



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # 2018-020 P&Z DATE 7/14/18 CC DATE 7/20/2018 APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING ZONING CASE NO. SP2018-02

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address					
Subdivision	Lakeshore Commons	Lot	2	Block	A
General Location	Southwest corner of N. Lakeshore Drive and N. Goliad Street (S.H. 205)				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	General Retail with 205 Overlay	Current Use	Vacant		
Proposed Zoning	General Retail with 205 Overlay	Proposed Use	Commercial		
Acreage	1.401	Lots [Current]	1	Lots [Proposed]	1

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> Owner	Chick-Fil-A, Inc.	<input checked="" type="checkbox"/> Applicant	Wier & Associates, Inc.
Contact Person	Getra Thomason-Sanders	Contact Person	Randall Eardley
Address	5200 Buffington Road	Address	2201 E. Lamar Blvd. Suite 200E
City, State & Zip	Atlanta, Georgia 30349	City, State & Zip	Arlington, Texas 76006
Phone	(404) 765-8000	Phone	(817) 467-7700
E-Mail	getra.sanders@cfacorp.com	E-Mail	randye@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Randall Eardley [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 278.02, to cover the cost of this application, has been paid to the City of Rockwall on this the 13th day of July, 20 18. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

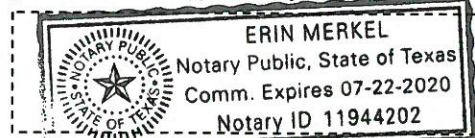
Given under my hand and seal of office on this the 13th day of July, 20 18.

Owner's/Applicant's Signature

[Signature]

Notary Public in and for the State of Texas

[Signature]



My Commission Expires 7-22-2020



RECEIPT

Project Number: SP2018-020
Job Address: LAKESHORE DRIVE

Receipt Number: B80997

Printed: 7/16/2018 1:53 pm

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	\$ 278.02

Total Fees Paid:

\$ 278.02

Date Paid: 7/16/2018 12:00:00AM

Paid By: WIER & ASSOCIATES, INC

Pay Method: CHECK 5933

Received By: LM



RECEIPT

Project Number: SP2018-020
Job Address: LAKESHORE DRIVE

Receipt Number: B80997

Printed: 7/16/2018 1:53 pm

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SITE PLANNING	01-4280	\$ 278.02

Total Fees Paid:

\$ 278.02

Date Paid: 7/16/2018 12:00:00AM

Paid By: WIER & ASSOCIATES, INC

Pay Method: CHECK 5933

Received By: LM



August 31, 2018

ATTN: RANDALL EARDLEY
WIER & ASSOCIATES, INC
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TX 76006

RE: SITE PLAN (SP2018-020), Chick-Fil-A

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the City Council on 08/20/2018. The following is a record of all recommendations, voting records and conditions of approval:

ARCHITECTURAL REVIEW BOARD

On July 31, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and request more vertical and horizontal articulation and revisions to the color of brick and to add stone to blend with the rest of the commercial development. In addition, the Architectural Review Board (ARB) expressed agreement with the requested variance to the pitched roof requirement. The Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the August 14, 2018 meeting.

On August 14, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations and the motion to approve the building elevations and recommend approval of the variance to the pitched roof requirements passed by a vote of 6-0 with Board Member Mitchell absent.

STAFF RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;*
- 2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, Planned Development District 65 (PD-65), the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

PLANNING AND ZONING COMMISSION:

On August 14, 2018, the Planning and Zoning Commission's motion to approve the site plan and recommend approval of the variance to the pitched roof requirement passed by a vote of 6-0 with Commissioner Fishman absent.



CITY COUNCIL:

On August 20, 2018 the City Council's motion to approve the variances requested to the pitched roof requirements of the North SH-205 Overlay (N SH-205 OV) District with staff conditons passed by a vote of 5 to 0 with Concilmembers Macalik and Fowler absent.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

Korey Brooks, AICP
Planner
Planning & Zoning Department
City of Rockwall, TX



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 7/16/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 07/27/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 7/31/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 7/31/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: SP2018-020
Project Name: Chick-Fil-A
Project Type: SITE PLAN
Applicant Name: WIER & ASSOCIATES, INC
Owner Name: CHICK-FIL-A
Project Description:



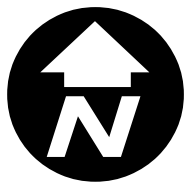
SP2018-020 - CHICK-FIL-A
SITE PLAN - LOCATION MAP = [icon]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





WIER & ASSOCIATES, INC.

ENGINEERS
SURVEYORS
LAND PLANNERS

July 13, 2018

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

**Re: Chick-fil-A # 03897 at the SWC of SH 205 & North Lakeshore Dr.
Variance Request**

PRINCIPALS
JOHN P. WIER, P.E., R.P.L.S.
ULYS LANE III, P.E., R.P.L.S., CFM
CARLO SILVESTRI, P.E.
GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES
PHILIP L. GRAHAM, P.E.
JAKE H. FEARS, P.E., LEED AP BD+C
RANDALL S. EARDLEY, P.E.

ASSOCIATES
TOBY W. RODGERS
CASEY D. YORK
PRIYA N. ACHARYA, P.E.

Dear Planning Department,

We are requesting the following variance to accompany our Site Plan for the proposed Chick-fil-A drive-thru restaurant at the southwest corner of SH 205 (Goliad Street) and North Lakeshore Drive:

Roof Design Standard

Section 6.11.C.2 of the Unified Land Development Code requires that structures with less than a 6,000-sf footprint be constructed with a pitched roof system.

The typical Chick-fil-A restaurant model prototype provides a flat roof as illustrated in the provided Building Elevations.

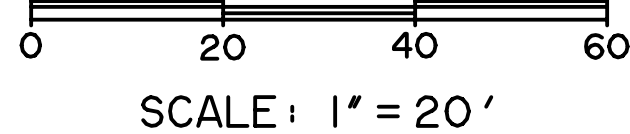
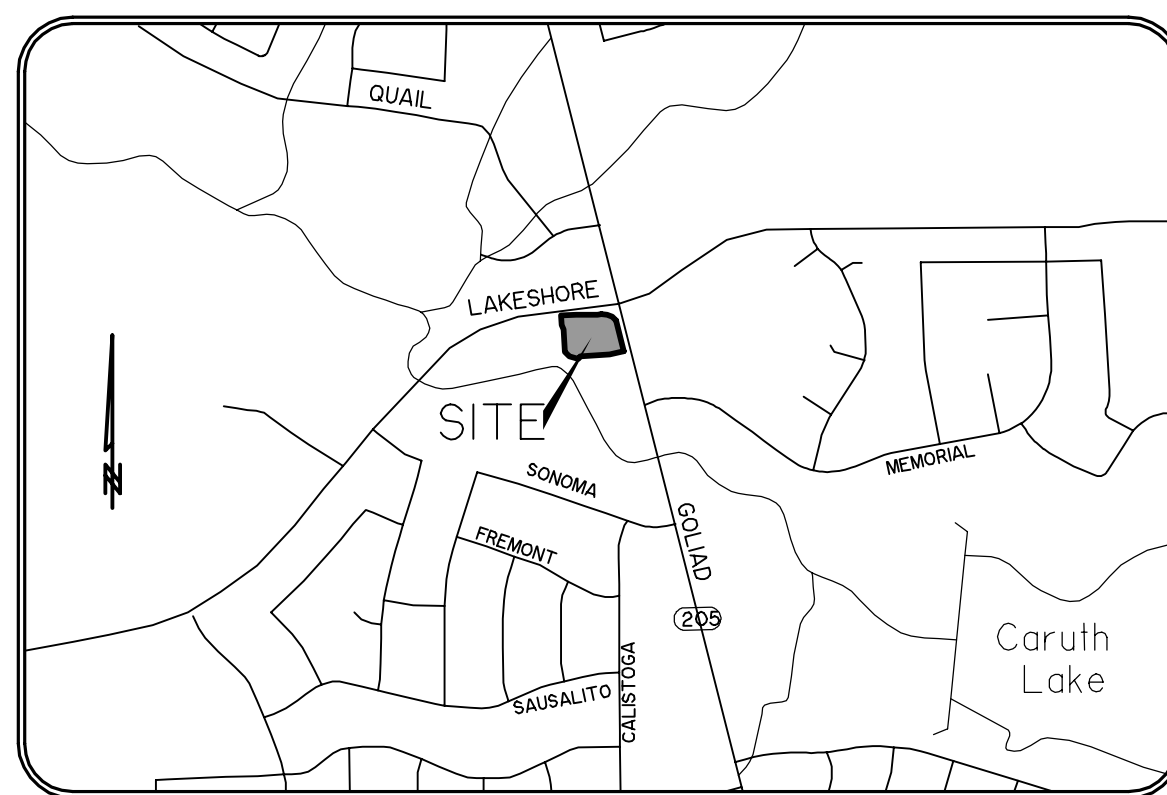
We request a variance to provide a flat roof system per the Chick-fil-A standard in lieu of the pitched roof system specified in Section 6.7.C.2 of the ULDC. The Chick-Fil-A identity and building design are best represented with the parapets as designed, and Chick-Fil-A respectfully requests to maintain their brand and prototype standard.

We appreciate your acceptance of our variance submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this variance. If you have any questions or comments, please feel free to contact me at 817-467-7700 or RandyE@WierAssociates.com.

Truly yours,

Randy Eardley, PE
Wier & Associates, Inc.
Texas Firm Registration No. F-2776

SITE DATA	
SITE ADDRESS	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
TOTAL BUILDING AREA	6,104 Sq. Ft.
PERVIOUS AREA	14,577 Sq. Ft.± (24%)
IMPERVIOUS AREA	46,437 Sq. Ft.± (76%)
TOTAL PARKING REQUIRED	50 (1 stall/100 sf)
TOTAL PARKING PROVIDED	50
HANDICAP-ACCESSIBLE PARKING REQUIRED	2
HANDICAP-ACCESSIBLE PARKING PROVIDED	3



VICINITY MAP
N.T.S.

NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
5. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
8. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
9. ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
10. BUILDING IS PARALLEL & PERPENDICULAR TO WEST PROPERTY LINE.

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTOR'S OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTOR'S OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

SITE LEGEND

	5' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	6' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	7' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	SIDEWALK
	PROPOSED 12' OR SMALLER WATER MAIN
	PROPOSED GATE VALVE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED 12' OR SMALLER SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM SEWER
	PROPOSED GRATE INLET
	PROPOSED CURB INLET
	HANDICAP-ACCESSIBLE PARKING STALL
	BARRIER FREE RAMP
	PROPERTY LINE
	LIGHT POLE

LAYOUT NOTES

- 1 ENCLOSED STORAGE
- 2 25'x10' DUMPSTER ENCLOSURES
- 3 OIL & WATER SEPARATOR
- 4 GREASE TRAP
- 5 ORDER POINT & MENU BOARD
- 6 COLUMN & FOOTING (TYPICAL)
- 7 PROP. UNDERGROUND DETENTION POND
- 8 CLEARANCE BAR
- 9 DRIVE-THRU WINDOW
- 10 MEAL DELIVERY CANOPY
- 11 DRIVE-THRU CANOPY
- 12 PROPOSED DOMESTIC METER
- 13 PROPOSED IRRIGATION METER
- 14 PROPOSED MONUMENT SIGN
- 15 EXISTING FIRE HYDRANT
- 16 DRIVE-THRU PAVEMENT STRIPING
- 17 PAVEMENT STRIPING
- 18 REMOVE EXISTING CONCRETE DRIVEWAY
- 19 FLAGPOLE
- 20 EXISTING TRANSFORMER AND PAD
- 21 WHEEL STOP

TOPOGRAPHIC LEGEND

BOL	BOLLARD
CI	CURB INLET
CM	CONTROLLING MONUMENT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTS	GAS TEST STATION
GUY	GUY WIRE
HDWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IR	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
RPC	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
PPTC	POWER POL. W/CONDUIT AND TRANSFORMER
SDMH	STORM DRAIN MANHOLE SIGN
SN	UNDERGROUND TELEPHONE SIGN
SNCT	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TS	TRAFFIC SIGNAL BOX
TMH	TELEPHONE MANHOLE
TRNS	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVH	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE

VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE BACK OF CURB PI OF ACCESS DRIVE SOUTH OF LOT 2, LAKESHORE COMMONS, ±19' NORTHWEST OF DUMP INLET AND ±40' NORTH OF STORM DRAIN MAN HOLE.
ELEVATION = 472.03'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE BACK OF CURB WEST SIDE OF ACCESS DRIVE WEST OF LOT 2, LAKESHORE COMMONS, ±3' EAST OF FIRE HYDRANT AND ±12' WEST OF SANITARY SEWER MAN HOLE.
ELEVATION = 471.87'

SITE BENCHMARK NO. 3 AN "X" CUT IN PAVERS BRICK MEDIAN OF NORTH LAKESHORE DRIVE ±45' DIRECTLY EAST OF A LIGHT POLE ±176' OF INTERSECTION WITH NORTH GOLIAD STREET.
ELEVATION = 472.68'

SITE PLAN
CHICK-FIL-A #03897
SOUTHWEST CORNER OF N. LAKESHORE DR. & GOLIAD ST.

LOT 2, BLOCK A
LAKESHORE COMMONS
CITY OF ROCKWALL, TEXAS
CASE # XXX

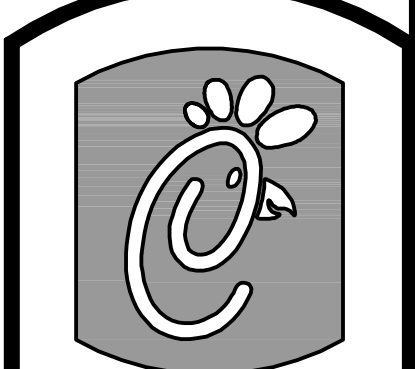
OWNER:
MOORE WORTH INVESTMENTS, LLC
8446 FREEMONT PARKWAY, STE 175
DALLAS, TEXAS 75063

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

DEVELOPER/APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDERS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

SUBMITTAL DATE: 7/13/2018



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:
Mark Date By
△

Mark Date By
△

Mark Date By
△

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of
Randy Eardley, P.E.
Texas Registration No. 104957 On Date Shown Below.

LOT 2, BLOCK A
LAKESHORE COMMONS
N. LAKESHORE DR. & N. GOLIAD ST.
ROCKWALL, TEXAS
STORE# 03897

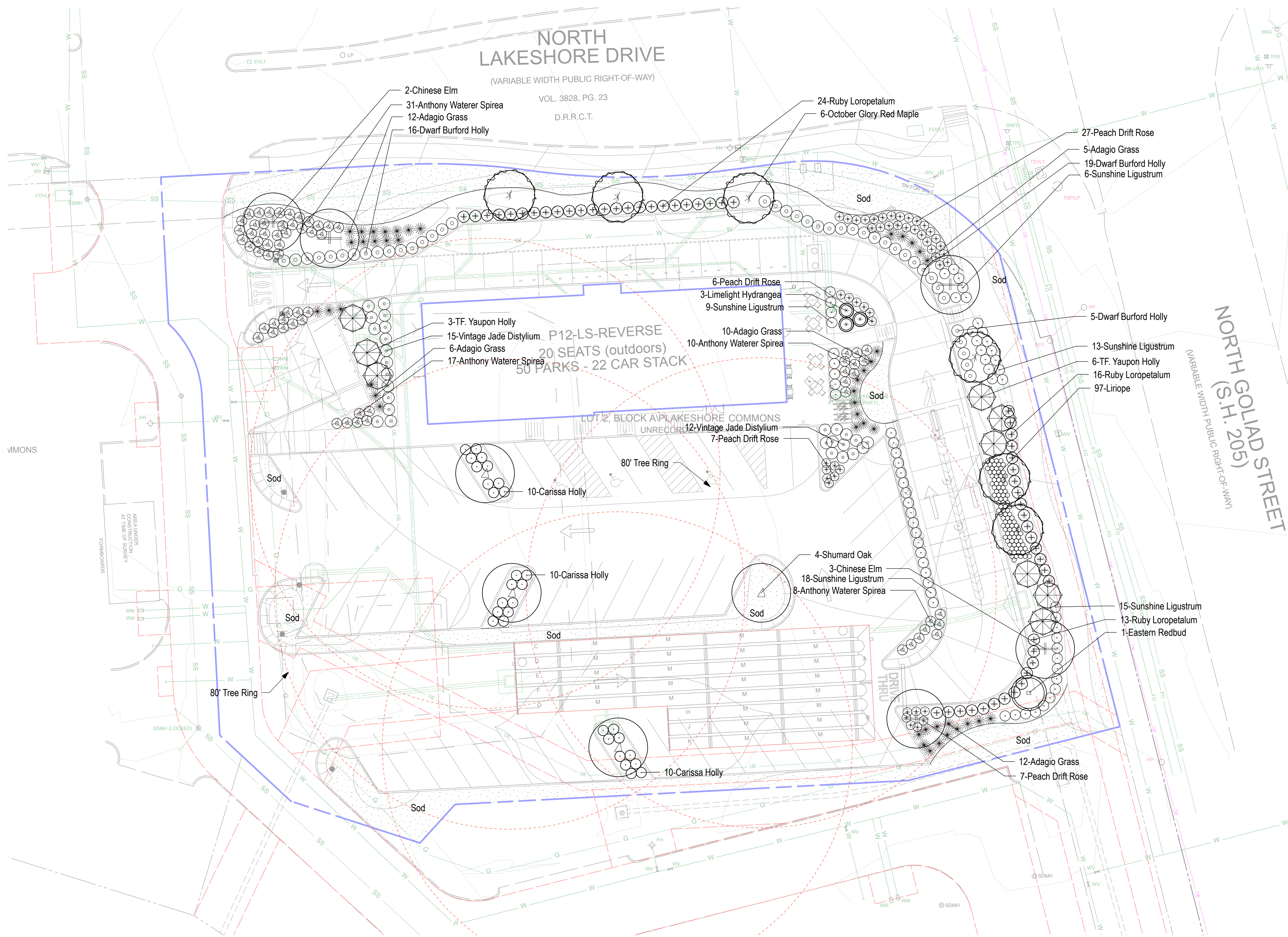
STORE SERIES
P12-LSR-LARGE

SHEET TITLE
CITY OF ROCKWALL
SITE PLAN




For Permit
 For Bid
 For Construction

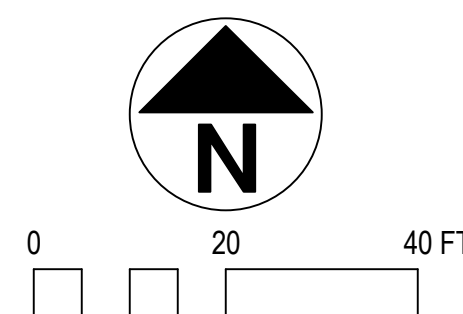
Job No. : 17144
Store : #03897
Date : 7/13/2018
Drawn By : MSG
Checked By : RRW

Sheet
C-2.0



LEGEND

-  EXISTING TREE TO BE REMOVED
-  EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCING



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 (ie. 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 grassed 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. The 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 indentions 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	2" Cal. min 10' Hgt.	B & B
1	Cercis canadensis	Eastern Redbud	1.5" Cal.	B & B
9	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
5	Ulmus parvifolia 'Chinese'	Chinese Elm	2" Cal. min 10' Hgt.	B & B
Shrubs				
27	Distylium 'Vintage Jade'	Vintage Jade Distylium	3 Gal.	Plant 4' OC.
3	Hydrangea paniculata 'LimeLight'	LimeLight Hydrangea	3 Gal.	Plant 5' OC.
30	Ilex cornuta 'Carissa'	Carissa Holly	3 Gal.	Plant 3.5' OC.
40	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	3 Gal. min 30" Hgt.	Plant 4' OC.
61	Ligustrum sinense 'Sunshine'	Sunshine Ligustrum	3 Gal.	Plant 3.5' OC.
53	Loropetalum chinense 'Ruby'	Ruby Loropetalum	3 Gal. min 30" Hgt.	Plant 4' OC.
45	Miscanthus sinensis 'Adagio'	Adagio Grass	3 Gal.	Plant 4' OC.
47	Rosa 'Meigllii'	Peach Drift Rose	3 Gal.	Plant 3' OC.
66	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	3 Gal.	
Groundcovers				
97	Liriope muscari	Liriope	1 Gal.	Plant 18" O.C.
6496	Cynodon dactylon	Hybrid Bermuda Grass	SF, Sod	
Other				

LANDSCAPE REQUIREMENTS

A. SITE DENSITY

- REQUIRED**
1. Required width and height of the buffer-strip.
 - 20' wide along the North SH 205 right-of-way
 - 30" hgt screening
 2. Buffer-strip plantings along North Lakeshore Drive
 - 10' wide buffer strip
 - 1 large tree per 50 LF
 3. Buffer-strip plantings along SH 205
 - 3 canopy trees, 4 accent trees per 100 LF
 - 177 LF/100 = 1.77
 - 1.77 x 3 = 5 canopy trees
 - 1.77 x 4 = 7 accent trees
 4. Plant material sizes.
 - Canopy trees: 4" caliper.
 - Accent trees: 4" height.
 - Shrubs:
 - Deciduous: 15 inches; two-gallon minimum.
 - Evergreen: 12 inches; two-gallon minimum.
- PROVIDED**
1. 20' wide with 30" hgt screening landscape buffer-strip provided
 2. 10' wide buffer strip meets landscape requirements.
 3. 5 canopy trees (2 Chinese Elm, 3 Red Maple) provided
 4. 5 canopy trees (2 Chinese Elm, 3 Red Maple) and 7 accent trees (6 Yaupon Holly, 1 Redbud) provided
 5. Canopy trees are 2" caliper
 6. Accent trees are 6-8" height
 7. Shrubs are 3 gallon

B. PARKING

- 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 trees provided: 4 Shumard Oak
 2. Each parking space is less than 80' from the trunk of a large canopy tree: '80' tree ring' on the landscape plan



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REVISION SCHEDULE
 NO. DATE DESCRIPTION

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 SHEET

Permit Landscape Plan

SHEET NUMBER

L-100

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION

Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System; see irrigation specifications (sheet L-2.2)

QUALITY ASSURANCE

Plant names indicated, comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING

Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS

Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY

Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE

Inspection of planted areas will be made by the Owner's representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES

Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS

Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container- grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
 - a. No plants shall be loose in the container.
 - b. Container stock shall not be pot bound.
 - c. Plants planted in rows shall be matched in form.
3. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
 - a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
4. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
5. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
6. Evergreen trees shall be branched to the ground or as specified in plant list.
7. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
 - a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
 - b. Single stemmed or thin plants will not be accepted.
 - c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to the ground.
 - d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES

Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

1. **Sod Areas:** Spread a minimum 4" layer of top soil and rake smooth.

2. **Planting bed areas:** Spread a minimum 4" layer of top soil and rake smooth.

3. **Landscape Islands/Medians:** Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing.
4. **Annual/Perennial bed areas:** Add a minimum of 4" organic matter and till to a minimum 12" depth.

Mulch: Type selected dependent on region and availability; see landscape plans for type of mulch to be used. Hold mulch 4" from tree trunks and shrub stems.

1. **Hardwood:** 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and ½" in width, free of wood chips and sawdust. Install minimum depth of 3".
2. **Pine Straw:** Pine straw to be fresh harvest, free of debris, bright in color. Bales to be wired and tightly bound. Needs to be dry. Install minimum depth of 3".
3. **River Rock:** (color) light gray to buff to dark brown, washed river rock, 1" – 3" in size. Install in shrub beds to an even depth of 3". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material.
4. **Mini Nuggets:** Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and deciduous perennials spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.

Guying/Staking:

1. **Arboreal:** Green (or white) staking and guying material to be flat, woven, polypropylene material, ¾" wide 900 lb. break strength. Arboreal stake shall be fastened to stakes in a manner which permits tree movement and supports the tree.
2. **Remove Guying/Staking** after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

INSPECTION

Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil 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, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION

Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" – 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. **Remove all burlap, ropes, and wires** from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material (see landscape plan for mulch type); depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. **Wrapping:**
 - a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
 - b. **Overlap ½ the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.**
 - c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
 - d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
 - e. Tree wraps are temporary and no longer needed once the trees develop corky bark.
3. **Staking/Guying:**
 - a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
 - b. Stake deciduous trees 2" caliper and less. Stake evergreen trees under 7'-0" tall.
 1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
 2. Ties are attached to the tree, usually at the lowest branch.
 - c. Guy deciduous trees over 2" caliper. Guy evergreen trees 7'-0" tall and over.
 1. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
 2. Ties are attached to the tree as high as practical.
 3. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.
 4. **Remove all guying and staking after one year from planting.**

Pruning:

1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP

During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE

Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of **1 year** after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS

All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS

Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative (General Manager of the restaurant).

All seasonal color selections shall be approved by the General Manager prior to ordering and installation.

SOIL TESTING

The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results

	Landscape Trees and Shrubs	Turf
pH Range	5.0-7.0	6.0-7.0
Organic Matter	>1.5%	>2.5%
Magnesium (Mg)	100-lbs./acre	100-lbs./acre
Phosphorus (P2O5)	150-lbs./acre	150-lbs./acre
Potassium (K2O)	120-lbs./acre	120-lbs./acre
Soluble salts/ Conductivity	Not to exceed 900ppm/1.9 mmhos/cm in soil, not to exceed 1400 ppm/2.5 mmhos/cm in high organic mix	Not to exceed 750ppm/0.75 mmhos/cm in soil, not to exceed 2000 ppm/2.0 mmhos/cm in high organic mix

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

Boron	3 pounds per acre
Manganese	50 pounds per acre
Potassium (K2O)	450 pounds per acre
Sodium	20 pounds per acre

WORKMANSHIP

During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP

Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING

Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1" to 2" during the growing season.

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs and parking areas. Caution: Weed eaters should NOT be used around trees because of potential damage to the bark.

EDGING

Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING

A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES

Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. **Read the label prior to applying any chemical.**

INSECT & DISEASE CONTROL FOR TURF

The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING

All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. **Do not shear trees or shrubs.** If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:

1. Prune those that flower before the end of June immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
2. Prune those that flower in summer or autumn in winter or spring before new growth begins, since these plants develop flowers on new growth.
3. Delay pruning plants grown for ornamental fruits, such as cotoneasters, pyracanthas and viburnums.
4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
7. Conifers shall be pruned, if required, according to their genus.
 - A. Yews, junipers, hemlocks, arborvitae, and false-cypress may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
 - B. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
 - C. Pines may be lightly pruned in early June by reducing candles.
8. Groundcover shall be edged and pruned as needed to contain it within its borders.

9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on crepe myrtles, lilacs, viburnums, smoke bush, etc.
10. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on aebelia, forsythia, deutzia, spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

SPRING CLEANUP

Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING

For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees, 2 to 6 pounds of Nitrogen per 1000 square feet, for narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1" deep, or fertilized once in March with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area. Eriaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

MULCHING

Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up soil, bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING

All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is *Insect Pest and on Trees and Shrubs* by Johnson and Lyon, Comstock Publishing Associates. For plant pathogenic diseases, two references are suggested: *Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries*, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and *Diseases of Trees and Shrubs* by Sinclair and Lyon, published by Comstock Publishing Press.

TRASH REMOVAL

The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL

All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP

The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:

- Cleaning curbs and parking areas
- Removing all trash and unwanted debris
- Turning mulch where necessary
- Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

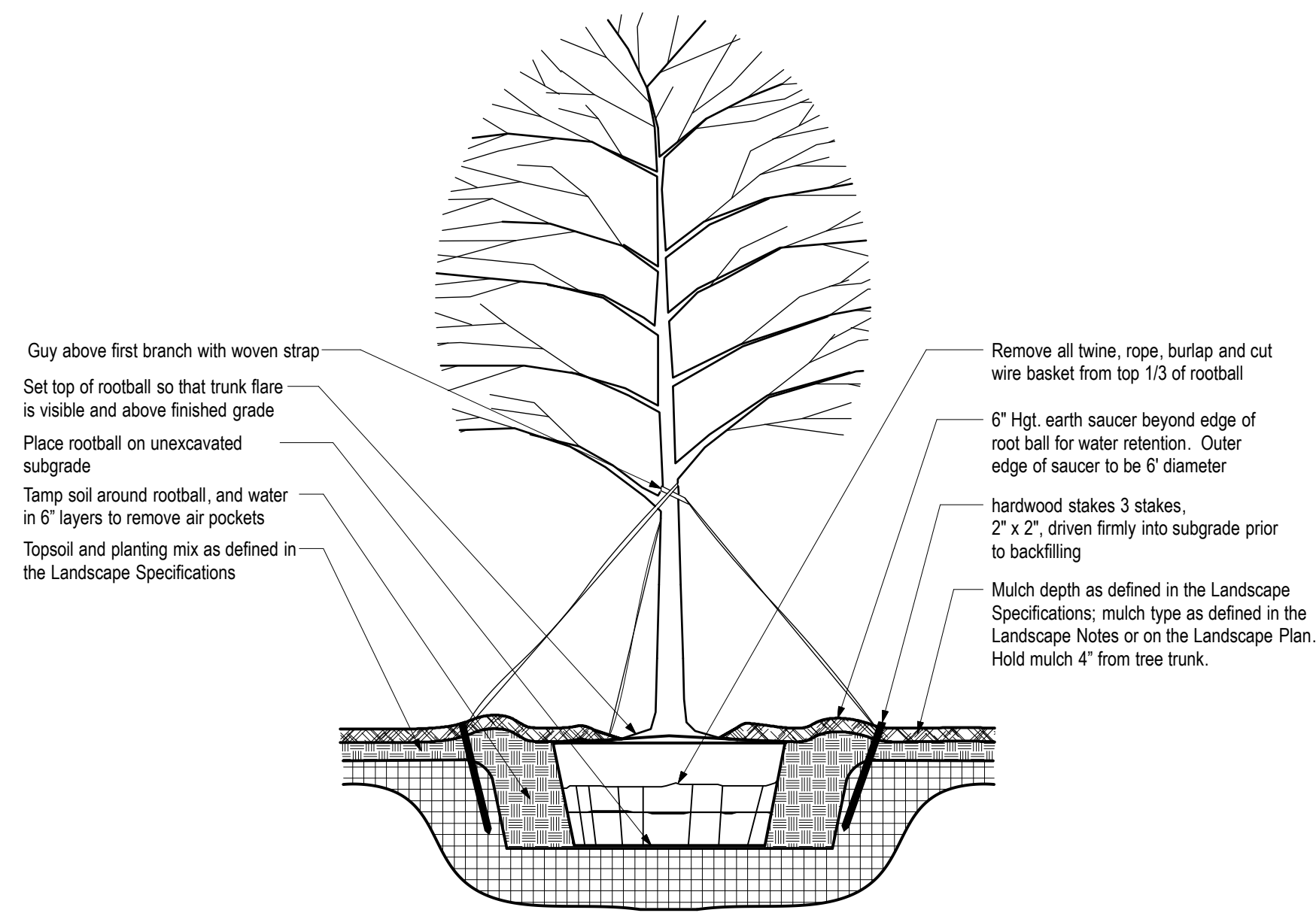
SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:

1. After flowering, cut off spent flower heads.
2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
3. Allow leaves of other bulbs to yellow naturally and then cut off at base.
4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet, or top-dress with compost 1" deep. Fall fertilization with a bulb fertilizer or mulching with 1" of compost is optional.

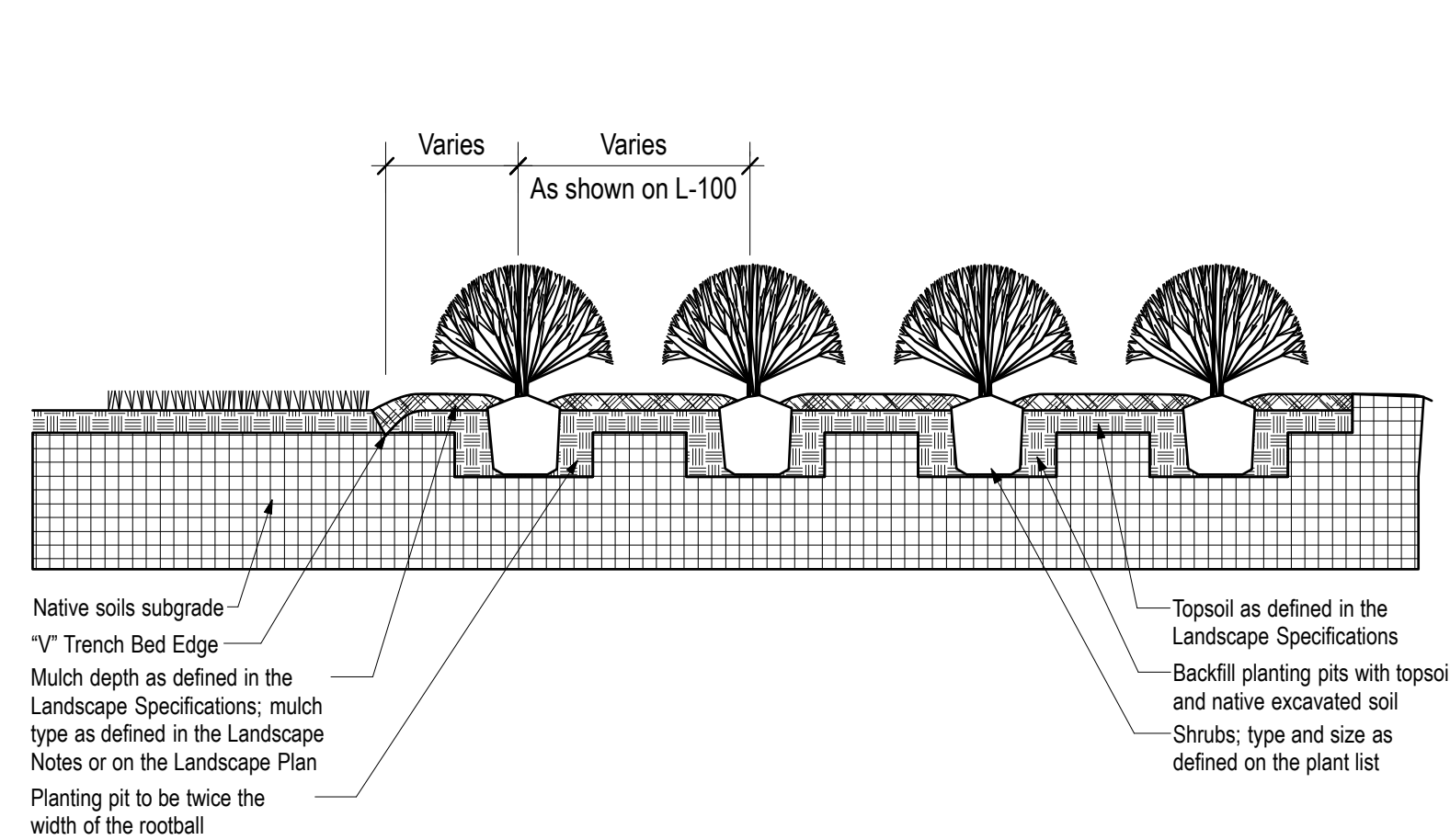
Flower Rotation:

1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner, and install new plants if included in contract.
2. Summer Annuals or Fall Plants:
 - a. Dead heading: Pinch and remove dead flowers on annuals as necessary.
 - b. Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of 20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100 gallons of water, monthly; or mulch with compost 1

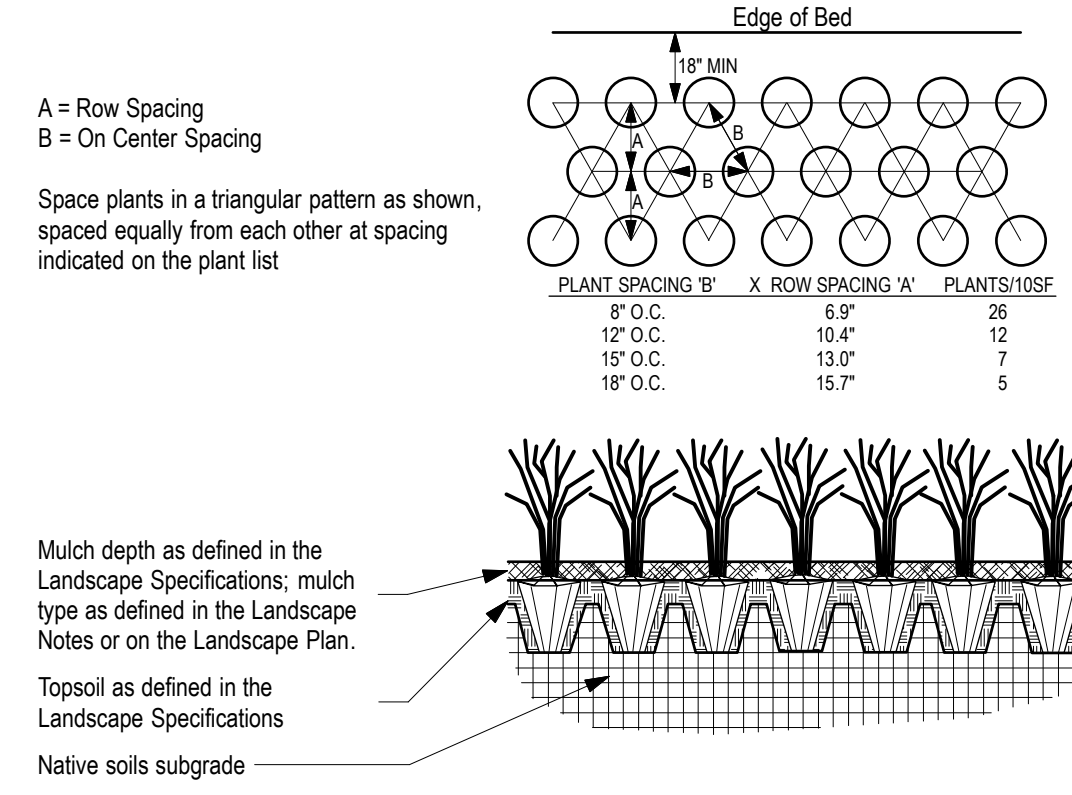


- NOTE**
- Hole to be twice the width of the rootball.
 - Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches. Do not remove the terminal buds of branches that extend to the edge of the crown.
 - Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4' away from trunk.
 - Remove Guy Wires and Staking when warranty period has expired (after one year).

