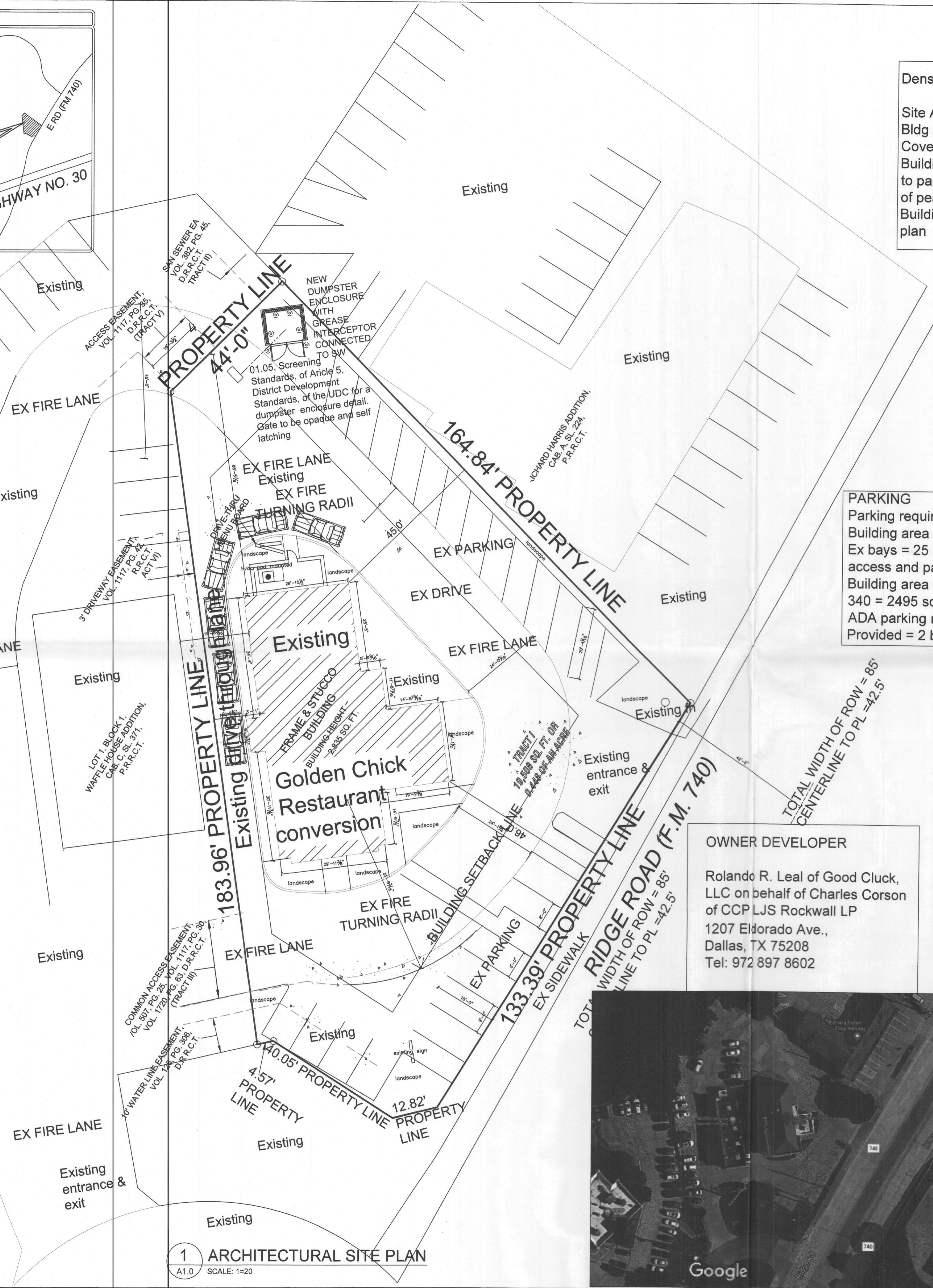


2 Location plan
A1.0 SCALE: NTS



GRAPHIC SCALE
1" = 20 FEET



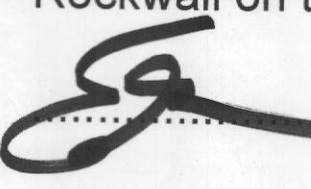
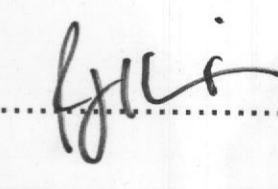
1 ARCHITECTURAL SITE PLAN
A1.0 SCALE: 1/8"=1'-0"

Density info:
Site Area - 19,508 sq. ft
Bldg Area - 2,835 sq. ft
Coverage % = 7%
Building height = 18-9 1/2"
to parapet & 24'-1/2" to top
of peak
Building dims as on site
plan

PARKING
Parking required = 1 per 100 sq. ft
Building area of 2835 = 28 bays
Ex bays = 25 bays with shared
access and parking adjacent
Building area of 2835 - storage of
340 = 2495 sq. ft = 25 bays
ADA parking required = 1 bay
Provided = 2 bay van accessible

OWNER DEVELOPER
Rolando R. Leal of Good Cluck,
LLC on behalf of Charles Corson
of CCP LJS Rockwall LP
1207 Eldorado Ave.,
Dallas, TX 75208
Tel: 972 897 8602

SITE DATA
This site is located in the IH-30 Overlay District (Article 5 for IH-30 Overlay (IH-30 OV) District standards).
This project is subject to all requirements stipulated by the Unified Development Code (UDC)
This Site is a Commercial (C) District, not a General Retail (GR) District.
As per Article 8, Landscape and Fence Standards, of the Unified Development Code (UDC) Building Elevations apply.
01.05, Screening Standards, of Article 5, District Development Standards, of the UDC for a dumpster enclosure detail.
Trash enclosure to have the same masonry materials as the main building.
Also, the enclosure shall incorporate a self-latching opaque gate.
NOTES:
EXISTING PARKING LAYOUT RETAINED AS IS
EXISTING FIRE LANES AND TURNING RADII RETAINED
PHOTOMETRICS - EXISTING SITE LIGHTING RETAINED
All lighting shall be downward facing and fully shielded

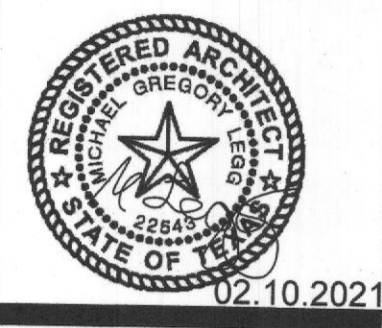
SITE PLAN SIGNATURE BLOCK APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the March 30, 2021.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE

SUBSECTION 7.03: NON-RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS	RESIDENTIAL-OFFICE DISTRICT		NEIGHBORHOOD SERVICES (NS) DISTRICT		GENERAL RETAIL (GR) DISTRICT		COMMERCIAL (C) DISTRICT		HEAVY COMMERCIAL (HC) DISTRICT		LIGHT INDUSTRIAL (LI) DISTRICT		HEAVY INDUSTRIAL (HI) DISTRICT	
	RO	NS	GR	C	HC	LI	HI							
MINIMUM LOT REQUIREMENT	5,000	5,000	5,000	10,000	12,500	12,500	43,560							
MAXIMUM BUILDING SIZE (SF)	N/A	5,000	28,000	N/A	N/A	N/A	N/A							
AREA (SF)	5,000	5,000	43,560	43,560	43,560	43,560	87,120							
WIDTH (FEET)	60	60	60	60	100	100	200							
DEPTH (FEET)	100	100	200	200	200	200	350							
FRONT (FEET)	25.4	15.5	15.4	15.4	25.4	25.4	50 + 1/2H-36 7							
REAR (FEET)	30	20 W/O FRW & ALLEY	10 W/O FRW & ALLEY	10 W/O FRW & ALLEY	10 W/O FRW & ALLEY	20 + 1/2H-36 7	20 + 1/2H-36 7							
REAR ADJACENT RESIDENTIAL (FEET)	N/A	20	20 + 1/2H-36 7	20 + 1/2H-36 7	20 + 1/2H-36 7	20 + 1/2H-36 7	50 + 1/2H-36 7							
SIDE (FEET)	10	5 W/O FRW	10 W/O FRW	10 W/O FRW	10 W/O FRW	15 + 1/2H-36 7	15 + 1/2H-36 7							
SIDE ADJACENT RESIDENTIAL (FEET)	20	20	20 + 1/2H-36 7	20 + 1/2H-36 7	20 + 1/2H-36 7	20 + 1/2H-36 7	50							
BETWEEN BUILDINGS (FEET)	15 W/O FRW	15 W/O FRW	15 W/O FRW	15 W/O FRW	15 + 1/2H-36 7	15 + 1/2H-36 7	25 + 1/2H-36 7							
BUILDING HEIGHT (H) (FEET)	36	36	36	60	60	60	80							
FLOOR AREA RATIO (FAR)	0.33	N/A	2.1	4.1	4.1	4.1	4.1							
MAXIMUM IMPERVIOUS PARKING	175-80	80-85	85-90	85-90	90-95	90-95	90-95							
MAXIMUM NUMBER OF ENTRANCE EXITS	1/1000	1/1000	1/1000	1/1000	1/1000	1/1000	1/1000							
MINIMUM LANDSCAPING (%)	15	15	15	15	15	15	15							

1.1. BLUE WHEN ADJACENT TO INTERSTATE 30; H: BUILDING HEIGHT; 1/2H-36: ONE-HALF THE BUILDING HEIGHT OVER 36 FEET; FRW: FIRE RETARDANT WALL W/O FRW WITHOUT FIRE RETARDANT WALL.
ADDITIONAL REQUIREMENTS:
1. A MAXIMUM BUILDING SIZE OF 5,000 SF IN AREA, UNLESS OTHERWISE APPROVED TO EXCEED 50 FEET.
2. A MAXIMUM BUILDING SIZE OF 28,000 SF IN AREA, UNLESS OTHERWISE APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
3. A MAXIMUM BUILDING SIZE OF 43,560 SF IN AREA, UNLESS OTHERWISE APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
4. FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE MAP APPROVED BY PLANNING AND ZONING COMMISSION.
5. PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.
6. LOTS WITH NON-RESIDENTIAL USES THAT HAVE A SIDE OR REAR YARD CONTAINING PARKING SHALL NOT BE PERMITTED IN THE REQUIRED SETBACK OR SEPARATED ONLY BY ALLEY, EASEMENT, OR STREET, FROM ANY RESIDENTIAL DISTRICT.
7. DISTRICT MUST BE SEPARATED FROM SUCH RESIDENTIAL DISTRICT BY A BUFFER WITH A MINIMUM OF SEVEN (7) PERCENT OF THE INTERIOR OF THE PARKING LOT - NOT INCLUDING THE SETBACK AND LANDSCAPE BUFFER - SHALL BE PERVIOUS LAND AREA WITH ADDITIONAL PLANTINGS TO CREATE AN AMENITY OPEN SPACE.
8. BUILDING HEIGHT MAY BE INCREASED UP TO 40 FEET IF APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
9. BUILDING HEIGHT MAY BE INCREASED UP TO 240 FEET IF APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
10. BUILDING HEIGHT MAY BE INCREASED UP TO 120 FEET IF APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
11. A MINIMUM OF SEVEN (7) PERCENT OF THE INTERIOR OF THE PARKING LOT - NOT INCLUDING THE SETBACK AND LANDSCAPE BUFFER - SHALL BE PERVIOUS LAND AREA WITH ADDITIONAL PLANTINGS TO CREATE AN AMENITY OPEN SPACE.
12. BUILDING HEIGHT MAY BE INCREASED UP TO 120 FEET IF APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
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DRAWING COORDINATION
Architectural, Landscape, Civil,
Structural, Mechanical and
Electrical drawings are interrelated.
General Contractor and all Sub
Contractors shall review and
coordinate the entire set of
drawings and specifications

ARCHITECTURAL SITE PLAN
**GOLDEN CHICK
RESTAURANT REMODEL**
2608 Ridge Road,
Rockwall TX

