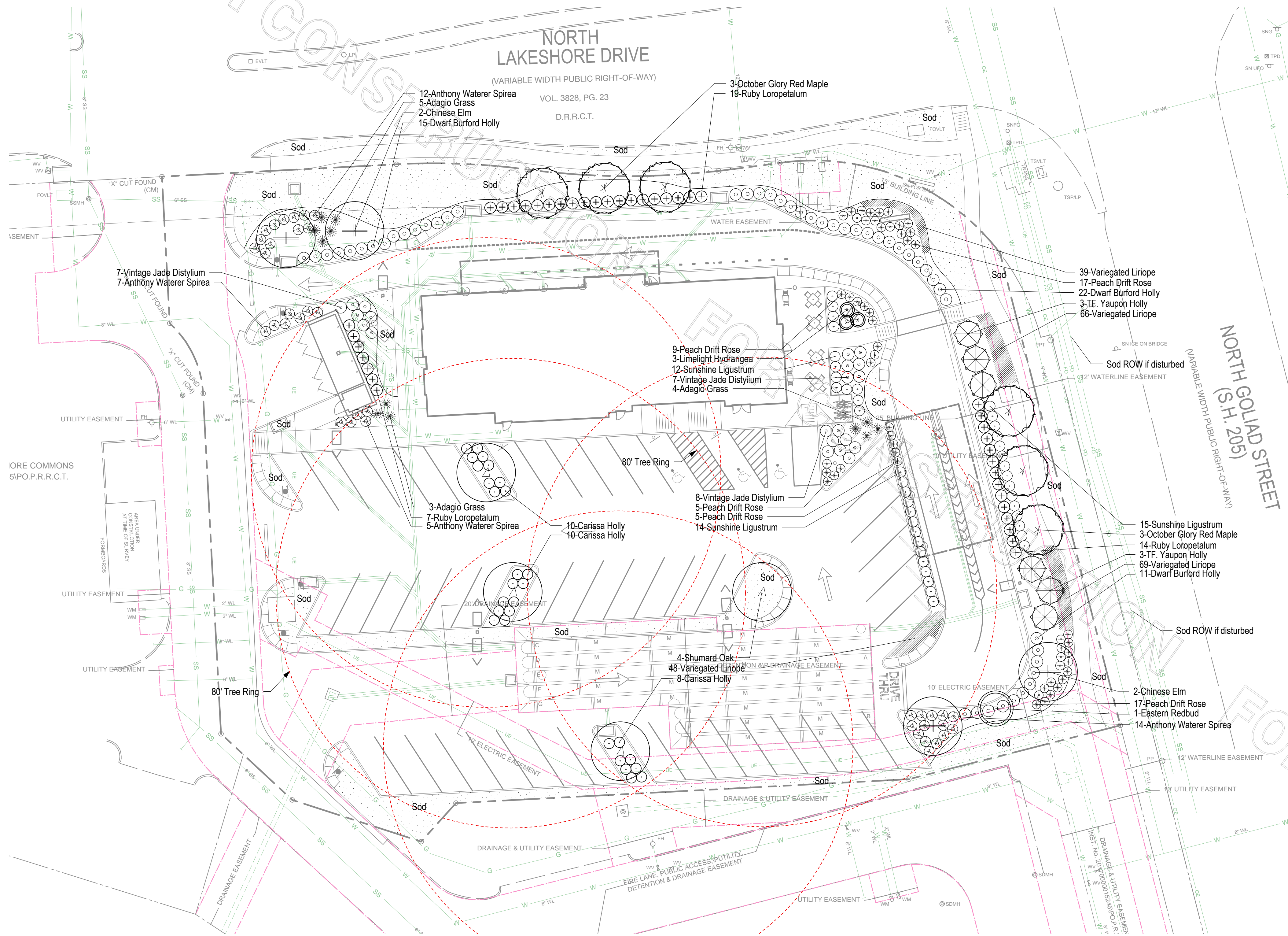


NOTE:

1. THE IRRIGATION WILL MEET THE REQUIREMENTS OF THE UDC; SEE SHEET L-200.
2. NO TREE SHALL BE PLANTED WITHIN 5' OF A UTILITY LINE.
3. SOD IN RIGH-OF-WAYS IF DISTURBED.



