

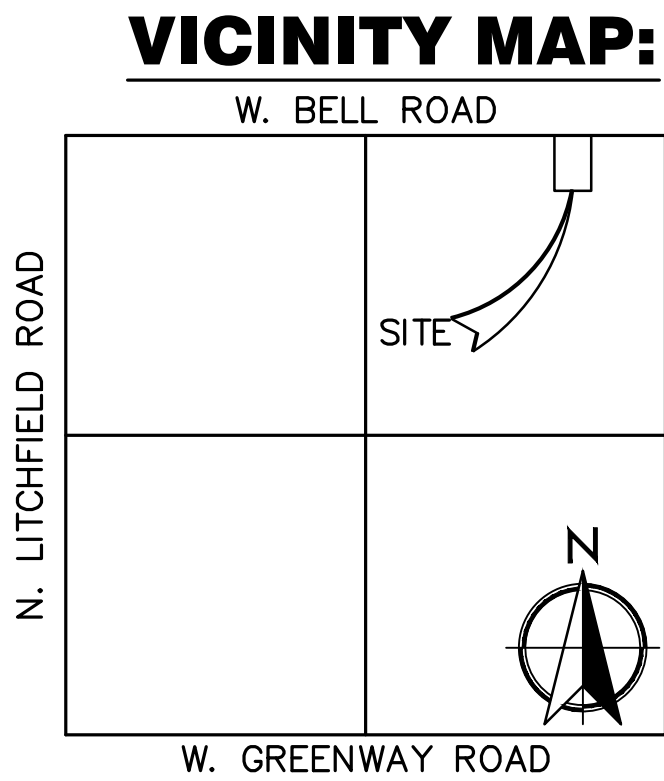
O'Reilly Auto Parts Store, Surprise, AZ

December 11, 2015

This project is for a new O'Reilly Auto Parts relocation store to replace the existing store at located at 13420 W. Bell Road that is scheduled to be removed to accommodate a future ADOT roadway expansion project. The new 61,944 S.F. (1.422 acre) vacant site is zoned CR-PUD (APN 501-16-011-X), and is located along Bell Road, just west of Dysart Road adjacent to the proposed Caliber Collision project. Both the O'Reilly's Auto Parts and Caliber Collision have been designed to utilize a common access drive and utilities from Bell Road.

This store is based on the O'Reilly's new 7,942 S.F. prototype design with approximately 3,100 S.F. of retail sales floor and approximately 4,800 S.F. of parts storage / back area. The proposed site incorporates 34 parking spaces which complies with the 27 minimum spaces. The overall exterior design incorporates O'Reilly's Signature Red entry portal and signage along with storefront glazing and a metal shade awning. The facades incorporate O'Reilly's standard neutral two-tone desert color paint scheme. To further tie-in with the adjacent Caliber Collision project, this store's design includes matching stone veneer wainscot and pilasters around the perimeter of the building, refer to the attached exterior elevations, rendering, and material board for reference. This one-story building is approximately 21'-0" high with parapets used to fully-screen all mechanical rooftop units and roof equipment.

OWNER	CIVIL ENGINEER
O'REILLY AUTO PARTS MARK BERGQUIST 702 E. BETHANY HOME ROAD PHOENIX, AZ 85014 (602) 798-3230 MBERGQUIST@O'REILLYAUTO.COM	HILGART WILSON CASEY WHITEMAN, PE 2141 E HIGHLAND AVE., SUITE 200 PHOENIX, AZ 85016 (602) 490-0535 CWHITEMAN@HILGARTWILSON.COM
ARCHITECT	LANDSCAPE ARCHITECT
PM DESIGN GROUP, INC. RANDY GILLIAM, PM/PA 1425 N 1ST STREET, SUITE100 PHOENIX AZ 85004 (602) 457-5757 RGILLIAM@PMDGINC.COM	T.J. MCQUEEN AND ASSOCIATES INC. 8433 EAST CHOLLA ST., SUITE 101 SCOTTSDALE, AZ 85260 (602) 265-0320 TIMMCQUEEN@TJMJA.NET
STRUCTURAL ENGINEER	
STARLING MADISON LOFQUIST, INC. TRES WARNER, PE 5224 S 39TH STREET PHOENIX, AZ 85040 (602) 469-6223 TWARNER@SMLENG.COM	
MECH. / ELEC. ENGINEER	
SMITH-GOTH ENGINEERING, INC. WENDY N. BENNET 3855 S. JEFFERSON AVE. SPRINGFIELD, MO 65807 (417) 882-2200 WBENNETT@SMITHGOTH.COM	



SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	NEW BUILDING CONSTRUCTION
	AREA OF CEMENTITIOUS CONCRETE
	AREA OF CONCRETE PAVING
	NEW MONUMENT SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW LIGHT POLE LOCATION

PLANNING DEPT. NOTES: GENERAL NOTES:

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCE.
2. THIS PROJECT IS LOCATED IN THE EPOR WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHT-OF-WAYS IN ACCORDANCE WITH APPROVED PLANS
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS
9. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
10. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
11. ALL SITE DIMENSIONS TO THE GUTTER LINE OF CURB, CONCRETE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND STARTING CONSTRUCTION.
12. NO OUTDOOR STORAGE ALLOWED.

SITE SPECIFIC PROJECT DATA:

PROJECT NAME: O'REILLY AUTO PARTS SURPRISE
PROJECT OWNER: O'REILLY AUTO PARTS
OWNER ADDRESS: 233 S. PATTERSON AVENUE, SPRINGFIELD, MISSOURI 65802
OWNER PHONE: (417) 862-2674
ARCHITECT: PM DESIGN GROUP
ARCHITECT ADDRESS: 1425 NORTH 1ST STREET, SUITE 100, PHOENIX, ARIZONA 85004
ARCHITECT CONTACT: RANDY GILLIAM
ARCHITECT PHONE: (602) 457-5038

SITE DATA:

ADDRESS: S.W.C. BELL ROAD AND DYSART ROAD, SURPRISE, ARIZONA 85374
LOT 2 OF DYSART SUBDIVISION
PARCEL NUMBER: 501-16-011-X
ZONING: CR-PUD
GROSS SITE AREA: 57,202 S.F. 1.31 ACRES
NET SITE AREA: 51,446 S.F. 1.18 ACRES
BUILDING AREA: 7,942 S.F.
BUILDING HEIGHT: 1 STORY - 22'-4" MAXIMUM HEIGHT
PARKING REQUIRED: MINIMUM: 1 SPACE / 300 S.F. (GROSS FLOOR AREA) = 27 SPACES
MAXIMUM: 1 SPACE /200 S.F. (GROSS FLOOR AREA) = 40 SPACES
PARKING PROVIDED: 34 SPACES (INCLUDES 2 A.D.A. ACCESSIBLE SPACES)
BIKE PARKING PROVIDED: 4 SPACES
LOADING AREA: 1 SPACE 10' x 25' MINIMUM
ADA PROVIDED: 2 ACCESSIBLE SPACES

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE AT THE NORTHEAST CORNER OF SAID SECTION 3, FROM WHICH A MARICOPA COUNTY ALUMINUM CAP SET IN CONCRETE AT THE EAST QUARTER CORNER OF SAID SECTION 3, BEARS S00°28'50"W, A DISTANCE OF 2833.90 FEET;

THENCE S0°28'50"W, ALONG THE EAST LINE OF SECTION 3, A DISTANCE OF 499.97 FEET;

THENCE DEPARTING FROM SAID EAST SECTION LINE, N89°32'23"W, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF DYSART ROAD, AS SHOWN IN BOOK 474 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDS;

THENCE CONTINUING N89°32'23"W, ALONG THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN DEED #78-0212360, A DISTANCE OF 483.97 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED PART;

THENCE CONTINUING N89°32'23"W, ALONG THE NORTHERLY LINE OF SAID PROPERTY, A DISTANCE OF 67.20 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY;

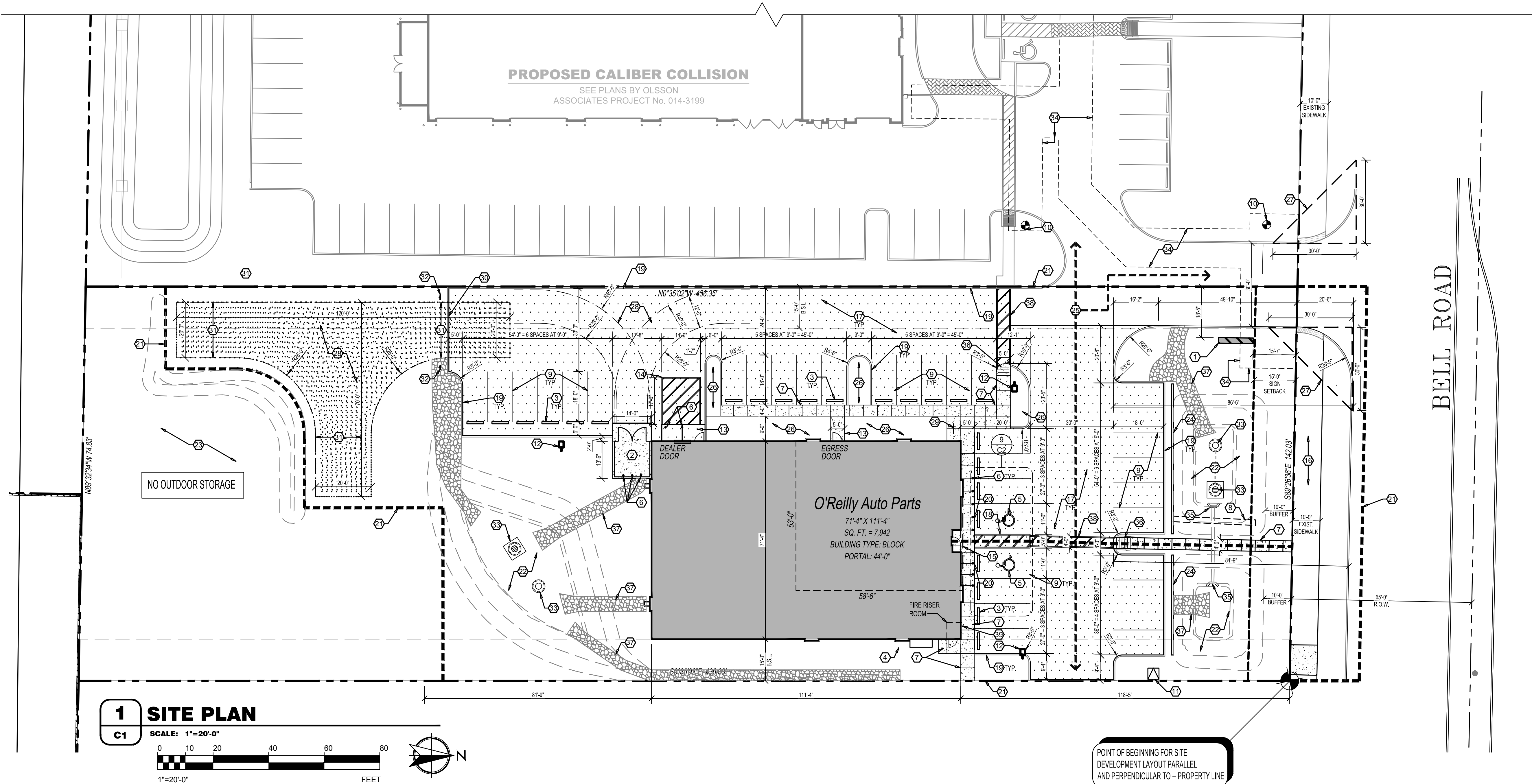
THENCE N89°32'34"W, ALONG THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN DEED #01-0549660, A DISTANCE OF 74.83 FEET;

THENCE N0°35'02"W, A DISTANCE OF 436.35 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF BELL ROAD AS DESCRIBED IN DOCUMENT #2014-0154255, MARICOPA COUNTY RECORDS;
THENCE S89°26'36"E, ALONG THE SOUTHERLY RIGHT-OF-WAY OF BELL ROAD, A DISTANCE OF 142.03 FEET;
THENCE DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY LINE, S0°35'02"E, A DISTANCE OF 436.09 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.422 ACRES MORE OR LESS.

KEY NOTES:

