

**AGENDA
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
JANUARY 27, 2015**

After determining that a quorum is present, the Planning and Zoning Commission of the City of The Colony, Texas will convene into regular session which will be held on Tuesday, January 27, 2015 at 6:30 PM in the City Council Chambers located in City Hall, 6800 Main Street, The Colony, Texas, at which time the following items will be addressed:

1.0	CALL REGULAR SESSION TO ORDER
1.1	Citizen Input

2.0	CONSENT AGENDA
2.1	Consider approval of the minutes of the January 13, 2015 Regular Session.
2.2	<i>FP14-0021 Parkway Parcels Addition, Lots 2R, 3X and 4, Block A</i> Consider approval of a Replat of Lot 2, Block A of the Parkway Parcels Addition into three (3) lots, Lots 2R, 3X and 4, Block A of the Parkway Parcels Addition, being a 3.70 acre tract of land, located at the west side of Plano Parkway, approximately 325 feet south of the Sam Rayburn Tollway (S.H. 121).

3.0	PUBLIC HEARING ITEMS
3.1	<i>Z14-0003, PD-16, Colony Center Rezoning Request</i> Conduct a public hearing, discuss and consider making a recommendation to City Council regarding a rezoning request for a 16.93 acre portion of Tract D in Planned Development No.16, located on the south side of Memorial Drive and west of South Colony Boulevard. (Item continued from January 13, 2015 P&Z Meeting)

4.0	DISCUSSION ITEMS
4.1	<i>SP14-0023, Panera Bread Restaurant Development Plan</i> Discuss and consider making a recommendation to City Council on a request for approval of a Development Plan for a 4,300 square foot restaurant, Panera Bread, to be located on a 1.12 acre tract of land within Planned Development No. 25 (PD-25) on the south side of the Sam Rayburn Tollway (S.H. 121) approximately 250 feet west of Plano Parkway.

“Pursuant to the Texas Open Meetings Act, Government Code Chapter 551, one or more of the above items may be considered in executive session closed to the public. Any decision held on such matter will be taken or conducted in open session following the conclusion of the executive session”.

Persons with disabilities who plan to attend this meeting who may need auxiliary aids such as interpreters for persons who are deaf or hearing impaired, readers or, large print are requested to contact Christie Wilson, City Secretary, at 972-624-3106 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

CERTIFICATION

I hereby certify that above notice of meeting was posted outside the front door of City Hall by 5:00 p.m. on the 23rd day of January, 2015.

Christie Wilson, City Secretary

**MINUTES
CITY OF THE COLONY
PLANNING AND ZONING COMMISSION
JANUARY 13, 2015**

After determining that a quorum was present, the Planning and Zoning Commission of the City of The Colony, Texas convened into Regular Session which was held on Tuesday, January 13, 2014 at 6:30 PM in the City Council Chambers located in City Hall, 6800 Main Street, The Colony, Texas, at which time the following items were addressed:

Board Members Present: Karen Hames, Chairman; Cody Hall, Vice Chairman; Cesar Molina, Jr.; Shannon Hebb; Detrick DeBurr; Brian Buffington and Janece Pool.

Board Members Absent: None

City Council Liaison: David Terre, City Council Place 4

Staff Present: J. Michael Joyce, AICP, Planning Director; Gordon Scruggs, Engineering Director.; Edwin Voss, City Attorney; and Felicia Campa, Recording Secretary Pro Tem.

1.0	CALL REGULAR SESSION TO ORDER
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Chairman Hames called the meeting to order at 6:30PM.

1.1	CITIZEN INPUT
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No citizens came forward during Citizen Input.

2.0	CONSENT AGENDA
2.1	Consider approval of the minutes of the December 9, 2014 Regular Session.
2.2	<i>FP14-0016, Grandscape, Phase 2</i> Consider approval of a Final Plat of Lots 3, 4, 5 and 10, Block A; Lots 1 and 2, Block B; Lot 1, Block C; Lots 1 and 2, Block D; Lot 1, Block E; Lot 1, Block H and Lot 1, Block J: for a total of 12 commercial lots of Grandscape, Phase 2, being a 231.02 acre tract of land located in the BBB and CRR Survey, Abstract Nos. 173 and 174 and the Thomas A. West Survey, Abstract No. 1344, and located on the south side of the Sam Rayburn Tollway (S.H. 121) and east of Plano Parkway in PD-25.

Chairman Hames read the Consent Agenda items into the record.

Commissioner Hall moved to approve Items 2.1 and 2.2. Commissioner Hebb seconded the motion. Motion carried (6-0).

3.0	PUBLIC HEARING ITEMS
3.1	<i>SUP14-0012, Staybridge Suites Hotel Limited Service Hotel</i> Conduct a public hearing, discuss and consider making a recommendation to City Council on an application for a Specific Use Permit (SUP) to allow a limited service hotel, Staybridge Suites Hotel, to be located on a 2.25 acre tract of land on the south side of Memorial Drive, approximately 750 feet west of Paige Road.

Mr. Joyce presented the Staff Report.

Commissioner Hall asked if there was only one entrance to the property.

Mr. Joyce stated that the number of entrances will be addressed during the Site Plan process.

Chairman Hames opened the Public Hearing. No one came forward to speak and Chairman Hames closed the Public Hearing.

Since there were no other questions from the Commission, Chairman Hames called for a motion.

Commissioner Hebb moved to approve Item 3.1 Commissioner Pool seconded the motion. Motion carried (6-0).

3.0	PUBLIC HEARING ITEMS
3.2	<i>SUP14-0013, Best Western Premiere Hotel Limited Service Hotel</i> Conduct a public hearing, discuss and consider making a recommendation to City Council on an application for a Specific Use Permit (SUP) to allow a limited service hotel, Best Western Premiere Hotel, to be located on a 1.75 acre tract of land on the south side of Memorial Drive, approximately 500 feet west of Paige Road.

Mr. Joyce presented the Staff Report.

Chairman Hames opened the Public Hearing. No one came forward to speak and Chairman Hames closed the Public Hearing.

Since there were no other questions from the Commission, Chairman Hames called for a motion.

Commissioner DeBurr moved to approve Item 3.2. Commissioner Molina seconded the motion. Motion carried (6-0).

3.0	PUBLIC HEARING ITEMS
3.3	<i>Z14-0003, PD-16, Colony Center Rezoning Request</i> Conduct a public hearing, discuss and consider making a recommendation to City Council regarding a rezoning request for a 16.93 acre portion of Tract D in Planned Development No.16, located on the south side of Memorial Drive and west of South Colony Boulevard.

Mr. Joyce presented the Staff Report. Mr. Joyce also indicated that the project representative or property owner was not present.

Commissioners discussed the merits of either continuing the Item to the next meeting or outright denial of the Item.

Chairman Hames opened the Public Hearing. No one came forward to speak and Chairman Hames closed the Public Hearing.

Commissioner Hebb asked if staff will have more work to do in order to allow this item to return if denied.

Mr. Joyce responded affirmatively.

Since there were no questions from the Commission, Chairman Hames called for a motion.

Commissioner Hall moved to continue Item 3.3 to the January 27, 2015 meeting with the condition that the applicant must be present and provide additional documentation as requested. Commissioner Molina seconded the motion. Motion carried (6-0).

3.0	PUBLIC HEARING ITEMS
3.4	<i>SII4-0019, Zoning Ordinance Text Amendments</i> Conduct a public hearing, discuss and consider making a recommendation to City Council regarding a text amendment for revisions to Section 13-100, "Off-Street Parking Schedule" to revise the required parking ratios for certain restaurant uses.

Mr. Joyce presented a request to continue the Item to the January 27, 2015 Planning and Zoning Commission meeting due to the amendment not being reviewed by the Ordinance Review Committee.

Chairman Hames opened the Public Hearing. No one came forward to speak and Chairman Hames closed the Public Hearing.

Since there were no other questions from the Commission, Chairman Hames called for a motion.

Commissioner DeBurr moved to continue the Public Hearing for Item 3.4 until January 27, 2015. Commissioner Buffington seconded the motion. Motion carried (6-0).

4.0	DISCUSSION ITEMS
4.1	<i>Director's Report for November and December, 2014</i>

Mr. Joyce presented the Staff Report.

There being no further business to come before the Commission, Chairman Hames adjourned the Regular Session of the Planning and Zoning Commission at 7:06 PM.

Karen Hames, Chairman

Felicia Campa, Recording Secretary

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: January 27, 2015

DEPARTMENT: Development Services Department

PLANNER: Mike Joyce, AICP, Planning Director, 972-624-3162

SUBJECT *FP14-0021 Parkway Parcels Addition, Lots 2R, 3X and 4, Block A*

Consider approval of a Replat of Lot 2, Block A of the Parkway Parcels Addition into three (3) lots, Lots 2R, 3X and 4, Block A of the Parkway Parcels Addition, being a 3.70 acre tract of land, located at the west side of Plano Parkway, approximately 325 feet south of the Sam Rayburn Tollway (S.H. 121).

APPLICANT

Owner/Developer:	121 Acquisition Company, LLC	Omaha, Nebraska
	The Colony LDC	The Colony, Texas
Engineer/Surveyor:	Graham Associates, Inc.	Arlington, Texas

EXISTING CONDITION OF PROPERTY

Proposed Lots 2R is being developed as Raising Cane’s Restaurant: the site plan having been approved by City Council on December 16, 2014. Lot 3X is a common area lot that may be sold in the future to the property located adjacent to the lot. Lot 4, Block A is the remainder of Lot 2 and will be developed at a later date.

PROPOSED DEVELOPMENT

The applicant is proposing to replat the lots in order to establish easements necessary for development on Lot 2R and for the possibility of selling off a portion of the remaining tract.

ADJACENT ZONING/LAND USE

North - PD-25, Grandscape and Nebraska Furniture Mart, undeveloped land

South - City of Lewisville

East- PD-25, Grandscape and Nebraska Furniture Mart, undeveloped land

West- PD-25, Parkway Parcels, undeveloped land

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the Replat.

ATTACHMENTS

1. Location Map
2. Proposed Replat

DRC -- January 22, 2015

RP14-0021

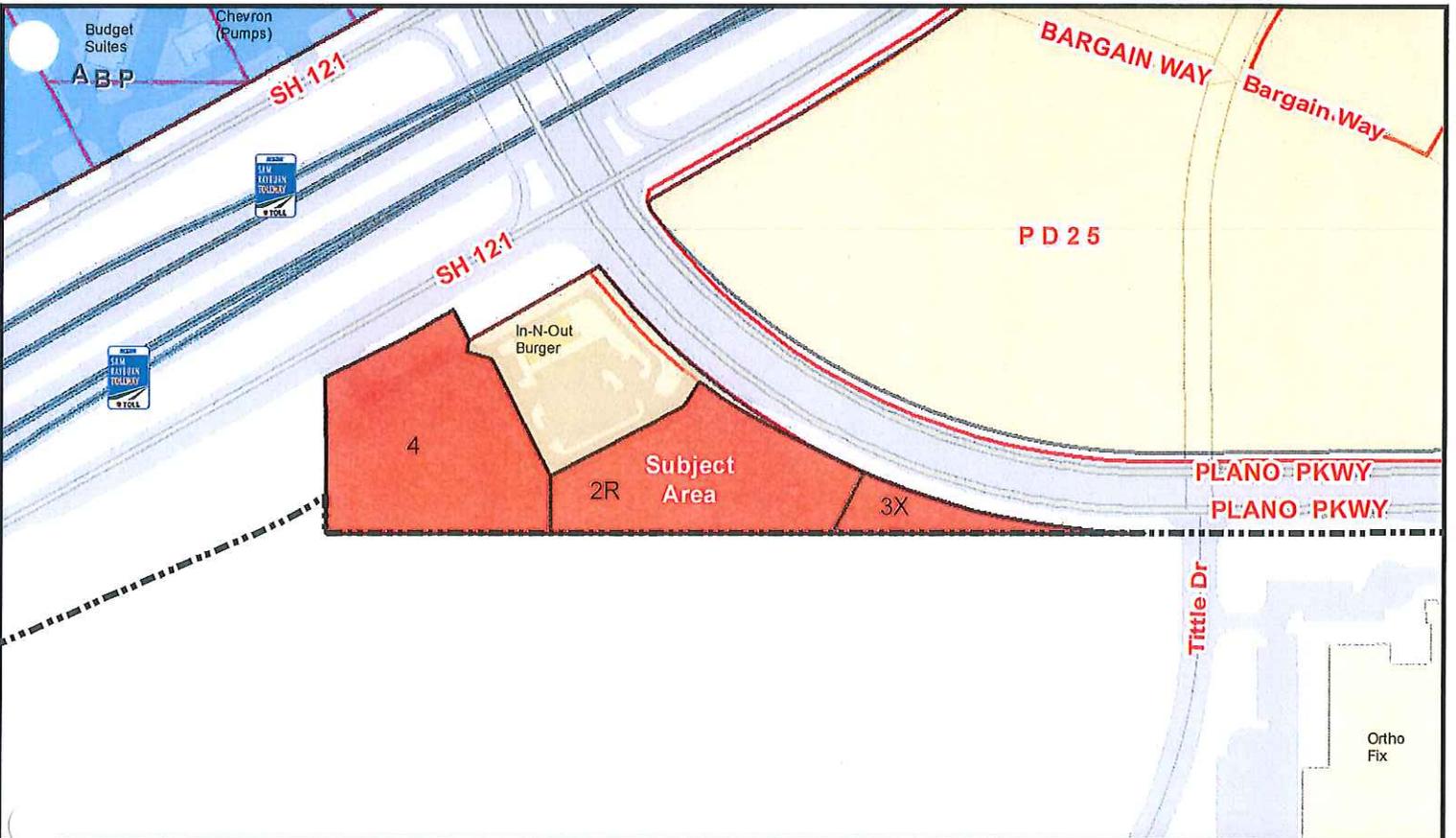
Replat -- Parkway Parcels, Lots 2R, 3X and 4, Block A

Engineering Comments -- Komala Narra, PE, 972-624-3138

- EPW - 1. The drainage easement for storm drain boxes shall include a minimum of 8 feet clear on each side of the box.
- EPW - 2. The plat needs to have a private Channel Maintenance Language added for the open channel located on Lot 3 X, Block A. The language that should be added is attached for your use.
- EPW - 3. The Lot 4 Block A has the previous plat recordation property description still shown on the plat, please delete.
- EPW - 4. Remove existing and proposed label from all the easements on the re-plat. All the easements are per the re-plat.

