



City of Rockwall

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July 13, 2018

City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 PRINCIPALS
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SENIOR ASSOCIATES
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JAKE H. FEARS, RE., LEED AP BD+C
RANDALL S. EARDLEY, PE.

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

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

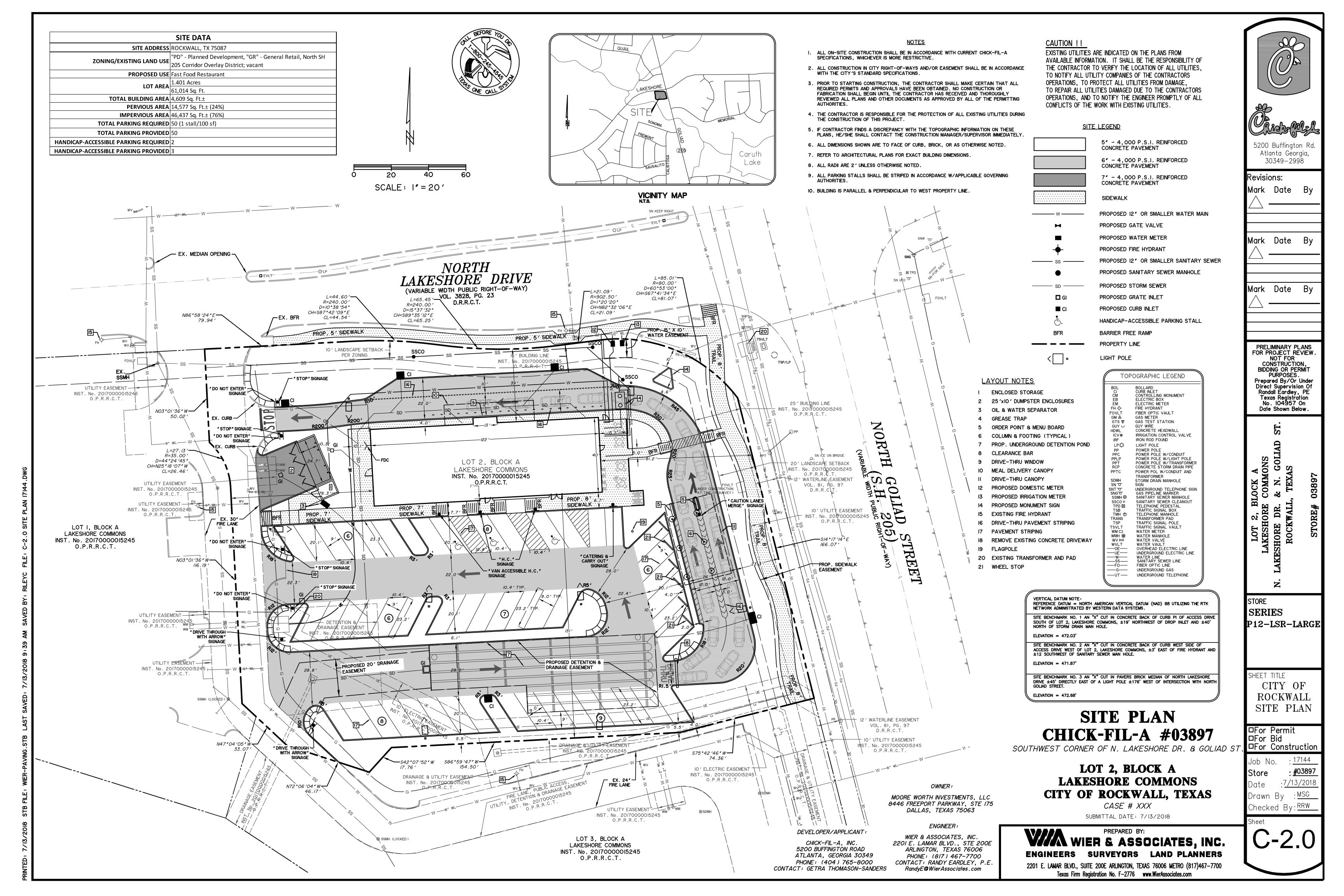
Randy Eardley, PE

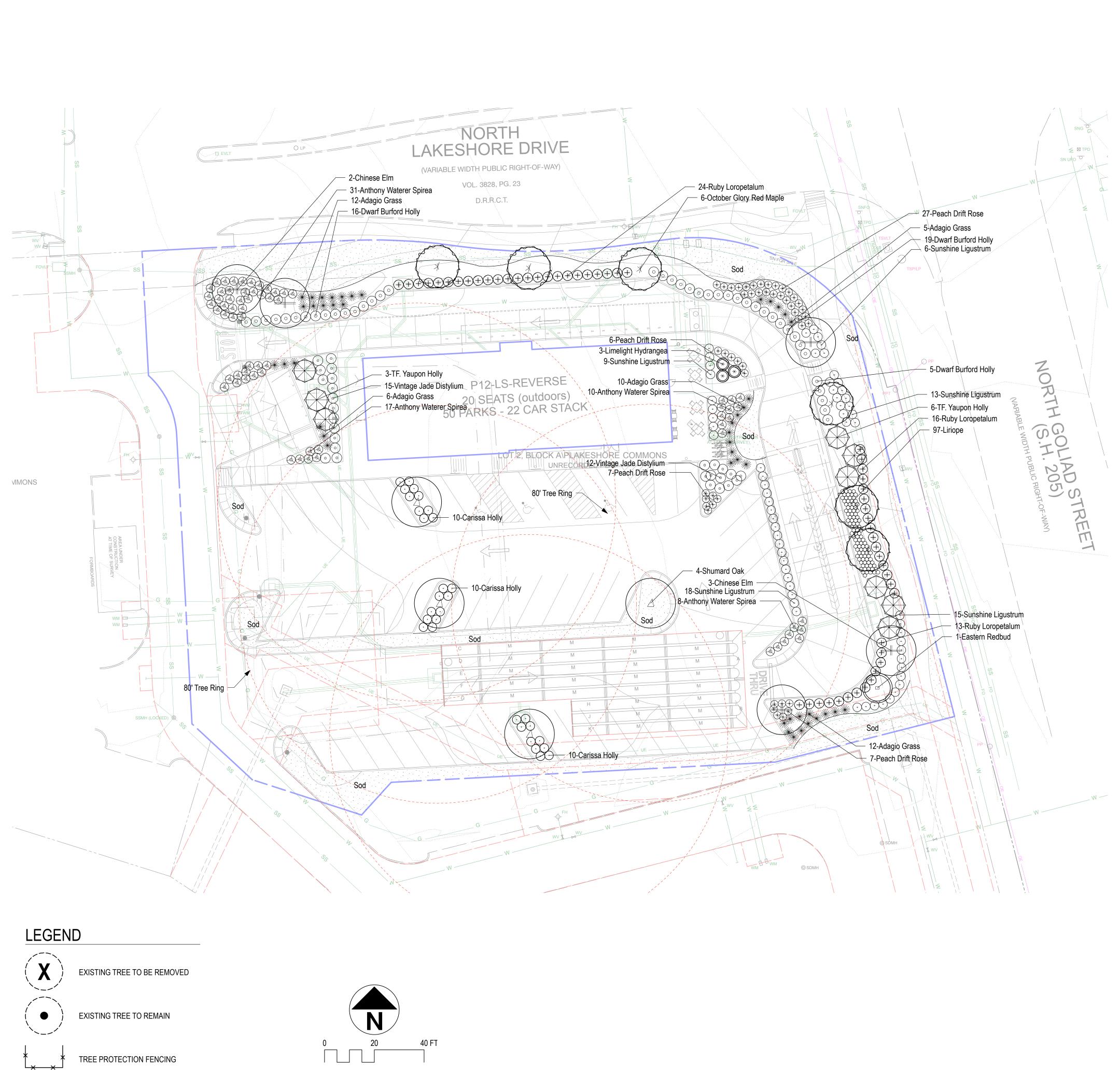
Wier & Associates, Inc.

Texas Firm Registration No. F-2776

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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
- 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.