REV	DESCRIPTION	DATE
REV 1	RESPONSE TO CITY COMMENTS	03.03.2021

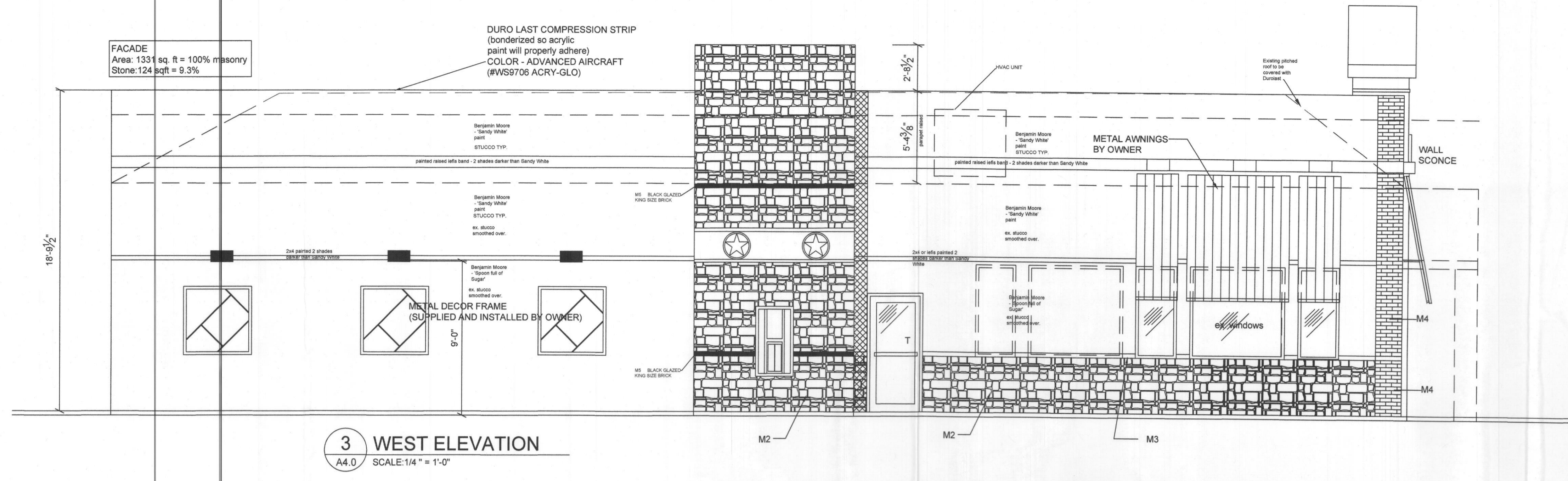
SCALE:
AS NOTED

PROJECT NO.
02-10-21

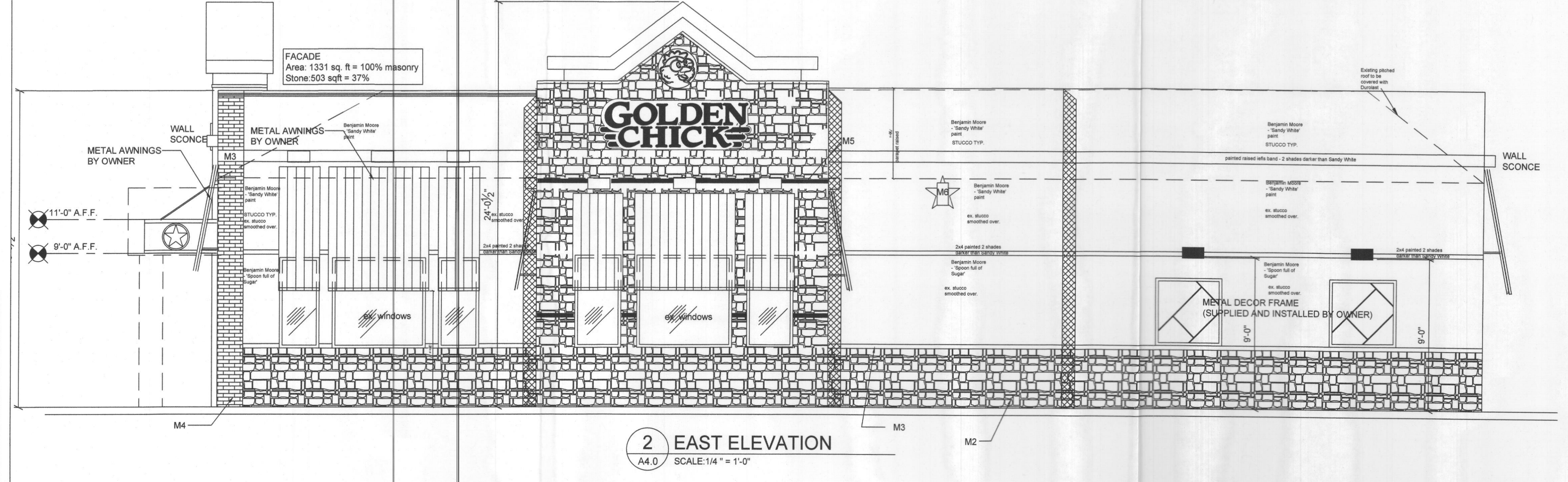
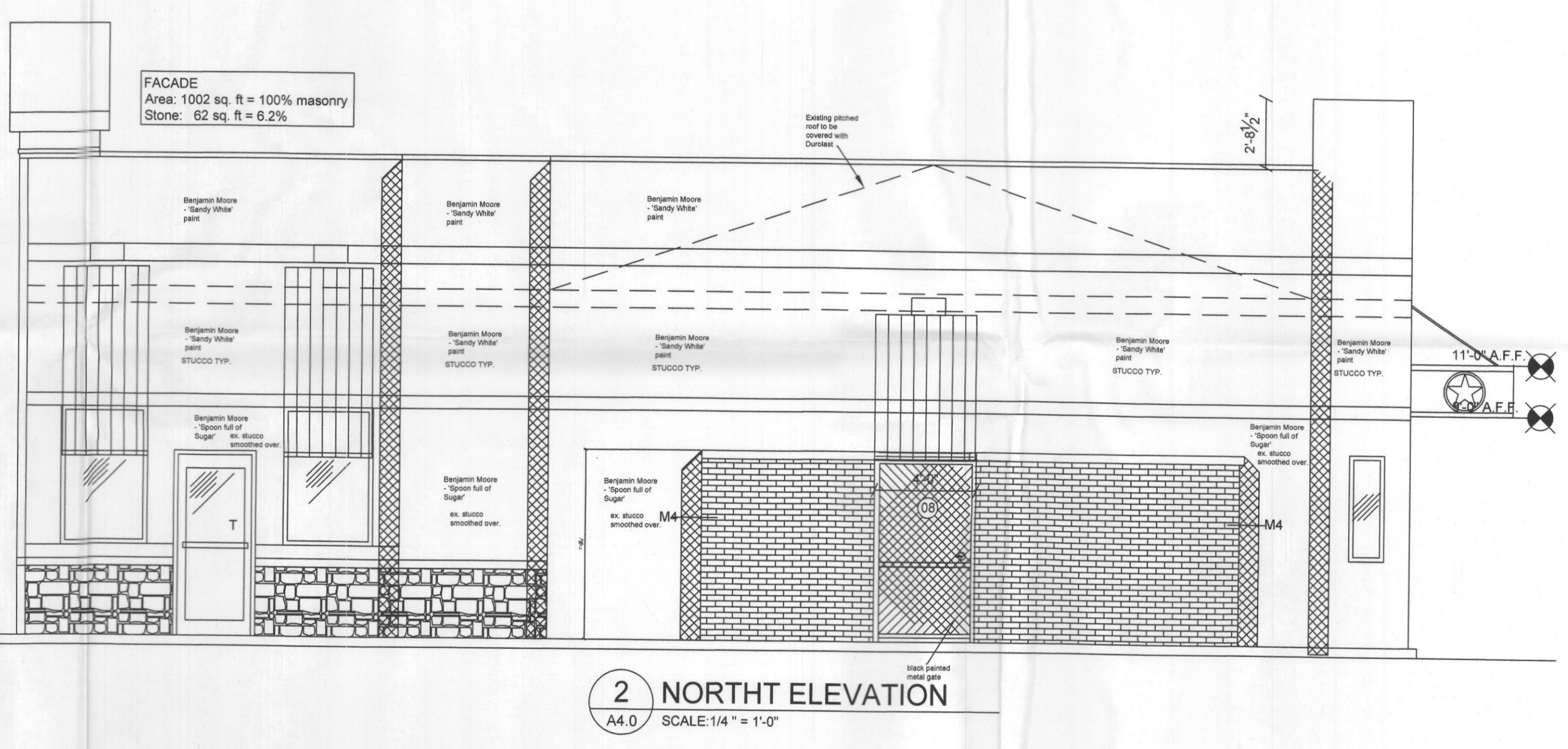
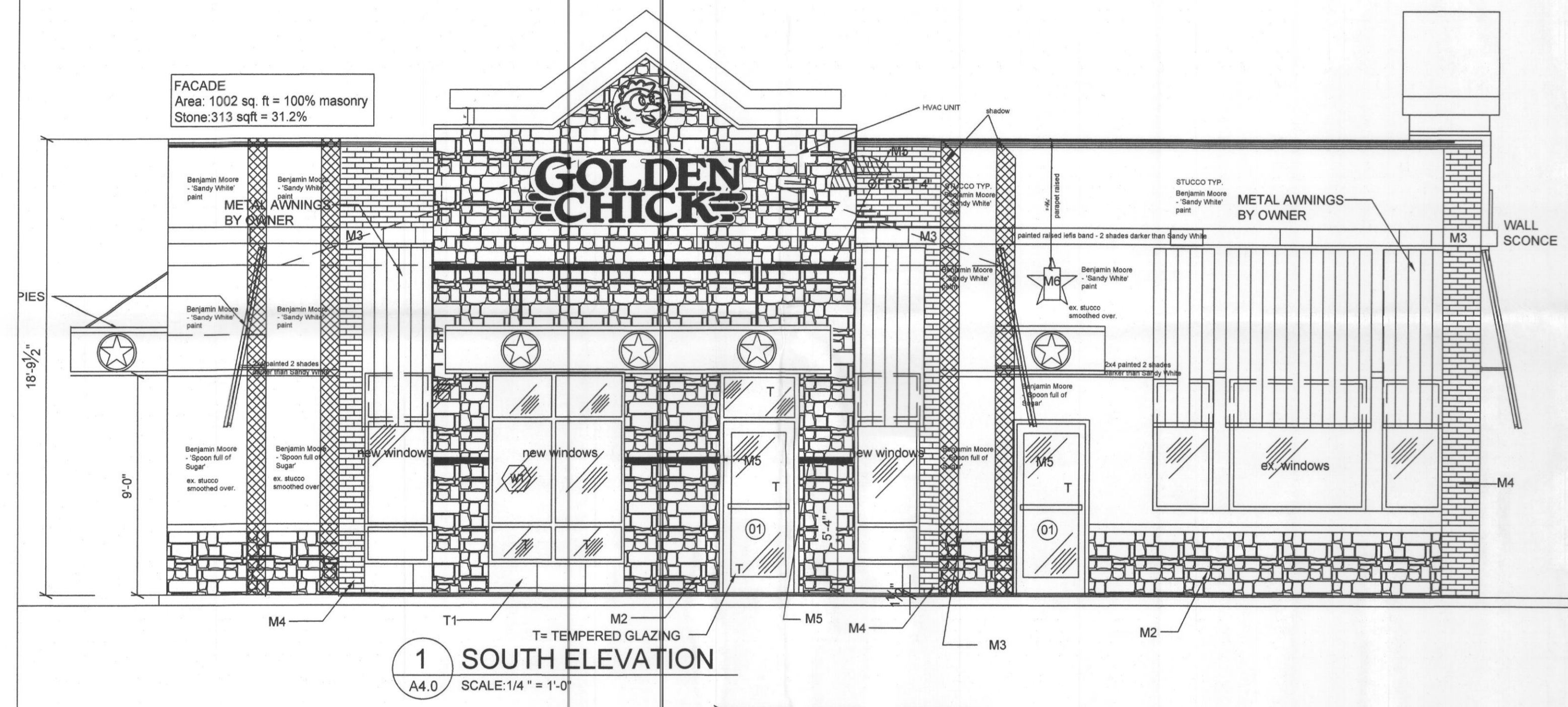
SHEET NO.
A1.0



