



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

Thursday, October 20, 2016 @ 6:00 PM  
 COUNCIL CHAMBERS

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## **CALL TO ORDER.**

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

## **Planning and Zoning Commission Agenda:**

### **CALL TO THE PUBLIC:**

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

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

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

### **CONSENT AGENDA:**

### **REGULAR AGENDA ITEM - NON-PUBLIC HEARING:**

|        |            |                  |                          |
|--------|------------|------------------|--------------------------|
|        |            |                  | STAFF<br>RECOMMENDATION/ |
| ITEM # | DISTRICT # | ITEM DESCRIPTION | PRESENTED BY             |

- |    |                   |                                                                                                                                                                                                                                                                             |                                                             |
|----|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| #1 | District Internal | <u>Consideration and action approving the October 12, 2016 Planning and Zoning Commission minutes.</u>                                                                                                                                                                      | Approve<br>Lorraine<br>Nevarez,<br>Community<br>Development |
| #2 | District 2        | <u>Consideration and action on Site Plan for an independent living facility at the Parkview Place Senior Village portion of the Park Place Planned Area Development (PAD), generally located south of the intersection of North Reems Road and West Mountain View Blvd.</u> | Approve<br>Hobart Wingard -<br>Community<br>Development     |

**REGULAR AGENDA ITEM - PUBLIC HEARING:**

|           |               |                                                                                                                                                                                                                                    | STAFF<br>RECOMMENDATION/                               |
|-----------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| ITEM<br># | DISTRICT<br># | ITEM DESCRIPTION                                                                                                                                                                                                                   | PRESENTED BY                                           |
| #3        | District 5    | <u>Consideration and action on the Conditional Use Permit for a 667 sq. ft. Salad and Go drive-thru/walk-up restaurant in Surprise Village at West Point Towne Center, located north of Bell Road and east of Litchfield Road.</u> | Approve<br>Sergio Angulo -<br>Community<br>Development |

**OTHER BUSINESS:**

- |    |                   |                                                                    |                                                       |
|----|-------------------|--------------------------------------------------------------------|-------------------------------------------------------|
| #4 | District Internal | <u>Discussion and direction pertaining to future agenda items.</u> | No Action<br>Eric Fitzer,<br>Community<br>Development |
|----|-------------------|--------------------------------------------------------------------|-------------------------------------------------------|

**ADJOURNMENT:**

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SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: October 13, 2016 at 11:55 AM

**SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.**



**CITY OF SURPRISE**  
Planning and Zoning Commission

October 20, 2016 @ 6:00:00 PM

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|                        |                           |                 |                                         |
|------------------------|---------------------------|-----------------|-----------------------------------------|
| Board Meeting Date:    | October 20, 2016          | Contact Person: | Lorraine Nevarez, Community Development |
| Submitting Department: | CD Boards and Commissions | District:       | Internal                                |
| Staff Recommendations: | Approve                   |                 |                                         |

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

**Agenda Wording:**

Consideration and action approving the October 12, 2016 Planning and Zoning Commission minutes.

**Motion:**

I move to approve the October 12, 2016 Planning and Zoning Commission minutes.

**Background:**

**Financial Impact Statement:**

No Financial Impact

**ATTACHMENTS:**

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☐ [Minutes - October 6, 2016 Meeting](#)

**External Attachment Links:**

**Meeting Requirements:**

Powerpoint   x   Video   x   White Board   x   Other   x

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

**CITY OF SURPRISE  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

**October 6, 2016 / 6:00 PM**

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

**CALL TO ORDER.**

Chair Ken Chapman called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, October 6, 2016.

**A. ROLL CALL**

In attendance were Chair Ken Chapman, Vice Chair Matthew Keating and Commissioners, Dennis Smith, Mitchell Rosenbaum, and Eric Cultum.

**STAFF PRESENT:**

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Planner Hobart Wingard, and Planning and Zoning Commission Secretary Lorraine Nevarez.

**COUNCIL MEMBERS PRESENT:**

None.

**B. PLEDGE OF ALLEGIANCE**

**C. CURRENT EVENTS REPORT**

**D. STAFF REPORT**

Eric Fitzer, Director, welcomed new Commissioners Cultum and Rosenbaum to the Commission.

**CALL TO THE PUBLIC:**

Chair Chapman opened the call to the public to discuss any items not listed on the agenda. Hearing no comments, Chair Chapman closed the call to the public.

**CONSENT AGENDA:**

No items.



## **REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:**

### **Item 1 – Internal – Consideration and action pertaining to approval of the October 6, 2016 Planning and Zoning Commission minutes.**

Commissioner Smith made a motion to approve the October 6, 2016 Planning and Zoning Commission minutes. Commissioner Cultum seconded the motion. The motion passes with 5 votes in favor.

### **Item 2 – DISTRICT 1 – Presentation and action item regarding a Site Plan to allow self-storage and recreational vehicle storage facility at the Surprise Village Marketplace Commercial Center.**

Hobart Wingard, planner, presented item 2 and 3 to the Commission simultaneously.

The Commission discussed items 2 and 3 simultaneously:

- Aesthetics of the building
- Character of the area
- Appropriateness of this type of business at this site
- History of this business in the community
- Meeting the needs of the community
- Creating a precedence with possible modifications to code

The public hearing took place during item 3.

Vice Chair Keating made a motion to approve the Site Plan for Storage West at Surprise Village Marketplace subject to stipulations “a” through “c” as listed in the staff report. Commissioner Cultum seconded the motion. The motion passes with 4 votes in favor, 1 vote against.

## **REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:**

### **Item 3 – DISTRICT 1 – Consideration and Action to amend PAD zoning to allow self-storage and recreational vehicle (RV) storage as a permitted use, case FS16-219.**

Hobart Wingard, planner, presented item 2 and 3 to the Commission simultaneously.

Chair Chapman opened the call to the public.

Andy Cepon, Surprise Resident, addressed the Commission about his support of the project. Mr. Cepon attended the Citizen Outreach meeting and got all his questions answered about traffic, lighting, visibility and hours of operation. Mr. Cepon notes this appears to be a good project.

Adam Bough, Applicant of Project, addressed the commission regarding the concerns about the site. The site does not have an arterial presence and there is a lack of visibility. This site

will be hard to market. The storage facility will seem more like an office building with full windows, architectural treatments, banding, columns, and different color pallets. The applicant notes the design of the building goes above and beyond to make it fit in the nature of this community.

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

Vice Chair Keating made a motion to recommend approval to Mayor and City Council regarding the Rezone PAD Amendment for Surprise Village Marketplace. Commissioner Cultum seconded the motion. The motion passes with 5 votes in favor and 1 vote against.

**Item 4 – District 5 – Consideration and action regarding a conditional Use Permit to allow a veterinary office located at 13833 West Bell Road, Suite 101.**

Hobart Wingard, planner, presented item 4 to the Commission.

Chair Chapman opened the call to the public for item 4.

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

The Commission had no comments.

Commissioner Cultum made a motion to approve the Conditional Use Permit for the Animal Medical Center of Surprise. Vice Chair Keating seconded the motion. The motion passes with 5 votes in favor.

**OTHER BUSINESS:**

**Item 4 – INTERNAL - Discussion pertaining to future agenda items.**

None.

**ADJOURNMENT:**

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:37 p.m.

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Eric Fitzer  
Community Development Director

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Ken Chapman  
Planning and Zoning Commission Chair

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

ATTEST BY:

\_\_\_\_\_  
Lorraine Nevarez, Commission Secretary

DATE:

\_\_\_\_\_



CITY OF SURPRISE  
Planning and Zoning Commission

October 20, 2016 @ 6:00:00 PM

Back Print

|                        |                           |                 |                                        |
|------------------------|---------------------------|-----------------|----------------------------------------|
| Board Meeting Date:    | October 20, 2016          | Contact Person: | Hobart Wingard - Community Development |
| Submitting Department: | CD Boards and Commissions | District:       | 2                                      |
| Staff Recommendations: | Approve                   |                 |                                        |

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

**Agenda Wording:**

Consideration and action on Site Plan for an independent living facility at the Parkview Place Senior Village portion of the Park Place Planned Area Development (PAD), generally located south of the intersection of North Reems Road and West Mountain View Blvd.

**Motion:**

Staff recommends the Planning and Zoning Commission approve the Park at Surprise independent living facility at the Parkview Place Senior Village proposed under case FS16-273, subject to stipulations a) through c).

**Background:**

Caleb Perkins, of RJ Development LLC, on behalf of Surprise AZ, LLC, seeks approval of a Site Plan for an Independent Living facility to be known as Park at Surprise. The proposed facility will be comprised of a single three (3) story building housing 135 independent living units. Additionally, ten (10) single-story duplexes will provide another 20 dwelling units for a total of 155 units.

**Financial Impact Statement:**

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

**ATTACHMENTS:**

Click to download

- ☐ [00 - FS16-273 - THE PARK AT SURPRISE - SITE PLAN - Staff Report](#)
- ☐ [01 - FS16-273 - THE PARK AT SURPRISE - SITE PLAN - Vicinity Maps](#)
- ☐ [02 - FS16-273 - THE PARK AT SURPRISE - SITE PLAN - Master Site Plan](#)
- ☐ [03 - FS16-273 - THE PARK AT SURPRISE - SITE PLAN - Site Plan](#)

- ☐ [04 - FS16-273 - THE PARK AT SURPRISE - SITE PLAN - Cottage Elevations](#)
- ☐ [04 - FS16-273 - THE PARK AT SURPRISE - SITE PLAN - Elevations](#)
- ☐ [05 - FS16-273 - THE PARK AT SURPRISE - SITE PLAN - Landscape Plan](#)
- ☐ [06 - FS16-273 - THE PARK AT SURPRISE - SITE PLAN - Luke Letter](#)
- ☐ [07 - FS16-273 - THE PARK AT SURPRISE - SITE PLAN - Presentation](#)

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**External Attachment Links:**

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**Meeting Requirements:**

Powerpoint    x    Video    x                      White Board    x    Other    x

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

**Hobart Wingard, Planner II**

**Case:** FS16-273

**Project Name:** Park at Surprise Independent Living Facility

**Council District:** 2 - Cottonwood

**Meeting Date:** October 20, 2016

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

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**Owner:** Surprise AZ, LLC

**Applicant:** Caleb Perkins of RJ Development LLC

**Request:** Site Plan approval of the Park at Surprise Independent Living Facility within the Park Place Planned Area Development (PAD)

**Site Location:** Generally, south of the intersection of North Reems Road and West Mountain View Blvd.

**Site Size:** Approximately 8.53 acres of the 28.22 acre Parkview Place Senior Village within the Park Place PAD

**Density:** 18.2 dwelling units per acre

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

**Support/Opposition:** No expressions of support or opposition were encountered

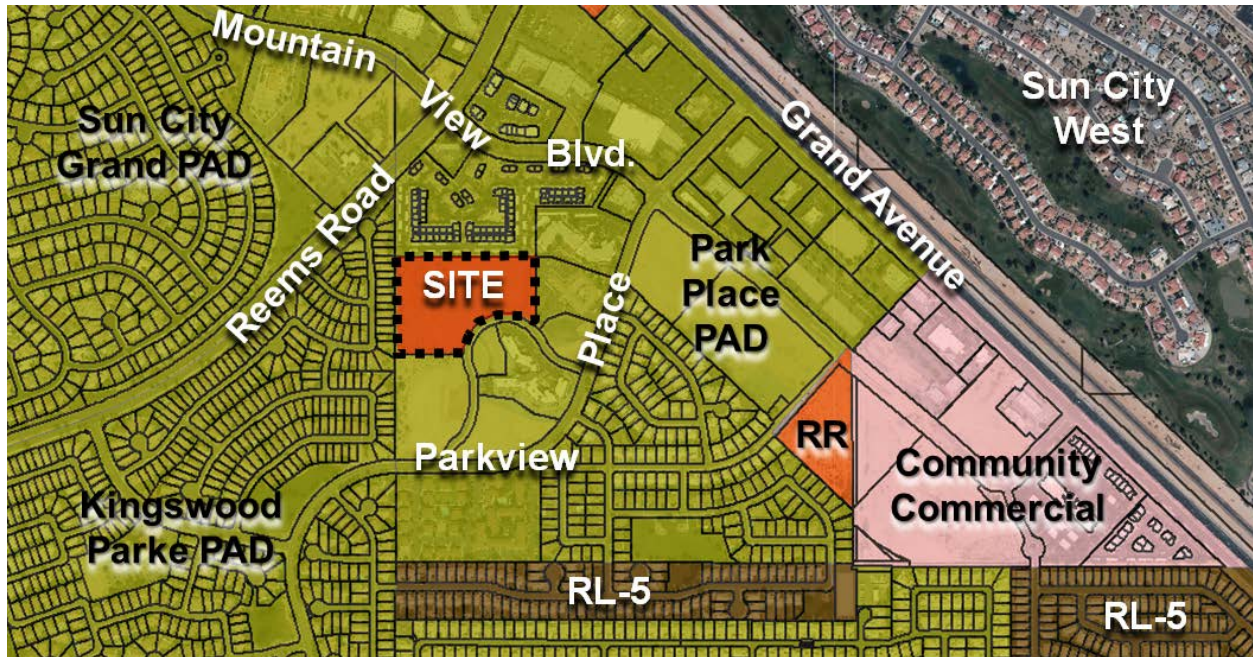
**Staff Recommendations:** Staff recommends the Commission move to **approve** the proposed Site Plan for the Park at Surprise Independent Living Facility located within Park Place PAD subject to stipulations a) through c).

**Project Description:**

Caleb Perkins, of RJ Development LLC, on behalf of Surprise AZ, LLC, seeks approval of a Site Plan for an Independent Living facility to be known as Park at Surprise. The proposed facility will be comprised of a single three (3) story building housing 135 independent living units. Additionally, ten (10) single-story duplexes will provide another 20 dwelling units for a total of 155 units.

**Existing Zoning:**

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



|                                 |                                         |                                         |
|---------------------------------|-----------------------------------------|-----------------------------------------|
| Kingswood Parke Residential PAD | Park Place High Density Residential PAD | Park Place High Density Residential PAD |
| Kingswood Parke Residential PAD | <b>Park Place Mixed Use PAD</b>         | Park Place Mixed Use PAD                |
| Kingswood Parke Residential PAD | Park Place Mixed Use PAD                | Park Place Mixed Use PAD                |

**Background:**

**November 10, 1983:** The subject parcel was annexed into the City of Surprise.

**November 14, 1991:** The Mayor and City Council approved a PAD for Park Place under case PAD91-001.

**July 22, 2010:** The Mayor and City Council approved an amendment for Park Place PAD, Parkview Place Senior Village, under case FS10-099.

**March 17, 2016:** Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR16-104.

**June 10, 2016:** The applicant filed a request for a Site Plan for an Independent Living facility to be known as Park at Surprise under case FS16-273, the subject case.

**Analysis and Discussion:**

Parkview Place Senior Village is a partially developed 28.22 acre mixed use project located within the Park Place PAD. Located on Parkview Place, south of the section of Reems Road and Mountain View Blvd., the proposed project is complementary to the existing surrounding uses, which include a transitional care facility to the south, Rock Creek Alzheimer's Center to the east, and Park Wood Assisted Living across Parkwood Drive.

The particular site is located towards the rear of Parkview Place Senior Village, bordered by existing single family homes to the east, multi-family apartments to the north, a memory care unit to the east, and an assisted and transitional care to the south. The proposed site layout includes one (1) main three-story building, housing 135 Independent Living units in a 165,000 square foot structure, along with ten (10) single-story duplexes housing an additional 20 units.

Vehicular access is from Parkwood Drive, a private street that accesses Parkview Place at two (2) locations. The southern edge of the property shares access with the transitional care facility. A dual entrance will be provided towards the center of the facility while a secondary fire access will be provided from the memory care to the east.

The building has been designed with traditional desert style architectural features designed in a way to create a cohesive and complementary design that coordinates within the other buildings located within the Parkview Place Senior Village. The building provides an inviting entryway with a porte cochere for entry and pickup. Materials and finishes such as stucco and stone have been selected to look similar to the exterior elements of the existing buildings surrounding the property.

The landscape design has been developed consistent with existing development within the master plan. The perimeter of the site will incorporate the use of desert shrubs, drought tolerant trees and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area.

The Community will have a walking path around the perimeter of the building and the Parkview Senior Center to promote wellness, along with a pool for exercise and socialization. Amenities for activities such as bocce ball, exercise stations and a robust activities program will provide additional wellness opportunities for the residents.

The property will include two central courtyards to allow the residents an area to walk and be outside. The building will also include a beauty salon, billiards room, card rooms, a theater, bistro, main dining room with a stage, resident storage lockers, activity and congregating rooms, a woodworking shop, a quilting room, pianos, and a commercial kitchen to supply gourmet food to each resident once per day.

Employees of the facility will provide activities, dietary assistance, administration, maintenance, marketing, housekeeping, transportation, and receptionist duties. A bus driver will be available to take residents to various community activities.



The independent living community will be open 24 hours a day and will employ between 15 and 20 people with a maximum employee count of about 15 at any given time. There will be no care provided to the residents by the facility, but some residents may choose to receive limited care via local home health providers.

**Conformance with Adopted Plans:**

**Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area. The proposed Site Plan demonstrates consistency with this land use category.

**Reviewing Agencies:**

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

**Luke Air Force Base (LAFB):** While meeting the state requirements regarding the Luke Air Force Base (LAFB) sound contours, the plan does not meet the LAFB Graduated Density Concept (GDC) promoted by LAFB. LAFB advises the applicant review sound attenuation requirements and engage in a strong notification program with respect to LAFB and its operations.

**Summary:**

Staff believes the proposed Site Plan will allow appropriate infill to take place on a vacant site within the Park Place PAD. The project is designed to complement the design of the existing uses surrounding the site and is consistent with the City's General Plan.

**Findings:**

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan is consistent with the amended Park Place PAD.
- The reviewing agencies have indicated no objections to the request.

**Recommendation:**

Based on the findings noted above, staff recommends the Commission **approve** the proposed Site Plan for Park at Surprise under case **FS16-273**, subject to stipulations a) through c) as outlined below:

- a) Sediment traps will be required in all sinks that are associated with brewing coffee.
- b) An in-floor Grease/Sediment interceptor will be required for any areas with food preparation.

c) The Landscape Plan prepared by Phillip R. Ryan, Landscape Architect P.C., date received August 26, 2016 will be revised and submitted for review to include the following modifications:

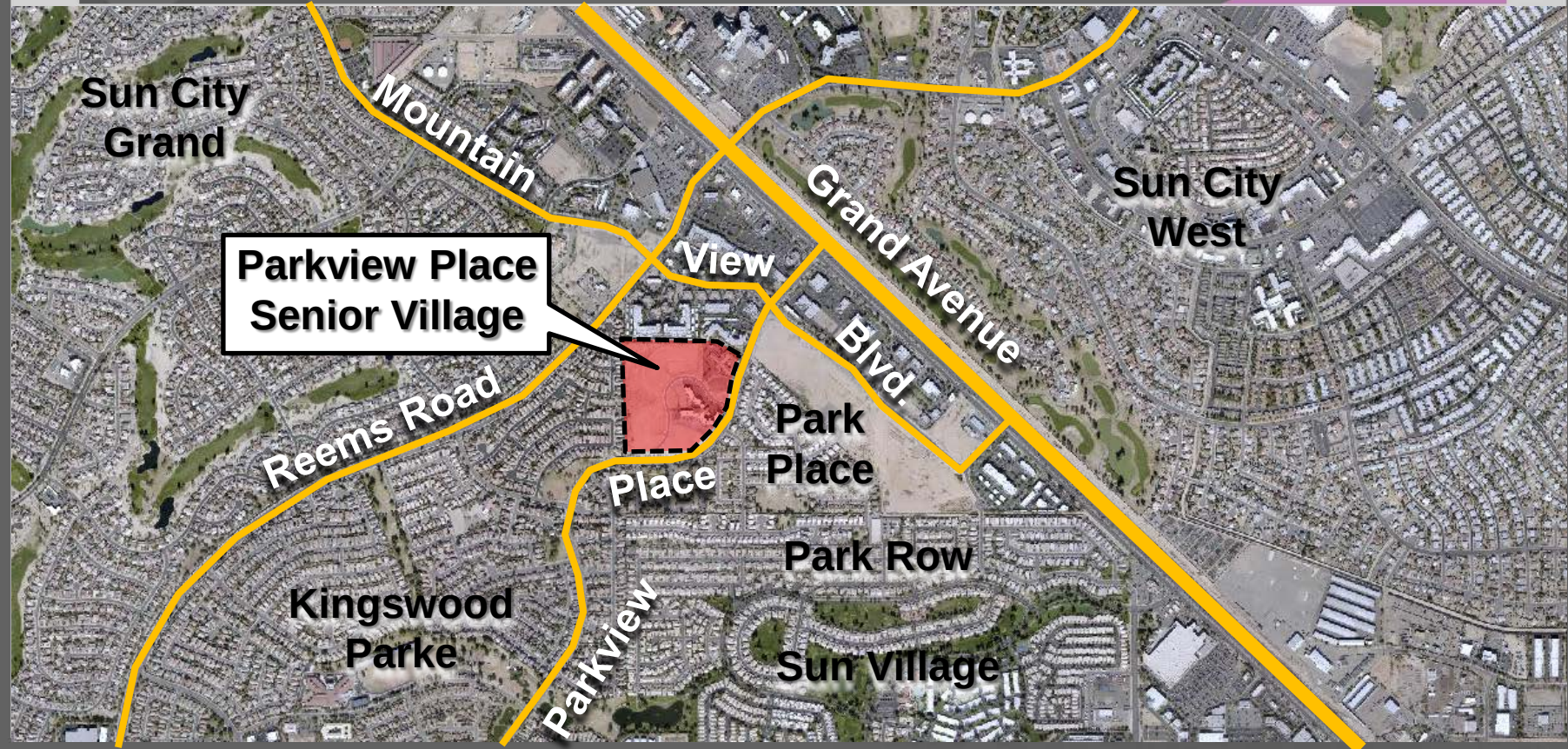
- 1) Sight visibility triangles will be provided at all driveway entrances to the Park at Surprise Independent Living facility.

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

**Attachments:**

- 01 – Vicinity Maps
- 02 – Master Site Plan
- 03 – Specific Site Plan
- 04 – Elevations
- 05 – Landscape Plan
- 06 – Luke Letter

# Park at Surprise Vicinity Map



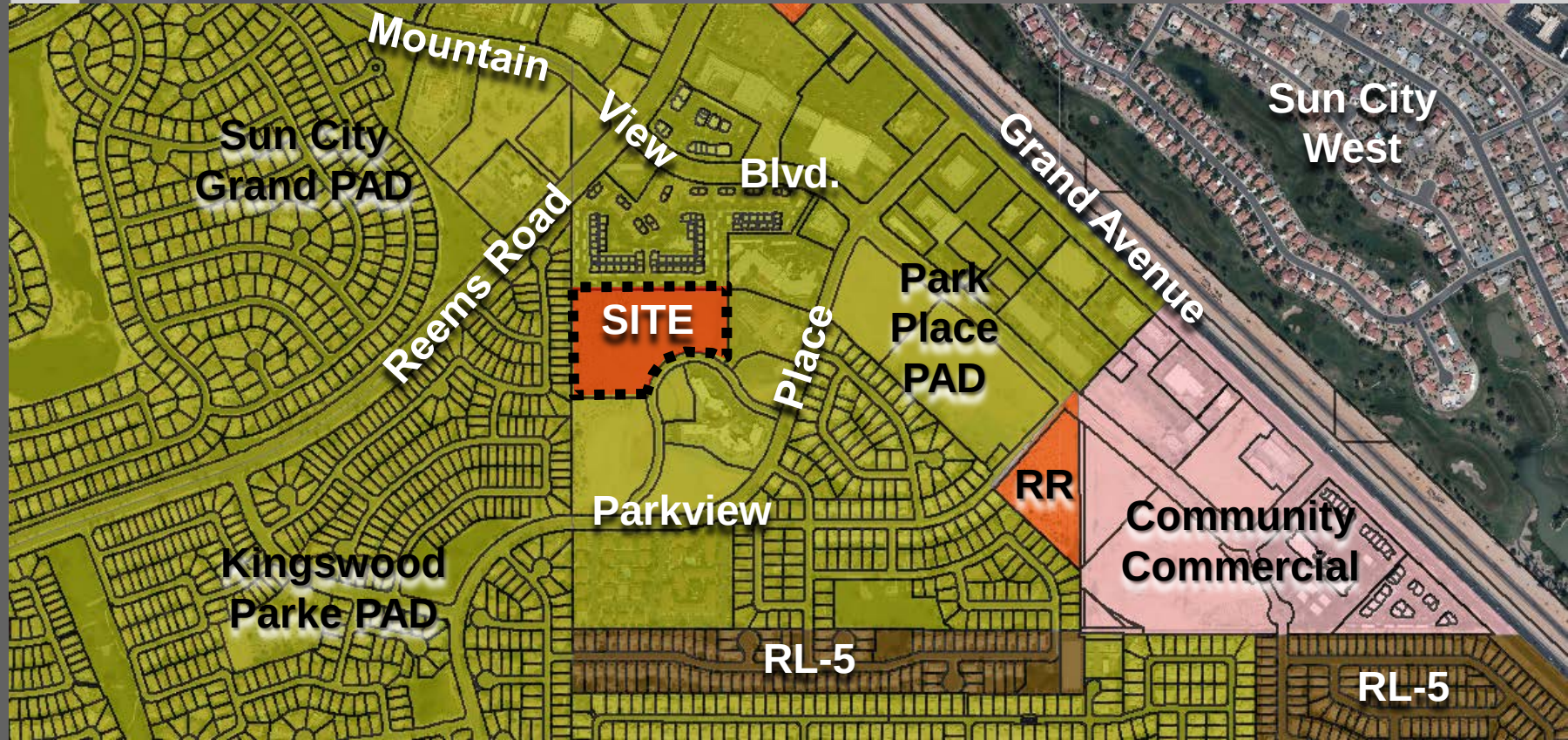


# Park at Surprise Vicinity Map

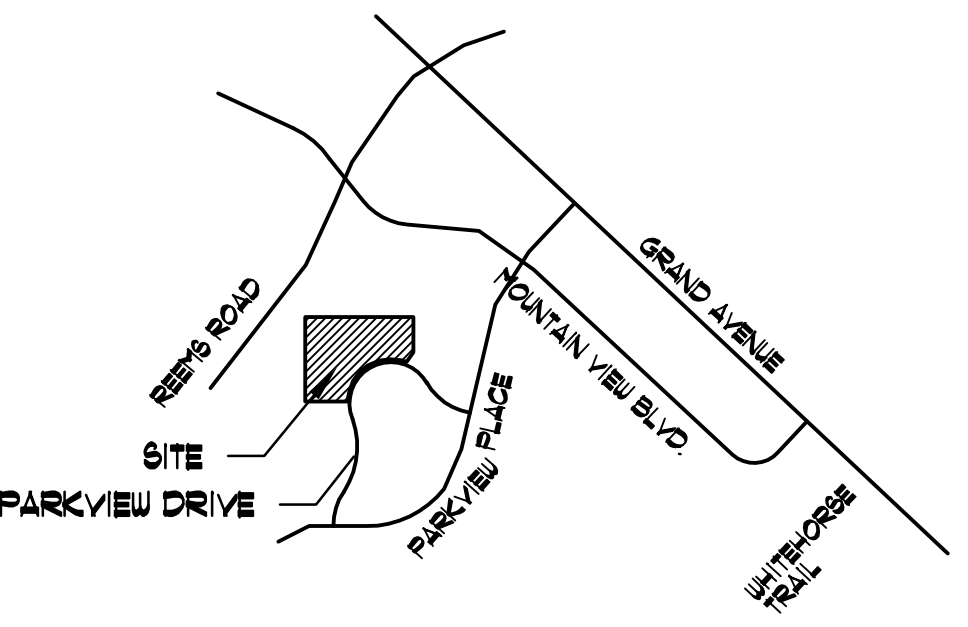
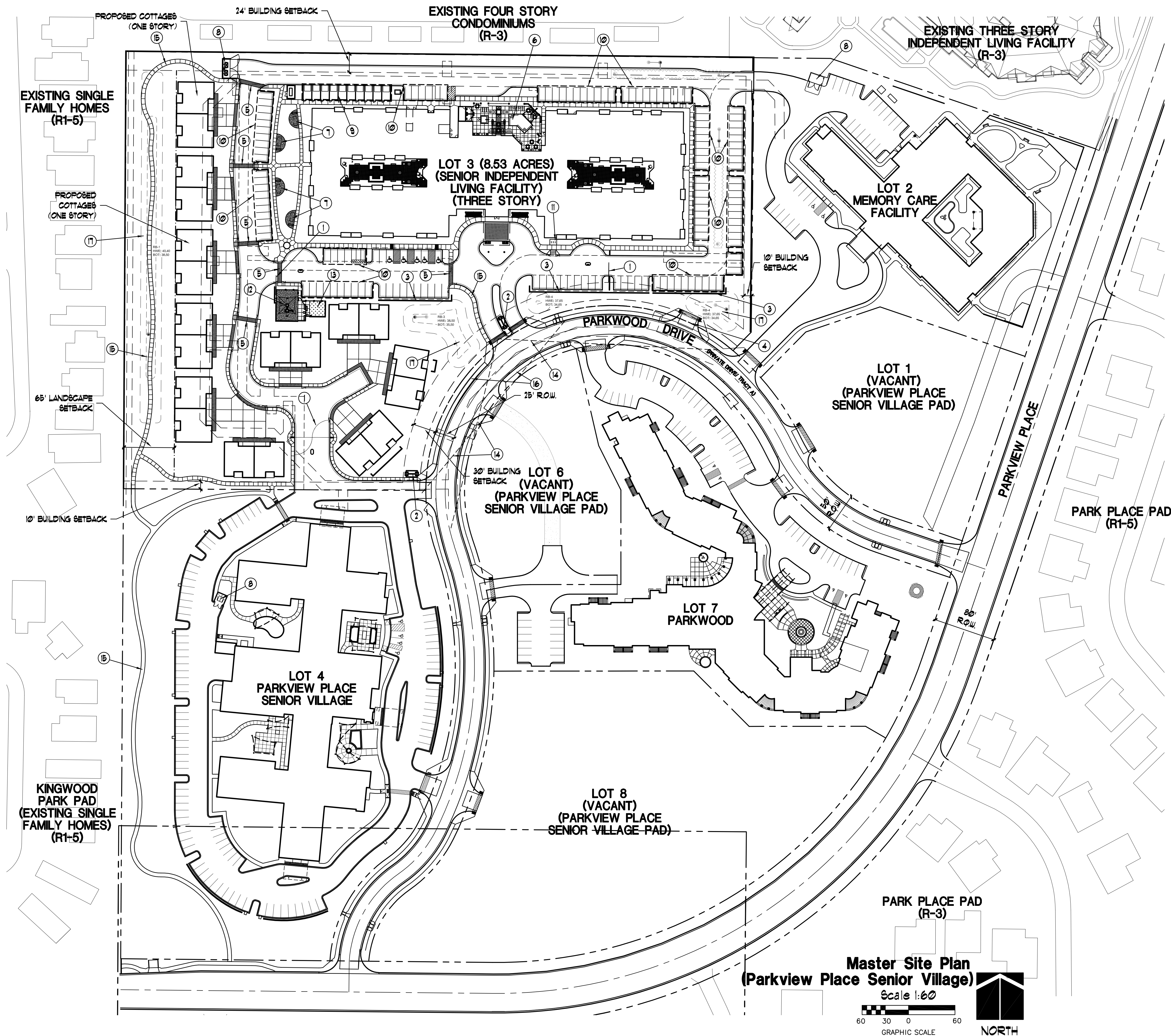




# Park at Surprise Adjacent Zoning







Vicinity Map

PLAN KEY NOTES:

- 1 GATED ENTRY
- 2 MONUMENT SIGN (SHOWN FOR REFERENCE ONLY- CONSTRUCTION PER SEPARATE PLAN & PERMIT)
- 3 PARKING SCREEN WALL
- 4 EXISTING CURBOUT TO BE REMOVED AND REPLACED WITH CURB, GUTTER AND 6" SIDEWALK
- 5 STAMPED COLORED CONCRETE CROSSWALKS
- 6 POOL/SPA AMENITY
- 7 EXERCISE PANELS & EQUIPMENT
- 8 REFUSE
- 9 GARAGES
- 10 PARKING CANOPY
- 11 BIKE PARKING
- 12 PLAY EQUIPMENT
- 13 DOG RELIEF AREA
- 14 SIGHT VISIBILITY LINE
- 15 5' WIDE INTERCONNECTING INTERNAL SIDEWALK
- 16 EXISTING 6" SIDEWALK
- 17 RETENTION BASIN PER CIVIL DUGS.

|                                                                                                                                                                             |                               |                       |      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-----------------------|------|
| No.                                                                                                                                                                         |                               | REVISIONS/SUBMISSIONS | DATE |
| <b>PARK AT SURPRISE</b><br><b>INDEPENDENT LIVING FACILITY</b><br><br>MASTER SITE PLAN<br>PRJ 10-068 / CR10-060<br>SURPRISE, ARIZONA                                         |                               |                       |      |
| <i>phillip r. ryan</i><br>landscape architect p.c.<br>landscape architecture & planning<br>4916 S. QUIET WAY<br>GILBERT, ARIZONA 85298<br>(480) 899-5813 fax (480) 963-3674 |                               |                       |      |
| DRAWING TITLE<br><b>MASTER SITE PLAN</b>                                                                                                                                    |                               |                       |      |
|                                                                                                                                                                             | DESIGNED BY:<br>PRR           | PROJECT NO.           |      |
|                                                                                                                                                                             | DRAWN BY:<br>DLR              | SCALE:                |      |
|                                                                                                                                                                             | CHECKED BY:<br>PRR            | DRAWING NO.           |      |
|                                                                                                                                                                             | DATE:<br>6/1/16<br>DATA FILE: | <b>MSP-1</b>          |      |







MATCH SHEET SP-3

LOT 3 - 8.53 ACRES  
(SENIOR INDEPENDENT  
LIVING FACILITY)

MATCH SHEET SP-4

PARKWOOD DRIVE

EXISTING FOUR STORY CONDOMINIUMS (R-3)

EXISTING THREE STORY  
INDEPENDENT LIVING FACILITY  
(R-3)

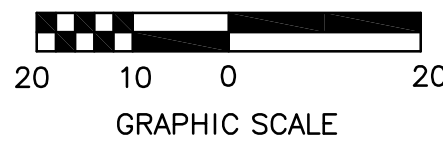
### PLAN KEY NOTES:

- 1 GATED ENTRY
- 2 SHADED PLAY STRUCTURE AND PLAY AREA
- 3 DOG RELIEF AREA
- 4 INTEGRAL COLOR STAMPED CONCRETE CROSSWALKS
- 5 INTEGRAL COLOR STAMPED CONCRETE
- 6 (10) GARAGES
- 7 SIGN MONUMENT
- 8 EXISTING MASONRY WALL
- 9 DECORATIVE PARKING SCREEN WALL
- 10 COVERED PARKING
- 11 POOL/SPA AREA W/ B-B-G
- 12 COURTYARD
- 13 SHADED SEATED TRELLIS
- 14 ACCESSIBLE PARKING (2 VAN/ 3 CAR)
- 15 5' SIDEWALK
- 16 SIGHT DISTANCE LINE
- 17 LIFETRAIL ACTIVITY PANELS
- 18 CONCRETE DRIVEWAY
- 19 SIDEWALK RAMPS
- 20 BIKE PARKING
- 21 ACCESSIBLE ROUTE TO R.O.W.
- 22 EXISTING 6' WIDE SIDEWALK
- 23 NEW CONCRETE SCUFFER
- 24 FIRE HYDRANT
- 25 UNDERGROUND STORM WATER PIPE
- 26 RETENTION BASIN
- 27 DRYWELL
- 28 EXISTING CURB CUT TO BE REMOVED AND REPLACED WITH CURB & GUTTER & 6' SIDEWALK
- 29 NEW 6' CMU WALL
- 30 REFUSE
- 31 KEYPAD FOR GATED ENTRANCE
- 32 HAIR TRAP
- 33 GREASE INTERCEPTOR
- 34 NEW 5' HIGH DECORATIVE SCREEN WALL
- 35 TREE GRATE
- 36 FLAGPOLES
- 37 RAISED PLANTER

LOT 2  
PARKVIEW PLACE  
SENIOR VILLAGE  
(MEMORY CARE FACILITY)

Site Plan

Scale 1:20

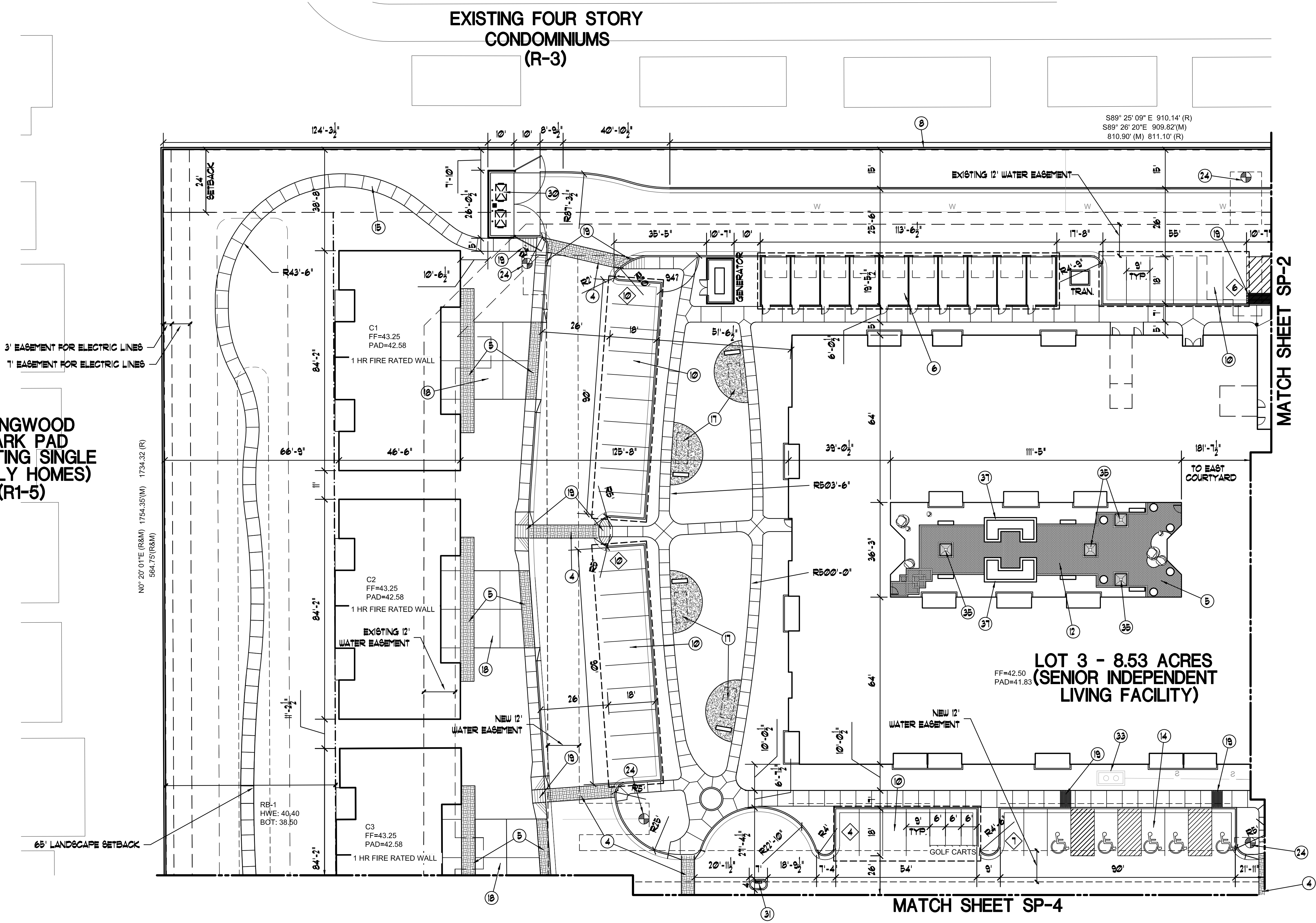


|                                                                                         |                       |             |
|-----------------------------------------------------------------------------------------|-----------------------|-------------|
| No.                                                                                     | REVISIONS/SUBMISSIONS | DATE        |
| <b>PARK AT SURPRISE<br/>INDEPENDENT LIVING FACILITY</b>                                 |                       |             |
| IMPROVEMENT PLANS<br>PRJ 10-059 / CR10-059<br>SURPRISE, ARIZONA                         |                       |             |
| <i>phillip r. ryan</i><br>landscape architect p.c.<br>landscape architecture & planning |                       |             |
| 4916 s. quiet way<br>gilbert, arizona 85238<br>(480) 899-5813 fax (480) 963-3674        |                       |             |
| DRAWING TITLE                                                                           |                       |             |
| <b>SITE PLAN</b>                                                                        |                       |             |
|                                                                                         | DESIGNED BY:<br>PRR   | PROJECT NO. |
|                                                                                         | DRAWN BY:<br>DLR      | SCALE:      |
|                                                                                         | CHECKED BY:<br>PRR    | DRAWING NO. |
|                                                                                         | DATE:<br>8/1/16       |             |
|                                                                                         | DATA FILE:            |             |

