



CITY OF SURPRISE
Planning & Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, August 15, 2024 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. 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 only on issues within the jurisdiction of the Board\Commission which are not an item 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.

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action to approve or disapprove the August 01, 2024 Planning and Zoning Commission Regular Meeting Minutes. | Patricia Rademacher
Community Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | Internal | Open Meeting Law Open Meeting Law and Conflicts of Interest | Jeffrey Murray
Community Development |
| 3. | District 1 | Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a drive-through teller machine, located at the northwest corner of Pat Tillman Boulevard and 163rd Avenue, zoned Asante Planned Area Development (PAD), case # FS24-0136. | Jani Wertin
Community Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- G. Other Business and Future Agenda Items
- H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information

except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03(A)(3).

I. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Thursday, August 8, 2024 @ 2:00 PM

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 & Zoning Commission

Council Meeting Date: August 15, 2024

Contact Person: Patricia Rademacher,
Administrative Specialist

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the August 01, 2024 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve the August 01, 2024 Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 08-01-2024 MINS

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

August 01, 2024 / 6:00 PM

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

CALL TO ORDER.

Chair Holland 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 August 01, 2024.

A. ROLL CALL

In attendance were, Commissioner Dennis Bash, Commissioner Matthew Keating, Commissioner Jay Leonard, Vice Chair Ken Chapman, and Chair Jared Holland.

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Trever Fleetham, Senior Planner; Chris Sexton, Current Planner; Tanner Wessel, Current Planner; and Michelle Espie, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- Presentation of recognition plaques for Commissioner Smith and Commissioner Rosenbaum for years of service with the City of Surprise Planning and Zoning Commission

D. STAFF REPORT

- None

CALL TO THE PUBLIC:

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the July 18, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Vice Chair Chapman made a motion to approve the July 18, 2024, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEM –PUBLIC HEARING:

Item 2 – District 1 – Consideration and action pertaining to the rezone of approximately 40 acres from Residential Low Density (R-1), to Residential Medium Density (R-2). The proposed rezone is located at the southeast corner of Pinnacle Peak Road and 227th Avenue. Case FS24-0080.

Tanner Wessel, Current Planner, presented item 2 to the Commission.

Chair Holland opened the public hearing.

Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Future project timeline
- Inquiring about additional zoning request for future infrastructure and density structure for the area

Commissioner Bash made a motion to recommend approval of Desert Moon Estates Rezone, Case #FS24-0080, subject to stipulations 'a' through 'b' as memorialized in the staff report. Commissioner Leonard seconded the motion. Motion passed with 5 votes in favor.

Item 3 – District 1 – Consideration and action pertaining to a rezone from Rural Residential (RR) to Regional Commercial (C-3) on one (1) undeveloped parcel, located south of the southeast corner of 163rd Avenue and 162nd Drive. FS23-0992.

Chris Sexton, Current Planner, presented item 3 to the Commission.

Chair Holland opened the public hearing.

Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- None

Commissioner Keating made a motion to approve 162nd Drive Self Storage, Case FS23-0992, subject to stipulations 'a' and 'b' as outlined in the staff report. Commissioner Leonard seconded the motion. Motion passed with 5 votes in favor.

Item 4 – District 6 – Consideration and action pertaining to a Use-Only Conditional Use Permit for Desert Cove & Litchfield Warehouse to allow for 'petroleum products, packaging and storage, including butane distributors, subject to fire department approval', as outlined in Title 17, on a property generally located north of Desert Cove Road and east of Litchfield Road, subject to stipulations 'a' through 'c'. Case #FS24-0772.

Trevor Fleetham, Senior Planner, presented item 4 to the Commission.

Chair Holland opened the public hearing.

Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Storing of Petroleum Oil lubricants for shipping products to the west coast
- Safety concerns for storing the products and overview of company's safety procedures.

Commissioner Keating made a motion to approve the Conditional Use Permit for Desert Cove & Litchfield Warehouse, Case #FS24- 0772, subject to stipulations 'a' through 'c'. Vice Chair Chapman seconded the motion. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

Item 5 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Surprise Foothills Phase 1B”, received June 6, 2024, a property located at the southeast corner of Deer Valley Road and Foothills Parkway. Case FS23-1113.

Tanner Wessel, Current Planner, presented item 5 to the Commission.

The Commission discussed the following:

- None

Commissioner Leonard made a motion to approve the Preliminary Plat for Surprise Foothills Phase 1B, Case #FS23-1113, subject to stipulations 'a' through 'c' as memorialized in the staff report. Commissioner Keating seconded the motion. Motion passed with 5 votes in favor.

Item 6 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Surprise Foothills Phase 1C”, received June 6, 2024, a property located at the southeast corner of Deer Valley Road and Foothills Parkway. Case FS23-1117.

Tanner Wessel, Current Planner, presented item 6 to the Commission.

The Commission discussed the following:

- Amenities for the overall project

Commissioner Bash made a motion to approve the Preliminary Plat for Surprise Foothills Phase 1C, Case #FS23-1117, subject to stipulations 'a' through 'c' as memorialized in the staff report. Vice Chair Chapman seconded the motion. Motion passed with 5 votes in favor.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- None

ADJOURNMENT:

Hearing no further business, Chair Holland called for a motion to adjourn. Commissioner Bash made a motion to adjourn; Commissioner Leonard seconded the motion. All voted in favor.

Meeting adjourned at 6:43 pm.

Jared Holland
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: _____
Michelle Espie, Administrative Specialist

DATE: _____



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: August 15, 2024

Contact Person: Jeffrey Murray, DEPUTY CITY
ATTORNEY

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: No

Report/Discussion: Yes

Agenda Wording:

Open Meeting Law Open Meeting Law and Conflicts of Interest

Motion:

Open Meeting Law and Conflicts of Interest Presentation and Discussion only.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 24.08.15 Open Meeting Law Presentation_CAO (002)
-



SURPRISE
ARIZONA

OPEN MEETING LAW TRAINING

LEGAL DEPARTMENT, AUGUST 15, 2024

OPEN MEETING LAW

. . . opening the window on how government works in Arizona



A.R.S. § 38-431.01(A)

Arizona law states:

All meetings of any public body must be public meetings and all persons so desiring shall be permitted to attend and listen to the deliberations and proceedings. All legal action of public bodies must occur during a public meeting.

PURPOSE OF THE OPEN MEETING LAW

To ensure that the public has an opportunity to observe what the government is doing, and how it is being done.

STATE POLICY A.R.S. § 38.431.09

- Meetings of public bodies must be conducted openly.
- Notices and agendas provided for meetings with information reasonably necessary to inform the public of matters to be discussed or decided.
- Construe OML in favor of “open and public meetings.”
- Discuss or take action ONLY on items that are on the agenda.

WHAT IS A MEETING?

Meeting: the gathering, in person or through technological devices, of a quorum of members of a public body at which they discuss, propose or take legal action, including any deliberations by a quorum with respect to such action.

A.R.S. § 38-431(4).

“... in person or through technological devices”

WHETHER

- All together in one room, OR
- One or more of the people participating by phone, OR
- One or more participating by computer, video chat, or phone
- Over time rather than all at once.

...it is all considered a meeting

Another way to define meeting...

1. Phone calls.
2. Emails-be careful responding to emails. Using “Reply All” and Forwarding emails may lead to OML trouble.
3. Serial meeting-less than a quorum present. Later the same discussion is had with other members.
4. Social events-when in doubt, post as possible quorum.
5. Social media-be careful “liking” comments, emerging area of law.

Are social events meetings?

- A.G. recommends that the event be posted if a quorum will be present.
- Identify time, date, location, and purpose.
- State that no legal action will be taken – and then don't talk about city business!
- It does not matter what label is placed on a gathering; it may be called a "work" or "study" session, or the discussion may occur at a social function.

Ariz. Att'y Gen. Op. I79-4 (¶7.5.1).

ALTERNATIVE COMMUNICATIONS

- Letters
- Blogs
- Media (e.g. newspaper, radio)
- Social Media (e.g. Facebook, Twitter)

(Cannot use alternative methods of communication to circumvent Open Meeting Laws.)

COMMUNICATION WITH STAFF

- Council/Board may communicate with staff.
- Staff may provide the Council/Board with reports or other information outside a public meeting.
- Staff may not be used to side step the open meeting law.

PENALTIES FOR VIOLATING THE OPEN MEETING LAW

A.R.S. § 38-431.07

- Civil Penalty up to \$500
- Removal from Office for Intentional Violations
- Plus court costs and attorney fees
- City cannot represent you or pay for a lawyer to represent you.



Conflict of interest

Arizona statutory law requires public officers (or employee) who have a conflict of interest to do two things...

- 1) Disclose the interest
- 2) Refrain from any participation in the matter.

A.R.S. §§ 38-501 to -511.

WHAT IS A CONFLICT OF INTEREST?

- A PUBLIC OFFICER OR EMPLOYEE
- WHO HAS (OR HIS RELATIVE HAS)
- A SUBSTANTIAL INTEREST

SUBSTANTIAL INTEREST?

- A NON-SPECULATIVE
- PECUNIARY (financial)
- PROPRIETARY (business)
- EITHER DIRECT OR INDIRECT

RELATIVES

- Your spouse
- Your children
- Your grandchildren
- Your parents
- Your grandparents
- Your siblings by full or half-blood & their spouses
- Your spouse's parent, brother, sister or child

WHAT ALL APPOINTED OFFICIALS NEED TO KNOW.

- Conflicts can happen-just don't try to influence the decision or vote. Always disclose the interest.
- When in doubt --- ASK!!
- What to do at the meeting when you have a conflict? – Refrain from participation.

GIFTS



Can you accept them? Can you give them?

GIFTS - Accepting

- Public officers are prohibited from using or attempting to use their position to secure any benefit or anything of value.
 - A.R.S. § 38-504(c)
- Public officers are prohibited from agreeing to receive or receiving compensation other than as provided by law for services they render.
 - A.R.S. § 38-505(A)

Exceptions

- *De minimis* gifts, i.e.:
 - 1) Unsolicited advertising or promotional material such as pens, scratch pads, calendars, etc... (basically trinkets).
 - 2) Other items of nominal value (e.g. box of candy or fruitcake) that are merely tokens of appreciation and not related to any particular transaction.

Ask yourself

- How would you feel if the Arizona Republic ran a story about you receiving the gift?
- Would a citizen question whether the gift is intended to buy influence?

- If you have any reservation or question about the propriety of a gift or gratuity, the best practice is always to:

DECLINE



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: August 15, 2024 Contact Person: Jani Wertin
Submitting Department: Community Development District: District 1
Staff Recommendations:

Consent: No Regular: No Public Hearing: Yes Report/Discussion: No

Agenda Wording:

Consideration and action regarding a Conditional Use Permit (CUP) with Site Plan for a drive-through teller machine, located at the northwest corner of Pat Tillman Boulevard and 163rd Avenue, zoned Asante Planned Area Development (PAD), case # FS24-0136.

Motion:

I move to approve the Conditional Use Permit for Asante Lot 6 Shops B Bank ITM, Case # FS24-0136, subject to stipulations 'a' through 'e' as memorialized in the staff report.

I move to deny the Conditional Use Permit for Asante Lot 6 Shops B Bank ITM, Case # FS24-0136, because insert reason.

Background:

The subject request involves a Conditional Use Permit with Site Plan for a drive-through teller machine, accessory to an adjacent bank office located within the Asante Shops B commercial suite located at the northwest corner of Pat Tillman Boulevard and 163rd Avenue on an approximately 1.12-acre vacant parcel zoned Asante Planned Area Development (PAD).

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS24-0136 Asante Lot 6 Shops B Bank ITM CUP with Site Plan - Staff Report
 2. 01 - FS24-0136 Asante Lot 6 Shops B Bank ITM CUP with Site Plan - Vicinity Map
 3. 02 - FS24-0136 Asante Lot 6 Shops B Bank ITM CUP with Site Plan - Zoning Map
 4. 03 - FS24-0136 Asante Lot 6 Shops B Bank ITM CUP with Site Plan - Site Plan
 5. 04 - FS24-0136 Asante Lot 6 Shops B Bank ITM CUP with Site Plan - Elevations
 6. 05 - FS24-0136 Asante Lot 6 Shops B Bank ITM CUP with Site Plan - Landscape Plan
 7. 06 - FS24-0136 Asante Lot 6 Shops B Bank ITM CUP with Site Plan - Citizen Participation Report
 8. 07 - FS24-0136 Asante Lot 6 Shops B Bank ITM CUP with Site Plan - Affidavit of Posting
 9. FS24-0136 Asante Lot 6 Shops B Bank ITM CUP with Site Plan - Powerpoint
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS24-0136

Project Name: Asante Lot 6 Shops B Bank ITM CUP with Site Plan

Council District: 1 - Acacia

Meeting Date: August 15, 2024

Planner: Jani Wertin, Planner II

Owner: Barclay Holdings LLC

Applicant: Eric Gerster with Sustainability Engineering Group

Request: Conditional Use Permit with Site Plan for a drive-through teller machine.

Site Location: Generally located at the northwest corner of Pat Tillman Boulevard and 163rd Avenue

Site Size: 1.12 acres (approx.)

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

Support/Opposition: None known.

Staff Recommendation: Staff recommends the Commission **approve** the subject CUP with Site Plan, case FS24-0136, subject to stipulations 'a' through 'e'.

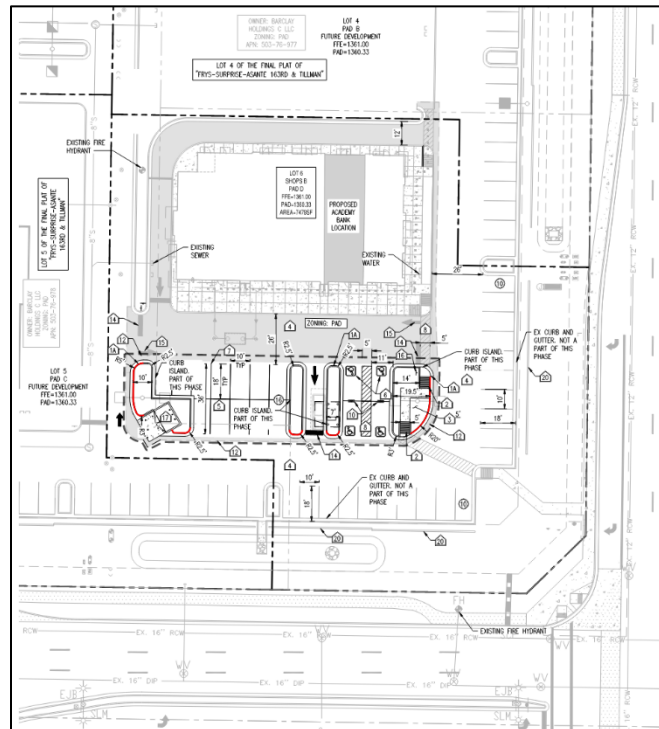
FINDINGS:

- The proposed CUP with Site Plan is consistent with the General Plan 2035.
- The proposed CUP with Site Plan is consistent with the Asante PAD.
- The proposed CUP with Site Plan is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

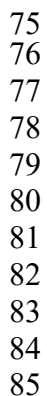
PROJECT DESCRIPTION:

Eric Gerster with Sustainability Engineering Group, on behalf of Barclay Holdings LLC, seeks approval of a Conditional Use Permit for a drive-through teller machine accessory to an adjacent bank office located within the Asante Shops B multi-tenant building.

The subject site is a part of PAD D, an approximately 1.12-acre piece of the Asante Retail Center. The Master Plan for the Asante Retail Center was approved by the Planning & Zoning Commission May 20, 2021 (case FS20-712) and the Conditional Use Permit with Site Plan for the Asante Shops B multi-tenant building with restaurant and drive-through facilities was approved by the Planning & Zoning Commission September 7, 2023 (case FS22-0826). The purpose of this Conditional Use Permit with Site Plan is to allow the drive-through teller machine to be constructed in the parking lot of PAD D and amend the previously approved site plan accordingly to accommodate this addition. No changes are proposed to the Asante Shops B multi-tenant building.

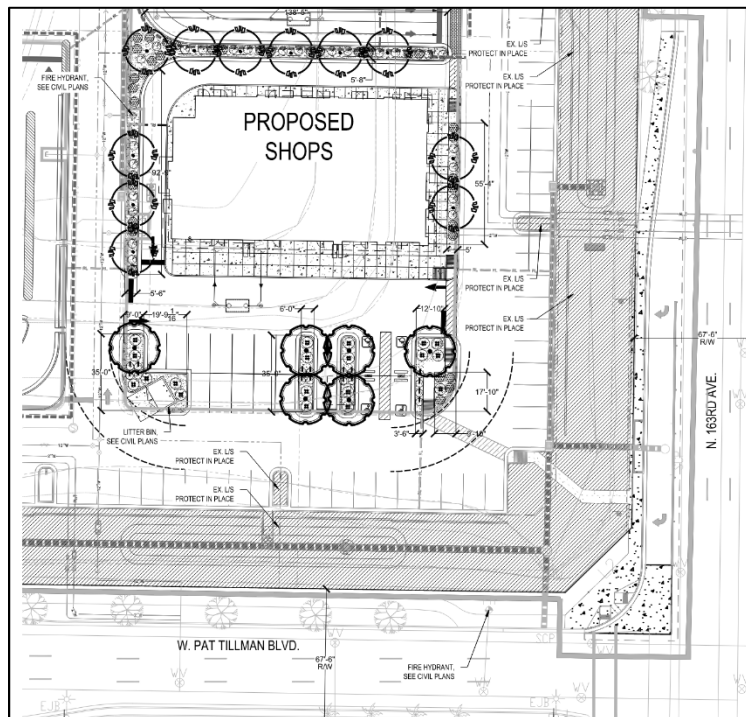


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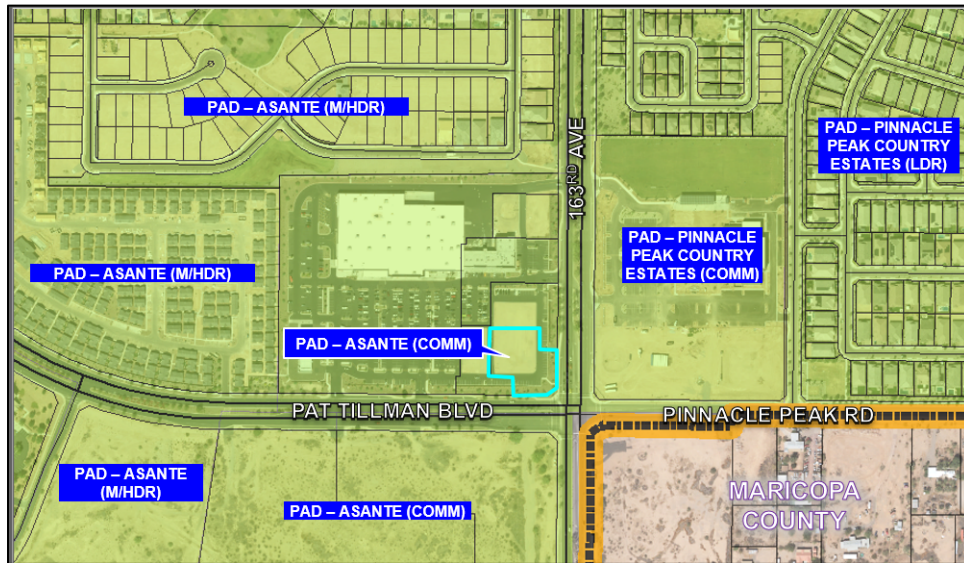
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The landscaping proposed with this request largely matches what was approved under case FS22-0826. The landscaping is designed to complement the existing and proposed landscaping of the surrounding area with low water use trees, shrubs, and groundcover, and complies with the Asante PAD and City of Surprise regulations. Changes to this landscape plan include the addition of a 35-foot by 6-foot landscape island bordering the proposed drive-through and the relocation of plantings/expansion of a landscape island to accommodate the relocation of the dumpster from the north end of the site to the south end of the site.



EXISTING ZONING:

The following map depicts the existing zoning of the subject site and its surroundings.



PAD – Asante (COMM)	PAD – Asante (COMM)	PAD – Pinnacle Peak Country Estates (COMM)
PAD – Asante (COMM)	PAD – Asante (COMM)	PAD – Pinnacle Peak Country Estates (COMM)
PAD – Asante (COMM)	PAD – Asante (COMM)	Maricopa County

BACKGROUND:

November 3, 1988: The subject property was annexed into the City of Surprise under Ordinance #88-24.

November 24, 2004: The Mayor and City Council approved the Asante Planned Area Development under case PAD04-124, Ordinance #04-41.

May 20, 2021: The Planning & Zoning Commission approved a Conditional Use Permit with Site Plan for the subject property under case FS20-712.

June 1, 2023: The Planning & Zoning Commission approved a Master Site Plan Amendment for the Asante Retail Center under case FS23-0122.

September 7, 2023: The Planning & Zoning Commission approved a CUP with Site Plan for a multi-tenant building including a restaurant with drive-through facility under case FS22-0826, the subject case.

November 2, 2023: A Concept Review meeting was held for the current proposal under case CR23-0940.

February 8, 2024: The applicant filed a request for a CUP with Site Plan for a drive-through teller machine under case FS24-0136, the subject case.

June 25, 2024: The applicant held a Citizen Outreach meeting at the Asante Preparatory Academy Cafeteria. A summary of this meeting is included in the Citizen Participation Report attached to this staff report.

Citizen Participation Meeting: The applicant held a Citizen Participation Meeting for the subject project at the Asante Preparatory Academy Cafeteria on June 25th, 2024. One (1) member of the public was in attendance. Questions were few in number and mostly in regard to the construction schedule for Shops B and who the other tenants of Shops B were. Staff has not received any items of opposition or support for the project prior to or following the meeting. The Citizen Participation Meeting and the Planning and Zoning Commission hearing were advertised in accordance with state and local requirements. The Outreach Summary is included as an attachment to this report.

ANALYSIS AND DISCUSSION:

Evaluative Criteria

Pursuant to Section 122-114 of the SUDC, the following criteria shall be considered when considering a conditional use:

1. The proposed use is listed as a conditional use in the use matrix set forth in article V and meets any special requirements set forth for that particular use;
 - a. Drive-through facilities shall be located a minimum of 150 feet from any other drive-through facility, except for banks.
Commentary: As the proposed drive-through is for a teller machine accessory to an adjacent bank office located within the Asante Shops B commercial suite, the 150-foot separation between drive throughs is not required.
 - b. Drive-through facilities shall be located a minimum of 25 feet from a public right-of-way and a minimum of 75 feet from a residential district.
Commentary: The drive-through teller machine is located a minimum of 25 feet from a public right-of-way and is not adjacent to a residential district.
 - c. Drive-through facilities shall contain aisles that are a minimum 11 feet wide. Any curved sections shall be a minimum of 12 feet wide with a minimum radius of 25 feet on curved sections.
Commentary: The aisle provided is a minimum of 11 feet wide and contains no curved sections.
 - d. Drive-through facilities shall include enhanced paving where walkways intersect drive aisles. **Commentary:** Enhanced paving has been provided on the east side of the site.
 - e. Drive-through facilities shall be integrated with the on-site circulation of the larger development. Drive-through aisles shall not exit directly onto a public right-of-way.
 - f. **Commentary:** The proposed drive-through exits onto an existing drive aisle for the overall development, not onto a public right-of-way.
 - g. Drive-through facilities shall include a minimum stacking capacity of 140 feet per lane. **Commentary:** Stacking length is in compliance with the approved queuing study.

- 173 h. Drive-throughs shall orient pick-up windows away from adjacent residential
174 uses. **Commentary:** This drive through does not have a pickup window and
175 there are no adjacent residential uses.
- 176 i. Drive-throughs shall be screened from the right-of-way and adjacent uses.
177 **Commentary:** Screening to Pat Tillman Boulevard and 163rd Avenue has
178 been provided by the master developer.
- 179 2. Location and character of the use shall be in harmony with the surrounding area;
180 a. **Commentary:** As the subject site will be a part of an existing shopping center
181 that contains other neighborhood and community level retail, this use will not
182 be in conflict with the surrounding uses in the area.
- 183 3. The proposed use shall not impair the integrity or character of the community nor shall
184 it be detrimental to the public health, safety or general welfare of the city;
185 a. **Commentary:** As the subject site will be a part of an existing shopping center
186 that contains other neighborhood and community level retail, this use will not
187 impair the integrity or character of the community, nor will it be detrimental to
188 the public health, safety or general welfare of the city.
- 189 4. The proposed use shall conform to the goals and policies of the General Plan;
190 a. **Commentary:** This project is located within the Neighborhood character area
191 of the General Plan, which allows neighborhood and community retail at
192 strategic locations along proposed or existing arterial corridors that provide
193 convenient access to residential areas. As the subject site will be a part of an
194 existing shopping center that contains other neighborhood and community
195 level retail, this site will conform to the goals and policies of the General Plan
196 by continuing the Commercial development pattern established in the
197 vicinity of this parcel.
- 198 5. The proposed use shall conform to the goals and policies of any specific district or
199 plans for the area;
200 **Commentary:** The subject site does not fall into a specific district or specific
201 plan, however it does fall within and conforms to the standards outlined in the
202 Asante PAD. The Asante PAD designates area 1.4, the area within the Asante
203 Land Use Plan in which this project is a part, for Community Commercial (CC)
204 which allows retail, office, and other service uses such as restaurants and
205 banking. The requested drive-through is an extension of the permitted banking
206 use.
- 207 6. The proposed use shall conform to the development standards and shall take into
208 account the following factors:
209 a. Site and building design;
210 i. **Commentary:** The site plan and elevations of Asante Shops B multi-
211 tenant building were approved under case FS22-0826. Minor changes
212 are proposed to the site plan to account for the addition of the drive
213 through ITM to the parking lot, but no changes are proposed to the
214 elevations with this request. Both the site and building design are in
215 conformance with the City's development/design standards.
- 216 b. Sensitivity to existing natural features;
217 i. **Commentary:** There are no natural features present in or around the site.
- 218 c. Volume or character of traffic;

- 219 i. **Commentary:** Per the queuing study, the addition of the drive-through
220 ITM is expected to have minimal impact on the overall commercial
221 development and little to no impact on the adjacent roadway network.
222 d. Circulation patterns;
223 i. **Commentary:** Due to the drive through ITM's location on site in the
224 parking lot of PAD D and the volume of traffic anticipated, the addition
225 of the drive-through is expected to have minimal impact on the
226 circulation patterns in the public rights-of-way or onsite.
227 e. Connectivity;
228 i. **Commentary:** The drive-through for the ITM use has been designed to
229 accommodate the queueing required for this use and has been
230 positioned on site to be clear of the drive aisles. Between the queueing
231 times and max queue anticipated per the queuing study, the addition of
232 the drive-through ITM is expected to have minimal impacts to onsite
233 connectivity.
234 f. Parking and loading;
235 i. **Commentary:** Per the SUDC, 25 parking spaces are required for this
236 development and 36 parking spaces are being proposed. While the
237 addition of the drive-through ITM will result in the loss of some parking
238 spaces from what was originally approved under case FS22-0826, a
239 surplus of 11 parking spaces will still be provided. The provided parking
240 is in compliance with the City's development standards.
241 g. Screening and buffering of uses;
242 i. **Commentary:** Screening to Pat Tillman Boulevard and 163rd Avenue
243 has been provided by the master developer. In addition to these screen
244 walls, a 35-foot by 6-foot landscape island will be installed on west and
245 east side of the drive through. The provided screening is in compliance
246 with the City's development standards.
247 h. Landscaping;
248 i. **Commentary:** The landscaping proposed with this request matches
249 what was approved under case FS22-0826, with the following changes.
250 A 35-foot by 6-foot landscape island bordering the proposed drive-
251 through on the west side was added to match the landscape island
252 bordering the drive through on the east side and provide screening.
253 Additionally, plantings were relocated and a landscape island was
254 redesigned/expanded to accommodate the relocation of the dumpster
255 from the north end of the site to the south end of the site. The landscape
256 plan as proposed complies with the Asante PAD and City's
257 development standards.
258 i. Exterior lighting;
259 i. **Commentary:** The ITM kiosk will include wall-mounted lighting for ease
260 of use and safety, but no deviations are proposed to the exterior parking
261 lot lighting from what was approved under case FS22-0826. The
262 exterior lighting complies with the City's development standards.
263 j. Signage;
264 i. **Commentary:** Sign permits will be reviewed under separate permit.

- 265 k. Storm water retention and drainage;
- 266 i. **Commentary:** There will be no changes to the water retention or
- 267 drainage as approved by Engineering under case number FS21-290.
- 268 l. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or
- 269 illumination;
- 270 i. **Commentary:** This use will not produce any noise, smoke, odor, dust,
- 271 vibration or illumination that will cause damage or constitute a nuisance.
- 272 m. A demonstrated need for such use.
- 273 i. **Commentary:** A bank drive-through is an accepted and expected
- 274 amenity for many patrons of banks and other commercial services. The
- 275 requested drive-through is an enhanced service of the allowed use.
- 276 7. The proposed use shall have adequate ingress and egress to property and proposed
- 277 structures, pedestrian and vehicular circulation with particular reference to emergency
- 278 service access;
- 279 a. **Commentary:** The site will be accessed exclusively by the existing, internal
- 280 drive aisles of the Asante Retail center with access to these drive aisles coming
- 281 from a right-in, right-out driveway off of Pat Tillman Boulevard and a 3/4
- 282 driveway off of 163rd Avenue. As full roadway improvements along Pat Tillman
- 283 Boulevard and 163rd Avenue have been previously constructed, no further
- 284 improvements are required or proposed with this development. Additionally,
- 285 the layout of pedestrian paths and the width of the drive aisles are not changing
- 286 from what was previously approved under case FS22-0826 and are still in
- 287 conformance with City standards. Emergency services will still have adequate
- 288 passage through the 26' drive aisles located to the north and south of the ITM
- 289 location.
- 290 8. Adequate utilities, access roads, drainage sanitation; and/or
- 291 a. **Commentary:** Necessary improvements for the Asante Retail center have
- 292 already been made. No additional improvements will be required with this
- 293 project.
- 294 9. Necessary facilities will be provided and the use will not contribute toward an
- 295 overburdening of municipal services.
- 296 a. **Commentary:** No additional facilities are required with this project, nor will the
- 297 use contribute to the overburdening of municipal services.
- 298

299 **UTILITY AND SERVICES TABLE:**

300

Water:	City of Surprise
Wastewater:	City of Surprise
Schools:	Dysart Unified School District

301

302 **CONFORMANCE WITH ADOPTED PLANS:**

303

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

305 2035.

306

The proposed CUP with Site Plan was reviewed against the goals, policies, recommendations, and guidelines of the City of Surprise General Plan 2035. The proposed CUP with Site Plan is consistent with the General Plan in some of the following ways:

This project is located within the Neighborhood character area of the General Plan. The proposed project adheres to the design guidelines of the character area which allows neighborhood and community retail at strategic locations along proposed or existing arterial corridors that provide convenient access to residential areas.

This project maintains compatibility with the quality of existing land uses in the surrounding area in that it continues the Commercial development pattern established in the vicinity of this parcel.

REVIEWING AGENCIES:

In addition to the standard City reviewing agencies, who indicate no objections to the requests, Luke Air Force Base, Maricopa Water District (MWD), and Arizona Department of Transportation (ADOT) were included in the routing of this case. These agencies also indicate no objections.

Transportation:

At the request of the City's Transportation Department, the applicant submitted a queuing study with the CUP application. The queuing analysis was reviewed and approved by Transportation staff.