DI ANT LICT

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 forr
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	llex cornuta 'Dwarf Burford'	Dwarf Burford Holly	3 Gal. min 30" Hgt.	Plant 4' OC.
61	Ligustrum sinense 'Sunshine'	Sunshine Ligustrum	3 Gal.	Pant 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 'Meiggili'	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	
	Othor			

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

1 large tree per 50 LF

30" hgt screening 2. Buffer-strip plantings along North Lakeshore Drive 10' wide buffer strip

236 LF/50 = 5 canopy trees3. Buffer-strip plantings along SH 205 3 canopy trees, 4 accent trees per 100 LF

177 LF/100 = 1.77 $1.77 \times 3 = 5 \text{ canopy trees}$ $1.77 \times 4 = 7 \text{ accent trees}$

4. Plant material sizes. Canopy trees: 4" caliper. Accent trees: 4' height.

> 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 landcsape requirements.

5 canopy trees (2 Chinese Elm, 3 Red Maple) provided 3. 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

37 spaces/10

B. PARKING

REQUIRED 1. 1 canopy tree per 10 parking spaces

= 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

Shrubs are 3 gallon

2. Each parking space is less than 80' from the trunk of a large canopy tree: '80' tree ring' on the landcsape plan





770.442.8171 tel 770.442.1123 fax

Manley Land Design, Inc. 51 Old Canton Street Alpharetta, Georgia 30009

manleylanddesign.com



FSU# 03897

REVISION SCHEDULE
NO. DATE DESCRIPTION

MLD PROJECT #	2018115
PRINTED FOR	Permit
DATE	7.12.18
DRAWN BY	ADN

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± Landscape Plan

SHEET NUMBER

L-100

LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

Provide trees, shrubs, ground covers, sod, and annuals/perennials as shown and specified on the

- landscape plan. The work includes: Soil preparation
- 2. Trees, shrubs, ground covers, and annuals/perennials
- Planting mixes. 4. Top Soil, Mulch and Planting accessories.
- Maintenance. 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.

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

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

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
- 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
- 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
- d. Plants shall be in a moist, vigorous condition, free from dead wood, bruises, or other root

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
- 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 much 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. Needles 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:

Arbortie: Green (or white) staking and guying material to be flat, woven, polypropylene material, 3/4" wide 900 lb. break strength. Arbortie 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

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.

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
- 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
- d. Tree wraps are temporary and no longer needed once the trees develop corky bark.
- 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 4. Remove all guying and staking after one year from planting.

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

lawns free of insects and disease.

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

and application of appropriate insecticides and fungicides necessary to maintain plants and

Representative. Maintenance shall include mowing, fertilizing, mulching, pruning, cultivation, weeding, watering,

- 1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material 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.

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

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.

Landscape Trees and Shrubs

Manganese

Potassium (K2O)

Any work performed in addition to that which is outlined in the contract shall only be done upon

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

written approval by the Owner's Representative (General Manager of the restaurant).

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

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/	Not to exceed 900ppm/1.9 mmho	s/cm Not to exceed 750ppm/0.75 mmhos/cm
Conductivity	in soil; not to exceed 1400 ppm/2 mmhos/cm in high organic mix	5 in soil; not to exceed 2000 ppm/2.0 mmhos/cm in high organic mix
For unusual soil cond	0 0	re recommended with levels not to exceed:
	Boron 3	pounds per acre

50 pounds per acre

20 pounds per acre

450 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

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

Prior to moving, all trash, sticks, and other unwanted debris shall be removed from lawns, plant publication on insect control on landscape plant material. beds, and paved areas.

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

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

Cool season grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be

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.

be used around trees because of potential damage to the bark.

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

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

TREES, SHRUBS, & GROUND COVER

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.

- 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
- 5. Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.

for seasonal decoration. However, severe pruning of evergreens should be done in early

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.

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

A. Yews, junipers, hemlocks, arborvitae, and false-cypress may be pruned after

Conifers shall be pruned, if required, according to their genus.

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 abelia,

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

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

SPRING CLEANUP

forsythia, deutzia, spiraea, etc.

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.

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

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

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

WEEDING

the health of the plants.

All beds shall be weeded on a continuous basis throughout the growing season to maintain a

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.

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

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

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 plan 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.

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

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:

Removing all trash and unwanted debris

Cleaning curbs and parking areas

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.

