Agenda Request Form

Requestor: RITA HOYL
Department: COMMUNITY DEVELOPMENT
Date of Meeting: SEPTEMBER 25, 2017
Subject: SITE PLAN REVIEW - CFA

Caption:
Consideration and ACTION on recommendation from the Planning and Zoning Commission on Site Plan Review Application submitted by Stantec Inc. – Jason Link, P.E., on property located at 4455 Fredericksburg Rd.

Background:
Applicant, Jason Link, P.E., with Stantec, Inc. submitted a Site Plan review application for the development of a drive-thru restaurant on 1.60 acre parcel located at 4455 Fredericksburg Rd. Property is zoned MXD. A drive-thru restaurant is a permitted use in this district. The development will include construction of 100% masonry 4,992 sq. ft. building. Planning & Zoning Commission held a meeting September 19, 2017 to consider the project and make recommendation to the City Council.
Staff offered a Power Point presentation to the Planning & Zoning Commission that exhibited the documents included in the attached packet.
With the exception of a proposed free-standing sign, the site plan indicates the project will comply with the City’s design requirements, to include variances approved by the Board of Adjustment on April 24, 2017 for the following:
- Variance to waive the 25-foot maximum front building setback from Section 4.2.2 of Chapter 153 and permit a 70-foot maximum front setback;
- Variance to waive pedestrian sidewalk requirements to allow a minimum 5-foot sidewalk on property;
- Variance to remove landscape buffer requirements to allow 5-foot landscaping on each side of the property and 15-foot landscape buffer on the rear of the property;
- Variance from the 10-ft. wide parking stall requirement and 1-foot variance from the 20-foot depth parking stall requirement to allow a 9.5-foot wide parking stall and a 19-foot deep parking stall.
Additionally, the City entered into an Economic Development Agreement for additional construction requirements. Requirements are included in the site plan.
A member expressed concern on the ingress/egress of off Fredericksburg Rd. and possible stacking or blocking traffic on Fredericksburg Rd. Mr. Link responded there was adequate room for access in and out of the project and that TxDOT issued an approval permit for construction of a three (3) lane commercial driveway at the intersection; one lane into the development and two lanes out. Additionally, there will be cross access onto the adjacent property on the southside of the development.

Member also stated that as cars entered the property to access the drive-thru, parked cars would be blocked. Mr. Link responded this project will allow up to 34 stacked cars in the drive-thru lane; not a typical drive-thru for these projects.

The dumpster shown on the site plan indicates that access may be obstructed by an island. Mr. Link responded that refuse container enclosure which is attached to a storage room will be reversed to allow access for garbage collection.

The Planning & Zoning Commission’s recommendation was 2-in favor of, and 1-against the proposed site plan.

Fiscal Impact:

Additional property and sales tax.

Recommendation:

Staff recommends approval pending on the closing of the Gentleman property and replat and excluding the free-standing sign from the site plan approval.

Attachment(s):

Planning & Zoning Meeting Packet and TxDOT Driveway Approval
MEMO TO THE PLANNING & ZONING COMMISSION

DATE:       September 8, 2019
FROM:       Rita Hoyl, Director of Community Development
SUBJECT:    Site Plan Review – Proposed Drive-thru restaurant, 4455 Fredericksburg Rd., Zoned MXD

DATE AND TIME OF HEARING: September 19, 6 pm

Applicant, Jason Link, P.E., with Stantec, Inc has submitted an application for a Site Plan Review for the development of a drive-thru restaurant. The development will include construction of 4,992 sq. ft. building on a 1.60 acre site at 4455 Fredericksburg Rd., zoned MXD.

Included with this memo:
- Cover letter describing the project
- Site Plan
- Elevations
- Photometric Plan
- Grading Plan
- Landscaping & Irrigation Plans
- Traffic Impact Analysis
- Pictures of surrounding areas of proposed project
- Sign package (variance will be required for free-standing sign).
- Pages 3-7 of the Economic Development Agreement pertaining to Construction of the Project.

The site plan indicates the project will comply with the City's design requirements, to include variances approved by the Board of Adjustment on April 24, 2017 for the following:
- Variance to waive the 25-foot maximum front building setback from Section 4.2.2 of Chapter 153 and permit a 70-foot maximum front setback;
- Variance to waive pedestrian sidewalk requirements to allow a minimum 5-foot sidewalk on property;
Variance to remove landscape buffer requirements to allow 5-foot landscaping on each side of the property and 15-foot landscape buffer on the rear of the property;

Variance from the 10-ft. wide parking stall requirement and 1-foot variance from the 20-foot depth parking stall requirement to allow a 9.5-foot wide parking stall and a 19-foot deep parking stall.

Additional construction requirements outlined in the Economic Development Agreement for development of this project are also included on the site plan:

- Minimum 4500 sq. ft. interior space
- Seating for approximately 108
- Indoor play area
- Outdoor seating
- Drive thru vehicle stacking of a minimum of (6) vehicles
- Refuse screening compatible with materials, colors, architectural style of the building with metal doors.
- All utilities underground
- 20% of the total Project shall be landscaped
  - Landscape buffer of 15’ at rear of Project
  - Landscape strip of 5’ on north side of where there is no masonry wall
  - Shade trees at a ratio of nine (9) per acre.
- 10% of gross parking areas shall be landscaped.
- 100% Masonry* building with a combination of stucco and limestone wainscot is required.
  - Developer is proposing a combination of stucco, stone and brick veneer.
  - Special emphasis shall be given to utilize Hill Country native limestone and colors and silver/gray standing-seam roof and awnings.

- Sign location to be approved during Site Plan approval process.
  - Please note the developer is proposing a 20’ freestanding sign for this location instead of a 5’6” monument sign outlined in the City’s Sign Code. Chandler signs has submitted a variance application to be considered by the Board of Adjustment at a Public Hearing scheduled September 25, 2017.

If you have any questions, please contact me at 210-735-9148, ext. 246.

Respectfully,

*Rita Hoyl
SITE PLAN REVIEW APPLICATION

CITY OF BALCONES HEIGHTS
3300 HILLCREST DR.
Balcones Heights, TX 78201
210-735-9148

Date submitted: 9/1/2017

Planning & Zoning meeting date: Sept. 19, 2017
(Hold on the 3rd Tuesday of each month)

City Council meeting date: Sept. 25, 2017
(Hold on the 4th Monday of each month)

Address for Site Plan Review: 4455 Fredericksburg Rd.

Legal Description: CB 5894 Block _______ Lot(s) 3

Zoning: MXD Proposed Use: Chick-fil-A Restaurant

Property Owner: Big Wood Cay, LLC

Property Owner Address: 5602 W. Hausman, Ste. 201, San Antonio, Texas 78249

Property Owner Phone: (210) 593-9100 Email address:

Applicant: Stantec Inc.- Jason Link, P.E.
(If different than owner)

Applicant's Address: 70 NE Loop 410, Ste. 1100, San Antonio, Texas 78216

Applicant Phone: (210) 525-9090 Email address: Jason.link@stantec.com

Provide a detailed description (i.e., cover letter) of the proposed project include proposed height of the building(s).

