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Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: SAL DISANTO, PLANNER I *SD*
(480) 503-6759, SAL.DISANTO@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: NOVEMBER 2, 2022

SUBJECT: UP22-57 CORBELL ENERGY STORAGE - SPECIAL USE PERMIT: REQUEST TO APPROVE A SPECIAL USE PERMIT ON APPROXIMATELY 3.05 ACRES LOCATED AT 510 N. ITHICA STREET FOR AN ENERGY STORAGE FACILITY IN THE GENERAL INDUSTRIAL (GI) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD).

STRATEGIC INITIATIVE: Prosperous Community

To allow an energy storage facility to operate in an industrial park.

RECOMMENDED MOTION

Make the Findings of Fact and approve UP22-57 Corbell Energy Storage: A Special Use Permit for approximately 3.05 acres located at 510 N. Ithica Street to allow for an energy storage facility in the General Industrial (LI) zoning district with a Planned Area Development (PAD) overlay, subject to conditions.

APPLICANT
Company: Withey Morris PLC

OWNER
Company: Hyder-Gilbert LLC

Name: Alex Hayes/Adam Baugh
Address: 2525 E. Arizona Biltmore Cir Unit: A-212
Phoenix, AZ 85016
Phone: 602-265-0094
Email: hayes@witheymorris.com
adam@witheymorris.com

Name: William Hyder
Address: 11411 E Sweetwater Ave.
Scottsdale, AZ 85259
Phone: 602-571-5184
Email: williamhyder@msn.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>June 5, 1984</i>	Town Council approved annexation of approx. 2,085 acres (Ord. No. 377) into the Town of Gilbert.
<i>February 1990</i>	Final Plat creating the Tremaine Industrial Park was recorded

Overview

The subject site is located at the northwest corner of Ithica Street and Commerce Avenue within Tremaine Industrial Park. The proposed site location is roughly 3.05 acres. The site is currently used as a truck parking area, and the applicant is seeking to transition the site into an energy storage facility with associated equipment. The parcel is currently zoned General Industrial (GI) with a Planned Area Development (PAD) overlay. The property is surrounded by General Industrial (GI) zoning to the north and west, while the east and south property lines are adjacent to the General Industrial (GI) zoning district as well as the Public Facility/Institutional (PF/I) zoning district. The applicant wishes to place 100 outdoor rated, modular, un-occupiable battery containers, or packs, on site with associated equipment. The purpose for these battery packs is to store energy/power from the grid during periods of low demand and to deliver energy back to the grid during times of high demand. An 8' perimeter wall will be utilized along all property lines, as well as landscaping along Ithica Street and Commerce Avenue creating sufficient screening. Gated access to the site is provided on Ithica Street and Commerce Avenue.

Per section 3.1.2 of the Land Development Code, Utilities Facilities, Large Scale would be a permitted use within the General Industrial (GI) zoning district with Planning Commission approval of a Special Use Permit.



Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Industrial	General Industrial (GI)	Contractors Yard
South	Public Facility / Institutional and Industrial	Public Facility / Institutional (PF/I) and General Industrial (GI)	Roofing Supply / SRP Substation
East	Public Facility / Institutional and Industrial	Public Facility / Institutional (PF/I) and General Industrial (GI)	Contractors Yard/ SRP Substation
West	Industrial	General Industrial (GI)	C & B Piping
Site	Industrial	General Industrial (GI)	Energy Storage Facility

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Minimum Building Setback (ft.)		
Front (Collector or Local, South)	30'	49'
Side (Employment, West)	0'	53'

Side (Street, East)	25'	25'
Rear (Employment, North)	0'	57'5"
Minimum Landscape area (ft.)		
Front (Collector or Local, South)	25'	25'
Side (Employment, West)	5'	0' – Gated
Side (Street, East)	25'	20'
Rear (Employment, North)	5'	0' – Gated

DISCUSSION

The applicant is proposing to establish an energy recycling facility at the northwest corner of Ithica Street and Commerce Avenue, located within Tremaine Industrial Park. They are proposing to use the entirety of the approximately 3.05-acre site to develop and place roughly 100 outdoor rated, modular, un-occupiable battery containers, or packs, on site with associated improvements. The intent for this project is to provide new energy resources as well as assisting the Corbell SRP Substation (located to the east) in storing energy during low demand periods while also delivering the energy back during high demand periods. The battery packs are designed to be enclosed units which include battery cells and module tray, a smart inverter, AC main breaker, low voltage interface panel, thermal system and controller, and will be roughly 9' in height including the foundation. Staff has made the determination that this use would be considered Utilities Facilities, Large-Scale and Per Land Development Code (LDC) would require a Special Use Permit in the General Industrial (GI) zoning district. The Planning Commission is required to make four findings in order to approve a Special Use Permit. The findings are listed here, along with the reasons why staff considers that the findings are or are not met in this case. These findings are:

- 1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.***

The storage has been described as being self-contained with no employees working within the vicinity. The project location is fully surrounded by other Industrial uses. While neighbors attended the neighborhood meeting, no concerns regarding health, safety, or general welfare were raised.

