APPLICATION REVIEW
Z-16-57

PLANNED UNIT DEVELOPMENT (PUD)
APPROVAL OF FINAL PLAN

HEARING DATE: November 29, 2016

1519 Engineering for Dwyer Group

317 Bosque Blvd.

Final Plan

The amended concept plan for this site was **approved** on first reading by the City Council on **October 18, 2016,** and second reading on **November 1, 2016.** The final plan fulfills the requirements for submission based on the following findings:

1. A drawing identifies street lines, lot lines, easements and dedications.
2. The plan designates land uses and site development standards.
3. The circulation plan identifies all vehicular facilities and pedestrian areas. Driveways, parking area, and sidewalks are delineated on the plan.
4. The plan identifies the necessary utility services and public facilities. Land dedications, installation of improvements and all public service and facility extension policies are being fulfilled through the subdivision process.
5. Building elevations and plans identify the height, bulk and general design and appearance of the proposed buildings. Elevations are included in the PUD.
6. The applicant submitted a fully dimensioned site plan. Site development standards applicable to the PUD include large natural areas and extensive landscaping along front of property.
7. Proposals for the maintenance and preservation of any common open space are adequate.

CASE NO. Z-16-57

PLANNING SERVICES RECOMMENDATION:

Planning Services recommends ***APPROVAL*** of the Final PUD based on the following findings and condition:

Findings:

1) The Final PUD plan is consistent with the approved concept PUD plan and the requirements of the PUD ordinance.
2) The circulation plan, public facilities and services plan, preliminary architectural plan, and site development and landscaping plan included in the final PUD plan are adequate.
3) The proposal for the maintenance of common open space included within the PUD is adequate.

Condition:

1. All adopted site development codes of the City of Waco must be met before issuance of a construction permit.

NOTICES: 25 mailed; returned

CASE NO. Z-16-57

TRAFFIC OPERATIONS DATA

1. Description of the adjacent street system:

   Classification: Local Number of Lanes: Two

   Estimated Capacity (at LOSD) 5,000-7,000 vpd Avg. Daily Traffic Not available vpd

2. Estimated increase in traffic on adjacent streets at full build out:

   Immediate: 207* vpd Future: Not available

3. Will the development's impact be of sufficient magnitude to require mitigation for:

   a) Access problems: no**
   b) Increased traffic congestion: no
   c) Pedestrian traffic: no
   d) Visibility problems: no

4. Traffic Department comments and recommendations:
   *The increased traffic volume is based on the proposed 3-story office building having approximately 18,831 square feet (SF) of floor space, and a trip generation rate of 11.01 vpd per 1,000 SF (rate is for "General Office" use type, as shown on page 1203 of *Trip Generation*, 8th Edition, by the Institute of Transportation Engineers). (RK)

ENGINEERING SERVICES DATA

KEY
A: Bosque Blvd.
B: 4th Street

1. Street condition: Good____ Acceptable A Needs Reconstruction B

2. Street width: Existing: ROW A. 75'; B. 60' Pavement A. 51'; B. 40'

   Required: ROW A. 50'; B. 84' Pavement A. 28'; B. 64'

3. Curb and Gutter:
   Needs to be installed____ Exists A. B. Needs Reconstruction____

4. Offsite Drainage facilities are adequate to meet additional runoff resulting from the rezoning.

5. Water is available to all the property and it will serve the heaviest uses allowed under the requested zoning.

6. Sewer is available to all the property and it will serve the heaviest uses allowed under the requested zoning.

7. Engineering Department comments and recommendations:

   The property is served with both public water and sanitary sewer mains and there have been no drainage issue reported in this immediate area; therefore, Engineering has no comment. (TD)

CASE NO. Z-16-57

INSPECTION SERVICES REVIEW

Comments

No comment. (GD)

LEGAL SERVICES REVIEW

. (JP)

FIRE DEPARTMENT REVIEW:

ANTICIPATED FIRE RESPONSE TIME: < 6 min
IS THE FIRE RESPONSE TIME ADEQUATE?: Y (Y) YES (N) NO

Fire Department Comments and Recommendations: No comment. (GL)

HEALTH DEPARTMENT REVIEW

INSPECTION/PERMIT REQUIRED N (Y) YES (N) NO

DATE OF INSPECTION: N/A

Health Department Comments and Recommendations: None. (DL)

POLICE DEPARTMENT REVIEW

Comments

No significant impact to Police Services. (JW)

CASE #Z-16-57

PROPERTY OWNERS LIST

Applicant: 1519 Engineering

Owner: Dwyer Group, Inc.

Zoning Case Z-16-57
317 Bosque Blvd.
Office Industrial Flex
Property Location Map
and Surrounding
Land Use 2016

- Case Z-16-57
- 200' Property Notice Buffer
- Rural Residential
- Suburban Residential
- Urban Residential
- Medium Density Residential Office Flex
- Office Industrial Flex
- Mixed Use Flex
- Mixed Use Core
- Industrial
- Institutional
- Open Space

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September 2016

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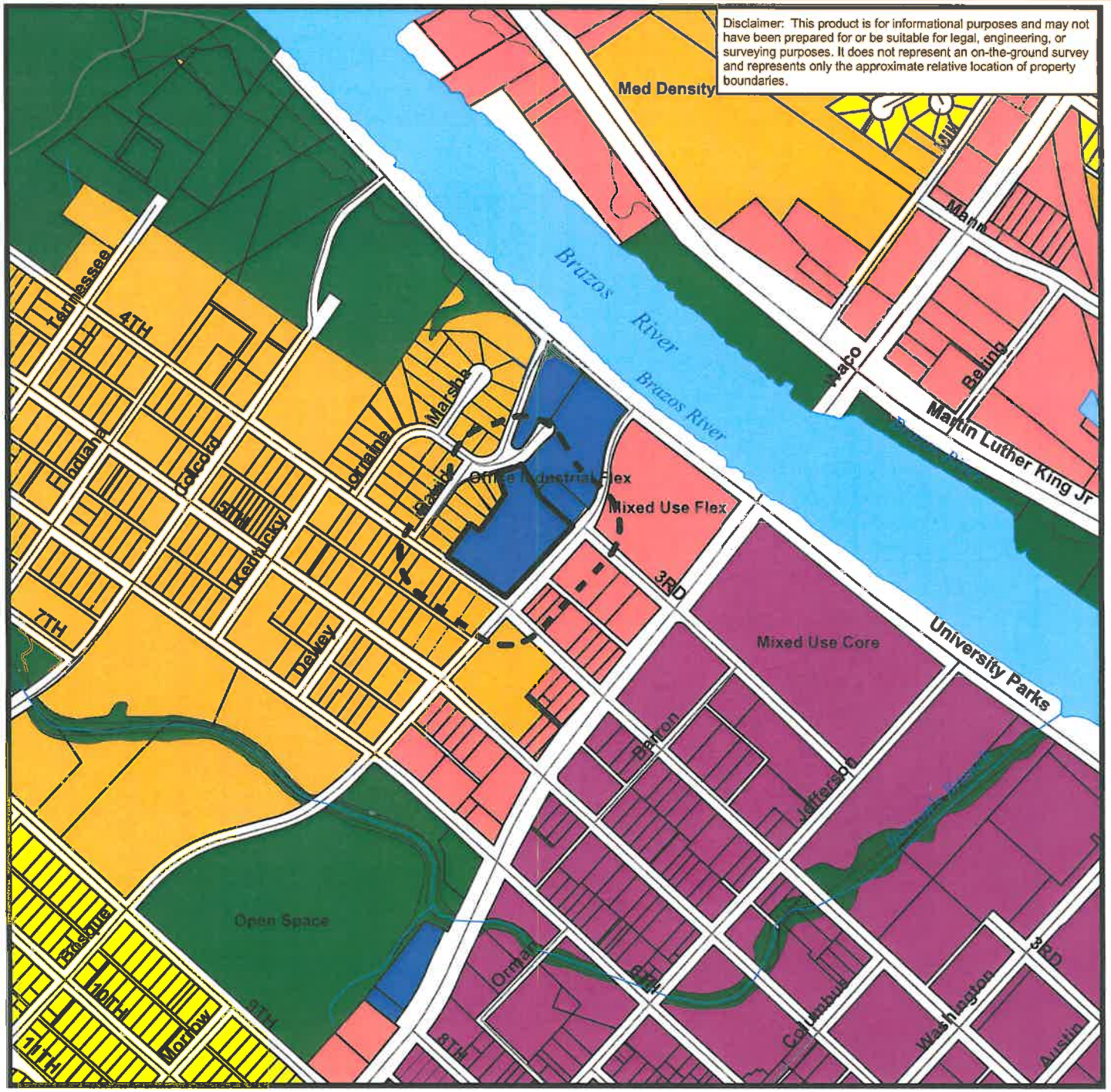
CITY OF WACO
PLANNING SERVICES