1. MONUMENT SIGN LOCATION:
SIGN FURNISHED AND INSTALLED BY OWNER.
REFER TO SITE UTILITIES PLAN FOR DETAILS. .
2. TRASH ENCLOSURE AND PAD:
REFER TO DETAILS 11 AND 12/C2.
3. CONCRETE BUMPER BLOCK:
8"W X 5'H X 6'4" LONG CONCRETE, ANCHOR TO PAVING WITH (2) 1"-4" LONG #4 REBAR. SEE DETAIL SHEET C2
4. ELECTRICAL SWITCH GEAR:
PAINT TO MATCH BUILDING.
5. HANDICAP PARKING SYMBOL:
REFER TO DETAIL 2/C2.
6. STEEL BOLLARD:
REFER TO DETAIL 7/C2, PROVIDE (2) AT TRASH PAD AND OVERHEAD DOOR, PROVIDE (9) AT SIDEWALK,
REFER TO STRUCTURAL PLAN FOR LOCATION.
7. CONCRETE SIDEWALK:
REFER TO DETAIL 10/C2.
8. EXISTING BILLBOARD:
TO BE REMOVED. REMOVAL OF THE BILLBOARD IS NOT REQUIRED BY THE CITY OF SURPRISE AND THE CITY OF SURPRISE WILL BEAR NO COSTS ASSOCIATED WITH ITS REMOVAL. SINCE THE BILLBOARD SIGN IS CONSIDERED LEGAL, NON-COMPLYING AND IS NOT CURRENTLY ALLOWED UNDER THE SURPRISE MUNICIPAL CODE, IF THE BILLBOARD SIGN IS REMOVED FOR ANY REASON, IT MAY NOT BE REPLACED WITHIN THE CITY LIMITS OF THE CITY OF SURPRISE UNLESS THE SURPRISE MUNICIPAL CODE IS AMENDED TO ALLOW SAID REPLACEMENT.
9. STRIPING:
PROVIDE 4' WIDE PARKING LOT STRIPING AS SHOWN.
USE HIGHWAY MARKING PAINT - YELLOW (2 COATS)
10. FIRE HYDRANT:
PROVIDE AS PART OF ADJACENT DEVELOPMENT.
11. PROPOSED TRANSFORMER AND PAD:
PROVIDE PER APS STANDARDS.
12. PARKING LOT LIGHTING:
REFER TO SITE UTILITIES PLAN FOR LOCATION AND TYPE.
13. CONCRETE DOOR LANDING:
REFER TO DETAIL 1/C2 AND STRUCTURAL DETAILS.
RAMP PAVING AS INDICATED. LANDING CAN BE POURED MONOLITHIC IF CONCRETE PAVING IS USED.
14. 14' x 17' LOADING ZONE:
15. WALL SIGN:
SEE ELEVATIONS FOR LOCATIONS.
16. EXISTING SIDEWALK:
17. CEMENTITIOUS CONCRETE PAVING:
REFER TO CIVIL DETAILS. REFER TO PROJECT MANUAL.
18. HANDICAP ACCESS/UNLOADING ZONE:
SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND STRIPE AS SHOWN.
19. CONCRETE CURB:
NEW CONCRETE CURB PER CITY AND OR STATE DESIGN STANDARDS.
REFER TO CIVIL DETAILS
20. HANDICAP PARKING SIGN:
REFER TO DETAIL 13/C2.
21. LINE INDICATES AREA OF DISTURBANCE / SCOPE OF WORK.
22. RETENTION AREA / LANDSCAPE.
23. EXISTING AREA TO BE STABILIZED USING DECOMPOSED GRANITE OR DECORATIVE GRAVEL.
24. NEW 3' H. MASONRY PARKING SCREEN WALL
REFER TO DETAIL 3/C2.
25. RECIPROCAL CROSS ACCESS EASEMENT
26. LANDSCAPE AREA
SEE LANDSCAPE DRAWINGS
27. 30' SIGHT / VISIBILITY TRIANGLE
PER AASHTO AND EDS
28. TRUCK TURNING RADI
PER 2012 INTERNATIONAL FIRE CODE
29. BIKE PARKING RACK & CONCRETE PAD
4 SPACES REQUIRED, (5 PROVIDED)
30. FLUSH CONCRETE CURB FOR FIRE APPARATUS ACCESS
REFER TO CIVIL DETAILS.
31. LINE INDICATING FIRE APPARATUS ACCESS HAMMERHEAD TURNAROUND
PER 2012 FIRE CODE REQUIREMENTS W/STABILIZED DG.
32. NO PARKING - FIRE LANE/ACCESS ROAD SIGNS
PER IFC 2012 D103.6 REQUIREMENTS
33. DRY WELL
34. LINE INDICATING WATERLINE EASEMENT.
35. CONCRETE HEADWALL
WITH GUARD RAILS AND U.G. EQUALIZER PIPE
36. ADA ACCESSIBLE CONCRETE RAMP
SEE DETAIL 6/C2.
37. RIP RAP DRAINAGE SWALES
FROM ROOF DRAIN LEADERS
38. ADA ACCESSIBLE ROUTE
WITH 4' WIDE PARKING LOT STRIPING AS SHOWN. USE HIGHWAY PARKING PAINT - YELLOW (2 COATS).
39. FIRE DEPARTMENT CONNECTION
PER CITY OF SURPRISE REQUIREMENTS.



O'Reilly AUTO PARTS

PROJECT:
NEW O'REILLY AUTO PARTS STORE
BELL ROAD AND DYSART ROAD
SURPRISE, ARIZONA 85374

233 South Patterson
Springfield, MO 65802
Phone: (417) 862-2674

DRAWN: GAB
CHECKED: RG
DATE: 12/09/15
JOB NO.: OAP15003.0
SHEET:

C1

SHEET 1 OF 3

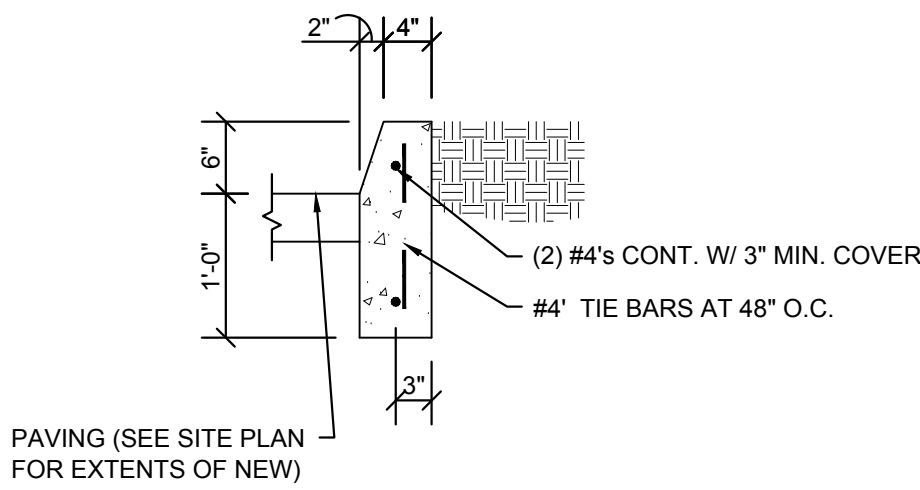
1425 NORTH FIRST STREET,
SUITE 100
PHOENIX, AZ 85004
PHONE: (602) 457-5757
FAX: (602) 457-5755
ROY PEDRO, ARCHITECT
KEN MACCRACKEN, ARCHITECT
JESSE MACIAS, VICE PRESIDENT

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SITE PLAN



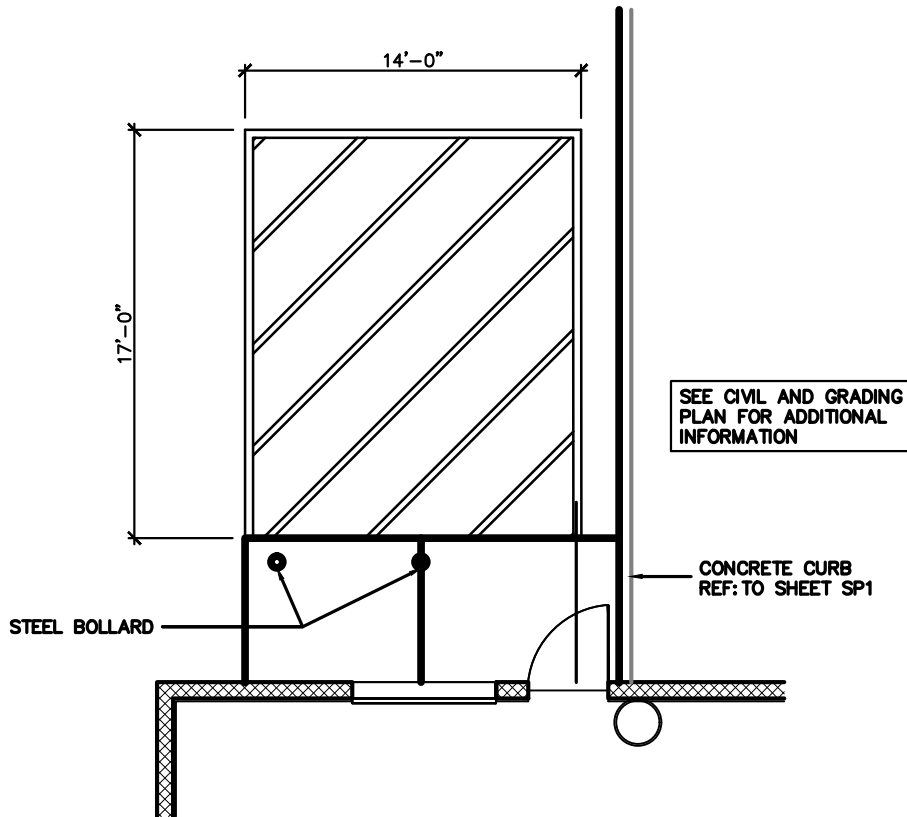
* SEE CIVIL FOR ADDITIONAL INFORMATION

CONCRETE BARRIER CURB DETAIL

4

C2

SCALE: 3/4"=1'-0"

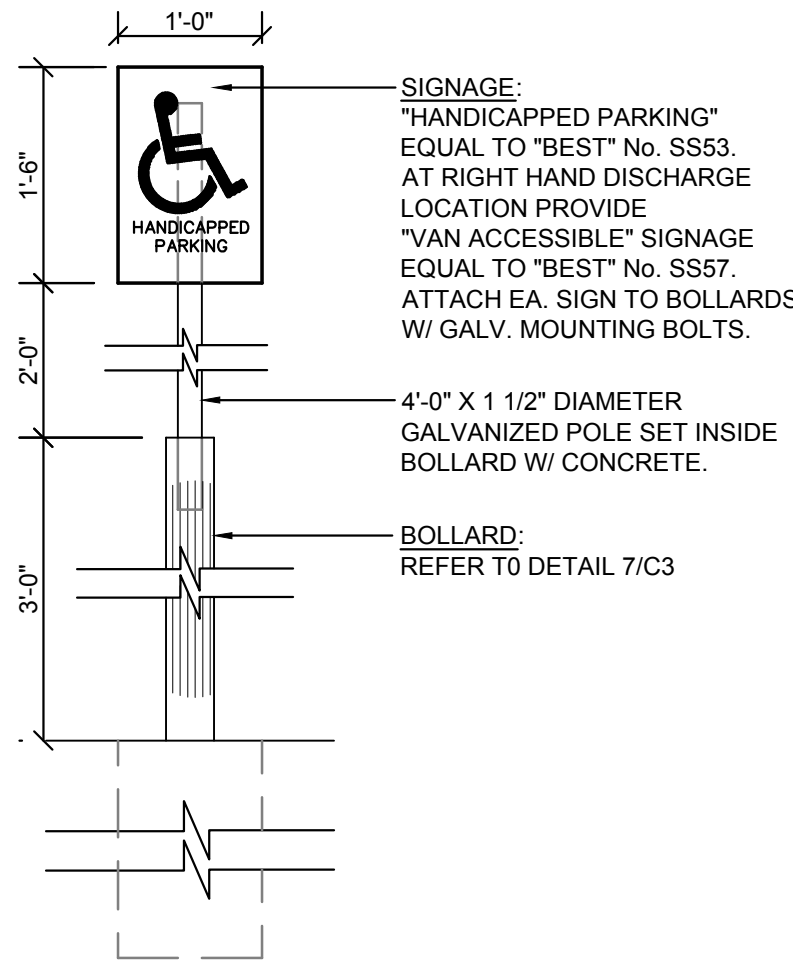


CONCRETE RAMP AT LOADING ZONE

8

C2

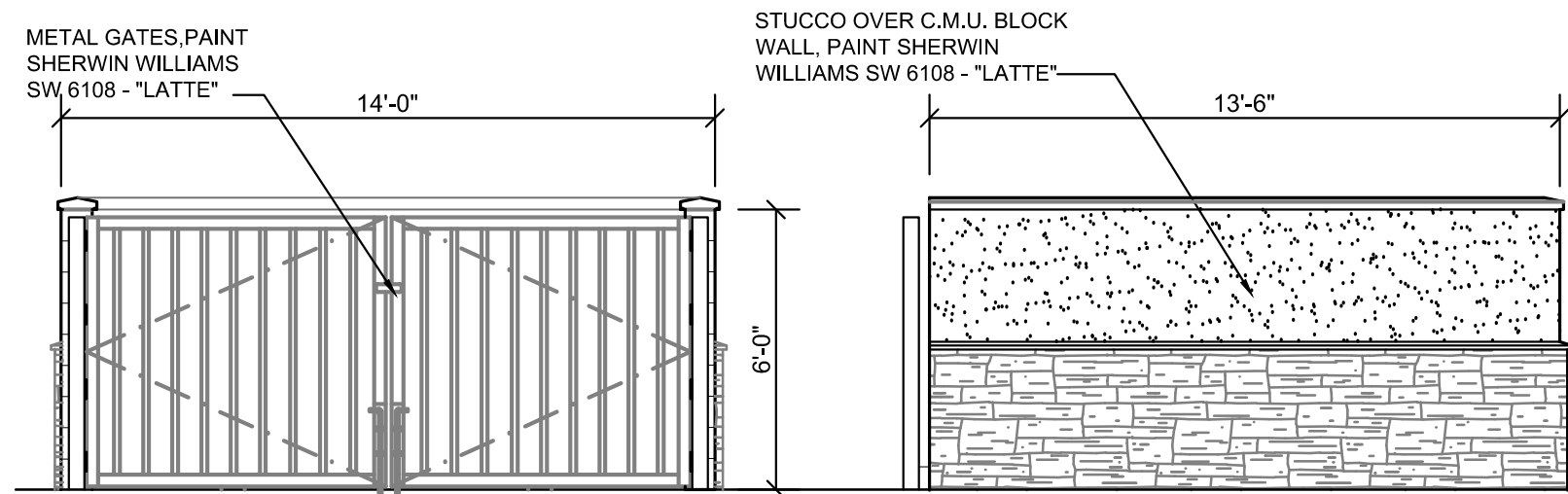
SCALE: 3/4"=1'-0"



8b ADA SIGNAGE

C2

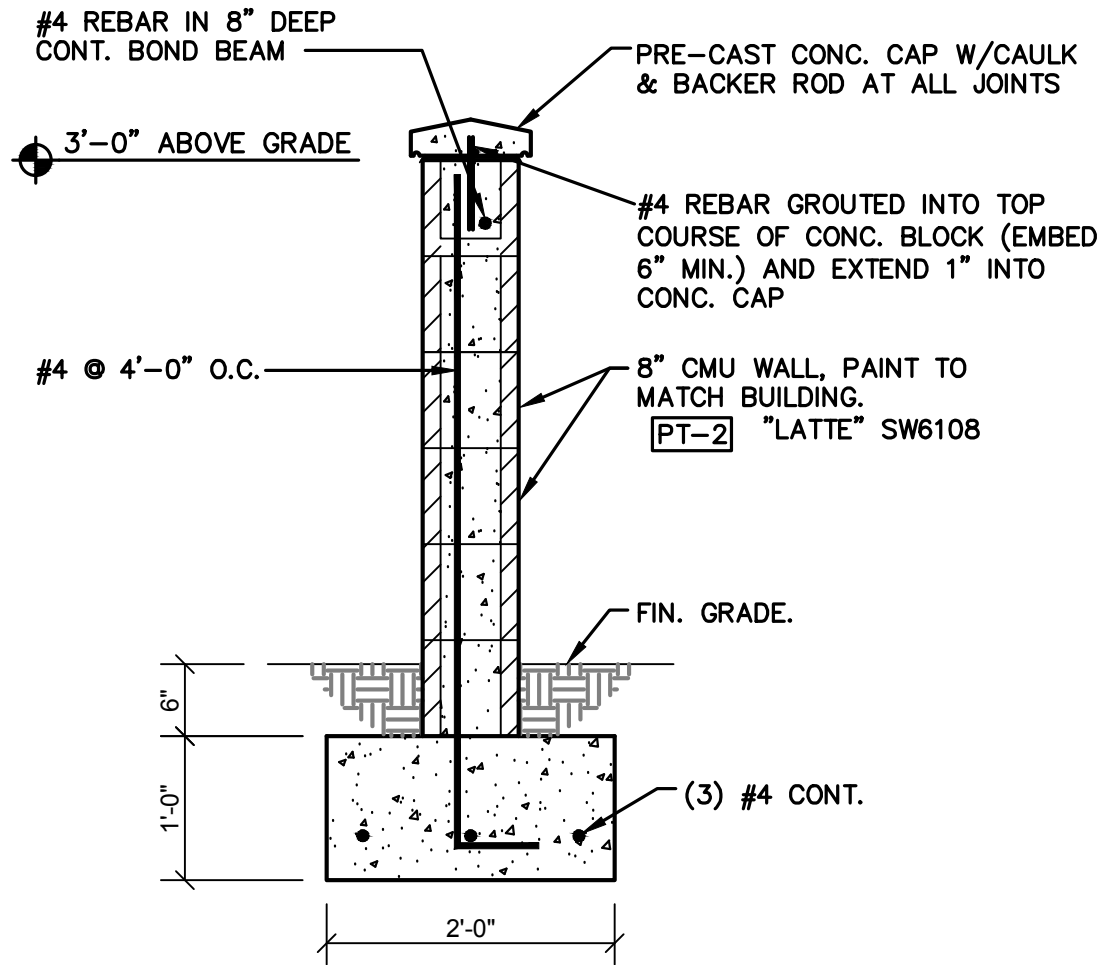
SCALE: 3/4"=1'-0"