Planning Comments -- Mike Joyce, AICP, 972-624-3162

- PL1. Add the file number to the Replat: FP14-0021
- PL2. Add the total acreage to the Title Block
- PL3. Change the dates on the replat to "2015"
- PL4. Provide a second State Plane coordinate on the plat
- PL5. If The Colony CDC is a current owner, please show this owner's address and contact number and provide a signature block.



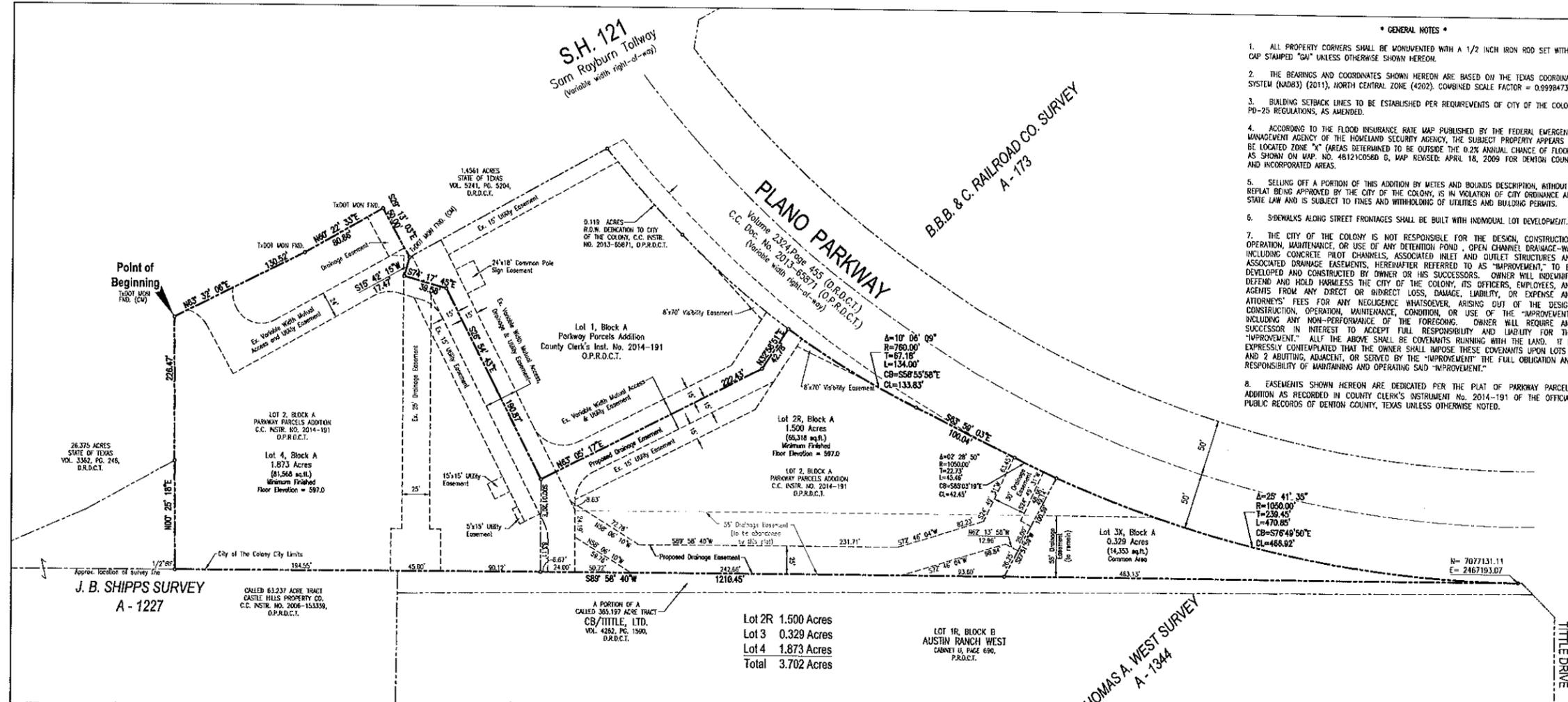
Project No. FP14-0021 - Project Name: Parkway Parcels, Lots 2R, 3X, & 4



- | | | | | | |
|-----------------|--------------------------|------------------|----------------------|---------------------|------------------------|
| City Limits | Business Park | General Retail | Light Commercial | Office District 1 | Single Family Dwelling |
| Parkway Parcels | Business Park/Industrial | Heavy Commercial | Mobile Home | Planned Development | Building Footprints |
| Agricultural | Duplex Dwelling | Industrial | Neighborhood Service | Shopping Center | |

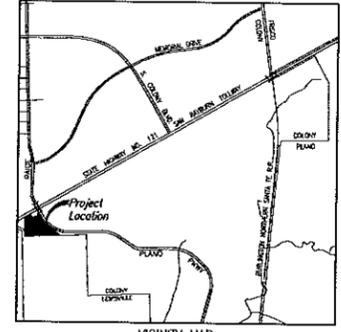


This map was generated by GIS data provided by The Colony GIS Department. The City of The Colony does not guarantee the correctness or accuracy of any features on this map. These digital products are for illustration purposes only and are not suitable for site-specific decision making.



GENERAL NOTES

- ALL PROPERTY CORNERS SHALL BE MONUMENTED WITH A 1/2 INCH IRON ROD SET WITH A CAP STAMPED "GAI" UNLESS OTHERWISE SHOWN HEREON.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD83) (2011), NORTH CENTRAL ZONE (4202), COMBINED SCALE FACTOR = 0.999847330
- BUILDING SETBACK LINES TO BE ESTABLISHED PER REQUIREMENTS OF CITY OF THE COLONY PD-25 REGULATIONS, AS AMENDED.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OF THE HOMELAND SECURITY AGENCY, THE SUBJECT PROPERTY APPEARS TO BE LOCATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD), AS SHOWN ON MAP NO. 48121C058D 0, MAP REVISED: APRIL 18, 2009 FOR DENTON COUNTY AND INCORPORATED AREAS.
- SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION, WITHOUT A REPLAT BEING APPROVED BY THE CITY OF THE COLONY, IS IN VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- SIDEWALKS ALONG STREET FRONTS SHALL BE BUILT WITH INDIVIDUAL LOT DEVELOPMENT.
- THE CITY OF THE COLONY IS NOT RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, OR USE OF ANY DETENTION POND, OPEN CHANNEL DRAINAGE-WAY INCLUDING CONCRETE PILOT CHANNELS, ASSOCIATED INLET AND OUTLET STRUCTURES AND ASSOCIATED DRAINAGE EASEMENTS, HEREAFTER REFERRED TO AS "IMPROVEMENT," TO BE DEVELOPED AND CONSTRUCTED BY OWNER OR HIS SUCCESSORS. OWNER WILL INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF THE COLONY, ITS OFFICERS, EMPLOYEES AND AGENTS FROM ANY DIRECT OR INDIRECT LOSS, DAMAGE, LIABILITY, OR EXPENSE AND ATTORNEYS' FEES FOR ANY NEGLIGENCE WHATSOEVER, ARISING OUT OF THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, CONDITION, OR USE OF THE "IMPROVEMENT," INCLUDING ANY NON-PERFORMANCE OF THE FOREGOING. OWNER WILL REQUIRE ANY SUCCESSOR IN INTEREST TO ACCEPT FULL RESPONSIBILITY AND LIABILITY FOR THE "IMPROVEMENT." ALL THE ABOVE SHALL BE COVENANTS RUNNING WITH THE LAND. IT IS EXPRESSLY CONTEMPLATED THAT THE OWNER SHALL IMPOSE THESE COVENANTS UPON LOTS 1 AND 2 ABUTTING, ADJACENT, OR SERVED BY THE "IMPROVEMENT" THE FULL OBLIGATION AND RESPONSIBILITY OF MAINTAINING AND OPERATING SAID "IMPROVEMENT."
- EASEMENTS SHOWN HEREON ARE DEDICATED PER THE PLAT OF PARKWAY PARCELS ADDITION AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2014-191 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS UNLESS OTHERWISE NOTED.



VICINITY MAP
NOT TO SCALE
MAPS000 NO. 554 U, V, Y & Z

LEGEND

CRS	1/2 INCH IRON ROD SET WITH CAP STAMPED "GAI"	PG.	PAGE
CRF	5/8 INCH IRON ROD FOUND WITH CAP STAMPED UNLESS OTHERWISE SHOWN	CAB. INSTR.	CABINET CLERK INSTRUMENT
BF	IRON ROD FOUND	D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
BACN	BRASS MONUMENT FOUND	M.R.D.C.T.	MAP RECORDS, DENTON COUNTY, TEXAS
P.F.C.	POINT FOR CORNER (CM)	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
(XXX.XX)	RECORD BEARING/DISTANCE	R.O.W.	RIGHT-OF-WAY
FND.	FOUND	L=1.3'	ARC LENGTH
VOL.	VOLUME		

CITY SIGNATURE BLOCK
On the _____ day of _____, 2014, this plat was duly approved by the Planning and Zoning Commission of the City of The Colony, Texas.
Signed: _____
Chairperson of the Planning and Zoning Commission
Attest: _____
City Secretary

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, 121 ACQUISITION COMPANY, LLC is the owner of a 3.702 acre tract of land situated in the B.B. & C. Railroad Survey, Abstract No. 173, the City of The Colony, Denton County, Texas and being all of Lot 2, Block A of the Parkway Parcels Addition, an addition to the City of The Colony, Denton County, Texas as recorded in County Clerk's Instrument No. 2014-191 of the Official Public Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a TxDOT monument found (controlling monument) for the northwest corner of said 5.02 acre tract of land and being in the south right-of-way line of State Highway 121 (Som Rayburn Highway) (a variable width right-of-way);

THENCE with the south right-of-way line of said State Highway 121 the following:

North 63 degrees 32 minutes 06 seconds East, a distance of 130.52 feet to a TxDOT monument found for corner;

North 60 degrees 22 minutes 33 seconds East, a distance of 80.86 feet to a TxDOT monument found for corner;

South 29 degrees 13 minutes 03 seconds East, a distance of 50.00 feet to a TxDOT monument found (controlling monument) for corner;

THENCE South 15 degrees 42 minutes 15 seconds West, departing the south right-of-way line of said State Highway 121, a distance of 17.47 feet;

THENCE South 74 degrees 17 minutes 45 seconds East, a distance of 39.58 feet;

THENCE South 26 degrees 54 minutes 43 seconds East, a distance of 190.87 feet;

THENCE North 63 degrees 05 minutes 17 seconds East, a distance of 222.43 feet;

THENCE North 32 degrees 58 minutes 51 seconds East, a distance of 42.78 feet to the south right-of-way line of Plano Parkway (variable width right-of-way) and being in a non-tangent curve to the left having a radius of 760.00 feet, a central angle of 10 degrees 06 minutes 09 seconds, a chord bearing of South 58 degrees 55 minutes 58 seconds East and a chord length of 133.83 feet;

THENCE with the south right-of-way line of said Plano Parkway the following:

With said non-tangent curve to the left for an arc length of 134.00 feet to a 1/2 inch iron rod set for corner;

South 63 degrees 59 minutes 03 seconds East, a distance of 100.04 feet to a 1/2 inch iron rod set for the beginning of a tangent curve to the left having a radius of 1050.00 feet, a central angle of 25 degrees 41 minutes 35 seconds, a chord bearing of South 76 degrees 49 minutes 50 seconds East and a chord length of 466.92 feet;

With said curve to the left for an arc length of 470.85 feet to a 1/2 inch iron rod set for corner;

THENCE South 89 degrees 58 minutes 40 seconds West, departing the south right-of-way line of said Plano Parkway, a distance of 1210.45 feet to a 1/2 inch iron rod found for the southwest corner of said 5.02 acre tract of land and being in the south right-of-way line of said State Highway 121;

THENCE North 00 degrees 25 minutes 18 seconds East, with the south right-of-way line of said State Highway 121 and the west line of said 5.02 acre tract of land, a distance of 226.47 feet to the POINT OF BEGINNING, containing 3.702 acres or 161,239 square feet of land, more or less.