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Zoning Case Z-16-57
317 Bosque Blvd.
Approval of Final
PUD Plan
Property Location Map
and Surrounding
Zoning Categories

Case Z-16-57

200' Property Notice Buffer

Zoning Categories

- R-1A
- R-1B
- R-1C
- R-2
- R-3A
- R-3B
- R-3C
- R-3D
- R-3E
- O-1
- O-2
- O-3
- C-1
- C-2
- C-3
- C-4
- C-5
- M-1
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- PUD

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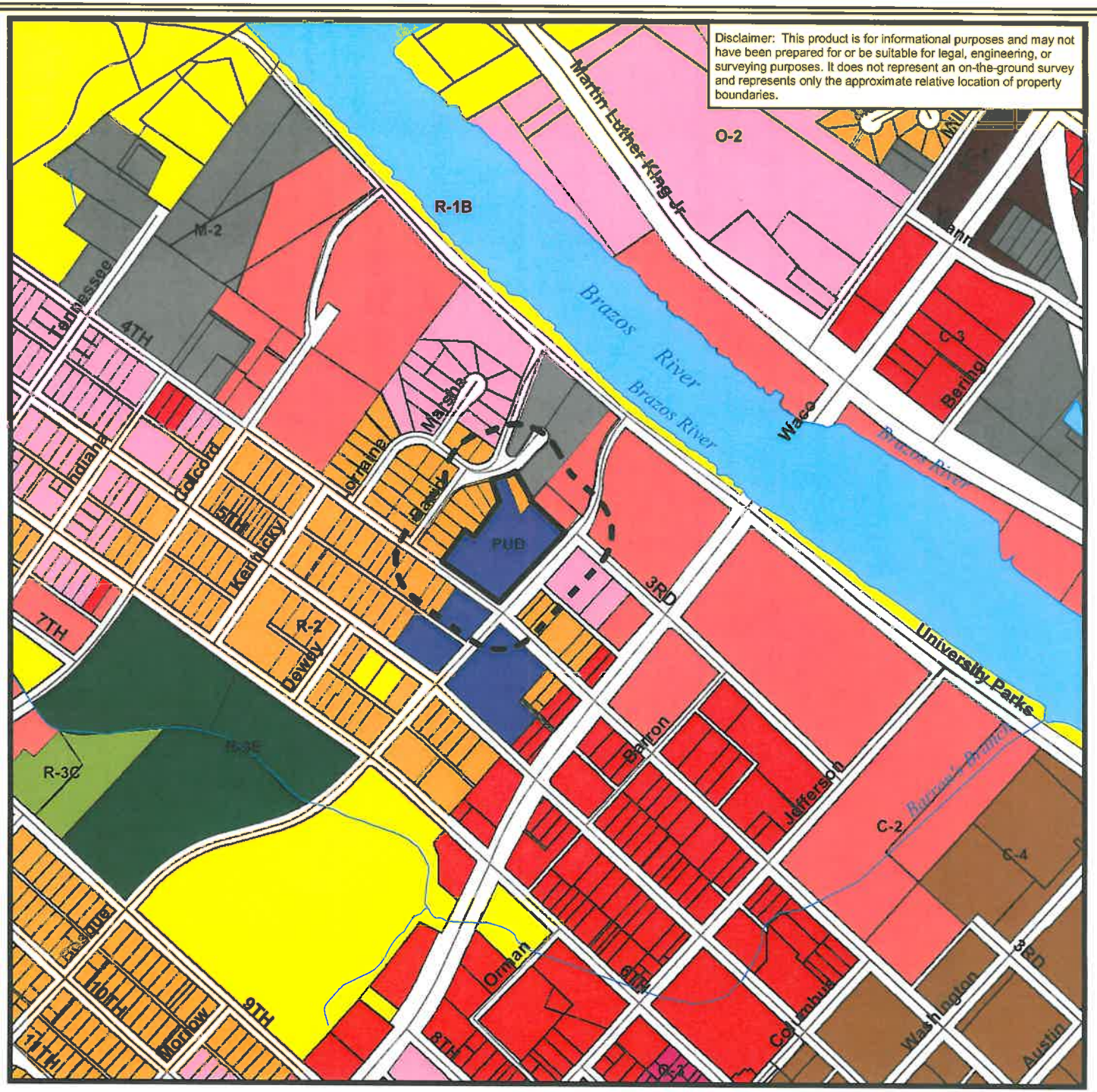
CITY OF WACO
PLANNING SERVICES



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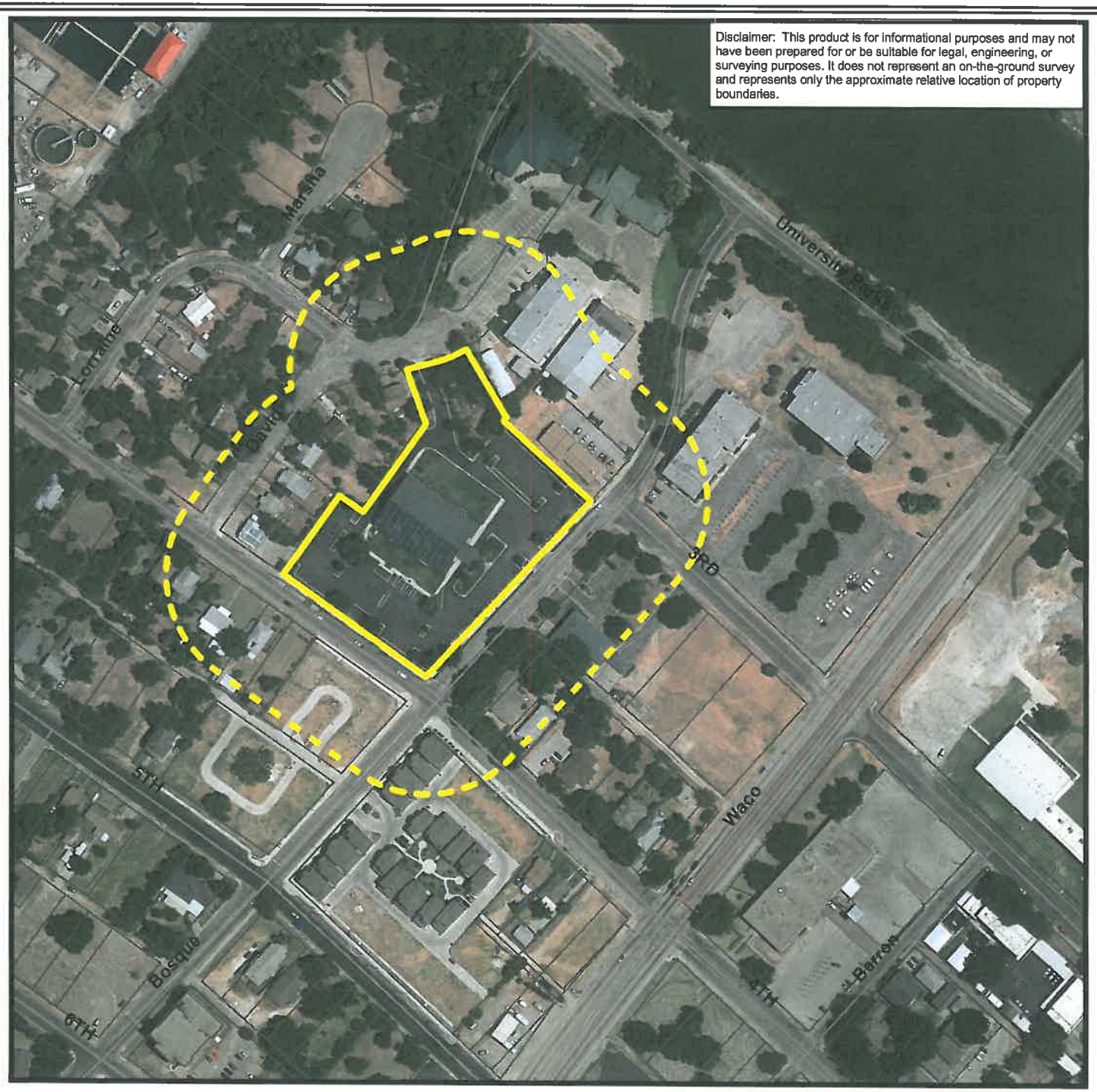
Zoning Case Z-16-57
317 Bosque Blvd.
Approval of Final
PUD Plan
Property Location Map



