

**RESOLUTION NO. PZ 09-22**  
**Series of 2022**

**A RESOLUTION RECOMMENDING APPROVAL OF A LEVEL IV DEVELOPMENT APPLICATION FOR A PUD SIGN PLAN FOR THE PANERA BREAD RESTAURANT.**

**WHEREAS**, the Planning and Zoning Commission of the Town of Dillon (“**Planning Commission**”) has received a Level IV Development Application from Mana Colorado, LLC (“**Applicant**”) for a PUD Sign Plan (“**Application**”) for the Panera Bread restaurant located at 257 Dillon Ridge Road (“**Development**”); and

**WHEREAS**, The Point at Dillon Ridge LLLP (“**Point**”), property owner, provided written approval of the PUD Sign Plan Application on August 31, 2022; and

**WHEREAS**, signage for the Development was originally approved pursuant to the Panera Bread PUD Development Plan by Ordinance 04-19, Series of 2019; and

**WHEREAS**, because the Applicant proposes signage inconsistent with the original approval, including the relocation of certain sign bands and the installation additional signs, the Application is necessary; and

**WHEREAS**, the Planning Commission has determined that the Application is complete; and

**WHEREAS**, following the required notice, a public hearing on the Application was held on September 12, 2022, before the Planning Commission; and

**WHEREAS**, following the public hearing the Planning Commission has made certain findings of fact regarding the Application and has determined that certain conditions which are reasonable and necessary to and relate to impacts created by the development should attach to the Town Council’s approval of the Application.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:**

Section 1. That on September 12, 2022, following the required notice, the Planning Commission held a public hearing on the Application, and following said public hearing makes the following findings of fact:

- A. That the Application is complete.
- B. That the Application is in substantial conformance with the Town of Dillon Comprehensive Plan.
- C. That the Application meets the applicable Dillon Municipal Code (“**Code**”) requirements.

- D. That the Application is compatible with the Panera Bread PUD Development Plan, the underlying zone district.
- E. The Application will not have an adverse impact on the surrounding area, and is compatible with the scale, intensity, and type of land uses located on adjacent property.
- F. The proposed benefits of the Application offset the proposed exceptions to the underlying Sign Zone A and such exceptions are in the best interest of the public health, safety and welfare.

Section 2. That the Planning Commission hereby recommends that the Town Council approve o the Application for a PUD Sign Plan, with the following conditions:

- A. The Town Manager may approve additional minor changes to the Application that do not change the character or intent of the Application as approved by this resolution.
- B. Although the Application proposes static drive through signs, digital drive through Menu and Menu Preview Signs are permitted by approval of this resolution. Should such digital signs be desired, they shall be approved by Point, and then an application submitted to the Town to be reviewed by the Town of Dillon Development Review Committee.
- C. The Panera PUD Sign Plan may include one sign panel on the existing, freestanding Business Area Directory Sign located in the southwestern corner of the site in accordance with the Panera PUD Development Plan approved by Ordinance 04-19, Series of 2019.

**APPROVED AND ADOPTED THIS 12<sup>th</sup> DAY OF SEPTEMBER, 2022, BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF DILLON, COLORADO.**

**PLANNING AND ZONING COMMISSION,  
TOWN OF DILLON**

By: \_\_\_\_\_  
Alison Johnston, Chairperson

ATTEST:

By: \_\_\_\_\_  
Michelle Haynes, Secretary to the Commission

Resolution PZ 09-22, Series of 2022

**EXHIBIT 'A'**

Panera Bread PUD Sign Plan



Panera Bread Café #2461 Dillon CO

Signage Responsibility Matrix

Indicate QUANTITY in the appropriate column below for each item

Description	By Sign Vendor	By Panera GC	By Landlord/ others	N/A - none proposed or required	Description	By Sign Vendor	By Panera GC	By Landlord/ others	N/A - none proposed or required
Building Mounted Signage - Channel Letters	2				Drive-thru Clearance bar	1			
Building Mounted Logo-	3				Drive-thru Clearance bar foundation			1	
"Drive-Thru" Wall Sign	3				Drive-thru Canopy / speaker post	1			
Marque signs					Drive-thru Canopy / speaker post (future)				
Logo Wall Mural - Painted					Static Digital Preview Board	1			
Pole Sign Structure with Cabinet and Graphics					Drive-thru Preview Board foundation			1	
Monument Sign Structure, Masonry and Electrical					Static Digital menu board	1			
Monument Sign Foundation					Drive-thru Menu Board foundation			1	
Multi-Tenant Sign					Drive-thru Thank you/ Directional Signs	2			
Multi-Tenant Sign Foundation					Drive-thru Thank you/ Directional Sign foundations	2			
Panera Panels for Multi-Tenant Sign - FACES ONLY					Other (Describe fully)				
Rapid Pick-Up Signs - bollard mount					Awning Engineering				
Drive Thru Waiting Sign - bollard mount					Architectural Building Canopy				
Merge Sign -Bollard req'd - bollard mount .					Awnings	6			
Painted Wall Mural					Stencil Set	1			

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WEB www.mandevillesign.com

APPROVALS	
Signatures Required Before Release to Production	
Engineering	DATE
Sales	DATE
Production	DATE

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

REVISIONS		
NO.	BY	DESCRIPTION
1		
2		
3		
4		
5		
6		

CUSTOMER 

2461

STORE#

DILLON, CO

LOCATION

WORK ORDER NUMBER(S) **31984**

PROJECT MANAGER **Wendy R.**

WD	01/23/19
ARTIST	DATE

DRAWING NAME **31984.1**

**APPROVALS**  
 Signatures Required Before Release to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	updated to stacked layout	02/12/19
2	WD	omit "bread", add d/t cabinet	04/15/19
3	WD	omit d/t cabinet	04/19/19
4	WD	update to new logo standards	08/27/19
5	WD	adjust signs / sizes	09/03/19
6	JR	update colors	09/11/19
7	GC	updated to current standards	04/13/22
8	GC	wall sign layout	04/19/22
9	GC	updated logo	06/16/22
10	GC	UPDATED ELEVATIONS	08/04/22

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

**31984**



STORE NUMBER **2461**

**DILLON, CO**

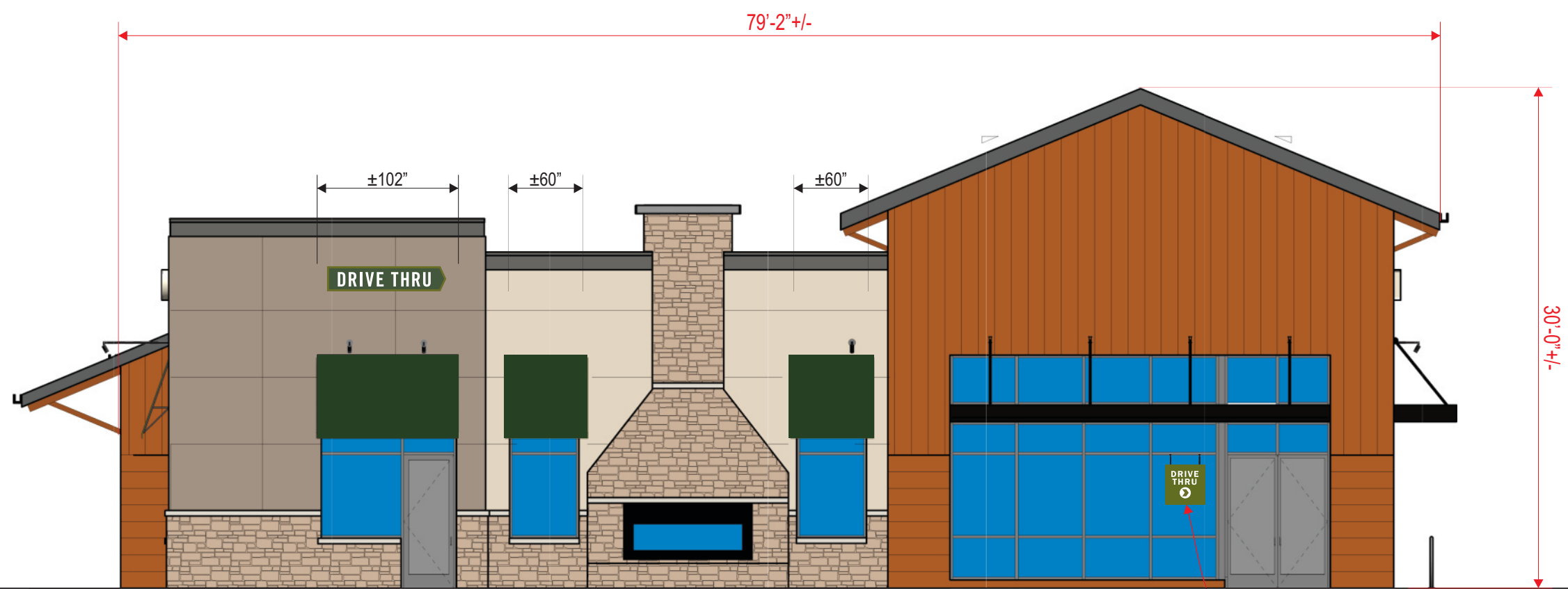
LOCATION

PROJECT MANAGER **Carla M.**

WD 01/23/19  
 ARTIST DATE

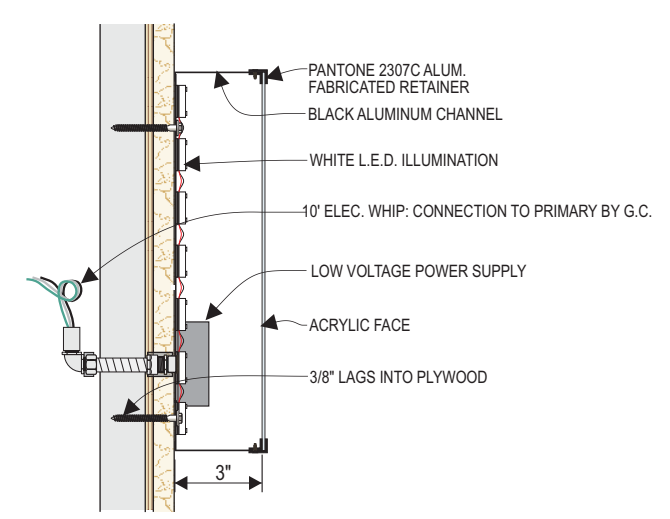
**31984.2**

DRAWING NAME



**SOUTH ELEVATION: 1/8" = 1'-0"**  
**TOTAL AREA OF ALL WALL SIGNS = 10.70 SQ.FT.**

**WINDOW SIGN  
 SEE: 31984.11**



DRIVE THRU CABINET SIGN SECTION: N.T.S.



SCALE: 3/8" = 1'-0" **10.70 S/F TOTAL**

- INTERNALLY ILLUMINATED "DRIVE THRU" WALL SIGN**
- 3" DEEP ALUMINUM CHANNEL AND RETAINER PAINTED PANTONE 2307 C
  - WHITE ACRYLIC FACE WITH FIRST SURFACE DIGITAL PRINT
  - PANTONE 2307C C BORDER & CIRCLE BEHIND ARROW
  - PANTONE 2410 C GREEN BACKGROUND BEHIND RAPID PICK UP
  - WHITE DRIVE THRU COPY AND ARROW
  - SLOAN 6500K PRISM WHITE LED ILLUMINATION

<b>PANERA SLATE</b> PANTONE 7540 C C67 M54 Y46 K40 R75 G79 B84 HEX #4B4F54	<b>PANTONE 476 CP</b> CMYK: 30 / 71 / 75 / 81 RGB: 84 / 60 / 46 HEX: 543C2E	<b>SUN DAPPLE</b> PANTONE 7403 C C5 M15 Y55 K0 R238 G212 B132 HEX #EED484	<b>PANERA GREEN</b> PANTONE 2307 C C32 M2 Y100 K61 R104 G111 B18 HEX #686F12	<b>PANTONE 2410 C</b>
----------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------	-----------------------



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**APPROVALS**

Signatures Required Before Release to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	updated to stacked layout	02/12/19
2	WD	omit "bread", add d/t cabinet	04/15/19
3	WD	update to new logo standards	08/27/19
4	WD	omit signs	09/03/19
5	JR	update colors	09/11/19
6	GC	updated to current standards	04/13/22
7	GC	removed awning graphics	06/27/22
8	GC	adjusted wall signs	07/01/22
9	GC	UPDATED ELEVATIONS	08/04/22
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

**31984-1**



CUSTOMER

**2461**

STORE NUMBER

**DILLON, CO**

LOCATION

PROJECT MANAGER **Carla M.**

WD 01/23/19  
ARTIST DATE

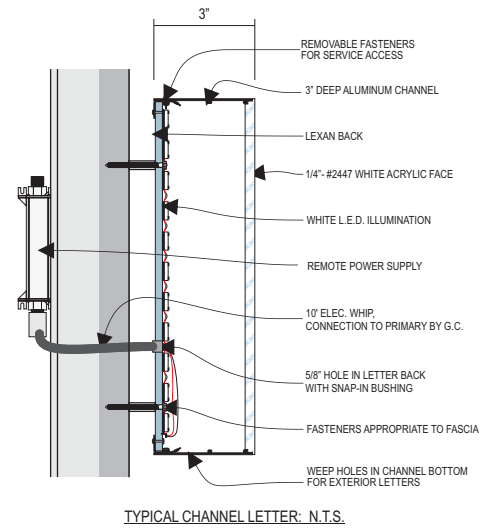
**31984.3**

DRAWING NAME

68'-10" +/-

±60"

30'-0"



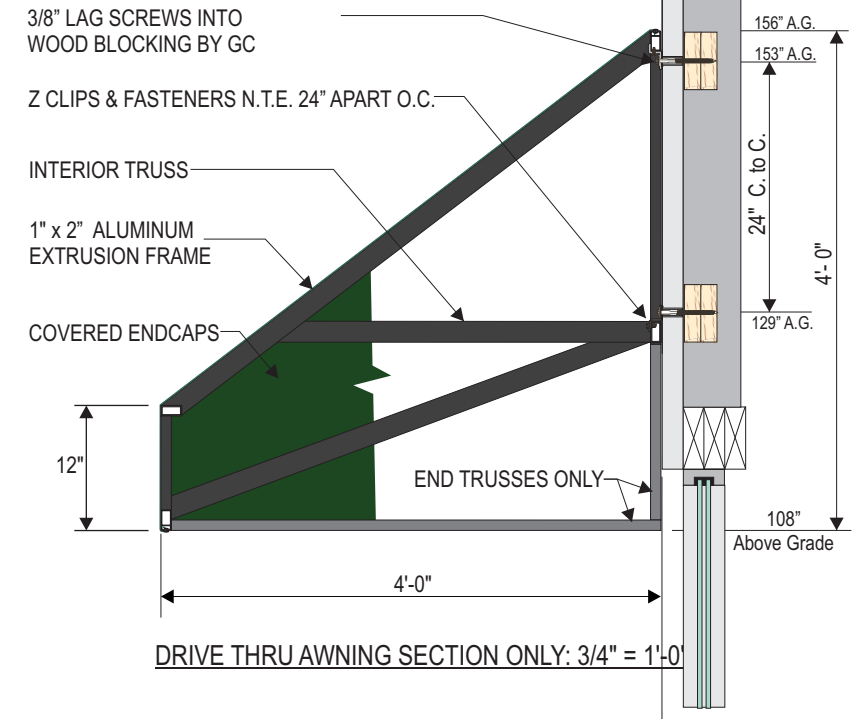
WEST ELEVATION: 1/8" = 1'-0"

TOTAL AREA OF ALL WALL SIGNS = 70.9 SQ.FT.



SCALE: 3/8" = 1'-0"

- INTERNALLY ILLUMINATED FRONT LIT/HALO LIT CHANNEL LETTERS:  
"PANERA BREAD" LETTERS
- 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED PANTONE 7540 C SLATE
  - CLEAR LEXAN BACKS
  - 6500K SLOAN PRISM WHITE LED LIGHTING (PANERA BREAD)
  - 5000K SLOAN PRISM (MOTHER BREAD)
  - TRIMLESS DESIGN
  - MB LOGO WITH PANTONE 7403 CP -INTERNALLY LIT/HALO LIT TRANSLUCENT BACKGROUND WITH TRANSLUCENT PANTONE 476 CP DETAILS
  - 3" DEEP CHANNEL PAINTED TO MATCH PANTONE 7540 C SLATE
  - ALL GRAPHICS TO BE PINNED OFF WALL 1"
  - REMOTE POWER SUPPLIES



DRIVE THRU AWNING SECTION ONLY: 3/4" = 1'-0"



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**APPROVALS**

Signatures Required Before Release to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	added windows and awning	02/12/19
2	WD	omit "bread", add d/t cabinet	04/15/19
3	WD	update to new logo standards	08/27/19
4	WD	adjust signs / sizes	09/03/19
5	JR	update colors	09/11/19
6	GC	updated to current standards	04/13/22
7	GC	wall sign layout	04/19/22
8	GC	updated logo	06/16/22
9	GC	removed awning graphics	06/27/22
10	GC	UPDATED ELEVATIONS	08/04/22

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

**31984-1**



CUSTOMER

**2461**

STORE NUMBER

**DILLON, CO**

LOCATION

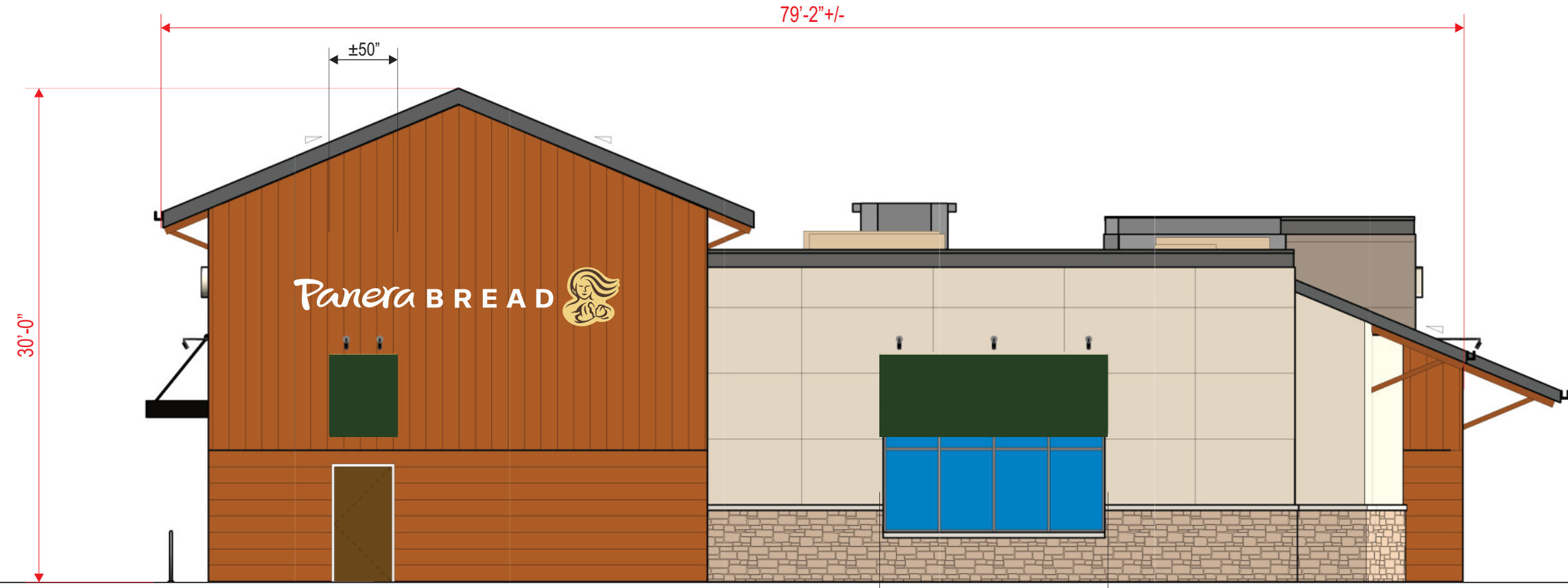
**Carla M.**

PROJECT MANAGER

WD 01/23/19  
ARTIST DATE

**31984.4**

DRAWING NAME

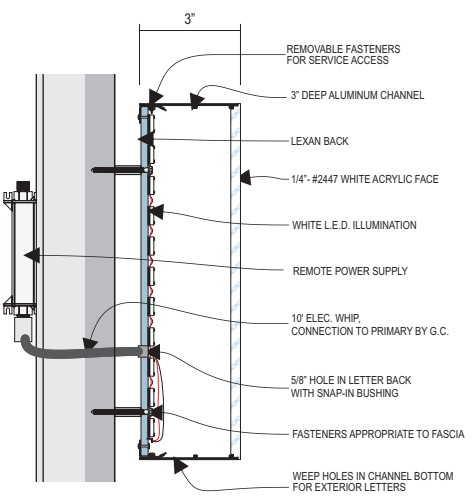


NORTH ELEVATION: 1/8" = 1'-0"

TOTAL AREA OF ALL WALL SIGNS = 70.9 SQ.FT.



SCALE: 3/8" = 1'-0"



TYPICAL CHANNEL LETTER: N.T.S.

- INTERNALLY ILLUMINATED FRONT LIT/HALO LIT CHANNEL LETTERS:  
"PANERA BREAD" LETTERS
- 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED PANTONE 7540 C SLATE
  - CLEAR LEXAN BACKS
  - 6500K SLOAN PRISM WHITE LED LIGHTING (PANERA BREAD)
  - 5000K SLOAN PRISM (MOTHER BREAD)
  - TRIMLESS DESIGN
  - MB LOGO WITH PANTONE 7403 CP -INTERNALLY LIT/HALO LIT TRANSLUCENT BACKGROUND WITH TRANSLUCENT PANTONE 476 CP DETAILS
  - 3" DEEP CHANNEL PAINTED TO MATCH PANTONE 7540 C SLATE
  - ALL GRAPHICS TO BE PINNED OFF WALL 1"
  - REMOTE POWER SUPPLIES

PANERA SLATE  
PANTONE 7540 C  
C67 M54 Y46 K40  
R75 G79 B84  
HEX #4B4F54

PANTONE 476 CP  
CMYK: 30 / 71 / 75 / 81  
RGB: 84 / 60 / 46  
HEX: 543C2E

SUN DAPPLE  
PANTONE 7403 C  
C5 M15 Y55 K0  
R238 G212 B132  
HEX #EED484

PANERA GREEN  
PANTONE 2307 C  
C32 M2 Y100 K61  
R104 G111 B18  
HEX #686F12

PANTONE 2410 C



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**APPROVALS**

Signatures Required Before Release to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	updated to stacked layout	02/12/19
2	WD	sign delete	04/15/19
3	JR	update colors	09/11/19
4	GC	updated to current standards	04/13/22
5	GC	removed awning graphics	06/27/22
6	GC	adjusted wall signs	07/01/22
7	GC	UPDATED ELEVATIONS	08/04/22
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984-1



CUSTOMER

2461

STORE NUMBER

DILLON, CO

LOCATION

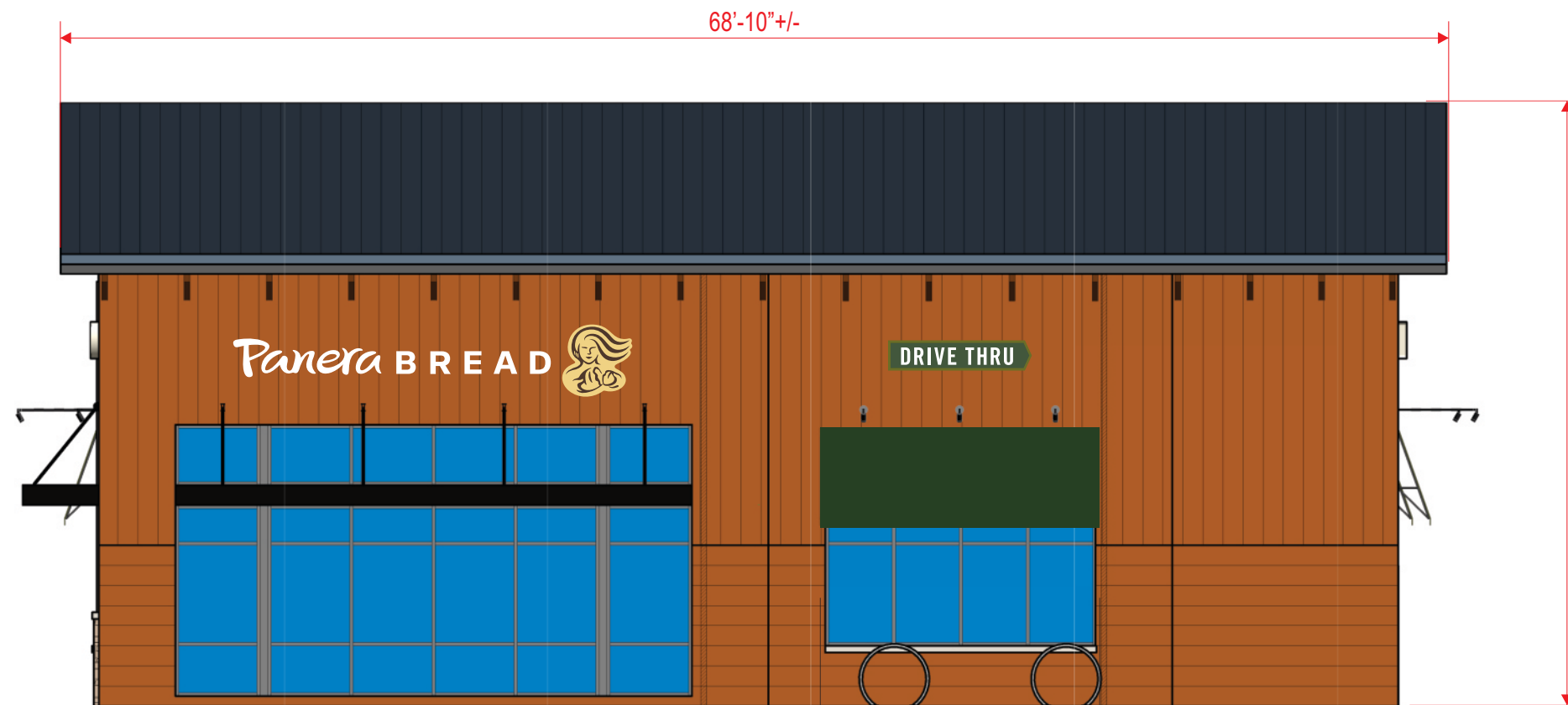
Carla M.

PROJECT MANAGER

WD 01/23/19  
ARTIST DATE

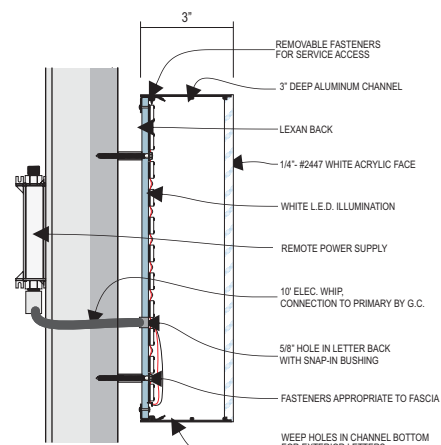
31984.5

DRAWING NAME



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

TOTAL AREA OF ALL WALL SIGNS = 89.8 SQ.FT.



TYPICAL CHANNEL LETTER: N.T.S.



SCALE: 3/8" = 1'-0"



**INTERNALLY ILLUMINATED FRONT LIT/HALO LIT CHANNEL LETTERS:**

- "PANERA BREAD" LETTERS
- 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED PANTONE 7540 C SLATE
- CLEAR LEXAN BACKS
- 6500K SLOAN PRISM WHITE LED LIGHTING (PANERA BREAD)
- 5000K SLOAN PRISM (MOTHER BREAD)
- TRIMLESS DESIGN
- MB LOGO WITH PANTONE 7403 CP - INTERNALLY LIT/HALO LIT TRANSLUCENT BACKGROUND
- WITH TRANSLUCENT PANTONE 476 CP DETAILS
- 3" DEEP CHANNEL PAINTED TO MATCH PANTONE 7540 C SLATE
- ALL GRAPHICS TO BE PINNED OFF WALL 1"
- REMOTE POWER SUPPLIES

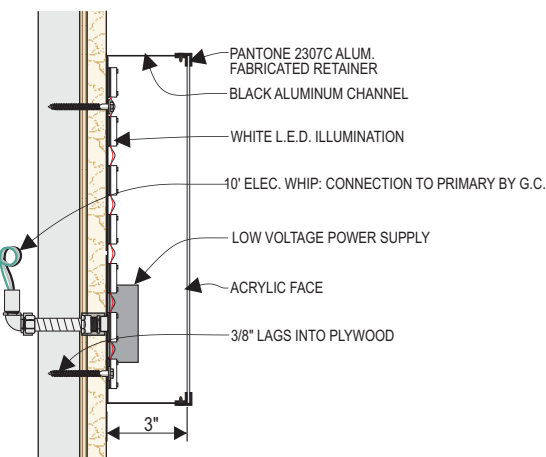


SCALE: 3/8" = 1'-0"

10.70 S/F TOTAL

**INTERNALLY ILLUMINATED "DRIVE THRU" WALL SIGN**

- 3" DEEP ALUMINUM CHANNEL AND RETAINER PAINTED PANTONE 2307 C
- WHITE ACRYLIC FACE WITH FIRST SURFACE DIGITAL PRINT
- PANTONE 2307C C BORDER & CIRCLE BEHIND ARROW
- PANTONE 2410 C GREEN BACKGROUND BEHIND RAPID PICK UP
- WHITE DRIVE THRU COPY AND ARROW
- SLOAN 6500K PRISM WHITE LED ILLUMINATION



DRIVE THRU CABINET SIGN SECTION: N.T.S.

