

**MARKETPLACE AT NORTHGLENN/TEXAS ROADHOUSE
FINAL DEVELOPMENT PLAN
STAFF REPORT AND RECOMMENDATION**

REQUEST:

The applicant, Catherine Otis of Greenberg Farrow, as representative for Texas Roadhouse, requests Planning Commission approval for the Final Development Plan to redevelop the existing Bennigan’s Grill and Tavern site at 231 W. 104th Ave., Northglenn, CO, 80234 (ATTACHMENT A).

REASON FOR REQUEST:

Section 11-6-5-4(b) – Final Development Review / Procedures for Review / Planning Commission. Section 11-6.5 requires that all redevelopment projects apply for a final development plan review, which must be approved by the Planning Commission.

PROPOSAL:

This proposal is for the Final Development Plan approval, as required by ordinance, to demolish the existing structure on the property constituting the Bennigan’s Grill and Tavern and construct a new 7,900 SF Texas Roadhouse, on the site located at 231 W. 104th Ave., Northglenn, Colorado, 80234. One (1) building currently exists on the 0.46 acre site.

BACKGROUND:

The parcel is zoned C-5 Commercial and was originally operated as a Bennigan’s Grill and Tavern. Benningan’s Grill and Tavern closed on December 31, 2007, and this building has been vacant since that time. The existing building will be demolished and replaced with a new building for Texas Roadhouse.

SURROUNDING LAND USES:

North: C-5 Commercial – The Marketplace at Northglenn
South: C-5 Commercial – The Marketplace at Northglenn
West: C-5 Commercial – The Marketplace at Northglenn
East: Interstate 25 (I-25)

APPROVAL CRITERIA:

Section 11-6.5-5-2(b) of the Zoning Ordinance, planning Commission criteria for final development plan approval. This includes checks for master plan conformance and certain site specific characteristics.

CASE ANALYSIS:

Compliance with Master Plan

Staff finds that the proposed plan complies with the City’s adopted Comprehensive (Master) Plan. The Future Land Use map depicts the site a Commercial Center described as the following:

“Commercial Center – Large land use assembly that provides commercial retail services to a regional sub-market. Centers are typically formed around a large anchor retail store with ancillary uses containing a mixture of retail, restaurant, personal services, offices and auto-oriented uses in the surrounding area. The commercial uses often share joint parking and loading area facilities.”

Building Footprint/ Site Plan

The information submitted for the Final Development Plan depicts construction of a 7,900 sq. ft. structure that will house a Texas Roadhouse restaurant.

The proposed application shows that there will be 131 parking spaces (ATTACHMENT B). Staff has conducted a parking analysis and determined that the proposed parking is adequate for the use under the following scenario:

Use	Proposed Number of Seats and Employees	Parking Requirement	Proposed Spaces	Parking Required By Code
Restaurant	332 Seats and 40 Employees	1 Space per 3 Seats and 1 Space per 2 Employees on Largest Shift	131	111 Customer Spaces Required 20 Employee Spaces Required

Total

131

131

Please note that Texas Roadhouse, through its lease agreement with the property owner, has no control over the land outside its lease agreement area. The lease agreement area is only for the building envelope and does not include the parking area.

Architectural Style

The elevations provided by the applicant for depict exterior materials primarily consisting of concrete masonry unit and wood veneers. The applicant used variation in height, colors, wall depth, and roof lines to prevent the appearance of featureless walls pursuant to the architectural standards detailed in Section 11-19-5 of the Zoning Ordinance. Staff recommended and the applicant agreed to install a façade sign on the building's rear elevation that faces Interstate 25 to add visual interest. Additionally, the applicant applied enhanced landscaping, above the specifications required by the Code, to all elevations of the site to create visual interest and buffering the building's façades.

Drainage

The Marketplace at Northglenn was constructed prior to the City's adoption of Urban Drainage and Flood Control District. For the applicant to comply with these standards, the applicant would be required to bring either its lease area or the entire Marketplace into compliance with the City's urban drainage standards. Since this provision would place an undue hardship on the applicant due to the relative size of their building envelope versus the large size of the Marketplace at Northglenn, the applicant will be applying for a waiver from the City's adopted urban storm water standards. The City Manager will make the final determination on whether or not to grant this waiver. The applicant would have to mitigate storm water runoff issues.