Case Z-16-57
200' Property Notice Buffer

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CITY OF WACO
PLANNING SERVICES

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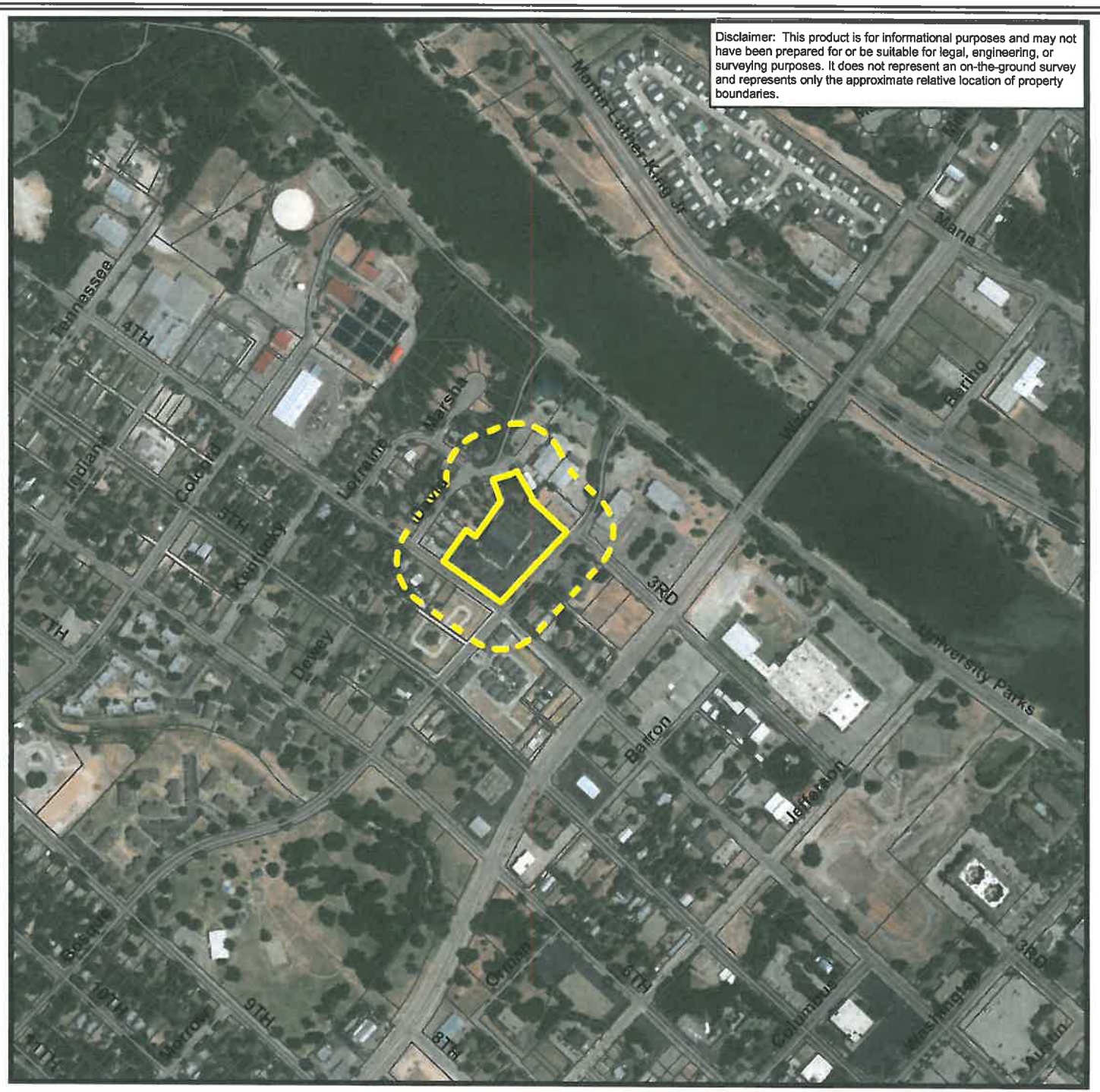
Zoning Case Z-16-57
317 Bosque Blvd.
Approval of Final
PUD Plan
Property Location Map



Case Z-16-57
200' Property Notice Buffer

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CITY OF WACO
PLANNING SERVICES

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1519

www.1519LLC.com

5054 Franklin Ave, Suite A
Waco, TX 76710
Phone: 254-776-1519
Fax: 254-751-0498

September 1, 2016

Director of Planning
City of Waco
Planning Department
401 Franklin Ave.
Waco, Texas 76701

RE: Letter of Amendment to PUD AT 317 Bosque Blvd. (Z-96-50)

On behalf of the client, 1519 Engineering is submitting this letter of amendment for the project located at 317 Bosque Blvd.

a) The PUD will have 1 phase with an architecturally designed 3 storied building with a footprint area of approximately 6,277 square feet and 1 phase consisting of an engineered parking surface to include an additional 25 parking spaces, a drive isle and two drive connections with a pavement footprint of approximately 8,282 square feet.
b) The office building will be finished in accordance with the elevations that were submitted with this PUD amendment. The new building will incorporate exteriors of natural stone, EIFS, large windows framed in dark bronze and a pitched green metal roof, all to match the existing building adjacent. There will also be some accent of cedar pergola to compliment the porte cochere next door. Specific detailing of windows will match existing. The new building finishes will be consistent with the existing building.
c) The lot size is approximately 3.12 acres with an existing 15,640 SF office building currently on it.
d) Evidence of control is illustrated by the submitted plat.
e) All usages of properties within 300 feet of the intended PUD facility have been called out on the conceptual site plan.