1 TREE PLANTING & STAKING
SCALE: NTS

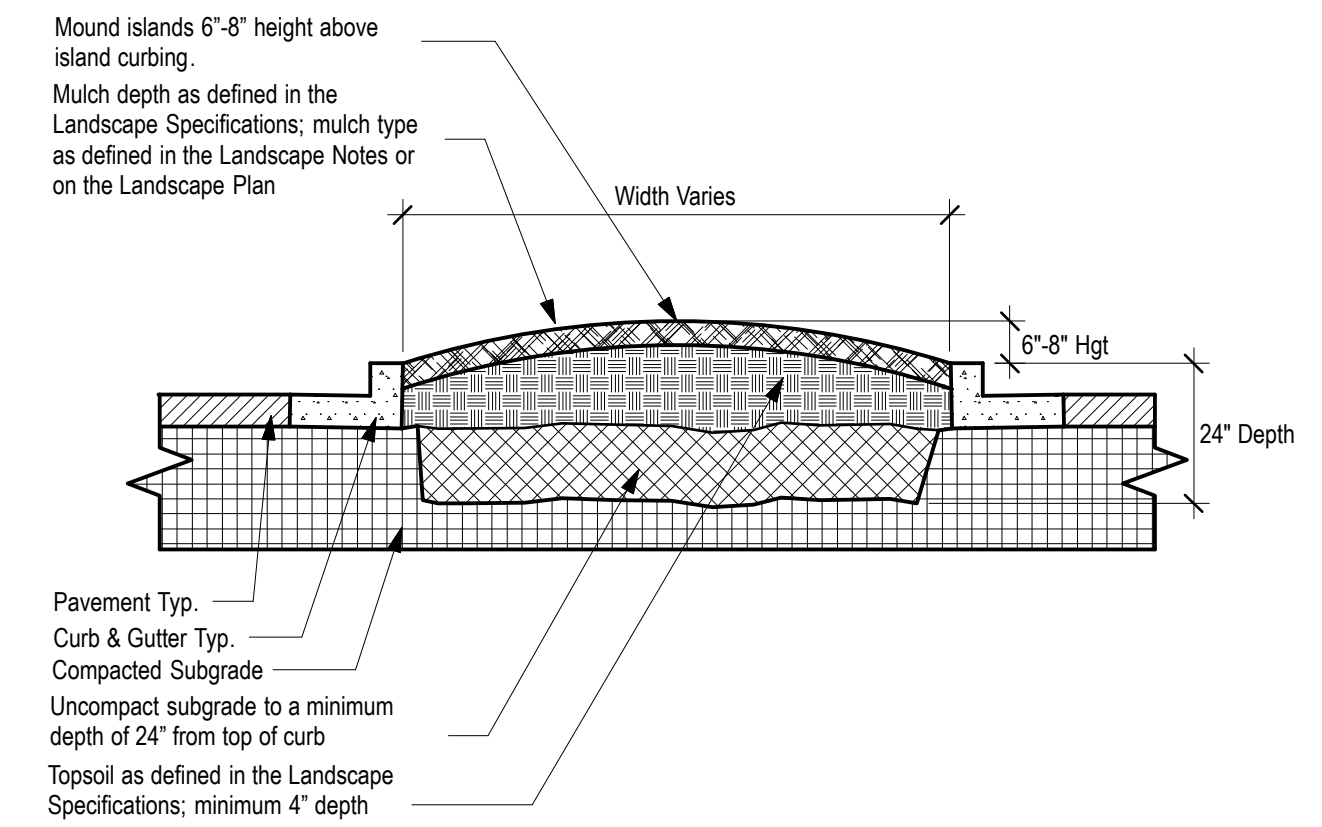


2 SHRUB BED PLANTING DETAIL
SCALE: NTS



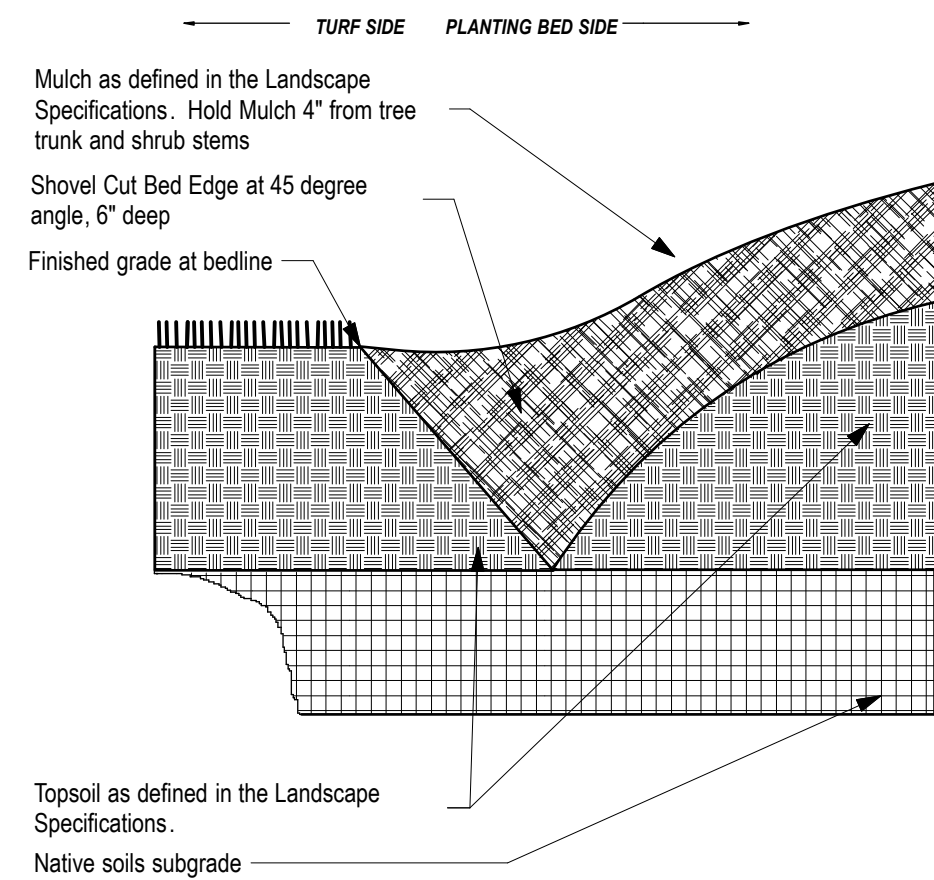
- NOTE**
- Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
 - Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
 - Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

3 "V" TRENCH BED EDGING
SCALE: NTS



- NOTE**
- Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, ect), prior to installing topsoil and plant material.
 - Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6"-8" height above island curbing.
 - Island plant material as per the Landscape Plan.
 - Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landscape Specifications.
 - Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.

4 PARKING ISLAND DETAIL
SCALE: NTS



5 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



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	DESCRIPTION
NO. DATE	

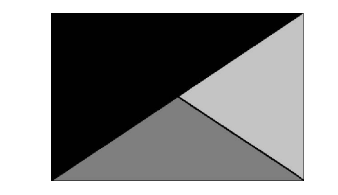
MLD PROJECT # 2016115
PRINTED FOR Permit
DATE 7.12.18
DRAWN BY ADN

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SHEET
Permit Landscape Details
SHEET NUMBER
L-101

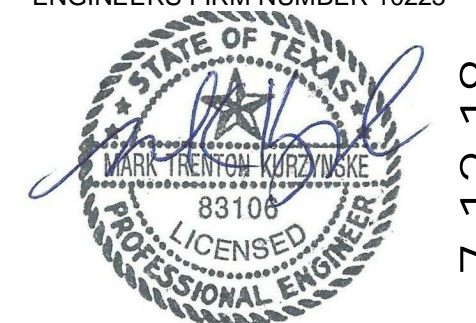


Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



Kurzynske
& Associates
2900 Lebanon Pike, Ste 201
Nashville, Tennessee 37214
Telephone: (615) 255-5203
Fax: (615) 255-5207
Email: mail@kurzynske.com

TEXAS BOARD OF PROFESSIONAL
ENGINEERS FIRM NUMBER 10225



7-12-18

CHICK-FIL-A
HWY. 205 & N. LAKESHORE
N. GOLIAD ST.
ROCKWALL, TX 75087

FSR# 03897

REVISION SCHEDULE	NO.	DATE	DESCRIPTION

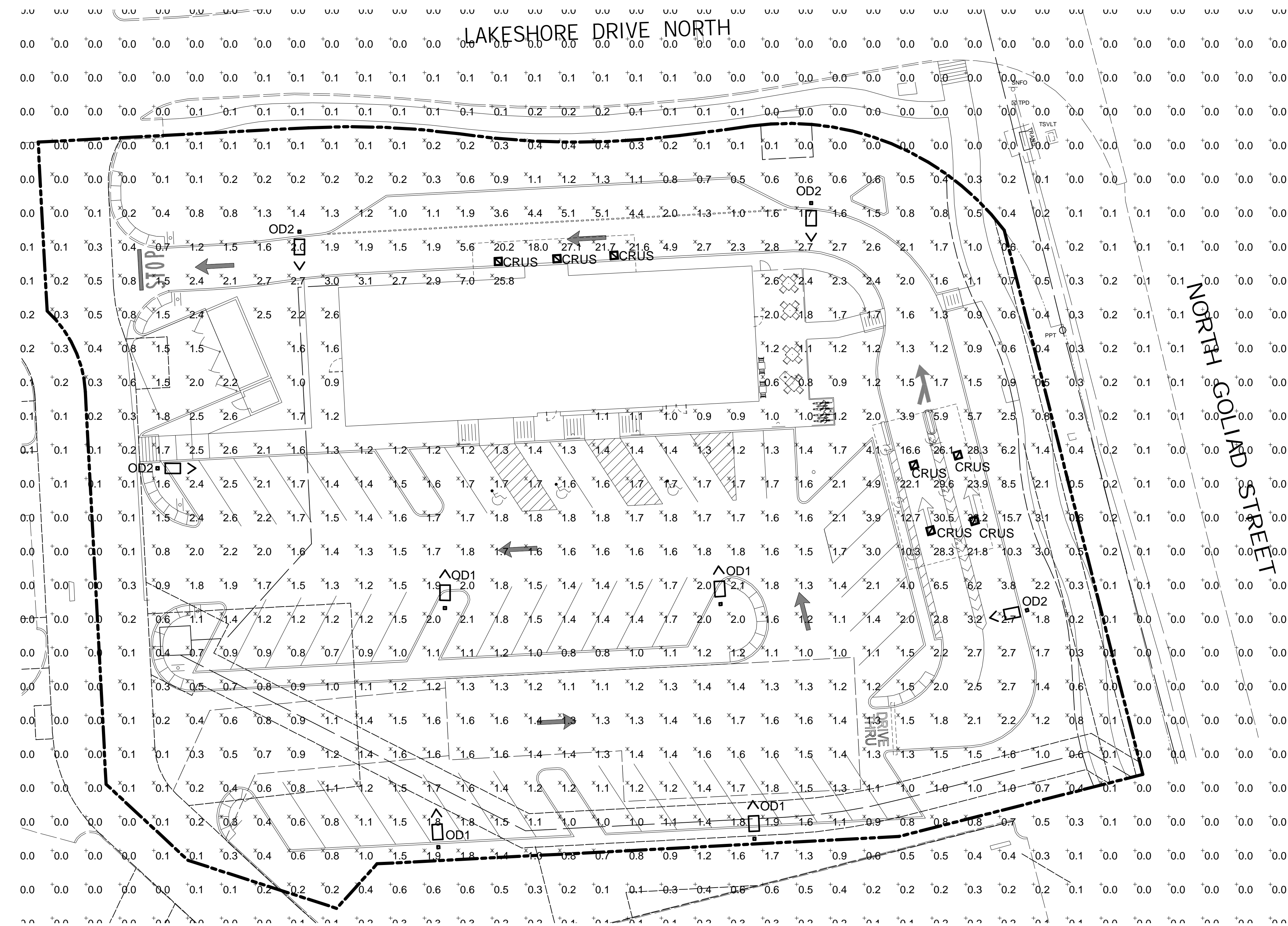
CURRENT DESIGN	2018
DISCIPLINE'S PROJECT NUMBER	17006.MA.S
PRINTED FOR	PRELIMINARY
DATE	07/12/2018
DRAWN BY	BTS

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SHEET
PHOTOMETRIC PLAN

SHEET NUMBER

E-102.

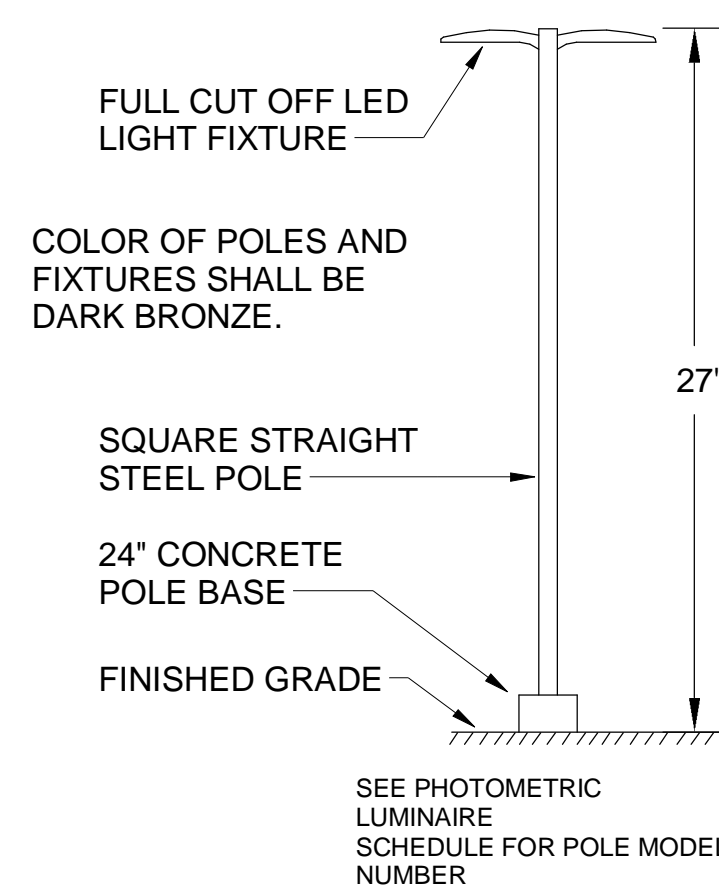


A1 PHOTOMETRIC PLAN
1" = 20'-0"

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
⬆	OD1	4	Lithonia Lighting	DSX0 LED P5 40K TFTM MVOLT HS	LED	1	9119	1	89
⬆	OD2	4	Lithonia Lighting	DSX0 LED P5 40K BLC MVOLT	LED	1	9576	1	89
⬆	CRUS	7	LSI INDUSTRIES, INC	CRUS-SC-LED-LW-30	LED	1	9966	0.95	73.5

OD POLE SHALL BE A 25' STRAIGHT STEEL POLE BY LITHONIA, MODEL #SSS-25-4G-DM19AS-DOB.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	36.2 fc	0.0 fc	N/A	N/A
Lot Summary	x	2.1 fc	36.2 fc	0.0 fc	N/A	N/A
Parking Lot Summary	x	1.5 fc	10.3 fc	0.4 fc	25.8:1	3.8:1

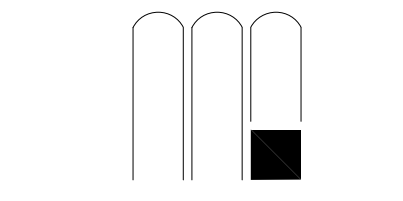


A3 SITE LIGHTING POLE DETAIL
N.T.S.

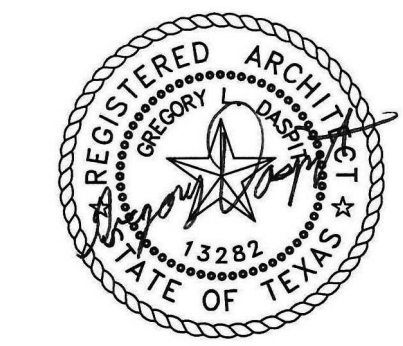


Chick-fil-A
Chick-fil-A
 5200 Buffington Road
 Atlanta, Georgia
 30349-2998

MAYSE & ASSOCIATES INC.
 Architecture • Planning • Construction Management



14881 Quorum Dr. Suite 800
 Dallas, Texas 75244
 Phone: (972) 386-0338 Fax: (972) 386-0276
 www.MayseAssociates.com



7/12/2018 1:46:45 PM

CHICK-FIL-A
HWY. 205 & N. LAKESHORE FSU
N. Goliad St.
Rockwall, TX 75087

FSR#03897
 BUILDING TYPE / SIZE: LSR / LRG
 RELEASE: v2.18.03

NO.	DATE	DESCRIPTION
01/17/18		Template Update
02/14/18		Template Update

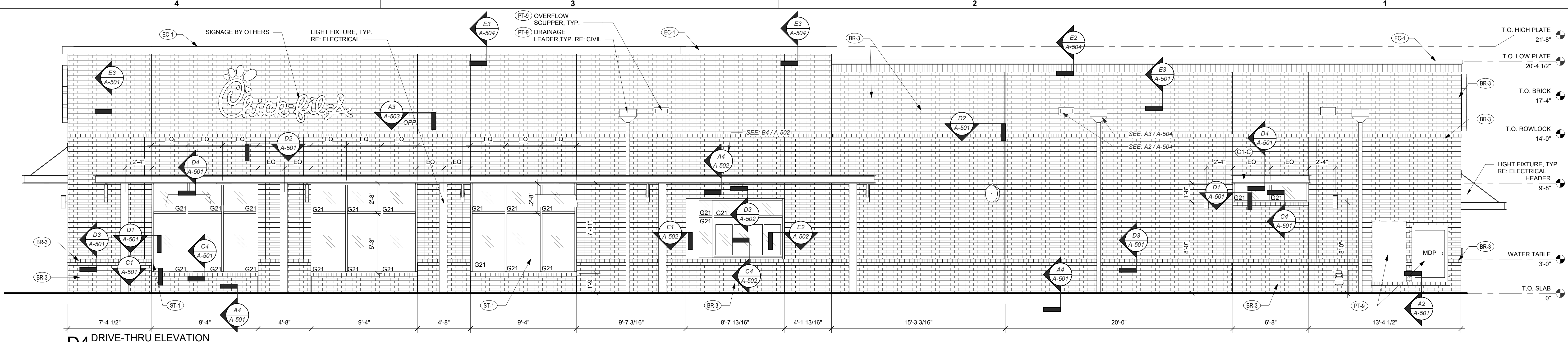
PROJECT STATUS

CONSULTANT PROJECT # 18023
 PRINTED PROJECT STATUS
 DATE 7/12/2018 1:46:45 PM
 DRAWN BY Designer

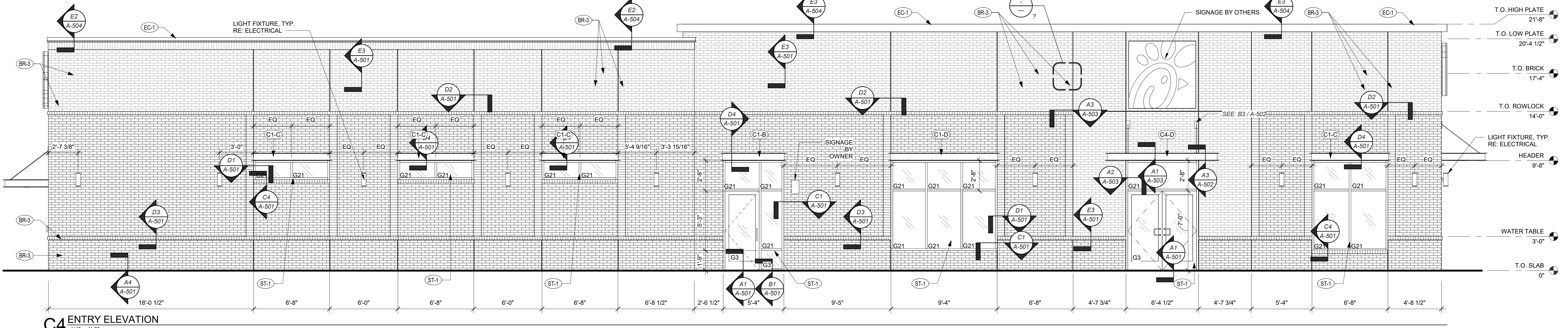
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EXTERIOR ELEVATIONS

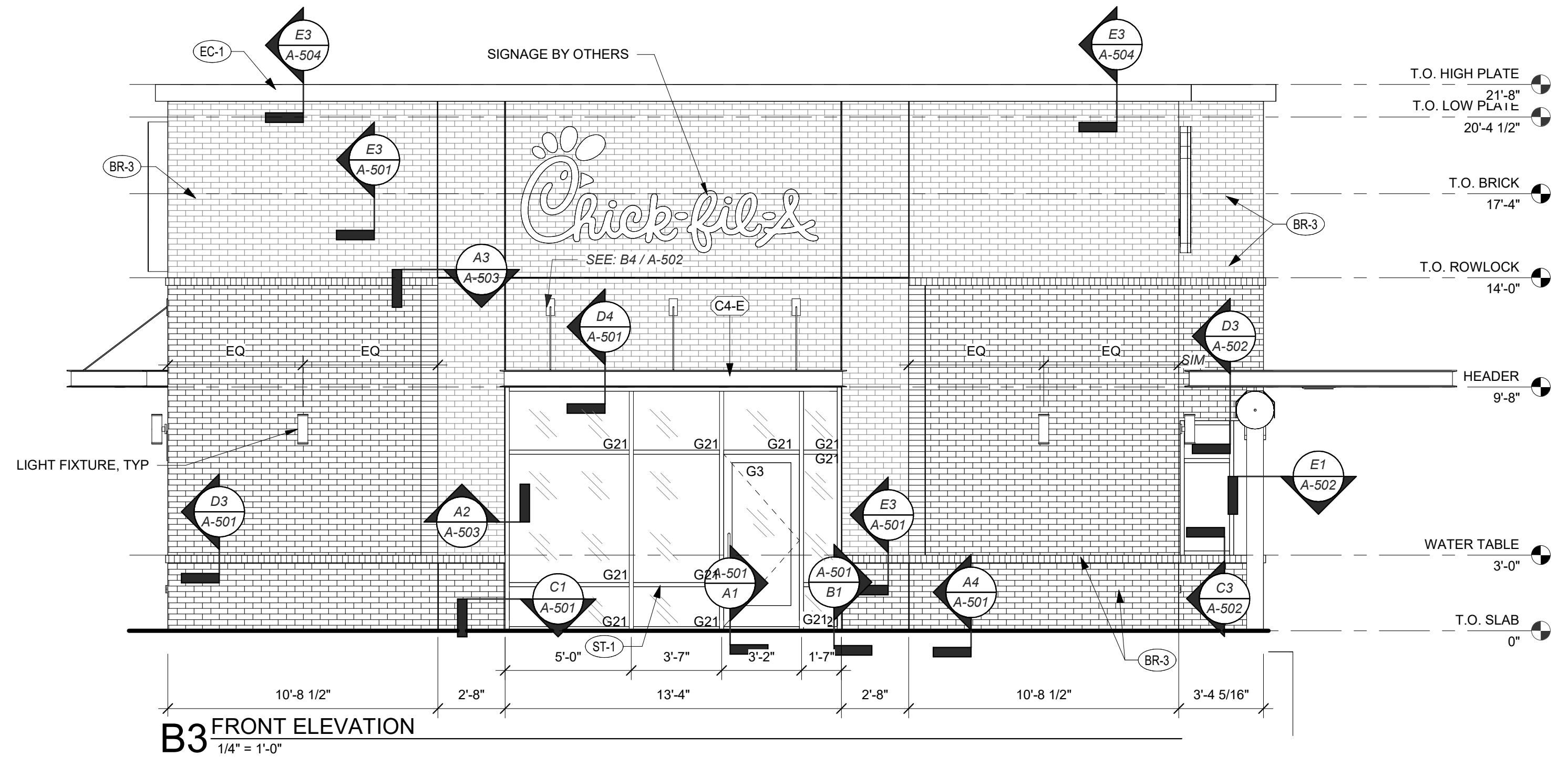
SHEET NUMBER
A-301L



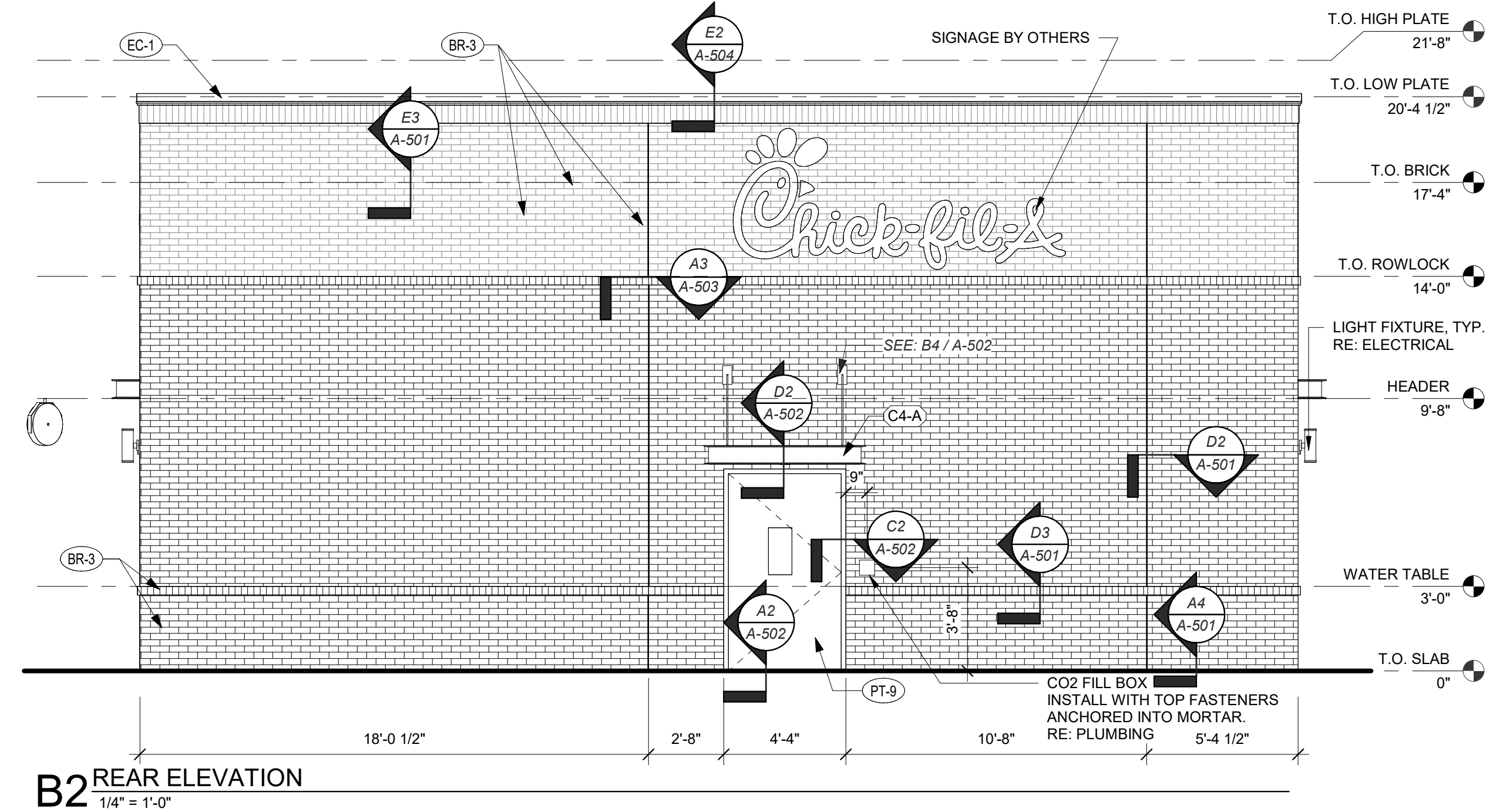
D4 DRIVE-THRU ELEVATION
 1/4" = 1'-0"



C4 ENTRY ELEVATION
 1/4" = 1'-0"



B3 FRONT ELEVATION
 1/4" = 1'-0"



B2 REAR ELEVATION
 1/4" = 1'-0"

APPROVED BRICK ALTERNATIVES (SEE NATIONAL ACCOUNTS LIST FOR CONTACT INFORMATION)				
FINISH	MANUFACTURER	MODEL	MORTAR	PLANT LOCATION
BR-3	BORAL BRICK	CITADEL	ARGOS, SAN TAN	BESSMER, AL
BR-3	REDLAND BRICK	KHAKI MATT	ARGOS, SAN TAN	HARMAR, PA
BR-3	MUTUAL MATERIALS	IMPERIAL GRAY	ARGOS, SAN TAN	SPOKANE, WA
BR-3	ACME BRICK	PALOMA GRAY	ARGOS, SAN TAN	ELGIN, TX
BR-3	ACME BRICK	DRIFTWOOD VELOUR	ARGOS, SAN TAN	DENVER, CO
BR-3	HC MUDDOX	SPANISH MOSS	ARGOS, SAN TAN	SACRAMENTO, CA
BR-4	BORAL BRICK	TBD	ARGOS, SAN TAN	TBD
BR-4	REDLAND BRICK	LIGHT BUFF MATT	ARGOS, SAN TAN	HARMAR, PA
BR-4	MUTUAL MATERIALS	DESERT WHITE	ARGOS, SAN TAN	SPOKANE, WA
BR-4	ACME BRICK	RUSTIC WHITE	ARGOS, SAN TAN	PEAR EAST, AR
BR-4	ACME BRICK	DESERT TAN	ARGOS, SAN TAN	DENVER, CO
BR-4	HC MUDDOX	TULE FOG	ARGOS, SAN TAN	SACRAMENTO, CA

GLAZING SCHEDULE				
MARK	THICKNESS	TYPE	TINT	REMARKS
G1	1/4"	TEMPERED	CLEAR	
G3	1/4"	LAMINATED	CLEAR	
G11	1/2"	TEMPERED	CLEAR	BUTT GLAZE
G21	1"	TEMPERED	CLEAR - LOW-E	PROVIDE THERMALLY BROKEN AT EXTERIOR LOCATIONS
G31	1"	TEMPERED	ACID ETCHED - LOW-E	PROVIDE THERMALLY BROKEN AT EXTERIOR LOCATIONS

NOTES:
 1. ALL GLASS TO BE G21 U.N.O.
 2. PROTOTYPICAL STOREFRONT SYSTEM (MULLIONS & GLAZING COMBINED) U-VALUES: 0.46. SHGC: 0.28 (CLEAR GLASS - TINTED GLASS WILL NOT BE ACCEPTED)
 3. SITE ADAPT ARCHITECT OF RECORD RESPONSIBLE FOR UPDATING GLAZING VALUES PER LOCAL CODE REQUIREMENTS. RE: SPECIFICATIONS, SECTION 08800.
 4. SITE ADAPT ARCHITECT OF RECORD TO VERIFY THE USE OF G31 PER LOCAL SITE CONDITIONS TO LIMIT VISIBILITY TO SENSITIVE AREAS (SUCH AS KITCHEN AND OFFICE).

FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
EXTERIOR						
BR-3	BRICK VENEER	ACME BRICK	MODULAR		PALOMA GRAY	MORTAR: ARGOS SAN TAN
BR-4	BRICK VENEER	ACME BRICK	MODULAR		PALISADE	MORTAR: ARGOS SAN TAN
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			DARK BRONZE (MATTE)	
PT-7	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #866-350	SW 2807	ROOKWOOD	REFUSE ENCLOSURE FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-9	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #866-350		DARK BRONZE	FINISH: SEMI-GLOSS
ST-1	STOREFRONT	YKK	YES 45 (YES 45FS AT INTERIOR PLAY)		DARK BRONZE (MATTE)	

WALL TYPES SCHEDULE - EXTERIOR	
MARK	DESCRIPTION (DOES NOT INCLUDE FINISHES)
G21	STUCCO SYSTEM AS DETAILED ON EXTERIOR SHEATHING ON 8 INCH METAL STUD FRAMING ON INTERIOR SHEATHING

EXTERIOR CANOPY SCHEDULE - LRG								
Type	Description	Count	Overall Width	Overall Depth	Overall Thickness	Tie Back Mounting (Offset From Top)	Notch	Integral Lighting
C1-B	Exterior Canopy	1	5'-9"	1'-0"	8"	0"	0"	Yes
C1-C	Exterior Canopy	5	7'-1"	1'-0"	8"	0"	0"	No
C1-D	Exterior Canopy	3	9'-0"	1'-0"	8"	0"	0"	No
C4-A	Exterior Canopy	1	5'-9"	4'-0"	8"	2'-6"	0"	Yes
C4-D	Exterior Canopy	1	10'-0"	4'-0"	8"	2'-6"	0"	Yes
C4-E	Exterior Canopy	1	13'-9"	4'-0"	8"	2'-6"	0"	Yes
C8-1	Exterior Canopy	1	48'-0"	11'-0"	8"	3'-0"	0"	See RCP
Grand total		13						

CANOPY NOTES:
 C1/C4 CANOPIES - KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO MATCH (P-9)
 C8 CANOPIES - KYNAR FINISH OF STRUCTURE & FASCIA TO MATCH (P-9), DECKING TO BE SMOOTH WHITE

BIM 360/ITX_03897_Hwy_205 & N. Lakeshore FSU (Rockwall) - LSR Large/03897_Hwy 205 & N. Lakeshore FSU_P12_LSR_ARC_v2_18.03.rvt
 7/12/2018 1:46:45 PM
 03897-A-301L-EXTERIOR ELEVATIONS

City of Rockwall
Project Plan Review History



Project Number SP2018-020	Owner CHICK-FIL-A	Applied 7/16/2018	LM
Project Name Chick-Fil-A	Applicant WIER & ASSOCIATES, INC	Approved	
Type SITE PLAN		Closed	
Subtype		Expired	
Status Staff Review		Status	
 Site Address 1979 LAKESHORE DRIVE		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision LAKESHORE COMMONS	Tract	Block A	Lot No 2
		Parcel No	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/16/2018	7/23/2018	7/19/2018	3	APPROVED	
ENGINEERING	Sarah Hager	7/16/2018	7/23/2018	7/25/2018	9	COMMENTS	<ul style="list-style-type: none"> (7/25/2018 3:59 PM SH) - Impact Fees must be paid. - 4% Engineering Inspection fees - Must meet all Engineering Standards of Design - Must check existing detention to make sure the approved volume and outfall is still correct. - No trees within 5' of public utilities. - Walls 3' and taller must be designed by an engineer. - Retaining walls must be rock or stone faced. - Dumpster to drain to an oil/water separator or grease trap. - No grate inlets allowed. - Minimum 20' utility easements. - Add note to landscape plans, "No trees within 5' of public utilities. - Will you be using the existing Domestic and Irrigation meters? - Please see the attached mark up
FIRE	Ariana Hargrove	7/16/2018	7/23/2018	7/19/2018	3	COMMENTS	see comments
<p>(7/19/2018 1:58 PM AA)</p> <p>The proposed location of the Fire Department Connection (FDC) is not approved. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. A minimum of a 5-foot wide sidewalk or other approved "all-weather" pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway. Consider providing a remote FDC along the rear fire lane to meet these requirements.</p>							
GIS	Lance Singleton	7/16/2018	7/23/2018	7/19/2018	3	APPROVED	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(7/19/2018 10:26 AM LS) Address assignment will be: 1979 N. GOLIAD ST., ROCKWALL, TX 75087						
PLANNING	Korey Brooks	7/16/2018	7/23/2018	7/27/2018	11 COMMENTS	Comments
SP2018-020 Site Plan for Chick-Fil-A: Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
<p>I.1 This is a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a site plan for a Restaurant, 2,000 SF or More with Drive Through on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street.</p> <p>I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (SP2018-020) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Site Plan. Please provide FAR and Lot Coverage on Site Data Table.</p> <p>M.5 Site Plan. Please dimension all walls of the building.</p> <p>M.6 Site Plan. Please remove all signage.</p> <p>M.7 Site Plan. Please darken LS buffer along SH 205</p> <p>M.8 Landscape Plan. Please Show LS buffers</p> <p>M.9 Landscape Plan. Please provide site data table as shown on site plan.</p> <p>M.10 Landscape Plan. Please note that the min caliper-inch is 4-inches, not 2-inches.</p> <p>M.11 Photometric Plan. Please darken property line on photometric plan.</p> <p>M.12 Photometric Plan. Please provide cut sheets.</p> <p>M.13 Photometric Plan. Please note that lighting at property lines adjacent to Lakeshore and Goliad shall be no more than .2 FC</p> <p>M.14 Photometric Plan. Please provide site data table as shown on Landscape Plan.</p> <p>M.15 Building Elevations. Please provide building elevations instead of finishing schedule. These elevations have too much information.</p> <p>M.16 Building Elevations. Please provide material percentages per façade. Subtract windows and doors.</p> <p>M.17 Building Elevations. Please indicate the elevation that faces the street.</p> <p>M.18 Building Elevations. Please provide color elevations.</p> <p>M.19 Building Elevations. Please note that as proposed, this will need a variance for vertical and horizontal articulation. Please see the vertical and horizontal articulation requirements for this Planned Development District.</p> <p>M.20 Building Elevations. Please provide dumpster elevations. Building Elevations. Please remove all signage Building Elevations. Please note the 20% natural stone requirement per façade. Otherwise a variance is required.</p> <p>I.21 The Architectural Review Board (ARB) meeting for this case will be held on July 31, 2018 at 5:00 p.m.</p> <p>I.22 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on August 7, 2018. The Planning and Zoning Worksession for this case will be July 31, 2018, at 6:00 p.m. The Planning and Zoning Meeting will be August 14, 2018. A representative is required to attend all meetings.</p> <p>I.23 If necessary the projected City Council meeting date for this case will be August 20, 2018.</p>						



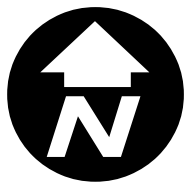
SP2018-020 - CHICK-FIL-A
SITE PLAN - LOCATION MAP = [icon]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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WIER & ASSOCIATES, INC.

ENGINEERS
SURVEYORS
LAND PLANNERS

July 13, 2018

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

**Re: Chick-fil-A # 03897 at the SWC of SH 205 & North Lakeshore Dr.
Variance Request**

PRINCIPALS
JOHN P. WIER, P.E., R.P.L.S.
ULYS LANE III, P.E., R.P.L.S., CFM
CARLO SILVESTRI, P.E.
GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES
PHILIP L. GRAHAM, P.E.
JAKE H. FEARS, P.E., LEED AP BD+C
RANDALL S. EARDLEY, P.E.

ASSOCIATES
TOBY W. RODGERS
CASEY D. YORK
PRIYA N. ACHARYA, P.E.

Dear Planning Department,

We are requesting the following variance to accompany our Site Plan for the proposed Chick-fil-A drive-thru restaurant at the southwest corner of SH 205 (Goliad Street) and North Lakeshore Drive:

Roof Design Standard

Section 6.11.C.2 of the Unified Land Development Code requires that structures with less than a 6,000-sf footprint be constructed with a pitched roof system.

The typical Chick-fil-A restaurant model prototype provides a flat roof as illustrated in the provided Building Elevations.

We request a variance to provide a flat roof system per the Chick-fil-A standard in lieu of the pitched roof system specified in Section 6.7.C.2 of the ULDC. The Chick-Fil-A identity and building design are best represented with the parapets as designed, and Chick-Fil-A respectfully requests to maintain their brand and prototype standard.


We appreciate your acceptance of our variance submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this variance. If you have any questions or comments, please feel free to contact me at 817-467-7700 or RandyE@WierAssociates.com.

Truly yours,

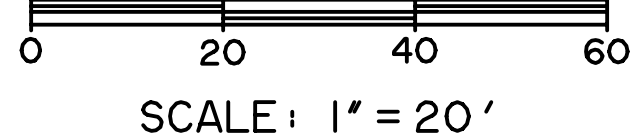
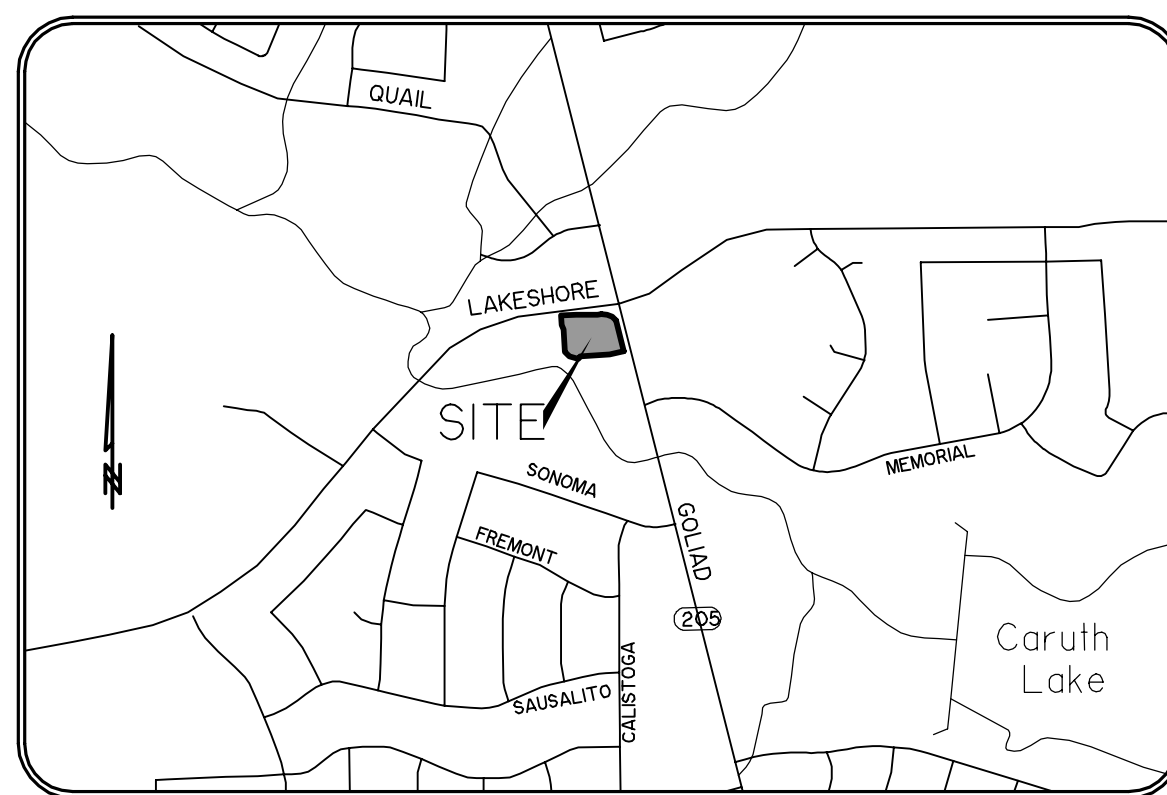
Randy Eardley, PE
Wier & Associates, Inc.
Texas Firm Registration No. F-2776


2201 E. LAMAR BLVD., SUITE 300E
ARLINGTON, TEXAS 76006-7440
(817) 467-7700
FAX (817) 467-7713

WWW.WIERASSOCIATES.COM


121 S. MAIN ST.
HENDERSON, TEXAS 75654-3559
(903) 722-9030
TOLL FREE FAX (844) 325-0445

SITE DATA	
SITE ADDRESS	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
TOTAL BUILDING AREA	6,104 Sq. Ft.
PERVIOUS AREA	14,577 Sq. Ft.± (24%)
IMPERVIOUS AREA	46,437 Sq. Ft.± (76%)
TOTAL PARKING REQUIRED	50 (1 stall/100 sf)
TOTAL PARKING PROVIDED	50
HANDICAP-ACCESSIBLE PARKING REQUIRED	2
HANDICAP-ACCESSIBLE PARKING PROVIDED	3



VICINITY MAP
N.T.S.

NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
5. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
8. ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
9. ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
10. BUILDING IS PARALLEL & PERPENDICULAR TO WEST PROPERTY LINE.

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

SITE LEGEND

	5' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	6' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	7' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT
	SIDEWALK
	PROPOSED 12' OR SMALLER WATER MAIN
	PROPOSED GATE VALVE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED 12' OR SMALLER SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM SEWER
	PROPOSED GRATE INLET
	PROPOSED CURB INLET
	HANDICAP-ACCESSIBLE PARKING STALL
	BARRIER FREE RAMP
	PROPERTY LINE
	LIGHT POLE

LAYOUT NOTES

- 1 ENCLOSED STORAGE
- 2 25'x10' DUMPSTER ENCLOSURES
- 3 OIL & WATER SEPARATOR
- 4 GREASE TRAP
- 5 ORDER POINT & MENU BOARD
- 6 COLUMN & FOOTING (TYPICAL)
- 7 PROP. UNDERGROUND DETENTION POND
- 8 CLEARANCE BAR
- 9 DRIVE-THRU WINDOW
- 10 MEAL DELIVERY CANOPY
- 11 DRIVE-THRU CANOPY
- 12 PROPOSED DOMESTIC METER
- 13 PROPOSED IRRIGATION METER
- 14 PROPOSED MONUMENT SIGN
- 15 EXISTING FIRE HYDRANT
- 16 DRIVE-THRU PAVEMENT STRIPING
- 17 PAVEMENT STRIPING
- 18 REMOVE EXISTING CONCRETE DRIVEWAY
- 19 FLAGPOLE
- 20 EXISTING TRANSFORMER AND PAD
- 21 WHEEL STOP

TOPOGRAPHIC LEGEND

BOL	BOLLARD
CI	CURB INLET
CM	CONTROLLING MONUMENT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTS	GAS TEST STATION
GUY	GUY WIRE
HDWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IRF	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
RPC	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPT	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
PPTC	POWER POL. W/CONDUIT AND TRANSFORMER
SDMH	STORM DRAIN MANHOLE SIGN
SN	UNDERGROUND TELEPHONE SIGN
SNCT	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPD	TELEPHONE PEDESTAL
TS	TRAFFIC SIGNAL BOX
TMH	TELEPHONE MANHOLE
TRM	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
WVH	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SS	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE

VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE BACK OF CURB PI OF ACCESS DRIVE SOUTH OF LOT 2, LAKESHORE COMMONS, ±19' NORTHWEST OF DUMP INLET AND ±40' NORTH OF STORM DRAIN MAN HOLE.
ELEVATION = 472.03'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE BACK OF CURB WEST SIDE OF ACCESS DRIVE WEST OF LOT 2, LAKESHORE COMMONS, ±3' EAST OF FIRE HYDRANT AND ±12' WEST OF SANITARY SEWER MAN HOLE.
ELEVATION = 471.87'

SITE BENCHMARK NO. 3 AN "X" CUT IN PAVERS BRICK MEDIAN OF NORTH LAKESHORE DRIVE ±45' DIRECTLY EAST OF A LIGHT POLE ±176' OF INTERSECTION WITH NORTH GOLIAD STREET.
ELEVATION = 472.68'

SITE PLAN
CHICK-FIL-A #03897

SOUTHWEST CORNER OF N. LAKESHORE DR. & GOLIAD ST.

LOT 2, BLOCK A
LAKESHORE COMMONS
CITY OF ROCKWALL, TEXAS

CASE # XXX

SUBMITTAL DATE: 7/13/2018

OWNER:
MOORE WORTH INVESTMENTS, LLC
8446 FREEMONT PARKWAY, STE 175
DALLAS, TEXAS 75063

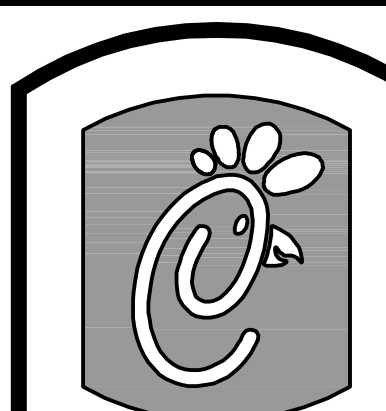
ENGINEER:

WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

DEVELOPER/APPLICANT:

CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
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PREPARED BY:
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Texas Firm Registration No. F-2776 www.WierAssociates.com



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

△

Mark Date By

△

Mark Date By

△

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of
Randy Eardley, P.E.
Texas Registration No. 104957 On Date Shown Below.

LOT 2, BLOCK A
LAKESHORE COMMONS
N. LAKESHORE DR. & N. GOLIAD ST.
ROCKWALL, TEXAS

STORE# 03897

STORE SERIES
P12-LSR-LARGE

SHEET TITLE
CITY OF ROCKWALL
SITE PLAN

For Permit
 For Bid
 For Construction

Job No. : 17144

Store : #03897

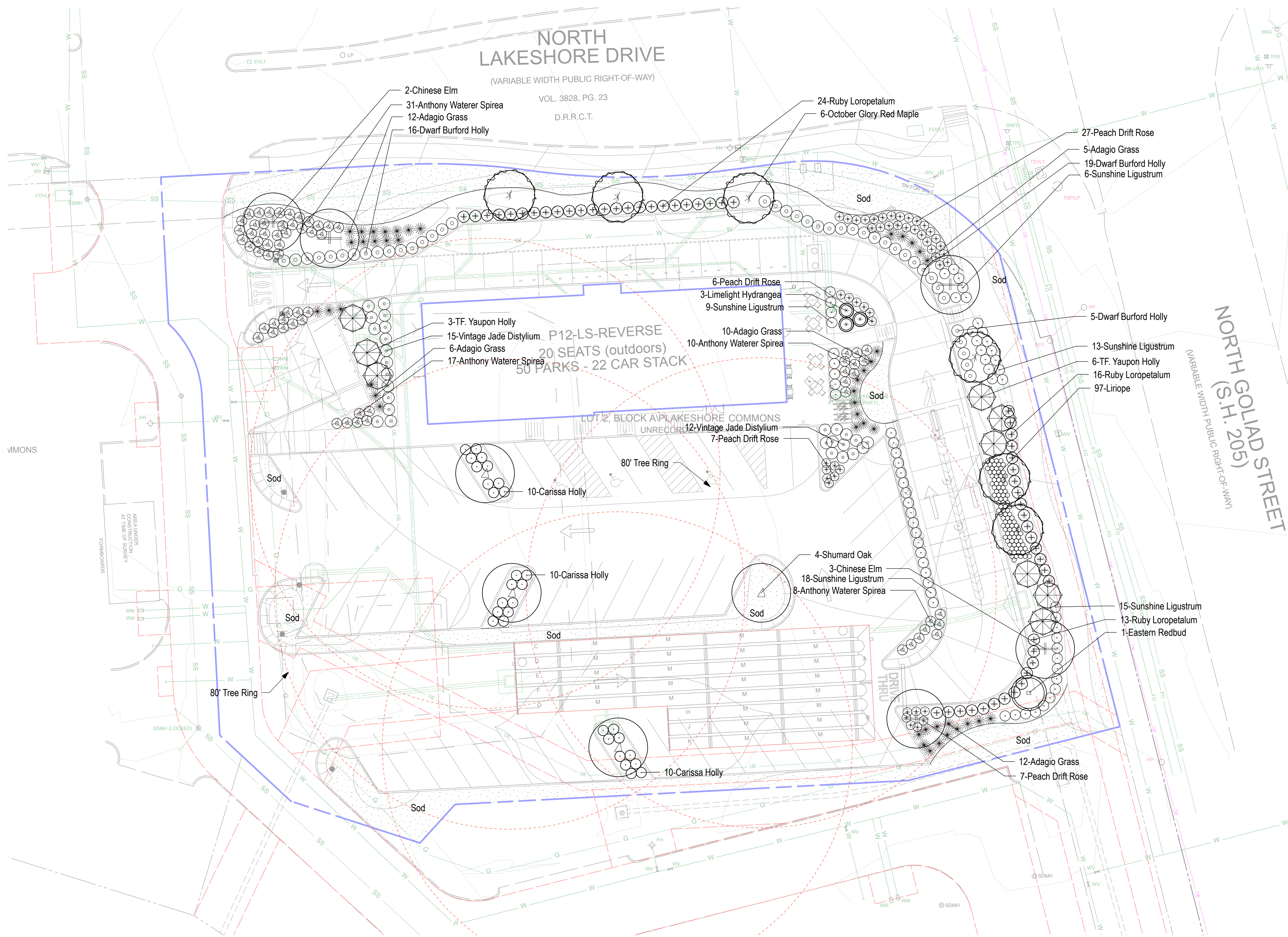
Date : 7/13/2018

Drawn By : MSG




Checked By: RRW

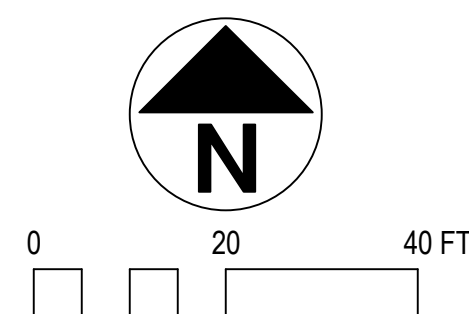
Sheet

C-2.0



LEGEND

-  EXISTING TREE TO BE REMOVED
-  EXISTING TREE TO REMAIN
-  TREE PROTECTION FENCING



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 (ie. 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 grassed 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. The 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 indentions 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	2" Cal. min 10' Hgt.	B & B
1	Cercis canadensis	Eastern Redbud	1.5" Cal.	B & B
9	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
5	Ulmus parvifolia 'Chinese'	Chinese Elm	2" Cal. min 10' Hgt.	B & B
Shrubs				
27	Distylium 'Vintage Jade'	Vintage Jade Distylium	3 Gal.	Plant 4' OC.
3	Hydrangea paniculata 'LimeLight'	LimeLight Hydrangea	3 Gal.	Plant 5' OC.
30	Ilex cornuta 'Carissa'	Carissa Holly	3 Gal.	Plant 3.5' OC.
40	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	3 Gal. min 30" Hgt.	Plant 4' OC.
61	Ligustrum sinense 'Sunshine'	Sunshine Ligustrum	3 Gal.	Plant 3.5' OC.
53	Loropetalum chinense 'Ruby'	Ruby Loropetalum	3 Gal. min 30" Hgt.	Plant 4' OC.
45	Miscanthus sinensis 'Adagio'	Adagio Grass	3 Gal.	Plant 4' OC.
47	Rosa 'Meigllii'	Peach Drift Rose	3 Gal.	Plant 3' OC.
66	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	3 Gal.	
Groundcovers				
97	Liriope muscari	Liriope	1 Gal.	Plant 18" O.C.
6496	Cynodon dactylon	Hybrid Bermuda Grass	SF, Sod	
Other				

LANDSCAPE REQUIREMENTS

A. SITE DENSITY

- REQUIRED**
1. Required width and height of the buffer-strip.
 - 20' wide along the North SH 205 right-of-way
 - 30" hgt screening
 2. Buffer-strip plantings along North Lakeshore Drive
 - 10' wide buffer strip
 - 1 large tree per 50 LF
 3. Buffer-strip plantings along SH 205
 - 3 canopy trees, 4 accent trees per 100 LF
 - 177 LF/100 = 1.77
 - 1.77 x 3 = 5 canopy trees
 - 1.77 x 4 = 7 accent trees
 4. Plant material sizes.
 - Canopy trees: 4" caliper.
 - Accent trees: 4" height.
 - Shrubs:
 - Deciduous: 15 inches; two-gallon minimum.
 - Evergreen: 12 inches; two-gallon minimum.
- PROVIDED**
1. 20' wide with 30" hgt screening landscape buffer-strip provided
 2. 10' wide buffer strip meets landscape requirements.
 - 5 canopy trees (2 Chinese Elm, 3 Red Maple) provided
 - 5 canopy trees (2 Chinese Elm, 3 Red Maple) and 7 accent trees (6 Yaupon Holly, 1 Redbud) provided
 3. Canopy trees are 2" caliper
 - Accent trees are 6-8' height
 - Shrubs are 3 gallon

B. PARKING

- 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 trees provided: 4 Shumard Oak
 2. Each parking space is less than 80' from the trunk of a large canopy tree: '80' tree ring' on the landscape plan



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



manley
 LAND DESIGN
 Landscape Architecture
 770.442.8171 tel
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 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

MLD PROJECT # 2016115

PRINTED FOR Permit

DATE 7.12.18

DRAWN BY ADN

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SHEET

Permit Landscape Plan

SHEET NUMBER

L-100

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION

Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System; see irrigation specifications (sheet L-2.2)

QUALITY ASSURANCE

Plant names indicated, comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING

Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS

Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY

Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE

Inspection of planted areas will be made by the Owner's representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES

Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS

Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container- grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
 - a. No plants shall be loose in the container.
 - b. Container stock shall not be pot bound.
 - c. Plants planted in rows shall be matched in form.
4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
 - a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be branched to the ground or as specified in plant list.
8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
 - a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
 - b. Single stemmed or thin plants will not be accepted.
 - c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to the ground.
 - d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES

Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

1. **Sod Areas:** Spread a minimum 4" layer of top soil and rake smooth.
2. **Planting bed areas:** Spread a minimum 4" layer of top soil and rake smooth.

3. **Landscape Islands/Medians:** Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing.
4. **Annual/Perennial bed areas:** Add a minimum of 4" organic matter and till to a minimum 12" depth.

Mulch: Type selected dependent on region and availability; see landscape plans for type of mulch to be used. Hold mulch 4" from tree trunks and shrub stems.

1. **Hardwood:** 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and ½" in width, free of wood chips and sawdust. Install minimum depth of 3".
2. **Pine Straw:** Pine straw to be fresh harvest, free of debris, bright in color. Bales to be wired and tightly bound. Needs to be dry. Install minimum depth of 3".
3. **River Rock:** (color) light gray to buff to dark brown, washed river rock, 1" – 3" in size. Install in shrub beds to an even depth of 3". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material.
4. **Mini Nuggets:** Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and deciduous spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.

Guying/Staking:

1. **Arboreal:** Green (or white) staking and guying material to be flat, woven, polypropylene material, ¾" wide 900 lb. break strength. Arboreal shall be fastened to stakes in a manner which permits tree movement and supports the tree.
2. **Remove Guying/Staking** after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

INSPECTION

Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil 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, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION

Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" – 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. **Remove all burlap, ropes, and wires** from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

1. **Mulch tree and shrub planting pits and shrub beds** with required mulching material (see landscape plan for mulch type); depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. **Inspect trees for injury** to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. **Wrapping:**
 - a. **Wrap trunks of all young newly planted trees** known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
 - b. **Overlap ½ the width of the tree wrap strip and cover the trunk** from the ground to the height of the second branch.
 - c. **Secure tree wrap** in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
 - d. **Wrap the trees in the fall and leave the wrap in place** throughout the winter and early spring.
 - e. **Tree wraps are temporary and no longer needed** once the trees develop corky bark.
3. **Staking/Guying:**
 - a. **Stake/guy all trees immediately after lawn sodding operations** and prior to acceptance.
 - i. Stake deciduous trees 2" caliper and less. Stake evergreen trees under 7'-0" tall.
 1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
 2. Ties are attached to the tree, usually at the lowest branch.
 - c. **Guy deciduous trees over 2" caliper.** Guy evergreen trees 7'-0" tall and over.
 1. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
 2. Ties are attached to the tree as high as practical.
 3. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.
 4. **Remove all guying and staking after one year from planting.**

Pruning:

1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP

During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE

Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

1. **Re-set settled plants** to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. **repair guy wires and stakes as required.** Remove all stakes and guy wires after 1 year.
3. **Correct defective work** as soon as possible after deficiencies become apparent and weather and season permit.
4. **Water trees, plants and ground cover beds** within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of **1 year** after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS

All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS

Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative (General Manager of the restaurant).

All seasonal color selections shall be approved by the General Manager prior to ordering and installation.

SOIL TESTING

The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results

	Landscape Trees and Shrubs	Turf
pH Range	5.0-7.0	6.0-7.0
Organic Matter	>1.5%	>2.5%
Magnesium (Mg)	100-lbs./acre	100-lbs./acre
Phosphorus (P2O5)	150-lbs./acre	150-lbs./acre
Potassium (K2O)	120-lbs./acre	120-lbs./acre
Soluble salts/ Conductivity	Not to exceed 900ppm/1.9 mhos/cm in soil, not to exceed 1400 ppm/2.5 mhos/cm in high organic mix	Not to exceed 750ppm/0.75 mhos/cm in soil, not to exceed 2000 ppm/2 mhos/cm in high organic mix

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

Boron	3 pounds per acre
Manganese	50 pounds per acre
Potassium (K2O)	450 pounds per acre
Sodium	20 pounds per acre

WORKMANSHIP

During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP

Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING

Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1" to 2" during the growing season.

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs and parking areas. Caution: Weed eaters should NOT be used around trees because of potential damage to the bark.

EDGING

Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING

A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES

Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. **Read the label prior to applying any chemical.**

INSECT & DISEASE CONTROL FOR TURF

The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING

All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. **Do not shear trees or shrubs.** If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:

1. Prune those that flower before the end of June immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
2. Prune those that flower in summer or autumn in winter or spring before new growth begins, since these plants develop flowers on new growth.
3. Delay pruning plants grown for ornamental fruits, such as cotoneasters, pyracanthas and viburnums.
4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
7. Conifers shall be pruned, if required, according to their genus.
 - A. Yews, junipers, hemlocks, arborvitae, and false-cypress may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
 - B. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
 - C. Pines may be lightly pruned in early June by reducing candles.
8. Groundcover shall be edged and pruned as needed to contain it within its borders.

9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on crepe myrtles, lilacs, viburnums, smoke bush, etc.
10. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on aebelia, forsythia, deutzia, spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

SPRING CLEANUP

Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING

For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees, 2 to 6 pounds of Nitrogen per 1000 square feet, for narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1" deep, or fertilized once in March with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area. Eriaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

MULCHING

Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up soil, bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING

All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is *Insect Pest and on Trees and Shrubs* by Johnson and Lyon, Comstock Publishing Associates. For plant pathogenic diseases, two references are suggested: *Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries*, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and *Diseases of Trees and Shrubs* by Sinclair and Lyon, published by Comstock Publishing Press.

TRASH REMOVAL

The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL

All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP

The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:

- Cleaning curbs and parking areas
- Removing all trash and unwanted debris
- Turning mulch where necessary
- Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

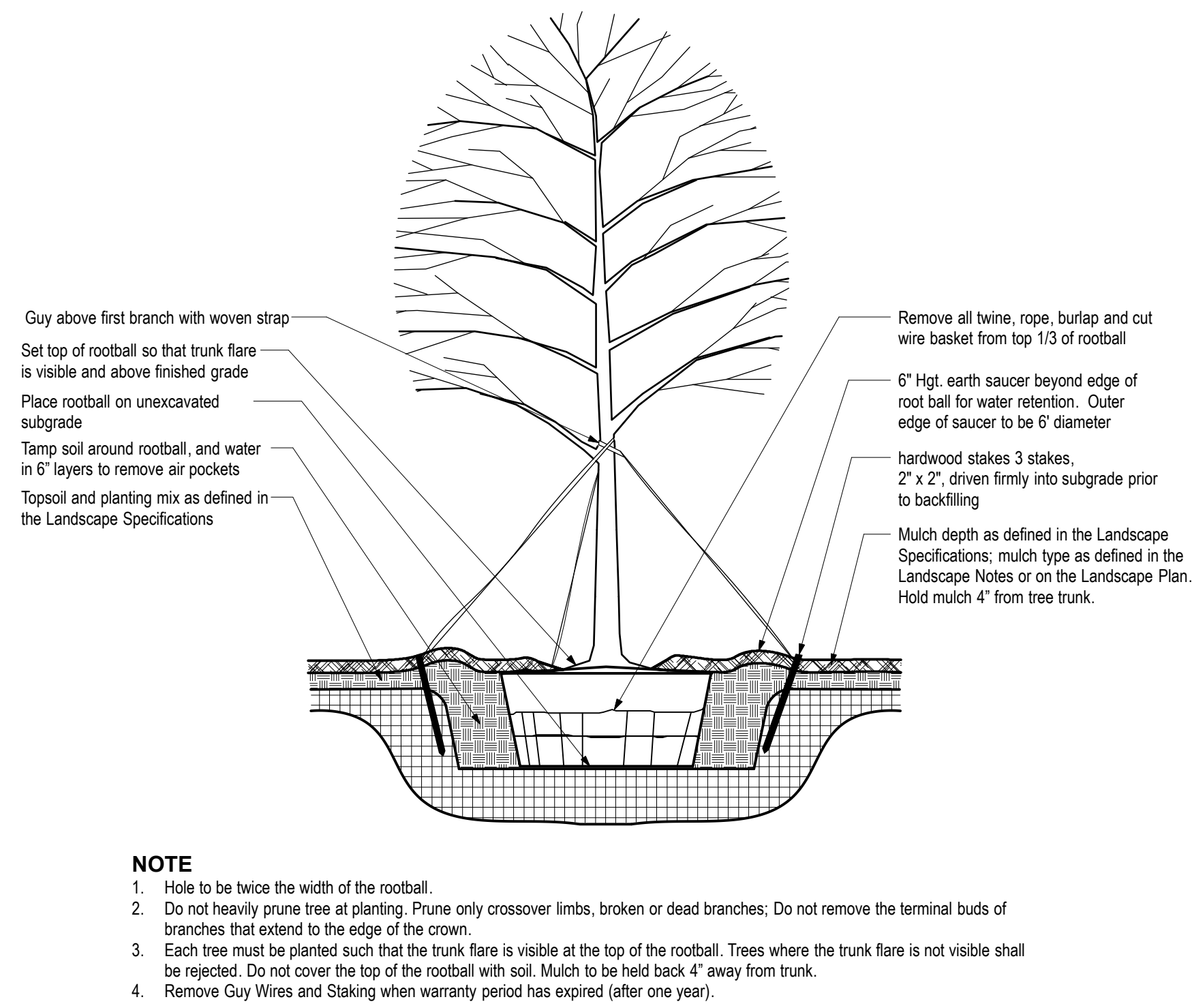
SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:

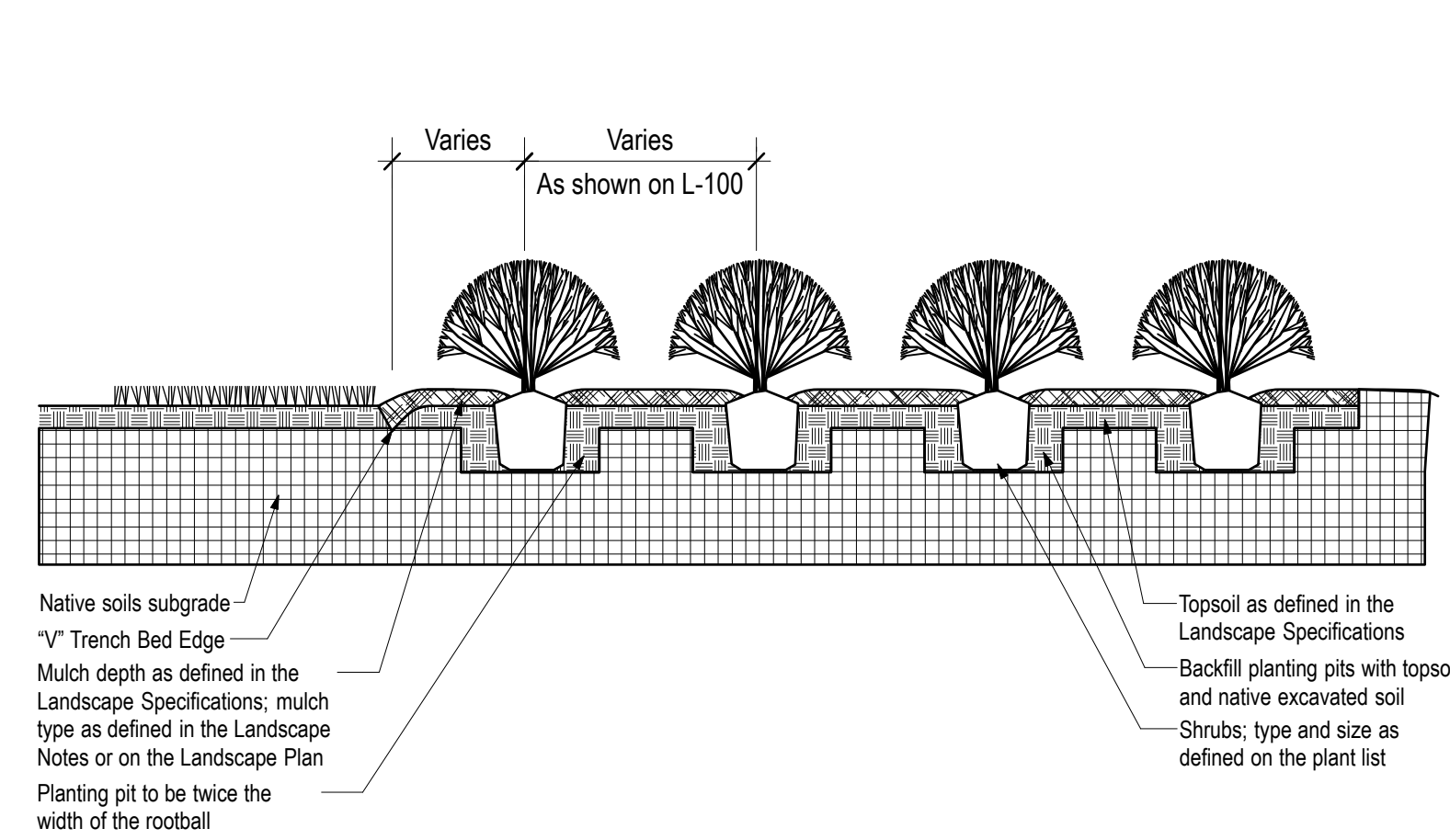
1. After flowering, cut off spent flower heads.
2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
3. Allow leaves of other bulbs to yellow naturally and then cut off at base.
4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet, or top-dress with compost 1" deep. Fall fertilization with a bulb fertilizer or mulching with 1" of compost is optional.

Flower Rotation:

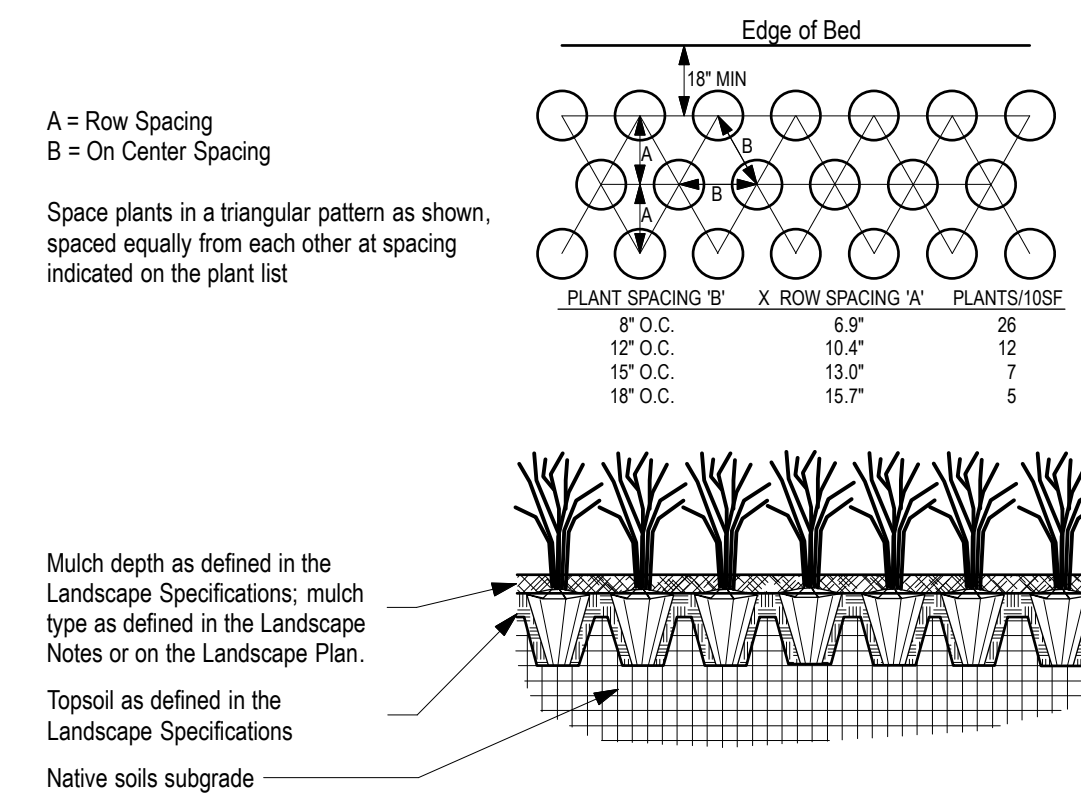
1. **Bulbs:** Remove the entire plant and bulb after flowers have faded or at the direction of the owner, and install new plants if included in contract.
2. **Summer Annuals or Fall Plants:**
 - a. **Dead heading:** Pinch and remove dead flowers on annuals as necessary.
 - b. **Fertilizing Summer Annuals:** Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-



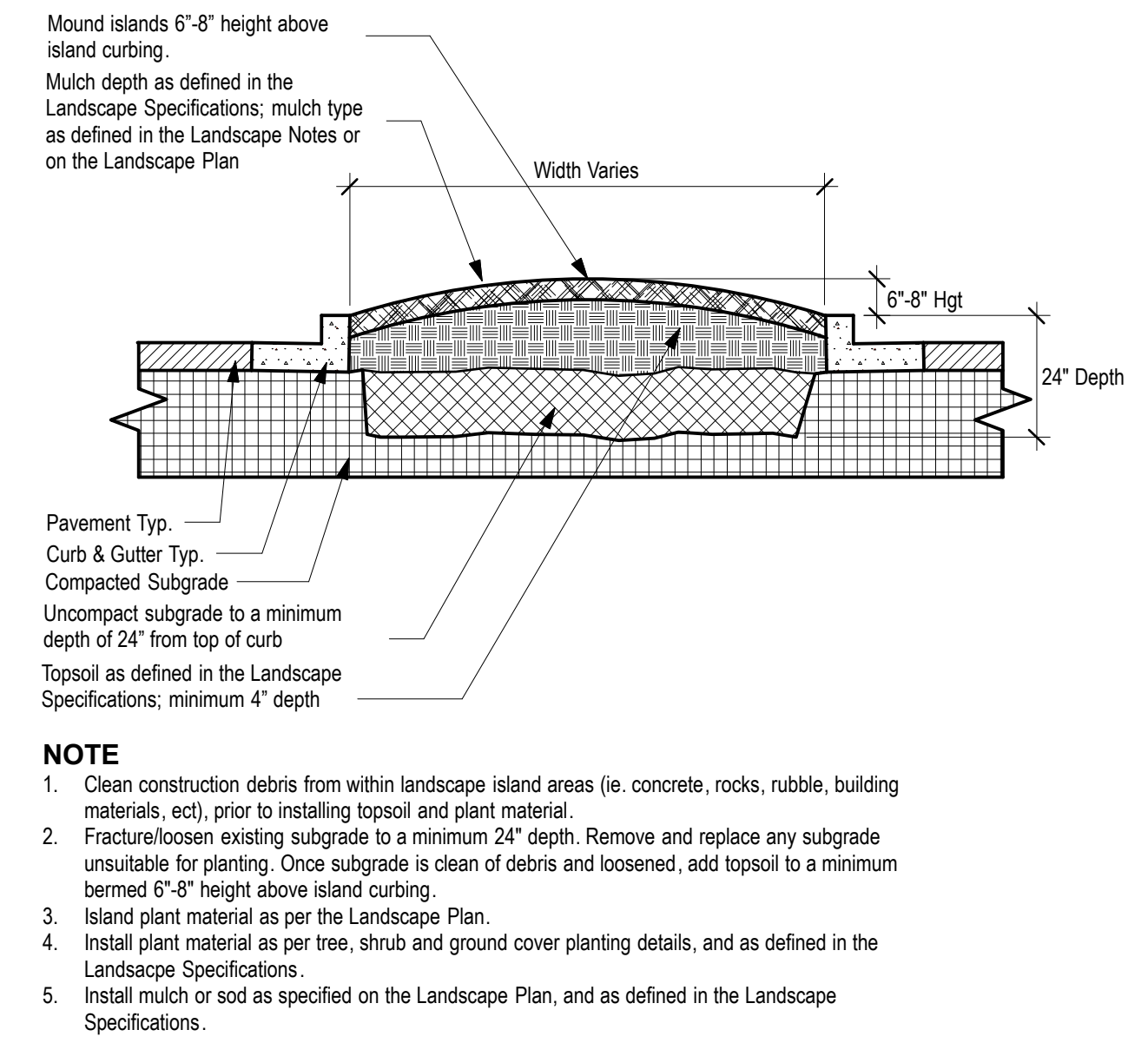
1 TREE PLANTING & STAKING
SCALE: NTS



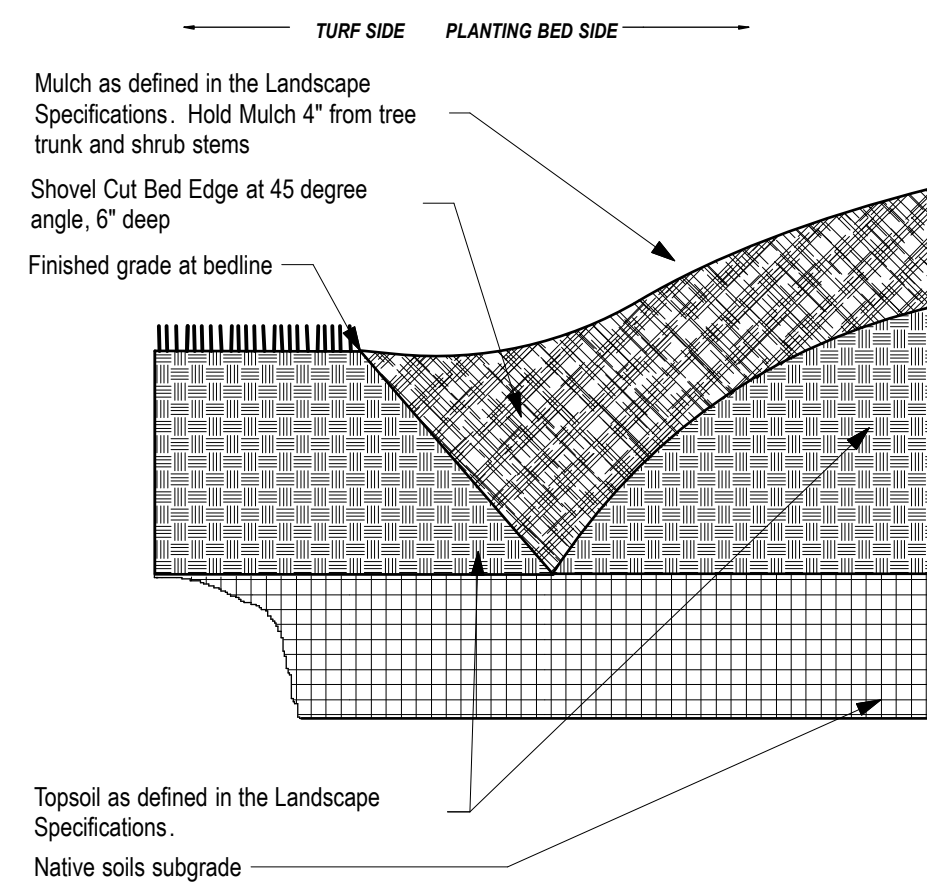
2 SHRUB BED PLANTING DETAIL
SCALE: NTS



3 "V" TRENCH BED EDGING
SCALE: NTS



4 PARKING ISLAND DETAIL
SCALE: NTS



5 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



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Hwy. 205 @ N. Lakeshore Drive
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FSU# 03897

NO.	DATE	DESCRIPTION

MLD PROJECT # 2016115
PRINTED FOR Permit
DATE 7.12.18
DRAWN BY ADN

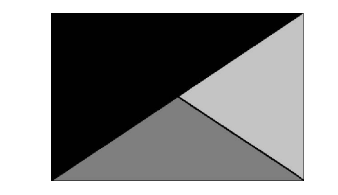
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SHEET
Permit Landscape Details

SHEET NUMBER
L-101

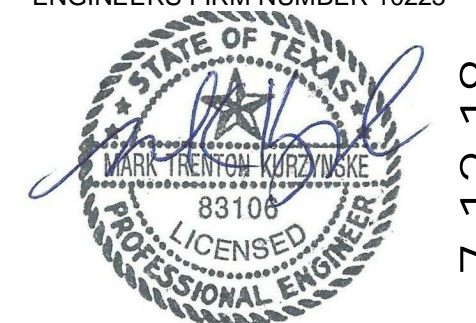


Chick-fil-A
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TEXAS BOARD OF PROFESSIONAL
ENGINEERS FIRM NUMBER 10225



7-12-18

CHICK-FIL-A
HWY. 205 & N. LAKESHORE
N. GOLIAD ST.
ROCKWALL, TX 75087

FSR# 03897

REVISION SCHEDULE	NO.	DATE	DESCRIPTION

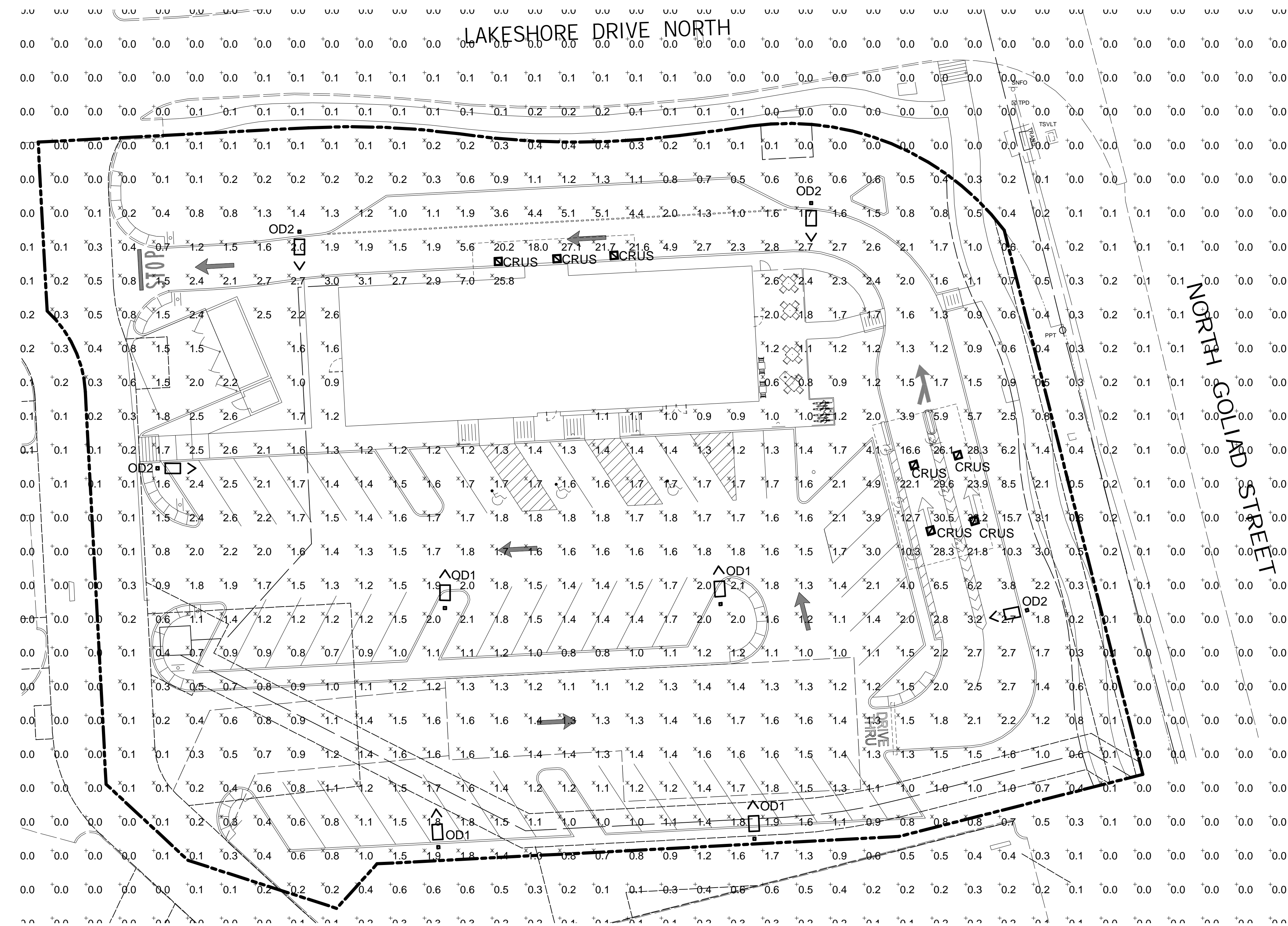
CURRENT DESIGN	2018
DISCIPLINE'S PROJECT NUMBER	17006.MA.S
PRINTED DATE	PRELIMINARY
DATE	07/12/2018
DRAWN BY	BTS

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SHEET
PHOTOMETRIC PLAN

SHEET NUMBER

E-102.

