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35
OCT 24 2013
Chandler

All-America City
2010

MEMORANDUM Transportation & Development – CC Memo No. 13-125

DATE: OCTOBER 24, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: SUSAN FIALA, CITY PLANNER *SF*

SUBJECT: ZUP13-0019 BRYCON CONSTRUCTION

Request: Use Permit approval to install a 1,640 gallon argon fuel storage tank in a screened exterior service area

Location: 6915 West Frye Road, east of the southeast corner of 56th Street and Frye Road

Applicant: Brycon Construction

RECOMMENDATION

Planning Commission and Planning Staff, finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval, subject to conditions.

BACKGROUND

The subject site is located at 6915 West Frye Road, east of the southeast corner of 56th Street and Frye Road. The business is within the Santan Technology Park and is zoned Planned Area Development (PAD). Surrounding developments include technology, industrial, and warehouse businesses such as Arizona Industrial Hardware (AIH), KTEC Business and Supplies, and Bashas' Warehouse. The Santan Freeway (Loop 202) is south and the Union Pacific Railroad (UPRR) is west of the business.

The request is for Use Permit approval to install a 1,640 gallon argon fuel storage tank in a screened exterior service area. The fuel storage tank will be installed at the southeast corner of the site and in a loading service and dock area. An eight foot tall concrete masonry wall with

solid gates will be constructed around the tank. The split faced block will be integrally colored to match the existing walls of the west service area.

Brycon Construction has been in business for 20 years and specializes in clean room environments and process piping. Brycon Construction also builds municipal buildings and renovates healthcare facilities, commercial interiors, and historic projects.

Bulk storage fuel tanks greater than 500 gallons require approval of a Use Permit. In all instances fuel tanks need to receive building permit approval, which includes Fire Department review and approval. The fuel tanks will also need to meet all other applicable State and Federal Laws.

Planning Staff supports the request, finding the request for the installation of a 1,640 gallon argon fuel storage tank as an ancillary use to the direct operation and services provided by Brycon Construction.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was mailed to all property owners on August 23, 2013. The applicant and Planning Staff have not received any inquiries to this request.
- As of the date of this memo, Planning Staff is not aware of any opposition or concerns with this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan and zoning, recommend approval of ZUP13-0019 BRYCON CONSTRUCTION, subject to the following conditions:

1. Development shall be in substantial conformance with narrative, site plan, and associated conditions of approval.
2. The tank shall be constructed to comply with all City of Chandler Building and Fire Codes.
3. Fuel containment shall be in accordance with all State and Federal laws.
4. A Spill Prevention Plan shall be kept on file with the Fire Marshall.

PROPOSED MOTION

Move to approve Use Permit, ZUP13-0019 BRYCON CONSTRUCTION, subject to the conditions recommended by Planning Commission and Planning Staff.