12 TRASH ENCLOSURE-ELEVATION

C2

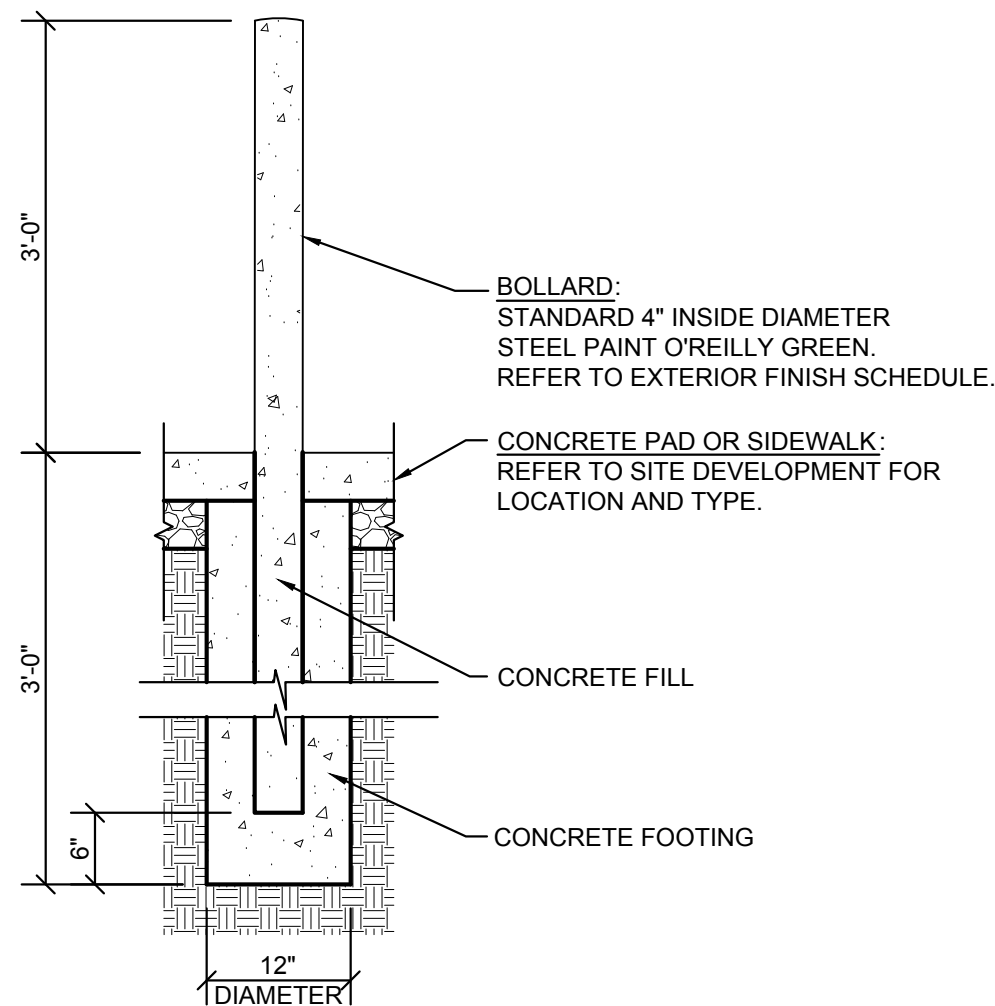
SCALE: 3/4"=1'-0"



3 SCREEN WALL

C2

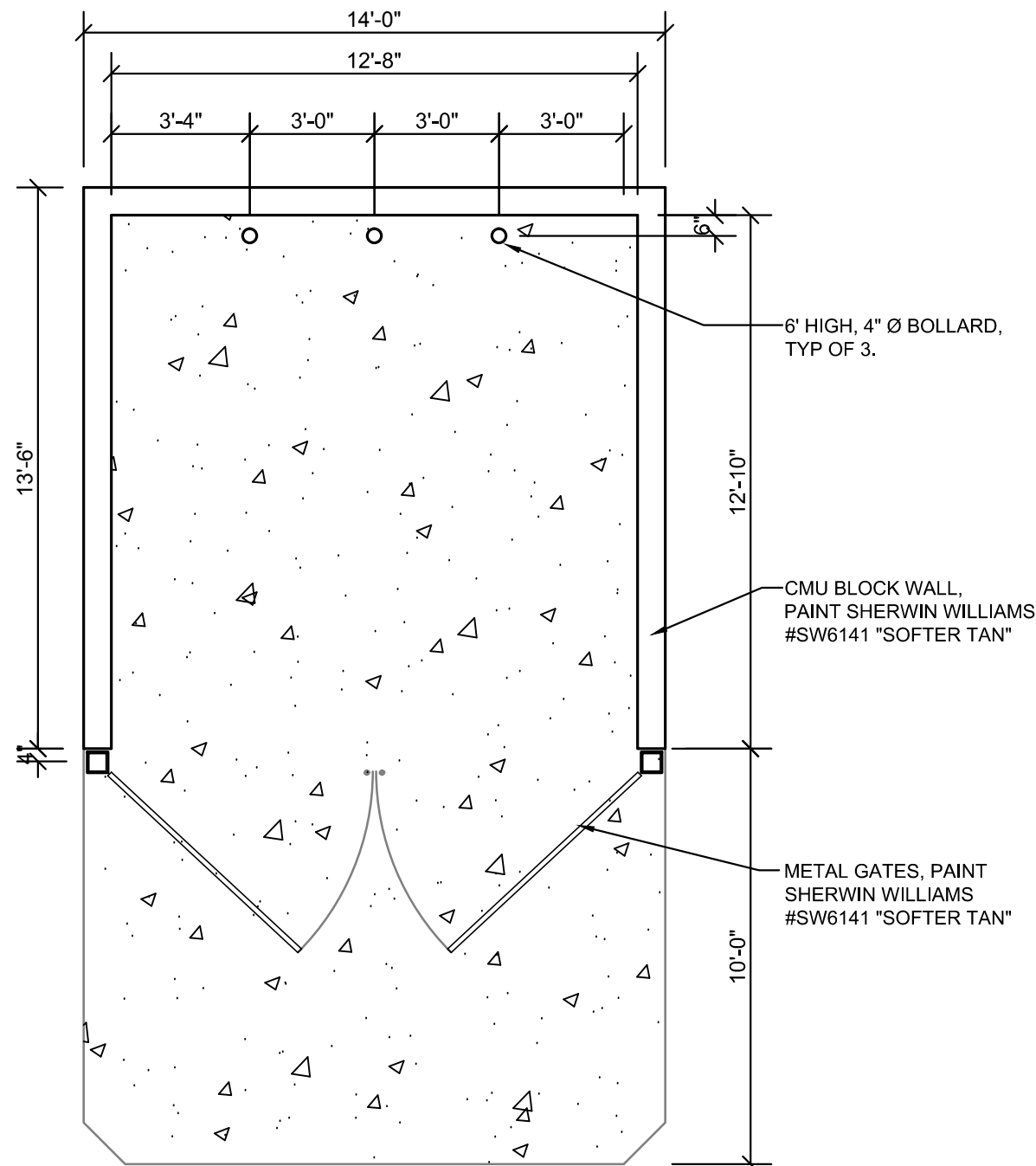
SCALE: 3/4"=1'-0"



7 STEEL BOLLARD SECTION

C2

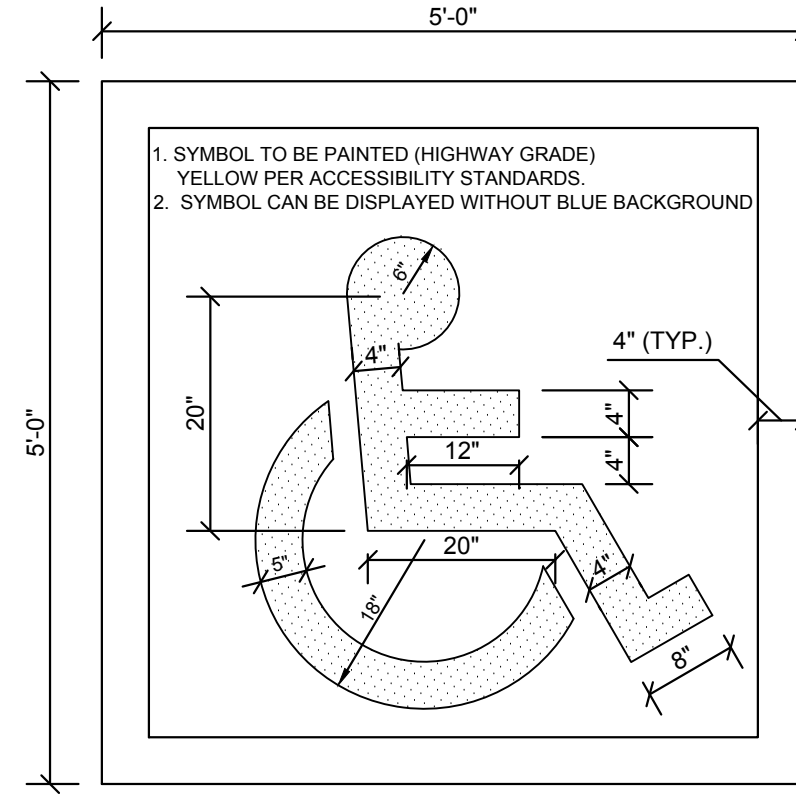
SCALE: 3/4"=1'-0"



11 TRASH ENCLOSURE-PLAN

C2

SCALE: 3/4"=1'-0"



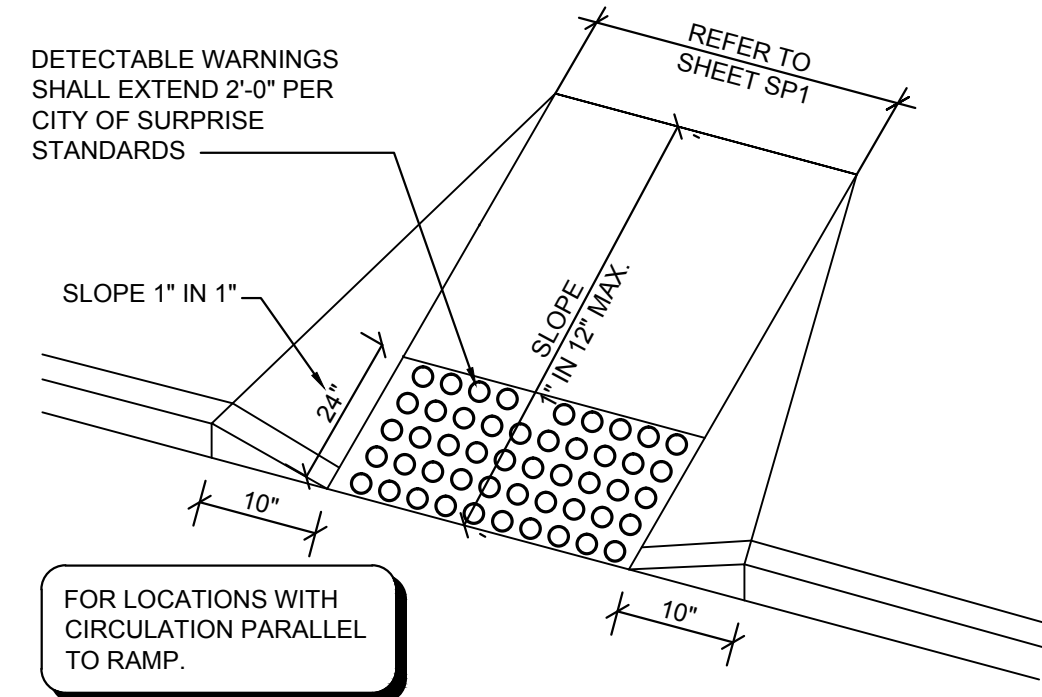
INT. ACCESSIBLE SYMBOL

2

C2

SCALE: 3/4"=1'-0"

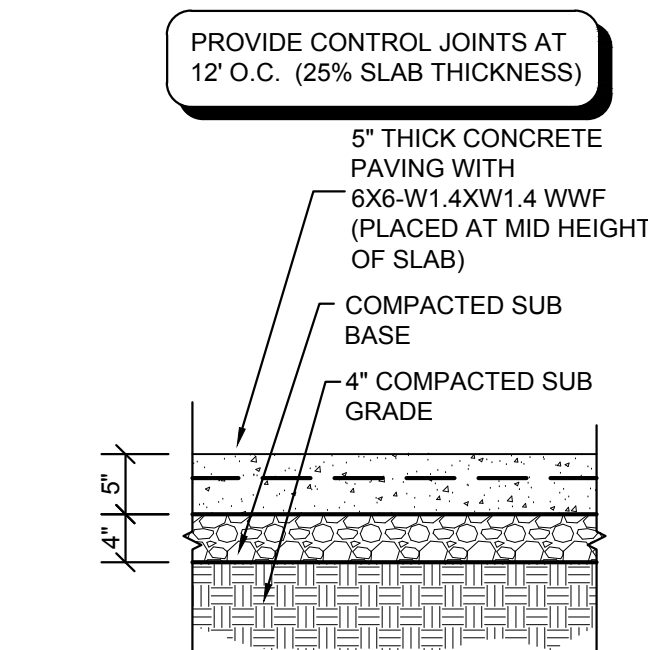
PROVIDE DETECTABLE WARNINGS WITH RAISED PATTERN (CAUTION YELLOW COLOR WITH .9" DIA. AND RAISE .02" PER ADAAG 4.7.7)



