

## Planning Commission Agenda Report

Meeting Date 08/03/23

Files: UP 21-06, AR 21-24

DATE: July 19, 2023

TO: PLANNING COMMISSION

FROM: Tina Wilson, Associate Planner (879-6807, tina.wilson@chicoca.gov)

RE: Use Permit 21-06 (Dutch Bros Coffee Drive-Through), 2060 East 20<sup>th</sup> Street, APN

002-370-025

### **SUMMARY**

The applicant proposes to establish a new drive-through and construct a free-standing Dutch Bros Coffee building, and associated site improvements to the existing parking lot including landscaping on a 3.0-acre parcel developed with the WinCo Foods parking lot. The proposed building would be located on the southwest portion of the parcel, west of the accessway along East 20<sup>th</sup> Street. No project issues have been identified. Planning staff recommends approval, subject to conditions.

## Recommendation:

Planning staff recommends adoption of Resolution No. 23-05 (**Attachment A**), determining the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 and approving Use Permit application 21-06 (Dutch Bros Coffee Drive-Through), subject to the recommended conditions.

### Proposed Motion:

I move that the Planning Commission adopt Resolution 23-05, determining the project is categorically exempt from further environmental review pursuant to CEQA Section 15303 and approving Use Permit 21-06 (Dutch Bros Coffee Drive-Through), subject to the recommended conditions.

### **BACKGROUND**

The applicant proposes to construct a free-standing Dutch Bros Coffee building with drive-through in the existing parking lot of WinCo Foods, located at 2060 East 20<sup>th</sup> Street. The proposed building with drive-through would be located on the southwest portion of the parcel, west of the accessway along East 20<sup>th</sup> Street (see **Attachment B**, Location/Notification Map). The site is designated Commercial Mixed Use (CMU) on the City's General Plan Land Use Diagram and zoned CC (Community Commercial). The project site is within the existing parking lot area along East 20<sup>th</sup> Street, located farthest away from the WinCo Foods building. This portion of the parking lot would be reconfigured to accommodate the building and drive-through queuing lanes.

The proposal includes a new 950 square foot building with a drive-through facility (see **Attachment C**, Site Plan). On June 7, 2023, the Board of Architectural Review and Historic Preservation reviewed and approved the Site Design and Architectural Review application (AR 21-24) for the project.

### DISCUSSION

The site is designated Commercial Mixed Use (CMU) on the City's General Plan Land Use Diagram and zoned CC (Community Commercial). A use permit is required to authorize a new drive-through sales use in the CC zoning district, pursuant to Chico Municipal Code (CMC) Section 19.44.020, Table 4-6. New drive-through uses must comply with City standards set forth under CMC Section 19.76.070 (Drive-in and drive-through facilities).

This is a request to authorize a new drive-through use associated with the construction of a free-standing Dutch Bros Coffee building. The drive-through window is located on the north side of the building and complies with all City standards, including enough room to queue at least six vehicles in the drive-through lane in advance of the drive-through window. As shown on the site plan (**Attachment C**), the two drive-through lanes have room for approximately 22 vehicles total. Proposed screening for the drive-through lane includes extensive existing and proposed landscape treatment along the drive-through lanes' northerly and southerly boundaries. Landscaping treatment includes layers of trees, shrubs, and groundcover to reduce visibility of vehicles from adjacent streets.

The architecture features modulation with a tower element, building wall articulation, and building materials that are visually interesting and compatible with surrounding commercial development. It includes natural colors with a bold blue tower element, neutral stucco finishes, stone veneer, and a 300 square foot canopy over the customer walk-up service window (see **Attachment D**, Color Elevations and **Attachment E**, Color and Material Board). The primary color palette includes beige, blue, and varied earthtones.

The proposed project is within an existing parking area for the shopping center, but parking areas would be reconfigured, and shade trees and landscaping would be added to replace any existing landscaped islands within the parking lot that would be removed to accommodate the reconfigured area of the site. Although there would be a net reduction of 76 parking spaces on site, the proposed and existing spaces within the parking lot would total 394, meeting parking requirements for both the existing WinCo Foods building and the proposed Dutch Bros Coffee building with drive-through. Bike racks would be provided on the east side of the building. All vehicle circulation associated within the new use would be internal to the existing shopping center and no new access points with the public right-of-way are proposed. Ample parking would be provided within the shopping center to serve the proposed project.

New landscaping would be provided within the project site and integrated into existing landscaping for the shopping center. The landscape plan indicates a total of 29.5 percent of the site area to be landscaped, exceeding the required 5-percent for the CC zoning district. A variety of shrubs, groundcover, and decorative trees would enhance the aesthetic appearance of the project along the East 20<sup>th</sup> Street frontage (see **Attachment F**, Landscape Plan). Parking lot shade is estimated to reach 57 percent at tree maturity and includes several scarlet oak and sycamore trees.

Subject to the above, and standard conditions, staff recommends approval of the use permit. Recommended conditions of approval are included in **Attachment A, Exhibit I**.

### GENERAL PLAN CONSISTENCY

The proposed project would maintain compatibility with the surrounding commercial uses. Located in the same shopping center is WinCo Foods. The proposed use is consistent with the site's General Plan land use designation and several goals found in the General Plan's Economic Development Element, discussed further in the findings. The use is also consistent with the City's desire for intensification and revitalization of commercial uses.

### MUNICIPAL CODE CONFORMANCE

Pursuant to Chico Municipal Code Chapter 19.44, drive-through sales are allowed in the CC zoning district, subject to use permit approval. This use permit has been processed in accordance with the requirements of Chapter 19.24 (*Use Permits*).

### **FINDINGS**

### **Environmental Review Finding**

The project has been determined to be categorically exempt under CMC Section 1.40.220 and pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction or Conversion of Small Structures). Consistent with this exemption, the project consists of the construction of a new commercial pad and building less than 10,000 square feet in size, including drive-through food sales, not involving the use of significant amounts of hazardous substances, where all necessary public services are available, and the surrounding area is not environmentally sensitive habitat.

## **Use Permit Findings**

Following a public hearing, the Planning Commission may approve a use permit application, with or without conditions, only if all of the following findings can be made:

- A. The proposed use is allowed within the subject-zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).
  - Chico Municipal Code Section 19.44.020 allows drive-through sales in the CC zoning district, subject to use permit approval. This use permit has been processed in accordance with the requirements of Chapter 19.24.
- B. The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.

The proposed use consists of the addition of drive-through sales for a new commercial building in the WinCo Foods shopping center. All drive-through improvements will be constructed to City standards, which are intended to promote the health, safety, and general welfare of the public. No new access points will be created, so there will be no new sight distance hazards, and there is adequate vehicle stacking so that emergency access to the site remains unobstructed. No impacts to the health, safety, or welfare of neighborhood residents have been identified.

C. The proposed use will not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.

The proposed use consists of the addition of drive-through sales for a new commercial building in the WinCo Foods shopping center. All drive-through improvements will be constructed to City standards, which are intended to promote the health, safety, and general welfare of the public. Ample driveway width and length has been provided to ensure there is adequate parking queue and storage capacity without impacting parking lot circulation or parking activities. Existing regulations require that any public improvements damaged during the course of construction be repaired or reconstructed by the applicant. No other impacts to property or improvements outside of the project site have been identified.

D. The proposed use will be consistent with the policies, standards, and land use designations established by the General Plan.

The proposed drive-through sales use is consistent with the Commercial Mixed Use designation for the site, which encourages the integration of retail and service commercial uses with office and/or residential uses, including those which are autoriented (such as drive-through uses). Approval of the project is also consistent with General Plan policies, including those that encourage compatible infill redevelopment and revitalization of existing commercial centers (LU-4.2, LU-4.4, CD-5 and ED-3) and those that call for minimizing driveways on larger streets (CIRC-1.1 and Table CIRC-1). Approval of the project is consistent with General Plan goals and policies to enhance Chico's long-term prosperity (ED-1) and ensure that regulations and permitting processes for the conduct of commerce do not unreasonably inhibit local business activity (ED-1.3). No specific, area, or neighborhood plans apply to the project.

E. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

The proposed use consists of drive-through sales for a new quick service coffeeshop in the WinCo Foods shopping center. The use is located east of Forest Avenue and north of East 20<sup>th</sup> Street and is compatible with existing retail development within the shopping center and on nearby properties. Compliance with the City's drive-through regulations will ensure operating characteristics are compatible with the surrounding land uses. The project is consistent with the City's adopted Design Guidelines Manual.