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:

4. Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate

- 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

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.

such as 10-10-10 may be necessary in late summer. Or, apply liquid fertilizations of

- 1. After initial installation, if a time-released fertilizer has been incorporated during plant installation, no more fertilizer need be applied the first growing season.
- 2. The following year: a. Fertilize perennials with a slow-release fertilizer or any 50% organic fertilizer, or
- mulch perennials with compost 1" deep.
- b. Cut all deciduous perennials flush to the ground by March 1, if this was not done the
- previous fall, to allow new growth to develop freely.
- c. Mulch the perennial bed once in early spring at 1"-2" depth. If soil is bared in late fall, re-mulch lightly after ground is frozen to protect perennials. d. Inspect for insect or disease problems on perennials. Monitor and control slugs on hostas and ligularias. Powdery mildew on phlox, monardas, and asters can be
- prevented with properly timed fungicides or use of disease-resistant varieties. e. Weed perennial bed as specified in "WEEDING" above.
- f. Prune branching species to increase density. Cut only the flowering stems after blooming. Do not remove the foliage.
- 3. The following fall cut back deteriorating plant parts unless instructed to retain for winter interest, e.g. Sedum Autumn Joy and ornamental grasses. 4. Long-term Care:
- a. Divide plants that overcrowd the space provided. Divide according to the species. Some need frequent dividing, e.g. asters and yarrow every two years; other rarely, if
- ever, e.g. peonies, hostas, and astilbe b. For detailed information regarding the care of specific perennials, refer to All About Perennials by Ortho; Perennials: How to Select, Grow and Enjoy by Pamela Harper and Frederick McGouty, Hp Books Publisher; Herbaceous Perennial Plants: A Treatise on their Identification, Culture and Garden Attributes by Allan Armitage,

SUMMARY OF MAINTENANCE

Stipes Pub LLC.

- LAWN MAINTENANCE 1. Soil analysis performed annually to determine pH. If pH does not fall within specified
- range, adjust according to soil test recommendations. 2. Maintain proper fertility and pH levels of the soil to provide an environment conducive to
- turf vitality for cool season grasses 3. Mow warm and cool season on a regular basis and as season and weather dictates. Remove no more than the top 1/3 of leaf blade. Clippings on paved and bed areas will
- be removed. 4. Aerate warm season turf areas to maintain high standards of turf appearance.
- 5. Apply pre-emergent to turf in two applications in early February and early April to extend

TREE, GROUNDCOVER, AND SHRUB BED MAINTENANCE

3. Apply pre-emergent herbicides in February and April.

6. Apply post emergent as needed to control weeds. Mechanically edge curbs and walks.

runners to maintain clean defined beds.

8. Apply non-selective herbicide, to mulched bed areas and pavement and remove excess

- 1. Prune shrubs, trees and groundcover to encourage healthy growth and create a natural 2. Mulch to be applied in February/March with a half rate in late summer to top dress.
- 4. Manual weed control to maintain clean bed appearance 5. Apply fungicides and insecticides as needed to control insects and disease. 6. Ornamental shrubs, trees and groundcovers to be fertilized three (3) times per year with

a balanced material (January/February, April/May, and October/November)

2. Inspect grounds on a monthly basis and schedule inspection with Unit Operator.

8. Remove all litter and debris.

7. Edge all mulched beds.

GENERAL MAINTENANCE 1. Remove all man-made debris, blow edges.