6 CONCRETE HANDICAP RAMP

C2

SCALE: 3/4"=1'-0"

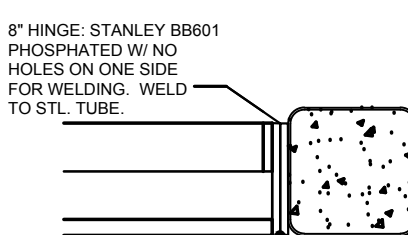


* SEE CIVIL FOR ADDITIONAL INFORMATION

10b CONCRETE PAVING SECTION

C2

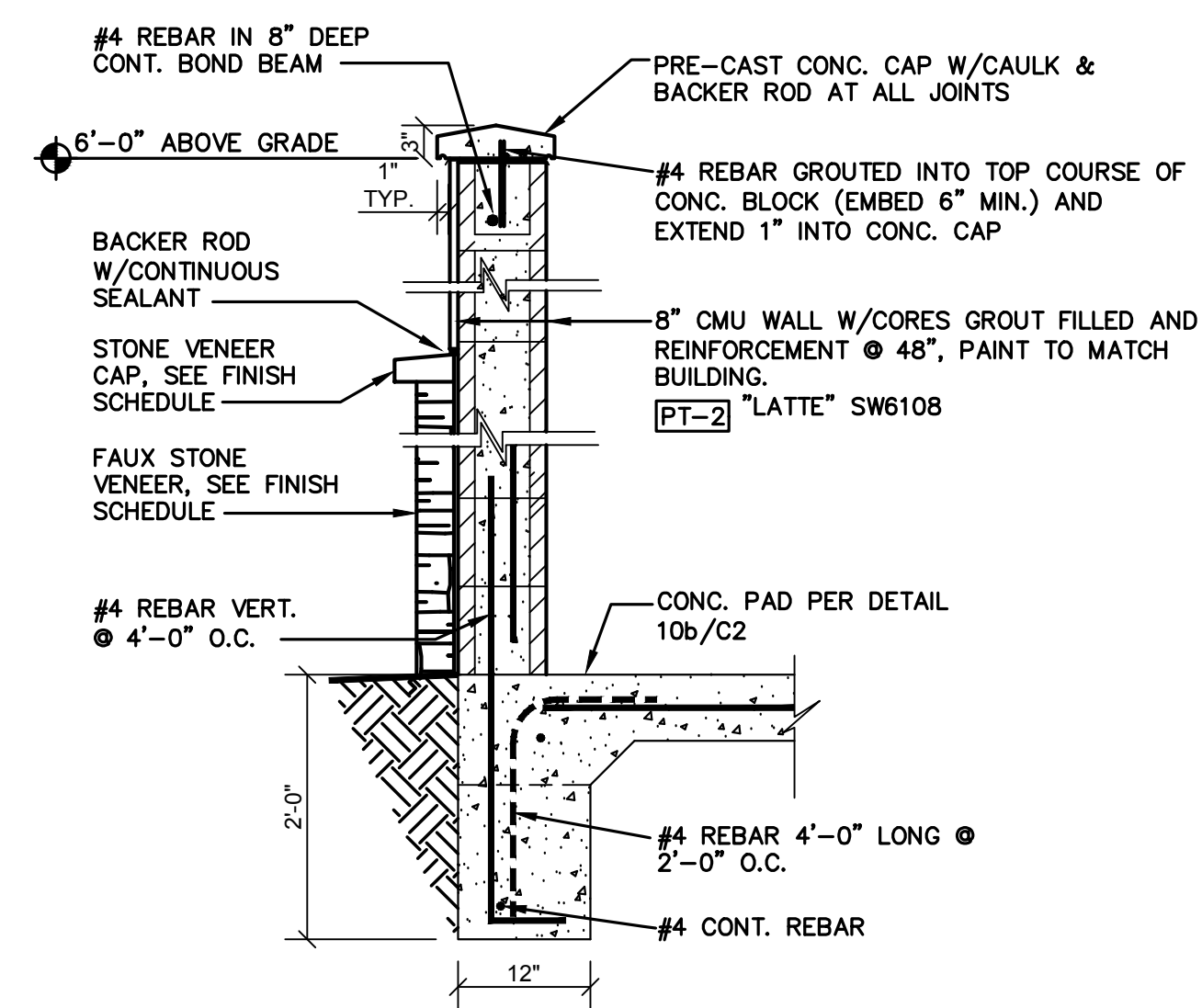
SCALE: 3/4"=1'-0"



10 DETAIL SECTION

C2

SCALE: 3/4"=1'-0"

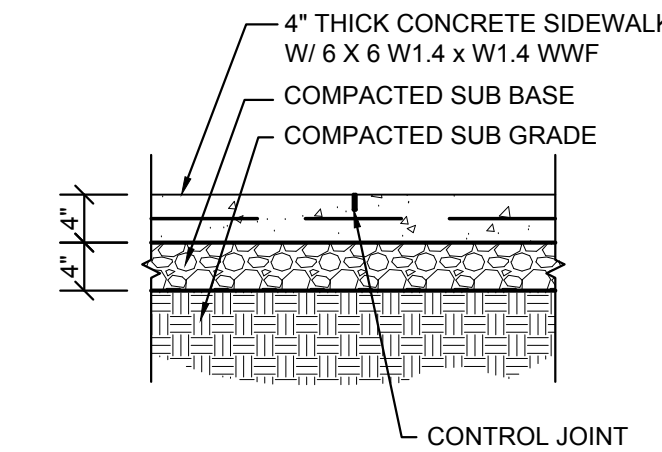


1 TRASH ENCLOSURE SECTION

C2

SCALE: N.T.S.

PROVIDE TOOLED CONTROL JOINTS AT 6' O.C. (25% SLAB THICKNESS) AND ISOLATION JOINTS AT 24' O.C., UNLESS OTHERWISE NOTED.



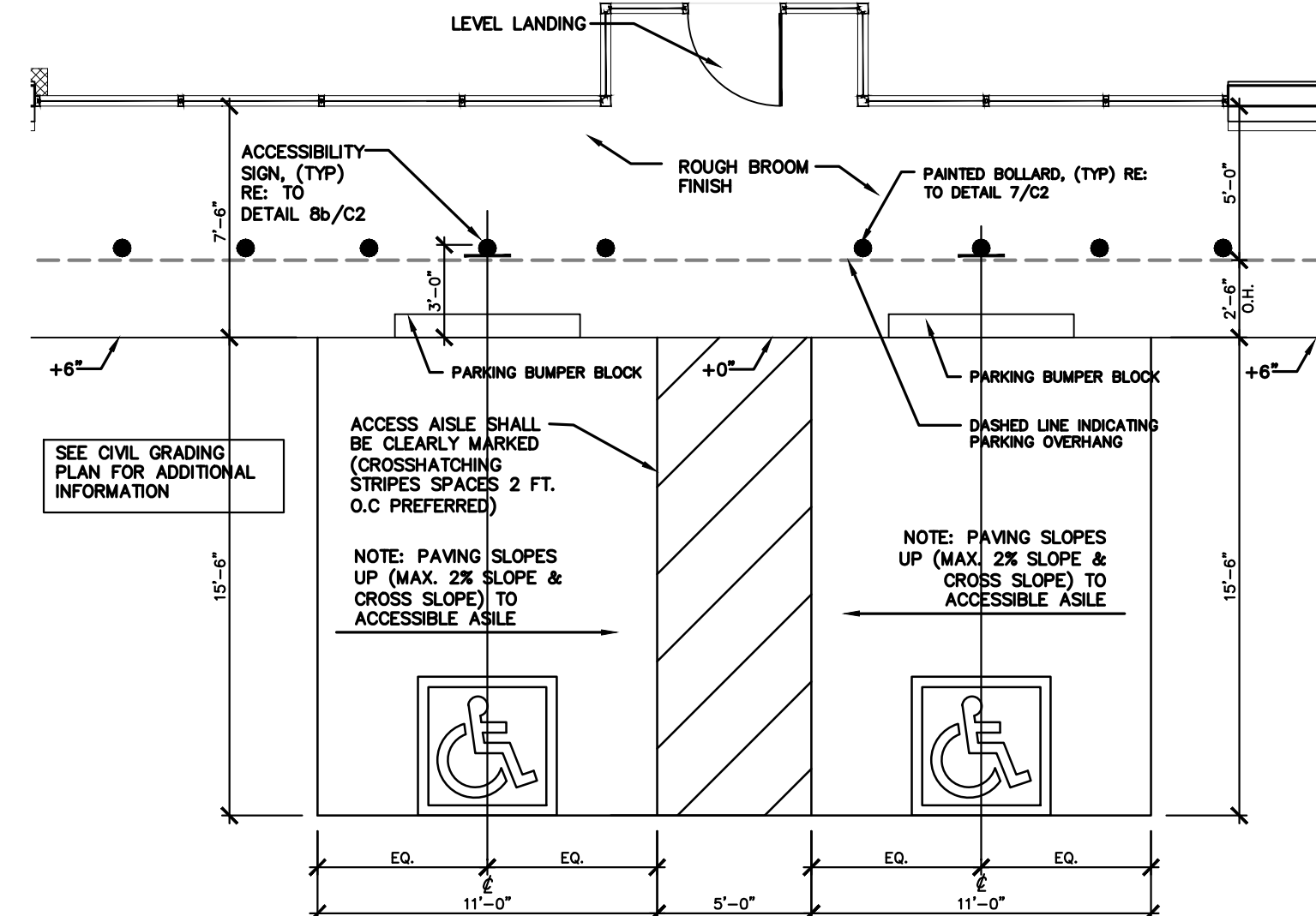
*SEE CIVIL FOR ADDITIONAL INFORMATION

5 CONCRETE SIDEWALK SECTION

C2

SCALE: 3/4"=1'-0"

- DOUBLE ACCESSIBLE PARKING NOTES:
- 5 FT ACCESS AISLE REQUIRED. ACCESS AISLES LOCATED ON EITHER SIDE OF THE PARKING SPACE EXCEPT FOR ANGLED PARKING SPACES WHICH SHALL HAVE ACCESS AISLES LOCATED ON THE PASSENGER SIDE OF THE PARKING SPACES.
 - ACCESS SPACES MUST BE PROMINENTLY OUTLINED IN COLORS OR MATERIALS CONTRASTING FROM REGULAR PARKING SPACES. 4" OUTLINE STRIPING REQUIRED (TRAFFIC YELLOW PREFERRED).
 - ACCESS AISLE SHALL BE CLEARLY MARKED (CROSSHATCHING STRIPES SPACE 2 FT O.C. PREFERRED).
 - INTERNATIONAL ACCESSIBLE SYMBOL REQUIRED, BLUE AND YELLOW SYMBOLS PREFERRED. A SYMBOL CAN BE DISPLAYED WITHOUT BLUE BACKGROUND.
 - ACCESSIBLE SIGN REQUIRED - MUST NEVER BE OBSCURED. RECOMMENDED LOCATION IS TO BE NO GREATER THAN 10 FEET FROM CURB.
 - ONE OUT OF EVERY 8 SPACES SHALL BE VAN ACCESSIBLE AND HAVE A MINIMUM VERTICAL CLEARANCE OF 8 FT 2 INCHES AT GARAGE AND UNDER CANOPIES. THE VERTICAL SIGN SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE"
 - CURB STOPS ARE REQUIRED WHERE SIDEWALKS ARE FLUSH WITH THE PARKING SPACES. CURB STOPS AT OTHER LOCATIONS ARE OPTIONAL.
 - SEE PARKING AREA DIMENSION POLICIES FOR ANGLED PARKING.
 - WHERE A TOTAL OF 4 OR FEWER PARKING SPACES ARE PROVIDED, IDENTIFICATION OF ACCESSIBLE PARKING SPACES SHALL NOT BE REQUIRED. ACCESSIBLE PARKING SPACE DIMENSIONS SHALL BE MAINTAINED AND THE ACCESS AISLE SHALL BE PROVIDED.
 - SEE ZONING ORDINANCE SECTION 702 AND SHEET 3 FOR THE LAYOUT SPECIFICATION FOR ASSIGNED MULTI FAMILY ACCESSIBLE PARKING SPACES.



9 ACCESSIBLE PARKING STALL

C2

SCALE: 3/16"=1'-0"

REVISIONS:



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O'Reilly **AUTO PARTS**

PROJECT:
NEW O'REILLY AUTO PARTS STORE
BELL ROAD AND DYSART ROAD
SURPRISE, ARIZONA 85374

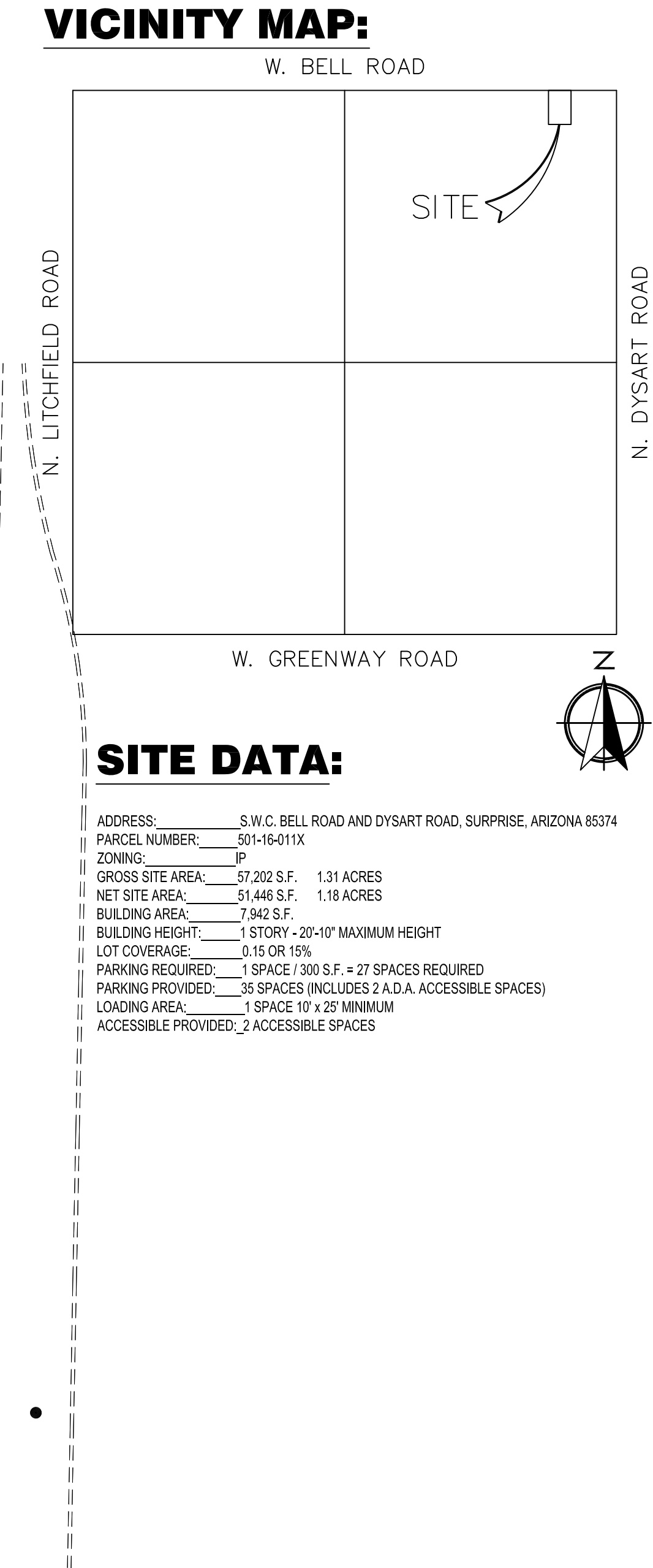
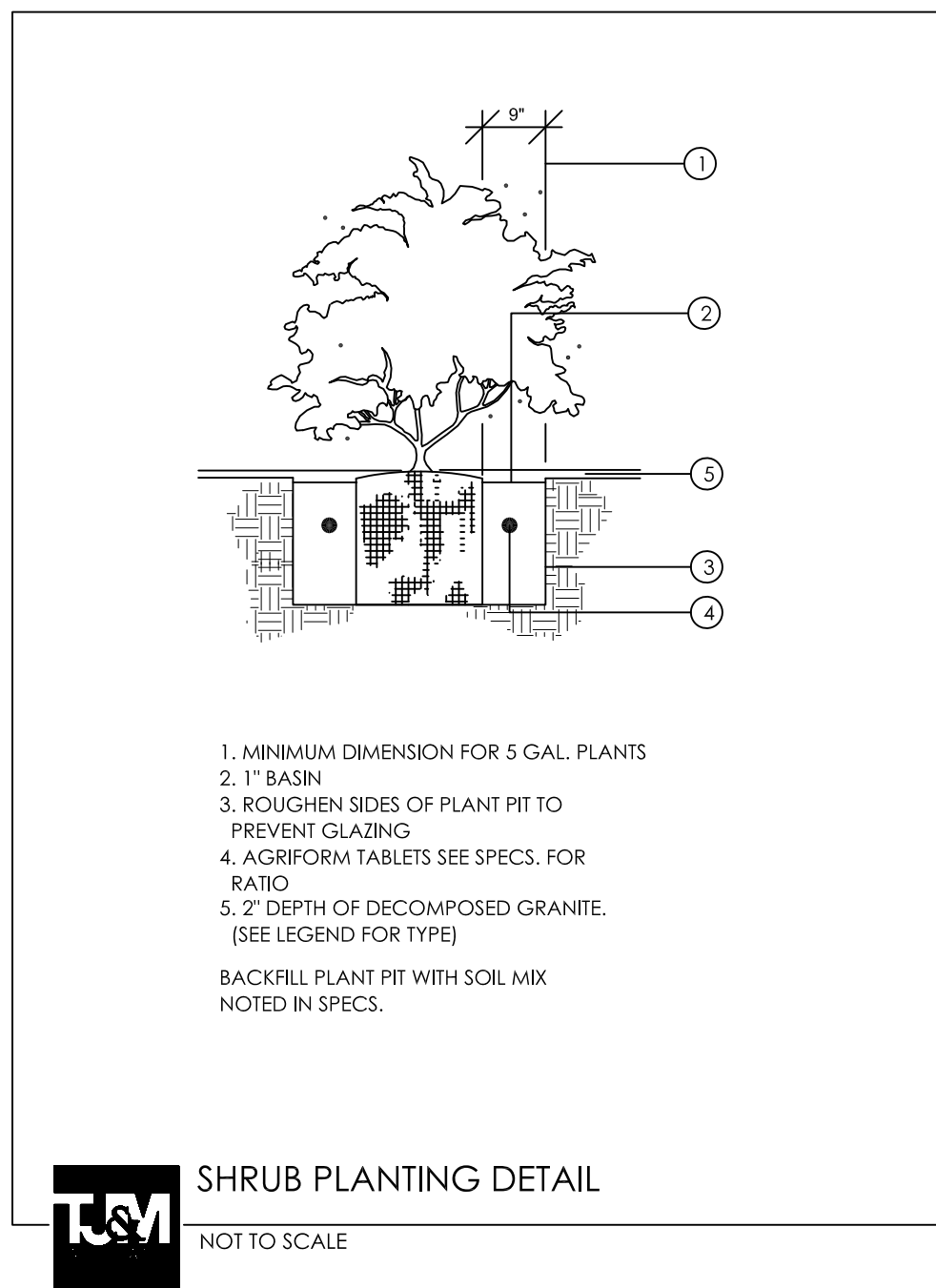
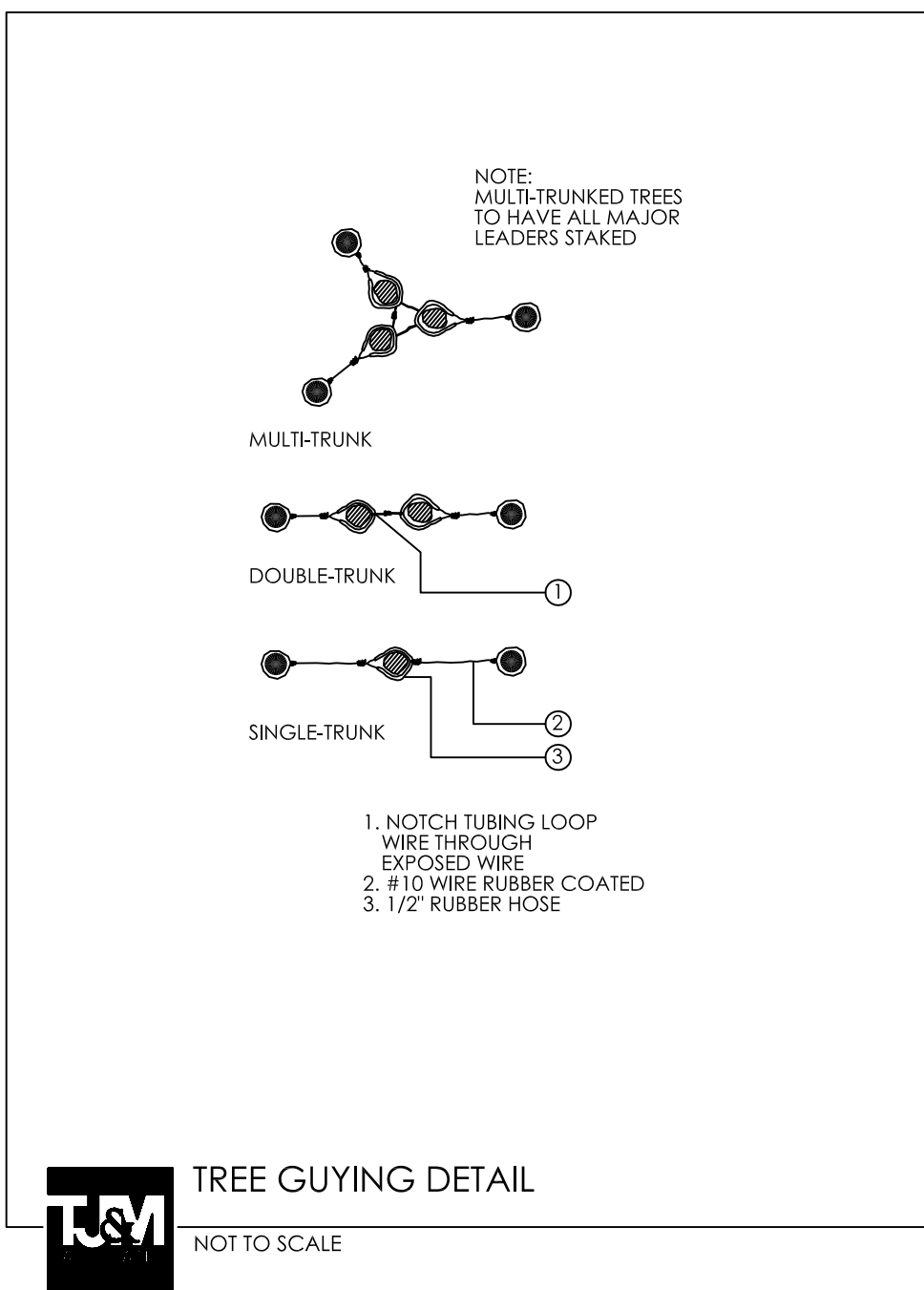
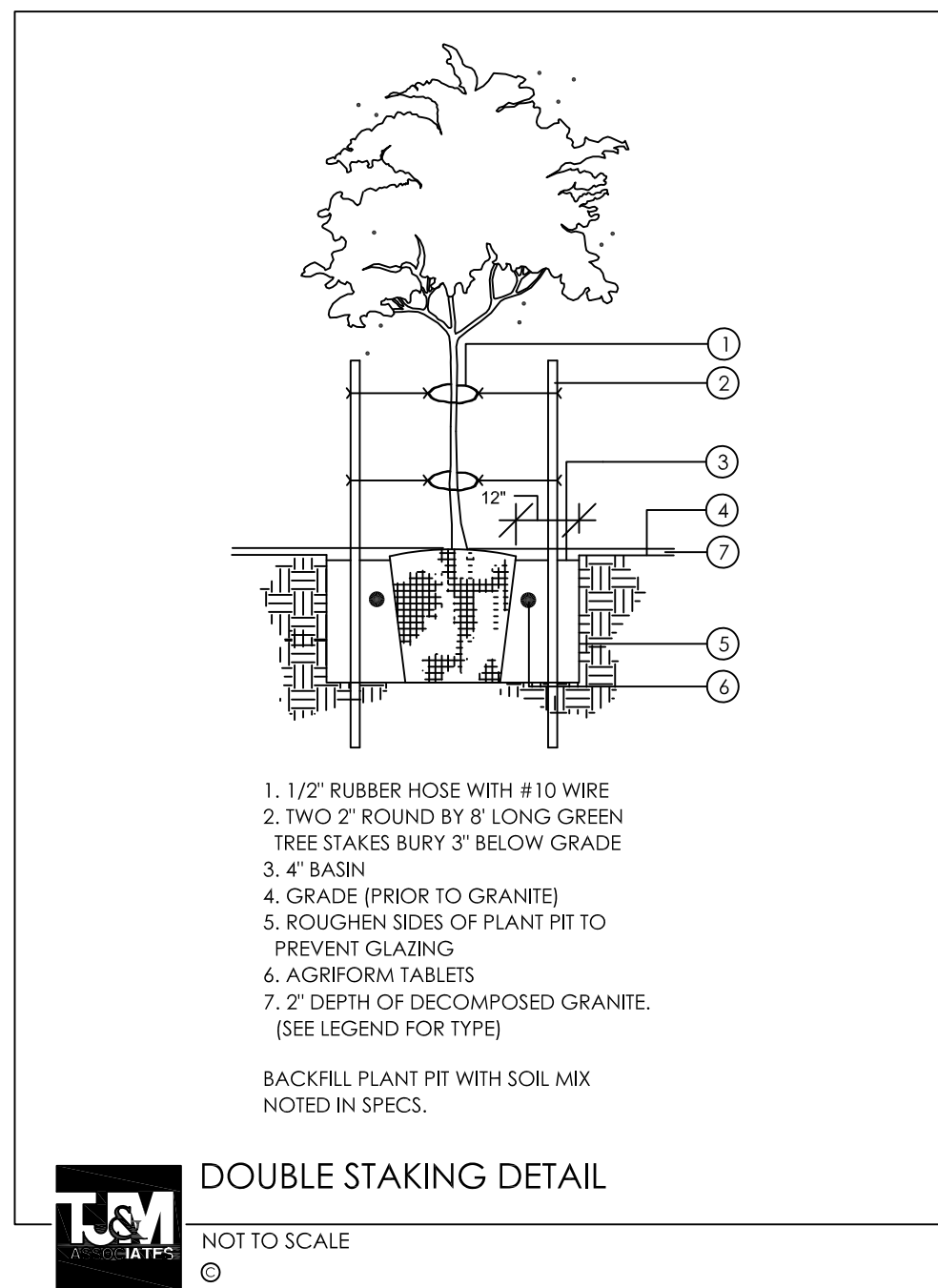
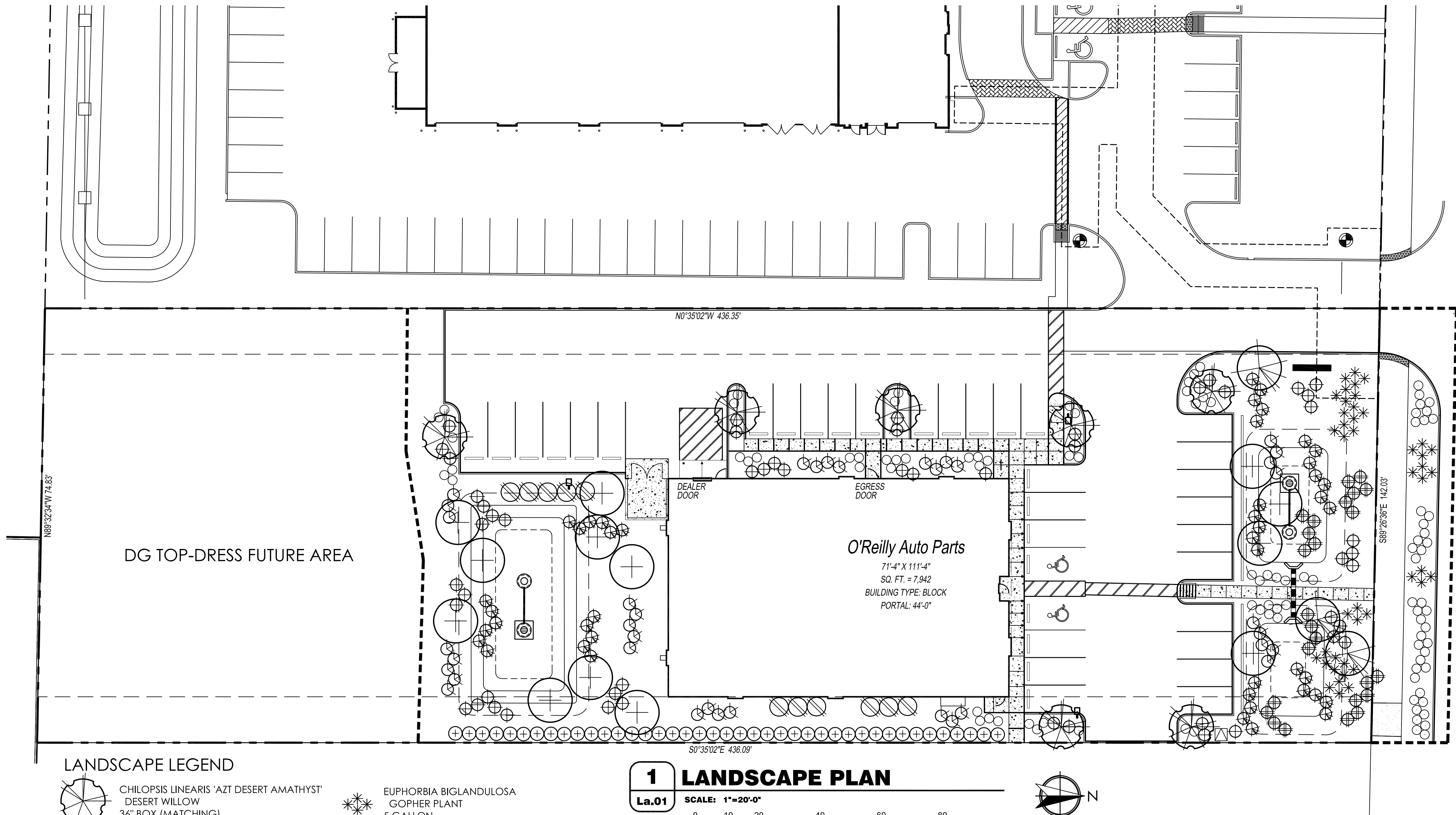
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Phone: (417) 862-2674