Summary:

The proposed Conditional Use Permit with Site Plan is consistent with and meets the requirements as set forth in the Surprise General Plan 2035, Asante PAD, and all applicable zoning codes and all City reviewing departments have reviewed the request and expressed no concerns.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to approve case FS24-0136, subject to stipulations 'a' through 'e' as outlined below:

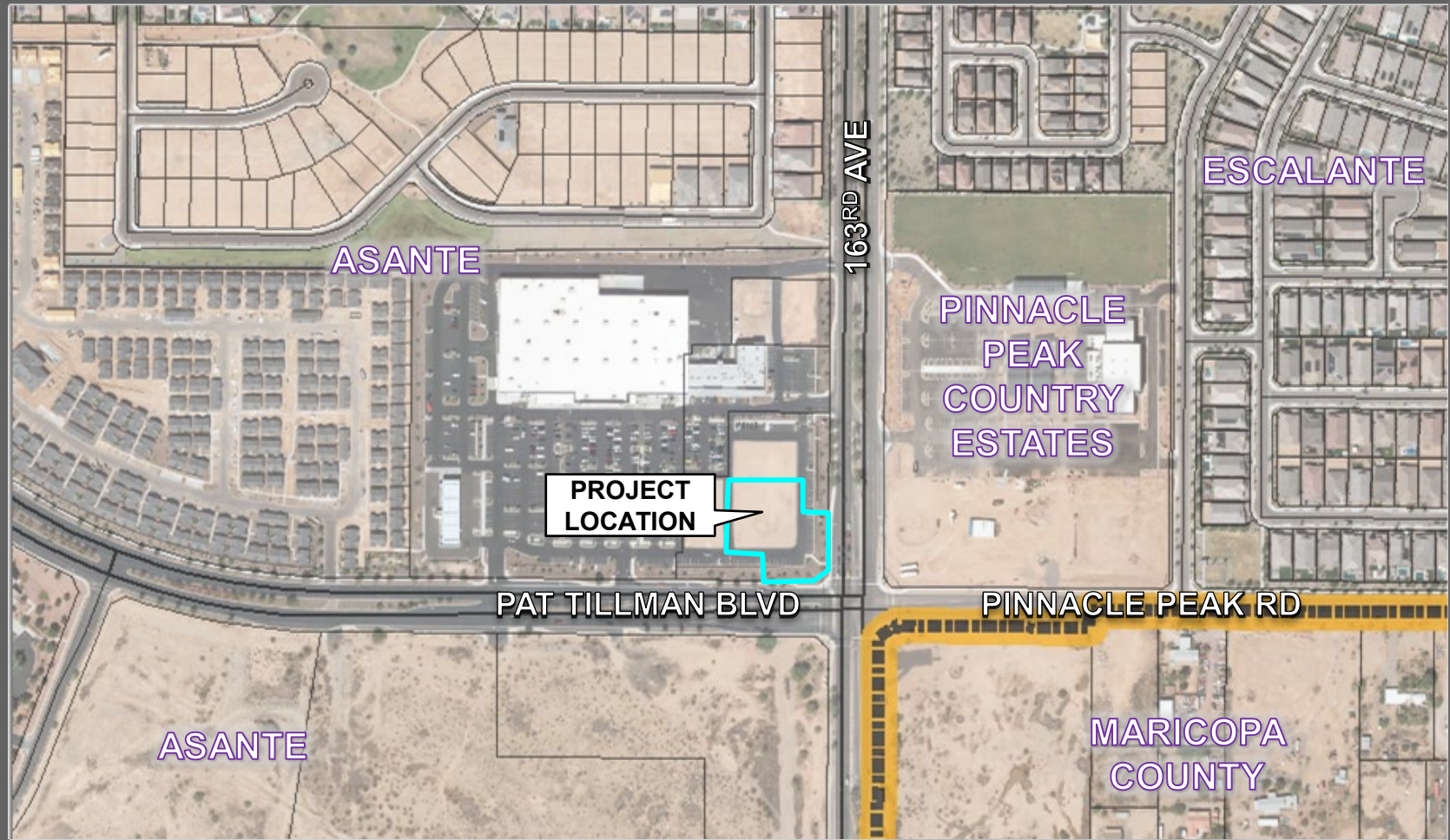
- a. Development and use of the site shall be consistent with the Site Plan entitled "Asante Retail Center Shops B" consisting of four (4) sheets prepared by SEG and received June 14, 2024.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Asante Shops B," consisting of six (6) sheets prepared by Harrington Planning + Design, and received May 24, 2024.
- c. Building elevations shall be consistent with the Elevations entitled "Asante Retail Center" consisting of four (4) sheets prepared by Archicon Architecture & Interiors, L.C. and received May 24, 2024.

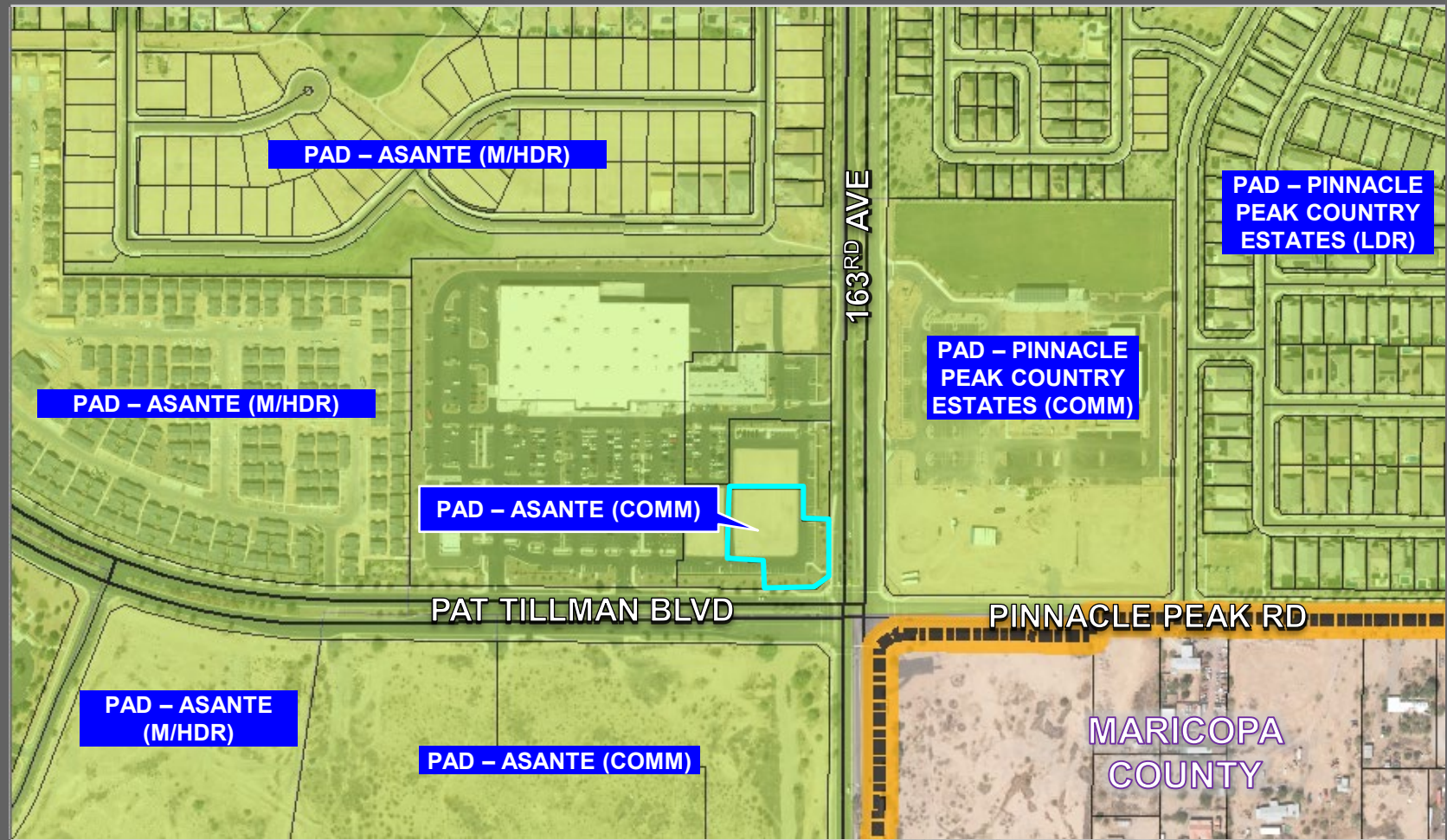
- d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

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

Attachments:

01 Vicinity Map
02 Zoning Map
03 Site Plan
04 Elevations
05 Landscape Plan
06 Citizen Outreach Report
07 Affidavit of Sign Posting
PPT

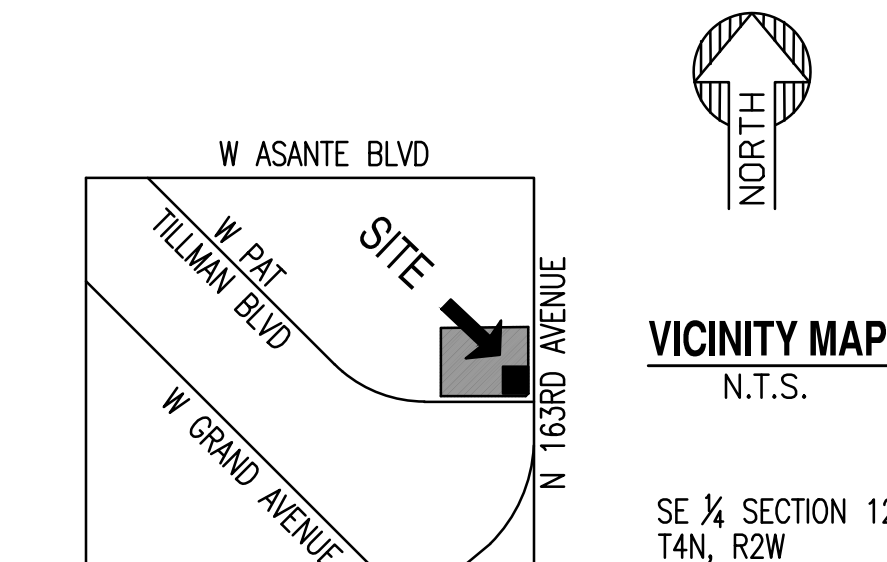




FS23-0136 ZONING

ASANTE RETAIL CENTER
SHOPS B- IMPROVEMENT PLANS
SITE PLAN

- ADOPTED CODES
- a. 2018 International Building Code
 - b. 2018 International Mechanical Code
 - c. 2018 International Fuel Gas Code
 - d. 2018 International Plumbing Code
 - e. 2018 International Fire Code
 - f. 2018 International Energy Conservation Code
 - g. 2017 National Electric Code
 - h. ICC A117.1-2009 (For ADA)
 - i. Ordinance 2019-031 (Local Code Amendments)



SITE PLAN KEYNOTES:

- 1 6" VERTICAL CURB PER GRADING PLANS.
- 1A 6" CURB AND GUTTER PER GRADING PLANS.
- 2 ACCESSIBLE RAMP. REFER TO GRADING PLANS.
- 3 CONCRETE SIDEWALK PER MAG STD. DET. 230. WIDTH PER PLAN.
- 4 HEAVY DUTY ASPHALT PAVEMENT PER DET. 5/C3.10.
- 5 LIGHT DUTY ASPHALT PAVEMENT PER DET. 5/C3.10.
- 6 PAINTED ADA SYMBOL (TYP. 2) PER DET 1/C2.10.
- 7 4" WIDE WHITE PAINTED STRIPING, TYP.
- 8 5' WIDE PEDESTRIAN PATHWAY WITH 4" WIDE YELLOW PAINT, AT 45' 2 FEET O.C.
- 9 FDC LOCATION PER UTILITY PLAN.
- 10 INSTALL ADA PARKING SIGN PER DET 2/C2.10.
- 11 BICYCLE RACK PER DET 3/C2.10
- 12 SAWCUT PER CIVIL PLANS.
- 13 GREASE INTERCEPTOR PER UTILITY PLANS.
- 14 PROVIDE 18" WIDE WHITE PAINTED STOP BAR.
- 15 DIRECTIONAL ARROW PER DET 5/C2.10.
- 16 STOP SIGN PER DET 4/C2.10.
- 17 TRASH ENCLOSURE. PER DET 6/C2.11.
- 18 CANOPY ABOVE, REFER TO ARCHITECTURAL PLANS.
- 19 MAIN ELECTRICAL SERVICE "SES" (N3R ENCLOSURE), REFER TO ARCHITECTURAL PLANS.
- 20 SCREEN WALL PER OVERALL COMMERCIAL CENTER APPROVED PLANS, RECORD NUMBER 2021004057. RE: DET 7/C2.11.

PROPOSED LEGEND:

- PROPERTY LINE
- VERTICAL CURB
- CURB & GUTTER
- SITE WALL
- PARKING COUNT
- PAVEMENT STRIPING
- HEAVY DUTY PAVEMENT
- FIRE LANE RED PAINTED CURB
- FIRE ACCESS TURN RADIUS (NTS)
- ADA PATH

DEVELOPMENT SUMMARY TABLE:

PROJECT LOCATION:	163RD AVE & PAT TILLMAN BLVD		
LEGAL DESCRIPTION:	12.4N 2W		
PROJECT DESCRIPTION:	CONCEPT PLAN		
DEVELOPMENT INFORMATION:			
APN(S):	503-76-979		
EXISTING ZONING:	PAD		
ADJACENT ZONING:	NORTH: PAD		
	EAST: 163RD AVE		
	SOUTH: PAT TILLMAN BLVD		
	WEST: PAD		
PROPOSED USE:	RETAIL SHOPPING ESTABLISHMENT W/DRIVE THROUGH		
USE ALLOWED:	PERMITTED		
CONSTRUCTION TYPE:	V-B WITH AFES		
OCCUPANCY:	A-2/M/B		
LOT SIZE: (NET)	50,413	SF	1.157 AC
BUILDING AND LOT STANDARDS			
PROPOSED BUILDING	7,479	GSF	
	REQUIRED	PROPOSED	
BUILDING LOT COVERAGE:	NS	16.69%	
BUILDING HEIGHT:	35'	28'-8"	
LANDSCAPE:	REQUIRED	PROPOSED	
PERIMETER BUFFER WIDTH:	10'	N/A	
MIN. LANDSCAPE COVERAGE:	10%	26%	APPROX.
FRONTAGE SCREEN WALL HEIGHT:	4'	N/A	
PUBLIC STREET SETBACKS (FROM ROW LINE)			
	REQUIRED	PROPOSED	
ARTERIALS:	0'	N/A	
COLLECTORS:	0'	N/A	
LOCALS:	0'	N/A	
PARKING STANDARDS:			
BUILDING USE:	RETAIL		
BUILDING AREA (GROSS):	7,479	SF	
BUILDING AREA (INCLUDE CANOPIES):	8,414	SF	
PARKING CALCULATION	1/300	SF	
	REQUIRED	PROPOSED	
PARKING COUNT:	25	36	4 ADA INCL.
ADA PARKING SPACES	3	4	INCLUDED
BICYCLE PARKING (4 MAX.)	4	4	1 PER 10 VEHIC.
PERVIOUS/IMPERVIOUS AREA OF THE SITE:			
TOTAL AREA OF THE SITE	50,413 SF		
TOTAL IMPERVIOUS AREA OF THE SITE	37,306 SF		
ADJUSTED TOTAL OF PERVIOUS AREA OF THE SITE	13,107 SF		
PERCENTAGE OF IMPERVIOUS AREA OF THE SITE	74.00%		

Administrative Approval

Community Development Director

Date:

City Engineer

Date:



SE CORNER
SECTION 12
T4N, R2W
FD BRASS CAP FLUSH
163RD AVE
STA 0+00
W PAT TILLMAN BLVD
STA 0+00

REVISIONS BY THE CITY OF SURPRISE	NO.	DESCRIPTION	REVIEW	CHECK	DATE



SUSTAINABILITY
ENGINEERING
GROUP



5240 N 16TH STREET SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL 480.588.7226 FAX 480.259.3534



PROJECT
SHOPS B ASANTE
RETAIL CENTER

LOCATION
16324 W PAT TILLMAN BLVD,
SURPRISE, ARIZONA 85367

DRAWN: PG GA 08/25/2022
DESIGNED: TM 05/13/2022
QC: SC 08/23/2022
FINAL QC: TM 05/24/2024
PROJ. MGR.: AF 05/24/2024

DATE: 05/24/2024
ISSUED FOR: PERMITS

JOB NO.: 231107

SHEET TITLE: SITE PLAN

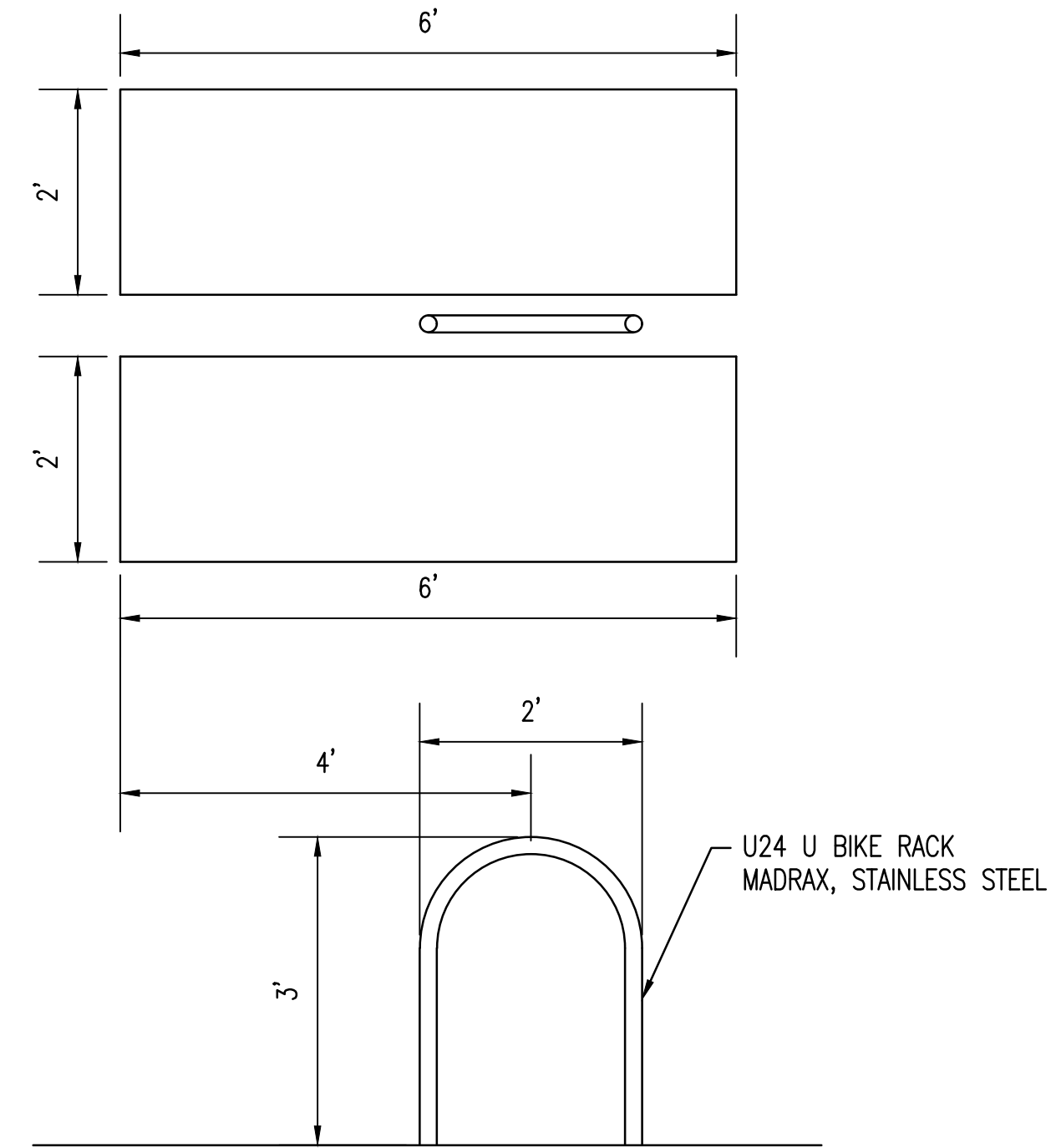
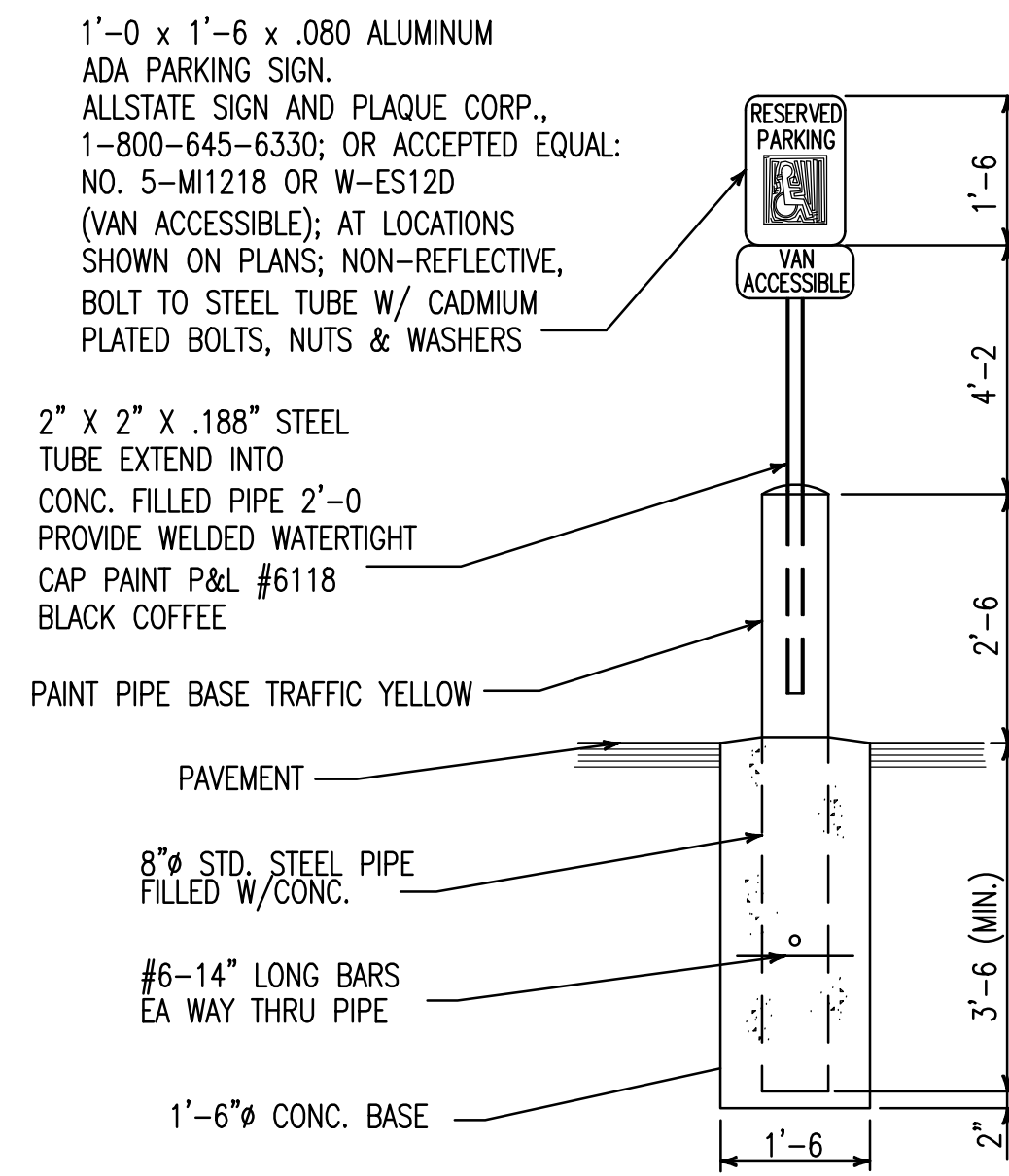
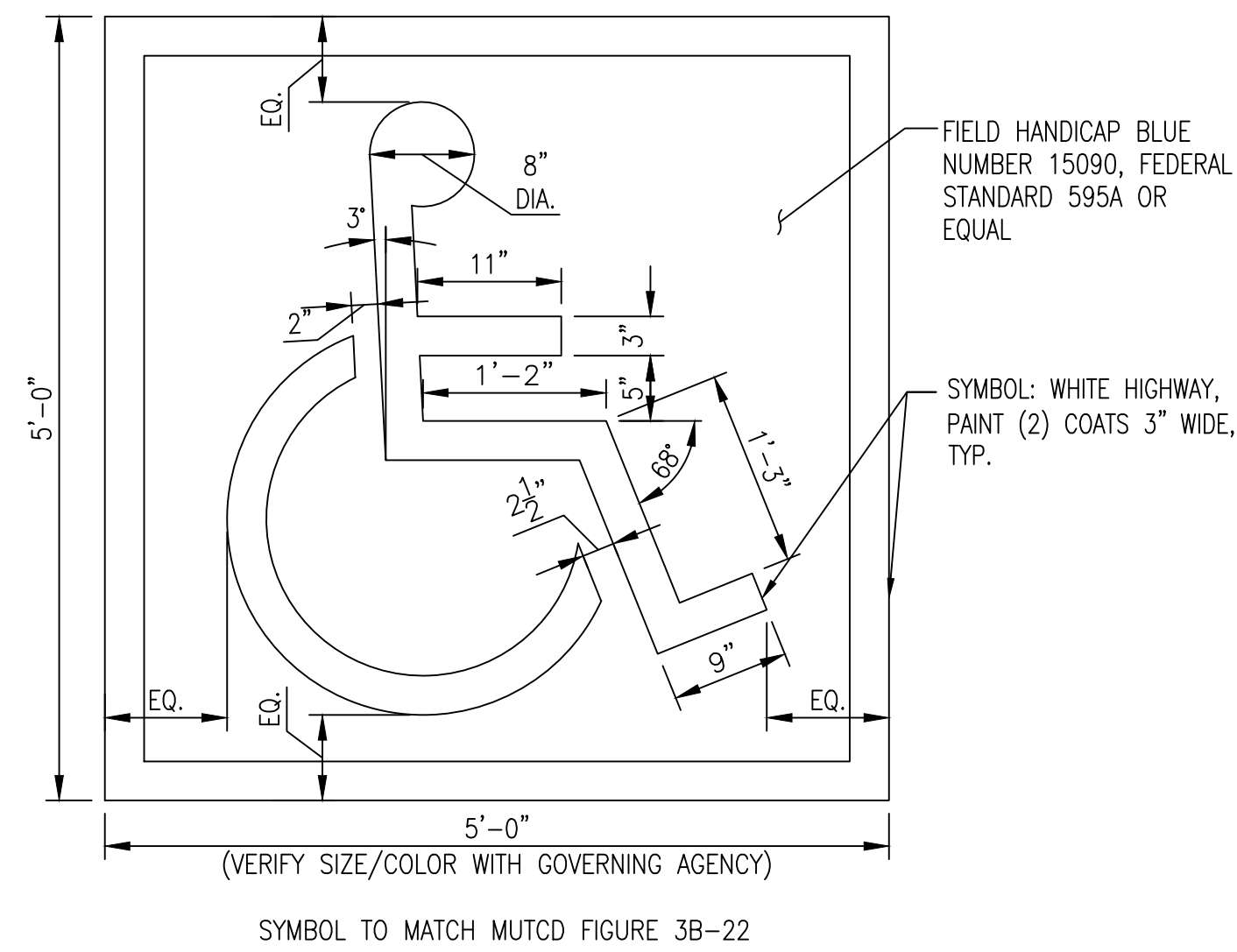
PAGE NO.: 4 OF 13

SHEET NO.: C2.00

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FS24-0136

Page 47 of 87



SYMBOL OF ACCESSIBILITY
NTS

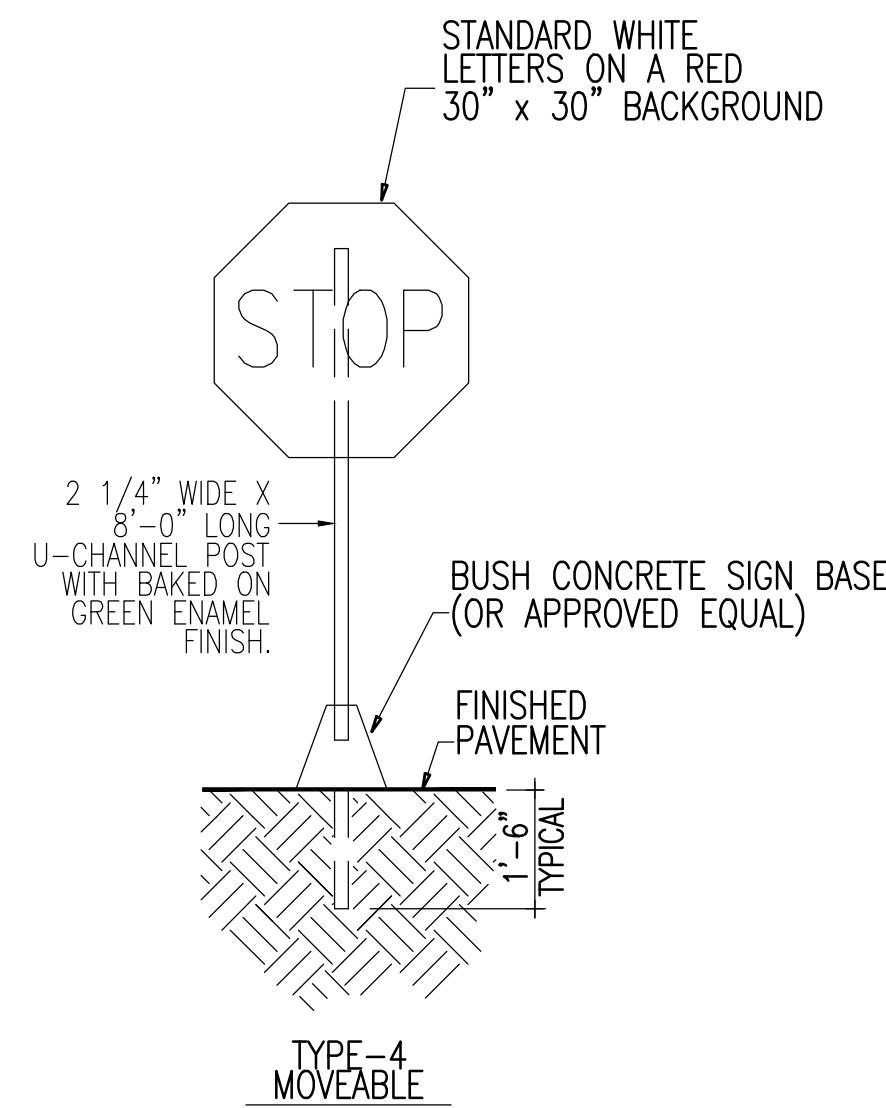
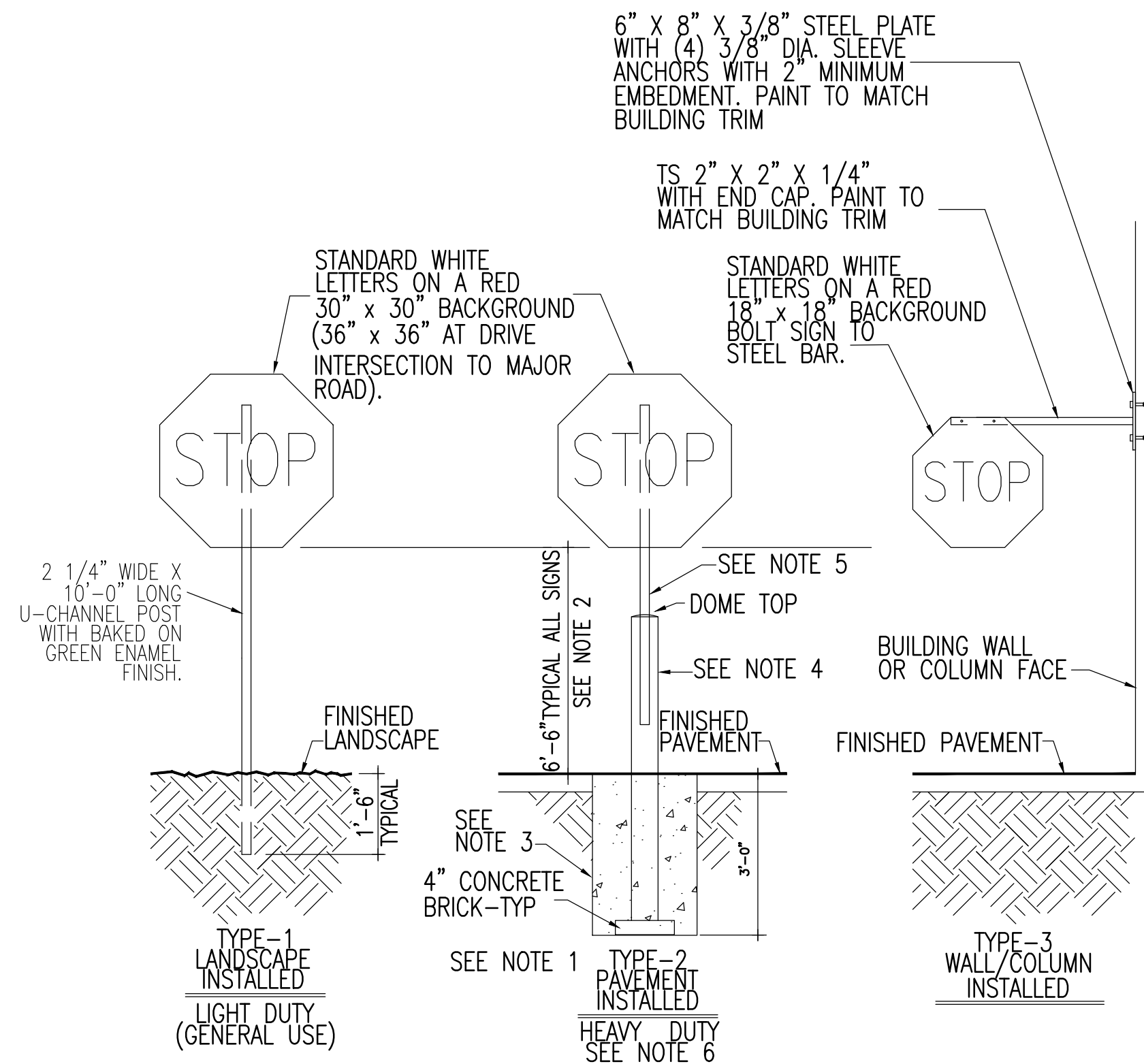
1

SIGN OF ACCESSIBLE PARKING STALL
NTS

2

BICYCLE RACK - 2 SPACES SHOWN
NTS

3

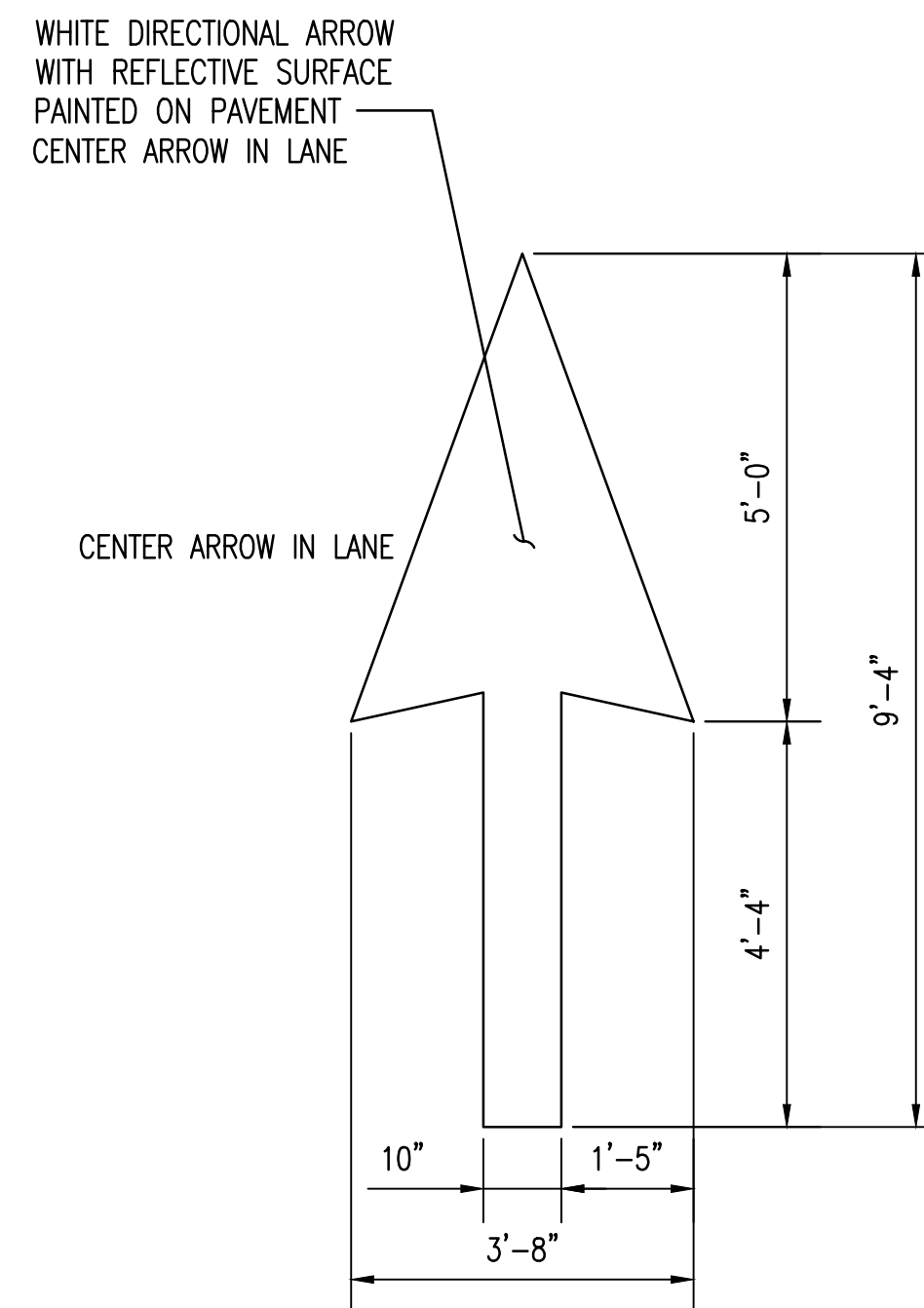


- NOTES:

1. INSTALL ALL SIGNS WHERE INDICATED ON SITE PLAN OR PER THE MUNICIPALITY SIGNAGE REQUIREMENTS.
2. ADJUST MOUNTING HEIGHTS TO MEET LOCAL CODES WHERE APPLICABLE.
3. SET ALL POSTS IN 16" DIAMETER X 36" DEEP CONCRETE FOUNDATION.
4. 4" X 6'-0" CONCRETE FILLED SCHEDULE 40 STEEL POST CENTERED IN FOUNDATION, PAINTED YELLOW, SEE SPECS.
5. 2 1/4" WIDE X 6'-0" LONG U-CHANNEL POST WITH BAKED ON GREEN ENAMEL FINISH.
6. LIGHT DUTY - LANDSCAPED AREAS AND AREAS NOT SUBJECT TO VEHICULAR TRAFFIC. HEAVY DUTY - PAVED AREAS AND AREAS SUBJECT TO VEHICULAR TRAFFIC OR NOT PROTECTED IN LANDSCAPED AREAS.