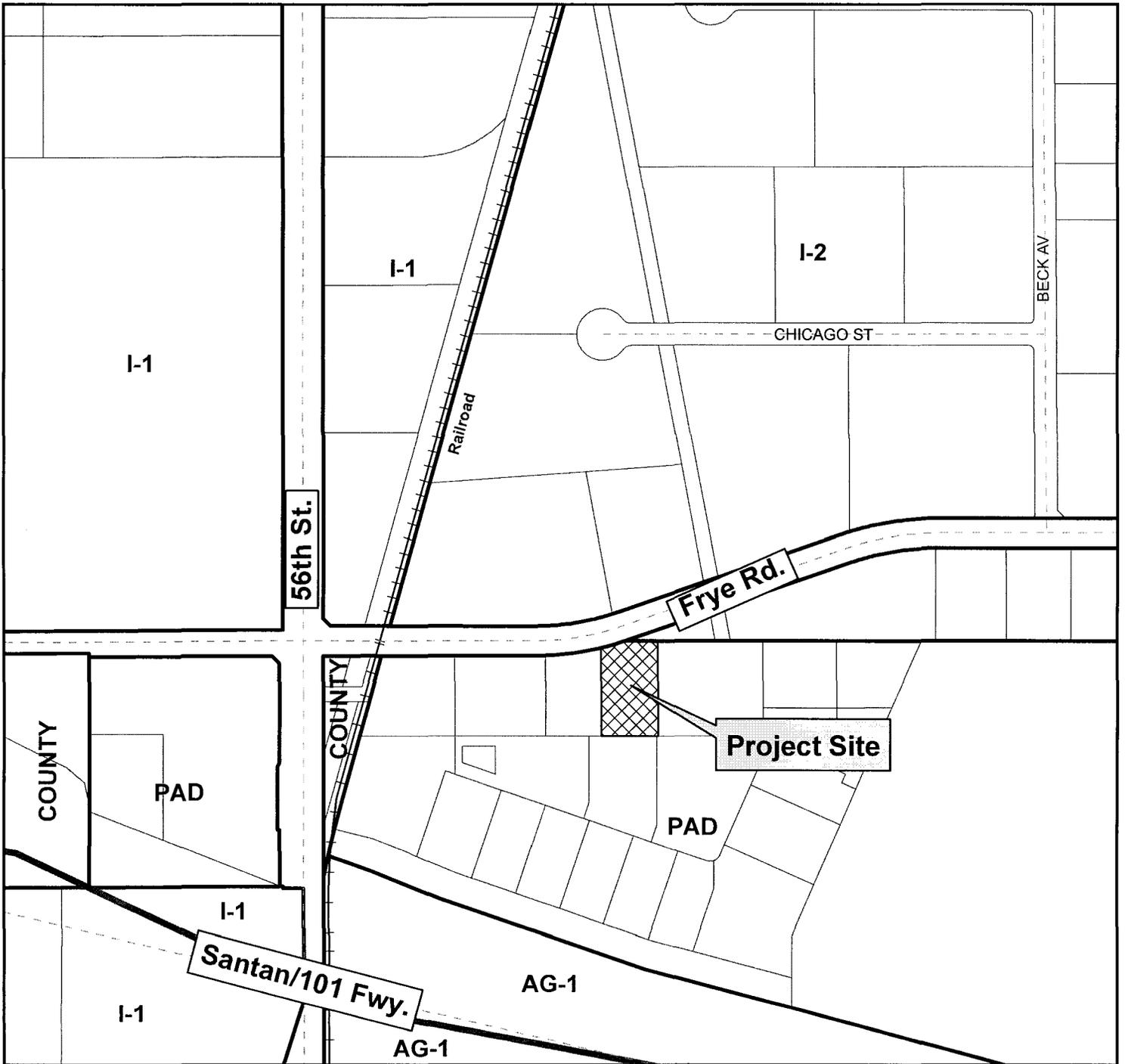
CC Memo No. 13-125

Page 3

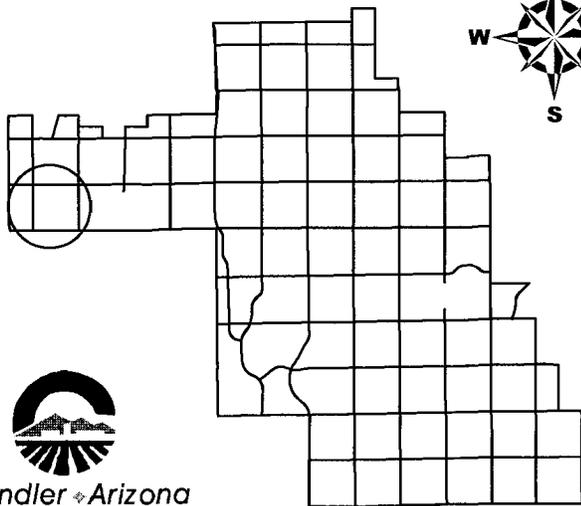
October 24, 2013

Attachments

1. Vicinity Maps
2. Site Plan
3. Elevations
4. Manufacturer Product Sheet
5. Narrative
6. Representative photos of enclosure