Signage

The Marketplace at Northglenn signage operates under a Comprehensive Sign Plan, which is separate from the City's Sign Code. Section 21-1-7.3. of the City of Northglenn Municipal Code states a Comprehensive Sign Plan "provides a means for the flexible application of sign regulations for developments that require multiple signs due to multiple tenants or lots; CSP are used to provide incentive for latitude in the design and display of multiple signs." After a review of the applicant's elevation plans and the Marketplace at Northglenn Comprehensive Sign Plan, the applicant's signs meet the standards of the Plan. The applicant is proposing two (2) wall mounted signs while the Plan allows up to four (4) wall mounted signs, comprising up to ten (10%) of the exposed building frontage. In addition, the Plan allows this site one (1) free standing monument sign. However, the applicant is not requesting this type of sign at this time.

Landscaping

Provided landscaping will cover 29.9% of the Texas Roadhouse lease area site, which is a standard well above the City's requirement. Trees provided for the site are in excess of the requirement per the City's ordinance. An enhanced landscaping buffer is provided around the majority of the building elevations.

Administration

The Final Development Plans have been reviewed and approved by the Development Review Committee and a City Planner in accordance with Section 11-6.5-5 of the City of

Northglenn Zoning Ordinance. Proposed circulation and parking configurations were reviewed and approved by the City's Traffic Engineer.

Property owners surrounding the proposed facility were notified via mail of the proposal, as required by Section 11-41-3(a) of the City's Zoning Ordinance. In addition, the property in question was subject to a sign posting as required by Section 11-41-3(b).

COMMISSION OPTIONS:

The Commission's options in this case are as follows:

- 1) Approve this request, with or without conditions;
- 2) Deny this request for reasons stated; or
- 3) Table the request for further consideration.

STAFF RECOMMENDATION:

Staff recommends approval of the Final Development Plan as submitted based on the following recommended findings of fact and with the prescribed conditions at the end of this report.

STAFF'S RECOMMENDED FINDINGS OF FACT:

- 1) The development substantially complies with the current Master Plan;

The applicant's proposal for a Texas Roadhouse restaurant matches the Master Plan's long range goals of utilizing the Marketplace at Northglenn as a Commercial Center. The Bennigan's Grill and Tavern restaurant site has been vacant since December 31, 2007. The replacement of the vacant restaurant with a new restaurant will reactivate this site.

- 2) The development is integrated into the existing terrain and surrounding landscape, and is designed to protect abutting properties and community amenities. Building sites are, to the extent feasible:
 - a) minimizing use of wetlands, steep slopes, floodplains, hilltops;
 - b) minimizing obstruction of scenic views from publicly accessible locations;
 - c) preserving unique natural or historical features;
 - d) minimizing tree, vegetation and soil removal and grade changes;
 - e) maximizing open space retention; and
 - f) screening objectionable features from neighboring properties and roadways.

Since this proposal would redevelop an existing site, minimal impacts on topography, scenic views, natural and historic features, vegetation, open space, and objectionable features are anticipated.

- 3) The architectural style is designed in harmony with the prevailing character and scale of buildings in the neighborhood and the City through the use of appropriate building materials, screening, breaks in roof and wall lines, landscaping, and other architectural techniques. The development meets the architectural and site design standards set forth in Section 11-25-6 of the Northglenn Zoning Ordinance.

The applicant has used a variety of building materials, signs, and breaks in roof and wall lines, and landscaping to integrate this proposal with the surrounding Marketplace at Northglenn. In addition, the applicant agreed to staff's request to add a second wall mounted sign facing Interstate 25 to add visual interest to the site. Because of these factors, staff has determined that this development meets the architectural and site design standards set forth in Section 11-25-6 of the City of Northglenn Zoning Ordinance.

- 4) The development will be served with adequate water supply and waste disposal systems including storm water facilities.

The City of Northglenn Department of Public Works and Stormwater Coordinator have reviewed this Final Development Plan. Demand on City utility systems will be similar to the previous development. No adverse impacts are anticipated.

- 5) The development maximizes the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent public rights-of-way.

Texas Roadhouse will utilize existing vehicular and pedestrian infrastructure. The Marketplace at Northglenn contains ample parking opportunities for this development. Since existing infrastructure will be utilized, it is anticipated that there will be no new impacts to the convenience and safety of vehicular and pedestrian movement within the site.

- 6) The development plan shows adequate measures to prevent pollution of surface or groundwater, minimizes erosion and sedimentation, and prevents changes in groundwater levels, increased run-off and potential for flooding. Drainage has been designed so that run-off shall not be increased, groundwater recharge is maximized, and neighboring properties will not be adversely affected.