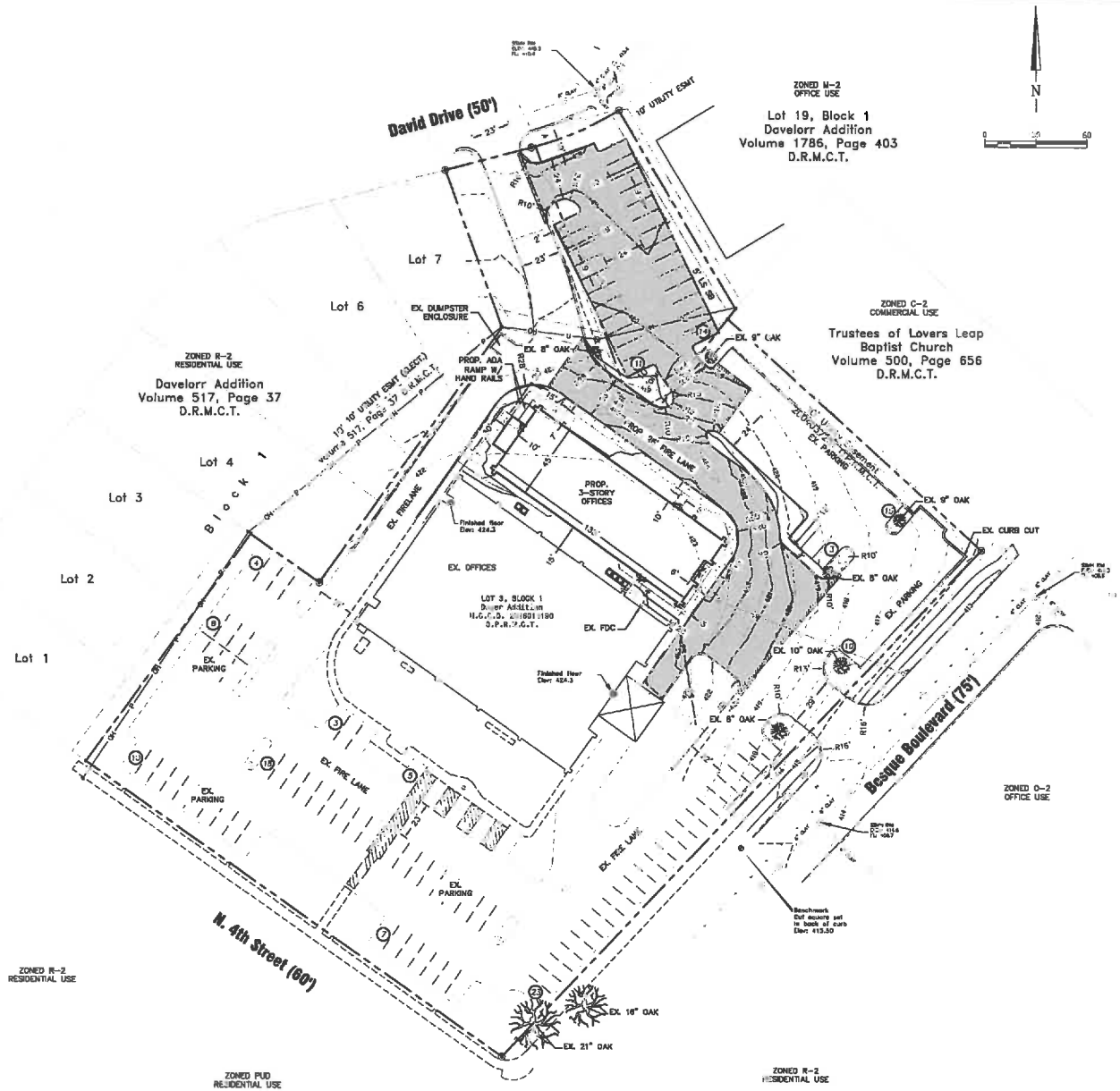
If you have any questions regarding the content of this letter of amendment, please feel free to give me a call at 254-776-1519.

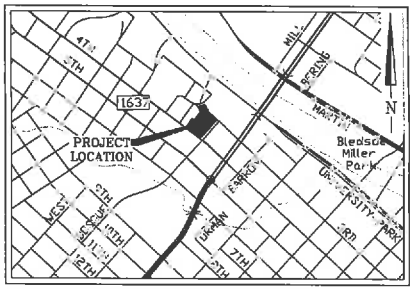
Sincerely,

1519 LLC
TBPE Firm Registration No. F-16233

Adam Wilkinson.

xc: Project File





Vicinity Map 1"=1000'

SITE DATA:

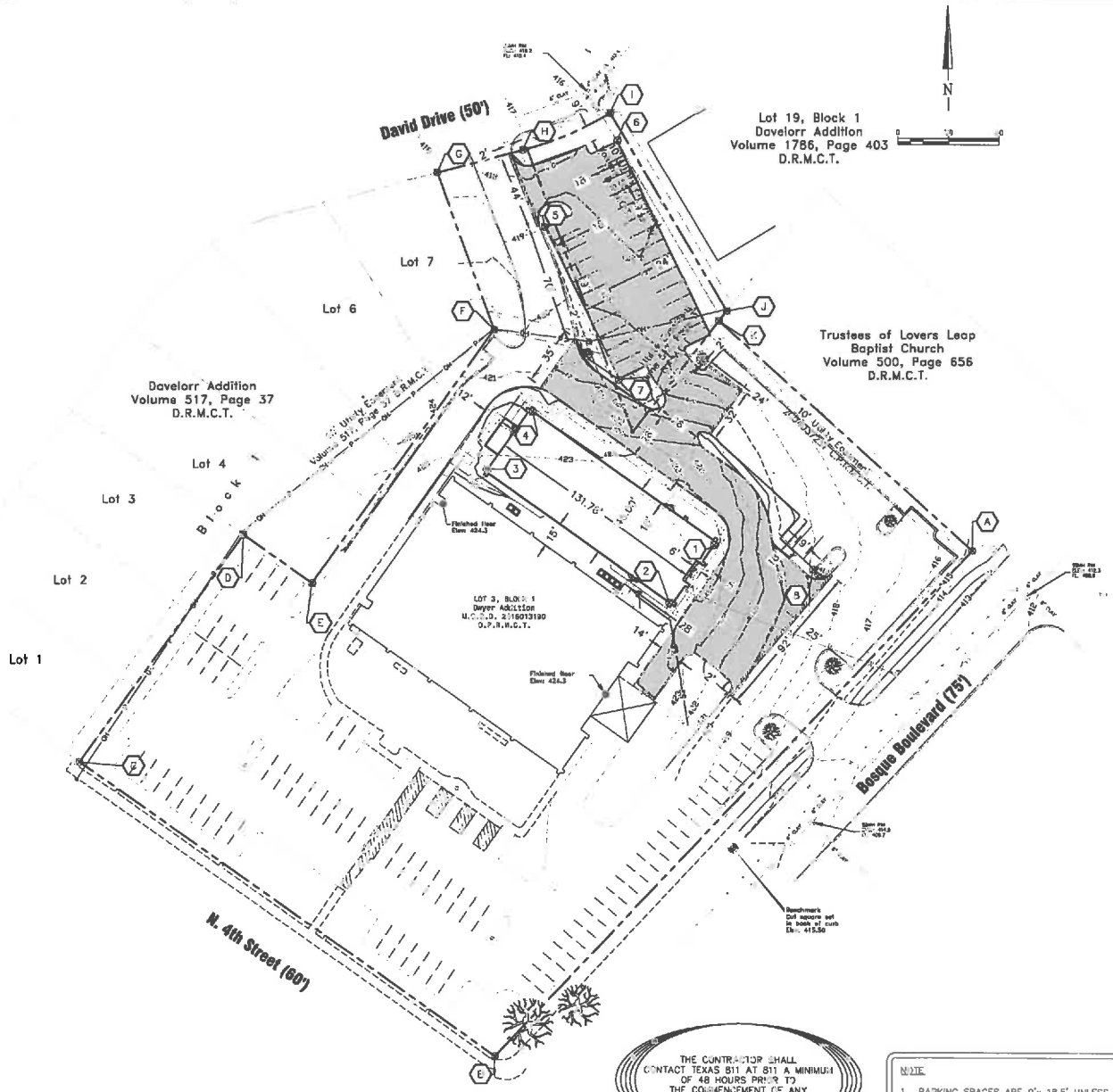
EXISTING ZONING:	PUD: Z-15-41
PROPOSED USE:	OFFICES
EXISTING BUILDING AREA:	12,640 S.F.
PROPOSED BUILDING AREA: (6,277 S.F. PER STORY)	18,831 S.F.
TOTAL BUILDING AREA:	24471 S.F.
BUILDING HEIGHT: (THREE STORY)	45 FT
PARKING EXISTING:	114 SPACES
PARKING REQUIRED: (OFFICE 1/300 SF)	115 SPACES
PARKING PROVIDED:	121 SPACES
HANDICAP SPACES REQUIRED:	5 SPACES
HANDICAP SPACES PROVIDED:	5 SPACES
LOT AREA:	3.120 AC; 135,905 SF
IMPERMIOUS AREA:	2.355 AC; 102,578 SF
LOT COVERAGE:	75.5%

PRELIMINARY PLANS

THIS DOCUMENT IS PROVISIONAL AND FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
CLINT D. LANNEN, PE # 107345
DATE: 09/26/2016

1519 Engineering
3054 Franklin Avenue Suite A, Waco, TX. 76710
Ph: 254-776-1519
www.1519LLC.com

DRAWN: AEW
DATE: 07/11/2016
1519 JOB#: 17509



PAVEMENT LEGEND

DRIVEWAY & PARKING PAVEMENT
PROP 2" HMAC OVER LIME STABILIZED CRUSHED LIMESTONE BASE MATERIAL PER GEOTECHNICAL REPORT. SUBGRADE PER NOTE 1 BELOW.