DRAWN: GAB
CHECKED: RG
DATE: 12/09/15
JOB NO.: OAP15003.0
SHEET:

C2

SHEET 2 OF 3

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PM DESIGN Architectural Solutions Group

LANDSCAPE PLAN

PROJECT: NEW O'REILLY AUTO PARTS STORE

BELL ROAD AND DYSART ROAD

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233 South Patterson

Springfield, MO 65802

Phone: (417) 862-2674

DRAWN: BG

CHECKED: RG

DATE: 12.08.15

JOB NO.: OAP15003.0

SHEET: La.01

SHEET 1 OF 4

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE

URBAN DESIGN

SITE PLANNING

8433 East Cholla St., Suite 101

Scottsdale, Arizona 85260

P. (602) 265-0320 F. (602) 266-6619

EMAIL: timmcqueen@tjma.net



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OPTICAL CODE	TYPE	CENTRAL LUMENS	TYPICAL SYSTEM WATTAGE		DISTRIBUTION ORIENTATION AVAILABLE		BUS RATING 400K & 500K		IES FILE NUMBER
			400K	500K	A	B	U	O	
D6	Symmetric Medium	8300	82	N	3	0	2	EASC_09F560	HSC_EASC_09F560
S6	Symmetric Short	8100	89	N	3	0	2	EASC_09H560	HSC_EASC_09H560
F5	Symmetric Medium	10000	137	N	4	0	2	EASC_09F450	HSC_F950F50
S5	Symmetric Short	11700	156	N	4	0	2	EASC_09H450	HSC_S950S50
J5	Symmetric Medium	12100	199	N	4	0	2	EASC_09J450	HSC_J950J50
J5	Symmetric Medium	9200	285	N	5	0	3	EASC_09J450	HSC_J950J50
N5	Symmetric Medium	10600	365	N	5	0	3	EASC_09N450	HSC_N950N50
N5	Symmetric Short	8500	28	N	3	1	0	EASC_09N450	HSC_N950N50
S5	Symmetric Short	18800	119	N	3	0	2	EASC_09S450	HSC_S950S50
S5	Symmetric Short	16400	117	N	3	0	2	EASC_09S450	HSC_S950S50
R5	Symmetric Short	18700	156	N	4	0	2	EASC_09R450	HSC_R950R50
S5	Symmetric Short	21100	199	N	4	0	2	EASC_09S450	HSC_S950S50
T5	Symmetric Short	21900	235	N	4	0	2	EASC_09T450	HSC_T950T50
U5	Symmetric Short	23000	283	N	5	0	2	EASC_09U450	HSC_U950U50
A4	Asymmetric Forward	6600	62	F	L	R	1	EASC_06F450	HSC_A6F50
B4	Asymmetric Forward	6800	62	F	L	R	1	EASC_06B450	HSC_B6F50
G4	Asymmetric Forward	7620	72	F	L	R	1	EASC_06G450	HSC_G6F50
A4	Asymmetric Forward	8700	72	F	L	R	1	EASC_06A450	HSC_A6F50
G4	Asymmetric Forward	11900	119	F	L	R	2	EASC_06G450	HSC_G6F50
A4	Asymmetric Forward	15600	144	F	L	R	2	EASC_06A450	HSC_A6F50
G4	Asymmetric Forward	17600	160	F	L	R	2	EASC_06G450	HSC_G6F50
H4	Asymmetric Forward	21000	199	F	L	R	3	EASC_06H450	HSC_H6F50
A4	Asymmetric Forward	22000	235	F	L	R	3	EASC_06A450	HSC_A6F50
A4	Asymmetric Forward	23000	283	F	L	R	3	EASC_06A450	HSC_A6F50
A1	Asymmetric Wide	8100	82	F	L	R	1	EASC_06A450	HSC_A6F50
B1	Asymmetric Wide	7100	62	F	L	R	1	EASC_06B450	HSC_B6F50
C1	Asymmetric Wide	8000	72	F	L	R	1	EASC_06C450	HSC_C6F50
E1	Asymmetric Wide	8200	62	F	L	R	1	EASC_06E450	HSC_E6F50
E3	Asymmetric Wide	13900	119	F	L	R	2	EASC_06E450	HSC_E6F50
E3	Asymmetric Wide	16800	144	F	L	R	2	EASC_06E450	HSC_E6F50
E3	Asymmetric Wide	18100	156	F	L	R	2	EASC_06E450	HSC_E6F50
H1	Asymmetric Wide	21300	199	F	L	R	3	EASC_06H450	HSC_H6F50
H1	Asymmetric Wide	23500	235	F	L	R	3	EASC_06H450	HSC_H6F50
K1	Asymmetric Wide	23000	283	F	L	R	3	EASC_06K450	HSC_K6F50
A2	Asymmetric Narrow	4600	44	F	L	R	1	EASC_06A250	HSC_A6N250
B2	Asymmetric Narrow	4800	42	F	L	R	1	EASC_06B250	HSC_B6N250
C2	Asymmetric Narrow	5000	74	F	L	R	2	EASC_06C450	HSC_C6F50
E2	Asymmetric Narrow	14000	119	F	L	R	2	EASC_06E450	HSC_E6F50
F2	Asymmetric Narrow	16100	144	F	L	R	3	EASC_06F450	HSC_F6F50
F2	Asymmetric Narrow	18000	156	F	L	R	3	EASC_06F450	HSC_F6F50
H2	Asymmetric Narrow	22300	199	F	L	R	3	EASC_06H450	HSC_H6F50
J2	Asymmetric Narrow	26000	235	F	L	R	3	EASC_06J450	HSC_J6F50
N2	Asymmetric Narrow	31800	283	F	L	R	4	EASC_06N450	HSC_N6F50
A4	Asymmetric 100° Wide Area	35600	283	F	L	R	4	EASC_06A450	HSC_K6F50

Rating values for A through G are based on rated lumens and may vary due to light tolerances.

S - S - S - 25 - 40 - 1 - TA - DB

1. Adjustable EPA with 1.3 psi/g force. To determine max. peak loading weight, multiply adjustable EPA by 30 lbs.

NOTE: Factory supplied template must be used when setting anchor bolts. Installed Lifespan will vary greatly for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

COMPLETE PART NUMBER REQUIRES SHAFT ABOVE MOUNTING TYPE, FINISH & APPROPRIATE OPTIONS BELOW

MOUNTING TYPE		FINISH		OPTIONS		OPTION ORIENTATION
TA	Tenon (2.375" OD)	DB	Dark Bronze	05	Internal Coating (Hubble Seal)	Follow the logic below when entering handline specific options. For each option, include its orientation (in degrees) and height (in feet). Example: 026 should be ordered as: 05S-40-1-75-0-0-28-0 (1.5" coupling on the handline side of pole, 15 feet up from pole base) *spacing required between options for correct factory for other configurations.
TB	Tenon (2.875" OD)	BL	Black	01B*	15 Army GFCI Receptacle and Cover	
TR	Removable Tenon (2.375 x 4.428)	WN	White	02B*	Extra Handhole	
		CR	Gray	02B*	5" Coupling	
		PS	Platinum Silver	02B*	7.5" Coupling	
		CS	Custom Color (Consult Factory)	03B*	2" Coupling	
		PR	Primer Only	03B*	Mid-pole Luminaire Bracket	
				04	Vibration Damper	
				LAB	Less Anchor Bolts	
				CSA	CSA Certified (consult factory)	

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

ATTN: SANDI YOUNG - DIRECT LINE: (314) 573-2082 OR
 SAM CAST - DIRECT LINE: (314) 573-2082
 sandra.young@graybar.com or samuel.cast@graybar.com
 TOLL FREE: (800) 289-5254
 TOLL FREE FAX: (888) 280-0128

GRAYBAR ELECTRIC CO. INC
11885 LACKLAND ROAD
ST. LOUIS, MO 63146

The diagram shows a cross-section of a light pole. The pole is labeled "POLE" at the top. Inside the pole, there is a central section labeled "LIGHT POLE TO BE POWDER COATED." and a base section labeled "MORTAR WASH CONCRETE BASE FOR LIGHT POLE." The pole is shown extending from a "FINISHED GRADE" line. Below the grade, the pole is surrounded by a hatched area representing the concrete base.

LIGHT POLE CITY REQUIREMENTS DETAIL

N.T.S.

25'-0" OVERALL HEIGHT
WITH 1-144W L.E.D.

Ordering Number Logic

Evolue LED Wall Pack N Series (EWN)

EWN	A	5
PROD ID E = Evolve W = wall pack N = housing series	PHOTOMETRIC DATA A = Photometric Series ** 1 = 100-227 2 = 200** 3 = 200** 4 = 217** 5 = 400** 6 = 341-400** 7 = 341**	OPTICAL DATA OPTICAL COEFF 1 = 5-555mm 2 = 555mm 3 = 555mm 4 = 555mm 5 = 555mm 6 = 555mm 7 = 555mm 8 = 555mm 9 = 555mm 10 = 555mm 11 = 555mm 12 = 555mm 13 = 555mm 14 = 555mm 15 = 555mm 16 = 555mm 17 = 555mm 18 = 555mm 19 = 555mm 20 = 555mm 21 = 555mm 22 = 555mm 23 = 555mm 24 = 555mm 25 = 555mm 26 = 555mm 27 = 555mm 28 = 555mm 29 = 555mm 30 = 555mm 31 = 555mm 32 = 555mm 33 = 555mm 34 = 555mm 35 = 555mm 36 = 555mm 37 = 555mm 38 = 555mm 39 = 555mm 40 = 555mm 41 = 555mm 42 = 555mm 43 = 555mm 44 = 555mm 45 = 555mm 46 = 555mm 47 = 555mm 48 = 555mm 49 = 555mm 50 = 555mm 51 = 555mm 52 = 555mm 53 = 555mm 54 = 555mm 55 = 555mm 56 = 555mm 57 = 555mm 58 = 555mm 59 = 555mm 60 = 555mm 61 = 555mm 62 = 555mm 63 = 555mm 64 = 555mm 65 = 555mm 66 = 555mm 67 = 555mm 68 = 555mm 69 = 555mm 70 = 555mm 71 = 555mm 72 = 555mm 73 = 555mm 74 = 555mm 75 = 555mm 76 = 555mm 77 = 555mm 78 = 555mm 79 = 555mm 80 = 555mm 81 = 555mm 82 = 555mm 83 = 555mm 84 = 555mm 85 = 555mm 86 = 555mm 87 = 555mm 88 = 555mm 89 = 555mm 90 = 555mm 91 = 555mm 92 = 555mm 93 = 555mm 94 = 555mm 95 = 555mm 96 = 555mm 97 = 555mm 98 = 555mm 99 = 555mm 100 = 555mm

***Specialty single voltage only if dual option is selected**

PE FUNCTION
 1 = None
 2 = 2 Pin
 3 = Internal PE Status Pin **
 4 = PE Rec with Shorting Cap
 5 = PE Rec with Control **
 6 = PE Rec with Control **
 7 = PE Rec with Control **
 8 = PE Rec with Control **
 9 = PE Rec with Control **
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 94 = PE Rec with Control **
 95 = PE Rec with Control **
 96 = PE Rec with Control **
 97 = PE Rec with Control **
 98 = PE Rec with Control **
 99 = PE Rec with Control **
 100 = PE Rec with Control **

RECEIVING WITH SHORTING CAP IF #
 1 = Only available with external voltage, not available with voltage options 1-4
 2 = PE control not available for 341-400W fixed base discrete voltage (D417 or 400W)
 3 = When selecting PE function select A or G, dimming driver must also be selected after the PE function column.
 4 = Order Dimming/Control PE as a separate item.

OPTICAL COEFF	TYPE	TYPICAL INITIAL LUMENS	TYPICAL SYSTEM LUMENS	BIG RATINGS	WARRANTY	WARRANTY	
100-227	100-227	100-227	100-227	100-227	100-227	100-227	
A1	Asymmetric Forward	2700	1700	46	10-1	10-1	EWNA_A100_100
A2	Asymmetric Forward	5510	3540	65	10-2	10-2	EWNA_A100_100
A3	Asymmetric Forward	11070	7100	85	10-3	10-3	EWNA_A100_100
A4	Asymmetric Forward	18810	12040	104	10-4	10-4	EWNA_A100_100
A5	Asymmetric Forward	25370	16240	125	20-2	20-2	EWNA_A100_100
A6	Asymmetric Forward	32330	20300	148	20-3	20-3	EWNA_A100_10
A7	Asymmetric Side	6070	3900	46	10-1	10-1	EWNA_A100_100
A8	Asymmetric Side	6070	3900	46	10-1	10-1	EWNA_A100_100
A9	Asymmetric Side	7300	4600	65	10-2	10-2	EWNA_A100_100
A10	Asymmetric Side	7300	4600	65	10-2	10-2	EWNA_A100_100
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Notes: Values for A and G are based on the following assumptions: 1. All units are based on the following assumptions: 1. All units are based on the following assumptions: 1. All units are based on

A		5					
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LIGHT POLE TO BE
POWDER COATED

MORTAR WASH CONCRETE
BASE FOR LIGHT POLE.