This redeveloped site will utilize the existing drainage system if the applicant is successful in obtaining a waiver from the City's urban drainage standards from the City Manager.

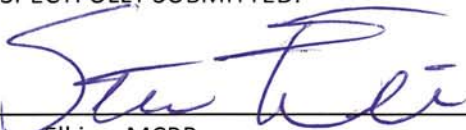
- 7) The development does not place excessive demands on City services and infrastructure.

The City of Northglenn Department of Public Works, Fire District, and Stormwater Coordinator have reviewed this Final Development Plan and have not indicated that this project will cause any excessive impacts.

RECOMMENDED CONDITIONS OF APPROVAL:

- 1) The applicant shall apply for and secure a waiver from the City of Northglenn's urban drainage standards from the City Manager.

RESPECTFULLY SUBMITTED:



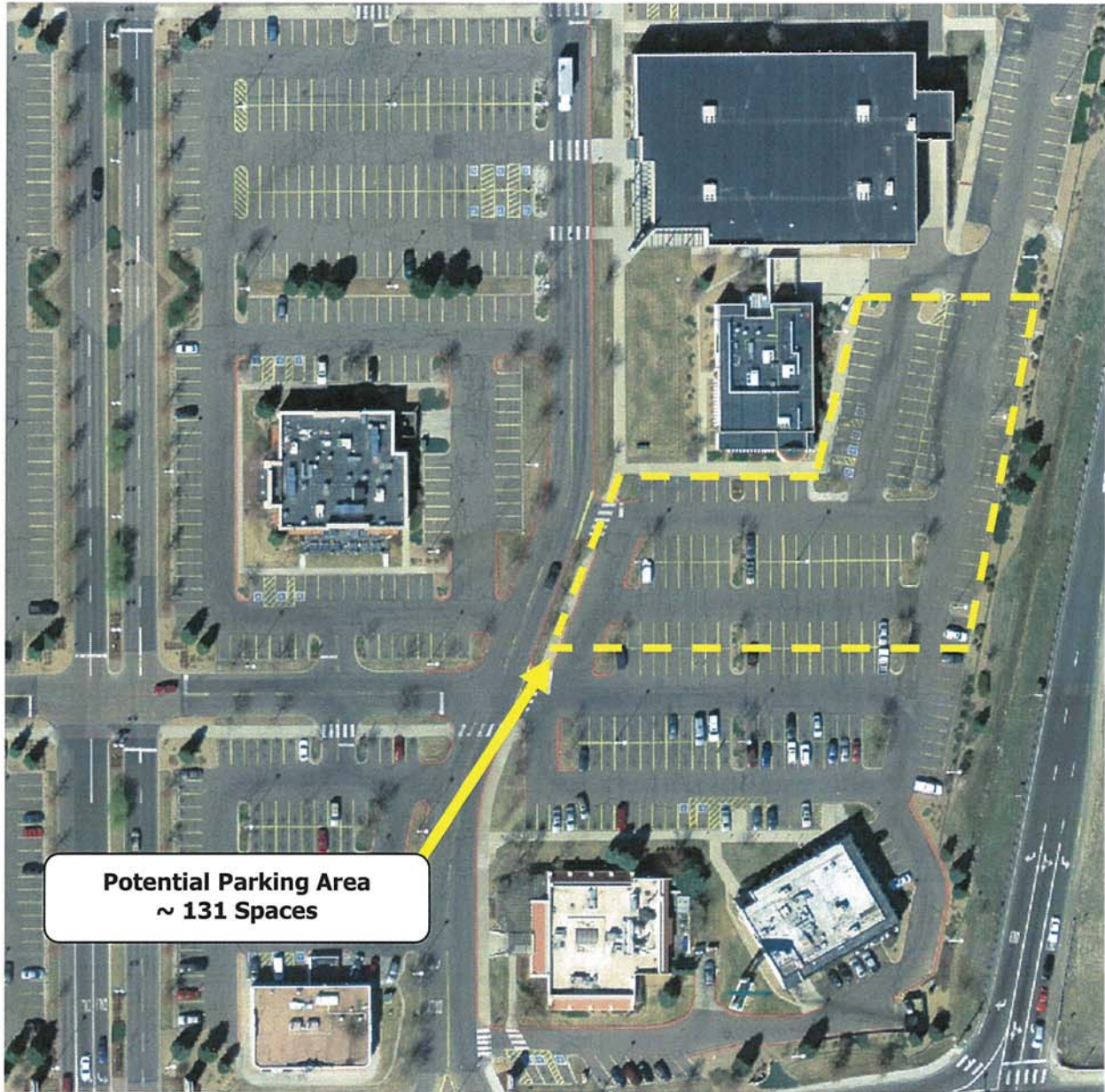
Steve Elkins, MCRP
Planner

WHAT'S NEXT: Upon approval, civil and architectural plans will be submitted to the Development Review Committee (DRC) for review by staff. Upon DRC approval building permits will be issued and construction will begin.

ATTACHMENT A



ATTACHMENT B

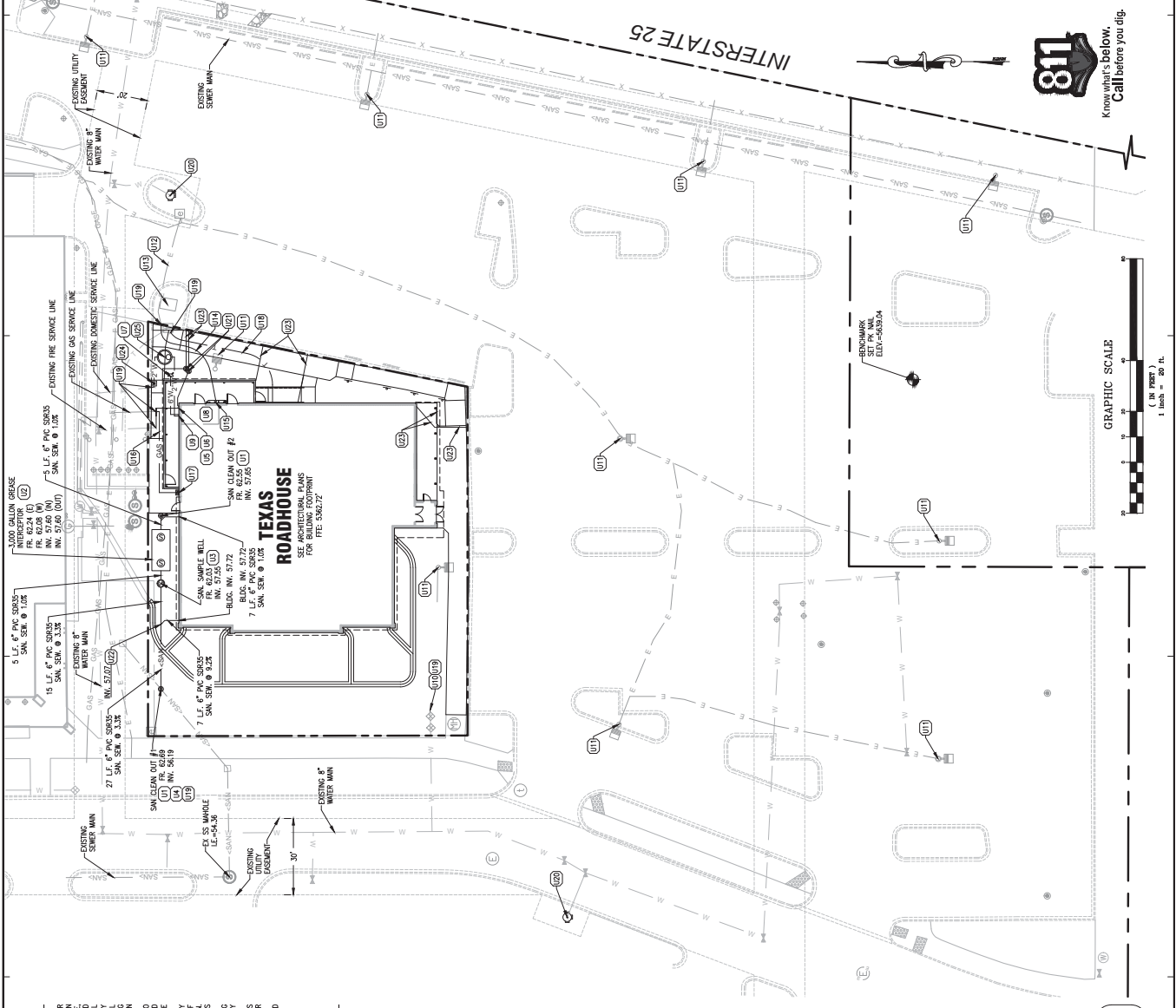


PROPOSED LEGEND:

- PROPERTY LINE / LEASE LINE
- SANTRY
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED 6" PROTECTION WATER SERVICE
- PROPOSED 2" DOMESTIC WATER SERVICE
- PROPOSED 4" W
- PROPOSED 1" IRRIGATION WATER SERVICE
- PROPOSED ELECTRIC SERVICE LINE
- PROPOSED GAS SERVICE LINE
- T
- PROPOSED TELEPHONE SERVICE LINE
- PROPOSED SANITARY SEWER GREASE INTERCEPTOR
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SANITARY SEWER SAMPLING WELL
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE VALVE AND BOX
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER
- PROPOSED GAS METER
- PROPOSED ELECTRIC METER, CT CABINET AND DISCONNECT

UTILITY KEY NOTES:

- U1 PROPOSED 3000 GALLON GREASE INTERCEPTOR (G.I.) PER NORTH METRO PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- U2 PROPOSED 1500 GALLON SANITARY SEWER GREASE INTERCEPTOR (SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS).
- U3 PROPOSED SANITARY SEWER SAMPLING WELL (SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS).
- U4 CONNECT PROPOSED 6" SANITARY SEWER SERVICE LINE TO EXISTING SANITARY SEWER LINE AND STRUCTURES, INCLUDING THE PROPOSED GREASE INTERCEPTOR AND SAMPLING WELL. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- U5 PROPOSED 6" PROTECTION WATER SERVICE LINE TO EXISTING WATER SERVICE LINE. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- U6 PROPOSED 2" DOMESTIC WATER SERVICE LINE TO EXISTING WATER SERVICE LINE. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- U7 PROPOSED 4" WATER SERVICE LINE TO EXISTING WATER SERVICE LINE. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- U8 PROPOSED 1" IRRIGATION WATER SERVICE LINE TO EXISTING WATER SERVICE LINE. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- U9 PROPOSED 2" TYPE K COPPER DOMESTIC WATER SERVICE LINE. 2" DOMESTIC WATER SERVICE LINE SHALL BE INSTALLED PER CITY OF NORTHGLENN STANDARD SPECIFICATIONS AND SHALL BE CONSTRUCTED PER CITY OF NORTHGLENN STANDARD SPECIFICATIONS. MAXIMUM PROTECTION DEVICE TO BE INSTALLED PER CITY OF NORTHGLENN STANDARD SPECIFICATIONS. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- U10 PROPOSED 6" PROTECTION WATER SERVICE LINE TO EXISTING WATER SERVICE LINE AND BOLLARD PROTECTION DEVICES TO REMAIN. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- U11 EXISTING PRIMARY ELECTRIC SERVICE LINE (CONTRACTOR SHALL COORDINATE NEW BUILDING ELECTRICAL SERVICE ROUTING AND INSTALLATION REQUIREMENTS WITH BUILDING ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS). SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- U12 EXISTING ELECTRICAL TRANSFORMER (CONTRACTOR SHALL COORDINATE NEW BUILDING ELECTRICAL SERVICE ROUTING AND INSTALLATION REQUIREMENTS WITH BUILDING ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS). SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- U13 EXISTING ELECTRICAL TRANSFORMER (CONTRACTOR SHALL COORDINATE NEW BUILDING ELECTRICAL SERVICE ROUTING AND INSTALLATION REQUIREMENTS WITH BUILDING ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS). SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- U14 PROPOSED SECONDARY ELECTRIC SERVICE LINE (CONTRACTOR SHALL COORDINATE NEW BUILDING ELECTRICAL SERVICE ROUTING AND INSTALLATION REQUIREMENTS WITH BUILDING ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS). SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- U15 PROPOSED ELECTRIC SERVICE METER, CT CABINET AND DISCONNECT LOCATION (SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS). SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- U16 PROPOSED GAS SERVICE METER (CONTRACTOR SHALL COORDINATE NEW BUILDING ELECTRICAL SERVICE ROUTING AND INSTALLATION REQUIREMENTS WITH BUILDING ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS). SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- U17 PROPOSED GAS SERVICE METER (CONTRACTOR SHALL COORDINATE NEW BUILDING ELECTRICAL SERVICE ROUTING AND INSTALLATION REQUIREMENTS WITH BUILDING ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS). SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- U18 PROPOSED (2) 4" PVC SCHEDULE 80 CONDUITS WITH FALL WIRE FOR NEW ELECTRICAL SERVICE TO BE INSTALLED PER CITY OF NORTHGLENN STANDARD SPECIFICATIONS. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- U19 POINT OF CONNECTION TO EXISTING UTILITY SERVICE (EXCEPT FOR SANITARY SEWER SERVICE) SHALL BE AS SHOWN ON THIS PLAN.
- U20 EXISTING FIRE HYDRANT TO REMAIN.
- U21 PROPOSED SANITARY SEWER CLEAN OUT. SEE GRADING PLAN FOR ADDITIONAL INFORMATION AND DETAILS.
- U22 PROPOSED SANITARY SEWER BITE PER ADDITIONAL INFORMATION AND DETAILS.
- U23 PROPOSED SANITARY SEWER CLEAN OUT PER ADDITIONAL INFORMATION AND DETAILS.
- U24 CURB STOP VALVE AND SERVICE BOX PER CITY OF NORTHGLENN STANDARD SPECIFICATIONS.
- U25 SEE PLAN FOR ORIENTATION OF ACCESS COVER. METER PIT SHALL BE DESIGNATED AS SHOWN ON THIS PLAN. CONSTRUCTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH NORTHGLENN STANDARD SPECIFICATIONS.