OWNER'S DEDICATION
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 121 ACQUISITION COMPANY, LLC, through the undersigned authority, do hereby adopt this plat designating the herein above described property as the PARKWAY PARCELS ADDITION, an addition to the City of The Colony, Denton County, Texas, and do hereby dedicate in fee simple to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easements on the plat for mutual use and accommodation of all public utilities desiring to use, or using the same and are free of any encumbrances, except as shown herein. 121 Acquisition Company, LLC and the City of The Colony, Texas, do hereby bind itself, its successors and assigns to forever warrant and defend all and singular the above described streets, alleys, easements and rights unto the public against every person whomsoever lawfully claiming or to claim the same or any part thereof. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over or across the easements on said plat. Any public utility shall have the right to remove and keep removed all or any part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity of procuring the permission of anyone.

WITNESS MY HAND THIS _____ day of _____, 2014

121 ACQUISITION COMPANY, LLC

Ryan Blumkin, Vice President

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared Ryan Blumkin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same in and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014

Notary Public in and for the State of _____
My commission expires _____

SURVEYOR'S CERTIFICATION
I, Jim G. Glass, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my supervision and in accordance with the Rules and Regulations of the City of The Colony, Texas.

Jim G. Glass, R.P.L.S.
Texas Registration No. 5282

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jim G. Glass, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in and for the purpose and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2014

Notary Public in and for the State of Texas
My commission expires _____

SHEET 1 OF 1
REPLAT

**LOTS 2R, 3X and 4
PARKWAY PARCELS ADDITION**
BEING A REPLAT OF LOT 2, BLOCK A, PARKWAY PARCELS ADDITION
CITY OF THE COLONY, DENTON COUNTY, TEXAS
AS RECORDED IN COUNTY CLERK'S INST. No. 2014-191
OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS



DECEMBER 2014
CITY PROJECT NO.
Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
603 S. HARRIS DRIVE, SUITE 500
ARLINGTON, TEXAS 76010 (817) 448-6655
ISPC FPM F-119/ITPLS FIRM 10152640

OWNER
121 ACQUISITION COMPANY, LLC
700 S. 72ND STREET
OMAHA, NEBRASKA 68114
CONTACT: RYAN BLUMKIN
EMAIL: RYAN.BLUMKIN@121AC.COM

Staff Analysis

Summary of Request

The applicant is requesting a rezoning of the underlying zoning classification within a portion of Planned Development No. 16 (PD-16) located on the south side of Memorial Drive and west of South Colony Boulevard, also known as Tract B-4, from BP-Business Park to MF4-Multiple Family zoning.

December 9, 2014 Planning and Zoning Commission Meeting

Commissioner Hall moved to continue the Public Hearing on this item until the January 13, 2015 Planning and Zoning Commission Meeting so that the applicant could submit site plan, landscape plan and elevation exhibits and that the applicant would be willing to commit to a project similar to Shop of Legacy, the applicant's Option 2.

January 13, 2015 Planning and Zoning Commission Meeting

Commissioner Hall moved to continue Item 3.3 to the January 27, 2015 meeting with the condition that the applicant must be present and provide additional documentation as requested. Per my previous e-mail to the P&Z Commission, Masterplan will be asking for an additional continuance to February 10, 2015 meeting so that their graphics team can complete their renderings and Site Plan. They have also asked additional time to be on the City Council agenda for February 27, 2015.

Existing Condition of Property

The property is undeveloped.

Subject Property and Adjacent Zoning

Subject Property PD-16, Tract B – undeveloped land
North PD-14 – Legends Trail, Phase 1, single family residential
South PD-16, Tracts B-1 and B-2 – Rooms-to-Go (under construction) and undeveloped land
East PD-16, Tract D – Sonoma Grand multiple family residential and undeveloped land
West PD-16, Tract B – Rooms-to-Go (under construction) and undeveloped land

Zoning Change Request

The applicant is requesting a rezoning of the underlying zoning classification for Tract B-4, a 16.93 acre tract of land located south of Memorial Drive and west of South Colony Boulevard, excluding the 1.96 acre hard corner. This hard corner area is zoned PD-16, with an underlying zoning classification of BP-Business Park and GR-General Retail. The Gateway Overlay Zoning District regulations also apply to this tract.

The applicant is requesting a zoning change for this tract from PD-16 with underlying zoning classifications of BP-Business Park and GR-General Retail to PD-16 with underlying zoning classifications of MF4-Multiple Family and GR-General Retail. Within these classifications, the following development standards are proposed.

OPTION 1 – Garden Style Apartments

1. Maximum number of residential units = 375

2. Maximum number of residential units = 375
3. Maximum number of residential stories located within sixty (60) feet of Memorial and/or South Colony Boulevard = two
4. No Maximum Floor Area Ratio (FAR) for residential development
5. Building setbacks per the BP-Business Park standard
6. Garage or enclosed parking shall be a minimum of twenty-five percent (25%) of the provided parking for the multiple family development
7. Tandem parking behind enclosed garages shall be allowed for a maximum of thirty percent (30%) of the provided parking for the multiple family development
8. Enhanced pavement (including but is not limited to brick pavers and/or stamped and tinted concrete) shall be provided at every driveway entrance
9. No resident parking shall be placed within 100 feet of South Colony Boulevard (this provision excludes limited visitor and/or employee parking at the leasing center)
10. Facades facing rights-of-way shall be a minimum of eighty percent (80%) masonry, defined as brick or stone. All other facades (excluding interior facing facades) within the development shall be a minimum of seventy (70%) masonry.
11. The remainder of the exteriors listed above shall be comprised of Hardi-board® type materials, cementuous plank materials, and/or three process stucco.
12. Facades that entirely face the interior of the site shall be a minimum of thirty percent (30%) masonry, defined as brick or stone, with the remainder of these facades being comprised of Hardi-board® type materials, cementuous plank materials and/or three process stucco.

OPTION 2 – Urban Style Apartments

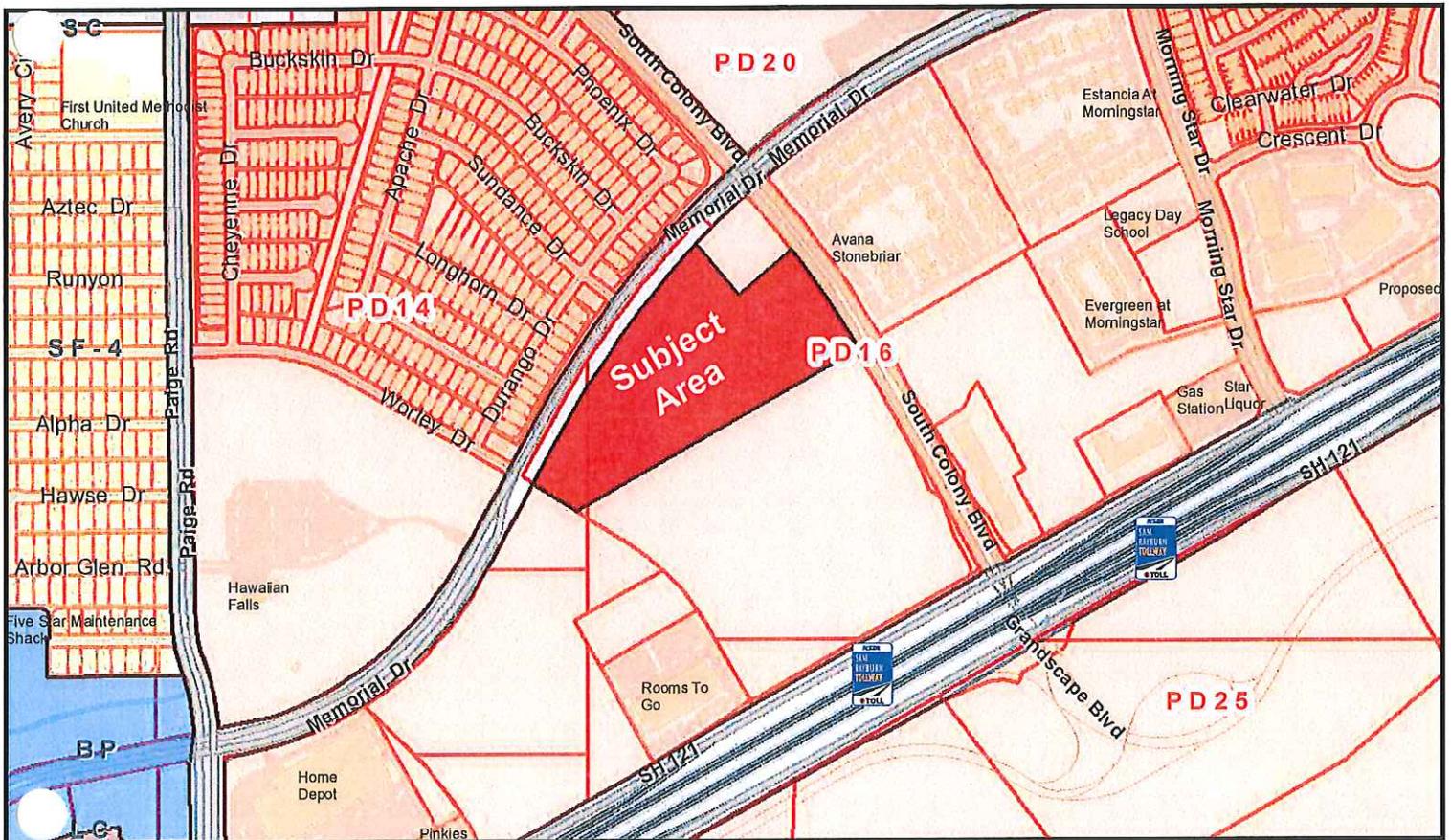
As an alternative to the garden style apartments proposed above, the applicant is also proposing a higher density, urban style apartment complex with buildings that are sited further from the street, but taller in height. For this option, the following development standards would apply:

1. A minimum of 325 units
2. Fifty percent (50%) of the residential units shall be in a structure with a minimum of four (4) stories in height
3. Any structure greater than three (3) stories in height shall be sited a minimum of 200 feet from any rights-of-way.
4. By having fewer apartment units in denser concentration, the tract of land will have more open space available for landscaping and common usage.
5. A pedestrian bridge and connecting sidewalks between the multiple family development and the proposed commercial development planned to the south shall be completed prior to the Certificate of Occupancy (CO) being issued for the 200th unit in the multiple family development.
6. Facades facing rights-of-way shall be a minimum of eighty percent (80%) masonry, defined as brick or stone. All other facades (excluding interior facing facades) within the development shall be a minimum of seventy (70%) masonry.
7. The remainder of the exteriors listed above shall be comprised of Hardi-board® type materials; cementuous plank materials; and/or three process stucco.
8. Facades that entirely face the interior of the site shall be a minimum of thirty percent (30%) masonry, defined as brick or stone, with the remainder of these facades being comprised of Hardi-board® type materials; cementuous plank materials; and/or three process stucco.

DRC Recommendation – Request No. 1 – Zoning Change

The City of The Colony has an abundance of the proposed type of suburban, garden-type apartments illustrated in *Option 1* located throughout the City. The more urban *Option 2* does not integrate the elements of commercial/retail and restaurant uses into the development that would make this option truly “urban.” The pedestrian bridge to the proposed commercial area to the south is a step toward “walkability,” but pedestrians and bikers would then encounter the dominant travel mode of the automobile user outside of the residential area. The overall design does not in and of itself differentiate from the suburban garden apartment development sufficiently to merit consideration as a “mixed use” model.

In addition, The City anticipates significant additional multiple-family development to occur in Austin Ranch and The Tribute in the near future. This proposed land use is not considered to be the highest and best use for this valuable and critically located tract of land. For these reasons, the DRC recommends denial of the rezoning request.



Project No. Z14-0003 - Project Name: PD-16 Amendment



- | | | | | | |
|--------------|--------------------------|------------------|----------------------|---------------------|------------------------|
| City Limits | Business Park | General Retail | Light Commercial | Office District 1 | Single Family Dwelling |
| Tract B-4 | Business Park/Industrial | Heavy Commercial | Mobile Home | Planned Development | Building Footprints |
| Agricultural | Duplex Dwelling | Industrial | Neighborhood Service | Shopping Center | |



This map was generated by GIS data provided by The Colony GIS Department. The City of The Colony does not guarantee the correctness or accuracy of any features on this map. These digital products are for illustration purposes only and are not suitable for site-specific decision making.