DRAWING COORDINATION
Architectural, Landscape, Civil, Structural, Mechanical and Electrical drawings are interrelated. General Contractor and all Sub Contractors shall review and coordinate the entire set of drawings and specifications.



- CONTRACTOR SHALL VERIFY ALL MATERIALS AND PRODUCTS BELOW:
- M1 STUCCO
 - 1. Benjamin Moore - "Sandy White" paint
 - 2. Color Kelly Clean
 - 3. Seal
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Screen Fence Detail

OWNER DEVELOPER
Rolando R. Leal of Good Cluck, LLC on behalf of Charles Corson of CCP LUIS Rockwall LP
1207 Eldorado Ave., Dallas, TX 75209
Tel: 972 897 8602

SITE PLAN SIGNATURE BLOCK APPROVED
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall, Texas, on March 30, 2021.
[Signature] Director of Planning and Zoning

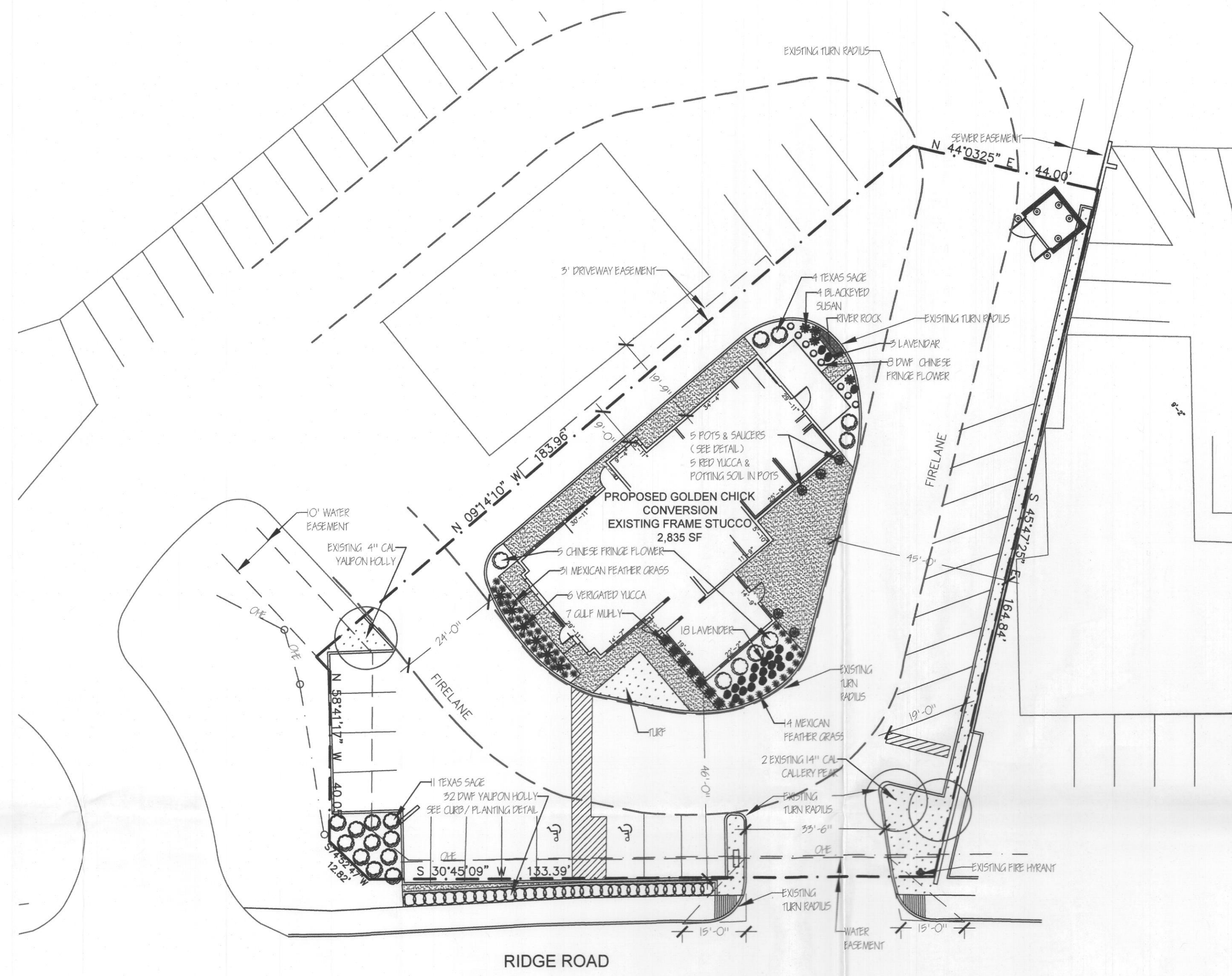
EXTERIOR ELEVATIONS
GOLDEN CHICK RESTAURANT REMODEL
2608 Ridge Road, Rockwall TX