(Please complete checklist on reverse side)
SITE PLAN REVIEW

SUBMITTAL ITEMS CHECKLIST

Please submit site plan drawn to scale showing:

___X___ Property lines;
___X___ Outline of existing and proposed buildings and structures;
___X___ Project square footage;
___X___ Locations of all buildings, signs, dumpsters, fences, and improvements;
___X___ Setbacks from lot lines;
___X___ Vehicle parking facilities to include spaces, dimensions, and arrangement;
___X___ Size and location of any rooftop equipment with design of screening;
___X___ Visual screening;
___X___ Ingress and egress to public streets and adjacent properties;
___X___ Cross access between properties (if applicable);
___X___ Utilities and easements;
___X___ Landscaping and lighting plan;
___X___ Modifications to existing drainage characteristics;
___X___ Include colored renderings/elevations of proposed structure(s);
___X___ Include design of freestanding or building-mounted permanent sign showing size, color, and other specifications; and
___X___ Any other information requested by the City, Planning and Zoning Commission or the City Council.

___X___ Include photographs of adjacent properties.
___X___ Include copy of current plat.
___X___ Cover letter describing project.

All submittals must be received not later than 14-days prior to the next regular scheduled Planning & Zoning meeting date.

I have verified that all required information is submitted with this application. I understand that all materials needed to support the applicant's request must be submitted prior to scheduling the presentation before the Planning and Zoning Commission.

Signature of Property Owner: ___________________________ Date: 9-1-17

Signature of Applicant: ___________________________ Date: 9-5-2017

Rev. 10-2016
September 6, 2017
Project Number: 222310523

Attention: Rita Hoyl
City of Balcones Heights
3300 Hillcrest Dr.
Balcones Heights, Texas 78201

Dear Ms. Rita Hoyl,

Reference: CFA Fredericksburg

This submittal for Site Plan Review is for a new Chick-fil-A restaurant that will be located at 4455 Fredericksburg Rd., Balcones Heights, Texas 78201. This site was previously Travis Motel, which has now been demolished. The total lot will be 1.598 acres once the final plat has been recorded and zoned MXD.

There are several variances that were approved for this development. First is that the 25-foot front building setback has been waived and replaced with a 70-foot front building setback. Also, a variance was approved to waive the pedestrian sidewalk requirements to allow a minimum 5-foot sidewalk. Third, a variance was approved to remove the landscape buffer requirements to allow a 5-foot landscaping on each side and a 15-foot landscape buffer in the rear of the property. The last approved variance is to allow for parking spaces to be 9.5-foot-wide by 19-foot-deep.

Because of the grade differential from Fredericksburg Road and Gentleman Road, there is a large retaining wall (maximum height around 8.5 feet) along the back side of the site. To get the sidewalk to reach the site and be at the same grade as the proposed Chick-fil-A, a series of ramps will run up the length of the lot until it reaches the site. This allows for pedestrian traffic to be at the same level. In addition to the sidewalk through the property, there is a proposed sidewalk along Fredericksburg Road.

There is an existing traffic signal located at the main driveway entrance, and per conversations with TxDot, they have approved our driveway location and width. There will be one entrance land with two exits (right turn only and left/straight).
September 6, 2017
Rita Hoyl
Page 2 of 2

Reference: CFA Frederickburg

If you have any questions regarding this submittal, please feel free to contact us at (210) 525-9090.

Regards,

STANTEC CONSULTING SERVICES INC.

Rebecca Wang, P.E.
Civil Engineer
Phone: [210] 525-9090
Fax: [210] 525-0529
rebecca.wang@stantec.com
## Plant Schedule

<table>
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<tr>
<th>INDEX</th>
<th>CODE</th>
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<th>SPECIES</th>
<th>CODE</th>
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<th>SPECIES</th>
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<td>3</td>
<td>Quercus macrocarpa 'Fall Gold'</td>
<td>P-07-B1</td>
<td>4</td>
<td>Quercus macrocarpa 'Fall Gold'</td>
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<td>Trees with the genus 'Fall Gold' designated trees for scoring.</td>
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<td></td>
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<td>Trees in Quercus macrocarpa 'Fall Gold' are to be planted in groups of three.</td>
</tr>
</tbody>
</table>

### Notes

1. **Tree Staging Detail**

2. **Tree Planting Detail**

3. **River Rock Detail**

4. **Shrub Bed Planting Detail**
IRRIGATION LEGEND

- Hunter PCR-10 Series Pressure Compensating Bubbler Nozzle
- Hunter PRO-64 Series Pop-Up Spray Head with PRO Spray Series Nozzles
- Rainbird 8000 Series Rotor Head
- Netafim Tecline CV Series Drip Line in Shrub Bed Installed at 3" Below Surface of Mulch
- Hunter ICV Series Electric Remote Control Valve with Flow Control
- Hunter ICV Series Electric Remote Control Valve with Flow Control
- "Free Bubbler Zone"
- Hunter IC Series Electric Remote Control Valve and Drip Kit
- Fertigation System, Zoning Set Regulation at 10 P.M.
- "FEB0 656 Series D.C.A. Installed Per City Code, With Same Size Watts 600 Series Brass Ball Valve And Watts P77 Series Bronze W.P. Filter With Stainless Steel Screen"
- Irrigation Water Meter and Tap, Size as Noted on Plan
- Hunter PRO-4 Controller with Hard-Ribbed MIN-610 Rain and Freeze Sensor Located as Field Directed by the General Contractor
- Class 350 (1/4" Main Line Pipe) (Class 315 for 1/2" Pipe) (Ref. Plan for Size)
- Class 200 (1/2" Main Line Pipe) (Class 315 for 3/4" Pipe) (Ref. Plan for Size)
- SDT 42 Sleeve Pipe (Ref. Plan for Size)

LJC. Shall select appropriate nozzles as to have head to head coverage. For minimum overspray onto walls and walkways, no overspray into streets is permitted.
Section 1: Introduction

1.1 Scope

This section sets out the scope of the contract and the parties involved.

1.2 Purpose

The purpose of this contract is to provide a framework for the construction of the project.

1.3 Termination

The contract shall terminate upon completion of the project.

Section 2: Project Specifications

2.1 General

The project specifications shall be as follows:

- Location: [insert location]
- Date of Completion: [insert date]
- Cost: [insert cost]

2.2 Materials

The materials shall be as specified in the contract documents.

Section 3: Construction

3.1 Method

The construction method shall be as follows:

- Site Preparation
- Foundation
- Framing
- Interior Finishes

3.2 Schedule

The construction schedule shall be as follows:

- Pre-Construction
- Construction
- Post-Construction

Section 4: Quality Control

4.1 Inspection

Inspection shall be performed by the contractor and the owner.

4.2 Testing

Testing shall be performed by certified laboratories.

Section 5: Payment

5.1 Retainer

A retainer payment of [insert amount] shall be made.

5.2 Progress Payments

Progress payments shall be made as follows:

- [insert schedule]

5.3 Final Payment

Final payment shall be made upon completion of the project.

Section 6: Warranty

6.1 Duration

The warranty shall last for [insert duration].

6.2 Claim Procedure

Claim procedure shall be as follows:

- Notice of Claim
- Evaluation
- Resolution

Section 7: Dispute Resolution

7.1 Mediation

Mediation shall be attempted before any legal action is taken.

7.2 Arbitration

Arbitration shall be conducted by a neutral arbitrator.

7.3 Litigation

Litigation shall be the final resort if mediation and arbitration fail.

Section 8: Miscellaneous

8.1 No Waiver

No waiver of any provision shall be effective unless in writing.

8.2 Governing Law

This contract shall be governed by the laws of [insert governing law].

8.3 Entire Agreement

This contract contains the entire agreement between the parties.

8.4 Amendment

This contract may be amended in writing.