STOP SIGN
NTS

4



DIRECTIONAL ARROW
NTS

5

REVISIONS BY THE CITY OF SURPRISE			
NO.:	DESCRIPTION:	REVIEW:	CHKBY: DATE:
2			
3			
4			

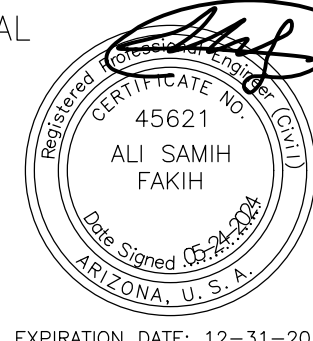


SUSTAINABILITY
ENGINEERING
GROUP



5240 N 16TH STREET SUITE 105, PHOENIX, ARIZONA 85016
WWW.AZSEG.COM TEL. 480.588.7226 FAX 480.259.3534

SEAL



EXPIRATION DATE: 12-31-2024



PROJECT
SHOPS B ASANTE
RETAIL CENTER

LOCATION
6324 W PAT TILLMAN BLVD,
CHICAGO, ILLINOIS 60638

DRAWN	PG/GA	08/25/2022
DESIGNED	TM	05/13/2022
QC	SC	08/23/2022
FINAL QC	TM	05/24/2024
PROJ. MGR.	AF	05/24/2024

DATE: 05/24/2024

ISSUED FOR: PERMITS

JOB NO.: 231107

SHEET TITLE:

SITE PLAN DETAILS

PAGE NO.:

SHEET NO.:

5 OF 13

C2.10

OWNER/DEVELOPER

BARCLAY GROUP
2415 E CAMELBACK RD, SUITE 900,
PHOENIX, AZ 85016
PHONE: 480-596-9399
ATTN: COLBY FINCHAM
EMAIL: CFINCHAM@BARCLAYGROUP.COM

LANDSCAPE ARCHITECT:

GREEY PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOTTSDALE, AZ 85251
PHONE: 480-609-0009
ATTN: WENDELL PICKETT

CIVIL ENGINEER

SUSTAINABILITY ENGINEERING GROUP
5240 N 16TH STREET, SUITE 105
PHOENIX, ARIZONA 85016
PHONE: 480-237-2507
ATTN: ALI FAKIH

DEVELOPMENT SHOPS ARCHITECT:

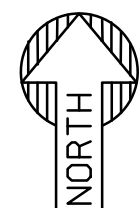
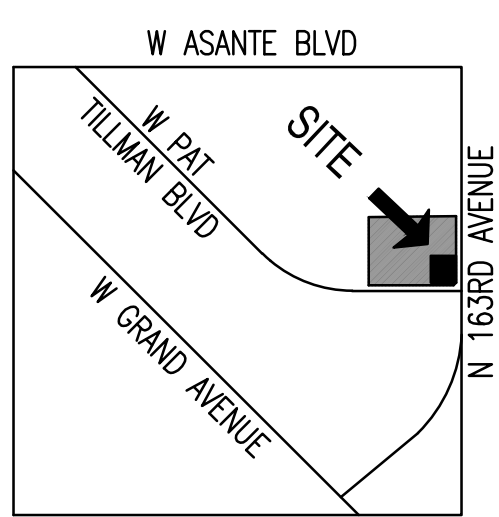
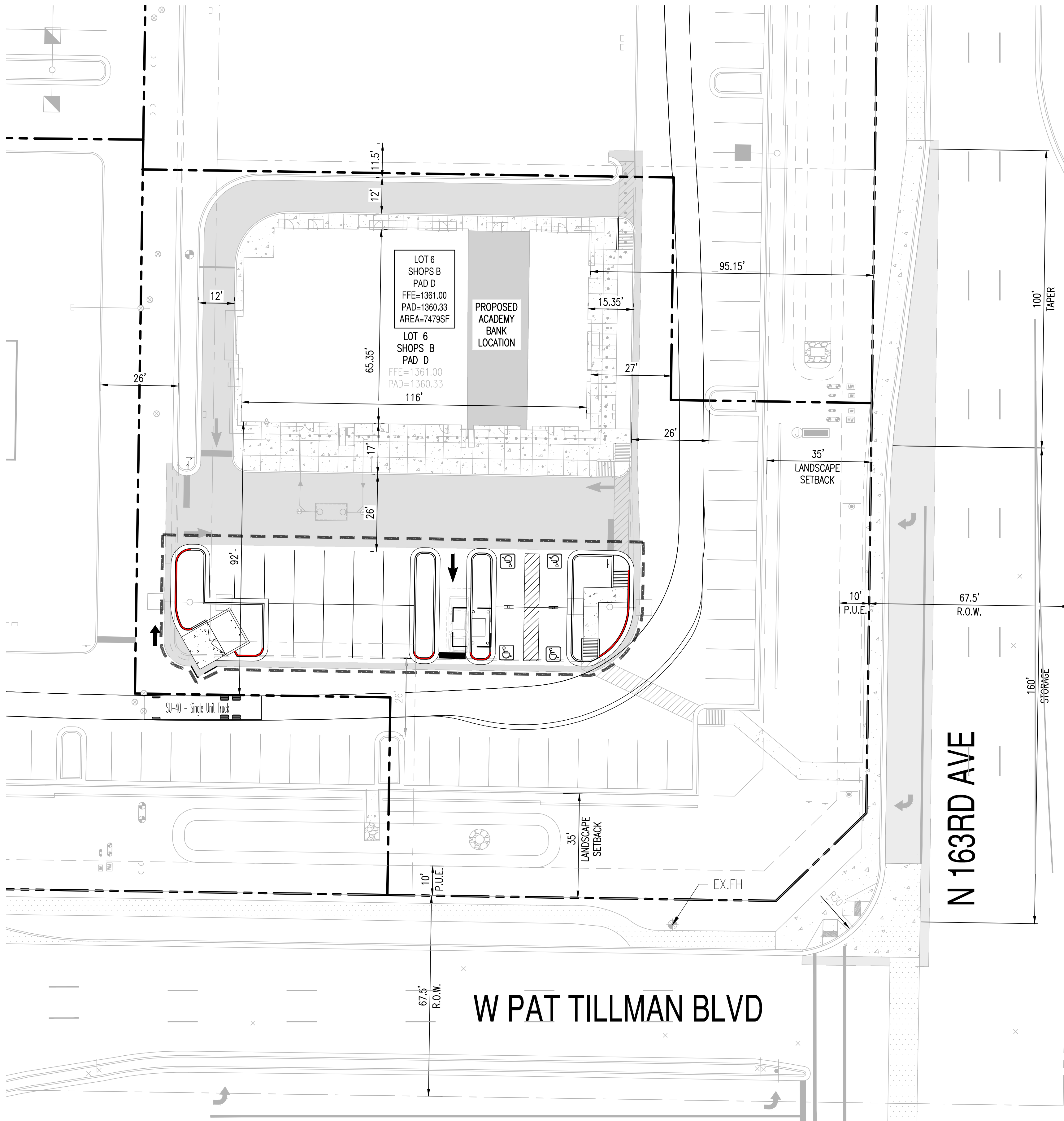
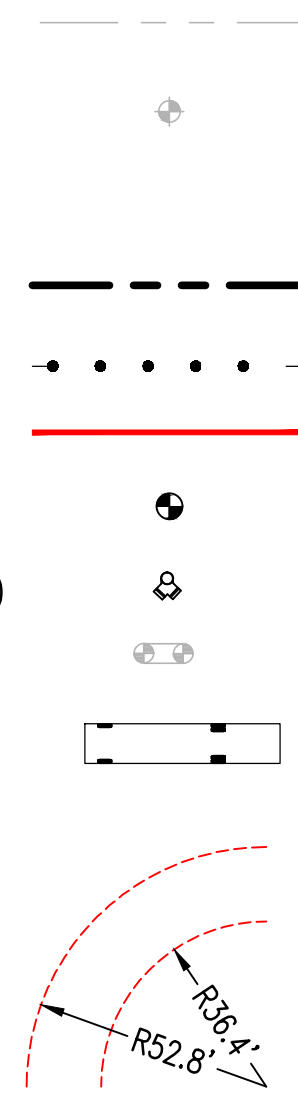
ARCHICON ARCHITECTURE & INTERIORS, L.C
5055 E WASHINGTON ST, SUITE 200
PHOENIX, AZ 85034
PHONE: 602-222-4266
ATTN: JEFFREY KOSKI
EMAIL: JEFFK@ARCHICON.COM

ASANTE RETAIL CENTER
SHOPS B
PUBLIC ACCESS PLAN

EXISTING LEGEND:

- EXISTING LOT LINE
EXISTING FIRE HYDRANT
PROPOSED LEGEND:
PROPERTY LINE
ACCESSIBLE ROUTE FROM ROW
FIRE LANE, RED PAINTED CURB
FIRE HYDRANT (FH)
FIRE DEPARTMENT CONNECTION (FDC)
BACK FLOW PREVENTER
AASHTO SU-40

FIRE TURNING TEMPLATE
(NTS)



VICINITY MAP
N.T.S.

SE ¼ SECTION 12,
T4N, R2W

DEVELOPMENT SUMMARY TABLE:					
PROJECT LOCATION:					
163RD AVE. & PAT TILLMAN AVE., SURPRISE, AZ					
LEGAL DESCRIPTION:					
COMM-4.6 OF THE SUBDIVISION PLAT, ASANTE PHASE ONE, AS RECORDED IN BOOK 938 OF MAPS, PAGE 32 IN THE OFFICE OF THE MARICOPA COUNTY RECORDER.					
PROJECT DESCRIPTION:					
RETAIL SHOPPING ESTABLISHMENT W/DRIVE THROUGH					
DEVELOPMENT INFORMATION:					
APN(S):	503-76-979				
EXISTING ZONING:	PAD				
ADJACENT ZONING:	NORTH:	PAD			
	EAST:	163RD AVE			
	SOUTH:	PAT TILLMAN BLVD			
	WEST:	PAD			
PROPOSED USE:	RETAIL SHOPPING ESTABLISHMENT W/DRIVE THROUGH				
USE ALLOWED:	PERMITTED				
CONSTRUCTION TYPE:	V-B WITH AFES				
OCCUPANCY:	A-2/M/B				
LOT SIZE: (NET)	50,413	SF	1.157	AC	
BUILDING AND LOT STANDARDS					
PROPOSED BUILDING	7,479	GSF			
		REQUIRED	PROPOSED		
BUILDING LOT COVERAGE:		NS	16.69%		
BUILDING HEIGHT:		MAXIMUM	PROPOSED		
		35'	28'-8"		
LANDSCAPE:		REQUIRED	PROPOSED		
PERIMETER BUFFER WIDTH:		10'	N/A		
MIN. LANDSCAPE COVERAGE:		10%	26%	APPROX.	
FRONTAGE SCREEN WALL HEIGHT:		4'	N/A		
PUBLIC STREET SETBACKS (FROM ROW LINE)					
		REQUIRED	PROPOSED		
ARTERIALS:		0'	N/A		
COLLECTORS:		0'	N/A		
LOCALS:		0'	N/A		
PARKING STANDARDS:					
BUILDING USE:	RETAIL				
BUILDING AREA (GROSS):	7,479	SF			
BUILDING AREA (INCLUDE CANOPIES):	8,414	SF			
PARKING CALCULATION	1/300	SF			
		REQUIRED	PROPOSED		
PARKING COUNT:	25	36		4 ADA INCL.	
ADA PARKING SPACES	3	4		INCLUDED	
BICYCLE PARKING (4 MAX.)	4	4		1 PER 10 VEHIC.	
PERVIOUS/IMPERVIOUS AREA OF THE SITE:					
TOTAL AREA OF THE SITE			50,413 SF		
TOTAL IMPERVIOUS AREA OF THE SITE			37,306 SF		
ADJUSTED TOTAL OF PERVIOUS AREA OF THE SITE			13,107 SF		
PERCENTAGE OF IMPERVIOUS AREA OF THE SITE			74.00 %		

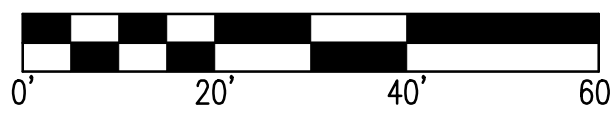
Administrative Approval

Community Development Director

Date:

City Engineer

Date:



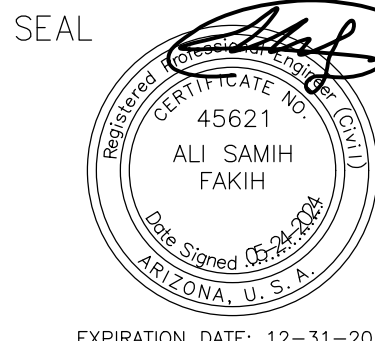
SCALE: 1" = 20'

REVISIONS BY THE CITY OF SURPRISE	NO.	DESCRIPTION	REVIEW	DATE



SUSTAINABILITY
ENGINEERING
GROUP

SEG



EXPIRATION DATE: 12-31-2024



PROJECT
SHOPS B ASANTE
RETAIL CENTER

LOCATION
16324 W PAT TILLMAN BLVD,
SURPRISE, ARIZONA 85357

DRAWN	PG GA	08/25/2022
DESIGNED	TM	05/13/2022
QC	SC	08/23/2022
FINAL QC	TM	05/24/2024
PROJ. MGR.	AF	05/24/2024

DATE:
05/24/2024

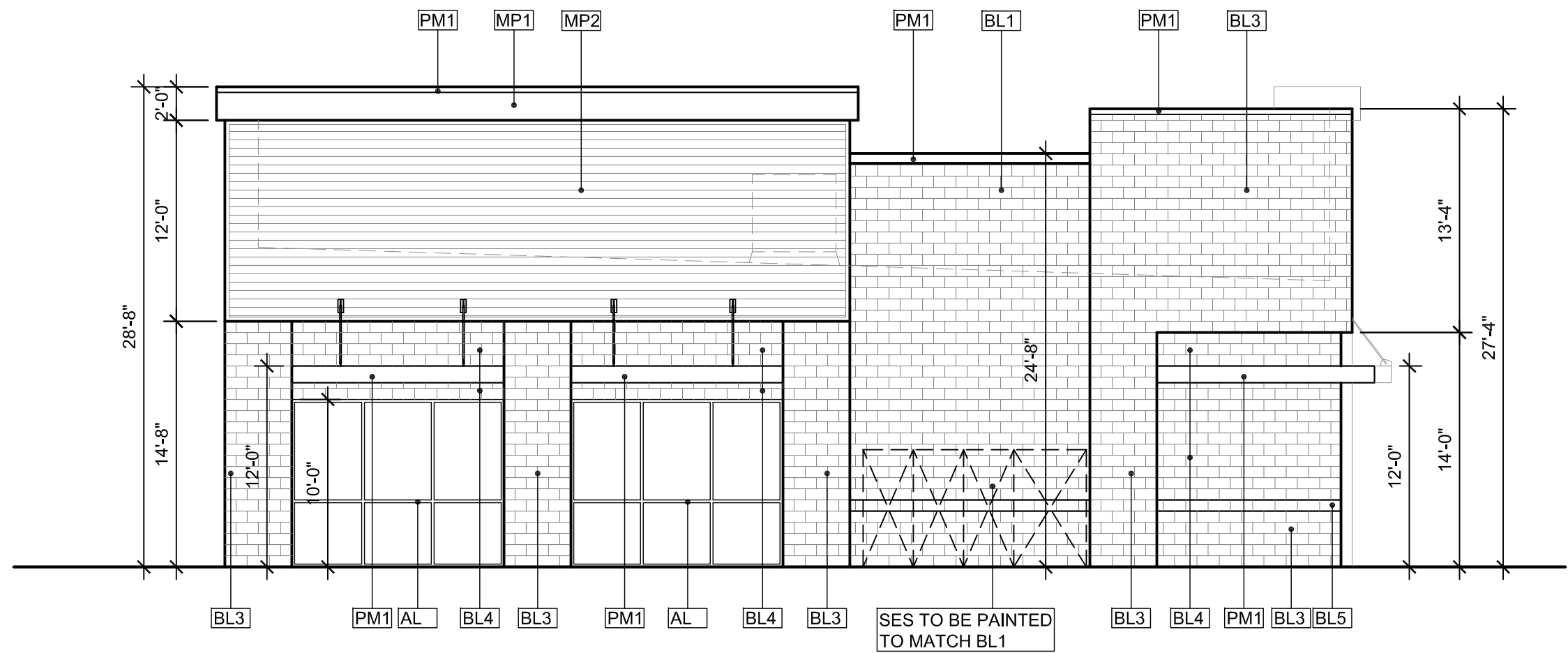
ISSUED FOR:
PERMITS

JOB NO.:
231107

SHEET TITLE:
PUBLIC ACCESS
PLAN

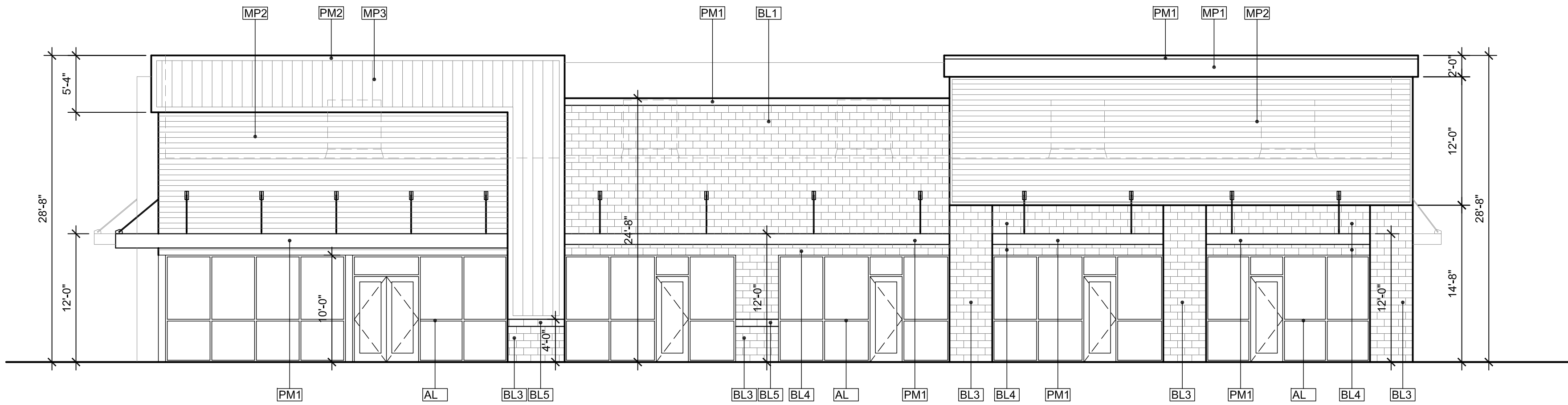
PAGE NO.:
7 OF 13

SHEET NO.:
C2.30



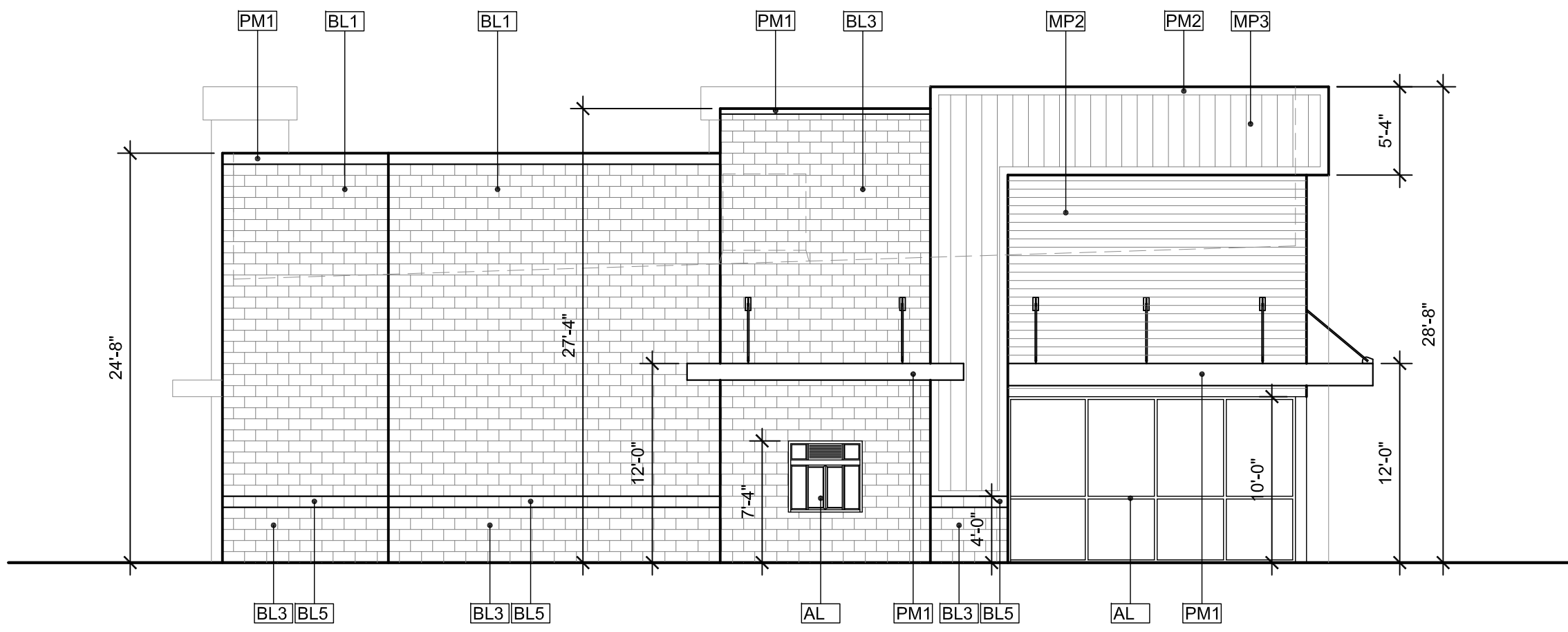
2 EAST ELEVATION

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



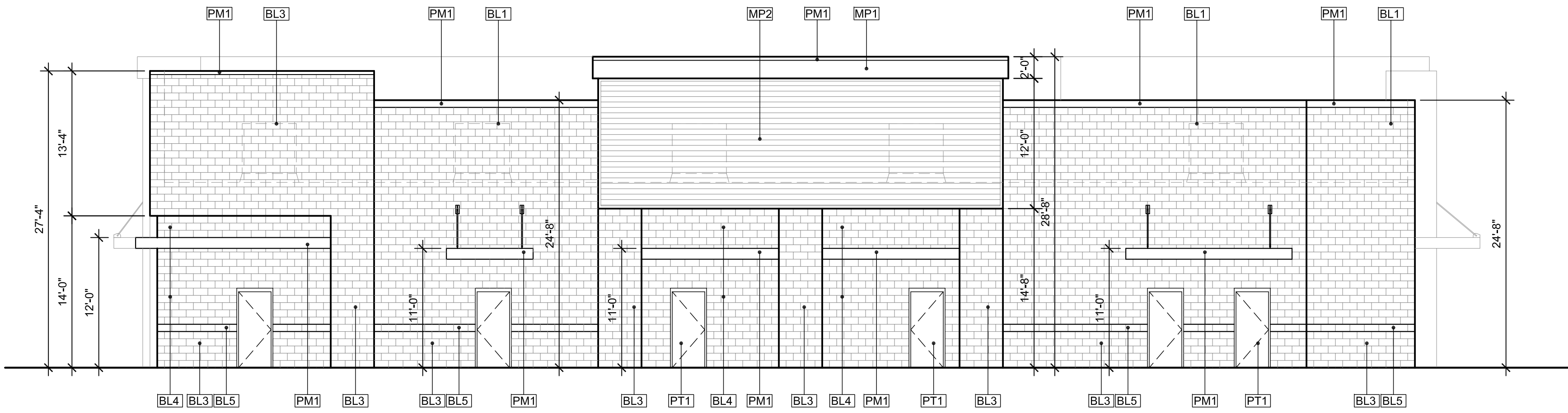
1 SOUTH ELEVATION

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



4 WEST ELEVATION

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



3 NORTH ELEVATION

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

GENERAL NOTES

- ALL ROOF MOUNTED MECHANICAL UNITS ARE TO BE FULLY SCREENED BY THE BUILDING PARAPET. VERIFY THAT THIS CONDITION WILL BE MET PRIOR TO THE START OF CONSTRUCTION. THE CITY OF SURPRISE MUST GIVE APPROVAL OF ANY FIELD MODIFICATIONS THAT WILL HAVE ANY PORTION OF THE UNITS VISIBLE
- ADDRESS/SUITE NUMBERS SHALL BE A MINIMUM OF 4 INCH HIGH, ONE-HALF INCH STROKE WIDTH AND CONTRASTING COLOR, IDENTIFICATION MUST BE VISIBLE FROM STREET OR DRIVE. ALL EXTERIOR SUITE DOORS SHALL BE LABELED AS REQUIRED BY IFC 505 AND GFD REGULATION 12-505.1 PREMISE IDENTIFICATION.
- SOFFITS ARE TO BE PAINTED PT1
- BACKSIDE OF PARAPETS WITH ELASTOMERIC PAINT TO BE PT3.
- ALL CMU TO BE SEALED WITH PROSOCO BLOK-GUARD & GRAFFITI CONTROL SEALER

MATERIAL AND COLOR LEGEND

- BL1 DECORATIVE INTEGRALLY COLORED CMU
SMOOTH FACE 8X8X16
MANUFACTURER: ANGELUS BLOCK
COLOR: GLACIER WHITE
- BL3 DECORATIVE INTEGRALLY COLORED CMU
SMOOTH FACE 8X8X16
MANUFACTURER: ANGELUS BLOCK
COLOR: ONYX
- BL4: DECORATIVE INTEGRALLY COLORED CMU
SMOOTH FACE 8X8X16
MANUFACTURER: ANGELUS BLOCK
COLOR: SAGE
- BL5: DECORATIVE INTEGRALLY COLORED CMU
SMOOTH FACE 8X8X16
MANUFACTURER: ANGELUS BLOCK
COLOR: CANYON BLUFF
- MP1: PREFINISHED METAL COPING
MANUFACTURER: PAC-CLAD
COLOR: SLATE GRAY
- MP2: PREFINISHED METAL PANEL
CORRUGATED
MANUFACTURER: PAC-CLAD
COLOR: SILVERSMITH
- MP3: PREFINISHED METAL PANEL
WOOD FINISH
MANUFACTURER: PAC-CLAD
COLOR: LONG GRAIN CHERRY
- PM1: PREFINISHED METAL
MANUFACTURER: PAC-CLAD
COLOR: SLATE GRAY
- PM2: PREFINISHED METAL
MANUFACTURER: PAC-CLAD
COLOR: MATTE BLACK
- PT1: PAINTED METAL
MANUFACTURER: SHERWIN WILLIAMS
COLOR: COLOR TO MATCH PM1
- AL: ANODIZED ALUMINUM STOREFRONT
COLOR: CLEAR ANODIZED

SIGNAGE

ANY SIGNAGE MUST COMPLY WITH THE COMPREHENSIVE SIGN PROGRAM FOR "THE MARKETPLACE AT ASANTE" (FS21-391)

Administrative Approval

Community Development Director

Date:

City Engineer

Date:



ARCHICON

Architecture & Interiors, L.C.

5055 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
(602) 222-4266
FAX (602) 279-4305
www.ARCHICON.COM

ASANTE RETAIL CENTER

SHOPS B
NWC 163RD AVE & W. PAT TILLMAN BLVD
SURPRISE, ARIZONA

PROJECT NUMBER: 2115510-02
PROJECT MANAGER: JEFF KOSKI
DRAWN BY: JEFF KOSKI
CHECKED BY: JEFF KOSKI

NO	REVISION	DATE

SHEET DESCRIPTION

EXTERIOR ELEVATIONS

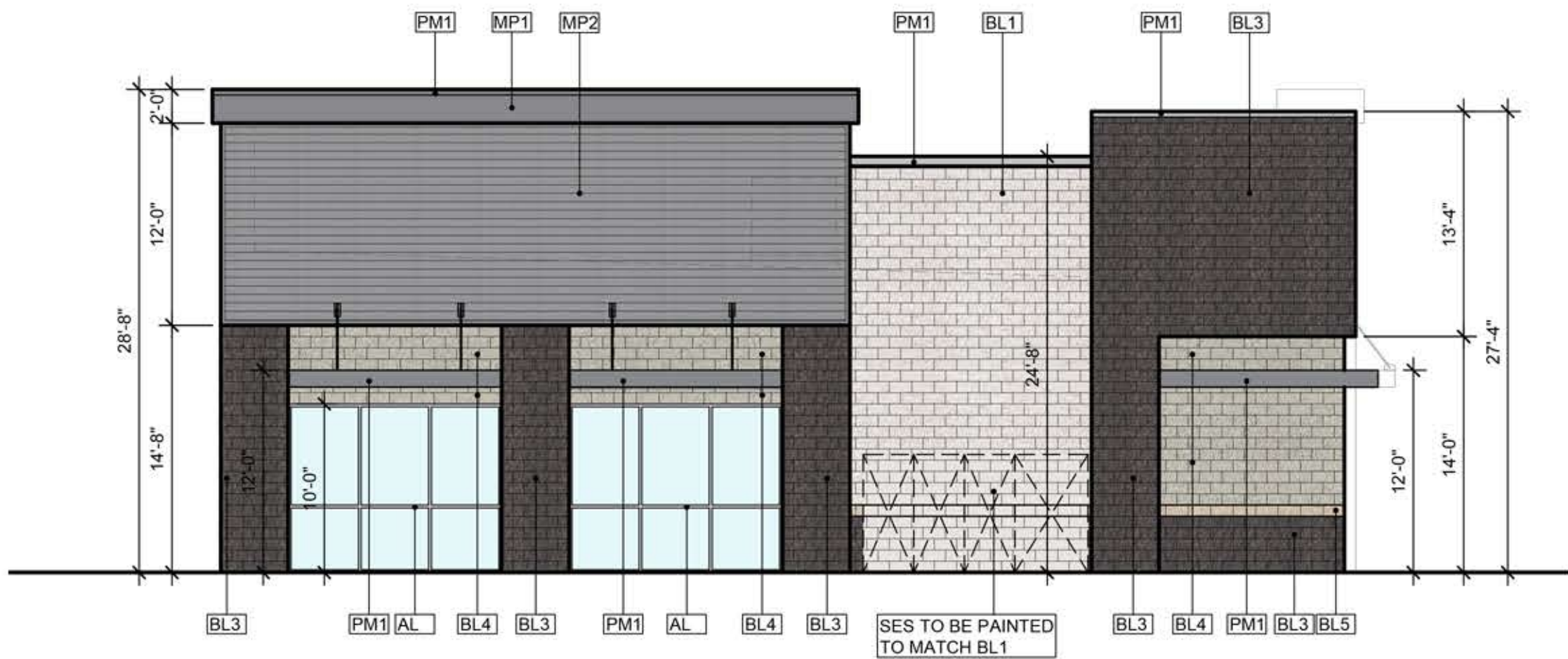


SHEET NO.

