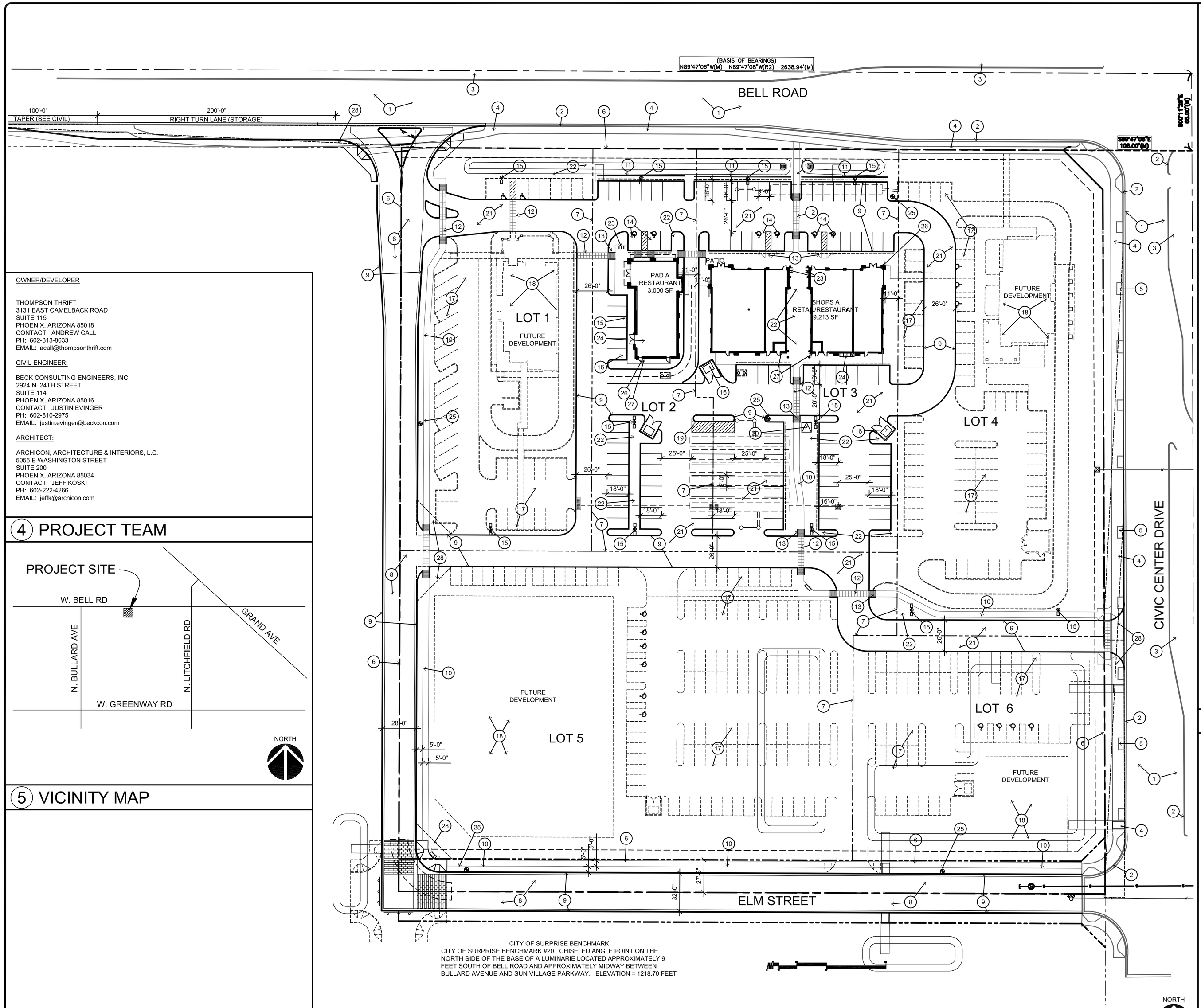

CITY OF SURPRISE BENCHMARK:
CITY OF SURPRISE BENCHMARK #20. CHISELED ANGLE POINT ON THE NORTH SIDE OF THE BASE OF A LUMINARIE LOCATED APPROXIMATELY 9 FEET SOUTH OF BELL ROAD AND APPROXIMATELY MIDWAY BETWEEN BULLARD AVENUE AND SUN VILLAGE PARKWAY. ELEVATION = 1218.70 FEET

1 OVERALL SITE PLAN

SCALE: 1" = 40'-0"

OWNER/DEVELOPER

THOMPSON THRIFT
3131 EAST CAMELBACK ROAD
SUITE 115
PHOENIX, ARIZONA 85018
CONTACT: ANDREW CALL
PH: 602-313-8633
EMAIL: acall@thompsonthrift.com

CIVIL ENGINEER:

BECK CONSULTING ENGINEERS, INC.
2924 N. 24TH STREET
SUITE 114
PHOENIX, ARIZONA 85016
CONTACT: JUSTIN EVINGER
PH: 602-810-2975
EMAIL: justin.evinger@beckcon.com

ARCHITECT:

ARCHICON, ARCHITECTURE & INTERIORS, L.C.
5055 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
CONTACT: JEFF KOSKI
PH: 602-222-4266
EMAIL: jeffk@archicon.com