Vicinity Map



ZUP13-0019

Brycon Construction



Vicinity Map

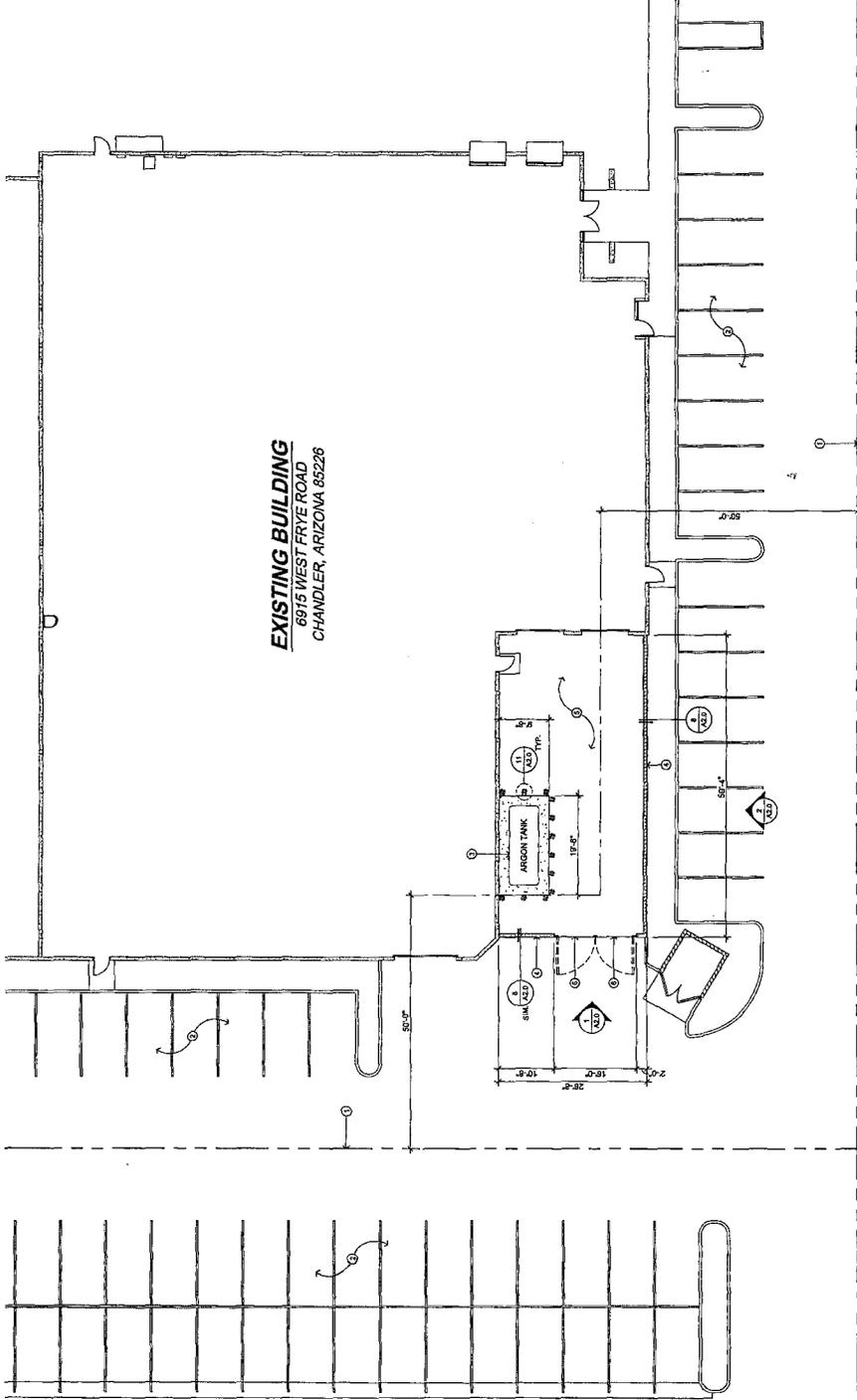


ZUP13-0019

Brycon Construction

KEY NOTES

1. IMAGINARY PROPERTY LINE.
2. EXISTING PARADE.
3. NEW ARGON TANK, CONCRETE PILING AND BOLLARDS.
4. EXISTING PARADE BARRIERS SCREEN WALL - MATCH EXISTING TYPE AND COLOR.
5. EXISTING OUTDOOR SERVICE AREA.
6. SECURE AREA GATES - MATCH EXISTING STYLE AND COLOR.



EXISTING BUILDING
 6915 WEST FRYE ROAD
 CHANDLER, ARIZONA 85226

S4d
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 480.344.7000
 www.bruderer.com

STRUCTURAL
 CHANDLER TANK TRUCK CENTER
 6915 WEST FRYE ROAD
 CHANDLER, ARIZONA 85226
 PROJECT NO. 2018-001
 DATE: 08/11/18

MECHANICAL PLUMBING
 ARGON TANK TRUCK CENTER
 6915 WEST FRYE ROAD
 CHANDLER, ARIZONA 85226
 PROJECT NO. 2018-001
 DATE: 08/11/18