Appendix A: Project Budget

[Insert project budget]

Appendix B: Construction Schedule

[Insert construction schedule]
Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis Study. Unified Development Code, Article V, Section 35-502.

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Threshold Worksheet Prepared by:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location:</td>
<td>Company: o Owner or o Owner’s Agent</td>
</tr>
<tr>
<td>Is this? o C.O.S.A o San Antonio ETJ o Bexar County o Other Municipality</td>
<td>Address:</td>
</tr>
<tr>
<td>Date:</td>
<td>Email:</td>
</tr>
<tr>
<td>Phone:</td>
<td></td>
</tr>
</tbody>
</table>

Permit Type or Reason for TIA Study/Worksheet (Check one and indicate the number if known)

| Zoning #: | MDP # or POADP#: | Plat #: | Bldg Permit #: | Other: |

Proposed Type of Development (Multi building development or multi-occupancies may require additional tabulation sheets to determine total peak hour trips)

<table>
<thead>
<tr>
<th>Anticipated Land/Building Use/Zoning</th>
<th>Project Size</th>
<th>Critical Peak Hour</th>
<th>Peak Hour Trip Rate (PHT) Rate</th>
<th>Peak Hour Trips (PHT)</th>
<th>Trip Rate Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drive-Through Restaurant</td>
<td>Acres</td>
<td>GFA</td>
<td># of Units</td>
<td>AM</td>
<td>See Calculations Below</td>
</tr>
</tbody>
</table>

Previous Development on Site (Required for land with previous/current buildings occupied within 1 year of submittal or if Re-zoning property)

<table>
<thead>
<tr>
<th>Previous Land/Building Use/Zoning</th>
<th>Size</th>
<th>Critical Peak Hour</th>
<th>Peak Hour Trip Rate (PHT) Rate</th>
<th>Peak Hour Trips (PHT)</th>
<th>Trip Rate Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Motel</td>
<td>Acres</td>
<td>GFA</td>
<td># of Units</td>
<td>AM</td>
<td>0.64/ room</td>
</tr>
</tbody>
</table>

Previous TIA Report (If property has a TIA on file) TIA # ______________

Difference in PHT (Proposed PHT – Previous Development PHT or TIA PHT)

| Increase in Peak Hour Trips |
| (if an increase of 76 PHT or an increase of 10% of the total PHT, a new TIA is required) |
| 71.24 |

Turn Lane Requirements for Developments with Less Than 76 PHT (for developments with 76 or more PHT, this analysis will be included in the TIA)

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Right-turn lanes required at: (identify street/driveway name)</th>
<th>Left-turn lanes required at: (identify street/driveway name)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Openings</td>
<td>N/A</td>
<td>o None</td>
</tr>
<tr>
<td>Driveways or streets with a daily entering right- or left-turn traffic volume of 500 vehicle trips or 50 vehicle peak hour trips</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Required by TxDOT</td>
<td>o None</td>
<td>o None</td>
</tr>
<tr>
<td>Where unsafe conditions may exist (limited sight distance, high speed, uneven grade, etc.)</td>
<td>o None</td>
<td>o None</td>
</tr>
</tbody>
</table>

Comments

(For Official Use Only, Do Not Write in this Box)

o TIA report is required. o A TIA report is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

o The traffic impact analysis has been waived for the following reasons: __________________________

Reviewed by: ___________________________________________ Date: ___________________________


M: Avg. Transactions from 7am-8am: 102.9
Number of Trips: 2 x transactions x (100%-10% carpool) = 2 x 102.9 x 90% = 185.22 trips increase in adjacent roadway traffic: 50% of PHTs entering Site: 93 PHT

PM: Avg. Transactions from 5pm-6pm: 89.3
Number of Trips: 2 x transactions x (100%-10% carpool) = 2 x 89.3 x 90% = 160.74 trips increase in adjacent roadway traffic: 50% of PHTs entering Site: 80 PHT
ARTICLE I
CONSTRUCTION OF THE PROJECTS

Section 1.01. The Projects. BWC shall acquire Tract A, including the Travis Motel, and make reasonable efforts to acquire Tract B, including the Ace Cash Express. Following BWC’s acquisition of Tract A, the following must take place in order to be eligible for the remaining CITY incentives:

A. The CITY will facilitate the sale of the CITY-owned Tract C to BWC for fair market value as determined by an independent appraiser chosen by the CITY or per current Bexar Appraisal District value of one hundred forty-five thousand dollars ($145,000). BWC may pay outright for Tract C or the CITY will agree to finance the land for three (3) years, with simple interest rate of 3.5%.

B. If BWC is able to acquire Tract B, BWC shall then terminate the lease with Ace Cash Express as soon as legally possible and repurpose or rebuild the building for a non-residential or non-financial services use as permitted in the MXD District, as defined in the City Code, Chapter 153. Specifically, no payday lending, or car title lending institutions will be allowed on this property.

C. Tracts A and C shall be re-platted to allow for the Development, as shown on the attached preliminary site plan described on Exhibit “D”. BWC agrees to include the following notes on the plat (subject to final approval by the City):

   i. Driveways for the Projects (The Development and Tract B) shall only be permitted on Fredericksburg Rd and Siesta Lane.

   ii. BWC shall provide a continuous five (5) foot wide sidewalk on the Development to link Gentleman Road and Fredericksburg Road. This is in addition to any sidewalk improvements required under CITY Code.

   iii. If BWC is able to acquire Tract B, a cross-access driveway shall be provided between the Development and Tract B.

D. Subject to City approval, BWC shall re-zone 0.342 acres of Tract C to “MXD” in accordance with the CITY’s Code of Ordinances (“Code”). The remainder of Tract C shall be rezoned R-5 and limited to owner occupied Townhomes, Condominiums or Duplexes.

E. BWC requires a variance from the Code’s minimum building setback requirement. Section 4.2.2 of the Code requires buildings located within
an area zoned "MXD" near a signalized intersection be setback no more than twenty-five feet (25') from the front property line. In order to accommodate the drive thru required for the Development, the building needs to be setback in excess of the twenty-five foot (25') minimum. BWC will use its best efforts to comply with the spirit of this requirement and locate the building as close as possible to the front property line of the Development. Such setback variance shall be considered for approval by the CITY's Board of Adjustment.

F. The Projects also require variances from Code to remove landscape buffer requirements, permit a minimum width parking stall of 9.5 feet, and waive pedestrian sidewalk requirements from Code Section 4.2.4 of the Chapter 153. Such variances shall be considered for approval by the CITY's Board of Adjustment.

Section 1.02. Construction of the Projects.