A300

SURPRISE CASE FS24-0136

ISSUE DATE: 12 SEP 2022



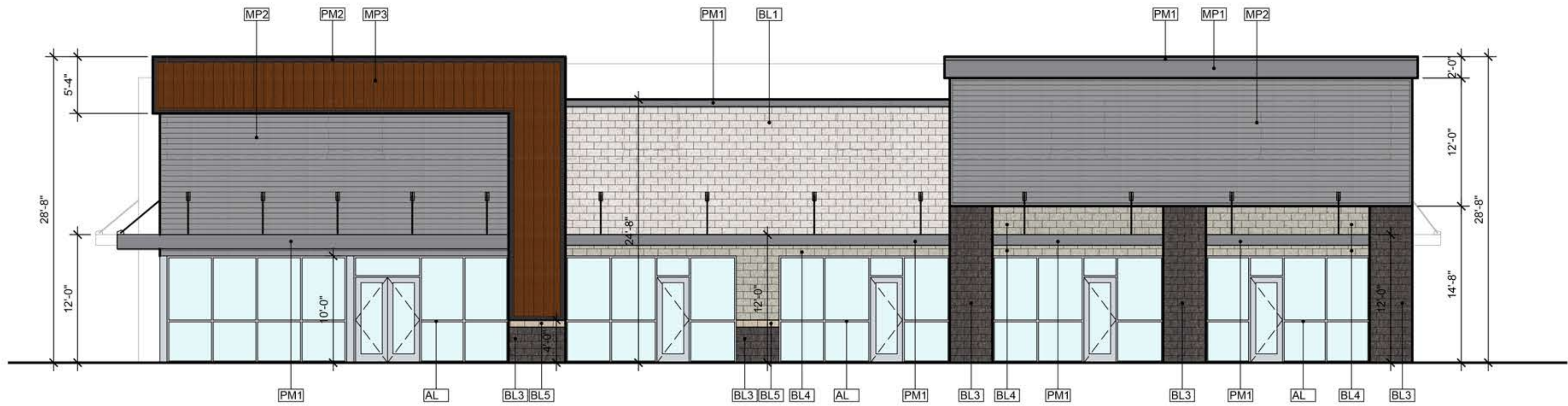
2 EAST ELEVATION

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



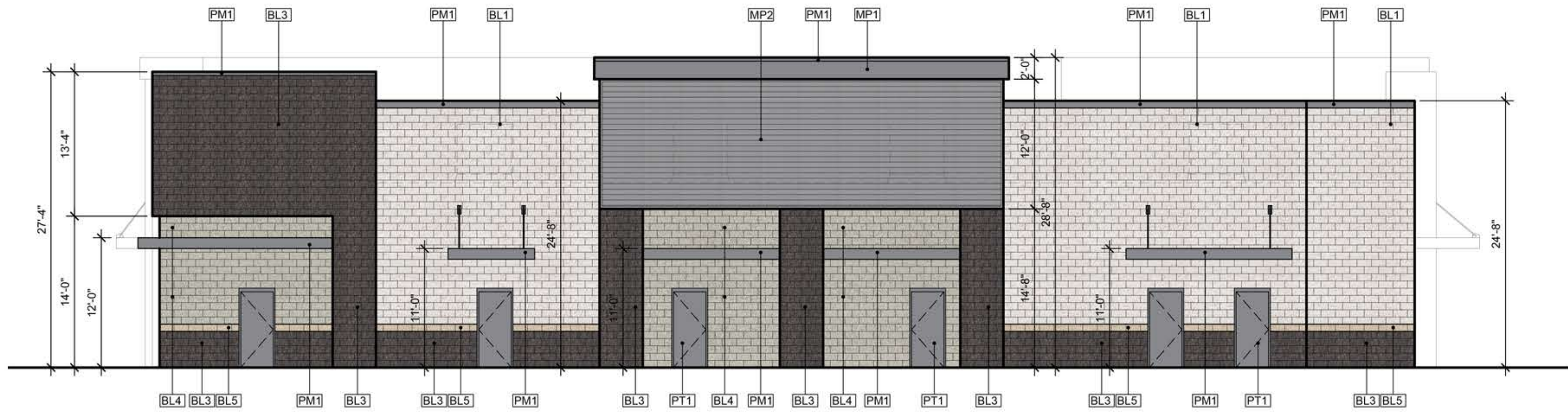
4 WEST ELEVATION

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



1 SOUTH ELEVATION

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



3 NORTH ELEVATION

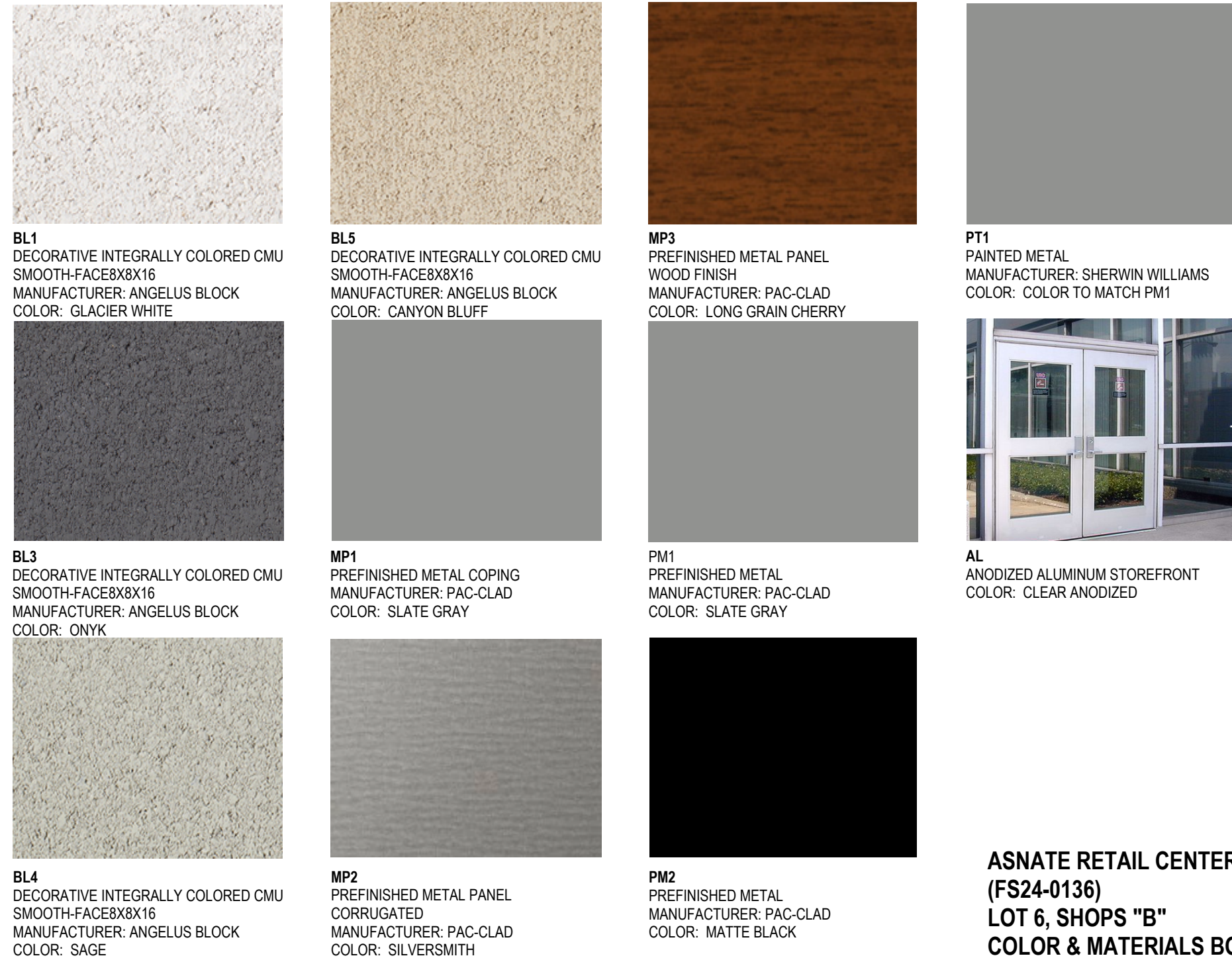
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- ALL ROOF MOUNTED MECHANICAL UNITS ARE TO BE FULLY SCREENED BY THE BUILDING PARAPET. VERIFY THAT THIS CONDITION WILL BE MET PRIOR TO THE START OF CONSTRUCTION. THE CITY OF SURPRISE MUST GIVE APPROVAL OF ANY FIELD MODIFICATIONS THAT WILL HAVE ANY PORTION OF THE UNITS VISIBLE
- ADDRESS/SUITE NUMBERS SHALL BE A MINIMUM OF 4 INCH HIGH, ONE-HALF INCH STROKE WIDTH AND CONTRASTING COLOR. IDENTIFICATION MUST BE VISIBLE FROM STREET OR DRIVE. ALL EXTERIOR SUITE DOORS SHALL BE LABELED AS REQUIRED BY IFC 505 AND GFD REGULATION 12-505.1 PREMISE IDENTIFICATION.
- SOFFITS ARE TO BE PAINTED PT1
- BACKSIDE OF PARAPETS WITH ELASTOMERIC PAINT TO BE PT3.
- ALL CMU TO BE SEALED WITH PROSOCO BLOK-GUARD & GRAFFITI CONTROL. SEALER

MATERIAL AND COLOR LEGEND

- BL1 DECORATIVE INTEGRALLY COLORED CMU
SMOOTH-FACE 8X8X16
MANUFACTURER: ANGELUS BLOCK
COLOR: GLACIER WHITE
- BL3 DECORATIVE INTEGRALLY COLORED CMU
SMOOTH-FACE 8X8X16
MANUFACTURER: ANGELUS BLOCK
COLOR: ONYX
- BL4 DECORATIVE INTEGRALLY COLORED CMU
SMOOTH-FACE 8X8X16
MANUFACTURER: ANGELUS BLOCK
COLOR: SAGE
- BL5 DECORATIVE INTEGRALLY COLORED CMU
SMOOTH-FACE 8X8X16
MANUFACTURER: ANGELUS BLOCK
COLOR: CANYON BLUFF
- MP1: PREFINISHED METAL COPING
MANUFACTURER: PAC-CLAD
COLOR: SLATE GRAY
- MP2: PREFINISHED METAL PANEL
CORRUGATED
MANUFACTURER: PAC-CLAD
COLOR: SILVERSMITH
- MP3: PREFINISHED METAL PANEL
WOOD FINISH
MANUFACTURER: PAC-CLAD
COLOR: LONG GRAIN CHERRY
- PM1: PREFINISHED METAL
MANUFACTURER: PAC-CLAD
COLOR: SLATE GRAY
- PM2: PREFINISHED METAL
MANUFACTURER: PAC-CLAD
COLOR: MATTE BLACK
- PT1: PAINTED METAL
MANUFACTURER: SHERWIN WILLIAMS
COLOR: COLOR TO MATCH PM1
- AL: ANODIZED ALUMINUM STOREFRONT
COLOR: CLEAR ANODIZED



ASANTE RETAIL CENTER
(FS24-0136)
LOT 6, SHOPS "B"
COLOR & MATERIALS BOARD



ARCHICON
Architecture & Interiors, L.C.
5055 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
(602) 222-4266
FAX (602) 279-4305
www.ARCHICON.COM

ASANTE RETAIL CENTER

SHOPS B
NWC 163RD AVE & W. PAT TILLMAN BLVD
SURPRISE, ARIZONA

PROJECT NUMBER: 2115510-02
PROJECT MANAGER: JEFF KOSKI
DRAWN BY: JEFF KOSKI
CHECKED BY: JEFF KOSKI

NO	REVISION	DATE

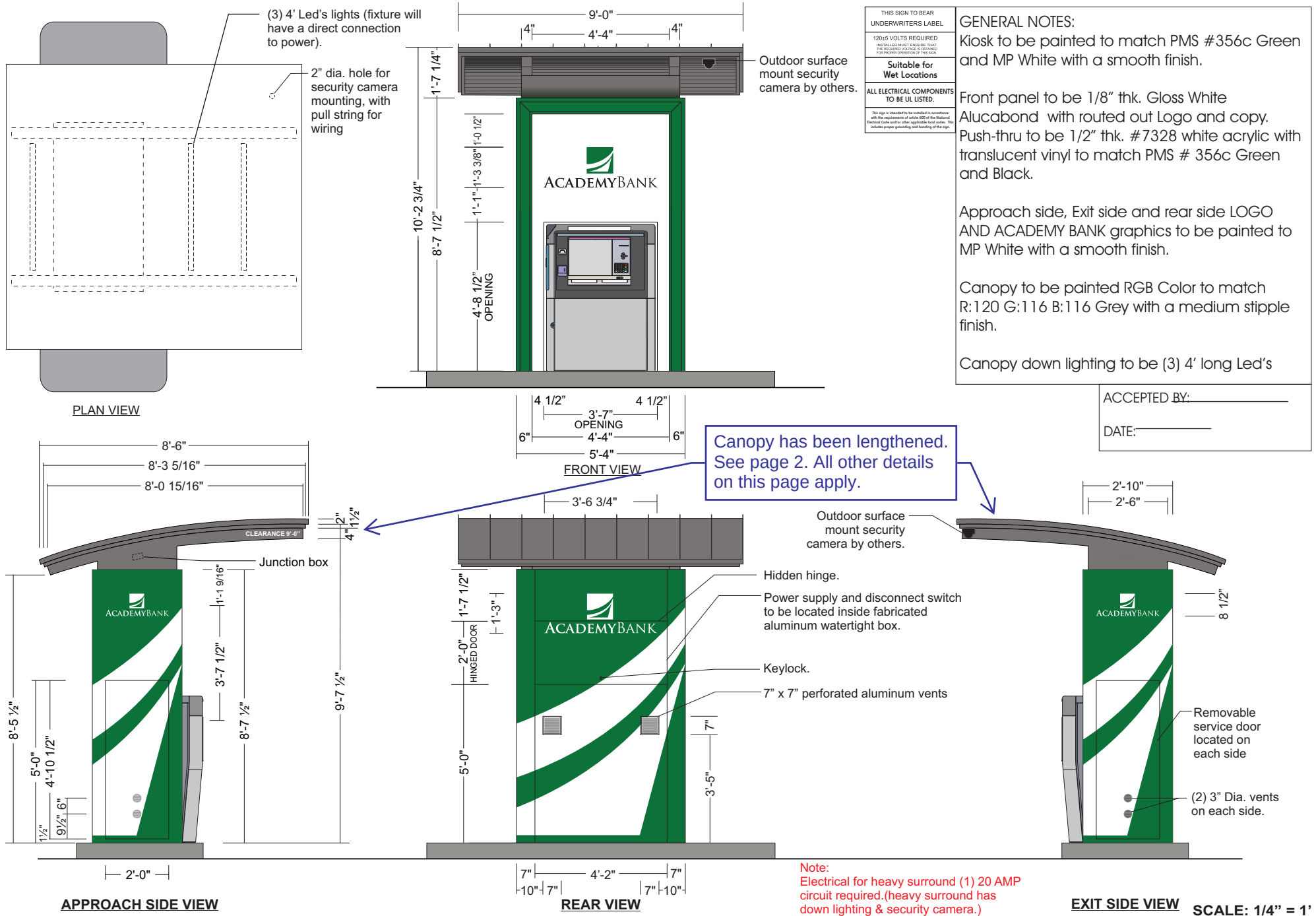
SHEET DESCRIPTION

EXTERIOR ELEVATIONS

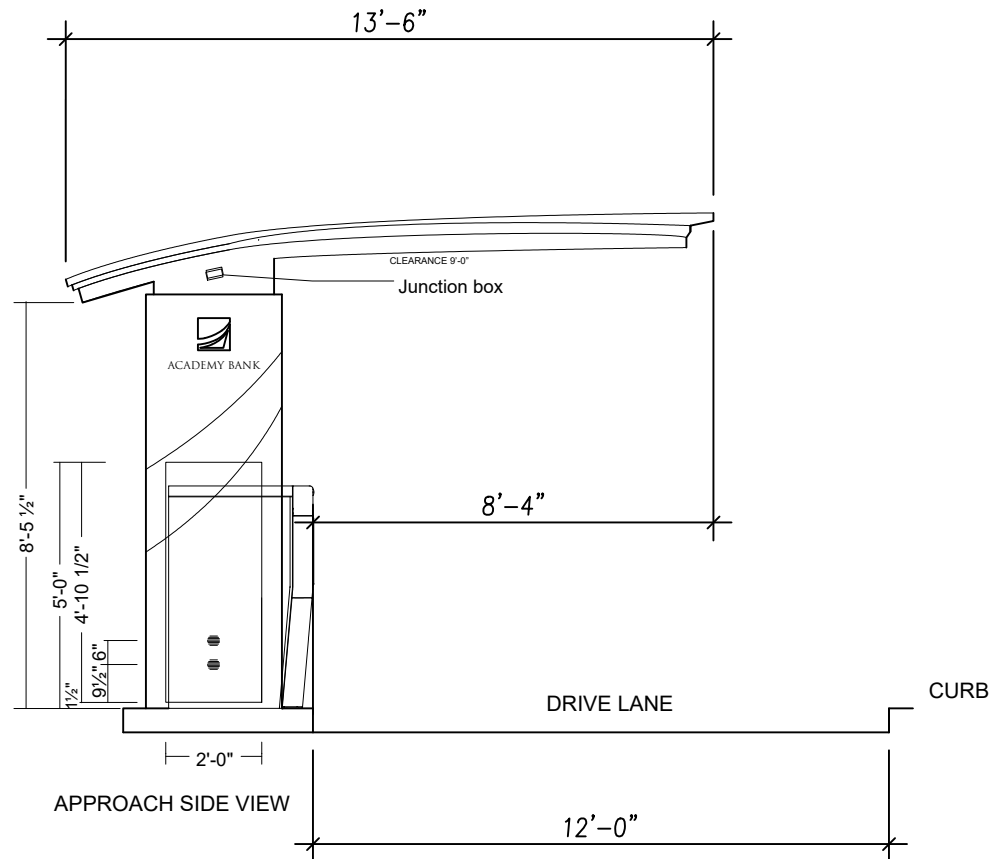


SHEET NO:

A300



Revision: R1 5/18/2022 ENLARGED THE CANOPY WIDTH.	ISLAND SURROUND KIOSK w/CANOPY FOR NCR 6688 ATM		SURPRISE CASE FS24-0136
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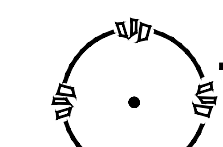
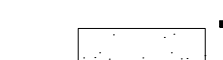


SCALE: 1/4" = 1'-0"

ASANTE SHOPS B

16324 W. PAT TILLMAN BLVD.
SURPRISE, ARIZONA 85387

PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
 Acacia salicina	36" Box		11
 Willow Leaf Acacia	H 9"-11" x W 5"-7"	*ADWR	
 Caliper Size: 2.0"			
 Ulmus parvifolia	36" Box		6
 Evergreen Elm	H 10"-12" x W 6"-8"	*ADWR	
 Caliper Size: 2.0"			
GROUNDCOVERS			QTY
 Lantana montevidensis	5 Gallon	can full	37
 Purple Trailing Lantana		*ADWR	
SHRUBS / ACCENTS			QTY
 Leucophyllum frutescens 'White Cloud'		can full	19
 White Cloud Sage	5 Gallon	*ADWR	
 Eremophila maculata 'Valentine'	5 Gallon	can full	24
 Valentine Shrub		*ADWR	
 Muhlenbergia rigens	5 Gallon	can full	16
 Deer Grass		*ADWR	
LANDSCAPE MATERIALS			
 Decomposed Granite. 3/4" screened "Express Gold",		2,975 s.f.	
		2" deep in planting areas per plan.	

*ADWR = Arizona Department of Water Resources
Approved Low-Water Use Plant

IRRIGATION LEGEND

SYSTEM DESIGNED USING A RESIDUAL PRESSURE OF 65 PSI		
SYMBOL		
 WATER METER	NEW IRRIGATION, METER - 1.0" SIZE, REF. CIVIL PLAN	
 RPBFA	BACKFLOW PREVENTER ASSEMBLY, FEBCO 825-YA, 1.0" SIZE PER PLAN, PROVIDE METAL ENCLOSURE.	
 CONTROLLER	HUNTER PRO-C CONTROLLER, PCC-1200. FIXED 12 STATION. WALL MOUNT - PLASTIC ENCLOSURE PAINT TO MATCH ARCHITECTURE FINISH WHERE MOUNTED.	
 GATE VALVE	NIBCO GATE VALVE, SIZE PER LINE	
 DRIP VALVE	BRONZE MATERIAL	
 PRESSURE REG.	HUNTER ICV SERIES WITH 150 MESH WYE-STRAINER SIZE PER PLAN	
 FLUSH CAP	SENNIGER 30 PSI - LOCATE IN SEPARATE BOXES	
 FLUSH CAP	MEDIUM FLOW 2-20GPM - 30 PSI (100 MESH)	
 FLUSH CAP	SPEARS FLUSH CAP	
 FLUSH CAP	1/2" FLUSH VALVE	
N/S	EMITTER - SP	BOWSMITH
 EMITTER - MP	1.0 GPH (1 PER PLANT)	
 EMITTER - MP	BOWSMITH 1.0 GPH 6 PORT (2 PER TREE)	
 SERVICE POINT	CONNECT TO EXISTING POTABLE WATER SERVICE	

PIPE LEGEND	
 MAINLINE - PURPLE PIPE	SIZE PER PLAN - PVC SCH. 40 1.5" SIZE
 TREE LATERAL - PURPLE PIPE	PVC SCH. 40 - SIZE PER PLAN
 SHRUB LATERAL - PURPLE PIPE	PVC SCH. 40 - SIZE PER PLAN
 PIPE SLEEVE	PVC SCH. 40 - 2 x PIPE SIZE MIN
 WIRE SLEEVE	PVC SCH. 40 - MINIMUM 1 1/2" SIZE

CITY OF SURPRISE LANDSCAPE NOTES

- ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LISTED ARE TO BE USED IN THE PUBLIC RIGHT-OF-WAY.
- ALL TREES TO BE A MINIMUM OF 2 INCH CALIPER SIZE IN MEDIANS.
- CONTRACTOR TO NOTIFY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT PLANNING DIVISION TO TAG TREES AND SELECT CACTI AND SUCCULENT SPECIMENS AT NURSERY A MINIMUM OF TWO WEEKS PRIOR TO PLANTING. CITY PLANNING DIVISION SHALL REVIEW ALL PLANTS WHEN DELIVERED TO SITE FOR ACCEPTANCE PRIOR TO PLANTING.
- PLANT SUBSTITUTION MUST BE APPROVED BY THE CITY PLANNING DIVISION PRIOR TO PURCHASE. PLANT SUBSTITUTIONS WILL ONLY BE CONSIDERED AFTER CONTRACTORS SUBMITS VERIFICATION OF A MINIMUM OF FIVE NURSERIES THE SPECIFIC PLANT(S) ARE AVAILABLE AT, CONTRACTOR WILL BE REQUIRED TO PURCHASE THOSE PLANTS AT NO ADDITIONAL COST TO THE CITY.
- ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
- SIGHT VISIBILITY TRIANGLES / LINES SHALL BE SHOWN ON ALL LANDSCAPE IMPROVEMENT PLANS (REFER TO DETAIL 4-01 AND 4-02).
- ALL TREES, PLANTS, AND CACTI SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, VAULT, OR SIDEWALK.
- TREES, PLANTS, AND CACTI LOCATED WITHIN THE RIGHT-OF-WAY THAT CONFLICT WITH PROPOSED IMPROVEMENT SHALL NOT BE REMOVED WITHOUT APPROVAL AND WRITTEN AUTHORIZATION FROM THE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING AUTHORIZATION FROM THE CITY AT 623.222.3000 TO REMOVE AND/OR RELOCATE SAID TREES, PLANTS, CACTI.
- CONTRACTOR SHALL SUBMIT A MINIMUM OF ONE CUBIC FOOT SAMPLE OF EACH TYPE OF DECOMPOSED GRANITE, LANDSCAPE ROCK, AND RIP RAP TO THE CITY OF SURPRISE COMMUNITY DEVELOPMENT PLANNING DIVISION FOR REVIEW AND APPROVAL PRIOR TO ORDERING AND PLACEMENT OF THE DECOMPOSED GRANITE.

ADMINISTRATIVE APPROVAL

COMMUNITY DEVELOPMENT DIRECTOR

DATE

CITY ENGINEER

DATE

PROJECT LANDSCAPE NOTES

- ALL WORK SHALL BE EXECUTED IN A WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES. THE PROJECT SITE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF ALL DEBRIS EACH DAY AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- PLANTING BACKFILL MIX FOR SHRUBS SHALL BE ONE PART GROUND FIRBARK STABILIZED WITH A .5% NITROGEN TO ONE PART TOPSOIL. BACKFILL MIX SHALL BE FREE OF CLODS AND STONES OVER THE DIAMETER OF 1½" SIZE.
- THE LANDSCAPE ARCHITECT / OWNER OR OWNERS REPRESENTATIVE WILL INSPECT ALL PLANT MATERIAL BEFORE AND AFTER PLANTING AND TO REJECT ANY UNDERSIZED, DAMAGED, OR UNHEALTHY PLANTS FOR REPLACEMENT BY THE CONTRACTOR AT NO ADDITIONAL COSTS.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS RELATED TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL PLANT QUANTITY SHOWN ON THE SCHEDULES / LEGENDS.
- ALL LANDSCAPE AREAS TO RECEIVE DECOMPOSED GRANITE SHALL BE TREATED WITH PRE-EMERGENT BEFORE AND AFTER PLANTING EXCEPT IN AREAS TO RECEIVE NATIVE SEED MIX, BEFORE AND AFTER PLACEMENT OF DECOMPOSED GRANITE AT RATES RECOMMENDED BY THE MANUFACTURES. THE CONTRACTOR SHALL GUARANTEE CONTROL OF ALL WEEDS AS WEED FREE FOR A PERIOD OF ONE YEAR FROM THE TIME OF FINAL ACCEPTANCE.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF 1 YEAR FROM THE TIME OF FINAL ACCEPTANCE AND SHALL WARRANTY ALL PLANT MATERIAL REPLACED FOR A PERIOD OF ONE YEAR FROM THE TIME OF REPLACEMENT. CONTRACTOR SHALL WARRANTY THE IRRIGATION SYSTEM FOR A MINIMUM OF ONE YEAR AFTER FINAL APPROVAL AS FULLY OPERATIONAL WITH FULL COVERAGE AND SHALL MAKE REPLACEMENTS OF ALL PARTS, MATERIALS, LABOR, PIPING, ETC. AT NO COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE AND INSTALL A FULLY AUTOMATIC DRIP IRRIGATION SYSTEM FOR ALL EXISTING AND PROPOSED PLANT MATERIAL FOUND IN THE THE PROJECT AREAS.
- CONTRACTOR TO PROVIDE COMPLETE MAINTENANCE OF LANDSCAPE AND IRRIGATION FOR 90 DAYS AFTER FINAL COMPLETION OF PROJECT.
- ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENTS, OR WALLS.
- ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
- THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.
- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAILS 4-01. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES PER SURPRISE EDS DETAIL 4-01.

SHEET INDEX

SHEET	TITLE
L0.1	LANDSCAPE COVER
L1.0	LANDSCAPE PLAN
L2.0	IRRIGATION PLAN
L3.0	LANDSCAPE DETAILS
L4.0-L4.1	IRRIGATION DETAILS

DEVELOPER CONTACT

BARCLAY GROUP
2415 E. CAMELBACK RD, SUITE 900
PHOENIX, AZ 85016
(602) 224-4151
COLBY FINCHAM

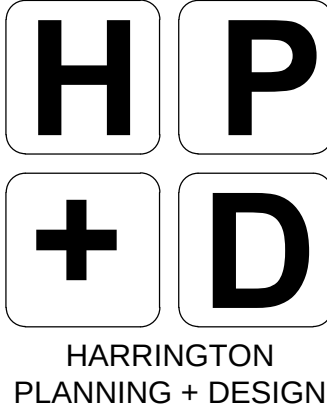
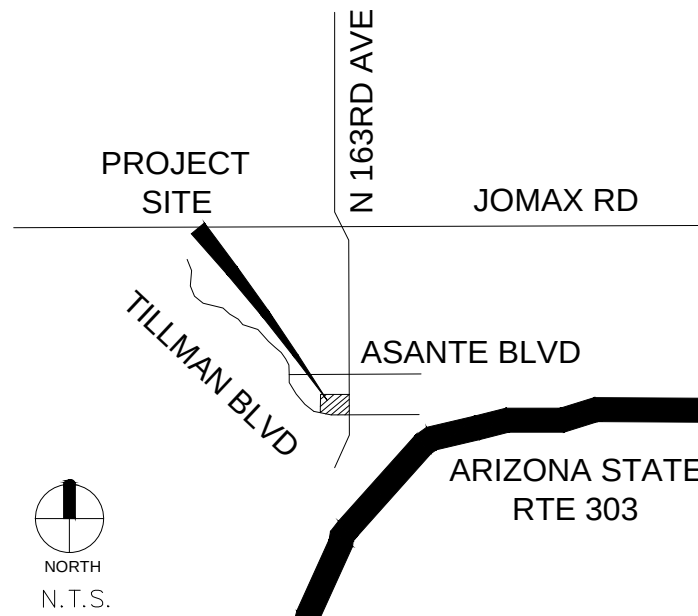
LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)
4711 E. FALCON DRIVE, SUITE 222
MESA, ARIZONA 85215
JASON HARRINGTON, RLA, ASLA, ASIC, APWA
(480) 250-0116
JASON@HARRINGTONPLANNINGDESIGN.COM

CIVIL ENGINEER

SUSTAINABILITY ENGINEERING GROUP
8280 E. GELDING DR., SUITE 101
SCOTTSDALE, AZ 85260
ALI FAKIH, PE, LEED AP
(480) 588-7226
ALI@AZSEG.COM

VICINITY MAP



4711 N. Falcon Drive, Suite 222
Mesa, Arizona 85215
Tel: 480-250-0116
www.HarringtonPlanningDesign.com



ASANTE SHOPS B

16324 W. Pat Tillman Blvd.
Surprise, Arizona 85387

REV. COMMENT DATE

City Comments	05.20.24
City Comments	05.02.24
Address update	02.22.24
Final Permit REV	11.16.23
Final Permit REV	08.17.22
Final Permit Submittal	06.02.22
ISSUE	DATE

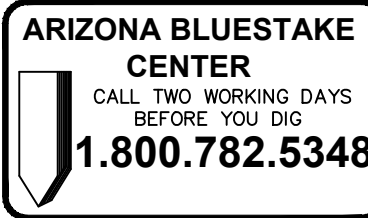
LANDSCAPE PACKAGE

May 20, 2024	
DRAWN BY:	BH
CHECK BY:	JEH
PROJ. NO.:	2022-047
CASE NO.:	FS22-0826

LANDSCAPE COVER

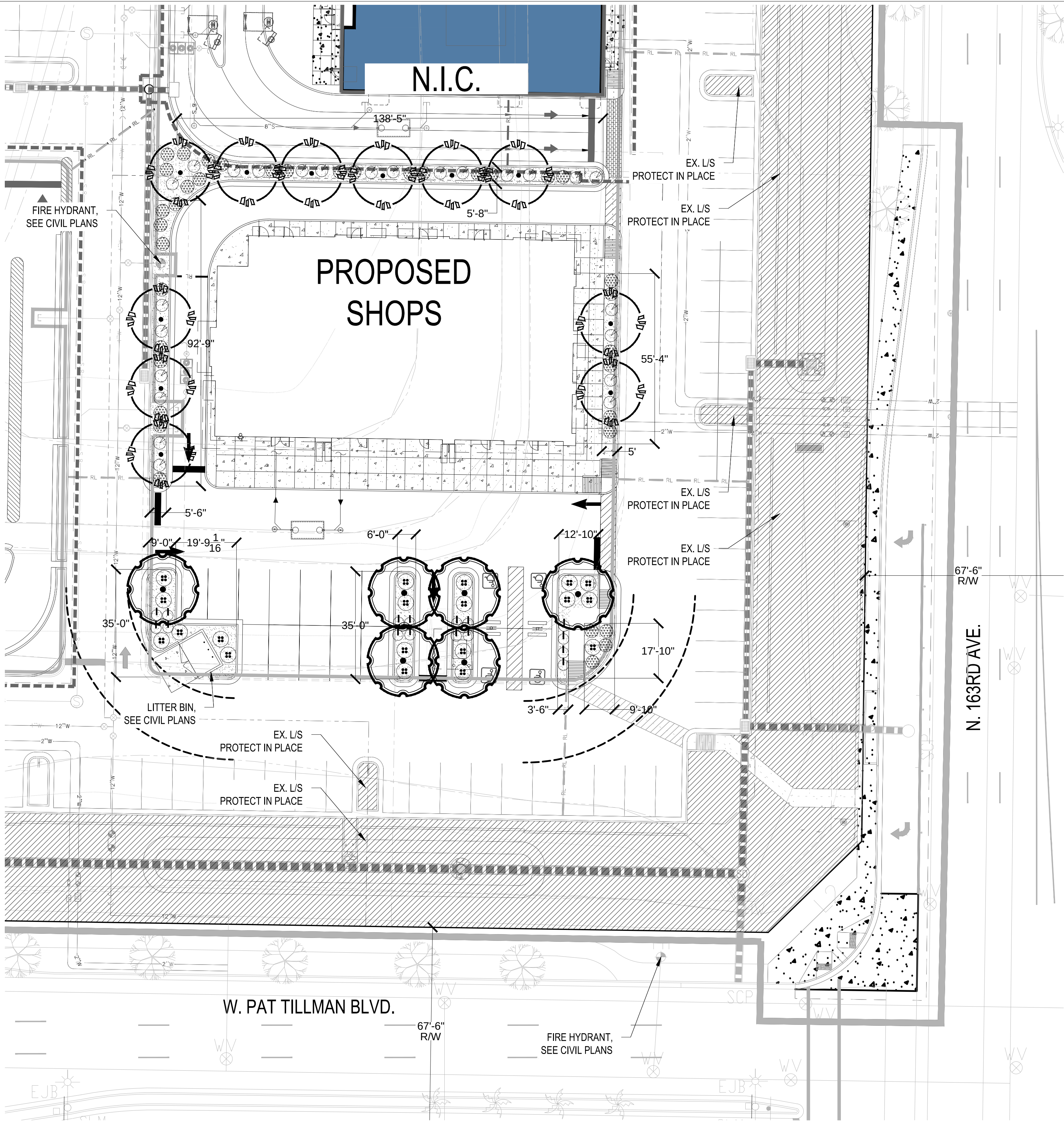
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1 of 6



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PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
Acacia salicina	36" Box		11
Willow Leaf Acacia	H 9"-11" x W 5"-7"	*ADWR	
Caliper Size: 2.0"			
Ulmus parvifolia	36" Box		6
Evergreen Elm	H 10"-12" x W 6"-8"	*ADWR	
Caliper Size: 2.0"			
GROUNDCOVERS			QTY
Lantana montevidensis	5 Gallon	can full	37
Purple Trailing Lantana		*ADWR	
SHRUBS / ACCENTS			QTY
Leucophyllum frutescens 'White Cloud'		can full	19
White Cloud Sage	5 Gallon	*ADWR	
Eremophila maculata 'Valentine'	5 Gallon	can full	24
Valentine Shrub		*ADWR	
Muhlenbergia rigens	5 Gallon	can full	16
Deer Grass		*ADWR	
LANDSCAPE MATERIALS			
Decomposed Granite, 3/4" screened "Express Gold", 2" deep in planting areas per plan.			2,975 s.f.