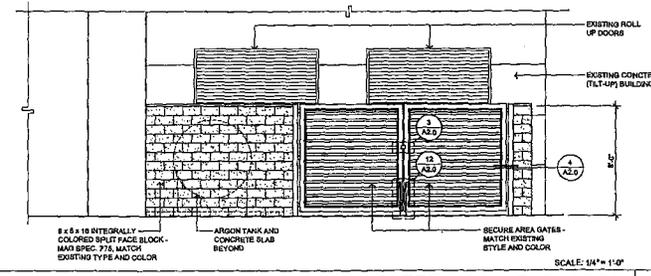
BRYCON
 6915 West Frye Road
 Chandler, Arizona 85226

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/11/18
2	ISSUED FOR PERMIT	08/11/18
3	ISSUED FOR PERMIT	08/11/18
4	ISSUED FOR PERMIT	08/11/18
5	ISSUED FOR PERMIT	08/11/18
6	ISSUED FOR PERMIT	08/11/18
7	ISSUED FOR PERMIT	08/11/18
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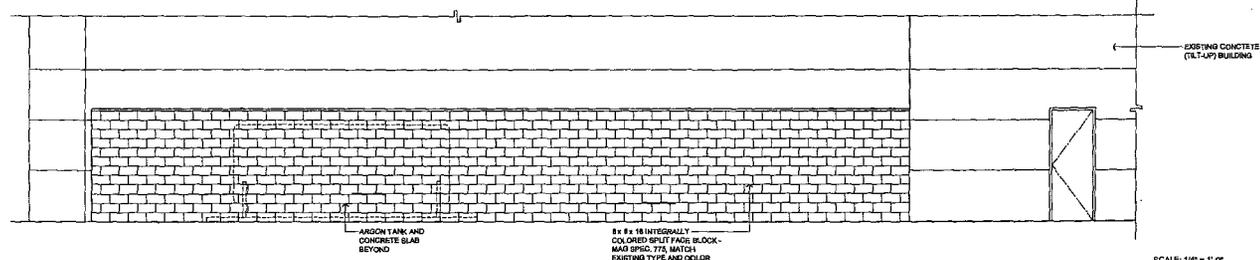
ARGON TANK TRUCK CENTER
 6915 WEST FRYE ROAD
 CHANDLER, ARIZONA 85226
 PROJECT NO. 2018-001
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ARGON TANK TRUCK CENTER
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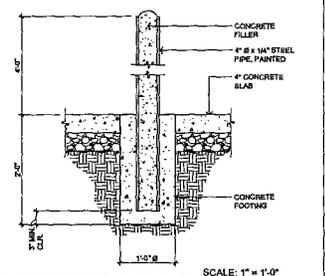
PARTIAL SITE PLAN
 SCALE: 3/32" = 1'-0"
 NORTH



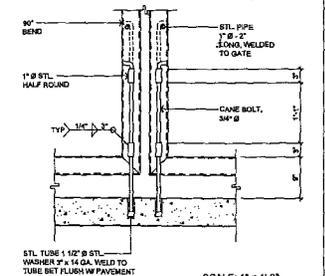
SCREEN WALL ELEVATION 1



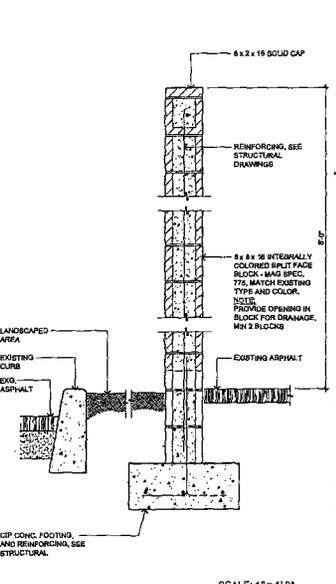
SCREEN WALL ELEVATION 2



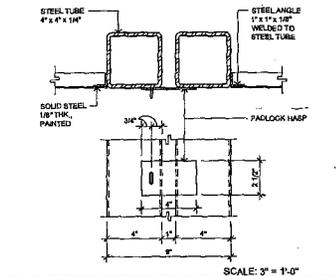
BOLLARD DETAIL 11



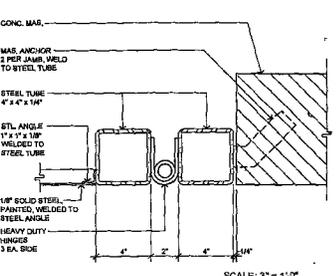
CANE BOLT DETAIL 12



8' MASONRY SCREEN WALL 8



GATE LOCK DETAIL 3



GATE HINGE DETAIL 4

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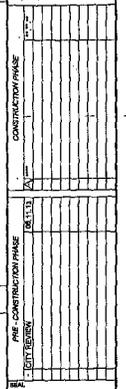
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FAX: (303) 733-1101