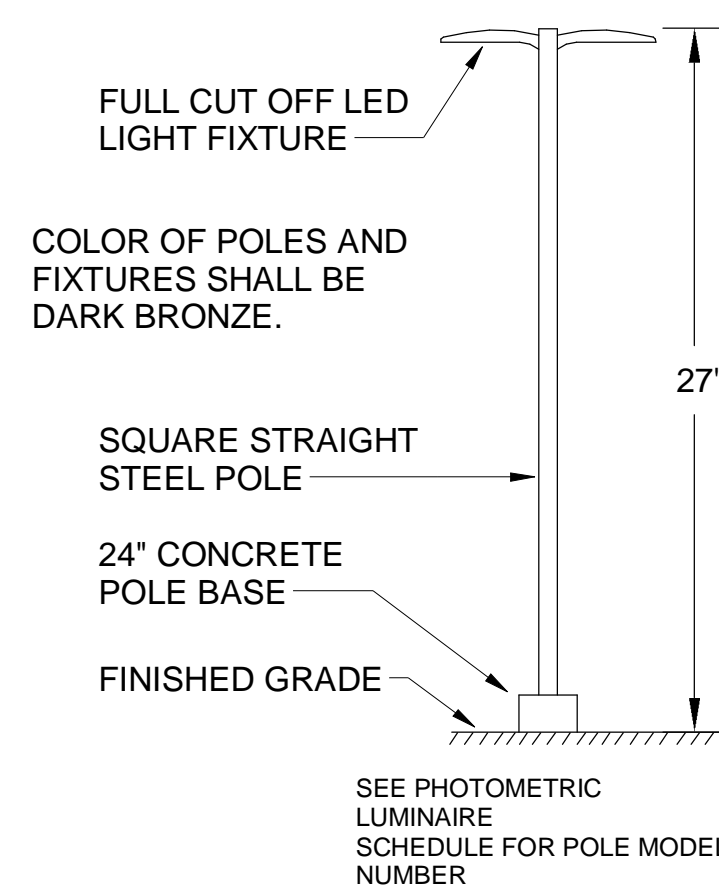


A1 PHOTOMETRIC PLAN
1" = 20'-0"

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
⬆	OD1	4	Lithonia Lighting	DSX0 LED P5 40K TFTM MVOLT HS	LED	1	9119	1	89
⬆	OD2	4	Lithonia Lighting	DSX0 LED P5 40K BLC MVOLT	LED	1	9576	1	89
⬆	CRUS	7	LSI INDUSTRIES, INC	CRUS-SC-LED-LW-30	LED	1	9966	0.95	73.5

OD POLE SHALL BE A 25' STRAIGHT STEEL POLE BY LITHONIA, MODEL #SSS-25-4G-DM19AS-DOB.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	36.2 fc	0.0 fc	N/A	N/A
Lot Summary	x	2.1 fc	36.2 fc	0.0 fc	N/A	N/A
Parking Lot Summary	x	1.5 fc	10.3 fc	0.4 fc	25.8:1	3.8:1

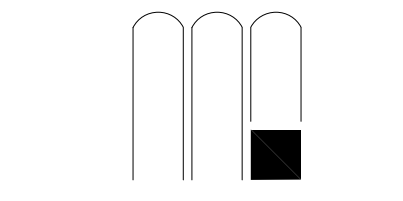


A3 SITE LIGHTING POLE DETAIL
N.T.S.

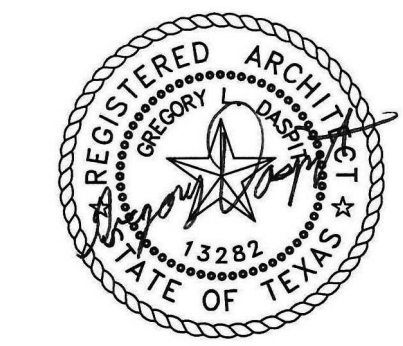


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7/12/2018 1:46:45 PM

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FSR#03897
 BUILDING TYPE / SIZE: LSR / LRG
 RELEASE: v2.18.03

NO.	DATE	DESCRIPTION
01/17/18		Template Update
02/14/18		Template Update

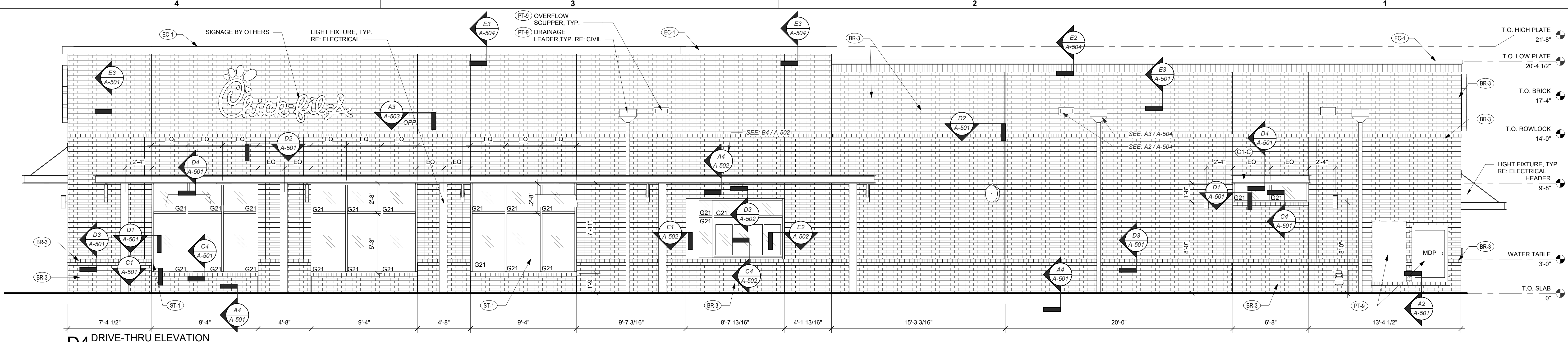
PROJECT STATUS

CONSULTANT PROJECT # 18023
 PRINTED PROJECT STATUS
 DATE 7/12/2018 1:46:45 PM
 DRAWN BY Designer

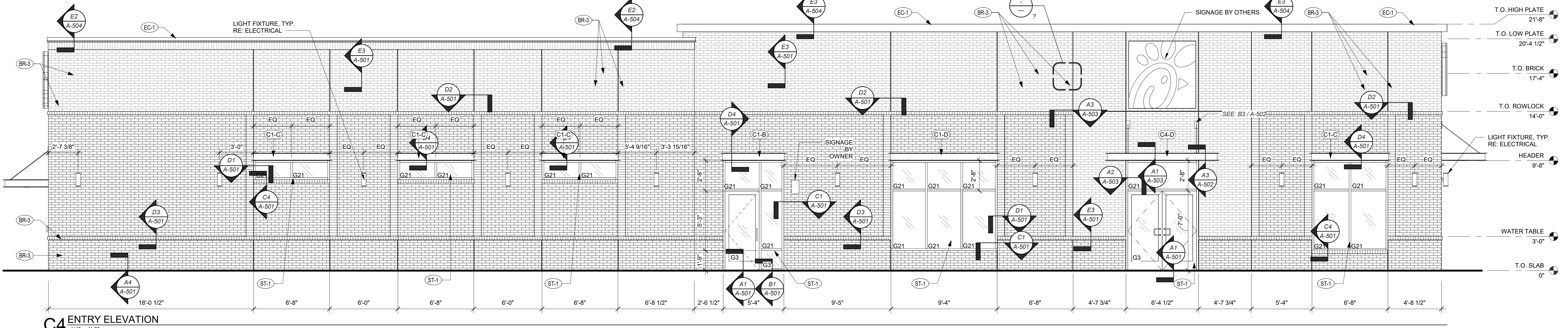
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EXTERIOR ELEVATIONS

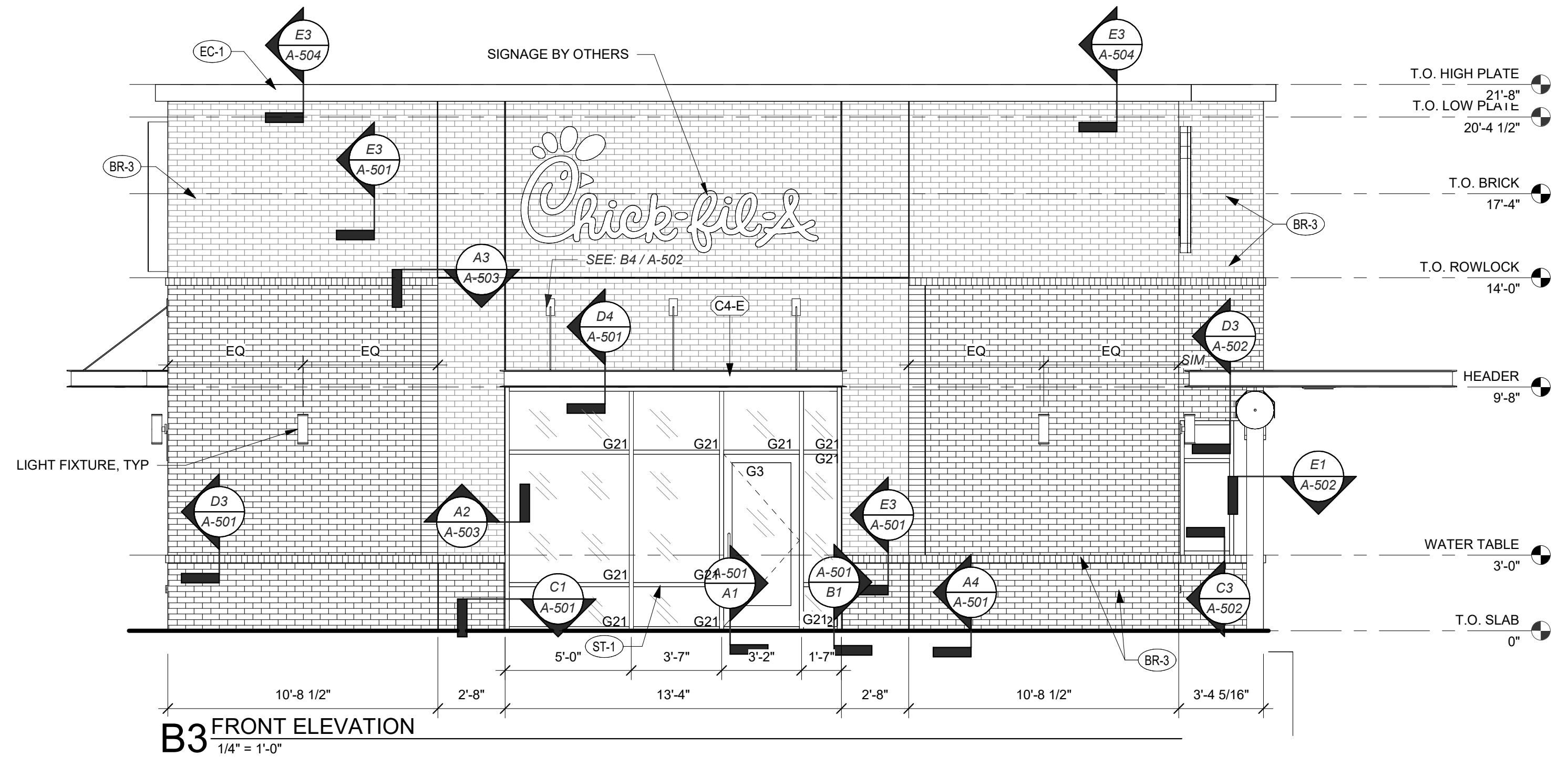
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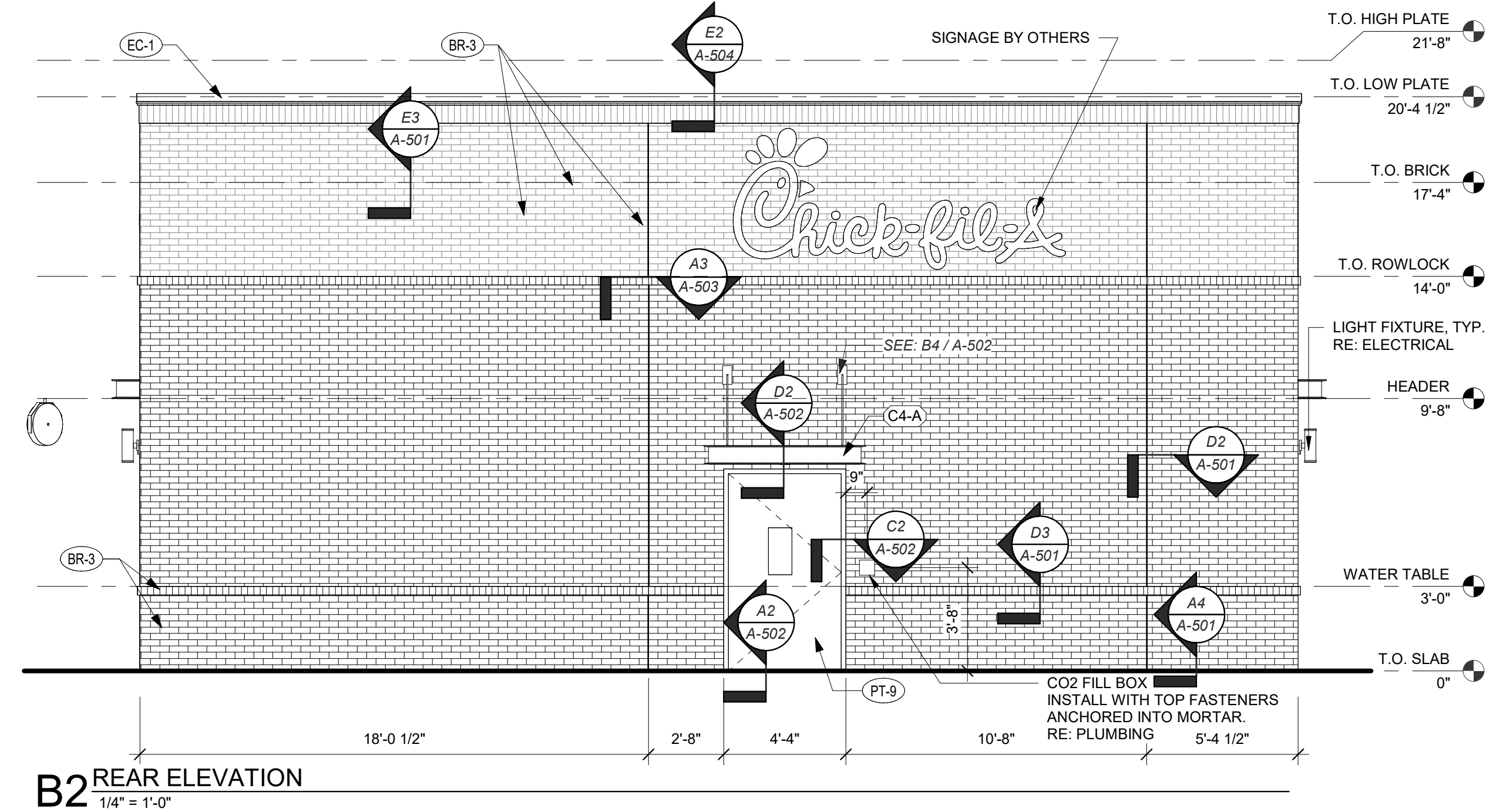
D4 DRIVE-THRU ELEVATION
 1/4" = 1'-0"



C4 ENTRY ELEVATION
 1/4" = 1'-0"



B3 FRONT ELEVATION
 1/4" = 1'-0"



B2 REAR ELEVATION
 1/4" = 1'-0"

APPROVED BRICK ALTERNATIVES (SEE NATIONAL ACCOUNTS LIST FOR CONTACT INFORMATION)				
FINISH	MANUFACTURER	MODEL	MORTAR	PLANT LOCATION
BR-3	BORAL BRICK	CITADEL	ARGOS, SAN TAN	BESSMER, AL
BR-3	REDLAND BRICK	KHAKI MATT	ARGOS, SAN TAN	HARMAR, PA
BR-3	MUTUAL MATERIALS	IMPERIAL GRAY	ARGOS, SAN TAN	SPOKANE, WA
BR-3	ACME BRICK	PALOMA GRAY	ARGOS, SAN TAN	ELGIN, TX
BR-3	ACME BRICK	DRIFTWOOD VELOUR	ARGOS, SAN TAN	DENVER, CO
BR-3	HC MUDDOX	SPANISH MOSS	ARGOS, SAN TAN	SACRAMENTO, CA
BR-4	BORAL BRICK	TBD	ARGOS, SAN TAN	TBD
BR-4	REDLAND BRICK	LIGHT BUFF MATT	ARGOS, SAN TAN	HARMAR, PA
BR-4	MUTUAL MATERIALS	DESERT WHITE	ARGOS, SAN TAN	SPOKANE, WA
BR-4	ACME BRICK	RUSTIC WHITE	ARGOS, SAN TAN	PEAR EAST, AR
BR-4	ACME BRICK	DESERT TAN	ARGOS, SAN TAN	DENVER, CO
BR-4	HC MUDDOX	TULE FOG	ARGOS, SAN TAN	SACRAMENTO, CA

GLAZING SCHEDULE				
MARK	THICKNESS	TYPE	TINT	REMARKS
G1	1/4"	TEMPERED	CLEAR	
G3	1/4"	LAMINATED	CLEAR	
G11	1/2"	TEMPERED	CLEAR	BUTT GLAZE
G21	1"	TEMPERED	CLEAR - LOW-E	PROVIDE THERMALLY BROKEN AT EXTERIOR LOCATIONS
G31	1"	TEMPERED	ACID ETCHED - LOW-E	PROVIDE THERMALLY BROKEN AT EXTERIOR LOCATIONS

NOTES:
 1. ALL GLASS TO BE G21 U.N.O.
 2. PROTOTYPICAL STOREFRONT SYSTEM (MULLIONS & GLAZING COMBINED) U-VALUES: 0.46. SHGC: 0.28 (CLEAR GLASS - TINTED GLASS WILL NOT BE ACCEPTED)
 3. SITE ADAPT ARCHITECT OF RECORD RESPONSIBLE FOR UPDATING GLAZING VALUES PER LOCAL CODE REQUIREMENTS. RE: SPECIFICATIONS, SECTION 08800.
 4. SITE ADAPT ARCHITECT OF RECORD TO VERIFY THE USE OF G31 PER LOCAL SITE CONDITIONS TO LIMIT VISIBILITY TO SENSITIVE AREAS (SUCH AS KITCHEN AND OFFICE).

FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
EXTERIOR						
BR-3	BRICK VENEER	ACME BRICK	MODULAR		PALOMA GRAY	MORTAR: ARGOS SAN TAN
BR-4	BRICK VENEER	ACME BRICK	MODULAR		PALISADE	MORTAR: ARGOS SAN TAN
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			DARK BRONZE (MATTE)	
PT-7	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #866-350	SW 2807	ROOKWOOD	REFUSE ENCLOSURE FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-9	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #866-350		DARK BRONZE	FINISH: SEMI-GLOSS
ST-1	STOREFRONT	YKK	YES 45 (YES 45FS AT INTERIOR PLAY)		DARK BRONZE (MATTE)	

WALL TYPES SCHEDULE - EXTERIOR	
MARK	DESCRIPTION (DOES NOT INCLUDE FINISHES)
G21	STUCCO SYSTEM AS DETAILED ON EXTERIOR SHEATHING ON 8 INCH METAL STUD FRAMING ON INTERIOR SHEATHING

EXTERIOR CANOPY SCHEDULE - LRG										
Type	Description	Count	Overall Width	Overall Depth	Overall Thickness	Tie Back Mounting (Offset From Top)	Notch	Integral Lighting		
C1-B	Exterior Canopy	1	5'-9"	1'-0"	8"	0"	0"	---	Yes	
C1-C	Exterior Canopy	5	7'-1"	1'-0"	8"	0"	0"	---	No	
C1-D	Exterior Canopy	3	9'-0"	1'-0"	8"	0"	0"	---	No	
C4-A	Exterior Canopy	1	5'-9"	4'-0"	8"	2'-6"	---	Yes		
C4-D	Exterior Canopy	1	10'-0"	4'-0"	8"	2'-6"	---	Yes		
C4-E	Exterior Canopy	1	13'-9"	4'-0"	8"	2'-6"	---	Yes		
C8-1	Exterior Canopy	1	48'-0"	11'-0"	8"	3'-0"	---	See RCP	No	
Grand total		13								

CANOPY NOTES:
 C1/C4 CANOPIES - KYNAR FINISH OF STRUCTURE, FASCIA, & DECKING TO MATCH (P-9)
 C8 CANOPIES - KYNAR FINISH OF STRUCTURE & FASCIA TO MATCH (P-9), DECKING TO BE SMOOTH WHITE

BIM 360/ITX_03897_Hwy_205 & N. Lakeshore FSU (Rockwall) - LSR Large/03897_Hwy 205 & N. Lakeshore FSU_P12_LSR_ARC_v2_18.03.rvt
 7/12/2018 1:46:45 PM
 03897-A-301L-EXTERIOR ELEVATIONS

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 08/14/2018

APPLICANT: Randall Eardley; *Wier & Associates, Inc.*

AGENDA ITEM: SP2018-020; Chick-Fil-A

SUMMARY:

Discuss and consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a site plan for a Restaurant, 2,000 SF or More with Drive Through on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary.

PURPOSE AND BACKGROUND:

On January 3, 2006, the City Council adopted *Ordinance No. 06-02*, establishing the development requirements for Planned Development District 65 (PD-65), which allows a *restaurant with drive-through facilities* with a Specific Use Permit (SUP). Subsequently, the Planned Development District 65 (PD-65) ordinance was amended in 2008, 2010, and in 2017. On March 5, 2018, the City Council approved a Specific Use Permit (SUP) [*Ordinance No 18-30*] allowing a restaurant with a drive-through on the subject property. The applicant is requesting approval of a site plan for an ~4,800 SF restaurant with drive-through [*i.e. Chick-Fil-A*] on the subject property. The proposed restaurant will be situated on a 1.40-acre parcel of land [*i.e. Lot 2, Block A, Lakeshore Commons Addition*]. The subject property is zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N-SH-205 OV) District and is addressed as 1979 N. Goliad Street.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the Unified Development Code (UDC) and Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] development standards and approved Specific Use Permit (SUP) [*Ordinance No. 18-30*] with the exception of the variance listed in this memo. A summary of the density and dimensional requirements of the subject property is as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	6,000 SF	X=61,014 SF; In Conformance
<i>Minimum Lot frontage</i>	60-Feet	X=~170-240-Feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	X=~200-240-Feet; In Conformance
<i>Minimum Front Yard Setback</i>	25-Feet	X=25-Feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X<10-Feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X<10-Feet; In Conformance
<i>Maximum Building Height</i>	60-Feet ¹	X=~25-Feet; In Conformance
<i>Max Building/Lot Coverage</i>	40%	X=~7.9%; In Conformance
<i>Minimum Masonry Requirement</i>	90%	X= 100%; In Conformance
<i>Minimum Number of Parking Spaces</i>	48	50 Provided; In Conformance
<i>Minimum Stone Requirement (IH-30 OV)</i>	20% ea facade	X=30-53%-In Conformance
<i>Minimum Landscaping Percentage</i>	15%	X=~24%; In Conformance
<i>Maximum Impervious Coverage</i>	85-90%	X=76%; In Conformance

NOTES: 1. Any structure over 36-feet shall require a Specific Use Permit (SUP).

According to the submitted site plan, the restaurant will be constructed utilizing a flat roof design. The purpose of this design is to match the existing retail strip center and proposed restaurants situated within the development. The site plan shows stacking for 22, vehicles which is in conformance with the Unified Development Code (UDC). Additionally, the proposed restaurant will have direct access to North Lakeshore Drive and SH-205 via a cross-access easement with the parcel located to the south [*i.e. lot will not have direct access to SH-205*].

VARIANCES:

Based on the applicant's submittal, staff has identified the following variance:

- A) *North SH 205 Corridor Overlay (N SH-205 OV) District Standards.*
 - a. *Pitched Roof.* According to Subsection 2, *Roof Design Standards*, of Subsection C, *Architectural Standards*, of Section 6.11, *North SH 205 Corridor Overlay (N SH-205 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system. In this case, the applicant is proposing to utilize a flat roof design to match the existing retail strip center located on the adjacent property. This request shall require a variance to be approved by the City Council.

Since the subject property is located in the North SH-205 Overlay (N SH-205 OV) District, this variance will require a $\frac{3}{4}$ majority vote of the City Council members present to be approved.

ARCHITECTURAL REVIEW BOARD

On July 31, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and request more vertical and horizontal articulation and revisions to the color of brick and to add stone to blend with the rest of the commercial development. In addition, the Architectural Review Board (ARB) expressed agreement with the requested variance to the pitched roof requirement. The Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the August 14, 2018 meeting.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, Planned Development District 65 (PD-65), the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall Project Plan Review History



Project Number SP2018-020	Owner CHICK-FIL-A	Applied 7/16/2018	LM
Project Name Chick-Fil-A	Applicant WIER & ASSOCIATES, INC	Approved	
Type SITE PLAN		Closed	
Subtype		Expired	
Status Staff Review		Status	
 Site Address 1979 LAKESHORE DRIVE		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision LAKESHORE COMMONS	Tract	Block A	Lot No 2
		Parcel No	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/16/2018	7/23/2018	7/19/2018	3	APPROVED	
ENGINEERING	Sarah Hager	7/16/2018	7/23/2018	7/25/2018	9	COMMENTS	<ul style="list-style-type: none"> (7/25/2018 3:59 PM SH) - Impact Fees must be paid. - 4% Engineering Inspection fees - Must meet all Engineering Standards of Design - Must check existing detention to make sure the approved volume and outfall is still correct. - No trees within 5' of public utilities. - Walls 3' and taller must be designed by an engineer. - Retaining walls must be rock or stone faced. - Dumpster to drain to an oil/water separator or grease trap. - No grate inlets allowed. - Minimum 20' utility easements. - Add note to landscape plans, "No trees within 5' of public utilities. - Will you be using the existing Domestic and Irrigation meters? - Please see the attached mark up
FIRE	Ariana Hargrove	7/16/2018	7/23/2018	7/19/2018	3	COMMENTS	see comments
<p>(7/19/2018 1:58 PM AA)</p> <p>The proposed location of the Fire Department Connection (FDC) is not approved. The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. A minimum of a 5-foot wide sidewalk or other approved "all-weather" pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway. Consider providing a remote FDC along the rear fire lane to meet these requirements.</p>							
GIS	Lance Singleton	7/16/2018	7/23/2018	7/19/2018	3	APPROVED	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(7/19/2018 10:26 AM LS) Address assignment will be: 1979 N. GOLIAD ST., ROCKWALL, TX 75087						
PLANNING	Korey Brooks	7/16/2018	7/23/2018	7/27/2018	11 COMMENTS	Comments
SP2018-020 Site Plan for Chick-Fil-A: Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
<p>I.1 This is a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a site plan for a Restaurant, 2,000 SF or More with Drive Through on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street.</p> <p>I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>M.3 For reference, include the case number (SP2018-020) in the lower right hand corner of all pages on future submittals.</p> <p>M.4 Site Plan. Please provide FAR and Lot Coverage on Site Data Table.</p> <p>M.5 Site Plan. Please dimension all walls of the building.</p> <p>M.6 Site Plan. Please remove all signage.</p> <p>M.7 Site Plan. Please darken LS buffer along SH 205</p> <p>M.8 Landscape Plan. Please Show LS buffers</p> <p>M.9 Landscape Plan. Please provide site data table as shown on site plan.</p> <p>M.10 Landscape Plan. Please note that the min caliper-inch is 4-inches, not 2-inches.</p> <p>M.11 Photometric Plan. Please darken property line on photometric plan.</p> <p>M.12 Photometric Plan. Please provide cut sheets.</p> <p>M.13 Photometric Plan. Please note that lighting at property lines adjacent to Lakeshore and Goliad shall be no more than .2 FC</p> <p>M.14 Photometric Plan. Please provide site data table as shown on Landscape Plan.</p> <p>M.15 Building Elevations. Please provide building elevations instead of finishing schedule. These elevations have too much information.</p> <p>M.16 Building Elevations. Please provide material percentages per façade. Subtract windows and doors.</p> <p>M.17 Building Elevations. Please indicate the elevation that faces the street.</p> <p>M.18 Building Elevations. Please provide color elevations.</p> <p>M.19 Building Elevations. Please note that as proposed, this will need a variance for vertical and horizontal articulation. Please see the vertical and horizontal articulation requirements for this Planned Development District.</p> <p>M.20 Building Elevations. Please provide dumpster elevations. Building Elevations. Please remove all signage Building Elevations. Please note the 20% natural stone requirement per façade. Otherwise a variance is required.</p> <p>I.21 The Architectural Review Board (ARB) meeting for this case will be held on July 31, 2018 at 5:00 p.m.</p> <p>I.22 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on August 7, 2018. The Planning and Zoning Worksession for this case will be July 31, 2018, at 6:00 p.m. The Planning and Zoning Meeting will be August 14, 2018. A representative is required to attend all meetings.</p> <p>I.23 If necessary the projected City Council meeting date for this case will be August 20, 2018.</p>						



SP2018-020 - CHICK-FIL-A
SITE PLAN - LOCATION MAP = [icon]



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





WIER & ASSOCIATES, INC.

ENGINEERS
SURVEYORS
LAND PLANNERS

July 13, 2018

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

**Re: Chick-fil-A # 03897 at the SWC of SH 205 & North Lakeshore Dr.
Variance Request**

PRINCIPALS
JOHN P. WIER, P.E., R.P.L.S.
ULYS LANE III, P.E., R.P.L.S., CFM
CARLO SILVESTRI, P.E.
GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES
PHILIP L. GRAHAM, P.E.
JAKE H. FEARS, P.E., LEED AP BD+C
RANDALL S. EARDLEY, P.E.

ASSOCIATES
TOBY W. RODGERS
CASEY D. YORK
PRIYA N. ACHARYA, P.E.

Dear Planning Department,

We are requesting the following variance to accompany our Site Plan for the proposed Chick-fil-A drive-thru restaurant at the southwest corner of SH 205 (Goliad Street) and North Lakeshore Drive:

Roof Design Standard

Section 6.11.C.2 of the Unified Land Development Code requires that structures with less than a 6,000-sf footprint be constructed with a pitched roof system.

The typical Chick-fil-A restaurant model prototype provides a flat roof as illustrated in the provided Building Elevations.

We request a variance to provide a flat roof system per the Chick-fil-A standard in lieu of the pitched roof system specified in Section 6.7.C.2 of the ULDC. The Chick-Fil-A identity and building design are best represented with the parapets as designed, and Chick-Fil-A respectfully requests to maintain their brand and prototype standard.


We appreciate your acceptance of our variance submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this variance. If you have any questions or comments, please feel free to contact me at 817-467-7700 or RandyE@WierAssociates.com.

Truly yours,

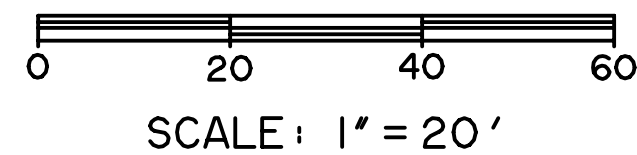
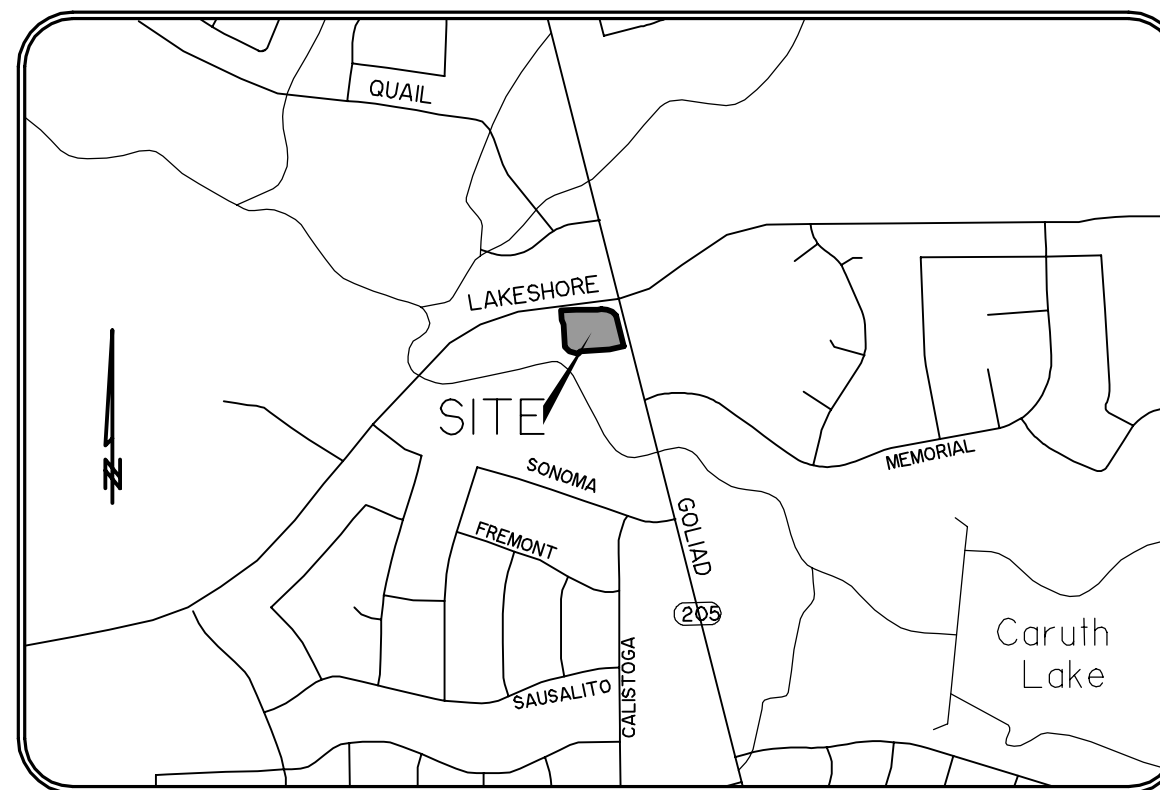
Randy Eardley, PE
Wier & Associates, Inc.
Texas Firm Registration No. F-2776


2201 E. LAMAR BLVD., SUITE 300E
ARLINGTON, TEXAS 76006-7440
(817) 467-7700
FAX (817) 467-7713

WWW.WIERASSOCIATES.COM


121 S. MAIN ST.
HENDERSON, TEXAS 75654-3559
(903) 722-9030
TOLL FREE FAX (844) 325-0445

SITE DATA	
SITE ADDRESS	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 61,014 Sq. Ft.
TOTAL BUILDING AREA	4,800 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



VICINITY MAP
N.T.S.

NOTES

- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
- ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
- IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
- BUILDING IS PARALLEL & PERPENDICULAR TO WEST PROPERTY LINE.

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

SITE LEGEND

- 5' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT (6.5 SACK)
- 6' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT (6.5 SACK)
- 7' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT (6.5 SACK)
- SIDEWALK
- PROPOSED 12' OR SMALLER WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED 12' OR SMALLER SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM SEWER
- PROPOSED GRATE INLET
- PROPOSED CURB INLET
- HANDICAP-ACCESSIBLE PARKING STALL
- BARRIER FREE RAMP
- PROPERTY LINE
- LIGHT POLE
- MEASUREMENT TO BACK OF CURB

LAYOUT NOTES

- ENCLOSED STORAGE
- 25' x 10' DUMPSTER ENCLOSURES
- OIL & WATER SEPARATOR FOR DUMPSTER
- GREASE TRAP
- ORDER POINT & MENU BOARD
- COLUMN & FOOTING (TYPICAL)
- PROP. UNDERGROUND DETENTION POND
- CLEARANCE BAR
- DRIVE-THRU WINDOW
- MEAL DELIVERY CANOPY
- DRIVE-THRU CANOPY
- PROPOSED DOMESTIC METER
- PROPOSED IRRIGATION METER
- PROPOSED MONUMENT SIGN
- EXISTING FIRE HYDRANT
- DRIVE-THRU PAVEMENT STRIPING
- PAVEMENT STRIPING
- REMOVE EXISTING CONCRETE DRIVEWAY
- FLAGPOLE
- EXISTING TRANSFORMER AND PAD
- WHEEL STOP
- 12' x 12' DUMPSTER GRATE INLET
- EX. WATER METER TO BE REMOVED
- REMOTE FIRE DEPARTMENT CONNECTION

TOPOGRAPHIC LEGEND

- BOL BOLLARD
- CI CURB INLET
- CM CONTROLLING MONUMENT
- EB ELECTRIC BOX
- EM ELECTRIC METER
- FH FIRE HYDRANT
- FOVLT FIBER OPTIC VAULT
- GM GAS METER
- GTS GAS TEST STATION
- GUY GUY WIRE
- HDWL CONCRETE HEADWALL
- ICV IRRIGATION CONTROL VALVE
- IRF IRON ROD FOUND
- LP LIGHT POLE
- PP POWER POLE
- PPC POWER POLE W/CONDUIT
- PLP POWER POLE W/LIGHT POLE
- PTFC POWER POLE W/TRANSFORMER
- PCPC CONCRETE STORM DRAIN PIPE
- PTC POWER POL. W/CONDUIT AND TRANSFORMER
- SDMH STORM DRAIN MANHOLE
- SN SIGN
- SNCT UNDERGROUND TELEPHONE SIGN
- SNCT GAS PIPELINE MARKER
- SSMH SANITARY SEWER MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- TPS TELEPHONE PEDESTAL
- TSB TRAFFIC SIGNAL BOX
- TMH TELEPHONE MANHOLE
- TRM TRANSFORMER PAD
- TSP TRAFFIC SIGNAL POLE
- TSVLT TRAFFIC SIGNAL VAULT
- WM WATER METER
- WMH WATER MANHOLE
- WV WATER VALVE
- WVLT WATER VAULT
- OE OVERHEAD ELECTRIC LINE
- UE UNDERGROUND ELECTRIC LINE
- W WATER LINE
- US SANITARY SEWER LINE
- FO FIBER OPTIC LINE
- G UNDERGROUND GAS
- UT UNDERGROUND TELEPHONE

VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE BACK OF CURB PI OF ACCESS DRIVE SOUTH OF LOT 2, LAKESHORE COMMONS, ±19' NORTHWEST OF DUMP INLET AND ±40' NORTH OF STORM DRAIN MAN HOLE.
ELEVATION = 472.03'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE BACK OF CURB WEST SIDE OF ACCESS DRIVE WEST OF LOT 2, LAKESHORE COMMONS, ±3' EAST OF FIRE HYDRANT AND ±12' WEST OF SANITARY SEWER MAN HOLE.
ELEVATION = 471.87'

SITE BENCHMARK NO. 3 AN "X" CUT IN PAVERS BRICK MEDIAN OF NORTH LAKESHORE DRIVE ±45' DIRECTLY EAST OF A LIGHT POLE ±176' WEST OF INTERSECTION WITH NORTH GOLIAD STREET.
ELEVATION = 472.88'

SITE PLAN
CHICK-FIL-A #03897
SOUTHWEST CORNER OF N. LAKESHORE DR. & GOLIAD ST.

LOT 2, BLOCK A
LAKESHORE COMMONS
CITY OF ROCKWALL, TEXAS
CASE # SP2018-020
SUBMITTAL DATE: 8/8/2018

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
△		
△		
△		

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of
Randy Eardley, P.E.
Texas Registration No. 104957 On Date Shown Below.