As supported by the Conditions of Approval (Exhibit I to **Attachment A**), and this staff report, the proposed conditional use permit conforms with the requirements of Title 19 of the Chico Municipal Code and would be consistent with the Chico General Plan.

### **PUBLIC CONTACT**

A 10-day public hearing notice was mailed to all landowners and residents within 500 feet of the site, and a legal notice was published in the *Chico Enterprise Record*. As of the date of this report, no correspondence has been received in response to the public notice.

### DISTRIBUTION:

PC Distribution

UP 21-06 (Dutch Bros Coffee Drive-Through) PC Mtg. 08/03/2023 Page 5 of 5

Principal Planner Bruce Ambo Associate Planner Tina Wilson Files: UP 21-06, AR 21-24

### External

Barghausen Consulting Engineers, Inc., Attn: Sandra Fox, Email: <a href="mailto:sfox@barghausen.com">sfox@barghausen.com</a>
Dutch Bros Coffee, Attn: Russ Orsi, Email: <a href="mailto:russ.orsi@dutchbros.com">russ.orsi@dutchbros.com</a>
WinCo Foods LLC, Attn: Greg Goins, Email: <a href="mailto:greg.goins@wincofoods.com">greg.goins@wincofoods.com</a>
Gnich Architecture Studio, Attn: Omar Garzon, Email: <a href="mailto:omarg@gnicharch.com">omarg@gnicharch.com</a>

## **ATTACHMENTS**:

- A. Planning Commission Resolution No. 23-05 Exhibit I Conditions of Approval for UP 21-06
- B. Location/Notification Map
- C. Site Plan
- D. Color Elevations
- E. Color and Material Board
- F. Landscape Plans

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### **RESOLUTION NO. 23-05**

## RESOLUTION OF THE CITY OF CHICO PLANNING COMMISSION APPROVING USE PERMIT 21-06 (DUTCH BROS COFFEE DRIVE-THROUGH)

WHEREAS, Dutch Bros Coffee has submitted a use permit application to allow a new drive-through use associated with the construction of a free-standing Dutch Bros Coffee building in the existing parking lot of WinCo Foods located at 2060 East 20<sup>th</sup> Street and further identified as Assessor's Parcel No. 002-370-025 (the "Project"); and

WHEREAS, the site is designated Commercial Mixed Use on the General Plan Land Use Diagram and is zoned CC (Community Commercial); and

WHEREAS, the Architectural Review and Historic Preservation Board approved Site Design and Architectural Review 21-24 for the Project at a noticed public hearing held on June 7, 2023; and

WHEREAS, the Planning Commission considered the Project, staff report, and comments submitted at a noticed public hearing held on August 3, 2023; and

WHEREAS, the Project has been determined to be categorically exempt pursuant to the Guidelines for the California Environmental Quality Act, 14 CCR Section 15303 (New Construction or Conversion of Small Structures).

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF CHICO AS FOLLOWS:

- 1. The Planning Commission finds that:
  - A. The proposed use is allowed within the subject zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits) in that, pursuant to Chico Municipal Code (CMC) Section 19.44.020, drive-through sales may be allowed in the CC (Community Commercial) zoning district, subject to use permit approval. This use permit has been processed in accordance with CMC 19.24 (Use Permits).

- B. The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use in that all drive-through improvements will be constructed to City standards, which are intended to promote the health, safety, and general welfare of the public. No new access points will be created, so there will be no new sight distance hazards, and there is adequate vehicle stacking so that emergency access to the site remains unobstructed. Including all site improvements, the proposed use is anticipated to operate compatibly with persons residing or working in the neighborhood. No other health, safety, or welfare impacts have been identified.
- C. The proposed use consists of the addition of drive-through sales for a new commercial building in the WinCo Foods shopping center. All drive-through improvements will be constructed to City standards, which are intended to promote the health, safety, and general welfare of the public. Ample driveway width and length has been provided to ensure there is adequate parking queue and storage capacity without impacting parking lot circulation or parking activities. Existing regulations require that any public improvements damaged during the course of construction be repaired or reconstructed by the applicant. No other impacts to property or improvements outside of the project site have been identified.
- D. The proposed drive-through sales use is consistent with the Commercial Mixed Use designation for the site, which encourages the integration of retail and service commercial uses with office and/or residential uses, including those which are autoriented (such as drive-through uses). Approval of the project is also consistent with General Plan policies, including those that encourage compatible infill redevelopment and revitalization of existing commercial centers (LU-4.2, LU-4.4, CD-5 and ED-3) and those that call for minimizing driveways on larger streets (CIRC-1.1 and Table CIRC-1). Approval of the project is consistent with General Plan goals and policies to enhance Chico's long-term prosperity (ED-1) and ensure that regulations and permitting processes for the conduct of commerce do not

- unreasonably inhibit local business activity (ED-1.3). No specific, area, or neighborhood plans apply to the project.
- E. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity. The proposed use consists of drive-through sales for a new quick service coffeeshop in the WinCo Foods shopping center. The use is located east of Forest Avenue and north of East 20<sup>th</sup> Street and is compatible with existing retail development within the shopping center and on nearby properties. Compliance with the City's drive-through regulations will ensure operating characteristics are compatible with the surrounding land uses. The project is consistent with the City's adopted Design Guidelines Manual.
- 1. Based on all of the above, the Planning Commission hereby approves the Project, subject to the conditions set forth in Exhibit I, attached hereto.
- 2. The Planning Commission hereby specifies that the materials and documents which constitute the record of proceedings upon which its decision is based are located at and under the custody of the City of Chico Community Development Department.