- 2. The proposed use conforms to the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.***

Staff has determined the proposed energy recycling facility conforms to the 2020 General Plan's following goals and policies:

- *Opportunity Goal 5 Policy 73 – Support sustainable energy practices by promoting energy conservation and alternative energy use and production;*

Corbell Energy Storage will provide capacity and energy services to the Salt River Project (SRP) electrical grid in southeast Phoenix, enhancing grid reliability and accelerating the integration of readily available, domestically produced renewable energy sources. The facility will store energy during low demand periods and then will be released back to the grid during peak demand periods.

3. *The proposed use conforms to the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.*

With a valid SUP, the proposed use complies with the Land Development Code standards for the General Industrial (GI) zoning district. The use shall adhere to any nuisance laws under the Municipal Codes such as, but not limited to, noise and odors.

4. *The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.*

Town staff has not identified any potential negative impacts of the proposed facility and has determined the processes and procedures of the energy recycling facility will appropriately mitigate any external impacts on the surrounding residents and businesses.

Pursuant to the above analysis, Staff is of the opinion that the project meets the four findings required for granting the Special Use Permit.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

The applicant held a virtual neighborhood meeting, on August 17, 2022, to inform the residents of their process and to answer any questions they might have. The neighborhood meeting was attended by two residents and one reporter from the Gilbert Sun News. The applicant commenced the neighborhood meeting by providing an overview of the development team as well as an overview of the virtual neighborhood meeting format. The applicant proceeded to show a PowerPoint presentation explaining site history, proposed use, and the overall development timeline. The attendees did not have any questions or concerns for the development team.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

Make the Findings of Fact and approve UP22-57, Corbell Energy Storage: A Special Use Permit for approx. 3.05 acres. located at 510 N. Ithica Street to allow for an energy recycling facility in the General Industrial (GI) zoning district with a Planned Area Development (PAD) overlay, subject to conditions:

- a. The Project shall be in substantial conformance with the site plan shown on the Exhibits provided under Attachment No. 5.
- b. Development of this site shall comply and conform with all standards set forth by the Fire Marshall.

Respectfully submitted,

Sal DiSanto

Sal DiSanto
Planner I

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing/Vicinity Map
- 3) Aerial Photo
- 4) Applicant's Narrative
- 5) Site Plan

FINDINGS OF FACT
UP22-57– Corbell Energy Storage

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;
2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council;
3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements; and
4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, November 2, 2022* TIME: 6:00 PM

LOCATION: Gilbert Police Department - Amphitheater
75 E Civic Center Dr., Gilbert, AZ 85296

