



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

Thursday, October 4, 2012 @ 6:00 PM
 COUNCIL CHAMBERS

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CALL TO ORDER.

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

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

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

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
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- | | | | |
|----|-------------------|---|--|
| #1 | District Internal | <u>Oath of Office to extend terms for Commissioners Steve Somers, Dennis W. Smith, and Jerry Hoyler.</u> | No Action
Sherry Aguilar,
City Clerk |
| #2 | District Internal | <u>Nomination and selection of the Planning and Zoning Commission Chair.</u> | Approve
Jeff Mihelich,
Community &
Economic
Development |
| #3 | District Internal | <u>Nomination and selection of the Planning and Zoning Commission Vice Chair.</u> | Approve
Jeff Mihelich,
Community &
Economic
Development |
| #4 | District Internal | <u>Consideration and action on the September 6, 2012 Planning and Zoning Commission minutes.</u> | Approve
Deb Perry,
Community &
Economic
Development |
| #5 | District 5 | <u>Consideration and action on case FS12-221, a site plan for Longhorn Steakhouse restaurant.</u> | Approve
Hobart Wingard,
Community &
Economic
Development |

OTHER BUSINESS:

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: Sept. 26, 2012 at 1:45 p.m.

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



CITY OF SURPRISE
Planning and Zoning Commission

October 4, 2012 @ 6:00:00 PM

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Board Meeting Date:	October 4, 2012	Contact Person:	Sherry Aguilar, City Clerk
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Oath of Office to extend terms for Commissioners Steve Somers, Dennis W. Smith, and Jerry Hoyler.

Motion:

N/A

Background:

Financial Impact Statement:

N/A

ATTACHMENTS:

[Click to download](#)

No Attachments Available

External Attachment Links:

Meeting Requirements:

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

Sherry Aguilar, City Clerk
Linda Stevens, Deputy City Clerk



CITY OF SURPRISE
Planning and Zoning Commission

October 4, 2012 @ 6:00:00 PM

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Board Meeting Date:	October 4, 2012	Contact Person:	Jeff Mihelich, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Nomination and selection of the Planning and Zoning Commission Chair.

Motion:

I move to approve (nominees name here) to the position of Chair for the Planning and Zoning Commission.

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

☐ [Memo](#)

External Attachment Links:

Meeting Requirements:

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



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Date: October 4, 2012
To: Planning and Zoning Commissioners
From: Jeffrey J. Mihelich, Assistant City Manager
Re: Selection of Chair and Vice Chair

Introduction

The Planning and Zoning Commission members have the responsibility to elect a Chair and Vice Chair to preside over the meetings.

Please be prepared to discuss your interest and qualifications at the meeting. Action will be taken during the meeting to elect a Chair and Vice Chair.

Recommendation

Selection of a Chair and Vice Chair



CITY OF SURPRISE
Planning and Zoning Commission

October 4, 2012 @ 6:00:00 PM

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Board Meeting Date:	October 4, 2012	Contact Person:	Jeff Mihelich, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Nomination and selection of the Planning and Zoning Commission Vice Chair.

Motion:

I move to approve (nominees name here) to the position of Vice Chair for the Planning and Zoning Commission.

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

☐ [Memo](#)

External Attachment Links:

Meeting Requirements:

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



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

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CITY OF SURPRISE
Planning and Zoning Commission

October 4, 2012 @ 6:00:00 PM

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Board Meeting Date:	October 4, 2012	Contact Person:	Deb Perry, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the September 6, 2012 Planning and Zoning Commission minutes.

Motion:

I move to approve the September 6, 2012 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

☐ [Minutes](#)

External Attachment Links:

Meeting Requirements:

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

CITY OF SURPRISE

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

September 6, 2012

MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at the Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, September 6, 2012.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Assistant City Manager Jeff Mihelich stated that per the request of Commission, representatives from Luke Air Force Base will be attending the December meeting to give a presentation regarding noise contours and how they affect planning and development in the city.

CALL TO THE PUBLIC

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

CONSENT AGENDA

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

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

- **Item 1: Planning and Zoning Commission Minutes for August 2, 2012.**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for August 2, 2012**. Commissioner Bieniek seconded the

motion. The motion passed with a vote of 5 ayes, 1 abstain (Hallin) and 1 absent (Smith).

- **Item 2: FS12-192 – Consideration and action –Park Skyway**

Planner Vamshee Kovuru presented the project to the Commission. Staff recommended approval of **FS12-192, a site plan approval for Park Skyway industrial shell building at Skyway Business Park Phase II.**

Commissioner Hallin expressed concern regarding the number of trucks that will turn on to Cactus Road as this is primarily a residential street. ACM Mihelich stated that planned upgrades to Northern Parkway will give a very nice east-west connection to the Loop 101 and SR 303 freeways. Once complete fewer trucks would be expected on Cactus Road.

Vice Chair Somers made a motion to approve **FS12-192, a site plan approval for Park Skyway industrial shell building at Skyway Business Park Phase II** and adopt staff's findings; subject to conditions 'a' through 'd'. Commissioner Chapman seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Smith).

- **Item 3: FS12-225 – Consideration and action –Southwest Products**

Planner Vamshee Kovuru presented the project to the Commission. Staff recommended approval of **FS12-225, a site plan approval for Southwest Products industrial shell building at Skyway Business Park Phase II.**

Commissioner Hallin made a motion to approve **FS12-192, a site plan approval for Southwest Products industrial shell building at Skyway Business Park Phase II** and adopt staff's findings; subject to conditions 'a' and 'b'. Commissioner Hoyler seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Smith).

- **Item 4: FS11-312 – Discussion Only – General Plan Update**

Planner Adam Copeland presented the project update to the Commission.

Topics included:

- Process update
- Outreach efforts
- Survey
- Next Steps

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 5:– Consideration and action – Consolidated Annual Performance and Evaluation Report (CAPER) 2011-2012.**

Neighborhood Services Supervisor Christina Ramirez presented the CAPER to the Commission. Staff recommended approval of the **Consolidated Annual Performance and Evaluation Report (CAPER) 2011-2012.**

In response to Chair Blair, Supervisor Ramirez stated that there is a new application process every year for the social services projects.

In response to Commissioner Bieniek, Supervisor Ramirez stated that the NSP1 plan states a total of three homes would be purchased and replaced.

In response to Vice Chair Somers, supervisor Ramirez stated that the emergency assistance does have an income qualifier.

There was some discussion regarding:

- Spending allotment
- Program income
- Roll over of funds

Chair Blair opened the call to the public. Hearing no comments, Chair Blair closed the call to the public.

Vice Chair Somers made a motion to approve the **Consolidated Annual Performance and Evaluation Report 2011-2012** and adopt staff's findings. Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Smith).

OTHER BUSINESS

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the Planning and Zoning Commission meeting at 6:41 p.m.