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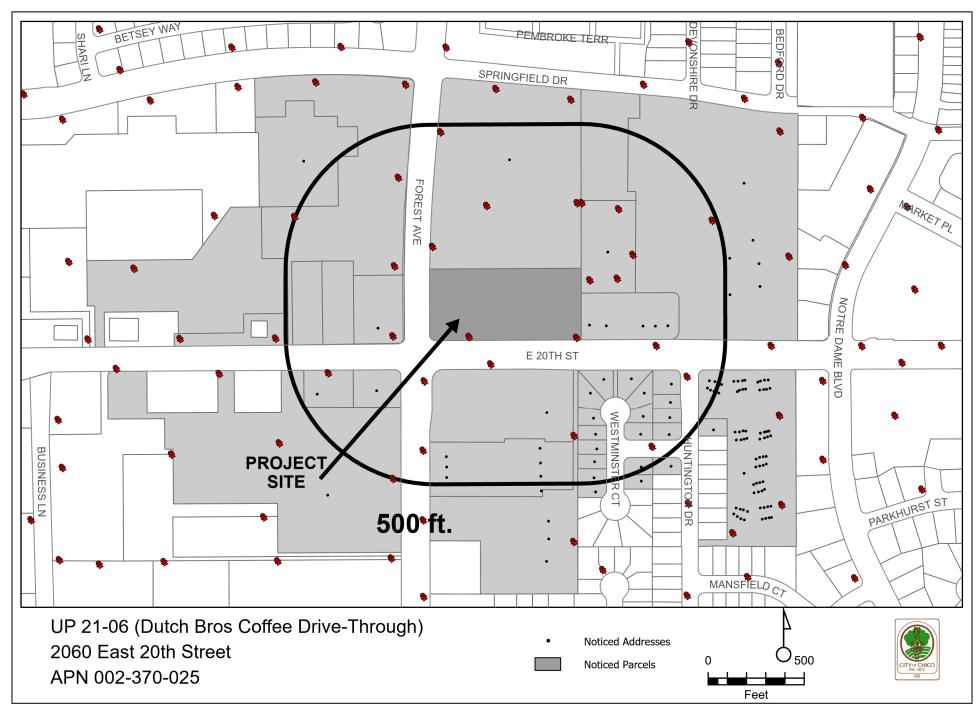
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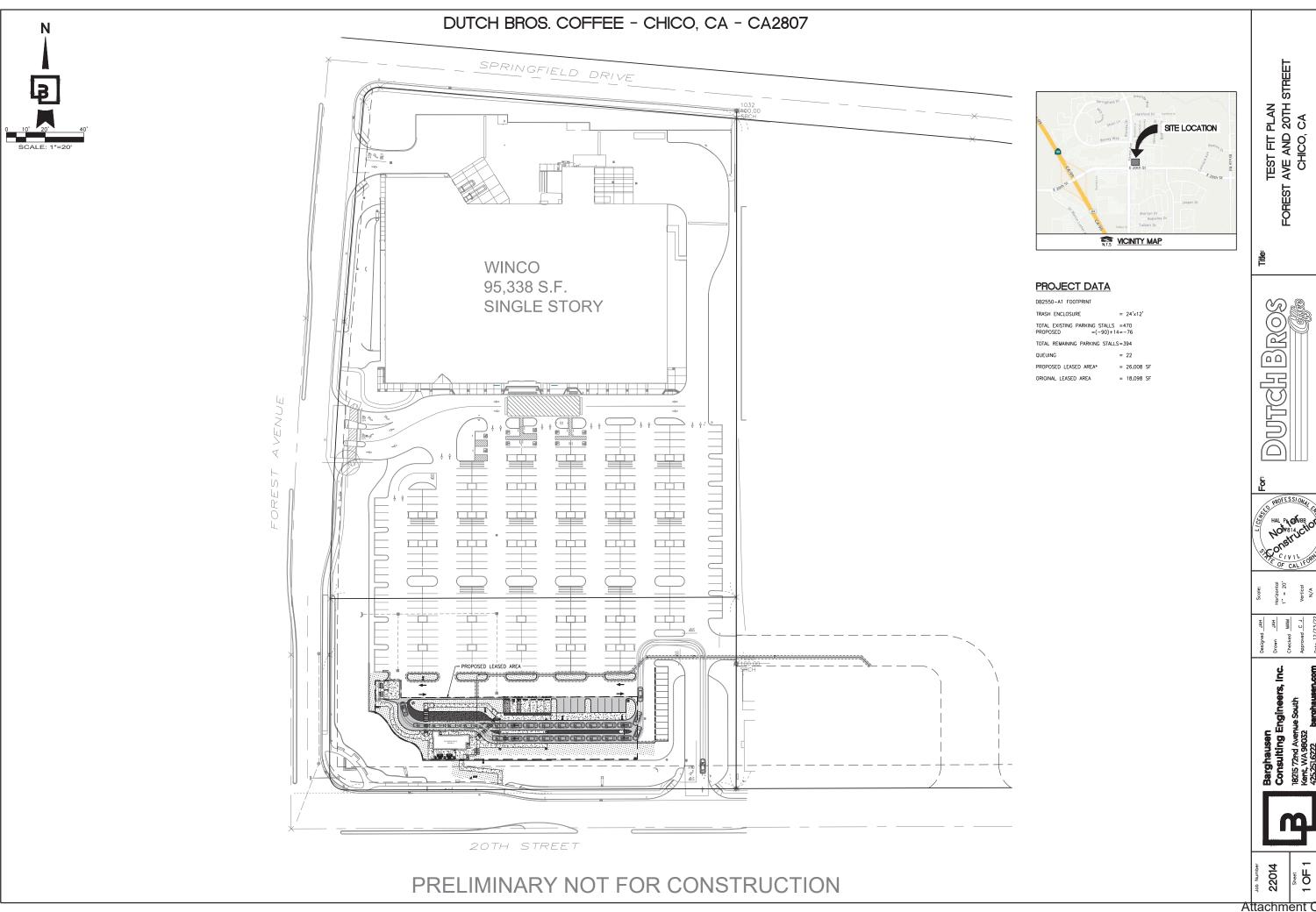
1	THE FOREGOING RESOLUTIO	N WAS ADOPTED at a meeting of the Planning
2	Commission of the City of Chico held	on August 3, 2023, by the following vote:
3	AYES:	
4	NOES:	
5	ABSENT:	
6	ABSTAINED:	
7	DISQUALIFIED:	
8	ATTEST:	APPROVED AS TO FORM:
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10		
11	BRUCE AMBO	Vincent C. Ewing, City Attorney*
12	Planning Commission Secretary	
13		
14		*Pursuant to The Charter of
15		the City of Chico, Section 906(E)
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# EXHIBIT "I" CONDITIONS OF APPROVAL FOR USE PERMIT 21-06 (Dutch Bros Coffee Drive-Through)

- 1. Use Permit 21-06 authorizes drive-through sales for a new coffeehouse building at the WinCo Foods shopping center, in substantial accord with the "Site Plan to Accompany Use Permit 21-06 (Dutch Bros Coffee Drive-Through)" and in compliance with all other conditions of approval.
- 2. The permittee shall comply with all other State and local Code provisions, including those of the Building Division, Public Works Department, Fire Department, and Butte County Environmental Health. The permittee is responsible for contacting these offices to verify the need for permits.
- 3. All new construction, site improvements, and landscaping shall be subject to site design and architectural review, as established in CMC 19.18.
- 4. Should cars begin to queue in a manner that interferes with on-site circulation and parking facilities, staff shall communicate verbally to the customer at the service window to move forward and park in a designated parking space and staff will hand-deliver the order to the customer in the parking space(s).
- 5. The applicant shall defend, indemnify, and hold harmless the City of Chico, its boards and commissions, officers and employees against and from any and all liabilities, demands, claims, actions or proceedings and costs and expenses incidental thereto (including costs of defense, settlement and reasonable attorney's fees), which any or all of them may suffer, incur, be responsible for or pay out as a result of or in connection with any challenge to or claim regarding the legality, validity, processing or adequacy associated with: (i) this requested entitlement; (ii) the proceedings undertaken in connection with the adoption or approval of this entitlement; (iii) any subsequent approvals or permits relating to this entitlement; (iv) the processing of occupancy permits and (v) any amendments to the approvals for this entitlement. The City of Chico shall promptly notify the applicant of any claim, action or proceeding which may be filed and shall cooperate fully in the defense, as provided for in Government code section 66474.9.