SIDEWALK PAVEMENT
PROP 4" 3,000 PSI CONC. @ 28 DAYS W/ #3 BARS @ 18" O.C.E.W. THE SIDEWALK ALONG THE I-35 SERVICE ROAD SHALL USE #4 BARS @ 18" O.C.E.W.

EXISTING PAVEMENT

NOTES

1. PAVEMENT BASE SHALL BE 6" SCARIFIED AND LIME TREATED @ 8% AND COMPACTED TO 95% STANDARD PROCTOR DENSITY AND WITHIN THE RANGE OF −1 TO 3 PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT. PI ≤ 15.0
2. THE SUBGRADE SHALL BE PER GEOTECH REPORT SECTION.
3. THE CONTRACTOR SHALL PROVIDE A 1/2" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.
4. CONTRACTOR SHALL DOWEL AND EPOXY #4 X 24" SMOOTH BARS AT 24" CENTERS ALONG ALL PROPOSED TO EXISTING CONCRETE EDGES W/ 3/4" EXPANSION JOINT & SELF LEVELING JOINT SEALING COMPOUND.

DESIGN POINTS

PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	10546972.64320	3291919.76445	1	10546973.68728	3291816.94758
B	10546673.59326	3291607.23086	2	10546941.77[illegible]	3291790.45177
C	10546847.07700	3291442.24000	3	10547020.[illegible]97	3291[illegible]
D	10546[illegible]1.07900	3291[illegible].77900	4	10547054.29697	3291709.6[illegible]953
E	10546[illegible]32.85174	3291579.[illegible]37	5	10547165.17695	3291[illegible]12669
F	10547[illegible]8900	3291686.[illegible]8700	6	10547214.01917	3291[illegible]2[illegible]219
G	10547195.[illegible]	3291651.57598	7	10547[illegible]12186	3291[illegible]0.62[illegible]7
H	10547208.31566	3291704.30283	8	10546961.3[illegible]430	3291875.6[illegible]6
I	10547230.04825	3291756.11991			
J	10547113.55500	3291824.69800			
K	10547103.03769	3291[illegible]0.07111			

LEGEND

●	STEEL ROD FOUND		POWER POLE
○	STEEL ROD SET		LIGHT POLE
	CUT X IN CONCRETE		WATER VALVE
F.C.P.	FENCE CORNER POST		SANITARY SEWER MANHOLE
	ASPHALT		FIRE HYDRANT
	TBM	WM	WATER METER

BENCHMARK INFORMATION:
WM −ELEV. 415.50
CUT SQUARE SET IN BACK OF CURB.
BENCHMARK LOCATED 190'
NORTHEAST OF BOSQUE BLVD AND
N. 4TH ST. INTERSECTION

THE CONTRACTOR SHALL CONTACT TEXAS 811 AT 811 A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

NOTE
1 PARKING SPACES ARE 9'x 18.5' UNLESS OTHERWISE NOTED.

PRELIMINARY PLANS
THIS DOCUMENT IS PROVISIONAL AND FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
CLINT D. LANNEN, PE # 107845
DATE: 09/26/2016

TBPE FIRM REGISTRATION NO. F-17[illegible]
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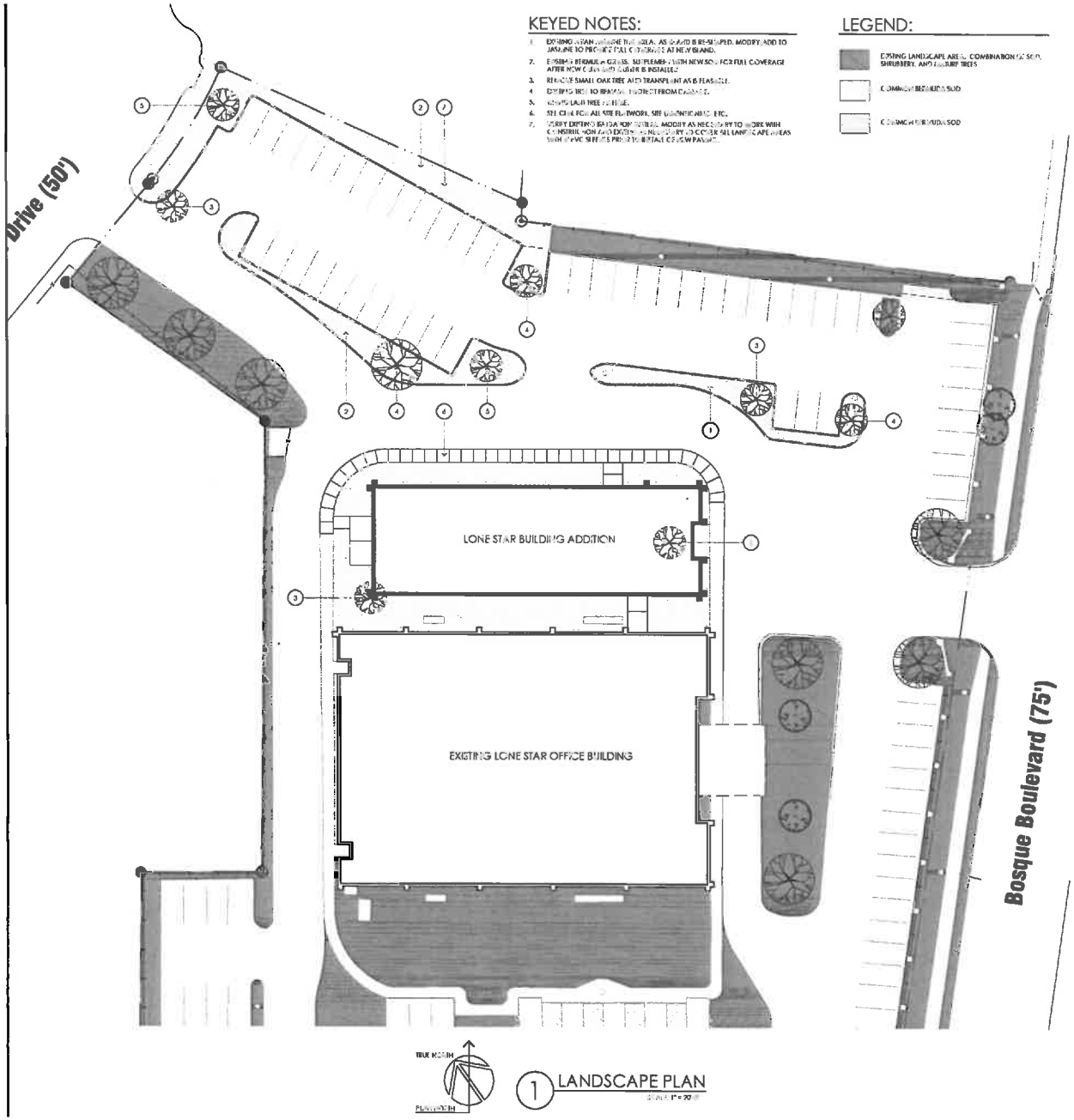
DRAWN: AEW
DATE: 07/11/2016
1519 JOB#: 27509
SHEET NO:



KEYED NOTES:

1. EXISTING AREA WHERE THE IDEAL AS GRADED IS RE-SHAPED. MODIFY AND TO JANLINE TO PROVIDE FULL CONTACT AT NEW BLAND.
2. ESTABLISH BERMUDA GRASS. SEE PLEMBER 1 WITH NEW SOD TO FOR FULL COVERAGE AFTER NEW CURB AND GUTTER IS INSTALLED
3. REMOVE SMALL OAK TREE AND TRANSPLANT AS IS PLEASED.
4. EXISTING BED TO REMAIN. PROTECT FROM DAMAGE.
5. VERIFY LAUNTREE LOCATION.
6. SEE CIVIL FOR ALL SITE RETAINING, SITE WALLS, RAILINGS, ETC.
7. VERIFY EXISTING SPRINKLER FOR INSTALL MODIFY AS NECESSARY TO WORK WITH CONTRACTOR NOTIFICATION. CONTRACTOR TO COORDINATE ALL LANDSCAPE AREAS WITH NEW SPRINKLER PRIOR TO INSTALLATION OF NEW PAVING.