PANERA SLATE  
PANTONE 7540 C  
C67 M54 Y46 K40  
R75 G79 B84  
HEX #4B4F54

PANTONE 476 CP  
CMYK: 30 / 71 / 75 / 81  
RGB: 84 / 60 / 46  
HEX: 543C2E

SUN DAPPLE  
PANTONE 7403 C  
C5 M15 Y55 K0  
R238 G212 B132  
HEX #EED484

PANERA GREEN  
PANTONE 2307 C  
C32 M2 Y100 K61  
R104 G111 B18  
HEX #686F12

PANTONE 2410 C





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**APPROVALS**

Signatures Required Before Release to Production

<b>Engineering</b>	
BY	DATE
<b>Sales</b>	
BY	DATE
<b>Estimating</b>	
BY	DATE
<b>Production</b>	
BY	DATE
<b>Quality Control</b>	
BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	GC	updated to current standards	04/13/22
2	GC	removed awning graphics	06/27/22
3			
4			
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

**31984-1**



CUSTOMER

**2461**

STORE NUMBER

**DILLON, CO**

LOCATION

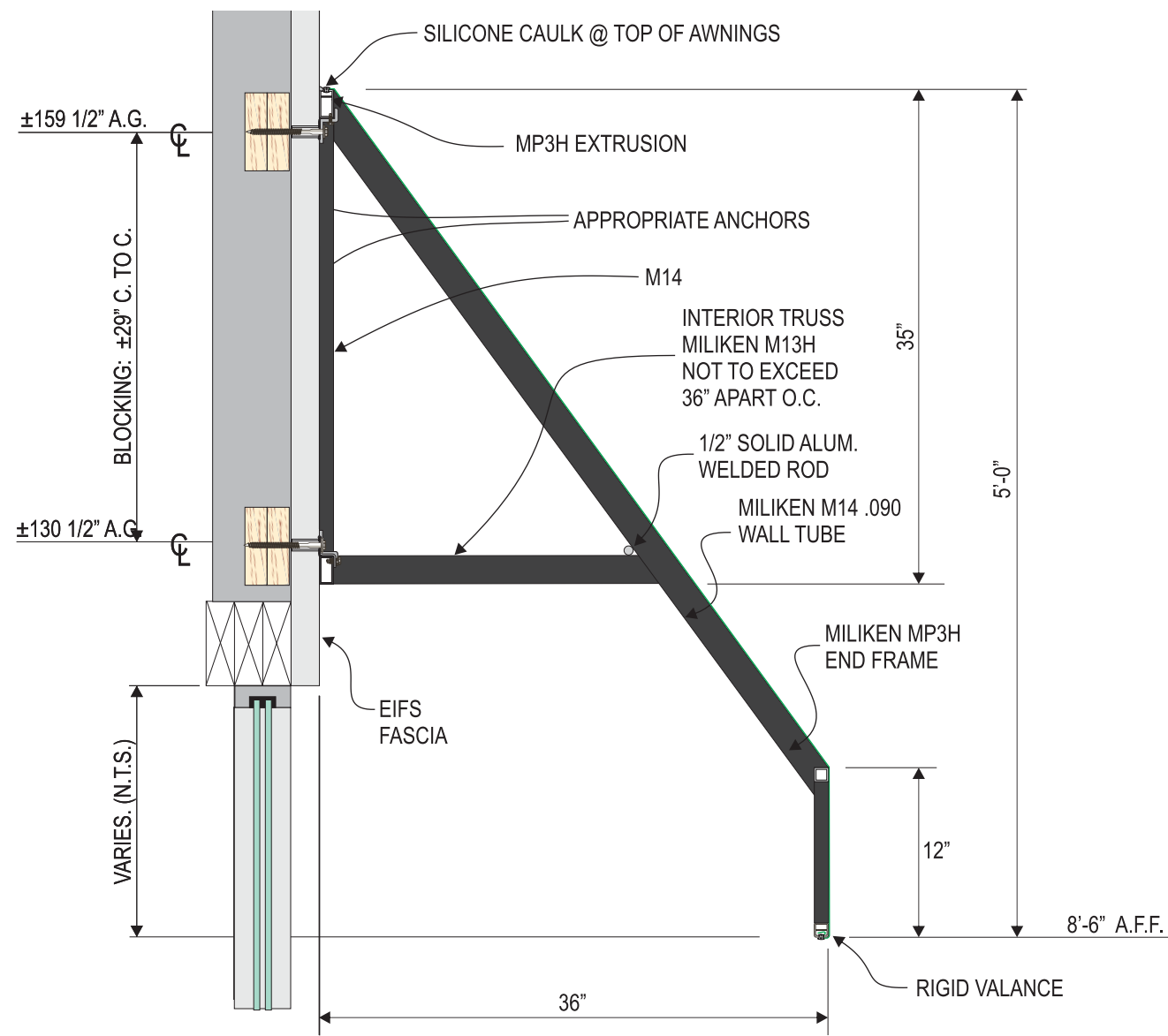
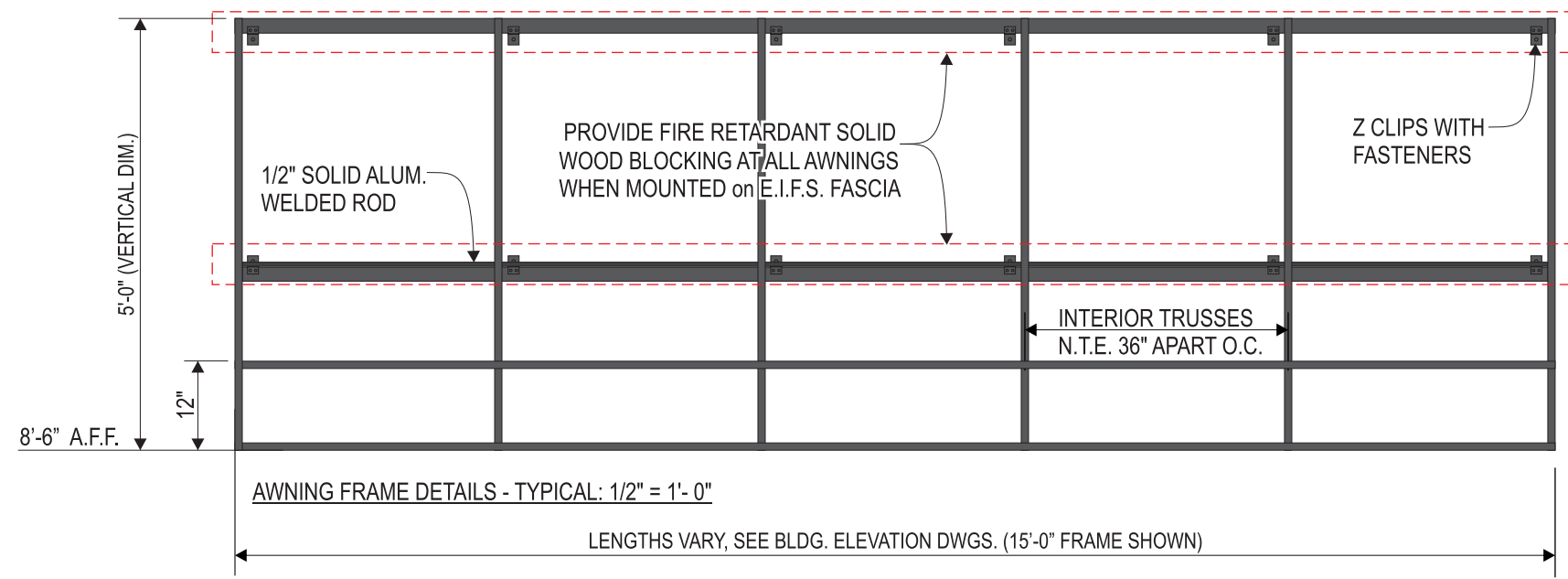
**Carla M.**

PROJECT MANAGER

WD 01/23/19  
ARTIST DATE

**31984.6**

DRAWING NAME



**ALUMINUM FRAMED STOREFRONT AWNINGS:**

- 1" x 2" x .125 TUBE ALUMINUM EXTRUSION WELDED FRAME
- FRAME POWDER BM "Cheating Heart"
- TRUSS SPACING N.T.E. 36" APART O.C.
- WEATHER TYTE WTY15PLS COVERS
- OPEN SOFFIT, OPEN ENDS
- PVC TRIM STAPLE COVER TO MATCH FRAMES
- MOUNTED USING Z-CLIPS & APPROPRIATE ANCHORS
- G.C. TO PROVIDE BLOCKING IF NEEDED

FABRIC COVERS HAVE FIRE RATING NFPA 701.

AWNING ENGINEERING IS AT THE DISCRETION OF THE BUILDING INSPECTOR.



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**APPROVALS**  
*Signatures Required Before Release to Production*

<b>Engineering</b>	
BY	DATE
<b>Sales</b>	
BY	DATE
<b>Estimating</b>	
BY	DATE
<b>Production</b>	
BY	DATE
<b>Quality Control</b>	
BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	added directional sign	01/29/19
2	GC	updated to current standards	04/13/22
3	GC	UPDATED SITE MAP	09/01/22
4			
5			
6			
7			
8			
9			
10			

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**31984-1**

CUSTOMER

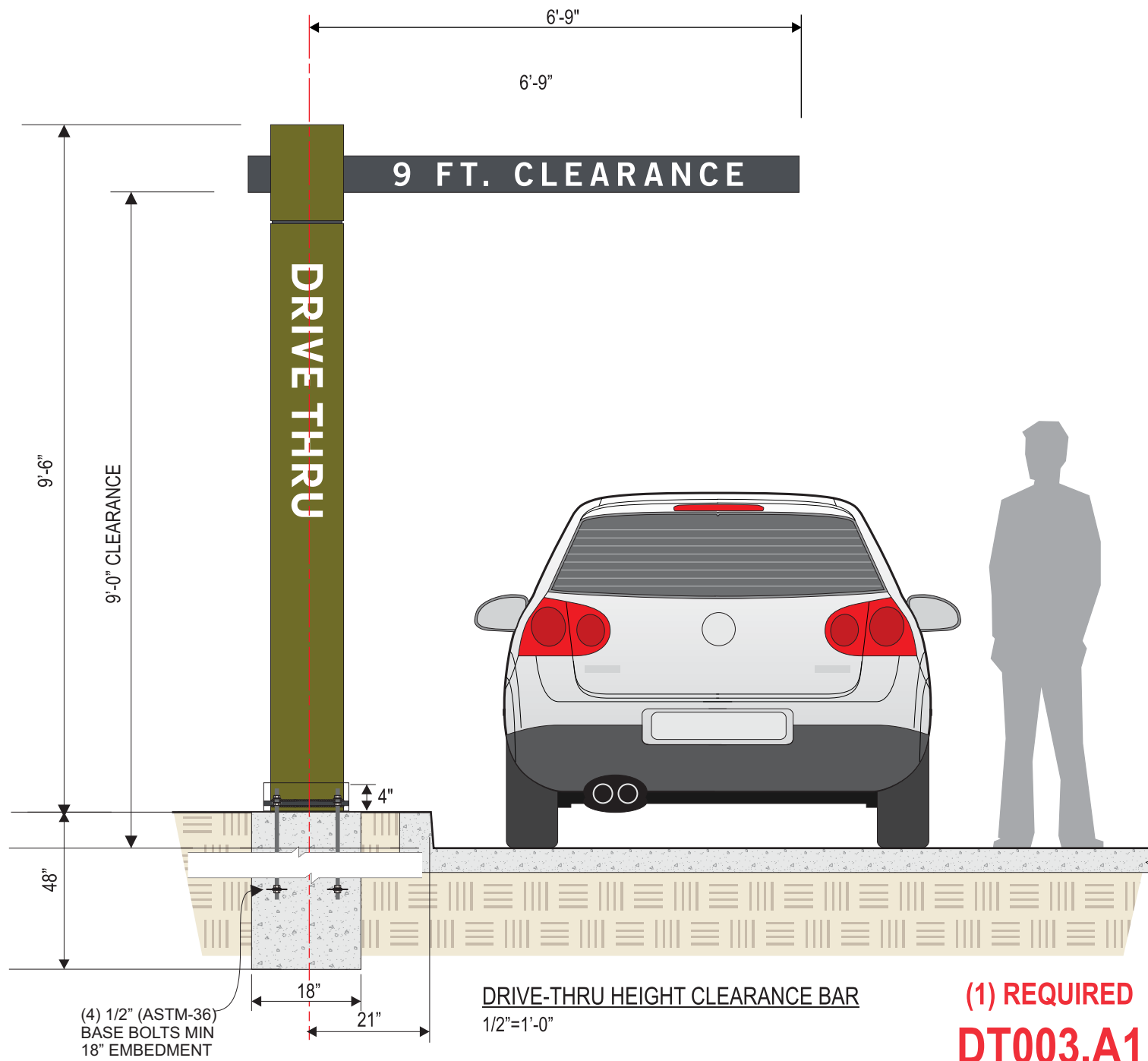
STORE NUMBER **2461**

LOCATION **DILLON, CO**

PROJECT MANAGER **Carla M.**

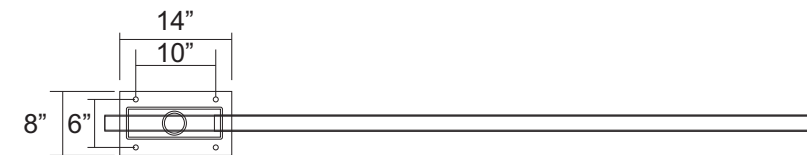
ARTIST **WD** DATE **01/23/19**

DRAWING NAME **31984.7**

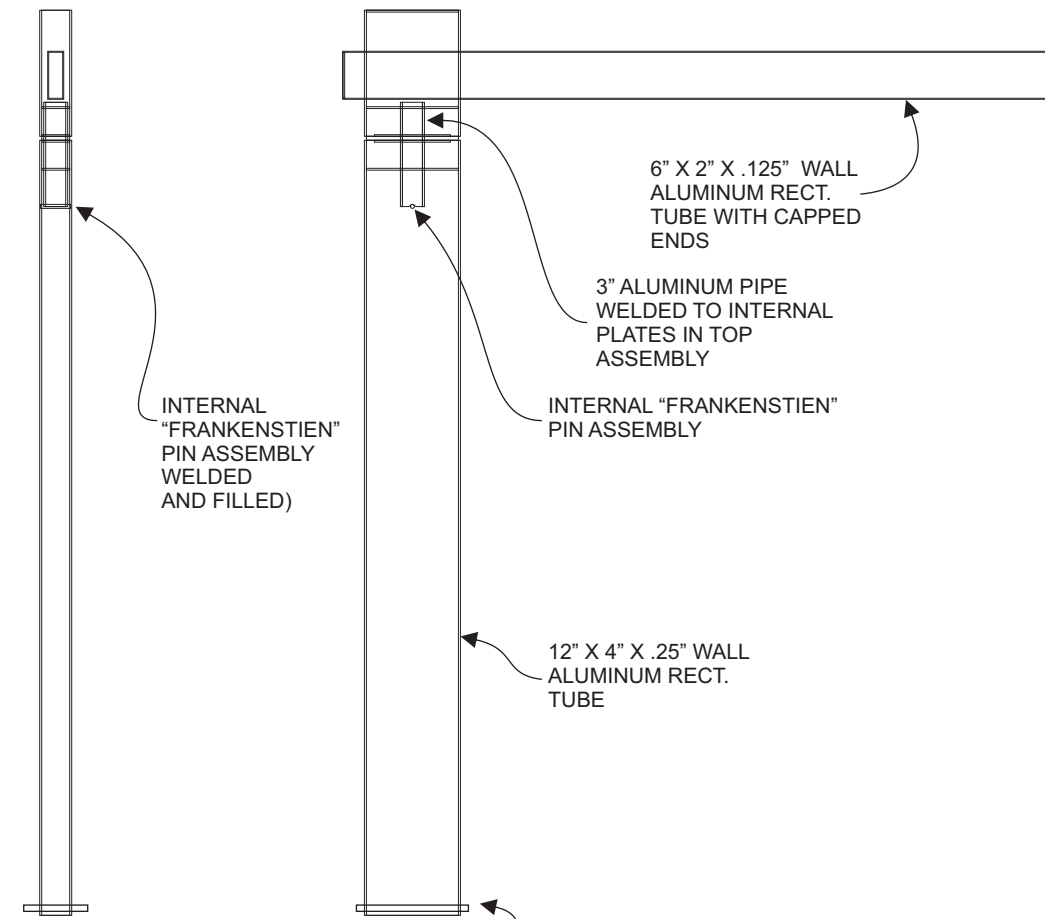


CLEARANCE BAR SIGN  
1/2" = 1'-0"

PANERA GREEN PANTONE 2307 C C32 M2 Y100 K61 R104 G111 B18 HEX #686F12	PANERA SLATE PANTONE 7540 C C67 M54 Y46 K40 R75 G79 B84 HEX #4B4F54
-----------------------------------------------------------------------------------	---------------------------------------------------------------------------------



PLAN VIEW



END VIEW

SIDE VIEW

CLEARANCE BAR SIGN  
1/2" = 1'-0"



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**APPROVALS**

Signatures Required Before Release to Production

Engineering	BY	DATE
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Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	added directional sign	01/29/19
2	GC	updated to current standards	04/13/22
3	GC	updated logo	06/16/22
4			
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

**31984-1**



CUSTOMER

**2461**

STORE NUMBER

**DILLON, CO**

LOCATION

PROJECT MANAGER **Carla M.**

WD 01/23/19  
ARTIST DATE

**31984.8**

DRAWING NAME



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**APPROVALS**

Signatures Required Before Release to Production

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BY	DATE
Quality Control	
BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	added directional sign	01/29/19
2	GC	updated to current standards	04/13/22
3	GC	updated logo	06/16/22
4			
5			
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7			
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10			

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31984-1



CUSTOMER

2461

STORE NUMBER

DILLON, CO

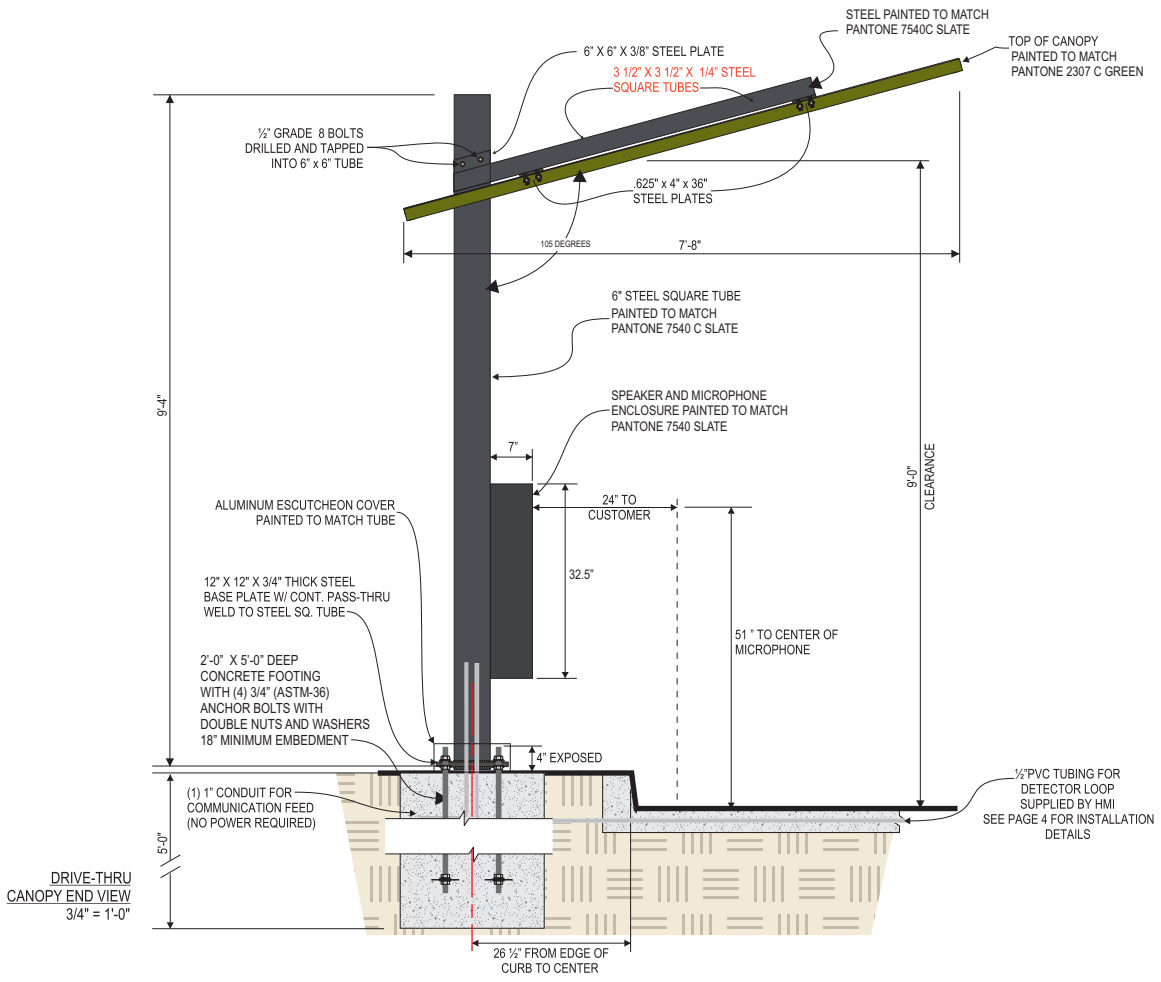
LOCATION

PROJECT MANAGER Carla M.

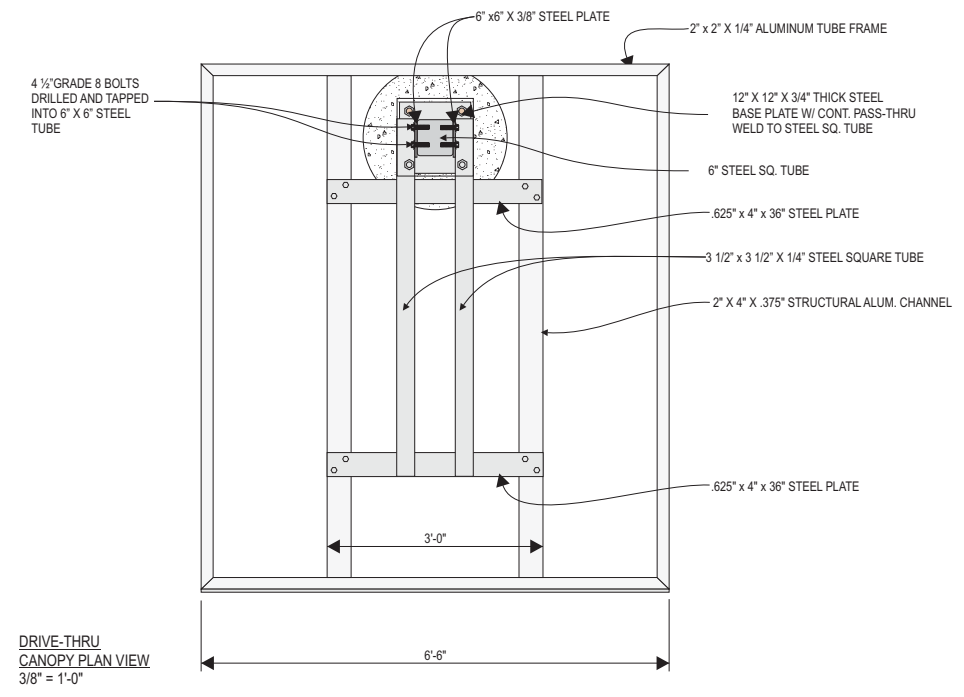
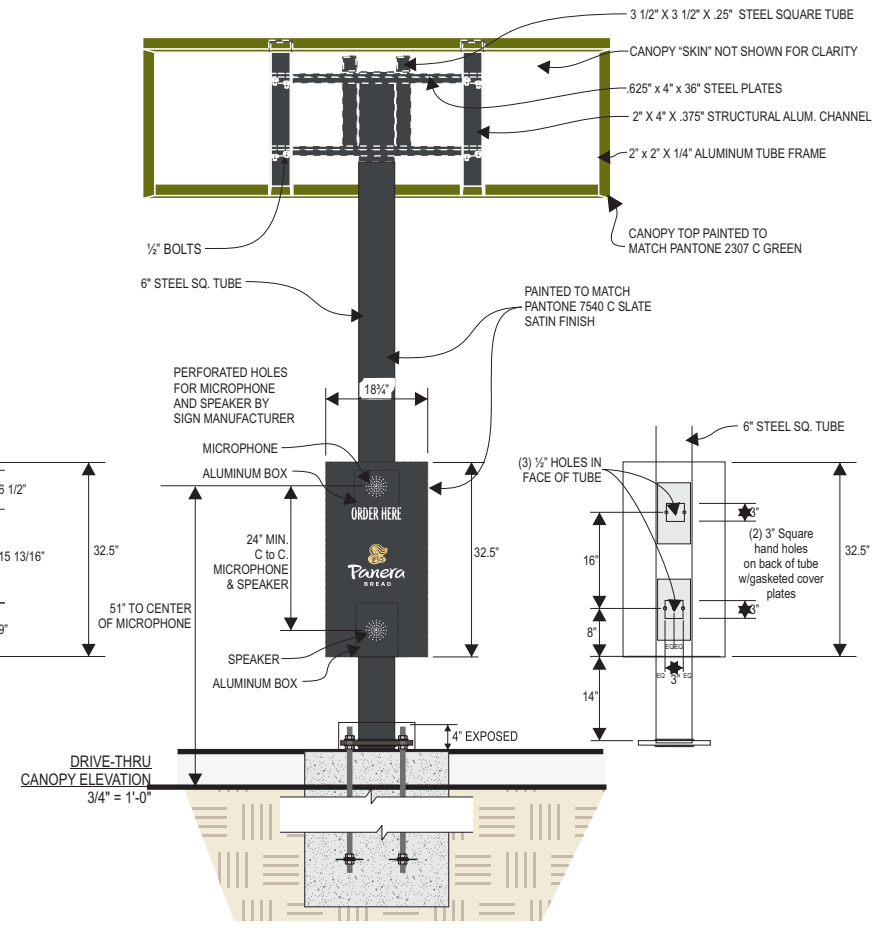
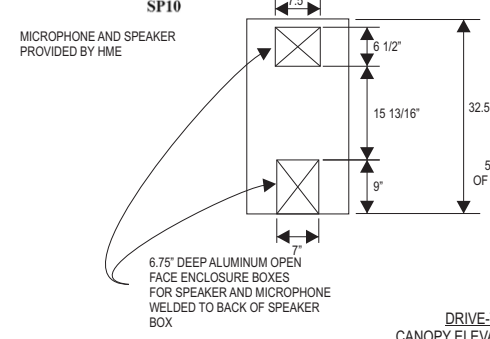
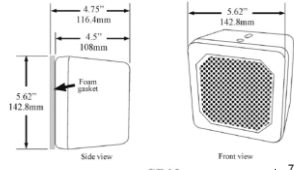
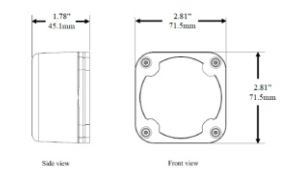
WD 01/23/19  
ARTIST DATE

31984.9

DRAWING NAME



**DT001.A1**



Static digital board and preview board



DT004.A1



DT005.A1

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WEB www.mandevillesign.com

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*Signatures Required Before Release to Production*

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

REVISIONS			
NO.	BY	DESCRIPTION	DATE
1	WD	update to new logo standards	08/27/19
2	GC	updated to current standards	04/13/22
3	GC	updated logo	06/16/22
4			
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984-1



CUSTOMER

2461

STORE NUMBER

DILLON, CO

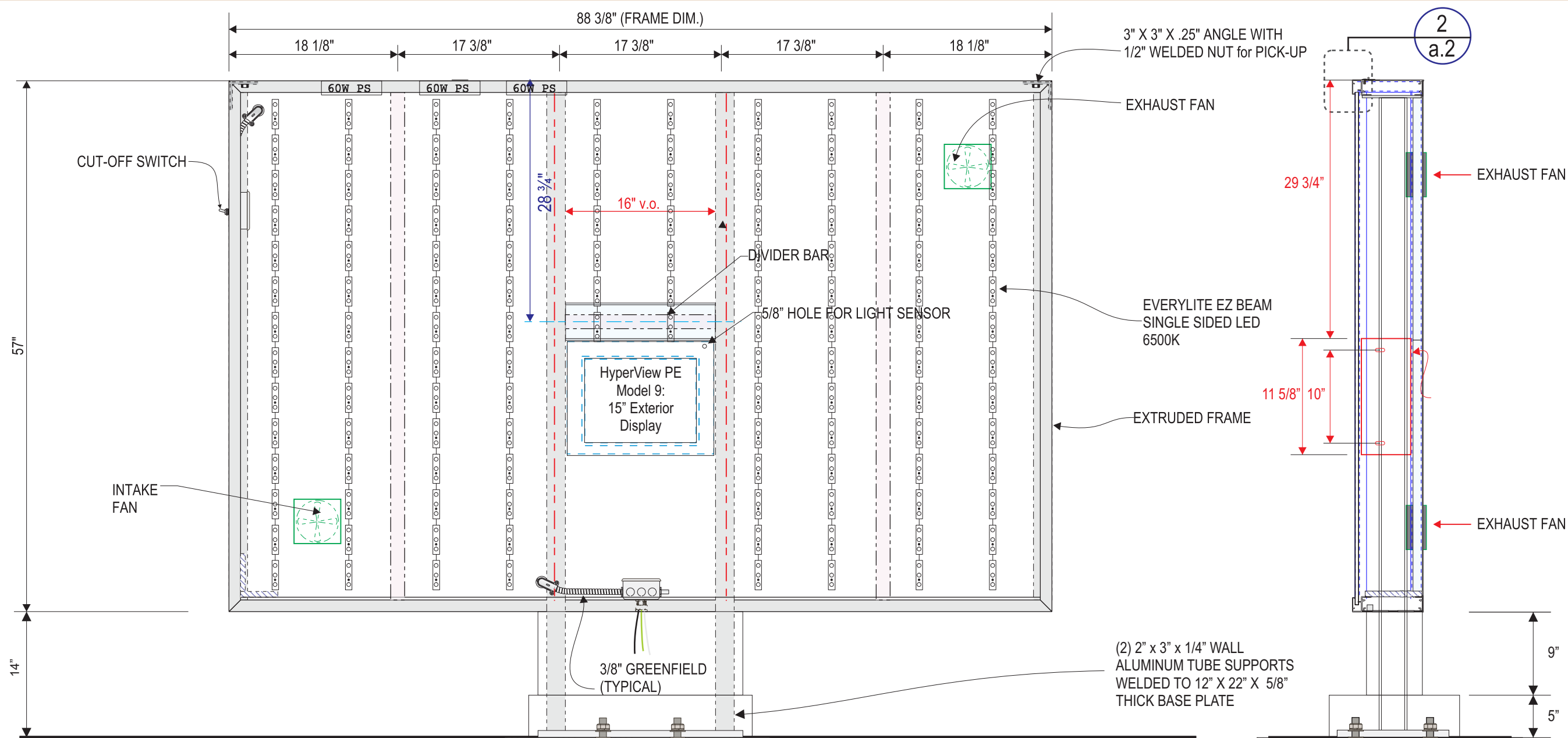
LOCATION

PROJECT MANAGER Carla M.

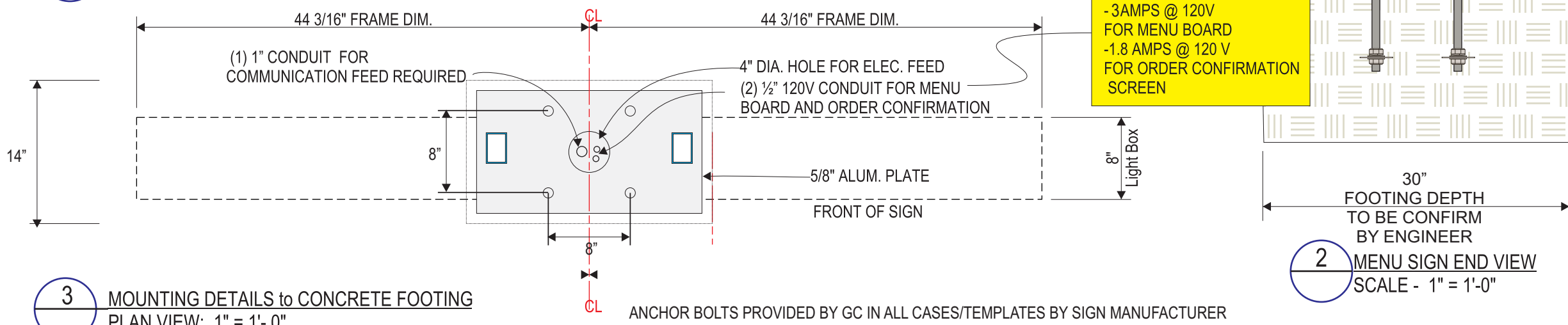
WD	01/23/19
ARTIST	DATE

31984.10

DRAWING NAME



1 MENU SIGN FRAME - ELEVATION  
SCALE - 1" = 1'-0"



3 MOUNTING DETAILS to CONCRETE FOOTING  
PLAN VIEW: 1" = 1'-0"

2 MENU SIGN END VIEW  
SCALE - 1" = 1'-0"

**ELECTRICAL REQUIREMENTS:**  
 -3AMPS @ 120V FOR MENU BOARD  
 -1.8 AMPS @ 120 V FOR ORDER CONFIRMATION SCREEN

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Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	WD	update to new logo standards	08/27/19
2	GC	updated to current standards	04/13/22
3	GC	updated logo	06/16/22
4			
5			
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7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

