



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

Thursday, May 1, 2014 @ 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
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PRESENTED BY

- | | | | |
|----|-------------------|--|--|
| #1 | District Internal | <u>Consideration and action on the April 3, 2014 Planning and Zoning Commission minutes.</u> | Approve
Deb Perry,
Community &
Economic
Development |
| #2 | District Internal | <u>Discussion regarding topics and scheduling of future educational work session/s for the Planning and Zoning Commission.</u> | No Action
Nichole
McCarty,
Community &
Economic
Development |
| #3 | District 5 | <u>Consideration and action on a site plan approval for Kneader's Bakery generally located on Bell Road between Civic Center Drive and Litchfield Road.</u> | Approve
Vamshee
Kovuru,
Community &
Economic
Development |
| #4 | District 5 | <u>Consideration and action on a site plan approval for Arizona General Hospital ER located on the southeast corner of Civic Center Drive and Bell Road.</u> | Approve
Vamshee
Kovuru,
Community &
Economic
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#5	District 5	<u>Consideration and action on a recommendation to rezone property from Rural Residential (RR) to Medium Density Residential (RM-12) and action on site plan approval for Mariposa Acres located at 15851 West Tierra Buena Lane.</u>	Approve Hobart Wingard, Community & Economic Development

OTHER BUSINESS:

- | | | | |
|----|-------------------|--|--|
| #6 | District Citywide | <u>Presentation and discussion on current transportation projects within the city.</u> | No Action
Martin Lucero,
Community &
Economic
Development |
| #7 | District Internal | <u>Discussion for future agenda items.</u> | No Action
Nichole
McCarty,
Community &
Economic
Development |

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: April 29, 2014 at 2:55pm

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

May 1, 2014 @ 6:00:00 PM

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Board Meeting Date:	May 1, 2014	Contact Person:	Deb Perry, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the April 3, 2014 Planning and Zoning Commission minutes.

Motion:

I move to approve the April 3, 2014 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

☐ [Minutes](#)

External Attachment Links:

Meeting Requirements:

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

CITY OF SURPRISE

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

April 3, 2014

MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, April 3, 2014.

ROLL CALL

In attendance with Chair Blair were Vice Chair Steve Somers and Commissioners Dennis Smith, Jerry Hoyler, Ken Chapman, and Peter Pervi. Commissioner Matthew Bieniek was absent.

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Acting Planning Manager Nichole McCarty stated that Commission has been invited to attend two upcoming Council Work Sessions. Both the May 6, 2014 and May 20, 2014 meetings will take place at 4 p.m in Council Chambers.

CALL TO THE PUBLIC

Chair Blair called to the public to discuss any issues not noted on the agenda. Hearing no comments, Chair Blair closed the call to the public.

CONSENT AGENDA

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

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

- **Item 1: Consideration and Action – Planning and Zoning Commission Minutes for March 6, 2014**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for March 6, 2014**. Commissioner Smith seconded the motion. The motion passed with a vote of 5 ayes, 1 abstain (Hoyler) and 1 absent (Bieniek).

Item 2: FS13-552 - Consideration and Action – Cobalt Rehabilitation Hospital of West Valley.

Assistant Planner Sergio Angulo presented the project to the Commission. Staff recommended approval of **FS13-552, a site plan for Cobalt Rehabilitation Hospital of West Valley**.

Commission had questions and discussion regarding:

- Color palette for outside of structure
- Enhanced architecture on south side
- Deceleration lanes on Bell Road
- Parking

Commission added the following conditions based on staff's recommendation:

- a. 23) Remove notation "Future access to adjacent property."
- f) Easement will be granted to the city for all sidewalks shown on the site plan that are outside of the public right-of-way.
- g) Site plan approval is contingent upon approval of the final plat.

Commissioner Smith made a motion to approve **FS13-552, a site plan for Cobalt Rehabilitation Hospital of West Valley** and to adopt conditions 'a' through 'g', as amended, with the following findings of fact:

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

Commissioner Somers seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Bieniek).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the Planning and Zoning Commission meeting at 6:43 p.m.

STAFF PRESENT:

Interim Community & Economic Development Director Chris Boyd, Deputy City Attorney Donna Bronski, Acting Planning Manager Nichole McCarty, Economic Development Supervisor Mike Hoover, Planner Hobart Wingard, Assistant Planner Sergio Angulo, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT: None

Nichole McCarty, Acting Planning Manager
Community & Economic Development

Jan Blair, Chair
Planning and Zoning Commission

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

ATTEST BY: _____
Deb Perry, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

May 1, 2014 @ 6:00:00 PM

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Board Meeting Date:	May 1, 2014	Contact Person:	Nichole McCarty, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Discussion regarding topics and scheduling of future educational work session/s for the Planning and Zoning Commission.

Motion:

Discussion only

Background:

Staff would like to obtain direction from the Commission on a potential training session. Possible topics include, Zoning 101; the Entitlement Process; What does it mean to be "vested"; Scope of Authority of the Commission; Creating a solid record supporting Commission action; Strategic Development; Village Planning; and Obligations of the Commission under the General Plan 2035. Some of topics may be appropriate for joint sessions with the City Council.

Financial Impact Statement:

N/A

ATTACHMENTS:

[Click to download](#)

No Attachments Available

External Attachment Links:

Meeting Requirements:

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

Nichole McCarty, Acting Planning Manager



CITY OF SURPRISE
Planning and Zoning Commission

May 1, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 1, 2014	Contact Person:	Vamshee Kovuru, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on a site plan approval for Kneader's Bakery generally located on Bell Road between Civic Center Drive and Litchfield Road.

Motion:

I move to approve a site plan for Kneaders Bakery and to adopt findings and condition a.

Background:

The proposed Kneader's Bakery is a 3,669 square-foot drive-through restaurant. The project is located on a 1.34 acre vacant parcel generally located on Bell Road between Civic Center Drive and Litchfield Road.

Financial Impact Statement:

Kneader's Bakery will employ approximately 45 full-time and part-time employees.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [Vicinity Map](#)
 - ☐ [Site Plan](#)
 - ☐ [Landscape Plan](#)
 - ☐ [Elevations](#)
 - ☐ [Photometric Plan](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Vamshee Kovuru, Planner



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: May 1, 2014

To: Planning and Zoning Commission

From: Nichole McCarty, Acting Planning Manager
Vamshee Kovuru, Planner
vamshee.kovuru@surpriseaz.gov 623-222-3153

Re: FS14-070, Kneader's Bakery

Application Summary

The applicant is requesting approval of a major site plan for Kneader's Bakery at Surprise Center.

Location

The project is generally located on Bell Road between Civic Center Drive and Litchfield Road. It is located within the Surprise Center Planned Area Development (PAD).

History

- On June 12, 1980, through Ordinance 80-3, the Mayor and City Council approved the annexation of the property into the City of Surprise.
- On January 11, 2007, the Mayor and City Council approved the Surprise Center PAD.

Project Summary

The proposed Kneader's Bakery is a 3,669 square-foot drive-through restaurant. The project is located on a 1.34 acre vacant parcel and is principally permitted for this location. Kneader's Bakery will be a compatible use to this active business location.

The site will be accessible from two (2) points through private drives on east and west directions which satisfies city code requirement of at least two (2) access points. All infrastructure improvements are in place on south side of the site. Site improvements on the vacant north side of the site will include parking, drive-through lane, retention, pedestrian walkway, landscaping, and site lighting. Off-Site improvements on Bell Road are already in place. The architectural design and landscape design are in accordance with the Surprise Center PAD development standards.

Economic Impact

Kneader's Bakery will employ approximately 45 full-time and part-time employees.

Department Review

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

Findings of Fact

1. Staff finds that the proposed Site Plan complies with the Surprise Municipal Code.
 - *This project provides pedestrian, bicycle, vehicular access and parking, lighting, and on-site storm water and/or detention.*
2. Staff finds that the proposed Site Plan complies with the Surprise General Plan.
 - *This project provides the required open space, high quality built environment, promotes infill development, and conforms to the land use density.*
3. Staff finds that the proposed Site Plan complies with the approved Surprise Center PAD.
 - *This project conforms to the allowed use, and required architectural and landscape design standards.*

Recommendation

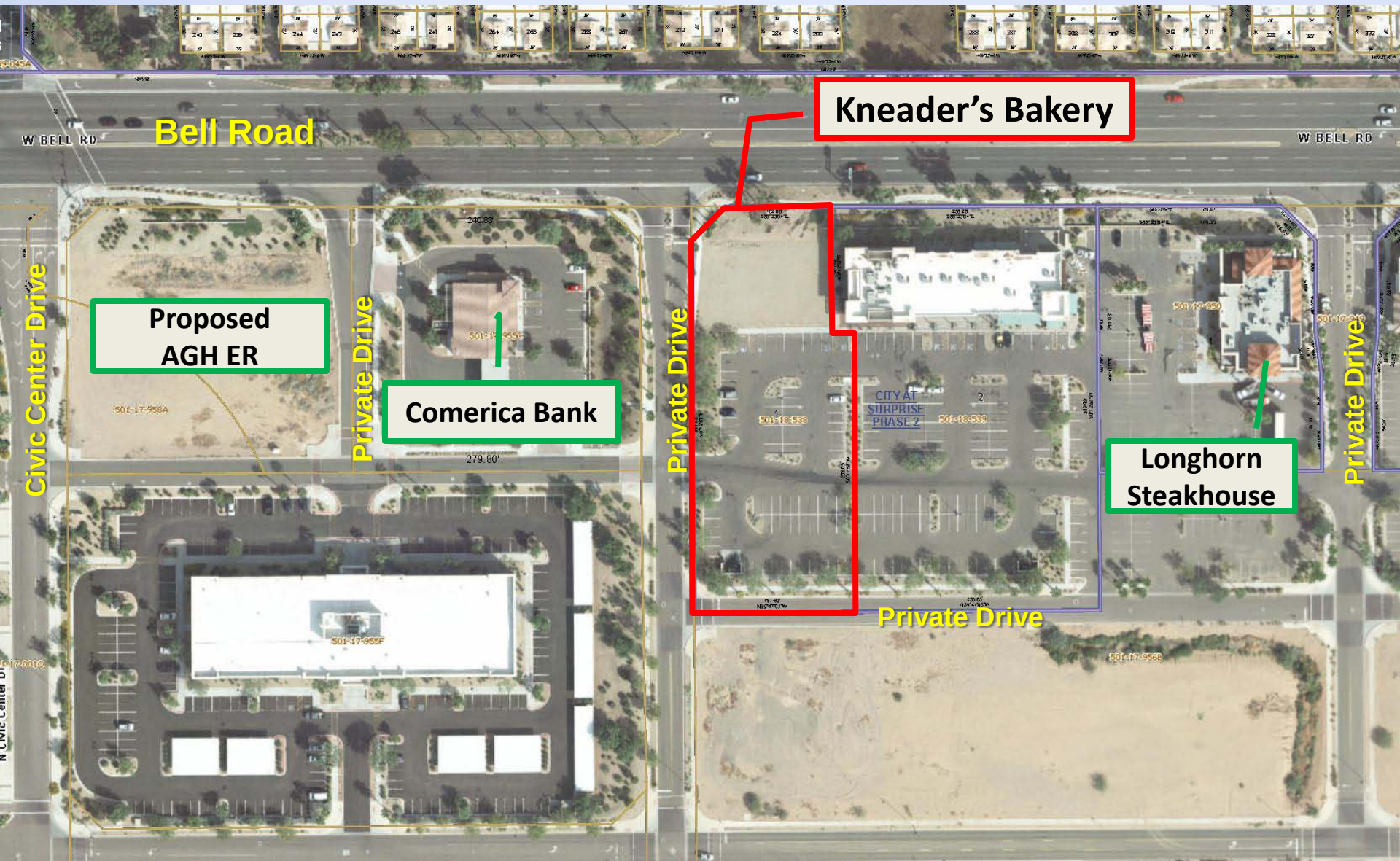
Staff recommends approval of the project, subject to the following condition:

- a) The photometric plan prepared by Excel Engineering and dated February 25, 2014 will be revised and submitted for administrative review and approval, to include the following modification:
 1. The height of the lighting fixtures in the parking lot will not exceed 16-feet in height or the height of the existing light poles on the property.

Attachment

Vicinity map, site plan, landscape plan, elevations, and photometric plan.

Vicinity Map- Kneader's Bakery



Kneader's Bakery

Bell Road

**Proposed
AGH ER**

Comerica Bank

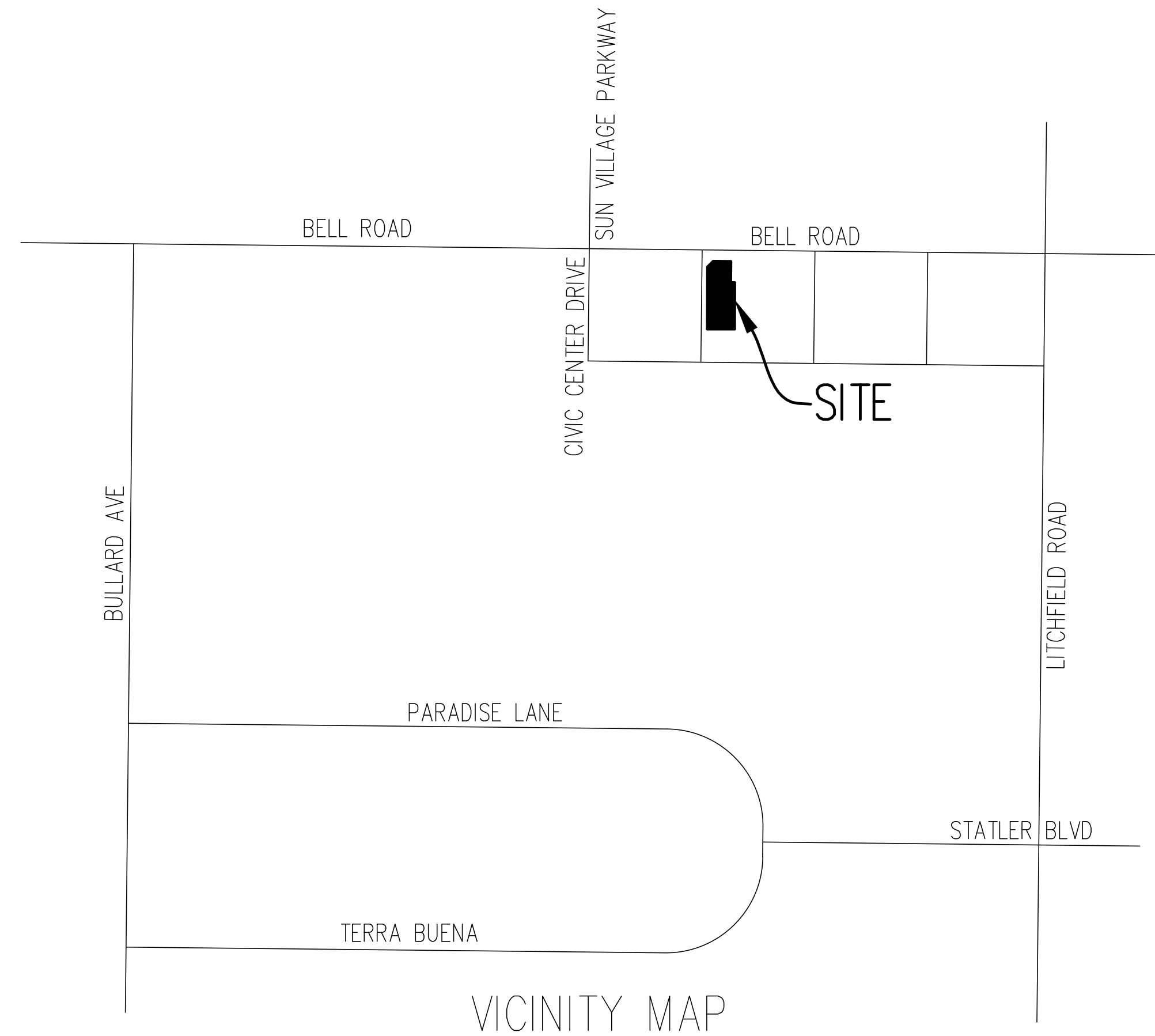
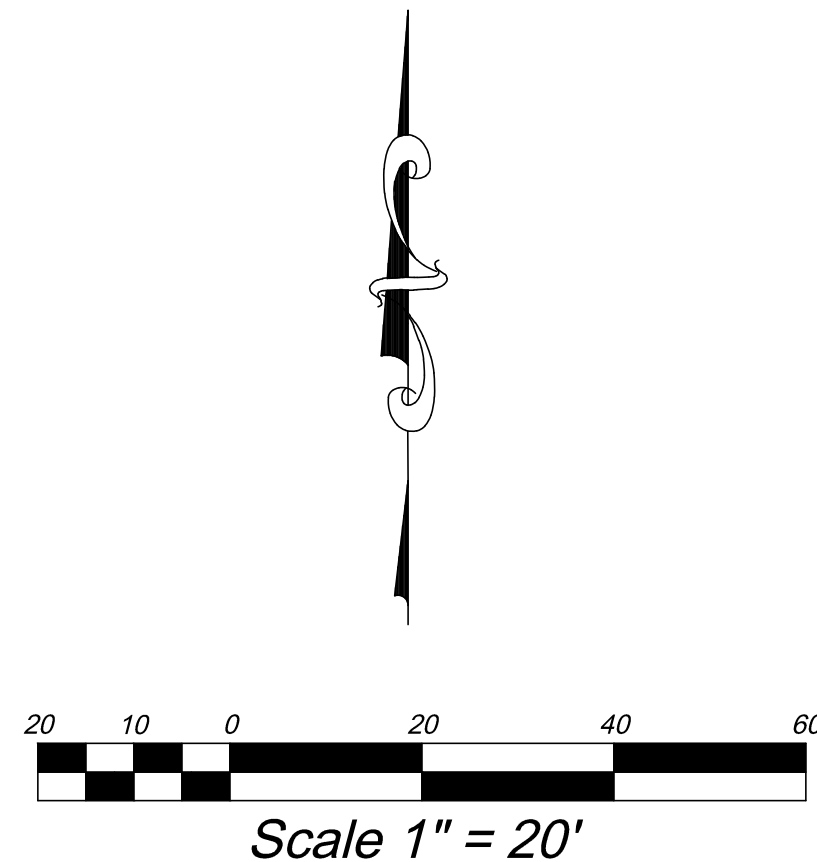
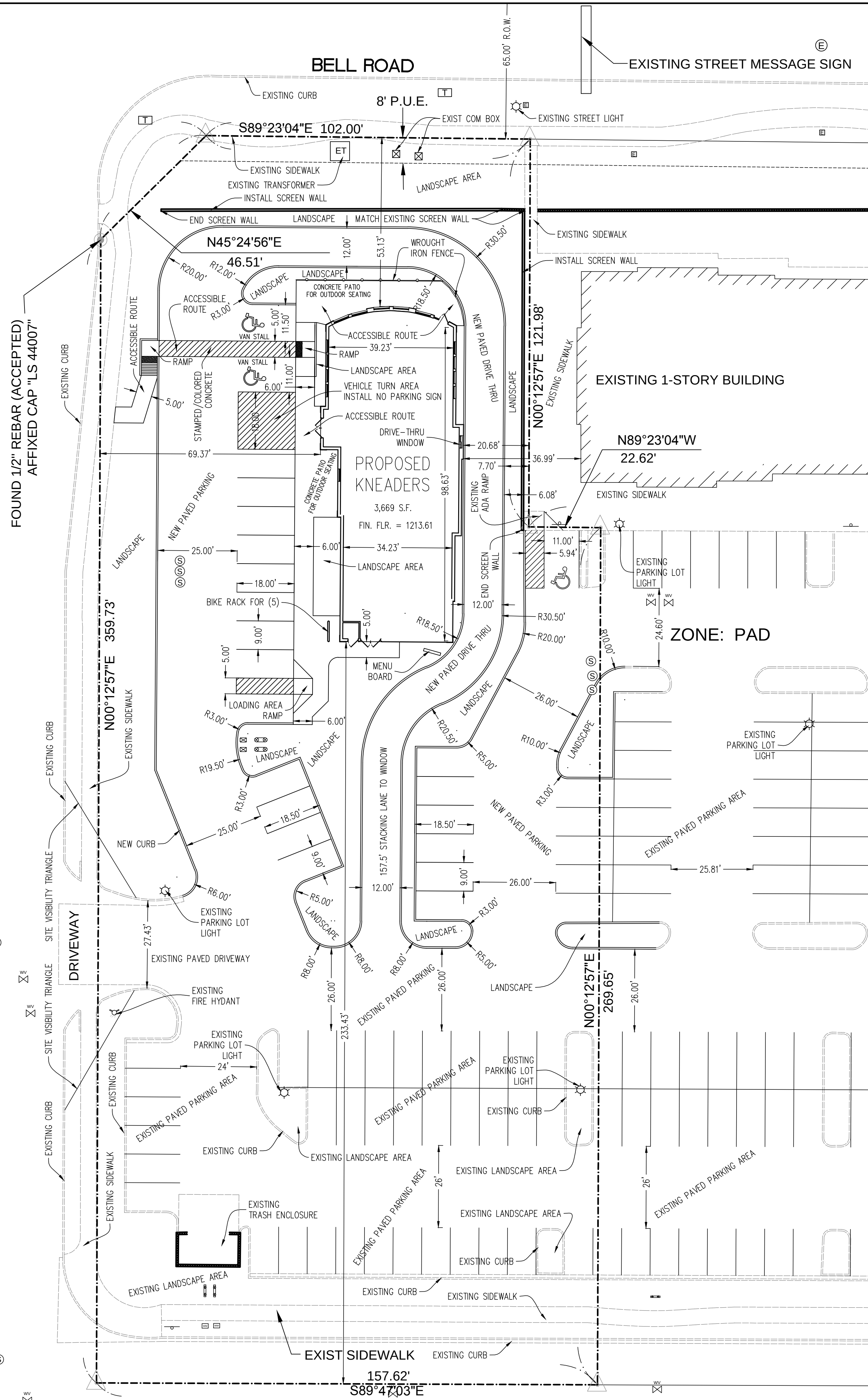
**Longhorn
Steakhouse**

Civic Center Drive

Private Drive

Private Drive

Private Drive



SITE TABULATIONS:

TOTAL LOT AREA/SITE SQUARE FOOTAGE:	58,512 S.F. (100%)
BUILDING AREA:	3,669 S.F. (6.3%)
LANDSCAPE/OPEN SPACE AREA:	14,789 S.F. (25.3%)
ROAD/PARKING/SIDEWALKS:	40,054 S.F. (68.4%)
LOT COVERAGE PERCENTAGE (BUILDING/PARKING):	43,723 S.F. (74.7%)

BUILDING INFORMATION:

IBC CONSTRUCTION TYPE: VB
OCCUPANCY: A2
SEE ARCHITECTURAL PLANS FOR BUILDING ELEVATIONS

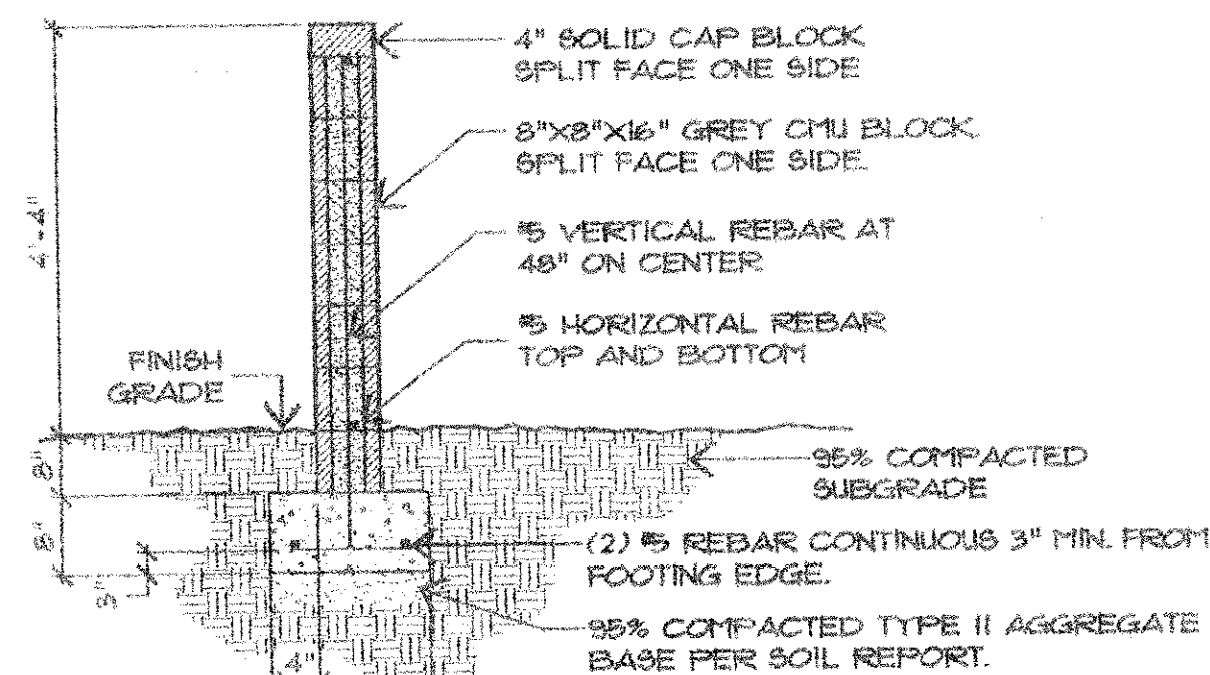
PARKING TABULATIONS:

THE BUILDING SQUARE FOOTAGE IS 3,669 S.F.
THE DINING AREA IS 1,239 S.F.
THE REMAINING AREA IS 2,430 S.F.
THE REQUIRED PARKING IS $\frac{1}{4}$ S.F. FOR DINING AREA WHICH REQUIRES 17 PARKING STALLS.
THE REQUIRED PARKING IS $\frac{1}{10}$ S.F. FOR OTHER AREAS WHICH REQUIRES 8 PARKING STALLS.
TOTAL REQUIRED PARKING IS 25 PARKING STALLS

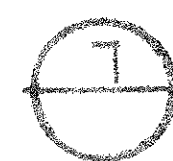
62 PARKING SPACES ARE PROVIDED (INCLUDING 2 ADA STALLS) ON-SITE WITH CROSS PARKING IN THE OVERALL DEVELOPMENT.

GENERAL NOTES:

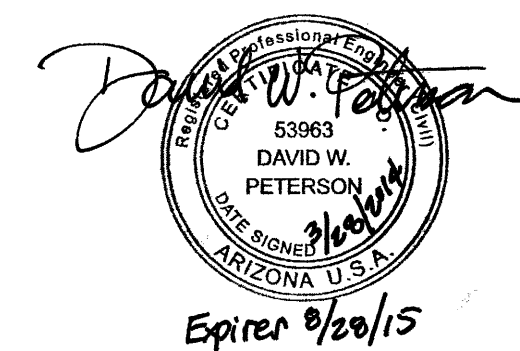
- FIRE SPRINKLER SYSTEM WILL BE PROVIDED IN THIS BUILDING.
- NO OUTDOOR STORAGE AREAS ARE PROPOSED.
- MECHANICAL EQUIPMENT WILL BE MOUNTED ON THE ROOF AND FULLY SCREENED BY THE PARAPET WALL SURROUNDING THE ROOF AREA.
- ELECTRICAL EQUIPMENT MOUNTED ON THE GROUND WILL BE PAINTED AND SCREENED BY LANDSCAPING.
- ZONE: SURPRISE CENTER PAD



- NOTES:
- ALL BLOCK TO BE 8"x8"x16" GREY SPLIT FACE (ONE SIDE)
 - GROUT TO BE 1000 PSI. CONCRETE TO BE 2500 PSI.
 - CONTROL JOINES TO BE INSTALLED AS NEEDED AT 20'-0" CENTERS.



SCREEN WALL DETAIL
SCALE: N.T.S.