A. BWC shall perform, or cause to be performed, the design, site work and related improvements necessary for the construction of each improvement identified in this Agreement as follows:

i. BWC will construct, or cause to be constructed, a building (Building A), for the purpose of housing a Chick-fil-A restaurant that includes a minimum of 4,500 square feet of interior space. The interior customer area shall include seating for approximately 108 patrons and provide for a play area. Outside patio seating shall be provided.

ii. If BWC is able to acquire Tract B, the Ace Cash Express building) which is currently 1,280 square ft., will either be renovated or replaced with a structure to be determined and approved by the CITY Council for a non-residential or non-financial services use as permitted in the MXD District, as defined in the City Code, Chapter 153.

iii. BWC or Chick-fil-A shall provide to the CITY, or cause to be provided, architectural options for Building A for CITY consideration and approval that shall meet the goals of the CITY's Master Plan including exterior colors. Special emphasis shall be given to utilize Hill Country native limestone and colors and silver/gray standing-seam roof and awnings. A 100% masonry building with a combination of stucco and limestone wainscot is
required. Approval of architectural plans shall not be unreasonably withheld, conditioned, or delayed.

iv. The Development shall include a minimum of one (1) parking space per one-hundred (100) square feet of gross building area. The parking spaces shall be ten-foot (10’') wide stalls unless a variance is approved by the CITY’s Board of Adjustment allowing for nine and one-half foot (9.5’’) wide stalls for the Development. No compact spaces will be permitted.

v. The drive thru for the Development shall have a vehicle stacking of a minimum six (6) vehicles prior to the menu/order board and the entire drive thru lane shall accommodate up to fourteen (14) vehicles. The drive thru menu/order board speaker shall be designed to minimize sound impact on neighboring residential properties.

vi. A six-foot (6’’) masonry wall shall be installed along the side and rear portions of the Development that borders single-family or multi-family zoned districts.

vii. BWC shall remove, or cause to be removed, all existing signs on Tract A. BWC shall construct, or cause to be constructed, one monument sign for the Development with a native limestone base for the lot (single or multi-tenant sign) in conformance with CITY’s existing sign regulations for MXD District unless a variance is approved by the CITY’s Board of Adjustment; sign location approval will occur during Site Plan approval process.

B. CITY will allow one flagpole on Tract A not to exceed thirty-five feet (35’’). It shall only display flags of the United States, Texas, Balcones Heights, and/or Bexar County sports teams.

C. All roof-top equipment shall be hidden from view by use of a parapet of an average height person standing at the property lines of the Project.

D. Refuse screening(s) shall be a solid wall enclosure compatible with the materials, colors, and architectural style of the building with metal doors for access. Design materials shall not contain wood fencing. A drain to the sewer system will be provided. Refuse screening shall meet CITY Code regulations set forth in Section 4.2.6 of Chapter 153, which states “screened areas shall be located to the rear or secondary side of the building in order to minimize visual impacts.”
E. All electrical, telephone, fiber, and cable utilities between the utility pole in the right of way of the Project and Development and shall be underground.

F. Lighting on the properties shall utilize light-emitting diode (LED) or energy-conserving features. With exception to the lighting of flags, exterior lighting shall have lenses that are parallel to the Project's surface and shall not be permitted to spill over to adjacent property.

G. In addition to the CITY's Code requirements, the following plans shall be required:

   i. Site Plan
   ii. Landscape Plan
   iii. Sign details
   iv. Lighting details
   v. Refuse Enclosure Plan
   vi. Floor Plan
   vii. Colored Building Elevations of all sides of the building
   viii. Traffic Impact Analysis (TIA)
   ix. Stormwater Plan

H. A Landscape Plan shall be provided to the CITY and shall include all applicable Code requirements and shall also include the following:

   i. Twenty percent (20%) of the total Project shall be landscaped and shall be comprised of trees, shrubs, sod, or other ground cover. Use of native and adapted, drought tolerant plants is encouraged. Artificial plants or turf shall not be counted towards meeting the landscape requirements.

   ii. Landscape buffer of fifteen feet (15') at the rear of the Project, inside the masonry wall. A landscape strip of five feet (5') on the north side of the Project, where there is no masonry wall. See attached Exhibit "D".

   iii. Shade trees at a ratio of nine (9) trees per acre (43,560 square feet) of gross lot area; existing trees may be counted toward meeting this requirement.

   iv. Landscape Plan shall include details of plants and trees, including species, location, size, spacing; the Landscape Plan shall also include type of watering system; maintenance provisions of the Landscape Plan, and persons responsible for the preparation of the Landscape Plan.
v. Trees planted shall be a minimum of two and one-half inches (2.5"") caliper measured at four feet (4') above ground level at the time of planting.

vi. Shrubs, vines and ground cover planted pursuant to this section should be good, healthy nursery stock. Shrubs shall be a minimum of one-gallon container size at the time of planting.

vii. New landscaped areas shall be prepared so as to achieve a soil depth of at least six inches (6").

viii. The use of architectural planters in nonresidential districts may be permitted in fulfillment of landscape requirements subject to approval of the CITY’s Planning and Zoning Commission at the time of Site Plan approval.

ix. A minimum of ten percent (10%) of the gross parking areas shall be devoted to living landscaping which includes grass, ground covers, plants, shrubs and trees. Gross parking area is to be measured from the edge of the parking and/or driveway and sidewalks. The following additional criteria shall apply to the interior of parking lots:

   i. Interior landscape areas shall be protected from vehicular encroachment of overhang through appropriate wheel stops or curbs.

   ii. There shall be a minimum of one (1) shade tree planted for each four-hundred (400) square feet or fraction thereof of required interior landscape area.

   iii. Interior areas of parking lots shall contain planting islands located so as to best relieve the expanse of paving. Planter islands must be located no further apart than every twelve (12) parking spaces and at the terminus of all rows of parking. Such islands shall be a minimum of two-hundred (200) square feet or ten feet (10') by twenty feet (20") in size.

   iv. Planter islands shall contain a combination of trees, shrubs, lawn, ground cover and other appropriate materials provided such landscaping does not cause visual interference within the parking area. Businesses are responsible for proper traffic circulation, parking, and drive thru queuing. At the determination of the CITY’S Chief of Police, he/she may require the use of off-duty police officers at his/her discretion to manage traffic at the expense of the business.

Section 1.03. Design of the Development and Specifications. All facilities to be constructed as part of the Development shall be designed by a licensed professional
SITE PLAN 1

NOTE:
FOR LOCATIONS OF TRAFFIC D.O.T. SIGNS; REFER TO SITE PLAN 2 ON PAGE 3 AND PAGE 20.
FOR LOCATIONS OF BUILDING AWNINGS; REFER TO SITE PLAN 3 ON PAGE 4 AND PAGE 32.
SITE PLAN 2

NOTE:
FOR LOCATION OF BUILDING SIGNS AND DRIVE-THRU ITEMS; REFER TO SITE PLAN 1 ON PAGE 2.
FOR LOCATIONS OF BUILDING AWNINGS; REFER TO SITE PLAN 3 ON PAGE 4 AND PAGE 32.

NOTE:
SIGN TYPE 'O' TO BE DROPPED INSIDE RAILING, AND SEALED BY G.C.
FLOOR PLAN - P12 LS LARGE

NOTE:
FOR LOCATION OF BUILDING SIGNS AND DRIVE-THRU ITEMS: REFER TO SITE PLAN 1 ON PAGE 2.
FOR LOCATIONS OF TRAFFIC D.O.T. SIGNS REFER TO SITE PLAN 2 ON PAGE 3 AND PAGE 20.