LOT 2, BLOCK A
LAKESHORE COMMONS
N. LAKESHORE DR. & HWY 205
ROCKWALL, TEXAS
STORE# 03897

STORE SERIES
P12-LSR-LARGE

SHEET TITLE
CITY OF ROCKWALL
SITE PLAN

- For Permit
- For Bid
- For Construction

Job No. : 17144
Store : #03897
Date : 8/8/2018
Drawn By : MSG
Checked By : RRW

Sheet
C-3

PRINTED: 8/9/2018 5TB FILE: WIER-PAVING-STB LAST SAVED: 8/8/2018 9:28 AM SAVED BY: RILEY.C FILE: C-3 SITE PLAN 17144.DWG

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION

Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System; see irrigation specifications (sheet L-2.2)

QUALITY ASSURANCE

Plant names indicated, comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING

Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS

Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY

Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE

Inspection of planted areas will be made by the Owner's representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES

Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS

Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container- grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
 - a. No plants shall be loose in the container.
 - b. Container stock shall not be pot bound.
 - c. Plants planted in rows shall be matched in form.
4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
 - a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be branched to the ground or as specified in plant list.
8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
 - a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
 - b. Single stemmed or thin plants will not be accepted.
 - c. Side branches shall be generous, well-twigged, and the plant as a whole well-bushed to the ground.
 - d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES

Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

1. **Sod Areas:** Spread a minimum 4" layer of top soil and rake smooth.
2. **Planting bed areas:** Spread a minimum 4" layer of top soil and rake smooth.

3. **Landscape Islands/Medians:** Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing.
4. **Annual/Perennial bed areas:** Add a minimum of 4" organic matter and till to a minimum 12" depth.

Mulch: Type selected dependent on region and availability; see landscape plans for type of mulch to be used. Hold mulch 4" from tree trunks and shrub stems.

1. **Hardwood:** 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and ½" in width, free of wood chips and sawdust. Install minimum depth of 3".
2. **Pine Straw:** Pine straw to be fresh harvest, free of debris, bright in color. Bales to be wired and tightly bound. Needs to be dry. Install minimum depth of 3".
3. **River Rock:** (color) light gray to buff to dark brown, washed river rock, 1" – 3" in size. Install in shrub beds to an even depth of 3". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material.
4. **Mini Nuggets:** Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and deciduous spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.

Guying/Staking:

1. **Arboreal:** Green (or white) staking and guying material to be flat, woven, polypropylene material, ¾" wide 900 lb. break strength. Arboreal stake shall be fastened to stakes in a manner which permits tree movement and supports the tree.
2. **Remove Guying/Staking** after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

INSPECTION

Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil 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, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION

Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" – 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. **Remove all burlap, ropes, and wires** from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material (see landscape plan for mulch type); depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. **Wrapping:**
 - a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
 - b. **Overlap ½ the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.**
 - c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
 - d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
 - e. Tree wraps are temporary and no longer needed once the trees develop corky bark.
3. **Staking/Guying:**
 - a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
 - b. Stake deciduous trees 2" caliper and less. Stake evergreen trees under 7'-0" tall.
 1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
 2. Ties are attached to the tree, usually at the lowest branch.
 - c. Guy deciduous trees over 2" caliper. Guy evergreen trees 7'-0" tall and over.
 1. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
 2. Ties are attached to the tree as high as practical.
 3. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.
 4. **Remove all guying and staking after one year from planting.**

Pruning:

1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP

During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE

Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of **1 year** after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS

All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS

Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative (General Manager of the restaurant).

All seasonal color selections shall be approved by the General Manager prior to ordering and installation.

SOIL TESTING

The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results

	Landscape Trees and Shrubs	Turf
pH Range	5.0-7.0	6.0-7.0
Organic Matter	>1.5%	>2.5%
Magnesium (Mg)	100-lbs./acre	100-lbs./acre
Phosphorus (P2O5)	150-lbs./acre	150-lbs./acre
Potassium (K2O)	120-lbs./acre	120-lbs./acre
Soluble salts/ Conductivity	Not to exceed 900ppm/1.9 mhos/cm in soil, not to exceed 1400 ppm/2.5 mhos/cm in high organic mix	Not to exceed 750ppm/0.75 mhos/cm in soil, not to exceed 2000 ppm/2.0 mhos/cm in high organic mix

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

Boron	3 pounds per acre
Manganese	50 pounds per acre
Potassium (K2O)	450 pounds per acre
Sodium	20 pounds per acre

WORKMANSHIP

During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP

Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING

Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1" to 2" during the growing season.

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs and parking areas. Caution: Weed eaters should NOT be used around trees because of potential damage to the bark.

EDGING

Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING

A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES

Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. **Read the label prior to applying any chemical.**

INSECT & DISEASE CONTROL FOR TURF

The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING

All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. **Do not shear trees or shrubs.** If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:

1. Prune those that flower before the end of June immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
2. Prune those that flower in summer or autumn in winter or spring before new growth begins, since these plants develop flowers on new growth.
3. Delay pruning plants grown for ornamental fruits, such as cotoneasters, pyracanthas and viburnums.
4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
7. Conifers shall be pruned, if required, according to their genus.
 - A. Yews, junipers, hemlocks, arborvitae, and false-cypress may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
 - B. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
8. Groundcover shall be edged and pruned as needed to contain it within its borders.

9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on crepe myrtles, lilacs, viburnums, smoke bush, etc.
10. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on aebelia, forsythia, deutzia, spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

SPRING CLEANUP

Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING

For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees, 2 to 6 pounds of Nitrogen per 1000 square feet, for narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1" deep, or fertilized once in March with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area. Eriaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

MULCHING

Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up soil, bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING

All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUND COVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is *Insect Pest and on Trees and Shrubs* by Johnson and Lyon, Comstock Publishing Associates. For plant pathogenic diseases, two references are suggested: *Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries*, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and *Diseases of Trees and Shrubs* by Sinclair and Lyon, published by Comstock Publishing Press.

TRASH REMOVAL

The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL

All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP

The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:

- Cleaning curbs and parking areas
- Removing all trash and unwanted debris
- Turning mulch where necessary
- Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

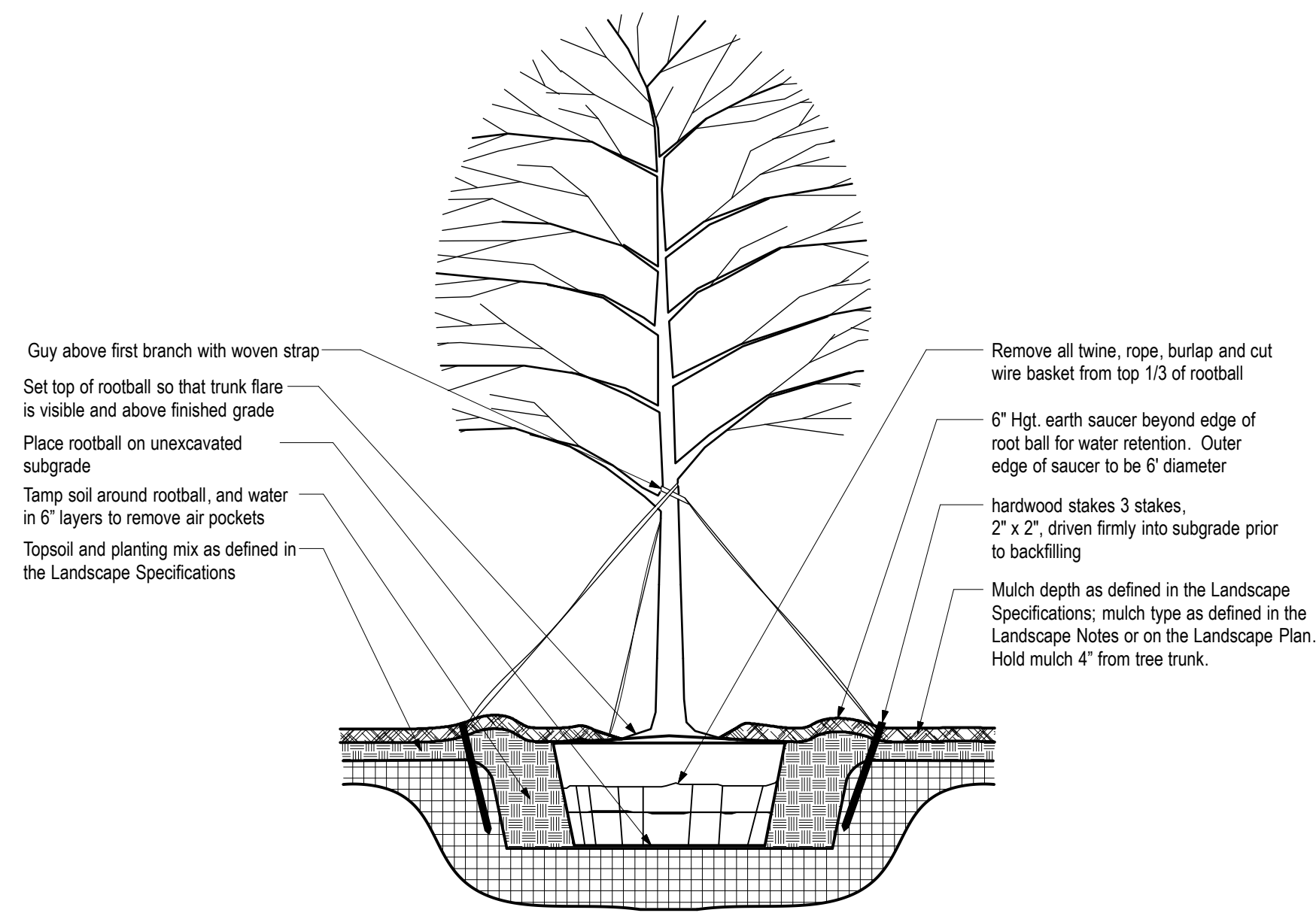
SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:

1. After flowering, cut off spent flower heads.
2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
3. Allow leaves of other bulbs to yellow naturally and then cut off at base.
4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet, or top-dress with compost 1" deep. Fall fertilization with a bulb fertilizer or mulching with 1" of compost is optional.

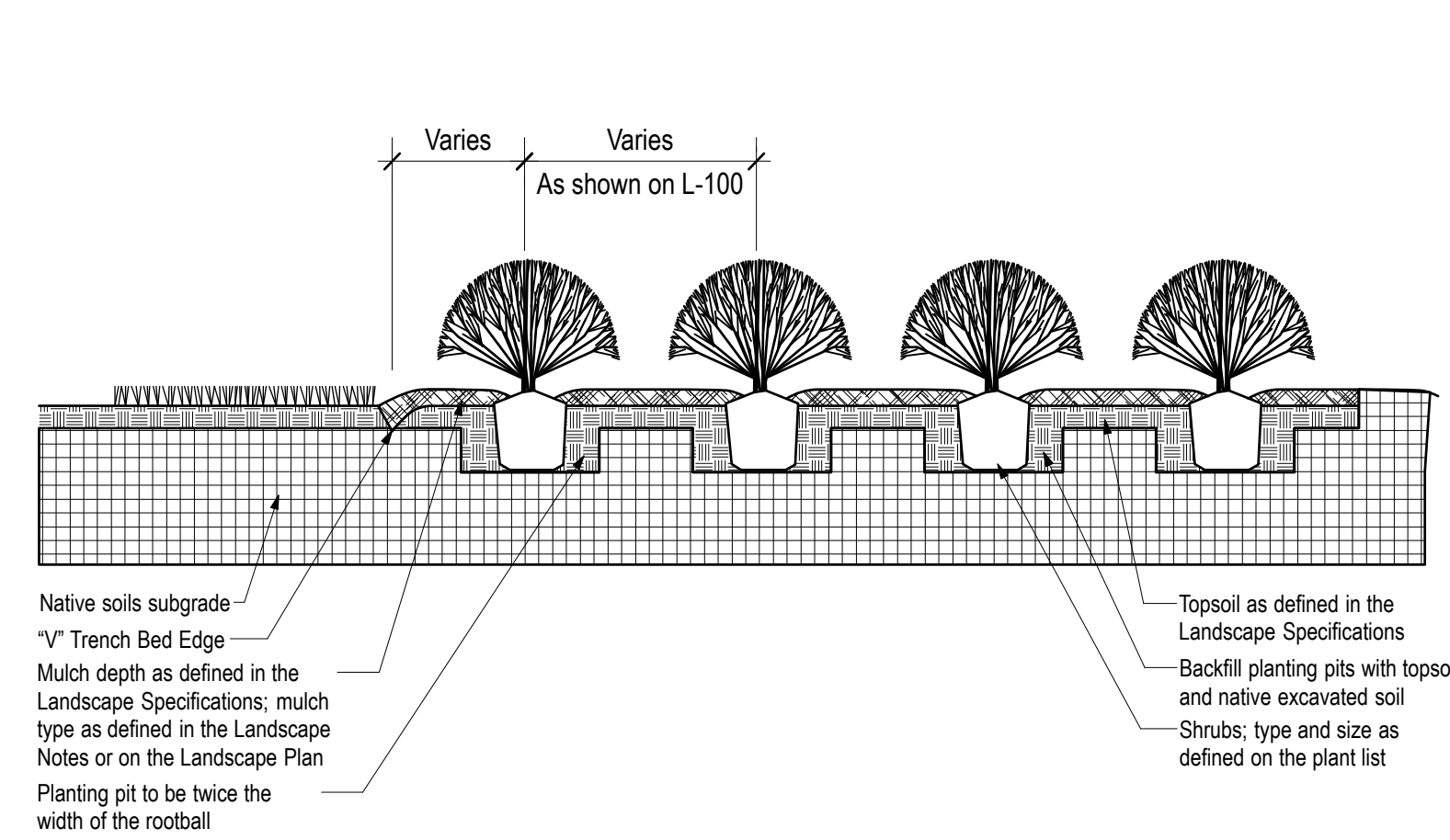
Flower Rotation:

1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner, and install new plants if included in contract.
2. Summer Annuals or Fall Plants:
 - a. Dead heading: Pinch and remove dead flowers on annuals as necessary.
 - b. Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of 20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100 gallons of water, monthly; or mulch with compost 1" deep.
 - c. Removal: If fall plants are to be installed, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.</

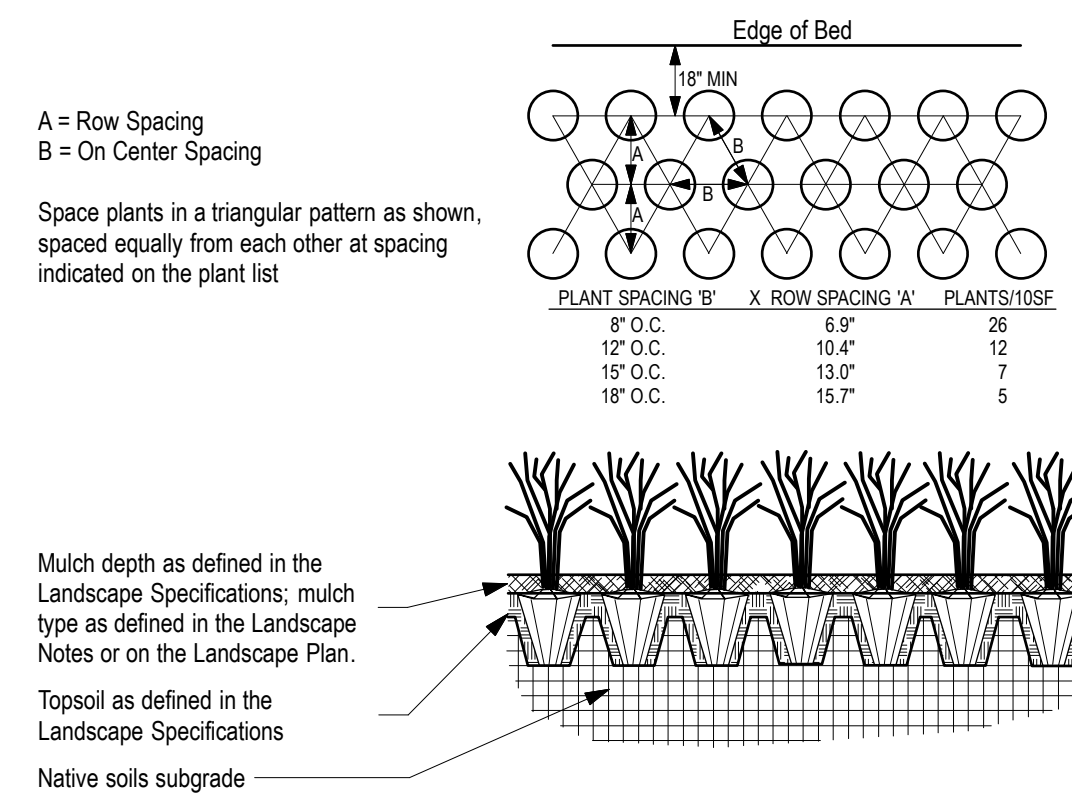


- NOTE**
- Hole to be twice the width of the rootball.
 - Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches. Do not remove the terminal buds of branches that extend to the edge of the crown.
 - Each tree must be planted such that the trunk flare is visible at the top of the rootball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the rootball with soil. Mulch to be held back 4' away from trunk.
 - Remove Guy Wires and Staking when warranty period has expired (after one year).

1 TREE PLANTING & STAKING
SCALE: NTS

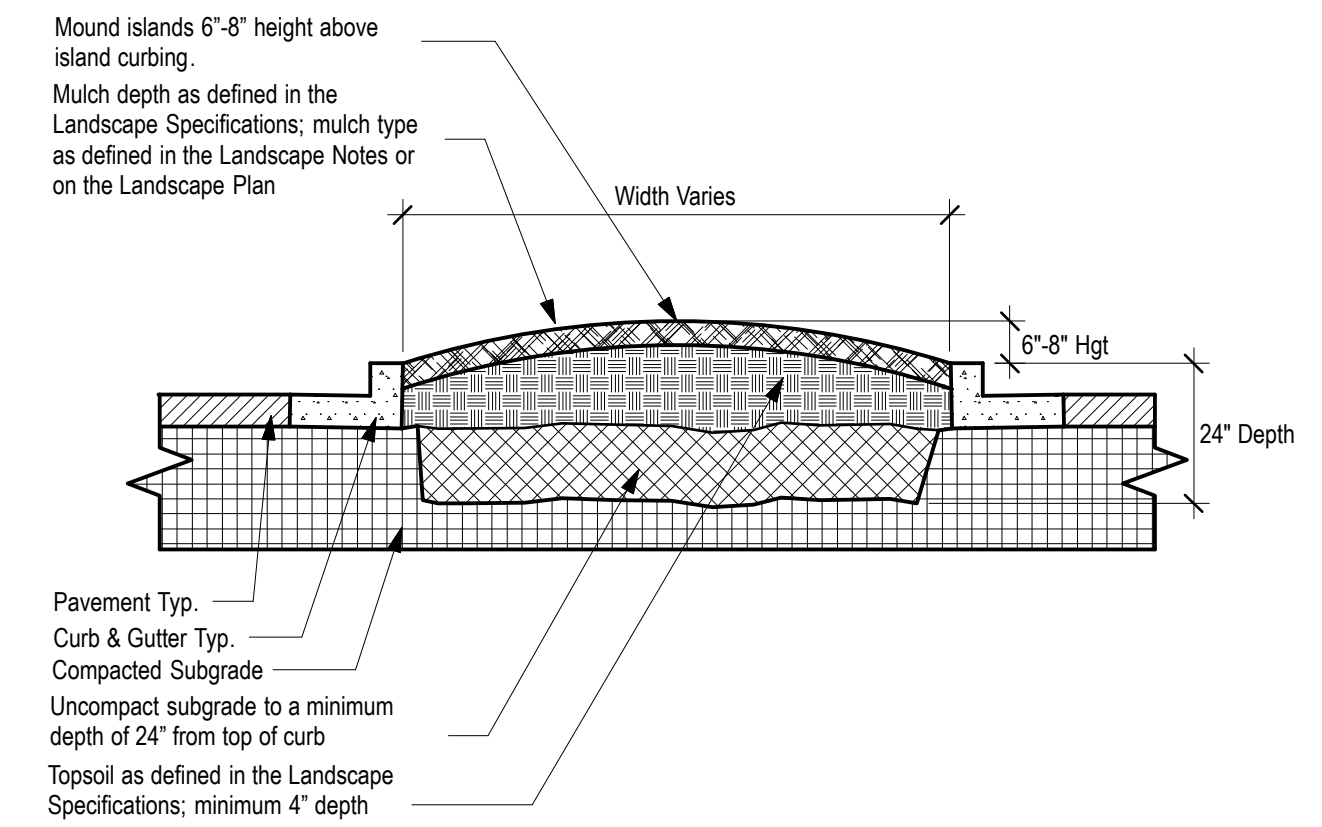


2 SHRUB BED PLANTING DETAIL
SCALE: NTS



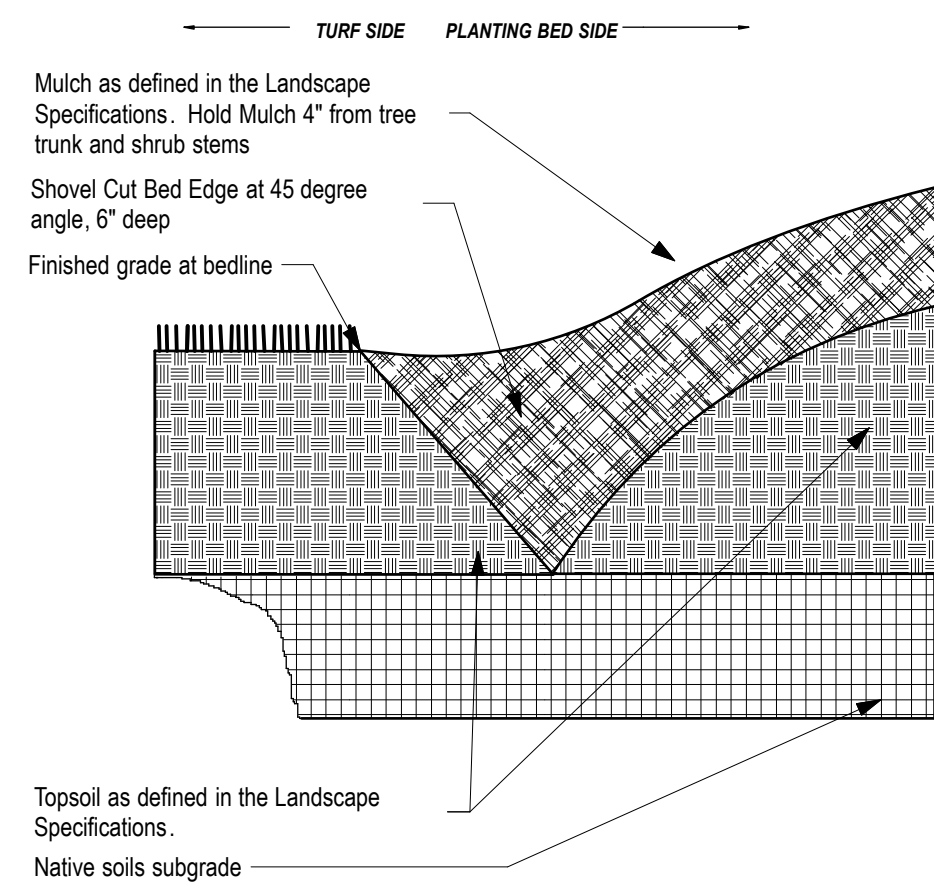
- NOTE**
- Space groundcover plants in accordance with indicated spacing listed on the plant list, or as shown on the landscape plan.
 - Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants.
 - Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

3 "V" TRENCH BED EDGING
SCALE: NTS



- NOTE**
- Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building materials, ect), prior to installing topsoil and plant material.
 - Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum bermed 6'-8" height above island curbing.
 - Island plant material as per the Landscape Plan.
 - Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landscape Specifications.
 - Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.

4 PARKING ISLAND DETAIL
SCALE: NTS



5 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



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



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

NO.	DATE	DESCRIPTION

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SHEET
Landscape Details

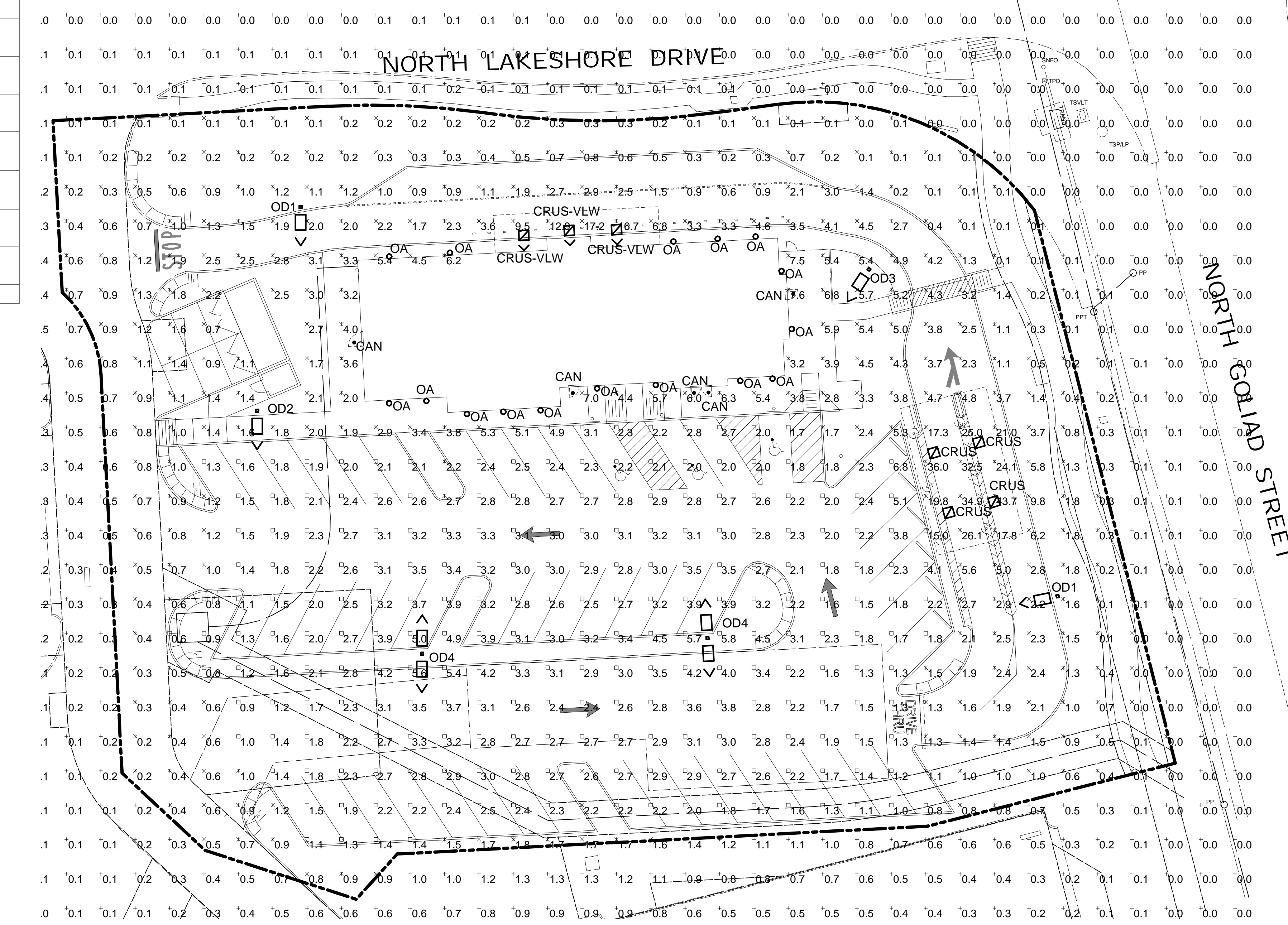
SHEET NUMBER
L-101

Permit

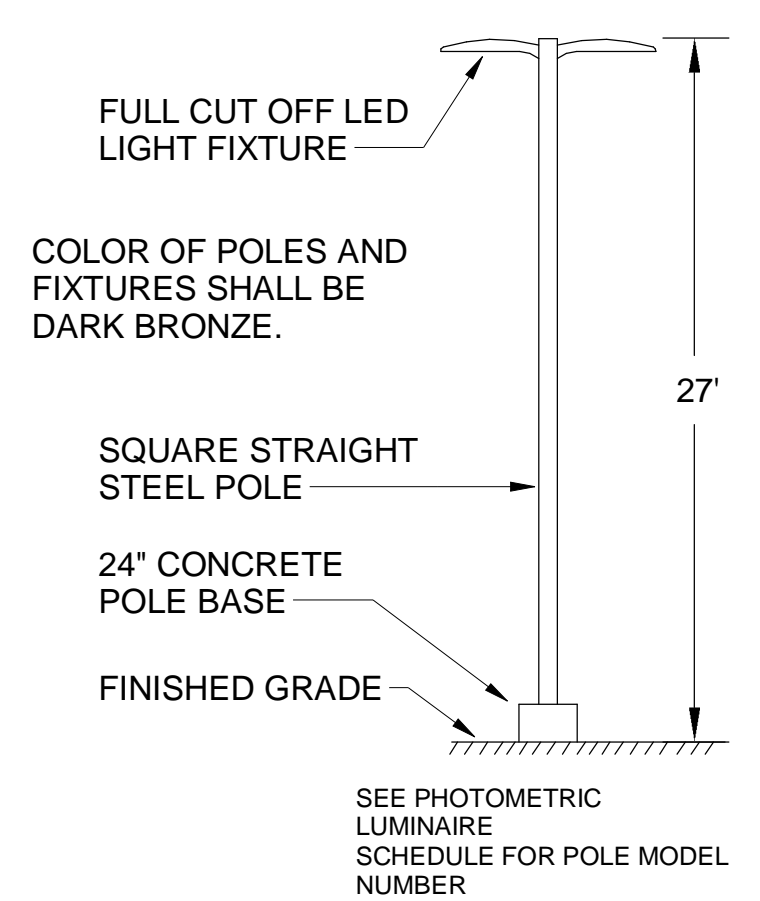
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
↑	OD1	2	Lithonia Lighting	DSX0 LED P5 40K BLC MVOLT	1	9576	0.95	89
↑	OD2	1	Lithonia Lighting	DSX0 LED P5 50K T5W MVOLT	1	12199	0.95	89
↑	OD3	1	Lithonia Lighting	DSX0 LED P6 50K T5VS MVOLT HS	1	14448	0.96	134
↑	OD4	2	Lithonia Lighting	DSX0 LED P7 40K TFTM MVOLT	1	18356	0.95	332
○	CAN	5	EATON - HALO (FORMER COOPER LIGHTING)	SLD405830WH	1	750	0.96	12.2
○	OA	16	ECLIPSE LIGHTING - LED SURFACE MOUNT LUMINAIRE	P5675-31 / P8799	1	690	0.95	24
□	CRUS	4	LSI INDUSTRIES, INC	CRUS-SC-LED-LW-30	1	9966	0.95	73.5
□	CRUS-VLW	3	LSI INDUSTRIES, INC	CRUS-AC-LED-VLW-30	1	7227	0.95	60.8

OD POLE SHALL BE A 25' STRAIGHT STEEL POLE BY LITHONIA, MODEL #SSS-25-4G-DM19/28AS-DOB.

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.3 fc	43.7 fc	0.0 fc	N/A	N/A
Lot Summary	x	2.7 fc	43.7 fc	0.0 fc	N/A	N/A
Parking Lot Summary	□	2.6 fc	15.0 fc	0.6 fc	25.0:1	4.3:1



B1 PHOTOMETRIC PLAN
1" = 20'-0"

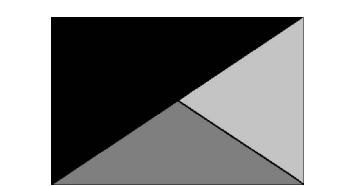


A4 SITE LIGHTING POLE DETAIL
N.T.S.

SITE DATA	
SITE ADDRESS	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 61,014 Sq. Ft.
TOTAL BUILDING AREA	4,609 Sq. Ft ±
PERVIOUS AREA	14,577 Sq. Ft ± (24%)
IMPERVIOUS AREA	46,437 Sq. Ft ± (76%)
TOTAL PARKING REQUIRED	47 (1 stall/100 sf)
TOTAL PARKING PROVIDED	50
HANDICAP-ACCESSIBLE PARKING REQUIRED	2
HANDICAP-ACCESSIBLE PARKING PROVIDED	3

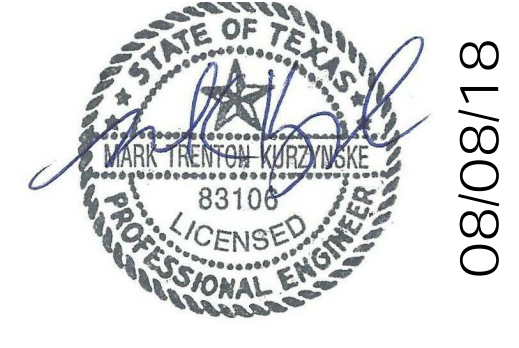


Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



Kurzynske & Associates
2900 Lebanon Pike, Ste 201
Nashville, Tennessee 37214
Telephone: (615) 255-5203
Fax: (615) 255-5207
Email: mail@kurzynske.com

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NUMBER 10225



08/08/18

CHICK-FIL-A
HWY. 205 & N. LAKESHORE
N. GOLIAD ST.
ROCKWALL, TX 75087

FSR# 03897

REVISION SCHEDULE	DESCRIPTION
NO.	DATE

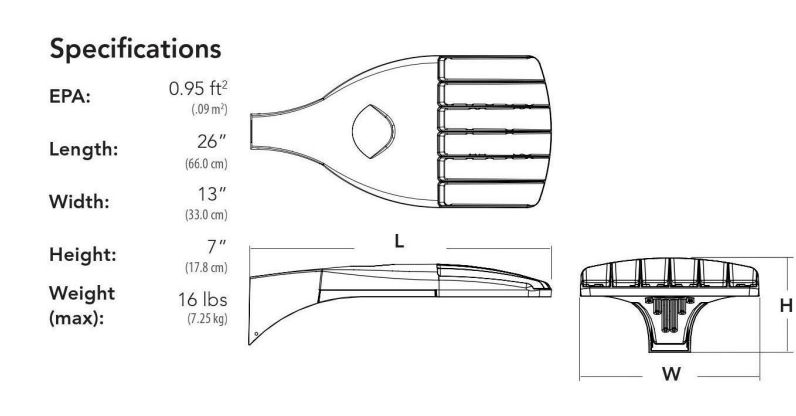
PRELIMINARY	CURRENT DESIGN	2018
	DISCIPLINE'S PROJECT NUMBER	17006.M.A.S
	PRINTED DATE	PRELIMINARY
	DATE	08/08/2018
	DRAWN BY	BTS

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SHEET
PHOTOMETRIC PLAN

SHEET NUMBER
E-102.

D-Series Size 0 LED Area Luminaire



Specifications
 EPA: 0.95 ft² (0.09m²)
 Length: 26" (660mm)
 Width: 13" (330mm)
 Height: 7" (178mm)
 Weight: 16 lbs (7.2kg)
 (max.)

This luminaire is an A+ Capable Luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photoreceptor interoperability.

This luminaire is part of an A+ Certified solution for ROAM or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog listings.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
 2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to Roam; Link to DTL DLL.

Series	LEDs	Color Temperature	Distribution	Voltage	Mounting	
DS00 LED	Forward optics P1 P4 P7 P3 P5 P3 P6 Related optics P1P P2P P1P P2P	30K 3000 K 40K 4000 K 50K 5000 K AMPC Amber phosphor convertor ¹	T15 Type II short T25 Type II short T3M Type II medium T3S Type II short T3M Type II medium T4M Type IV medium T3TM Infrared/IR medium T3VS Type V very short	T55 Type V short T3M Type II medium 289 243 277 347 489	WVOLT ¹ SPA WBA SPUBMA BROBMA KMAH DSD00 M	Square pole-mounting Round pole-mounting Wall bracket Square pole-external mounting adapter ² Round pole-external mounting adapter ² Flat arm mounting bracket adapter (specify finish) ³

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LED CANOPY LIGHT - LEGACY™ (CRUS)



DOE LIGHTING FACTS
 Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog listings.

HOUSING - Low profile, durable die-cast, aluminum construction, providing a reliable weather-light seal.

LEDS - Features an array of select, mid-power, high brightness, high efficiency LED chips; 5000K color temperature, 70 CRI (nominal).

DRIVE CURRENT - Choice of Very Low Wattage (VLW), Low Wattage (LW), Super Saver (SS), High Output (HO) or Very High Output (VHO).

OPTICS / DISTRIBUTION - Choice of Symmetrical or Asymmetrical, which directs light through a clear tempered glass lens, to provide a uniform distribution of light to vertical and horizontal surfaces.

OPTICAL UNIT - Features an ultra-slim 7/8" profile die-cast housing, with a flat glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

PRESSURE STABILIZING UNIT - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

HAZARDOUS LOCATION - Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 only when properly installed per LSI installation instructions (consult factory).

DRIVER HOUSING - Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and contributes to attaining the lowest operating temperatures available. Seals to optical housing via one-piece molded silicone gasket.

OPERATING TEMPERATURE - -40°C to 50°C (-40°F to +122°F)

ELECTRICAL - Universal voltage power supply, 120-277 VAC, 50/60 Hz input. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C82.41.2-2002, Scenario 1, Location Category C.

FINISH - Standard color is white and is finished with LSI's DuraGrip® polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

INSTALLATION - One person installation. No additional sealant required. Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SOCEITA without having to relocate the conduit. Retro panels are available for existing Encores (see back page) as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

SHIPPING WEIGHT - 27 pounds (single pack), 48 pounds (double pack).

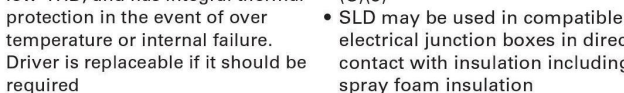
EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation. See LSI web site for specific guidance.

WARRANTY - Limited 5-year warranty.

LISTING - UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

This product, or selected versions of this product, meet the standards listed below.



Consult Factory
 Class 1, Division 2 - Available on LW and SS
 Temperature Classification - The surface temperature of this product will not rise above 100°C, within a 40°C ambient.

Gas Groups A, B, C, and D - Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

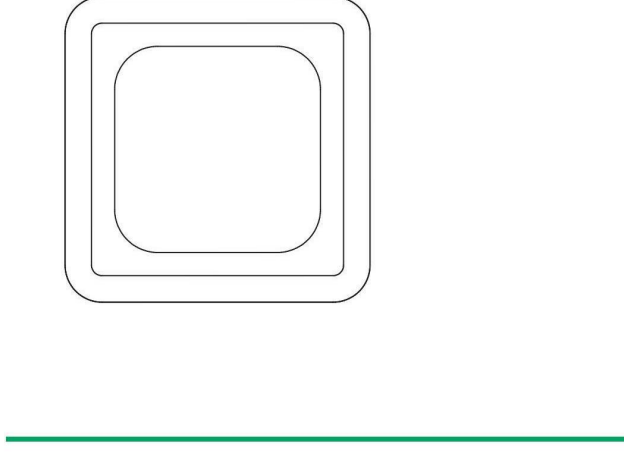
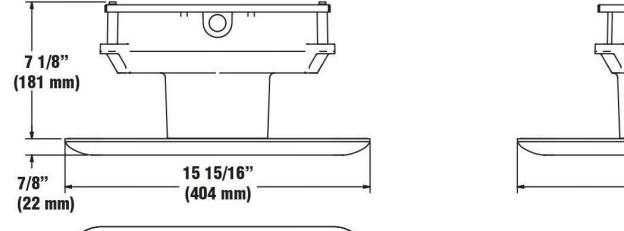
LED CANOPY LIGHT - LEGACY™ (CRUS)

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
CRUS	SC - Standard Symmetric AC - Asymmetric	LED	VLW - Very Low Watt LW - Low Watt SS - Super Saver HO - High Output VHO - Very High Output	50 - 5000K 30 - 5000K	UE - Universal Voltage (120-277V) 347 - 489V	WHT - White BSZ - Bronze BLK - Black	HL - Hazardous location available on LW and SS

FOOTNOTES:
 1- AC distribution utilizes a reflector which alters the look from a standard S distribution.