STAFF PRESENT:

Assistant City Manager Jeff Mihelich, Assistant City Attorney Jim Gruber, Planner Vamshee Kovuru, Planner Adam Copeland, Neighborhood Services Supervisor Christina Ramirez, Program Coordinator Alicia Rubio, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT:

Jeffrey J. Mihelich
Assistant City Manager

Jan Blair, Chair
Planning and Zoning Commission



CITY OF SURPRISE
Planning and Zoning Commission

October 4, 2012 @ 6:00:00 PM

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Board Meeting Date:	October 4, 2012	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on case FS12-221, a site plan for Longhorn Steakhouse restaurant.

Motion:

I move to approve FS12-221, a site plan for Longhorn Steakhouse restaurant and to accept staffs findings.

Background:

The existing TGI Friday's restaurant located at 14127 West Bell Road is being demolished to accommodate a 6,318 square-foot Longhorn Steakhouse restaurant facility.

Financial Impact Statement:

The project will generate ongoing sales tax revenue for the city. The proposed Longhorn Steakhouse restaurant will employ approximately 180 full and part-time employees.

ATTACHMENTS:

Click to download

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

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Hobart Wingard, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: October 4, 2012

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
hobart.wingard@surpriseaz.gov 623-222-3156

Re: FS12-221, Longhorn Steakhouse Restaurant

Application Summary

The applicant is requesting site plan approval for a Longhorn Steakhouse restaurant in the Surprise Center Planned Area Development (PAD).

Location

The project is located approximately 1,300 feet from the intersection of Bell and Litchfield Roads at 14127 West Bell Road. The subject property is located within the Surprise Center PAD.

History

- On June 12, 1980, the subject property was annexed into the City of Surprise.
- On January 11, 2001, the Mayor and City Council approved Surprise Center PAD.
- On August 17 2004, the Planning and Zoning Commission approved a site plan for TGI Friday's restaurant.

Project Summary

The existing structure known as TGI Fridays is proposed to be demolished in order to accommodate a 6,318-square-foot Longhorn Steakhouse restaurant. It was determined that the existing facility could not accommodate the equipment, seating, and work flow design necessary for this type of facility.

Both vehicular and pedestrian access will remain from Bell Road to the north via a private drive adjacent to the eastern edge of the property. The orientation of the building will be along Bell Road to provide front door exposure. Parking will remain largely unchanged and provide ample spaces for patrons.

The architecture of the structure is a corporate model that utilizes both stone and stucco that will complement the intended character of the area. It should also be noted that the trash

facilities have been incorporated into the building architecture eliminating the need of an enclosure in the parking area.

The Longhorn restaurant will provide seating for 242 patrons and will have hours of operation from 11 am to 11 pm seven (7) days a week.

The entire infrastructure needed is in place including access, storm water retention, utilities, perimeter landscaping, and site lighting.

Economic Impact

The project will generate ongoing sales tax revenue for the city. The proposed Longhorn Steakhouse restaurant will employ approximately 180 full and part-time employees.

Department Review

All departments and outside agencies involved in the subject review are recommending the project for approval.

Findings

1. Staff finds that the proposed final plat complies with the Surprise Municipal Code.
2. Staff finds that the proposed final plat complies with the Surprise General Plan.
3. Staff finds that the proposed final plat complies with the approved City at Surprise PAD.