BRYCON
CONSTRUCTION
Structural ground services



Brycon Construction
Argon Tank Fit-Up
6915 West Frye Road
Chandler, Arizona 85226



REVISIONS AND DETAILS

CHECKED BY: DMK
DRAWN: LPT
SCALE: AS SHOWN
DATE: 08.10.13
JOB NO.: 2191000



HS Series

Bulk Stations

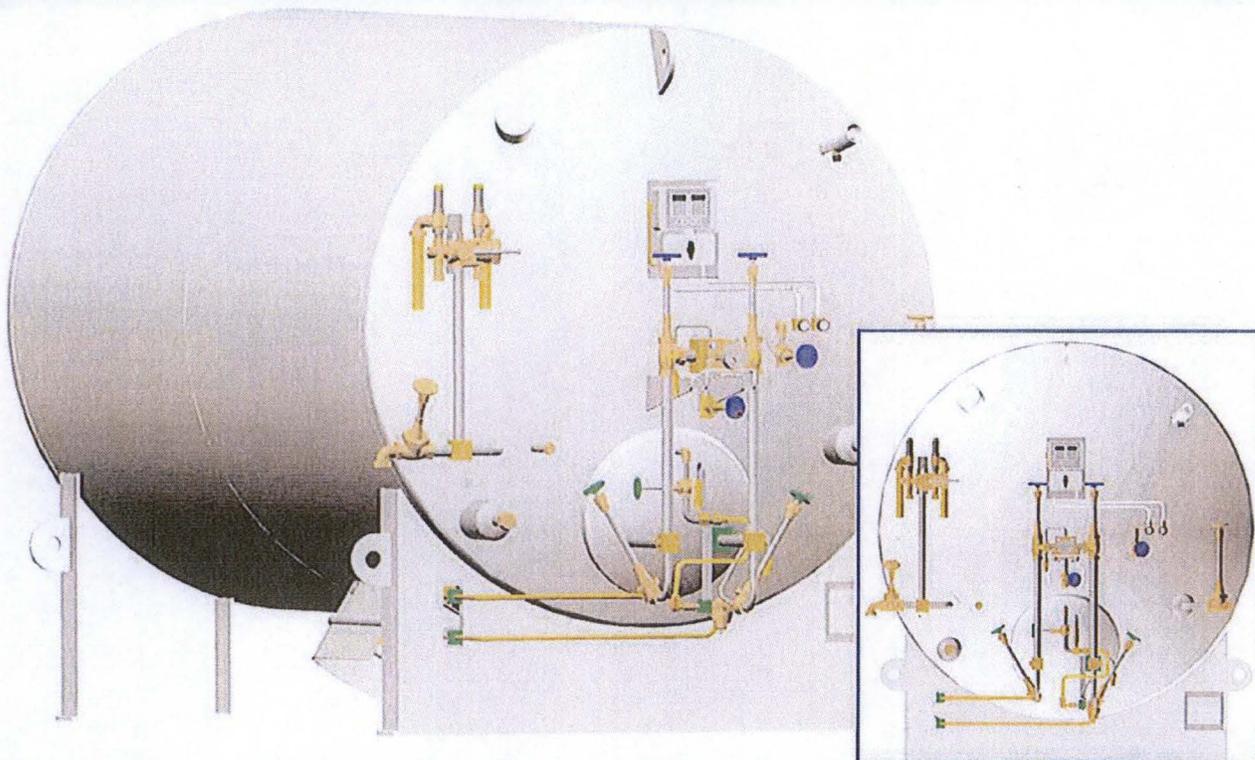


Chart Storage Systems Division, the leader in cryogenic bulk tanks, is pleased to present the new **Horizontal Series Bulk Stations** for liquid Nitrogen, Oxygen or Argon service. These HS Bulk Stations are engineered and built with the same quality you have come to expect, and have standard features along with pre-engineered options sure to satisfy all of your requirements. Chart's HS Series Bulk Stations are designed to ASME code and available in 175 and 250 psig (12 and 17 bar) as standards, with other pressures available upon request.