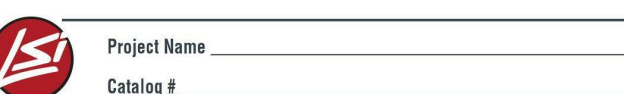
Accessories	Order Number	Description	Order Number
Retrofit Panels - EC / ECTA / SC to CRU, for 16" Deck Panel	825846	K1 - Hole Plugs and Silicone (rough for 25 retrofit)	132540
Retrofit Panels - ECTA / SC to CRU, for 12" Deck Panel	830281	1 - Consists of (25) 7/8" hole plugs and (1) 10.3 oz tube of RTV	
Retrofit 3x2 Cover Panel Blank (no holes)	357392		
Retrofit 3x2 Cover Panel Blank (no holes)	354702		

DIMENSIONS



Color White	VLTW - Very Low Watt	Lumens		Watts		LPW	
		SC	AC	SC/AC	SC	AC	
		9055	7632	61	148	125	
	LW - Low Watt	10225	8884	74	142	120	
	SS - Super Saver	13074	11595	98	140	118	
	HO - High Output	18833	15145	132	141	115	
	VHO - Very High Output	22418	17262	159	141	109	

This product, or selected versions of this product, meet the standards listed below.



Project Name _____ Fixture Type _____ 08/28/17
 Catalog # _____ LSI INDUSTRIES, INC.

B3 FIXTURE 'OD' NO SCALE

HALO

Category	Type
Project	
Comments	Date
Prepared by	

DESCRIPTION
 The Halo Surface LED Downlight (SLD) incorporates WaveStream™ technology to create an ultra-low profile surface mounting luminaire with the performance and look of a traditional downlight. SLD is designed for installation in many 3-1/2" and 4" round or octagon junction boxes. May also retrofit in 4" aperture IC and Non-IC recessed housings*. Dedicated LED wiring connector meets high efficiency code requirement in recessed downlighting. Suitable for residential or commercial installations. Ideal for closets, storage areas, attic and basements. Compliant with NFPA 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5).

SPECIFICATION FEATURES

CONSTRUCTION
 • Die cast aluminum trim ring and die formed aluminum frame

OPTICS
 • WaveStream™ technology provides uniform luminance from a low profile flat lens
 • Acuum™ optics provide directional control for the "cone-of-light" beam distribution of a traditional downlight
 • Precision molded lens features high transmission polymer with UV stabilized protecting film

DESIGNER TRIMS
 Accessories (sold separately)
 SLD designer trims are accessory rings that attach to the SLD for a permanent finish. Refer to SLD accessories specification sheet for details.
 • White (Paintable)
 • Satin Nickel
 • Tuscan Bronze

ELECTRICAL JUNCTION BOX MOUNTING
 • SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
 • Suitable for installation in many 3-1/2" and 4" octagon and round electrical junction boxes.
 Note: Driver consumes 3 cubic inches of junction box.

• Surface mounting in a fire-rated ceiling using an appropriate electrical box offers a cost-effective alternative to fire-rated recessed housings.
 Note: Fire rating is per the rating of the ceiling and applicable junction box, not the SLD.

WARRANTY
 Eaton provides a five year limited warranty on the SLD LED

LED CHROMATICITY
 • A light chromaticity specification ensures LED color uniformity.

RECESSED HOUSING MOUNTING
 • Pre-installed precision formed friction blades included
 • Friction blade design allows the SLD to be installed in any position within the housing aperture (360 degrees)
 • Note: Not for use in recessed housings in direct contact with spray foam insulation refer to NEMA LSD 57-2013

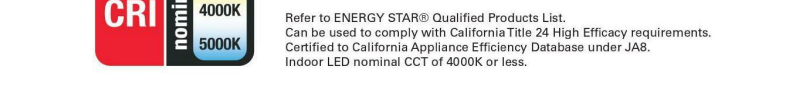
ELECTRICAL CONNECTIONS
 Junction Box
 • Compatible with many 3-1/2" x 2" and 4" x 1-1/2" round and octagon boxes (3-1/8" deep boxes recommended)
 • Supply Wire Adapter with LED quick connector included
 • Color Temperature: 2700K, 3000K, 3500K, 4000K
 • CRI options: 80 and 90
 • 90 CRI can be used to comply with California Title 24 High Efficacy requirements. Certified to California Appliance Efficiency Database under JAS
 • L70 at 50,000 hours projected in accordance with TM-21

RECESSED HOUSINGS
 • LED connector is compatible with Halo 4" 1885 and H24 Series LED Housings
 • LED Connector meets California Title-24 high-efficacy luminaire standard as a non-screw base capability for retrofit
 • LED connector is a non-screwbase luminaire disconnect for tool-less installation
 • Driver is a 120V input high

ENERGY DATA

Model	CR	BR	SR
Lumens (4000mcd)	800	710	
Input Voltage	120V	120V	
Frequency	50/60Hz	50/60Hz	
Input Current	0.10 A	0.10 A	
Input Power	12.2 W	12 W	
Efficiency (4000mcd)	66 lm/W	58 lm/W	
TID	< 20%		
Power Factor	> 0.99		
Temperature	-30 ~ +42°C		
Sound Rating	Class A		

NOMENCLATURE
 SLD405 8 30 WH
 405 = 4" SLD
 8 = 80 CRI
 30 = 3000K
 WH = Matte White



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B1 FIXTURE 'CRUS' & 'CRUS-VLW' NO SCALE

SLD4058xxWH

Category	Type
Project	
Comments	Date
Prepared by	

DESCRIPTION
 The Halo Surface LED Downlight (SLD) incorporates WaveStream™ technology to create an ultra-low profile surface mounting luminaire with the performance and look of a traditional downlight. SLD is designed for installation in many 3-1/2" and 4" round or octagon junction boxes. May also retrofit in 4" aperture IC and Non-IC recessed housings*. Dedicated LED wiring connector meets high efficiency code requirement in recessed downlighting. Suitable for residential or commercial installations. Ideal for closets, storage areas, attic and basements. Compliant with NFPA 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5).

SPECIFICATION FEATURES

CONSTRUCTION
 • Die cast aluminum trim ring and die formed aluminum frame

OPTICS
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 • Acuum™ optics provide directional control for the "cone-of-light" beam distribution of a traditional downlight
 • Precision molded lens features high transmission polymer with UV stabilized protecting film

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 Accessories (sold separately)
 SLD designer trims are accessory rings that attach to the SLD for a permanent finish. Refer to SLD accessories specification sheet for details.
 • White (Paintable)
 • Satin Nickel
 • Tuscan Bronze

ELECTRICAL JUNCTION BOX MOUNTING
 • SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
 • Suitable for installation in many 3-1/2" and 4" octagon and round electrical junction boxes.
 Note: Driver consumes 3 cubic inches of junction box.

• Surface mounting in a fire-rated ceiling using an appropriate electrical box offers a cost-effective alternative to fire-rated recessed housings.
 Note: Fire rating is per the rating of the ceiling and applicable junction box, not the SLD.

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 • A light chromaticity specification ensures LED color uniformity.

RECESSED HOUSING MOUNTING
 • Pre-installed precision formed friction blades included
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ELECTRICAL CONNECTIONS
 Junction Box
 • Compatible with many 3-1/2" x 2" and 4" x 1-1/2" round and octagon boxes (3-1/8" deep boxes recommended)
 • Supply Wire Adapter with LED quick connector included
 • Color Temperature: 2700K, 3000K, 3500K, 4000K
 • CRI options: 80 and 90
 • 90 CRI can be used to comply with California Title 24 High Efficacy requirements. Certified to California Appliance Efficiency Database under JAS
 • L70 at 50,000 hours projected in accordance with TM-21

RECESSED HOUSINGS
 • LED connector is compatible with Halo 4" 1885 and H24 Series LED Housings
 • LED Connector meets California Title-24 high-efficacy luminaire standard as a non-screw base capability for retrofit
 • LED connector is a non-screwbase luminaire disconnect for tool-less installation
 • Driver is a 120V input high

ENERGY DATA

Model	CR	BR	SR
Lumens (4000mcd)	800	710	
Input Voltage	120V	120V	
Frequency	50/60Hz	50/60Hz	
Input Current	0.10 A	0.10 A	
Input Power	12.2 W	12 W	
Efficiency (4000mcd)	66 lm/W	58 lm/W	
TID	< 20%		
Power Factor	> 0.99		
Temperature	-30 ~ +42°C		
Sound Rating	Class A		

NOMENCLATURE
 SLD405 8 30 WH
 405 = 4" SLD
 8 = 80 CRI
 30 = 3000K
 WH = Matte White



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B1 FIXTURE 'CRUS' & 'CRUS-VLW' NO SCALE

SLD4058xxWH

Category	Type
Project	
Comments	Date
Prepared by	

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Lumens (4000mcd)	800	710	
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Frequency	50/60Hz	50/60Hz	
Input Current	0.10 A	0.10 A	
Input Power	12.2 W	12 W	
Efficiency (4000mcd)	66 lm/W	58 lm/W	
TID	< 20%		
Power Factor	> 0.99		
Temperature	-30 ~ +42°C		
Sound Rating	Class A		

NOMENCLATURE
 SLD405 8 30 WH
 405 = 4" SLD
 8 = 80 CRI
 30 = 3000K
 WH = Matte White



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B1 FIXTURE 'CRUS' & 'CRUS-VLW' NO SCALE

SLD4058xxWH

Category	Type
Project	
Comments	Date
Prepared by	

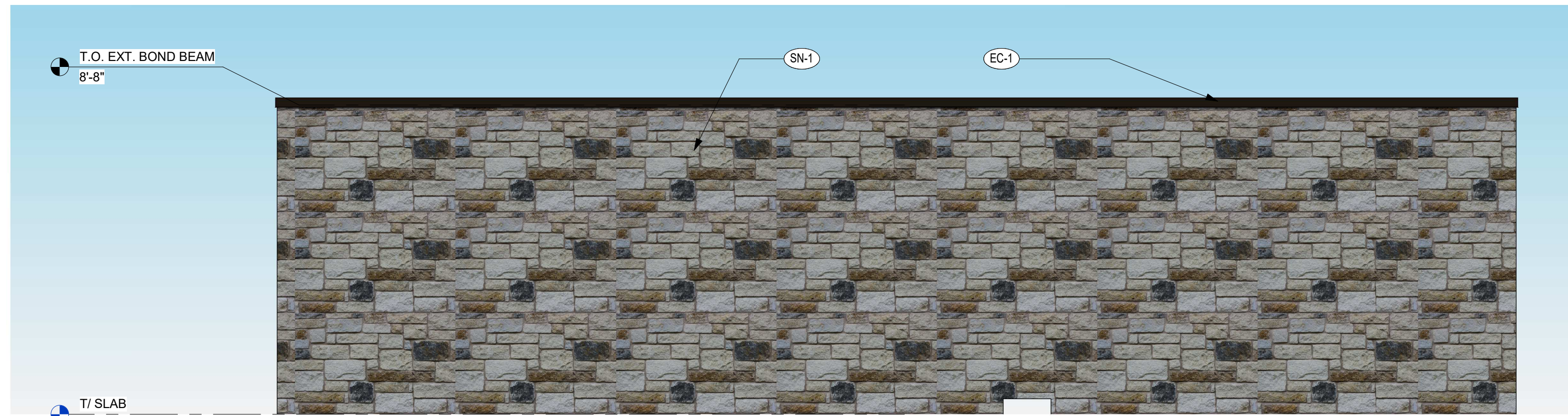
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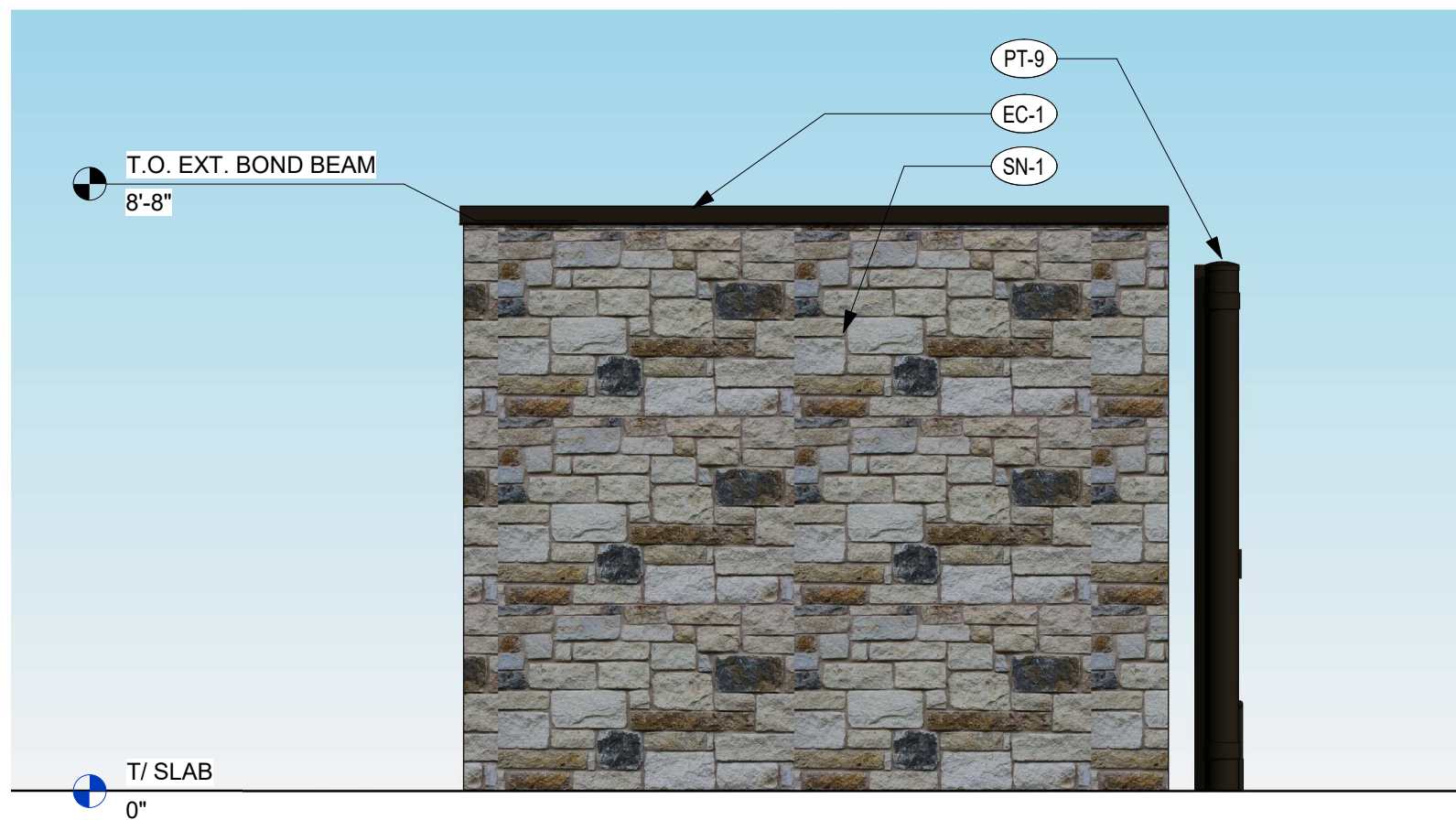
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 10-LSR-03897-A-304L-REFUSE ENCLOSURE ELEVATIONS



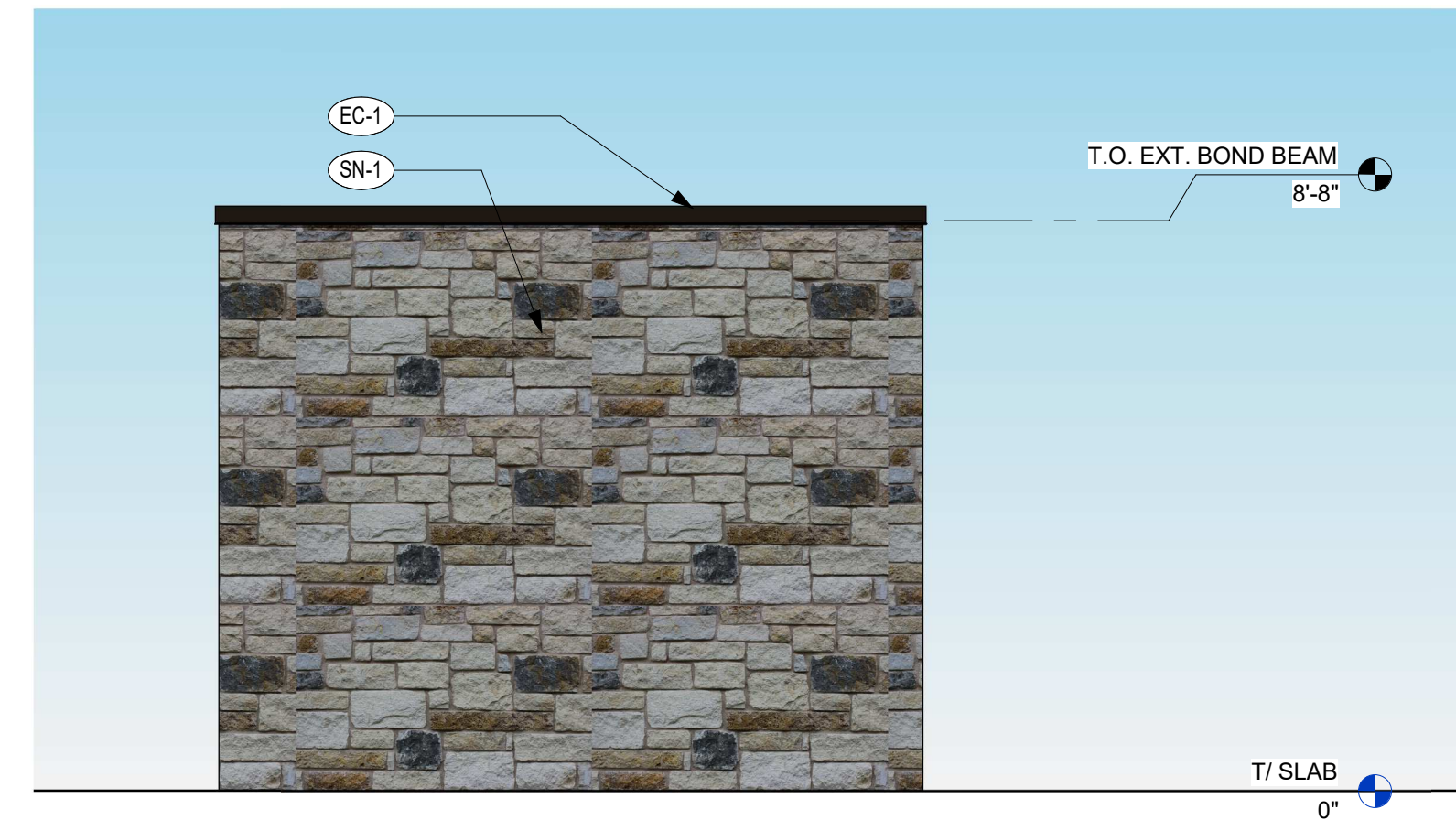
D4 WEST ELEVATION
 3/8" = 1'-0"



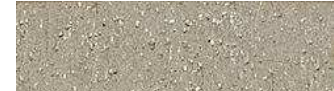
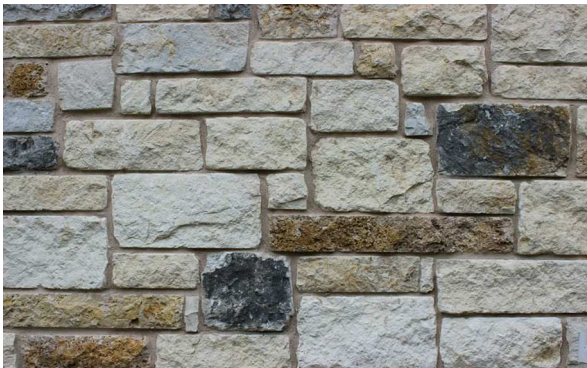





C4 EAST ELEVATION
 3/8" = 1'-0"



B4 NORTH ELEVATION
 3/8" = 1'-0"



B3 SOUTH ELEVATION
 3/8" = 1'-0"

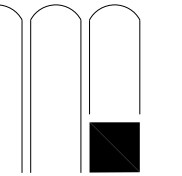
EXTERIOR FINISHES			
 BR-3 BRICK VENEER - ACME BRICK COLOR: PALOMA GRAY SIZE: MODULAR MORTAR: ARGOS SAN TAN	 SN-1 STONE VENEER - AGUADO STONE COLOR: TEXAS MIX CUT: SAW CUT CHOP MORTAR: ARGOS SAN TAN	 SN-2 / SN-3 STONE WATERTABLE / SILL - AGUADO STONE COLOR: TEXAS MIX CUT: SAW CUT CHOP MORTAR: ARGOS SAN TAN	 EC-1 PREFINISHED METAL COPING/ BREAK METAL - EXCEPTIONAL METALS COLOR: MIDNIGHT BRONZE
 BR-4 BRICK VENEER - ACME BRICK COLOR: PALISADE SIZE: MODULAR MORTAR: ARGOS SAN TAN	 PT-9 EXTERIOR PAINT - SHERWIN WILLIAMS COLOR: DARK BRONZE FINISH: SEMI-GLOSS	 ST-1 STOREFRONT - YKK YES 45 COLOR: DARK BRONZE	



Chick-fil-A

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

MAYSE & ASSOCIATES INC.
 Architecture • Planning • Construction Management



14850 Quorum Dr. Suite 201
 Dallas, Texas 75254
 Phone: (972) 386-0338 Fax: (972) 386-0578
 www.MayseAssociates.com



8/8/2018 3:21:07 PM

CHICK-FIL-A
Hwy 205 & N Lakeshore
FSU
 1979 N. Goliad St.
 Rockwall, TX 75087

FSR# 03897
 BUILDING TYPE / SIZE: P12 LSR LRG
 RELEASE: v2_18.06

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

CONSULTANT PROJECT # 18023
 PRINTED FOR SITE PLAN REVIEW
 DATE 08/08/2018
 DRAWN BY Author

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SHEET REFUSE ENCLOSURE ELEVATIONS

SHEET NUMBER
A-304L

SITE PLAN REVIEW

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 08/20/2018

APPLICANT: Randall Eardley; *Wier & Associates, Inc.*

AGENDA ITEM: SP2018-020; Chick-Fil-A

SUMMARY:

Discuss and consider a request by Randall Eardley of Wier & Associates, Inc. on behalf of Getra Thomason-Sanders of Chick-Fil-A, Inc. for the approval of a variance to the pitched roof requirements in conjunction with an approved site plan for a Restaurant, 2,000 SF or More with Drive Through on a 1.40-acre parcel of land identified as Lot 2, Block A, Lakeshore Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1979 N. Goliad Street, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting a variance associated with an approved site plan for an ~4,800 SF restaurant with drive-through [*i.e. Chick-Fil-A*] on the subject property. The proposed restaurant will be situated on a 1.40-acre parcel of land [*i.e. Lot 2, Block A, Lakeshore Commons Addition*]. The subject property is zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N-SH-205 OV) District and is addressed as 1979 N. Goliad Street.

On January 3, 2006, the City Council adopted *Ordinance No. 06-02*, establishing the development requirements for Planned Development District 65 (PD-65), which allows a *restaurant with drive-through facilities* with a Specific Use Permit (SUP). Subsequently, the Planned Development District 65 (PD-65) ordinance was amended in 2008 and 2010. Lastly, the Planned Development District (PD-65) ordinance was amended in 2017, removing the North SH-205 Overlay (N-SH-205-OV) District standards from the ordinance, allowing variances to be granted to the North SH-205 Overlay (N-SH-205 OV) District Standards. Specifically, the pitched roof requirement on building less than 6,000 SF was removed, allowing variances to be granted rather than the Planned Development 65 (PD-65) District ordinance being amended. On March 5, 2018, the City Council approved a Specific Use Permit (SUP) [*Ordinance No 18-30*] allowing a restaurant with a drive-through on the subject property. According to the submitted site plan, the restaurant will be constructed utilizing a flat roof design. The purpose of this design is to match the existing retail strip center and proposed restaurants situated within the development.

VARIANCES:

Based on the applicant's submittal, staff has identified the following variance:

A) *North SH 205 Corridor Overlay (N SH-205 OV) District Standards.*

- a. *Pitched Roof.* According to Subsection 2, *Roof Design Standards*, of Subsection C, *Architectural Standards*, of Section 6.11, *North SH 205 Corridor Overlay (N SH-205 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) structures having a footprint of 6,000

SF or less shall be constructed with a pitched roof system. In this case, the applicant is proposing to utilize a flat roof design to match the existing retail strip center located on the adjacent property. This request shall require a variance to be approved by the City Council.

Since the subject property is located in the North SH-205 Overlay (N SH-205 OV) District, this variance will require a $\frac{3}{4}$ majority vote of the City Council members present to be approved.

ARCHITECTURAL REVIEW BOARD

On July 31, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and request more vertical and horizontal articulation and revisions to the color of brick and to add stone to blend with the rest of the commercial development. In addition, the Architectural Review Board (ARB) expressed agreement with the requested variance to the pitched roof requirement. The Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the August 14, 2018 meeting.

On August 14, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations and the motion to approve the building elevations and recommend approval of the variance to the pitched roof requirements passed by a vote of 6-0 with Board Member Mitchell absent.

RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, Planned Development District 65 (PD-65), the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On August 14, 2018, the Planning and Zoning Commission's motion to approve the site plan and recommend approval of the variance to the pitched roof requirement passed by a vote of 6-0 with Commissioner Fishman absent.



SP2018-020 - CHICK-FIL-A
 SITE PLAN - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





WIER & ASSOCIATES, INC.

ENGINEERS
SURVEYORS
LAND PLANNERS

July 13, 2018

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

**Re: Chick-fil-A # 03897 at the SWC of SH 205 & North Lakeshore Dr.
Variance Request**

PRINCIPALS
JOHN P. WIER, P.E., R.P.L.S.
ULYS LANE III, P.E., R.P.L.S., CFM
CARLO SILVESTRI, P.E.
GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES
PHILIP L. GRAHAM, P.E.
JAKE H. FEARS, P.E., LEED AP BD+C
RANDALL S. EARDLEY, P.E.

ASSOCIATES
TOBY W. RODGERS
CASEY D. YORK
PRIYA N. ACHARYA, P.E.

Dear Planning Department,

We are requesting the following variance to accompany our Site Plan for the proposed Chick-fil-A drive-thru restaurant at the southwest corner of SH 205 (Goliad Street) and North Lakeshore Drive:

Roof Design Standard

Section 6.11.C.2 of the Unified Land Development Code requires that structures with less than a 6,000-sf footprint be constructed with a pitched roof system.

The typical Chick-fil-A restaurant model prototype provides a flat roof as illustrated in the provided Building Elevations.

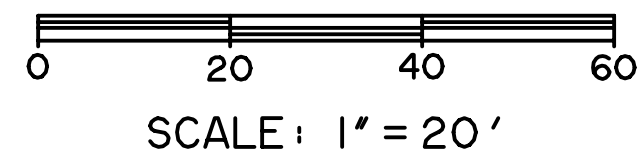
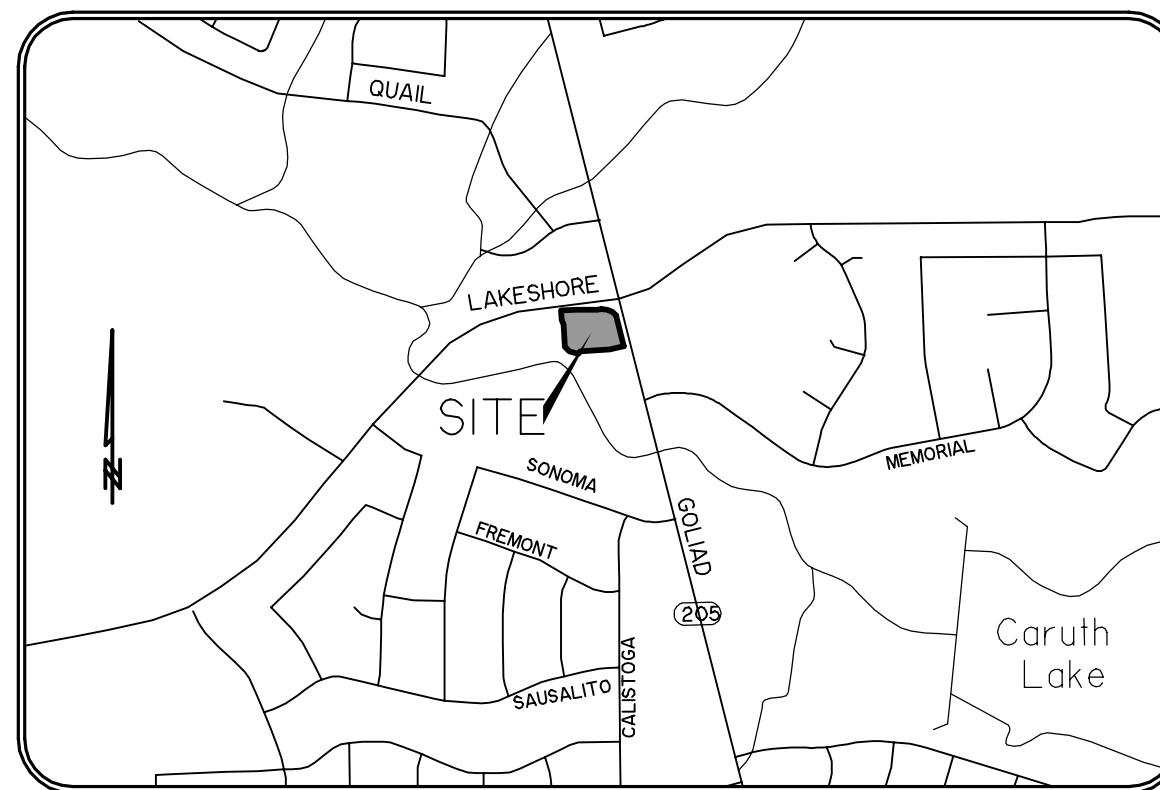
We request a variance to provide a flat roof system per the Chick-fil-A standard in lieu of the pitched roof system specified in Section 6.7.C.2 of the ULDC. The Chick-Fil-A identity and building design are best represented with the parapets as designed, and Chick-Fil-A respectfully requests to maintain their brand and prototype standard.

We appreciate your acceptance of our variance submittal and request your recommendation to the Planning and Zoning Commission and City Council for the approval of this variance. If you have any questions or comments, please feel free to contact me at 817-467-7700 or RandyE@WierAssociates.com.

Truly yours,

Randy Eardley, PE
Wier & Associates, Inc.
Texas Firm Registration No. F-2776

SITE DATA	
SITE ADDRESS	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 61,014 Sq. Ft.
TOTAL BUILDING AREA	4,800 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



VICINITY MAP
N.T.S.

NOTES

- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
- ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
- IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
- BUILDING IS PARALLEL & PERPENDICULAR TO WEST PROPERTY LINE.

CAUTION !!

EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

SITE LEGEND

	5' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT (6.5 SACK)
	6' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT (6.5 SACK)
	7' - 4,000 P.S.I. REINFORCED CONCRETE PAVEMENT (6.5 SACK)
	SIDEWALK
	PROPOSED 12" OR SMALLER WATER MAIN
	PROPOSED GATE VALVE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	PROPOSED 12" OR SMALLER SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM SEWER
	PROPOSED GRATE INLET
	PROPOSED CURB INLET
	HANDICAP-ACCESSIBLE PARKING STALL
	BARRIER FREE RAMP
	PROPERTY LINE
	LIGHT POLE
	MEASUREMENT TO BACK OF CURB

LAYOUT NOTES

- ENCLOSED STORAGE
- 25' x 10' DUMPSTER ENCLOSURES
- OIL & WATER SEPARATOR FOR DUMPSTER
- GREASE TRAP
- ORDER POINT & MENU BOARD
- COLUMN & FOOTING (TYPICAL)
- PROP. UNDERGROUND DETENTION POND
- CLEARANCE BAR
- DRIVE-THRU WINDOW
- MEAL DELIVERY CANOPY
- DRIVE-THRU CANOPY
- PROPOSED DOMESTIC METER
- PROPOSED IRRIGATION METER
- PROPOSED MONUMENT SIGN
- EXISTING FIRE HYDRANT
- DRIVE-THRU PAVEMENT STRIPING
- PAVEMENT STRIPING
- REMOVE EXISTING CONCRETE DRIVEWAY
- FLAGPOLE
- EXISTING TRANSFORMER AND PAD
- WHEEL STOP
- 12" x 12" DUMPSTER GRATE INLET
- EX. WATER METER TO BE REMOVED
- REMOTE FIRE DEPARTMENT CONNECTION

TOPOGRAPHIC LEGEND

BOL	BOLLARD
CI	CURB INLET
CM	CONTROLLING MONUMENT
EB	ELECTRIC BOX
EM	ELECTRIC METER
FH	FIRE HYDRANT
FOVLT	FIBER OPTIC VAULT
GM	GAS METER
GTS	GAS TEST STATION
GUY	GUY WIRE
HDWL	CONCRETE HEADWALL
ICV	IRRIGATION CONTROL VALVE
IR	IRON ROD FOUND
LP	LIGHT POLE
PP	POWER POLE
PPC	POWER POLE W/CONDUIT
PPLP	POWER POLE W/LIGHT POLE
PPF	POWER POLE W/TRANSFORMER
RCP	CONCRETE STORM DRAIN PIPE
PPTC	POWER POL. W/CONDUIT AND TRANSFORMER
SDMH	STORM DRAIN MANHOLE
SN	UNDERGROUND TELEPHONE SIGN
SNCT	GAS PIPELINE MARKER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
TPS	TELEPHONE PEDESTAL
TSB	TRAFFIC SIGNAL BOX
TMH	TELEPHONE MANHOLE
TRM	TRANSFORMER PAD
TSP	TRAFFIC SIGNAL POLE
TSVLT	TRAFFIC SIGNAL VAULT
WM	WATER METER
WMH	WATER MANHOLE
WMV	WATER VALVE
WVLT	WATER VAULT
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
W	WATER LINE
SE	SANITARY SEWER LINE
FO	FIBER OPTIC LINE
G	UNDERGROUND GAS
UT	UNDERGROUND TELEPHONE

VERTICAL DATUM NOTE:
REFERENCE DATUM = NORTH AMERICAN VERTICAL DATUM (NAD) 88 UTILIZING THE RTK NETWORK ADMINISTERED BY WESTERN DATA SYSTEMS.

SITE BENCHMARK NO. 1 AN "X" CUT IN CONCRETE BACK OF CURB PI OF ACCESS DRIVE SOUTH OF LOT 2, LAKESHORE COMMONS, ±19' NORTHWEST OF DUMP INLET AND ±40' NORTH OF STORM DRAIN MAN HOLE.
ELEVATION = 472.03'

SITE BENCHMARK NO. 2 AN "X" CUT IN CONCRETE BACK OF CURB WEST SIDE OF ACCESS DRIVE WEST OF LOT 2, LAKESHORE COMMONS, ±3' EAST OF FIRE HYDRANT AND ±12' WEST OF SANITARY SEWER MAN HOLE.
ELEVATION = 471.87'

SITE BENCHMARK NO. 3 AN "X" CUT IN PAVERS BRICK MEDIAN OF NORTH LAKESHORE DRIVE ±45' DIRECTLY EAST OF A LIGHT POLE ±176' WEST OF INTERSECTION WITH NORTH GOLIAD STREET.
ELEVATION = 472.88'

SITE PLAN
CHICK-FIL-A #03897

SOUTHWEST CORNER OF N. LAKESHORE DR. & GOLIAD ST.

LOT 2, BLOCK A
LAKESHORE COMMONS
CITY OF ROCKWALL, TEXAS

CASE # SP2018-020
SUBMITTAL DATE: 8/8/2018

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

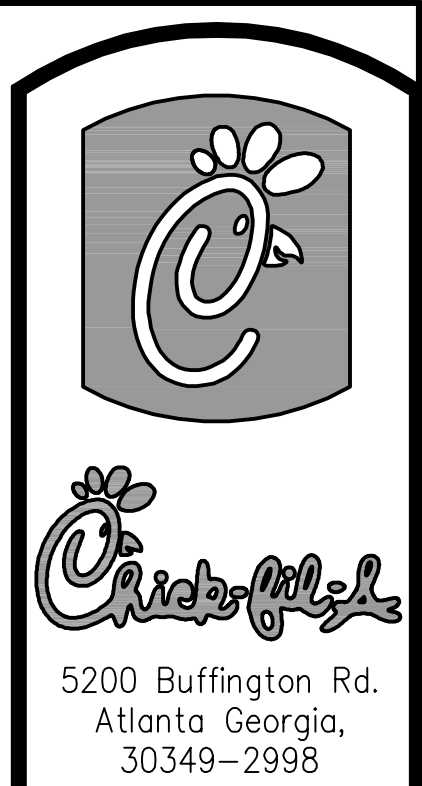
OWNER:
MOORE WORTH INVESTMENTS, LLC
8446 FREEMONT PARKWAY, STE 175
DALLAS, TEXAS 75063

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RANDY EARDLEY, P.E.
RandyE@WierAssociates.com

DEVELOPER/APPLICANT:
CHICK-FIL-A, INC.
5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349
PHONE: (404) 765-8000
CONTACT: GETRA THOMASON-SANDERS

LOT 3, BLOCK A
LAKESHORE COMMONS
INST. No. 20170000015245
O.P.R.R.C.T.

PRINTED: 8/9/2018 5TB FILE: WIER-PAVING-STB LAST SAVED: 8/9/2018 9:29 AM SAVED BY: RILEY.C FILE: C-3 SITE PLAN 17144.DWG



Revisions:

Mark	Date	By
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Mark Date By

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Mark Date By

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Mark Date By

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of
Randy Eardley, P.E.
Texas Registration No. 104957 On Date Shown Below.

LOT 2, BLOCK A
LAKESHORE COMMONS
N. LAKESHORE DR. & HWY 205
ROCKWALL, TEXAS
STORE# 03897

SHEET TITLE
CITY OF ROCKWALL
SITE PLAN

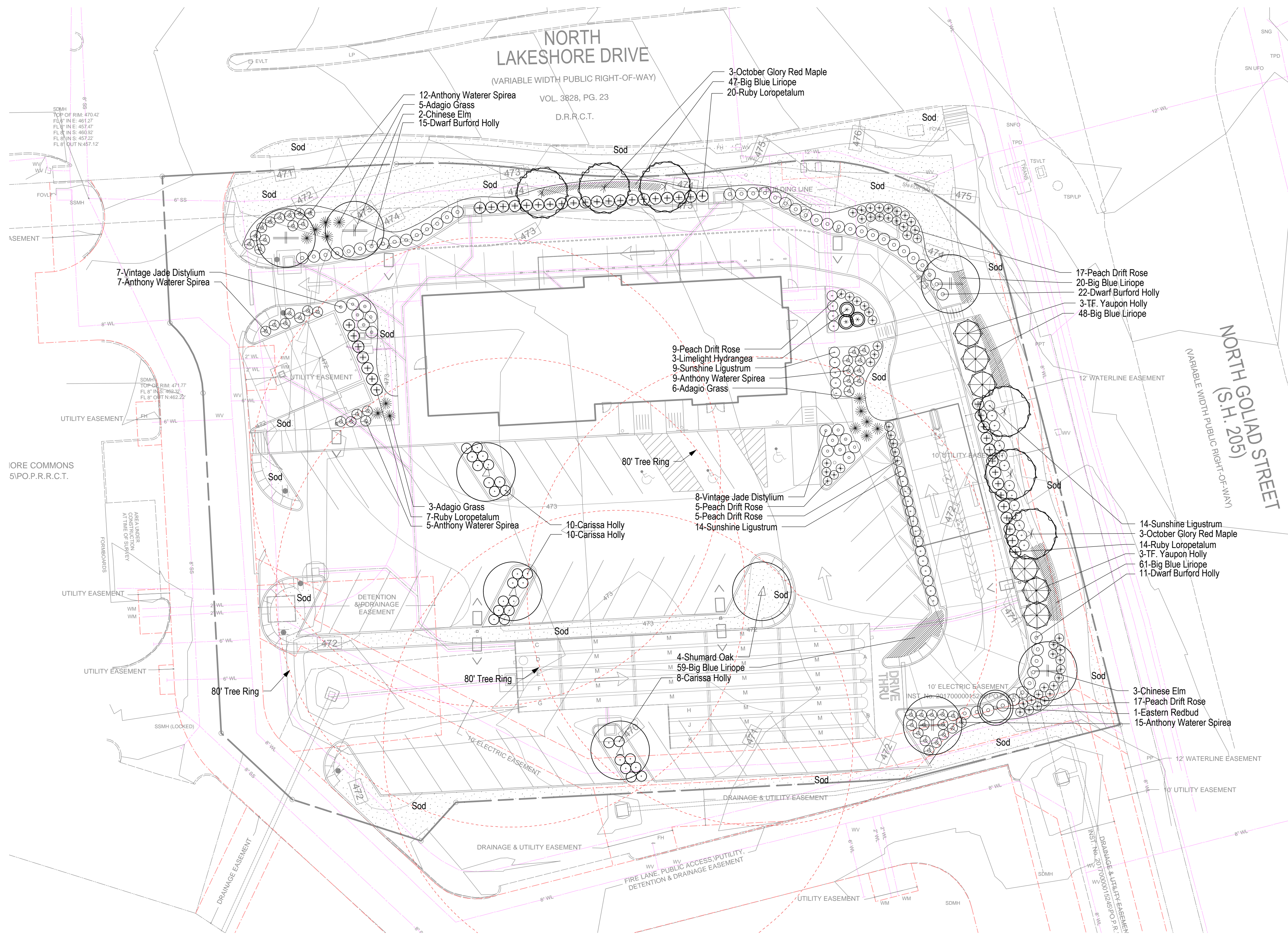
FOR PERMIT
FOR BID
FOR CONSTRUCTION

Job No. : 17144
Store : #03897
Date : 8/8/2018
Drawn By : MSG
Checked By : RRW

Sheet
C-3

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.