4 PROJECT TEAM

5 VICINITY MAP

PROJECT DATA

SITE AREA:	352,787.63	S.F.	8.10 AC.
TOTAL BUILDING AREA:	55,439	S.F.	
APPROX % OF COVERAGE:	15.71	%	

PARKING

TOTAL PROVIDED SPACES	414	SPACES	
PARKING RATIO	1 SPACE PER	133.9	S.F.
PARKING RATIO	7.47 /	1,000	S.F.
BICYCLE PARKING (1 PER 10)	41	BICYCLE PARKING	

HANDICAPPED

REQUIRED	17	SPACES	
PROVIDED	20	SPACES	4.83%

PARCEL DATA

LOT 1 - FAST FOOD W/DRIVE-THRU

PARCEL AREA	54,480.20	S.F.	1.25 AC.
BUILDING AREA	3,800	S.F.	
COVERAGE	6.98	%	
TOTAL PARKING PROVIDED	42	SPACES	
HANDICAP SPACES PROVIDED	2	SPACES	4.76%
PARKING RATIO	1 SPACE PER	90.5	S.F.
PARKING RATIO	11.05 /	1,000	S.F.

LOT 2 - FAST FOOD W/DRIVE-THRU

PARCEL AREA	31,412.04	S.F.	0.72 AC.
BUILDING AREA	3,000	S.F.	
COVERAGE	9.55	%	
TOTAL PARKING PROVIDED	45	SPACES	
HANDICAP SPACES PROVIDED	2	SPACES	4.44%
PARKING RATIO	1 SPACE PER	66.7	S.F.
PARKING RATIO	15.00 /	1,000	S.F.

LOT 3 - SHOPS (RETAIL/RESTAURANT)

PARCEL AREA	55,621.27	S.F.	1.28 AC.
BUILDING AREA	9,213	S.F.	
COVERAGE	16.56	%	
TOTAL PARKING PROVIDED	80	SPACES	
HANDICAP SPACES PROVIDED	4	SPACES	5.00%
PARKING RATIO	1 SPACE PER	115.2	S.F.
PARKING RATIO	8.68 /	1,000	S.F.

LOT 4 - FAST FOOD W/DRIVE-THRU

PARCEL AREA	70,093.56	S.F.	1.61 AC.
BUILDING AREA	3,926	S.F.	
COVERAGE	5.60	%	
TOTAL PARKING PROVIDED	72	SPACES	
HANDICAP SPACES PROVIDED	3	SPACES	4.17%
PARKING RATIO	1 SPACE PER	54.5	S.F.
PARKING RATIO	18.34 /	1,000	S.F.

LOT 5 - FUTURE DEVELOPMENT

PARCEL AREA	101,333.60	S.F.	2.33 AC.
BUILDING AREA	30,000	S.F.	
COVERAGE	29.61	%	
TOTAL PARKING PROVIDED	116	SPACES	
HANDICAP SPACES PROVIDED	6	SPACES	
PARKING RATIO	1 SPACE PER	258.6	S.F.
PARKING RATIO	3.87 /	1,000	S.F.

LOT 6 - FUTURE DEVELOPMENT

PARCEL AREA	39,846.96	S.F.	0.91 AC.
BUILDING AREA	5,500	S.F.	
COVERAGE	13.80	%	
TOTAL PARKING PROVIDED	59	SPACES	
HANDICAP SPACES PROVIDED	3	SPACES	
PARKING RATIO	1 SPACE PER	93.2	S.F.
PARKING RATIO	10.73 /	1,000	S.F.

2 PROJECT DATA

1 EXISTING STREET AND PAVEMENT
2 EXISTING CONCRETE CURB
3 EXISTING MEDIAN
4 EXISTING SIDEWALK
5 EXISTING PLANTER WITH STREET TREE
6 PROPERTY LINE
7 PARCEL PROPERTY LINE
8 NEW STREET AND PAVEMENT. SEE CIVIL
9 NEW CONCRETE CURB
10 NEW CONCRETE SIDEWALK
11 3'-0" HIGH CMU SCREEN WALL. SPLIT-FACE. PAINTED TO MATCH BUILDING
12 DECORATIVE CONCRETE CROSSWALK. PROVIDE 30" SQUARE SAW CUT JOINTS
13 ADA RAMP
14 ADA PARKING STALL
15 PARKING LOT LIGHT FIXTURE
16 TRASH ENCLOSURE
17 FUTURE PARKING
18 FUTURE BUILDING
19 LOADING ZONE
20 ELECTRICAL TRANSFORMER LOCATION
21 ASPHALT PAVING
22 COURTYARD WITH POTS FOR LANDSCAPING
23 BICYCLE RACK (3 TOTAL - 6 BIKES)
24 S.E.S. (ELECTRICAL SERVICE ENTRY SECTION)
25 FIRE HYDRANT
26 F.D.C. (FIRE DEPARTMENT CONNECTION)
27 KNOX BOX LOCATION
28 SIGHT VISIBILITY TRIANGLE

3 KEYNOTES

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

RETAIL DEVELOPMENT
S.W.C. W. BELL RD & CIVIC CENTER DR.
SURPRISE, ARIZONA

JOB NO: 1677210-01
PROJECT MGR: J. KOSKI
DRAWN BY: J. KOSKI
CHECKED BY: J. PLANCK

NO.	REVISION	DATE

SHEET TITLE:
MASTER SITE PLAN

REGISTERED ARCHITECT
23516
JERE W. PLANCK
DATE SIGNED 11/10/16
ARIZONA U.S.A.
EXPIRES: 12/31/2018

DR1.0

ISSUE DATE: 10 NOV 2016