Attachment B

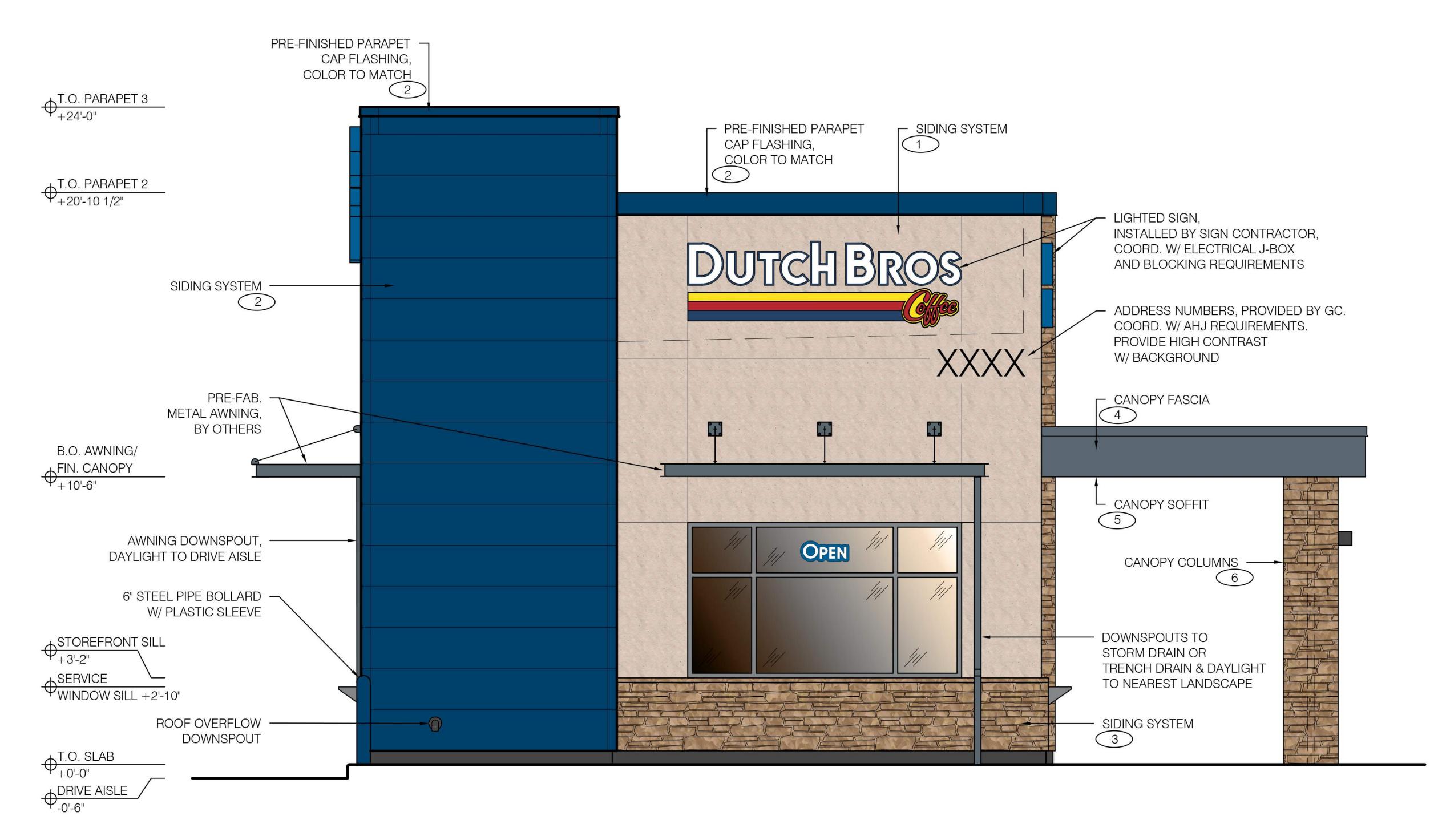


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Ελ	EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY						
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS			
ZONE 1 (BOD)	Y)						
1	STUCCO	-	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN	COLOR: BEIGE - SW 2859			
ZONE 2 (TOW	ER)						
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ METAL OUTSIDE OPEN CORNERS	COLOR: BLDG DB BLUE			
ZONE 3 (BASE	Ξ)						
3	STONE VENEER	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.			
3	STONE SILL	CULTURED STONE	WATERTABLE / SILL	COLOR: TAUPE			
ZONE 4 (FRAM	MED CANOPY)						
4	FASCIA	-	METAL FASCIA; FLAT	3 SIDES; COLOR: BLDG DB DARK GRAY			
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL			
6	COLUMS	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.			
	NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY						



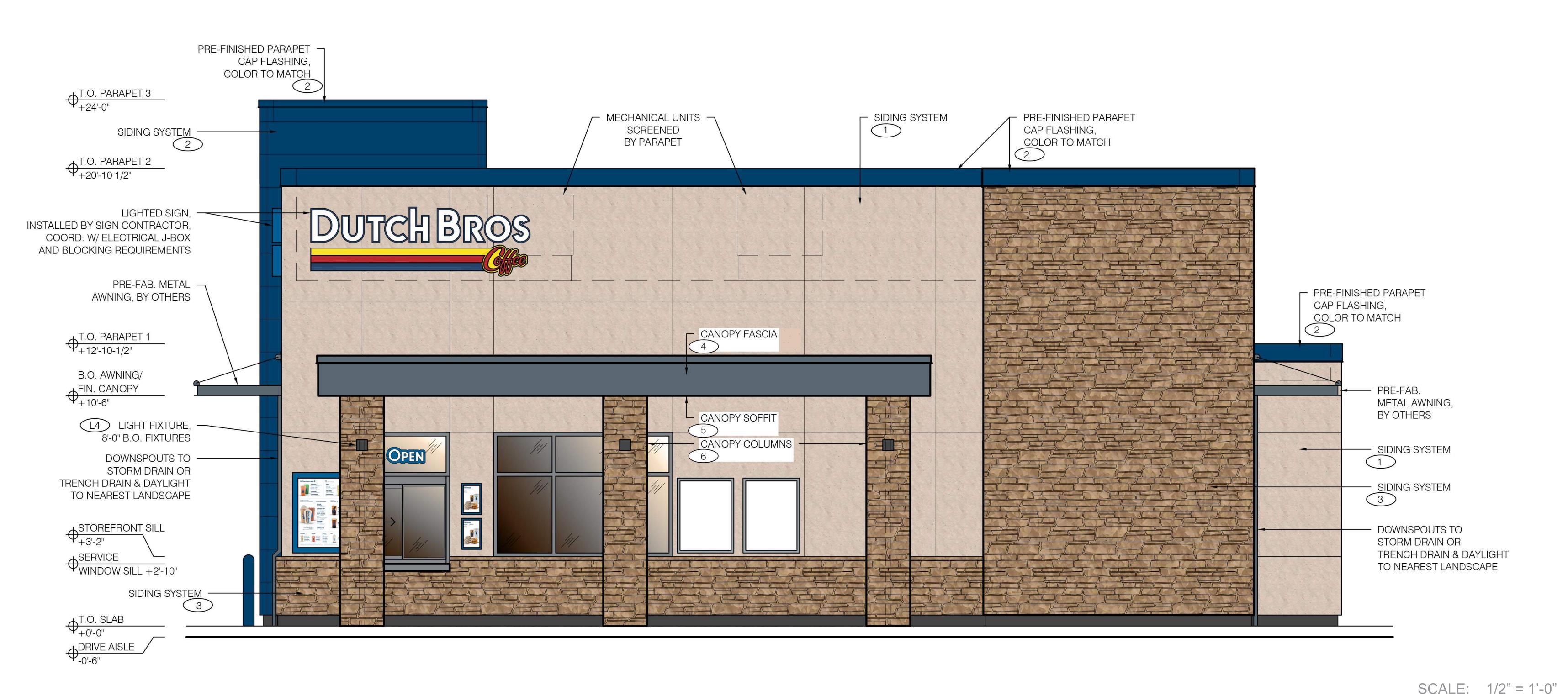




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E	KTERIOR F	FINISH SCHED	ULE - ALTERNATE w	// CANOPY
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BOD	Y)			
1	STUCCO	-	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN	COLOR: BEIGE - SW 2859
ZONE 2 (TOW	(ER)			
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ METAL OUTSIDE OPEN CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASI	Ξ)			
3	STONE VENEER	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.
3	STONE SILL	CULTURED STONE	WATERTABLE / SILL	COLOR: TAUPE
ZONE 4 (FRAI	MED CANOPY)			
4	FASCIA	-	METAL FASCIA; FLAT	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	COLUMS	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.
	DE 3"x2" SMOOTH D G DB DARK GRAY	OWNSPOUTS, AND ALL NEC	CESSARY ADAPTORS, AT AWNING AND	CANOPY LOCATIONS;