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 (ie. 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 grassed 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
5	Ulmus parvifolia 'Chinese'	Chinese Elm	4" Cal; 12'-14' Hgt.	B & B; Good form, well branched
Shrubs				
15	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.	
37	Ligustrum sinense 'Sunshine'	Sunshine Ligustrum	Min. 15" Hgt; 3 Gal.	
41	Loropetalum chinense 'Ruby'	Ruby Loropetalum	Min. 24" Hgt.	
14	Miscanthus sinensis 'Adagio'	Adagio Grass	Min. 15" Hgt; 3 Gal.	
53	Rosa 'Meigill'	Peach Drift Rose	Min. 15" OA; 3 Gal.	
48	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	Min. 15" Hgt; 3 Gal.	
Groundcovers				
235	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 18" O.C.
8264	Cynodon dactylon	Hybrid Bermuda Grass	SF; Sod	
Other				

LANDSCAPE REQUIREMENTS

A. SH 205 OVERLAY DISTRICT

- REQUIRED**
1. 20' buffer strip with 3 Canopy and 4 Accent Trees along street frontage.
SH 205: 177 LF / 100 = 5 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: 5 Canopy; 3 Maple, 2 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	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 61,014 Sq. Ft.
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HANDICAP-ACCESSIBLE PARKING PROVIDED	3



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



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

NO.	DATE	DESCRIPTION
1	8/31/18	City Comments

MLD PROJECT # 2018115

PRINTED FOR PERMIT

DATE 7.19.18

DRAWN BY ADN

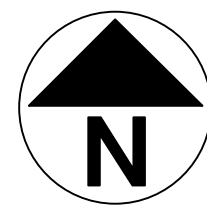
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SHEET

LANDSCAPE PLAN

SHEET NUMBER

L-100



0 20 40 FT

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

DESCRIPTION

Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the landscape plan. The work includes:

1. Soil preparation.
2. Trees, shrubs, ground covers, and annuals/perennials.
3. Planting mixes.
4. Top Soil, Mulch and Planting accessories.
5. Maintenance.
6. Decorative stone.

Related Work:

1. Irrigation System; see irrigation specifications (sheet L-2.2)

QUALITY ASSURANCE

Plant names indicated, comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

Nursery Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional cost, and providing that the larger plants will not be cut back to size indicated. Provide plants indicated by two measurements so that only a maximum of 25% are of the minimum size indicated and 75% are of the maximum size indicated.

Before submitting a bid, the Contractor shall have investigated the sources of supply and be satisfied that they can supply the listed plants in the size, variety and quality as specified. Failure to take this precaution will not relieve the Contractor from their responsibility for furnishing and installing all plant materials in strict accordance with the Contract Documents without additional cost to the Owner. The Landscape Architect shall approve any substitutes of plant material, or changes in plant material size, prior to the Landscape Contractor submitting a bid.

DELIVER, STORAGE AND HANDLING

Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock. Protect all plants from being cut out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches. Cover plants transported on open vehicles with a protective covering to prevent wind burn.

PROJECT CONDITIONS

Protect existing utilities, paving, and other facilities from damage caused by landscape operations.

A complete list of plants, including a schedule of sizes, quantities, and other requirements are shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

The irrigation system will be installed prior to planting. Locate, protect and maintain the irrigation system during planting operations. Repair irrigation system components damaged during planting operations; at the Contractor's expense. Refer to the irrigation specifications, irrigation plan and irrigation details.

Do not begin landscape accessory work before completion of final grading or surfacing.

WARRANTY

Warrant plant material to remain alive, be healthy and in a vigorous condition for a period of 1 year after completion and final acceptance of entire project.

Replace, in accordance with the drawings and specifications, all plants that are dead or, are in an unhealthy, or unsightly condition, and have lost their natural shape due to dead branches, or other causes due to the Contractor's negligence. The cost of such replacement(s) is at the Contractor's expense. Warrant all replacement plants for 1 year after installation.

Warranty shall not include damage, loss of trees, plants, or ground covers caused by fires, floods, freezing rains, lightning storms, winds over 75 miles per hour, winter kill caused by extreme cold, severe winter conditions not typical of planting area, and/or acts of vandalism or negligence on a part of the Owner.

Remove and immediately replace all plants, found to be unsatisfactory during the initial planting installation.

Maintain and protect plant material, lawns, and irrigation until final acceptance is made.

ACCEPTANCE

Inspection of planted areas will be made by the Owner's representative.

1. Planted areas will be accepted provided all requirements, including maintenance, have been complied with and plant materials are alive and in a healthy, vigorous condition.

Upon acceptance, the Contractor shall commence the specified plant maintenance.

CODES, PERMITS AND FEES

Obtain any necessary permits for this Section of Work and pay any fees required for permits.

The entire installation shall fully comply with all local and state laws and ordinances, and with all established codes applicable thereto; also as depicted on the landscape and irrigation construction set.

PART 2 - PRODUCTS

MATERIALS

Plants: Provide typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sun scald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held on storage will be rejected if they show signs of growth during the storage period.

1. Balled and plants wrapped with burlap, to have firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls, or signs of circling roots are not acceptable.
2. Container- grown stock: Grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
 - a. No plants shall be loose in the container.
 - b. Container stock shall not be pot bound.
3. Plants planted in rows shall be matched in form.
4. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
 - a. If the use of larger plants is acceptable, increase the spread of roots or root ball in proportion to the size of the plant.
5. The height of the trees, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated in the plant list.
6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.
7. Evergreen trees shall be branched to the ground or as specified in plant list.
8. Shrubs and small plants shall meet the requirements for spread and height indicated in the plant list.
 - a. The measurements for height shall be taken from the ground level to the height of the top of the plant and not the longest branch.
 - b. Single stemmed or thin plants will not be accepted.
 - c. Side branches shall be generous, well-twiggled, and the plant as a whole well-bushed to the ground.
 - d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root or branch injuries.

ACCESSORIES

Topsoil: Shall be Fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay, lumps, coarse sands, stones, roots, sticks, and other foreign materials, with acidity range of between pH 6.0 and 6.8.

Note: All planting areas shall be cleaned of construction debris (ie. Concrete, rubble, stones, building material, etc.) prior to adding and spreading of the top soil.

1. **Sod Areas:** Spread a minimum 4" layer of top soil and rake smooth.
2. **Planting bed areas:** Spread a minimum 4" layer of top soil and rake smooth.

3. **Landscape Islands/Medians:** Fracture/loosen existing subgrade to a minimum 24" depth. Remove and replace any subgrade unsuitable for planting. Once subgrade is clean of debris and loosened, add topsoil to a minimum berm 6"-8" height above island curbing.
4. **Annual/Perennial bed areas:** Add a minimum of 4" organic matter and till to a minimum 12" depth.

Mulch: Type selected dependent on region and availability; see landscape plans for type of mulch to be used. Hold mulch 4" from tree trunks and shrub stems.

1. **Hardwood:** 6 month old well rotted double shredded native hardwood bark mulch not larger than 4" in length and ½" in width, free of wood chips and sawdust. Install minimum depth of 3".
2. **Pine Straw:** Pine straw to be fresh harvest, free of debris, bright in color. Bales to be wired and tightly bound. Needs to be dry. Install minimum depth of 3".
3. **River Rock:** (color) light gray to buff to dark brown, washed river rock, 1" – 3" in size. Install in shrub beds to an even depth of 3". Weed control barrier to be installed under all rock mulch areas. Use caution during installation not to damage plant material.
4. **Mini Nuggets:** Install to a minimum depth of 2"-3" at all locations of annual and perennial beds. Lift the stems and leaves of the annuals and carefully spread the mulch to avoid injuring the plants. Gently brush the mulch off the plants.

Guying/Staking:

1. **Arboret:** Green (or white) staking and guying material to be flat, woven, polypropylene material, ¾" wide 900 lb. break strength. Arbotrie shall be fastened to stakes in a manner which permits tree movement and supports the tree.
2. **Remove Guying/Staking** after one year from planting.

Tree Wrap: Tree wraps should be used on young, newly planted thin-barked trees (Cherry, Crabapple, Honey Locust, Linden, Maple, Mountain Ash, Plum) that are most susceptible to sun scald/Sunburn. Standard waterproof tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe Draft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Wrap the tree in the fall and leave the wrap in place throughout the winter and early spring. Tree wraps are temporary and no longer needed once trees develop corky bark.

PART 3 – EXECUTION

INSPECTION

Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve top soil 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, and work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.

PREPARATION

Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

Locate plants as indicated on the plans or as approved in the field after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate plant locations have been selected and approved by the Landscape Architect; spacing of plant material shall be as shown on the landscape plan.

Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Depth of pit shall accommodate the root system. Provide undisturbed sub grade to hold root ball at nursery grade as shown on the drawings.

INSTALLATION

Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure. Set plant material 2" – 3" above the finish grade. No filling will be permitted around trunks or stems. Backfill the pit with topsoil mix and excavated material. Do not use frozen or muddy mixtures for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

After balled and wrapped in burlap plants are set, muddle planting soil mixture around bases of balls and fill all voids.

1. **Remove all burlap, ropes, and wires** from the top 1/3 of the root ball

Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 24" of the trunks of trees and shrubs within planting bed and to within 18" of edge of bed.

Mulching:

1. Mulch tree and shrub planting pits and shrub beds with required mulching material (see landscape plan for mulch type); depth of mulch as noted above. **Hold mulch back 4" away from tree trunks and shrub stems.** Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

Decorative Stone: (where indicated on landscape plan)

1. Install weed control barrier over sub-grade prior to installing stone. Lap 6" on all sides.
2. Place stone without damaging weed barrier.
3. Arrange stones for best appearance and to cover all weed barrier fabric.

Wrapping, guying, staking:

1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. **Wrapping:**
 - a. Wrap trunks of all young newly planted trees known to have thin bark. Wrap spirally from bottom to top with specified tree wrap and secure in place.
 - b. **Overlap ½ the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.**
 - c. Secure tree wrap in place with twine wound spirally downward in the opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
 - d. Wrap the trees in the fall and leave the wrap in place throughout the winter and early spring.
 - e. Tree wraps are temporary and no longer needed once the trees develop corky bark.
3. **Staking/Guying:**
 - a. Stake/guy all trees immediately after lawn sodding operations and prior to acceptance.
 - b. Stake deciduous trees 2" caliper and less. Stake evergreen trees under 7"-0" tall.
 1. Stakes are placed in line with prevailing wind direction and driven into undisturbed soil.
 2. Ties are attached to the tree, usually at the lowest branch.
 - c. Guy deciduous trees over 2" caliper. Guy evergreen trees 7"-0" tall and over.
 1. Guy wires to be attached to three stakes driven into undisturbed soil, with one stake placed in the direction of the prevailing wind.
 2. Ties are attached to the tree as high as practical.
 3. The axis of the stake should be at 90 degree angle to the axis on the pull of the guy wire.
4. **Remove all guying and staking after one year from planting.**

Pruning:

1. Prune deciduous trees and evergreens only to remove broken or damaged branches.

WORKMANSHIP

During landscape/irrigation installation operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of installation operations, all excess materials, equipment, debris and waste material shall be cleaned up and removed from the site; unless provisions have been granted by the owner to use on-site trash receptacles. Sweep parking and walks clean of dirt and debris. Remove all plant tags and other debris from lawns and planting areas.

Any damage to the landscape, the structure, or the irrigation system caused by the landscape contractor shall be repaired by the landscape contractor without charge to the owner.

MAINTENANCE

Contractor shall provide maintenance until work has been accepted by the Owner's Representative.

Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants and lawns free of insects and disease.

1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. repair guy wires and stakes as required. Remove all stakes and guy wires after 1 year.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
4. Water trees, plants and ground cover beds within the first 24 hours of initial planting, and not less than twice per week until final acceptance.

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of **1 year** after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS

All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS

Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative (General Manager of the restaurant).

All seasonal color selections shall be approved by the General Manager prior to ordering and installation.

SOIL TESTING

The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results

	Landscape Trees and Shrubs	Turf
pH Range	5.0-7.0	6.0-7.0
Organic Matter	>1.5%	>2.5%
Magnesium (Mg)	100+lbs./acre	100+lbs./acre
Phosphorus (P2O5)	150+lbs./acre	150+lbs./acre
Potassium (K2O)	120+lbs./acre	120+lbs./acre
Soluble salts/ Conductivity	Not to exceed 900ppm/1.9 mmhos/cm in soil; not to exceed 1400 ppm/2.5 mmhos/cm in high organic mix	Not to exceed 750ppm/0.75 mmhos/cm in soil; not to exceed 2000 ppm/2 mmhos/cm in high organic mix

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

Boron	3 pounds per acre
Manganese	50 pounds per acre
Potassium (K2O)	450 pounds per acre
Sodium	20 pounds per acre

WORKMANSHIP

During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

TURF

GENERAL CLEAN UP

Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

MOWING

Warm season grasses (i.e. Bermuda grass) shall be maintained at a height of 1" to 2" during the growing season.

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs and parking areas. Caution: Weed eaters should NOT be used around trees because of potential damage to the bark.

EDGING

Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

LIMING & FERTILIZING

A soil test shall be taken to determine whether an application of limestone in late fall is necessary. If limestone is required, the landscape contractor shall specify the rate, obtain approval from the owner and apply it at an additional cost. A unit price for liming of turf shall accompany the bid based on a rate of 50 pounds per 1000 square feet.

Fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES

Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. **Read the label prior to applying any chemical.**

INSECT & DISEASE CONTROL FOR TURF

The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING

All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. **Do not shear trees or shrubs.** If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:

1. Prune those that flower before the end of June immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
2. Prune those that flower in summer or autumn in winter or spring before new growth begins, since these plants develop flowers on new growth.
3. Delay pruning plants grown for ornamental fruits, such as cotoneasters, pyracanthas and viburnums.
4. Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
6. Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
7. Conifers shall be pruned, if required, according to their genus.
 - A. Yews, junipers, hemlocks, arborvitae, and false-cypress may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
 - B. Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
8. Groundcover shall be edged and pruned as needed to contain it within its borders.

9. Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on crepe myrtles, iliacs, viburnums, smoke bush, etc.
10. Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on abelia, forsythia, deutzia, spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

SPRING CLEANUP

Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING

For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees, 2 to 6 pounds of Nitrogen per 1000 square feet; for narrow-leaf evergreens, 1 to 4 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1" deep, or fertilized once in March with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area. Ericaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

MULCHING

Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up said bed, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the bed areas. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING

All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is *Insects that Feed on Trees and Shrubs* by Johnson and Lyon, Comstock Publishing Associates. For plant pathogenic diseases, two references are suggested: *Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries*, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and *Diseases of Trees and Shrubs* by Sinclair and Lyon, published by Comstock Publishing Press.

TRASH REMOVAL

The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL

All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP

The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:

- Cleaning curbs and parking areas
- Removing all trash and unwanted debris
- Turning mulch where necessary
- Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

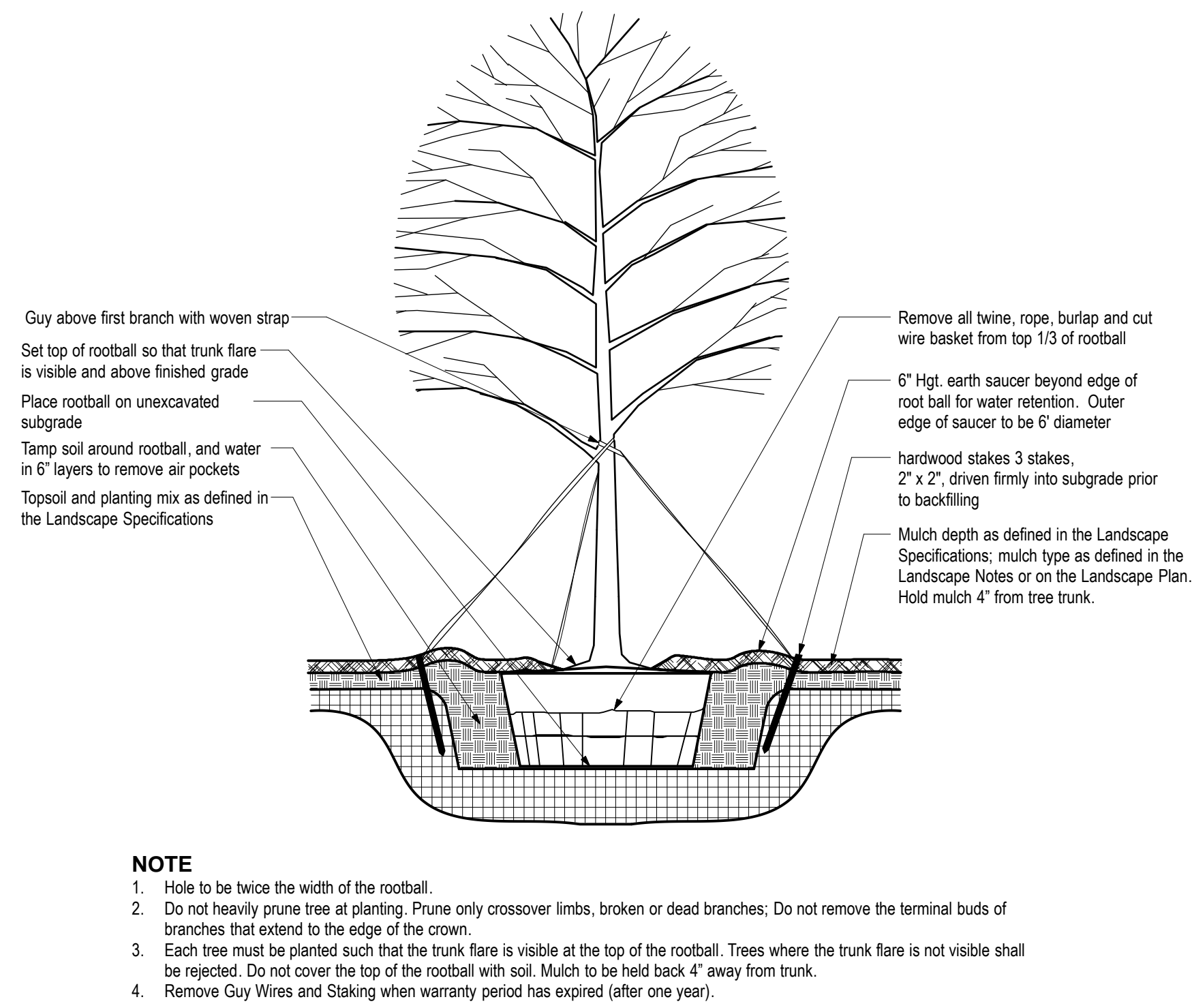
SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:

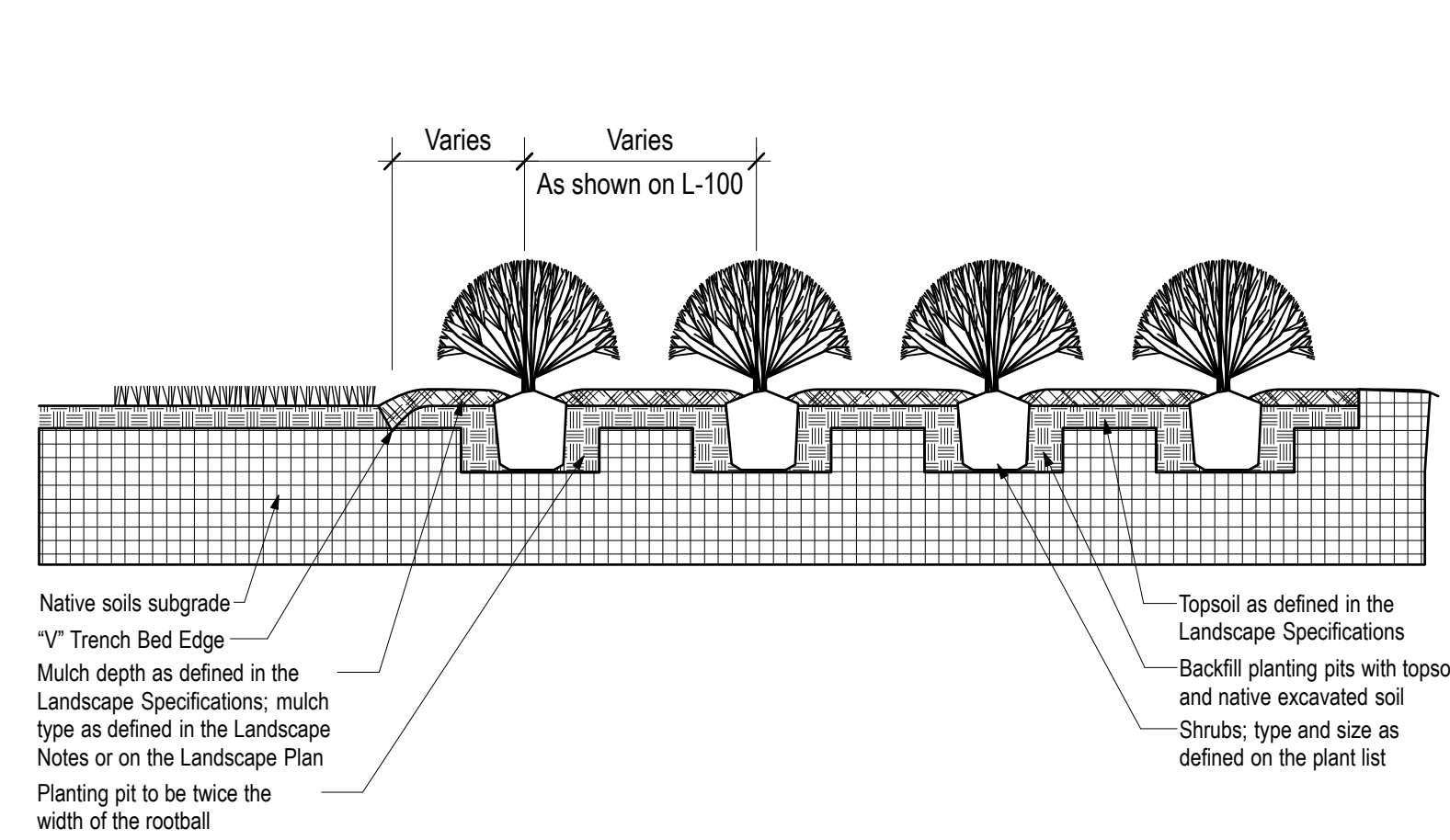
1. After flowering, cut off spent flower heads.
2. Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
3. Allow leaves of other bulbs to yellow naturally and then cut off at base.
4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet, or top-dress with compost 1" deep. Fall fertilization with a bulb fertilizer or mulching with 1" of compost is optional.

Flower Rotation:

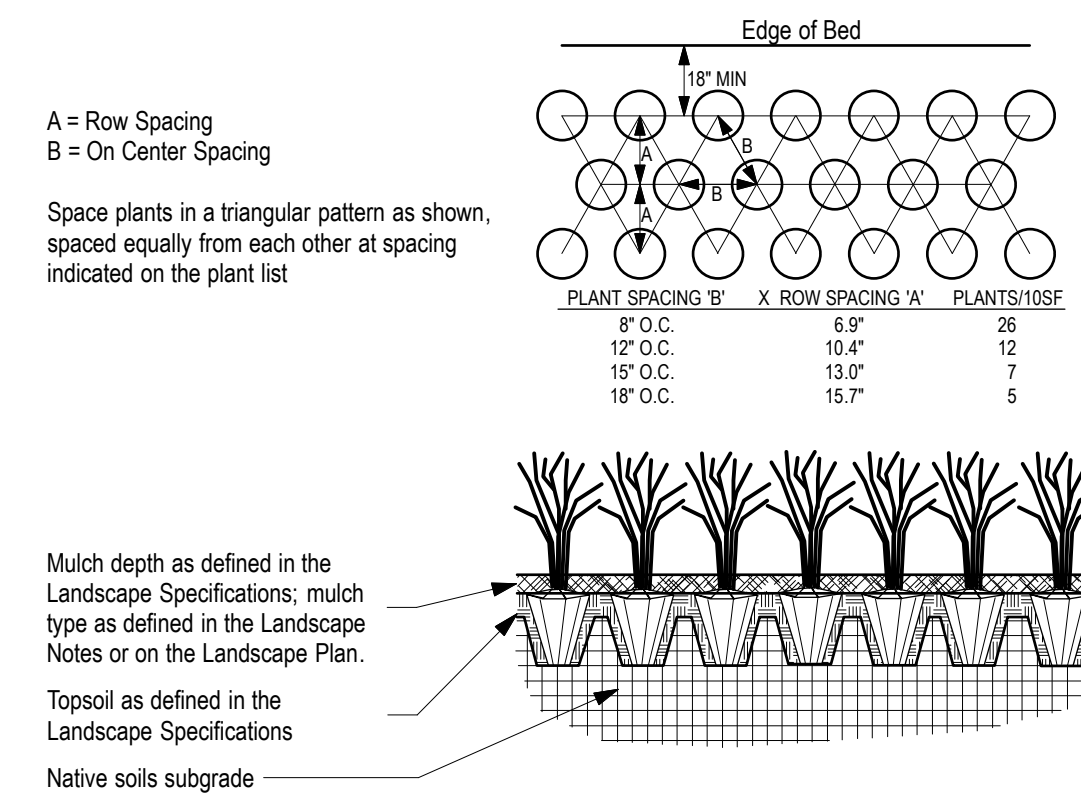
1. Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner, and install new plants if included in contract.
2. Summer Annuals or Fall Plants:
 - a. Dead heading: Pinch and remove dead flowers on annuals as necessary.
 - b. Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of 20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100 gallons of water, monthly; or mulch with compost 1" deep.
 - c. Removal: If fall plants are to be installed, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.



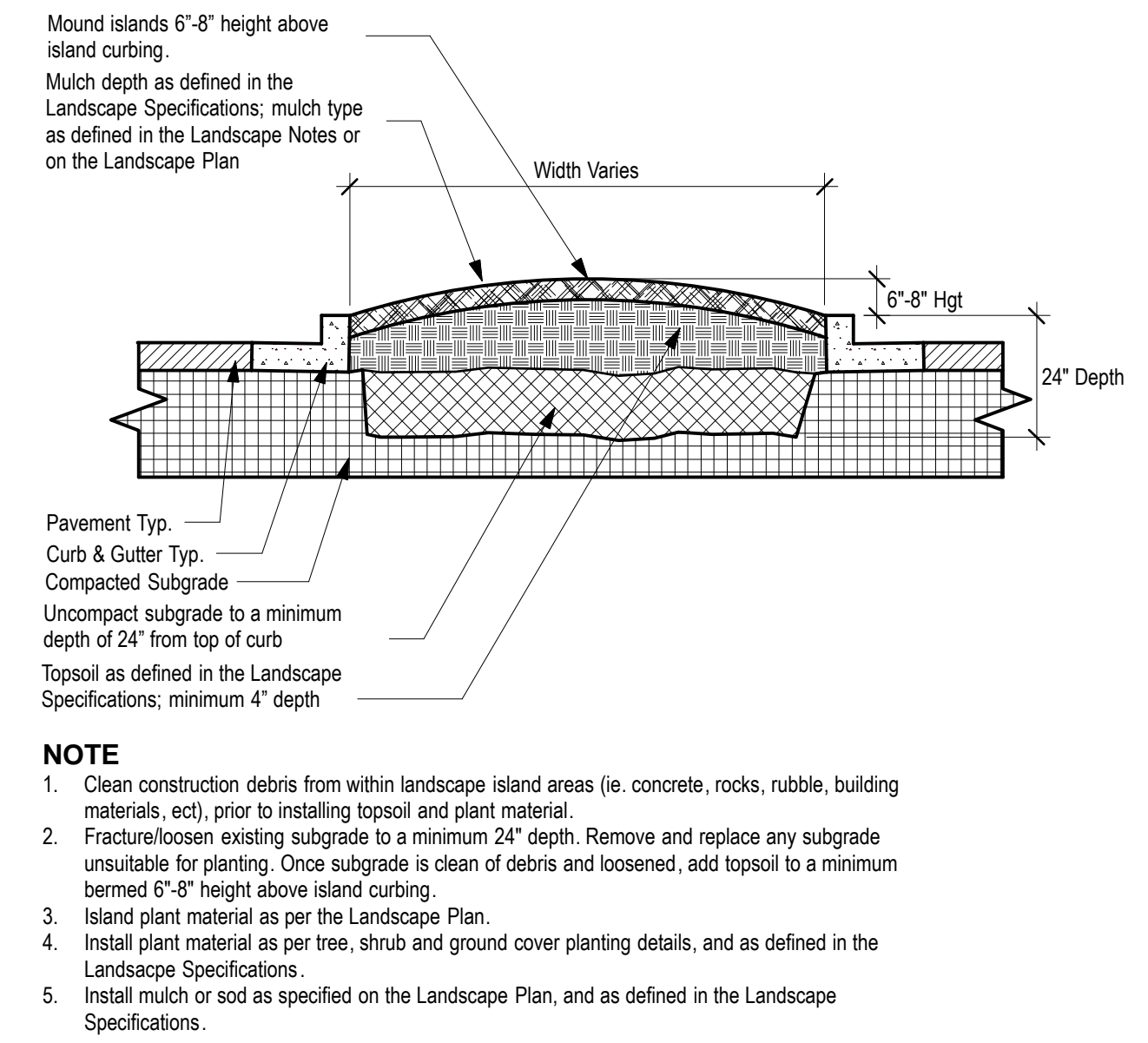
1 TREE PLANTING & STAKING
SCALE: NTS



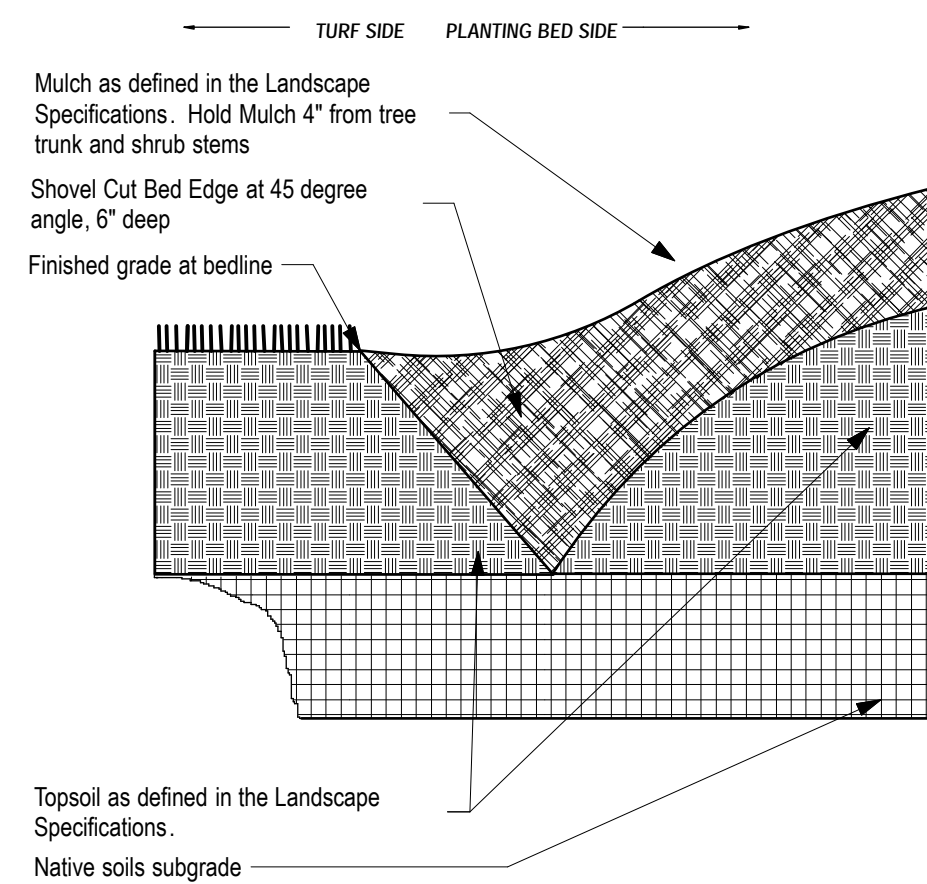
2 SHRUB BED PLANTING DETAIL
SCALE: NTS



3 "V" TRENCH BED EDGING
SCALE: NTS



4 PARKING ISLAND DETAIL
SCALE: NTS



5 GROUNDCOVER PLANTING DETAIL
SCALE: NTS



Chick-fil-A

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Rockwall, TX 75087

FSU# 03897

REVISION SCHEDULE	NO.	DATE	DESCRIPTION

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SHEET

Permit Landscape Details

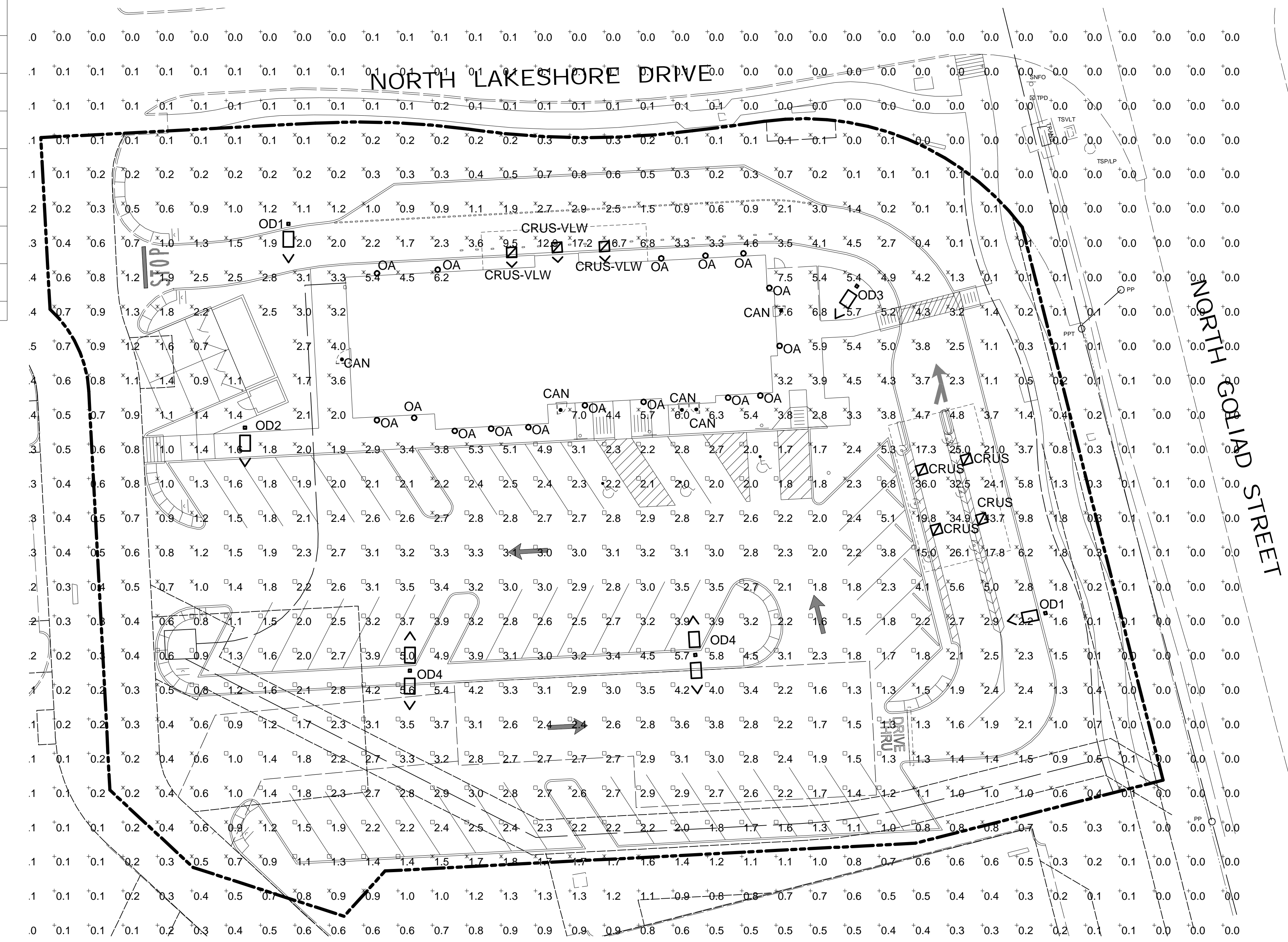
SHEET NUMBER

L-101

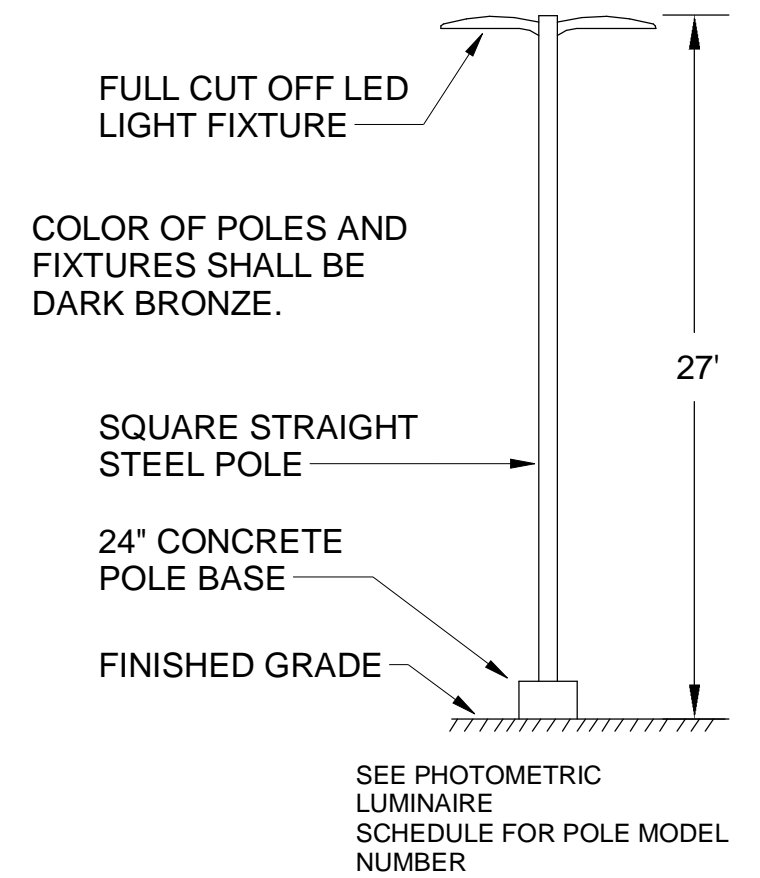
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
↑	OD1	2	Lithonia Lighting	DSX0 LED P5 40K BLC MVOLT	1	9576	0.95	89
↑	OD2	1	Lithonia Lighting	DSX0 LED P5 50K T5W MVOLT	1	12199	0.95	89
↑	OD3	1	Lithonia Lighting	DSX0 LED P6 50K T5VS MVOLT HS	1	14448	0.96	134
↑	OD4	2	Lithonia Lighting	DSX0 LED P7 40K TFTM MVOLT	1	18356	0.95	332
○	CAN	5	EATON - HALO (FORMER COOPER LIGHTING)	SLD405830WH	1	750	0.96	12.2
○	OA	16	ECLIPSE LIGHTING - LED SURFACE MOUNT LUMINAIRE	P5675-31 / P8799	1	690	0.95	24
□	CRUS	4	LSI INDUSTRIES, INC	CRUS-SC-LED-LW-30	1	9966	0.95	73.5
□	CRUS-VLW	3	LSI INDUSTRIES, INC	CRUS-AC-LED-VLW-30	1	7227	0.95	60.8

OD POLE SHALL BE A 25' STRAIGHT STEEL POLE BY LITHONIA, MODEL #SSS-25-4G-DM19/28AS-DBB.

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	1.3 fc	43.7 fc	0.0 fc	N/A	N/A
Lot Summary	x	2.7 fc	43.7 fc	0.0 fc	N/A	N/A
Parking Lot Summary	□	2.6 fc	15.0 fc	0.6 fc	25.0:1	4.3:1



B1 PHOTOMETRIC PLAN
1" = 20'-0"

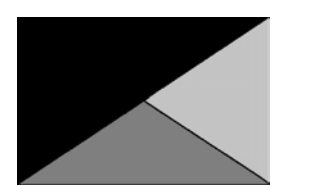


A4 SITE LIGHTING POLE DETAIL
N.T.S.