SP-2



KINGWOOD  
PARK PAD  
(EXISTING SINGLE  
FAMILY HOMES)  
(R1-5)

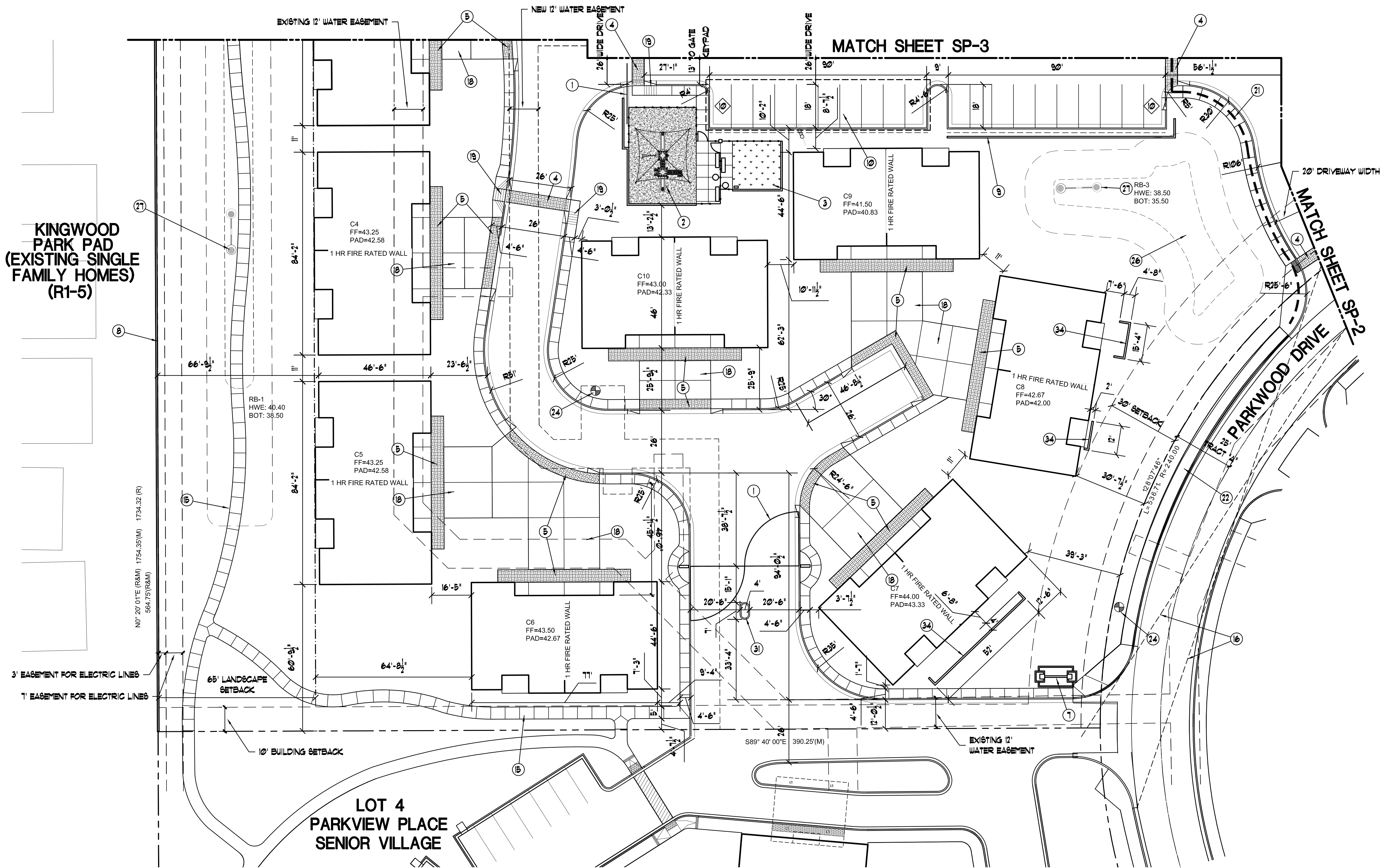


PLAN KEY NOTES:

- 1 GATED ENTRY
- 2 SHADED PLAY STRUCTURE AND PLAY AREA
- 3 DOG RELIEF AREA
- 4 INTEGRAL COLOR STAMPED CONCRETE CROSSWALKS
- 5 INTEGRAL COLOR STAMPED CONCRETE
- 6 (10) GARAGES
- 7 SIGN MONUMENT
- 8 EXISTING MASONRY WALL
- 9 DECORATIVE PARKING SCREEN WALL
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- 11 POOL/SPA AREA W/ B-B-G
- 12 COURTYARD
- 13 SHADED SEATED TRELLIS
- 14 ACCESSIBLE PARKING (2 VAN/ 3 CAR)
- 15 5' SIDEWALK
- 16 SIGHT DISTANCE LINE
- 17 LIFETRAIL ACTIVITY PANELS
- 18 CONCRETE DRIVEWAY
- 19 SIDEWALK RAMPS
- 20 BIKE PARKING
- 21 ACCESSIBLE ROUTE TO ROW
- 22 EXISTING 6' WIDE SIDEWALK
- 23 NEW CONCRETE CURB
- 24 FIRE HYDRANT
- 25 UNDERGROUND STORM WATER PIPE
- 26 RETENTION BASIN
- 27 DRYWELL
- 28 EXISTING CURB CUT TO BE REMOVED AND REPLACED WITH CURB & GUTTER & 6' SIDEWALK
- 29 NEW 6' CMU WALL
- 30 REFUGE
- 31 KEYPAD FOR GATED ENTRANCE
- 32 HAIR TRAP
- 33 GREASE INTERCEPTOR
- 34 NEW 5' HIGH DECORATIVE SCREEN WALL
- 35 TREE GRATE
- 36 FLAGPOLES
- 37 RAISED PLANTER

| No.                                                                                     | REVISIONS/SUBMISSIONS | DATE        |
|-----------------------------------------------------------------------------------------|-----------------------|-------------|
| <b>PARK AT SURPRISE<br/>INDEPENDENT LIVING FACILITY</b>                                 |                       |             |
| <b>IMPROVEMENT PLANS</b><br>PRJ 10-059 / CR10-050<br>SURPRISE, ARIZONA                  |                       |             |
| <i>phillip r. ryan</i><br>landscape architect p.c.<br>landscape architecture & planning |                       |             |
| 4916 s. quiet way<br>gilbert, arizona 85238<br>(480) 899-5813 fax (480) 963-3674        |                       |             |
| DRAWING TITLE                                                                           |                       |             |
| <b>SITE PLAN</b>                                                                        |                       |             |
|                                                                                         | DESIGNED BY:<br>PRR   | PROJECT NO. |
|                                                                                         | DRAWN BY:<br>DLR      | SCALE:      |
|                                                                                         | CHECKED BY:<br>PRR    | DRAWING NO. |
|                                                                                         | DATE:<br>8/1/16       |             |
|                                                                                         | DATA FILE:            |             |
| <b>SP-3</b>                                                                             |                       |             |





PLAN KEY NOTES:

- 1 GATED ENTRY
- 2 SHADED PLAY STRUCTURE AND PLAY AREA
- 3 DOG RELIEF AREA
- 4 INTEGRAL COLOR STAMPED CONCRETE CROSSWALKS
- 5 INTEGRAL COLOR STAMPED CONCRETE
- 6 (10) GARAGES
- 7 SIGN MONUMENT
- 8 EXISTING MASONRY WALL
- 9 DECORATIVE PARKING SCREEN WALL
- 10 COVERED PARKING
- 11 POOL/SPA AREA W/ B-B-Q
- 12 COURTYARD
- 13 SHADED SEATED TRELLIS
- 14 ACCESSIBLE PARKING (2 VAN/ 3 CAR)
- 15 5' SIDEWALK
- 16 SIGHT DISTANCE LINE
- 17 LIFETRAIL ACTIVITY PANELS
- 18 CONCRETE DRIVEWAY
- 19 SIDEWALK RAMP
- 20 BIKE PARKING
- 21 ACCESSIBLE ROUTE TO ROW
- 22 EXISTING 6' WIDE SIDEWALK
- 23 NEW CONCRETE SCUPPER
- 24 FIRE HYDRANT
- 25 UNDERGROUND STORM WATER PIPE
- 26 RETENTION BASIN
- 27 DRYWELL
- 28 EXISTING CURB CUT TO BE REMOVED AND REPLACED WITH CURB & GUTTER & 6' SIDEWALK
- 29 NEW 6' CMU WALL
- 30 REFUSE
- 31 KEYPAD FOR GATED ENTRANCE
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PARK AT SURPRISE  
INDEPENDENT LIVING FACILITY

IMPROVEMENT PLANS  
PRJ 10-059 / CR10-050  
SURPRISE, ARIZONA

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landscape architect p.c.  
landscape architecture & planning

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(480) 899-5813 fax (480) 963-3674

DRAWING TITLE

SITE PLAN

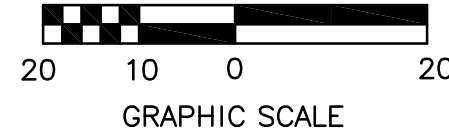


DESIGNED BY:  
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DRAWN BY:  
DLR  
CHECKED BY:  
PRR  
DATE:  
8/1/16  
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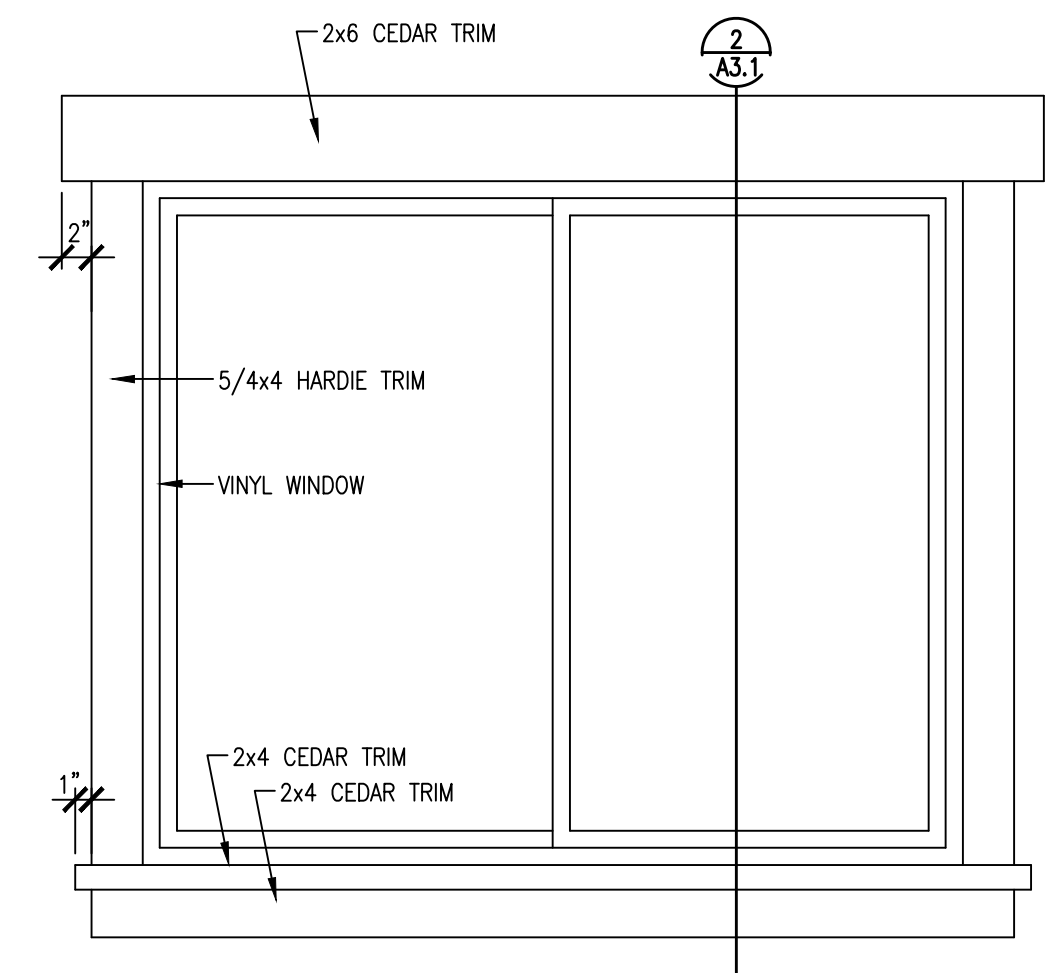
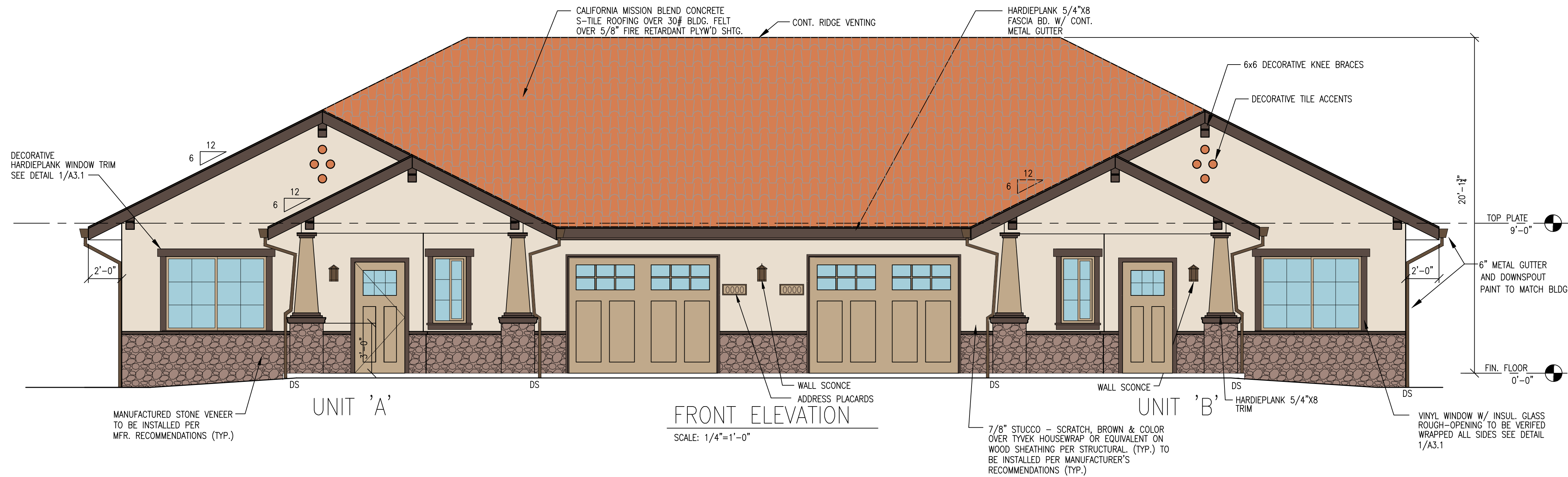
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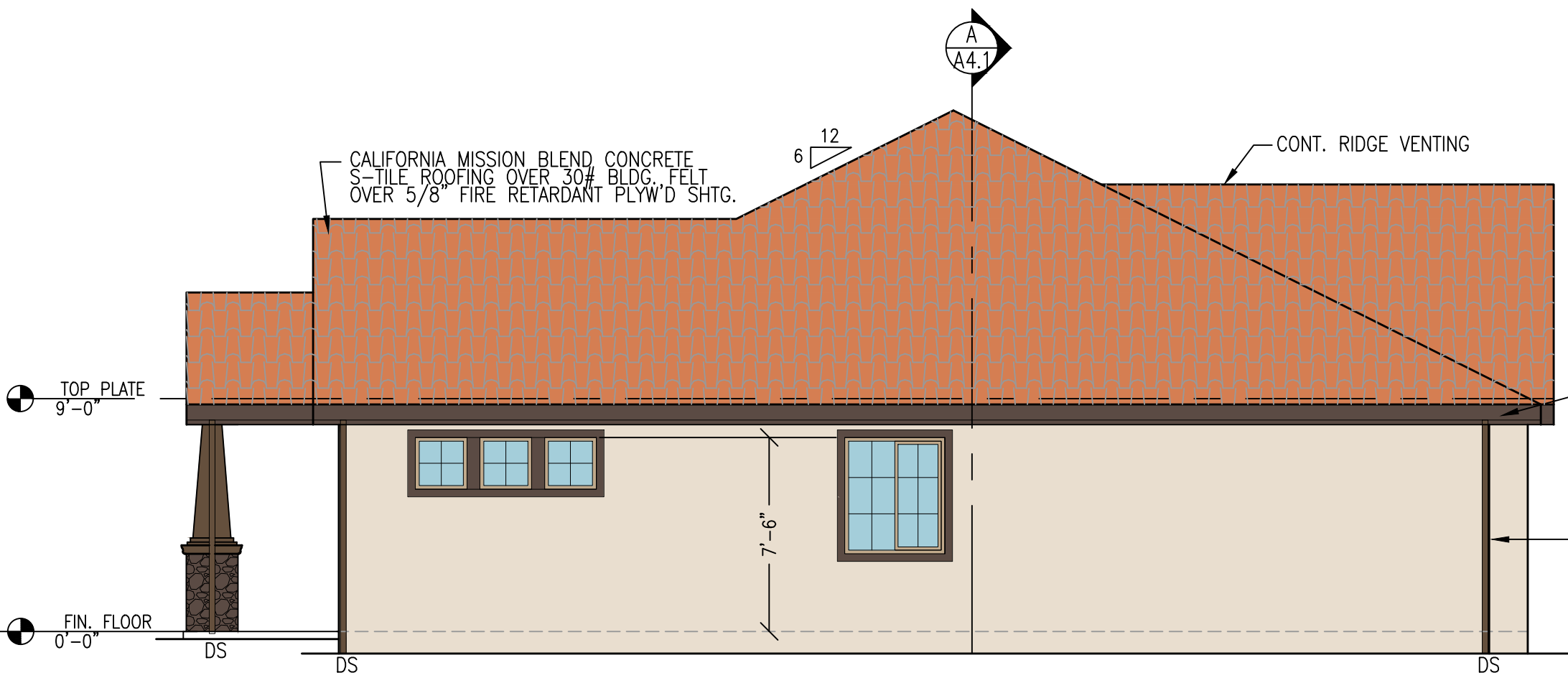
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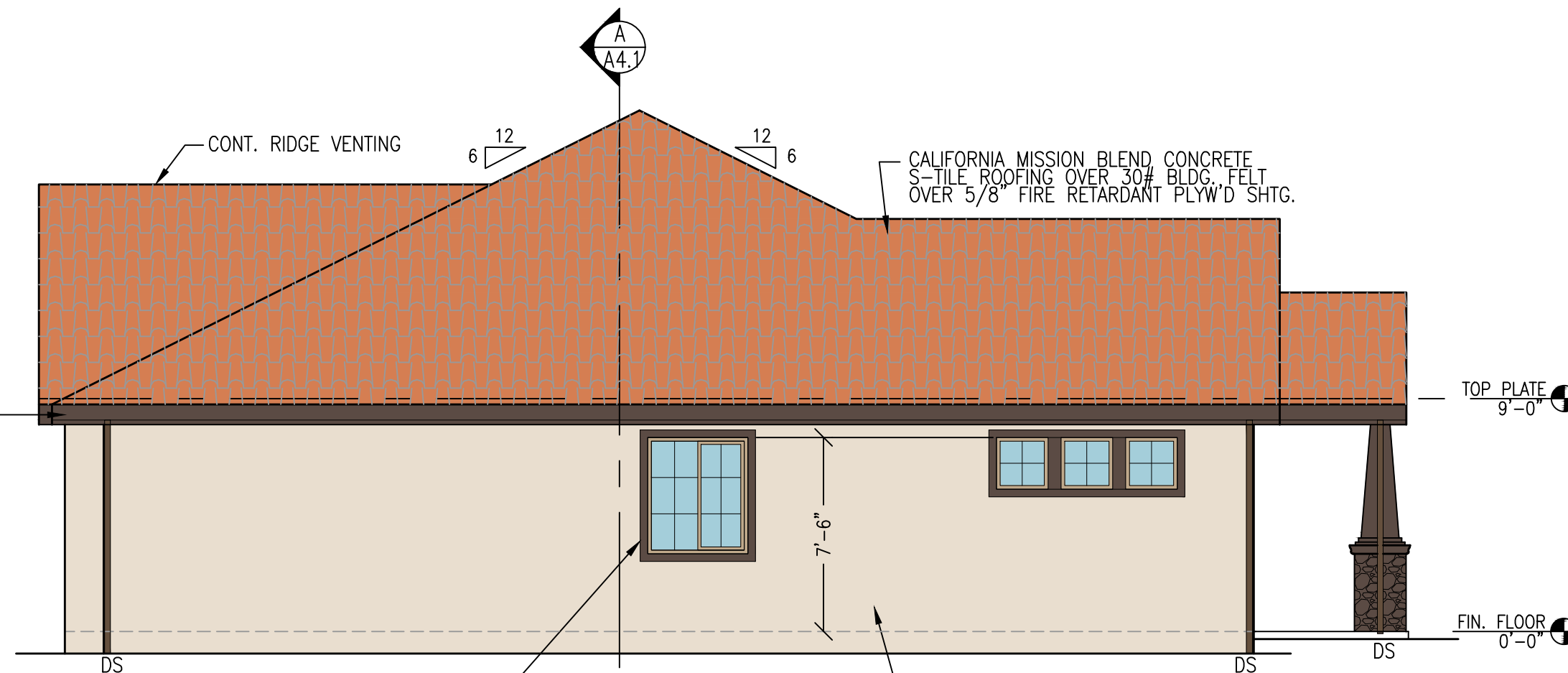




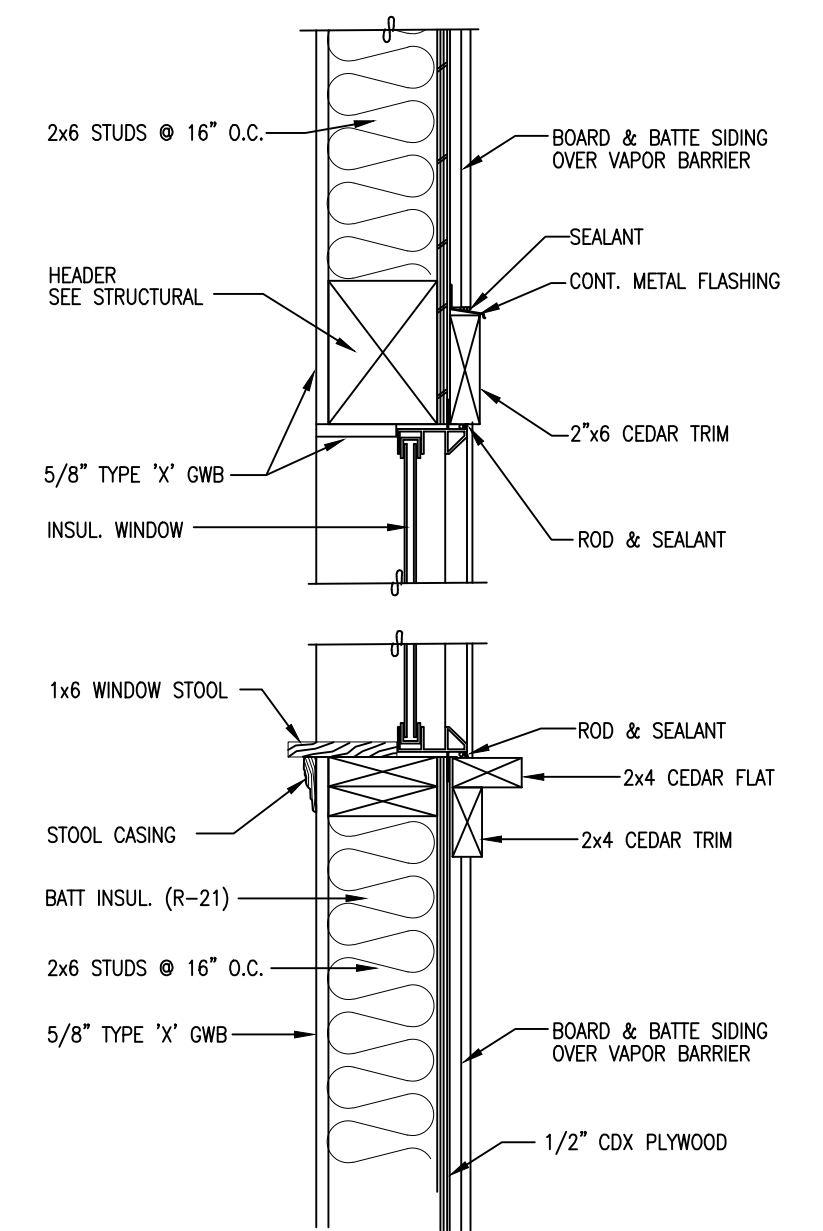
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A3.1 TYP. WINDOW TRIM  
SCALE: N.T.S.



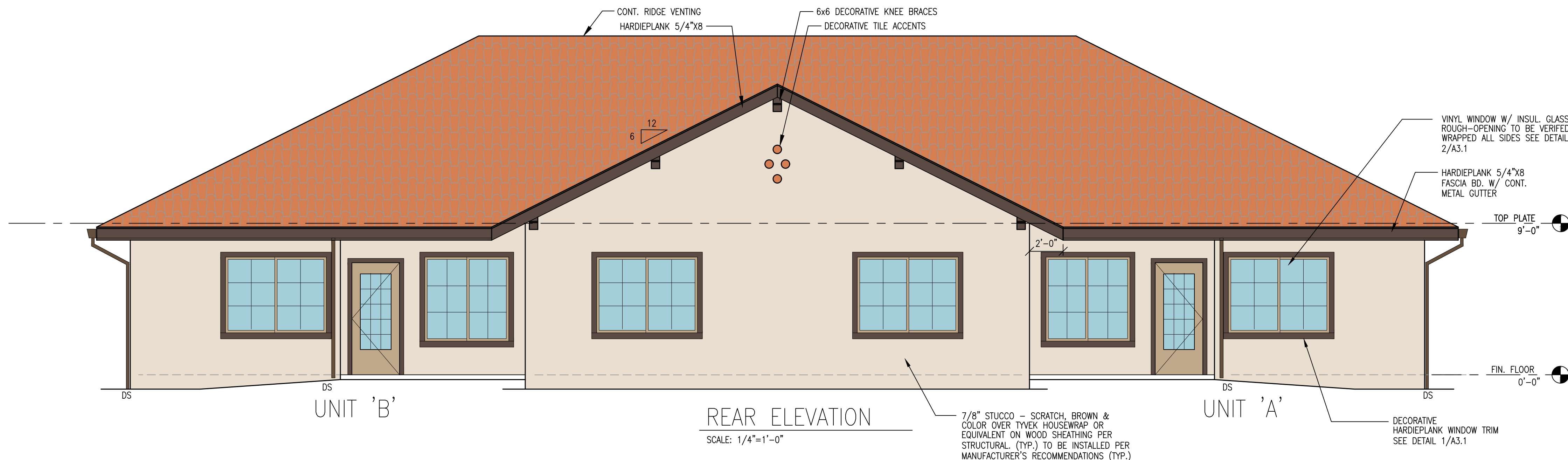
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UNIT 'B'  
SCALE: 3/16"=1'-0"



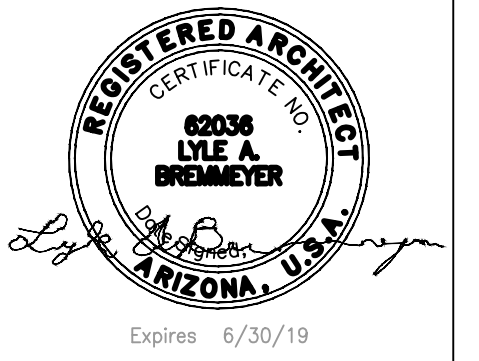
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SCALE: 3/16"=1'-0"



2  
A3.1 TYP. WINDOW TRIM DETAIL  
SCALE: 1 1/2"=1'-0"



REAR ELEVATION  
SCALE: 1/4"=1'-0"



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PROPOSED  
THE PARK AT SURPRISE  
INDEPENDENT LIVING  
FACILITY

W PARKWOOD DR  
SURPRISE, AZ 85374

SCALE: AS NOTED  
DATE OF ISSUE: 7-29-16

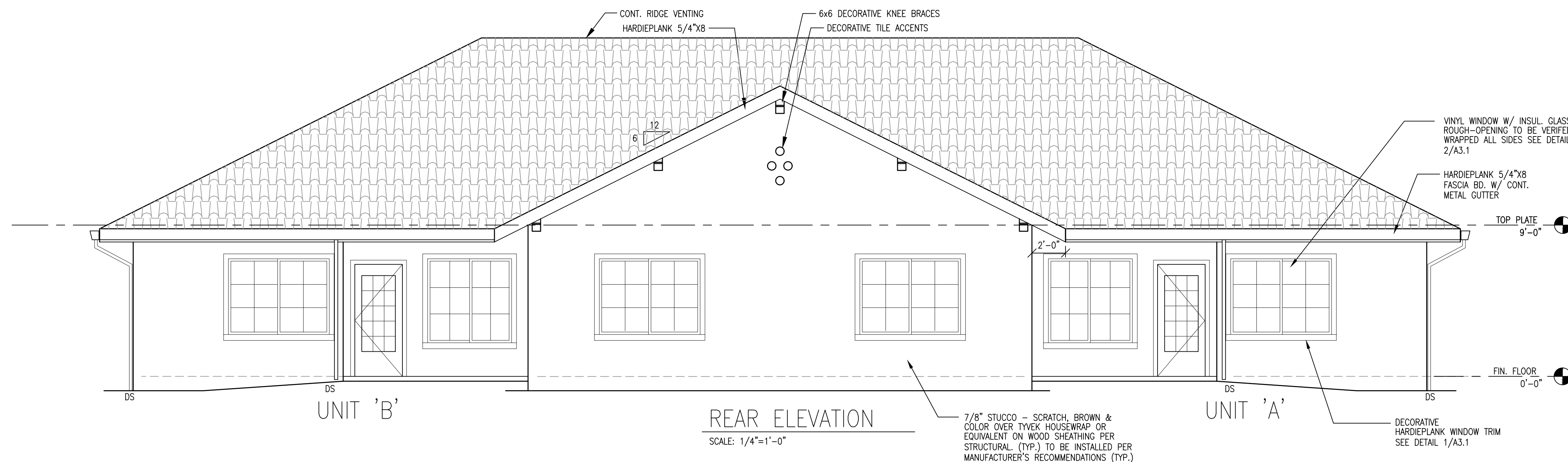
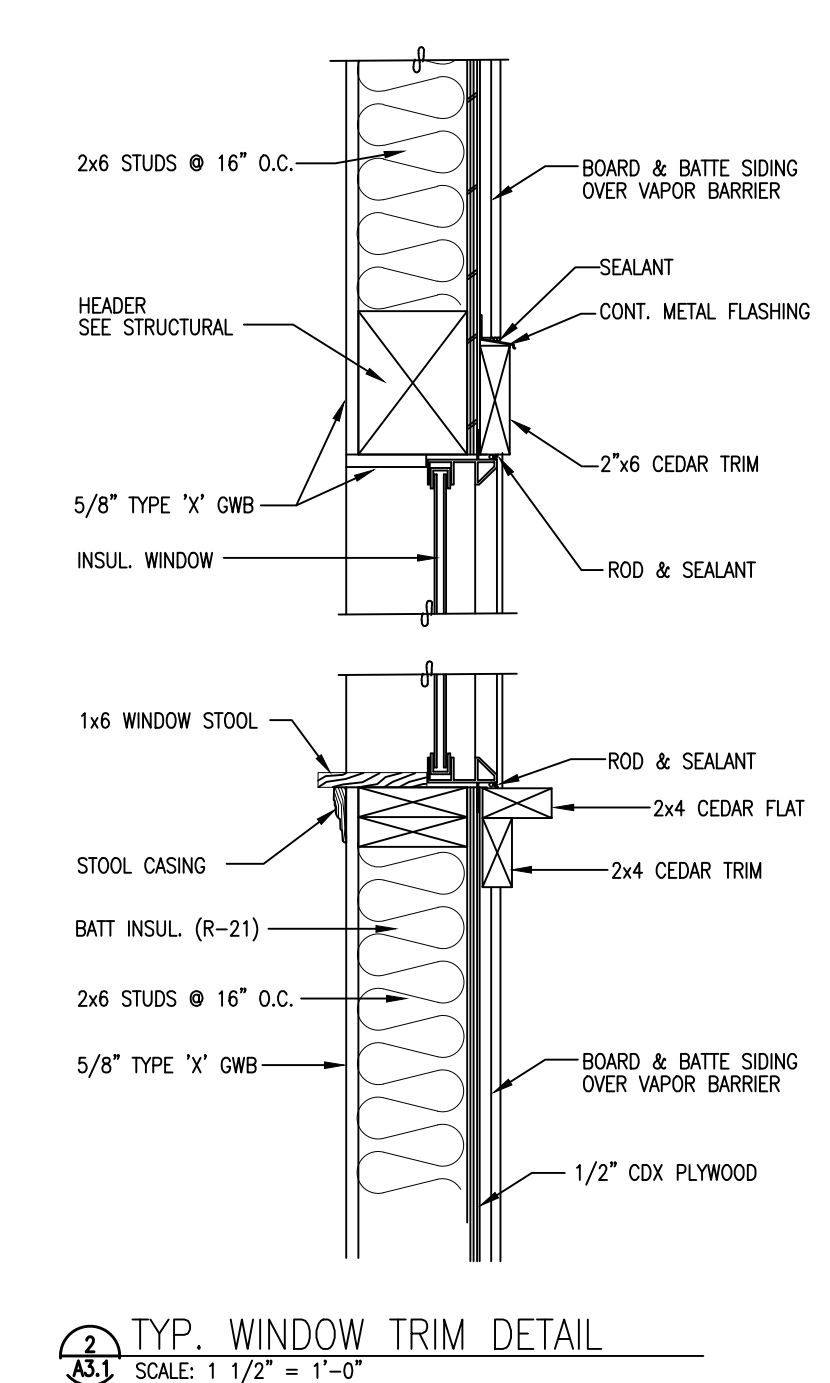
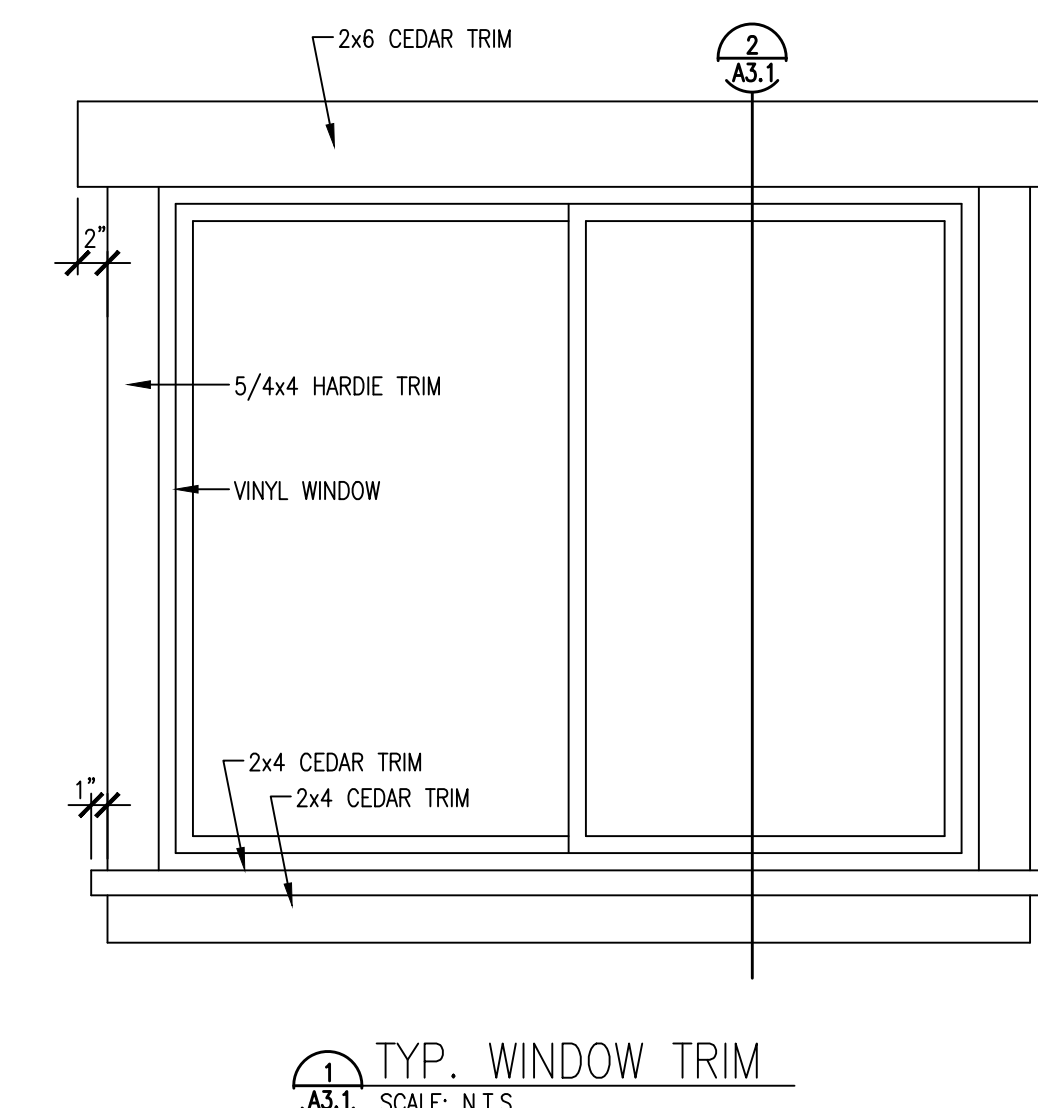
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| CONTRACT DOC.    | _____ | _____   |
| REVISIONS        |       |         |
| #                | DATE  | SUBJECT |
| 1                | _____ | _____   |
| 2                | _____ | _____   |
| 3                | _____ | _____   |
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EXTERIOR  
ELEVATIONS  
SMALL COTTAGE

SHEET NO.  
**A3.1**

PROJECT NO.