**31984-1**

CUSTOMER

STORE NUMBER **2461**

**DILLON, CO**

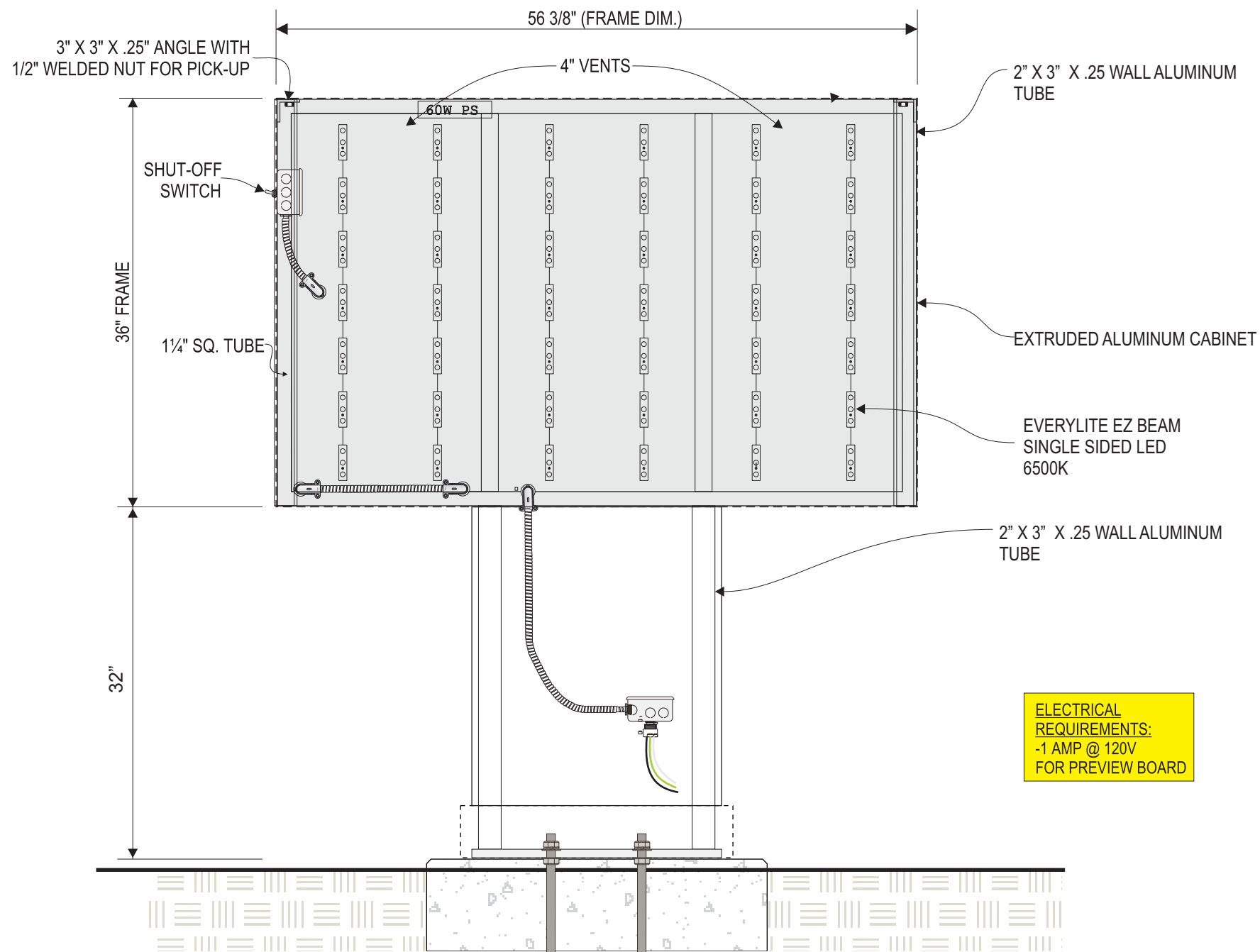
LOCATION

PROJECT MANAGER **Carla M.**

WD 01/23/19  
 ARTIST DATE

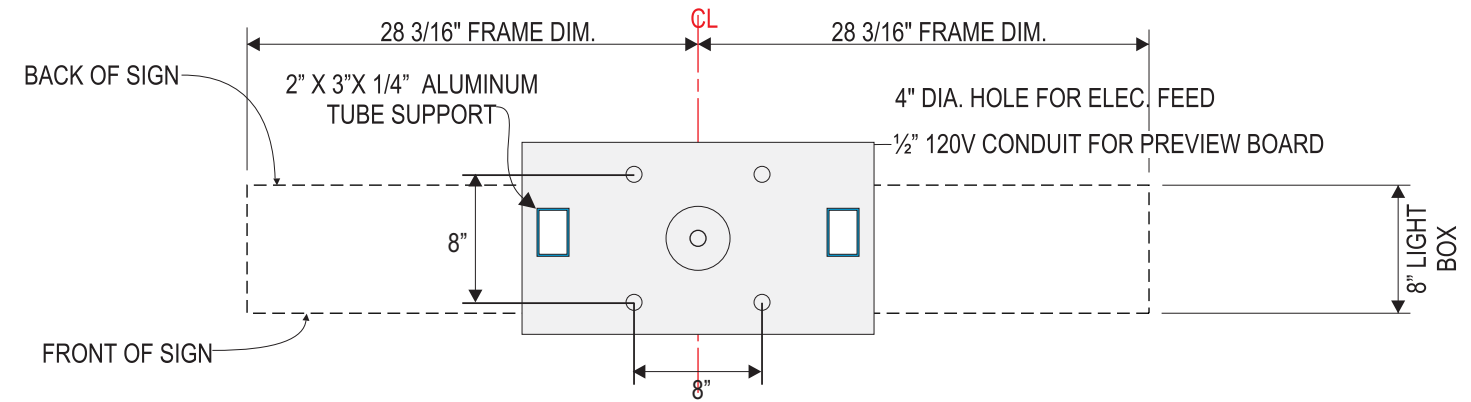
**31984.11**

DRAWING NAME

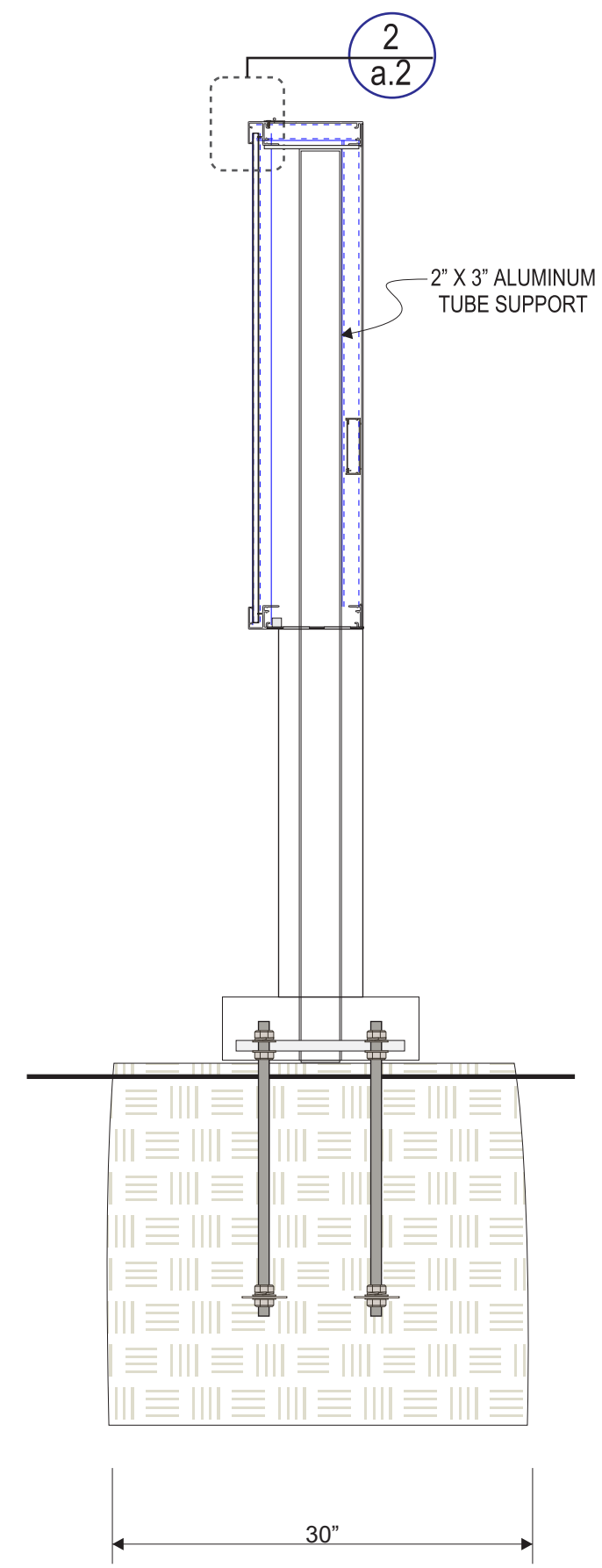


**ELECTRICAL REQUIREMENTS:**  
 -1 AMP @ 120V  
 FOR PREVIEW BOARD

**1** PREVIEW SIGN FRAME - ELEVATION  
 SCALE - 1" = 1'-0"



**3** MOUNTING DETAILS TO CONCRETE FOOTING  
 PLAN VIEW: 1" = 1'-0"



**2** MENU SIGN SECTION  
 SCALE - 1" = 1'-0"



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*Signatures Required Before Release to Production*

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	WD	update to new logo standards	08/27/19
2	GC	updated to current standards	04/13/22
3	GC	updated logo	06/16/22
4			
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

**31984-1**



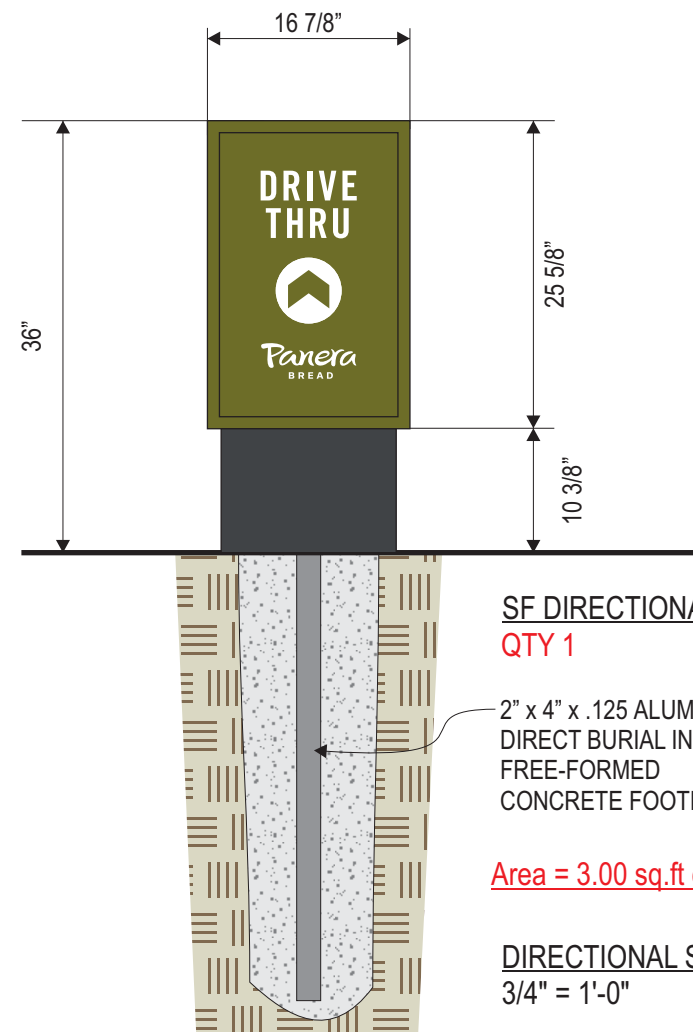
CUSTOMER  
**2461**  
 STORE NUMBER

**DILLON, CO**  
 LOCATION

PROJECT MANAGER **Carla M.**

WD 01/23/19  
 ARTIST DATE

**31984.12**  
 DRAWING NAME



SF DIRECTIONAL SIGN  
QTY 1

2" x 4" x .125 ALUMINUM TUBE  
DIRECT BURIAL IN  
FREE-FORMED  
CONCRETE FOOTING

Area = 3.00 sq.ft each

DIRECTIONAL SIGNS  
3/4" = 1'-0"

SIDE 1

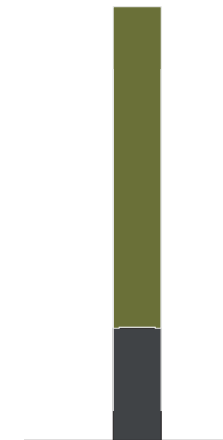


SIDE 2



DF DIRECTIONAL SIGN  
QTY 1

4"



TYP. END VIEW

**ILLUMINATED DIRECTIONAL SIGNS**

- 4" DEEP ALUM. PANEL CONSTRUCTION PAINTED TO MATCH PANTONE 2307 C (STAIN FINISH)
- WHITE LEXAN FACES
- DIGITALLY PRINTED GRAPHICS ON FACES (VINYL)
- COLORS AS SHOWN: WHITE & PMS 7403U PEACH & PANTONE 2410 C
- WHITE LED LIGHTING
- PANTONE 7540 SHROUD WITH 2" x 2" x 1/8" WALL ALUM. SQ. TUBE POSTS
- DIRECT BURIAL IN FREE-FORMED CONCRETE FOOTING



SIDE 1



SIDE 2



DF DIRECTIONAL SIGN  
QTY 1

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Signatures Required Before Release to Production

Engineering	
BY	DATE
Sales	
BY	DATE
Estimating	
BY	DATE
Production	
BY	DATE
Quality Control	
BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	added directional sign	01/29/19
2	WD	rev. to illuminated	04/22/19
3	WD	corp. logo updates	08/27/19
4	GC	updated to current standards	04/13/22
5	GC	new directional signs	06/16/22
6	GC	REVISED TO ILLUMINATED	08/31/22
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984-1



CUSTOMER

2461

STORE NUMBER

DILLON, CO

LOCATION

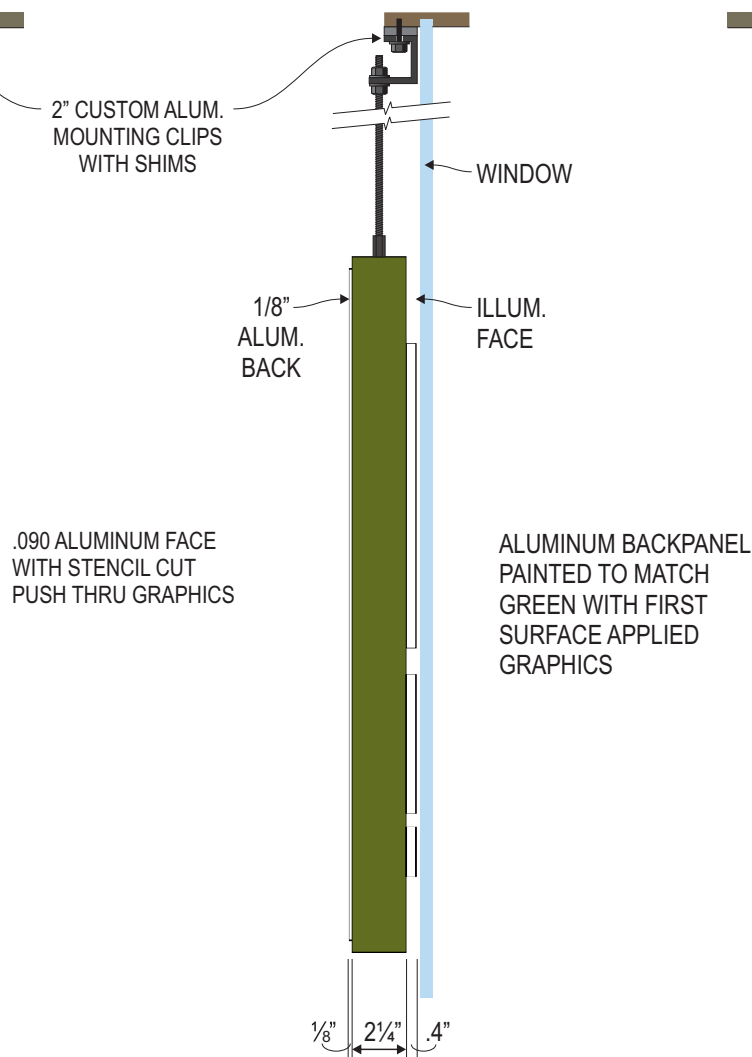
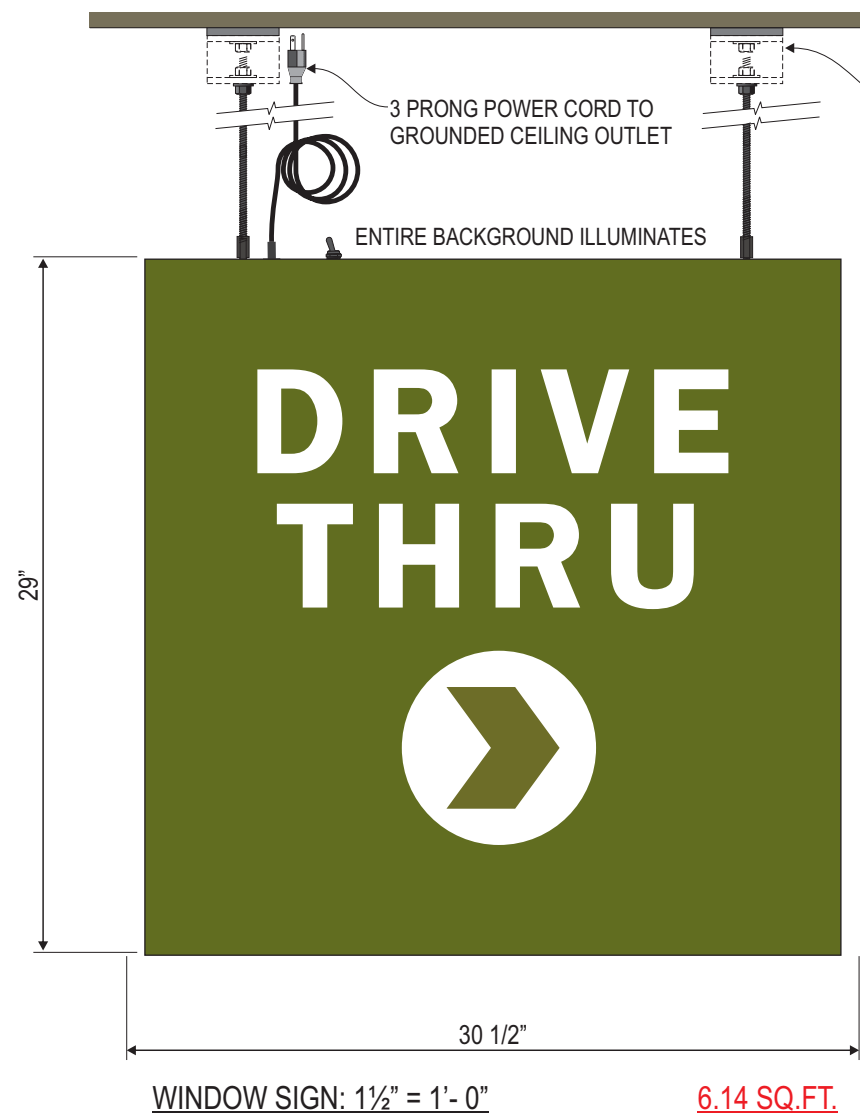
PROJECT MANAGER Carla M.

WD 01/23/19  
ARTIST DATE

31984.13

DRAWING NAME





**SW103.A1**

**(1) 29" X 29" X 2 7/8" DEEP D/F INTERIOR ILLUMINATED HANGING WINDOW SIGN.**

- FACE IS ILLUMINATED AND BACK IS REMOVABLE AND OPAQUE.
- 60 WATT SELF CONTAINED POWER SUPPLY.
- SWITCH AND 6'-7" 3 PRONG POWER CORD OUT TOP.
- SUPPLY (2) 6' LENGTHS OF 1/4-20 BLACK OXIDE THREADED ROD AND (2) ALUMINUM PAINTED ANGLE CLIPS FOR INSTALLATION.

**FACE SPECS:**

- .125 Aluminum with stencil cut push thru copy. Face painted to match Pantone 2307 C
- DRIVE THRU with ARROW be backed up with white diffuser vinyl second surface

**BACK SPECS:**

- 1/8" Thick Aluminum Back.
- Secure to the Frame with 8-32 x 1/2" Long Flat Head Brass Sheet Metal Screws.
- Paint Back Side of Aluminum Back ZAP White.
- Paint Face and Edge of Pantone 2307 C
- 1st Surface Digitally Printed Vinyl Graphics with Satin Overlaminates, All Cut with Background Removed.

**FRAME SPECS:**

- 2 1/4" x 1 1/4", Finished OD, x 1/8" Brakeformed Aluminum Channel Frame.
- Install Toggle Switch to Right of Cord Grip 1 1/2"±.
- PRINCIPAL PL-QPLOP2PD2 PODS 7000K LEDS on the Inside of the End and Bottom Fillers Only on 3"± Centers.
- (1) 60 Watt Class 2 Power Supply mounted to Aluminum Plate w/ (2) 6-32 x 1/2" Welded Studs. Plate is Spot Welded into the Top Channel.
- 120 VAC / .1 Amp.
- Continuous Brake Formed .040 White Aluminum Raceway Cover secured to the Back Flange with Flat Head Screws.
- Paint the Outside MP29527 Midsummer Night per Formula, Satin Finish.

**PANERA GREEN**  
 PANTONE 2307 C  
 C32 M2 Y100 K61  
 R104 G111 B18  
 HEX #686F12

PANTONE 476 CP  
 CMYK: 30 / 71 / 75 / 81  
 RGB: 84 / 60 / 46  
 HEX: 543C2E  
 TRANSLUCENT

**SUN DAPPLE**  
 PANTONE 7403 C  
 C5 M15 Y55 K0  
 R238 G212 B132  
 HEX #EED484



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<b>Engineering</b>	
BY	DATE
<b>Sales</b>	
BY	DATE
<b>Estimating</b>	
BY	DATE
<b>Production</b>	
BY	DATE
<b>Quality Control</b>	
BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	WD	update to new logo standards	08/27/19
2	GC	updated to current standards	04/13/22
3	GC	updated logo	06/16/22
4			
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

**31984-1**



CUSTOMER

STORE NUMBER **2461**

**DILLON, CO**

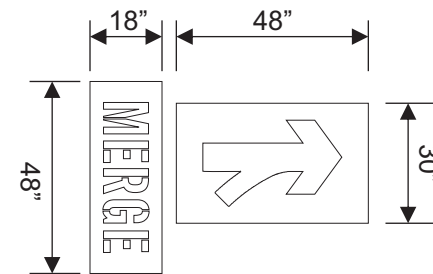
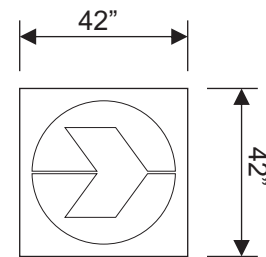
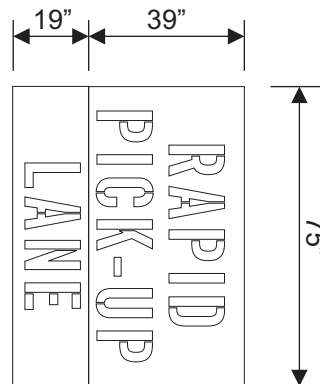
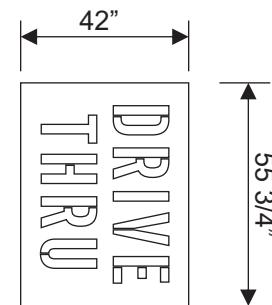
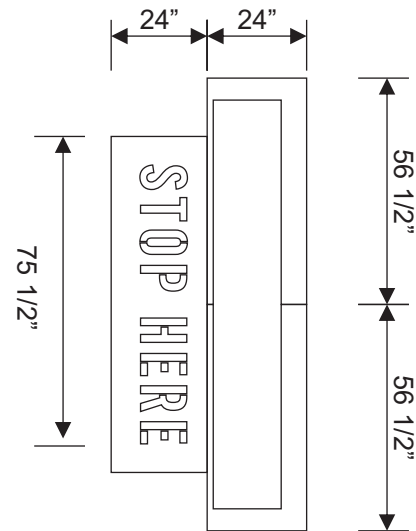
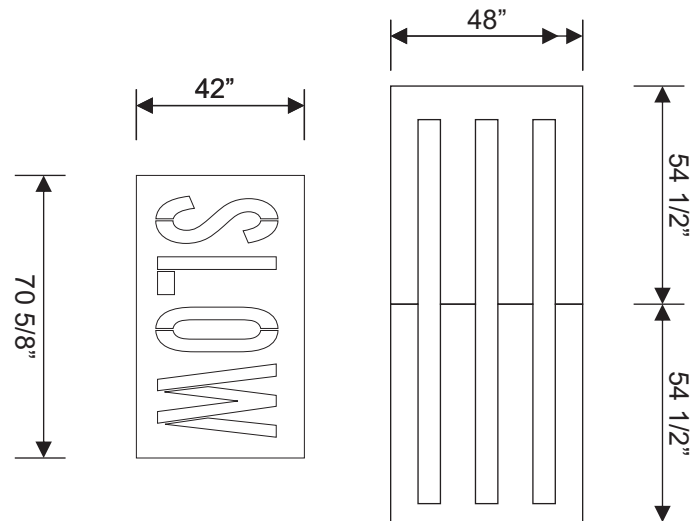
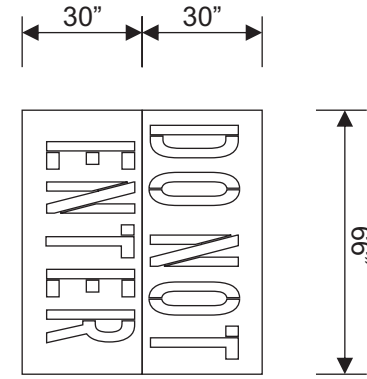
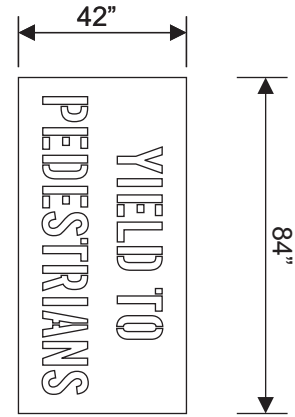
LOCATION

PROJECT MANAGER **Carla M.**

WD 01/23/19  
 ARTIST DATE

**31984.14**

DRAWING NAME



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



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**APPROVALS**  
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Engineering	
BY	DATE
Sales	
BY	DATE
Estimating	
BY	DATE
Production	
BY	DATE
Quality Control	
BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	WD	update to new logo standards	08/27/19
2	GC	updated to current standards	04/13/22
3	GC	added stencil set	06/16/22
4			
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984-1



CUSTOMER

2461

STORE NUMBER

DILLON, CO

LOCATION

PROJECT MANAGER Carla M.

WD 01/23/19  
ARTIST DATE

31984.15

DRAWING NAME

SW401.A1

DRIVE  
THRU

SW403.B1

DRIVE  
THRU



SW406.A1



SW407.A1

MERGE



SW402.A1

RAPID  
PICK-UP  
LANE

SW404.B1

RAPID  
PICK-UP



MERGE



DRIVE THRU LANES (PAVEMENT)

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

ALL COPY  
TO BE PAINTED WHITE

Arrows can be  
rotated for left and  
right options

Graphics meant for Panera Drive-Thru/  
RPU lanes only. Not to be used for  
General Site markings

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Signatures Required Before Release to Production

Engineering	
BY	DATE
Sales	
BY	DATE
Estimating	
BY	DATE
Production	
BY	DATE
Quality Control	
BY	DATE

PDF NAME

REVISIONS

NO	BY	DESCRIPTION	DATE
1	WD	update to new logo standards	08/27/19
2	GC	updated to current standards	04/13/22
3	GC	added stencil set	06/16/22
4			
5			
6			
7			
8			
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10			

All electrical signs shall comply with the National  
Electric Code (Article 600) and be manufactured  
according to Underwriters Laboratories U.L. 48  
standards and labeled accordingly.

31984-1



CUSTOMER

2461

STORE NUMBER

DILLON, CO

LOCATION

Carla M.

PROJECT MANAGER

WD 01/23/19  
ARTIST DATE

31984.16

DRAWING NAME

SW408.A1

SW405.A1



SW409.A1

DRIVE THRU LANES (PAVEMENT)

SW405.A1

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

Arrows can be rotated for left and right options



BARS TO BE PAINTED TO MATCH PANTONE 2307C

ALL OTHER COPY TO BE PAINTED WHITE

Graphics meant for Panera Drive-Thru/RPU lanes only. Not to be used for General Site markings



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Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

REVISIONS

NO	BY	DESCRIPTION	DATE
1	WD	update to new logo standards	08/27/19
2	GC	updated to current standards	04/13/22
3	GC	added stencil set	06/16/22
4			
5			
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10			

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31984-1



CUSTOMER

2461

STORE NUMBER

DILLON, CO

LOCATION

Carla M.

PROJECT MANAGER

WD 01/23/19 ARTIST DATE

31984.17

DRAWING NAME



Panera Bread Café #2461 Dillon CO

Signage Responsibility Matrix

Indicate QUANTITY in the appropriate column below for each item

Description	By Sign Vendor	By Panera GC	By Landlord/ others	N/A - none proposed or required	Description	By Sign Vendor	By Panera GC	By Landlord/ others	N/A - none proposed or required
Building Mounted Signage - Channel Letters	2				Drive-thru Clearance bar	1			
Building Mounted Logo-	3				Drive-thru Clearance bar foundation			1	
"Drive-Thru" Wall Sign	3				Drive-thru Canopy / speaker post	1			
Marque signs					Drive-thru Canopy / speaker post (future)				
Logo Wall Mural - Painted					Static Digital Preview Board	1			
Pole Sign Structure with Cabinet and Graphics					Drive-thru Preview Board foundation			1	
Monument Sign Structure, Masonry and Electrical					Static Digital menu board	1			
Monument Sign Foundation					Drive-thru Menu Board foundation			1	
Multi-Tenant Sign					Drive-thru Thank you/ Directional Signs	2			
Multi-Tenant Sign Foundation					Drive-thru Thank you/ Directional Sign foundations	2			
Panera Panels for Multi-Tenant Sign - FACES ONLY					Other (Describe fully)				
Rapid Pick-Up Signs - bollard mount					Awning Engineering				
Drive Thru Waiting Sign - bollard mount					Architectural Building Canopy				
Merge Sign -Bollard req'd - bollard mount .					Awnings	6			
Painted Wall Mural					Stencil Set	1			

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Engineering	DATE
Sales	DATE
Production	DATE

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			

CUSTOMER

2461 

STORE#

**DILLON, CO**

LOCATION

WORK ORDER NUMBER(S) **31984**

PROJECT MANAGER **Wendy R.**

WD	01/23/19
ARTIST	DATE

DRAWING NAME **31984.1**

**APPROVALS**  
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Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	updated to stacked layout	02/12/19
2	WD	omit "bread", add d/t cabinet	04/15/19
3	WD	omit d/t cabinet	04/19/19
4	WD	update to new logo standards	08/27/19
5	WD	adjust signs / sizes	09/03/19
6	JR	update colors	09/11/19
7	GC	updated to current standards	04/13/22
8	GC	wall sign layout	04/19/22
9	GC	updated logo	06/16/22
10	GC	UPDATED ELEVATIONS	08/04/22

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984



CUSTOMER

2461

STORE NUMBER

DILLON, CO

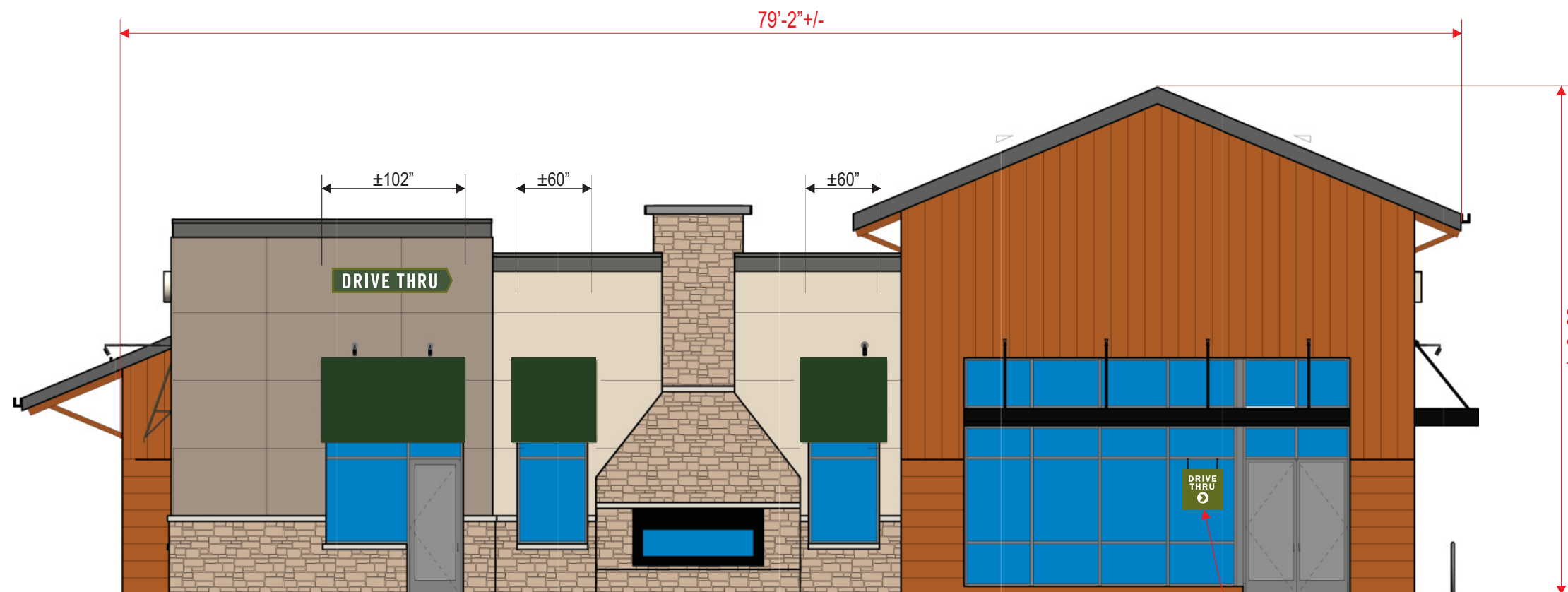
LOCATION

PROJECT MANAGER Carla M.

WD 01/23/19  
 ARTIST DATE

31984.2

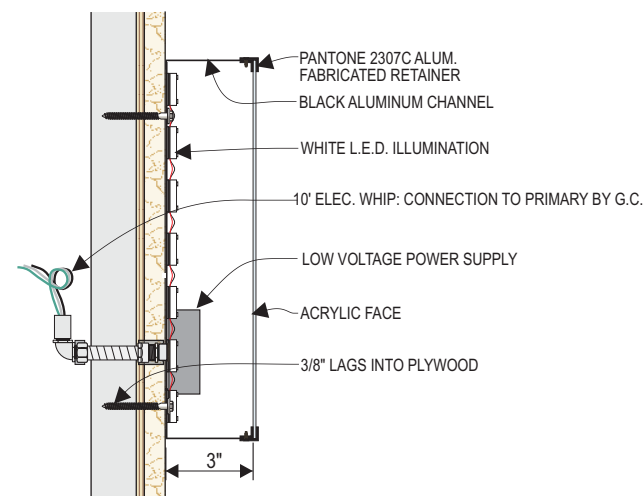
DRAWING NAME



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

TOTAL AREA OF ALL WALL SIGNS = 10.70 SQ.FT.

WINDOW SIGN  
 SEE: 31984.11



DRIVE THRU CABINET SIGN SECTION: N.T.S.