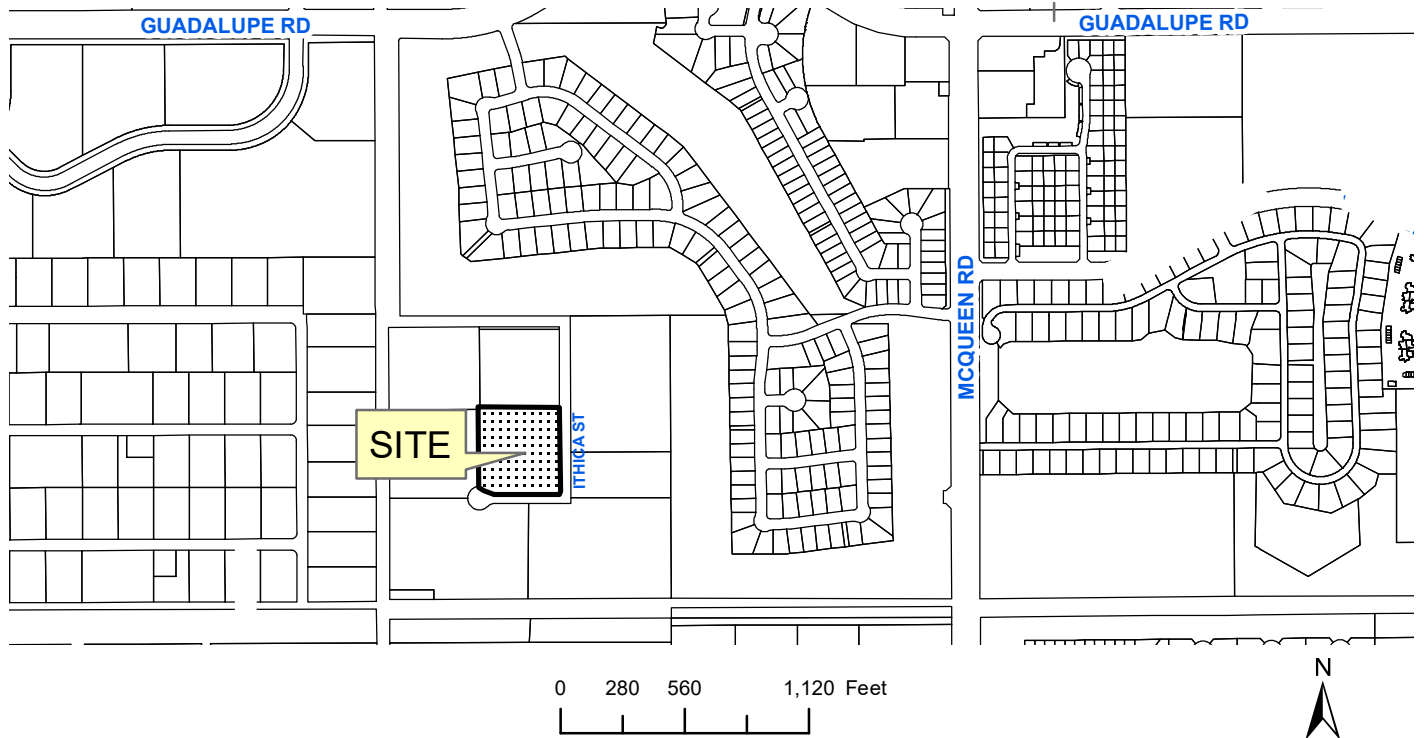
*Call Planning Division to verify date and time: (480) 503-6759

The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

UP22-57 CORBELL ENERGY STORAGE: Request to approve a Special Use Permit for approx. 3.11 acres located at 510 N Ithica Street to allow an energy storage facility in the General Industrial (GI) zoning district with a Planned Area Development (PAD) overlay, subject to conditions.

SITE LOCATION:



APPLICANT: Withey Morris
CONTACT: Alex Hayes, Adam Baugh
ADDRESS: 2525 E Arizona Biltmore Cir Unit:A-212
Phoenix, AZ 85016

TELEPHONE: 602-346-4636
E-MAIL: hayes@witheymorris.com,
adam@witheymorris.com

Aerial Map

UP22-57 Corbell Energy Storage
Attachment 3: Aerial Photo



510 N Ithica St, Gilbert





Superstition Energy Storage Project

510 N Ithica Street

Development Team

Developer:



Plus Power, LLC
1780 Hughes Landing Blvd, Suite 675
The Woodlands, TX 77380
Contact: Lucy Marton
lmarton@pluspower.com
(314) 607-1493

Attorney:



Withey Morris, PLC
2525 E. Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016
Contacts: Adam Baugh
adam@witheymorris.com
(602) 230-0600

Planning/Landscape Architect



Rvi Planning + Architecture
120 South Ash Avenue
Tempe, AZ 85281
Contact: Michael Dew
mdew@rviplanning.com
(480) 994-0994

Civil/Traffic Engineer



Atwell Group
4700 E Southern Avenue
Mesa, AZ 85208
Contact: Ramzi Georges
rgeorges@atwell-group.com
(480) 218-8831

Project Location and Site Condition

The subject property is approximately 3.05 acres of vacant land located at 510 N Ithica Street, otherwise known as Maricopa County Assessor Parcel Number 302-22-003U (the "Property") as shown on the Aerial Map at **Tab 1**. The site is currently utilized as gravel truck parking. It has no landscaping and is surrounded by a block wall on the west and north perimeters and chain-link fence on the east and south perimeters. The Property is surrounded by industrial storage uses zoned General Industrial (GI) and the Salt River Project (SRP) Corbell Substation zoned Public Facility/Institutional (PF/I).

Request

This application requests a Special Use Permit (SUP) to accommodate a Large-Scale Utility Facility.

General Plan and Zoning

The General Plan land use designation for the Property is Industrial (I) as shown on the General Plan Map at **Tab 2**. The Industrial classification designates areas for a variety of industrial activities, ranging from light industrial uses, such as assembly, light manufacturing, warehousing, offices, contractors' yards, laboratories, and research and development firms to general industrial uses such as heavy utility, truck terminals, and manufacturing facilities.

The Property is zoned General Industrial (GI) as indicated on the Zoning Map at **Tab 3**. The GI district permits more intense employment uses, including utilities. Large-Scale Utility Facilities are allowed in the GI district with an SUP. Pursuant to the Gilbert Land Development Code, utility facilities are considered "Large-Scale" if they occupy two (2) acres or more.