Architect: Pontis Architectural Group
PO BOX 242
Springville, UT 84663
801-704-9551

Owner/Developer: Four Foods Group
871 S. Automall Drive
American Fork, UT 84003
801-642-3800
EXCE ENGINEERING
David W. Peterson, P.E.
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504

KNEADERS BAKERY & CAFE			ARIZONA
SURPRISE			
Drawn by: D.W.P.	SITE PLAN		Scale: 1"=20'
Designed by: D.W.P.			Date: 03/28/14
Checked by: D.W.P.			C-0



TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
A	PROSOPIS HYBRID THORNLESS MESQUITE	4	24" BOX
B	CERCIDIUM HYBRID THORNLESS PALO VERDE	9	24" BOX
C	DALBERGIA SISSOO SISSOO TREE	5	24" BOX
D	QUERCUS VIRGINIANA LIVE OAK TREE	2	24" BOX

SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
E	HESPERALOE PARVIFLORA RED YUCCA	19	5 GAL
F	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER	55	5 GAL
G	NERIUM 'PETITE SALMON' DWARF OLEANDER 'PETITE SALMON'	26	5 GAL
H	SALVIA GREGGII RED CHIHUAHUA SAGE	41	5 GAL

ORNAMENTAL GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
I	MUHLENBERGIA CAPILLARIS DEER GRASS 'REGAL MIST'	96	5 GAL

PERENNIAL LEGEND

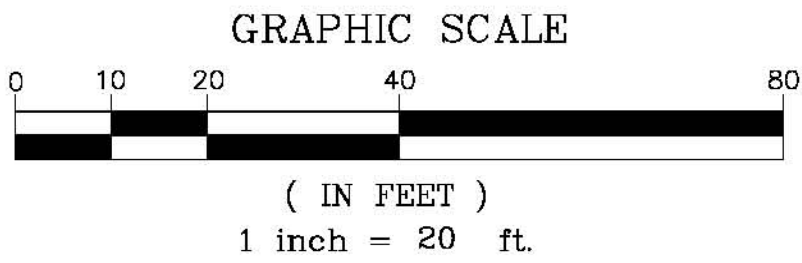
SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
J	DYSSODIA PENTACHAETA GOLDEN DYSSODIA	57	1 GAL
K	LAMPRANTHUS SPECTABILIS TRAILING ICE PLANT	61	1 GAL
L	LANTANA SP. 'NEW GOLD' NEW GOLD LANTANA	61	1 GAL
M	MELAMPodium LEUCANTHUM BLACKFOOT DAISY	77	1 GAL
N	ROSMARINUS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	32	1 GAL

TURF LEGEND

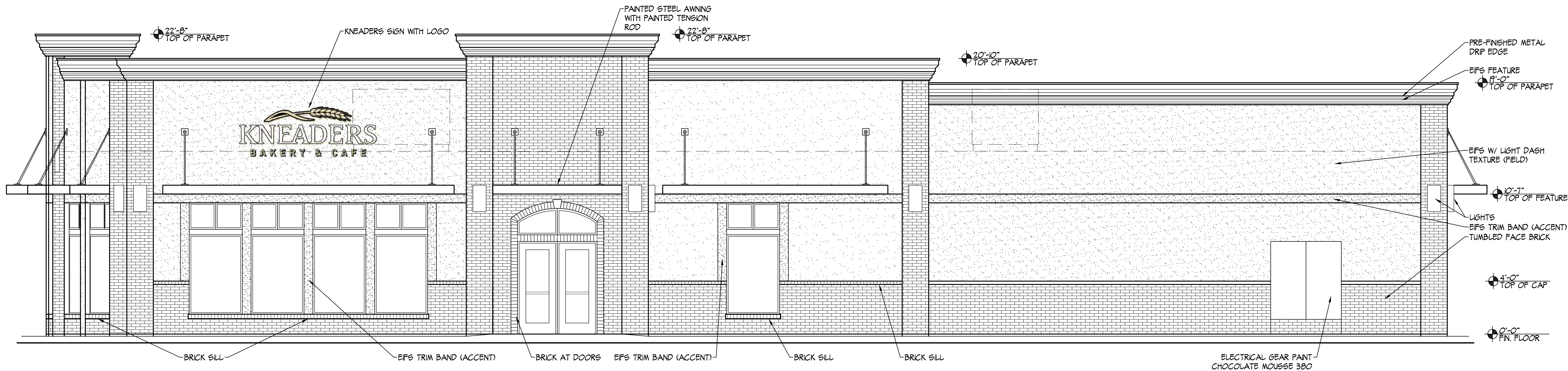
SYMBOL	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
	MID-IRON HYBRID SOD	317 SQ FT	SOD
	DECORATIVE LANDSCAPE BOULDERS	29	FROM 2'-4'
	4" DEPTH OF 2'-4" COBBLE COLOR SHALL COORDINATE WITH GRAVEL	205 SQ FT	

LANDSCAPE NOTES

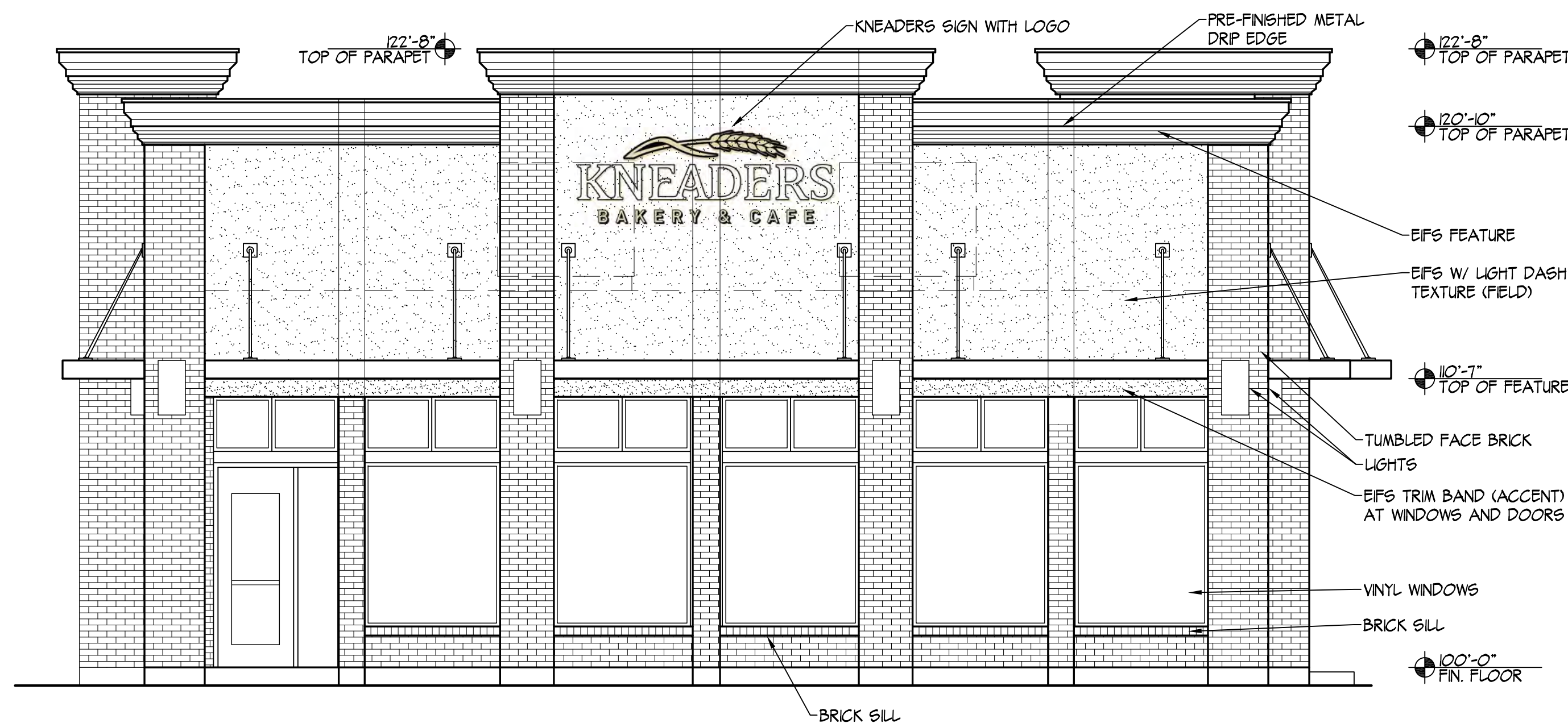
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW LAWN AREAS TO BE SODDED WITH 100% MID-IRON HYBRID SOD. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
- SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL, GRAVEL, COBBLE, AND/OR BARK MULCH TO REACH FINISHED GRADE.
- 4"x6" SQUARE EXTRUDED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN.
- DAWN: 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUALS AND/OR GROUND COVER AREAS.
- 1" GRAVEL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE AND SHRUB PLANTER AREAS, 1" UNDER ALL PERENNIALS GROUND COVERS AND ANNUALS. PULL GRAVEL MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES. GRAVEL SHALL MATCH EXISTING DECORATIVE GRAVEL ON SITE. SUBMIT A SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING.
- TREES LOCATED IN LAWN AREAS SHALL HAVE A 4' TREE WELL AROUND BASE OF TREE WITH 3" DEPTH OF 1" GRAVEL.
- ALL TREES TO BE STAKED AT TIME OF PLANTING. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
- 2'-4" COBBLE AND DECORATIVE LANDSCAPE BOULDERS SHALL COORDINATE WITH EXISTING AND NEW 1" GRAVEL. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING.
- EXISTING LANDSCAPE TO REMAIN AND SHALL BE PROTECTED IN PLACE. ANY DAMAGE TO EXISTING SITE ELEMENTS SHALL BE REPAIRED AT NO ADDITIONAL COST TO OWNER.



[illegible]



WEST EXTERIOR ELEVATIONS 2
1/4" = 1'-0"



NORTH EXTERIOR ELEVATIONS 1
1/4" = 1'-0"

EXTERIOR FINISHES

BRICK COLOR- INTERSTATE
BRICK PONDEROSA

GRAPE VINE GROUT JOINT
(PARTIALLY TOOLED)

EIFS FIELD COLOR- DRYVIT
MONASTERY BROWN 381

EIFS ACCENT COLOR- DRYVIT
200% MONASTERY BROWN 381

AWNING COLOR- BRONZE

REVISION:	DATE:

CONSULTANT:

CONTRACTOR:

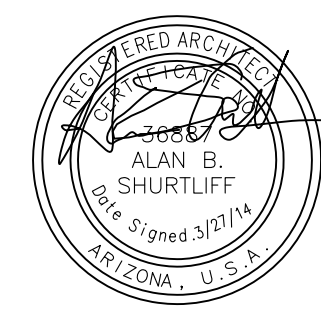
PROJECT NAME:
**SURPRISE
KNEADERS**

SEC BELL AND 142 AV
SURPRISE, AZ

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ARCHITECTURAL GROUP, LLC.

SEAL:



DRAWING NAME:
**EXTERIOR
ELEVATIONS**

DRAWN BY: RR

CHECKED BY: AS

DATE: JANUARY 2014

PROJECT #: 1337

A5.1

EXTERIOR FINISHES

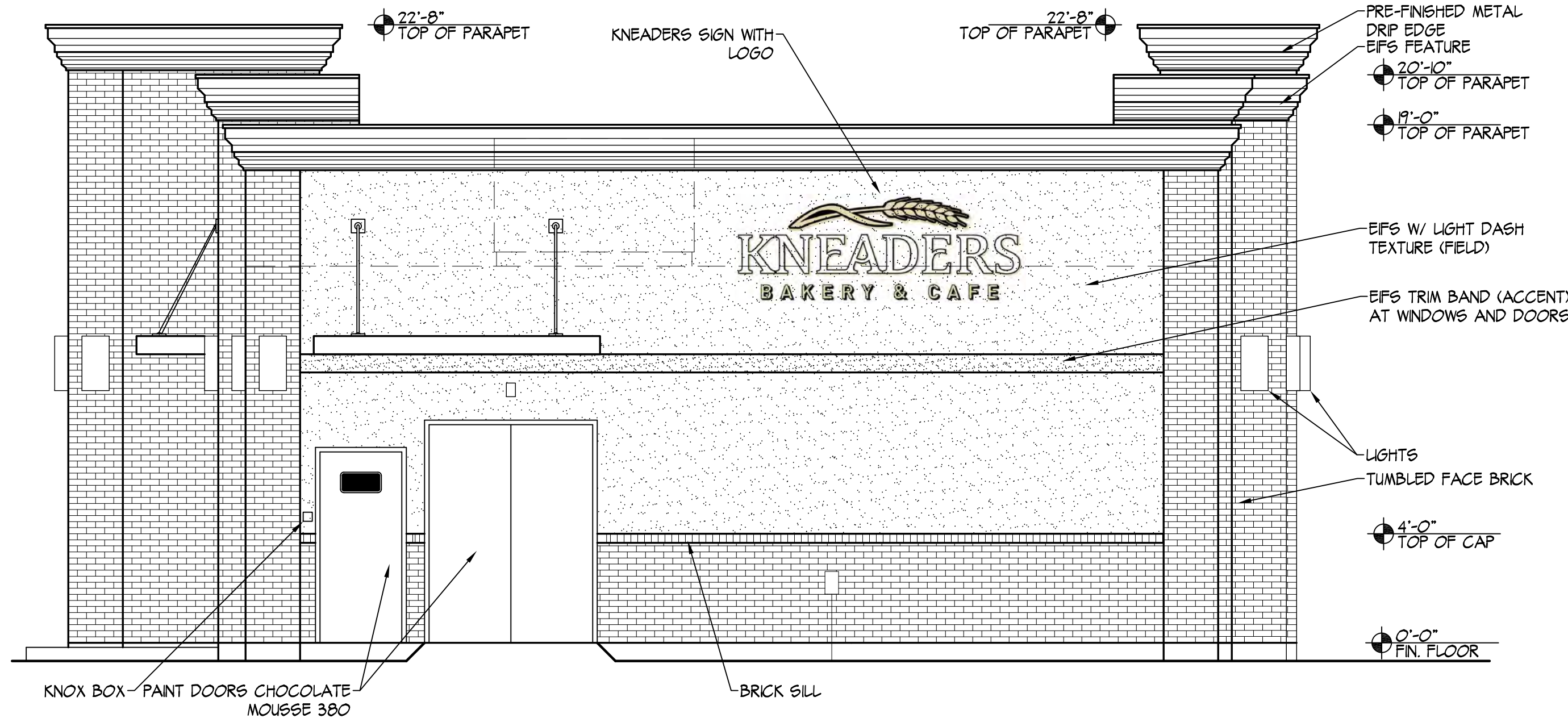
BRICK COLOR- INTERSTATE
BRICK PONDEROSA

GRAPE VINE GROUT JOINT
(PARTIALLY TOOLED)

EIFS FIELD COLOR- DRYVIT
MONASTERY BROWN 381

EIFS ACCENT COLOR- DRYVIT
200% MONASTERY BROWN 381

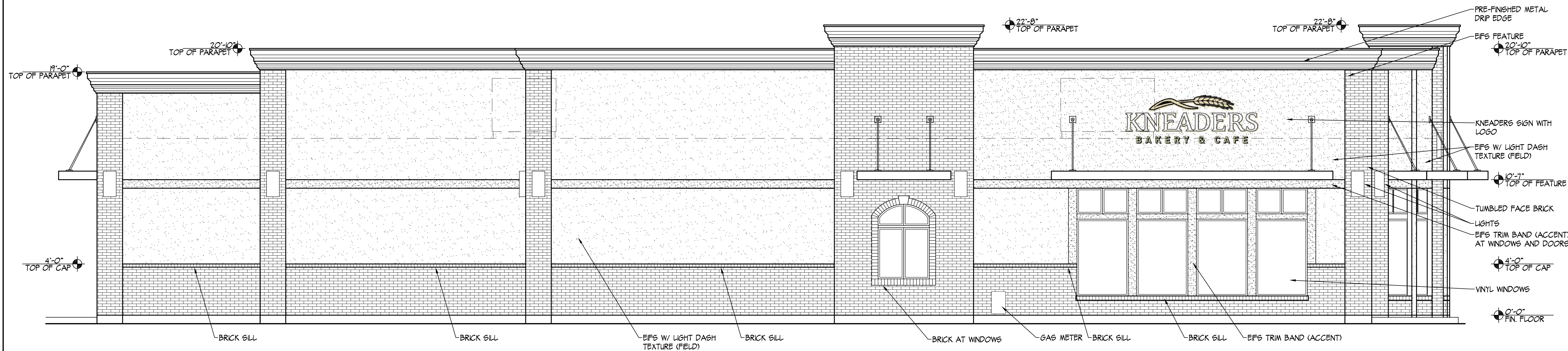
AWNING COLOR- BRONZE



SOUTH EXTERIOR ELEVATIONS

1/4" = 1'-0"

2



EAST EXTERIOR ELEVATIONS

1/4" = 1'-0"

1

PONTIS

ARCHITECTURAL GROUP

PO BOX 242
SPRINGVILLE, UT 84663
(801) 704-9551

REVISION:	DATE:

CONSULTANT:

CONTRACTOR:

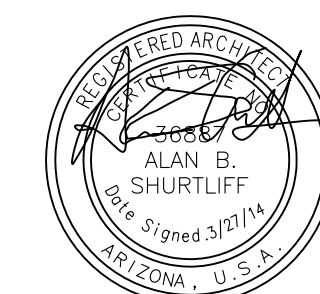
PROJECT NAME:
SURPRISE
KNEADERS

SEC BELL AND 142 AV
SURPRISE, AZ

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SEAL:



EXPIRES: 9/30/2016

DRAWING NAME:
EXTERIOR
ELEVATIONS

DRAWN BY: RR

CHECKED BY: AS

DATE: JANUARY 2014

PROJECT #: 1337

A5.2

EXTERIOR FINISHES



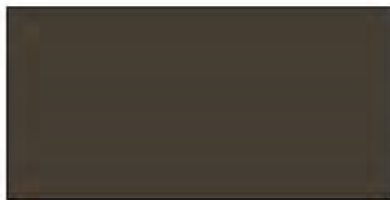
BRICK COLOR - INTERSTATE
BRICK PONDEROSA



EIFS FIELD COLOR -
MONASTERY BROWN 381



EIFS ACCENT COLOR - 200%
MONASTERY BROWN 381



AWNING COLOR - BRONZE

EXTERIOR FINISHES

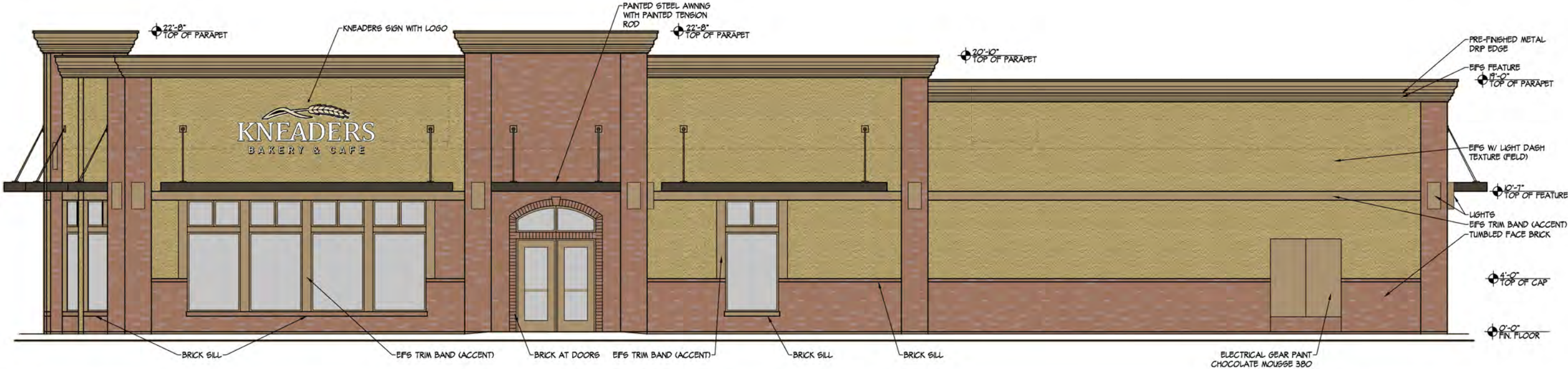
BRICK COLOR
- INTERSTATE BRICK
PONDEROSA

GRAPE VINE GROUT JOINT-
NATURAL COLOR (PARTIALLY
TOOLED)

EIFS FIELD COLOR-
MONASTERY BROWN 381

EIFS ACCENT COLOR - 200%
MONASTERY BROWN 381

AWNING COLOR - BRONZE



REVISION:	DATE:

CONSULTANT:

CONTRACTOR:

PROJECT NAME:
**SURPRISE
KNEADERS**

SEC BELL AND 142 AV
SURPRISE, AZ

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SEAL:



DRAWING NAME:
**COLOR
ELEVATION**

DRAWN BY: RR

CHECKED BY: AS

DATE: JANUARY 2014

PROJECT #: 1337

EXTERIOR FINISHES



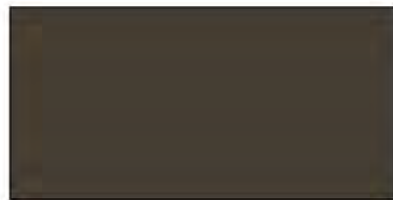
BRICK COLOR - INTERSTATE
BRICK PONDEROSA



EIFS FIELD COLOR -
MONASTERY BROWN 381



EIFS ACCENT COLOR - 200%
MONASTERY BROWN 381



AWNING COLOR - BRONZE

EXTERIOR FINISHES

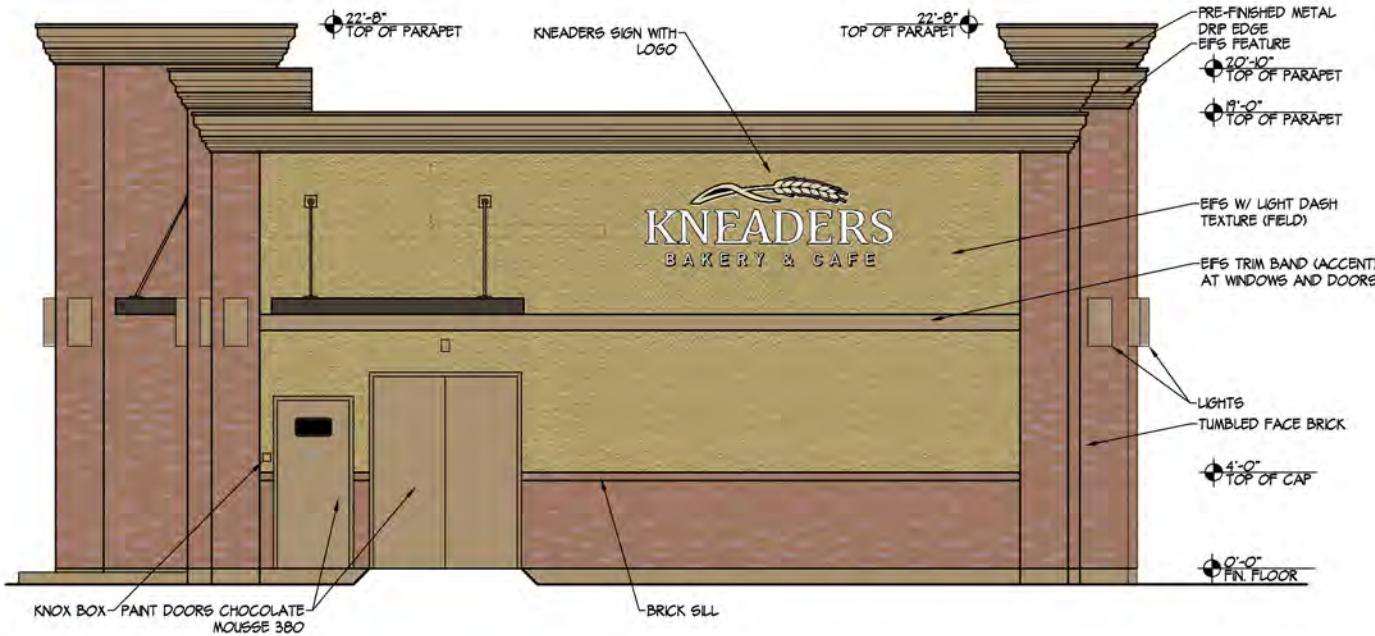
BRICK COLOR
- INTERSTATE BRICK
PONDEROSA

GRAPE VINE GROUT JOINT-
NATURAL COLOR (PARTIALLY
TOOLED)

EIFS FIELD COLOR-
MONASTERY BROWN 381

EIFS ACCENT COLOR - 200%
MONASTERY BROWN 381

AWNING COLOR - BRONZE



SOUTH EXTERIOR ELEVATION

1/4" = 1'-0"

1

PONTIS

ARCHITECTURAL GROUP

PO BOX 242
SPRINGVILLE, UT 84663
(801) 704-9551

REVISION:	DATE:

CONSULTANT:

CONTRACTOR:

PROJECT NAME:
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SEAL:



EXPIRES: 12/31/2016

DRAWING NAME:
COLORED
ELEVATION

DRAWN BY: RR

CHECKED BY: AS

DATE: JANUARY 2014

PROJECT #: 1337

A5.2

EXTERIOR FINISHES



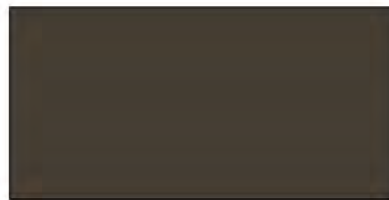
BRICK COLOR - INTERSTATE
BRICK PONDEROSA



EIFS FIELD COLOR -
MONASTERY BROWN 381



EIFS ACCENT COLOR - 200%
MONASTERY BROWN 381



AWNING COLOR - BRONZE

EXTERIOR FINISHES

BRICK COLOR
- INTERSTATE BRICK
PONDEROSA

GRAPE VINE GROUT JOINT-
NATURAL COLOR (PARTIALLY
TOOLED)

EIFS FIELD COLOR-
MONASTERY BROWN 381

EIFS ACCENT COLOR - 200%
MONASTERY BROWN 381

AWNING COLOR - BRONZE

PONTIS

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(801) 704-9551

REVISION:	DATE:

CONSULTANT:

CONTRACTOR:

PROJECT NAME:
**SURPRISE
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SURPRISE, AZ

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SEAL:



EXPIRES: 9/30/2016

DRAWING NAME:
**COLORED
ELEVATION**

DRAWN BY: RR

CHECKED BY: AS

DATE: JANUARY 2014

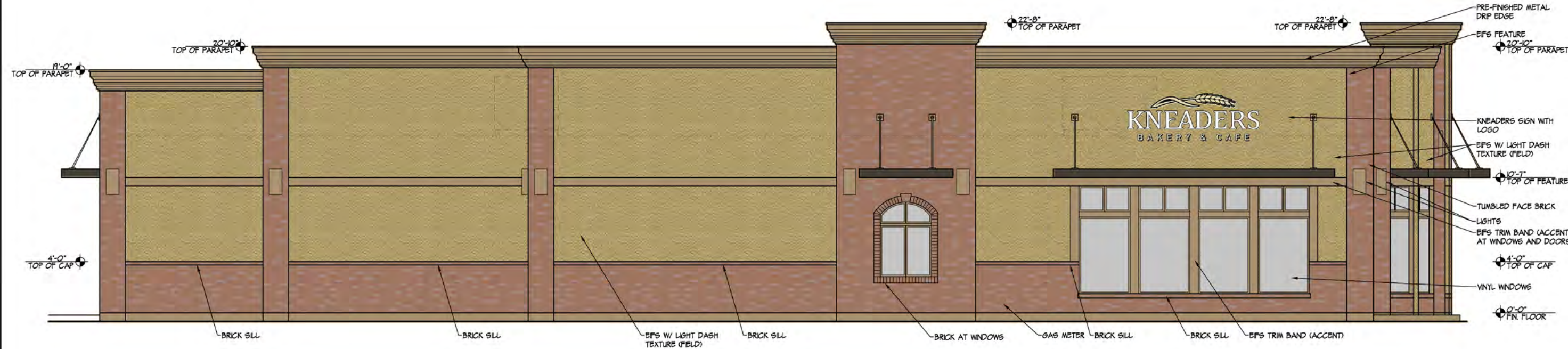
PROJECT #: 1337

A5.3

EAST EXTERIOR ELEVATION

1/4" = 1'-0"