SCALE: 3/8" = 1'-0" **10.70 S/F TOTAL**

**INTERNALLY ILLUMINATED "DRIVE THRU" WALL SIGN**

- 3" DEEP ALUMINUM CHANNEL AND RETAINER PAINTED PANTONE 2307 C
- WHITE ACRYLIC FACE WITH FIRST SURFACE DIGITAL PRINT
- PANTONE 2307C C BORDER & CIRCLE BEHIND ARROW
- PANTONE 2410 C GREEN BACKGROUND BEHIND RAPID PICK UP
- WHITE DRIVE THRU COPY AND ARROW
- SLOAN 6500K PRISM WHITE LED ILLUMINATION

PANERA SLATE  
 PANTONE 7540 C  
 C67 M54 Y46 K40  
 R75 G79 B84  
 HEX #4B4F54

PANTONE 476 CP  
 CMYK: 30 / 71 / 75 / 81  
 RGB: 84 / 60 / 46  
 HEX: 543C2E

SUN DAPPLE  
 PANTONE 7403 C  
 C5 M15 Y55 K0  
 R238 G212 B132  
 HEX #EED484

PANERA GREEN  
 PANTONE 2307 C  
 C32 M2 Y100 K61  
 R104 G111 B18  
 HEX #686F12

PANTONE 2410 C



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**APPROVALS**

Signatures Required Before Release to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	updated to stacked layout	02/12/19
2	WD	omit "bread", add d/t cabinet	04/15/19
3	WD	update to new logo standards	08/27/19
4	WD	omit signs	09/03/19
5	JR	update colors	09/11/19
6	GC	updated to current standards	04/13/22
7	GC	removed awning graphics	06/27/22
8	GC	adjusted wall signs	07/01/22
9	GC	UPDATED ELEVATIONS	08/04/22
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

**31984-1**



CUSTOMER

**2461**

STORE NUMBER

**DILLON, CO**

LOCATION

PROJECT MANAGER **Carla M.**

WD 01/23/19  
ARTIST DATE

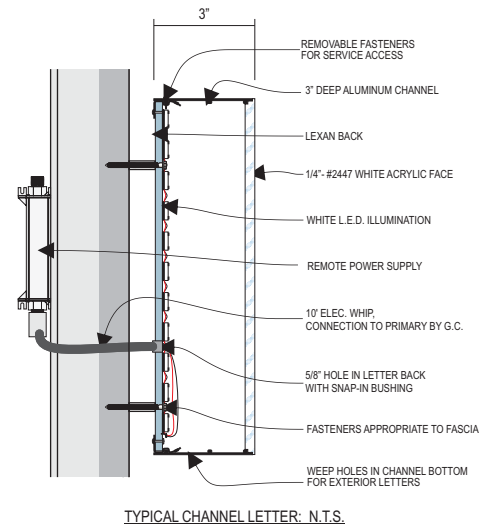
**31984.3**

DRAWING NAME

68'-10" +/-

±60"

30'-0"

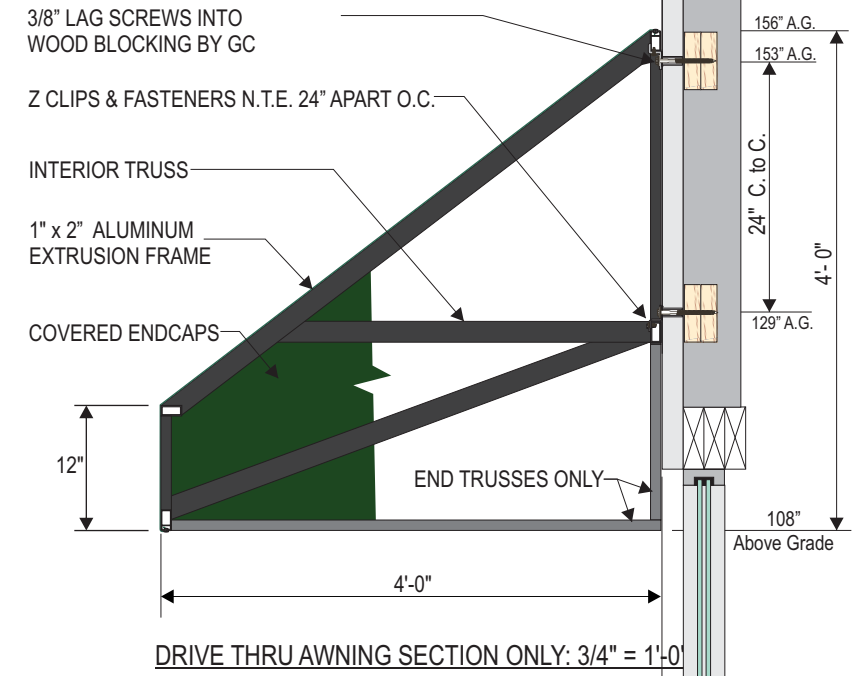


WEST ELEVATION: 1/8" = 1'-0"

TOTAL AREA OF ALL WALL SIGNS = 70.9 SQ.FT.



- INTERNALLY ILLUMINATED FRONT LIT/HALO LIT CHANNEL LETTERS:  
"PANERA BREAD" LETTERS  
- 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED PANTONE 7540 C SLATE  
- CLEAR LEXAN BACKS  
- 6500K SLOAN PRISM WHITE LED LIGHTING (PANERA BREAD)  
- 5000K SLOAN PRISM (MOTHER BREAD)  
- TRIMLESS DESIGN  
- MB LOGO WITH PANTONE 7403 CP -INTERNALLY LIT/HALO LIT TRANSLUCENT BACKGROUND  
WITH TRANSLUCENT PANTONE 476 CP DETAILS  
- 3" DEEP CHANNEL PAINTED TO MATCH PANTONE 7540 C SLATE  
- ALL GRAPHICS TO BE PINNED OFF WALL 1"  
- REMOTE POWER SUPPLIES





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**APPROVALS**

Signatures Required Before Release to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	added windows and awning	02/12/19
2	WD	omit "bread", add d/t cabinet	04/15/19
3	WD	update to new logo standards	08/27/19
4	WD	adjust signs / sizes	09/03/19
5	JR	update colors	09/11/19
6	GC	updated to current standards	04/13/22
7	GC	wall sign layout	04/19/22
8	GC	updated logo	06/16/22
9	GC	removed awning graphics	06/27/22
10	GC	UPDATED ELEVATIONS	08/04/22

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

**31984-1**



CUSTOMER

**2461**

STORE NUMBER

**DILLON, CO**

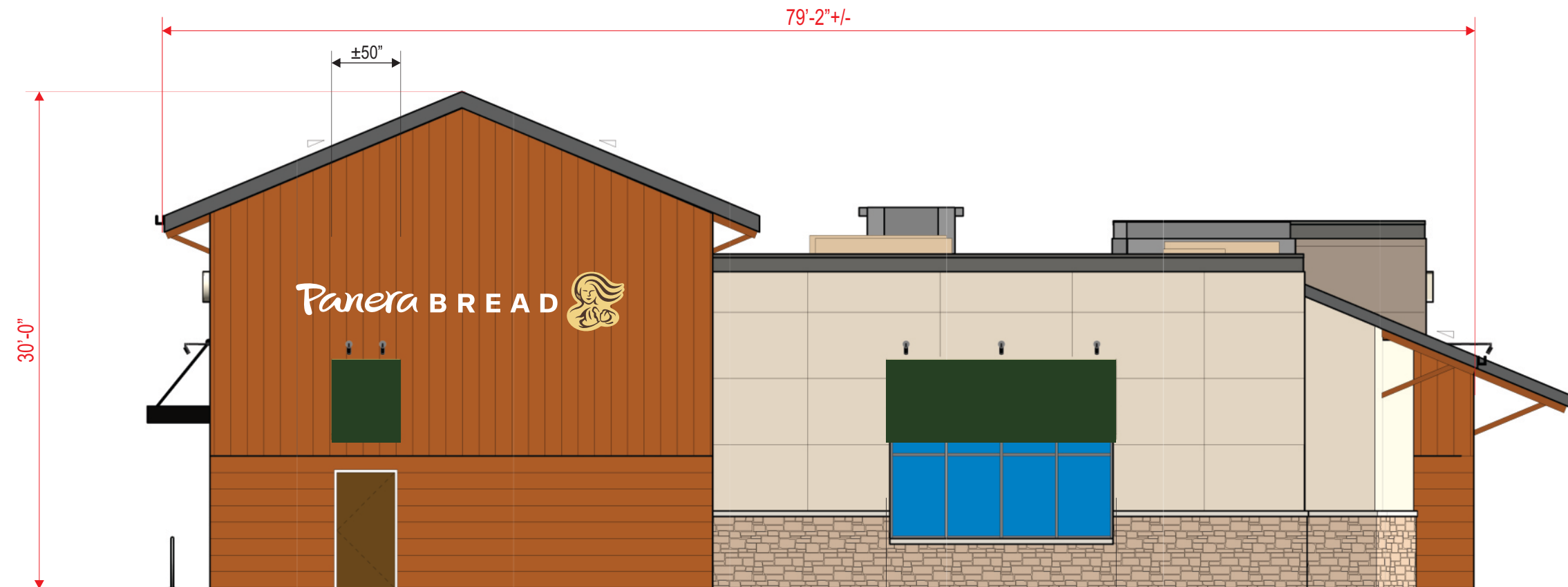
LOCATION

PROJECT MANAGER **Carla M.**

WD 01/23/19  
ARTIST DATE

**31984.4**

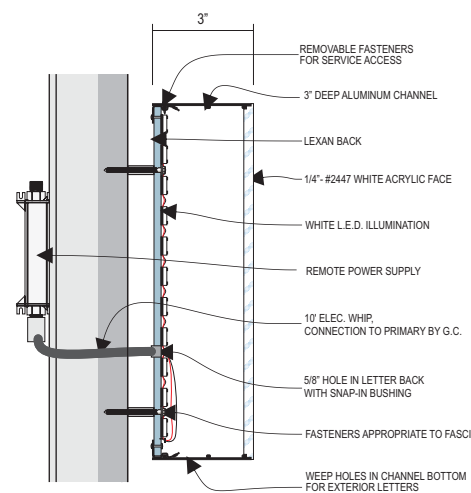
DRAWING NAME



**TOTAL AREA OF ALL WALL SIGNS = 70.9 SQ.FT.**



- INTERNALLY ILLUMINATED FRONT LIT/HALO LIT CHANNEL LETTERS:  
"PANERA BREAD" LETTERS
- 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED PANTONE 7540 C SLATE
  - CLEAR LEXAN BACKS
  - 6500K SLOAN PRISM WHITE LED LIGHTING (PANERA BREAD)
  - 5000K SLOAN PRISM (MOTHER BREAD)
  - TRIMLESS DESIGN
  - MB LOGO WITH PANTONE 7403 CP -INTERNALLY LIT/HALO LIT TRANSLUCENT BACKGROUND WITH TRANSLUCENT PANTONE 476 CP DETAILS
  - 3" DEEP CHANNEL PAINTED TO MATCH PANTONE 7540 C SLATE
  - ALL GRAPHICS TO BE PINNED OFF WALL 1"
  - REMOTE POWER SUPPLIES



TYPICAL CHANNEL LETTER: N.T.S.

PANERA SLATE  
PANTONE 7540 C  
C67 M54 Y46 K40  
R75 G79 B84  
HEX #4B4F54

PANTONE 476 CP  
CMYK: 30 / 71 / 75 / 81  
RGB: 84 / 60 / 46  
HEX: 543C2E

SUN DAPPLE  
PANTONE 7403 C  
C5 M15 Y55 K0  
R238 G212 B132  
HEX #EED484

PANERA GREEN  
PANTONE 2307 C  
C32 M2 Y100 K61  
R104 G111 B18  
HEX #686F12

PANTONE 2410 C





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**APPROVALS**

Signatures Required Before Release to Production

Engineering	
BY	DATE
Sales	
BY	DATE
Estimating	
BY	DATE
Production	
BY	DATE
Quality Control	
BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	updated to stacked layout	02/12/19
2	WD	sign delete	04/15/19
3	JR	update colors	09/11/19
4	GC	updated to current standards	04/13/22
5	GC	removed awning graphics	06/27/22
6	GC	adjusted wall signs	07/01/22
7	GC	UPDATED ELEVATIONS	08/04/22
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984-1



CUSTOMER

2461

STORE NUMBER

DILLON, CO

LOCATION

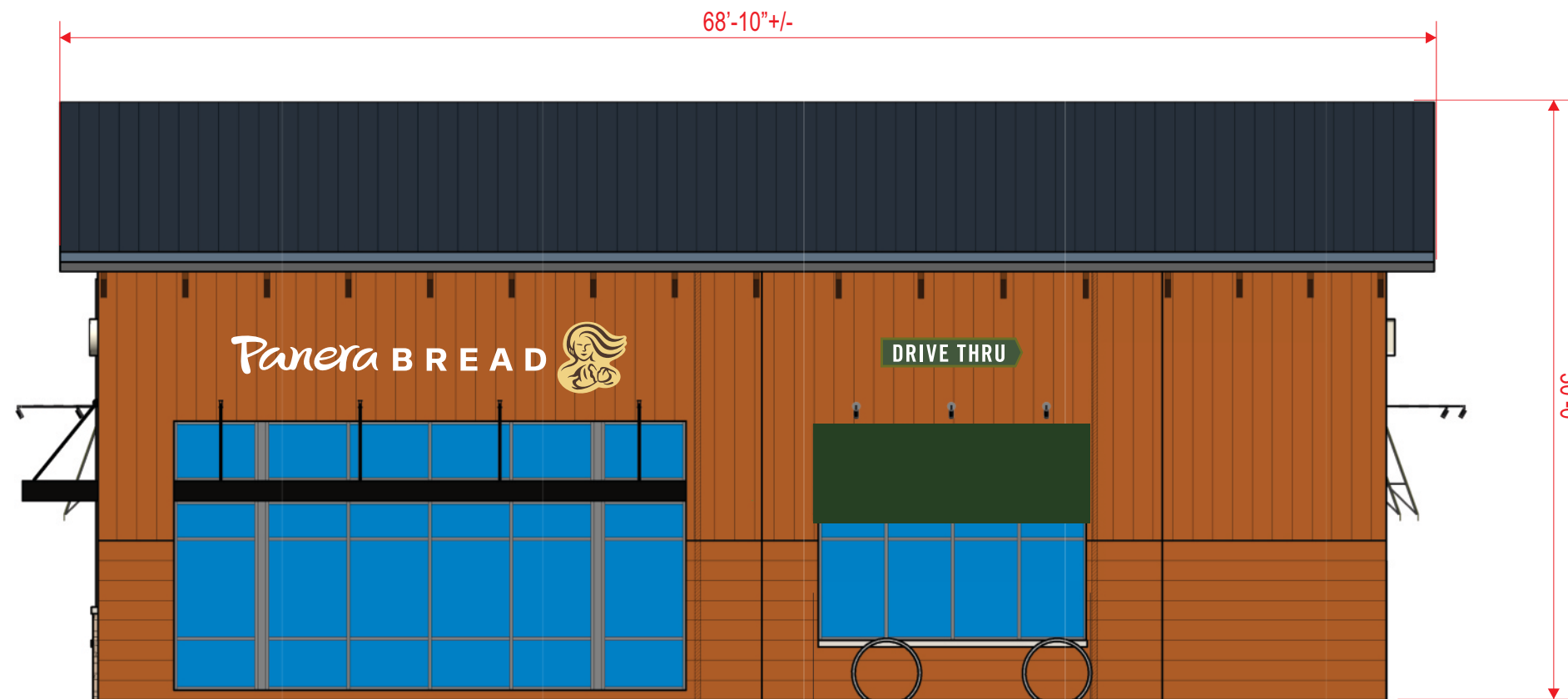
Carla M.

PROJECT MANAGER

WD 01/23/19  
ARTIST DATE

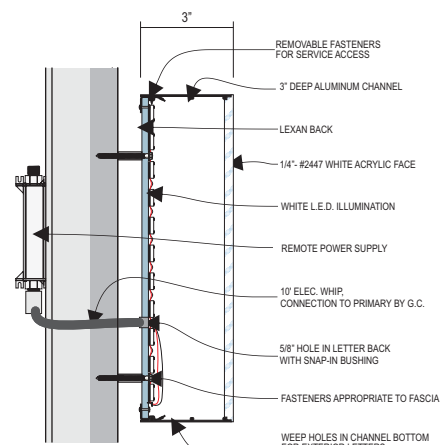
31984.5

DRAWING NAME



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

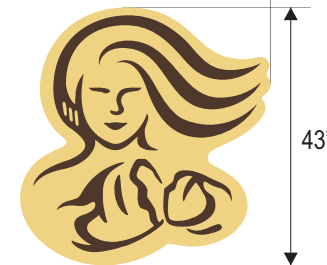
TOTAL AREA OF ALL WALL SIGNS = 89.8 SQ.FT.



TYPICAL CHANNEL LETTER: N.T.S.



SCALE: 3/8" = 1'-0"



- INTERNALLY ILLUMINATED FRONT LIT/HALO LIT CHANNEL LETTERS:  
"PANERA BREAD" LETTERS
- 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED PANTONE 7540 C SLATE
  - CLEAR LEXAN BACKS
  - 6500K SLOAN PRISM WHITE LED LIGHTING (PANERA BREAD)
  - 5000K SLOAN PRISM (MOTHER BREAD)
  - TRIMLESS DESIGN
  - MB LOGO WITH PANTONE 7403 CP - INTERNALLY LIT/HALO LIT TRANSLUCENT BACKGROUND
  - WITH TRANSLUCENT PANTONE 476 CP DETAILS
  - 3" DEEP CHANNEL PAINTED TO MATCH PANTONE 7540 C SLATE
  - ALL GRAPHICS TO BE PINNED OFF WALL 1"
  - REMOTE POWER SUPPLIES

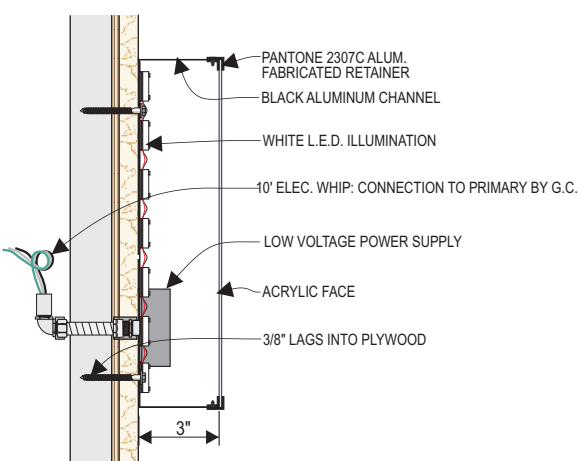


SCALE: 3/8" = 1'-0"

10.70 S/F TOTAL

INTERNALLY ILLUMINATED "DRIVE THRU" WALL SIGN

- 3" DEEP ALUMINUM CHANNEL AND RETAINER PAINTED PANTONE 2307 C
- WHITE ACRYLIC FACE WITH FIRST SURFACE DIGITAL PRINT
- PANTONE 2307C C BORDER & CIRCLE BEHIND ARROW
- PANTONE 2410 C GREEN BACKGROUND BEHIND RAPID PICK UP
- WHITE DRIVE THRU COPY AND ARROW
- SLOAN 6500K PRISM WHITE LED ILLUMINATION



DRIVE THRU CABINET SIGN SECTION: N.T.S.

PANERA SLATE  
PANTONE 7540 C  
C67 M54 Y46 K40  
R75 G79 B84  
HEX #4B4F54

PANTONE 476 CP  
CMYK: 30 / 71 / 75 / 81  
RGB: 84 / 60 / 46  
HEX: 543C2E

SUN DAPPLE  
PANTONE 7403 C  
C5 M15 Y55 K0  
R238 G212 B132  
HEX #EED484

PANERA GREEN  
PANTONE 2307 C  
C32 M2 Y100 K61  
R104 G111 B18  
HEX #686F12

PANTONE 2410 C



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**APPROVALS**

Signatures Required Before Release to Production

<b>Engineering</b>	
BY	DATE
<b>Sales</b>	
BY	DATE
<b>Estimating</b>	
BY	DATE
<b>Production</b>	
BY	DATE
<b>Quality Control</b>	
BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	GC	updated to current standards	04/13/22
2	GC	removed awning graphics	06/27/22
3			
4			
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

**31984-1**



CUSTOMER

**2461**

STORE NUMBER

**DILLON, CO**

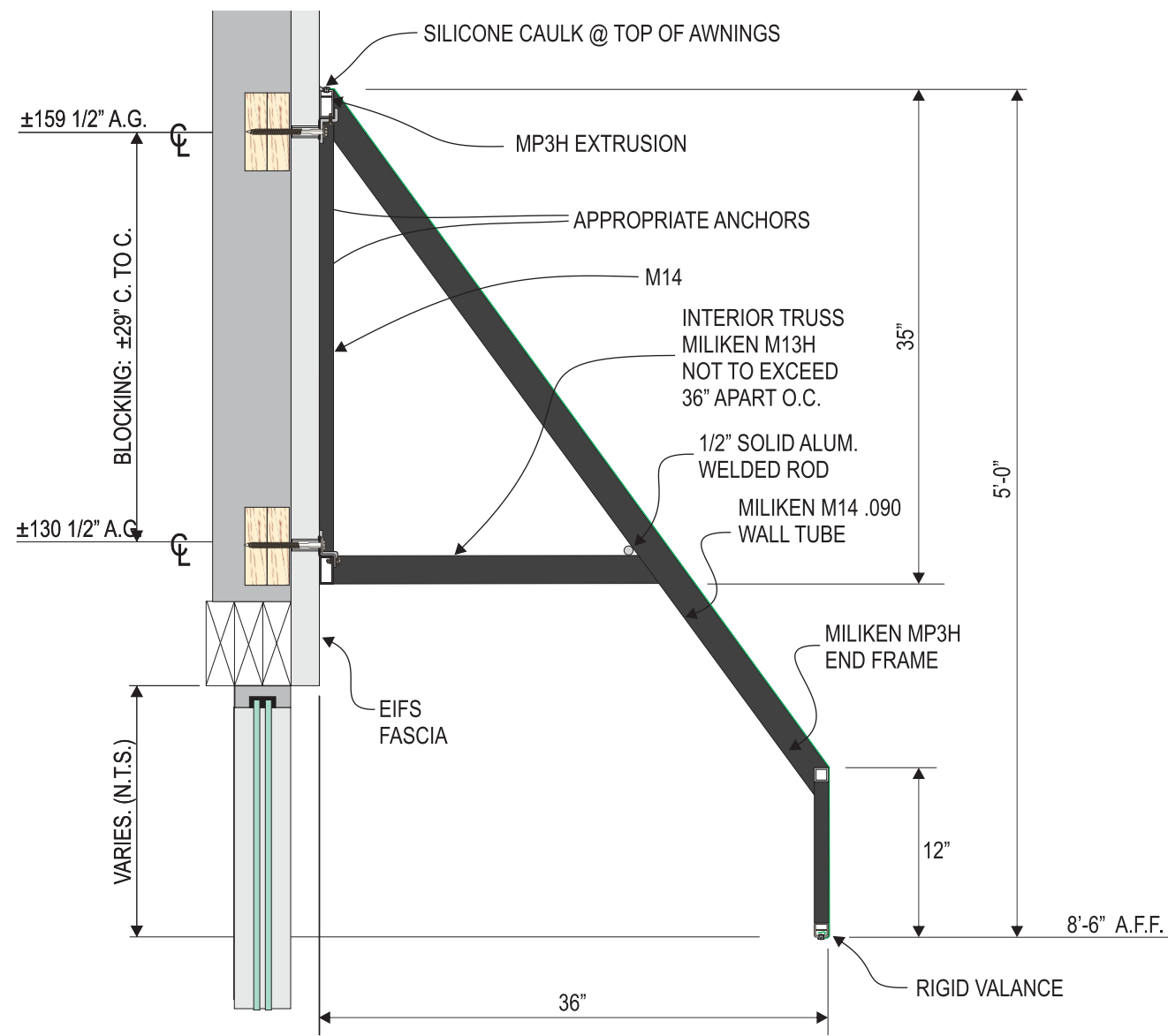
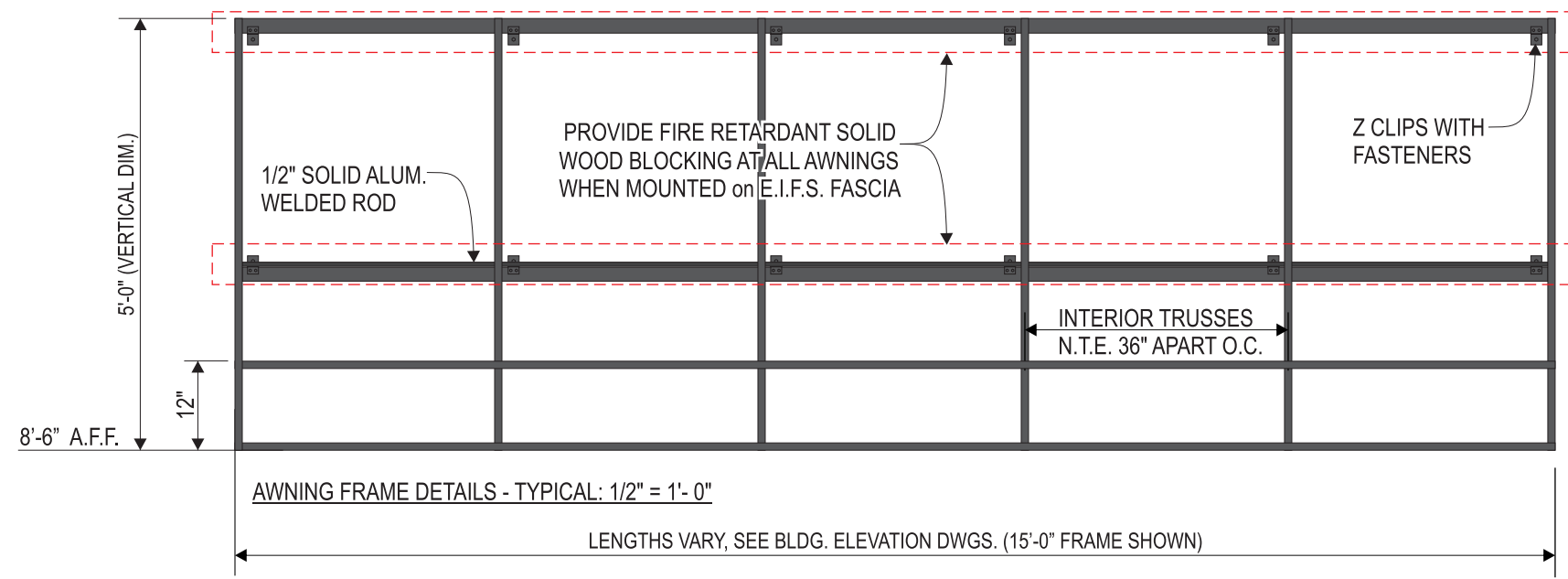
LOCATION

PROJECT MANAGER **Carla M.**

WD 01/23/19  
ARTIST DATE

**31984.6**

DRAWING NAME



**ALUMINUM FRAMED STOREFRONT AWNINGS:**

- 1" x 2" x .125 TUBE ALUMINUM EXTRUSION WELDED FRAME
- FRAME POWDER BM "Cheating Heart"
- TRUSS SPACING N.T.E. 36" APART O.C.
- WEATHER TYTE WTY15PLS COVERS
- OPEN SOFFIT, OPEN ENDS
- PVC TRIM STAPLE COVER TO MATCH FRAMES
- MOUNTED USING Z-CLIPS & APPROPRIATE ANCHORS
- G.C. TO PROVIDE BLOCKING IF NEEDED

FABRIC COVERS HAVE FIRE RATING NFPA 701.

AWNING ENGINEERING IS AT THE DISCRETION OF THE BUILDING INSPECTOR.



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<b>Engineering</b>	
BY	DATE
<b>Sales</b>	
BY	DATE
<b>Estimating</b>	
BY	DATE
<b>Production</b>	
BY	DATE
<b>Quality Control</b>	
BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	added directional sign	01/29/19
2	GC	updated to current standards	04/13/22
3	GC	UPDATED SITE MAP	09/01/22
4			
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984-1

CUSTOMER

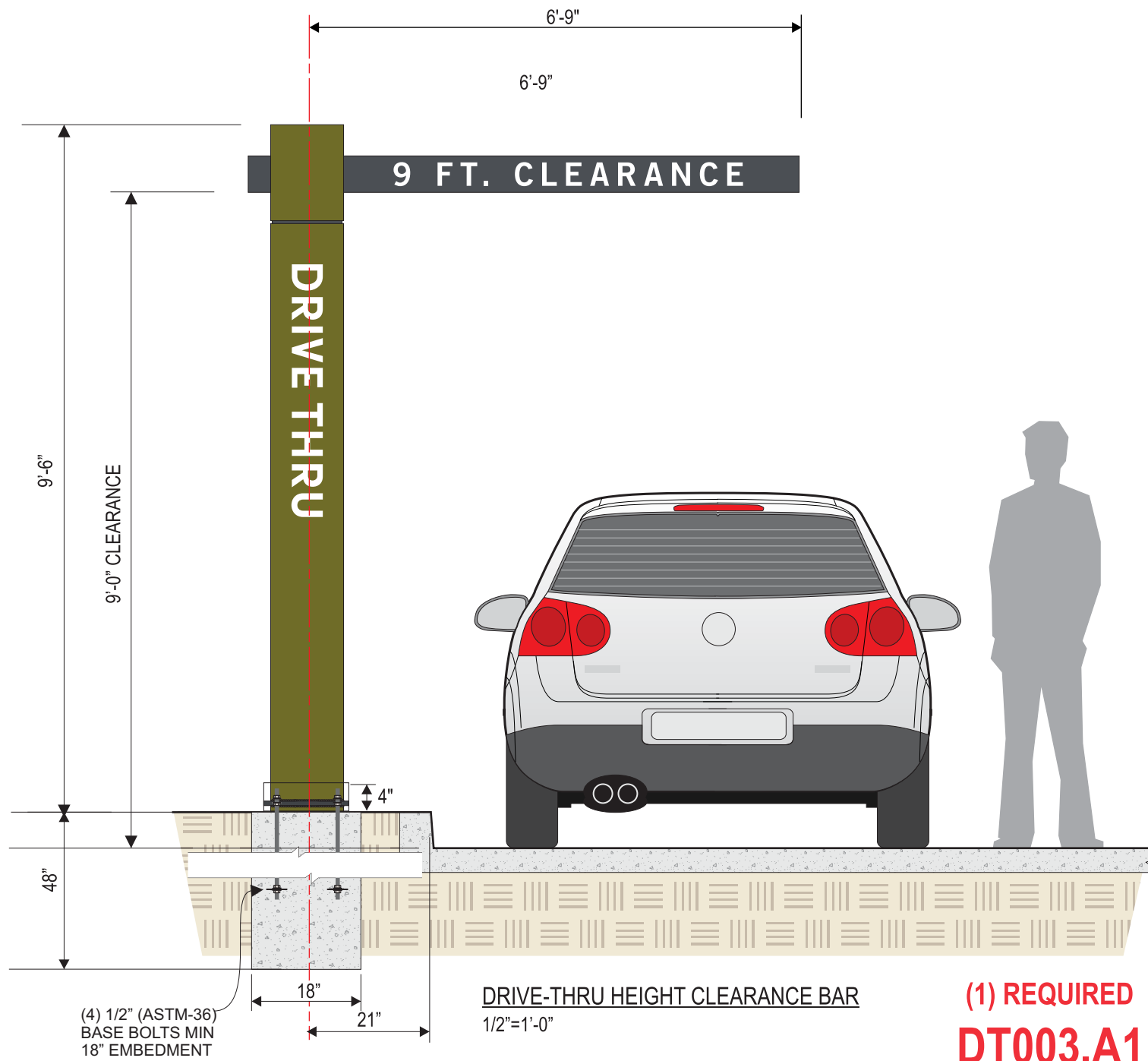
STORE NUMBER 2461

LOCATION DILLON, CO

PROJECT MANAGER Carla M.