Development Proposal

The Superstition Energy Storage Project will provide new capacity and energy resources for SRP, enhancing grid reliability and enabling future load growth in Gilbert and surrounding communities. The Project will draw energy from the grid during periods of low demand (i.e. middle of the night) and deliver energy back to the grid during times of high demand (i.e. summer afternoons). It is anticipated to provide 90 MW/360MWh of energy capacity and will interconnect to SRP's Corbell substation located directly south of the Property across Commerce Avenue. The proposed energy storage facility incorporates the latest battery technology and design practices, which has moved away from battery storage being placed within an enclosed building. Instead, the facility will utilize outdoor-rated, modular, un-occupiable, battery containers or "packs". The overall site design is efficient, considers security measures, and responds to existing and proposed adjacent uses. The gated facility incorporates masonry block walls around the entire facility and landscape buffers on the eastern and southern property edges. The site is designed with gated access on the east and southwest corner of the site and efficient on-site circulation, providing easy and sufficient access to all system components.

The facility will include battery packs positioned in organized rows to maximize the space available at the site and a fenced high-voltage switchyard which will include the system components that facilitate the step-up in voltage and delivery of power from the site to the Corbell Substation. The battery packs are enclosed units which include battery cells and module tray, a smart inverter, AC main breaker, low voltage interface panel, thermal system and controller, and measure up to nine feet (9') in height, including foundation. The current proposed site plan (see Exhibit 6) includes a maximum of 100 battery packs; however, the exact number of battery packs located on site will need to accommodate the ultimate system size optimized for use with the partnering utility SRP and the latest technology specifications at the time of installation. Associated with each grouping, or "string", of (4) battery packs is a medium voltage (MV) transformer, measuring up to nine feet (9') in height. The MV transformers are connected to a generation step-up (GSU) transformer located in the switchyard in the southeast corner of the site. A line will be raised up out of the GSU to a single "dead-end" transmission tower in the switch yard in the southeastern portion of the site which will support the northern end of a 440ft long 230kV overhead transmission line in the Public Utility Easement (PUE) to transfer the power west to the Corbell Substation.

In addition to the system components (battery packs, transformers, and the project substation dead end tower), there will be a MV switchgear and controls enclosure that will hold associated power electronics equipment and control system elements. The switchgear and control enclosure will be no more than ten feet (10') in height. The enclosure will not contain any water or sewer plumbing, and will be designed for temporary, short-term use during specific maintenance tasks. The enclosure will not be visible above the masonry block wall surrounding the perimeter.

Remaining site improvements associated with the facility include grading, utility distribution and communication lines, drive aisles and entrance access gates from adjacent public streets (West Commerce and North Ithica), walls and fencing, landscaping, and security cameras and lighting.

Roads are provided throughout the project site for construction, operations, maintenance, and emergency response access. A 25' landscape buffer (including 17' behind the PUE and the 8' PUE itself) is provided on the east and south perimeters where the property fronts the right-of-way. A detention pond is proposed for the site, centered at the northwest corner and extending to the middle of the north property line where the existing low outfall is. All equipment is proposed to be set back from the fencing as required for equipment access and safety.

Special Use Permit Criteria

- 1. The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to abutting property, to the neighborhood, or to the public in general.**

The Superstition Energy Storage Project will be developed in conformance with the General Industrial zoning district site development regulations, ensuring proper screening and buffering. The proposed use will not create any risks to the health, safety, or welfare of

residents or employees in the surrounding area, nor to the general public. To the contrary, the proposed use will add capacity to the SRP power system, creating a more reliable grid to the benefit of the residents of Gilbert and the surrounding communities.

2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council.

The General Plan classification for the Property is Industrial, which designates areas for general industrial uses, including utilities. The proposed use is consistent with this designation. Additionally, with the opportunity for interconnection with an existing utility facility (SRP's Corbell substation), the proposed use creates a highly efficient solution for additional energy capacity and grid reliability. This helps further the Town of Gilbert's goal of providing safe and dependable services to its residents.

The Property is not located within any Growth or Character Areas.

3. The Proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, state, or Federal requirements.

The Project will be developed in conformance with the General Industrial zoning district site development regulations and will conform with all applicable local, state, or Federal requirements for energy storage facilities. It will also comply with the industrial design guidelines as outlined by the Town of Gilbert.

4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

The Property is surrounded by industrial and utility uses and the proposed use is consistent and compatible with these more intensive uses. The proposed use will not interfere with the use and enjoyment of these properties. Moreover, it is sufficiently buffered from any residential or other dissimilar uses, which substantially mitigates the potential for any impacts of the proposed use.