1



EXTERIOR FINISHES



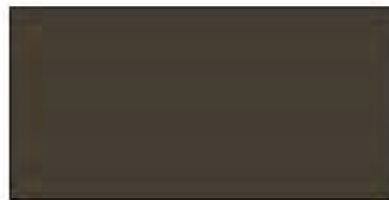
BRICK COLOR - INTERSTATE
BRICK PONDEROSA



EIFS FIELD COLOR -
MONASTERY BROWN 381



EIFS ACCENT COLOR - 200%
MONASTERY BROWN 381



AWNING COLOR - BRONZE

EXTERIOR FINISHES

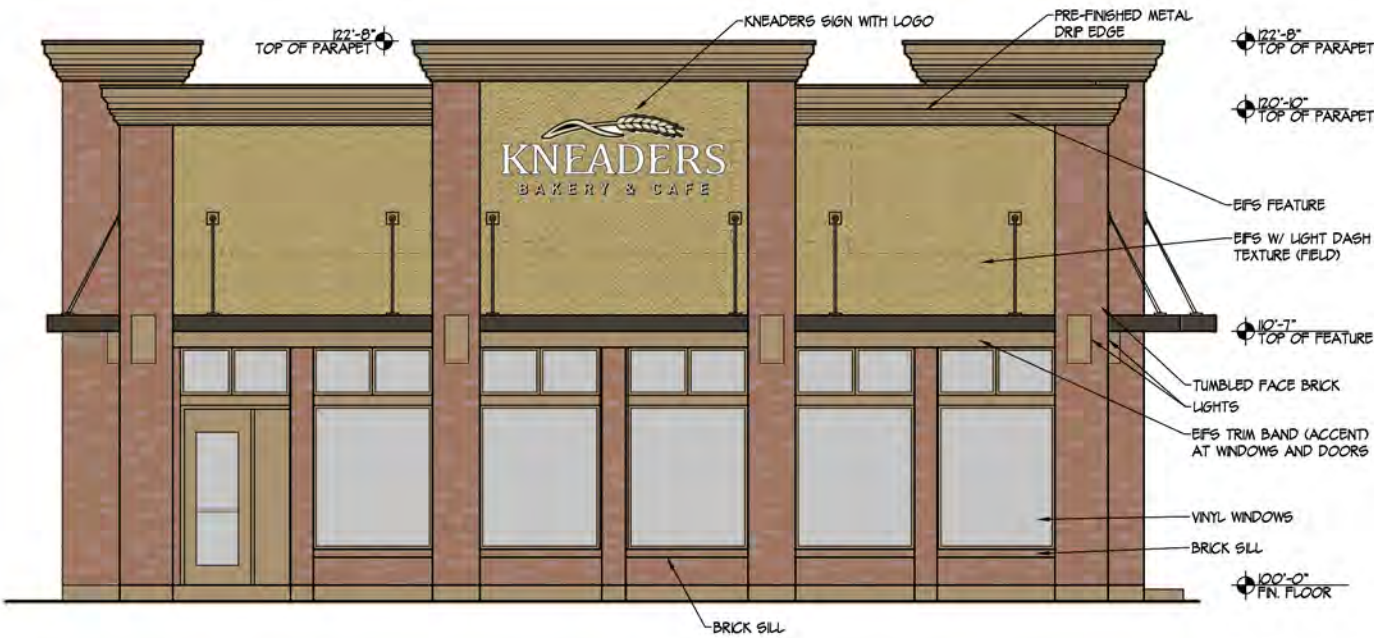
BRICK COLOR
- INTERSTATE BRICK
PONDEROSA

GRAPE VINE GROUT JOINT-
NATURAL COLOR (PARTIALLY
TOOLED)

EIFS FIELD COLOR-
MONASTERY BROWN 381

EIFS ACCENT COLOR - 200%
MONASTERY BROWN 381

AWNING COLOR - BRONZE



NORTH EXTERIOR ELEVATION

1/4" = 1'-0"

1

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PO BOX 242
SPRINGVILLE, UT 84663
(801) 704-9551

REVISION:	DATE:

CONSULTANT:

CONTRACTOR:

PROJECT NAME:
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SEAL:



DRAWING NAME:
**COLOR
ELEVATION**

DRAWN BY: RR

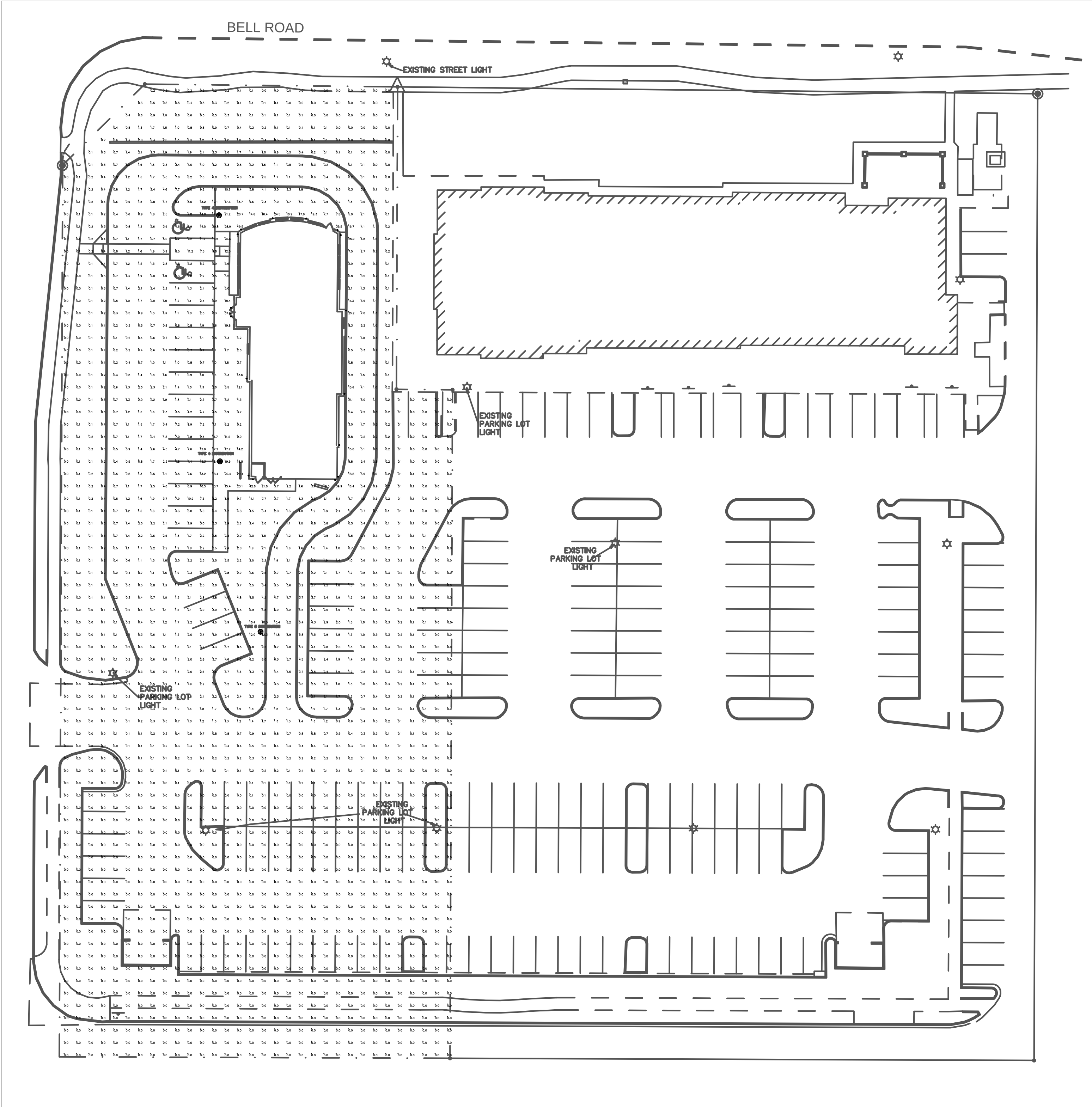
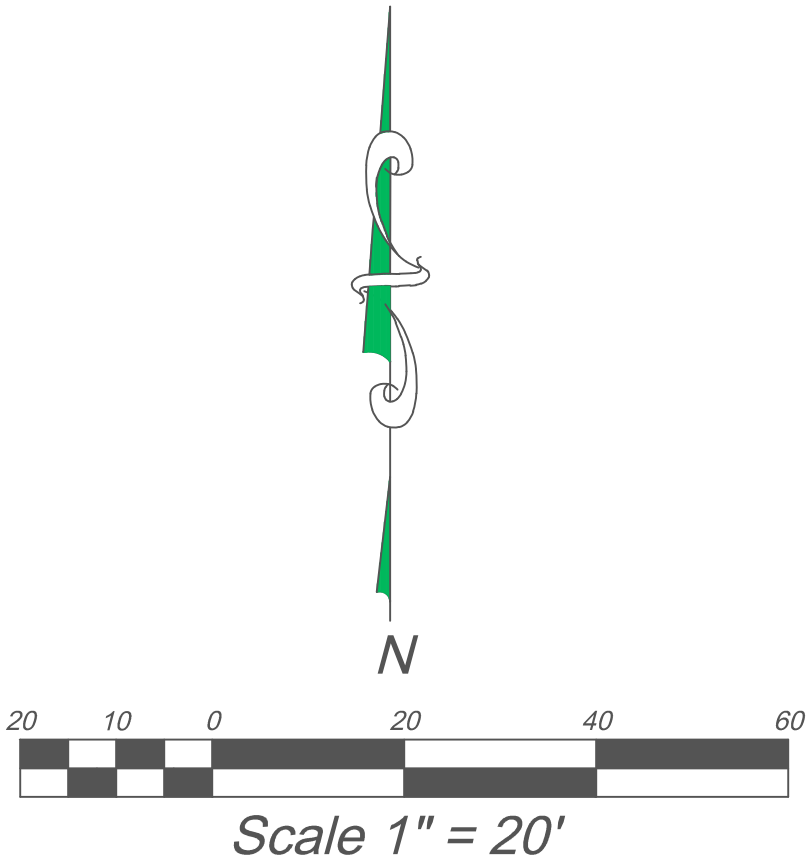
CHECKED BY: AS

DATE: JANUARY 2014

PROJECT #: 1337

A5.4

LIGHT FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOG NO.	MOUNTING	LAMPS	VOLTS	DESCRIPTION
P-1	INVue	ELM-400-MP-00-FR-SO-BL-BK-L	POLE	(1) 400 WATT METAL HALIDE	208	30 FT POLE LIGHT
C	LIGMAN	U30734-W-06	SURFACE	CMH 70 WATT	120	UP/DOWN LIGHT



Developer: Four Foods Group 871 S. Automall Drive American Fork, UT 84003 801-642-5860	KNEADERS BAKERY & CAFE		
	SURPRISE	ARIZONA	
	Drawn by: D.W.P.	Scale: 1"=20'	
	Designed by: D.W.P.	Date: 02/25/14	
EXCH ENGINEERING David W. Peterson, P.E. 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 736-4944	SITE		
	PHOTOMETRIC PLAN		
	Checked by: D.W.P.		E-001



CITY OF SURPRISE
Planning and Zoning Commission

May 1, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 1, 2014	Contact Person:	Vamshee Kovuru, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action on a site plan approval for Arizona General Hospital ER located on the southeast corner of Civic Center Drive and Bell Road.

Motion:

I move to approve a site plan for Arizona General Hospital ER and to adopt finding and conditions a through d.

Background:

The proposed Arizona General Hospital ER is a 7,456 square-foot, out-patient emergency medical services facility. The project is located on a 1.64 acre vacant parcel located on the southeast corner of Civic Center Drive and Bell Road.

Financial Impact Statement:

Arizona General Hospital ER will employ approximately 20 full-time and part-time employees.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [Vicinity Map](#)
 - ☐ [Site Plan](#)
 - ☐ [Landscape Plan](#)
 - ☐ [Elevations](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Vamshee Kovuru, Planner



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: May 1, 2014

To: Planning and Zoning Commission

From: Nichole McCarty, Acting Planning Manager
Vamshee Kovuru, Planner
vamshee.kovuru@surpriseaz.gov 623-222-3153

Re: FS14-035, Arizona General Hospital ER

Application Summary

The applicant is requesting approval of a major site plan for Arizona General Hospital ER at Surprise Center.

Location

The project is generally located on the southeast corner of Civic Center Drive and Bell Road. It is located within the Surprise Center Planned Area Development (PAD).

History

- On June 12, 1980, through Ordinance 80-3, the Mayor and City Council approved the annexation of the property into the City of Surprise.
- On January 11, 2007, the Mayor and City Council approved the Surprise Center PAD.

Project Summary

The proposed Arizona General Hospital ER (AGH ER) is a 7,456 square-foot, out-patient emergency medical services facility. AGH ER is a free standing emergency room where patients arrive by private transportation only. The project is defined as an Ambulatory Care Facility per building code and services are provided on a less than 24-hours basis to individuals usually no more than 23 hours, although the facility is open 24/7. In rare cases the individuals are transferred to a full service hospital by an ambulance after 23 hours in care. The facility doesn't provided services which render patients incapable of self preservation.

The project is located on a 1.64 acre vacant parcel on the southeast corner of Civic Center Drive and Bell Road and is principally zoned for this type of use under the category medical clinic. AGH ER will be a compatible use to this active business location.

The site will be accessible from two (2) access points on the south private drive and one (1) access point on the east private drive which satisfies city code requirement of at least two (2)

access points. Site improvements include parking, retention, pedestrian walkways, landscaping, and site lighting. Off-Site improvements on Bell Road are already in place. The architectural and landscape design are in accordance with the Surprise Center PAD development standards.

On May 6, 2014, the Mayor and City Council will consider Final Plat Amendment case FS13-560 entitled "City at Surprise Phase III" to accommodate the AGH ER.

Economic Impact

AGH ER will employ approximately 20 full-time and part-time employees.

Department Review

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

Staff Findings

1. Staff finds that the proposed Site Plan complies with the Surprise Municipal Code.
 - *This project provides pedestrian, bicycle, vehicular access and parking, lighting, and on-site storm water and/or detention.*
2. Staff finds that the proposed Site Plan complies with the Surprise General Plan.
 - *This project provides the required open space, high quality built environment, promotes infill development, and conforms to the land use density.*
3. Staff finds that the proposed Site Plan complies with the approved Surprise Center PAD.
 - *This project conforms to the allowed use, and required architectural and landscape design standards.*

Recommendation

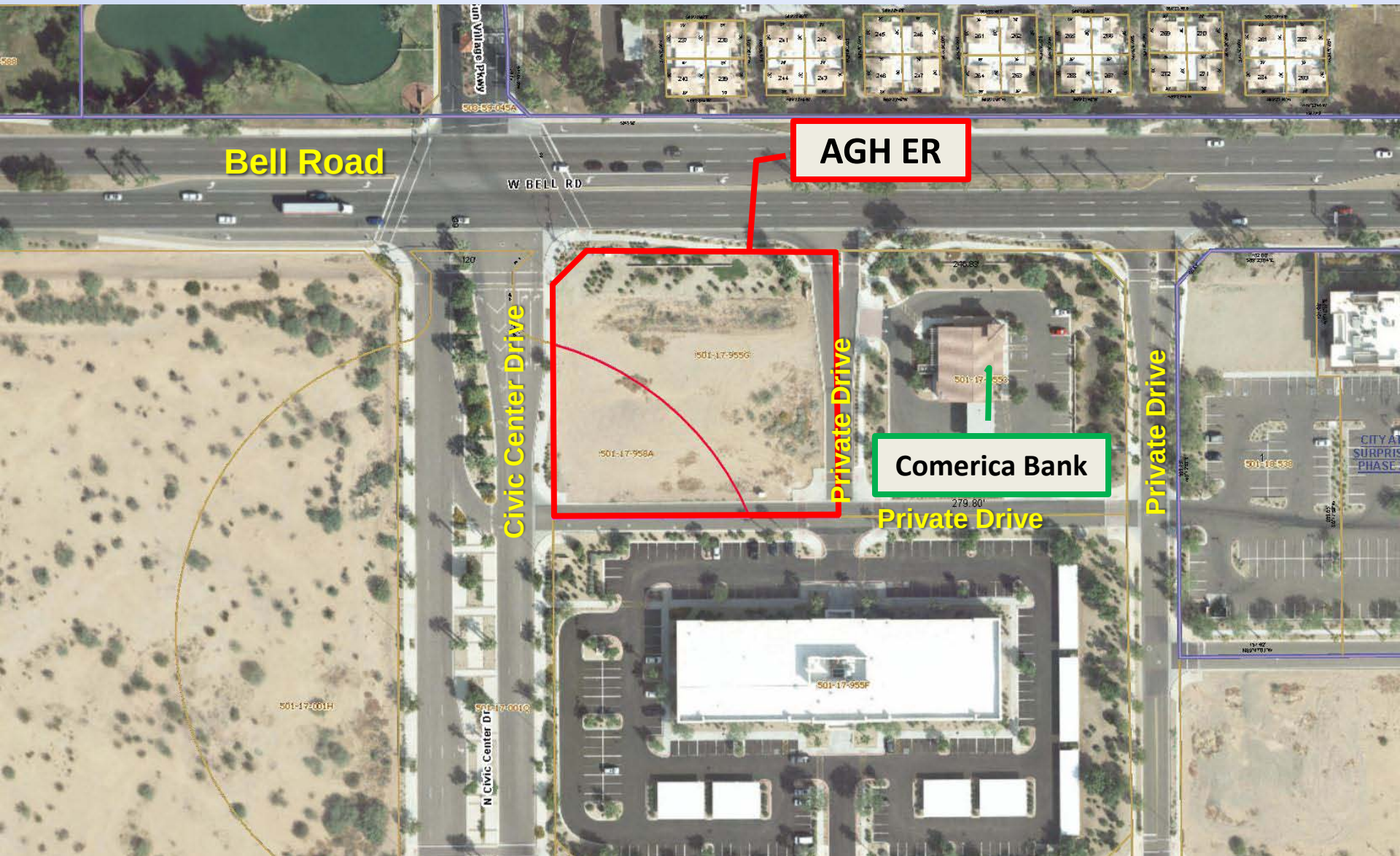
Staff recommends approval of the project, subject to the following conditions:

- a) The approval of the site plan for Arizona General Hospital ER is to be deemed pending until the approval of the Final Plat Amendment case FS13-560 entitled "City at Surprise Phase III" by City Council on May 6, 2014.
- b) The site plan prepared by WOOD/PATEL dated March 26, 2014 needs to be revised and submitted for administrative review and approval to include the following modifications:
 1. The sidewalk easement as shown on the south of Bell Road and the private access easement shown on the driveway to the east will match the approved final plat for "City at Surprise Phase III" as prepared by RLF Consulting and is on record with the City of Surprise.
 2. Provide site visibility triangle from City of Surprise Detail 4-01 according to dimensions and layout in that detail.
 3. Provide the Occupancy Classification data on the site plan.

- c) The landscape plans prepared by NORRIS DESIGN and dated March 21, 2014 will be revised and submitted for administrative review and approval to include the site visibility triangle from City of Surprise Detail 4-01 according to dimensions and layout in that detail.
- d) The photometric plan prepared by SW Associates and dated March 25, 2014 will be revised and submitted for administrative review and approval to include the height of the lighting fixtures in the parking lot will not exceed 16 feet in height.

Attachment

Vicinity map, site plan, landscape plan, elevations, and photometric plan.



File N:\2013\13-2455\FCER_SurpriseDwg\Conceptual\A055-FSITE.dwg, -- Layout1

ARIZONA GENERAL HOSPITAL ER SITE PLAN

The main site plan illustrates the proposed Emergency Room (ER) building and its surrounding infrastructure. The building, labeled "PROPOSED BUILDING LFF=13.9", is centrally located. To its north is W. Bell Road, featuring a sidewalk easement and a site visibility triangle. To the west is N. Civic Center Drive, which includes a proposed landscape meter & backflow preventer. To the east is an existing private drive. The plan also shows several parking areas, including a patient drop-off area with asphalt flush to the sidewalk, bicycle parking, and a refuse enclosure. Various underground retention pipes and utility easements are indicated. The property boundary is clearly defined, and numerous dimensions for setbacks and lot coverage are provided.

A north arrow pointing upwards and a graphic scale bar indicating 1 inch equals 20 feet.

A vicinity map titled "VICINITY MAP NTS" showing the project's location at the intersection of W. Bell Road and N. Civic Center Drive. It also shows nearby roads like N. Bullard Avenue and N. Litchfield Road, and landmarks such as Section 4 T.3N., R.1W. and W. Greenway Road.

OWNER
CAREFREE PARTNERS
11811 TATUM BLVD.
PHOENIX, AZ 85058
PH: (602) 953-8708
CONTACT: SCOTT PHILLIPS

DEVELOPER
MAYS & COMPANY
5949 SHERRY LANE
#1570
DALLAS, TX. 75225
PH: (972) 807-7181
FAX (214) 363-8409
CONTACT: STEVE MEIER

ENGINEER
WOOD, PATEL AND ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE
PHOENIX, ARIZONA 85021
PH: (602) 335-8500
CONTACT: DARIN L. MOORE, P.E.

ARCHITECT
FERNANDO ANDRADE
4121 COMMERCE STREET
SUITE ONE
DALLAS, TEXAS 75226
PH: (214) 824-7040
FAX: (214) 887-0559
CONTACT: CHUCK BENNETT

SITE DATA
PARCELS:
APN 501-17-955G AND 501-17-958A
PROJECT ADDRESS:
14267 W. BELL ROAD
SURPRISE, AZ 85374
LOCATED ON THE SOUTHEAST CORNER OF
W. BELL ROAD AND N. CIVIC CENTER DRIVE.
EXISTING ZONING: PAD
SITE AREA (NET): 71,611± SQ. FT./1.644 AC.
GROSS SITE AREA: 114,649± SQ. FT./2.63 AC.
SITE PERCENT COVERAGE = 10.4%
BUILDING MODEL: PROTOTYPE "D"
CONSTRUCTION TYPE/OCCUPANCY: II-B
BUILDING AREA: 7,456 SQ. FT. ±
PARKING REQUIRED: 1 PER 400 SQ. FT. = 19
PARKING PROVIDED: 46 STALLS
ACCESSIBLE PARKING REQUIRED = 2
ACCESSIBLE PARKING PROVIDED = 2

OPEN SPACE/LANDSCAPE REQUIRED 15%
= 10,740 SQ. FT. ±
OPEN SPACE/LANDSCAPE AREA PROVIDED
= 21,820 SQ. FT. ± (30.4%) PROVIDED

PROJECT DESCRIPTION
THIS 1.64 ACRE SITE IS LOCATED ON THE
SOUTHEAST CORNER OF W. BELL ROAD AND
N. CIVIC CENTER DRIVE AND WILL CONSIST
OF A 7,456 SQ. FT. EMERGENCY CARE
FACILITY.

LEGEND	
EXISTING	DESCRIPTION
[Symbol]	PROPERTY LINE
[Symbol]	SURVEY MARKER
[Symbol]	SIDEWALK
[Symbol]	CURB & GUTTER
[Symbol]	RIBBON CURB
[Symbol]	STORM DRAIN PIPE
[Symbol]	SANITARY SEWER
[Symbol]	WATER LINE
[Symbol]	FIRE LINE
[Symbol]	GAS LINE
[Symbol]	ELECTRIC LINE
[Symbol]	TELCO LINE COMMUNICATION
[Symbol]	TRENCH IRRIGATION LINE
[Symbol]	GRADE BREAK
[Symbol]	FLOW LINE
[Symbol]	CATCH BASIN
[Symbol]	VALVE BOXES
[Symbol]	WATER METER VALVE
[Symbol]	BACK FLOW PREVENTION
[Symbol]	SEWER MANHOLE
[Symbol]	SEWER CLEANOUT
[Symbol]	FIRE HYDRANT
[Symbol]	OPEN SPACE/ LANDSCAPE AREAS
[Symbol]	CONCRETE AREAS
[Symbol]	STAMPED COLORED CONCRETE
[Symbol]	A.D.A. ACCESSIBLE PATH
[Symbol]	PROPOSED AREA LIGHT

ARIZONA GENERAL HOSPITAL ER
BELL RD. & CIVIC CENTER DRIVE, SURPRISE, AZ.

A professional engineer seal for Darin L. Moore, State of Arizona, License No. 36382, Mechanical Engineering, valid until June 30, 2016.

WOOD/PATEL
CIVIL ENGINEER
HYDROLOGIST
LAND SURVEYOR
CONSTRUCTION MANAGER
2051 W. Northern Ave.
Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com
PHOENIX • MESA • TUCSON

ENGINEER D.L.M.
DESIGNER J.R.I.
CAD TECHNICIAN La.P.
SCALE (HORIZ)
SCALE (VERT)
DATE
JOB NUMBER
SHEET
1 OF

An Arizona 811 logo with the text "Call at least two full working days before you begin excavation." and "Arizona 811".

PARAMOUNT SURPRISE LLC
APN 501-17-955F (ZONED PAD)

ARIZONA GENERAL HOSPITAL ER
BELL RD. & CIVIC CENTER DRIVE, SURPRISE, AZ.