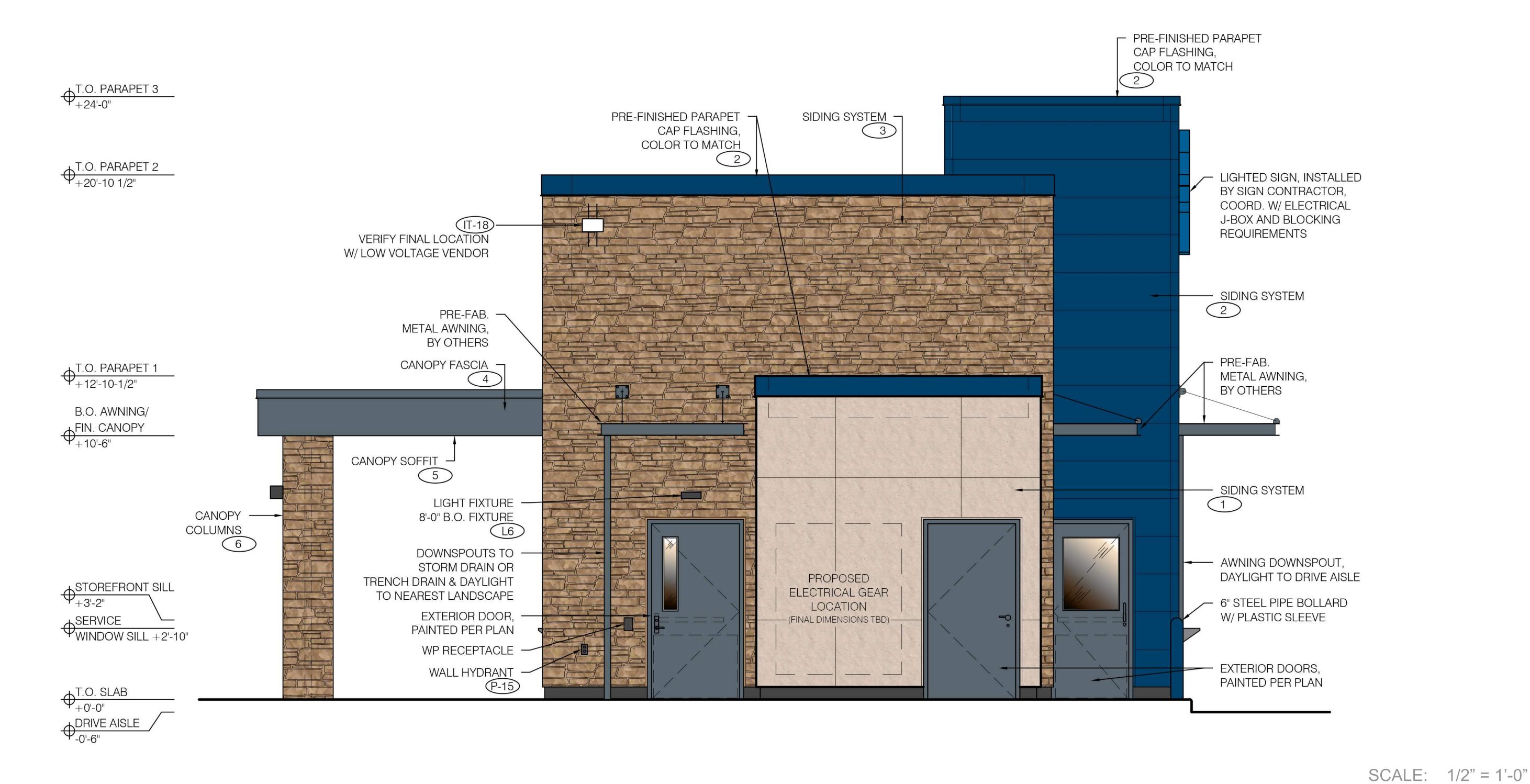




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E	KTERIOR F	INISH SCHED	ULE - ALTERNATE w	/ CANOPY
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BOD)	Y)			
1	STUCCO	-	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN	COLOR: BEIGE - SW 2859
ZONE 2 (TOW	ER)			
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ METAL OUTSIDE OPEN CORNERS	COLOR: BLDG DB BLUE
ZONE 3 (BASE	Ξ)			
3	STONE VENEER	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.
3	STONE SILL	CULTURED STONE	WATERTABLE / SILL	COLOR: TAUPE
ZONE 4 (FRAM	MED CANOPY)			
4	FASCIA	-	METAL FASCIA; FLAT	3 SIDES; COLOR: BLDG DB DARK GRAY
5	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x8, T&G, 1/8" REVEAL
6	COLUMS	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.
	DE 3"x2" SMOOTH D G DB DARK GRAY	OWNSPOUTS, AND ALL NEC	ESSARY ADAPTORS, AT AWNING AND (	CANOPY LOCATIONS;





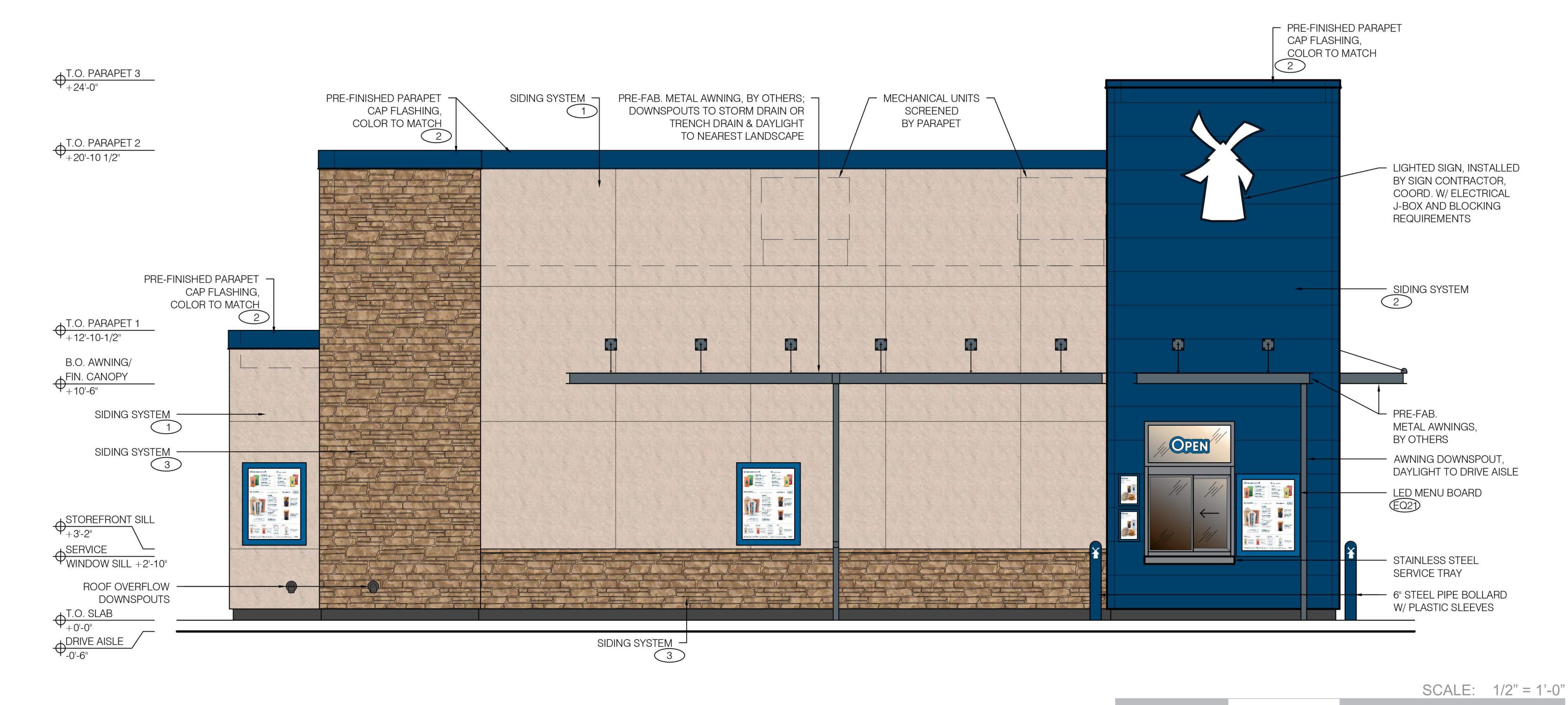


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E	EXTERIOR FINISH SCHEDULE - ALTERNATE w/ CANOPY						
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS			
ZONE 1 (BOD)	Y)						
1	STUCCO	-	3-COAT SYSTEM W/ ACRYLIC MEDIUM SAND FINISH; REVEALS AS SHOWN	COLOR: BEIGE - SW 2859			
ZONE 2 (TOWER)							
2	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 w/ METAL OUTSIDE OPEN CORNERS	COLOR: BLDG DB BLUE			
ZONE 3 (BASE	Ξ)						
3	STONE VENEER	CULTURED STONE	CARAMEL COUNTRY LEDGESTONE	COLOR: PER MFR.			
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NOTE: PROVIDE 3"x2" SMOOTH DOWNSPOUTS, AND ALL NECESSARY ADAPTORS, AT AWNING AND CANOPY LOCATIONS; COLOR: BLDG DB DARK GRAY							







10'

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**FIBER CEMENT BOARD** MANUFACTURER: NICHIHA PROFILE: ILLUMIINIATION PROFILE: ACRYLIC MEDIUM SAND FINISH COLOR: BLDG DB BLUE COLOR: SHERWIN-WILLIAMS -



**CULTURED STONE** MANUFACTURER: CULTURED STONE PROFILE: CARAMEL COUNTRY LEDGESTONE COLOR: PER MFR.



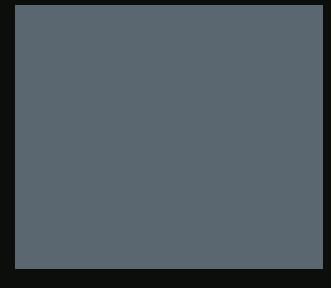
**CANOPY SOFFIT** MANUFACTURER: HEWN PROFILE: NW SPRUCE **NATURAL & SEALED** COLOR: PER MFR.



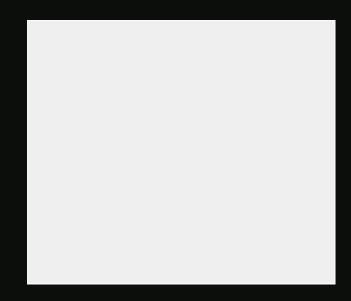
MANUFACTURER: -

BEIGE (SW 2859)

**WINDOW SYSTEM** MANUFACTURER: KAWNEER OR SIMILAR PROFILE: CLEAR ANODIZED ALUMINUM FINISH: CLEAR NO 14 / 17



**AWNINGS & DOORS - PAINT** MANUFACTURER: SCHERWIN-WILLIAMS COLOR: BLDG DB GRAY DARK



**ROOFING MATERIAL** MANUFACTURER: DURO-LAST DL-60 - 60 MIL COLOR: WHITE



## DUTCH BROS. COFFEE - CHICO, CA - CA2807

### IRRIGATION CONCEPT

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- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- 2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT THE IRRIGATION 973 TEM SHALLS BE DESIGNED AND INSTRUCED, TO THE WARMOWEN TENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS:

  MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURE AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT TURE AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS). OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

### ROOT BARRIERS

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THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

### GENERAL GRADING AND PLANTING NOTES

- CODE OF WORK, THE CONTRACTOR CONFRIMS THAT HE HAS SEAD, AND WILL COMPLY WITH, THE ASSOCIATED NO COMPLY WITH, THE ASSOCIATED NO STRONG FOR PRECIFICATIONS, AND DETAILS WITH THIS PROJECT. HE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING LLE EMSTRING VEGETATION (EXCEPT WHERE NOTED TO REMAIN) IN THE CONTROL TO THESE PLANS, WOTES, AND SPECIFICATIONS OF THE CONTROL TO THE PRINCE AND STRONG FOR THE GRADING AND STRONG FOR PRINCE OF THE PRINCE OF THE STRONG AND STRONG FOR THE STRONG FOR THE STRONG AND STRONG FOR THE STRONG STR

- NEEDED. TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS). A THE FINISH GRADE STO BE ESTABLISHED. ENSURE THAT THE FINISH GRADE IN SHIRUB AREAS MIMEDIATELY ADJACENT TO WALKS AND OTHER WALKINS SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS SELOM THE ADJACENT FINISH SURFACE, IN OPIGER TO MORE TO THE WALKINS AND OTHER WALKINS.