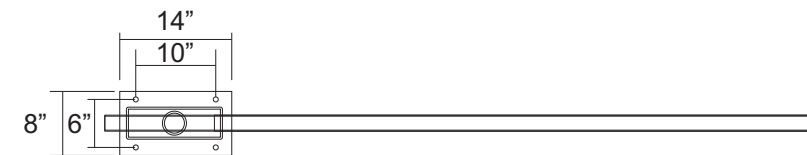
WD 01/23/19  
 ARTIST DATE

DRAWING NAME 31984.7

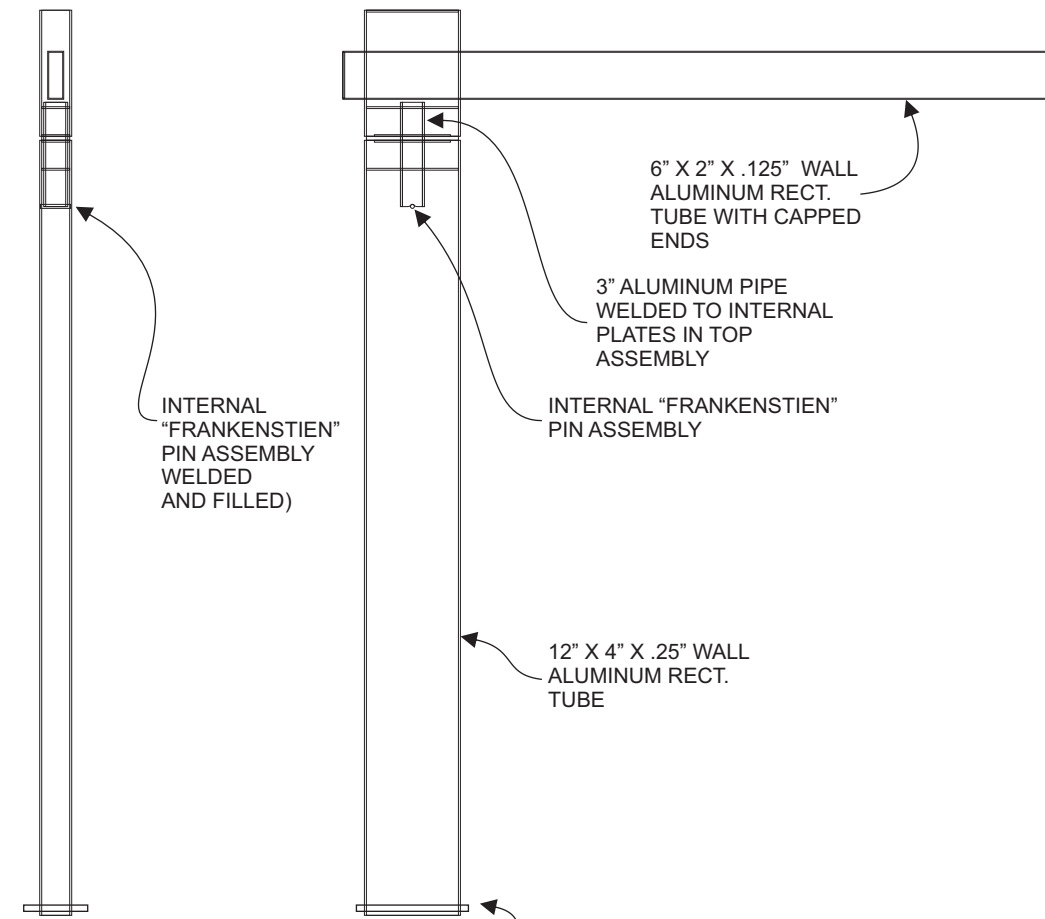


CLEARANCE BAR SIGN  
1/2" = 1'-0"

PANERA GREEN PANTONE 2307 C C32 M2 Y100 K61 R104 G111 B18 HEX #686F12	PANERA SLATE PANTONE 7540 C C67 M54 Y46 K40 R75 G79 B84 HEX #4B4F54
-----------------------------------------------------------------------------------	---------------------------------------------------------------------------------



PLAN VIEW



END VIEW

SIDE VIEW

CLEARANCE BAR SIGN  
1/2" = 1'-0"



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Signatures Required Before Release to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	added directional sign	01/29/19
2	GC	updated to current standards	04/13/22
3	GC	updated logo	06/16/22
4			
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

**31984-1**



CUSTOMER

**2461**

STORE NUMBER

**DILLON, CO**

LOCATION

PROJECT MANAGER **Carla M.**

WD 01/23/19  
ARTIST DATE

**31984.8**

DRAWING NAME



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**APPROVALS**

Signatures Required Before Release to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	added directional sign	01/29/19
2	GC	updated to current standards	04/13/22
3	GC	updated logo	06/16/22
4			
5			
6			
7			
8			
9			
10			

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**31984-1**



CUSTOMER

**2461**

STORE NUMBER

**DILLON, CO**

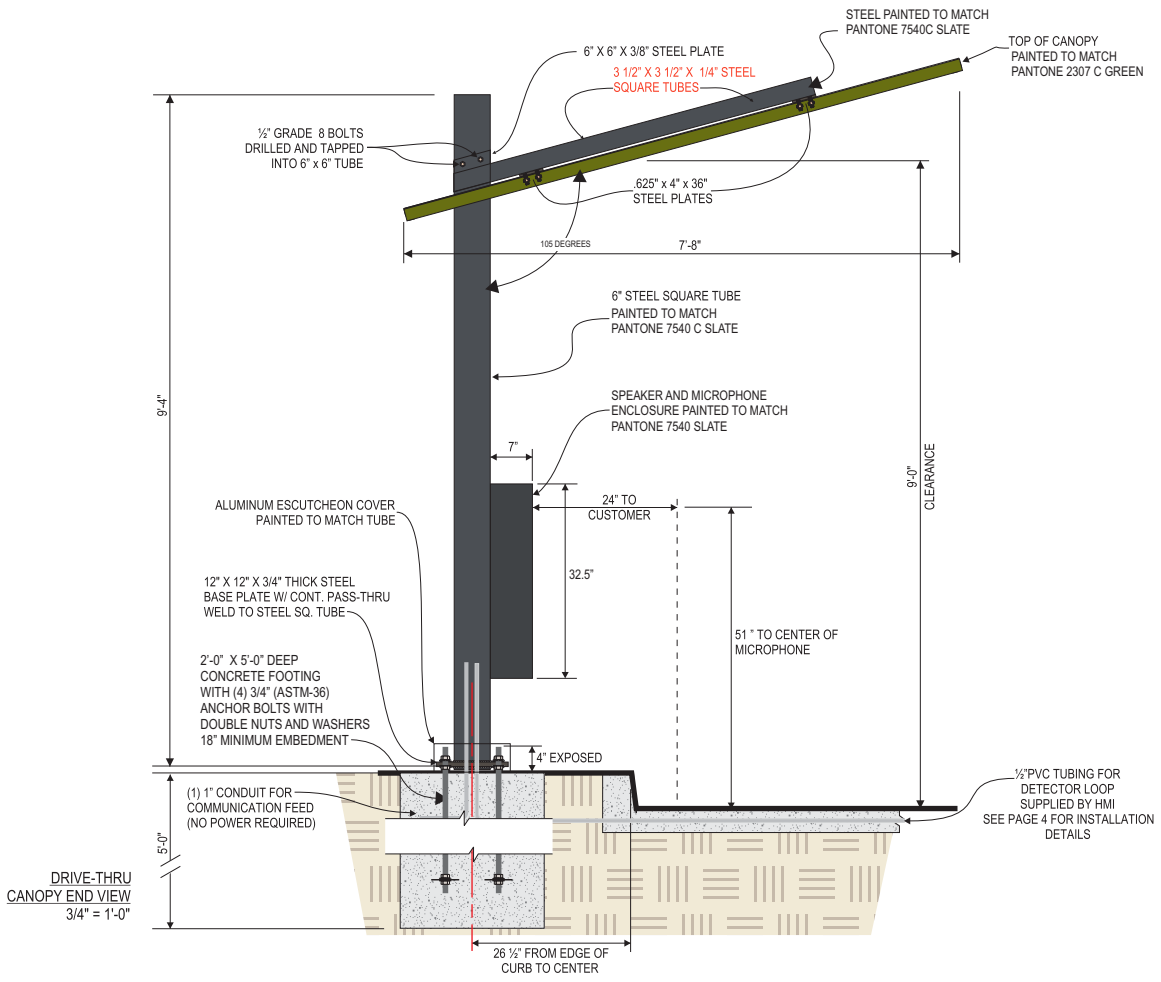
LOCATION

PROJECT MANAGER **Carla M.**

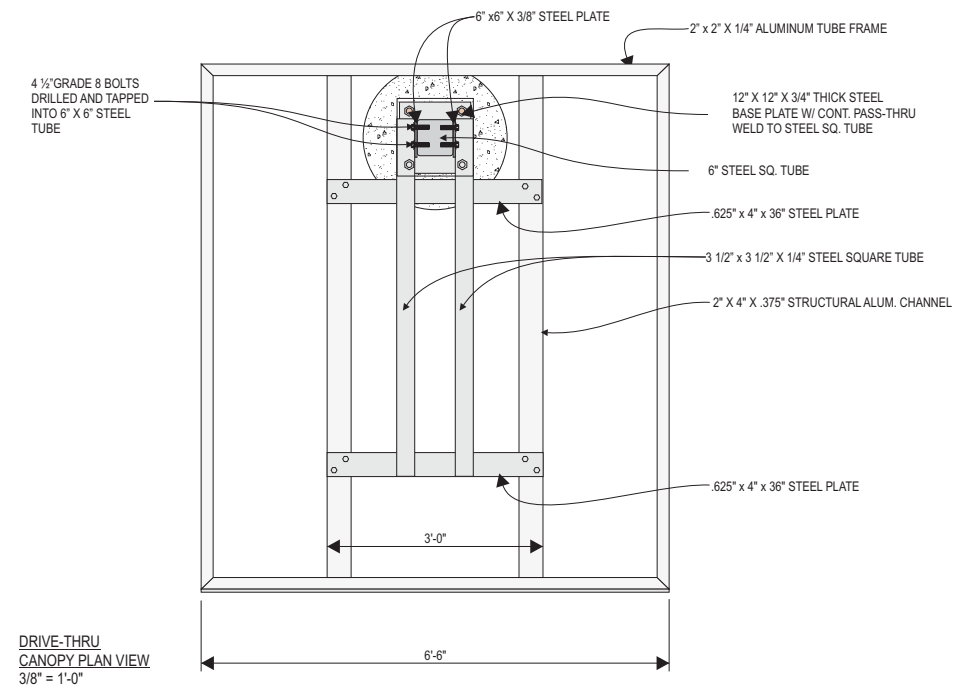
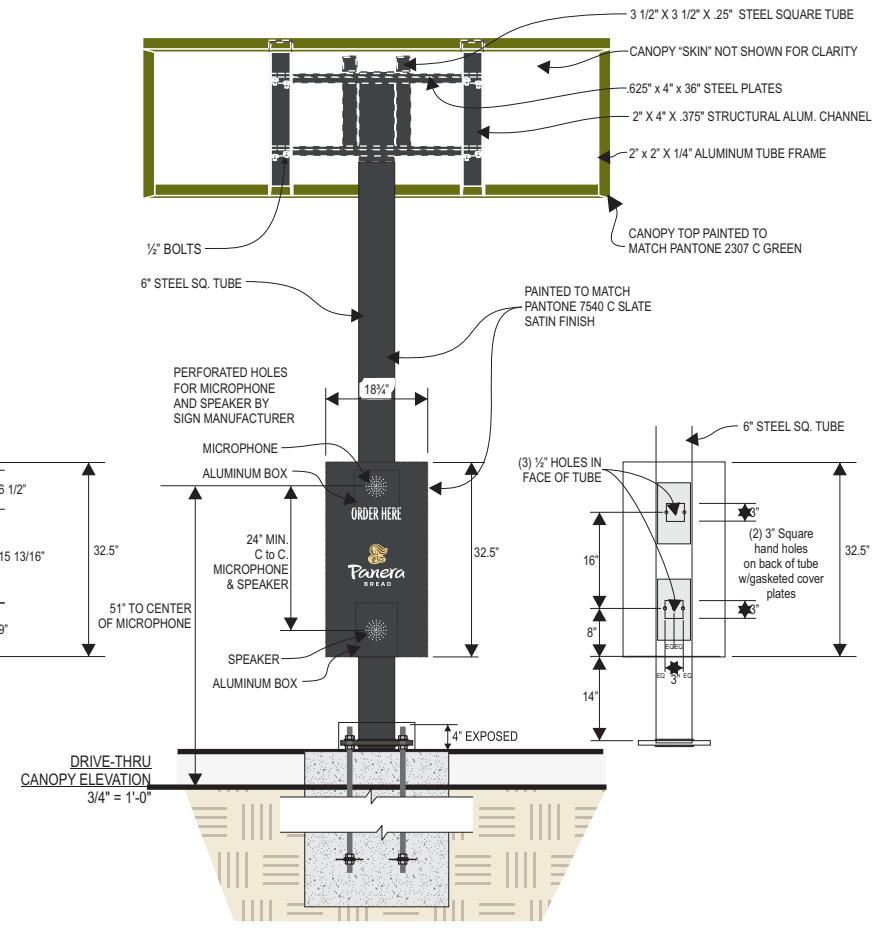
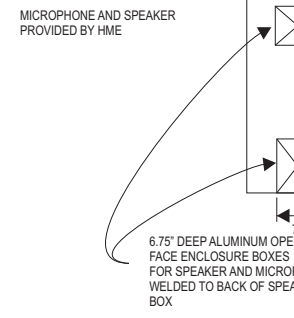
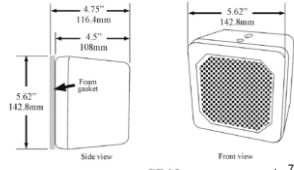
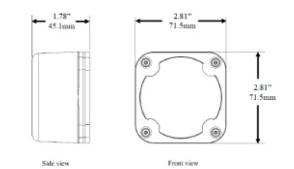
WD 01/23/19  
ARTIST DATE

**31984.9**

DRAWING NAME



**DT001.A1**



Static digital board and preview board



DT004.A1



DT005.A1

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*Signatures Required Before Release to Production*

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	WD	update to new logo standards	08/27/19
2	GC	updated to current standards	04/13/22
3	GC	updated logo	06/16/22
4			
5			
6			
7			
8			
9			
10			

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31984-1



CUSTOMER

2461

STORE NUMBER

DILLON, CO

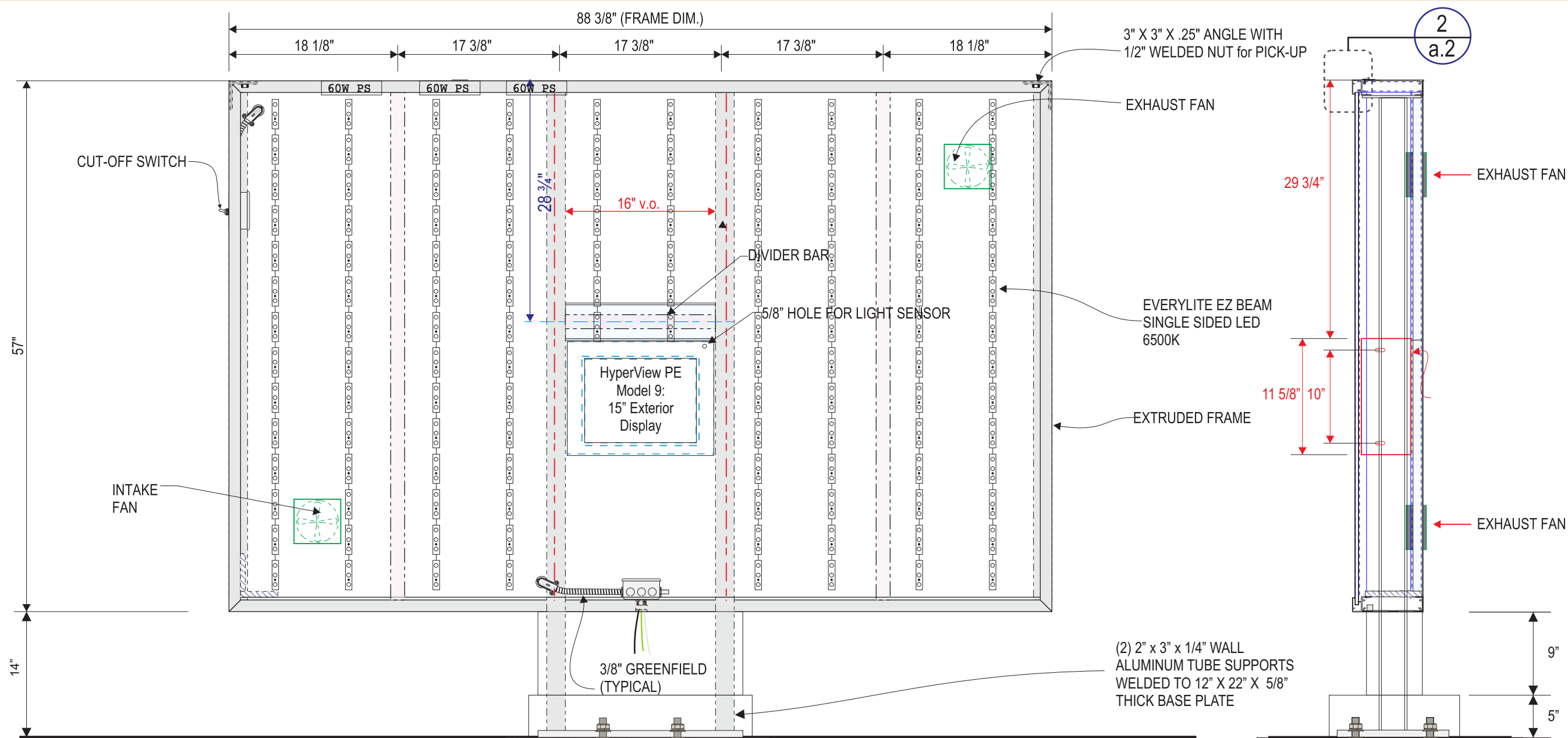
LOCATION

PROJECT MANAGER Carla M.

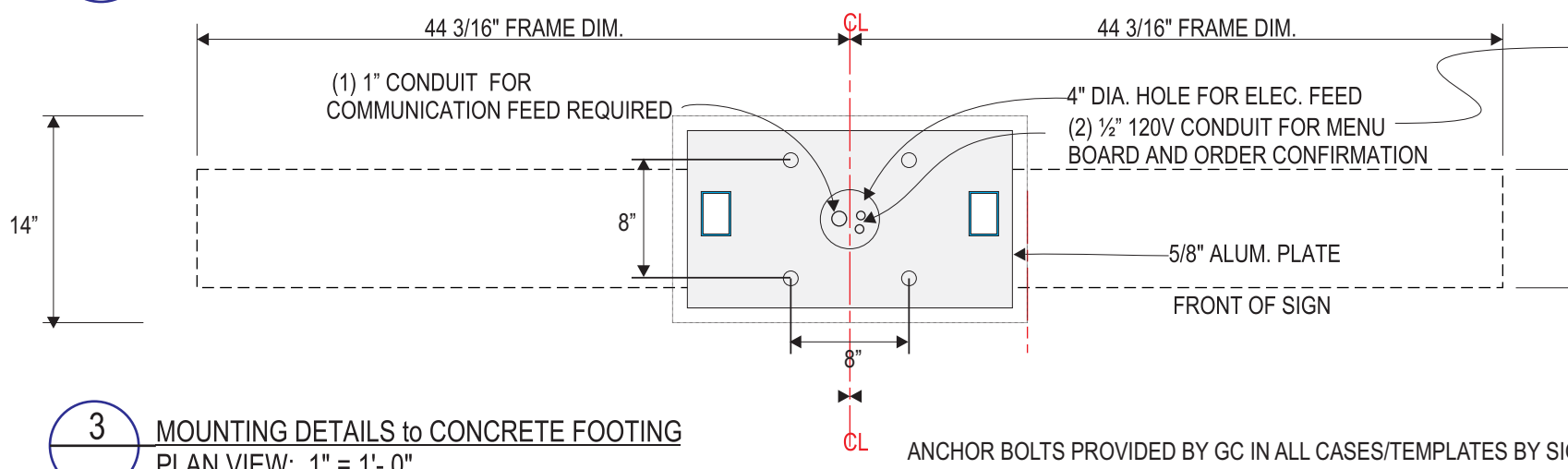
WD	01/23/19
ARTIST	DATE

31984.10

DRAWING NAME

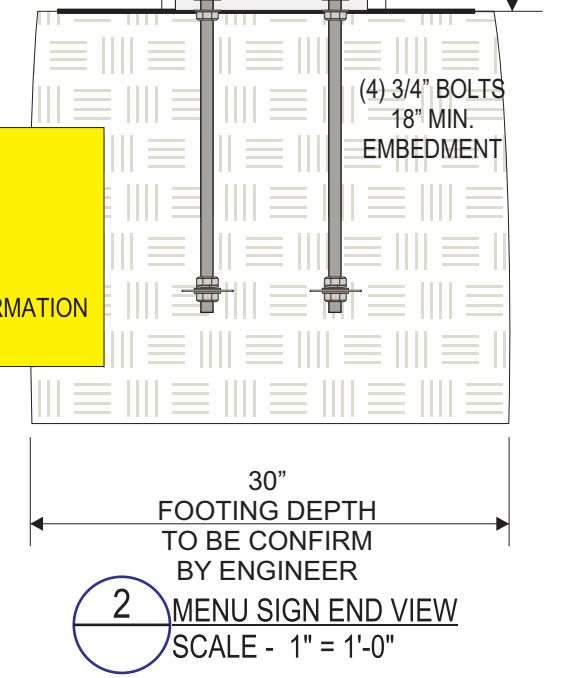


1 MENU SIGN FRAME - ELEVATION  
SCALE - 1" = 1'-0"



3 MOUNTING DETAILS to CONCRETE FOOTING  
PLAN VIEW: 1" = 1'-0"

**ELECTRICAL REQUIREMENTS:**  
 -3AMPS @ 120V FOR MENU BOARD  
 -1.8 AMPS @ 120 V FOR ORDER CONFIRMATION SCREEN



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**APPROVALS**  
*Signatures Required Before Release to Production*

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	WD	update to new logo standards	08/27/19
2	GC	updated to current standards	04/13/22
3	GC	updated logo	06/16/22
4			
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984-1

CUSTOMER

STORE NUMBER 2461

DILLON, CO

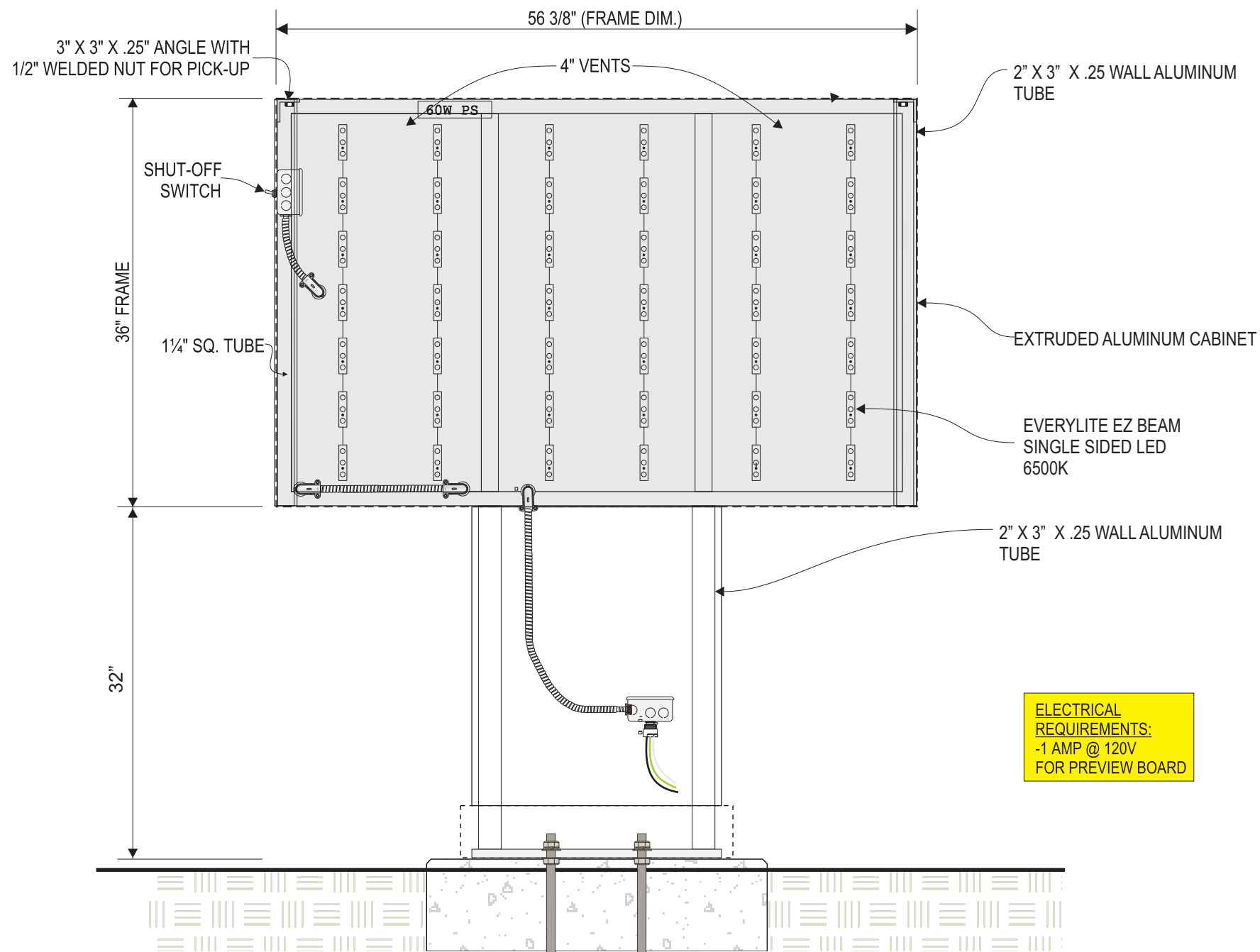
LOCATION

PROJECT MANAGER Carla M.

WD 01/23/19  
 ARTIST DATE

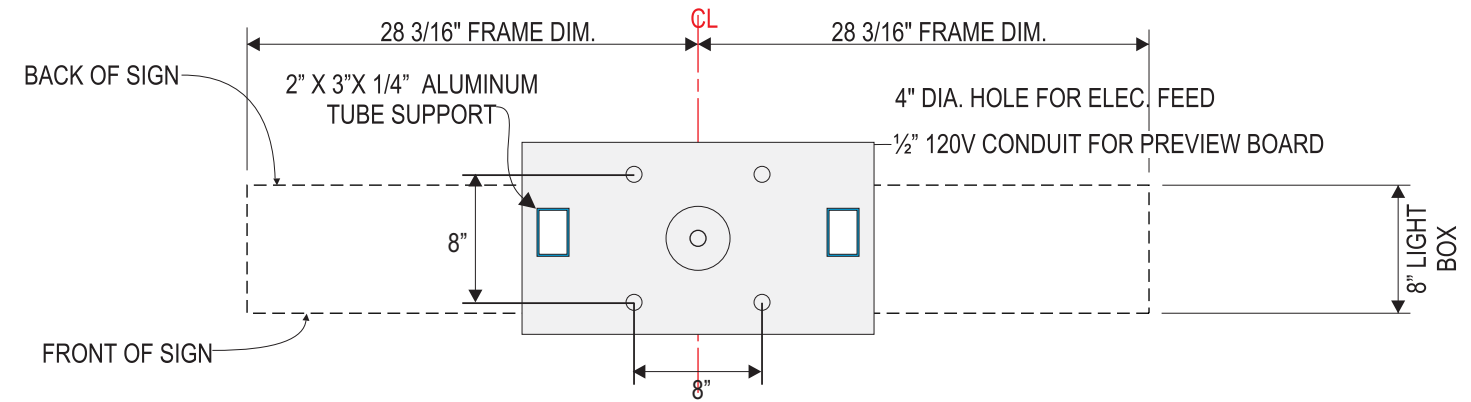
31984.11

DRAWING NAME

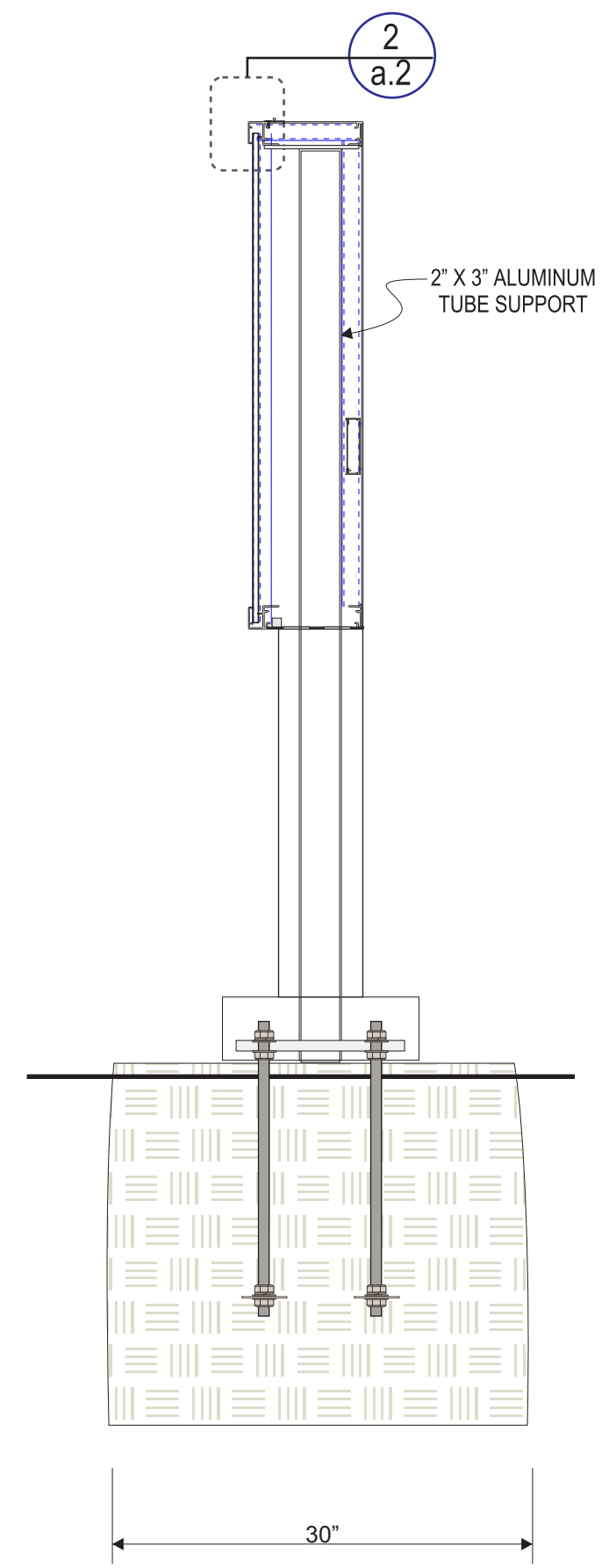


**ELECTRICAL REQUIREMENTS:**  
 -1 AMP @ 120V  
 FOR PREVIEW BOARD

**1** PREVIEW SIGN FRAME - ELEVATION  
 SCALE - 1" = 1'-0"



**3** MOUNTING DETAILS TO CONCRETE FOOTING  
 PLAN VIEW: 1" = 1'-0"



**2** MENU SIGN SECTION  
 SCALE - 1" = 1'-0"

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**APPROVALS**  
*Signatures Required Before Release to Production*

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	WD	update to new logo standards	08/27/19
2	GC	updated to current standards	04/13/22
3	GC	updated logo	06/16/22
4			
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

**31984-1**

CUSTOMER

STORE NUMBER **2461**

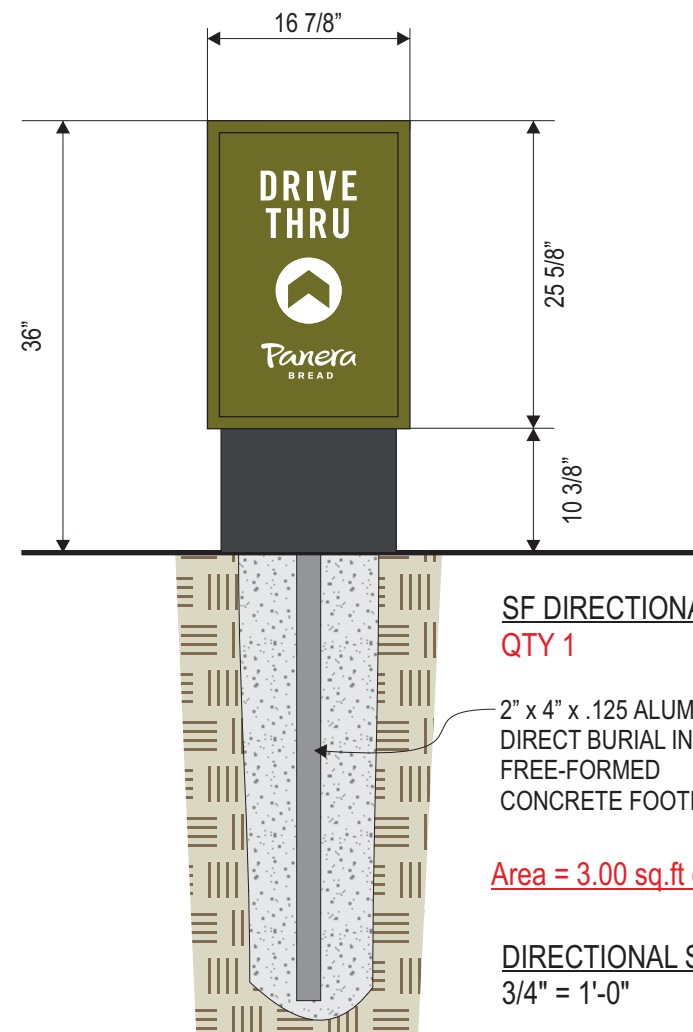
LOCATION **DILLON, CO**

PROJECT MANAGER **Carla M.**

ARTIST **WD** DATE **01/23/19**

DRAWING NAME **31984.12**





SF DIRECTIONAL SIGN  
QTY 1

2" x 4" x .125 ALUMINUM TUBE  
DIRECT BURIAL IN  
FREE-FORMED  
CONCRETE FOOTING

Area = 3.00 sq.ft each

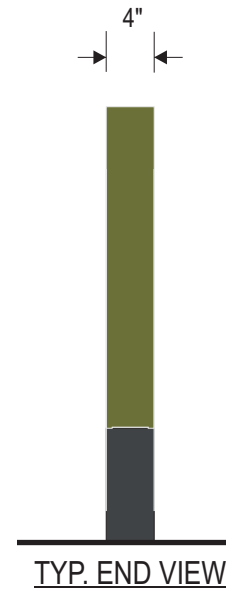
DIRECTIONAL SIGNS  
3/4" = 1'-0"

SIDE 1



DF DIRECTIONAL SIGN  
QTY 1

SIDE 2



**ILLUMINATED DIRECTIONAL SIGNS**

- 4" DEEP ALUM. PANEL CONSTRUCTION PAINTED TO MATCH PANTONE 2307 C (STAIN FINISH)
- WHITE LEXAN FACES
- DIGITALLY PRINTED GRAPHICS ON FACES (VINYL)
- COLORS AS SHOWN: WHITE & PMS 7403U PEACH & PANTONE 2410 C
- WHITE LED LIGHTING
- PANTONE 7540 SHROUD WITH 2" x 2" x 1/8" WALL ALUM. SQ. TUBE POSTS
- DIRECT BURIAL IN FREE-FORMED CONCRETE FOOTING



SIDE 1



SIDE 2



DF DIRECTIONAL SIGN  
QTY 1



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WEB

**APPROVALS**

Signatures Required Before Release to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	added directional sign	01/29/19
2	WD	rev. to illuminated	04/22/19
3	WD	corp. logo updates	08/27/19
4	GC	updated to current standards	04/13/22
5	GC	new directional signs	06/16/22
6	GC	REVISED TO ILLUMINATED	08/31/22
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984-1