Registered Professional Engineer (Civil)
 CERTIFICATE NO.
 36382
 DARIN L.
 MOORE
 Date Signed *7/26/14*
 ARIZONA U.S.A.
[Signature]
 EXPIRES 06-30-16

WOOD/PATE
CIVIL ENGINEERS
HYDROLOGISTS
LAND SURVEYORS
CONSTRUCTION MANAGE

2051 W. Northern Ave.
Phoenix, AZ 85021
(602) 335-8500
www.woodpatel.com
PHOENIX • MESA • TUCSON

ENGINEER
DESIGNER D.L. MOORE

DESIGNER J. RITCHIE
CAD TECHNICIAN L. BIERRE

SCALE (HORIZ) 1"=2'

DATE 3/26/1

JOB NUMBER 13409

SHEET
1 OF 1

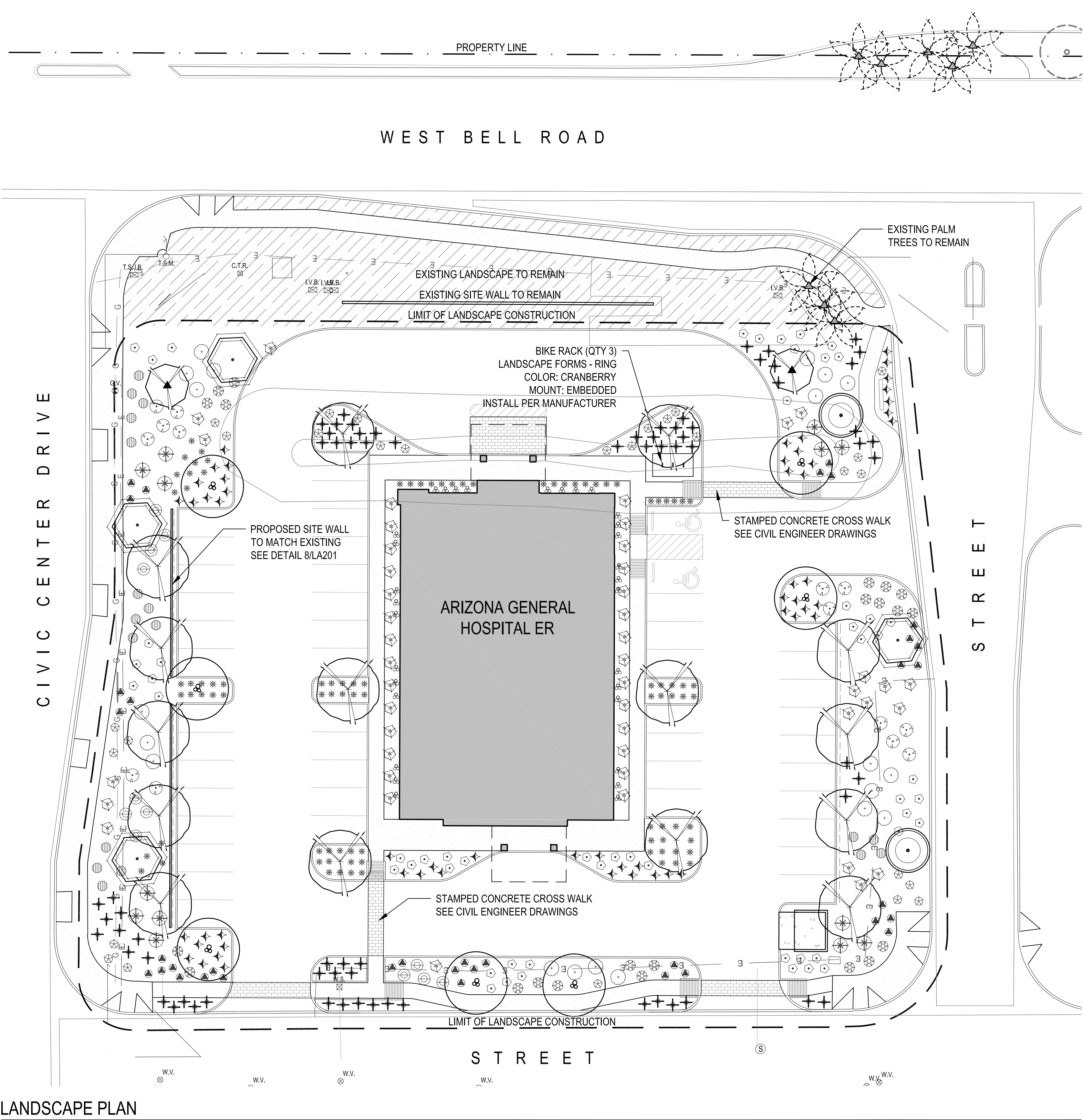


CITY OF SURPRISE LANDSCAPE NOTES

1.
- ALL TREES AND OTHER PLANT MATERIAL SHALL BE DROUGHT-RESISTANT IN ORDER TO MINIMIZE WATER USAGE; AND SHALL HAVE ROOT GROWTH HABITS THAT WILL NOT CAUSE DAMAGE TO SIDEWALKS AND OTHER PAVED SURFACES.
2.
- A MIXTURE OF TWENTY-FOUR (24) INCH, THIRTY-SIX (36) INCH, AND FORTY-EIGHT (48) INCH BOX TREES WITH MINIMUM THREE (3) INCH CALIPER; ALONG WITH FIVE (5), TEN (10), AND FIFTEEN (15) GALLON SHRUBS AND GROUND COVER, SHOULD BE USED.
3.
- FIFTY (50) PERCENT OF ALL TREES PLANTED AS PART OF THE INTERNAL PORTION OF A COMMERCIAL, OFFICE, AND/OR BUSINESS/INDUSTRIAL PARK DEVELOPMENT SITE, ESPECIALLY IN AND AROUND PARKING CLUSTERS AND ALONG THE DEVELOPMENTS PERIMETER ROAD AND STREET RIGHT-OF-WAY, SHALL BE COMPOSED OF FORTY-EIGHT (48) INCH BOX, NON-FRUIT BEARING, CANOPY-TYPE SHADE TREES AND EVERGREENS, HAVING A MINIMUM CALIPER OF THREE (3) INCHES.
4.
- A HEAVILY LANDSCAPED AREA OF SEVENTY-FEET (70'), EXTENDING FROM THE BACK OF CURB LINE, AND CONSISTING OF TREES, SHRUBBERY, EARTH BERMS, AND OTHER LANDSCAPE MATERIALS SHALL BE PROVIDED AROUND THE PERIMETER OF ALL COMMERCIAL, OFFICE, AND INDUSTRIAL SITES.
5.
- PERMANENT LANDSCAPE IRRIGATION SYSTEMS SHALL BE PROVIDED FOR ALL LANDSCAPE MATERIALS, WITH THE IRRIGATION SYSTEM DESIGNED TO PROMOTE WATER CONSERVATION, INCLUDING PREVENTION OF RUNOFF FROM OVERSPRAY.

LANDSCAPE GENERAL NOTES

1.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK PER THE PLANS.
2.
- THE CONTRACTOR SHALL FOLLOW THE IMPROVEMENT PLANS AS CLOSELY AS POSSIBLE. ANY DISCREPANCY BETWEEN THE PLANS AND THE FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
3.
- SIGHT VISIBILITY TRIANGLE SHALL BE CLEAR OF LANDSCAPING AND OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION.
4.
- PLANTING SEASON: WITHIN THE OVERALL PROJECT PHASING AND COMPLETION REQUIREMENTS, THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS OR OTHER ACTS OF GOD SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5.
- PLANT SIZE, LOCATION AND SPACING:
- 5.1.
- TREES AND SHRUBS ARE TO BE LOCATED SO THAT, AT MATURITY, THEY DO NOT INTERFERE WITH EXISTING ONSITE OR OFF-SITE UTILITY SERVICE LINES OR UTILITY EASEMENTS TO AN ADJACENT PROPERTY.
- 5.2.
- ALL SHRUBS AND GROUNDCOVERS TO BE A MINIMUM OF 2' FROM BACK OF SIDEWALK.
6.
- PLANT PLACEMENT TO BE FIELD ADJUSTED AS NEEDED TO AVOID EXISTING/PROPOSED UTILITIES, AND OTHER FIELD CONDITIONS. CONTACT THE OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS.
7.
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
8.
- THE CONTRACTOR SHALL TAKE EXTREME CARE WHILE WORKING WITHIN THE PROJECT AREA AS TO NOT DISTURB ANY EXISTING UTILITIES OR STRUCTURES ON OR ADJACENT TO THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND OR REPAIRING ANY EXISTING STRUCTURES OR UTILITIES DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
9.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE REVEGETATED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE CITY REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
10.
- NOTIFY THE OWNER'S REPRESENTATIVE 48 HOURS IN ADVANCE OF ANY INSPECTIONS AND / OR APPROVALS OF LANDSCAPE MATERIAL AND IRRIGATION PRODUCTS PRIOR TO INSTALLATION.
11.
- THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, IRRIGATION SYSTEM, AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR.
12.
- ALL TREES ARE TO BE STAKED AND GUYED PER LANDSCAPE DETAILS FOR A PERIOD OF ONE YEAR. CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING, PRIOR TO THE FINAL, ONE YEAR WALK THROUGH. LOCATION OF ALL ELEMENTS ON THIS PLAN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.



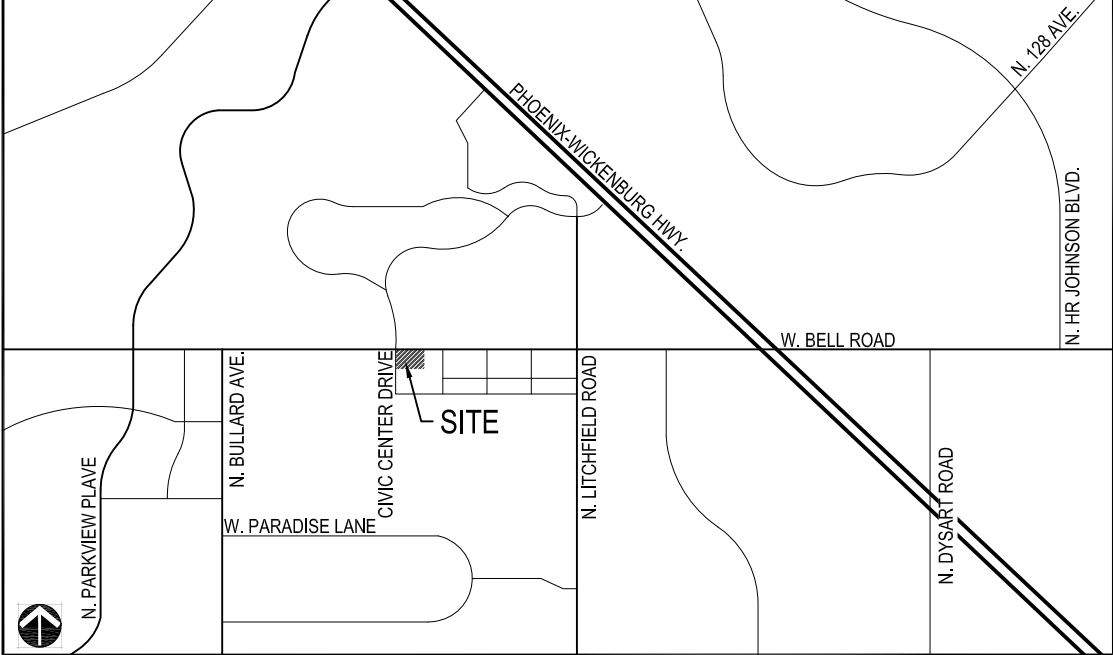
PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W	QTY
TREES				
	Existing Palm To Remain in Place			
	Existing Tree To Remain in Place			
	Acacia stenophylla Shoestring Acacia	24" BOX MULTI	2.25" CALIPER 14' HT & 12' W	4
	Caesalpinia mexicana Yellow Bird of Paradise	24" BOX MULTI	1.5" CALIPER 12' HT & 8' W	2
	Cercidium x 'Desert Museum' Desert Museum Palo Verde	24" BOX MULTI	2.25" CALIPER 14' HT & 12' W	15
	Dalbergia sissoo Indian Rosewood	24" BOX SINGLE	2.25" CALIPER 14' HT & 10' W	2
	Prosopis glandulosa Maverick Thornless Honey Mesquite	24" BOX MULTI	2.25" CALIPER 12' HT & 8' W	7
SHRUBS				
	Bougainvillea Bougainvillea Bush	5 GAL		13
	Caesalpinia pulcherrima Mexican Bird of Paradise	5 GAL		20
	Calliandra californica Baja Fairy Duster	5 GAL		54
	Cassia nemophila Green Cassia	5 GAL		18
	Leucophyllum langmaniae Rio Bravo	5 GAL		14
	Ruellia peninsularis Desert Ruellia	5 GAL		12
ACCENTS				
	Agave parryi v. truncata Artichoke Agave	5 GAL		28
	Agave victoriae-reginae Queen Victoria Agave	5 GAL		22
	Asclepias subulata Desert Milkweed	5 GAL		71
	Hesperaloe parviflora Red Yucca	5 GAL		47
GROUNDCOVERS				
	Euphorbia rigida Gopher Plant	1 GAL		36
	Lantana montevidensis Trailing Lantana	1 GAL		68
GRASSES				
	Muhlenbergia rigens Deer Grass	5 GAL		93
VINES				
	Ficus pumila Fig Vine	1 GAL		31
TOPDRESS				
	Decomposed Granite Color: Express Gold Phone: 480.354.6809	2" Depth Min.	In All Landscape Areas	

SHEET INDEX

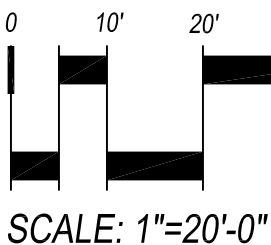
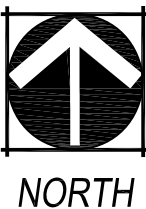
SHEET #	DESCRIPTION	(03/21/14) ISSUED FOR: 100% CONSTRUCTION DOCS.
LA-101	LANDSCAPE PLAN	X
LA-201	LANDSCAPE DETAILS	X
LA-301	IRRIGATION PLAN	X
LA-401	IRRIGATION DETAILS	X

VICINITY MAP



LANDSCAPE CALCULATIONS

TOTAL SITE SQUARE FOOTAGE	71,611 SQ / FT
	65.3% COVERAGE
TOTAL LANDSCAPE SQUARE FOOTAGE	24,850 SQ / FT
	34.7% COVERAGE



NORRIS DESIGN
Planning • Landscape Architecture
4450 North 12th St. norris-design.com
Suite 236 P: 602.254.9800
Phoenix, AZ 85014 F: 303.892.1186

WOOD/PATEL
ARCHITECTS • INTERIORS • DESIGN
PHOENIX • MESA • TUCSON
2051 W. Northern Ave.
Floor 402 P: 602.950.0211
 (602) 335-8500

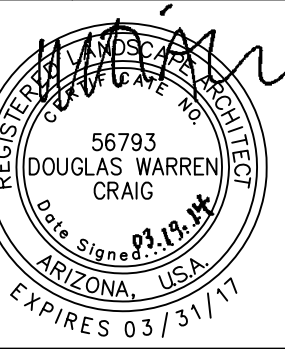
gsr andrade
ARCHITECTS
4121 COMMERCE ST. SUITE ONE 75228
DALLAS, TEXAS T.214.824.7040 T.214.887.0539

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REAL ESTATE DEVELOPMENT
3949 SHERRY LANE, SUITE 1570
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(214) 363-8400 | (214) 363-8409

ARIZONA GENERAL HOSPITAL

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14267 WEST BELL ROAD
Surprise, Arizona

Owner:
SCOTT PHILLIPS
CAREFREE PARTNERS
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602.953.6701

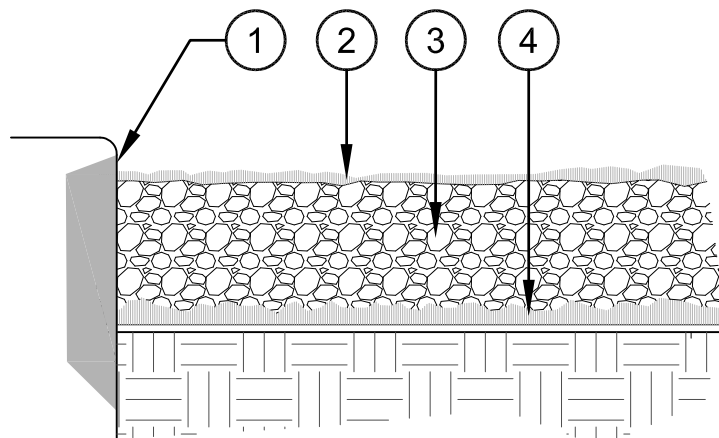


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CONSTRUCTION
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MARCH 21, 2014

Revision Date

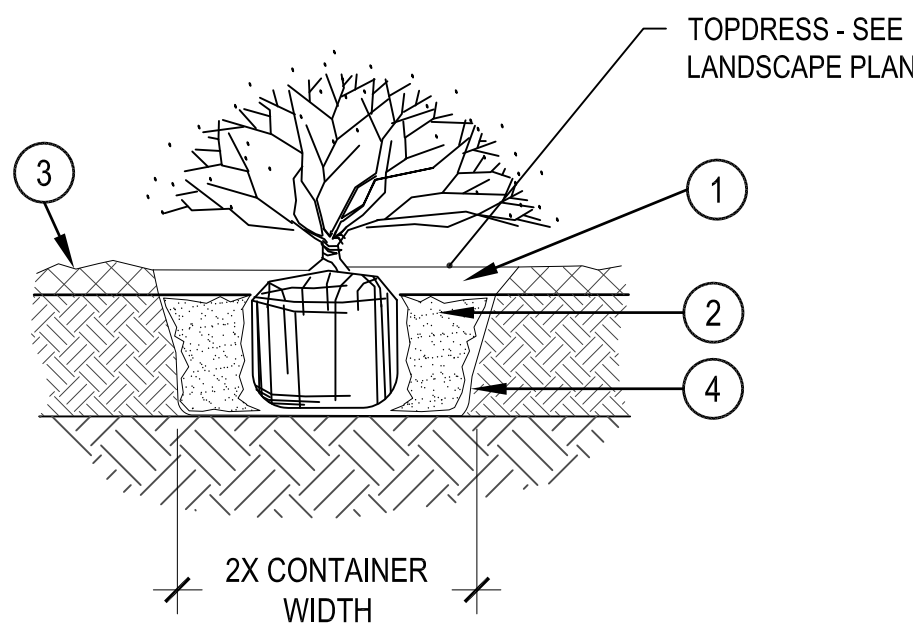
Sheet Title
LANDSCAPE PLAN

Sheet Number
LA-101



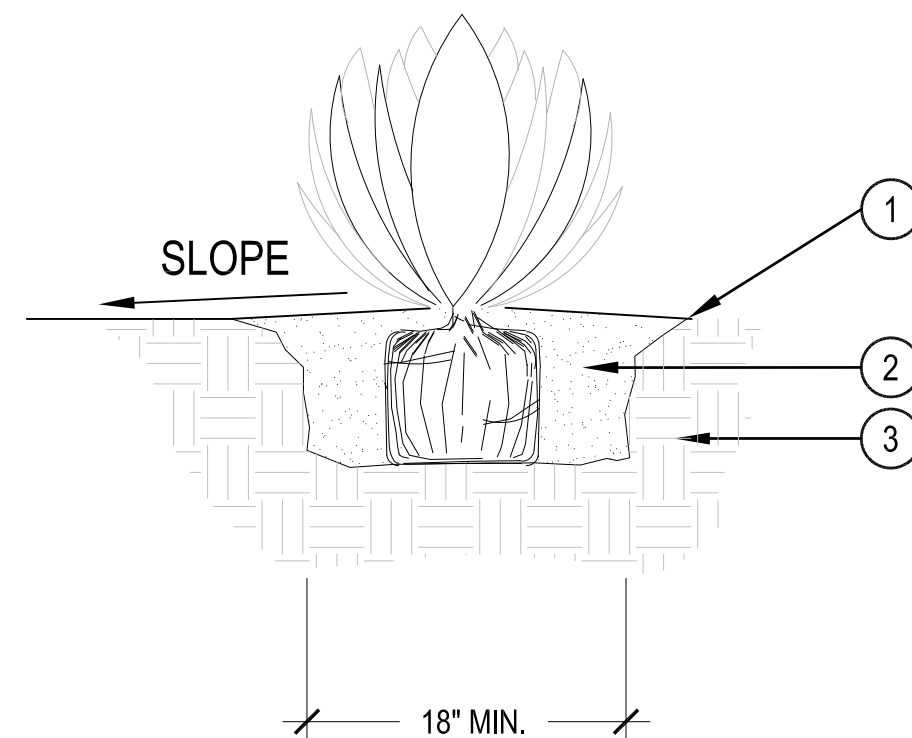
- 1 MIN. 1/2" REVEAL ON ALL PAVE SURFACES - GRADE FOR MATERIAL DEPTH AND REVEAL
- 2 FINAL APPLICATION OF PRE-EMERGENT HERBICIDE.
- 3 DECOMPOSED GRANITE / DECORATIVE ROCK PER PLANTING LEGEND
- 4 APPLY PRE-EMERGENT HERBICIDE TO SUBGRADE

NOTES:
1. APPLY PRE-EMERGENT HERBICIDE PER LABEL DIRECTIONS AND RATE



- 1 3" DEEP WELL. BLEND TO FINISHED GRADE
- 2 BACKFILL WITH NATIVE SOIL. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL. WATER SETTLE
- 3 FINISH GRADE (TOP OF MULCH)
- 4 SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING

NOTES:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
3. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER
4. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING



NOTES:
1. DO NOT CREATE BASIN AT BASE OF ACCENT. SLOPE BACKFILL AWAY FROM PLANT.
2. USE DRY SITE SOIL ONLY IN PIT -- NO MULCH

1 TOPDRESS

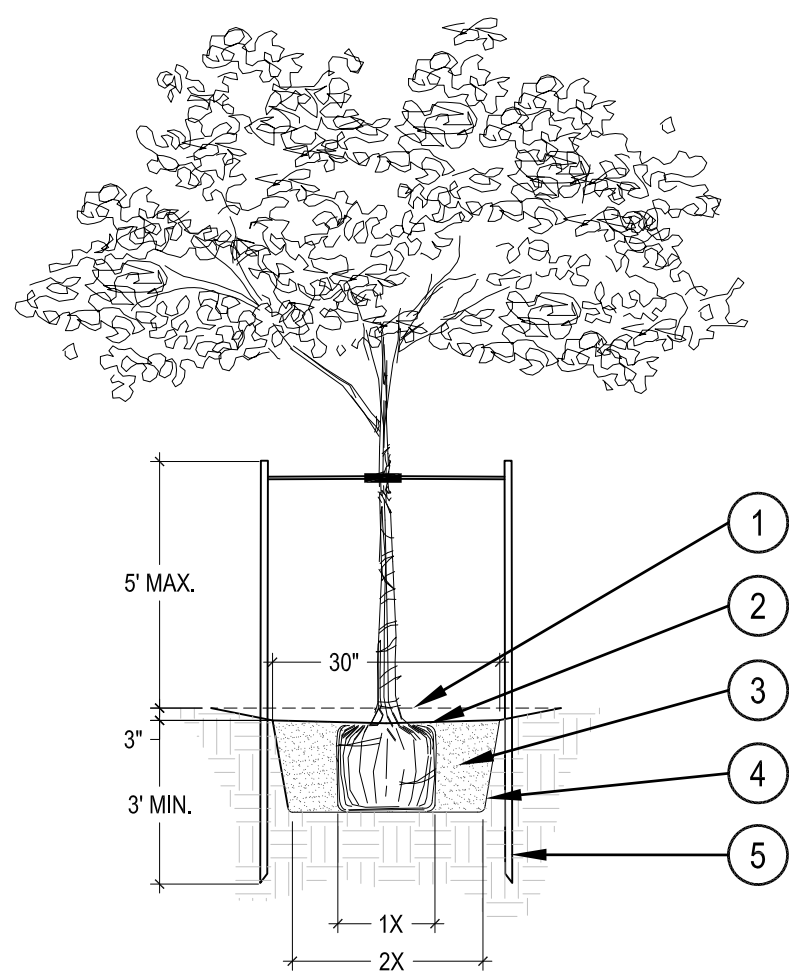
SCALE: NTS

2 SHRUB PLANTING

SCALE: NTS

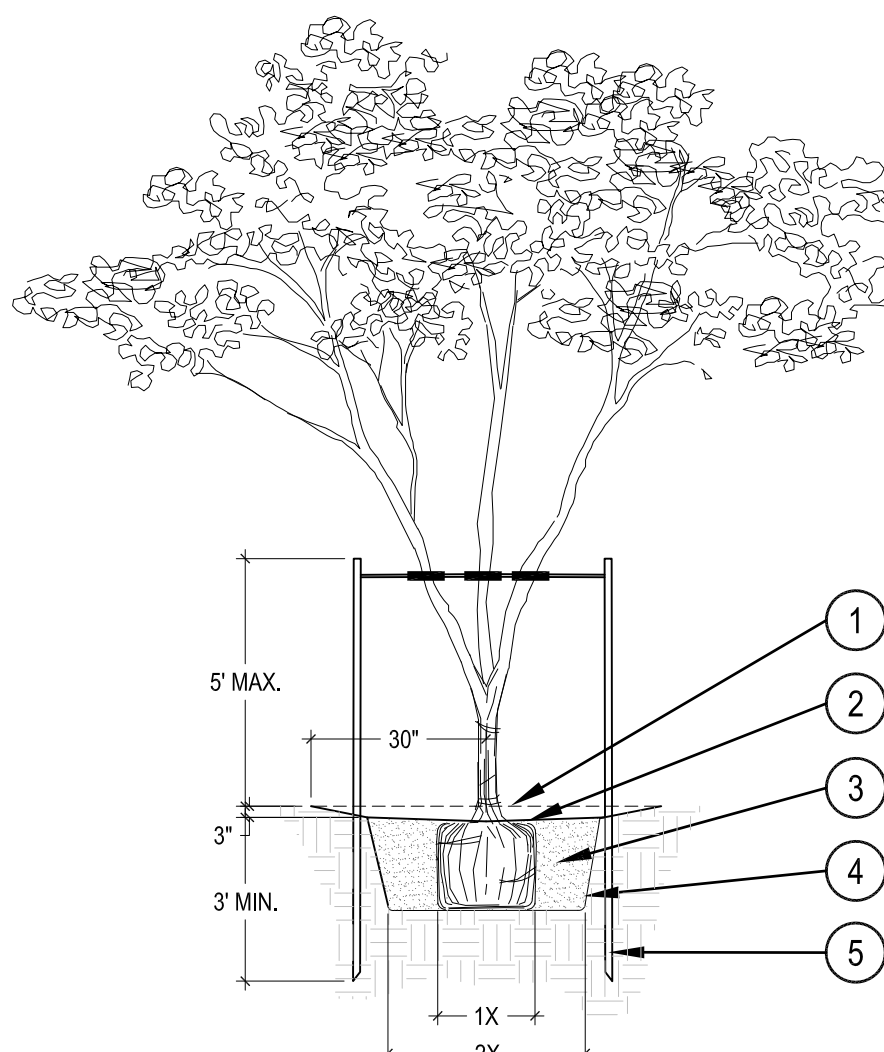
3 ACCENT CACTI PLANTING

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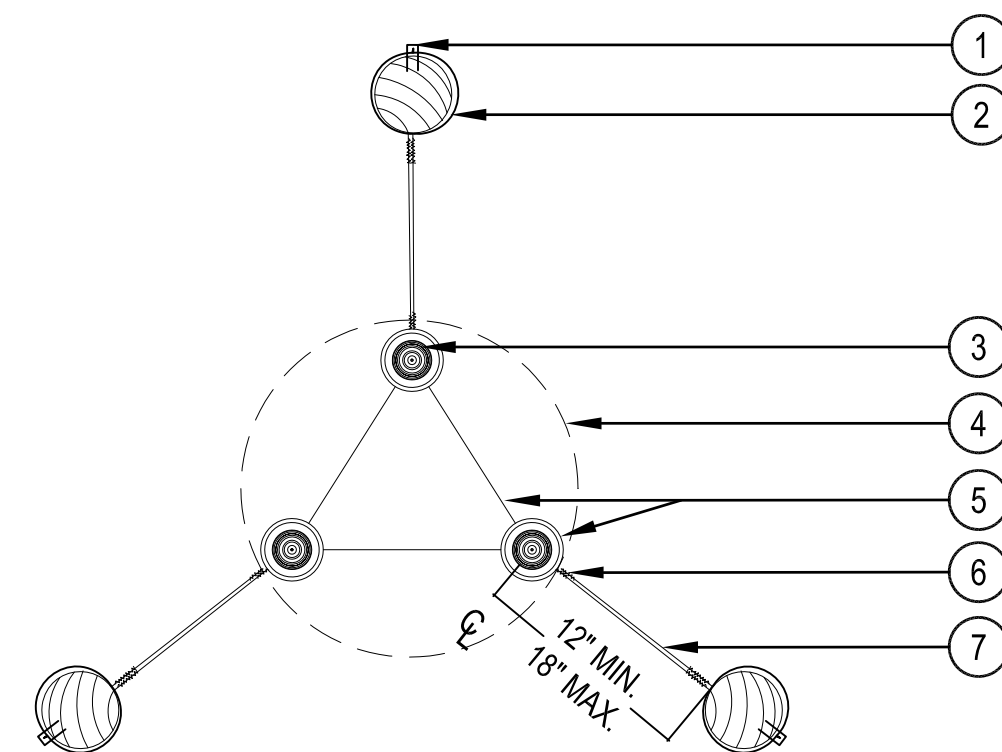
- 1 FINISHED GRADE
- 2 3" DEEP TREE WELL, BLEND TO FINISH GRADE.
- 3 BACKFILL WITH NATIVE SOIL WATER SETTLE. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL.
- 4 SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING.
- 5 2" DIA PRESSURE TREATED 8'-0" LODGEPOLE PINE TREE STAKES. SEE NOTE 2.

NOTES:
1. SET TOP OF ROOTBALL 4" BELOW TOP OF TREE WELL. ORGANIC MULCH AS REQUIRED.
2. DRIVE TREE STAKES 3' MIN. INTO GROUND TO FIRM BEARING, TAKE CARE NOT TO DAMAGE ROOTBALL. SAW STAKES ABOVE TIE TO PREVENT ABRASION TO OTHER BRANCHES. SEE MULTI-TRUNK TREE STAKING DETAIL.
3. INSTALL BERM ON DOWNSIDE OF SLOPES FOR TREES ON GRADE OF 5:1 OR GREATER.



- 1 FINISHED GRADE
- 2 3" DEEP TREE WELL, BLEND TO FINISH GRADE.
- 3 BACKFILL WITH NATIVE SOIL WATER SETTLE. HOLE SIZE: 2X WIDTH OF ROOTBALL. LOOSEN SOIL 3X WIDTH OF ROOTBALL.
- 4 SIDES OF PLANT PIT SHALL BE SCARIFIED AND SLOPING.
- 5 2" DIA PRESSURE TREATED 8'-0" LODGEPOLE PINE TREE STAKES. SEE NOTE 2.