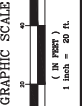
GENERAL UTILITY NOTES:

1. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THESE PLANS BY EXCAVATION AND FIELD SURVEY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITY PROVIDERS AND THE CITY OF NORTHGLENN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITY PROVIDERS AND THE CITY OF NORTHGLENN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITY PROVIDERS AND THE CITY OF NORTHGLENN.
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EXISTING LEGEND:

- LOT LINE / LEASE LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- CONCRETE CURB AND GUTTER
- WATER LINE
- SANITARY SEWER
- STORM LINE
- ELECTRIC LINE
- TELEPHONE LINE
- GAS
- FIRE HYDRANT
- WATER VALVE
- SEWER CLEANOUT
- MONITORING WELL
- SIGN
- IRRIGATION VALVE
- WATER METER
- TRAFFIC BOLLARD
- ELECTRIC MANHOLE
- GAS METER
- TELEPHONE MANHOLE
- LIGHT POLE
- TREE

UTILITY SERVICE NOTES:
 CONTRACTOR SHALL COORDINATE ALL PROPOSED UTILITY SERVICE LINE POINT OF CONNECTIONS WITH BUILDING MEP PLANS.



ISSUE/REVISION RECORD

DATE	DESCRIPTION
02/20/25	PERMIT SET
02/20/25	PERMIT SET



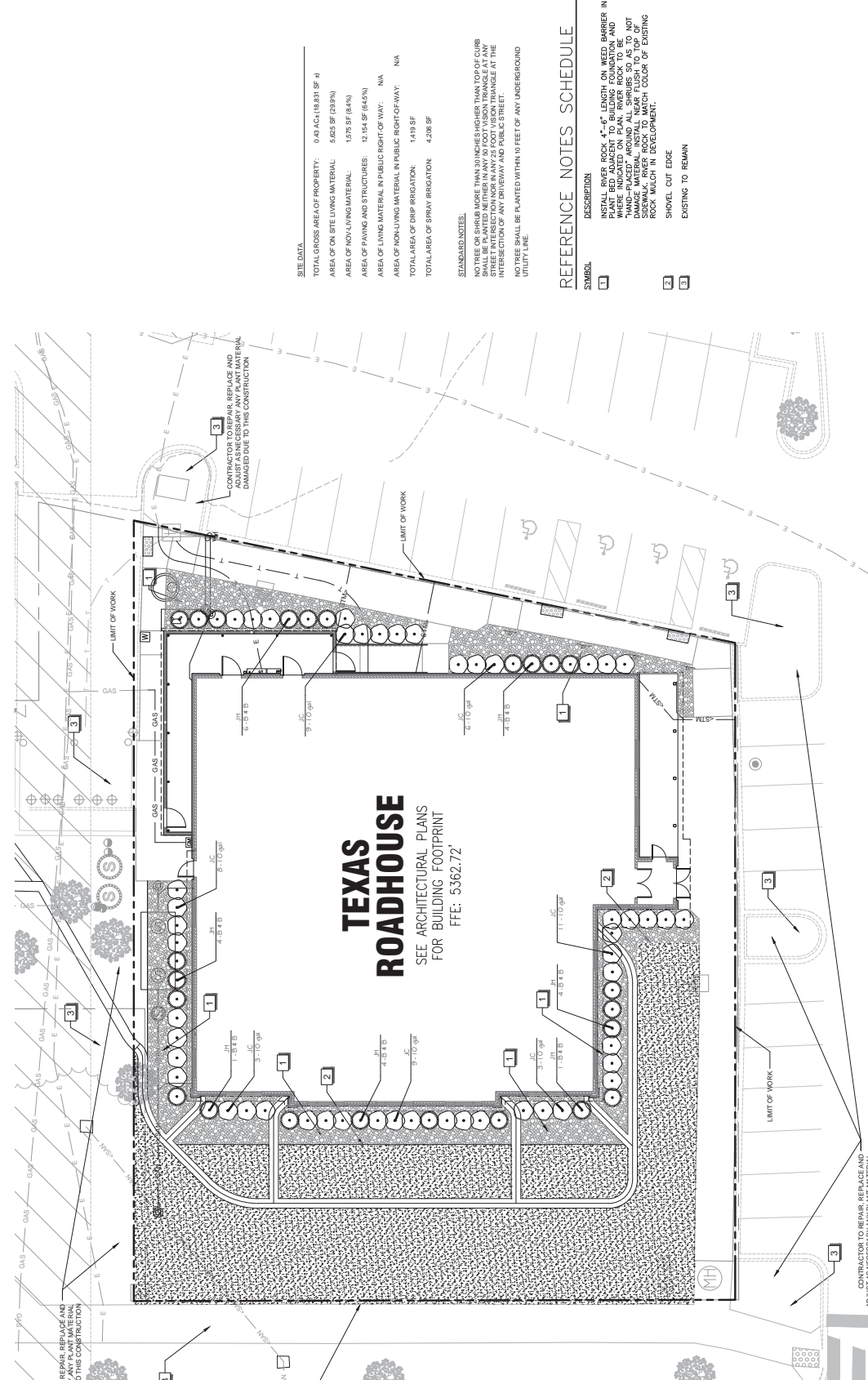
PROFESSIONAL IN CHARGE
 LANDSCAPE ARCHITECT
 KURT KOETHE
 LICENSE NO. 9159
 STATE OF CALIFORNIA
 QUALITY CONTROL
 DRAWN BY
 PROJECT NAME
TEXAS ROADHOUSE

NORTHGLENN COLORADO