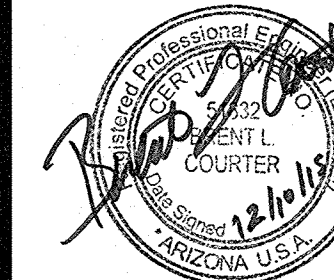
FINISHED GRAD

LIGHT POLE CITY REQUIREMENTS DETAIL



REVISIONS:

1 DEV. STD. REV. COMMENTS 12-09-2015



EXPIRES 12/31/11

SHEETS BEARING THIS SEAL ARE AUTHENTICATED,
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SITE LIGHTING PHOTOMETRICS

P/M
DESIGN
Architectural
Solutions Group

AUTO PARTS

PROJECT:
NEW O'REILLY AUTO PARTS STORE
LL ROAD AND DYSART ROAD
SURPRISE, ARIZONA 85374

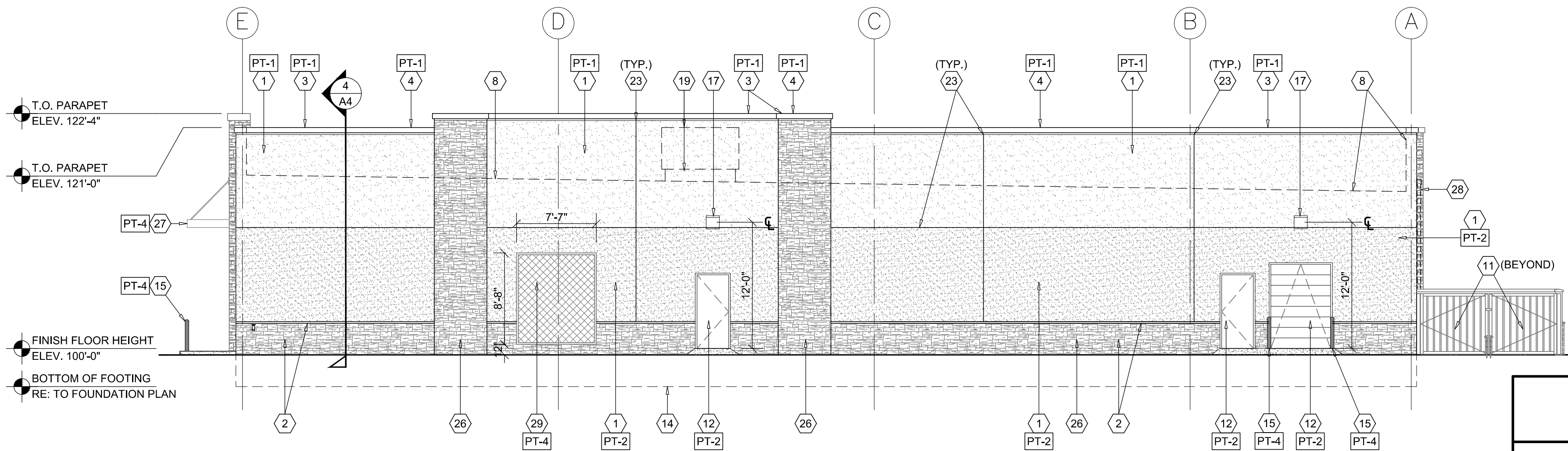
Urei
233 South Patterson
Springfield, MO 65802
Phone: (417) 862-2674

DRAWN:	JTH
CHECKED:	NEG
DATE:	12/09/15
JOB NO.:	OAP15003.0
SHEET:	

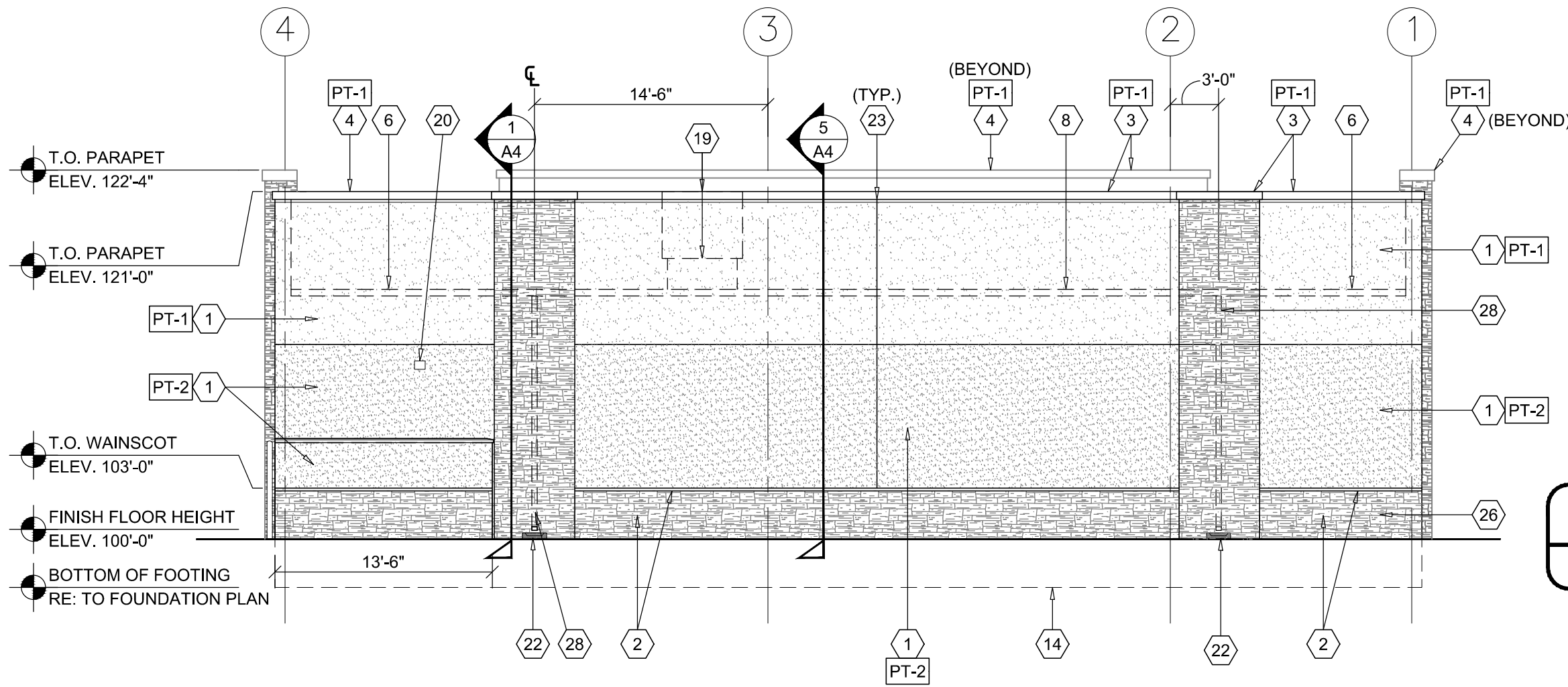
SP1
1 OF 1 SHEET

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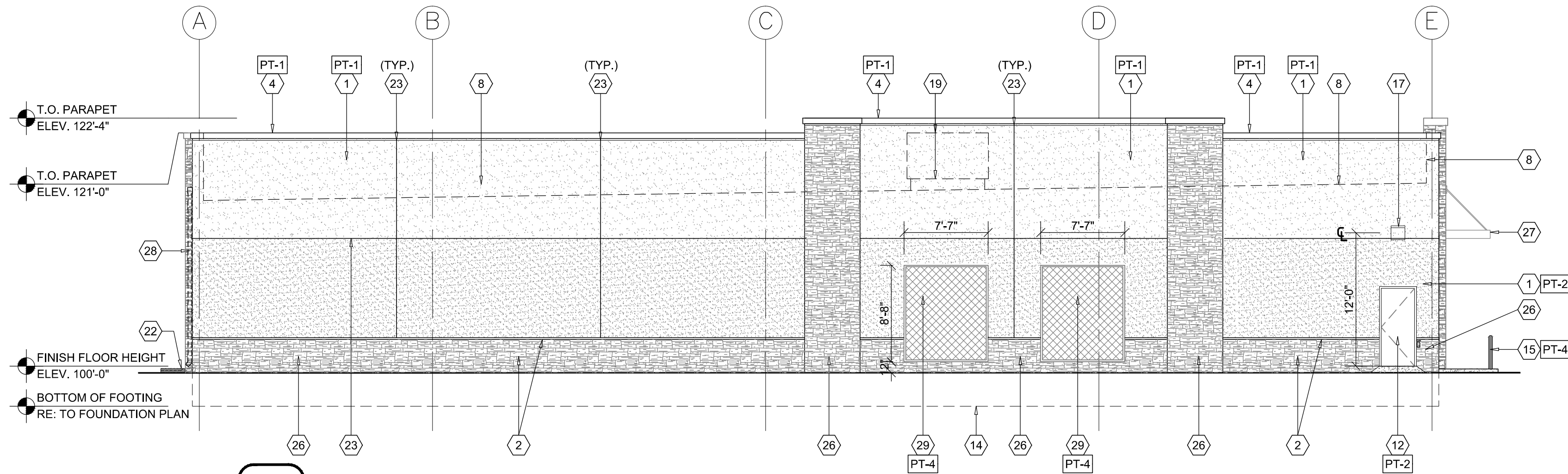
1 OF 1 SHEET



1 SIDE ELEVATION - WEST
A3 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION - SOUTH
A3 SCALE: 1/8" = 1'-0"



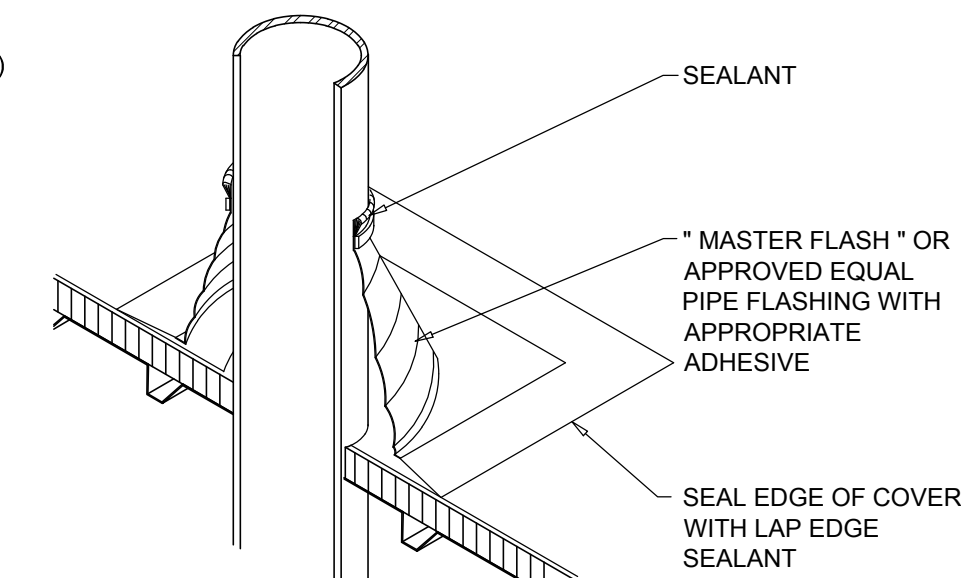
3 SIDE ELEVATION - EAST
A3 SCALE: 1/8" = 1'-0"

PAINT COLOR SCHEDULE

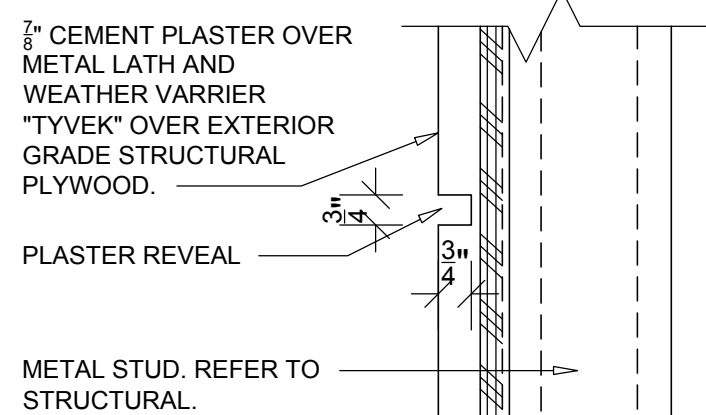
PT-1	UPPER COLOR: SOFTER TAN SW 6141
PT-2	LOWER COLOR: LATTE SW 6108
PT-3	POSTIVE RED SW 6871 - O'REILLY RED
PT-4	HUNT CLUB SW 6468 - O'REILLY GREEN

EXTERIOR FINISH SCHEDULE

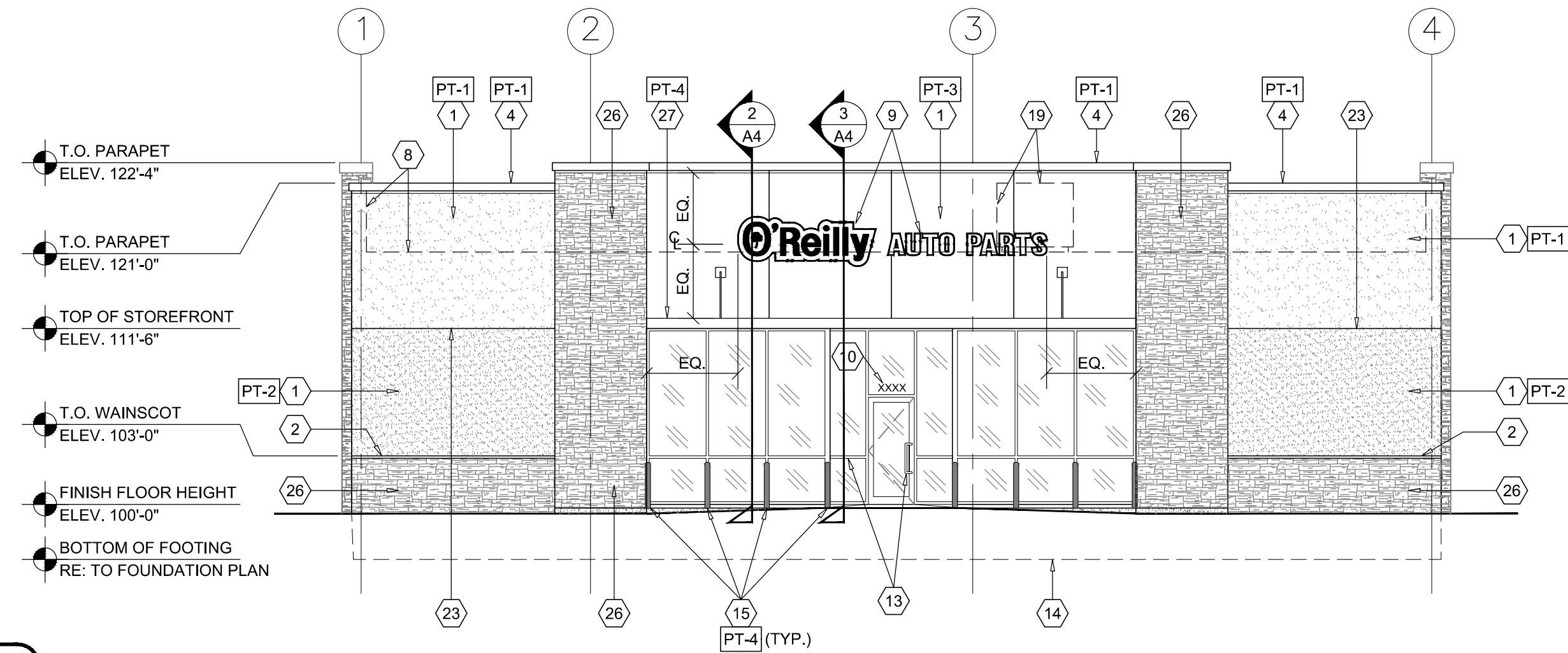
TYPE:	COMPANY TYPE:	COLOR:
STUCCO	SAND FINISH	SHERWIN WILLIAMS PAINT UPPER: EQUAL TO SOFTER TAN SW6141
STUCCO	SAND FINISH	SHERWIN WILLIAMS PAINT LOWER: EQUAL TO LATTE SW6108
STOREFRONT (NO SUBSTITUTES)	O'REILLY GREEN	
	EFCO	IVY
	KAWNEER	DARK IVY
	VISTA WALL	INTERSTATE GREEN
BOLLARDS	IN FIELD	SHERWIN WILLIAMS SW 6468 - HUNT CLUB SEMI-GLOSS
EXTERIOR DOORS	OWNER	HOLLOW METAL SHERWIN WILLIAMS SW 6108 - LATTE - GLOSS
OVERHEAD DOOR	OWNER	FACTORY PRIME FIELD PAINTED LATTE
SHEET METAL CAP FLASHING AT STUCCO FIELD BREAK	BY METAL BUILDING MFG'R FACTORY PRIME FIELD PAINTED	SHERWIN WILLIAMS SW 6141 - SOFTER TAN SEMI-GLOSS
STONE VENEER	TO MATCH ADJACENT DEVELOPMENT	"BRAZO'S BLEND"
PRE - FINISHED SHEET METAL CAP FLASHING FIELD BEAK	BY METAL BUILDING MFG'R	SHERWIN WILLIAMS SW 6141 - SOFTER TAN SEMI-GLOSS