ATTACHMENT 3
Applicant's Letter of Request

PURPOSE OF ZONING REQUEST

The applicant's site (approximately 50 acres) is located on the west side of South Colony Boulevard between Memorial Boulevard and State Highway 121. The site is currently zoned PD-16, which allows GR and BP uses. The applicant is requesting an amendment to the PD-16 zoning, which will allow a mixed use development that would include among other things, (i) a sub-area of 16.93 acres of land, located on the north side of the site, to be developed for a high-quality multifamily residential use and (ii) a sub-area of approximately 30 acres of land, located on the south side of the site, to be developed with various retail uses. The applicant also seeks to modify the parking requirements for multifamily uses and commercial uses, to amend the landscaping requirements and to provide for modified signage standards in the district.

The applicant is in the process of constructing a 58,697 square foot Rooms To Go furniture showroom and proposes to develop various restaurants and other commercial uses in the Mixed Use Development, including a 294 unit high quality multifamily residential development. The proposed multifamily development will contain mostly brick façade and no stucco with traditional, residential architecture. The multifamily units along Memorial Boulevard will be limited to two story units closely resembling townhomes with interior, direct access garages. Colony 5 Partners, LLC (an affiliate of Rooms To Go) owns the 16.93 acre subarea and believes the addition of the multifamily development will aid and support the sale and leasing of the southern 26.25 acre commercial portion of the mixed use development. In fact, the development of the multifamily area will assist in the ability to attract more retail and service type uses due to an increase in rooftops. The area currently is a largely commercial area with some stable, single family residential to the north.

The developer of the multi-family, Wood Partners, is a national company with significant experience in the DFW market. Moreover, they have a background in assisting in the transition from fully commercial districts to a mixed use district with high quality residential. Their success in the Dallas Design District has transformed a daytime only commercial area into a mixed use district that has considerable energy and vitality. Richardson (Alta Creekside) and Frisco (Alta Cobb Hill) developments serve as similar examples of high quality, low density developments that provide housing options that enhance the housing stock and opportunities for a city. Wood Partners brings practical and proven experience to The Colony's new economic engine. Further, it provides an important component to making a successful horizontal mixed use project: high earning residents. In fact, The Colony has provided significant economic inducements to attract businesses that create sales tax and employment. Luxury apartments provide immediate high quality living conditions within the city limits, which is especially helpful for employees relocating to an area. Making these professionals citizens of The Colony from the start is desirable and the current lack of housing constitutes a problem for new arrivals. People who work in The Colony but reside in adjacent communities are unlikely to ever live in The Colony if they initially settle in other high quality communities outside The Colony.



The applicant's site plan provides a reasonable and appropriate planning transition among uses. The multi-family use provides an important buffer for the adjacent existing, stable single family neighborhood. The residential units will screen light, noise, and the service areas of the large box retail users. The plan to limit the units along Memorial Boulevard to two-story townhome style units with direct entry garages makes for an ideal planning transition. Further, the development has shifted its leasing, business, and outdoor pool functions to South Colony Boulevard, thereby, providing further protections for the neighborhood and limiting traffic on Memorial Boulevard.

The proposed residential component is complementary to single family homes and offers significant ancillary benefits to the city. The Colony does not have this type of rental product, which provides important transitional housing. The extensive development currently being done in the area will bring new professional jobs to the area and an infusion of professionals needing housing. Often, these professionals purchase a home in the community where they first reside and put down roots. A recent study by the Real Estate Center at Texas A&M University indicates that The Colony has the fewest number of days on the market for homes in DFW and an inventory of less than one month of homes for sales; both of these categories were the lowest in the Metroplex. As a result, professional level housing is at a critically low point and residents have few options. By way of contrast, Frisco homes are on the market nearly twice as long and inventory of homes in Frisco is 1.5 months. The luxury rental townhomes of the type proposed by the applicant supply the necessary residential product units to meet current unsatisfied demand.

The profile of typical residents at similar Wood Partners area multifamily developments, including nearby in Frisco and a very similar project in Richardson, demonstrates that these tenants are a highly desirable demographic. They are renters by choice. The upscale multi-family market is markedly different than traditional garden style apartment living. The age, education, and socio-economic levels are much more consistent with professional types of homeowners. As a result, the proposed Wood Partners project represents a new type of residential housing in the city and comes at a favorable time of great change. These renters have the ability and, at times, experience to purchase a home; however, they opt to rent an apartment because it is more consistent with their lifestyle (empty nesters), their work (frequent travel), or attitude (simply have no desire to own). A statistical examination of the Wood Partners' renter indicates that they are the same types of persons already living in the neighborhoods to the north in terms of income, education, and age. Importantly, they also would qualify to purchase homes in the neighborhood.

- The primary reason that tenants of most Wood Partners multifamily development vacate their multifamily residence is to **transition to single family home ownership**. The second most common reason was change of job. Traditional apartment complexes suffer attrition from rising rents or moves to other apartment communities. Tenants' transition to ownership is more likely because of the quality of their apartment home that has ownership quality amenities, an enclosed garage with direct unit entry, security system, and private outdoor areas.

Changing trends in residents. The most similar community, Alta Creekside in Richardson (adjacent to the highly coveted Canyon Creek neighborhood), has 5% of its residents over 58 years of age and nearly 24% between 41 and 57 years of age. As such, one-third of the community is comprised of non-traditional apartment renters. Increasingly, older Americans have elected to downsize their homes and relocate to luxury town home style rental units. Studies cite a desire to have no maintenance, ability to travel, and proximity to their children and grandchildren. The remaining two-thirds of the community is evenly split between 18-29 years of age (38%) and 30-40 years of age (33%) with no tenants under the age of 18. Again, these ages are similar to single family households within one mile of the site. According the U.S. Census Bureau for residents within one mile, there are 4% of residents over 65 years of age, 20% are between 30 and 39 years of age, 20% are between 20 and 29 years of age, and 27% are between 40 and 64 years of age with the remainder under age 20.

The rise in renters older than 30 years of age is not uncommon due to:

- Record numbers of student loans to US citizens.
 - Americans marrying much later in life and having fewer children, esp. in suburban settings.
 - Increased difficulty in qualifying for mortgages, especially after the Great Recession.
 - Younger Americans less desirous of home ownership.
- The education levels of residents clearly demonstrate these are the type of highly desired members of the workforce commonly identified as the "creative class." Cities often provide economic incentives to attract these bright and well compensated individuals. At Alta Cobb Hill, 44% of residents have a bachelor's degree and an additional 17% have an advanced degree. At Alta Creekside, the most comparable project, 68% of residents have bachelor's degree, another 5% have a master's degree, and 2% have a doctorate. These trends compare favorably with the city where 23% have a bachelor's degree and almost 11% have an advanced degree.
 - These are discerning renters that can afford to buy, but choose to rent. At Alta Creekside, 71% of residents make between \$50,000 and \$110,000. Further, another 20% earn between \$110,000 to \$215,000. Only 3% have incomes less than \$40,000. One-third of the citizens of The Colony earn between \$50,000 and \$100,000 and another 36% have earnings in excess of \$100,000. On the other end of the wage scale, citizens making less than \$35,000 comprise 15% of the population.

The residents of Alta Colony Townhomes would qualify for mortgages in the surrounding neighborhood. The average rent on the applicant's proposed property will be \$1,400 a month and townhome units will rent for up to \$1,900 a month. According to the appraisal district data for the thirteen streets in the subdivision immediately to the north, the average value of a home is \$199,201. Average values on a street-by-street bases range on average from \$190,957 on Buckskin Drive to \$221,135 on Redwater Drive. A 30 year mortgage (with no taxes, insurance, personal mortgage insurance, a good credit rating, and a current interest rate of 4%) would

result in a monthly payment of \$968 a month, so the prospective renters in the proposed project would easily be able to transition to single family homes in The Colony, making them a source of future strength and stability for the single family home market.

HOUSING TYPE	MONTHLY PAYMENT
Average Alta Colony Rent	1400
Colony Townhome product	1900
Average for entire subdivision	968
Average Buckskin Drive home	927
Average Redwater Drive home	1075

The above information demonstrates why Wood Partners residents transition to ownership easily. In fact, residents can qualify for homes with values of \$350,000. They rent by choice, but qualify for ownership and can transition to permanent single family resident citizens of The Colony with ease. As a result, these residents constitute a type of renter The Colony has not seen. Ironically, these very residents are the ones that have helped Uptown and other parts of the area emerge as destinations for activity and investment. The multi-family component will assist in the development of the remaining land and assist with the plans of the adjacent developer (Herb Weizman) for its retail offerings. The Weizman project's proximity to the multi-family should result in the ability to attract high quality restaurant offerings that otherwise would likely not exist. The multi-family component will result in more desirable commercial options for the neighboring single family homes. Among other things, numerous grocery users believe the area must have additional residential users to support a store.

The horizontally mixed use project, including the addition of residential, will complement the long term vision of the district. Further, it introduces a type of housing not present in The Colony and brings a type of resident that aids in future growth of both the residential and commercial sectors of the city. Finally, the multi-family raises the bar substantially on multi-family in the area, providing the city with an example for future developments, while meeting the current demand shortage for desirable professionals wanting to live in the city limits.

November 12, 2014

Kenneth Barr
Chairman
Tarrant County

Bill Moore
Vice Chairman
Collin County

William D. Elliott
Director
Governor's Appointee

Matrice Ellis-Kirk
Director
Dallas County

Mojy Haddad
Director
Tarrant County

Gary Klopper
Director
Denton County

Michael R. Nowels
Director
Denton County

George (Tex) Quesada
Director
Dallas County

Jane Willard
Director
Collin County

Gerald E. Carrigan
Executive Director

P.O. Box 260729
Plano, TX 75026

5900 W. Plano Parkway
Plano, TX 75093

(214) 461-2000
Fax (214) 528-4826
www.ntta.org

City of The Colony Planning and Zoning Commission:

It is NTTA's goal to work with our corridor cities to minimize any unintended consequences as a result of new residential development along our roadways and in this case, specifically related to noise.

It is our understanding that the proposed development described in zoning case Z14-0003 includes a residential land use and is located adjacent to the Sam Rayburn Tollway. The sound wall locations and design requirements along the Sam Rayburn Tollway were determined in accordance with the National Environmental Policy Act (NEPA) and documented in the Final Environmental Impact Statement approved by the Federal Highway Administration as well as subsequent environmental approvals. The documents analyzed noise impacts and abatement in accordance to all applicable federal and state regulations for the existing configuration.

We respectfully ask that the City notify the developer of its responsibility to provide appropriate noise abatement for the new development and ensure they are aware NTTA will not provide additional noise mitigation.

We appreciate our longstanding partnership with the City. If you have any questions, please do not hesitate to contact me at (214)224-2157 or emow@ntta.org.

Respectfully,



Elizabeth Mow, P.E.
Assistant Executive Director of Infrastructure

PLANNING AND ZONING COMMISSION REPORT

AGENDA DATE: January 27, 2015

DEPARTMENT: Engineering/Development Services Department

PLANNER: J. Michael Joyce, AICP, Planning Director, 972-624-3162

SUBJECT *SP14-0023, Panera Bread Restaurant Development Plan*

Discuss and consider making a recommendation to City Council on a request for approval of a Development Plan for a 4,300 square foot restaurant, Panera Bread, to be located on a 1.12 acre tract of land within Planned Development No. 25 (PD-25) on the south side of the Sam Rayburn Tollway (S.H. 121) approximately 250 feet west of Plano Parkway.

APPLICANT

Owner:	121 Acquisitions Company, Inc.	Omaha, NE
Developer:	Panera Bread	St. Louis, MO
Engineer:	Core States Group	St. Louis, MO

ESTIMATED PROJECT SCHEDULE

City Council must approve the Development Plan prior to construction. The associated Preliminary Plat (PP14-0001, Parkway Parcels) was approved by the Planning and Zoning Commission on March 11, 2014. The associated Final Plat (FP14-0021) was considered tonight on the Consent Agenda. The approved Final Plat must be filed for record with Denton County prior to the onset of vertical construction.

OPTIONS

1. Approve as submitted.
2. Approve with conditions that are not met.
3. Postpone consideration.
4. Table item.

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the Development Plan.

ATTACHMENTS

1. Staff Analysis
2. Location Map
3. Proposed Development Plan
4. Proposed Landscape Plan
5. Proposed Elevations

ATTACHMENT 1

Staff Analysis

Summary of Request

The applicant is proposing to construct a 4,300 square foot restaurant, Panera Bread, to be located on a 1.12 acre tract of land within Planned Development No. 25 (PD-25) on the south side of the Sam Rayburn Tollway (S.H. 121) approximately 250 feet west of Plano Parkway.

Existing Condition of Property

The subject property is undeveloped.

Platting Status

The property is currently unplatted. A preliminary plat was approved for the approximately 4.90 acre development on March 11, 2014 (PP14-0001, Parkway Parcels Addition). The associated Final Plat (FP14-0021) was considered tonight on the Consent Agenda. The approved Final Plat must be filed for record with Denton County prior to the onset of vertical construction.