LEGEND:

EXISTING LANDSCAPE AREAS. COMBINATION OF SOD, SHRUBBERY, AND MATURE TREES

COMMON BERMUDA SOD

COMMON BERMUDA SOD

GENERAL SOD/LAWN NOTES:

1. FINE GRADING AREAS TO RECEIVE SOD TO ACHIEVE THE FINAL CONTOURS SHOWN ON CIVIL/GRADING PLANS. A HAND RAKE SHALL BE USED TO REMOVE SURFACE OBJECTS LARGER THAN 1" IN DIAMETER. ALL FILL PLACED SOD SHALL BE COMPLETELY SETTLED BEFORE SEEDING OR LAYING SOD. ALL IRRIGATION TRENCHES AND DRAINAGE SYSTEMS.
2. ALL GRADED AREAS TO HAVE A CONSTANT SLOPE AWAY FROM ALL STRUCTURES. PROVIDE A LIST OF ANY ROUNDED CROWN AT BOTTOM OF SLOPES THAT CONTAIN AREAS IN GRADE.
3. LAWN AREAS TO RECEIVE SOD SHALL BE LAID AT A MINIMUM DEPTH OF 1" BELOW FINISH GRADE.
4. ALL LAWN AREAS SHALL CONTAIN A MINIMUM OF TWO LAYER OF FINELY SEPARATED PHOSPHORIC BERMUDA SOD WITHOUT LAPS.
5. HAND LAID SOD SHALL BE COMPLETELY LAID IN DESIGNATED LAWN SOD BEDS AREAS TO BE IN SEAM WITH TIGHT JOINTS. STAGGERED EDGE JOINTS OF SOD SHALL BE PLACED TO AVOID THE INTERIOR OF THE DESIGNATED AREA. IN REDUCING THE SIZE OF ALONG THE OUTER EDGE, SOD LAID ON STEEP SLOPES SHALL BE HAND STAKED AS NECESSARY TO SLOPE WHERE POSSIBLE.
6. WATER SOD THROUGH THE SOD LAYING PROCESS. SOD SHALL BE ROLLED TO ACHIEVE A WELL LEVELED SMOOTH EVEN SURFACE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF LAWN AREAS AND MAINTAIN TURF UNTIL FINAL ACCEPTANCE, BIDS INCLUDES BUT IS NOT LIMITED TO: WATERING, WEEDING, MOWING, CULTIVATION, AND REPLACEMENT OF BARE AREAS. VERIFY CRAB GRASS FOR ANY TOPSOIL USED. BIDDING AREAS DISTURBED FROM CONSTRUCTION.
8. ALL BED AND LAWN AREAS SHALL BE GRADED SO THAT THE BACK OF CURB IS COMPLETELY COVERED AFTER SETTLEMENT OTHERWISE NOTED.

GENERAL IRRIGATION NOTES:

1. LANDSCAPE IRRIGATION CONTRACTOR (LIC) TO VERIFY LOCATION OF WATER SOURCE PRIOR TO BIDDING.
2. ALL STATE OF TEXAS LAWS, RULES AND ORDINANCES OF LOCAL GOVERNING BODIES SHALL BE MET OR EXCEEDED BY THE LANDSCAPE IRRIGATION CONTRACTOR (LIC). CONTRACTOR IS CAUTIONED TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF STATE, LOCAL, MUNICIPAL CODES CONCERNING IRRIGATION.
3. ALL SLEEVES ARE TO BE INSTALLED BY THE LANDSCAPE CONTRACTOR (LIC) AND ADD ANY ADDITIONAL SLEEVES NEEDED TO COMPLETE INSTALLATION.
4. ANY NECESSARY PERMITS NEEDED FOR THE SUCCESSFUL COMPLETION SHALL BE OBTAINED BY THE LANDSCAPE IRRIGATION CONTRACTOR (LIC).
5. ALL PRELIMINARY PLANS ARE TO BE SUBMITTED TO THE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO INSTALLATION.
6. LANDSCAPE IRRIGATION CONTRACTOR (LIC) IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION WORK INCLUDING COORDINATION WITH GENERAL CONTRACTOR BEFORE EXCAVATION.
7. LANDSCAPE IRRIGATION CONTRACTOR (LIC) SHALL STUB ALL VALVES, QUICK COUPLER HOSE BIBBS AND LOOSE STUB UPS TO THE APPROPRIATE SIZED BOXES.
8. THE (LIC) SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
9. THE (LIC) SHALL USE LOWER IRRIGATION HEADS AND ACCESSORIES WITH APPROVED CHECK VALVES. DRIP VALVES SHALL HAVE PRESSURE REDUCING DEVICES ATTACHED TO VALVE. A CAPPED SPRAY HEAD SHALL BE USED FOR EACH DRIP ZONE AS A IRRIGATION FLAG FOR WHEN THE ZONE IS IN OPERATION.
10. THE LANDSCAPE IRRIGATION CONTRACTOR SHALL PROVIDE DETAILED VECTOR DRAWINGS UPON COMPLETION OF PROJECT. DRAWINGS ARE TO INCLUDE BUT NOT LIMITED TO, DIMENSIONS OF PIPE AND TURNS, SIZES OF PIPE AND VALVES, AND OTHER NOTES.
11. ALL SOD AND PLANTING AREAS SHOWN ARE TO BE IRRIGATED, UNLESS OTHERWISE SPECIFIED BY OWNER. PROVIDE BUBBLERS FOR ALL TREES AND DRIP IRRIGATION TO ALL PLANTING BEDS, ROTORS AND SPRAYS CAN BE USED AS NEEDED FOR LAWN AREAS. VERIFY ALL IRRIGATION METHODS WITH OWNER.

GENERAL LANDSCAPE NOTES:

1. QUANTITIES SHOWN ON PLANT LIST AND THE ARCHITECT'S TAKEOFF ARE ONLY AND SHALL BE VERIFIED PRIOR TO BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDING AND INSTALLING A QUANTITY OF PLANTS REQUIRED BY DRAWING INDICATED FOR BED SHAPES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF THE QUANTITIES DESIGNATED ON PLANT SCHEDULE.
2. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY, OR UNSPECIFIED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF POSSIBILITY, AMBIGUITY, OR UNSPECIFIED PLANT IS NOT CLARIFIED BY ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOT QUOTE ITEM ON BID.
3. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY THE ARCHITECT OF ANY CONFLICTS WITH THE PLANS.
4. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS ON SITE, ANY FIELD CHANGES OR DISCREPANCIES FROM THE PLANS OR SPECIFICATIONS SHOULD BE REPORTED TO THE ARCHITECT.
5. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE WORK AS APPROVED.
6. PLANT MATERIAL SHALL CONFORM TO LOCAL NURSERY AND GROWERY STANDARDS. ALL PLANT MATERIALS WILL HAVE GOOD STRUCTURE AND SHAPE WHEN TRANSPLANTED AND CLEAR FROM PEST OR DISEASE. ALL TREES WILL HAVE A STRONG, WELL DEVELOPED, UPRIGHT, CENTRAL LEADER. ANY BRANCHES BELOW 5'-0" ON TREES AND PLANTINGS WILL BE REMOVED DURING PROPER PRUNING TECHNIQUES.
7. CONTRACTOR SHALL PROVIDE REPRESENTATIVE SAMPLES OF SHRUB AND GROUNDCOVER STOCK FOR ARCHITECT'S APPROVAL OR REJECTION PRIOR TO INITIAL SHIPMENT OF MATERIALS TO SITE. IF REJECTED, THEN BRANDED, CLEARLY MARKED, COMPARABLE SHALL BE FURNISHED. GOOD QUALITY PHOTOGRAPH OF LANDSCAPE MATERIALS TO ARCHITECT AND/OR OWNER'S REPRESENTATIVE SHALL HAVE A MEANS OF DETERMINING SCALE AND SIZE OF AWKWARD WITHIN THE PHOTOGRAPH. PHOTOS SHALL BE LABELED PRIOR WITH NAME FOR EACH SPECIES.
8. SOIL AMENDMENT FOR SHRUBS, GROUNDCOVER, AND SEASONAL COLOR: PROFESSIONAL BEDDING MIX TO BE INCORPORATED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS FOLLOWS: ALL PLANTING AREAS: 4" LAYER TO BE TILLED INTO SOIL TO A DEPTH OF 6" AND A 14-14-14 SLOW RELEASE FERTILIZER (OR APPROVED EQUAL) AT A RATE OF 5 LBS. / 100 S.F.
9. TREE HOLES TO BE EXCAVATED TO DEPTH EQUAL TO ROOT BALL AND WIDER THAN ROOT BALL. TREE BACKFILL SHALL BE COMPOSED OF A 3/4 MIX OF EXISTING SOIL EXCAVATED FROM THE HOLE TO GIVE PROPER SOIL AMENDMENT, THOROUGHLY MIXED WITH 1 LBS. PER CUBIC YARD BACKFILL FERTILIZER (10-10-10 WITH TRACE MINERALS). ADD BACKFILL TO BE MECHANICALLY MIXED PRIOR TO DELIVERY OF BACKFILL.
10. SHRUB PITS SHALL BE EXCAVATED 12" LARGER THAN CONTAINER DIAMETER AND 6" DEEPER. BACKFILL WITH SOIL MIXTURE AS NOTED UNDER NOTE 9. ADD MULCH AS NOTED UNDER NOTE 9. ANY SHRUBS THOROUGHLY ESTABLISHED BY NURSERY OR MEASURED TO BE PLANTED.
11. ALL PLANTING AREAS WILL BE RAKED FREE OF DEBRIS AND FINE GRADED PRIOR TO ADDING DOUBLE SHREDDED HARDWOOD MULCH. TO ALLOW FOR RUNOFF AWAY FROM PLANTING BEDS.
12. ALL BED AREAS ARE TO HAVE A 4" DEEP EDGE CUT TO KEEP A CLEAN LINE BETWEEN LAWN AND BED AREAS. THIS WILL ALSO PREVENT MULCH FROM WASHING THE BED AREA DURING RAIN EVENTS.
13. ALL PLANTING BEDS SHALL HAVE A 3" MINIMUM LAYER OF DOUBLE SHREDDED HARDWOOD MULCH.
14. NOTIFY ARCHITECT IF PLANT MATERIALS CANNOT BE LAID OUT AS SHOWN OR IF PLANT MATERIALS OR PLANTING SOIL MIX NEEDS TO BE SUBSTITUTED.
15. ALL PLANT MATERIALS ARE TO BE DEEP WATERED UPON PLANTING AND THOROUGHLY TAMPED AROUND ROOT BALL TO ELIMINATE AIR POCKETS.
16. ALL PLANT MATERIALS WILL BE WARRANTED FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE. OWNER WILL BE RESPONSIBLE FOR PROPER MAINTENANCE OF PLANTS AFTER FINAL ACCEPTANCE. DURING WARRANTY PERIOD DEAD AND UNHEALTHY PLANT MATERIALS WILL BE REMOVED IMMEDIATELY. ONLY ONE REPLACEMENT PER PLANT WILL BE DONE. WARRANTY EXCLUDES DAMAGES CAUSED BY VANDALISM, ACTS, DROUGHT, INSECT INFESTATIONS, OR OTHER ACTS OF GOD.
17. IN THE EVENT OF DAMAGE OR REJECTION, IMMEDIATELY MAKE ALL REPAIRS OR REMOVE ITEMS AND REPLACE TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AND AT NO ADDITIONAL COST TO THE OWNER.
18. KEEP FRAMES CLEAN AT ALL TIMES DURING INSTALLATION.
19. ALL BED AND LAWN AREAS SHALL BE FLUSH WITH TOP OF TURF SO THAT THE FACE OF CURB IS NOT EXPOSED. SUCH DIRT SHALL BE ADDED AND MULCH SHALL BE ADDED TO COMPENSATE FOR SETTLING. DO NOT COVER WEEP HOLES AT CURB WITH PERMETER.

1 LANDSCAPE PLAN
SCALE: 1" = 20'

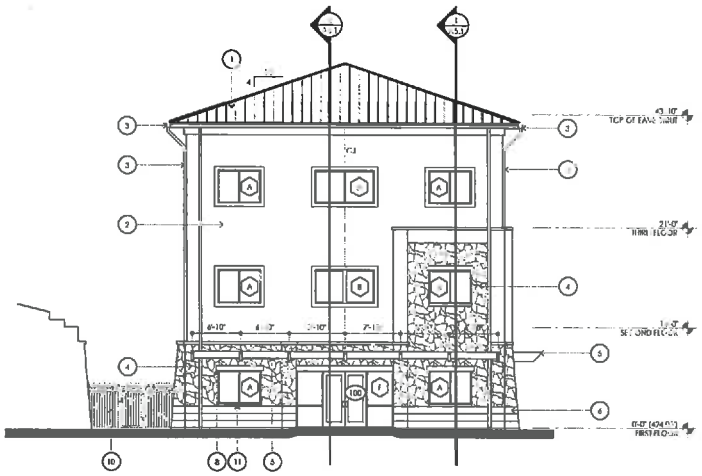
DWYER GROUP
rbdr Architects PLLC Waco Texas

Addition to Lone Star Building

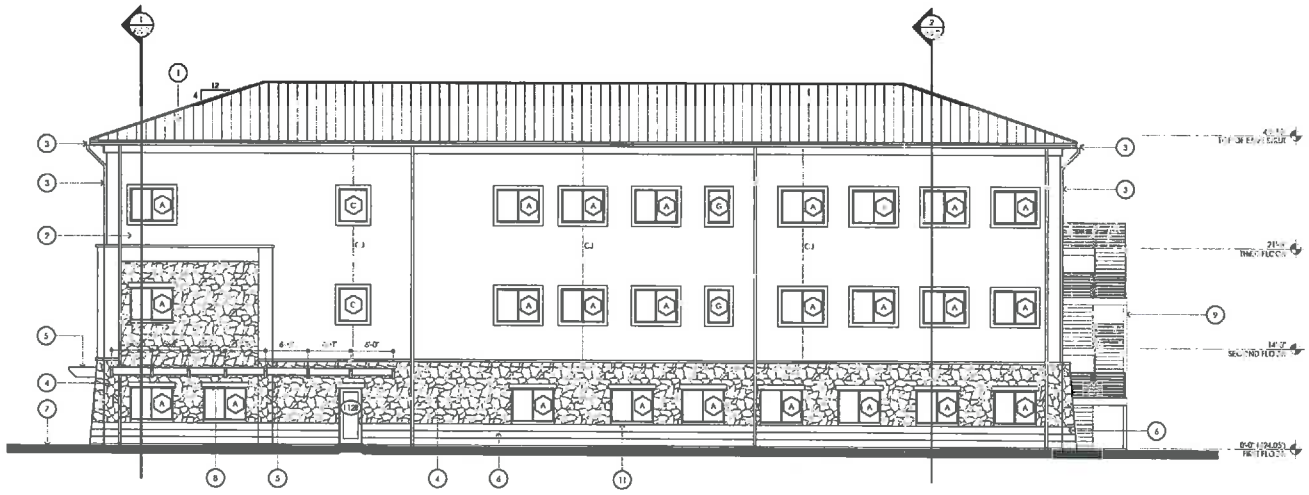
Designed By:	DEW
Checked By:	DEW
Date Drawn:	SEPTEMBER 2016
Project #:	15021

REV #	DATE	REVISION DESCRIPTION

L1.1



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



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. NOT ALL KEYED NOTES SHOWN ARE APPLY TO THIS SHEET.

KEYED NOTES:

1. PRE-FINISHED METAL ROOF TO MATCH EXISTING IN COLOR AND PROFILE.
2. EIFS.
3. PRE-FINISHED GUTTER AND DOWNSPOUT. PROVIDE CONC. SPLASH BLOCK AT EACH.
4. STONE VENEER TO MATCH EXISTING BUILDING. VERIFY.
5. CEDAR PERCHA TYSTEM. SEE WALL SECTIONS.
6. CAST VENEER TO MATCH EXISTING.
7. SEE CIVIL FOR GRADING AND FLATWORK.
8. CAST STONE HEAD TO MATCH EXISTING TYPICAL AT ALL WINDOWS SET IN STONE.
9. EXTERIOR STEEL STAIR. PRIME AND PAINT ALL EXPOSED STEEL.
10. DECORATIVE METAL FENCING. MATCH FENCE AT PROPERTY BOUNDARY. PROVIDE 2 LOCKABLE GATE.
11. CAST STONE SILL TO MATCH EXISTING TYPICAL AT ALL WINDOWS SET IN STONE AND CONTINUOUS ACROSS CAMBRASE.