Our composite insulation system gives you the competitive edge with high thermal performance, extended hold times, low life-cycle costs and light weight to reduce your operational and installation costs. Chart leads the industry with an innovative modular piping system designed for performance, durability and low maintenance. The features and benefits include:

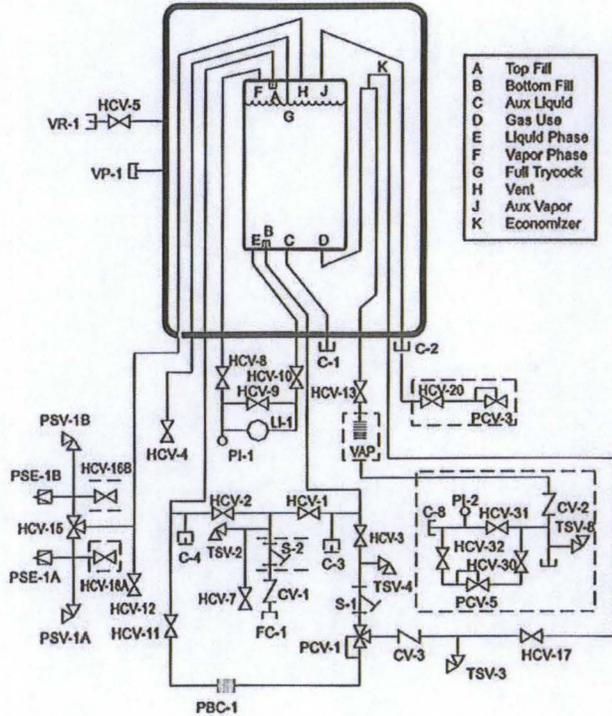
- ◆ Piping modules designed for ease of access to all operational control valves with stainless steel interconnecting piping to minimize the number of connections, reducing maintenance and cost of ownership.
- ◆ High performance safety system with dual relief valves and rupture disks supplied as a standard.
- ◆ New, innovative Vertical Fin Pressure Building System improves performance, while reducing frost and ice build-up to further reduce maintenance costs.
- ◆ Component selection to improve operational performance. Combination Pressure Building/Economizer Regulator for easy pressure adjustment and extended Bonnet Bronze Control Valves for ease of operation.
- ◆ Backed by an industry-leading warranty.
- ◆ Interchangeable gauge systems with a choice of analog or digital telemetry capable systems are available with flexible stainless steel interconnecting lines.

HS Series Bulk Stations

Model	Gross Capacity		Nominal Capacity		Working Pressure*		Width		Height		Length		Weight**		NER %/day in O ₂
	Gal	Liters	Gal	Liters	psig	bar	in	mm	in	mm	in	mm	lbs	Kg	
HS 1500NC	1,585	5,999	1,509	5,714	250	17.2	68	1,728	80	2,032	188	4,775	7,300	3,310	.56
HS 3000NC	3,158	11,954	3,037	11,495	175	12.1	86	2,184	95	2,413	233	5,918	12,200	5,534	.32
HS 6000NC	6,075	22,997	5,841	22,112	250	17.2	86	2,184	95	2,413	386	9,804	22,700	10,297	.22
HS 9000NC	9,447	35,761	9,084	34,387	175	12.1	114	2,896	126	3,200	348	8,639	32,700	14,840	.15
HS 11000NC	11,480	43,457	11,145	42,188	250	17.2	114	2,896	126	3,200	408	10,363	39,300	17,830	.15
HS 13000NC	13,513	51,151	13,119	49,661	175	12.1	114	2,896	126	3,200	467	11,862	46,000	20,870	.15
HS 15000NC	15,545	58,846	15,093	57,132	250	17.2	114	2,896	126	3,200	528	13,411	53,200	24,140	.15

* 400, 500 psig tanks are available upon request
(NER) = Nominal Evaporation Rate