Conclusion

The Property is surrounded by industrial and utility uses and is an ideal location for the proposed use. The Property will be developed in conformance with the General Industrial zoning district site development regulations. Once completed, the Superstition Energy Storage Project will enhance SRP's ability to provide reliable electrical service to the residents of the Town of Gilbert and the surrounding communities.

TAB 1

Aerial Map

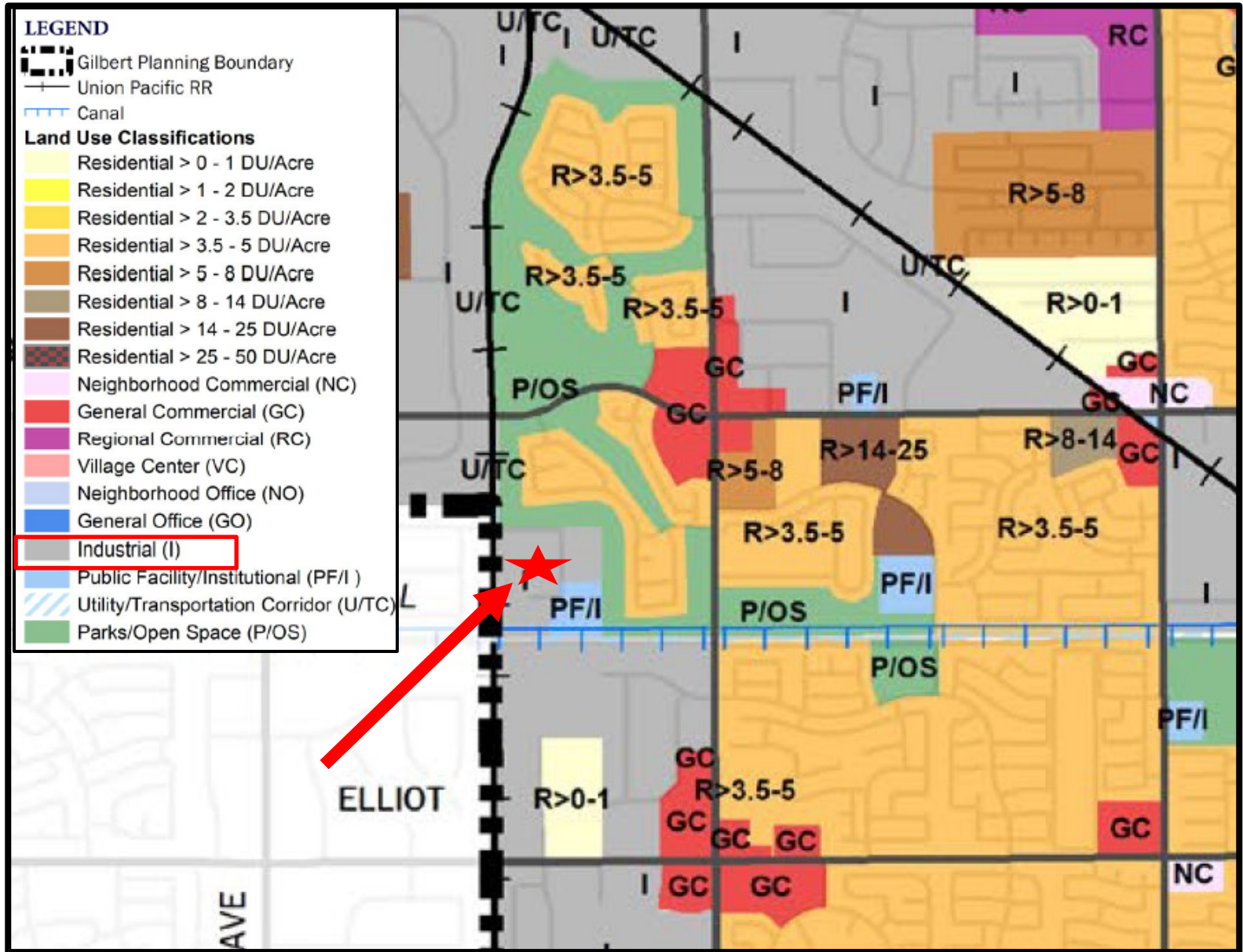