LANDSCAPE NOTES

SOUTHWEST

1. Landscape Contractor to read and understand the Landscape Specifications (sheet L-102) prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
2. Contractor is responsible for locating and protecting all underground utilities prior to digging.
3. Contractor is responsible for protecting existing trees from damage during construction.
4. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
5. All tree protection areas to be protected from sedimentation.
6. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
7. No parking, storage or other construction activities are to occur within tree protection areas.
8. All planting areas shall be cleaned of construction debris (i.e. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
9. General Contractor is responsible for adding a min of 4" clean friable topsoil in all planting beds and all graded areas. Graded areas to be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
10. In all parking lot islands, the Contractor is responsible to remove all debris, fracture/loosen subgrade to a min. 24" depth. Add topsoil to a 6"-8" berm height above island curbing; refer to landscape specifications and landscape island detail.
11. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
12. Any deviations from the approved set of plans are to be approved by the Landscape Architect.
13. Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
14. Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
15. Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
16. Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 2-3 inch depth of mini nuggets.
17. All shrubs beds (existing and new) to be mulched with a min. 3 inch layer of rock mulch.
18. Planting holes to be dug a minimum of twice the width of the root ball, for both shrub and tree. Set plant material 2-3" above finish grade. Backfill planting pit with topsoil and native excavated soil.
19. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
20. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentations to be repaired.
21. Water thoroughly twice in first 24 hours and apply mulch immediately.
22. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
23. Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
24. Site to be 100% irrigated in all planting beds and grass area by an automatic underground irrigation system. See Irrigation Plan L-200 for design. Irrigation as-built shall be provided to the Landscape Architect within 24 hours of irrigation install completion.
25. Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
26. Remove stakes and guying from all trees after one year from planting.

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
6	Acer rubrum 'October Glory'	October Glory Red Maple	4" Cal; 12'-14" Hgt.	B & B; Single straight leader
1	Cercis canadensis	Eastern Redbud	1.5" Cal.	B & B; Good form, well branched
6	Ilex vomitoria	Tree Form Yaupon Holly	6'-8" Hgt.	Multi-stem; tree form
4	Quercus shumardii	Shumard Oak	2" Cal. min 10' Hgt.	B & B; Single straight leader
4	Ulmus parvifolia 'Chinese'	Chinese Elm	4" Cal; 12'-14" Hgt.	B & B; Good form, well branched
Shrubs				
22	Distylium 'Vintage Jade'	Vintage Jade Distylium	Min. 15" OA; 3 Gal.	
3	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	Min. 15" Hgt; 3 Gal.	
28	Ilex cornuta 'Carissa'	Carissa Holly	Min. 15" OA; 3 Gal.	
48	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	Min. 24" Hgt.	
41	Ligustrum sinense 'Sunshine'	Sunshine Ligustrum	Min. 15" Hgt; 3 Gal.	
40	Loropetalum chinense 'Ruby'	Ruby Loropetalum	Min. 24" Hgt.	
12	Miscanthus sinensis 'Adagio'	Adagio Grass	Min. 15" Hgt; 3 Gal.	
53	Rosa 'Meigill'	Peach Drift Rose	Min. 15" OA; 3 Gal.	
38	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	Min. 15" Hgt; 3 Gal.	
Groundcovers				
222	Liriope muscari 'Variegata'	Variegated Liriope	1 Gal.	Plant 18" O.C.
8338	Cynodon dactylon	Hybrid Bermuda Grass	SF; Sod	
Other				

LANDSCAPE REQUIREMENTS

A. SH 205 OVERLAY DISTRICT

- REQUIRED**
1. 20' buffer strip with 2 Canopy and 4 Accent Trees along street frontage. SH 205: 177 LF / 100 = 4 Canopy, 7 Accent Trees
 2. Continuous screen hedge required along street frontage
 3. Canopy trees min. 4" Cal; Accent trees min. 4' hgt
 4. Deciduous shrubs min. 15" hgt, min. 2 gal.; Evergreen shrubs min. 12" hgt, min. 2 gal.