*ADWR = Arizona Department of Water Resources
Approved Low-Water Use Plant

CITY OF SURPRISE
LANDSCAPE DATA TABLE

SITE AREA	S.F. 50,413	ACRES 1.157 ac
ROW AREA	S.F. EXISTING	ACRES EXISTING
LANDSCAPE AREA	S.F.	%
ON-SITE LANDSCAPE AREA	2,975	5.9%
OFF-SITE LANDSCAPE AREA	N/A	N/A
OPEN SPACE	S.F.	%
REQUIRED	5,041	10%
PROVIDED	2,975	5.9%
ACTIVE	-	-
PASSIVE	-	-
TURF AREA	S.F.	%
ON-SITE - ARTIFICIAL	-	-
ON-SITE - LIVE	-	-
OFF-SITE - ARTIFICIAL	-	-
OFF-SITE - LIVE	-	-
INORGANIC GROUND COVER	S.F.	%
ON-SITE - DG, 3/4", 2-IN DEEP	2,975	5.9%
OFF-SITE - DG, 3/4", 2-IN DEEP	N/A	N/A

H

P

+

D

HARRINGTON
PLANNING + DESIGN

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Mesa, Arizona 85215
Tel: 480-250-0116
www.HarringtonPlanningDesign.com



ASANTE SHOPS B

16324 W. Pat Tillman Blvd.
Surprise, Arizona 85387

REV.	COMMENT	DATE
	City Comments	05.20.24
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LANDSCAPE PACKAGE

May 20, 2024
DRAWN BY: BH
CHECK BY: JEJH
PROJ. NO.: 2022-047
CASE NO.: FS22-0826

NORTH

0

10

20

40

LANDSCAPE
PLAN

L1.0

2 of 6

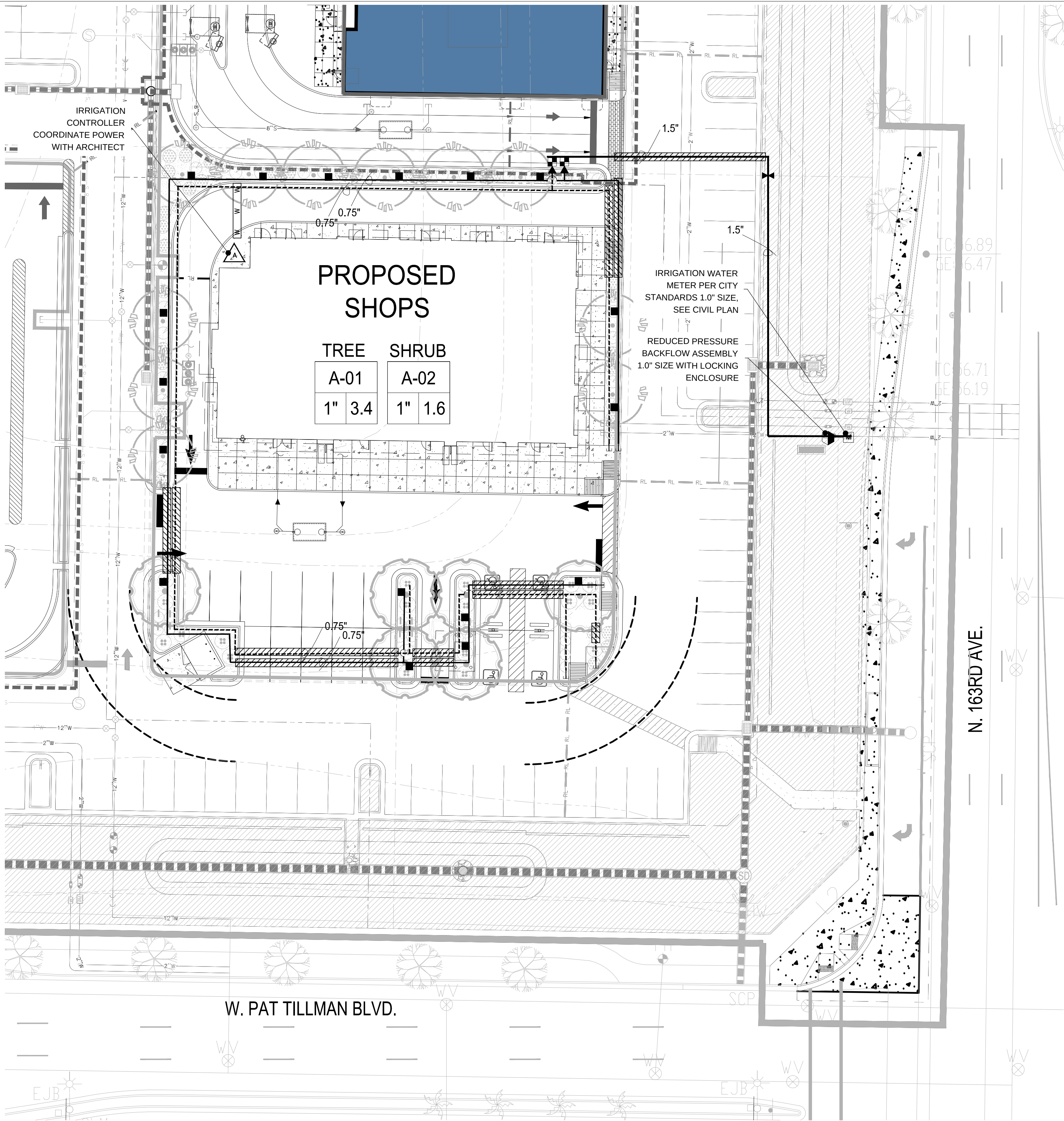
ARIZONA BLUESTAKE
CENTER

CALL TWO WORKING DAYS
BEFORE YOU DIG

1.800.782.5348

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IRRIGATION LEGEND

SYSTEM DESIGNED USING A RESIDUAL PRESSURE OF 65 PSI

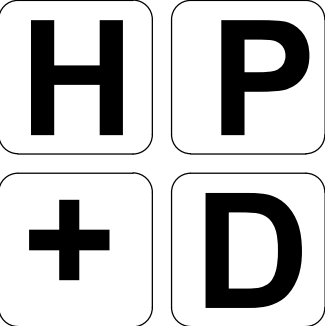
- SYMBOL
- WATER METER NEW IRRIGATION, METER - 1.0" SIZE, REF. CIVIL PLAN
 - RPBFA BACKFLOW PREVENTER ASSEMBLY, FEBCO 825-YA, 1.0" SIZE PER PLAN, PROVIDE METAL ENCLOSURE.
 - CONTROLLER HUNTER PRO-C CONTROLLER, PCC-1200. FIXED 12 STATION. WALL MOUNT - PLASTIC ENCLOSURE PAINT TO MATCH ARCHITECTURE FINISH WHERE MOUNTED.
 - GATE VALVE NIBCO GATE VALVE, SIZE PER LINE BRONZE MATERIAL
 - DRIP VALVE HUNTER ICV SERIES WITH 150 MESH WYE-STRAINER SIZE PER PLAN
 - PRESSURE REG. SENNIGER 30 PSI - LOCATE IN SEPARATE BOXES MEDIUM FLOW 2-20GPM - 30 PSI (100 MESH)
 - FLUSH CAP SPEARS FLUSH CAP 1/2" FLUSH VALVE
 - EMITTER - SP BOWSMITH 1.0 GPH (1 PER PLANT)
 - EMITTER - MP BOWSMITH 1.0 GPH 6 PORT (2 PER TREE)
 - SERVICE POINT CONNECT TO EXISTING POTABLE WATER SERVICE

PIPE LEGEND

- MAINLINE - PURPLE PIPE SIZE PER PLAN - PVC SCH. 40 1.5" SIZE
- TREE LATERAL - PURPLE PIPE PVC SCH. 40 - SIZE PER PLAN
- SHRUB LATERAL - PURPLE PIPE PVC SCH. 40 - SIZE PER PLAN
- PIPE SLEEVE PVC SCH. 40 - 2 x PIPE SIZE MIN
- WIRE SLEEVE WIRE SLEEVE PVC SCH. 40 - MINIMUM 1 1/2" SIZE

IRRIGATION NOTES

- UNAUTHORIZED CHANGES TO DRAWINGS - THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USE OF DRAWINGS. CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- OWNER SHALL OBTAIN AND PAY FOR ONLY MARICOPA COUNTY ISSUED PERMITS TO COMPLETE WORK. CONTRACTOR SHALL PAY FOR ALL OTHER PERMITS.
- NOTIFY LANDSCAPE ARCHITECT AT LEAST 2 WORKING DAYS IN ADVANCE PRIOR TO REQUIRED OR DESIRED INSPECTION AT (480) 250-0116.
- STAKE PLANT MATERIAL LOCATION AND RECEIVE LANDSCAPE ARCHITECT APPROVAL PRIOR TO PLANT PIT EXCAVATION.
- INFORM LANDSCAPE ARCHITECT/OWNER OF PLANT MATERIAL CONCERNS BASED ON PLANTING SEASON (E.G. WINTER, SUMMER). SHOULD LANDSCAPE CONTRACTOR HAVE CONCERNS ABOUT HEAT/FROST OR EXPOSURE, REQUEST A SUBSTITUTION OR DELAY IN PLANTING. ONCE INSTALLED, PLANT MATERIAL IS SUBJECT TO SPECIFIED WARRANTIES.
- APPLY PRE-EMERGENT AFTER COMPLETION OF EARTHWORK, LEACHING, BED PREPARATION AND FINE GRADING PRIOR TO TOPDRESS.
- ALL IRRIGATION PIPING EXCEPT DRIP TUBING SHALL BE INSTALLED IN PURPLE COLORED PIPING PER CITY OF SURPRISE EDS STANDARD 8.2(5)



HARRINGTON
PLANNING + DESIGN
4711 N. Falcon Drive, Suite 222
Mesa, Arizona 85215
Tel: 480-250-0116
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ASANTE SHOPS B

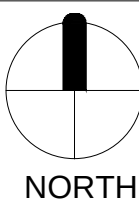
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LANDSCAPE PACKAGE

May 20, 2024
DRAWN BY: BH
CHECK BY: JEH
PROJ. NO.: 2022-047
CASE NO.: FS22-0826

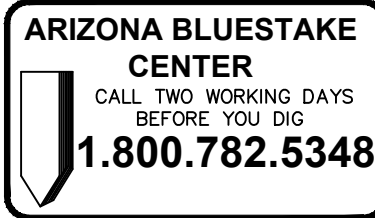


0 10 20 40

IRRIGATION
PLAN

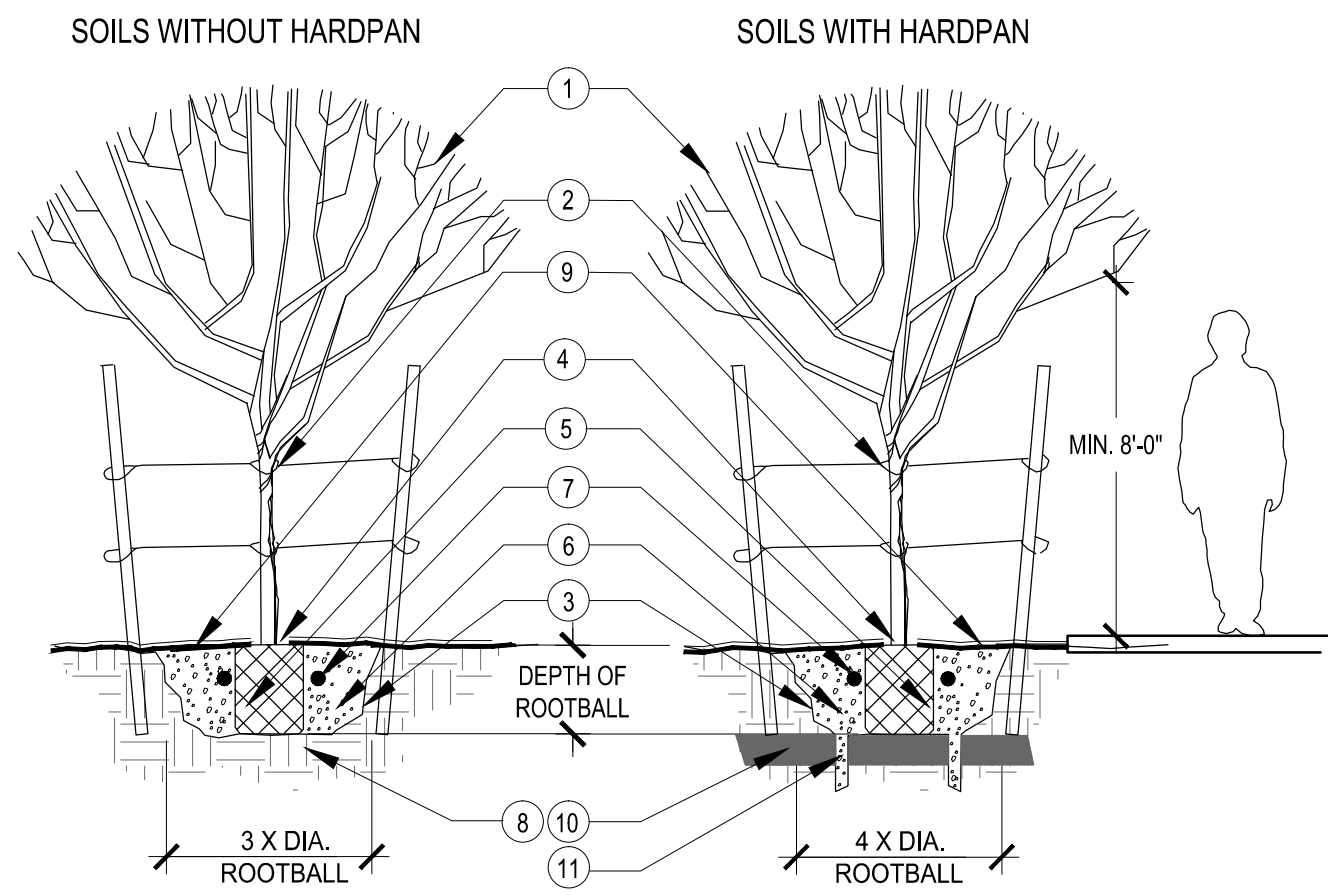
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3 of 6



CASE NO.: FS24-0136

CASE NO.: FS24-0136

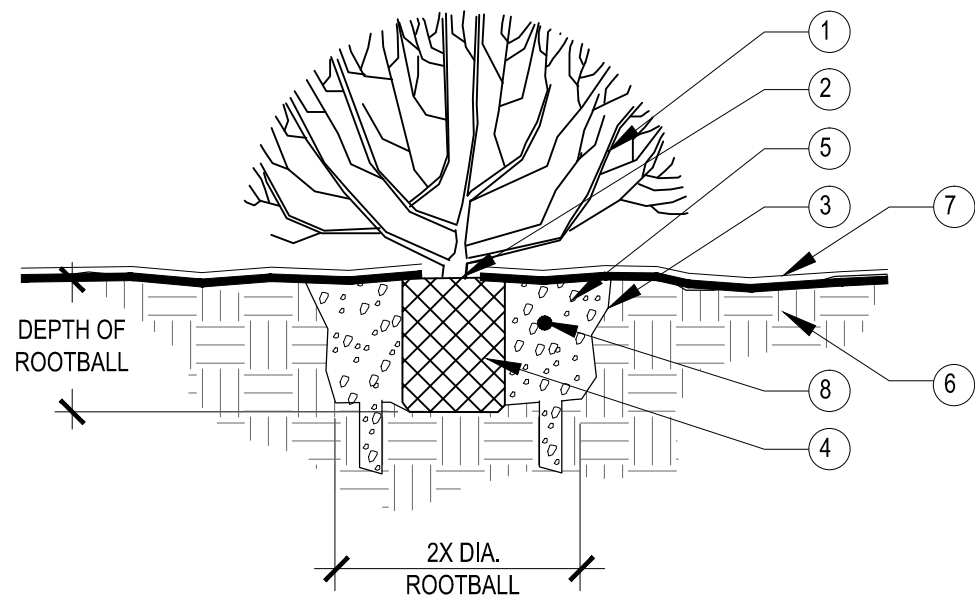


- 1 TREE, SEE LANDSCAPE LEGEND.
 - 2 TREE STAKE, SEE STAKING DETAIL.
 - 3 WALLS OF UNDISTURBED SOIL SHOULD BE SLOPED WITH ROUGH EDGES. PLANTING PIT TO BE AS DEEP AS ROOTS.
 - 4 TOP OF ROOTBALL FLUSH OR SLIGHTLY ABOVE FINISH GRADE.
 - 5 FREE OR CUT CIRCLING ROOTS (UNLESS PLANTS ARE KNOWN TO HAVE SENSITIVE ROOTS HANDLED WITH MINIMAL DISTURBANCE).
 - 6 BACKFILL: PER SPECIFIED SOIL AMENDMENT MIX, OR NATIVE SOIL IF NONE DESCRIBED. REMOVE ALL ROCK 1" OR GREATER FROM BACKFILL.
 - 7 FERTILIZER TABLET. SEE FERTILIZER TABLET SCHEDULE.
 - 8 NATIVE UNDISTURBED SOIL OR COMPACT FILL TO 85% STANDARD PROCTOR DENSITY.
 - 9 INERT MULCH OR DECOMPOSED GRANITE (DG). SEE LANDSCAPE LEGEND.
 - 10 UNDISTURBED HARDPAN.
 - 11 IN AREAS WHERE CALICHE OR HARDPAN OCCURS DIG A MIN. OF 3 DRAINAGE CHIMNEY HOLES BESIDE ROOT BALL AND THROUGH HARDPAN. FILL WITH SAME BACKFILL SOIL. NOT GRAVEL. CHIMNEY TO BE MIN. 8" DIA. AND 12" DEEP.
- NOTES:
1. TRIM AND MAINTAIN TO PROVIDE A MINIMUM 8'-0" CLEARANCE FROM ADJACENT PATH OR PAVEMENT TO TREE CANOPY.

FERTILIZER TABLET SCHEDULE
AGRIFORM FERTILIZER TABLETS OR EQUAL.
PLACE TABLETS DOWN ALONG PLANT ROOTBALL SIDE
1 PER 1 GAL.,
2 PER 5 GAL.,
3 PER 15 GAL.,
4 PER 24" BOX OR LARGER

1 TREE PLANTING

SCALE: N.T.S.

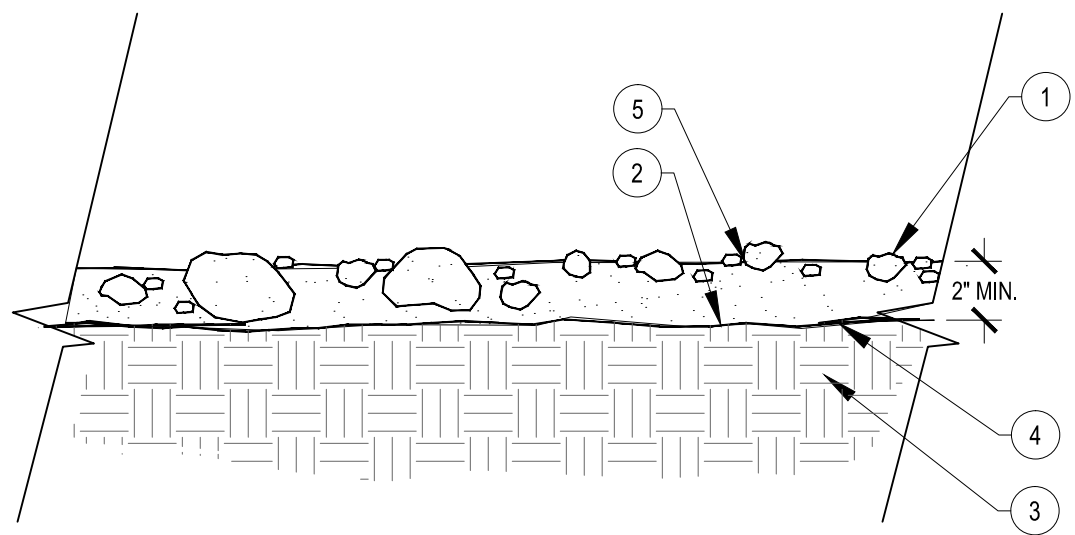


- 1 PLANT MATERIAL, SEE LANDSCAPE LEGEND.
 - 2 TOP OF ROOTBALL FLUSH OR SLIGHTLY ABOVE FINISH GRADE.
 - 3 WALLS OF UNDISTURBED SOIL SHOULD BE SLOPED WITH ROUGH EDGES. PLANTING PIT TO BE AS DEEP AS ROOTS.
 - 4 FREE OR CUT CIRCLING ROOTS (UNLESS PLANTS ARE KNOWN TO HAVE SENSITIVE ROOTS HANDLE WITH MINIMAL DISTURBANCE).
 - 5 BACKFILL: PER SPECIFIED SOIL AMENDMENT MIX, OR NATIVE SOIL IF NONE DESCRIBED. REMOVE ALL ROCK 1" OR GREATER FROM BACKFILL.
 - 6 NATIVE UNDISTURBED SOIL OR COMPACT FILL TO 85% STANDARD PROCTOR DENSITY.
 - 7 INERT MULCH OR DECOMPOSED GRANITE (DG). SEE LANDSCAPE LEGEND.
 - 8 PLANT FERTILIZER TABLET. SEE FERTILIZER TABLET SCHEDULE.
- NOTES:
1. PROVIDE ADEQUATE DRAINAGE. IN AREAS WHERE CALICHE OR HARDPAN OCCURS DIG CHIMNEY HOLES BESIDES, NOT BENEATH. ROOT BALL AND FILL WITH SAME BACKFILL SOIL. NOT GRAVEL. CHIMNEY TO BE MIN. 8" DIA. AND 12" DEEP.

FERTILIZER TABLET SCHEDULE
AGRIFORM FERTILIZER TABLETS OR EQUAL.
PLACE TABLETS DOWN ALONG PLANT ROOTBALL SIDE
1 PER 1 GAL.,
2 PER 5 GAL.,
3 PER 15 GAL.,
4 PER 24" BOX OR LARGER

4 SHRUB PLANTING - CONTAINER

SCALE: N.T.S.



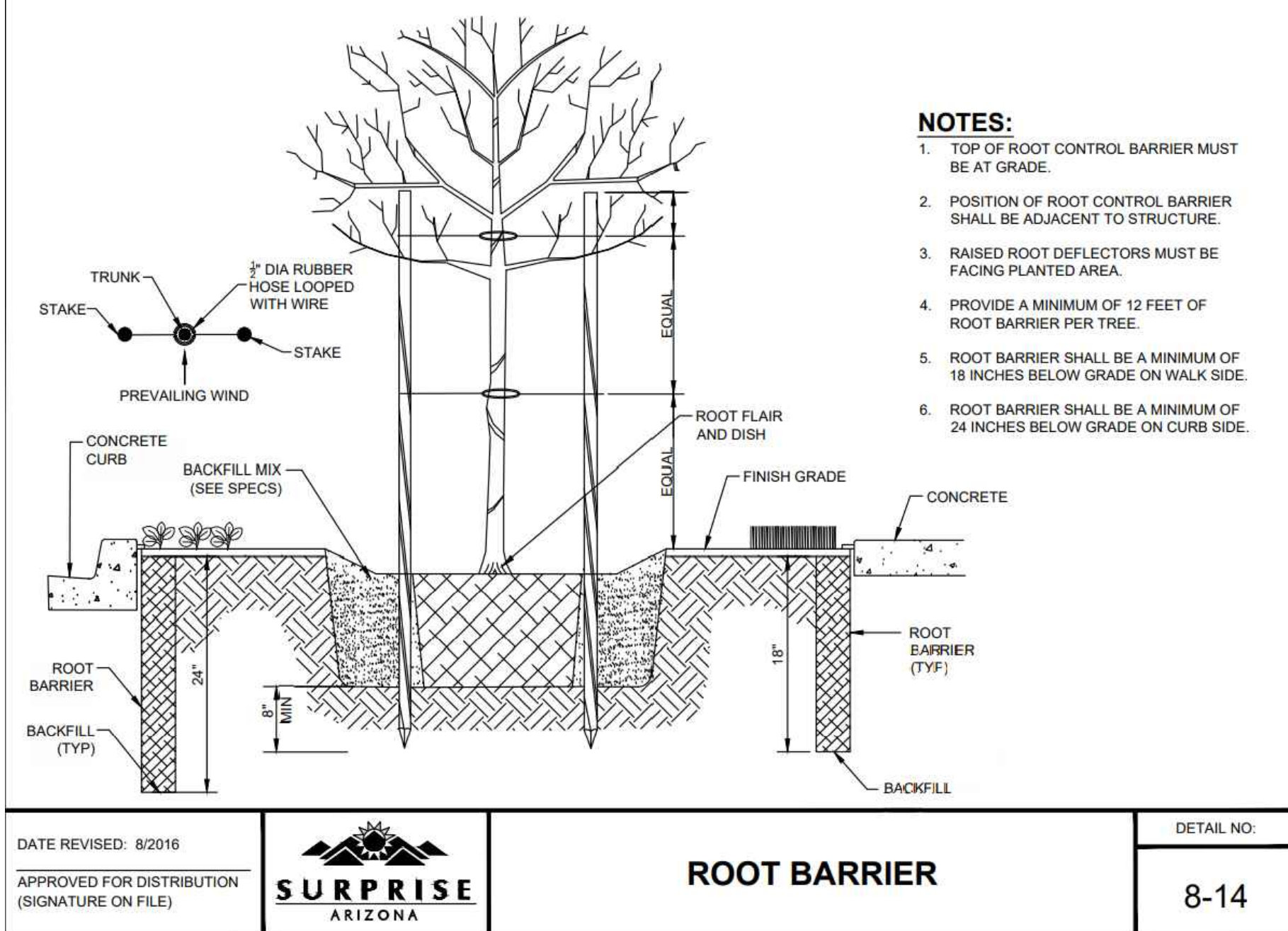
- 1 DECOMPOSED GRANITE (DG) SEE LANDSCAPE LEGEND.
- 2 FINISH GRADE PER PLANS.
- 3 ENSURE PLANTING AREAS ARE FREE OF DEBRIS AND WEEDS. COMPACT TO 85% PROCTOR DENSITY.
- 4 PRE-TREAT FINISH GRADED LANDSCAPE AREAS WITH PRE-EMERGENT CHEMICAL APPLICATION PRIOR TO APPLICATION OF DG.
- 5 PRE-TREAT DG TOP SURFACE WITH PRE-EMERGENT CHEMICAL APPLICATION FOR WEED CONTROL AFTER LANDSCAPE INSTALL COMPLETED AND AFTER WATER SETTLING.

NOTES:

1. COORDINATE FINAL GRADES WITH LANDSCAPE ARCHITECT AND PER CIVIL PLANS.
2. WET DG ROCK AFTER INSTALL TO REMOVE DUST AND SETTLE ROCK.
3. REAPPLY DG TO AREAS THAT SETTLE.
4. WASH DG FROM ADJACENT PAVEMENTS.

7 GRANITE INSTALLATION

SCALE: N.T.S.

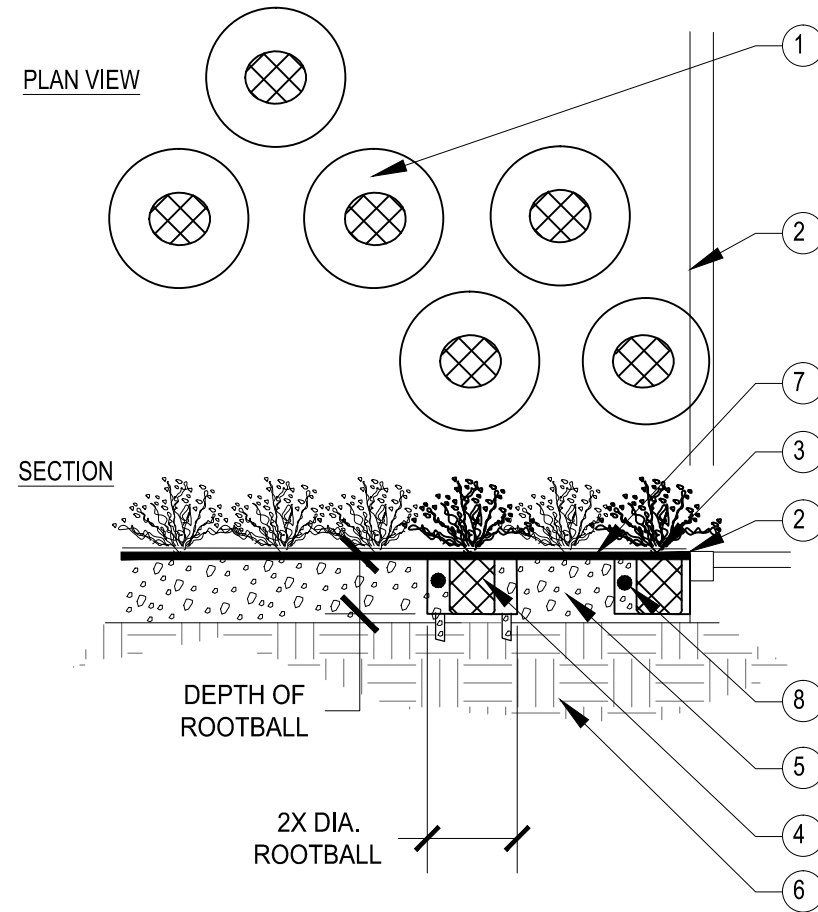


- NOTES:**
1. TOP OF ROOT CONTROL BARRIER MUST BE AT GRADE.
 2. POSITION OF ROOT CONTROL BARRIER SHALL BE ADJACENT TO STRUCTURE.
 3. RAISED ROOT DEFLECTORS MUST BE FACING PLANTED AREA.
 4. PROVIDE A MINIMUM OF 12 FEET OF ROOT BARRIER PER TREE.
 5. ROOT BARRIER SHALL BE A MINIMUM OF 18 INCHES BELOW GRADE ON WALK SIDE.
 6. ROOT BARRIER SHALL BE A MINIMUM OF 24 INCHES BELOW GRADE ON CURB SIDE.