NOTES:
1. SET TOP OF ROOTBALL 4" BELOW TOP OF TREE WELL. ORGANIC MULCH AS REQUIRED.
2. DRIVE TREE STAKES 3' MIN. INTO GROUND TO FIRM BEARING, TAKE CARE NOT TO DAMAGE ROOTBALL. SAW STAKES ABOVE TIE TO PREVENT ABRASION TO OTHER BRANCHES. SEE MULTI-TRUNK TREE STAKING DETAIL.
3. INSTALL BERM ON DOWNSIDE OF SLOPES FOR TREES ON GRADE OF 5:1 OR GREATER.



- 1 BEND TWISTED WIRES DOWN AND STAPLE TO STAKE
- 2 PRESSURE TREATED 2" DIA. 8"-0" LODGEPOLE PINE
- 3 TREE STEM
- 4 ROOT BALL
- 5 TWO STRAND 12 GA. GALV. WIRE IN 3/4" DIA. VINYL TWO-PLY FABRIC-BEARING HOSE 6"-8" DIA. KEEP ROUND TO ENSURE ALLOWANCE FOR NATURAL SWAY DO NOT CONSTRICT TRUNK
- 6 TWIST WIRE MIN. 4 TIMES AT ALL LOCATIONS SHOWN
- 7 ONE CONTINUOUS PIECE #12 GALVANIZED ANNEALED NEW STEEL WIRE EACH SIDE

4 SINGLE-TRUNK TREE PLANTING

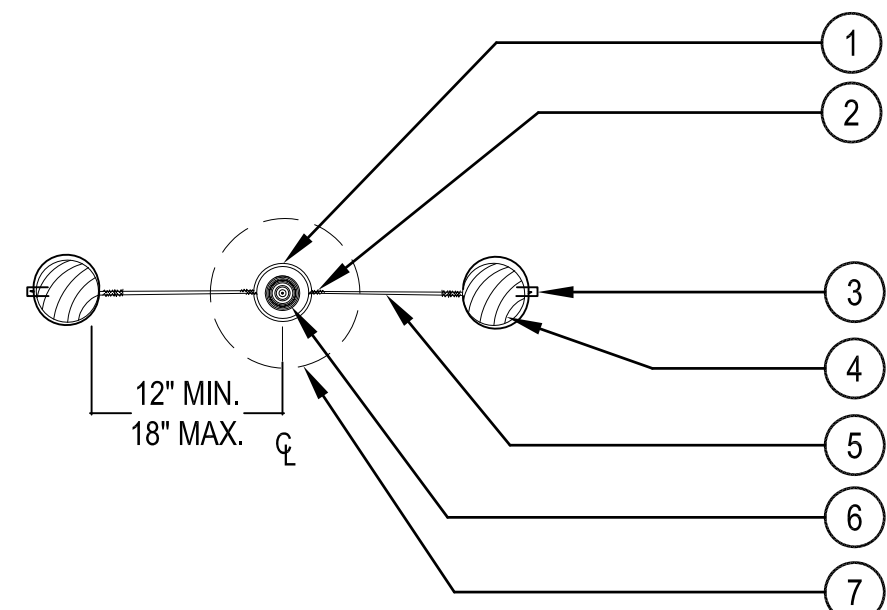
SCALE: 3/16" = 1'-0"

5 MULTI-TRUNK TREE PLANTING

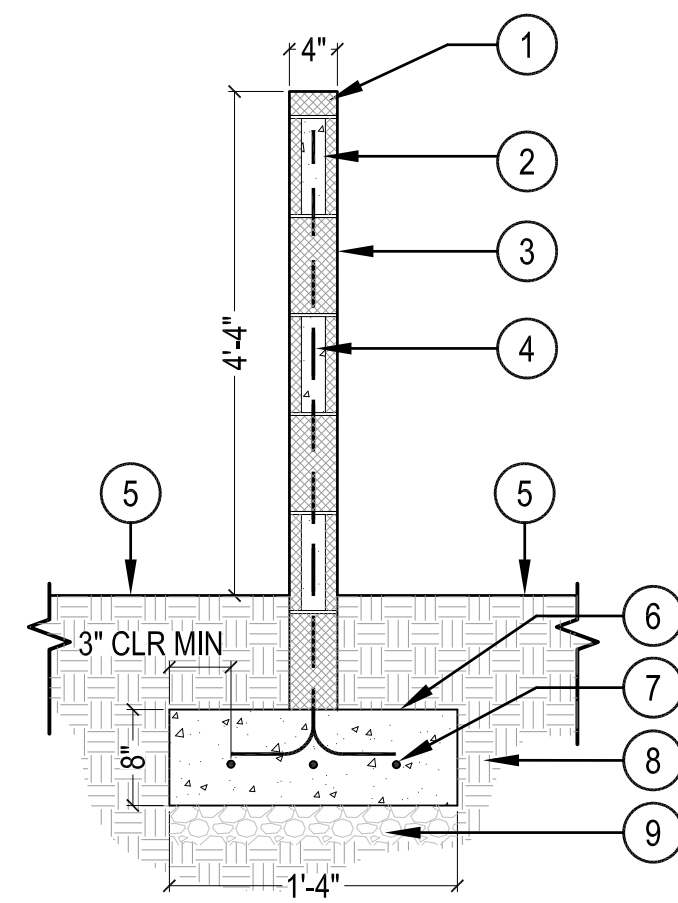
SCALE: 3/16" = 1'-0"

6 MULTI-TRUNK TREE STAKING

SCALE: 1-1/2" = 1'-0"



- 1 3/4" DIA. VINYL TWO-PLY FABRIC-BEARING HOSE 6"-8" DIA. KEEP ROUND TO ENSURE ALLOWANCE FOR NATURAL SWAY DO NOT CONSTRICT TRUNK
- 2 TWIST WIRE MIN. 4 TIMES AT ALL LOCATIONS SHOWN
- 3 BEND TWISTED WIRES DOWN AND STAPLE TO STAKE
- 4 PRESSURE TREATED 2" DIA. 8'-0" LODGEPOLE PINE
- 5 ONE CONTINUOUS PIECE #12 GALVANIZED ANNEALED NEW STEEL WIRE EACH SIDE
- 6 TREE TRUNK
- 7 ROOT BALL



- 1 4" SOLID CAP BLOCK - SPLIT FACE ON ONE SIDE
- 2 GROUT SOLID
- 3 8"x8"x16" GREY CMU BLOCK - SPLIT FACE ON ONE SIDE
- 4 #5 VERTICAL REBAR @ 48" O.C.
- 5 FINISH GRADE
- 6 #5 HORIZONTAL REBAR - TOP AND BOTTOM
- 7 CONCRETE FOOTING
- 8 95% COMPACTED SUBGRADE
- 9 95% COMPACTED TYPE II AGGREGATE BASE PER SOIL REPORT

NOTES:
1. ALL BLOCK TO BE 8"x8"x16" GREY SPLIT FACE (ON ONE SIDE)
2. GROUP TO BE 2000 PSI. CONCRETE TO BE 2500 PSI.
3. CONTROL JOINTS TO BE INSTALLED AS NEEDED AT 28'-0" ON CENTER.

7 SINGLE-TRUNK TREE STAKING

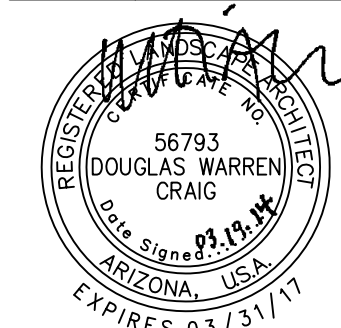
SCALE: 1-1/2" = 1'-0"

8 CMU SITE WALL

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

Owner:

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Sheet Title

LANDSCAPE DETAILS

Sheet Number

LA-201





1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, ARCHITECTURE PLAN, UTILITY PLAN, CIVIL PLAN, GRADING AND DRAINAGE PLAN AND ALL ASSOCIATED PLANS THAT AFFECT THIS WORK PRIOR TO BEGINNING CONSTRUCTION. IF THE CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THEIR RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
3. THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
4. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS AND INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS PER THE MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY AND ALL LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
5. THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES THROUGH THE COURSE OF THEIR WORK THE IRRIGATION CONTRACTOR SHALL PAY FOR ANY AND ALL REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
6. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN THE PROJECT LIMITS AND WITHIN LANDSCAPE AREAS. ANY EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHICAL CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO INSURE PROPER LOCATION AND OPERATION OF THE IRRIGATION SYSTEM AND ITS COMPONENTS.
7. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING OWNER'S REPRESENTATIVE.
8. ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED, OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE.
9. THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES AND VALVE CONTROL AND COMMUNICATION WIRES UNDER ALL PAVED SURFACES, WALLS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC. ALL SLEEVES SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF SLEEVING WITH THE GENERAL CONTRACTOR PRIOR TO THE START OF PAVING WORK.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE ADEQUATE VERTICAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES INCLUDING BUT NOT LIMITED TO MAINLINE, LATERAL, POLYETHYLENE DRIP TUBING, ETC. AND ALL UTILITIES (EXISTING OR PROPOSED) CONDUIT, STORM PIPE AND DRAINS, ETC.
11. SLEEVING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW. ALL MAINLINE, SUBMAINS, VALVE CONTROL AND COMMUNICATION WIRES, LATERALS AND 3/4" POLYETHYLENE DRIP TUBING UNDER PAVED SURFACES ARE TO BE INSTALLED IN SEPARATE SLEEVING.

SLEEVED PIPE SIZE/WIRE QTY.	REQUIRED SLEEVE SIZE AND QTY.
3/4"-1 1/2" PIPING	2" PVC (1)
1-50 CONTROL WIRES	2" PVC (1)

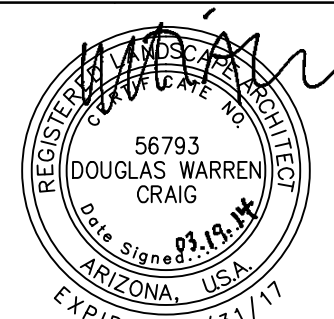
12. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL VALVES, MAINLINE FLUSH ENDS, GATE VALVES, ETC. AND SCHEDULE A REVIEW FOR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
13. ALL VALVE BOXES / LIDS SHALL BE PLASTIC WITH LOCKING COVERS, COLOR TO BE DESERT TAN. INSTALL PER THE CONSTRUCTION DETAILS. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 1'-0" FROM THE EDGE OF PAVED SURFACES AND 3'-0" FROM THE CENTERLINE OF DRAINAGE SWALES OR RETENTION BASINS. THE CONTRACTOR SHALL ADJUST ALL VALVE BOXES TO BE FLUSH FINISH GRADE.
14. GROUNDING FOR THE IRRIGATION CONTROLLER IS TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT www.asic.org/Design_Guides.aspx. FOR TECHNICAL SUPPORT REGARDING THE IRRIGATION CONTROLLER OR GROUNDING PLEASE CONTACT HUNTER INDUSTRIES (800) 733-2823 OR BOB SCHOTTKE (602) 524-7134.
15. CONTRACTOR SHALL EXTEND THREE SPARE CONTROL WIRES (ONE COMMON AND 2 CONTROL WIRES) FROM THE IRRIGATION CONTROLLER TO THE END OF EACH MAINLINE BRANCH. INSTALL SPARE WIRES IN A 1" ROUND VALVE BOX.
16. PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER IRRIGATION LINES. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
17. CONTRACTOR SHALL COORDINATE INSTALLATION OF DRIP IRRIGATION LINES PRIOR TO INSTALLATION OF PLANT MATERIAL WITH THE OWNER'S REPRESENTATIVE.
18. LAYOUT EMITTER TUBING PARALLEL TO TOPOGRAPHY WHEREVER POSSIBLE. INSTALL FLUSHABLE TYPE END CAP AT ENDS OF ALL 3/4" POLYETHYLENE DRIP TUBING AND FLUSH THOROUGHLY BEFORE INSTALLING EMITTERS. STAKE 3/4" DRIP TUBING IN PLACE AND BURY AT 8" DEPTH.
19. ALL PLANT MATERIAL SHALL BE IRRIGATED BY MULTI-PORT OUTLET PRESSURE COMPENSATING EMITTERS, SEE EMITTER SCHEDULE FOR ADDITIONAL INFORMATION.

IRRIGATION POINT OF CONNECTION NOTES

- POINT OF CONNECTION - TAP POTABLE WATER SERVICE LINE DOWNSTREAM OF THE DEDICATED 1" IRRIGATION WATER METER (SEE CIVIL UTILITY PLANS) WITH 1" TYPE K COPPER AND EXTEND TO BACKFLOW PREVENTER AT A DEPTH OF 24" OR PER LOCAL CODES, WHICHEVER IS GREATER IN DEPTH. INSTALL ONE 3/4" REDUCED PRESSURE BACKFLOW PREVENTER IN SECURITY/PROTECTIVE ENCLOSURE WITH FROST BASKET. EXTEND 1" TYPE K COPPER 30" HORIZONTAL FROM THE BACKFLOW ASSEMBLY AND TRANSITION TO 1" SCHEDULE 40 PVC AND EXTEND TO VALVES. FINAL LOCATION OF BACKFLOW PREVENTER SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES, OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS ASSOCIATED WITH THIS WORK.
2. CONTROLLER LOCATION - IS LOCATED AT THE SOUTH EAST CORNER OF THE BUILDING ON THE EXTERIOR WALL (OUTSIDE ROOM 101) AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL REFER THE ELECTRICAL PLANS AND COORDINATE 120 VOLT POWER AND ALL NECESSARY CONDUIT WITH THE OWNER'S REPRESENTATIVE. ELECTRICAL METER, WIRE CONDUIT, STEP DOWN TRANSFORMER (IF REQUIRED) AND ALL EQUIPMENT SHALL CONFORM TO ALL LOCAL CODES. REFER TO ELECTRICAL ENGINEERING AND ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION REGARDING POWER FOR THE CONTROLLER.
3. MOUNT HUNTER SOLAR SYNC SENSOR ON THE FASCIA OR WALL OF THE BUILDING. FINAL CONTROLLER, SENSOR LOCATION, AND SENSOR MOUNTING SYSTEM TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. THE STATIC WATER PRESSURE HAS BEEN VERIFIED WITH CITY OF SURPRISE WATER TO RANGE FROM 70-76 PSI. THE SYSTEM HAS BEEN DESIGNED FOR A REQUIRED MINIMUM STATIC PRESSURE OF 45 PSI. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRESSURE IN THE FIELD BEFORE CONSTRUCTION BEGINS AND FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DESIGN PRESSURE OF THE IRRIGATION SYSTEM AND THE MEASURED PRESSURE IN THE FIELD. IF THE CONTRACTOR FAILS TO NOTIFY THE OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL LIABILITY AND COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS TO ACCOMMODATE THE DESIGN PRESSURE.

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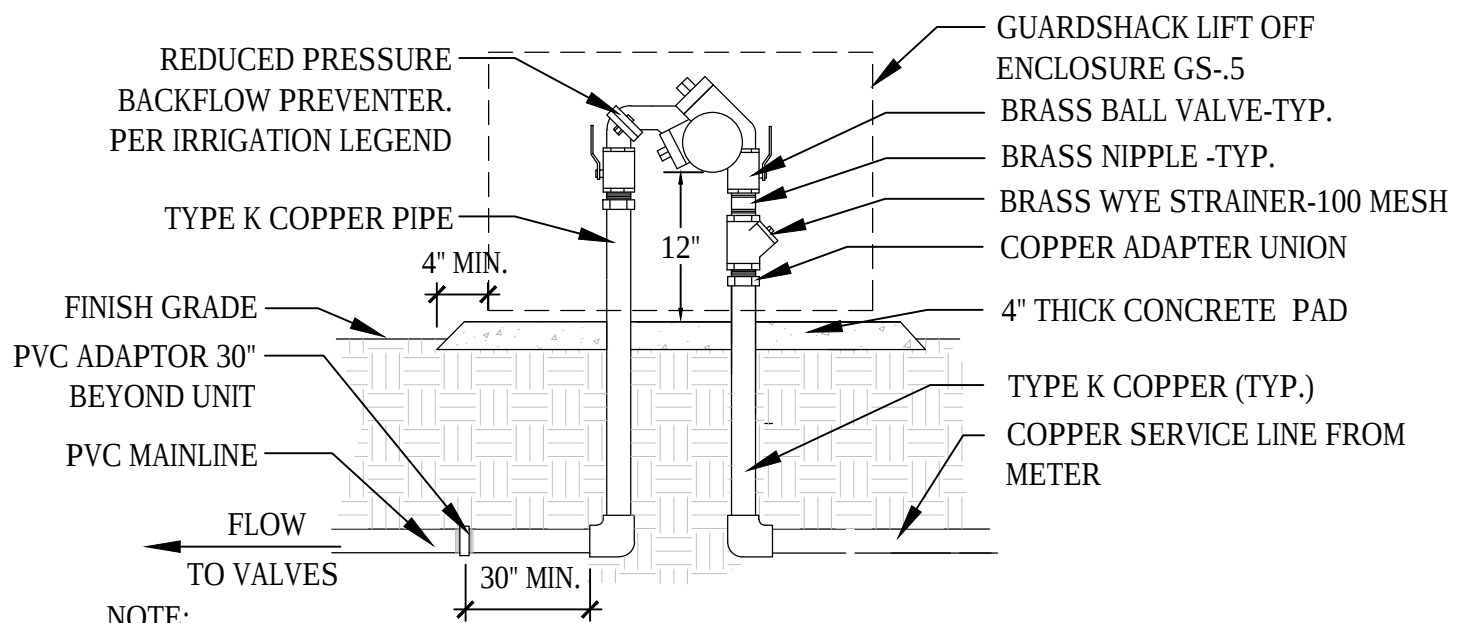
CONSTRUCTION
DOCUMENTS
MARCH 21, 2014

Sheet Title

IRRIGATION
PLAN

LA-301

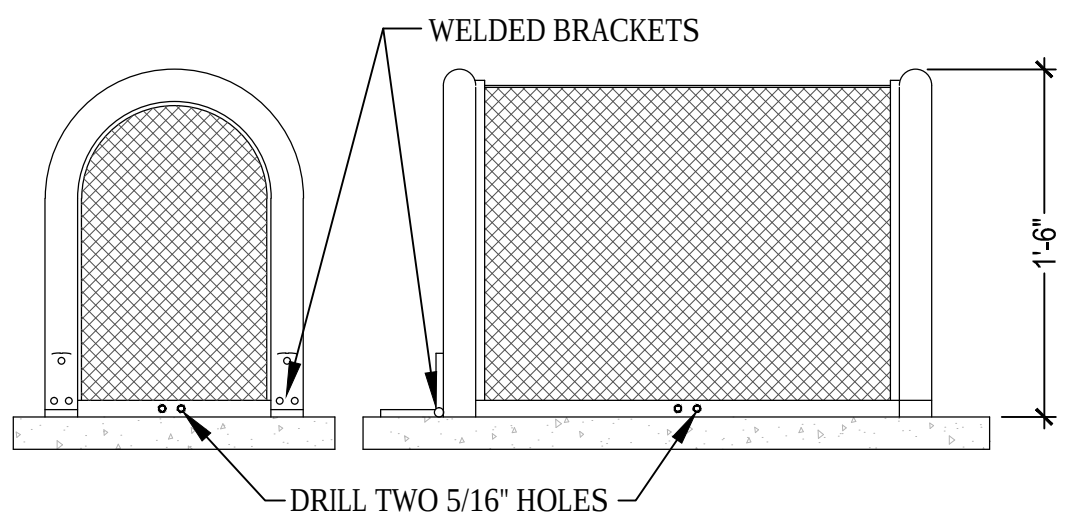




- NOTE:
1. INSTALL PER LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS.
 2. INSTALL GUARDSHACK LIFT-OFF ENCLOSURE PER MANUFACTURER'S SPECIFICATIONS.
 3. PROVIDE PVC SLEEVE FOR COPPER SUPPLY LINES AS THEY GO THROUGH THE CONCRETE SLAB BASE.
 4. BACKFLOW PREVENTION DEVICES SHALL BE PLACED A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.

1 BACKFLOW PREVENTER

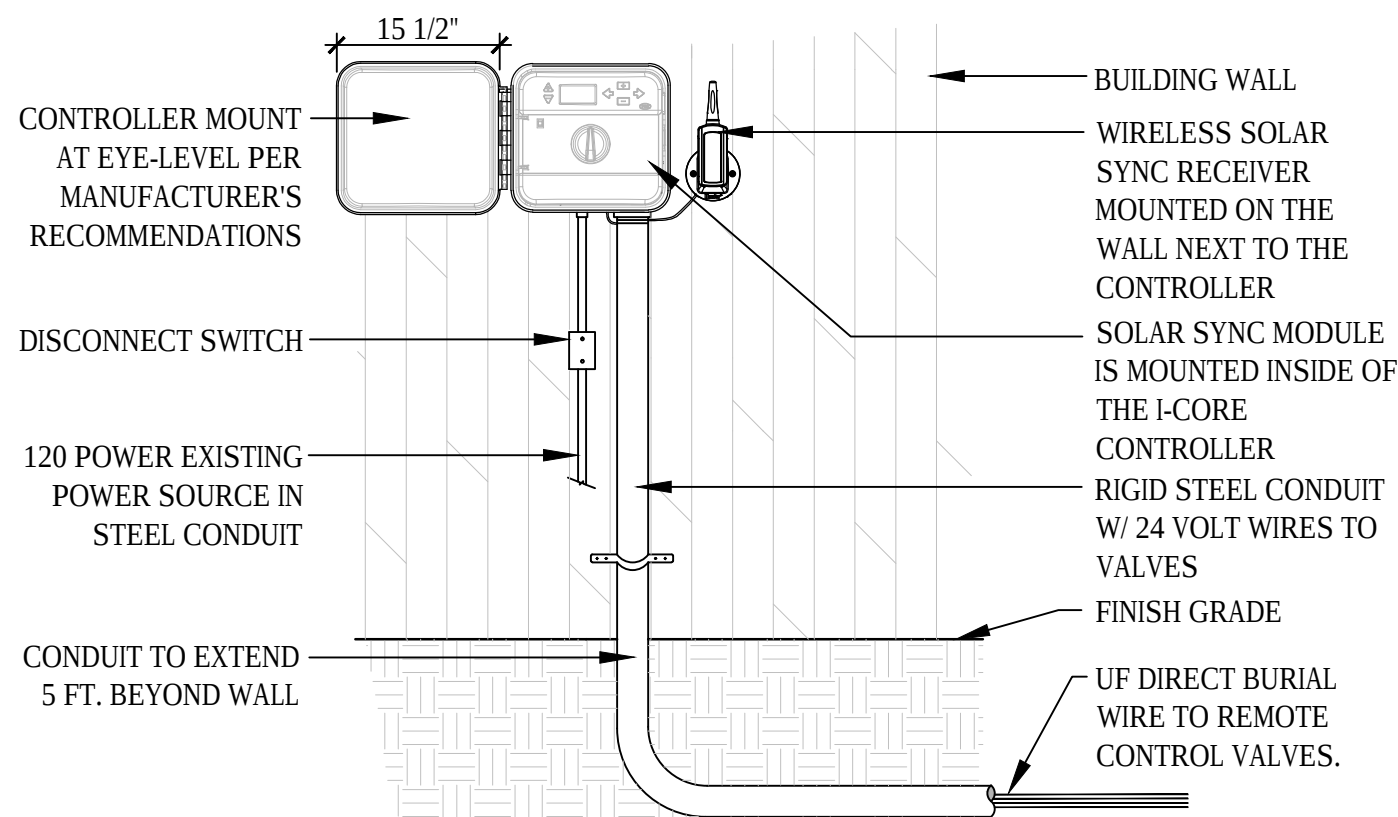
SCALE: NTS



- NOTE:
1. INSTALL GUARDSHACK GS 0.5 = 10" W x 18" H x 12" L LIFT-OFF UNIT 51 POWDER COATED STEEL GUARD SHACK PER MANUFACTURER'S SPECIFICATIONS.
 2. ALL BOLTS FOR HASPS SHALL BE ZINC PLATED TAMPER PROOF.
 3. PRODUCT AVAILABLE FROM GUARDSHACK 3831 E. GROVE ST. PHOENIX, AZ 85040 PH: (602)426-1102 EXT. 422 FX: (602) 426-1005
 4. PROVIDE KEYED PADLOCK, MASTER LOCK MODEL #957 W/ (2) TWO KEYS FOR LOCKING SECURITY ENCLOSURE.

2 GUARDSHACK BACKFLOW ENCLOSURE

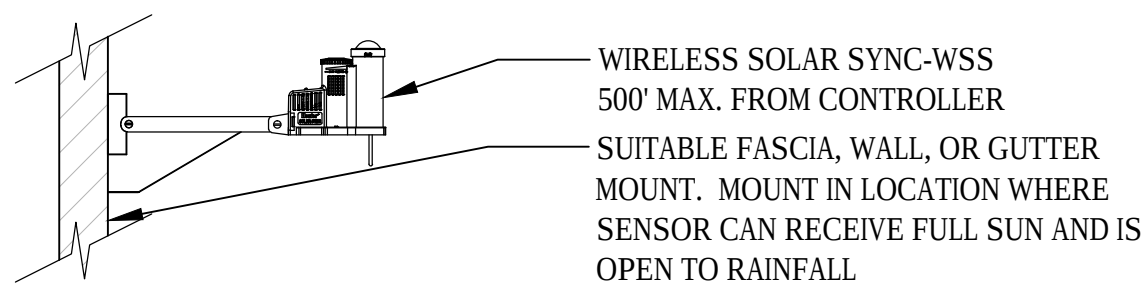
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- NOTE:
1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
 2. ALL ELECTRICAL MATERIALS SHALL BE U.L. APPROVED FOR USE AS SHOWN.
 3. GROUND CONTROLLER PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
 4. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
 5. PROVIDE LOCK FOR ENCLOSURE.

3 WALL MOUNT IRRIGATION CONTROLLER

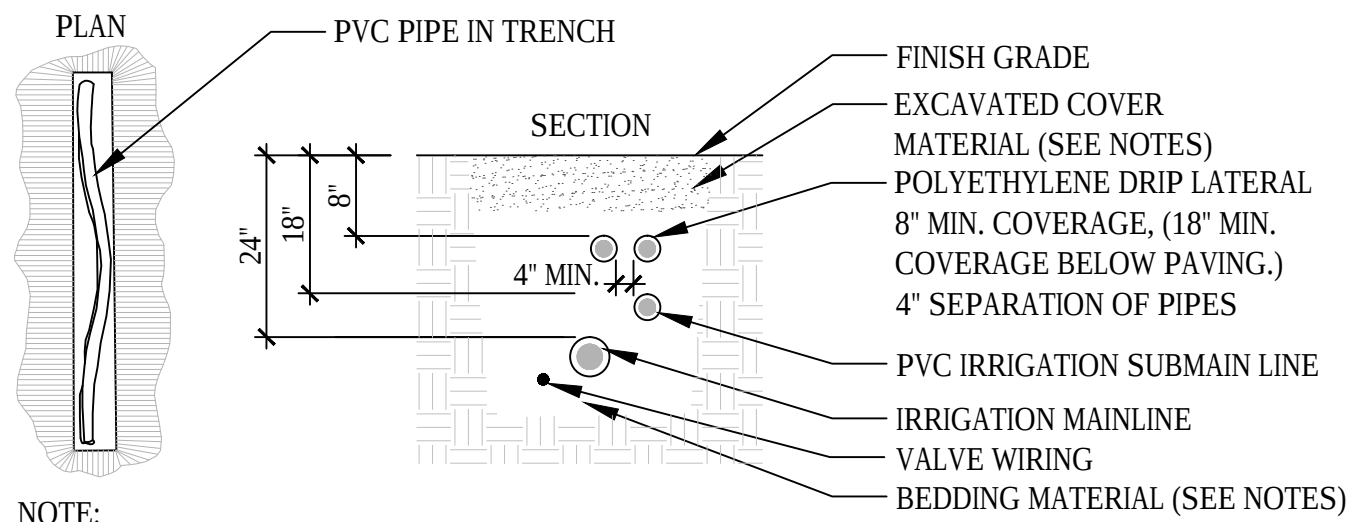
SCALE: NTS



- NOTE:
1. INSTALL SOLAR SYNC PER MANUFACTURER'S SPECIFICATIONS.
 2. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.
 3. FINAL LOCATION AND MOUNTING SYSTEM TO BE DETERMINED BY OWNER.