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



DESCRIPTION

2018115

7.12.18

Permit

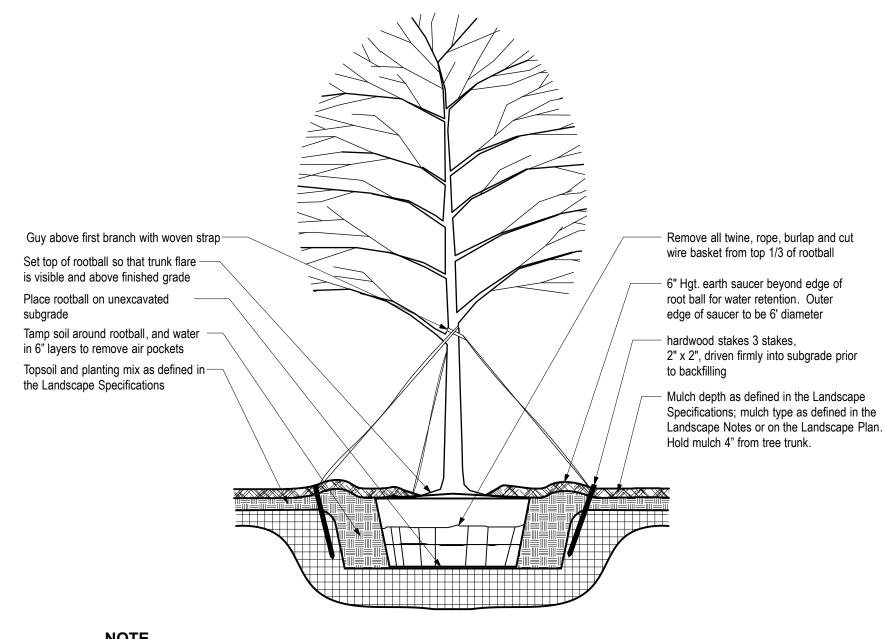
FSU# 03897

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± Landscape & **E** Maintenance Specifications

MLD PROJECT #

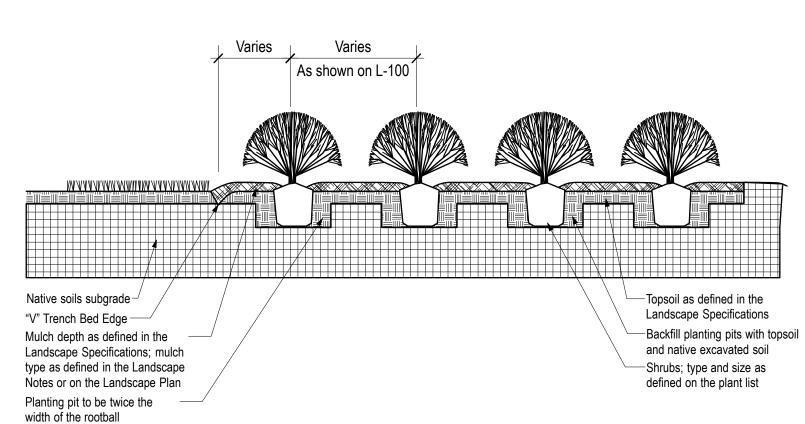
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NOTE

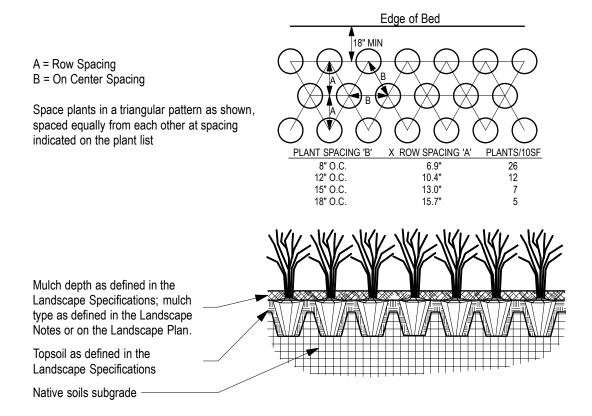
- 1. Hole to be twice the width of the rootball. 2. Do not heavily prune tree at planting. Prune only crossover limbs, broken or dead branches; Do not remove the terminal buds of branches that extend to the edge of the crown.
- 3. Each tree must be planted such that the trunk flare is visible at the 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. 4. Remove Guy Wires and Staking when warranty period has expired (after one year).