REV	DESCRIPTION	DATE
REV 1	Permitted Plans and Zoning Approval	03.01.2021

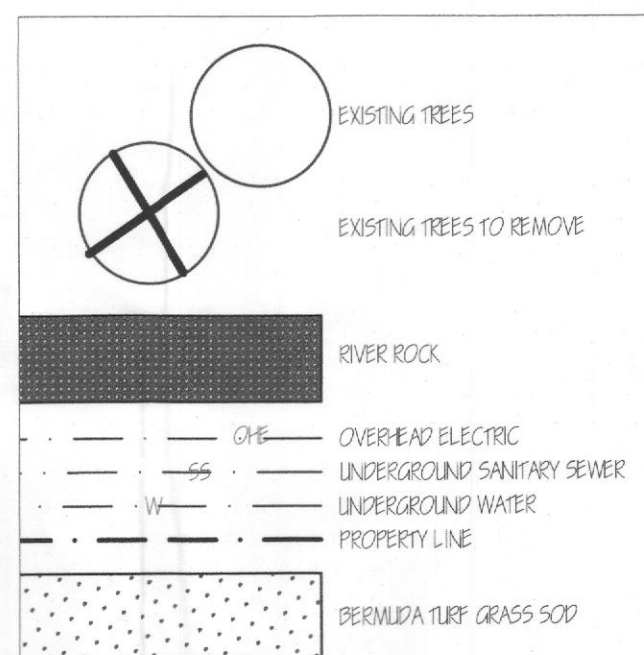
SCALE: AS NOTED

PROJECT NO. 02-10-21

SHEET NO. A4.0



PLANTING PLAN
Scale: 1" = 20'



DRAWING KEY

Common Name	Botanical Name	Texas Native	Size	Qty	Remarks
Proposed plants					
Blk-eye Susan/ Rudebeckia Goldstrum	<i>Rudbeckia hirta 'Goldstrum'</i>	Perennial	No	3 gal	4 full pots
Chinese Fringe Flower	<i>Loropetalum var. rubrum 'Burgundy'</i>	Shrub	No	5 gal	5 full pots
Chinese Fringe Flower, dwarf	<i>Loropetalum chinensis 'Purple Fritze'</i>	Shrub	No	5 gal	8 full pots
Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	Shrub	Yes	5 gal	32 full pots
Gulf Muhly	<i>Muhlenbergia capillaris</i>	Grass	Yes	3 gal	7 full pots
Lavender: English 'Monstead'	<i>Lavandula angustifolia 'Monstead'</i>	Herb	No	1 gal	21 full pots
Mexican Feather Grass	<i>Nassella tenuata</i>	Grass	Yes	1 gal	45 full pots
Red Yucca	<i>Hesperaloe parviflora</i>	Shrub-like	Yes	5 gal	5 full pots
Texas Sage, Compact	<i>Leucophyllum frutescens 'Compactum'</i>	Shrub	Yes	5 gal	15 full pots
Variagated Yucca (Adams Needle)	<i>Yucca filamentosa</i>	Shrub	No	5 gal	6 full pots
Bermuda grass sod	<i>Tif 419</i>		sf	140	
River Rock	<i>New Mexico, 4" depth</i>		lin ft	20	
Metal edging	<i>14 gauge, 4" green</i>		lin ft	90	
Ceramic Pot + saucer	<i>Golden Chick Custom Mold - teal (see detail)</i>		ea	5	
Potting soil			cu ft	7.5	
Crushed Rock - drainage rock for pots			cu ft	3	
Existing Plants					
Callery Pear	<i>Pyrus calleryana</i>	Tree	Yes	12" cal	2
Yaupon Holly	<i>Ilex vomitoria</i>	Small tree	Yes	4" cal	1

All proposed plants are low-water-use plants.

PLANT LIST

Site Information		
Lot size	19,508 sf	
Landscape	1,063 sf	5%
Patio	598 sf	
Building size	2835 sf	
Parking spaces	25	

Jurisdiction of Project

REGULATORY AUTHORITIES:
CITY OF ROCKWALL PLANNING & ZONING
385 S. GOLIAD ST.
ROCKWALL, TEXAS 75087
972.771.7745
TEXAS DEPARTMENT OF LICENSING AND REGULATION
ELIMINATION OF ARCHITECTURAL BARRIERS
E.O. THOMPSON STATE OFFICE BUILDING
920 COLORADO
AUSTIN, TEXAS 78701
(512) 463-3211
(512) 475-2886 (FAX)