Adjacent Zoning/Land Use

North - Sam Rayburn Tollway (S.H. 121)

South - PD-25, Parkway Parcels, undeveloped land

East- PD-25, Grandscape and Nebraska Furniture Mart, undeveloped land

West- City of Lewisville

Land Use Analysis

The proposed restaurant is an allowed use within the PD-25 zoning district.

Infrastructure Improvements

The traffic impact analysis conducted by the Savant Group for the Nebraska Furniture and Grandscape site recommended several roadway improvements to mitigate the anticipated increase of traffic in the area. Some of these improvements are currently under construction, such as the addition of the Double Diverging Diamond over S.H. 121 at South Colony Boulevard which will divert much of the NFM site bound traffic from the intersections of S.H. 121 at both Paige/Plano Parkway and Spring Creek.

Exterior Materials

PD-25 does not have specific exterior material requirements. The proposed exteriors will be constructed of approximately twenty-five percent (25%) brick with the remainder being stucco.

Circulation and Parking

The proposed facility will have indirect access off of Plano Parkway via a fire lane and mutual access easement that runs through the center of the Parkway Parcels. Cross access from Raising Cane's to the nearly completed In N Out Burger is proposed. The applicant has provided eight stacking spaces and an escape lane for the drive-through vehicles.

The parking ratio for restaurants within PD-25 is one (1) space for every 200 square feet of gross floor area (GFA). The parking provided meets these requirements.

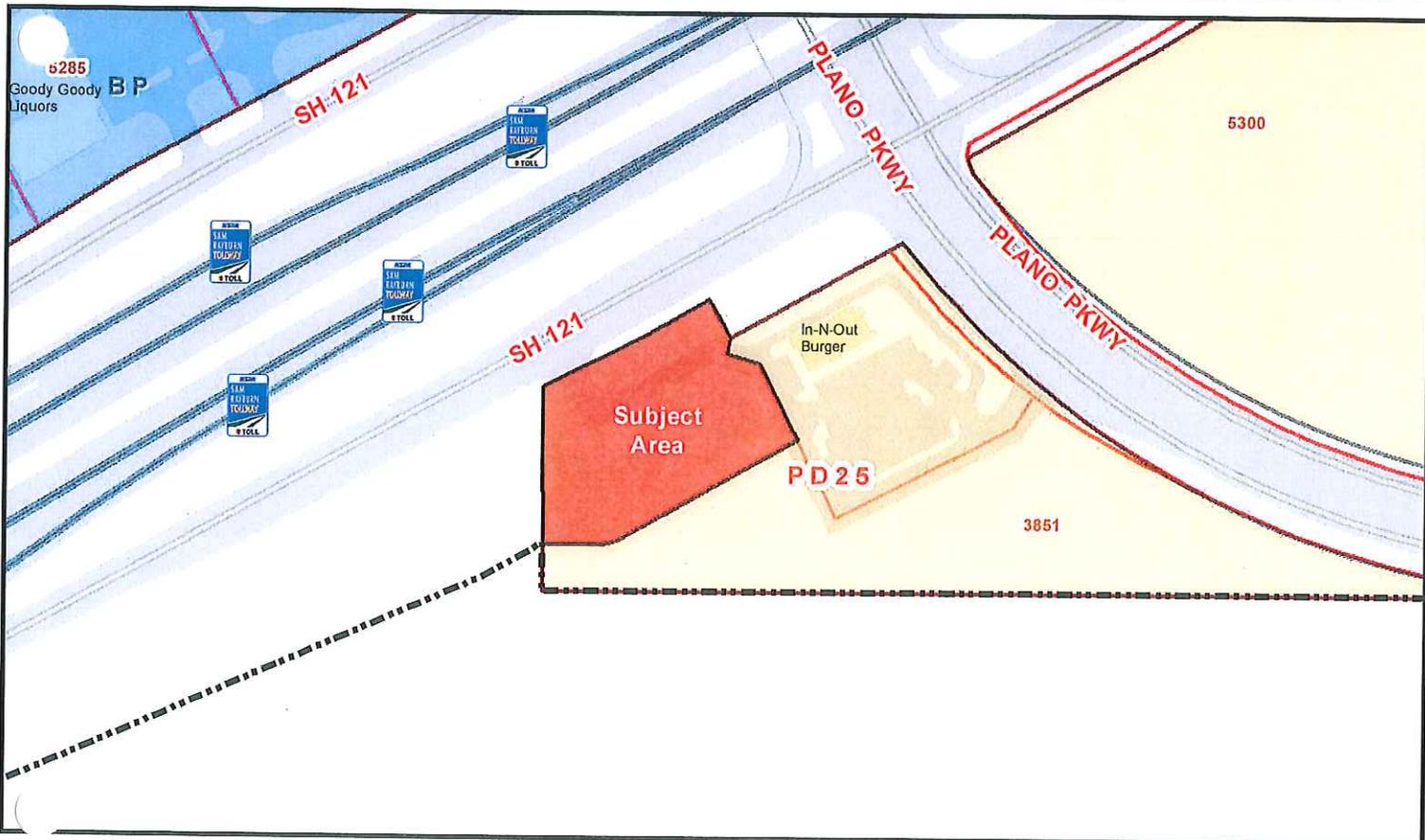
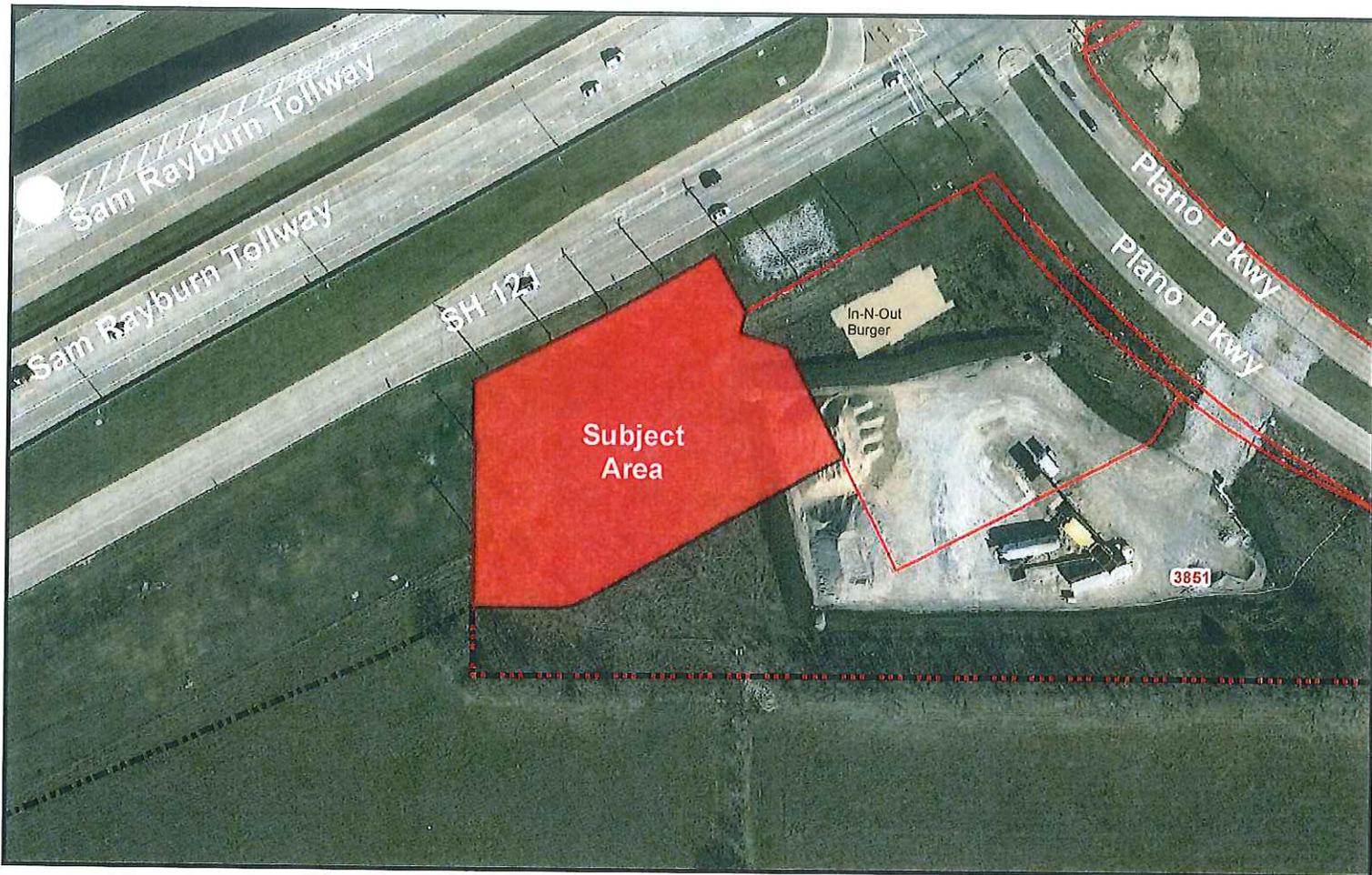
Parking Standard	Square Feet	Parking Required	Parking Provided
Fast food restaurants: one (1) space for every 200 square feet	4,300	22 spaces	49 spaces

Landscaping and Irrigation

The applicant is proposing landscaping made up of a combination of Burr Oak and Chinese Pistache trees to meet the requirements of PD-25, along with Crape Myrtle “Tuscarosa” ornamental trees. Dwarf Burford Holly shrubs and Dwarf Fountain Grass will be used to screen the parking spaces along S.H. 121. The proposed landscape plan includes the required irrigation notations and meets all the requirements of PD-25.

Development Review Committee Review

The DRC finds that the Development Plan meets all applicable requirements of PD-25 and therefore recommends approval.



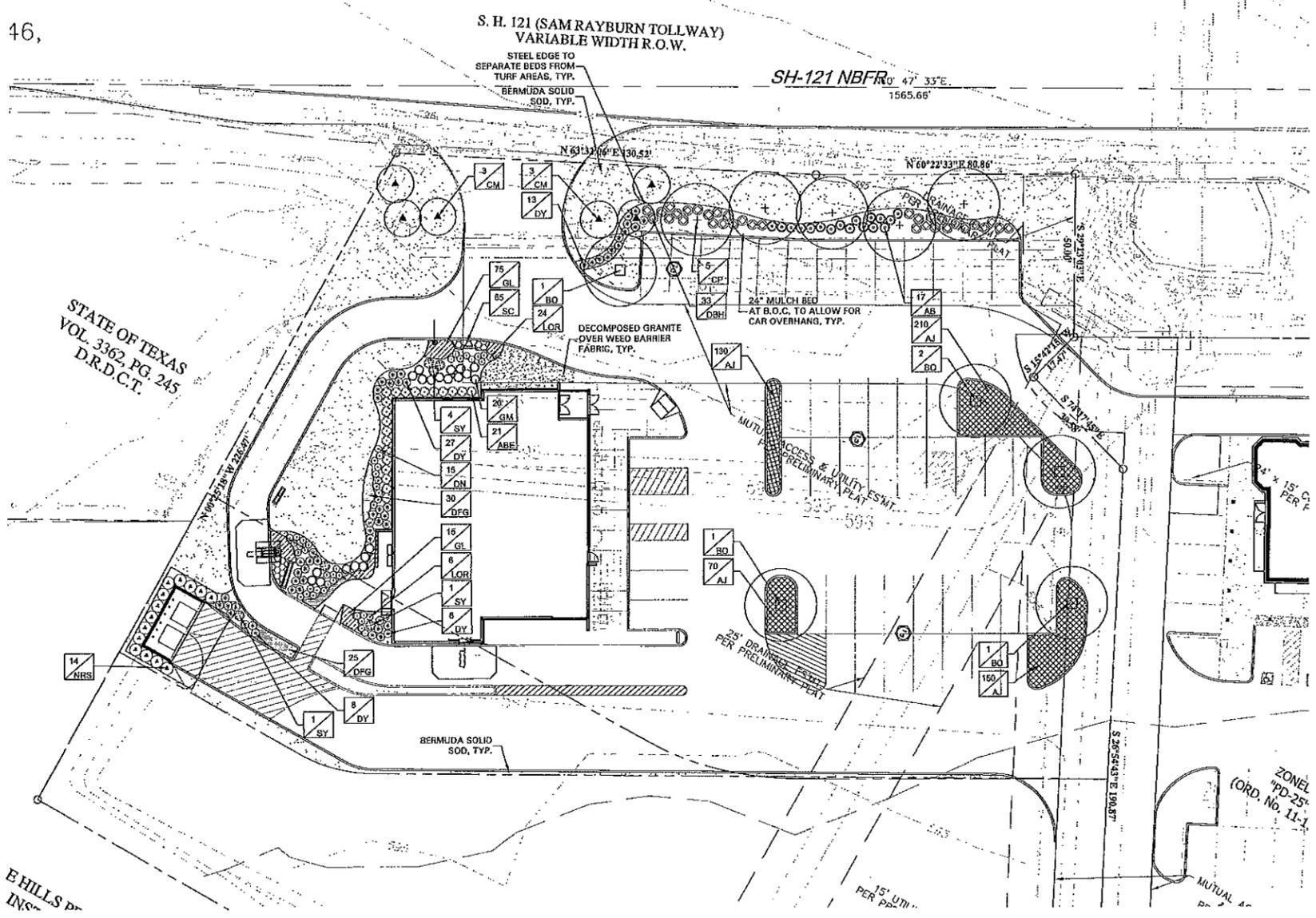
Project No. SP14-0023 - Project Name: Panera Bread

- | | | | | | |
|--------------|--------------------------|------------------|----------------------|---------------------|------------------------|
| City Limits | Business Park | General Retail | Light Commercial | Office District 1 | Single Family Dwelling |
| Panera Bread | Business Park/Industrial | Heavy Commercial | Mobile Home | Planned Development | Building Footprints |
| Agricultural | Duplex Dwelling | Industrial | Neighborhood Service | Shopping Center | |

This map was generated by GIS data provided by The Colony GIS Department. The City of The Colony does not guarantee the correctness or accuracy of any features on this map. These digital products are for illustration purposes only and are not suitable for site-specific decision making.