510 N Ithica St, Gilbert



TAB 2

General Plan Map

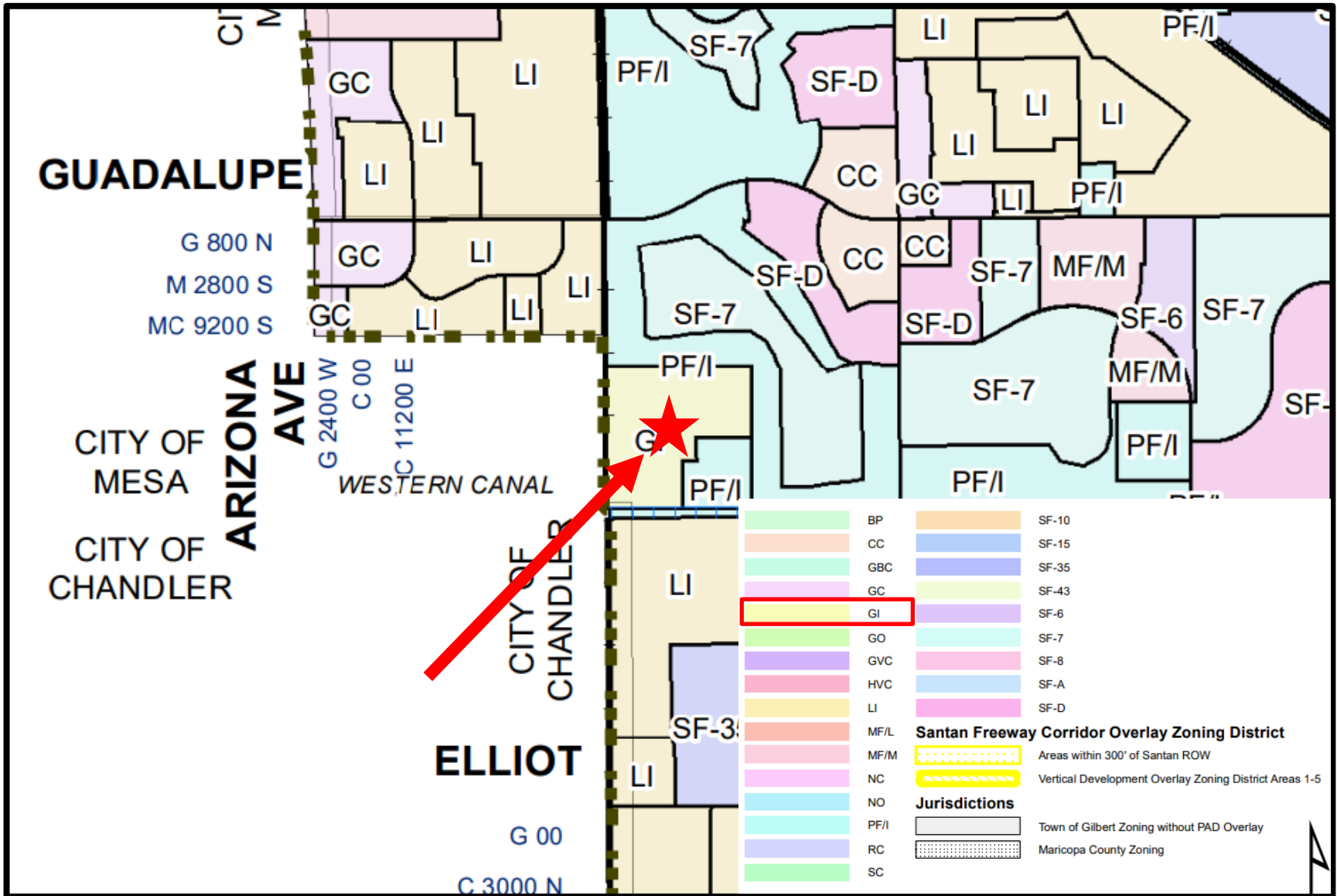


510 N Ithica St, Gilbert



TAB 3

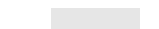










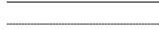












Zoning Map



510 N Ithica St, Gilbert

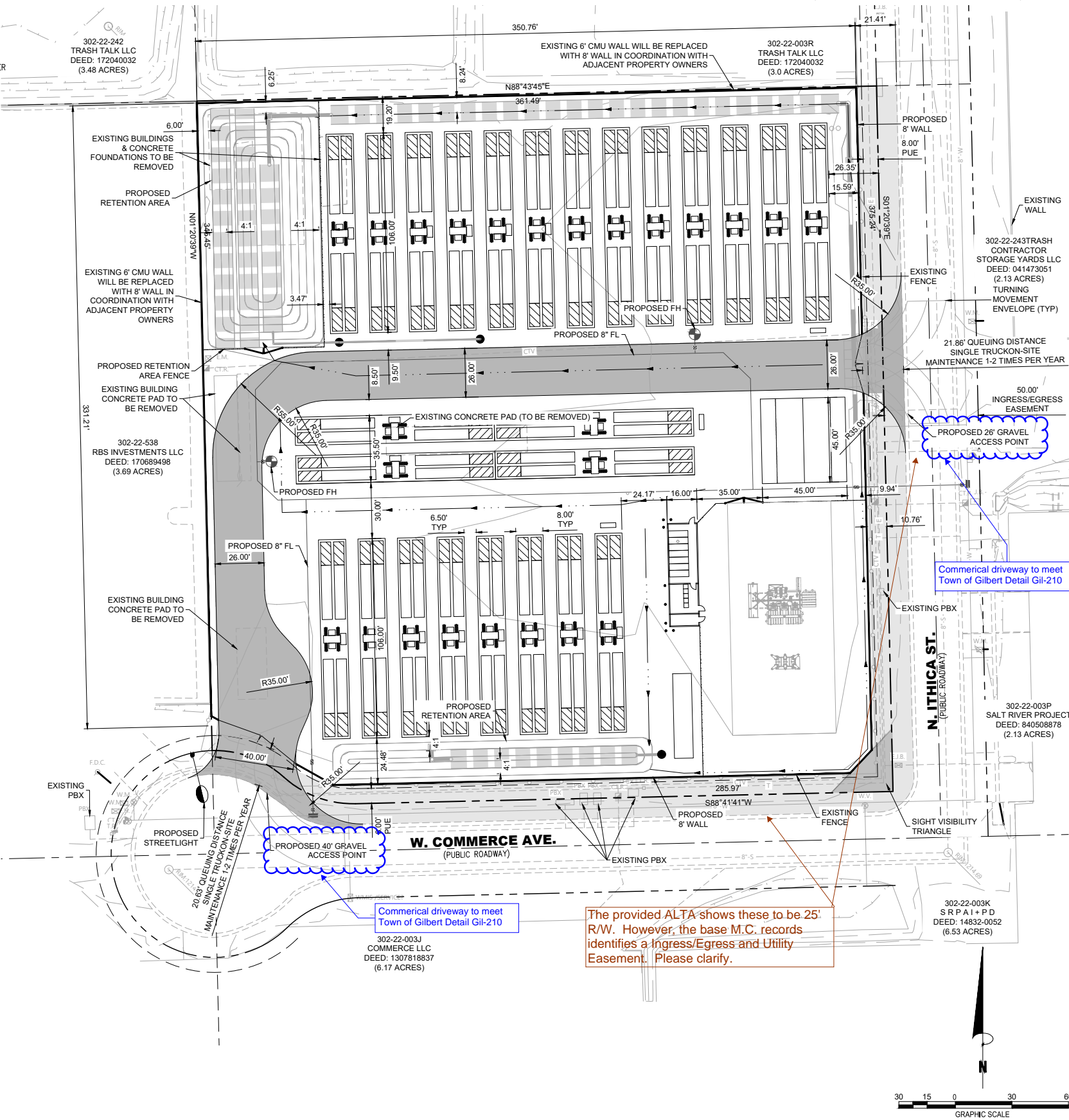
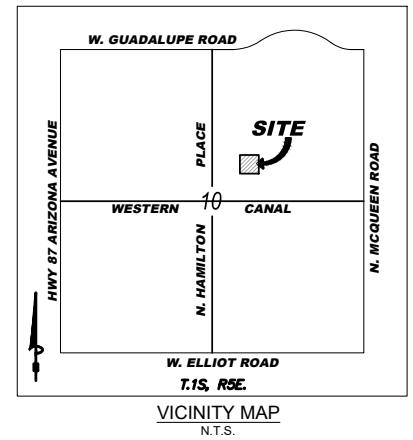


LEGEND:

-  PROPOSED LANDSCAPING
-  PROPOSED SIGHT VISIBILITY TRIANGLE - LOW LYING VEGETATION
-  BATTERY STORAGE CABINET
-  PROPOSED GRAVELED AREA
-  PROJECT BOUNDARY
-  PROPOSED EQUIPMENT SETBACK
-  PROPOSED FENCE
-  EXISTING BUILDING OUTLINE
-  EXISTING CONCRETE FOUNDATION
-  EXISTING CONCRETE CURB & GUTTER
-  EXISTING BARRIER WALL
-  EXISTING ROAD CENTER-LINE
-  EXISTING PROPERTY LINE
-  EXISTING EASEMENT LINE
-  EXISTING FENCE
-  EXISTING RIGHT-OF-WAY
-  EXISTING CONCRETE EDGE
-  EXISTING TELECOMM BOX
-  EXISTING CATV BOX
-  EXISTING ELECTRICAL BOX
-  EXISTING LIGHT POLE
-  EXISTING MANHOLE COVER
-  EXISTING WATER VALVE
-  EXISTING FIRE HYDRANT