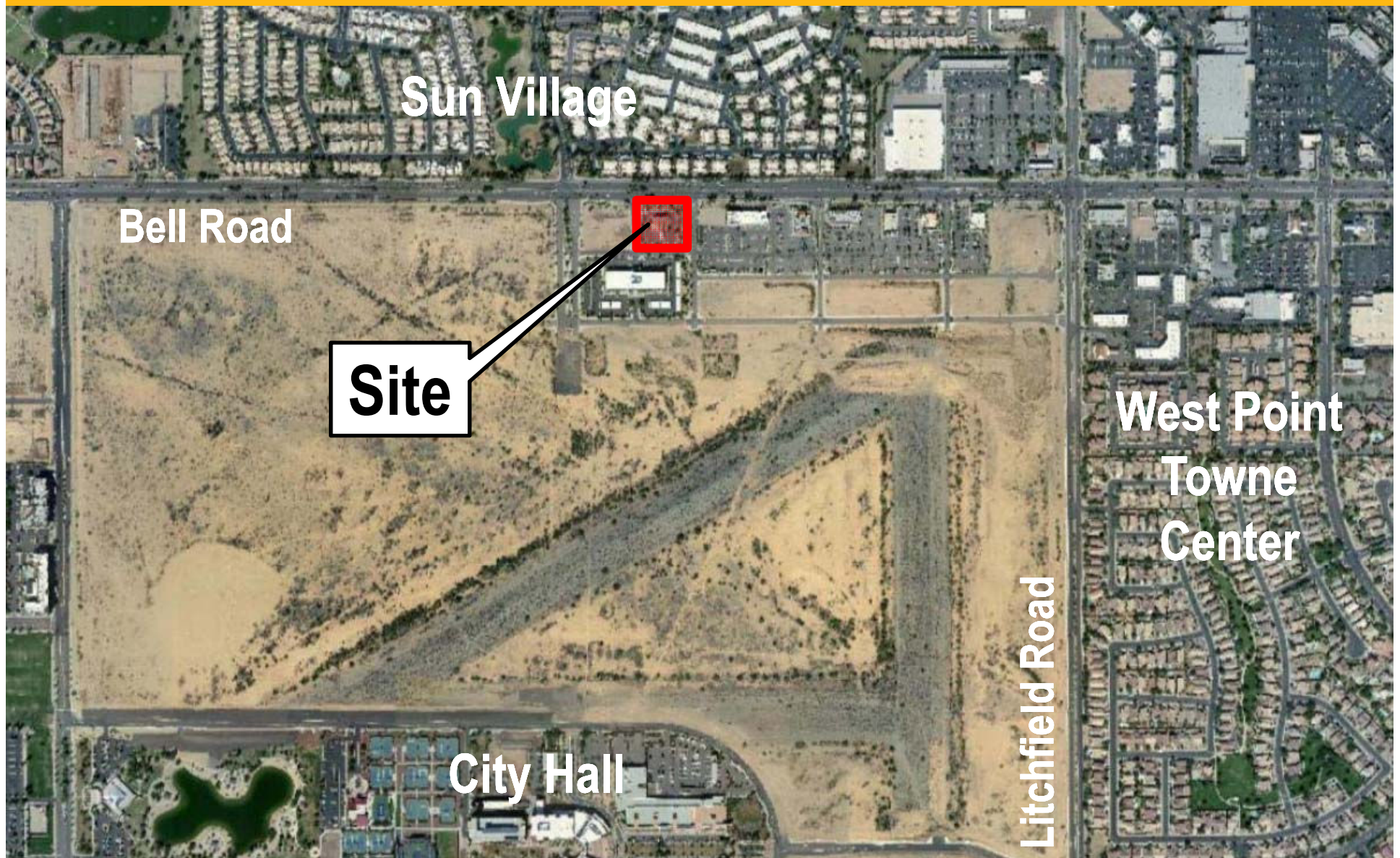
Recommendation

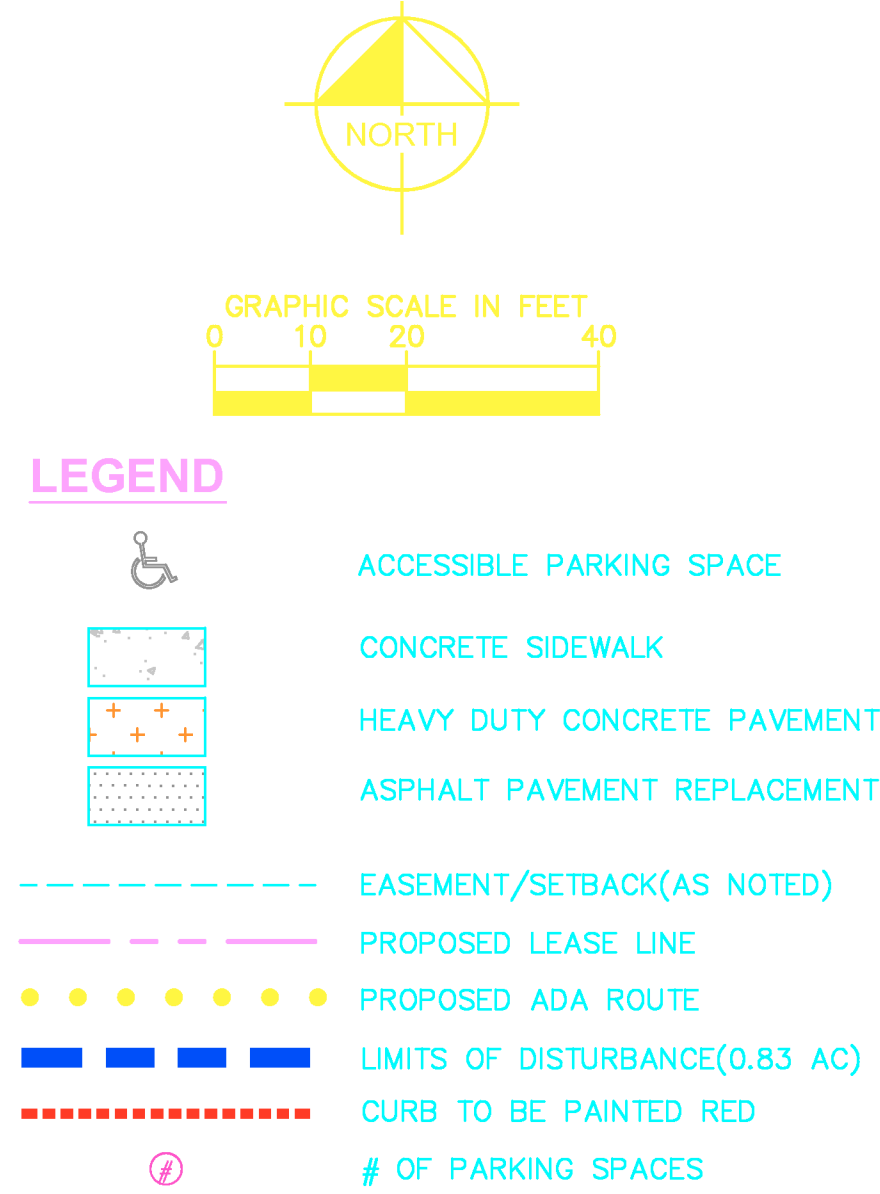
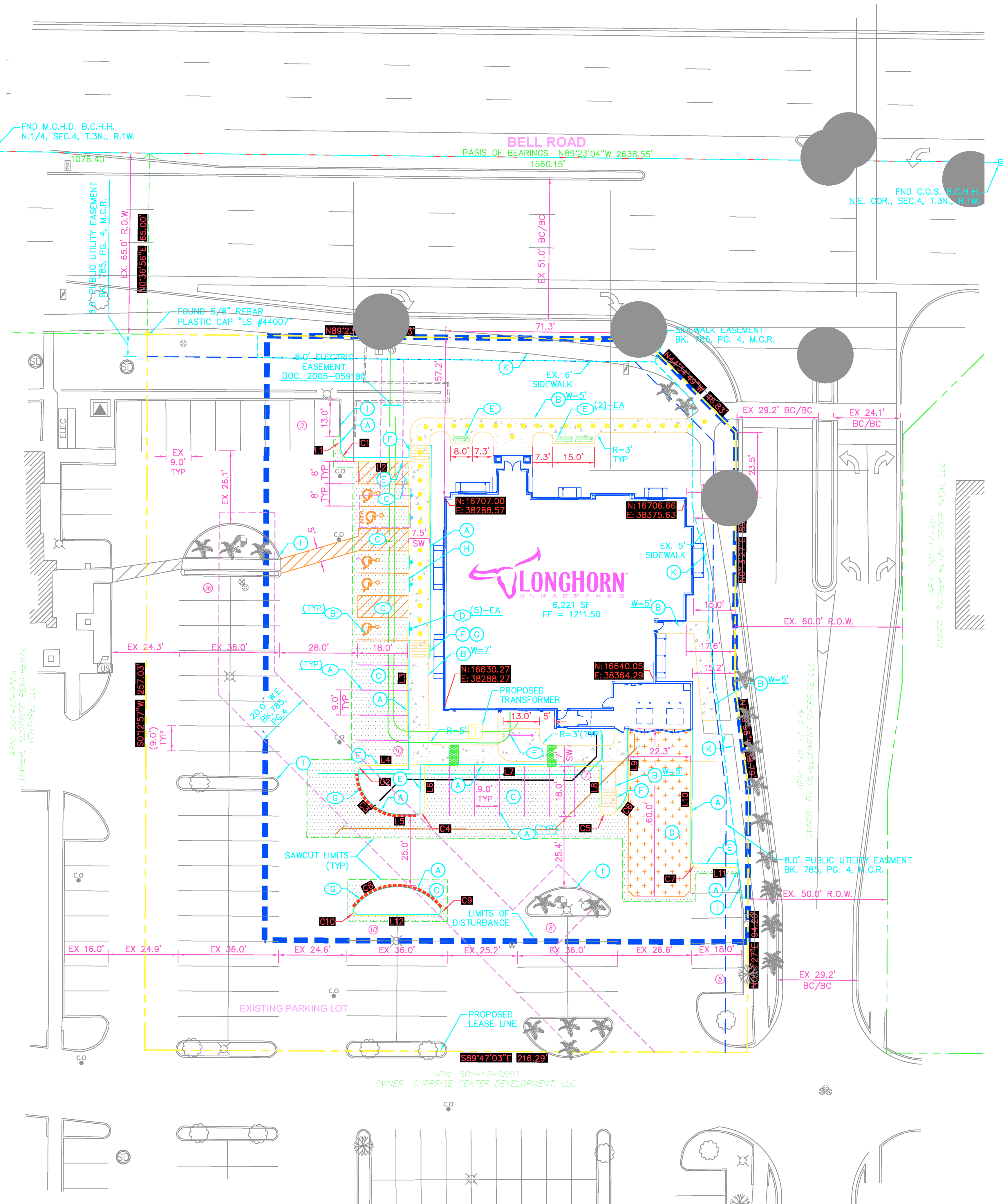
Staff recommends approval of the project.