5 ROOT BARRIER

SCALE: N.T.S.

REFER TO CITY WEBSITE FOR CURRENT EDITION OF THIS DETAIL



- 1 GROUNDCOVER / PLANT MATERIAL SEE LANDSCAPE LEGEND.
- 2 EDGE OF PLANTING BED OR HEADER.
- 3 TOP OF ROOTBALL FLUSH OR SLIGHTLY ABOVE FINISH GRADE.
- 4 FREE OR CUT CIRCLING ROOTS (UNLESS PLANTS ARE KNOWN TO HAVE SENSITIVE ROOTS HANDLE WITH MINIMAL DISTURBANCE).
- 5 BACKFILL: PER SPECIFIED SOIL AMENDMENT MIX, OR NATIVE SOIL IF NONE DESCRIBED. REMOVE ALL ROCK 1" OR GREATER FROM BACKFILL.
- 6 NATIVE UNDISTURBED SOIL OR COMPACT FILL TO 85% STANDARD PROCTOR DENSITY.
- 7 INERT MULCH OR DECOMPOSED GRANITE (DG). SEE LANDSCAPE LEGEND.
- 8 PLANT FERTILIZER TABLET. SEE FERTILIZER TABLET SCHEDULE.

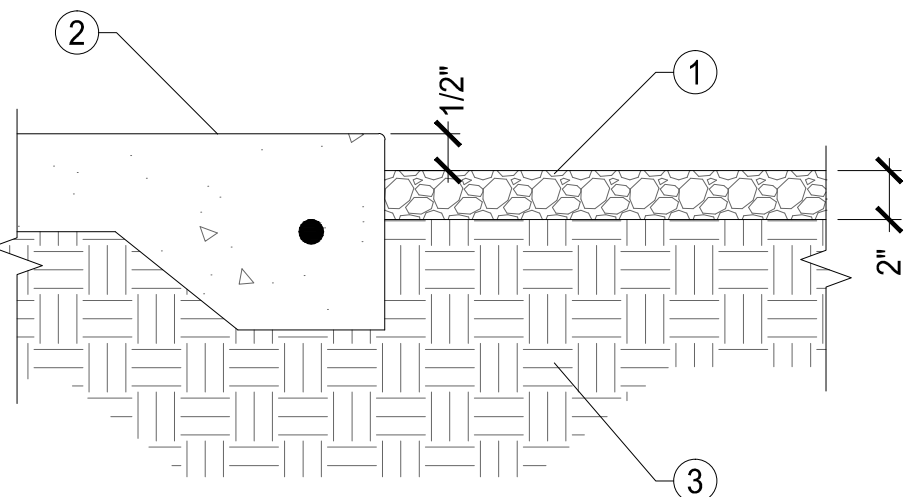
NOTES:

1. SEE PLAN FOR DESIGN AND SPACING.
2. PROVIDE ADEQUATE DRAINAGE. IN AREAS WHERE CALICHE OR HARDPAN OCCURS DIG CHIMNEY HOLES BESIDES, NOT BENEATH. ROOT BALL AND FILL WITH SAME BACKFILL SOIL. NOT GRAVEL. CHIMNEY TO BE MIN. 8" DIA. AND 12" DEEP.

FERTILIZER TABLET SCHEDULE
AGRIFORM FERTILIZER TABLETS OR EQUAL.
PLACE TABLETS DOWN ALONG PLANT ROOTBALL SIDE
1 PER 1 GAL.,
2 PER 5 GAL.,
3 PER 15 GAL.,
4 PER 24" BOX OR LARGER

5 GROUNDCOVER PLANTING - CONTAINER

SCALE: N.T.S.



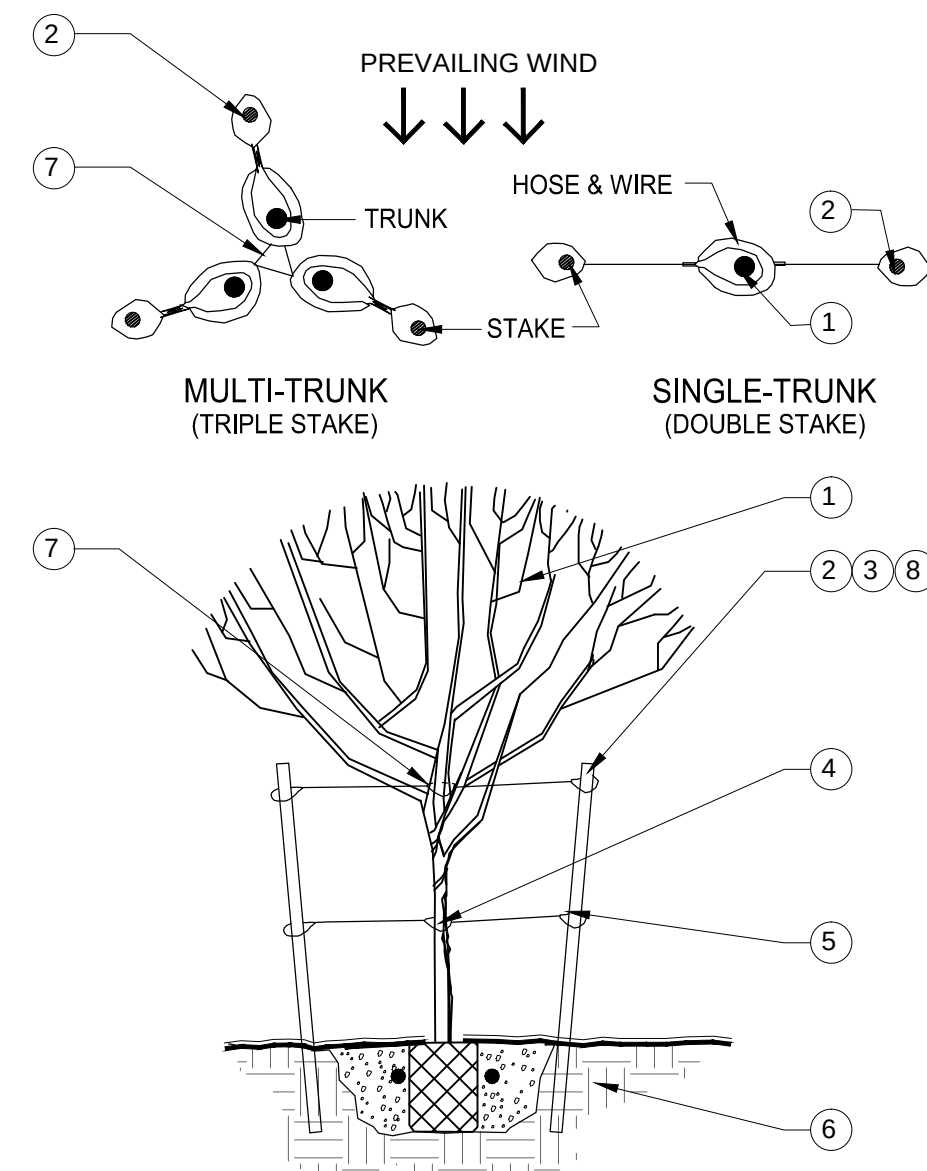
- 1 DECOMPOSED GRANITE PER PLANTING LEGEND
- 2 CONCRETE CURB OR WALK PER CIVIL PLANS
- 3 ENSURE PLANTING AREAS ARE FREE OF DEBRIS AND WEEDS. COMPACT TO 85% PROCTOR DENSITY. PRE-TREAT FINISH GRADED LANDSCAPE AREAS WITH PRE-EMERGENT CHEMICAL APPLICATION

NOTES:

1. COORDINATE FINAL GRADES WITH LANDSCAPE ARCHITECT AND PER CIVIL PLANS.
2. REAPPLY DG TO AREAS THAT SETTLE.
3. WET DG ROCK AFTER INSTALL TO REMOVE DUST AND SETTLE ROCK.
4. WASH DG FROM ADJACENT PAVEMENTS.
5. APPLY POST EMERGENT WEED CONTROL AFTER LANDSCAPE INSTALL COMPLETED.

8 CONCRETE / GRANITE TRANSITION

SCALE: N.T.S.



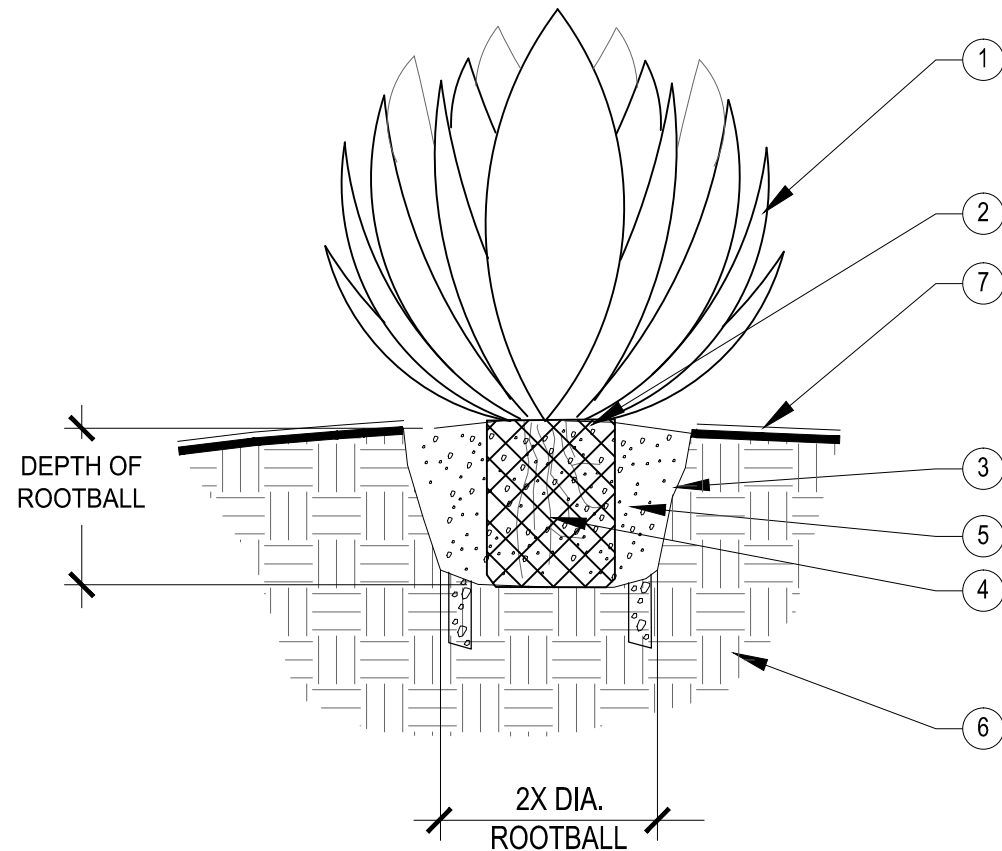
- 1 TREE PLANTING, SEE DETAIL.
- 2 2" DIA. LODGEPOLE OR 2" SQ. STAKES DRIVEN VERTICALLY OR SLIGHT ANGLE IN UNDISTURBED SOIL. 8' TALL FOR #15 GAL. SIZE, 10' TALL FOR 24" BOX OR LARGER. NOTCH EACH STAKE WITH 3/4" CUT TO SECURE WIRE AT.
- 3 PLACE OR CUT STAKES OFF BELOW THE CANOPY TO PREVENT DAMAGE TO BRANCHES.
- 4 PLACE HOSE AND WIRE 6" ABOVE STRESS POINT OF TREE. NOTCH BACKSIDE OF POLY. USE 1/2" I.D. RUBBER HOSE 12'-15' LONG MIN. OR NYLON STRAP MATERIAL.
- 5 #12 PLASTIC GUY WIRE WRAP TWICE AROUND STAKE AND SECURE.
- 6 NATIVE UNDISTURBED SOIL OR COMPACT FILL TO 85% STANDARD PROCTOR DENSITY.
- 7 PLACE HOSE AND WIRE 12" ABOVE SCAFFOLDING BRANCH. USE 1/2" I.D. RUBBER HOSE 12'-15' LONG MIN. OR NYLON STRAP MATERIAL.
- 8 STAKING PER COP MAG SUPPLEMENT 430.10.1. PER CHECKLIST.

NOTES:

1. LARGE SALVAGED TREES DO NOT NEED STAKING, UNLESS NOTED ON PLANS.
2. THE CONTRACTOR MAY USE THEIR OWN DISCRETION IN STAKING TREES OF 52" BOX OR LARGER AND SHOULD REVIEW SITE SPECIFIC CONDITIONS AND EACH TREE TO DETERMINE IF STAKING IS NECESSARY.

3 TREE STAKING DETAIL - 2 TIES

SCALE: N.T.S.



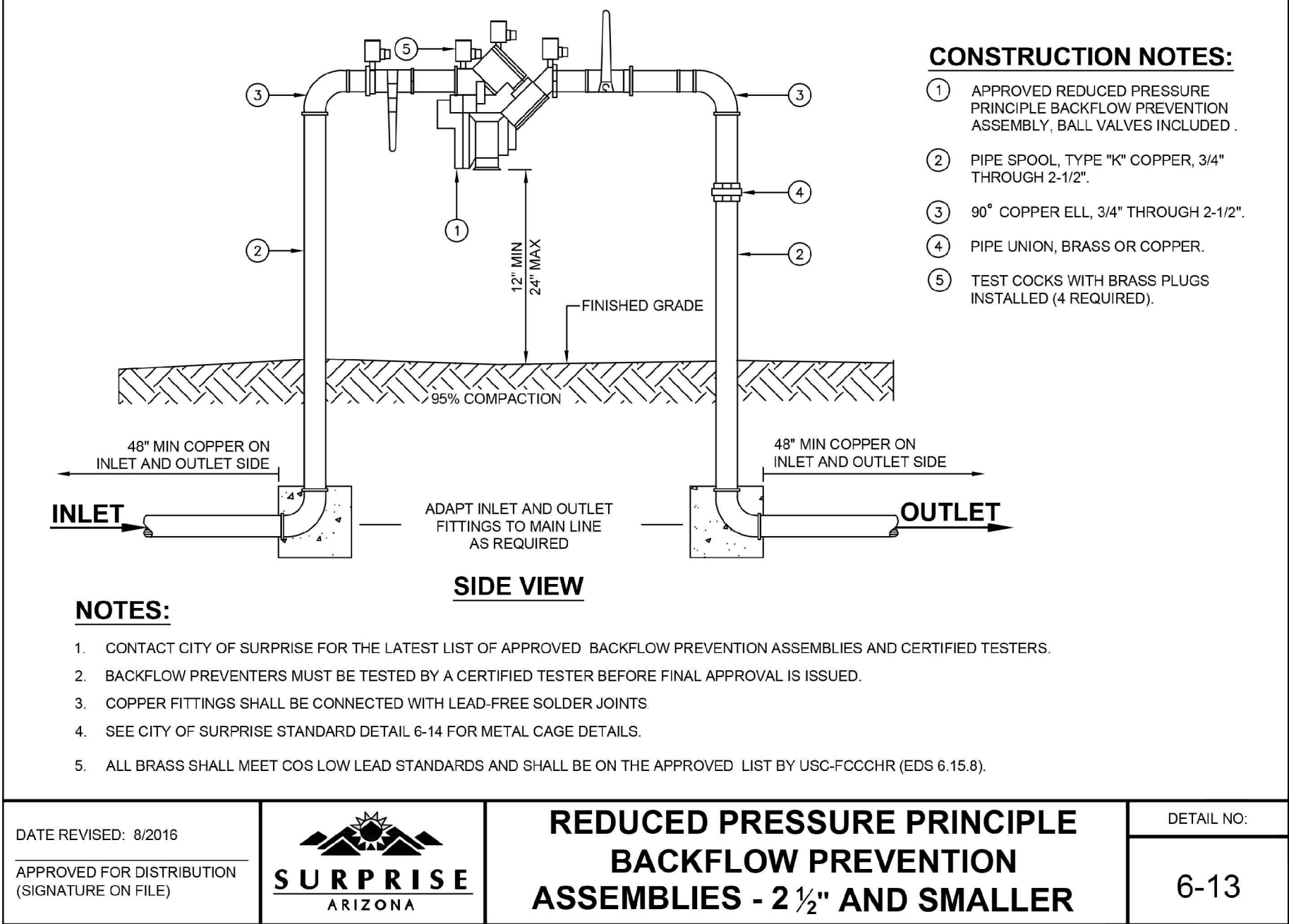
- 1 PLANT MATERIAL, SEE LANDSCAPE LEGEND.
- 2 TOP OF ROOTBALL FLUSH OR SLIGHTLY ABOVE FINISH GRADE.
- 3 WALLS OF UNDISTURBED SOIL SHOULD BE SLOPED WITH ROUGH EDGES. PLANTING PIT TO BE AS DEEP AS ROOTS.
- 4 FREE OR CUT CIRCLING ROOTS (UNLESS PLANTS ARE KNOWN TO HAVE SENSITIVE ROOTS HANDLE WITH MINIMAL DISTURBANCE).
- 5 BACKFILL: PER SPECIFIED SOIL AMENDMENT MIX, OR NATIVE SOIL IF NONE DESCRIBED. REMOVE ALL ROCK 1" OR GREATER FROM BACKFILL.
- 6 NATIVE UNDISTURBED SOIL OR COMPACT FILL TO 85% STANDARD PROCTOR DENSITY.
- 7 INERT MULCH DECOMPOSED GRANITE (DG). SEE LANDSCAPE LEGEND.

NOTES:

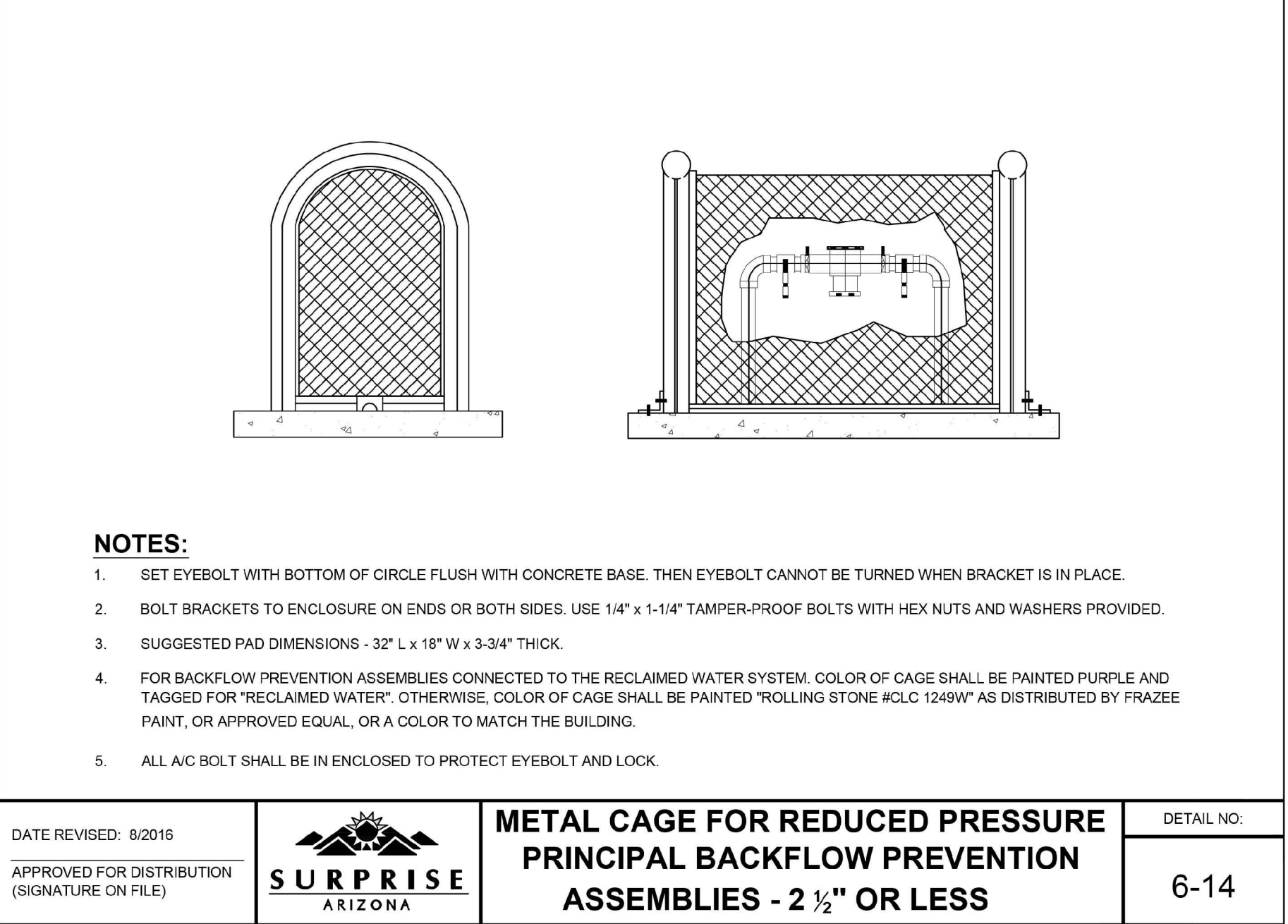
1. PROVIDE ADEQUATE DRAINAGE. IN AREAS WHERE CALICHE OR HARDPAN OCCURS DIG CHIMNEY HOLES BESIDES, NOT BENEATH. ROOT BALL AND FILL WITH SAME BACKFILL SOIL. NOT GRAVEL. CHIMNEY TO BE MIN. 8" DIA. AND 12" DEEP.

6 ACCENT PLANTING - CONTAINER

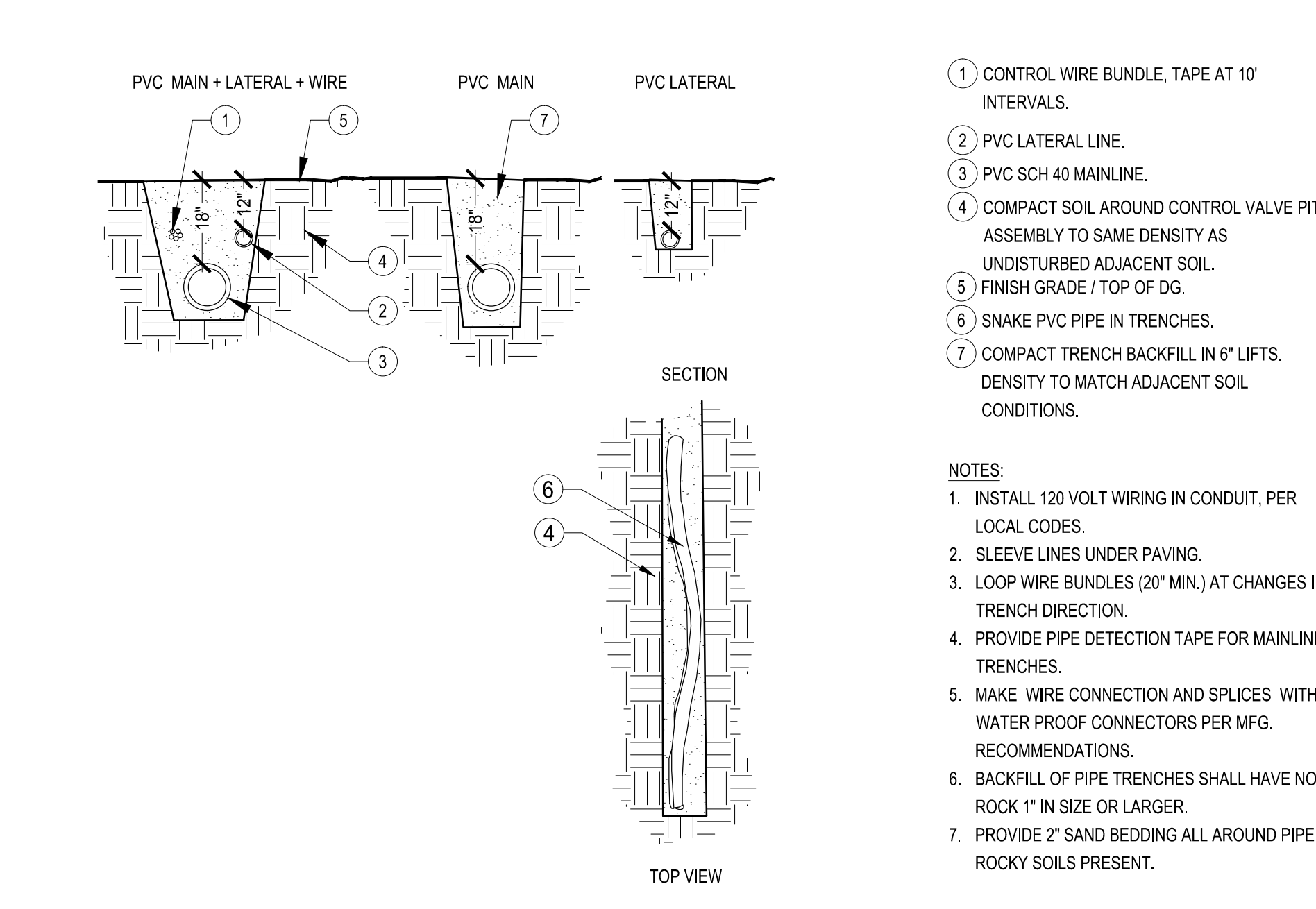
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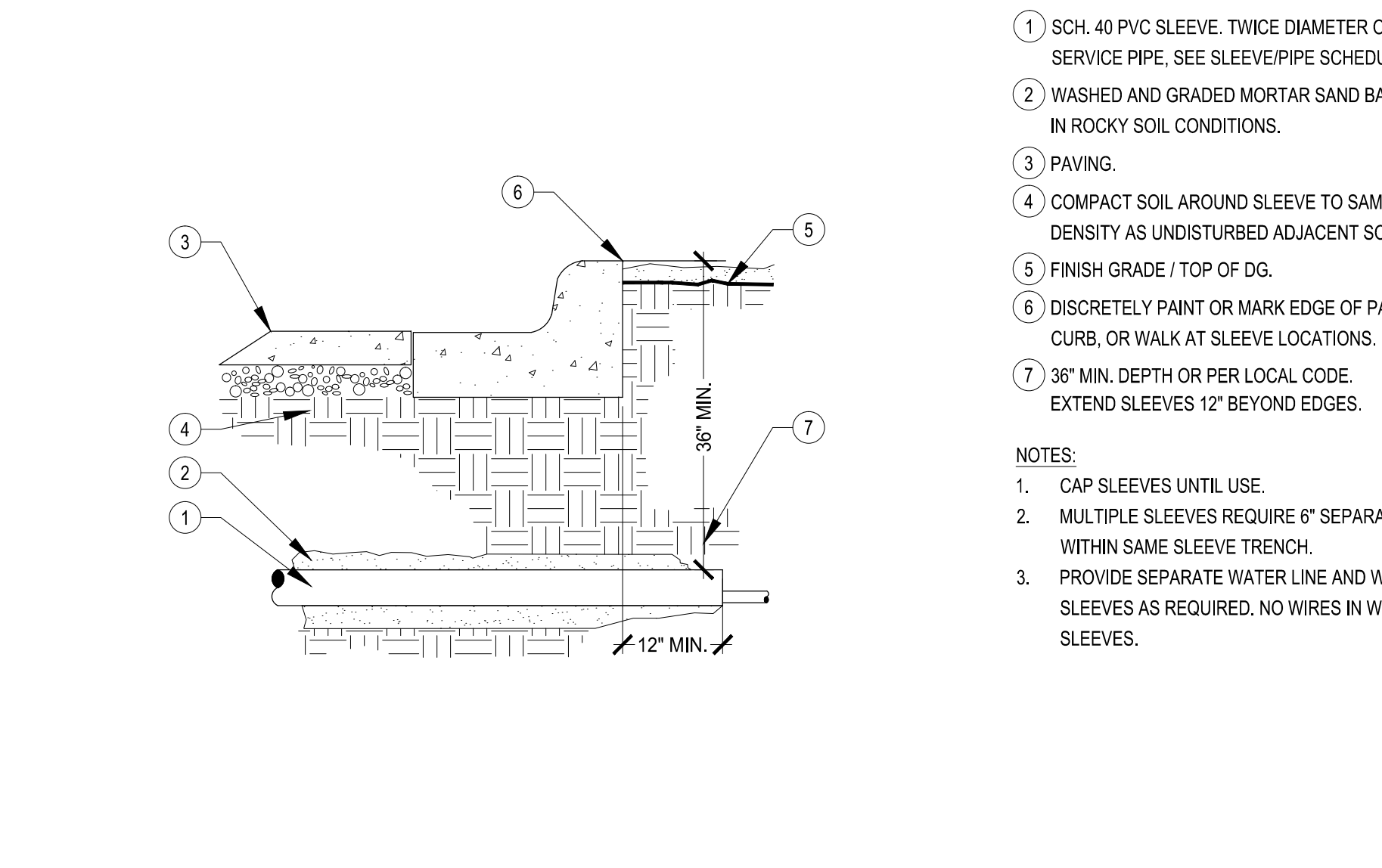
1 BACKFLOW PREVENTER
SCALE: N.T.S.
REFER TO CITY WEBSITE FOR CURRENT EDITION OF THIS DETAIL



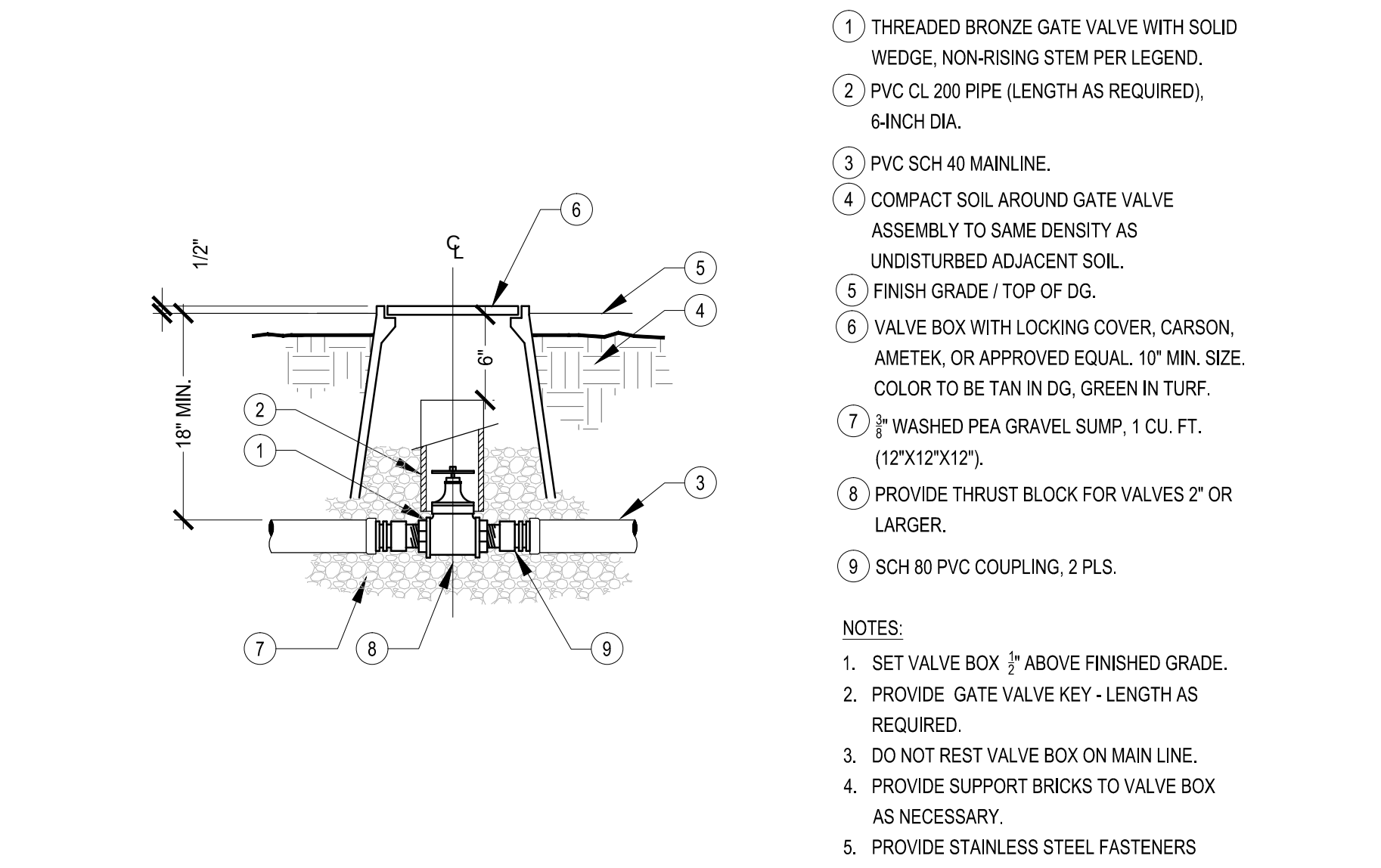
2 BACKFLOW PREVENTER ENCLOSURE
SCALE: N.T.S.
REFER TO CITY WEBSITE FOR CURRENT EDITION OF THIS DETAIL



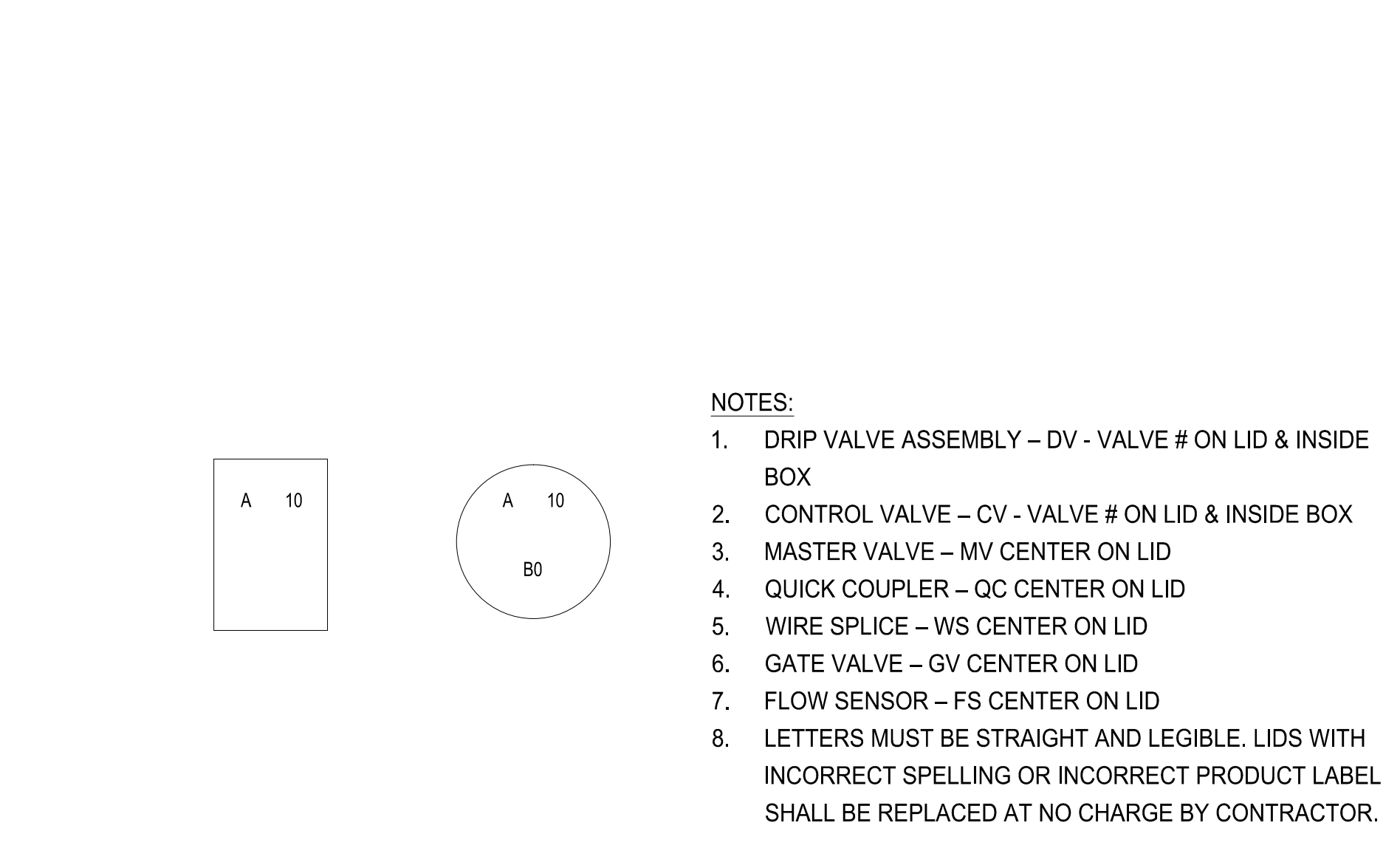
3 IRRIGATION TRENCH
SCALE: N.T.S.