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| BID DOCUMENTS    | _____ |
| CONTRACT DOC.    | _____ |

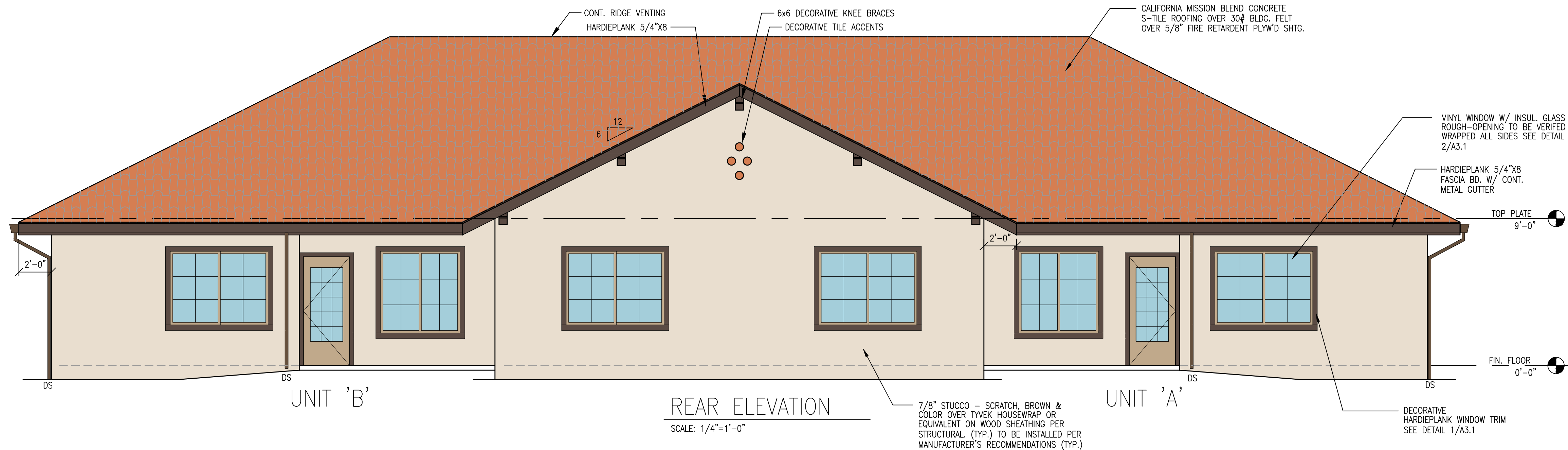
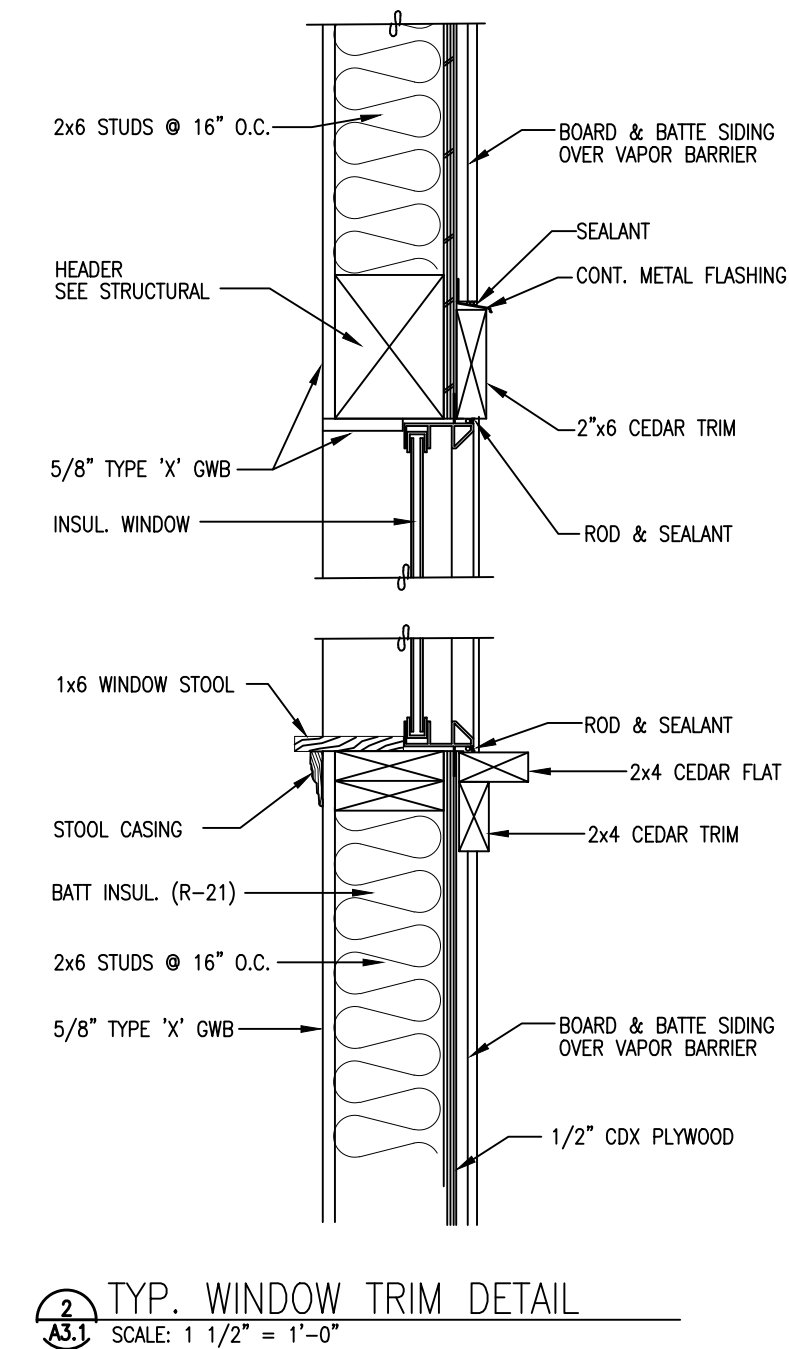
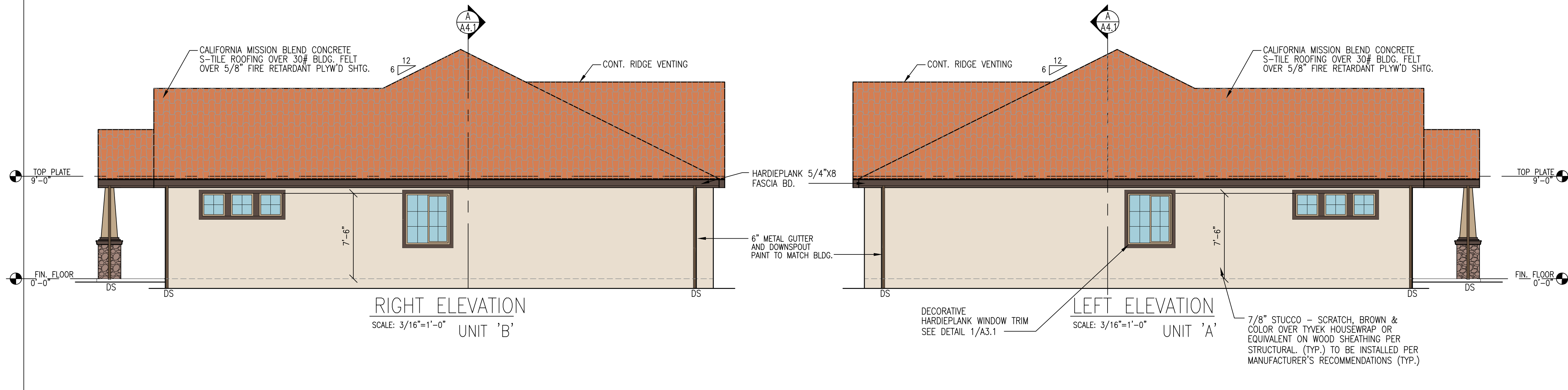
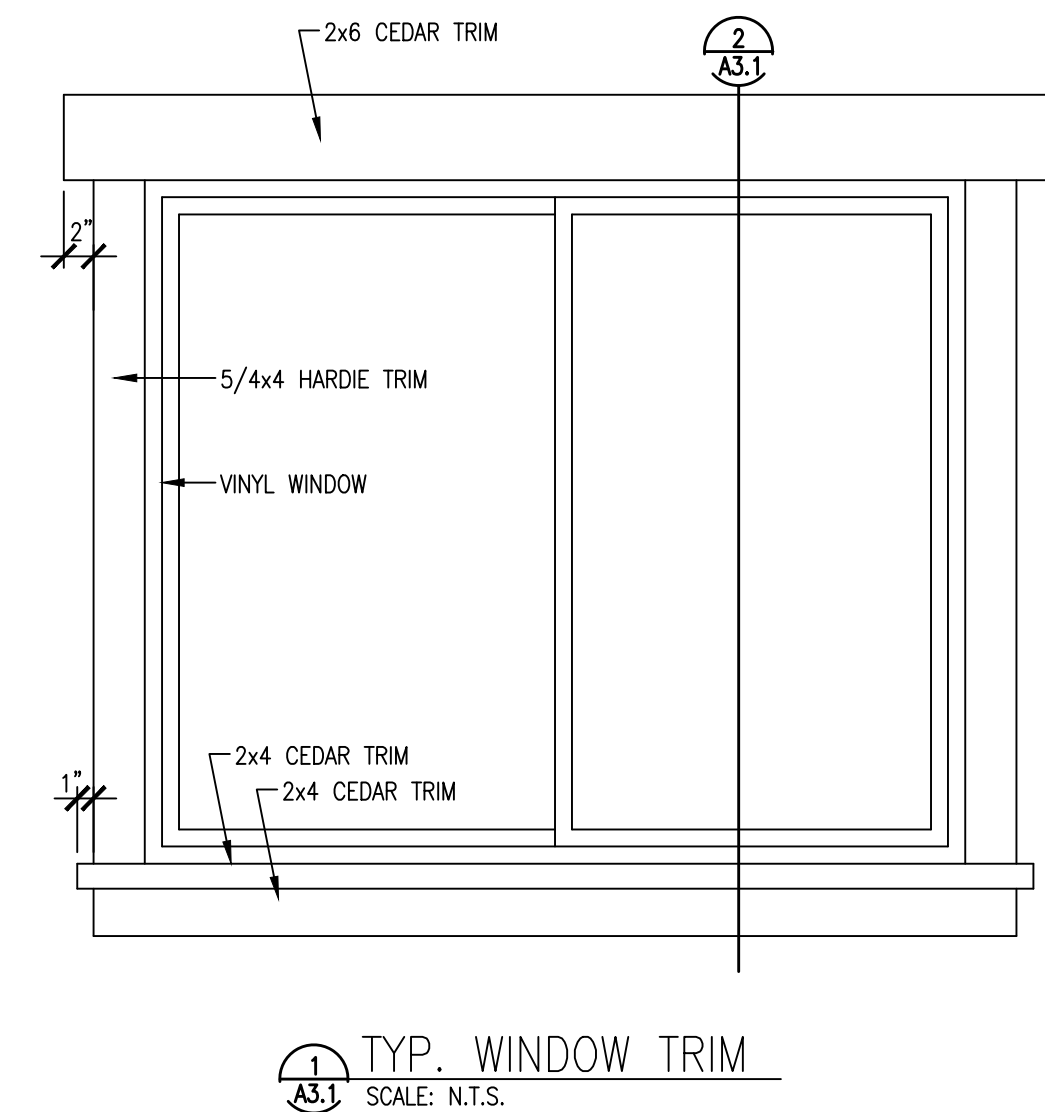
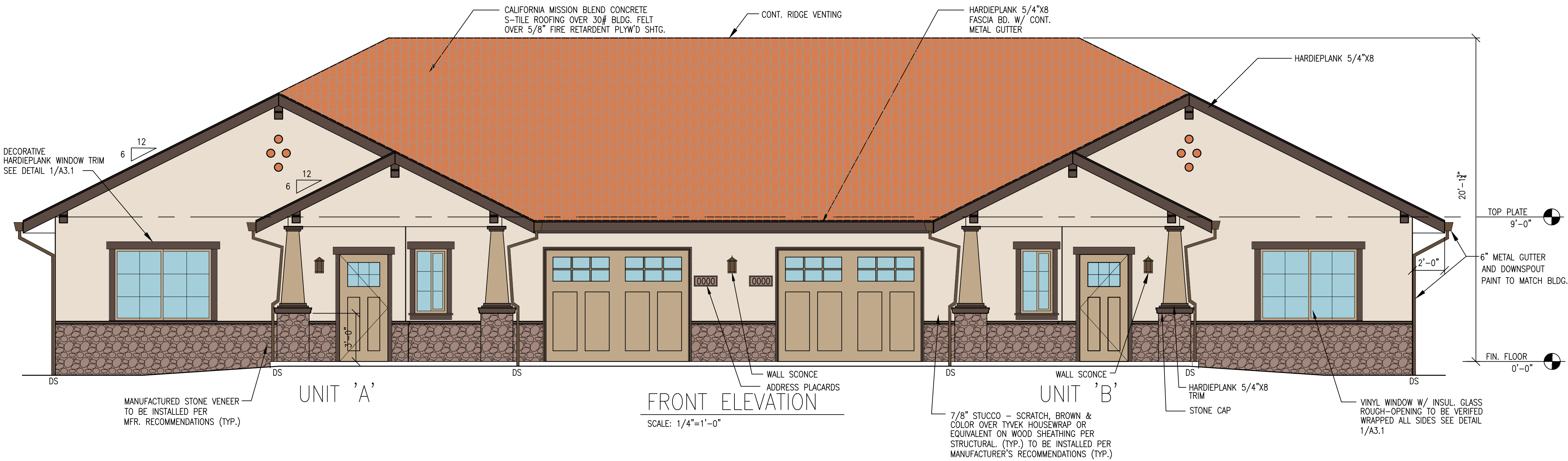
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# EXTERIOR ELEVATIONS SMALL COTTAGE

SHEET NO.  
**A3.1**

PROJECT NO.





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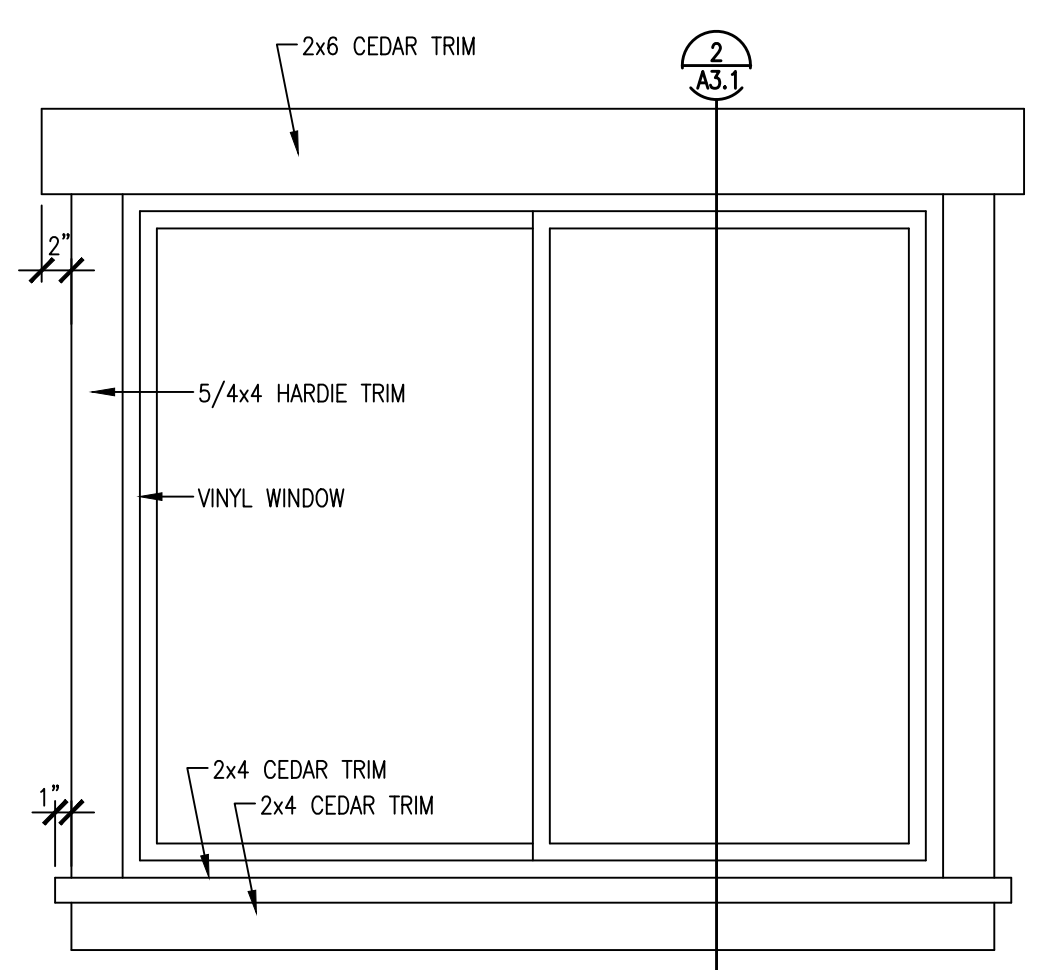
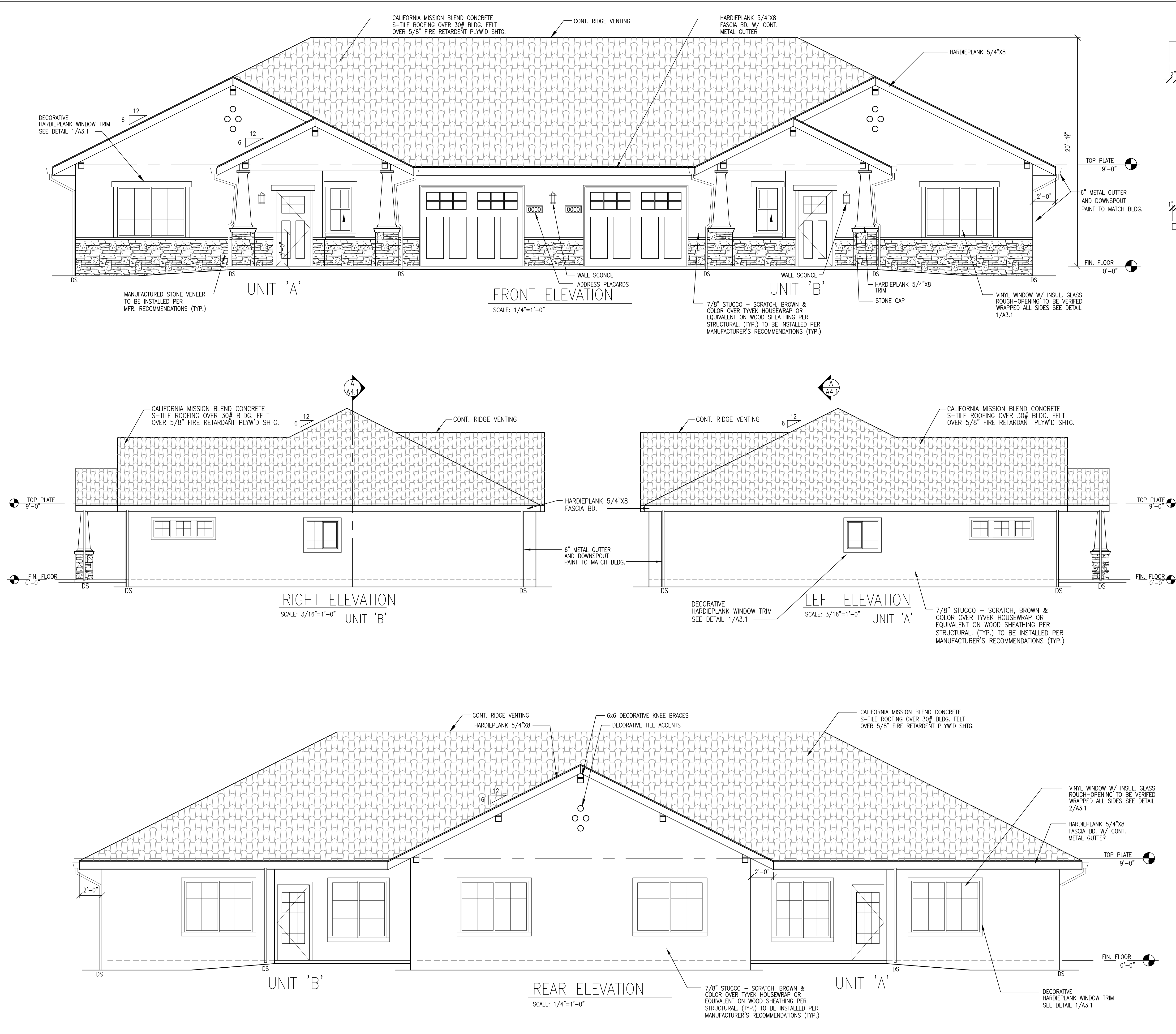
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EXTERIOR  
ELEVATIONS  
LARGE COTTAGE

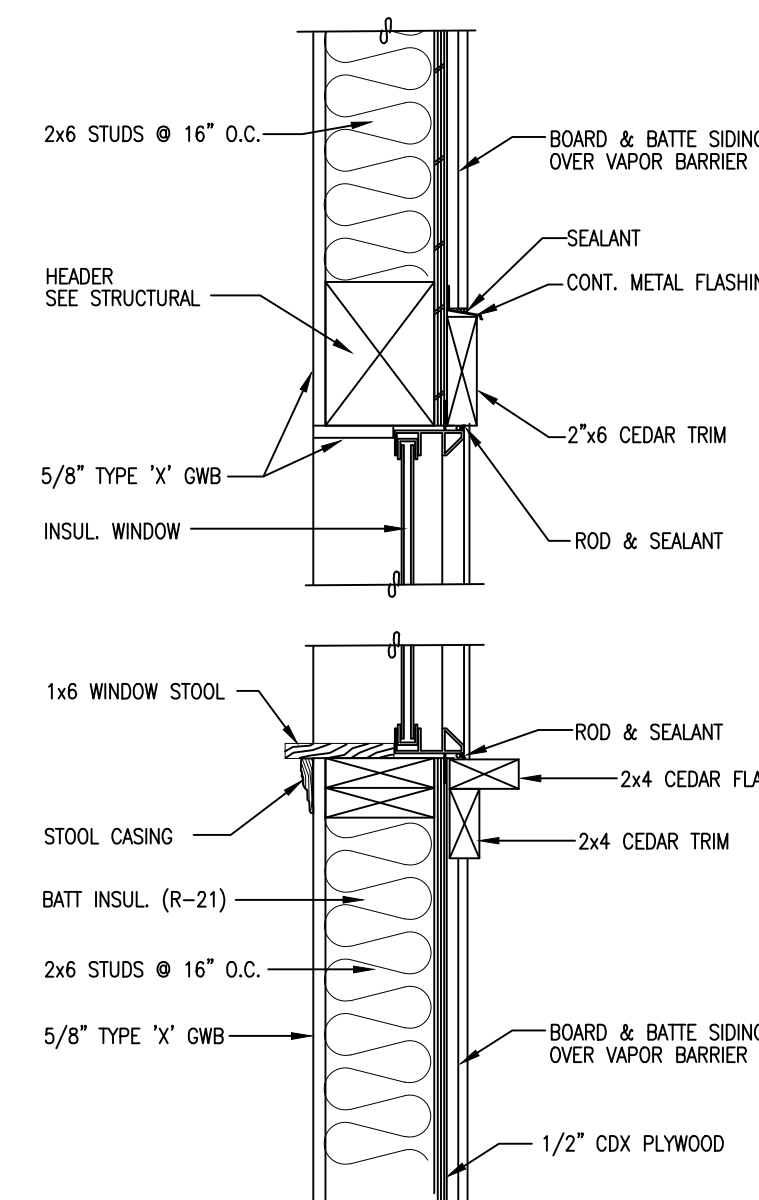
SHEET NO.  
A3.1

PROJECT NO.





1 TYP. WINDOW TRIM  
SCALE: N.T.S.



2 TYP. WINDOW TRIM DETAIL  
SCALE: 1 1/2" = 1'-0"



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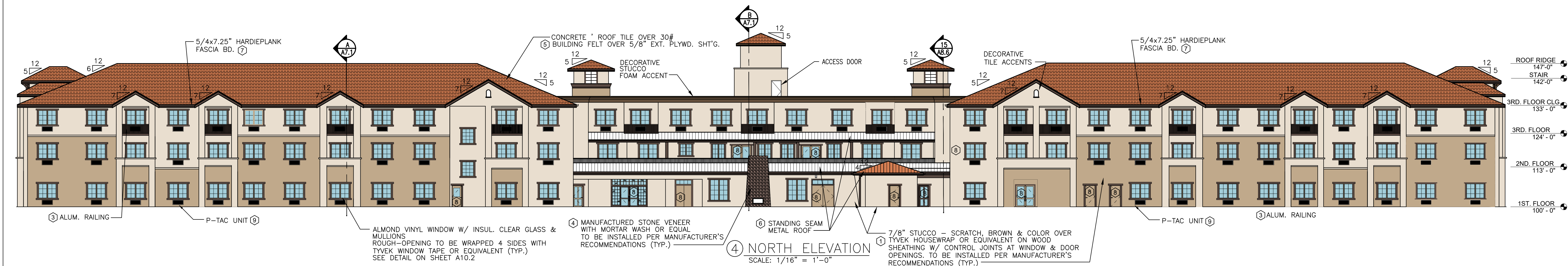
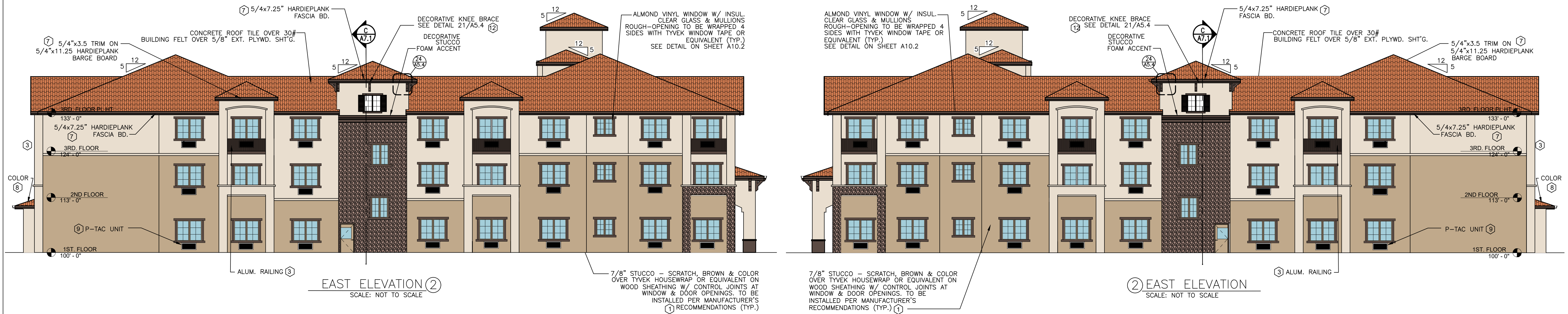
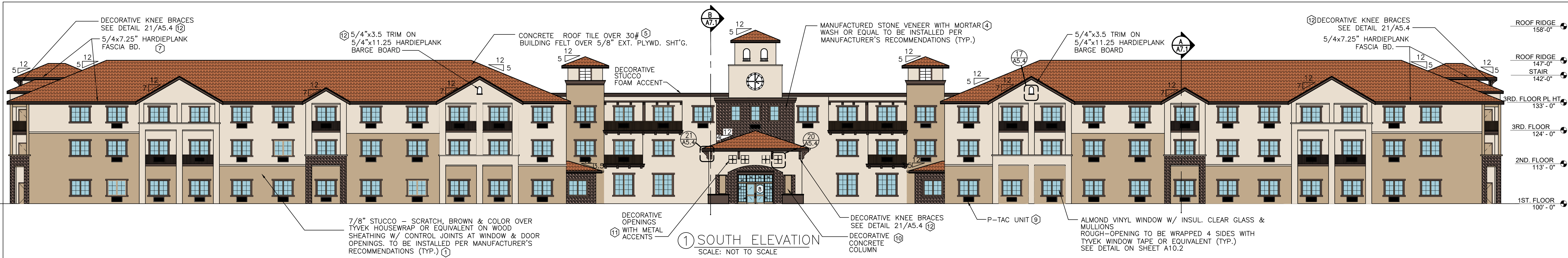
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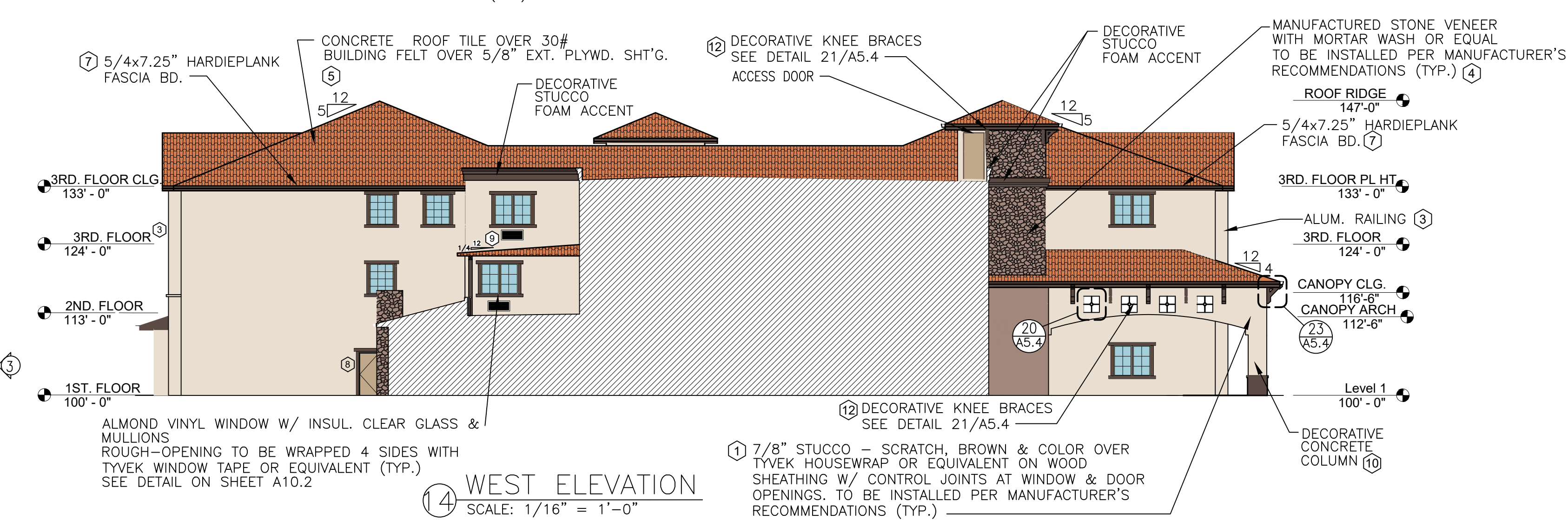
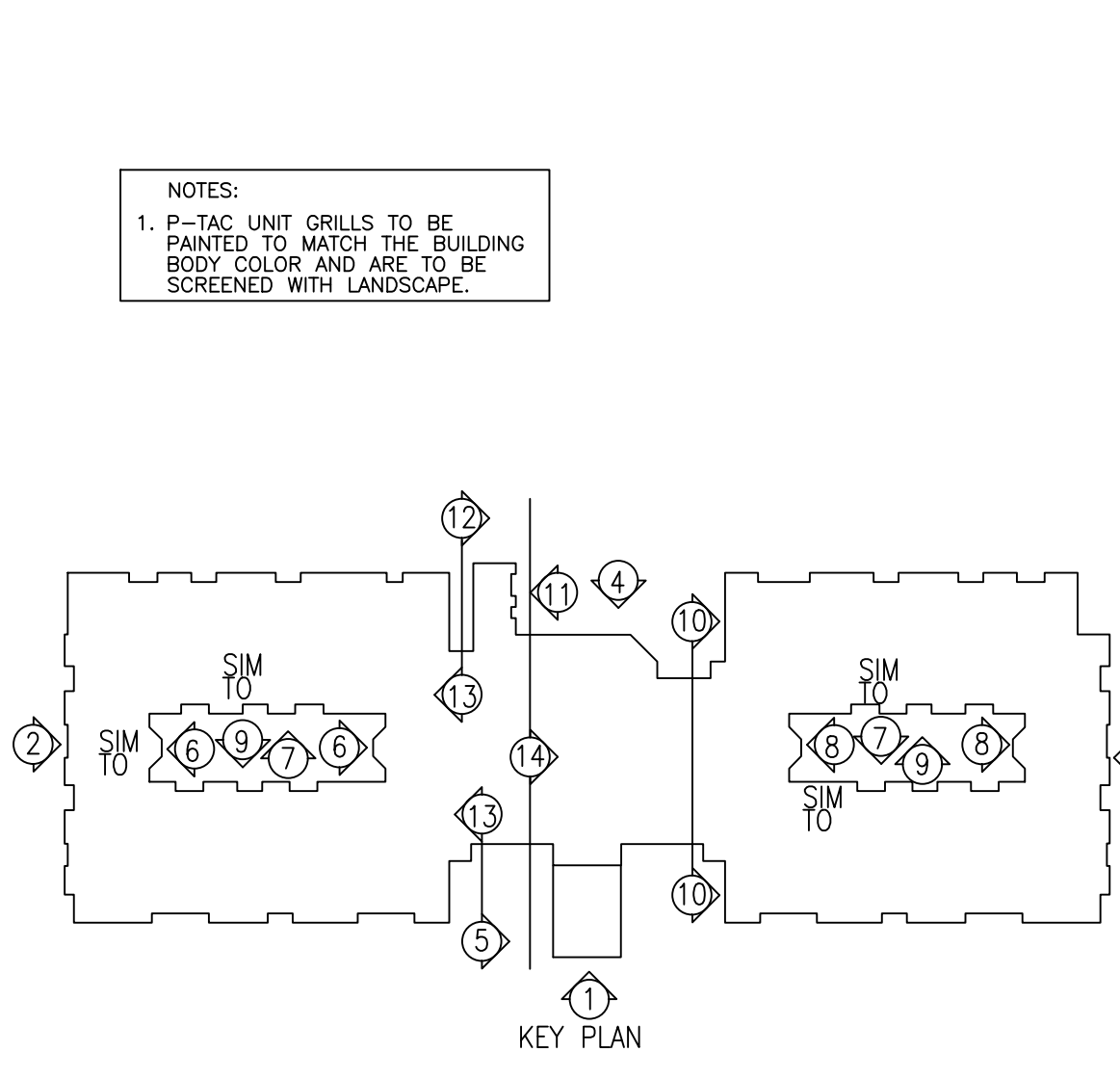
EXTERIOR  
ELEVATIONS  
LARGE COTTAGE

SHEET NO.  
**A3.1**  
PROJECT NO.





| EXTERIOR FINISH SCHEDULE |                             |             |               |                                                                                                      |
|--------------------------|-----------------------------|-------------|---------------|------------------------------------------------------------------------------------------------------|
| TAG                      | ITEM                        | ESR REPORT# | MFR.          | COLOR/MATERIAL                                                                                       |
| ①                        | STUCCO 1                    | 1194        | -             | PAINTED SHERWIN WILLIAMS SW6140 MODERATE WHITE                                                       |
| ②                        | STUCCO 2                    | 1194        | -             | PAINTED SHERWIN WILLIAMS SW7510 CHATEAU BROWN                                                        |
| ③                        | ALUM. RAILING               | -           | -             | -                                                                                                    |
| ④                        | MFR. STONE                  | -           | ARIZONA STONE | TUSCAN VILLA "FLORENTINE" WITH MORTAR WASH                                                           |
| ⑤                        | ROOF TILE                   | -           | MONTIER TILE  | CALIFORNIA MISSION BLEND CONCRETE S-TILE                                                             |
| ⑥                        | STANDING SEAM METAL ROOFING | -           | -             | -                                                                                                    |
| ⑦                        | FASCIA BD. & BARGE BD.      | -           | -             | PAINTED SHERWIN WILLIAMS SW7510 CHATEAU BROWN                                                        |
| ⑧                        | DOORS WOOD OR METAL         | -           | -             | PAINTED SHERWIN WILLIAMS UTILITY DOORS - SW 6140, MODERATE WHITE ENTRY DOORS - SW6143 "BASKET BEIGE" |
| ⑨                        | P-TAC GRILLE                | -           | AMANA         | PAINTED SHERWIN WILLIAMS 48 @ SW6140 MODERATE WHITE                                                  |
| ⑩                        | DECORATIVE CONCRETE COL.    | -           | -             | NATURAL PRE-CAST CONCRETE (PITTED)                                                                   |
| ⑪                        | DECORATIVE METAL ACCENTS    | -           | -             | RUSTIC (ESPRESSO) WROUGHT IRON                                                                       |
| ⑫                        | DECORATIVE KNEE BRACES      | -           | -             | PAINTED SHERWIN WILLIAMS SW7510 CHATEAU BROWN                                                        |



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14630 W PARKWOOD DR  
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SCALE: AS NOTED

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DESIGN DOCUMENTS

APPROVAL

PERMIT DOCUMENTS

BID DOCUMENTS

CONTRACT DOC.