Attachments

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

Longhorn Steakhouse Location Map





- PAVING CONSTRUCTION NOTES**
- (A) INSTALL 6" VERTICAL CURB PER MAG STD. DTL. 222, TYPE A.
 - (B) INSTALL CONCRETE SIDEWALK PER MAG STD. DTL. 230. WIDTH PER PLAN.
 - (C) INSTALL ASPHALT PAVEMENT SECTION PER DETAIL SHEET C7.1.
 - (D) INSTALL THICKENED CONCRETE DUMPSTER PAD PER DETAIL SHEET C7.1.
 - (E) INSTALL 18" WALK-OFF CURB PER DETAIL, SHEET C7.1.
 - (F) INSTALL ACCESSIBLE RAMP, REFER TO ARCHITECTURAL PLANS.
 - (G) CURB TRANSITION FROM 6" TO 0". REFER TO GRADING PLAN FOR MORE DETAIL.
 - (H) INSTALL SIDEWALK FLUSH WITH PAVEMENT ALONG ADA SPACES.
 - (I) PROTECT IN PLACE EXISTING CURB.
 - (J) NOT USED.
 - (K) PROTECT IN PLACE EXISTING SIDEWALK.

- SIGNAGE AND PAVMENT MARKING NOTES**
- (A) 4" WIDE TRAFFIC WHITE STRIPES. DIMENSIONS PER PLAN.
 - (B) ACCESSIBLE PARKING LEGEND. VAN ACCESSIBLE SPACES MARKED WITH "VAN". DIMENSIONS PER ADA GUIDELINES.
 - (C) INTERIOR 4" WIDE TRAFFIC YELLOW STRIPING AT 24" O.C. REFER TO SP2.1.
 - (D) INSTALL CONCRETE BOLLARD ADA SIGN BASE PER DETAILS ON ARCHITECTURAL PLANS. SIGNAGE TO MEET CITY OF SURPRISE AND ADA GUIDELINES.
 - (E) INSTALL BENCH. REFER TO ARCHITECTURAL PLANS.
 - (F) INSTALL BIKE RACK (POWDER COATED LBR5P5ING 5 SPACES) PER DETAIL ON SHEET C7.1.
 - (G) PAINT FACE OF CURB RED TO INDICATE FIRE LANE PER FIRE DEPARTMENT SPECIFICATIONS.

SITE DATA

SITE ADDRESS: 14127 W. BELL RD.
SITE LOCATION: SECTION 14, T3N, R1W
PAD AREA: ±1.244AC
ZONING: PARCEL #: 501-17-950
LOCAL JURISDICTION: PAD CITY OF SURPRISE

PARKING DATA

PARKING REQUIRED:
(CALCULATIONS BASED ON GSF OF THE BLDG.)

CODE REQUIRED PARKING
1 SPACE PER 75 SF
((1 SP/75 SF) X 6221 SF) = 83 SPACES
CODE REQUIRED ADA PARKING: 2% OF TOTAL STALLS
84SP X (2/100) = 2 SPACES

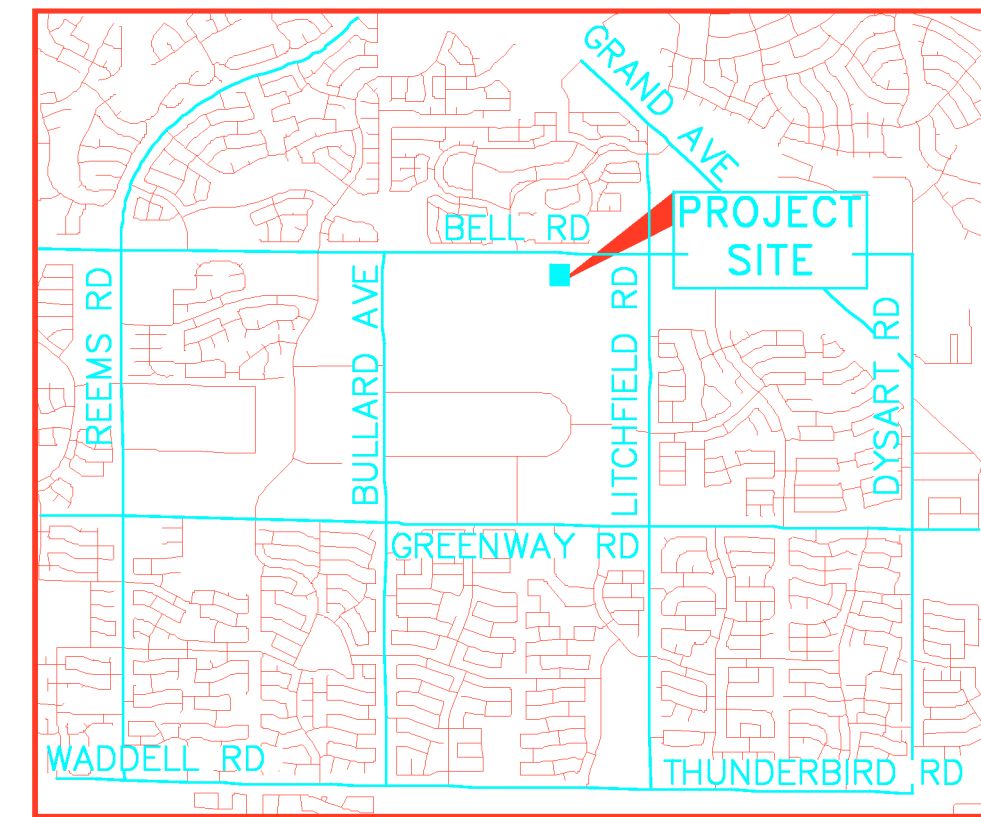
PARKING PROVIDED:
STANDARD STALLS 80
ACCESSIBLE STALLS 5
TOTAL 85

BICYCLE PARKING DATA

PARKING REQUIRED:
1 SPACE PER 20 VEHICLE SPACES = 5
PARKING PROVIDED: = 5

ZONING

CITY OF SURPRISE ZONE CODE PAD
OBTAINED FROM MARICOPA COUNTY ASSESSOR'S WEB SITE.



VICINITY MAP
N.T.S.

NOTE

1. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB UNLESS OTHERWISE NOTED.