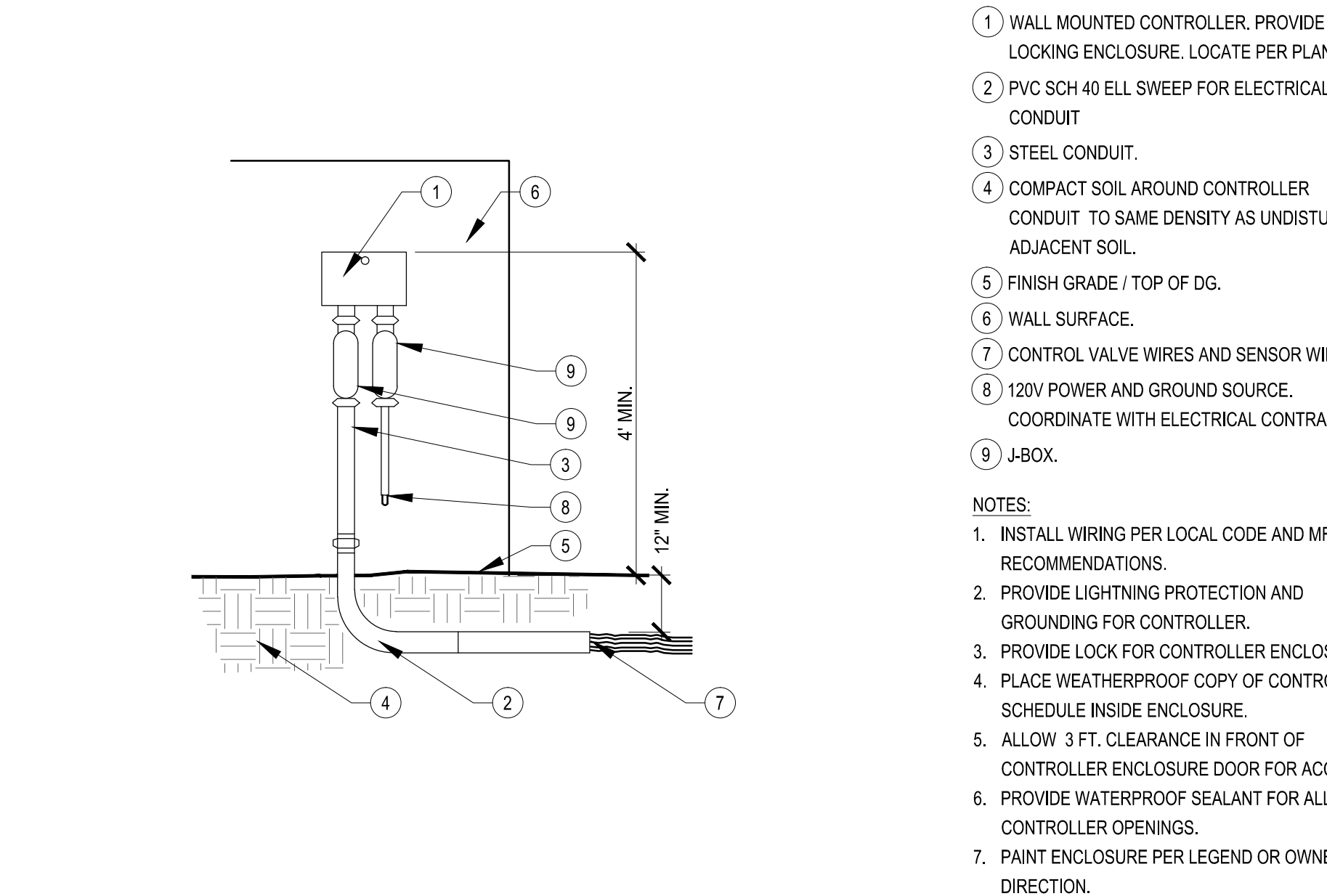
4 IRRIGATION SLEEVE
SCALE: N.T.S.



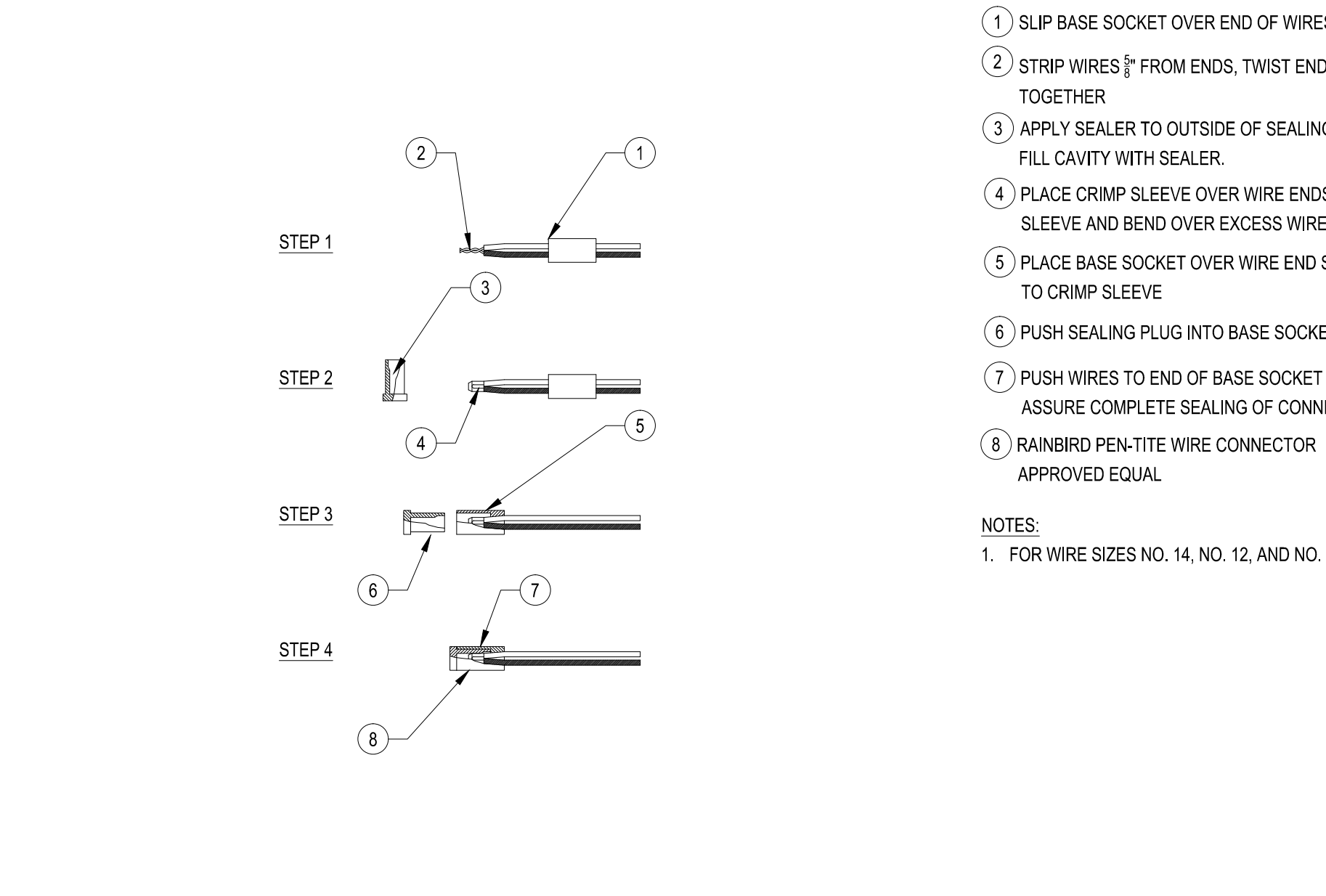
5 GATE VALVE ASSEMBLY
SCALE: N.T.S.



6 VALVE BOX BRANDING
SCALE: N.T.S.



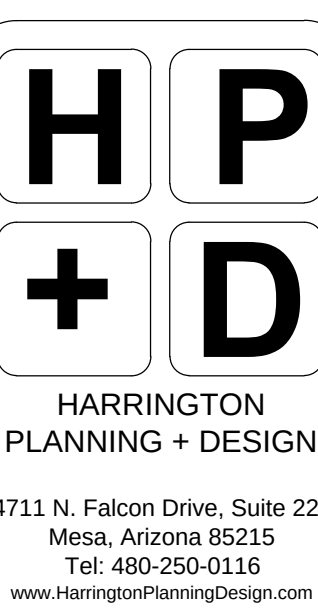
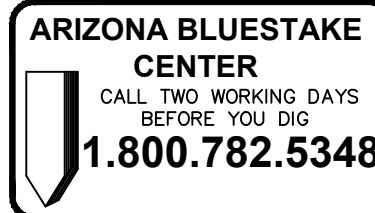
7 CONTROLLER - WALL MOUNT
SCALE: N.T.S.



8 IRRIGATION WIRE CONNECTIONS
SCALE: N.T.S.

IRRIGATION NOTES

1. ALL IRRIGATION PIPING EXCEPT DRIP TUBING SHALL BE INSTALLED IN PURPLE COLORED PIPING PER CITY OF SURPRISE EDS STANDARD 8.2(5)



ASANTE SHOPS B
16324 W. Pat Tillman Blvd.
Surprise, Arizona 85387

REV.	COMMENT	DATE

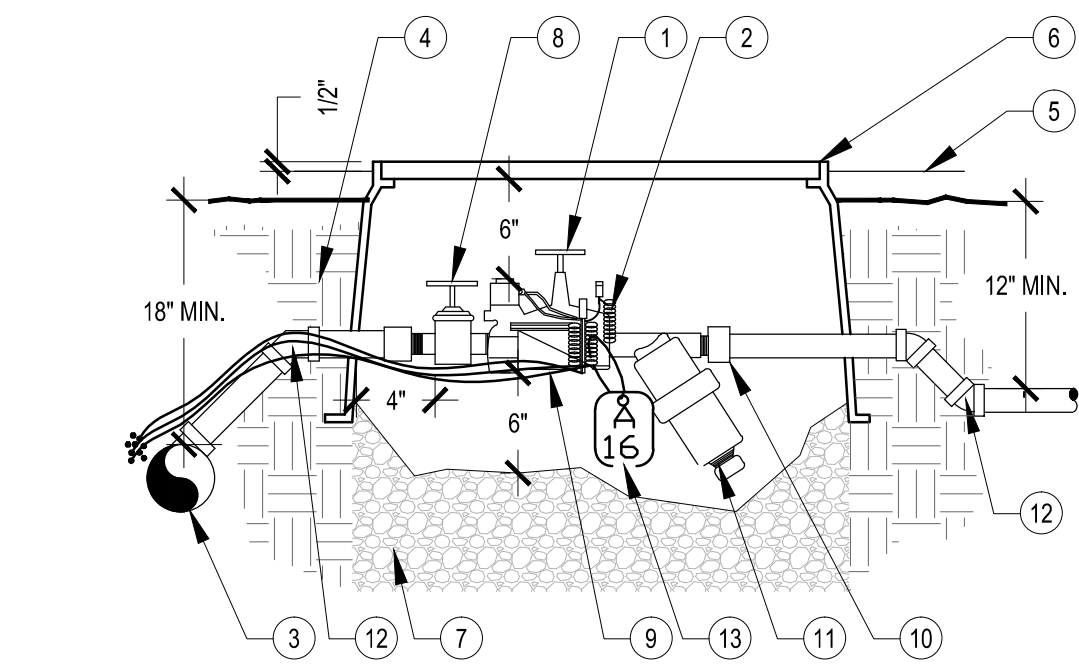
City Comments	05.20.24
City Comments	05.02.24
Address update	02.22.24
Final Permit REV	11.16.23
Final Permit REV	08.17.22
Final Permit Submittal	06.02.22
ISSUE	DATE

LANDSCAPE PACKAGE

May 20, 2024
DRAWN BY: BH
CHECK BY: JEH
PROJ. NO.: 2022-047
CASE NO.: FS22-0826

IRRIGATION DETAILS

L4.0
5 of 6



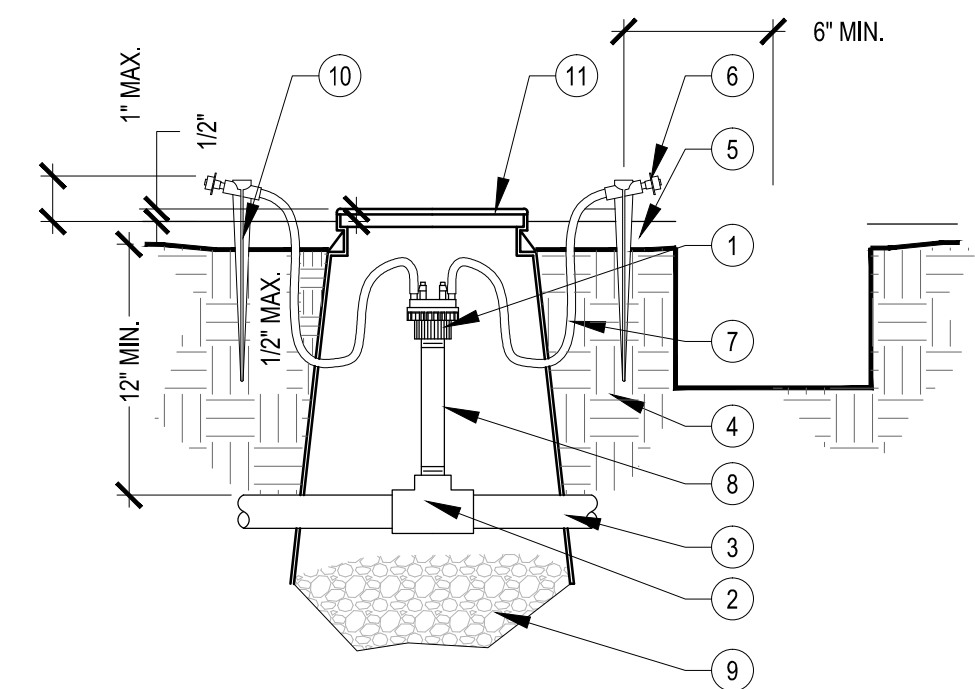
- 1 ELECTRIC REMOTE VALVE PER LEGEND.
- 2 EPOXY FILLED CYLINDER WIRE CONNECTORS.
- 3 PVC SCH 40 MAINLINE.
- 4 COMPACT SOIL AROUND CONTROL VALVE PIT ASSEMBLY TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
- 5 FINISH GRADE / TOP OF DG.
- 6 12" VALVE BOX WITH LOCKING COVER, CARSON, AMETEK, OR APPROVED EQUAL. TAN COLOR IN DG, GREEN IN TURF.
- 7 3/8" WASHED PEA GRAVEL SUMP, 2 CU. FT MIN.
- 8 PVC ISOLATION BALL VALVE.
- 9 CONTROLLER WIRE, TAPE AND BUNDLE AT 10' INTERVALS.
- 10 PVC SCH 80 UNION.
- 11 WYE FILTER (#150 MESH) WITH STAINLESS STEEL SCREEN, POSITION TO ONE SIDE AND DOWNWARD.
- 12 PVC SCH 80 FITTINGS.
- 13 VALVE TAG, STANDARD VALVE I.D. AND LETTER TO CORRESPOND TO CONTROLLER AND VALVE NUMBER. AFFIX TO CONTROL WIRE W/ ELECTRICAL WIRE TIE.

NOTES:

1. PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX. (WRAP WIRE AROUND PIPE 15 TIMES).
2. SET VALVE BOX PARALLEL W/ GRADE.
3. SEAL THREADED JOINTS WITH TEFLON .
4. DO NOT REST VALVE BOX ON MAIN LINE.
5. LOCATE ONLY 1 VALVE ASSEMBLY PER VALVE BOX.
6. PROVIDE SUPPORT BRICKS TO VALVE BOX AS NECESSARY.
7. PROVIDE STAINLESS STEEL FASTENERS FOR LOCKING COVER.

1 DRIP VALVE ASSEMBLY

SCALE: N.T.S.



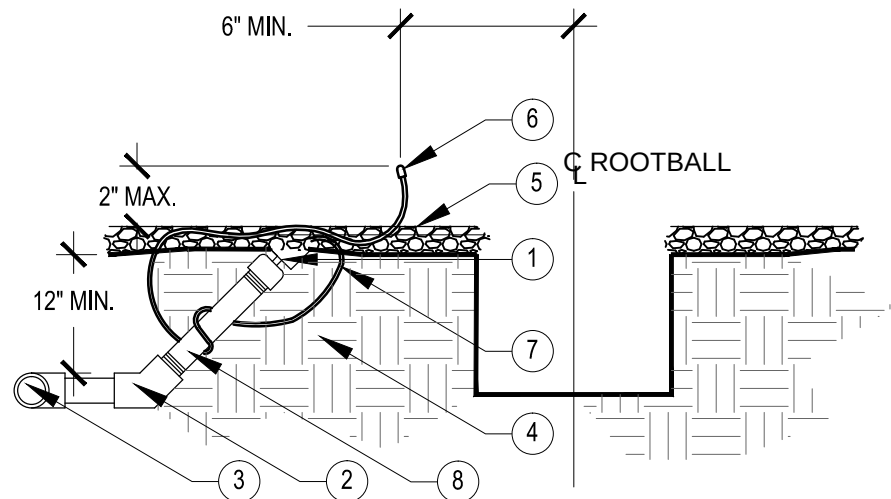
- 1 THREADED PRESSURE COMPENSATING EMITTER. SEE LEGEND FOR SIZE.
- 2 PVC SCH 80 FITTING, ELL OR TEE.
- 3 PVC SCH 40 LATERAL OR PER IRRIGATION LEGEND.
- 4 COMPACT SOIL AROUND EMITTER TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
- 5 FINISH GRADE / TOP OF DG.
- 6 BUG CAP.
- 7 1/4" DISTRIBUTION TUBING. LOOP FOR A 5 FT. MAXIMUM LENGTH. NO KINKS IN TUBING.
- 8 PVC SCH 80 1/2" NIPPLE RISER, THREADED (LENGTH AS REQUIRED).
- 9 3/8" WASHED PEA GRAVEL SUMP, 1/2 CU. FT MIN.
- 10 1/4" DISTRIBUTION TUBE EMITTER STAKE.
- 11 6" VALVE BOX WITH LOCKING COVER, CARSON, AMETEK, OR APPROVED EQUAL. COLOR TO BE TAN IN DG, GREEN IN TURF.

NOTES:

1. MULTI PORT EMITTER FOR TREES AND MASSES PLANTS ONLY.
2. TEFLON SEAL ALL THREAD JOINTS.
3. ON SLOPE CONDITIONS, PLACE EMITTER ON UPHILL SIDE OF PLANT.
4. DO NOT DISTURB ROOTBALL WITH PVC PIPE.
5. SPACE EMITTER TUBING EQUALLY AROUND DRIP LINE OF TREE.
6. INSTALL EMITTERS ONLY AFTER SYSTEM FLUSH OF
7. LATERALS.
8. PROVIDE SUPPORT BRICKS TO VALVE BOX AS NECESSARY.
9. PROVIDE STAINLESS STEEL FASTENERS FOR LOCKING COVER.

4 MULTI-PORT EMITTER WITH DISTRIBUTION TUBING

SCALE: N.T.S.



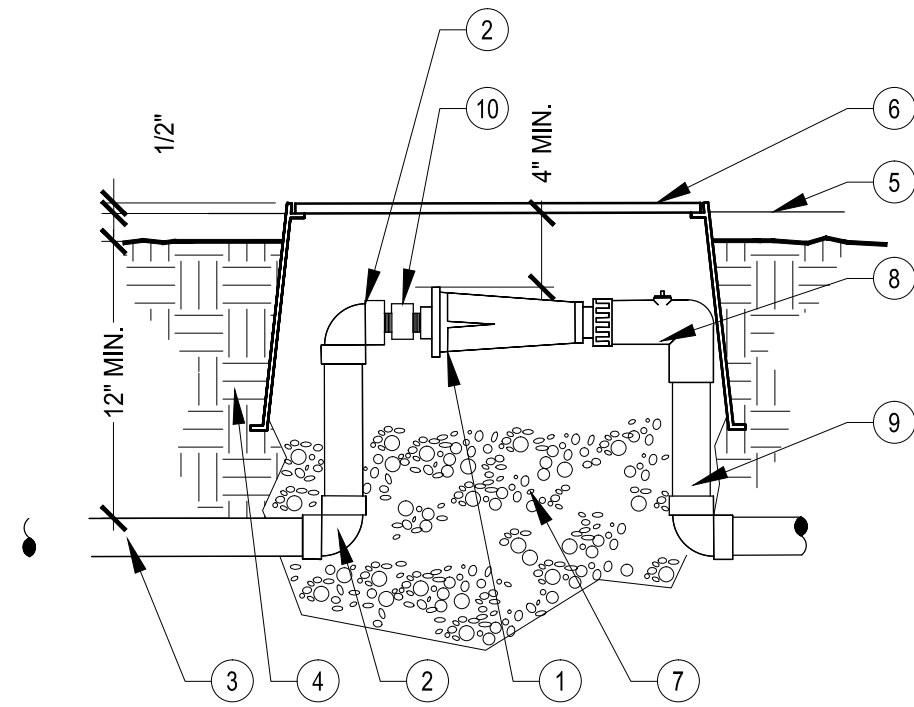
- 1 PRESSURE COMPENSATING EMITTER, THREADED. SEE LEGEND FOR SIZE
- 2 PVC SCH 80 FITTING, ELL OR TEE
- 3 PVC SCH 40 LATERAL OR PER IRRIGATION LEGEND
- 4 COMPACT SOIL AROUND EMITTER TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL
- 5 FINISH GRADE / TOP OF DG
- 6 BUG CAP
- 7 DISTRIBUTION TUBING. LOOP AROUND PVC FOR A 5 FT MAXIMUM LENGTH. DO NOT KINK TUBING
- 8 PVC SCH 80 1/2" NIPPLE RISER, THREADED (LENGTH AS REQUIRED)

NOTES:

1. SINGLE PORT EMITTER FOR SHRUBS, ACCENTS, AND GROUND COVERS ONLY.
2. SEAL THREAD JOINTS WITH TEFLON .
3. SLOPE CONDITIONS: PLACE EMITTER ON UPHILL SIDE OF PLANT.
4. DO NOT DISTURB ROOTBALL WITH PVC PIPE.
5. INSTALL EMITTERS ONLY AFTER SYSTEM FLUSH OF
6. LATERALS.

7 SINGLE PORT EMITTER W/ DISTRIBUTION TUBING

SCALE: N.T.S.



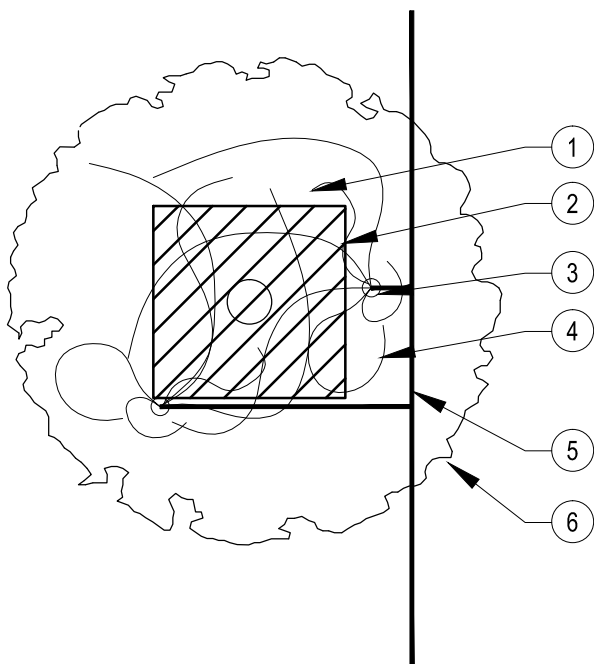
- 1 PRESET PRESSURE REGULATOR, 30 PSI OR PER LEGEND.
- 2 PVC SCH 80 FITTINGS.
- 3 PVC SCH 40 MAINLINE / LATERAL.
- 4 COMPACT SOIL AROUND PRESSURE REGULATOR ASSEMBLY TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL.
- 5 FINISH GRADE / TOP OF DG.
- 6 12" VALVE BOX WITH LOCKING COVER, CARSON, AMETEK, OR APPROVED EQUAL. COLOR TO BE TAN IN DG, GREEN IN TURF.
- 7 3/8" WASHED PEA GRAVEL SUMP, 1 CU. FT. (12"X12"X12") MIN.
- 8 PCV ELL 3/8" HT SWIVEL W/ SCHRADER PRESSURE CHECK VALVE.
- 9 PVC SCH 40 LATERAL OR PER IRRIGATION LEGEND.
- 10 PVC SCH 80 UNION.

NOTE:

1. SET VALVE BOX PARALLEL WITH GRADE.
2. SEAL THREADED JOINTS WITH TEFLON .
3. DO NOT REST VALVE BOX ON MAIN LINE.
4. LOCATE ONLY 1 PRESSURE REGULATOR PER VALVE BOX.
5. PROVIDE SUPPORT BRICKS TO VALVE BOX AS NECESSARY.
6. PROVIDE STAINLESS STEEL FASTENERS FOR LOCKING COVER.

2 PRESSURE REGULATOR - DRIP VALVE

SCALE: N.T.S.



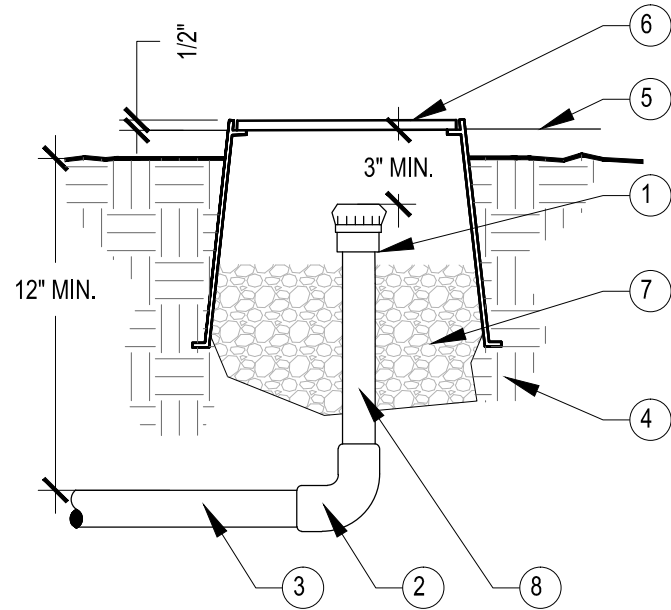
- 1 EMISSION POINT (TYP.)
- 2 PLANT ROOTBALL (TYP.)
- 3 MULTI-PORT EMITTER, SEE EMITTER DETAIL.
- 4 DISTRIBUTION TUBE, MAXIMUM LENGTH 5 FT. (TYP.) DO NOT KINK TUBING
- 5 LATERAL PIPE, SCH 40 PVC OR PER IRRIGATION LEGEND
- 6 TREE CANOPY

NOTES:

1. MAXIMUM LENGTH OF DISTRIBUTION TUBING SHALL BE 5 FEET.
2. PLACE EMISSION POINT AT EDGE OF ROOTBALL ON UPHILL SIDE OF PLANT.
3. ADJUST EMITTER LOCATIONS AS DRIPLINE OF TREE INCREASES WITH GROWTH.
4. PLACE 50% OF DISTRIBUTION TUBES OUTSIDE OF TREE ROOTBALL DURING INSTALL FOR FUTURE GROWTH.

5 EMITTER LOCATIONS - TREES

SCALE: N.T.S.



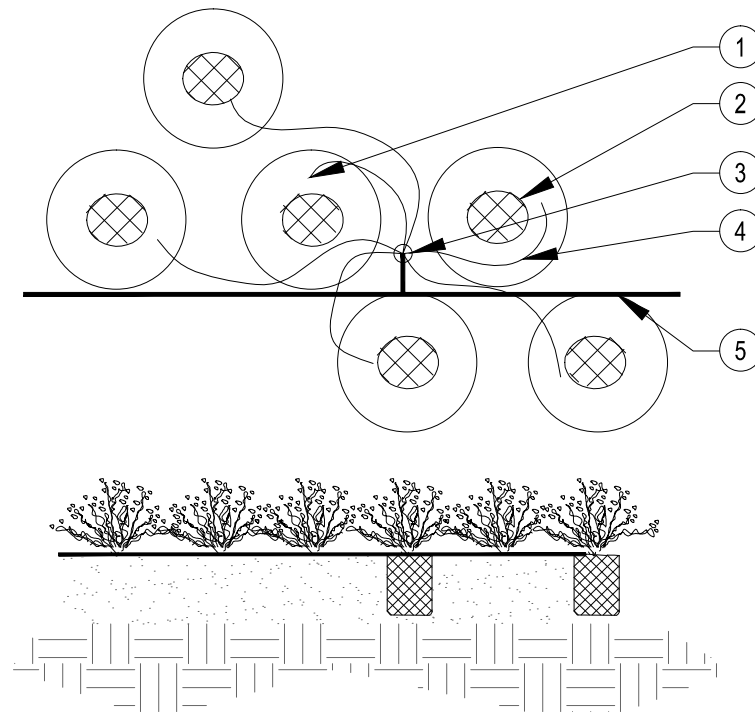
- 1 PVC 1/2" THREADED FLUSH CAP
- 2 PVC SCH 80 FITTINGS
- 3 PVC SCH 40 LATERAL OR PER IRRIGATION LEGEND
- 4 COMPACT SOIL AROUND FLUSH CAP ASSEMBLY TO SAME DENSITY AS UNDISTURBED ADJACENT SOIL
- 5 FINISH GRADE / TOP OF DG
- 6 VALVE BOX WITH LOCKING COVER, CARSON, AMETEK, OR APPROVED EQUAL. 10" MIN. SIZE, COLOR TO BE TAN IN DG, GREEN IN TURF
- 7 3/8" WASHED PEA GRAVEL SUMP, 1 CU. FT MIN.
- 8 PVC SCH 80 1/2" NIPPLE RISER (LENGTH AS REQUIRED)

NOTES:

1. SET VALVE BOX PARALLEL W/ GRADE.
2. SEAL THREADED JOINTS WITH TEFLON .
3. DO NOT REST VALVE BOX ON MAIN LINE.
4. LOCATE ONLY ONE FLUSH CAP PER VALVE BOX.
5. PROVIDE SUPPORT BRICKS TO VALVE BOX AS NECESSARY.
6. PROVIDE STAINLESS STEEL FASTENERS FOR LOCKING COVER.