TREE PLANTING & STAKING SCALE: NTS



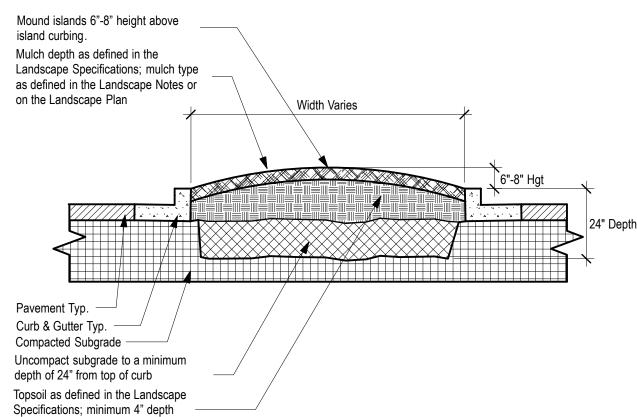
SHRUB BED PLANTING DETAIL

SCALE: NTS



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

"V" TRENCH BED EDGING SCALE: NTS



- 1. Clean construction debris from within landscape island areas (ie. concrete, rocks, rubble, building
- materials, ect), prior to installing topsoil and plant material. 2. 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.
- 3. Island plant material as per the Landscape Plan. 4. Install plant material as per tree, shrub and ground cover planting details, and as defined in the Landsacpe Specifications.
- 5. Install mulch or sod as specified on the Landscape Plan, and as defined in the Landscape Specifications.







5200 Buffington Road

Atlanta, Georgia 30349-2998

Landscape Architecture

770.442.8171 tel

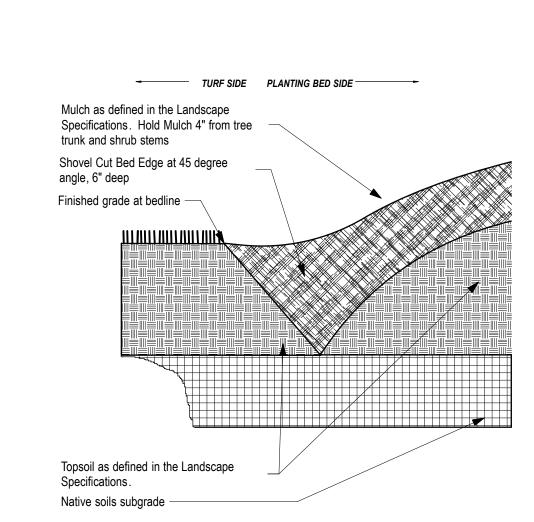
FSU# 03897

REVISION SCHEDULE
NO. DATE **DESCRIPTION**

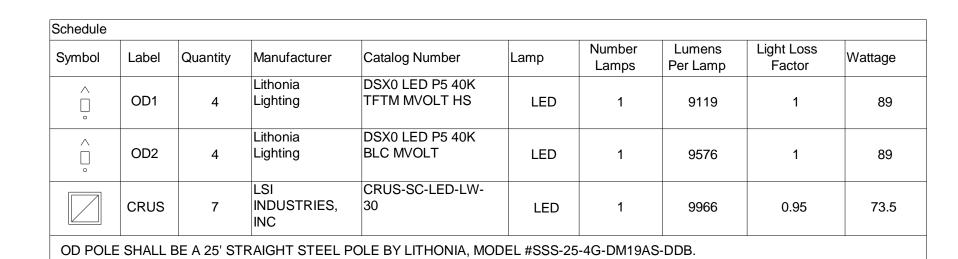
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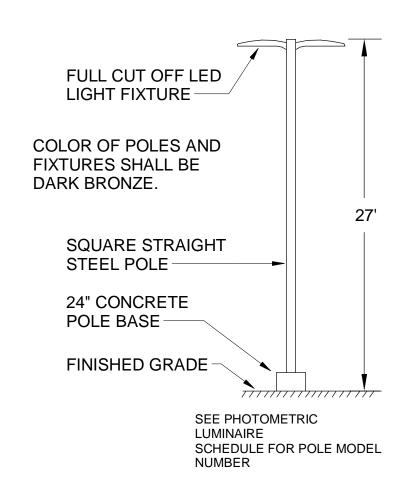
SHEET NUMBER L-101