CURB LINE AND CURVE DATA

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.03	S0°42'00.84"W
L2	20.06	S89°39'02.19"E
L3	109.00	S0°20'57.81"W
L4	15.00	N89°39'02.19"W
L5	6.24	S89°45'53.90"E
L6	15.00	N0°14'06.10"E
L7	63.00	S89°45'53.90"E
L8	14.45	S0°14'06.10"W
L9	21.50	N0°14'06.10"E
L10	46.87	S0°14'06.10"W
L11	13.55	N89°13'57.57"E
L12	28.37	N89°46'20.58"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	5.00'	7.88'	90°21'03"	5.03'
C2	3.00'	4.71'	89°51'37"	2.99'
C3	15.00'	23.63'	90°15'14"	15.07'
C4	3.00'	4.71'	90°00'00"	3.00'
C5	3.00'	5.91'	112°57'17"	4.53'
C6	10.00'	11.70'	67°02'43"	6.62'
C7	3.00'	4.76'	91°00'09"	3.05'
C8	20.00'	36.30'	103°59'19"	25.59'
C9	2.00'	4.47'	128°00'20"	4.10'
C10	2.00'	4.47'	128°00'20"	4.10'



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513 241 3000
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ARCHITECTS PROJECT #:
254-77.00



**Kimley-Horn
and Associates, Inc.**
7740 N. 16TH STREET, SUITE 300
PHOENIX, AZ 85016

CA 00000696
KHA PROJECT # 191380013



LONGHORN
STEAKHOUSE

Issue Date: 07/16/2012

REVISION INFORMATION

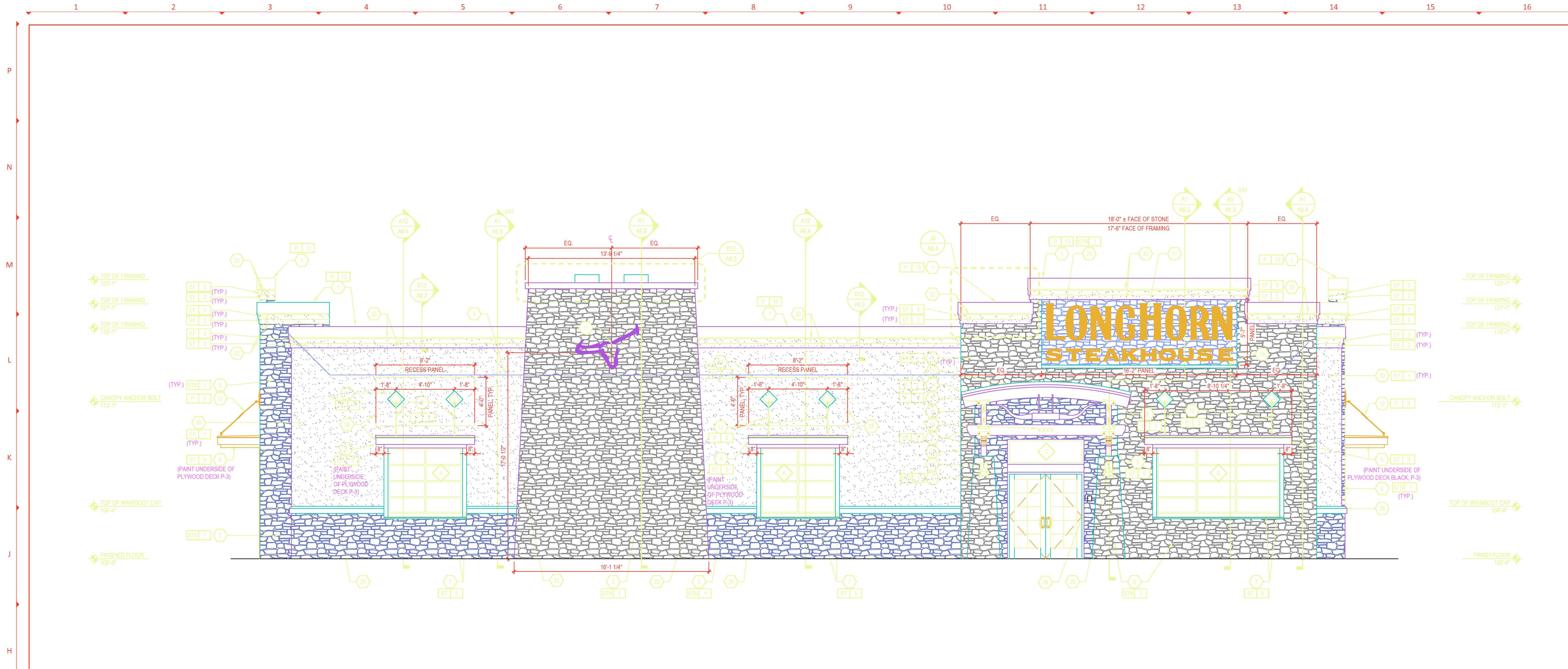
Restaurant #: TBD

**LONGHORN
STEAKHOUSE**
14127 BELL RD
SURPRISE, AZ
PROTOTYPE LH-7.5R

SURPRISE ARIZONA

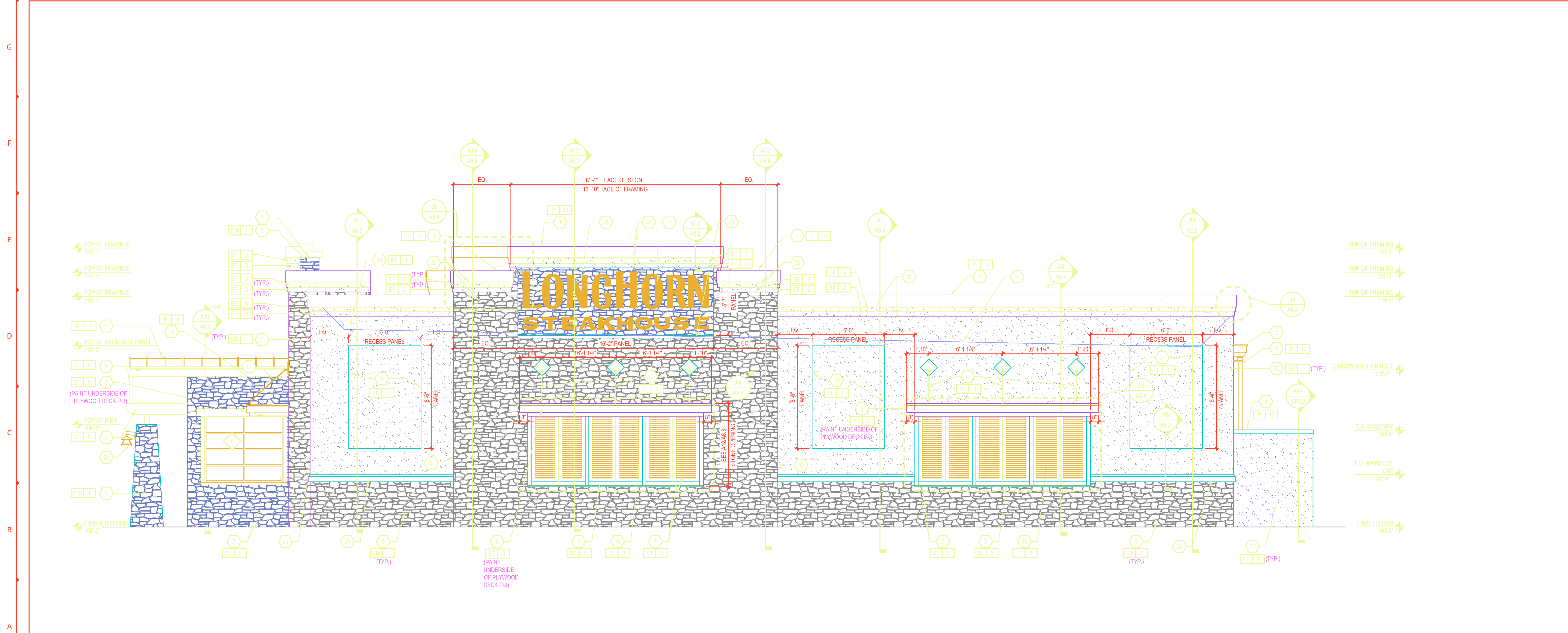
DRAWING
CIVIL SITE PLAN AND
DIMENSIONAL
CONTROL PLAN

C3.1



H1
SCALE:
1/4" = 1'-0"

FRONT ELEVATION



A1
SCALE:
1/4" = 1'-0"

RIGHT ELEVATION

KEY NOTES

- METAL COPING, PAINT P-13, REFER TO DETAIL K15A8.4
- ROOF SCUPPER w/ OVERFLOW, REFER TO DETAIL A8A8.3 PAINT TO MATCH ADJACENT WALL FINISHES.
- METAL DOWNSPOUT, PAINT P-10.
- LINE OF ROOF, BEYOND.
- SIMULATED STONE VENEER
- ROUGH-SAWN WOOD AWNING, STAIN ST-5
- ROUGH-SAWN WOOD TRIM, STAIN ST-5. G.C. TO PROVIDE CAULK AND BACKER ROD AT JOINT BETWEEN GLULAM BEAM AND STONE
- METAL BRACKET, PAINT P-3
- GLULAM BEAM, REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION. FINISH ST-5. G.C. TO PROVIDE CAULK AND BACKER ROD AT JOINT BETWEEN GLULAM BEAM AND STONE
- PAINTED PVC LOUVERED SHUTTER, REFER TO E8A8.4