** Weights are for ASME designs



Nomenclature

C-1	Connection, Aux Liquid	S-1	Strainer, Pressure Building
C-2	Connection, Aux Vapor	TSV-2	Thermal Safety Valve, Fill
C-3	Connection, Secondary Aux Liq.	TSV-3	Thermal Safety Valve, Economizer
C-4	Connection, Secondary Aux Vapor	TSV-4	Thermal Safety Valve, PB Circuit
CV-1	Check Valve, Fill	VP-1	Vacuum Port
CV-3	Check Valve, Economizer	VR-1	Vacuum Readout, Outer Vessel
FC-1	Connection Fill		
HCV-1	Valve, Bottom Fill		
HCV-2	Valve, Top Fill		
HCV-3	Valve, PB Inlet		
HCV-4	Valve, Full Trycock		
HCV-5	Valve, Vacuum Gauge Tube		
HCV-7	Valve, Fill Line Drain		
HCV-8	Valve, LI-1 Vapor Phase		
HCV-9	Valve, LI-1 Equalization		
HCV-10	Valve, LI-1 Liquid Phase		
HCV-11	Valve, PB Outlet		
HCV-12	Valve, Vapor Vent		
HCV-13	Valve, Product Supply		
HCV-15	Valve, Safety Relief Selector		
HCV-17	Valve, Economizer		
LI-1	Level Indicator, Inner Vessel		
PBC-1	Pressure Building Coil, Inr. Ves.		
PCV-1	Pressure Control Valve		
PI-1	Pressure Indicator, Inner Vessel		
PSE-1A	Pressure Safety Element, Inr Ves		
PSE-1B	Pressure Safety Element, Inr Ves		
PSV-1A	Pressure Safety Valve, Inr Ves		
PSV-1B	Pressure Safety Valve, Inr Ves		
S-1	Strainer, Pressure Building		
TSV-2	Thermal Safety Valve, Fill		
TSV-3	Thermal Safety Valve, Economizer		
TSV-4	Thermal Safety Valve, PB Circuit		
VP-1	Vacuum Port		
VR-1	Vacuum Readout, Outer Vessel		

NOTE: Optional valves (not shown)
 HCV-18 Valve, Liquid Withdrawal (From C-1)
 HCV-19 Valve, Vapor Return (From C-2)
 HCV-21 Valve, Sec Aux Liq (From C-3)
 HCV-22 Valve, Sec Aux Vapor (From C-4)

Dashed lines represent optional components

C-8	Connection, Customer Houseline
CV-2	Check Valve, Houseline
HCV-16A	Valve, Relief Line Purge
HCV-16B	Valve, Relief Line Purge
HCV-20	Valve, Economizer Vent
HCV-30	Valve, Inlet Houseline
HCV-31	Valve, Bypass Houseline
HCV-32	Valve, Outlet Houseline
PCV-3	Pressure Control Valve, Econo Vent
PCV-5	Pressure Control Valve, Houseline
PI-2	Pressure Indicator, Houseline
S-2	Strainer, Fill
TSV-8	Thermal Safety Valve, Houseline
VAP	Vaporizer, Product Withdrawal

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 Burnsville, MN 55306-3803



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 P/N 11391553 Rev. 11.5 3/03

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BRYCON ARGON TANK PROJECT NARRATIVE

THE PROJECT INCLUDES THE INSTALLATION OF A NEW ARGON TANK, 1640 GALLON CAPACITY, MODEL HS 1500 SC AS MANUFACTURED BY PHOENIX WELDING SUPPLY. THE NEW TANK IS TO BE INSTALLED IN AN EXTERIOR SERVICE AREA ADJACENT THE EXISTING BUILDING. IT WILL BE MOUNTED ON A NEW CONCRETE PAD WITH STEEL SUPPORTS AND CONCRETE FOOTINGS. CONCRETE FILLED STEEL BOLLARDS WILL BE INSTALLED FOR PROTECTION AROUND THE TANK AND CONCRETE PAD.

THE SERVICE AREA WILL BE SCREENED IN THE FOLLOWING MANNER:
NORTH & WEST SIDES WILL BE SCREENED BY THE EXISTING BUILDING WALLS THAT ARE 25 FEET HIGH (TILT-UP CONCRETE).
THE EAST & SOUTH SIDES WILL HAVE NEW SPLIT FACE CONCRETE BLOCK TO MATCH EXISTING SERVICE AREA IN THE SERVICE YARD NEARBY, WITH PAINTED STEEL GATES.