3 DRIP FLUSH CAP

SCALE: N.T.S.



- 1 EMISSION POINT (TYP.)
- 2 PLANT ROOTBALL (TYP.)
- 3 MULTI-PORT EMITTER, SEE EMITTER DETAIL.
- 4 DISTRIBUTION TUBE, MAXIMUM LENGTH 5 FT. (TYP.) DO NOT KINK TUBING.
- 5 LATERAL PIPE, SCH 40 PVC OR PER IRRIGATION LEGEND.

NOTES:

1. MORE THAN ONE SHRUB MAY BE WATERED FROM A SINGLE MULTI-PORT EMITTER.
2. MAXIMUM LENGTH OF DISTRIBUTION TUBING SHALL BE 5 FEET.
3. IF MORE THAN ONE DISTRIBUTION TUBE USED PER SHRUB, EQUALLY SPACE AROUND PLANT ROOTBALL.
4. PLACE EMISSION POINT AT EDGE OF ROOTBALL ON UPHILL SIDE OF PLANT.

6 EMITTER LOCATIONS - SHRUBS

SCALE: N.T.S.

H

P

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D

HARRINGTON
PLANNING + DESIGN

4711 N. Falcon Drive, Suite 222
Mesa, Arizona 85215
Tel: 480-250-0116
www.HarringtonPlanningDesign.com



ASANTE SHOPS B

16324 W. Pat Tillman Blvd.
Surprise, Arizona 85387

REV. COMMENT DATE

City Comments	05.20.24
City Comments	05.02.24
Address update	02.22.24
Final Permit REV	11.16.23
Final Permit REV	08.17.22
Final Permit Submittal	06.02.22
ISSUE	DATE

LANDSCAPE PACKAGE

May 20, 2024
DRAWN BY: BH
CHECK BY: JE
PROJ. NO.: 2022-047
CASE NO.: FS22-0826

IRRIGATION
DETAILS

L4.1

6 of 6

CASE NO: FS24-0136

IRRIGATION NOTES

1. ALL IRRIGATION PIPING EXCEPT DRIP TUBING SHALL BE INSTALLED IN PURPLE COLORED PIPING PER CITY OF SURPRISE EDS STANDARD 8.2(5)

ARIZONA BLUESTAKE
CENTER

CALL TWO WORKING DAYS
BEFORE YOU DIG

1.800.782.5348

Asante Commercial Center Lot 6, Shops “B” Bank ITM

NWC of N. 163rd Avenue & W. Pat Tillman Boulevard

Citizen Participation Final Report

(Parcel No.: 503-76-979A)
Case No. FS24-0136 (CR23-9040)



**Site Plan Approval & Conditional Use Permit Approval
to Allow a Drive-Through for the Academy Bank Tenant
of the Shops “B” Building of the Asante Commercial Center**

Submitted: June 27, 2024

Asante Commercial Center Lot 6, Shops “B,” Bank ITM

Northwest corner of N. 163rd Avenue and Pat Tillman Boulevard
(Parcel Number 503-76-979A)

Case Number: FS24-0136 (CR23-9040)

Date: June 27, 2024

Contact:

Eric Gerster
Sustainability Engineering Group-Project Manager
5240 N. 16th Street, Suite 105
Phoenix, Arizona 85016
(480) 588-7226
email: eric@azseg.com

Purpose: The purpose of this Citizen Participation Plan is to inform property owners, citizens, neighborhood associations, schools, and businesses of an upcoming development project within their neighborhood, and to help them understand the scope, details and pending approval process. This Participation Plan will ensure that those affected by the development will be properly noticed, and that they will be given an adequate opportunity to learn about, and comment on, the proposal.

The application associated with this report (Case # FS24-0136) is for a Conditional Use Permit (CUP) and Site Plan Review an “ITM” be placed in the parking lot on the south side of the building. The ITM, while similar to other automatic teller machines (ATMs), uses upgraded data connection and hardware to deliver superior teller services – including face-to-face remote connectivity. the bank tenant is not the user of a drive-through lane depicted circling the north side of the Shops “B” building in earlier Site plans. The “ITM” will replace two (2) parking spaces on the south side of the building. This change will result in a loss of seven (7) parking spaces from the previously approved Site Plan, but even with the ITM, the Shops “B” building will still have a surplus of eleven (11) spaces. (The building footprint is 7,479 square feet and the parking ratio for retail is 1/300, requiring a total of twenty-five (25) spaces. Thirty-six (36) spaces are proposed.) The location and design of the facility will not restrict vehicular circulation, and will provide no impediment to existing pedestrian circulation for the Asante Center.

The Applicant believes that the ITM will function as an in-car service location and not as a typical bank drive-through, and therefore should comply with the Surprise Unified Development Code (SUDC). The indeterminate time of use of such a facility should make queuing non-existent.

Identification/Notification of Neighboring Properties: The City of Surprise gathered the mailing addresses of surrounding property owners within 300’ of the subject parcels and prepared a notification postcard of the Applicant’s intent to develop the property. A brief description of the proposal and the development process was included in the card.

Identification Signage: As required by the City of Surprise, two signs were erected on-site identifying the Applicant's/Developer's intent, and each provided a Case Number, Contact Information and Meeting Notices for the project. A photograph of the sign and an Affidavit of Posting have been included in this report.

Neighborhood Meeting: In order to provide effective opportunity for citizen participation, a public meeting was held at **6:00 pm on June 25th, 2024**, at the Asante Preparatory Academy Cafeteria, located at 23251 N. 166th Drive in Surprise, where information was provided to inform nearby residents of the project's details, and to provide them with the ability to give public input on this project. A brief summary of the meeting is included below.

The meeting was attended by 1 person. A copy of the Meeting Sign-in sheet is attached to this report

Members of the Surprise City Staff were also in attendance.

A brief presentation was made by the Applicant's representative which explained:

- A description of the Project.
- How the Project will be incorporated into the Shops "B" building and parking lot
- A description of the CUP meeting requirement.
- A description of the overall site and its construction progress.
- The on-site circulation and access; and how the CUP changes would have little or no effect.

The attendee seemed to have a good understanding of the Asante Commercial Center and its development and questions were few. Questions included:

Off-Site:

How will the driveway function?

It was explained that a Queuing Study was prepared by a consulting engineering firm, submitted to the City of Surprise and reviewed until it received no further comments. Locations of the other ITMs where traffic flow was counted was directed by City staff.

It was explained that the total queued vehicles were believed to be 2 vehicles. It was explained that it was the Applicant's opinion that it would be a rare circumstance for more than 2 vehicles to be in line due to the size of the branch and its new position in the market.

Who will the other tenants of Shops "B" be?

The Applicant had no knowledge of any signed leases.

When will the Shops "B" building be built? When will it open?

The Applicant stated that he had no knowledge of how many leases would be required to start construction, but that their client seemed to be in a hurry to get the approval. It was stated that engineering plans were in review and it was anticipated that construction permits could be pulled near the end of 2024 with construction taking place in 2025.

Overall, citizen participation was supportive and encouraging.

This report was completed and delivered electronically to the City of Surprise on June 26, 2024.

AFFIDAVIT OF POSTING

Application No: FS24-0136

Applicant Name: SEG

Location: NWC Pat Tillman Blvd & 163rd Ave

Date Site Posted: 05/28/24

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett 5/28/24
Applicant/Representative Signature Date

This instrument was acknowledged before me on 05/28/24, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

CITY OF SURPRISE
163rd AVENUE

Notice of Public Hearing City of Surprise

In Person Neighborhood Meeting

Date: Tuesday, June 25, 2024

Time: 6:00 P.M.

Location: Asante Preparatory Academy

Cafeteria

23251 N. 166th Drive,

Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: Surprise City Hall

Council Chambers

16000 Civic Center Plaza

Surprise, AZ 85374



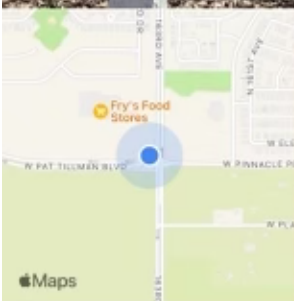
Case No.: **FS24-0136**

Request: Conditional Use Permit (CUP) with Site Plan for the construction of a drive-through teller machine, accessory to an adjacent bank office located within the Asante Shops B commercial suite.

For more information, call:

623-222-3011

www.Surpriseaz.gov



May 28, 2024 at 10:52:14 AM
16300-16334 W Pat Tillman Blvd
Surprise AZ 85387
United States

Notice of Public Hearing

City of Surprise

In Person Neighborhood Meeting

Date: Tuesday, June 25, 2024

Time: 6:00 P.M.

Location: Asante Preparatory Academy
Cafeteria
23251 N. 166th Drive,
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374



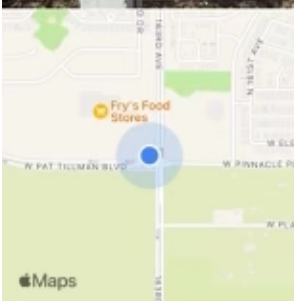
Case No.: FS24-0136

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For more information, call:

623-222-3011

www.Surpriseaz.gov



May 28, 2024 at 10:51:56 AM
16300-16334 W Pat Tillman Blvd
Surprise AZ 85387
United States

Notice of Public Hearing

City of Surprise

In Person Neighborhood Meeting

Date: Tuesday, June 25, 2024

Time: 6:00 P.M.

Location: Asante Preparatory Academy
Cafeteria
23251 N. 166th Drive,
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

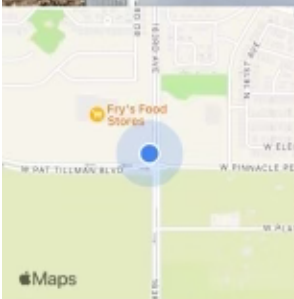
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For more information, call:

623-222-3011

www.Surpriseaz.gov



May 28, 2024 at 10:51:27 AM
163rd Ave
Surprise AZ 85387
United States

City of Surprise

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

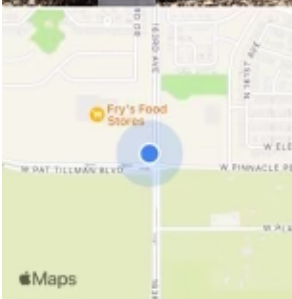
Location: Surprise City Hall

Council Chambers

16000 Civic Center Plaza

Surprise, AZ 85374

For more information, call:
623-222-3011
www.Surpriseaz.gov



May 28, 2024 at 10:51:06 AM
163rd Ave
Surprise AZ 85387
United States



Meeting Sign-In Sheet

Purpose: NEIGHBORHOOD MEETING
Project: ASANTE SHOPS "B" ITM MEETING
Location: THE NWC OF 163rd AVENUE AND PAT TILLMAN BOULEVARD
Date: JUNE 25, 2024, 6:00 PM

Name	Address	Phone	Email	Support	
				Yes	No
DAVE MARCH					

AFFIDAVIT OF POSTING

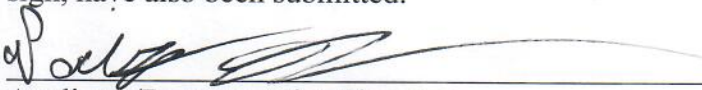
Application No: FS24-0136
Applicant Name: SEG
Location: NWC Pat Tillman Blvd & 163rd Ave
Date Site Posted: 07/30/24

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

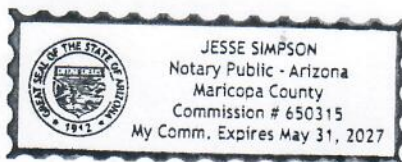
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

 7/30/24
Applicant/Representative Signature Date

This instrument was acknowledged before me on 07/30/24, by Patrick Anspaugh. I witness whereof I hereunto set my hand and official seal.




Notary Public 5/31/27
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*



NOW HIRING

Notice of Public Hearing
To: Residents
Re: Proposed Development
The City of Surprise is holding a public hearing on the proposed development of the site located at 163rd Ave and W 71st Ave. The hearing will be held on August 1st, 2024, at 7:00 PM. The purpose of the hearing is to provide an opportunity for residents to voice their concerns or support for the proposed development. The City of Surprise is committed to transparency and public participation in the decision-making process. For more information, please contact the City of Surprise at (602) 997-1000 or visit our website at www.surpriseaz.gov.



July 30, 2024 at 2:23 PM
F33.697154, -112.409589
163rd Ave
Surprise, AZ 85387
United States

Notice of Public Hearing

City of Surprise

In Person Neighborhood Meeting

Date: Tuesday, June 25, 2024

Time: 6:00 P.M.

Location: Asante Preparatory Academy
Cafeteria
23251 N. 166th Drive,
Surprise, AZ 85387

Planning & Zoning

Date: Thursday, August 15, 2024

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374



Case No.: **FS24-0136**

Request: Conditional Use Permit (CUP) with Site Plan for the construction of a drive-through teller machine, accessory to an adjacent bank office located within the Asante Shops B commercial suite.

For more information, call:

623-222-3011

www.Surpriseaz.gov



July 30, 2024 at 2:36 PM

#33 697 147, 112 409692

163rd Ave

Surprise, AZ 85387

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United States

Notice of Public Hearing

City of Surprise

In Person Neighborhood Meeting

Date: Tuesday, June 25, 2024

Time: 6:00 P.M.

Location: Asante Preparatory Academy
Cafeteria
23251 N. 166th Drive,
Surprise, AZ 85387

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623-222-3011
www.Surpriseaz.gov



July 30, 2024 at 2:36 PM

+33 697147-112 409592

163rd Ave

Surprise, AZ 85387

Page 78 of 87
United States

Notice of Public Hearing

City of Surprise

In Person Neighborhood Meeting

Date: Tuesday, June 25, 2024

Time: 6:00 P.M.

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Cafeteria
23251 N. 166th Drive,
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For more information, call:

623-222-3011

www.Surpriseaz.gov



July 30, 2024 at 2:38 PM
+33.697027 -112.409908
16300-16334 W Pat Tillman Blvd
Surprise AZ 85387
United States

Notice of Public Hearing

City of Surprise

In Person Neighborhood Meeting

Date: Tuesday, June 25, 2024

Time: 6:00 P.M.

Location: Asante Preparatory Academy
Cafeteria
23251 N. 166th Drive,
Surprise, AZ 85387

Planning & Zoning

Date: Thursday, August 15, 2024

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For more information, call:
623-222-3011
www.Surpriseaz.gov

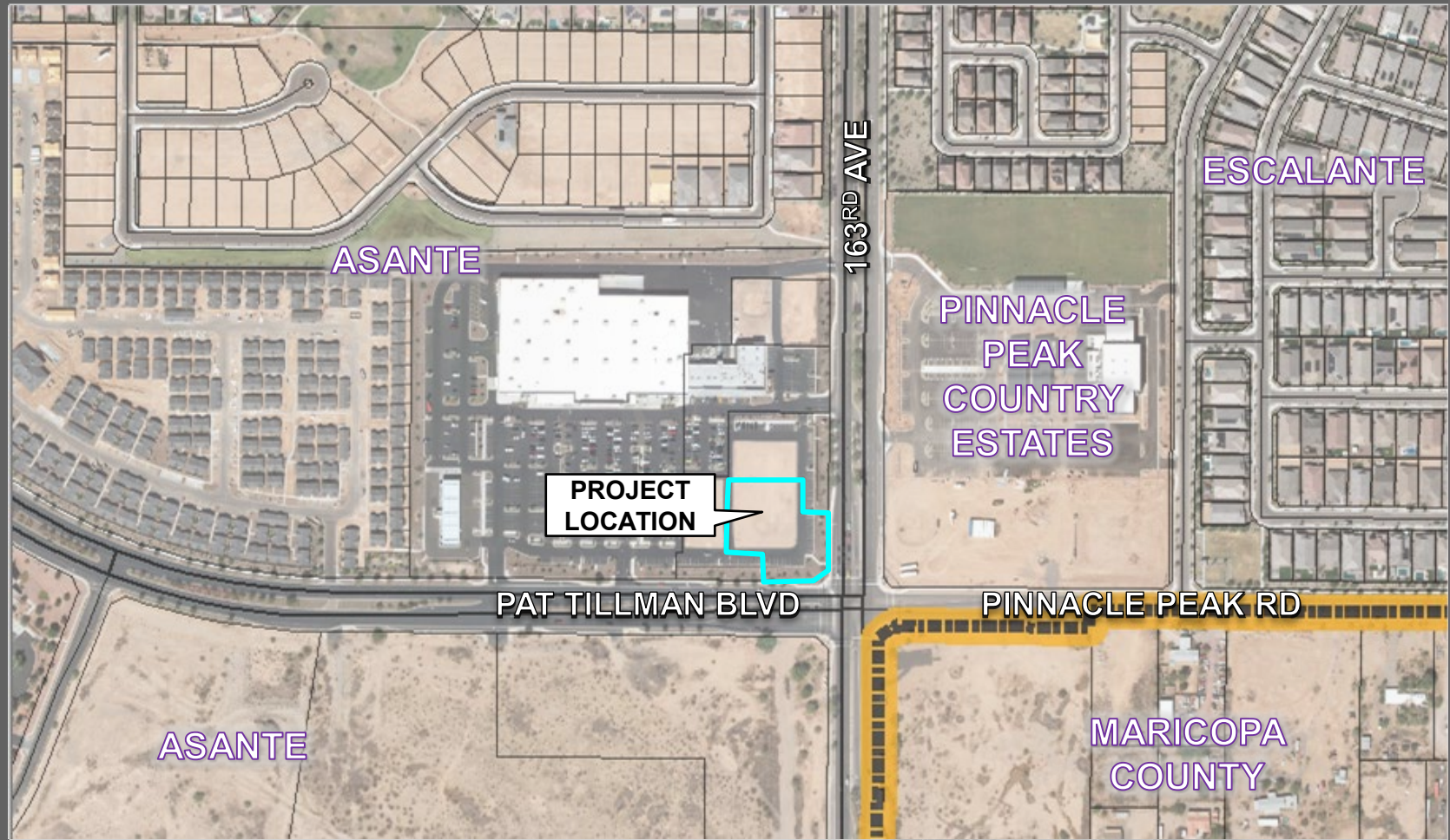


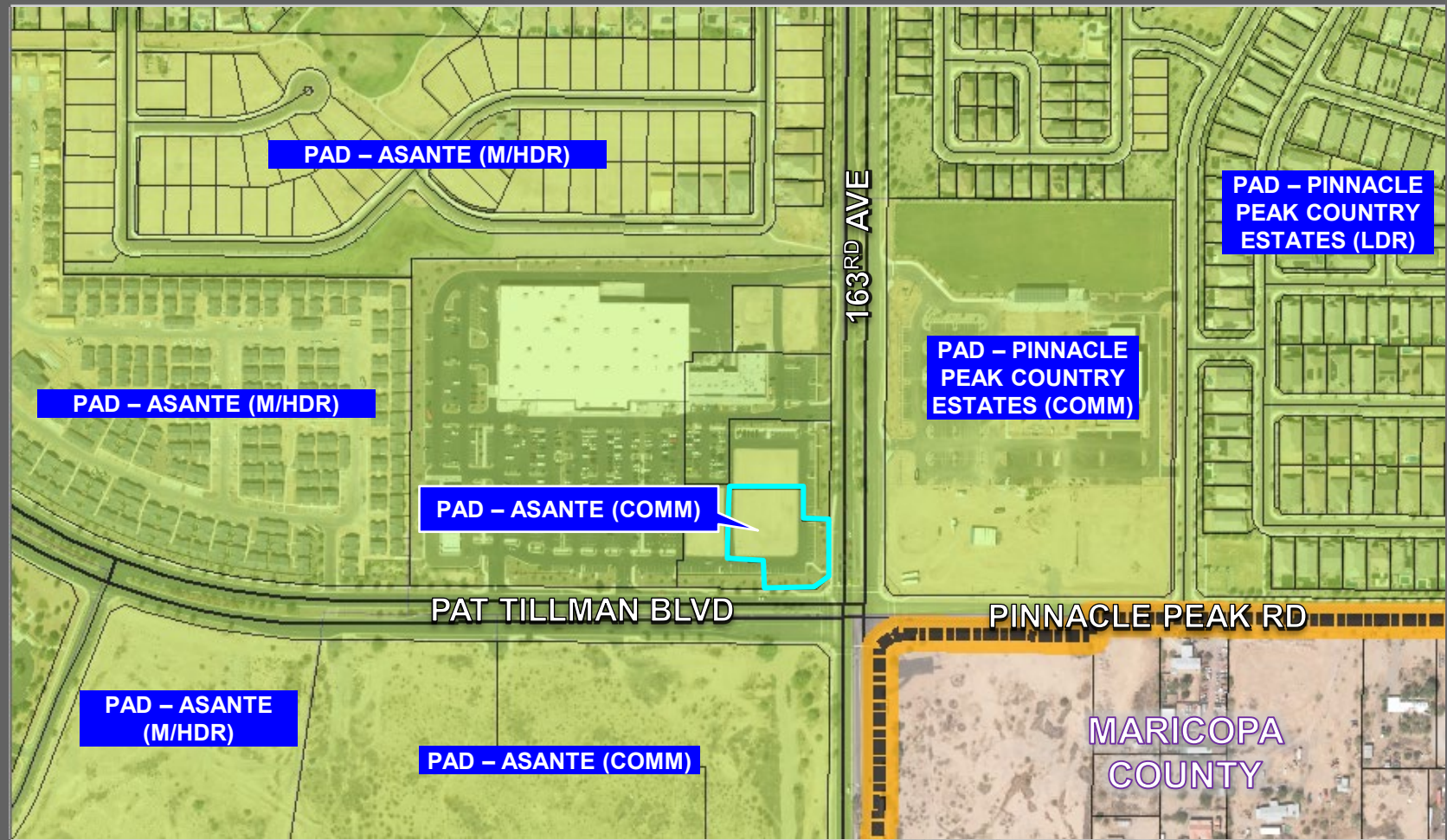
July 30, 2024 at 2:38 PM
+33 697097 112 409793
16300-16334 W Pat Tillman Blvd
Surprise, AZ 85387
Page 75 of 87
United States



FS24-0136 Asante Lot 6 Shops B Bank ITM Conditional Use Permit with Site Plan

Planning & Zoning Commission
August 15, 2024





FS23-0136 ZONING



2 EAST ELEVATION

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



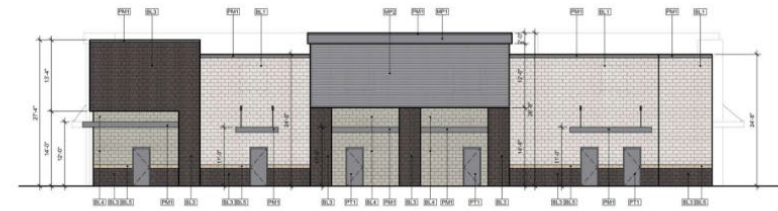
1 SOUTH ELEVATION

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



4 WEST ELEVATION

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



3 NORTH ELEVATION

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



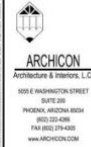
GENERAL NOTES

1. ALL ROOF MOUNTED MECHANICAL UNITS ARE TO BE FULLY SCREENED BY THE BUILDING PARAPET. VERIFY THAT THIS CONDITION WILL BE PRIOR TO THE START OF CONSTRUCTION. THE CITY OF SURPRISE MUST GIVE APPROVAL OF ANY FIELD MODIFICATIONS THAT WILL HAVE ANY PORTION OF THE UNITS VISIBLE.
2. ADDRESS/UNIT NUMBERS SHALL BE A MINIMUM OF 4 INCH HIGH, ONE HALF INCH STRIKE WITH A CONTRASTING COLOR. IDENTIFICATION MUST BE VISIBLE FROM STREET OR DRIVE. ALL EXTERIOR SUITE DOORS SHALL BE LABELED AS REQUIRED BY IFC DIS AND SPD REGULATION 12.05.1. PREPARE IDENTIFICATION.
3. SOFFITS ARE TO BE PAINTED PT1.
4. BACKSIDE OF PARAPETS WITH ELASTOMERIC PAINT TO BE PT3.
5. ALL GUTS TO BE SEaled WITH PROSODO BLOCK GUARD & GRAFT CONTROL, SEALER.

MATERIAL AND COLOR LEGEND

- BL1 DECORATIVE INTERNALLY COLORED CMU SMOOTH-FACE EXTERIOR MANUFACTURER: ANGELUS BLOCK COLOR: GLACIER WHITE
- BL2 DECORATIVE INTERNALLY COLORED CMU SMOOTH-FACE EXTERIOR MANUFACTURER: ANGELUS BLOCK COLOR: EMPE
- BL3 DECORATIVE INTERNALLY COLORED CMU SMOOTH-FACE EXTERIOR MANUFACTURER: ANGELUS BLOCK COLOR: EMPE
- BL4 DECORATIVE INTERNALLY COLORED CMU SMOOTH-FACE EXTERIOR MANUFACTURER: ANGELUS BLOCK COLOR: EMPE
- BL5 DECORATIVE INTERNALLY COLORED CMU SMOOTH-FACE EXTERIOR MANUFACTURER: ANGELUS BLOCK COLOR: CANYON BLUFF
- MP1 PREFINISHED METAL CLADDING MANUFACTURER: PAC-CLAD COLOR: SLATE GRAY
- MP2 PREFINISHED METAL PANEL COMPOSITE MANUFACTURER: PAC-CLAD COLOR: SILVERSMITH
- MP3 PREFINISHED METAL PANEL WOOD-FRAME MANUFACTURER: PAC-CLAD COLOR: LIND GRAM CHERRY
- PM1 PREFINISHED METAL MANUFACTURER: PAC-CLAD COLOR: SLATE GRAY
- PM2 PREFINISHED METAL MANUFACTURER: PAC-CLAD COLOR: MATT BLACK
- PT1 PAINTED METAL MANUFACTURER: INTERMIX/VALMARE COLOR: COLOR TO MATCH PM1
- AL ANODIZED ALUMINUM STOREFRONT COLOR: CLEAR ANODIZED

ASANTE RETAIL CENTER
(FS24-0136)
LOT 6 & SHOPS "B"
COLOR & MATERIALS BOARD



ASANTE RETAIL CENTER
SHOPS B
NWC THIRD AVE & W PAT TILIAM BLVD
SURPRISE, ARIZONA

PROJECT NUMBER: 210519-02
PROJECT MANAGER: JEFF KOSKI
DRAWN BY: JEFF KOSKI
CHECKED BY: JEFF KOSKI

NO.	REVISION	DATE

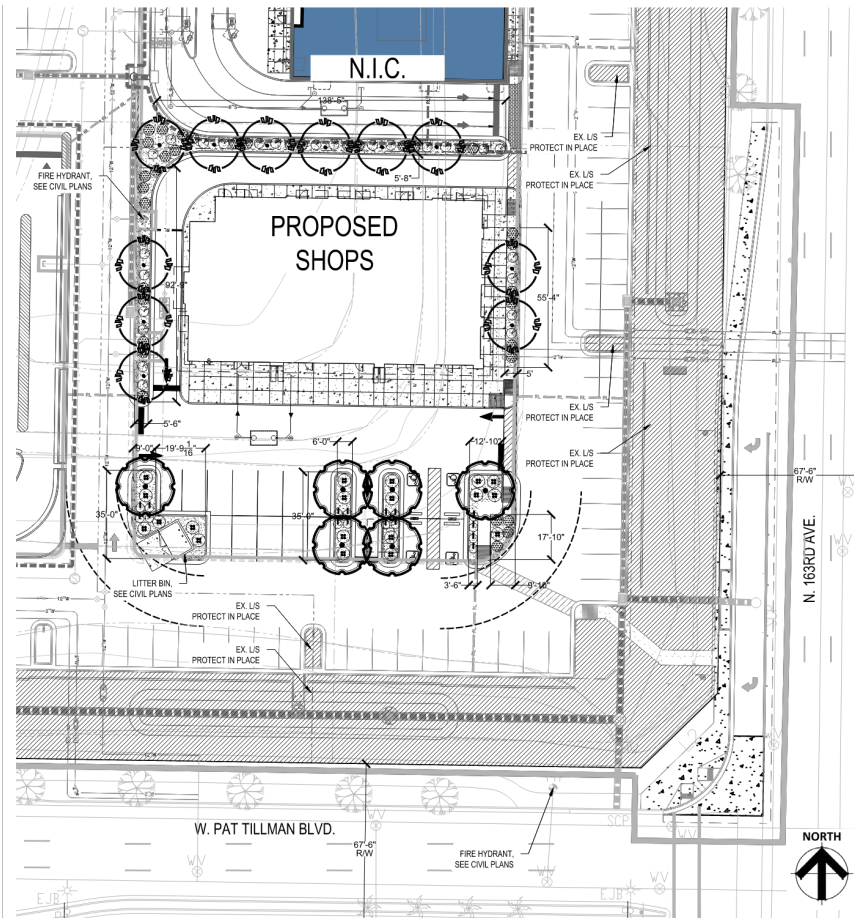
SHEET DESCRIPTION

EXTERIOR ELEVATIONS



SHEET NO.
A300
ISSUE DATE: 11 MAY 2022

SURPRISE CASE FS24-0136



Provided Landscaping

- Onsite Landscaping: 5.9%
- Offsite Landscaping: 0%

In Compliance with the SUDC ☒

PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
Acacia salicina	36" Box		11
Willow Leaf Acacia	H 9"-11" x W 5"-7"	*ADWR	
Caliper Size: 2.0"			
Ulmus parvifolia	36" Box		6
Evergreen Elm	H 10"-12" x W 6"-8"	*ADWR	
Caliper Size: 2.0"			
GROUNDCOVERS			QTY
Lantana montevidensis	5 Gallon	can full	37
Purple Trailing Lantana		*ADWR	
SHRUBS / ACCENTS			QTY
Leucophyllum frutescens 'White Cloud'	5 Gallon	can full	19
White Cloud Sage		*ADWR	
Eremophila maculata 'Valentine'	5 Gallon	can full	24
Valentine Shrub		*ADWR	
Muhlenbergia rigens	5 Gallon	can full	16
Deer Grass		*ADWR	
LANDSCAPE MATERIALS			
Decomposed Granite, 3/4" screened "Express Gold",			2,975 s.f.
2" deep in planting areas per plan.			

*ADWR = Arizona Department of Water Resources
Approved Low-Water Use Plant

SUDC Sec. 122-78

- ✓ 150-foot separation from another drive-through (280')
- ✓ 25' from public ROW (44')
- ✓ 75' from residential – N/A
- ✓ 11' aisles; 12' w/ 25' radius on curved sections
- ✓ Enhanced paving @ pedestrian crossings
- ✓ Not exit directly to public ROW
- ✓ Min. 140' stacking per lane (175')



CITIZEN PARTICIPATION

Neighborhood Outreach Meeting:

- Date: June 25, 2024 at 6 p.m.
- Location: Asante Preparatory Academy Cafeteria
23251 N 166th Drive
- Attendance: 1
 - No concerns regarding the subject case
 - General comments/questions about overall development and area



RECOMMENDATION

Staff Recommendation:

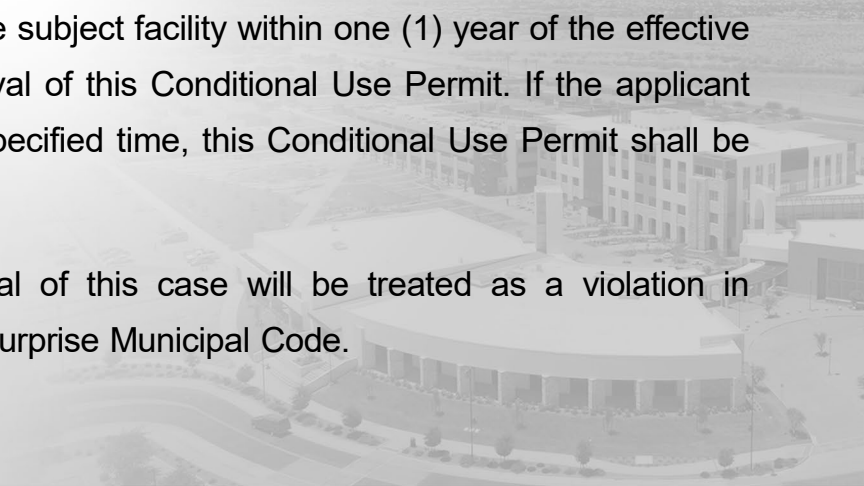
Planning & Zoning Commission Approve, subject to stipulations 'a' – 'e'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Asante Retail Center Shops B” consisting of four (4) sheets prepared by SEG and received June 14, 2024.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Asante Shops B,” consisting of six (6) sheets prepared by Harrington Planning + Design, and received May 24, 2024.
 - c. Building elevations shall be consistent with the Elevations entitled “Asante Retail Center” consisting of four (4) sheets prepared by Archicon Architecture & Interiors, L.C. and received May 24, 2024.
 - d. The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit shall be deemed null and void.
 - e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.