REVISIONS

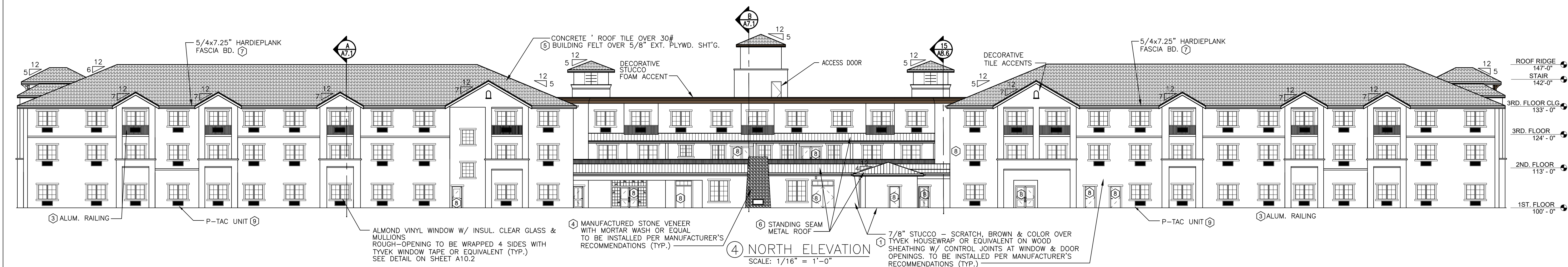
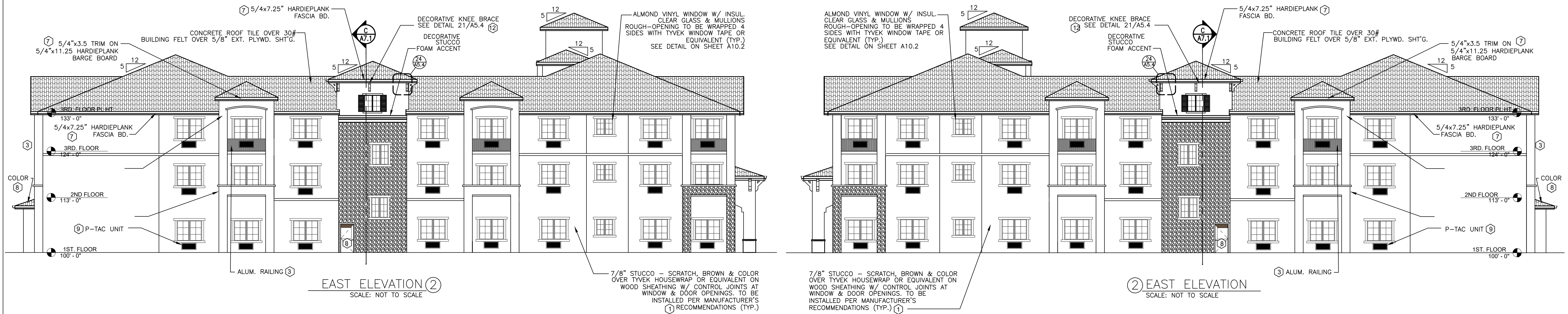
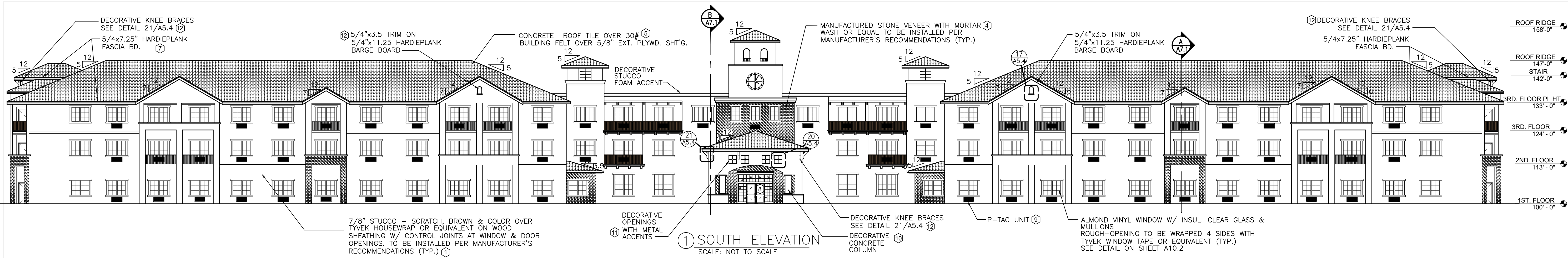
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EXTERIOR  
ELEVATIONS

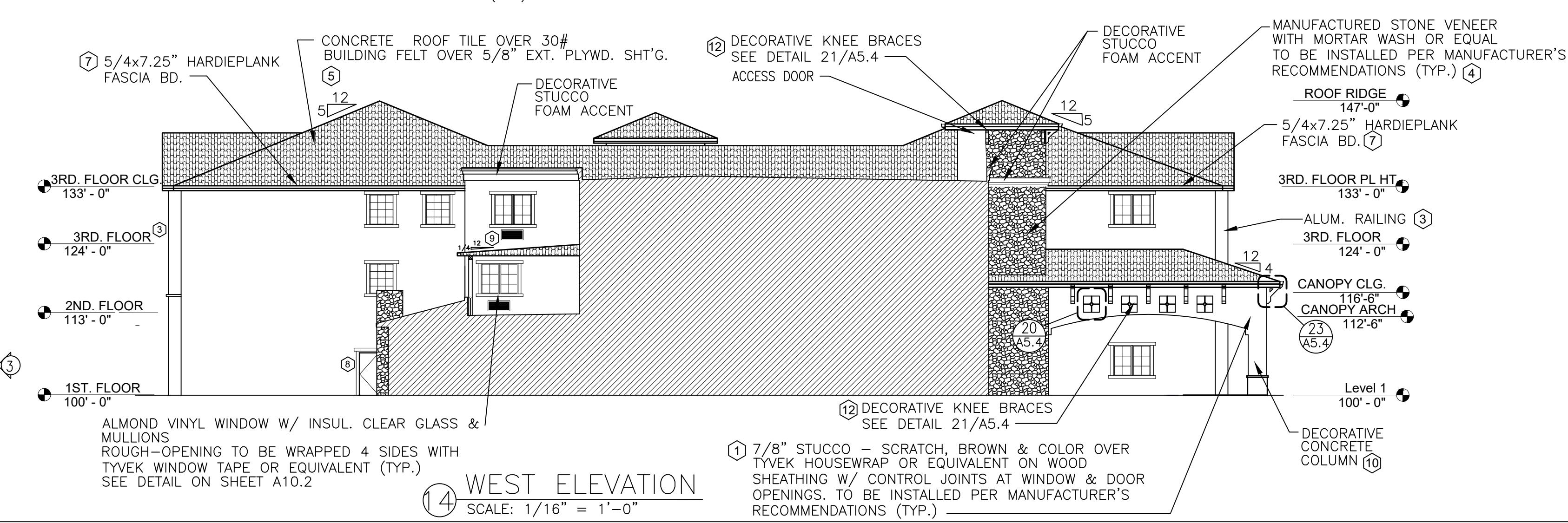
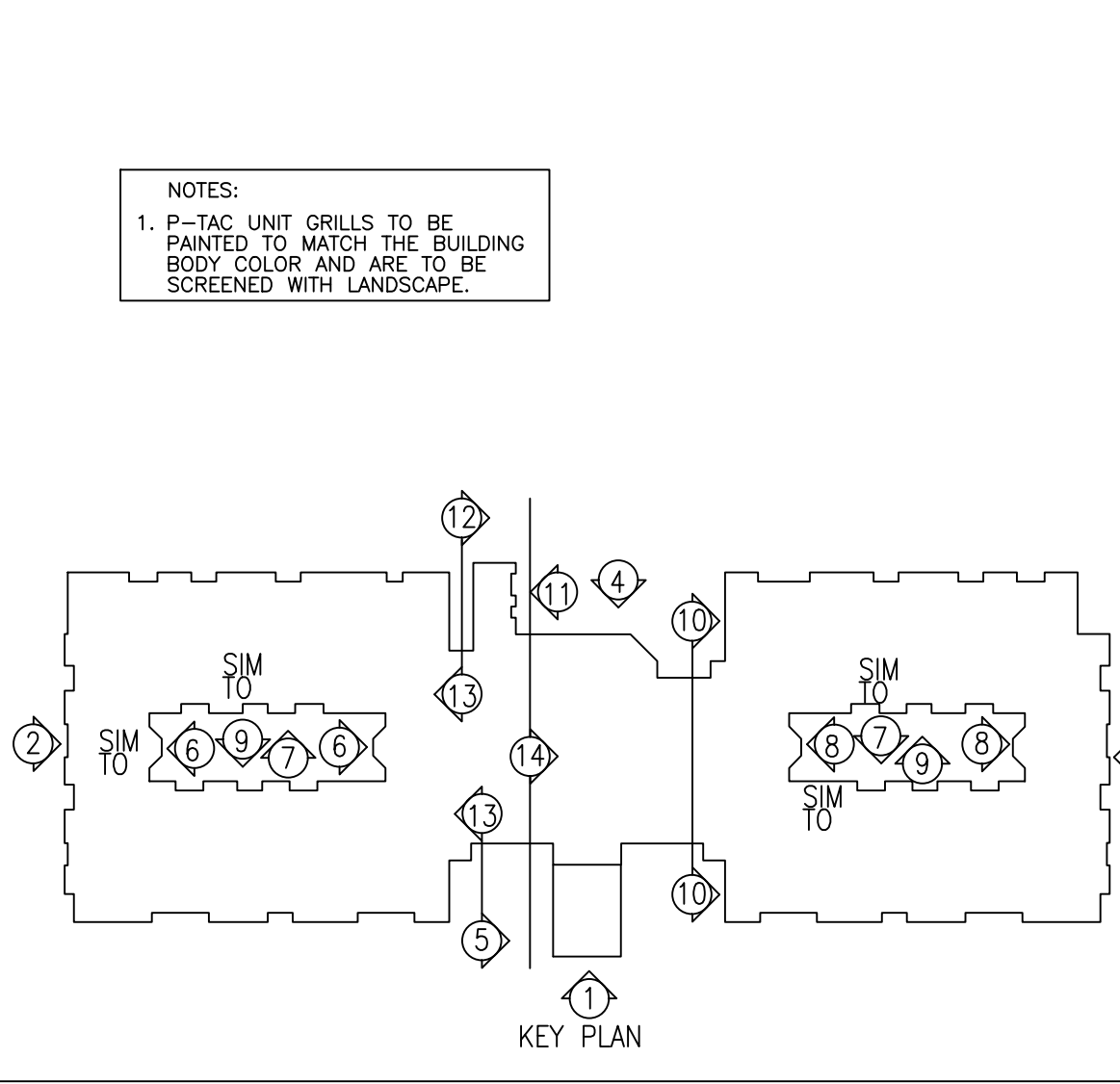
SHEET NO.  
A6.1

PROJECT NO.





| EXTERIOR FINISH SCHEDULE |                             |             |               |                                                                                                      |
|--------------------------|-----------------------------|-------------|---------------|------------------------------------------------------------------------------------------------------|
| TAG                      | ITEM                        | ESR REPORT# | MFR.          | COLOR/MATERIAL                                                                                       |
| 1                        | STUCCO 1                    | 1194        | -             | PAINTED SHERWIN WILLIAMS SW6140 MODERATE WHITE                                                       |
| 2                        | STUCCO 2                    | 1194        | -             | PAINTED SHERWIN WILLIAMS SW7510 CHATEAU BROWN                                                        |
| 3                        | ALUM. RAILING               | -           | -             | -                                                                                                    |
| 4                        | MFR. STONE                  | -           | ARIZONA STONE | TUSCAN VILLA "FLORENTINE" WITH MORTAR WASH                                                           |
| 5                        | ROOF TILE                   | -           | MONTIER TILE  | CALIFORNIA MISSION BLEND CONCRETE S-TILE                                                             |
| 6                        | STANDING SEAM METAL ROOFING | -           | -             | -                                                                                                    |
| 7                        | FASCIA BD. & BARGE BD.      | -           | -             | PAINTED SHERWIN WILLIAMS SW7510 CHATEAU BROWN                                                        |
| 8                        | DOORS WOOD OR METAL         | -           | -             | PAINTED SHERWIN WILLIAMS UTILITY DOORS - SW 6140, MODERATE WHITE ENTRY DOORS - SW6143 "BASKET BEIGE" |
| 9                        | P-TAC GRILLE                | -           | AMANA         | PAINTED SHERWIN WILLIAMS 48 @ SW6140 MODERATE WHITE                                                  |
| 10                       | DECORATIVE CONCRETE COL.    | -           | -             | NATURAL PRE-CAST CONCRETE (PITTED)                                                                   |
| 11                       | DECORATIVE METAL ACCENTS    | -           | -             | RUSTIC (ESPRESSO) WROUGHT IRON                                                                       |
| 12                       | DECORATIVE KNEE BRACES      | -           | -             | PAINTED SHERWIN WILLIAMS SW7510 CHATEAU BROWN                                                        |



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DESIGN DOCUMENTS  
APPROVAL \_\_\_\_\_  
PERMIT DOCUMENTS  
BD DOCUMENTS \_\_\_\_\_  
CONTRACT DOC. \_\_\_\_\_

REVISIONS

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EXTERIOR ELEVATIONS

SHEET NO.  
A6.1

PROJECT NO.



PLANT PALETTE:

|                                      |                                          |           |
|--------------------------------------|------------------------------------------|-----------|
| TREES:                               |                                          |           |
| WASHINGTONIA ROBUSTA                 | 18'-26' TRUNK HT.                        | 8 TOTAL   |
| MEXICAN FAN PALM                     | SKINNED TRUNKS                           |           |
| DAHLBERGIA 616600                    | 24' BOX MINIMUM                          | 49 TOTAL  |
| 616600 TREE                          | 9' HT, 4.5' 6PR, 1 1/4' CAL.             |           |
| QUERCUS VIRGINIANA                   | 36' BOX MATCHING                         | 41 TOTAL  |
| SOUTHERN LIVE OAK                    | 10' HT, 8' 6PR, 2 1/2' CAL.              |           |
| PROSOPIS CHILENSIS 'PHOENIX'         | 24' BOX MATCHING                         | 56 TOTAL  |
| THORNLESS MESQUITE                   | 8' HT, 4' 6PR, 1 1/2' CAL.               |           |
| CERCIDILUM FLORIDUM DM.              | 36' BOX MIN.                             | 21 TOTAL  |
| DESERT MUSEUM PALO VERDE             | 12' HT, 6' 6PR, 2 1/2' CAL.              |           |
| CHITALPA TASHKENBIS                  | 24' BOX MATCHING                         | 74 TOTAL  |
| CHITALPA                             | 7' HT, 4' 6PR, 1 1/4' CAL.               |           |
| CASALPINIA MEXICANA                  | 15 GALLON MIN.                           | 27 TOTAL  |
| YELLOW MEXICAN BIRD OF PARADISE      | TREE FORM (6' HT, 2 1/2' 6PR, 3/4' CAL.) |           |
| PHOENIX ROEBELLINI                   | 15 GALLON MIN.                           | 18 TOTAL  |
| PIGMY DATE PALM                      | 2-3 TRUNK                                |           |
| SHRUBS & VINES:                      |                                          |           |
| LEUCOPHYLLUM LANGMANIAE              | 5 GALLON                                 | 316 TOTAL |
| RIO BRAVO SAGE                       | FULL, PAST CAN                           |           |
| CARISSA GRANDIFLORA 'G.C.'           | 5 GALLON                                 | 95 TOTAL  |
| GREEN CARPET                         | FULL, PAST CAN                           |           |
| RUELLIA BRITTONIANA CALIFORNICA      | 5 GALLON                                 | 64 TOTAL  |
| RUELLIA                              | FULL, PAST CAN                           |           |
| NERIUM OLEANDER 'D.P.'               | 5 GALLON                                 | 214 TOTAL |
| DWARF PINK OLEANDER                  | FULL, PAST CAN                           |           |
| GALLISTEMON VIMINALIS 'LITTLE JOHN'  | 5 GALLON                                 | 198 TOTAL |
| LITTLE JOHN BOTTLE BRUSH             | FULL, PAST CAN                           |           |
| CASSIA STURTI                        | 5 GALLON                                 | 106 TOTAL |
| GREEN DESERT CASSIA                  | FULL, PAST CAN                           |           |
| TECOMA STANS V. STANS                | 5 GALLON                                 | 51 TOTAL  |
| YELLOW BELLS                         | FULL, PAST CAN                           |           |
| LEUCOPHYLLUM LAEVIGATUM              | 5 GALLON                                 | 71 TOTAL  |
| CHIHUAHUA SAGE                       | FULL, PAST CAN                           |           |
| CASALPINIA FULCHERRIMA               | 5 GALLON                                 | 51 TOTAL  |
| RED BIRD OF PARADISE                 | FULL, PAST CAN                           |           |
| MUHLENBERGIA CAPILLARIS 'REGAL MIST' | 5 GALLON                                 | 40 TOTAL  |
| PINK MUHLY                           | FULL, PAST CAN                           |           |
| GROUNDCOVERS AND ACCENTS:            |                                          |           |
| ACACIA REDOLENS 'D.C.'               | 5 GALLON                                 | 288 TOTAL |
| DESERT CARPET REDOLENS               | FULL, PAST CAN                           |           |
| LANTANA MONTIVIDENSIS 'N.G.'         | 1 GALLON                                 | 369 TOTAL |
| NEW GOLD LANTANA                     | FULL, PAST CAN                           |           |
| EREMOPHYLLA MININEU GOLD             | 1 GALLON                                 | 334 TOTAL |
| OUTBACK SUNRISE                      | FULL, PAST CAN                           |           |
| PARVIFOLIA HESPERALOE                | 5 GALLON                                 | 41 TOTAL  |
| RED YUCCA                            | FULL, PAST CAN                           |           |
| SYNTHETIC TURF                       |                                          | 100 SF.   |

BOULDER SCHEDULE:

- (A) 4'x4'x3' DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 12")
- (B) 3'x3'x30" DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 12")
- (C) 2'x2'x18" DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 6")

NOTE: BOULDER COLOR TO BE SIMILAR TO DECOMPOSED GRANITE.

CONSTRUCTION NOTE:

A. 616600 TREES PLANTED CLOSER THAN 10' FROM A STRUCTURE, WALL, SIDEWALK OR CURB SHALL HAVE A DEEP ROOT BARRIER INSTALLED.

PLAN KEY NOTES:

- (1) 6'x6' CONCRETE HEADER
- (2) SYNTHETIC TURF (DOG RELIEF AREA)
- (3) SIGN MONUMENT WITH RAISED PLANTERS (SEASONAL ANNUALS IN RAISED PLANTERS)
- (4) INTEGRAL COLOR STAMPED CONCRETE
- (5) GRANITE COBBLE RIP RAP
- (6) SELECT GRADE GRANITE SURFACE BOULDERS
- (7) PLAYGROUND (DETAIL 3, SHEET L-3)
- (8) EXISTING MASONRY WALL
- (9) LIFE/RAIL ACTIVITY PANELS, DET 2, SHT. L-3
- (10) 3'-6" DIA. HAND-PLACED GRANITE COBBLE
- (11) POOL
- (12) 36" DECORATIVE SCREEN WALL
- (13) 6' TALL MAB. WALL
- (14) COVERED PARKING
- (15) 6' SIDEWALK
- (16) FLAGPOLES
- (17) 5' SIDEWALK
- (18) RETENTION BASIN
- (19) GATED ENTRY
- (20) TRELLIS STRUCTURE W/SEATING
- (21) BIKE PARKING
- (22) RETENTION BASIN
- (23) BELOW-GRADE STORM WATER TANK
- (24) 1" IRRIGATION WATER METER
- (25) IRRIGATION CONTROLLER

Preliminary  
Landscape Plan  
Scale 1:30

30 15 0 30  
GRAPHIC SCALE



PARK AT SURPRISE  
INDEPENDENT LIVING FACILITY

IMPROVEMENT PLANS

PRJ 10-068 / CR10-060  
SURPRISE, ARIZONA

*phillip r. ryan*  
landscape architect p.c.  
landscape architecture & planning

4916 s. quiet way  
gilbert, arizona 85298  
(480) 899-5813 fax (480) 963-3674

DRAWING TITLE

LANDSCAPE PLAN

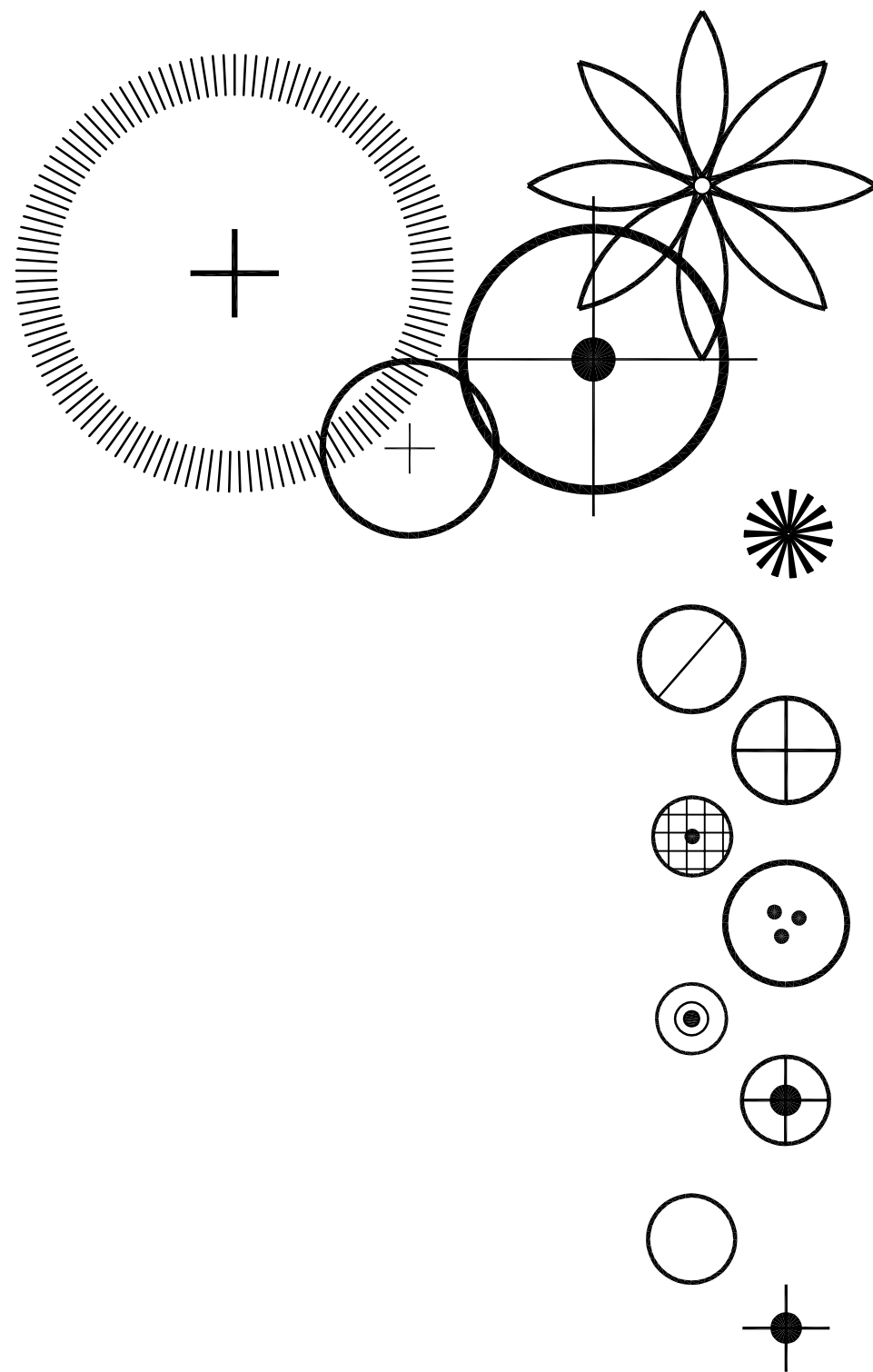


DESIGNED BY:  
PRR  
DRAWN BY:  
DLR  
CHECKED BY:  
PRR  
DATE:  
6/1/16  
DATA FILE:

PROJECT NO.  
SCALE:  
DRAWING NO.

L-1





**PLANT PALETTE:** (FOR THIS SHEET ONLY)

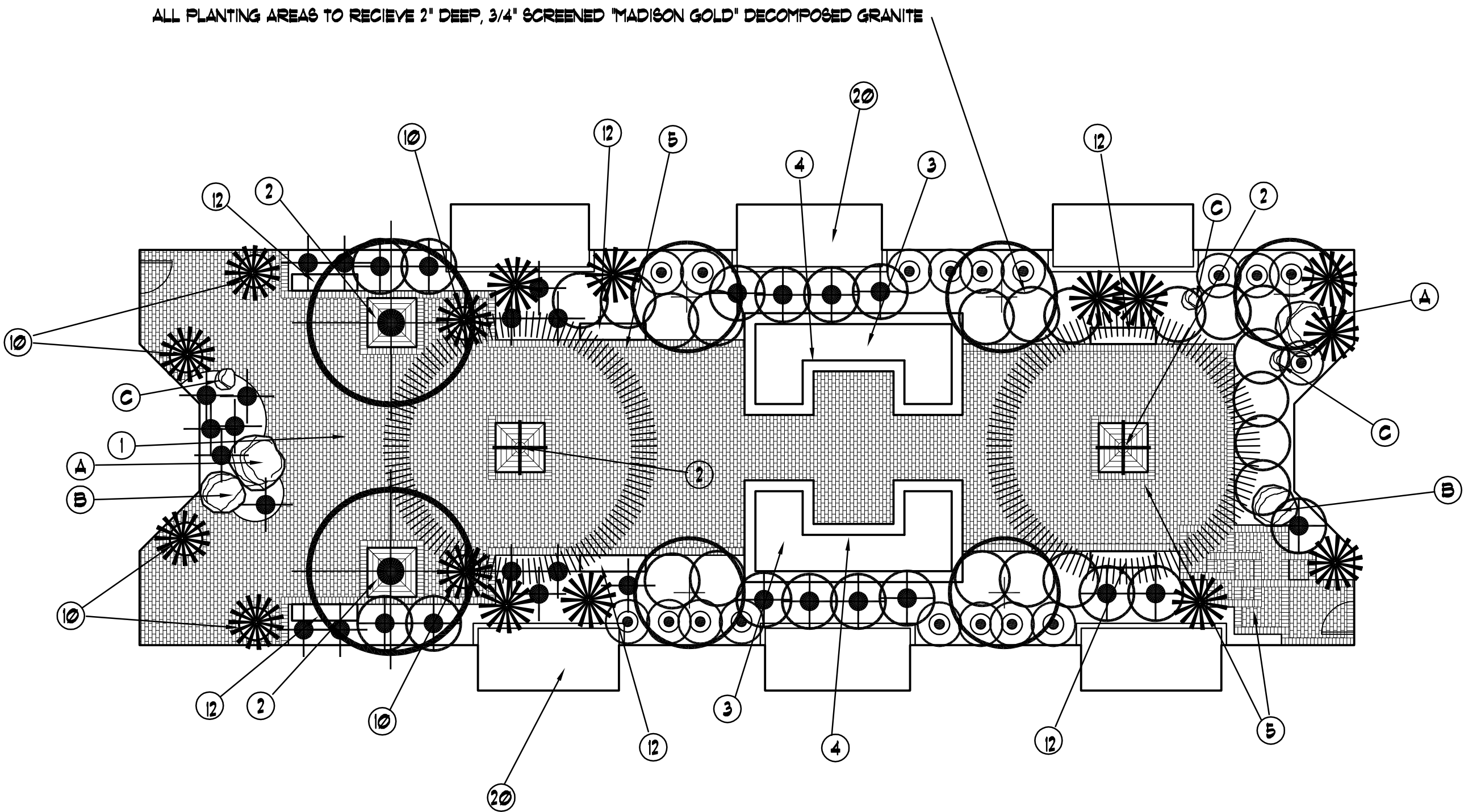
|                                     |                           |
|-------------------------------------|---------------------------|
| <b>TREES:</b>                       |                           |
| WASHINGTONIA ROBUSTA                | 20' TRUNK                 |
| MEXICAN FAN PALM                    | SKINNED TRUNKS            |
| PYRUS CALLERYANA                    | 36" BOX, MATCHING         |
| BRADFORD PEAR                       | 12' HT, 8' SP, 2 1/2" CAL |
| LIGUSTRUM JAPONICUM 'TEXANUM'       | 24" BOX, MATCHING         |
| TEXAS PRIVET                        | 1' HT, 4' SP, 1 1/4" CAL  |
| PRUNUS CERRASIFERA                  | 24" BOX MINIMUM           |
| PURPLE LEAF PLUM                    |                           |
| PHOENIX ROEBELLINI                  | 15 GALLON MIN             |
| PIGHTY DATE PALM                    | 2-3 TRUNK                 |
| <b>SHRUBS &amp; VINES:</b>          |                           |
| CARISSEA GRANDIFLORA 'G.C.'         | 5 GALLON                  |
| GREEN CARPET                        | FULL, PAST CAN            |
| RUPELLIA BRITTONIANA CALIFORNICA    | 5 GALLON                  |
| RUPELLIA                            | FULL, PAST CAN            |
| CALLISTEMON VIMINALIS 'LITTLE JOHN' | 5 GALLON                  |
| LITTLE JOHN BOTTLE BRUSH            | FULL, PAST CAN            |
| TECOMA STANS V. STANS               | 5 GALLON                  |
| YELLOW BELLS                        | FULL, PAST CAN            |
| HIBISCUS CH. 'ORANGE'               | 5 GALLON                  |
| ORANGE HIBISCUS                     | FULL, PAST CAN            |
| PITTOSPORUM TOBIRA 'WHEELERS DWARF' | 5 GALLON                  |
| WHEELERS DWARF PITTOSPORUM          | FULL, PAST CAN            |
| <b>GROUNDCOVERS AND ACCENTS:</b>    |                           |
| EREMOPHYLLA MINGINEU GOLD           | 1 GALLON                  |
| OUTBACK SUNRISE                     | FULL, PAST CAN            |
| MORAEA IRIDIODES                    | 5 GALLON                  |
| FORTNIGHT LILLY                     | FULL, PAST CAN            |

**BOULDER SCHEDULE:**

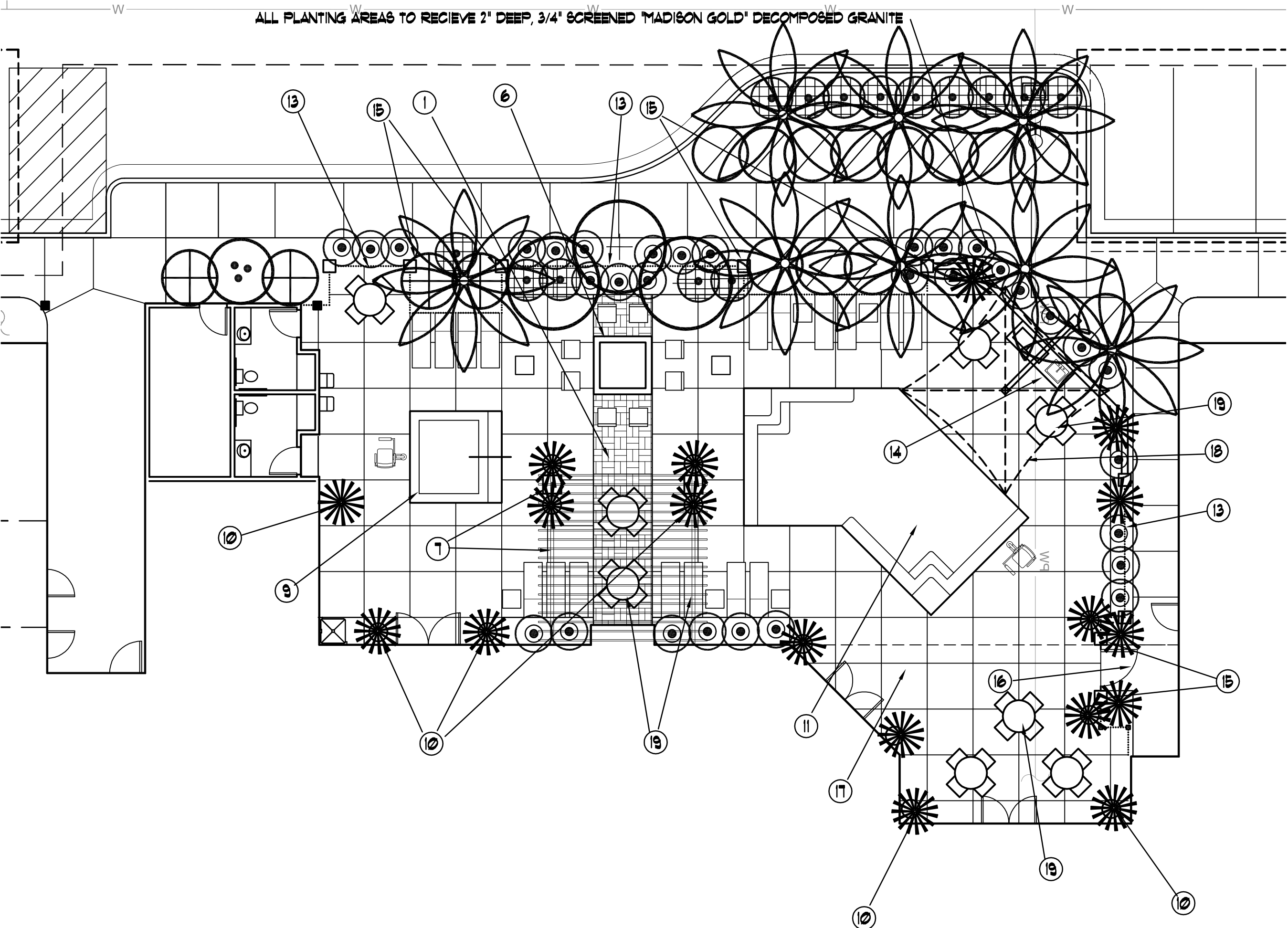
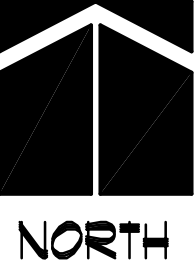
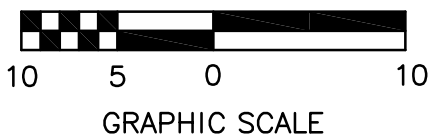
- A** 4'x4'x3' DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 12")
- B** 3'x3'x30" DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 12")
- C** 2'x2'x18" DEEP SELECT GRADE GRANITE SURFACE BOULDER (BURY 6")
- NOTE: BOULDER COLOR TO BE SIMILAR TO DECOMPOSED GRANITE.

**PLAN KEY NOTES:** (FOR THIS SHEET ONLY)

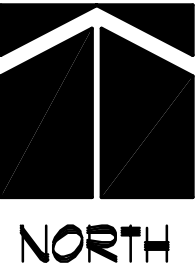
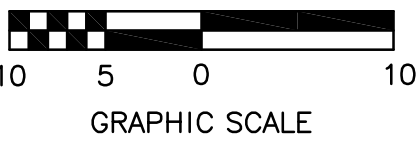
- |                                                                                    |                                                         |
|------------------------------------------------------------------------------------|---------------------------------------------------------|
| 1 INTEGRAL COLOR STAMPED CONCRETE                                                  | 11 POOL                                                 |
| 2 5' SQ. TREE GRATE (ADA)                                                          | 12 6' BENCH, DETAIL 4, SHEET 4                          |
| 3 SEASONAL ANNUALS FROM 4" POTS @ 6" O.C. SPACING OR VEGETABLES PLANTED BY TENANTS | 13 6' TALL DECORATIVE W.I. FENCE, DETAIL 3, SHEET L-4   |
| 4 GARDEN BOX, DETAIL 3, SHEET L-5                                                  | 14 GAS B-B-Q, DETAIL 2, SHEET L-4                       |
| 5 INTEGRAL COLOR CONCRETE BAND                                                     | 15 DECORATIVE COLUMN                                    |
| 6 FIRE PIT                                                                         | 16 SELF CLOSING/SELF LATCHING GATE, DETAIL 3, SHEET L-4 |
| 7 COLUMNS & METAL LATTICE, DETAIL 6, SHEET L-4                                     | 17 ACRYLIC DECK                                         |
| 8 JACUZZI (ADA)                                                                    | 18 CLOTH SHADE CANOPY                                   |
| 9 DECORATIVE MASONRY COLUMN, DETAIL 3, SHEET L-4                                   | 19 POOL FURNITURE (BY OWNER)                            |
| 10 CONCRETE PLANTER POT                                                            | 20 PRIVATE PAVED PATIO                                  |



**Interior Courtyard  
Landscape Plan**  
Scale 1:10

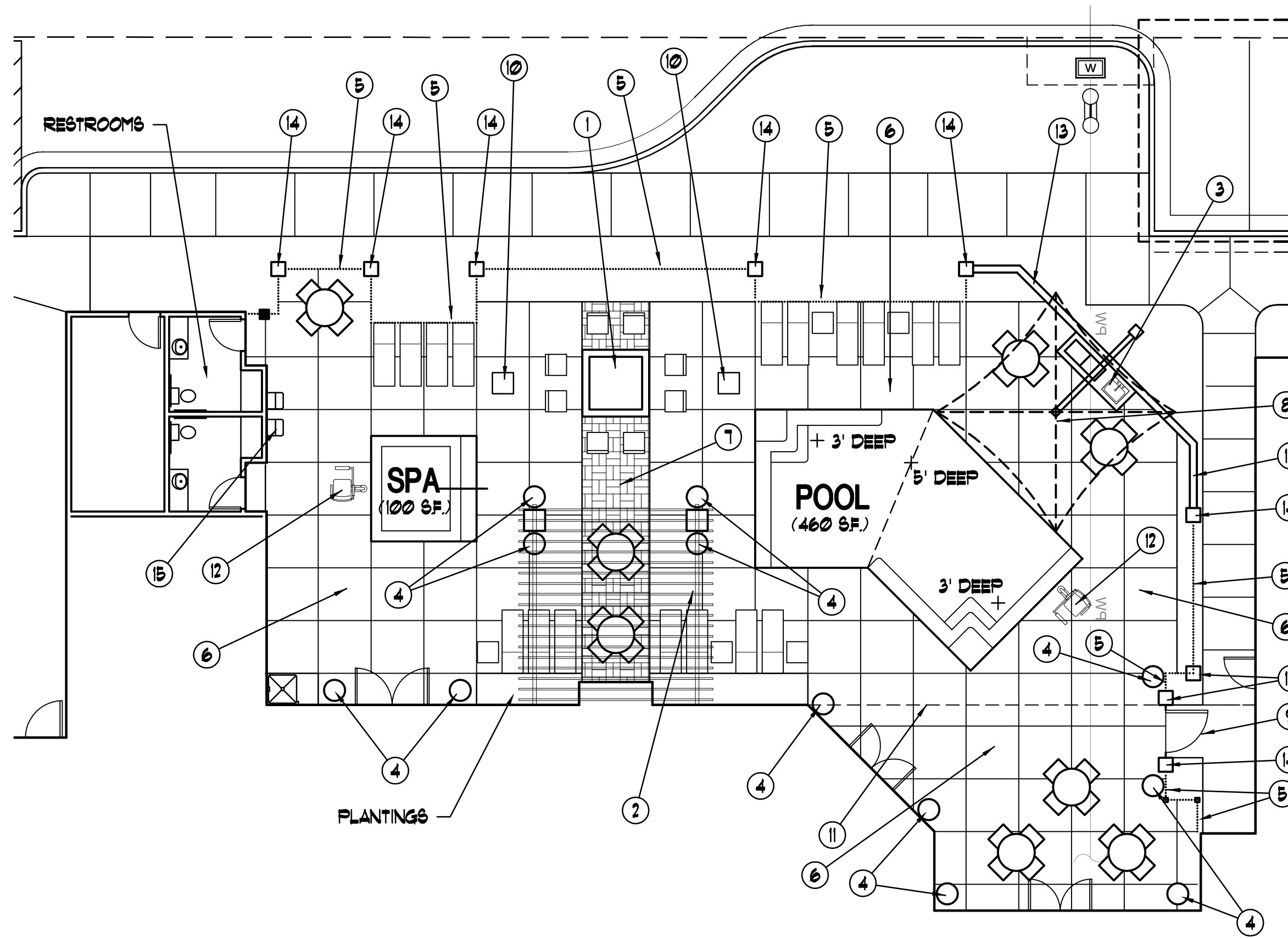


**Pool Area  
Landscape Plan**  
Scale 1:10



|                                                                                                                                                                             |                               |                       |      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-----------------------|------|
| No.                                                                                                                                                                         |                               | REVISIONS/SUBMISSIONS | DATE |
| <b>PARK AT SURPRISE<br/>INDEPENDENT LIVING FACILITY</b>                                                                                                                     |                               |                       |      |
| <b>IMPROVEMENT PLANS</b><br>PRJ 10-068 / CR10-060<br>SURPRISE, ARIZONA                                                                                                      |                               |                       |      |
| <i>phillip r. ryan</i><br>landscape architect p.c.<br>landscape architecture & planning<br>4916 s. quiet way<br>gilbert, arizona 85298<br>(480) 899-5813 fax (480) 963-3674 |                               |                       |      |
| DRAWING TITLE<br><b>LANDSCAPE PLAN</b>                                                                                                                                      |                               |                       |      |
|                                                                                                                                                                             | DESIGNED BY:<br>PRR           | PROJECT NO.           |      |
|                                                                                                                                                                             | DRAWN BY:<br>DLR              | SCALE:                |      |
|                                                                                                                                                                             | CHECKED BY:<br>PRR            | DRAWING NO.           |      |
|                                                                                                                                                                             | DATE:<br>6/1/16<br>DATA FILE: | <b>L-2</b>            |      |





### PLAN KEY NOTES:

- 1 FIRE PIT
- 2 TRELLIS SHADE STRUCTURE, DETAIL  $\frac{6}{4}$
- 3 B-B-Q W/ SINK & COUNTERTOP, DETAIL  $\frac{2}{4}$
- 4 POTTED PLANTS
- 5 5' HIGH STEEL TUBE FENCE, DETAIL  $\frac{3}{4}$
- 6 ACRYLIC 'KOOLDECK' SURFACE W/ SCORING @ 5' O.C. EA. WAY
- 7 STAMPED COLORED CONCRETE
- 8 16' SQ. CANTILEVERED CANVAS AWNING
- 9 GATED ENTRY, DETAIL  $\frac{3}{4}$
- 10 2' SQ. PLANTER W/ DATE PALM
- 11 ROOF OVERHANG
- 12 ADA COMPLIANT LIFT CHAIR
- 13 6' HIGH MASONRY WALL
- 14 1'-4" SQ. CMU DECORATIVE COLUMN, DETAIL  $\frac{3}{4}$
- 15 DRINKING FOUNTAINS