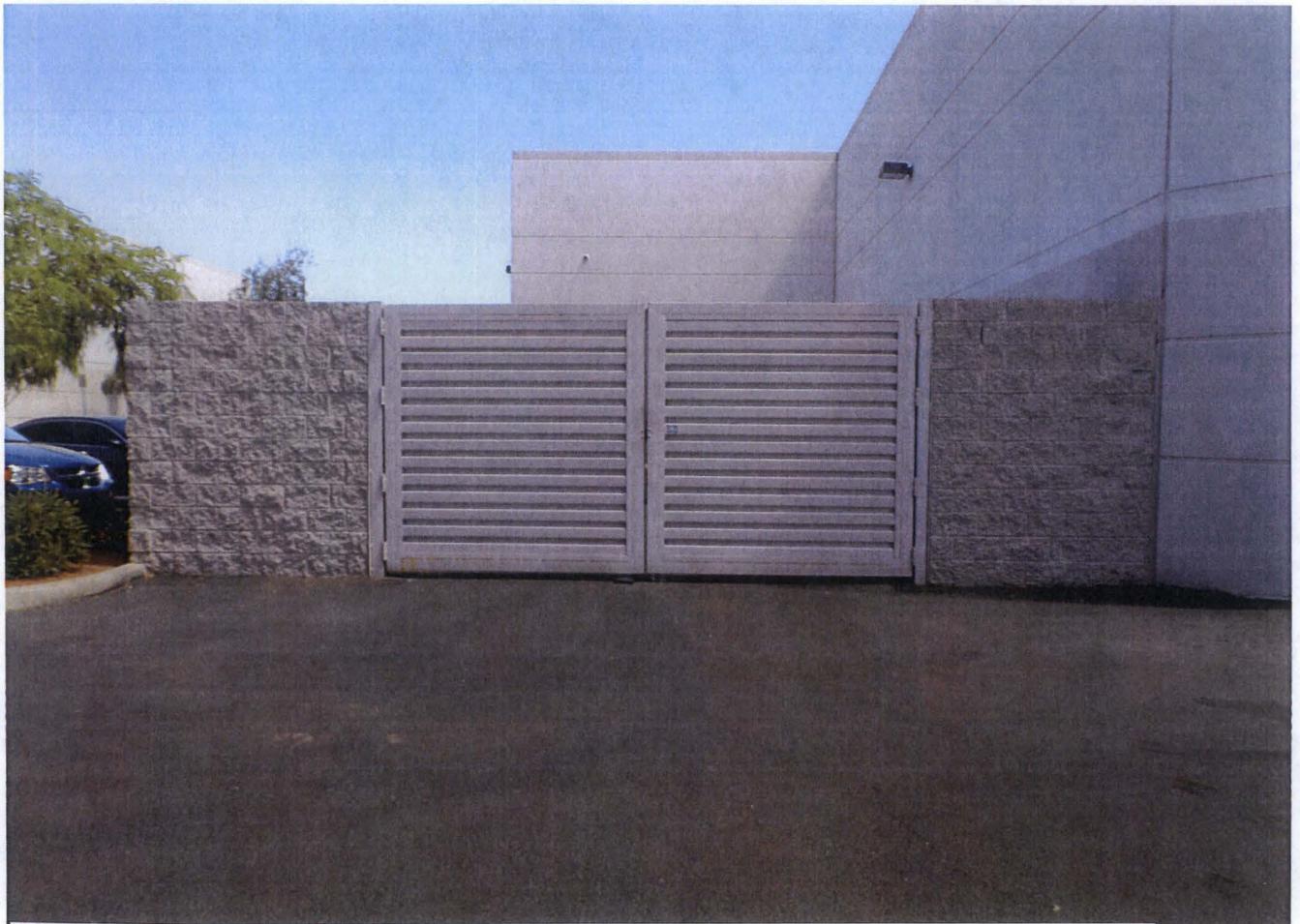
BRYCON CONSTRUCTION HAS BEEN IN BUSINESS FIOR 20 YEARS AND SPECIALIZES IN CLEAN ROOM ENVIRONMENTS & PROCESS PIPING. IN ADDITION BRYCON HAS BUILT MUNICIPAL BUILDINGS, HEALTHCARE FACILITY RENOVATIONS, AS WELL AS COMMERCIAL INTERIOR RENOVATIONS AND HISTORIC RENOVATION PROJECTS.

THE BUILDING SIZE IS:

BUILDING SIZE: 17,414 SF (BRYCON SUITE)
TOTAL BUILDING AREA: 34,818 SF (BOTH SUITES)
PROPERTY SIZE:

THE PROPERTY MEETS THE ZONING CODE IN THAT IT IS LOCATED IN AN INDUSTRIAL ZONE (PAD LIGHT INDUSTRIAL, ZONING CASE PL98-0115)

HOURS OF OPERATION: 5:30AM – 3:30PM, M-F, OCCASIONALLY WORK ON SATURDAY
NO. OF EMPLOYEES: 10



SPLIT FACE CMU SCREEN WALL 8' HIGH



WEST ELEVATION – EXISTING SERVICE AREA