\_ GRX=234\_13 \_ \_

- EXISTING TREES.

- 6 BEAQ

S89°47'40"W 526.11"

- LIMIT OF WORK LINE

**₹**00

- 9 BEAQ

-1 QUSH

—6 BEAQ

- 3 BEAQ

6 BFA0 -

-1 QUCO

∠−6 BEAQ

GnO • On€

- SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.

  THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD. AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PRIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS

### PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	WUCOLS	QUANTITY	SHADE	REMARKS
TREES							
QUCO	Quercus cocinea	Scarlet Oak	24" Box	Moderate	8	8	2" Caliper, min., 10'-12' heigh
PLAC	Platanus acerfolia 'Yarwood'	Yarwood Sycamore	24" Box	Moderate	4	4	2" Caliper, min., 10'-12' heigl
QUIL	Quercus ilex	Holly Oak	24" Box	Moderate	2	2	2" Caliper, min., 10'-12' heigl
NOTE: ALL	TREES SHALL BE CONTAINER-GROW	/N, CONTAINER SIZE AS APP	PROPRIATE FOR	THE CALIPER S	SPECIFIED. SE	E SPECIFICA	TIONS FOR PROPER ROOT
BEAQ	Berberis aquifolium 'Compacta'	Compact Oregon Grape	5 Gallon	Low	77	77	
CODA	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	5 Gallon	Low	63	63	
HEPA	Hesperaloe parviflora	Red Yucca	5 Gallon	Low	73	73	
LITX	Ligustrum japonica 'Texanum'	Texas Privet	5 Gallon	Low	42	42	Maintain at 3' high
RHUM	Rhaphiolepis umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gallon	Low	50	50	
SAGR	Salvia greggii	Red Autumn Sage	5 Gallon	Low	28	28	
GROUND C	OVERS						
	Cynodon dactylon 'Tifway 419'	Warm Season Turf	Sod	High			

### PARKING LOT SHADE CALCULATIONS

	SPECIES	CANOPY SIZE	SF SHADE	SITE VALUE (%)	QTY	EQUIV. SHADE
	Platanus ace. 'Yarwood' Yarwood Sycamore	40'	1,256 SF	25%	1	314 SF
	Platanus ace. 'Yarwood' Yarwood Sycamore	40'	1,256 SF	50%	4	2,512 SF
	Quercus coccinea Scarlet Oak	40'	1,256 SF	100%	3	3,768 SF
_	Quercus coccinea Scarlet Oak	40'	1,256 SF 125.6 SF	50% 10% Bonus	5 5	3,140 SF 628 SF
	Quercus ilex Holly Oak	40'	1,256 SF	75%	2	1,884 SF
	TOTAL SHADE					12,246 SF

±40.978 SF

+2.049 SF (5%)

±21,317 SF 10,657 SF 12,246 SF (57%)

— LIMIT OF WORK LINE

±12,101 SF (29.5%)

50% OF VUA (Vehicular Use Areas)

### LANDSCAPE CALCULATIONS

GROSS SITE AREA: REQUIRED LANDSCAPE AREA PROVIDED LANDSCAPE AREA

15 CODA -

- 6 BEAC

28 SAGR -

AND HEDGE IN THIS AREA

REQUIRED PARKING LOT SHADE : VUA: 21,317 SF x 50% = PROVIDED SHADE CANOPY:

\_\_1 OUCO

√6 BEAQ

### REE PRESERVATION

Tree Preservation Plan shall be provided after an arborist surveys

Reference ETo: 54.29 [From CIMIS Eto Zone Map for Chico, CA]

### WATER-EFFICIENT LANDSCAPE WORKSHEET

STOP	Hydrozone#/ Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area, sq. ft. (LA)	ETAF x Area	Estimated Total Water Use (ETWU)
_	Regular Landscape Areas							
	Shrubs	0.3	Drip	0.8	0.38	9,969	3,738.38	125,833
	Trees	0.4	Bubblers	0.75	0.53	504	268.80	9,048
	Turf	0.6	MPRotators	0.75	0.80	1,574	1,259.20	42,384
	Rock	0	NA	0	0.00	54	0.00	0
	Average ETAF:	0.44			Totals	12,101	5,266.38	177,265

pecial Landsca	pe Areas						
			1		0.00	0	
			1				
			1				
			Totals	0	0.00	0	ŀ

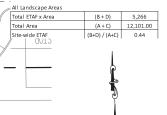
ETWU Total: 177,265

### MAWA (Annual Gallons Allowed) = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

- 0.62 conversion factor for acre-inches per year to gallons per square foot per year LA total landscape area in square feet
- SLA total special landscape area in square feet
- ETAF 0.55 for residential areas, 0.45 for non-residential area

### **ETAF Calculations**

Total ETAF x Area	(A)	12,101	Average ETAF for Regular Landscape Areas must be
Total Area	(B)	5,266.38	0.55 or below for residential areas, and 0.45 or below
Average ETAF	(B/A)	0.44	for non-residential areas







20TH STREET CA

AND O O

FOREST AVE /

DUTCH BROS

PLANTING PLAN

LANDSCAPE

Attachment F

20TH STREET PRELIMINARY NOT FOR CONSTRUCTION

LIMIT OF WORK LINE

AVE

RES

FO

A=9012'20

## DUTCH BROS. COFFEE - CHICO, CA - CA2807

### PLANTING SPECIFICATIONS

CUALIFICATIONS OF LANDSCAPE CONTRACTOR

1. ALL ADMISSCAPE WORK SOON ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM

1. ALL ADMISSCAPE WORK SOON ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM

FECUNDATION IN AUGSCAPE PLANTING.

2. A LIST OF SUCCESSIVELY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE

REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.

1. THE LANDSCAPE CONTRACTOR SHALL HOLD A VAILD NURSEP AND FLORAL CERTIFICATE ISSUED BY

THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE

APPLICATOR LICENSES SISUED 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.

1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER THEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HERBIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS, OF 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.

THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, SEVER, SECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE STATT OF ANY WORK.

### PRODUCTS

FROM ENGIRCLING AND/OR GIROLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS JISHAPER ROOTS).

3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTROL LEGEND. BARE-ROOT TIRES ARE NOT ACCEPTABLE.

4. ANY PLANT DESIRED LONACCEPTABLE BY THE LANDSCAPE ARCHITECT OR HOMER SHALL BE THE AND THE LANDSCAPE ARCHITECT OR HOMER SHALL BE THE CONTRACTORS OWN EXPENSE. ANY PLANTS APPEARS FOR THE PLANT OF LIKE TYPE AND SUE AT THE CONTRACTORS OWN EXPENSE. ANY PLANTS APPEARS TO BE LINE-BELL PLANT OF LIKE EVEN IF DETERMINED TO STILL BE ALIVE. SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE STANDARD IN FORM. UNLESS OTHERWISE SPECIFIED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE STANDARD IN FORM. UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IT LEADERS TO THE ACCEPTABLITY OF PLANT MATERIAL.

5. ALL TREES SHALL BE STANDARD IN FORM. UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IT LEADERS TO THE ACCEPTABLE TO PLANT MATERIAL.

6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS. SIX INCHES ABOVE THE ROOT FLARE FOR TREES EXCEDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEDING FOUR RICHES IN CALIPER. AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEDING FOUR RICHES IN CALIPER.