### POOL AREA PLAN

SCALE 1/10



2  
3

### LIFETRAIL ACTIVITY PANEL OVERHEAD PRESS



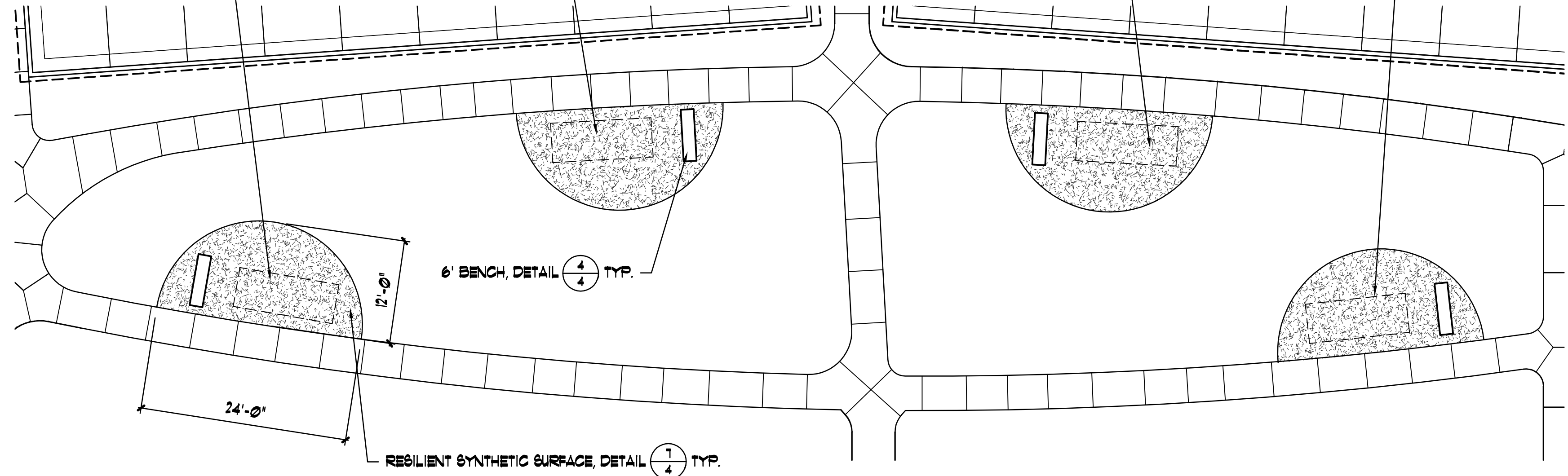
### LIFETRAIL ACTIVITY PANEL HIP LIFT AND THIGH SQUEEZE EXERCISES



### LIFETRAIL ACTIVITY PANEL TRICEPS STRENGTH AND TORSO STABILITY EXERCISES

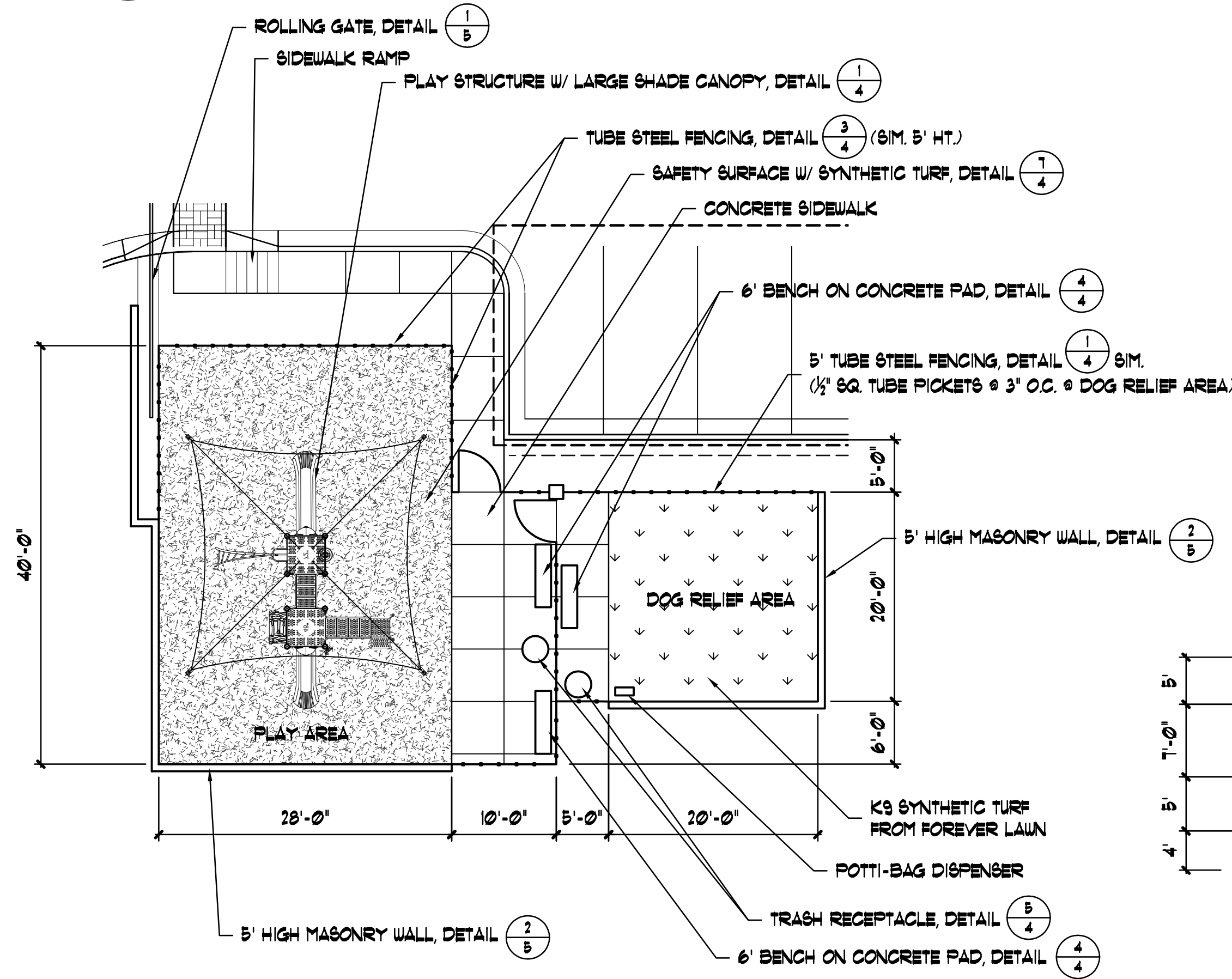


### LIFETRAIL ACTIVITY PANEL WEIGHTED SQUAT



### FITNESS AREA LAYOUT PLAN

SCALE 1/10

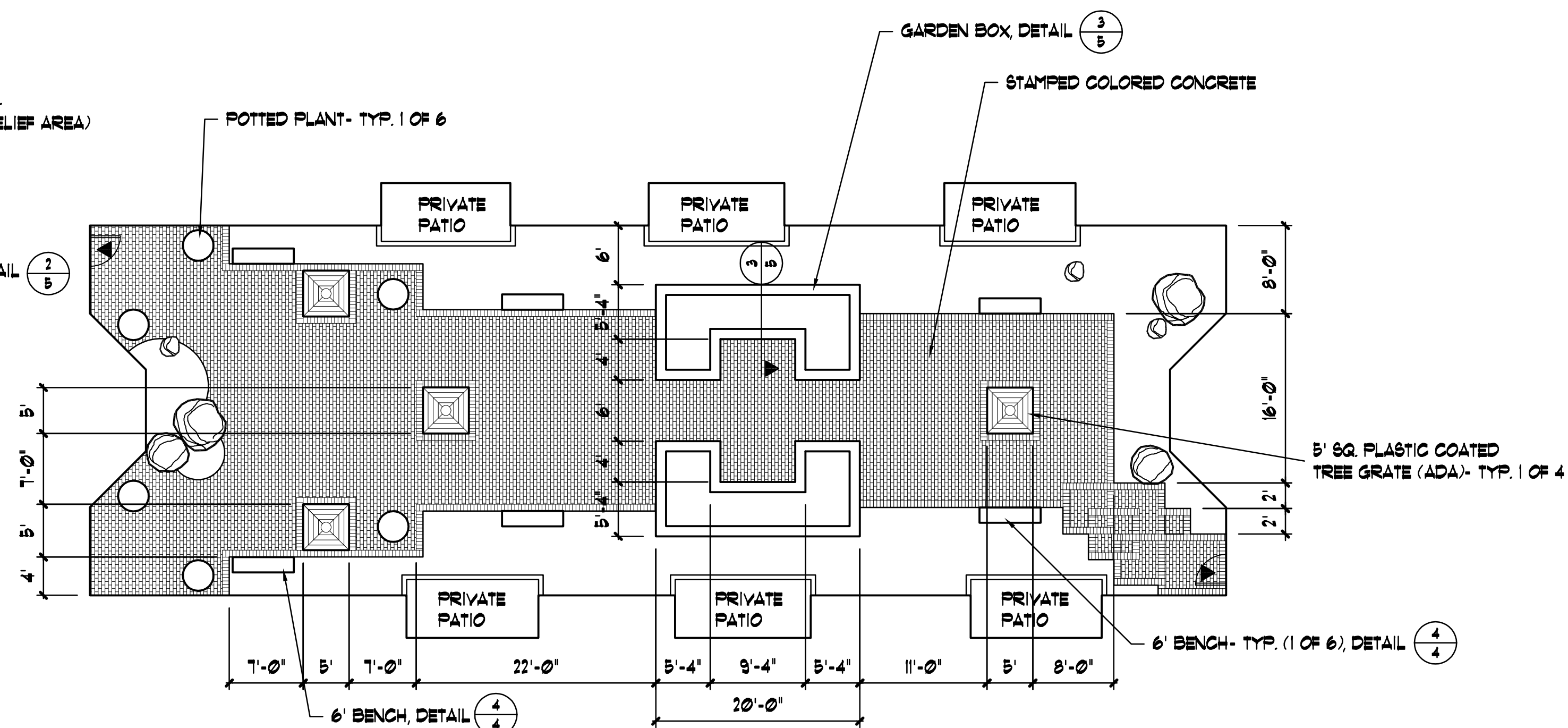


### PLAY AREA & DOG RELIEF AREA LAYOUT PLAN

SCALE 1/10



4  
3



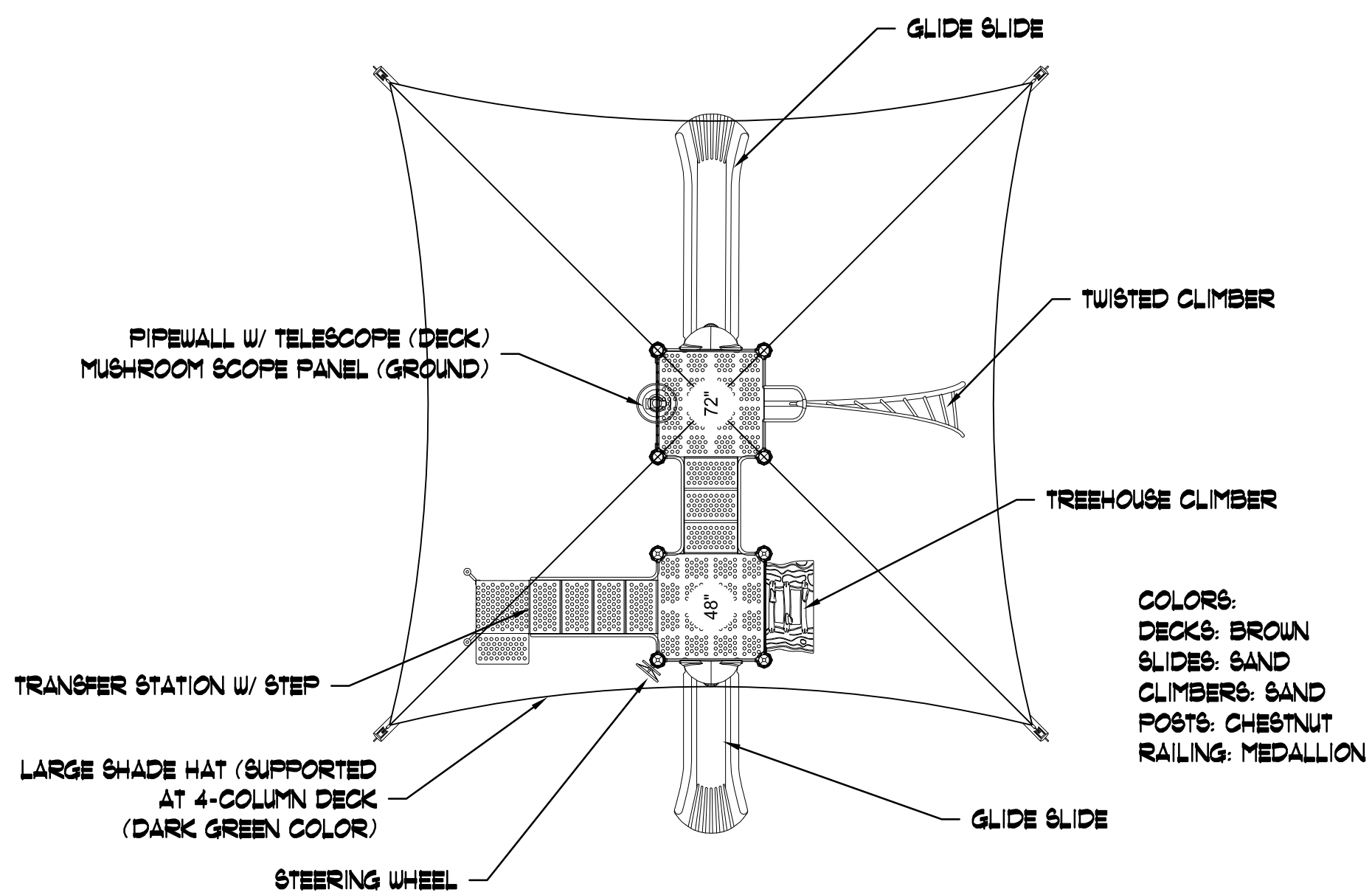
### INTERIOR COURTYARD LAYOUT PLAN

NOT TO SCALE



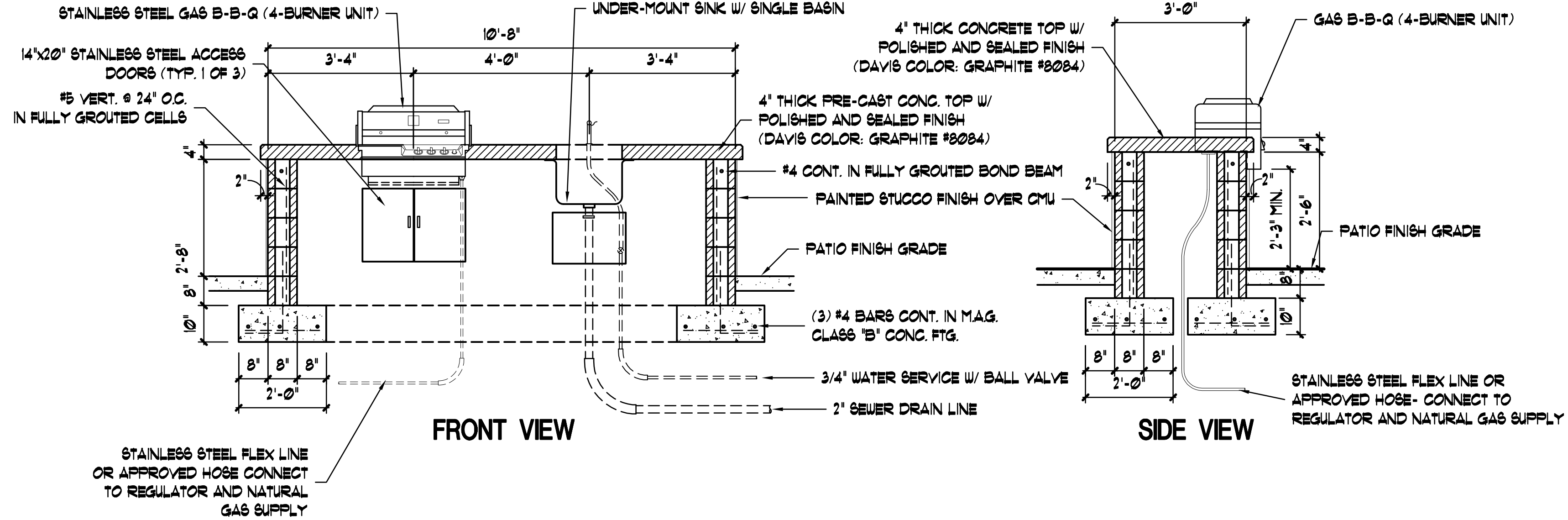
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| <b>PARK AT SURPRISE<br/>INDEPENDENT LIVING FACILITY</b><br><b>IMPROVEMENT PLANS</b><br>PRJ 10-068 / CR10-060<br>SURPRISE, ARIZONA                                           |                               |             |
| <i>phillip r. ryan</i><br>landscape architect p.c.<br>landscape architecture & planning<br>4916 s. quiet way<br>gilbert, arizona 85298<br>(480) 899-5813 fax (480) 963-3674 |                               |             |
| DRAWING TITLE                                                                                                                                                               |                               |             |
| <b>LAYOUT PLANS</b>                                                                                                                                                         |                               |             |
|                                                                                                                                                                             | DESIGNED BY:<br>PRR           | PROJECT NO. |
|                                                                                                                                                                             | DRAWN BY:<br>DLR              | SCALE:      |
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|                                                                                                                                                                             | DATE:<br>6/1/16<br>DATA FILE: |             |
| <b>L-3</b>                                                                                                                                                                  |                               |             |





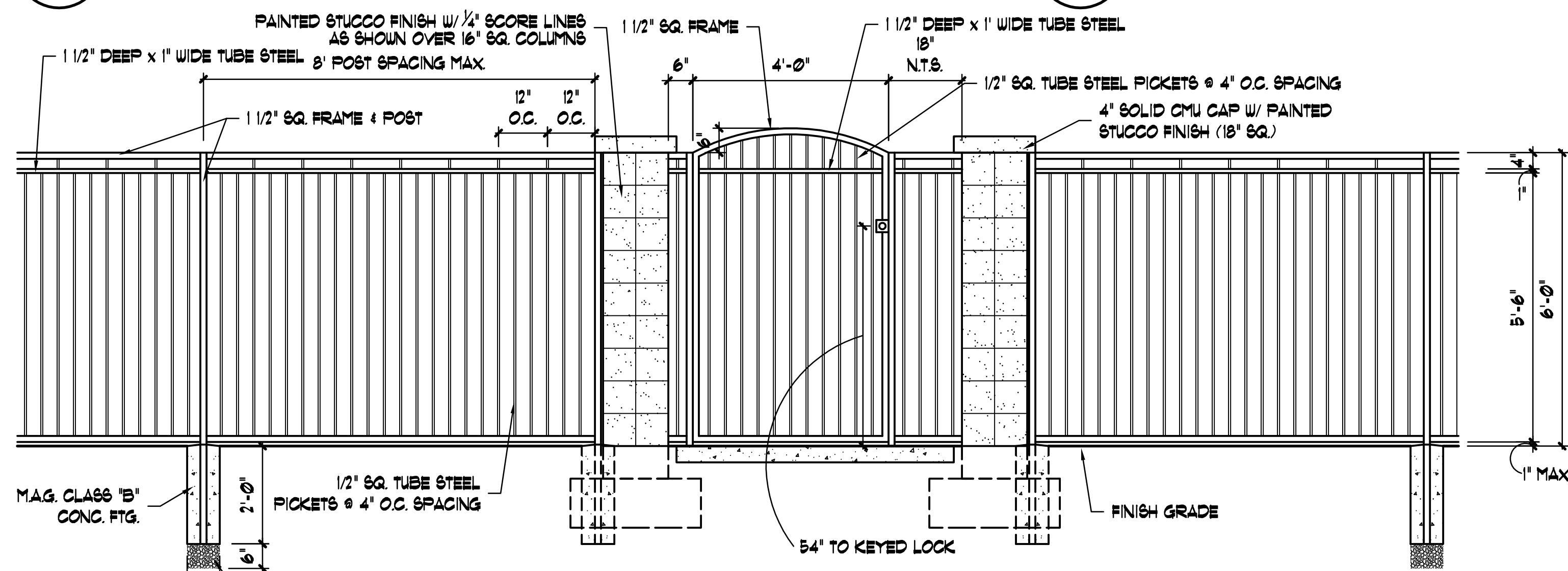
## PLAY STRUCTURE

SCALE 1/4" = 1'-0"



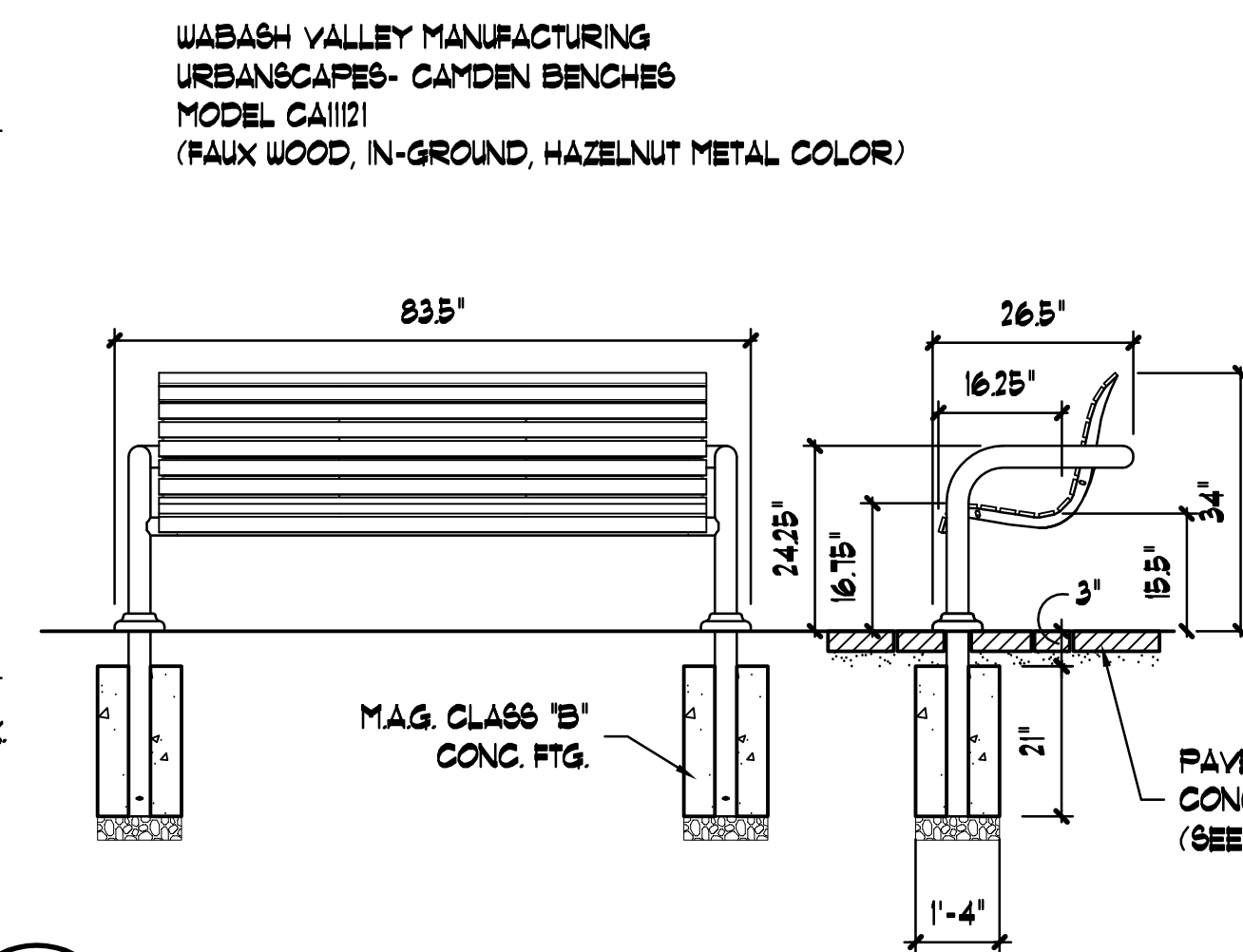
## GAS B-B-Q

SCALE 1/2"



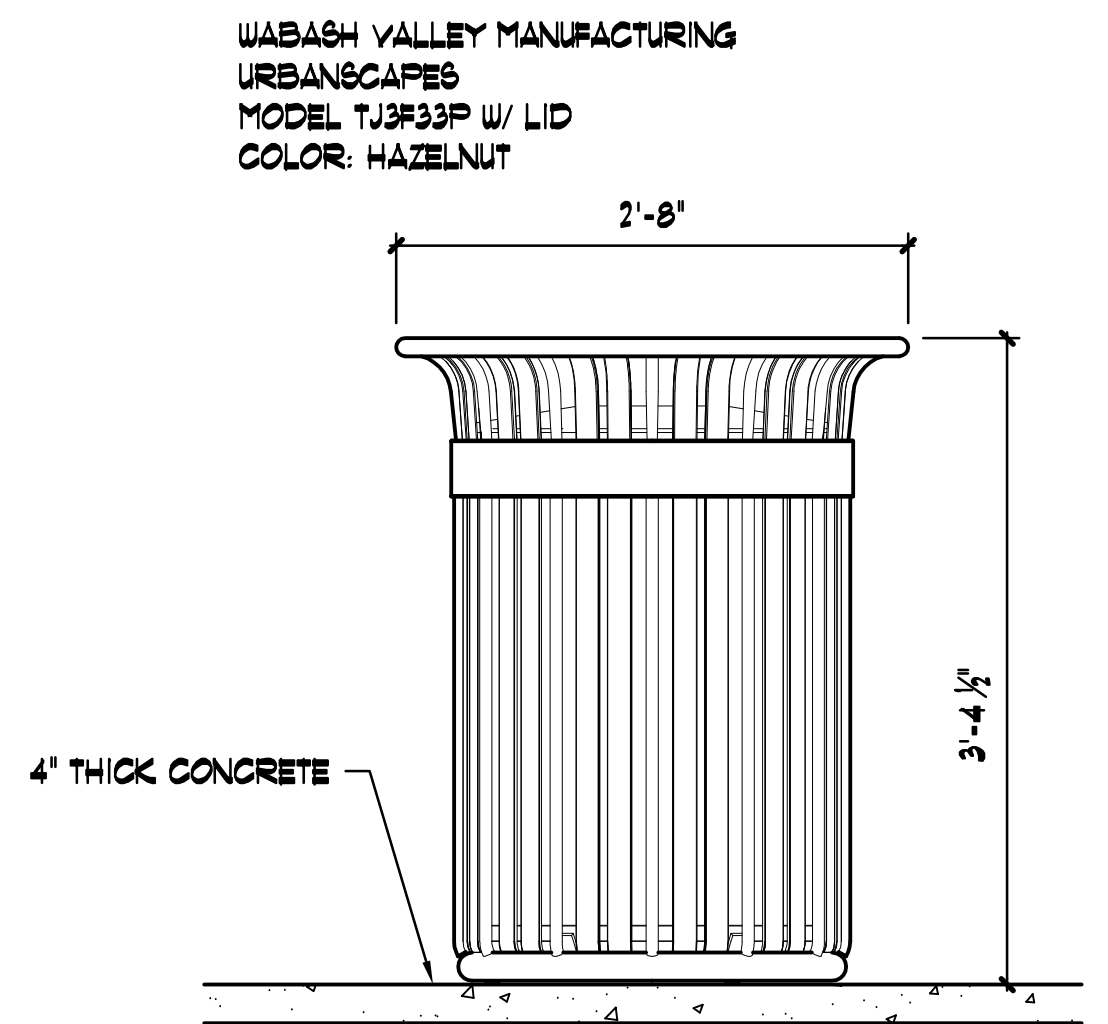
## POOL FENCE, POOL GATE & COLUMN ELEVATION

SCALE 1/2" = 1'-0"



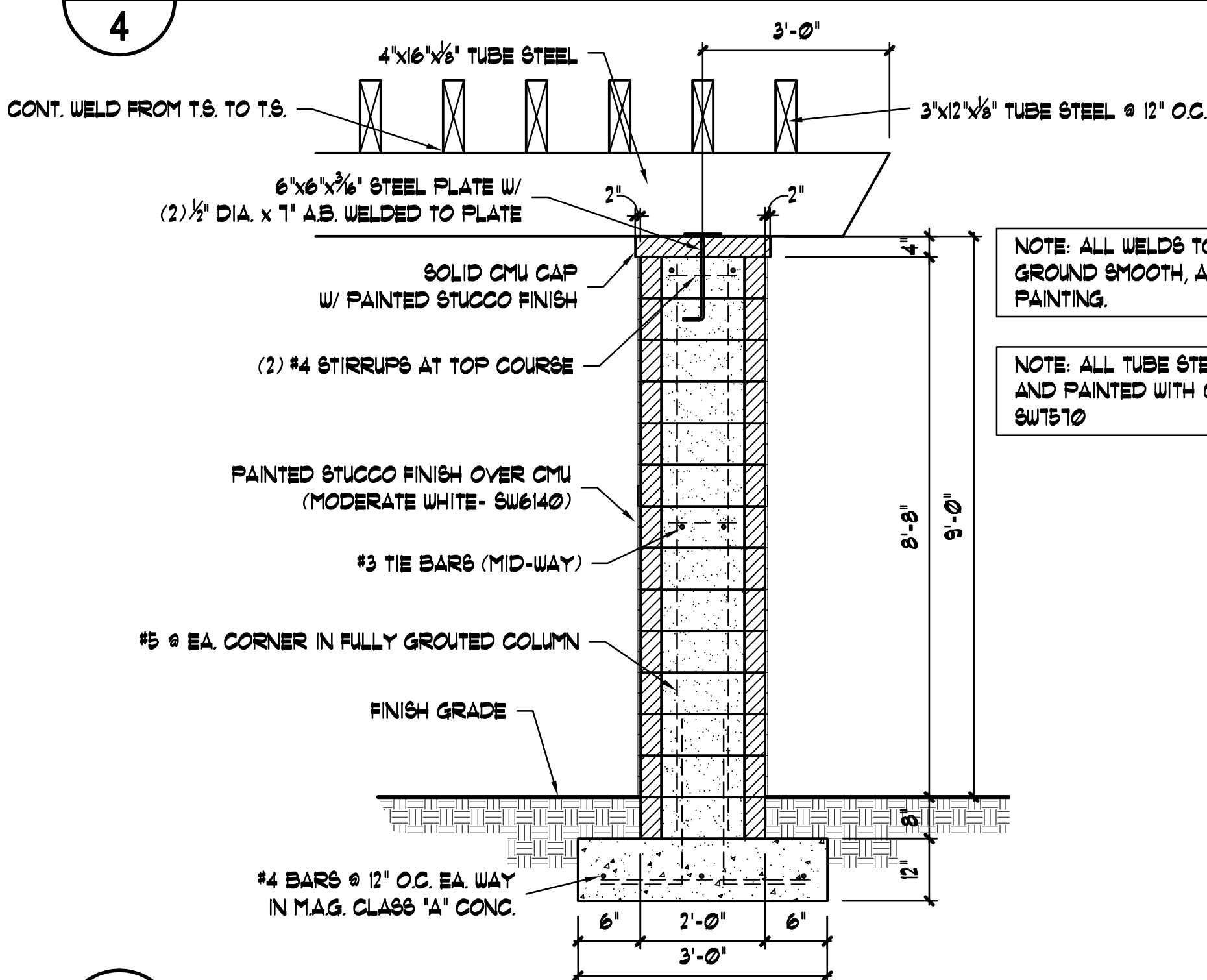
## 6' BENCH

NT.S.



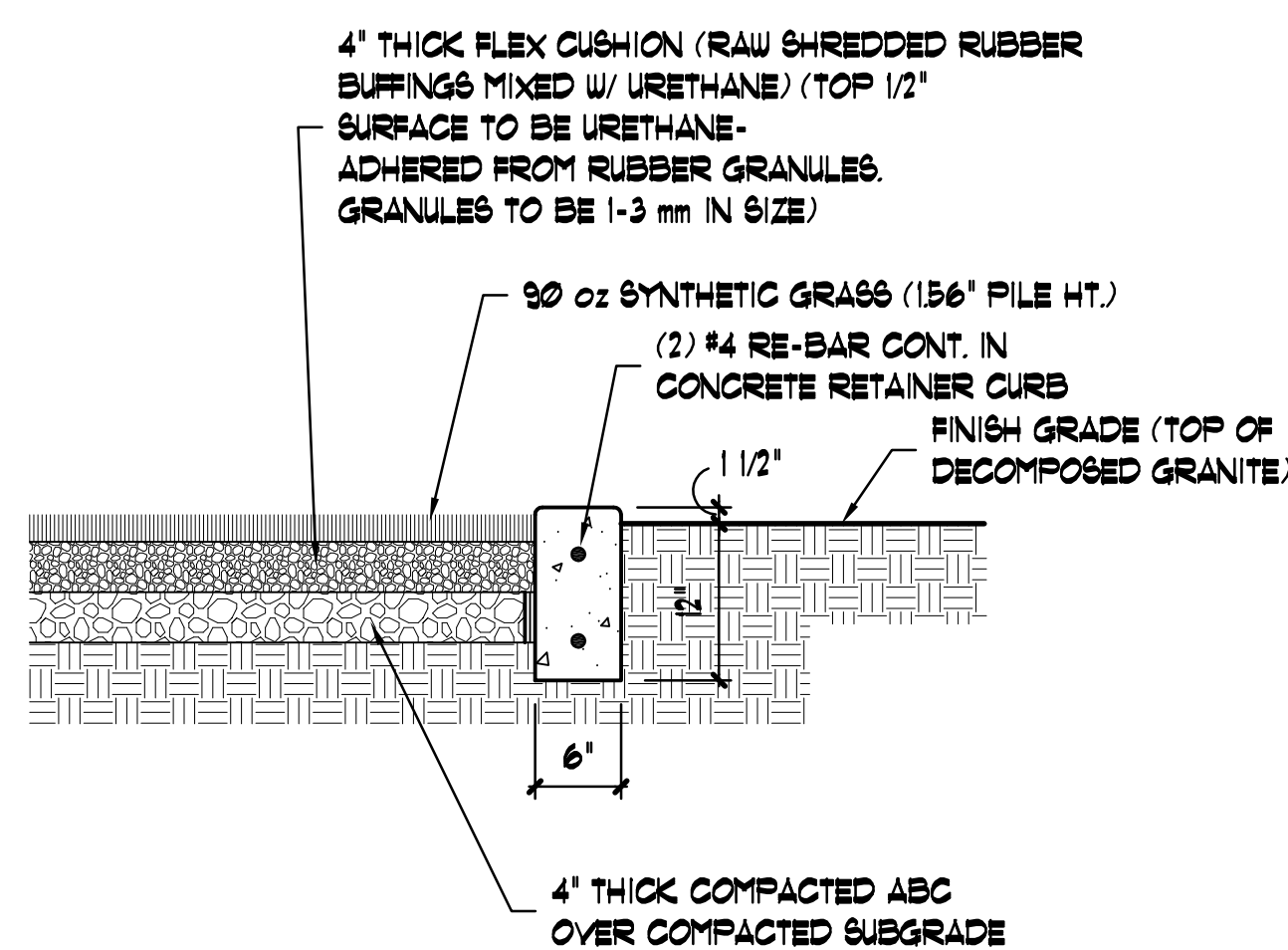
## TRASH RECEPTACLE

NT.S.



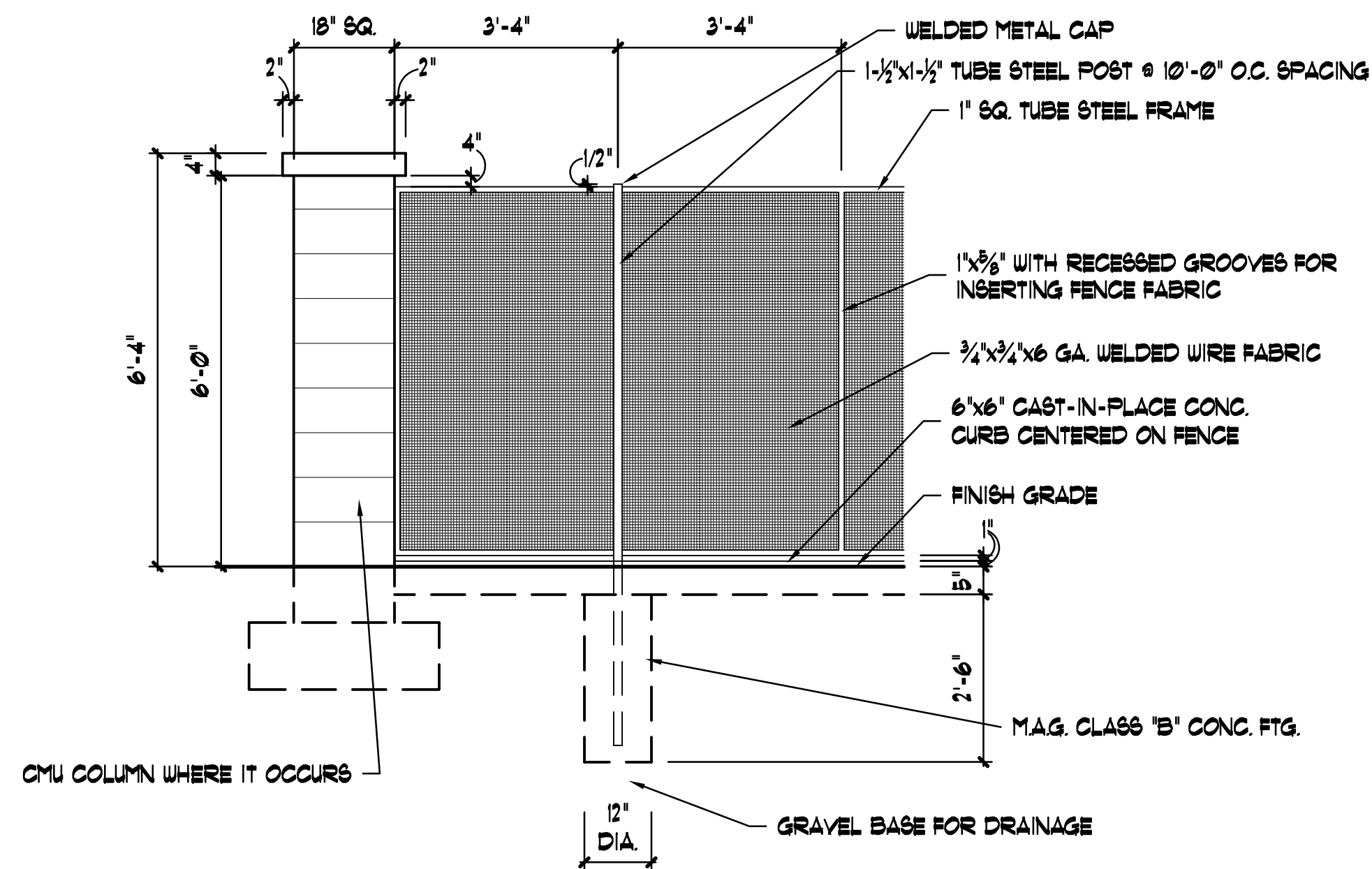
## COLUMN & METAL LATTICE DETAIL

SCALE 1/2" = 1'-0"



## SAFETY SURFACE W/ SYNTHETIC TURF

NT.S.