CUSTOMER

2461

STORE NUMBER

DILLON, CO

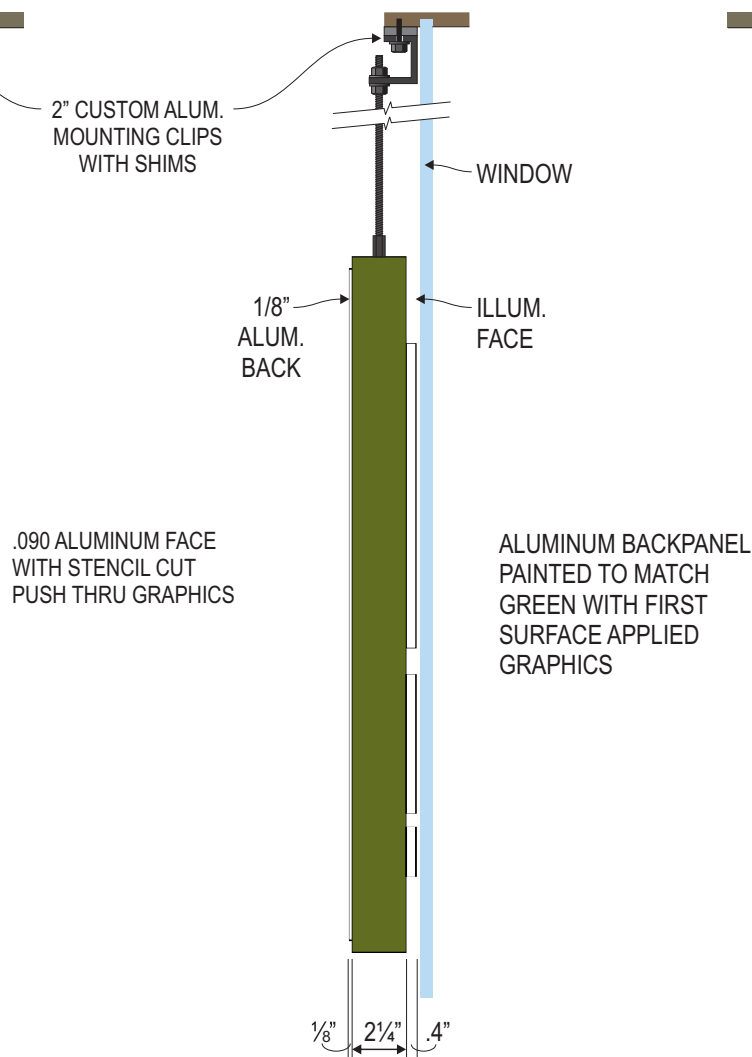
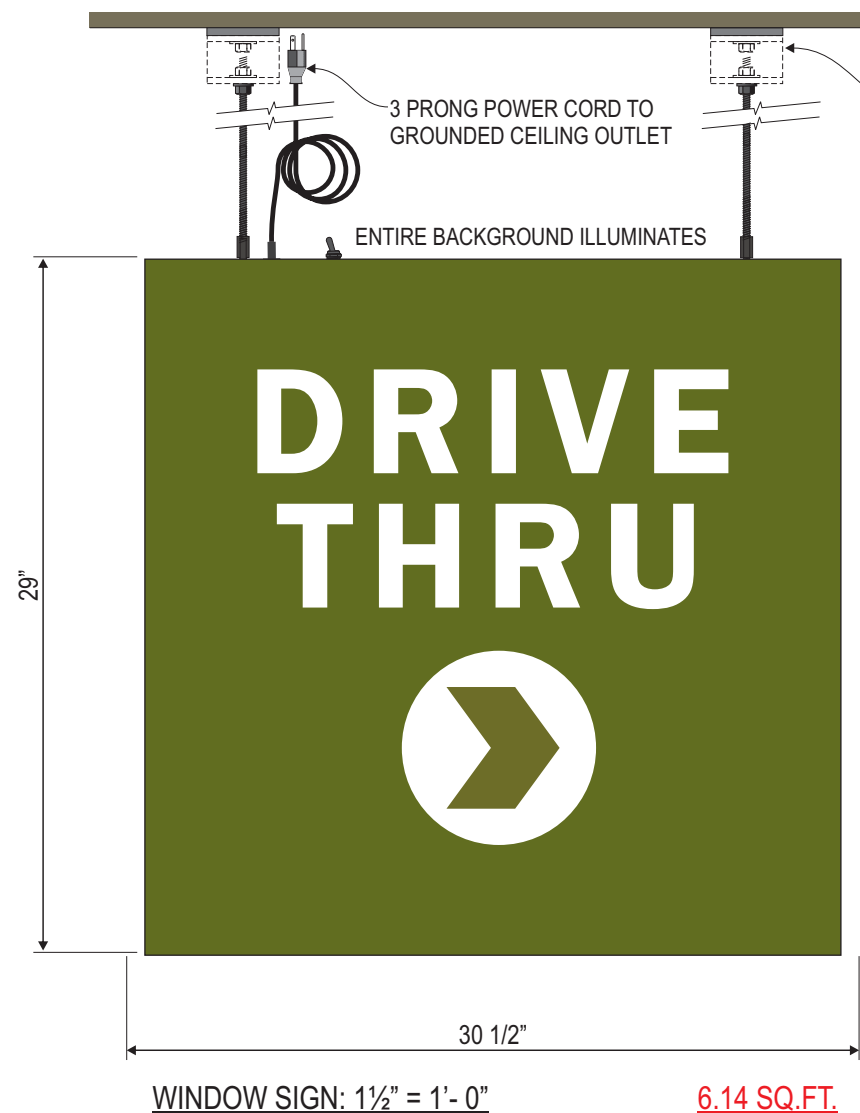
LOCATION

PROJECT MANAGER Carla M.

WD 01/23/19  
ARTIST DATE

31984.13

DRAWING NAME



**SW103.A1**

**(1) 29" X 29" X 2 7/8" DEEP D/F INTERIOR ILLUMINATED HANGING WINDOW SIGN.**

- FACE IS ILLUMINATED AND BACK IS REMOVABLE AND OPAQUE.
- 60 WATT SELF CONTAINED POWER SUPPLY.
- SWITCH AND 6'-7" 3 PRONG POWER CORD OUT TOP.
- SUPPLY (2) 6' LENGTHS OF 1/4-20 BLACK OXIDE THREADED ROD AND (2) ALUMINUM PAINTED ANGLE CLIPS FOR INSTALLATION.

**FACE SPECS:**

- .125 Aluminum with stencil cut push thru copy. Face painted to match Pantone 2307 C
- DRIVE THRU with ARROW be backed up with white diffuser vinyl second surface

**BACK SPECS:**

- 1/8" Thick Aluminum Back.
- Secure to the Frame with 8-32 x 1/2" Long Flat Head Brass Sheet Metal Screws.
- Paint Back Side of Aluminum Back ZAP White.
- Paint Face and Edge of Pantone 2307 C
- 1st Surface Digitally Printed Vinyl Graphics with Satin Overlaminates, All Cut with Background Removed.

**FRAME SPECS:**

- 2 1/4" x 1 1/4", Finished OD, x 1/8" Brakeformed Aluminum Channel Frame.
- Install Toggle Switch to Right of Cord Grip 1 1/2"±.
- PRINCIPAL PL-QPLOP2PD2 PODS 7000K LEDS on the Inside of the End and Bottom Fillers Only on 3"± Centers.
- (1) 60 Watt Class 2 Power Supply mounted to Aluminum Plate w/ (2) 6-32 x 1/2" Welded Studs. Plate is Spot Welded into the Top Channel.
- 120 VAC / .1 Amp.
- Continuous Brake Formed .040 White Aluminum Raceway Cover secured to the Back Flange with Flat Head Screws.
- Paint the Outside MP29527 Midsummer Night per Formula, Satin Finish.

**PANERA GREEN**  
 PANTONE 2307 C  
 C32 M2 Y100 K61  
 R104 G111 B18  
 HEX #686F12

PANTONE 476 CP  
 CMYK: 30 / 71 / 75 / 81  
 RGB: 84 / 60 / 46  
 HEX: 543C2E  
 TRANSLUCENT

**SUN DAPPLE**  
 PANTONE 7403 C  
 C5 M15 Y55 K0  
 R238 G212 B132  
 HEX #EED484



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BY	DATE
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BY	DATE
Quality Control	
BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	WD	update to new logo standards	08/27/19
2	GC	updated to current standards	04/13/22
3	GC	updated logo	06/16/22
4			
5			
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All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

**31984-1**



CUSTOMER

**2461**

STORE NUMBER

**DILLON, CO**

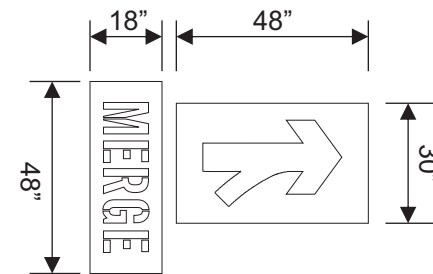
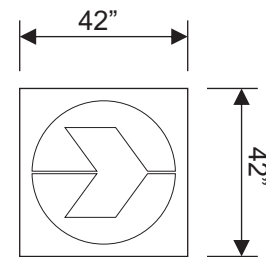
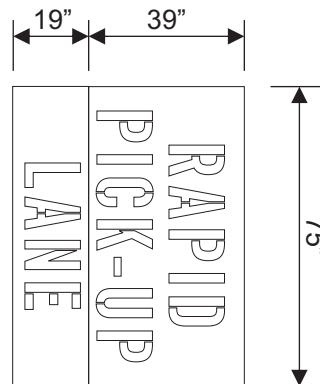
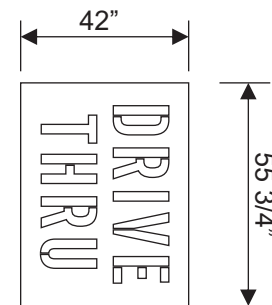
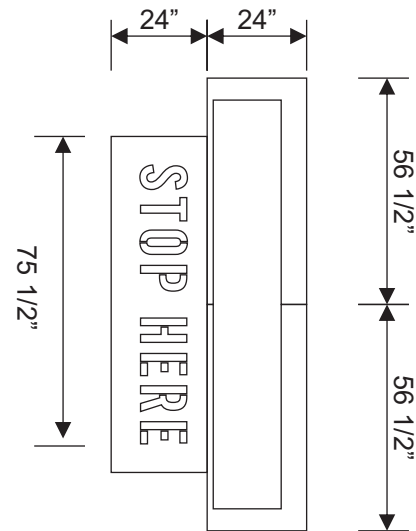
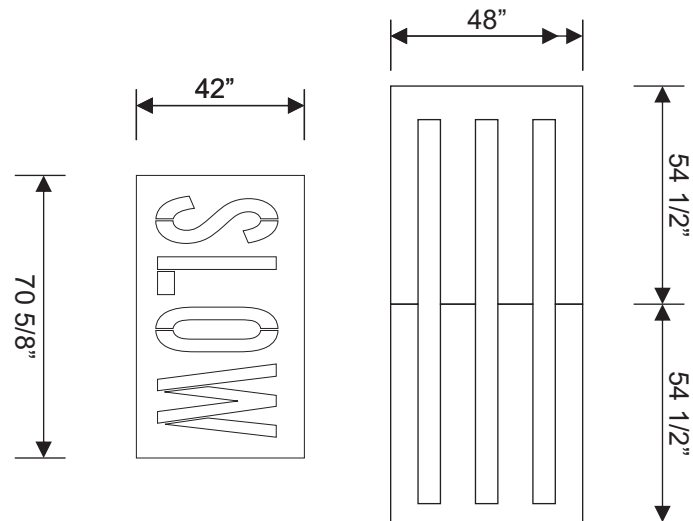
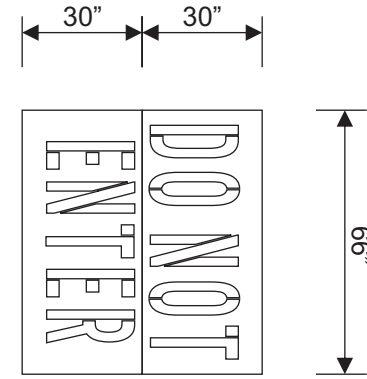
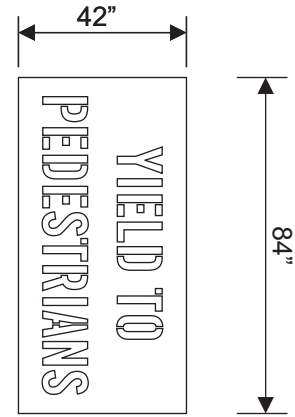
LOCATION

PROJECT MANAGER **Carla M.**

WD 01/23/19  
 ARTIST DATE

**31984.14**

DRAWING NAME



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



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**APPROVALS**  
*Signatures Required Before Release to Production*

Engineering	
BY	DATE
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BY	DATE
Estimating	
BY	DATE
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BY	DATE
Quality Control	
BY	DATE

PDF NAME

**REVISIONS**

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2	GC	updated to current standards	04/13/22
3	GC	added stencil set	06/16/22
4			
5			
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All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

**31984-1**



CUSTOMER

**2461**

STORE NUMBER

**DILLON, CO**

LOCATION

PROJECT MANAGER **Carla M.**

WD 01/23/19  
ARTIST DATE

**31984.15**

DRAWING NAME

SW401.A1

DRIVE  
THRU

SW403.B1

DRIVE  
THRU



SW406.A1



SW407.A1

MERGE



SW402.A1

RAPID  
PICK-UP  
LANE

SW404.B1

RAPID  
PICK-UP



MERGE



DRIVE THRU LANES (PAVEMENT)

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

ALL COPY  
TO BE PAINTED WHITE

Arrows can be  
rotated for left and  
right options

Graphics meant for Panera Drive-Thru/  
RPU lanes only. Not to be used for  
General Site markings

ARTWORK EXCLUSIVE PROPERTY OF  
SINCE 1917



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APPROVALS

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according to Underwriters Laboratories U.L. 48  
standards and labeled accordingly.

31984-1



CUSTOMER

2461

STORE NUMBER

DILLON, CO

LOCATION

Carla M.

PROJECT MANAGER

WD 01/23/19  
ARTIST DATE

31984.16

DRAWING NAME

SW408.A1

SW405.A1



SW409.A1

DRIVE THRU LANES (PAVEMENT)

SW405.A1

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



BARS TO BE PAINTED TO MATCH PANTONE 2307C

ALL OTHER COPY TO BE PAINTED WHITE

Arrows can be rotated for left and right options

Graphics meant for Panera Drive-Thru/RPU lanes only. Not to be used for General Site markings



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APPROVALS

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31984-1



CUSTOMER

2461

STORE NUMBER

DILLON, CO

LOCATION

PROJECT MANAGER Carla M.

WD 01/23/19 ARTIST DATE

31984.17

DRAWING NAME

**PLANNING AND ZONING COMMISSION ACTION ITEM  
STAFF SUMMARY  
SEPTEMBER 12, 2022 PLANNING AND ZONING COMMISSION SPECIAL MEETING**

**DATE:** September 9, 2022

**AGENDA ITEM NUMBER:** 11

**ACTION TO BE CONSIDERED:**

Consideration of Resolution No. PZ 09-22, Series of 2022. **(PUBLIC HEARING)**

**A RESOLUTION RECOMMENDING APPROVAL OF A LEVEL IV  
DEVELOPMENT APPLICATION FOR A PUD SIGN PLAN FOR THE  
PANERA BREAD RESTAURANT.**

**BACKGROUND / TIME FRAME:**

- November 7, 2018: Town staff received the 1<sup>st</sup> submittal of the Application
- December 3, 2018: Cost and Fund Deposit Agreement in effect
- December 6, 2018: Town staff reviewed the Application for completeness and requested additional information for a few items of the Application
- December 14, 2018: Draft plan review comments prepared by THK and Associates (Town's plan review consultant for the Application)
- December 15, 2018: Meeting with Town Attorney and THK to discuss the Application
- December 21, 2018: Town Staff provided comments to THK on the draft plan review comments
- December 26, 2018: The Town Engineer provided additional plan review comments
- January 8, 2019: Architectural Review meeting
- January 11, 2018: The 1<sup>st</sup> submittal plan review comment memorandum was provided to the Applicant
- February 27, 2019: Town staff received the 2<sup>nd</sup> submittal of the Application
- March 6, 2019: Planning and Zoning Commission Review and Recommendation for approval by Resolution PZ 16-18, series of 2018
- March 6, 2019: Town staff received revised grading sheet and supplemental information
- March 19, 2019: Town Council First Reading of Ordinance 04-19, Series of 2019 for the Panera PUD Development Plan
- April 2, 2019: Town Council Public Hearing for Ordinance 04-19, Series of 2019 for Panera PUD Development Plan & A Replat of Lot 9R-1 and Lot 10R-1, a Replat of The Ridge at Dillon
- August 10, 2022: Application for Panera Sign Package and PUD Sign Plan
- September 12, 2022: Planning and Zoning Commission Special Meeting Public Hearing for the Panera PUD Sign Plan

**SUMMARY:**

The Town received a sign package application for the Panera Restaurant located at 257 Dillon Ridge Road, see *Figure 1* for the site vicinity map. A PUD Sign Plan is warranted due to the changes in the proposed signs versus those approved in the Panera PUD Development Plan approved by Ordinance 04-19, Series of 2019, see Appendix ‘A’ to this staff summary.



*Figure 1. Vicinity of the Panera Bread Restaurant*

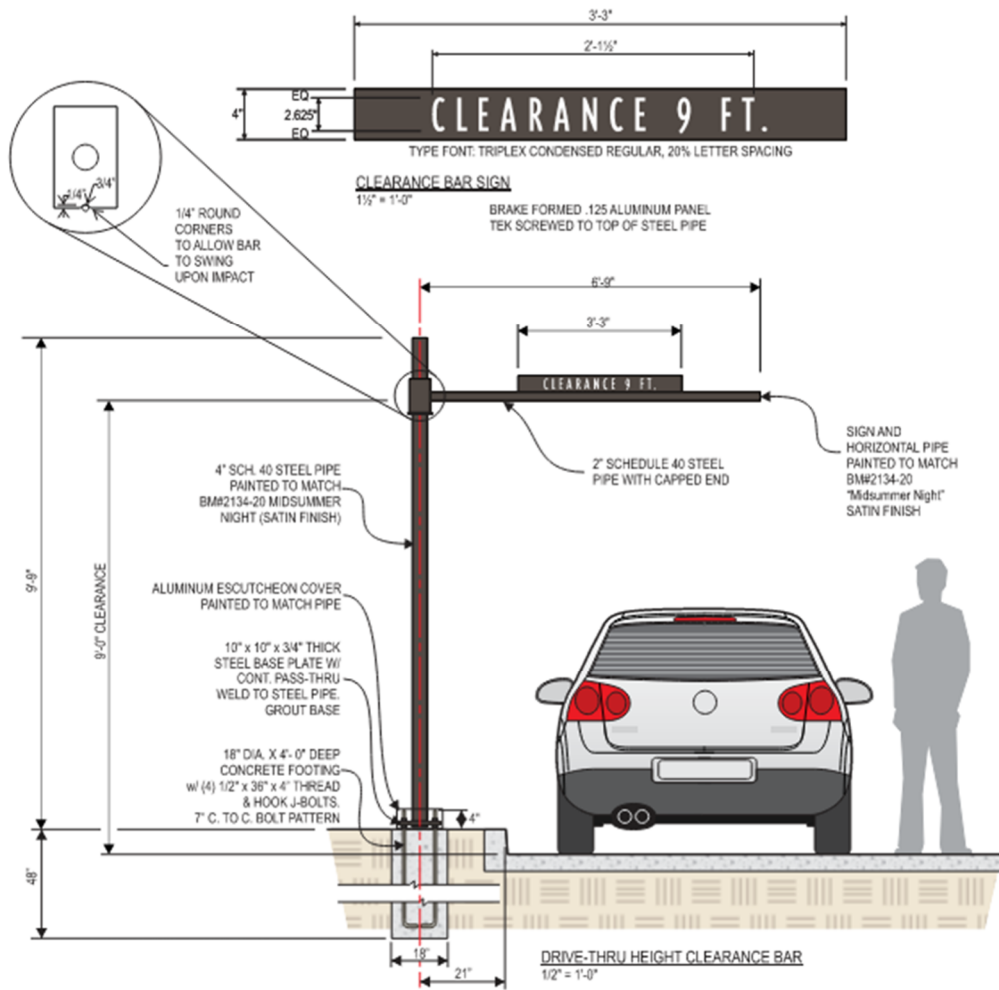
The proposed signs are located on the building in different locations in some cases, have a different appearance and layout (including a brand logo), and there are additional signs provided for the drive through, see *Figures 2 & 3* and *Figures 4 & 5* for a comparison of previously approved and as proposed for the building signs and drive through signs, respectively. The drive through menu signs are proposed to be static displays (*See Figures 6 & 7*); however, many Panera Bread restaurants, and very many restaurants with drive throughs have digital display menu signs. As such, the resolution approving this Panera PUD Sign Plan is crafted to provide flexibility for future such digital display installation for the drive through menu boards should they be desired in the future.



**Figure 2. Previously Approved Building Sign**

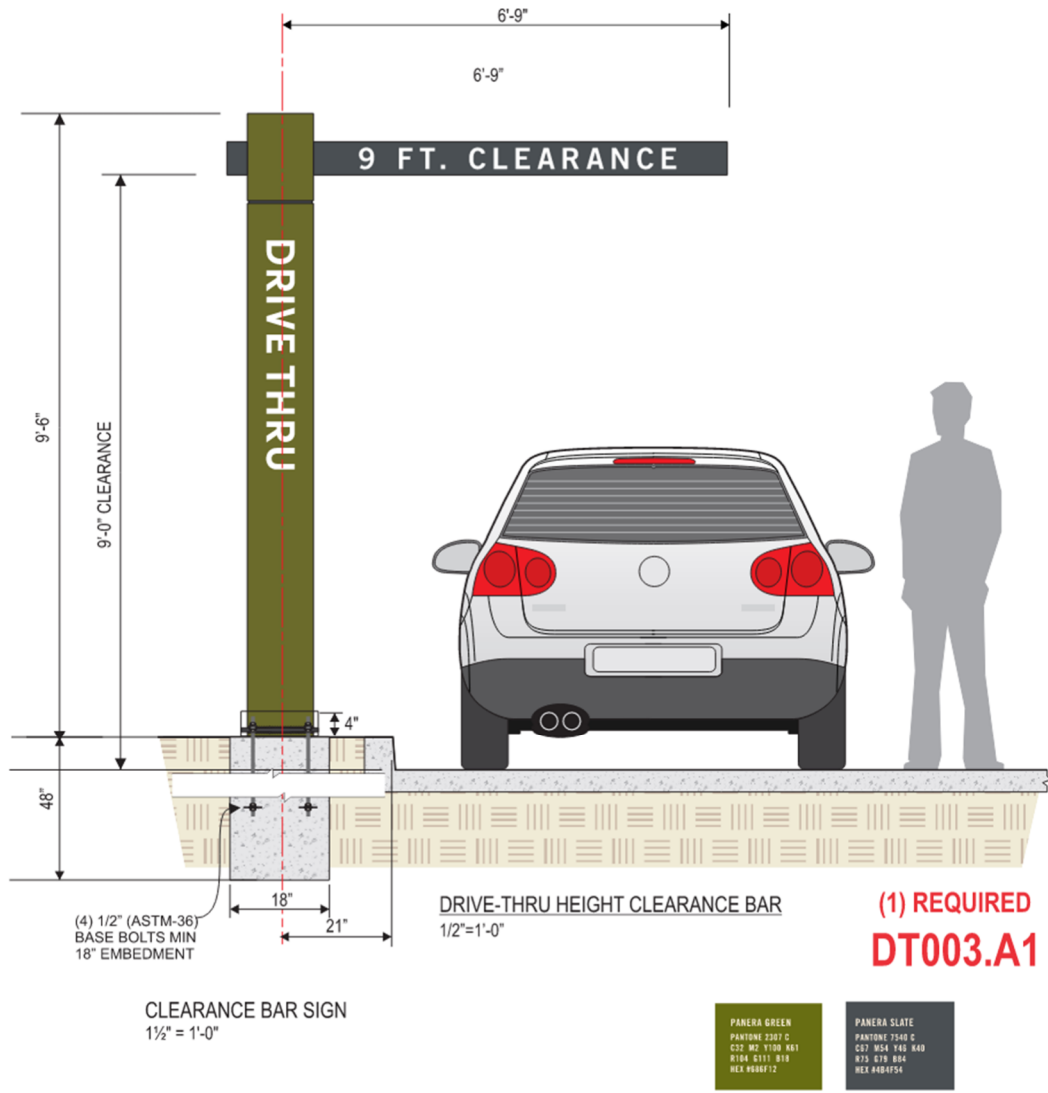


**Figure 3. Proposed Building Sign**



**Figure 4. Previously Approved Drive Through Clearance Bar Signage**





**Figure 5. Proposed Drive Through Clearance Bar Signage**



**Figure 6. Proposed Drive Through Static Menu Preview Signs**



**Figure 7. Proposed Static Menu Signs**

For the complete proposed sign package for the Panera PUD Sign Plan, please refer to Exhibit ‘A’ of Resolution PZ 09-22, Series of 2022. Although the proposed sign package is different from that previously approved by Ordinance 04-19, Series of 2019, it does not change the general character of the development.

**BUDGET IMPACT:**

None

**STAFF RECOMMENDATION:**

Town staff recommends approval of Resolution PZ 09-22, Series of 2022 with conditions as presented in the resolution.

**MOTION FOR APPROVAL:**

I move we approve Resolution PZ No. 09-22, Series of 2022.

**ACTION REQUESTED:**

Motion, Second, Roll Call Vote.  
Resolutions require the affirmative vote of a majority of the members present.

**DEPARTMENT HEAD RESPONSIBLE:**

Ned West, AICP, Sr. Town Planner

***‘Exhibit A’  
Previously Approved  
2019 Panera PUD Development Plan  
Sign Excerpt***

**LEGAL DESCRIPTION**

THE PANERA PUD DEVELOPMENT PLAN; AN AMENDMENT TO A PORTION OF THE RIDGE AT DILLON PLANNED UNIT DEVELOPMENT PLAN, IS COMPRISED OF ONE PARCEL OF LAND LOCATED IN THE TOWN OF DILLON, COUNTY OF SUMMIT, STATE OF COLORADO. THE REAL PROPERTY IS LOCATED AT 257 DILLON RIDGE ROAD, MORE SPECIFICALLY DESCRIBED AS LOT 9-10R, A REPLAT OF LOTS 9R-1 AND 10R-1, RIDGE AT DILLON SUBDIVISION AS RECORDED ON May 9, 2019 IN THE OFFICE OF THE SUMMIT COUNTY CLERK & RECORDER AS RECEPTION NO. 1197774.

**APPLICABLE ZONING:**

EXCEPT AS MODIFIED BY THE PLANS CONTAINED HEREIN, LOT 9-10R SHALL BE SUBJECT TO THE TOWN'S COMMERCIAL (C) ZONING REGULATIONS

**ALLOWED USES:**

THE FOLLOWING USES ARE APPROVED FOR THE PANERA PUD DEVELOPMENT PLAN: A RESTAURANT WITH A DRIVE-IN FACILITY AND ASSOCIATED SITE IMPROVEMENTS INCLUDING ONSITE PARKING AND LANDSCAPING.

**DENSITY:**

THE PANERA PUD DEVELOPMENT PLAN SHALL CONFORM TO THE DENSITY AS SHOWN HEREIN ON THE PLAN.

**ALLOWED BUILDING HEIGHT:**

THE PANERA PUD DEVELOPMENT PLAN SHALL CONFORM TO THE HEIGHT AS SHOWN HEREIN ON THE PLAN.

**YARDS (SETBACKS):**

THE PANERA PUD DEVELOPMENT PLAN SHALL CONFORM TO THE YARDS AS SHOWN HEREIN ON THE PLAN.

**ARCHITECTURE:**

THE ARCHITECTURE AS SHOWN ON THE ATTACHED PLANS IS APPROVED AND HAS BEEN DETERMINED TO CONFORM WITH THE TOWN OF DILLON'S ARCHITECTURAL GUIDELINES.

THE MATERIALS AND COLORS USED SHALL CONFORM TO THE MATERIAL BOARD ON FILE AT THE TOWN OF DILLON PLANNING DEPARTMENT.

**LANDSCAPING:**

THE LANDSCAPING FOR THIS DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE GENERAL INTENT OF THE PLAN SHOWN ON SHEET L-1.

**TOTAL PARKING PROVIDE:**

A TOTAL OF 64 PARKING SPACES WILL BE PROVIDED AND MAINTAINED ON-SITE. 17 OF THESE PARKING SPACES ARE TO BE SHARED WITH THE LOT 8R-1 DEVELOPMENT.

**ON-SITE PARKING USE RESTRICTIONS:**

THE PARKING SPACES LOCATED ONSITE SHALL NOT BE USED FOR THE STORAGE OF ANY VEHICLE OR NON-VEHICLE ITEMS, INCLUDING, BUT NOT LIMITED TO STORAGE SHEDS, TRAILERS, BOATS, KAYAKS, COOKING GRILLS OR SMOKERS, ATVS OR RECREATIONAL EQUIPMENT, CONSTRUCTION EQUIPMENT, LANDSCAPING MATERIALS AND SNOW/ICE STORAGE.

**ALLOWABLE PARKING DESIGN STANDARDS:**

PARKING GRADES: THE PANERA PUD DEVELOPMENT PLAN SHALL BE ALLOWED TO USE THE PARKING LOT GRADES AS SHOWN HEREIN ON THE PLAN. ALL GRADES FOR THE ACCESSIBLE PARKING SPACES SHALL MEET ALL FEDERAL AND LOCAL REGULATIONS.

**ALLOWED SIGNAGE:**

THE PANERA PUD DEVELOPMENT PLAN SHALL BE ALLOWED FOUR (4) BUILDING SIGNS AS SHOWN HEREIN ON THE PLAN.

THE PANERA PUD DEVELOPMENT PLAN SHALL BE ALLOWED ONE (1) ILLUMINATED WINDOW SIGN AS SHOWN HEREIN ON THE PLAN.

THE PANERA PUD DEVELOPMENT PLAN SHALL BE ALLOWED TWO (2) MENU BOARD SIGNS AS SHOWN HEREIN ON THE PLAN.

THE PANERA PUD DEVELOPMENT PLAN SHALL BE ALLOWED THE MISCELLANEOUS DRIVE-THRU DIRECTIONAL SIGNAGE AS SHOWN HEREIN ON THE PLAN.

THE PANERA PUD DEVELOPMENT PLAN SHALL BE ALLOWED TO INSTALL ONE SIGN PANEL ON THE EXISTING BUSINESS AREA DIRECTORY SIGN LOCATED IN THE SOUTHWESTERN CORNER OF THE SITE.

# PANERA PUD DEVELOPMENT PLAN; AN AMENDMENT TO A PORTION OF THE RIDGE AT DILLON PLANNED UNIT DEVELOPMENT PLAN

## 257 Dillon Ridge Road Town of Dillon, Colorado Town of Dillon Ordinance 04-19, Series of 2019

**SNOW REMOVAL REQUIREMENT:**

STORAGE OF SNOW FROM THIS DEVELOPMENT WITHIN TOWN RIGHTS-OF-WAY IS STRICTLY PROHIBITED.

**ENTRANCE AT DILLON RIDGE ROAD OBLIGATIONS:**

THE LOT 9-10R PROPERTY OWNER SHALL WORK WITH THE OWNERS OF LOTS 8R-1 AND 7R-1 OF THE RIDGE AT DILLON SUBDIVISION TO MAINTAIN THE STRIPING AND TURN ARROWS SHOWN ON THE STRIPING PLAN AND LOCATED AT THE ENTRANCE OFF OF DILLON RIDGE ROAD, IN A GOOD CONDITION IN PERPETUITY.

**STORM DRAINAGE**

THE PROPERTY OWNER SHALL MAINTAIN THE DETENTION POND AND ENSURE ITS FUNCTIONALITY AT ALL TIMES.

**RETAINING WALLS**

THE PROPERTY OWNER SHALL CONSTRUCT, INSTALL AND MAINTAIN THE RETAINING WALL ONSITE IN PERPETUITY. THE PERFORMANCE AND MAINTENANCE OF THE RETAINING WALLS ON THE SITE ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THE WALLS SHALL UTILIZE A SIMILAR FACE PATTERN AS THE ADJACENT PROPERTY SITE RETAINING WALLS.

**WATER MAIN**

THE WATER MAIN, FIRE HYDRANT AND APPURTENANCES LOCATED ON SITE, AND THE WATER MAIN BETWEEN THE PROPERTY LINE AND THE PUBLIC VALVE LOCATED IN LITTLE BEAVER TRAIL, ARE DESIGNATED AS PRIVATE AND THE PROPERTY OWNER SHALL CONSTRUCT, INSTALL AND PERMANENTLY MAINTAIN THESE IMPROVEMENTS IN PERPETUITY.

THE PROPERTY OWNER SHALL ALLOW THE TOWN OF DILLON TO CONVEY, TRANSPORT, FLOW WATER THROUGH THIS MAIN, AND ALLOW THE TOWN OF DILLON TO OPERATE THE VALVES ON THIS PRIVATE SYSTEM IN ORDER TO PROPERLY OPERATE THE WATER SYSTEM.