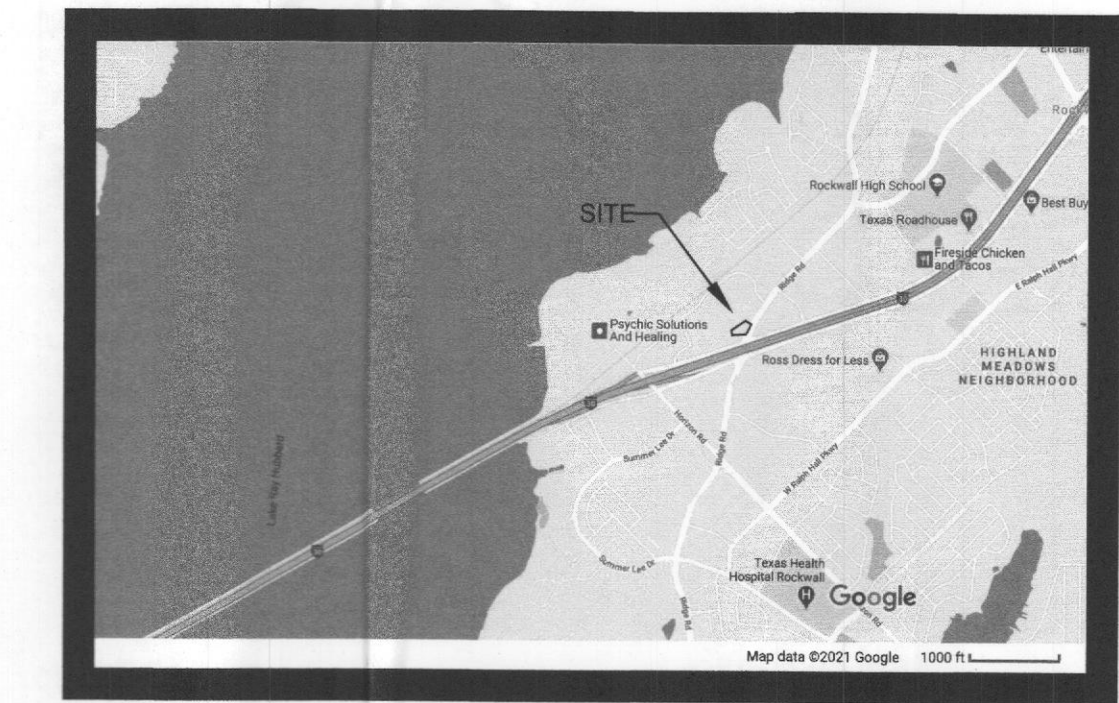
Landscaping Requirements

CITY OF ROCKWALL TREE PRESERVATION LANDSCAPE ORDINANCE
ARTICLE VIII LANDSCAPE STANDARDS
NONCONFORMING SITE
STREET LANDSCAPING (133 LIN FT)
BUFFER STRIP ALONG PUBLIC STREET
REQUIRED: 10' WIDE PROVIDED: NONE
TREES - ONE LARGE TREE + 1 ORNAMENTAL TREE PER 50 LIN FT
REQUIRED: 2.5 LARGE TREES
PROVIDED: NONE - OVER HEAD WIRES & NO SPACE FOR PLANTING TREES
A. PLANTING SCREEN FOR PARKING HEADLIGHTS
PROVIDED: SHRUB ROW
REQUIRED LANDSCAPING
COMMERCIAL
REQUIRED: 20%
PROVIDED: 7.5%
LANDSCAPE CREDITS
RIGHT OF WAY LANDSCAPING + 2.5%
PARKING LOT SCREENING + 2.5%
XERISCAPING + 2.5%
LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED.
EXISTING IRRIGATION SYSTEM, TO BE VERIFIED THAT THE EXISTING SYSTEM IS INSTALLED ACCORDING TO IFCO LAWS AND REGULATIONS. THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR.

Site Location



Owner & Professionals Information

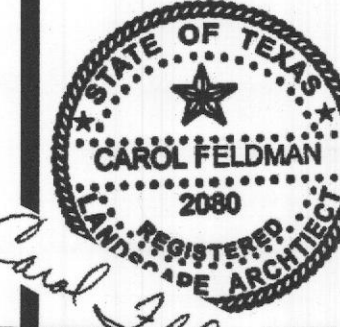
OWNER/DEVELOPER
ROLANDO R. LEAL OF GOOD CHICK LLC ON BEHALF OF
CHARLES CORSON OF CCP LRS ROCKWALL LP
1207 ELDORADO AVE., DALLAS, TX 75208
TEL: 972.897.8602
ARCHITECT
MLA - MICHAEL LEGG ARCHITECT
26116 HIGH TIMBER PASS
SAN ANTONIO, TEXAS 78260
ATTN: MICHAEL LEGG, 210-416-4935
LANDSCAPE ARCHITECT
FELDMAN DESIGN STUDIOS
P.O. BOX 832346, RICHARDSON, TEXAS 75083
ATTN: CAROL FELDMAN, 972-323-4944
CAROL@FELDMANDESIGN.COM

SITE PLAN SIGNATURE BLOCK APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the March 30, 2021.....

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

NO.	ITEM DESCRIPTION	SUBMITTAL	REVISED PER COMMENTS
1.			
2.			
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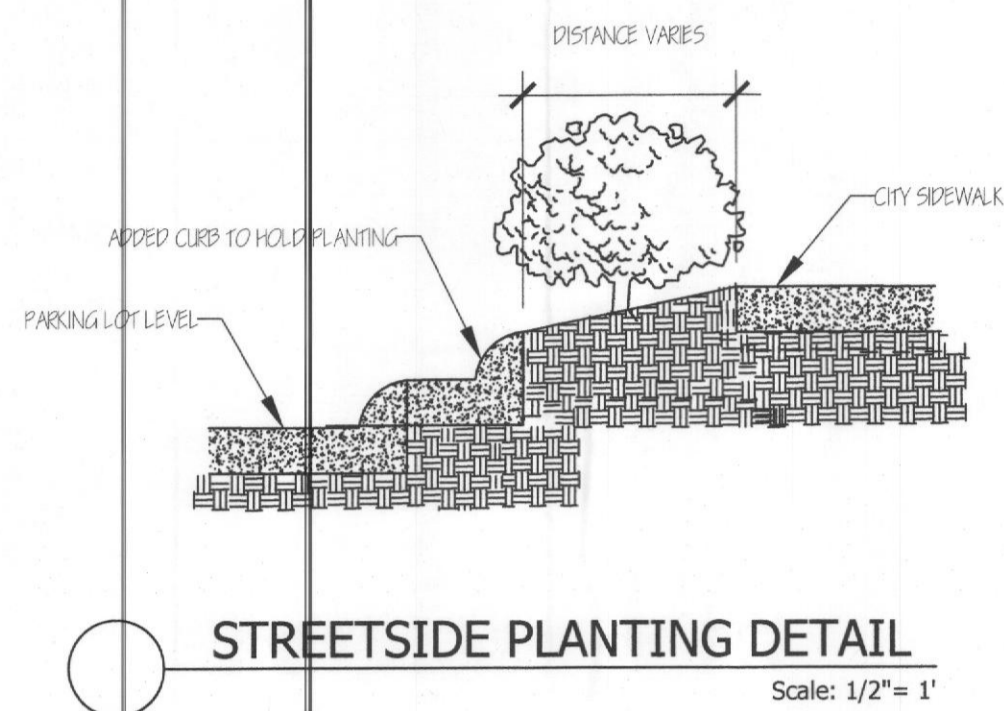
These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