PRELIMINARY SITE PLAN FOR SUPERSTITION ENERGY STORAGE

510 N ITHICA ST, GILBERT, AZ 85233
PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



SHEET SET

01	PRELIMINARY SITE PLAN		
DEVELOPER	OWNER	ENGINEER	
PLUS POWER	HYDER-GILBERT, LLC	ATWELL	
1780 HUGHES LANDING BLVD, STE 675 THE WOODLANDS, TX 77380 PHONE: (314) 607-1493 CONTACT: LUCY MARTON EMAIL: LMARTON@PLUSPOWER.COM	11411 E SWEETWATER AVE SCOTTSDALE, AZ 85259 PHONE: (602) 571-5184 EMAIL: WILLIAMHYDER@MSN.COM CONTACT: WILLIAM HYDER	4900 N SCOTTSDALE RD, STE 1600 SCOTTSDALE, ARIZONA 85251 PHONE: (480) 218-8831 CONTACT: RAMZI GEORGES, P.E. EMAIL: RGEORGES@ATWELL-GROUP.COM	

PROJECT DATA

PROJECT ADDRESS: 510 N ITHICA ST, GILBERT, AZ 85233
EXISTING ZONING: GI
PROPOSED ZONING: GI
NET SITE AREA: 3.55 AC
GROSS SITE AREA: 3.12 AC
DISTURBED AREA: 2.67 AC
M.C. ASSESSOR'S PARCEL #: 302-22-003U
LOT COVERAGE PERCENTAGE: 67%
TOTAL LANDSCAPE AREA: 15,931 SF OR 0.37 ACRES
LANDSCAPE AREA % COVERAGE: 11.7%
GROSS BUILDING AREA: NOT APPLICABLE
NUMBER OF REQUIRED: NOT APPLICABLE
PROVIDED PARKING SPACES: 0
MAX CONTAINER HEIGHT: 9 FT

ADJACENT PROPERTIES

PARCEL ID	OWNER NAME	ZONING
302-22-242	TRASH TALK, LLC	GI
302-22-003R	TRASH TALK, LLC	GI
302-22-243	CONTRACTOR STORAGE YARDS, LLC	GI
302-22-003P	SALT RIVER PROJECT	PF/I
302-22-003K	S R P A I + P D	PF/I
302-22-003J	COMMERCE, LLC	GI
302-22-538	RBS INVESTMENTS, LLC	GI


TOWN OF GILBERT GENERAL NOTES:

1. ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
2. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
3. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 8' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES. S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS:
 - a. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;
 - b. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;
 - c. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
4. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
5. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS:
 - a. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;
 - b. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
6. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
7. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
8. PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER:
 - a. ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR;
 - b. ROUTED UNDER GROUND.
9. ALL BACKFLOW PREVENTION DEVICES LARGER THAN 2" SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS 2" OR SMALLER SHALL BE PLACED IN A LOCKED WIRE MESH CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
10. ALL FREESTANDING LIGHT POLES SHALL:
 - a. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
 - b. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
 - c. BE LOCATED TO AVOID CONFLICT WITH TREES.
11. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
12. LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDING AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
13. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
14. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
15. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
16. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
17. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.

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PRELIMINARY SITE PLAN
SUPERSTITION ENERGY STORAGE

UP22-57 Corbell Energy Storage
Attachment 5: Site Plan




4700
866.850.4500
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THE LOCATIONS OF E UNDERGROUND UTILITIES IN AN APPROXIMATE MANNER HAVE NOT BEEN INCEP VERIFIED BY THE ENGINE REPRESENTATIVE. THE C SHALL DETERMINE THE LOCATION OF ALL EXISTIN BEFORE COMMENCING W AGREES TO BE FULLY RE FOR ANY AND ALL DAMAGE MIGHT BE OCCASIONED CONTRACTOR'S FAILURE TO LOCATE AND PRESERVE A UNDERGROUND UTI

NOTICE: CONSTRUCTION SITE SAF SOLE RESPONSIBILITY CONTRACTOR. WITHIN 7 NOR THE ENGINEER IS EXPECTED TO ASSESS RESPONSIBILITY FOR SAFE WORK OF ANY NEARBY ST OR OF ANY OTHER PE

REVISIONS:

NO.	DATE	DESCRIPTION
08.19.2022	SUP SUBMITTAL	



37287
RAMZI
GEORGES
REGISTERED PROFESSIONAL ENGINEER
ARIZONA U.S.A.

PM.	RYG
DR.	TLC
JOB NO.	21002592
FILE NO.	21002592
SP01	
SHEET NO.	
01 OF 01	

PPA-2022-000400 A.P.# 302-22-003