P.U.D. PAGE NUM	SHEET TITLE
1	PUD Development Plan Cover Sheet
2	Civil Demolition Plan (C03)
3	Civil Site Plan (C04)
4	Civil Utility Composite Plan (C05)
5	Civil Grading and Drainage Plan-West (C10)
6	Civil Grading and Drainage Plan-East (C11)
7	Site Retaining Wall Plan (ER1)
8	Site Retaining Wall Profile (ER2)
9	Dillon Ridge Road Striping Plan (C13)
10	Landscape Plan (L1)
11	Snow Storage Plan (SS-1)
12	Site Lighting Plan (1 of 3)
13	Luminaire Location Plan (2 of 3)
14	Site Lighting Details (3 of 3)
15	Exterior Elevations (A301)
16	Exterior Elevations (A302)
17	Building Sections (A303)
18	Roof Plan (A102)
19	Trash Enclosure Details (A011)
20	Material Board (A800)
21	First Floor Plan (A100)
22	Sign Plan - South Elevation (31984.1)
23	Sign Plan - East Elevation (31984.2)
24	Sign Plan - West Elevation (31984.3)
25	Sign Plan - North Elevation (31984.4)
26	Sign Plan - Awning Details (31984.5)
27	Sign Plan - Site Plan (31984.6)
28	Sign Plan - Directional Signage (31984.7)
29	Sign Plan - Menu Board Signs (31984.8)
30	Sign Plan - Drive Thru Canopy (31984.9)
31	Sign Plan - Illuminated Window Sign (31984.10)

**PROPERTY OWNER APPROVAL CERTIFICATE**

BY SIGNING THIS PUD DEVELOPMENT PLAN, THE PROPERTY OWNERS ACKNOWLEDGE AND ACCEPT ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

**OWNER:**  
**THE POINT AT DILLON RIDGE LIMITED, LLLP**  
**A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP**

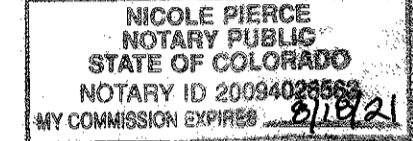
*[Signature]*  
Feb 3, 2020

STATE OF COLORADO )  
COUNTY OF SUMMIT )ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3<sup>rd</sup> DAY

OF February, 2020, A.D. BY Maureen Ulrich

by: Nicole Pierce  
WITNESS MY HAND AND OFFICIAL SEAL.



*[Signature]*  
NOTARY PUBLIC

8/18/21  
MY COMMISSION EXPIRES

**PLANNING COMMISSION CERTIFICATE**

THIS LEVEL IV DEVELOPMENT APPLICATION FOR THE PANERA PUD DEVELOPMENT PLAN; AN AMENDMENT TO A PORTION OF THE RIDGE AT DILLON PLANNED UNIT DEVELOPMENT PLAN WAS REVIEWED BY THE TOWN OF DILLON PLANNING COMMISSION AT THE REGULAR MEETING HELD ON MARCH 6, 2019.

*[Signature]*  
CHAIRPERSON

2/28/2020  
DATE

**TOWN COUNCIL APPROVAL CERTIFICATE**

THIS PUD DEVELOPMENT PLAN IS TO BE KNOWN AS THE PANERA PUD DEVELOPMENT PLAN; AN AMENDMENT TO A PORTION OF THE RIDGE AT DILLON PLANNED UNIT DEVELOPMENT PLAN AND WAS APPROVED AND ACCEPTED BY ORDINANCE NO. 04-19, SERIES OF 2019 PASSED AND ADOPTED AT THE REGULAR MEETING OF THE TOWN OF COUNCIL OF THE TOWN OF DILLON, COLORADO, HELD ON April 2, 2019.

*[Signature]*  
CAROLYN SKOWYRA, MAYOR

2-11-2020  
DATE

ATTEST:

*[Signature]*  
ADRIENNE STUCKEY, TOWN CLERK

2-11-2020  
DATE

**CLERK & RECORDER CERTIFICATE**

STATE OF COLORADO )  
COUNTY OF SUMMIT )ss.

I HEREBY CERTIFY THAT THIS PUD ZONING MAP WAS FILED IN MY OFFICE AT

12:00 PM O'CLOCK, ON THIS 2<sup>nd</sup> DAY OF April, 2020 A.D. AND

RECORDED AT RECEPTION NUMBER 1227499

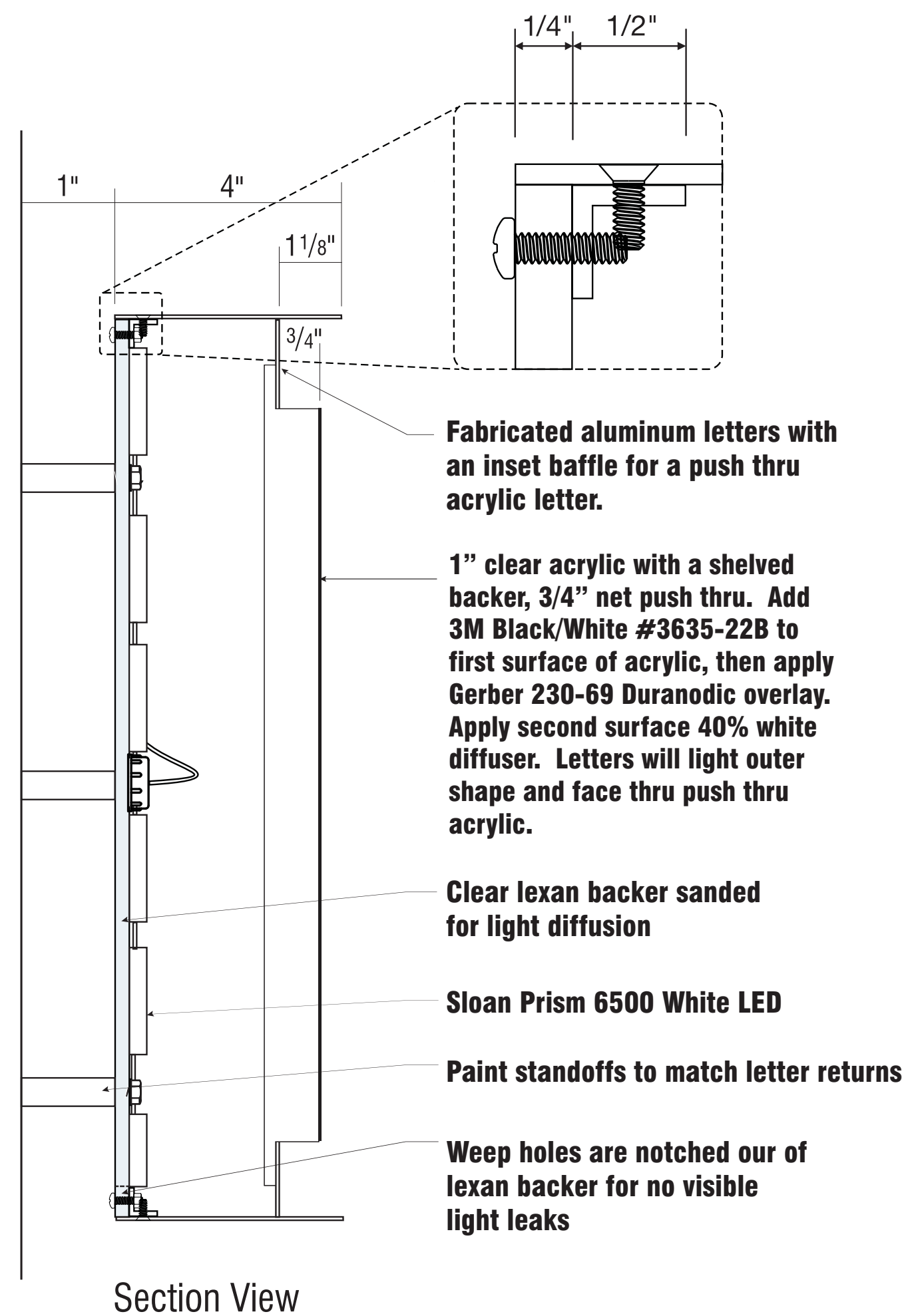
*[Signature]*  
SUMMIT COUNTY CLERK & RECORDER





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

WINDOW SIGN  
SEE: 31984.9



Fabricated aluminum letters with an inset baffle for a push thru acrylic letter.

1" clear acrylic with a shelved backer, 3/4" net push thru. Add 3M Black/White #3635-22B to first surface of acrylic, then apply Gerber 230-69 Duranodic overlay. Apply second surface 40% white diffuser. Letters will light outer shape and face thru push thru acrylic.

Clear lexan backer sanded for light diffusion

Sloan Prism 6500 White LED

Paint standoffs to match letter returns

Weep holes are notched out of lexan backer for no visible light leaks

Section View



END VIEW

CHANNEL LETTERS: 3/8" = 1'-0"

29.17 SQ.FT.

**Sign Type 2**

Fabricate and install one set of custom fabricated aluminum letters with push thru acrylic inline

- (A) "PANERA BREAD" to be halo lit fabricated aluminum letters with an inset aluminum letter face. .063 returns .090 faces clear sanded lexan backs. Paint letter faces and interior returns Snowmist. Paint returns Duranodic Bronze. Peg mount 1" off exterior wall finish.
- (B) Inline in copy to be routed out of aluminum face and backed with shelved push thru 1" clear acrylic (net push through of 3/4"). Acrylic edges to be frosted. Add 1st surface black/white 3M 3635-22B opaque vinyl film to push thru face and then Gerber 230-69 matte Duranodic Bronze opaque vinyl film applied over. Apply 3M 3635-30 40% diffuser to second surface of push thru. Illuminate letters with Sloan Prism 6500k white LEDs, double standard quantity for maximum brightness. Paint all standoffs to match returns. Power supplies will be remote. **Verify conditions at site.**

Matthews Paint Duranodic Bronze metallic MP 20147, satin finish

Matthews Paint Snowmist MP 04561, satin finish

Opaque Gerber matte Duranodic vinyl 230-69

Sign allowance for Single-Tenant building Zone B:  
75 S/F to be used in one or two signs for building identification; additional sign not to exceed 30 S/F

Total proposed signage:  
South: 29.17 S/F  
East: 29.17 S/F  
North or West: 29.17 S/F

**APPROVALS**

Signatures Required Before Release to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	updated sign NTE 20'-0" in length	02/12/19
2			
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All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984-1

**PANERA BREAD**

CUSTOMER

2461

STORE NUMBER

**DILLON, CO**

LOCATION

PROJECT MANAGER Carla M.

WD 01/23/19  
ARTIST DATE

31984.1

DRAWING NAME



EAST ELEVATION: 1/8" = 1'-0"  
 Total sign area: 40.04 SQ.FT.



END VIEW CHANNEL LETTERS: 3/8" = 1'-0" 29.17 SQ.FT.

SIGN DETAILS ON: 31984.1

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**MANDEVILLE SIGN**  
*making your mark.*  
 676 GEORGE WASHINGTON HIGHWAY  
 LINCOLN, RI 02865-4255  
 401-334-9100 401-334-7799  
 PHONE FAX  
 www.mandevillesign.com  
 WEB

**APPROVALS**  
*Signatures Required Before Release to Production*

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	updated sign NTE 20'-0" in length	02/12/19
2			
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31984-1

**PANERA**  
 BREAD

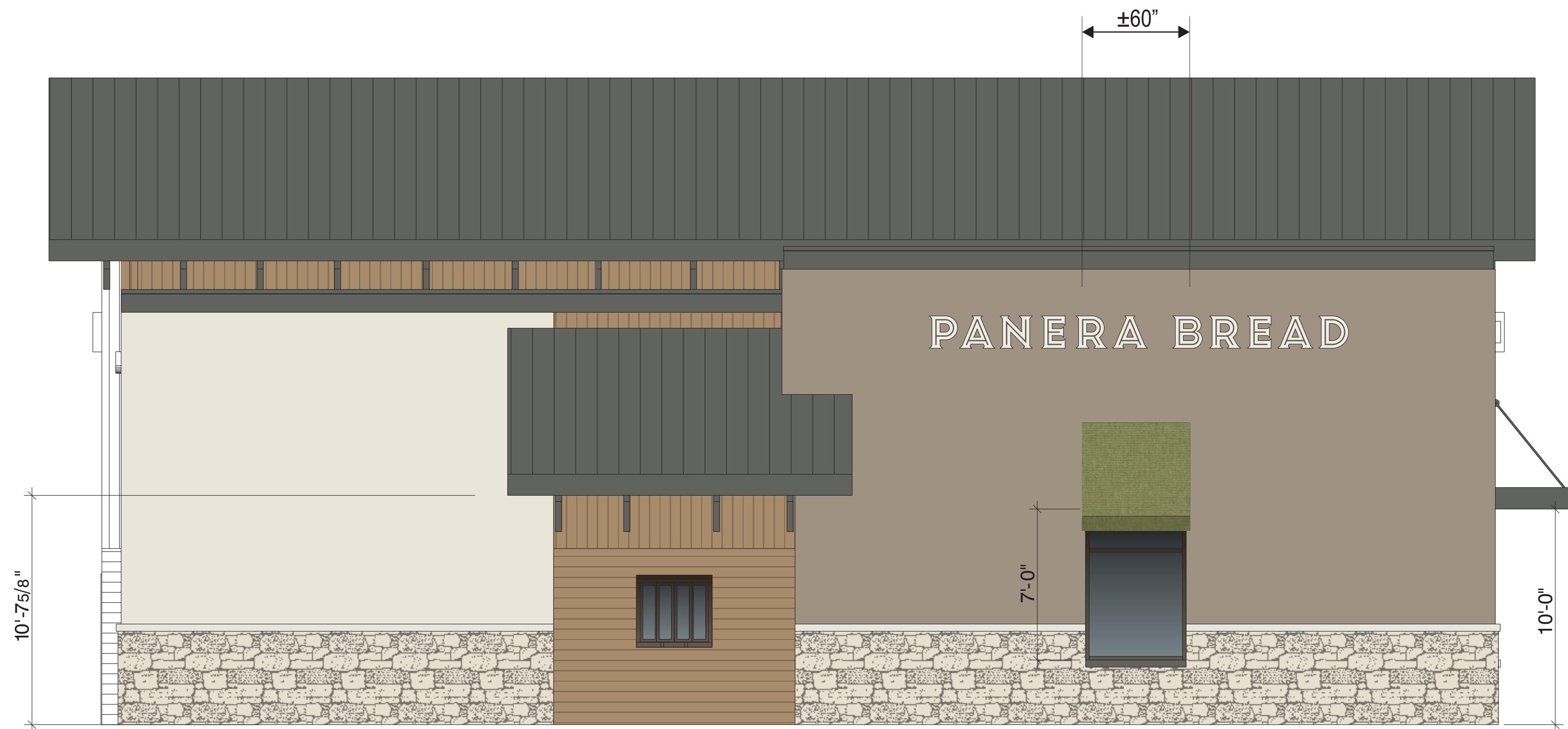
CUSTOMER  
 2461  
 STORE NUMBER

DILLON, CO  
 LOCATION

Carla M.  
 PROJECT MANAGER

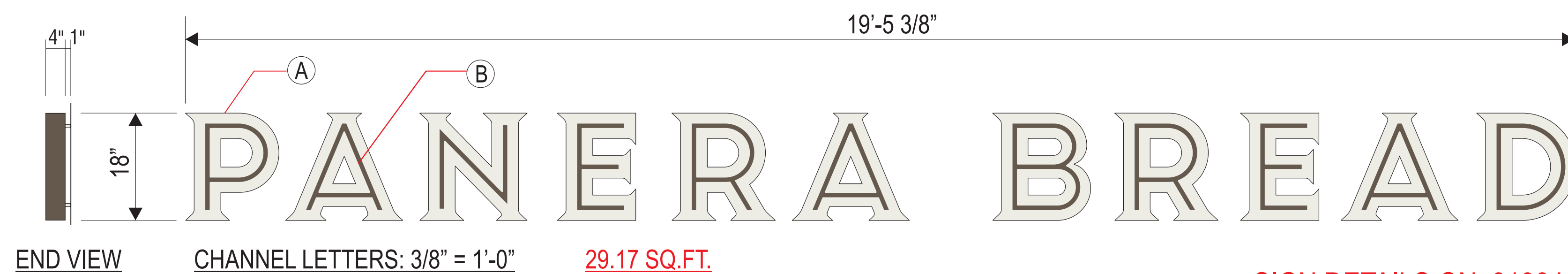
WD 01/23/19  
 ARTIST DATE

31984.2  
 DRAWING NAME



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

Total sign area: 39.87 SQ.FT.



END VIEW

CHANNEL LETTERS: 3/8" = 1'-0"

29.17 SQ.FT.

SIGN DETAILS ON: 31984.1

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**APPROVALS**  
Signatures Required Before Release to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	updated sign NTE 20'-0" in length	02/12/19
2			
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31984-1

**PANERA**  
BREAD

CUSTOMER

2461

STORE NUMBER

**DILLON, CO**

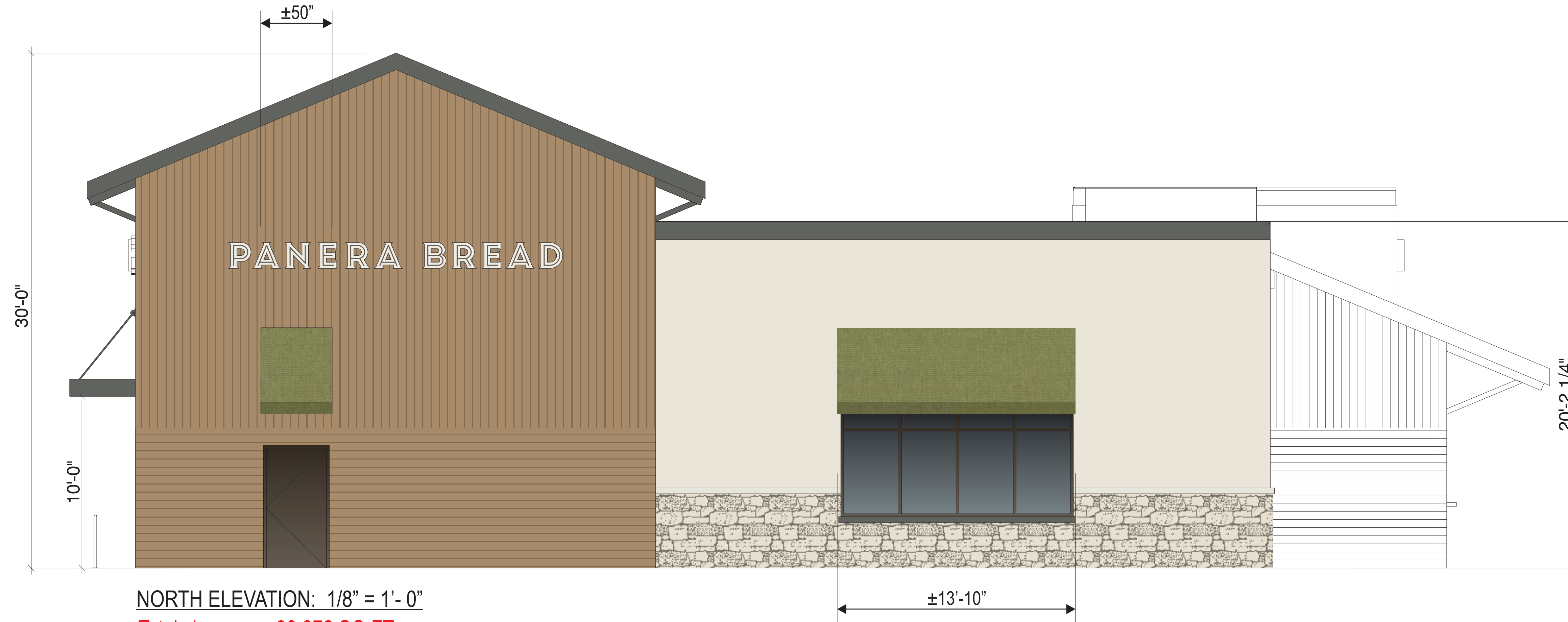
LOCATION

PROJECT MANAGER Carla M.

WD 01/23/19  
ARTIST DATE

31984.3

DRAWING NAME



NORTH ELEVATION: 1/8" = 1'-0"  
 Total sign area: 39.872 SQ.FT.



SIGN DETAILS ON: 31984.1

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**APPROVALS**  
 Signatures Required Before Release to Production

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	added windows and awning	02/12/19
2	JM	updated sign NTE 20'-0" in length	02/12/19
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All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984-1

**PANERA**  
 BREAD

CUSTOMER

2461

STORE NUMBER

**DILLON, CO**

LOCATION

PROJECT MANAGER **Carla M.**

WD 01/23/19  
 ARTIST DATE

31984.4

DRAWING NAME





**MANDEVILLE SIGN**  
making your mark.

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LINCOLN, RI 02865-4255

401-334-9100 401-334-7799  
PHONE FAX

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**APPROVALS**  
*Signatures Required Before Release to Production*

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
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All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

**31984-1**



CUSTOMER  
**2461**  
STORE NUMBER

**DILLON, CO**  
LOCATION

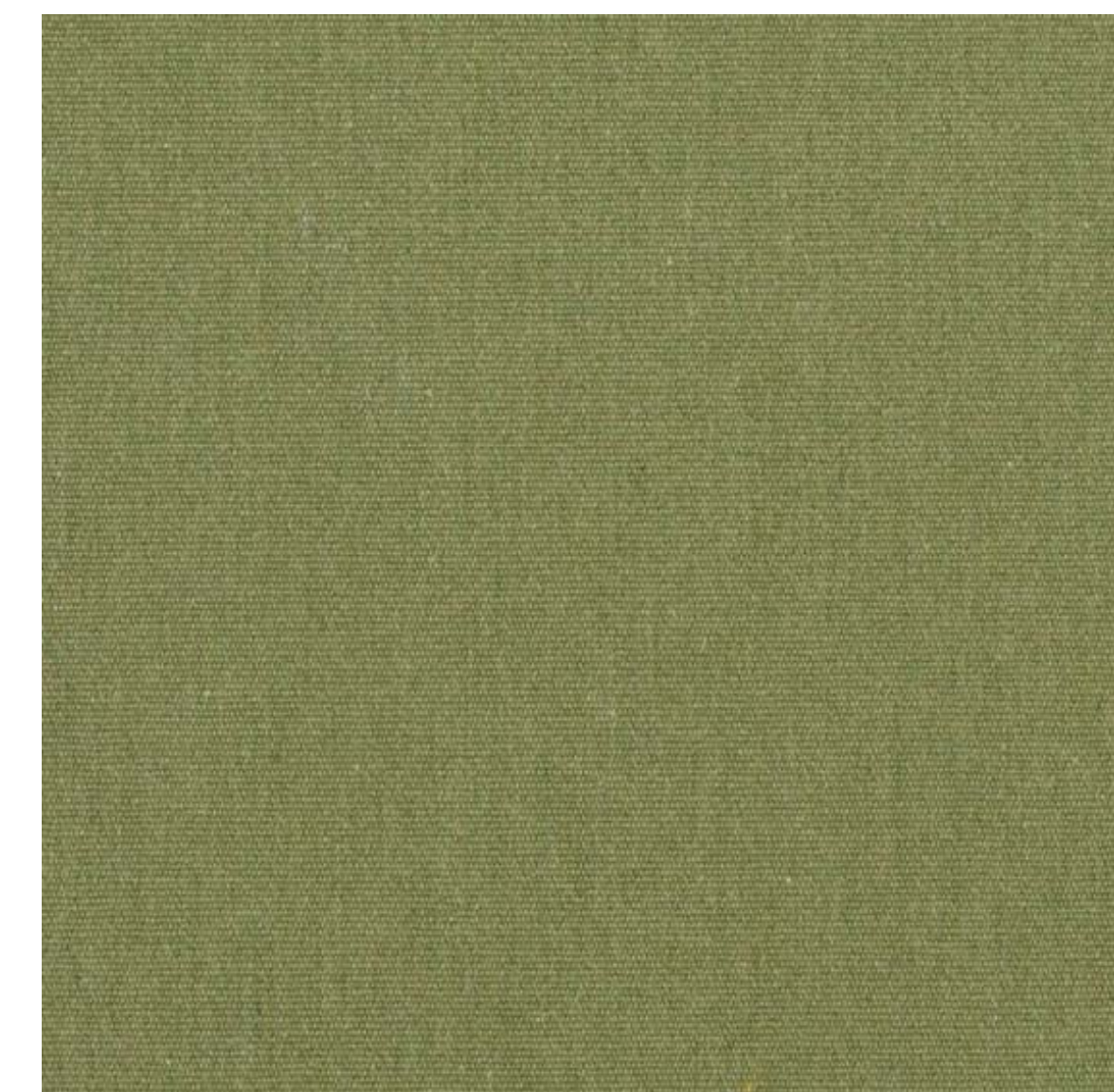
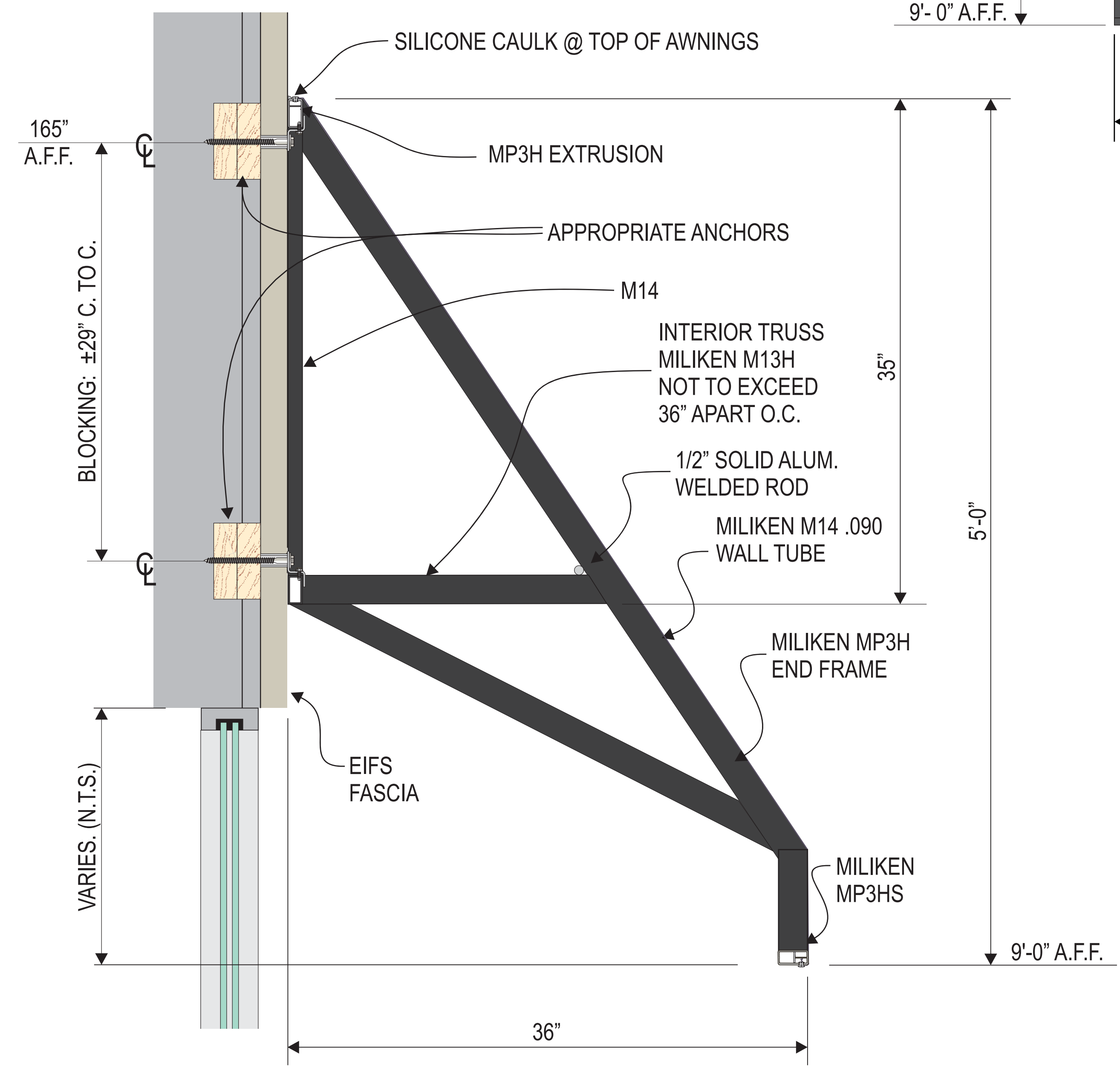
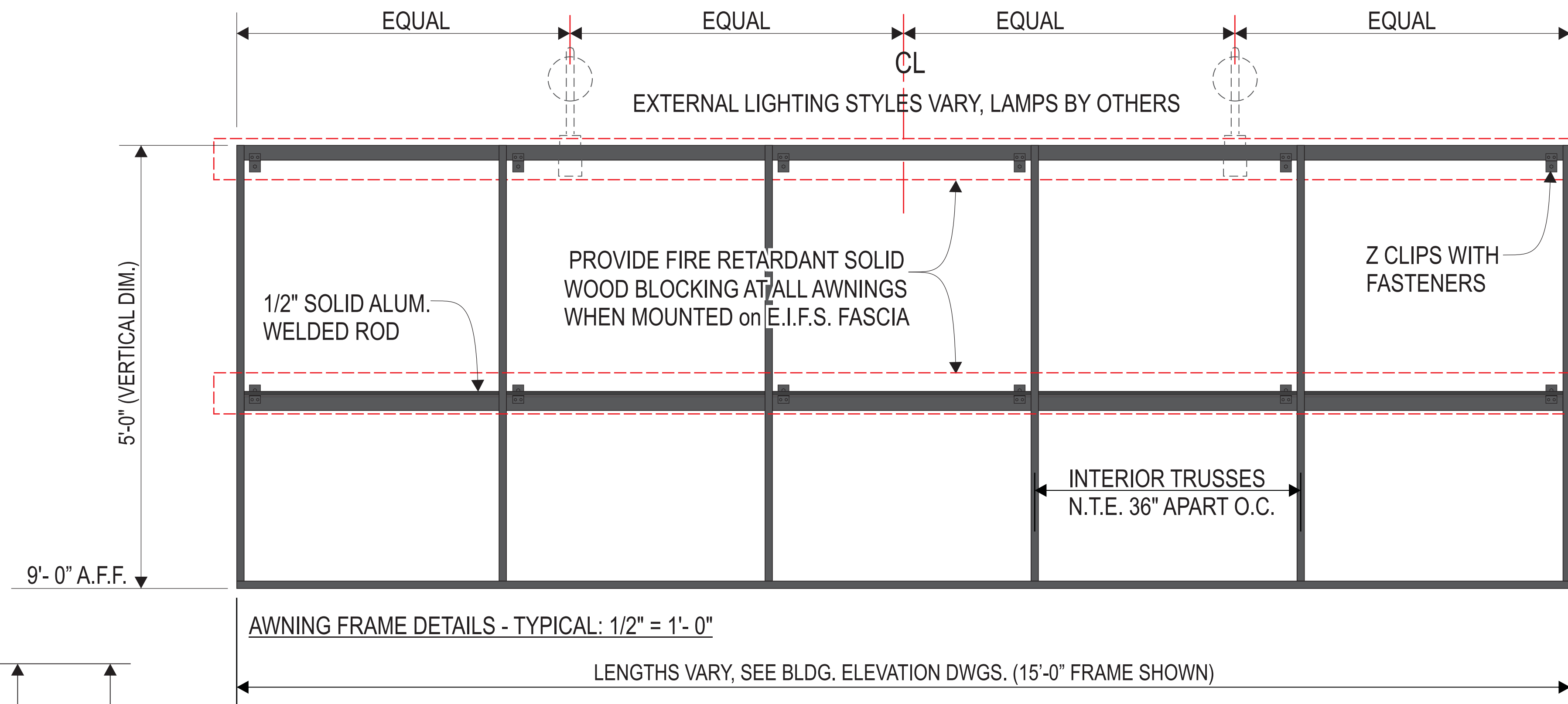
PROJECT MANAGER  
Carla M.  
WD 01/23/19  
ARTIST DATE

**31984.5**  
DRAWING NAME

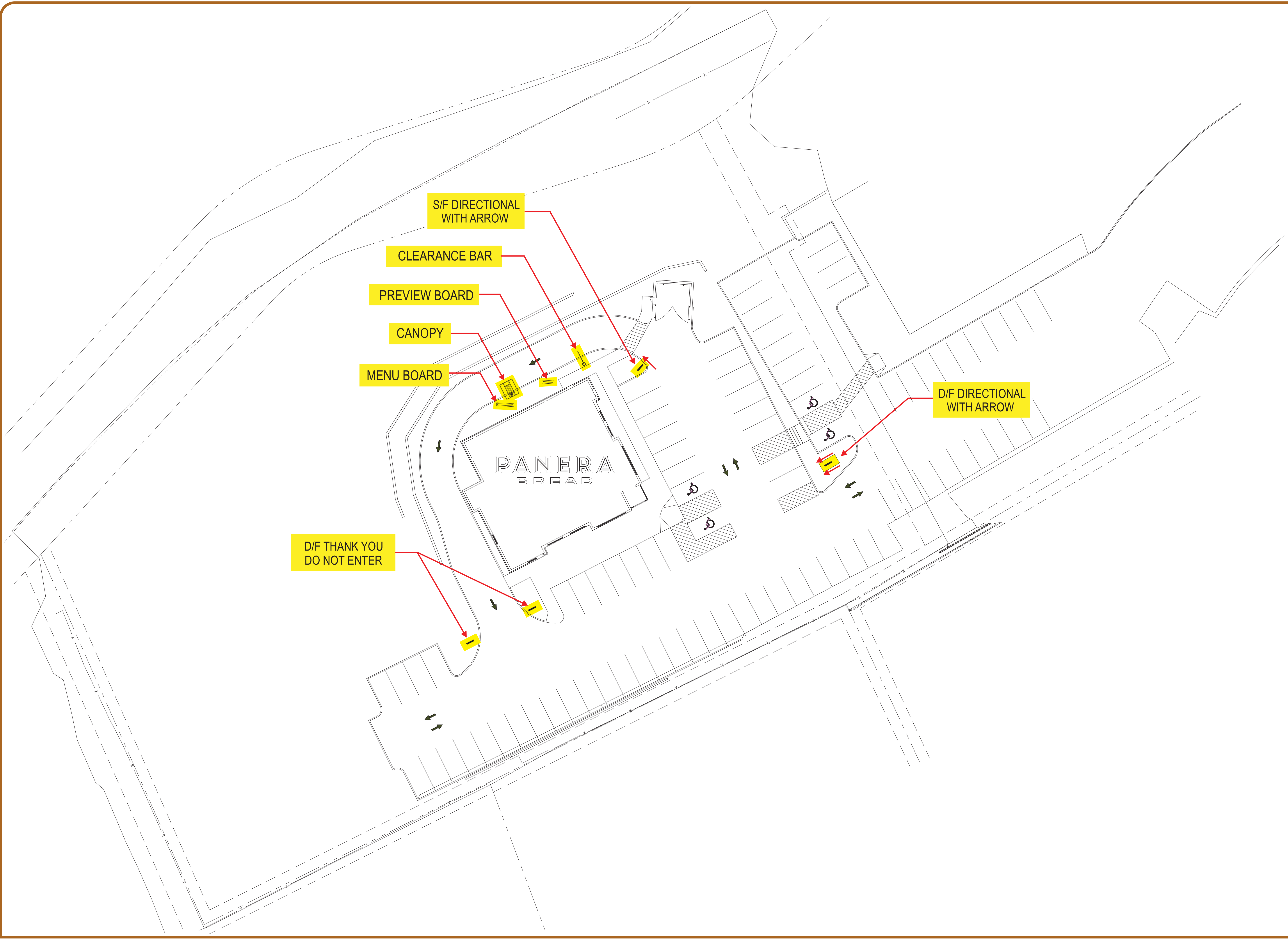
ALUMINUM FRAMED STOREFRONT AWNINGS:

- 1" x 2" X .125 WALL ALUMINUM EXTRUSION WELDED FRAMES
- FRAMES POWDER COATED BENJ. MOORE "cheating heart"
- TRUSS SPACING N.T.E. 36" APART O.C.
- SUNBRELLA #85003 "Unity Leaf" FABRIC COVERS
- OPEN SOFFIT, OPEN ENDS
- PVC TRIM STAPLE COVERS
- MOUNTED USING Z-CLIPS & APPROPRIATE ANCHORS
- G.C. TO PROVIDE BLOCKING IF NEEDED

**FLAME COATED FABRIC COVERS**



TYPICAL SUNBRELLA #85003 UNITY LEAF



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*Signatures Required Before Release to Production*

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	added directional sign	01/29/19
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All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984-1



CUSTOMER

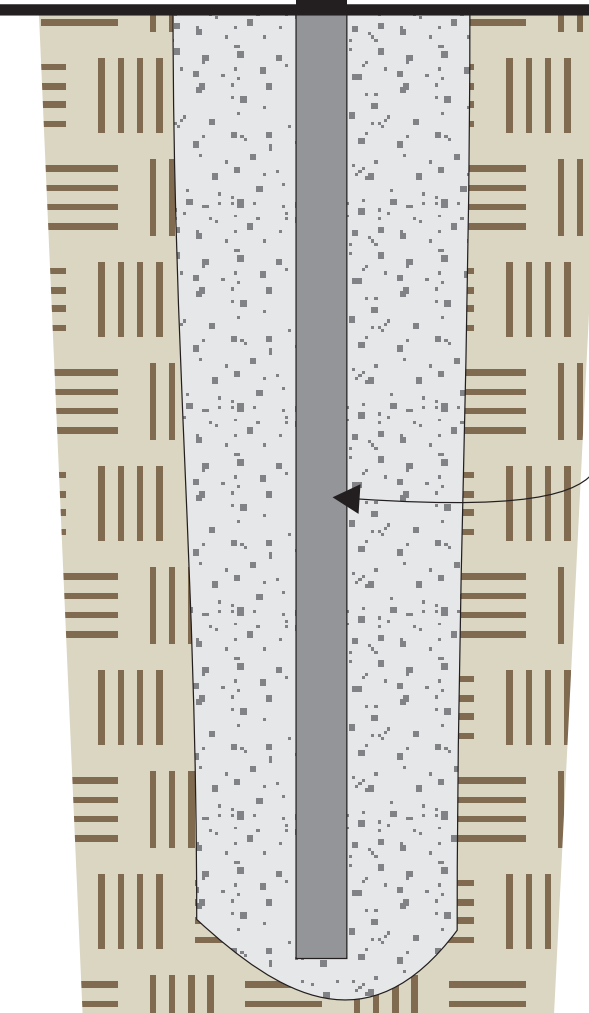
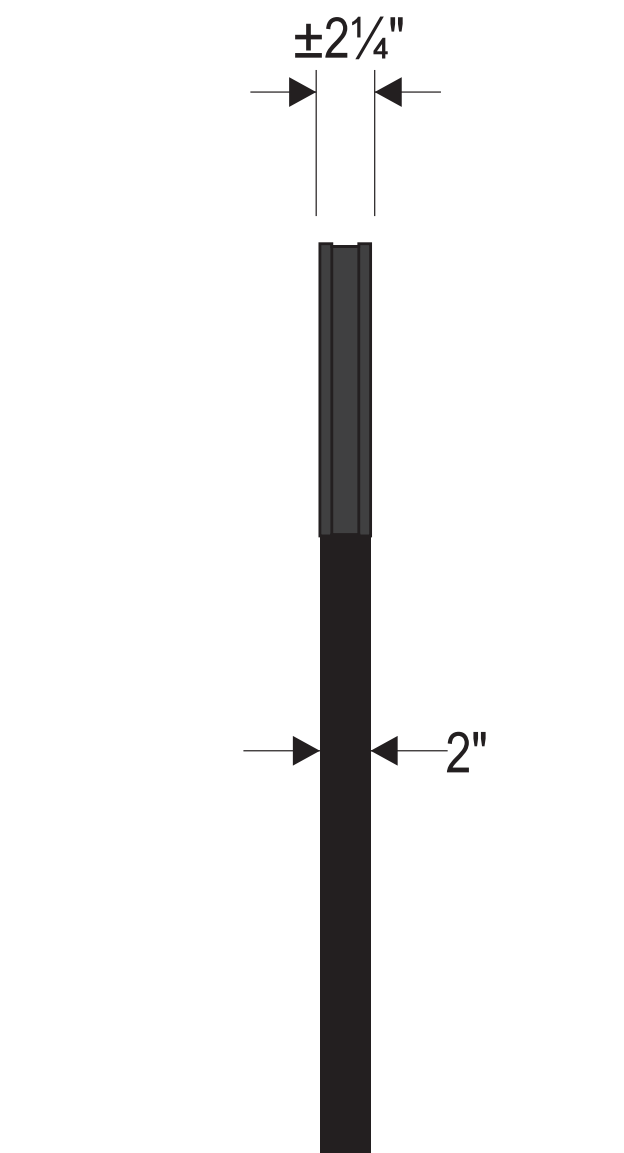
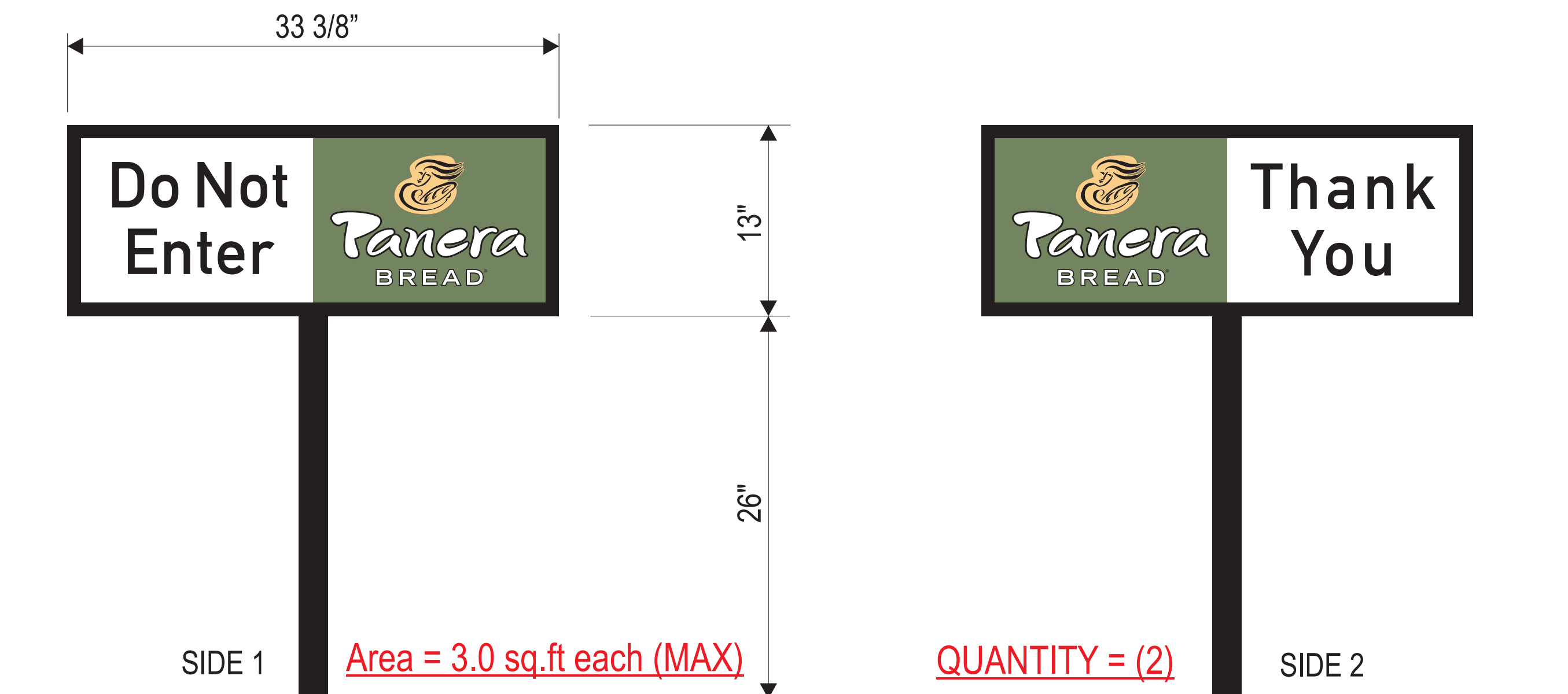
2461  
 STORE NUMBER

DILLON, CO  
 LOCATION

PROJECT MANAGER  
 Carla M.

WD 01/23/19  
 ARTIST DATE

31984.6  
 DRAWING NAME



D/F SPLIT-FACE DIRECTIONAL SIGN w/ LOGO

DIRECT BURIAL IN FREE-FORMED CONCRETE FOOTING

DIRECTIONAL SIGNS 3/4" = 1'-0"

NON ILLUMINATED DIRECTIONAL SIGNS:

- 2" DEEP ALUM. PANEL CONSTRUCTION PAINTED BLACK
- .090 ALUMINUM FACES
- PMS 5753C OPAQUE GREEN FIELD/BACKGROUND
- DIGITALLY PRINTED GRAPHICS ON REFLECTIVE PSV (VINYL)
- COLORS AS SHOWN: BLACK, WHITE & PMS 1355U PEACH IF REQUIRED.
- BACKS OF SINGLE FACED SIGNS PAINTED BLACK
- BLACK 2" x 2" x 1/4" WALL ALUM. SQ. TUBE POSTS
- DIRECT BURIAL IN FREE-FORMED CONCRETE FOOTING



D/F SPLIT-FACE DIRECTIONAL SIGN w/ LOGO

S/F SPLIT-FACE DIRECTIONAL SIGN w/ LOGO

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**APPROVALS**  
*Signatures Required Before Release to Production*

Engineering	BY	DATE
Sales	BY	DATE
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Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	added directional sign	01/29/19
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All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

31984-1

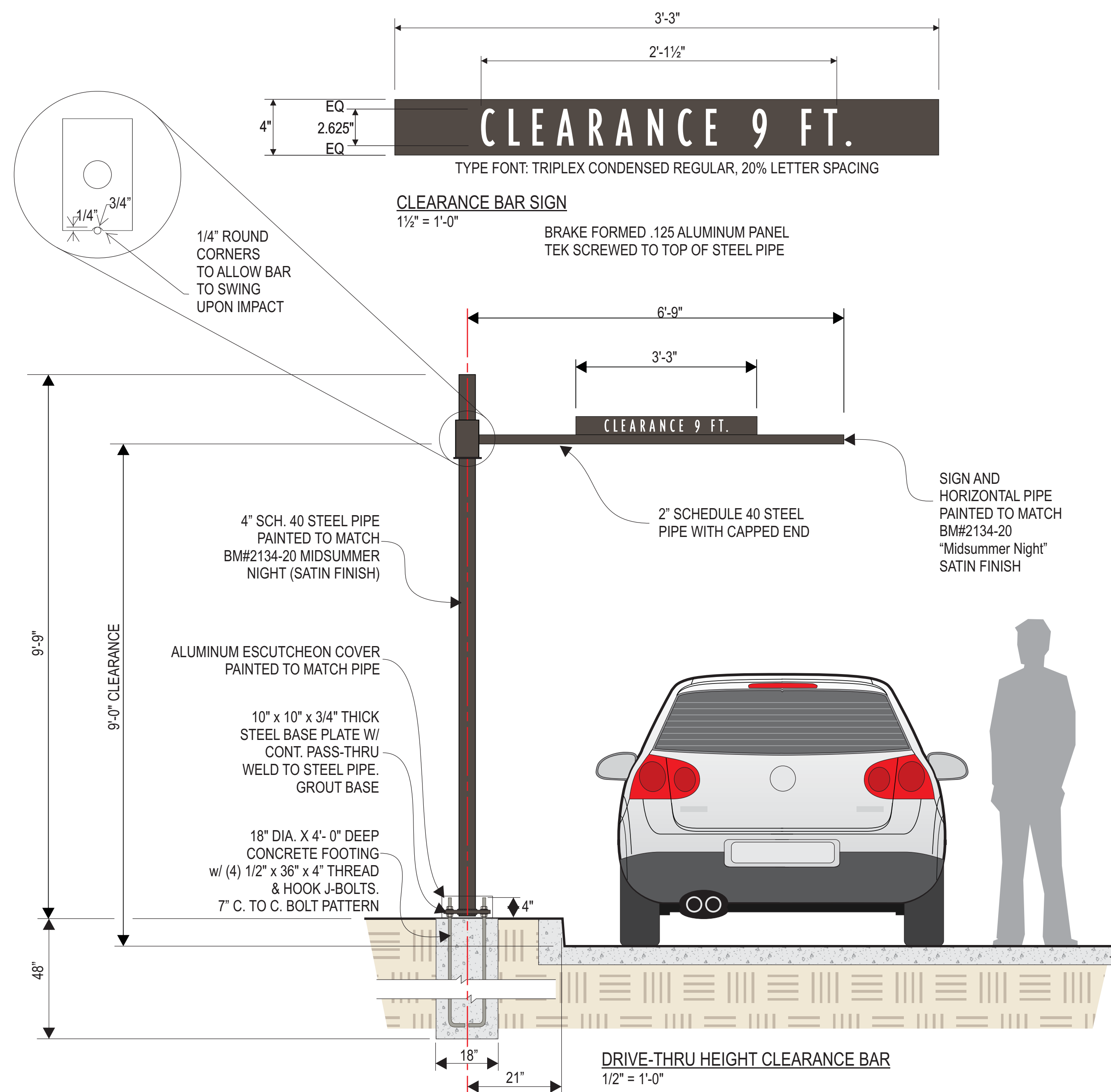
**PANERA BREAD**

CUSTOMER  
STORE NUMBER 2461

DILLON, CO  
LOCATION

PROJECT MANAGER Carla M.  
WD 01/23/19  
ARTIST DATE

31984.7  
DRAWING NAME



**PREVIEW BOARD ELEVATION**  
 1/2" = 1'-0" 21.97 sq.ft.  
 STATIC MENU COPY



**MENU BOARD ELEVATION**  
 1/2" = 1'-0" 34.98 sq.ft.  
 STATIC MENU COPY

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**APPROVALS**  
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Engineering	BY	DATE
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Quality Control	BY	DATE

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
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**31984-1**

**PANERA BREAD**

CUSTOMER  
**2461**  
 STORE NUMBER

**DILLON, CO**  
 LOCATION

PROJECT MANAGER **Carla M.**

WD 01/23/19  
 ARTIST DATE

**31984.8**  
 DRAWING NAME

**APPROVALS**

*Signatures Required Before Release to Production*

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
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**31984-1**

**PANERA BREAD**

CUSTOMER

**2461**

STORE NUMBER

**DILLON, CO**

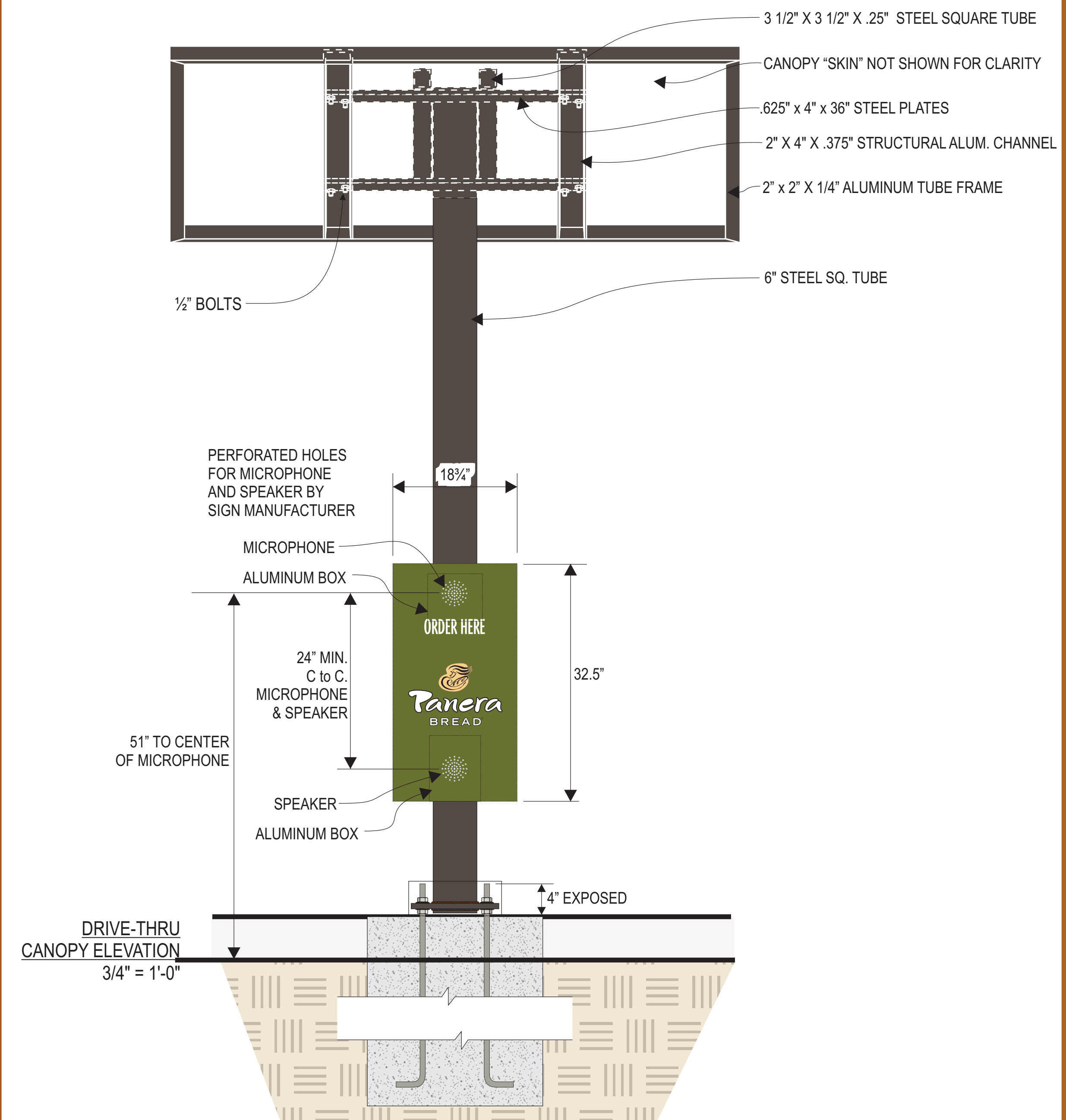
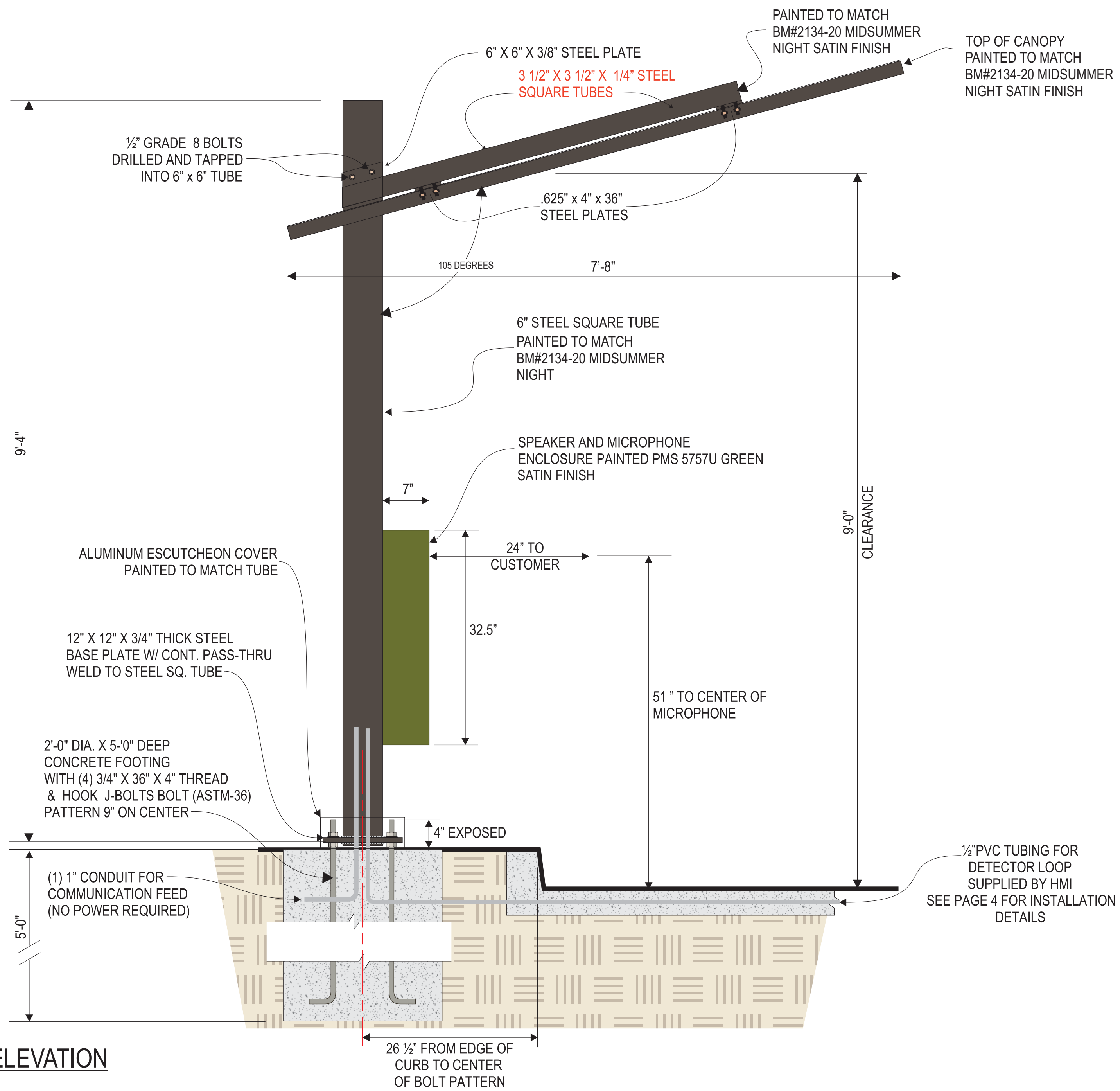
LOCATION

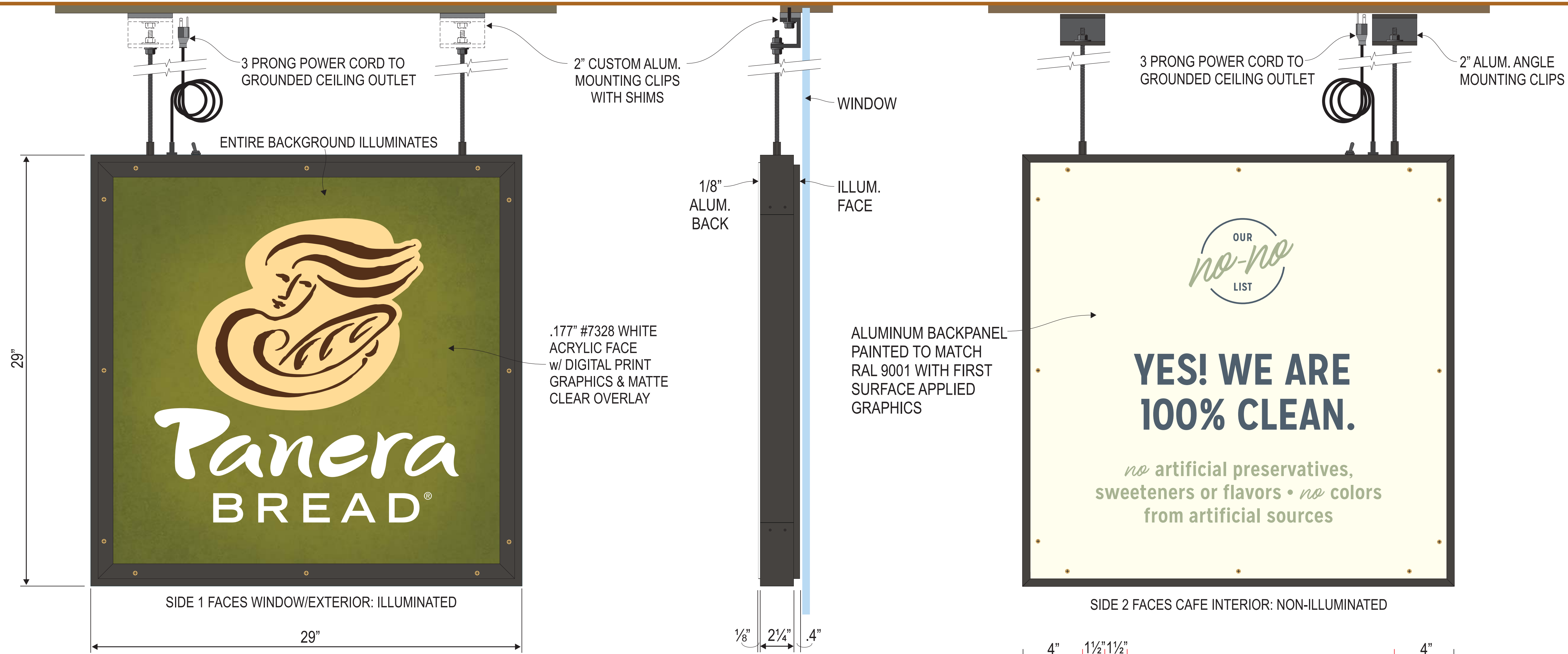
PROJECT MANAGER **Carla M.**

WD 01/23/19  
ARTIST DATE

**31984.9**

DRAWING NAME





WINDOW SIGN: 1 1/2" = 1'-0" 5.84 SQ.FT.

**(1) 29" X 29" X 2 7/8" DEEP D/F INTERIOR ILLUMINATED HANGING WINDOW SIGN.**

- FACE IS ILLUMINATED AND BACK IS REMOVABLE AND OPAQUE.
- 60 WATT SELF CONTAINED POWER SUPPLY.
- SWITCH AND 6'-7" 3 PRONG POWER CORD OUT TOP.
- SUPPLY (2) 6' LENGTHS OF 1/4-20 BLACK OXIDE THREADED ROD AND (2) ALUMINUM PAINTED ANGLE CLIPS FOR INSTALLATION.

**FACE SPECS:**

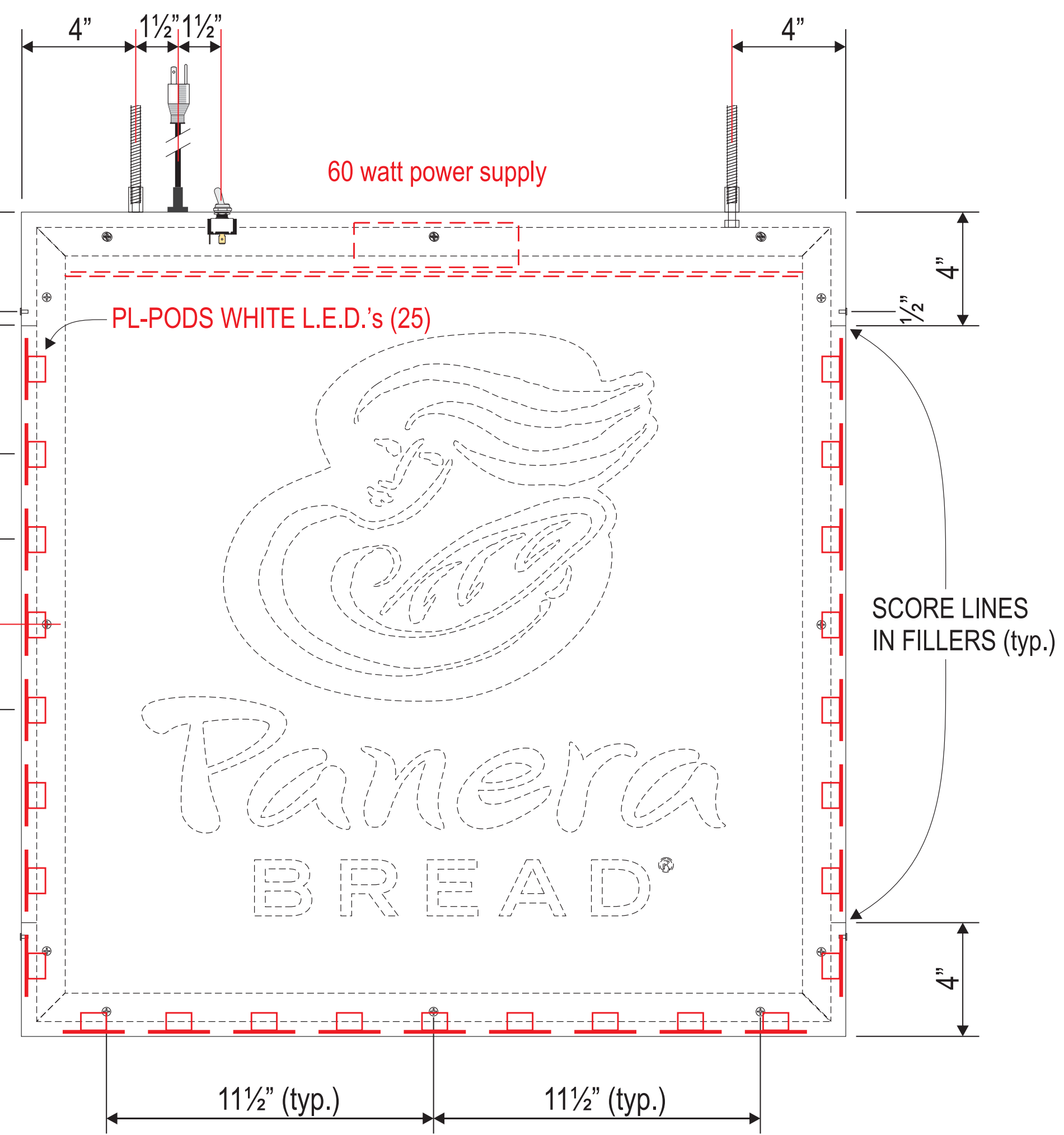
- Custom 1" Wide Aluminum Angle Trim to Retain Faces
- Trim Secured to Flange in Face Side of Frame with (12) 8-32 x 1" Long Flat Head Brass Sheet Metal Screws.
- .177" #7328 White Optix DL Medium Impact Acrylic Face with 1st Surface Digital Print and Matte Clear Overlaminates.

**BACK SPECS:**

- 1/8" Thick Aluminum Back.
- Secure to the Frame with 8-32 x 1/2" Long Flat Head Brass Sheet Metal Screws.
- Paint Back Side of Aluminum Back ZAP White.
- Paint Face and Edge of MP02545 Cream, RAL 9001, Satin Finish per Formula.
- 1st Surface Digitally Printed Vinyl Graphics with Satin Overlaminates, All Cut with Background Removed.

**FRAME SPECS:**

- 2 1/4" x 1 1/4", Finished OD, x 1/8" Brakeformed Aluminum Channel Frame.
- End Fillers to receive a "Scribe" on the Fillers and Wrapping the Flanges 4" in from Each End.
- Install Toggle Switch to Right of Cord Grip 1 1/2"+.
- PL- PODS White LEDs on the Inside of the End and Bottom Fillers Only on 3"+ Centers.
- (1) 60 Watt Class 2 Power Supply mounted to Aluminum Plate w/ (2) 6-32 x 1/2" Welded Studs. Plate is Spot Welded into the Top Channel.
- 120 VAC / .1 Amp.
- Continuous Brake Formed .040 White Aluminum Raceway Cover secured to the Back Flange with Flat Head Screws.
- Paint the Outside MP29527 Midsummer Night per Formula, Satin Finish.



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*Signatures Required Before Release to Production*

Engineering	BY	DATE
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Quality Control	BY	DATE

PDF NAME

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1			
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**31984-1**

CUSTOMER

STORE NUMBER **2461**

LOCATION **DILLON, CO**

PROJECT MANAGER **Carla M.**

WD 01/23/19  
 ARTIST DATE

**31984.10**

DRAWING NAME