- DECORATIVE STEER HORNS, FURNISHED BY OWNER, INSTALLED BY G.C.
- TURNBUCKLE CANOPY SUPPORTS AND ESCUTCHEON PLATES, REFER TO STRUCTURAL FOR SIZE AND ANCHORING DETAILS.
- PAINT P-3
- GALVANIZED METAL FLASHING.
- STANDING SEAM METAL ROOFING, GALVALUME FINISH. SEE SPEC SECTION 07610 FOR MORE INFORMATION.
- METAL DOOR, REFER TO DOOR SCHEDULE SHEET A4.2
- DOOR FRAME, REFER TO DOOR SCHEDULE SHEET A4.2
- COORDINATE SIGN LOCATION AND SIZE WITH SIGN COMPANY. SIGN TO BE CENTERED WITHIN STONE PANEL, U.A.O.
- SPECIALTY LIGHTING BEYOND, BY SIGN VENDOR.
- STORE ADDRESS NUMBERS - CENTER ABOVE DOORS
- LIGHT FIXTURE, SEE SHEET E4.1 FOR MORE INFORMATION.
- STEEL BOLLARD GATE POST, REFER TO A15SP2.1
- TRASH ENCLOSURE, REFER TO A14SP2.2
- TRASH ENCLOSURE GATE, REFER TO A15SP2.1
- NOT USED
- NOT USED
- CHISELED STONE SILL BY STONE VENDOR.
- NOT USED
- RECESSED STONE SIGN PANEL.
- NOT USED
- EIFS FINISH, STD COLOR NA05-0022 TO MATCH P-10 REFER TO L8A8.2 FOR MORE INFORMATION.
- EIFS PANEL, STD COLOR NA05-0022 TO MATCH P-10 REFER TO L8A8.2 AND W8A8.2
- EIFS CORNICE, REFER TO DETAILS A12 & D12 SHEET A8.2
- EIFS EXPANSION JOINT - PACK JOINT WITH FOAM ROD, CAULK WITH SEALANT AS SPECIFIED BY STG.
- ELECTRICAL METER AND CT PANEL, REFER TO E6.1. PAINT TO MATCH ADJACENT WALL.
- CONCRETE CURB TO BOTTOM OF ELECTRICAL PANEL.
- KNOX BOX, COORDINATE LOCATION WITH AUTHORITY HAVING JURISDICTION.
- HOSE PORT. SEE DETAIL E8A8.3 FOR MORE INFORMATION. EDGE OF EIFS RECESS AND EDGE OF CANOPY TO ALIGN.

EXTERIOR FINISH LEGEND

PAINT	
P-3	TAR
P-10	CAPPUCCINO MUFFIN
P-12	SOFT PUMPKIN
P-13	COUNTRY REDWOOD
P-15	HASBROOK BROWN
P-16	MARSH BROWN
STAIN	
ST-5	WALNUT STAIN
STONE	
STN-1	CORONADO STONE - OLD COUNTRY LEDGE
EIFS	
EF-1	NA05-0022 TO MATCH P-10
EF-2	NA08-0022 TO MATCH P-12
EF-3	NA08-0004 TO MATCH P-13
ROOF	
R-1	STANDING SEAM METAL ROOF, GALVALUME FINISH

FRCH
DESIGN WORLDWIDE

311 Elm Street Suite 600
Cincinnati OH 45202
513 241 3000
www.frch.com

ARCHITECTS PROJECT #:
25477.000



Issue Date: 07.16.12

REVISION INFORMATION

1
2
3
4
5
6
7
8

Restaurant #: T.B.D.