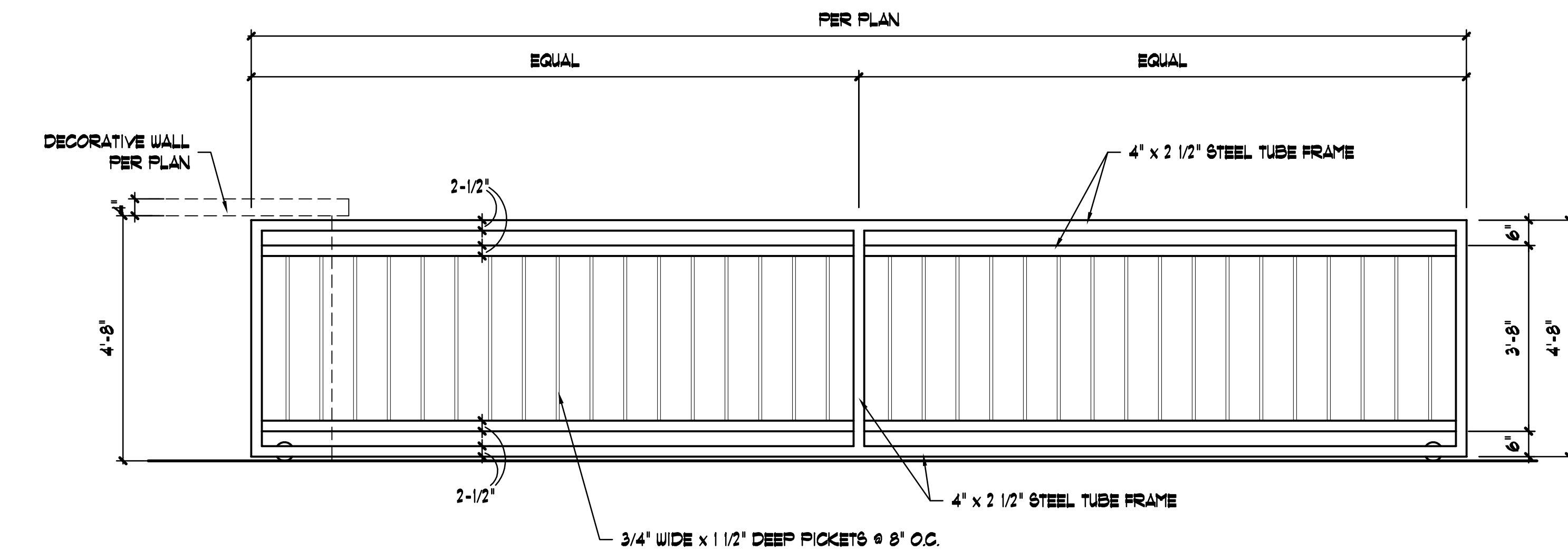
NOTE: ALL METAL TO BE PRIMED AND PAINTED W/ SHERWIN WILLIAMS- MODERATE WHITE (SW6140)

## DOG RELIEF AREA FENCE

SCALE 1/2" = 1'-0"

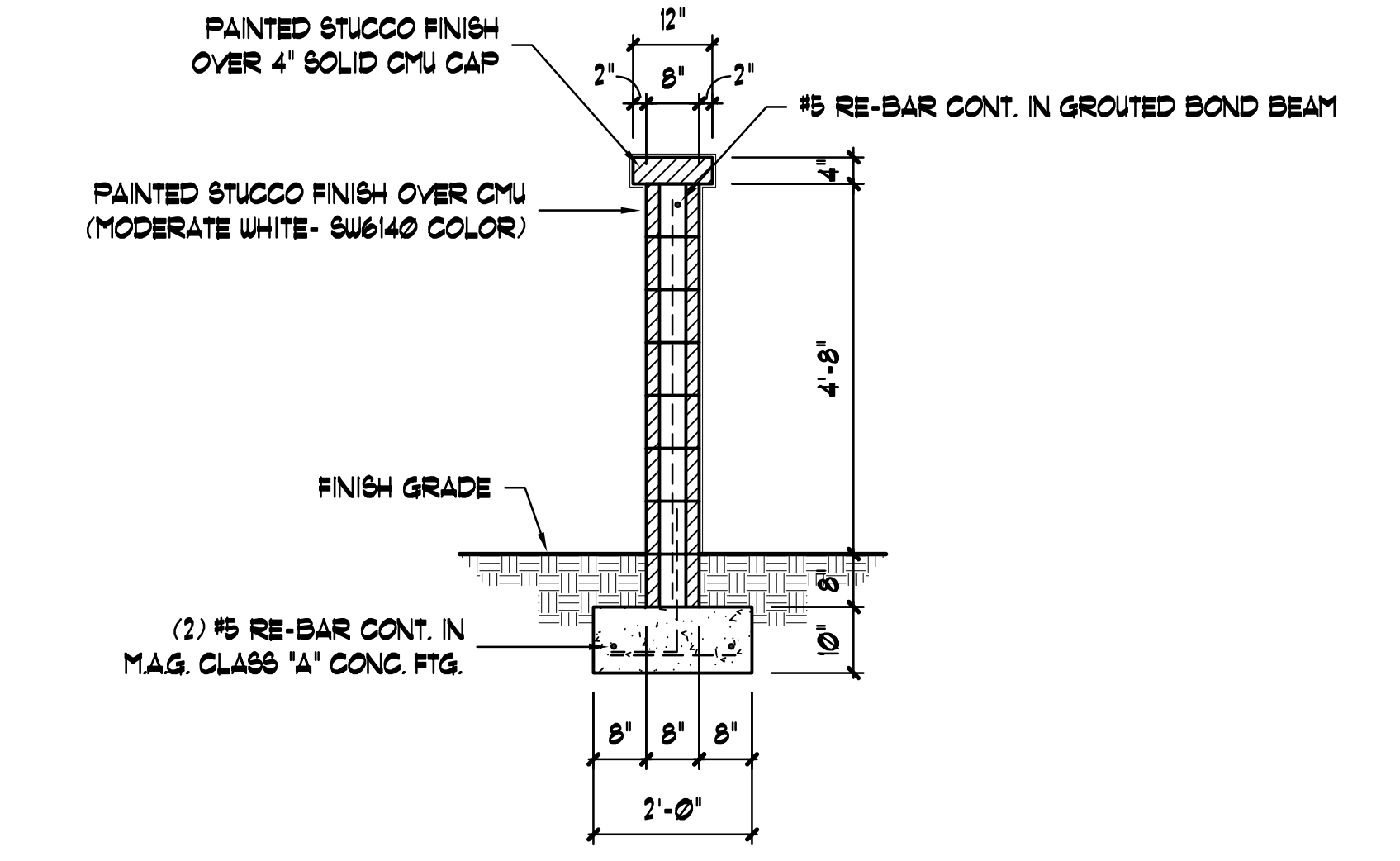
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| <b>PARK AT SURPRISE</b><br><b>INDEPENDENT LIVING FACILITY</b><br><b>IMPROVEMENT PLANS</b><br>PRJ 10-068 / CR10-060<br>SURPRISE, ARIZONA                                     |                       |             |
| <i>phillip r. ryan</i><br>landscape architect p.c.<br>landscape architecture & planning<br>4916 s. quiet way<br>gilbert, arizona 85298<br>(480) 899-5813 fax (480) 963-3674 |                       |             |
| DRAWING TITLE                                                                                                                                                               |                       |             |
| <b>DETAILS</b>                                                                                                                                                              |                       |             |
|                                                                                                                                                                             | DESIGNED BY:<br>PRR   | PROJECT NO. |
|                                                                                                                                                                             | DRAWN BY:<br>DLR      | SCALE:      |
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|                                                                                                                                                                             | DATE:<br>6/1/16       |             |
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| <b>L-4</b>                                                                                                                                                                  |                       |             |



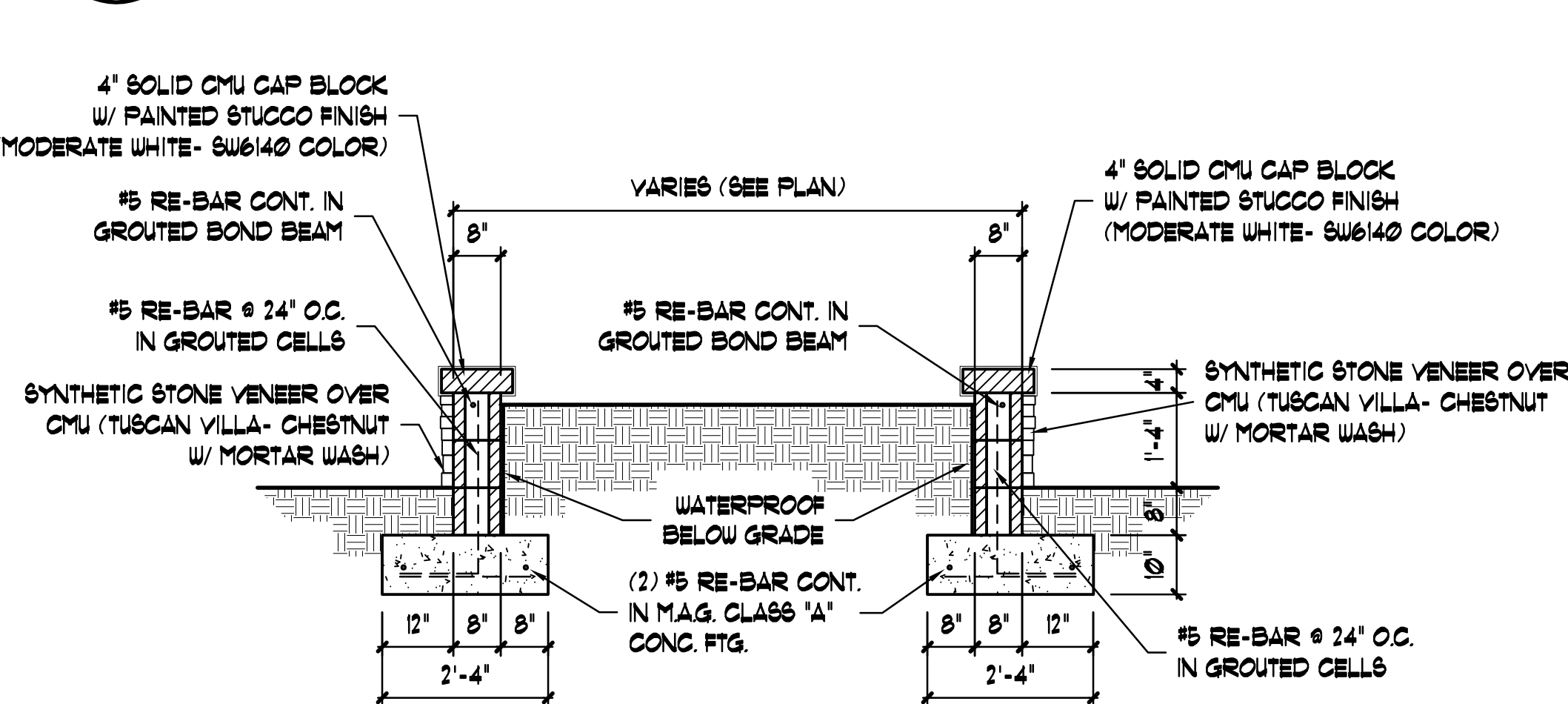


1  
5 (NOTE: ALL METAL FENCING TO BE PAINTED MODERATE WHITE- SW6140)

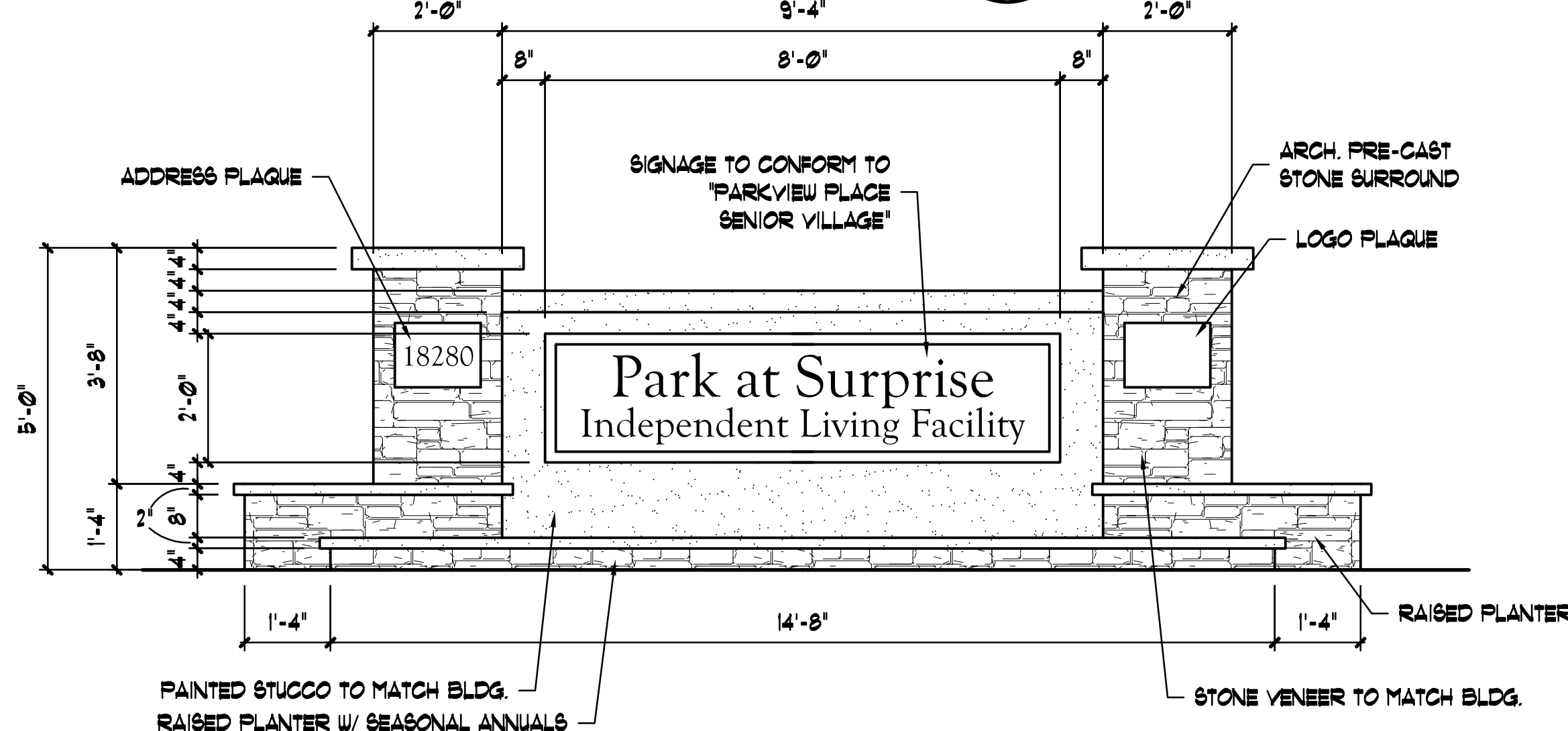
VEHICULAR GATE ELEVATION  
SCALE 1/2" = 1'-0"



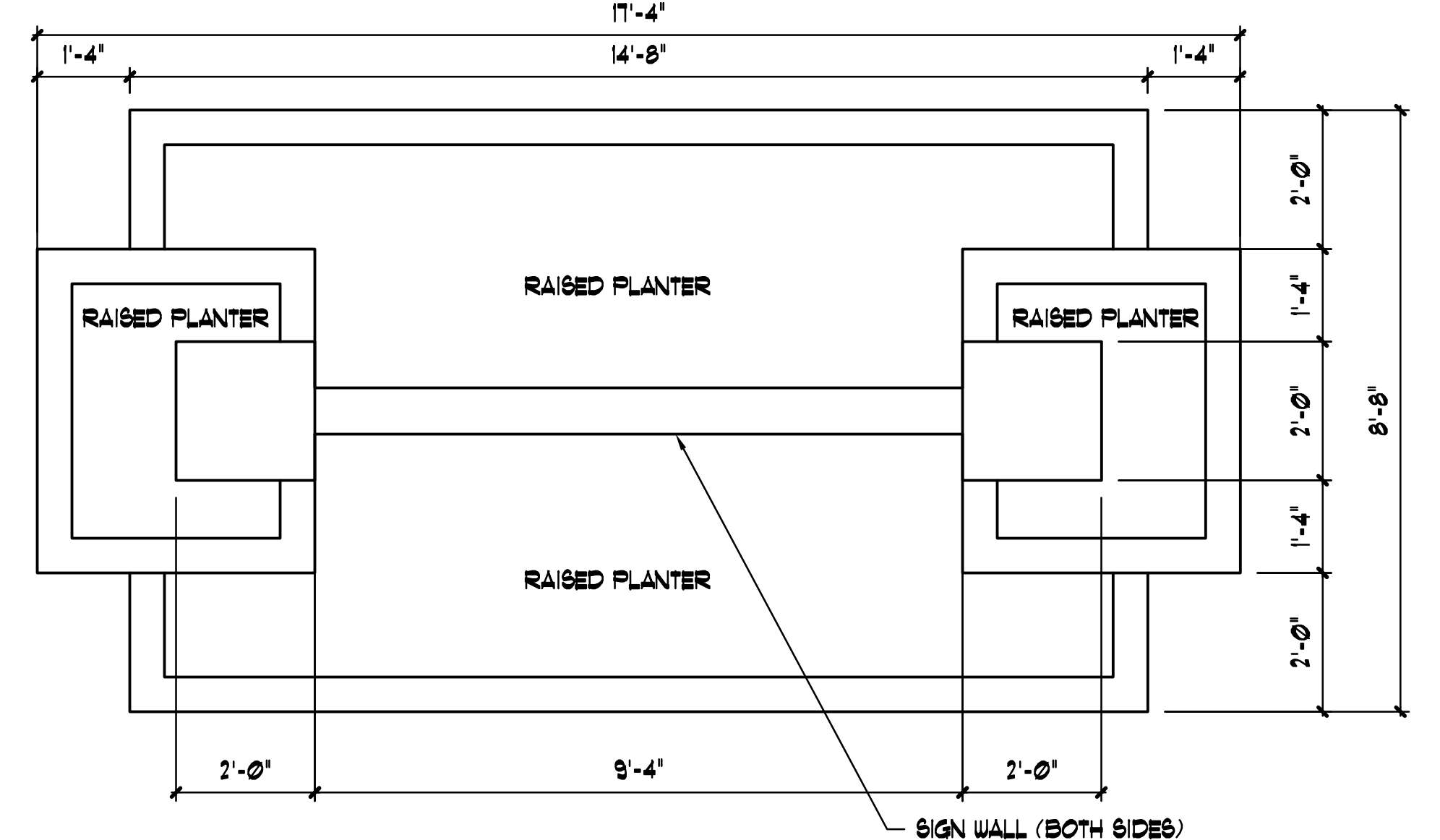
2  
5 5' HIGH DECORATIVE SITE WALL  
SCALE 1/2" = 1'-0"



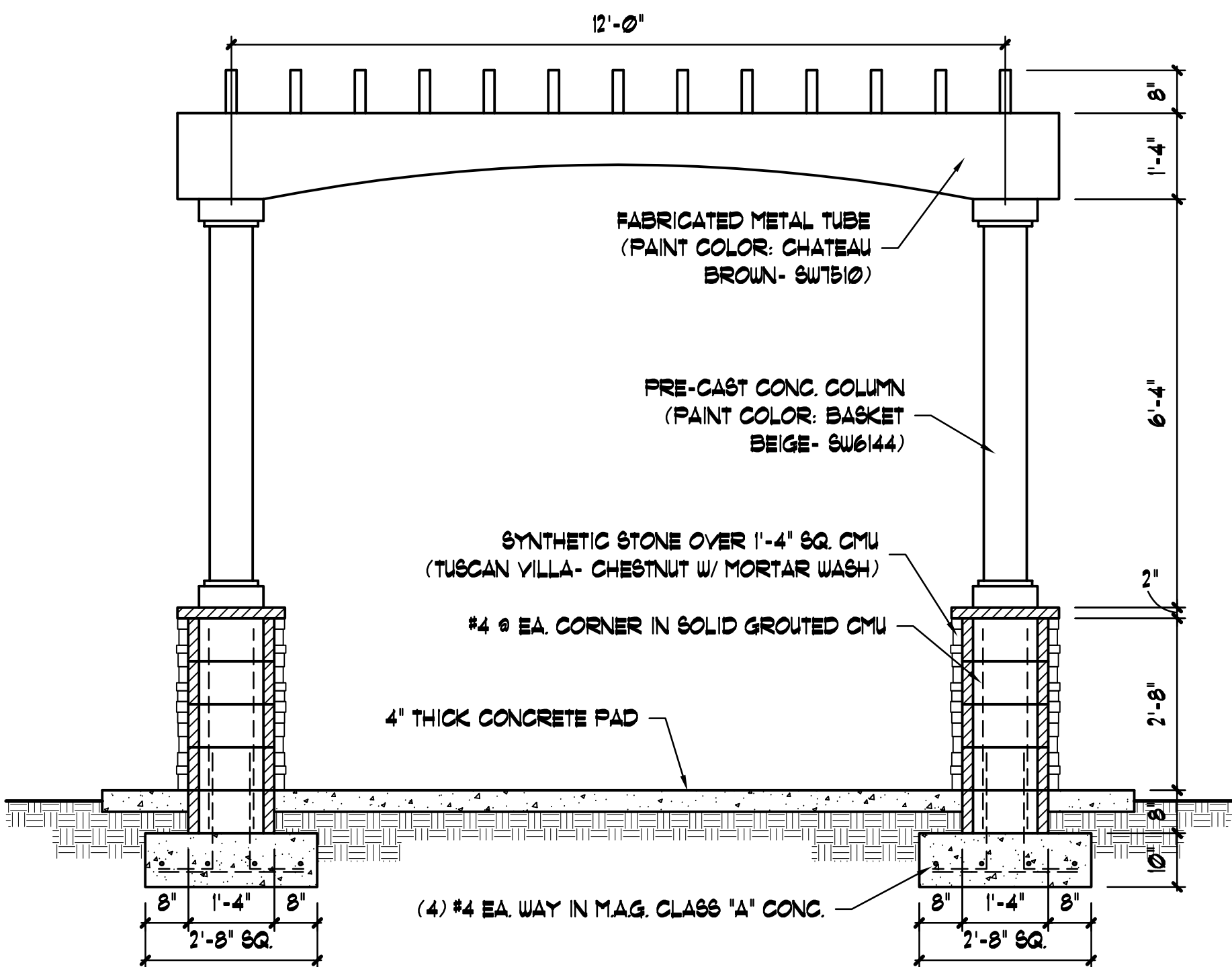
3  
5 GARDEN BOX RAISED PLANTER  
SCALE 1/2" = 1'-0"



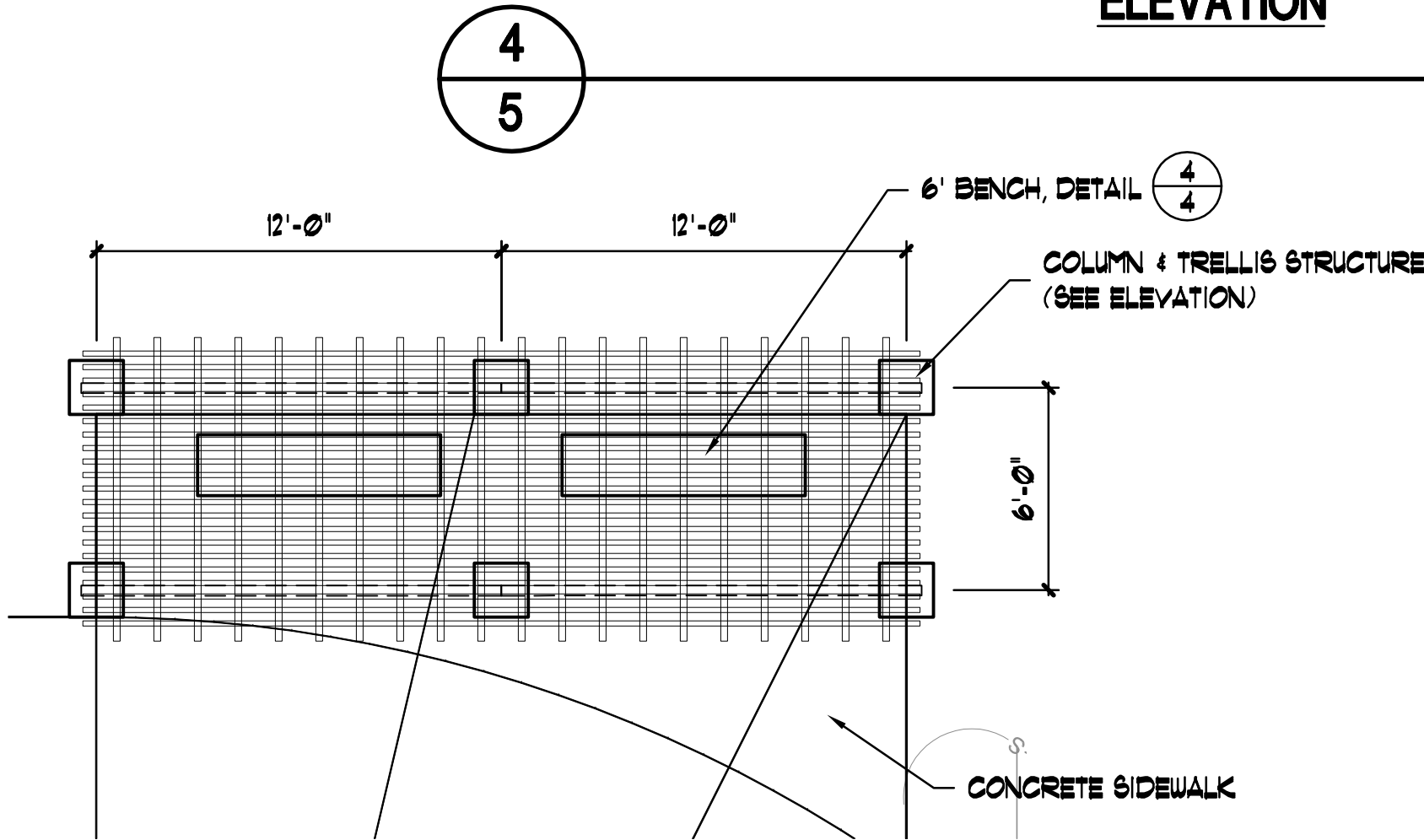
ELEVATION



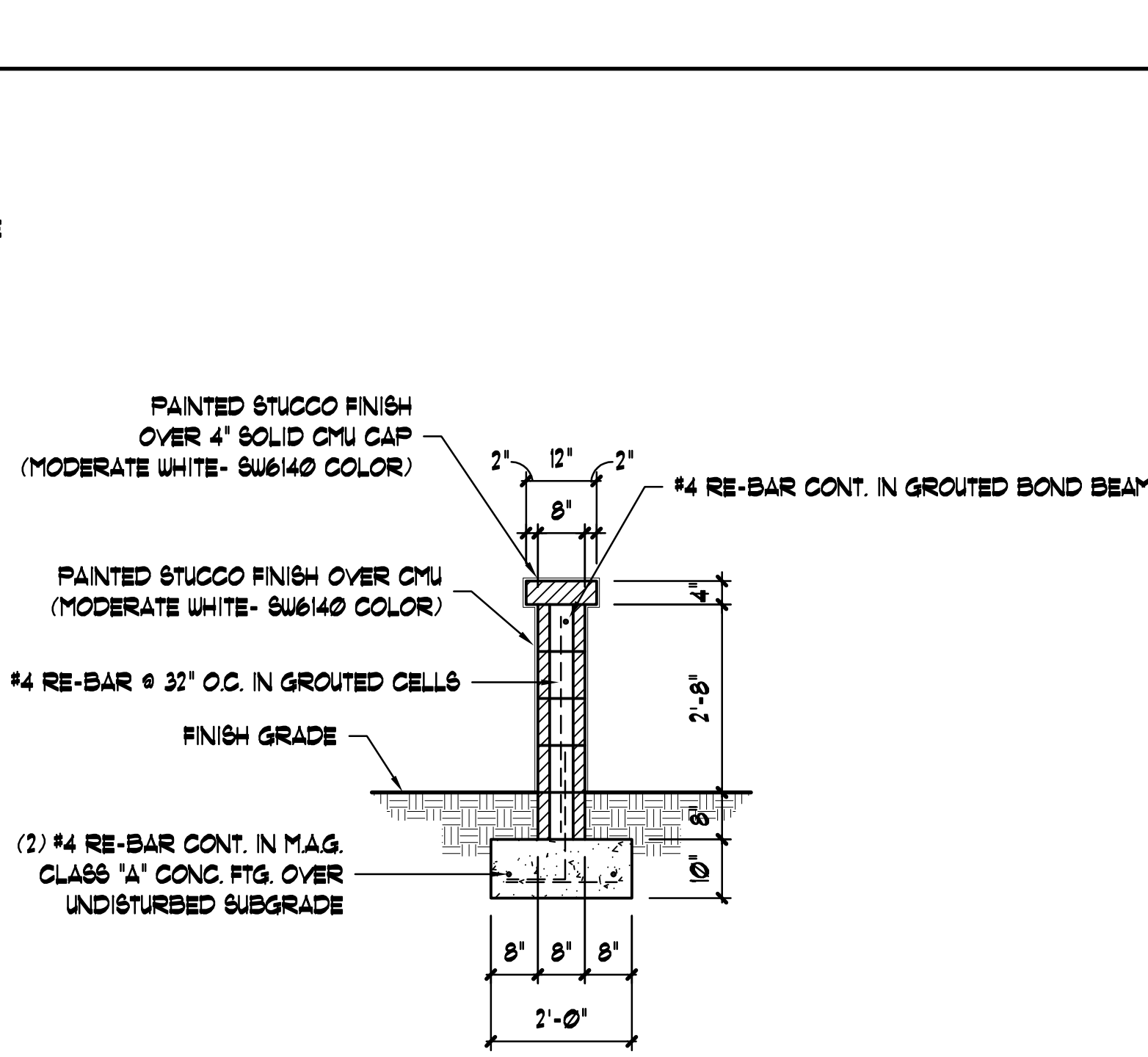
PLAN VIEW  
SIGN MONUMENT DETAIL  
SCALE 1/2" = 1'-0"



5  
5 ELEVATION  
SCALE 1/2" = 1'-0"



PLAN VIEW  
NOT TO SCALE  
TRELLIS W/ SEATING  
SCALE AS NOTED



6  
5 DECORATIVE SCREEN WALL SECTION  
NOT TO SCALE

| No.                                                                                                                                                                         | REVISIONS/SUBMISSIONS         | DATE        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------|
| <b>PARK AT SURPRISE<br/>INDEPENDENT LIVING FACILITY</b><br><br><b>IMPROVEMENT PLANS</b><br>PRJ 10-068 / CR10-060<br>SURPRISE, ARIZONA                                       |                               |             |
| <i>phillip r. ryan</i><br>landscape architect p.c.<br>landscape architecture & planning<br>4916 S. Quiet Way<br>Gilbert, Arizona 85298<br>(480) 899-5813 fax (480) 963-3674 |                               |             |
| DRAWING TITLE                                                                                                                                                               |                               |             |
| <b>DETAILS</b>                                                                                                                                                              |                               |             |
|                                                                                                                                                                             | DESIGNED BY:<br>PRR           | PROJECT NO. |
|                                                                                                                                                                             | DRAWN BY:<br>DLR              | SCALE:      |
|                                                                                                                                                                             | CHECKED BY:<br>PRR            | DRAWING NO. |
|                                                                                                                                                                             | DATE:<br>6/1/16<br>DATA FILE: | <b>L-5</b>  |



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

20 June 2016

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

Ms. Heather Donaldson  
Planning Project Coordinator  
City of Surprise Planning Department  
16000 N. Civic Center Plaza  
Surprise AZ 85374

Re: FS16-273; The Park at Surprise

Dear Ms. Donaldson

Thank you for the opportunity to provide comments on the Type II Major Site Plan Review for The Park at Surprise. The facility will be located on 8.53 acres at 985 SW Disk Drive in Surprise AZ. The request is to develop a three story, 165,000 square foot facility with 135 independent living units and 10 single-story duplexes for a total of 155 units. The site is approximately 2.4 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 mile to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. The Park at Surprise, with a density of 18.17 dwellings units/ac does not fall within these guidelines.

Since The Park at Surprise would be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. While we have determined that this request exceeds the densities that Luke AFB follows, we recognize that we are not the approval authority. As such, if this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.



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

Sincerely

*for Barbara A. Plante*  
JAMES R. MITCHELL

cc:

Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



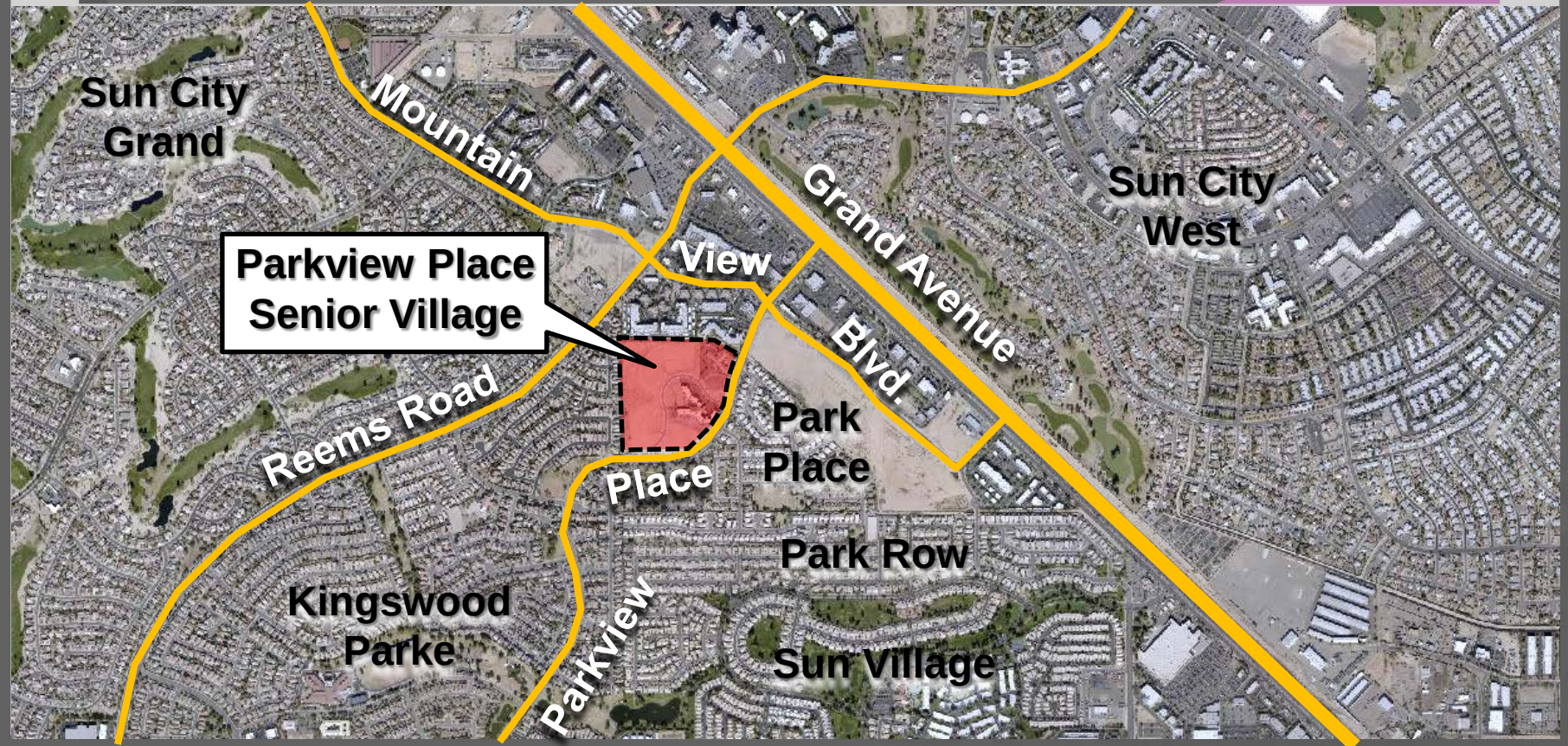
# **PARK AT SURPRISE**

## **Independent Living**

Site Plan – October 20, 2016



# VICINITY MAP



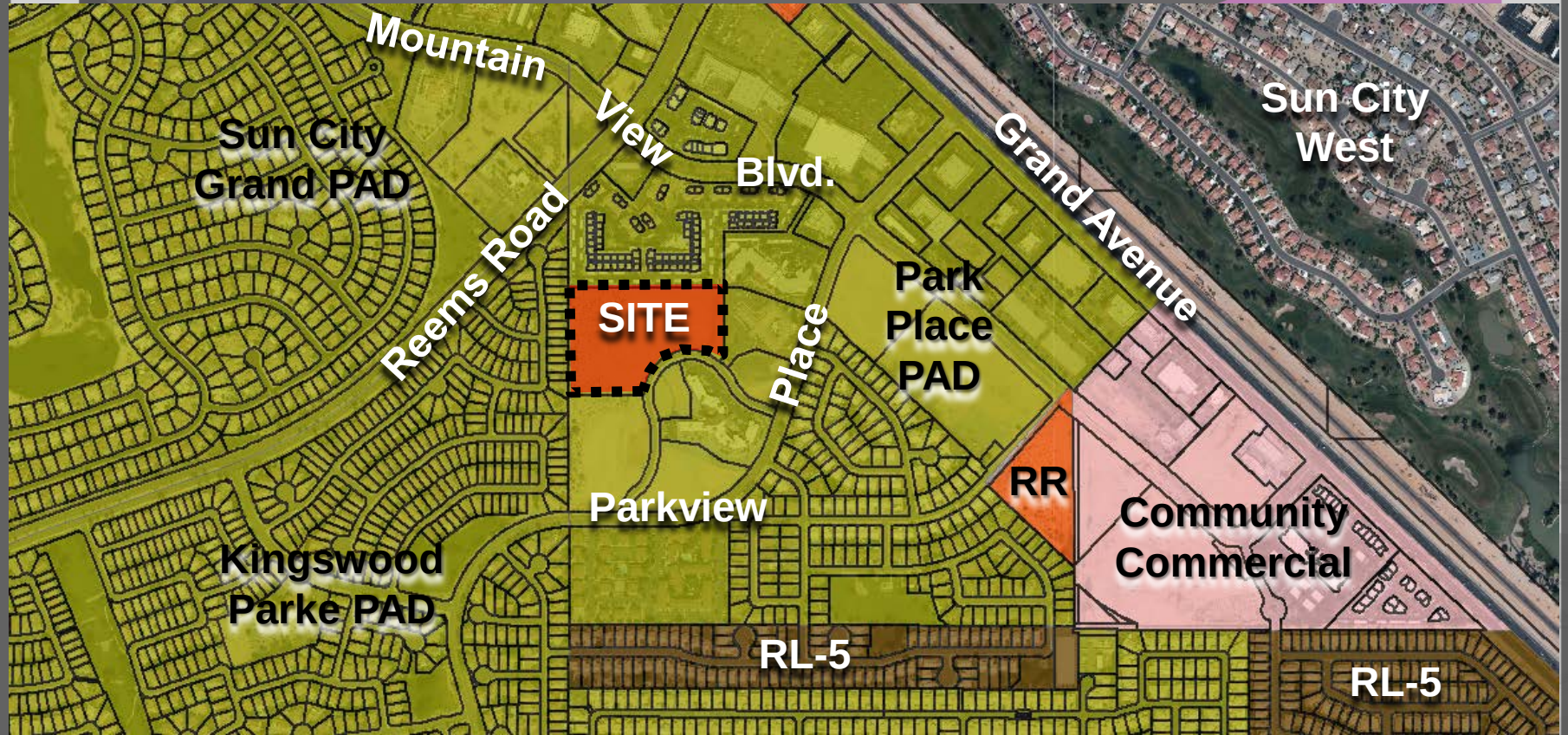


# VICINITY MAP

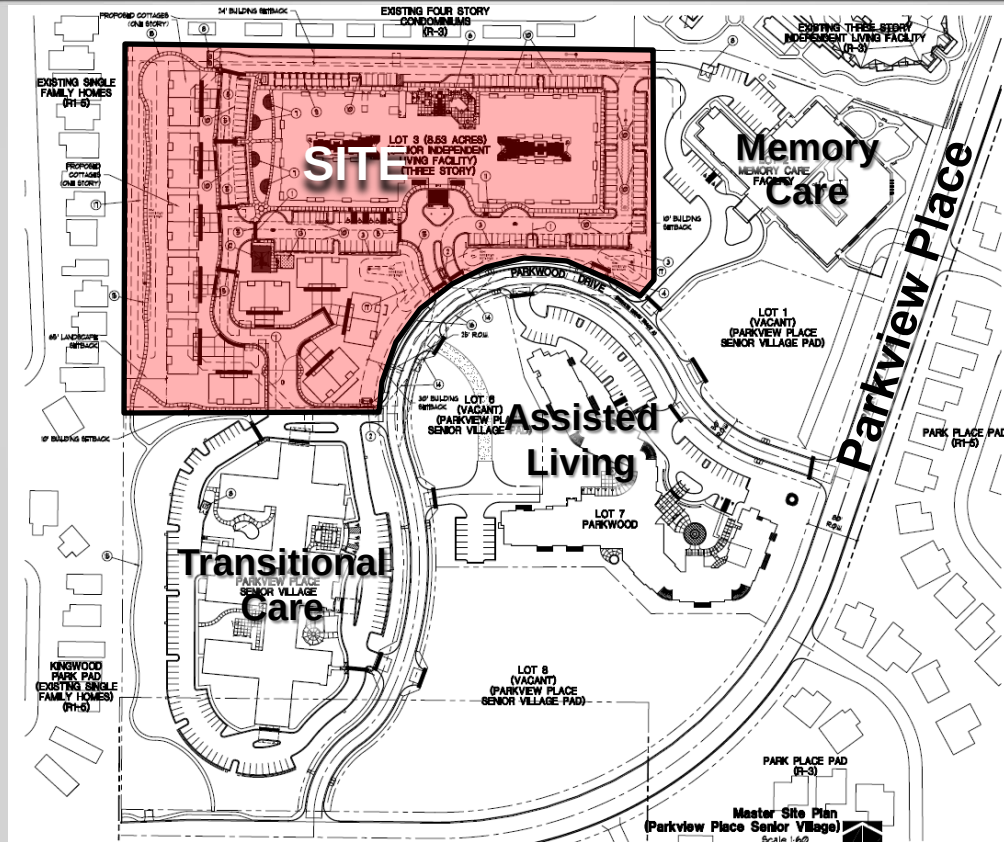




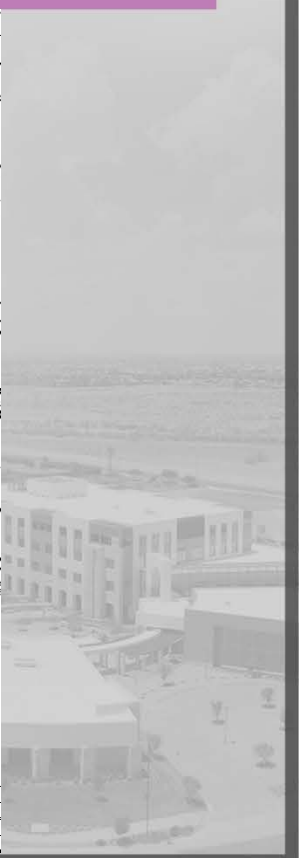
# ADJACENT ZONING

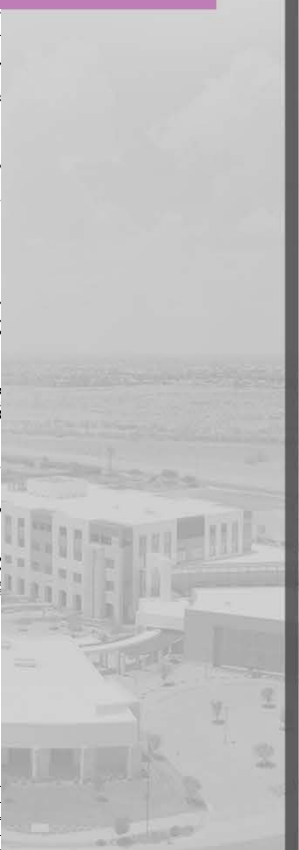


# MASTER SITE PLAN



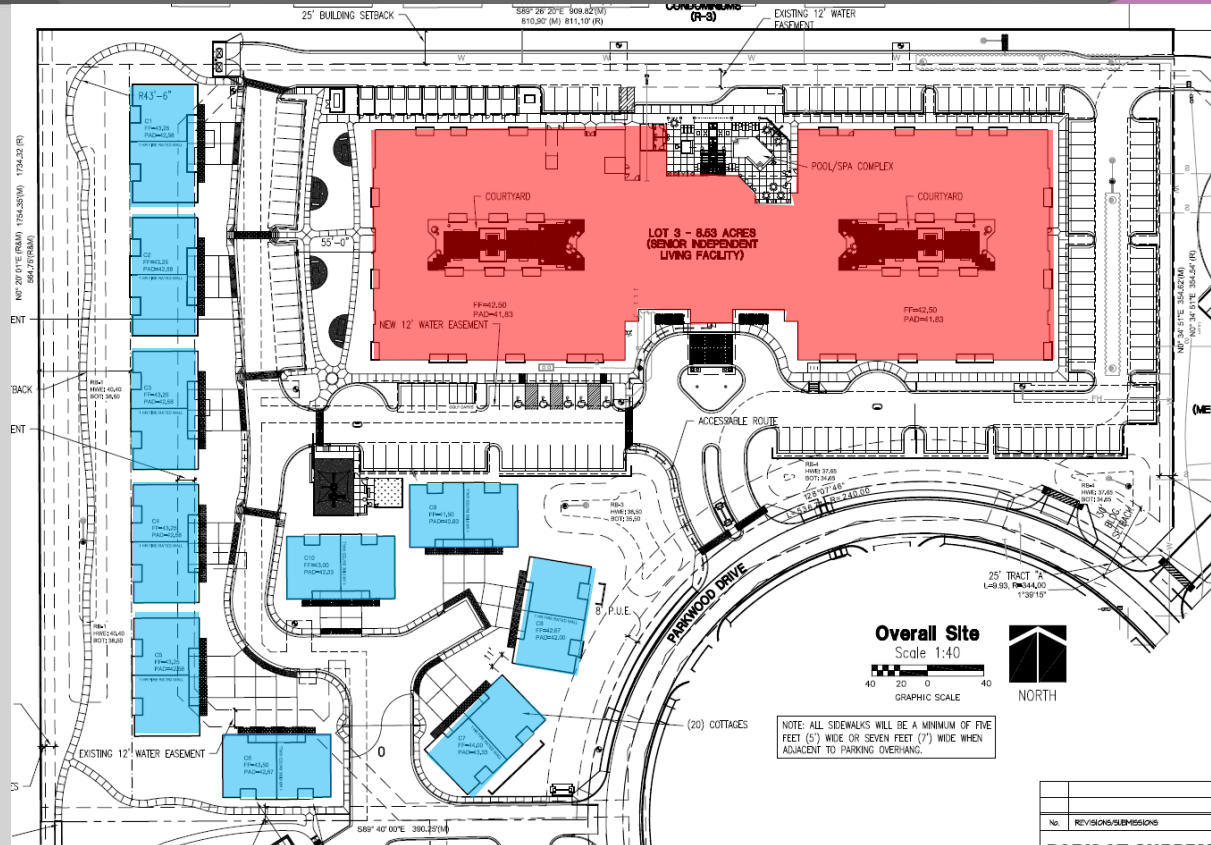








# SITE PLAN

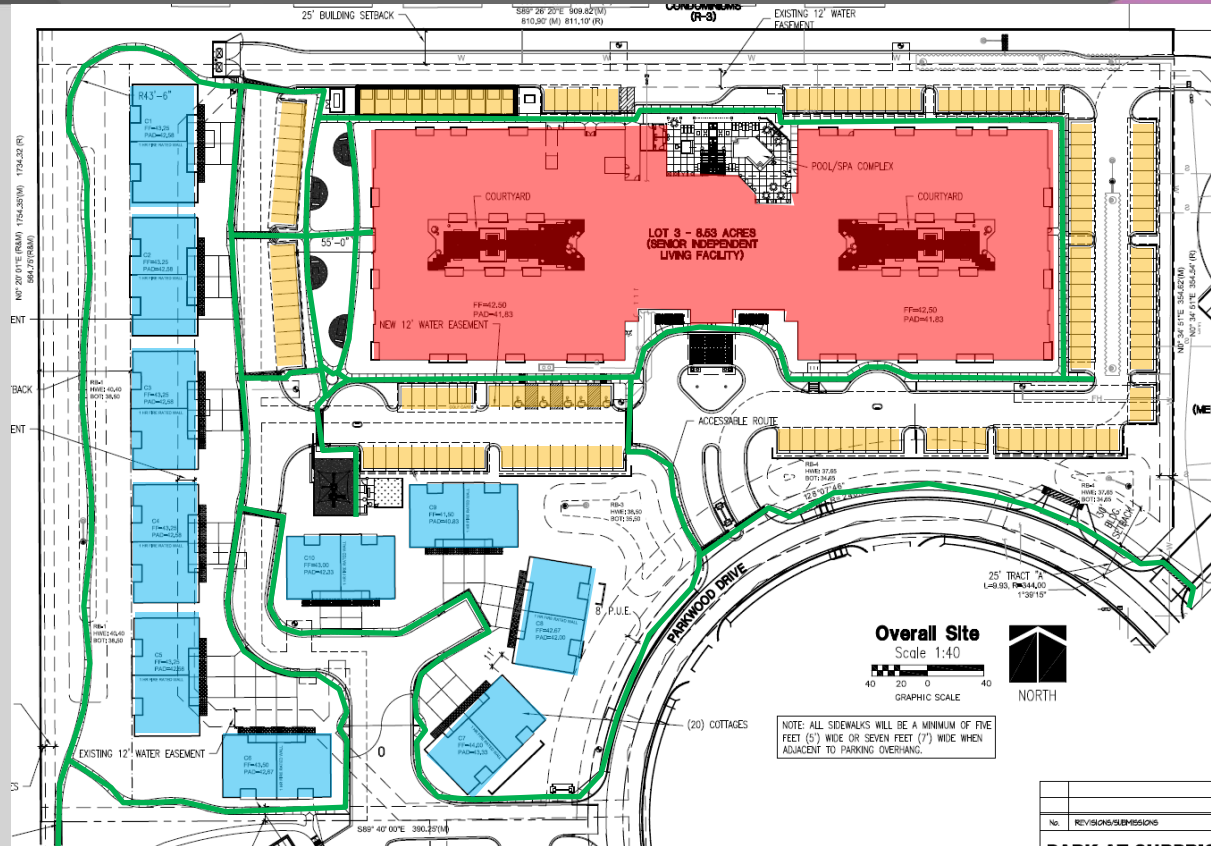




|     |                       |
|-----|-----------------------|
| No. | REVISIONS/SUBMISSIONS |
|-----|-----------------------|



# SITE PLAN







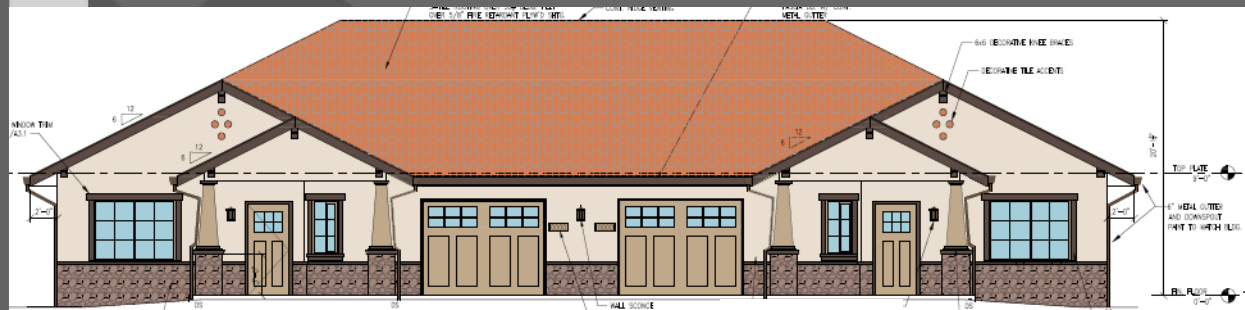
**South**

**West**

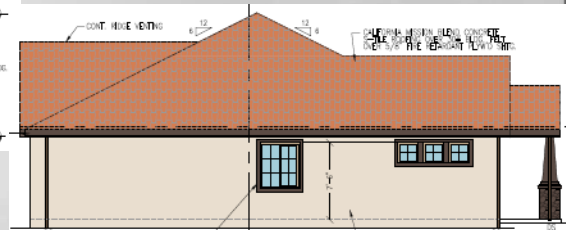
**East**

**North**

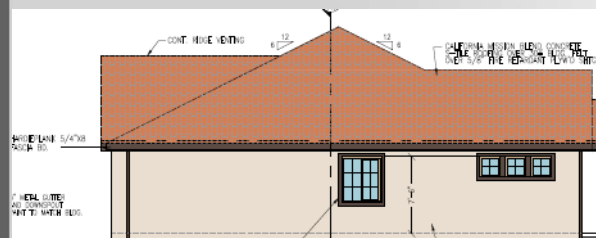
# COTTAGES ELEVATIONS



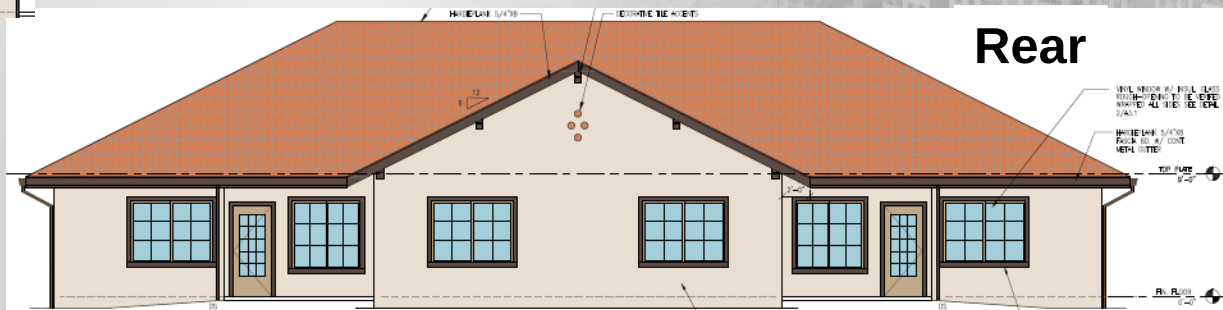
Front



Right Side



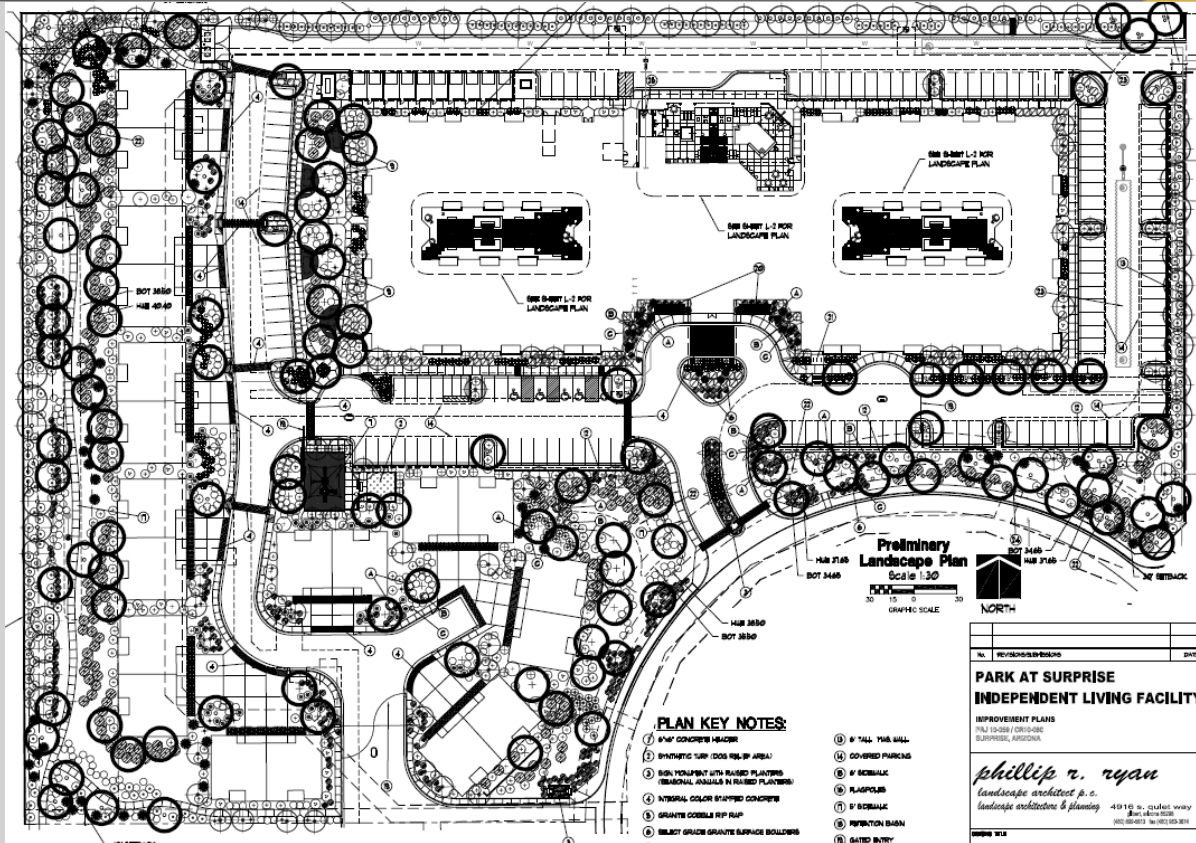
Left Side



Rear



# LANDSCAPE





**SURPRISE**  

---

ARIZONA

**QUESTIONS OR  
COMMENTS?**

**Thank You**





CITY OF SURPRISE  
Planning and Zoning Commission

October 20, 2016 @ 6:00:00 PM

Back Print

|                        |                           |                 |                                       |
|------------------------|---------------------------|-----------------|---------------------------------------|
| Board Meeting Date:    | October 20, 2016          | Contact Person: | Sergio Angulo - Community Development |
| Submitting Department: | CD Boards and Commissions | District:       | 5                                     |
| Staff Recommendations: | Approve                   |                 |                                       |

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

**Agenda Wording:**

Consideration and action on the Conditional Use Permit for a 667 sq. ft. Salad and Go drive-thru/walk-up restaurant in Surprise Village at West Point Towne Center, located north of Bell Road and east of Litchfield Road.

**Motion:**

I move to approve/deny the Conditional Use Permit for a 667 sq. ft. Salad and Go drive-thru/walk-up restaurant in Surprise Village at West Point Towne Center.

**Background:**

Jeff Kamtz with Brissette Architect Inc. submitted a request for a Conditional Use Permit for a 667 sq. ft. Salad and Go drive-thru/walk-up restaurant in Surprise Village at West Point Towne Center.

**Financial Impact Statement:**

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

**ATTACHMENTS:**

Click to download

- ☐ [00 - FS16-304 SALAD AND GO - CUP - Staff Report](#)
- ☐ [01 - FS16-304 SALAD AND GO - CUP - Vicinity Map](#)
- ☐ [02 - FS16-304 SALAD AND GO - CUP - Site Plan](#)
- ☐ [03 - FS16-304 SALAD AND GO - CUP - Landscape](#)
- ☐ [04 - FS16-304 SALAD AND GO - CUP - Elevations](#)
- ☐ [05 - FS16-304 SALAD AND GO - CUP - Luke Letter](#)
- ☐ [06 - FS16-304 SALAD AND GO - CUP - MWD Comments](#)

- ☐ [07 - FS16-304 SALAD AND GO - CUP - ADOT Comments](#)
- ☐ [08 - FS16-304 SALAD AND GO - CUP - Public Engagement Form](#)
- ☐ [09 - FS16-304 SALAD AND GO - CUP - Presentation](#)

---

**External Attachment Links:**

---

**Meeting Requirements:**

Powerpoint    x    Video    x            White Board    x    Other    x

---

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

**Sergio Angulo, Planner**





30 **Surrounding Land Zoning:**



31 **History:**

32

33 **June 20, 1984:** The subject parcel was annexed into the City of Surprise.

34

35 **October 26, 1995:** The West Point Towne Center PAD was approved by the Mayor and City Council.

36

37 **April 28, 2016:** Staff met with the applicant to discuss the project during a regularly scheduled  
38 Concept Review meeting under CR16-176.

39

40 **July 11, 2016:** The applicant filed a request for a Conditional Use Permit approval for a Salad and Go  
41 Drive-Thru/Walk-Up Restaurant.

42

43 **August 15, 2016:** The applicant held a Citizen Review Meeting for the property which was  
44 advertised. No one from the public attended.



**Project Description:**

Jeff Kamtz with Brissette Architects Inc. on behalf of Salad and Go, requests approval of a Conditional Use Permit to allow for a new drive-thru/walk-up restaurant for a Salad and Go in Parcel 20-L within the Surprise Village of the West Point Towne Center PAD located north of Bell Road and east of Litchfield Road.

As noted above, the West Point Towne Center PAD was approved under Title 17 and references the C-2 uses listed under Title 17 as permitted uses. "Convenience food restaurants" are listed as a Conditional Use in C-2, but requires an analysis of any proposed Conditional Use to be based on certain criteria. Section 17.36.050 of Title 17 states:

*"No conditional use permit shall be given for a use that is not listed in this title as a conditional use or is not deemed by the commission as equivalent to a listed conditional use in the particular district in which it is proposed to be located. The commission shall consider the effect of the proposed use upon the health, safety and general welfare of occupants of surrounding land, existing and anticipated traffic conditions including parking facilities on adjacent streets and land, and the effect of the proposed use on the General Plan. The commission may grant the application by motion, imposing such conditions and safeguards as it deems necessary, or it may deny the application."*

This Conditional Use Permit application has been reviewed against the requirements for convenience food restaurants under section 17.28.080.C.3. Staff finds that this Conditional Use Permit application conforms to the requirements set under this section of Title 17.

The site is to be accessed through an existing shared driveway south of the property; this driveway has direct access to and from Litchfield Road to the east. Ingress and egress to the site is proposed to align with the driveway directly to the south and an exit-only lane is proposed on the south west of the subject property. The applicant is also providing future shared access to the property to the north along the west.

The drive-thru lane starts close to the south of the property and continues to the north of the building where the pick-up window location is being proposed.

The site proposes good pedestrian connectivity internally, to the existing sidewalk along Litchfield Road, and to future development to the north. For the safety of pedestrians, the applicant is proposing stop signs wherever a pedestrian pathway crosses the drive-thru lane.

The site proposes thirteen (13) parking spaces which exceeds the minimum requirements of the PAD. Two (2) of the subject spaces will be handicap-accessible. The parking spaces that face Litchfield Road will be screened by an existing screening wall. The refuse bin is proposed to be located on the south east side of the property and will be screened with a block wall and will be painted to match the colors of the building.

The proposed building is a 667 sq. ft. drive-thru facility with no indoor seating. The applicant is proposing a walk-up window on the south side of the building where customers will be able to order and a 700 sq. ft. of shaded outdoor seating area the customers that prefer to eat on-site. The drive-thru window is proposed to be located on the north side and to help shade that window the applicant is proposing a shade canopy that extends over the drive-thru lane.

The proposed landscape meets the requirements of the West Point Towne Center PAD. On-site the applicant is proposing shrubs and trees along the northern property line to help screen the vehicles on the drive-thru lane. A landscaped retention basin is proposed on the east part of the property. The existing landscape along Litchfield Road will remain as is.

The proposed building and colors are similar to other Salad and Go facilities in the valley. The proposed colors include white and gray with orange and an "apple green" as accent colors.

The applicant also included a lighting photometric study with the application which meets the lighting requirements of the SUDC.

This Conditional Use Permit application is in conjunction with a related Final Plat to split Parcel 20-L into two (2) parcels, which is being processed under the same case number. The Mayor and City Council will take action on the Final Plat on October 18, 2016.

#### **Summary:**

Staff believes by accepting and incorporating stipulations 'A' and 'B' the proposed Conditional Use Permit and Site Plan will meet the requirements of the West Point Towne Center PAD, SUDC, and the General Plan while helping to meet the Economic Development vision from the Mayor and City Council Strategic Plan.

#### **Findings:**

- The proposed Conditional Use Permit and Site Plan are consistent with the Surprise General Plan 2035.
- The proposed Conditional Use Permit and Site Plan will meet the provisions of the West Point Towne Center PAD and the SUDC as applicable once all stipulations are met.

#### **Recommendation:**

Based on the findings noted above, staff then recommends the Commission move to **approve** case FS15-304, subject to stipulations 'A' and 'B' as outlined below:

127 A. The monument signage shown on all plan drawings is not included in the  
128 consideration and action of this Conditional Use Permit. All signage is subject to the  
129 Master Sign Program for Surprise Village Marketplace under Case CUP04-426.

130 B. The site plan prepared by Brissette Architecture date received 9/6/2016 will be  
131 revised and submitted to include the following modifications:

132 1. Show the sewer line from the building to the existing sewer line.  
133

134 However, should the Commission wish to recommend **denial** of the request, the Commission  
135 should make its own findings and base its decision on those alternative findings.  
136

137 **Attachments:**  
138

139 01 Vicinity Map

140 02 Site Plan

141 03 Landscape Plan

142 04 Elevations

143 05 Luke AFB Comments

144 06 MWD Comments

145 07 ADOT Comments



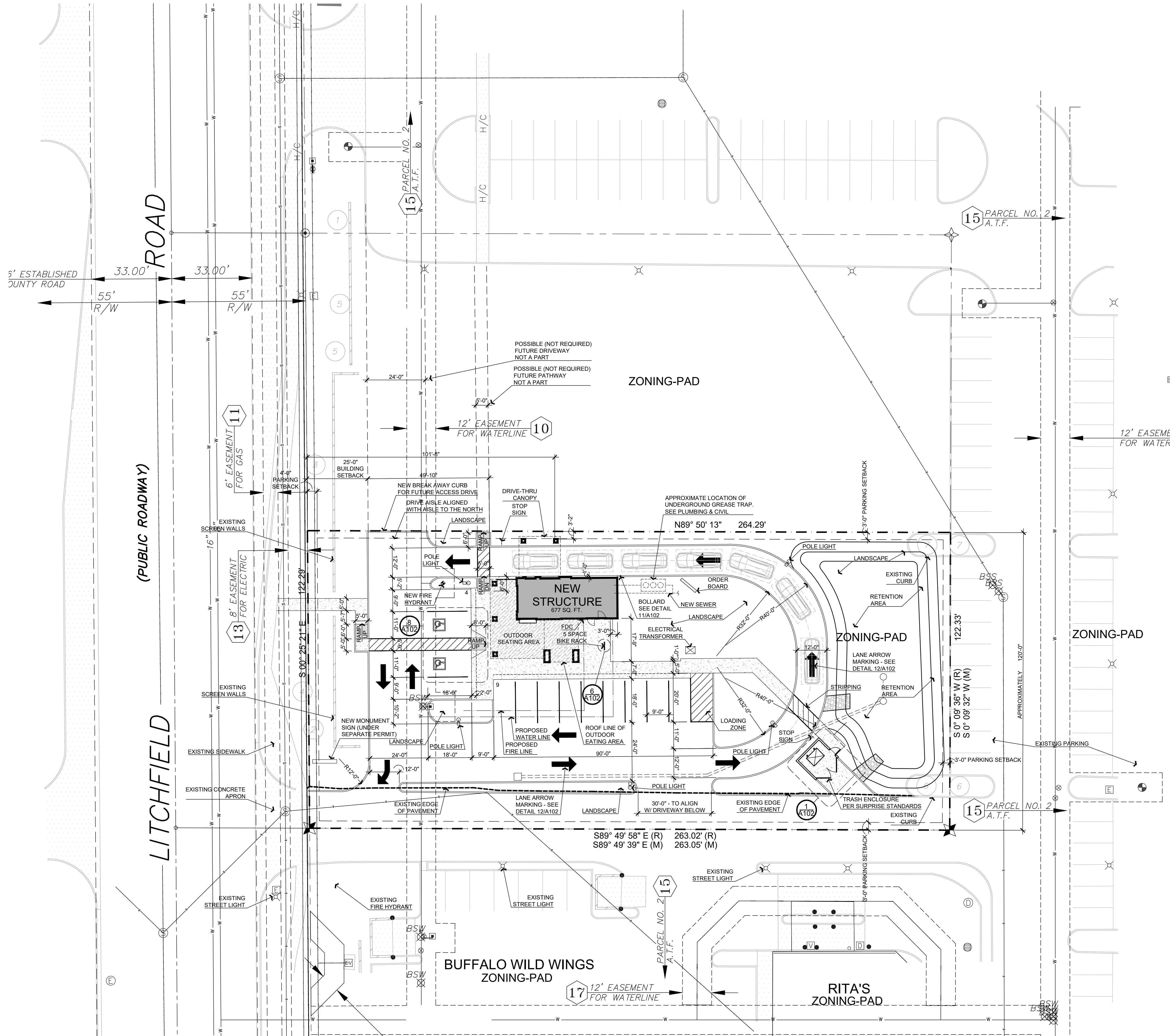
# VICINITY MAP





# VICINITY MAP





PROJECT INFORMATION

|                                     |                            |
|-------------------------------------|----------------------------|
| SITE INFORMATION                    |                            |
| PARCEL#                             | 503-67-886 (PARCEL 20-Q)   |
| ZONING:                             | PAD                        |
| LOT CONFIGURATION:                  | REGULAR SHAPED PROPERTY    |
| SITE GROSS AREA:                    | 32,249 SQ.FT. OR .74 ACRES |
| SITE NET AREA:                      | 1,749 SQ.FT. OR .04 ACRES  |
| LOT COVERAGE OF NET SITE AREA:      | 5.5%                       |
| BUILDING INFORMATION                |                            |
| SQUARE FOOTAGE:                     | NEW BUILDING 677 SF        |
| COVERED PATIOS/ROOF:                | 1072 SF                    |
| GROSS/NET AREA:                     | 1749 SF                    |
| SCOPE OF WORK:                      |                            |
| NEW (1 STORY) DRIVE-THRU RESTAURANT |                            |
| CONSTRUCTION TYPE:                  | TYPE V-B (SPRINKLED)       |
| BLDG. SETBACKS:                     |                            |
| FRONT -                             | 25'                        |
| SOUTH -                             | 0'                         |
| EAST -                              | 0'                         |
| NORTH -                             | 0'                         |
| PROPOSED HEIGHT:                    |                            |
| 20'-2" (INCLUDING PARAPETS)         |                            |
| SQUARE FOOTAGE:                     | NEW BUILDING 677 sf.       |

BUILDING CODE  
2012 INTERNATIONAL BUILDING CODE  
2012 INTERNATIONAL MECHANICAL CODE  
2012 INTERNATIONAL PLUMBING CODE  
2012 INTERNATIONAL ENERGY CONSERVATION CODE  
2012 INTERNATIONAL FIRE CODE AND SURPRISE AMMENDMENTS  
2011 NATIONAL ELECTRIC CODE  
2010 ADA  
ORDINANCE 14-04A (LOCAL CODE AMENDMENTS)

SPRINKLERS: FULLY AUTOMATIC SPRINKLER SYSTEM  
TO BE DESIGNED PER NFPA 13  
FIRE ALARMS: YES  
EMERGENCY LIGHTING: YES

COMPLIES W/ 2012 IBC TABLE 503 FOR ALLOWABLE HEIGHT AND AREA  
COMPLIES W/ 2012 IBC SECTION 302.3.2 FOR ALLOWABLE AREA FOR MIXED OCCUPANCIES NOT TO EXCEED 1.  
COMPLIES W/ 2012 IBC TABLE 602 FOR PROTECTION OF WALL DUE TO DISTANCE FROM PROPERTY LINES.  
COMPLIES W/ 2012 IBC TABLE 704.8 FOR MAXIMUM AREA OF EXTERIOR WALL OPENINGS.

PARKING REQUIREMENT  
REQUIRED SPACES: 1 SPACE PER MAX EMPLOYEES = 1 SPACE  
700/200 OUTSIDE AREAS = 4 SPACES

PROVIDED SPACES: 13 SPACES + 1 LOADING SPACE  
2 OF THE TOTAL PROVIDED IS ACCESSIBLE

DRIVE THROUGH REQUIREMENTS  
REQUIRED: 150 LINEAL FEET  
PROPOSED: 206 LINEAL FEET

OCCUPANT LOADS  
OCCUPANCY - B, LESS THAN 50 (A-2) RESTAURANT  
BUSINESS AREA: 677 S.F. / 100 = 6.77 OCCUPANTS  
SHADED AREA/CANOPY: 700 S.F. / 15 = 46.6 OCCUPANTS

TOTAL OCCUPANTS = 53.0 OCCUPANTS

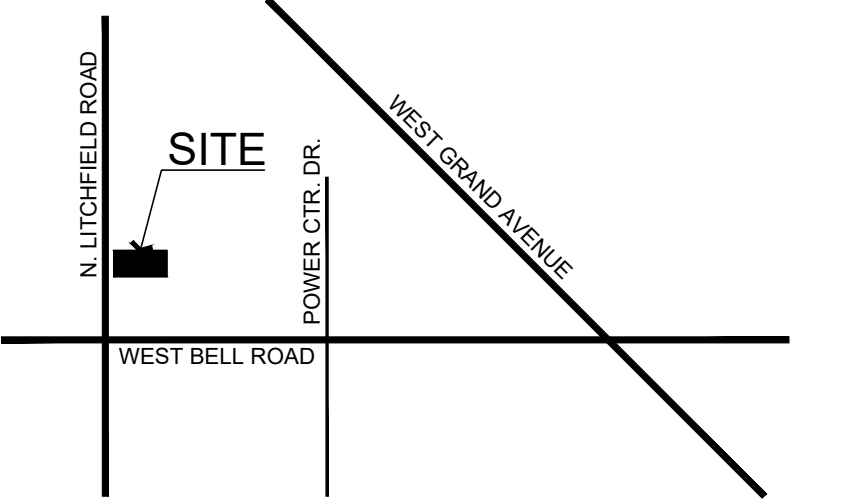
EXIT REQUIREMENTS  
NUMBER OF EXITS REQUIRED: 1  
NUMBER OF EXITS PROVIDED: 1

EXIT WIDTH REQUIRED: (32" MIN.) = (5 X .02)  
EXIT WIDTH PROVIDED: 36"

PROJECT DIRECTORY

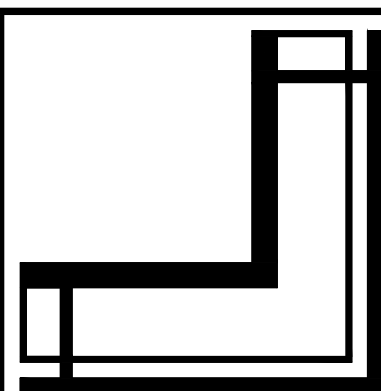
|                                                                                                               |                                                                                                                  |
|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| OWNER:<br>SALAD & GO by AND GO CONCEPTS<br>998 WEST JUANITA AVENUE<br>GILBERT, ARIZONA 85233                  | DEVELOPER:<br>SOUTHWEST GENERAL DEVELOPMENT<br>10229 NORTH SCOTTSDALE ROAD, SUITE F<br>SCOTTSDALE, ARIZONA 85253 |
| ARCHITECT:<br>BRISSETTE ARCHITECTS, INC.<br>10229 NORTH SCOTTSDALE ROAD, SUITE F<br>SCOTTSDALE, ARIZONA 85253 | MECHANICAL/PLUMBING:<br>GBM ENGINEERING<br>15416 EAST PICKETT COURT<br>GILBERT, ARIZONA 85298                    |
| CIVIL:<br>STANDAGE & ASSOCIATES, LTD.<br>409 SOUTH EL DORADO<br>MESA, ARIZONA 85202                           | ELECTRICAL:<br>RLM DESIGNS, LLC<br>820 SOUTH BRIDGER DRIVE<br>CHANDLER, ARIZONA 85225                            |
| STRUCTURAL:<br>JRU ENGINEERING, PLLC<br>4663 EAST LAVENDER LANE<br>PHOENIX, ARIZONA 85044                     | LANDSCAPE:<br>COLLABORATIVE V DESIGN STUDIO, INC.<br>7116 EAST 1ST AVENUE, SUITE 103<br>PHOENIX, ARIZONA 85251   |
|                                                                                                               | SPRINKLER/FIRE ALARM:<br>METRO FIRE EQUIPMENT, INC.<br>63 SOUTH HAMILTON PLACE<br>GILBERT, ARIZONA 85233         |

VICINITY MAP



NARRATIVE

NEW CONSTRUCTION OF A QUICK SERVICE RESTAURANT ON PRESENTLY VACANT LAND. SALAD & GO DOES NOT HAVE INDOOR SEATING, AS IT IS STRICTLY DRIVE-THRU, GRAB AND GO.