FOR REFERENCE ONLY
AWNING SIZES TAKEN FROM ARCHITECTURAL PAGE A-301L PROVIDED

EXTerior CANOPY SCHEDULE - LRG

<table>
<thead>
<tr>
<th>Mark</th>
<th>Description</th>
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<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>A-2</td>
<td>Exterior Canopy</td>
<td>7</td>
<td>6'-8&quot;W x 1'-0&quot;D at Window</td>
</tr>
<tr>
<td>A-4</td>
<td>Exterior Canopy</td>
<td></td>
<td>2'-4&quot;W x 4'-0&quot;D at Customer Entry w Lighting</td>
</tr>
<tr>
<td>A-5</td>
<td>Exterior Canopy</td>
<td></td>
<td>4'-4&quot;W x 1'-0&quot;D at Window</td>
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<tr>
<td>A-6</td>
<td>Exterior Canopy</td>
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<td>5'-4&quot;W x 5'-0&quot;D at Drive Thru w Lighting</td>
</tr>
<tr>
<td>A-13</td>
<td>Exterior Canopy</td>
<td></td>
<td>5'-4&quot;W x 1'-0&quot;D at Customer Mobile Entry w lighting</td>
</tr>
<tr>
<td>A-14</td>
<td>Exterior Canopy</td>
<td></td>
<td>7'-0&quot;W x 4'-0&quot;D at Service Entry w Lighting</td>
</tr>
</tbody>
</table>
CFA - S/F WALL BLEED SIGN

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

35 SQ. FT.

S/F RETAINERLESS EXTRUDED ALUM. WALL CABINET. WHITE BLEED
3M PANORAPIC III FLEX FACE WITH 3M #630-53 CARDINAL RED
TRANSLUCENT VINYL APPLIED 1ST SURFACE. CABINET TO BE PAINTED
GENESIS M SINGLE STAGE (G2-SERIES) RED #46247. INTERNALLY
ILLUMINATED WITH T-8ICW VOLTARC TRILIGHT MAX LAMPS.

VENT ON EACH SIDE OF CABINET

END VIEW
CFA - PCL 5-0

TWO (2) REQUIRED - MANUFACTURE AND INSTALL

SCALE: 3/4" = 1'-0"

LIVE AREA: 33 SQ. FT.
OVERALL AREA: 59 SQ. FT.

SEE SECTION DETAIL
.050" aluminum return stapled to .063" ltr., backs and painted to match Sherrin Williams #6385 Dover White

NOTE: Minimize penetrations on the wall with inset bridges (painted SW #6385 Dover White) from comb, beak, eye and dots on the 1" and electrical wiring thru them.

1" Jewelite Trim - Red

Principle Red LED modules

3/16" THK. #2793 Red Acrylic Faces

Fully enclosed remote mounted power supply

1/4" dia. weep holes located in low point of channels.

3/16" THK. acrylic disk ptm. returns w/ 1st surface applied phenolic cardinal red vinyl @ graphics. Stud-mounted flush to wall. Place according to previous page.

NOTE: Only (3) three electrical penetrations allowed per each set of channel letters.
CFA - C7 GENERATION 2 ORDERING STATION

TWO (2) REQUIRED - MANUFACTURE ONLY

DAL - MANUFACTURING
C7 GENERATION 2
BASE PLATE and ANCHOR DETAIL  

1.5" = 1'-0"
DIRECTION ETCHED PLATES  
SCALE: 6" = 1'-0"
FOUR (4) PER ORDERING STATION REQUIRED (TWO PER CABINET)
ETCHED ALUMINUM PLATES WITH BLACK BACKGROUND. ETCHED COPY WITH ARROW,
SECURED AT EACH END OF CABINET WITH POP RIVETS.

PLACE 4" PLAQUE
( NOT VISIBLE TO
DT TRAFFIC)

ALUM ETCHED PLATE:
USE CORRECT ARROW DIRECTION
FOR ROTATION

CHANDLER SIGNS ETCHED PLATE  
SCALE: 6" = 1'-0"
ONE (1) PER ORDERING STATION REQUIRED
ETCHED ALUMINUM PLATES WITH BLACK BACKGROUND. ETCHED COPY,
SECURED AT EACH END OF CABINET WITH POP RIVETS AT SWITCH LOCATION.

CABINET END VIEW  
SCALE: 6" = 1'-0"
TP/St Canopy Switch Wiring

(Back View)

3 Position Switch

Red On
Both Off
Green On

Double Gang Switch Box
w/ Brushed SS Switch Plate

Typical Specs:
- Extronix SC#47782 (SW2 Gang Switch)
- Standard Voltage/Indirect Current: 120VAC [1.6A total]
- Supply Wire Rated for a Minimum of 110 Degrees Celsius
- Switch Plate: Brushed Stainless Steel Finish
- Mounts in a Double Gang Switch

Make All Wiring Connections Per Local Codes and National Electrical Code.
CFA - CLEARANCE BAR with DT PANEL

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

PANEL: .080 ALUMINUM ADHERED FLUSH TO STEEL SUPPORT WITH VHB AND SILICONE.
ETCHED PLATE TO BE APPLIED TO REAR OF SUPPORT. NOT TO BE VISIBLE TO D/T TRAFFIC

REAR OF SUPPORT

CHANDLER SIGNS ETCHED PLATE

ETCHED ALUMINUM PLATES WITH BLACK BACKGROUND, ETCHED COPY, TO BE ORDERED FROM id PLATES
CFA - FLAG 35

ONE (1) REQUIRED - PROVIDE AND INSTALL
SPECIFICATIONS

MANUFACTURE AND INSTALL ONE (1) ALUM. CONSTRUCTION BLADE SIGN W/ROUTED ALUMINUM FACES READING "CARRY OUT" BACKED WITH .125" THK. #/328 WHITE ACRYLIC.

ILLUMINATED WITH WHITE LED MODULES.
CABINET TO BE PAINTED GENESIS RED #68247.

BLADE SIGN TO BE MOUNTED ON BRICK WALL WITH ALUMINUM MOUNTING PLATE WITH FABRICATED ALUM. COVER. COVER TO BE PAINTED MATTHEWS #74155 DARK BRONZE, SEMI-GLOSS.
ALL WALL PENETRATIONS TO BE SEALED WEATHER TIGHT.

END VIEW

FRAME DETAIL
MFR. (1) AS SHOWN

CFA - 'ONE' BLADE SIGN
ONE (1) REQUIRED - MANUFACTURE AND INSTALL.
CFA - VINYL 'ONE'

Scale: 3" = 1'-0"

One (1) Required - Manufacture and Install

Digitally printed phone graphic applied first surface to glass door exterior.
Pantone 168C Red
SITE PLAN 2

NOTE:
FOR LOCATION OF BUILDING SIGNS AND DRIVE-THRU ITEMS; REFER TO SITE PLAN 1 ON PAGE 2.
FOR LOCATIONS OF BUILDING AWNINGS; REFER TO SITE PLAN 3 ON PAGE 4 AND PAGE 32.

NOTE:
SIGN TYPE "Y" TO BE DROPPED INSIDE RAILING, AND SEALED BY G.C.
BOLLARD MOUNTED HANDICAP SIGNS

SPECIFICATIONS

SIGN PANELS
.080 ALUMINUM, BACKS PAINTED MATTHEWS #74155 DARK BRONZE, SEMI-GLOSS.
1ST SURFACE APPLIED 3M #690-10 WHITE REFLECTIVE BACKGROUND ON FRONT.

GRAPHICS
COPY AND BORDER TO BE 3M #690-T7 GREEN REFLECTIVE VINYL.
HANDICAP GRAPHIC TO BE 3M #690-T6 BLUE WITH WHITE SHOW THRU GRAPHIC SYMBOL.

VAN ACCESSIBLE BACKGROUND TO BE 3M #690-T6 BLUE WITH SHOW THRU COPY.

SIGN POST
2" x 2" ALUMINUM SQ. TUBE, CAPPED ON TOP, PAINTED MATTHEWS #74155 DARK BRONZE, SEMI-GLOSS.

BOLLARD - TO BE PROVIDED BY GEN. CONTRACTOR
5 9/16" O.D. x 280 WALL THICKNESS STEEL PIPE.