DWYER GROUP.

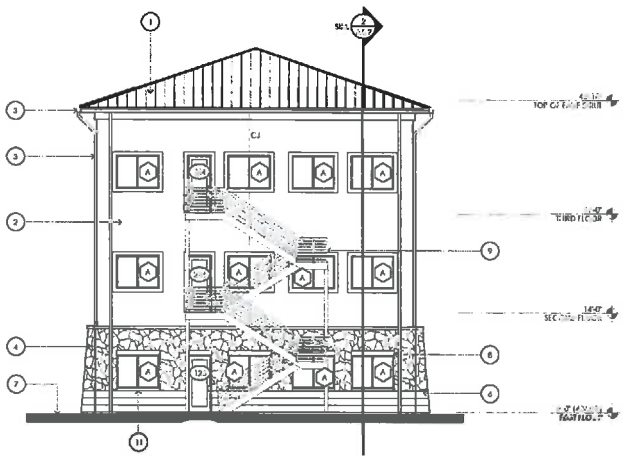
Addition to Lone Star Building

rbdr PLLC Architects
Waco Texas

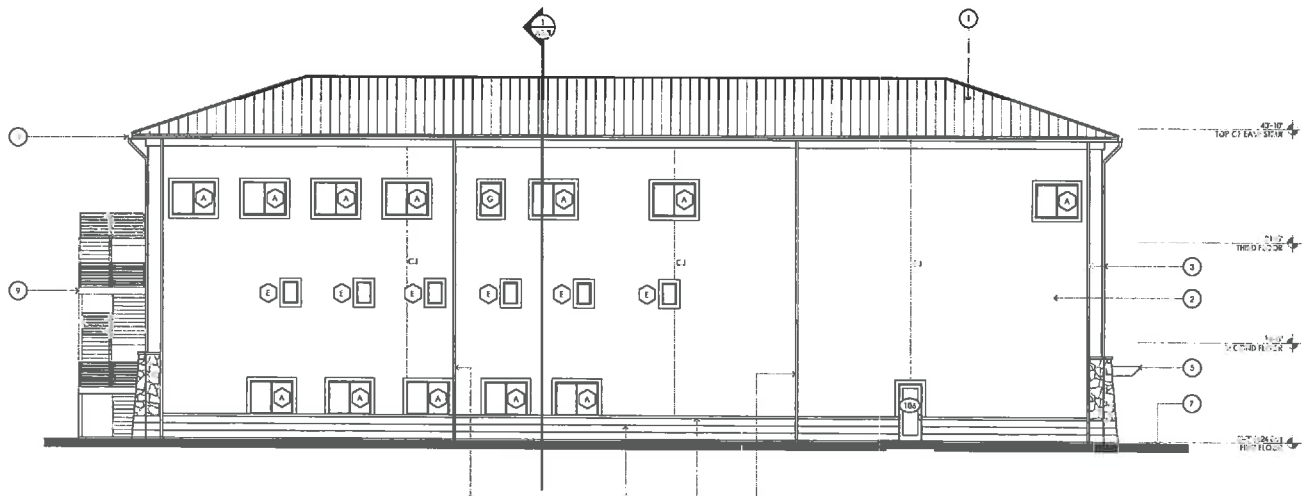
Drafted By:	DEW
Checked By:	DEW
Date Drawn:	SEPTEMBER 2016
Project #:	15011

REV #	DATE	DESCRIPTION

A3.1



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



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. NOT ALL KEYED NOTES SHOWN MAY APPLY TO THIS SHEET.

KEYED NOTES:

1. PRE-FINISHED METAL ROOF TO MATCH EXISTING IN COLOR AND PROFILE.
2. NIFS.
3. PRE-FINISHED GUTTER AND DOWNSPOUT. INSIDE CONDUCTOR BLOCK AT EACH.
4. STONE VENEER TO MATCH EXISTING BUILDING. VERIFY.
5. CEDAR SIDING SYSTEM. SEE WALL SECTIONS.
6. CAP VENEER TO MATCH EXISTING.
7. SEE CIVIL FOR GRADING AND FLATWORK.
8. CAP STONE HEAD TO MATCH EXISTING TYPICAL AT ALL WINDOWS SET IN STONE.
9. EXTERIOR STEEL STAIR. PRIME AND PAINT ALL EXPOSED STEEL.
10. DECORATIVE METAL FENCING. MATCH FENCE AT PROPERTY BOUNDARY. PROVIDE 3 LOCKABLE GATE.
11. CAP STONE SILL TO MATCH EXISTING TYPICAL AT ALL WINDOWS SET IN STONE AND CONTINUOUS ACROSS CAPSTONE.

DWYER GROUP

Addition to Lone Star Building

rbdr PLLC Waco Architects Texas

Drafted By:	DEW
Checked By:	DEW
Date Drawn:	SEPTEMBER 2014
Project #:	[illegible]

REV #	DATE	REVISION DESCRIPTION

A3.2

16-06293
Lone Star Building
317 Bosque Blvd.

Zoning, Overlay: PUD, Brazos River Corridor Overlay
Land Use: Office Industrial Flex
Yard Setbacks: Front yard 20'; 25' abutting adjacent R-2 districts; 10' along Bosque and Lorraine.
Site Coverage: 80% paved, 20% unpaved per Brazos River Corridor Overlay requirements
Proposed Use: Amend PUD – add office building and expand parking lot

This development is a PUD and within the Brazos River Corridor district zoning overlay. Comments below are based on plans received 10/3/16 and are required to meet PUD and overlay standards. See Sections 28-796 to 28-816.

ITEMS REQUIRING REVISION
The proposed project increases the site's building square footage by over 30%, which kicks in the Brazos River Corridor overlay requirements (for the entire site). This includes landscaping, outdoor lighting, and architectural requirements as detailed below. Review Sec. 28-813 for landscape requirements.

1. Please revise sheet L.1.1 to show existing and proposed landscaping for the entire site – differentiate between existing and proposed landscaping.
2. Per Sec 28-813.1, landscaping shall be installed to screen all off-street parking areas from adjacent properties and public rights-of-way. Revise sheet L1.1. to show how this requirement is fulfilled with existing or proposed landscaping, or a combination of both (for the entire site).
3. Please submit an irrigation plan (see Sec 28-813.2) for the new project area only.
4. Include two landscape tables showing calculations for 1) Boundary and Screening Landscaping (entire site) and 2) Parking Lot Landscaping (new project area only). Landscaping shall comply with regulations in Section 28-813.
    4.a. Include quantity, species, and size of trees and shrubs. Include SF of groundcover (such as grass).
    4.b. Landscaping shall meet the requirements of the Brazos River Corridor Overlay for coverage, species type and size, tree heights, and min. tree requirements per number of parking spaces.
    4.c. Landscaping requirements can be fulfilled with existing or proposed landscaping, or combination of both.
5. Revise notes on landscape sheet L1.1:
    5.a. Revise Note 5: Transplant tree to here, or plant new tree (min. 3" caliper and 6' height) if transplanting isn't feasible.
    5.b. Add new note stating that existing landscaped area will be protected during construction, if feasible, or restored to existing conditions or better after construction is complete. Any shrubs or trees damaged or removed during construction must be replaced at a 1:1 ratio.
6. Please provide information an exterior building and site lighting plan, that shows limits of illumination on adjacent residential and non-residential properties, per requirements of Sec 28-809.1.c.
7. Please include a description related to potential effects of glare from the building's metal roof on adjacent structures and traffic (see Sec. 28-812.5)

ADDITIONAL COMMENTS

1. Building setback is acceptable.
2. Impervious coverage (75.5% is acceptable).
3. 45' 3-story building is acceptable per PUD and land use designation.
4. All mechanical equipment on the roof must be screened from view from lines of site on the ground or any vantage point no closer than one story below the line of the roof being viewed.
5. Any signs will need to be permitted separately.
6. Parking location and number of stalls is acceptable. Confirm parking dimensions and loading zones with Traffic Division.

Reviewed by Chelsea Phlegar, 10/25/16