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GENERAL PLANTING NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN 1/4" OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- THE LANDSCAPE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL POONDING SHALL BE DEGRADED TO BLEND WITH THE SURROUNDING GRADES AND ELIMINATE POONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOO AREAS SHALL BE 1" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 4" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 1" OF WALLS SHALL BE AT LEAST 2" LOWER THAN THE TOP OF WALL.
- INSTALL 6 GAUGE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL SHREDDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (2" DEPTH) AND ALL TREE RINGS (2" DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT PLANE.
- INSTALL 1/4" GREEN STEEL SOILING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS UNLESS SHOWN AS SOO.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (E.G., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVERS) PATTERN SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, BRISTLING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATMENT FOR INSECTS AND DISEASES, REPLACEMENT OF MISSING, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE MAINTENANCE OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS AS NECESSARY TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDS AND/OR SOODED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SOODED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. TURF AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SOODED TURF SHALL BE HEAVILY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

MULCHES

INSTALL SHREDDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (2" DEPTH) AND ALL TREE RINGS (2" DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT PLANE. IN AREAS DENOTE AS "ROCK MULCH", INSTALL 4" DEPTH OF 1" WASHED RIVER ROCK OVER MULCHED AREAS (FABRIC NOT APPROVED). SUBMIT MULCH SAMPLES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO INSTALLATION.

LANDSCAPE TABULATIONS FOR THE COLONY, TEXAS

SITE AREA	
LANDSCAPE AREA	48,938 s.f.
1. At least 20% of all street yards shall be landscaped using the recommended plant list.	
2. Street yards of less than ten thousand (10,000) square feet: one tree shall be provided for every one thousand (1,000) s.f.	
REQUIRED	PROVIDED
(9,464 street yard * 0.2) =	4,573 s.f. (49%)
1,893 s.f. (20%)	(4,673 / 9,464 = 49%)
(9,464/1000) = 9 trees	5 trees, 2" cal.; 6 ornamental trees
BUFFERING	
1. One, two-inch caliber street tree, 12' in height, shall be provided for every forty (40) linear feet of footage in the 20' buffer strip.	
2. Evergreen shrubs shall be planted at a rate of three shrubs for every 10 linear feet of landscape buffer. Shrubs shall be a minimum of 24" height at the time of planting.	
Sam Rayburn Tollway - 211 LL	
REQUIRED	PROVIDED
(211 LL/40) = 5 trees, 2" cal.	5 trees, 2" cal.
(211 LL / 10) * 3 =	63 evergreen shrubs, 24" ht.
63 evergreen shrubs, 24" ht.	
PARKING LOTS	
Sixty (60) s.f. of landscaping is required for each 12 parking spaces.	
No complete parking space may be located further than 75 feet from a tree or permeable landscape island.	
Parking Spaces = 49	
REQUIRED	PROVIDED
(49/12) * 60 = 245 s.f.	1,420 s.f.

RECEIVED
DEC 26 2014
PLANNING DEPARTMENT



PLANT SCHEDULE

QTY LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
TREES				
5 BO	Bur Oak	<i>Quercus macrocarpa</i>	2" cal.	10'-12' ht., 3' spread, matching
6 CM	Crape Myrtle 'Tuscarora'	<i>Lagerstromia indica 'Tuscarora'</i>	30 gal.	8'-10' ht., 3' spread, matching, multi trunk; 3 cane minimum
5 CP	Chinese Pistache	<i>Pistacia chinensis</i>	2" cal.	10' ht., 3' spread, matching
SHRUBS/GROUND COVER				
17 AB	Abelia 'Twist of Lime'	<i>Abelia x grandiflora 'Hoplysis'</i>	5 gal.	ftl, 24" spread, 24" ht., 35" o.c.
21 ABE	Edward Goucher Abelia	<i>Abelia x grandiflora 'Edward Goucher'</i>	5 gal.	ftl, 20" spread, 35" o.c.
580 AJ	Asian Jasmine	<i>Trachelosperum asiaticum</i>	1 gal.	ftl, 18" o.c.
33 DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal.	ftl, 20" spread, 24" ht., 36" o.c.
55 DFG	Dwarf Fountain Grass	<i>Pennisetum slopeducoides 'Little Bunny'</i>	1 gal.	ftl, 18" o.c.
15 DN	Harbor Dwarf Nandina	<i>Nandina domestica 'Harbor Dwarf'</i>	5 gal.	ftl, 18" sprd, 20" ht., 24" o.c.
55 DY	Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	5 gal.	ftl, 24" sprd, 24" ht., 30" o.c.
90 GL	Giant Liriod	<i>Liriod gigantea</i>	1 gal.	ftl, 18" o.c.
20 GM	Gulf Muhly	<i>Muhlenbergia capillaris</i>	3 gal.	ftl, 30" o.c.
30 LOR	Loxopetalum 'Shang-lo'	<i>Loxopetalum chinense 'Shang-lo'</i>	5 gal.	ftl, 20" sprd, 24" o.c.
14 NRS	Nellie R Stevens Holly	<i>Ilex x Nellie R. Stevens</i>	7 gal.	ftl, 40" o.c.
65 SC	Seasonal Color		4" pots	ftl, 8" o.c.
6 SY	Sottical Yucca	<i>Yucca recurvifolia</i>	5 gal.	ftl, 30" o.c.
	Bermuda Solid Sod	<i>Cynodon dactylon</i>		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

EVERGREEN DESIGN GROUP
Landscape Designers & Consultants
(800) 630-6630
15369 Dallas Pkwy, Ste 300
Addicks, TX 75001
www.landscapeconsultants.net

Job#: PNB-16163
Scale: 1"=20'
Date: 10-24-14
Drawn By: AWR
Checked By: RM

Panera, LLC
3630 South Geyer Rd., Suite 100 St. Louis, MO 63127
Cafe #1856
New Cafe at
XXXX Plano Parkway, The Colony, TX 75056

CORE STATES LANDSCAPE ARCHITECT GROUP
12.16.14
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1 OF 1

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID HUNTERY AND FISHING CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS A FERTILIZER AND PESTICIDE COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK

1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.

B. CONTAINER AND BALLS-AND-BURLAPPED PLANTS:

1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH AHS 266.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND OTHERS SUCH AS KNOTS, SUN SCALD, HAIRIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITH A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, TENDRIL ROOT SYSTEMS, NON POT-BOUND, FREE FROM ENCODING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS SUCH AS J-SHAPED ROOTS.
3. ANY PLANT DETERMINED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REJECTED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EXHAUSTED OR DETERIORATED SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADERS ARE DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
6. MULTITRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOIL:

1. PROVIDE WELL-ROOTED SOIL OF THE VARIETY NOTED ON THE PLANS. SOIL SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESSES OF 3/4" TO 1". EACH PALLETT OF SOIL SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOIL.
2. SEEDS: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.

D. TOPSOIL:

1. SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 3/4 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND EGGS.
2. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 6; MOISTURE CONTENT 35 TO 45 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4 INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 EXCESSIVE SALT; 85 PERCENT HEAVY METALS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS; NO NITROGEN OR ANIMAL-BASED PRODUCTS SHALL BE USED.

E. FERTILIZERS:

1. GRANULAR FERTILIZERS: GRANULAR, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL TESTING AGENCY (SEE BELOW).
2. LIQUID FERTILIZERS: LIQUID, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

F. WEED FABRIC:

1. 2 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).

G. TREE STAKING AND GUTTING

1. STAKES: 1" LONG BROWN METAL T-POSTS.
2. CUT AND THE WIRE: ASTM 14, CLASS 1 GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 3/16 INCH DIAMETER.
3. SNAP CHANGING GUARD: HEAVY-DUTY NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH DROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
4. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COL-ART OR APPROVED EQUAL.
5. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION

1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/- 4" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

B. SOIL TESTING:

1. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (EC), CEC, CATION ABSORPTION RATIO (CAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUANT OF SOIL.
2. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
3. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

C. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOIL REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.

D. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:

1. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-SHIPPING:
 - a. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - b. AMMONIUM PHOSPHATE - 120 LB. - 18 LBS. PER 1,000 S.F.
 - c. AGRICULTURAL GYPSUM - 130 LBS. PER 1,000 S.F.
2. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-SHIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 15-15-15 FERTILIZER - 10 LBS. PER CU. YD.
 - iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.

E. CONTRACTOR SHALL INSURE THAT THE GRADE IN SOG AREAS SHALL BE 1" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

F. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. GENERAL PLANTING

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENDING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTION TO AVOID DAMAGE TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST HEIGHT (4.5' ABOVE THE FINISH GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. AFTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CARRY OVER LINES WITHIN 24 HOURS.
 - d. ALL REVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C. TREE PLANTING

1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE. FOR CONTAINER TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
3. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO THREE INCHES ABOVE THE SURROUNDING GRADE.
4. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT AN ADDITIONAL COST TO THE OWNER.
5. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR BE DAMAGED, THE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 15-20 DIAL TREES: TWO STAKES PER TREE
 - 45-100 DIAL TREES: THREE STAKES PER TREE
 - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, POSITIONED AS NEEDED TO STAKE THE TREE.
6. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RINGS WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING

1. DIG THE PLANTING HOLES 25% AS WIDE AND 1" LESS DEEP THAN EACH PLANTS ROOTBALL. LAY THE TOP OF THE ROOTBALL ABOVE THE FINISH GRADE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

E. SOODING

1. SOO VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOO WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOO TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOO STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOO TO ENSURE GOOD CONTACT OF THE SOO'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOO THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOO.

F. HYDROMULCHING

1. THE HYDROMULCH MIX (PER 1,000 SQ FT) SHALL BE AS FOLLOWS:
 - a. WATER MIX (OCTOBER 1 - MARCH 31)
 - 50# CELLULOSE FIBER MULCH
 - 2# URHILLED BERMOUDA SEED
 - 2# ANNUAL RYE SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - 50# CELLULOSE FIBER MULCH
 - 2# URHILLED BERMOUDA SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER

G. CLEAN UP

1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

H. INSPECTION AND ACCEPTANCE

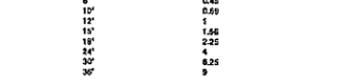
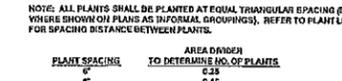
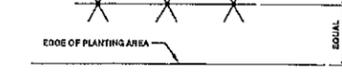
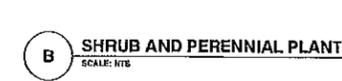
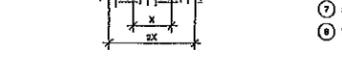
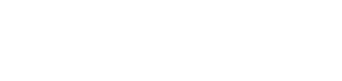
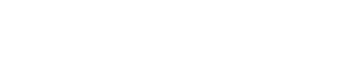
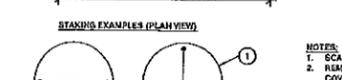
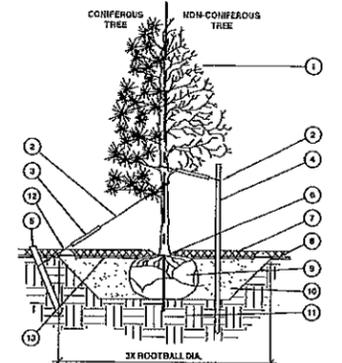
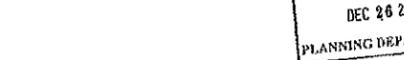
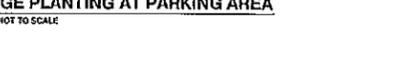
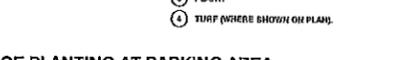
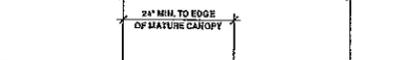
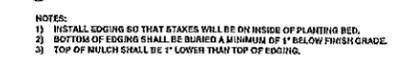
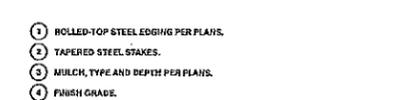
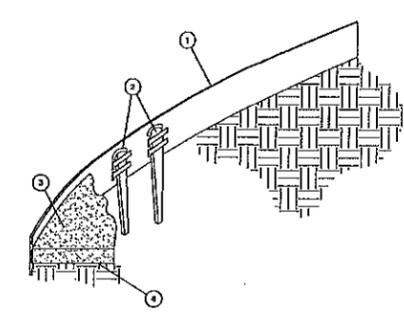
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

I. LANDSCAPE MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAINTAIN WATER CONSERVATION.
2. SHOULD SEEDING AND/OR SOODING AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEAN PRIOR TO FINAL ACCEPTANCE.
 - SOODING AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SOODING TURF SHALL BE NEATLY MOWED.