 231 W. 104TH AVENUE



PROJECT NUMBER
 20145941.0
SHEET TITLE
PLANTING PLAN
SHEET NUMBER
L3.0

NOT ISSUED FOR CONSTRUCTION



SITE DATA

TOTAL GROSS AREA OF PROPERTY:	0.43 AC (19,831 SF ±)
AREA OF ON SITE LIVING MATERIAL:	6,625 SF (23.9%)
AREA OF NON-LIVING MATERIAL:	1,675 SF (8.4%)
AREA OF PAVING AND STRUCTURES:	12,124 SF (64.5%)
AREA OF LIVING MATERIAL IN PUBLIC RIGHT-OF-WAY:	N/A
TOTAL AREA OF DRIP IRRIGATION:	1,419 SF
TOTAL AREA OF SPRAY IRRIGATION:	4,286 SF

STANDARD NOTE:
 NO TREE OR SHRUB MORE THAN 30 INCHES HIGHER THAN TOP OF CURB SHOULD BE PLANTED WITHIN ANY 30 FOOT VISION TRIANGLE AT ANY INTERSECTION OF ANY DRIVEWAY AND PUBLIC STREET.
 NO TREE SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	INSTALL RIVER ROCK 4"-6" LENGTH ON WEED BARRIER IN DRIVEWAY AND SIDEWALKS. RIVER ROCK TO BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY LINE.
2	SHOVEL CUT EDGE EXISTING TO REMAIN
3	EXISTING TO REMAIN

PLANT SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SCALE	HEIGHT
○	JC	49	Juniperus chinensis 'Armstrongii'	Armstrong Juniper		30" min. ht.
○	JH	24	Juniperus chinensis 'Heidi Columns'	Heidi Column Juniper		B & B 7' min. ht.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	
■	TS	4,208 sf	Turf Sod	To match existing sod		
■			4"-6" length river rock cobbles	see detail 2 sheet L4.		