- PROVIDED**
1. 20' buffer strip provided along SH 205 SH 205: 4 Canopy: 3 Maple, 1 Elm, 7 Accent: 6 TF Yaupon Holly, 1 Redbud
 2. Mix of Dwarf Burford Holly and Loropetalum hedge provided
 3. Buffer trees are 4" Cal; Accent trees are 5'-6' Hgt.
 4. Screening shrubs are 24" Hgt. min; all other shrubs meet min. size.

B. FRONTAGE

- REQUIRED**
1. 10' Wide buffer-strip along N. Lakeshore Dr
 2. 1 Large tree per 50 LF Lakeshore Dr: 236 LF/50 = 5 Canopy Trees

PROVIDED

1. 10' Wide buffer-strip along N. Lakeshore Dr.
2. 5 Canopy: 3 Maple, 2 Elm

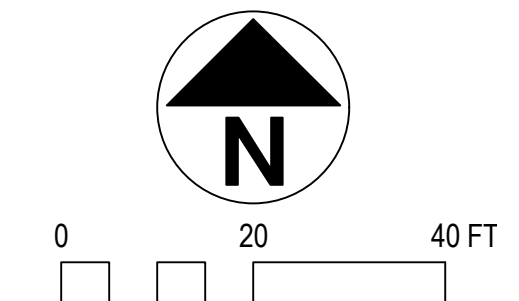
B. PARKING LOT

- REQUIRED**
1. 1 Canopy tree per 10 parking spaces 37 spaces / 10 = 4 Trees
 2. No parking space may be further than 80' from the trunk of a large canopy tree

PROVIDED

1. 4 Canopy trees: 4 Shumard Oak
2. All parking spaces are within 80' of the trunk of a large canopy trees; see 80' tree ring.

SITE DATA	
SITE ADDRESS	1979 LAKESHORE DRIVE, ROCKWALL, TX 75087
ZONING/EXISTING LAND USE	"PD" - Planned Development, "GR" - General Retail, North SH 205 Corridor Overlay District; vacant
PROPOSED USE	Fast Food Restaurant
LOT AREA	1.401 Acres
NET BUILDING AREA	4,754 Sq. Ft.±
PERVIOUS AREA	14,577 Sq. Ft.± (24%)
IMPERVIOUS AREA	46,437 Sq. Ft.± (76%)
F.A.R. (BUILDING COVERAGE)	4,800/61,014=7.9%
TOTAL PARKING REQUIRED	48 (1 stall/100 sf)
TOTAL PARKING PROVIDED	50
HANDICAP-ACCESSIBLE PARKING REQUIRED	2
HANDICAP-ACCESSIBLE PARKING PROVIDED	3



Chick-fil-A
 Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia 30349-2998

manley
 LAND DESIGN
 Landscape Architecture
 770.442.8171 tel
 770.442.1123 fax
 Manley Land Design, Inc.
 51 Old Canton Street
 Alpharetta, Georgia 30009
 manleylanddesign.com



CHICK-FIL-A
 Lakeshore
 Hwy. 205 @ N. Lakeshore Drive
 Rockwall, TX 75087

FSU# 03897

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
1	8/3/18	City Comments
2	9/17/18	City Comments
2	10.5.18	City Comments
4	10/23/19	Revised Site Plan
5	11/14/19	Issued For Bid
6	12/17/19	Issued For Construction

MLD PROJECT # 2018115
 PRINTED FOR/ISSUED FOR CONSTRUCTION
 DATE 7.19.18
 DRAWN BY ADN

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

Landscape Plan

ISSUED FOR CONSTRUCTION
 SHEET NUMBER **L-100**