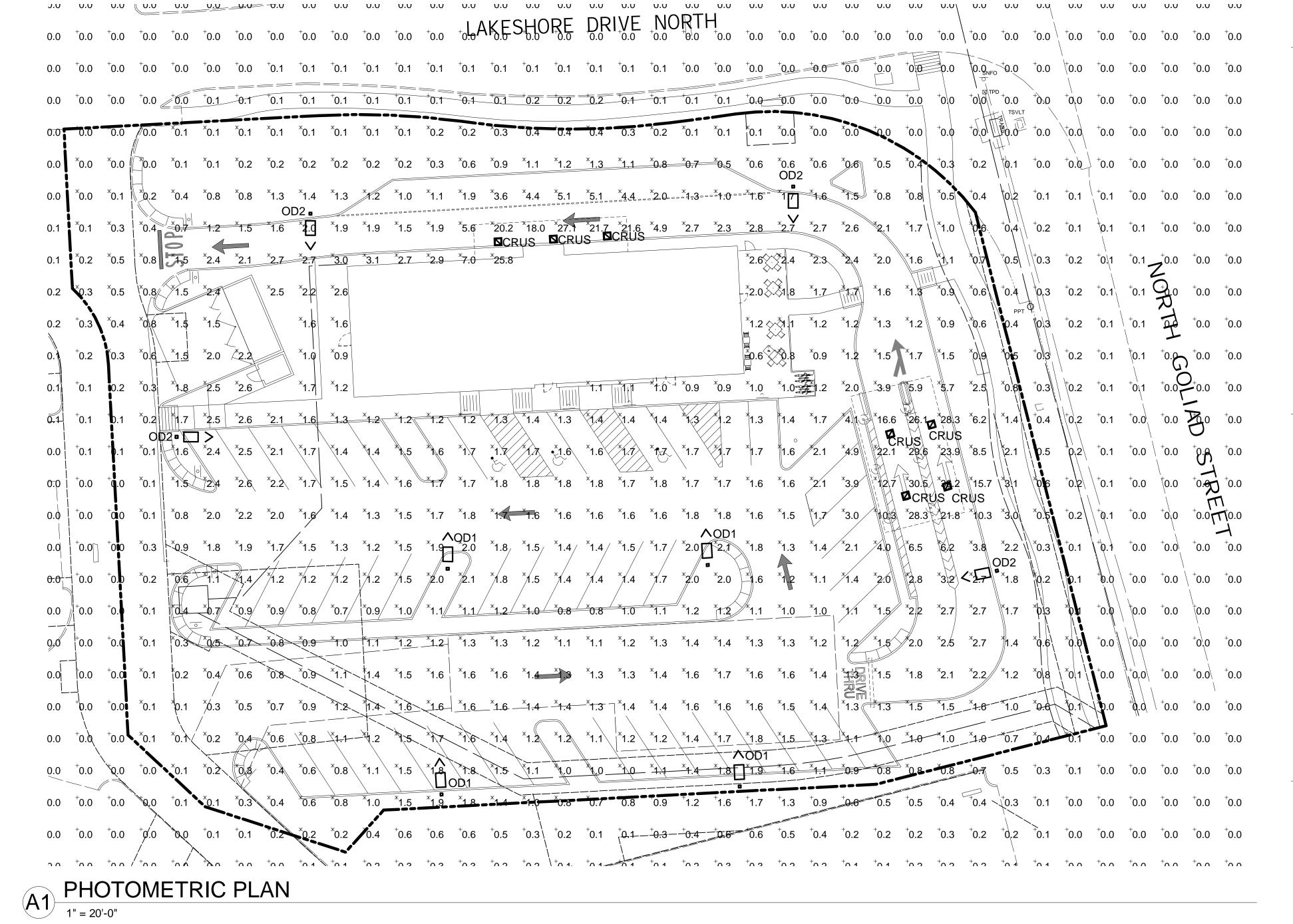




Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	36.2 fc	0.0 fc	N/A	N/A
Lot Summary	*	2.1 fc	36.2 fc	0.0 fc	N/A	N/A
Parking Lot Summary	ж	1.5 fc	10.3 fc	0.4 fc	25.8:1	3.8:1



SITE LIGHTING POLE DETAIL N.T.S.



2



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



& 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

FSR# 03897

REVISION SCHEDULE
NO. DATE **DESCRIPTION**

>	CURRENT DESIGN NOTE APPLIED	2
4	DISCIPLINE'S PROJECT NUMBER	17006.N
₹	PRINTED FOR	PRELIMINA
Ž	DATE	07/12/2
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	SHEET PHOTOMETRIC F	PLAN

E-102.