8. ANY TREE OR SHRIUB SHALL BE MEASURED BY THEIR OVERFALL HEIGHT. MEASURED FROM THE TOP OF AS ONE-HALF OF THE SUM OF THE CALIPER OF THE STANDARD SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALLS ON THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE RESECTED.

5. ON. PROVIDE WELL-ROOTED SOOL OF THE WORM THE THREE LANGEST TRUNKS.

6. ANY TREE OR SHRIUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALLS SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE RESECTED.

6. COMPOST WELL-COMPOSTED. STABLE, AND WEED-FREE ORGANIC MATTER, PHANTS, ROOTS, AND SEEDS.

6. ON PROVIDE WELL-ROOTED SOOL OF THE WEIGHT NOT PHALE SOOL ON TOP OF THE ROOT BALLS ON

SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENSIM, NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANT AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE

INSEL.
FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER
NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A

QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

H. TREE STAKING AND GLIVING

TREE STAKING AND GUIVING

1. STAKES: 6 LONG GREEN METAL T-POSTS.

2. GUY AND TE WIRE ASTIM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0,106 INCH DUMETER.

10 LONG TERM CHARGE SEMI-GORDEN DYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROWMETS TO PROTECT TREE TRINKS FROM DAMAGE.

STEEL EDGING. PROFESSIONAL STEEL EDGING, 10 GAUGE THICK X A INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLIDE COL-MET OR APPROVED EQUAL.

PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STANING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURE ON WINCHIT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED FOR THE MANUFACTURERS IN ABELEED RATES.

### METHODS

SOIL PREPARATION
 SEPARE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN 1-0.1: OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 SOIL TESTIME:

LANDSCAPE AREAS ARE WITHIN 1-0.1 OF INSH INAUE. INE CUNITAL TO SPINLE TO WHEE RIMEDIATES YOULD ANY DISCREPANCIES SIZES.

2. SOIL TESTING.

3. AFTER HERNOLEDIS HAVE SEEN ESTABLISHED. CONTRACTOR SHALL HAVE SOIL SAMPLES.

3. AFTER HERNOLEDIS HAVE SEEN ERSTABLISHED. CONTRACTOR SHALL HAVE SOIL SAMPLES.

3. AFTER HERNOLEDIS HAVE SEEN STABLISHED. TO THE LAS SHALL CONTAIN NO LESS THAN ONE

1. LABORATORY, EACH SAMPLE SUBMITTED TO THE LAS SHALL CONTAIN NO LESS THAN ONE

1. LABORATORY, EACH SAMPLE SUBMITTED TO THE LAS SHALL CONTAIN NO LESS THAN ONE

1. LABORATORY, EACH SAMPLE SUBMITTED TO THE LAS SHALL CONTAIN NO LESS THAN ONE

2. LABORATORY, EACH SAMPLE SUBMITTED TO THE LAS SHALL CONTAIN NO LESS THAN ONE

2. LABORATORY, EACH SAMPLE SHALL THE SOIL TESTING LASORATORY PROVIDE RESULTS FOR THE

5. SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.

5. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LASORATORY PROVIDE RESULTS FOR THE

FOLLOWING. SOIL TESTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT,

4. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG

WITH THE SOIL SAMPLES.

4. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR

THE FOLLOWING SO HERE AND PREMATED THE PROJECTS PLANT LIST TO THE LABORATORY AND RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS. KERG PLANTS, TURK AND NATIVE

5. SEED, AS WELL AS PREPINHANT FERTIL EAR PHALL AND SAMPLE PREFINEDIATION FOR ANY

THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCY.

5. THE CONTRACTOR SHALL BUSINESS IN THE SOIL REPORT THE SOIL SEPORT

RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT THE SOIL SEPORT

8. THE CONTRACTOR SHALL BUSINESS THE SOIL SEPORT

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8. THE CONTRACTOR SHALL BUSINESS OF THE SOIL SEPORT

8. THE CONTRACTOR SHALL

ROTOTILLING AFTER CROSS-RIPPING: NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000

INTUILIBRA PER LA CHASSAPHETINES

IN MODERN STRIBLED ORGANIC AMENDMENT 14 CUL YOS, PER 1,000 S.F.

IN PRESENTED ORGANIC AMENDMENT 14 CUL YOS, PER 1,000 S.F.

IN PROPERTY TURP FERTILIZER (10-20-10 RS IMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.

IN CLAY BUSTER? OR COULT. LUS MANUPACTURERS RECOMMENDED RATE

THESES, SHRUBS, AND PERBNALS. INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 9' OF SOLE BY MEANS OF PROTOFILIDING AFTER CROSS PRIPRICE.

IN THESE OF SHRUBS, AND PERBNALS. INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 9' OF SOLE BY MEANS OF PROTOFILIDING AFTER CROSS PRIPRICE.

IN THE CONTROL OF THE SOLE SURFACE (NOT TOP OF THE ASE) THE STREET OF THE 12-12-12 FERTILIZER (OR SINLAR, ORGANIC, SLOW RELEASE) - 10 LBS PER CU. YO.

IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, THINSH GRADE REFERS TO THE FINAL ELEVATION OF THE SOLE SURFACE (NOT TOP OF MALCH) AS INDOCATED ON THE GRADING PLANS, AND CONTROL OF THE GRADING PLANS, AND CONTROL OF THE SOLE SURFACE (NOT TOP OF MALCH) AS INDOCATED ON THE GRADING PLANS, AND CONTROL OF THE GRADING PLANS, AND CARRIES OF THE CONTROL OF THE GRADING PLANS, AND CARRIES OF THE CONTROL OF THE GRADING PLANS, AND CARRIES OF POTENTIAL PROTONING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PROMING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PROMING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PROMING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PROMING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PROMING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PROMING SHALL BE REGRADED TO BLEND IN WITH THE SURROUN

B. SUBMITTALS

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE
ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR INJESSIRY STOKE FOR SCALE,
PHOTOS OR SAMPLES OF ANY REQUIRED MILLOHES, AND SOLITEST RESULTS AND PREPARATION
TYPES, AND OTHER MANDMENTS FOR TREESHRUB, TURF, AND SEED AREAS AS MAY BE
APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH
AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WEIGHE MULTIPLE TIESS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE
GENERAL PLANTING.
C. GENERAL PLANTING.
1. REMOVE ALL INJESSIPETY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES
AT THE MANUFACTURERS RECOMMENDED RATE.
3. TRENCHMORE AND THE STAKES AND STAKES FROM PLANTS.
4. THE MANUFACTURERS RECOMMENDED RATE.
5. TRENCHMORE AND THE STAKES AND STAKES FROM PLANTS.
6. THE MANUFACTURERS RECOMMENDED RATE.
6. THE MANUFACTURERS RECOMMENDED RATE.
7. THE MANUFACTURERS RECOMMENDED RATE.
8. TORNAMINATE AND THE STAKES AND STAKES FROM PLANTS.
8. THE MANUFACTURERS RECOMMENDED RATE.
9. THE MANUFACTURE SHOULD SHAVE AND THE STAKES AND SHALL EXERCISE ALL DOSSIBLE CARE AND
PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE GRZ IS
DEFINED AS OFFICIAL PRESENT AND SHALL EXERCISE ALL POSSIBLE CARE AND
PRECAUTIONS TO AVOID INJURY TO TREE ROOTS. TRUNKS, AND BRANCHES. THE GRZ IS
DEFINED AS OFFICIAL PROVIDED THE AVOID THE ROOTS TRUNKS AND BRANCHES. THE GRZ IS
DEFINED AS OFFICIAL PROVIDED TO ANY KIND SHALL BE ALLOWED WITHIN THE CRITICAL
BOOK OFFICIAL PROVIDED TO ANY KIND SHALL BE ALLOWED WITHIN THE CRITICAL
BOOK OFFICIAL PROVIDED TO ANY KIND SHALL BE ALLOWED WITHIN THE CRITICAL
C. A. LITER ALIGNMENT OF PIPE TO AVOID TIRE ROOTS THAT A PAGE DUE THE ROOTS THAT BE AND FRINKED WITH SHAPE TO THE FROM THE PROVIDED THE PROVIDER THE PROVIDER THE PROVIDER THE

CLOSE ALL TRENCHES WITHIN THE CANOPY DIPIL LINES WITHIN X2 HOURS.

d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

TREE PLANING HALES SHALL BE EXCANATED TO MINIMUM WITH OF TWO TIMES THE WITH OF THE THE PLANING HALES SHALL BE EXCANATED TO MINIMUM WITH OF TWO TIMES THE WITH OF THE STANDARD THE THE SHARP TOOLS AND ALLOWED TO AIR NORMS.