J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOO, SEEDING/SOODING AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHICH PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
3. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



- 1 TREE CANOPY.
- 2 CHICK-TIES (3/4" DIA. TREES AND SMALLER) OR 1/2" DIA. GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (3/4" DIA. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 3 24" X 3/4" P.V.C. MARKERS OVER WIRE.
- 4 GREEN STEEL T-POSTS. EXTEND POSTS 12" INTO UNDISTURBED SOIL.
- 5 PRESSURE-TREATED WOOD DEADENED, TWO PER TREE (ONE ON EACH SIDE OF PLANTING PIT AND 16" MIN. INTO UNDISTURBED SOIL).
- 6 TRUNK FLARE.
- 7 MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- 8 WEED FABRIC UNDER MULCH.
- 9 ROOT BALL.
- 10 BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 11 UNDISTURBED NATIVE SOIL.
- 12 4" HIGH EARTHEN WATERING BASIN.
- 13 FINISH GRADE.

- 1 ROLLED-TOP STEEL EDGING PER PLANS.
- 2 TAPERED STEEL STAKES.
- 3 MULCH, TYPE AND DEPTH PER PLANS.
- 4 FINISH GRADE.

- 1 SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- 2 MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- 3 FINISH GRADE.
- 4 ROOT BALL.
- 5 BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 6 UNDISTURBED NATIVE SOIL.
- 7 3" HIGH EARTHEN WATERING BASIN.
- 8 WEED FABRIC UNDER MULCH.

- 1 CURB.
- 2 MULCH LAYER.
- 3 PLANT.
- 4 TURF (WHERE SHOWN ON PLAN).

- 1 HYDROMULCH MIX (PER 1,000 SQ FT) SHALL BE AS FOLLOWS:
 - a. WATER MIX (OCTOBER 1 - MARCH 31)
 - 50# CELLULOSE FIBER MULCH
 - 2# URHILLED BERMOUDA SEED
 - 2# ANNUAL RYE SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - 50# CELLULOSE FIBER MULCH
 - 2# URHILLED BERMOUDA SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER

1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/- 4" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

1. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (EC), CEC, CATION ABSORPTION RATIO (CAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUANT OF SOIL.

1. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.

1. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.

1. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOIL REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.

1. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-SHIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. AMMONIUM PHOSPHATE - 120 LB. - 18 LBS. PER 1,000 S.F.
 - iii. AGRICULTURAL GYPSUM - 130 LBS. PER 1,000 S.F.
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-SHIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 15-15-15 FERTILIZER - 10 LBS. PER CU. YD.
 - iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.

1. CONTRACTOR SHALL INSURE THAT THE GRADE IN SOG AREAS SHALL BE 1" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

1. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENDING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTION TO AVOID DAMAGE TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST HEIGHT (4.5' ABOVE THE FINISH GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. AFTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CARRY OVER LINES WITHIN 24 HOURS.
 - d. ALL REVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

GENERAL NOTES:

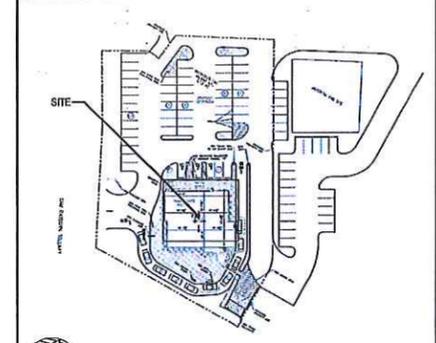
- A. G.C. TO PROVIDE WOOD BLOCKING FOR ALL BUILDING MOUNTED SIGNAGE.
- B. ALL SIGNAGE UNDER SEPARATE PERMIT.
- C. G.C. TO COORDINATE LOCATION OF ADDRESS WITH LOCAL FIRE DEPARTMENT.

KEYED NOTES: INDICATED BY SYMBOL

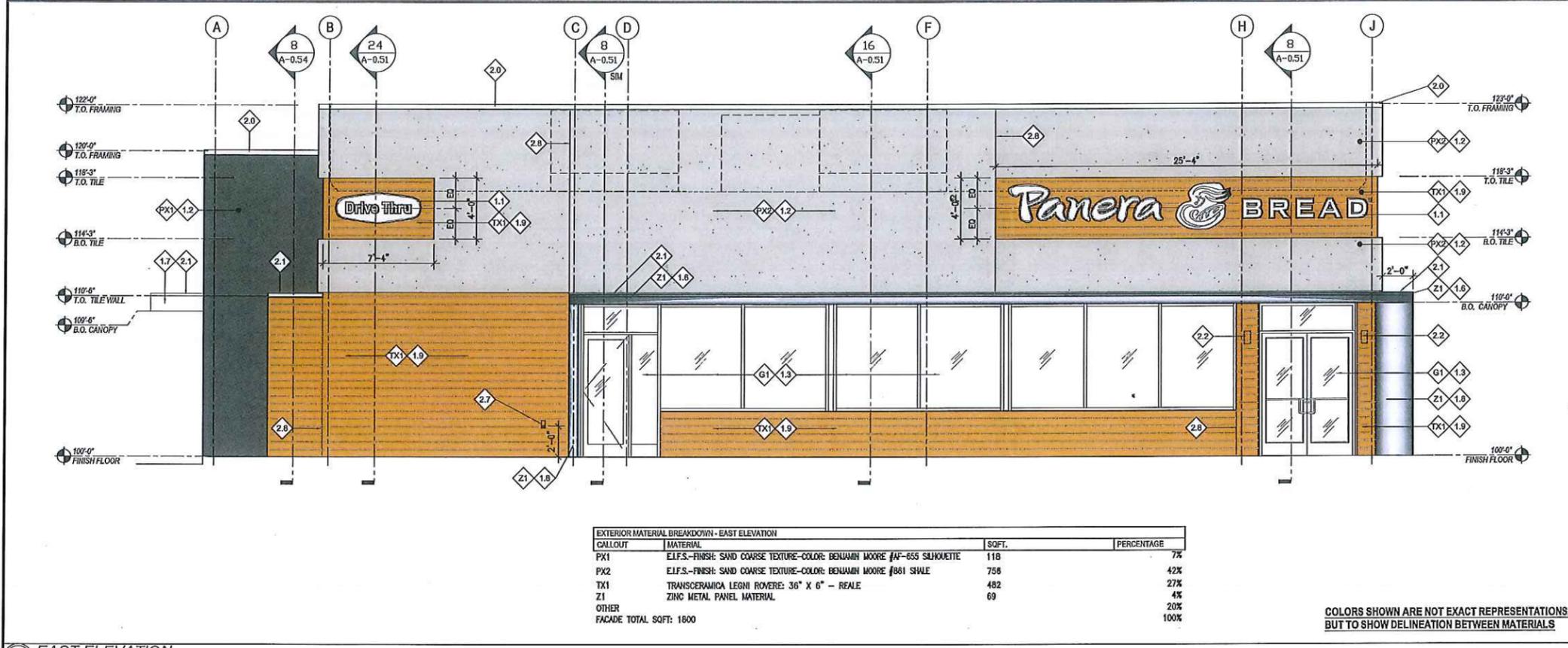
- 1.1 INTERNALLY ILLUMINATED SIGN PROVIDED AND INSTALLED BY SIGN VENDOR UNDER SEPARATE PERMIT; GC TO PROVIDE BLOCKING IN WALL FOR SIGN AND PROVIDE ACCESS PANEL ON BACKSIDE OF PARAPET FOR ACCESS AS REQ'D.
- 1.2 EXTERIOR INSULATION FINISH SYSTEM (EIFS), OVER 5/8" EXTERIOR GRADE PLYWOOD.
- 1.3 STOREFRONT SYSTEM W/ 1" INSULATED GLAZING; COLOR: DARK BRONZE; REFER TO EXTERIOR MATERIAL LEGEND (THIS SHEET) AND SHEET A-0.57 FOR ADDITIONAL INFORMATION.
- 1.4 NEW 42" EXTERIOR SERVICE DOOR AND FRAME - COLOR TO MATCH ADJACENT WALL FINISH - SEE SHEET A-2.0 FOR EXACT PLACEMENT.
- 1.5 GUSKERSERV DRIVE THRU WINDOW ASSEMBLY - MODEL #SF142E
- 1.6 ZINC CANOPIES BY G.C. SEE SECTIONS FOR MORE INFORMATION.
- 1.7 ZINC CANOPY OVERHANG INTEGRAL TO DRIVE-THRU WINDOW/BOLD STRUCTURE. REFER TO ROOF PLAN WITH SHEET A-0.58, & STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 1.8 ZINC METAL PANEL FINISH ON WALL.
- 1.9 TILE FINISH ON EXTERIOR WALL CONSTRUCTION, SEE SECTION.
- 2.0 METAL COPING PAINT TO MATCH DARK BRONZE COLOR.
- 2.1 ZINC COPING TO MATCH ZINC METAL PANEL, SEE DETAILS.
- 2.2 EXTERIOR LIGHTING FIXTURES PROVIDED AND INSTALLED BY GC; GC TO PROVIDE BLOCKING IN WALL AS REQUIRED (TYP.); G.C. TO PROVIDE POWER.
- 2.3 SECURITY CAMERA - GEORMATE CAMERA TROUGH-IN LOGSIGHT(S) - & LIGHTS - WITH PANORA-CONSTRUCTION-MANAGER-FIX-TO-INSTALLATION; SHOW LOGSIGHTS - AS APPROPRIATE.
- 2.4 CONCRETE BOLLARDS, PAINT - ELASIG - REFER TO SHEET A-0.44 FOR ADDITIONAL INFORMATION.
- 2.5 METAL SCUPPER TO MATCH ADJACENT MATERIAL, ZINC.
- 2.6 SIGNING - PROVIDED AND INSTALLED BY SIGN VENDOR. G.C. SHALL PROVIDE BLOCKING IN WALL AS REQUIRED - TYP. - SEE VENDOR SHOP DRAWINGS.
- 2.7 HOSE BIBB IN RECESSED STAINLESS STEEL BOX. REFER TO PLUMBING DRAWINGS FOR LOCATION.
- 2.8 CONTROL JOINT.
- 2.9 FIRE DEPARTMENT CONNECTION.
- 3.0 EXTERIOR FIRE DEPT ACCESS BOX INSTALLED ADJACENT ACCESS DOOR. COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT.
- 3.1 RAIN WATER LEADER (RWL) NICKEL BRONZE DOWNSPOUT NOZZLE, SEE DETAIL 11 SHEET A-1.2.
- 3.2 ELECTRICAL - SWITCHGEAR - CABINETS - SEE ELEG FOR ADD'L INFORMATION.