GOLDEN CHICK RESAURANT
2608 RIDGE ROAD
ROCKWALL, TEXAS

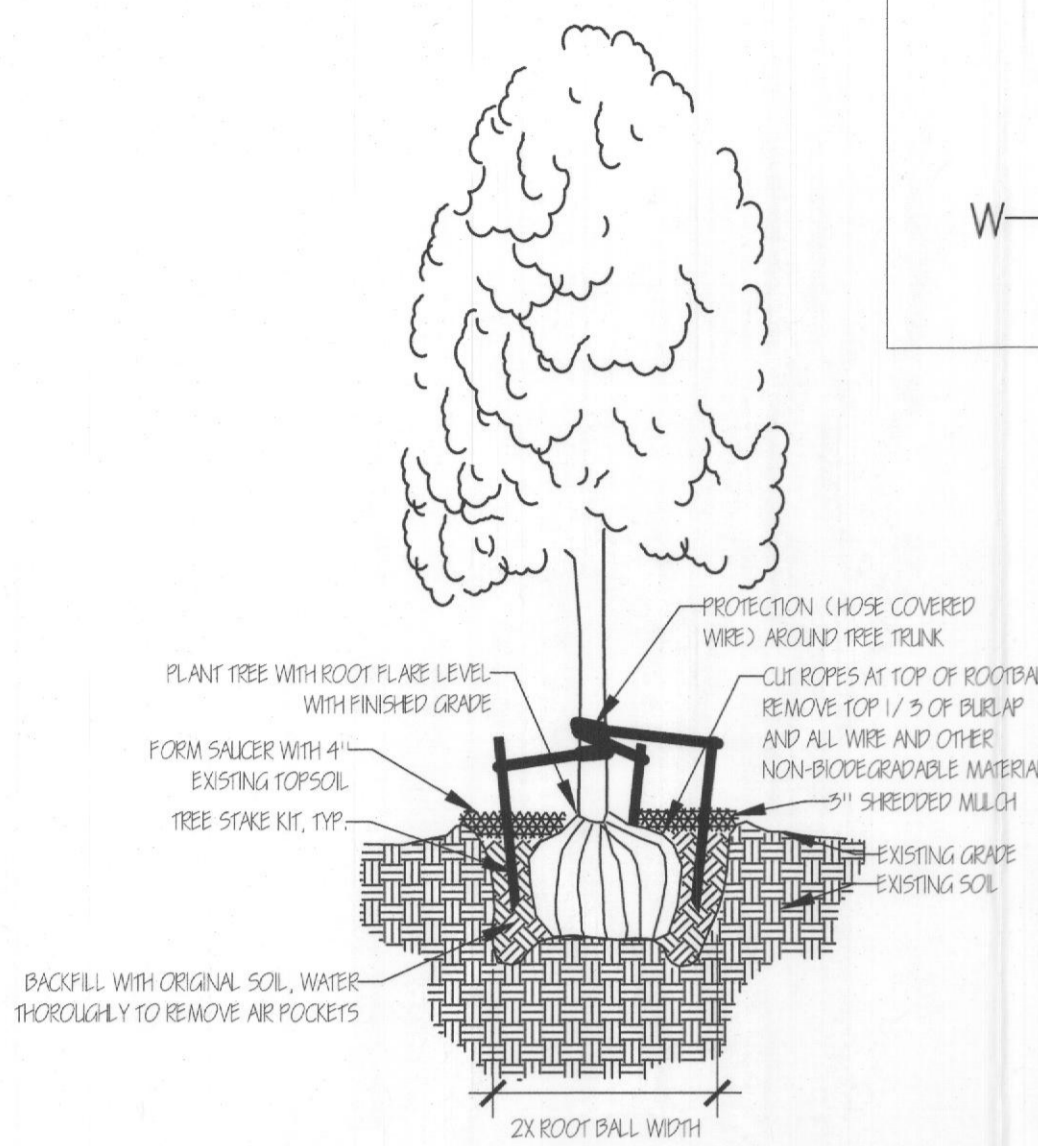


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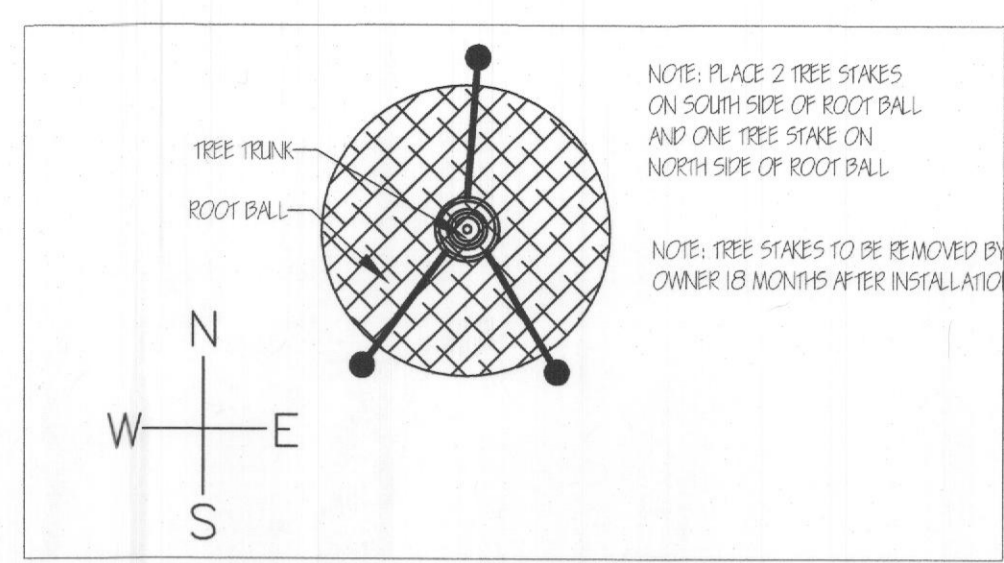
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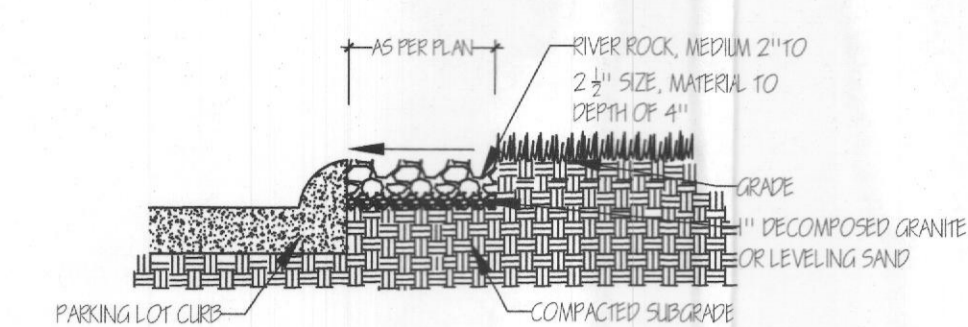
STREETSIDE PLANTING DETAIL
Scale: 1/2" = 1'