SCARPY THE SIDES AND BOTTOM OF THE ADMINION CHE PROTOR TO THE PLACEMENT OF THE FIRE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCANATION OF THE FOLD DEFECTS. THE CONTRACTOR SHALL SHAWE A "LAVER OFF OF THE SIDES AND BOTTOM OF THE ROOT DEFECTS. THE CONTRACTOR SHALL SHAWE A "LAVER OFF OF THE SIDES AND BOTTOM OF THE ROOT DEFECTS. THE CONTRACTOR SHALL SHAWE A "LAVER OFF OF THE SIDES AND BOTTOM OF THE ROOT DEFECTS. THE CONTRACTOR SHALL SHAWE A "LAVER OFF OF THE SIDES AND BOTTOM OF THE ROOT DEFECTS. THE CONTRACTOR SHALL SHAWE A "LAVER OFF OF THE SIDES AND BOTTOM OF THE ROOT DEFECTS. THE CONTRACTOR SHALL SHAWE A "LAVER OFF OF THE SIDES AND BOTTOM OF THE ROOT DEFECTS. THE CONTRACTOR SHALL SHAWE A "LAVER OFF OF THE SIDES AND BOTTOM OF THE ROOT DEFECTS. THE CONTRACTOR SHALL SHAWE A "LAVER OFF OF THE SIDES AND BOTTOM OF THE ROOT DEFECTS. THE CONTRACTOR SHALL SHAWE A "LAVER OFF OF THE SIDES AND BOTTOM OF THE ROOT DEFECTS. THE CONTRACTOR SHALL SHAWE A "LAVER OFF OF THE SIDES AND BOTTOM OF THE ROOT DEFECTS. THE CONTRACTOR SHALL SHAWE A "LAVER OFF OF THE SIDES AND BOTTOM OF THE ROOT DEFECTS. THE CONTRACT OF THE ROOT DEFECTS. THE CONT

IDING
SOU VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
LAY SOO WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
LAY FIS OOI TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD
STRIPS. DO NOT OVERLAP. STAGGES STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
ROLL THE SOO TO ENSURE GOOD CONTACTO THE SOOS ROOT SYSTEM WITH THE SOIL.

TREE RINGS.
DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, 
EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND 
CURBS SHALL NOT PPORTURD EADOVE THE FINISH SURFACE OF THE WALKS AND 
CURBS WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

CLIBES SHALL NOT PROTRUDE ABOVE THE PRIVISH SUPFACE OF THE WALK'S AND CLIRES. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LESS 12" LOWER THAN 11" ETO POW WALL SHALL BE AT LESS 12" LOWER THAN 11" ETO POW WALL SHALL BE AT LESS 12" LOWER THAN 11" ETO POW WALL SHALL BE AT LESS 12" LOWER THAN 11" ETO POW WALL WORK AREAS IN A NEAT, ORDERLY CONDITION.

IN A NEAT, ORDERLY CONDITION.

BY CONDITION OF THE WORK THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH IA NO SUITABLE FOR USE AS INTERODE. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

WHEN THE INSPECTED PLANTING WORK DES NOT COMEY WE RESIDE THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

WHEN THE INSPECTED PLANTING WORK DOES NOT COMEY WE RELIGIOUS WORK TO THE OWNERS.

SATISFACTION WITHIN 2H OURS.

THE LANDSCAPE MANTENANCE PERIOD WILL NOT COMMENCE UNIT THE CLOTHACT OF OWNERS SHALL BE SHED 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 MOST HE WAS ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER AND THE MAINTENANCE AND GUARANTEE PRIVADOR WILL COMMENCE AND THE WAS ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER. AND THE MAINTENANCE AND GUARANTEE PRIVADOR WILL COMMENCE AND THE AND THE MAINTENANCE AND THE WAS COMED TO THE AND THE AND

ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING 
NOTIONS MUST OCCURE:
THE LANDSCAPE SHALLS HOW 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 CLEAVED PRIOR TO FINAL ACCEPTANCE. 
SODDED AREA MUST BE ACTIVELY GROWNING AND MUST HEACH A INIMIMUM HEIGHT OF 1:12 
INCHES BEFORE RIST MOWING. BARE AREAS LARGER THAN TWELVE SOLIARE INCHES MUST BE 
RESOLDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE 
NEATLY MOVED.

RESUDDED (PAS MYTHUTHAN E) FINDS 16 IN THE ACCUMENTS

INFORMATION FOR A SHALL QUARANTEE AND REPLACEMENTS

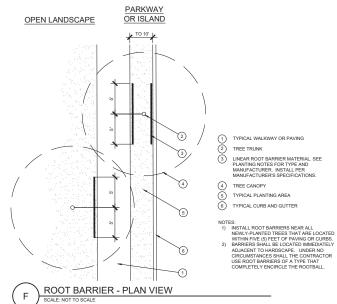
THE LANDSCAPE CONTRACTOR SHALL QUARANTEE ALI TIERES, SHRUBS, PERENNALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNERS FINAL ACCEPTANCE (80 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HOS OWN EXPENSE AND TO THE SATISFACTION OF THE COWNER, ANY PLANTS WHICH DIE IN THAT TIME. OR EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME. OR AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH AND THE ANNUAL MY CILIC CONTRACTOR OF PLANTS WHEN PLANT DEATH AND THE ANNUAL MY CILIC CHECK OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A ROUGH MY CILIC CHECK OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A COLUMN OF CILIC CHECK OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A COLUMN OF CILIC CHECK OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A COLUMN OF CILIC CHECK OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A COLUMN OF CILIC CHECK OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A COLUMN OF CILIC CHECK OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A COLUMN OF CILIC CHECK OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A COLUMN OF CILIC CHECK OF THE OWNER OF THE OWNER OF THE OWNER OF THE OWNER OWNER. A MORNING CILIC CHECK OF THE OWNER OWNER. A MORNING CILIC CHECK OF THE OWNER OWNER. A MORNING CHECK OF THE OWNER OWNER. A MORNING CILIC CHECK OWNER OWNER. A MORNING CHECK OWNER OWNER. A MORNING CILIC CHECK OWNER OWNER. A MORNING CILIC CHECK OWNER OWNER. A MORNING CILIC CHECK OWNER OWNER. A MORNING CHECK OWNER OWNER. A MORNING CHECK OWNER OWNER OWNER. A MORNING CHECK OWNER OWNER. A MORNING CHECK OWNER OWNER. A MORNING CHECK OWNER OWNER OWNER. A MORNING CHECK OWNER OWNER. A MORNING CHECK OWNER OWNER OWNER. A MORNING CHECK OWNER OWNER. A MORNING CHECK OWNER OWNER. A

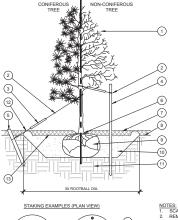
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> CURB. (2) MULCH LAYER.

3 PLANT 4 TURF (WHERE SHOWN ON PLAN).

PLANTING AT PARKING AREA





TREE PLANTING

, CINCH-TIES (24" BOX/2" CAL TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL TREES AND LARGER). SEQURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.

(3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.

GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.

6 TRUNK FLARE.

7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK. 8 FINISH GRADE.

ROOT BALL.

BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.

(11) UNDISTURBED NATIVE SOIL.

(12) 4" HIGH EARTHEN WATERING BASIN. 13) FINISH GRADE.

NOTES:

1. SCARINY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLED ON TOP OF THE ROOTBALL THAT
2. REMOVE EXCESS SOIL APPLED ON TOP OF THE ROOTBALL THAT
3. SOIL THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE
ROOT FLARE IS 24\* ABOVE FINISH GRADE.
3. FOR BBB TREES, CLUT OFF BOTTOM 13 OF WIRE BASKET BEFORE
PLANDING TREE IN HOLE, UT OF AND REMOVE REMAINDER OF
BASKET APTER IN HOLE, UT OF FAID REMOVE ALL MYLON TIES.
BURLAP FROM AROUND BOTTOM LLAS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES ST BOOM 25 CLA. AND LARGET, USE THERE STAKES OR
DEADMEN (AS APPROPRIATE), SPACED EVEN LY AROUND TREE.
5. STAKINS SHALL BE TIGHT HOUGHT OF PREVENT TRUNK FROM
BENDA, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT
IN WIND.

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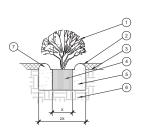
1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.

ROOT BALL.

BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.

6 UNDISTURBED NATIVE SOIL. (7) 3" HIGH EARTHEN WATERING BASIN.











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