DALLAS MANUFACTURING TO PROVIDE PAINT FOR BOLLARD NEAR BY INSTALLER TO PAINT, BOLLARD AND CONCRETE TOP TO BE PAINTED MATTHEWS #74155 DARK BRONZE, SEMI-GLOSS.

NOTE:
IF SIGN IS LOCATED ON SIDEWALK, THEN IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL A PVC SLIDE INTO THE CONCRETE WHEN THE SIDEWALK IS FLOURED PRIOR TO INSTALLATION OF THE SIGN.

CFA - S/F HCVA SIGN
TWO (2) REQUIRED - MANUFACTURE AND INSTALL
2 SF. FT.
STOP

SPECIFICATIONS

SIGN PANEL
.080 ALUMINUM PANEL, BACK PAINTED MATTHEWS #74155 DK. BRONZE, SEMI-GLOSS.

SIGN POST
2" x 2" SQUARE ALUMINUM TUBING, CAPPED ON TOP, PAINTED MATTHEWS #74155 DK. BRONZE, SEMI-GLOSS.

NOTE:
IF SIGN IS LOCATED ON SIDEWALK, THEN IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL A PVC SLEEVE INTO THE CONCRETE WHEN THE SIDEWALK IS POURED PRIOR TO INSTALLATION OF THE SIGN.

CFA - DOT S/F STOP SIGN

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

5 SQ. FT.
CFA - DOT D/F STOP/DNE SIGN

Two (2) required - manufacture and install

4 SQ. FT.
SPECIFICATIONS

SIGN PANEL
3M #8010 REFLECTIVE WHITE
3M #802-62 REFLECTIVE RED
SHOW THRU REFLECTIVE WHITE

SIGN POST
2" x 2" SQUARE ALUMINUM TUBING, CARPED ON TOP. PAINTED MATTHEWS #74155 DARK BRONZE SEMI-GLOSS.

NOTE:
If sign is located on sidewalk, then it is the responsibility of the general contractor to install a PVC sleeve into the concrete when the sidewalk is poured prior to installation of the sign.

CFA - S/F DRIVE THRU W/ARROW SIGN
SCALE: 3/4" = 1'-0"
ONE (1) REQUIRED - MANUFACTURE AND INSTALL
3 SQ. FT.
CFA - S/F DRIVE THRU W/ARROW SIGN

SCALE: 3/4" = 1'-0"

TWO (2) REQUIRED - MANUFACTURE AND INSTALL

3 SQ. FT.

NOTE:
IF SIGN IS LOCATED ON SIDEWALK, THEN IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL A PAC SLEEVE INTO THE CONCRETE WHEN THE SIDEWALK IS Poured PRIOR TO INSTALLATION OF THE SIGN.

SPECIFICATIONS

SIGN PANEL
300 ALUMINUM PANEL, BACKS PAINTED MATTHEWS 974155 DARK BRONZE, SEMI-GLOSS.

SIGN POST
2" x 2" SQUARE ALUMINUM TUBING, CAPPED ON TOP, PAINTED MATTHEWS 974155 DARK BRONZE, SEMI-GLOSS.
TOP VIEW

CFA - DOT S/F LANES MERGE SIGN

SPECIFICATIONS
SIGN PANEL
SIDE ALUMINUM PANEL, FRONT AND BACK PAINTED
MATTHEWS #74155 DK. BRONZE, SEMI-GLOSS.

SIGN POST
2" X 2" SQUARE ALUMINUM TUBING, CAPPED ON TOP.
PAINTED MATTHEWS #74155 DK. BRONZE, SEMI-GLOSS.

NOTE:
IF SIGN IS LOCATED ON SIDEWALK, THEN IT IS THE
RESPONSIBILITY OF THE GENERAL CONTRACTOR
TO INSTALL A PVC SLEEVE INTO THE CONCRETE WHEN
THE SIDEWALK IS Poured PRIOR TO INSTALLATION OF
THE SIGN.

SCALE: 1" = 1'-0"

3M #680-10 REFLECTIVE WHITE
SHOW THRU GRAPHICS

3M #680-10 WHITE REFLECTIVE COPY

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

ONE (1) REQUIRED - MANUFACTURE AND INSTALL
2 SQ. FT.
CFA - S/F PED-X SIGN

SCALE: 3/4" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL 1.5 SQ. FT.

SPECIFICATIONS

SIGN PANELS
.080 ALUMINUM, BACKS PAINTED MATTHEWS #74155 DARK BRONZE, SEMI-GLOSS.

SIGN POST
2" x 2" SQUARE ALUMINUM TUBING, CAPPED ON TOP, PAINTED MATTHEWS #74155 DK. BRONZE, SEMI-GLOSS.

NOTE:
If sign is located on sidewalk, then it is the responsibility of the general contractor to install a PVC sleeve into the concrete when the sidewalk is poured prior to installation of the sign.
**CFA - S/F PED-X SIGN**

**SCALE:** 3/4" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

1.5 SQ. FT.

**SPECIFICATIONS**

**SIGN PANELS**
.060 ALUMINUM, BACKS PAINTED MATTHEWS #74155 DARK BRONZE, SEMI-GLOSS.

**SIGN POST**
2 x 2 SQUARE ALUMINUM TUBING, CAPPED ON TOP, PAINTED MATTHEWS #74155 DK. BRONZE, SEMI-GLOSS.

**NOTE:**
SIGN TO BE DROPPED INSIDE RAILING, AND SEALED BY G.C.

**EXISTING**

**PROPOSED**

Photo representations are for viewing purposes only and in no way represent the exact appearance of actual installed sign.

**REFERENCE ONLY**
CFA - D/F PED-X SIGN

TOP VIEW

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

SPECIFICATIONS
SIGN PANELS
- 0.030 ALUMINUM, BACKS PAINTED MATTHEWS #74155
- DARK BRONZE, SEMI-GLOSS.

SIGN POST
- 2" x 2" SQUARE ALUMINUM TUBING, CAPPED ON TOP.
- PAINTED MATTHEWS #74165 DK. BRONZE, SEMI-GLOSS.

NOTE:
IF SIGN IS LOCATED ON SIDEWALK, THEN IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL A PVC SLAB INTO THE CONCRETE WHEN THE SIDEWALK IS Poured PRIOR TO INSTALLATION OF THE SIGN.

FACE A
12"
1/8"
1/4"
3M #60-42
REFLECTIVE RED
SHOW THRU
REFLECTIVE WHITE
pedestrian crosswalk

FACE B
12"
1/4"
1'-0"
3M #60-10
REFLECTIVE WHITE
pedestrian crosswalk

CFA - D/F PED-X SIGN

SCALE: 3/4" = 1'-0"

TWO (2) REQUIRED - MANUFACTURE AND INSTALL
1.5 SQ. FT.
**SPECIFICATIONS**

**SIGN PANELS**
360 ALUMINUM, BACKS PAINTED MATTHEWS #74155 DARK BRONZE, SEMI-GLOSS.

**SIGN POST**
2" x 1.5" SQUARE ALUMINUM TUBING, CARVED ON TOP PAINTED MATTHEWS #74155 DK. BRONZE, SEMI-GLOSS.

**NOTE:**
If sign is located on sidewalk, then it is the responsibility of the general contractor to install a PAC sleeve into the concrete when the sidewalk is poured prior to installation of the sign.

---

**CFA - S/F X-ING TRAFFIC**

TWO (2) REQUIRED - MANUFACTURE AND INSTALL 1.5 SQ. FT.
SPECIFICATIONS

SIGN PANEL
.050 ALUMINUM PANEL, BACK PAINTED MATTHEWS #74155 DARK BRONZE, SEMI-GLOSS.