4 HUNTER SOLAR SYNC SENSOR (WALL MOUNT)

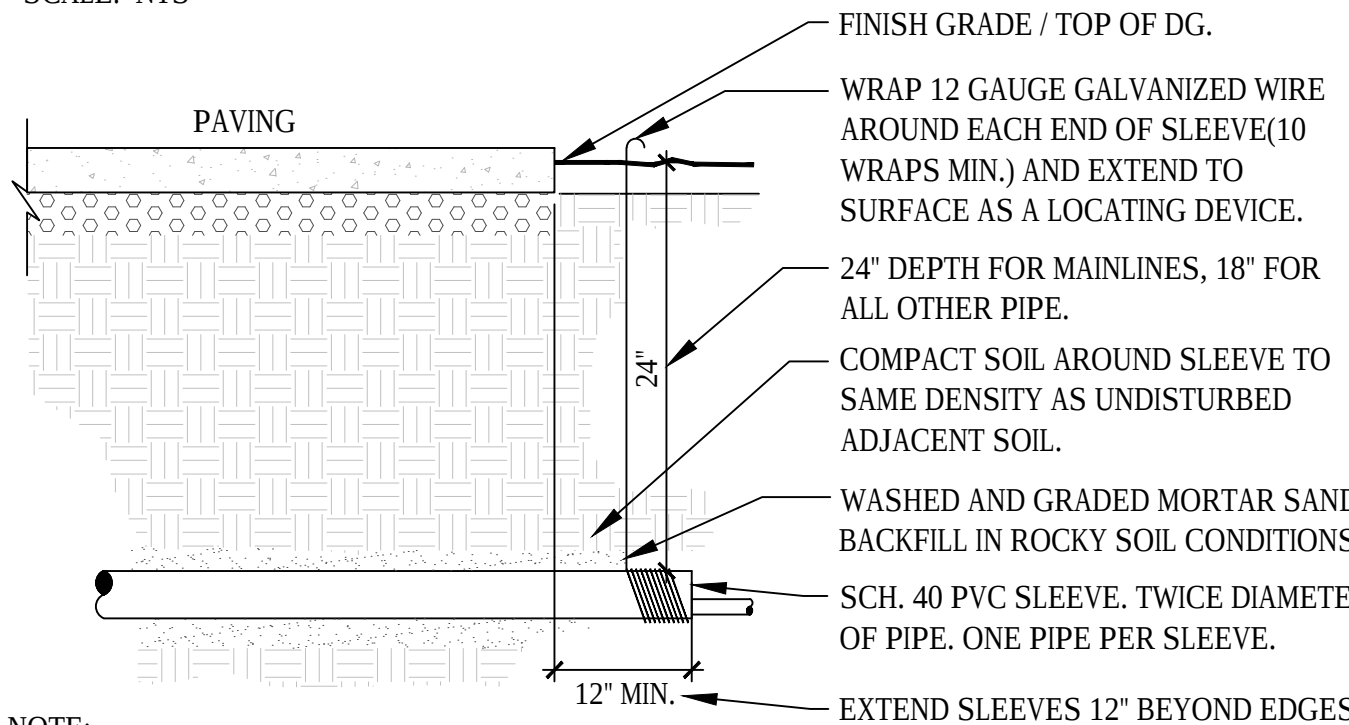
SCALE: NTS



- NOTE:
1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. ALL PVC PIPING AND ELECTRICAL WIRE TO BE SNAKED IN TRENCHES.
 3. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES.
 4. ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND SPLICES TO BE INSTALLED WITHIN A VALVE BOX AND MADE WITH DBY WATERPROOF CONNECTORS, OR APPROVED EQUAL.
 5. BUNDLE AND TAPE WIRING AT 10' INTERVALS.
 6. VALVE WIRES TO BE INSTALLED WITHIN MAINLINE TRENCH WHEREVER POSSIBLE.
 7. BEDDING MATERIAL SHALL BE 3" BELOW LOWEST PIPE OR WIRE AND 3" ABOVE HIGHEST PIPE OR WEIR WITHIN TRENCH.
 8. BEDDING MATERIAL SHALL BE IN MAINLINE TRENCH ONLY.
 9. BEDDING IS NOT REQUIRED IN POLYETHYLENE DRIP TUBING TRENCHES.
 10. EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 1/2" OR GREATER.
 11. PIPE BEDDING MATERIAL TO BE 1/4" SAND, FREE OF ROCK & DEBRIS, BACKFILL IN 6" LIFTS, PUDDLE WITH WATER, BETWEEN LIFTS.
 12. MULTIPLE PIPES AT THE SAME DEPTH IN THE SAME TRENCH MUST HAVE A MIN. OF 4" OF SEPARATION.
 13. REFER TO IRRIGATION SLEEVE DETAIL FOR SLEEVING.

5 TRENCH

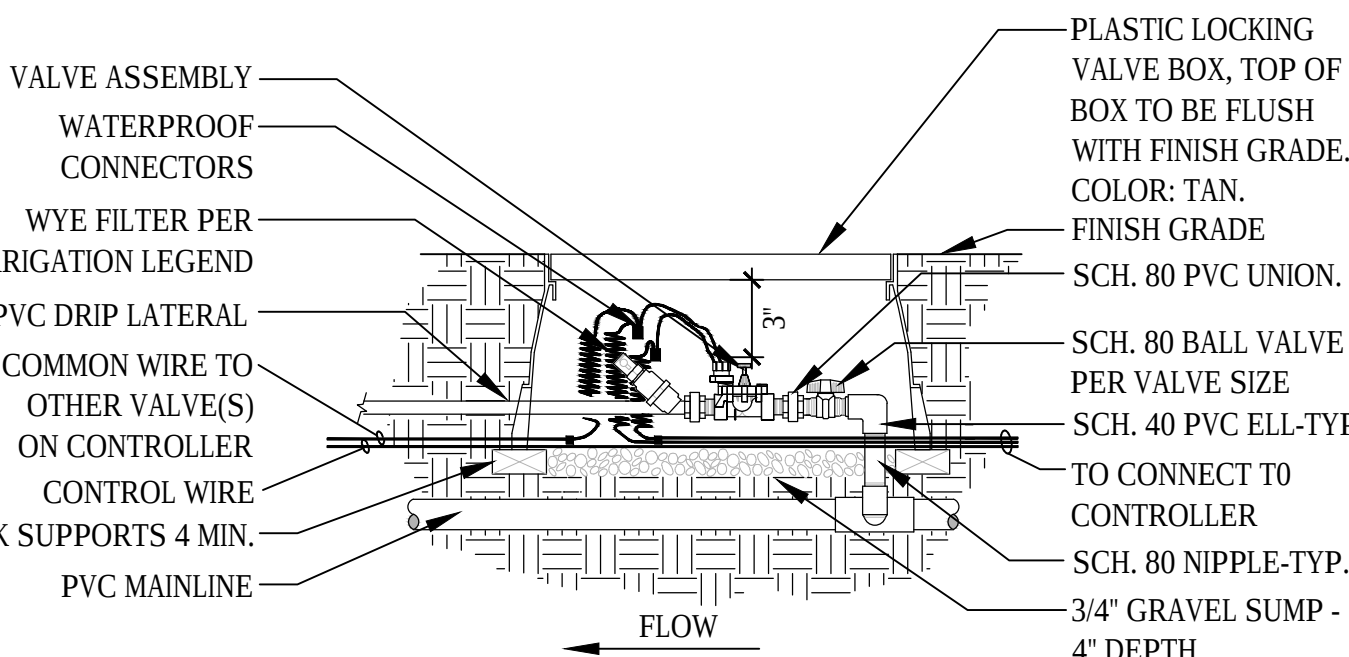
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- NOTE:
1. CAP SLEEVES UNTIL USE.
 2. MULTIPLE SLEEVES REQUIRE 4" SEPARATION WITHIN SAME SLEEVE TRENCH.
 3. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVE.
 4. ONE SLEEVE PER PIPE.

6 IRRIGATION SLEEVE

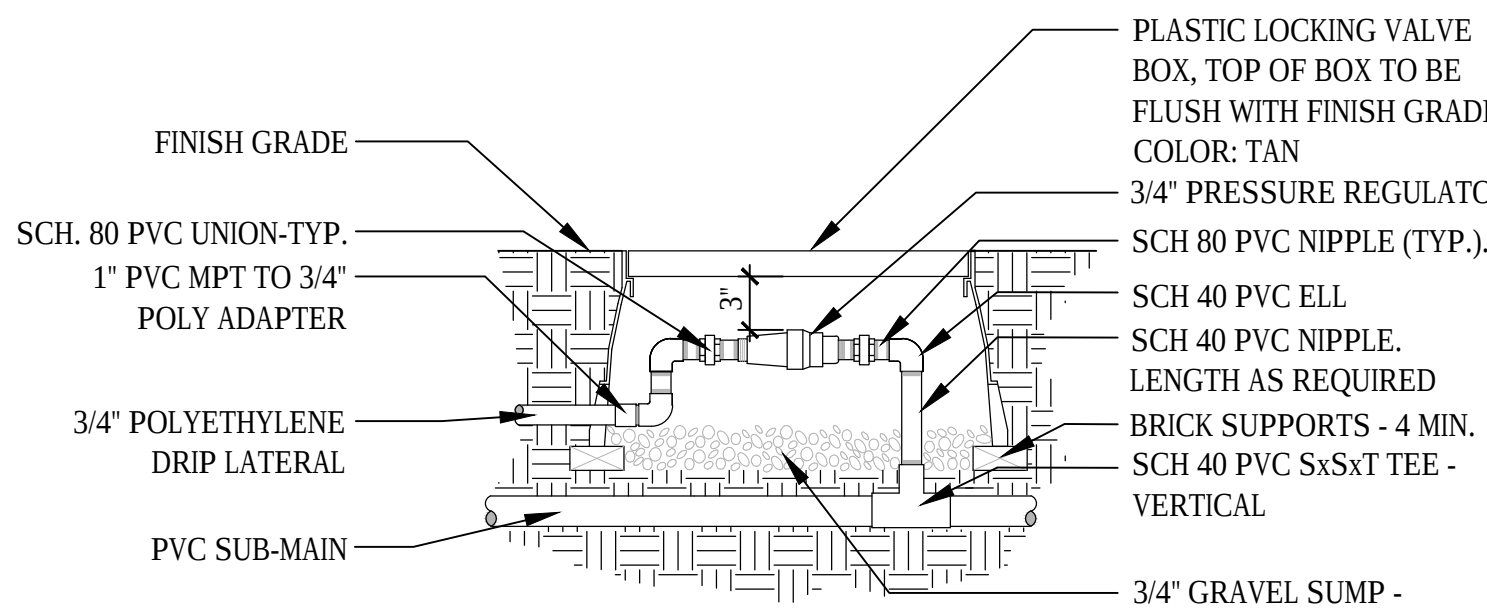
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- NOTE:
1. BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL.
 2. 30" MIN. LENGTH OF CONTROL WIRE COILED AROUND 3/4" PIPE AND PLACED IN BOX AT WATERPROOF CONNECTION TO SOLENOID.

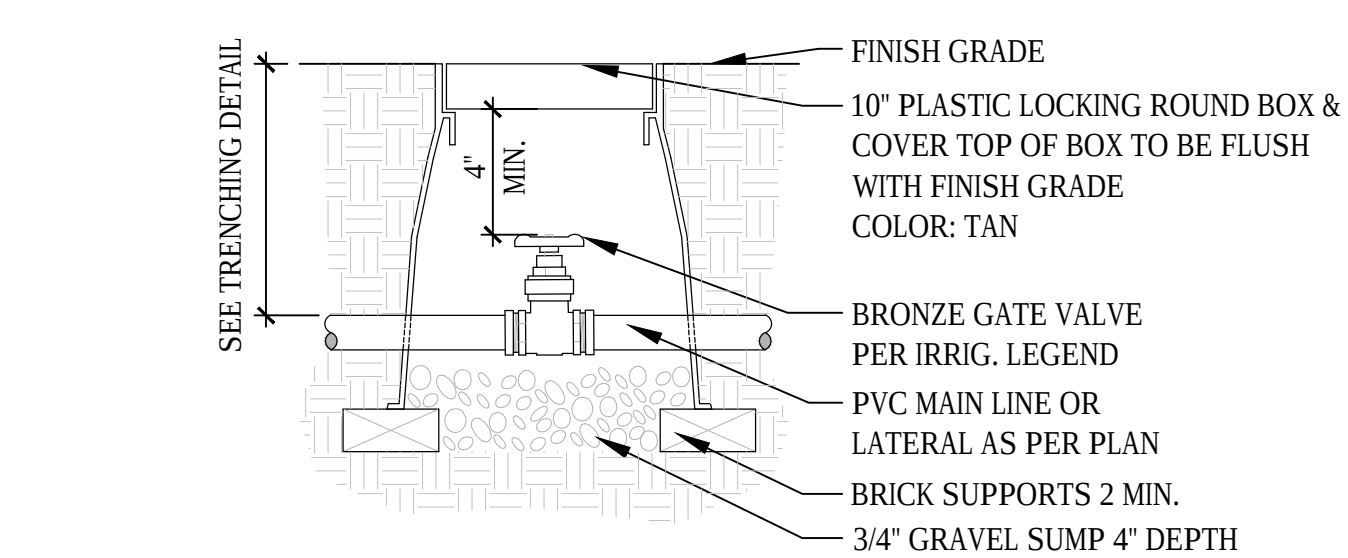
7 REMOTE CONTROL VALVE - DRIP

SCALE: NTS



8 PRESSURE REGULATOR

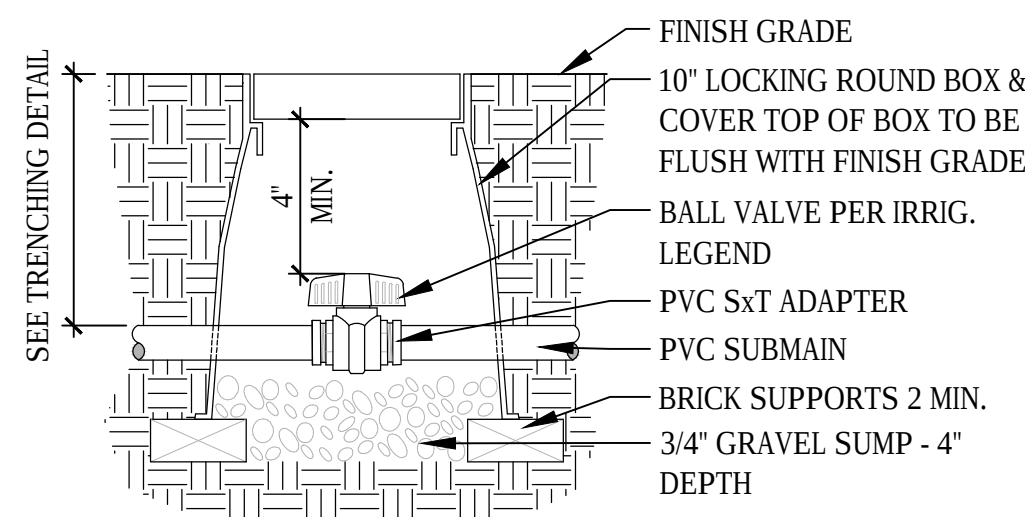
SCALE: NTS



- NOTE:
1. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
 2. DO NOT REST VALVE BOX ON MAINLINE OR LATERAL LINE.
 3. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

9 GATE VALVE 3" & SMALLER

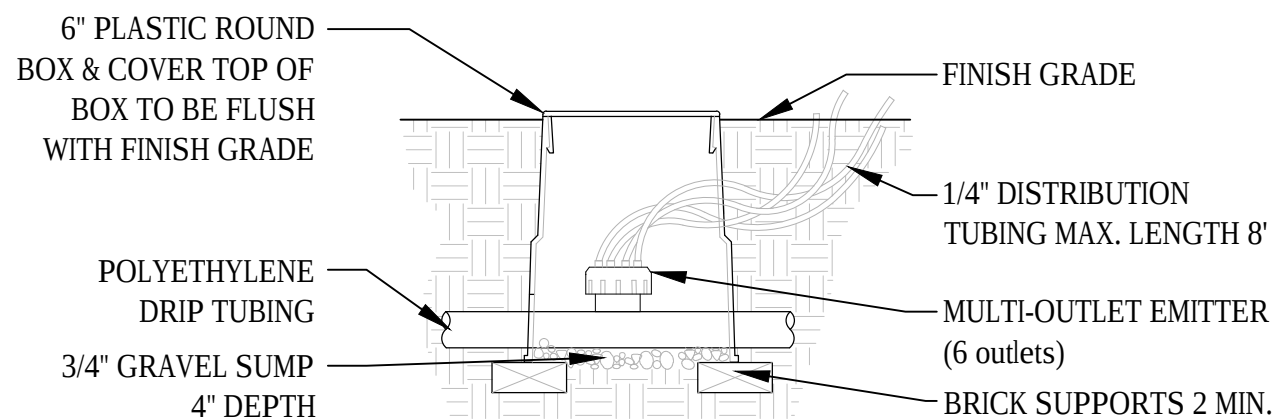
SCALE: NTS



- NOTE:
1. COMPACT SOIL AROUND BALL VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
 2. DO NOT REST VALVE BOX ON SUBMAIN LNE
 3. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

10 BALL VALVE

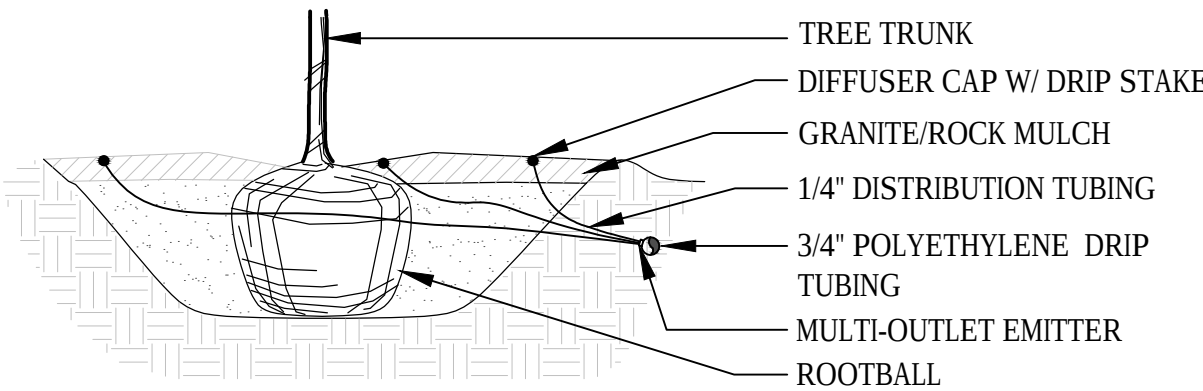
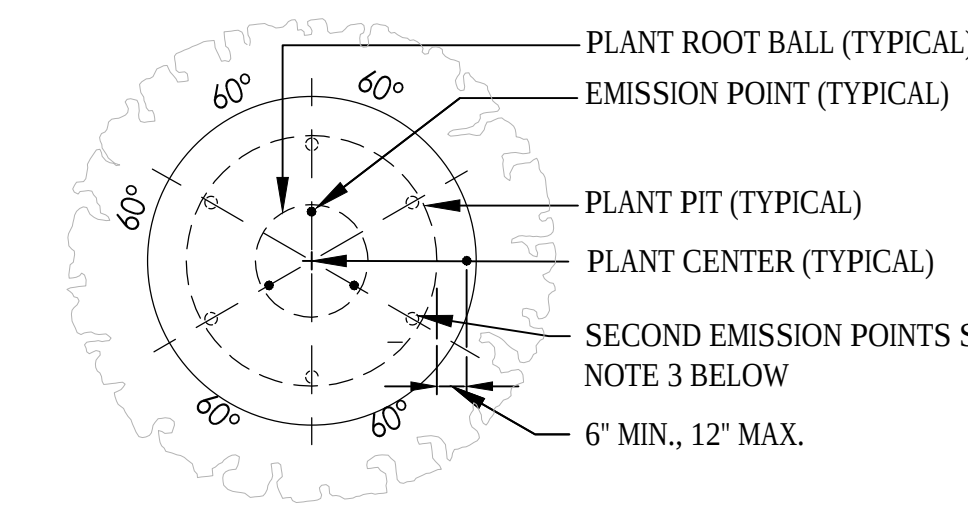
SCALE: NTS



- NOTE:
1. COMPACT SOIL AROUND VALVE BOX TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE
 2. WHEN SLOPING CONDITIONS OCCUR PLACE EMITTERS ON UPHILL SIDE OF PLANT MATERIAL.
 3. DO NOT DISTURB ROOT BALL WITH THE INSTALLATION OF POLYETHYLENE DRIP TUBING OR DISTRIBUTION TUBING.
 4. INSTALL EMITTERS ON OPPOSING SIDES OF ROOT BALL.
 5. FLUSH ALL LINES THOROUGHLY PRIOR TO EMITTER INSTALLATION.
 6. EMITTER SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING UNLESS OTHERWISE NOTED.

11 MULTI-OUTLET EMITTER

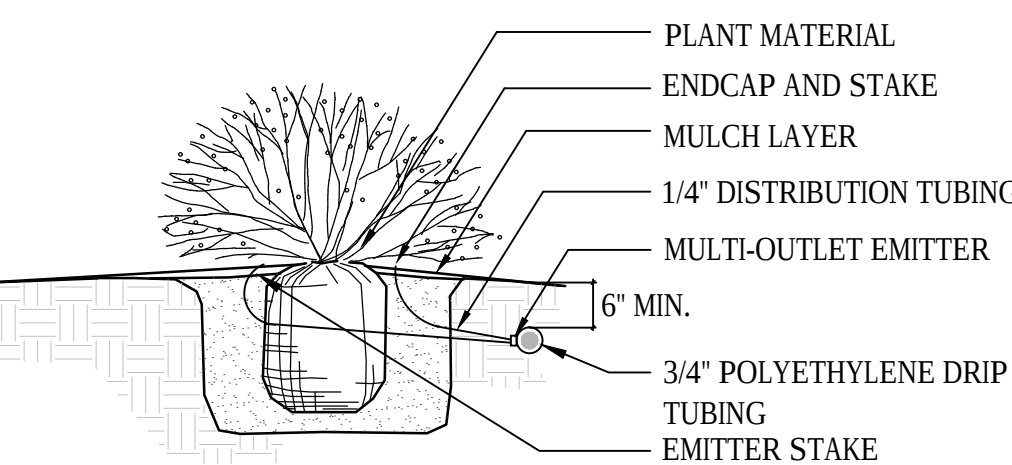
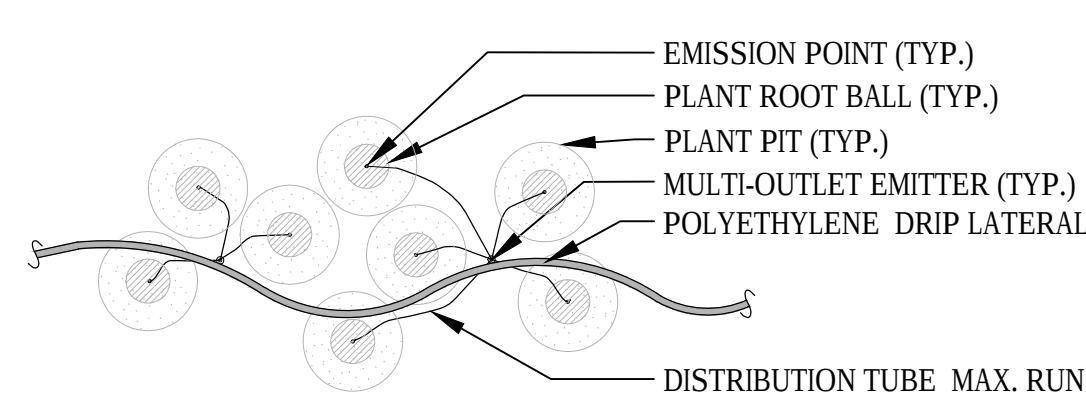
SCALE: NTS



- NOTE:
1. MAXIMUM LENGTH OF ONE DISTRIBUTION TUBE SHALL BE 8'.
 2. ALL EMISSION POINTS SHALL BE LOCATED ON UPHILL SIDE OF PLANT MATERIAL. ONE EMISSION POINT SHALL BE DIRECTLY TO PLANT BALL AS INDICATED. ADDITIONAL EMISSION POINTS SHALL BE WITHIN PLANT PIT PERIMETER AS DIRECTED IN THE EMITTER SCHEDULE.
 3. SECOND EMISSION POINTS (IF NEEDED) AS PER THE EMITTER SCHEDULE FOR 36" BOX TREES CALIPER OR LARGER.
 4. THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR PROPER PLANT WATER REQUIREMENT.

12 TREE EMITTER PLACEMENT

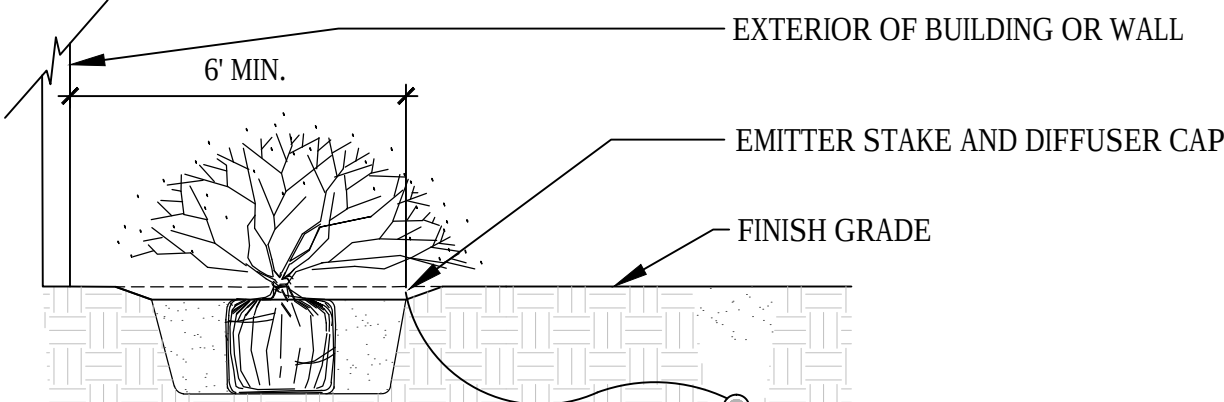
SCALE: NTS



- NOTE:
1. ONE EMITTER - ON TOP OF ROOTBALL. TWO EMITTERS- SPACE ON OPPOSING SIDES OF ROOT BALL. THREE OR MORE EMITTERS - SPACE EQUALLY AROUND EDGE OF ROOTBALL.
 2. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
 3. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON THE UPHILL SIDE OF ROOTBALL.
 4. EMITTERS SHALL BE SELF-FLUSHING PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
 5. DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
 6. THIS IS A WATERING GUIDE ONLY. SITE, SOIL AND PLANT CONDITIONS VARY GREATLY. CONTRACTOR MUST OBSERVE THE PLANT MATERIAL AND MAKE ADJUSTMENTS AS NECESSARY FOR PROPER PLANT WATER REQUIREMENT.