EXTERIOR MATERIALS: INDICATED BY

- PX1 EIFS-FINISH SAND COARSE TEXTURE-COLOR: BENJAMIN MOORE #AF-655 SILHOUETTE
- PX2 EIFS-FINISH SAND COARSE TEXTURE-COLOR: BENJAMIN MOORE #661 SHALE
- G1 ALUMINUM STOREFRONT - API CUSTOM 0194PC W/ 1" INSULATED CLEAR GLAZING (TYP.)
- G2 ALUMINUM STOREFRONT - API CUSTOM 0194PCW/ 1" INSULATED FROSTED GLAZING
- TX1 TRANSCERAMICA LEGNI ROVERE: 36" X 6" - REALE
- Z1 ZINC METAL PANEL MATERIAL
- G1 CMU - SMOOTH CONCRETE MASONRY, 8" X 16"



KEYPLAN
SCALE: NTS

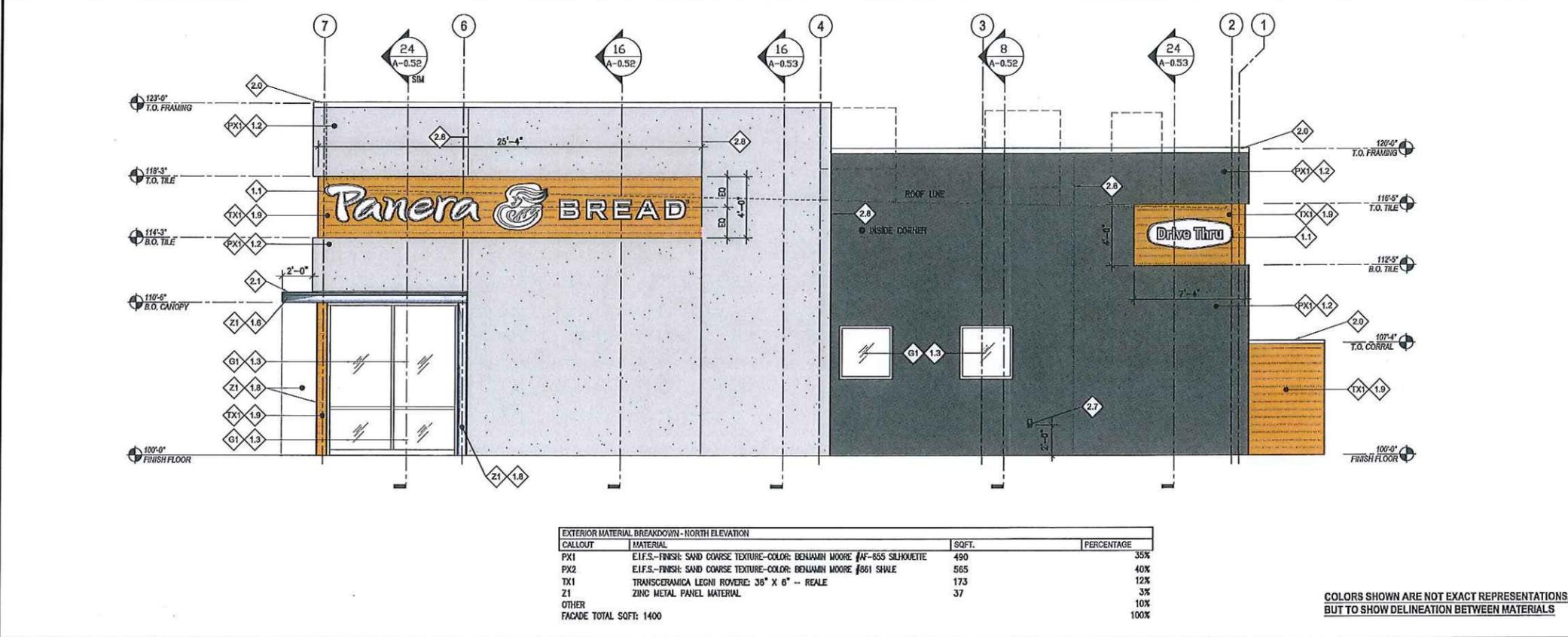


EXTERIOR MATERIAL BREAKDOWN - EAST ELEVATION

CALLOUT	MATERIAL	SOFT.	PERCENTAGE
PX1	EIFS-FINISH SAND COARSE TEXTURE-COLOR: BENJAMIN MOORE #AF-655 SILHOUETTE	118	7%
PX2	EIFS-FINISH SAND COARSE TEXTURE-COLOR: BENJAMIN MOORE #661 SHALE	756	42%
TX1	TRANSCERAMICA LEGNI ROVERE: 36" X 6" - REALE	482	27%
Z1	ZINC METAL PANEL MATERIAL	69	4%
OTHER			20%
FACADE TOTAL SOFT:		1800	100%

COLORS SHOWN ARE NOT EXACT REPRESENTATIONS, BUT TO SHOW DELINEATION BETWEEN MATERIALS

22 EAST ELEVATION
SCALE: 1/4" = 1'-0"



EXTERIOR MATERIAL BREAKDOWN - NORTH ELEVATION

CALLOUT	MATERIAL	SOFT.	PERCENTAGE
PX1	EIFS-FINISH SAND COARSE TEXTURE-COLOR: BENJAMIN MOORE #AF-655 SILHOUETTE	490	35%
PX2	EIFS-FINISH SAND COARSE TEXTURE-COLOR: BENJAMIN MOORE #661 SHALE	565	40%
TX1	TRANSCERAMICA LEGNI ROVERE: 36" X 6" - REALE	173	12%
Z1	ZINC METAL PANEL MATERIAL	37	3%
OTHER			10%
FACADE TOTAL SOFT:		1400	100%

COLORS SHOWN ARE NOT EXACT REPRESENTATIONS, BUT TO SHOW DELINEATION BETWEEN MATERIALS

24 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

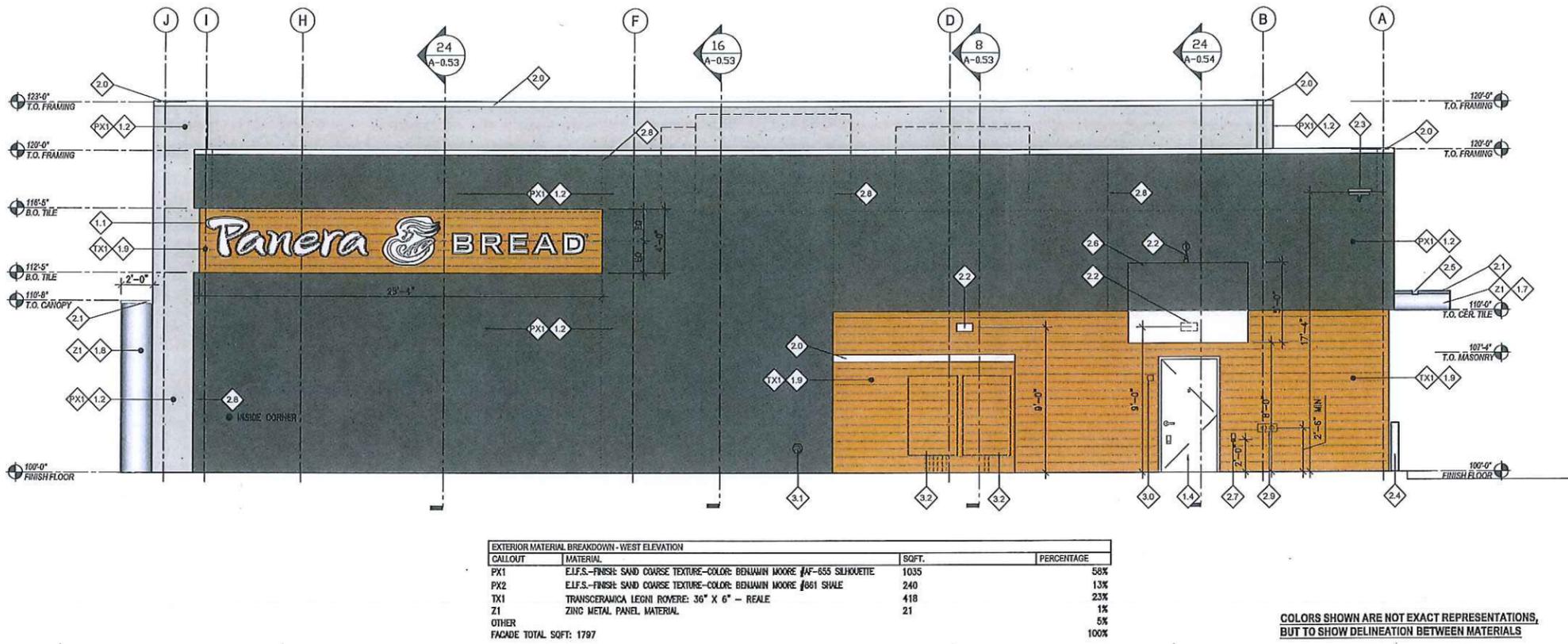
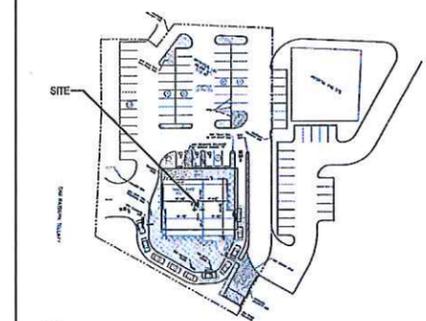
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- C. G.C. TO COORDINATE LOCATION OF ADDRESS WITH LOCAL FIRE DEPARTMENT.

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- 1.5 QUICKSERV DRIVE THRU WINDOW ASSEMBLY, MODEL #FH42E.
- 1.6 ZINC CANOPIES BY G.C. SEE SECTIONS FOR MORE INFORMATION.
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- 2.3 SECURITY CAMERA: COORDINATE CAMERA ROUGH-IN LOCATION(S) & HEIGHTS WITH PANERA CONSTRUCTION MANAGER PRIOR TO INSTALLATION. SHOWN LOCATIONS ARE APPROXIMATE.
- 2.4 CONCRETE BOLLARD; PAINT: BLACK; REFER TO SHEET A-0.44 FOR ADDITIONAL INFORMATION.
- 2.5 METAL SCUPPER TO MATCH ADJACENT MATERIAL, ZINC.
- 2.6 AWNING PROVIDED AND INSTALLED BY SIGN VENDOR. G.C. SHALL PROVIDE BLOCKING IN WALL AS REQUIRED TYP. SEE VENDOR SHOP DRAWINGS.
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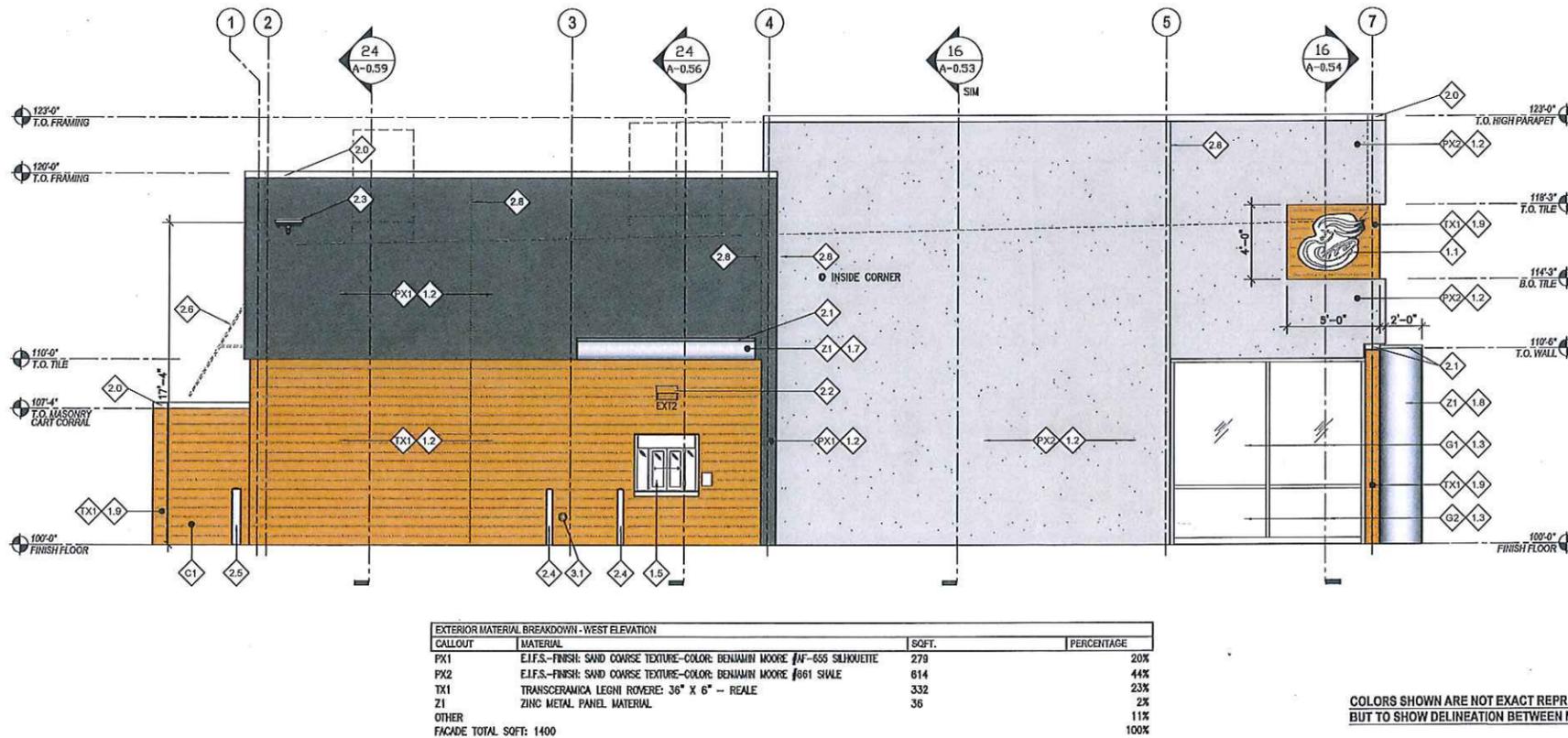
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22 WEST ELEVATION
SCALE: 1/4" = 1'-0"



COLORS SHOWN ARE NOT EXACT REPRESENTATIONS,
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24 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"