5 VENT PIPE
A3 SCALE: N.T.S.



6 JOINT DETAIL
A3 SCALE: N.T.S.



4 FRONT ELEVATION - NORTH
A3 SCALE: 1/8" = 1'-0"

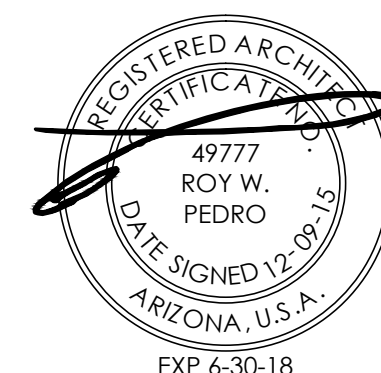
GENERAL NOTES:

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- REFER TO COVER SHEET FOR BUILDING DESIGN CRITERIA.
- REFER TO PRE-ENGINEERED METAL BUILDING DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- REFER TO MECHANICAL / ELECTRICAL PLAN FOR SYSTEM TYPES AND LOCATIONS.
- REFER TO SITE DEVELOPMENT PLANS FOR ADDITIONAL REQUIREMENTS.

KEY NOTES:

- EXTERIOR CEMENT STUCCO FINISH - REFER TO EXTERIOR FINISH SCHEDULE.
- STONE WAINSCOTT AND CAP - REFER TO FINISH SCHEDULE, STONE VENEER. TYP.
- STUCCO CORNICE - PAINT TO REFER TO FINISH SCHEDULE. TYP.
- PRE - FINISHED METAL CAP FLASHING - REFER TO EXTERIOR FINISH SCHEDULE.
- NOT USED.
- INTERNAL CUTTER - BY PEMB MANUFACTURER (BEYOND WALL)
- TRASH ENCLOSURE WALL - 8" CMU WITH STUCCO AND STONE VENEER WAINSCOT FINISH TO MATCH BUILDING. SEE DETAILS SHEET C2.
- LINE OF ROOF - DASHED LINE INDICATES LINE OF ROOF BEYOND WITH SLOPE OF 1/4" PER FOOT.
- SIGN - UNDER SEPARATE PERMIT - APPROXIMATE OUTLINE OF SIGN. PROVIDE BLOCKING AS REQUIRED FOR MOUNTING OF SIGN. COORDINATE WITH SIGN COMPANY FOR EXACT SIGN PLACEMENT. OWNER FURNISHED AND INSTALLED LOGO. REFER TO SIGN PACKET INFORMATION FOR FURTHER DETAIL.
- ADDRESS NUMBERS - 6" VINYL BY CONTRACTOR. COLOR TO BE WHITE.
- TRASH ENCLOSURE GATES - METAL PANEL, PAINT PER PLAN. SEE DETAIL SHEET C2.
- HOLLOW METAL - FIELD PAINT (REFER TO EXTERIOR FINISH SCHEDULE.)
- STOREFRONT - REFER TO FLOOR PLAN FOR WINDOW TYPES.)
- LINE OF FOUNDATION - (REFER TO FOUNDATION PLAN.)
- STEEL BOLLARDS - (9) TYPICAL AT STOREFRONT (2) AT O.H. DOOR LOCATION. (REFER TO EXTERIOR FINISH SCHEDULE AND FOUNDATION PLAN.)
- HOSE BIB - (REFER TO PLUMBING PLAN.)
- LIGHT FIXTURE - (REFER TO ELECTRICAL PLAN.)
- NOT USED
- FULLY SCREENED ROOF TOP UNIT (BEYOND PARAPET WALLS) - APPROXIMATE LOCATION (REFER TO MECHANICAL PLAN FOR EXACT LOCATION.)
- MECHANICAL WALL PENETRATIONS - PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. (REFER TO M.E.P. SHEETS.)
- ROOF PIPING VENT - REFER TO DETAIL 5/A3.
- CONCRETE SPLASH BLOCK - INSTALL AT EACH DOWNSPOUT.
- PLASTER REVEAL - REGLET: 6/A3
- TRASH ENCLOSURE - STUCCO OVER CMU BLOCK WALL WITH METAL GATES. PAINT TO MATCH ADJACENT BUILDING COLORS (SEE DETAILS C2.)
- ELECTRICAL SWITCH - PAINT TO MATCH ADJACENT BUILDING COLORS.
- FAUX STONE VENEER - SEE FINISH SCHEDULE FOR SPEC.
- PRE-FABRICATED METAL CANOPY - EQUAL TO STEEL STITCH CORPORATION (770-590-8091/157 CATHY BRADFIELD) 2 X 8 TUBE PERMETER FRAME, 3'-0" PROJECTION, FLAT METAL CANOPY WITH THREE HANGER RODS, (1 1/4" SCHEDULE 40 PIPE) PAINT O'REILLY METAL DECKING TO EQUAL TO MCNICHOLS 1" X 3/16" SWAGED RECTANGULAR BAR GRATING "GAL (19-35-4)" FINISH TO BE POWER COATED GREEN (COLOR TO MATCH O'REILLY GREEN), SUPPORTED BY 1 X 1 ANGLE BY CANOPY MANUFACTURER
- DOWNSPOUTS & OVERFLOW - PER METAL BUILDING MFG'R.
- DECORATIVE METAL ESPALIER - SEE DETAIL A4.1

REVISIONS:



EXP 4-30-18
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RESPONSIBILITY FOR ALL OTHER PLANS,
SPECIFICATIONS OR INSTRUMENTS ARE
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Ph. 402-457-5757
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Roy Pedro, Architect
Ken McCracken, Architect
Jesse Hodge, Vice President

P.M.
DESIGN
Architectural
Solutions Group

O'Reilly **AUTO PARTS**

PROJECT:
NEW O'REILLY AUTO PARTS STORE
BELL ROAD & DYSART ROAD
SURPRISE, ARIZONA

233 South Patterson
Springfield, MO 65802
Phone: (417) 862-2674

DRAWN: GAB
CHECKED: RG
DATE: 12/09/15
JOB NO.: OAP15003.0
SHEET:

A3

SHEET 3 OF 7

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North



East



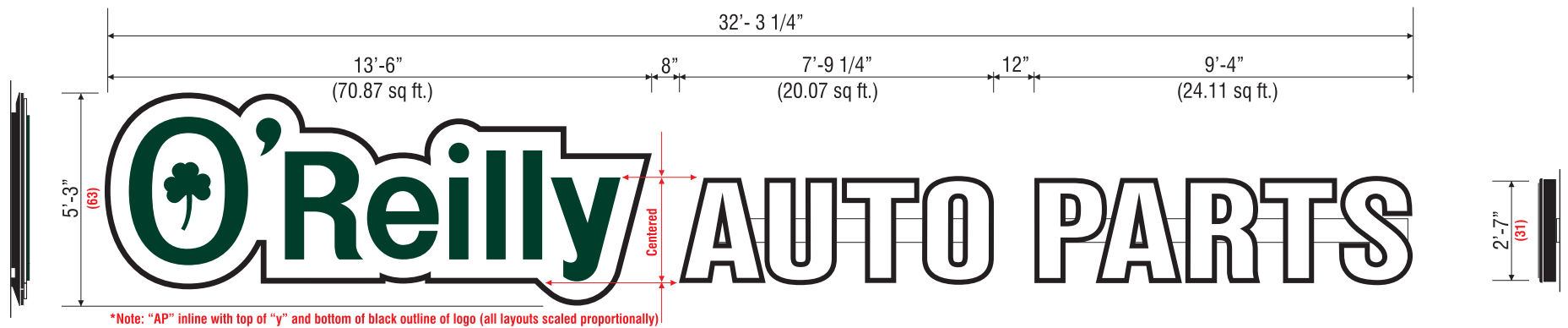
South



West



Surprise, AZ
Bell Road & Dysart



Side View
"O'Reilly"

Front View
Scale: 1/4" = 1'-0"

Part# 63/31-L-CldLogo&Chltrs-WFC
115.05 sq. ft. (Combined Individual Components) 169.42 sq. ft. (Encompassed Rectangle)

Side View
"AUTO PARTS"

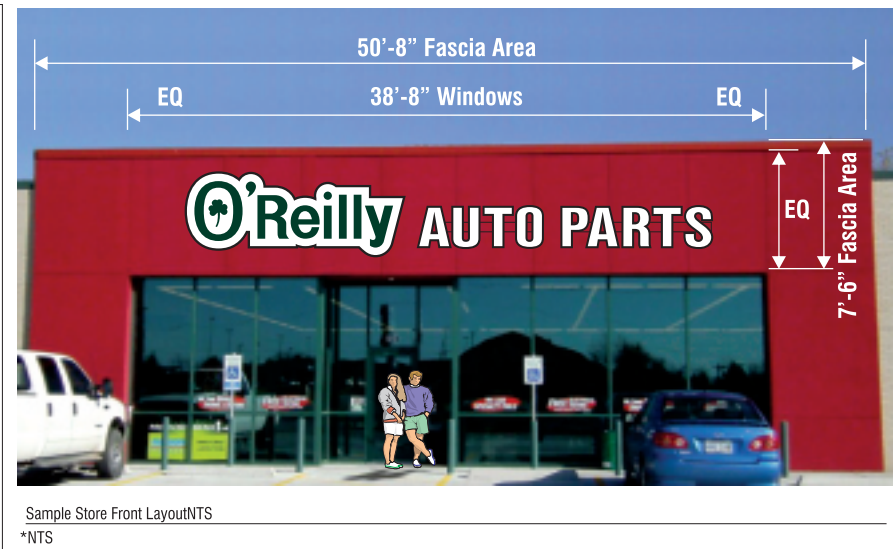
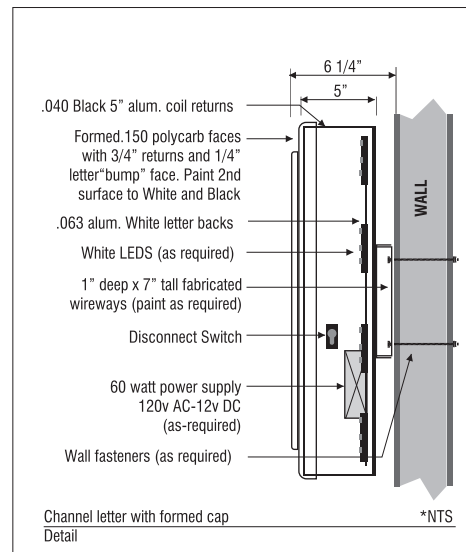
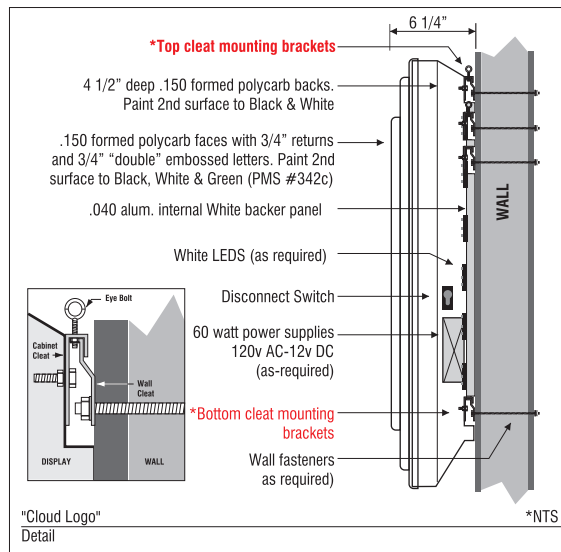
"O'Reilly" Cloud Logo with "AP" channel letters on 7"(h) x 1"(d) wireways. Wireways paint to: **OAP RED**

"O'Reilly" Cloud Logo is formed polycarb with double embossment and 2nd surface painted graphics. Paint match to: Green (PMS# 342c), Black and White.

"AP" to have formed polycarb caps with 1/4" letter "bumps". Black 5" aluminum coil returns. 2nd surface Black and White paint. WHITE LED illumination.

Formed Cloud Logo with "AP" Formed Caps & Channel Returns

Part# 63/31-L-CldLogo&Chltrs-WFC



O'Reilly AUTO PARTS

O'Reilly Auto Parts
233 Patterson St.
Springfield, MO 65803

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**Formed Embossed Cloud Logo
AUTO PARTS Channel Letters
with Formed Embossed Caps**
63/31-L-CldLogo&Chltrs-WFC



CITY OF SURPRISE
Planning and Zoning Commission

January 21, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 21, 2016	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):