LONGHORN
LH-7.5R

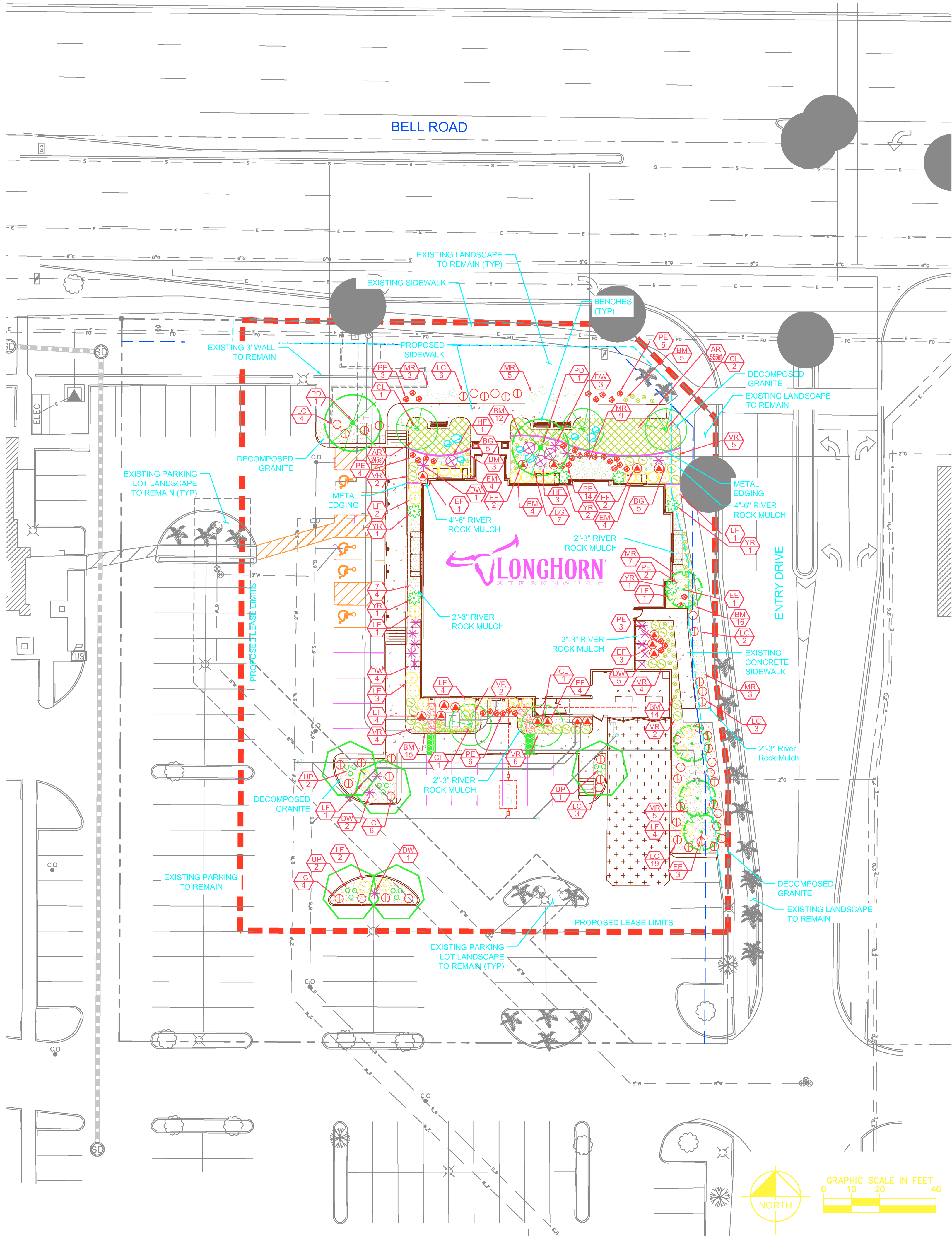
Prototype current thru -03-23-2012
14127 WEST BELL ROAD
SURPRISE, AZ 85374