SIGN POST
2" x 2" SQUARE ALUMINUM TUBING, CAPPED ON TOP, PAINTED MATTHEWS #74155 DARK BRONZE, SEMI-GLOSS.

NOTE:
IF SIGN IS LOCATED ON SIDEWALK, THEN IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSTALL A PVC SLEEVE INTO THE CONCRETE WHEN THE SIDEWALK IS POURED PRIOR TO INSTALLATION OF THE SIGN.

CFA - S/F RESERVED 'ONE' APP SIGN  SCALE: 3/4" = 1'-0"  ONE (1) REQUIRED - MANUFACTURE AND INSTALL  1.5 SQ. FT.
FLOOR PLAN - P12 LS LARGE

NOTE:
FOR LOCATION OF BUILDING SIGNS AND DRIVE-THRU ITEMS: REFER TO SITE PLAN 1 ON PAGE 2.
FOR LOCATIONS OF TRAFFIC D.O.T. SIGNS REFER TO SITE PLAN 2 ON PAGE 3 AND PAGE 20.

FOR REFERENCE ONLY
AWNING SIZES TAKEN FROM ARCHITECTURAL PAGE A-301L PROVIDED

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<td>L-2</td>
<td>Exterior Canopy 7.6'-8&quot;W x 1'-0&quot;D at Window</td>
<td></td>
<td></td>
</tr>
<tr>
<td>L-4</td>
<td>Exterior Canopy 2'-1&quot;W x 4'-0&quot;D at Customer Entry w Lighting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>L-5</td>
<td>Exterior Canopy 4'-6&quot;W x 1'-0&quot;D at Window</td>
<td></td>
<td></td>
</tr>
<tr>
<td>L-6</td>
<td>Exterior Canopy 1'-6&quot;W x 5'-0&quot;D at Drive Thru w Lighting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>L-13</td>
<td>Exterior Canopy 3'-4&quot;W x 1'-0&quot;D at Customer Mobile Entry w lighting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>L-14</td>
<td>Exterior Canopy 1'-7&quot;W x 4'-0&quot;D at Service Entry w Lighting</td>
<td></td>
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</tbody>
</table>
C-CHANNEL AWNING WITH DOWN LIGHTING

SCALE: 3/4" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

AWNINGS TO BE PAINTED KYNAR 500 PVDF T6039 DARK BRONZE

NOTE:
BLOCKING FOR AWNING TO BE BY G.C.
SECTION "A" (BRICK FASCIA)  1/8" = 1'-0"
C-CHANNEL AWNING WITH DOWN LIGHTING

SCALE: 3/4" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

AWNINGS TO BE PAINTED KYNAR 500 PVDF
T6039 DARK BRONZE

NOTE:
BLOCKING FOR AWNING TO BE BY G.C.
SECTION "B" (EL.E5 FASCIA)

1 1/2" x 1 1/2"
C-CHANNEL AWNING WITH DOWN LIGHTING

SCALE: 3/4" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL ABOVE DRIVE THRU

AWNINGS TO BE PAINTED KYNAR 500 PVDF T6039 DARK BRONZE

NOTE:
BLOCKING FOR AWNING TO BE BY G.C.
SECTION "C" (BRICK) 1¼" = 1'-0"
C-CHANNEL AWNING WITH DOWN LIGHTING

ONE (1) REQUIRED - MANUFACTURE AND INSTALL

AWNINGS TO BE PAINTED KYNAR 500 PVDF
T6039 DARK BRONZE

NOTE:
BLOCKING FOR AWNING TO BE BY G.C.
SECTION "D" (BRICK FASCIA)  1 3/8 x 7'-0"

SEE SHT. 51 FOR PLATE DETAILS
C-CHANNEL AWNING - NON-LIT

FOUR (4) REQUIRED - MANUFACTURE AND INSTALL ABOVE WINDOWS

AWNINGS TO BE PAINTED KYNAR 500 PVDF T6039 DARK BRONZE

NOTE:
BLOCKING FOR AWNING TO BE BY G.C.
C-CHANNEL AWNING - NON-LIT

SEVEN (7) REQUIRED - MANUFACTURE AND INSTALL

ABOVE WINDOWS

AWNINGS TO BE PAINTED KYNAR 500 PVDF
T6039 DARK BRONZE

NOTE:
BLOCKING FOR AWNING TO BE BY G.C.
TWO (2) 2" X 8" BLOCKING TO BE BY G.C.

.063" ALUM. TOP COVER W/ TOUCH BRAKE TO STIFFEN - APPLY DOORTITE STRIP @ PERIMETER & ATTACH W/ PAN HEAD SCREWS

.125" ALUM. GUSSETS AS REQUIRED

1"X2"X.125" ALUM. ANGLE STIFFENER ATTACH TO FASCIA W/ 1/2" FASTENERS AS REQUIRED.

.063" ALUM. FABRICATED AWNING BODY W/ 1" BRAKE @ TOP - CAP ENDS 1/2" WEEP HOLES AS REQUIRED APPROX. 24" O.C.

SECTION "E" 3" X 1'-6"

AWNINGS AND ALL NECESSARY EXPOSED HARDWARE TO BE PAINTED KYNAR 500 PVDF T6039 DARK BRONZE
C-CHANNEL AWNING - WITH DOWNLIGHTING
ONE (1) REQUIRED - MANUFACTURE AND INSTALL

AWNINGS TO BE PAINTED KYNAR 500 PVDF T6039 DARK BRONZE

NOTE:
BLOCKING FOR AWNING TO BE BY G.C.

END VIEW
SCALE: 3/4" = 1'-0"
AWNINGS AND ALL NECESSARY EXPOSED HARDWARE TO BE PAINTED KYNAR 500 PVDF T6039 DARK BRONZE
CFA - VYL ADR
SCALE: 3/4" = 1'-0"

COPY TO BE OPAQUE WHITE VINYL APPLIED 1ST SURFACE TO EXTERIOR OF GLASS WINDOW.
FONT: CAECILIA ROMAN BOLD

CFA - VYL HOURS
SCALE: 1 1/2" = 1'-0"

COPY AND TWO STRIPES TO BE OPAQUE WHITE VINYL APPLIED 2ND SURFACE. (INTERIOR OF DOOR)
HOURS: 6:00 AM - 10:00 PM
EACH DIGITAL PRINT LOGO TO BE CUT INDIVIDUALLY

DAL - MANUFACTURING
NEW CFA LOWER CASE VINYL COPY

DAL - MANUFACTURING
NEW Lower Case CFA Vinyl Layout
MAIN ENTRY ELEVATION

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

VINYL COPY SHOWN IN GRAY FOR VISUAL PURPOSES ONLY

VINYL COPY

SCALE: 1/2" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL
COPY TO BE OPAQUE WHITE VINYL, APPLIED 1ST SURFACE TO GLASS INTERIOR. COPY TO BE READ FROM INSIDE OF DOOR.

DAL - MANUFACTURING

NEW CFA LOWER CASE VINYL COPY

CFA - VYL ADR

SCALE: 3/4" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL
COPY TO BE OPAQUE WHITE VINYL, APPLIED 1ST SURFACE TO EXTERIOR OF GLASS WINDOW.