13 MULTI-OUTLET EMITTER PLACEMENT

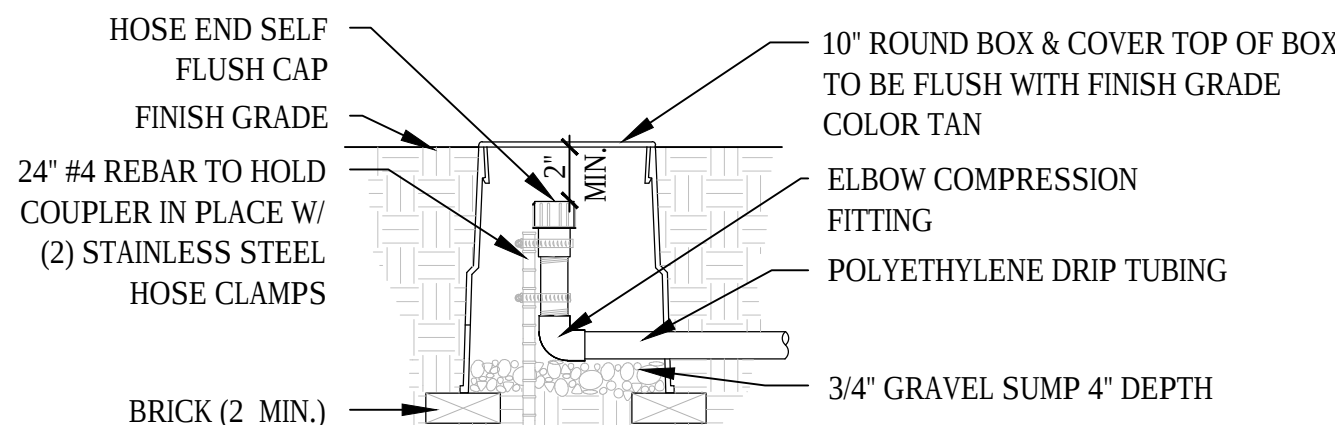
SCALE: NTS



- NOTE:
1. ALL IRRIGATION TO BE A MINIMUM OF 6" FROM BUILDING OR PER THE GEOTECHNICAL REPORT, WHICH EVER IS GREATER.

14 EMITTER PLACEMENT NEAR WALL

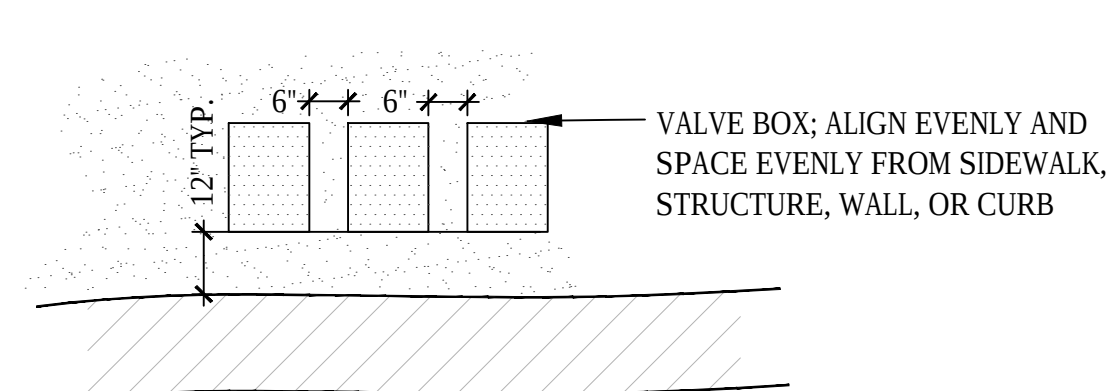
SCALE: NTS



- NOTE:
1. COMPACT SOIL AROUND VALVE BOX TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
 2. SECURE STAKE TO FLUSH END CAP OR PVC NIPPLE WITH A MIN OF 2 HOSE CLAMPS
 3. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE

15 FLUSH END CAP

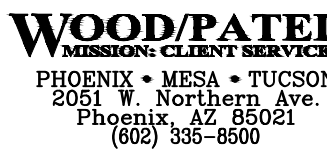
SCALE: NTS



- NOTE:
1. DO NOT PLACE VALVE(S) IN PEDESTRIAN OR TURF AREAS

16 VALVE BOX PLACEMENT

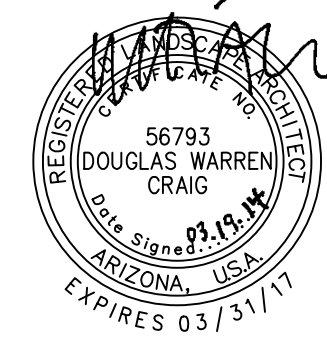
SCALE: NTS



ARIZONA GENERAL HOSPITAL ER
14267 WEST BELL ROAD
Surprise, Arizona

Owner:

SCOTT PHILLIPS
CAREFREE PARTNERS
11811 TATUM BLVD.
PHOENIX, ARIZONA 85028
602.953.8701



Issue Date

CONSTRUCTION
DOCUMENTS
MARCH 21, 2014

Revision Date

Sheet Title

IRRIGATION
DETAILS

Sheet Number

LA-401

- (1) STUCCO: SW6359 SOCIABLE

(2) GLAZING A: PACIFICA / SOLARBAN 70XL LOW E COATING

(3) GLAZING B: CLEAR / SOLARBAN 70XL LOW E COATING

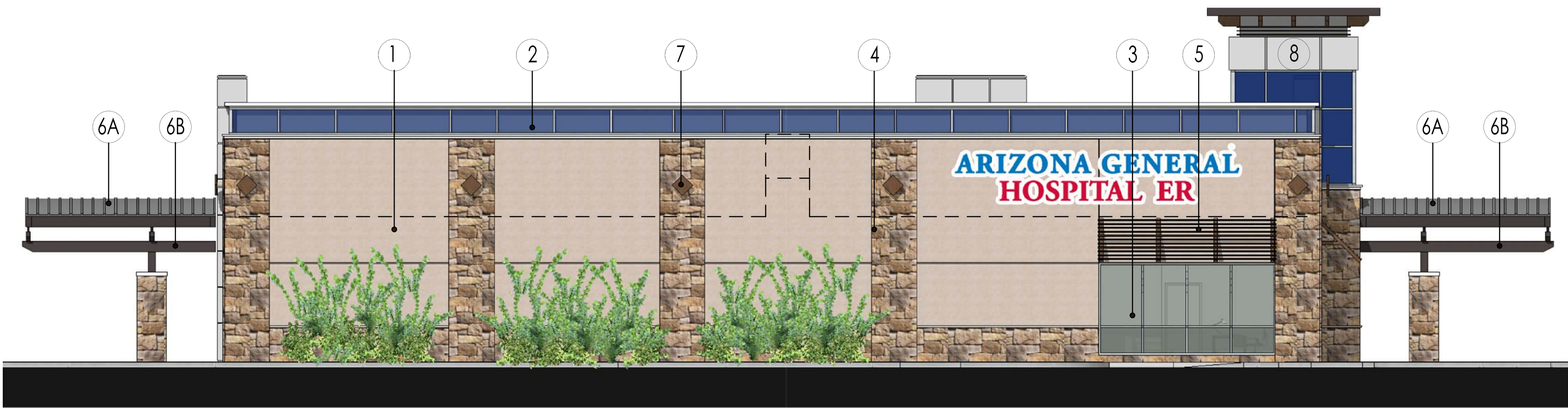
(4) STONE - ELDORADO AUTUMN LEAF
- (5) SUNSHADE

(6A) STANDING SEAM

(6B) METAL SW2926 IRON GATE

(7) ACCENT SCONCE

(8) ALUMINUM COMPOSITE PANELING



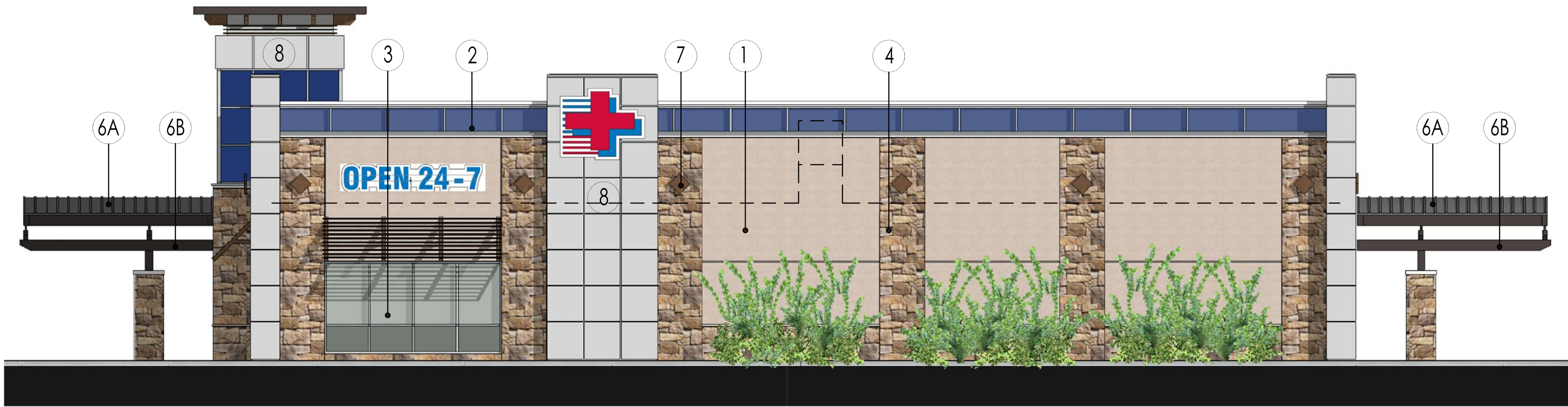
03 EAST ELEVATION

SCALE: 1/8" = 1'-0" 2129-14



01 NORTH ELEVATION

SCALE: 1/8" = 1'-0" 2129-14



04 WEST ELEVATION

SCALE: 1/8" = 1'-0" 2129-14



02 SOUTH ELEVATION

SCALE: 1/8" = 1'-0" 2129-14





CITY OF SURPRISE
Planning and Zoning Commission

May 1, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 1, 2014	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action on a recommendation to rezone property from Rural Residential (RR) to Medium Density Residential (RM-12) and action on site plan approval for Mariposa Acres located at 15851 West Tierra Buena Lane.

Motion:

1. I move to recommend approval to the Mayor and Council a rezone of the property from Rural Residential to Medium Density Residential AND 2. I also move to approve a site plan for Mariposa Acres, subject to conditions a and b and adopt the findings as presented.

Background:

The proposed Mariposa Acres project is seeking a rezone to facilitate an assisted living facility. The rezone, which is limited to the eastern 1.5 acres of the property, will change the property from rural residential (RR) to a medium density zoning district (RM-12).

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
- ☐ [Vicinity Map](#)
- ☐ [Rezone Document](#)
- ☐ [Site Plan](#)
- ☐ [Landscape Plans](#)
- ☐ [Elevations](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Hobart Wingard, Planner



COMMUNITY AND ECONOMIC DEVELOPMENT

Date: May 1, 2014

To: Planning and Zoning Commission

From: Chris Boyd, Interim Director
Nichole McCarty, Acting Planning Manager
Hobart Wingard, Planner
hobart.wingard@surpriseaz.gov 623-222-3156

Re: FS12-168 – Mariposa Acres

Application Summary

The applicant is requesting a rezone and site plan approval for a proposed assisted living project known as Moonlight Manor.

Location

The subject project is at 15851 West Tierra Buena Lane, approximately 3,600 feet south of the intersection of Bell and Reems Road.

History

- The subject parcel was annexed into the city on June 20, 1984.

Project Summary

The proposed Mariposa Acres project is seeking a rezone to facilitate an assisted living facility. The rezone, which is limited to the eastern 1.5 acres of the 4.5 acre property, will change the property from rural residential (RR) to a medium density zoning district (RM-12). An associated final plat will subdivide the proposed zoning districts into two (2) separate parcels.

The General Plan identifies this area as Low Density Residential allowing three (3) to five (5) dwelling units per acre. This land use permits a mix of single-family, duplexes, townhouses, and low rise apartments provided the overall density of the area does not exceed five (5) units per acre.

The intent of the project is to provide a 15-bed assisted care home. The proposed 20,592-square-foot, 2-story structure will have a southwestern theme utilizing materials such as stone, wood, stucco, and steel. To further enhance the aesthetics, a concrete paver entry drive will be provided.

Two (2) points of vehicular access will be provided from Tierra Buena Lane. The western access point will serve as a shared access for any future use located on that side of the property. A temporary fire access road will be provided along the western edge of the property until which time the western property is developed and a full shared access drive is

installed. Parking calculations based on the development code require a minimum of eight (8) vehicle spaces while the facility is providing parking for nine (9) vehicles, excluding the garage vehicle storage area.

Landscaping will be a variety of desert tolerant plant materials that are consistent with the landscape palate of the surrounding developed parcels. Landscape screening walls will be provided along the parking area that fronts Tierra Buena Lane.

Citizen Review Meeting

A citizen review meeting was held on June 27, 2012 at the Holiday Inn Express located at 16540 North Bullard Lane. Approximately 20 residents attended the meeting and voiced concern over the original intent of rezoning the parcel along Reems Road to community commercial citing potential issues with vehicular and pedestrian traffic from the high school to the east.

At the time of the meeting, the plan for the assisted living facility was not opposed by the residents. Since the meeting, the applicant has revised their request to rezone only a portion of the parcel to medium density residential and eliminate the commercial component.

Findings of Fact

1. Staff finds that the proposed rezone and site plan complies with the Surprise Municipal Code.
 - *This assisted living facility provides pedestrian and vehicular access, parking, landscaping, lighting, and signage*
 - *This assisted living facility provides various housing opportunities for individual lifestyles.*
2. Staff finds that the proposed rezone and site plan complies with the Surprise General Plan.
 - *This assisted living facility will provide infill and diversity of housing.*

Recommendation

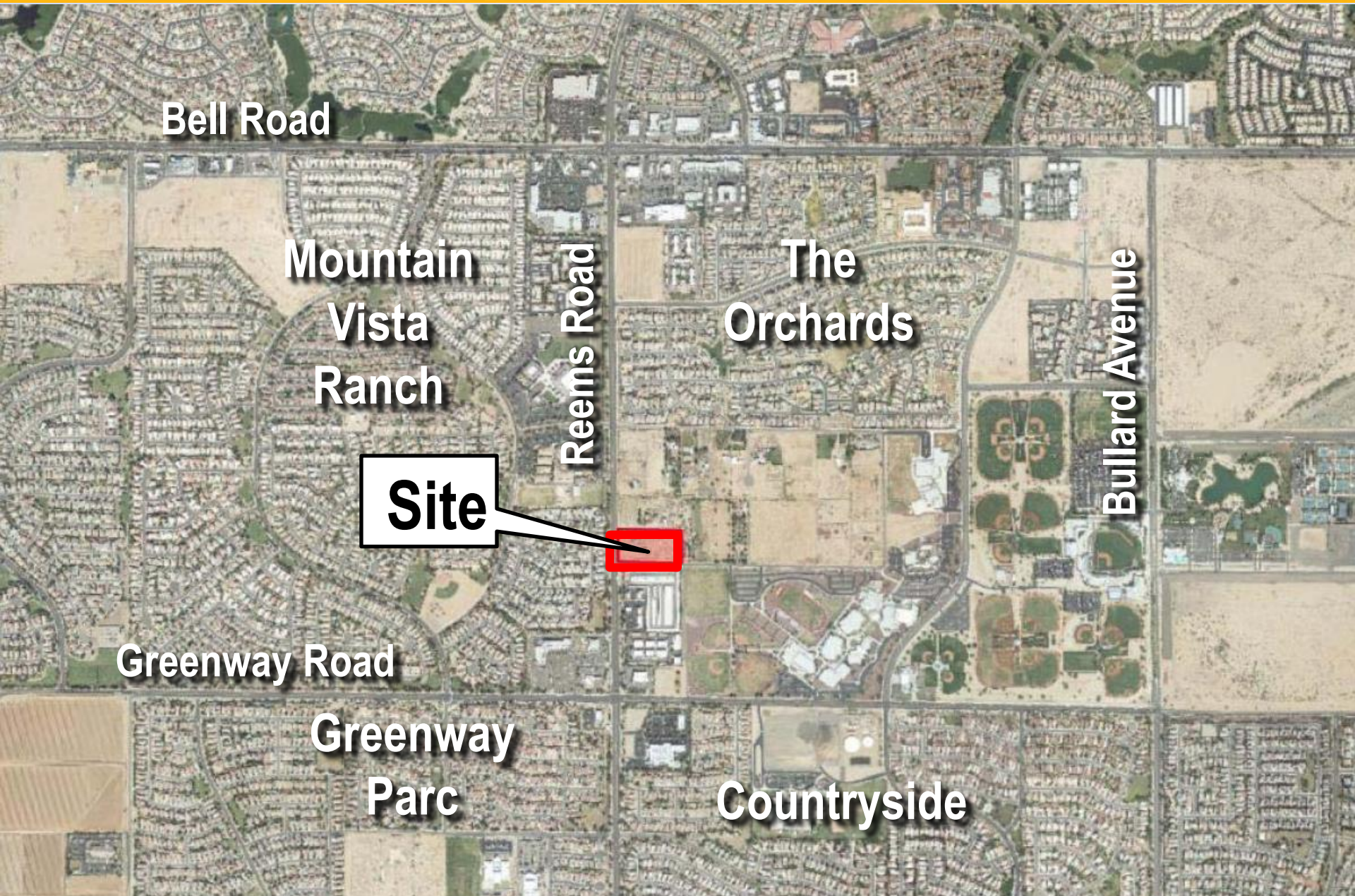
Staff recommends approval of the Mariposa project, subject to the following conditions:

1. Recommendation to approve rezoning the eastern 1.5 acres of the 4.5 acre property from Rural Residential (RR) to Medium Density Residential (RM-12); and
2. Approval of the Site Plan, subject to the following conditions:
 - a. Site plan approval is contingent upon Council approval of a rezoning ordinance and final plat for this assisted living facility; and
 - b. Applicant will revise, subject to city staff approval, the site plan prepared by Silver Leaf Designs LLC and City Spaces Architecture dated September 13, 2013, to update the construction type and occupancy classifications and obtain city approval prior to approval of any civil construction document and/or acceptance of any building permit application.

Attachments

Vicinity Map, Rezoning Document, Site Plan, Landscape Plan, Elevations, and Citizen Participation Report.

Vicinity Map – FS12-168





A REZONE FOR MARIPOSA ACRES

APN # 501-17-957

PREPARED BY

**BOB SALING
GENE STUMVOLL
FOR**

KING OVERPAS LLC

SEPTEMBER 10, 2013

Rezone Documents

Request for rezone of parcel number 501-17-957, 15853 Reems Rd. which is on the NEC of Tierra Buena and Reems Rd., Surprise. The 4 acre parcel is presently zoned (RR) Rural Residential. We are requesting a zone change for the East 1.5 acre portion to (RM) Residential Medium Density to accommodate a 15 resident assisted care home. The balance of the property, 2.5 acres, will remain (RR) Rural Residential. A final plat is being processed concurrently along the rezone limit.

Surrounding Parcels

The adjacent parcels are zoned (RR), with single family residential to the West and commercial (mini storage and retail) south of this parcel.

- A high school and grade school are also in close proximity. An existing residential setting care facility with 10 residents is located approximately 2000 feet Northeast of this location. Moonlight Manor, is presently full with a waiting list. For this reason we feel there is need for an additional care home with the same quality and appearance as Moonlight Manor. The zone change will allow for an assisted care home.

Proposed Zoning - Residential medium density (RM-12)

The purpose of the residential medium density (RM) zoning district is to provide for a mixture of medium density residential uses including single-family detached and attached dwellings, duplexes or other types of medium density housing together with schools, parks, and other public services necessary for an urban residential environment. The district is designed to allow maximum flexibility while maintaining an environment compatible with adjoining neighborhoods.

Existing Zoning - Residential Ranch (RR)

Purpose. The purpose of the residential ranch (RR) zoning district is to preserve aspects of the city's rural heritage through preservation of existing working farms, ranches, and open areas. The RR district protects and preserves valuable open space, natural resources, and rural areas such as rangeland and existing agricultural lands through fostering orderly growth in rural areas to prevent urban and rural land use conflicts. This district should promote an organized, efficient pattern of development by providing conditions conducive to continued land and rural purposes in appropriate locations, thereby reducing economic pressure which would otherwise lead to a scattered, inefficient and inconvenient pattern of urban activities.

General Plan 2035

The growth element called for in the General plan requires focus on using infill lots for developing growth. This conforms utilizing existing transportation, utilities and neighborhood compatibility. The housing element requires the promoting of diverse housing stock for the needs of the community. This zone change will provide for senior citizens that are a large population of Surprise.

The energy element in the General plan encourages the use of renewable energy and efficient energy use. This project complies as solar energy will provide electricity for heating/cooling and electric use.

The existing sewer and water are in place. The street is improved with asphalt pavement that will be widened next to the rezoned property.

Citizens Review Committee

A neighborhood meeting was held on June 27, 2012 at the Holiday Inn, 16540 N, Bullard Ave. Surprise. Prior to the meeting the subject property had been posted with "Notice of Public Hearing" signs both on Reems and Tierra Buena. In addition all properties located within 300' radius of the property were notified by mail and was newspaper published. Representatives of the owner also went door to door to visit with the neighborhood residents to discuss the plan and meeting. Approximately 20 citizens attended the meeting.

The plan at that meeting called for a PUD overlay with the East 1.5 acre portion to be rezoned to medium density residential to accommodate a 15 unit assisted care facility, with the West 2.5 acres to be rezoned to neighborhood commercial.

Several of the citizens voiced concerns about the commercial component and the impact of noise and traffic that might be generated. The plan for the assisted care facility was not challenged and the citizens were very receptive of adding this to the neighborhood.

The plan was adjusted to request a rezone to accommodate the assisted care facility on the East 1.5 acre portion and leave the West 2.5 acres unchanged until such time as a compatible use can be found.

Neighborhood Meeting

Date: June 27, 01

Thin: 600-1200

16510 N. Bullard Ave.

Council Chambers

Case # 15012-1603 - Request for rezoning with a PLUD overlay for parcel number 601-17-067 located between Rd. We are requesting to rezone and 1.5 acre parcel to medium density residential with a PLUD overlay to allow for a larger 12 unit related care living facility. We are also requesting to rezone the West 2.5 acres to C-N with a PLUD overlay to provide distinct regulations as adopted by the city.

Planning and Zoning

111

THE
MAGAZINE

Location: Springfield, Illinois
Council: 4400065

City Council

1992

1110

Location: **Surfside City Hall**
Council Chambers

Public Health

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History

2000

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THE UNIVERSITY OF CHICAGO

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Wang, J. 2002. *China's Foreign Trade*. Beijing: China Foreign Trade Press.



For More Information Call
CITY OF SPRINGFIELD

THE UNIVERSITY OF CHICAGO PRESS

03/15/20

Notice Of Public Hearing

City of Surprise

Neighborhood Meeting

Date: June 27, 2012

Time: 6:00 P.M.

Location: Holiday Inn Express
16540 N Bullard Ave.

Planning and Zoning

Date: _____

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers

City Council

Date: _____

Time: 6:00 P.M.

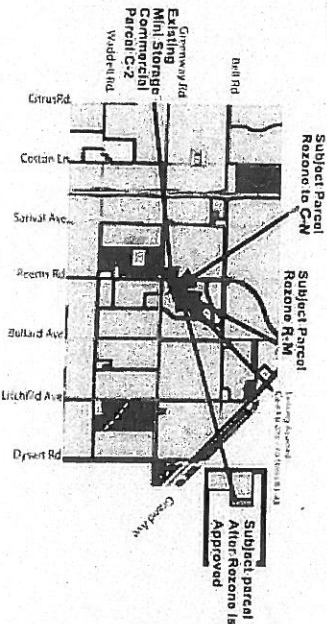
Location: Surprise City Hall
Council Chambers

Case # **PS12-168** Request for rezone with a PUD overlay for parcel number 501-17-957 15853 Reems Rd. We are requesting to rezone east 1.5 acre parcel to medium density residential with a PUD overlay to allow for a larger 15 unit assisted care living facility. We are also requesting to rezone the West 2.5 acres to C-N with a PUD overlay to provide distinct regulations as adopted by the city.

For More Information Call:

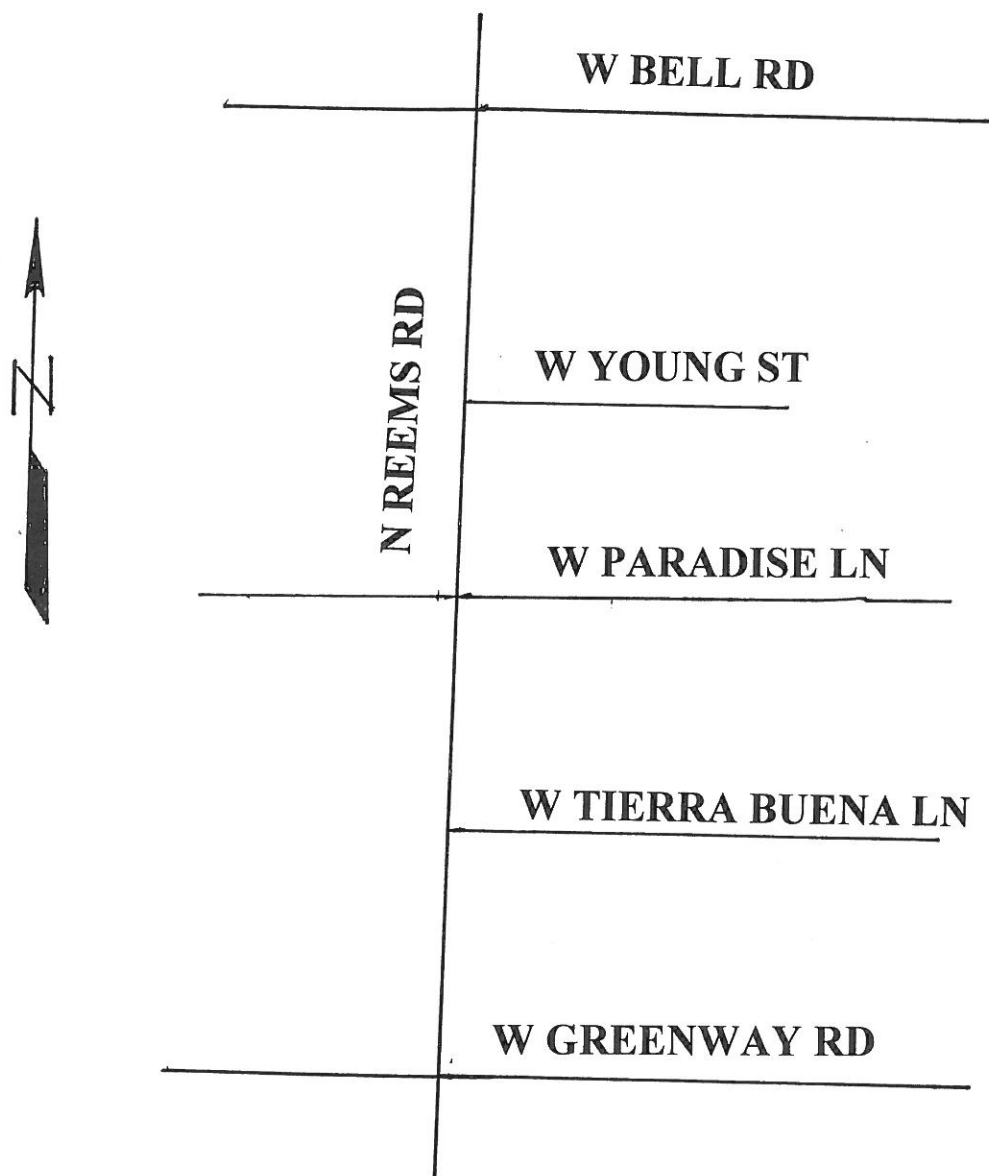
CITY OF SURPRISE 623.222.3156

General Plan 2030



06/15/20

**SURPRISE, AZ
VICINITY MAP
PROPOSED ZONE CHANGE**



SURPRISE, AZ EXISTING ZONING AND SUBDIVISION MAP

General Plan 2030

Zoning Map

BP	PA	RL-2
CN	D	PF
CC	RM	
CR	RH	
IP	RR	
IG	RL-3	
	RL-4	

Map Features

Roadways

- Freeway
- Expressway
- State Road
- Highway
- Local Road
- US Highway
- State Freeway
- Local Freeway

Boundaries

- City Limits
- County
- Neighborhood
- Lot 1 F-16
- Lot 1 F-17

Map prepared by the City of Surprise January 2009

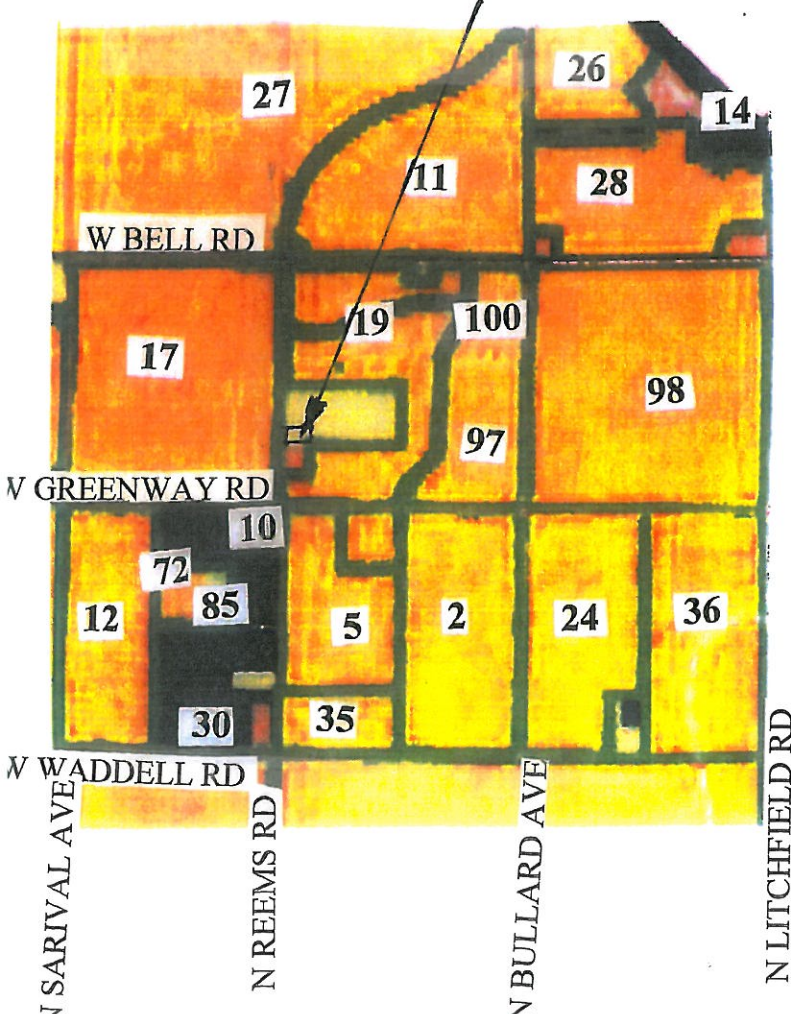
SURPRISE

www.surprisearizona.com

The map is for informational purposes only. It is not a legal document. The City of Surprise is not responsible for any errors or omissions. The map is subject to change without notice.