BRISSETTE  
ARCHITECTS

10229 N. SCOTTSDALE RD, STE. F  
SCOTTSDALE, ARIZONA 85253  
OFFICE@BRISSETTEARCHITECTS.COM  
T: (480) 596-3882  
WWW.BRISSETTEARCHITECTS.COM

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17137 NORTH LITCHFIELD ROAD  
SURPRISE ARIZONA



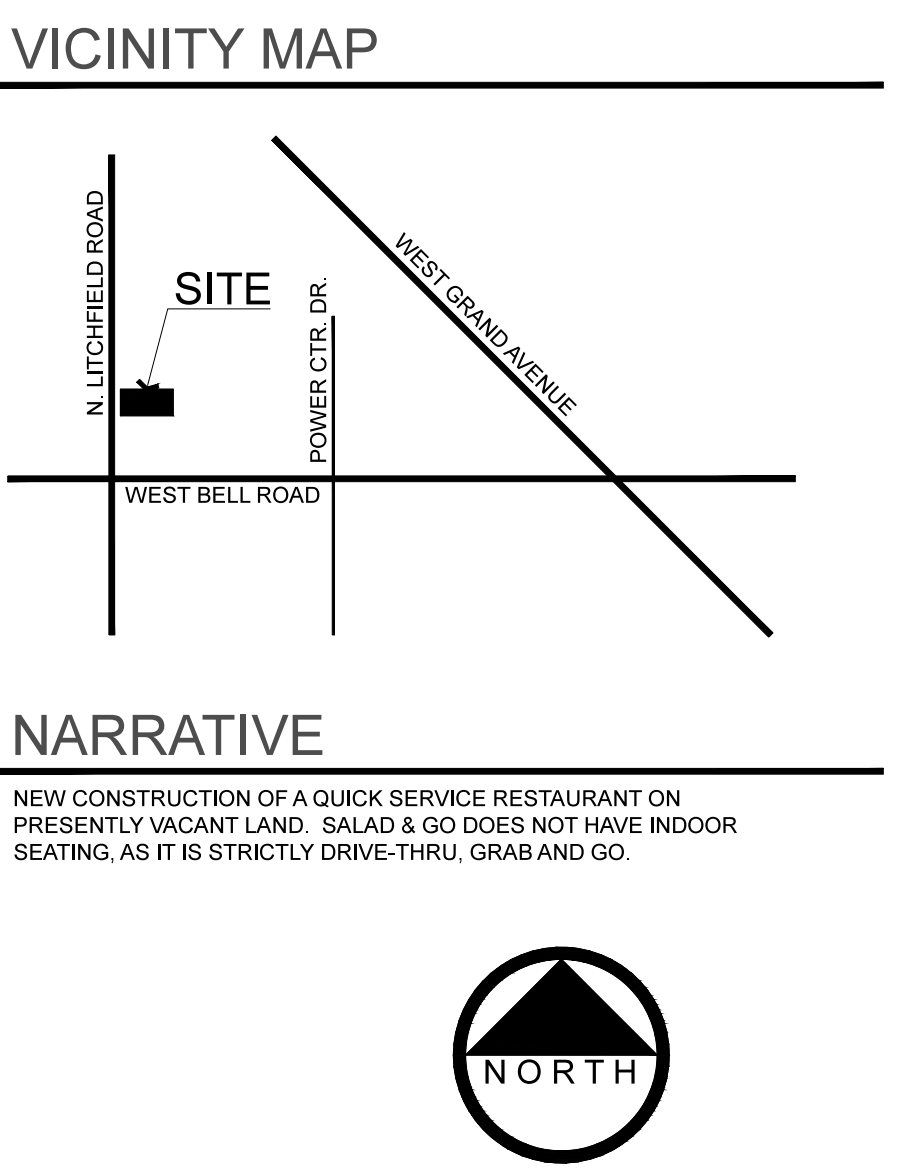
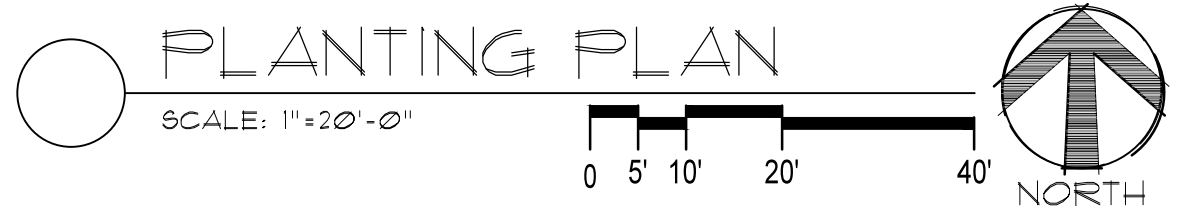
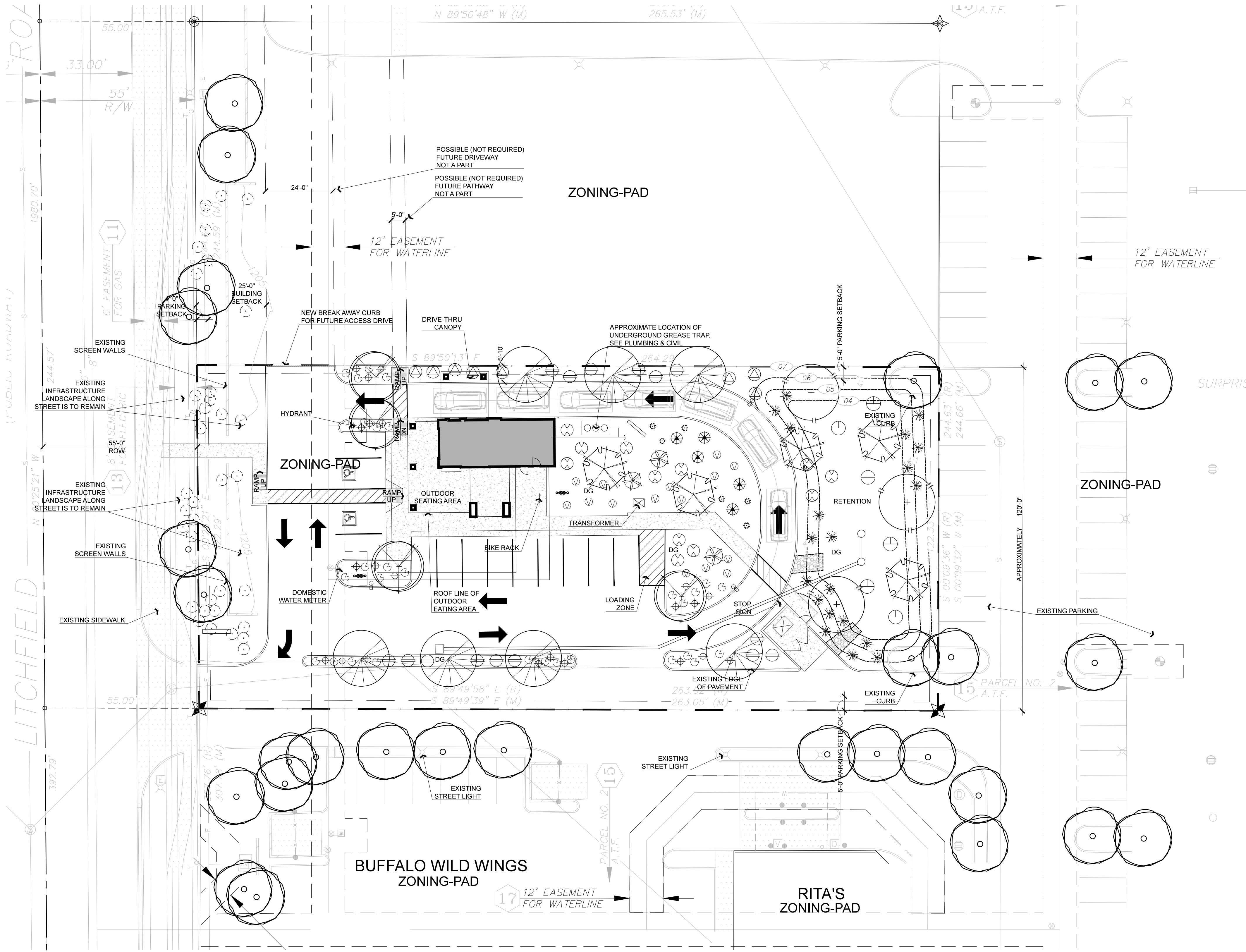
|           |           |
|-----------|-----------|
| DATE:     | 8/29/2016 |
| DRAWN:    | JLK       |
| REVISIONS |           |
| REVISION  | 8/16/16   |

ARCHITECTURAL  
SITE PLAN

SCALE: 1"= 20'-0"

A-101





| PLANT SCHEDULE                                                                                                                   |                            |                          |         |     |                              |
|----------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------|---------|-----|------------------------------|
| SYMBOL                                                                                                                           | BOTANICAL NAME             | COMMON NAME              | SIZE    | QTY | COMMENTS                     |
| TREES                                                                                                                            |                            |                          |         |     |                              |
| (Symbol)                                                                                                                         | Existing Tree (To Remain)  |                          |         |     |                              |
| (Symbol)                                                                                                                         | Caesalpinia gilliesii      | Yellow Bird of Paradise  | 24" Box | 5   | Multi-Trunk, Dense Canopy    |
| (Symbol)                                                                                                                         | Dalbergia sissoo           | Dalbergia                | 24" Box | 1   | Standard Trunk, Dense Canopy |
| (Symbol)                                                                                                                         | Prosopis x 'Rio Salado'    | Rio Salado Mesquite      | 24" Box | 3   | Multi-Trunk, Dense Canopy    |
| (Symbol)                                                                                                                         | Caesalpinia mexicana       | Mexican Bird of Paradise | 36" Box | 4   | Multi-Trunk, Dense Canopy    |
| ACCENTS & VINES                                                                                                                  |                            |                          |         |     |                              |
| (Symbol)                                                                                                                         | Aloe x 'Topaz'             | Topaz Aloe               | 5-Gal   | 6   | As Per Plan                  |
| (Symbol)                                                                                                                         | Aloe vera                  | Medicinal Aloe           | 5-Gal   | 5   | As Per Plan                  |
| (Symbol)                                                                                                                         | Chamaecrops humilis        | Mediterranean Fan Palm   | 5-Gal   | 3   | As Per Plan                  |
| (Symbol)                                                                                                                         | Muhlenbergia 'Nashville'   | 'Nashville' Grass        | 5-Gal   | 20  | As Per Plan                  |
| (Symbol)                                                                                                                         | Hesperaloe parviflora      | Red Yucca                | 5-Gal   | 22  | As Per Plan                  |
| SHRUBS                                                                                                                           |                            |                          |         |     |                              |
| (Symbol)                                                                                                                         | Existing Shrub (To Remain) |                          |         |     |                              |
| (Symbol)                                                                                                                         | Nerium 'Petite Pink'       | 'Petite Pink' Oleander   | 5-Gal   | 15  | As Per Plan                  |
| (Symbol)                                                                                                                         | Leucophyllum 'Rio Bravo'   | 'Rio Bravo' Sage         | 5-Gal   | 8   | As Per Plan                  |
| (Symbol)                                                                                                                         | Tecoma stans               | Yellow Bells             | 5-Gal   | 6   | As Per Plan                  |
| (Symbol)                                                                                                                         | Tecoma x 'Bells of Fire'   | Bells of Fire            | 5-Gal   | 12  | As Per Plan                  |
| GROUND COVERS                                                                                                                    |                            |                          |         |     |                              |
| (Symbol)                                                                                                                         | Lantana 'New Gold'         | New Gold Lantana         | 1-Gal   | 29  | As Per Plan                  |
| (Symbol)                                                                                                                         | Teucrium chamaedrys        | Germander                | 1-Gal   | 15  | As Per Plan                  |
| MISCELLANEOUS                                                                                                                    |                            |                          |         |     |                              |
| DECOMPOSED GRANITE IN ALL PLANTING AREAS 2" DEPTH MINIMUM (TYP) SIZE AND COLOR TO MATCH THE EXISTING SHOPPING CENTER DEVELOPMENT |                            |                          |         |     |                              |

- PLANTING NOTES
- CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
  - ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
  - THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL HE DEEMS UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
  - PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. DO NOT INSTALL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
  - VERIFY PLANT QUANTITIES PRIOR TO INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY. THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED. NOTIFY THE LANDSCAPE ARCHITECT OF QUANTITY DISCREPANCIES IMMEDIATELY.
  - PLANT TREES, SHRUBS, AND CACTI PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
  - NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD SOIL CONDITIONS BE PRESENT WHICH WOULD PREVENT PROPER SOIL DRAINAGE AND ALLOW WATER TO STAND IN PLANTING PITS.
  - DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL, EXCEPT FOR SALVAGED TREES.
  - LANDSCAPE CONTRACTOR TO PERFORM A SOILS TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.
  - SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.

PLANT CALCULATIONS:

|                 | 24" BOX | 36" BOX | 48" BOX |
|-----------------|---------|---------|---------|
| TREE SIZE RATIO | 15 QTY  | 4 QTY   | 0 QTY   |
| TOTAL TREES: 19 | 79%     | 21%     | 0%      |

|                         | REQUIRED      | PROVIDED       |
|-------------------------|---------------|----------------|
| LANDSCAPE AREA COVERAGE | 3,176 SF. 10% | 13,591 SF. 43% |

|                                        | ADWR REQUIRED | ADWR PROVIDED |
|----------------------------------------|---------------|---------------|
| PERCENTAGE LOW-WATER USE (ADWR) PLANTS | 144 QTY 90%   | 160 QTY 100%  |
| TOTAL PLANTS: 160                      |               |               |

SITE AREA 31,768 SQ.FT. OR .73 ACRES

CITY OF SURPRISE GENERAL NOTES

- ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
- SIGNS REQUIRE A SEPARATE PERMIT.
- ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
- PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
- TREES IN PAVED AREAS ARE TO HAVE ROOT BARRIERS.
- ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
- ALL PLANT MATERIAL LOCATED WITHIN AASHTO VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH, AND HANG NO LOWER THAN 1 FEET FROM GROUND ELEVATION.

COLLABORATIVE V  
DESIGN STUDIO INC.  
7116 EAST 1ST AVENUE,  
SUITE 103  
SCOTTSDALE, ARIZONA 85251  
OFFICE: 480-347-0590  
FAX: 480-656-6012

BRISSETTE ARCHITECTS  
10229 N. SCOTTSDALE RD. STE. F  
SCOTTSDALE, ARIZONA 85253  
OFFICE@BRISSETTEARCHITECTS.COM  
T: (480) 596-3882  
WWW.BRISSETTEARCHITECTS.COM

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N. LITCHFIELD RD. & W. BELL RD.  
SURPRISE ARIZONA

SAÏAD AND GO

LANDSCAPE ARCHITECT  
AARON J. HILLMAN  
082516  
ARIZONA, U.S.A.  
EXPIRES 09/30/16

DATE: 02/20/16  
DRAWN: AH  
REVISIONS:  
08.05.16 1ST COMMENTS  
08.25.16 COMMENTS

PLANTING PLAN  
SCALE: 1"=20'-0"

L-101

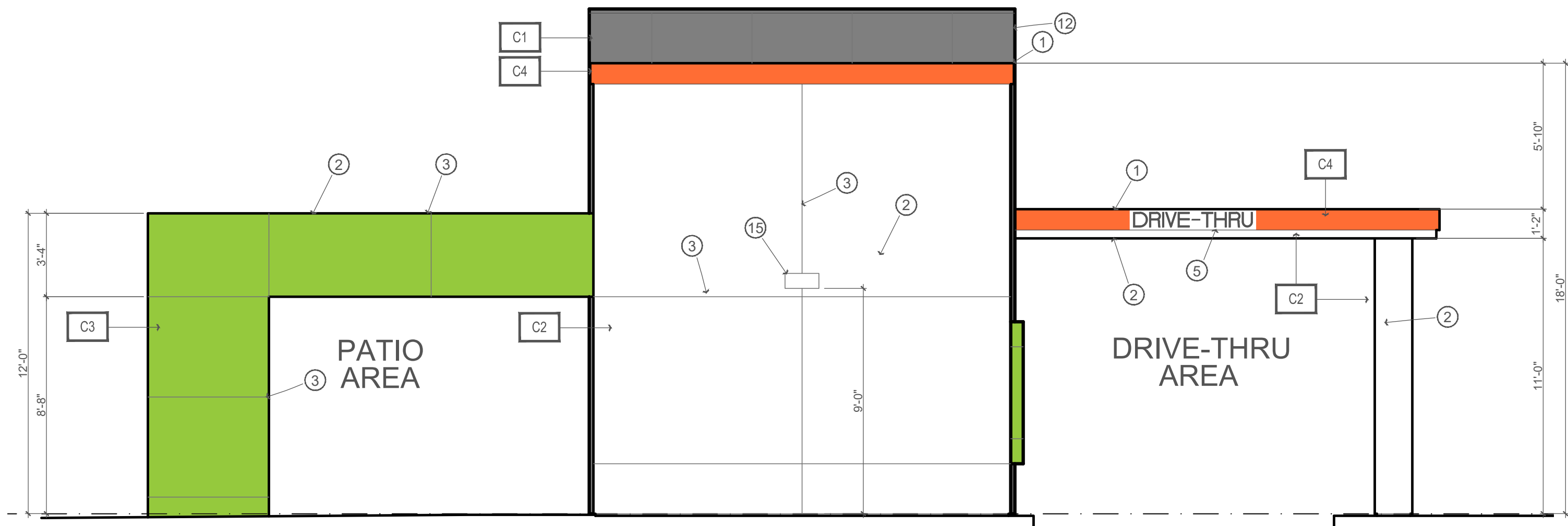




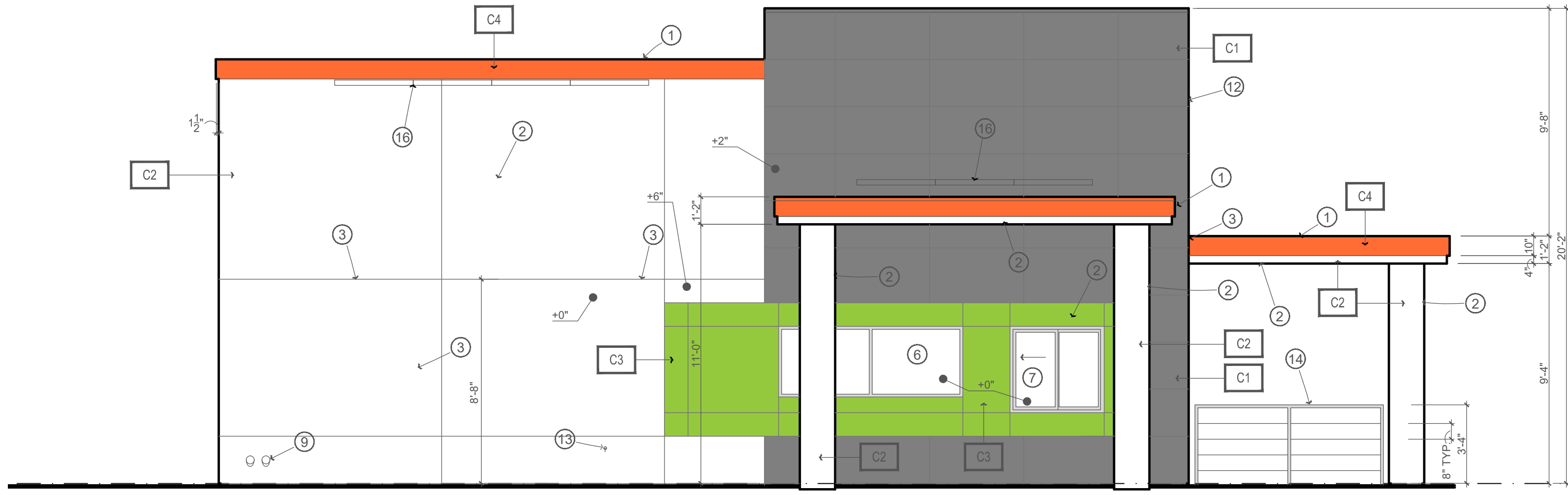
1 SOUTH ELEVATION  
1/4"=1'-0"

KEYNOTES ①

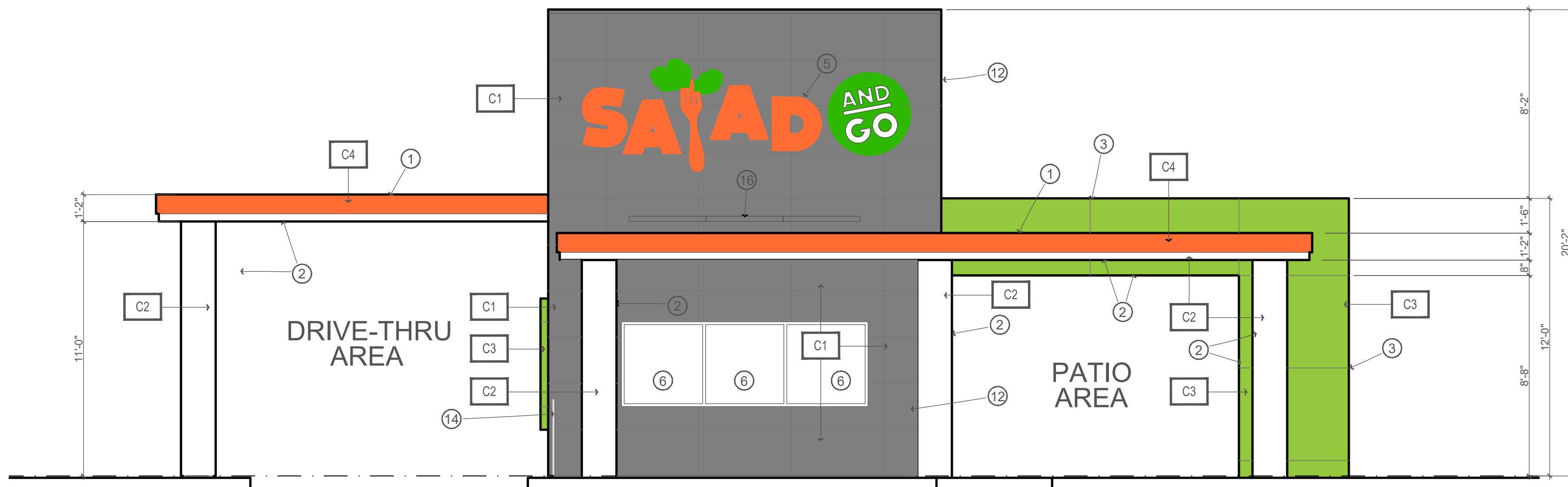
- 20ga G.I. PARAPET CAP (PAINTED C-4 COLOR)
- EIFS
- EIFS CONTROL JOINTS (TYPICAL)
- FIRE DEPARTMENT KNOX BOX
- BUILDING SIGNAGE UNDER SEPARATE PERMIT
- FIXED INSULATED GLASS IN ALUMINUM FRAME. COLOR TO BE CLEAR ANODIZED. GLASS TO BE "SOLARBAN 70"
- SLIDER WINDOW W/ INSULATED GLASS IN ALUMINUM FRAME. COLOR TO BE CLEAR ANODIZED.
- INSULATED HM DOOR & FRAME
- ROOF OVERFLOW AND DRAIN LEADER - PROVIDE LAMBS TONGUE AT EXIT POINT (PAINT TO MATCH ADJACENT SURFACE)
- FIRE DEPARTMENT SIGNAGE
- STAINLESS STEEL SERVICE COUNTER
- 48" WIDE X 24" HIGH PRE-FINISHED ALUMINUM PANELS ATTACHED TO VERTICAL HAT CHANNELS (PAINTED COLOR C-1)
- HOSE BIB
- 1-1/2" SQUARE TOP RAIL AND SUPPORTS. STAINLESS STEEL CABLE RAILING BETWEEN SUPPORTS
- WALL MOUNTED LIGHT FIXTURE. PAINT TO MATCH ADJACENT WALL
- EXTERIOR LIGHT FIXTURE (SEE ELECTRICAL)



2 EAST ELEVATION  
1/4"=1'-0"



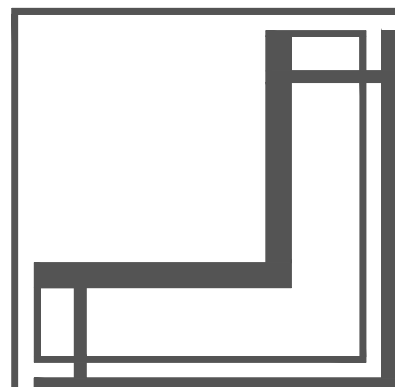
3 NORTH ELEVATION  
1/4"=1'-0"



4 WEST ELEVATION  
1/4"=1'-0"

COLOR SCHEDULE

|         |    |                                                                   |
|---------|----|-------------------------------------------------------------------|
| COLOR 1 | C1 | PRE-FINISHED METAL PANELS, KYNAR 500 "CHARCOAL GRAY"              |
| COLOR 2 | C2 | EIFS - BEHR PR-W13 "CRYSTAL CUT" WHITE                            |
| COLOR 3 | C3 | EIFS AND PAINT - BEHR P360-6 "FRESH APPLE" GREEN                  |
| COLOR 4 | C4 | PARAPET METAL ACCENT - DURANAR ULTRA COOL BN6J1128 "CASCO ORANGE" |

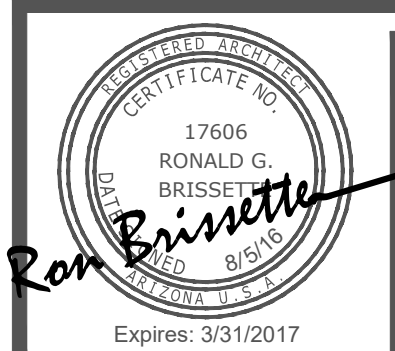
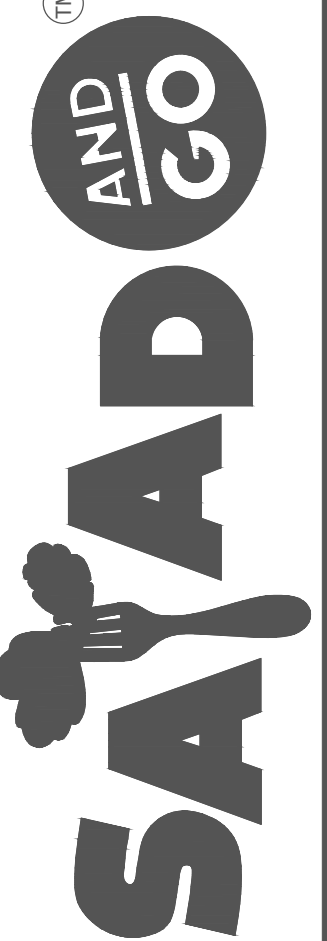


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17137 NORTH LITCHFIELD ROAD  
SURPRISE ARIZONA



DATE: 8/29/2016  
DRAWN: jfk  
REVISIONS

EXTERIOR  
ELEVATIONS

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

A-201



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

18 July 2016

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

Ms. Jamie Sullivan  
Development Services Specialist  
City of Surprise Planning Department  
16000 N. Civic Center Plaza  
Surprise AZ 85374

Re: FS16-304; Salad and Go

Dear Ms. Sullivan

Thank you for the opportunity to comment on the Conditional Use Permit Application for the Salad and Go Restaurant. This project is located on .73 acres north of the northeast corner Litchfield Road and West of Bell Rd. in Surprise AZ. The restaurant will have no dine in public area, however it will have a large covered patio with tables on the exterior for dining and two walk up service windows. Its primary service to customers will be the 206 foot drive-thru. The site is approximately 1.6 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, this restaurant will not negatively impact Luke AFB's current mission. Since the restaurant will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential tenants about Luke AFB operations.

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

Sincerely

A handwritten signature in black ink, appearing to read "James R. Mitchell", is written over a horizontal line.

JAMES R. MITCHELL

cc:

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



## Sergio Angulo

---

**From:** Heather Donaldson  
**Sent:** Wednesday, September 07, 2016 11:50 AM  
**To:** 'Debbie Trasancos'  
**Cc:** Jamie Sullivan; Sergio Angulo; Chris Cain  
**Subject:** RE: FS16-304 Salad and Go Electronic Submittal

Debbie,

Thank you so much for looking at this so quickly. I really appreciate it.

Have a wonderful day!!!

*Heather Donaldson*

Planning Project Coordinator  
City of Surprise | Community Development  
16000 N. Civic Center Plaza | Surprise AZ | 85374

[www.surpriseaz.gov](http://www.surpriseaz.gov)

623.222.3133 t

623.222.3001 f

---

**From:** Debbie Trasancos [<mailto:DebbieT@mwdaz.com>]  
**Sent:** Wednesday, September 07, 2016 11:49 AM  
**To:** Heather Donaldson  
**Cc:** Jamie Sullivan; Sergio Angulo; Chris Cain  
**Subject:** RE: FS16-304 Salad and Go Electronic Submittal

Heather,

Thank you for providing the Amended Final Plat for Salad and Go (FS16-304).

Although this submittal is no impact to MWD, the Notice of Inter-Governmental Agreement does not need to be included on this Plat since there are no MWD facilities in this location and MWD does not have a Development Agreement with the Landowner.

Thank you,

**Debbie Trasancos**  
Property & Contracts Specialist  
Maricopa Water District  
14825 W. Grand Ave.  
Surprise, AZ 85374  
623/546-8266  
fax 623/584-2536  
[debbiet@mwdaz.com](mailto:debbiet@mwdaz.com)

---

**From:** Heather Donaldson [<mailto:Heather.Donaldson@surpriseaz.gov>]  
**Sent:** Wednesday, September 07, 2016 11:05 AM  
**To:** Debbie Trasancos <[DebbieT@mwdaz.com](mailto:DebbieT@mwdaz.com)>

**Cc:** Jamie Sullivan <[Jamie.Sullivan@surpriseaz.gov](mailto:Jamie.Sullivan@surpriseaz.gov)>; Sergio Angulo <[Sergio.Angulo@surpriseaz.gov](mailto:Sergio.Angulo@surpriseaz.gov)>

**Subject:** RE: FS16-304 Salad and Go Electronic Submittal

Hi Debbie,

I just realized that I sent you the Amended Final Plat from first review. We received an updated version yesterday with their second submittal. Please disregard the copy that was sent in my last e-mail and review the attached copy. I am so sorry for any inconvenience this has caused and appreciate your help.

Thank you,

***Heather Donaldson***

Planning Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

[www.surpriseaz.gov](http://www.surpriseaz.gov)

623.222.3133 t

623.222.3001 f

---

**From:** Heather Donaldson

**Sent:** Wednesday, September 07, 2016 10:55 AM

**To:** 'Debbie Trasancos - MWD'

**Cc:** Jamie Sullivan; Sergio Angulo

**Subject:** FW: FS16-304 Salad and Go Electronic Submittal

Good Morning Debbie,

Unfortunately when Jamie sent over the attached electronic submittal she inadvertently left off the Amended Final Plat. Can you please review the attached Amended Final Plat to see if you have any comments.

Thank you,

***Heather Donaldson***

Planning Project Coordinator

City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

[www.surpriseaz.gov](http://www.surpriseaz.gov)

623.222.3133 t

623.222.3001 f

---

**From:** Jamie Sullivan

**Sent:** Tuesday, July 12, 2016 2:48 PM

**To:** 'Barbara Plante - Luke'; 'Brad Finke - EPCOR'; 'Chris Cain - MWD'; 'Debbie Trasancos - MWD'; 'Denise Lacey'; 'Donna Miller'; 'Leslie - MWD'; Mark A. Coronado; Mike Ferrara; 'Paul Jackson'; 'Project Coordinator'; 'Theresa Tysiak - USPS'; 'Vern Wolfley - MAG'

**Subject:** FS16-304 Salad and Go Electronic Submittal

Attached you will find the submittal documents for the above referenced project.

If you have any questions or need clarification, please feel free to contact me.

Thank you,



*Jamie Sullivan*  
*Planning Project Coordinator*  
*16000 N Civic Center Plaza*  
*Surprise, AZ 85374*  
*623.222.3099*  
[jamie.sullivan@surpriseaz.gov](mailto:jamie.sullivan@surpriseaz.gov)

City Hall offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at [www.surpriseaz.gov](http://www.surpriseaz.gov).

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0.1

07 Sep 2016 18:04:40 -0000

## Sergio Angulo

---

**From:** Bob Patoni <BPatoni@azdot.gov>  
**Sent:** Wednesday, July 13, 2016 10:36 AM  
**To:** Jamie Sullivan  
**Cc:** Vanessa Nunez  
**Subject:** FS16-304

RE: FS16-304  
Salad and Go  
N. of NEC of N/ Litchfield Rd. & Bell Rd.  
503-67-886  
Conditional Use Permit

Attn: Jamie Sullivan

Thank you for the notice of request for Conditional Use Permit for the above-referenced development. After review, we have determined that the referenced development will have no impact upon existing highway facilities. We would remind the owner/developer of ADOT's ongoing Bell Road Interchange Improvement project that will not be completed before early 2017. We appreciate the opportunity to review and comment.

*Robert A. Patoni, SR/WA*

**Bob Patoni, SR/WA**

**Right of Way Project Coordinator**

205 S. 17<sup>th</sup> Ave. MD: 612E

Phoenix, AZ 85007

602-712-6126

[WWW.AZDOT.GOV](http://WWW.AZDOT.GOV)

**ADOT**

Intermodal Transportation

---

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## **PUBLIC ENGAGEMENT FORM**

**PROJECT TITLE:** FS16-304 Salad and Go

### **OVERALL PUBLIC INVOLVEMENT LEVEL:**

The applicant held a Citizen Review meeting on August 15, 2016 at the Holiday Inn, informational mailers were sent to properties within 300 feet of the project, and advertisements were posted in a local newspaper. Two members from the public attended in support of this project.

### **IDENTIFY STAKEHOLDERS:**

Property owners in the immediate area.

### **OBJECTIVES:**

This Conditional Use Permit will allow the builder to construct a new 667 sq. ft. Salad and Go drive-thru/walk-up restaurant.

### **PUBLIC ENGAGEMENT STRATEGIES & TOOLS:**

#### **Public Engagement & Project timeline:**

Public outreach time frame (when to when) August 15, 2016 6:00pm - 7:00pm

Future Council Work Session/Meetings target dates 10/18/16 (Final Plat on Consent) 10/20/16 (CUP)

Election dates (if applicable) N/A

Project start/completion dates N/A

#### **Communication Tools and Technique options: (which do you plan to use?)**

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) \*do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☐ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☒ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates





**S U R P R I S E**  
A R I Z O N A

**FS16-304**

**Salad and Go**

**Conditional Use Permit**

Planning and Zoning Commission

October 20, 2016

# VICINITY MAP





# VICINITY MAP



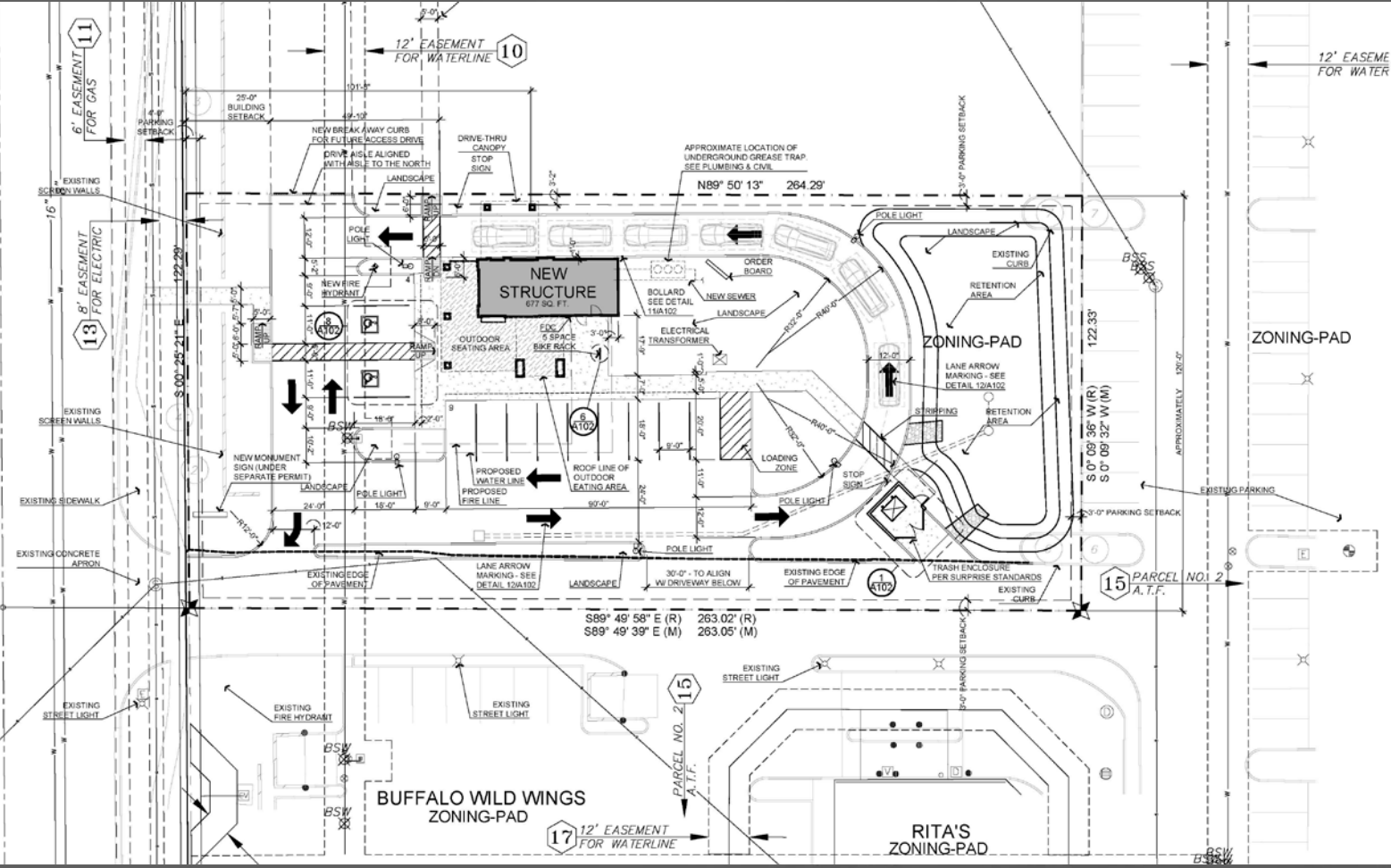


# SURROUNDING ZONING



LITCHFIELD

100'0" WIDE



BUFFALO WILD WINGS  
ZONING-PAD

RITA'S  
ZONING-PAD

ZONING-PAD

12' EASEMENT  
FOR WATER

17' EASEMENT  
FOR WATERLINE

15  
A.T.F.

15  
A.T.F.

11

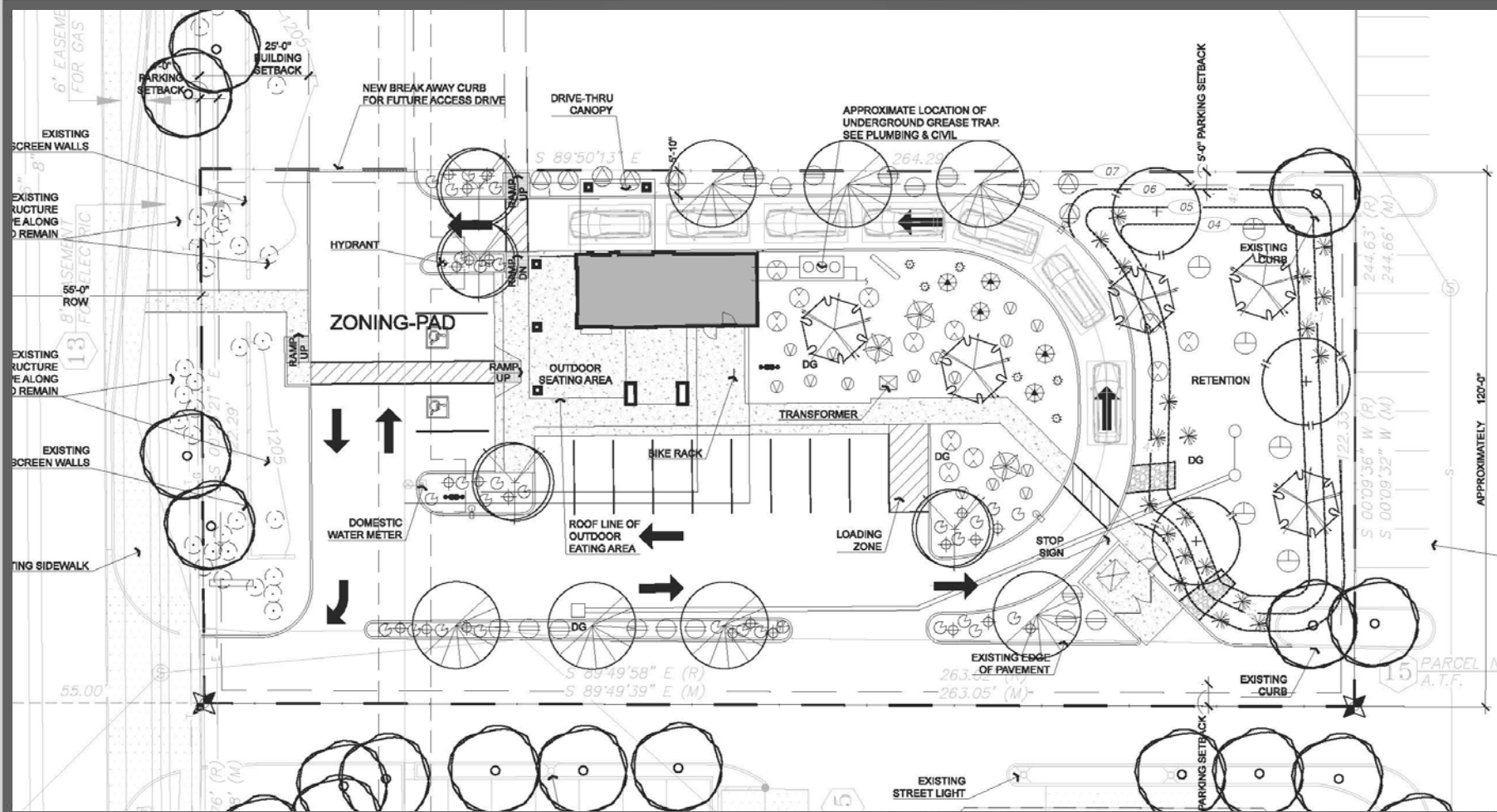
10

13

17

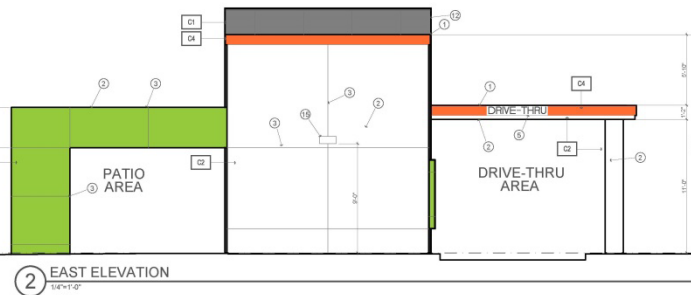
15

15





FRONT



FACES  
LITCHFIELD RD





# CITIZEN OUTREACH

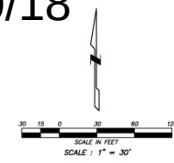
## Citizen Outreach Meeting

- August 15, 2016
- Two members of the public attended in support





City Council  
Approved on 10/18



"REPLAT OF PARCEL 20-L, SURPRISE  
VILLAGE AT WEST POINT TOWNE CENTER"  
SURPRISE, ARIZONA

21415 N. 23rd Avenue, Phoenix, AZ 85027  
623-869-0223 (office) 623-869-0726 (fax)  
[www.superiorsurveying.com](http://www.superiorsurveying.com)  
[info@superiorsurveying.com](mailto:info@superiorsurveying.com)



**SUPERIOR**  
SURVEYING SERVICES, INC.

DATE: 8/26/96  
JOB NO.: 15055

—FOR REVIEW—  
NOT FOR  
CONSTRUCTION  
OR RECORDING







**SURPRISE**  

---

ARIZONA

**QUESTIONS OR  
COMMENTS?**

**Thank You**



**CITY OF SURPRISE**  
Planning and Zoning Commission

October 20, 2016 @ 6:00:00 PM

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

|                        |                           |                 |                                    |
|------------------------|---------------------------|-----------------|------------------------------------|
| Board Meeting Date:    | October 20, 2016          | Contact Person: | Eric Fitzer, Community Development |
| Submitting Department: | CD Boards and Commissions | District:       | Internal                           |
| Staff Recommendations: | No Action                 |                 |                                    |

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

**Agenda Wording:**

Discussion and direction pertaining to future agenda items.

**Motion:**

**Background:**

**Financial Impact Statement:**

No Financial Impact

**ATTACHMENTS:**

[Click to download](#)

No Attachments Available

**External Attachment Links:**

**Meeting Requirements:**

Powerpoint   x   Video   x   White Board   x   Other   x

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