AUTHORIZED FOR:
PERMIT / BID

SURPRISE, AZ

Drawing
**EXTERIOR
ELEVATIONS**

A5.1

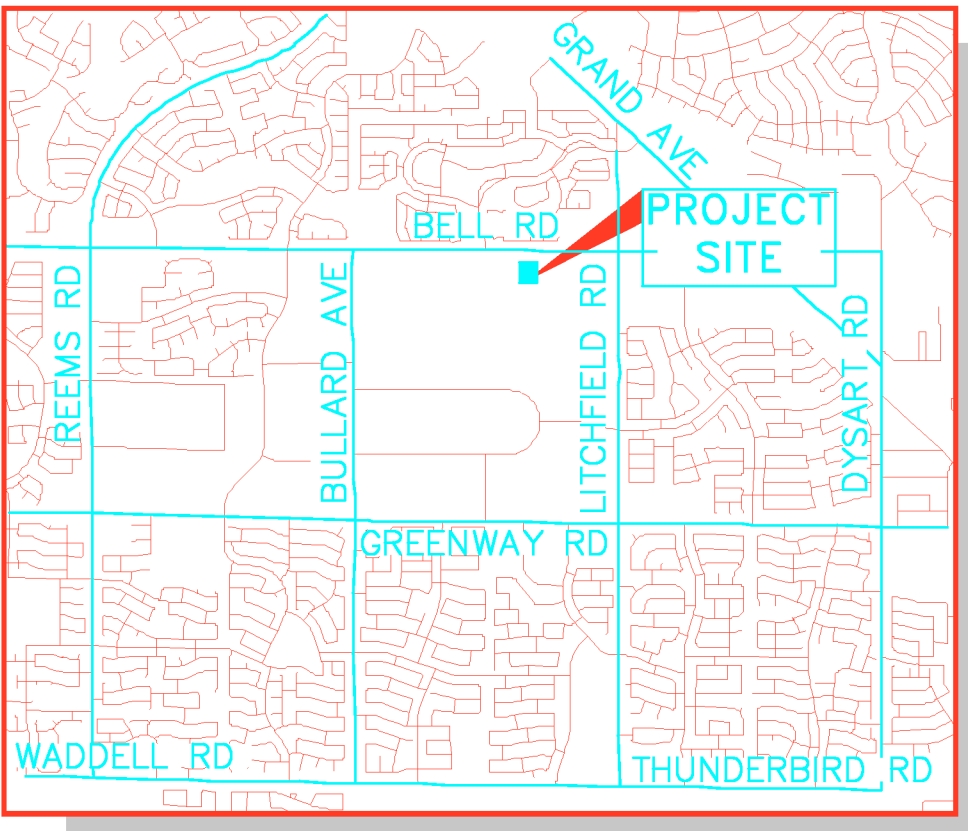


PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS
CL	5	Chiopsis linearis 'Lucretia Hamilton' Lucretia Hamilton Desert Willow	(3) 2" Cal. min., 48" Box (2) 1" Cal. min., 36" Box
EE	4	Ebenopsis ebano Texas Ebony	(1) 2" Cal. min., 36" Box (3) 1" Cal. min., 24" Box
UP	5	Ulmus parvifolia Evergreen Elm	2" Cal. min., 24" Box Single-trunk
PD	2	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	2" Cal. min., 36" Box
		Existing Tree to Remain in Place	
CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS
BG	17	Bouteloua gracilis / Blue Grama	1 Gal.
EF	16	Encelia farinosa / Brittlebush	5 Gal.
EM	12	Eremophila maculata / Emu Bush	5 Gal.
LF	19	Leucophyllum frutescens 'Compacta' Compact Texas Sage	5 Gal.
MR	39	Muhlenbergia rigens / Deer Grass	5 Gal.
CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS
AR	800 SF	Acacia redolens / Desert Carpet Acacia	1 Gal., 3' O.C.
BM	68	Baileya multiradiata / Desert Marigold	1 Gal.
DW	17	Dasyliion wheeleri / Desert Spoon	5 Gal.
HF	4	Hesperaloe funifera / Giant Hesperaloe	5 Gal.
LC	47	Lantana camara 'New Gold' New Gold Lantana	5 Gal.
PE	37	Penstemon eatonii Firecracker Penstemon	1 Gal.
VR	25	Verbena rigida / Sandpaper Verbena	1 Gal.
YR	6	Yucca recurvifolia / Soft Leaf Yucca	5 Gal.
QTY	DESCRIPTION & SPECIFICATION		
960 SF	River Rock Mulch 4"-6" diameter river rock mulch at the front of building to be tan blend color tones to complement the building's stone veneer. Rock mulch shall be laid at a density so that no landscape fabric is visible. Owner shall make final selection.		
1,760 SF	River Rock Mulch 2"-3" diameter river rock mulch at the sides and rear of building to be tan blend color tones to complement the building's stone veneer. Rock mulch shall be laid at a density so that no landscape fabric is visible. Owner shall make final selection.		
2,430 SF	Decomposed Granite Color to match existing in parking lot and perimeter landscape; 1/2" screened, 2" depth		
8	Landscape Boulders Color to match River Rock Mulch; See Detail Sheet for size and installation		

LANDSCAPE PLAN NOTES

- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO THE LANDSCAPE INSTALLATION. ANY DEVIATION FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
- RIVER ROCK MULCH SHALL BE USED WITHIN THE BUILDING PAD LANDSCAPE AREAS. SEE PLANT SCHEDULE FOR ROCK MULCH SPECIFICATIONS. ROCK MULCH TO BE PLACED AT 3" DEPTH MIN. FINAL COLOR TO BE SELECTED BY OWNER. PROVIDE PERSISTENT WEED FILTER FABRIC BELOW.
- PERIPHERAL PLANTER AREAS AND END PARKING ISLANDS SHALL BE 3" LAYER OF **DECOMPOSED GRANITE**.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE LANDSCAPE 90 DAYS PAST FINAL INSPECTION.
- TERMINAL/PARKING ISLAND LANDSCAPING SHALL START 30" IN FROM BACK OF CURB TO CENTER OF PLANTS.
- ALL PLANTS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED.
- LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL APPROVE PLANT MATERIAL PLACEMENT PRIOR TO INSTALLATION.
- FERTILIZER FOR ALL GROUND COVER AREAS SHALL BE AS SPECIFIED WITHIN THE SPECIFICATIONS ON SHEET LS1.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOVING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AS A RESULT OF THEIR WORKMANSHIP. ALL REPAIRS WILL BE PERFORMED IMMEDIATELY.
- EXISTING LANDSCAPE THAT IS DAMAGED, NOT SCHEDULED FOR REMOVAL, SHALL BE REPLACED TO EXISTING CONDITION.
- LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.
- AS-BUILT LANDSCAPE PLANS ARE REQUIRED PRIOR TO C/O.
- HEAVY DUTY METAL EDGING SHALL BE USED TO SEPARATE ALL MULCHED AREAS FROM GRASS AREAS.
- WHERE ROCK MULCH IS ADJACENT TO SIDEWALKS, METAL EDGING SHALL BE USED AS A BUFFER.
- LANDSCAPE ARCHITECT IS TO HAVE LOCAL REPRESENTATIVES VISIT AT TWO TIMES, ONE FOR INSPECTION PRIOR TO PLANTING WHILE STOCK IS ON SITE AND ONE FOR INSPECTIONS AFTER STOCK HAS BEEN INSTALLED G.C. TO COORDINATE WITH THIS INDIVIDUAL AS TO TIMING.



VICINITY MAP
N.T.S.

SURPRISE, AZ CODE COMPLIANCE

ARTICLE X. LANDSCAPING SEC. 122-136

REQUIRED	PROVIDED
(2)a. Minimum two trees for every six spaces and distributed evenly throughout the parking lot. 17 new spaces = 3 new trees	4 New trees
(2)c.2. Masonry walls between three and four feet in height	Existing 3 foot wall to remain
(2)d. Minimum 15 percent landscape area within the parking lot 43,033 SF total lot = 6,455 SF landscape	6,480 SF provided (15%)
(2)e. One island with raised concrete curbing for every ten spaces & end row landscape islands 17 new spaces = 2 islands + end rows	3 islands (2 end row)
(2)h. One tree and three shrubs for every parking island (1 car length) 6 new islands = 6 trees, 18 shrubs	6 trees, 23 shrubs/groundcover
(2)j. Shrubs within a landscape median shall be a maximum height of three feet, and all trees at maturity shall maintain a minimum clearance of seven feet	Specified plants in parking lot islands meet requirements
(2)k. Tree species in parking lots shall adhere to selection 2. Evergreen Elm	Evergreen Elm specified (match exst.)
(3) All landscape areas shall be finished with a natural surface material	Decomposed Granite
(4)a. All decomposed granite shall have a minimum size of 1/2" minus. Granite shall be applied having a depth of two inches or greater. A pre-emergent herbicide shall be applied	1/2" Screened, 2" Depth, see Darden Landscape & Irrigation Specifications for pre-emergent specification
(4)b. All landscape areas shall be graded so that finished grade surfaces...are one and one-half inches below concrete or other paved surfaces	Provided, See Landscape Details
(6)a.4. Commercial projects must plant one tree and five shrubs for every 400 square feet of landscape area 4,350 SF landscape area 11 trees, 55 shrubs	16 trees, 106 shrubs, + groundcovers & accents
(6)a.5. Commercial projects are required to provide the following tree ratio: i. Fifty percent: 24-inch box (8) ii. Thirty percent: 36-inch box (5) iii. Twenty percent: 48-inch box (3)	(8) 50% (5) 30% (3) 20%
(6)a.6. Shrubs are to be a minimum of five gallon size while groundcover must be a minimum of one gallon size.	Provided
(6)b. All trees shall be planted and staked in accordance with the "Standard Tree Planting Detail"	Provided, See Landscape Details

OWNER/DEVELOPER

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LANDSCAPE ARCHITECT

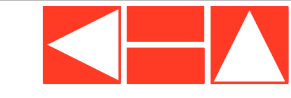
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Expires 03/31/2013



Issue Date: 07/16/2012

REVISION INFORMATION

Restaurant #: TBD

LONGHORN
STEAKHOUSE
14127 BELL RD
SURPRISE, AZ
PROTOTYPE LH-7.5R

SURPRISE ARIZONA

DRAWING

LANDSCAPE PLAN

L1.1