SITE DATA	
SITE ADDRESS	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 61,014 Sq. Ft.
TOTAL BUILDING AREA	4,609 Sq. Ft ±
PERVIOUS AREA	14,577 Sq. Ft ± (24%)
IMPERVIOUS AREA	46,437 Sq. Ft ± (76%)
TOTAL PARKING REQUIRED	47 (1 stall/100 sf)
TOTAL PARKING PROVIDED	50
HANDICAP-ACCESSIBLE PARKING REQUIRED	2
HANDICAP-ACCESSIBLE PARKING PROVIDED	3



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



Kurzynske & Associates
2900 Lebanon Pike, Ste 201
Nashville, Tennessee 37214
Telephone: (615) 255-5203
Fax: (615) 255-5207
Email: mail@kurzynske.com

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NUMBER 10225



08/08/18

CHICK-FIL-A
HWY. 205 & N. LAKESHORE
N. GOLIAD ST.
ROCKWALL, TX 75087

FSR# 03897

REVISION SCHEDULE	DESCRIPTION
NO. DATE	

PRELIMINARY	CURRENT DESIGN	2018
	DISCIPLINE'S PROJECT NUMBER	17006.M.A.S
	PRINTED DATE	PRELIMINARY
	DATE	08/08/2018
	DRAWN BY	BTS

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SHEET PHOTOMETRIC PLAN

SHEET NUMBER
E-102.



D-Series Size 0 LED Area Luminaire

Specifications

EPA: 0.95 ft² (0.09m²)

Length: 26" (660mm)

Width: 13" (330mm)

Height: 7" (178mm)

Weight: 16 lbs (7.2kg)

Imax: 13"

Capable Luminaire

This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background. DTL DTL equipped luminaires meet the A+ specification for luminaire to photocell interoperability.

This luminaire is part of an A+ Certified solution for ROAM[®] or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.

2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to Roam; Link to DTL DTL.

Ordering Information EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXB

Series	LEDs	Color Temperature	Distribution	Voltage	Mounting	Shipped included
DSX0 LED	Forward optics P1 P4 P7 P2 P5 P3 P6 Related optics P1P P2P P1T P2T	30K 4000 K 40K 4000 K 50K 4000 K AMPC Amber phosphor converter ¹	T15 Type I short T25 Type II short T3M Type I medium T3M Type II medium T4M Type IV medium T3TM Type I/II medium T3VS Type V very short	T55 Type V short T3M Type I medium T281 240° 277° 347° ¹ 480° ¹	120V ¹ 208V ¹ 240V ¹ 277V ¹ 347V ¹ 480V ¹	SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUBA Square pole universal mounting adapter ¹ RPOBBA Round pole universal mounting adapter ¹ KMA DDBXB Mount arm mounting bracket adapter (specify finish) ¹

Control options

Shipped installed	Other options	Finish
PHVFCV Bi-level, motion/ambient sensor, 15-30° mounting height, ambient sensor enabled at 18" ¹	PHVFCV Bi-level, motion/ambient sensor, 15-30° mounting height, ambient sensor enabled at 18" ¹	DBD0 Dark bronze DBL0 Black DND0 Natural aluminum DWD0 White DDBD0 Textured dark bronze DDBL0 Textured black DNDND0 Textured natural aluminum DDBDND0 Textured white

Shipped installed

PHVFCV Bi-level, motion/ambient sensor, 15-30° mounting height, ambient sensor enabled at 18" ¹

PERS Five-wire recessed only (control ordered separately) ¹

PER7 Seven-wire recessed only (control ordered separately) ¹

DMG 0-10V dimming recessed out box of housing for remote control (control ordered separately)

PHV Bi-level, motion/ambient sensor, 15-30° mounting height, ambient sensor enabled at 18" ¹

PHR Bi-level, motion/ambient sensor, 15-30° mounting height, ambient sensor enabled at 18" ¹

PHVFCV Bi-level, motion/ambient sensor, 15-30° mounting height, ambient sensor enabled at 18" ¹

Order separately

PHVFCV Bi-level, motion/ambient sensor, 15-30° mounting height, ambient sensor enabled at 18" ¹

PHR Bi-level, motion/ambient sensor, 15-30° mounting height, ambient sensor enabled at 18" ¹

PHVFCV Bi-level, motion/ambient sensor, 15-30° mounting height, ambient sensor enabled at 18" ¹

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8061 • www.lithonia.com

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LED CANOPY LIGHT - LEGACY™ (CRUS)



HOUSING - Low profile, durable die-cast, aluminum construction, providing a reliable weather-light seal.

LEDS - Features an array of select, mid-power, high brightness, high efficiency LED chips; 5000K color temperature, 70 CRI (nominal).

DRIVE CURRENT - Choice of Very Low Wattage (VLW), Low Wattage (LW), Super Saver (SS), High Output (HO) or Very High Output (VHO).

OPTICS / DISTRIBUTION - Choice of Symmetrical or Asymmetrical, which directs light through a clear tempered glass lens, to provide a uniform distribution of light to vertical and horizontal surfaces.

OPTICAL UNIT - Features an ultra-slim 7/8" profile die-cast housing, with a flat glass lens. Unit is water-resistant, sealed to an IP67 rating. Integral designed heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

PRESSURE STABILIZING UNIT - Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

HAZARDOUS LOCATION - Die-cast aluminum, wet location rated driver/electrical enclosure is elevated above canopy deck to prevent water entry, provide easy "knock-out" connection of primary wiring and contributes to attaining the lowest operating temperatures available. Seals to optical housing via one-piece molded silicone gasket.

OPERATING TEMPERATURE - -40°C to 50°C (-40°F to +122°F)

ELECTRICAL - Universal voltage power supply, 120-277 VAC, 50/60 Hz input. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C82.41.2-2002, Scenario 1, Location Category C.

FINISH - Standard color is white and is finished with LSI's DuraGrip[®] polyester powder coat process. DuraGrip withstands extreme weather changes without cracking or peeling.

INSTALLATION - One person installation. No additional sealant required. Installs in a 12" or 16" deck pan. Deck penetration consists of a 4" hole, simplifying installation and water sealing. Unit is designed to quickly retrofit into existing Scottdale (4") hole as well as openings for Encore and Encore Top Access and to reconnect wiring for the SC/ECTA without having to relocate the conduit. Retro panels are available for existing Encores (see back page) as well as kits for recessed and 2x2 installations (see separate spec sheets). Support brackets are provided standard, to prevent sagging of deck.

SHIPPING WEIGHT - 27 pounds (single pack), 48 pounds (double pack).

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation. See LSI web site for specific guidance.

WARRANTY - Limited 5-year warranty.

LISTING - UL and ETL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

AC distribution utilizes a reflector which alters the look from a standard S distribution

DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog ratings.

Light Output - CRUS

Color White	V-LW - Very Low Watt	Lumens		Watts		LPW	
		SC	AC	SC/AC	SC	AC	
		3055	7532	61	148	125	
	LW - Low Watt	10525	8884	74	142	120	
	SS - Super Saver	13074	11595	90	140	118	
	HO - High Output	18033	15145	132	141	115	
	VHO - Very High Output	22418	17262	159	141	109	

Consult Factory

Class 1, Division 2 - Available on LW and SS

Temperature Classification - The surface temperature of this product will not rise above 100°C, within a 40°C ambient.

Gas Groups A, B, C, and D - Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

This product, or selected versions of this product, meet the standards listed below.

Please consult factory for your specific requirements.

UL LISTED ETL LISTED CE ROHS COMPLIANT IP67

Project Name _____ Fixture Type _____ 08/28/17

Catalog # _____ LSI INDUSTRIES, INC.

LED CANOPY LIGHT - LEGACY™ (CRUS)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **CRUS SC LED HO 50 UE WHT**

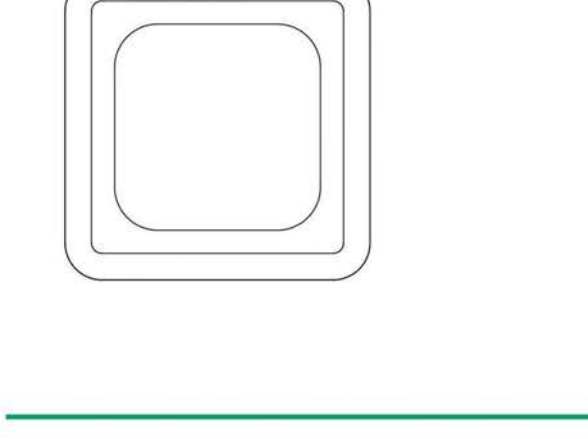
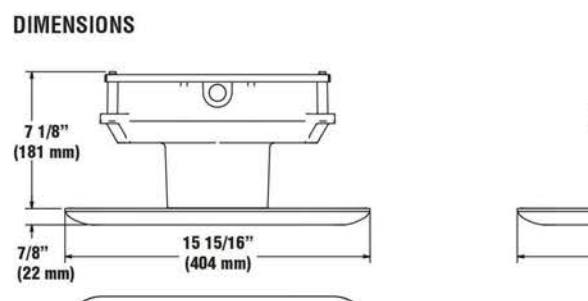
Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
CRUS	SC - Standard Symmetric AC - Asymmetric	LED	VLW - Very Low Watt LW - Low Watt SS - Super Saver HO - High Output VHO - Very High Output	30-5000K 30-5000K	UE - Universal Voltage (120-277V) 347-480V	WHT - White BSC - Bronze BLK - Black	HL - Hazardous location available on LW and SS

FOOTNOTES:

1- AC distribution utilizes a reflector which alters the look from a standard S distribution.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
Retrofit Panels - EC / ECTA / SC2 to CRU, for 16" Deck Panel	825846	KI - Hole Plugs and Silicone (enough for 25 retrofits)	132540
Retrofit Panels - ECTA / SC2 to CRU, for 12" Deck Panel	820881	1 - Consists of (25) 7/8" hole plugs and (1) 10.3 oz tube of RTV	
Retrofit 2x2 Cover Panel Blank (no holes)	307382		
Retrofit 2x2 Cover Panel Blank (no holes)	347470		



Light Output - CRUS

Color White	V-LW - Very Low Watt	Lumens		Watts		LPW	
		SC	AC	SC/AC	SC	AC	
		3055	7532	61	148	125	
	LW - Low Watt	10525	8884	74	142	120	
	SS - Super Saver	13074	11595	90	140	118	
	HO - High Output	18033	15145	132	141	115	
	VHO - Very High Output	22418	17262	159	141	109	

Project Name _____ Fixture Type _____ 08/28/17

Catalog # _____ LSI INDUSTRIES, INC.

B3 FIXTURE 'OD'
NO SCALE

HALO

DESCRIPTION

The Halo Surface LED Downlight (SLD) incorporates WaveStream™ technology to create an ultra-low profile surface mounting luminaire with the performance and look of a traditional downlight. SLD is designed for installation in many 3-1/2" and 4" round or octagon junction boxes. May also retrofit in 4" aperture IC and Non-IC recessed housings*. Dedicated LED wiring connector meets high-efficiency code requirement in recessed downlighting. Suitable for residential or commercial installations. Ideal for closets, storage areas, attic and basements. Compliant with NFPA 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5).

SPECIFICATION FEATURES

- Die cast aluminum trim ring and die formed aluminum frame
- WaveStream™ technology provides uniform luminance from a low profile flat lens
- AccuAlim™ optics provide directional control for the "cone-of-light" beam distribution of a traditional downlight
- Precision molded lens features high transmission polymer with UV stabilized protecting film
- DESIGNER TRIMS Accessories (sold separately) SLD designer trims are accessory rings that attach to the SLD for a permanent finish. Refer to SLD accessories specification sheet for details.
- White (Paintable)
- Satin Nickel
- Tuscan Bronze

ELECTRICAL JUNCTION BOX MOUNTING

- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- Suitable for installation in many 3-1/2" and 4" octagon and round electrical junction boxes.
- Note: Driver consumes 3 cubic inches of junction box.
- Surface mounting in a fire-rated ceiling using an appropriate electrical box offers a cost-effective alternative to fire-rated recessed housings.
- Note: Fire rating is per the rating of the ceiling and applicable junction box, not the SLD.

CONSTRUCTION

- Installer must ensure compatibility of fit, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building codes.
- Proprietary Slot-N-Lock quick installation system for junction box installation
- † Bracket with Slot-N-Lock mounting tabs included.
- Every Halo LED is quality tested, measured, and serialized in a permanent record to register lumens, wattage, CRI and CCT.
- Halo LED serialized testing and measurement ensures color and lumen consistency on a per-unit basis, and validates long-term product consistency over time

RECESSED HOUSING MOUNTING

- Pre-installed precision formed friction blades included
- Friction blade design allows the SLD to be installed in any position within the housing aperture (360 degrees)
- Note: Not for use in recessed housings in direct contact with spray foam insulation refer to NEMA LSD 57-2013

LED

- † Triaxial linear LED assembly is integrated in trim perimeter.
- Color Temperature: 2700K, 3000K, 3500K, 4000K.
- CRI options: 80 and 90
- 90 CRI can be used to comply with California Title 24 High Efficiency requirements. Certified to California Appliance Efficiency Database under JAS
- † L70 at 50,000 hours projected in accordance with TM-21

WARRANTY

Eaton provides a five year limited warranty on the SLD LED

LED CHROMATICITY

A light chromaticity specification ensures LED color uniformity.

ENERGY DATA

	80 CRI	90 CRI
Lumens (8000lm)	800	710
Input Voltage	120V	120V
Frequency	50/60 Hz	50/60 Hz
Input Current	0.10 A	0.10 A
Input Power	12.2 W	12 W
Efficiency (8000lm)	66 lm/W	58 lm/W
TiD	< 20%	
Power Factor	> 0.90	
† Ambient	-30 ~ +40°C	
Sound Rating	Class A	

NOMENCLATURE

SLD 405 8 30 WH
405 = 4" SLD
8 = 80 CRI
30 = 3000K
WH = Matte White

ORDERING INFORMATION

SAMPLE NUMBER: SLD405830WH SLDTRM3N
Junction Box Installation: Order junction box separately, as supplied by others, to complete installation. Recessed Installation: Order trim recessed housing separately to complete installation.

Models	Color Rendering Index (CRI)	Color Temperature (CCT)	Finish	Accessories
SLD405 - 4" Surface LED Downlight, 120V	8-80 CRI 9-90 CRI	27-2700K 30-3000K 35-3500K 40-4000K	White/White	Designer Trim Fit over the SLD4 for a designer finish SLDTRM3N - 4" SLD Satin Nickel SLDTRM3RZ - 4" SLD Tuscan Bronze SLDTRM3W - 4" SLD White (paintable)
SLD405E - 4" Surface LED Downlight, 120V	8-80 CRI 9-90 CRI	27-2700K 30-3000K 35-3500K 40-4000K	White/White	J-Box Spacer Extension Ring Add 15/16" depth when SLD driver cannot fit into installed junction box SLDEXT - 4" Surface LED J-Box Extender, 7.75" O.D.
SLD405RZ - 4" Surface LED Downlight, 120V	8-80 CRI 9-90 CRI	27-2700K 30-3000K 35-3500K 40-4000K	White/White	RAM Adapters When junction box is mounted flat on a ceiling or beam surface (not recessed in ceiling) SLDAMB - 4" SLD Round Surface - Allow Adapter, 6.15" O.D. (for 4-inch round or octagon junction boxes)
SLD405WH - 4" Surface LED Downlight, 120V	8-80 CRI 9-90 CRI	27-2700K 30-3000K 35-3500K 40-4000K	White/White	Splice Parts SLDACCST - 4" Accessory Parts Replacement Kit (Screwdriver adapter, torsion springs, friction blades) SLDIBRT - 4" Junction Box Bracket & Bolts

Refer to SLD Accessories specification sheet for further information.

A2 NOTE:
CANOPY FIXTURE IS PROVIDED WITH CANOPY
FIXTURE 'CAN'
NO SCALE

B1 FIXTURE 'CRUS' & 'CRUS-VLW'
NO SCALE

SLD4058xxWH
SLD4059xxWH

DESCRIPTION

efficiency, dimmable electronic power supply providing DC power to the LED array.

- Driver features high power factor, low THD, and has integral thermal protection in the event of over temperature or internal failure.
- Driver is replaceable if it should be required

DIMMING

- Designed for continuous dimming capability to nominally 5% with many 120V Leading Edge (LE) and Trailing Edge (TE) phase control dimmers. Dimming to 5% is best assured using dimmers with low end trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note some dimmers require a neutral in the wallbox.)
- EMURF: meets FCC 47CFR Part 15 Class B limits, and is suitable for use in residential and commercial installations
- † Airtight certified per ASTM E283 (not exceeding 2.0 CFM over 57 Pascals pressure difference)
- † 90 CRI: Can be used to comply with California Title 24 High Efficiency requirements.
- † 80 CRI: Can be used to comply with California Title 24 Non-Residential Lighting Control requirements as a LED Luminaire.
- † Can be used for International Energy Conservation Code (IECC) - ENERGY STAR® Certified Luminaire - consult ENERGY STAR® Certified Product List
- † Contains no mercury or lead and RoHS compliant.
- † Photometric testing in accordance with IES LM-79
- † Lumen maintenance projections in accordance with IES LM-80 and TM-21

COMPLIANCE

- cULus Listed ceiling and wall
- cULus Damp Location listed ceiling and wall
- cULus Wet Location Listed, ceiling only (lower rated)
- 80 CRI: Can be used to comply with NFPA 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5)
- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- May be installed in IC recessed housings in direct contact with insulation (Not for use in recessed housings in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013)
- UL Classified when used in retrofit with listed housings (See Housing Compatibility)
- EMURF: meets FCC 47CFR Part 15 Class B limits, and is suitable for use in residential and commercial installations
- † Airtight certified per ASTM E283 (not exceeding 2.0 CFM over 57 Pascals pressure difference)
- † 90 CRI: Can be used to comply with California Title 24 High Efficiency requirements.
- † 80 CRI: Can be used to comply with California Title 24 Non-Residential Lighting Control requirements as a LED Luminaire.
- † Can be used for International Energy Conservation Code (IECC) - ENERGY STAR® Certified Luminaire - consult ENERGY STAR® Certified Product List
- † Contains no mercury or lead and RoHS compliant.
- † Photometric testing in accordance with IES LM-79
- † Lumen maintenance projections in accordance with IES LM-80 and TM-21

4" Surface LED Downlight

Suitable for ceiling or wall electrical junction boxes

Suitable for 4" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

DIMENSIONS

ORDERING INFORMATION

SAMPLE NUMBER: SLD405830WH SLDTRM3N
Junction Box Installation: Order junction box separately, as supplied by others, to complete installation. Recessed Installation: Order trim recessed housing separately to complete installation.

Models	Color Rendering Index (CRI)	Color Temperature (CCT)	Finish	Accessories
SLD405 - 4" Surface LED Downlight, 120V	8-80 CRI 9-90 CRI	27-2700K 30-3000K 35-3500K 40-4000K	White/White	Designer Trim Fit over the SLD4 for a designer finish SLDTRM3N - 4" SLD Satin Nickel SLDTRM3RZ - 4" SLD Tuscan Bronze SLDTRM3W - 4" SLD White (paintable)
SLD405E - 4" Surface LED Downlight, 120V	8-80 CRI 9-90 CRI	27-2700K 30-3000K 35-3500K 40-4000K	White/White	J-Box Spacer Extension Ring Add 15/16" depth when SLD driver cannot fit into installed junction box SLDEXT - 4" Surface LED J-Box Extender, 7.75" O.D.
SLD405RZ - 4" Surface LED Downlight, 120V	8-80 CRI 9-90 CRI	27-2700K 30-3000K 35-3500K 40-4000K	White/White	RAM Adapters When junction box is mounted flat on a ceiling or beam surface (not recessed in ceiling) SLDAMB - 4" SLD Round Surface - Allow Adapter, 6.15" O.D. (for 4-inch round or octagon junction boxes)
SLD405WH - 4" Surface LED Downlight, 120V	8-80 CRI 9-90 CRI	27-2700K 30-3000K 35-3500K 40-4000K	White/White	Splice Parts SLDACCST - 4" Accessory Parts Replacement Kit (Screwdriver adapter, torsion springs, friction blades) SLDIBRT - 4" Junction Box Bracket & Bolts

Refer to SLD Accessories specification sheet for further information.

A1 NOTE:
FIXTURE 'OA2' SHALL UTILIZE AN 8 WATT LED BULB SUPPLIED WITH FIXTURE.
FIXTURE SHALL BE DOWNLIGHT ONLY
FIXTURE 'OA'
NO SCALE

Chick-fil-A

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TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM NUMBER 10225

08/08/18

CHICK-FIL-A

HWY. 205 & N. LAKESHORE
N. GOLIAD ST.
ROCKWALL, TX 75087

FSR# 03897

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
		cULus Damp location listed location listed
		1 year warranty
		Companion fixtures are available

PRELIMINARY

CURRENT DESIGN 2018
DISCIPLINE'S PROJECT NUMBER 17006.MAS
PRINTED PRELIMINARY
SCALE DATE 08/08/2018
DRAWN BY BTS

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SHEET LIGHTING DETAILS

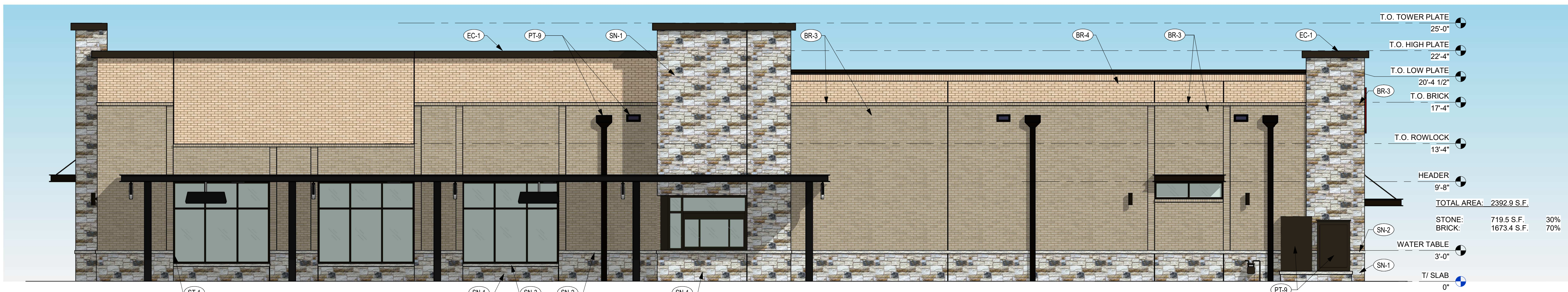
SHEET NUMBER

BIM 360//TX_03897_Hwy_205 & N. Lakeshore FSU (Rockwall) - LSR Large/03897_Hwy_205 & N. Lakeshore FSU_P12_LSR_ARC_v2_18.06.rvt
 8/9/2018 4:32:32 PM
 10-LSR-03897-A-303L-EXTERIOR RENDERINGS



D4 SOUTH ELEVATION
 3/16" = 1'-0"

TOTAL AREA: 2527.7 S.F.
 STONE: 932.8 S.F. 37%
 BRICK: 1594.9 S.F. 63%



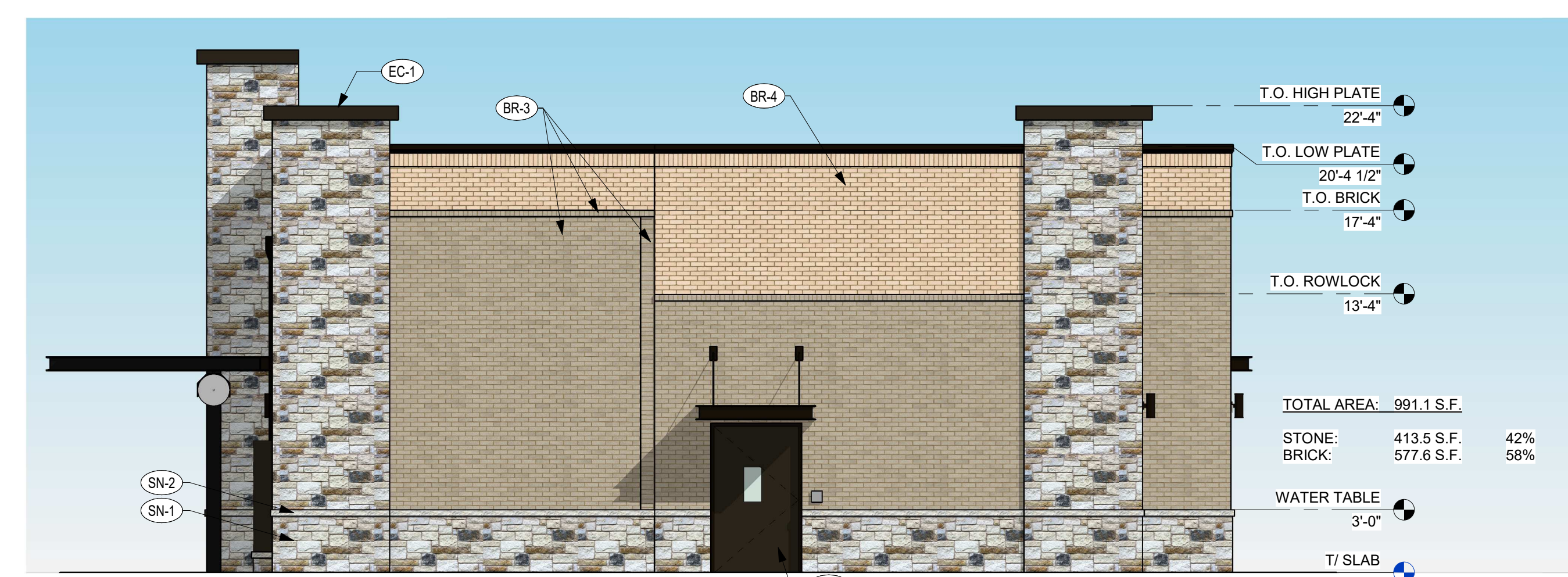
C4 NORTH ELEVATION (FACING LAKESHORE)
 3/16" = 1'-0"

TOTAL AREA: 2392.9 S.F.
 STONE: 719.5 S.F. 30%
 BRICK: 1673.4 S.F. 70%



B4 EAST ELEVATION (FACING N. GOLIAD)
 3/16" = 1'-0"

TOTAL AREA: 997.2 S.F.
 STONE: 544.8 S.F. 56%
 BRICK: 452.4 S.F. 44%



B2 WEST ELEVATION
 3/16" = 1'-0"

TOTAL AREA: 991.1 S.F.
 STONE: 413.5 S.F. 42%
 BRICK: 577.6 S.F. 58%

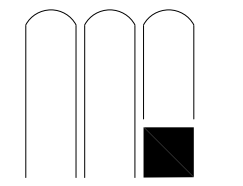
EXTERIOR FINISHES	
	BR-3 BRICK VENEER - ACME BRICK COLOR: PALOMA GRAY SIZE: MODULAR MORTAR: ARGOS SAN TAN
	SN-1 STONE VENEER - AGUADO STONE COLOR: TEXAS MIX CUT: SAW CUT CHOP MORTAR: ARGOS SAN TAN
	BR-4 BRICK VENEER - ACME BRICK COLOR: PALISADE SIZE: MODULAR MORTAR: ARGOS SAN TAN
	SN-2 / SN-3 STONE WATERTABLE / SILL - AGUADO STONE COLOR: TEXAS MIX CUT: SAW CUT CHOP MORTAR: ARGOS SAN TAN
	PT-9 EXTERIOR PAINT - SHERWIN WILLIAMS COLOR: DARK BRONZE FINISH: SEMI-GLOSS
	EC-1 PREFINISHED METAL COPING/ BREAK METAL - EXCEPTIONAL METALS COLOR: MIDNIGHT BRONZE
	ST-1 STOREFRONT - YKK YES 45 COLOR: DARK BRONZE



Chick-fil-A

Chick-fil-A
 5200 Buffington Road
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 30349-2998

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 www.MayseAssociates.com



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CHICK-FIL-A
Hwy 205 & N Lakeshore
FSU
 1979 N. Goliad St.
 Rockwall, TX 75087

FSR# 03897
 BUILDING TYPE / SIZE: P12 LSR LRG
 RELEASE: v2_18.06

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

SITE PLAN REVIEW

CONSULTANT PROJECT #	18023
PRINTED FOR	SITE PLAN REVIEW
DATE	08/08/2018
DRAWN BY	Author

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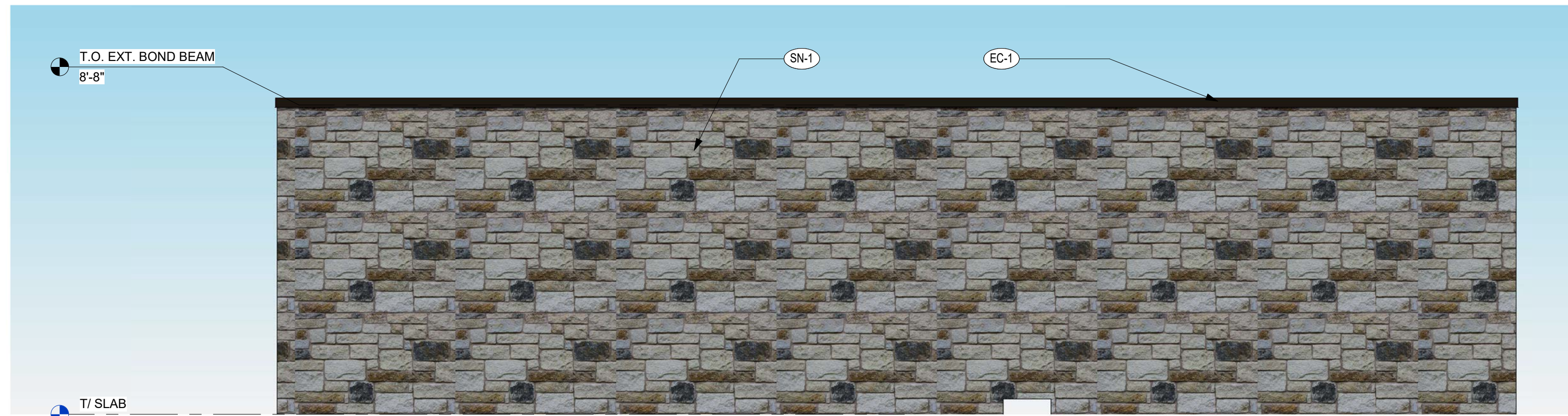
SHEET NUMBER
 EXTERIOR RENDERINGS

SHEET NUMBER
A-303L

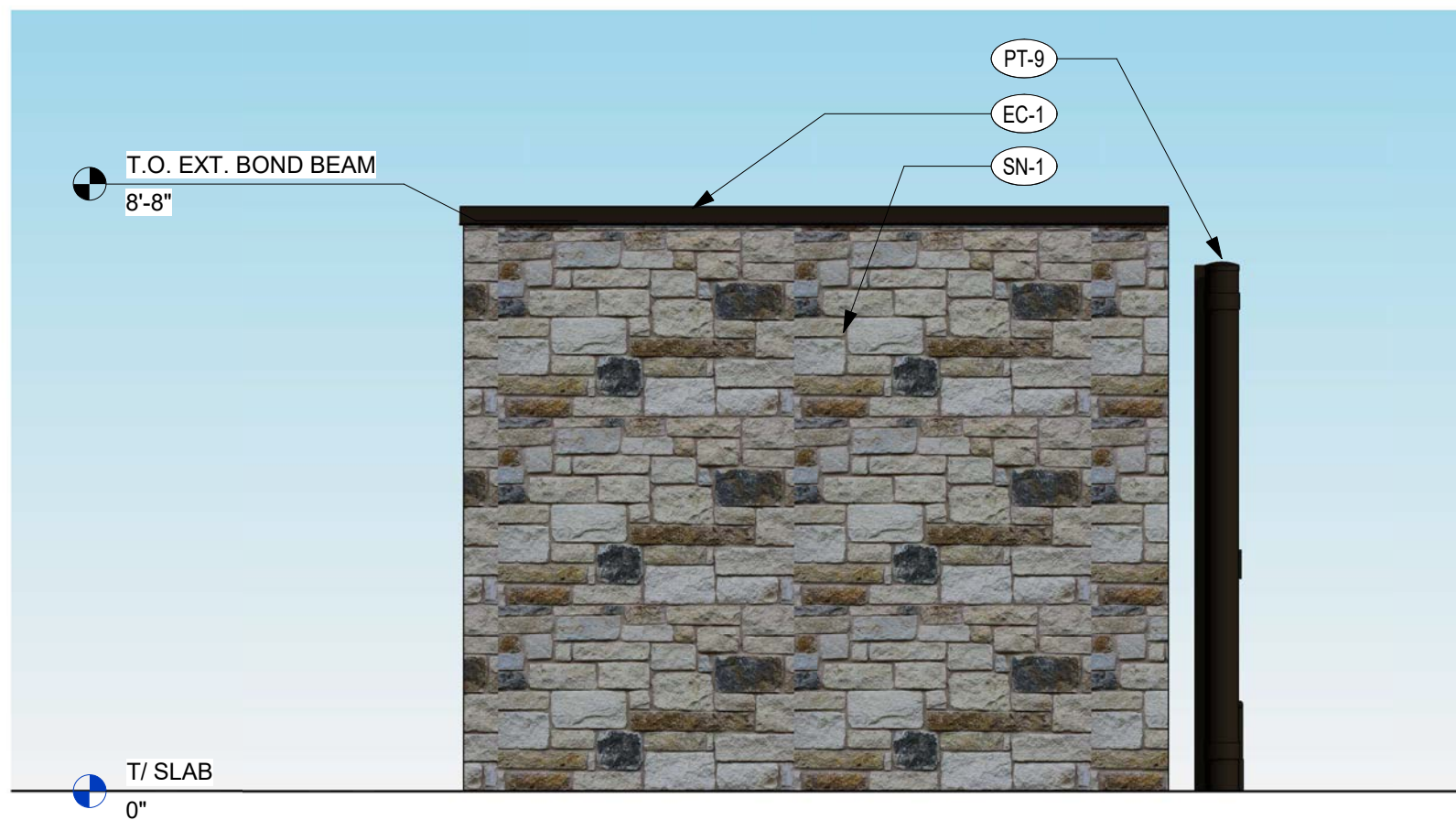
BIM 360://TX_03897_Hwy_205 & N. Lakeshore FSU (Rockwall) - LSR Large/03897_Hwy_205 & N. Lakeshore FSU_PT12_LSR_ARC_v2_18.06.rvt
 8/8/2018 3:21:07 PM
 10-LSR-03897-A-304L-REFUSE ENCLOSURE ELEVATIONS



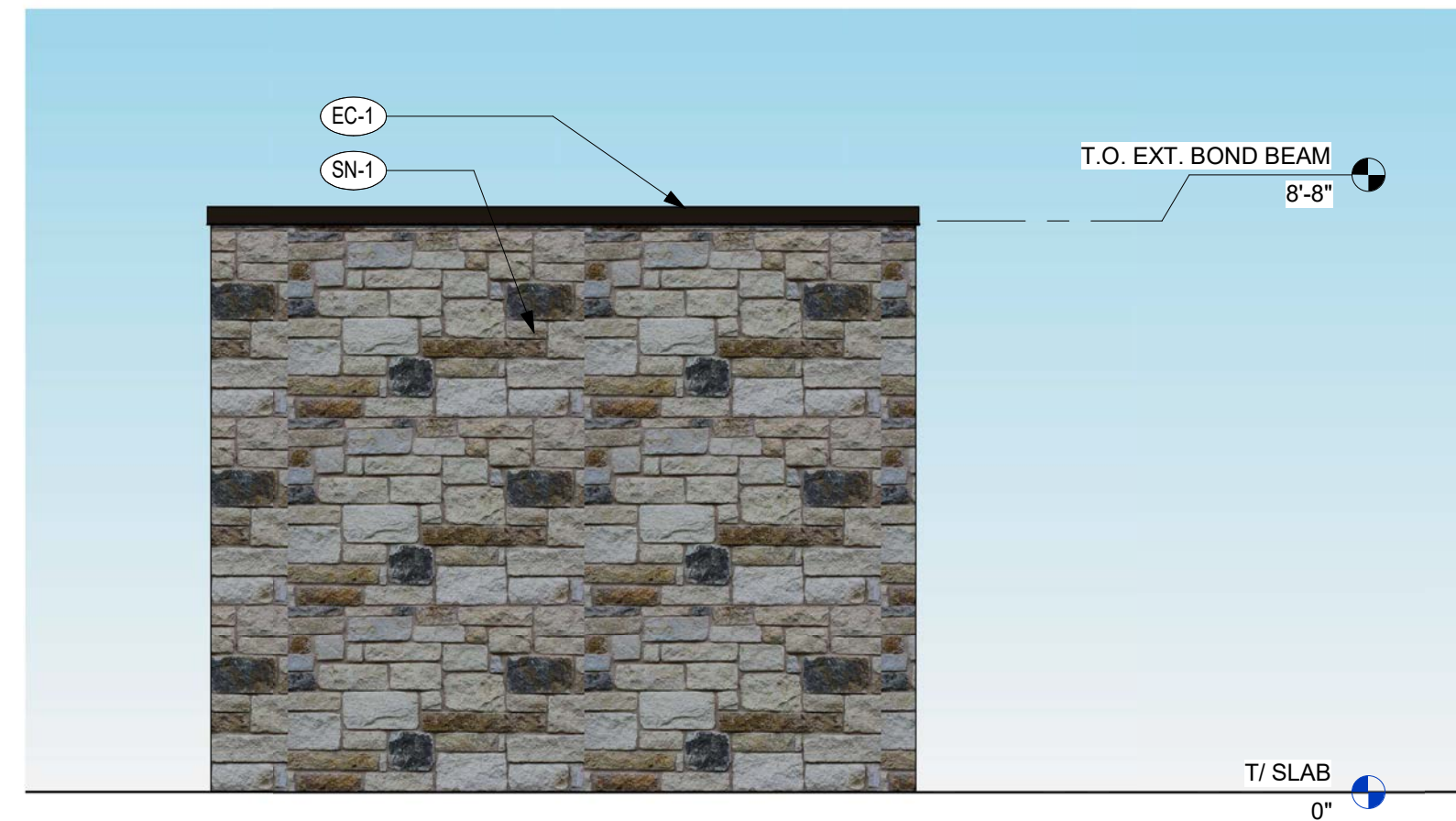
D4 WEST ELEVATION
 3/8" = 1'-0"



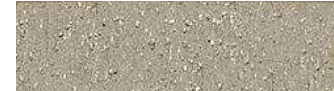






C4 EAST ELEVATION
 3/8" = 1'-0"



B4 NORTH ELEVATION
 3/8" = 1'-0"



B3 SOUTH ELEVATION
 3/8" = 1'-0"

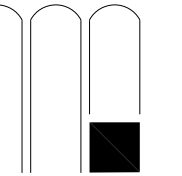
EXTERIOR FINISHES			
 BR-3 BRICK VENEER - ACME BRICK COLOR: PALOMA GRAY SIZE: MODULAR MORTAR: ARGOS SAN TAN	 SN-1 STONE VENEER - AGUADO STONE COLOR: TEXAS MIX CUT: SAW CUT CHOP MORTAR: ARGOS SAN TAN	 SN-2 / SN-3 STONE WATERTABLE / SILL - AGUADO STONE COLOR: TEXAS MIX CUT: SAW CUT CHOP MORTAR: ARGOS SAN TAN	 EC-1 PREFINISHED METAL COPING/ BREAK METAL - EXCEPTIONAL METALS COLOR: MIDNIGHT BRONZE
 BR-4 BRICK VENEER - ACME BRICK COLOR: PALISADE SIZE: MODULAR MORTAR: ARGOS SAN TAN	 PT-9 EXTERIOR PAINT - SHERWIN WILLIAMS COLOR: DARK BRONZE FINISH: SEMI-GLOSS	 ST-1 STOREFRONT - YKK YES 45 COLOR: DARK BRONZE	



Chick-fil-A

Chick-fil-A
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CHICK-FIL-A
 Hwy 205 & N Lakeshore
 FSU
 1979 N. Goliad St.
 Rockwall, TX 75087

FSR# 03897

BUILDING TYPE / SIZE: P12 LSR LRG
 RELEASE: v2_18.06

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

SITE PLAN REVIEW

CONSULTANT PROJECT # 18023
 PRINTED FOR SITE PLAN REVIEW
 DATE 08/08/2018
 DRAWN BY Author

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SHEET REFUSE ENCLOSURE ELEVATIONS

SHEET NUMBER

A-304L