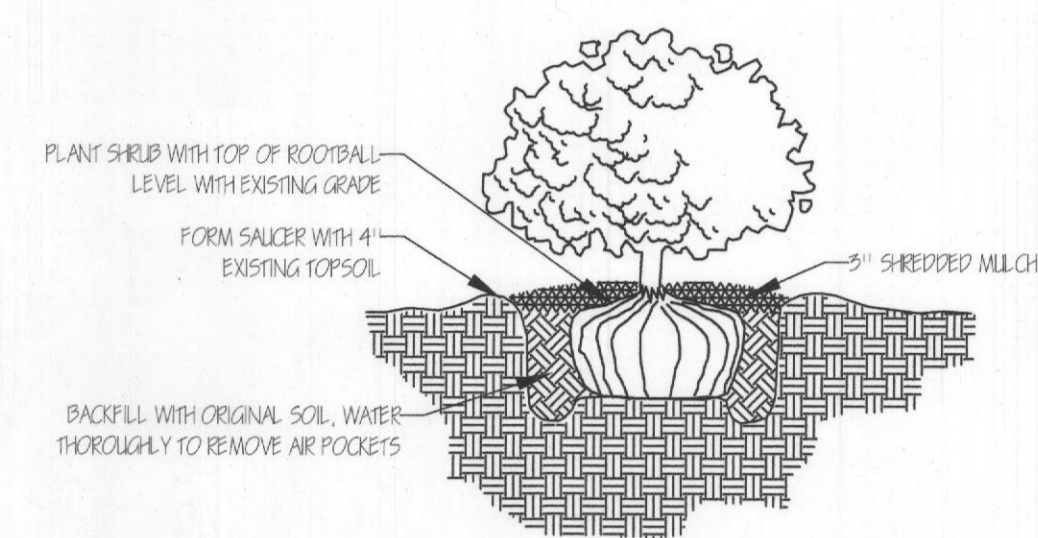
TREE PLANTING
Scale: Not to scale



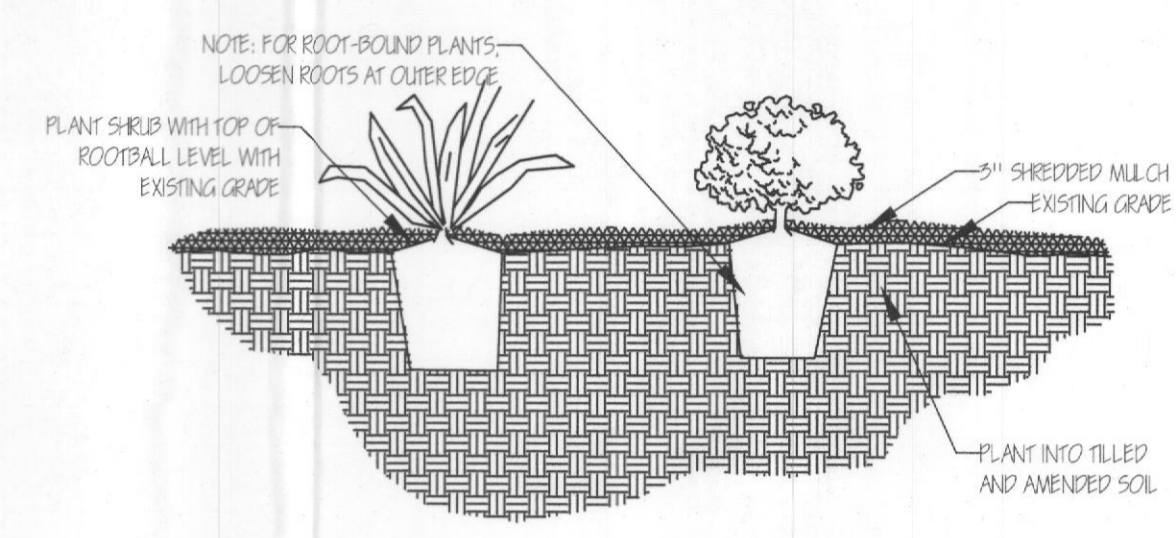
TREE STAKE DETAIL
Scale: 1/2" = 1'



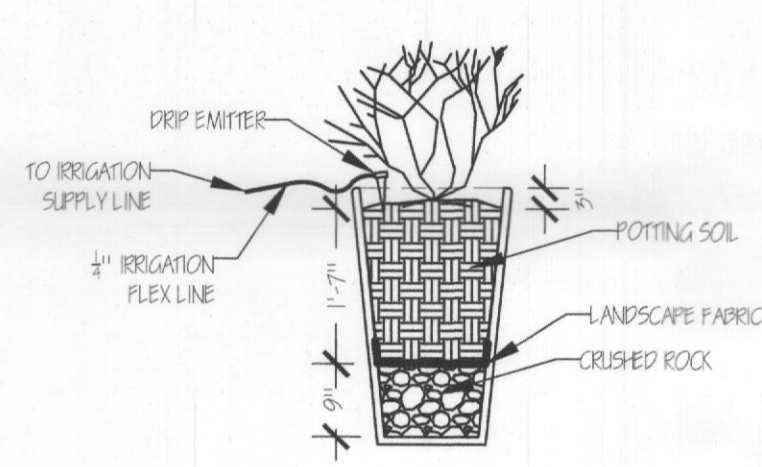
RIVER ROCK
Scale: 1/2" = 1'



SHRUB & ORNAMENTAL GRASS PLANTING DETAIL
Scale: Not to scale



PERENNIAL PLANTING DETAIL
Scale: Not to scale



POT PLANTING DETAIL
Scale: 1/2" = 1'

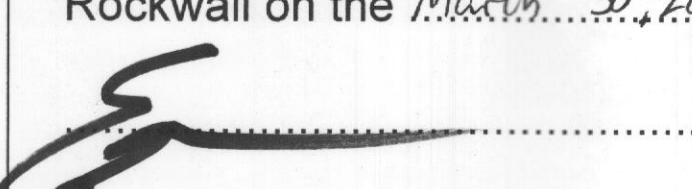
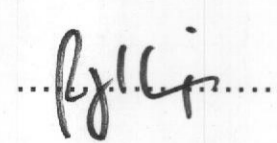


CERAMIC POTS & SAUCERS
Not to Scale

SECTION 02910 - SOIL PREPARATION
PART 1 - GENERAL
A. DESCRIPTION
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
B. EXAMINATION
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED PREPARATION WORK.
C. APPROVALS
1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.
PART 2 - PRODUCTS
A. MATERIALS
1. COMPOST:
1.1. COTTON BUR COMPOST
1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX, OR CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
2. FERTILIZERS AND SUPPLEMENTS:
2.1. A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE, OR APPROVED EQUAL.
3. MULCH
3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.
PART 3 - EXECUTION
A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL
1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
2. SHRUB BEDS
2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES.
2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS.
2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
3. SOD AND SEED AREAS
3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
3.2. ADD 1/2 INCH COMPOST TO ALL AREAS.
3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.
END OF SECTION 02910
NOTES
GENERAL LANDSCAPE
1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.
2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.
3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.
4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)
5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION 02915 - LANDSCAPE PLANTING
PART 1 - GENERAL
A. SPECIAL CONDITIONS
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK.
3. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
4. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK, AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
B. REFERENCE STANDARDS
1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.
C. PREPARATION
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
6. COORDINATION WITH IRRIGATION SYSTEM:
6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
6.3. COORDINATE WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES.
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN STEPPED-UP AS NECESSARY TO PREVENT ROOT GIRDLING.
2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
4. STAKE AND GUY ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUYS AFTER TREES HAVE BEEN IN THE GROUND 6 MONTHS, AND BEFORE THE ONE YEAR ANNIVERSARY OF PLANTING.
5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
F. WARRANTY
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHERWISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

PART 3 - EXECUTION
A. PREPARATION FOR PLANT MATERIAL INSTALLATION
1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
B. TIME OF PLANTING
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS IS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
C. TREE PLANTING
1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
7. COVER ALL TREE BALLS WITH A MINIMUM OF 3 OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE POT-BOUND PRIOR TO INSTALLATION.
3. COVER PLANTING BEDS WITH A MINIMUM 3 LAYER OF SPECIFIED MULCH.
E. SOD PLANTING
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.
F. SEED PLANTING
1. AREAS SHALL BE RAKED TO A DEPTH OF 1/2", SMOOTH AND FREE OF STONES AND DEBRIS.
2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX 1/2" IN HEIGHT.
5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.
END OF SECTION 02915

SITE PLAN SIGNATURE BLOCK APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the March 30, 2021.....

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

FELDMAN DESIGN STUDIOS
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NO.	ITEM DESCRIPTION	DATE
1.	SUBMITTAL	2/10/21
2.	REVISED PER COMMENTS	3/3/21
3.		
4.		
5.		
6.		
7.		

GOLDEN CHICK RESAURANT
2608 RIDGE ROAD
ROCKWALL, TEXAS

GOLDEN CHICK

SHEET NO. **L1.02**

SP2021-003 LANDSCAPE DETAILS