FONT: CAECLIA ROMAN BOLD

CFA - VYL HOURS

SCALE: 1/2" = 1'-0"

ONE (1) REQUIRED - MANUFACTURE AND INSTALL
COPY AND TWO STRIPES TO BE OPAQUE WHITE VINYL, APPLIED 2ND SURFACE. (INTERIOR OF DOOR)

HOURS: 6:00 AM - 10:00 PM

EACH DIGITAL PRINT LOGO TO BE CUT INDIVIDUALLY

dal - manufacturing

NEW Lower Case CFA Vinyl Layout

CHANDLER SIGNS

4735 East Southern Avenue
Tempe, AZ 85282

480.208.2666

your local sign shop
The Texas Department of Transportation, hereinafter called the State, hereby authorizes Chick-fil-A, Inc., hereinafter called the Permittee, to [X] construct / [ ] reconstruct a commercial (residential, convenience store, retail mall, farm, etc.) access driveway on the highway right of way abutting highway number SL 345 in Bexar County, located 4455 Fredericksburg Rd., Balcones Heights, Texas 78201.

All construction of materials shall be subject to inspection and approval by the State.

3. Maintenance of facilities constructed hereunder shall be the responsibility of the Permittee, and the State reserves the right to require any changes, maintenance or repairs as may be necessary to provide protection of life or property on or adjacent to the highway. Changes in design will be made only with approval of the State.

4. The Permittee shall hold harmless the State and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason of the exercise of this permit.

5. Except for regulatory and guide signs at county roads and city streets, the Permittee shall not erect any sign on or extending over any portion of the highway right of way, and vehicle service fixtures such as fuel pumps, vendor stands, or tanks and shall be located at least 12 feet from the right of way line to ensure that any vehicle services from these fixtures will be off the highway right of way.

6. The State reserves the right to require a new access driveway permit in the event of a material change in land use or change in driveway traffic volume or vehicle types.

7. This permit will become null and void if the above-referenced driveway facilities are not constructed within six (6) months from the issuance date of this permit.

8. The Permittee will contact the State's representative Joe Ibarra at jose.ibarra@txdot.gov, at least twenty-four (24) hours prior to beginning the work authorized by this permit.

9. The requesting Permittee will be provided instructions on the appeal process if this permit request is denied by the State.

The undersigned hereby agrees to comply with the terms and conditions set forth in this permit for construction and maintenance of an access driveway on the highway right of way.

Date: 7/11/2017
Signed: [Signature]

(Proper owner or owner's representative)
STANDARD SIDEWALK DETAIL
N.T.S.

NOTE: 1) CONTRACTION JOINTS AT 10' O.C.
EXPANSION JOINTS AT 50' O.C.

2) ALL CONCRETE SHALL BE 3000 PSI
IN 28 DAYS. REINFORCED WITH
#4 BARS 12' O.C. BOTH WAYS.

TYPICAL DRIVEWAY SECTION
N.T.S.

DRIVEWAY PLAN VIEW
N.T.S.

NOTE: 1) CONTRACTION JOINTS AT 10' O.C.
EXPANSION JOINTS AT 50' O.C.

2) CONCRETE SHALL BE 3000 PSI IN 28 DAYS.
REINFORCEMENT WITH #4 BARS 12' O.C. BOTH WAYS.

3) DUMMY JOINTS TO BE PLACED AT 4' INTERVALS FROM
THE BACK OF THE SIDEWALK, ONE PLACED PERPENDICULAR
TO THE CURB IN THE CENTER OF THE DRIVEWAY.
GENERAL NOTES:

1. All plans, specifications, safety procedures, demolition existing facilities as shown on the plans, protection of public and private property and safe disposal of construction materials included in this document have been reviewed and approved by all the permitting authorities.

2. All construction within the public right-of-way shall conform to the standard specifications and drawings of the city of Pleasanton, Atascosa County and the Texas Department of Transportation (TxDOT) as well as the requirements of the Environmental Protection Agency (EPA) and the Occupational Safety and Health Administration (OSHA).

3. Prior to construction, the contractor shall contact the utility companies to locate existing facilities.

4. Prior to construction, the contractor shall conduct a pre-construction conference between the city of Pleasanton, consulting engineer, contractor, and utility companies and any other affected parties.

5. All construction operations shall be accomplished in accordance with applicable regulations of the United States Occupational Safety and Health Administration and the City of Pleasanton. Permits shall be issued by Pleasanton

6. Necessary barricades, sign, lights, signals, and other traffic control devices shall be installed at all required locations to ensure safety to the public and the personnel.

7. The contractor shall be responsible for providing and maintaining all necessary barricades, signs, lights, signals, and other traffic control devices.

8. The location and elevation of improvements to be done shall be confirmed by field measurements prior to the construction of the work. The contractor shall be responsible for removing any existing underdrains established for new construction.

9. The contractor shall be responsible for maintaining all drainageways with the respective utility companies. Gravity line construction is required to be verified at connecting point before being completed. The contractor shall be responsible for providing all necessary equipment to ensure the smooth flow of water.

10. During construction, the work shall be performed in accordance with the plans and specifications.

11. The contractor shall be responsible for maintaining all access points and roadways.

12. Any existing pavement, curbs, and/or sidewalks damaged or removed shall be repaired by the contractor at their expense. All underground facilities shall be protected and connected by licensed contractors using the appropriate materials and equipment.

13. The contractor shall be responsible for maintaining all necessary barricades, signs, lights, signals, and other traffic control devices.

14. The contractor shall be responsible for ensuring that all necessary barricades, signs, lights, signals, and other traffic control devices are in place.

15. The contractor shall be responsible for removing any existing underdrains established for new construction.

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17. The contractor shall be responsible for locating and removing existing light and signal devices and preserve them.

DEMONSTRATION NOTES:

1. The construction documents contain the necessary safety procedures, demolition existing facilities as shown on the plans, protection of public and private property and safe disposal of construction materials included in this document have been reviewed and approved by all the permitting authorities.

2. The contractor shall submit for approval to the governmental agencies and the owner a special demolition plan including but not limited to the following:

   a. Methods, equipment, and sequence of operation.

   b. Cross-section of individuals performing demolition operations, including subcontractors.

   c. Safety measures to protect workers, personnel, and the public.

   d. Safety measures to protect adjacent properties, landscaping, and abutting properties to remain in public rights of way.

   e. Temporary easements or access plan.

   f. Temporary protection of roadsides, sidewalks, and curbs.

   g. Provision for measures, including limits, procedures and regulations.

3. All spoil material remaining after final excavation shall be removed from the site and disposed of in an approved manner.

4. If the proposed site is to be used for any purpose other than the intended use, the appropriate agency shall be notified.

5. The use of explosives shall not be permitted.

6. The project site shall be cleared daily. Debris, rubbishes, and construction material shall be removed promptly.

7. The contractor shall provide all necessary equipment and materials to ensure the smooth flow of water.

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KEYNOTES:
1. CONNECT TO EXISTING CURB.
2. PROPOSED CURB PER TxDOT DETAIL ON SHEET 7.
3. INSTALL SIDEWALK PER TxDOT DETAIL ON SHEET 6.
4. CONNECT TO EXISTING SIDEWALK USING TWO (2) 18" #4 DOWEL RINGS SYMMETRICALLY SPACED (4" FINISH FURNITURE). 
5. PROPOSED DRIVEWAY WITH CURB & GUTTER PER TxDOT DETAIL ON SHEET 7.
6. ESTABLISHED RE-VEGETATION IS REQUIRED IN TxDOT ROW, 500 IN URBAN AREAS AT CLOSED DRIVEWAY LOCATION.
7. EXISTING TRAFFIC SIGNAL POLE