RR ZONE
501-17-957

W TIERRA BUENA LN



LOT DEVELOPMENT	LOT COUNT	LOT DEVELOPMENT	LOT COUNT
1 Arizona Traditions	1810	52 Lake Pleasant 5000	9003
2 Ashton Ranch	1270	53 Oak Crossing	1570
3 Bell West Ranch	1100	54 TIERRA VERDE	538
4 Canyon Ridge West	510	55 Tierra Rico	177
5 CountrySide	763	56 Surprise Ranch	662
6 Coppel Lakes	703	57 Surprise Pools II	2128
7 Desert Oasis	3520	58 Sierra Vista	374
8 Fox Hill Run	63	59 Sierra Vista Ranch	1265
9 Fox Trail	3600	60 Sierra Vista II	241
10 Greenway Park	843	61 Azalea North	8652
11 Kingswood Park	1483	62 Grand Vista	21161
12 Legacy Park	1031	63 BHSF Commercial	
13 Littlefield Manor	1150	64 Surprise Pointe	
14 Littlefield	142	65 Surprise Pointe	250
15 Bell Pointe 1	435	66 Trail of Light	43
16 Mountain Gate	602	67 Mountain Gate Ranch	740
17 Mountain Vista Ranch	1500	68 Ana Montano	467
18 Northwest Ranch	840	69 Surprise Pools III East	631
19 Stadium Village		70 Stadium Village	372
20 Parker Row	63	71 Voyager	
21 Rancho Grande	2129	72 Accura Court	132
22 Rio Rancho	920	73 Buffalo Property	
23 Riverview	1328	74 Legacy Village	110
24 Royal Ranch	1150	75 Desert Cove	
25 Sierra Montano	2635	76 Sky Way	
26 Stonebrook	164	77 White Tank Estates	336
27 Sun City Grand	9510	78 Petros Pico Estates	124
28 Sun Village	887	79 Grand Oasis	494
29 Surprise Farms	6013	80 Colaba	46
30 Tuck	251	81 Foothills 40	400
31 Valley Park	3050	82 Sierra Vista Ranch	164
32 West Pointe Town Center	1622	83 Mesquite Mountain Ranch Phase	234
33 West Pointe	203	84 Custer Estates	36
34 Greer Ranch	1624	85 Grand Vista Estates	
35 Collins Glen	209	86 Sierra Vista Ranch	420
36 Sierra Vista	820	87 Sierra Vista Ranch	420
37 Viceroy	370	88 Vistas Montano	420
38 Valley Park Ranch	870	89 Vistas Montano	420
39 Viceroy Ranch	1177	90 Vistas Montano	420
40 Viceroy Ranch	155	91 City of Surprise Water Recreation	
41 Viceroy Ranch	501	92 City of Surprise Water Recreation	
42 Viceroy Ranch	2240	93 City of Surprise Water Recreation	
43 Viceroy Ranch	6703	94 City of Surprise Water Recreation	
44 Viceroy Ranch	7220	95 City of Surprise Water Recreation	
45 Viceroy Ranch	1701	96 City of Surprise Water Recreation	
46 Viceroy Ranch	7070	97 City of Surprise Water Recreation	
47 Viceroy Ranch	1912	98 City of Surprise Water Recreation	
48 Viceroy Ranch	10500	99 City of Surprise Water Recreation	
49 Viceroy Ranch	214	100 City of Surprise Water Recreation	
50 Viceroy Ranch	1670		
51 Viceroy Ranch	1670		
52 Viceroy Ranch	1670		

SURPRISE, AZ PROPOSED ZONING MAP

General Plan 2030

Zoning Map

BP	PA	RL-2
CN	D	PF
CC	RM	
CR	RH	
IP	RR	
IG	RL-5	
	RL-4	

Map Features

Roadways
City Street
County Road
Federal Highway
Interstate
Beltway

Boundaries
City Limits
County Line
Neighborhood
Watershed

Other Features
V US Highway
A State Freeway
V Class Highway
Nabco Contour
Aer 1 F-18
Luna AFB 1022

Map prepared by the City of Surprise January 2009

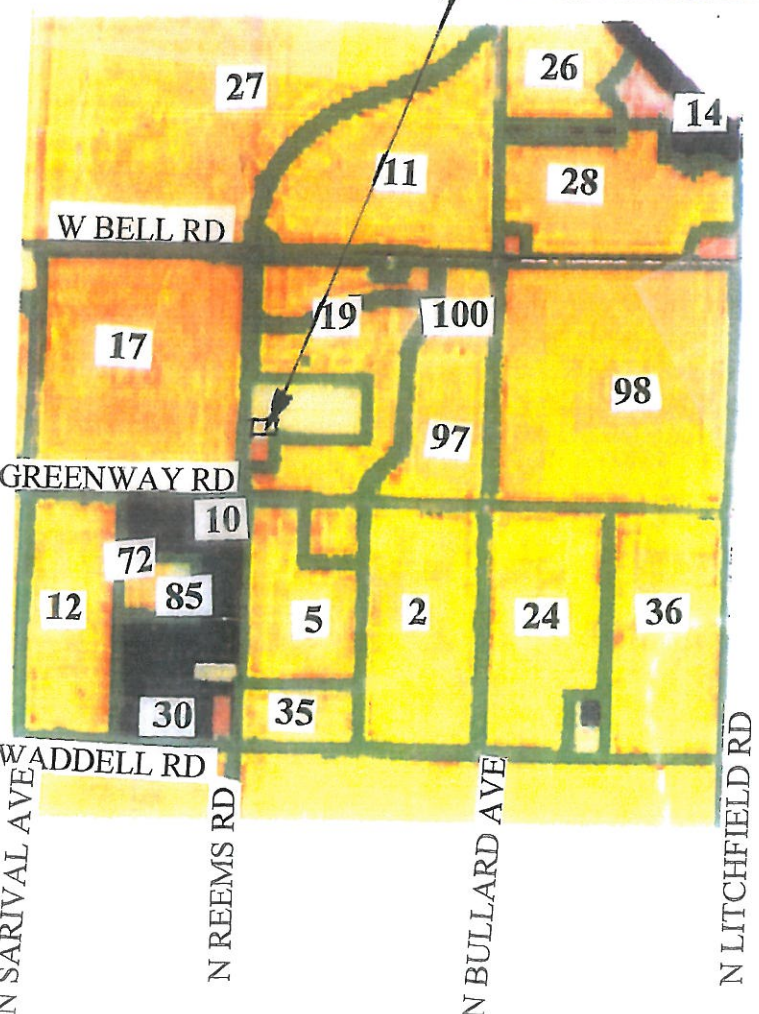
SURPRISE
AZ 85074

www.surpriseaz.com

The map is a representation of the City of Surprise's General Plan 2030. It is not a legal document. The City of Surprise is not responsible for any errors or omissions. The map is for informational purposes only. The City of Surprise is not responsible for any damages or losses resulting from the use of this map.



Subject Parcel
Rezone RM



ID	DEVELOPMENT	LOT COUNT	ID	DEVELOPMENT	LOT COUNT
1	Arizona Traditions	1810	52	Lake Pleasant 5000	9803
2	Aviation Ranch	1270	53	Cielo Crossing	1570
3	Bell West Ranch	1100	54	TIERRA VERDE	538
4	Canyon Ridge West	510	55	Trinity Ridge	177
5	Countryside	769	56	Surprise Ranch	652
6	Coyote Lakes	709	57	Surprise South	2128
7	Desert Oasis	3520	58	Siena Norte	374
8	Fox Hill Run	53	59	Buena Vista Ranch	1265
9	Fox Trail	3500	60	Aurora Ranch II	241
10	Gateway Park	843	61	Acacia North	8562
11	Kingwood Park	1483	62	Grand Vista	21161
12	Legacy Park	1031	63	BHSF Commercial	
13	Lighthouse Manor	1157	64	Surprise Pointe	
14	Litchfield	142	65	Rancho Alegre	250
15	Bell Pointe I	405	66	Trail of Light	43
16	Mountain Gate	602	67	Mezquite Mountain Ranch	740
17	Mountain Vista Ranch	1000	68	Ana Manduca	467
18	Northwest Ranch	849	69	Surprise Foothills East	831
19	Sioburn Village		70	Scenic Trails	372
20	Park Row	63	71	Voyager	
21	Rancho Grande	2129	72	Arden Court	132
22	Rio Rancho	828	73	Bella Property	
23	Roseview	1328	74	Legacy Village	110
24	Royal Ranch	1169	75	Desert Cove	
25	Shirley's Fortuna	2035	76	Key Way	
26	Stone Creek	164	77	White Tank Foothills	
27	Sun City Grande	9510	78	Palm Pines Estates	356
28	San Village	887	79	Grand Oaks	124
29	Surprise Farms	6013	80	Coloada	404
30	Tech	251	81	Footfalls 40	46
31	Midway Park	3050	82	Sierra Ranch	400
32	West Point Torrey Center	1022	83	Tucson Oaks Estates II	164
33	Rocky Farms	200	84	Mezquite Mountain Ranch Phase	234
34	Green Ranch	1624	85	Cosley Estates	35
35	Colleen Glen	209	86	Grand Oaks Estates	
36	Sierra Vista	850	87	Sierra Vista Ranch	
37	Vermont	370	88	Villas Montezuma	420
38	San's Aun Ranch	800	89	Rio Caballo	420
39	Sycamore Farms	1177	90	Wayway Business Park II	
40	Drill Point 2	155	91	City of Surprise Water Recreation	
41	Remodel Park Country Estates	501	92	Gates & Commerce Center	
42	Aurora Ranch	2330	93	Sierra Vista 255 Park	
43	Aspen	6703	94	Grand Oaks Site	
44	Prasada	7220	95	Surprise Resort	
45	Walden Ranch	1761	96	San Ridge	
46	Almayer Ranch	7070	97	Surprise Sun Complex	
47	Surprise Ranch	1912	98	Surprise Center	
48	Zenith Hills	10500	99	Deer & Canyon Commerce Center	
49	Pink View Estates	214	100	Trinity Ranch	585
50	Princeton Ranch	1070	101	Trinity Community Golf Camp	
51	Rancho Montezuma	214	102	Trail of Light Phase II	43

LEGAL DESCRIPTION
FOR MARIPOSA ACRES LOT 2

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, BEING MARKED BY A BRASS CAP FLUSH WITH PAVEMENT LYING SOUTH 00°20'33" EAST (BASIS OF BEARINGS) 2637.98 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 5, BEING MARKED BY A BRASS CAP FLUSH WITH PAVEMENT;

THENCE NORTH 00°20'33" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 5, A DISTANCE OF 1318.99 FEET TO THE INTERSECTION OF REEMS ROAD AND TIERRA BUENA LANE;

THENCE SOUTH 88°36'24" EAST 33.02 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°20'33" WEST PARALLEL WITH AND 33.02 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, 329.76 FEET;

THENCE SOUTH 88°38'18" EAST 384.98 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88°38'18" EAST 240.41 FEET;

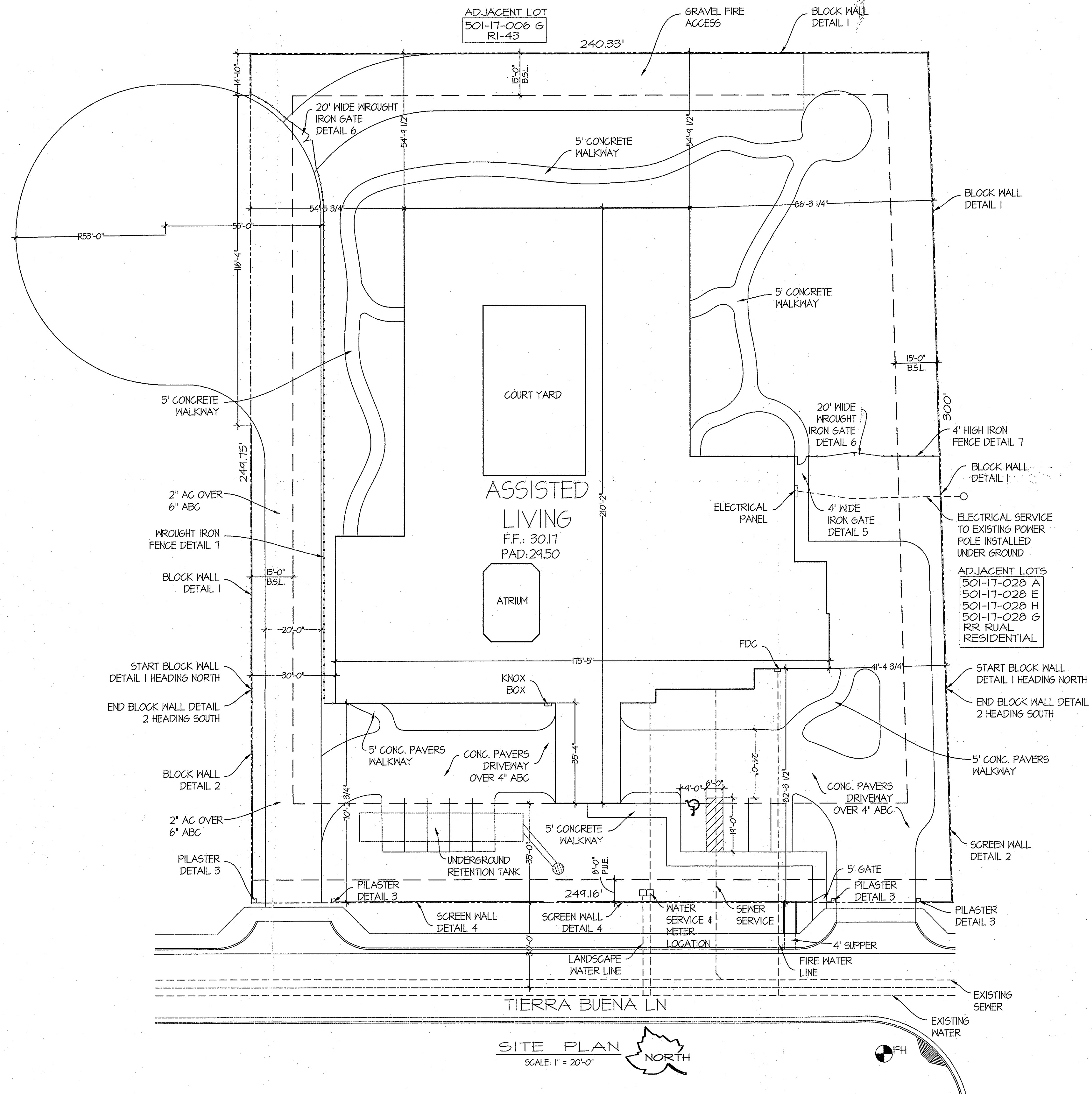
THENCE SOUTH 00°19'29" EAST 315.09 FEET;

THENCE NORTH 88°36'24" WEST 249.24 FEET;

THENCE NORTH 01°21'42" EAST 314.83 FEET TO THE POINT OF BEGINNING.

Mariposa Acres

Assisted Living Facility



JOB CONTACT INFORMATION

DEVELOPER:	HCH CONTRACTING LLC P.O. BOX 154 WADDEL AZ 85355 623.535.4134 OFFICE ROC# 197428
DESIGNER:	SILVER LEAF DESIGN LLC 17718 W. VENTURA ST. SURPRISE AZ 85388 623.694.0756 OFFICE
ARCHITECT:	CITY SPACE ARCHITECTURE 8434 W. DALEY LANE SUITE 100 PEORIA AZ 85383 602.170.2515 OFFICE
LANDSCAPE ARCHITECT:	PHILLIP R. RYAN LANDSCAPE ARCHITECT P.C. 575 W. CHANDLER BLVD., SUITE 229 CHANDLER AZ 85225 480.849.5813 OFFICE
ENGINEER:	ALLEN CONSULTING ENGINEERS, INC. 2550 N. THUNDERBIRD CIR. SUITE III MESA AZ 85215 480.844.1666 OFFICE

PROPERTY INFORMATION

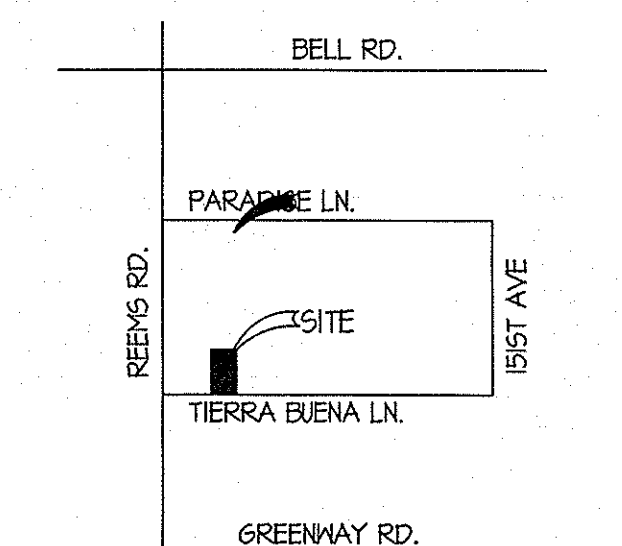
OWNER:	KING OVER PASS LLC
PARCEL NO.:	501-17-957
ADDRESS:	-
LEGAL DESCRIPTION:	SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
ZONING:	RESIDENTIAL MEDIUM DENSITY
CONSTRUCTION TYPE:	I-2
OCCUPANCY CLASSIFICATION	V-A FIRE SPRINKLER
SETBACKS:	FRONT: 35 FT, BACK: 15 FT, SIDES: 15 FT
LOT SIZE:	73,423 SQ FT
UNDER ROOF:	20,542 SQ FT
COVERAGE:	28.0%

PARKING CALCULATION

15 BEDROOM X 0.5 SPACES = 8 REQUIRED PARKING SPACES
1 ACCESSIBLE PARKING

BUILDING CODES & AMENDMENTS

INTERNATIONAL BUILDING CODE 2006
INTERNATIONAL FIRE CODE 2006
INTERNATIONAL RESIDENTIAL CODE 2006
INTERNATIONAL MECHANICAL CODE 2006
INTERNATIONAL PLUMBING CODE 2006
INTERNATIONAL ENERGY CONSERVATION CODE 2006
INTERNATIONAL FUEL GAS CODE 2006
INTERNATIONAL ELECTRICAL CODE 2006
NATIONAL ELECTRICAL CODE 2005
ORDINANCE #07-08 LOCAL AMENDMENTS

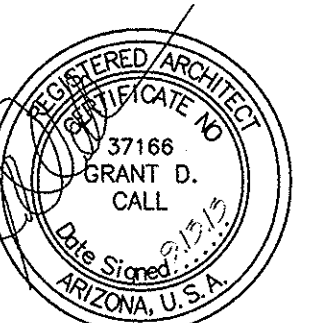


VICINITY MAP
SCALE: N.T.S.



**SILVER LEAF
DESIGNS LLC**

chad@silverleafaz.com
623.694.0756



pires 3-31-14

CITY SPACES
architecture

39 WEST DALEY LN. PEORIA, AZ 85383
ONE 266-7777 www.cityspaces.net



MARIPOSA ACRES

11

RECEIVED
SEP 30 2013

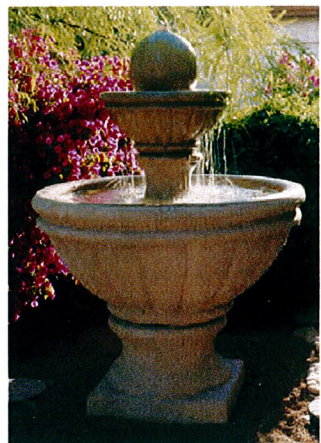
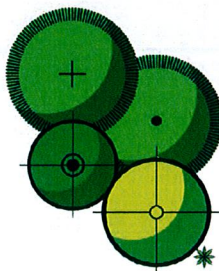
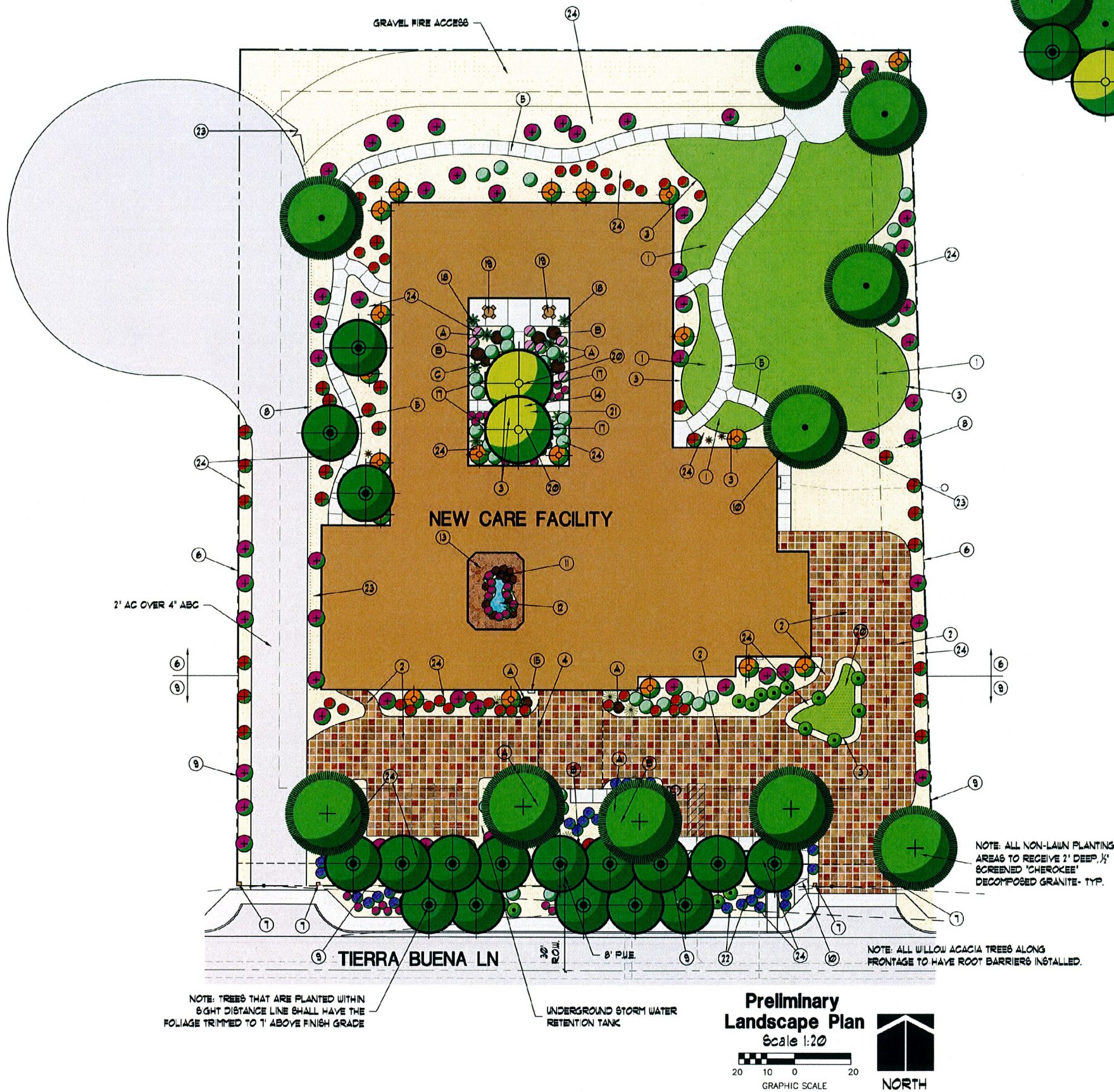
DATE: 9.13.13

SCALE: 1"=20'-0"

DRAWN BY: CRK

SPI

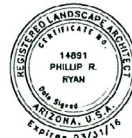
SHEET NO.



PHOENIX PRECAST PRODUCTS
TUSCANY SERIES TIERED FOUNTAIN
MODEL TUSF472412T

MARIPOSA ACRES

ASSISTED LIVING
SURPRISE, ARIZONA



LANDSCAPE PLAN

phillip r. ryan
landscape architect p.c.
landscape architecture & planning
575 w. chandler blvd., suite 229
chandler, arizona 85225
(480) 899-5813 fax (480) 963-3674

L-1

PROJECT NO.



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



CITY OF SURPRISE
Planning and Zoning Commission

May 1, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 1, 2014	Contact Person:	Martin Lucero, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Presentation and discussion on current transportation projects within the city.

Motion:

Discussion only

Background:

Numerous transportation planning activities are underway within the City. These projects are currently led by regional and state agencies and will have an effect on the City of Surprise.

Financial Impact Statement:

N/A

ATTACHMENTS:

Click to download

☐ [Staff Report](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Martin Lucero, Transportation Planning Manager



COMMUNITY AND ECONOMIC DEVELOPMENT

Date: April 10, 2014
To: Planning and Zoning Commission
From: Martin Lucero, Transportation Planning Manager
martin.lucero@surpriseaz.gov, 623-222-3142
Re: Transportation Update

Background

Numerous transportation planning activities are underway within the City. These projects are currently led by regional and state agencies and will have an effect on the City of Surprise. It is important that the City stay abreast of all of these efforts in order to ensure that the City's interests and the City's transportation priorities are being met. This presentation is to brief the Planning and Zoning Commission on transportation projects and activities affecting the City.

Presentation Summary – Current Active Projects

- Bell and Grand US 60
- Us 60 and SR 303
- Surprise Transportation Plan Update

Future Steps

Future reports will be provided to the Commission to update them on transportation planning in/for the City and highlight key projects.

Recommendation

No action is necessary; information and discussion only.



CITY OF SURPRISE
Planning and Zoning Commission

May 1, 2014 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 1, 2014	Contact Person:	Nichole McCarty, Community & Economic 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 for future agenda items.

Motion:

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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