B3 FRONT ELEVATION

1/4" = 1'-0" APPROVED BRICK ALTERNATIVES GLAZING SCHEDULE REMARKS MARK | THICKNESS BESSEMER, AL 1/4" KHAKI MATT ARGOS, SAN TAN ARGOS, SAN TAN 1/4" LAMINATED CLEAR ELGIN, TX ACME BRICK PALOMA ARGOS, SAN TAN GRAY G11 1/2" TEMPERED CLEAR BUTT GLAZE DRIFTWOOD ARGOS, SAN TAN DENVER, CO ACME BRICK VELOUR G21 TEMPERED | CLEAR - LOW-E | PROVIDE THERMALLY BROKEN AT EXTERIOR LOCATIONS ARGOS, SAN TAN SACRAMENTO, CA HC MUDOX SPANISH MOSS G31 TEMPERED | ACID ETCHED - LOW-E PROVIDE THERMALLY BROKEN AT EXTERIOR LOCATIONS ARGOS, SAN TAN **BORAL BRICK** REDLAND BRICK LIGHT BUFF ARGOS, SAN TAN HARMAR, PA 1. ALL GLASS TO BE G21 U.N.O. BR-4 MUTUAL MATERIALS DESERT ARGOS, SAN TAN SPOKANE, WA PROTOTYPICAL STOREFRONT SYSTEM (MULLIONS & GLAZING COMBINED) U-VALUES: 0.46. SHGC: 0.28 (CLEAR GLASS - TINTED GLASS WILL NOT BE ACCEPTED) ACME BRICK RUSTIC WHITE ARGOS, SAN TAN PEAR EAST, AR SITE ADAPT ARCHITECT OF RECORD RESPONSIBLE FOR UPDATING GLAZING VALUES DESERT TAN ARGOS, SAN TAN DENVER, CO ACME BRICK PER LOCAL CODE REQUIREMENTS. RE: SPECIFICATIONS, SECTION 08800. HC MUDDOX TULE FOG ARGOS, SAN TAN SACRAMENTO, CA 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).

3'-7"

MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
EXTERI	OR	•				
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 #B66-350	SW 2807	ROOKWOOD	REFUSE ENCLOSURE. FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN (WALLS
PT-9	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350		DARK BRONZE	FINISH: SEMI-GLOSS
ST-1	STOREFRONT	YKK	YES 45 (YES 45FS AT INTERIOR PLAY)		DARK BRONZE (MATTE)	

DESCRIPTION (DOES NOT INCLUDE FINISHES)

x-M6-SC STUCCO SYSTEM AS DETAILED ON EXTERIOR SHEATHING ON 6 INCH METAL STUD FRAMING ON INTERIOR SHEATHING

B2 REAR ELEVATION

			Overall	Overall	Overall	Tie Back Mounting		Integra
Туре	Description	Count	Width	Depth	Thickness	(Offset From Top)	Notch	Lightin
	•							
C1-B	Exterior Canopy	1	5'-9"	1'-0"	8"	0"		Yes
C1-C	Exterior Canopy	5	7'-1"	1'-0"	8"	0"		No
C1-D	Exterior Canopy	3	9'-9"	1'-0"	8"	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-I	Exterior Canopy	1	48'-0"	11'-0"	8"	3'-0"	See RCP	No
Grand total		13						

INSTALL WITH TOP FASTENERS
ANCHORED INTO MORTAR.
10'-8" RE: PLUMBING 5'-4 1/2"

2'-8"

18'-0 1/2"

DECKING TO MATCH (P-9)

C8 CANOPIES - KYNAR FINISH OF STRUCTURE & FASCIA TO

DECKING TO BE SMOOTH WHITE

T.O. HIGH PLATE
21'-8"

T.O. LOW PLATE 20'-4 1/2"

T.O. BRICK 17'-4"

T.O. ROWLOCK 14'-0"

Chick-fil-A

5200 Buffington Road

Atlanta, Georgia

30349-2998

MAYSE & ASSOCIATES,INC

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7/12/2018 1:46:45 PM

LIGHT FIXTURE, TYP.RE: ELECTRICAL

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01/17/18 Template Update 02/14/18 Template Update

A-301L

EXTERIOR ELEVATIONS SHEET NUMBER



PT-9 OVERFLOW SCUPPER, TYP. -

LEADER,TYP. RE: CIVIL

PT-9 DRAINAGE

LIGHT FIXTURE, TYP. RE: ELECTRICAL ——

SIGNAGE BY OTHERS -